

GENERAL NOTES :

- THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR :
 - ALL DIMENSIONS AND CONDITIONS AT THE SITE.
 - ANY CONDITION WHICH IN HIS OPINION MIGHT ENDANGER THE STABILITY OF THE STRUCTURE.

THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT AND THE STRUCTURAL ENGINEER OF ANY DISCREPANCY OR OMISSION BEFORE PROCEEDING WITH THE WORK.
- ALL WORK SHALL CONFORM TO THE MINIMUM STANDARDS OF THE LATEST EDITION OF 2016 CBC, BUILDING CODE, AND ALL OTHER REGULATING AGENCIES EXERCISING AUTHORITY OVER ANY PORTION OF THE WORK, INCLUDING THE STATE OF CALIFORNIA, DIVISION OF THE INDUSTRIAL SAFETY AND CAL / OSHA.
- ALL WORK SHALL CONFORM TO THE BEST PRACTICE PREVAILING IN THE VARIOUS TRADES COMPRISING THE WORK.
- ANY ASTM DESIGNATIONS SHALL BE AS AMENDED TO DATE.
- THE CONTRACTOR SHALL PROVIDE TEMPORARY ERECTION BRACING AND SHORING FOR ALL STRUCTURAL MEMBERS OR AS REQUIRED FOR STRUCTURAL STABILITY OF THE STRUCTURE DURING ALL PHASES OF CONSTRUCTION.
- SPECIFIC NOTES AND DETAILS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND DETAILS.

CALIFORNIA BUILDING CODE GENERAL NOTES :

THE ARCHITECTURAL, ELECTRICAL AND MECHANICAL GENERAL NOTES SHALL TAKE PRECEDENCE OVER THESE GENERAL NOTES.

DIVISION 1 - GENERAL CONDITIONS

- THE GENERAL NOTES ARE NOT TO BE CONSTRUED AS SPECIFICATIONS FOR CONSTRUCTION. THEIR PURPOSE IS ONE OF INFORMING THE OWNER, CONTRACTOR AND SUB-CONTRACTORS OF SOME SPECIFIC INFORMATION WITH WHICH TO BECOME AWARE AND FAMILIAR.
- THE GENERAL NATURE OF THESE NOTES SHALL IN NO WAY DIMINISH THE CONTRACTOR AND SUB-CONTRACTORS FROM COMPLETING ALL WORK IN STRICT CONFORMANCE WITH ALL ASPECTS OF THE BUILDING CODES AND WITH OTHER RULES, REGULATIONS AND ORDINANCES GOVERNING THE PLACE OF THE BUILDING. EACH SUB-CONTRACTOR SHALL BECOME FAMILIAR WITH ANY PART OF THE AFOREMENTIONED BUILDING CODES, RULES, ETC. THAT MAY AFFECT HIS WORK. SOME CODES THAT MAY AFFECT THE WORK ARE BUT NOT LIMITED TO THE CURRENT EDITION OF THE UNIFORM BUILDING CODE, UNIFORM MECHANICAL CODE, UNIFORM PLUMBING CODE, UNIFORM ELECTRICAL CODE, NATIONAL ELECTRICAL CODE, UNIFORM FIRE CODE, ARCHITECTURAL BARRIERS LAWS.
- SCOPE OF PERMIT
 - LIMIT OF AUTHORIZATION : THE ISSUANCE OF A PERMIT IS NOT AN APPROVAL OR AN AUTHORIZATION OF THE WORK SPECIFIED THEREIN. A PERMIT IS MERELY AN APPLICATION FOR INSPECTION, THE ISSUANCE OF WHICH ENTITLED THE PERMITTEE TO INSPECTION OF THE WORK WHICH IS DESCRIBED THEREIN.
PERMITS ISSUED UNDER THE REQUIREMENTS OF THIS CODE SHALL NOT RELIEVE THE OWNER OF RESPONSIBILITY FOR SECURING REQUIRED PERMITS FOR WORK TO BE DONE WHICH IS REGULATED BY ANY OTHER CODE, DEPARTMENT OR DIVISION OF THE CITY IN WHICH THE WORK IS PERFORMED.
 - VALIDITY OF OTHER LAWS. NEITHER ISSUANCE OF A PERMIT NOR THE APPROVAL BY THE DEPARTMENT OF ANY DOCUMENT SHALL CONSTITUTE AN APPROVAL OF ANY VIOLATION OF ANY PROVISION OF THIS CODE OR OF ANY OTHER LAW OR ORDINANCE, AND A PERMIT OR OTHER DOCUMENT PURPORTING TO GIVE AUTHORITY TO VIOLATE ANY LAW SHALL NOT BE VALID WITH RESPECT THERETO.
- ALL WORK, CONSTRUCTION AND MATERIALS SHALL COMPLY WITH ALL PROVISIONS OF THE CURRENT EDITION OF THE GOVERNING BUILDING CODE AND WITH OTHER RULES, REGULATIONS, AND ORDINANCES GOVERNING THE PLACE OF THE BUILDING. BUILDING CODE REQUIREMENTS TAKE PRECEDENCE OVER THE DRAWINGS AND LABOR, MATERIALS OR BOTH TO INSTALL HIS WORK IN CONFORMANCE WITH THE BUILDING CODE AND TO BRING TO THE ATTENTION OF THE ARCHITECT ANY DISCREPANCIES OR CONFLICTS BETWEEN THE REQUIREMENTS OF THE BUILDING CODE AND THE DRAWINGS. DIVISION 1 SHALL APPLY TO ALL DIVISIONS.
- DIMENSIONS AND CONDITIONS AT THE JOB SITE SHALL BE VERIFIED BY THE CONTRACTOR (S). DISCREPANCIES IN THE DRAWINGS OR BETWEEN THE DRAWINGS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE ARCHITECT. CORRECTED DRAWINGS OR INSTRUCTIONS SHALL BE ISSUED BY THE ARCHITECT PRIOR TO THE INSTALLATION OF ANY WORK.

SCOPE OF WORK:

CONVERT GROUND FLOOR INTO LIVING SPACES
 3 BED ROOM AND 3 BATH,
 GARAGE INTO LIVING SPACE.
 IN FILL EXISTING DRIVE CURB CUT AND DRIVEWAY TO GARAGE
 NEW DRIVEWAY ON RIGHT SIDE, 9'-6" (EXIST).
 NEW PARKING IN BACK YARD, 2 CARS IN TANDEM

LEGEND:

- BACK YARD DRAIN INLET
- 3" DRAIN PIPE
- WATER DRAIN DIRECTION

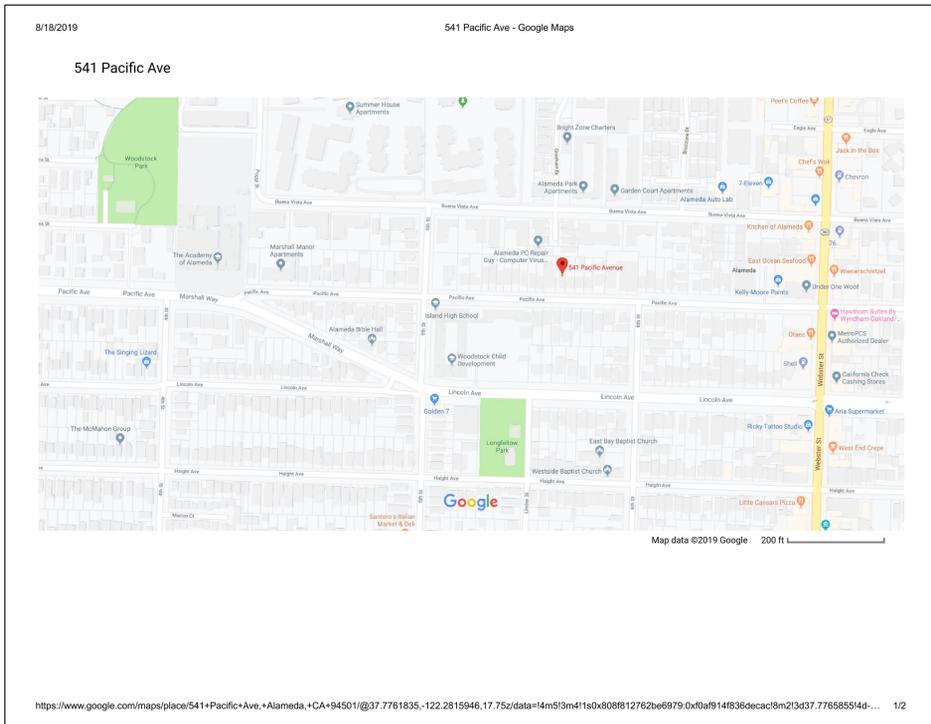
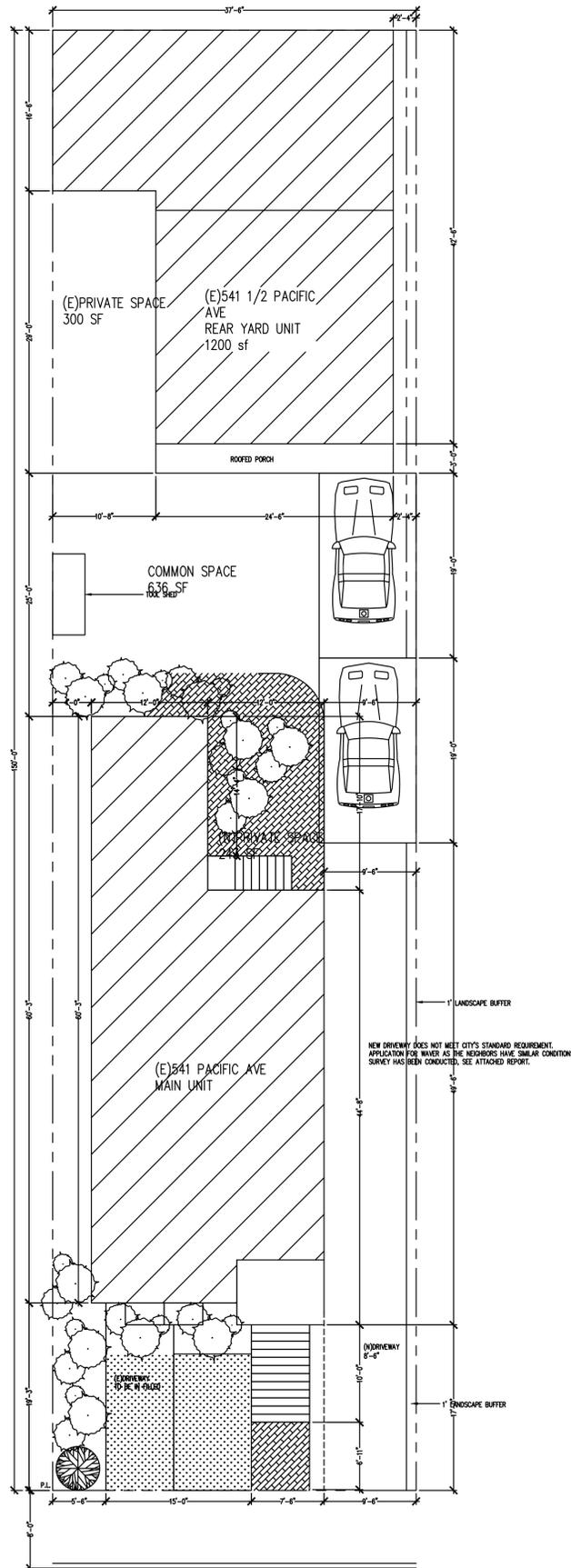
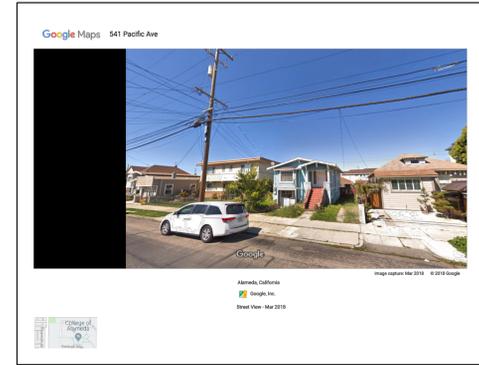


Exhibit 1
Item 3-B, 11-4-19
Zoning Administrator Hearing

1 SITE PLAN
 A-0 1/8" = 1'-0"



PACIFIC AVE



2 FRONT PHOTO
 A-0 541 PACIFIC AVE, ALAMEDA, CA.

SHEET INDEX	
A0	TITLE SHEET, SITE PLAN AND GENERAL NOTES
A0.1	SITE PLAN WITH NEIGHBORS
A1	EXISTING/PROPOSED 1ST FLOOR PLAN
A2	EXISTING/PROPOSED BASEMENT FLOOR PLAN
A3	EXISTING/PROPOSED ELEVATIONS
A4	EXISTING/PROPOSED ELEVATIONS
A5	EXISTING/PROPOSED ELEVATIONS
A6	CROSS SECTIONS
T24-1	CF-1R FORM
P-1	PLUMBING NOTES AND ONE LINE PLUMBING TYP.

PROJECT DATA	
OWNER/AGENT:	JAMES 541 PACIFIC AVE ALAMEDA, CA.
SITE INFORMATION:	541 PACIFIC AVE ALAMEDA, CA. OCCUPANCY TYPE: SINGLE FAMILY HOUSE CONSTRUCTION TYPE: VB ZONING DISTRICT: R1 APN: 0474036.06
LOT CALCULATION:	EXIST BUILDING AREA: 1236 SQ FT. EXIST BUILDING FLOOR AREA: 1236 SQ FT. GARAGE/BASEMENT: 1032 SF BACK YARD UNIT: 1200 SF TOTAL BUILD AREA: 2436 SF
	LOT AREA: 5625 SQ. FT. LOT COVERAGE: 2436/5625*100%=49%
APPLICABLE CODES:	CALIFORNIA FIRE CODE (CFC) 2016 EDITION CALIFORNIA RESIDENTIAL BUILDING CODE (CRBC) 2016 EDITION CALIFORNIA BUILDING CODE (CBC) 2016 EDITION CALIFORNIA MECHANICAL CODE (CMC) 2016 EDITION CALIFORNIA PLUMBING CODE (CPC) 2016 EDITION CALIFORNIA ELECTRICAL CODE (CEC) 2016 EDITION CALIFORNIA ENERGY CODE 2016 EDITION CALIFORNIA GREEN BUILDING STANDARD CODE (CGBC) 2016 EDITION CITY ORDINANCES AND ANY OTHER APPLICABLE LOCAL AND STATE LAWS AND REGULATIONS.

GENERAL NOTES
 SITE PLAN

CONTRACTOR: JAMES
 541 PACIFIC AVE
 ALAMEDA, CA.
 CONTRACT: YUNG CHEN 415-713-9243
 75 CORONA ST, SAN FRANCISCO, CA

PROJECT ADDRESS: 541 PACIFIC AVE
 ALAMEDA CA.
 GROUND FLOOR CONVERSION TO LIVING SPACES

DATE : 10-27-2018

REV :

DRAWN : YUNG CHEN

SHEET

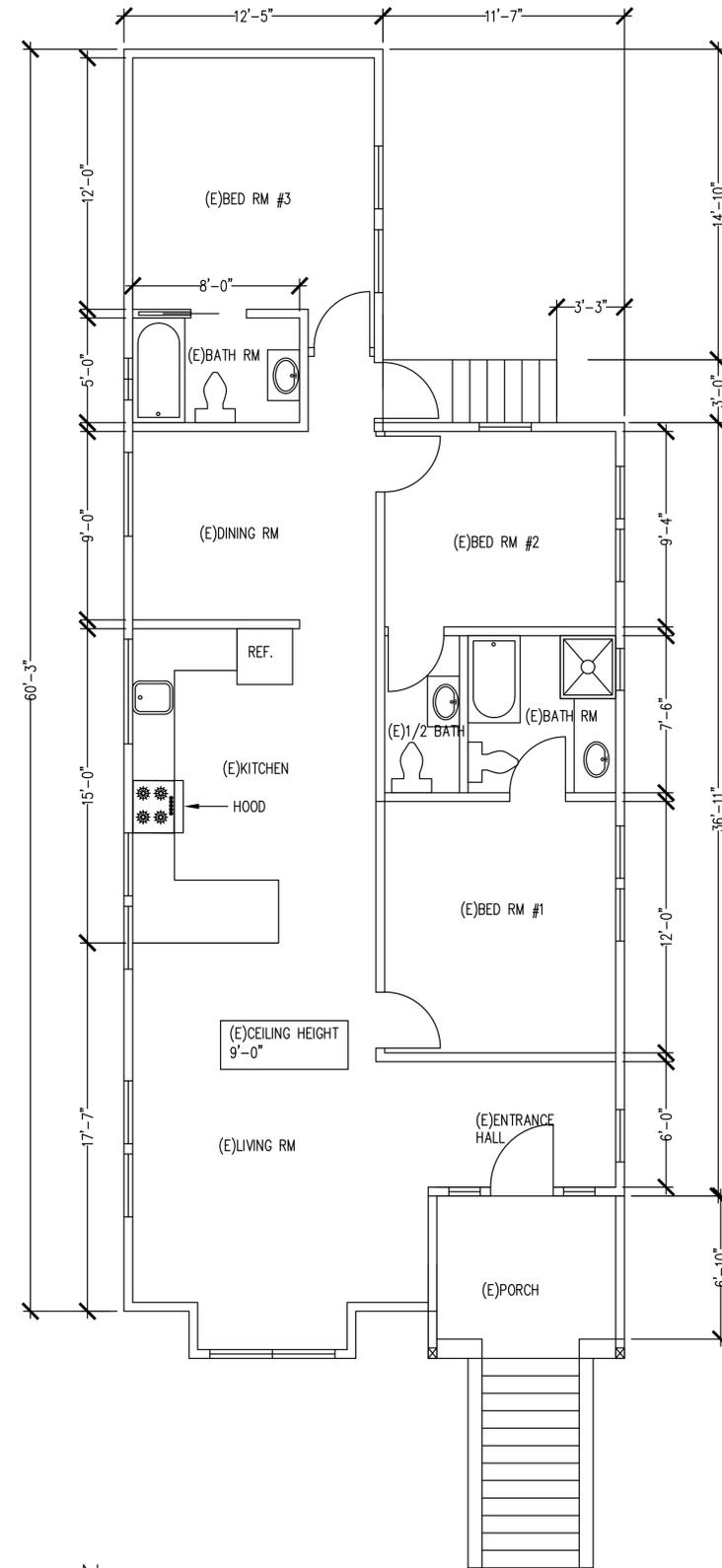
A-0

LEGEND

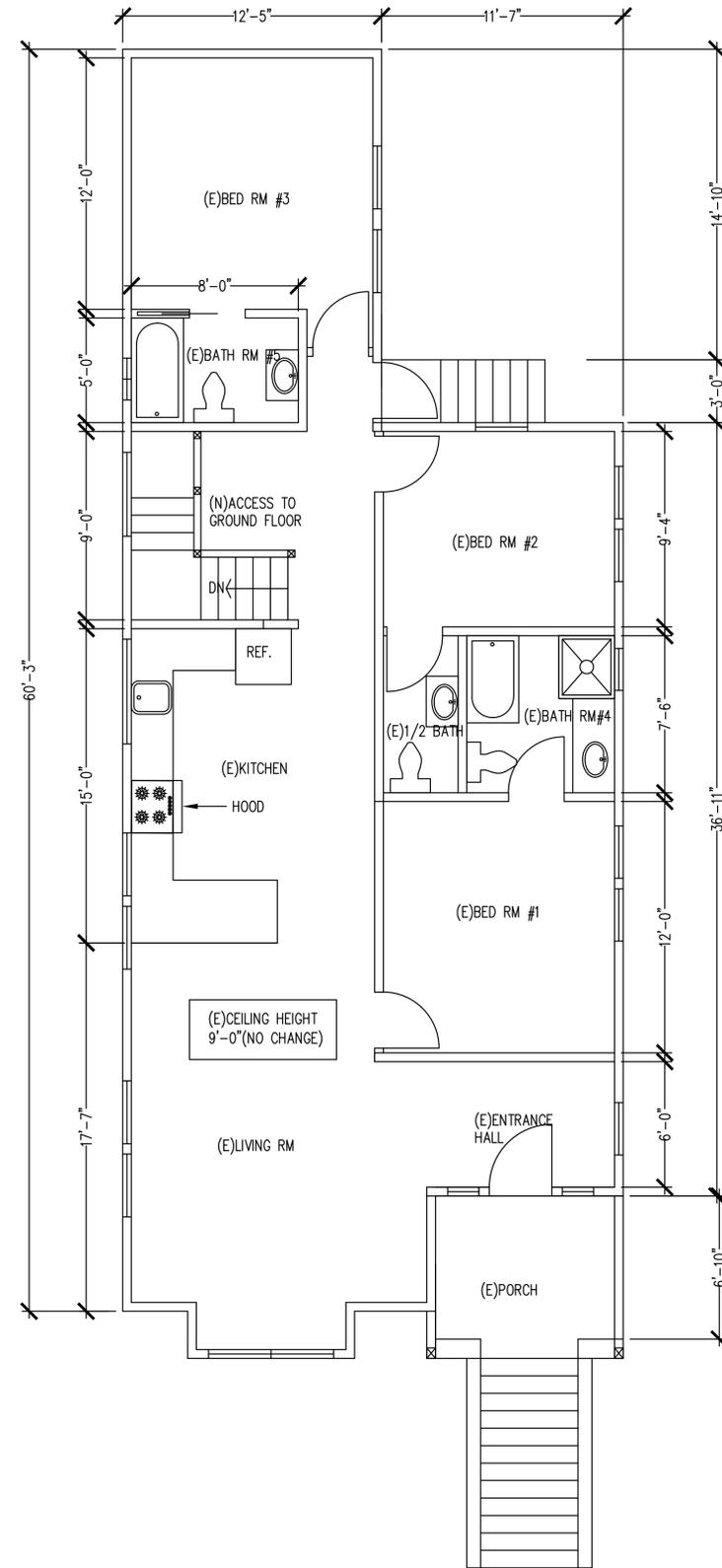
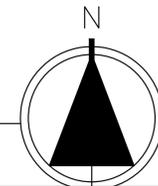
- EXIST. WALL TO BE REMOVED
- EXIST. WALL TO REMAIN
- NEW BUILD WALL
- TYPE 'X' FIRE RATED WALL

ELECTRICAL LEGEND :

- | | | | |
|--|--|--|---|
| | DUPLEX RECEPTACLE OUTLET | | EXHAUST FAN / LIGHT
(F = FLUOR. FIXTURE) |
| | ARCH-FAULT RECEPTACLE OUTLET | | EXHAUST FAN |
| | QUADRUPLEX RECEPTACLE OUTLET | | SMOKE DETECTOR, 110V |
| | 220 VOLT RECEPTACLE | | SMOKE/NONCARBON OXIDI DETECTOR, 110V |
| | GROUND FAULT INTERRUPTER | | WALL MOUNTED LIGHT FIXTURE
(P.C. = PULL CHAIN)
(F = FLUOR. FIXTURE) |
| | WEATHERPROOF RECEPTACLE OUTLET | | (W.S. = WALL SOUNDC)
RECESSED DOWN LIGHT
(F = FLUOR. FIXTURE) |
| | WEATHERPROOF RECEPTACLE OUTLET HALF SWITCH | | SURFACE MOUNTED LIGHT FIXTURE
(F = FLUOR. FIXTURE) |
| | SINGLE POLE SWITCH | | AIR DUCT OUTLET |
| | 3-WAY SWITCH | | |
| | 4-WAY SWITCH | | |
| | DIMMER SWITCH | | |
| | OCCUPANT SENSOR | | |
| | VACANCY SENSOR | | |



1 (E)EXISTING 2ND FLOOR PLAN
A-1 1/4" = 1'-0"



2 (N)PROPOSED 2ND FLOOR PLAN
A-1 1/4" = 1'-0"

EXISTING FLOOR PLAN
PROPOSED FLOOR PLAN

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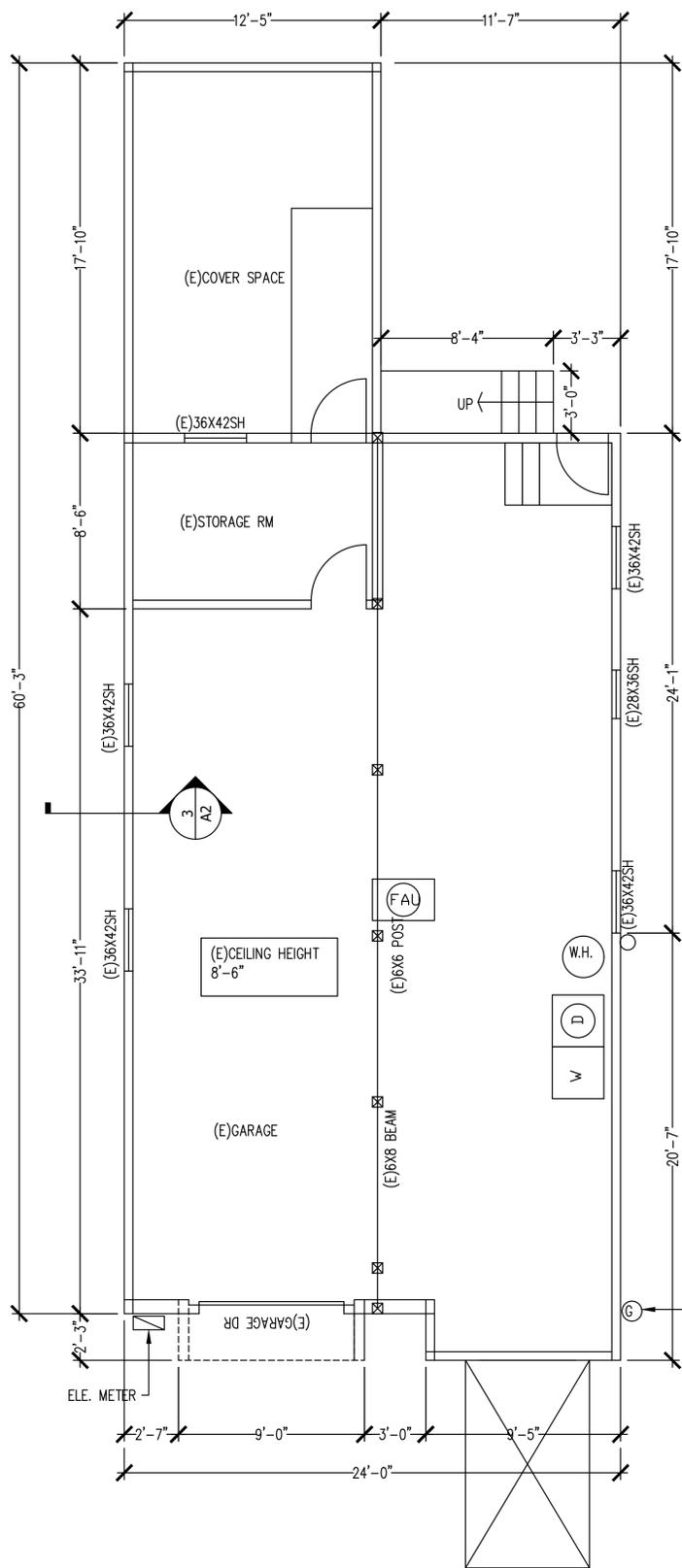
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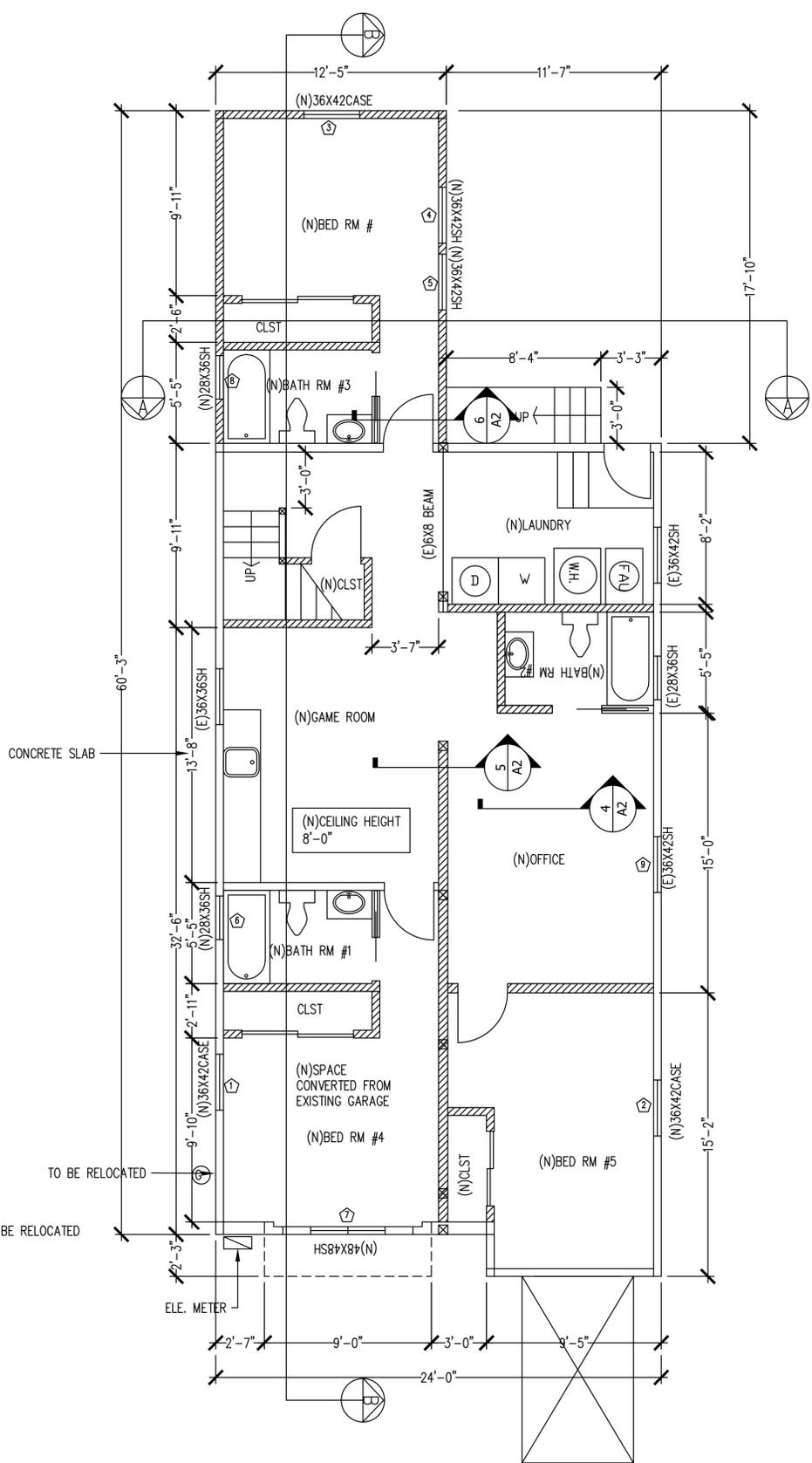
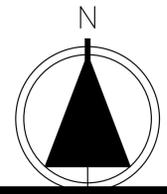
DRAWN : YUNG CHEN

SHEET

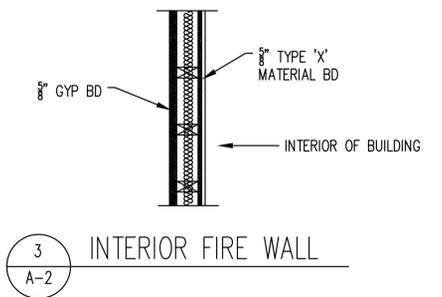
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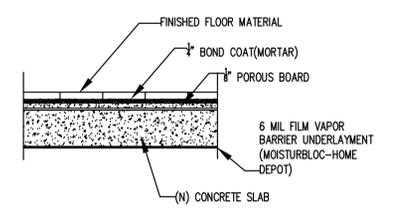
1 (E)GROUND FLOOR PLAN
1/4" = 1'-0"



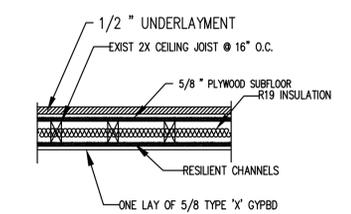
2 (N)GROUND FLOOR PLAN
1/4" = 1'-0"



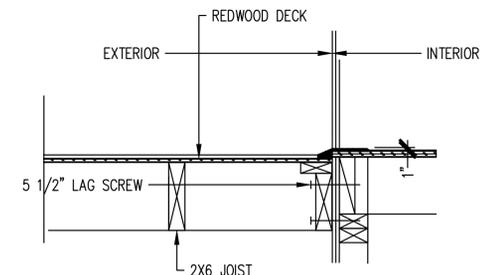
3 INTERIOR FIRE WALL



4 WATER PROOF SLAB FLOOR



5 1 HR RATED FIRE WALL/SOUND CEILING



6 EXTERIOR STEP/WALL DETAIL

EXISTING FLOOR PLAN
PROPOSED FLOOR PLAN

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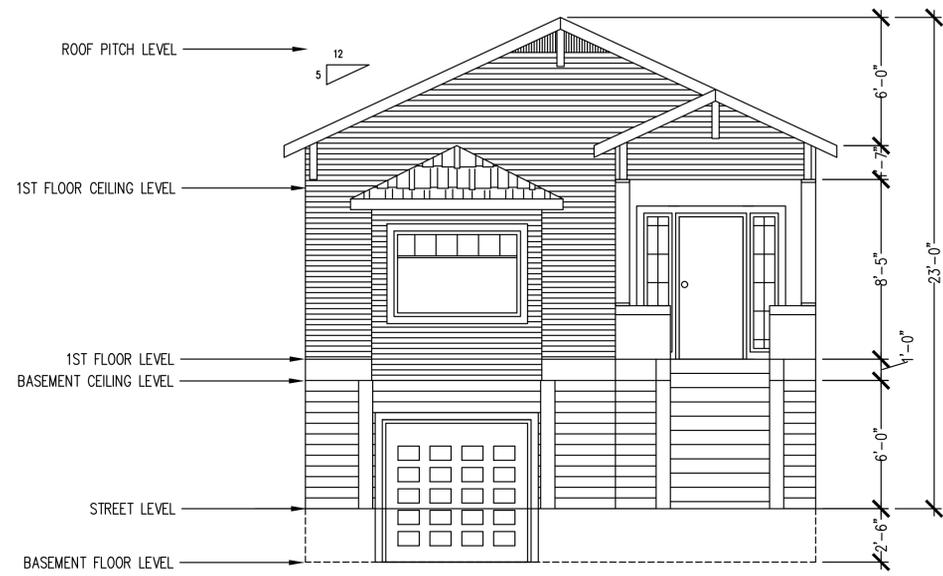
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ALAMEDA CA.
GROUND FLOOR CONVERSION TO LIVING SPACES

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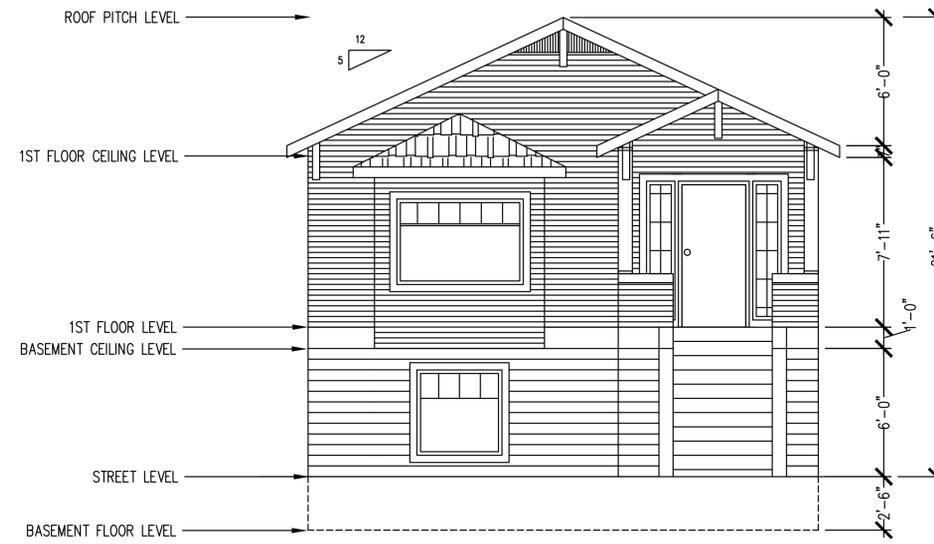
DRAWN : YUNG CHEN

SHEET

A-2

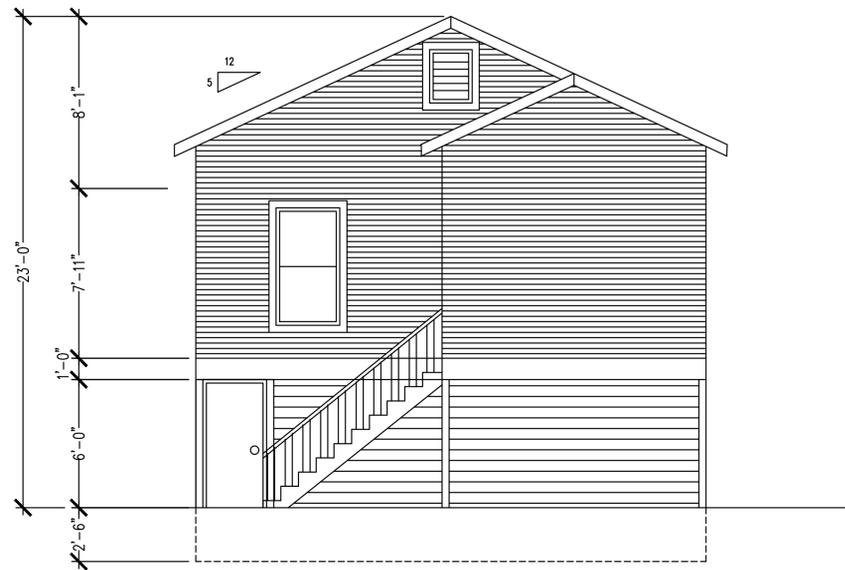


1 (E)EXISTING (WEST)FRONT ELEVATION(NO WORK)
A-3 1/4" = 1'-0"

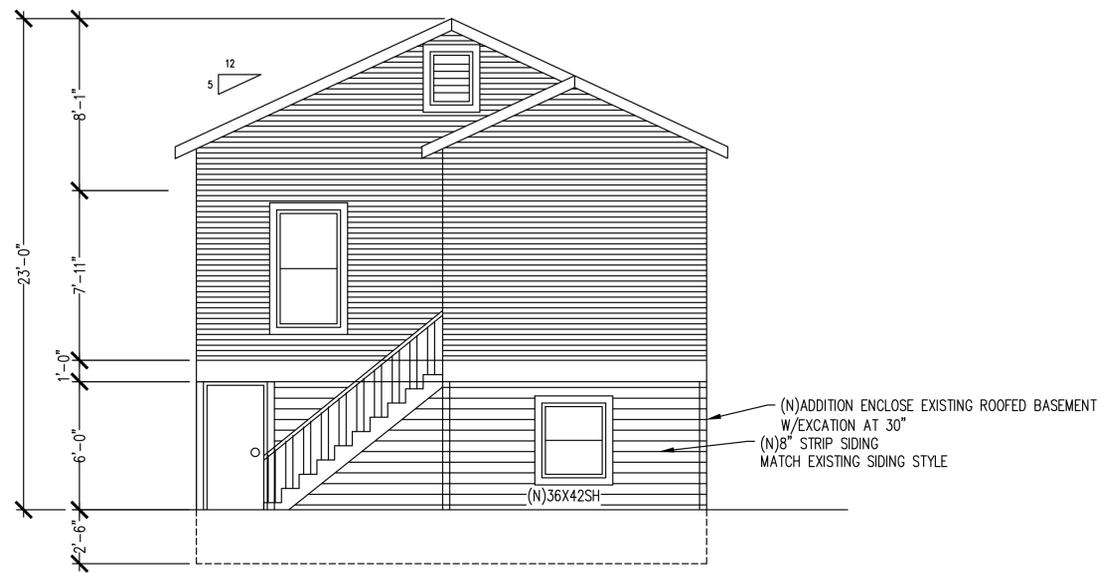


2 (N)PROPOSED (N)WEST FRONT ELEVATION
A-3 1/4" = 1'-0"

NOTE: ALL EXISTING WINDOW WILL NOT CHANGE
NEW WINDOW IS MARKED, AND REFER TO WINDOW
SCHEDULE



3 (E)EXISTING (EAST)REAR ELEVATION
A-3 1/4" = 1'-0"



4 (N)PROPOSED (EAST)REAR ELEVATION
A-3 1/4" = 1'-0"

EXISTING N PROPOSED ELEVATIONS

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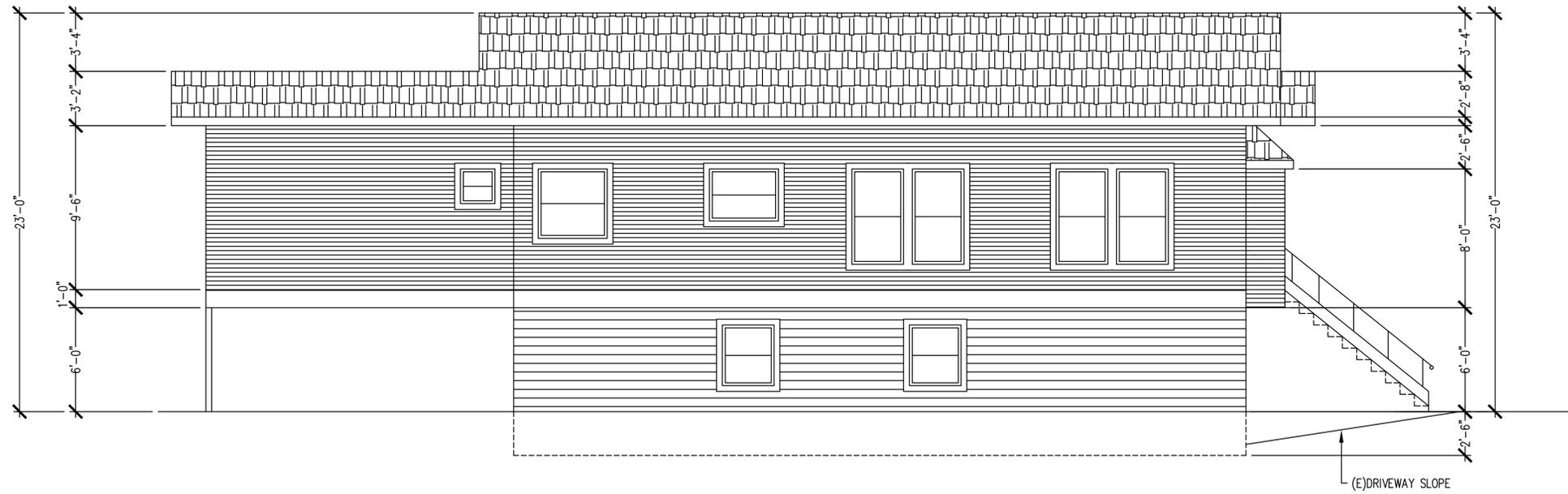
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REV:

DRAWN : YUNG CHEN

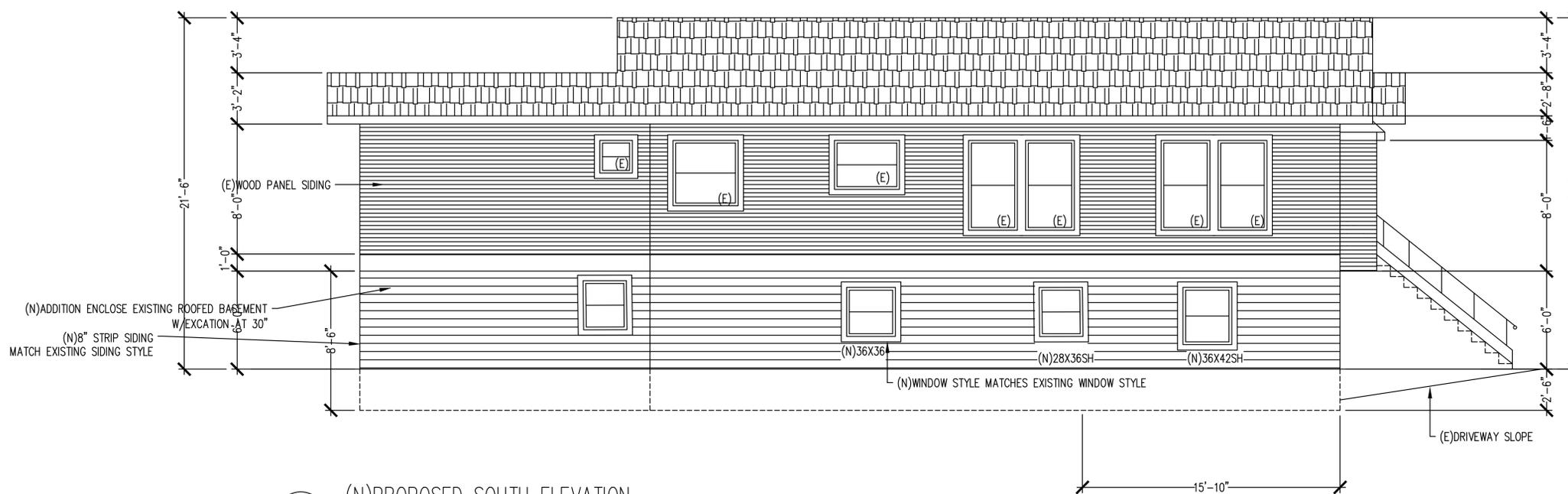
SHEET

A-3



1
A-4 (E)EXISTING SOUTH ELEVATION
1/4" = 1'-0"

NOTE: ALL EXISTING WINDOW WILL NOT CHANGE
NEW WINDOW IS MARKED, AND REFER TO WINDOW
SCHEDULE



2
A-4 (N)PROPOSED SOUTH ELEVATION
1/4" = 1'-0"

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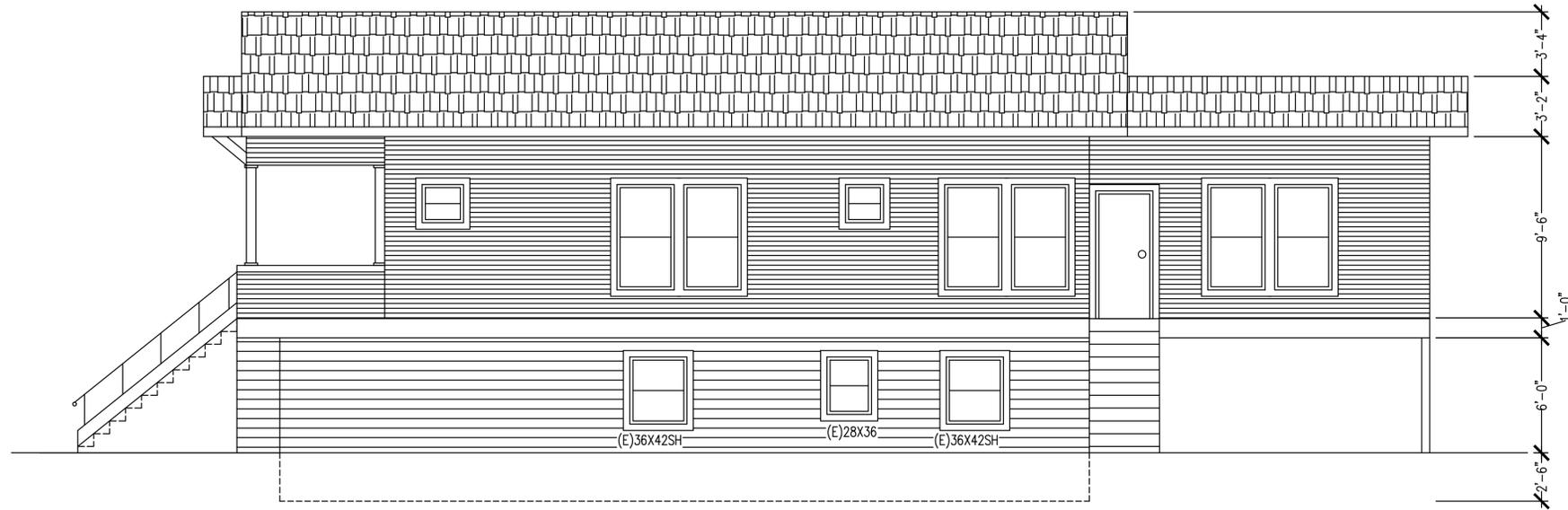
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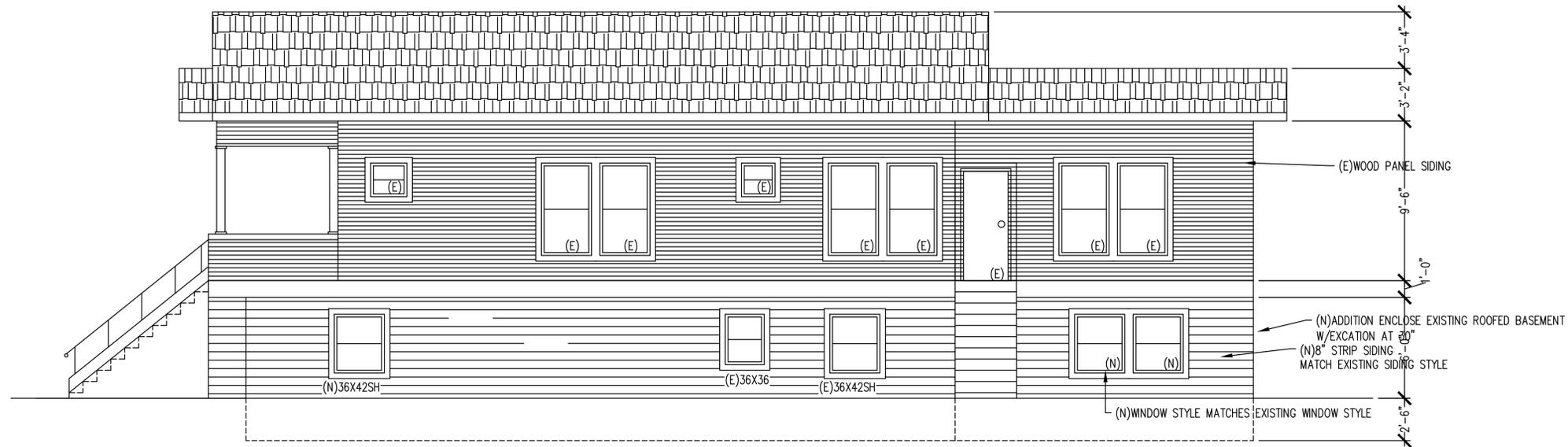
A-4

EXISTING AND PROPOSED ELEVATIONS



1
A-5
(E)EXISTING NORTH ELEVATION
1/4" = 1'-0"

NOTE: ALL EXISTING WINDOW WILL NOT CHANGE
NEW WINDOW IS MARKED, AND REFER TO WINDOW
SCHEDULE



2
A-5
(N)PROPOSED NORTH ELEVATION
1/4" = 1'-0"

EXISTING AND PROPOSED ELEVATION

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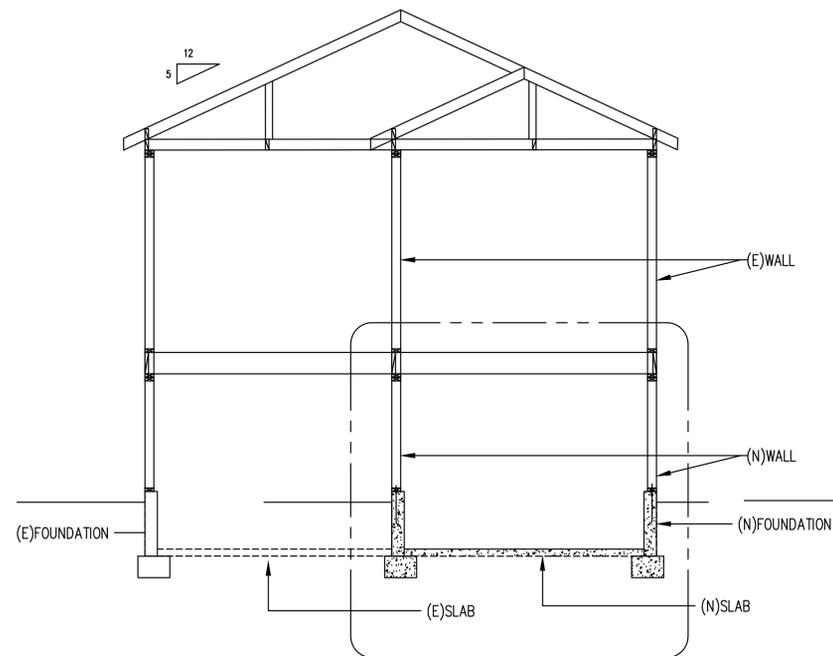
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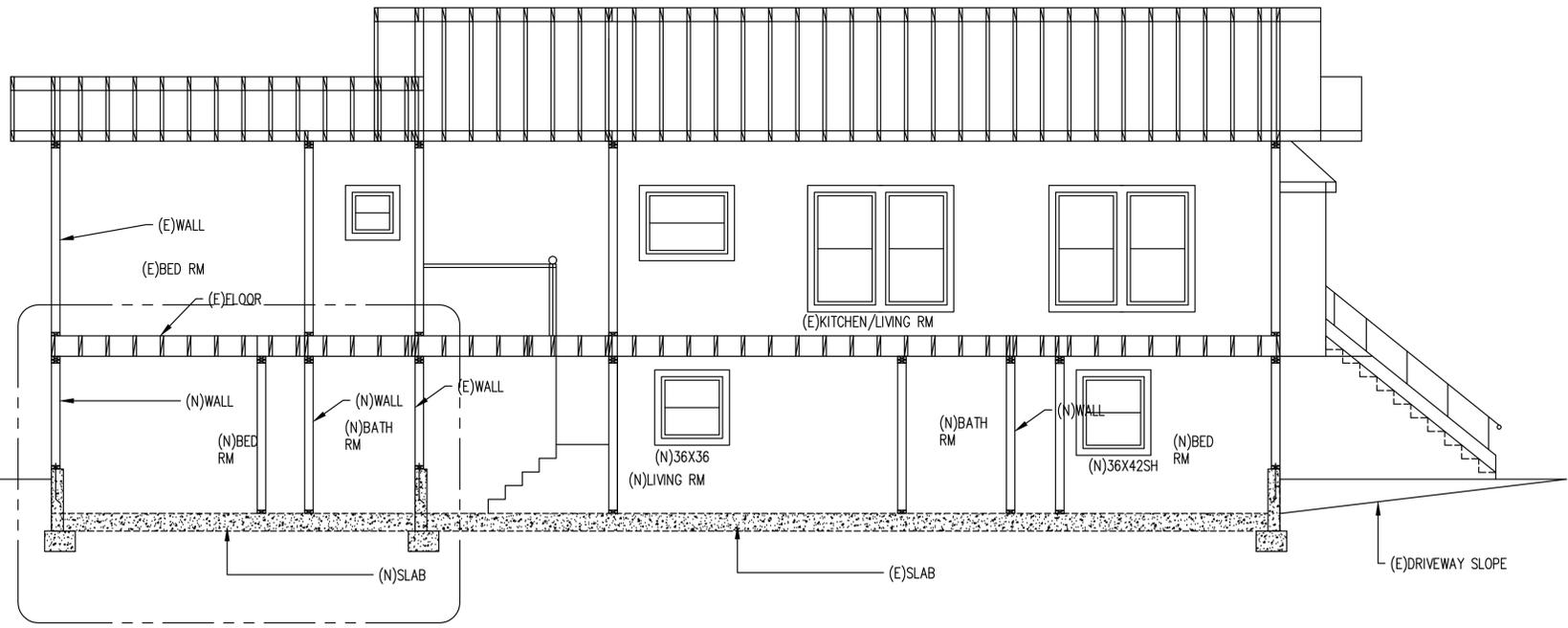
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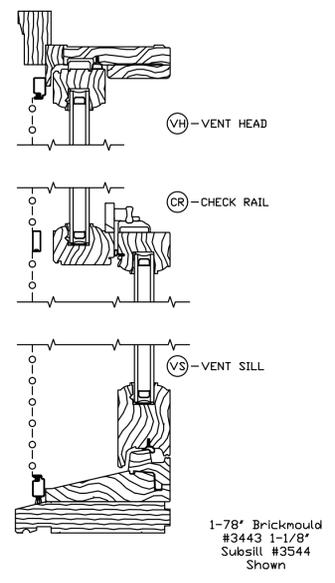
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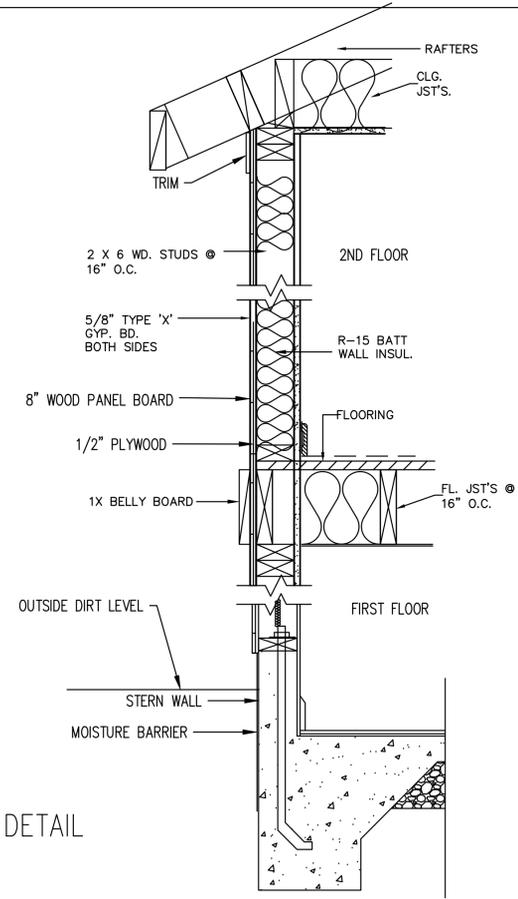
1 CROSS SECTION A-A
A-6 1/4" = 1'-0"



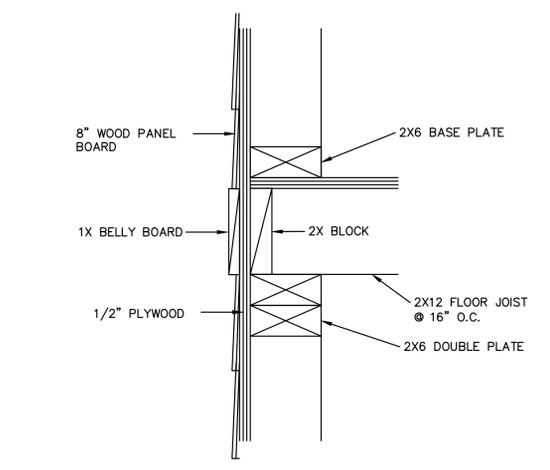
2 CROSS SECTION B-B
A-6 1/4" = 1'-0"



WINDOW MANUFACTURE: PELLA WINDOWS
 MODELS: ARCHITECT SERIS:
 STYLE: SINGLE HUNG
 WINDOW CUT SHEET



2 EXTERIOR WALL DETAIL



1 BELLY BOARD SIDING DETAIL

CROSS SECTIONS

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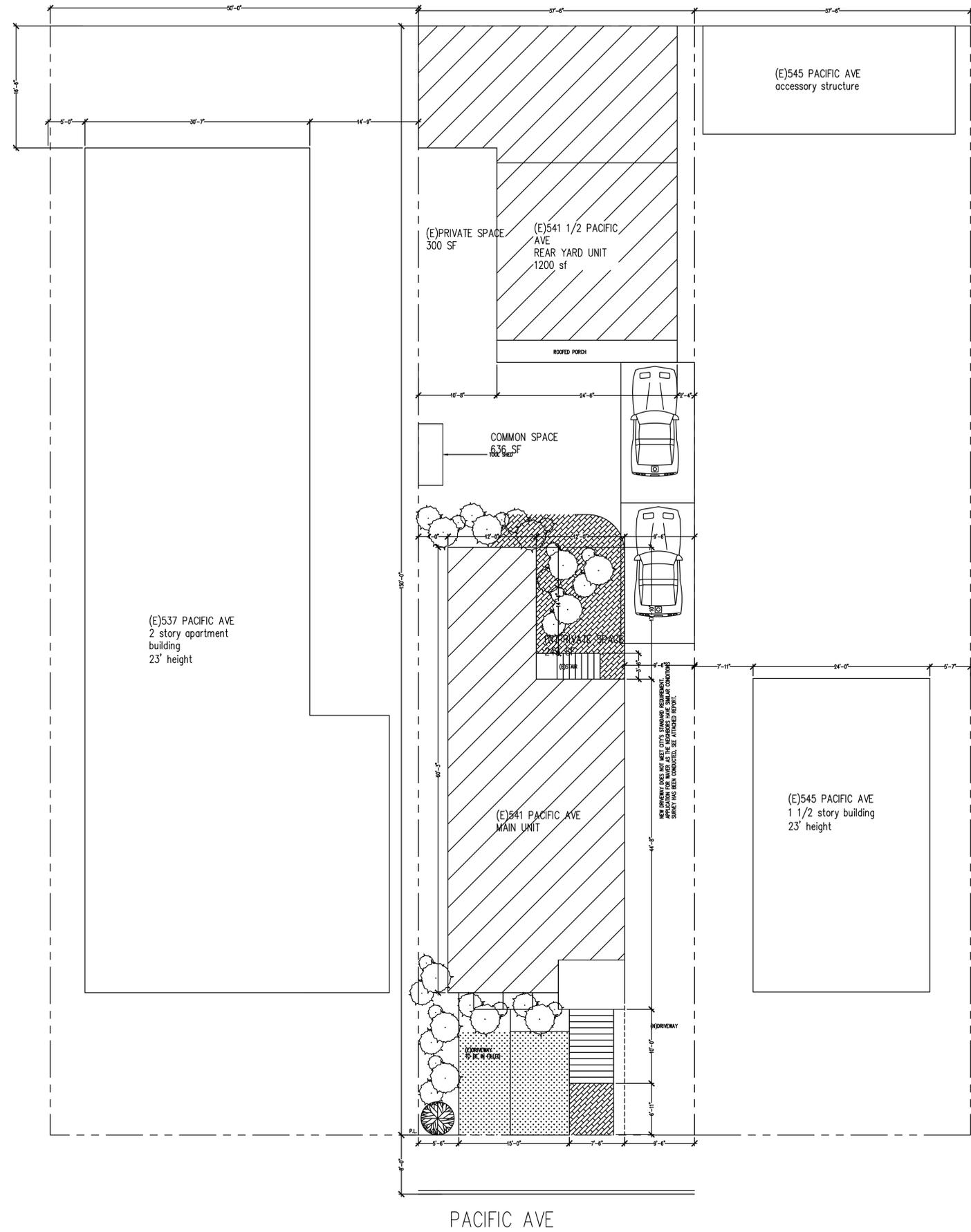
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SHEET

A-6



SITE PLAN

CONTRACTOR:
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 ALAMEDA, CA.
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 75 CORONA ST, SAN FRANCISCO, CA

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 ALAMEDA CA.
 GROUND FLOOR CONVERSION TO LIVING SPACES

DATE : 10-27-2018
 REV :
 DRAWN : YUNG CHEN
 SHEET



WINDOW SCHEDULE

Community Development • Planning & Building

2263 Santa Clara Ave., Rm. 190

Alameda, CA 94501-4477

alamedaca.gov

510.747.6800 • F: 510.865.4053 • TDD: 510.522.7538

Hours: 7:30 a.m.–3:30 p.m., M–Th

Site Address: _____ Year Built: _____ Is property on City Study List or a City Monument: Yes No

Architectural Style of Building: Pioneer Italianate Stick Eastlake Queen Anne Colonial Revival Craftsman
 (Check all that apply) Bungalow Prairie Mediterranean Provincial Tract/Ranch Other

	ROOM	EXISTING WINDOW TYPE	NEW WINDOW TYPE	EXISTING WINDOW MATERIAL	NEW WINDOW MATERIAL	EXISTING SIZE (width) x (depth)	NEW SIZE (width) x (depth)	MUNTINS/ GRIDS
Ex-ample	Kitchen	Double-hung	Casement	Wood	Alum-Clad with Wood core	48" x 36"	96" x 72"	³ / ₄ " x ¹ / ₄ " (width) x (depth)
1*								
2								
3								
4								
5								
6								
7								
8								
9								
10								
11								
12								
13								
14								
15								
16								

* Please show these window numbers on the project plans. Continue on another sheet if your project exceeds 16 window replacements.

LOT SUMMARY TABLE

Community Development • Planning & Building
 2263 Santa Clara Ave., Rm. 190
 Alameda, CA 94501-4477
 alamedaca.gov

510.747.6800 • F: 510.865.4053 • TDD: 510.522.7538
 Hours: 7:30 a.m.–3:30 p.m., M–Th

**To be submitted with all Residential Planning Applications
 (Or included as a table on the project plans)**

Project Address: 541 PACIFIC AVE, ALAMEDA, CA.

ZONING COMPLIANCE FOR RESIDENTIAL DISTRICT _____				
Categories	Standard	Existing	Proposed	✓
Total lot area	5,000	5625 SF		
Lot depth	100'	150'	NO CHANGE	
Lot width	50'	36.5'	NO HCANGE	
Total floor area in the building	---	2174 SF	2390 SF	
Main building lot coverage including attached/detached garage (%)		49%	NO HCANGE	
Front yard setback		17'	EXISTING	
Rear yard setback		0'	EXISTING	
Left side yard setback	5'	4'	NO CHANGE	
Right side yard setback	5'	9.5'	NO HCANGE	
Street side yard setback	10'	N/A		
Maximum building height		23'	NO CHANGE	
Separation between main buildings	20'	25'	NO CHANGE	
Accessory building size	---	1200 SF	NO CHANGE	
Separation between main/accessory building	Min. 6'	25'	NO CHANGE	
Height of accessory building		12'	NO CHANGE	
Number of off-street parking spaces	Min. 2	2	2	
Driveway width	Min. 8.5'	9.5	9.5	
Total Usable Open Space*				
Common open space		1000 SF	636SF	
Private open space (ground floor)	Min. 60 sf	300SF	300SF	
Private open space (upper floor)	Min 120 sf	243SF	243SF	

*Not applicable to detached single-family dwellings in the R-1 District.