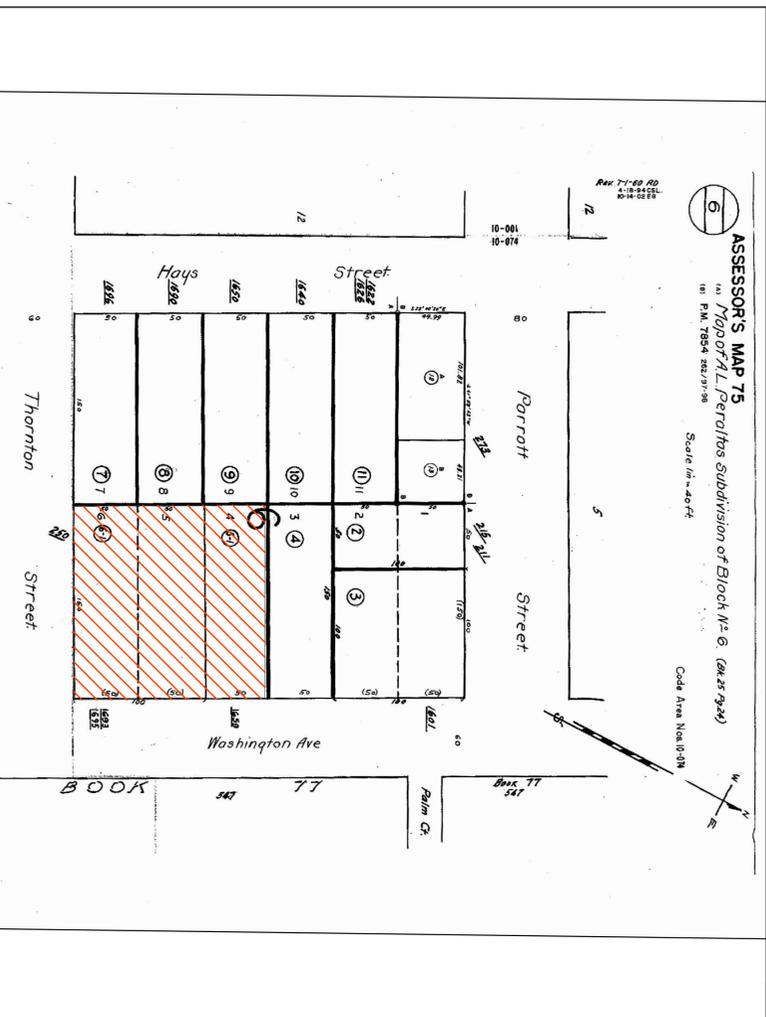
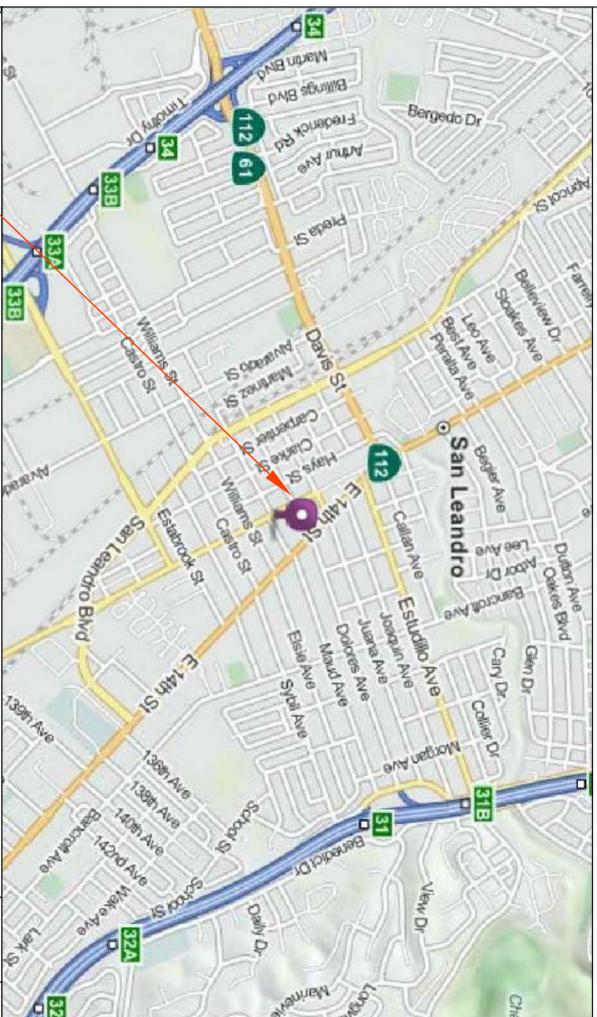


GALVAN BUILDING

1695 WASHINGTON AVENUE

SAN LEANDRO, CA.

APN# 75-6-6-1 & 75-6-5-1



PARCEL MAP-APN # 75-6-6-1 & 75-6-5-1

NTS
1:12

6

SITE PLAN

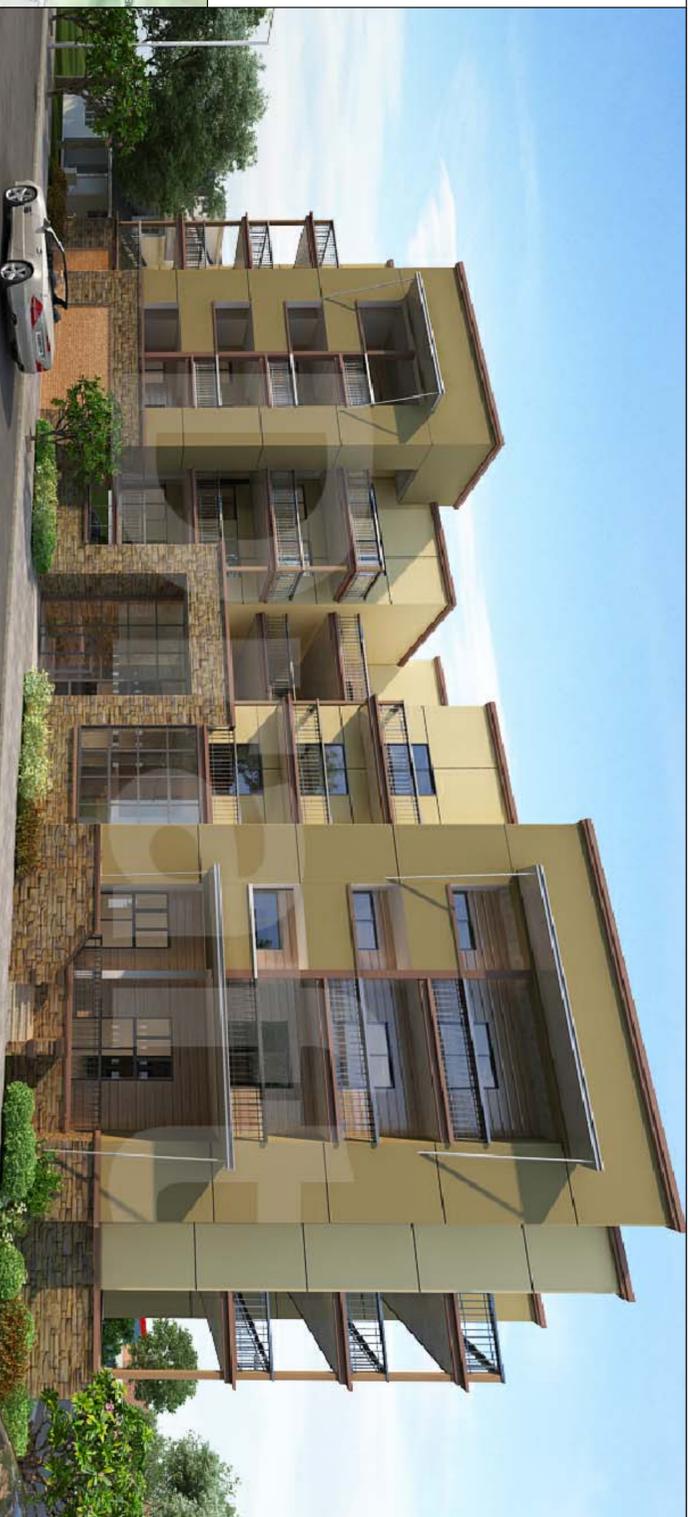
NTS
1:12

5

GENERAL PROJECT INFORMATION

NTS
1:12

4



GALVAN BUILDING SOUTH ELEVATION FACING THORNTON STREET

NTS
1:12

1



EAST ELEVATION FACING WASHINGTON STREET

NTS
1:12

2



NTS
1:12

6

SITE PLAN

NTS
1:12

5

GENERAL PROJECT INFORMATION

NTS
1:12

4

Directory

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Contact: James R. Burns, II
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HB Consulting
Contact: Harry Burrows
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Sheet Index

- G1.1 COVER SHEET
 - G1.2 GENERAL INFORMATION
 - C1.1 SITE SURVEY
 - C1.2 C-3 STORM WATER CONTROL
 - A2.0 GARAGE PLAN-STREET LEVEL
 - A2.0a GARAGE PLAN-SUBTERRANEAN
 - A2.1 1ST FLOOR RESIDENTIAL-SECOND FLOOR STRUCTURE
 - A2.2 2ND FLOOR RESIDENTIAL-THIRD FLOOR STRUCTURE
 - A2.3 3RD FLOOR RESIDENTIAL-FOURTH FLOOR STRUCTURE
 - A2.4 4TH FLOOR RESIDENTIAL-FIFTH FLOOR STRUCTURE
 - A2.5 ROOF PLAN
 - A2.6 INDIVIDUAL DWELLING UNIT PLANS (1/8" scale)
 - A2.7 INDIVIDUAL DWELLING UNIT PLANS (1/4" scale)
 - A2.8 INDIVIDUAL DWELLING UNIT PLANS (1/2" scale)
 - A2.9 INDIVIDUAL DWELLING UNIT PLANS (3/4" scale)
 - A3.1 EXTERIOR ELEVATIONS SOUTH & EAST
 - A3.1a EXTERIOR ELEVATIONS (colored) SOUTH & EAST
 - A3.2 EXTERIOR ELEVATIONS NORTH & WEST
 - A3.3 BUILDING SECTIONS
 - L1.1 LANDSCAPE PLANTS AND SITE FURNISHINGS
 - L1.1a LANDSCAPE PLANTS AND SITE FURNISHINGS
 - CB.1 COLOR & MATERIALS BOARD
- RENDERINGS: 5 SHEETS EXTERIOR RENDERINGS

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Project Description
GALVAN BUILDING
1695 Washington Ave.
San Leandro, CA

APN # 75-6-6-1
& # 75-6-5-1

City of San Leandro
Project # PLN16-0050

Owner / Applicant:
Gordon Galvan
P.O. Box 3101
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MARK	DESCRIPTION	DATE
PROGRESS SET	SITE DEVELOPMENT REVIEW SUPPLEMENTS	4-15-15
	SITE DEVELOPMENT REVIEW RE-SUBMITTAL	7-26-16
		10-1-16

KEY PLAN: NTS
PLN16-0050
Exhibit A
December 1, 2016

COVER SHEET

SHEET DESCRIPTION

SCALE: AS NOTED
DATE: DRAWN BY: APPROVED: COPIES PRODUCED: SHEETS: 1

0
G1.1



Project Description:		
60 Dwelling Units of Market Rate Apartments - 57 bedroom & 3 2-bedroom "walk-ups"		
Subterranean Level, S-2 Occupancy, Type 1B Construction		
4 Stories R-2 Occupancy (Minor A-3 & B) Type 5A Construction		
FINISHED AREA TYPE 5A: 52,940 S.F. (NET RENTABLE AREA 44,028 S.F.)-GARAGE AREA TYPE 1B 30,140 S.F.		
GROSS AREA PER FLOOR: APPROXIMATELY 13,250 S.F.		
SPRINKLED THROUGHOUT, FIRE ALARM SYSTEM THROUGHOUT, GARAGE WILL BE MECHANICALLY VENTILATED IN LOWEST SECTION		
CODE SECTION	SECTION	PAGE/DESCRIPTION
OCCUPANCY TYPES		
	303.4	Group A-3 Assembly uses intended for worship, recreation or amusement and other assembly uses 92 not classified elsewhere in Group A including, but not limited to: Community Halls, Lecture Halls
	304	Group B Office Use
	310.4.1	Group R-2 100 Apartment House
	311.3	Group S-2 101 Parking Garages, open or enclosed
ALLOWABLE HTS & ALLOWABLE AREAS		
Group A-3	Table 503	Type 5A 180 Limited to 2 stories and limited area of 11,500 s.f., limited height 50' height limit
Group R 2	Table 503	Type 5A 181 Limited to 3 stories, limited area of 12,000 s.f., limited height 50' without exceptions
	504.2	Automatic sprinkler systems increases height to 60' and 4 stories, increases are allowed 182 permitted in addition to the area increase in accordance with Section 506.3
		Building allowable areas can increase by formulas in 506.1, 506.2 & 506.2.1 to 201,135 s.f.
	506.1	183 This area is allowed and not taken in addition to section 504.1
	506.3	Automatic sprinkler systems increases area is permitted to increase by 200% for buildings with more than one story above grade. For Group R-2 buildings of Type 5A construction 184 equipped throughout with an approved automatic sprinkler system in accordance
GROUP S-2	Table 503	Type 1B 181 111 STORES & 79,000 S.F.
CODE SECTION	SECTION	CLASSIFICATION PAGE/DESCRIPTION
MIXED USE AND OCCUPANCY & SEPARATIONS	508.4	Group R2/S-2 188 Area Separation of 1 hour with sprinklers (confirm with Building Official)(compliant with 406.3.4)
	508.4	Group A/R-2 188 Area Separation of 1 hour
	508.4	Group A/S-2 188 Area Separation of 10 hours with sprinklers (confirm with Building Official)
	508.4	Group R2/B 188 Area Separation of 1 hour
	508.2.3	The allowable building area and height of the building shall be based on the allowable building area and height for the main occupancy in accordance with Section 503.1
TYPE 5A		Building Element
Fire Resistance Rating	601	Structural Frame 195 1 hour
	601	Bearing Walls
	601	Exterior 196 1 hour
	601	Interior 195 1 hour
		Non Bearing Walls and Partitions Exterior
	602	Exterior 196 1 hour
		Non Bearing Walls and Partitions Interior
	601	Interior 195 0 hour
		Floor construction and associated secondary members
	601	Floor Construction 195 1 hour
		Roof construction and associated secondary members
	601	Roof Construction 195 1 hour (exceptions do not apply if the height is not greater than)
	713.4	Shaft Enclosures 216 2 hour
		Required - however per exception 713.14.1, 5-smoke partitions shall be permitted in lieu of the partitions to separate the elevator lobby at each floor where the building is equipped throughout with an automatic sprinkler system.
	713.14.1	Elevator Lobby 217
CODE SECTION	SECTION	CLASSIFICATION PAGE/DESCRIPTION
OPENINGS	TABLE	705.8 Unprotected 206 20' to less than 25' Sprinkled Unlimited 5' to less than 10' Sprinkled 25% of wall area allowed to be glass
Exiting Ratings For R2 Occupancy	TABLE	Exit Access 1016.2 Travel Distance 396 250 feet with sprinkler system 1017.1 Corridors 398 1 hour 1017.1 1022 Vertical Exit 400 2 hour
For S-2 Occupancy	TABLE	Exit Access 1016.2 Travel Distance 396 400 feet with sprinkler system 1018.1 Corridors 398 0 hour with sprinkler system
ARCHITECTURAL TRIM	1406.2.1	Up to 40' in height 716 wood Above 40' in height approved non combustible materials

BUILDING INFORMATION-PRELIMINARY CODE ANALYSIS 2013 CBC		NA	4
		112	

Galvan Building Apartments
1693 & 1695 Washington Avenue, San Leandro CA
APN# 75-6-6-1 & 75-6-5-1

CITY OF SAN LEANDRO ZONING:
General Plan: Downtown Mixed Use
Zoning: DA-1 Downtown Area District

Project Site Size: 22,702 S.F. (7,500 S.F. & 15,202 S.F.)
Project Bldg. Area: 57,000 s.f. gross building area
43,704 s.f. net dwelling area
30,000 s.f. of parking area

Building will have the following Occupancy Classifications: A-3, B, R-2 & S-2
Building will have the following Construction Types: TYPE 1-B & TYPE 5A

- Building Systems:**
- Code Compliant Fire Sprinkled Throughout
 - Code Compliant Fire Protection System (note details 1 and 2 on this sheet for fire ladder access from Washington Street)
 - Code Compliant Fire Alarm System
 - Code Compliant Fire Standpipes
 - Code Compliant Mechanical Ventilation System in the Parking Garage
 - Code Compliant Carbon Monoxide Detection System
 - Code Compliant Elevator (Gurney Accessible)
 - Code Compliant Fire Pump (if EBMUD water pressure is insufficient)
 - Code Compliant C-3 Stormwater Treatment System

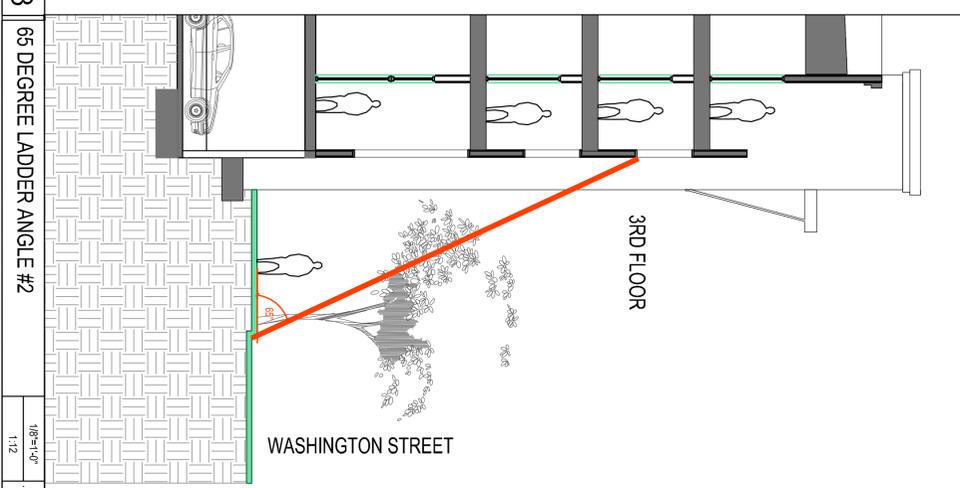
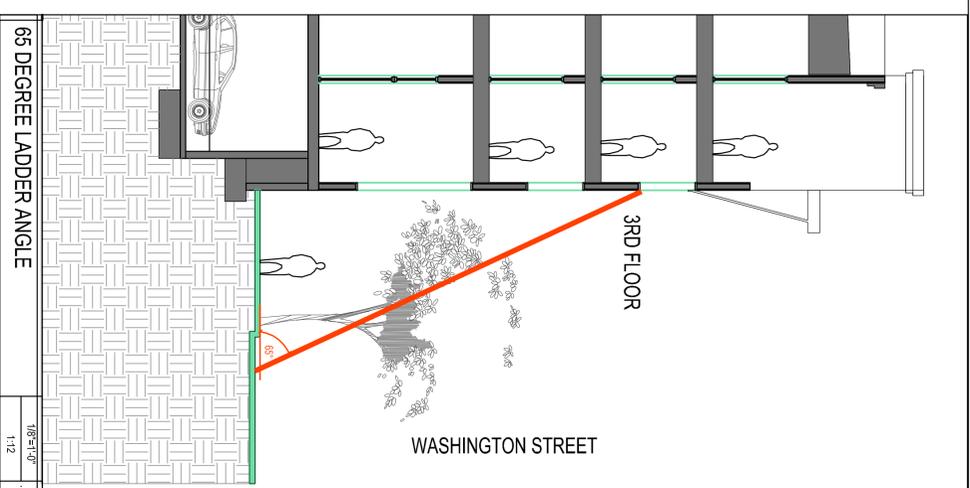
PROJECT DESCRIPTION NARRATIVE:

The proposed project has a total of 60 dwelling units, 57 one bedroom, 1 bath units and 3 two bedroom, 2 bath "walk-up" style units. Each unit has a full kitchen inclusive of refrigerator, dishwasher, range/oven, microwave-oven/vent, garbage disposal and stacked washer and dryer. Each unit has a balcony/patio except units located on the "Court yard" (those units have patio areas designated on the court yard). The "Court yard" has approximately 4,800 s.f. The "Court yard" will have integrated planting areas incorporating both drought resistant plant material and "C-3" BMP treatment control. All of the remaining landscape areas will be used for additional "C-3" treatment incorporating the highest level of drought resistant design. The project has 73 parking spaces (consisting of 58 full size spaces, 11 compact spaces and 4 accessible spaces). The parking will be accessed off of Thornton Street. The parking access will immediately slope down to accommodate the "walk-up" style 2 bedroom units facing Washington Street. Thus, the parking is partially day-lighted at the parking entrance and along Washington Street and then wraps under the entrance to a full story subterranean parking for the balance of the parking garage. The project will have 4 stories of habitable residential dwelling units above the parking area. Vertical circulation will occur at the center of the building with the main entrance off of Thornton Street. A second stairway is located at the North-East corner of the building abutting Washington Street. There will be a primary "Emergency Access" at that location as well, allowing direct fire access unto the courtyard. The exterior materials will consist of multiple colors of stucco and stone (as a base for the building) with in-fill of "hardboard" horizontal in-fills for the balcony/patios. The balconies and various entries will be accented with detailed ornamental metal railings. Ornamental metal accent awnings are introduced as additional detail elements creating scale and movement along the facade. The massing of the building and the placement of the balconies has been a detail that has evolved through several alternatives of the current design. The intent of the placement is to lighten the mass of the balconies creating a more "open air" feel while both occupying the balcony as well lightening the mass of the overall facade. The final design is a result of a collaboration between the design team and City Staff in an effort to introduce a clean contemporary style of building as one of the first new structures in this area of the downtown of San Leandro.

SOLID WASTE AND RECYCLING:

- Each unit will have sufficient internal dedicated storage and collection space for trash, recyclables and organics.
 - Each floor will have a "chute" for trash and recyclables that will be connected to 4 cubic yard dumpsters in the garbage room on the street level parking on Thornton Street.
 - Waste/Recycling Calculations:
Waste: 60 units x 1.1 (move-in/out factor) x 32 gal. service/unit x 1 cu. yds/200 gal. = 10.56 cu. yds/wk.
Recyclables: 60 units x 1.1 (move-in/out factor) x 32 gal. service/unit x 1 cu. yds/200 gal. = 10.56 cu. yds/wk.
- 2-4 cu.yds bins will be provided for waste and 2-4 cu.yds bins will be provided for recyclables. 2 collections per week will be scheduled. See garbage collection room layout on sheet A2.0

GENERAL PROJECT INFORMATION AND PROJECT DESCRIPTION		NA	3
		112	



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Project Description:
GALVAN BUILDING
1695 Washington Ave.
San Leandro, CA

APN # 75-6-6-1
& # 75-6-5-1

City of San Leandro
Project # PLN16-0050

Owner/Agent:
Gordon Galvan
P.O. Box 3101
San Leandro, Ca 94578

DATE: 4-15-15
7-26-16
10-1-16

MARK: DESCRIPTION
SUBMITTALS / REVISIONS

PROGRESS SET
SITE DEVELOPMENT REVIEW SUPPLEMENTS
SITE DEVELOPMENT REVIEW RE-SUBMITTAL

KEY PLAN: NTS
PLN16-0050
Exhibit B
December 1, 2016

GENERAL INFORMATION

SCALE: AS NOTED
DRAWN: G1.2
APPROVED: [Signature]
DATE: 11/12

G1.2

Project Description
GALVAN BUILDING
1695 Washington Ave.
San Leandro, CA

APN # 75-6-6-1
& # 75-6-5-1

City of San Leandro
Project # PLN16-0050

Owner / Applicant:
Gordon Galvan
P.O. Box 3101
San Leandro, Ca 94578

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		10-1-16

KEY PLAN: NTS

PLN16-0050
Exhibit C
December 1, 2016

SITE SURVEY EXISTING CONDITIONS

SCALE: AS NOTED

DATE: 11/12

CONTRACT NO. 1

SHEET NO. C1.1



SITE SURVEY-EXISTING CONDITIONS-SITE DEMOLITION

DMA-21

DMA-1

DMA-4

DMA-5
DMA-6
IMP-4
DMA-8

THORNTON AVE

APN 75-6-5-1

APN 75-6-6-1

IMP-3
FILTERBA 6"x4"

DMA-9

DMA-3

DMA-2

A.P.N.'S 75-6-6-1 & 75-6-5-1

CITY OF SAN LEANDRO

THE GALVAN BUILDING
C-3 COMPLIANCE EXHIBIT
ALAMEDA COUNTY

CALIFORNIA

DMA-20

DMA-19

IMP-1
FILTERBA 6"x4"

DMA-18

DMA-17

DMA-16

IMP-2
FILTERBA 6"x4"

DMA-15
WASHINGTON AVE

DMA-14

DMA-13

DMA-12

DMA-10

DMA-11

DESIGNED UNDER THE DIRECTION OF:

WACHSEL, E. MILMAN
R.C.E. No. 95121 REGISTRATION EXPIRES 9-30-17
DESIGNER: SMS
DRAWN: SMS
CHECKED: KJA
JOB NO.: 719
DATE: SEPT. 2016
SCALE: AS SHOWN



NO.	REVISIONS	BY	APP.	DATE	SHEET
					1

OF 1 SHEETS

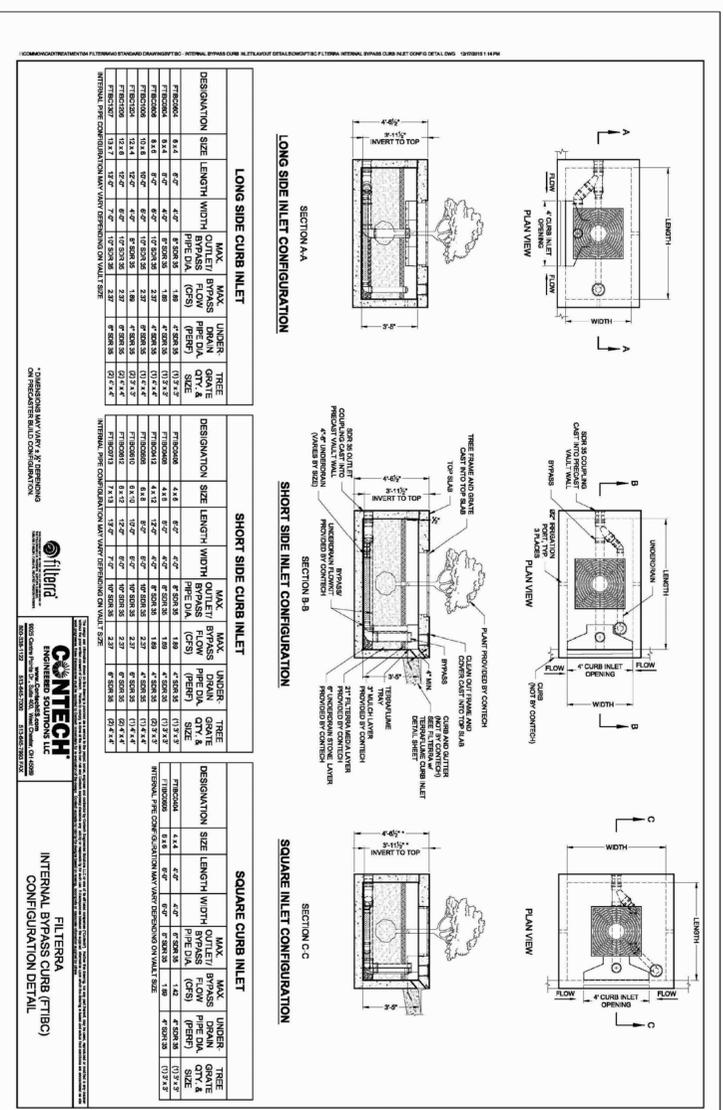
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C-3 LEGEND

- PERVIOUS SURFACE
- PERVIOUS SURFACE
- AREA BOUNDARY

AREA ID	TYPE	SIZE	RECEIVING IMP
IMP-1	FILTERBA UNIT	1,088 sqft, Treatment size	N/A
IMP-2	FILTERBA UNIT	1,088 sqft, Treatment size	N/A
IMP-3	FILTERBA UNIT	1,088 sqft, Treatment size	N/A
IMP-4	BO-RETENTION	59 SF	N/A
DMA-1	PERVIOUS	4,774 SF	IMP-1
DMA-2	PERVIOUS	4,412 SF	IMP-2
DMA-3	PERVIOUS	4,791 SF	IMP-3
DMA-4	PERVIOUS	4,472 SF	IMP-4
DMA-5	PERVIOUS	189 SF	IMP-4
DMA-6	PERVIOUS	61 SF	IMP-4
DMA-7	PERVIOUS	323 SF	IMP-4
DMA-8	PERVIOUS	85 SF	IMP-3
DMA-9	PERVIOUS	1,341 SF	IMP-3
DMA-10	PERVIOUS	143 SF	IMP-3
DMA-11	PERVIOUS	311 SF	IMP-3
DMA-12	PERVIOUS	71 SF	IMP-2
DMA-13	PERVIOUS	65 SF	IMP-2
DMA-14	PERVIOUS	47 SF	IMP-2
DMA-15	PERVIOUS	263 SF	IMP-2
DMA-16	PERVIOUS	37 SF	IMP-2
DMA-17	PERVIOUS	62 SF	IMP-2
DMA-18	PERVIOUS	55 SF	IMP-2
DMA-19	PERVIOUS	218 SF	IMP-2
DMA-20	PERVIOUS	32 SF	IMP-2
DMA-21	PERVIOUS	322 SF	IMP-2



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Project Description
GALVAN BUILDING
1695 Washington Ave.
San Leandro, CA

APN # 75-6-6-1
& # 75-6-5-1

City of San Leandro
Project # PLN16-0050

Owner/ Applicant:
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P.O. Box 3101
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	PROGRESS SET	4-15-15
	SITE DEVELOPMENT REVIEW SUPPLEMENTS	7-26-16
	SITE DEVELOPMENT REVIEW RE-SUBMITTAL	10-1-16

KEY PLAN: NTS
PLN16-0050
Exhibit D
December 1, 2016

CIVIL STORMWATER
C-3 CALCULATIONS
SCALE: AS NOTED
DRAWN: [Signature]
APPROVED: [Signature]
CONTRACT NO. [Blank]
SHEET NO. C1.2



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Concord, CA 94520
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Project Description
GALVAN BUILDING
1695 Washington Ave.
San Leandro, CA

APN # 75-6-6-1
& # 75-6-5-1

City of San Leandro
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SUBMITTALS / REVISIONS		

KEY PLAN: NTS

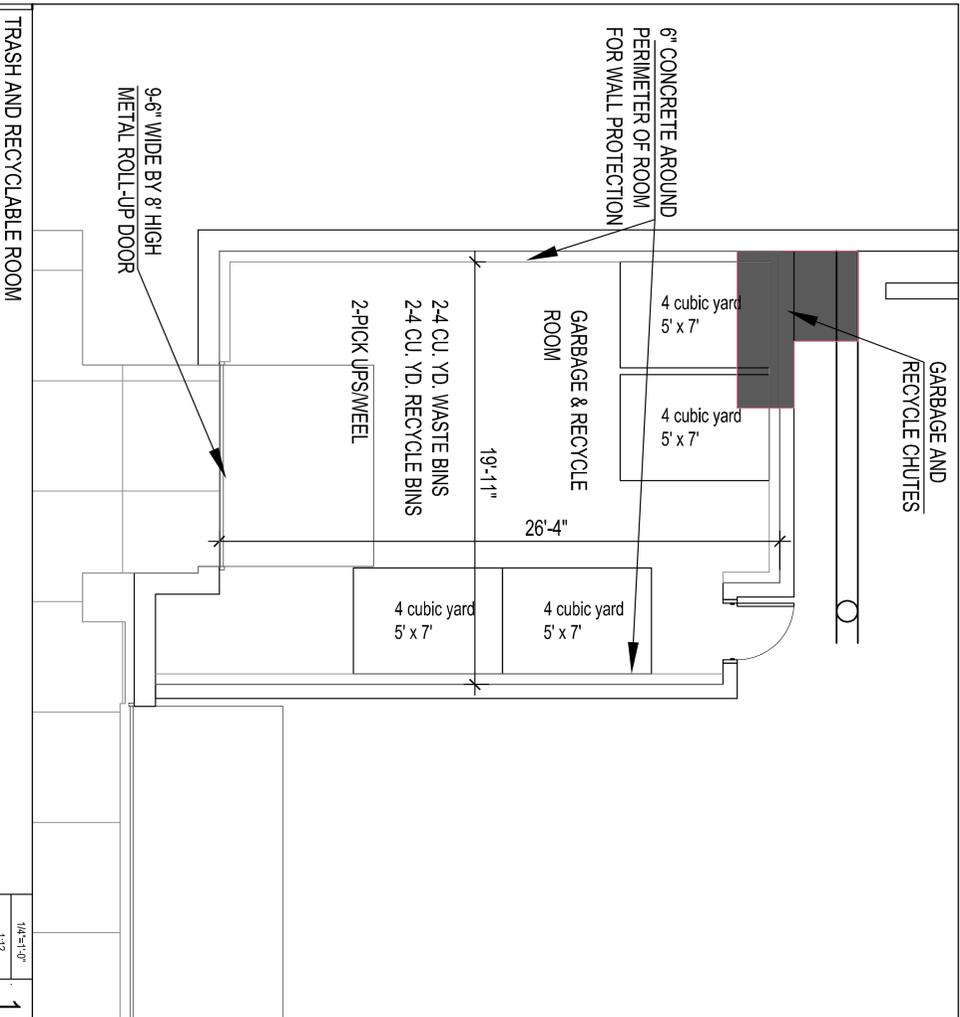
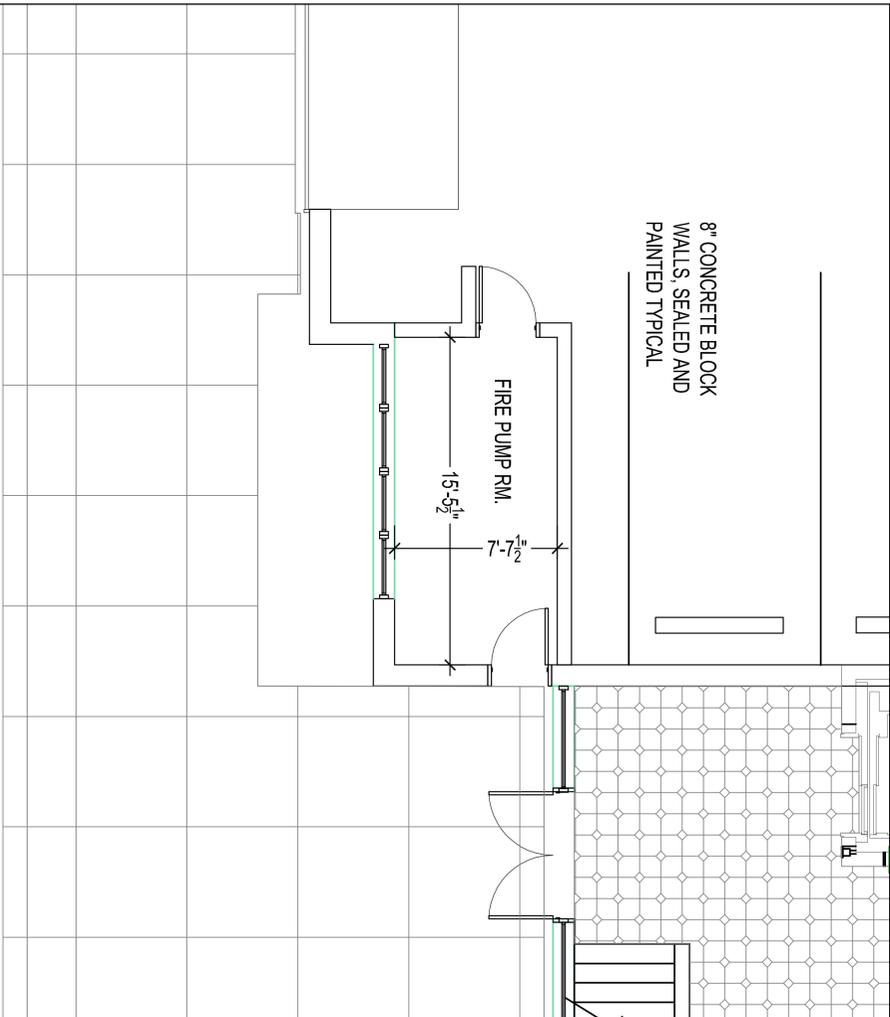
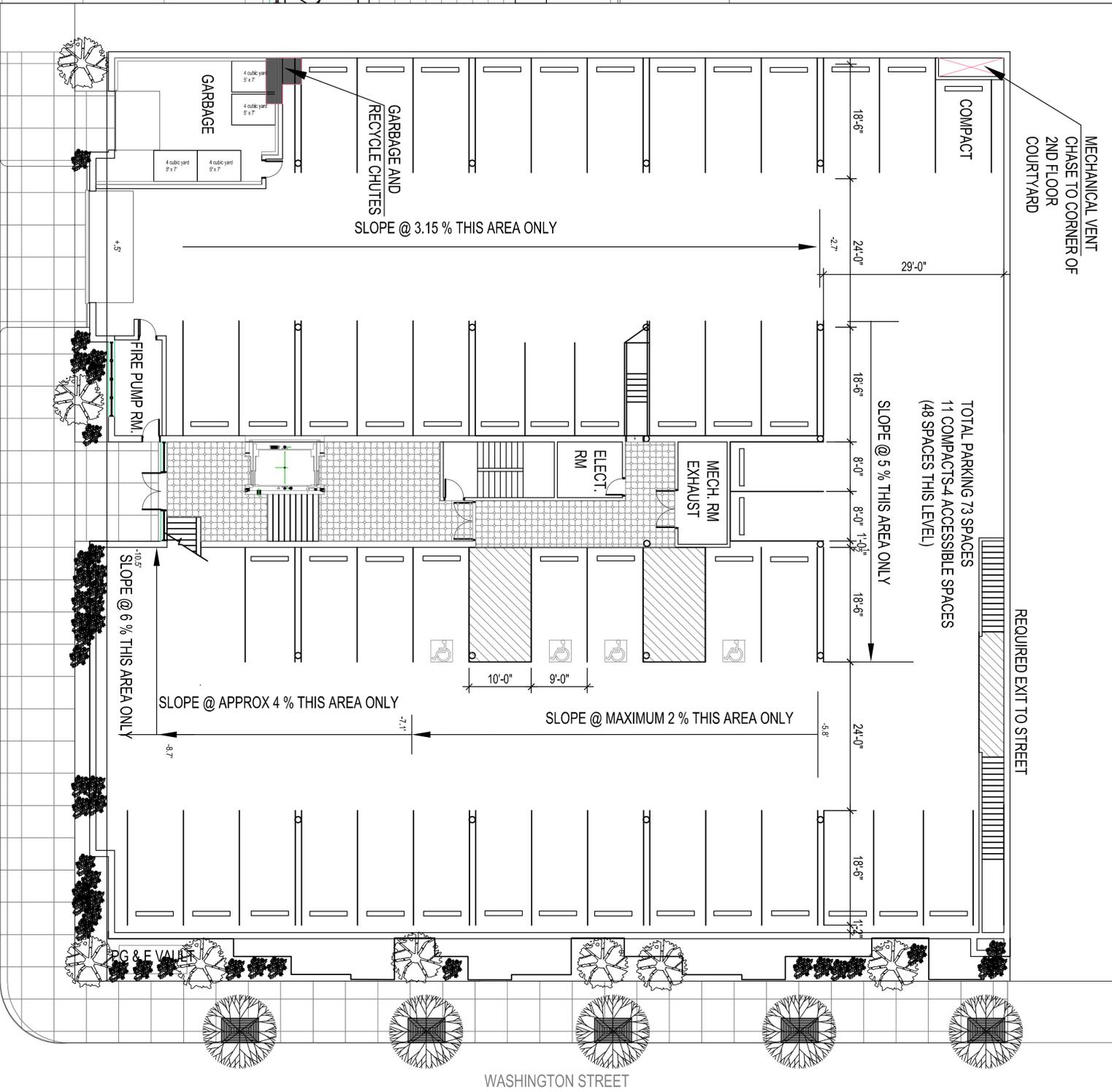
PLN16-0050
Exhibit E
December 1, 2016

1ST GARAGE-ENTRY FLOOR PLAN-STREET LEVEL

SHEET DESCRIPTION



SCALE: AS NOTED
DRAWN: A2.0
APPROVED: [Signature]
DATE: [Blank]
CONTRACT NO.: [Blank]
SHEET NO.: [Blank]



FIRE PUMP ROOM 112 1/4"=1'-0" 3

FIRST FLOOR GARAGE-STREET ENTRY PLAN 112 1"=10'-0" 2

Project Description
GALVAN BUILDING
1695 Washington Ave.
San Leandro, CA

APN # 75-6-6-1
& # 75-6-5-1

City of San Leandro
Project # PLN16-0050

Owner / Applicant:
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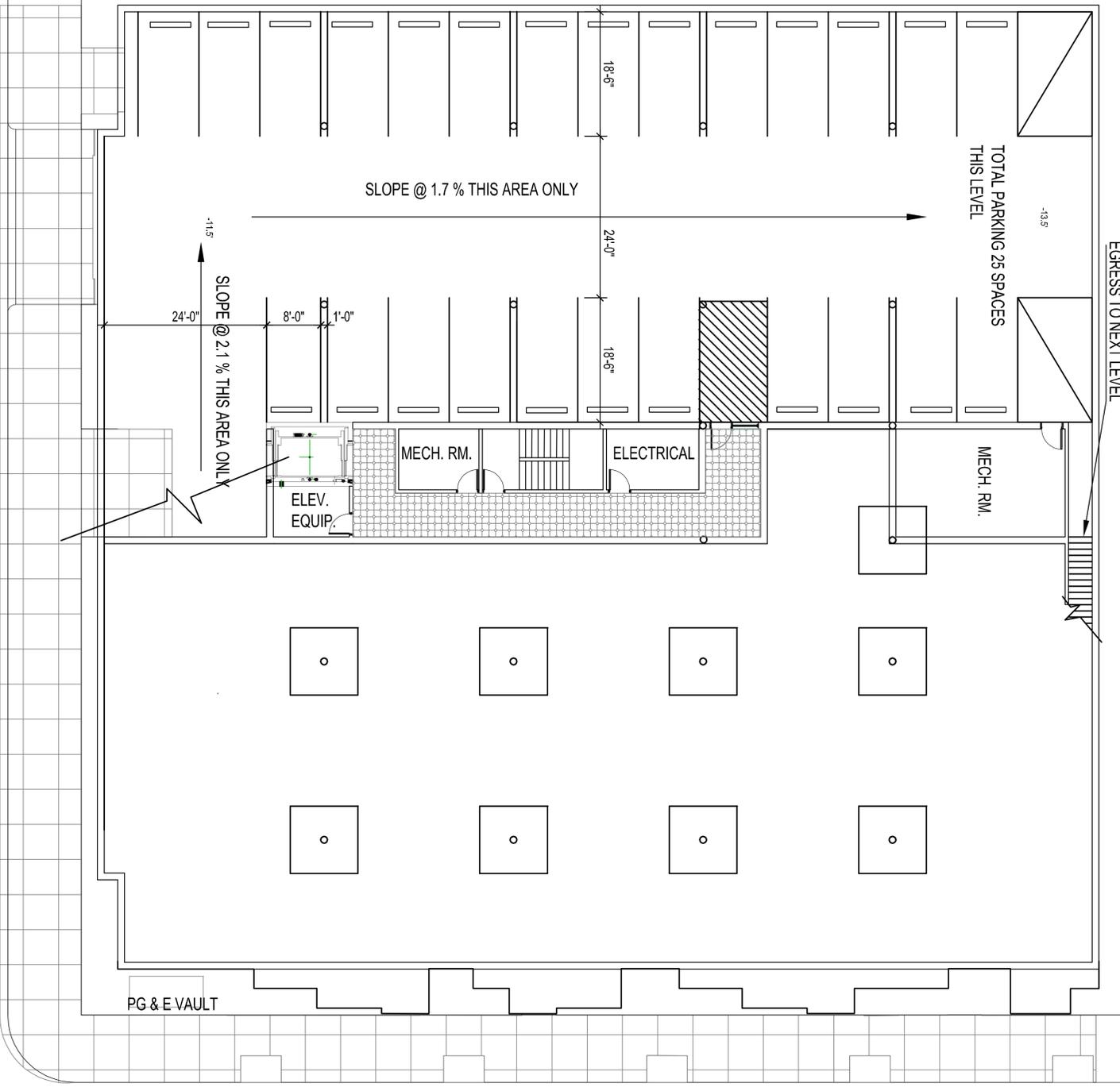
MARK	DESCRIPTION	DATE
	PROGRESS SET	4-15-15
	SITE DEVELOPMENT REVIEW SUPPLEMENTS	7-26-16
	SITE DEVELOPMENT REVIEW RE-SUBMITTAL	10-1-16

KEY PLAN: NTS

PLN16-0050
Exhibit F
December 1, 2016

GARAGE SUBTERRANEAN
1/2 FLOOR BELOW STREET LEVEL
SHEET DESCRIPTION

SCALE: AS NOTED
DRAWN: A2.0a
APPROVED: [Signature]
DATE: [Date]
CONTRACT NO.: [Number]
SHEET NO.: [Number]



SUBTERRANEAN PARKING "WEST SIDE"

1/12
1

MARK	DESCRIPTION	DATE
	PROGRESS SET	4-15-15
	SITE DEVELOPMENT REVIEW SUPPLEMENTS	7-26-16
	SITE DEVELOPMENT REVIEW RE-SUBMITTAL	10-1-16

KEY PLAN: NTS
PLN16-0050
Exhibit G
December 1, 2016

1ST FLOOR RESIDENTIAL
2ND FLOOR STRUCTURE

SCALE: AS NOTED

1
1"=10'-0"
11/2



MECHANICAL VENT CHASE TO CORNER OF 2ND FLOOR COURTYARD

RAISED PLANTING AREA WILL INCORPORATE A PORTION OF THE C-3 STORM WATER TREATMENT

Project Description
GALVAN BUILDING
1695 Washington Ave.
San Leandro, CA
APN # 75-6-6-1
& # 75-6-5-1

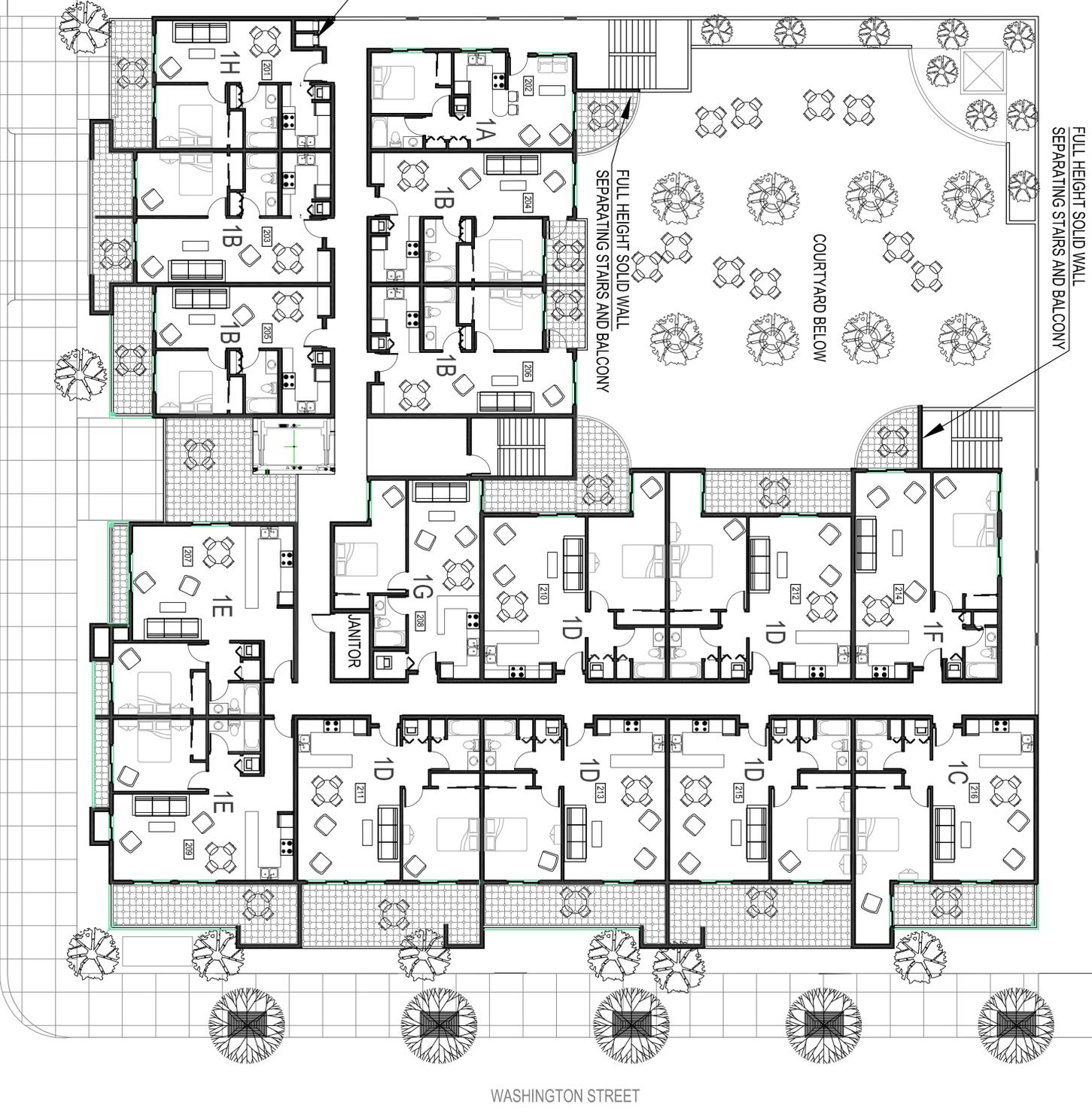
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Project # PLN16-0050

Owner / Applicant:
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	SITE DEVELOPMENT REVIEW RE-SUBMITTAL	10-1-16

KEY PLAN: NTS
PLN16-0050
Exhibit H
December 1, 2016



Project Description
GALVAN BUILDING
1695 Washington Ave.
San Leandro, CA
APN # 75-6-6-1
& # 75-6-5-1

City of San Leandro
Project # PLN16-0050

Owner / Applicant:
Gordon Galvan
P.O. Box 3101
San Leandro, Ca 94578

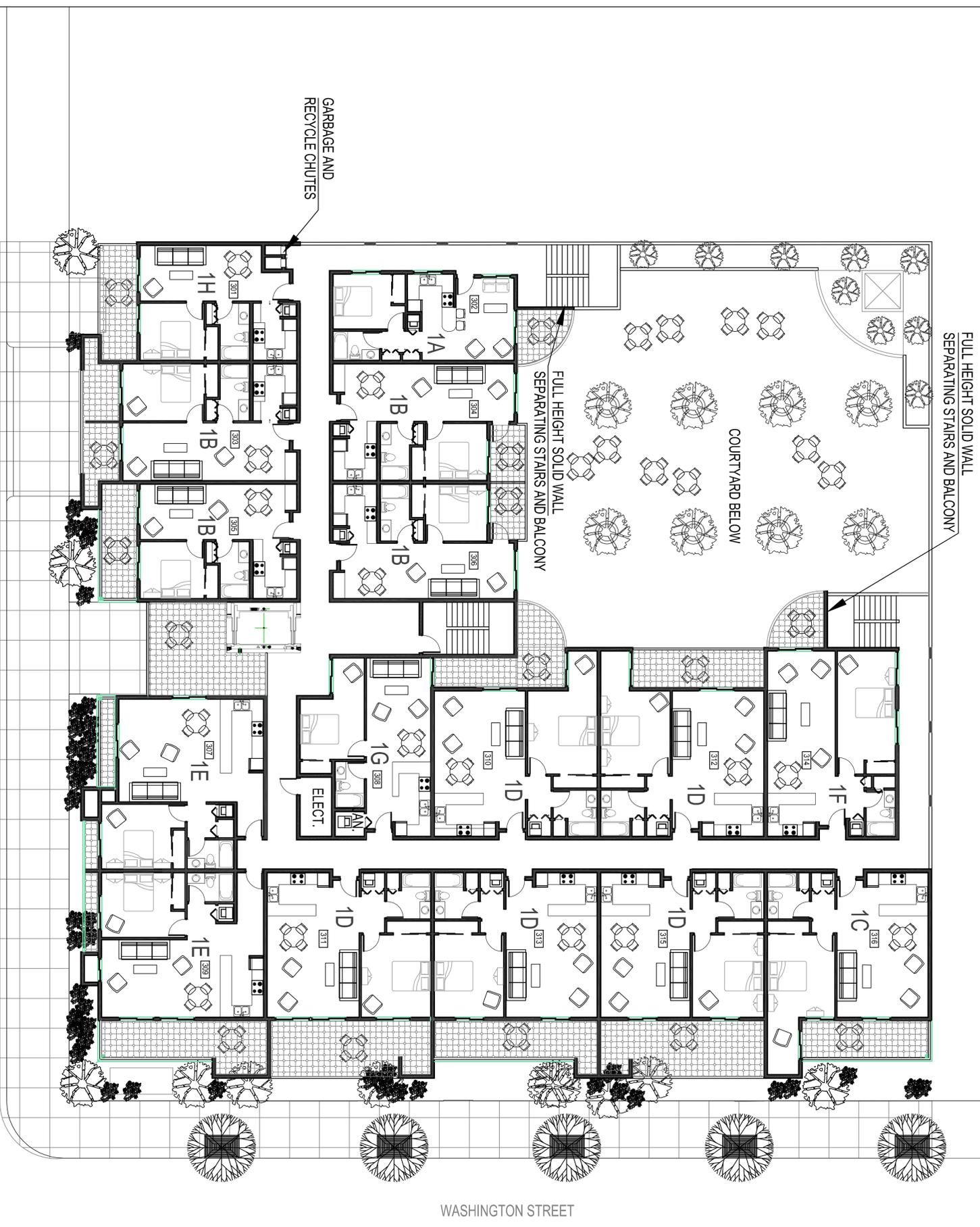
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DRAWING, IN WHOLE OR IN PART, IS PROHIBITED.

MARK	DESCRIPTION	DATE
	PROGRESS SET	4-15-15
	SITE DEVELOPMENT REVIEW SUPPLEMENTS	7-26-16
	SITE DEVELOPMENT REVIEW RE-SUBMITTAL	10-1-16

KEY PLAN: NTS
PLN16-0050
Exhibit I
December 1, 2016

3RD FLOOR RESIDENTIAL
4TH FLOOR STRUCTURE

SCALE: AS NOTED
DRAWN: A2.3
APPROVED: [Signature]
DATE: [Blank]
SHEET NO. 1



THIRD FLOOR RESIDENTIAL-FOURTH FLOOR STRUCTURE

THORNTON STREET

WASHINGTON STREET