

MRS. CAROLINA RAMIREZ
1350 PALOU AVENUE
SAN FRANCISCO, CA.
BLOCK: 4731 LOT: 007

PROJECT INFORMATION

OWNER: MRS. CAROLINA RAMIREZ
ADDRESS: 1350 PALOU AVENUE
SAN FRANCISCO, CA. 94110
BLOCK: 4731 LOT: 007

LOT AREA 2,500 SQ. FT.
PROPOSED ADDITION 544 SQ. FT.
COVERED PARKING 1
ZONE RH-1
HEIGHT/BULK DIST. 40-X

FLOOR	EXISTING	PROPOSED	TOTAL
FIRST	867 SF	272 SF	1139 SF
SECOND	942 SF	272 SF	1214 SF
TOTAL	1809 SF	544 SF	2353 SF

GROSS FLOOR AREA CALCULATION TABLE

INDEX OF DRAWINGS

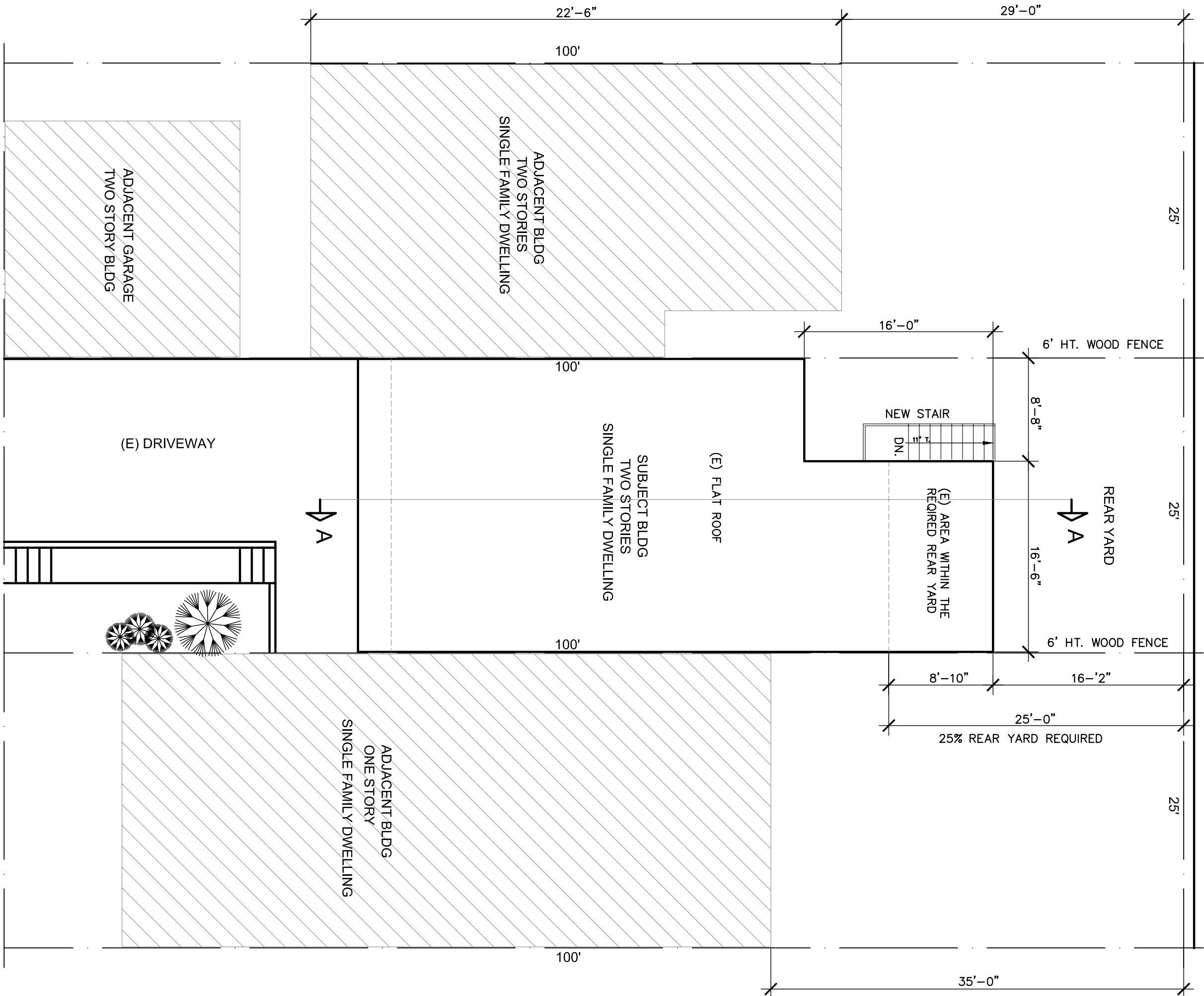
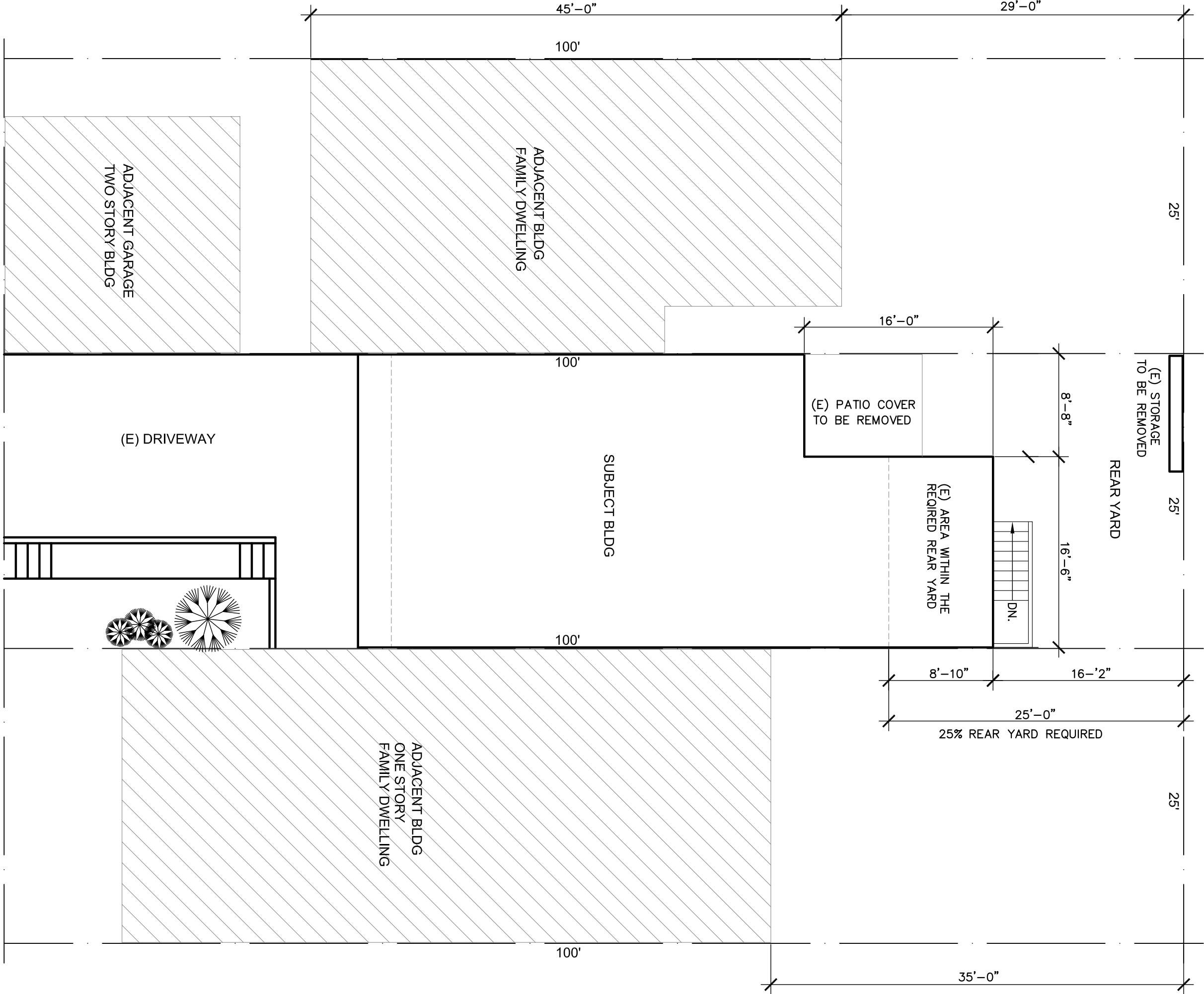
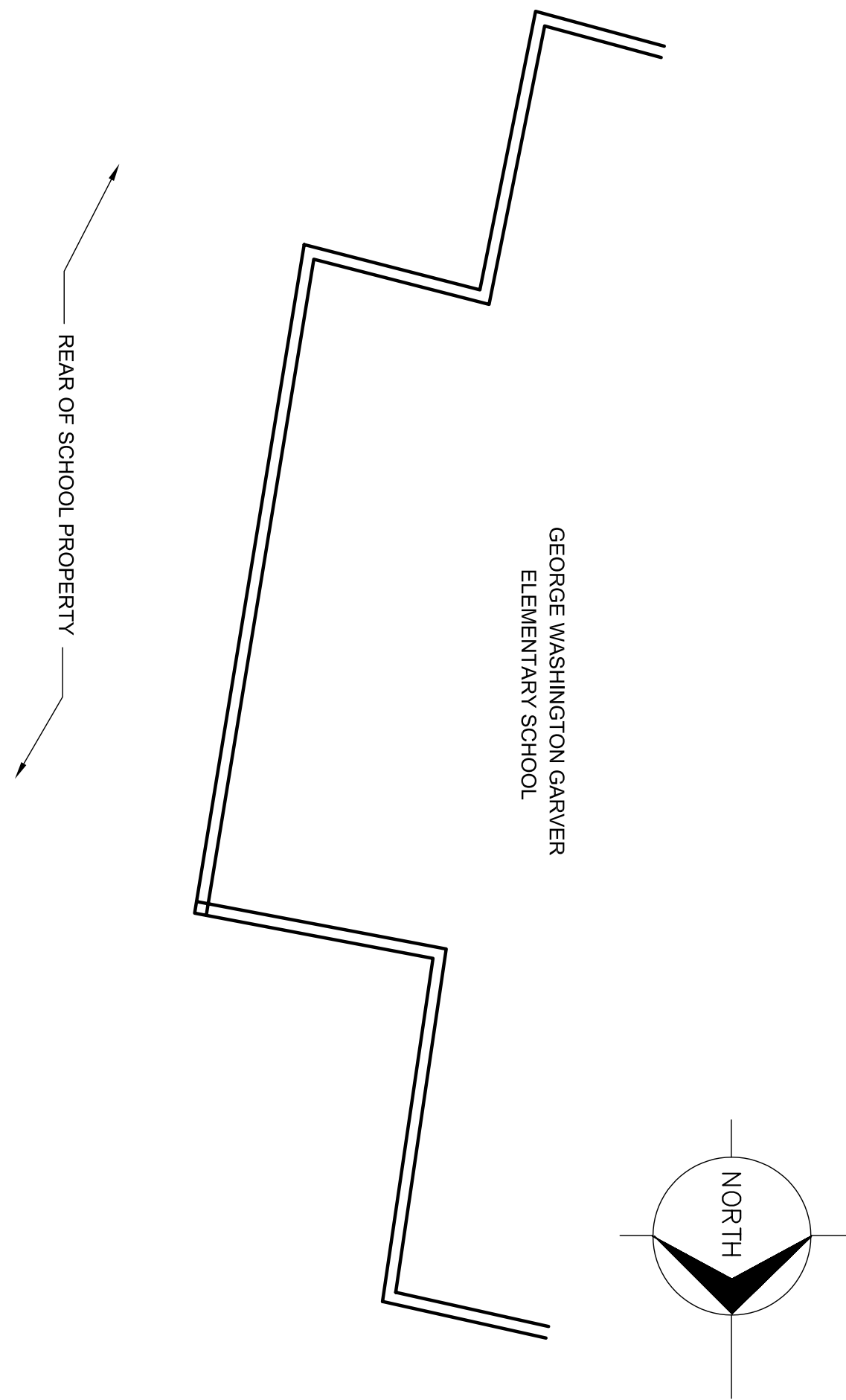
- A-1 PROJECT DATA, EXISTING AND PROPOSED PLOT PLANS
- A-2 EXISTING AND PROPOSED FIRST FLOOR PLANS
- A-3 EXISTING AND PROPOSED SECOND FLOOR PLANS
- A-4 ELEVATIONS
- A-5 SECTION AND DETAILS.

SCOPE OF WORK:
TO LEGALIZE 544 SF. REAR ADDITION, (1) FAMILY RM., (1) M. BEDROOM
W/FULL BATH & CLOSET, (N) REAR STAIR

THIS PLANS HAVE BEEN PREPARED
IN ACCORDANCE WITH CODES BELOW

- CBC - 2010 CALIFORNIA BLDG. CODE
- CMC - 2010 CALIFORNIA MECHANICAL CODE
- CFC - 2010 CALIFORNIA FIRE CODE
- CPC - 2010 CALIFORNIA PLUMBING CODE
- CEC - 2010 CALIFORNIA ELECTRICAL CODE
- CRC - 2010 CALIFORNIA RESIDENTIAL CODE

and applicable City Of San Francisco CA. codes & amendments;
all works and structures.



EXISTING PLOT PLAN

PROPOSED PLOT PLAN

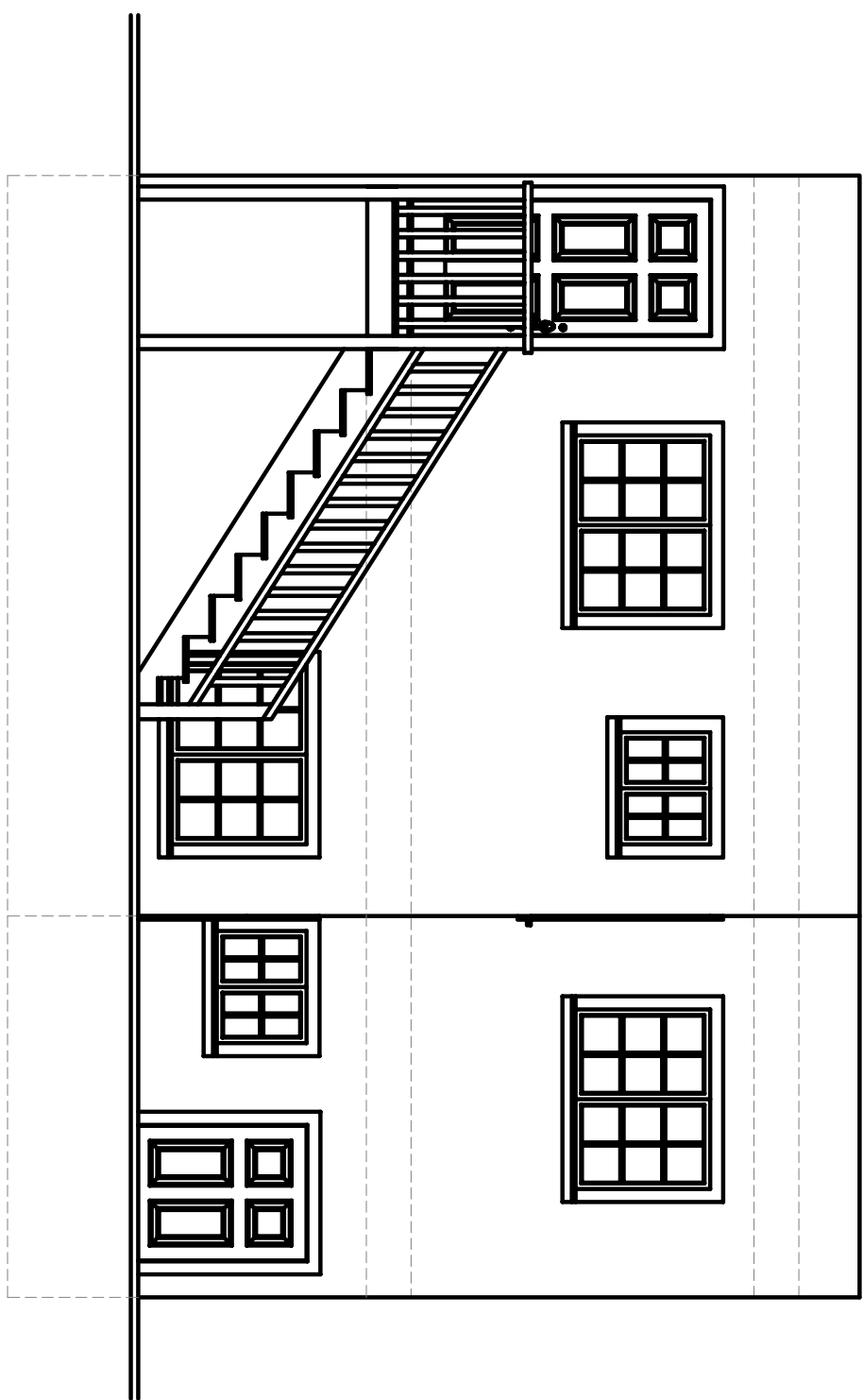
DRAWN	A.R.
CHECKED	
DATE	05-30-2012
SCALE	AS NOTED
JOB NO.	RAM 0512
SHEET	1

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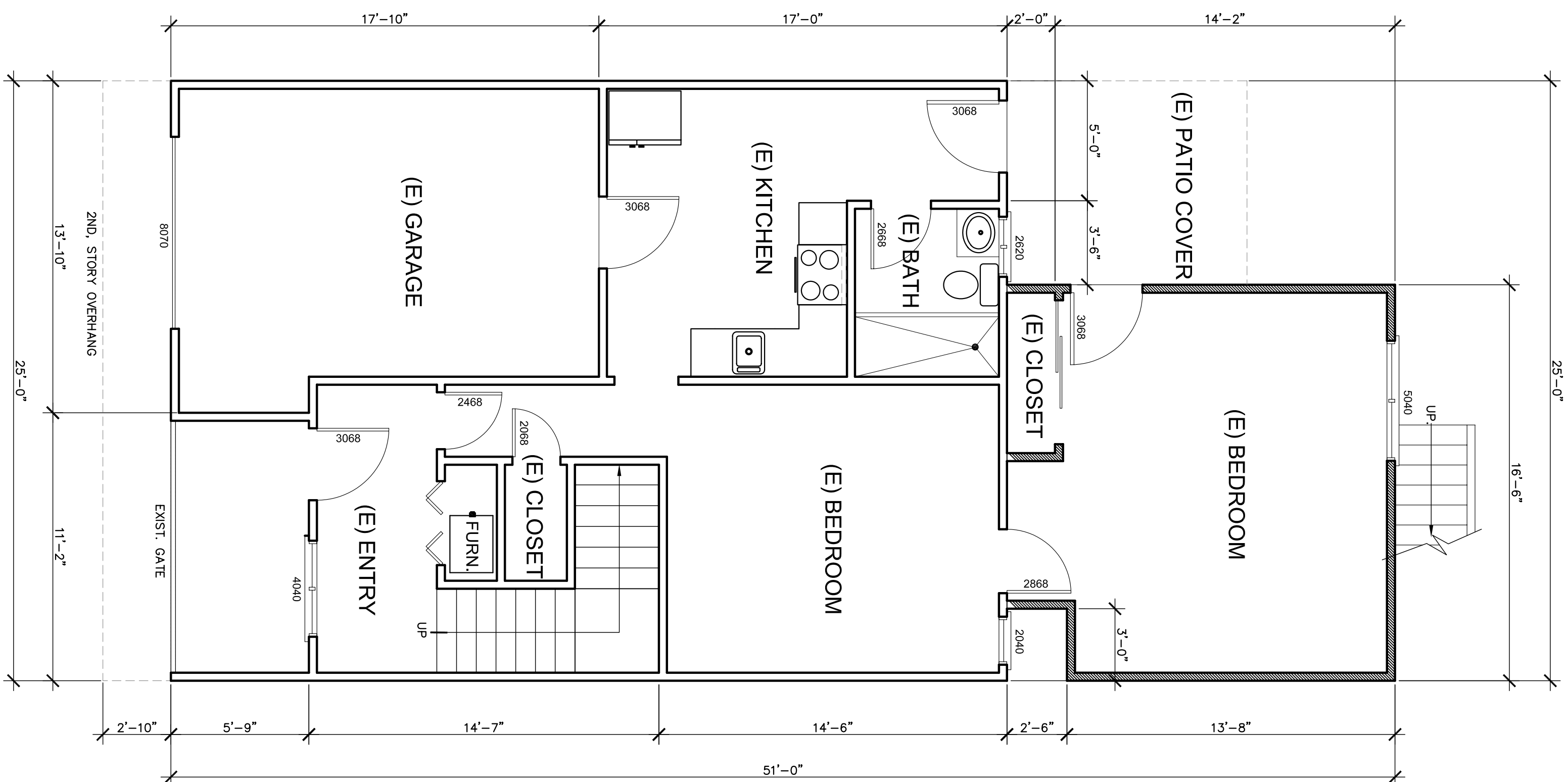
ANDRES RODRIGUEZ
1329 ASTER DRIVE
ANTIOCH, CA. 94509
(925) 706-8985 arodr1942@aol.com

BEFORE ADDITION WAS BUILT

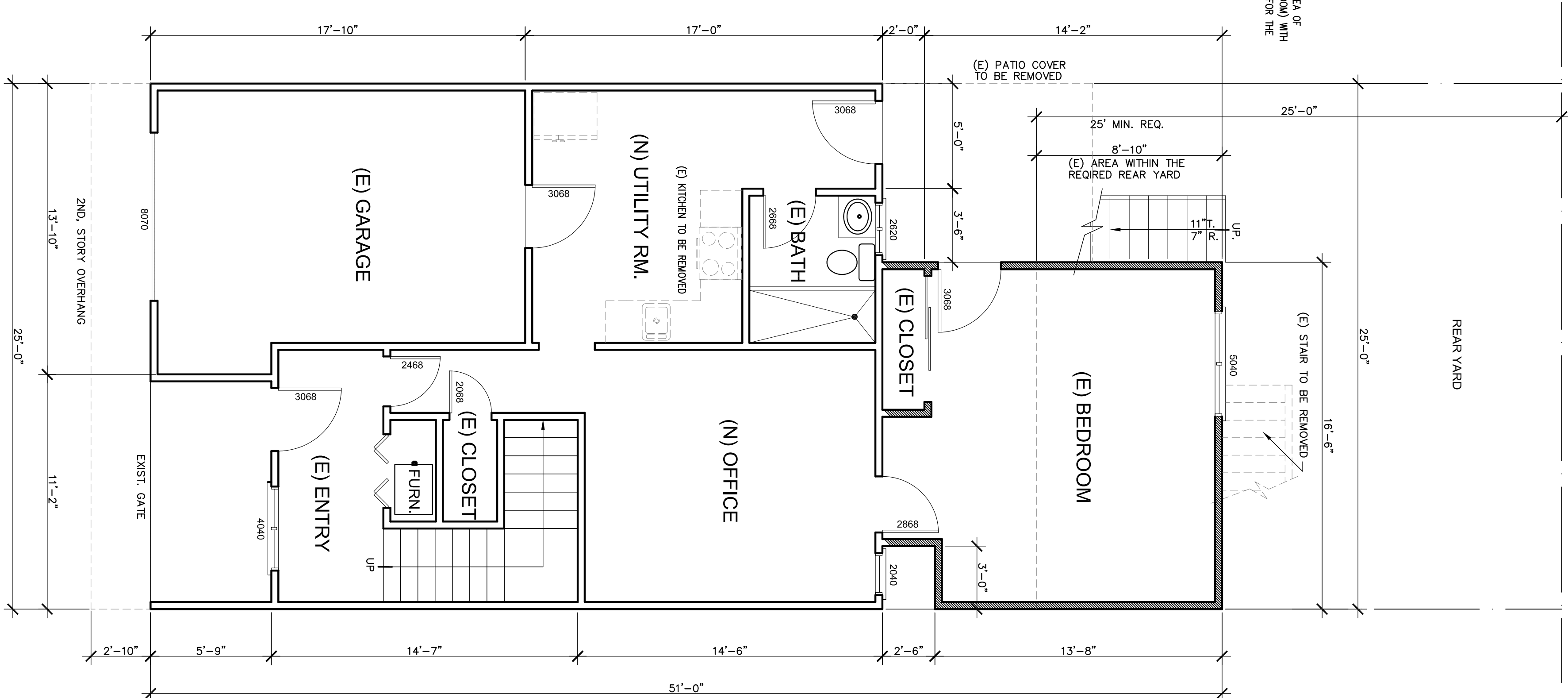
SCALE 1/4" = 1'-0"



SCALE 1/4" = 1'-0"



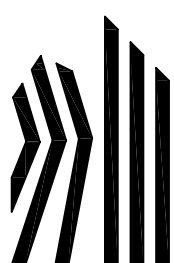
PROVIDE A MINIMUM FLOOR AREA OF 70 SQUARE FEET FOR THE (ROOM) WITH A MINIMUM WIDTH OF 7- FEET FOR THE PROPOSED. (CBC 310.6.2)



SCALE 1/4" = 1'-0"

GRAPH
A.R.
OPENED:
DATE: 05-30-2012
SCALE: AS NOTED
JOE NO. RAM 0512
A-2
OF 1 SHEETS

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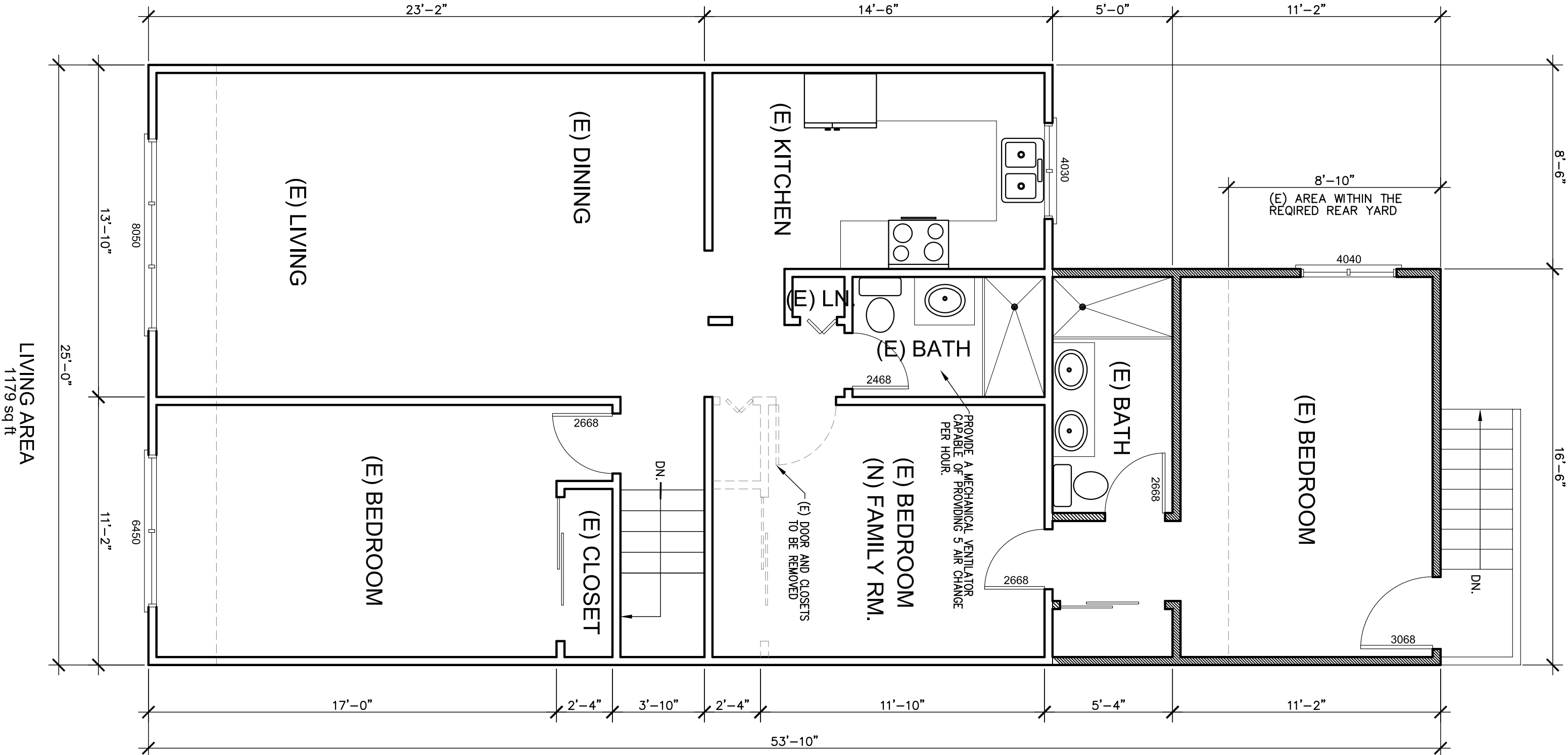
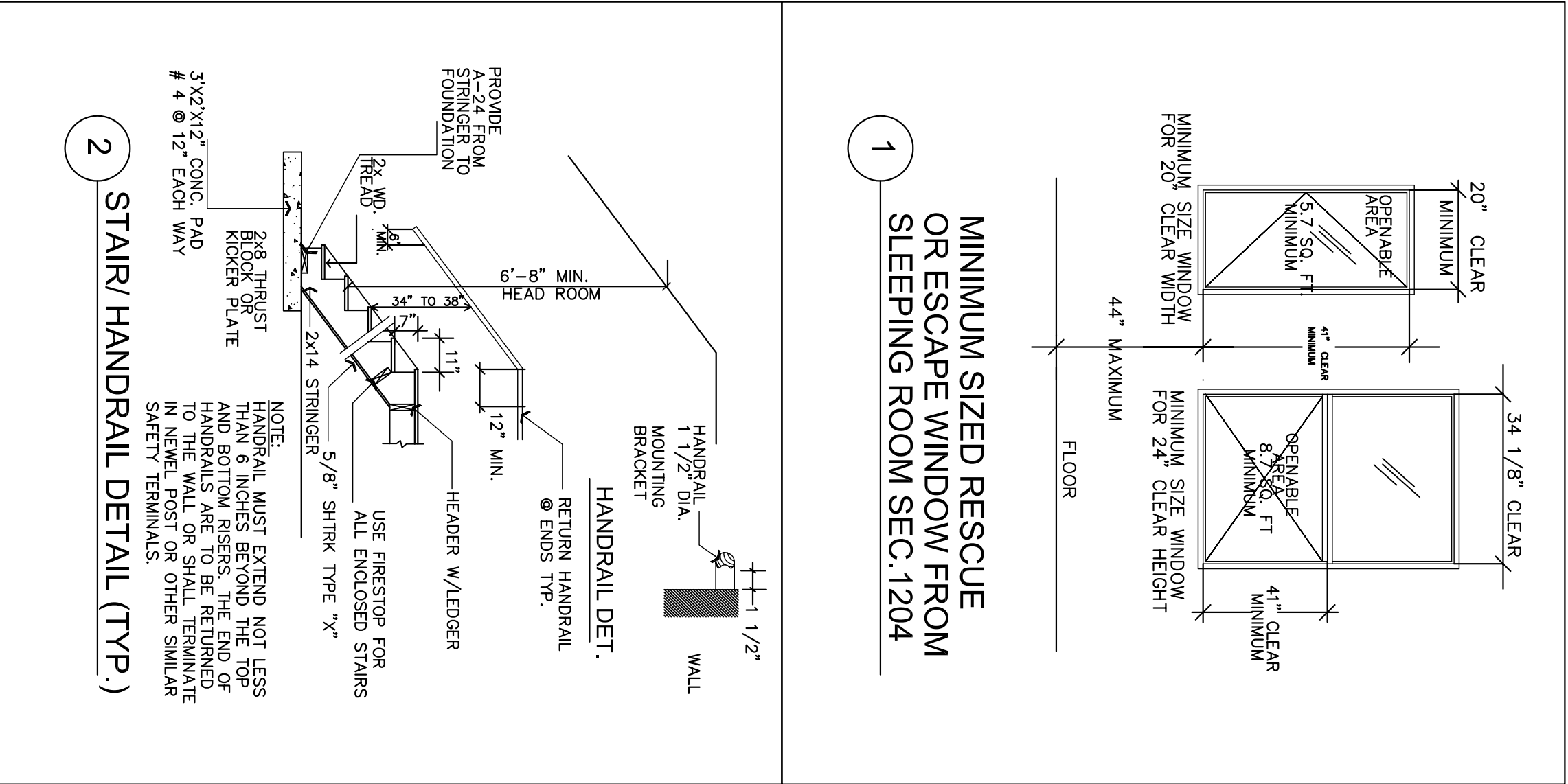


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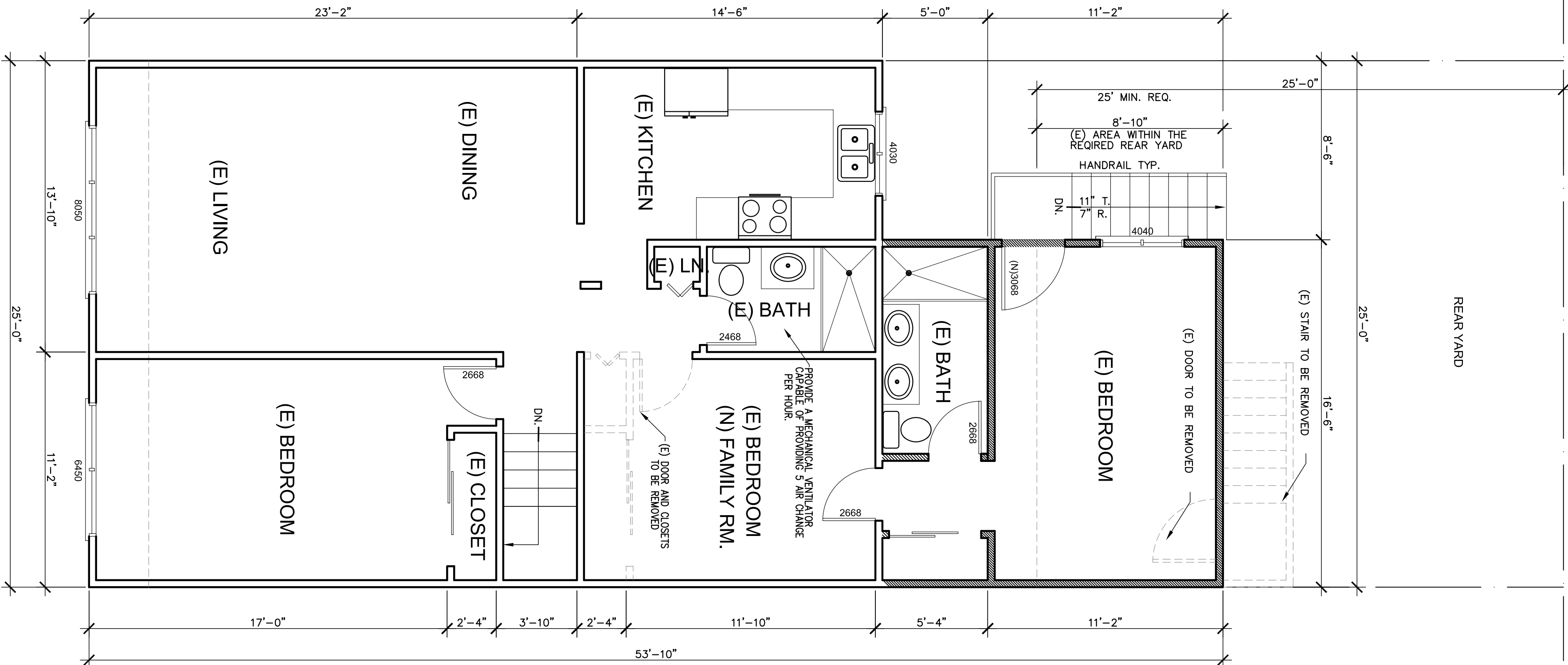
LEGEND:

- EXIST. WALLS TO REMAIN
- EXIST. WALLS TO BE REMOVED
- NEW WALLS
- EXISTING
- NEW
- SINGLE POLE SWITCH
- 3 WAYS POLE SWITCH
- CEILING LIGHT
- FLOURECENT LIGHT
- DUPLEX RECEPTACLE OUTLET
- GROUNDUD RECEPTACLE OUTLET
- G.F.C.I.
- S.M.O SMOKE DETECTOR W/ BATTERY BACKUP
- HEATING REGISTER
- CEILING FAN



EXISTING SECOND FLOOR PLAN

SCALE 1/4" = 1'-0"



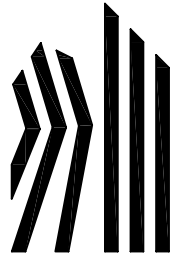
PROPOSED SECOND FLOOR PLAN

SCALE 1/4" = 1'-0"

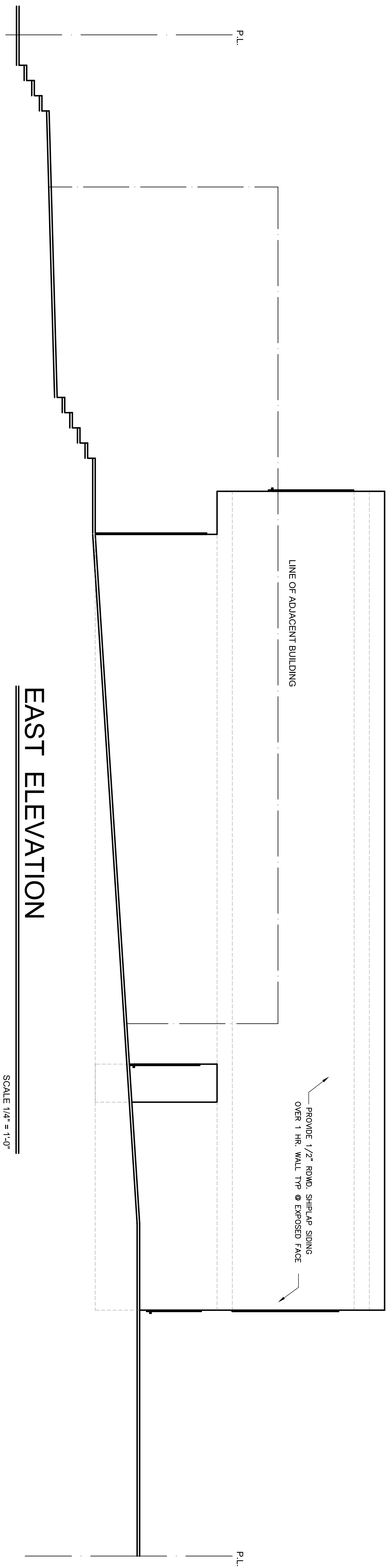
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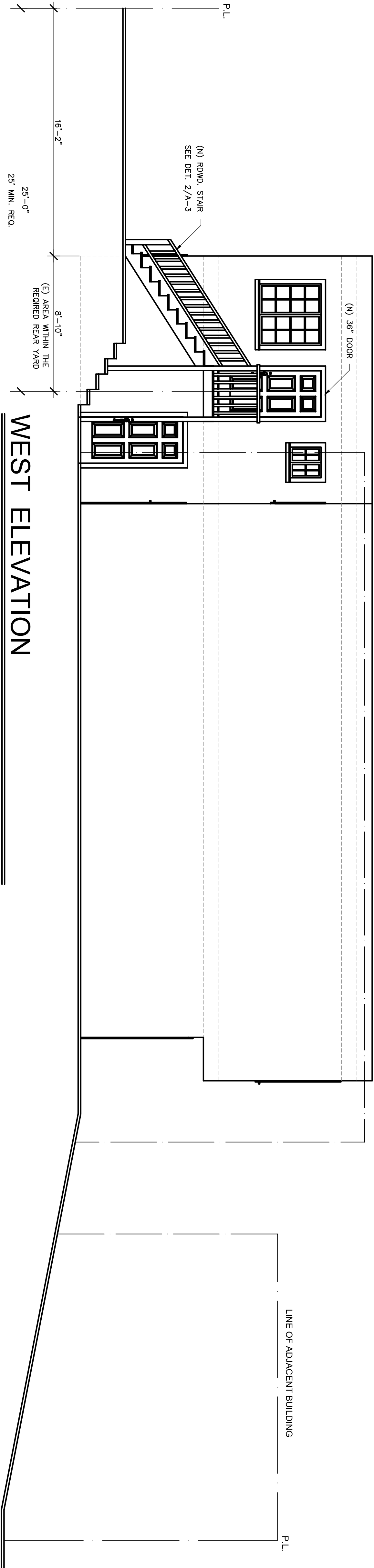


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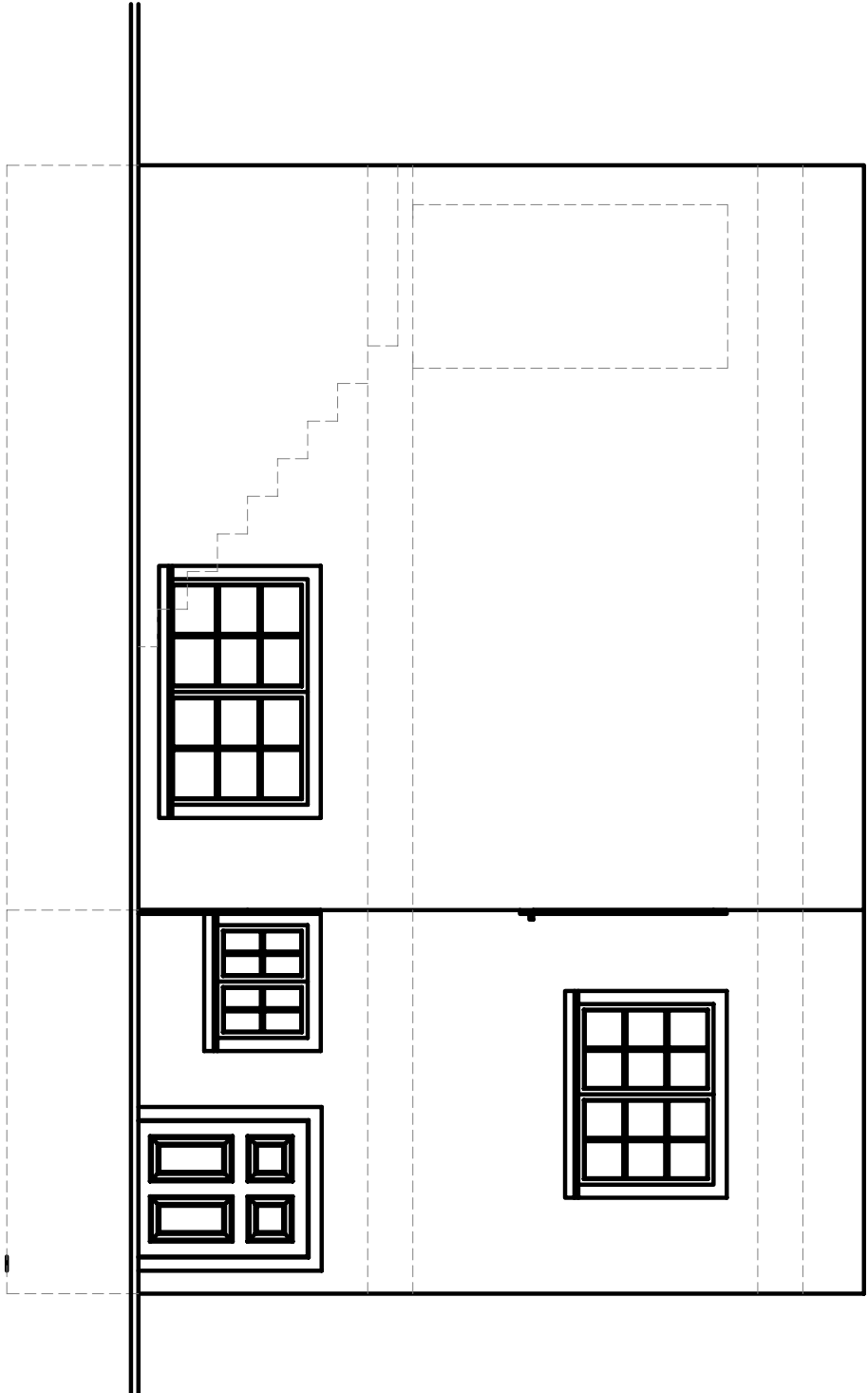
EAST ELEVATION

SCALE 1/4" = 1'-0"



WEST ELEVATION

SCALE 1/4" = 1'-0"



NORTH ELEVATION

SCALE 1/4" = 1'-0"

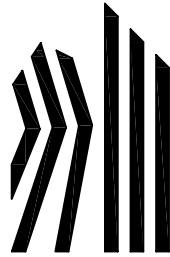


SOUTH ELEVATION

SCALE 1/4" = 1'-0"

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A-4	
0"	1 SHEETS

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8 - HOOKS ARE ATTACHED TO 44 STUDS AT THE ENDS OF BEAM WALLS AND DOUBLE STUDS SPACING BELOW. PROVIDE AT LEAST ONE DOUBLE STUD AT 44 STUDS WITH 8" O.C. STUDS SHALL BE CONTINUOUS FROM BEAM OR HEADER TO FLOOR OR SLAB BELOW. PROVIDE AT LEAST A DOUBLE STUD AT ALL BEARING POINTS UNDER BEAMS.

9 - MAXIMUM ALLOWABLE NOTCH IS 7/8" IN 2X3 STUDS, 1/8" ON 2X4 STUDS AND AT LEAST 5/8" CLEAR TO THE EDGE OF THE STUD.

10 - ALL BEAMS SHALL BE CONNECTED TO THE SUPPORTING POST WITH SWAGON CO. CONNECTOR OR EQUAL. ALL HEADERS 4X12 LOG, WITH DOUBLE TIMBERS AND ONE ONE STUD.

11 - ALL "CLIP" TOP PLATES 4X4" WALL WITH 32-16d NAILS UNLESS OTHERWISE NOTED.

[illegible]

ELECTRICAL NOTES:

1. PROVIDE TWO (2) APPLIANCE BRANCH CIRCUITS SERVING ALL RECEPT OUTLETS INCLUDING REFRIGERATION EQUIPMENT IN THE KITCHEN AND PANTRY BRANCHES. NO SMOKING OR SIMILAR DEVICES OR EQUIPMENT, SUCH AS CIGARETTES, LIGHTERS, OR SIMILAR DEVICES, ARE TO BE INSTALLED AT +12" ABOVE FLOOR LEVEL. ALL OUTLET HEIGHTS ARE GIVEN FOR ROUND ELECTRICAL WALL MOUNTED TELEPHONE AND ELECTRICAL OUTLETS ARE TO BE

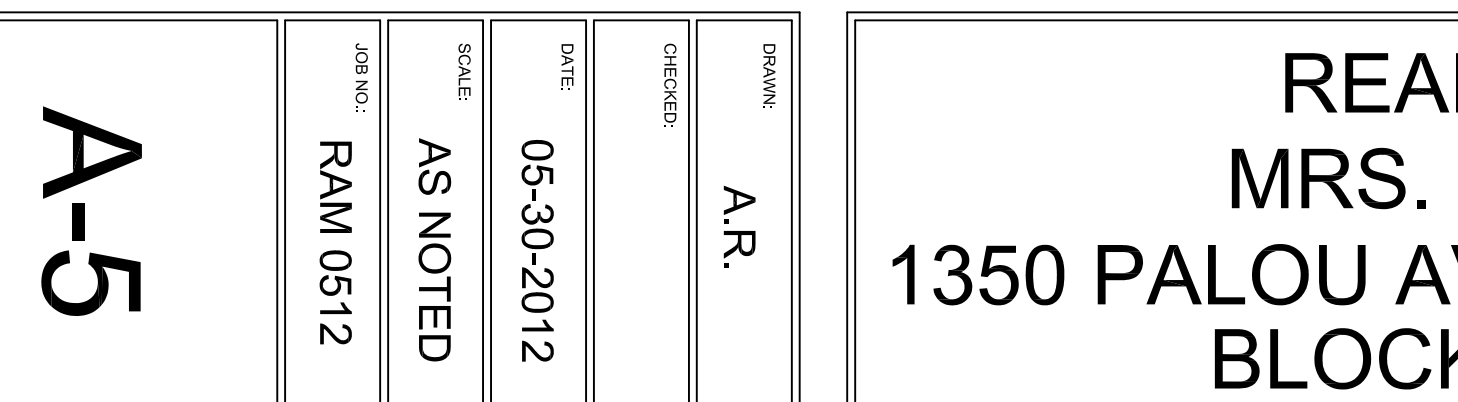
3.- ALL WALL MOUNTED TELEPHONE AND ELECTRICAL OUTLETS LOCATED HEIGHT ABOVE FLOOR TO CENTERLINE	30" OR MORE ABOVE THE FLOOR ARE TO BE INSTALLED HORIZONTALLY
4.- ALL OUTLETS SHOWN BACK TO BACK IN PARTITIONS SHALL BE OFFSET	THE MINIMUM DIMENSION REQUIRED (WHICH) TOUCHING TO AND BACK TO BACK
5.- ELECTRICAL OUTLETS INSTALLED IN BEDROOMS SHALL BE PROTECTED WITH AN ARC FAULT CIRCUIT INTERRUPTER.	
6.- BATHROOM OUTLETS SHALL BE ON A DEDICATED 20-AMP CIRCUIT.	
7.- ALL INTERIOR AND EXTERIOR LIGHTING SHALL BE FLUORESCENT LIGHT FIXTURE OR A HIGH EFFICACY LAMP, CONFORMING TO BEES 150 (X) FOR ALL ROOMS.	

EXTRA NOTES:

1.- DOORS AND WINDOW SHALL COMPLY WITH THE U.S.C. TESTS SHALL BE IDENTIFICATION INDICATING THAT IT CONFORMS TO THE U.S.C.	PERFORMED BY AN APPROVED AGENCY AND THE PRODUCTS SHALL BEAR AN
2.- MAIN OR FRONT ENTRY DOOR TO BE PROVIDED WITH A DOOR VIEWER HAVING A FIELD OF VIEW OF NOT LESS THAN 180 DEGREE VIEW.	
3.- SMOKEING DOOR REQUIRED FOR SECURITY SHALL COMPLY WITH U.S.C. STANDARD 10-5.	
4.- SMOKEING DOOR BETWEEN THE GARAGE AND HOUSE SHALL HAVE STRIKE PLATES SOLID SHIMMED WITH A SINGLE PIECE OF LUMBER NO LESS THAN 1 1/2" IN LENGTH.	
5.- WHEN HINGES ARE EXPOSED TO THE GARAGE, AT LEAST ONE HINGE MUST HAVE A NON REMOVABLE PIN THE MIN HINGE IS 3 1/2" STEEL.	

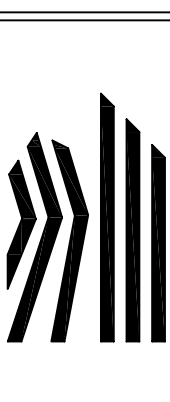
6.- SINGLE SWINGING DOOR SHALL BE

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| 1. HAN MESSING AND DOORS. | INDIVIDUALLY CONTROL. VALVES OF THE PRESSURE BALANCE ON THE THERMOSTATIC |
| 2. SHOWERS AND TUB-SHOWERS COMBINATION SHALL BE PROVIDED WITH KNOCK VALVES AND SHALL BE ALLOWED TO DELIVER A MAXIMUM WATER SETTING OF 120°F. THE WATER HEATER TEMPERATURE SHALL NOT BE EXCEEDED. | |
| 3. 0-PR-E-48 SHOWER STALL TO COMPLY W/ (CBC SECTION 807.1.3) | |
| 4. 1-1- THE WATER CLOSET SHALL HAVE A 1.6 GALLONS OF WATER PER FLUSH TANK | |
| 5. 2- THE MIN. CAPACITY FOR WATER HEATERS SHALL BE IN ACCORDANCE WITH WATER HEATER SHALL BE IMPAIED WITH R-12 INSULATION. (CBC 150 (4)) | THE FIRST FLOOR RATING LISTED IN TABLE 9-1. (CBC 501.0) WATER HEATER SHALL |
| 6. 3- AND COLD WATER PIPES FROM THE STORAGE TANK. (BCES 150 (4)) | ON THE FIRST FLOOR LEVEL OF BOTH THE HOT |
| 7. 4- PROVIDE PRESSURE RELIEF VALVE WITH DRAIN TO OUTSIDE AT WATER HEATER. | |
| 8. 5- NOT PLASTIC PLUMBING PIPES ALLOWED | |
| 9. 6- MECHANICAL AIR DUCTS SHALL BE NO. 26 GALVANIZED SHEET CO. MIN. OR PROVIDE SEPARATION BETWEEN THE DUCTWORK AND THE FLOOR. | A FIVE DUCTWORK WHEN THE DUCTS PENETRATE THE OCCUPANCY SEPA- |
| 10. 7- PROVIDE A GALVANIZED IRON VENT WITH DAMPER TO THE OUTSIDE FOR DRYER. | |
| 11. 8- ALL MATERIALS, DOORS, WINDOWS, APPLIANCES AND FIXTURES SHALL COMPLY WITH | ALL CURRENT CODES AND SUBJECT TO THE APPROVAL OF THE BUILD- |
| 12. 9- ALL TEMPORARY LABELING ON NEW WINDOWS AND EXTERIOR DOORS SHALL NOT | BE REMOVED UNTIL INSPECTED BY THE EMPLOYMENT AGENCY |
| 13. (CBCS. STD. 118 (4)) | |

[illegible]

OF
1
SHEETS

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