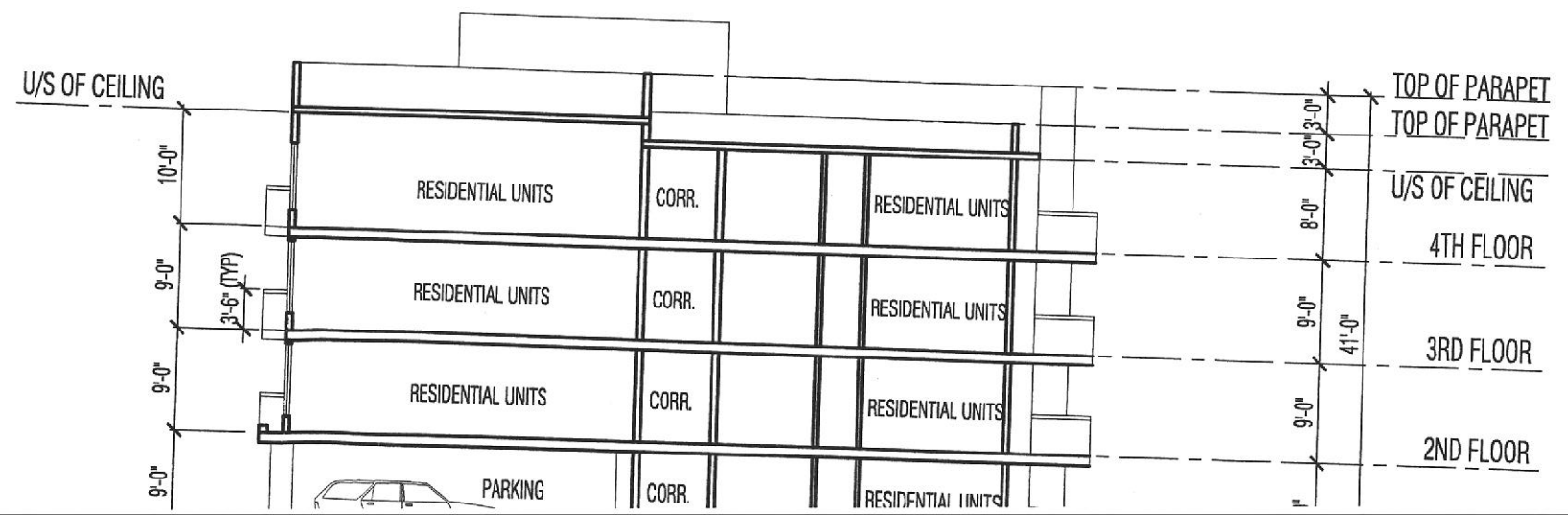
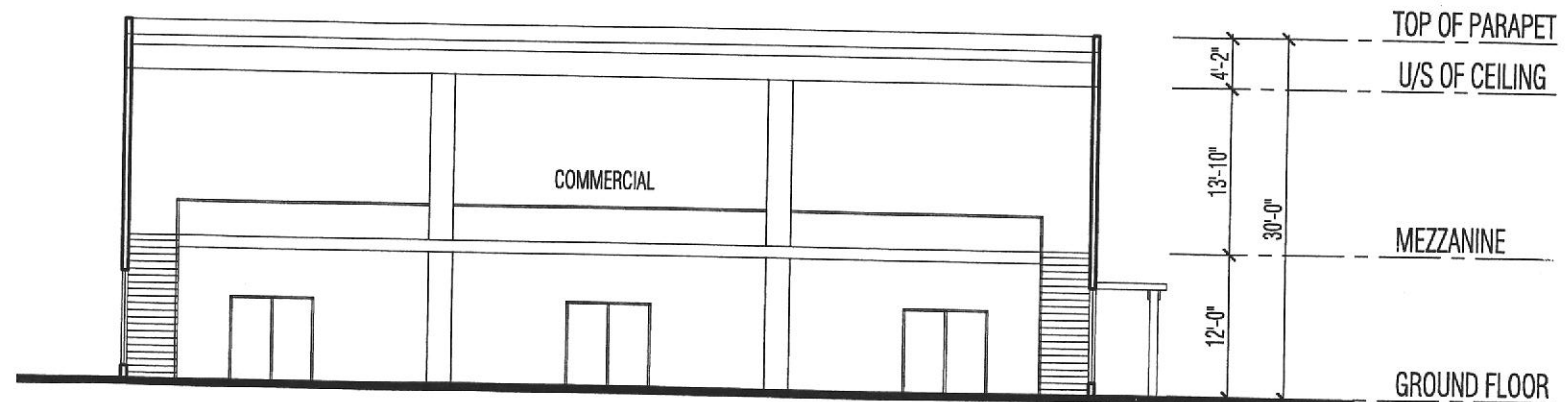
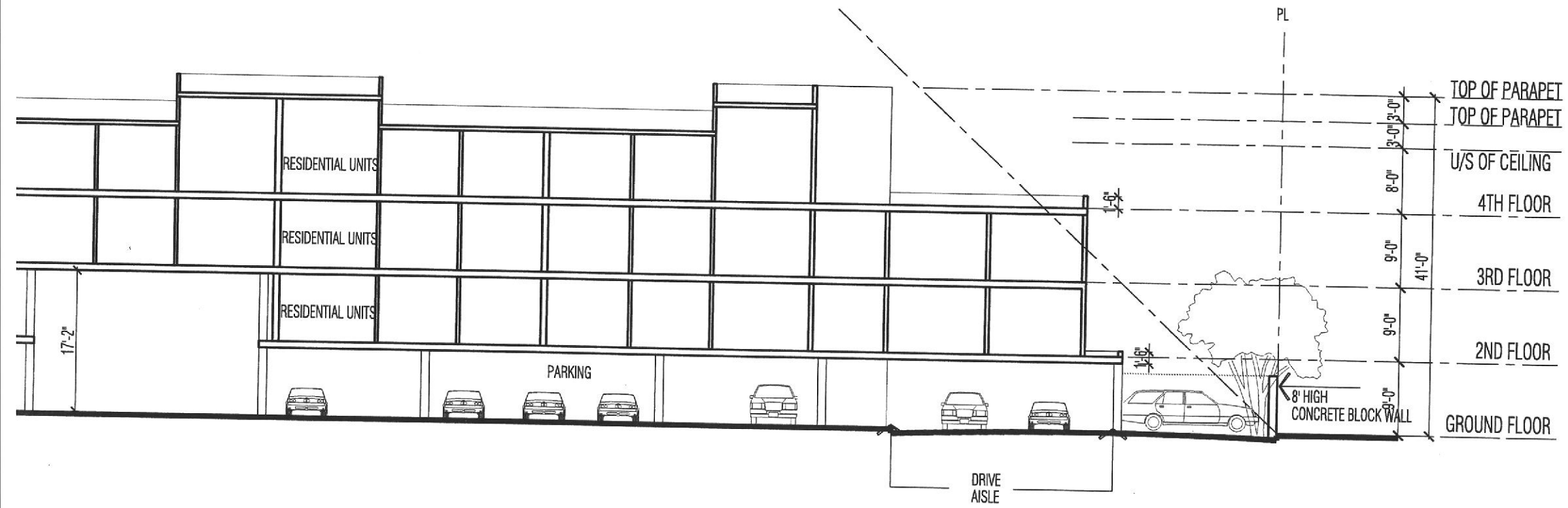


SECTION A
 SCALE: 1/16" = 1'-0"



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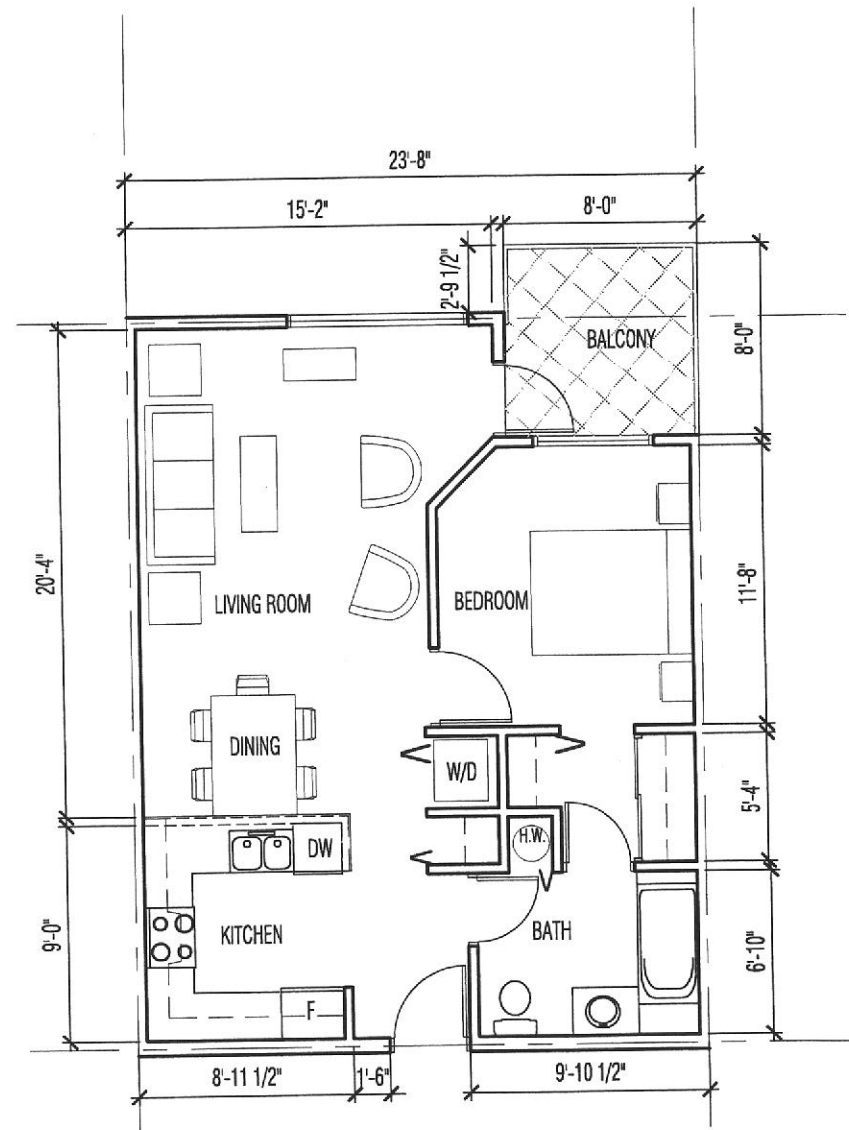
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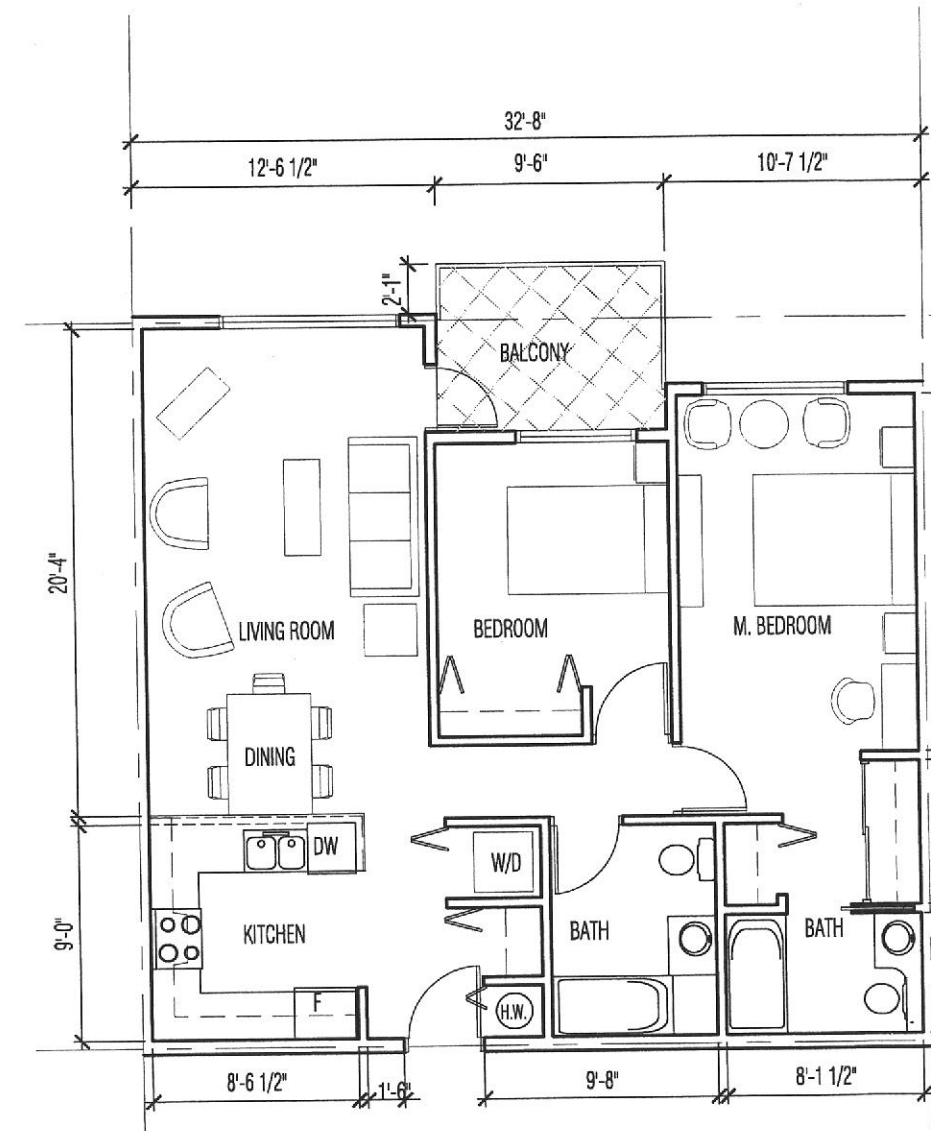
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SECTION B
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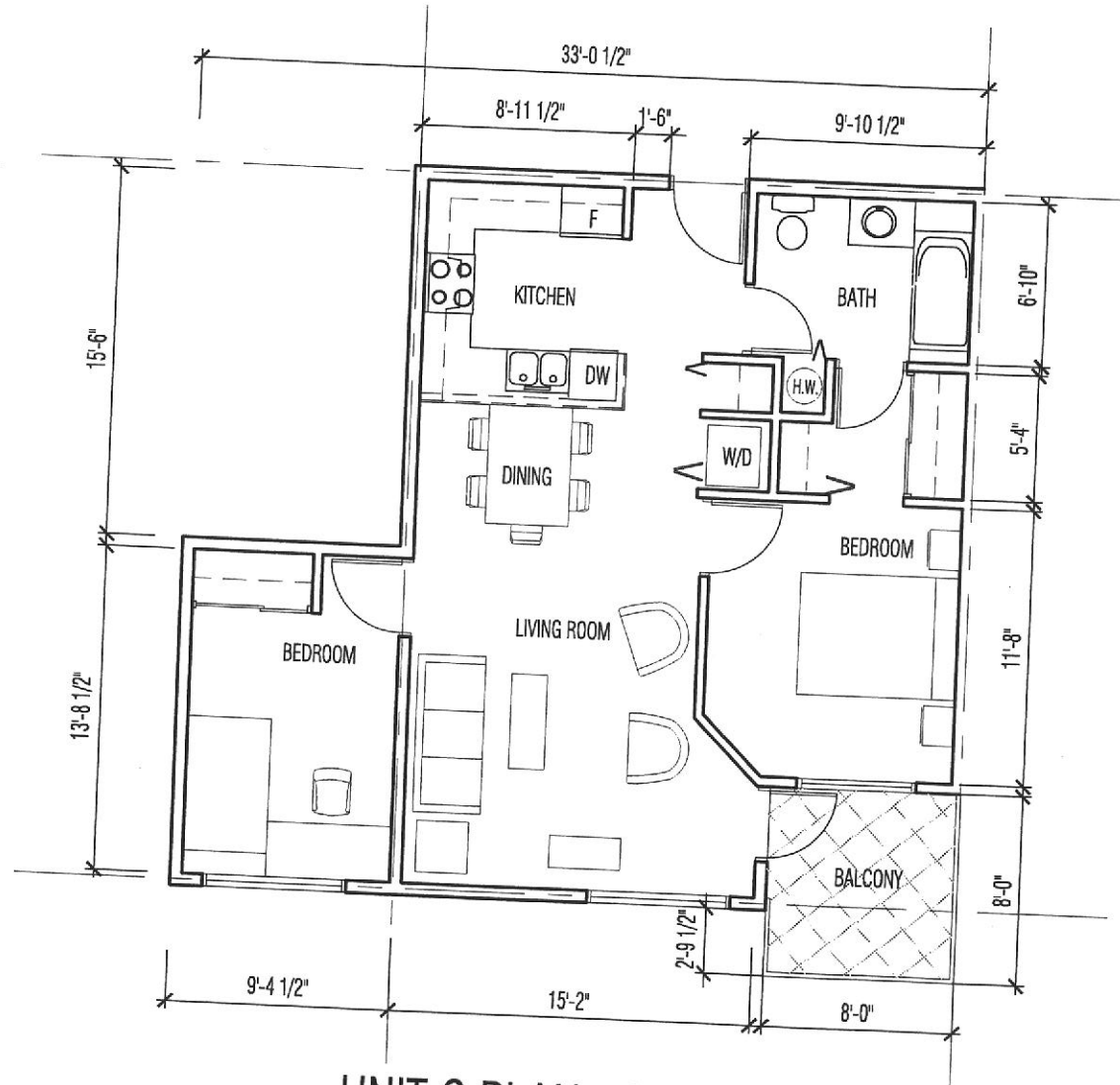


UNIT A PLAN - 687 SF
 SCALE: 1/8" = 1'-0"



UNIT B PLAN - 927 SF
 SCALE: 1/8" = 1'-0"

SECTION C
 SCALE: 1/16" = 1'-0"



UNIT C PLAN - 825 SF
 SCALE: 1/8" = 1'-0"

developed by:

Altima
 Contracting Ltd. Incorporation

2: Oct 07, 2003

1: July 25, 2003

no.: date: description:
 revisions

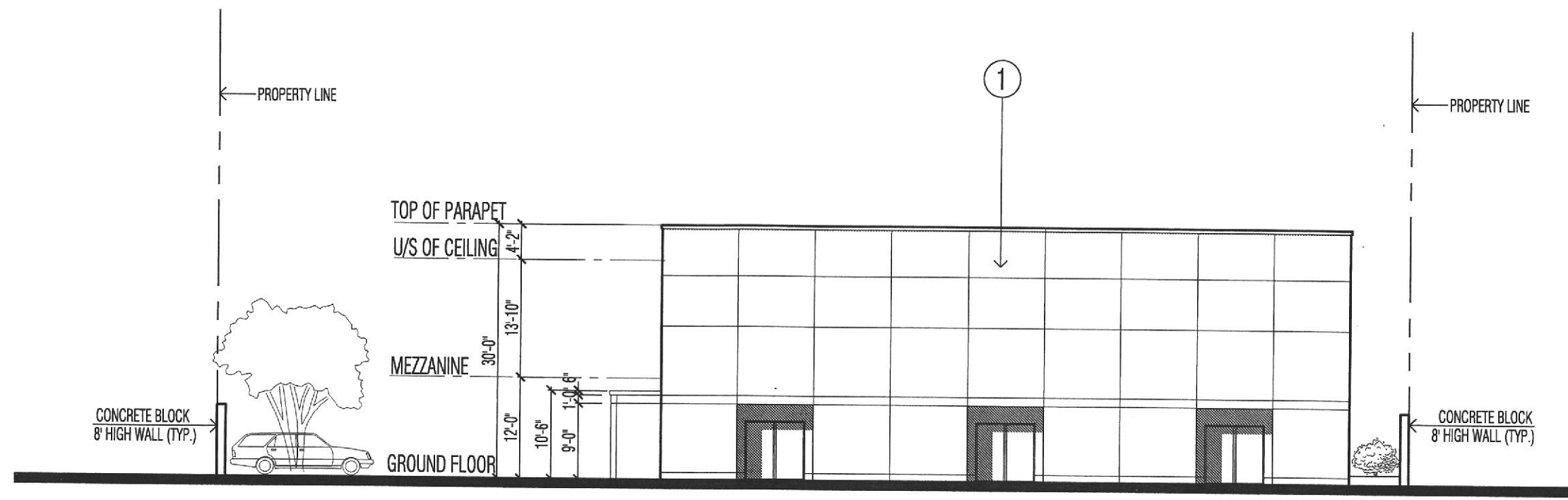
project title:
 15954-15960 East 14th St.
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 San Leandro, California

drawing title:
SECTIONS
UNITS PLAN

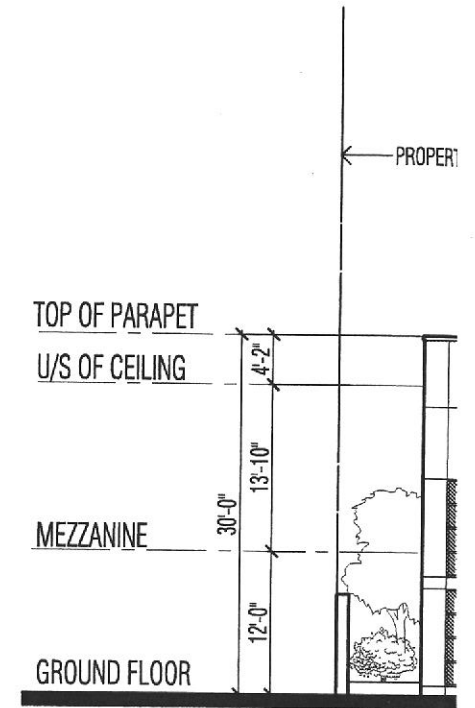
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drawn by:	date: July 16, 2003
checked by:	scale: As noted

drawing no.:

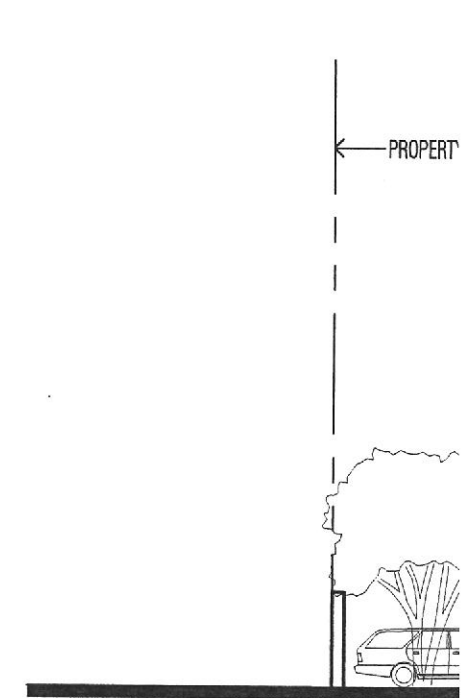
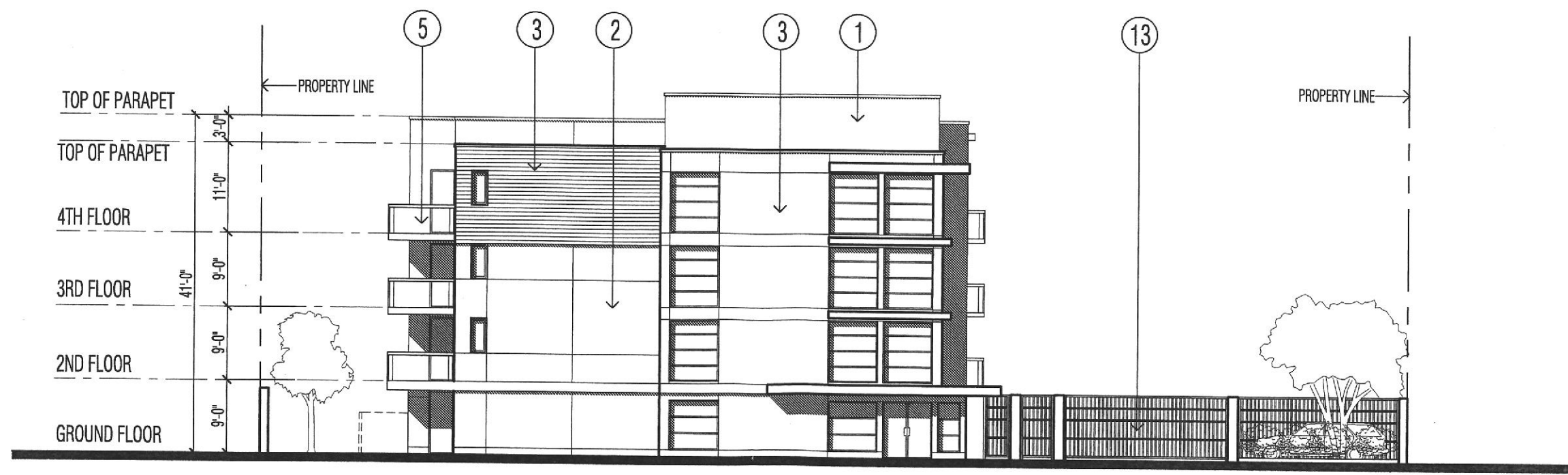
A1.5



EAST ELEVATION (Commercial)



WEST



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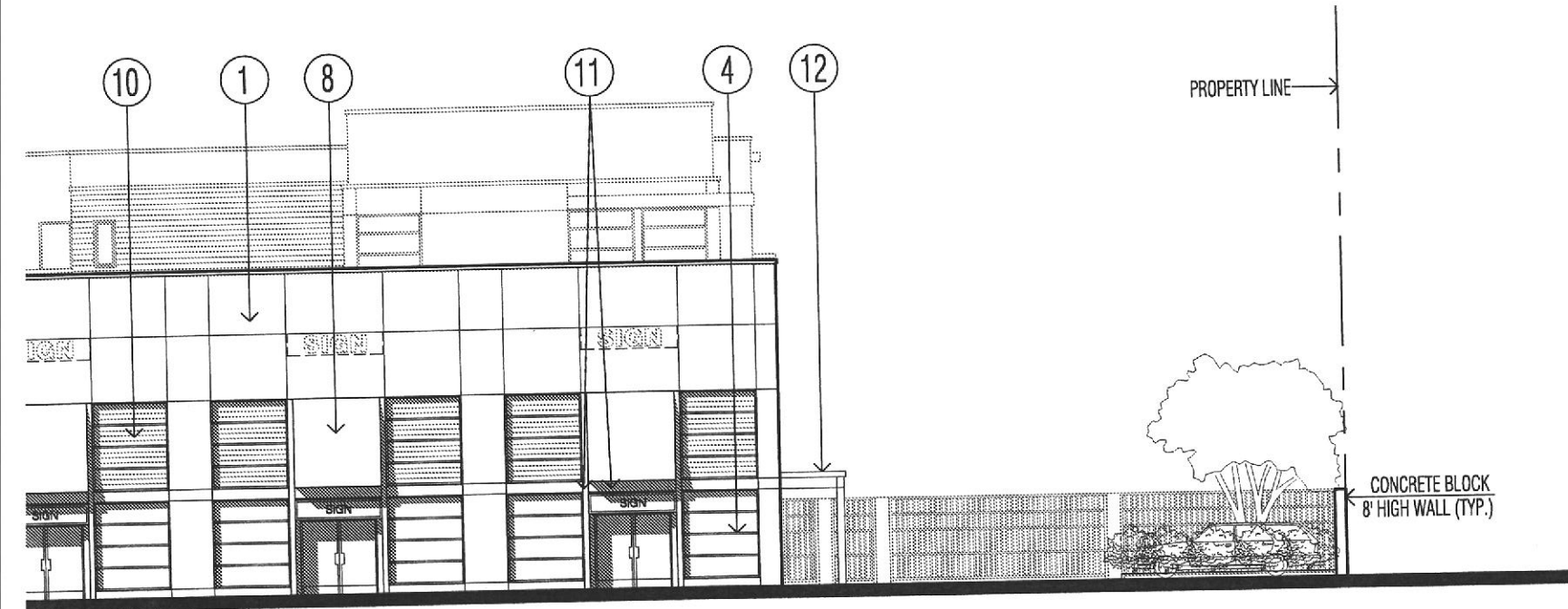
studioone

LEGEND

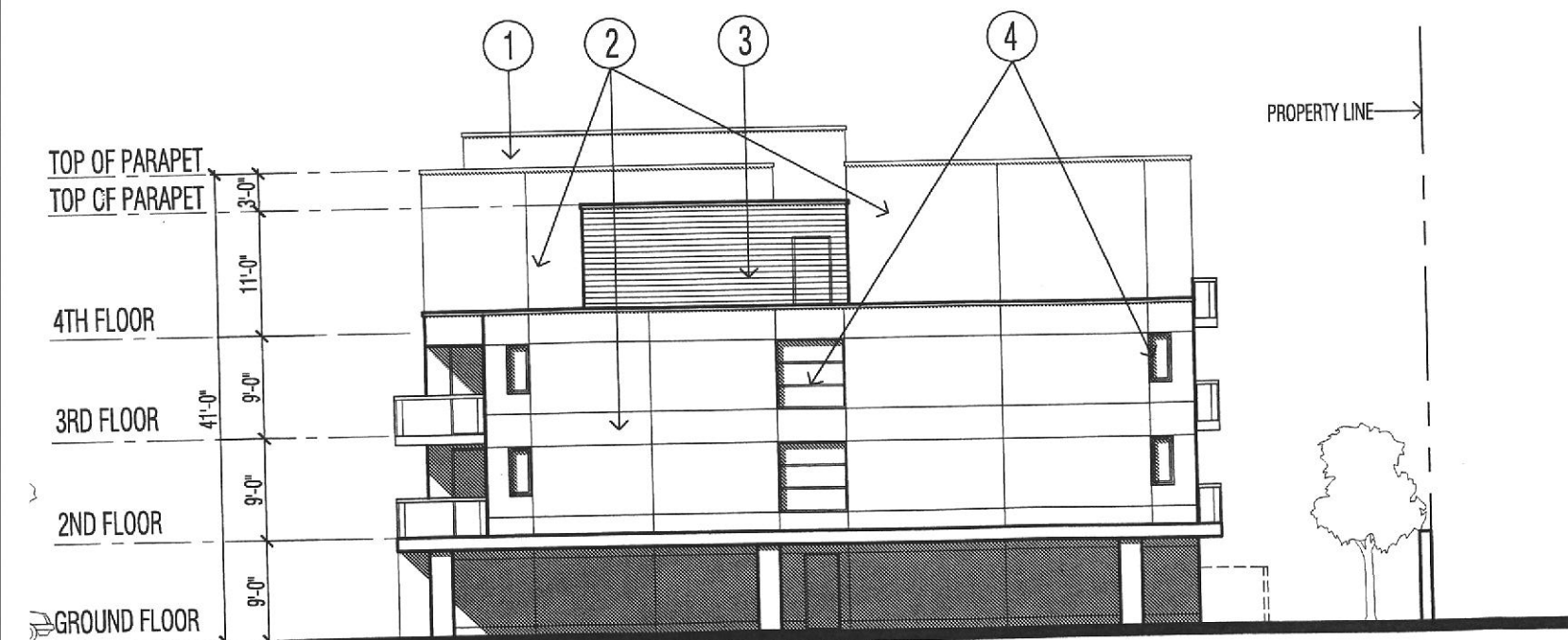
- ① ACRYLIC STUCCO (COLOR P&L 2251)
- ② ACRYLIC STUCCO (COLOR P&L 1920)
- ③ HARDIE SIDING (COLOR P&L 2216)
- ④ WINDOWS & DOORS IN ALUM. FRAME (COLOR BLACK)
- ⑤ METAL RAILING WITH GLASS INFILL (COLOR BLACK)
- ⑥ STUCCO CONTROL JOINT
- ⑦ METAL FLASHING (COLOR P&L 2251)
- ⑧ CANVAS AWNING
- ⑨ SIGN BAND
- ⑩ SUN CONTROL LOUVERS
- ⑪ STEEL POST & BEAM (COLOR P&L 2247)
- ⑫ WOOD TRELLIS (NATURAL STAIN)
- ⑬ METAL SECUR GATE AND FENCE (COLOR CHARCOAL BLACK)

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BARRY NIX

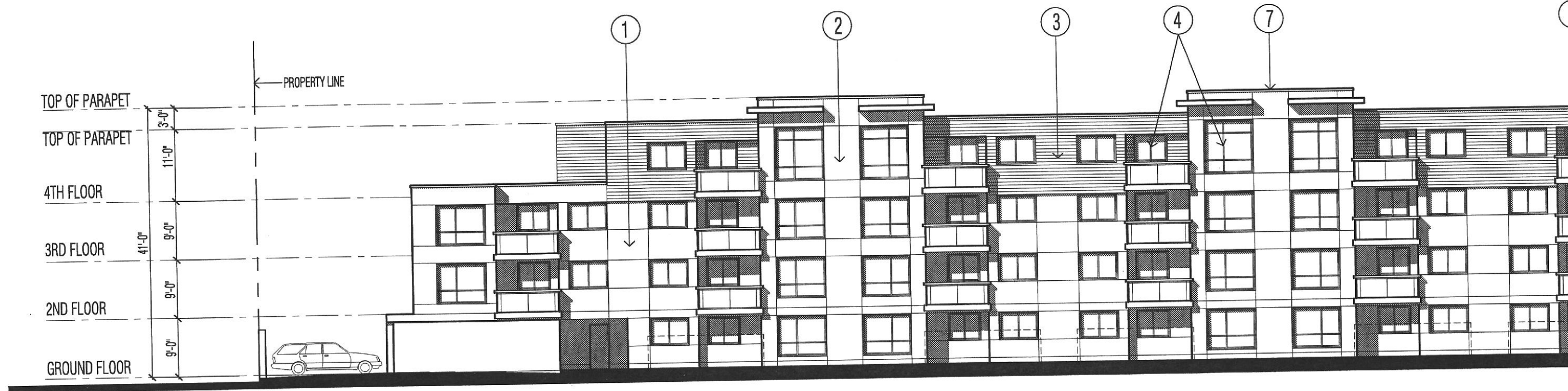


ATION (Commercial)

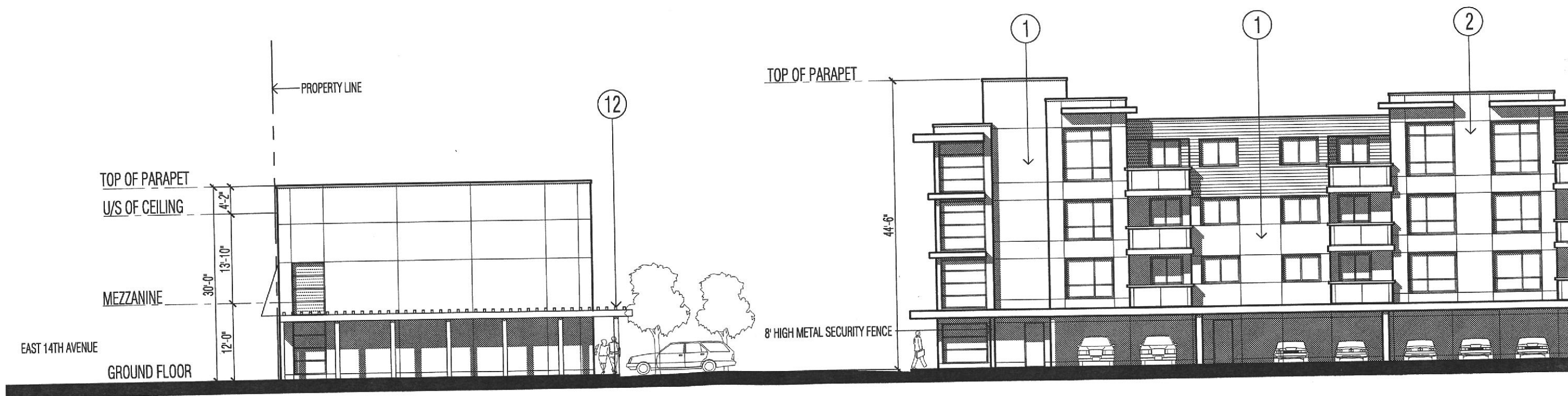


WEST ELEVATION (Residential)

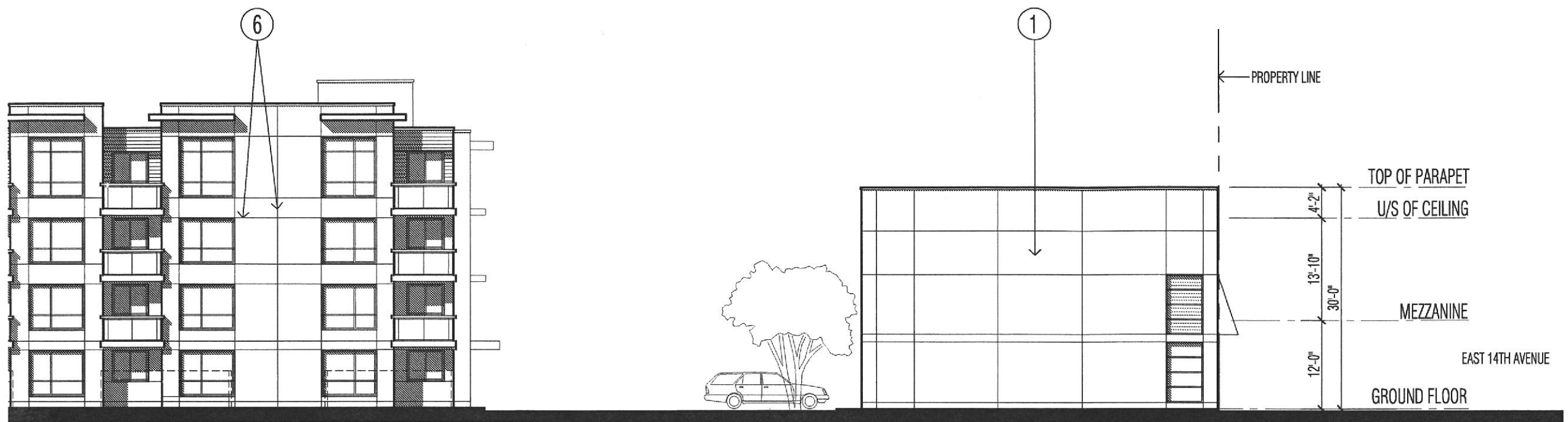
EAST



NORTH ELEVATION



developed by:



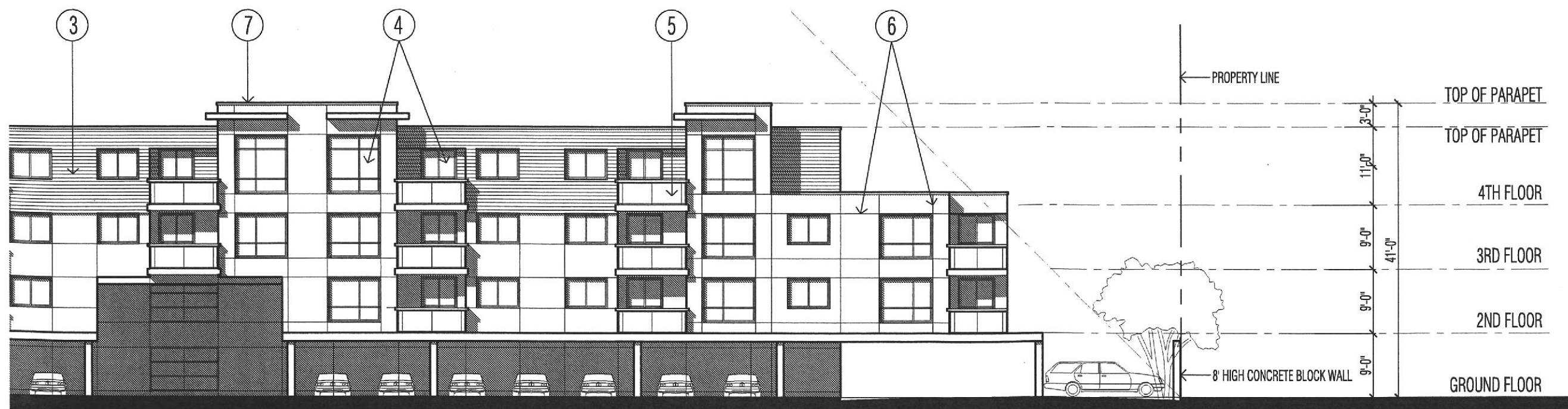
2 OCT 07,03

1 JUL 25,03

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revisions		

project title:
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 Residential & Corr
 San Leandro, Calif

drawing title:
ELEVATIONS



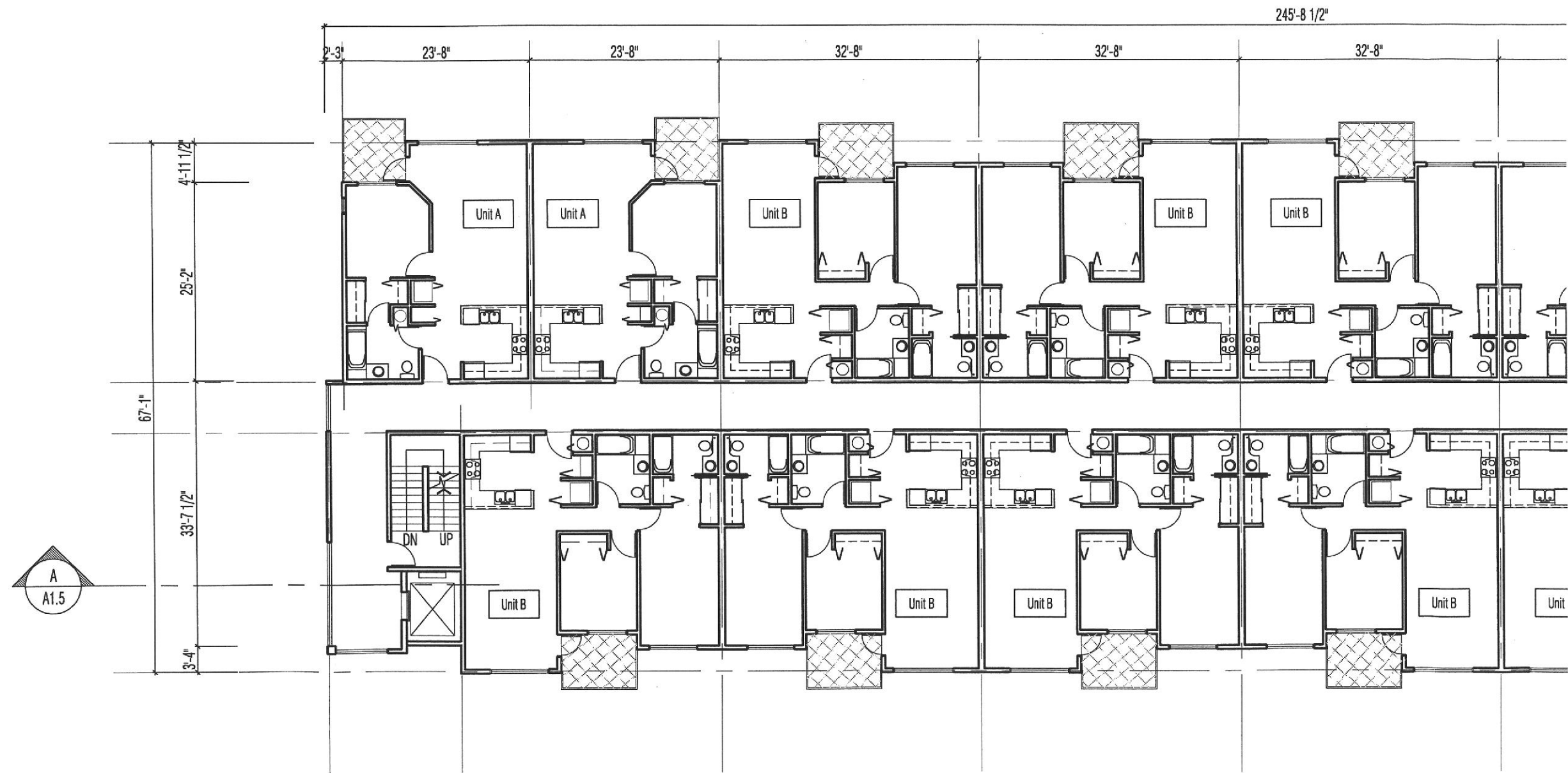
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drawn by: date: Jul 2

checked by: scale: 1/1

drawing no.:

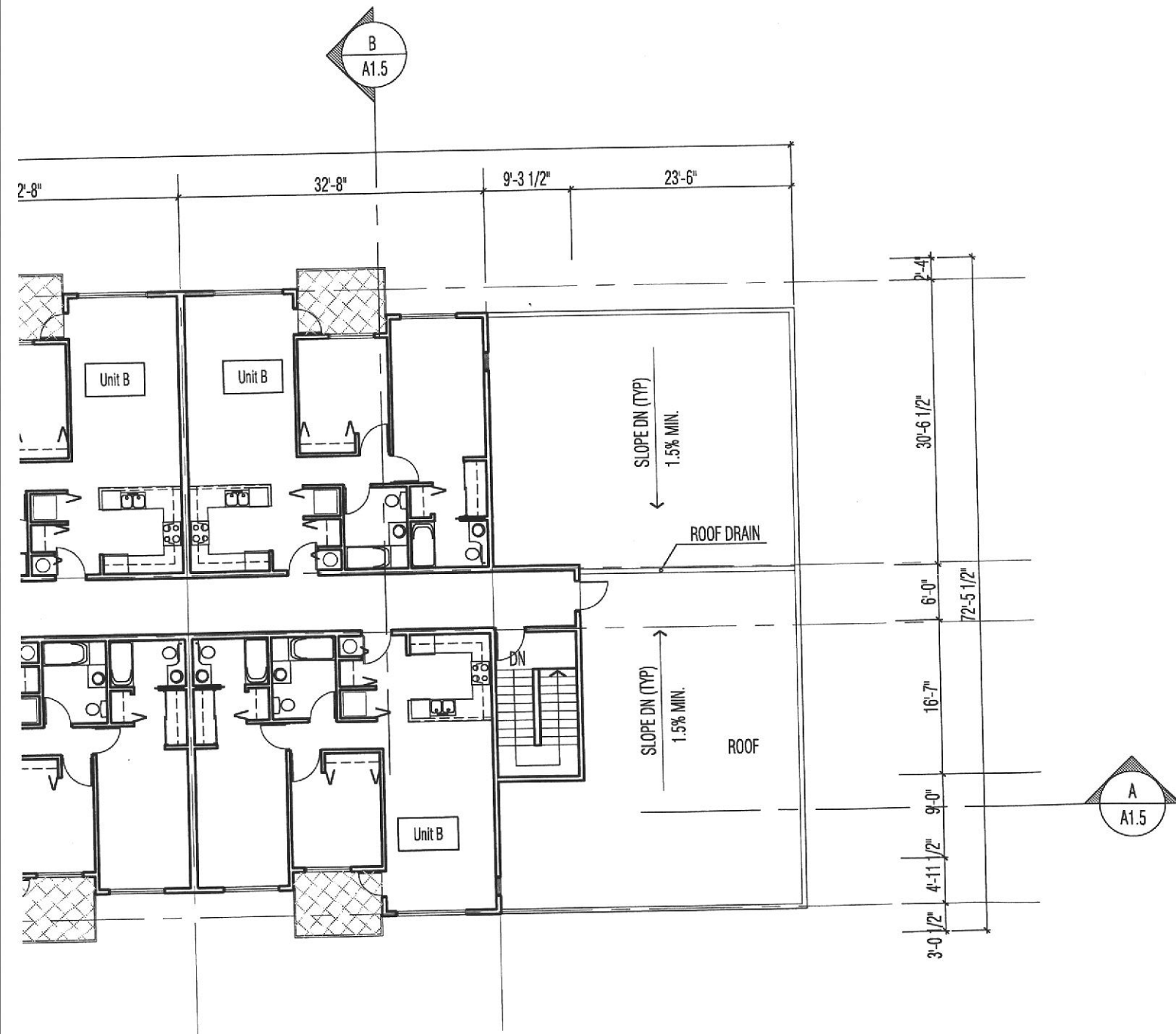




4TH FLOOR PLAN (Residential)

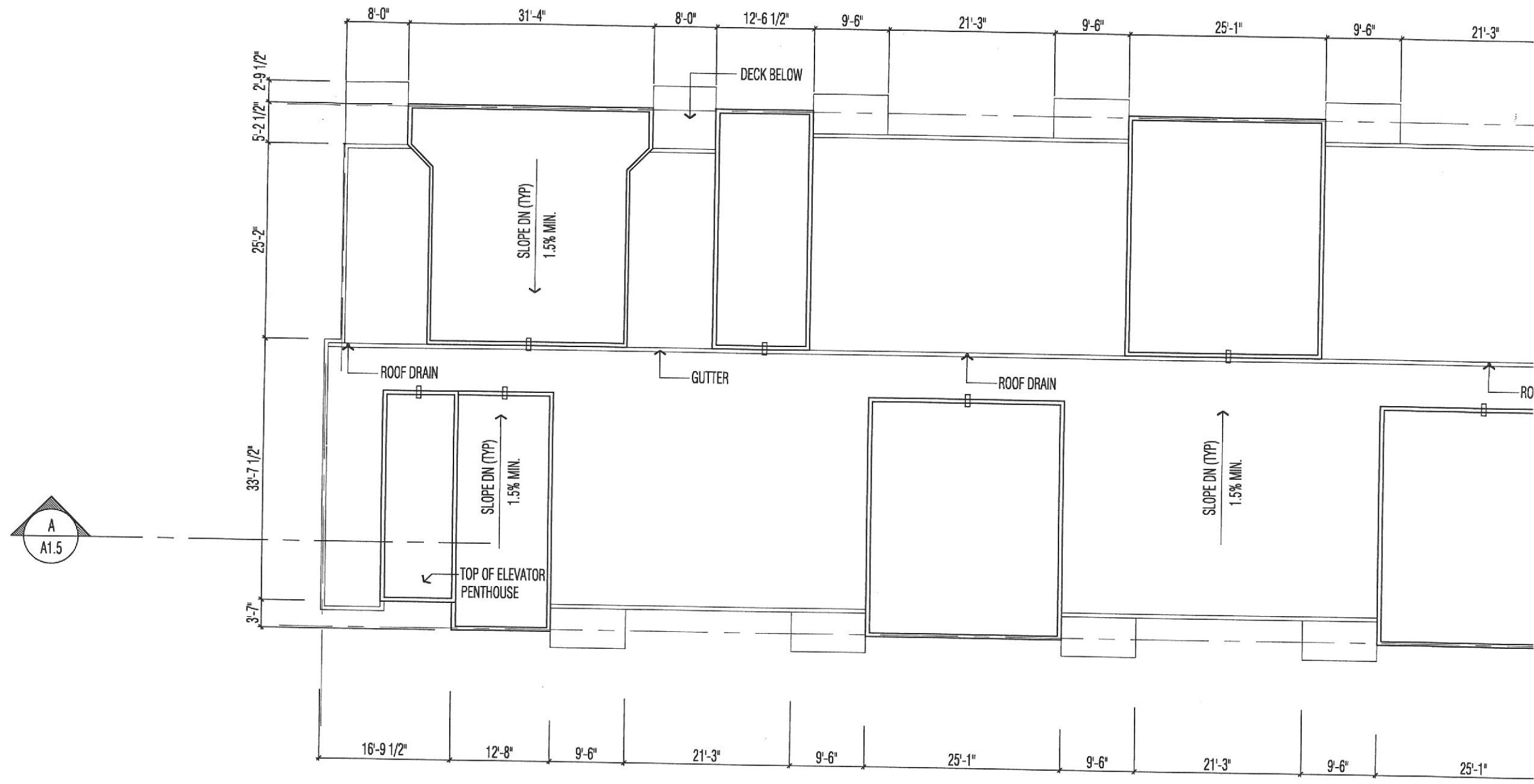
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 Fax: (604) 734 - 1121
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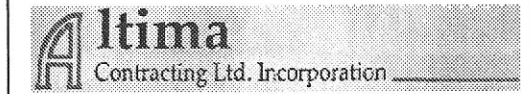
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ROOF PLAN

developed by:



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revisions

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San Leandro, California

drawing title:
4TH FLOOR PLAN
ROOF PLAN

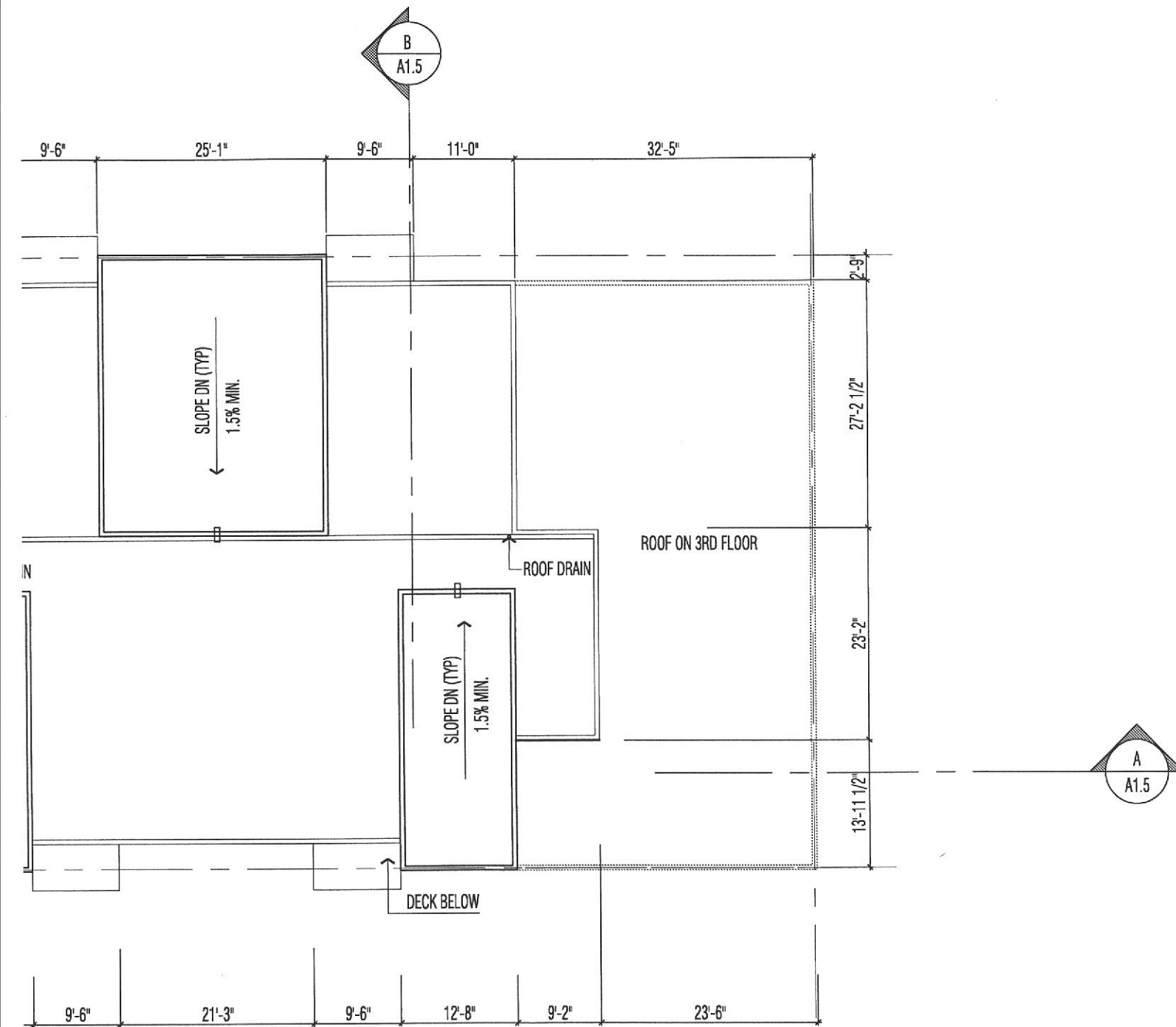
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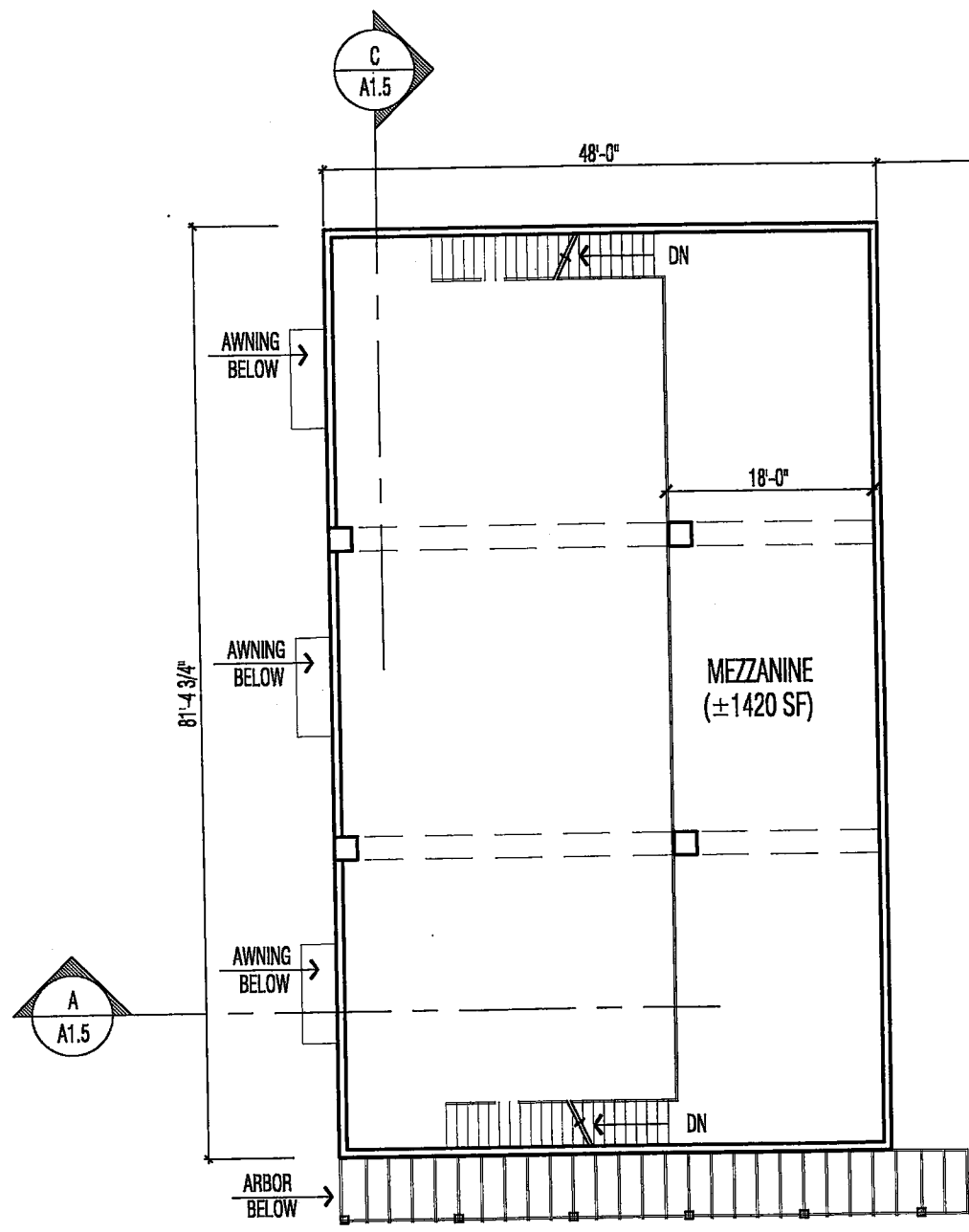
drawn by: date: July 16, 2003

checked by: scale: 1/16" = 1'-0"

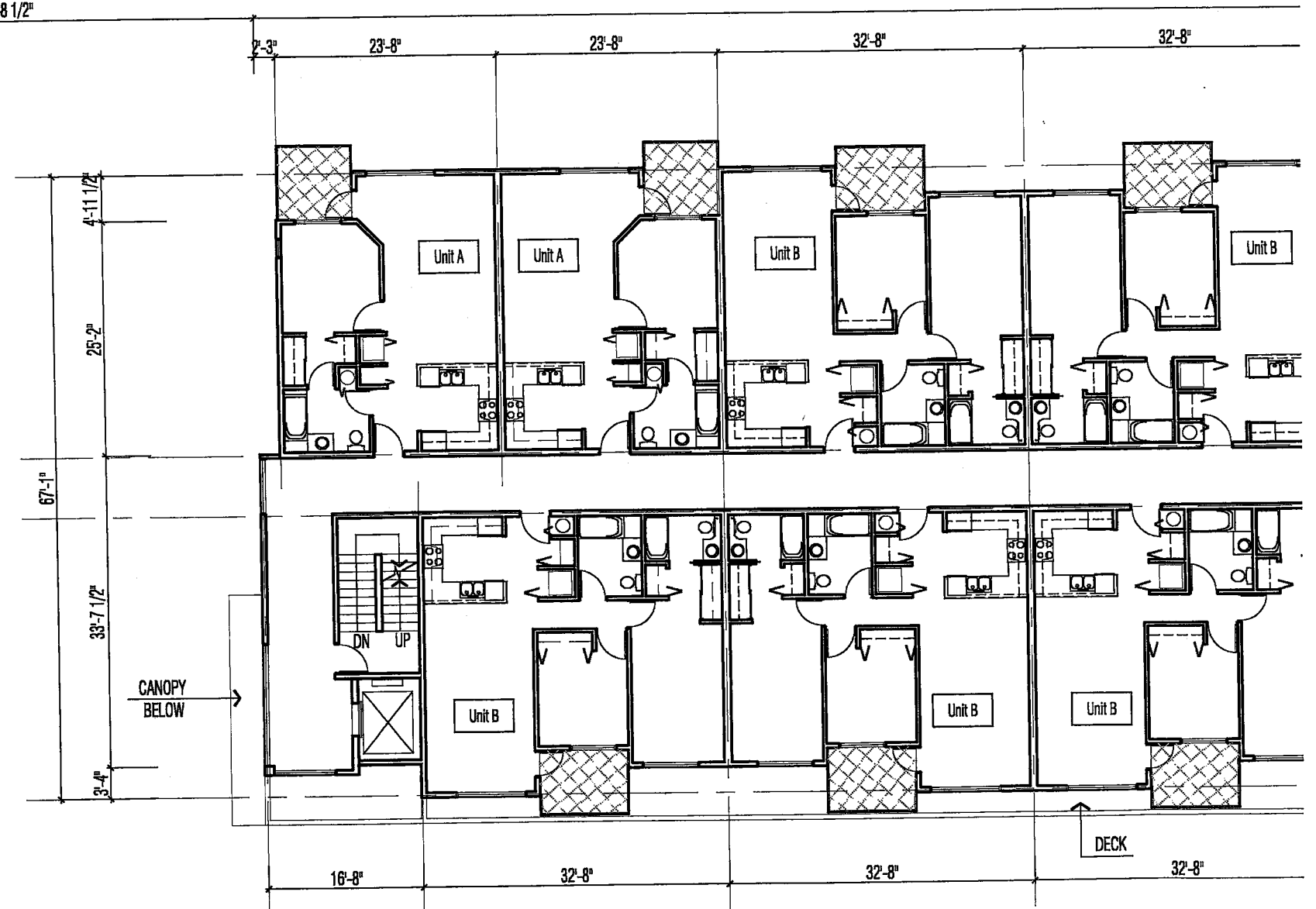
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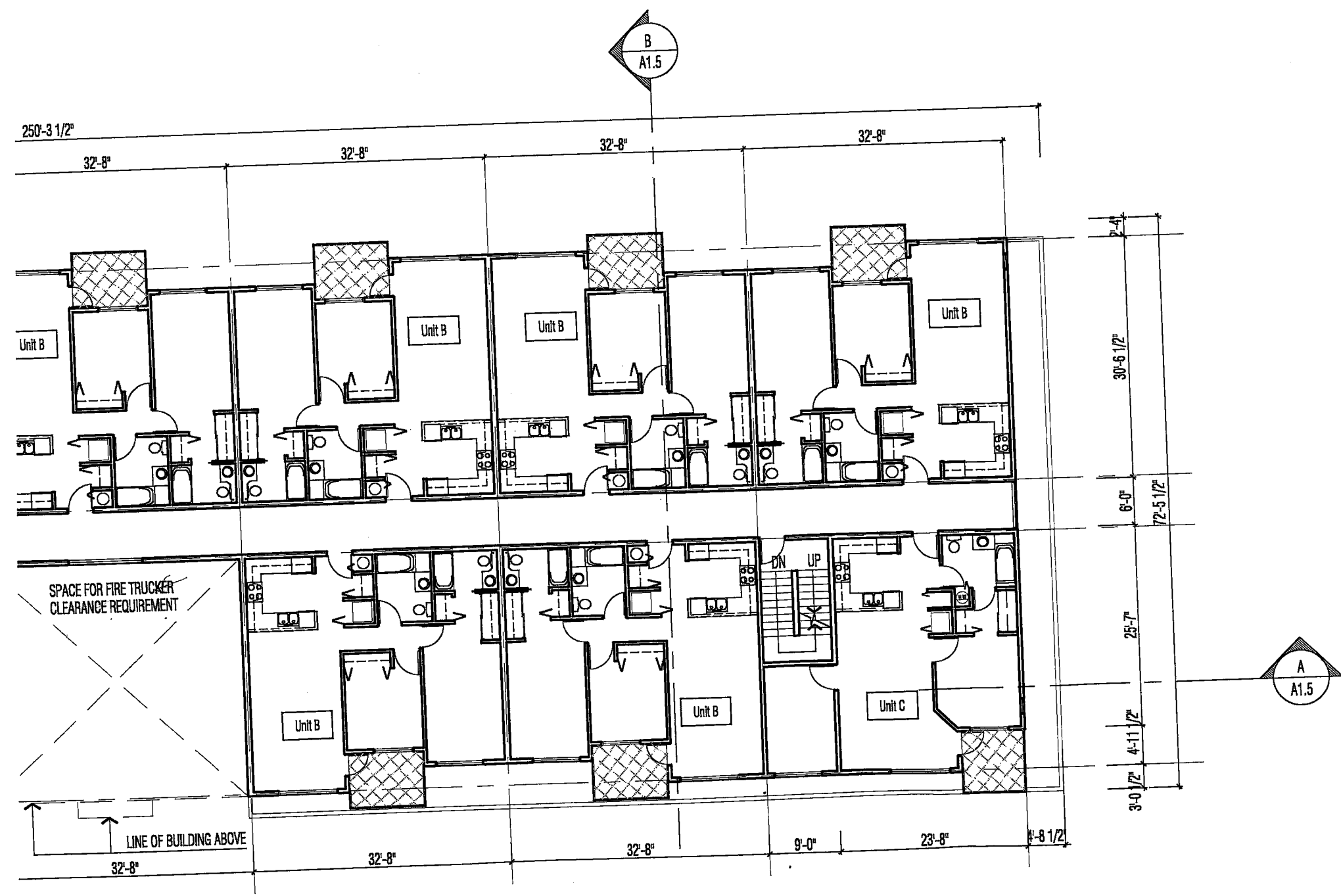
MEZZANINE (Commercial)



2ND FLOOR PLAN (Residential)

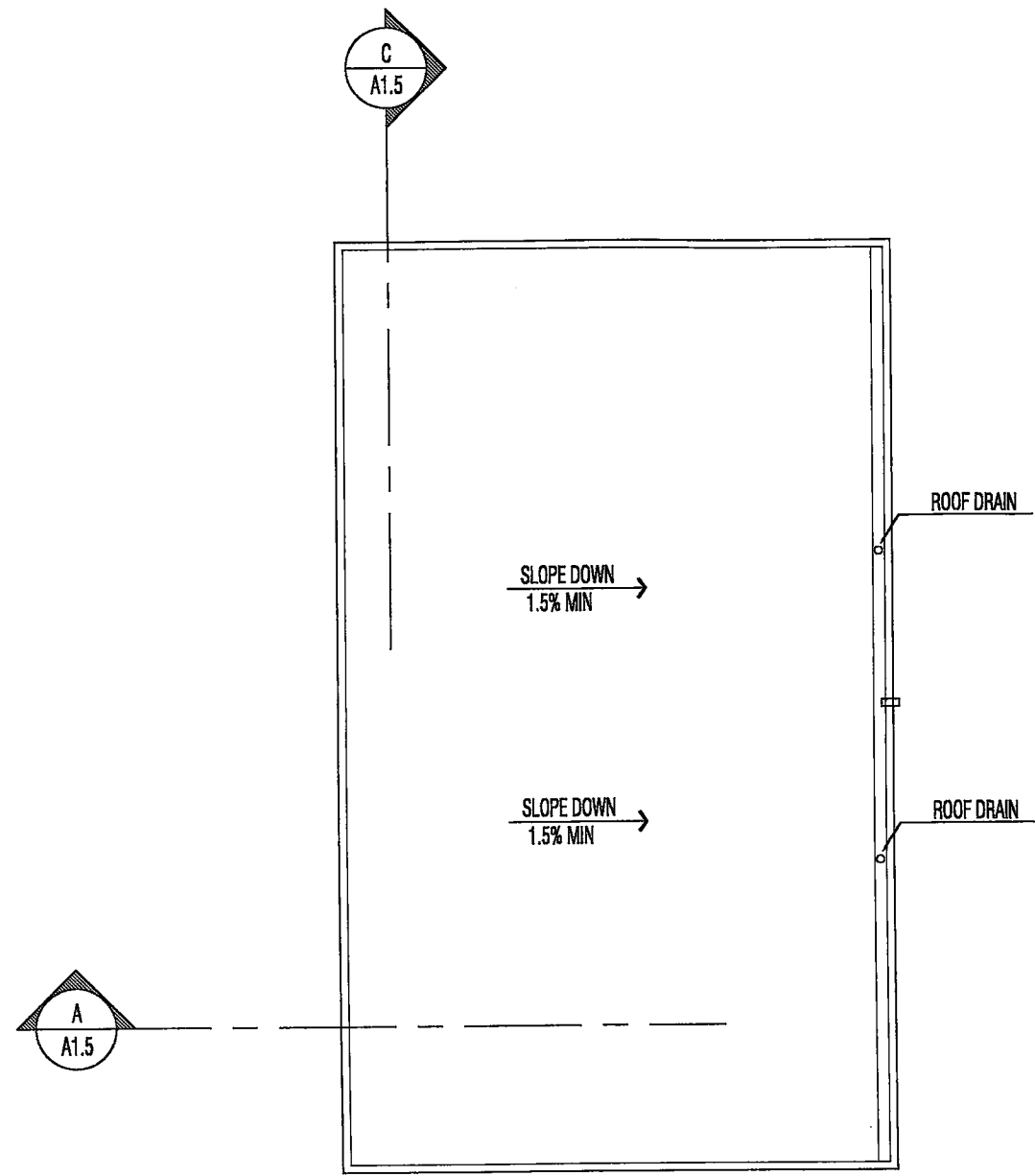
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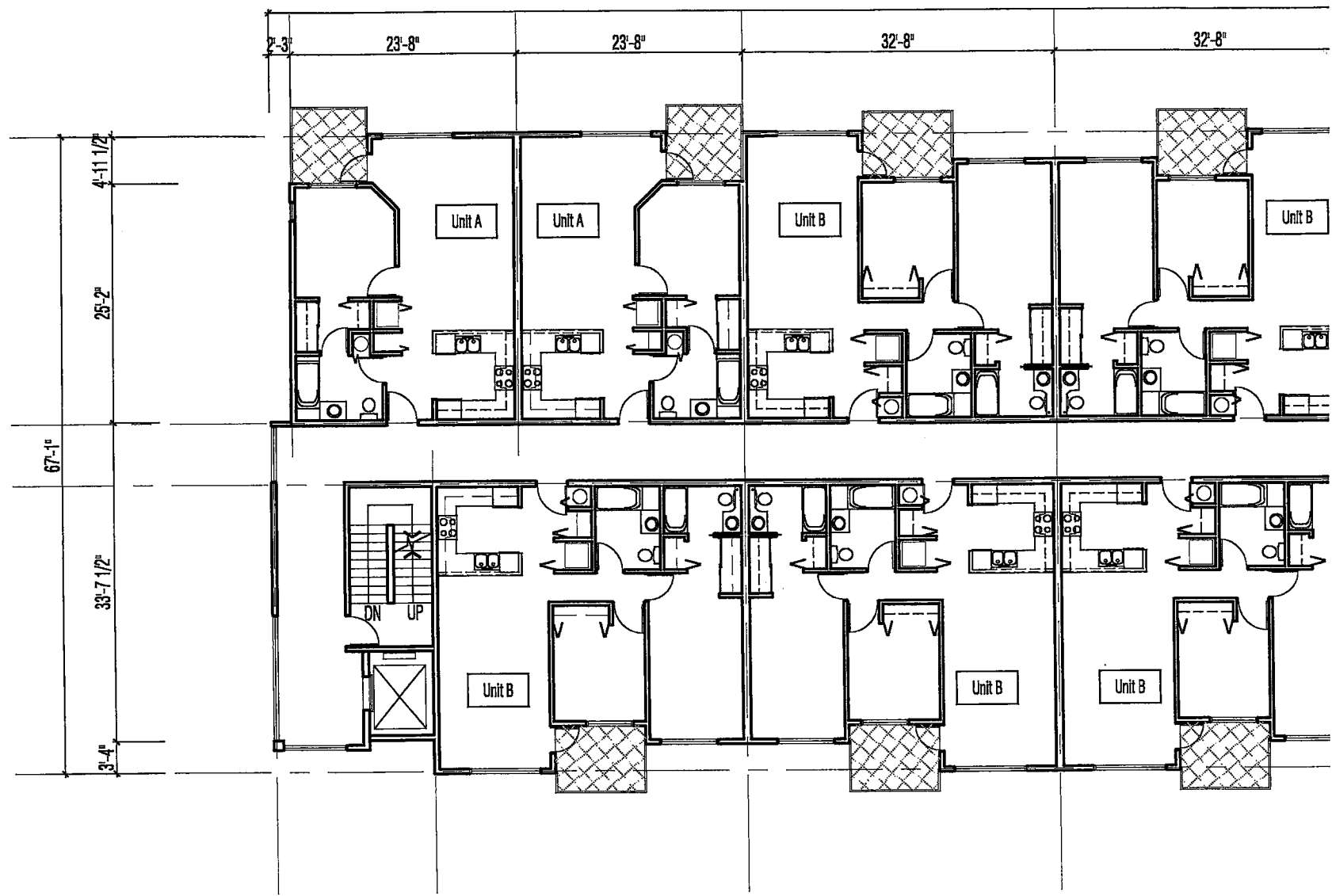


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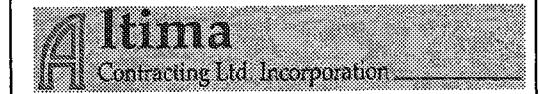


ROOF PLAN (Commercial)



3RD FLOOR PLAN (Residential)

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1	Jul 25,03	
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revisions		

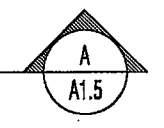
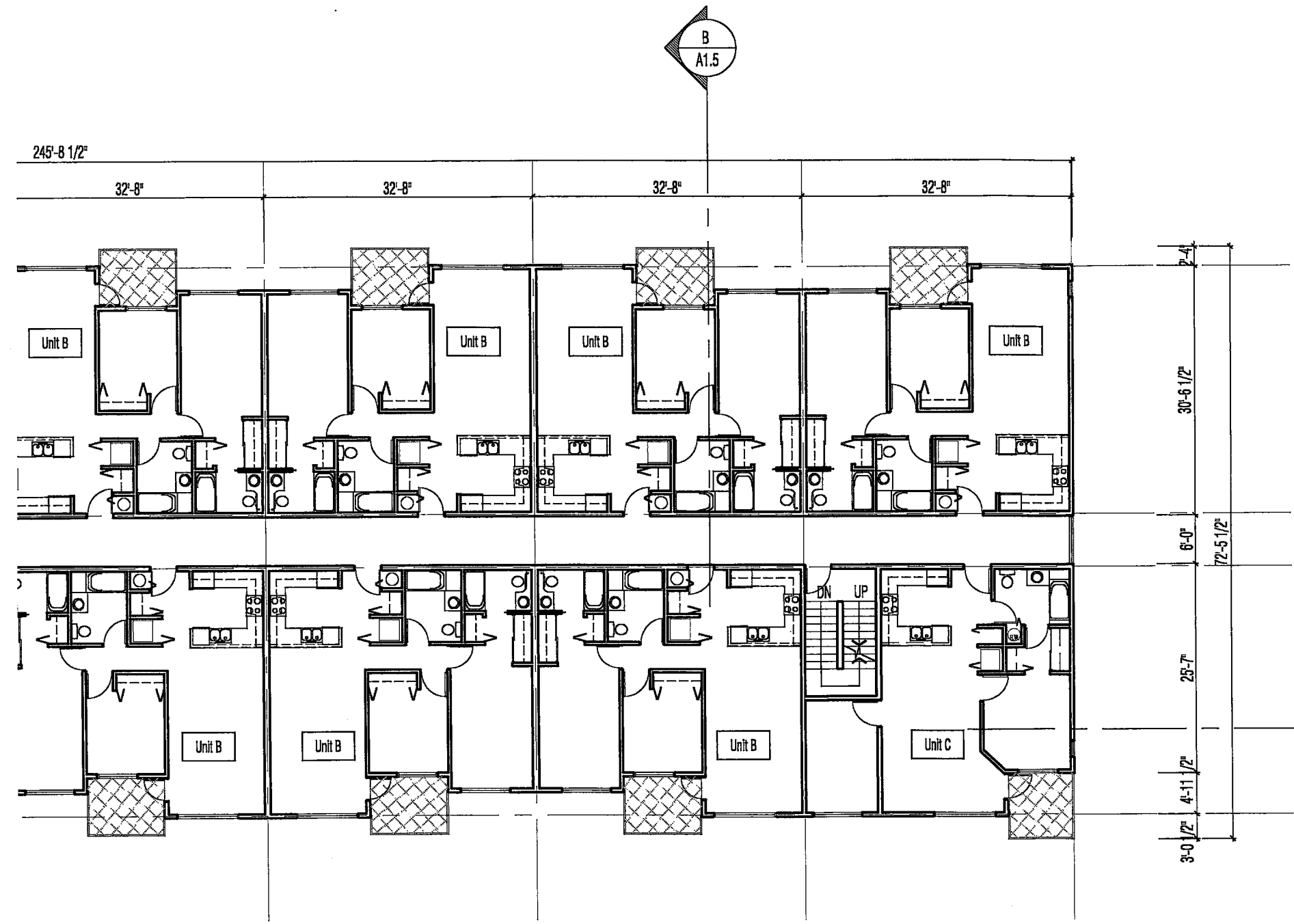
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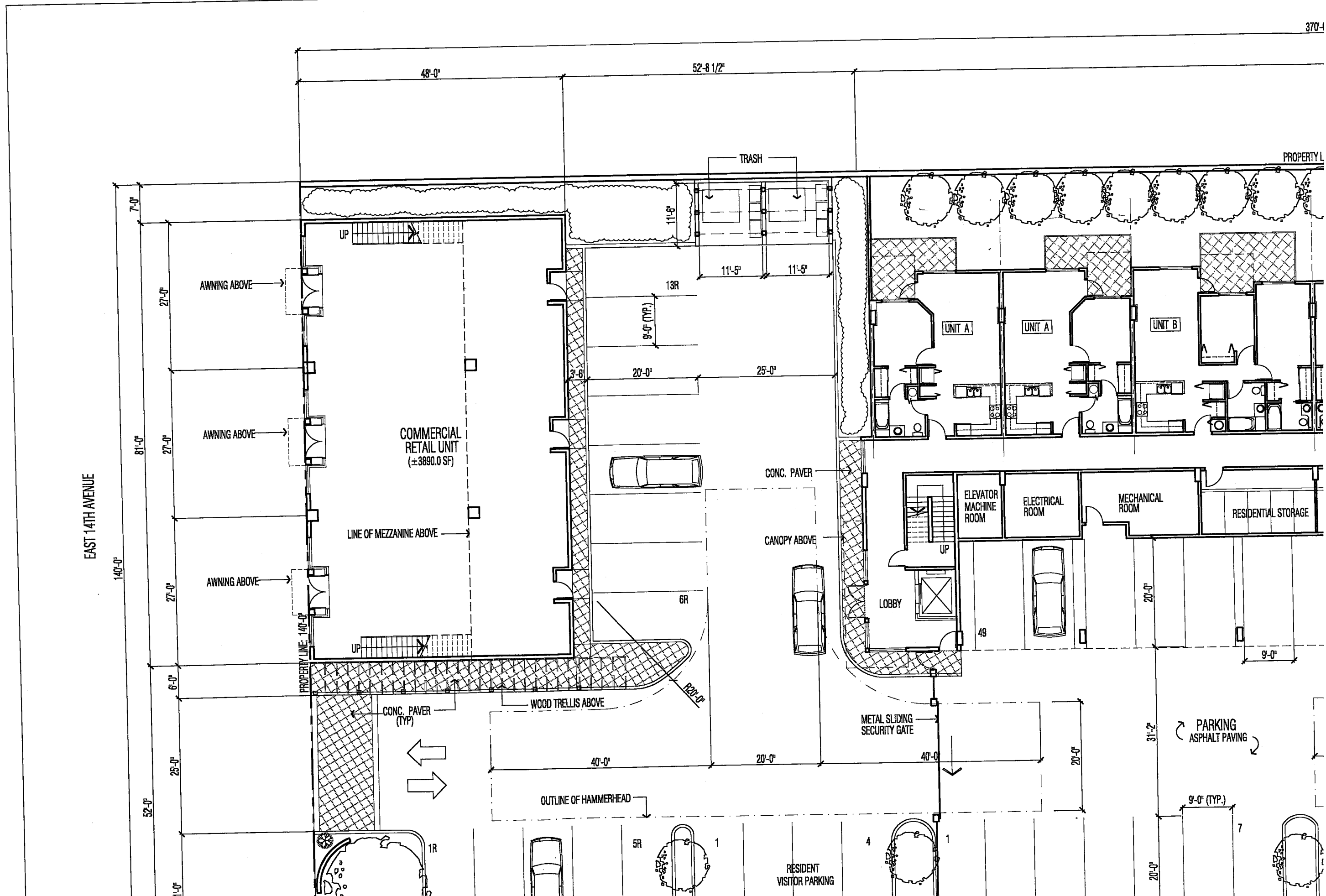
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3RD FLOOR PLAN

project no.:	2313
drawn by:	date: July 16, 2003
checked by:	scale: 1/16" = 1'-0"

drawing no.:

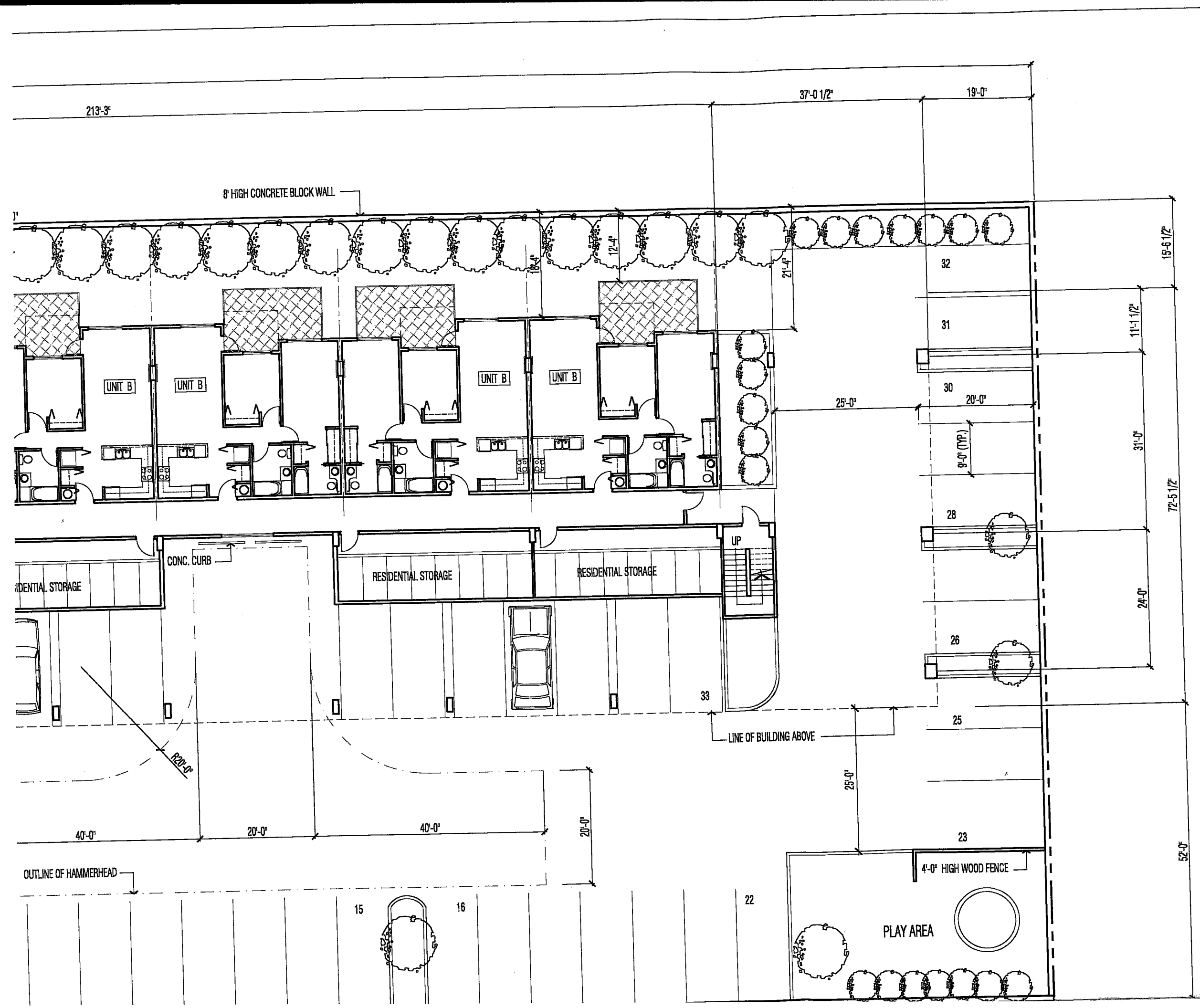
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developed by:

SITE / GROUND FLOOR PLAN

SITE STATISTICS:

CIVIC ADDRESS:	15940-15960 EAST 14TH ST., SAN LEANDRO, CALIFORNIA
SITE DIMENSION:	140'-0" X 370'-0"
SITE AREA:	51,800 SF
ZONING:	TA (TRANSIT ACCESS)

RESIDENTIAL:

GROUND FLOOR:	10,116 SF
2ND FLOOR:	14,510 SF
3ND FLOOR:	15,440 SF
4TH FLOOR:	13,550 SF
TOTAL FLOOR AREA:	53,616 SF

COMMERCIAL:

GROUND FLOOR:	3,890 SF
MEZZANINE:	1,420 SF
TOTAL FLOOR AREA:	5,310 SF

RESIDENTIAL UNITS:

UNIT TYPE A:	687SF	(1 BEDROOM)
UNIT TYPE B:	927 SF	(2 BEDROOM)
UNIT TYPE C:	825 SF	(2 BEDROOM)

NUMBER OF UNITS:

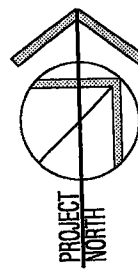
	UNIT TYPE A	UNIT TYPE B	UNIT TYPE C	TOTAL
1ST FLOOR:	2	5		7
2ND FLOOR:	2	11	1	14
3RD FLOOR:	2	12	1	15
4TH FLOOR:	2	11	0	13
TOTAL NUMBER OF UNITS:	8	39	2	49

PARKING:

	PROVIDED
RESIDENTIAL	53
COMMERCIAL	13

USABLE OPEN SPACE

SITE AREA:	51,800 SF (370' X 140')
42 UNITS BALCONY @65 SF PER SUITE:	2,730 SF
7 UNITS PATIO @130 SF PER SUITE:	910 SF
PLAY AREA:	1,186 SF
TOTAL:	4,826 SF (9%)



PROJECT LOCATION



LOCATION PLAN
SCALE : NTS

Drawing List

- A1.1 Site / Ground Floor Plan
Location Plan
Site Statistics
Drawing List
- A1.2 2nd Floor Plan,
3rd Floor Plan
- A1.3 4th Floor Plan,
Roof Plan
- A1.4 Elevations
- A1.5 Sections,
Unit Plans

2 Oct 07,03

1 Jul 25,03

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drawing title:

Site/Ground Floor Plan
Location Plan
Site Statistics

project no.: 2313

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checked by: scale: 1/16"=1'-0

drawing no.:

A1.1