

EXHIBIT A - SITE PLAN

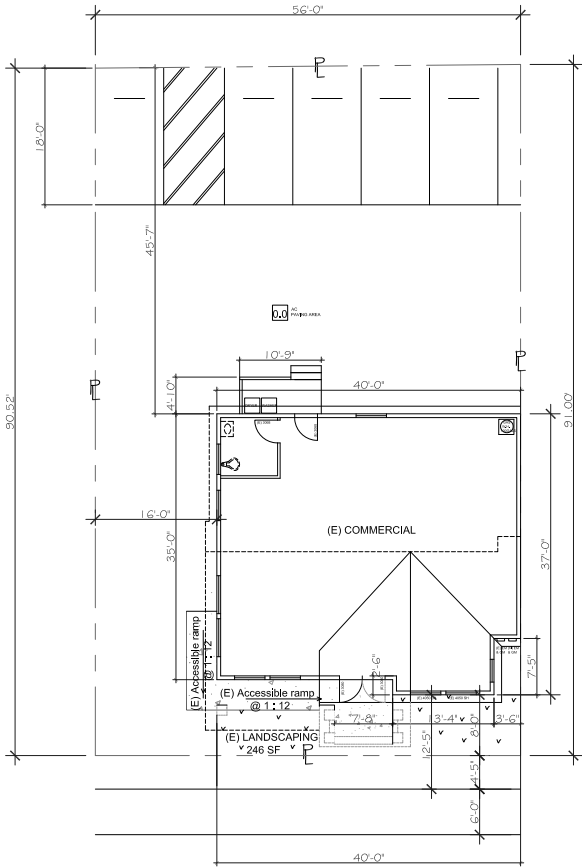
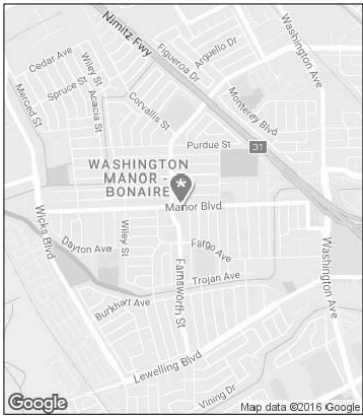
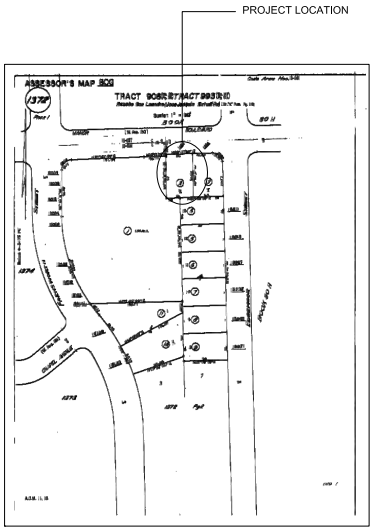
PROJECT INFORMATION	
CITY OF SAN LEANDRO	
PROJECT DESCRIPTION: PROPOSED TO CONVERT COMMERCIAL TO MIXED-USE	
BASED ON 2016 CBC, CBC, CMC, CFC, CFC, CFC, CA, GREEN BUILDING STANDARDS CODE AND CALIFORNIA ENERGY CODE ALONG WITH CITY ORDINANCE AND ANY OTHER LOCAL STATE LAWS AND REGULATIONS.	
A. PROJECT OWNER:	MINH H. & THY N. NGUYEN
B. PROJECT PROPOSAL:	CONVERT COMMERCIAL TO MIXED-USE
C. PROJECT LOCATION:	1166 MANOR BLVD. SAN LEANDRO, CA 94579
D. ASSESSOR'S PARCEL NUMBER:	806-1372-2
E. ZONING DISTRICT:	ON COMMERCIAL NEIGHBORHOOD
F. LOT SIZE:	5,083 S.F.
G. FLOOR AREA RATIO:	1,219 + 189 = 1,408 / 5,083 = 0.277
H. COVERAGE:	1,219 + 189 + 413 = 1,821 / 5,083 = 35.8%
I. CONSTRUCTION TYPE:	V-B
J. OCCUPANCY GROUP:	MIXED-USE
K. GENERAL PLAN DESIGNATION:	NEIGHBORHOOD COMMERCIAL
L. PARKING REQUIRED:	4 (2 covered and 2 uncovered)
M. LANDSCAPING (EXISTING):	227 SF
(NEW):	60+241 = 301 SF

SCOPE OF WORK:	
RESIDENT:	1,219 SF
COMMERCIAL:	189 SF
PROPOSED TO CONVERT COMMERCIAL BUILDING TO MIXED-USE (NEIGHBORHOOD COMMERCIAL)	
- 3 BEDROOMS, 2-BATHROOMS	
- AN OFFICE OF 189 S.F.	

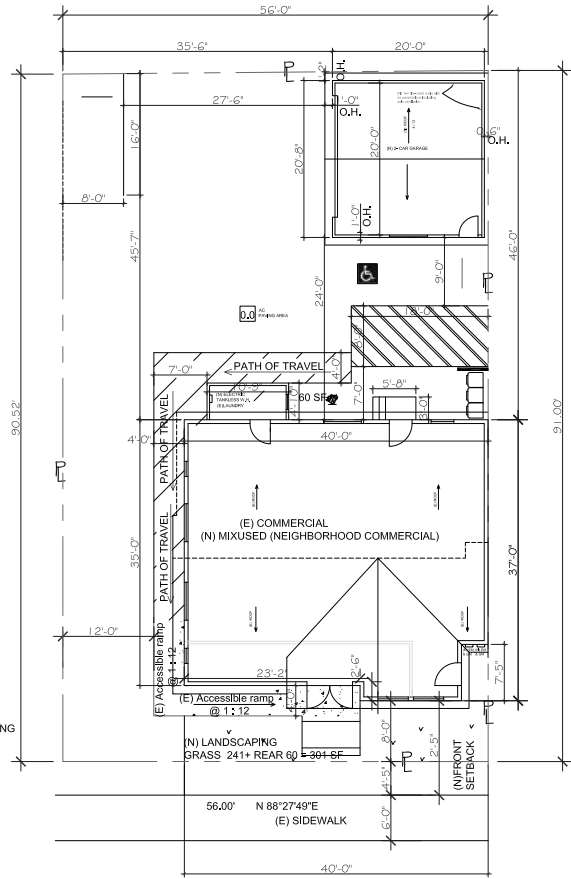
ENGINEERING NOTE:
The applicant shall obtain an Encroachment Permit from the Engineering and Transportation Department for any work within the public right-of-way including the use of lifting equipment or the staging of materials. Barricades, traffic cones, and/or caution ribbon shall be positioned around any equipment or materials within the right-of-way to provide a barrier to public access and assure public safety. Any damage to the right-of-way to provide a barrier to public access and assure public safety. Any damage to the right-of-way improvements must be promptly repaired by the applicant according to City adopted standards.

FIRE NOTE:
1. Fire Protection System: Project shall be equipped with a NFPA 13D fire protection system
2. Smoke Alarms. Residential smoke alarms shall be provided.
3. Carbon monoxide Detectors. Residential smoke alarms shall be provided.
4. Knox Box. A Knox Box shall be provided for the commercial portion of the project.

- INDEX SHEETS:
- SHEET 1 - PROJECT INFORMATION / SITE / ROOF PLAN
 - SHEET 2 - (E) & (N) FLOOR PLAN / GARAGE ELEVATION
 - SHEET 3 - ELEVATION PLAN
 - SHEET 4 - DETAILS



(E) SITE PLAN
SCALE: 1" = 10'-0"



(N) SITE / ROOF PLAN
SCALE: 1" = 10'-0"

REVISIONS

1038 Hamilton Avenue
Milpitas, CA 95035
(408) 205-6269
email: nguyendesigns@gmail.com



OWNERS:
MINH H. & THY N M NGUYEN
1166 MANOR BOULEVARD
SAN LEANDRO, CA. 94579
PHONE: 510-375-5005

PROPOSED TO CONVERT
COMMERCIAL TO MIXED USE

DATE: 07/14/18
SCALE: 1" = 10'-0"
DRAWN: HH. NGUYEN
JOB:

1

OF SHEETS

EXHIBIT B - FLOOR PLAN AND PROPOSED GARAGE

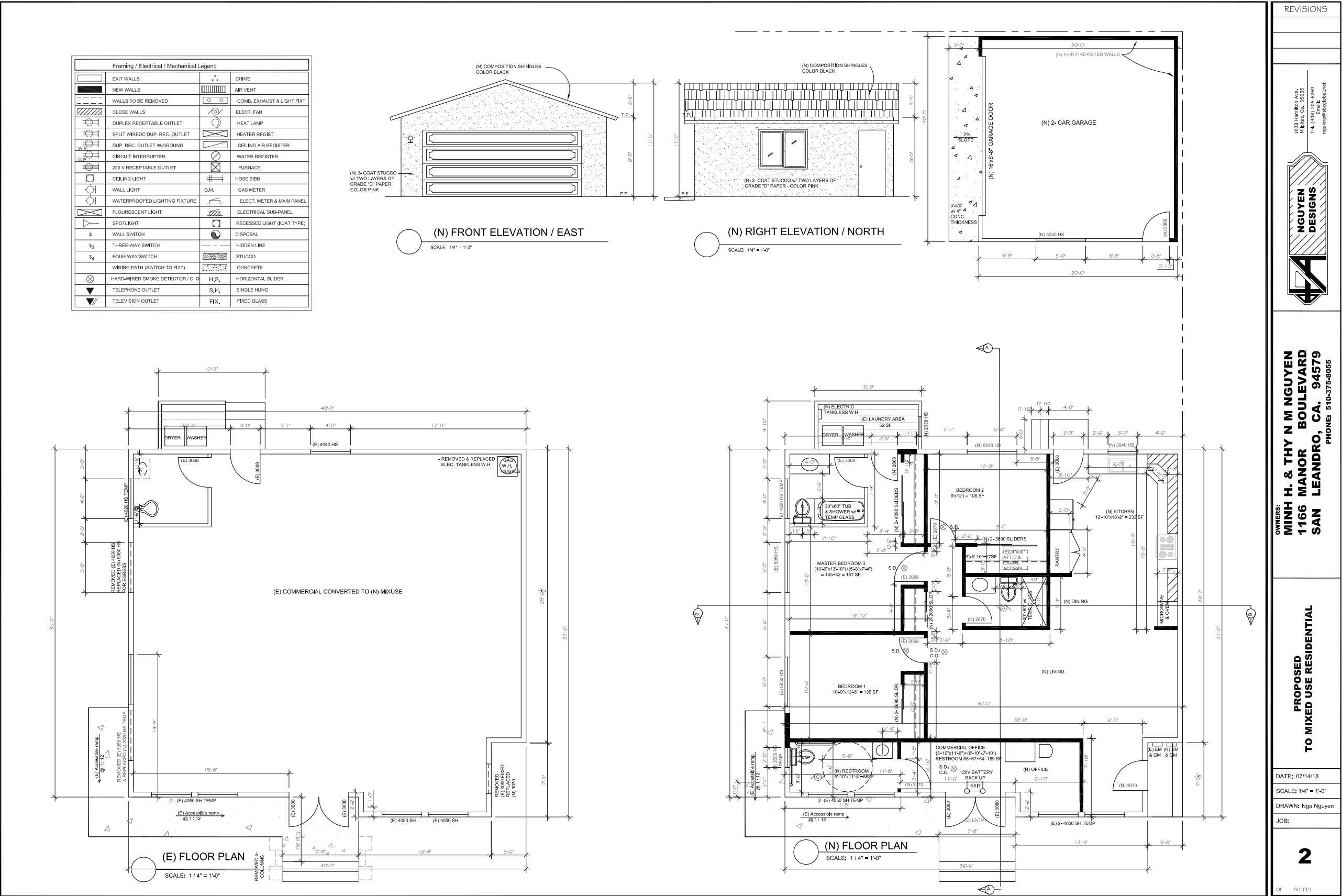
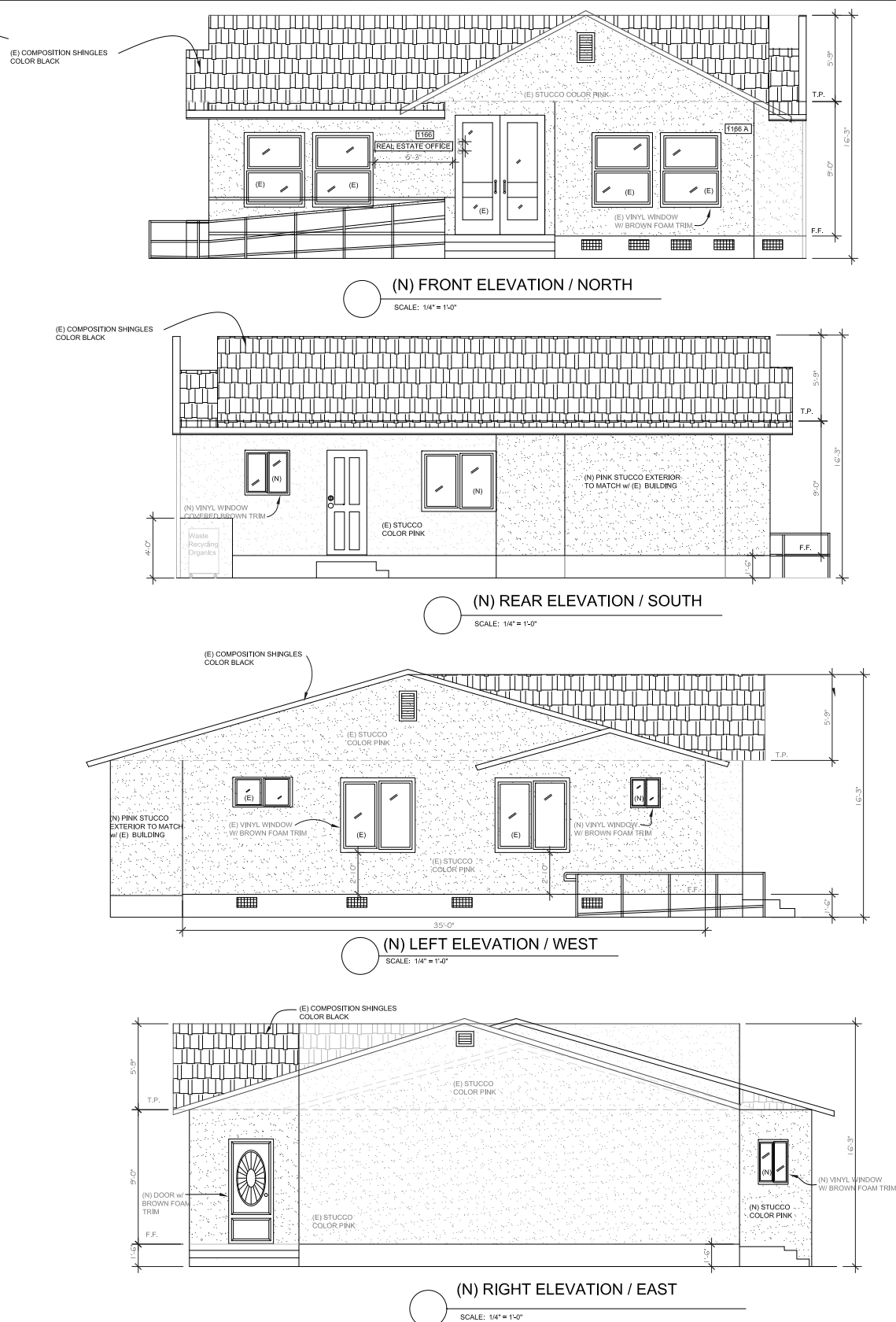
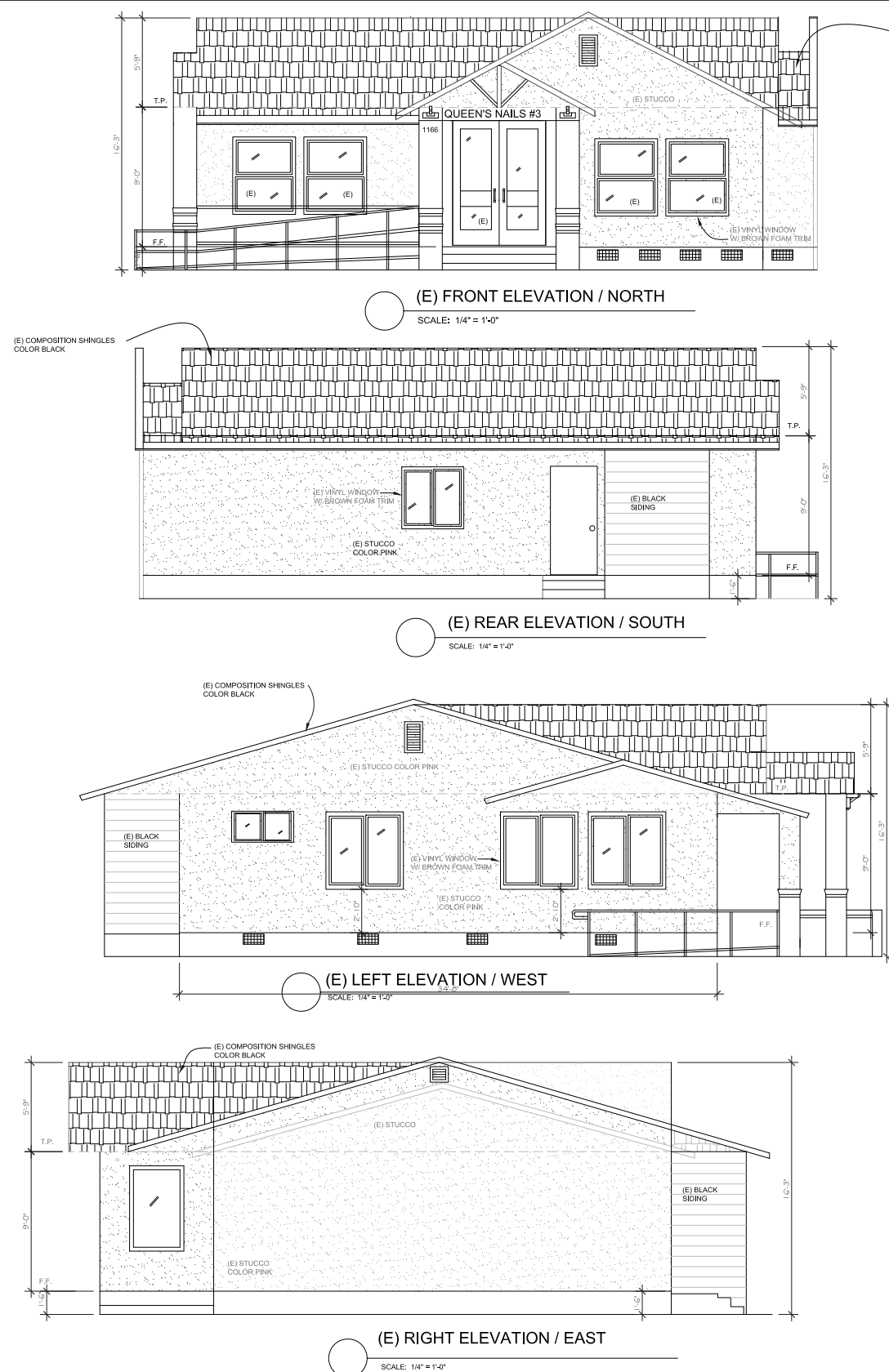


EXHIBIT C - ELEVATIONS

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PHOTOGRAPHS OF EXISTING SITE

