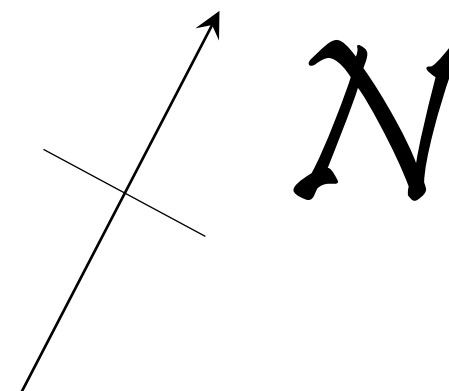


1471 Doolittle Dr San Leandro, CA 94577

Exterior Site Plan



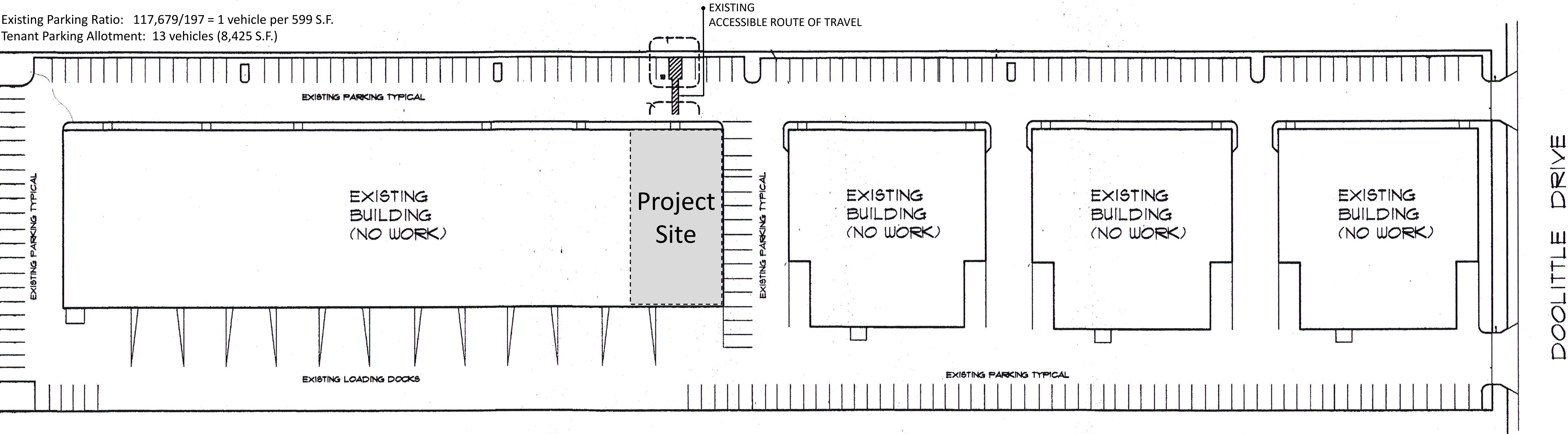
NOTES:
-- Exterior Parking will include the designated parking on the east side of the building.

SCOPE OF WORK:
No proposed building changes.
Conditional Use Permit for working on clean diesel-technology Applications or light, medium, and heavy duty diesel vehicles in Leased space.

SITE ANALYSIS
Zoning: IG Industrial General
Lot Area: 262,401 S.F. (6.03 Ac)
Existing Building Area (4 BLDGS): 112,560 S.F.
Existing Building Lot Coverage: 42.9%
Site Area: 8,245 S.F
Parcel Dimensions: 251' x 1,045'

Proposed Conditional Use: Clean Diesel Technology and diesel vehicle repair for the emissions systems.
Local Zoning Codes 2-706 B.4, 27, 28, and 31.

Existing Parking Ratio: $117,679/197 = 1$ vehicle per 599 S.F.
Tenant Parking Allotment: 13 vehicles (8,425 S.F.)



PLN17-0035
Exhibit A
October 5, 2017

EXTERIOR SITE PLAN
1471 DOOLITTLE DR.
SAN LEANDRO, CA 94577

Applicant Contact: Peter Tuckerman
Applicant company: Diesel Emissions Service
Phone: 916-642-3556
Email: PeterT@DES.direct

Drawing to scale: 1/35" = 1'

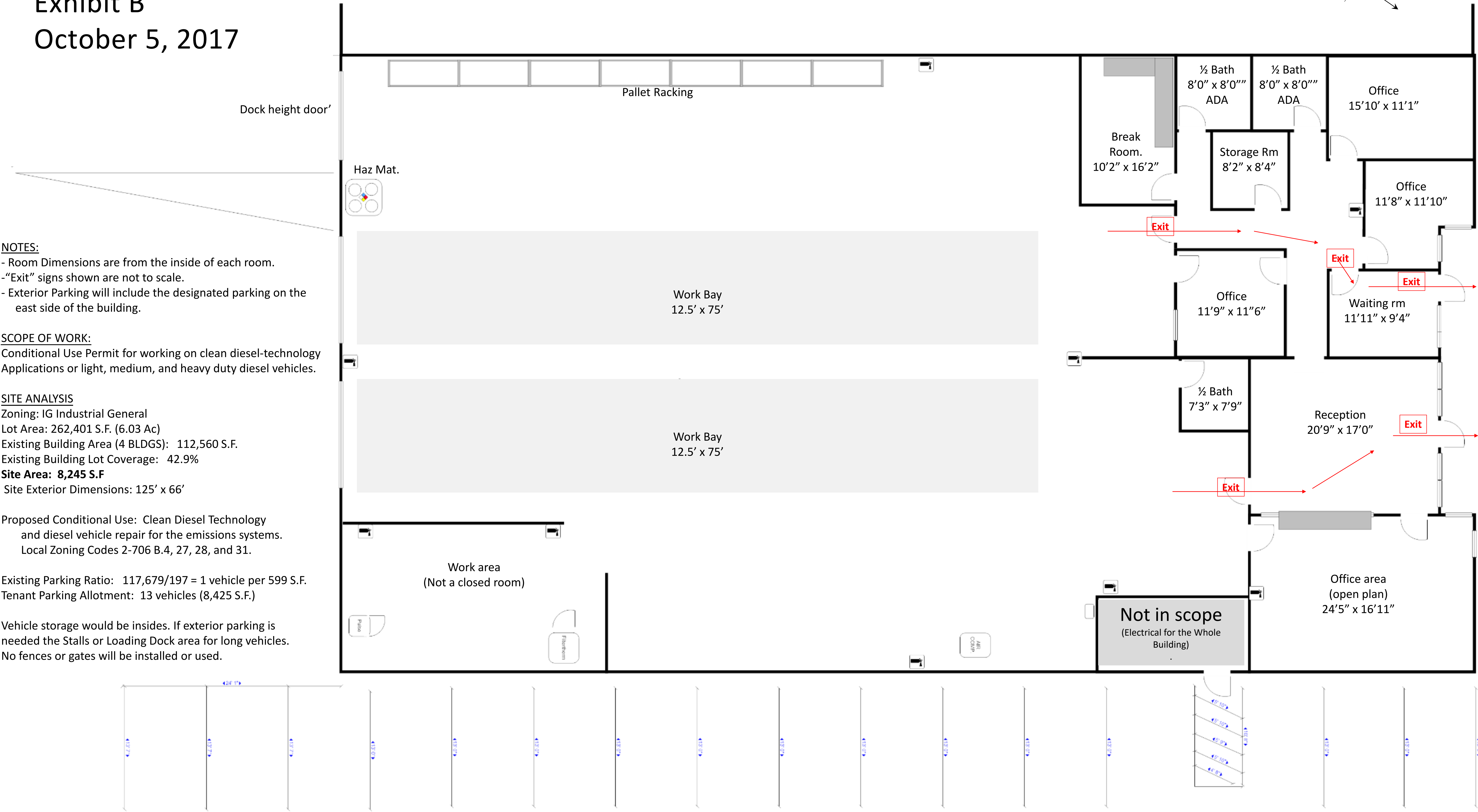
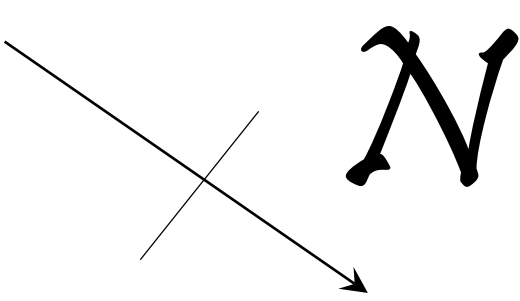
1471 Doolittle Dr San Leandro, CA 94577

Interior Site Plan

PLN17-0035

Exhibit B

October 5, 2017



NOTES:

- Room Dimensions are from the inside of each room.
- "Exit" signs shown are not to scale.
- Exterior Parking will include the designated parking on the east side of the building.

SCOPE OF WORK:

Conditional Use Permit for working on clean diesel-technology Applications or light, medium, and heavy duty diesel vehicles.

SITE ANALYSIS

Zoning: IG Industrial General

Lot Area: 262,401 S.F. (6.03 Ac)

Existing Building Area (4 BLDGS): 112,560 S.F.

Existing Building Lot Coverage: 42.9%

Site Area: 8,245 S.F

Site Exterior Dimensions: 125' x 66'

Proposed Conditional Use: Clean Diesel Technology and diesel vehicle repair for the emissions systems.

Local Zoning Codes 2-706 B.4, 27, 28, and 31.

Existing Parking Ratio: 117,679/197 = 1 vehicle per 599 S.F.

Tenant Parking Allotment: 13 vehicles (8,425 S.F.)

Vehicle storage would be insides. If exterior parking is needed the Stalls or Loading Dock area for long vehicles.

No fences or gates will be installed or used.

FLOOR PLAN

1471 DOOLITTLE DR.

SAN LEANDRO, CA 94577

Applicant Contact: Peter Tuckerman

Applicant company: Diesel Emissions Service

Phone: 916-642-3556

Email: PeterT@DES.direct

Drawing ratio: 1/5" = 1'
