

# GALVAN BUILDING

1695 WASHINGTON AVENUE

SAN LEANDRO, CA.

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



GALVAN BUILDING SOUTH ELEVATION FACING THORNTON STREET

COLLABORATIVE  
DESIGN ARCHITECTS INC  
Oakland, CA

6114 LaSalle Avenue  
Oakland  
510.339.8880

PMB 465  
California 94611-2802  
Fax 510.339.1642

ARCHITECT'S STAMP CONSULTANT'S STAMP

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

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

Owner / Applicant:

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SUBMITTALS / REVISIONS

MARK	DESCRIPTION	DATE
	PROGRESS SET	4-15-15

KEY PLAN: NTS

## EXHIBIT A

### COVER SHEET

SHEET DESCRIPTION

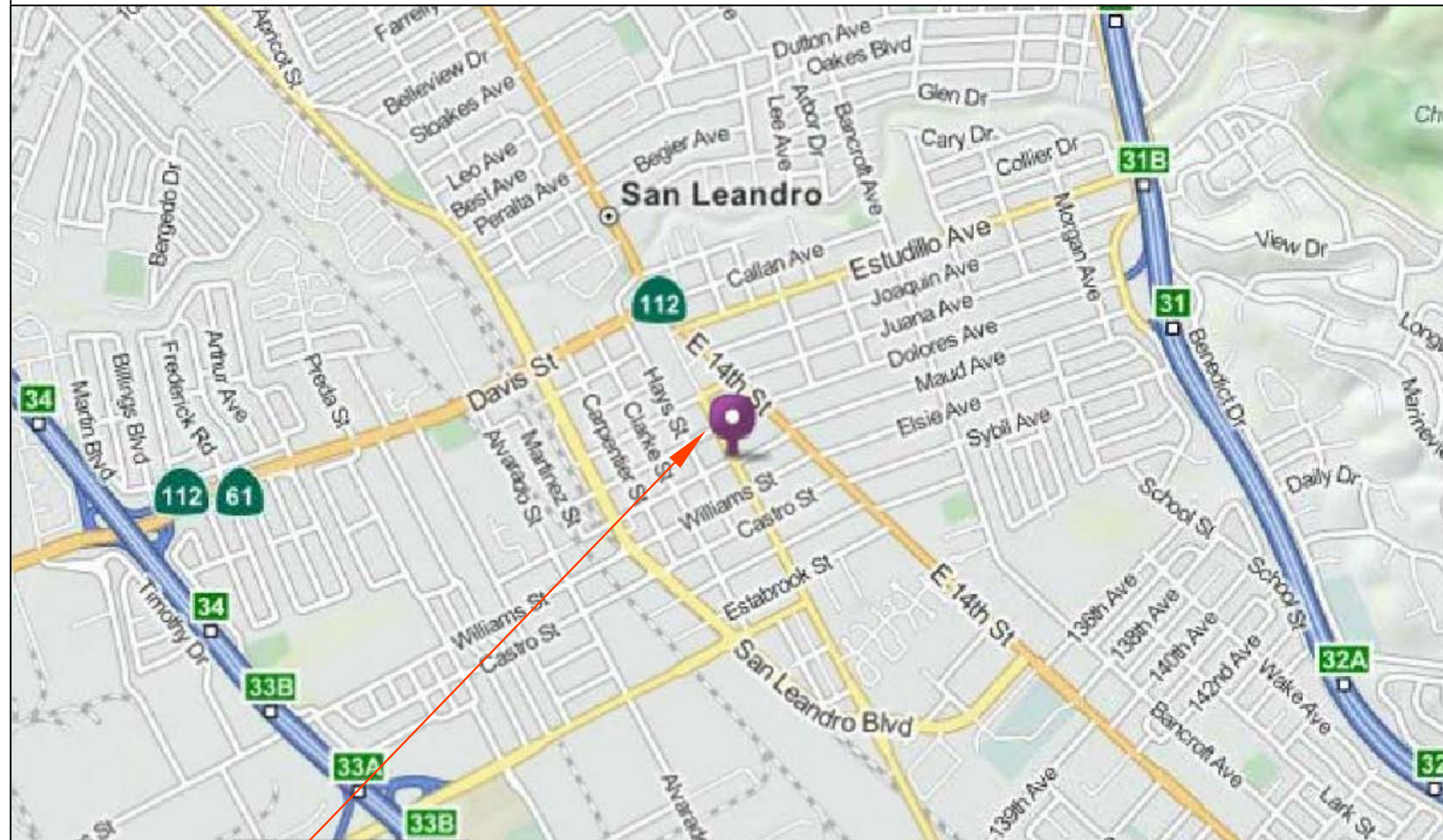
SCALE: AS NOTED

DRWN: [Signature]

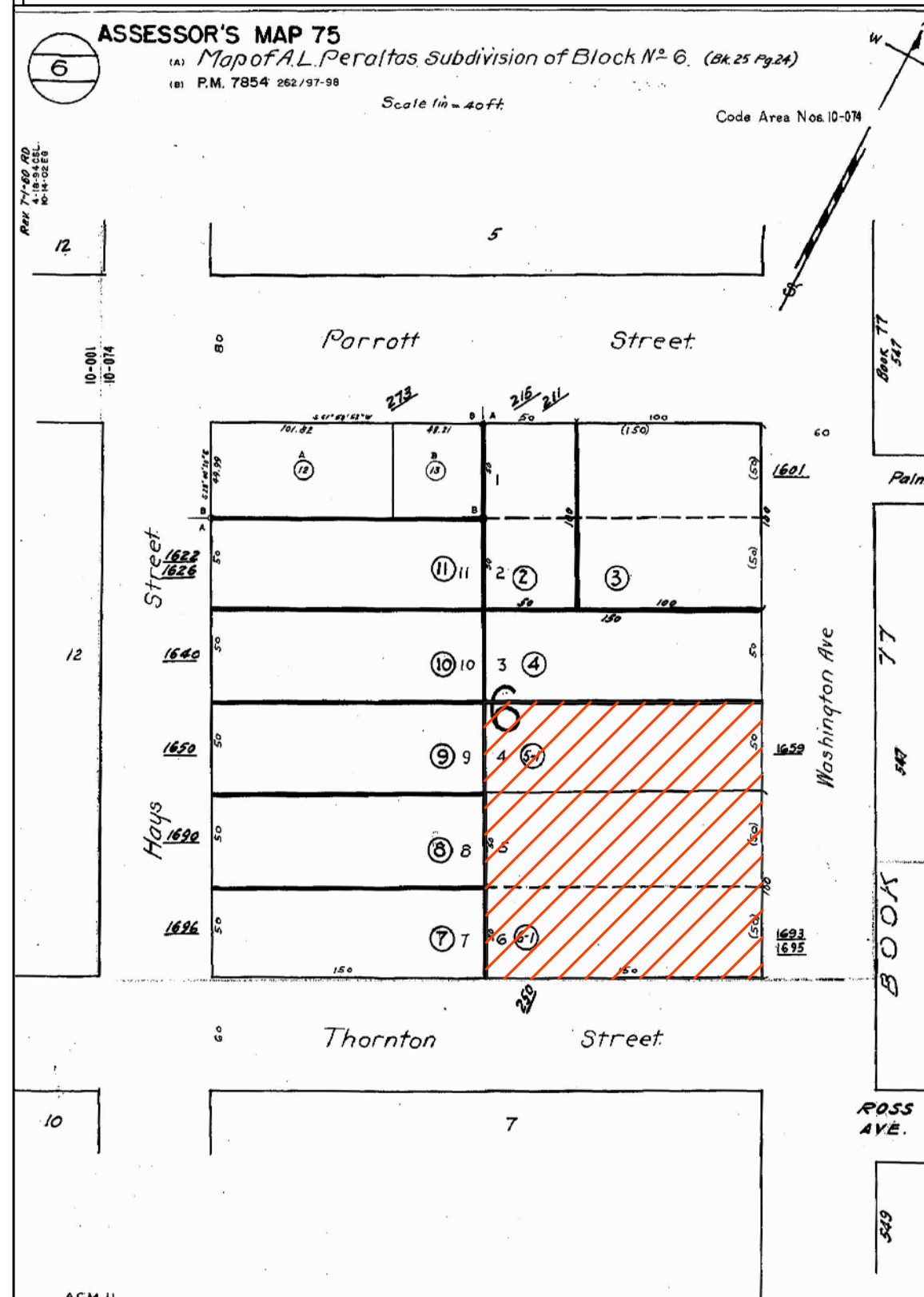
APPROV: [Signature]

CDA PROJECT NO. [Number]

SHEET NO. **C0.0**



LOCATION MAP



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



SITE PLAN

The Project has a total of 60 dwelling units. 57 one bedroom 1 bath units and 3 "walk-up" 2 bath units. Each unit has a full kitchen inclusive of refrigerator, dishwasher, range/oven, microwave-oven vent, garbage disposal and stacked washer and dryers. Each unit has a balcony/patio except on the "Courtyard" level units (those units have patio areas designated on the courtyard).  
The project has a common "Courtyard" of approximately 4800 s.f.. The project will have "community fitness" area, bike storage and an administrative office on site.

The project has 76 parking spaces (consisting of 62 full size space, 10 compact spaces and 4 accessible spaces).

PROJECT DESCRIPTION

### Directory

The Galvan Building  
P.O. Box 3101  
San Leandro, CA 94578  
Contact: Gordon Galvan  
tel: 510-828-2063  
email: gordongalvan@comcast.net

Architect:  
Collaborative Design Architects Inc.  
6114 La Salle Ave. PMB 465  
Oakland, CA 94611  
Contact: James R. Burns, II  
tel: 510-339-8880 x 1091  
cell: 415-290-9417  
email: jrburns@cda-sf-architects.com

Project Management:  
HB Consulting  
Contact: Harry Burrowes  
cel: 925-788-3185  
email: hburrowes@yahoo.com

### Sheet Index

- C0.0 COVER SHEET
- C1.1 SITE SURVEY
- A2.0 GARAGE PLAN-STREET LEVEL
- A2.0a GARAGE PLAN-SUBTERREANEAN
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- 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 (1/4" scale)
- A2.7 INDIVIDUAL DWELLING UNIT PLANS (1/4" scale)
- A2.8 INDIVIDUAL DWELLING UNIT PLANS (1/4" scale)
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- A3.1a EXTERIOR ELEVATIONS (colored) SOUTH & EAST
- A3.2 EXTERIOR ELEVATIONS NORTH & WEST
- A3.3 BUILDING SECTIONS

GENERAL PROJECT INFORMATION

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**EXHIBIT B**

**SITE SURVEY EXISTING CONDITIONS**

SHEET DESCRIPTION

SCALE: AS NOTED

DRWN: APPROVED: CDA PROJECT NO. SHEET NO.



**C1.1**



ARCHITECT'S STAMP	CONSULTANT'S STAMP
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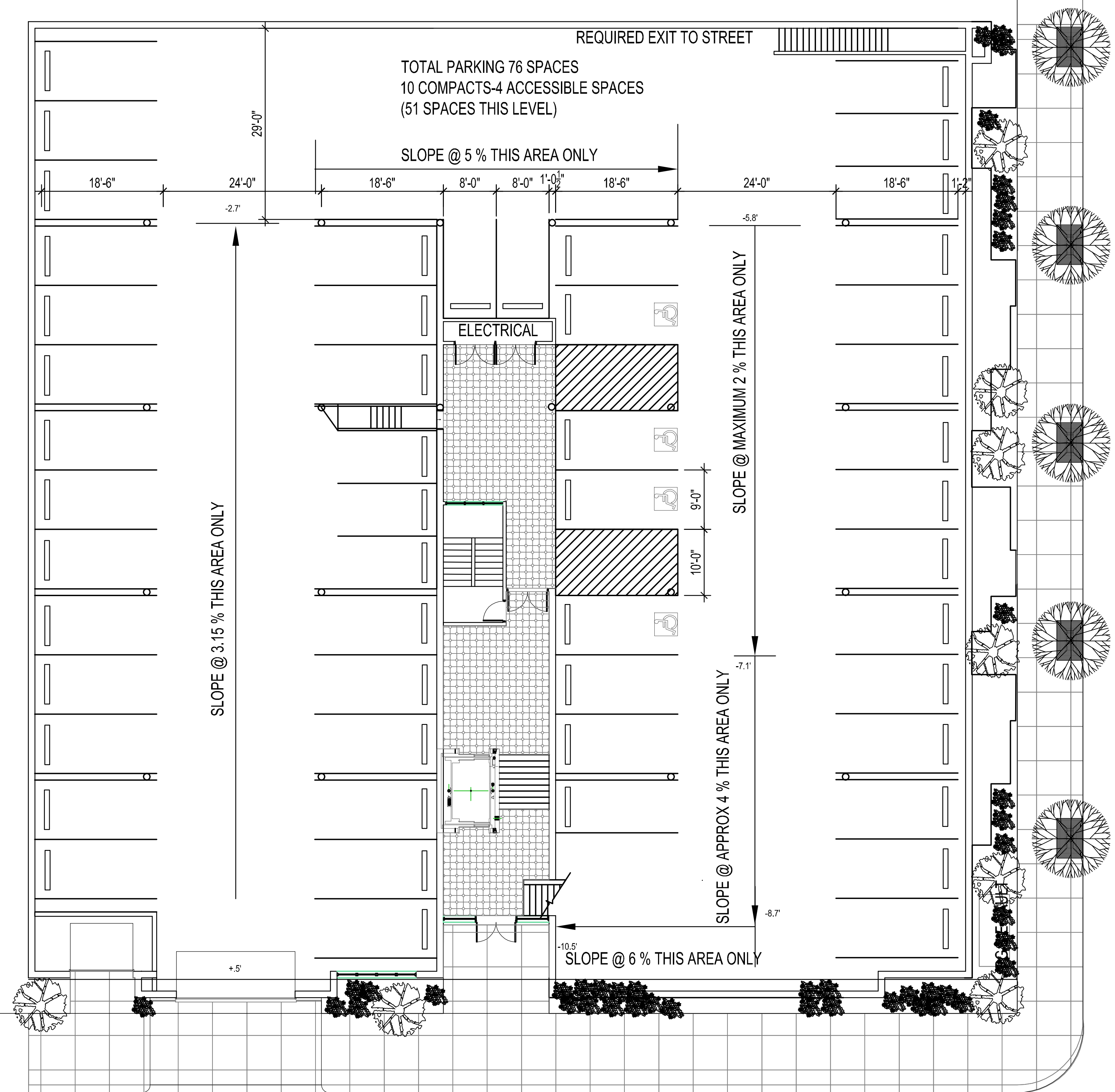
SUBMITTALS / REVISIONS		
MARK	DESCRIPTION	DATE
	PROGRESS SET	4-15-15

KEY PLAN: NTS

## EXHIBIT C

1ST GARAGE-ENTRY  
FLOOR PLAN-STREET LEVEL

SHEET DESCRIPTION		 <b>NORTH</b>
SCALE: 1"=10'-0"	AS NOTED	
DRWN:	APPRVD:	<b>A2.0</b>
CDA FILE PATH:	CDA PROJECT NO. SHEET NO.	



TOTAL PARKING 76 SPACES  
10 COMPACTS-4 ACCESSIBLE SPACES  
(51 SPACES THIS LEVEL)

SLOPE @ 5 % THIS AREA ONLY

ELECTRICAL

SLOPE @ 3.15 % THIS AREA ONLY

SLOPE @ MAXIMUM 2 % THIS AREA ONLY

SLOPE @ APPROX 4 % THIS AREA ONLY

SLOPE @ 6 % THIS AREA ONLY

REQUIRED EXIT TO STREET

ARCHITECT'S STAMP	CONSULTANT'S STAMP
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KEY PLAN: NTS

# EXHIBIT D

**GARAGE SUBTERANEAN**  
1/2 FLOOR BELOW STREET LEVEL


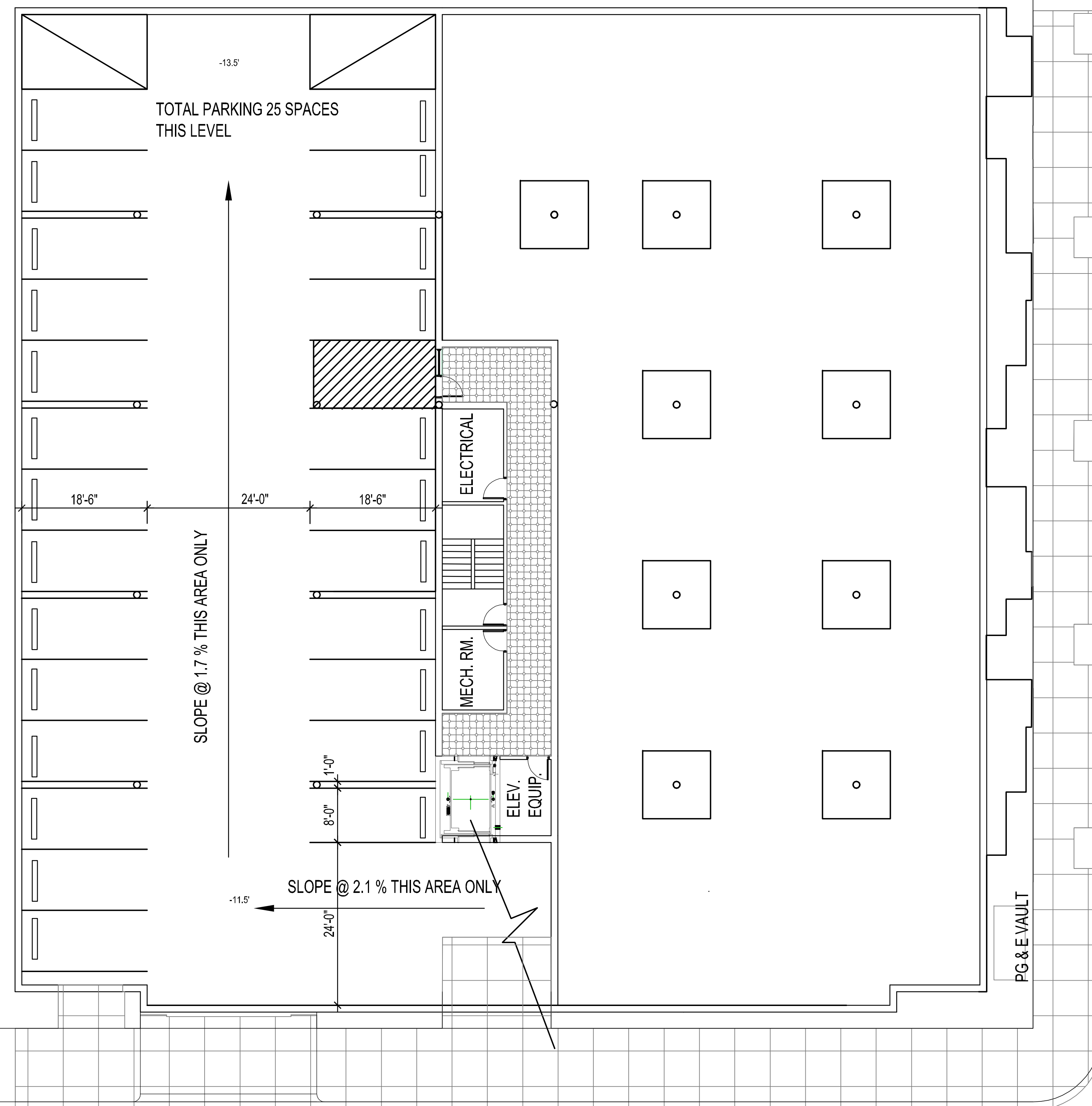
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CDA FILE PATH: [ ] CDA PROJECT NO. [ ] SHEET NO. [ ]

**A2.0a**

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KEY PLAN: NTS

# EXHIBIT E

1ST FLOOR RESIDENTIAL  
2ND FLOOR STRUCTURE

SHEET DESCRIPTION

SCALE: AS NOTED

DRWN: [ ]

APPROV: [ ]

CDA PROJECT NO. [ ] SHEET NO. [ ]

**A2.1**



Thornton Street

REQUIRED EXIT TO STREET

Washington Street

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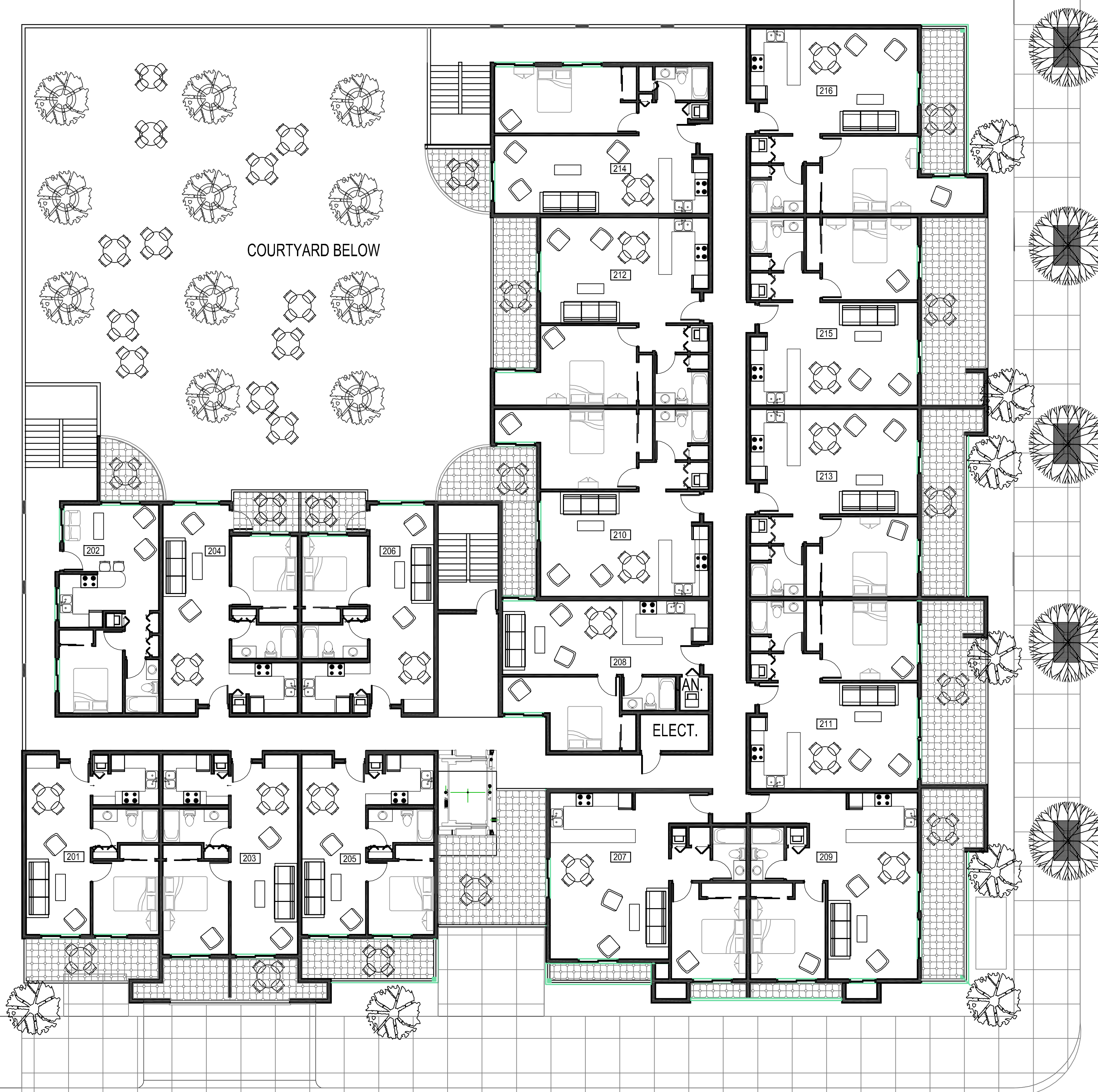
SUBMITTALS / REVISIONS		
MARK	DESCRIPTION	DATE
	PROGRESS SET	4-15-15

KEY PLAN: NTS

## EXHIBIT F

2ND FLOOR RESIDENTIAL  
3RD FLOOR STRUCTURE

SHEET DESCRIPTION		
SCALE: AS NOTED	DRWN:	
1"=10'-0"	1:12	<b>A2.2</b>
CDA FILE PATH:	CDA PROJECT NO.	SHEET NO.



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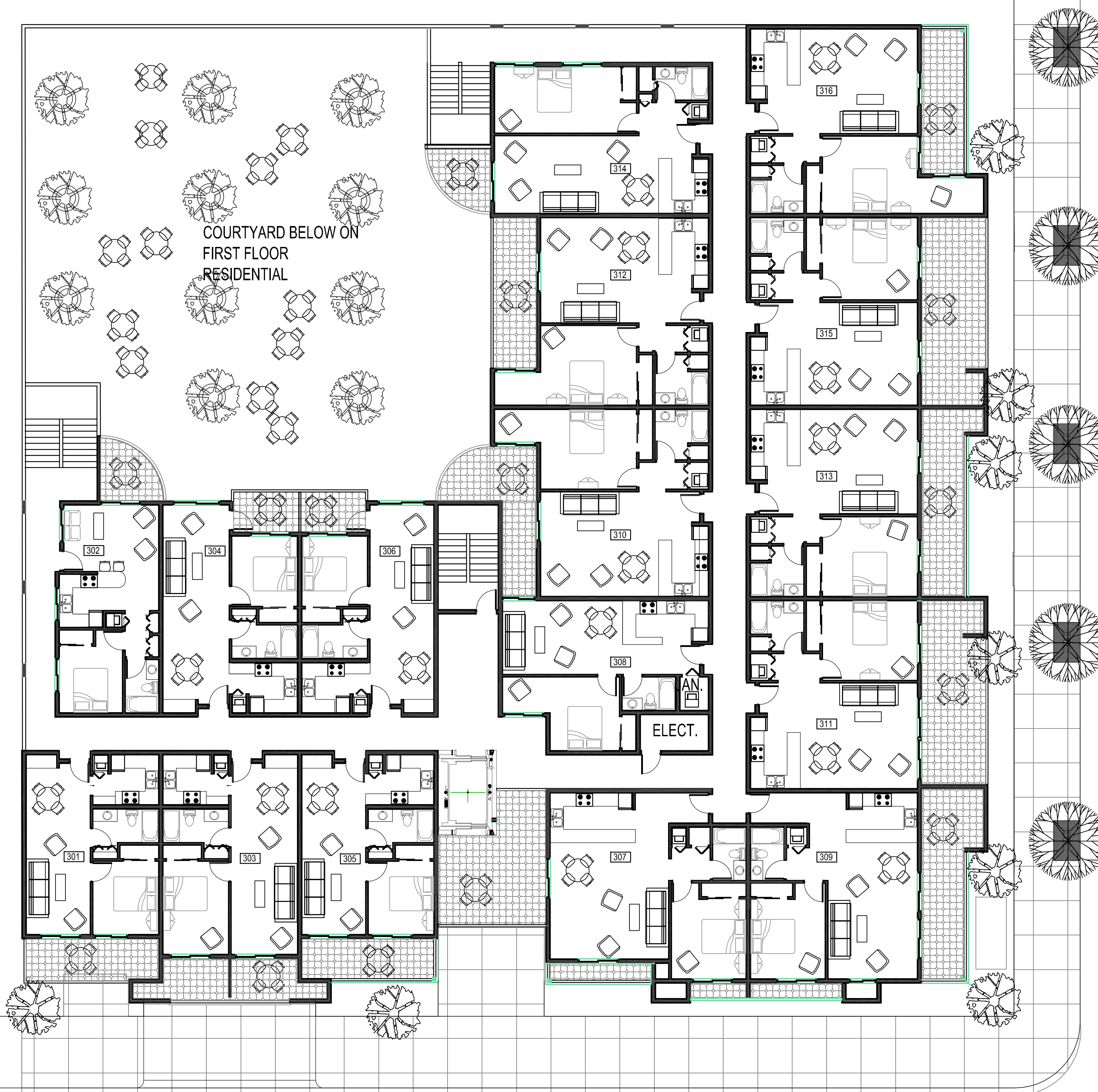
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MARK	DESCRIPTION	DATE
	PROGRESS SET	4-15-15

KEY PLAN: NTS

## EXHIBIT G

3RD FLOOR RESIDENTIAL  
4TH FLOOR STRUCTURE

SHEET DESCRIPTION		
SCALE: 1"=10'-0"	AS NOTED	
DRWN:	APPRVD:	<b>A2.3</b>
CDA FILE PATH:	CDA PROJECT NO. SHEET NO.	



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KEY PLAN: NTS

## EXHIBIT H

4TH FLOOR RESIDENTIAL  
5TH FLOOR STRUCTURE

SHEET DESCRIPTION		
SCALE: AS NOTED	DRWN: A2.4	
CDA FILE PATH:	CDA PROJECT NO.:	SHEET NO.:





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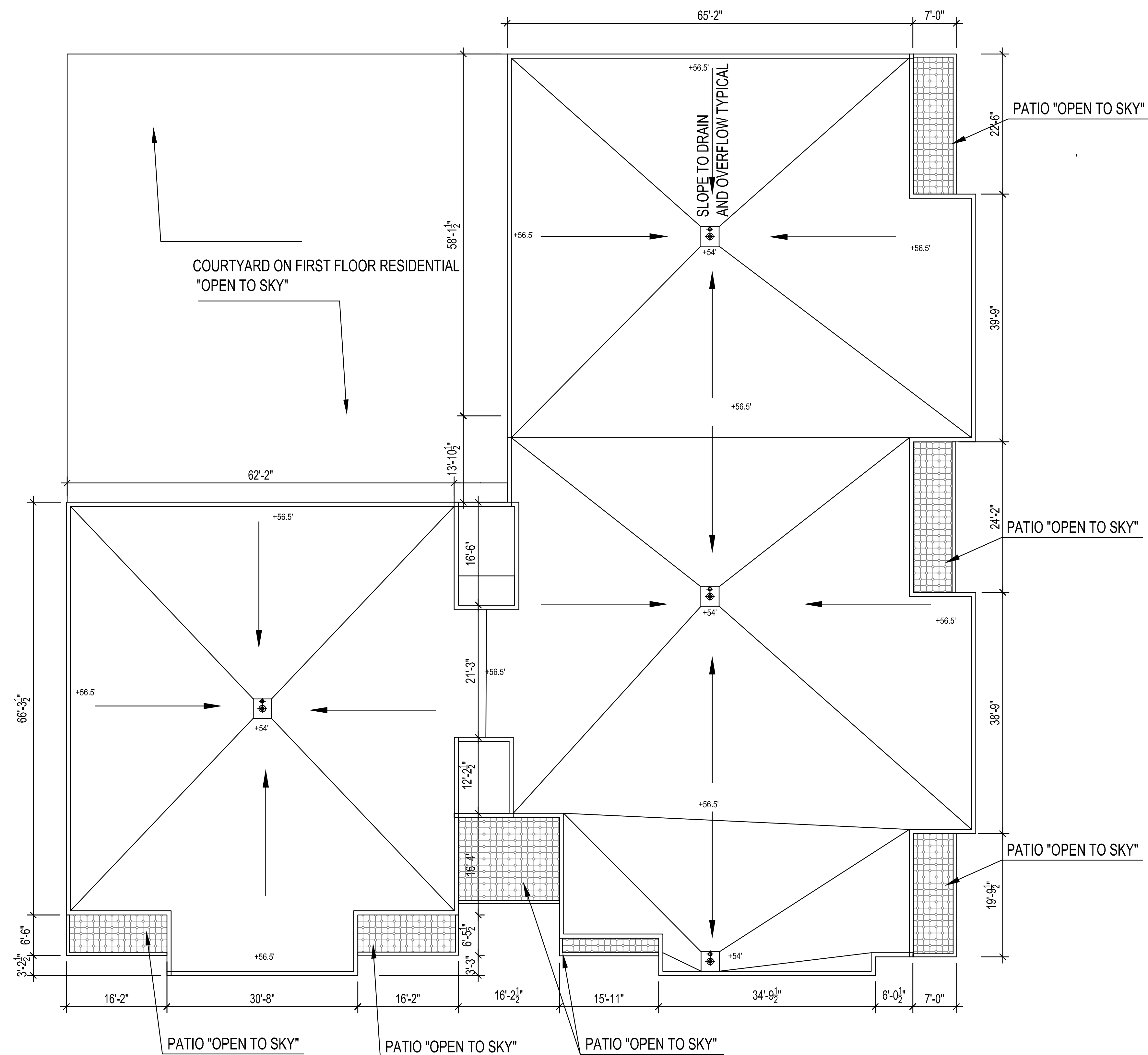
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	PROGRESS SET	4-15-15

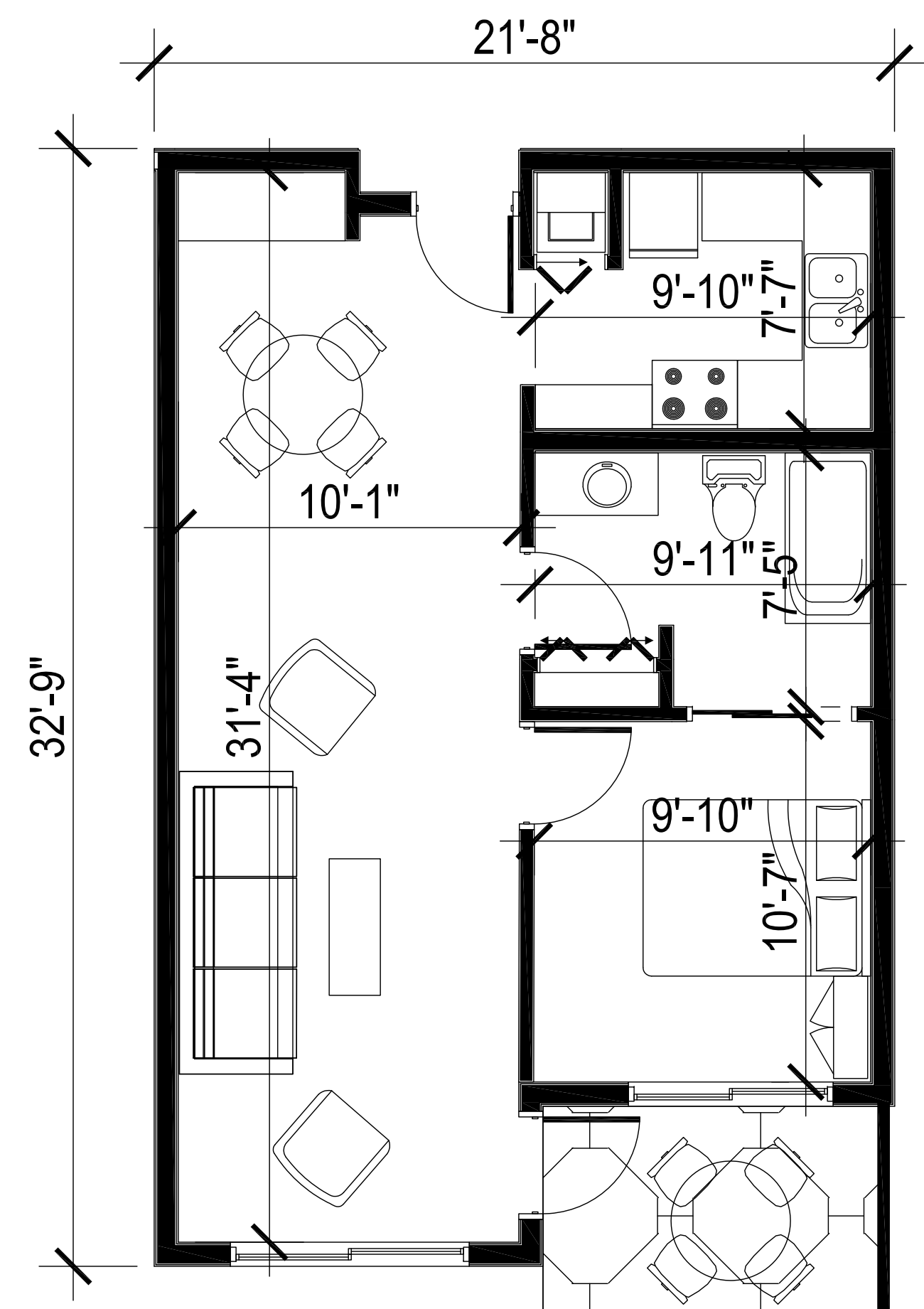
KEY PLAN: NTS

## EXHIBIT I

### ROOF PLAN

SHEET DESCRIPTION		
SCALE: AS NOTED	DRWN: A2.5	
1"=10'-0"	1	APPRVD:
1:12		CDA PROJECT NO. SHEET NO.





### Unit Mix /SF Calculations

2/2/2015

Floor	One Bedroom							Two Bedroom		Units/ Floor
	1A	1B	1C	1D	1E	1F	1G	2A	2B	
First Floor	1	5	1	2	0	0	0	2	1	12
Second Floor	1	5	1	5	2	1	1	0	0	16
Third Floor	1	5	1	5	2	1	1	0	0	16
Fourth Floor	1	5	1	5	2	1	1	0	0	16
<b>Total</b>	<b>4</b>	<b>20</b>	<b>4</b>	<b>17</b>	<b>6</b>	<b>3</b>	<b>3</b>	<b>2</b>	<b>1</b>	<b>60</b>
Median SF/Unit	520	625	775	810	800	770	650	1130	1250	<b>TOTAL LEASABLE</b>
<b>TOTAL SF/UNIT</b>	<b>2,080.00</b>	<b>12,500.00</b>	<b>3,100.00</b>	<b>13,770.00</b>	<b>4,800.00</b>	<b>2,310.00</b>	<b>1,950.00</b>	<b>2,260.00</b>	<b>1,250.00</b>	<b>44,020.00</b>
Interior Space S/F	520	625	775	810	800	770	650	1130	1250	
Decks S/F	60	140	285	155	190	70	45	310		
<b>TOTAL S/F</b>	<b>580.00</b>	<b>765.00</b>	<b>1,060.00</b>	<b>965.00</b>	<b>990.00</b>	<b>840.00</b>	<b>695.00</b>	<b>1,440.00</b>	<b>1,250.00</b>	<b>TOTAL LIVING S/F</b>
<b>TOTAL Living S/F Per Unit Type</b>	<b>2,320.00</b>	<b>15,300.00</b>	<b>4,240.00</b>	<b>16,405.00</b>	<b>5,940.00</b>	<b>2,520.00</b>	<b>2,085.00</b>	<b>2,880.00</b>	<b>1,250.00</b>	<b>52,940.00</b>

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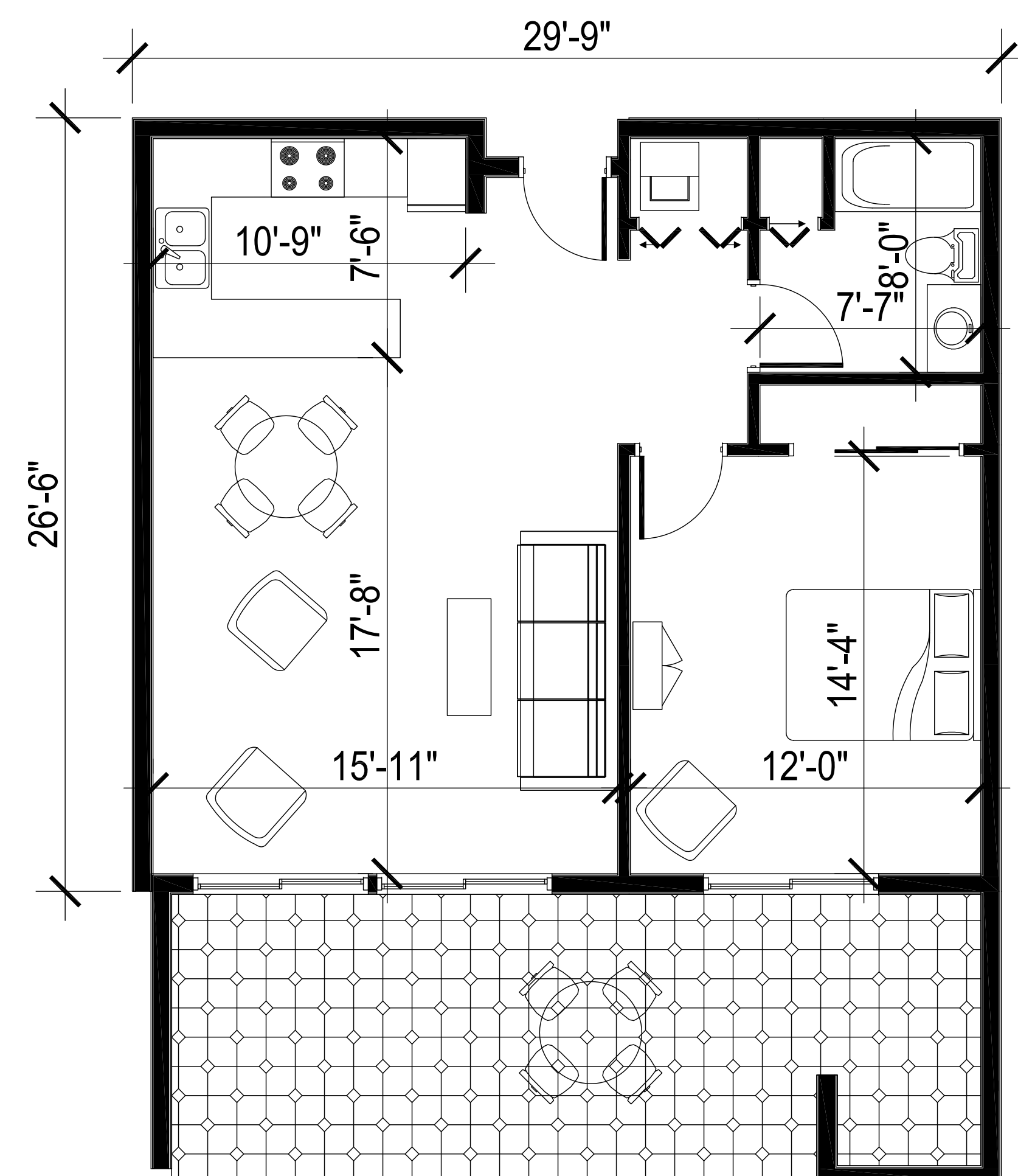
Owner / Applicant:

1A - ONE BEDROOM, ONE BATH (640 SF) 8 UNITS

1/4"=1'-0"  
1:12      2

UNIT MIX & SF CALCULATIONS

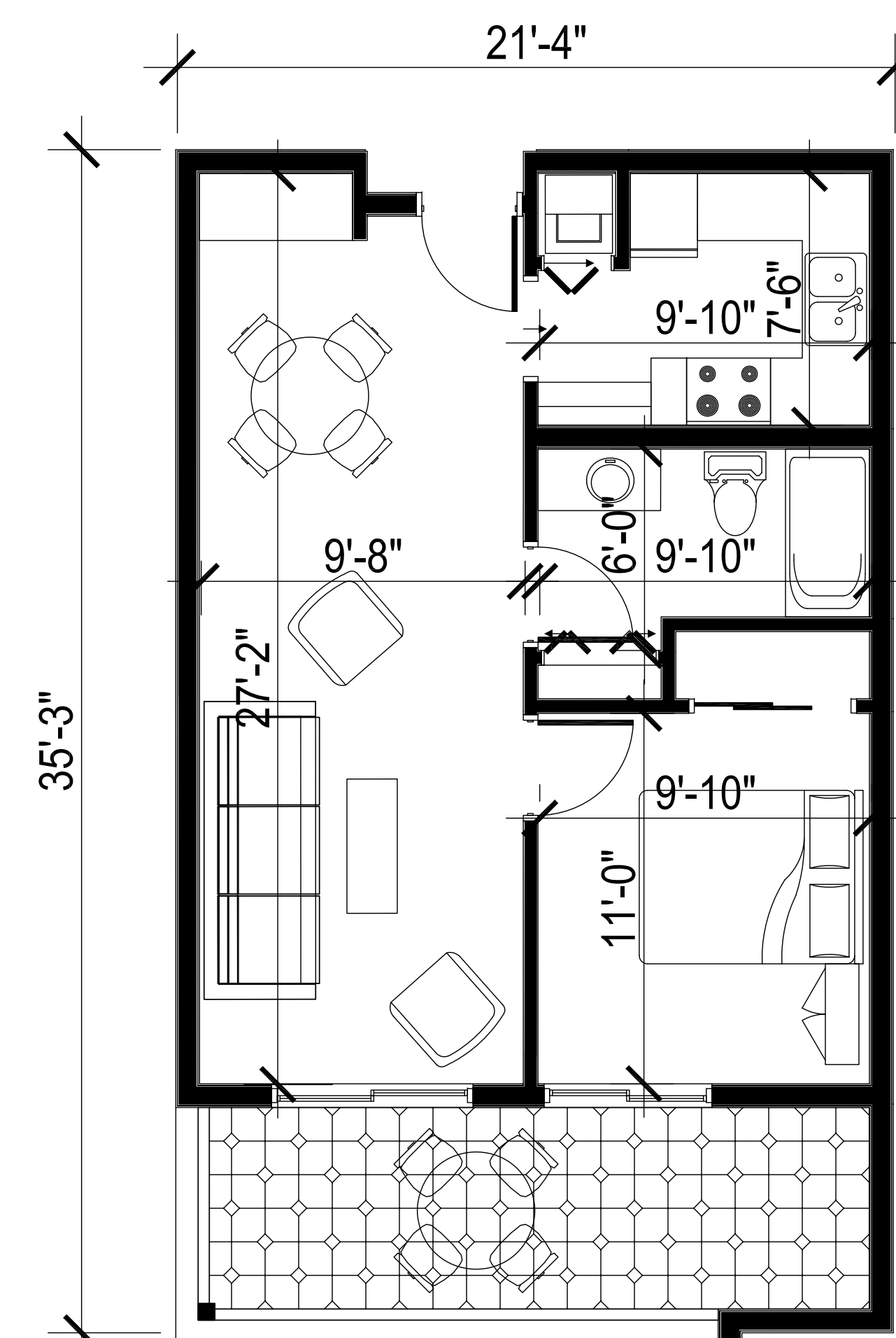
N.T.S.  
1:12      1



1C - ONE BEDROOM, ONE BATH (660 SF) 4 UNITS

1/4"=1'-0"  
1:12      4

1B - ONE BEDROOM, ONE BATH (580 SF) 8 UNITS



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KEY PLAN: NTS

## EXHIBIT J

INDIVIDUAL UNIT  
PLANS - 1A-1C

SHEET DESCRIPTION

SCALE: AS NOTED

DRWN: **A2.6**

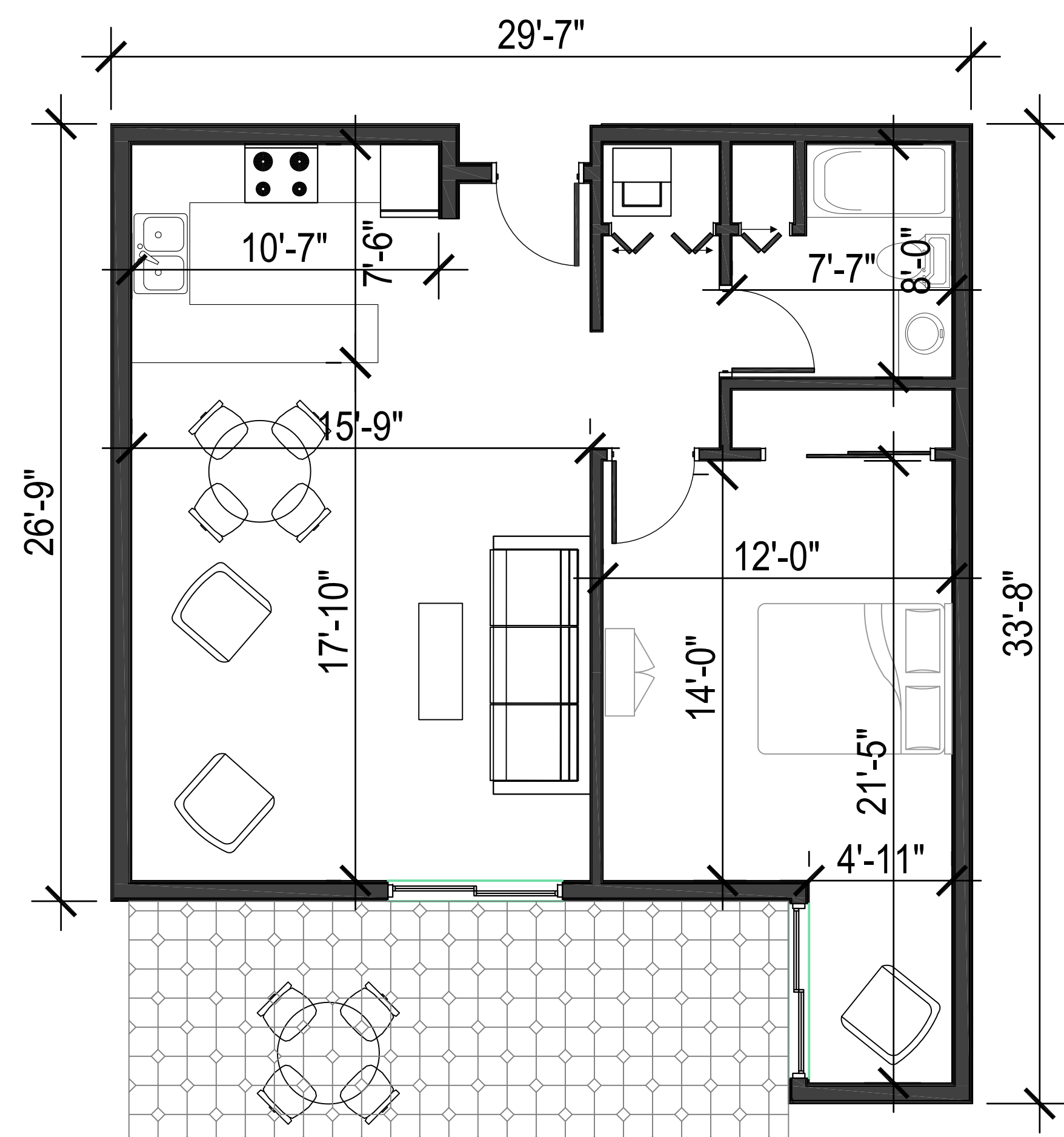
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CDA FILE PATH:      CDA PROJECT NO.      SHEET NO.

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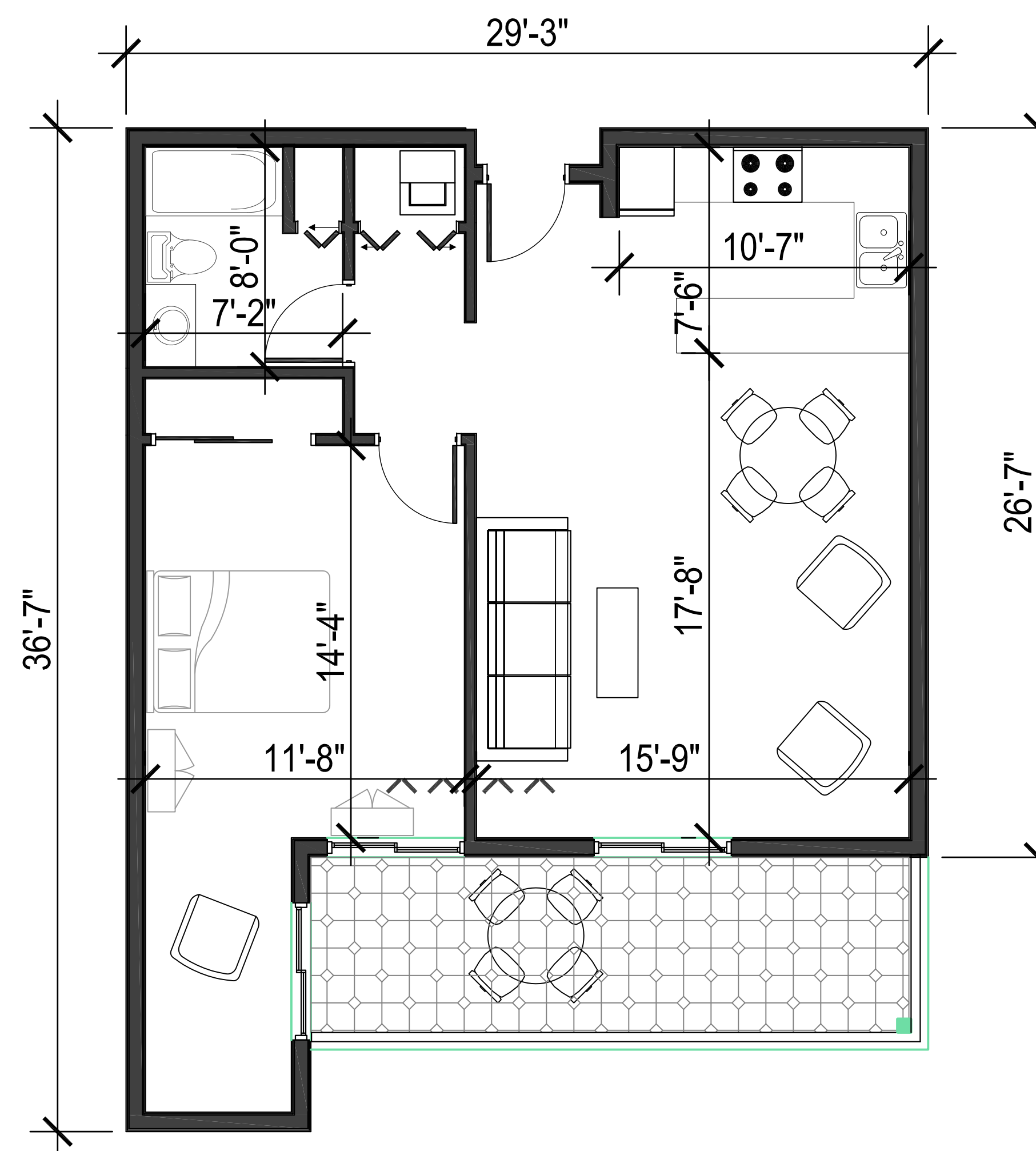
APN # 75-6-6-1  
& # 75-6-5-1

Owner / Applicant:



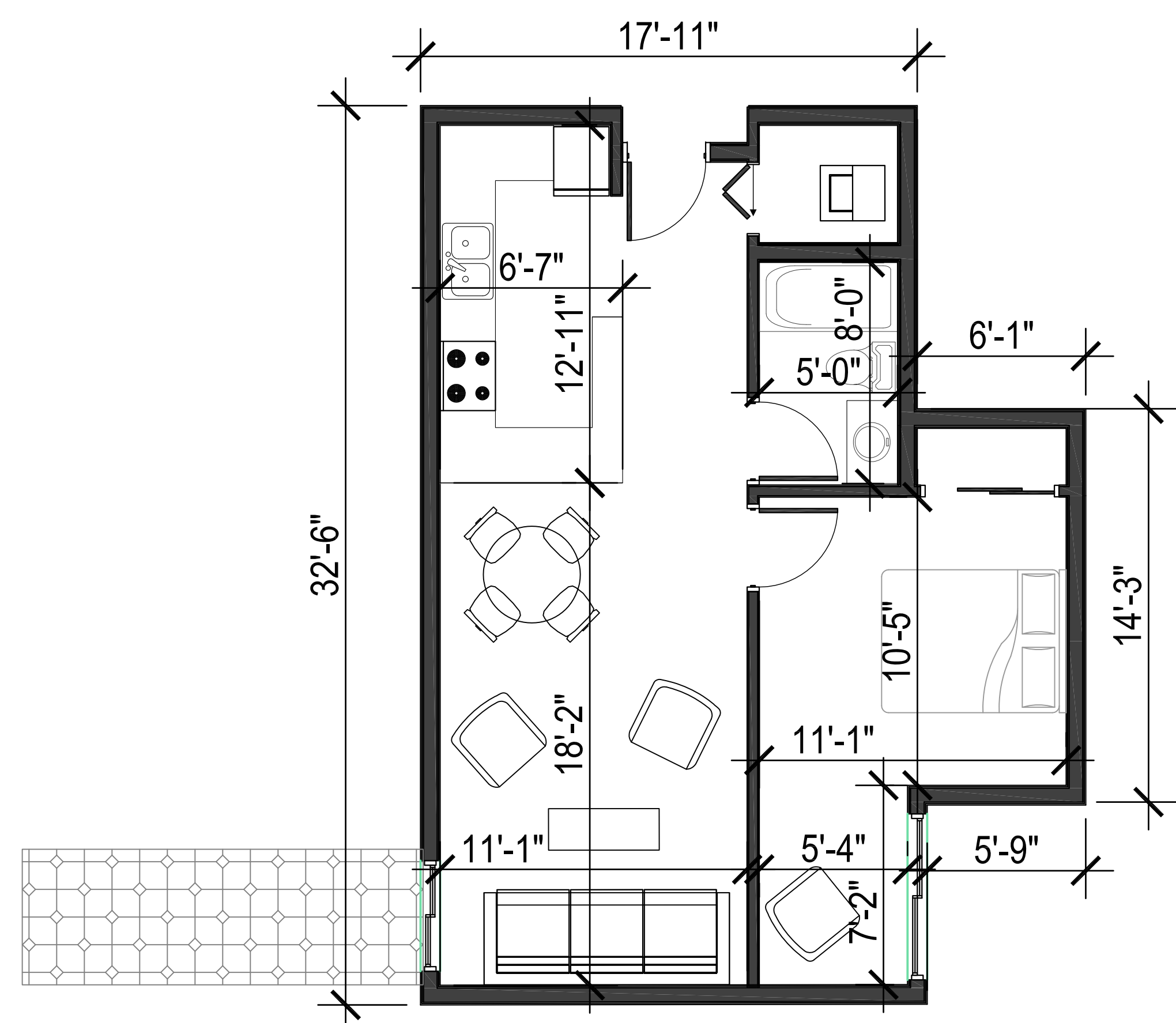
1E - ONE BEDROOM, ONE BATH (810 SF) 8 UNITS

1/4"=1'-0"  
1:12 2



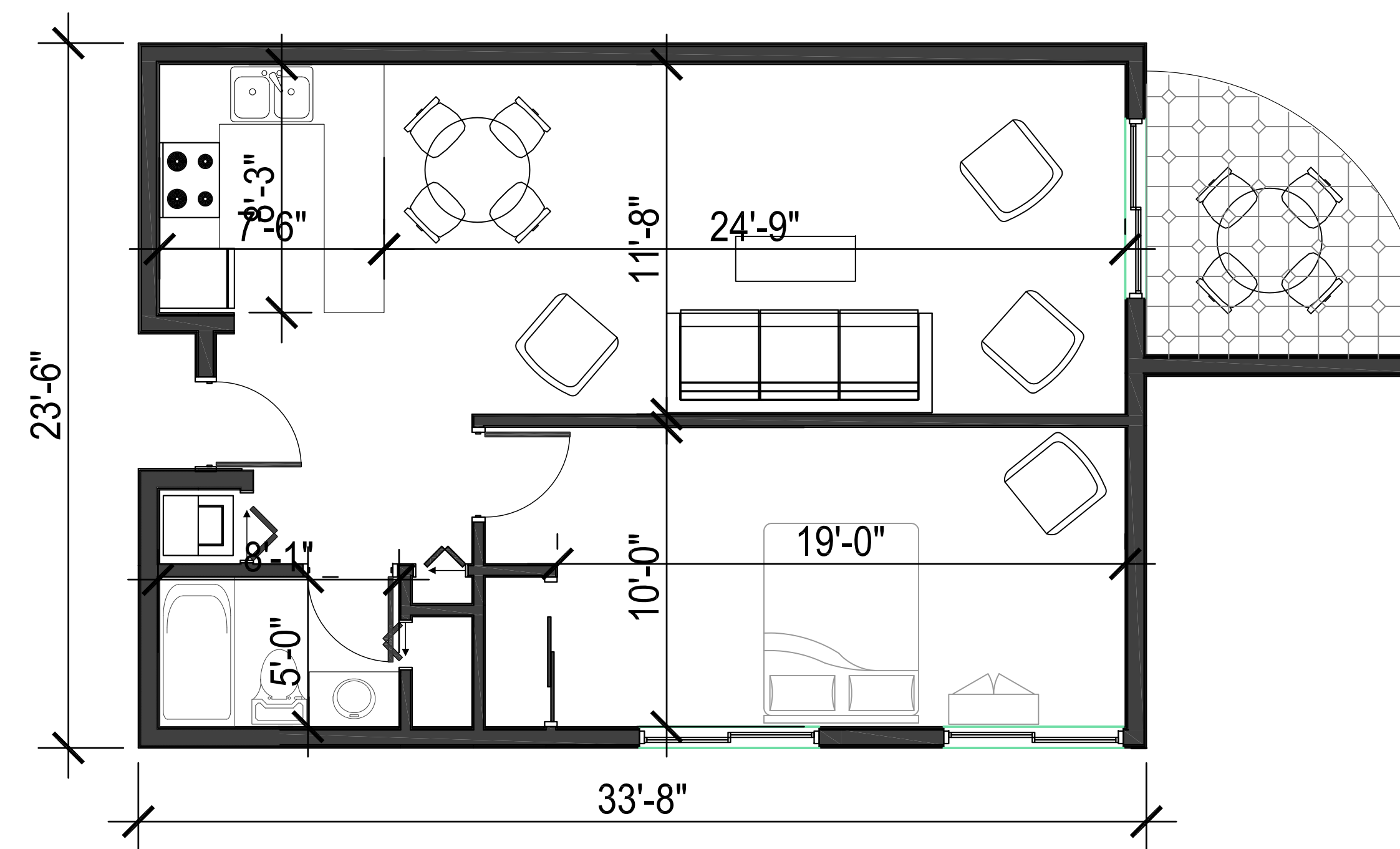
1D - ONE BEDROOM, ONE BATH (510 SF) 4 UNITS

1/4"=1'-0"  
1:12 1



1G - ONE BEDROOM, ONE BATH (650 SF) 3 UNITS

1/4"=1'-0"  
1:12 4



1F - ONE BEDROOM, ONE BATH (770 SF) 4 UNITS

1/4"=1'-0"  
1:12 3

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**EXHIBIT K**

INDIVIDUAL UNIT  
PLANS - 1D-1G

SCALE: AS NOTED  
DRAWN: [Signature]  
APPROVED: [Signature]  
CDA PROJECT NO. SHEET NO. **A2.7**

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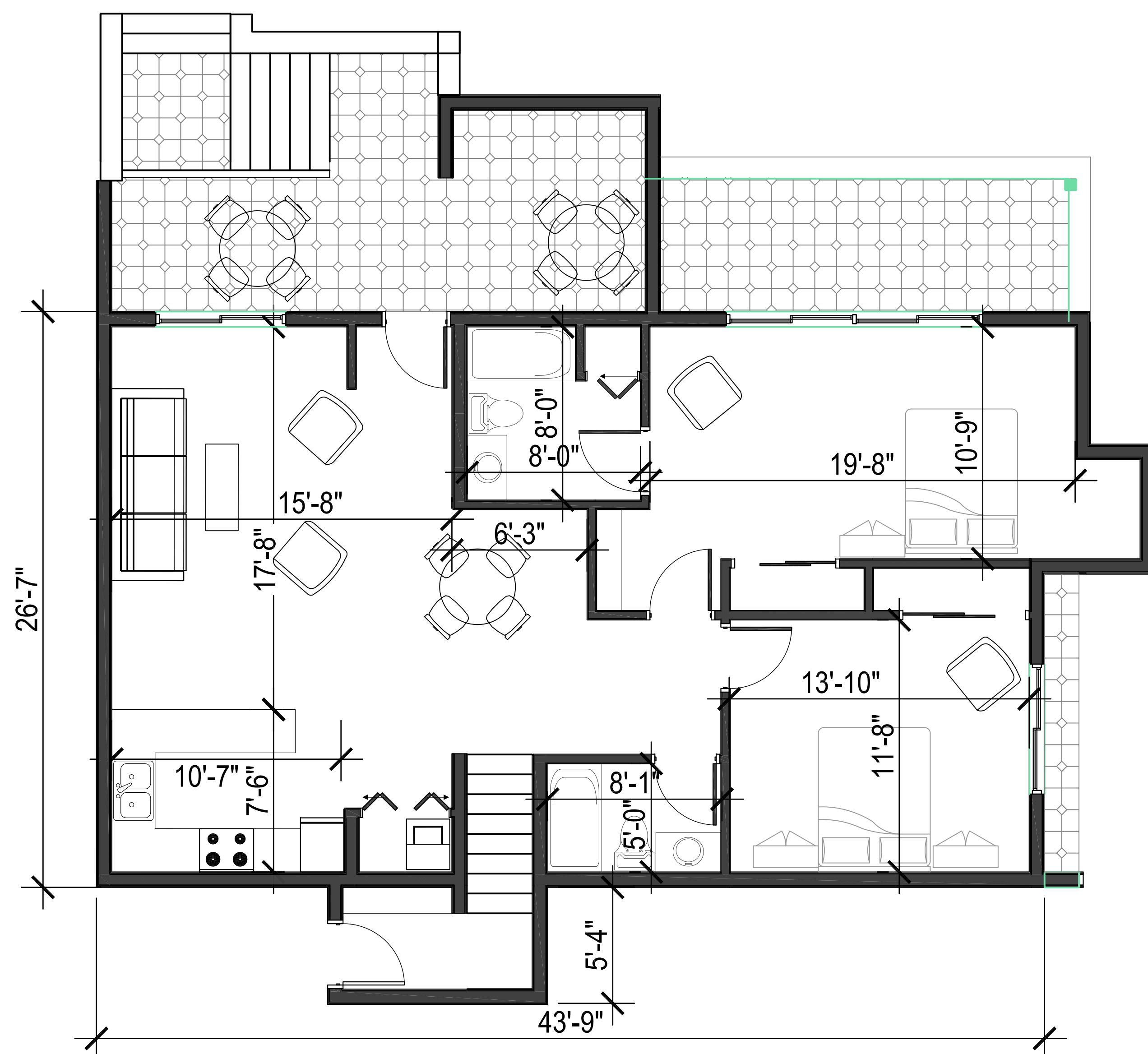
KEY PLAN: NTS

## EXHIBIT L

INDIVIDUAL UNIT  
PLANS - 2A-2B

SHEET DESCRIPTION

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CDA FILE PATH:	CDA PROJECT NO.	SHEET NO.

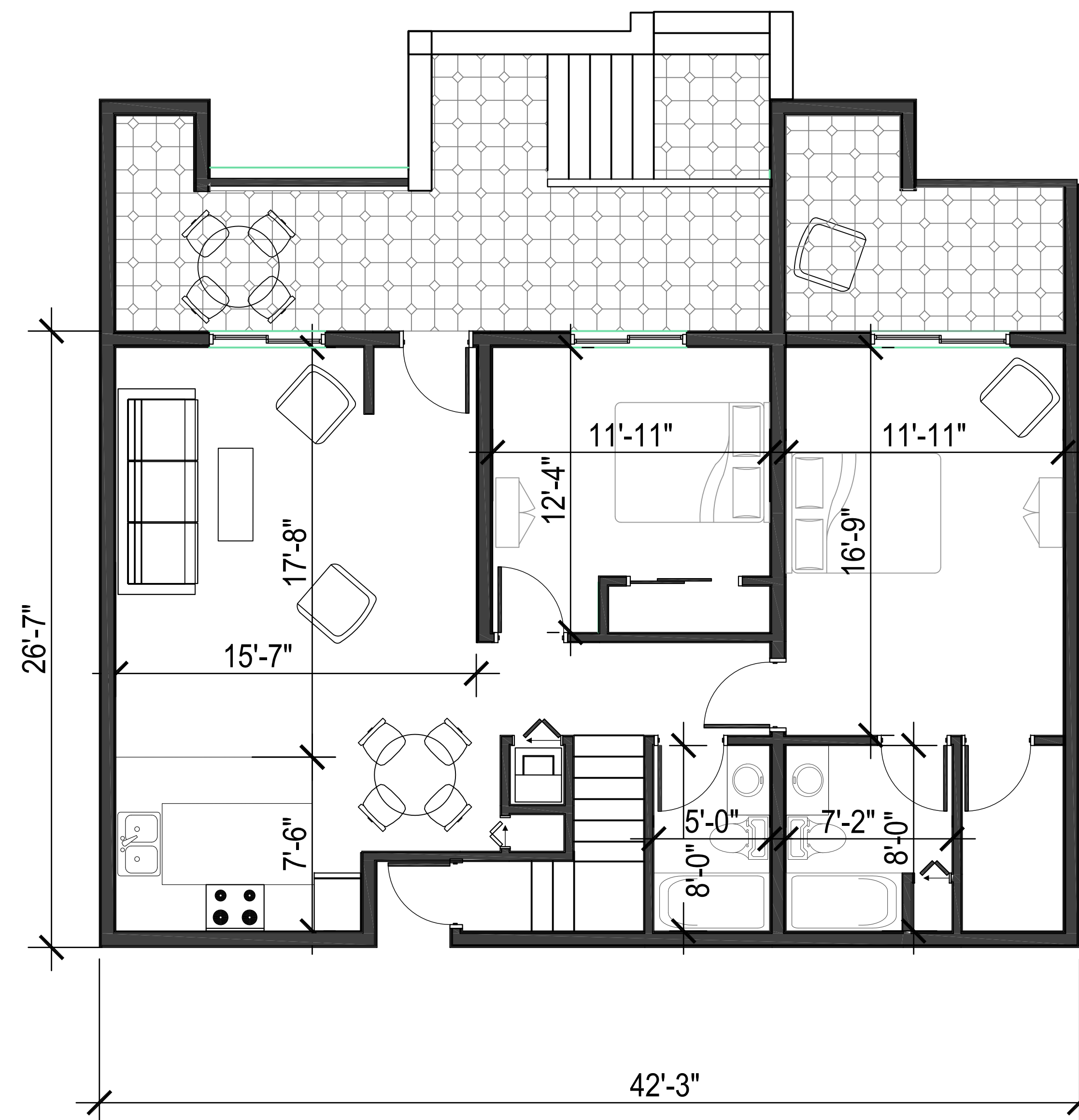


2B - TWO BEDROOM, TWO BATH (1140 SF) 1 UNIT

1/4" = 1'-0"  
1:12

2

2A - TWO BEDROOM, TWO BATH (1215 SF) 1 UNIT



1/4" = 1'-0"  
1:12

1

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SOUTH ELEVATION FACING THORNTON STREET

1/8"=1'-0"  
1:12

1

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**EXHIBIT M**

EXTERIOR ELEVATIONS  
SOUTH AND EAST

SHEET DESCRIPTION

SCALE: AS NOTED

DRWN: [ ]

APPROV: [ ]

CDA FILE PATH: [ ]

CDA PROJECT NO. [ ]

SHEET NO. **A3.1**



EAST ELEVATION FACING WASHINGTON AVENUE

1/8"=1'-0"  
1:12

2

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SOUTH ELEVATION FACING THORNTON STREET

1/8"=1'-0"	1
1:12	



EAST ELEVATION FACING WASHINGTON AVENUE

1/8"=1'-0"	2
1:12	

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**EXHIBIT N**

EXTERIOR ELEVATIONS  
SOUTH AND EAST

SHEET DESCRIPTION

SCALE: AS NOTED

DRWN: [ ]

APPROV: [ ]

CDA FILE PATH: [ ]

CDA PROJECT NO: [ ]

SHEET NO: **A3.1a**

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Owner / Applicant:



NORTH ELEVATION FACING ADJACENT LOT TO THE NORHT

1/8"=1'-0"  
1:12

1

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**EXHIBIT O**



WEST ELEVATION FACING ADJACENT LOT TO THE WEST

1/8"=1'-0"  
1:12

2

EXTERIOR ELEVATIONS  
NORTH AND WEST

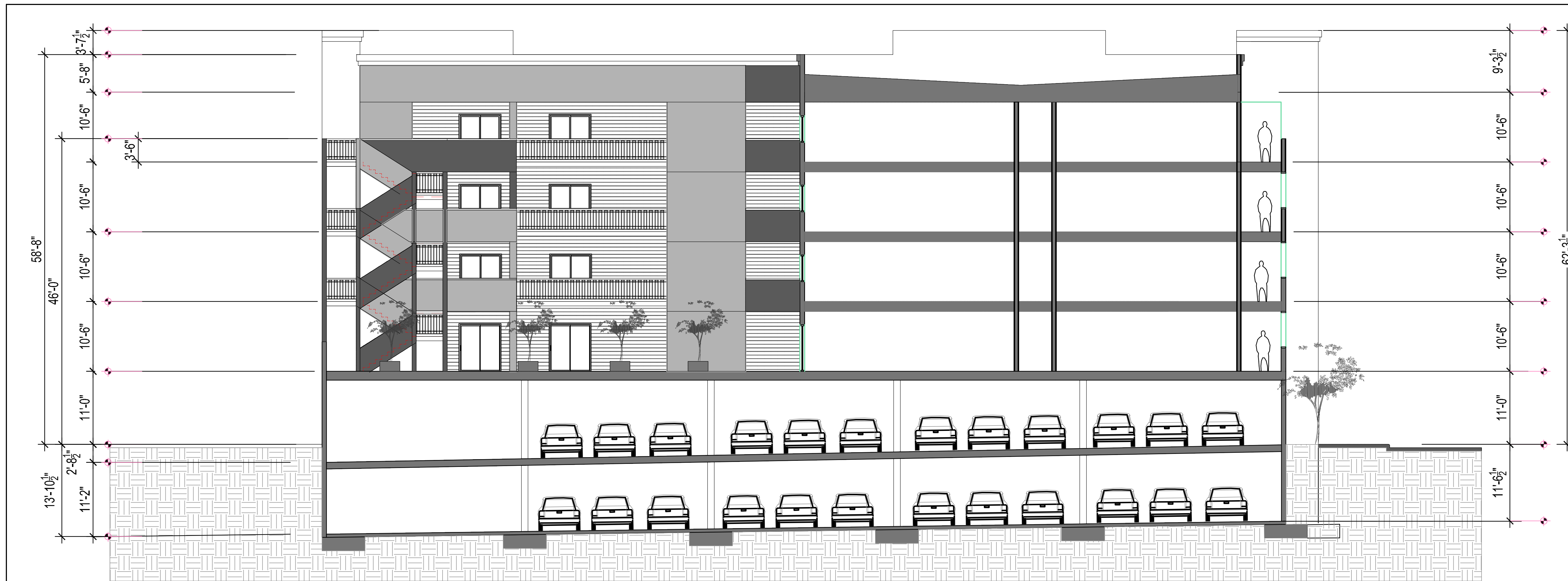
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CDA PROJECT NO.:		SHEET NO.:

Project Description

**GALVAN BUILDING**  
1695 Washington Ave.  
San Leandro, CA

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

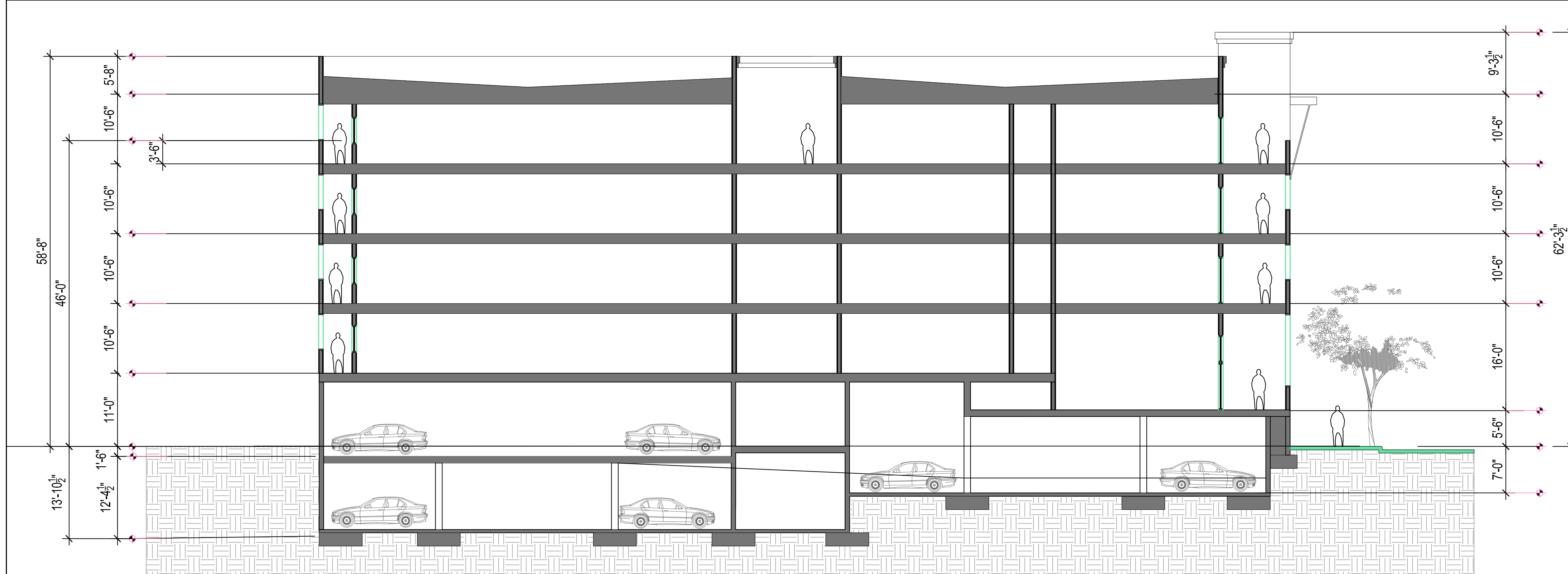
Owner / Applicant:



BUILDING SECTION NORTH TO SOUTH

1/8"=1'-0"  
1:12

1



BUILDING SECTION WEST TO EAST DIRECTION

1/8"=1'-0"  
1:12

2

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SUBMITTALS / REVISIONS		
MARK	DESCRIPTION	DATE
	PROGRESS SET	4-15-15

KEY PLAN: NTS

**EXHIBIT P**

EXTERIOR BUILDING SECTIONS

SHEET DESCRIPTION

SCALE: AS NOTED

DRWN: A3.3

APPRVD:

CDA FILE PATH: CDA PROJECT NO. SHEET NO.

