

MEMORANDUM

Date	June 5, 2026
To	Nivedita (Nivi) Gupta, Senior Project Manager, Alameda County, General Services Agency – Capital Program
From	Amy Wang, Project Manager Akoni Danielsen, Principal Project Manager
Subject	Whitecotton Cottage Rehabilitation Project– CEQA Categorical Exemption Qualification

I. Introduction to Categorical Exemptions

The California Environmental Quality Act (CEQA) Guidelines contain classes of projects that have been determined not to have a significant effect on the environment and are, therefore, exempt from the provisions of CEQA. CEQA Guidelines Sections 15301 – 15333 constitute the list of categorically exempt projects and contain specific criteria that must be met in order for a project to be found exempt. CEQA Guidelines Section 15301 Existing Facilities sets forth conditions for projects consisting of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. CEQA Guidelines Section 15304 Minor Alterations to Land set sets forth conditions for projects consisting of minor public or private alterations in the condition of land, water, and/or vegetation which do not involve removal of healthy, mature, scenic trees except for forestry or agricultural purposes. CEQA Guidelines Section 15331 Historical Resources Restoration/Rehabilitation sets forth conditions for projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings that may be found categorically exempt. CEQA Guidelines Section 15330 Minor Actions to Prevent, Minimize, Stabilize, Mitigate or Eliminate the Release of Hazardous Waste or Hazardous Substances sets forth conditions for any minor cleanup actions taken to prevent, minimize, stabilize, mitigate, or eliminate the release or threat of release of a hazardous waste or substance which are small or medium removal actions costing one million dollars or less. CEQA Guidelines Section 15300.2 also includes a list of exceptions to exemptions, none of which may apply to a project in order for it to qualify for a categorical exemption (i.e., if an exception applies, a project is precluded from being found categorically exempt).

The County of Alameda, serving as the Lead Agency, is completing environmental review for the Whitecotton Cottage Rehabilitation project (“project”) in compliance with CEQA, the CEQA Guidelines (California Code of Regulations Section 15000 et. seq.), and the regulations and policies

of the County of Alameda. This Memorandum describes the proposed project and provides analysis and evidence to support a determination by the County of Alameda that the project would be eligible for a Categorical Exemption under CEQA.

II. Existing Conditions

The project site is an approximately 28,000 square-foot (0.64 acres) portion of a larger, approximately 82-acre parcel (APN 80A-238-10) in unincorporated Alameda County. The parcel is one of eight parcels on which the Alameda County Fairmont Hospital campus is located. The campus is bounded by Fairmont Drive to the northwest and Foothill Boulevard to the southeast. The project site occurs towards the southeastern portion of the campus and is bounded by Meadow Drive to the west, a driveway to the south, a medical building to the northeast, and landscaped area to the north. The location of the site in a regional and local context is shown in Figure 1 and Figure 2 below. The project site is developed with one existing building, a dwelling known as Whitecotton Cottage, which was built in 1903. The building is approximately 3,942 square feet in size and two stories in height. It is a wood-frame structure with a brick foundation and partial basement. It is encompassed by a small grove of mature trees and a variety of shrubs around the base of the building. The building was also known as the Superintendent's House because it was originally built to house the Superintendent of the Alameda County Infirmary. It was adapted for other uses in the 1970s, including a community-based organization for research and treatment of addiction, and has been vacant since 2000. The existing building elevations are shown on Figure 3 below.

Three prior historical assessments were completed for the building, in 2001 (Woodruff Minor), 2008 (Carey & Co. Inc.), and 2018 (Preservation Architecture). The 2001 report, and the 2018 report that provided an updated assessment from 2001, found the building to be eligible for the California Register of Historical Resources (CRHR). The 2008 report found the building to be eligible for the National Register of Historic Places (NRHP). On May 9, 2024, the Alameda County Board of Supervisors approved the inclusion of the building on the Alameda County Register. It is not formally listed on the CRHR and NRHP. As further discussed in Section IV, (f), a report was prepared by Treanor dated May 22, 2026 and found the building to be eligible for listing on the CRHR and NRHP, as an example of shingle style architecture with Queen Anne and Bay Area Shingle influences. The following are character-defining features of the building:

- Two-story house with complex cross-gable roof and shed dormers
- Painted wood shingle exterior cladding
- Wood windows of various sizes and operation with wood surrounds
- Dentil course at eave soffit
- Cutaway porch at west elevation with shingle-clad square column support
- Enclosed porch with shingled columns at south elevation
- Shingle-clad round tower with stucco-clad window band at upper level and partial conical roof
- Shallow oriel window with brackets on west elevation
- Brick chimney



VICINITY MAP

FIGURE 1

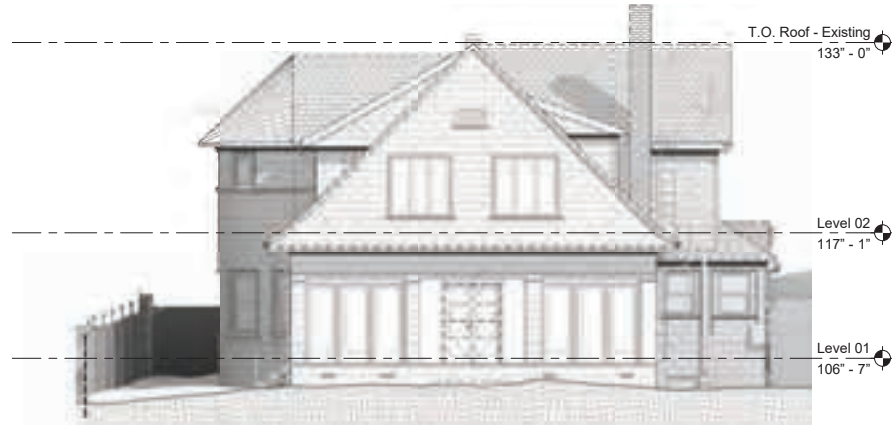


AERIAL PHOTOGRAPH AND SURROUNDING LAND USES

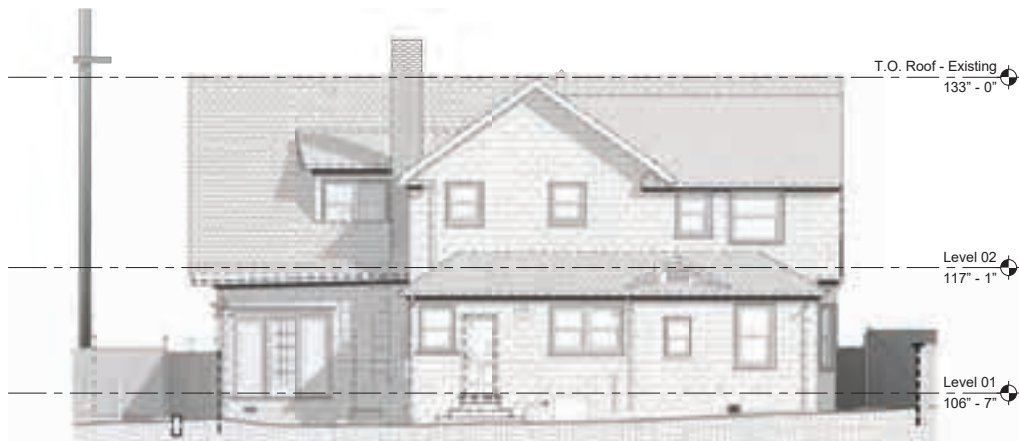
FIGURE 2



NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION

Source: Shah Kawasaki Architects, March 13, 2026.

III. Project Description

The project proposes the complete rehabilitation of the building into office space for use by County staff in accordance with the Secretary of the Interior's Standards for Rehabilitation. The project layout and exterior improvements can be seen in Figure 4 and Figure 5 below.

The project will include structural stabilization, interior and exterior adjustments and retrofitting, roof repair, site improvements, and installation of building systems. The project would include structural stabilization improvements, including foundation improvements, and shoring and lifting the building to make it level. The project proposes to remove and replace the existing electric, plumbing and mechanical equipment. The interior spaces will be reconfigured and renovated to create spaces for offices, conference rooms, and support spaces such as a staff break room, copy room, accessible restroom, and elevator lift for accessible circulation between the first and second floor.

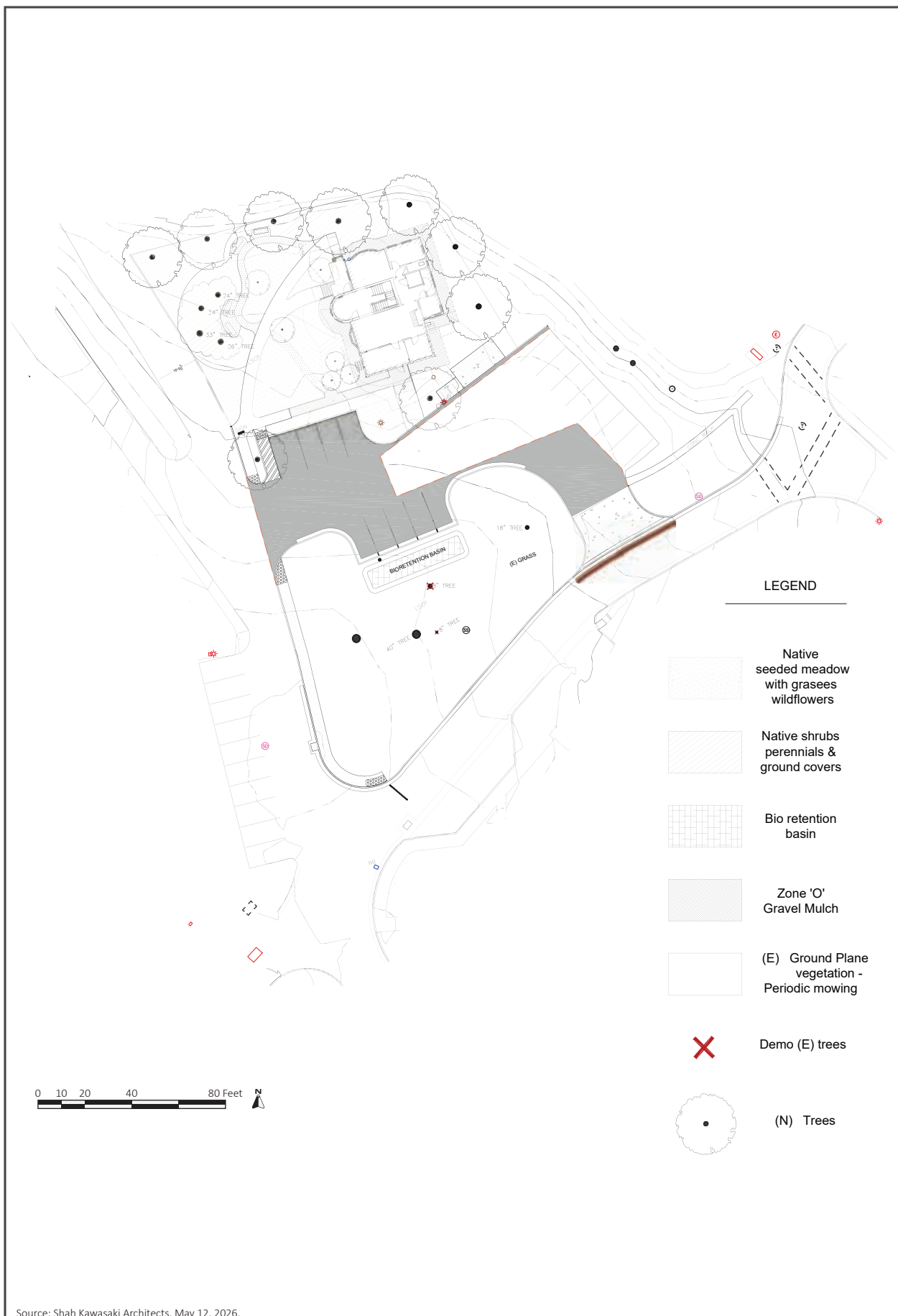
The exterior improvements include replacement in-kind of the wood shingle siding, a new roof system with composition asphalt shingles, rehabilitation and/or replacement in-kind of windows, rehabilitation and/or replacement of doors to comply with accessibility requirements, and new stairs and ramps. The door on the east elevation would be removed and the opening would be infilled. At the bay window on the south elevation, two aluminum windows would be fully replaced with new wood windows; and one window infill would be removed and a new wood window would be installed. All other windows would be repaired with replacement parts to match existing. The brick chimney would be reconstructed using its salvaged bricks. The building proposes to meet Leadership in Energy and Environmental Design (LEED) Silver standards.

The improvements also include code and accessibility upgrades including a new painted wood access ramp with steel handrails at the south elevation and replacement of an existing wood ramp on the west elevation. A wood door on the south elevation would be replaced with an ADA-compliant wood door. The wood door on the west would be repaired and the wood door on the north elevation would be replaced. The door on the east elevation would be removed and the opening would be infilled.

The project would also include alterations to the parking lot to provide accessible parking and fire truck access, signage, and an accessible path of travel from the adjacent parking area to the building, and a roofed trash enclosure adjacent to the south of the building. The project would also install a bioretention basin south of the parking stalls for stormwater management. A total of ten trees (one 30-inch diameter, one 13-inch diameter, two eight-inch diameter, and six four-inch diameter trees) would be removed due to declining health and proximity to the contaminated soil removal area and building foundation work, and bioretention basin. Fifteen new 24-inch box trees would be planted.

The building includes asbestos-containing materials and lead-based paint. In addition, the project would excavate approximately 290 cubic yards of soil, including the removal of contaminated soils

around the perimeter of the building. The affected soils have been impacted with lead and pesticides and may contain naturally occurring asbestos. Removal of asbestos-containing materials, lead-based paint, and contaminated soils would comply with applicable federal, state, and local regulations, such as Bay Area Air District (Air District) Regulation 11, Rule 2, which governs the proper handling and disposal of asbestos-containing materials for demolition, renovation, and manufacturing activities in the Bay Area, and California Occupational Safety and Health Administration (CalOSHA) regulations regarding asbestos and lead-containing materials. The California Code of Regulations Section 1532.1 requires testing, monitoring, containment, and proper disposal of lead-based paint. With adherence to Air District and CalOSHA policies and regulations regarding asbestos-containing material and lead-based paint, the project would prevent the release of hazardous waste or substances.



SITE PLAN

FIGURE 4



NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION

Source: Shah Kawasaki Architects, April 30, 2026.

IV. Environmental Review

The purpose of this section is to document whether any of the exceptions listed in CEQA Guidelines Section 15300.2 apply to the project, and assess the project's eligibility for a Categorical Exemption from CEQA under Section 15330 (Class 30) Minor Actions to Prevent, Minimize, Stabilize, Mitigate or Eliminate the Release of Hazardous Waste or Hazardous Substances and 15331 (Class 31) Historical Resource Restoration/Rehabilitation.

Section 15300.2 – Exceptions

(a) Location. Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located – a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.

This exception only applies to Class 3, 4, 5, 6, and 11 exemptions. The proposed project is categorically exempt under Class 30 and Class 31; therefore, this exception is not applicable to the project under CEQA Guidelines Section 15300.2(a).

(b) Cumulative Impact. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.

The project proposes internal and minor external improvements to an existing building and minor improvements to the associated parking and landscaping. The proposed project is an independent project that does not require or facilitate successive projects of the same type (i.e., other building rehabilitation projects) in the same place (i.e., Alameda County Fairmont Hospital campus). The project would be constructed in one phase in a finite period (i.e., up to 13 months), and not be segmented into different phases built incrementally in an indefinite timeline. Therefore, no future projects would result in significant cumulative impacts over time. The exterior improvements would comply with the Secretary of Interior's Standards and the building would retain its local status on the Alameda County Register and eligibility for listing on the NRHP and CRHR, as described below in section (f). Therefore, the project would not result in cumulative impact and is not subject to 15300.2(b).

(c) Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.

The project site is located in an urbanized area of unincorporated Alameda County. The site is flat with no geographic features and does not contain any sensitive biological habitats. The project would rehabilitate the existing structure for use as an office in a manner consistent with the Secretary of the Interior's Standards, as discussed below under subsection (f), therefore no significant impacts to an historic resource would occur. Given the location, proposed use, and limited construction activities, there are no unusual circumstances associated with the project that would result in a significant effect on the environment. Therefore, the project is not subject to 15300.2(c).

(d) Scenic Highways. A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified EIR.

The nearest highway to the project site is Interstate 580 (I-580), which is southwest of the project site. I-580 is a designated scenic highway north of Estudillo Avenue in the City of San Leandro; however, the segment from Estudillo Avenue to the south is an eligible but not officially designated State Scenic Highway. Therefore, the segment of I-580 that passes by the project site is not a designated scenic highway. Furthermore, the intervening topography between I-580 and the project site obstructs views of the project site from I-580. The project, therefore, would not damage scenic resources within a highway officially designated as a state scenic highway, and no exception to the exemption applies under 15300.2(d).

(e) Hazardous Waste Sites. A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.

The project site is not included on any lists compiled pursuant to Section 65962.5 of the Government Code; therefore, no exception to the exemption applies under 15300.2.¹

(f) Historical Resources. A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.

A report was prepared by Treanor dated May 22, 2026 to evaluate the building's eligibility for listing on the NRHP and CRHR and the proposed project's modifications to the building for compliance with the Secretary of the Interior's Standards for Rehabilitation. The evaluation reviewed prior

¹ California Environmental Protection Agency. "Cortese List Data Resources". Accessed April 23, 2026. <https://calepa.ca.gov/sitecleanup/corteselist/>.

historical assessments completed in 2001, 2008, and 2018, and the project's schematic plan set prepared by Page & Turnbull dated March 13, 2026 and May 14, 2026. A copy of the evaluation is included as Appendix A of this memorandum.

Based on the evaluation, the building is eligible for listing on the NRHP under Criterion A for its association with the management changes at the Fairmont Hospital; under Criterion B for its association with Alameda County Main Hospital's Managers; and under Criterion C as an example of Shingle style residential architecture, with Queen Anne and Bay Area Shingle influences. The building is also eligible for listing on the CRHR under Criterion 1 for its association with the original Alameda County Infirmary and Fairmont Hospital; and under Criterion 3 as an excellent local example of Shingle style architecture. The following are character-defining features of the building:

- Two-story house with complex cross-gable roof and shed dormers
- Painted wood shingle exterior cladding
- Wood windows of various sizes and operation with wood surrounds
- Dentil course at eave soffit
- Cutaway porch at west elevation with shingle-clad square column support
- Enclosed porch with shingled columns at south elevation
- Shingle-clad round tower with stucco-clad window band at upper level and partial conical roof
- Shallow oriel window with brackets on west elevation
- Brick chimney

The project's evaluation against the Secretary of the Interior's ten standards is discussed below. In summary, the project's schematic design was found to comply with Standards 1 through 7, and 9 through 10 with implementation of measures to ensure replacement features (shingles, eave, windows) in the fully developed plans comply with the standards. Standard 8 is not applicable to the project.

Standard 1: A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

The proposed project will retain the historic resource's more recent use as an office. While the building was constructed as a single-family house, by 1973, the building was used as office space. The project continues this use but requires extensive interior modifications, the addition of exterior stairs and ramps for entry and exit, and changes to every exit door for code compliance.

The stairs and ramps added in support of code compliance for office use are simple additions that are compatible with the building. The interior modifications do not alter defining characteristics on the exterior of the building, and the door modifications are minimal changes. Therefore, the proposed project complies with Rehabilitation Standard 1.

Standard 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

Changes to the character-defining features of the building would occur with the replacement of the exterior wood shingle cladding in kind and the repair and replacement of existing wood windows. The massing of the two-story building with complex cross-gable roof and shed dormers, and the dentil course at eave soffit would be retained and preserved. The round tower and shallow oriel window projection on the west elevation would be retained with their exterior cladding replaced in kind. The brick chimney would be dismantled and reconstructed with salvaged original brick over a new structure. The porches would remain with the doors and ramps replaced.

The project proposes the removal of all wood shingle siding due to material deterioration. The shingles are a very important distinctive feature of the building. Prior to removal, they should be carefully documented through photographs and measurements. New shingles must match the existing in varying widths, thickness, lap, exposure, and position and pattern of installation. If the replacement shingles are to be painted, then they do not need to match the original wood material but must match in texture. The new shingle finish has not yet been determined, and it is recommended, but not required, that paint analysis be undertaken to support the finish and color selection. Shingle details such as the diamond and L-shaped butts at the rounded tower on the west elevation must be reproduced accurately. This work will require experienced craftspeople and should refer to appropriate sections of Preservation Brief 19, published by the National Park Service, The Repair and Replacement of Historic Wooden Shingle Roofs.

The door on the east elevation would be removed; however, it is not a character-defining feature.

Two aluminum windows on the north elevation bay window would be replaced with wood units. All other windows would be repaired or replaced in kind. Since the project is required to meet LEED Silver standards, the replacements would likely need to be new, higher performance windows. New windows must match the existing in size, shape, and profile to the greatest extent possible. Work should conform to Preservation Brief 9 published by the National Park Service, The Repair of Historic Wood Windows.

The project is currently at a schematic level. Due to the replacement of the character-defining shingles and the wood window work, the project shall implement the following to ensure compliance with Standard 2:

- Submit the fully developed construction document for the wood shingle siding to a qualified architectural historian who meets the Secretary of the Interior's qualification standards for professionals in architectural history and history as published in the Code of Federal Regulations, 36 CFR Part 61 to confirm compatibility.
- The construction documents must show documentation procedures and indicate new shingle widths, thickness, lap, exposure, position and pattern of installation, material, finish and texture.

- If the replacement shingles are to be painted, then they do not need to match the original wood material but must match in texture.
- Shingle details such as the diamond and L-shaped butts at the rounded tower on the west elevation must be reproduced accurately.
- Specification shall require work executed by experienced craftspeople for all exterior work and shall refer to appropriate sections of Preservation Brief 19, published by the National Park Service, The Repair and Replacement of Historic Wooden Shingle Roofs.

The proposed project, with implementation of the project measures, would be compliant with Standard 2 pending additional review of fully developed details to assure compliance with Rehabilitation Standard 2.

Standard 3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

The building is a Shingle style residential building, with Queen Anne and Bay Area Shingle influences, built in 1903. The project proposes accessible ramps, doors, windows, and stairs, which are simple, contemporary in character and compatible in design with the building. The added features would not attempt to match the Shingle style. No features or building material from other buildings are proposed. Therefore, the project is in compliance with Rehabilitation Standard 3.

Standard 4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

Built in 1903, the building underwent significant alterations in the late 1910s or early 1920s based on comparison of the 1917 and 1928 Sanborn maps of the Fairmont Hospital. After 1917, the southern façade was extended, resulting in the addition of a wide (now enclosed) porch, flared gable and possibly the shed dormer on the east elevation. The front entrance was likely originally placed on the southeast corner of the east elevation addition, which in 1917 was a porch. By 1928, the porch was filled in and the eastern addition was extended northward as well. The eastern portion of the north elevation gable was also extended between 1917 and 1928, which is visible in the asymmetrical roof line. The tower and the western elevation appear to be original, indicating that the shingles and dental course may also be original and were adequately matched when the house was altered.

These early changes have gained significance over time and are now character-defining. None of these areas are proposed for removal, however, doors and windows are proposed for replacement. Therefore, the early changes to the property that have acquired historic significance would generally be retained and preserved and the proposed project complies with Rehabilitation Standard 4.

A ramp and handrails were added to the cutaway porch on the west elevation within the last 30 years. This change has not acquired historic significance and the removal would not impact the building's historic significance.

Standard 5. Distinctive features, finishes, and construction techniques or examples of fine craftsmanship that characterize a property will be preserved.

Changes to distinctive features on the building are mainly at the exterior wall cladding and windows. The project proposes the replacement in kind of all wood shingle cladding due to material deterioration. The shingles are a very important distinctive feature of the house. As discussed above under Standard 2, the replacement work would require experienced craftspeople and shall refer to appropriate sections of Preservation Brief 19, published by the National Park Service, The Repair and Replacement of Historic Wooden Shingle Roofs.

Two aluminum windows on the north elevation bay window would be replaced with wood units. All other windows would be repaired or replaced in kind. Since the project is required to meet LEED Silver standards, the repairs and replacements would likely need to meet high energy efficiency performance. Nonetheless, replacement windows must match the existing in size, shape, and profile to the greatest extent possible. The project shall implement the following to ensure compliance with Standard 5:

- Submit the fully developed construction documents for the replaced windows to a qualified architectural historian who meets the Secretary of the Interior's qualification standards for professionals in architectural history and history as published in the Code of Federal Regulations, 36 CFR Part 61 to confirm compatibility.
- New windows must match the existing in size, shape, and profile to the greatest extent possible.
- Specification shall require work executed by experienced craftspeople for all exterior work and shall refer to Preservation Brief 9 published by the National Park Service, The Repair of Historic Wood Windows.

The brick chimney is a distinctive feature that would be recreated as part of the project. The chimney shall be documented prior to demolition. The new chimney would be wood-framed and clad with the salvaged brick, and would be akin to the existing chimney in appearance. The project shall implement the following to ensure compliance with Standard 5:

- Document chimney through photographs and measurements prior to demolition.

The proposed project, with implementation of the project measures, would be compliant with Standard 5 pending additional review of fully developed details to assure compliance with Rehabilitation Standard 5.

Standard 6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacements of a distinctive feature, the new feature will match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

The building has been unoccupied since 2000 that has led to material deterioration. The project proposes extensive replacement. All wood shingle cladding would be replaced. As noted earlier, the shingles are a very important distinctive feature of the building. As described above, as a project measure, the shingles shall be carefully documented through photographs and measurements and new shingles shall match the existing in varying widths, thickness, lap, exposure, and position and pattern of installation.

The project proposes the replacement of the roofing material since it has failed and is currently covered with a tarp. The existing roofing is not original to the building and not a character-defining feature. The replacement roof would be composite asphalt shingle which is a compatible and appropriate treatment. The roof failure has caused significant deterioration at the eave edge in some locations. Damaged material would need to be removed and replaced with new. The new eave profile shall be replicated to match the original. The dentil course at the eave soffit appears in relatively good condition and does not appear to require replacement. The project shall implement the following to ensure compliance with Standard 6.

- The new eave profile shall be replicated to match the original. The dentil course at the eave soffit appears in relatively good condition and shall not be replaced.

The proposed project, with implementation of the project measures, would be compliant with Standard 6 pending additional review of fully developed details to assure compliance with Rehabilitation Standard 6.

Standard 7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

Chemical or physical treatments are not proposed. Therefore, the project complies with Rehabilitation Standard 7.

Standard 8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures will be undertaken

Standard 8 is not evaluated since archaeological resources are not known to be present on the site.

Standard 9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

The project includes a minor building expansion where the top of a new elevator projects out of the existing roof. The addition would be set back from the east elevation. The roof is cross gabled in this location and while it would alter the shape of the roof in one location, it is not bigger or higher than other roof elements and would not destroy the character of the roof shape. The elevator should not be clad in shingles so that it can be differentiated from the old.

All exit doors on the ground floor level will be replaced and have replacement or new stairs and/or ramps constructed to meet current code requirements. The materials would be of wood, which is compatible with the existing materials. Handrails would be metal; a contemporary material. The exterior alterations would not destroy primary features and spatial relationship and retain the overall character of the building. As discussed above, the project shall submit the fully developed construction document for the wood shingle siding to a qualified architectural historian, which would confirm the new work is differentiated from the old.

The proposed project, with implementation of the project measures, would be compliant with Standard 9 pending additional review of fully developed details to assure compliance with Rehabilitation Standard 9.

Standard 10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

In addition to the new elevator on the roof, there is a new trash enclosure proposed adjacent to the south of the building. It is identified as having a pitched asphalt shingle roof and painted wood shingle siding. The trash enclosure is sited close enough to the building that it would obscure views from and to the street at certain locations. The trash enclosure does, however, have the benefit of being easily reversible. It can be removed in the future and will not impair the form or integrity of the historic resource. As such, the proposed project complies with Standard 10.

Section 15301 Eligibility

CEQA Guidelines Section 15301 Existing Facilities sets forth conditions for projects consisting of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. Examples include the repair, restoration or rehabilitation of deteriorated or damaged structures and utilities to meet current standards of public health and safety. As discussed above, the project proposes complete rehabilitation of the building into office space for use by County staff in accordance with the Secretary of the Interior's Standards for Rehabilitation. The project includes structural stabilization, interior and exterior adjustments and retrofitting, roof repair, site improvements, and installation of building systems,

and code and accessibility upgrades. The project would not expand the building's use as an office space compared to its former office use prior to becoming vacant in 2000.

Section 15304 Eligibility

CEQA Guidelines Section 15304 Minor Alterations to Land set forth conditions for projects consisting of minor public or private alterations in the condition of land, water, and/or vegetation which do not involve removal of healthy, mature, scenic trees except for forestry or agricultural purposes. Examples include the alterations in the condition of land, including new gardening or landscaping, filling of earth of excavated land with material compatible with natural features of the site, and minor trenching and backfilling where the surface is restored. As discussed above, the project proposes alterations to an existing parking lot to provide accessible parking and fire truck access, signage, and an accessible path of travel from the adjacent parking area to the building, and a roofed trash enclosure adjacent to the south of the building. The project would also install a bioretention basin south of the parking stalls for stormwater management. A total of ten trees (one 30-inch diameter, one 13-inch diameter, two eight-inch diameter, and six four-inch diameter trees) would be removed due to declining health and proximity to the contaminated soil removal area and building foundation work, and bioretention basin. The trees are not considered healthy, mature, and scenic trees. Fifteen new 24-inch box trees would be planted.

Section 15330 Eligibility

CEQA Guidelines Section 15330 Minor Actions to Prevent, Minimize, Stabilize, Mitigate or Eliminate the Release of Hazardous Waste or Hazardous Substances sets forth conditions for any minor cleanup actions taken to prevent, minimize, stabilize, mitigate, or eliminate the release or threat of release of a hazardous waste or substance which are small or medium removal actions costing one million dollars or less. Examples of such minor cleanup actions include excavation and/or offsite disposal of contaminated soils. As discussed above, the project would remove 290 cubic yards of soil, including contaminated soils around the perimeter of the building. The amount of soils to be disposed of is considered minor and the cost for the cleanup actions would conservatively be up to \$300,000, which would not exceed one million dollars.

Section 15331 Eligibility.

CEQA Guidelines Section 15331 Historical Resources Restoration/Rehabilitation sets forth conditions for projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings. As discussed above under subsection 15300.2(f), and in detail in Appendix A, the project would comply with the Secretary of the Interior's Standards for rehabilitation with the implementation of project measures, and therefore is eligible for categorical exemption under Class 31.

V. Conclusion

As documented in Section IV. Environmental Review, none of the exceptions contained in CEQA Guidelines Section 15300.2 apply to the project and the project is consistent with the criteria in CEQA Guidelines Sections 15301, 15304, 15330, and 15331. The project, therefore, qualifies as exempt from the provisions of CEQA under Class 1, Class 4, Class 30, and Class 31 of the CEQA Guidelines.

APPENDICES

Appendix A: Secretary of the Interior's Standards Compliance Review

TREANOR

WHITECOTTON COTTAGE, 15400 FOOTHILL BOULEVARD,
SAN LEANDRO, CALIFORNIA

SECRETARY OF THE INTERIOR'S STANDARDS
COMPLIANCE REVIEW

MAY 22, 2026



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APPENDIX 18



1. INTRODUCTION

David J. Powers and Associates requested Treanor to evaluate the proposed Whitecotton Cottage project located on the Fairmont Hospital site at 15400 Foothill Boulevard (APN 80A-238-10) in an unincorporated area of Alameda County for compliance with the Secretary of the Interior's Standards for Rehabilitation (*the Standards*). The building is listed on the Alameda County Register and was found eligible for the California Register of Historical Resources (CRHR). The following analysis will be used as part of CEQA documentation for this project.

2. METHODOLOGY

A site visit was conducted on February 26, 2026 to take photos of the building's exterior, and evaluate the existing conditions, historic features, and architectural significance of the subject property. For compliance with the Secretary of the Interior's Standards for Rehabilitation, the following drawings were reviewed:

- Page & Turnbull. *Whitecotton Rehabilitation, 15400 Foothill Blvd San Leandro, CA, 100% Schematic Design. Project No. 25001.* March 13, 2026.
- Page & Turnbull. *Whitecotton Rehabilitation, 15400 Foothill Blvd San Leandro, CA, 100% Design Development. Project No. 25001.* May 14, 2026.

Additionally, the following documents were reviewed:

- Woodruff Minor. *Historical and Architectural Assessment, Superintendent's Residence Fairmont Hospital, San Leandro, CA.* August 31, 2001.
- Carey & Co., Inc. *Department of Parks and Recreation Primary Record, Fairmont White Cotton Cottage.* February 2008.
- Preservation Architecture. *Superintendent's Residence/Whitecotton Cottage, Fairmont Hospital, Alameda County, Historic Resource Summary.* August 27, 2018.

3. SUMMARY OF FINDINGS

Based on the Secretary of the Interior's Standards analysis, the proposed project appears to be generally consistent with Standards 1, 3, 4, 7, and 10. Standard 8 is outside the scope of work for this report. The project is currently in design development. Due to the replacement of the shingles, additional details at the construction document level are required to assure compliance with Standards 2, 5, 6, and 9. Although historic features will be altered, the repair and replacement work can achieve compliance with the Standards if executed with experienced personnel conforming to high standards of preservation practice. At the design development level, the project generally does not appear to result in a substantial adverse change in the significance of or cause an impact to any historical resources as defined by CEQA Guidelines Section 15064.5(b) and will likely be compliant with the *Standards* once the project has developed to the construction document level.

4. SIGNIFICANCE SUMMARY

Whitecotton Cottage, also known as the Superintendent's Residence, was evaluated for listing on the California Register of Historical Resources (CRHR) by Woodruff Minor in 2001, and was determined to be locally significant under Criterion 1 for its association with the original Alameda County Infirmary and Fairmont Hospital; and under Criterion 3 as an excellent local example of Shingle style architecture.

The 2008 Carey & Co. DPR form evaluated the property for listing on the National Register of Historic Places (NRHP) and found it locally significant under Criterion A for its association with the management changes at the Fairmont Hospital; under Criterion B for its association with Alameda County Main Hospital's Managers; and under Criterion C as an example of Shingle style residential architecture, with Queen Anne and Bay Area Shingle influences.

The 2018 report by Preservation Architecture summarizes the 2001 evaluation findings, and includes an updated assessment of integrity, considering the modifications and deterioration that have since occurred on the building. The report found that the historic integrity has drastically diminished and Whitecotton Cottage is no longer able to convey its significance to meet Criterion 3 for the CRHR.

Because there was no concurrence among the existing documents, Treanor reviewed the property's integrity, finding that the property retains sufficient integrity to convey significance under all three identified criteria, including Criterion C/3. It is assumed that some existing wood windows remain behind the plywood protection.

Treanor identified the following character-defining features based on the previous reports and the February 26, 2026 site visit.

- Two-story house with complex cross-gable roof and shed dormers
- Painted wood shingle exterior cladding
- Wood windows of various sizes and operation with wood surrounds
- Dentil course at eave soffit
- Cutaway porch at west elevation with shingle-clad square column support
- Enclosed porch with shingled columns at south elevation
- Shingle-clad round tower with stucco-clad window band at upper level and partial conical roof
- Shallow oriel window with brackets on west elevation
- Brick chimney

5. PROPERTY DESCRIPTION

The following property description is from the DPR form completed in 2008:

The Whitecotton Cottage is a two-story, complex cross-gabled, shingle style house with a round tower. This roughly rectangular-plan house stands on the Fairmont Hospital grounds on the outskirts of San Leandro. It is clad in painted wood shingles and its roof is clad in asphalt shingles. The gable features flared projecting closed eaves. A dentil course runs below the pediment and continues beneath the horizontal eaves throughout the house. The windows throughout the house have wood sashes with a plain wood surround and sill. The predominate window type is double-hung with lamb tongues but many of the windows are boarded over.

On the southern façade, a full-width front gable forms a projecting pediment over an enclosed full-width porch below. The façade gable has a symmetrical pair of triple casement windows and a louvered rectangular vent above. The porch has shingled square column supports with a wood band running above. The porch appears to have been enclosed, as there are decorative panels to the sides of the entrance. Two concrete steps lead to the entrance from a front lawn, and four brick steps lead to the lawn from the road in front of the house.

The east elevation features a cross-gable with returned eaves. To the south of the gable there is a shed dormer with a pair of one-over-one double-hung windows. An internal brick chimney runs exterior to the cross-gable in front of the dormer. Below the gable there is a single-story projecting extension. The extension has a hipped roof, a small closed gable dormer with a vent shaft, and a boarded door that sits above three rounded concrete steps. The windows on this elevation are asymmetrical.

The north elevation features a front-facing gable with flared eaves over a porch and bay window. Unlike the façade, the elevation has an asymmetrical roofline indicating an alteration to the original gable. On its western side, the roofline mirrors the façade and descends as half of a full-width, flared gable. The gable extends over a cutaway porch, which has a single square, shingled post. On the eastern side of the north elevation, the gable projects into a shed roof. The second story has symmetrical one-over-one double hung windows, with a rectangular louvered vent above them. The first story features a shallow canted bay east of the porch and two windows east of the bay.

The west elevation features a central round tower flanked by shed dormers on the second story. The first story of the tower has three large windows. To the north, the curve of the tower straightens into the wall at the back of the cutaway porch, where there is a rear door. The second story of the tower features smaller awning windows set in a stucco band that runs from the dentil course under the eaves to a string course below the windows. At the line of the gable eave, the tower shingles have a decorative pattern: two rows of diamond shingles surmount a dentil pattern, which continues the line of the dentil course under the eaves. The tower has a faceted, flared, hipped roof. South of the tower, a shallow oriel with two scroll bracket supports extends under the overhanging eave.¹

In a re-evaluation of the building in 2018 it was noted that there were “additional building removals and additions on the directly adjacent campus, overall exterior building deterioration due to its vacancy, deterioration of the surrounding landscape and extensive interior dilapidation.” During the February 26, 2026 site visit for this evaluation, most window openings were found boarded up, a tarp covered the roof and the south end of the east elevation was closed off.



Figure 1. Aerial view of the Fairmont Hospital grounds, subject property identified with a red arrow (Google Earth Imagery Date August 2024).

¹ Carey & Co., Inc. *Department of Parks and Recreation Primary Record, Fairmont White Cotton Cottage*. February 2008.



Figure 2. Aerial view of the subject property, identified with a red arrow (Google Earth Imagery Date August 2024).



Figure 3. North elevation, east end.



Figure 4. North elevation, west end.



Figure 5. East elevation, north end.



Figure 6. East elevation, center bay.



Figure 7. East elevation, south end.



Figure 8. South and east elevations.



Figure 9. South elevation.



Figure 10. West elevation, north end.



Figures 11 and 12. Detail of the rounded tower (left) and the bay window (right) on the west elevation.

6. PROJECT DESCRIPTION

As noted in the request for proposal for CEQA Consulting Services:

The Alameda County General Services Agency (GSA) intends to complete a full rehabilitation of the historic White Cotton Cottage, located at 15400 Foothill Blvd in San Leandro, California. The approximately 3,942-square-foot, two-story structure, originally constructed around 1900 will undergo a comprehensive "gut" renovation to restore and adapt the building for modern office use while maintaining its historic integrity. The work will include complete interior and exterior renovation, structural stabilization, seismic and accessibility upgrades, installation of new building systems, site

improvements, and abatement of environmental hazards such as lead contaminated soil, asbestos roofing, and lead-based paint...

The project drawings are at the design development level and show the new interior office layout including the removal of most of the interior fixtures and finishes on all levels. The project entails replacement of the wood shingle siding. A new roof system will be composition asphalt shingles. At the bay window on the south elevation, two aluminum windows will be fully replaced with new wood windows; and one window infill will be removed and a new wood window will be installed. All other windows will be repaired with replacement parts to match existing. Salvaged bricks will be used to reconstruct the brick chimney.

The house will receive code and accessibility upgrades, including new painted wood stairs and an access ramp with steel handrails at the south elevation and an existing wood ramp will be replaced with a new wood ramp on the west elevation. A wood door on the south elevation will be replaced with an ADA-compliant wood door. The wood door on the west will be repaired and the existing wood door on the north elevation will be replaced.

Mechanical, electrical, and plumbing systems will be replaced in full. The gutter and spouts will be replaced. The interior will receive various alterations, including refinishing and adding a lift. A roofed trash enclosure will be added nearby and several trees will be removed from the site.

7. REGULATORY FRAMEWORK

The regulatory background provided below offers an overview of state, and local regulations used to assess the proposed project at Whitecotton Cottage. The subject property was found to be individually eligible for the NRHP at the local level under Criterion A, for its association with the management changes at the Fairmont Hospital; under Criterion B for its association with Alameda County Main Hospital's Managers; and under Criterion C as an example of Shingle style residential architecture, with Queen Anne and Bay Area Shingle influences. Therefore, the structure is considered a historical resource as defined in Section 15064.5 of the California Environmental Quality Act (CEQA) Guidelines.

The project has been reviewed and evaluated in this report in accordance with the requirements of CEQA. Consistency with the *Standards* is necessary for a project to receive a Class 31 categorical exemption from CEQA as specified in Section 15331 of the CEQA Guidelines. That section states as follows:

Class 31 consists of projects limited to maintenance, repair, stabilization, rehabilitation restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (Weeks and Grimmer, 1995).

The CEQA Guidelines provide for various classes of categorical exemptions, including Class 31 exemptions for projects that are limited to rehabilitation of historical resources in a manner consistent with the *Standards*. However, this exemption cannot be used where the proposed project may cause a substantial adverse change in the significance of a historical resource as defined by the CEQA Guidelines in Section 15064.5(b).

The CEQA Guidelines state that physical demolition of a resource by definition constitutes a "substantial adverse change" and would therefore have a significant adverse effect on the resource. Furthermore, relocation or "alteration of the resource or its immediate surroundings" can also constitute a

substantial adverse change in the significance of an historical resource if it would result in "material impairment" of the resource. A project is considered to result in material impairment when it "alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion" in the California Register of Historical Resources (Section 15064.5(b)(2)(A)). However, if the proposed project would not result in a "material impairment" and is found to be consistent with the *Standards*, it will qualify for the Class 31 categorical exemption. Further, generally a project that follows the *Standards* "shall be considered as mitigated to a level of less than a significant impact on the historical resource" (Section 15064.5(b)(3)).

Therefore, the proposed project must comply with the *Secretary of the Interior's Standards for Rehabilitation* (the Standards) which establishes compatibility, in order to comply with both State regulations. The ten standards are evaluated below and focus on the proposed design surrounding the historic resource.

8. SECRETARY OF THE INTERIOR'S STANDARDS ANALYSIS

Of the four prescribed treatments for historic properties outlined in the Standards, Rehabilitation provides the most appropriate set of standards for the subject project. Rehabilitation is the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features that convey its historical, cultural, or architectural values.

1. *A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*

Analysis. The proposed project will retain the historic resource's more recent use as an office. While the building was constructed as a single-family house, by 1973, the building was used as office space.² The project continues this use but requires extensive interior modifications, the addition of stairs and ramps for entry and exit, and changes to every exit door for code compliance.

The project proposes a reconfiguration of interior spaces, replacement of interior finishes, and full replacements to the mechanical, electrical, and plumbing systems. To accommodate use as an office, the building will require adjustments to all the exit doors.

The existing door on the south elevation will be replaced with an accessible wood door. Stairs and an accessible ramp with handrails will also be added to this elevation.

The stairs ramps added in support of code compliance for office use are simple additions that are compatible with the subject property. The interior modifications do not alter defining characteristics on the exterior of the subject property, and the door modifications are minimal changes. Therefore, the proposed project complies with Rehabilitation Standard 1.

2. *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*

Analysis. Changes to the character-defining features of the house will occur with the replacement of the exterior wood shingle cladding in kind and the repair and/or replacement of existing wood windows. The massing of the two-story house with complex cross-gable roofs and shed dormers, and the dentil course at the eave soffit will be retained and preserved. The round tower and shallow oriel window projection on the west elevation will be retained with their exterior cladding replaced in kind. The brick chimney will be

² Woodruff Minor. *Historical and Architectural Assessment, Superintendent's Residence Fairmont Hospital, San Leandro, CA*. August 31, 2001.

dismantled and reconstructed with salvaged original brick over a new structure. The porches will remain though the doors and ramps will be altered. The door on the east elevation will be removed and the opening will be infilled, however the door is not a character-defining feature.

The project proposes the removal of all wood shingle siding due to material deterioration. The shingles are a very important distinctive feature of the house. Prior to removal they should be carefully documented through photographs and measurements. New shingles must match the existing in varying widths, thickness, lap, exposure, and position and pattern of installation to be compliant with the Standards. If the replacement shingles are to be painted, then they do not need to match the original wood material but must match in texture. The new shingle finish has not yet been determined, and it is recommended, but not required, that paint analysis be undertaken to support the finish and color selection. Shingle details such as the diamond and L-shaped butts at the rounded tower on the west elevation must be reproduced accurately. This work will require experienced craftspeople and should refer to appropriate sections of Preservation Brief 19, published by the National Park Service, *The Repair and Replacement of Historic Wooden Shingle Roofs*.

The proposed project includes the replacement of two aluminum windows on the north elevation bay window with wood units. All other windows will be repaired or replaced in kind. Since the project is required to meet LEED Silver standards, the replacements will likely need to be new, higher performance windows. New windows must match the existing in size, shape, and profile to the greatest extent possible to be compliant with the *Standards*. Work should conform to Preservation Brief 9 published by the National Park Service, *The Repair of Historic Wood Windows*.

The project is currently in design development. Due to the replacement of the character-defining shingles and the wood window work, it is recommended that additional details be submitted for review as the design develops in order to assure compliance with Rehabilitation Standard 2. Although historic features will be altered, the repair and replacement work can achieve compliance with the Standards if executed with experienced personnel and using high standards of preservation practice. The proposed project will be compliant with Standard 2 pending additional review of fully developed details of select project features as indicated above.



Figures 13 and 14. West elevation, tower, looking south (left) and looking north (right). Change in shingles from square butt to diamond and L-shaped identified with red arrows.

3. *Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*

Analysis. The subject property is a Shingle style residential building, with Queen Anne and Bay Area Shingle influences, built in 1903.³ The proposed project calls for the addition of stairs and accessible ramps, new doors, and windows, which are simple, contemporary in character and compatible in design with the subject property. The added features will not attempt to match the Shingle style. No features or building material from other buildings will be added. Therefore, the changes proposed in the project are in compliance with Rehabilitation Standard 3.

4. *Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*

Analysis. A ramp and handrails were added to the cutaway porch on the west elevation within the last thirty years. This change has not acquired historic significance. The ramp will be removed and replaced as part of the project.

According to the 2008 DPR form for the property:

...this residence underwent significant alterations in the late 1910s or early 1920s based on comparison of the 1917 and 1928 Sanborn maps of the Fairmont Hospital. After 1917 the southern façade was extended resulting in the addition of a wide (now enclosed) porch, flared gable and possibly the shed dormer on the east elevation. The front entrance was likely originally placed on the southeast corner of the east elevation addition, which in 1917 was a porch. By 1928 the porch was filled in and the eastern addition was extended northward as well. The eastern portion of the north elevation gable was also extended between 1917 and 1928, this modification is visible in the asymmetrical roof line. The tower and the western elevation appear to be original, indicating that the shingles and dental course may also be original and were adequately matched when the house was altered.⁴

These early changes have gained significance over time and are now character-defining. None of these areas will be removed, as part of the proposed project, however, they do contain doors and windows that will be repaired or replaced. Therefore, the early changes to the property that have acquired historic significance will generally be retained and preserved and the proposed project complies with Rehabilitation Standard 4.

5. *Distinctive features, finishes, and construction techniques or examples of fine craftsmanship that characterize a property will be preserved.*

Analysis. Changes to distinctive features on the house are mainly at the exterior wall cladding and windows. The project proposes the replacement in kind of all wood shingle cladding due to material deterioration. The shingles are a very important distinctive feature of the house, as discussed above under Standard 2, this work will require experienced craftspeople and should refer to appropriate sections of Preservation Brief 19 *The Repair and Replacement of Historic Wooden Shingle Roofs*, published by the National Park Service to assure compliance with the Standards.

The proposed project includes the replacement of two aluminum windows on the north elevation bay window with wood units. All other windows will be repaired or replaced in kind. Since the project is required to meet LEED Silver standards, the repairs and replacements will likely need to meet high energy efficiency performance. Replacement windows must match the existing in size, shape, and profile to the greatest extent possible. Work should conform to Preservation Brief 9, *The Repair of Historic Wood Windows* published by the National Park Service.

³ Woodruff Minor. *Historical and Architectural Assessment, Superintendent's Residence, Fairmont Hospital, San Leandro, CA*. August 31, 2001.

⁴ Carey & Co., Inc. *Department of Parks and Recreation Primary Record, Fairmont White Cotton Cottage*. February 2008.

The brick chimney is a distinctive feature that will be recreated as part of the project. Chimneys are prone to collapse during earthquakes. The chimney should be documented prior to dismantling, for use in its reconstruction. The new chimney will be wood-framed and clad with the salvaged brick, and will be akin to the existing chimney in appearance.

The project is currently in design development. Due to the replacement of the character-defining shingles and the wood window work, it is recommended that additional details be submitted for review as the design develops in order to assure compliance with Rehabilitation Standard 5. Although historic features will be altered, the repair and replacement work can achieve compliance with the *Standards* if executed with experienced personnel and using high standards of preservation practice. The proposed project will be compliant with Standard 5 pending additional review of fully developed details of select project features as indicated above.

6. *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacements of a distinctive feature, the new feature will match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*

Analysis. The subject property has been unoccupied for a long time and has a lot of deferred maintenance that has led to material deterioration. The project proposes extensive replacement. All wood shingle cladding will be replaced. As noted earlier, the shingles are a very important distinctive feature of the house. Prior to removal they should be carefully documented through photographs and measurements. New shingles must match the existing in varying widths, thickness, lap, exposure, and position and pattern of installation. If the replacement shingles are to be painted, then they do not need to match the original wood material but should emulate texture. Shingle details such as the diamond and L-shaped butts at the rounded tower on the west elevation must be reproduced accurately.

The project proposes the replacement of the roofing material since it has failed and is currently covered with a tarp. The existing roofing is not original to the building and not an historic feature. The replacement roof will be composite asphalt shingle which is a compatible and appropriate treatment. The roof failure has caused significant deterioration at the eave edge in some locations. Damaged material will need to be removed and replaced with new. The new eave profile should be replicated to match the original. The dentil course at the eave soffit appears in relatively good condition and does not appear to require replacement.

The project is currently in design development. Additional details are required to assure compliance with Rehabilitation Standard 6. Replacement work can achieve compliance if the new features will match the old substantiated by documentary, physical, or pictorial evidence.

7. *Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*

Analysis. Chemical or physical treatments are not part of the project scope. The proposed project complies with Rehabilitation Standard 7.

8. *Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures will be undertaken.*

Analysis. Standard 8 is not evaluated since archaeological resources are outside the scope of this assessment.

9. *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

Analysis. The project includes a minor building envelope expansion where the top of a new elevator projects out of the existing roof. The addition will be set back from the east elevation. The roof is cross gabled in this location and while it will alter the shape of the roof in one location it is not bigger or higher than other roof elements and does not destroy the character of the roof shape. It should not be clad in shingles so that it can be differentiated from the old though it will not be visible from most locations

Exterior alterations include the addition of stairs on the south elevation, all exit doors on the ground floor level to be replaced and have replacement ramps constructed to meet current code requirements. The new work will be of wood which is compatible with the existing materials. Handrails will be metal; a contemporary material.

The exterior alterations will not destroy primary features and spatial relationships, and will retain the overall character of the building. Additional design development details for the shingles are required to illustrate how the new work is differentiated from the old, it appears the proposed project will be compliant with Standard 9 pending additional review of fully developed details of select project features.

10. *New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

Analysis. The project does not include the expansion of the building envelope aside from a minor interruption of the roof at the new elevator. There is, however, a new trash enclosure shown in the drawings. It is identified as having a pitched asphalt shingle roof, and painted wood shingle siding. The trash enclosure appears to be larger than necessary and is sited close enough to the building that it will obscure views from and to the street at certain locations. It is recommended that the trash enclosure be sited elsewhere and be scaled down in size as to not overwhelm the historic resource. The trash enclosure does, however, have the benefit of being easily reversible. It can be removed in the future and will not impair the form or integrity of the historic resource. Therefore, the proposed project complies with Standard 10.

11. CONCLUSION

Based on the above analysis, the proposed project appears to be generally consistent with Standards 1, 3, 4, 7, and 10. Standard 8 is outside the scope of work for this report. The project is currently at a design development level. Due to the replacement of the shingles, additional details at the construction document level are required to assure compliance with Standard 2, 5, 6, and 9. Although historic features will be altered, the repair and replacement work can achieve compliance with the *Standards* if executed with experienced personnel conforming to high standards of preservation practice. At the design development level, the project generally does not appear to result in a substantial adverse change in the significance of or cause an impact to any historical resources as defined by CEQA Guidelines Section 15064.5(b) and will likely be compliant with the *Standards* once the project has developed to the construction document level.

Recommendations:

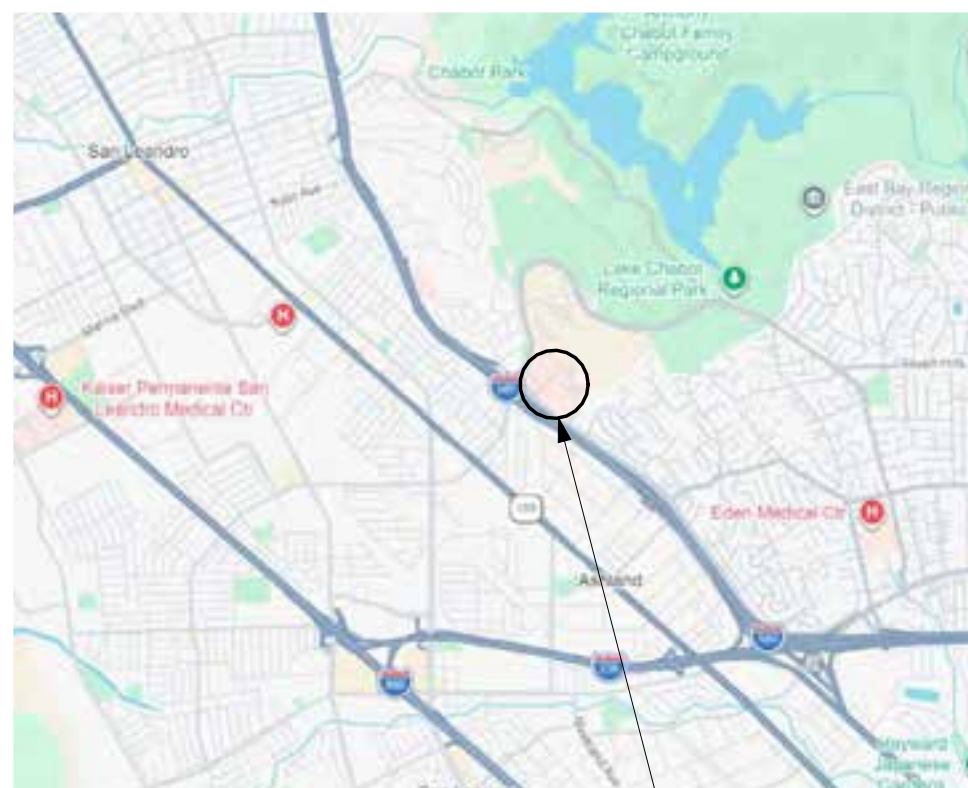
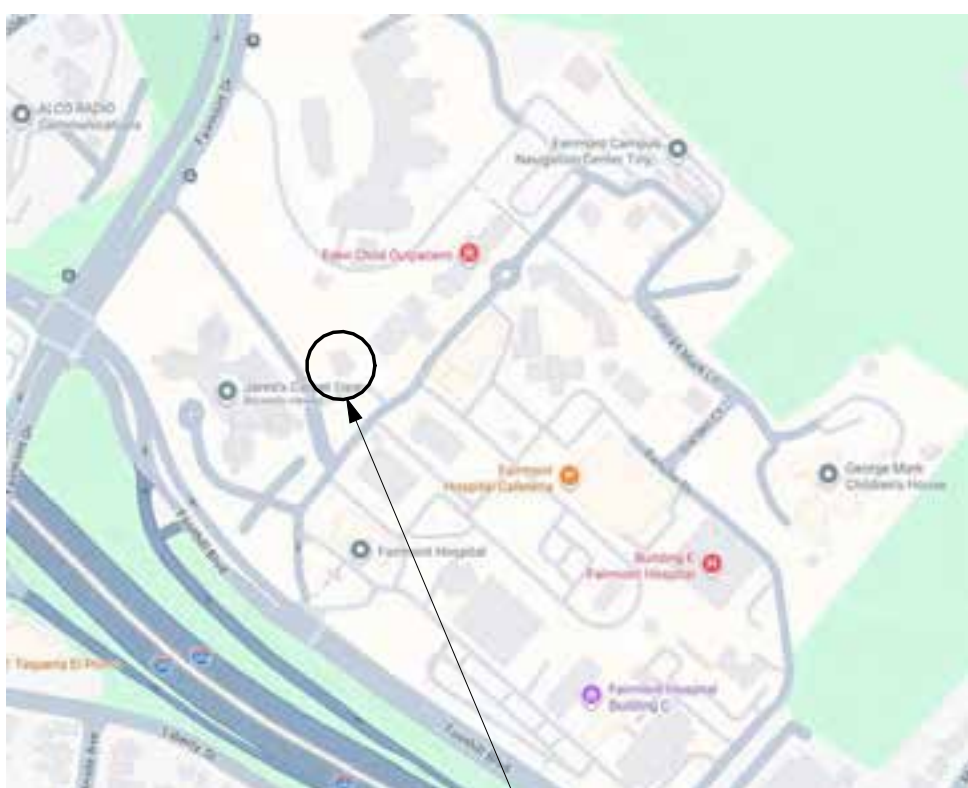
- For shingle replacement, construction documents must show documentation procedures and indicate new shingle widths, thickness, lap, exposure, position and pattern of installation, material, finish and texture.
- Specifications should require work executed by experienced craftspeople for all exterior work.
- New windows must match the existing in size, shape, and profile to the greatest extent possible. Provide sufficient construction document level details to convey proposed work.
- While not required for compliance to the *Standards* it is recommended to relocate trash enclosure further away from the building. Materials for the trash enclosure should be compatible with the nearby historic resource but should not match and should be identifiable as contemporary. Consider reducing the size of the trash enclosure. The current height of the structure competes with the first floor of the cottage and overwhelms the east and south elevations.

12. AUTHORS' QUALIFICATIONS

This report has been prepared by Ana Borlas-Ivern, architectural historian, who meets the Secretary of the Interior's qualification standards for professionals in architectural history and history as published in the Code of Federal Regulations, 36 CFR Part 61. Report review and oversight was conducted by Johanna Street, and who exceeds the Secretary of the Interior's qualification standards for professionals in architectural history and historic architecture as published in the Code of Federal Regulations, 36 CFR Part 61.

APPENDIX

Page & Turnbull. *Whitecotton Cottage Rehabilitation, 15400 Foothill Boulevard, San Leandro, CA. Project Number, 25001. 100% Design Development.* May 14, 2026.

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H	REHABILITATION OF A CIRCA 1903 STRUCTURE ON FAIRMONT HOSPITAL'S CAMPUS FOR USE AS A PUBLIC OFFICE. SCOPE INCLUDES SIGNIFICANT SITEWORK INCLUDING SOIL ABATEMENT, CONSTRUCTION OF A TRASH ENCLOSURE, AND LANDSCAPING AND PARKING. IMPROVEMENTS ALSO INCLUDE ROOF AND SIDING REPLACEMENT, ACCESSIBILITY UPGRADES, AUTOMATIC FIRE SPRINKLER INSTALLATION, SEISMIC UPGRADES, RECONFIGURATION OF INTERIOR SPACES FOR OFFICE USE, MECHANICAL AND ELECTRICAL UPGRADES.		THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION 2025 CALIFORNIA BUILDING STANDARDS CODE (CALIFORNIA CODE REGULATIONS, TITLE 24) AS AMENDED BY ALAMEDA COUNTY (CHAPTER 15.08, COUNTY GENERAL ORDINANCE CODE): - PART 01 - CALIFORNIA ADMINISTRATIVE CODE - PART 02 - CALIFORNIA BUILDING CODE (CBC) - PART 03 - CALIFORNIA ELECTRICAL CODE (CEC) - PART 04 - CALIFORNIA MECHANICAL CODE (CMC) - PART 05 - CALIFORNIA PLUMBING CODE (CPC) - PART 06 - CALIFORNIA ENERGY CODE - PART 08 - CALIFORNIA HISTORICAL BLDG CODE (CHBC) - PART 09 - CALIFORNIA FIRE CODE (CFC) - PART 10 - CALIFORNIA EXISTING BUILDING CODE (CEBC) - PART 11 - CALIFORNIA GREEN BLDG STANDARDS CODE - PART 12 - CALIFORNIA REFERENCED STANDARDS ALAMEDA COUNTY GREEN BUILDING ORDINANCE (CHAPTER 4.38, ADMINISTRATIVE CODE) NFPA 13 AUTOMATIC FIRE PROTECTION				 PROJECT SITE				 PROJECT SITE				CLIENT  ALAMEDA COUNTY NOTE: If this drawing is not 22"x34" it has been revised from its original size and the scales noted on drawing/details are no longer applicable. © 2022 Shah Kawasaki Architects <table><tr><th>Revision Number</th><th>DATE</th><th>ISSUE DESCRIPTION</th></tr><tr><td>2</td><td>4/30/2026</td><td>70% DESIGN DEVELOPMENT</td></tr><tr><td>3</td><td>5/14/2026</td><td>100% DESIGN DEVELOPMENT</td></tr></table>		Revision Number	DATE	ISSUE DESCRIPTION	2	4/30/2026	70% DESIGN DEVELOPMENT	3	5/14/2026	100% DESIGN DEVELOPMENT	H																					
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E	<table><tr><td>PROJECT NAME</td><td>WHITECOTTON COTTAGE</td></tr><tr><td>ASSESSOR'S PARCEL NUMBER</td><td>80A-238-10</td></tr><tr><td>ADDRESS</td><td>15400 FOOTHILL BOULEVARD SAN LEANDRO, CA 94578</td></tr><tr><td>OWNER</td><td>ALAMEDA COUNTY, CA</td></tr><tr><td>CLIENT</td><td>GENERAL SERVICES AGENCY, ALAMEDA COUNTY</td></tr></table>		PROJECT NAME	WHITECOTTON COTTAGE	ASSESSOR'S PARCEL NUMBER	80A-238-10	ADDRESS	15400 FOOTHILL BOULEVARD SAN LEANDRO, CA 94578	OWNER	ALAMEDA COUNTY, CA	CLIENT	GENERAL SERVICES AGENCY, ALAMEDA COUNTY	<table><tr><td>OWNER: ALAMEDA COUNTY GENERAL SERVICES AGENCY 1401 LAKESIDE DR, FLR 10 OAKLAND, CA 94612 CONTACT: 510-208-9700</td><td>MECHANICAL, ELECTRICAL, PLUMBING & TECHNOLOGY: INTERFACE ENGINEERING 49 STEVENSON ST, SUITE 660 SAN FRANCISCO, CA 94105 CONTACT: 415-489-7240</td></tr><tr><td>ARCHITECT: PAGE & TURNBULL 170 MAIDEN LN, FLR 5 SAN FRANCISCO, CA 94108 CONTACT: 415-362-5154</td><td>CIVIL: BKF ENGINEERS 7901 STONERIDGE DR, SUITE 360 PLEASANTON, CA 94588 CONTACT: 925-940-2200</td></tr><tr><td>STRUCTURAL: DEGENKOLB ENGINEERS 601 12TH STREET, SUITE 400 OAKLAND, CA 94607 CONTACT: 510-272-9040</td><td>LANDSCAPE: JOHN NORTHMORE ROBERTS & ASSOCIATES, INC. 2927 NEWBURY ST, BERKELEY, CA 94703 CONTACT: 510-843-3666</td></tr></table>				OWNER: ALAMEDA COUNTY GENERAL SERVICES AGENCY 1401 LAKESIDE DR, FLR 10 OAKLAND, CA 94612 CONTACT: 510-208-9700	MECHANICAL, ELECTRICAL, PLUMBING & TECHNOLOGY: INTERFACE ENGINEERING 49 STEVENSON ST, SUITE 660 SAN FRANCISCO, CA 94105 CONTACT: 415-489-7240	ARCHITECT: PAGE & TURNBULL 170 MAIDEN LN, FLR 5 SAN FRANCISCO, CA 94108 CONTACT: 415-362-5154	CIVIL: BKF ENGINEERS 7901 STONERIDGE DR, SUITE 360 PLEASANTON, CA 94588 CONTACT: 925-940-2200	STRUCTURAL: DEGENKOLB ENGINEERS 601 12TH STREET, SUITE 400 OAKLAND, CA 94607 CONTACT: 510-272-9040	LANDSCAPE: JOHN NORTHMORE ROBERTS & ASSOCIATES, INC. 2927 NEWBURY ST, BERKELEY, CA 94703 CONTACT: 510-843-3666	1. FIRE SPRINKLER SYSTEM PER NFPA 13 AUTOMATIC FIRE PROTECTION 2. NEW ADDRESSABLE FULLY AUTOMATIC AND MONITORED FIRE ALARM SYSTEM TO BE INSTALLED.				 PROJECT SITE				Project WHITECOTTON COTTAGE REHABILITATION 15400 FOOTHILL BLVD SAN LEANDRO, CA 94578 <table><tr><td>Architect of Record</td><td>Consultant</td></tr><tr><td></td><td>PAGE & TURNBULL 170 MAIDEN LANE, 5TH FLOOR SAN FRANCISCO, CA</td></tr><tr><td colspan="2">Drawing Title</td></tr><tr><td colspan="2">COVER SHEET</td></tr><tr><td colspan="2">Drawing No.</td></tr><tr><td colspan="2">G0.01</td></tr><tr><td colspan="2">SKA Project Number: 25001</td></tr></table>		Architect of Record	Consultant		PAGE & TURNBULL 170 MAIDEN LANE, 5TH FLOOR SAN FRANCISCO, CA	Drawing Title		COVER SHEET		Drawing No.		G0.01		SKA Project Number: 25001		E
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G0.35	ABBREVIATIONS
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T3.02	LEVEL 02 RCP - TECHNOLOGY
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T5.01	RISER DIAGRAMS - TECHNOLOGY

CLIENT

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Revision Number	DATE	ISSUE DESCRIPTION
2	4/30/2026	70% DESIGN DEVELOPMENT
3	5/14/2026	100% DESIGN DEVELOPMENT

Project

**WHITECOTTON
COTTAGE
REHABILITATION**
15400 FOOTHILL BLVD
SAN LEANDRO, CA 94578

Architect of Record

Consultant

PAGE & TURNBULL
170 MAIDEN LANE, 5TH FLOOR
SAN FRANCISCO, CA

NOT FOR CONSTRUCTION

Drawing Title
SHEET INDEX

Drawing No.
G0.11

SKA Project Number: 25001

16151413121110987654321

M

L

K

J

H

G

F

E

D

C

B

A

16151413121110987654321

DEFINITIONS

DEMOLITION: REMOVAL OF ITEMS FOR DISPOSAL.

REMOVE: DETACH ITEMS FROM (E) CONSTRUCTION & LEGALLY DISPOSE OF THEM OFF-SITE, UNLESS INDICATED TO BE REMOVED & SALVAGED, OR REMOVED & REINSTALLED.

REMOVE & SALVAGE: DETACH ITEMS FROM (E) CONSTRUCTION & PROVIDE THEM FOR OWNER'S USE

REMOVE, SALVAGE & REINSTALL: DETACH ITEMS FROM (E) CONSTRUCTION, STORE & PROTECT AGAINST DAMAGE, PREPARE THEM FOR REUSE, & INSTALL WHERE INDICATED.

RETAIN & PROTECT IN PLACE: RETAIN THE IDENTIFIED MATERIALS & ASSEMBLIES IN PLACE DURING CONSTRUCTION, & PROTECT SUCH MATERIAL & ASSEMBLIES AGAINST DAMAGE & DETERIORATION THROUGHOUT CONSTRUCTION. PROTECTION REQUIREMENTS INCLUDE THE INSTALLATION OF PHYSICAL BARRIERS TO PREVENT DAMAGE FROM CONSTRUCTION ACTIVITIES. BARRIER MATERIALS ARE TO BE INSTALLED WITHOUT ATTACHMENT TO THE MATERIALS & ASSEMBLIES REQUIRING PROTECTION.

SYMBOLS

1

A

—

GRID LINE

1

N

—

PROJECT NORTH

NAME

0' - 0"

—

ELEVATION DATUM

PROPERTY LINE

CENTER LINE

=====

(E) WALL

DEMO WALL

=====

PROPOSED WALL

ALIGN

—

ALIGN

1

A3.00

—

REVISION NUMBER

RFI NUMBER

REVISION CLOUD

1

A201

1

EXTERIOR ELEVATION

DETAIL NUMBER

SHEET

1

A201

1

INTERIOR ELEVATION

SHEET

DETAIL NUMBER

1

A3.00

—

BUILDING SECTION

1

A3.00

—

WALL SECTION

1

A3.00

—

SECTION DETAIL

1

A3.00

—

PLAN DETAIL

FULL ROOM NAME

101

150 SF

ROOM TAG

?

KEYNOTE

A3NPFZ

WALL TYPE

200C

DOOR TAG

202

WINDOW TAG

SD

SMOKE DETECTOR

FD

FLOOR DRAIN

CLIENT



ALAMEDA COUNTY

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Project

WHITECOTTON COTTAGE REHABILITATION

15400 FOOTHILL BLVD

SAN LEANDRO, CA 94578

Architect of Record

Consultant

PAGE & TURNBULL

170 MAIDEN LANE, 5TH FLOOR

SAN FRANCISCO, CA

NOT FOR CONSTRUCTION

SYMBOLS & DEFINITIONS

Drawing No.

G0.34

SKA Project Number: 25001

NOT FOR CONSTRUCTION

	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1		
M	ABBREVIATIONS																CLIENT	M
	@	AT			E.P.S.	EXPANDED POLYSTYRENE			MACH.	MACHINE		S	SOUTH					
	#	POUND			EQ.	EQUAL			MAT.	MATERIAL		S.A.F.	SELF ADHERED FLASHING					
	&	AND			EQUIP.	EQUIPMENT			MAX.	MAXIMUM		SAN.	SANITARY					
	+/-, ±	PLUS OR MINUS			E.S.	EACH SIDE			MCAB.	MEDICINE CABINET		S.C.	SOLID CORE					
	'	FOOT			ESC.	ESCUTCHEON			M.D.F.	MEDIUM-DENSITY FIBERBOARD		S.C.D.	SEE CIVIL DRAWINGS					
	"	INCH			EST.	ESTIMATED			MECH.	MECHANICAL		SCD.	SEAT COVER DISPENSER					
L	<	LESS THAN			E.W.	EACH WAY			MED.	MEDIUM		SCHED.	SCHEDULE					
	>	GREATER THAN			EXP.	EXPANSION			MEMB.	MEMBRANE		S.D.	STORM DRAIN					
	Ø	DIAMETER			EXT.	EXTERIOR			M.E.P.	MECHANICAL / ELECTRICAL / PLUMBING		SECT.	SECTION					
	°	DEGREES			EXTR.	EXTRUDED			MEZZ.	MEZZANINE		S.E.D.	SEE ELECTRICAL DRAWINGS					
	A/C	AIR CONDITIONING			F.A.	FIRE ALARM			MFR.	MANUFACTURER		S.F.	SQUARE FOOT OR FEET					
	A.B.	ANCHOR BOLT			FAC.	FACTORY			M.H.	MANHOLE		S.F.R.M.	SPRAYED FIRE-RESISTIVE MATERIAL					
	A.C.	ASPHALT CONCRETE			F.A.C.P.	FIRE ALARM CONTROL PANEL			MIN.	MINIMUM OR MINUTE		SH.	SHELF					
	ACC	ACCESSIBLE			F.D.	FLOOR DRAIN			MISC.	MISCELLANEOUS		SHT.	SHEET					
K	ACOUS	ACOUSTICAL			F.D.C.	FIRE DEPARTMENT CONNECTION			M.M.R.	MOLD & MOISTURE RESISTANT		SHTG.	SHEATHING					
	A.C.P.	ACOUSTICAL CEILING PANEL			FDN.	FOUNDATION			M.O.	MASONRY OPENING		SIM.	SIMILAR					
	A.C.T.	ACOUSTICAL CEILING TILE			FDN.	FOUNDATION			M.P.O.E.	MINIMUM/MAIN POINT OF ENTRY		S.J.	SEISMIC JOINT				K	
	AD	AREA DRAIN			F.E.	FIRE EXTINGUISHER			MTD.	MOUNTED		SEAL.	SEALANT					
	ADT'L	ADDITIONAL			F.E.C.	FIRE EXTINGUISHER CABINET			MTL.	METAL		S.L.B.B.	SHORT LEGS BACK TO BACK					
	ADJ.	ADJACENT, ADJUSTABLE			F.F.	FACTORY FINISH			MUL.	MULLION		S.L.D.	SEE LANDSCAPE DRAWINGS					
	A.F.F.	ABOVE FINISH FLOOR			F.H.	FIRE HYDRANT						SLT.	SLOTTED					
	AGGR.	AGGREGATE			F.H.C.	FIRE HOSE CABINET			N.	NORTH		S.M.	SHEET METAL					
	AL.	ALUMINUM			F.H.V.	FIRE HOSE VALVE			N/A	NOT APPLICABLE		S.M.D.	SEE MECHANICAL DRAWINGS					
J	ALT.	ALTERNATE			FIN.	FINISH			NEC.	NECESSARY		S.N.D.	SANITARY NAPKIN DISPENSER					
	ALUM.	ALUMINUM			FIXT.	FIXTURE			N.I.C.	NOT IN CONTRACT		S.N.R.	SANITARY NAPKIN RECEPTACLE				J	
	APPROX.	APPROXIMATE			FL.	FLOOR			NO.	NUMBER		SOF.	SOFFIT					
	A.P.	ACCESS PANEL			FLR.	FLOOR			NOM.	NOMINAL		S.O.G.	SLAB ON GRADE					
	ARCH.	ARCHITECTURAL			F.O.	FACE OF			N.R.	NON-RATED		SPEC.	SPECIFICATION					
	ASPH.	ASPHALT			F.O.C.	FACE OF CONCRETE			N.T.S.	NOT TO SCALE		SQ.	SQUARE					
	AUTO.	AUTOMATIC			F.O.F.	FACE OF FINISH			O/	OVER		S.S.	STAINLESS STEEL					
H	B/W	BETWEEN			F.O.M.	FACE OF MASONRY			O/H	OVERHEAD		SSK.	SERVICE SINK					
	BD.	BOARD			F.O.S.	FACE OF STUD			O.C.	ON CENTER		S.S.M.	SOLID SURFACING MATERIAL					
	BKG.	BACKING			F.O.W.	FACE OF WALL			OCC.	OCCUPANTS		SST.	STAINLESS STEEL					
	BLDG.	BUILDING			FP.	FIREPROOF, FIREPROOFING			O.D.	OUTSIDE DIAMETER, OUTSIDE DIMENSION		S.T.C.	SOUND TRANSMISSION COEFFICIENT				H	
	BLKG.	BLOCKING			FR.	FROM			O.F.C.I.	OWNER FURNISHED, CONTRACTOR INSTALLED		STD.	STANDARD					
	BM.	BEAM			F.S.	FIRE SPRINKLER			OFD.	OVERFLOW DRAIN		STIFF.	STIFFENER					
	B.O.	BOTTOM OF			F.S.D.	FIRE SEPARATION DISTANCE			OFF.	OFFICE		STL.	STEEL					
	BOT.	BOTTOM			F.S.R.	FIRE SPRINKLER RISER			O.F.O.I.	OWNER FURNISHED, OWNER INSTALLED		STOR.	STORAGE					
G	BRKT.	BRACKET			FT.	FOOT, FEET			OH.	OVERHEAD		STRUCT.	STRUCTURAL					
	BSMT.	BASEMENT			FTG.	FOOTING			OPNG.	OPENING		SUSP.	SUSPENDED					
					FUR.	FURRING			OPP.	OPPOSITE, OPPOSITE HAND		SHV.	SHEET VINYL				G	
					FURN.	FURNITURE, FURNISH						S.Y.	SQUARE YARD					
												SYS.	SYMMETRICAL SYSTEM					
	CAB.	CABINET			GA.	GAUGE			PEN.	PENETRATION		T	TREAD					
	CEM.	CEMENTITIOUS			GALV.	GALVANIZED			PERF.	PERFORATED		T&B	TOP AND BOTTOM					
	CER.	CERAMIC			G.B.	GRAB BAR			PERP.	PERPENDICULAR		T&G	TONGUE AND GROOVE					
	C.F.C.I.	CONTRACTOR FURNISHED, CONTRACOR INSTALLED			G.C.	GENERAL CONTRACTOR			P.H.	PANIC HARDWARE		T.B.	TIE BACK					
F	C.F.O.I.	CONTRACTOR FURNISHED, OWNER INSTALLED			GEN.	GENERATOR			P.I.V.	POST INDICATOR VALVE		TEL.	TELEPHONE					
	C.I.P.	CAST IN PLACE			G.F.R.	GLASS FIBER REINFORCED			PL.	PLATE, PROPERTY LINE		TEMP.	TEMPERED					
	C.J.	CONTROL JOINT			GL.	GLASS			PLAM.	PLASTIC LAMINATE		TERR.	TERRAZZO					
	C.L.	CENTERLINE			G.L.B.	GLUE LAMINATED BEAM			PLAS.	PLASTER		THK.	THICK					
	CLG.	CEILING			GLULAM.	GLUE LAMINATED			PLMB.	PLUMBING		THRM.	THERMAL					
	CLR.	CLEAR, CLEARANCE			GLZ.	GLAZING			PLWD.	PLYWOOD		T.O.	TOP OF					
	CMU.	CONCRETE MASONRY UNIT			G.S.F.	GROSS SQUARE FEET			PNL.	PANEL		TOPL.	TOP OF PLATE					
	CNTR.	COUNTER			G.S.M.	GALVANIZED SHEET METAL			PNLG.	PANELING		T.O.C.	TOP OF CONCRETE					
	COL.	COLUMN			G.W.B.	GYPSPUM WALL BOARD			P.O.C.	POINT OF CONNECTION		T.O.P.	TOP OF PAVING					
E	COM.	COMMUNICATION			GYP.	GYPSPUM			POL.	POLISHED		T.O.S.	TOP OF STEEL					
	CONC.	CONCRETE			H.	HIGH			PR.	PAIR		T.O.W.	TOP OF WALL					
	CONSTR.	CONSTRUCTION			H.B.	HOSE BIB			PREFAB	PREFABRICATED		TPD.	TOILET PAPER DISPENSER					
	CONT.	CONTINUOUS			HDR.	HEADER			P.R.V.	PRESSURE-REDUCING VALVE		TPO.	THERMOPLASTIC MEMBRANE					
	CONTR.	CONTRACTOR			HDWD.	HARDWOOD			PRTR.	PRESERVATIVE TREATED		TSTAT.	THERMOSTAT					
	COORD.	COORDINATE			HDWR.	HARDWARE			P.S.F.	POUNDS PER SQUARE FOOT		TYP.	TYPICAL					
	CPT.	CARPET			H.M.	HOLLOW METAL			P.S.I.	POUNDS PER SQUARE INCH		U/G	UNDERGROUND					
	C.T.	CERAMIC TILE			H.O.	HOLD OPEN			P.T.	PRESSURE TREATED		U.L.	UNDERWRITER'S LABORATORIES					
	CTR.	CENTER			HORZ.	HORIZONTAL			PTD.	PAINTED		U.O.N.	UNLESS OTHERWISE NOTED					
D	CTSK.	COUNTERSUNK			HR.	HOUR			PTN.	PARTITION		UR.	URINAL					
	C.W.	CURTAIN WALL			HSS.	HOLLOW STRUCTURAL STEEL			PTR.	PRESSURE TREATED								
					HT.	HEIGHT			P.V.C.	POLYVINYL CHLORIDE								
					HTR.	HEATER			QTY.	QUANTITY		V.C.P.	VITREOUS CLAY PIPE					
					H.V.A.C.	HEATING, VENTILATING AND AIR CONDITIONING			R.	RISER		V.C.T.	VINYL COMPOSITION TILE					
									RAD.	RADIUS		VERT.	VERTICAL					
C	DBL.	DOUBLE			I.D.	INSIDE DIAMETER, INSIDE DIMENSION,			R.C.P.	REFLECTED CEILING PLAN		VEST.	VESTIBULE					
	DEMO.	DEMOLISH, DEMOLITION			INCL.	INCLUDE, INCLUDING			R.D.	ROOF DRAIN		V.I.F.	VERIFY IN FIELD					
	DEPT.	DEPARTMENT			INSUL.	INSULATION, INSULATING			RDWD.	REDWOOD		V.W.C.	VINYL WALL COVERING					
	DET.	DETAIL			INT.	INTERIOR			REF.	REFERENCE, REFRIGERATOR		W.	WEST, WIDTH					
	D.F.	DRINKING FOUNTAIN			JAN.	JANITOR			REFL.	REFLECTED		W/O	WITHOUT					
	DIA.	DIAMETER			JST.	JOIST			REG.	REGISTER		W.C.	WATER CLOSET					
	DIAG.	DIAGONAL			JT.	JOINT			REINF.	REINFORCED		WD.	WOOD					
	DIM.	DIMENSION			KIT.	KITCHEN			REQD.	REQUIRED		WDW.	WINDOW					
	DN.	DOWN			K.P.	KICK PLATE			RES.	RESILIENT		W.P.	WATERPROOF					
	DISP.	DISPENSER			LAM.	LAMINATE, LAMINATED			RET.	RETAINING		W.R.B.	WATER RESISTANT BARRIER					
	D.S.	DOWNSPOUT			LAV.	LAVATORY			RETD.	RETARDANT		W.S.	WOOD SCREW					
B	DWG.	DRAWING			L.F.	LINEAR FEET			REV.	REVISION		WSCT.	WAINSCOT					
	(E)	EXISTING			L.L.H.	LONG LEG HORIZONTAL			RM.	ROOM		WT.	WEIGHT					
	E.	EAST			L.L.V.	LONG LEG VERTICAL			R.O.	ROUGH OPENING		W.W.F.	WELDED WIRE FABRIC					
	EA.	EACH			L.P.	LOW POINT			RTD.	RATED		W.W.M.	WELDED WIRE MESH					
	E.J.	EXPANSION JOINT			LT.	LIGHT						XFMR.Z	TRANSFORMER					
	EL.	ELEVATOR			L.W.	LIGHT WEIGHT												
	ELEC.	ELECTRICAL																
	ELEV.	ELEVATION																
	EMBD.	EMBED, EMBEDMENT																
	EMER.	EMERGENCY																
	ENG.	ENGINEER																
A	E																	

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Revision Number	DATE	ISSUE DESCRIPTION
2	4/30/2026	70% DESIGN DEVELOPMENT
3	5/14/2026	100% DESIGN DEVELOPMENT

Project

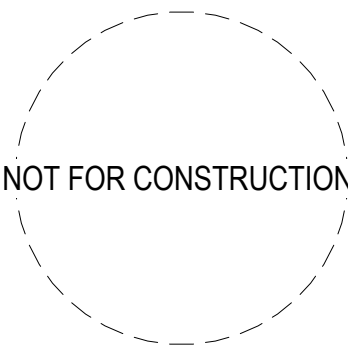
WHITECOTTON COTTAGE REHABILITATION

15400 FOOTHILL BLVD
SAN LEANDRO, CA 94578

Architect of Record

Consultant

PAGE & TURNBULL
170 MAIDEN LANE, 5TH FLOOR
SAN FRANCISCO, CA



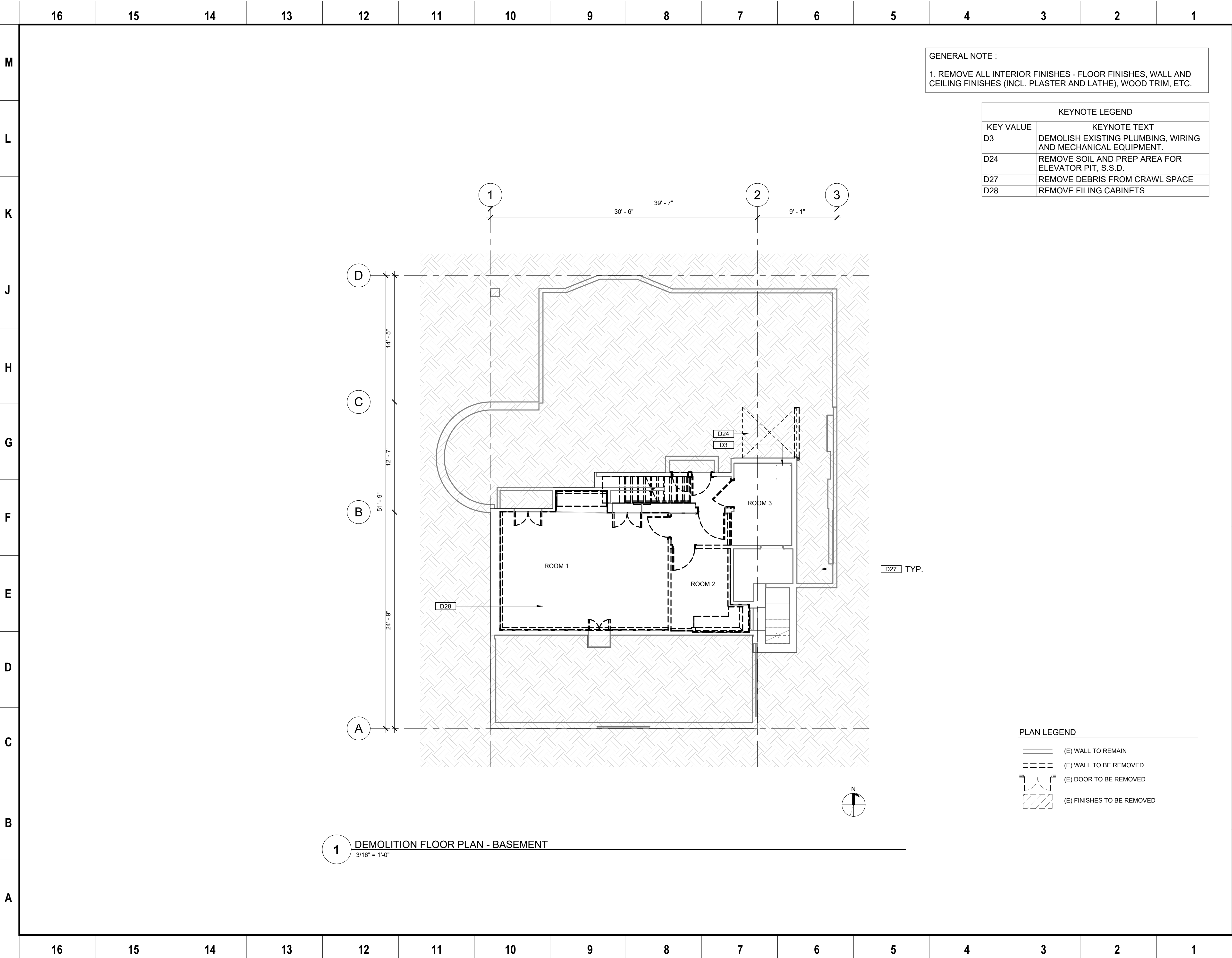
Drawing Title

Drawing No.

G1.13

SKA Project Number: 25001

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CLIENT



ALAMEDA COUNTY

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3	5/14/2026	100% DESIGN DEVELOPMENT

Project

WHITECOTTON
COTTAGE
REHABILITATION

15400 FOOTHILL BLVD
SAN LEANDRO, CA 94578

Architect of Record

Consultant

PAGE & TURNBULL
170 MAIDEN LANE, 5TH FLOOR
SAN FRANCISCO, CA

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Drawing Title

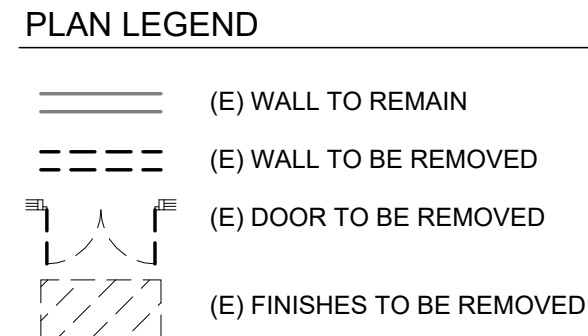
BASEMENT
DEMOLITION PLAN

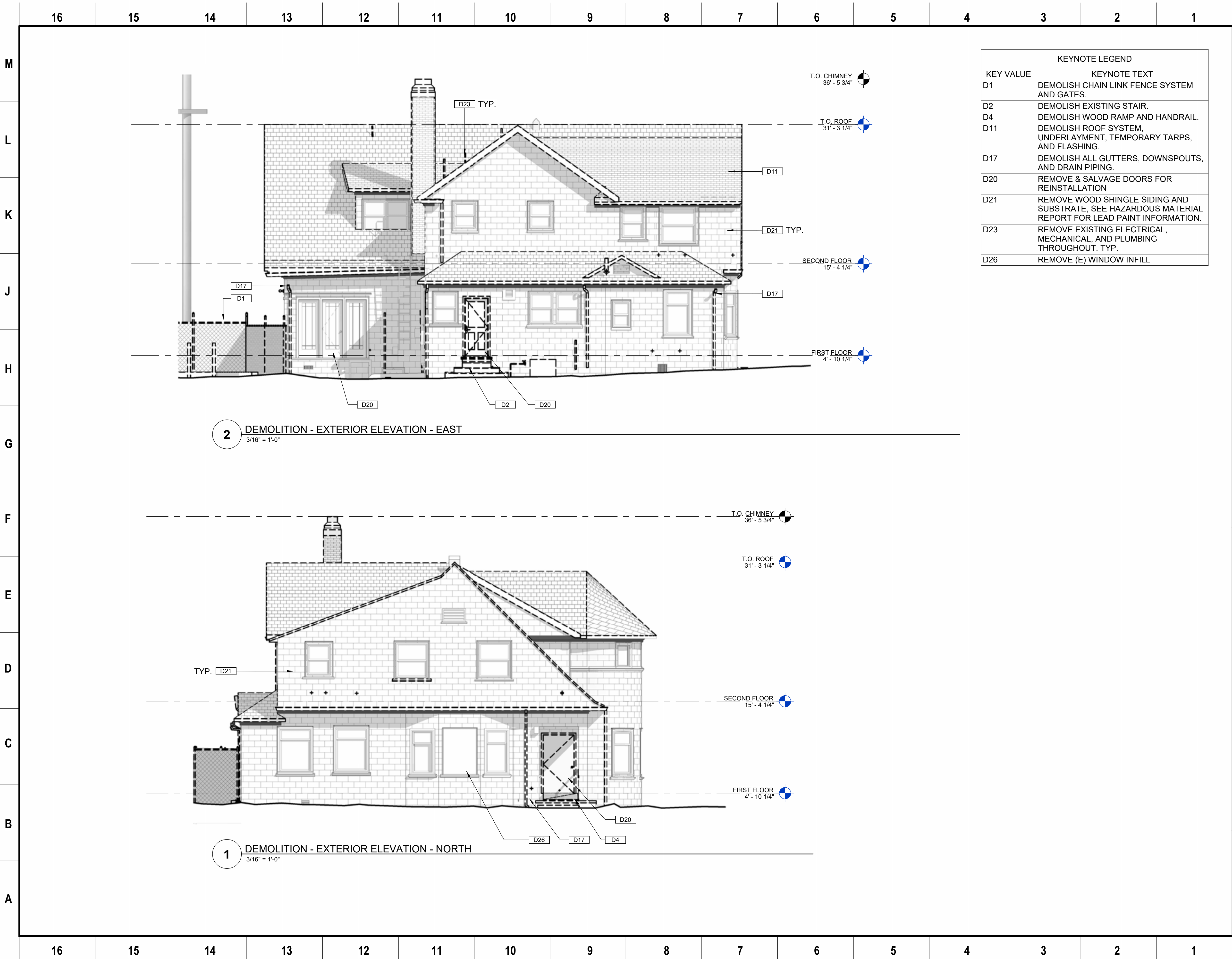
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AD2.00

SKA Project Number: 25001

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Revision Number	DATE	ISSUE DESCRIPTION
1	3/13/2026	100% SCHEMATIC DESIGN
2	4/30/2026	70% DESIGN DEVELOPMENT
3	5/14/2026	100% DESIGN DEVELOPMENT

Project

WHITECOTTON
COTTAGE
REHABILITATION
15400 FOOTHILL BLVD
SAN LEANDRO, CA 94578

Architect of Record

Consultant

PAGE & TURNBULL
170 MAIDEN LANE, 5TH FLOOR
SAN FRANCISCO, CA

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Drawing Title
DEMOLITION
ELEVATIONS - NORTH
AND EAST

Drawing No.
AD3.01

SKA Project Number: 25001

NOT FOR CONSTRUCTION





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1	3/13/2026	100% SCHEMATIC DESIGN
2	4/30/2026	70% DESIGN DEVELOPMENT
3	5/14/2026	100% DESIGN DEVELOPMENT

Project

WHITECOTTON COTTAGE REHABILITATION
15400 FOOTHILL BLVD
SAN LEANDRO, CA 94578

Architect of Record	Consultant
	PAGE & TURNBULL 170 MAIDEN LANE, 5TH FLOOR SAN FRANCISCO, CA

Drawing Title	Drawing No.
DEMOLITION ELEVATIONS - SOUTH AND WEST	AD3.02

SKA Project Number: 25001

NOT FOR CONSTRUCTION

16151413121110987654321

M
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15400 FOOTHILL BLVD REHABILITATION

TOWN OF SAN LEANDRO, ALAMEDA COUNTY, CALIFORNIA



VICINITY MAP
NTS

CIVIL SHEET INDEX

SHT. NO.	DESCRIPTION
C0.00	COVER SHEET
C0.01	GENERAL NOTES
C1.01	EXISTING CONDITIONS
C2.01	DEMOLITION PLAN
C3.01	HORIZONTAL CONTROL PLAN
C4.01	GRADING PLAN
C5.01	UTILITY PLAN

PROJECT SUMMARY

1. CIVIL ENGINEER:

BKF ENGINEERS
1646 N.CALIFORNIA BOULEVARD, SUITE 400
WALNUT CREEK, CA 94596
TEL (925) 940-2200

2. ARCHITECT:

SHAH KAWASAKI ARCHITECTS
570 10TH STREET, SUITE #201
OAKLAND, CA 94607
TEL (510) 663-6090

3. HISTORIC ARCHITECT:

PAGE & TURNBULL
170 MAIDEN LANE, 5TH FLOOR
SAN FRANCISCO, CA 94108
TEL (415) 362-5154

4. STRUCTURAL ENGINEER:

DEGENKOLB
601 12TH STREET SUITE 400
OAKLAND, CA 94607
TEL (510) 272-9040

5. ELECTRICAL ENGINEER:

INTERFACE ENGINEERING
1999 HARRISON STREET SUIT 550
OAKLAND, CA 94612
TEL (415) 489-7240

CLIENT



Alameda County

General Services Agency

1401 Lakeside Drive, 10th Floor,
Oakland, CA 94612

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Revision Number	DATE	ISSUE DESCRIPTION
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Project

Whitecotton Cottage
Rehabilitation

15400 Foothill Blvd
San Leandro, CA 94578

Architect of Record



Consultant

PAGE & TURNBULL
170 MAIDEN LANE, 5TH FLOOR
SAN FRANCISCO, CA

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Drawing Title

COVER SHEET

Drawing No.

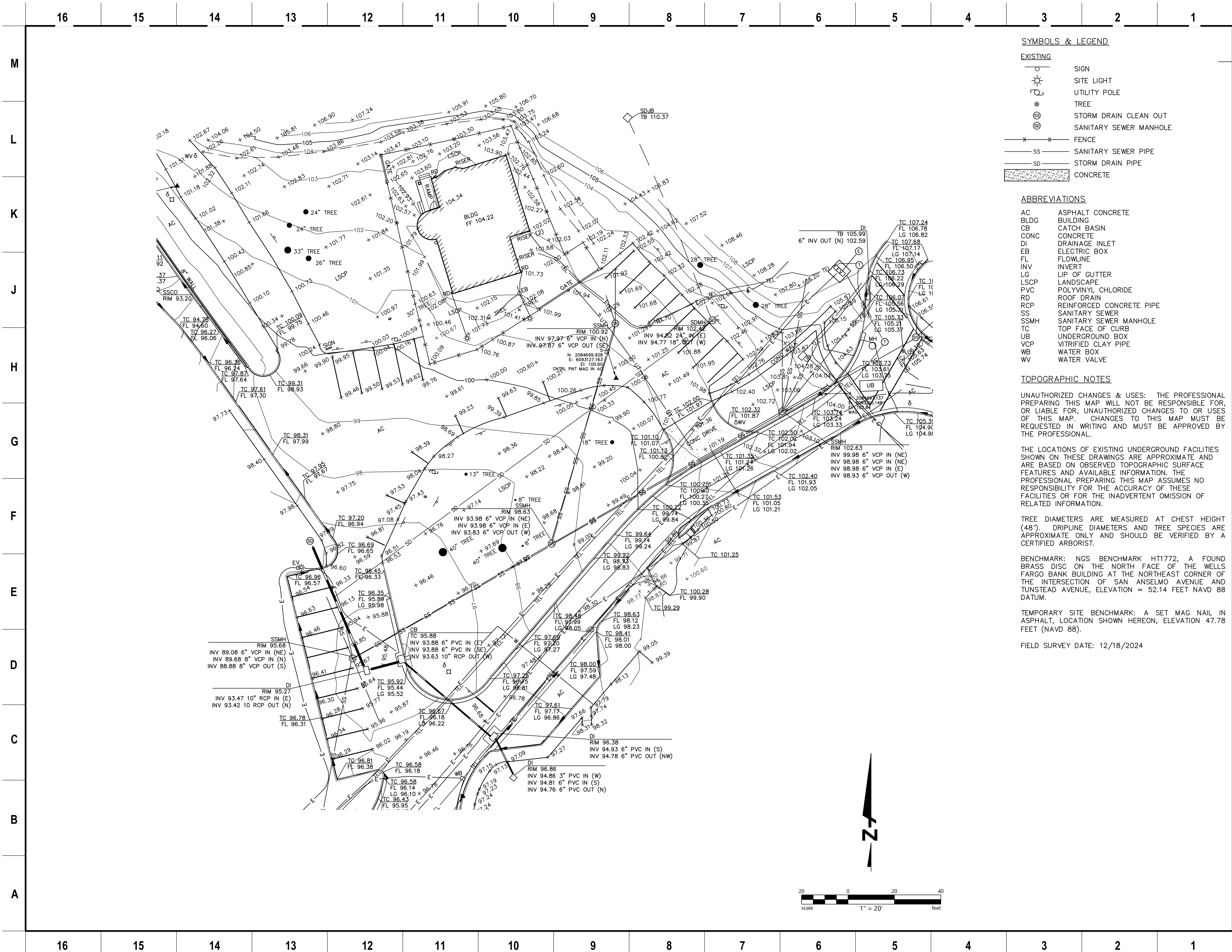
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SYMBOLS & LEGEND

EXISTING

- SIGN
- SITE LIGHT
- UTILITY POLE
- TREE
- STORM DRAIN CLEAN OUT
- SANITARY SEWER MANHOLE
- FENCE
- SANITARY SEWER PIPE
- STORM DRAIN PIPE
- CONCRETE

ABBREVIATIONS

- AC ASPHALT CONCRETE
- BLDG BUILDING
- CB CATCH BASIN
- CONC CONCRETE
- DI DRAINAGE INLET
- EB ELECTRIC BOX
- FL FLOWLINE
- INV INVERT
- LG LIP OF GUTTER
- LSCP LANDSCAPE
- PVC POLYVINYL CHLORIDE
- RD ROOF DRAIN
- RCP REINFORCED CONCRETE PIPE
- SS SANITARY SEWER
- SSMH SANITARY SEWER MANHOLE
- TC TOP FACE OF CURB
- UB UNDERGROUND BOX
- VCP VITRIFIED CLAY PIPE
- WB WATER BOX
- WV WATER VALVE

TOPOGRAPHIC NOTES

UNAUTHORIZED CHANGES & USES: THE PROFESSIONAL PREPARING THIS MAP WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THIS MAP. CHANGES TO THIS MAP MUST BE REQUESTED IN WRITING AND MUST BE APPROVED BY THE PROFESSIONAL.

THE LOCATIONS OF EXISTING UNDERGROUND FACILITIES SHOWN ON THESE DRAWINGS ARE APPROXIMATE AND ARE BASED ON OBSERVED TOPOGRAPHIC SURFACE FEATURES AND AVAILABLE INFORMATION. THE PROFESSIONAL PREPARING THIS MAP ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THESE FACILITIES OR FOR THE INADVERTENT OMISSION OF RELATED INFORMATION.

TREE DIAMETERS ARE MEASURED AT CHEST HEIGHT (48"). DRIPLINE DIAMETERS AND TREE SPECIES ARE APPROXIMATE ONLY AND SHOULD BE VERIFIED BY A CERTIFIED ARBORIST.

BENCHMARK: NGS BENCHMARK HT1772, A FOUND BRASS DISC ON THE NORTH FACE OF THE WELLS FARGO BANK BUILDING AT THE NORTHEAST CORNER OF THE INTERSECTION OF SAN ANSELMO AVENUE AND TUNSTEAD AVENUE, ELEVATION = 52.14 FEET NAVD 88 DATUM.

TEMPORARY SITE BENCHMARK: A SET MAG NAIL IN ASPHALT, LOCATION SHOWN HEREON, ELEVATION 47.78 FEET (NAVD 88).

FIELD SURVEY DATE: 12/18/2024



Alameda County

General Services Agency

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Oakland, CA 94612

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	05/14/2026	100% DD

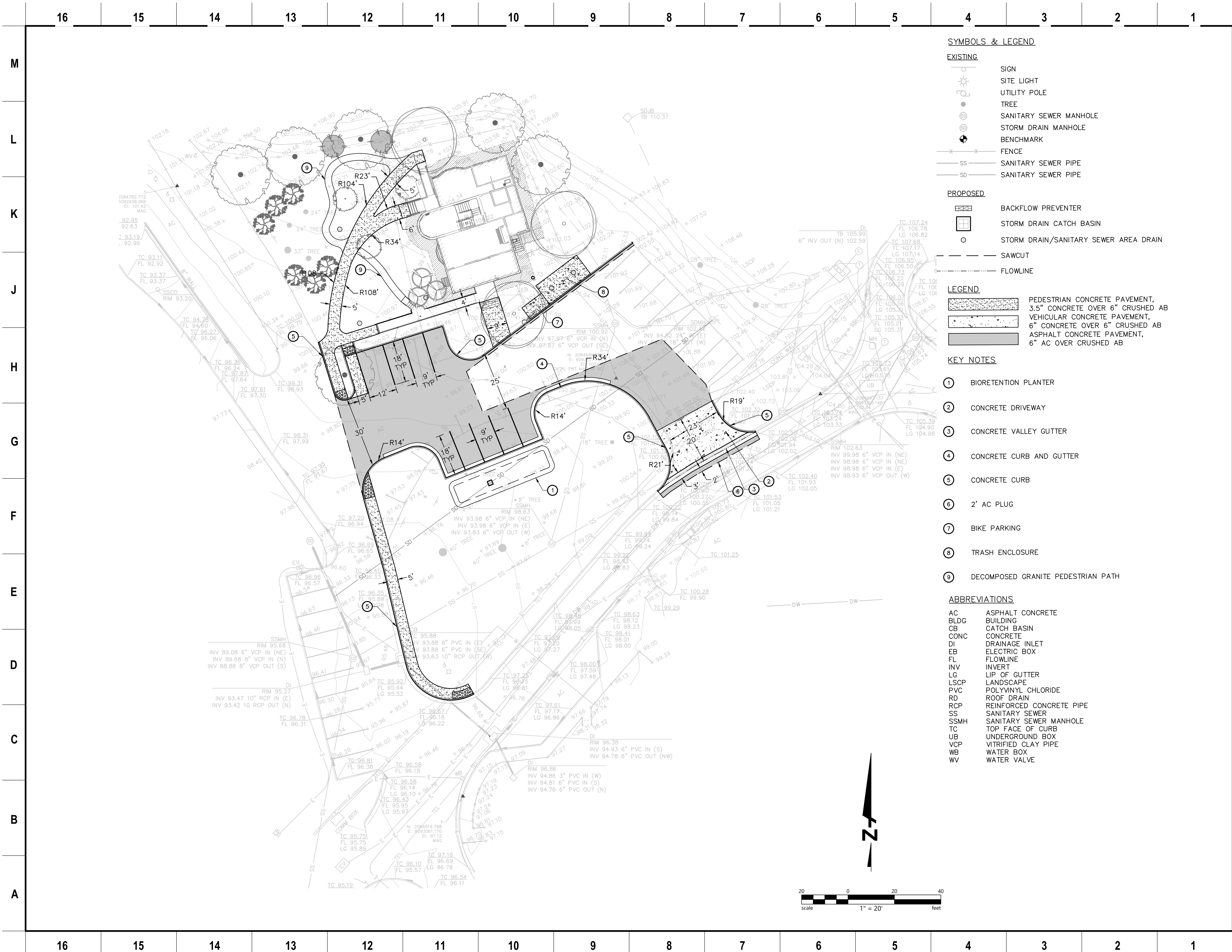
Whitecotton Cottage
Rehabilitation

15400 Foothill Blvd
San Leandro, CA 94578

Architect of Record	Consultant
	PAGE & TURNBULL 170 MAIDEN LANE, 5TH FLOOR SAN FRANCISCO, CA

	Drawing Title
	EXISTING CONDITIONS
	Drawing No.
	C1.01
	Sheet No. of

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SYMBOLS & LEGEND

EXISTING

SIGN

SITE LIGHT

UTILITY POLE

TREE

SANITARY SEWER MANHOLE

STORM DRAIN MANHOLE

BENCHMARK

FENCE

SANITARY SEWER PIPE

SANITARY SEWER PIPE

PROPOSED

BACKFLOW PREVENTER

STORM DRAIN CATCH BASIN

STORM DRAIN/SANITARY SEWER AREA DRAIN

SAWCUT

FLOWLINE

LEGEND

PEDESTRIAN CONCRETE PAVEMENT,
3.5" CONCRETE OVER 6" CRUSHED AB

VEHICULAR CONCRETE PAVEMENT,
6" CONCRETE OVER 6" CRUSHED AB

ASPHALT CONCRETE PAVEMENT,
6" AC OVER CRUSHED AB

- KEY NOTES
- 1

BIORETENTION PLANTER
- 2

CONCRETE DRIVEWAY
- 3

CONCRETE VALLEY GUTTER
- 4

CONCRETE CURB AND GUTTER
- 5

CONCRETE CURB
- 6

2' AC PLUG
- 7

BIKE PARKING
- 8

TRASH ENCLOSURE
- 9

DECOMPOSED GRANITE PEDESTRIAN PATH

ABBREVIATIONS	
AC	ASPHALT CONCRETE
BLDG	BUILDING
CB	CATCH BASIN
CONC	CONCRETE
DI	DRAINAGE INLET
EB	ELECTRIC BOX
FL	FLOWLINE
INV	INVERT
LG	LIP OF GUTTER
LSCP	LANDSCAPE
PVC	POLYVINYL CHLORIDE
RD	ROOF DRAIN
RCP	REINFORCED CONCRETE PIPE
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
TC	TOP FACE OF CURB
UB	UNDERGROUND BOX
VCP	VITRIFIED CLAY PIPE
WB	WATER BOX
WV	WATER VALVE



Alameda County

General Services Agency

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Revision Number	DATE	ISSUE DESCRIPTION
	05/14/2026	100% DD

Project
Whitecotton Cottage
Rehabilitation

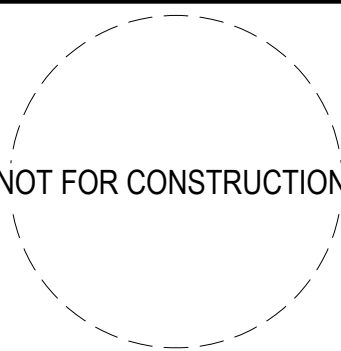
15400 Foothill Blvd
San Leandro, CA 94578

Architect of Record



Consultant

PAGE & TURNBULL
170 MAIDEN LANE, 5TH FLOOR
SAN FRANCISCO, CA



Drawing Title
HORIZONTAL
CONTROL
PLAN

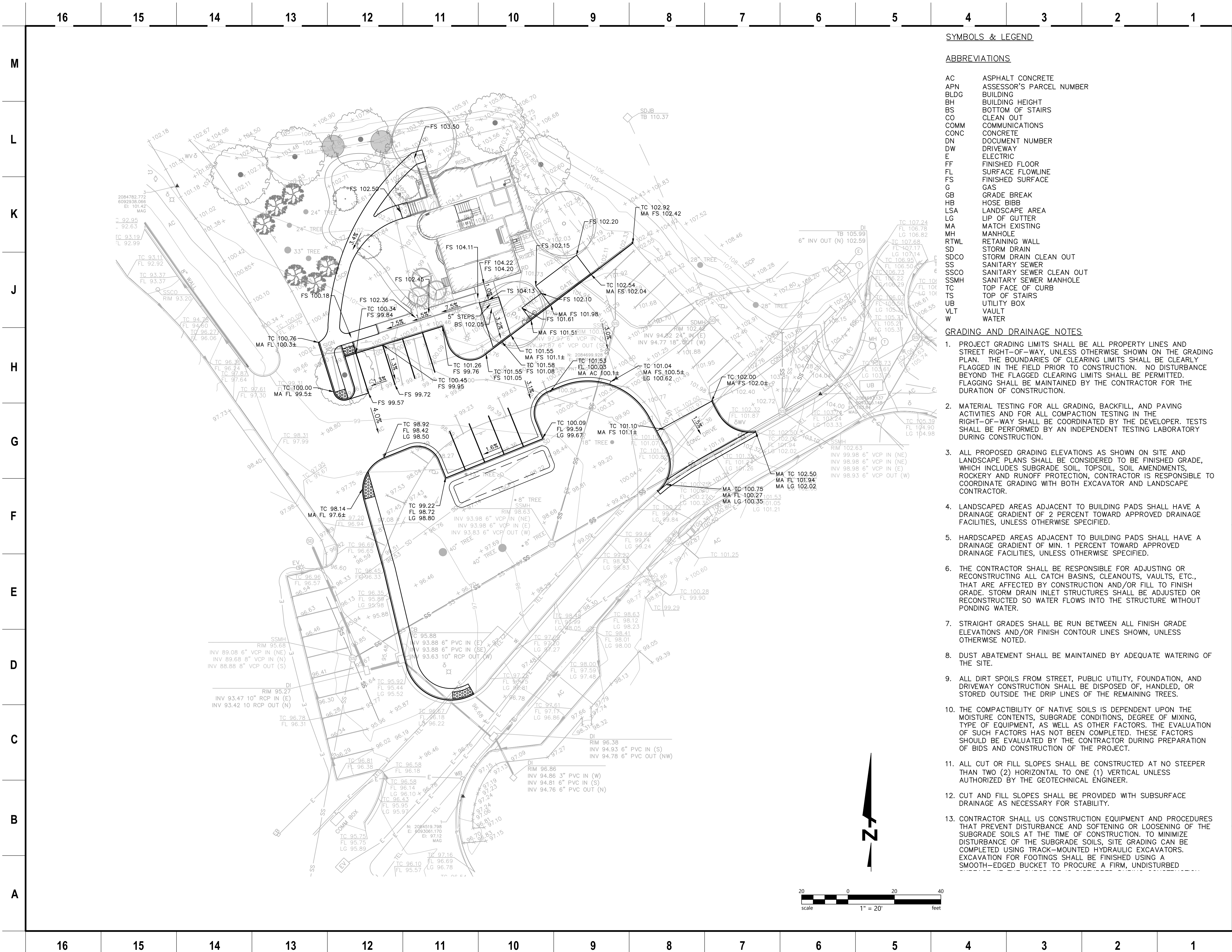
Drawing No.

C3.01

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SYMBOLS & LEGEND

ABBREVIATIONS

AC	ASPHALT CONCRETE
APN	ASSESSOR'S PARCEL NUMBER
BLDG	BUILDING
BH	BUILDING HEIGHT
BS	BOTTOM OF STAIRS
CO	CLEAN OUT
COMM	COMMUNICATIONS
CONC	CONCRETE
DN	DOCUMENT NUMBER
DW	DRIVEWAY
E	ELECTRIC
FF	FINISHED FLOOR
FL	SURFACE FLOWLINE
FS	FINISHED SURFACE
G	GAS
GB	GRADE BREAK
HB	HOSE BIBB
LSA	LANDSCAPE AREA
LG	LIP OF GUTTER
MA	MATCH EXISTING
MH	MANHOLE
RTWL	RETAINING WALL
SD	STORM DRAIN
SDCO	STORM DRAIN CLEAN OUT
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEAN OUT
SSMH	SANITARY SEWER MANHOLE
TC	TOP FACE OF CURB
TS	TOP OF STAIRS
UB	UTILITY BOX
ULT	VAULT
W	WATER

GRADING AND DRAINAGE NOTES

- PROJECT GRADING LIMITS SHALL BE ALL PROPERTY LINES AND STREET RIGHT-OF-WAY, UNLESS OTHERWISE SHOWN ON THE GRADING PLAN. THE BOUNDARIES OF CLEARING LIMITS SHALL BE CLEARLY FLAGGED IN THE FIELD PRIOR TO CONSTRUCTION. NO DISTURBANCE BEYOND THE FLAGGED CLEARING LIMITS SHALL BE PERMITTED. FLAGGING SHALL BE MAINTAINED BY THE CONTRACTOR FOR THE DURATION OF CONSTRUCTION.
- MATERIAL TESTING FOR ALL GRADING, BACKFILL, AND PAVING ACTIVITIES AND FOR ALL COMPACTION TESTING IN THE RIGHT-OF-WAY SHALL BE COORDINATED BY THE DEVELOPER. TESTS SHALL BE PERFORMED BY AN INDEPENDENT TESTING LABORATORY DURING CONSTRUCTION.
- ALL PROPOSED GRADING ELEVATIONS AS SHOWN ON SITE AND LANDSCAPE PLANS SHALL BE CONSIDERED TO BE FINISHED GRADE, WHICH INCLUDES SUBGRADE SOIL, TOPSOIL, SOIL AMENDMENTS, ROCKERY AND RUNOFF PROTECTION, CONTRACTOR IS RESPONSIBLE TO COORDINATE GRADING WITH BOTH EXCAVATOR AND LANDSCAPE CONTRACTOR.
- LANDSCAPED AREAS ADJACENT TO BUILDING PADS SHALL HAVE A DRAINAGE GRADIENT OF 2 PERCENT TOWARD APPROVED DRAINAGE FACILITIES, UNLESS OTHERWISE SPECIFIED.
- HARDSCAPED AREAS ADJACENT TO BUILDING PADS SHALL HAVE A DRAINAGE GRADIENT OF MIN. 1 PERCENT TOWARD APPROVED DRAINAGE FACILITIES, UNLESS OTHERWISE SPECIFIED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING OR RECONSTRUCTING ALL CATCH BASINS, CLEANOUTS, VAULTS, ETC., THAT ARE AFFECTED BY CONSTRUCTION AND/OR FILL TO FINISH GRADE. STORM DRAIN INLET STRUCTURES SHALL BE ADJUSTED OR RECONSTRUCTED SO WATER FLOWS INTO THE STRUCTURE WITHOUT PONDING WATER.
- STRAIGHT GRADES SHALL BE RUN BETWEEN ALL FINISH GRADE ELEVATIONS AND/OR FINISH CONTOUR LINES SHOWN, UNLESS OTHERWISE NOTED.
- DUST ABATEMENT SHALL BE MAINTAINED BY ADEQUATE WATERING OF THE SITE.
- ALL DIRT SPOILS FROM STREET, PUBLIC UTILITY, FOUNDATION, AND DRIVEWAY CONSTRUCTION SHALL BE DISPOSED OF, HANDLED, OR STORED OUTSIDE THE DRIP LINES OF THE REMAINING TREES.
- THE COMPACTIBILITY OF NATIVE SOILS IS DEPENDENT UPON THE MOISTURE CONTENTS, SUBGRADE CONDITIONS, DEGREE OF MIXING, TYPE OF EQUIPMENT, AS WELL AS OTHER FACTORS. THE EVALUATION OF SUCH FACTORS HAS NOT BEEN COMPLETED. THESE FACTORS SHOULD BE EVALUATED BY THE CONTRACTOR DURING PREPARATION OF BIDS AND CONSTRUCTION OF THE PROJECT.
- ALL CUT OR FILL SLOPES SHALL BE CONSTRUCTED AT NO STEEPER THAN TWO (2) HORIZONTAL TO ONE (1) VERTICAL UNLESS AUTHORIZED BY THE GEOTECHNICAL ENGINEER.
- CUT AND FILL SLOPES SHALL BE PROVIDED WITH SUBSURFACE DRAINAGE AS NECESSARY FOR STABILITY.
- CONTRACTOR SHALL USE CONSTRUCTION EQUIPMENT AND PROCEDURES THAT PREVENT DISTURBANCE AND SOFTENING OR LOOSENING OF THE SUBGRADE SOILS AT THE TIME OF CONSTRUCTION. TO MINIMIZE DISTURBANCE OF THE SUBGRADE SOILS, SITE GRADING CAN BE COMPLETED USING TRACK-MOUNTED HYDRAULIC EXCAVATORS. EXCAVATION FOR FOOTINGS SHALL BE FINISHED USING A SMOOTH-EDGED BUCKET TO PROCURE A FIRM, UNDISTURBED

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Alameda County

General Services Agency

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Revision Number	DATE	ISSUE DESCRIPTION
	05/14/2026	100% DD

Project

Whitecotton Cottage
Rehabilitation

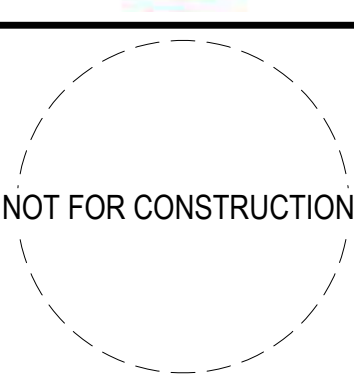
15400 Foothill Blvd
San Leandro, CA 94578

Architect of Record



Consultant

PAGE & TURNBULL
170 MAIDEN LANE, 5TH FLOOR
SAN FRANCISCO, CA



Drawing Title

GRADING
PLAN

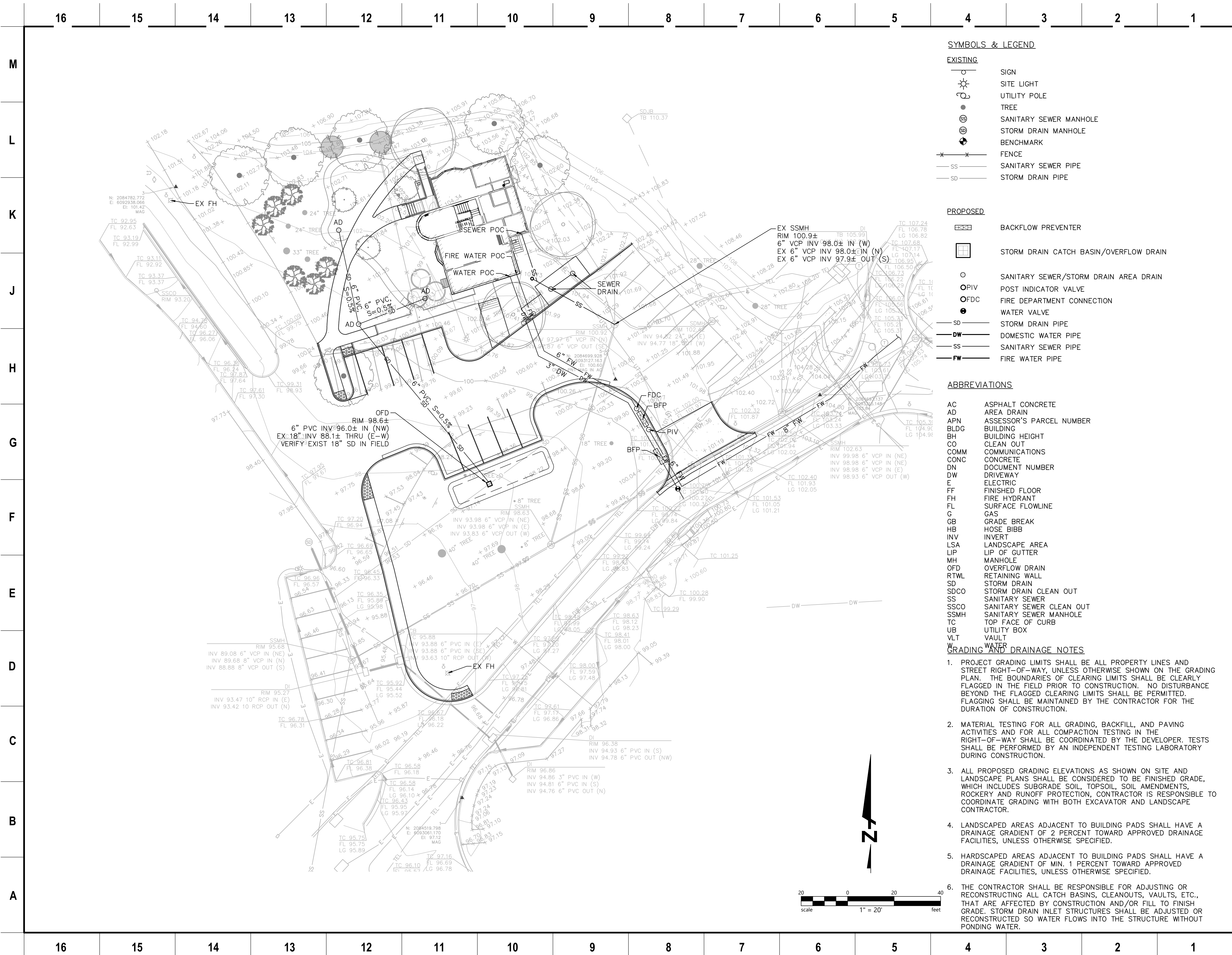
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C4.01

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SYMBOLS & LEGEND

EXISTING

- SIGN
- SITE LIGHT
- UTILITY POLE
- TREE
- SANITARY SEWER MANHOLE
- STORM DRAIN MANHOLE
- BENCHMARK
- FENCE
- SANITARY SEWER PIPE
- STORM DRAIN PIPE

PROPOSED

- BACKFLOW PREVENTER
- STORM DRAIN CATCH BASIN/OVERFLOW DRAIN
- SANITARY SEWER/STORM DRAIN AREA DRAIN
- POST INDICATOR VALVE
- FIRE DEPARTMENT CONNECTION
- WATER VALVE
- STORM DRAIN PIPE
- DOMESTIC WATER PIPE
- SANITARY SEWER PIPE
- FIRE WATER PIPE

ABBREVIATIONS

- AC ASPHALT CONCRETE
- AD AREA DRAIN
- APN ASSESSOR'S PARCEL NUMBER
- BLDG BUILDING
- BH BUILDING HEIGHT
- CO CLEAN OUT
- COMM COMMUNICATIONS
- CONC CONCRETE
- DN DOCUMENT NUMBER
- DW DRIVEWAY
- E ELECTRIC
- FF FINISHED FLOOR
- FH FIRE HYDRANT
- FL SURFACE FLOWLINE
- G GAS
- GB GRADE BREAK
- HB HOSE BIBB
- INV INVERT
- LSA LANDSCAPE AREA
- LIP LIP OF GUTTER
- MH MANHOLE
- OFD OVERFLOW DRAIN
- RTWL RETAINING WALL
- SD STORM DRAIN
- SDCO STORM DRAIN CLEAN OUT
- SS SANITARY SEWER
- SSCO SANITARY SEWER CLEAN OUT
- SSMH SANITARY SEWER MANHOLE
- TC TOP FACE OF CURB
- UB UTILITY BOX
- VLT VAULT
- W WATER

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Project

Whitecotton Cottage Rehabilitation

15400 Foothill Blvd
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Architect of Record

Consultant

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Drawing Title

UTILITY PLAN

Drawing No.

C5.01

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LANDSCAPE ARCHITECTS P.C. 1999-2000

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Project
WHITECOTTON COTTAGE REHABILITATION
15400 FOOTHILL BLDV
SAN LEANDRO, CA 94578

Architect of Record
Consultant
PAGE & TURNBULL
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SAN FRANCISCO, CA

Drawing Title
LANDSCAPE LAYOUT AND MATERIALS

Drawing No.
L0.01

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Project
WHITECOTTON COTTAGE REHABILITATION
15400 FOOTHILL BLDV
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Consultant
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SAN FRANCISCO, CA

Drawing Title
PLANTING CONCEPT

Drawing No.
L1.01

Sheet No. of

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PLANTING LEGEND

TREES

- QUE AGR | QUERCUS AGRIFOLIA
6 24" BOX
- ACE MAC | ACER MACROPHYLLUM
3 24" BOX
- CER OCC | CERCIS OCCIDENTALIS
3 24" BOX
- ACE CIR | ACER CIRCINATUM
3 24" BOX

SHRUBS

- GAR ELL | GARRYA ELLIPTICA
2 15 GAL
- ARB UNE | ARBUTUS UNEDO
6 5 GAL
- SAL BEE | SALVIA 'BEE'S BLISS'
11 5 GAL
- VAC OVA | VACCINIUM OVATUM
10 5 GAL
- CEA JUL | CEANOTHUS 'JULIA PHELPS'
2 5 GAL
- SAL POZ | SAL POZ
3 5 GAL

BIORETENTION PLANTS

- FES IDA | FESTUCA IDAHOENSIS 'TOMALES BAY'
16 5 gal
- MUH RIG | MUHLENBERGIA RIGENS
8 5 gal
- MIM CAR | MIMULUS CARDINALIS
7 5 gal

PERENNIALS

- ERI CRO | Erigeron Crocatus
3 1 GAL
- SAL SPA | SALVIA SPATHACEA
24 1 GAL
- ACH MIL | ACHILLEA MILLEFOLIUM
18 1 GAL
- ESC CAL | ESCHSCHOLZIA CALIFORNICA
18 1 GAL
- EPI CAN | EPILOBIUM CANUM
7 1 GAL

GRASSES

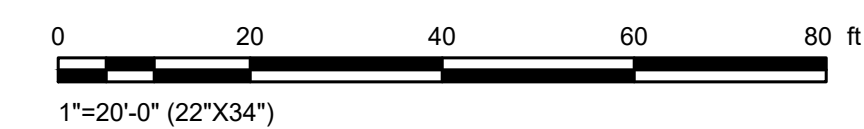
- CAR TUM | CAREX TUMILICOLA
12 1 GAL
- FES CAL | FESTUCA CALIFORNICA
21 1 GAL
- ARI PUR | ARISTIDA PURPUREA
16 1 GAL
- SEEDED NATIVE GRASSES & WILDFLOWERS

FERNS

- POL MIN | POLYSTICHUM MUNITUM
31 1 GAL

GROUNDCOVER

- ARC UVA | ARCOSTAPHYLOS UVA
29 1 GAL



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Planting Plan

Drawing No.
L1.02

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Project
**WHITECOTTON
COTTAGE
REHABILITATION**
15400 FOOTHILL BLDV
SAN LEANDRO, CA 94578

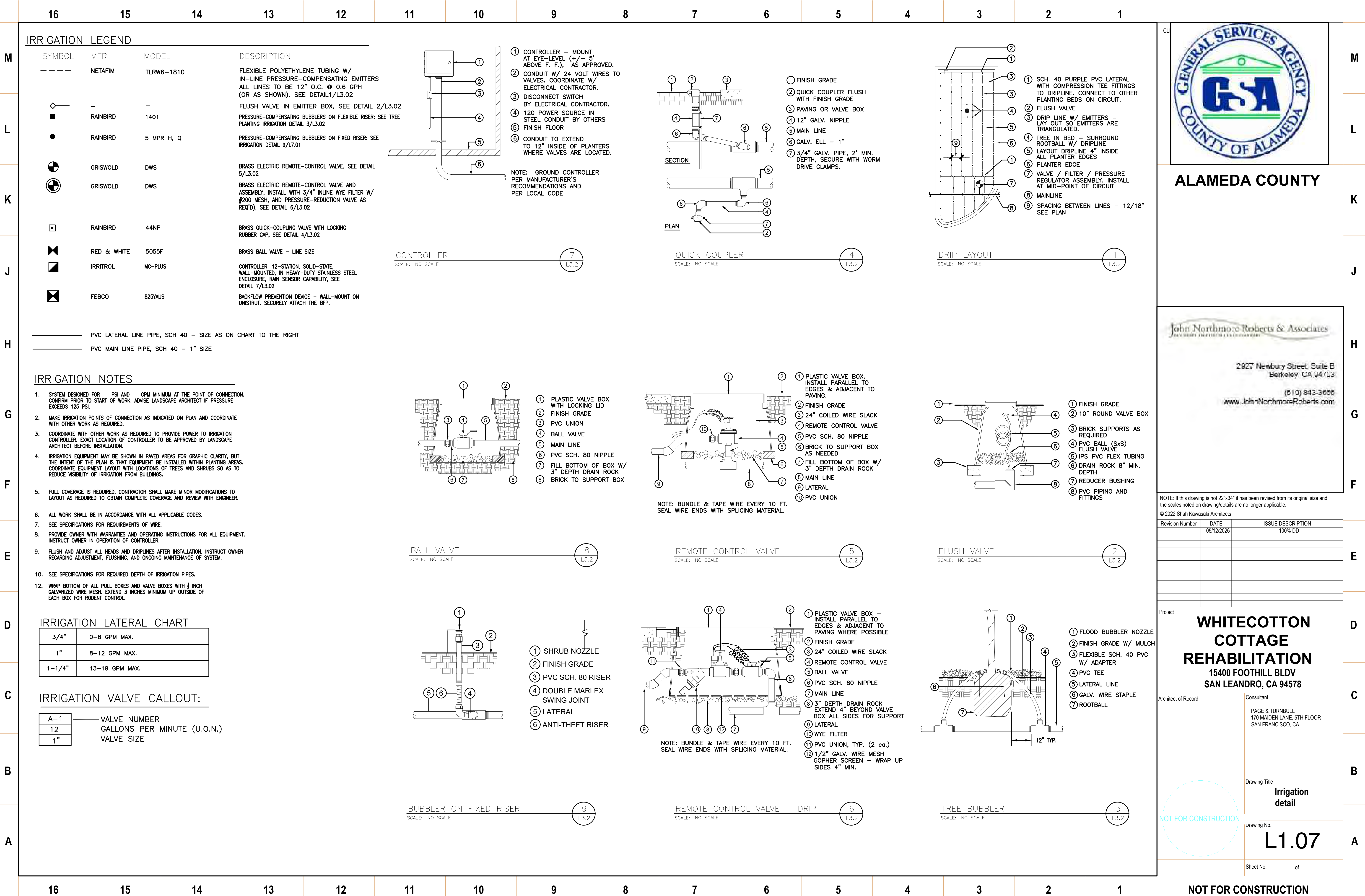
Architect of Record
Consultant
PAGE & TURNBULL
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SAN FRANCISCO, CA

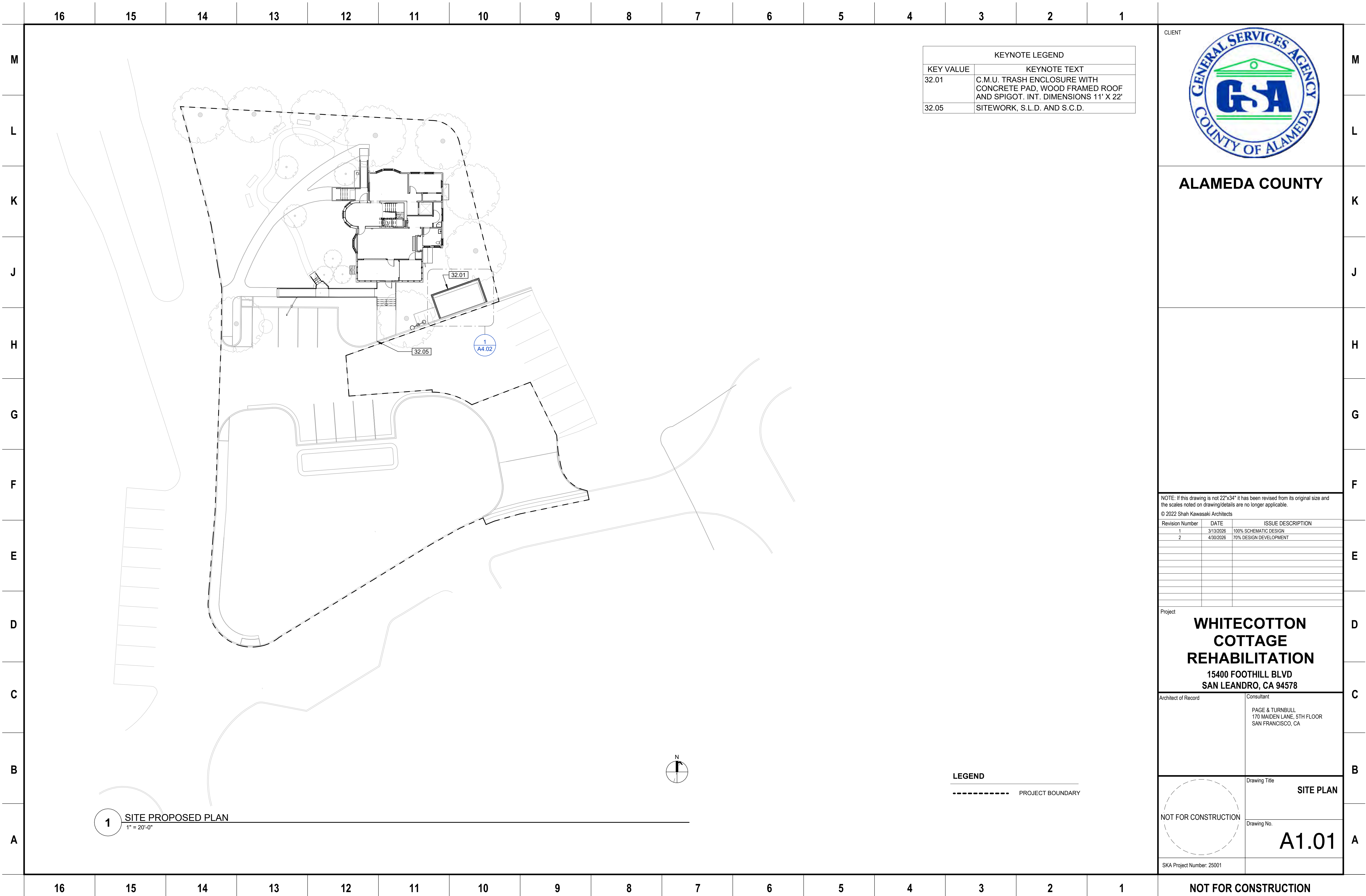
Drawing Title
**Irrigation
Plan**

Drawing No.
L1.05

Sheet No. of

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KEYNOTE LEGEND	
KEY VALUE	KEYNOTE TEXT
32.01	C.M.U. TRASH ENCLOSURE WITH CONCRETE PAD, WOOD FRAMED ROOF AND SPIGOT. INT. DIMENSIONS 11' X 22'
32.05	SITEWORK, S.L.D. AND S.C.D.

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1	3/13/2026	100% SCHEMATIC DESIGN
2	4/30/2026	70% DESIGN DEVELOPMENT

Project

WHITECOTTON COTTAGE REHABILITATION
15400 FOOTHILL BLVD
SAN LEANDRO, CA 94578

Architect of Record

Consultant

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Drawing Title

SITE PLAN

Drawing No.

A1.01

SKA Project Number: 25001

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1. PROVIDE NEW CARPET, PAINTED G.W.B., AND PAINTED TRIM THROUGHOUT. SEE INT. ELEVATIONS
2. PROVIDE ALLOWANCE FOR INTERIOR AND EXTERIOR LIGHTING, FIRE ALARM, EMERGENCY LIGHTING, EXIT SIGNS.
3. PROVIDE ALTERNATE PRICING FOR FULL BLDG FIRE SPRINKLER SYSTEM.
4. PROVIDE INSULATION AT PERIMETER WALLS AND ATTIC.
5. SEE STRUCTURAL FOR STRUCTURAL SCOPE.
6. SEE MECHANICAL AND ELECTRICAL NARRATIVES FOR MEP SCOPES.
7. REHABILITATION OF WINDOWS TO INCLUDE LEAD PAINT ABATEMENT AT SASH AND TRIM. ANY DISTURBANCE OF LEAD-BASED PAINT WILL REQUIRE COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS.
8. SEE EXT. ELEVATIONS FOR WINDOW TAGS

KEYNOTE LEGEND	
KEY VALUE	KEYNOTE TEXT
7.02	PROVIDE POSITIVE SIDE WATERPROOFING SYSTEM TO FOUNDATION.
14.02	SHALLOW LULA ELEVATOR PIT, S.S.D.



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**WHITECOTTON
COTTAGE
REHABILITATION**
15400 FOOTHILL BLVD
SAN LEANDRO, CA 94578

Consultant

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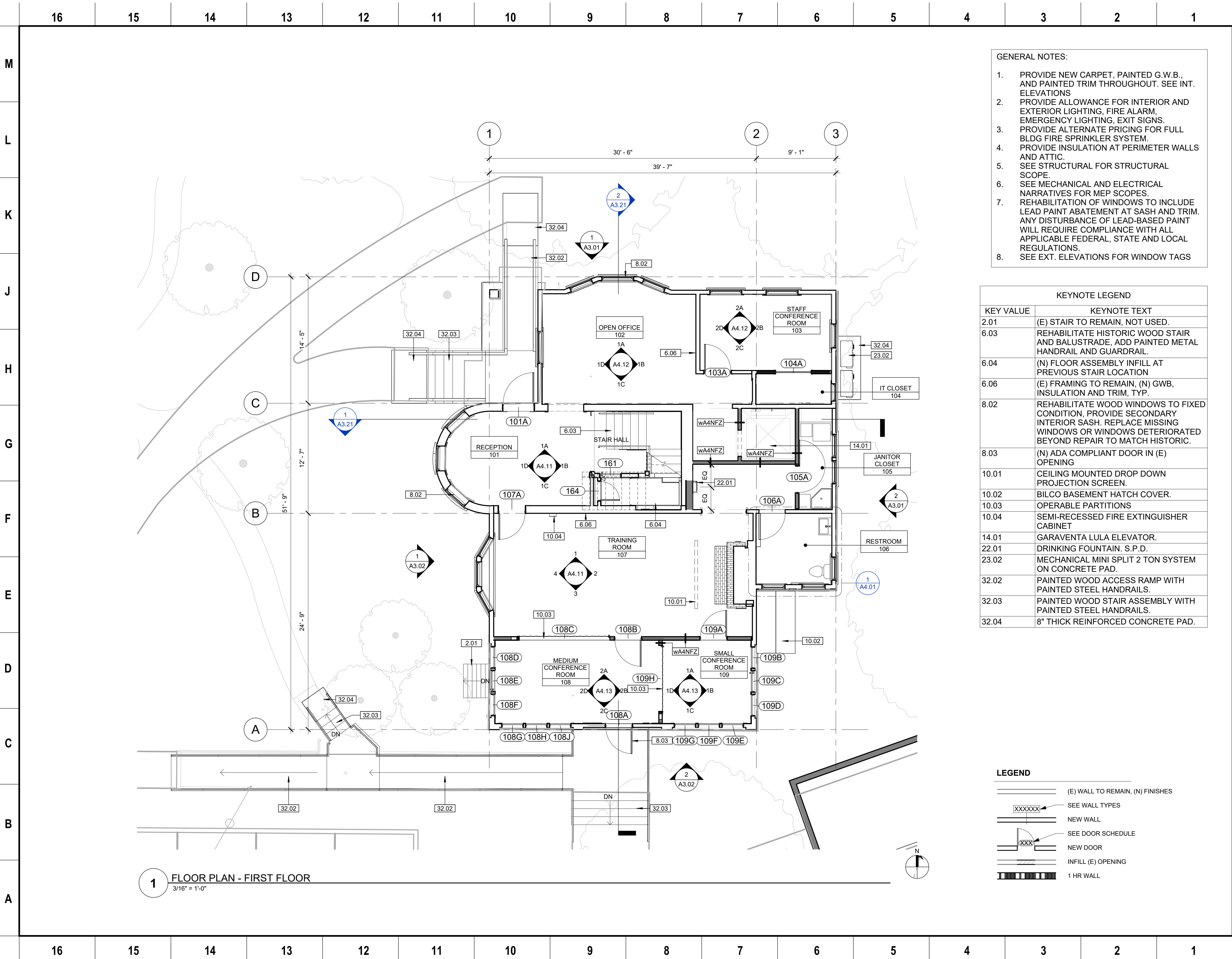
Drawing Title

**BASEMENT FLOOR
PLAN**

Drawing No. **A1.10**

SKA Project Number: 25001

NOT FOR CONSTRUCTION



GENERAL NOTES:

1. PROVIDE NEW CARPET, PAINTED G.W.B., AND PAINTED TRIM THROUGHOUT. SEE INT. ELEVATIONS
2. PROVIDE ALLOWANCE FOR INTERIOR AND EXTERIOR LIGHTING, FIRE ALARM, EMERGENCY LIGHTING, EXIT SIGNS.
3. PROVIDE ALTERNATE PRICING FOR FULL BLDG FIRE SPRINKLER SYSTEM.
4. PROVIDE INSULATION AT PERIMETER WALLS AND ATTIC.
5. SEE STRUCTURAL FOR STRUCTURAL SCOPE.
6. SEE MECHANICAL AND ELECTRICAL NARRATIVES FOR MEP SCOPES.
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8. SEE EXT. ELEVATIONS FOR WINDOW TAGS

KEYNOTE LEGEND

KEY VALUE	KEYNOTE TEXT
2.01	(E) STAIR TO REMAIN, NOT USED.
6.03	REHABILITATE HISTORIC WOOD STAIR AND BALUSTRADE, ADD PAINTED METAL HANDRAIL AND GUARDRAIL.
6.04	(N) FLOOR ASSEMBLY INFILL AT PREVIOUS STAIR LOCATION
6.06	(E) FRAMING TO REMAIN, (N) GWB, INSULATION AND TRIM, TYP.
8.02	REHABILITATE WOOD WINDOWS TO FIXED CONDITION, PROVIDE SECONDARY INTERIOR SASH, REPLACE MISSING WINDOWS OR WINDOWS DETERIORATED BEYOND REPAIR TO MATCH HISTORIC.
8.03	(N) ADA COMPLIANT DOOR IN (E) OPENING
10.01	CEILING MOUNTED DROP DOWN PROJECTION SCREEN.
10.02	BILCO BASEMENT HATCH COVER.
10.03	OPERABLE PARTITIONS
10.04	SEMI-RECESSED FIRE EXTINGUISHER CABINET
14.01	GARAVENTA LULA ELEVATOR.
22.01	DRINKING FOUNTAIN. S.P.D.
23.02	MECHANICAL MINI SPLIT 2 TON SYSTEM ON CONCRETE PAD.
32.02	PAINTED WOOD ACCESS RAMP WITH PAINTED STEEL HANDRAILS.
32.03	PAINTED WOOD STAIR ASSEMBLY WITH PAINTED STEEL HANDRAILS.
32.04	8" THICK REINFORCED CONCRETE PAD.

LEGEND

- (E) WALL TO REMAIN, (N) FINISHES
- SEE WALL TYPES
- NEW WALL
- SEE DOOR SCHEDULE
- NEW DOOR
- INFILL (E) OPENING
- 1 HR WALL

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2	4/30/2026	70% DESIGN DEVELOPMENT

Project

**WHITECOTTON
COTTAGE
REHABILITATION**
15400 FOOTHILL BLVD
SAN LEANDRO, CA 94578

Architect of Record

Consultant

PAGE & TURNBULL
170 MAIDEN LANE, 5TH FLOOR
SAN FRANCISCO, CA

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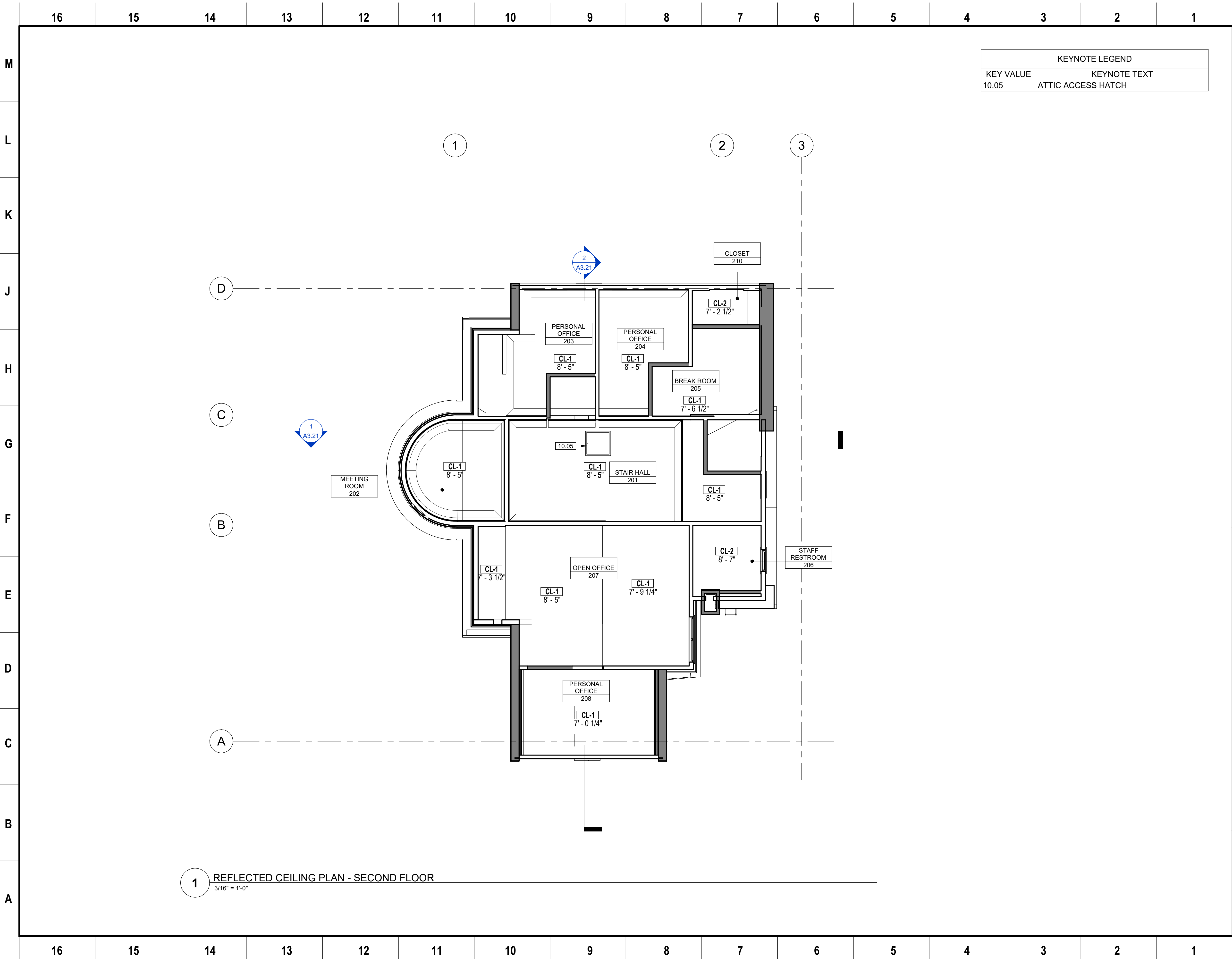
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FIRST FLOOR PLAN

Drawing No.

A1.11

SKA Project Number: 25001

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KEYNOTE LEGEND	
KEY VALUE	KEYNOTE TEXT
10.05	ATTIC ACCESS HATCH

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Project

WHITECOTTON COTTAGE REHABILITATION

15400 FOOTHILL BLVD
SAN LEANDRO, CA 94578

Architect of Record

Consultant

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SAN FRANCISCO, CA

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Drawing Title

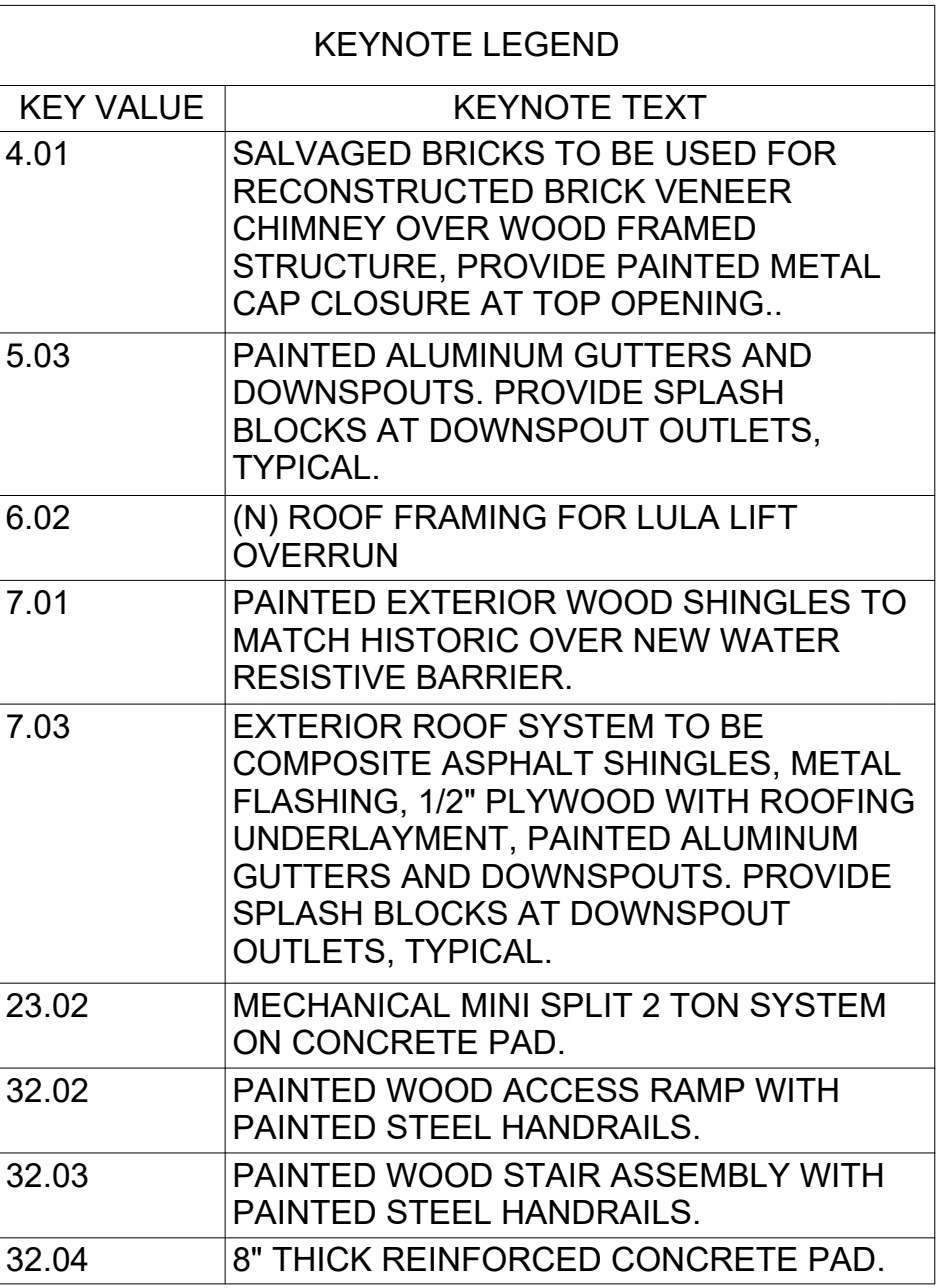
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Drawing No.

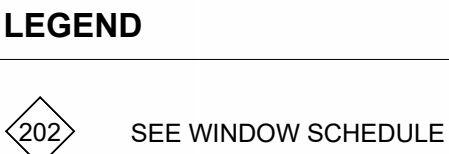
A2.13

SKA Project Number: 25001

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2 EXTERIOR ELEVATION - EAST
3/16" = 1'-0"



1 EXTERIOR ELEVATION - NORTH
3/16" = 1'-0"



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Project

WHITECOTTON COTTAGE REHABILITATION

15400 FOOTHILL BLVD
SAN LEANDRO, CA 94578

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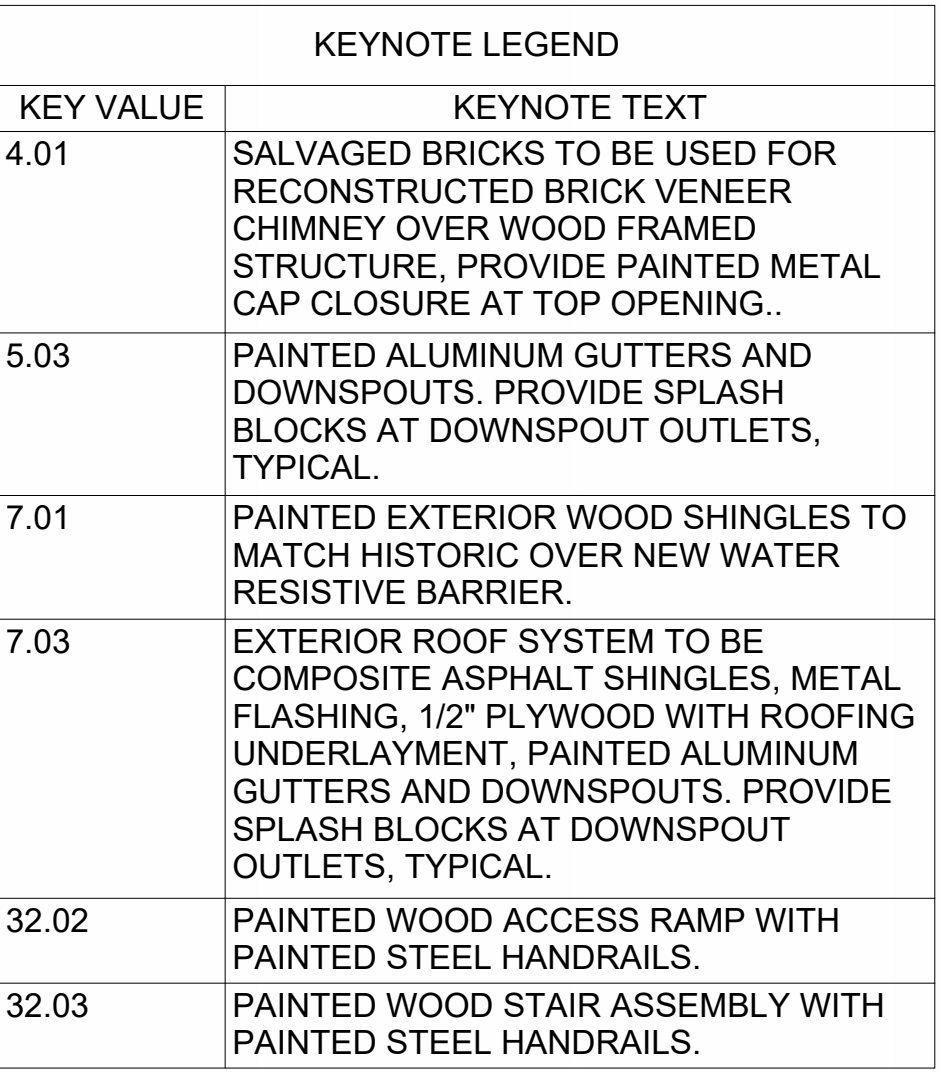
**EXTERIOR
ELEVATIONS - NORTH
AND EAST**

rawing No.

A3.01

SKA Project Number: 2500*

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Project

WHITECOTTON COTTAGE REHABILITATION

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Drawing Title

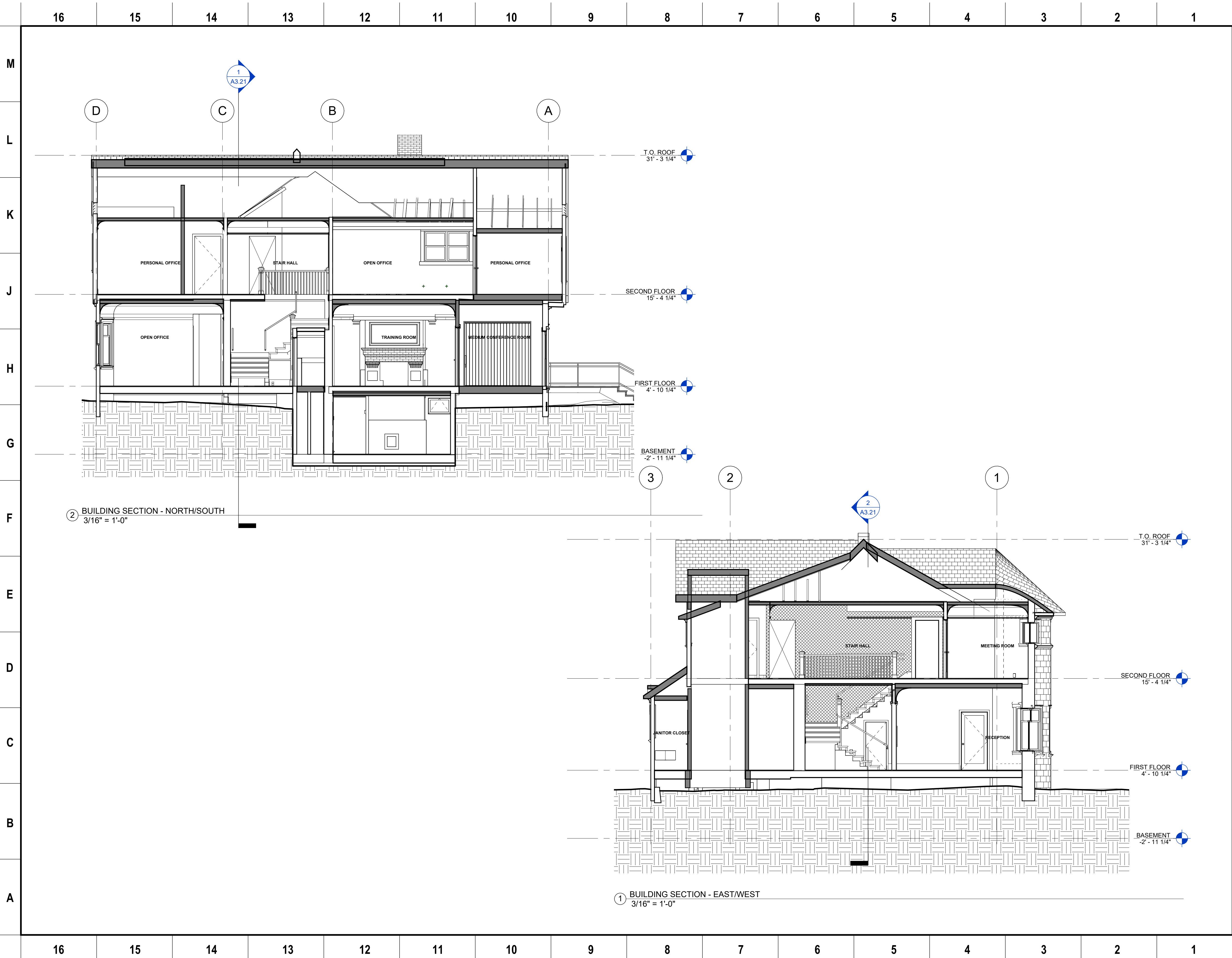
**EXTERIOR
ELEVATIONS - SOUTH
AND WEST**

Drawing No.

A3.02

SKA Project Number: 2500*

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Project
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	BUILDING SECTIONS

	Drawing No.
	A3.21

SKA Project Number: 25001

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