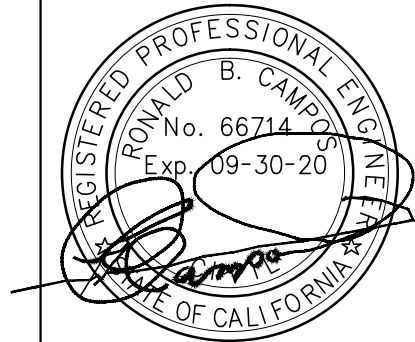


AUTO CARE CENTER  
14602 WASHINGTON AVENUE, SAN LEANDRO CA. 94578  
OWNER: 2950 MERCED PARK PROPERTIES, LLC  
Charles Travers/ Gayle Travers  
296 Via La Paz, Greenbrae, Ca.  
APN # 77C-1310-9-1

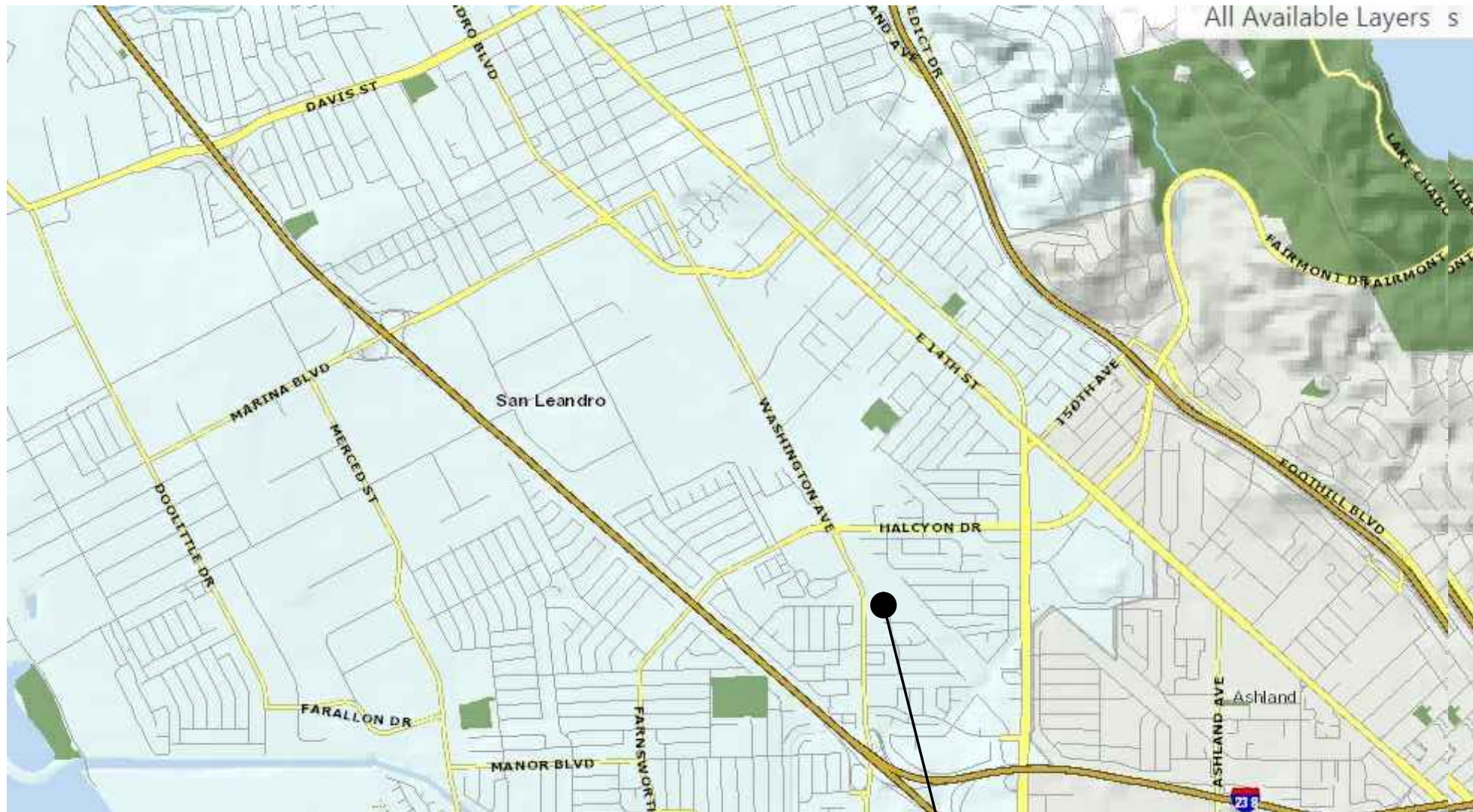


AREA MAP



**SITE**  
14602 WASHINGTON AVE.,  
SAN LEANDRO, CA. 94578

VICINITY MAP



**SITE**

EXISTING FRONT VIEW



APPLICABLE CODES

2016 CALIFORNIA BUILDING (STRUCTURAL ONLY)  
2016 CALIFORNIA ELECTRIC CODE  
2016 CALIFORNIA ENERGY CODE  
2016 CALIFORNIA MECHANICAL CODE  
2016 CALIFORNIA PLUMBING CODE  
2016 CALIFORNIA FIRE CODE  
2010 ADA STANDARDS  
CITY OF SAN LEANDRO MUNICIPAL CODE

SITE INFORMATION (BASED FROM APPROVED PLAN)

EXISTING UNIT GROUP S-2 2,798 SQ. FT. (NO SPRINKLER)  
TYPE OF CONSTRUCTION TYPE V-N - AUTO SERVICE (FROM REF. APPROVED SET SHT T)  
HEIGHT: 19'-0" (FROM REF. APPROVED SET SHT T)

OCCUPANT LOAD:

AUTO SERVICES : 200 GROSS /SF (PER OCCUPANT)  
TOTAL SQ FT. AREA = 2,798± SF  
2,798 / 200 = 13 (TOTAL MAX. OCCUPANT LOAD)

SCOPE OF WORK/PROJECT INFORMATION

- CODE COMPLIANCE FOR BUILDING CODE
- ADA COMPLIANCE FOR SALES ROOM & BATHROOM
- ADA COMPLIANCE FOR PARKING

PUBLIC WORK NOTES

DRAWING INDEX

- T.0 COVER SHEET
- T.1 EXISTING SITE PLAN
- T.2 ADA COMPLIANCE
- T.3 ADA COMPLIANCE
- A4.1 FLOOR PLAN
- A4.2 ELEVATIONS
- A4.3 ELEVATIONS
- A4.4 PHOTOS & TRASH ENCLOSURE

September 30, 2015 - B15-1319  
Engineering and Transportation Review  
By Phillip Toste, Assistant Engineer - 510-577-3375  
Approved with Conditions

Comments:

1. The applicant shall remove any unused driveways or damaged driveways, sidewalk, and curb and gutter along the full property frontage and shall construct new City standard driveway, sidewalk, curb and gutter in place of the removed items.
2. The applicant shall obtain an Encroachment Permit from the Engineering and Transportation Department and pay encroachment permit fees for any work within the public right-of-way. The applicant must obtain the Encroachment Permit prior to building permit issuance.
3. Applicant shall comply with the following high standards for sanitation during construction of improvements: Garbage cans, construction dumpsters, and debris piles shall be removed on a minimum weekly basis. All food related trash items such as wrappers, cans, bottles, and food scraps shall be disposed of in closed containers only and shall be regularly removed from the site. Inspections, conducted as part of the regular construction compliance, will be conducted to ensure compliance of the Applicant and contractors with this requirement

PLOT PLAN



**SITE**  
14602 WASHINGTON AVE.,  
SAN LEANDRO, CA. 94578



PROJECT  
AUTO CARE CENTER

2950 MERCED PARK PROPERTIES, LLC.  
CHARLES TRAVERS / GAYLE TRAVERS  
296 VIA LA PAZ, GREENBRAE, CA.

DRAWN: MTC / JG  
CHECKED: RBC  
SCALE:  
DATE: 09/21/15

SHEET TITLE:

COVER SHEET

PROJ. NO. 18-710  
REVISIONS:  
1. PLAN CHECK COMMENTS 10/02/15  
2. BUILDING PERMIT RESUBMITTAL 10/16/18  
3. BUILDING PERMIT RESUBMITTAL 12/11/18

SHEET NO:

T.0



REGISTERED PROFESSIONAL ENGINEER  
RONALD B. CAMPBELL  
No. 66714  
Exp. 09-30-20  
STATE OF CALIFORNIA

 **KLC** CONSULTING ENGINEERS, INC.

3 S PABLO AVE, SUITE 207, EL CERRITO, CA 94530  
TEL.: 510-232-0300 • FAX: 510-232-0303  
<http://www/klceco.com>

AUTO CARE CENTER

2950 MERCED PARK PROPERTIES, LLC.  
CHARLES TRAVERS / GAYLE TRAVERS  
296 VIA LA PAZ, GREENBRAE, CA.

DRAWN: MTC / JG

HECKED: RBC

SCALE:

DATE: 09/21/15

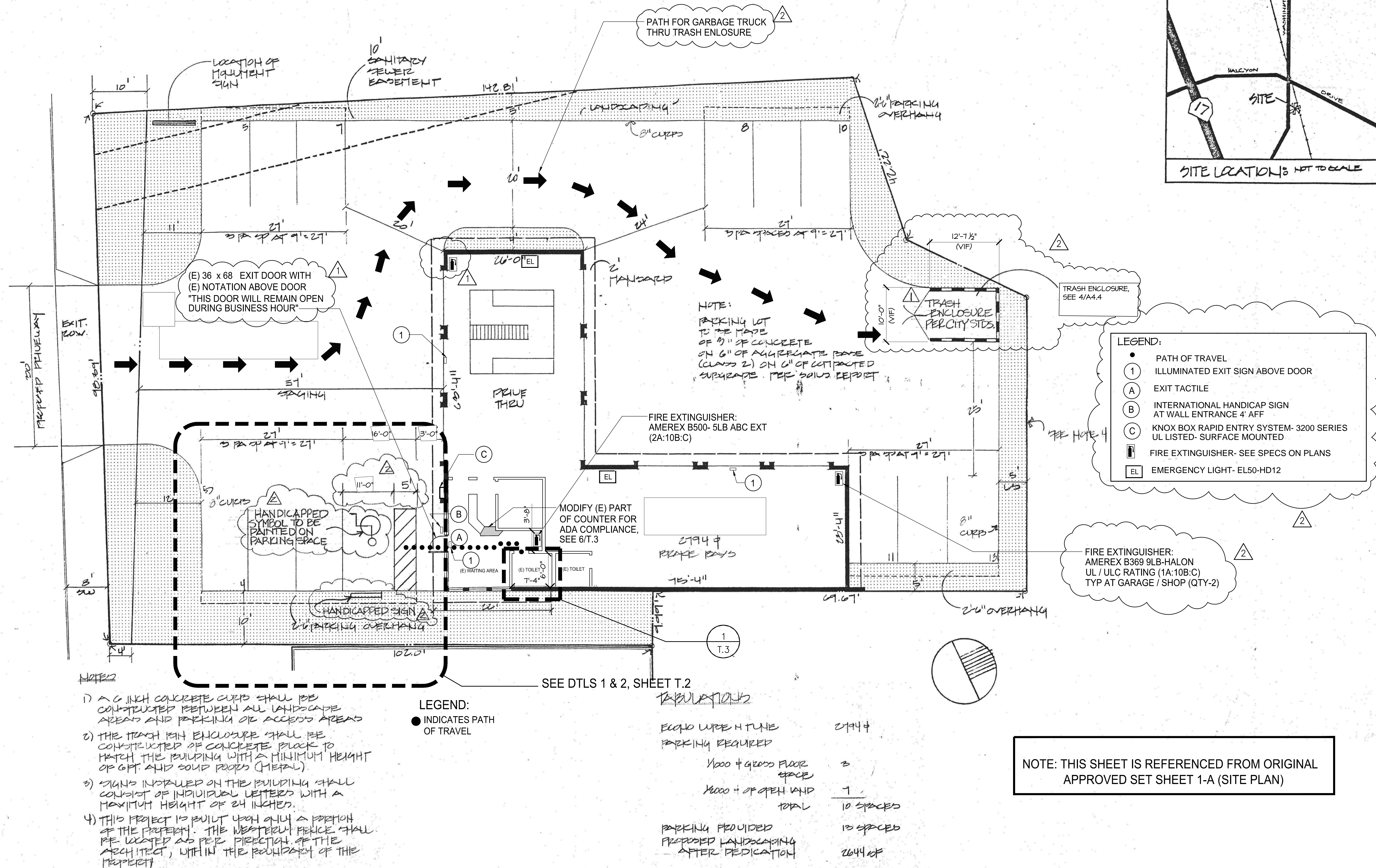
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ROJ. NO. 18-710

PLAN CHECK	10/02/15
COMMENTS	
LOADING PERMIT	10/16/18
SUBMITTAL	
BUILDING PERMIT	12/11/18
RESUBMITTAL	

HEET NO: \_\_\_\_\_

## T.1



The information, plans, designs, notes & arrangements shown on this drawing are confidential and may not be reproduced in whole or in part without the written permission of **KLC Consulting Engineers , Inc.** Drawings noted as Preliminary, Schematic and / or Concept contain information that is conceptual and subject to verification and / or change. The Engineer makes no claim for accuracy of conceptual information or information supplied by others.



EXHIBIT C



**KLC**  
CONSULTING ENGINEERS, INC.  
11100 SAN PABLO AVE., SUITE 207, EL CERRITO, CA 94530  
TEL: 510-232-0300 ; FAX: 510-232-0303  
http://www.klcego.com

PROJECT  
**AUTO CARE CENTER**  
2950 MERCED PARK PROPERTIES, LLC.  
CHARLES TRAVERS / GAYLE TRAVERS  
296 VIA LA PAZ, GREENBRAE, CA.

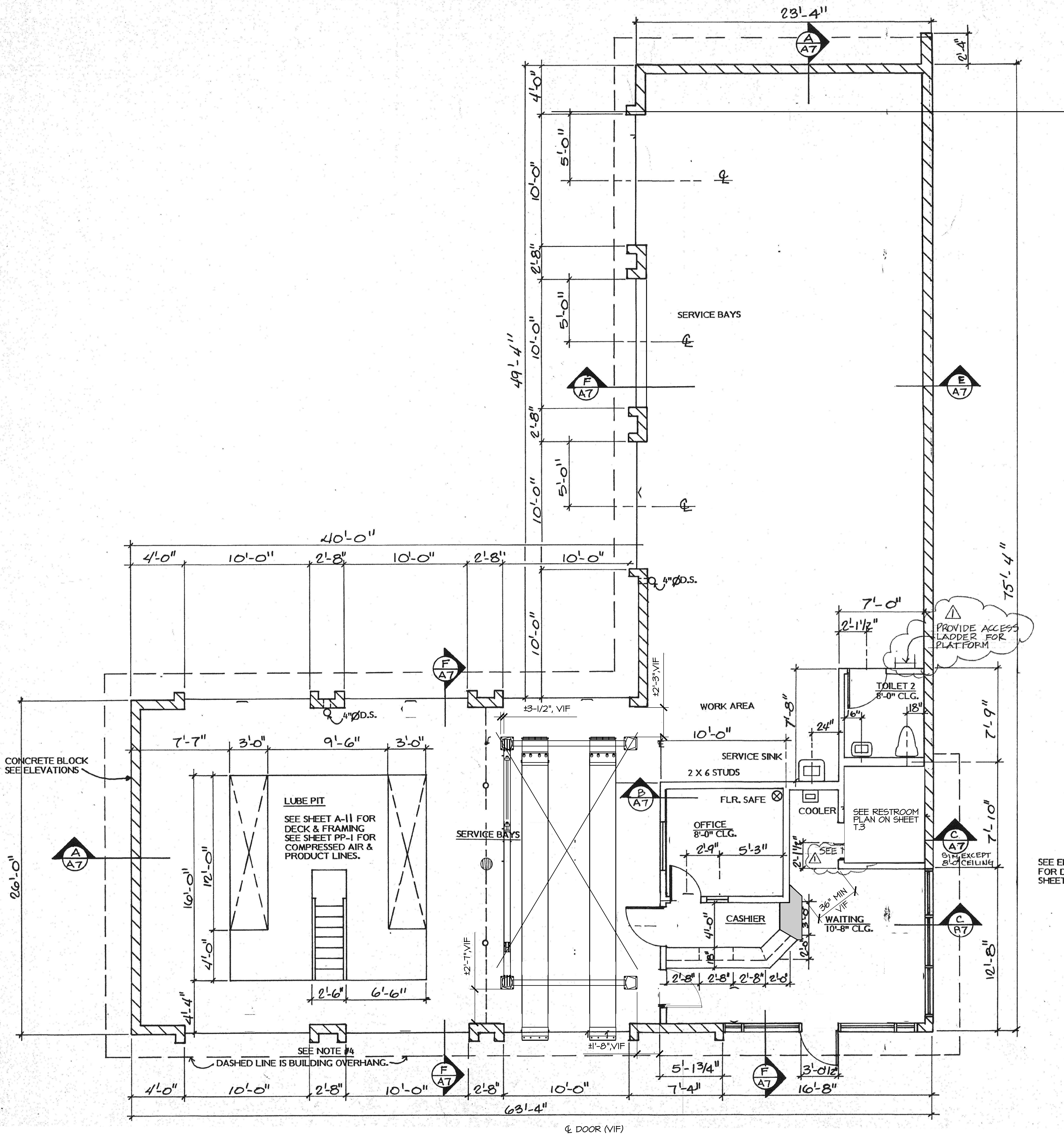
DRAWN: MTC / JG  
CHECKED: RBC  
SCALE:  
DATE: 04/21/15

SHEET TITLE:  
**FLOOR PLAN**

PROJ. NO. 18-710  
REVISIONS:  
1 PLAN CHECK COMMENTS 10/02/15  
2 BUILDING PERMIT RESUBMITTAL 10/16/18  
3 BUILDING PERMIT RESUBMITTAL 12/11/18

SHEET NO:

A4.1



SEE ENLARGED TOILET PLAN  
FOR DIM. & HANDICAPPED REQ.  
SHEET #A-10

**FLOOR PLAN**  
SCALE: 1/4"=1'-0"

NOTE: THIS SHEET IS REFERENCED FROM ORIGINAL  
APPROVED SET SHEET A-4 (FLOOR PLAN)







**KLC**  
CONSULTING ENGINEERS, INC.  
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http://www.klce.com

PROJECT

AUTO CARE CENTER

2950 MERCED PARK PROPERTIES, LLC.  
CHARLES TRAVERS / GAYLE TRAVERS  
296 VIA LA PAZ, GREENBRAE, CA.

DRAWN: MTC / JG

CHECKED: RBC

SCALE:

DATE: 09/21/15

SHEET TITLE:

ELEVATIONS

PROJ. NO. 18-710

REVISIONS:

PLAN CHECK COMMENTS

10/02/15

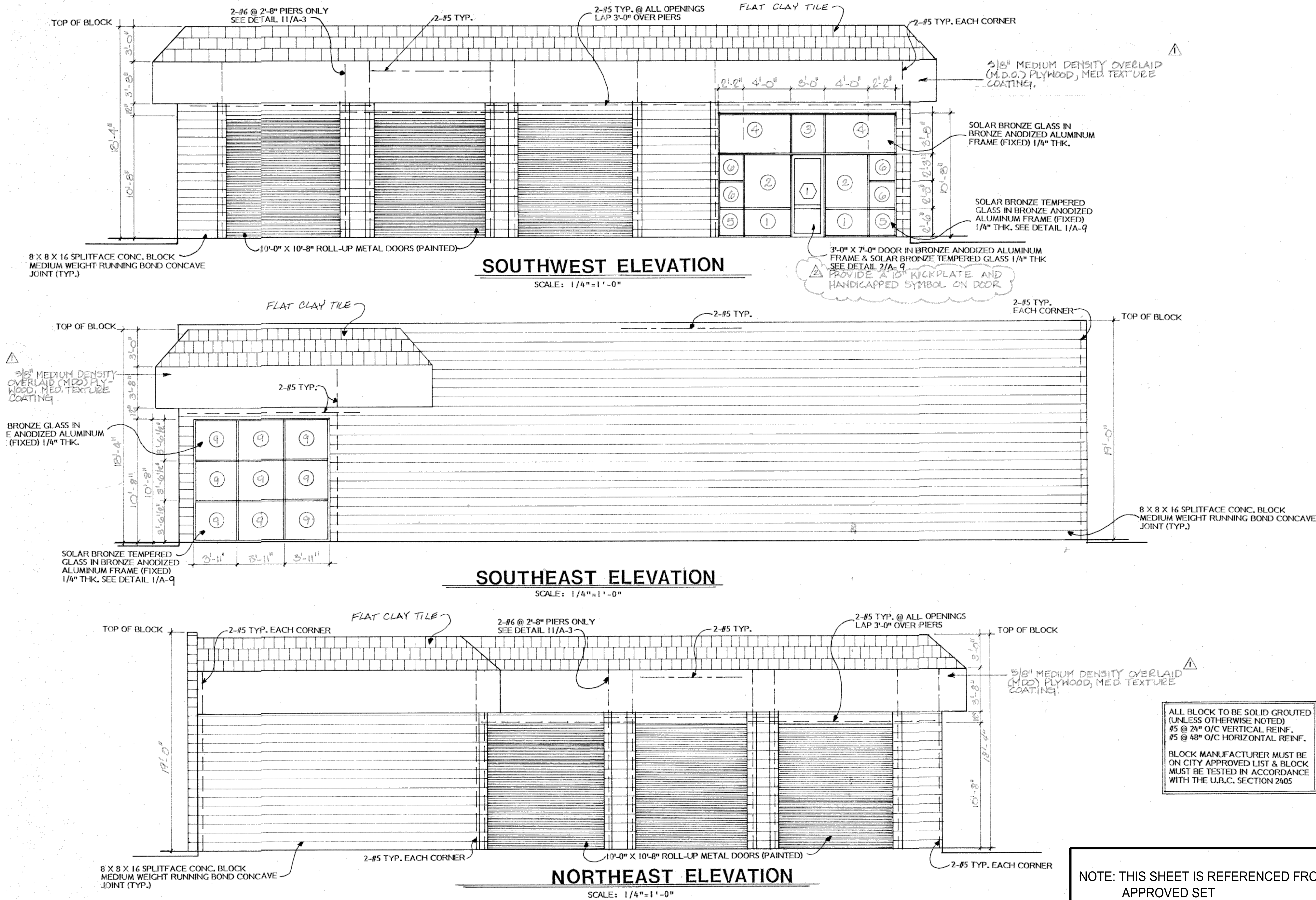
BUILDING PERMIT RESUBMITTAL

10/16/18

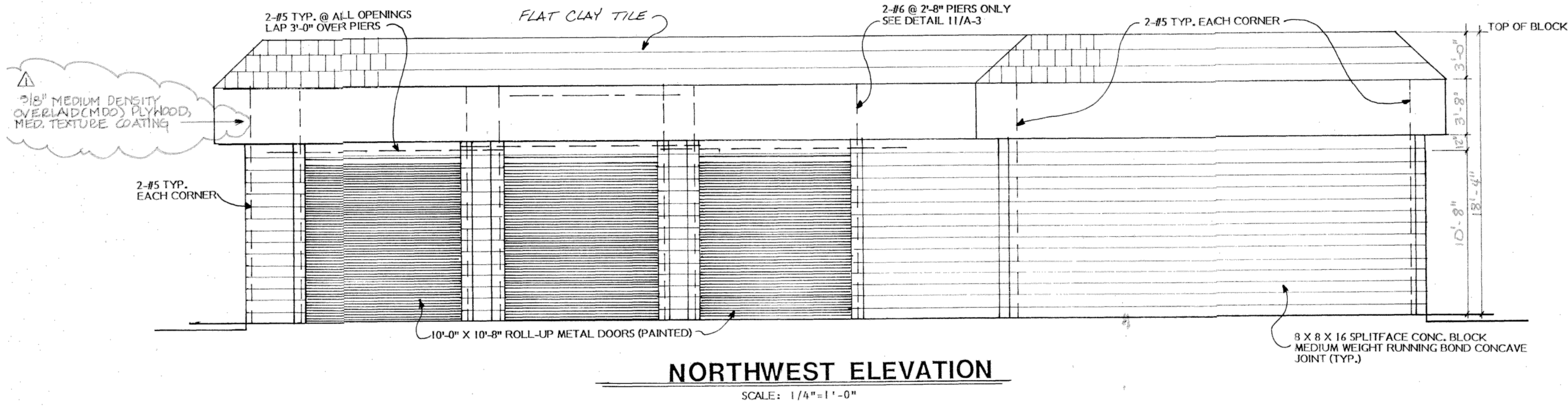
BUILDING PERMIT RESUBMITTAL

12/11/18

SHEET NO:







NOTE: THIS SHEET IS REFERENCED FROM ORIGINAL  
APPROVED SET



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TEL: 510-232-0300 ; FAX: 510-232-0303  
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PROJECT	AUTO CARE CENTER
	2950 MERCED PARK PROPERTIES, LLC. CHARLES TRAVERS / GAYLE TRAVERS 296 VIA LA PAZ, GREENBRAE, CA.

DRAWN:	MTG / JG
CHECKED:	RBC
SCALE:	
DATE:	04/21/15

SHEET TITLE:	ELEVATIONS

PROJ. NO.	18-710
REVISIONS:	
PLAN CHECK COMMENTS	10/02/15
BUILDING PERMIT RESUBMITTAL	10/16/18
BUILDING PERMIT RESUBMITTAL	12/11/18

SHEET NO:	
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 **KLC**

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TEL.: 510-232-0300 • FAX: 510-232-0303  
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## AUTO CARE CENTER

CHARLES TRAVERS / GAYLE TRAVERS

296 VIA LA PAZ, GREENBRAE, CA.

DRAWN: MTC / JG

CHECKED: RBC

SCALE:

DATE: 09/21/15

PHOTOS & TRASH  
ENCLOSURE

PROJ. NO.	18-710
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PLAN CHECK	10/02/15
COMMENTS	
BUILDING PERMIT	10/16/18
SUBMITTAL	
BUILDING PERMIT	12/11/18
RESUBMITTAL	

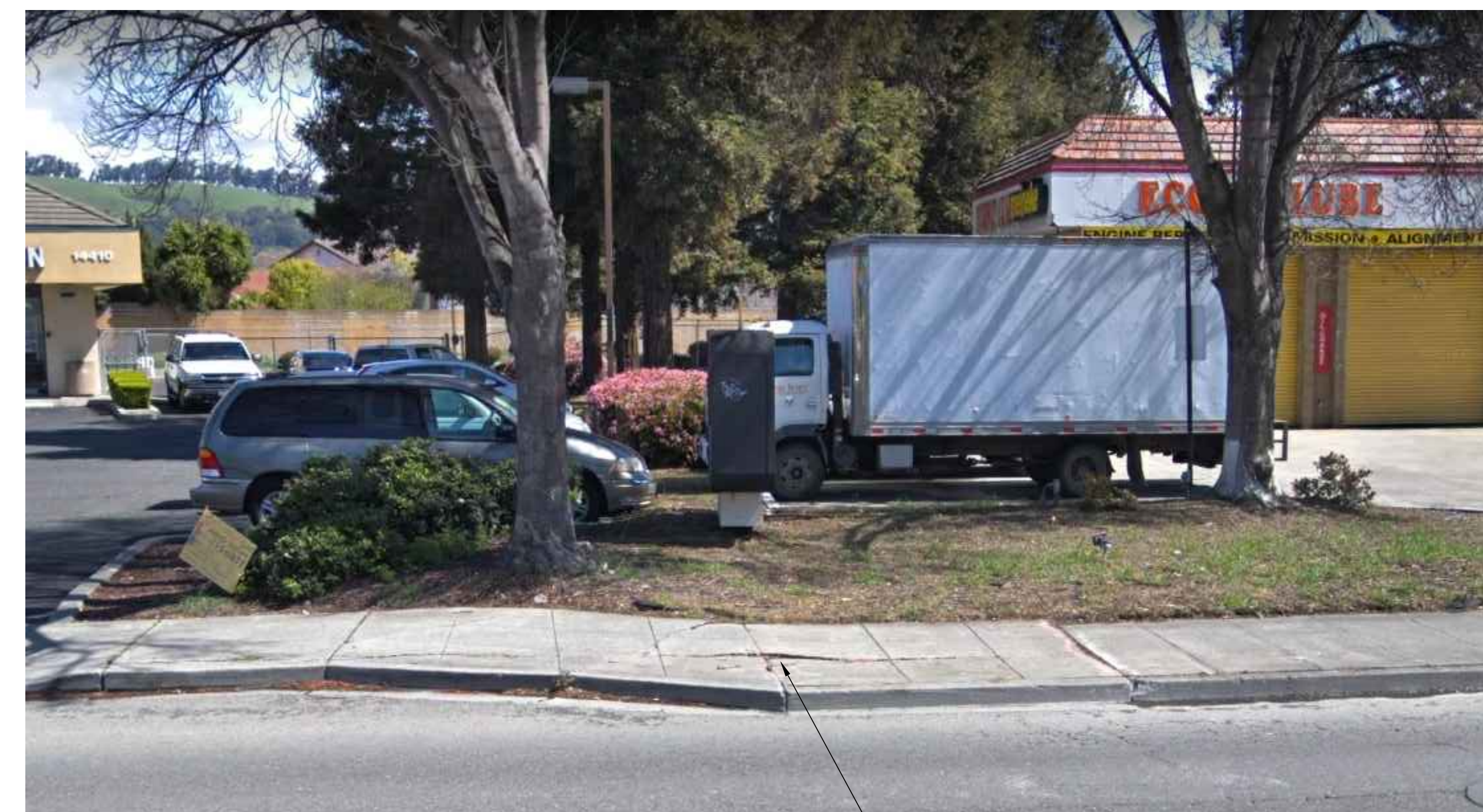
SHEET NO:

#### A4.4



1 EXHIBIT PHOTO

SCALE: N.T.S.

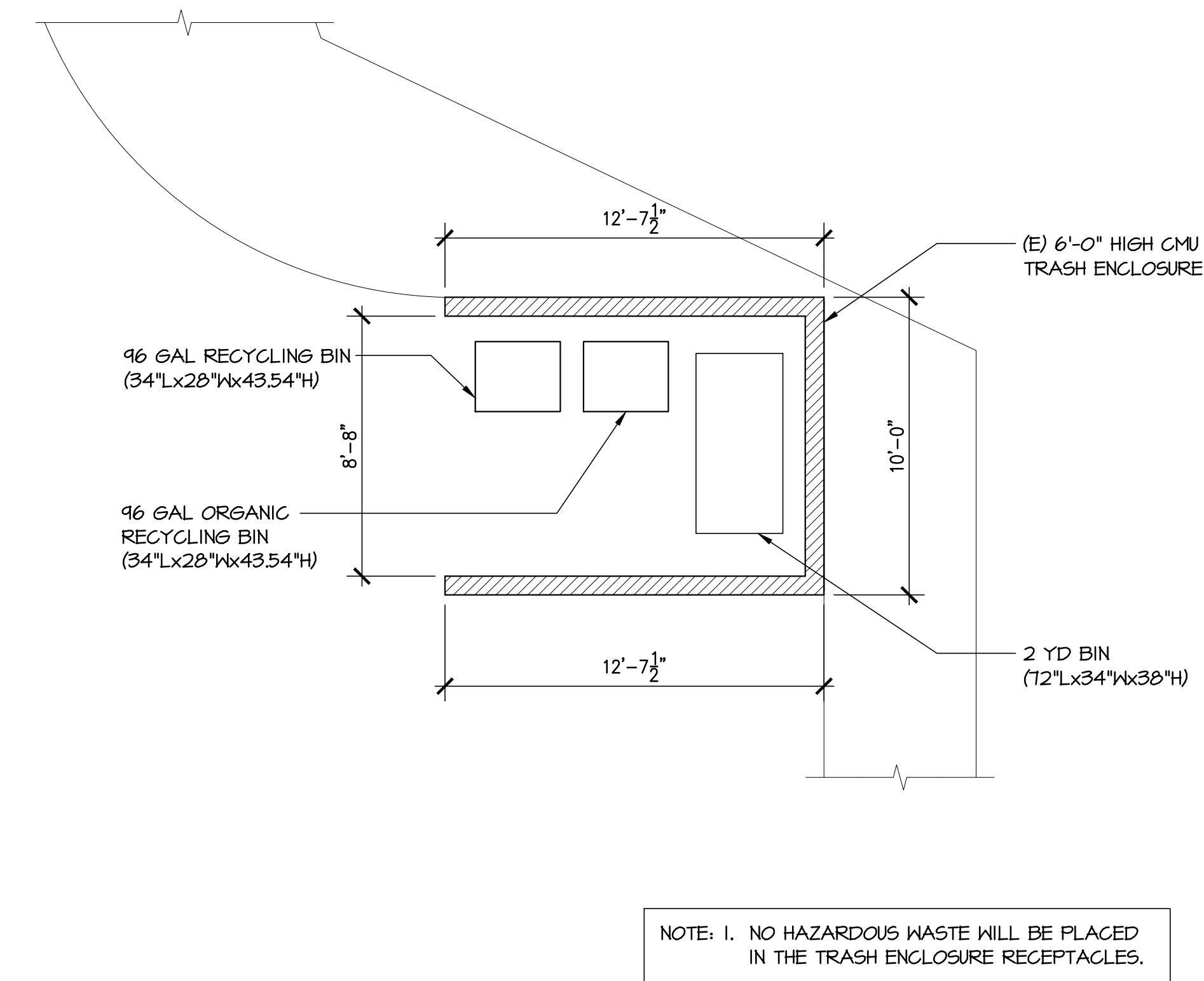


② PHOTO

SCALE: N.T.S.

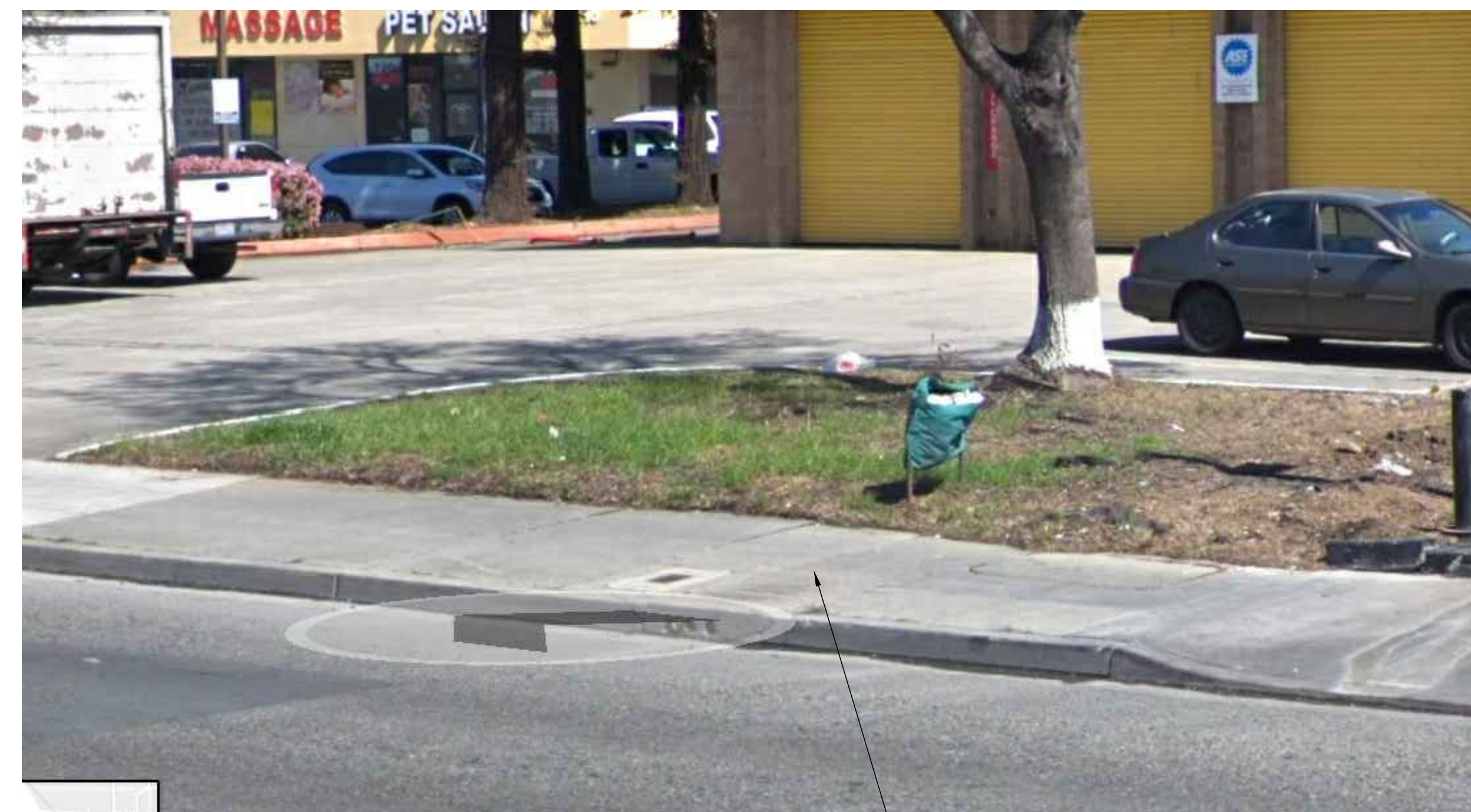
— EXISTING DAMAGE AT THE SIDEWALKS, DRIVEWAYS, CURB & GUTTER  
TO BE REPAIRED / REPLACED PER CITY STANDARDS

NOTE: CONTRACTOR SHALL OBTAIN AN ENCROACHMENT PERMIT PRIOR TO BEGINNING ANY REPAIRS WITHIN THE PUBLIC RIGHT-OF-WAY.



4 (E) TRASH ENCLOSURE

SCALE: N.T.S.



3 PHOTO

SCALE: N.T.S.

— EXISTING DAMAGE AT THE SIDEWALKS, DRIVEWAYS, CURB & GUTTER  
TO BE REPAIRED / REPLACED PER CITY STANDARDS