

APPLICANT STATEMENT

Address: 855 Folsom Street #137, San Leandro, CA 94107
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Residential House Project Scope and Summary

Address:	1260 Pacific Avenue, San Leandro, CA 94577		
APN:	075 - 115 - 072		
Zone District:	RD		
Lot Area:	10,189.6 SF		
	Existing	New Construction	Total Changed
Habitable Living Area:	1,040 SF	Unit #1260 = 65.25 SF Unit #1262 = 2,912 SF	+ 2,977 SF
Non-habitable living area (Garage):	480 SF (to be demolished)	690 SF	+ 210 SF
Number of Bedrooms:	3	5	+ 5
Number of Parking Spaces (covered)	1 covered, 2 uncovered	2 covered, 2 uncovered	+ 1 covered
	Existing	New Construction	Note
Minimum Setbacks:			
Front	15' - 4"	15' - 4"	
Rear	185'- 0"	87'	
North	4' - 6"	4' - 6"	
South	12' - 0"	12' - 0"	
Height:	14' - 1"	23' - 5"	

Project Description:

TWO-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 # 1262. THE NEW UNIT TO INCLUDE ONE LIVING ROOM, DINING ROOM, KITCHEN, FOUR BATHROOMS, FIVE BEDROOMS WITH CLOSETS AND A TWO-CAR GARAGE. TOTAL ADDITION AREA OF 3,667 SQ FT, AND PROPOSE NEW LIGHTING, ELECTRICAL RECEPTACLES, AND PLUMBING WORK.
- PROVIDE HVAC SYSTEM TO NEW UNIT PER ENERGY COMPLIANCE.
- ADD 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