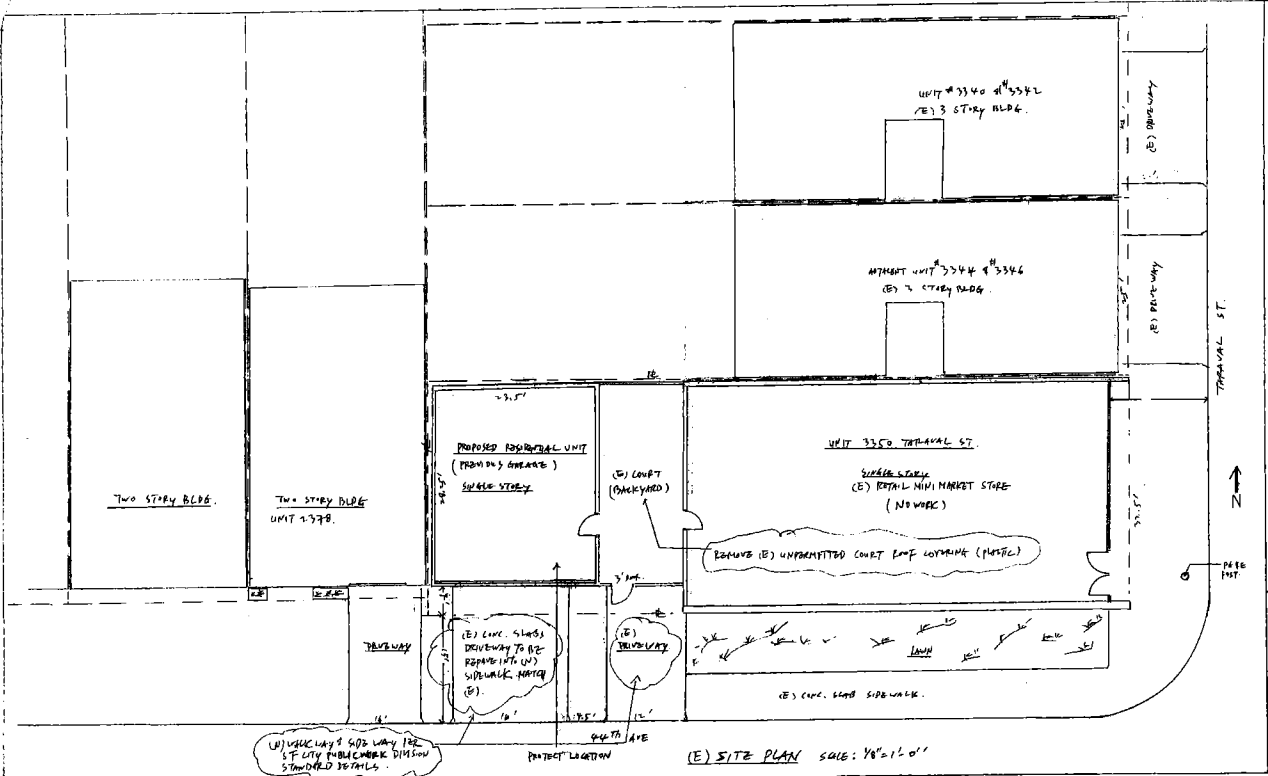


PROPOSED PLOT PLAN
 SCALE: 1/8" = 1'-0"

44TH AVE

DAVID SEBE & ASSOCIATES. P.O. BOX 51824 OAKLAND CA 94604		
SCALE:	APPROVED BY:	DRAWN BY:
DATE: 09/20/2010		REVISED:
3350 TRAVAL ST		
SF. CA 94116	DRAWING NUMBER 1.1	



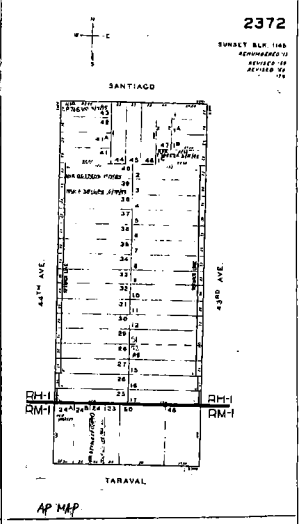
PROJECT ADDRESS: 3350 Taraval Street
 SF, CA 94116
 OWNER: Bing Chou Young
 TEL: 415-733-4500
 DESIGNER: DAVID, GENE AND ASSOCIATES
 P.O. BOX 31824, OAKLAND, CA 94604
 TEL: (510) 703-8197
 PERSON TO CONTACT: David or Gene @ TEL: 510-703-8197
 APN: Block 2372, Lot 024, Census Tract 334, Census Block 203
 ZONING/OCCUPANCY: RM1 M/M / M
 TYPE OF CONSTRUCTION: V-R (Front Store: Concrete block w/wood frame rear; wood frame)

Number of story: 03
 LOT SIZE: 32.5' X 100' = 3250 sf

DESCRIPTION	EXISTING	REAR (EXISTING)	REAR (IN LAW)	TOTAL	REMARKS
BLDG.	FRONT (STORE)	REAR (GARAGE)			
FRONT STORE	58 22'X12'				
REAR GARAGE	28'X32'	644	644	1288	Unpermitted interior remodel. (E) garage into a residential unit.
REAR (IN LAW)			644	644	
REAR AREA (ST)	1884			1884	
OPEN SPACE BETWEEN DECK	11 25'X32 5'			362	
TRUCK FOOT HOLD (ST)	158 75'X32 5'			2612	Interior remodeling only
ST	5823 51'-2412'				
FT LO: COVERAGE	(1812/2240)			80%	
	100%+10%				
STOREROOM		03			
OTHERS		03			Use for household storage & computer
COMPUTER/PERSONAL OFFICE					computer
BATHROOM		03			remodeling
LOUNGE KITCHENETTE		03			
ENTERTAINING AREA		03			
PARKING		03			
IN GARAGE		04	04	08	
DR. STREET		04	04	08	
DR. SIDE		04	04	08	No extension or deduction of (E) building footcandle
FRONT REAR		4'0" 25'			
LET FIGHT		11.7' 25'			

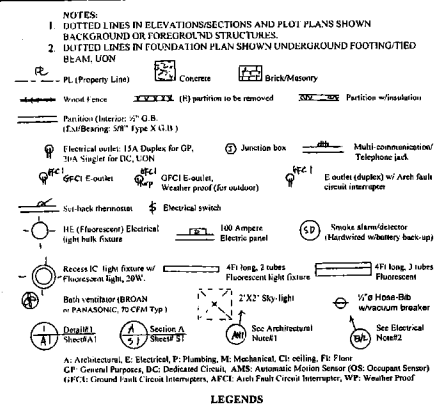
Scope of Work:
 Located unpermitted remodeling of the existing garage at the rear of a 24-hour store into a residential in-law or secondary unit per plans.

DATA



- ARCHITECTURAL NOTES:**
- BUILDING ELEVATION**
- Contractor shall provide building address numbers with night light illumination and door bell at entrance door side on building elevation (or at other locations within the property such as: at the front gate) which is clearly visible from the street or road fronting the property.
 - For addition or renovation/remodeling:
 - All architectural form such as: Facades, moldings, window/door trims, fascia, exterior covering materials (masonry or siding) etc shall match existing in colors, styles, materials, sizes and kinds of materials (wood, metal, concrete, ceramic, bricks, vinyl, etc)
 - Otherwise, upon approval of Building Official, replace both existing and proposed addition with new materials.
- WINDOWS/VENTILATION & LIGHTING**
- Window area of habitable rooms/living space shall be:
 - At least 8% of the room floor area for natural lighting with a min. of 10 SF, or provide artificial lighting of min. 10 foot candles at 30" above floor level (10025.16 1205.2)
 - Operable exterior window area for natural venting shall be min. 4% of the room area. For egress requirement, a min. of 5.7 SF w/16" opening; Min. height 20", Min width 20". (CBC 1203.4.1)
 - Windows sill shall be no more than 44" from finished floor.
 - Windows shall be installed per manufacturer's instructions.
 - Doors
 - Provide at least one exit door not less than 3 FT wide (32" net), 6'-8" high such that the finish clear width of exit way is not less than 32" (1008.1.1)
 - Min. 36" height of sills & tops. (1108.1.1)
 - Threshold height at exterior doors shall not be more than 1/4" at dwelling sliding door and 1/2" at all other. Threshold height at exterior doors shall not be more than 1/4" at doorway, shall be beveled w/ slope 2 horizontal (50% slope). (CBC 1008.3.6)
 - Landings
 - Shall have a width ≥ the door or the stair-way, whichever is greater.
 - Door fully open shall not reduce the landing > 7".
 - The length measured in the direction of travel shall not be less than 44" (exception: ≤ 36" in R3 occupancy) (1008.1.5)
 - No more than 7/32" lower than the floor level at doors swinging away from the landing & Min 10" min for R1 & meter of R2 (1009.1.4)
 - Threshold height at exterior doors shall not be > 3/4" at dwelling sliding door and 1/2" at all other. Threshold height at exterior doors shall not be > 1/4" at doorway, shall be beveled with slope 2 horizontal (50% slope). (CBC 1008.1.6)
- BATHROOM/TILESET**
- In bathroom/toilet, provide min 30" clear width for water closet compartment and 24" clearance in front of the water closet. (CPC402.6)
 - Wall covering of shower stall/bath tub/shower shall be smooth, vapor/moisture resistant and easy of cleaning of approved materials, such as:
 - Ceramic tiles/marble over cement plaster (Chicken wire-mesh or cement boards over 2 layers of type D Bkg lath) or Cultural marbles/fiber-glass.
 - With a minimum 1/8" slope drain at shower or tub with shower.
 - Bathroom (room w/showers, tub) or similar required to be mechanically ventilated (1203.4.1.1)

- SAFETY GLASS:**
- Safety glazing in hazardous location per CPSC standards.
 - Tub/shower door & enclosure, except glass block.
 - Glazing installed less than 24" from door opening side.
 - A permanent label of identification (such as etched or ceramic fired) by the manufacturer for each glazing per Section 2402.2.
- SMOKE ALARMS:**
- Locations of hard-wired smoke alarms equipped with battery backup w/low battery warning feature (or central station regulated by NFPA 72 w/detectors & alarms) shall be:
 - Centrally located in corridor/area leading to sleeping areas and inside each sleeping room.
 - On ceiling of upper level in close proximity to the stairway when sleeping areas are on upper level.
 - On each floor level and in basement.
 - In the adjacent room/area where the ceiling height exceeds that of hallway by 24" or more.
 - Exception: In split level w/interlocking door between levels, upper alarm OK for lower level, if the lower level is not a story height below. (907.2.10.1.2)
 - Smoke detector shall be interconnected & activate all alarms if one goes off. (CBC 907.2.10)
 - Contractor shall verify the effectiveness and the existence of smoke detectors as required in above item, otherwise, smoke detectors (hard-wired w/battery back-up per County's Fire Department and/or per City's Ordinances) shall be installed/replaced as mentioned above.
- SEVERITY:**
- Sky lights/roof windows (Sky lights w/electric opener or remote control) shall be either VELLUX (ICC-ER-6075) or equivalent and shall be installed per manufacturer's instruction/manual. (2405.4)
 - Lighting measures Per CA Title 24
 - Outdoor Lighting Zone 3 (Urban Area):
 - Exterior lights for building entrances or exits, such as front and rear exits of a building shall be HELL (high efficacy lamps) such as: Fluorescents with electronic ballasts, metal halide, high pressure sodium, and with ADLC (Automatic Day-Lighting Controls) and shall be no more than 100 W within 10 feet of the door (Compliance Manual Table 6-4).
 - Interior Lighting
 - Permanently installed general luminaires in kitchen shall be high efficacy luminaires. Up to 59W in Wattage per Section 330 (i.e. e.g. install Min. 40 lumens/watt such as fluorescent light; fixtures w/electronic ballasts, and shall have shatter-proof cover.
 - Permanently installed general luminaires in bathroom, garage, laundry rooms, utility rooms, etc. shall be high efficacy luminaires (e.g.: fluorescent light fixtures w/electronic ballasts or are controlled by an occupancy sensor that complies with Section 130 (d). Or are controlled with dimmer ball-level switch (i.e.: 7/6-tubes fluorescent light fixtures)



LEGENDS

SHEET: AP MAP, PLAN, ARCHITECTURAL NOTES, LEGENDS, DATA,
 SCOPE OF WORK & INDEX OF DRAWING

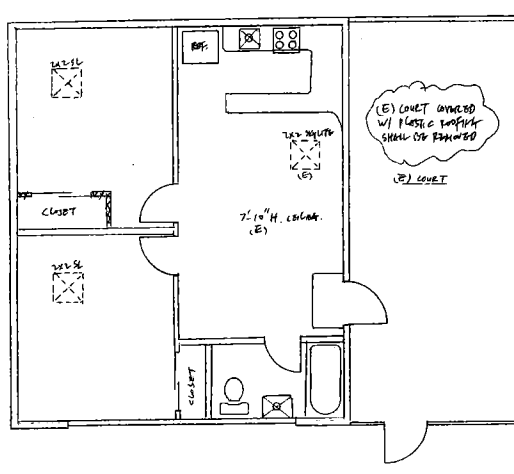
SHEET 2: (E) FLOOR PLAN, PROPOSED FLOOR PLAN, (E) ROOF FRAMING PLAN & PROPOSED E/M/P PLAN

SHEET 3: ELEVATIONS /M/E NOTES & SHEET 4: TITLE 24 (Deferred submittal)

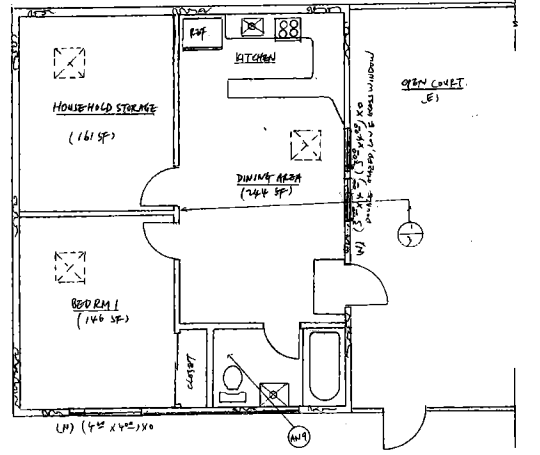
SHEET 1: (E) 1-550, 2-1, 2 (PLAN)

INDEX OF DRAWING

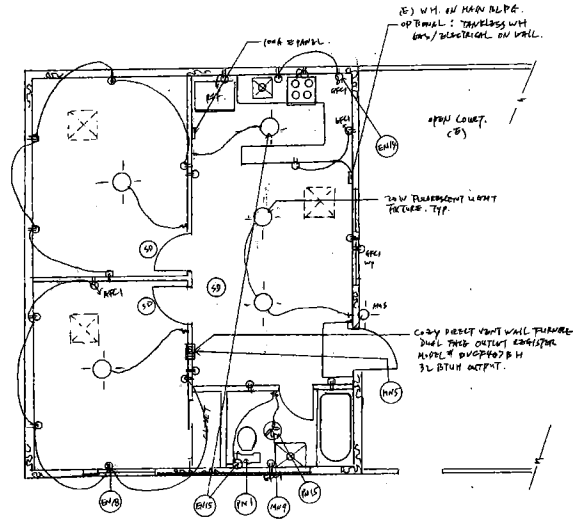
DESIGN BY: DAVID, GENE & ASSOCIATES P.O. BOX 31824, OAKLAND, CA 94604
 ADDRESS: 3350 Taraval St.
 SF, CA 94116
 OWNER: Bing Chou Young
 TEL: 415-733-4500
 DATE: 05/05/2008 DRAWN BY:
 REVISION: 06/11/2010, #1/2/2/2/2
 SHEET: 2



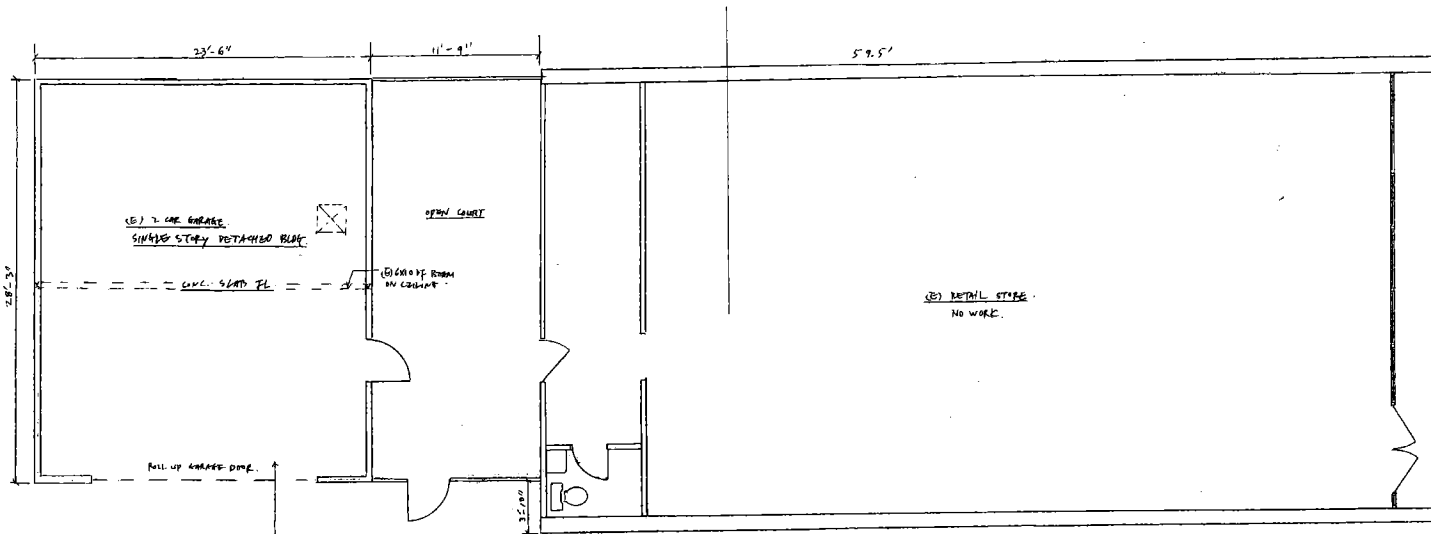
(E) UNPERMITTED REMODELED FL. PLAN
SCALE: 1/4" = 1'-0"



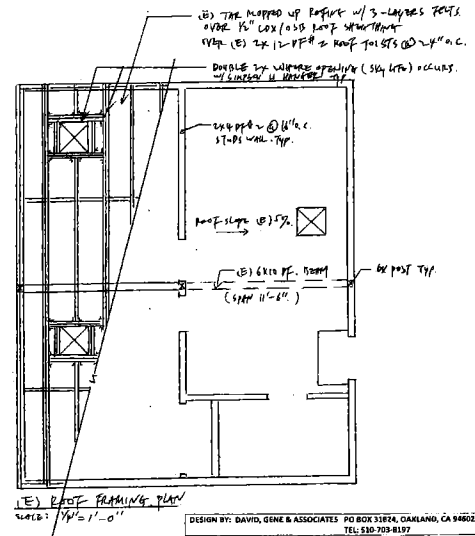
PROPOSED FL. PLAN
SCALE: 1/4" = 1'-0"



PROPOSED E.M.P. FL. PLAN
SCALE: 1/4" = 1'-0"



BEFORE UNPERMITTED REMODELING (E) FL. PLAN
SCALE: 1/4" = 1'-0"



DESIGN BY: DAVID, GENE & ASSOCIATES PO BOX 31874, OAKLAND, CA 94602
TEL: 510-703-9197

ADDRESS: 3350 TAYLOR ST.
SF, CA 94116

OWNER: Bang Chan Young
TEL: 415-731-4500

DATE: 05/05/2008 DRAWN BY: _____

REVISED: 08/11/2010

SHEET#: 2

