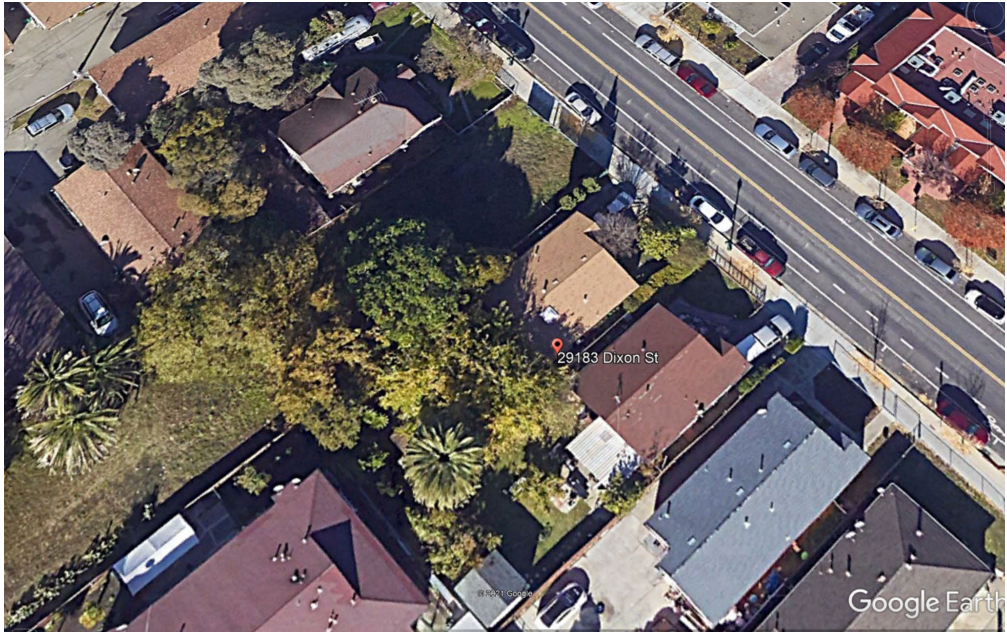
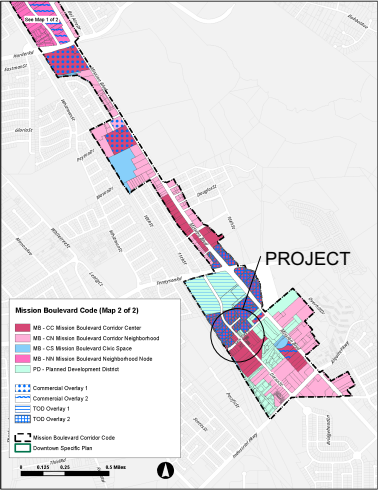


29183 DIXON ST



VINITY MAP

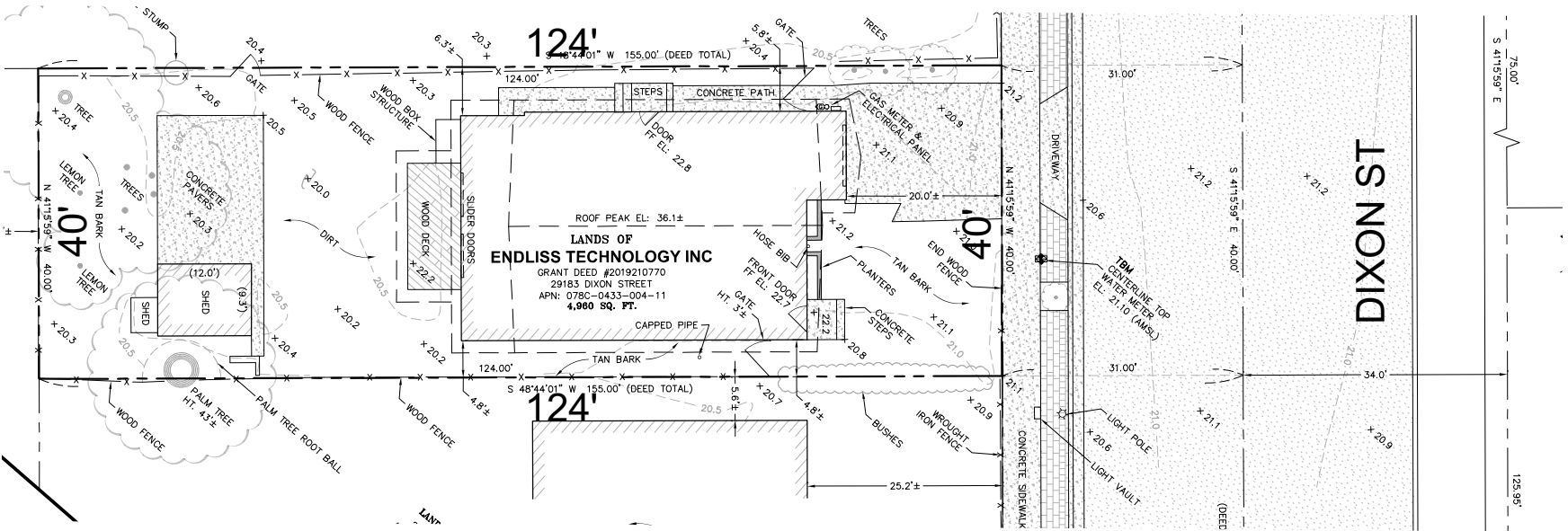


DRAWING INDEX

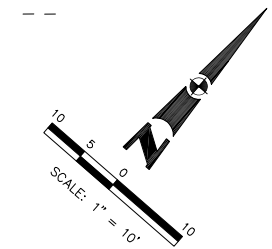
- A-1 PROJECT DATA& NOTES
- A-2 SITE & GROUND FLOOR PLAN
- A-3 TYPICAL FLOOR PLAN - 2 TO 6 FLOORS
- A-4 ROOF PLAN
- A-5 BUILDING ELEVATION
- A-6 BUILDING ELEVATION
- A-7 BUILDING SECTION
- A-8 LANDSCAPE PLAN

PROJECT DATA

PARCEL APN:	078C-0433-004-11	
CONSTRUCTION TYPE:	TYPE V-N	
ZONING:	MB-CC	
	ZONING CODE	PROPOSED BUILDING
HEIGHT DISTRICT:	68 FT MAX.	68' AT PENTHOUS TOP PLATE
STORIES:	5 STORIES MAX.	5 STORIES
GROUND FLOOR FIN/FLR:	3' + MAX. FROM SIDEWALK	1' FROM SIDEWALK
GROUND FLOOR CEILING:	14' MIN. FOR NON-RESIDENTIAL	14' CEILING
GROUND FLOOR		
BUILDING DEPTH:	30' MIN.	119' DEPTH
LOT COVERAGE:	90% MAX.	89%
LANDSCAPING:	10% OF LOT AREA MIN.	10.5%
BUILDING SETBACKS:		
FRONT FAÇADE ZONE:	0' MIN.; 12' MAX.	2'
SIDE:	0' MIN.; 12' MAX	0' AND 5'
REAR STRUCTURE:	3' MIN.	5'
	PARKING SETBACKS	
FROM (ROW / LOT LINE):		
FRONT:	40' MIN.	40'
SIDE:	5' MIN.	5'
REAR:	5' MIN.	5'
	BUILDING	EXISTING
STORY:	ONE STORY	5 STORIES.
HEIGHT:	36' HIGHT	22,470 SF.
BUILDING AREA:	4,400 sf x 5 = 22,000 sf	68' AT PENTHOUSRE TOP PLATE



PROPERTY SURVEY MAP
NO SCALE



A1

SCALE: AS NOTED

ISSUE: FEB 08, 2021

REVISIONS:

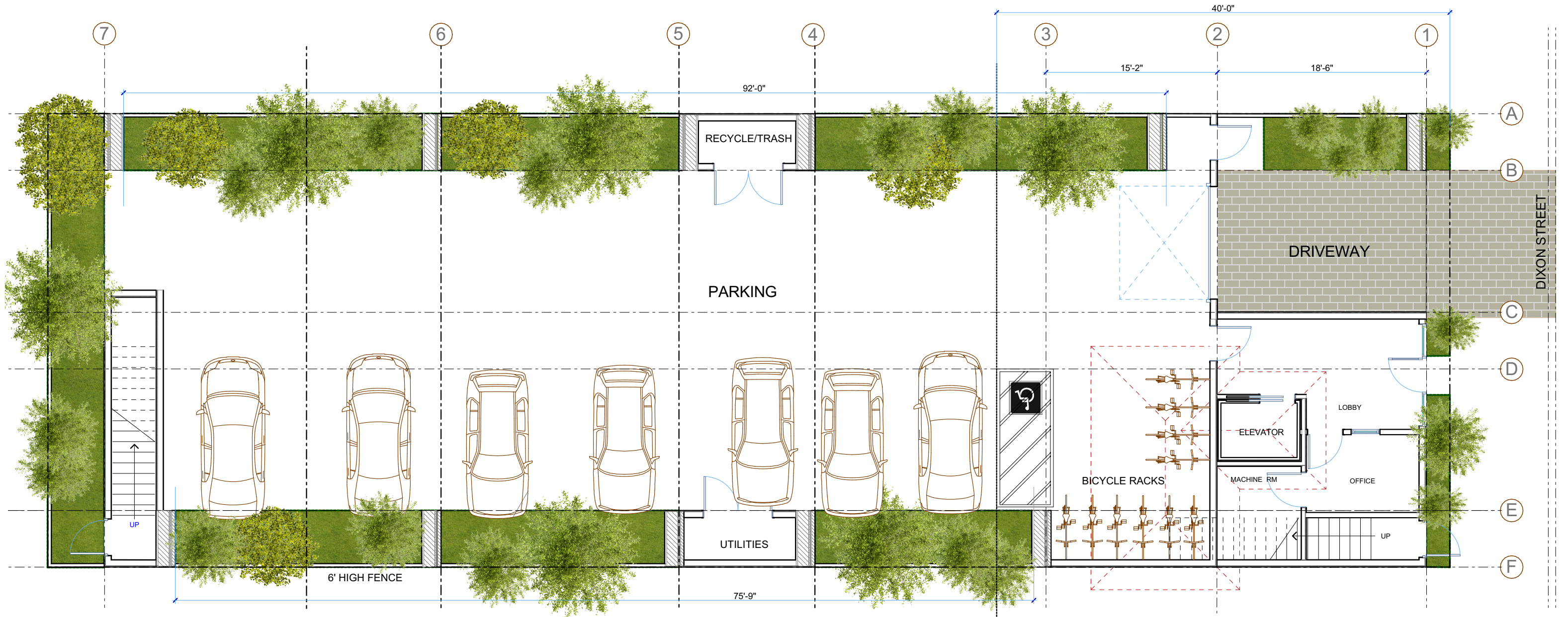
48 SUITS HOTEL

29183 DIXON ROAD, HAYWARD, CA 94544

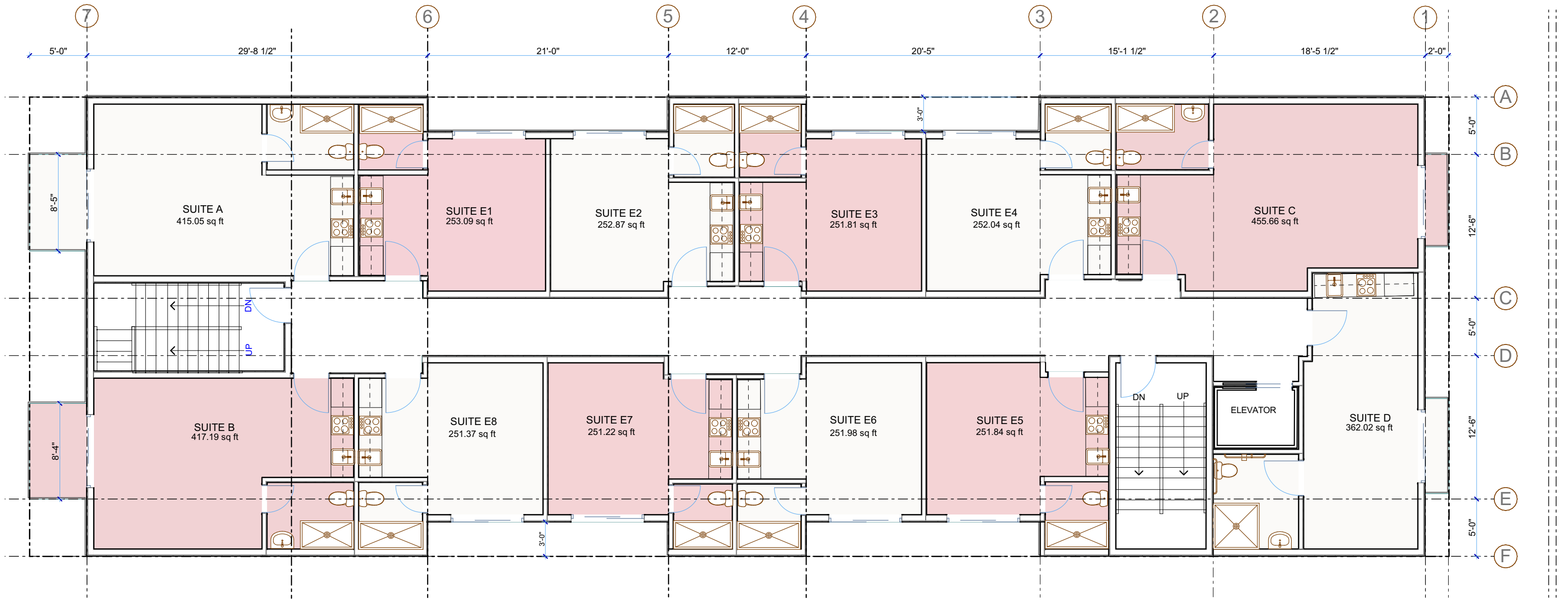
JOHN C. LEE ARCHITECTS/PLANNERS INC.

711 San Miguel Lane, Foster City, Ca 94404

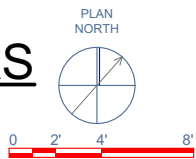
650-345-6663, email: archjcl@gmail.com



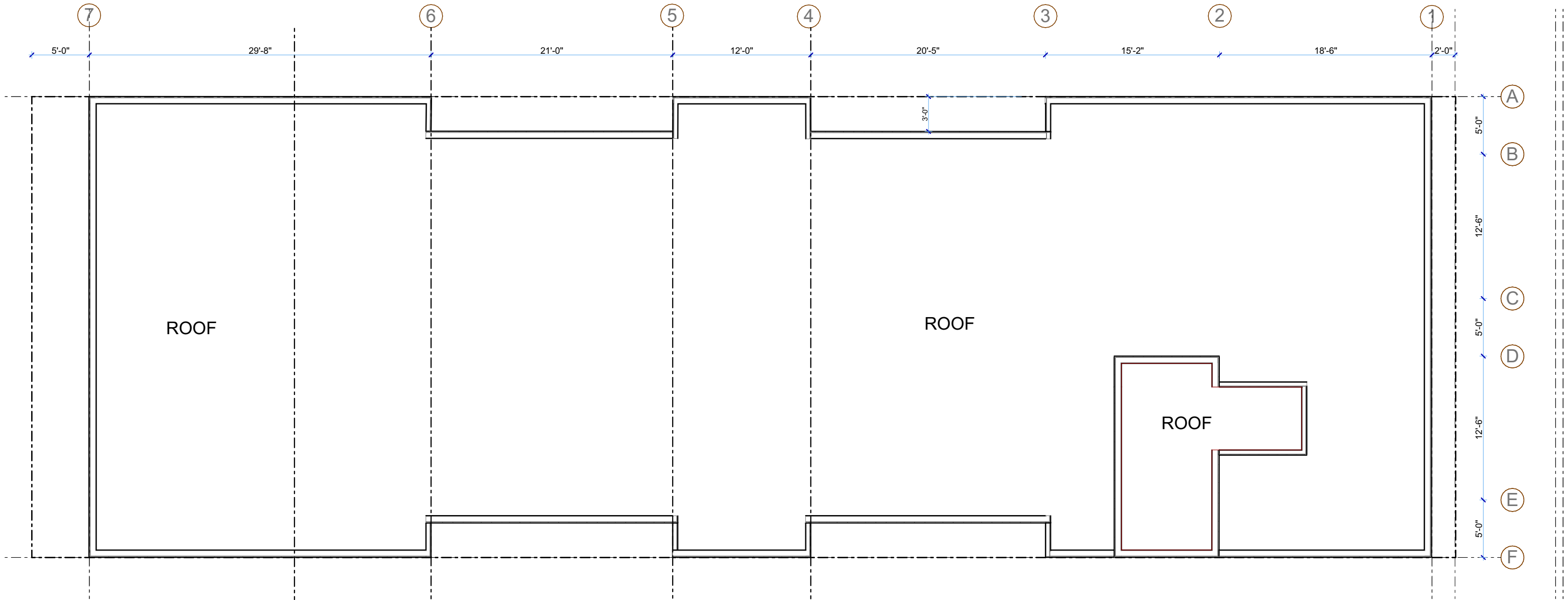
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	ISSUE: FEB 08, 2021						



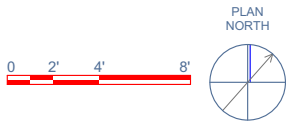
TYPICAL FLOOR PLAN FROM 2 to 6 FLOORS



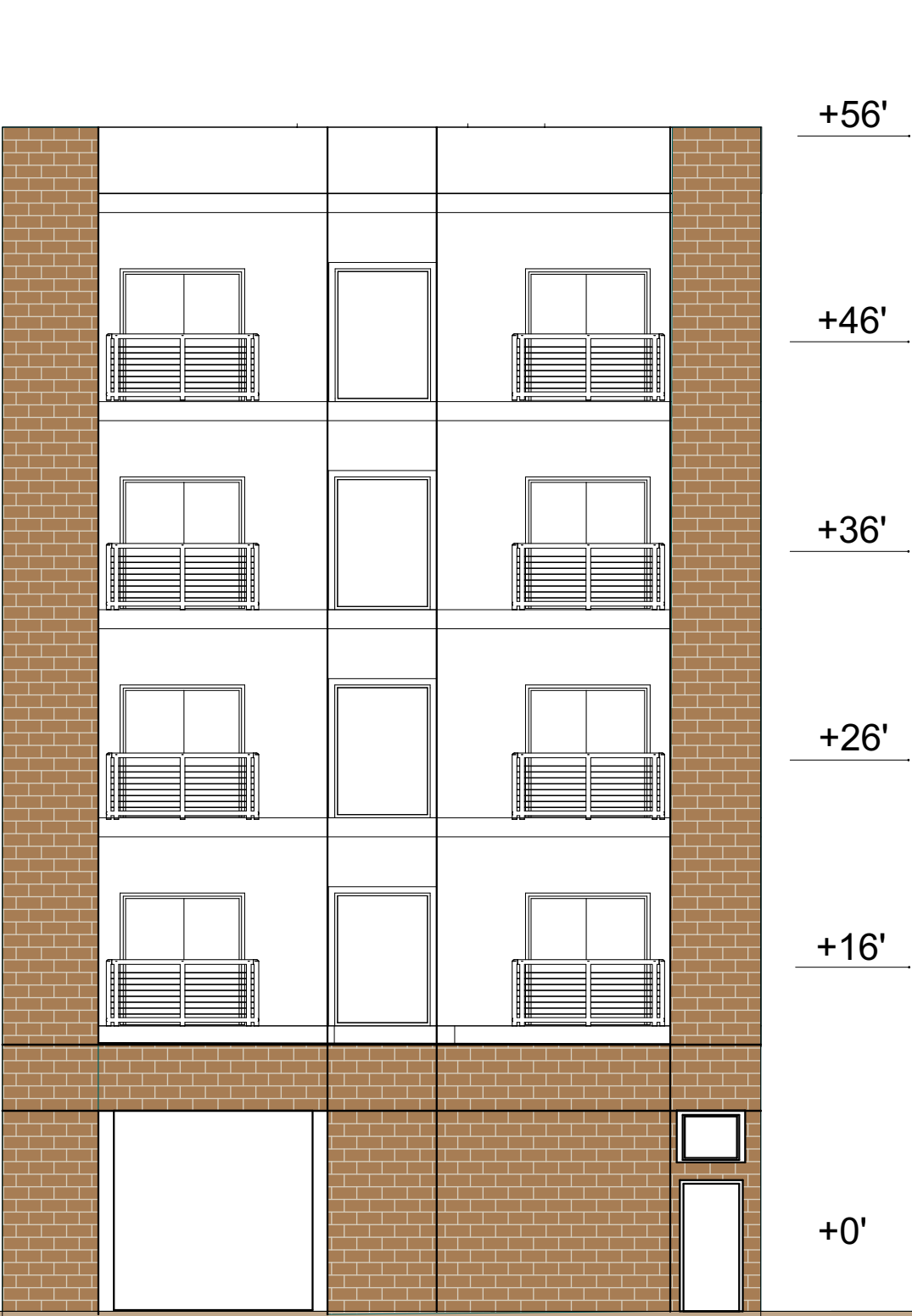
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				29183 DIXON ROAD, HAYWARD, CA 94544			
				JOHN C. LEE ARCHITECTS/PLANNERS INC.			
A3	SCALE: AS NOTED	REVISIONS:				711 San Miguel Lane, Foster City, Ca 94404	
	ISSUE: FEB 08, 2021					650-345-6663, email: archjcl@gmail.com	



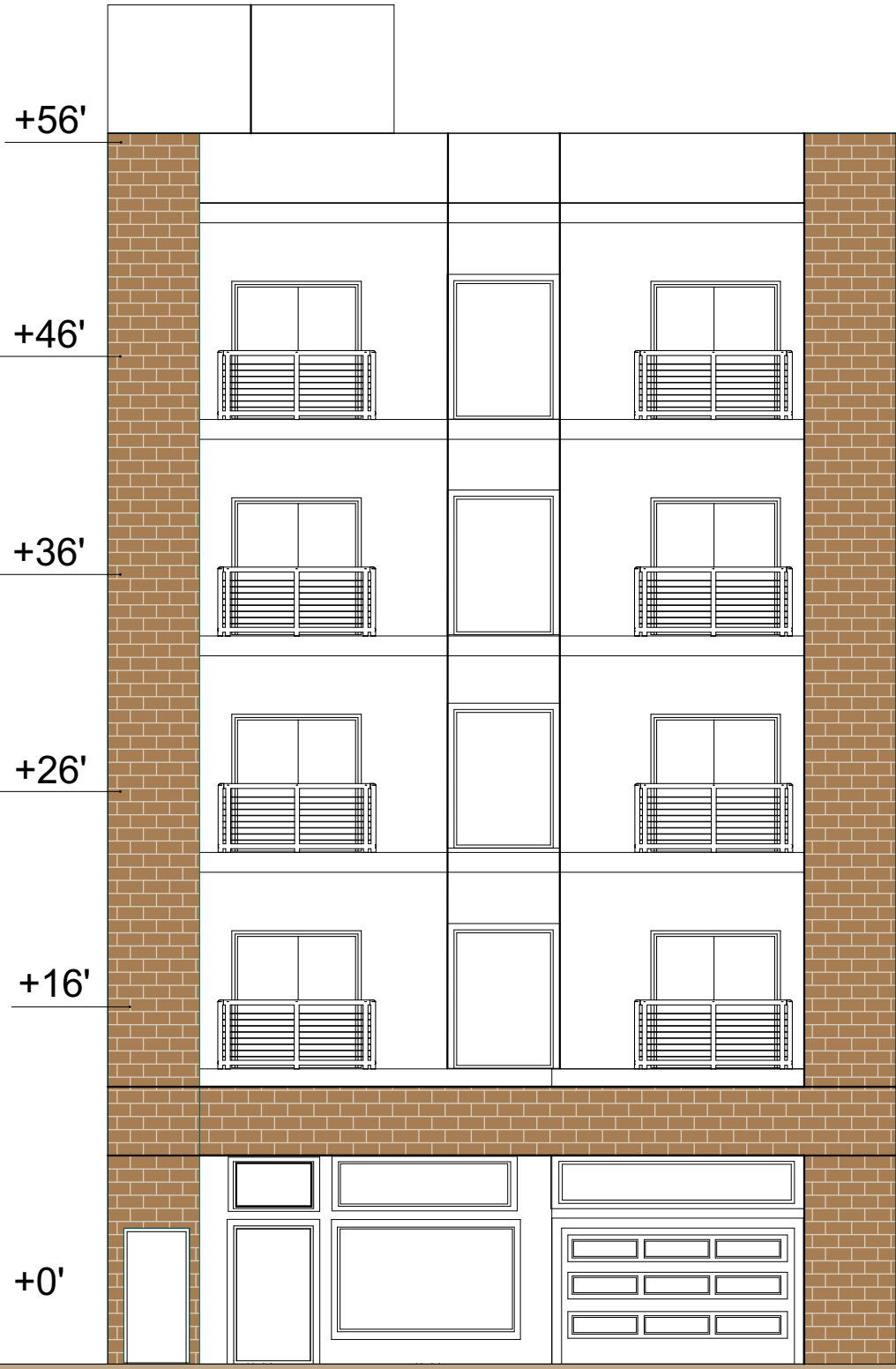
ROOF TOP PLAN



				<div>48 SUITS HOTEL</div> <div>29183 DIXON ROAD, HAYWARD, CA 94544</div>			
A4	SCALE: AS NOTED	REVISIONS:		JOHN C. LEE ARCHITECTS/PLANNERS INC.			
	ISSUE: FEB 08, 2021				711 San Miguel Lane, Foster City, Ca 94404 650-345-6663, email: archjcl@gmail.com		

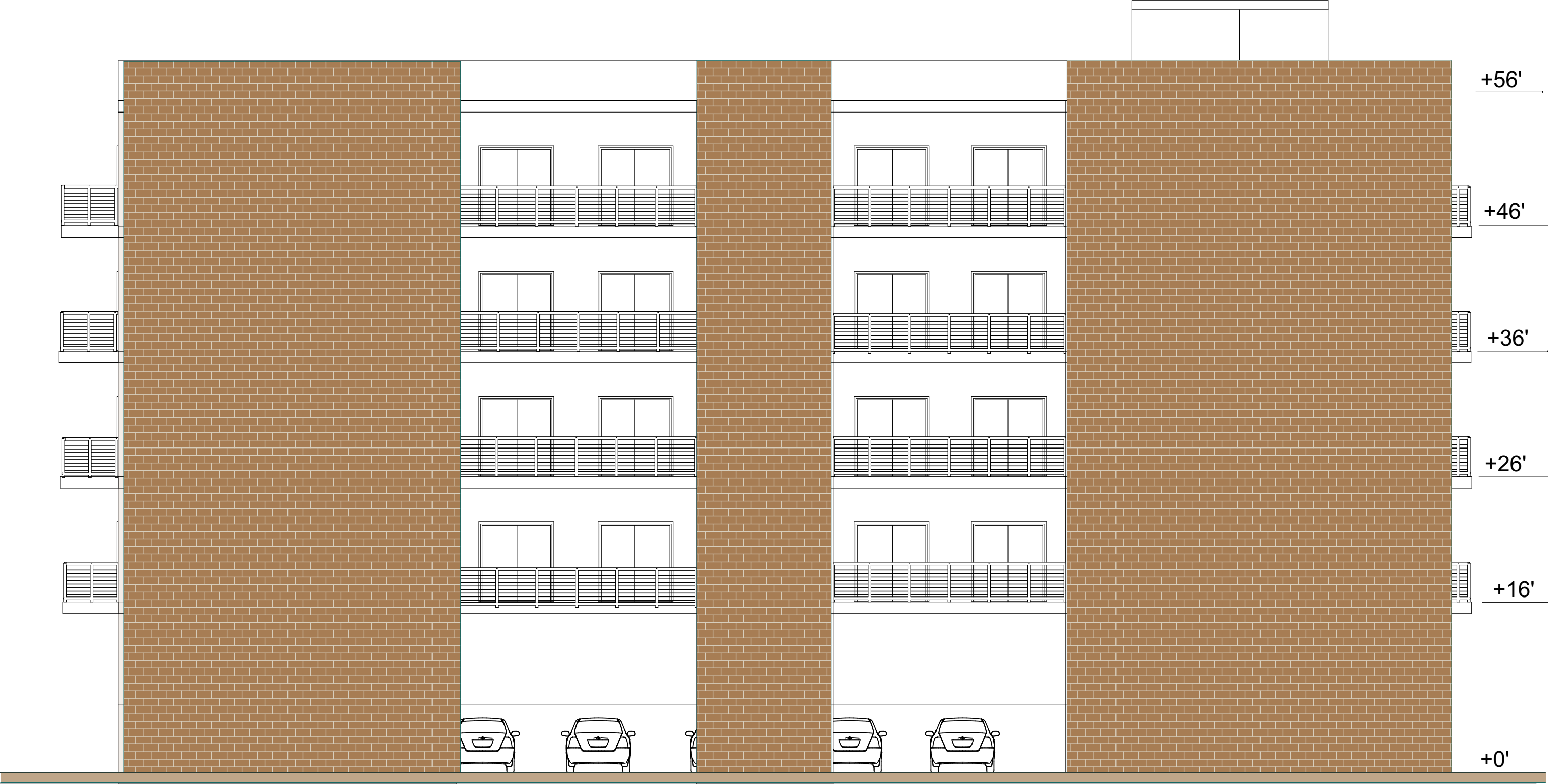


REAR SOUTH ELEVATION



FRONT NORTH ELEVATION

			<div>48 SUITS HOTEL</div> <div>29183 DIXON ROAD, HAYWARD, CA 94544</div>			
A5	SCALE: AS NOTED	REVISIONS:		<div>JOHN C. LEE ARCHITECTS/PLANNERS INC.</div> <div>711 San Miguel Lane, Foster City, Ca 94404</div> <div>650-345-6663, email: archjcl@gmail.com</div>		
	ISSUE: FEB 08, 2021					



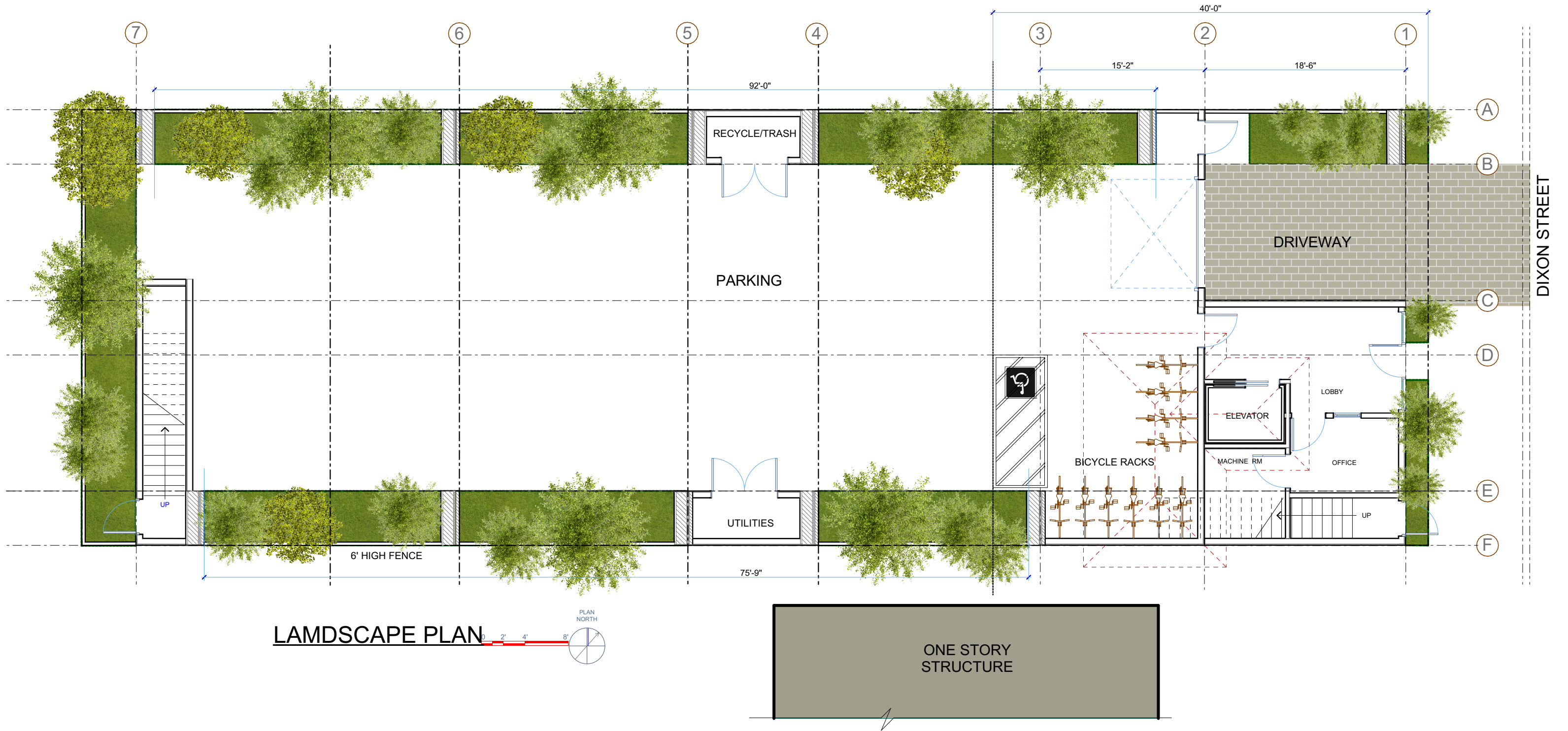
RIGHT SIDE WEST ELEVATION

			48 SUITS HOTEL 29183 DIXON ROAD, HAYWARD, CA 94544			
A6	SCALE: AS NOTED	REVISIONS:		JOHN C. LEE ARCHITECTS/PLANNERS INC. 711 San Miguel Lane, Foster City, Ca 94404 650-345-6663, email: archjcl@gmail.com		
	ISSUE: FEB 08, 2021					



LEFT SIDE EAST ELEVATION

			<div>48 SUITS HOTEL</div> <div>29183 DIXON ROAD, HAYWARD, CA 94544</div>			
A7	SCALE: AS NOTED	REVISIONS:		<div>JOHN C. LEE ARCHITECTS/PLANNERS INC.</div> <div>711 San Miguel Lane, Foster City, Ca 94404</div> <div>650-345-6663, email: archjcl@gmail.com</div>		
	ISSUE: FEB 08, 2021					



			<div>48 SUITS HOTEL</div> <div>29183 DIXON ROAD, HAYWARD, CA 94544</div>			
A8	SCALE: AS NOTED	REVISIONS:		<div>JOHN C. LEE ARCHITECTS/PLANNERS INC.</div> <div>711 San Miguel Lane, Foster City, Ca 94404</div> <div>650-345-6663, email: archjcl@gmail.com</div>		
	ISSUE: FEB 08, 2021					