

Sheet List	
Sheet Number	Sheet Name
A001	COVER SHEET
A002	GENERAL NOTES & PARKING REQUIREMENTS
A004	OPERATION LETTER, EXITING DIAGRAM & OCC CLASIFICACION ANALISYS
A100	EXISTING SITE PLAN
A101	PROPOSED SITE PLAN
A103	LANDSCAPE SITE PLAN
A200	PROPOSED FLOOR AND SITE PLAN
A201	EXISTING AND PROPOSED FLOOR PLANS
A300	EXISTING AND PROPOSED ELEVATIONS
A301	EXISTING AND PROPOSED ELEVATIONS
A302	COLORLED ELEVATIONS
A400	MATERIAL BOARD

	GROSS SQUARE FOOTAGE							TOTAL:
	BUILDING 1/MULTIFAMILY BUILDING	BUILDING 1/PORCH	BUILDING 2/SINGLE FAMILY RESIDENCE	BUILDING 3/CARPORT	LANDSCAPE	HARDSCAPE		
EXISTING SF	3,457 SF	465 SF	1,040 SF	548 SF	1,818 SF	6,997 SF	14,325 SF	
REMOVED SF	-42 SF	N/A	N/A	N/A	-350.17 SF	-52 SF	-444.17 SF	
NEW	N/A	+43 SF	N/A	+52 SF	N/A	+349.17 SF	+444.17 SF	
TOTAL	3,415 SF	508 SF	1,040 SF	600 SF	1,467.83 SF	7,294.17 SF	14,325 SF	

TOTAL (EXISTING) FLOOR AREA RATIO
 $3,457 + 469 + 1,040 + 548 = 5,514 / 14,325 = .38\% \text{ F.A.R. SITE}$

TOTAL (PROPOSED) FLOOR AREA RATIO
 $3,415 + 511 + 1,040 + 600 = 5,566 / 14,325 = .39\% \text{ F.A.R. SITE}$

PROJECT DESCRIPTION

MULTIFAMILY BUILDING
YEAR BUILT 1976
PARCEL AREA= 14,325 SQFT
APN=077-526-1
ZONING=RM-1800

<p>EXISTING</p> <p>BUILDING 1 RESIDENTIAL MULTI-FAMILY BUILDING FOOTPRINT AREA=3,922 SQFT USE TYPE=R2 CONSTRUCTION TYPE=V-B NON-SPRINKLERED</p> <p>UNITS=5 STORIES: 1 BASEMENT: NO ATTIC: YES PARKING: 4 COVERED SPACES LOCATED ON ANCILLARY BLDG: 3</p> <p>BUILDING 2 SINGLE FAMILY DWELLINGS UNIT BUILDING FOOTPRINT AREA=1,040 SQFT USE TYPE=R3 (NO CHANGE IN USE) CONSTRUCTION TYPE=V-B NON-SPRINKLERED STORIES: 1.5 BASEMENT: YES ATTIC: YES</p> <p>BUILDING 3 CARPORT AND STORAGE BUILDING FOOT PRINT AREA: 548 SQFT USE TYPE: U (NO CHANGE IN USE) CONSTRUCTION TYPE=V-B NON-SPRINKLERED STORIES: 1 PARKING SPACES: 4 COVERED</p> <p>HEIGHT RESTRICTION: 50 FT. AVERAGE SITE HEIGHT: 16'-9" FT.</p>	<p>PROPOSED</p> <p>BUILDING 1 GROUP HOUSING BUILDING FOOTPRINT AREA=3,923 SQFT USE TYPE=GROUP HOUSING R4/U CONSTRUCTION TYPE=V-B SPRINKLERED NFPA 13 FIRE PROTECTION SYSTEM w/ NFPA 72 FIRE ALARM AND 1HR RATED CONSTRUCTION NEW BEDROOMS= 11</p> <p>STORIES: 1 BASEMENT: NO ATTIC: YES PARKING SPACES: 11 TOTAL SITE PARKING SPACES (4 COVERED SPACES AT BLDG 3 & 7 UNCOVERED ON SITE)</p> <p>OVERALL PARKING DISTRIBUTION 1 COVERED PARKING ASSIGNED TO SFR/EMPLOYEE 1 OF 5 EMPLOYEE PARKING 3 COVERED EMPLOYEE PARKING 1 UNCOVERED EMPLOYEE PARKING 1 UNCOVERED LOADING SPACE 1 UNCOVERED ADA VAN PARKING 4 UNCOVERED GUEST PARKING</p> <p>BUILDING 2 SINGLE FAMILY DWELLINGS UNIT BUILDING FOOTPRINT AREA=1,040 SQFT USE TYPE=R3 (NO CHANGE IN USE) CONSTRUCTION TYPE=V-B NON-SPRINKLERED STORIES: 1.5 BASEMENT: YES ATTIC: YES</p> <p>BUILDING 3 CARPORT AND STORAGE BUILDING FOOT PRINT AREA: 600 SQFT USE TYPE: U (NO CHANGE IN USE) CONSTRUCTION TYPE=V-B NON-SPRINKLERED STORIES: 1 PARKING SPACES: 4 COVERED</p>
---	---

PROJECT INFO.

PROJECT ADDRESS: 1411 BANCROFT AV. SAN LEANDRO, CA 94577

OWNER: ALLEN LEUNG
1411 Bancroft Avenue, LLC
182 Howard St. #334, San Francisco, CA 94105
(510) 926-8288

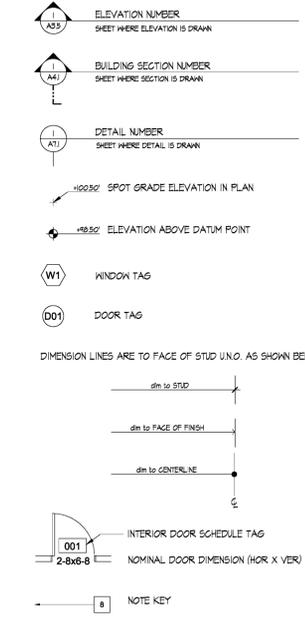
ARCHITECT: ROMANO WELCH ARCHITECTS
66 Franklin Street, Suite 300, Oakland 94607
CONTACT PERSON:
Veronica R. Welch
(415) 806-3210
vromano@romanowelcharc.com

GOVERNING CODES

THESE PLANS COMPLY WITH THE 2018 CALIFORNIA RESIDENTIAL AND BUILDING CODE SERIES AS WELL AS CITY OF SAN LEANDRO MUNICIPAL CODE.

- 3.1.1. 2019 CALIFORNIA RESIDENTIAL CODE
- 3.1.2. 2019 CALIFORNIA BUILDING CODE
- 3.1.3. 2019 CALIFORNIA PLUMBING CODE
- 3.1.4. 2019 CALIFORNIA MECHANICAL CODE
- 3.1.5. 2019 CALIFORNIA ELECTRICAL CODE
- 3.1.6. 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBS)

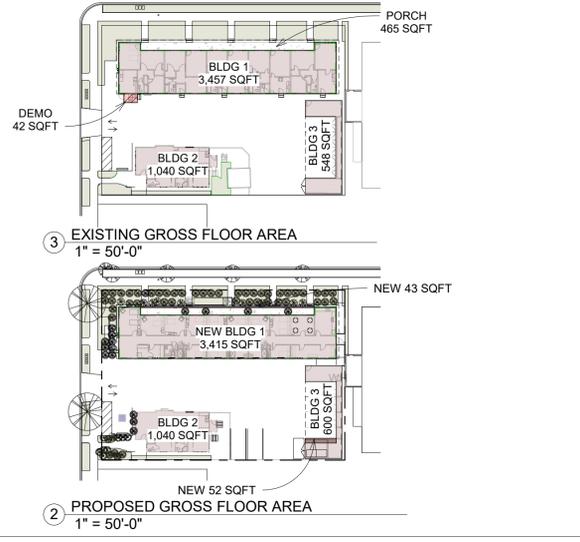
SYMBOLS AND ABBREVIATIONS



VICINITY MAP



AREAS SITE EXHIBIT



SCOPE OF WORK

BUILDING 1: ADAPTIVE REUSE OF AN EXISTING 3,457 SQFT MULTI-FAMILY BUILDING-R2 IN TO A RESIDENTIAL CARE FACILITY CAPACITY FOR 15 BEDS. NO AMBULATORY OR BED RIDDEN R4 - GROUP HOUSING.

PROPOSED WORK: SELECTIVE DEMO OF EXISTING INTERIOR WALLS TO ACCOMMODATE NEW INTERIOR LAYOUT PROGRAM, CONSISTING OF: 11 BEDROOMS, 1 KITCHEN, RECEPTION AREA-LIVING ROOM, 2 ACTIVITY ROOMS, 1 DINING AREA AND 3 ACCESSIBLE BATHROOMS AND LAUNDRY ROOM. NEW NFPA 13 FIRE PROTECTION SYSTEM & NFPA72 FIRE & SMOKE ALARM SYSTEMS STRUCTURE WITH OCCUPANCY TYPE R4&U. "NO GAS APPLIANCES" NEW 42" HIGH METAL FENCE W/EMERGENCY EGRESS GATE TO ENCLOSE THE EXISTING PORCH, THE PROPOSED EMERGENCY EGRESS GATE WILL HAVE A DELAYED EGRESS LOCK PER SECTION 425.8.10 CBC 2019 ED.

BUILDING 2: SINGLE FAMILY DWELLING UNIT TO REMAIN AS SINGLE FAMILY DWELLING UNIT. USED FOR ONE ONSITE EMPLOYEE/ GROUNDKEEPER FOR THE PROPOSED CARE FACILITY AND OCCUPANCY IS SUBJECT TO "RENT FREE EMPLOYMENT AGREEMENT", SUBJECT TO CONTRACTUAL LEASE.

BUILDING 3/CARPORT: EXISTING 548 SQFT CARPORT AND STORAGE-U STRUCTURE, WITH LAUNDRY & TRASH ROOM. LAUNDRY ROOM & TRASH ROOM TO BE REMODEL UP TO CURRENT CODE, 4 COVERED PARKING SPACES TO REMAIN.

PROPOSED EXTERIOR WORK: NEW FINISHES (NEW PAINT, NEW FASCIA, NEW CARPORT SOFFIT)
PROPOSED INTERIOR WORK: PARTIAL DEMO OF EXISTING STORAGE ROOM TO BE CONVERTED INTO A NEW LAUNDRY RM, UPGRADES TO (E) TRASH ROOM TO BRING IT INTO COMPLIANCE, 4 COVERED PARKING SPACES TO REMAIN.

SITE: EXISTING ASPHALT PARKING TO BE REFINISHED RESTRIPTED, NEW ACCESSIBLE VAN PARKING SPACE TO BE LOCATED NEXT TO BUILDING 2, NEW LOADING AND UNLOADING PASSENGER AREA, NEW ACCESSIBLE ENTRY RAMP ON JOAQUIN AVE, NEW EMERGENCY EGRESS RAMP ON BANCROFT AVE, AND 2 NEW EMPLOYEE PARKING SPACES. REMOVAL OF EXISTING CHAIN LINK FENCE WHERE REQUIRED TO BE REPAIR/REPLACED IN KIND. REPAIRS TO CRACK DRIVEWAY AND SIDEWALKS AS NEEDED TO BRING TO COMPLIANCE.

LANDSCAPE: ALL EXISTING SITE CONCRETE PATHS AND STBPS FROM BUILDING 1 TO BANCROFT AVE WILL BE DEMO AND REPLACED WITH XERISCAPE LANDSCAPE THAT WILL CONSIST OF A COMBINATION OF A DECOMPOSED GRANITE SURFACE AND NATIVE PLANTS.



VIEW FROM THE CORNER OF BANCROFT AVE AND JOAQUIN AVE



VIEW FROM BANCROFT AVE (VIEW FROM THE EAST)



VIEW FROM JOAQUIN AVE (VIEW FROM THE NORTH)



These plans are copyrighted and are subject to copyrights protection as an "architectural work" under Sec. 102 of the Copyright Act, 17 U.S.C. as amended December 1990 and known as Architectural Work Copyright Protection Act of 1990. This protection includes, but is not limited to the overall form as well as the arrangement and composition of the spaces and elements of the design. Under such protection, unauthorized use of these plans, work, or project represented, can legally result in the cessation of construction or building being seized and/or monetary compensation to RWA Architects.

JURISDICTION APPROVAL:

PROJECT:
RESIDENTIAL CONGREGATE CARE FACILITY FOR THE ELDERLY

**1411 BANCROFT AVE
SAN LEANDRO, CA
94577**

OWNER:
ALLEN LEUNG
COVER SHEET

Project number: 17449
Date: 09/19/2022
Drawn by: V.W.
Checked by: Checker

A001

REVISIONS			
Number	Date	Issued by	Description
1	10/13/21	EG-RWA	CUP Revision
4	09/19/22	RWA	CUP Revision 4
3	02/28/22	EG-RWA	CUP Revision 3
2	01/12/22	EG-RWA	CUP Revision 2



PARKING EXCEPTION LETTER



April 18, 2022
 City of San Leandro/Anne Wong, AICP Associate Planner
 Civic Center, 835 E. 14th Street
 San Leandro, California 94577
 awong@sanleandro.org
 (510) 577-3479

Project Address: 1411 Bancroft Ave, San Leandro, CA
 Assessor's Block/Lot: 77-526-1
 Zoning District: DOWNTOWN MAIN STREET
 Building Permit Number: 201908312
 PLN21-0030 Conditional Use Permit for a Residential Care Facility (Group Housing) at 1411 Bancroft Avenue, San Leandro, CA (APN 77-526-1)

PARKING EXCEPTION REQUEST

Romano Welch Architects, representing 1411 Bancroft Avenue, LLC/Owner the Petitioner in exception identified above. We are requesting an exception for the proposed CUP permit related to the property located at 1411 Bancroft Ave. The purpose of this letter is to provide you with notice, as required under Sections 4.08.116 & 5.08.114 Parking Exception-Alternative parking Measures, that in connection with this petition, we are requesting a waiver of certain requirements.

Specifically, the three Zoning Ordinance that requires the following:

- [Single-Family Dwelling-2 covered, parking spaces per unit. New single-family dwellings or additions with more than 4 bedrooms or over 4,000 square feet of the livable area shall require one additional space which may be uncovered and in tandem if it is located a minimum of 30 feet back from the front property line.]. The on-site SFD will be "Rent-free as part of the employment" house; for the full-time Facility Manager/Groundskeeper. Occupancy of the single-family dwelling will be subject to parking conditions—no more than one on-site parking space will be provided to the employee, limiting additional parking demand

In addition to its proximity to public transportation, (1.1 mi away from the San Leandro BAF station, which is an 18 min walk or a 10 min bus ride from the Estudillo Ave & Bancroft Ave)

stop/transit corridor which is less than one-quarter mile from the property) will allow the SFD residence to have various points of access to public transportation, limiting additional parking demand (5.08.124 Use Permits, Variances, and parking Exceptions -Alternative Parking Measures/within one-quarter mile proximity to a transit corridor or other transit facility including a bus stop or BART station
https://library.qcde.us/lib/san_leandro_ca/pub/zoning_code/itemtitle_5-chapter_5_08-5_08_12_4



One (1) On-site residential parking stall will be provided

- (Group Housing-1 parking space per 2 beds; plus 1 per 100 sq. ft. used for assembly purposes, or as required by use permit or Planned Development approval) The parking demand will be less than the Code requirement as future residents will not be allowed to drive nor be offering any parking to future residents, this clause will be noted on the contractual agreement for all residents/clients. Please refer to 2/28/22-Owner's Statement of Resident Driving and Parking letter. No resident parking will be permitted nor provided

- Staff and Guest Parking: The Facility will operate with three dedicated staffing shifts (AM/PM/Night). The facility anticipates that during its highest traffic shift (AM), no more than five (5) staff members will be on-site for the duration of this AM shift of the five employees, one is the groundskeeper who will park at the space designated for the single-family dwelling unit

- Five (5) On-site employee parking stalls will be provided. Of the five employees, one is the groundskeeper who will park at the space designated for the single-family dwelling unit

The City of San Leandro parking ordinance does not mandate that guest parking is to be provided, Visitors will be accepted into the facility with an appointment.

Three (3) On-site guest parking stalls will be provided
 The facility will comply with the off-street loading space requirement of one (1) 12' x 35' x 14' parking space, and one (1) ADA van parking space.

The Zoning Ordinance requires the following parking spaces:

Single Family Dwelling	2 covered, parking spaces per unit. New single-family dwellings or additions with more than 4 bedrooms or over 4,000 square feet of the livable area shall require one additional space which may be uncovered and in tandem if it is located a minimum of 30 feet back from the front property line.	1 unit	2 COVERED PARKING SPACES
Group Housing	1 per 2 beds; plus 1 per 100 sq. ft. used for assembly purposes, or as required by use permit or planned development approval	15 Beds	8 PARKING SPACES
Assembly	1 per 100 sq. ft. used for assembly purposes, or as required by use permit or planned development approval	Reception: 80 SQFT Activity Rm: 199 SQFT Kitchen: 185 SQFT Dining Rm: 153 SQFT TOTAL: 617	6 PARKING SPACES
off-street loading spaces required	12' x 35' x 14' VC		1 PARKING SPACES

TOTAL			2 Covered spaces 14 Standard parking spaces 1 off-street loading space 17 Total
-------	--	--	--

Proposed

Single Family Dwelling	1 covered parking space designated for the groundskeeper who is one of the 5 employees
Group Housing	None
Assembly	None
Employee	4 off-street parking spaces
ADA	1 Van access parking space
Guest parking	4 off-street parking spaces
Off-street loading spaces required	1 off-street loading space
TOTAL:	11 PARKING SPACES

Please refer to Proposed Site Plan on sheet A101.

Thank you for your attention to this letter. Sincerely,

Veronica Welch-Romano Welch Architects

architecture | planning | interiors 66 Franklin St. suite 300 Oakland, CA. 94607 info@romanowelcharch.com | 415.806.3210

architecture | planning | interiors 66 Franklin St. suite 300 Oakland, CA. 94607 info@romanowelcharch.com | 415.806.3210

architecture | planning | interiors 66 Franklin St. suite 300 Oakland, CA. 94607 info@romanowelcharch.com | 415.806.3210

architecture | planning | interiors 66 Franklin St. suite 300 Oakland, CA. 94607 info@romanowelcharch.com | 415.806.3210

PARKING SPACE SIZE AND LAYOUT

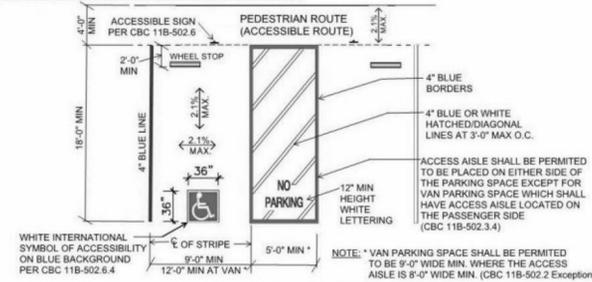


FIGURE: SINGLE ACCESSIBLE PARKING STALL

- 1 ADA ACCESSIBLE PARKING STALL
 3/16" = 1'-0"

USE CLASSIFICATION

RESIDENTIAL GENERAL

GROUP HOUSING PURPOSES, OR AS REQUIRED BY USE PERMIT OR PLANNED DEVELOPMENT APPROVAL

ASSEMBLY REQUIRED BY USE PERMIT OR PLANNED DEVELOPMENT APPROVAL

SINGLE FAMILY DWELLING

OFF-STREET PARKING SPACES 4-1704 STREET PARKING AND LOADING SPACES REQUIRED

1 PER 2 BEDS; PLUS 1 PER 100 SQ. FT. USED FOR ASSEMBLY

1 PER 100 SQ. FT. USED FOR ASSEMBLY PURPOSES, OR AS

RECEPTION 80 SQFT
 ACTIVITY RM 199 SQFT
 KITCHEN 185 SQFT
 DINNING RM 153 SQFT
 TOTAL: 617 SQFT

2 COVERED SPACES

TABLE A: OFF-STREET LOADING SPACES REQUIRED

10' X 20' X 10' VC 12' X 35' X 14' VC 12' X 65' X 14' VC

USE CLASSIFICATION GROUP A 3,001 TO 15,000

1

*VC = VERTICAL CLEARANCE = 10 FT.

OFF-STREET PARKING SPACES PER GROUP CLASSIFICATION

8 GROUP HOUSING

6 ASSEMBLY

2 COVERED-SFD

OFF-STREET PARKING SPACES TOTAL:
17 OFFSTREET PARKING

PROPOSED PARKING EXCEPTION LOADING SPACES

0 GROUP HOUSING
 0 ASSEMBLY
 4 STAFF +1 GROUNDSKEEPER COVERED STALL-SFD 5 TOTAL STAFF
 4 GUEST
 1 ADA PARKING

1 COVERED-SFD FOR GROUNDSKEEPER STAFF GROUNDSKEEPER

12' x 35' x 14 VC

(1) STALL

OFF-STREET PARKING SPACES TOTAL:
11 OFFSTREET PARKING

2/28/2022
 Allen Leung
 c/o Romano Welch Architects
 66 Franklin Street, Suite 300
 Oakland, CA 94607

Anne Wong
 835 East 14th St.
 San Leandro, CA 94577

Statement of Resident Driving and Parking

The proposed Residential Care Facility for the Elderly ("Facility") at 1411 Bancroft Avenue, San Leandro, CA 94577 will provide critical daily assisted living services for the aging population of San Leandro and neighboring regions. The Facility will operate as an Assisted Living and Memory Care facility, serving residents with diagnoses of Dementia, Alzheimer's disease, and other comorbidities. These residents will be in need of full-time caregiving services and round-the-clock attention. The physical and mental declines and deficits experienced by Facility's residents render them incapable of operating motor vehicles of any kind. It would simply be too dangerous to allow the use of personal vehicles by residents. Therefore, it is the policy of the Facility to prohibit the operation or possession of motor vehicles by Facility's residents. Any necessary transportation will be coordinated and scheduled by the Facility. The Facility will utilize a staggered schedule to ensure that no more than a single transportation vehicle is on-site at any given time.

Applicants currently operate six senior long-term care facilities comprising over 300 beds in the East Bay region. Over the past 20 years, Applicants have provided assisted living and skilled nursing services to thousands of elderly residents—none of whom have ever utilized an automobile while under the care of the Applicants.

Single Family Dwelling

The single-family dwelling located on the subject parcel is not intended to be marketed to the general public. Rather, it is intended to serve as "rent free as part of the employment" housing for the full-time Facility Manager/Groundskeeper. Occupancy of the single-family dwelling will be subject to contractual/lease parking conditions—no more than one on-site parking space will be provided to the occupant.

Peak Hour Employee

The Facility anticipates a maximum of five-employees onsite during peak day shift hours, including the Facility Manager/Groundskeeper. Outside of peak hours, the number of onsite employees will range from two to four at any given time.

Compendium of Residential Care and Assisted Living Regulations and Policy: 2015 Edition
CALIFORNIA

Licensure Terms

Residential Care Facilities for the Elderly

General Approach

The Department of Social Services, Community Care Licensing Division, licenses residential care facilities (RCFs) for the elderly. There is no separate category of licensure for adult foster care. Between 2012 and 2015, the California legislature enacted several laws that will affect the operation of these facilities. Although the new laws supersede existing regulations, the state has not yet amended existing regulations or issued new regulations to reflect the statutory changes.

This profile includes summaries of selected regulatory and statutory provisions for RCFs for the elderly. The complete regulations are online at the links provided at the end.

Definitions

Residential care facility for the elderly means a housing arrangement chosen voluntarily by the resident, or the resident's responsible person, where 75 percent of the residents are 60 years of age or older, and where varying levels of care and supervision are provided, as agreed to at the time of admission, or as determined necessary at subsequent assessments. Residents under age 60 must have needs compatible with the needs of other residents.

The licensing agency determines the maximum number of residents that a facility may admit based on the licensee's skills, whether any of the licensee's family members reside on-site, building features, and staff availability.

Facilities may admit residents who are diagnosed by a physician as having dementia if specified requirements are met, including an annual medical assessment, adequate supervision, enhanced physical plant safety requirements, and an appropriate activity program.

CA-1



1428 Park Street suite C
 Alameda, CA 94501
 415-806-3210
 romanowelch@romanowelcharch.com

ARCHITECT:



These plans are copyrighted and are subject to copyright protection as an "architectural work" under Sec. 102 of the Copyright Act, 17 U.S.C., as amended December 1990 and known as Architectural Work Copyright Protection Act of 1990. This protection includes, but is not limited to the overall form as well as the arrangement and composition of the spaces and elements of the design. Under such protection, unauthorized use of these plans, work, or project represented, can legally result in the cessation of construction or building being seized and/or monetary compensation to RWA Architects.

JURISDICTION APPROVAL:

PROJECT:

RESIDENTIAL CONGREGATE CARE FACILITY FOR THE ELDERLY

1411 BANCROFT AVE
 SAN LEANDRO, CA
 94577

OWNER:

ALLEN LEUNG

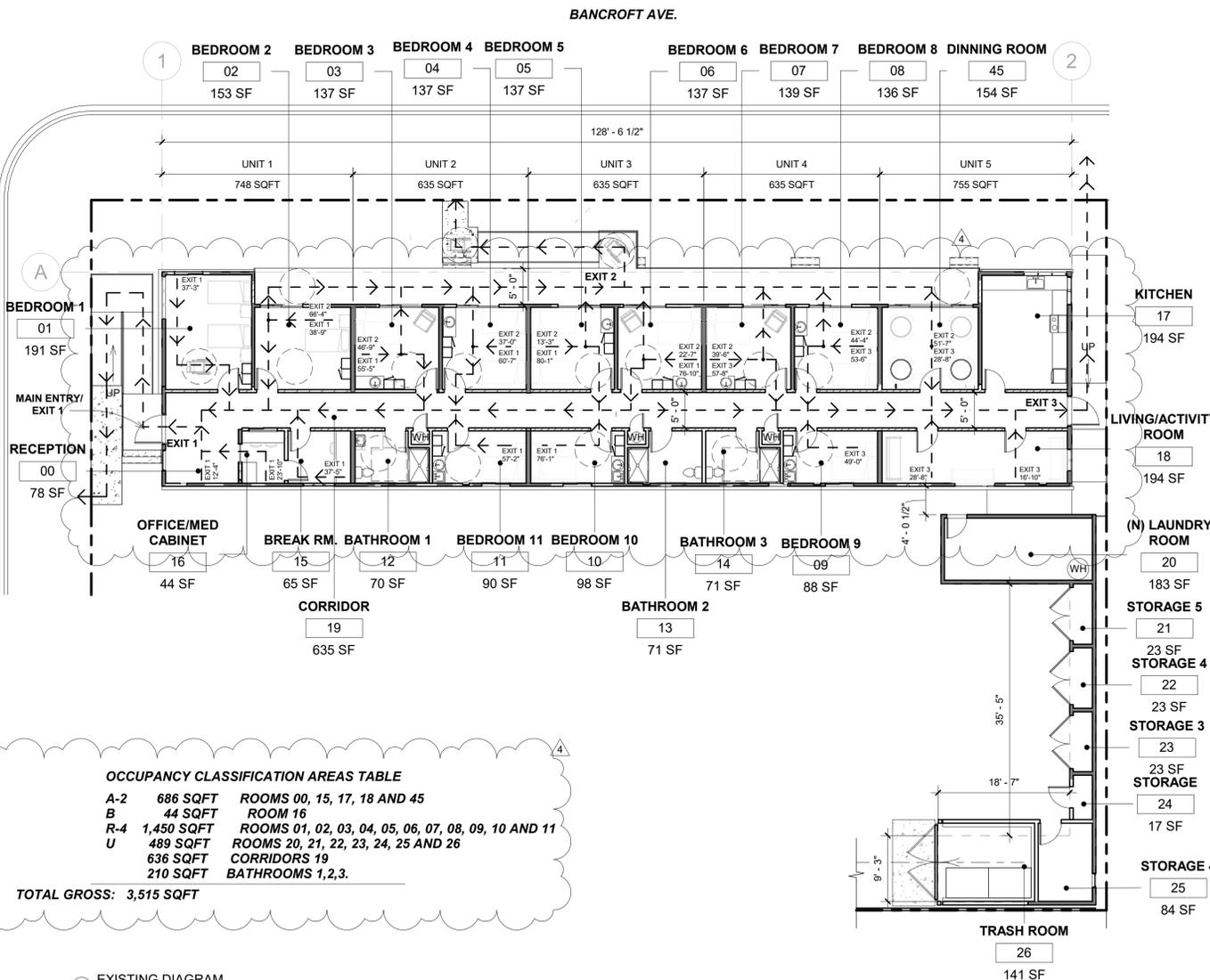
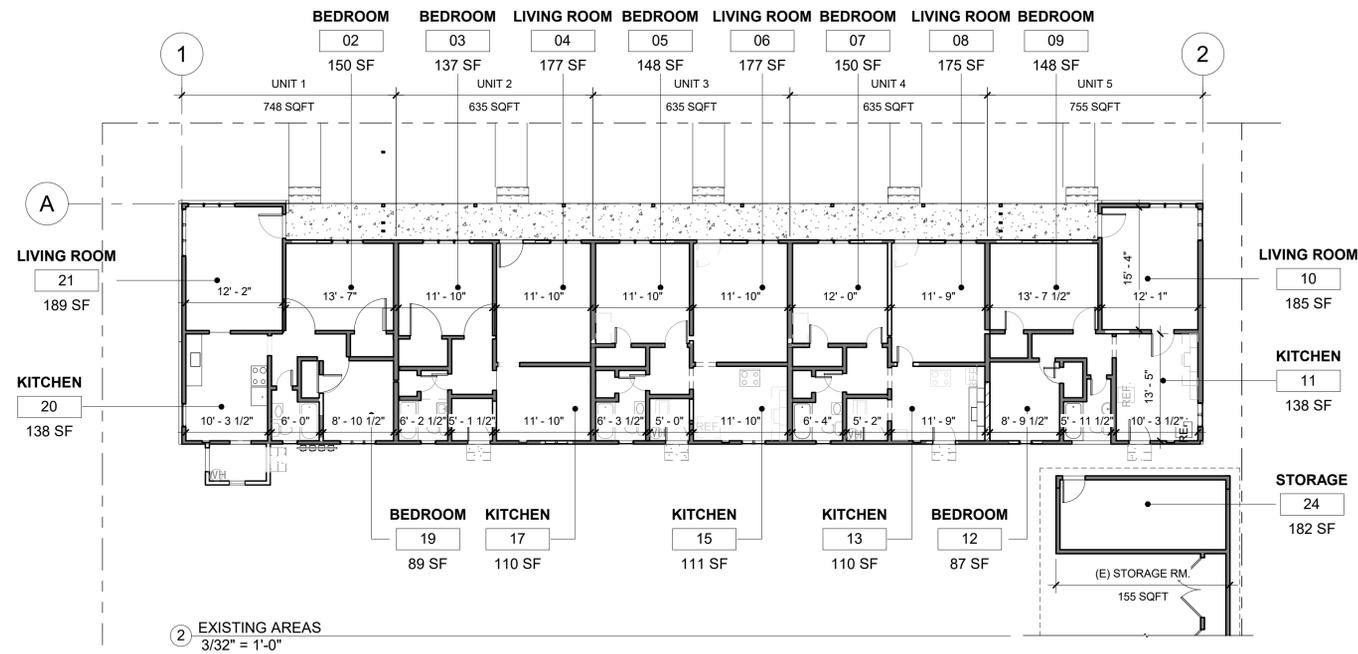
GENERAL NOTES & PARKING REQUIREMENTS

Project number	17449
Date	09/19/2022
Drawn by	V.W.
Checked by	Checker

A002

Scale 3/16" = 1'-0"

Number	Date	Issued by	Description
1	10/13/21	EG-RWA	CUP Revision
4	09/19/22	RWA	CUP Revision 4
3	02/28/22	EG-RWA	CUP Revision 3
2	01/12/22	EG-RWA	CUP Revision 2



1 EXISTING DIAGRAM
3/32" = 1'-0"

Allen Leung
c/o Romano Welch Architects
Alameda, CA 94502
(510) 926-8288
allenleung.ca@gmail.com

Community Development Department
City of San Leandro
835 East 14th St.
San Leandro, CA 94577

Re: Project Overview

We are a family-owned operation with its stakeholders holding extensive experience in the field of long-term care and senior care. To provide much-needed and necessary care services to the elderly community of San Leandro, we are pursuing the development of an Assisted Living Facility ("Facility"), otherwise known as a Residential Care Facility for the Elderly ("RCFE").

This project is intended to provide full-time assisted living and support services to fifteen (15) elderly residents of the San Leandro community over the age of 60. The majority of the Facility's residents will be admitted from home or independent living settings. The Facility will at all times operate under the licensure of the Community Care Licensing Division of the California Department of Social Services. The facility will operate in compliance with the regulations and licensing requirements outlined in the California Code of Regulations, Title 22.

The Facility will provide the highest quality of care and assisted living services to its residents and their responsible parties. This mission will be accomplished by providing comprehensive daily interdisciplinary services, including but not limited to caregiving services, social services, dietary services, and daily activities. The Facility will operate with higher clinical and caregiving staffing than traditionally observed for its size. The Facility will provide complete assistance to its residents all areas of daily living.

Scope of Work

Stakeholders intend to transition the existing five-unit building into an RCFE containing the following:

- (4) Four bedrooms with two beds per room and, (7) seven single bedrooms, a total of 11 bedrooms.
 - All bedrooms will provide easy passage and comfortable use of any required resident-assistive devices such as wheelchairs, walkers, or oxygen equipment, between beds and other items of furniture.
- (11) Eleven ADA accessible bedrooms.
- (1) One Reception
- (1) One Kitchen.
- (1) One living/activity room.
- (1) Dining room.
- (1) One existing on-site commercial washing machine and dryer will be utilized by the RCFE.

Overview of Services Provided

Activities of Daily Living

The Facility will maintain 24-hour caregiving staff to assist with all aspects of activities of daily living (ADLs). ADLs include but are not limited to ambulating and transferring, feeding, bathing, grooming, and dressing. Additionally, Facility will provide medication assistance and monitoring services, as well as supervision and prevention of wandering to ensure residents remain in a safe environment. Facility will provide daily housekeeping and laundry services to ensure a clean homelike environment for its residents. Facility will assist in the scheduling of medical appointments for its residents, and will further arrange transportation for residents to and from medical appointments or outside events.

Dietary

Facility will provide a minimum of three (3) meals per day to residents, in addition to snacks and nourishments. Facility will prepare meals onsite.

Daily Activities

Facility will maintain a comprehensive Activities program that fosters socialization, maintaining independent functioning, personal interests and pursuits, physical activities, and education. This Activities Program will include activities including but not limited to group activities, recreational activities, arts, crafts, music, physical activities, educational programs, and leisure time.

Staffing & Parking

Refer to parking exception

Background

Stakeholders currently own and operate several highly-rated skilled nursing and assisted living facilities in the East Bay, ranging from 32 bed to 115+ bed capacity. Collectively, stakeholders have over 40 years of experience as owners and operators of long-term care facilities—specializing in assisted living services and post-acute skilled nursing and rehabilitation. Further, stakeholders have a proven record of developing assisted living and skilled nursing facilities from complete vacancy.

Stakeholders have complete fluency with all licensing and regulatory requirements, as well as all employment requirements—currently, Property Owners employ over 300 employees within the East Bay region.

AREA OCCUPANCY ANALYSIS
MAXIMUM FLOOR AREA ALLOWANCES PER PER OCCUPANT
TABLE 1004.5

ROOM NAME	OCC GROUP	NET AREA	LOAD FACTOR	OCCUPANCY LOAD
BEDROOM 1	R4-DORMITORIES	191 SF	50	4
BEDROOM 2	R4-DORMITORIES	153 SF	50	3
BEDROOM 3	R4-DORMITORIES	137 SF	50	3
BEDROOM 4	R4-DORMITORIES	137 SF	50	3
BEDROOM 5	R4-DORMITORIES	137 SF	50	3
BEDROOM 6	R4-DORMITORIES	137 SF	50	3
BEDROOM 7	R4-DORMITORIES	139 SF	50	3
BEDROOM 8	R4-DORMITORIES	136 SF	50	3
BEDROOM 9	R4-DORMITORIES	88 SF	50	2
BEDROOM 10	R4-DORMITORIES	98 SF	50	2
BEDROOM 11	R4-DORMITORIES	90 SF	50	2
RECEPTION	ASSEMBLY UNCONCENTRATED	78 SF	15 NET	5
OFFICE/MED CABINET	B	44 SF	150	1
BREAK RM.	ASSEMBLY UNCONCENTRATED	65 SF	15 NET	4
BATHROOM 1	ACCESSORY	70 SF	N/A	N/A
BATHROOM 2	ACCESSORY	71 SF	N/A	N/A
BATHROOM 3	ACCESSORY	71 SF	N/A	N/A
LIVINGACTIVITY RM	ASSEMBLY UNCONCENTRATED	194 SF	15 NET	13
KITCHEN	INSTITUTIONAL AREAS	194 SF	200	1
DINNING RM	ASSEMBLY UNCONCENTRATED	154 SF	15 NET	10
TOTAL OCCUPANTS PER CODE:				65

* CBC TABLE 1004.5
** PROVIDE A MINIMUM OF 30 SF OF SUPERFICIAL FLOOR AREA PER PERSON FOR SINGLE TIER BED UNITS; CBC 450.3.2

EGRESS WIDTH
64 OCCUPANTS x .2 = 12.8" (126" DOORS PROVIDED) CBC 1005.3.2

EXIT ACCESS TRAVEL DISTANCE
125' w/ SPRINKLER SYSTEM CBC TABLE 1006.2.1

MINIMUM NUMBER OF EXITS
(2) EXIT DIRECT TO EXTERIOR CBC TABLE 1006.3.2

RWA
ROMANO WELCH ARCHITECTS
1428 Park Street suite C
Alameda, CA 94501
415-806-3210
romanowelch@romanowelcharc.com

ARCHITECT:

These plans are copyrighted and are subject to copyright protection as an "architectural work" under Sec. 102 of the Copyright Act, 17 U.S.C. as amended December 1990 and known as Architectural Work Copyright Protection Act of 1990. This protection includes, but is not limited to the overall form as well as the arrangement and composition of the spaces and elements of the design. Under such protection, unauthorized use of these plans, work, or project represented, can legally result in the cessation of construction or building being seized and/or monetary compensation to RWA Architects.

JURISDICTION APPROVAL:

PROJECT:
RESIDENTIAL CONGREGATE CARE FACILITY FOR THE ELDERLY

1411 BANCROFT AVE
SAN LEANDRO, CA
94577

OWNER:
ALLEN LEUNG

OPERATION LETTER, EXITING DIAGRAM & OCC CLASIFICATION ANALYSIS

Project number	17449
Date	09/19/2022
Drawn by	V.W.
Checked by	Checker

A004
Scale 3/32" = 1'-0"

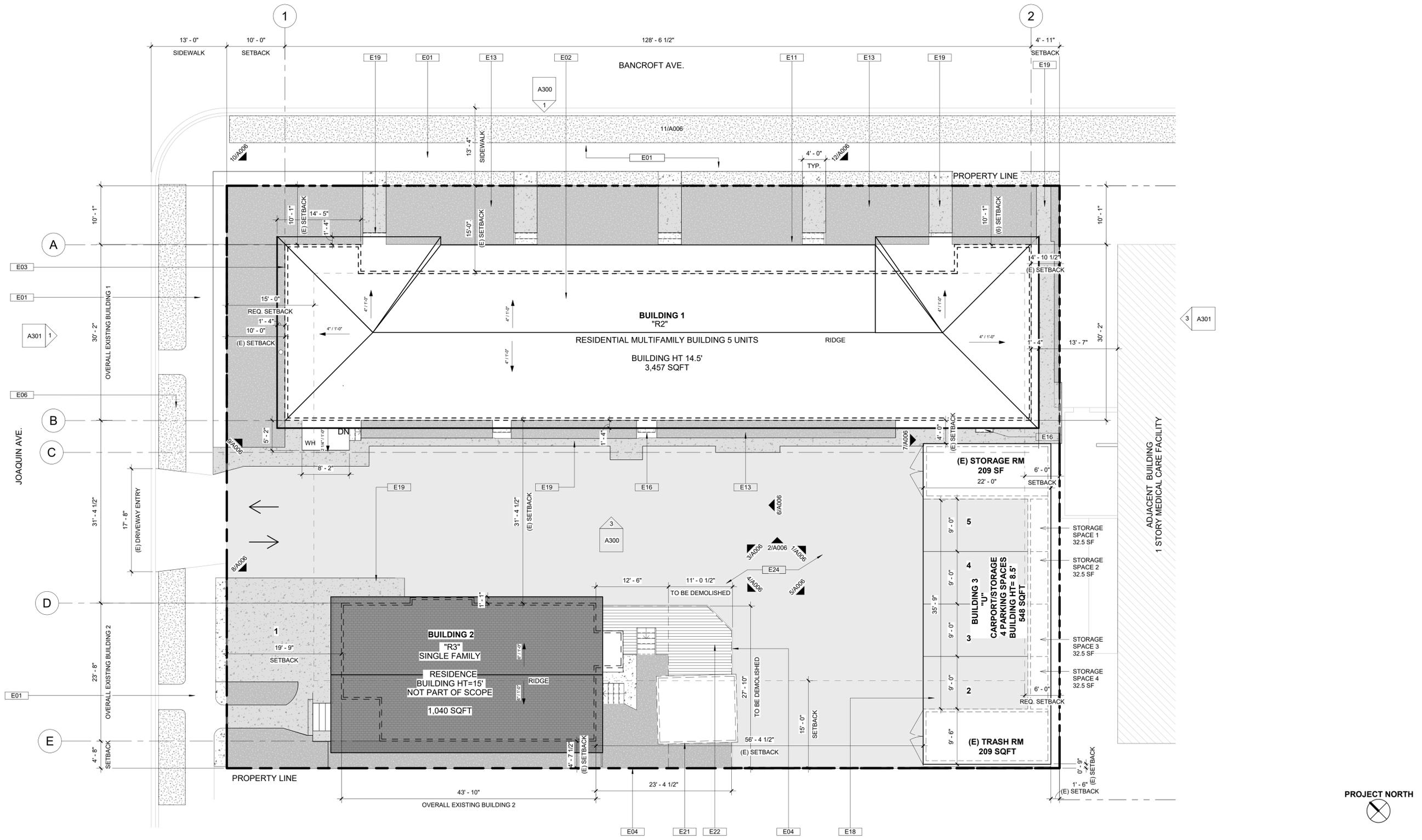
REVISIONS			
Number	Date	Issued by	Description
1	10/13/21	EG-RWA	CUP Revision
4	09/19/22	RWA	CUP Revision 4
3	02/28/22	EG-RWA	CUP Revision 3
2	01/12/22	EG-RWA	CUP Revision 2

	(E) LANDSCAPE AREA		(N) LANDSCAPE AREA
	(E) CONCRETE PATH		(N) CONCRETE PATH
	(E) ASPHALT PAVING		(N) ASPHALT PAVING
	NOT PART OF SCOPE		

KEYNOTE LEGEND	
E01	(E) SIDEWALK
E02	(E) CLASS "A" ASPHALT SHINGLES HIP ROOF
E03	(E) BUILDING FOOTPRINT
E04	(E) 6'FT. HIGH CHAIN LINK FENCE
E06	(E) 2" WATER METER
E11	(E) CONCRETE PORCH
E13	(E) EXISTING LANDSCAPE
E16	(E) CONCRETE PATH & STEP TO REMAIN
E18	(E) BUILT UP ROOF
E19	(E) CONCRETE PATH
E21	(E) STORAGE SHED TO BE DEMO
E22	(E) DECK TO BE DEMO
E24	(E) ASPHALT PAVING

(E) SITE PLAN LEGEND
1/8" = 1'-0"

X/A006 SITE PHOTOS REFERENCE
REFER TO SHEET A006 SITE PHOTOS



1 SITE PLAN - EXISTING
1/8" = 1'-0"

RWA
ROMANO WELCH ARCHITECTS
1428 Park Street suite C
Alameda, CA 94501
415-806-3210
romanowelch@romanowelcharc.com

ARCHITECT:

These plans are copyrighted and are subject to copyright protection as an "architectural work" under Sec. 102 of the Copyright Act, 17 U.S.C., as amended December 1990 and known as Architectural Work Copyright Protection Act of 1990. This protection includes, but is not limited to the overall form as well as the arrangement and composition of the spaces and elements of the design. Under such protection, unauthorized use of these plans, work, or project represented, can legally result in the cessation of construction or building being seized and/or monetary compensation to RWA Architects.

JURISDICTION APPROVAL:

PROJECT:
RESIDENTIAL CONGREGATE CARE FACILITY FOR THE ELDERLY

1411 BANCROFT AVE
SAN LEANDRO, CA
94577

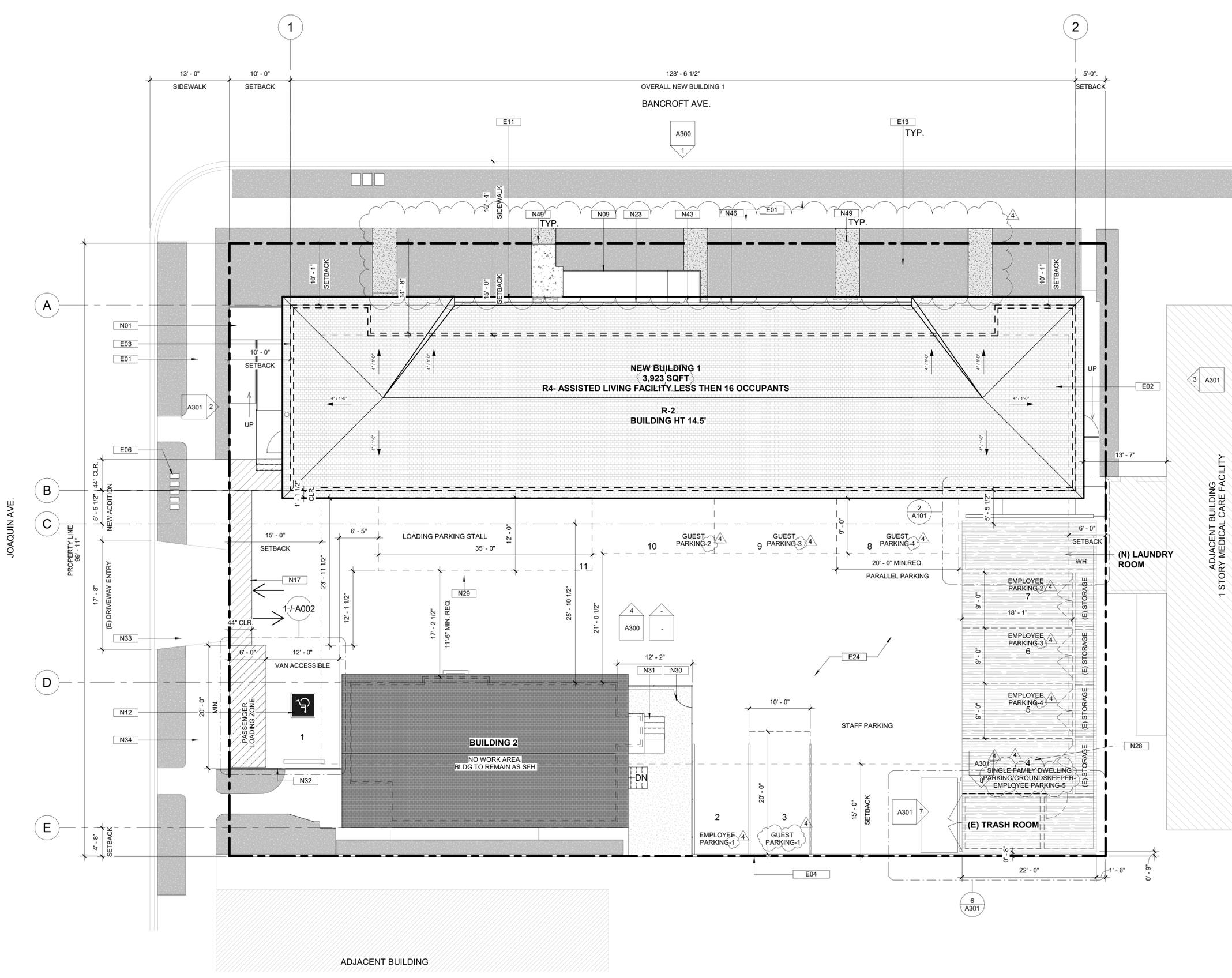
OWNER:
ALLEN LEUNG

EXISTING SITE PLAN

Project number	17449
Date	09/19/2022
Drawn by	V.W.
Checked by	Checker

A100
Scale 1/8" = 1'-0"

Number	Date	Issued by	Description
1	10/13/21	EG-RWA	CUP Revision
2	01/12/22	EG-RWA	CUP Revision 2



KEYNOTE LEGEND	
E01	(E) SIDEWALK
E02	(E) CLASS "A" ASPHALT SHINGLES HIP ROOF
E03	(E) BUILDING FOOTPRINT
E04	(E) 6FT. HIGH CHAIN LINK FENCE
E06	(E) 2" WATER METER
E11	(E) CONCRETE PORCH
E13	(E) EXISTING LANDSCAPE
E24	(E) ASPHALT PAVING
N01	(N) ACCESSIBLE RAMP
N09	(N) NEW ACCESSIBLE RAMP-EMERGENCY EGRESS ONLY RAMP REFER TO KEY NOTE N03
N12	(N) ACCESSIBLE VAN PARKING SPACE TO MEET 2019 CBC REQUIREMENTS
N17	(N) ACCESSIBLE PATH
N23	(N) 42" HIGH GUARD RAIL TO COMPLY WITH SECTION 1015 CBC 2019
N28	(N) DESIGNATED RESIDENTIAL PARKING
N29	(N) 10' X 20'X 10' OFF-STREET LOADING SPACES
N30	(N) 6 FT. HIGH RESIDENTIAL BLDG WOOD FENCE & GATE
N31	(N) RESIDENTIAL BLDG WOOD STAIRS & LANDING
N32	(N) RESIDENTIAL BLDG 4" HT PRIVACY WOOD FENCE
N33	(N) PATCH & REPAIR SECTIONS OF CRACK CONCRETE DRIVEWAY PER CITY OF SAN LEANDRO STANDARD DETAIL 102 REPAIRS TO BE COORDINATED W/PUBLIC WORKS
N34	(N) PATCH & REPAIR SECTIONS OF CRACK CONCRETE SIDEWALK PER CITY OF SAN LEANDRO STANDARD DETAIL 100. COORDINATE WORK W/PUBLIC WORKS
N35	(E) CARPORT WALL TO BE CONVERTED INTO A 1HR RATED WALL AS PER 2019 CBC & CITY OF SAN LEANDRO FIRE DEPARTMENT REQ.
N43	(N) X
N46	(N) 5" WIDE CONCRETE PORCH EXTENSION
N49	(N) XERISCAPE LANDSCAPE AREA

RWA
ROMANO WELCH ARCHITECTS
1428 Park Street suite C
Alameda, CA 94501
415-806-3210
romanowelch@romanowelcharc.com

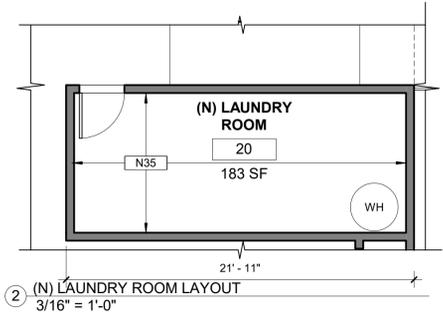
ARCHITECT:

These plans are copyrighted and are subject to copyright protection as an "architectural work" under Sec. 102 of the Copyright Act, 17 U.S.C. as amended December 1990 and known as Architectural Work Copyright Protection Act of 1990. This protection includes, but is not limited to the overall form as well as the arrangement and composition of the spaces and elements of the design. Under such protection, unauthorized use of these plans, work, or project represented, can legally result in the cessation of construction or building being seized and/or monetary compensation to RWA Architects.

JURISDICTION APPROVAL:

PROJECT:
RESIDENTIAL CONGREGATE CARE FACILITY FOR THE ELDERLY

1411 BANCROFT AVE
SAN LEANDRO, CA
94577



OWNER:
ALLEN LEUNG

PROPOSED SITE PLAN

Project number	17449
Date	09/19/2022
Drawn by	V.W.
Checked by	Checker
A101	
Scale	As indicated

REVISIONS			
Number	Date	Issued by	Description
1	10/13/21	EG-RWA	CUP Revision
4	09/19/22	RWA	CUP Revision 4
3	02/28/22	EG-RWA	CUP Revision 3
2	01/12/22	EG-RWA	CUP Revision 2

1 SITE PLAN - PROPOSED
1/8" = 1'-0"



EXISTING VEGETATION THROUGHOUT PROPERTY



A-(Buxus sempervirens)

B-(Gardenia Tree)

C-(JUNIPERUS COMMUNIS)

D-(Philodendron Selloum)

E-(Century Plant)

F-(Dracaena arborea)

G-(Succulent Plants)

	GROSS SQUARE FOOTAGE						
	BUILDING 1/MULTIFAMILY BUILDING	BUILDING 1/PORCH	BUILDING 2/SINGLE FAMILY RESIDENCE	BUILDING 3/CARPOR	LANDSCAPE	HARDSCAPE	TOTAL:
EXISTING SF	3,457 SF	465 SF	1,040 SF	548 SF	1,818 SF	6,997 SF	14,325 SF
REMOVED SF	442 SF	N/A	N/A	N/A	-350.17 SF	-52 SF	-444.17 SF
NEW	N/A	+43 SF	N/A	+52 SF	4 N/A	+349.17 SF	+444.17 SF
TOTAL	3,415 SF	508 SF	1,040 SF	600 SF	1,467.83 SF	7,294.17 SF	14,325 SF

RWA
ROMANO WELCH ARCHITECTS
1428 Park Street suite C
Alameda, CA 94501
415-806-3210
romanowelch@romanowelcharc.com

ARCHITECT:

TOTAL (EXISTING) FLOOR AREA RATIO
3,457+ 469 + 1,040 + 548 = 5,514/14,325 = .38 % F.A.R. SITE
TOTAL (PROPOSED) FLOOR AREA RATIO
3,415 + 511+ 1,040+600 = 5,566/ 14,325 = .39% F.A.R. SITE

EXISTING LANDSCAPE PICTURES



These plans are copyrighted and are subject to copyright protection as an "architectural work" under Sec. 102 of the Copyright Act, 17 U.S.C., as amended December 1990 and known as Architectural Work Copyright Protection Act of 1990. This protection includes, but is not limited to the overall form as well as the arrangement and composition of the spaces and elements of the design. Under such protection, unauthorized use of these plans, work, or project represented, can legally result in the cessation of construction or building being seized and/or monetary compensation to RWA Architects.

JURISDICTION APPROVAL:

PROJECT:
RESIDENTIAL CONGREGATE CARE FACILITY FOR THE ELDERLY

1411 BANCROFT AVE
SAN LEANDRO, CA
94577

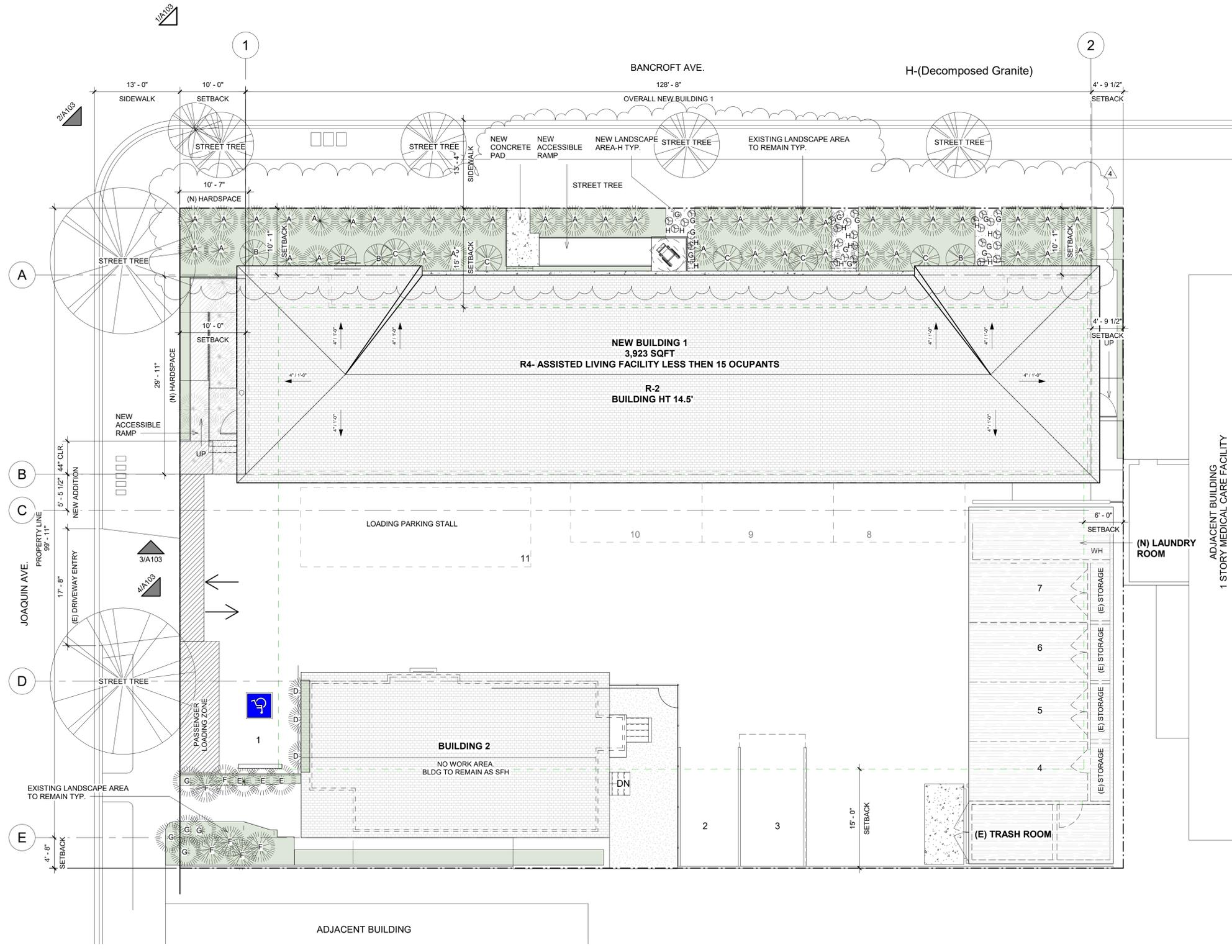
OWNER:
ALLEN LEUNG
LANDSCAPE SITE PLAN

Project number 17449
Date 09/19/2022
Drawn by V.W.
Checked by Checker

A103

Scale 1/8" = 1'-0"

REVISIONS			
Number	Date	Issued by	Description
4	09/19/22	RWA	CUP Revision 4
2	01/12/22	EG-RWA	CUP Revision 2



LANDSCAPE PLAN - EXISTING & PROPOSED
1/8" = 1'-0"



ROMANO WELCH ARCHITECTS

1428 Park Street suite C
Alameda, CA 94501
415-806-3210
romanowelch@romanowelcharc.com

ARCHITECT:



These plans are copyrighted and are subject to copyright protection as an "architectural work" under Sec. 102 of the Copyright Act, 17 U.S.C., as amended December 1990 and known as Architectural Work Copyright Protection Act of 1990. This protection includes, but is not limited to the overall form as well as the arrangement and composition of the spaces and elements of the design. Under such protection, unauthorized use of these plans, work, or project represented, can legally result in the cessation of construction or building being seized and/or monetary compensation to RWA Architects.

JURISDICTION APPROVAL:

PROJECT:

RESIDENTIAL
CONGREGATE CARE
FACILITY FOR THE
ELDERLY

1411 BANCROFT AVE
SAN LEANDRO, CA
94577

OWNER:

ALLEN LEUNG

PROPOSED FLOOR
AND SITE PLAN

Project number 17449
Date 09/19/2022
Drawn by V.W.
Checked by A.Wong

A200

Scale As indicated

REVISIONS

Number	Date	Issued by	Description
1	10/13/21	EG-RWA	CUP Revision
4	09/19/22	RWA	CUP Revision 4
2	01/12/22	EG-RWA	CUP Revision 2

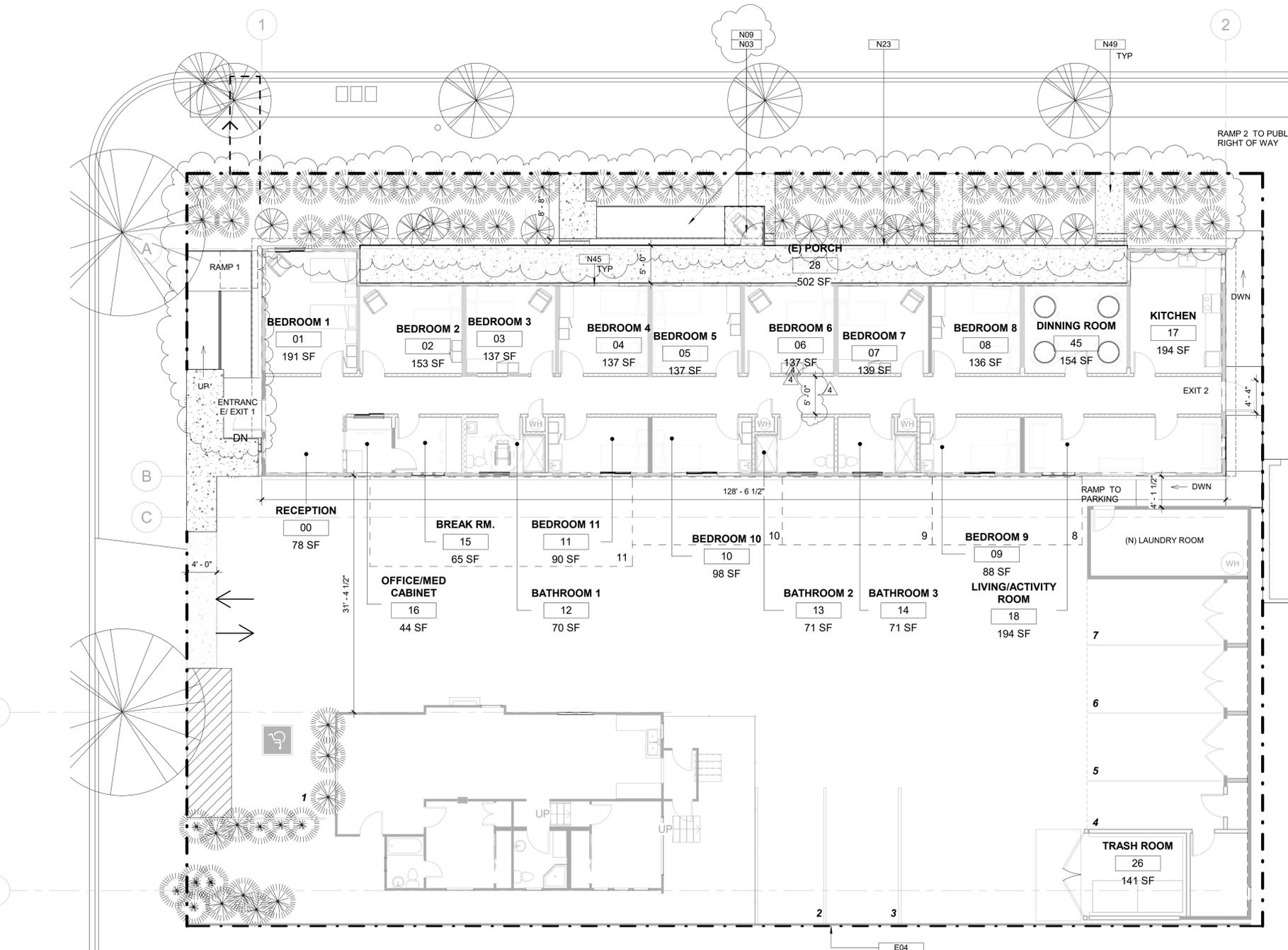
KEYNOTE LEGEND

E04	(E) 6'FT. HIGH CHAIN LINK FENCE
N03	(N) 42" HIGH FIRE EXIT GATE EQUIPPED WITH DEALYED EGRESS LOCKS PER SECTION 435.8.10 CBC 2019 ED.
N09	(N) NEW ACCESSIBLE RAMP-EMERGENCY EGRESS ONLY RAMP REFER TO KEY NOTE N03
N23	(N) 42" HIGH GUARD RAIL TO COMPLY WITH SECTION 1015 CBC 2019
N45	(N) TEMPERED GLASS SLIDING DOOR
N49	(N) XERISCAPE LANDSCAPE AREA

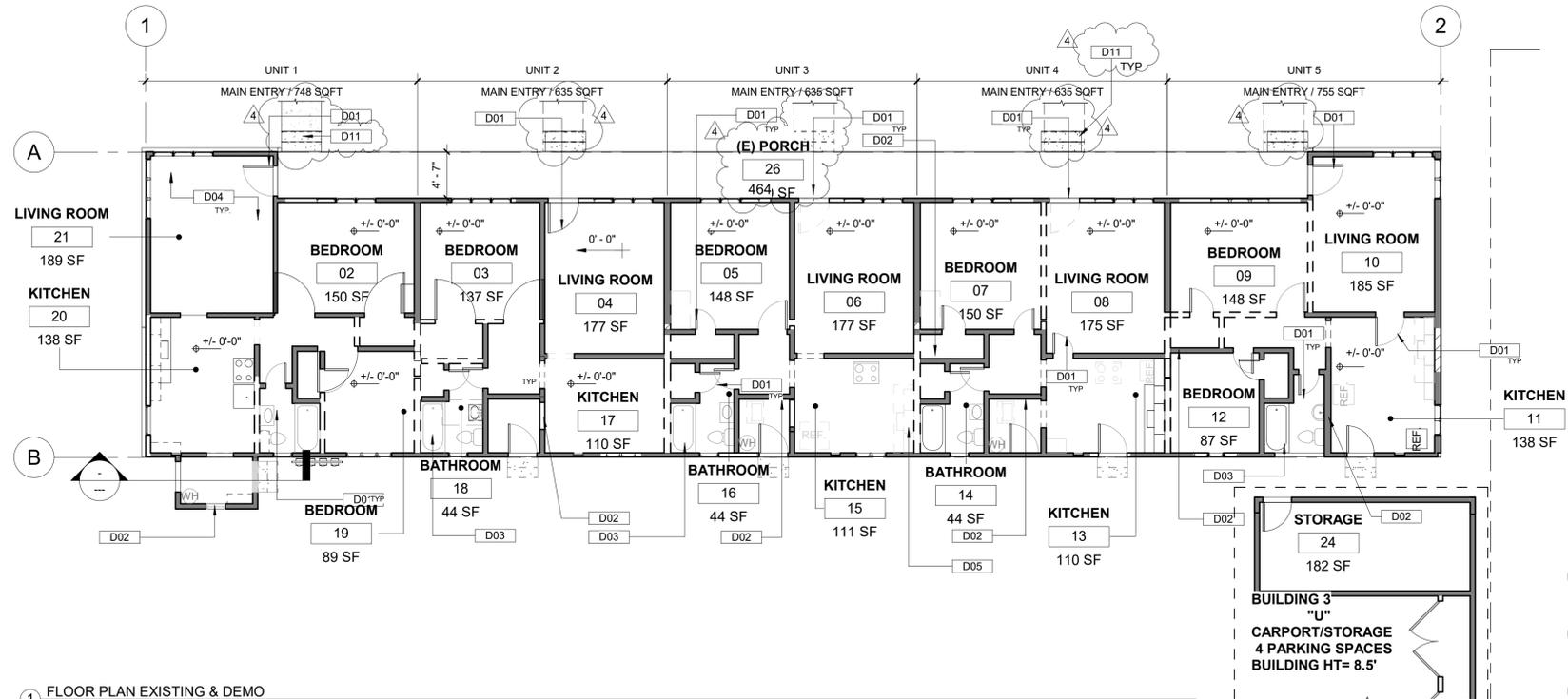
	(E) WOOD FENCE TO REMAIN
	(E) 6" INTERIOR WOOD STUD DEMISING WALL TO BE CONVERTED TO 1HR. RATED WALL ASSEMBLY
	(E) 6" EXTERIOR WOOD STUD WALL TO REMAIN
	(E) WALL TO BE DEMOLISHED
	(N) 5" INTERIOR WOOD STUD WALL
	(N) 5" 1 HR. RATED INTERIOR WOOD STUD WALL 5/A301 SIM.
	(N) 6" PLUMBING WALL

WALL LEGEND
1/4" = 1'-0"

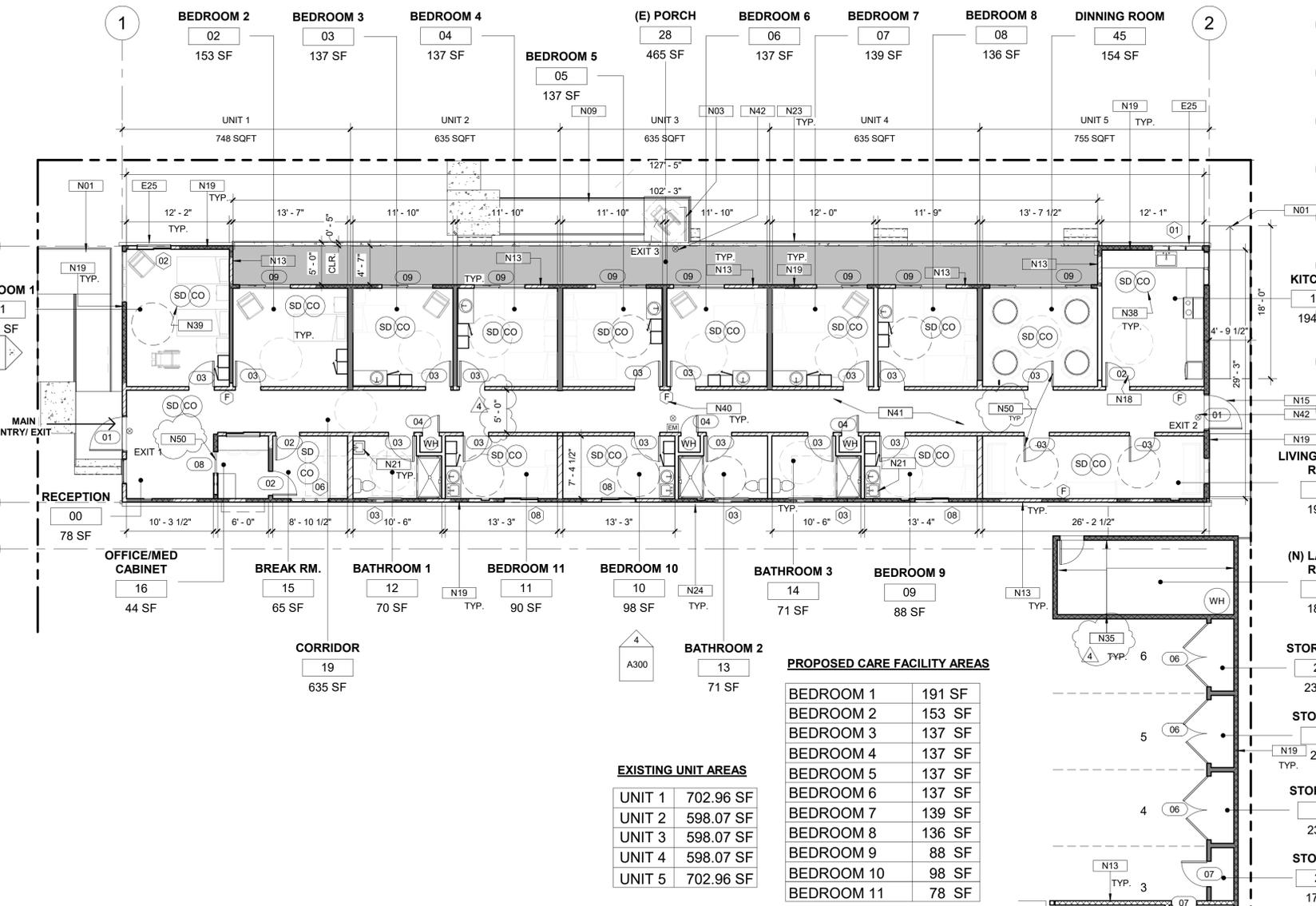
PROJECT NORTH



1 SITE PLAN - PROPOSED BUILDINGS
1/8" = 1'-0"



1 FLOOR PLAN EXISTING & DEMO
1/8" = 1'-0"

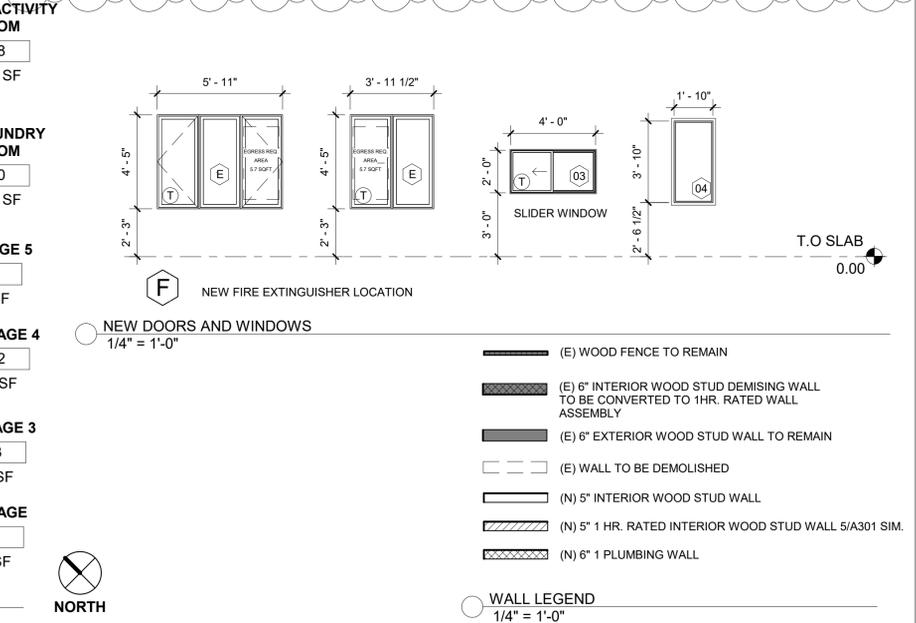
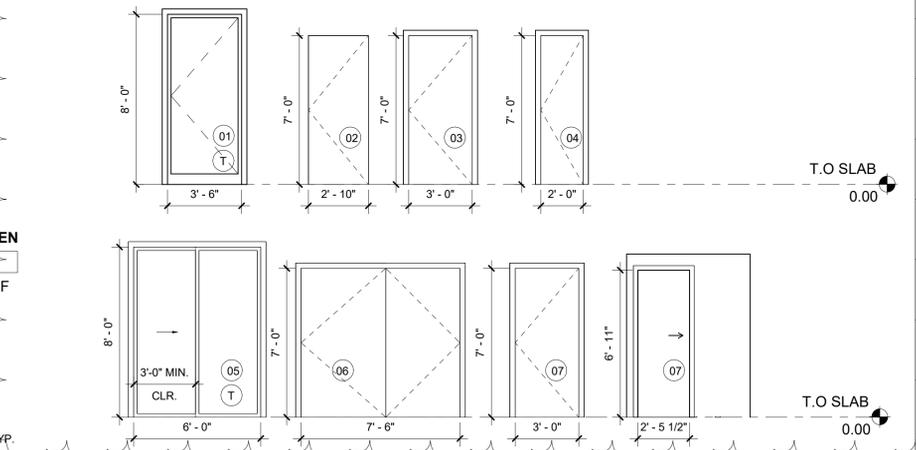


3 FLOOR PLAN PROPOSED
1/8" = 1'-0"

- KEYNOTE LEGEND**
- D01 (D) REMOVE EXISTING DOOR ASSEMBLY, SEE PROPOSED PLAN AND ELEVATION FOR NEW LAYOUT
 - D02 (D) REMOVE PORTION OF WALL AND FRAME, SEE PROPOSED PLAN AND ELEVATION FOR NEW LAYOUT
 - D03 (D) REMOVE PLUMBING FIXTURES, CAP PLUMBING AS REQ'D
 - D04 (D) REMOVE ALL, WALL, CEILING, AND FLOOR FINISHED THROUGHOUT, PREP FOR NEW FINISHES
 - D05 (D) REMOVE EXISTING MILLWORK AND SINK
 - D11 (D) EXISTING CONCRETE STEPS AND PAD TO BE REMOVED
 - E25 (E) BRICK VENEER TO REMAIN
 - N01 (N) ACCESSIBLE RAMP
 - N03 (N) 42" HIGH FIRE EXIT GATE EQUIPPED WITH DELAYED EGRESS LOCKS PER SECTION 435.8.10 CBC 2019 ED.
 - N09 (N) NEW ACCESSIBLE RAMP-EMERGENCY EGRESS ONLY RAMP REFER TO KEY NOTE N03
 - N13 (N) 1HR RATED EXTERIOR WALL NEW
 - N15 (N) EGRESS DOOR
 - N18 (N) 34" DOOR
 - N19 (E) EXTERIOR WALL TO BE CONVERTED INTO 1 HR. RATED ASSEMBLY
 - N21 (N) PLUMBING FIXTURES
 - N23 (N) 42" HIGH GUARD RAIL TO COMPLY WITH SECTION 1015 CBC 2019
 - N24 (N) BRICK VENEER TO MATCH EXISTING
 - N35 (E) CARPORT WALL TO BE CONVERTED INTO A 1HR RATED WALL AS PER 2019 CBC & CITY OF SAN LEANDRO FIRE DEPARTMENT REQ.
 - N38 (N) HARDWIRED CO2 DETECTOR TO MEET 915CFC 2019 ED.
 - N39 (N) HARDWIRED SMOKE DETECTOR TO MEET SECTION 435.7.3 CBC 2019 ED.
 - N40 (N) FIRE EXTINGUISHER
 - N41 (N) EMERGENCY LIGHTING TO BE PROVIDED WITH AN AVERAGE OF 1 FOOT CANDLE AT THE FLOOR PER 1008.3 CBC 2019 ED.
 - N42 (N) EXIT SIGN
 - N50 (N) 1-HR RATED DOOR W/RELEASE LATCH UNIT

DOOR SCHEDULE

Type Mark	FRAME MATERIAL	WIDTH	HEIGHT	THICKNESS	FINISH	COMMENTS
01	H.M	3'-11"	7'-10 1/2"	0'-2"	FACTORY	SELF CLOSING AND PANICK BAR MECHANISM
02	H.M	2'-10"	7'-0"	0'-2"	FACTORY	SOLID WOOD CORE, 1 3/8" MIN W/SELF CLOSING MECHANISM-20 MIN RATED.
03	H.M	3'-0"	7'-0"	0'-2"	FACTORY	SOLID WOOD CORE, 1 3/8" MIN W/SELF CLOSING MECHANISM-20 MIN RATED.
04	H.M	2'-0"	7'-0"	0'-2"	FACTORY	SOLID WOOD CORE, 1 3/8" MIN W/SELF CLOSING MECHANISM-20 MIN RATED.
06	H.M	4'-0"	7'-0"	0'-2"	FACTORY	PAIR, SOLID CORE
07	H.M	3'-0"	7'-0"	0'-2"	FACTORY	SOLID WOOD CORE, 1 3/8" MIN W/SELF CLOSING MECHANISM-20 MIN RATED.
08	WOOD	2'-6"	7'-0"	0'-2"	FACTORY	SOLID WOOD CORE, 1/3" MIN W/AUTOMATIC CLOSING BY SMOKE DETECTOR



1428 Park Street suite C
Alameda, CA 94501
415-806-3210
romanowelch@romanowelcharc.com

ARCHITECT:

These plans are copyrighted and are subject to copyright protection as an "architectural work" under Sec. 102 of the Copyright Act, 17 U.S.C. as amended December 1990 and known as Architectural Work Copyright Protection Act of 1990. This protection includes, but is not limited to the overall form as well as the arrangement and composition of the spaces and elements of the design. Under such protection, unauthorized use of these plans, work, or project represented, can legally result in the cessation of construction or building being seized and/or monetary compensation to RWA Architects.

JURISDICTION APPROVAL:

PROJECT:
RESIDENTIAL CONGREGATE CARE FACILITY FOR THE ELDERLY

**1411 BANCROFT AVE
SAN LEANDRO, CA
94577**

OWNER:
ALLEN LEUNG

EXISTING AND PROPOSED FLOOR PLANS

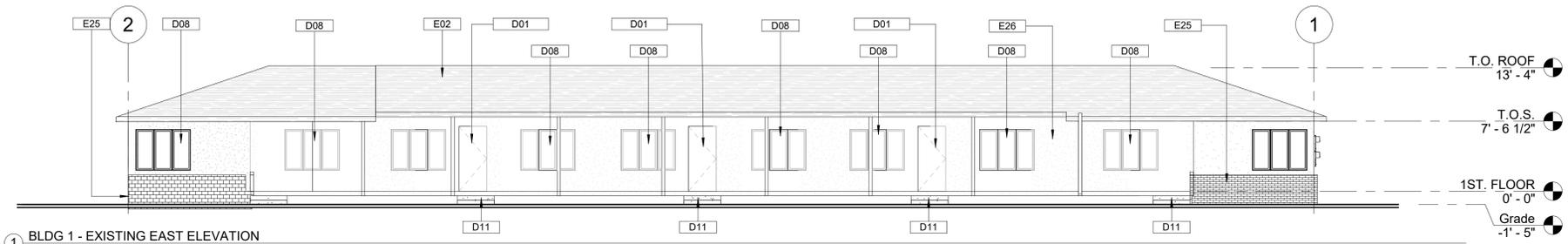
Project number: 17449
Date: 09/19/2022
Drawn by: V.W.
Checked by: Checker

A201

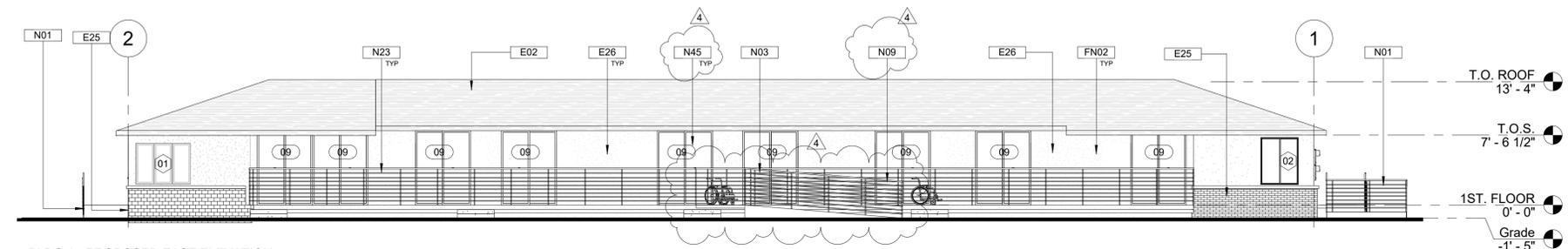
Scale: As indicated

REVISIONS

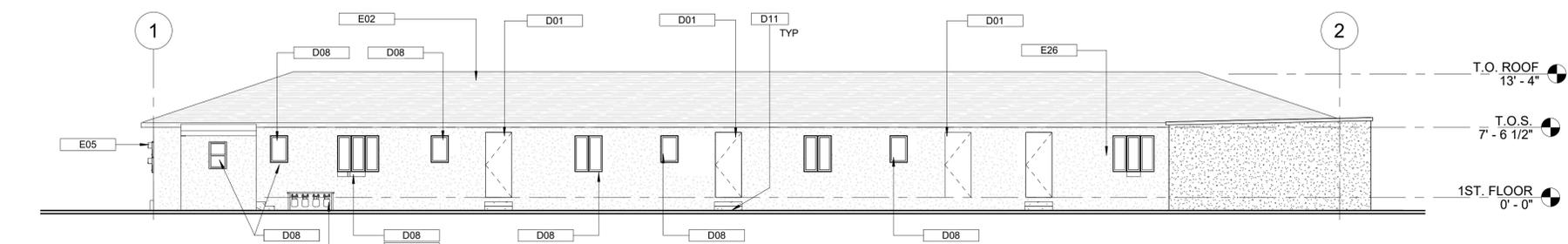
Number	Date	Issued by	Description
1	10/13/21	EG-RWA	CUP Revision
4	09/19/22	RWA	CUP Revision 4
2	01/12/22	EG-RWA	CUP Revision 2



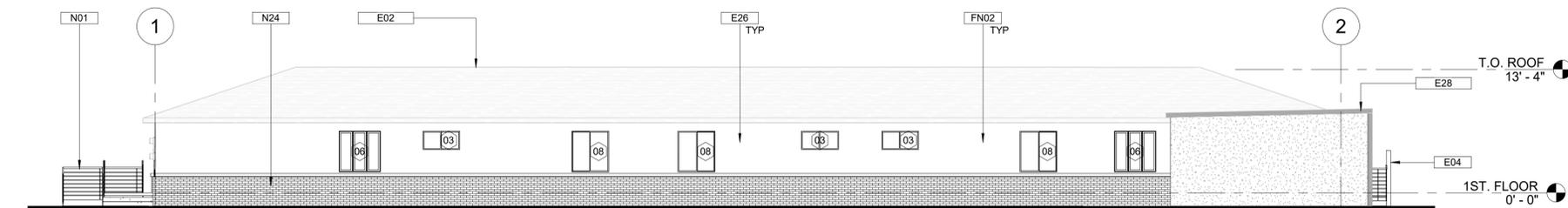
1 BLDG 1 - EXISTING EAST ELEVATION
1/8" = 1'-0"



2 BLDG 1 - PROPOSED EAST ELEVATION
1/8" = 1'-0"



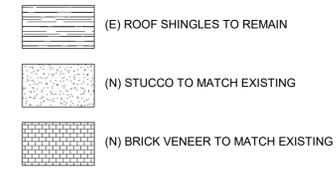
3 BLDG 1 - EXISTING WEST ELEVATION
1/8" = 1'-0"



4 BLDG 1 - PROPOSED WEST ELEVATION
1/8" = 1'-0"

KEYNOTE LEGEND

D01	(D) REMOVE EXISTING DOOR ASSEMBLY, SEE PROPOSED PLAN AND ELEVATION FOR NEW LAYOUT
D08	(D) WINDOW TO BE REMOVED
D11	(D) EXISTING CONCRETE STEPS AND PAD TO BE REMOVED
E02	(E) CLASS "A" ASPHALT SHINGLES HIP ROOF
E04	(E) 6'FT. HIGH CHAIN LINK FENCE
E05	(E) PG&E ELECTRICAL METERS SINGLE PHASE 120/240V
E25	(E) BRICK VENEER TO REMAIN
E26	(E) STUCCO FINISH TO REMAIN
E27	(E) PG&E GAS METERS
E28	(E) CARPORT ROOF
FN02	(N) STUCCO TO MATCH EXISTING
N01	(N) ACCESSIBLE RAMP
N03	(N) 42" HIGH FIRE EXIT GATE EQUIPPED WITH DEALYED EGRESS LOCKS PER SECTION 435.8.10 CBC 2019 ED.
N09	(N) NEW ACESIBLE RAMP-EMERGENCY EGRESS ONLY RAMP REFER TO KEY NOTE N03
N23	(N) 42" HIGH GUARD RAIL TO COMPLY WITH SECTION 1015 CBC 2019
N24	(N) BRICK VENEER TO MATCH EXISTING
N45	(N) TEMPERED GLASS SLIDING DOOR



○ FACADE LEGEND
1/8" = 1'-0"

RWA
ROMANO WELCH ARCHITECTS
1428 Park Street suite C
Alameda, CA 94501
415-806-3210
romanowelch@romanowelcharc.com

ARCHITECT:
LICENSURE ARCHITECT
CARLOS WELCH
LICENSE NO. C 50478
11.16.22

These plans are copyrighted and are subject to copyright protection as an "architectural work" under Sec. 102 of the Copyright Act, 17 U.S.C. as amended December 1990 and known as Architectural Work Copyright Protection Act of 1990. This protection includes, but is not limited to the overall form as well as the arrangement and composition of the spaces and elements of the design. Under such protection, unauthorized use of these plans, work, or project represented, can legally result in the cessation of construction or building being seized and/or monetary compensation to RWA Architects.

JURISDICTION APPROVAL:

PROJECT:
RESIDENTIAL
CONGREGATE CARE
FACILITY FOR THE
ELDERLY

1411 BANCROFT AVE
SAN LEANDRO, CA
94577

OWNER:
ALLEN LEUNG

EXISTING AND
PROPOSED
ELEVATIONS

Project number 17449
Date 09/19/2022
Drawn by V.W.
Checked by Checker

A300

Scale 1/8" = 1'-0"

REVISIONS			
Number	Date	Issued by	Description
1	10/13/21	EG-RWA	CUP Revision
4	09/19/22	RWA	CUP Revision 4
2	01/12/22	EG-RWA	CUP Revision 2

11/16/2022 7:00:03 PM

ARCHITECT:



These plans are copyrighted and are subject to copyrights protection as an "architectural work" under Sec. 102 of the Copyright Act, 17 U.S.C., as amended December 1990 and known as Architectural Work Copyright Protection Act of 1990. This protection includes, but is not limited to the overall form as well as the arrangement and composition of the spaces and elements of the design. Under such protection, unauthorized use of these plans, work, or project represented, can legally result in the cessation of construction or building being seized and/or monetary compensation to RWA Architects.

JURISDICTION APPROVAL:

PROJECT:

RESIDENTIAL
CONGREGATE CARE
FACILITY FOR THE
ELDERLY

1411 BANCROFT AVE
SAN LEANDRO, CA
94577

OWNER:

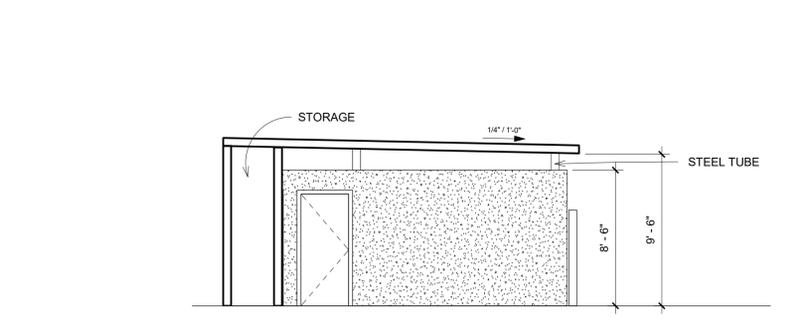
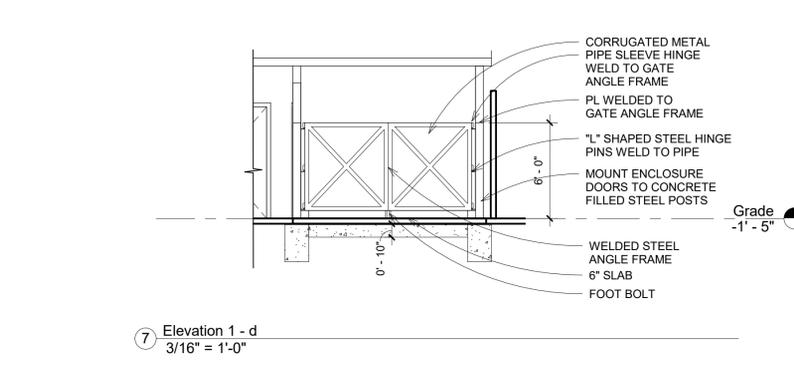
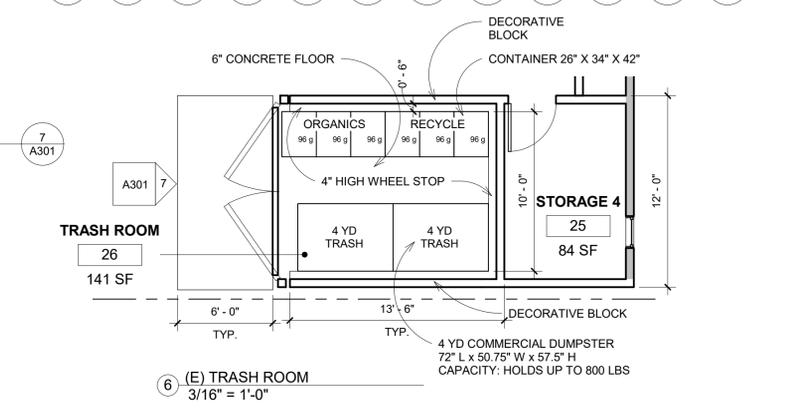
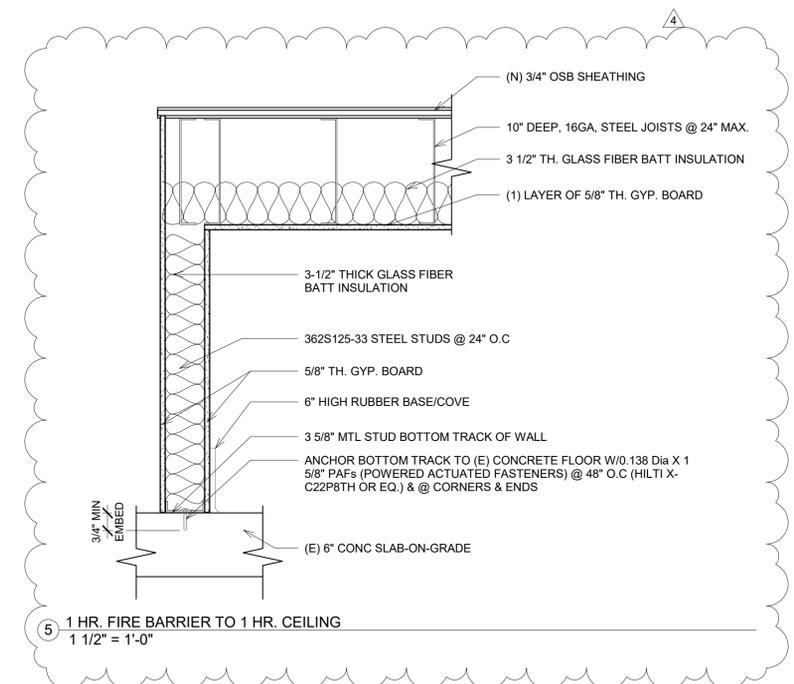
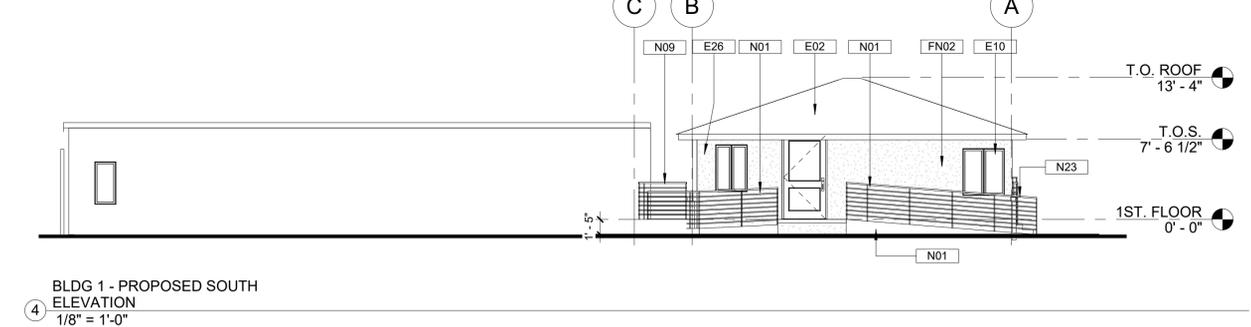
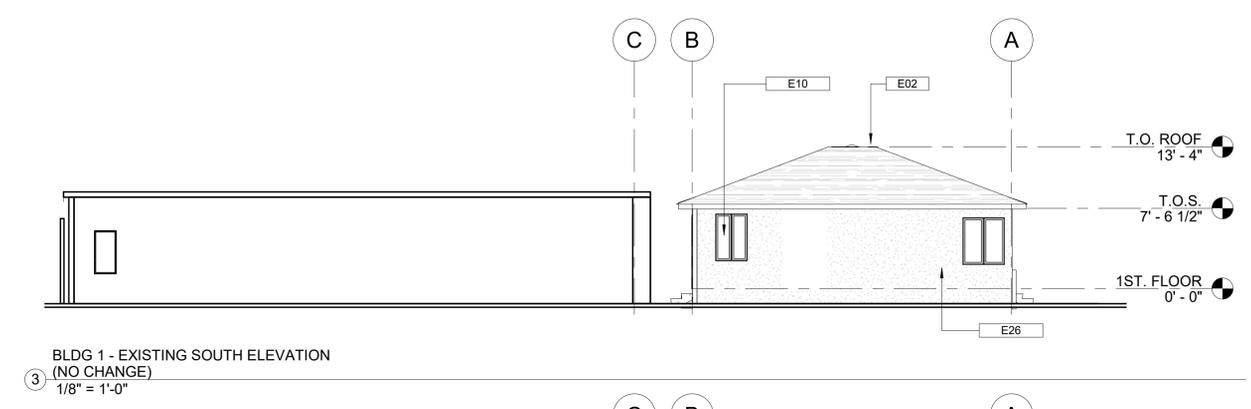
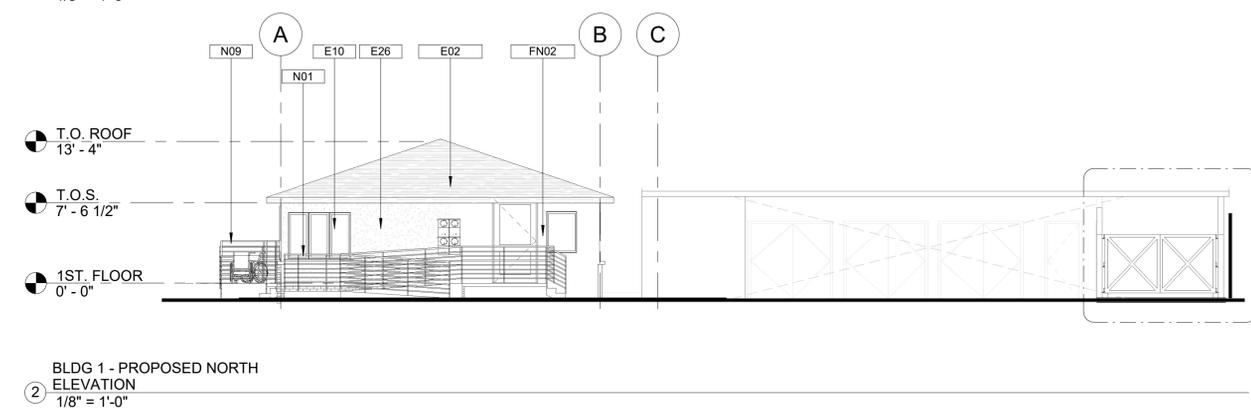
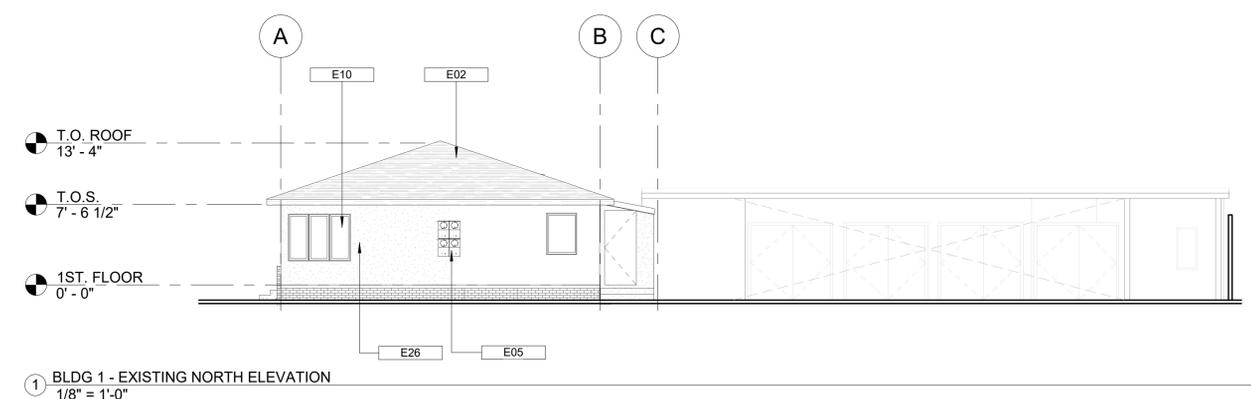
ALLEN LEUNG
EXISTING AND
PROPOSED
ELEVATIONS

Project number 17449
Date 09/19/2022
Drawn by V.W.
Checked by Checker

A301

Scale As indicated

REVISIONS			
Number	Date	Issued by	Description
1	10/13/21	EG-RWA	CUP Revision
4	09/19/22	RWA	CUP Revision 4
3	02/28/22	EG-RWA	CUP Revision 3
2	01/12/22	EG-RWA	CUP Revision 2





ROMANO WELCH ARCHITECTS

1428 Park Street suite C
Alameda, CA 94501
415-806-3210
romanowelch@romanowelcharc.com

ARCHITECT:



These plans are copyrighted and are subject to copyright protection as an "architectural work" under Sec. 102 of the Copyright Act, 17 U.S.C. as amended December 1990 and known as Architectural Work Copyright Protection Act of 1990. This protection includes, but is not limited to the overall form as well as the arrangement and composition of the spaces and elements of the design. Under such protection, unauthorized use of these plans, work, or project represented, can legally result in the cessation of construction or building being seized and/or monetary compensation to RWA Architects.

JURISDICTION APPROVAL:

PROJECT:

RESIDENTIAL
CONGREGATE CARE
FACILITY FOR THE
ELDERLY

1411 BANCROFT AVE
SAN LEANDRO, CA
94577

OWNER:

ALLEN LEUNG

COLORED
ELEVATIONS

Project number 17449
Date 09/19/2022

Drawn by V.W.
Checked by Checker

A302

Scale

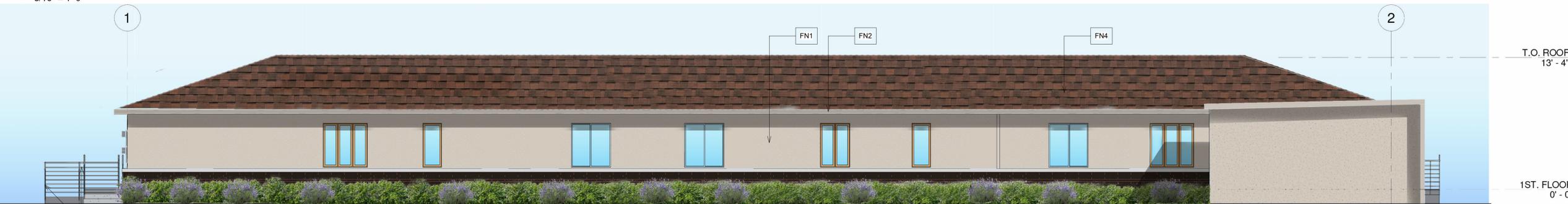
Number Date Issued by Description

4 09/19/22 RWA CUP Revision 4
2 01/12/22 EG-RWA CUP Revision 2



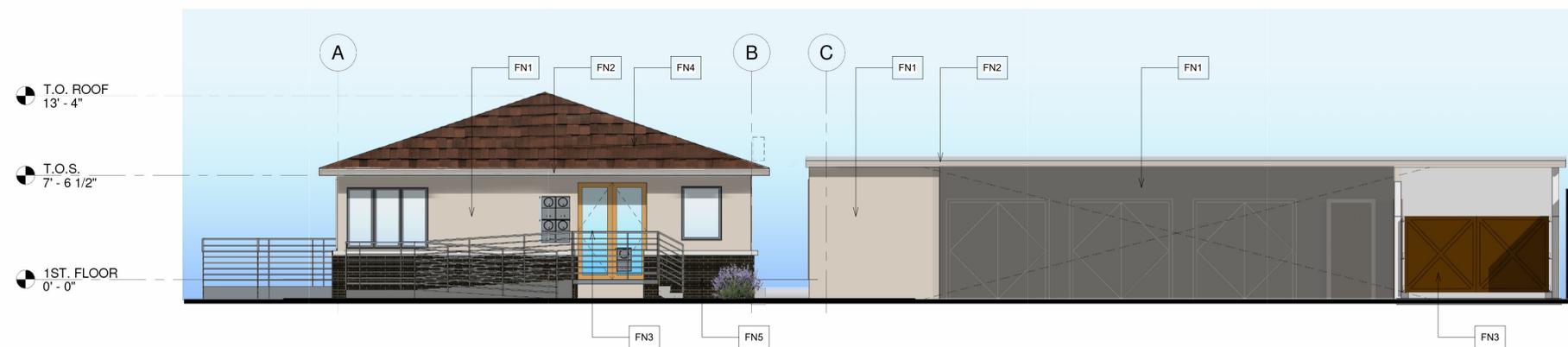
BLDG 1 - PROPOSED EAST ELEVATION

Copy 1
3/16" = 1'-0"



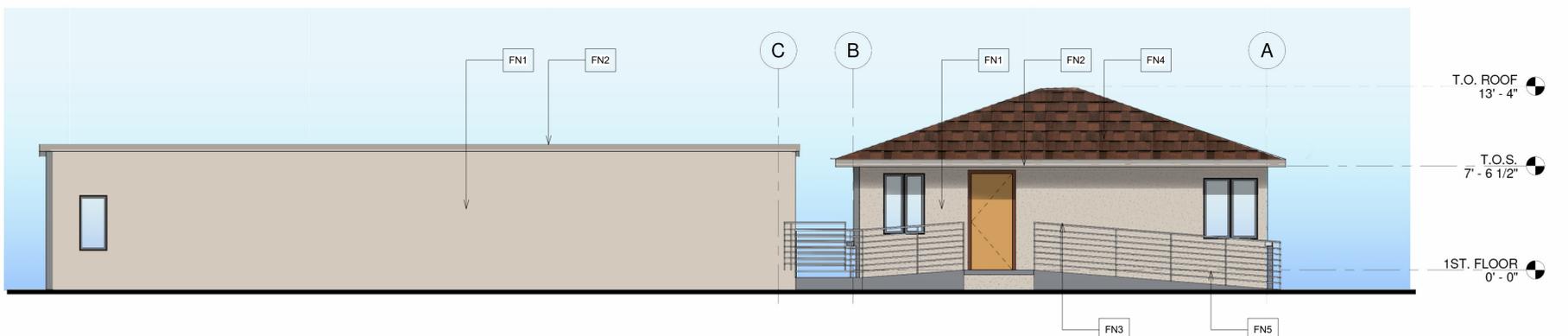
BLDG 1 - PROPOSED WEST ELEVATION

Copy 1
3/16" = 1'-0"



BLDG 1 - PROPOSED NORTH ELEVATION

Copy 1
3/16" = 1'-0"



BLDG 1 - PROPOSED SOUTH ELEVATION

Copy 1
3/16" = 1'-0"

-  FN1 (N) EXTERIOR PAINT: GENERAL WALLS
BRAND: RESTORATION HARDWARE
SOLD BY: RESTORATION HARDWARE
COLOR: STONE
-  FN2 (N) EXTERIOR PAINT: FACIAL AND TRIM
BRAND: RESTORATION HARDWARE
SOLD BY: RESTORATION HARDWARE
COLOR: GRAPHITE
-  FN3 (N) EXTERIOR PAINT: FENCES AND TRASH ENCLOSURE DOORS
BRAND: RESTORATION HARDWARE
SOLD BY: RESTORATION HARDWARE
COLOR: OBSIDIAN
-  FN4 (N) ROOF SHINGLE:
BRAND: GAF TIMBERLINE-HIGH DEFINITION CLASS "A"
SOLD BY: HOME DEPOT
COLOR: HDZ HICKORY ALGAE
-  FN5 (N) MORTARLESS STONE PANEL
BRAND: VERSETTA STONE
SOLD BY: VERSETTA STONE
COLOR: PLUM CREEK



These plans are copyrighted and are subject to copyright protection as an "architectural work" under Sec. 102 of the Copyright Act, 17 U.S.C. as amended December 1990 and known as Architectural Work Copyright Protection Act of 1990. This protection includes, but is not limited to the overall form as well as the arrangement and composition of the spaces and elements of the design. Under such protection, unauthorized use of these plans, work, or project represented, can legally result in the cessation of construction or building being seized and/or monetary compensation to RWA Architects.

JURISDICTION APPROVAL:

PROJECT:
 RESIDENTIAL
 CONGREGATE CARE
 FACILITY FOR THE
 ELDERLY

1411 BANCROFT AVE
 SAN LEANDRO, CA
 94577

OWNER:
 ALLEN LEUNG

MATERIAL BOARD

Project number 17449
 Date 09/19/2022
 Drawn by V.W.
 Checked by Checker

A400
 Scale

Number	Date	Issued by	Description
2	01/12/22	EG-RWA	CUP Revision 2



FN1

(N) EXTERIOR PAINT: GENERAL WALLS
 BRAND: RESTORATION HARDWARE
 SOLD BY: RESTORATION HARDWARE
 COLOR: STONE



FN2

(N) EXTERIOR PAINT: FACIAL AND TRIM
 BRAND: RESTORATION HARDWARE
 SOLD BY: RESTORATION HARDWARE
 COLOR: GRAPHITE



FN3

(N) EXTERIOR PAINT:
 FENCES AND TRASH
 ENCLOSURE DOORS
 BRAND: RESTORATION
 HARDWARE
 SOLD BY: RESTORATION
 HARDWARE
 COLOR: OBSIDIAN



FN4

(N) ROOF SHINGLE:
 BRAND: GAF TIMBERLINE-HIGH DEFINITION CLASS "A"
 SOLD BY: HOME DEPOT
 COLOR: HDZ HICKORY ALGAE



FN5

(N) MORTARLESS STONE PANEL
 BRAND: VERSETTA STONE
 SOLD BY: VERSETTA STONE
 COLOR: PLUM CREEK