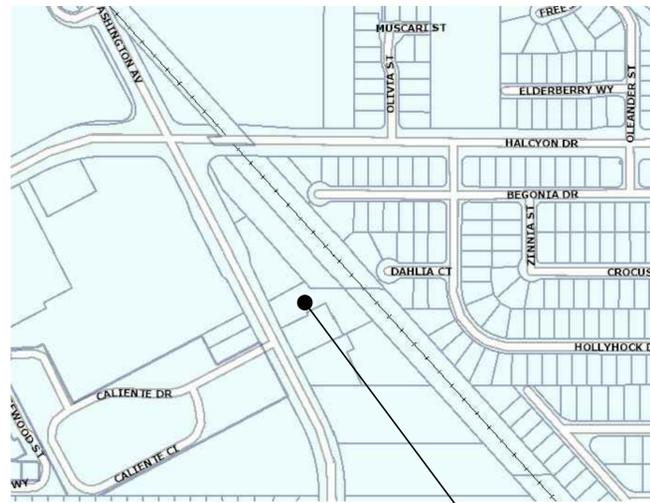


AUTO CARE CENTER

14602 WASHINGTON AVENUE, SAN LEANDRO CA. 94578
 OWNER: 2950 MERCED PARK PROPERTIES, LLC
 Charles Travers/ Gayle Travers
 296 Via La Paz, Greenbrae, Ca.
 APN # 77C-1310-9-1

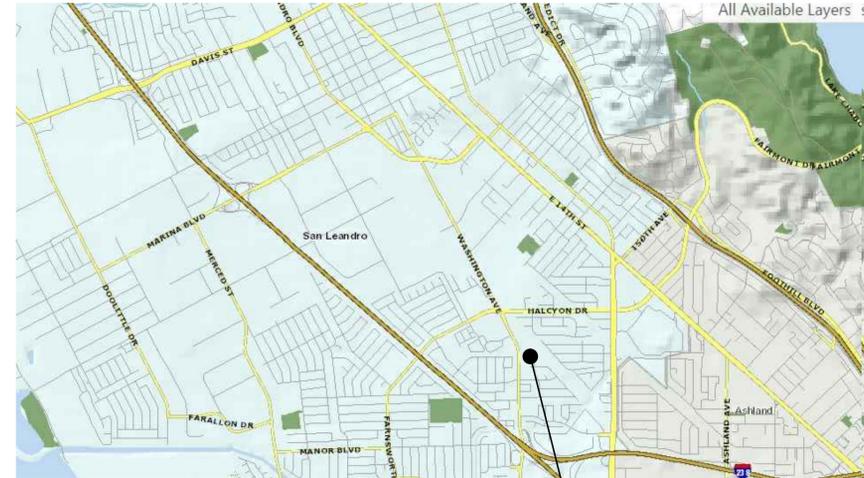


AREA MAP



SITE
 14602 WASHINGTON AVE.,
 SAN LEANDRO, CA. 94578

VICINITY MAP



SITE

EXISTING FRONT VIEW



APPLICABLE CODES

- 2016 CALIFORNIA BUILDING (STRUCTURAL ONLY)
- 2016 CALIFORNIA ELECTRIC CODE
- 2016 CALIFORNIA ENERGY CODE
- 2016 CALIFORNIA MECHANICAL CODE
- 2016 CALIFORNIA PLUMBING CODE
- 2016 CALIFORNIA FIRE CODE
- 2010 ADA STANDARDS
- CITY OF SAN LEANDRO MUNICIPAL CODE

SITE INFORMATION (BASED FROM APPROVED PLAN)

EXISTING UNIT GROUP S-2 2,798 SQ. FT. (NO SPRINKLER)
 TYPE OF CONSTRUCTION TYPE V-N - AUTO SERVICE (FROM REF. APPROVED SET SHT T)
 HEIGHT: 19'-0" (FROM REF. APPROVED SET SHT T)

OCCUPANT LOAD:

AUTO SERVICES : 200 GROSS /SF (PER OCCUPANT)
 TOTAL SQ. FT. AREA = 2,798± SF
 2,798 / 200 = 13 (TOTAL MAX. OCCUPANT LOAD)

SCOPE OF WORK/PROJECT INFORMATION

- CODE COMPLIANCE FOR BUILDING CODE
- ADA COMPLIANCE FOR SALES ROOM & BATHROOM
- ADA COMPLIANCE FOR PARKING

PUBLIC WORK NOTES

DRAWING INDEX

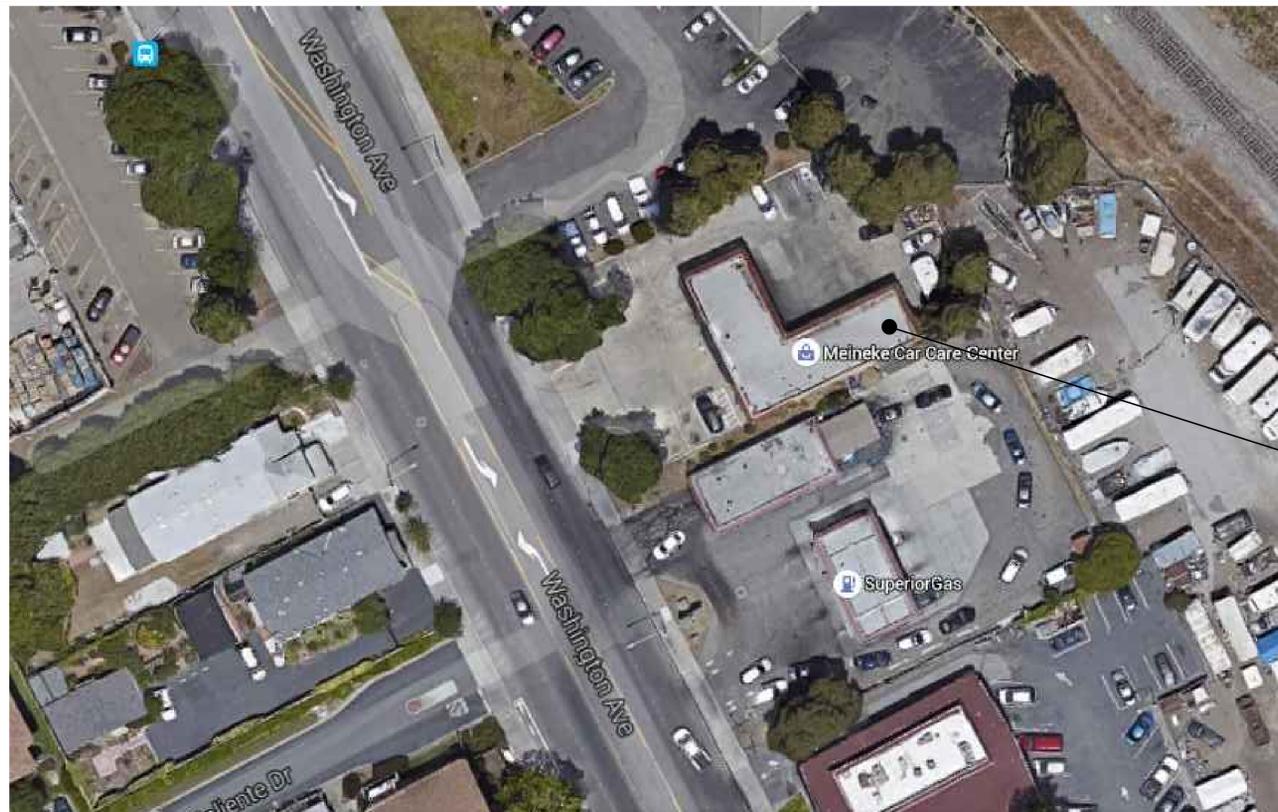
- T.0 COVER SHEET
- T.1 EXISTING SITE PLAN
- T.2 ADA COMPLIANCE
- T.3 ADA COMPLIANCE
- A4.1 FLOOR PLAN
- A4.2 ELEVATIONS
- A4.3 ELEVATIONS
- A4.4 PHOTOS & TRASH ENCLOSURE

September 30, 2015 - B15-1319
 Engineering and Transportation Review
 By Phillip Toste, Assistant Engineer - 510-577-3375
 Approved with Conditions

Comments:

1. The applicant shall remove any unused driveways or damaged driveways, sidewalk, and curb and gutter along the full property frontage and shall construct new City standard driveway, sidewalk, curb and gutter in place of the removed items.
2. The applicant shall obtain an Encroachment Permit from the Engineering and Transportation Department and pay encroachment permit fees for any work within the public right-of-way. The applicant must obtain the Encroachment Permit prior to building permit issuance.
3. Applicant shall comply with the following high standards for sanitation during construction of improvements: Garbage cans, construction dumpsters, and debris piles shall be removed on a minimum weekly basis. All food related trash items such as wrappers, cans, bottles, and food scraps shall be disposed of in closed containers only and shall be regularly removed from the site. Inspections, conducted as part of the regular construction compliance, will be conducted to ensure compliance of the Applicant and contractors with this requirement

PLOT PLAN



SITE
 14602 WASHINGTON AVE.,
 SAN LEANDRO, CA. 94578



PROJECT
AUTO CARE CENTER
 2950 MERCED PARK PROPERTIES, LLC.
 CHARLES TRAVERS / GAYLE TRAVERS
 296 VIA LA PAZ, GREENBRAE, CA.

DRAWN: MTC / JG
 CHECKED: RBC
 SCALE:
 DATE: 09/21/15

SHEET TITLE:
COVER SHEET

PROJ. NO. 18-710
 REVISIONS:
 1 PLAN CHECK COMMENTS 10/02/15
 2 BUILDING PERMIT RESUBMITTAL 10/16/18
 3 BUILDING PERMIT RESUBMITTAL 12/11/18

SHEET NO:
T.0



KLC
 CONSULTING ENGINEERS, INC.
 11100 SAN PABLO AVE., SUITE 207, EL CERRILLO, CA 94530
 TEL: 510-232-0300; FAX: 510-232-0303
 http://www.klce.com

PROJECT
AUTO CARE CENTER
 2950 MERCED PARK PROPERTIES, LLC.
 CHARLES TRAVERS / GAYLE TRAVERS
 296 VIA LA PAZ, GREENBRAE, CA.

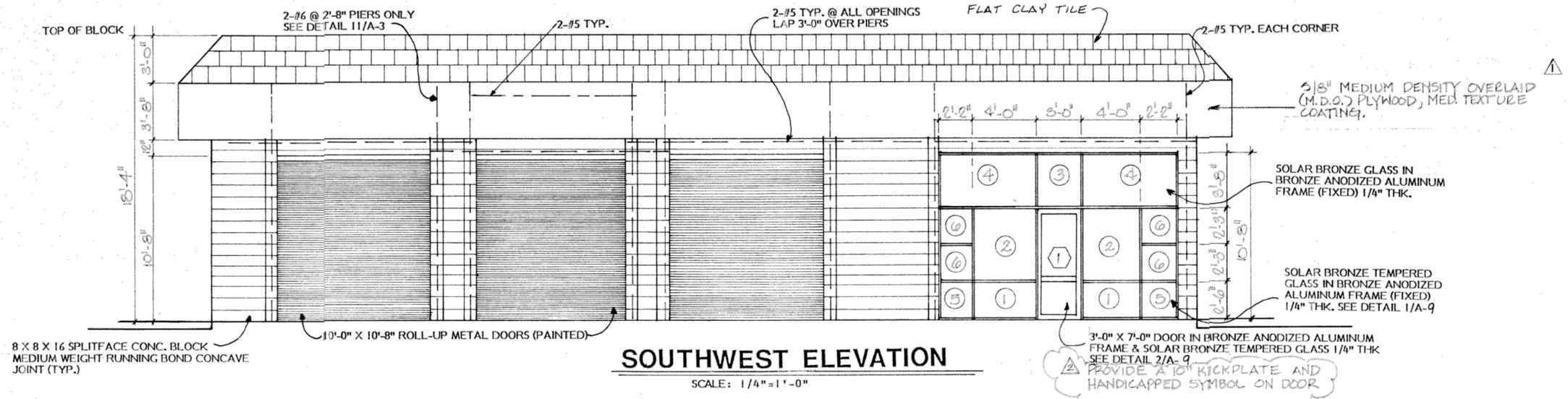
DRAWN: MTC / JG
 CHECKED: RBC
 SCALE:
 DATE: 04/21/15

SHEET TITLE:
ELEVATIONS

PROJ. NO. 18-710
 REVISIONS:
 PLAN CHECK COMMENTS 10/02/15
 BUILDING PERMIT RESUBMITTAL 10/16/18
 BUILDING PERMIT RESUBMITTAL 12/11/18

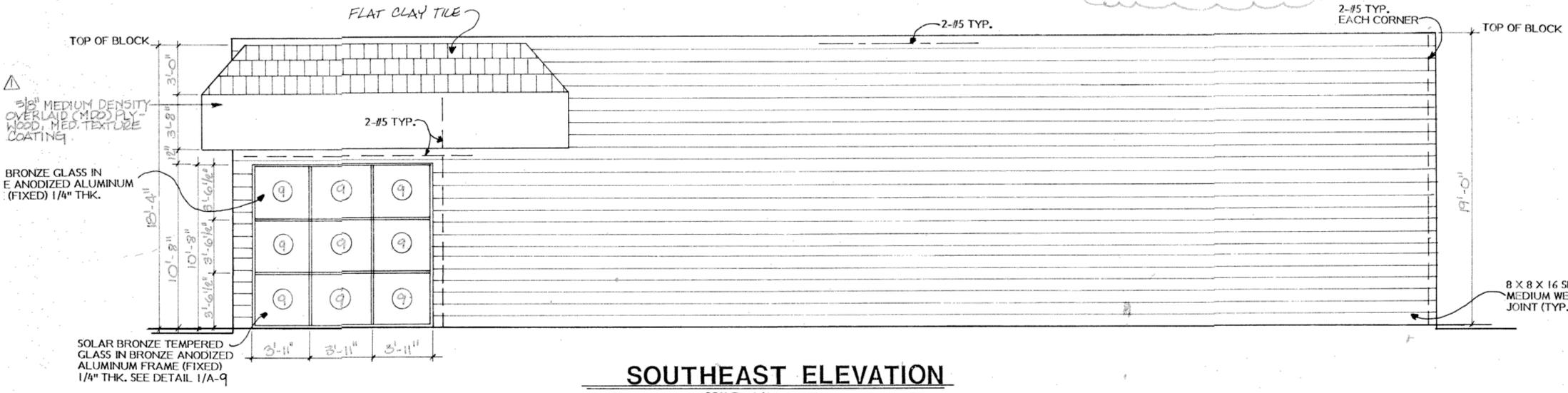
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A4.2



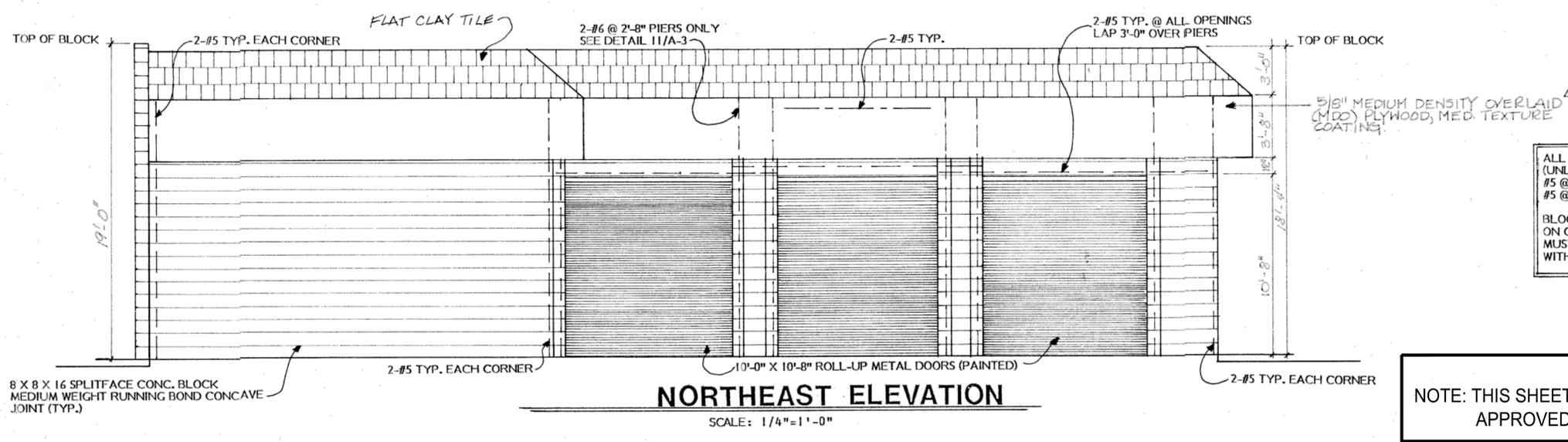
SOUTHWEST ELEVATION

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



SOUTHEAST ELEVATION

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



NORTHEAST ELEVATION

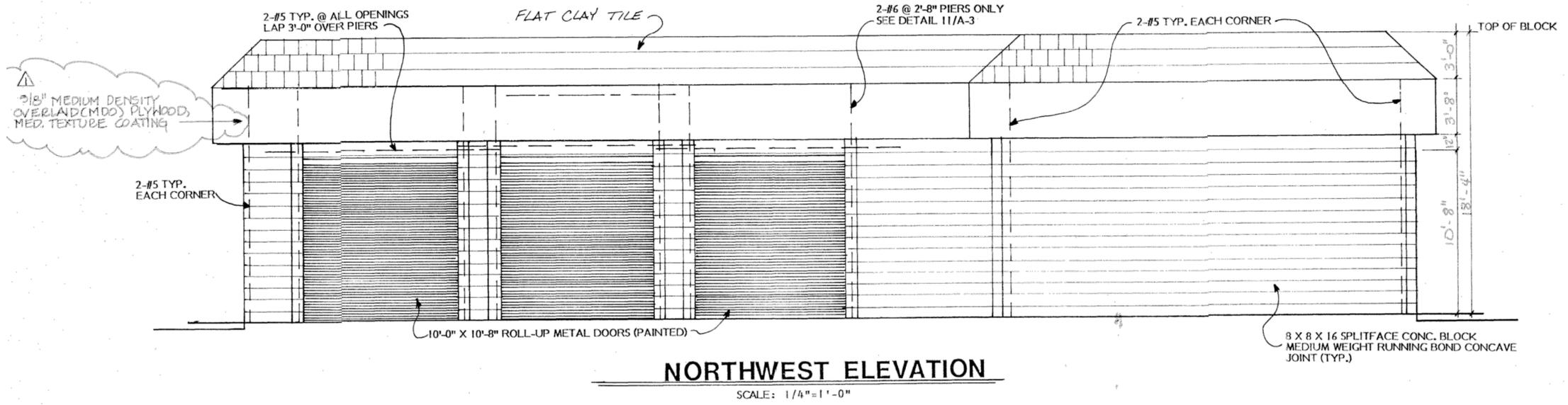
SCALE: 1/4"=1'-0"

ALL BLOCK TO BE SOLID GROUTED (UNLESS OTHERWISE NOTED)
 #5 @ 24" O/C VERTICAL REINF.
 #5 @ 48" O/C HORIZONTAL REINF.
 BLOCK MANUFACTURER MUST BE ON CITY APPROVED LIST & BLOCK MUST BE TESTED IN ACCORDANCE WITH THE U.B.C. SECTION 2405

NOTE: THIS SHEET IS REFERENCED FROM ORIGINAL APPROVED SET



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NORTHWEST ELEVATION

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

NOTE: THIS SHEET IS REFERENCED FROM ORIGINAL APPROVED SET

PROJECT
AUTO CARE CENTER
 2950 MERCED PARK PROPERTIES, LLC.
 CHARLES TRAVERS / GAYLE TRAVERS
 296 VIA L.A. PAZ, GREENBRAE, CA.

DRAWN: MTC / JG
 CHECKED: RBC
 SCALE:
 DATE: 04/21/15

SHEET TITLE:
ELEVATIONS

PROJ. NO. 18-710
 REVISIONS:
 1 PLAN CHECK COMMENTS 10/02/15
 2 BUILDING PERMIT RESUBMITTAL 10/16/18
 3 BUILDING PERMIT RESUBMITTAL 12/11/18

SHEET NO:

A4.3

EXHIBIT F



KLC
CONSULTING ENGINEERS, INC.
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 http://www.klceco.com

PROJECT
AUTO CARE CENTER
 2950 MERCED PARK PROPERTIES, LLC.
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 TRAVERS
 296 VIA LA PAZ, GREENBRAE, CA.

DRAWN: MTC / JS
 CHECKED: RBC
 SCALE:
 DATE: 09/21/15

SHEET TITLE:
PHOTOS & TRASH ENCLOSURE

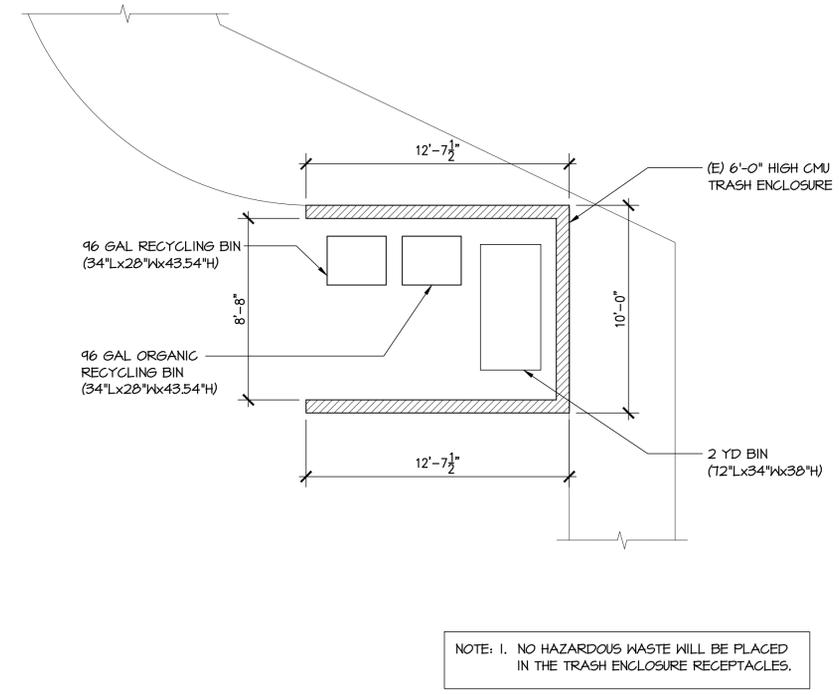
PROJ. NO. 18-710
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 BUILDING PERMIT RESUBMITTAL 10/16/18
 BUILDING PERMIT RESUBMITTAL 12/11/18

SHEET NO:

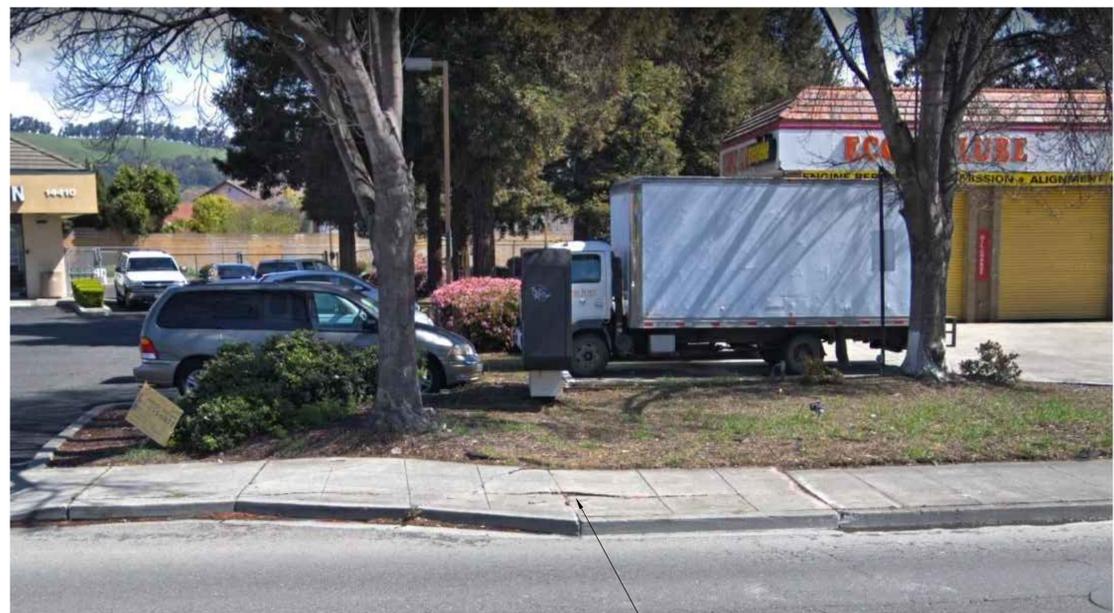
A4.4



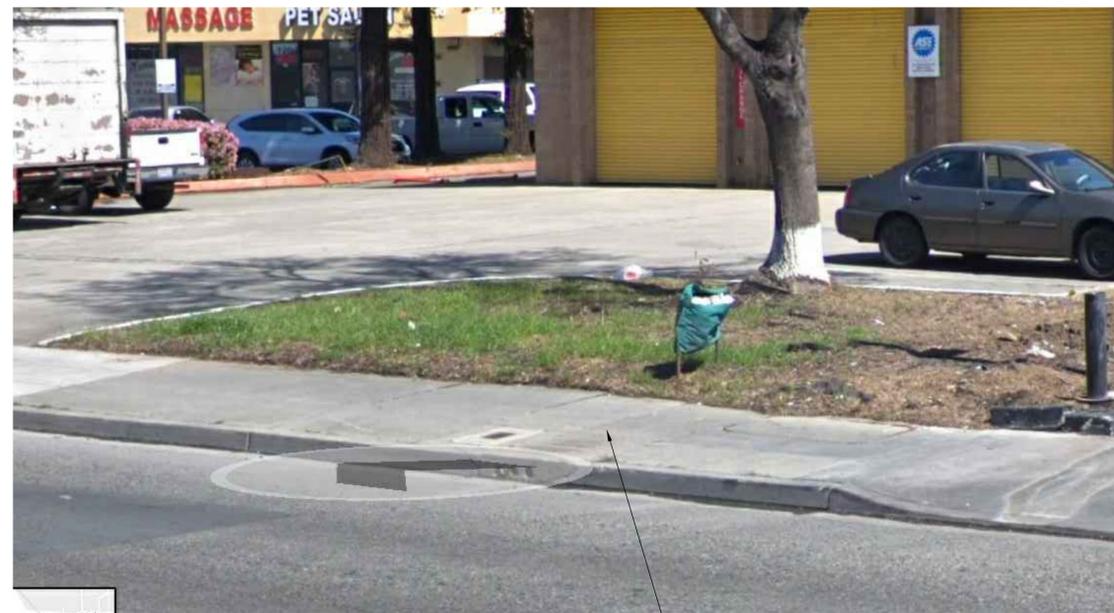
1 EXHIBIT PHOTO
 SCALE: N.T.S.



4 (E) TRASH ENCLOSURE
 SCALE: N.T.S.



2 PHOTO
 SCALE: N.T.S.
 EXISTING DAMAGE AT THE SIDEWALKS, DRIVEWAYS, CURB & GUTTER TO BE REPAIRED / REPLACED PER CITY STANDARDS



3 PHOTO
 SCALE: N.T.S.
 EXISTING DAMAGE AT THE SIDEWALKS, DRIVEWAYS, CURB & GUTTER TO BE REPAIRED / REPLACED PER CITY STANDARDS

NOTE: CONTRACTOR SHALL OBTAIN AN ENCROACHMENT PERMIT PRIOR TO BEGINNING ANY REPAIRS WITHIN THE PUBLIC RIGHT-OF-WAY.