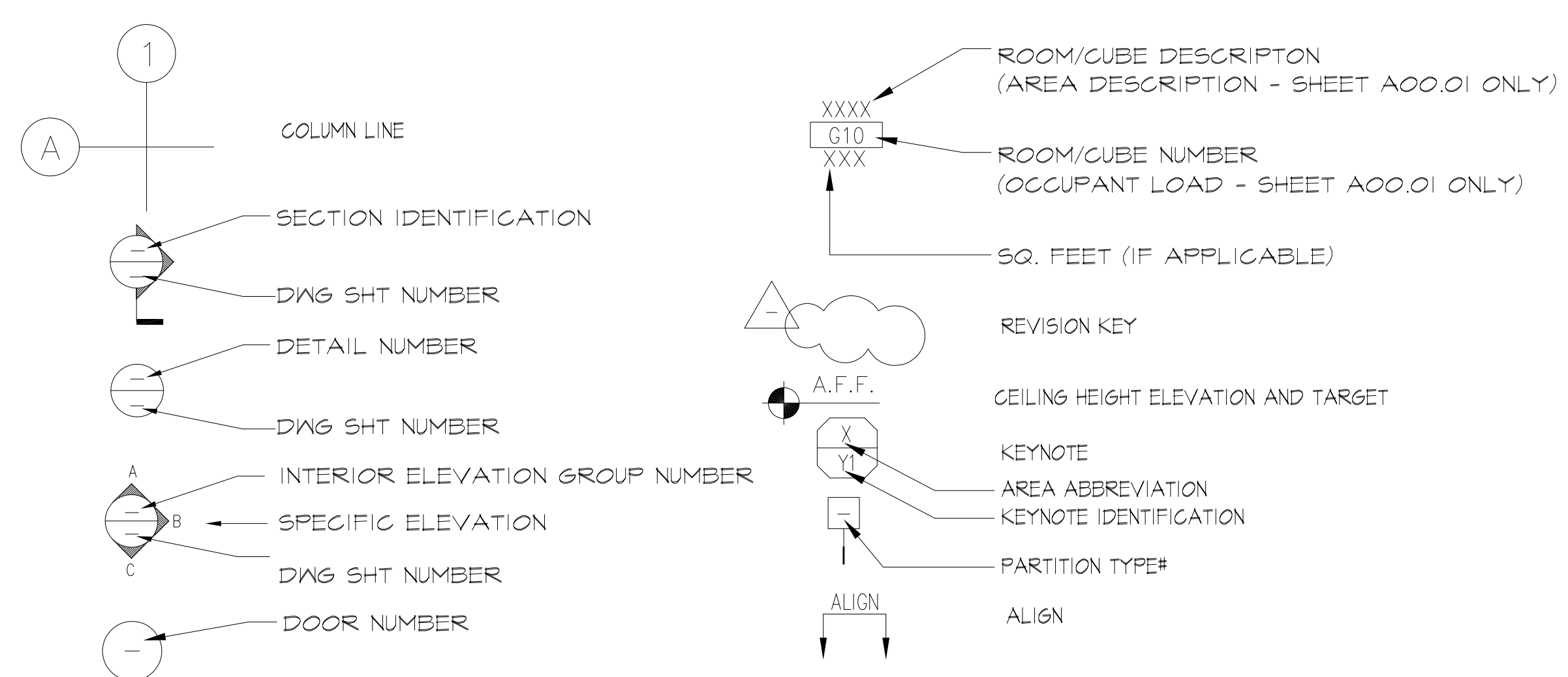


ABBREVIATIONS
SCALE:N/A

Table of abbreviations with symbols and corresponding terms. Includes categories like AND ANGLE, FIRE ALARM, PLATE, and various construction and material terms.

SYMBOLS
SCALE:N.T.S.



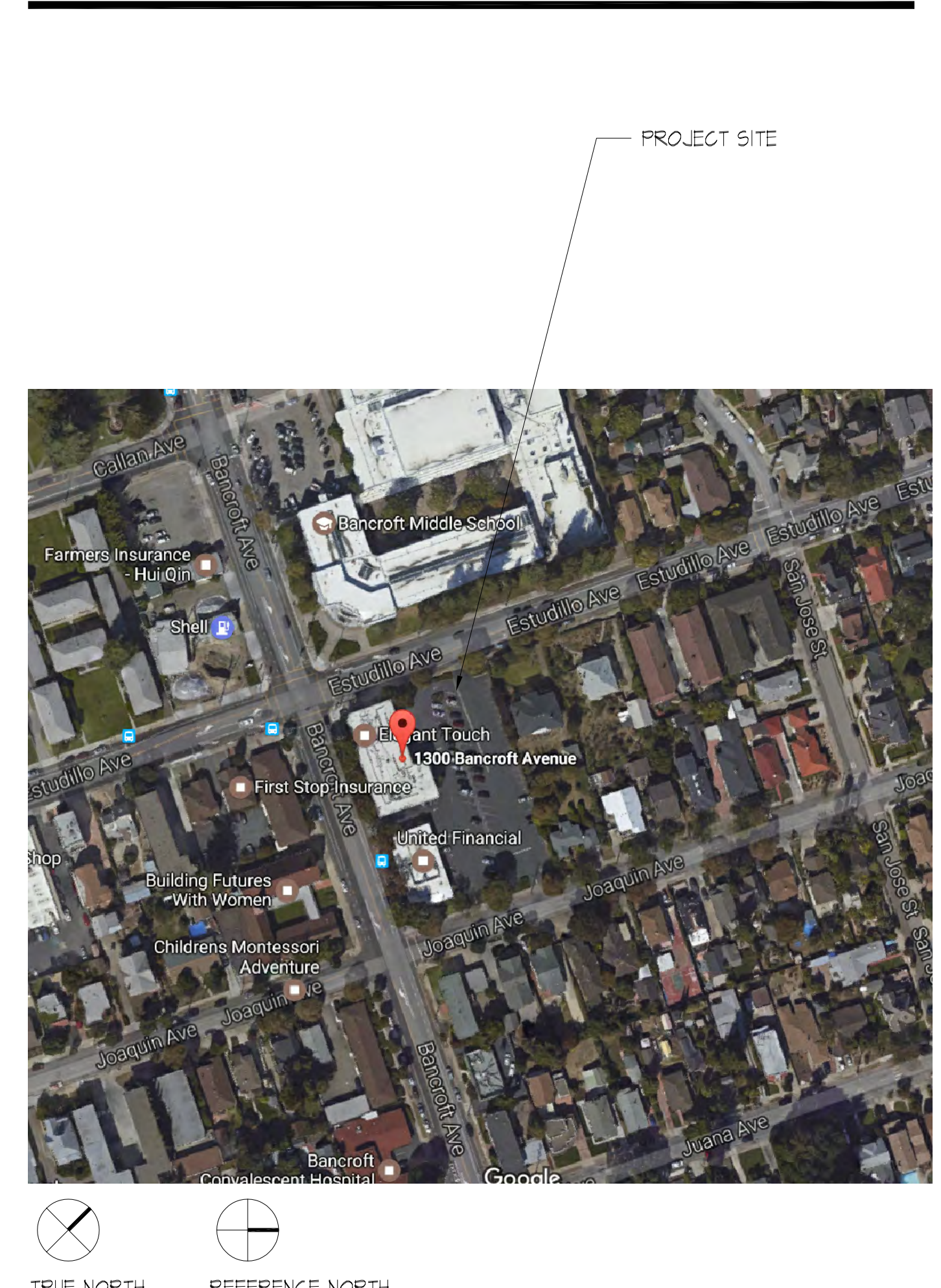
DIRECTORY

Table listing professionals: ARCHITECT (AXIS ARCHITECTURE + DESIGN), CIVIL ENGINEER (GREENWOOD+MOORE, INC.), and LANDSCAPE ARCHITECT (PEDERSEN ASSOCIATES).

PROJECT SCOPE

- 1. DEMOLISHING OF (E) 2 OFFICE BUILDINGS AND SURFACE PARKING.
2. NEW GROUND UP 3-STORY MULTI FAMILY
3. SEE PROJECT DATA SUMMARY FOR BUILDING AREA, PARKING COUNTS AND PROJECT OPEN SPACE

VICINITY MAP
SCALE:N.T.S.



CODE REFERENCE

- GOVERNING CODES *
2019 CALIFORNIA BUILDING CODE
2019 CALIFORNIA ELECTRIC CODE
2019 CALIFORNIA ENERGY CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA PLUMBING CODE
2020 CALIFORNIA VEHICLE CODE

PROJECT DATA SUMMARY

Summary table with fields: PROJECT NAME (1388 BANCROFT), PROJECT ADDRESS (1388 BANCROFT AVENUE), PARCEL NUMBER (77-524-12-4), GENERAL PLAN DESIGNATION (DOWNTOWN MIXED USE), etc.

DRAWING INDEX

Table listing drawing titles and sheet numbers. Includes ARCHITECTURAL (A00.00 COVER SHEET, A01.00 CONTEXT SITE PLAN) and CIVIL (C0.0 COVER SHEET, C1.0 TOPOGRAPHIC SURVEY).

Table titled BUILDING AREA / UNIT COUNT showing breakdown by floor (1ST FLOOR, 2ND FLOOR, 3RD FLOOR) and a TOTAL of 56496 sq ft building area and 42 units.

Table titled PROJECT DATA showing lot size (55,282 SF), parking counts (47 total), and other project metrics.

Table showing parking requirements for open, private, and common spaces across different floor levels (BRD FL, 2ND FL, 6R FL, TOTAL).

- 1. PRIVATE OPEN SPACE: 120 S.F. PER UNIT ON GROUND FLOOR
60 S.F. PER UNIT ON 2+3RD FLOOR
2. COMMON OPEN SPACE: 200 S.F. PER UNIT LESS PRIVATE OPEN SPACE 5.F.

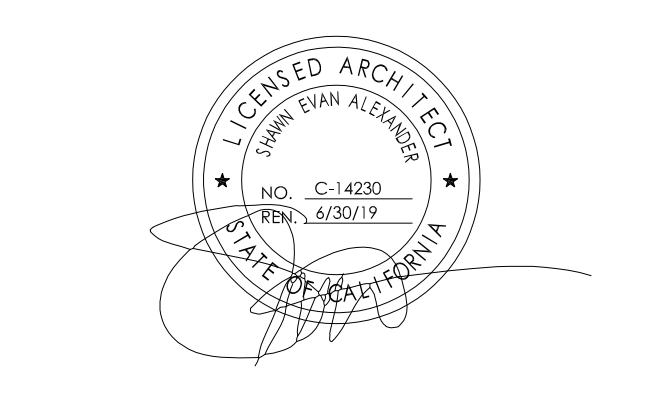
Exhibit A



1000 BRANNAN STREET SUITE 404 SAN FRANCISCO, CA 94103 T 415.371.1400 F 415.371.1401 www.axisgfa.com

1388 BANCROFT

1388 BANCROFT AVENUE SAN LEANDRO, CA 94577 APN: 77-524-12-4



REVISIONS

Table with columns NO., DATE, ISSUES AND REVISIONS, BY. Shows one revision: 1. 01/10/2020 ENTITLEMENT SET.

DATE SCALE

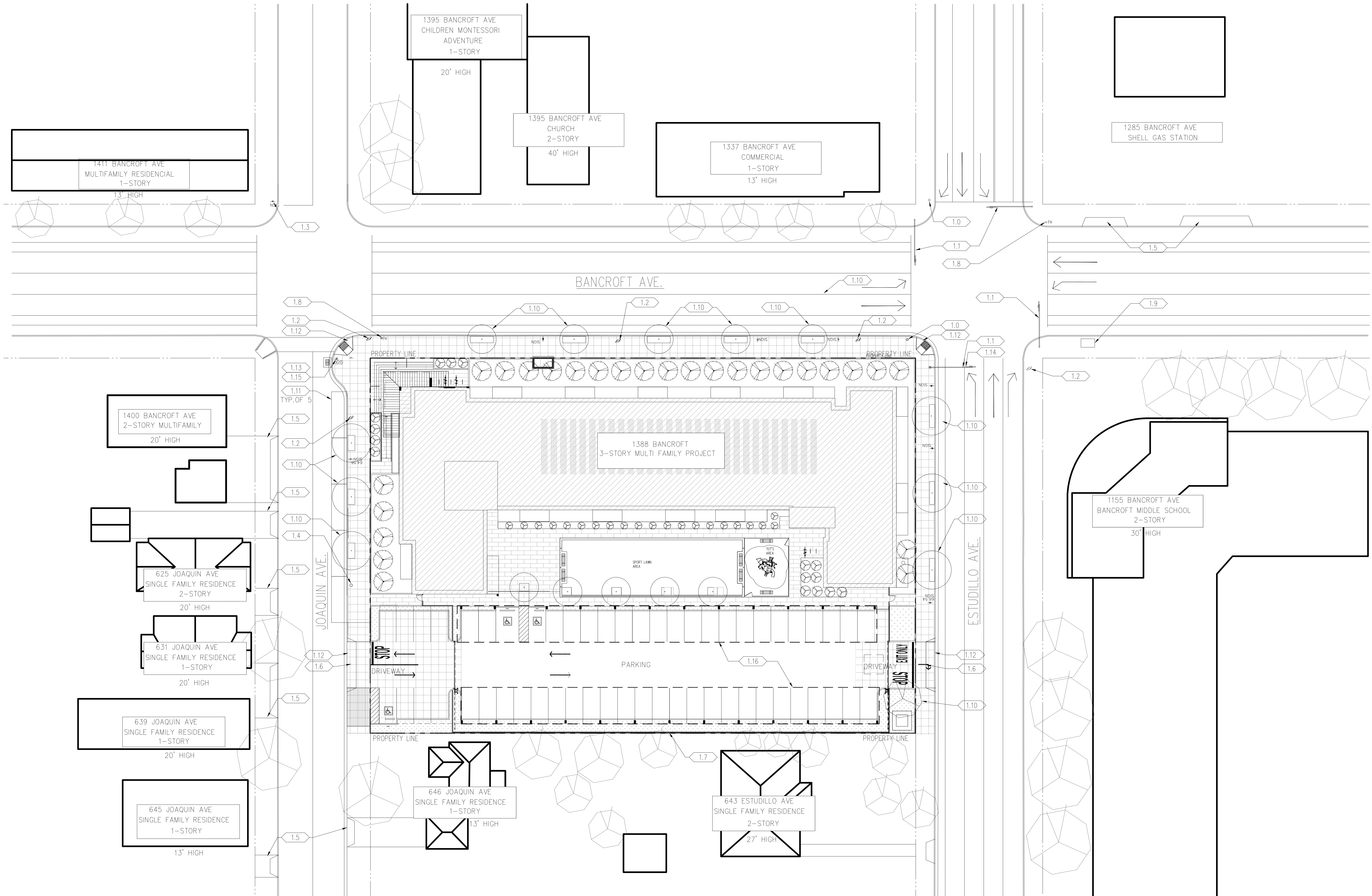
PROJECT NUMBER COMPUTER FILE PROJECT NAME

DESCRIPTION COVERSHEET & GENERAL INFORMATION

SHEET NUMBER

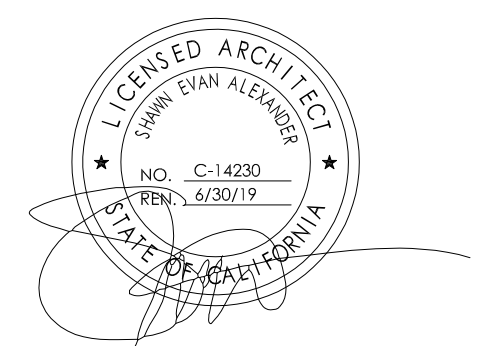
A00.00

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KEY PLAN

- | | |
|---|-------------------------------------|
| 1.0 (E) TRAFFIC LIGHT | 1.12 (N) CURB RAMP |
| 1.1 (E) TRAFFIC LIGHT WITH STREET LIGHT FIXTURE | 1.13 (E) STREET SIGN |
| 1.2 (E) UTILITY POLE WITH STREET LIGHT FIXTURE | 1.14 (E) R3-1 "ACTIVATED BLANK-OUT" |
| 1.3 (E) STOP SIGN | 1.15 RELOCATED (E) STOP SIGN |
| 1.4 (E) STREET LIGHT FIXTURE | 1.16 OVERHEAD PARKING CANOPY |
| 1.5 (E) DRIVEWAY | 1.17 BUS STOP SHELTER |
| 1.6 (N) DRIVEWAY | |
| 1.7 (N) WOOD FENCE, SEE DRAWINGS | |
| 1.8 (E) FIRE HYDRANT | |
| 1.9 (E) FIBER OPTIC VAULT | |
| 1.10 (N) STREET TREE | |
| 1.11 (N) PARKING SPACES ON JOAQUIN AVE. | |



NO. DATE ISSUES AND REVISIONS BY

1.	01/10/2020	ENTITLEMENT SET	
----	------------	-----------------	--

DATE
SCALE AS SHOWN

PROJECT NUMBER
COMPUTER FILE
PROJECT NAME

DESCRIPTION
CONTEXT SITE PLAN

SHEET NUMBER

A01.00

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1 ESTUDILLO AVENUE LOOKING EAST



5



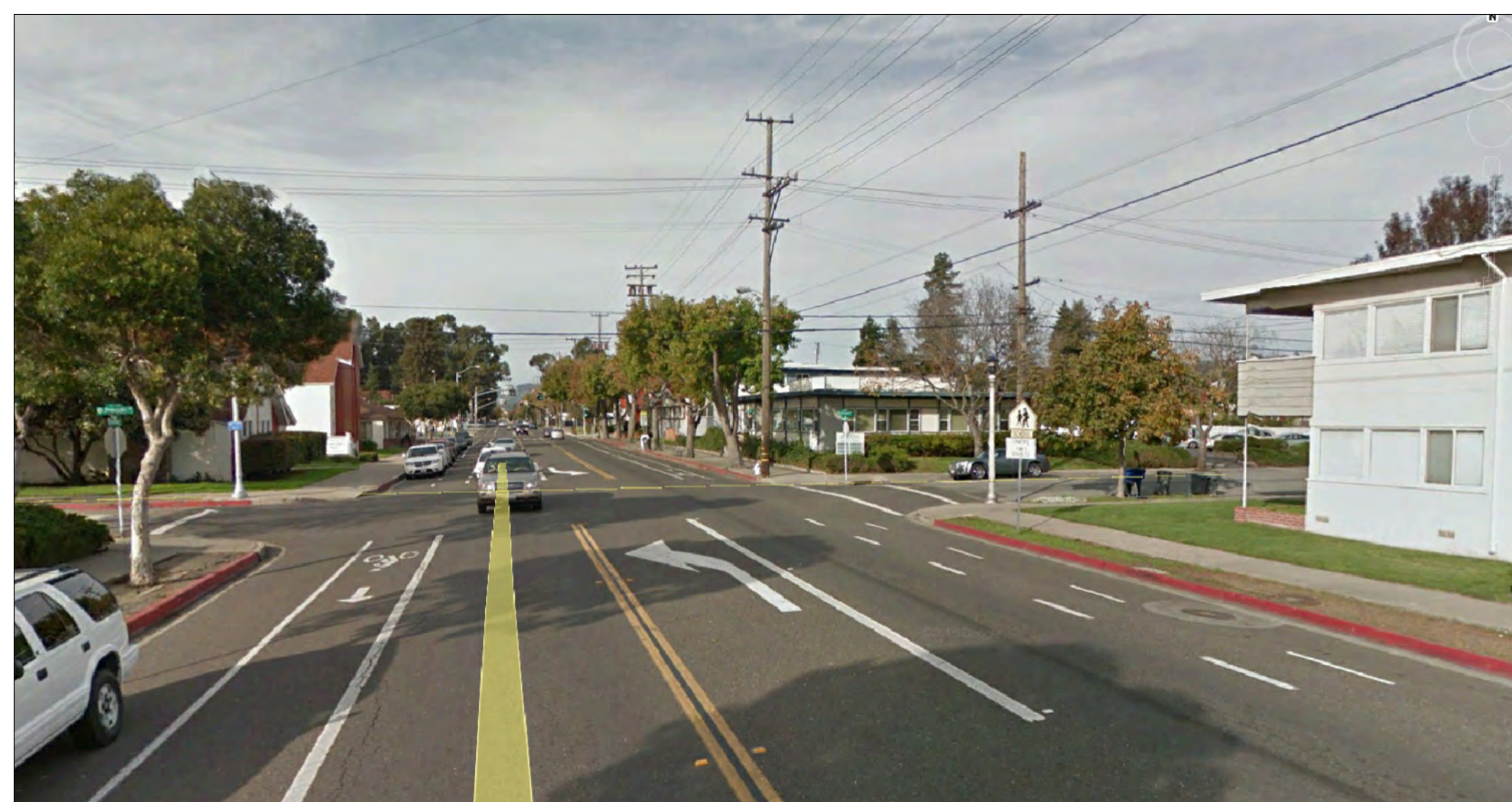
2 BANCROFT STREET LOOKING SOUTH



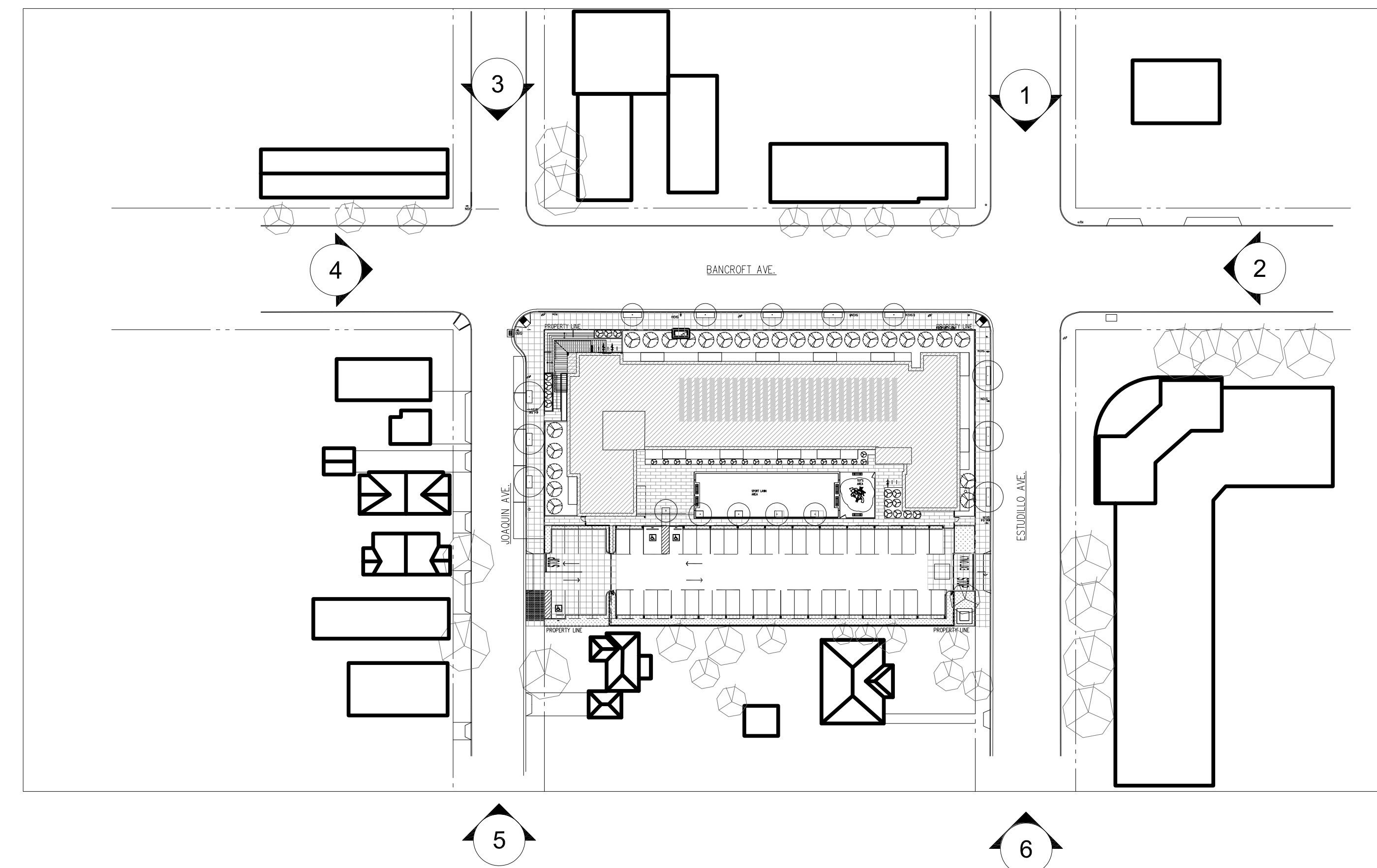
6



3 JOAQUIN AVENUE LOOKING EAST



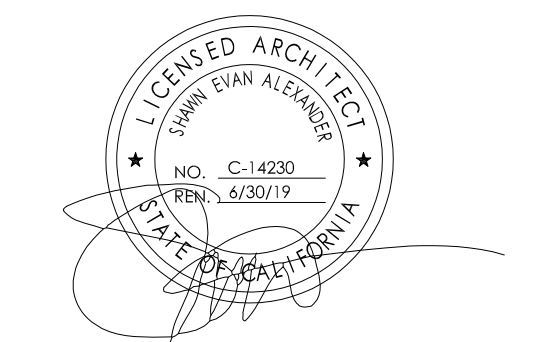
4 BANCROFT STREET LOOKING NORTH



AERIAL VIEW
SCALE: N.T.S.

PROJECT NAME
1388 BANCROFT

1388 BANCROFT AVENUE
SAN LEANDRO, CA 94577
APN: 77-524-12-4



NO.	DATE	ISSUES AND REVISIONS	BY
1.	01/10/2020	ENTITLEMENT SET	

DATE
SCALE AS SHOWN

PROJECT NUMBER
COMPUTER FILE
PROJECT NAME

DESCRIPTION
SITE PHOTOS

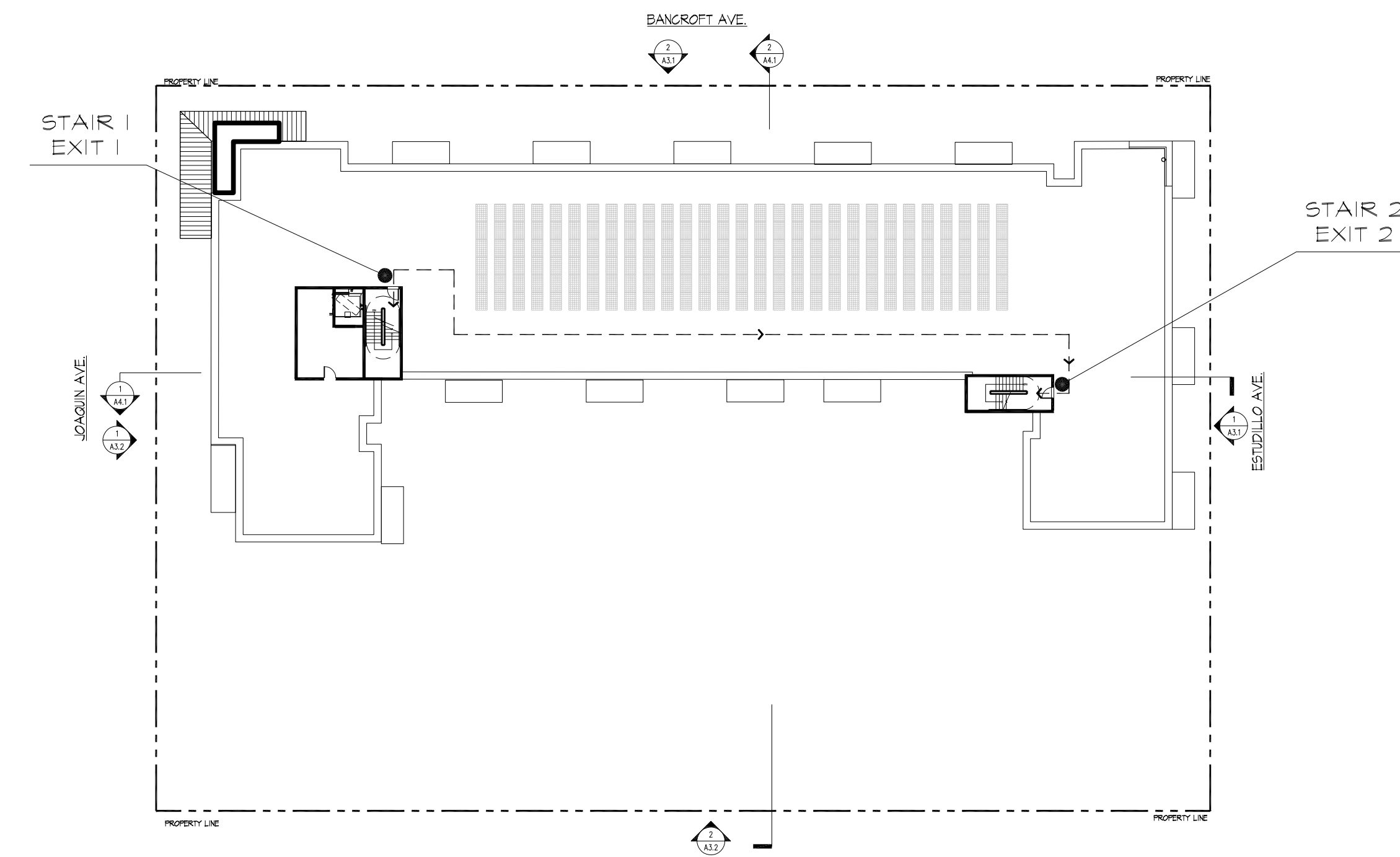
SHEET NUMBER
A01.10

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PROJECT NAME

1388 BANCROFT

1388 BANCROFT AVENUE
 SAN LEANDRO, CA 94577
 APN: 77-524-12-4



PATH OF EGRESS - ROOF PLAN
 SCALE: 1/16" = 1'-0"

3

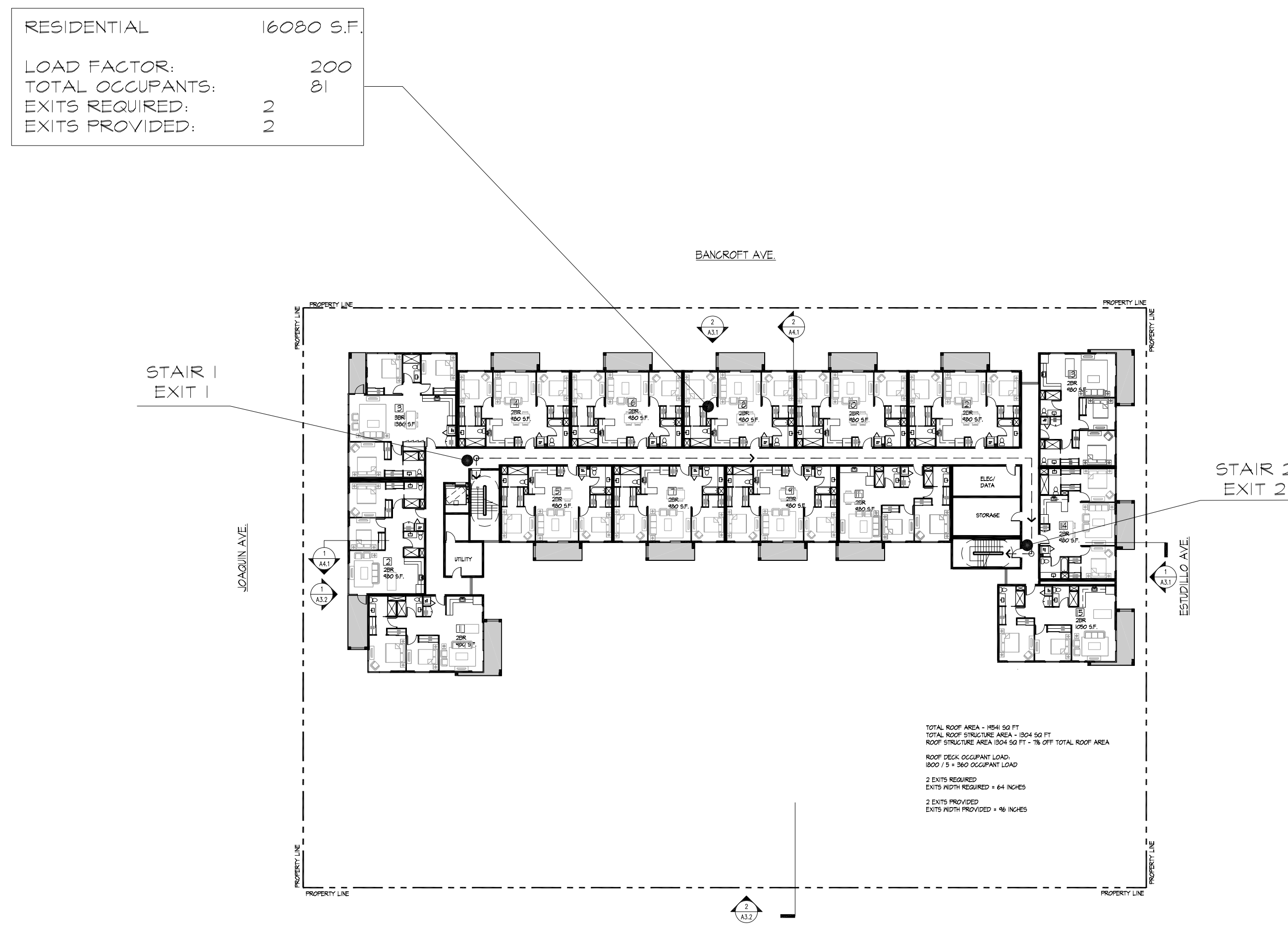
RESIDENTIAL	16080 S.F.
LOAD FACTOR:	200
TOTAL OCCUPANTS:	81
EXITS REQUIRED:	3
EXITS PROVIDED:	3

BUSINESS	568 S.F.
LOAD FACTOR:	100
TOTAL OCCUPANTS:	6
EXITS REQUIRED:	1
EXITS PROVIDED:	1

STAIR	
TOTAL OCCUPANTS	334
EXITS REQUIRED:	2
EXITS PROVIDED:	2
STAIR WIDTH: 41" MIN.	
PROVIDED:	2 X 48"
334 x 0.2 = 66.8/2 EXITS	
* SPRINKLERED BUILDING PER 1005.3.1 EXCEPTION 1 - 0.2 MEANS OF EGRESS FACTOR	
DOOR	
TOTAL OCCUPANTS	328
EXITS REQUIRED:	2
EXITS PROVIDED:	2
DOOR WIDTH: 32" MIN.	
PROVIDED:	2 X 36"
334 x 0.15 = 50.1/2 EXITS	
* SPRINKLERED BUILDING PER 1005.3.2 EXCEPTION 1 - 0.15 MEANS OF EGRESS FACTOR	

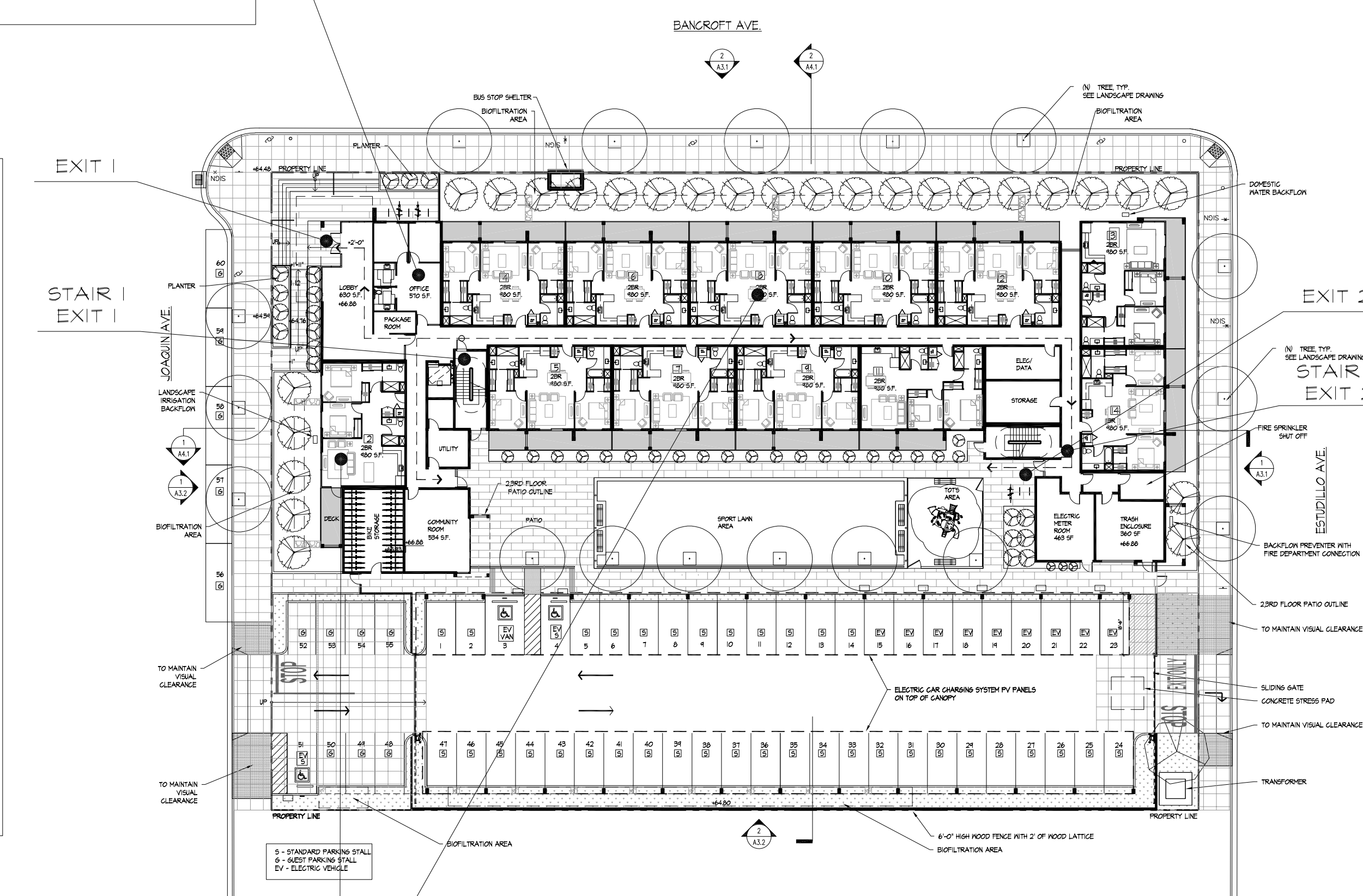
DOOR	
TOTAL OCCUPANTS	47
EXITS REQUIRED:	2
EXITS PROVIDED:	3
DOOR WIDTH: 32" MIN.	
PROVIDED:	3 X 36"
* SPRINKLERED BUILDING PER 1005.3.2 EXCEPTION 1 - 0.15 MEANS OF EGRESS FACTOR	

RESIDENTIAL	12740 S.F.
LOAD FACTOR:	200
TOTAL OCCUPANTS:	64
EXITS REQUIRED:	2
EXITS PROVIDED:	3

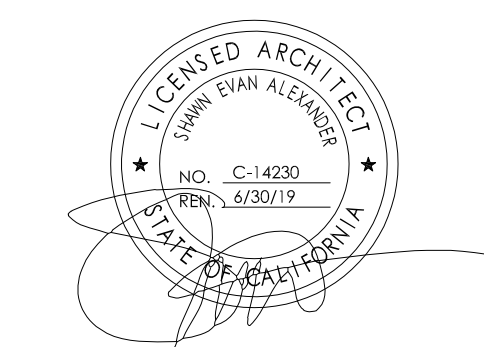


PATH OF EGRESS - SECOND/THIRD FLOOR
 SCALE: 1/16" = 1'-0"

2



PATH OF EGRESS - GROUND FLOOR
 SCALE: 1/16" = 1'-0"



NO.	DATE	ISSUES AND REVISIONS	BY
1.	01/10/2020	ENTITLEMENT SET	

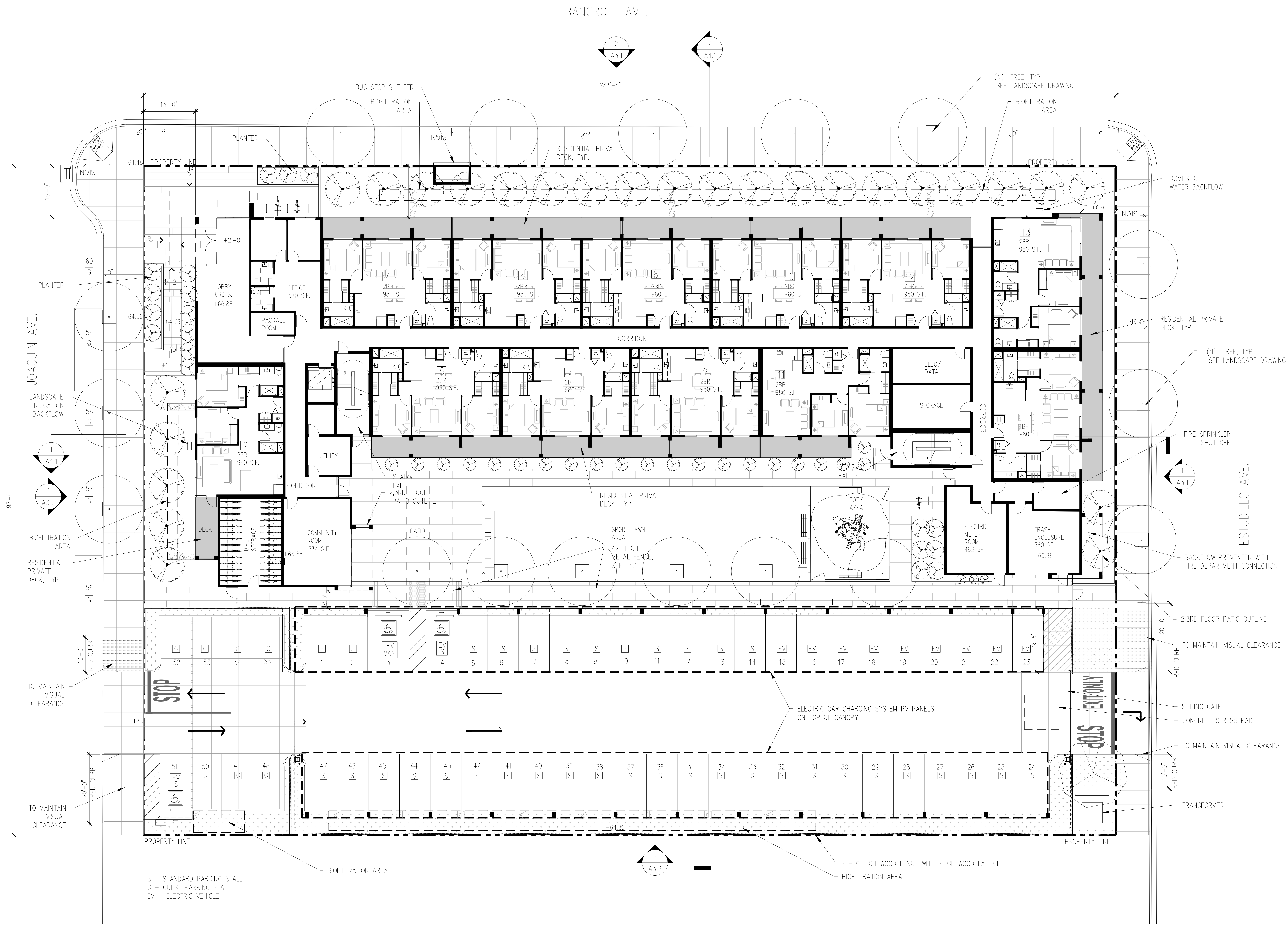
DATE AS SHOWN
 SCALE AS SHOWN

PROJECT NUMBER
 COMPUTER FILE
 PROJECT NAME

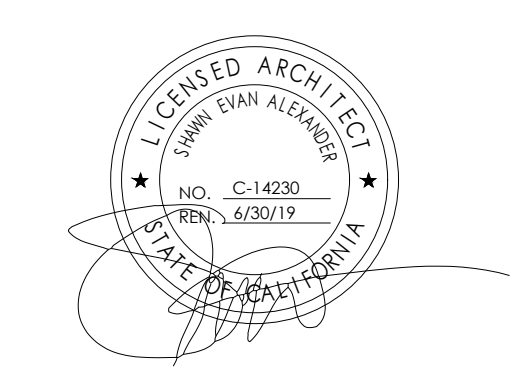
DESCRIPTION
OCCUPANCY EGRESS PLAN

SHEET NUMBER
A01.20

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S - STANDARD PARKING STALL
G - QUEST PARKING STALL
EV - ELECTRIC VEHICLE



NO.	DATE	ISSUES AND REVISIONS	BY
1.	01/10/2020	ENTITLEMENT SET	

DATE
SCALE AS SHOWN

PROJECT NUMBER
COMPUTER FILE
PROJECT NAME

DESCRIPTION
GROUND FLOOR PLAN

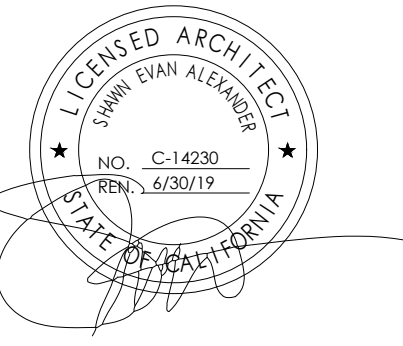
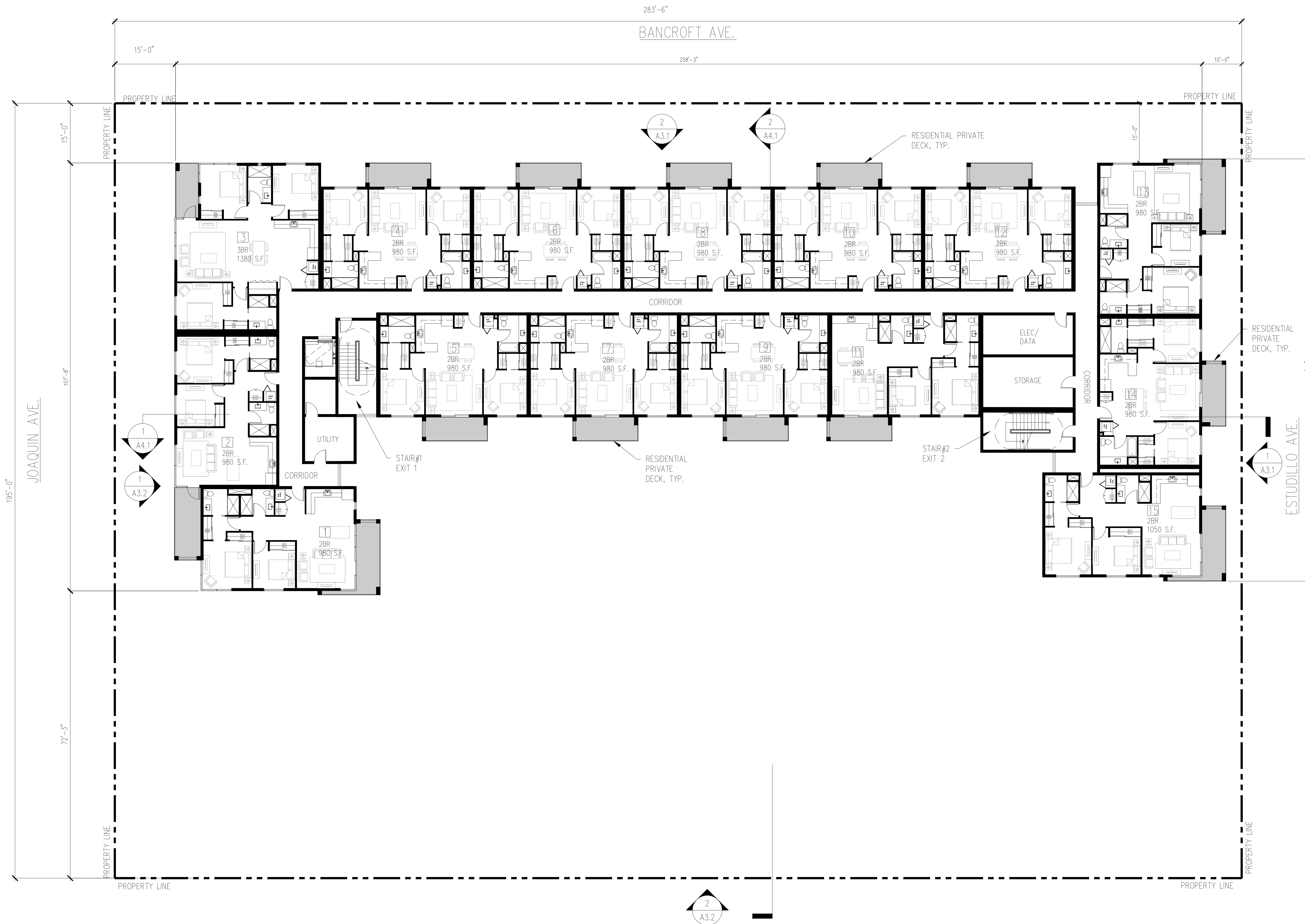
SHEET NUMBER
A02.00

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PROJECT NAME

1388 BANCROFT

1388 BANCROFT AVENUE
 SAN LEANDRO, CA 94577
 APN: 77-524-12-4



NO. DATE ISSUES AND REVISIONS BY

1. 01/10/2020 ENTITLEMENT SET

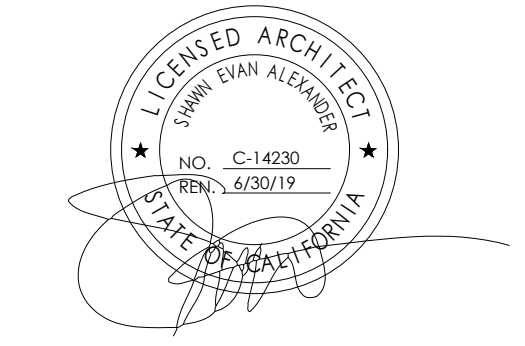
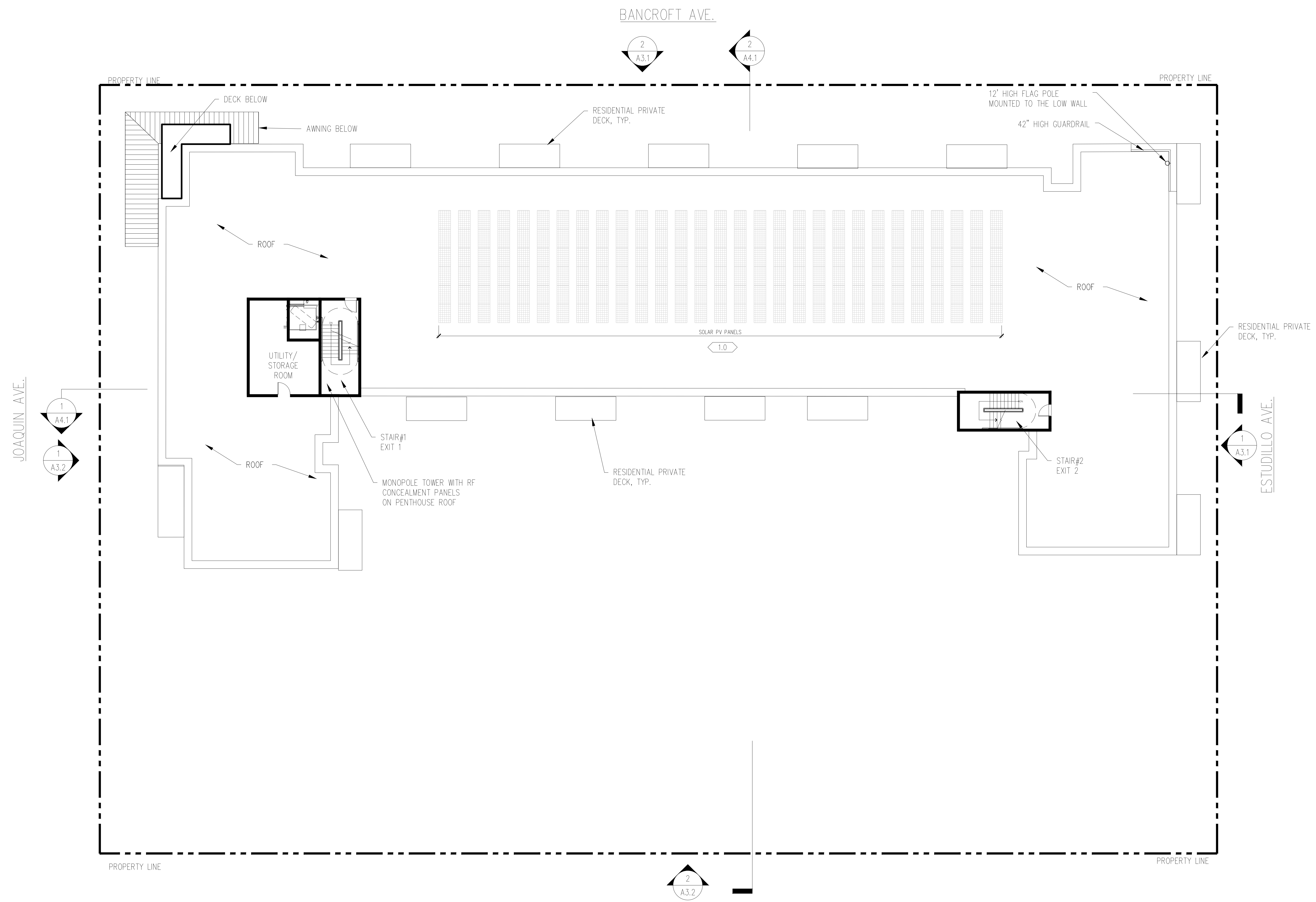
DATE AS SHOWN
 SCALE

PROJECT NUMBER
 COMPUTER FILE
 PROJECT NAME

DESCRIPTION
2ND & 3RD FLOOR PLAN

SHEET NUMBER
A02.01

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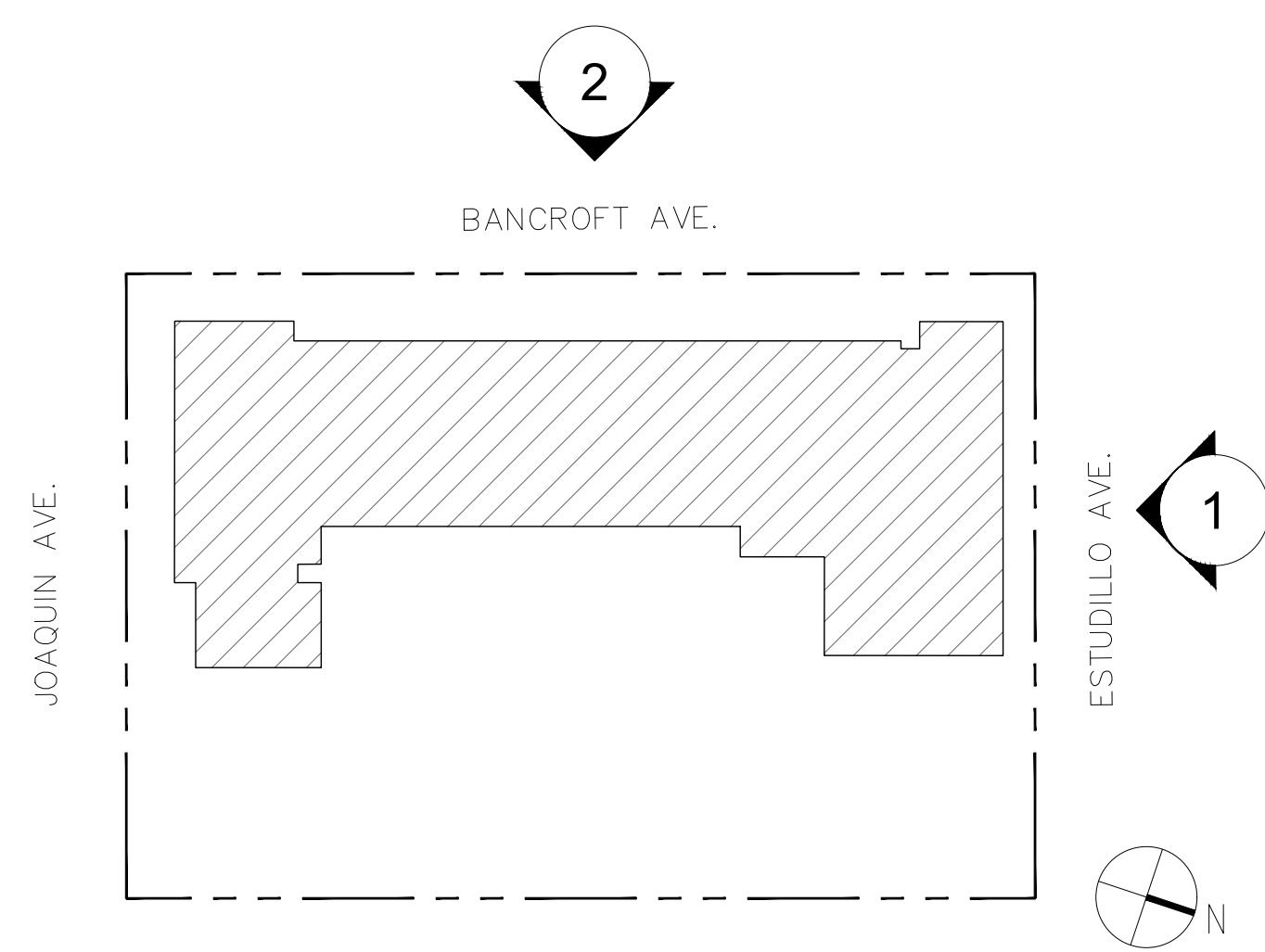
DATE AS SHOWN
SCALE

PROJECT NUMBER
COMPUTER FILE
PROJECT NAME

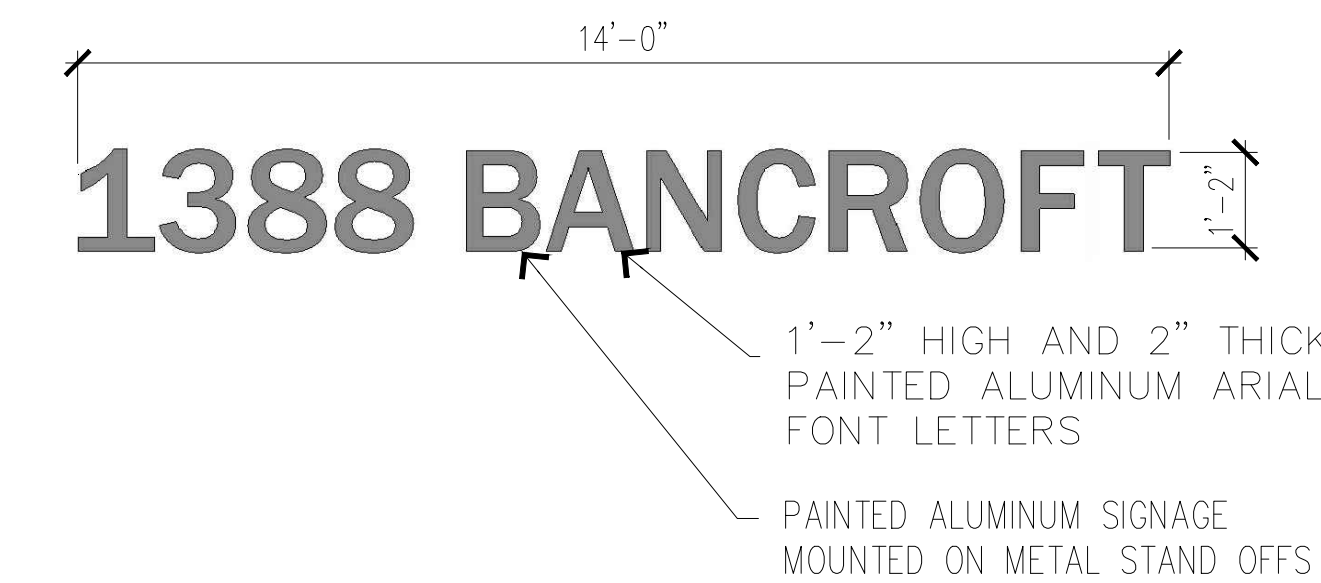
DESCRIPTION
ROOF PLAN

SHEET NUMBER
A02.02

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- PT1 PAINT ON CEMENT PLASTER - COLOR: BM2112-70 AMERICAN WHITE
- PT2 PAINT ON CEMENT PLASTER - COLOR: BM2104-20 BEAVER BROWN
- PT3 PAINT ON CEMENT PLASTER - COLOR: BM 1596-NIGHTFALL
- PT4 PAINT ON CEMENT PLASTER - COLOR: BM 2175-10 AZTEK BRICK
- PT5 PAINT ON CEMENT PLASTER - COLOR: BM 2118-50 EXCALIBUR GRAY
- LS LAP SIDING, COLOR: IRON GRAY
- WF WINDOW FRAME, COLOR: BM 1596-NIGHTFALL
- GL LOW-E GLASS
- GLO OPAQUE GLASS
- AW1 ALUMINUM AWNING -COLOR: BM 1596-NIGHTFALL
- AW2 ALUMINUM AWNING -COLOR: BM 1596-NIGHTFALL
- PR PERFORATED METAL INFILL @ JULIET BALCONY
- LV ALUMINUM LOUVER SCREEN, COLOR: BM2104-20 BEAVER BROWN
- SG METAL SLIDING GATE - COLOR: BM 1596-NIGHTFALL
- AS ALUMINUM STOREFRONT
- AR ALUMINUM RAILING
- MD METAL DOOR, COLOR: BM2104-20 BEAVER BROWN
- MC METAL CONOPY, COLOR: BM 1596-NIGHTFALL
- WS WALL SCONCE



KEY MAP

KEYNOTES

SIGNAGE ABOVE ENTRY CANOPY AND SIDE FENCE



NORTH ELEVATION (VIEW FROM ESTUDILLO AVE.)

SCALE: 3/32" = 1'-0"

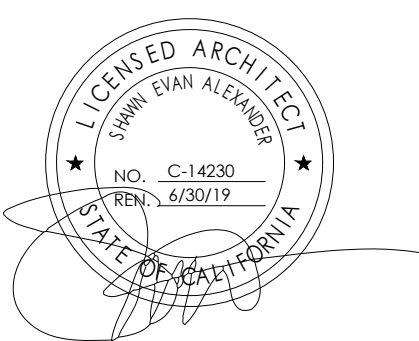
1



WEST ELEVATION (VIEW FROM BANCROFT AVE.)

SCALE: 3/32" = 1'-0"

2



NO. DATE ISSUES AND REVISIONS BY

1. 01/10/2020 ENTITLEMENT SET

DATE
 SCALE

PROJECT NUMBER
 COMPUTER FILE
 PROJECT NAME

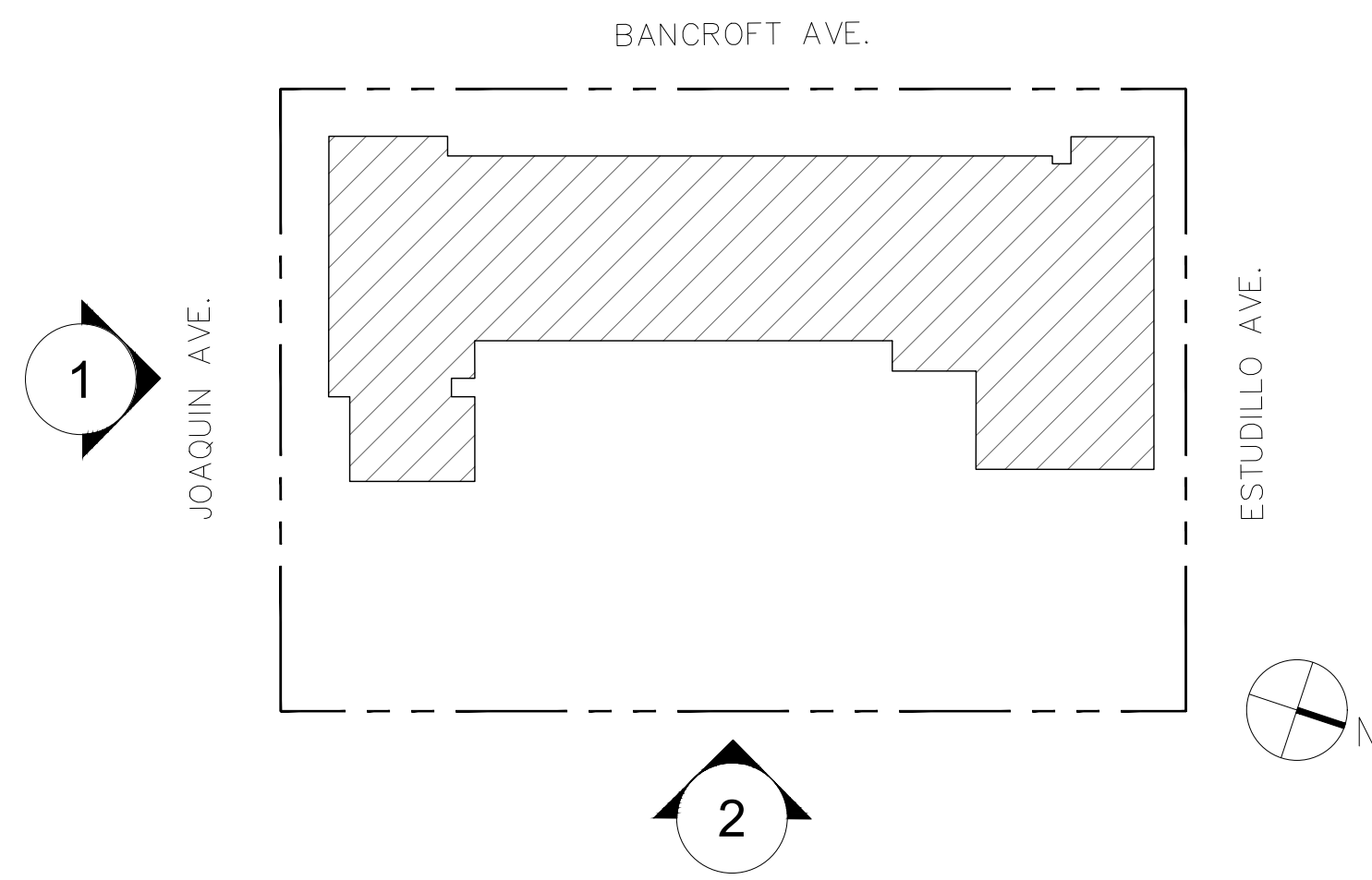
DESCRIPTION

ELEVATIONS

SHEET NUMBER

A03.01

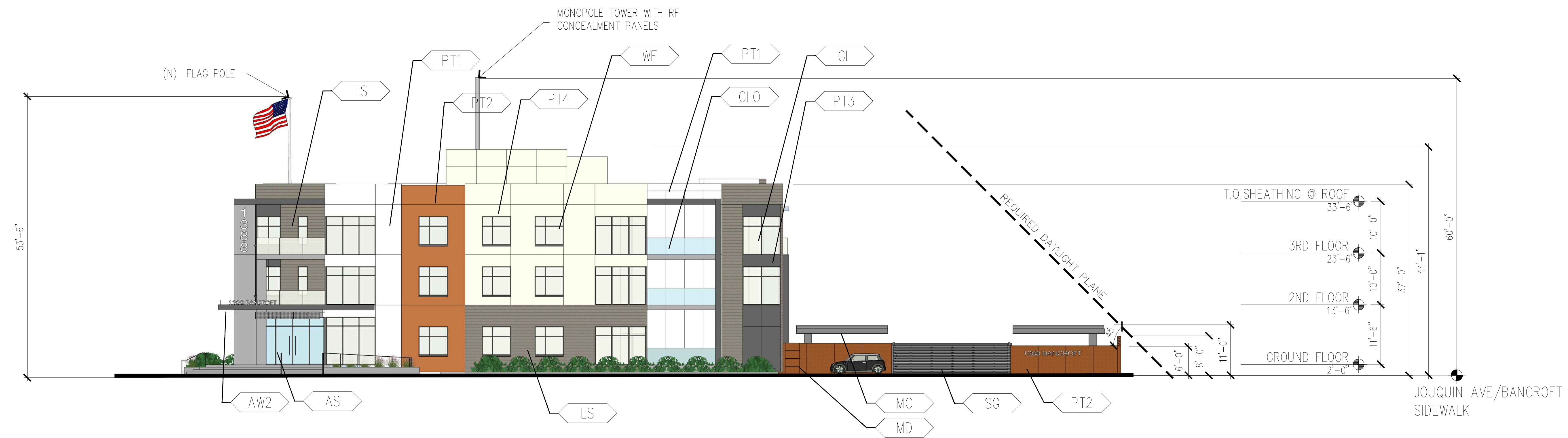
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KEY MAP

- PT1 PAINT ON CEMENT PLASTER - COLOR: BM2112-70 AMERICAN WHITE
- PT2 PAINT ON CEMENT PLASTER - COLOR: BM2104-20 BEAVER BROWN
- PT3 PAINT ON CEMENT PLASTER - COLOR: BM 1596-NIGHTFALL
- PT4 PAINT ON CEMENT PLASTER - COLOR: BM 2175-10 AZTEK BRICK
- PT5 PAINT ON CEMENT PLASTER - COLOR: BM 2118-50 EXCALIBUR GRAY
- LS LAP SIDING, COLOR: IRON GRAY
- WF WINDOW FRAME, COLOR: BM 1596-NIGHTFALL
- GL LOW-E GLASS
- GLO OPAQUE GLASS
- AW1 ALUMINUM AWNING -COLOR: BM 1596-NIGHTFALL
- AW2 ALUMINUM AWNING -COLOR: BM 1596-NIGHTFALL
- PR PERFORATED METAL INFILL @ JULIET BALCONY
- LV ALUMINUM LOUVER SCREEN, COLOR: BM2104-20 BEAVER BROWN
- SG METAL SLIDING GATE - COLOR: BM 1596-NIGHTFALL
- AS ALUMINUM STOREFRONT
- AR ALUMINUM RAILING
- MD METAL DOOR, COLOR: BM2104-20 BEAVER BROWN
- MC METAL CONOPY, COLOR: BM 1596-NIGHTFALL
- WS WALL SCONCE

KEYNOTES



SOUTH ELEVATION (VIEW FROM JOAQUIN AVE.)

SCALE: 3/32" = 1'-0"

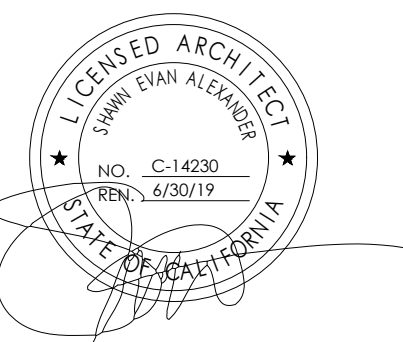
1



EAST ELEVATION (VIEW FROM PARKING LOT)

SCALE: 3/32" = 1'-0"

2



NO. DATE ISSUES AND REVISIONS BY

1. 01/10/2020 ENTITLEMENT SET

DATE

SCALE

PROJECT NUMBER

COMPUTER FILE

PROJECT NAME

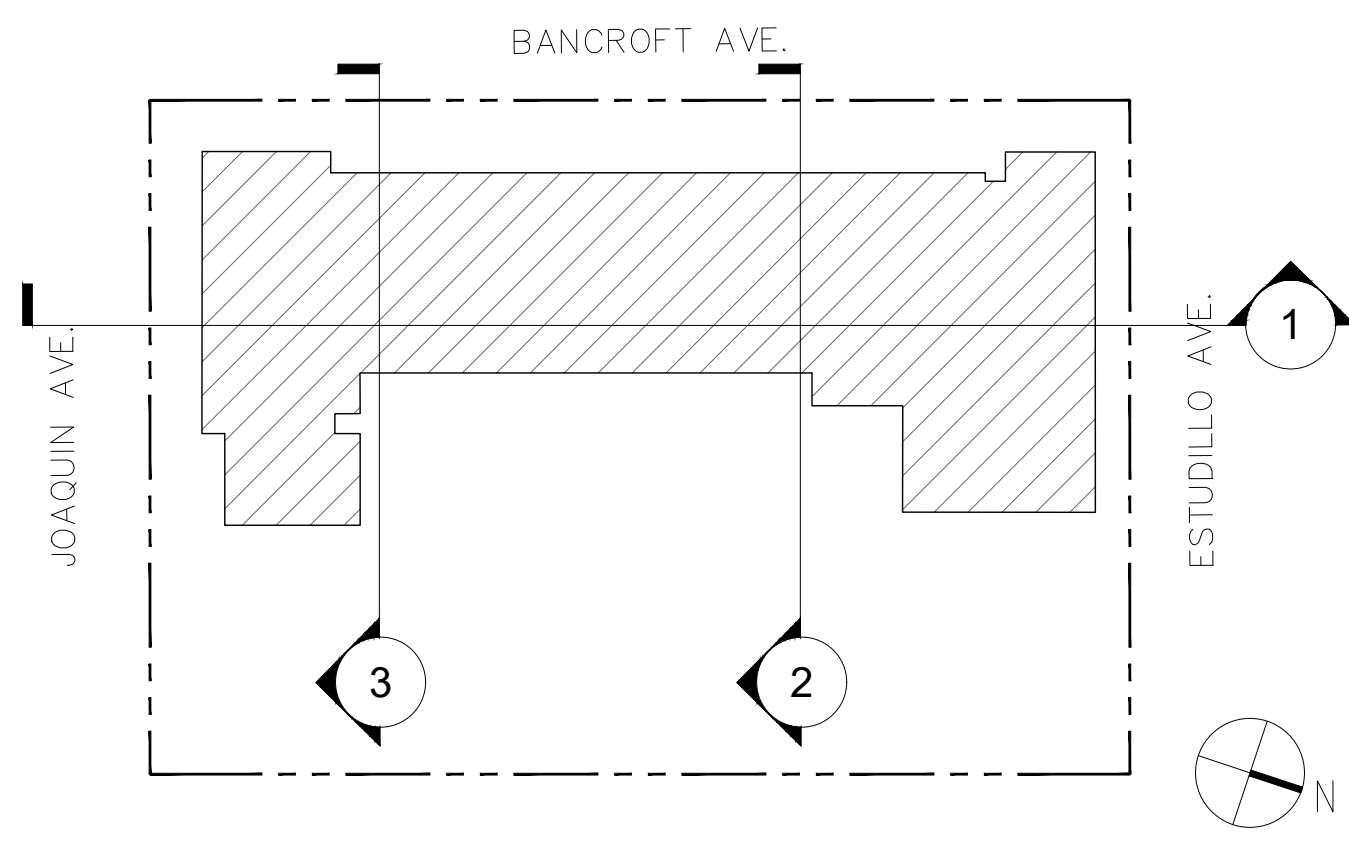
DESCRIPTION

ELEVATIONS

SHEET NUMBER

A03.02

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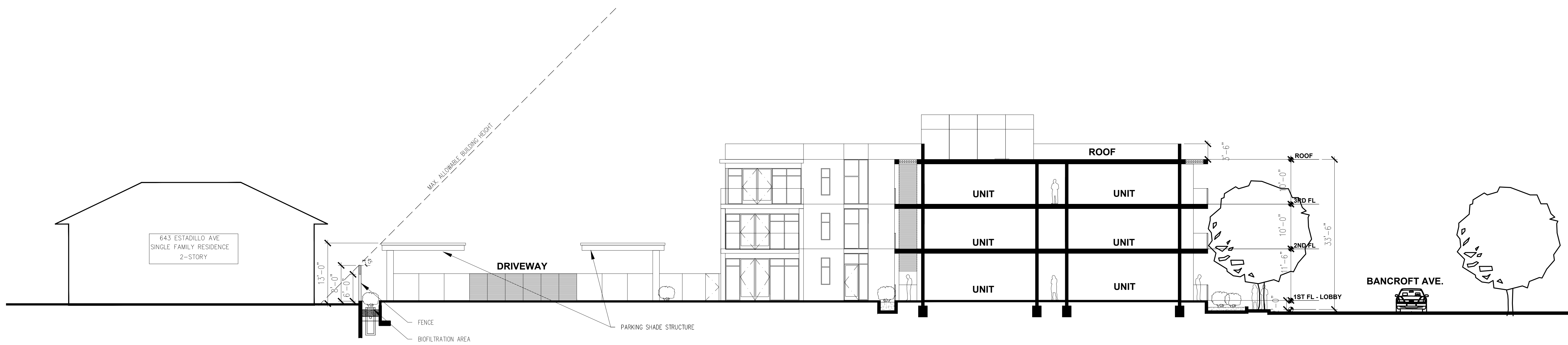


KEY MAP



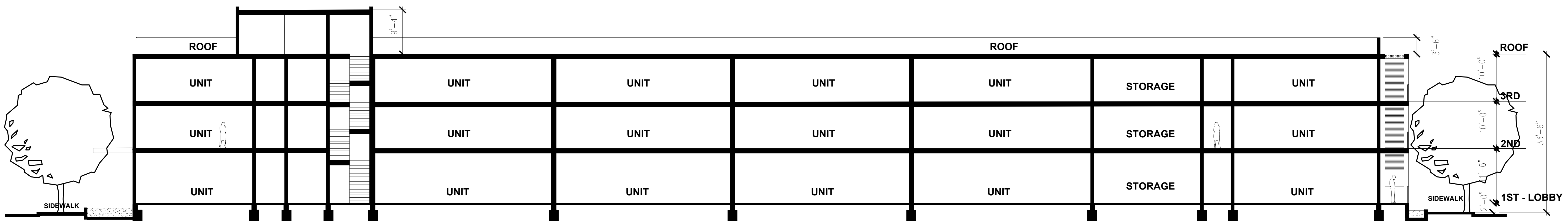
SECTION SOUTH-NORTH
SCALE: 3/32" = 1'-0"

3



SECTION SOUTH-NORTH
SCALE: 3/32" = 1'-0"

2



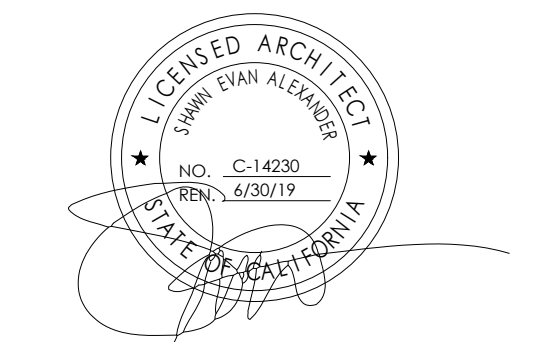
SECTION WEST-EAST
SCALE: 3/32" = 1'-0"

1

PROJECT NAME

1388 BANCROFT

1388 BANCROFT AVENUE
SAN LEANDRO, CA 94577
APN: 77-524-12-4



NO. DATE ISSUES AND REVISIONS BY

1. 01/10/2020 ENTITLEMENT SET

DATE

SCALE

PROJECT NUMBER

COMPUTER FILE

PROJECT NAME

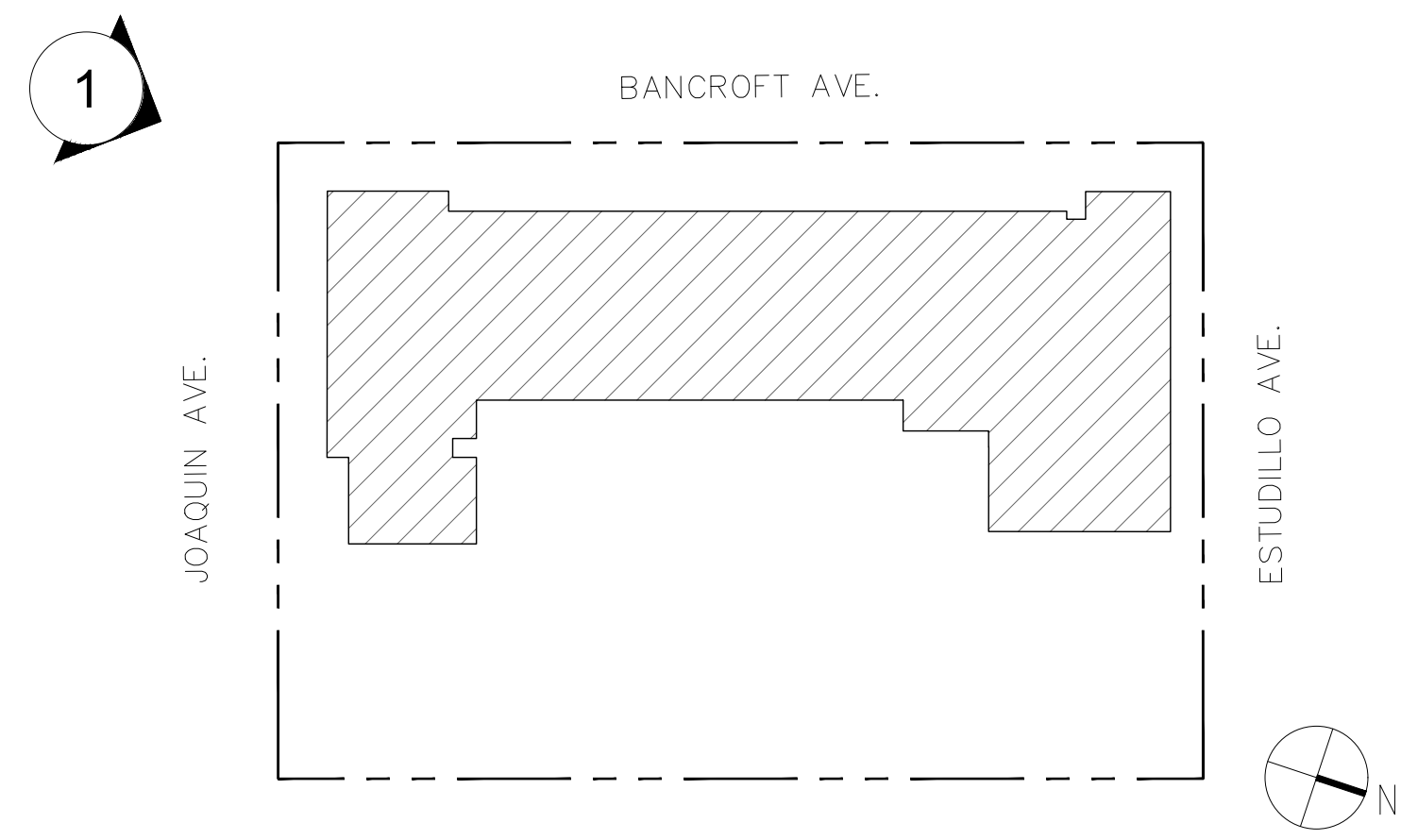
DESCRIPTION

SECTION

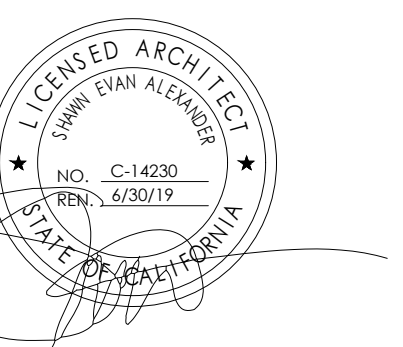
SHEET NUMBER

A04.01

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KEY MAP



NO.	DATE	ISSUES AND REVISIONS	BY
1.	01/10/2020	ENTITLEMENT SET	

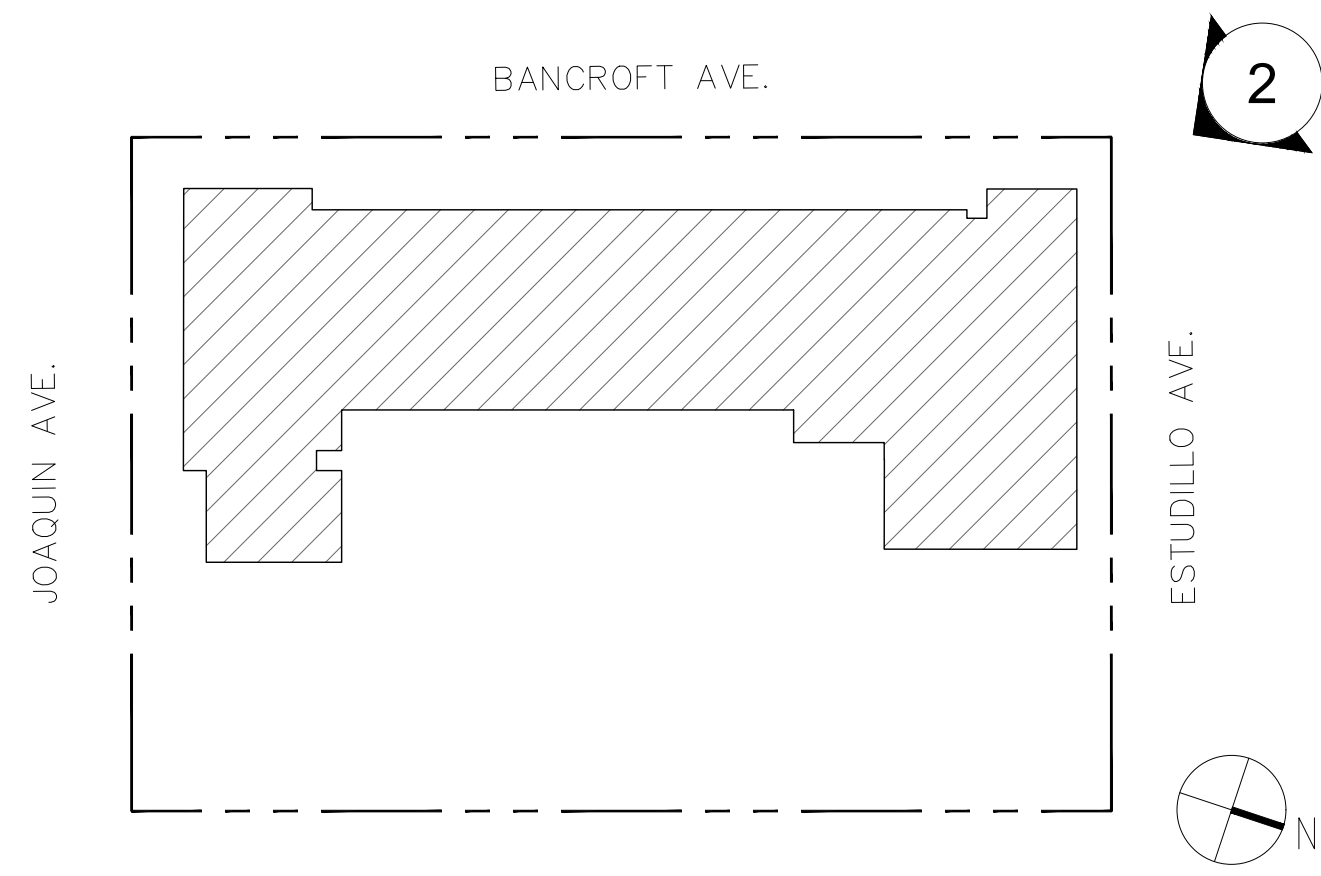
DATE
 SCALE
 PROJECT NUMBER
 COMPUTER FILE
 PROJECT NAME

DESCRIPTION
**PERSPECTIVES
 (COURTYARD)**

SHEET NUMBER
A05.01

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PERSPECTIVE VIEW FROM SOUTHWEST AT BANCROFT AVE.
 SCALE: NONE

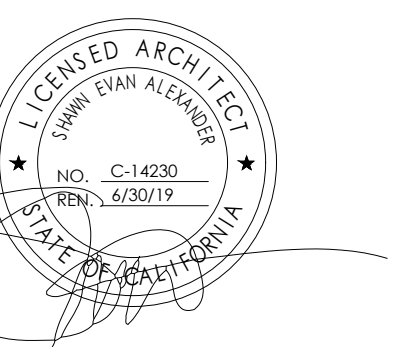


KEY MAP

PROJECT NAME

1388 BANCROFT

1388 BANCROFT AVENUE
 SAN LEANDRO, CA 94577
 APN: 77-524-12-4



NO. DATE ISSUES AND REVISIONS BY

1. 01/10/2020 ENTITLEMENT SET

DATE

SCALE

PROJECT NUMBER

COMPUTER FILE

PROJECT NAME

DESCRIPTION

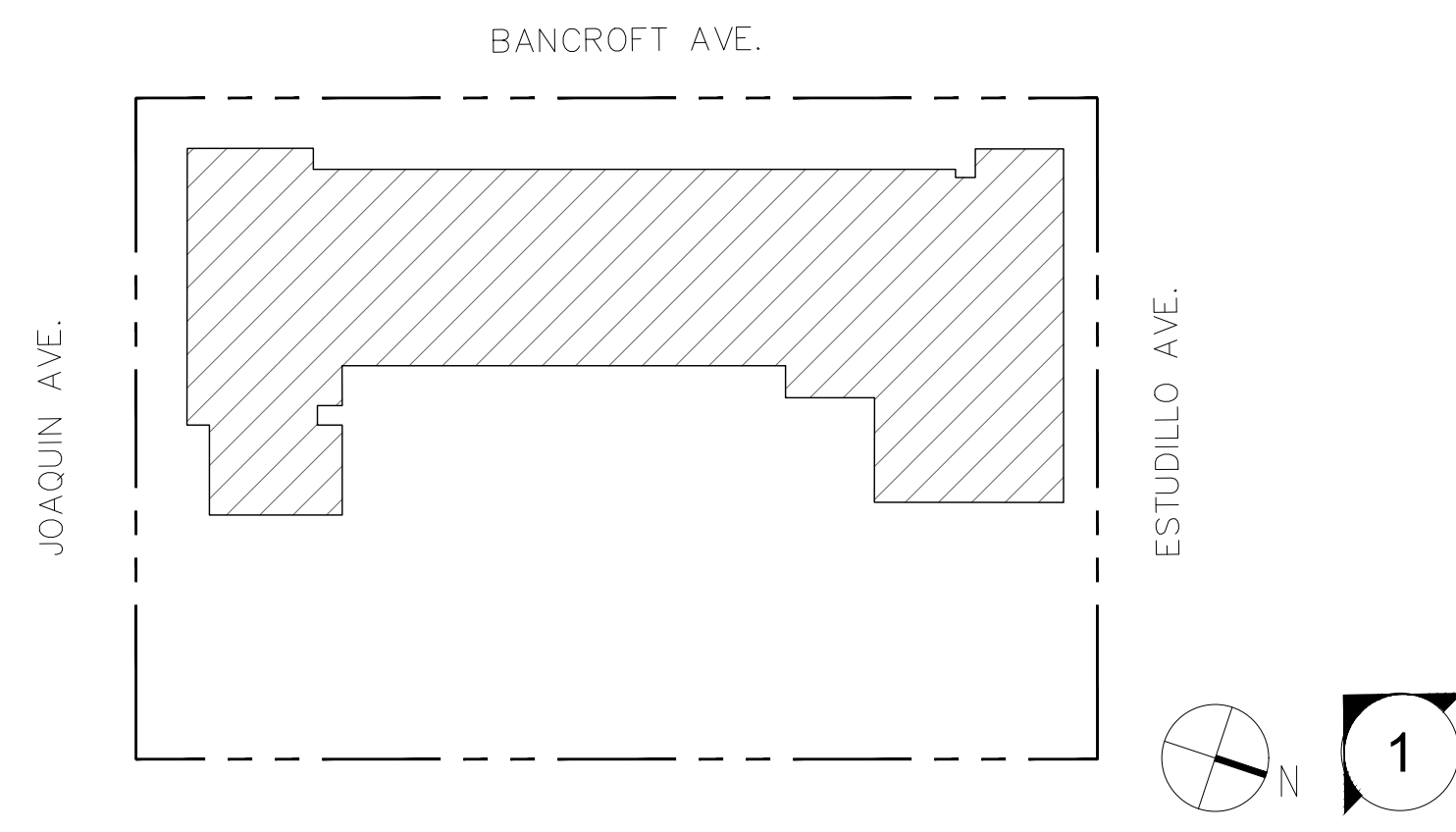
**PERSPECTIVES
 (COURTYARD)**

SHEET NUMBER

A05.02

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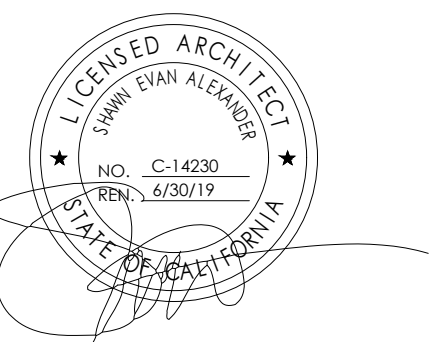
PERSPECTIVE VIEW FROM NORTHWEST AT BANCROFT AVE.
 SCALE: NONE



KEY MAP

PROJECT NAME
1388 BANCROFT

1388 BANCROFT AVENUE
 SAN LEANDRO, CA 94577
 APN: 77-524-12-4



NO.	DATE	ISSUES AND REVISIONS	BY
1.	01/10/2020	ENTITLEMENT SET	

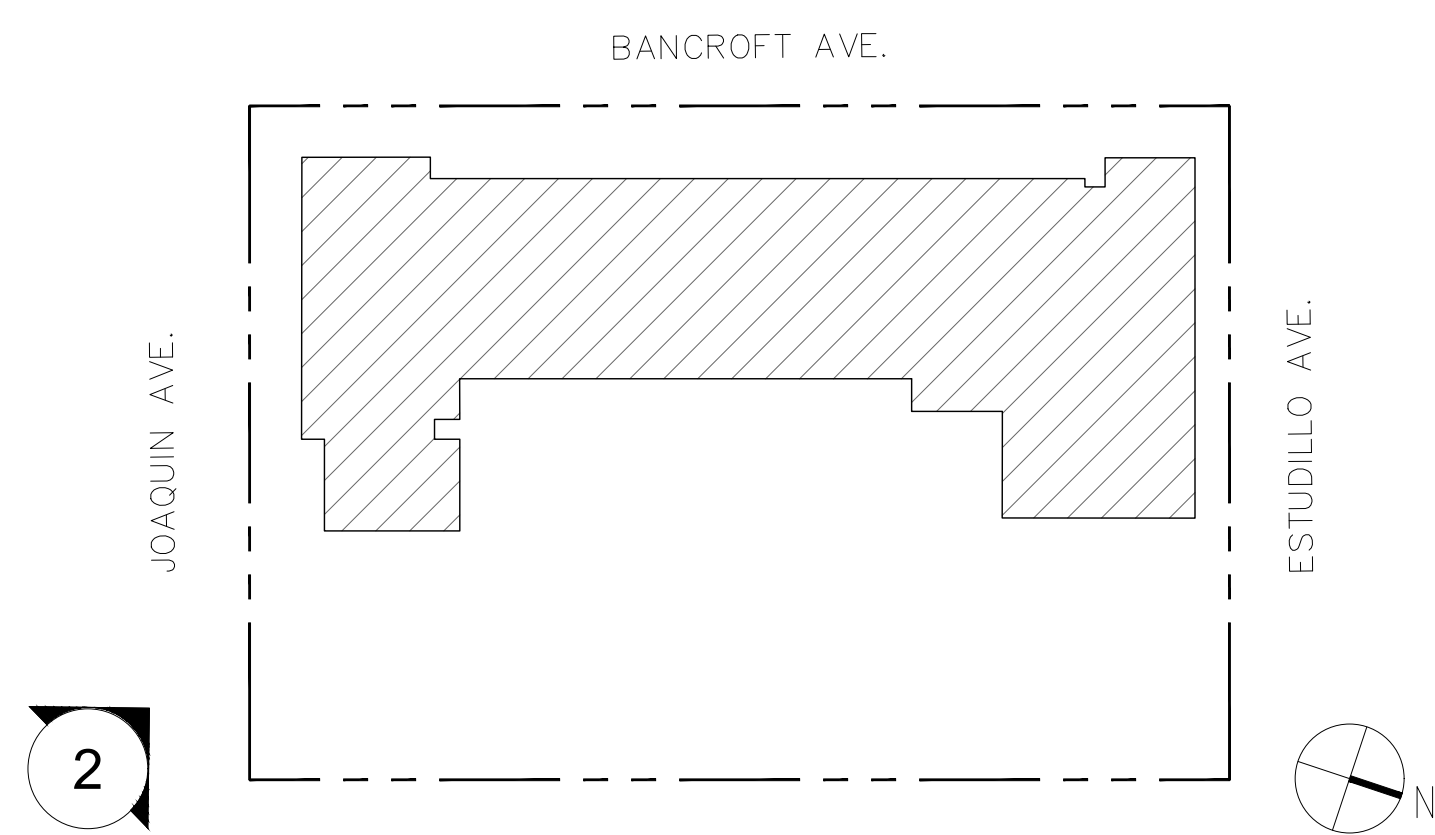
DATE
 SCALE
 PROJECT NUMBER
 COMPUTER FILE
 PROJECT NAME
 DESCRIPTION
**PERSPECTIVES
 (COURTYARD)**
 SHEET NUMBER

A05.03

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PERSPECTIVE VIEW FROM ESTUDILLO AVE.
 SCALE: NONE 1

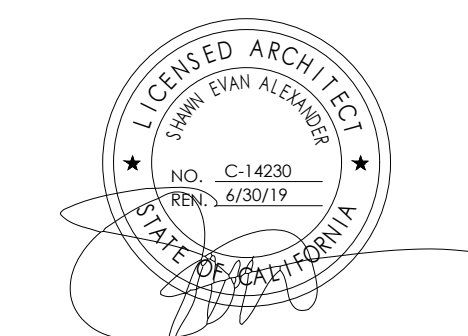


KEY MAP

PROJECT NAME

1388 BANCROFT

1388 BANCROFT AVENUE
 SAN LEANDRO, CA 94577
 APN: 77-524-12-4



NO. DATE ISSUES AND REVISIONS BY

1. 01/10/2020 ENTITLEMENT SET

DATE

SCALE

PROJECT NUMBER

COMPUTER FILE

PROJECT NAME

DESCRIPTION

**PERSPECTIVES
 (COURTYARD)**

SHEET NUMBER

A05.04

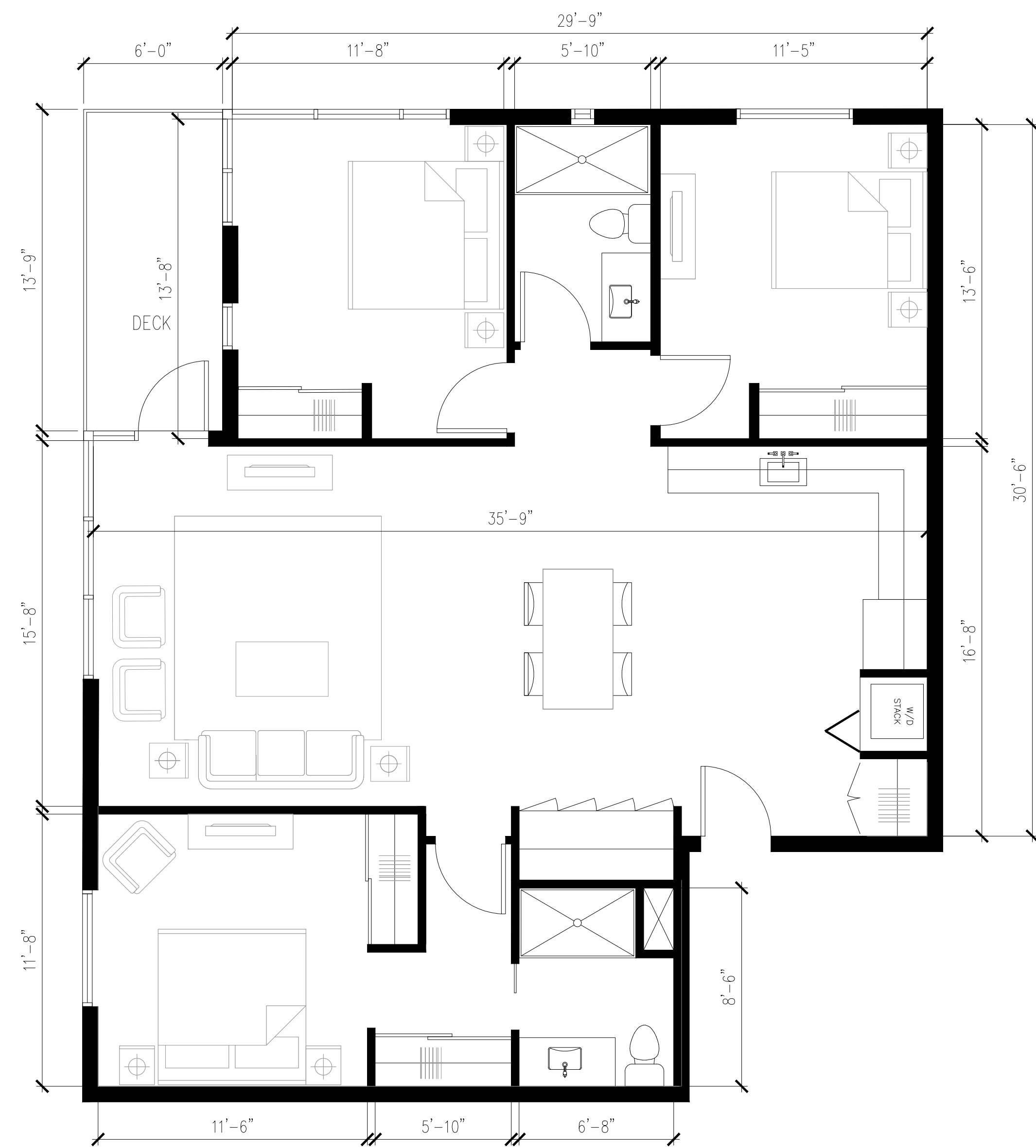
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PERSPECTIVE VIEW FROM JOAQUIN AVE.
 SCALE: NONE

PROJECT NAME

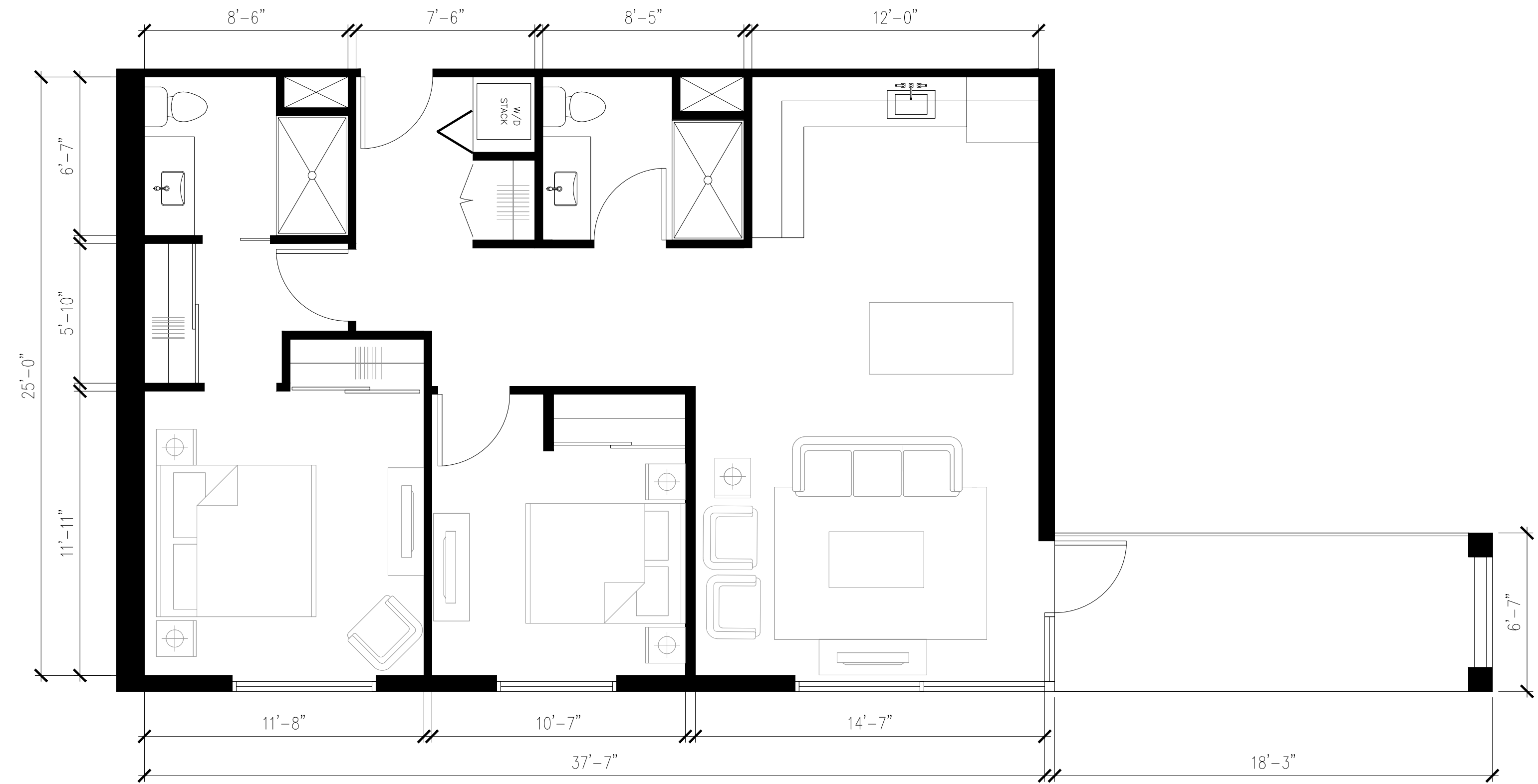
1388 BANCROFT

1388 BANCROFT AVENUE
 SAN LEANDRO, CA 94577
 APN: 77-524-12-4



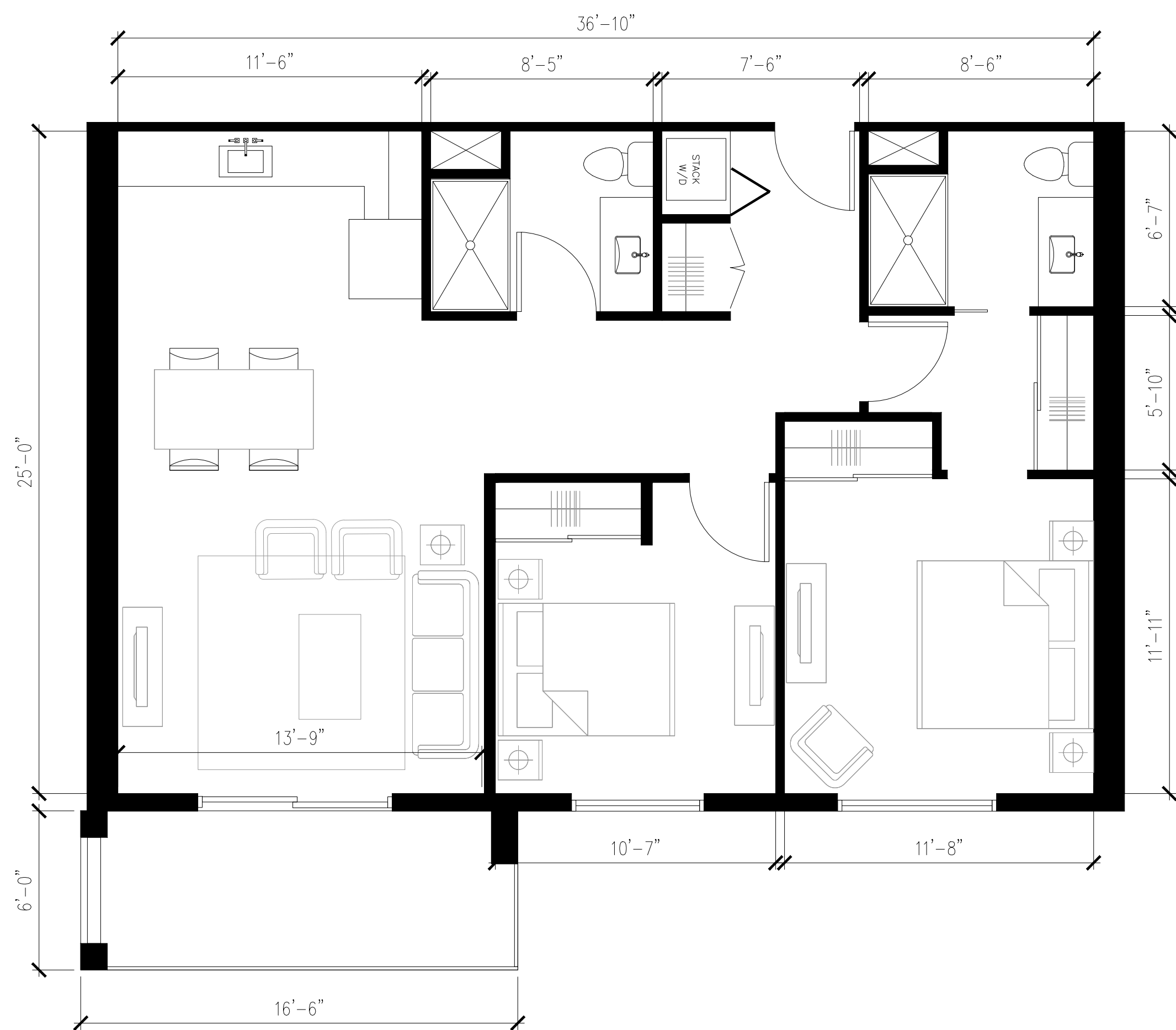
UNIT A3 - 3 BEDROOM UNIT
 SCALE: 1/4" = 1'-0"

5



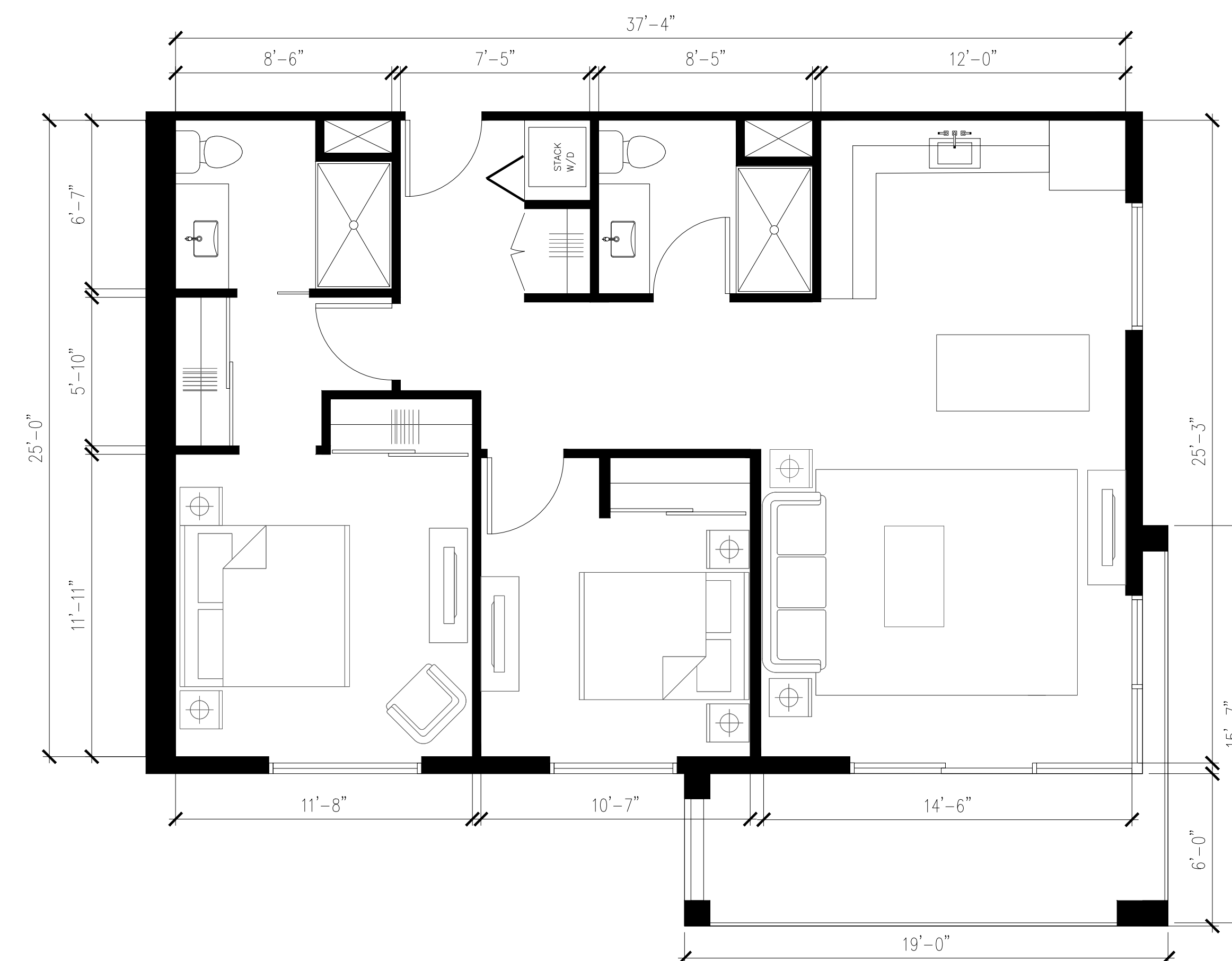
UNIT B - 2 BEDROOM UNIT
 SCALE: 1/4" = 1'-0"

4



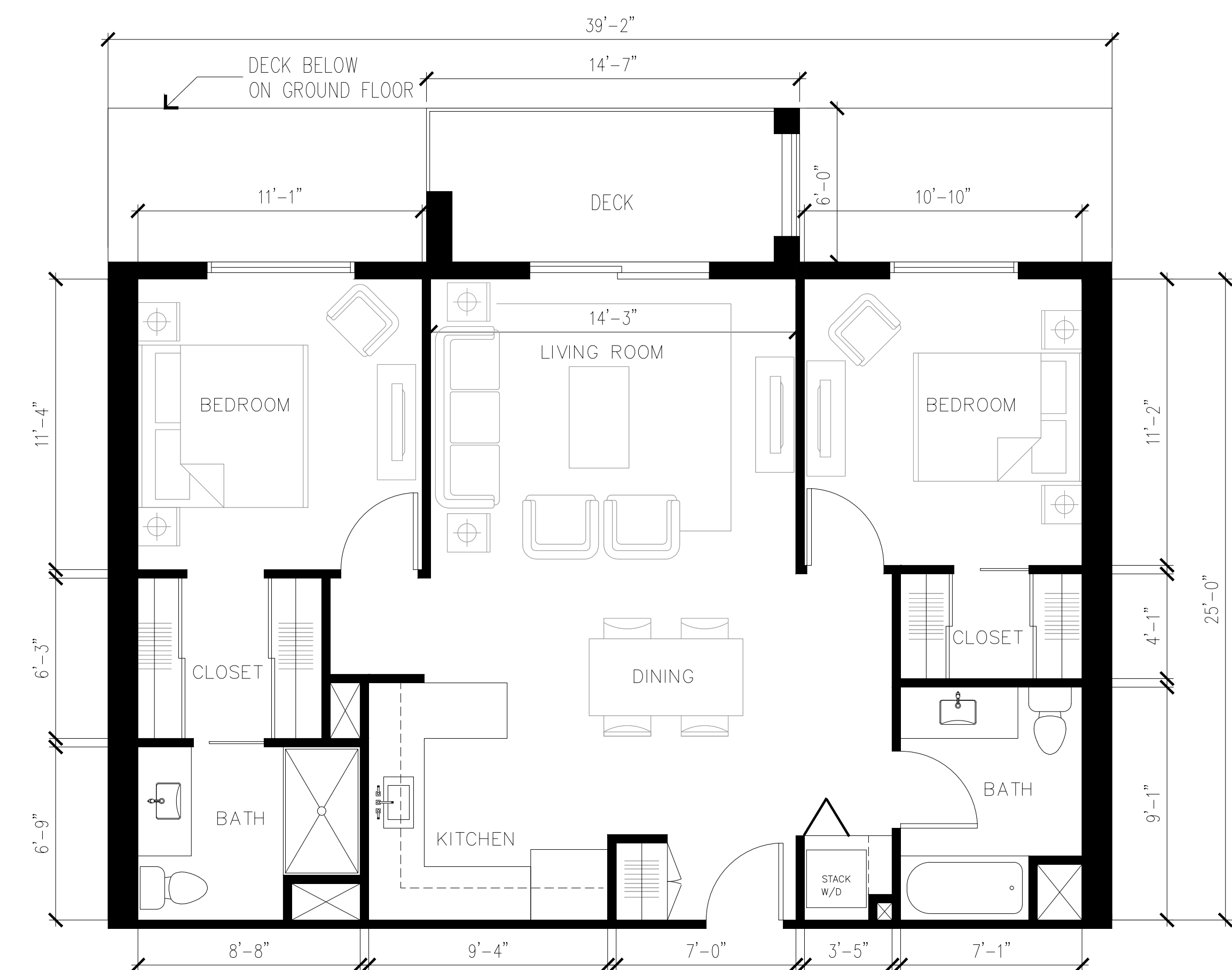
UNIT A3 - 2 BEDROOM UNIT
 SCALE: 1/4" = 1'-0"

3



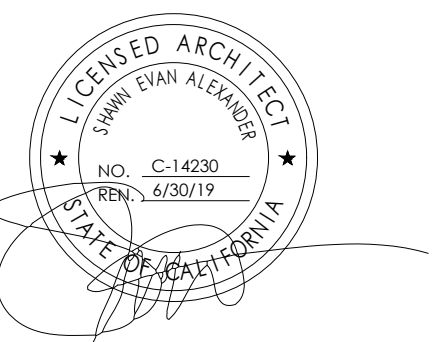
UNIT A2 - 2 BEDROOM UNIT
 SCALE: 1/4" = 1'-0"

2



UNIT A1 - 2 BEDROOM UNIT
 SCALE: 1/4" = 1'-0"

1



NO.	DATE	ISSUES AND REVISIONS	BY
1.	01/10/2020	ENTITLEMENT SET	

DATE
 SCALE
 PROJECT NUMBER
 COMPUTER FILE
 PROJECT NAME
 DESCRIPTION

UNIT PLANS

SHEET NUMBER
A06.01

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