



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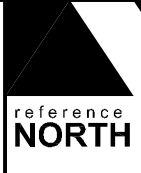
MARK	DESCRIPTION	DATE
	PROGRESS SET	4-15-15
	SITE DEVELOPMENT REVIEW SUPPLEMENTS	7-26-16
	SITE DEVELOPMENT REVIEW RE-SUBMITTAL	10-1-16
SUBMITTALS / REVISIONS		

KEY PLAN: NTS

PLN16-0050
Exhibit K
December 1, 2016

ROOF PLAN

SHEET DESCRIPTION



SCALE: **AS NOTED**

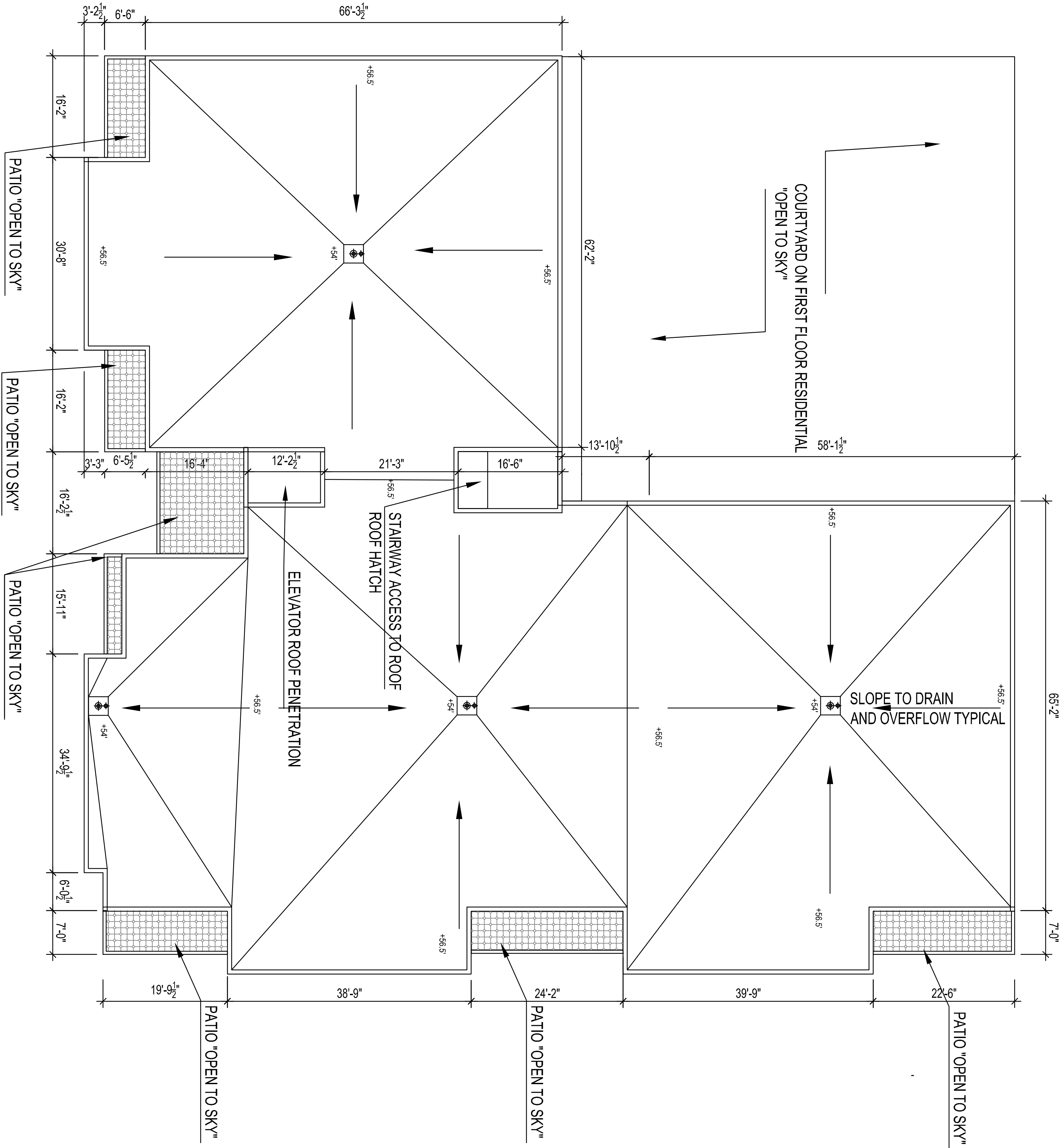
DRAWN BY:

APPROVED:

CDA PROJECT NO.

SHEET NO.

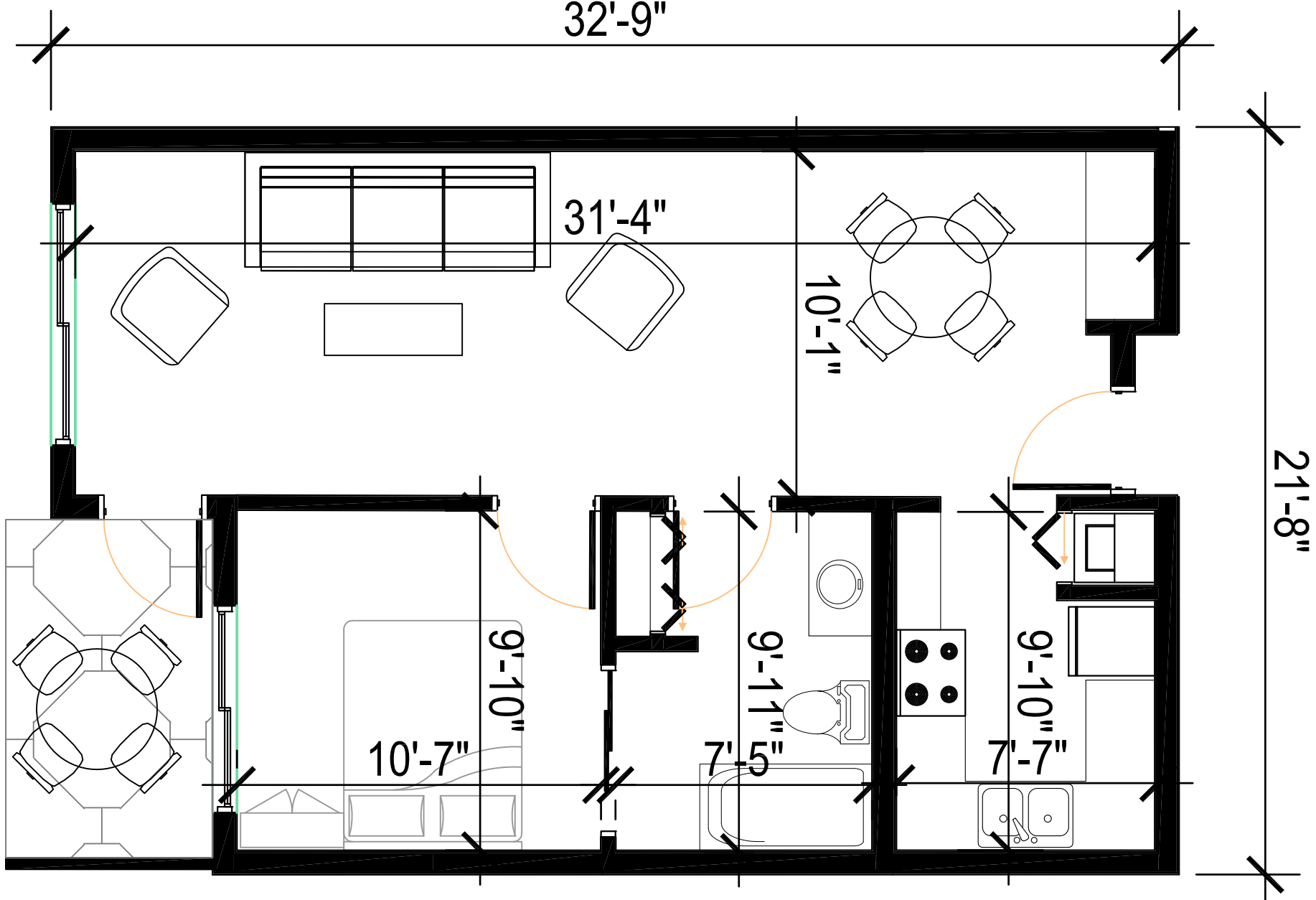
A2.5



Unit Mix /SF Calculations

10/1/2016

Floor	One Bedroom												Two Bedroom			Units/ Floor
	1A	1B	1C	1D	1E	1F	1G	1H	2A	2B	2C		2A	2B	2C	
First Floor	1	4	1	2	0	0	0	1	1	1	1	12				12
Second Floor	1	4	1	5	2	1	1	1	0	0	0	16				16
Third Floor	1	4	1	5	2	1	1	1	0	0	0	16				16
Fourth Floor	1	4	1	5	2	1	1	1	0	0	0	16				16
Total	4	16	4	17	6	3	3	4	1	1	1	60				60
Median SF/Unit	520	625	775	810	800	770	650	544	1130	1250	1138	TOTAL				
TOTAL SF/UNIT	2,080.00	10,000.00	3,100.00	13,770.00	4,800.00	2,310.00	1,950.00	2,176.00	1,130.00	1,250.00	1,138.00	LEASABLE				43,704.00
Interior Space S/F	520	625	775	810	800	770	650	544	1130	1250	1138					
Decks S/F	60	140	285	155	190	70	45	135	310	300	370					
TOTAL S/F	580.00	765.00	1,060.00	965.00	990.00	840.00	695.00	679.00	1,440.00	1,550.00	1,508.00	TOTAL				
TOTAL Living S/F	2,320.00	12,240.00	4,240.00	16,405.00	5,940.00	2,520.00	2,085.00	2,716.00	1,440.00	1,550.00	1,508.00	LIVING S/F				52,964.00
Per Unit Type																



1A - ONE BEDROOM, ONE BATH (640 SF) 4 UNITS

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

2

UNIT MIX & SF CALCULATIONS

N.T.S. 1:12

1

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SUBMITTALS / REVISIONS

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KEY PLAN: NTS

PLN16-0050
Exhibit L
December 1, 2016

INDIVIDUAL UNIT
PLANS - 1A-1C

SHEET DESCRIPTION



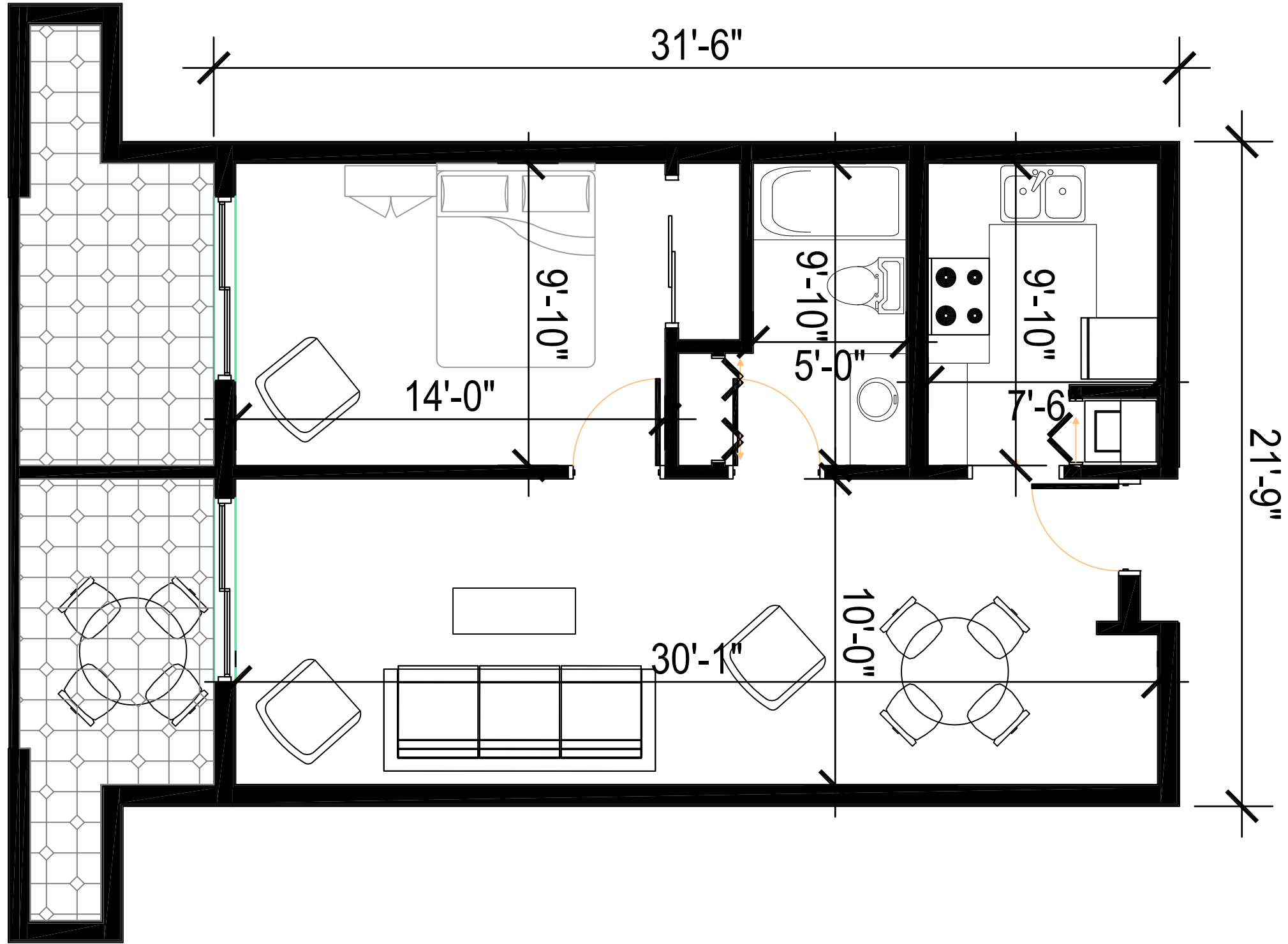
SCALE: AS NOTED

DATE: 10-1-16

APPROVED: 10-1-16

CONTRACT NO. 10-1-16

SHEET NO. 10-1-16



1B - ONE BEDROOM, ONE BATH (560 SF) 16 UNITS

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

4

UNIT MIX & SF CALCULATIONS

N.T.S. 1:12

3

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PLN16-0050
Exhibit L
December 1, 2016

INDIVIDUAL UNIT
PLANS - 1A-1C

SHEET DESCRIPTION



SCALE: AS NOTED

DATE: 10-1-16

APPROVED: 10-1-16

CONTRACT NO. 10-1-16

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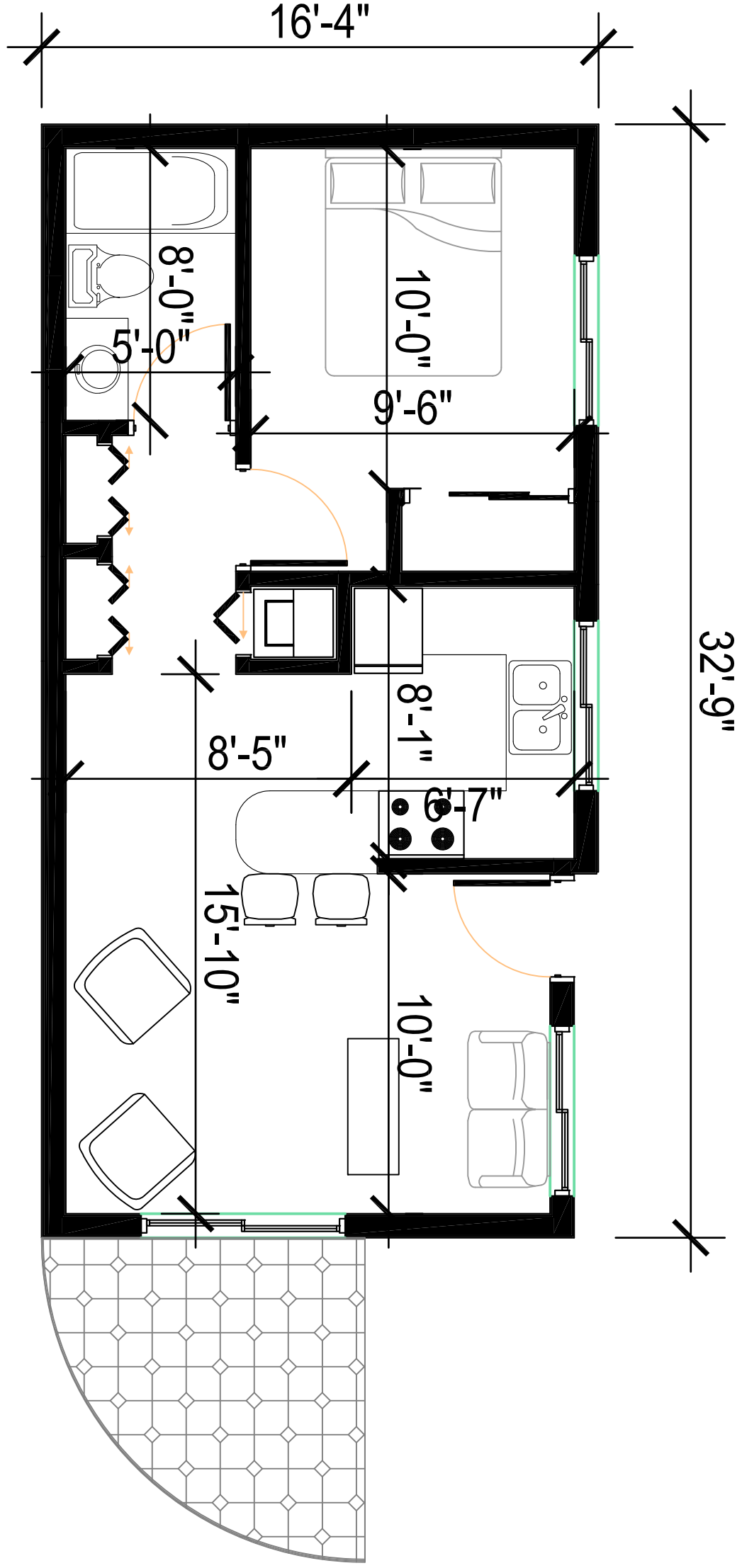
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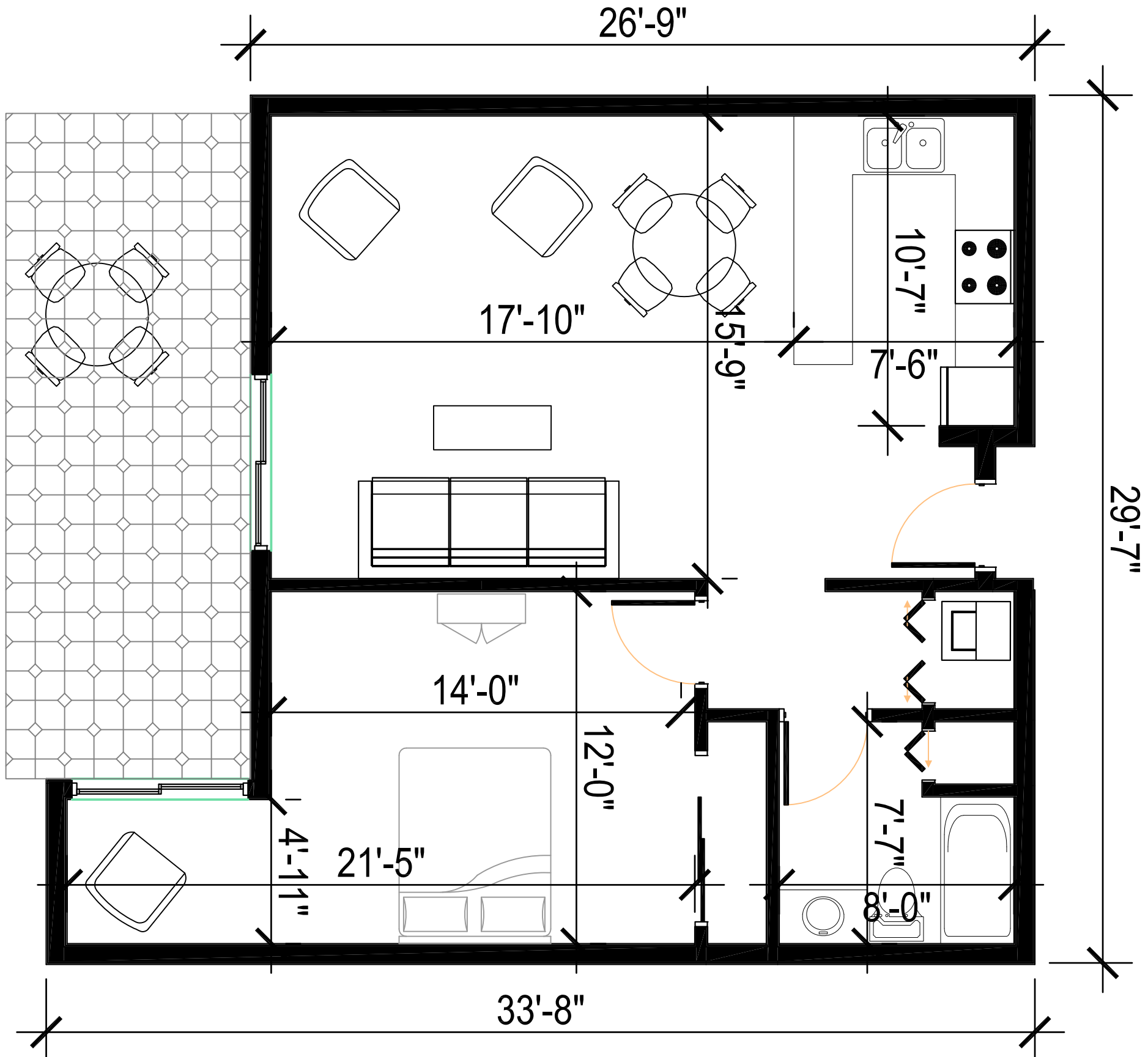
PLN16-0050
Exhibit M
December 1, 2016

INDIVIDUAL UNIT
PLANS - 1D-1G

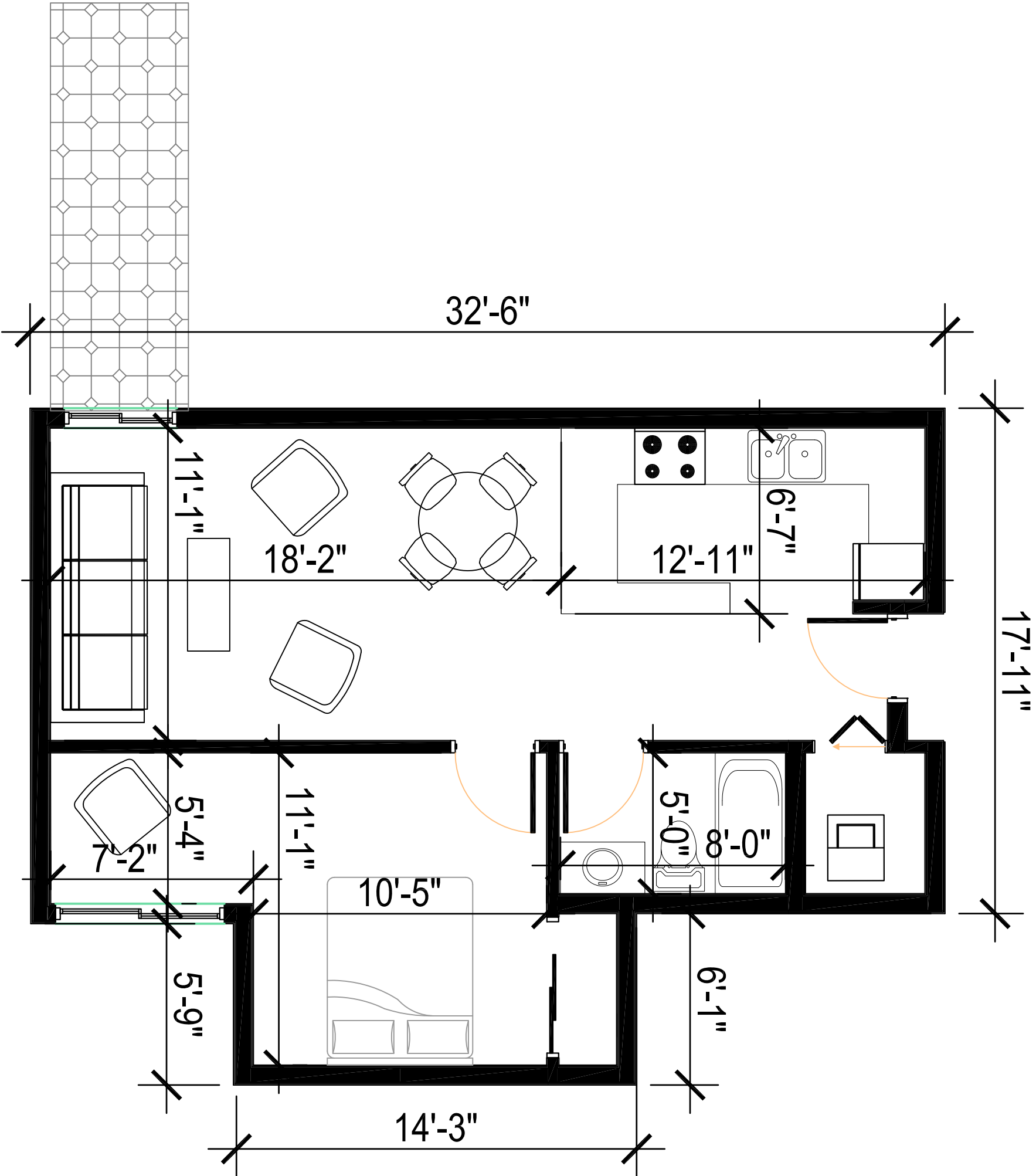
**A2.7**



1E - ONE BEDROOM, ONE BATH (810 SF) 6 UNITS



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



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

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

1E - ONE BEDROOM, ONE BATH (810 SF) 6 UNITS

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PLN16-0050
Exhibit N
December 1, 2016

INDIVIDUAL UNIT
PLANS 1H -2A

SHEET DESCRIPTION



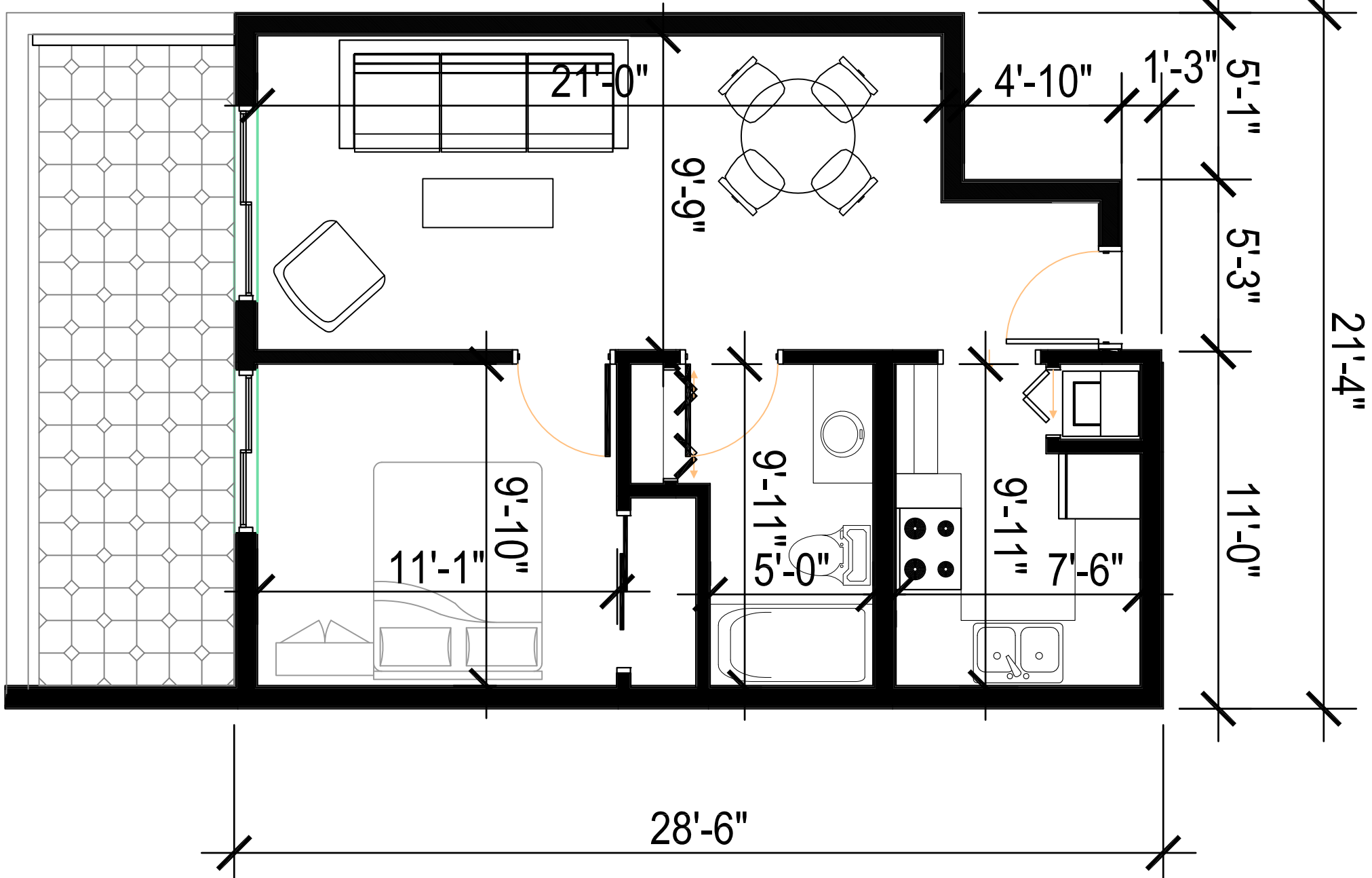
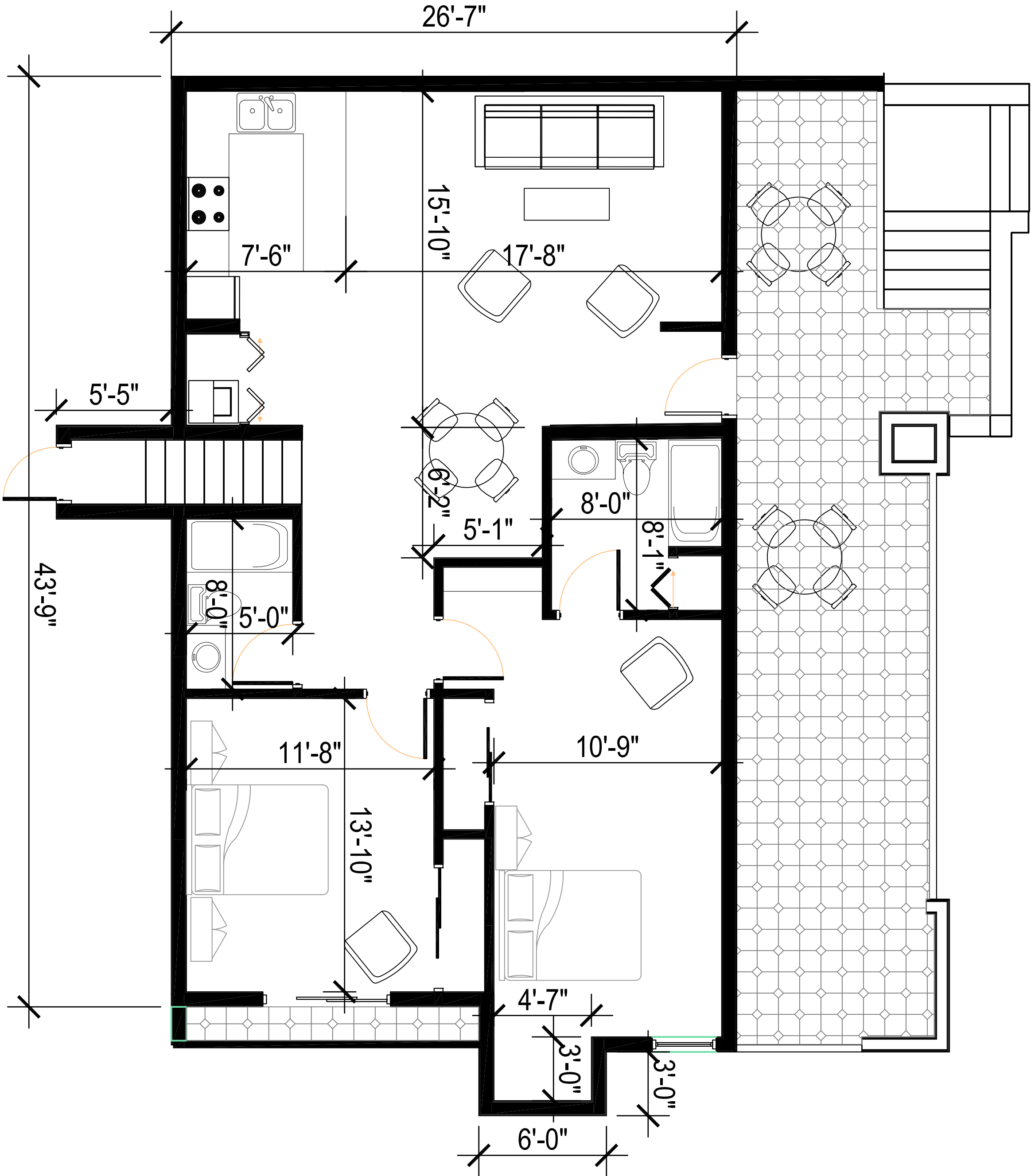
SCALE: **AS NOTED**

DRAWN:

APPROVED:

DATE PROJECT NO.

A2.8



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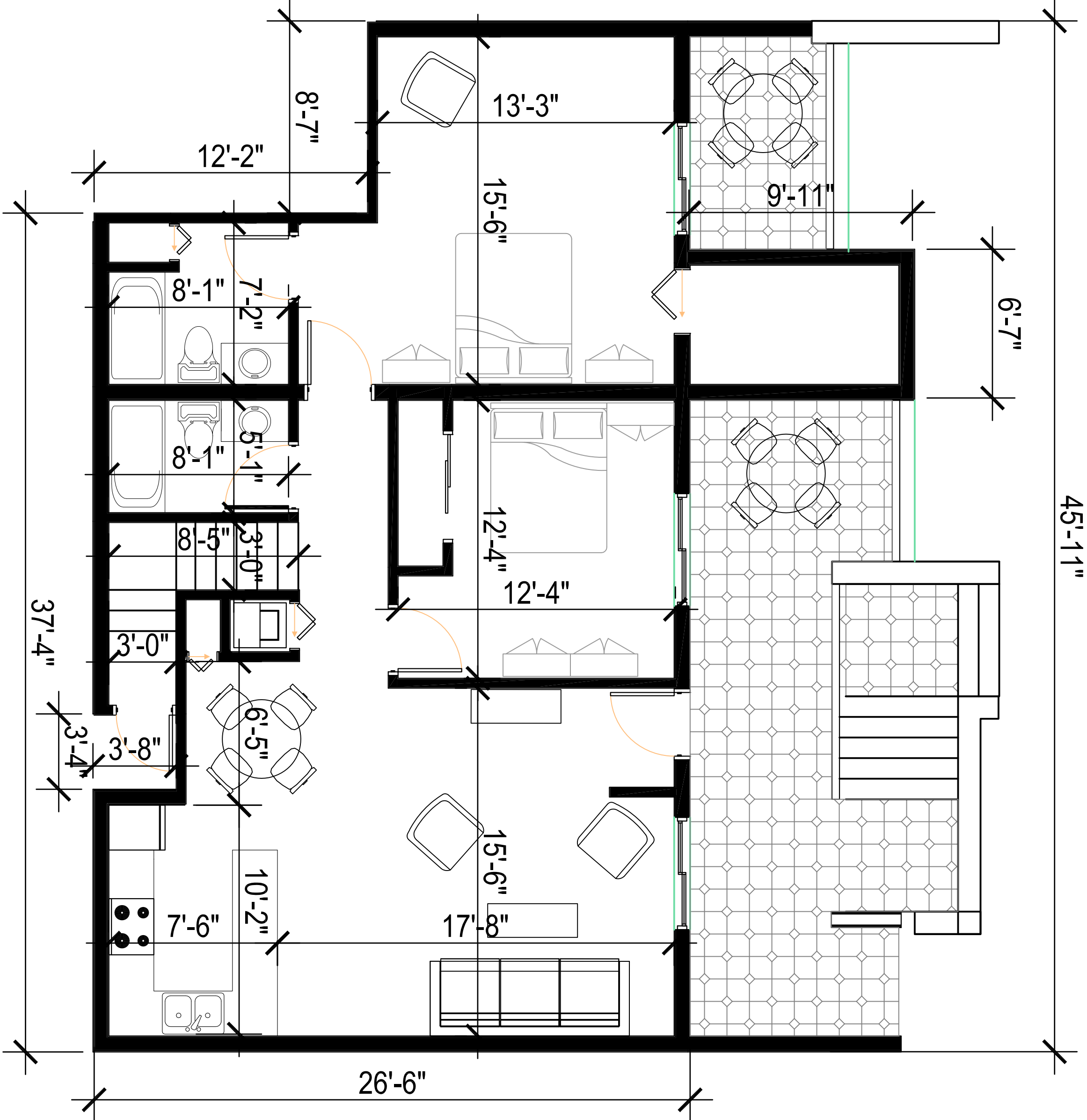
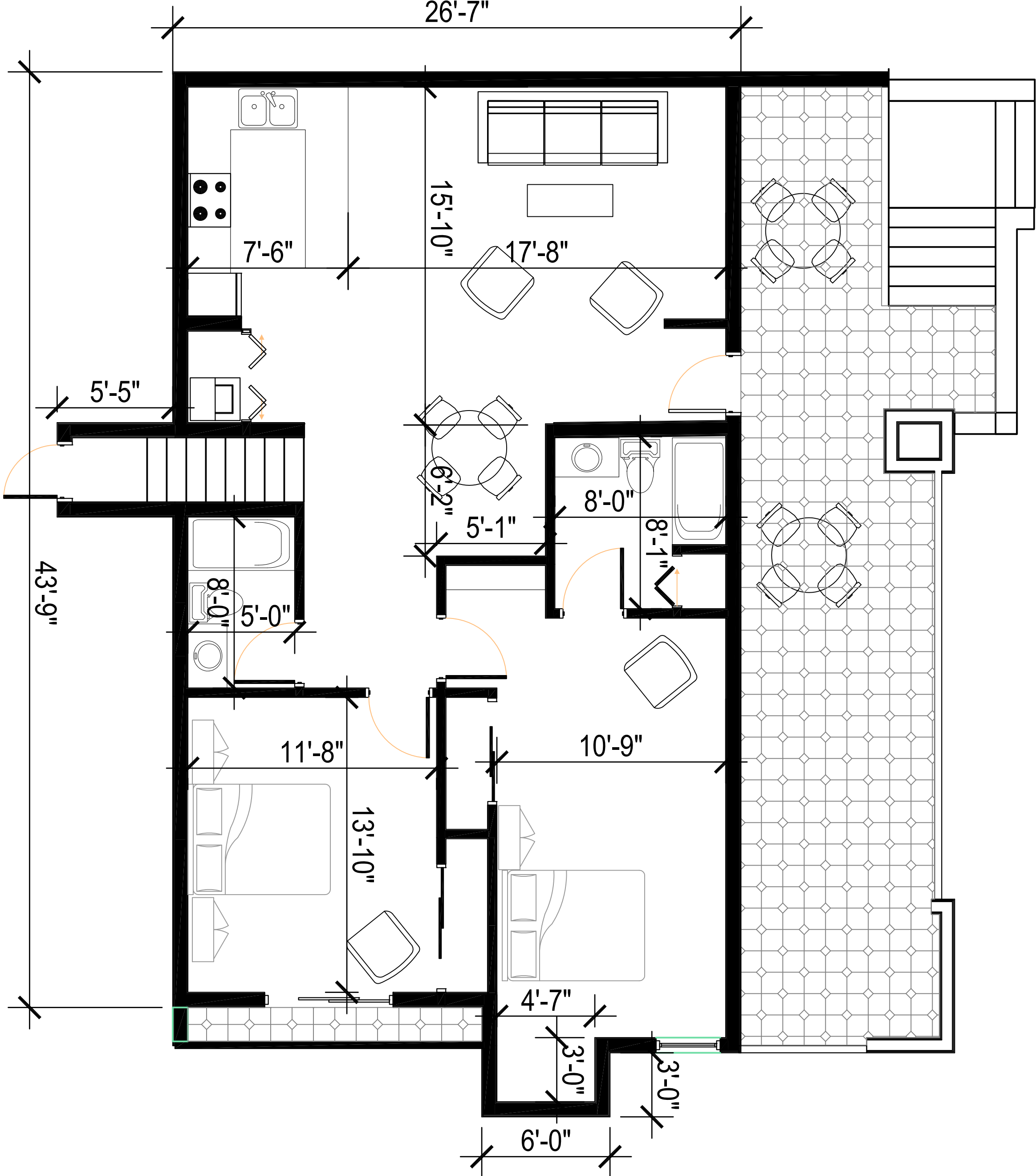
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KEY PLAN: NTS

PLN16-0050
Exhibit O
December 1, 2016

INDIVIDUAL UNIT
PLANS 2B-2C

**A2.9**
reference
NORTH



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KEY PLAN: NTS

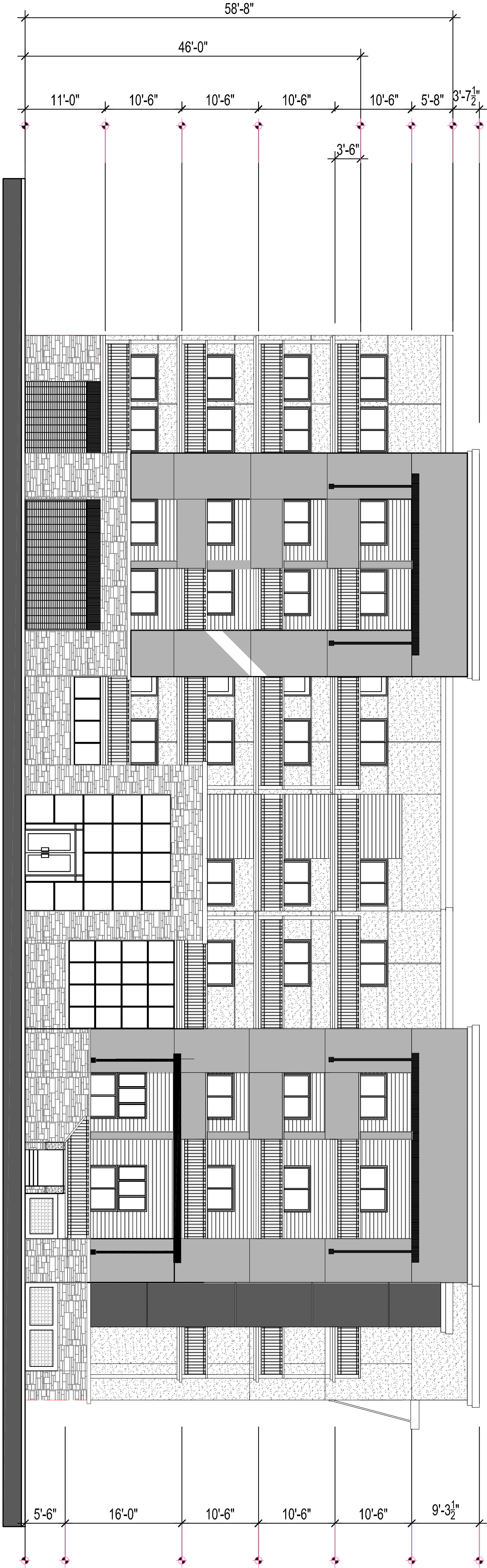
PLN16-0050
Exhibit P
December 1, 2016

EXTERIOR ELEVATIONS
SOUTH AND EAST



SCALE: AS NOTED

DRAWN: **A3.1**
APPROVED: **A3.1**
DATE: PROJECT NO. SHEET NO.



SOUTH ELEVATION FACING THORNTON STREET

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

1



EAST ELEVATION FACING WASHINGTON AVENUE

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

2

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PLN16-0050
Exhibit Q
December 1, 2016

EXTERIOR ELEVATIONS
SOUTH AND EAST

SHEET DESCRIPTION



SCALE: AS NOTED

DRAWN: **A3.1a**
APPROVED:
DATE:
SHEET NO.:



SOUTH ELEVATION FACING THORNTON STREET

FITNESS AREA-HIGH CEILINGS



EAST ELEVATION FACING WASHINGTON AVENUE

DECORATIVE VENT SCREENS TO GARAGE BELOW TYP.

STONE BASE TYP.

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MARK **DESCRIPTION** **DATE**

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REVIEW SUPPLEMENTS** **7-26-16**

**SITE DEVELOPMENT
REVIEW RE-SUBMITTAL** **10-1-16**

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Exhibit R
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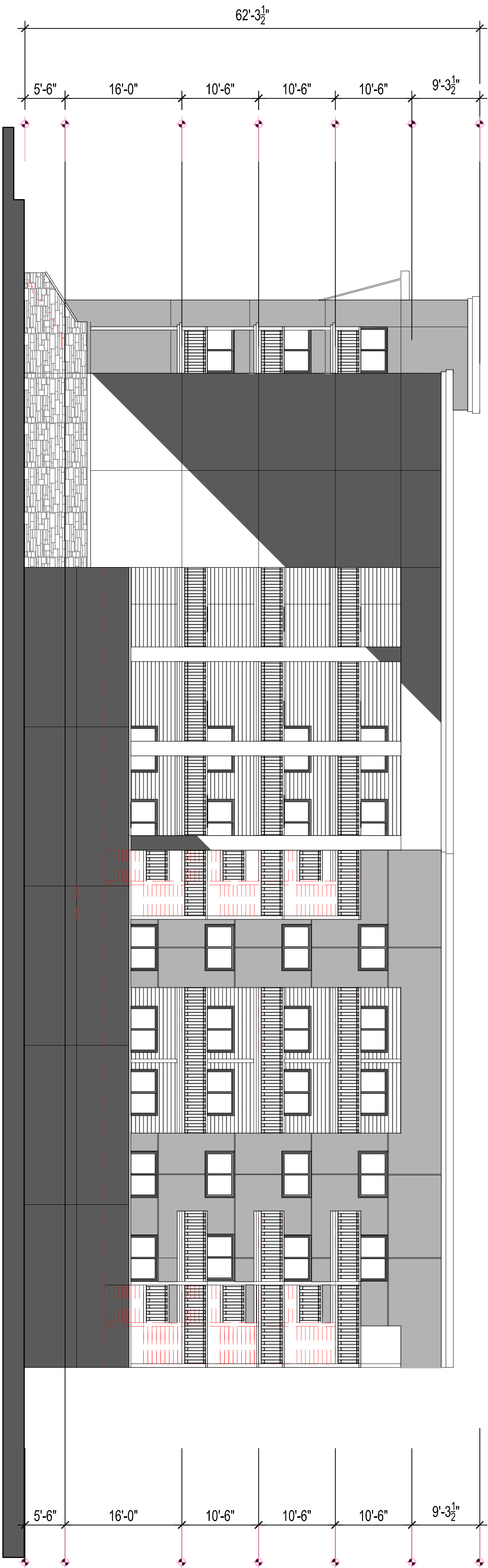
EXTERIOR ELEVATIONS
NORTH AND WEST



SCALE **AS NOTED** **0** **1/8"=1'-0"** **1/12** **2**

DATE: 11-12 **DRAWN:** **APPROVED:** **COA PROJECT NO:** **SHEET NO:** **A3.2**

WEST ELEVATION FACING ADJACENT LOT TO THE WEST



NORTH ELEVATION FACING ADJACENT LOT TO THE NORTH

