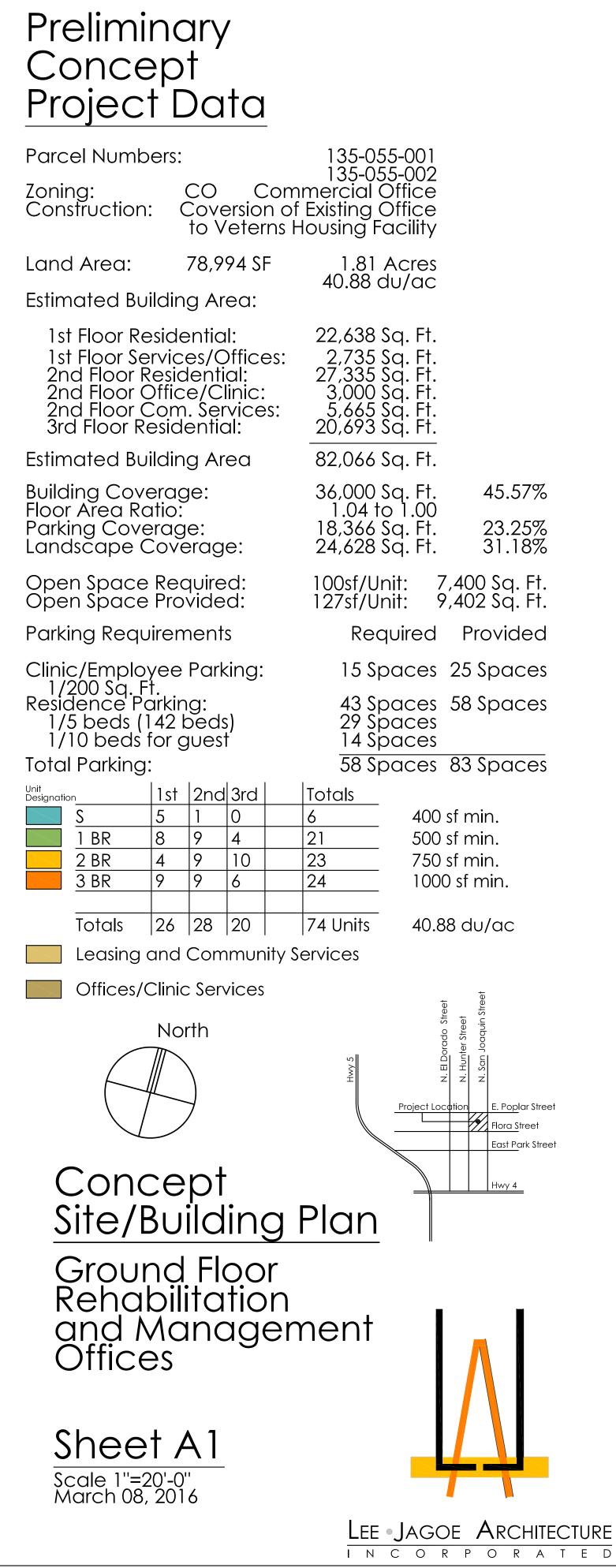


2291 W. MARCH LANE, SUITE B200 STOCKTON, CALIFORNIA 95207 (209) 957-9254 FAX (209) 957-9347 DJAGOE.LJARCH@GMAIL.COM

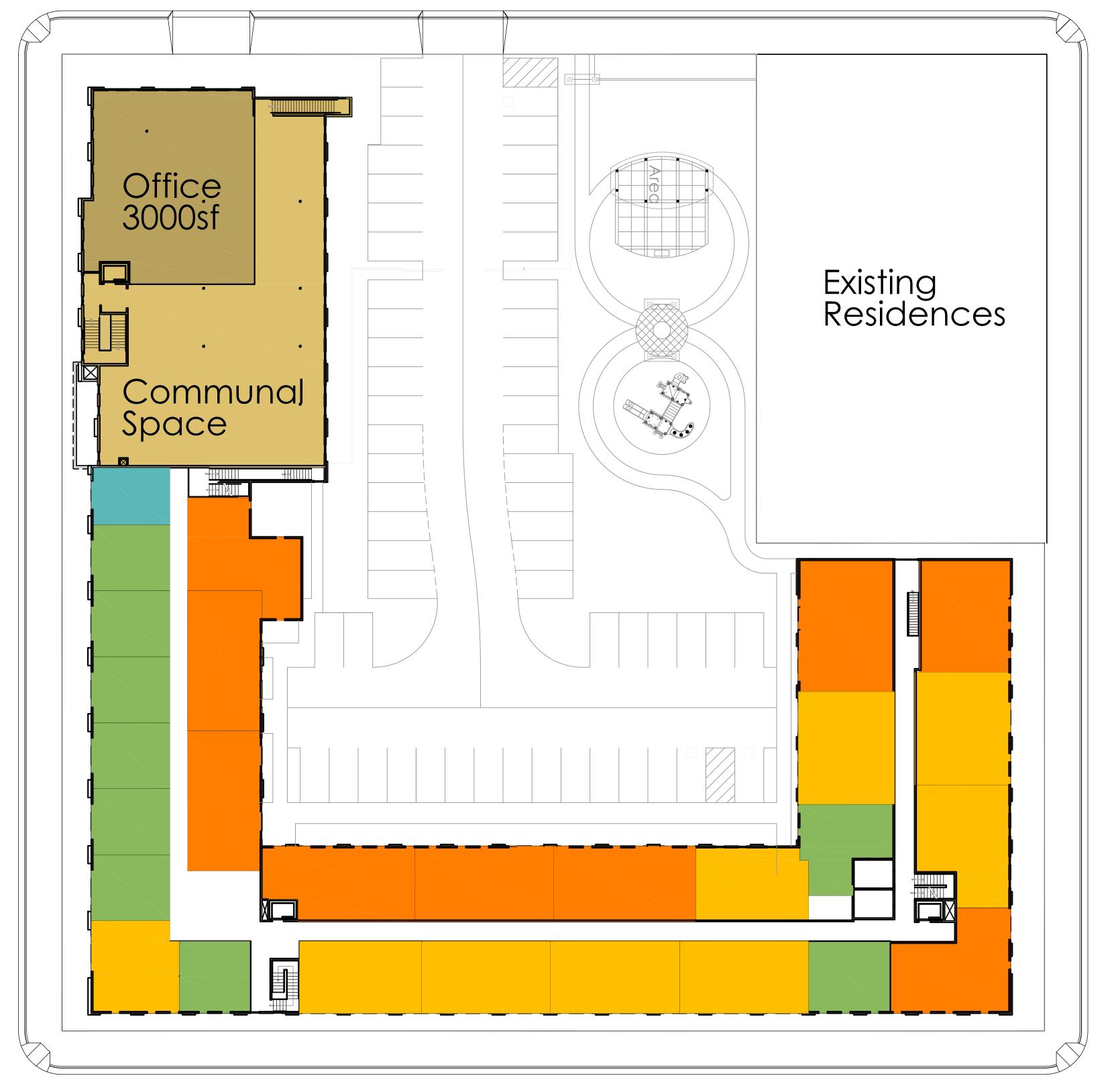
Visionary Home Builders of Ca., Inc.

Exhibit 2



P.O. BOX 157 PEBBLE BEACH, CALIFORNIA 93953 (831) 392-7014 FAX (831) 241-6285 MLEE.LJARCH@GMAIL.COM







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2291 W. MARCH LANE, SUITE B200 STOCKTON, CALIFORNIA 95207 (209) 957-9254 FAX (209) 957-9347 DJAGOE.LJARCH@GMAIL.COM

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St Joaquin San ż

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Flora Street

Hunter Street Rehabilitation Stockton, California

	Exhibit 2
Preliminary Concept Project Data	
	135-055-001 135-055-002 nmercial Office f Existing Office Housing Facility
Land Area: 78,994 SF Estimated Building Area:	1.81 Acres 40.88 du/ac
1st Floor Residential: 1st Floor Services/Offices: 2nd Floor Residential: 2nd Floor Office/Clinic: 2nd Floor Com. Services: 3rd Floor Residential:	22,638 Sq. Ft. 2,735 Sq. Ft. 27,335 Sq. Ft. 3,000 Sq. Ft. 5,665 Sq. Ft. 20,693 Sq. Ft.
Estimated Building Area Building Coverage: Floor Area Ratio: Parking Coverage: Landscape Coverage:	82,066 Sq. Ft. 36,000 Sq. Ft. 1.04 to 1.00 18,366 Sq. Ft. 24,628 Sq. Ft. 31.18%
Open Space Required: Open Space Provided: Parking Requirements	100sf/Unit: 7,400 Sq. Ft. 127sf/Unit: 9,402 Sq. Ft. Required Provided
Clinic/Employee Parking: 1/200 Sq. Ft. Residence Parking: 1/5 beds (142 beds) 1/10 beds for guest Total Parking:	15 Spaces 25 Spaces 43 Spaces 58 Spaces 29 Spaces 14 Spaces 83 Spaces
Unit 1st 2nd 3rd Designation 1 5 1 0 Image: Second state	Totals 6 400 sf min. 21 500 sf min. 23 750 sf min. 24 1000 sf min.
Totals262820Leasing and CommunityOffices/Clinic Services	74 Units 40.88 du/ac Services
North	
Concept Site/Building	Plan
Second Floor Rehabilitation and Manager Offices	ment
Sheet A2 Scale 1''=20'-0'' March 08, 2016	LEE JAGOE ARCHITECTURE







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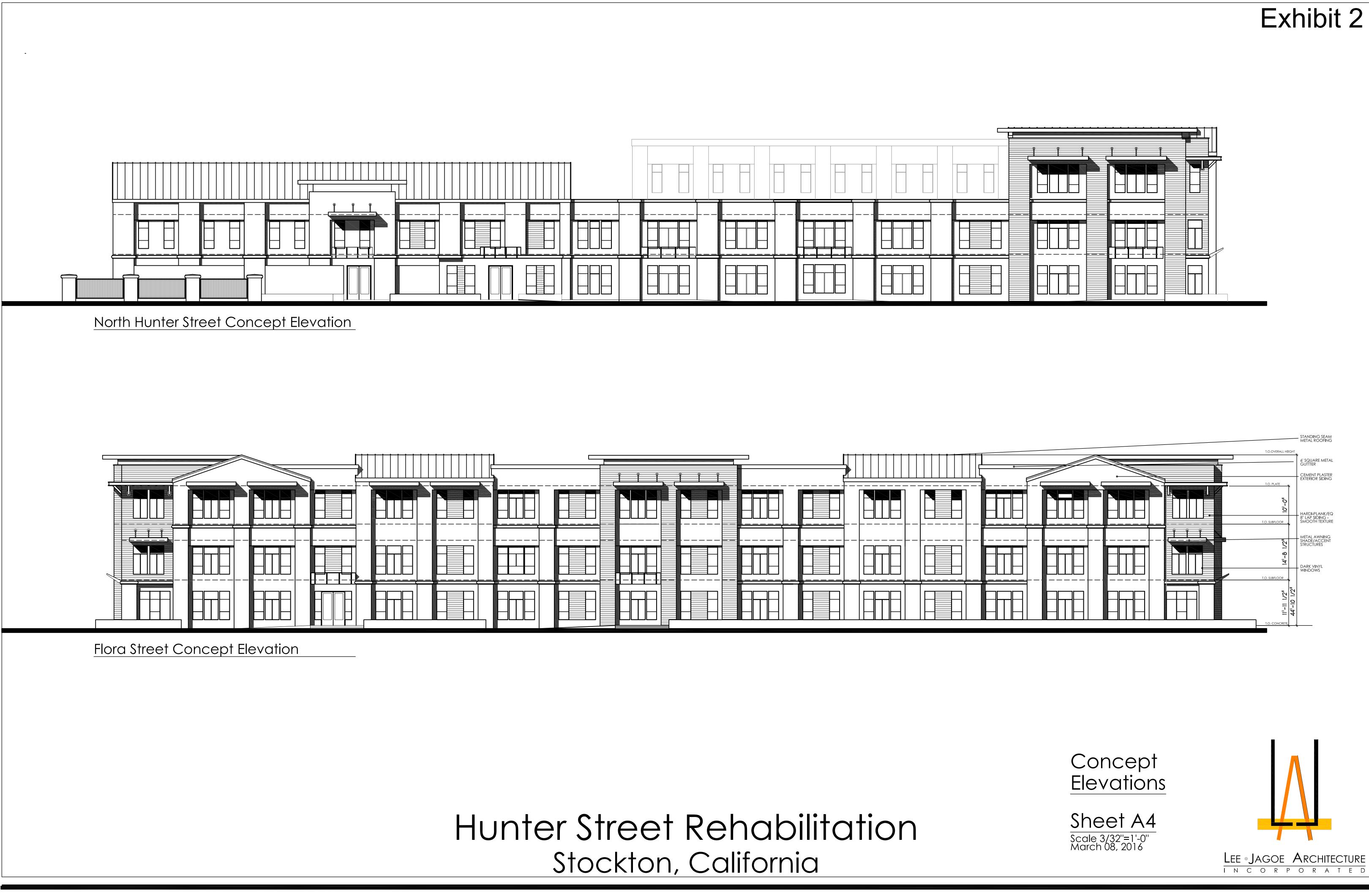
Hunter Street Rehabilitation Stockton, California

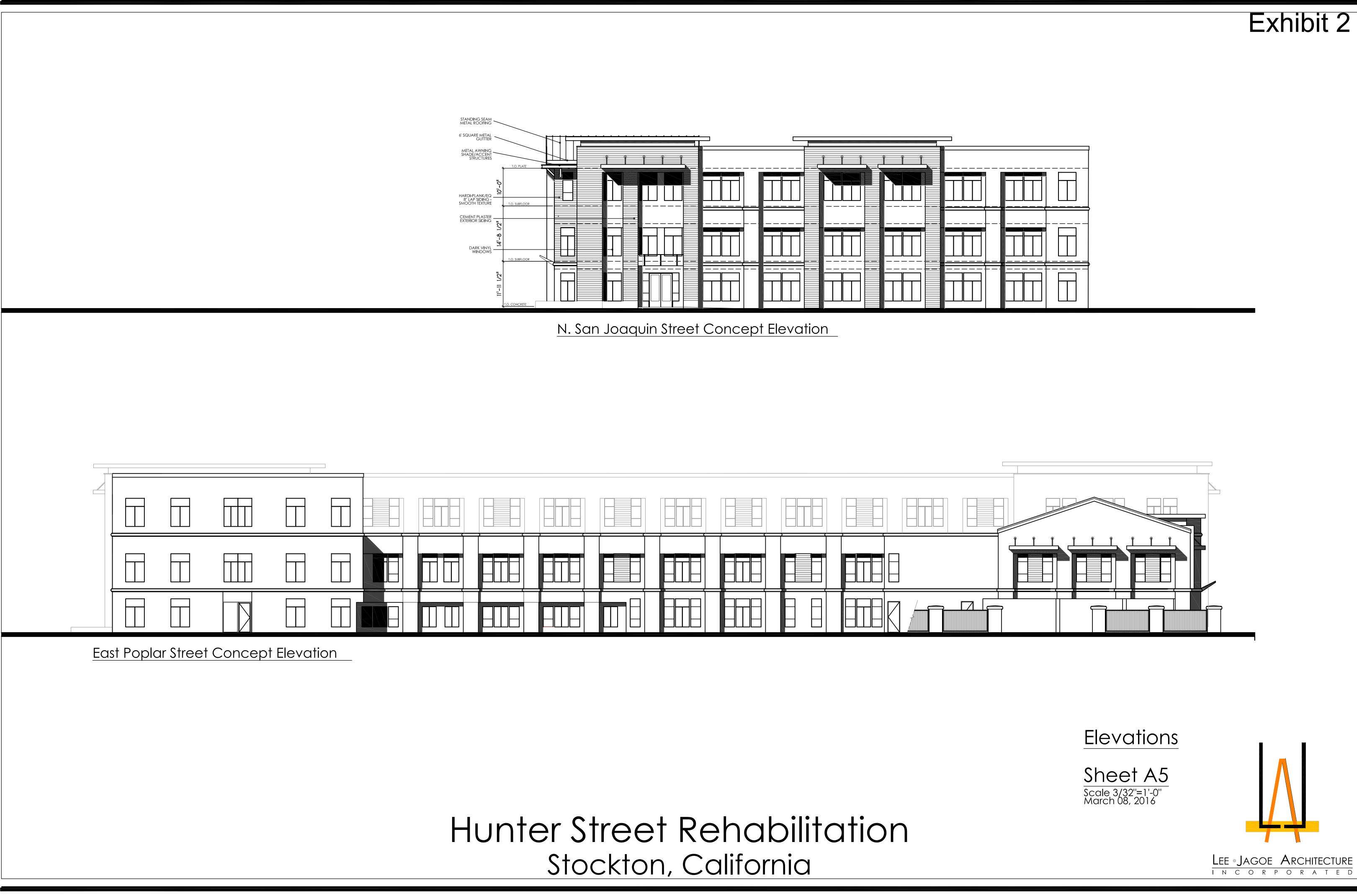
Visionary Home Builders of Ca., Inc.

Exhibit 2

Preliminary Concept ' Project Data

Parcel Numbers	:	135-055-	
Zoning: Construction:	CO Com Coversion of to Veterns H	135-055- mercial Off Existing Off lousing Fac	fice fice
Land Area:	78,994 SF	1.81 Ac	
Estimated Buildi	ng Area:	40.88 du,	
1st Floor Resid 1st Floor Servic 2nd Floor Resi 2nd Floor Offic 2nd Floor Cor 3rd Floor Resid	ces/Offices: dential: ce/Clinic: n. Services:	22,638 Sq 2,735 Sq 27,335 Sq 3,000 Sq 5,665 Sq 20,693 Sq	γ. Ft. γ. Ft. γ. Ft. γ. Ft.
Estimated Buildi	ng Area	82,066 Sq	η. Ft.
Building Covera Floor Area Ratio Parking Covera Landscape Cov	: ge:	36,000 Sq 1.04 to 18,366 Sq 24,628 Sq	1.00 g. Ft. 23.25%
Open Space Re Open Space Pro	••••		: 7,400 Sq. Ft. : 9,402 Sq. Ft.
Parking Require	ments	Requi	ired Provided
Clinic/Employee	e Parking:	15 Spa	ices 25 Spaces
Clinic/Employee 1/200 Sq. Ft. Residence Parki 1/5 beds (142 1/10 beds for	ng: beds) guest	29 Spa 14 Spa	ices 58 Spaces ices ices 83 Spaces
Total Parking: Unit Designation 1st	2nd 3rd	Totals	ices of spaces
S 5 1 BR 8	1 0 9 4	6 21	400 sf min. 500 sf min.
$\frac{2 \text{ BR}}{3 \text{ BR}} = \frac{4}{9}$	9 10 9 6	23 24	750 sf min. 1000 sf min.
		74 Units	
'	28 20 d Community S	I	40.88 du/ac
Offices/Clin	ic Services		
No	orth		
	\backslash		
	\rightarrow		
Conce Site/Bu	vilding	Plan	
Third Flo	or		
Rehabi	nonan Indaer	nent	
and Mo Offices	unager		
Scale 1''=20'-0 March 08, 20			
			JAGOE ARCHITECTURE









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Stockton, California

Visionary Home Builders of Ca., Inc.

Exhibit 2



Room sizes will vary depending on location within facility.

Sheet A6 Scale 1/4"=1'-0" March 08, 2016









