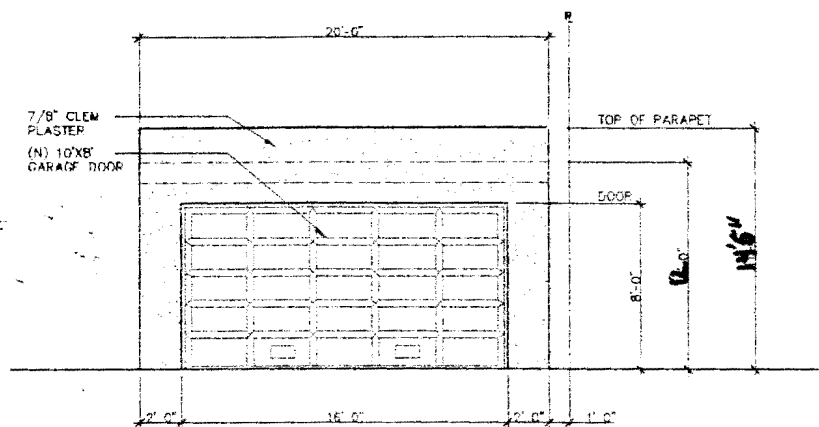
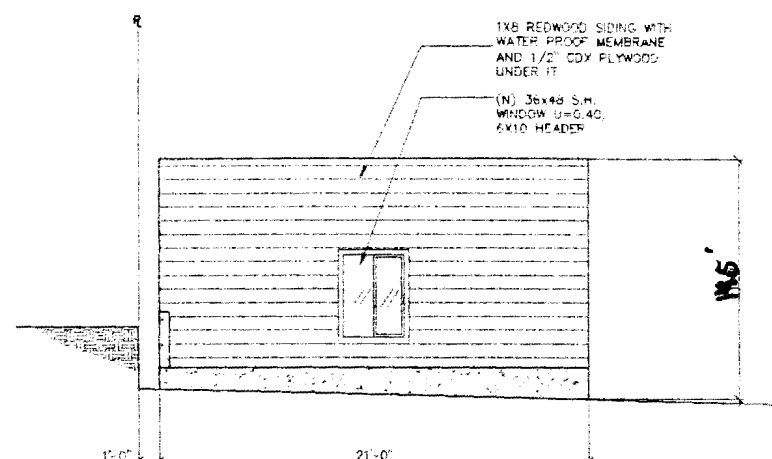
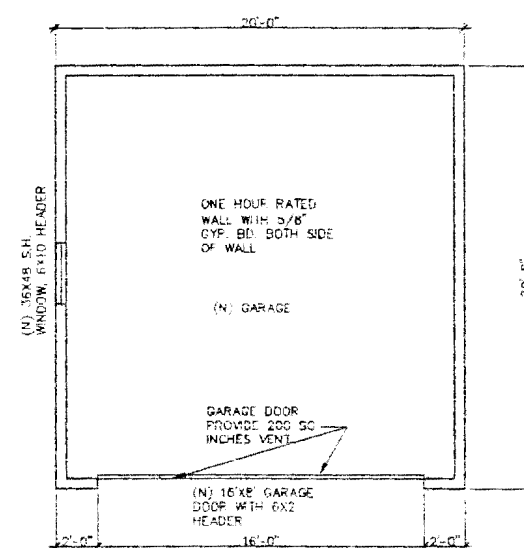




(N) GARAGE FRONT ELEVATION



(N) GARAGE SIDE ELEVATION
SCALE: 1/4" = 1'-0"



(N) GARAGE PLAN

LEGEND

- NEW 2X6 WALL
 WALL WITH R-13 INSULATION
 EXISTING WALL TO REMAIN
 EXISTING WALL TO BE REMOVED

APPLICABLE CURRENT CODES AND REGULATIONS:

- | | |
|----------------------------------|---------|
| 2007 CALIFORNIA BUILDING CODE | (CBC) |
| 2007 CALIFORNIA PLUMBING CODE | (CPC) |
| 2007 CALIFORNIA MECHANICAL CODE | (CMC) |
| 2007 CALIFORNIA ELECTRICAL CODE | (CEC) |
| 2007 CALIFORNIA ENERGY CODE | (CEC) |
| 2007 SAN FRANCISCO BUILDING CODE | (SFCBC) |

ADDRESS:

1765 QUESADA AVE.
SAN FRANCISCO, CA 94124
THREE STORY, TWO FAMILY DWELLING

SCOPE OF WORK:

DEMOLISH EXISTING GARAGE AND BUILD A NEW
TWO CAR GARAGE FOR TWO UNIT DWELLING

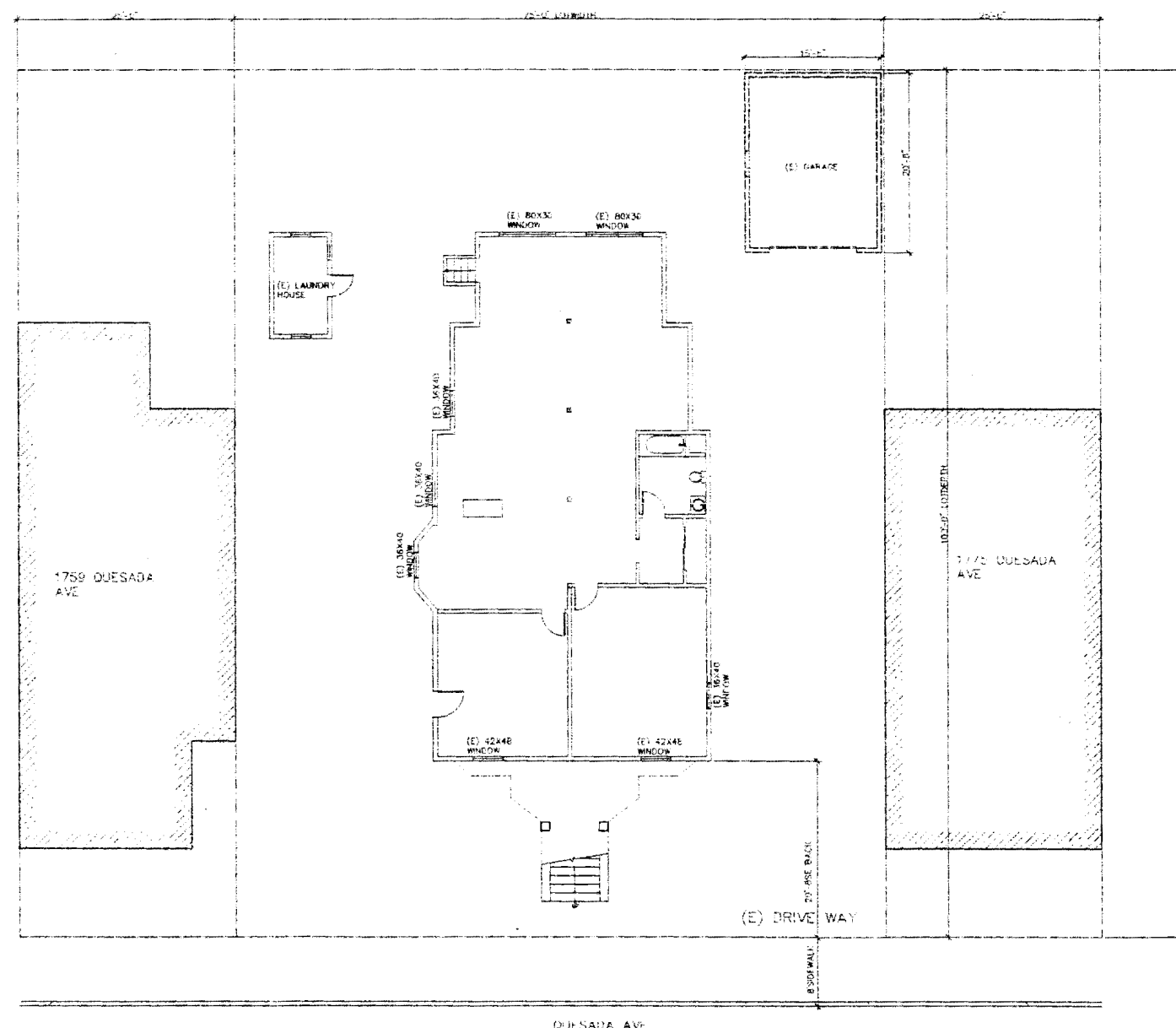
DRAWING INDEX:

SHEET 1: PLOT PLAN WITH EXISTING GARAGE;
NEW PLOT PLAN WITH NEW TWO CAR GARAGE IN
THE SAME LOCATION; NEW GARAGE FLOOR PLAN,
FRONT AND SIDE ELEVATION OF NEW GARAGE.

SHEET2: (N) GROUND FLOOR UNIT & PLOT PLAN

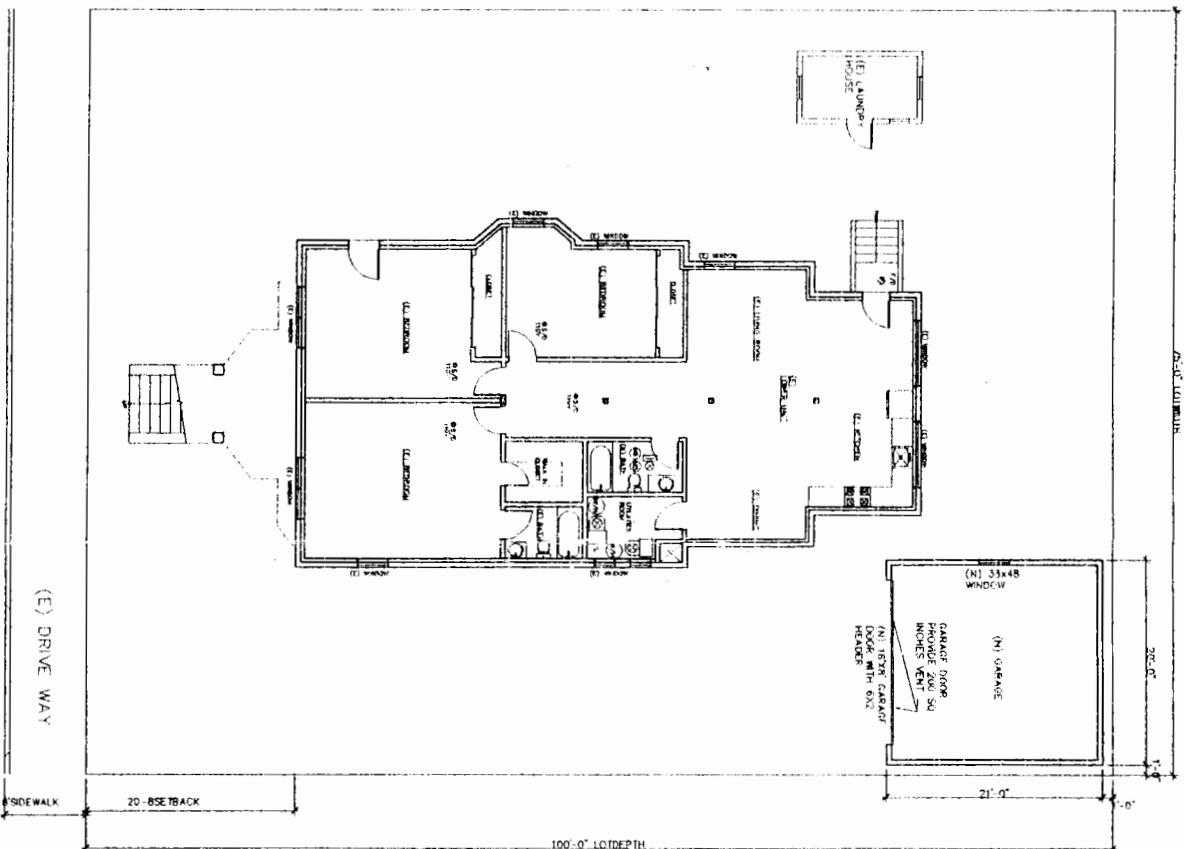
SHEET 3: GARAGE STRUCTURAL PLAN

SHEET 4: SIMPSON STRONG WALL DETAILS



(1) (E) GROUND FLOOR & PLOT PLAN (DEMOLISH)
SCALE: 1/8"=1'-0"

OWNER: JULIE AND CARLOS GALAN TEL: 415-208-9511		REVISIONS	
PREPARED BY: TONY FONG P.E. 2618 26TH AVE. SAN FRANCISCO, CA 94116 TEL: (415) 665-9890		DATE 11/26/10	
SHEET TITLE: (E) PLOT PLAN, (E) GARAGE PLAN, ELEVATIONS		DRAWN:	
1765 QUESADA AVENUE SAN FRANCISCO, CALIFORNIA		SCALE: AS NOTED	
SHEET 1		OF 4 SHEETS	



1 (N) GROUND FLOOR UNIT & PLOT PLAN
SCALE: 1/8"=1'-0"



REVISIONS	BY

OWNER: JULIE AND CARLOS GALAN
TEL: 415-205-9511

PREPARED BY:
TONY FONG P.E.
2618 26TH AVE.,
SAN FRANCISCO, CA 94116
TEL: (415) 655-9880

1765 QUESADA AVENUE
SAN FRANCISCO, CALIFORNIA

SHEET TITLE:
(N) GROUND FLOOR UNIT & PLOT PLAN

DATE: 11/28/10
DRAWN:
SCALE: AS NOTED