

**REVISED**  
**BROADMOOR VILLAGE INCLUSIONARY HOUSING PLAN**

Gloria Terrace, LLC shall be referred to as “Developer”. The City of San Leandro shall be referred to as “City”. The Broadmoor Village Development shall hereby be referred to as “Broadmoor Village”.

1. Broadmoor Village is located West of HY 580 at the corner of MacArthur Boulevard and Herma Court (APN’s 76-311-1-1, 76-311-3, 76-311-1-3, 76-311-4, 76-311-5). Broadmoor Village will consist of 20 townhome condominiums. There will be three plan types and each plan’s square footages are designated on the included Project Data, Exhibit “A”. According to Ordinance #6-3006, the City requires a 20-unit project to have two moderate-income affordable units and one low-income affordable unit available for sale; or one low income affordable unit and two very low income affordable units available for rent.
2. The Developer has designated the affordable units as Unit 7, Plan 1; Unit 17, Plan 2; Unit 20, Plan 3 (See attached Exhibit “B”). Floor plans of affordable units in the building setting has been included as Exhibit “C”, and front/rear elevations of affordable units in the building setting has been included as Exhibit “D”.
3. Developer has designated three housing units in Broadmoor Village (i.e. units 7, 17, 20) to be marketed and made available for sale as follows:
  - Lots 17 and 7 to be marketed and made available for sale to Moderate Income Households.
  - Lot 20 to be marketed and made available for sale to Low Income Households.

The low income housing units will be made available to families whose gross income does not exceed 80% of the Area Median Income. The moderate income housing units will be made available to families whose gross incomes do no exceed 120% of the Area Median Income. Household size will be for a family of 4.
4. Developer shall execute an instrument or agreement approved by the City restricting the sale of the Owner Occupied Inclusionary Units in accordance with Ordinance 6-3022.
5. Not Applicable
6. Not Applicable
7. Not Applicable
8. Not Applicable

PROJECT DATA

UNIT DATA																	
PLAN	BR	FULL BA	HALF BA	DEN	FLR 1	FLR 2	FLR 3	UNIT FLR AREA	GARAGE	UNIT SF	UNIT FOOTPRINT	PRIVATE OS	PARKING				
												PATIO	DECK	REQ'D	PROVIDED		
PLAN 1	3	3	1	1	310	822	761	1893		453	2346	763	195	72	2		
PLAN 1.1	3	3	1	1	310	837	761	1908	468	2376	778	195	72	2	2		
PLAN 1.2	3	3	1	1	323	829	866	2017	453	2470	776	191	89	2	2		
PLAN 1.2R	3	3	1	1	323	817	864	2004	453	2457	776	191	89	2	2		
PLAN 2@UNIT17	2	2	2	1	237	632	637	1507	457	1964	694	143	61	2	2		
PLAN 3@UNIT18	2	2	2	1	235	632	637	1504	480	1984	715	89	61	2	2		
PLAN 2@UNIT19	2	2	2	1	237	681	693	1611	457	2068	694	143	61	2	2		
PLAN 3@UNIT20	2	2	2	1	235	632	637	1504	480	1984	715	143	61	2	2		
BUILDING DATA																	
BUILDING A																	
PLAN	COUNT	BR	FULL BA	HALF BA	DEN	FLR 1	FLR 2	FLR 3	BLDG FLR AREA	BLDG GARAGE	BLDG SF	BLDG FOOTPRINT	PATIO	DECK	REQ'D	PROVIDED	
PLAN 1	3	9	9	3	3	930	2466	2283	5679	1359	7038	2289	585	216	6	6	
PLAN 1.1	2	6	6	2	2	620	1674	1522	3816	936	4752	1556	390	144	4	4	
PLAN 1.2	2	6	6	2	2	646	1658	1732	4036	906	4942	1552	382	178	4	4	
PLAN 1.2R	2	6	6	2	2	646	1634	1728	4008	906	4914	1552	382	178	4	4	
TOTAL	9	27	27	9	9	2842	7432	7265	17539	4107	21646	6949	1739	716	18	18	
BUILDING B																	
PLAN	COUNT	BR	FULL BA	HALF BA	DEN	FLR 1	FLR 2	FLR 3	BLDG FLR AREA	BLDG GARAGE	BLDG SF	BLDG FOOTPRINT	PATIO	DECK	REQ'D	PROVIDED	
PLAN 1	1	3	3	1	1	310	822	761	1893	453	2346	763	195	72	2	2	
PLAN 1.1	2	6	6	2	2	620	1674	1522	3816	936	4752	1556	390	144	4	4	
PLAN 1.2	1	3	3	1	1	323	829	866	2017	453	2470	776	191	89	2	2	
PLAN 1.2R	1	3	3	1	1	323	817	864	2004	453	2457	776	191	89	2	2	
TOTAL	5	15	15	5	5	1576	4142	4013	9730	2295	12025	3871	967	394	10	10	
BUILDING C																	
PLAN	COUNT	BR	FULL BA	HALF BA	DEN	FLR 1	FLR 2	FLR 3	BLDG FLR AREA	BLDG GARAGE	BLDG SF	BLDG FOOTPRINT	PATIO	DECK	REQ'D	PROVIDED	
PLAN 1	1	3	3	1	1	310	822	761	1893	453	2346	763	195	72	2	2	
PLAN 1.1	1	3	3	1	1	310	837	761	1908	468	2376	778	195	72	2	2	
PLAN 2@UNIT17	1	2	2	2	1	237	632	637	1506	453	1959	690	143	61	2	2	
PLAN 3@UNIT18	1	2	2	2	1	235	632	637	1504	453	1957	688	89	61	2	2	
TOTAL	4	10	10	6	4	1092	2923	2796	6811	1827	8638	2919	622	266	8	8	
BUILDING D																	
PLAN	COUNT	BR	FULL BA	HALF BA	DEN	FLR 1	FLR 2	FLR 3	BLDG FLR AREA	BLDG GARAGE	BLDG SF	BLDG FOOTPRINT	PATIO	DECK	REQ'D	PROVIDED	
PLAN 2@UNIT19	1	2	2	2	1	237	681	693	1611	457	2068	694	143	61	2	2	
PLAN 3@UNIT20	1	2	2	2	1	235	632	637	1504	480	1984	715	143	61	2	2	
TOTAL	2	4	4	4	2	472	1313	1330	3115	937	4052	1409	286	122	4	4	
SURFACE PARKING																	
SITE TOTAL		20	56	56	24	20	5982	15810	15404	37195	9166	46361	15148	3614	1498	49	5
									AVG UNIT SF								45
									1860								
									(INCL GARAGE)		2318						

DRAWING INDEX

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- CS-3 DIMENSIONED SITE PLAN AND TREE PRESERVATION
- C4 - GRADING AND UTILITY PLAN
- C5 - GRADING AND UTILITY PLAN
- C6 - PRELIMINARY C3 STORM WATER CONTROL PLAN
- C7 - SECTIONS
- LANDSCAPE
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- L-3.0 - LAYOUT PLAN
- L-3.1 - DETAIL PLAN
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- A5.6 - PLAN 2@3

PROJECT DATA

SITE ADDRESS  
311 MACARTHUR BLVD.  
SAN LEANDRO, CA

LOT SIZE: ± 42,444 SQ. FT.

ZONING: CC  
OCCUPANCY CLASSIFICATION: R2

BUILDINGS: 4  
UNITS: 20  
COVERED PARKING SPACE: 40  
GUEST PARKING: 5  
STREET PARKING: ± 10

PROJECTED BUILDING TYPE: VB  
PROJECTED FIRE PROTECTION: NFPA 13R  
PROJECTED ALARM SYSTEM: NFPA 72

\*PATH AND WAYWAYS TO THE PUBLIC WAY TO BE PROVIDED WITH EMERGENCY LIGHTING - FINAL DESIGN TBD

ARCHITECT

HUNT HALE JONES ARCHITECTS  
444 SPEAR STREET, SUITE 202  
SAN FRANCISCO, CA 94105  
PHONE: 415-512-1300  
FAX: 415-288-0288

DEVELOPER

DAVID LANGON CONSTRUCTION, INC.  
1189 DANVILLE BLVD., SUITE 245  
ALAMO, CA 94507  
PHONE: 415-968-3263

LANDSCAPE ARCHITECT

LEVESQUE DESIGN  
1415 BAY STREET, SUITE 100  
ALAMEDA, CA 94601  
PHONE: 415-932-6100

CIVIL ENGINEER

APEX CIVIL ENGINEERING & LAND SURVEYING  
817 AVENUE D DRIVE, SUITE 100  
MARTINEZ, CA 94553  
PHONE: 925-936-6635

BROADMOOR VILLAGE

311 MACARTHUR BLVD.  
SAN LEANDRO, CA



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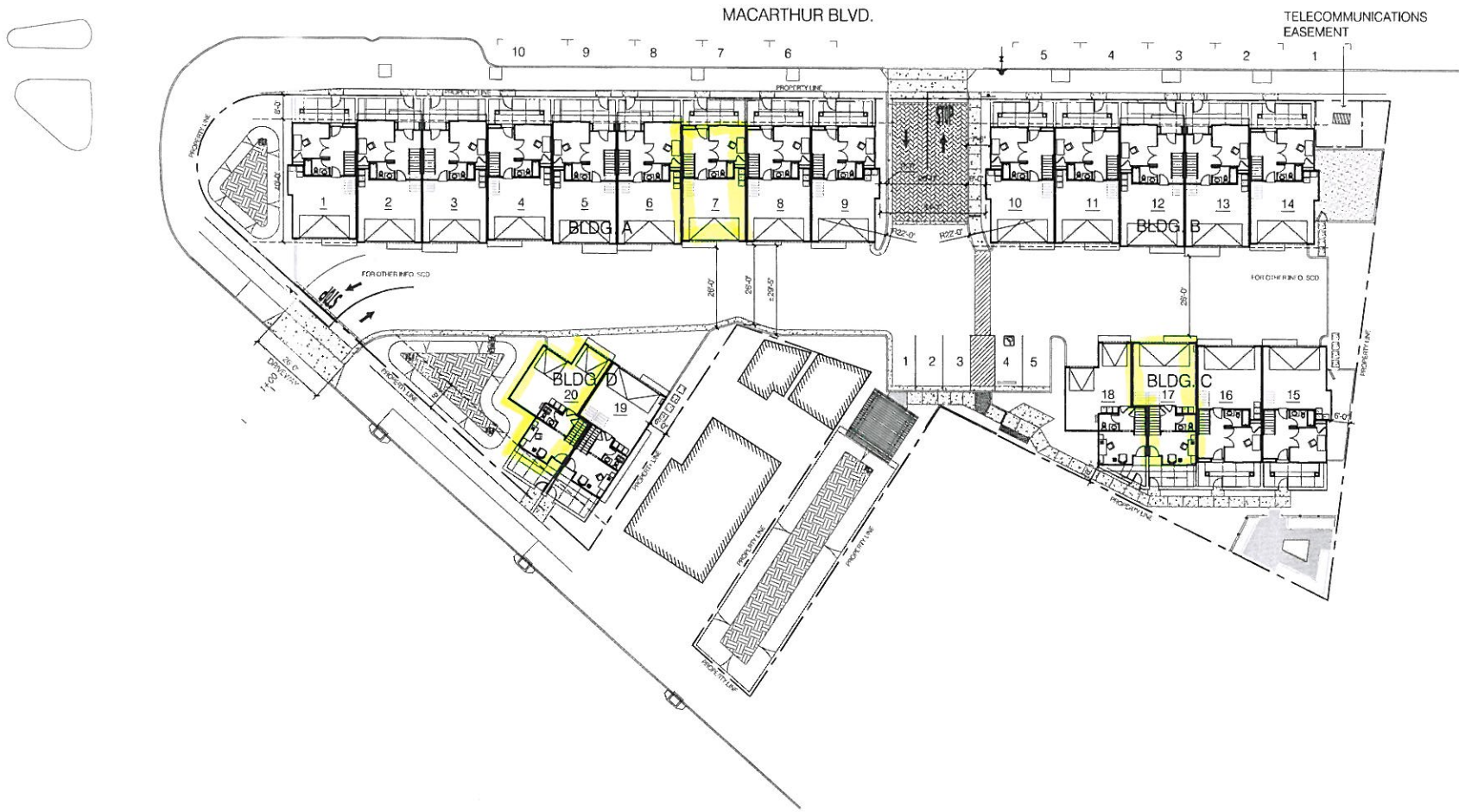
444 Spear Street, Suite 105  
San Francisco, CA 94105  
www.hunthalejones.com

1. 415-512-1300  
1. 415-288-0288

DRAWING INDEX

A0.1

SCALE: N.T.S.  
DATE: 05.22.2017  
REVISED DATE: 10.09.2018  
PROJECT: 335005.00



**BROADMOOR VILLAGE**  
 311 MACARTHUR BLVD.  
 SAN LEANDRO, CA



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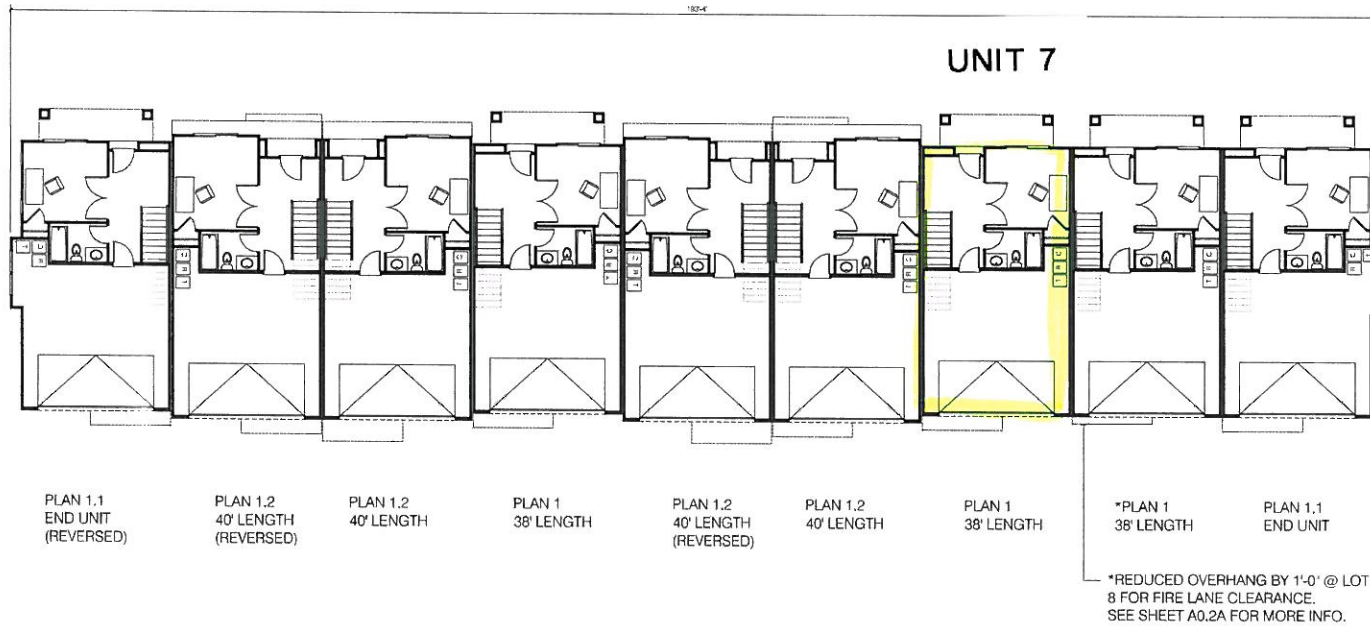
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SITE PLAN

**A0.2**

SCALE 1/16" = 1'-0"  
 DATE 05.22.2017  
 REVISED DATE 10.09.2018  
 PROJECT 335005.00



**BUILDING A GROUND FLOOR PLAN**

BUILDING A - BROADMOOR VILLAGE

**BROADMOOR VILLAGE**  
311 MACARTHUR BLVD.  
SAN LEANDRO, CA



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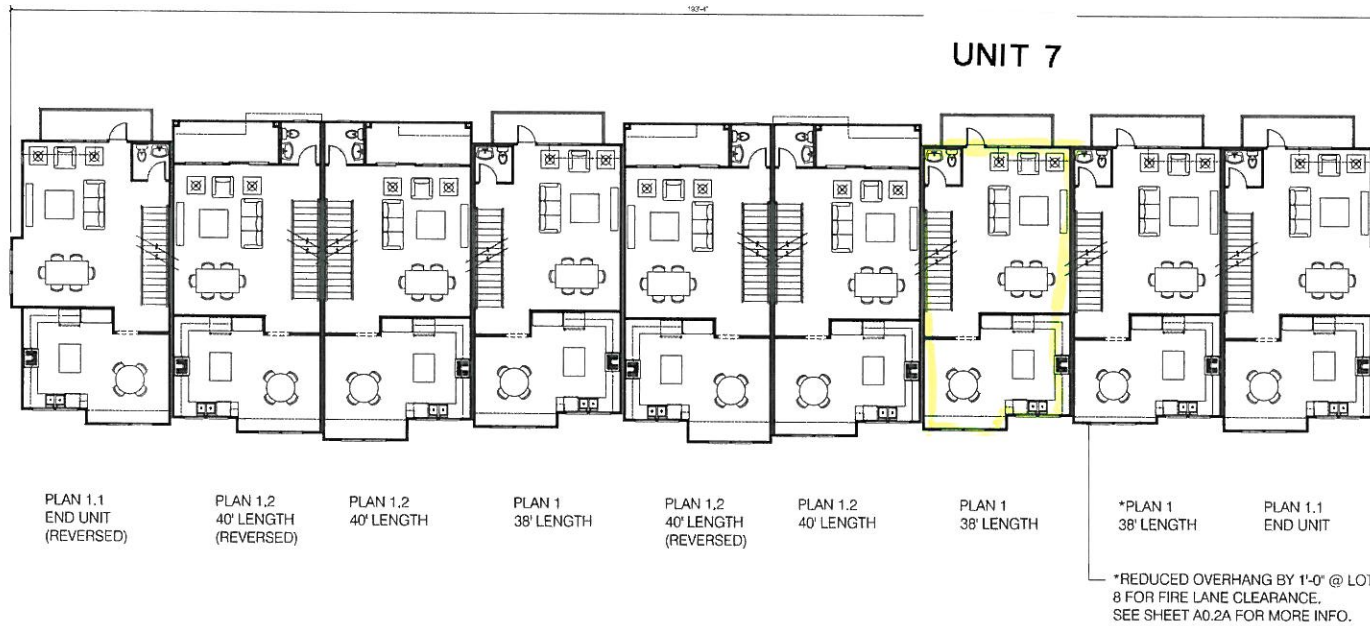
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BLDG. A GROUND FLOOR PLAN

**A1.1**

SCALE 1/8" = 1'-0"  
DATE 05.22.2017  
REVISED DATE 10.09.2018  
PROJECT 335005.00



**BUILDING A MAIN FLOOR PLAN**

BUILDING A - BROADMOOR VILLAGE

**BROADMOOR VILLAGE**  
 311 MACARTHUR BLVD.  
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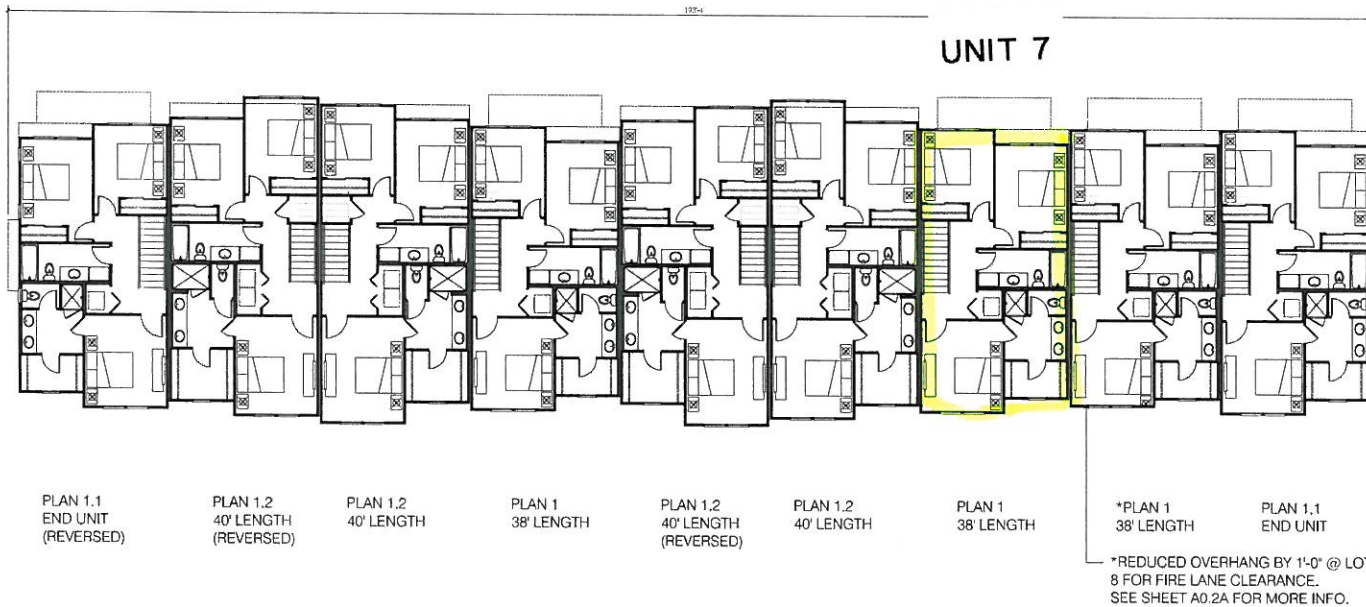
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 f. 415-259-0288

BLDG. A MAIN FLOOR PLAN

**A1.2**

SCALE 1/8" = 1'-0"  
 DATE 05.22.2017  
 REVISED DATE 10.09.2018  
 PROJECT 335005.00



**BUILDING A UPPER FLOOR PLAN**

BUILDING A - BROADMOOR VILLAGE

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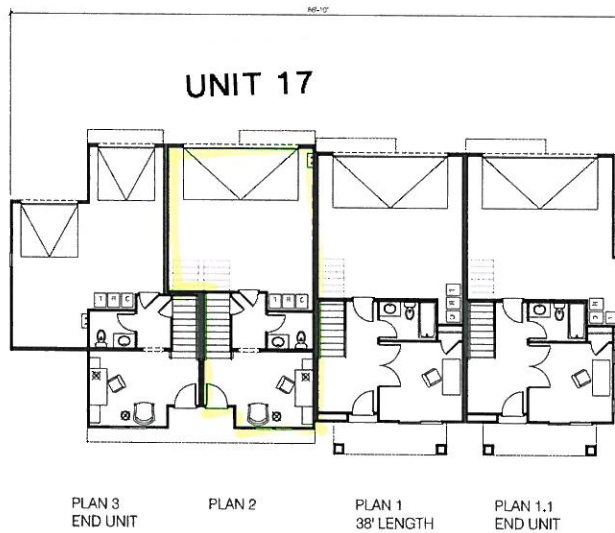
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BLDG. A UPPER FLOOR PLAN

**A1.3**

SCALE 1/8" = 1'-0"  
DATE 05.22.2017  
REVISED DATE 10.09.2018  
PROJECT 335005.00



**BUILDING C GROUND FLOOR PLAN**

BUILDING C - BROADMOOR VILLAGE

**BROADMOOR VILLAGE**  
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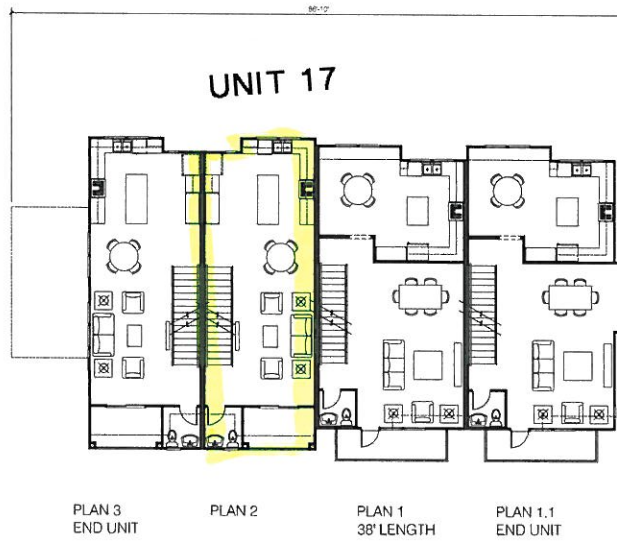
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BLDG. C GROUND FLOOR PLAN

**A3.1**

SCALE: 1/8" = 1'-0"  
DATE: 05.22.2017  
REVISED DATE: 10.09.2018  
PROJECT: 385065.00



**BUILDING C MAIN FLOOR PLAN**

BUILDING C - BROADMOOR VILLAGE

**BROADMOOR VILLAGE**  
311 MACARTHUR BLVD.  
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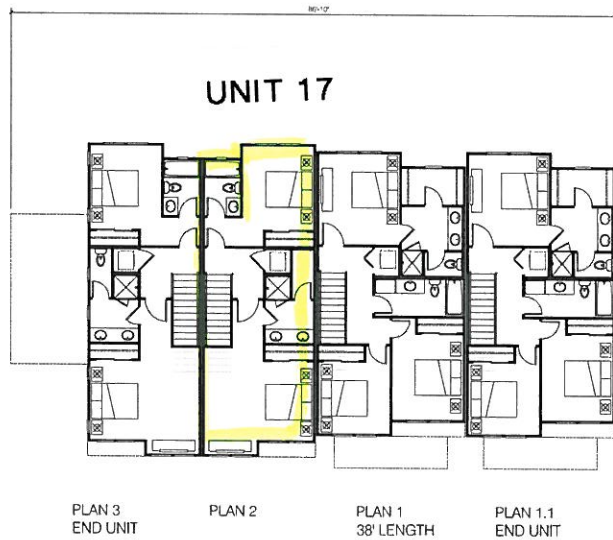
1. 415-512-1300  
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BLDG. C MAIN FLOOR PLAN

**A3.2**

SCALE: 1/8" = 1'-0"  
DATE: 05.22.2017  
REVISED DATE: 10.09.2018  
PROJECT: 335005.00





**BUILDING C UPPER FLOOR PLAN**

BUILDING C - BROADMOOR VILLAGE

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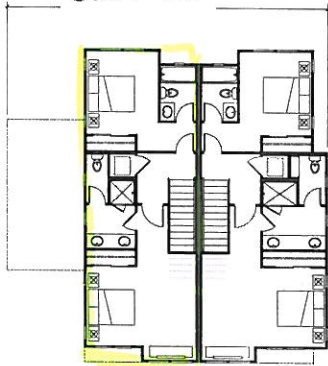
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BLDG. C UPPER FLOOR PLAN

**A3.3**

SCALE: 1/8" = 1'-0"  
DATE: 05.22.2017  
REVISED DATE: 10.09.2018  
PROJECT: 335005.00

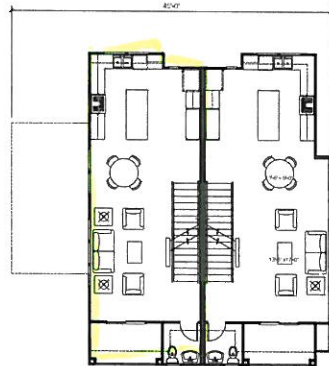
**UNIT 20**



PLAN 3  
END UNIT      PLAN 2  
END UNIT

**BUILDING D UPPER FLOOR PLAN**

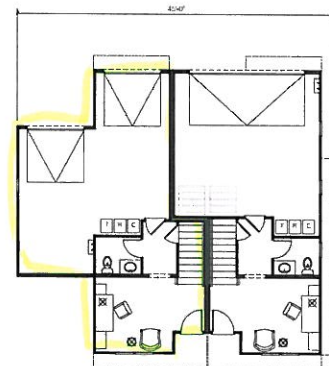
BUILDING D - BROADMOOR VILLAGE



PLAN 3  
END UNIT      PLAN 2  
END UNIT

**BUILDING D MAIN FLOOR PLAN**

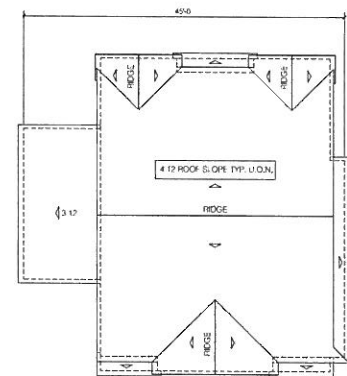
BUILDING D - BROADMOOR VILLAGE



PLAN 3  
END UNIT      PLAN 2  
END UNIT

**BUILDING D GROUND FLOOR PLAN**

BUILDING D - BROADMOOR VILLAGE



**BUILDING D ROOF PLAN**

BUILDING D - BROADMOOR VILLAGE

**BROADMOOR VILLAGE**

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BLDG. D FLOOR PLANS & ROOF PLAN

**A4.1**

SCALE 1/8" = 1'-0"  
DATE 05.22.2017  
REVISED DATE 10.09.2018  
PROJECT 335005.00

UNIT 7



BUILDING A FRONT ELEVATION

BUILDING A - BROADMOOR VILLAGE

BROADMOOR VILLAGE

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BLDG. A FRONT ELEVATION

A1.5

SCALE 1/8" = 1'-0"  
DATE 05.22.2017  
REVISED DATE 10.09.2018  
PROJECT 835005.00

UNIT 7



BUILDING A REAR ELEVATION

BUILDING A - BROADMOOR VILLAGE

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BLDG. A REAR ELEVATION

A1.6

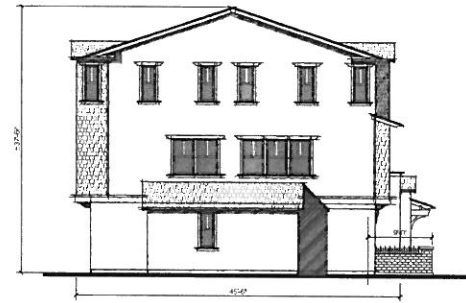
SCALE 1/8" = 1'-0"  
DATE 05.22.2017  
REVISED DATE 10.09.2018  
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# UNIT 17



BUILDING C FRONT ELEVATION

BUILDING C - BROADMOOR VILLAGE



BUILDING C LEFT ELEVATION

BUILDING C - BROADMOOR VILLAGE



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BLDG. C FRONT & LEFT ELEVATIONS

A3.5

SCALE 1/8" = 1'-0"

UNIT 17



BUILDING C REAR ELEVATION

BUILDING C - BROADMOOR VILLAGE



BUILDING C RIGHT ELEVATION

BUILDING C - BROADMOOR VILLAGE



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BLDG. C REAR & RIGHT ELEVATIONS

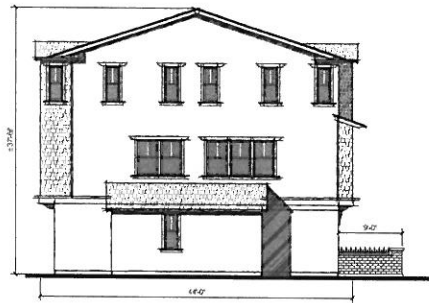
A3.6

SCALE 1/8" = 1'-0"

UNIT 20



BUILDING D FRONT ELEVATION  
BUILDING D - BROADMOOR VILLAGE



BUILDING D LEFT ELEVATION  
BUILDING D - BROADMOOR VILLAGE



BUILDING D REAR ELEVATION  
BUILDING D - BROADMOOR VILLAGE



BUILDING D RIGHT ELEVATION  
BUILDING D - BROADMOOR VILLAGE

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BLDG. D ELEVATIONS

A4.2

SCALE 1/8" = 1'-0"  
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