

511 ESTUDILLO REMODEL
511 ESTUDILLO AVENUE
SAN LEANDRO CA 94577

PROJECT DATA:

ZONING: P
 EXISTING BUILDING: 2240 SQ FT TOTAL
 EXISTING USE: 2240 SQ FT OFFICE IN TOTAL
 LOT SIZE: 7000 SQ FT

PROPOSED USE: DIVIDE BUILDING INTO 710 SQ FT OFFICE
 AT FRONT OF BUILDING AND 1530 SQ FT RESIDENTIAL
 USE AT REMAINDER OF BUILDING. RESIDENTIAL
 UNIT TO BE 1BDP

PROPOSED CONSTRUCTION TYPE: V-N FOR WALL SEPARATING
 OFFICE PORTION FROM RESIDENTIAL
 PORTION
 EXISTING CONSTRUCTION TYPE: V-N

PARKING:
 EXIST OFFICE: 7
 PROPOSED OFFICE: 1 SPACE PER 300 SQ FT = 3
 PROPOSED RESIDENTIAL: 2 COVERED, 1 UNCOVERED

OPEN SPACE REQUIRED: 200 SQ FT
 PROPOSED: 475 SQ FT

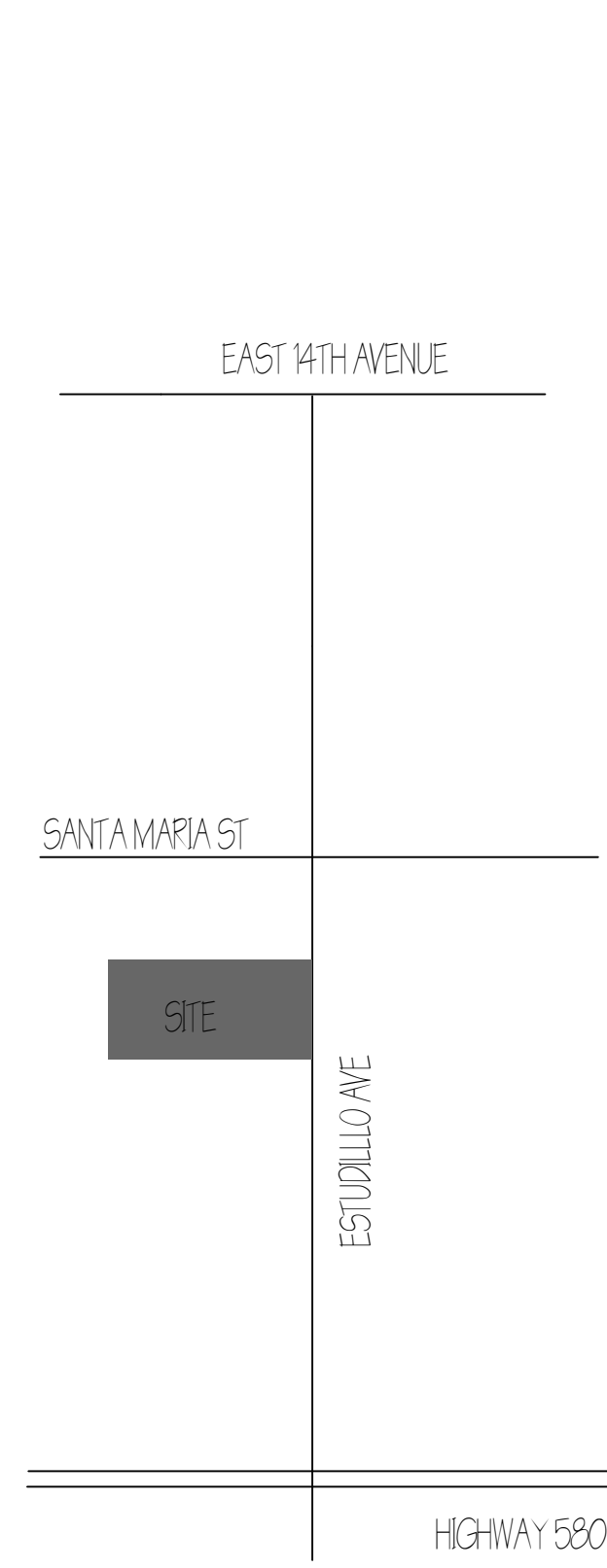
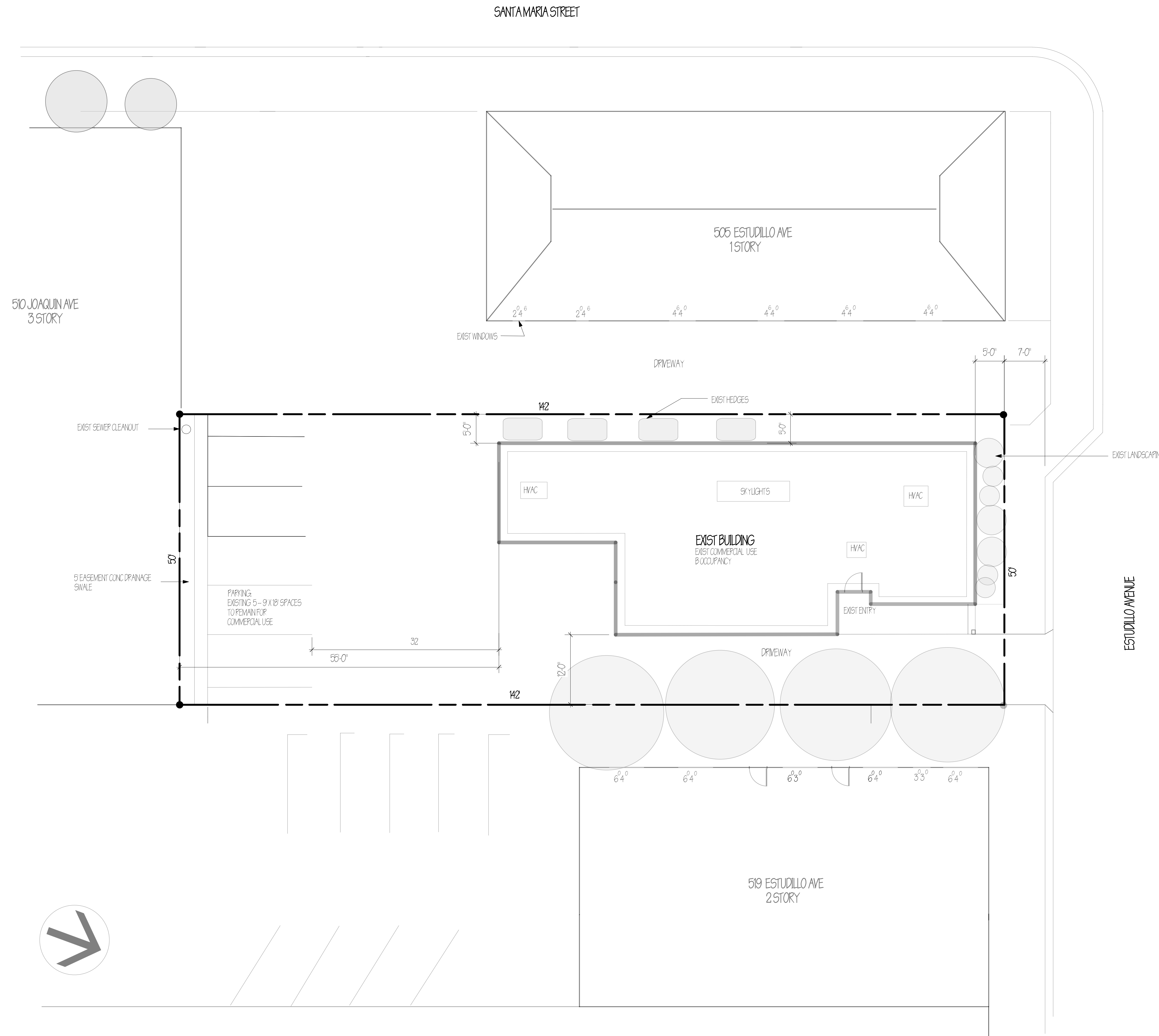
LANDSCAPING REQUIRED: 5% OF 365 SQ FT
 EXISTING: 5%
 PROPOSED: 12% (ADDITION OF OPEN SPACE)

LOT COVERAGE: 50% ALLOWED
 32% EXISTING
 37% PROPOSED (ADDITION OF CARPORT)

ROOF HEIGHT THROUGHOUT: 14'

EXISTING AVENUES:
 USE OF 3 OR MORE MATERIALS AT THE FACADE
 USE OF 3 OR MORE COLORS
 STORAGE ROOM

PROPOSED AVENUES:
 EV CHARGING STATION
 OPEN SPACE AREA WHICH WILL
 INCLUDE PLAY AREA &
 OUTDOOR FURNITURE



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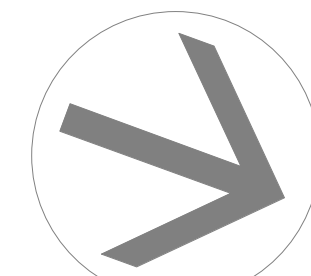
COMMERCIAL & RESIDENTIAL BUILDING DESIGN
 PLANNING
 DEVELOPMENT
 PERMITTING
 CONSTRUCTION MANAGEMENT
 INSPECTIONS

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EXISTING SITE PLAN/VICINITY MAP

SHEET A1 OF 8

SCALE: 1/8" = 1'



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 UNIT TO BE 1BDP

PROPOSED CONSTRUCTION TYPE: VAN FOR WALL SEPARATING
 OFFICE PORTION FROM RESIDENTIAL
 PORTION
 EXISTING CONSTRUCTION TYPE: VAN

PARKING:
 EXIST OFFICE: 7
 PROPOSED OFFICE: 1 SPACE PER 300 SQ FT = 3
 PROPOSED RESIDENTIAL: 2 COVERED, 1 UNCOVERED

OPEN SPACE REQUIRED: 200 SQ FT
 PROPOSED: 475 SQ FT

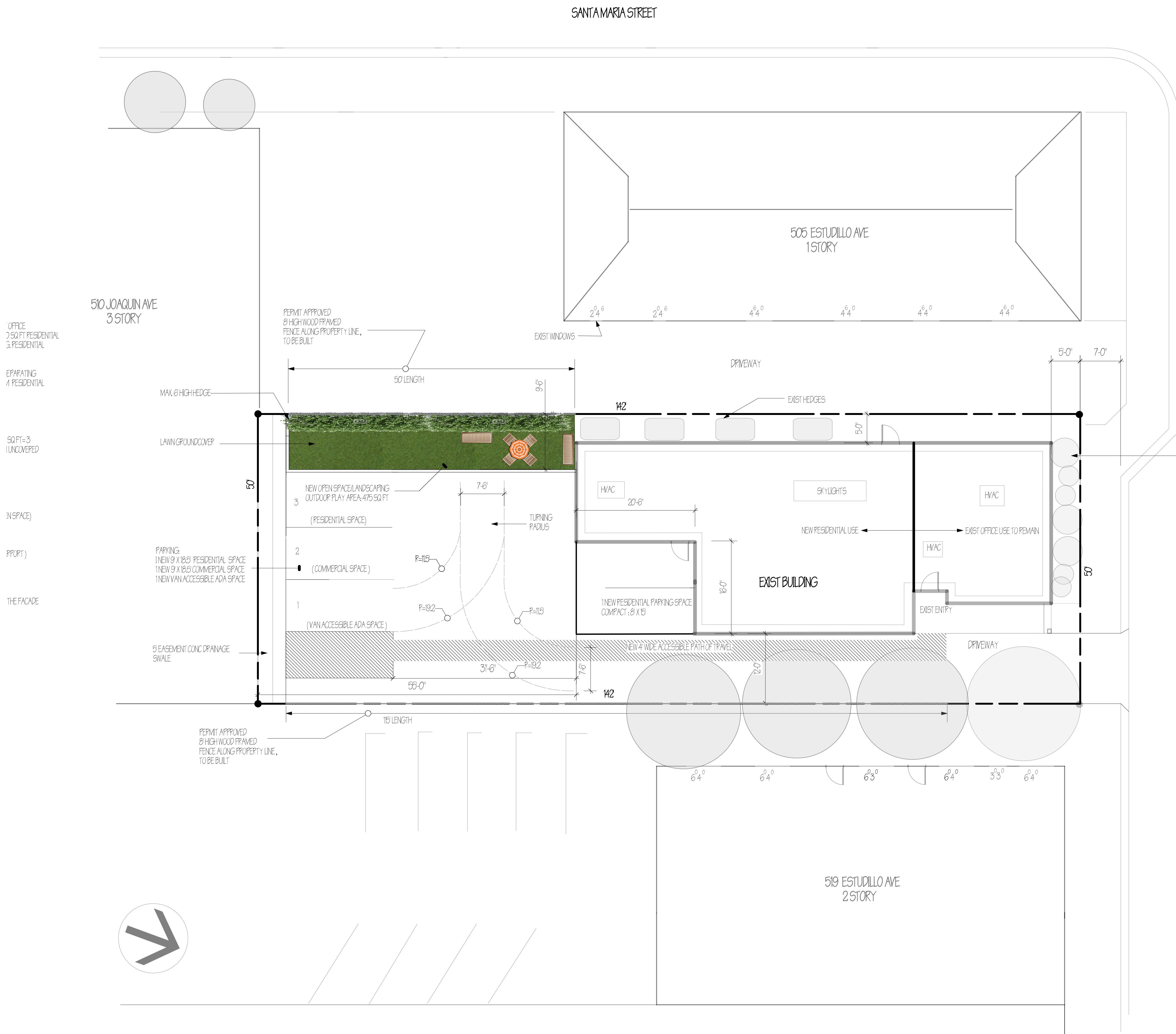
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 32% EXISTING
 37% PROPOSED (ADDITION OF CARPORT)

ROOF HEIGHT THROUGHOUT: 14'

EXISTING AMENITIES:
 USE OF 3 OR MORE MATERIALS AT THE FACADE
 USE OF 3 OR MORE COLORS
 STORAGE ROOM

PROPOSED AMENITIES:
 EV CHARGING STATION
 OPEN SPACE AREA
 OUTDOOR FURNITURE



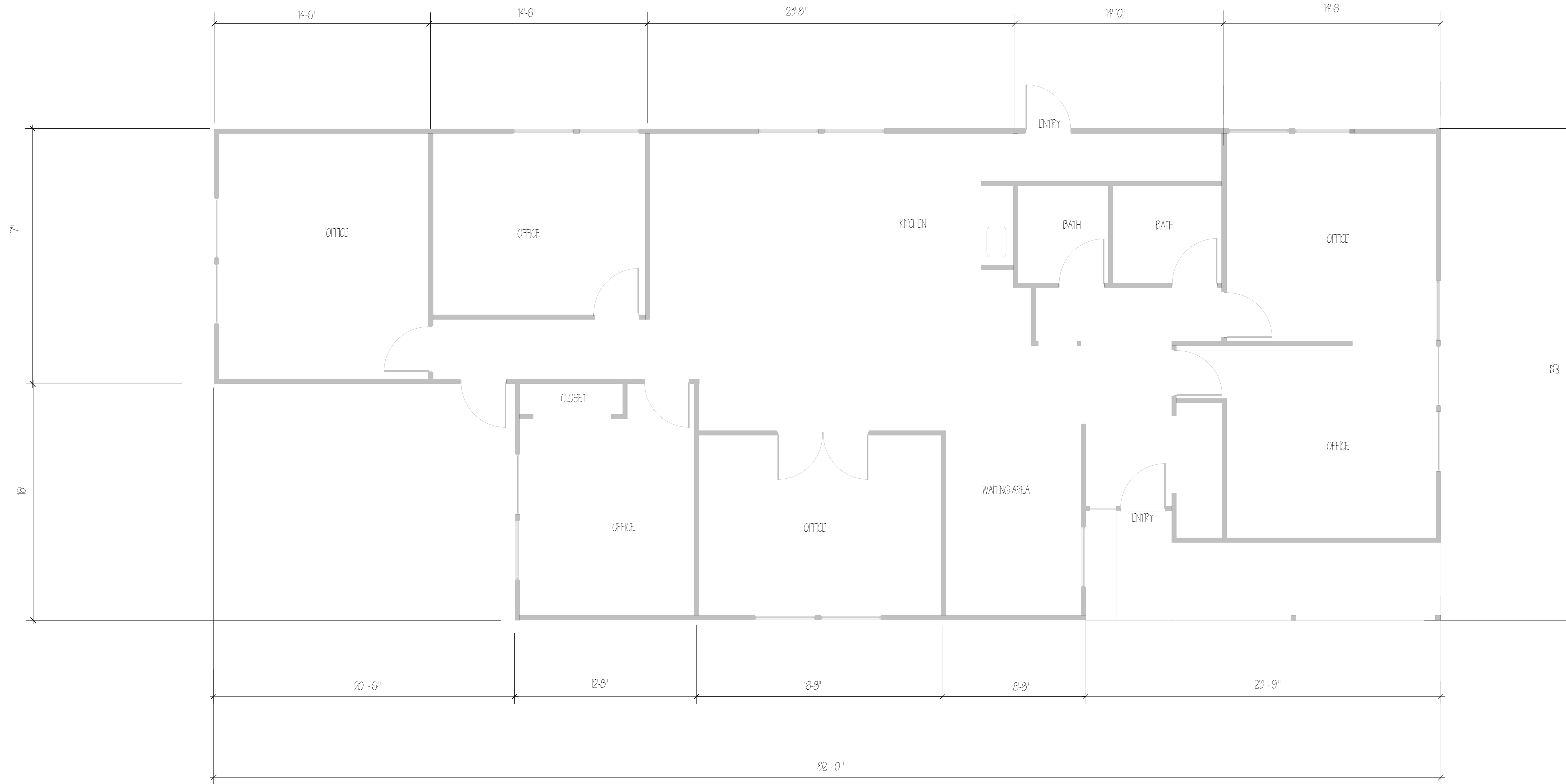
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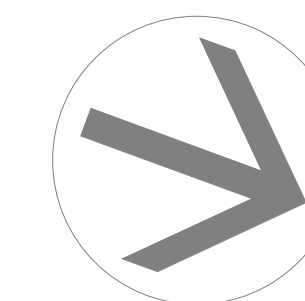
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FLOOR PLAN

LEGEND

EXIST WALLS ———



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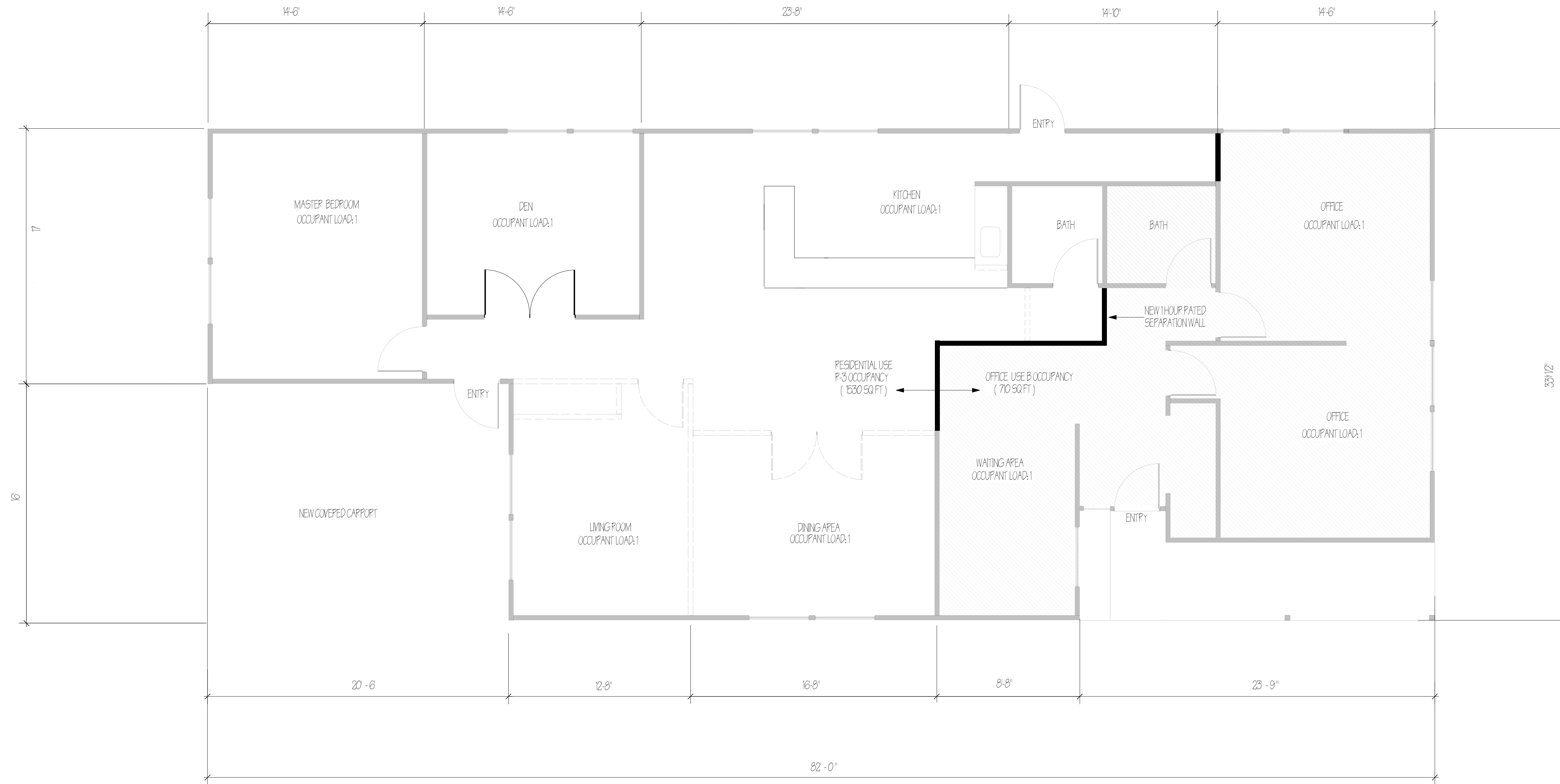
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EXIST FLOOR PLAN

SHEET A3 OF 8

SCALE: 1/8" = 1'

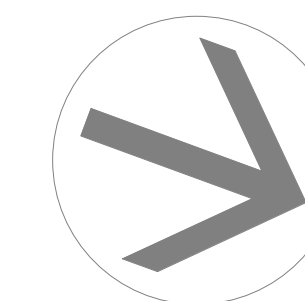
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FLOOR PLAN

LEGEND

- EXIST WALLS
- NEW WALLS
- WALLS TO BE DELETED



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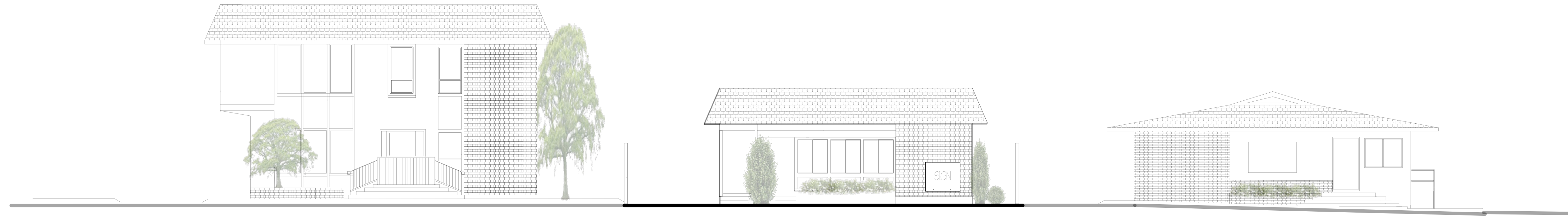
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REVISED FLOOR PLAN

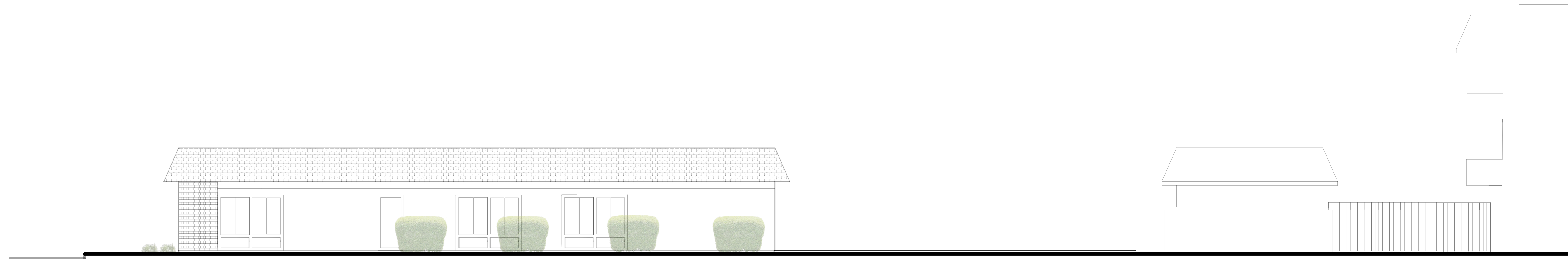
SHEET A4 OF 8

SCALE: 1/8" = 1'

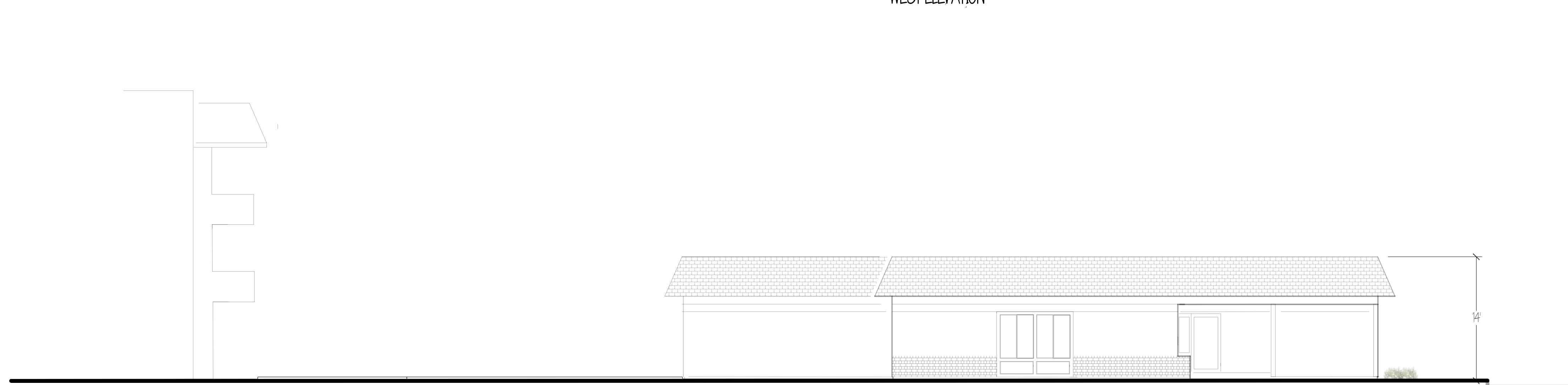
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NORTHELEVATION



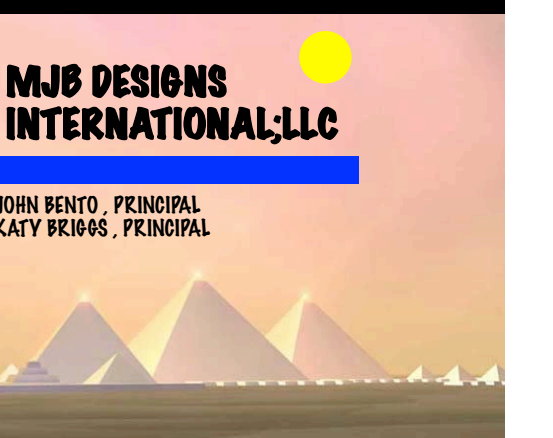
WEST ELEVATION



EAST ELEVATION



SOUTHELEVATION



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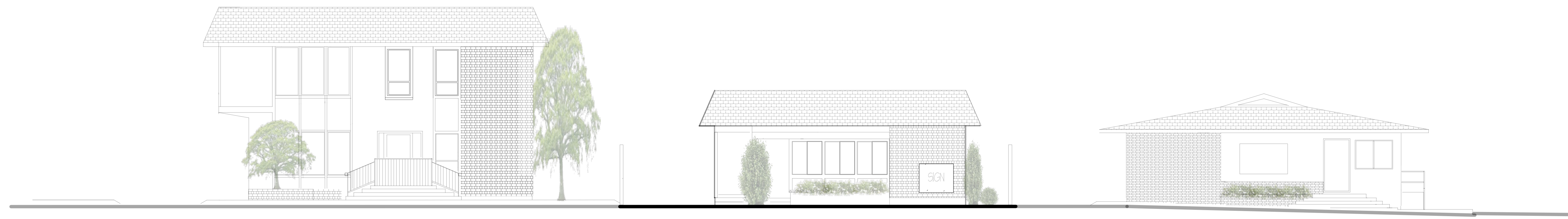
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EXIST ELEVATIONS

SHEET A5 OF 8

SCALE: 1/8" = 1'

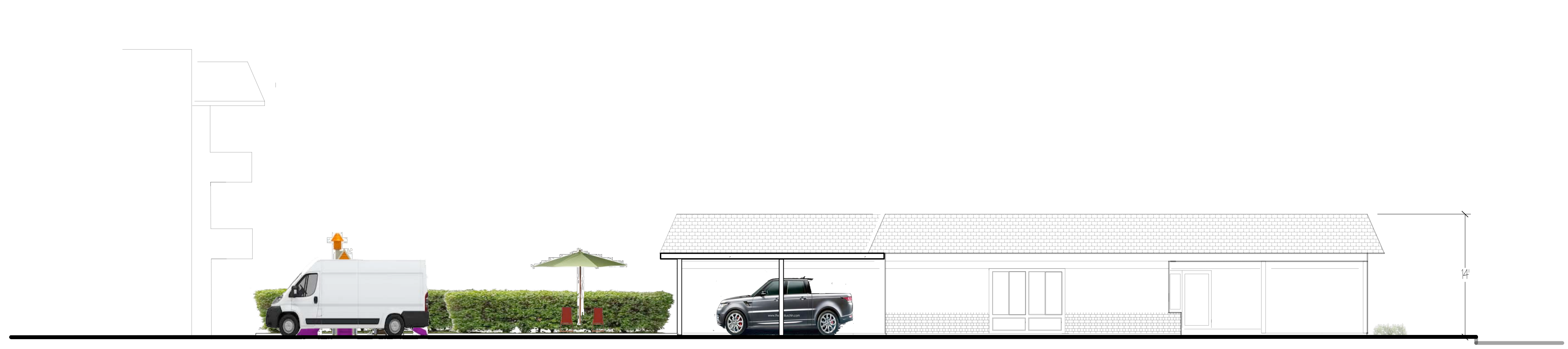
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NORTHELEVATION



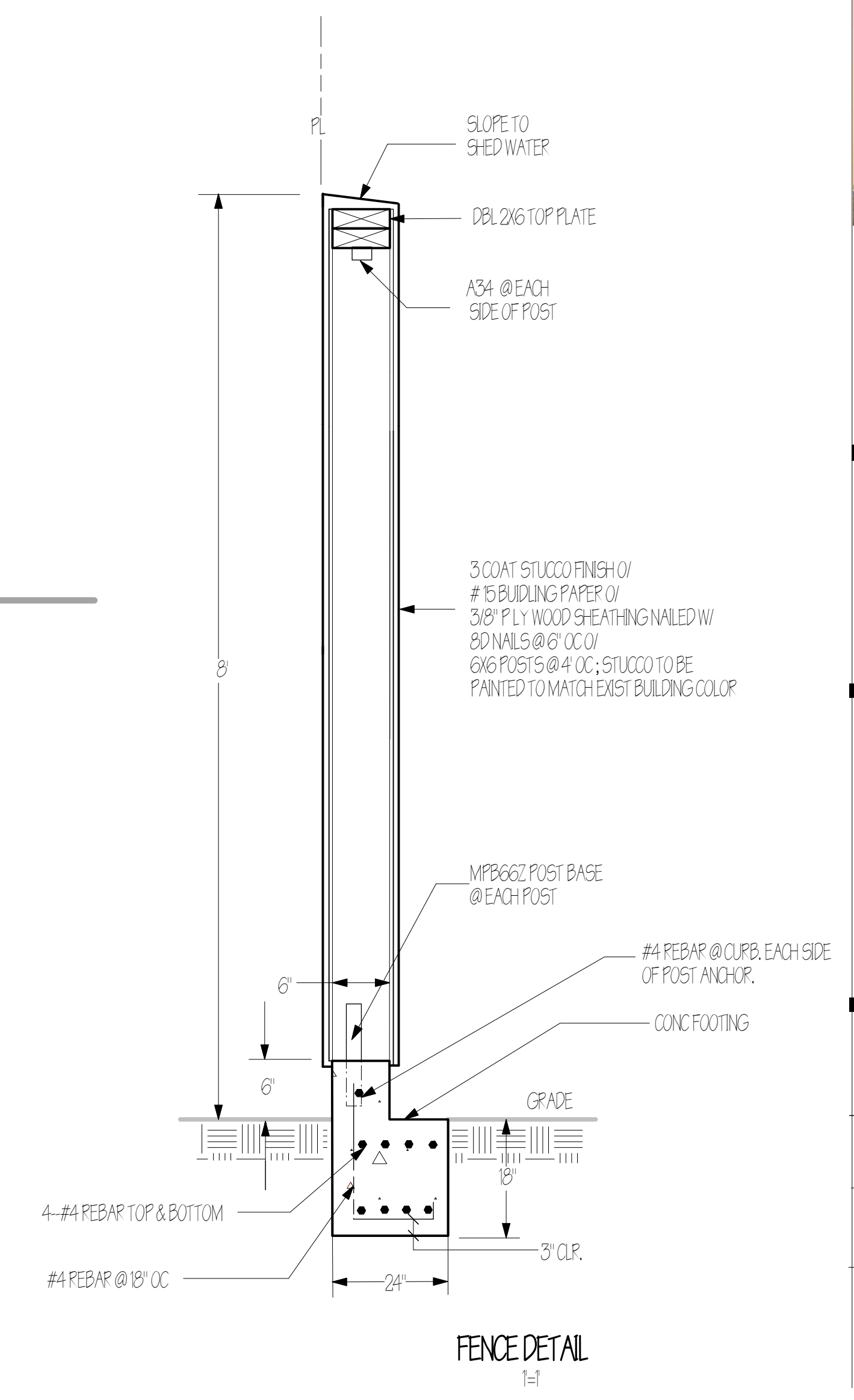
WEST ELEVATION



EAST ELEVATION



SOUTHELEVATION



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PROPOSED ELEVATIONS
 SHEET A6 OF 8
 SCALE: 1/8" = 1'



NORTH VIEW



EAST VIEW



EAST VIEW



SOUTH VIEW

SUBJECT BUILDING



SOUTH VIEW



WEST VIEW

ADJACENT PARCELS



NORTH VIEW



NORTH VIEW

ADJACENT PARCELS



EAST VIEW

511 ESTUDILLO ADDITION
511 ESTUDILLO AVENUE
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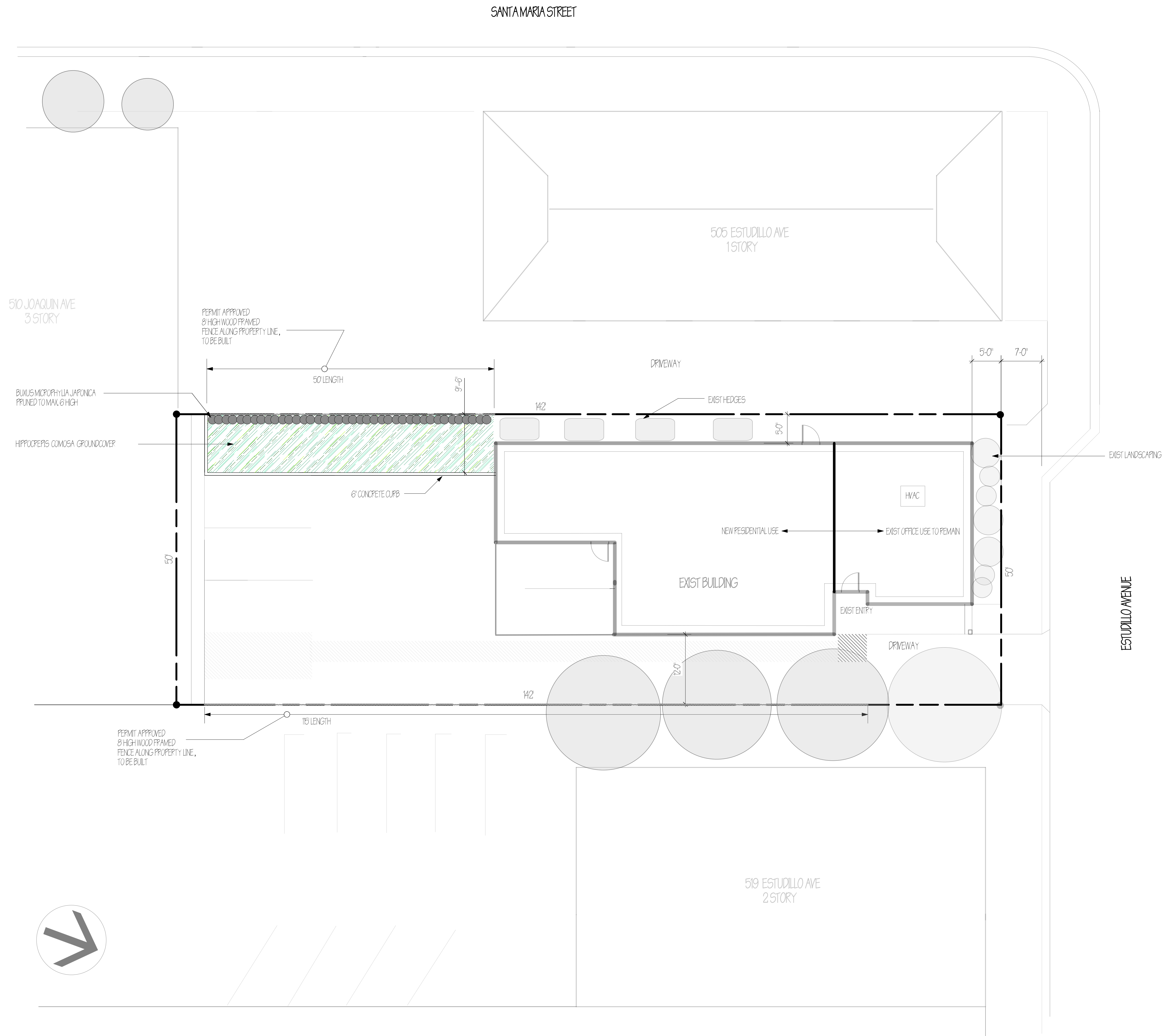
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PHOTOS

SHEET A7 OF 8

SCALE: NONE

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LANDSCAPE PLAN
 SHEET 8 OF 8
 SCALE: 1/8" = 1'