

SAMREUANG RESIDENCE

2101 WEST AVENUE 136TH
SAN LEANDRO, CALIFORNIA 94577

OWNER:
KINGKEO & SAMONE
2101 WEST AVENUE 136TH
SAN LEANDRO, CA 94577
TEL: (510) 909-6883

ARCHITECT:
LHC ARCHITECTURAL DESIGN
13937 LYNDE AVENUE
SARATOGA, CA 95070
TEL: (408) 483-1985

SCOPE OF WORK

THIS PROJECT IS TO PROPOSE THE 2ND UNIT OF 4 BEDROOMS
HOUSE ON THE REAR YARD.

PLN18-0030
For Information Only -
2007 Building Permit

DRAWING INDEX

ARCHITECTURAL

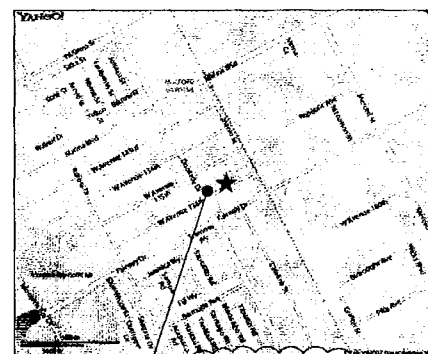
A-0 TITLE SHEET / SITE PLAN
A-1 FLOOR PLAN / ROOF PLAN
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STRUCTURAL

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S-5 STRUCTURAL DETAILS
S-6 STRUCTURAL DETAILS
SW1 SINGLE STRONG WALL
SWP PORTAL WALL

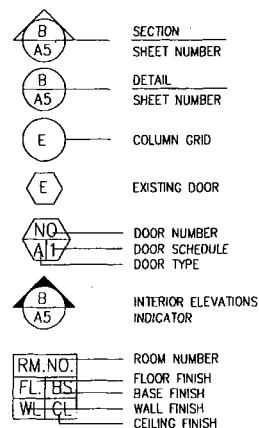
THE FIRE SPRINKLER PLANS ARE A DEFERRED SUBMITTAL. A PERMIT
SHALL BE OBTAINED FROM THE FIRE DEPARTMENT PRIOR TO
INSTALLATION OF THE SPRINKLER SYSTEM.

VICINITY MAP



FIRE HYDRANT LOCATION

SYMBOL



PROJECT DATA

ZONING DESIGNATION: R0
EXISTING USE: SINGLE FAMILY RESIDENTIAL
PROPOSED USE: SINGLE FAMILY RESIDENTIAL 2ND UNIT
OCCUPANCY GROUP: R3/U1
TYPE OF CONSTRUCTION: V-N
SITE AREA: 14800 S.F. 0.1412 ACRE
EXISTING UNIT 1ST FLOOR AREA: 1373 S.F.
EXISTING UNIT 2ND FLOOR AREA: 740 S.F.
EXISTING ACCESSORY STORAGE: 418 S.F.
PROPOSED 2ND UNIT LIVING AREA: 2239 S.F.
PROPOSED 2ND UNIT GARAGE AREA: 588 S.F.
TOTAL BUILDING AREA: 5358 S.F.
FLOOR AREA RATIO (FAR): 36.20% (FLOOR AREA / NET SITE AREA)
LOT COVERAGE: 31.20% (4618/14800)
BUILDING HEIGHT: 17'-3"
NUMBER OF 2ND UNIT STORIES: 1
PAVING AREA: 2260 S.F. 15.27% OF TOTAL
LANDSCAPE AREA: 7922 S.F. 53.53% OF TOTAL
PROPOSED BLDG. SET BACK: FRONT 60 FT.
SIDE 10 FT.
REAR 25 FT.

APPLICABLE CODES:
2001 CBC, CMC, CPC, CFC, 2004 CEC,
& CITY OF SAN LEANDRO ORDINANCES,
2005 CALIFORNIA ENERGY STANDARD

ASSESSOR PARCEL NUMBER: 79A-580-7

SEE ATTACHED FIRE
DEPARTMENT COMMENTS

Note: This project is subject to the City of San
Leandro's Construction & Demolition
Ordinance for recycling. All concrete & asphalt
and 50% of all other materials generated at the
job site must be recycled. Disposal and
recycling facility receipts must be submitted to
the Recycling Section within 5 days of the
completion of the project. Call (510) 577-6026
for information.

* ALL UTILITY SERVICES TO NEW BUILDING SHALL
BE PLACED UNDERGROUND FROM THE APPROPRIATE
UTILITY POLE OR SERVICE POINT.

* THE FIRE HYDRANT IS ON THE CORNER OF
WEST AVENUE 136TH AND DOOLITTLE DRIVE.
THE FIRE FLOW IS 1,222GPM @ 85 PSI PER "EBMUD"

WEST AVENUE 136TH

SITE PLAN



L.H.C. Construction

21000-A Big Basin Way
Saratoga, CA 95070
(408) 867-9331



OWNER:
Kingkeo & Samone
2101 West Ave. 136th
San Leandro, CA 94577
(510) 909-6883

SAMREUANG
RESIDENCE ADDITION
209
2101 WEST AVENUE 136TH
SAN LEANDRO, CALIFORNIA 94577

BEDROOM WINDOW REQUIREMENTS:
a) 24" clear openable height
b) 20" clear openable width
c) 5.7 S.F. openable area
d) max. sill height 44"
CBC Section 310.4

PERMIT NO. BLD2007-01780
JOB ADDRESS 2101 West Ave 136th
OCCUPANCY CLASSIFICATION R3
TYPE CONSTRUCTION 2-N
DO NOT ALTER, DEFACE OR
SEPARATE THESE PLANS
These are official construction documents which are
required to be on the jobsite at all times. Inspections
will not be conducted if these plans are unavailable to
City staff personnel. No deviation from approved plans
is permitted without prior approval. (Plan approval by
the City of San Leandro does not relieve the owner or
the owner's representative, of responsibility for
compliance with applicable laws and regulations.)

* APPLICABLE CODES ARE THE 1997
EDITION OF THE U.B.C., 2000 U.P.C., U.M.C.
& U.F.C. AND THE 2002 EDITION OF THE
N.E.C. (as amended by Ord 2002-11 SLMC
and the 2001 California Building Code).
* SEPARATE PERMITS ARE REQUIRED
FOR PLUMBING, MECHANICAL AND
ELECTRICAL WORK. (Exception: when the
total valuation of all work on a project is
less than \$3,000.)
* USE OF ABS & PVC DRAIN, WASTE AND
VENT PIPING IS PROHIBITED.

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SAN LEANDRO

SEP 21 2007

CITY OF SAN LEANDRO
BUILDING & SAFETY
APPROVED PLANS
OFFICE COPY

REVISIONS:

1 CITY COMMENT Sep. 20, '07

SHEET TITLE:
SITE PLAN
TITLE SHEET

DATE Aug. 20, 2007 PROJECT NO. 07-15

SCALE AS SHOWN DRAWN HC

SHEET

A-0

OF 3 SHEETS