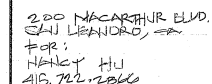


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| FLOOR | USE | S.F. |
|-----------------------------------|-------------------------|------------|
| 1 st | COMMERCIAL | 594 |
| 1 st | GARAGE | 475 |
| 1 st | RESIDENTIAL (STUDIO) | 572 |
| 1 st & 2 nd | RESIDENTIAL (2 BEDROOM) | 1012 |
| TOTAL FLOOR AREA: | | 2,653 S.F. |

| PROPOSED BUILDING DATA | | S.F. - DEMO - CONVERT + ADD S.F. = S.F. | | | |
|-----------------------------------|-------------------------|---|------|-------------|-------------------|
| FLOOR | USE | | | | |
| 1 st | COMMERCIAL (UNIT D) | 594 | -64 | -144 | = 386 |
| 1 st | GARAGE | 475 | | (NO CHANGE) | = 475 |
| 1 st | RES (STUDIO - UNIT A) | 440 | | | = 440 |
| 1 st | RES (1-BED - UNIT B) | 132 | | | = 132 |
| 1 st & 2 nd | RESIDENTIAL (1 BEDROOM) | 850 | | +306 | = 1156 |
| | | | | | + 110 = 960 |
| TOTAL FLOOR AREA: | | 2491 | - 64 | +162 | + 250 = 2839 S.F. |

NEW CARPORT: 306sf
NEW TRASH ENCLOSURE: 108sf
NEW LANDSCAPING: 1,675 sf

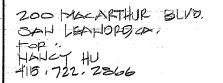
PROJECT DATA:

- 1. **SCOPE OF WORK:**
 - A. REPAIR FIRE DAMAGE TO EXISTING COMMERCIAL AND TWO RESIDENTIAL UNITS.
 - B. ADD 140 SQ. FT. TO 1ST FLOOR RESIDENTIAL UNIT AND DIVIDE UNIT INTO TWO APARTMENTS (1-BEDRM. & STUDIO) AT THE 1ST FLOOR LEVEL.
 - C. ADD 10 SQ. FT. FOR 1ST FLOOR STAIRWAY TO EXISTING AND FLOOR 1-BEDRM UNIT.
- 2. **GOVERNING CODES:** 2013 CBC, CBC, CPC, CPC, CHC, CSC, and Cenc & ALL CITY ORDINANCES WHERE THIS PROJECT IS LOCATED.
- 3. **CONSTRUCTIVE TYPE:** W/8
- 4. **OCCUPANCY GROUP:** MUR/J
- 5. **NUMBER OF STORIES:** 2
- 6. **SPRINKLERS:** NO
- 7. **SITE DATA:** APN: 76-314-14
EXISTING LOT SIZE: 7108 S.F.
 - A. EXISTING LOT COVERAGE:
 - 2016 sf of building plus 1/2 sf of roof over driveway = 2266 sf = 32%
 - B. PROPOSED LOT COVERAGE:
 - 2016 sf + 140 s.f. addition + 1/2 roof @ carport 153 sf + roof at trash enclosure 108 sf = 2417 sf = 34%
 - C. New Landscaping: 460 s.f. = 24%
 - D. Part: 2839/1108 = 40

SHEET INDEX:

| | |
|-----|---------------------------------------|
| A1: | PROPOSED SITE PLAN AND BUILDING DATA |
| A2: | EXISTING SITE PLAN |
| A3: | PROPOSED FIRST FLOOR PLAN |
| A4: | PROPOSED SECOND FLOOR PLAN |
| A5: | EXISTING FIRST AND SECOND FLOOR PLAN |
| A6: | PROPOSED EXTERIOR ELEVATIONS |
| A7: | PROPOSED EXTERIOR ELEVATIONS |
| A8: | PROPOSED CAR PORT AND TRASH ENCLOSURE |

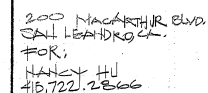
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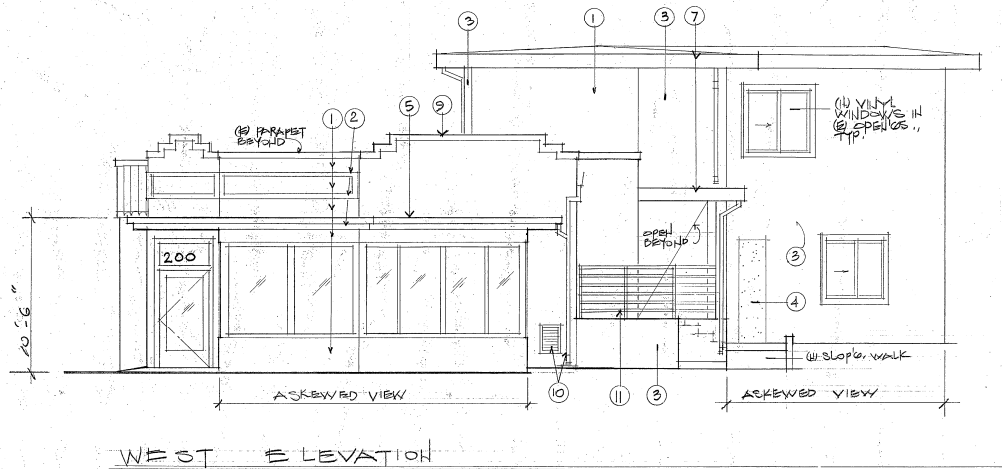
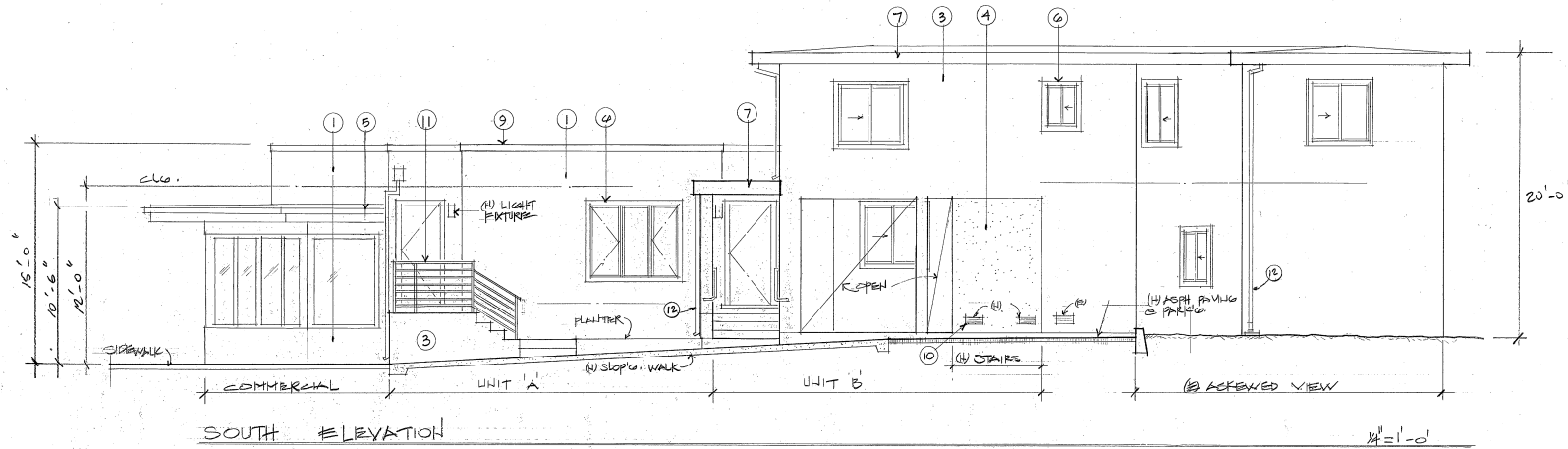
A3

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10.27.16

EXHIBIT C – PROPOSED ELEVATIONS



EXTERIOR ELEVATION KEY NOTES:

1. EXISTING STUCCO, PAINT P1
2. EXISTING STUCCO TRIM, PAINT P2
3. EXISTING CONCRETE WALLS WITH NEW PLASTER SKIM COAT, PAINT P1
4. NEW STUCCO WALLS, PAINT P1
5. EXISTING GUTTER, PAINT P2
6. WINDOW TRIM, PAINT P2
7. EXISTING HORIZONTAL WOOD TRIM, PAINT P2
8. NEW GALVANIZED METAL CAP FLASHING, PAINT P2
9. EXISTING GALVANIZED METAL CAP FLASHING, PAINT P2
10. EXISTING OR NEW METAL DOWNSPOUTS OR VENTS, PAINT P1
11. NEW 1-1/2" DIAMETER METAL GUARDRAIL AND RAILINGS, PAINT P2
12. NEW GALVANIZED DOWNSPOUTS SHALL BE DIRECTED INTO CISTERNS, RAIN BARRELS OR INTO LANDSCAPED AREAS, PAINT P1

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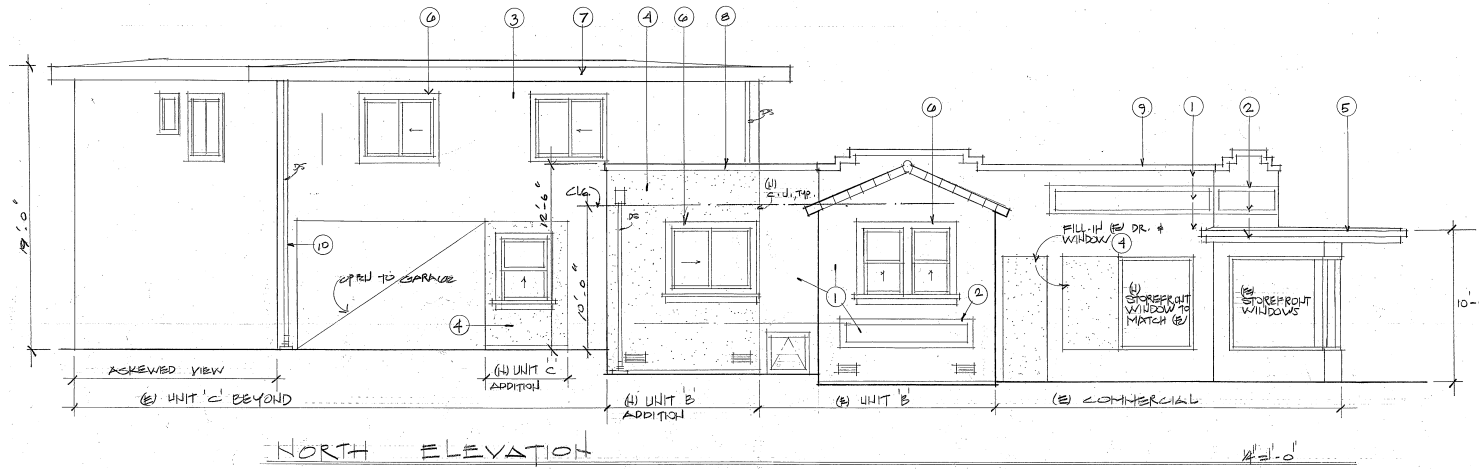
200 MACARTHUR BLVD
SAN LEANDRO, CA
FOR:
HANKY HU
415.722.2866

10.31.16

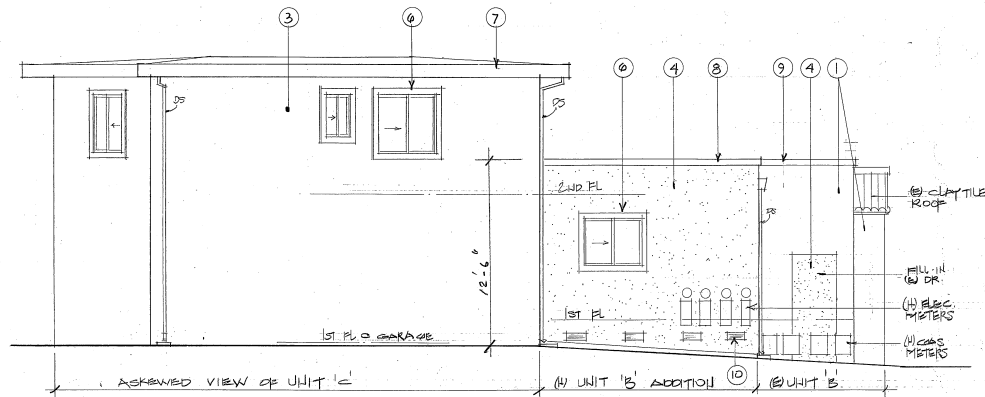
A6

EXHIBIT C – PROPOSED ELEVATIONS

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NORTH ELEVATION



EAST ELEVATION

EXTERIOR ELEVATION KEY NOTES:

1. EXISTING STUCCO, PAINT P1
2. EXISTING STUCCO TRIM, PAINT P2
3. EXISTING CONCRETE WALLS WITH NEW PLASTER SKIN COAT, PAINT P1
4. NEW STUCCO WALLS, PAINT P1
5. EXISTING GUTTER, PAINT P2
6. WINDOW TRIM, PAINT P2
7. EXISTING HORIZONTAL WOOD TRIM, PAINT P2
8. NEW GALVANIZED METAL CAP FLASHING, PAINT P2
9. EXISTING GALVANIZED METAL CAP FLASHING, PAINT P2
10. EXISTING OR NEW METAL DOWNSPOUTS OR VENTS, PAINT P1
11. NEW 1-1/2" DIAMETER METAL GUARDRAIL AND RAILINGS, PAINT P2

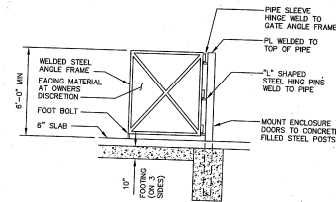
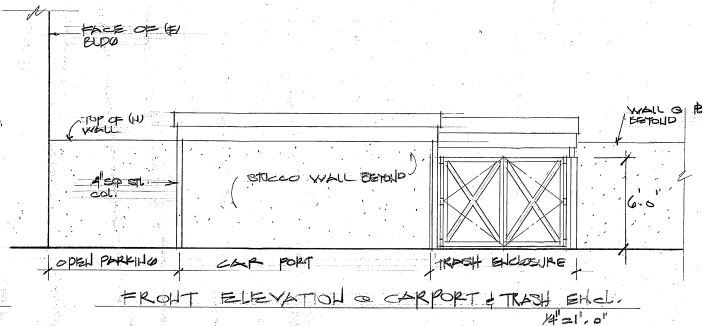
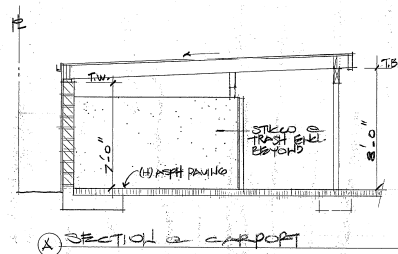
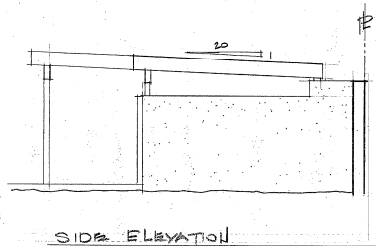
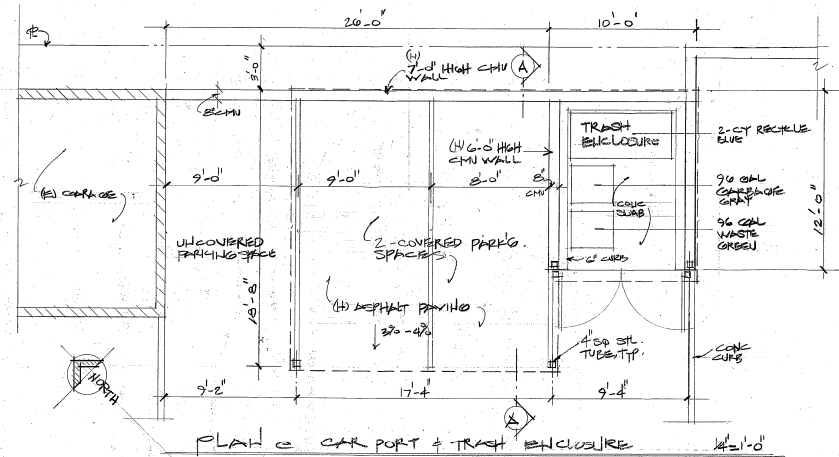
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A7

EXHIBIT D – PROPOSED ELEVATIONS

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GATE FRAME AND FOOTING
NOT TO SCALE

1. Walls are to be of decorative block, masonry, or similar materials. (Not precast block)
2. Gates are to be of solid construction.
3. Pedestrian access is advised if in multi-tenant areas. Consult with the Planning Department for those requirements.
4. Double swing gates shall have the swing spots outside of the opening area of the enclosure. Swing points shall be attached to concrete filled steel posts/columns at ends of walls.
5. Enclosure shall be on a level pad of ground level. The area between the pad and the pick up area shall be a paved area 6' deep for the width of the enclosure and shall not exceed a grade of 2 percent.
6. Minimum inside dimensions shall be as shown on sheet 2 of 2 of this standard for commercial, industrial and multi-tenant facilities.
7. Enclosures shall be configured to allow a minimum of two-three yard dumpsters.
8. Minimum wall and gate height to be 6'-0".











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A8

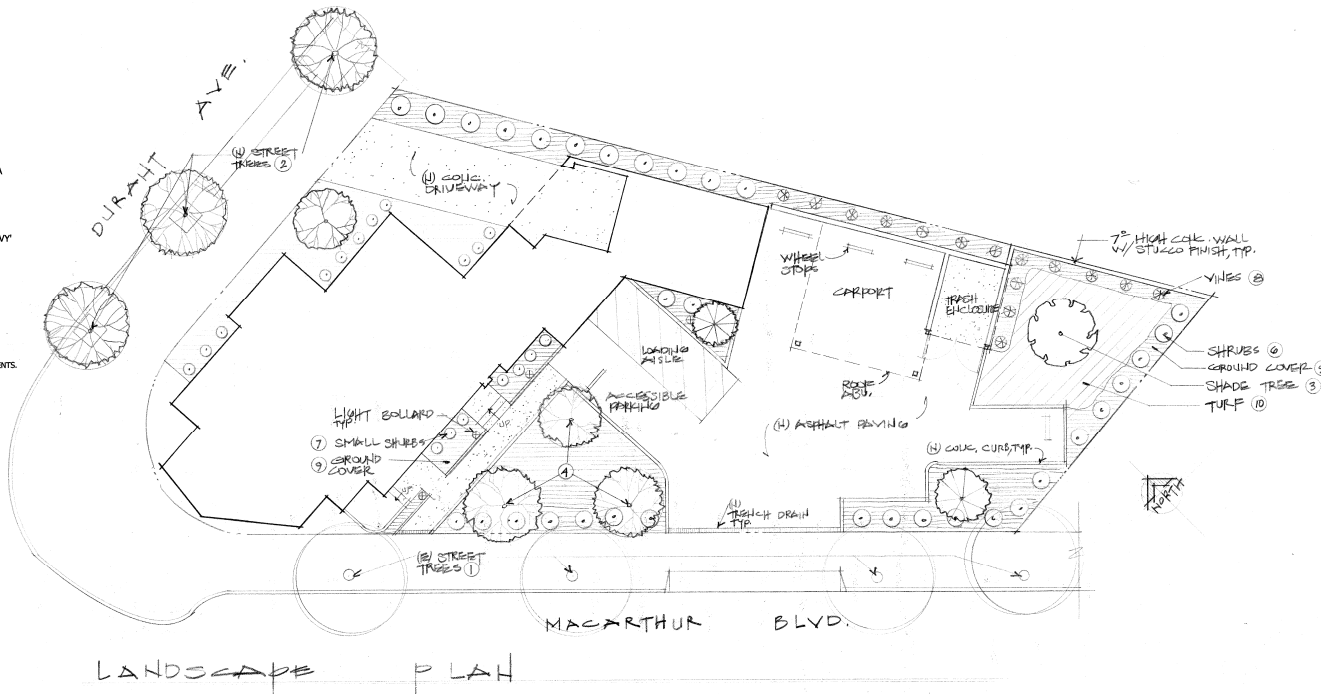
EXHIBIT E – CONCEPTUAL LANDSCAPE PLAN

PLANT LEGEND KEY:

- 1  EXISTING (4) SYCAMORE STREET TREES
- 2  NEW (3) PLATANUS ACERIFOLIA 'ARWOOD' STREET TREE (24" BOX).
LOCATION TO BE DETERMINED BY CITY OF SAN LEANDRO
- 3  NEW SHADE TREES (15 GAL) NYSSA SYLVATICA 'TUPELO' (1)
- 4  NEW ORNAMENTAL TREE (15 GAL) ACER PALMATUM 'JAPANESE MAPLE' (4)
- 5  NEW FLOWERING MIDSCALE TREE (15 GAL) PYRUS CALLERYANA 'CHANTICLEER' (1)
- 6  NEW SHRUBS (5 GAL): FEIJOA SELLOWIANA 'PINEAPPLE GUAVA'
LAWATERA ASSURGENTIFLORA 'BARNSELY' TREE MALLOW
PITTOSPORIUM 'T. VARIEGATA' VARIEGATED YUCCA
ROSMARINUS O. 'TUSCAN BLUE' UPRIGHT ROSEMARY
- 7  NEW SHRUBS (1 GAL): CAREX TEMULICOLA 'BERKELEY SEDGE'
CISTUS LADANIFER 'ROCKROSE'
CORREA PULCHELLA 'DUSKY BELLS' AUSTRALIAN FUSCHIA
SALVIA LEUCANTHA 'MEXICAN SAGE'
- 8  NEW VINES (1 GAL): CLYTOSTOMA CALLISTEGIOIDES 'PURPLE
TRUMPET VINE'
HEDERA H. GOLD HEART 'VARIEGATED DWARF ENGLISH IVY'
- 9  NEW GROUNDCOVER: ERIGERON KARVINKIANUS 'MEXICAN DAISY'
HEMEROCALLIS 'BLACK-EYED SUSAN'
DRAGON'S BLOOD STONECROP
TRACHELOSPERMUM JASMINOIDES 'STAR JASMINE'
- 10  NEW TURF: DWARF TURF-TYPE FESCUE

NOTES:

- ALL LANDSCAPING SHALL ADHERE TO THE CITY OF SAN LEANDRO LANDSCAPE REQUIREMENTS.
- ALL LANDSCAPING SHALL BE HYDROZONED AND IRRIGATED BY AN AUTOMATIC WATER CONSERVING IRRIGATION SYSTEM.
- ALL LANDSCAPE AREAS SHALL RECEIVE 3" OF WALK-ON BARK MULCH.



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