

# APPLICANT STATEMENT

## ETERNAL GREEN PROPERTIES, LLC

Address: 22958 Amador Street, Hayward, CA 94541  
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### Residential House Project Scope and Summary

Address:	1514 Pacific Avenue, San Leandro, CA 94577		
APN:	075 - 115 - 049		
Zone District:	RD		
Lot Area:	10,201 Square Feet		
	Existing	New Construction	Total Changed
Habitable Living Area:	1,015 SF	Unit #1514 = 1,015 SF	+ 1740 SF
		Unit #1516 = 1,740 SF	
Non-habitable living area (Garage):	None	552 SF	+ 552 SF
Number of Bedrooms:	3	2	+ 2
Number of Parking Spaces (covered)	2 uncovered	2 covered, 2 uncovered	+ 4
Minimum Setbacks:	Existing	New Construction	Note
Front	15' - 8"	15' - 8"	
Rear	191 '- 9"	116 '- 0"	
Right Side	4' - 6"	5' - 0"	
Left Side	9' - 9"	12' - 0"	
Height:	14' - 1"	14' - 1"	

### Project Decription:

ONE-STORY DUPLEX NEW ATTACHED UNIT DEVELOPMENT:

- ADD AN ATTACHED SINGLE FAMILY DWELLING AT THE BACK OF EXISTING ONE-STORY SINGLE FAMILY HOUSE. PROPOSED UNIT STREET NUMBER SHALL BE # 1516. THE NEW UNIT TO INCLUDE ONE LIVING ROOM, DINING ROOM, KITCHEN, TWO BATHROOMS, TWO BEDROOMS WITH CLOSETS AND A TWO-CAR GARAGE. TOTAL ADDITION AREA OF 1,740 SQ FT, AND PROPOSE NEW LIGHTING, ELECTRICAL RECEPTACLES, AND PLUMBING WORK.
- PROVIDE HVAC SYSTEM TO NEW UNIT PER ENERGY COMPLIANCE.
- REPLACE WATER HEATER WITH NEW PER ENERGY COMPLIANCE.
- UPGRADE ELECTRICAL MAIN SERVICE PANEL TO 200 AMPS.
- REPLACE SEWER PIPES AND WATER METER PER CITY ORDINANCE.
- AUTOMATIC FIRE SPRINKLER SYSTEM PERMIT SHALL BE UNDER A DEFERRED SUBMITTAL.
- ROOF TRUSS FRAMING STRUCTURAL CALCULATION SHALL BE A DEFERRED SUBMITTAL.
- SPECIAL INSPECTION OF EPOXY HOLDDOWN ANCHORS.

### Materials Board:

Location	Material	Color	Manufacturer Number
1. Exterior Wall	Wood Shake Siding bd	Trail Dust	HL 4273 - 2
2. Roofing	Ashphalt Shingle	Driftwood	Oakridge # HK30
3. Window/Door Trims	Wood	White	45 White Shadow