



ARCHITECTURAL:

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LANDSCAPE:

L1.1	Street Level
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L1.4	Planting Images

CIVIL:

C1.1	Existing Conditions
C1.2	Preliminary Grading and Drainage Plan
C1.3	Preliminary Utility Plan and Offsite Improvements
C1.4	Preliminary Stormwater Control Plan

JOINT TRENCH:

INT1	Joint Trench Intent Title Sheet
INT2	Joint Trench Intent

PLN17-0061
Exhibit A
January 4, 2018



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PARROTT STREET APARTMENTS
SAN LEANDRO, CA # 2016-0746

PLANNING SUBMITTAL 2
OCTOBER 26, 2017

COVERSHEET

A0.0

Project Data

Project Address

1604 and 1642 San Leandro Boulevard

Building Information:

4 Levels of Type VA Residential / 1 Level Type I Garage

Site Area Information

Gross Site Area (±): 20,021 SF
0.46 AC

Zoning: DA-4

Density: 134.9 DU / AC

FAR:

	Residential (SF)	Garage (SF)
Level 1	7,132	10,539
Level 2	12,226	
Level 3	12,226	
Level 4	12,226	
Level 5	12,226	
Total SF (±)	56,036	10,539
56036 SF ÷ 20021 SF =		2.80 FAR

Unit SF Summary

Unit Type	Description	Typical Area +/- sf (GSF)*	Units Per Level					Unit Mix			Total Unit Area +/- (sf)	% of Mix
			Level 1	Level 2	Level 3	Level 4	Level 5	Studio	1bd	2bd		
Plan 0-1	Studio/1ba	449		3	2	2	2	9			4,041	14.5%
Plan 0-2	Studio/1ba	461		2	2	2	2	8			3,688	12.9%
Plan 0-3	Studio/1ba	539		1	1	1	1	4			2,156	6.5%
Plan 0-4	Studio/1ba	545	1					1			545	1.6%
Plan 1-0	1bd/1ba	605		4	6	6	6		22		13,310	35.5%
Plan 2-0	2bd/1ba	819		3	3	3	3			12	9,828	19.4%
Plan 2-1	2bd/1ba	787	2							2	1,574	3.2%
Plan 2-2	2bd/1ba	901		1	1	1	1			4	3,604	6.5%
Total			3	14	15	15	15	22	22	18	38,746	100.0%
								35.5%	35.5%	29.0%		
								62 Total Units				
								624.94 Avg. Unit Size				

*Gross SF measured to the exterior face of stud and centerline of air gap between units.

Amenity SF Summary

	Area SF (±)
Computer Room (Ground Level)	250
Community Room (Podium Level)	990
Total Amenity SF (±)	1,240

Parking Summary:

Parking Required:

State Density Bonus Law (California Government Code Section 65915) requirement:

Studio 0.5 spaces/d.u. maximum
1 Bedroom 0.5 spaces/d.u. maximum
2 Bedroom 0.5 spaces/d.u. maximum

Downtown San Leandro Transit-Oriented Development Strategy's recommended maximum parking ratio:

1.5 Spaces / D.U. Maximum

City of San Leandro Zoning Code's off-street parking requirement (4-1704):

1.0 Spaces/D.U. in DA Districts Adjacent (within 0.25 miles) to BART

Parking Provided:

Standard 18 Standard Stalls Provided
Accessible 2 Accessible Stalls Provided
Compact 11 Compact Stalls Provided 35%

31 Total Stalls Provided

0.50 Spaces/D.U.

Bicycle Parking Required:

N/A

Bicycle Parking Provided:

21 Bicycle Parking Spaces Provided

Lot Coverage:

Max. Allowable Lot Coverage:

100%

Proposed Lot Coverage:

Total Building Coverage:

17,609 SF

Total Site Area:

20,021 SF

Total Lot Coverage:

17609 SF / 20021 SF =

88% lot coverage

Open Space:

Open Space Required:

Private Open Space N/A
Public Open Space N/A

Open Space Provided:

Private Open Space 0 SF
Common Open Space (±) 5,500 SF

FIRE DEPARTMENT COMPLIANCE NOTES:

1. Key access will be provided at stairwell doors.
2. A knock box will be provided at the main entrance.
3. A vehicle notification device will be installed and mounted at the garage entrance.

DEFERRED SUBMITTALS:

1. Fire Protection System
2. Life Safety Fire Alarm System
3. Underground Fire Supply Line
4. Fire Pump/Fire Pump Room

TRAFFIC COMPLIANCE NOTES:

1. Signage, markings and striping within garage shall be per California Manual on Uniform Traffic Control Devices and Caltrans standards.

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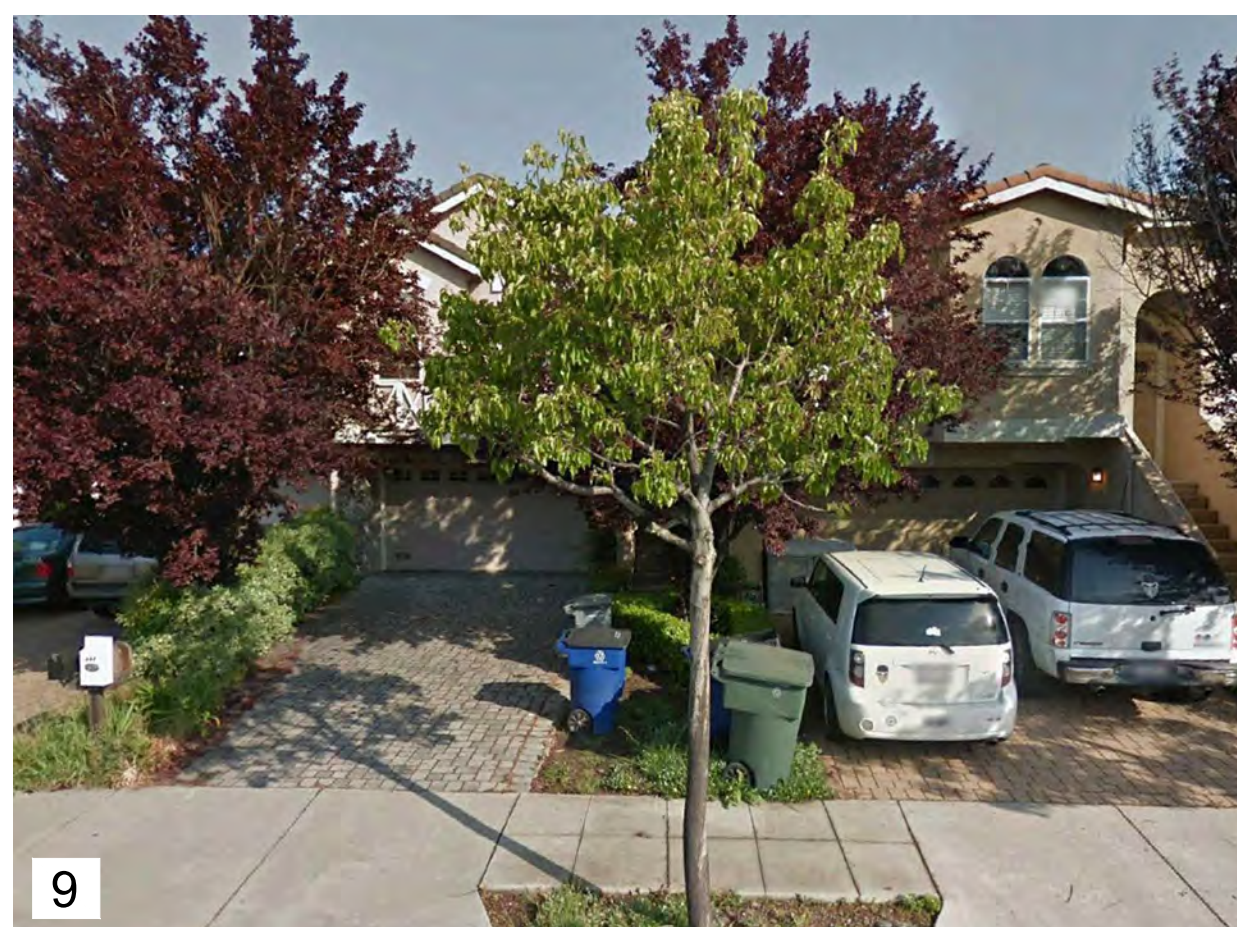
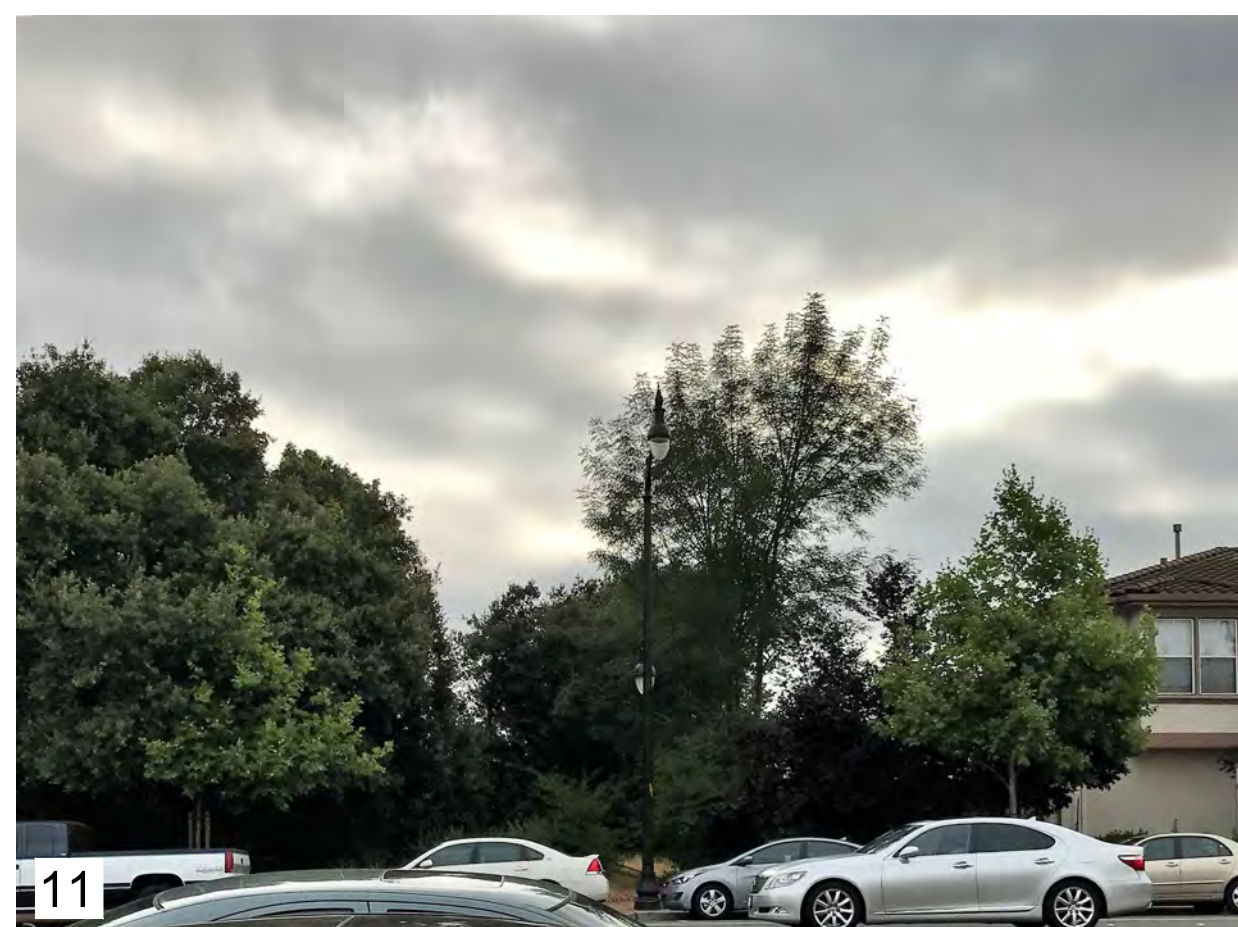
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PROJECT DATA

A0.1



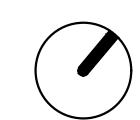
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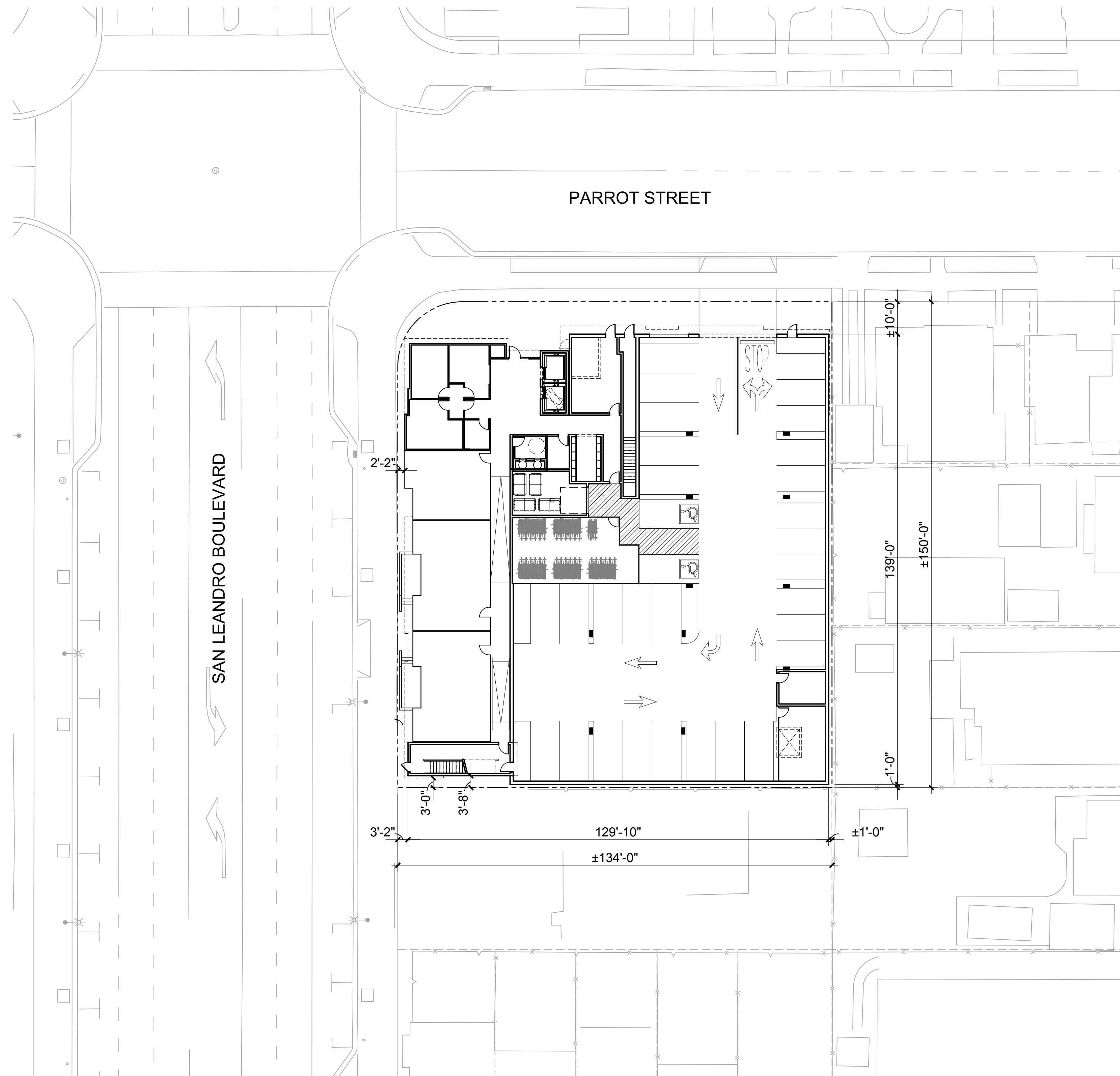
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EXISTING SITE CONDITIONS
PLN17-0061
Exhibit C
January 4, 2018

A0.2



PLN17-0061
 Exhibit D
 January 4, 2018



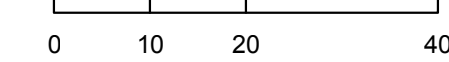
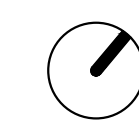
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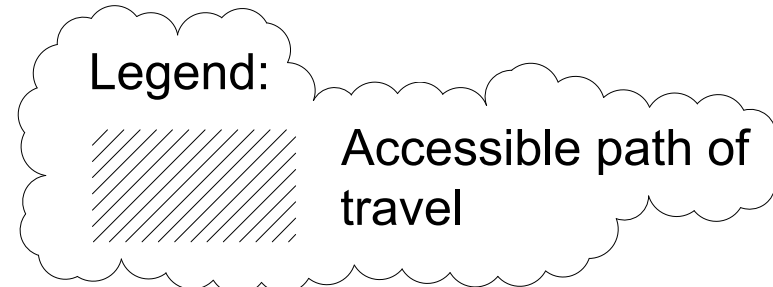
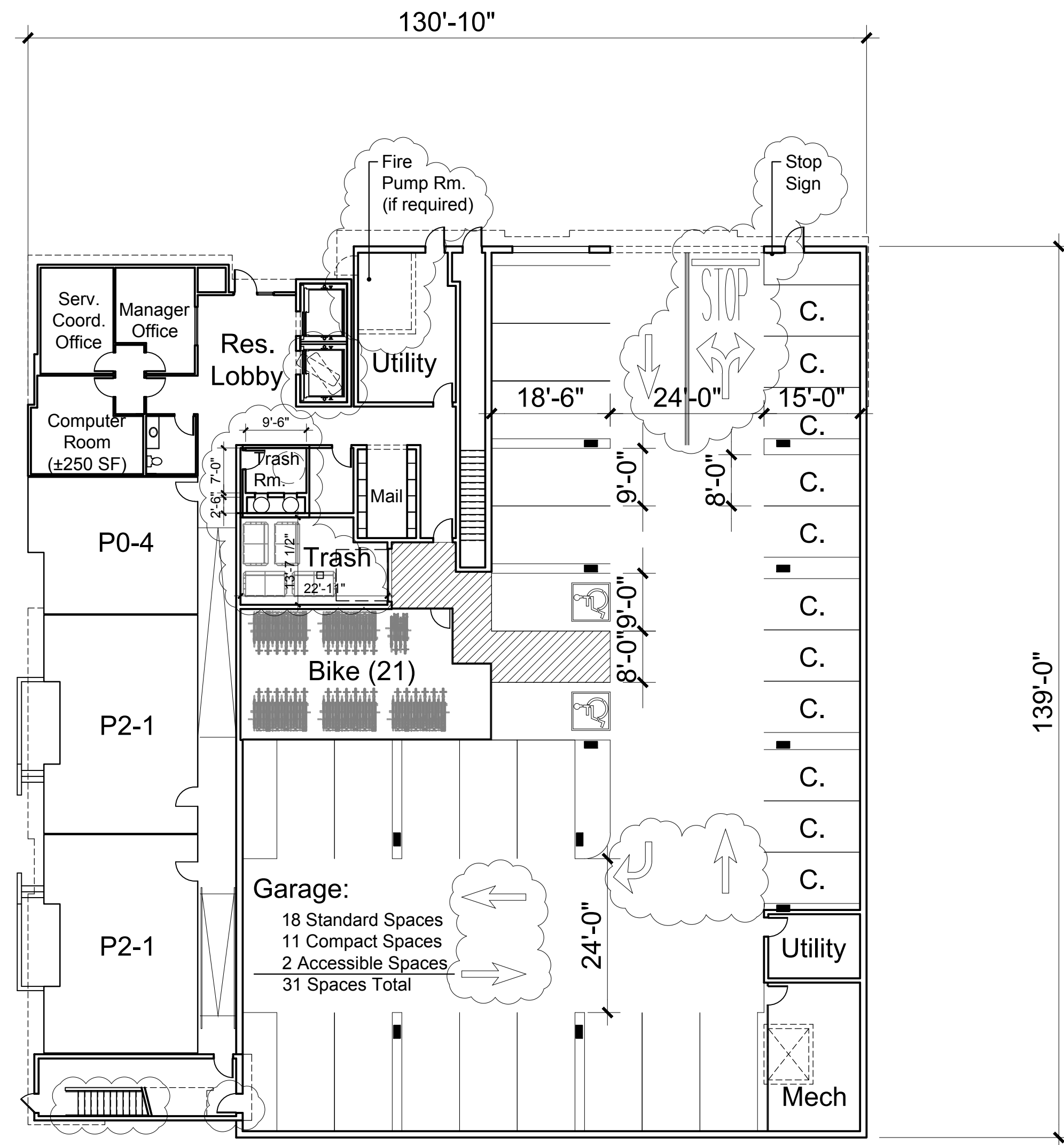
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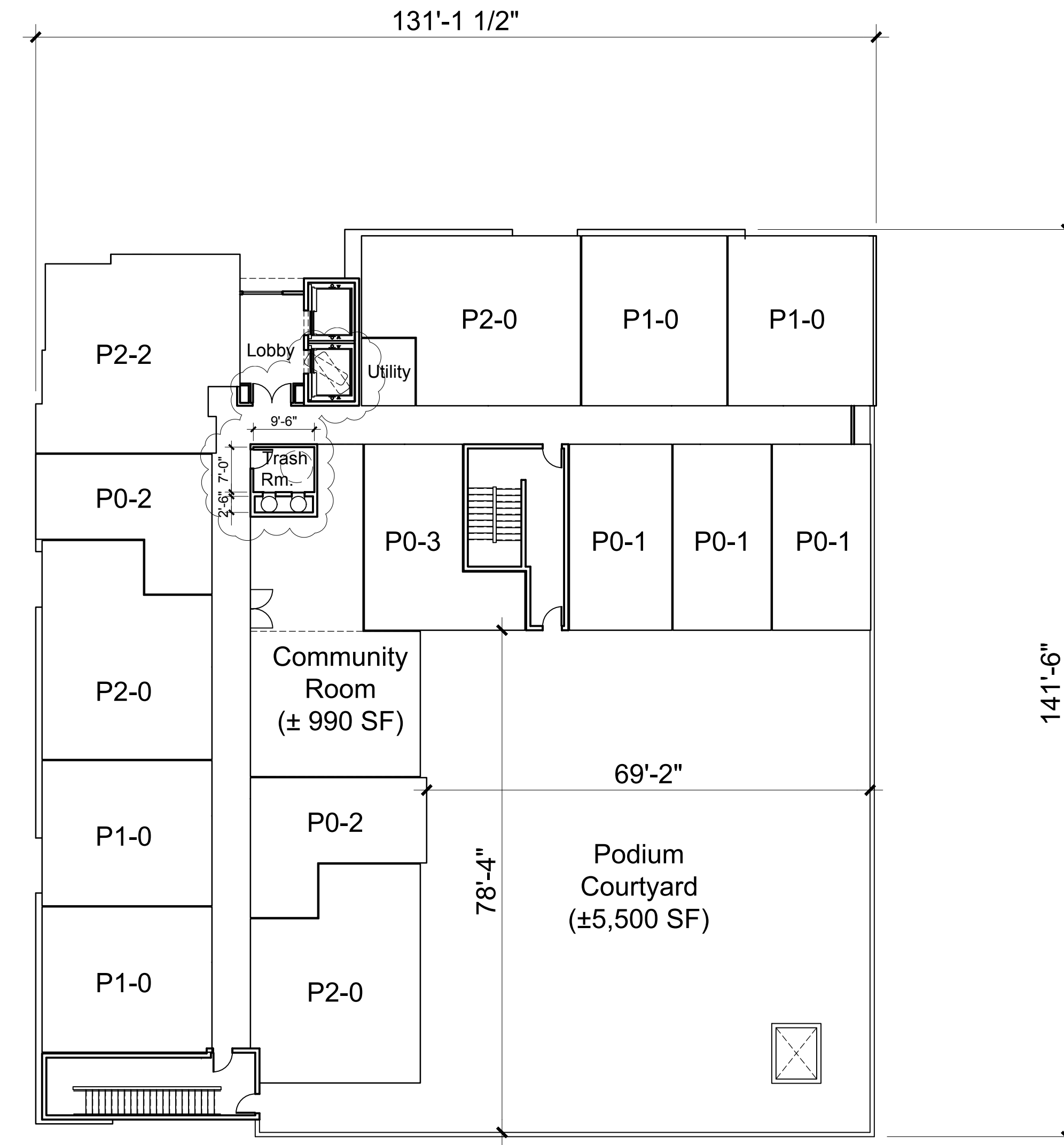


SITE PLAN

A1.0



Ground Level



Podium Level

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Exhibit E
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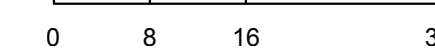
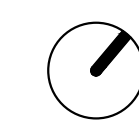
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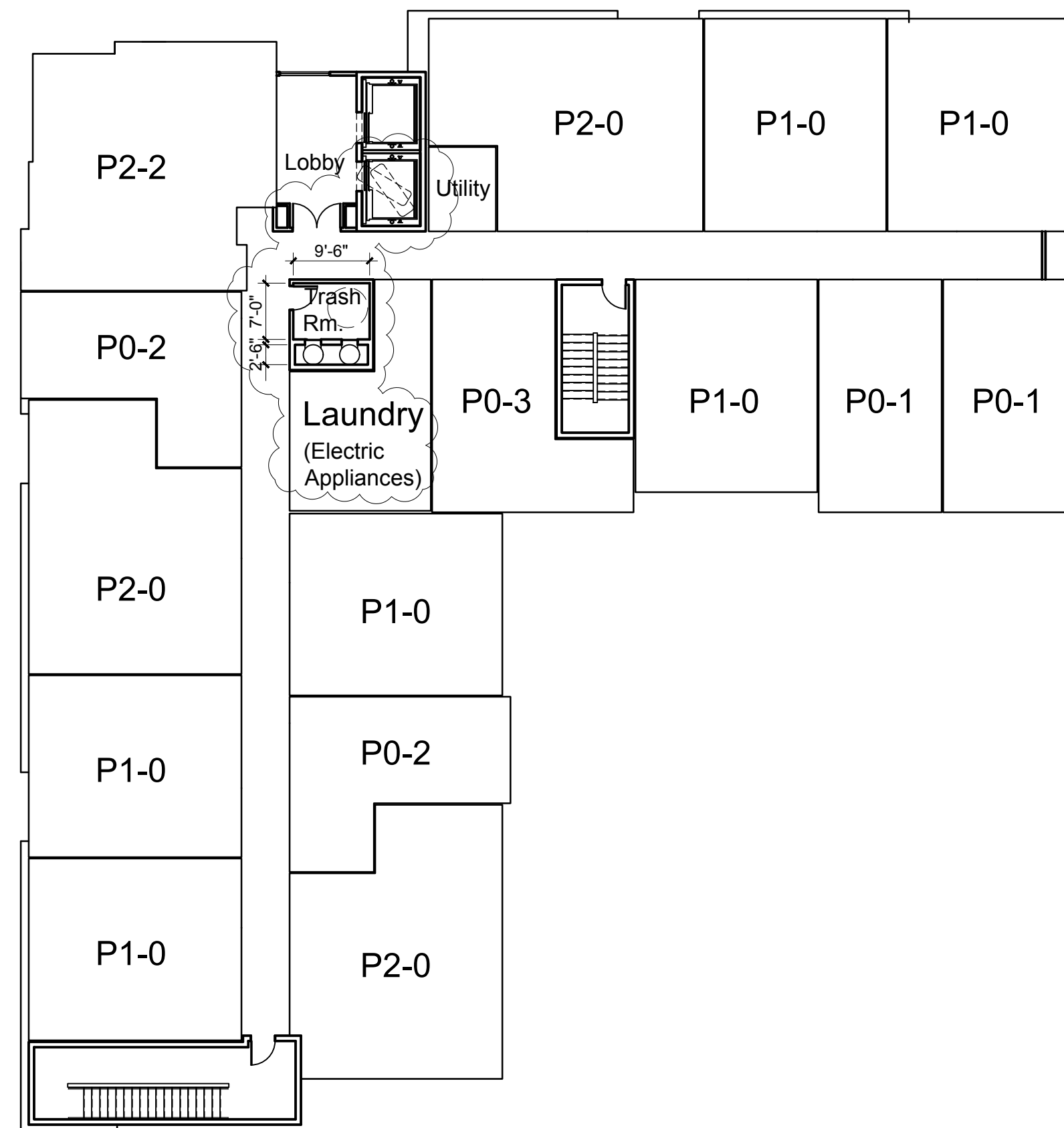
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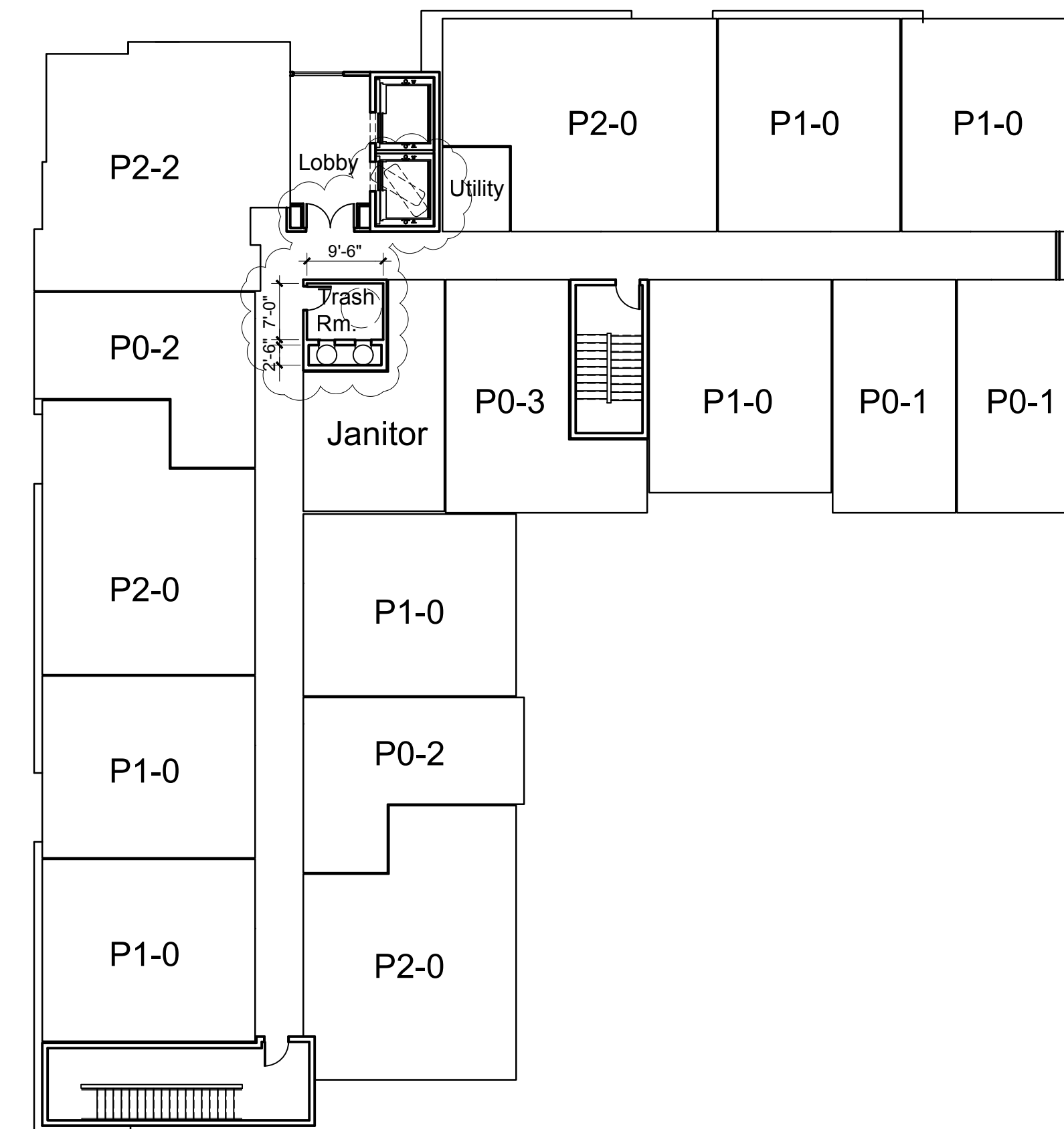


BUILDING PLAN

A2.0



Level 3



Level 4

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 Exhibit F
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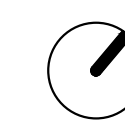
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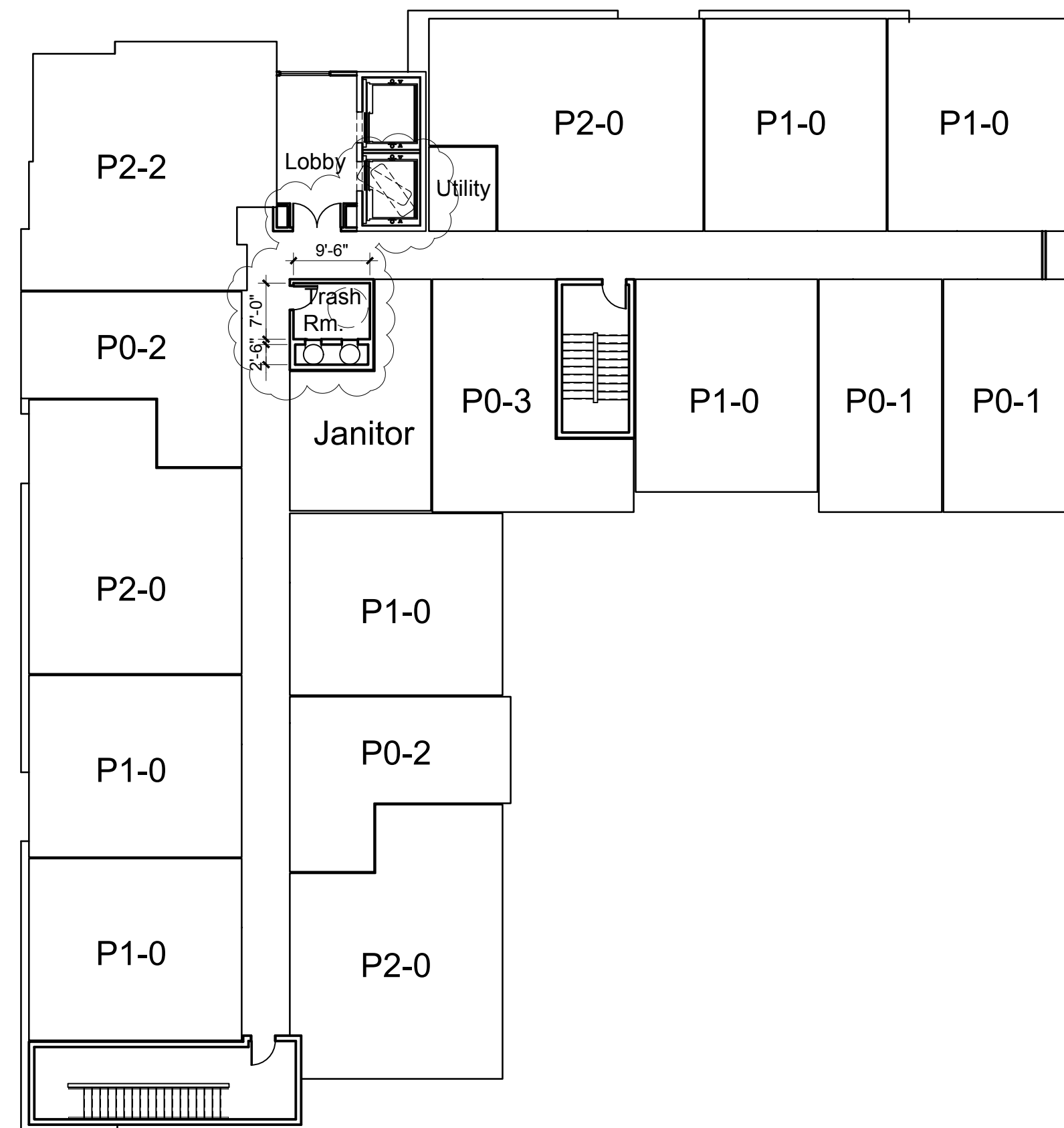
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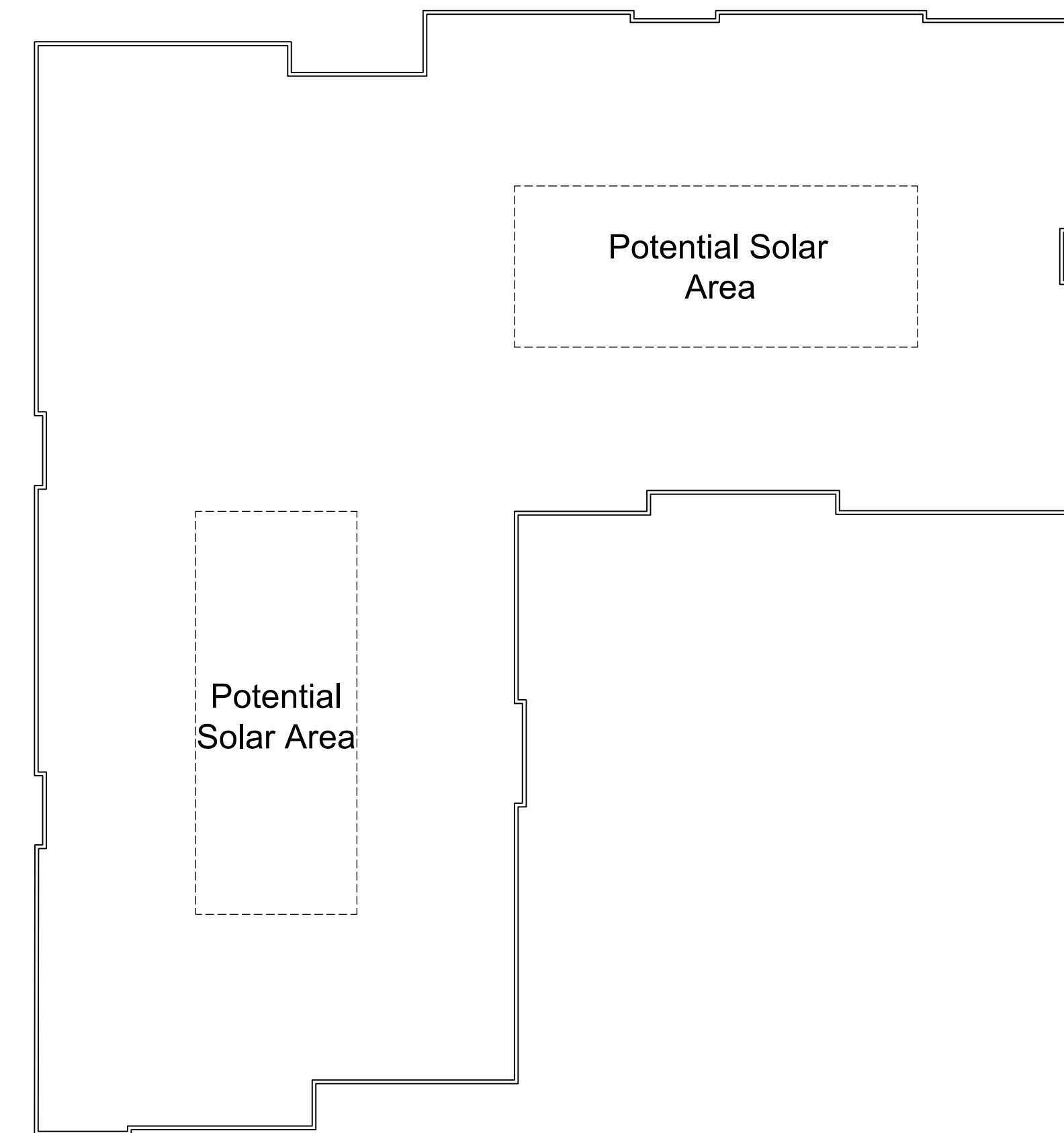
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BUILDING PLAN

A2.1



Level 5



Roof Plan

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Exhibit G
January 4, 2018



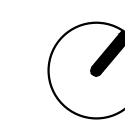
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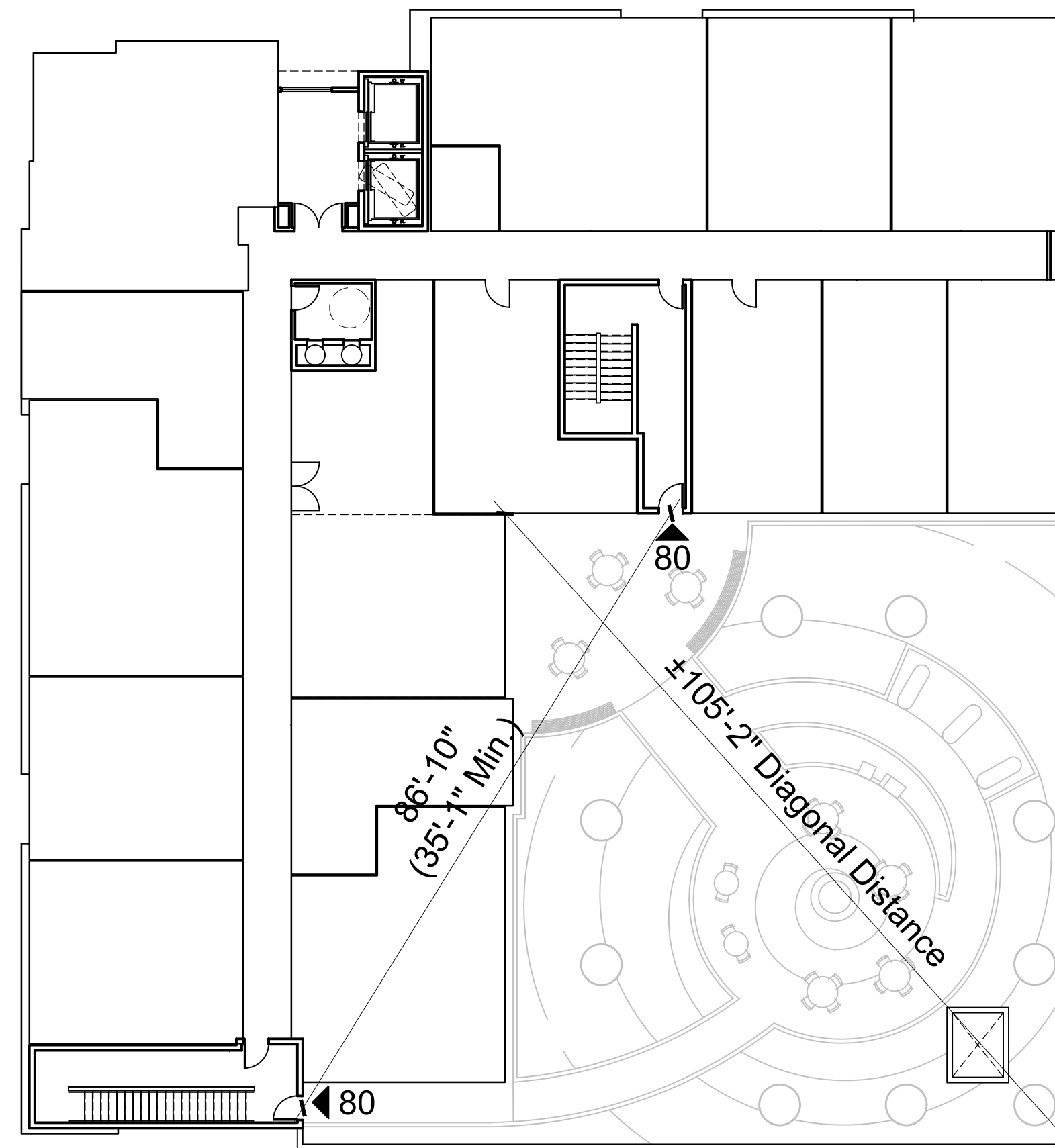
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0 8 16 32

BUILDING PLAN

A2.2



Podium Courtyard Exiting:
 Occupancy Group: A-3
 Area (excluding planters): 2,400 SF
 Occupant Load: 15 SF/occupant
 Number of Occupants: 160 occupants

2 exits provided (80 occupants/exit):

Required Door Width (CBC 1005.3.2 Exception 1)
 Occupant Load x 0.15 = Required Door Width
 $80 \times 0.15 = 12''$
 36" Wide Door Provided

Required Stair Width (CBC 1005.3.1 Exception 1)
 Occupant Load x 0.2 = Required Stair Width
 $80 \times 0.2 = 16''$
 42" Width Provided

PLN17-0061
 Exhibit H
 January 4, 2018



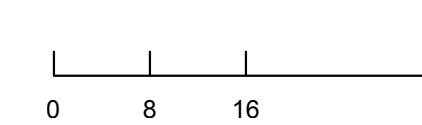
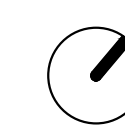
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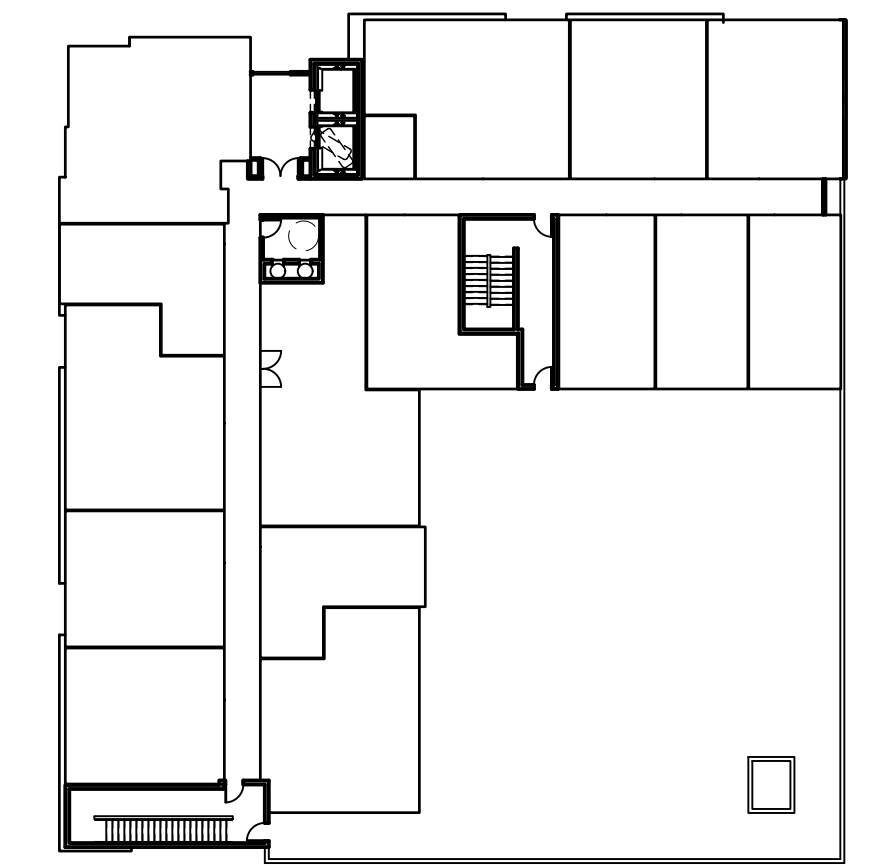
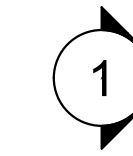
COURTYARD EXITING DIAGRAM

A2.3

PLN17-0061
Exhibit I
January 4, 2018

Parrott Street

San Leandro Blvd.



Key Map, N.T.S.

- 1
- 6
- 5
- 4
- 4
- 4
- 2
- 2
- 1
- 3
- 9
- 7
- 8
- 6
- 4
- 1

Material Legend

- 1. Stucco
- 2. Fiber Cement Lap Siding
- 3. Fiber Cement Trim
- 4. Fiber Cement Panel
- 5. Composite Wood Panel
- 6. Metal Awning
- 7. Metal Mesh
- 8. Metal Rail
- 9. Vinyl Window



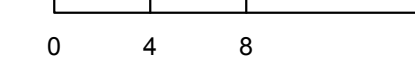
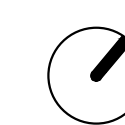
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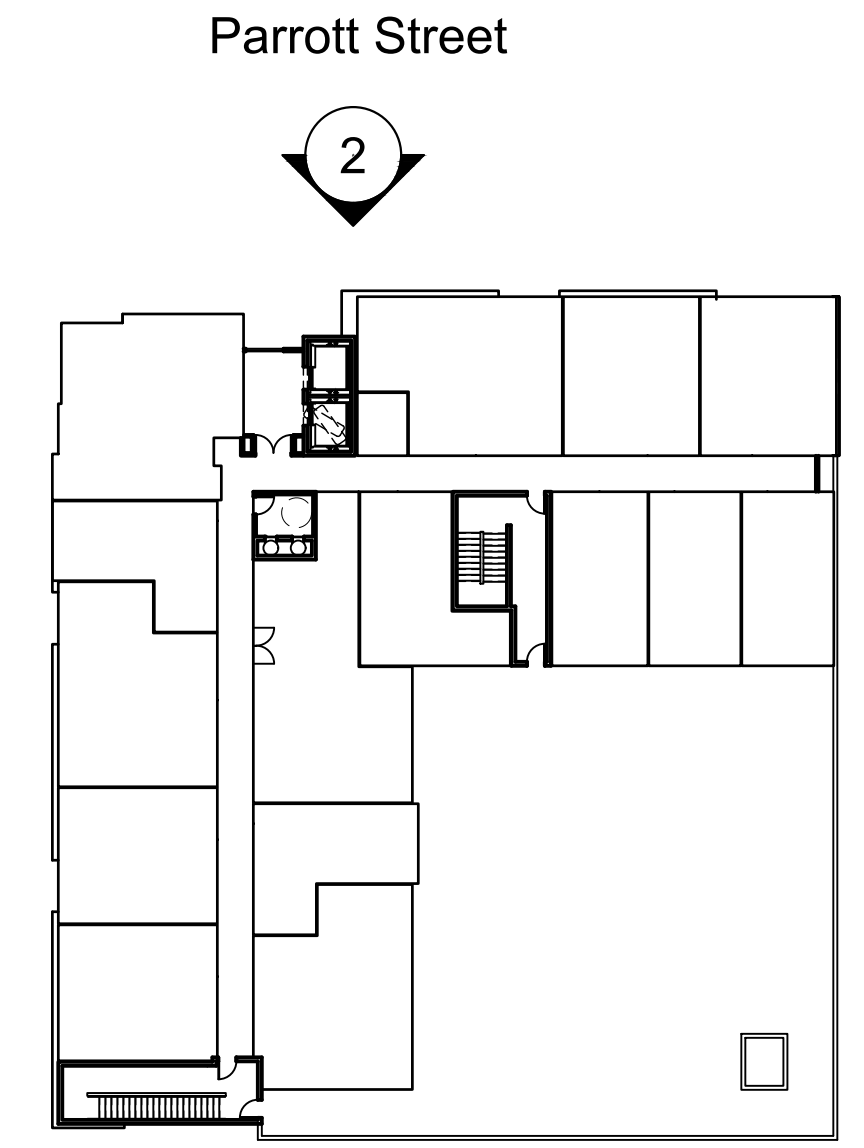
PLANNING SUBMITTAL 2
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ELEVATIONS

A3.0

PLN17-0061
Exhibit J
January 4, 2018



Key Map, N.T.S.



Material Legend

- 1. Stucco
- 2. Fiber Cement Lap Siding
- 3. Fiber Cement Trim
- 4. Fiber Cement Panel
- 5. Composite Wood Panel
- 6. Metal Awning
- 7. Metal Mesh
- 8. Metal Rail
- 9. Vinyl Window



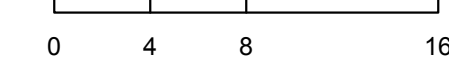
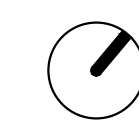
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ELEVATIONS

A3.1