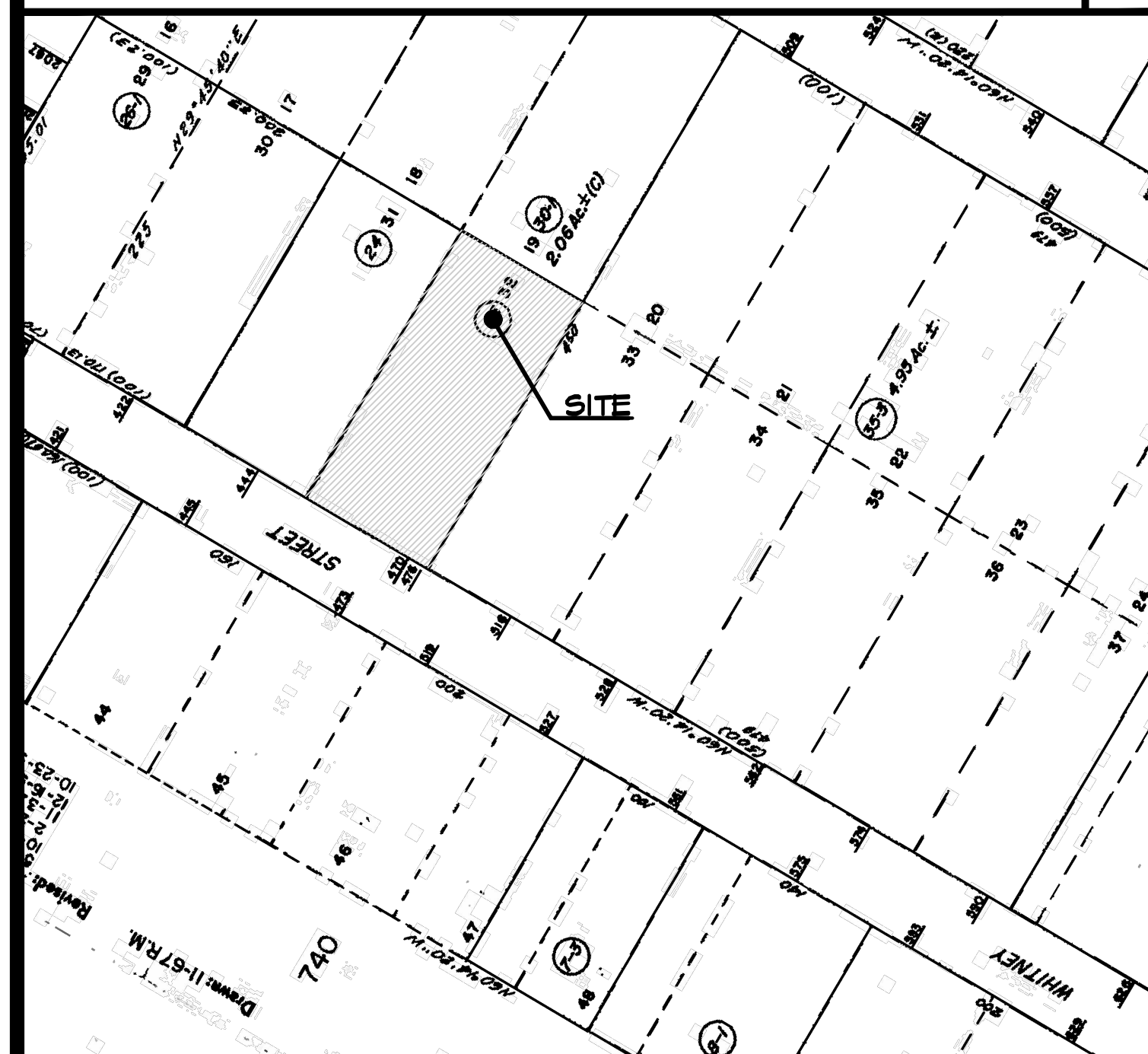


VICINITY MAP

7



PARCEL MAP

6

ARCHITECT
 YOUNG & BORLIK ARCHITECTS, INC.
 4962 EL CAMINO REAL, SUITE 218
 LOS ALTOS, CA 94022
 TEL: (650) 688-1950
 ATTN: DAN RHOADS
 dan@ybarchitects.com

SURVEYOR
 LEA & BRAZE ENGINEERING INC.
 2495 INDUSTRIAL PARKWAY WEST
 HAYWARD, CA 94545
 TEL: (510) 887-4086

THE DOCUMENTS PREPARED BY THESE CONSULTANTS ARE AN INTEGRAL PART OF THE ARCHITECTURAL CONSTRUCTION DOCUMENTS AND SHALL BE INCORPORATED INTO THIS SET BY REFERENCE, I.E. SOILS REPORT, TITLE-24, STRUCTURAL CALCULATIONS, ETC. THE MOST STRINGENT REQUIREMENTS SHALL BE FOLLOWED. THE CONTRACTOR SHALL OBTAIN CURRENT COPIES OF ALL DOCUMENTS, READ, UNDERSTAND AND CONFIRM ANY CONFLICTS OR DISCREPANCIES OR QUESTIONS WITH APPROPRIATE CONSULTANTS.

CONSULTANTS

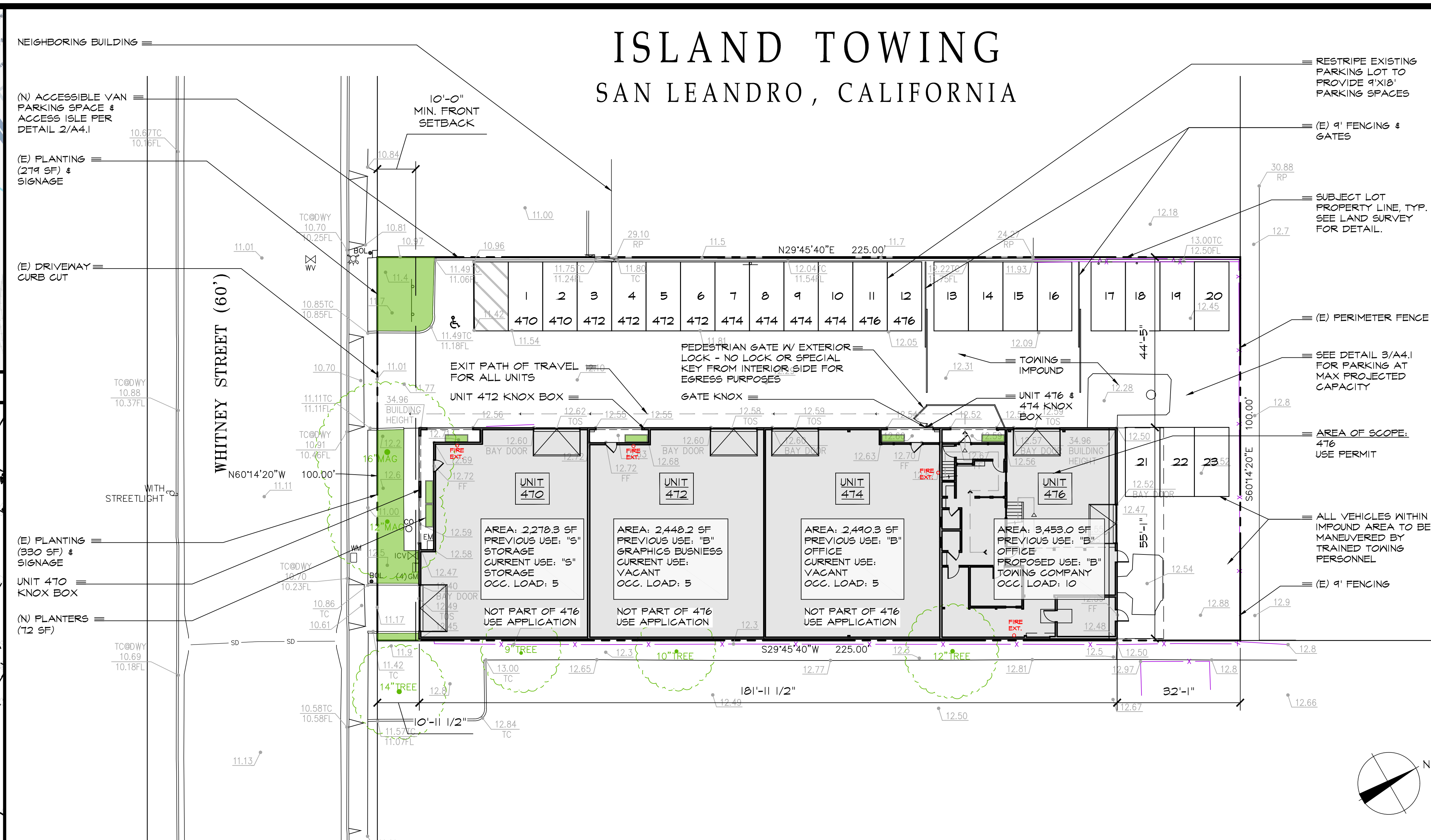
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ARCHITECTURAL
 A0.1 SITE PLAN, VICINITY MAP, CONSULTANTS, SHEET INDEX, PROJECT SUMMARY
 A0.1.1 PHOTOS OF SITE
 A1.1 EXISTING FIRST FLOOR AND SECOND FLOOR PLANS
 A3.1 EXISTING ELEVATIONS
 A4.1 SPECIFICATIONS & HANDICAP PARKING DETAIL

CIVIL SURVEY
 SU-1 TOPOGRAPHIC SURVEY PLAN

SHEET INDEX

4



PROPOSED SITE PLAN

1/16" = 1'-0" 2

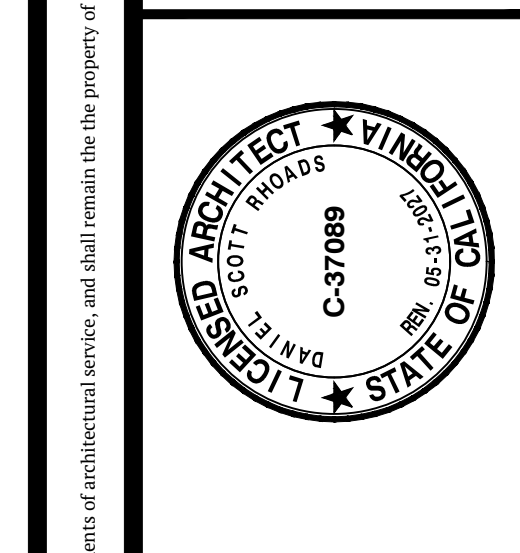
SCOPE:		PROJECT DESIGN DATA:	
CONDITIONAL USE PERMIT FOR TOWING COMPANY TO OCCUPY EXISTING UNITS 476.		2025 CALIFORNIA BUILDING CODE - VOL. 1&2 2025 CALIFORNIA RESIDENTIAL CODE 2025 CALIFORNIA MECHANICAL CODE 2025 CALIFORNIA PLUMBING CODE 2025 CALIFORNIA ELECTRIC CODE 2025 CALIFORNIA FIRE CODE 2025 CALIFORNIA GREEN BUILDING CODE (CALGREEN) 2025 CALIFORNIA ENERGY CODE ALONG WITH ALL OTHER LOCAL AND STATE LAWS AND REGULATIONS.	
APN#:	77A - 743 - 23		
OWNER:	PRAVINESH CHAND		
PROJECT ADDRESS:	470-476 WHITNEY STREET SAN LEANDRO, CA 94577		
ZONING:	IG (INDUSTRIAL GENERAL)		
PARCEL SIZE:	22,500 SF		
TYPE OF CONSTRUCTION:	III, WITHOUT SPRINKLER SYSTEM		
STORIES:	2		
BUILDING USE:	B		
EXISTING LOT COVERAGE:	10,037.3 SF (45%, MAX. 75%)		
TOTAL EXISTING BUILDING FLOOR AREA:	9,761 SF		
AVERAGE ROOF HEIGHT:	22'-4" (MAX. 35')		
MIN. REQUIRED LANDSCAPING:	5%		
EXISTING LANDSCAPING:	609 SF (2.7%)		
NEW LANDSCAPE PLANTERS:	72 SF		
TOTAL EXISTING PARKING SPACES:	16 SPACES, 1 HANDICAP		
TOTAL PROPOSED PARKING SPACES:	23 SPACES, 1 HANDICAP		

PROJECT SUMMARY

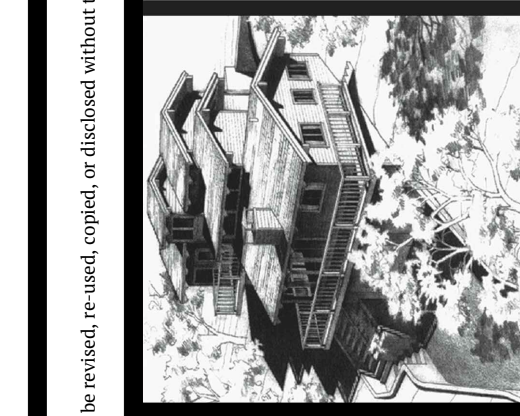
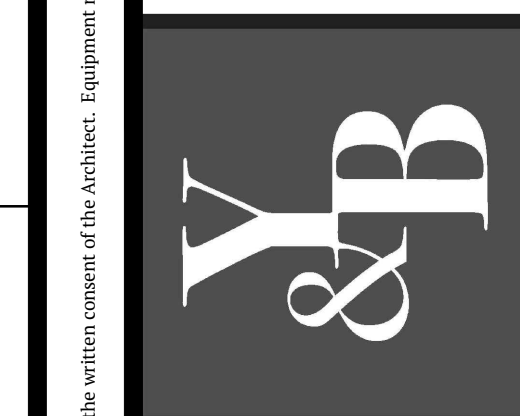
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ISSUE LOG

PROGRESS	JAN. 23, 2026
CUP SUBMITTAL	FEB. 05, 2026
CUP REVISIONS	MAR. 27, 2026
CUP REVISIONS	MAY. 13, 2026



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1/16" = 1'-0" 2

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 474-476 WHITNEY STREET
 SAN LEANDRO, CA 94577

A.P.N. 77A-743-23

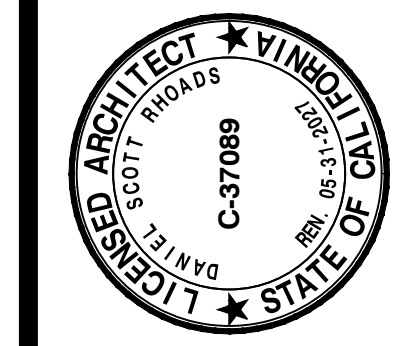
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DATE	JAN. 14, 2026		
JOB #	ISLAND TOWING		

CITY STAMP

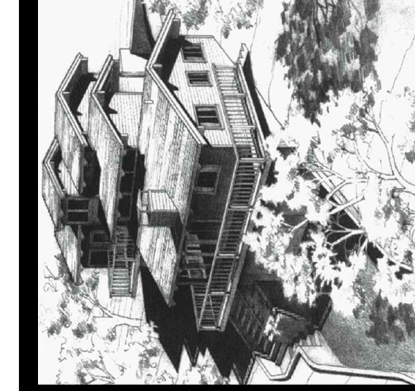
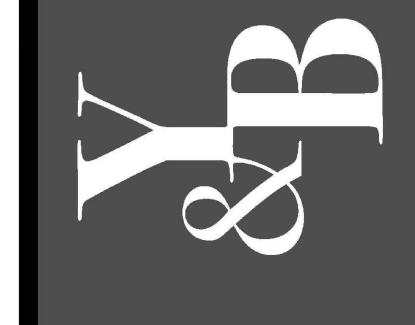
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DATE JAN. 14, 2026	
JOB # ISLAND TOWING	

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2



3



4

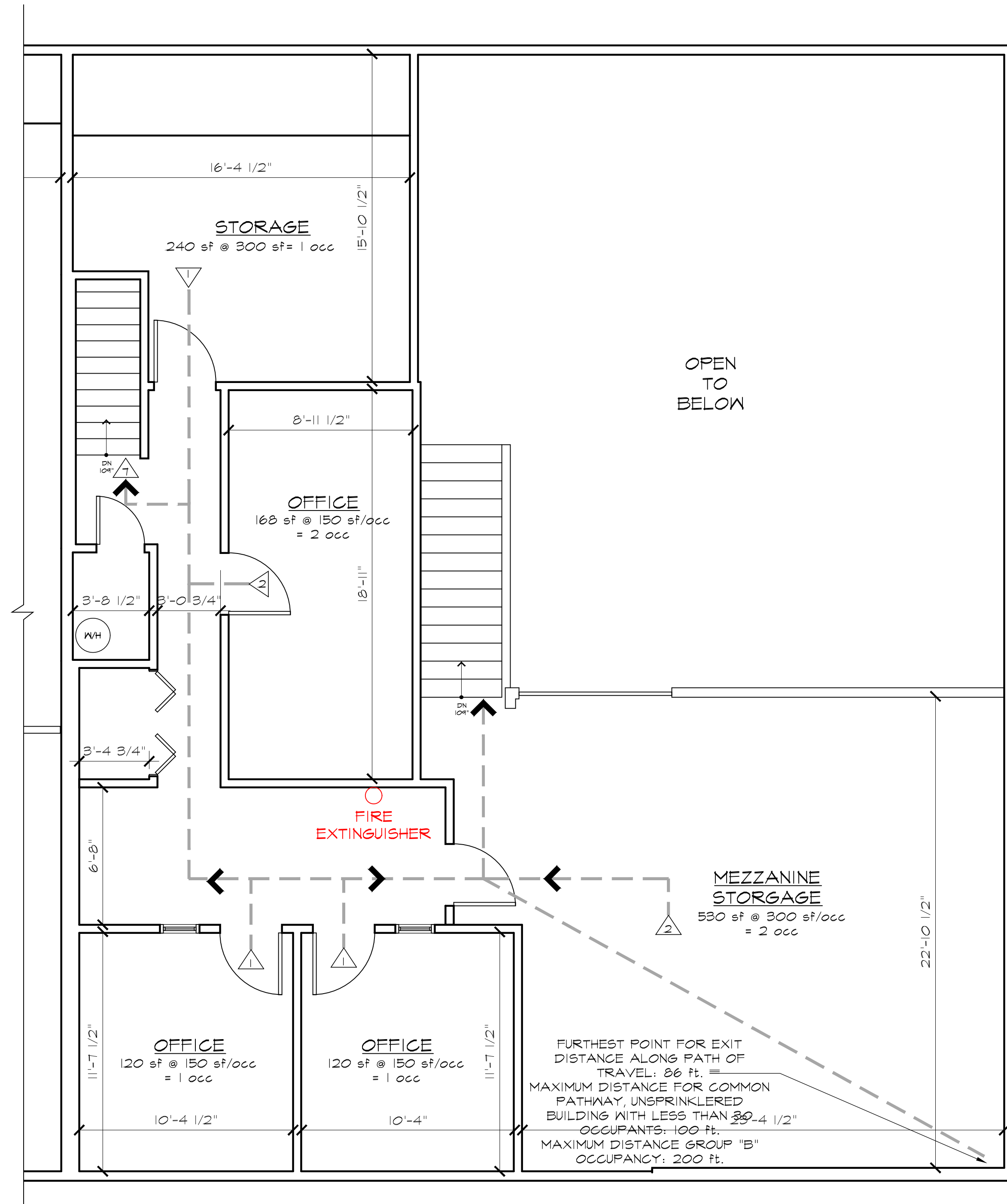


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6

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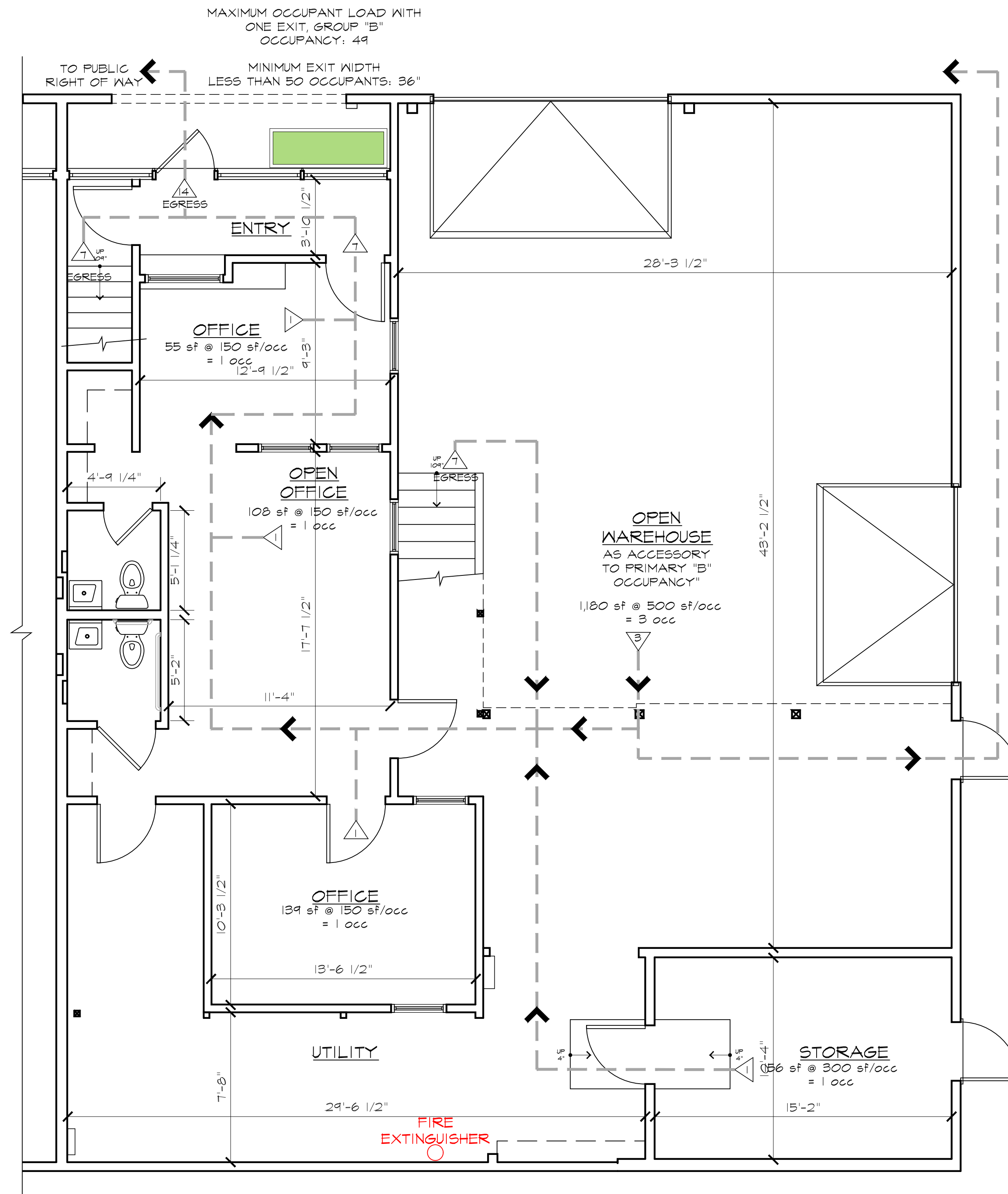
EXISTING SECOND FLOOR PLAN (NO CHANGE)

1/4" = 1'-0" 2

FIRE NOTES:

EACH TENANT SPACE TO BE EQUIPPED WITH PORTABLE FIRE EXTINGUISHER, (2A:10B:C) LOCATED NO FURTHER THAN 50' FROM ALL PORTIONS OF SPACE, WITH NO FURNITURE OR STORED MATERIALS TO BLOCK ACCESS

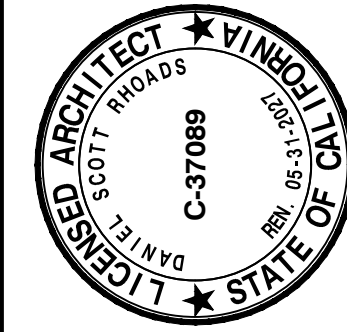
PROVIDE KNOX DEVICES AS APPROVED BY FIRE INSPECTOR FOR ACCESS TO TENANT SUITES AND TO OPEN ANY SITE FENCING.



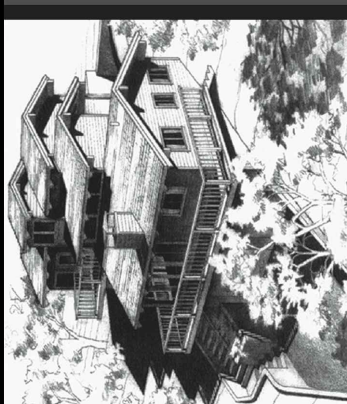
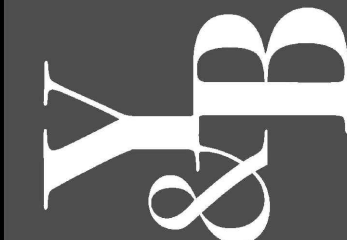
EXISTING FIRST FLOOR PLAN (NO CHANGE)

1/4" = 1'-0" 1

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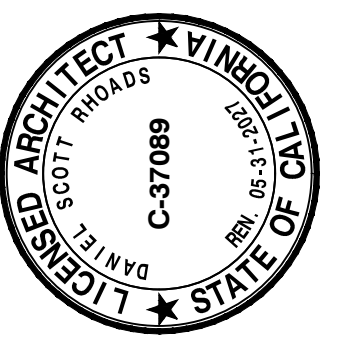
CONDITIONAL USE PERMIT FOR:
ISLAND AUTO TOWING INC.
474-476 WHITNEY STREET
SAN LEANDRO, CA 94577

A.P.N.	77A-743-23
CHECKED	DRAWN
DSR	DSR, DT
DATE	JAN. 14, 2026
JOB #	ISLAND TOWING

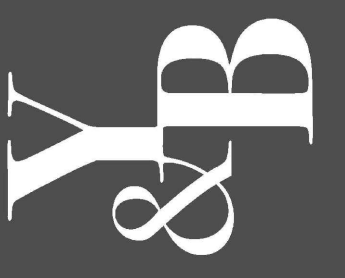
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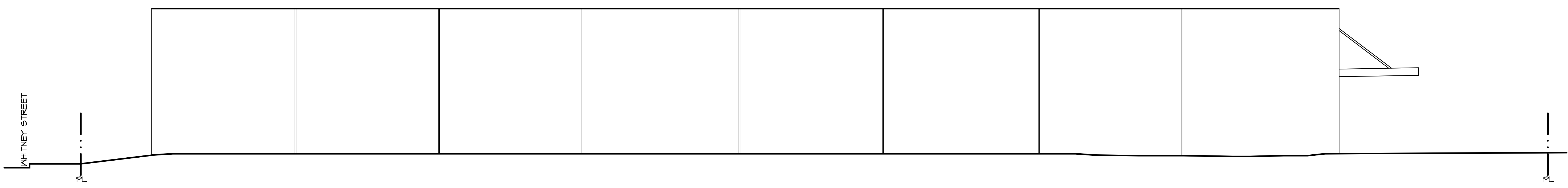


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CHECKED DSR	DRAWN DSR, DT
DATE JAN. 14, 2026	
JOB # ISLAND TOWING	

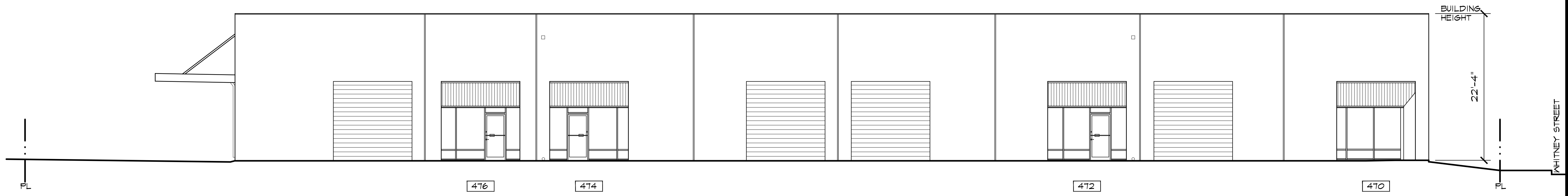
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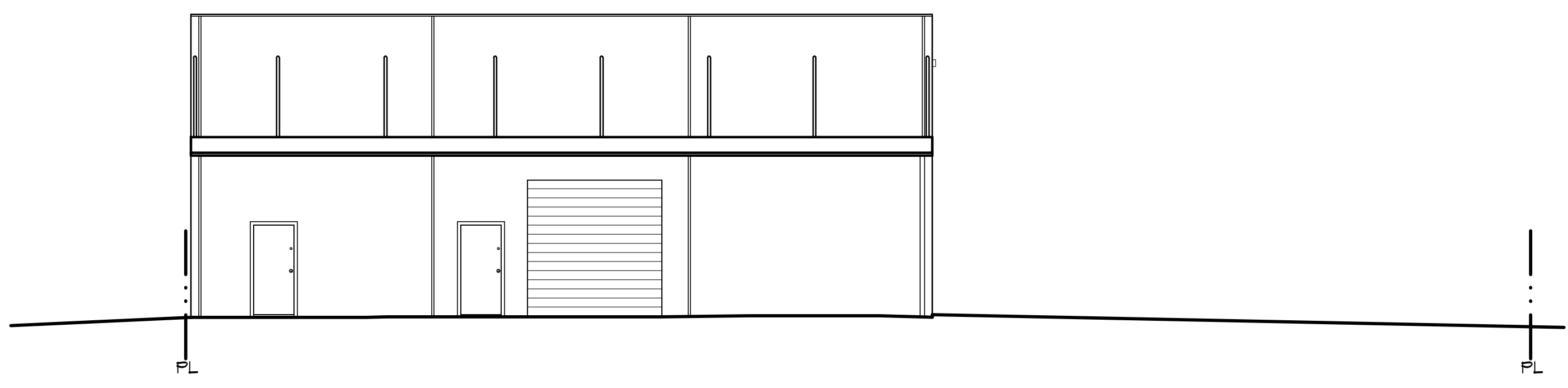
EXISTING RIGHT SIDE ELEVATION (NO CHANGE) - EAST

1/8" = 1'-0" **3**



EXISTING LEFT SIDE ELEVATION (NO CHANGE) - WEST

1/8" = 1'-0" **2**



EXISTING REAR ELEVATION (NO CHANGE) - NORTH

1/8" = 1'-0" **4**



EXISTING FRONT ELEVATION (NO CHANGE) - SOUTH

1/8" = 1'-0" **1**

UNAUTHORIZED VEHICLES PARKED IN DESIGNATED ACCESSIBLE SPACES NOT DISPLAYING DISTINGUISHING PLACARDS OR SPECIAL LICENSE PLATES ISSUED FOR PERSONS WITH DISABILITIES WILL BE TOWED AWAY AT OWNER'S EXPENSE.

TOWED VEHICLES MAY BE RECLAIMED AT _____ (INSERT ADDRESS)

OR BY TELEPHONING _____ (INSERT TELEPHONE NUMBER)

A SIGN SHALL ALSO BE POSTED IN A CONSPICUOUS PLACE AT EACH ENTRANCE TO OFF-STREET PARKING FACILITIES, OR IMMEDIATELY ADJACENT TO AND VISIBLE FROM EACH STALL OR SPACE.

THE SIGN SHALL BE NOT LESS THAN 17" x 22" IN SIZE (24"x24" RECOMMENDED), WITH LETTERING NOT LESS THAN 1" IN HEIGHT, WHICH CLEARLY AND CONSPICUOUSLY STATES AS NOTED.

BLANK SPACES ARE TO BE FILLED IN WITH APPROPRIATE INFORMATION AS A PERMANENT PART OF THE SIGN WITH MINIMUM 1" HIGH LETTERING.

EACH PARKING SPACE RESERVED FOR PERSONS WITH DISABILITIES SHALL BE IDENTIFIED WITH A REFLECTORIZED SIGN PERMANENTLY POSTED IMMEDIATELY ADJACENT TO AND VISIBLE FROM EACH STALL OR SPACE, CONSISTING OF A PROFILE VIEW OF A WHEELCHAIR WITH AN OCCUPANT IN WHITE ON A DARK BLUE BACKGROUND.

THE SIGN SHALL NOT BE MINIMUM TO SQUARE INCHES IN AREA, WITHIN UNOBSTRUCTED VIEW OF THE PARKING SPACE.

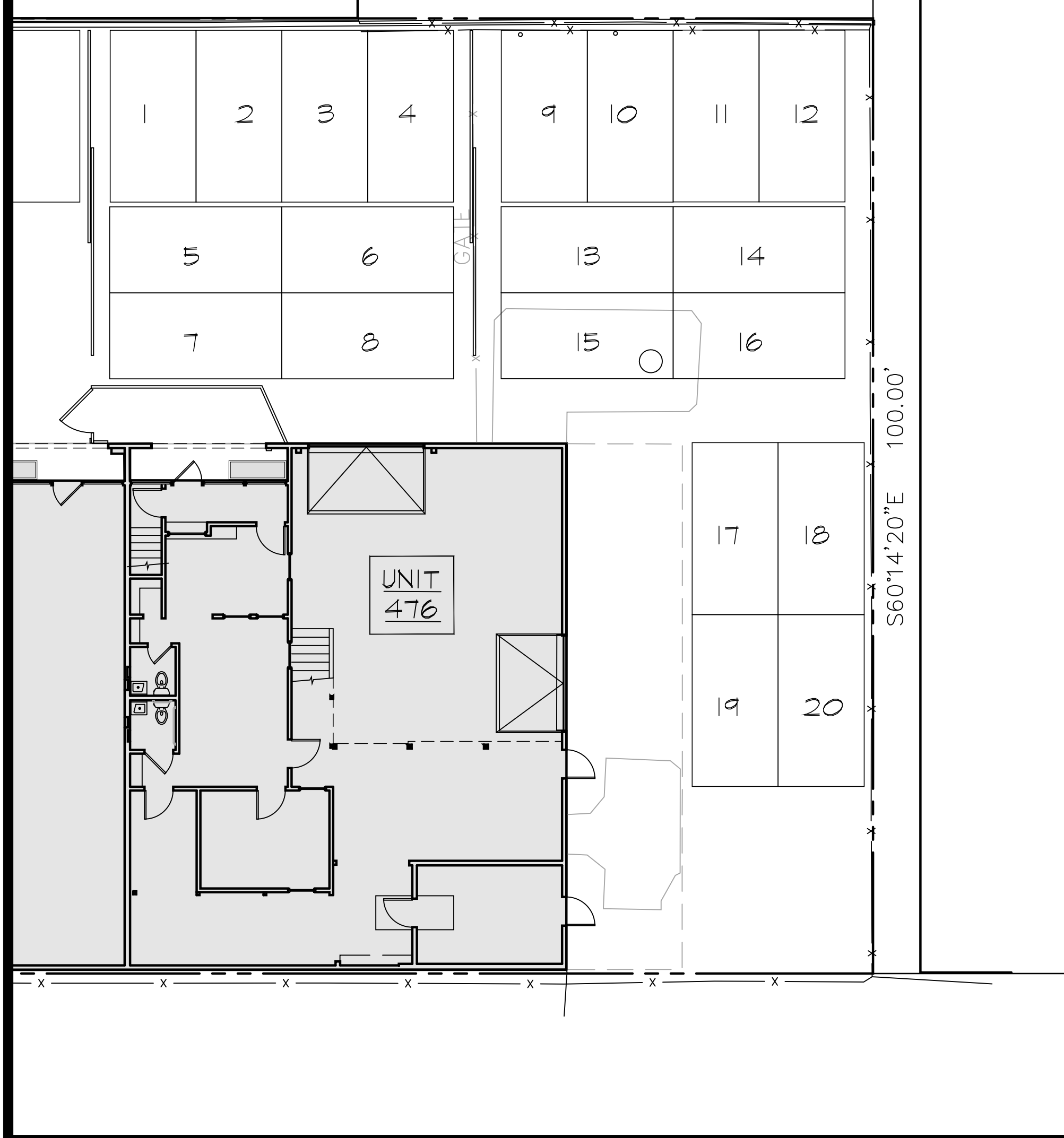
POSTED EITHER FREESTANDING AT A MINIMUM HEIGHT OF 80" TO THE BOTTOM OF THE SIGN FROM THE PARKING SPACE FINISH GRADE, OR CENTERED ON WALL AT THE INTERIOR END OF THE STALL AT 36" TO THE BOTTOM OF THE SIGN FROM THE PARKING SPACE FINISH GRADE.

PROVIDE ADDITIONAL SIGNAGE BELOW ACCESSIBILITY SIGN REGARDING ENFORCEMENT WITH MINIMUM FINE OF \$250

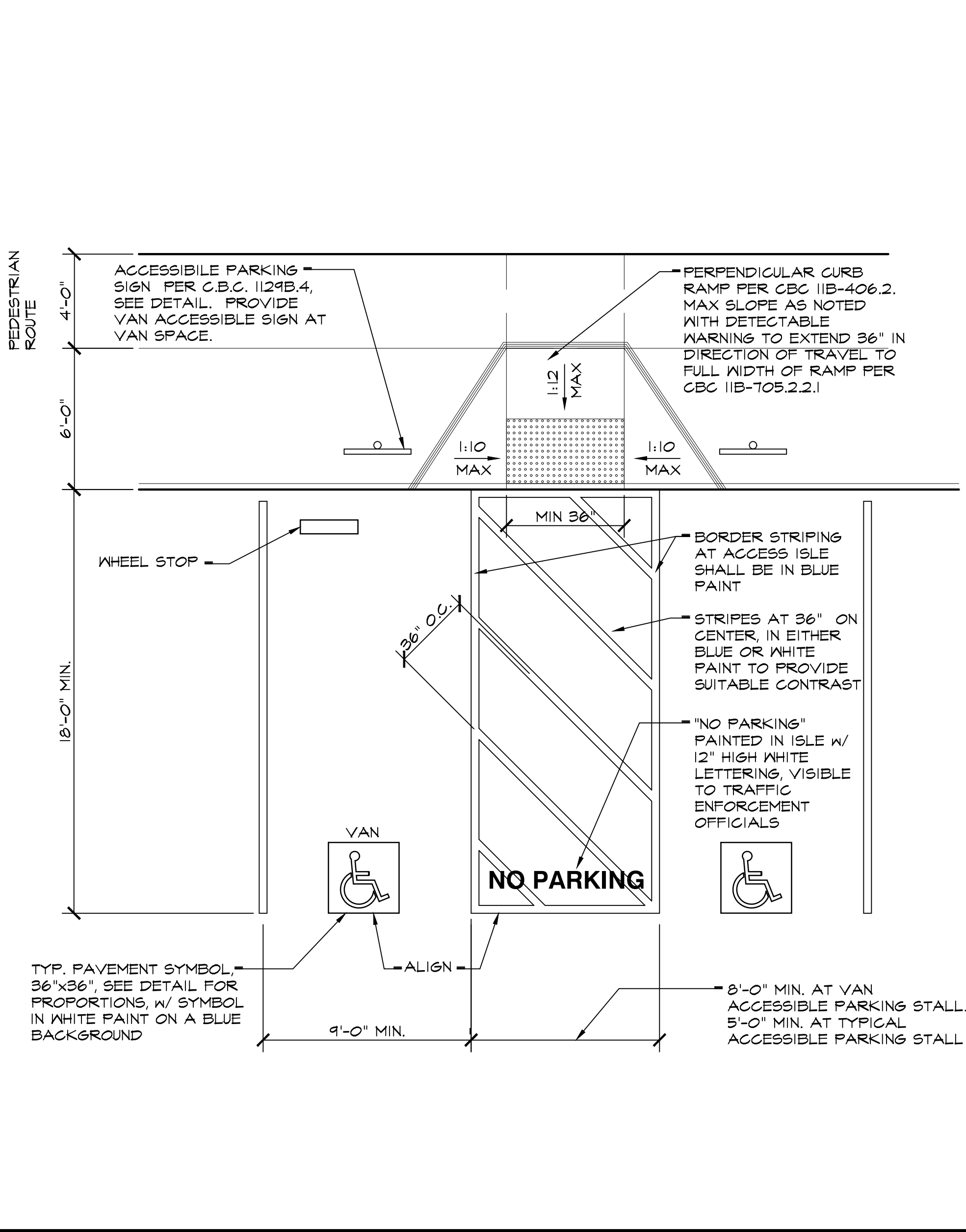
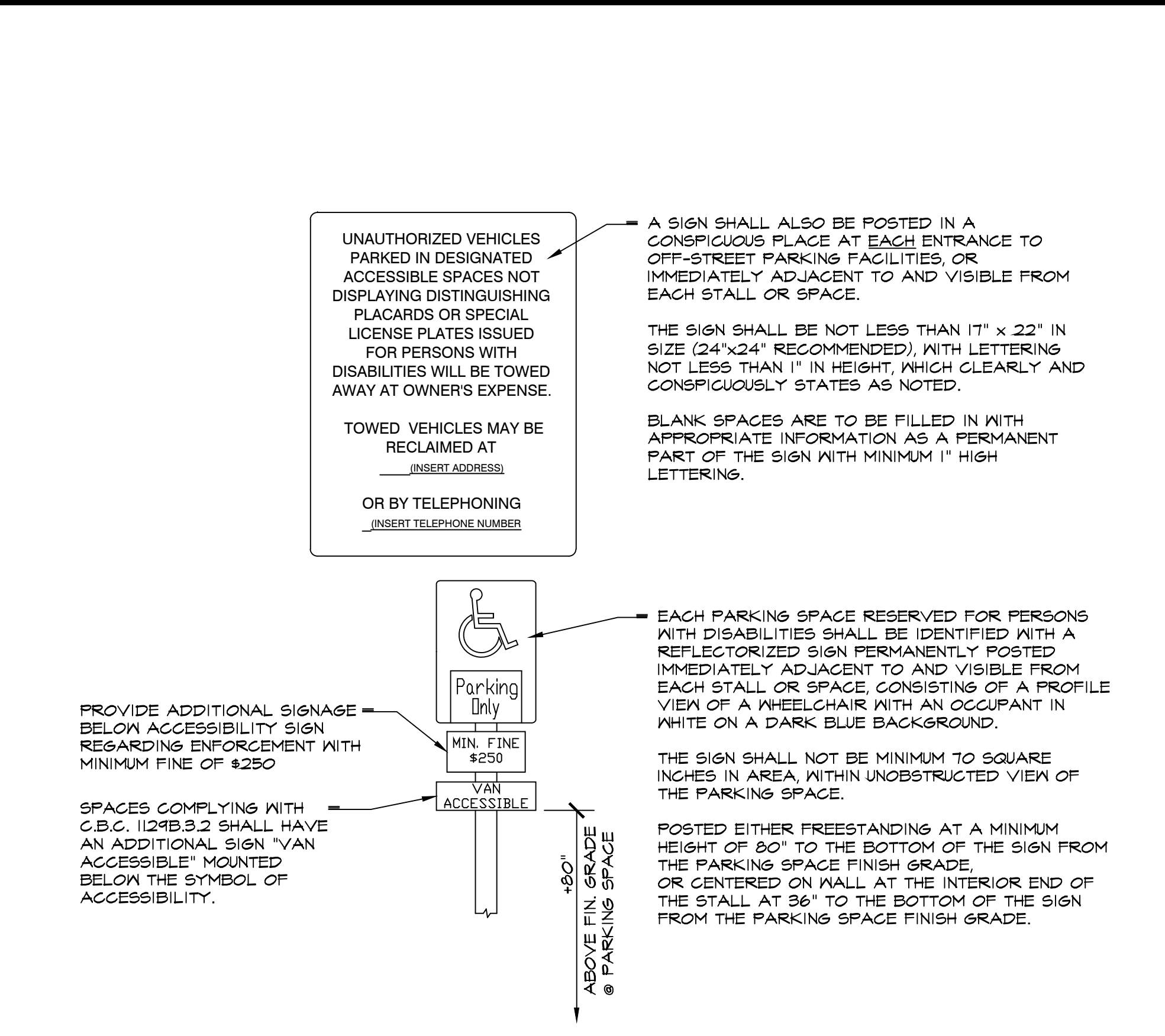
SPACES COMPLYING WITH C.B.C. 1129B.3.2 SHALL HAVE AN ADDITIONAL SIGN "VAN ACCESSIBLE" MOUNTED BELOW THE SYMBOL OF ACCESSIBILITY.

- PARKING LAYOUT AT MAXIMUM PROJECTED CAPACITY OF 20 CARS.


- ALL PARKING TO BE HANDLED BY TRAINED TOW COMPANY STAFF, NOT BY INDIVIDUAL CAR OWNERS.



IMPOUND PARKING AREA 3/32" = 1'-0" **3**




TYPICAL ACCESSIBLE PARKING SPACE 1/4" = 1'-0" **2**



KNOXBOX® 3200

The KnoxBox 3200 is the number one high-security key lock box trusted by first responders and property owners. Store up to 10 keys to quickly gain rapid access to commercial properties.



Available in 3 colors:

- Black
- Aluminum
- Dark Bronze

WEIGHT: Surface Mount - 8 lb, Recessed Mount - 9 lb

DIMENSIONS: Surface Mount Body - 4" x 5" W x 3-7/8" D, Recessed Mount Flange - 7" H x 7" W

FEATURES

- Stores maximum 10 keys. Access cards and small entry items may also fit in interior compartment but will reduce max key quantity.
- Built Knox-Rugged and secure. UL1037, UL1610, UL1332, UL 437
- Finished with Knox-Coat™ to protect four times better than standard powder coat
- Weather-resistant door gasket
- Hinged door

BENEFITS

- Allows rapid property access
- Reduces property damage
- Prevents forced entry into buildings
- Minimizes first responder injury
- Compliant to National Fire Code (NFPA, IFC, IBC)

OPTIONS

- Knox Tamper Alert connects to building's alarm system for extra security
- Mount types: Recessed and Surface
- 3 color options: Black, Aluminum, Dark Bronze

ACCESSORIES

- Multi-Purpose Switch for use on electrical doors, gates and other electrical equipment
- Recess Mounting Kit for new concrete or masonry construction
- Public Safety Labels
- Tag-Out Tamper Seals
- Key Tags
- Key Rings

ORDERING SPECIFICATIONS

To insure procurement and delivery of the KnoxBox 3200, it is suggested that following specification paragraph is used:

KnoxBox surface/recessed mount with hinged door, with/without UL Listed Knox Tamper Alert. 1/4" plate steel housing, 1/2" thick steel door with interior gasket seal and stainless steel door hinge. Box and lock UL Listed. Lock has 1/8" thick stainless steel dust cover with tamper seal mounting capability.

Exterior Dimensions: Surface Mount Body - 4" H x 5" W x 3-7/8" D, Recessed Mount Flange - 7" H x 7" W


Lock: UL Listed. Double-action rotating tumblers and hardened steel pins accessed by a blanked out key.

Finish: Knox-Coat proprietary finishing process

Color: Black, Dark Bronze or Aluminum

P/N: KnoxBox 3200 (mfr's cat. ID)

Mfr's Name: KNOX COMPANY

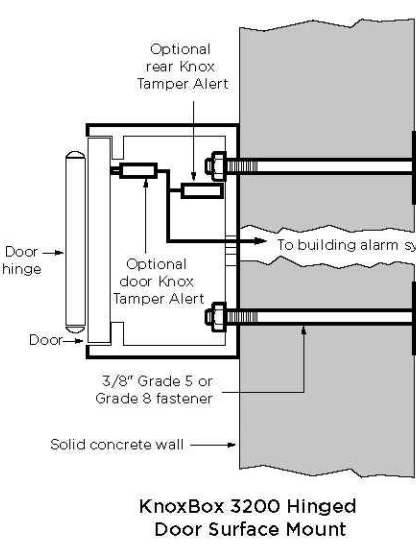
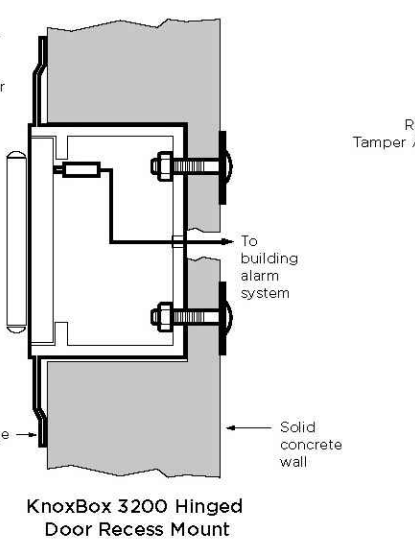


KNOXBOX® 3200

GENERAL MOUNTING INSTRUCTIONS

Suggested minimum mounting height, 6 feet above ground.

ATTENTION: KnoxBox is a very strong device that MUST be mounted properly to ensure maximum security and resist physical attack.

RECESS MOUNTING KIT AND INSTALLATION INSTRUCTIONS

The Recess Mounting Kit (RMK) includes shell housing and mounting hardware, which may only be used for recessed models to cast-in-place within new concrete or masonry construction. The KnoxBox is mounted into the shell housing after construction is completed.

RECESS MOUNTING KIT DIMENSIONS

Rough-in Dimensions: 6-1/2"H x 6-1/2"W x 5"D

IMPORTANT: Care should be taken to ensure the front of the Recess Mounting Kit (RMK) shell housing, including the cover plate and screw heads, is flush with the wall. The RMK must be plumbed to ensure vertical alignment of the box.

ABOUT THE KNOX COMPANY

Since 1975, the Knox Company has successfully developed innovative rapid access solutions for first responders with products that provide fast, safe, and secure entry into commercial, industrial, and residential properties, while minimizing damage and maximizing safety. Today, more than 15,000 fire, EMS, and law enforcement departments/agencies depend on Knox products to gain access into over one million buildings/properties.

KNOX COMPANY
1601 W. DEER VALLEY RD
PHOENIX, AZ 85027

T. 800-566-9269

KNOXBOX.COM
INFO@KNOXBOX.COM

KNOX BOX SPECS. OR EQUAL **1**

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