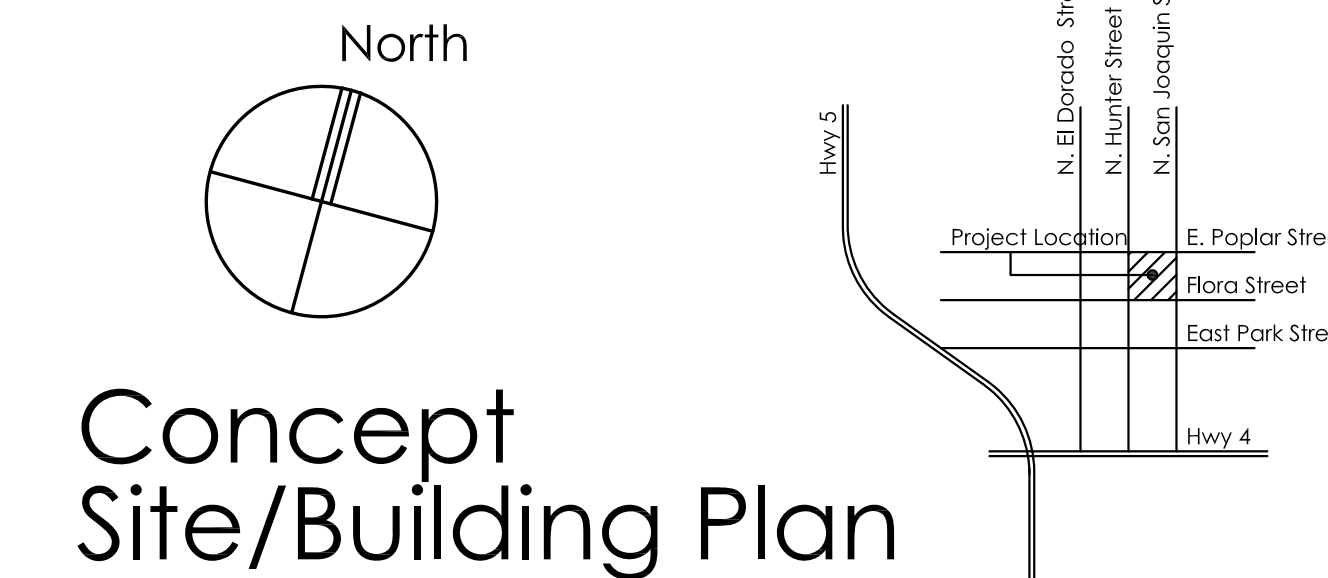


Preliminary  
Concept  
Project Data

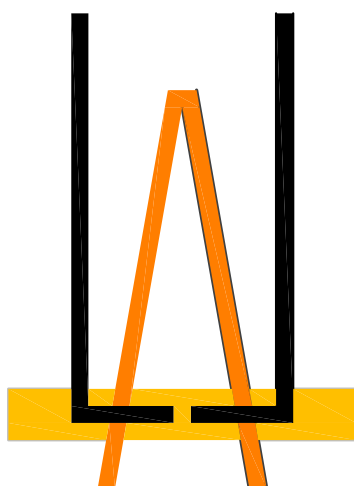
Parcel Numbers:	135-055-001	
	135-055-002	
Zoning:	CO	Commercial Office
Construction:	Conversion of Existing Office to Veterans Housing Facility	
Land Area:	78,994 SF	1.81 Acres 40.88 du/ac
Estimated Building Area:		
1st Floor Residential:	22,638 Sq. Ft.	
1st Floor Services/Offices:	2,735 Sq. Ft.	
2nd Floor Residential:	27,335 Sq. Ft.	
2nd Floor Office/Clinic:	3,000 Sq. Ft.	
2nd Floor Com. Services:	5,665 Sq. Ft.	
3rd Floor Residential:	20,693 Sq. Ft.	
Estimated Building Area	82,066 Sq. Ft.	
Building Coverage:	36,000 Sq. Ft.	45.57%
Floor Area Ratio:	1.04 to 1.00	
Parking Coverage:	18,366 Sq. Ft.	23.25%
Landscape Coverage:	24,628 Sq. Ft.	31.18%
Open Space Required:	100sf/Unit:	7,400 Sq. Ft.
Open Space Provided:	127sf/Unit:	9,402 Sq. Ft.
Parking Requirements	Required	Provided
Clinic/Employee Parking:	15 Spaces	25 Spaces
1/200 Sq. Ft.		
Residence Parking:	43 Spaces	58 Spaces
1/5 beds (142 beds)	29 Spaces	
1/10 beds for guest	14 Spaces	
Total Parking:	58 Spaces	83 Spaces

Unit Designation	1st	2nd	3rd	Totals	
S	5	1	0	6	400 sf min.
1 BR	8	9	4	21	500 sf min.
2 BR	4	9	10	23	750 sf min.
3 BR	9	9	6	24	1000 sf min.
Totals	26	28	20	74 Units	40.88 du/ac
Leasing and Community Services					
Offices/Clinic Services					



Ground Floor  
Rehabilitation  
and Management  
Offices

Sheet A1  
Scale 1"=20'-0"  
March 08, 2016



LEE JAGOE ARCHITECTURE  
INCORPORATED



Hunter Street Rehabilitation  
Stockton, California



Preliminary  
Concept  
Project Data

Parcel Numbers:	135-055-001	
	135-055-002	
Zoning:	CO	Commercial Office
Construction:	Conversion of Existing Office to Veterans Housing Facility	
Land Area:	78,994 SF	1.81 Acres
		40.88 du/ac
Estimated Building Area:		
1st Floor Residential:	22,638 Sq. Ft.	
1st Floor Services/Offices:	2,735 Sq. Ft.	
2nd Floor Residential:	27,335 Sq. Ft.	
2nd Floor Office/Clinic:	3,000 Sq. Ft.	
2nd Floor Com. Services:	5,665 Sq. Ft.	
3rd Floor Residential:	20,693 Sq. Ft.	
Estimated Building Area	82,066 Sq. Ft.	
Building Coverage:	36,000 Sq. Ft.	45.57%
Floor Area Ratio:	1.04 to 1.00	
Parking Coverage:	18,366 Sq. Ft.	23.25%
Landscape Coverage:	24,628 Sq. Ft.	31.18%
Open Space Required:	100sf/Unit:	7,400 Sq. Ft.
Open Space Provided:	127sf/Unit:	9,402 Sq. Ft.
Parking Requirements	Required	Provided
Clinic/Employee Parking:	15 Spaces	25 Spaces
1/200 Sq. Ft.		
Residence Parking:	43 Spaces	58 Spaces
1/5 beds (142 beds)	29 Spaces	
1/10 beds for guest	14 Spaces	
Total Parking:	58 Spaces	83 Spaces

Unit Designation	1st	2nd	3rd	Totals	
S	5	1	0	6	400 sf min.
1 BR	8	9	4	21	500 sf min.
2 BR	4	9	10	23	750 sf min.
3 BR	9	9	6	24	1000 sf min.
Totals	26	28	20	74 Units	40.88 du/ac
Leasing and Community Services					
Offices/Clinic Services					

North

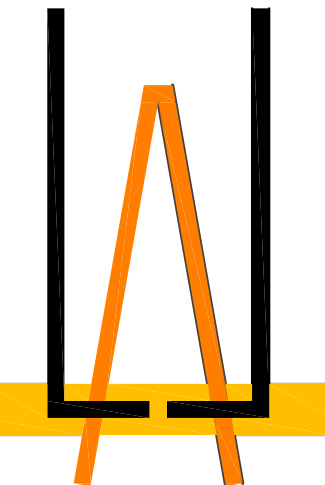
Concept  
Site/Building Plan

Second Floor  
Rehabilitation  
and Management  
Offices

Sheet A2

Scale 1"=20'-0"

March 08, 2016



LEE JAGOE ARCHITECTURE  
INCORPORATED





Preliminary  
Concept  
Project Data

Parcel Numbers:	135-055-001	
	135-055-002	
Zoning:	CO	Commercial Office
Construction:	Conversion of Existing Office to Veterans Housing Facility	
Land Area:	78,994 SF	1.81 Acres
		40.88 du/ac
Estimated Building Area:		
1st Floor Residential:	22,638 Sq. Ft.	
1st Floor Services/Offices:	2,735 Sq. Ft.	
2nd Floor Residential:	27,335 Sq. Ft.	
2nd Floor Office/Clinic:	3,000 Sq. Ft.	
2nd Floor Com. Services:	5,665 Sq. Ft.	
3rd Floor Residential:	20,693 Sq. Ft.	
Estimated Building Area	82,066 Sq. Ft.	
Building Coverage:	36,000 Sq. Ft.	45.57%
Floor Area Ratio:	1.04 to 1.00	
Parking Coverage:	18,366 Sq. Ft.	23.25%
Landscape Coverage:	24,628 Sq. Ft.	31.18%
Open Space Required:	100sf/Unit:	7,400 Sq. Ft.
Open Space Provided:	127sf/Unit:	9,402 Sq. Ft.
Parking Requirements	Required	Provided
Clinic/Employee Parking:	15 Spaces	25 Spaces
1/200 Sq. Ft.		
Residence Parking:	43 Spaces	58 Spaces
1/5 beds (142 beds)	29 Spaces	
1/10 beds for guest	14 Spaces	
Total Parking:	58 Spaces	83 Spaces

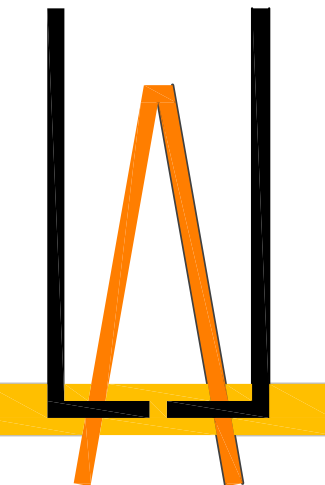
Unit Designation	1st	2nd	3rd	Totals	
S	5	1	0	6	400 sf min.
1 BR	8	9	4	21	500 sf min.
2 BR	4	9	10	23	750 sf min.
3 BR	9	9	6	24	1000 sf min.
Totals	26	28	20	74 Units	40.88 du/ac
Leasing and Community Services					
Offices/Clinic Services					

North

Concept  
Site/Building Plan

Third Floor  
Rehabilitation  
and Management  
Offices

Sheet A3  
Scale 1"=20'-0"  
March 08, 2016



LEE JAGOE ARCHITECTURE  
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North Hunter Street Concept Elevation

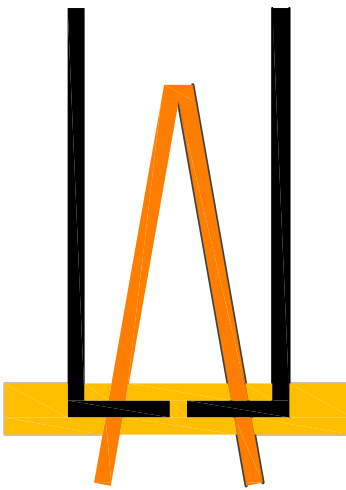


Flora Street Concept Elevation

Hunter Street Rehabilitation  
Stockton, California

Concept  
Elevations

Sheet A4  
Scale 3/32"=1'-0"  
March 08, 2016



LEE JAGOE ARCHITECTURE  
INCORPORATED



N. San Joaquin Street Concept Elevation



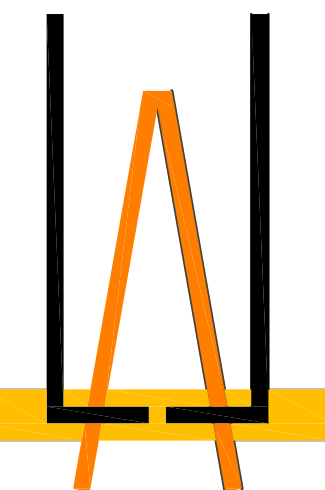
East Poplar Street Concept Elevation

Elevations

Sheet A5

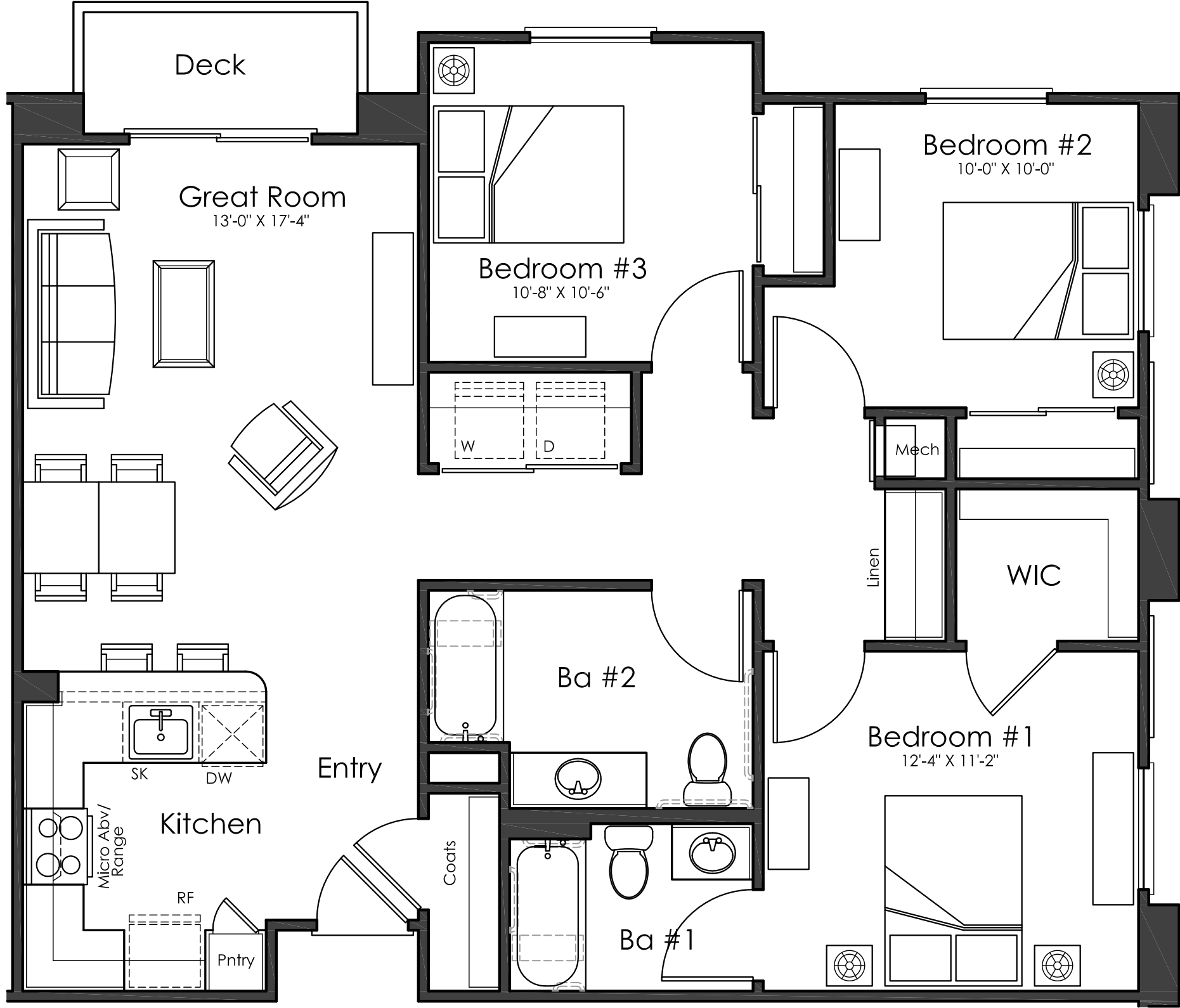
Scale 3/32"=1'-0"  
March 08, 2016

# Hunter Street Rehabilitation Stockton, California



LEE JAGOE ARCHITECTURE  
INCORPORATED





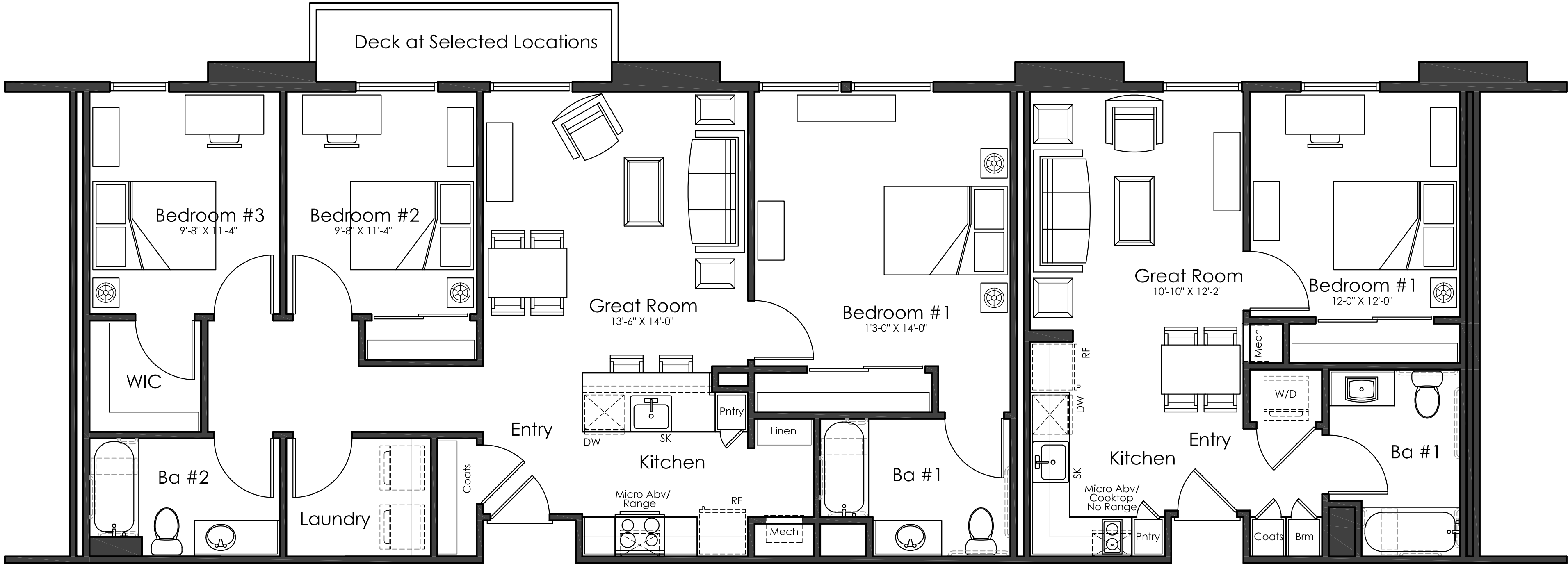
Representative Unit at Hunter Street Facility  
**3 Bedroom/2 Bath Unit**  
Square Footage: 1112 Sq. Ft.

CONCEPT  
FLOOR PLANS

Room sizes will vary depending on location  
within facility.

Sheet A6

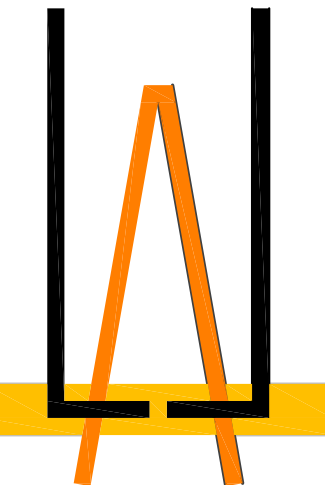
Scale 1/4"=1'-0"  
March 08, 2016



Representative Unit at Hunter Street Facility  
**3 Bedroom/2 Bath Unit**  
Square Footage: 1000 Sq. Ft. Minimum  
Average Range: 1125 Sq. Ft.

Representative Unit at Hunter Street Facility  
**1 Bedroom/1 Bath Unit**  
Square Footage: 500 Sq. Ft. Minimum  
Average Range: 550-575 Sq. Ft.

Hunter Street Rehabilitation  
Stockton, California



LEE JAGOE ARCHITECTURE  
INCORPORATED





North Hunter Street Concept Elevation



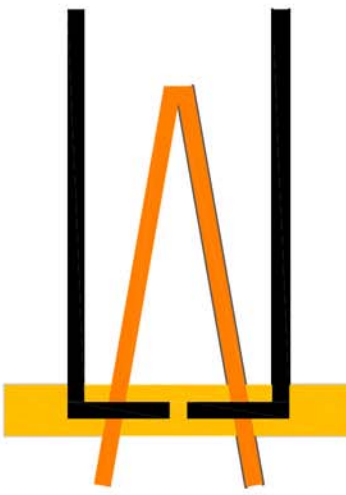
Flora Street Concept Elevation

Hunter Street Rehabilitation  
Stockton, California

Elevations

Sheet A7

Scale 3/32"=1'-0"  
March 08, 2016



LEE JAGOE ARCHITECTURE  
INCORPORATED





North San Joaquin Street Concept Elevation



East Poplar Street Concept Elevation

Hunter Street Rehabilitation  
Stockton, California

Elevations

Sheet A8  
Scale 3/32"=1'-0"  
March 01, 2016

