

Project Description: Oakmont of Fremont

Introduction

Oakmont Senior Living would like to bring our assisted living services to the City of Fremont. To accomplish this, we are proposing to replace the current industrial buildings on the 2.16 acres located at 4546 and 4588 Peralta Boulevard with a new state of the art senior assisted living community. We believe this site will be an ideal location for our residents to enjoy the accessibility and close proximity to all the amenities that the area has to offer. We also believe that a senior assisted living community would fit well within the neighborhood and be complimentary to the many surrounding residential uses and create an excellent transition between light industrial and residential.

Project

General Overview

The proposed project will provide one hundred (100) assisted living units offering a wide range of services within a gracious and secure environment. All of the units will be licensed by the State of California Department of Social Services as a Residential Care Facility for the Elderly (RCFE), classified as “Assisted Living”.

We are proposing a three story structure which will be designed architecturally from the ground up to provide for the special needs of our seniors. All the rooms will be supplemented with common areas to promote friendships and create a sense of open community. Amenities such as private and formal dining rooms, a café, entertainment and activity rooms, beauty salon, library and outside courtyard will be provided. There will be an in-house fitness center, a private surround-sound theater, pet park, pickle ball court and pool. Luxurious comfort will be defined by the fine woodwork, elegant furnishings, artwork, fireplaces, and fresh flowers. Conversation areas are strategically located throughout the building to promote socializing.

Being that few residents drive, we take care of their transportation needs by providing a small bus and driver along with a town car. The Staff will take residents to shops, doctor appointments and community activities. We are happy to say our parking will consist of seventy-five (75) parking spaces which will more than accommodate all our parking needs.

In this fully licensed care community residents will receive healthy meals in our dining room, housekeeping, assistance from knowledgeable staff, an emergency response system, programs and health screening. Progressive care needs of the residents will be addressed by providing high levels of assisted living in their individual units which fulfills our aging-in-place philosophy allowing residents to stay in their chosen unit. At move-in the majority of our residents are in their early to late 80's. They utilize a myriad of assisted living

services offered within the community such as our in house concierge doctor and diabetes management program.

In addition to assisted living, twenty six (26) of the units will be set aside for memory care. The memory care program will be offered in a specifically designed area for residents with Alzheimer's or Dementia. The secure environment is specially designed to promote social interaction, friendship and comfort. Memory care is a rising need within all communities and our research has found that within Fremont, the memory care units in other licensed facilities are full and have waitlists which is evidence that more units are needed in order to serve this sensitive population. We have extensive experience designing, building and providing memory care programs throughout the state.

Housekeeping services, residential and grounds maintenance, and 24-hour on-site management are among the many amenities that provide peace-of-mind. In addition to our personal service philosophy, we promote intergenerational opportunities and work closely with the community to develop ongoing programs.

Employment

A project of this type will bring numerous and diverse jobs to the area. There will be many full time and part time positions available. These jobs range from service related employment such as dishwashing, waiting tables, bussing, housekeeping, culinary staff and maintenance to healthcare such as licensed nurses, concierge doctors, care givers, activity directors and business professionals such as office administration, executive director, marketing and more.

Being that this is a licensed facility the property will be operated on a 24-hour basis, seven days a week. The non-administrative staff shift schedule would be 6:00 AM - 2:30 PM (morning shift), 2:00 PM – 10:30 PM (afternoon shift) and 10:00 PM - 6:30 AM (nighttime shift). Non-administrative staff would be approximately 18 for the morning shift, 18 for the afternoon shift, and 8 for the nighttime shift. Twelve administrative staff would follow an 8:00 AM – 5:00 PM schedule. The total employees would be 56 split among the shifts

Oakmont is its own General Contractor and we hire subcontractors from within the local community. Jobs that would be available during the construction phase would be framing, grading, concrete, painters, drywall, roofing, materials suppliers, lumber, landscape, masonry, plumbing, electrical, HVAC and more. Once the building is up and running outside services used are pest control, window cleaning, commercial cleaning, fire sprinkler and alarm maintenance, elevator and HVAC maintenance.

Traffic

Assisted living is known to be a low traffic generating use because the majority of residents do not drive and the building operates on a 24 hour basis with the shift changes and the majority of staff coming to and from work at off-peak commute hours. A traffic study done

by Crane Transportation regarding the proposed project found that the project would not have a significant impact on the capacity or operation of the surrounding roadway network and would have sufficient parking with the 75 proposed spaces (p.7). Please see the provided Traffic Study for more detailed information and trip generation tables.

General Plan Amendment

Although it is not done regularly General Plan Amendments can be an excellent way to create space for a use that better fits the location, provides a much needed community element and reflects the overarching goals of the General Plan itself. A change from an Industrial Services designation to a Residential one in order to allow much needed housing for seniors in need of care would better reflect the changing landscape of the neighborhood and be a tremendous addition to the city.

Aging

It is no secret that there is a rising need for senior care. Due to advances in medicine and the constant research, findings and implementation of treatments for leading causes of death, Americans are living longer and therefore adding years onto their time spent in retirement. Although in many ways a longer life expectancy is positive it is accompanied by a growing number of seniors who will require daily assistance as well a rise in cognitive impairments. According to the United States Census Bureau (2014), the nation's 65 and older population will nearly double in size from 43.1 million in 2012 to 83.7 million in 2050. A significant aspect of this growth is due to the baby boomers, those born between 1946 and 1964, who started to turn 65 in 2011. In fact, home care, community care facilities and continuing care retirement communities have already seen a large increase of at least 20% in their employment numbers between 2007 and 2011 (United States Census Bureau, 2014) and as stated by Megan Comlossy and Jacob Walden (2013) in an article written for State Legislatures Magazine, more than two-thirds of seniors in the U.S. will at some point need a form of long term care. As one of the assisted living providers in California Oakmont find that many of our facilities are over 50% leased up before we open and 90% full within the first year.

California is not only the most populous state in the U.S. it is also one of the fastest growing and fastest ageing. Although California reflects the nation's numbers in many ways, California is actually aging much more quickly than the U.S. is overall. According to Adele Hayutin (2012) in an article for the Stanford Longevity Center, the number of seniors in California will double to 8.4 million, 19% of the state's population by 2030. California's senior population is doubling over a period of 20 years where the national senior population will take closer to thirty years to double which means California must act even faster than the rest of the nation. Laurel Beck and Hans Johnson (2015) at the Public Policy Institute of California project that by 2030 the state's senior population will be 87% higher than in 2012 and slightly over one million seniors will require assistance with daily care; there will be a large increase in demand for health and support services. According to data from the California Department of Ageing (2015), the majority of the coastal counties such as

Sonoma, Marin, Alameda, Monterey, Santa Barbara, Las Angeles, Orange and San Diego can expect a 50% increase in people aged 60 or older and a 149.9% increase of those aged 85 or older from the years 1990-2020.

The City of Fremont addressed the ageing population in the General Plan 2030 (2011) and it was stated that “as Fremont’s population grows, becomes more diverse and gets older, the City’s facilities and services will need to continue to evolve to meet the community’s needs” (i-24). The General Plan Housing Element 2015-2023 features a table, provided below, showing the increase in Fremont’s ageing population there was a 31% increase in those aged 75-84 and an 89% increase in those aged 85 and older between the years 2000 and 2010. Due to this increase it is stated that there is “...an increased demand for elder care services and facilities, including senior housing” (p.80). Supporting a General Plan Amendment that would create a path for an assisted living community on Peralta Boulevard would reflect the idea that the city must evolve in order to meet the community’s needs. It is clear that along with the nation, California’s local government officials will inevitably be the ones who have the largest and most tangible impact on providing a variety of services for seniors in their regions.

Table 4-3: Fremont’s Population by Age

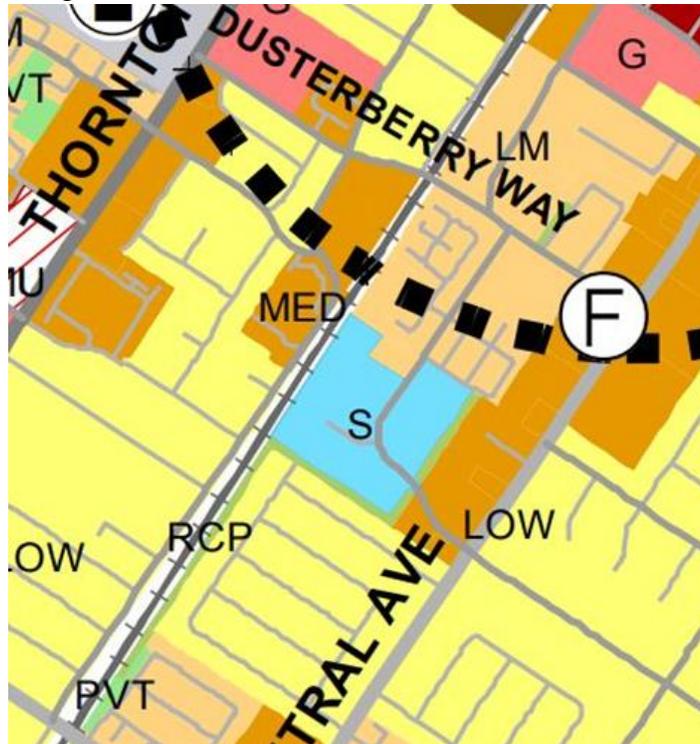
Age Group	1990		2000		2010		2000 - 2010
	Number	%	Number	%	Number	%	% of Growth/Decline
Under 5	14,161	8.2	15,019	7.4	15,261	7.1	1.6%
5-9 years	13,146	7.6	15,603	7.7	15,205	7.1	-2.6%
10-14 years	11,119	6.4	14,027	6.9	14,182	6.6	1.1%
15-19 years	10,432	6.0	11,877	5.8	13,031	6.1	9.7%
20-24 years	12,185	7.0	10,645	5.2	11,047	5.2	3.7%
25-34 years	38,126	22.0	35,288	17.3	31,567	14.7	-10.6%
35-44 years	31,204	18.0	40,631	20.0	35,377	16.5	-13%
45-54 years	19,466	11.2	27,655	13.6	33,728	15.8	21.9%
55-59 years	6,709	3.9	8,674	4.3	12,774	6.0	47%
60-64 years	5,492	3.2	6,908	3.4	10,008	4.7	44%
65-74 years	7,301	4.2	10,244	5.1	12,094	5.6	10%
75-84 years	3,143	1.8	5,275	2.6	6,939	3.2	31%
85 and over	855	0.5	1,467	0.7	2,776	1.3	89%
TOTAL	173,339	100	203,413	100	214,089	99.9	

Source: U.S. Census 1990, 2000 and 2010

Land Use & Housing

In reviewing the land use designation and those of its neighbors from the General Plan Land Use Diagram (2018) as well as the Context Map provided in the plan set, it is clear that a change from Industrial Services to Residential would be in line with the essence of the neighborhood and therefore be a desirable land use change. As is featured in the detail below, the site is located within the blue area with the “S” and many of the area’s surroundings are designated for low, low-medium and medium residential. If a General Plan Amendment were to take place, a number of Industrial Services sites would remain

and the 2.16 acres site would be changed to reflect many of its Residential Neighbors, keeping the land use diversity of the neighborhood intact but also adding a much needed senior care element and associated employment. It is also important to note that Phase 1 and limited Phase II Environmental Studies have been completed and the site itself does not contain a hazardous materials or conditions. The nearby Industrial Services uses are also not uses that could be hazardous to a nearby residential use. Being that a licensed assisted living community is both residential by providing housing and commercial through providing services and employment it is an excellent transition and buffer between industrial and residential designations.



Like many cities in the bay area Fremont is focused heavily on providing housing for its population. According to the General Plan 2030 (2011), in recent years Fremont has seen a common trend in the bay area; the number of jobs are increasing more quickly than available housing (i-30). The General Plan Housing Element 2015-2023 outlines that the city's workforce is projected to increase by tens of thousands by 2035 and that new housing is crucial for the existence of a healthy city (p.3). The General Plan Housing Element outlines various goals and plans which will no doubt be imperative in preparing the city for future growth and the need for housing. As a company with over twenty five years' experience building and managing senior focused communities, we find that the vast majority of our residents come from within ten miles of our buildings meaning that a

building in Fremont would be primarily serving Fremont seniors. Although a small change relative to the various ways in which the City is addressing its growing population and housing element, allowing for an assisted living community at this location would provide an important option for seniors in need of care as well as allow for many of the houses currently occupied by those seniors to be available on the housing market.

The unit mix of assisted living portion of the project will consist of a mix of studios, one bedrooms and two bedrooms which will allow for size variety and price ranges. The units will be monthly rental units and then care will be charged separately. Being a licensed Residential Care Facility each person will have a doctor's assessment before they move in, this assessment will be the basis per which an individualized care plan will be formed. For the memory care portion of the building there will be private studios and shared units available. These will also be based upon a monthly rental fee and accompanied by a care plan. This type of smaller unit size unit and mix was expressed by the City as being one of the possible benefits provided to the community as it provides more housing per acre as other uses.

Guiding Principals

The General Plan's vision statement "Freemont will serve as a national model of how an auto-oriented suburb can evolve into a sustainable, strategically urban, modern city" (General Plan i-33). This vision statement is guided by several principals, many of which support the idea of an assisted living community at this location. One of the guiding principles is that Fremont be "an inclusive community" (i-34) and part of this principal outlines that Fremont will ensure that housing is available for many different people. Should a General Plan amendment be allowed then this neighborhood would have the opportunity to have a multitude of land uses, types of housing and it would provide a much needed option for seniors in need of care. With an in house design team and many years of experience constructing beautiful senior communities Oakmont would design a stunning building, reflecting the city's design goals. A beautiful new building on Peralta Boulevard would fall in line with the principal of a "well designed urban landscape" where attractive architecture and new development is encouraged as part of the cities goal for new development to provide "interesting and architecture" (i-35).

Conclusion

The proposed 100 unit assisted living community on Peralta Boulevard would be an excellent addition to the neighborhood and fit well within the surrounding uses. There is a need for assisted living and other senior care options throughout California as well as within the City of Fremont, this project would be help fulfill that need. Being that a licensed assisted living community is both residential by providing housing and commercial through providing services and employment it is an excellent transition and buffer between the industrial and residential designations of the area. A General Plan amendment changing this particular site from Industrial Services to Residential would have a positive impact on the City, would allow for more diverse uses and an assisted living community would be a positive addition to the neighborhood and overall community.



OAKMONT OF FREMONT

4546 & 4588 PERALTA BLVD
FREMONT, CALIFORNIA

NOTE: THIS PROJECT IS PRIVATELY FUNDED.

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PROJECT DATA

A.P.N.	= 037-191-14 & 037-191-15
CONSTRUCTION TYPE	= TYPE VA/III/A/IA
SPRINKLERS	= FULLY SPRINKLERED
NUMBER OF STORIES	= 3 STORIES
BUILDING AREA	= 93,880 SQ FT LIVING AREA 31,658 SQ FT PARKING GARAGE
BUILDING HEIGHT	= 42'-8 1/2"
MAIN BUILDING ADDRESS	= 4546 & 4588 PERALTA BLVD, FREMONT, CA 94536
SPRINKLER SYSTEM	= NFPA 13
RCFE COMMUNITY	= R2.1, A-2, A-3, B, & S-1
ZONING DESIGNATION	= SERVICE INDUSTRIAL
PROPERTY SIZE	= 2.16 ACRES

CODE ANALYSIS

- A. THE 2016 EDITION OF THE CALIFORNIA BUILDING CODE (CBC)
- B. THE 2016 EDITION OF THE CALIFORNIA ELECTRICAL CODE (CEC)
- C. THE 2016 EDITION OF THE CALIFORNIA MECHANICAL CODE (CMC)
- D. THE 2016 EDITION OF THE CALIFORNIA PLUMBING CODE (CPC)
- E. THE 2016 EDITION OF THE CALIFORNIA FIRE CODE (CFC)
- F. THE 2016 EDITION OF THE CALIFORNIA ENERGY CODE
- G. THE 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE

NOTE: OR CURRENT CODE AT BUILDING DEPARTMENT SUBMITTAL DATE.

PARKING COUNT

SURFACE:

STANDARD	= 14
ACCESSIBLE	= 1
SUB-TOTAL	= 15

PARKING GARAGE:

STANDARD	= 59
ACCESSIBLE	= 1
SUB-TOTAL	= 60

TOTAL = 75

VICINITY MAP



UNIT SUMMARY

ASSISTED LIVING

UNIT #	UNIT TYPE	TOTAL
A	STUDIO	12
AA	STUDIO	4
A	OPEN ONE-BDRM	14
C	ONE-BEDROOM	28
C	TWO-BEDROOM	4
D	TWO-BEDROOM	4
		66

MEMORY CARE

UNIT #	UNIT TYPE	TOTAL
AZ	STUDIO	5
AAZ	STUDIO	29
		34

TOTAL	
TOTAL UNITS	100
TOTAL SQUARE FOOTAGE	93,880

LICENSING - RESIDENTIAL CARE FOR THE ELDERLY

8, NOVEMBER 2018
BUILDING DEPARTMENT
RE: SENIOR LIVING FACILITY

DEAR BUILDING DEPARTMENT OFFICIAL:
THE FACILITY WE WILL BE BUILDING AT 4546 & 4588 PERALTA BLVD, FREMONT, CA 94536, IS A RESIDENTIAL CARE FACILITY FOR THE ELDERLY (RCFE) AND IS LICENSED BY THE DEPARTMENT OF SOCIAL SERVICES, COMMUNITY CARE LICENSING. SPECIFICALLY WE ARE LICENSED UNDER TITLE 22, DIVISION 4, CHAPTER 8. THIS LICENSING CATEGORY ALLOWS US TO HOUSE SENIORS OVER THE AGE OF 62 AND TO AID THEM IN THEIR ACTIVITIES OF DAILY LIVING, INCLUDING MEDICATION REMINDERS, BATHING AND GROOMING ASSIST, AMBULATION ASSIST AND DRESSING ASSIST. IN ADDITION, OUR FACILITIES PROVIDE THREE MEALS PER DAY IN A COMMON DINING ROOM, TRANSPORTATION, HOUSEKEEPING AND ACTIVITIES PROGRAM. OUR RCFE LICENSE PROHIBITS US FROM HOUSING RESIDENTS WHO ARE IN NEED OF 24 HOUR MEDICAL CARE, ARE COMPLETELY BEDBOUND, OR HAVE THE FOLLOWING MEDICAL CONDITIONS: GASTROSTOMY CARE, NASO-GASTRIC TUBES, TRACHEOTOMIES, STAPH OR OTHER CONTAGIOUS INFECTIONS. RCFE'S ARE BASED ON A SOCIAL MODEL AND UNLIKE SKILLED NURSING FACILITIES, DO NOT PROVIDE 24-HOUR MEDICAL CARE. RESTRAINT WILL NOT BE PRACTICED IN THIS FACILITY.
SINCERELY,
GREGG T. WANKE
BUILDING DESIGN

CONSULTANTS

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Senior Living, LLC

TITLE SHEET
OAKMONT OF FREMONT
4546 & 4588 PERALTA BLVD, FREMONT, CALIFORNIA

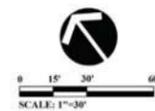
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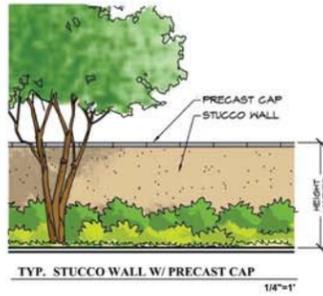
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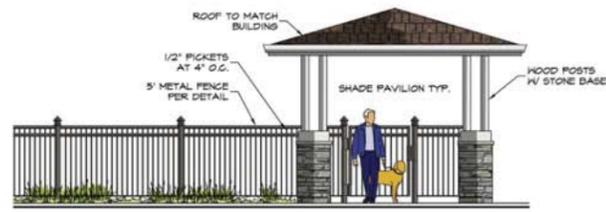


OAKMONT OF FREMONT



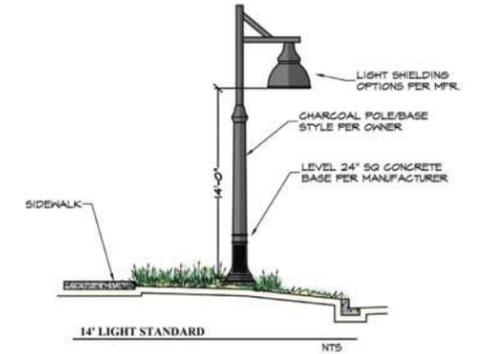


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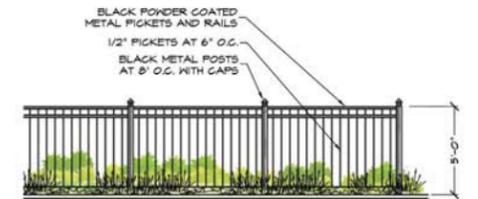


ELEVATION PET PARK
1/4"=1'

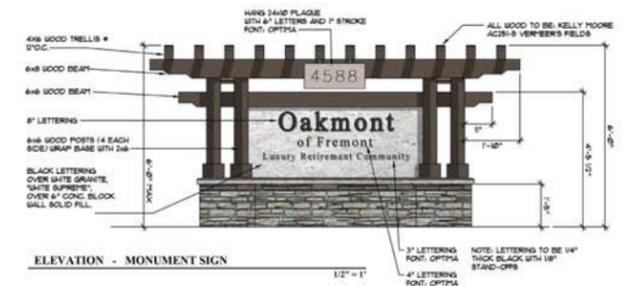
- TREE LEGEND**
- CANOPY SHADE TREE
 - VERTICAL ACCENT TREE
 - EVERGREEN TREE
 - FLOWERING ACCENT TREES
 - STREET TREE



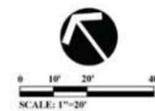
14' LIGHT STANDARD
NTS



TYPICAL 5' METAL FENCE
1/4"=1'



ELEVATION - MONUMENT SIGN
1/2"=1'





PERSPECTIVE RENDERING — VIEW 1
NOT TO SCALE

Date: Nov 13, 2018 - 10:00 AM
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PERSPECTIVE RENDERING
 VIEW 1

OAKMONT OF FREMONT
 4546 & 4588 PERALTA BLVD, FREMONT, CALIFORNIA

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PERSPECTIVE RENDERING – VIEW 2
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PERSPECTIVE RENDERING
VIEW 2
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PERSPECTIVE RENDERING — VIEW 3
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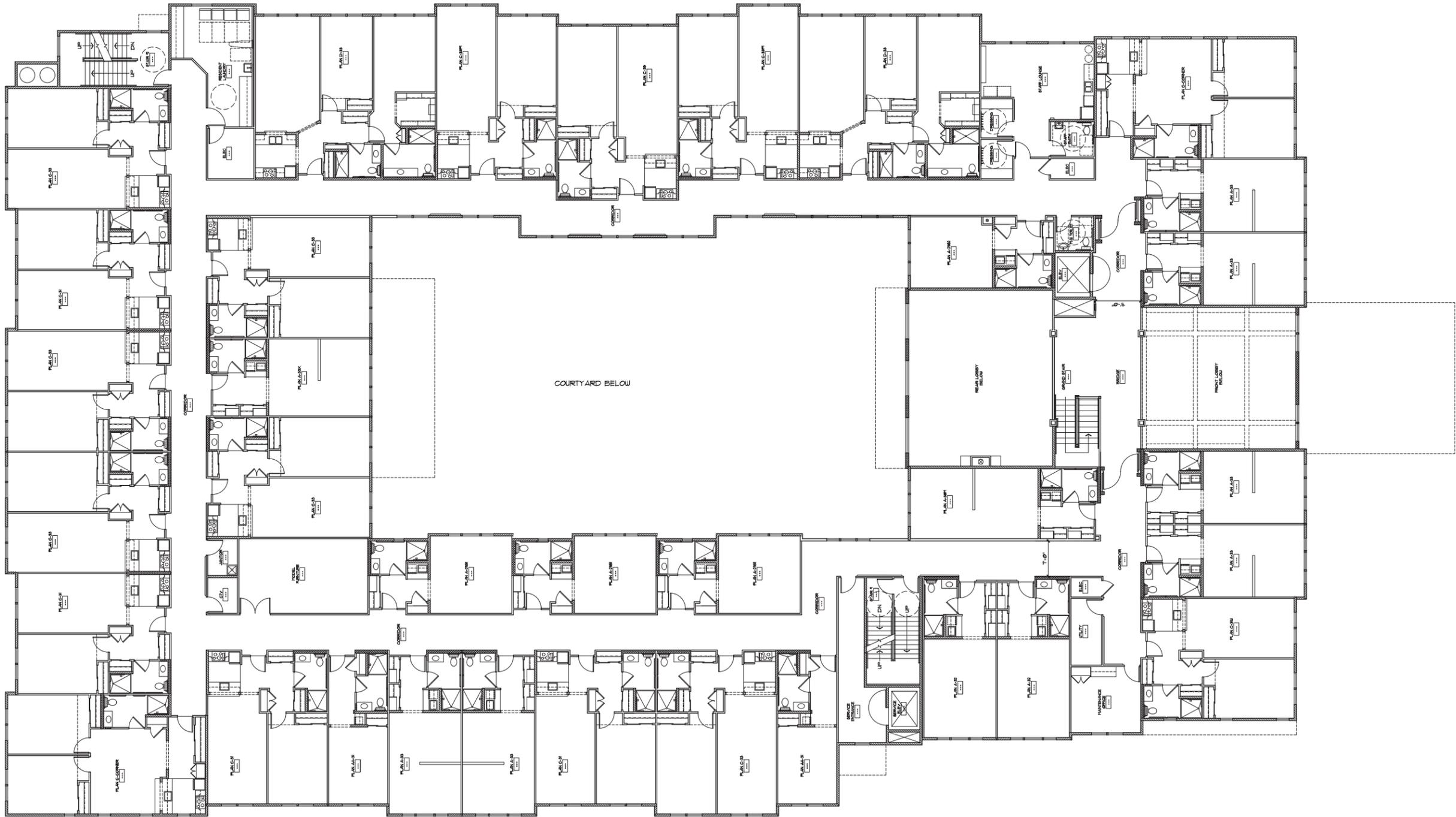
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PERSPECTIVE RENDERING
VIEW 3
OAKMONT OF FREMONT
4546 & 4588 PERALTA BLVD, FREMONT, CALIFORNIA

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SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"

FIRST FLOOR AREA	=	32,184 SQ. FT.
SECOND FLOOR AREA	=	29,599 SQ. FT.
THIRD FLOOR AREA	=	32,097 SQ. FT.
TOTAL	=	93,880 SQ. FT.
GARAGE AREA	=	31,658 SQ. FT.

NOTE: ENTIRE BUILDING IS ACCESSIBLE. ALL DWELLING UNITS ARE ADAPTABLE.

Scale: Nov 11, 2018 - 10:00am Fremont, CA (Project: 2) Working: 2/20/18 Drawing: 2/20/18 Updated by: murray

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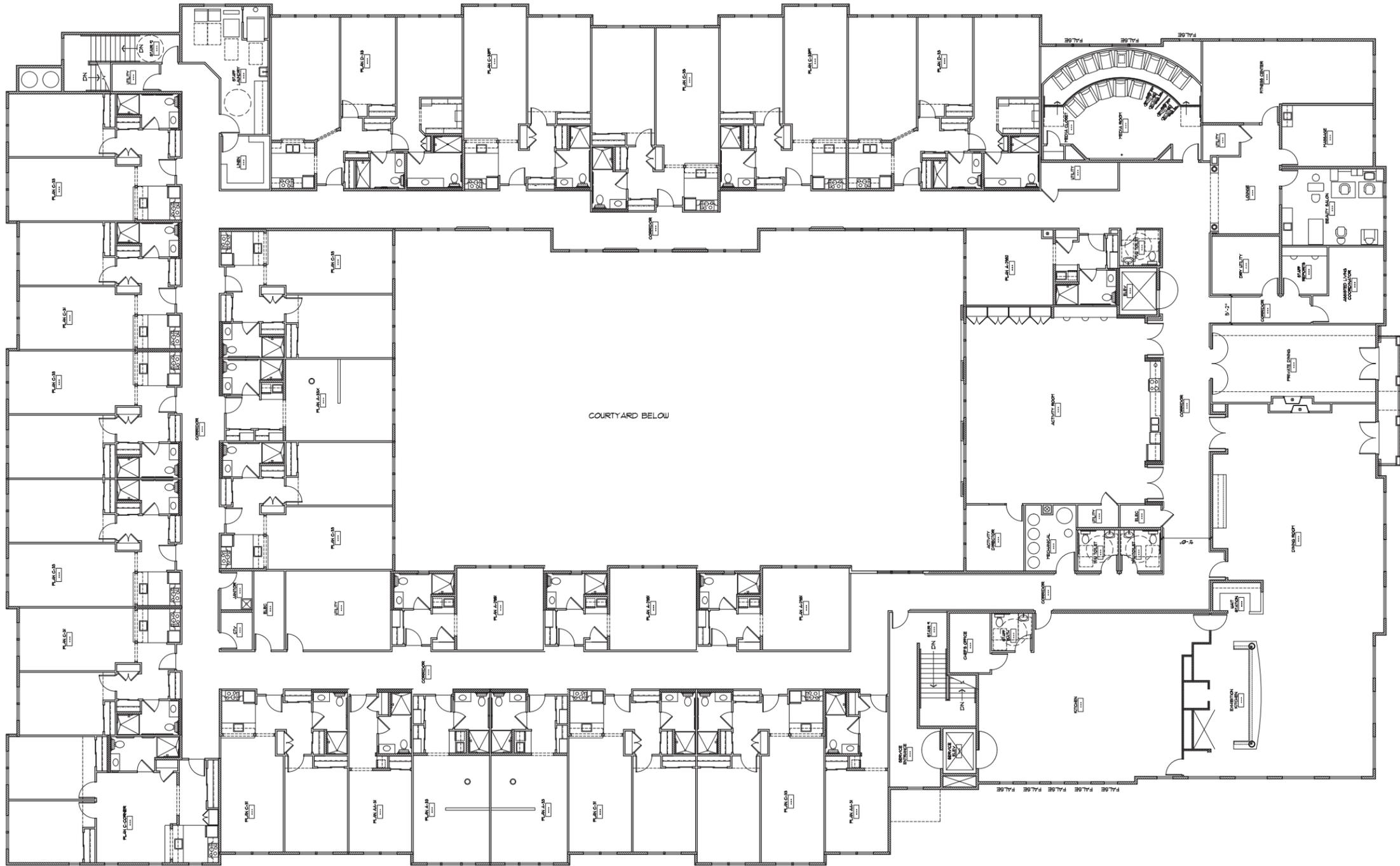
SECOND FLOOR PLAN

OAKMONT OF FREMONT
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THIRD FLOOR PLAN

SCALE: 1/8" = 1'-0"

FIRST FLOOR AREA	=	32,184 SQ. FT.
SECOND FLOOR AREA	=	29,599 SQ. FT.
THIRD FLOOR AREA	=	32,097 SQ. FT.
TOTAL	=	93,880 SQ. FT.
GARAGE AREA	=	31,658 SQ. FT.

NOTE: ENTIRE BUILDING IS ACCESSIBLE. ALL DWELLING UNITS ARE ADAPTABLE.

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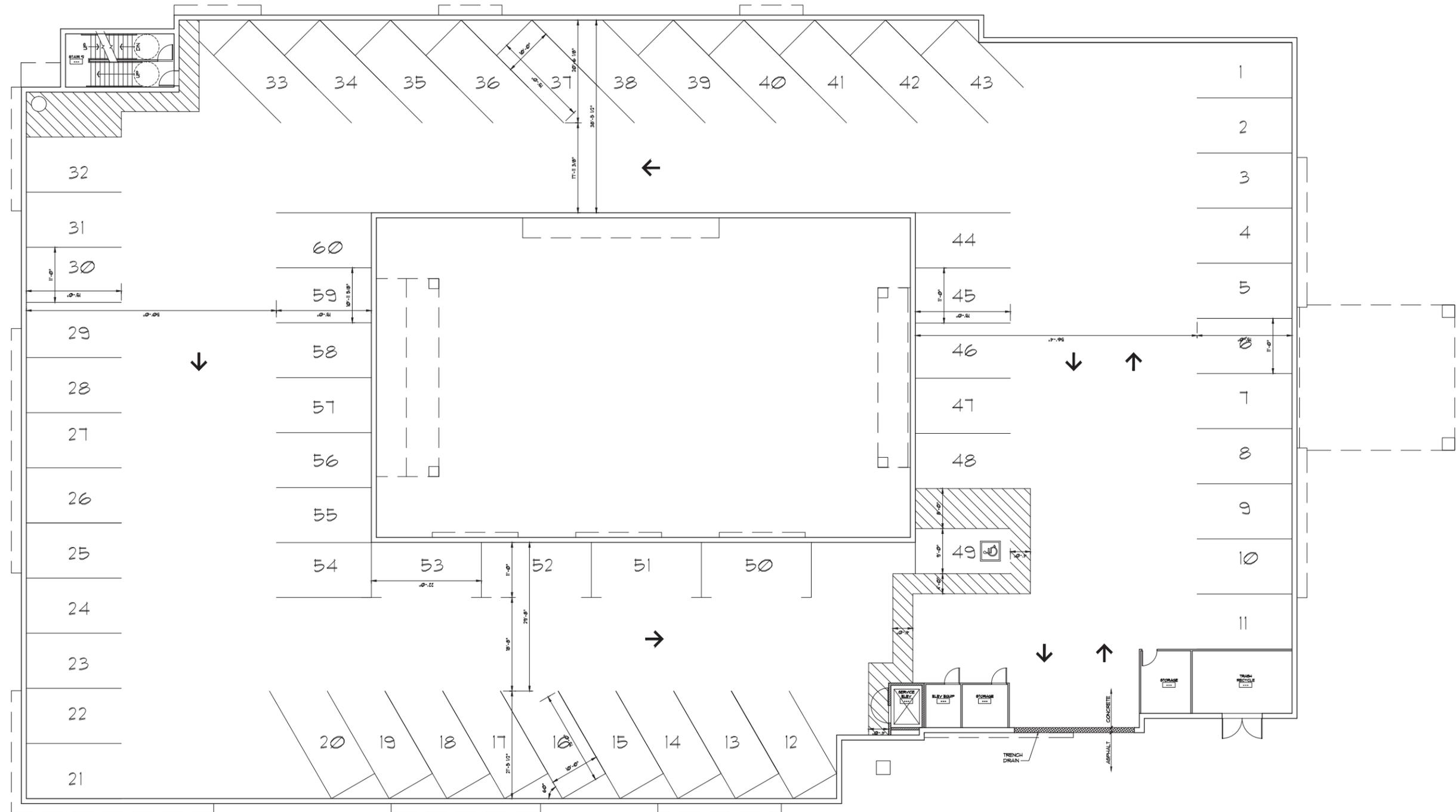
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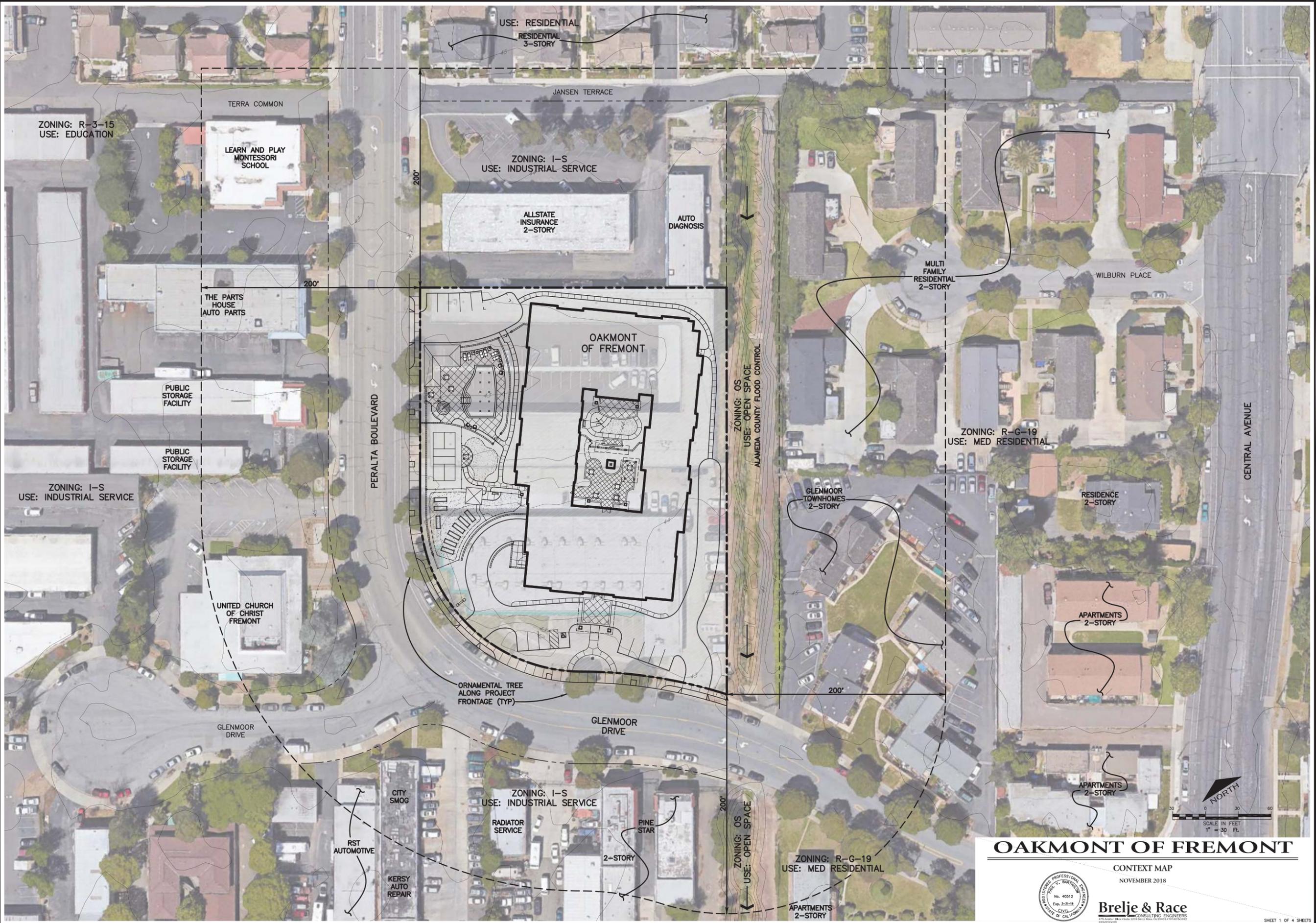
GARAGE FLOOR PLAN
 SCALE: 1/8" = 1'-0"

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TAB: 01-CONTEXT MAP



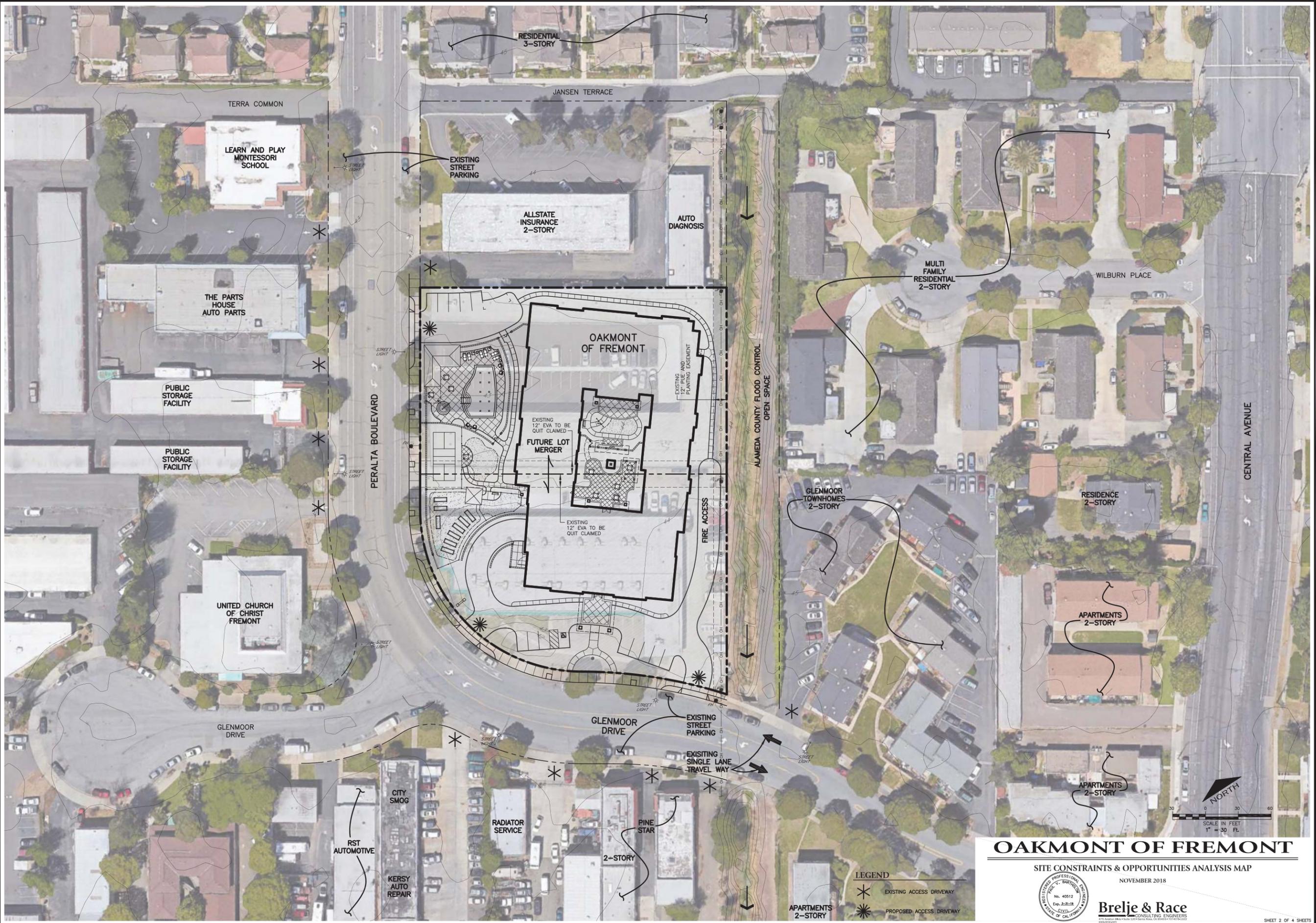
OAKMONT OF FREMONT



CONTEXT MAP
NOVEMBER 2018

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11-14-18 erickson \\4579.dwg 4579.00 EXHIBIT-SITE.dwg TAB. 02-SITE CONSTRAINTS



OAKMONT OF FREMONT

SITE CONSTRAINTS & OPPORTUNITIES ANALYSIS MAP

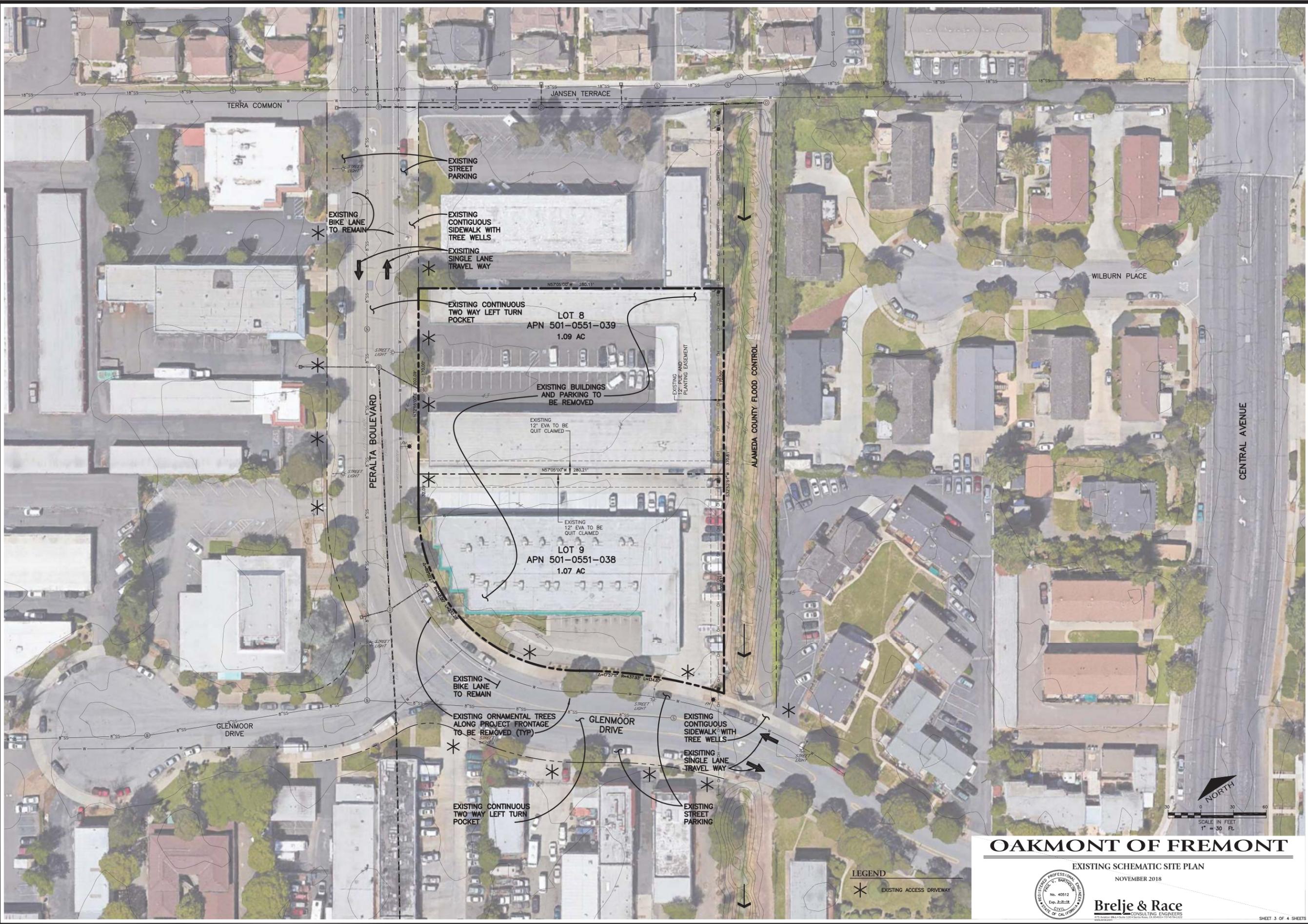
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- LEGEND**
- EXISTING ACCESS DRIVEWAY
 - PROPOSED ACCESS DRIVEWAY

11-14-18 erickson \\4579.dwg 4579 00 EXHIBIT SITE.dwg TAB. 03-EXISTING SCHEMATIC



OAKMONT OF FREMONT

EXISTING SCHEMATIC SITE PLAN

NOVEMBER 2018

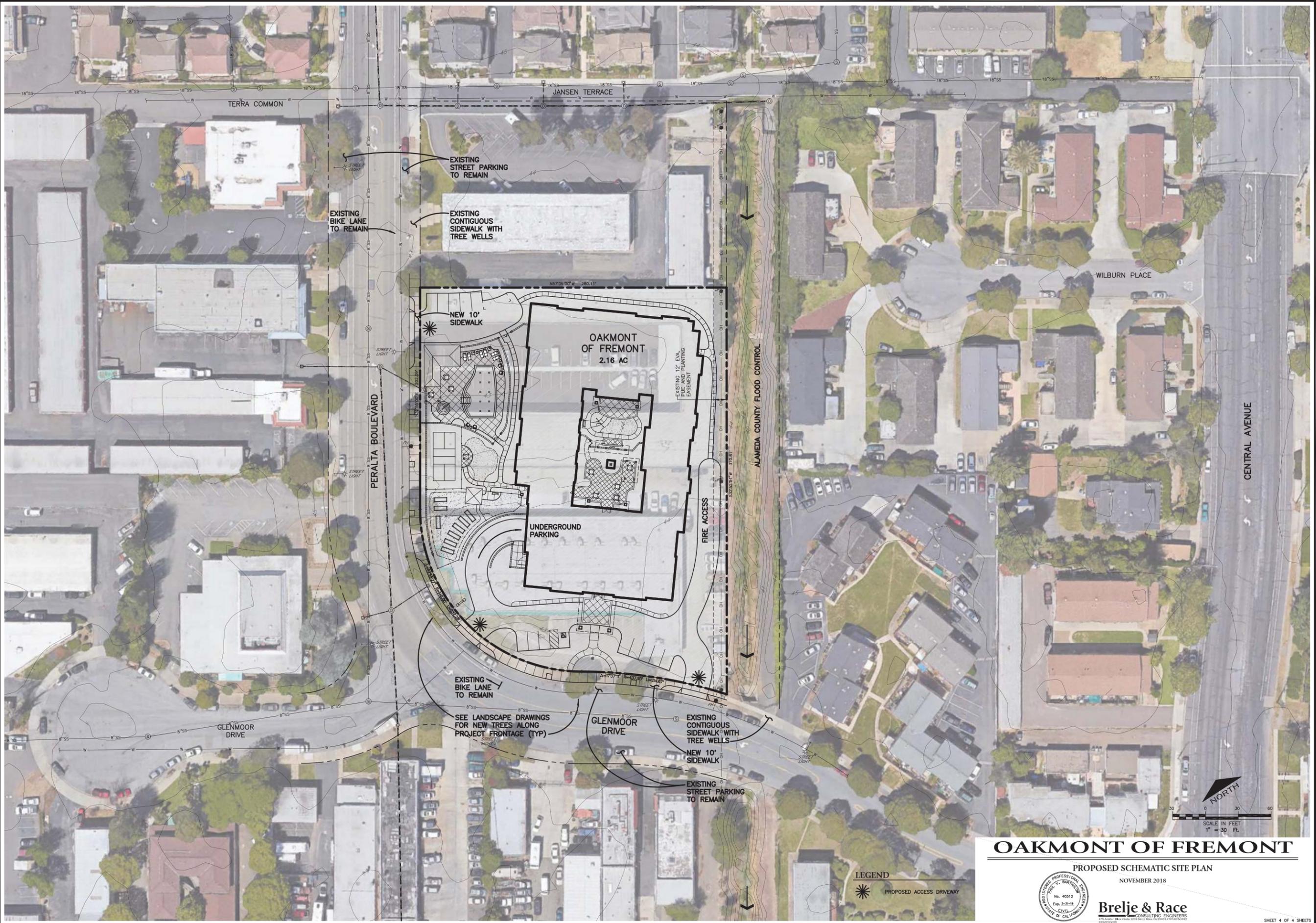


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LEGEND

* EXISTING ACCESS DRIVEWAY

11-09-18 erickson \\4579.dwg 4579.00 EXHIBIT-SITE.dwg TAB. 04-PROPOSED SCHEMATIC



LEGEND
* PROPOSED ACCESS DRIVEWAY

OAKMONT OF FREMONT

PROPOSED SCHEMATIC SITE PLAN

NOVEMBER 2018



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