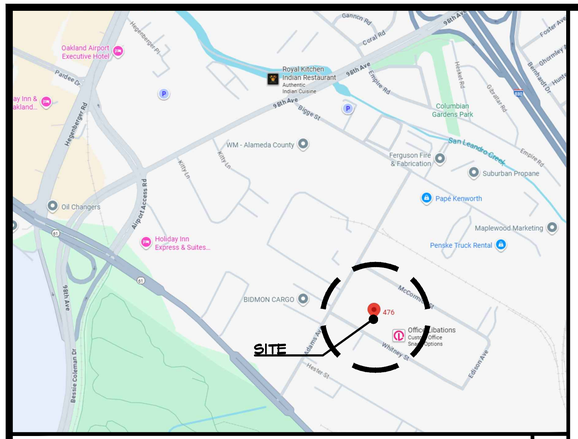
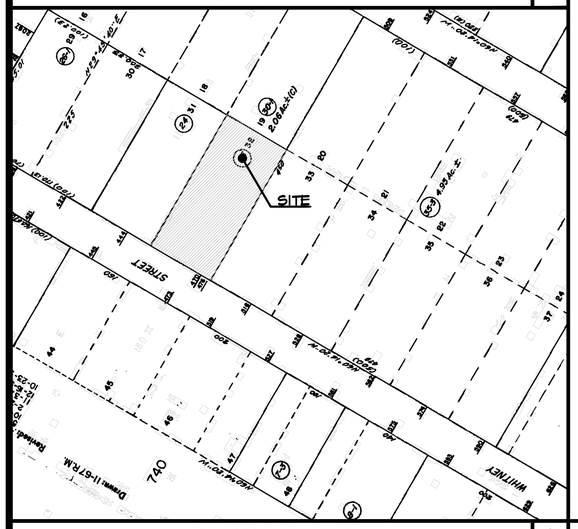
ISLAND TOWING

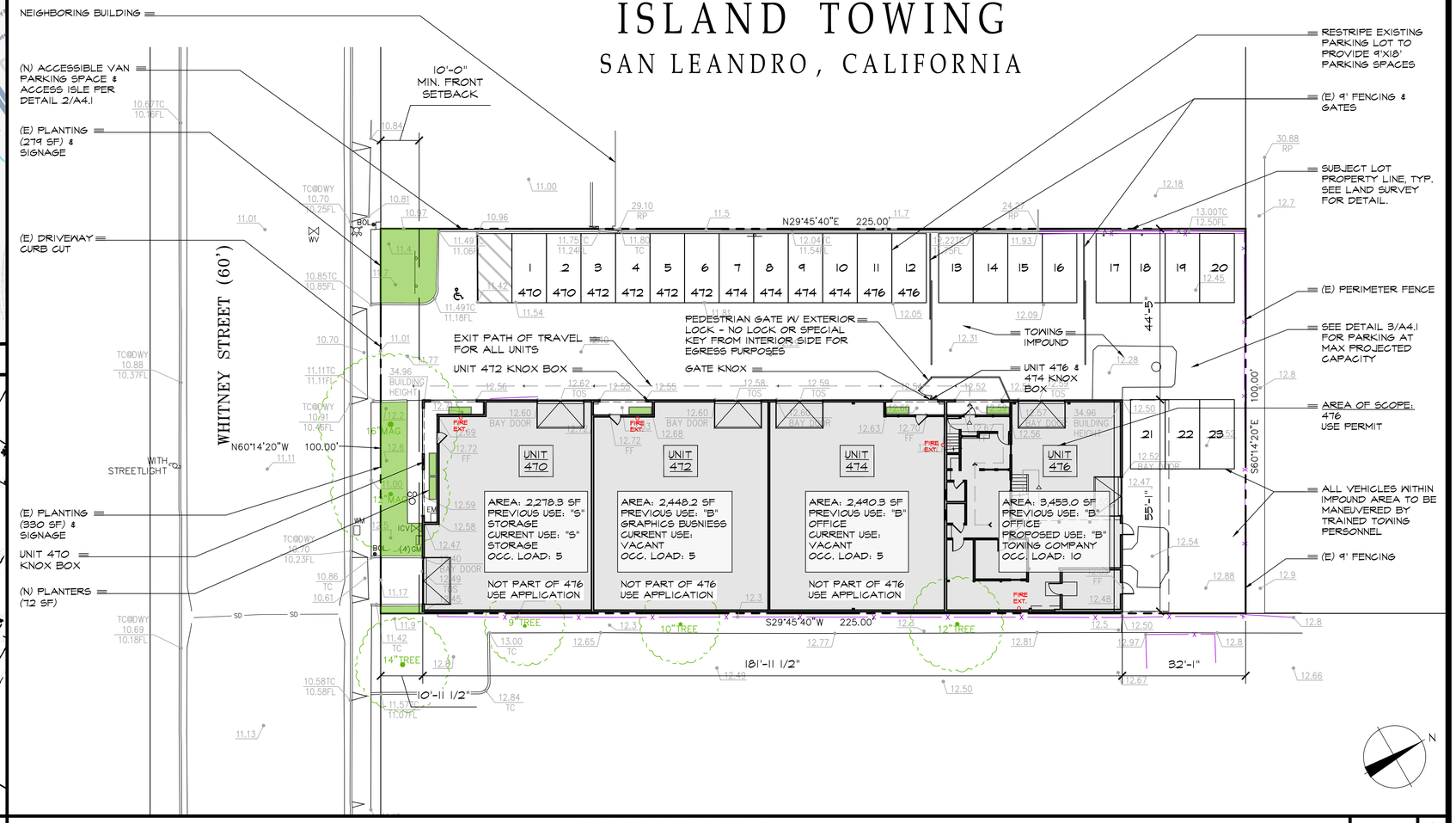
SAN LEANDRO, CALIFORNIA



VICINITY MAP | 7



PARCEL MAP | 6



PROPOSED SITE PLAN | 1/16" = 1'-0" | 2

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 | 5

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

SCOPE:

CONDITIONAL USE PERMIT FOR TOWING COMPANY TO OCCUPY EXISTING UNITS 476.

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 DESIGN DATA:

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.

PROJECT SUMMARY | 3

CITY STAMP | 1

ISSUE LOG

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

LICENSED ARCHITECT — DANIEL S. RHOADS — C-37089 — EXP. 08-31-2027 — STATE OF CALIFORNIA

Young & Borlik Architects
4962 EL CAMINO REAL, STE 218
LOS ALTOS, CALIFORNIA 94022
650-688-1950 | YBarchitects.com

Y&B

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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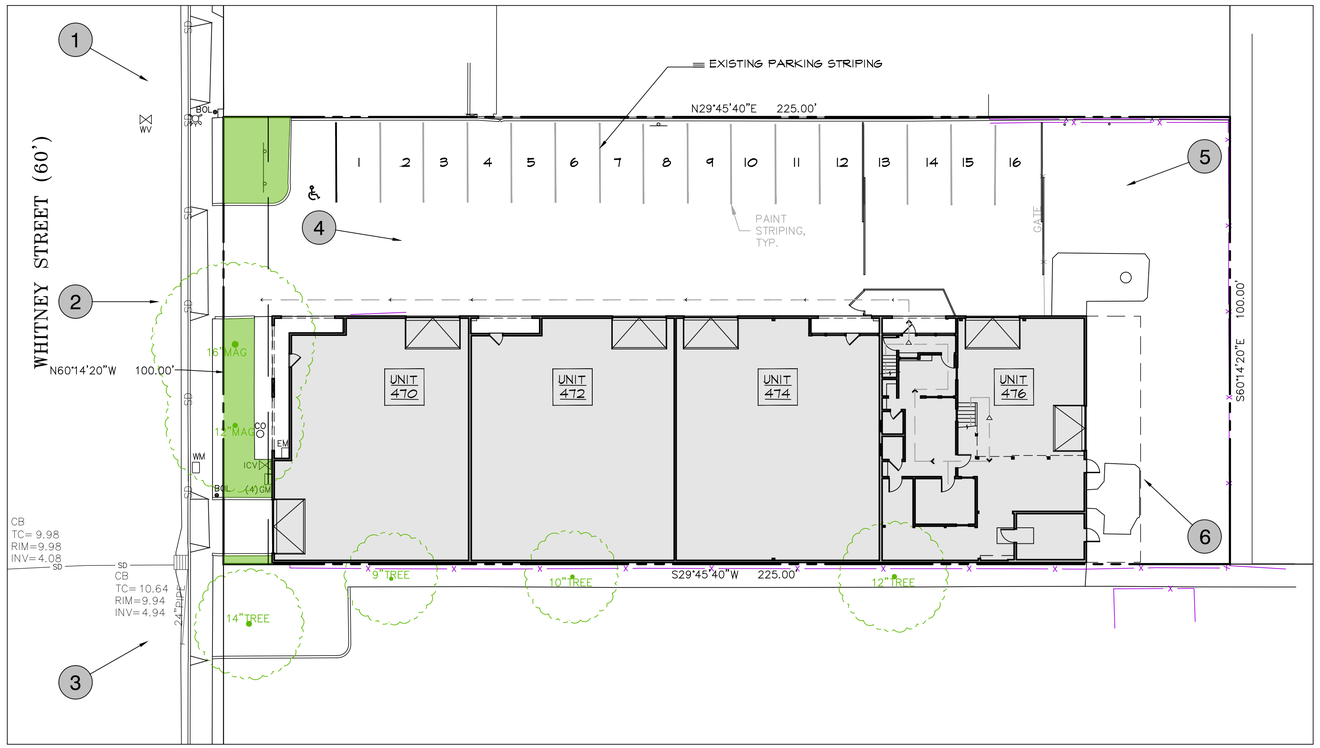
1

2

3



4

5

6

EXISTING CONDITIONS SITE PLAN W/ PHOTOS 1

ISSUE LOG

PROGRESS	JAN. 23, 2026
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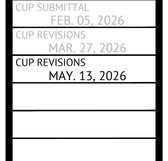

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A.P.N. 77A-743-23

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DATE JAN. 14. 2026

JOB # ISLAND TOWING

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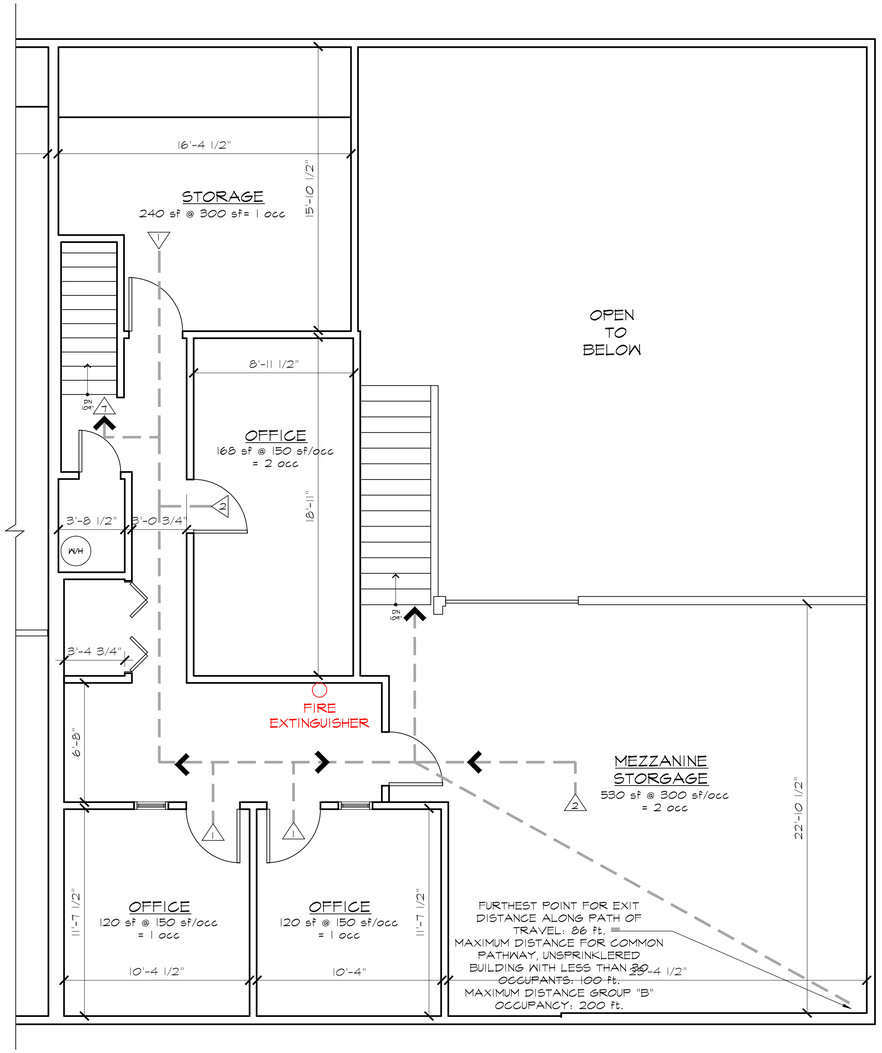
FIRE NOTES:

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

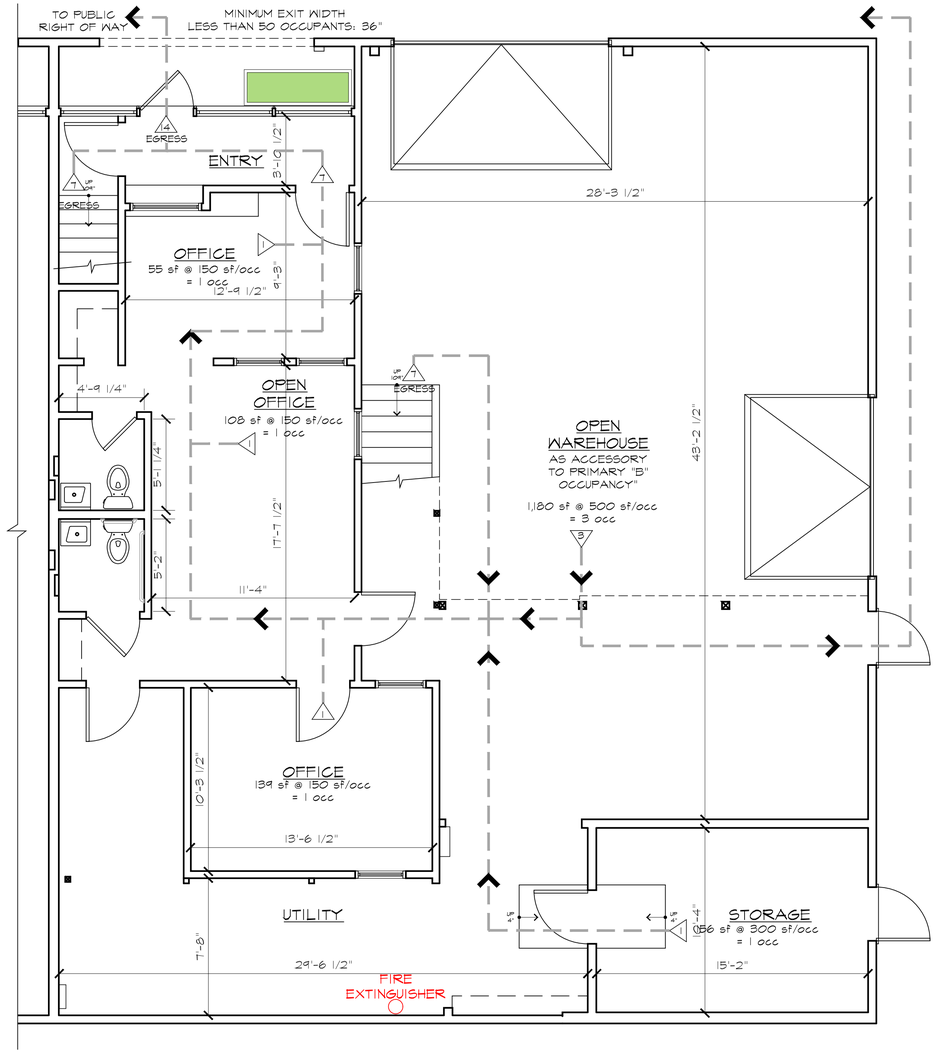
PROVIDE KNOX DEVICES AS APPROVED BY FIRE INSPECTOR FOR ACCESS TO TENANT SUITES AND TO OPEN ANY SITE FENCING.



EXISTING SECOND FLOOR PLAN (NO CHANGE)

1/4" = 1'-0" | 2

MAXIMUM OCCUPANT LOAD WITH
ONE EXIT, GROUP "B"
OCCUPANCY: 49



EXISTING FIRST FLOOR PLAN (NO CHANGE)

1/4" = 1'-0" | 1

0' 1' 2' 5' 10'

N

ISSUE LOG

PROGRESS	JAN. 23, 2026
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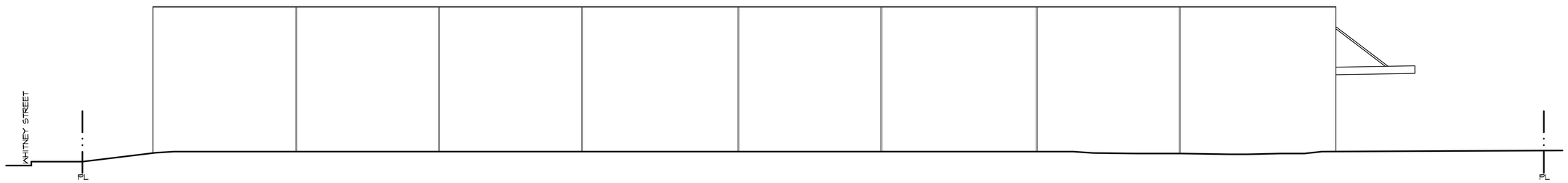
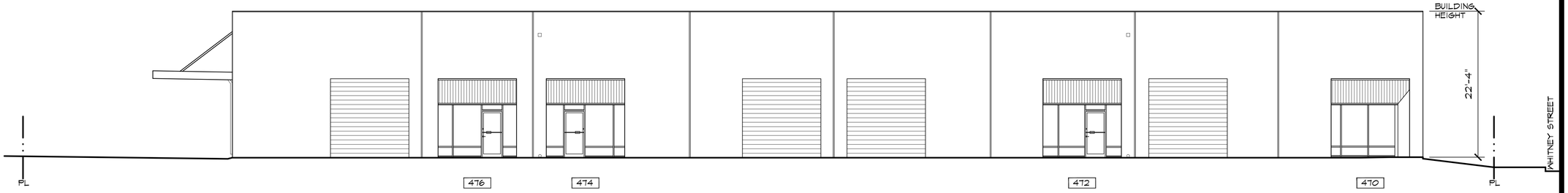


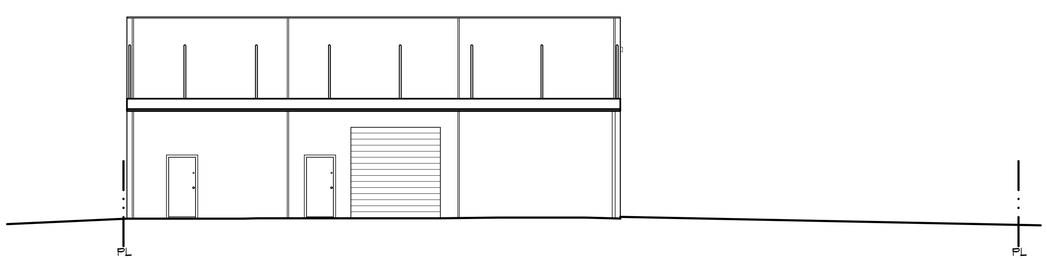
EXISTING RIGHT SIDE ELEVATION (NO CHANGE) - EAST

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

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DATE: JAN. 14, 2026

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- 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

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.

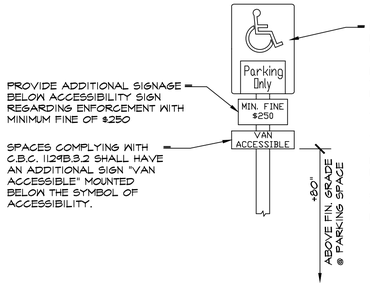
TOWED VEHICLES MAY BE RECLAIMED AT
(INSERT ADDRESS)

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.



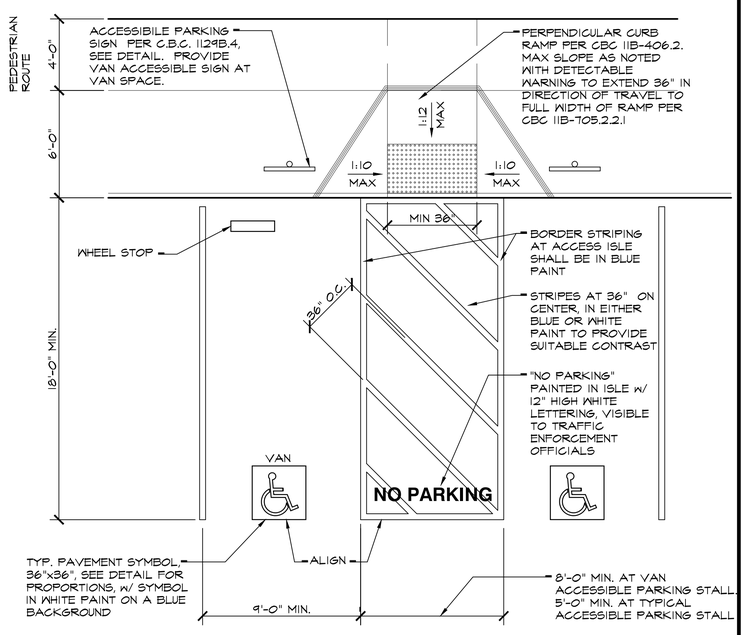
PROVIDE ADDITIONAL SIGNAGE BELOW ACCESSIBILITY SIGN REGARDING ENFORCEMENT WITH MINIMUM FINE OF $250

SPACES COMPLYING WITH C.B.C. 11129B.3.2 SHALL HAVE AN ADDITIONAL SIGN "VAN ACCESSIBLE" MOUNTED BELOW THE SYMBOL OF ACCESSIBILITY.

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.



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

KNOX
When seconds matter®

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"H x 5"W x 3-7/8"D
Recessed Mount Flange - 7"H x 7"W

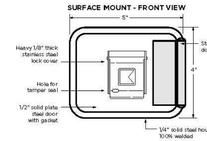
FEATURES
- Stores maximum 10 keys. Access cards and small entry items may also fit in interior compartment but will reduce max key quantity.
- Built Knox-Rugged and secure: UL 1037, UL 1610, UL 1332, UL 437
- Finished with Knox-Coat® to protect four times better than standard powder coat
- Weather-resistant 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)

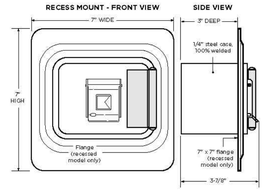
OPTIONS
- Knox Tamper Alert connects to building's alarm system for extra security
- Mount types: Recessed and Surface
- 3 color options: Black, Aluminum, Dark Bronze

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

SURFACE MOUNT - FRONT VIEW



RECESS MOUNT - FRONT VIEW | **SIDE VIEW**



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 biased cut 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

1601 W. DEER VALLEY RD. PHOENIX, AZ 85027 | T. 800-704-0889 | TECHSUPPORT@KNOXBOX.COM | KNOXBOX.COM
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MKT-KBSPEC-0019-E

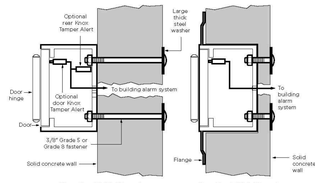
KNOX
When seconds matter®

KNOXBOX® 3200

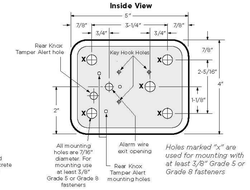
GENERAL MOUNTING INSTRUCTIONS

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.



KnoxBox 3200 Hinged Door Surface Mount | KnoxBox 3200 Hinged Door Recess Mount

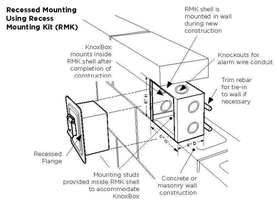


RECESS MOUNTING KIT AND INSTALLATION INSTRUCTIONS

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

Recessed Mounting Using Recess Mounting Kit (RMK)



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

ISSUE LOG
PROGRESS JAN. 23, 2026
CUP SUBMITTAL FEB. 05, 2026
CUP REVISIONS MAR. 27, 2026
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A.P.N. 77A-743-23

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DSR	DSR, DT

DATE JAN. 14. 2026
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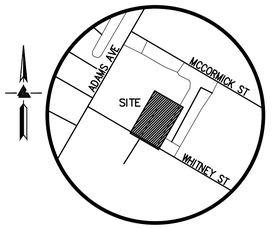


VICINITY MAP
NO SCALE

LEGEND AND NOTES

- BOUNDARY LINE
- BUILDING OVERHANG LINE
- ETC — ELECTRICAL/TELEPHONE/CABLE TV OVERHEAD LINE
- E — ELECTRICAL OVERHEAD LINE
- TV/T — CABLE TV/TELEPHONE OVERHEAD LINE
- x — FENCE LINE
- FLOW LINE
- SS — SANITARY SEWER LINE
- SD — STORM DRAIN LINE
- SD SD — STORM DRAIN LINE (PAINT MARKINGS)
- BENCHMARK
- BOL — BOLLARD
- CB — CATCH BASIN
- CO — CLEAN–OUT BOX
- EM — ELECTRICAL METER
- FF — FINISH FLOOR
- FH — FIRE HYDRANT
- FL — FLOW LINE
- GM — GAS METER
- INV — INVERT
- ICV — IRRIGATION CONTROL VALVE
- JOINT POLE
- MAG — MAGNOLIA
- RP — ROOF PEAK
- STREET SIGN
- TC — TOP OF CURB
- TOS — TOP OF SLAB
- WM — WATER METER
- WV — WATER VALVE
- XXX.XX — SPOTGRADE
- ASPHALT
- CONCRETE

FEMA FLOOD NOTE
PROPERTY COMPLETELY OUT OF SPECIAL FLOOD HAZARD AREA (SFHA)

FLOOD INSURANCE RATE MAP No.: 06001C0252H
EFFECTIVE DATE: DECEMBER 21, 2018

EASEMENT NOTE
THERE ARE NO RECORD EASEMENTS PER PRELIMINARY TITLE REPORT ISSUED BY CHICAGO TITLE COMPANY, ORDER NO. FWAC–3632500216, DATED AS OF JULY 17, 2025

TREE NOTE
TREE SIZE, TYPE AND DRIPLINES ARE BASED ON A VISUAL OBSERVATION. FINAL DETERMINATION SHOULD BE MADE BY THE PROJECT ARBORIST.

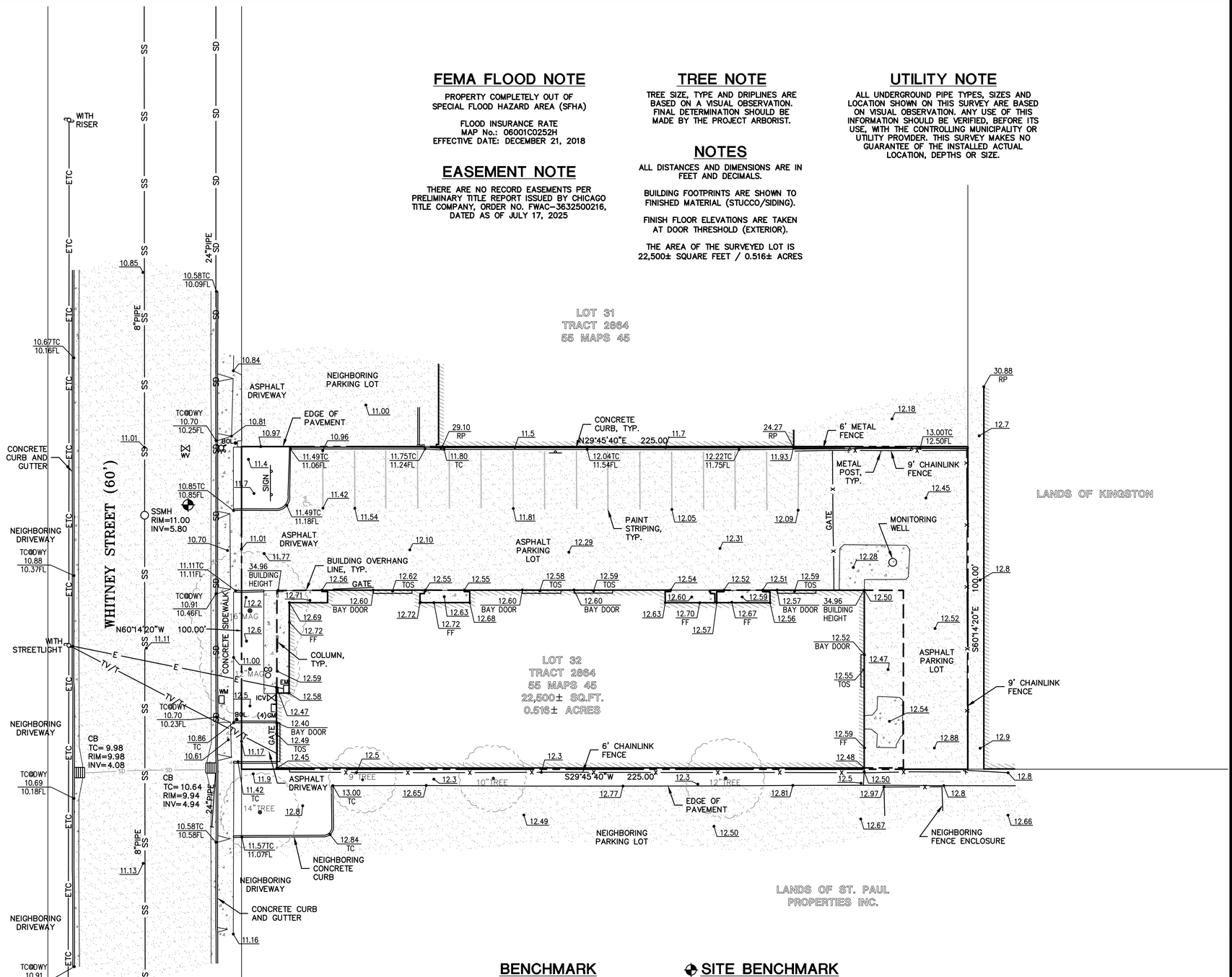
NOTES
ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS.

BUILDING FOOTPRINTS ARE SHOWN TO FINISHED MATERIAL (STUCCO/SIDING).

FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLD (EXTERIOR).

THE AREA OF THE SURVEYED LOT IS 22,500± SQUARE FEET / 0.516± ACRES

UTILITY NOTE
ALL UNDERGROUND PIPE TYPES, SIZES AND LOCATION SHOWN ON THIS SURVEY ARE BASED ON VISUAL OBSERVATION. ANY USE OF THIS INFORMATION SHOULD BE VERIFIED, BEFORE ITS USE, WITH THE CONTROLLING MUNICIPALITY OR UTILITY PROVIDER. THIS SURVEY MAKES NO GUARANTEE OF THE INSTALLED ACTUAL LOCATION, DEPTHS OR SIZE.



BENCHMARK
CITY OF SAN LEANDRO BENCHMARK ADAMS–WHITNEY CINCH NAIL LOCATED AT THE TOP OF C.B. SW CORNER
ELEVATION = 7.307'
(ADJUSTED TO NAVD 88 DATUM)

SITE BENCHMARK
SURVEY CONTROL POINT
MAG AND SHINER SET IN ASPHALT
ELEVATION = 10.83'
(ADJUSTED TO NAVD 88 DATUM)

0 8 16 32

SCALE: 1" = 16'

LICENSED LAND SURVEYOR
GREGORY F. BRAZE
No. 7623
STATE OF CALIFORNIA

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS I LAND SURVEYORS
MAIN OFFICE:
2495 INDUSTRIAL PKWY WEST
HAYWARD, CALIFORNIA 94545
(510) 887–4086
REGIONAL OFFICES:
ROSEVILLE
PLEASANTON
SAN JOSE
SAN LUIS OBISPO
WWW.LEABRAZE.COM

476–474 WHITNEY STREET
SAN LEANDRO
CALIFORNIA

APN: 077A–0743–023–00
ALAMEDA COUNTY

TOPOGRAPHIC SURVEY

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–	–
–	–
–	–
REVISIONS	BY

JOB NO:	2252084
DATE:	11–10–25
SCALE:	1"=16'
BNDY BY:	RM
FIELD BY:	ES
DRAWN BY:	JP
SHEET NO:	SU1

1 OF 1 SHEETS