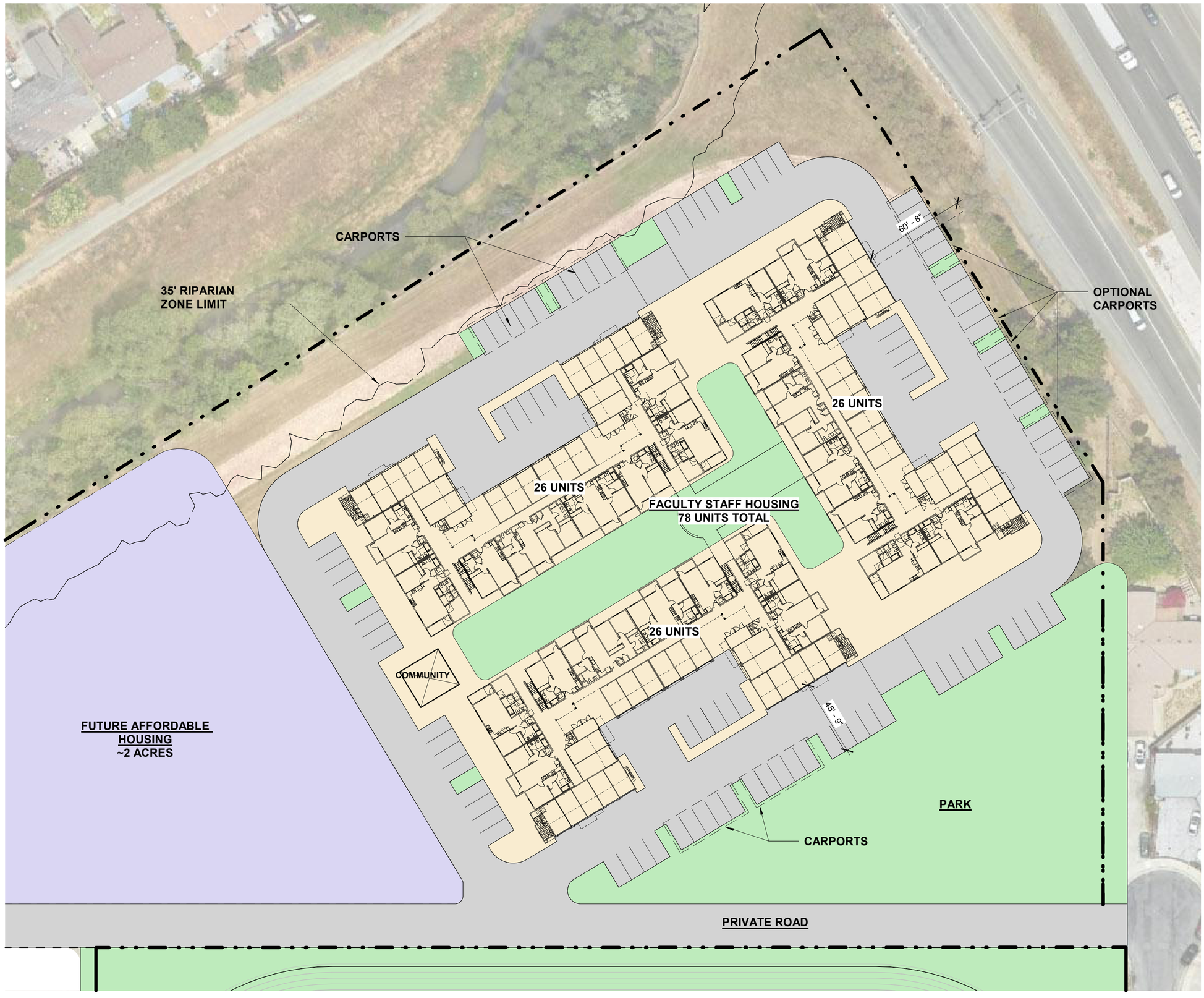


Graphic Scale: 1 inch = 40 feet

0 40' 80' 120' 160'

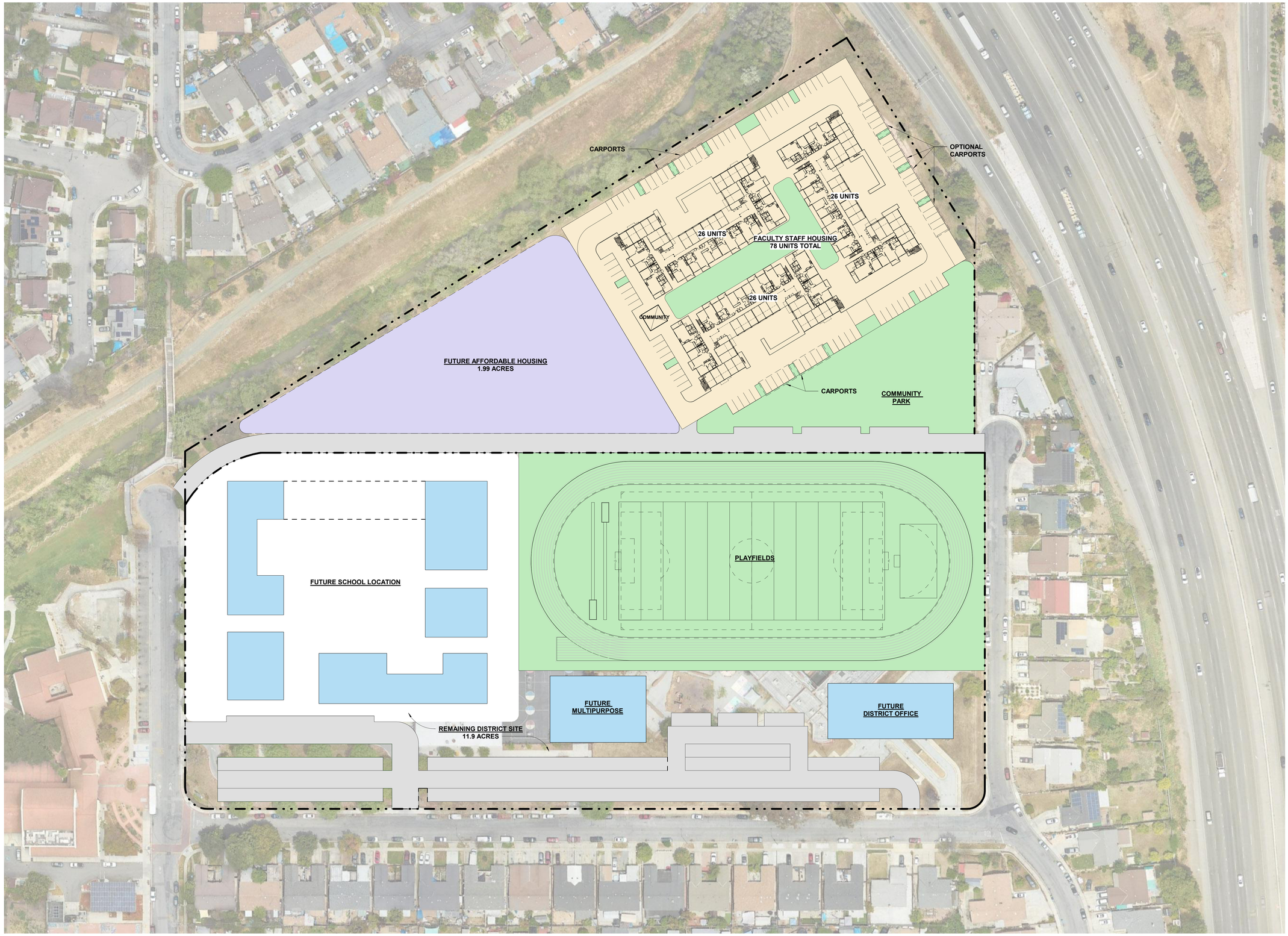
ALUM ROCK UNION SCHOOL DISTRICT

EDUCATOR HOUSING STUDY - WORKFORCE HOUSING CONCEPTUAL PLAN

April 17, 2024

EHP EDUCATION HOUSING PARTNERS, INC.

SVA ARCHITECTS



1 SITE PLAN
1" = 50'-0"

ALUM ROCK UNION SCHOOL DISTRICT
EDUCATOR HOUSING STUDY - MATHSON SITE MASTER PLAN CONCEPT

September 6, 2023

A001

EHP EDUCATION HOUSING PARTNERS, INC.

SVA ARCHITECTS

SILVER CREEK

I-680

SOLAR CARPORTS

OPTIONAL SOLAR CARPORTS

CENTRAL GREEN SPACE

COMM. BLDG

ACCENT PALM TREES

COURTYARD SEATING TERRACES

FUTURE AFFORDABLE HOUSING

SOLAR CARPORTS

DOG PARK

PRIVACY PLANTING

PARK SEATING

PARK SHADE STRUCTURE

LAWN

PLAYGROUND

ACCENT PAVED ENTRY DRIVE

LAVONNE AVE

LANDSCAPE IMAGERY

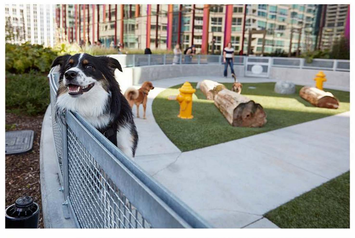


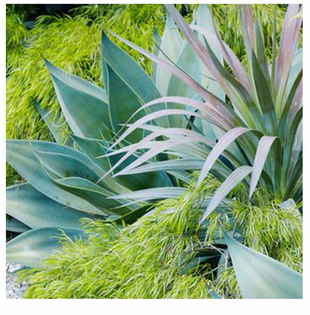


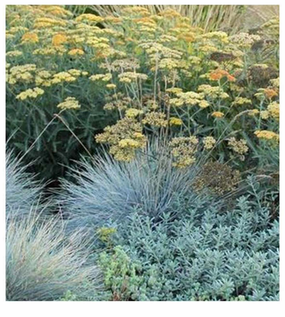












L1

ALUM ROCK UNION SCHOOL DISTRICT

EDUCATOR HOUSING STUDY - MATHSON SITE

September 6, 2023

SCALE: 1" = 20'-0"

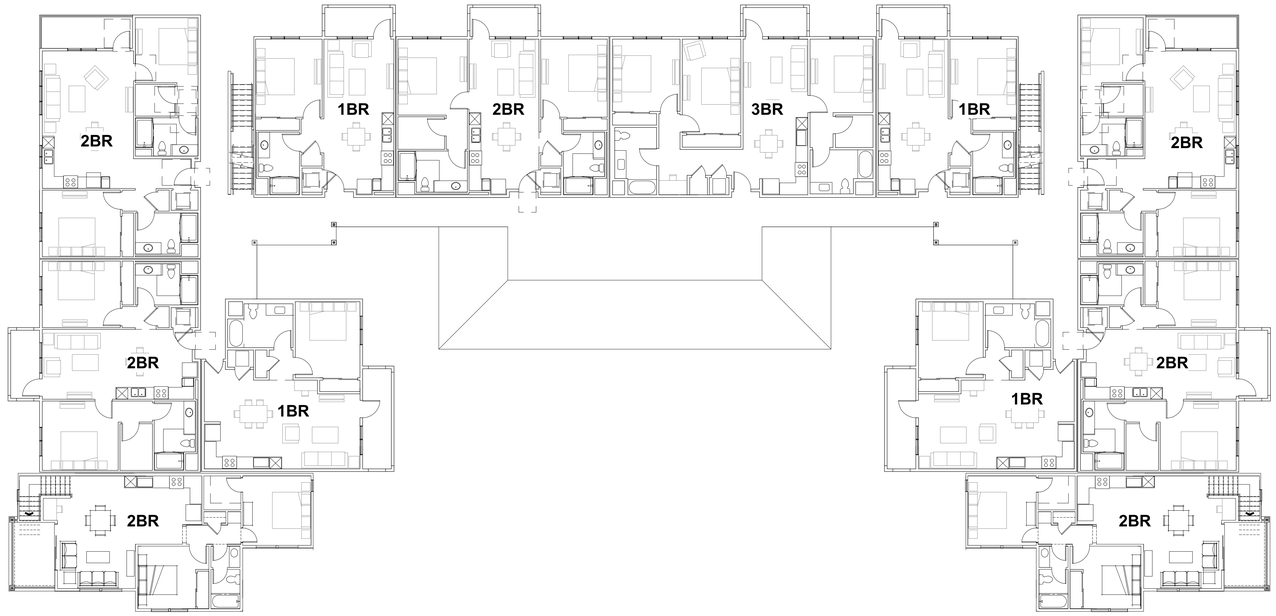
0' 10' 20' 40'

THE Guzzardo Partnership, INC.

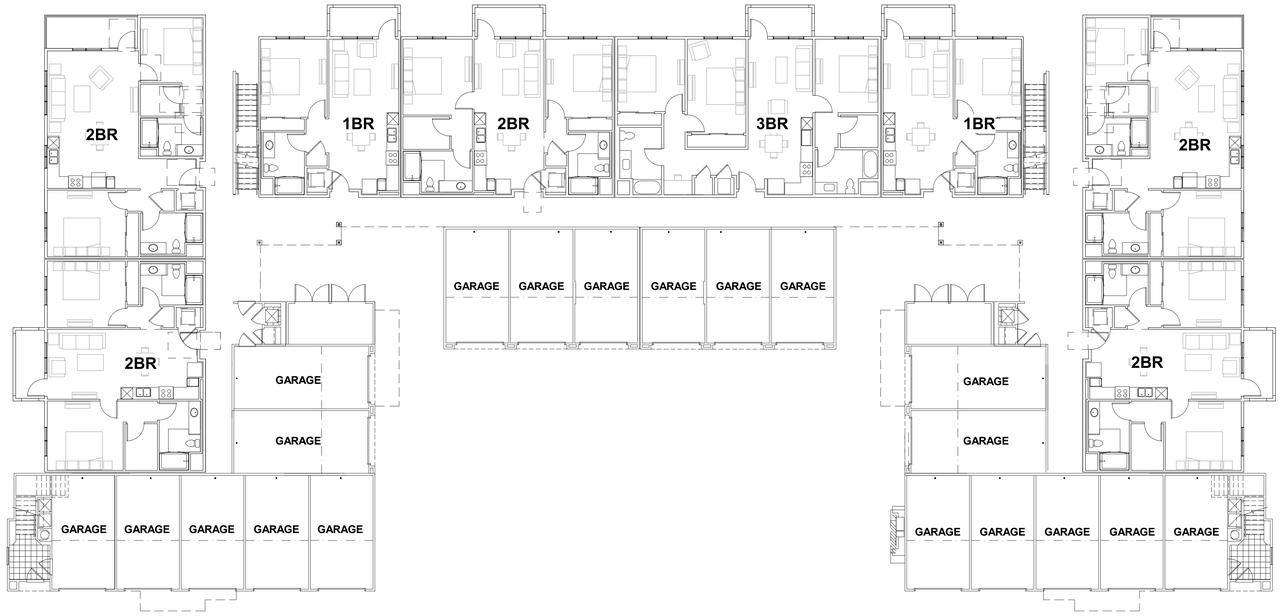
Landscape Architects | Land Planners

EHP EDUCATION HOUSING PARTNERS, INC.

SVA ARCHITECTS



SECOND FLOOR PLAN



FIRST FLOOR PLAN

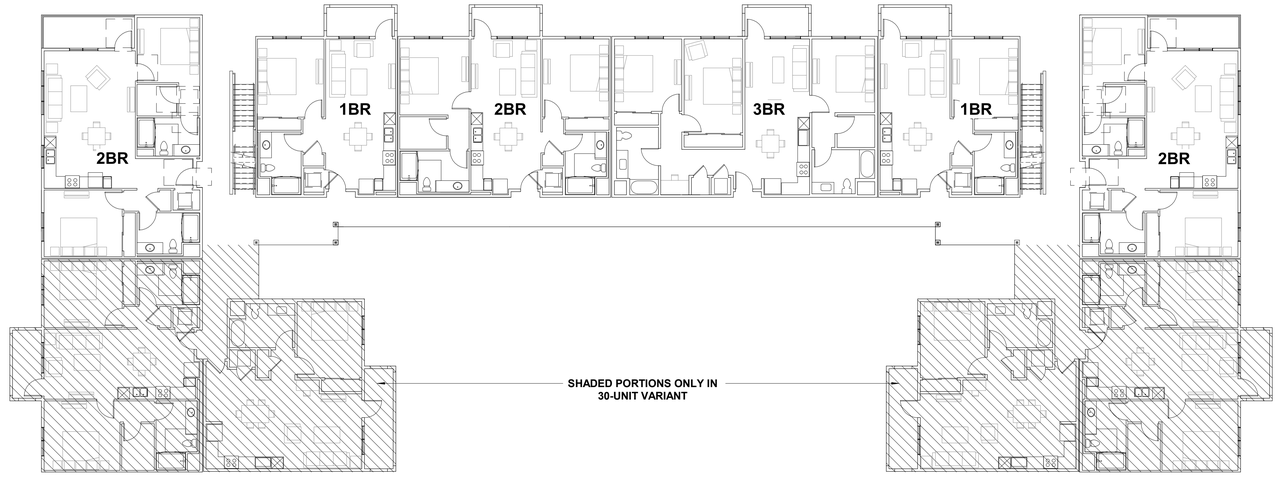
ALUM ROCK UNION SCHOOL DISTRICT
BUILDING FLOOR PLANS

September 6, 2023

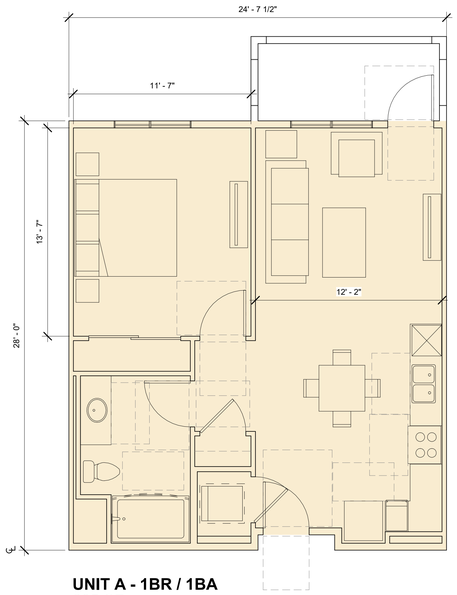
EHP EDUCATION HOUSING PARTNERS, INC.

SVA ARCHITECTS

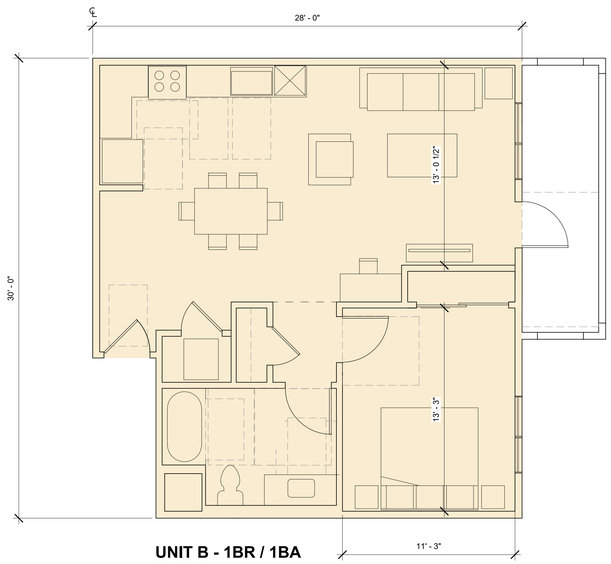
A100



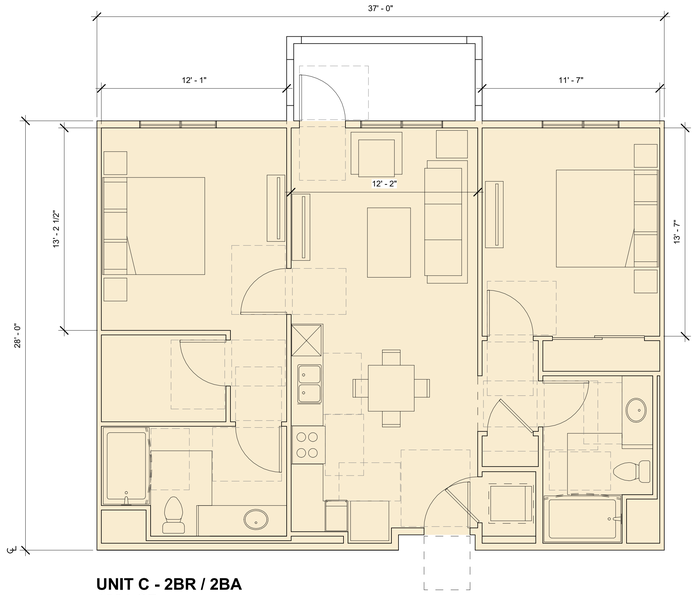
THIRD FLOOR PLAN



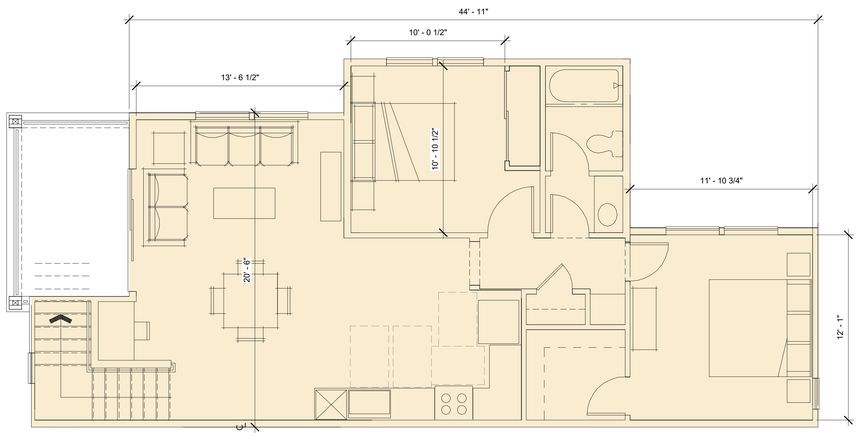
UNIT A - 1BR / 1BA
685 SF



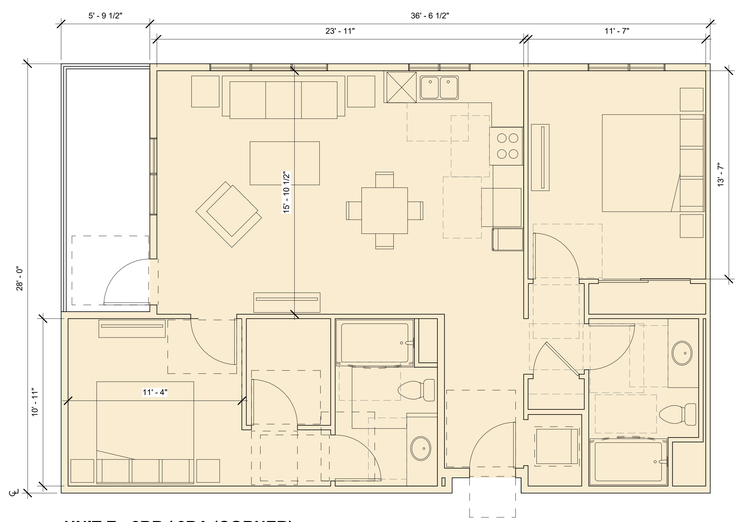
UNIT B - 1BR / 1BA
797 SF



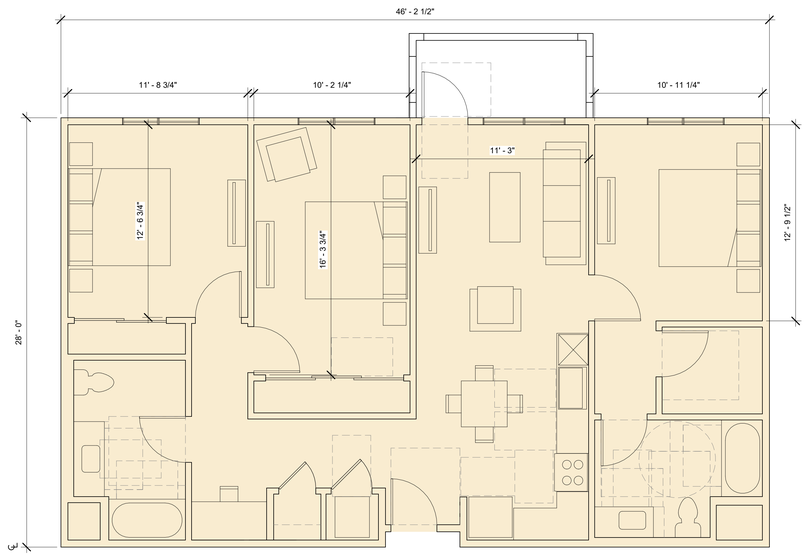
UNIT C - 2BR / 2BA
1031 SF



UNIT D - 2BR / 1BA END UNIT
948 SF *(NOT INCLUDING 1ST FLOOR LANDING)*



UNIT E - 2BR / 2BA (CORNER)
1087 SF



UNIT F - 3BR / 2 BA
1289 SF

ALUM ROCK UNION SCHOOL DISTRICT
UNIT FLOOR PLANS

September 6, 2023

EDUCATION HOUSING PARTNERS, INC.

ARCHITECTS



3 North
1/8" = 1'-0"



2 West
1/8" = 1'-0"



1 South
1/8" = 1'-0"

ALUM ROCK UNION ELEMENTARY SCHOOL DISTRICT
ELEVATIONS

September 6, 2023

EHP
EDUCATION HOUSING PARTNERS, INC.

SVA
ARCHITECTS



3 **North**
1/8" = 1'-0"



2 **West**
1/8" = 1'-0"



1 **South**
1/8" = 1'-0"

ALUM ROCK UNION ELEMENTARY SCHOOL DISTRICT
ELEVATIONS

September 6, 2023

EHP EDUCATION HOUSING PARTNERS, INC.

SVA ARCHITECTS

Alum Rock Union School District

Mathson Site - Unit and Building Calculations

Prepared by SVA Architects | 9-6-2023

Typical Unit Breakdown by Building

Unit Type	Description	SF (Gross)	SF (Net)	Level 1	Level 2	Level 3	Total Units	% Units	% by BR
A	1BR / 1BA	685	645	2	2	2	6	23.1%	30.8%
B	1BR / 1BA	797	745	0	2	0	2	7.7%	
C	2BR / 2BA	1031	980	3	3	1	7	26.9%	57.7%
D	2BR / 1BA (End Unit)	948	884	0	2	0	2	7.7%	
E	2BR / 2BA (Corner)	1087	1025	2	2	2	6	23.1%	
F	3BR / 2BA	1289	1220	1	1	1	3	11.5%	11.5%
Total				8	12	6	**26**		

Total Gross Residential / Building	**25206**	**sf**
Total Net Residential / Building	**23798**	**sf**

**All Values do not include stairs, patios, garages or covered walkways*

Mathson Site Information		
Project Site Area	**148600**	**sf**
Includes parking and driveways around building / does not include park		
Total Residential Units (3 Buildings)	**78**	
Garage Parking Spaces	60	
Surface Parking Spaces	96	
Total Parking	**156**	
Amenity Building (Single Story, On-Grade)	680	sf