EXHIBIT A

Symbols Legend

(E) Stud Wall		Wall to be Removed	
(N) Full Height Partitions 5/8" Gyp. Bd. both sides on 2x4 WD. Studs @ 16" O.C.	(N)	Indicate New	
	(E)	Indicate Existing (Everything is existing U.O.N.)	

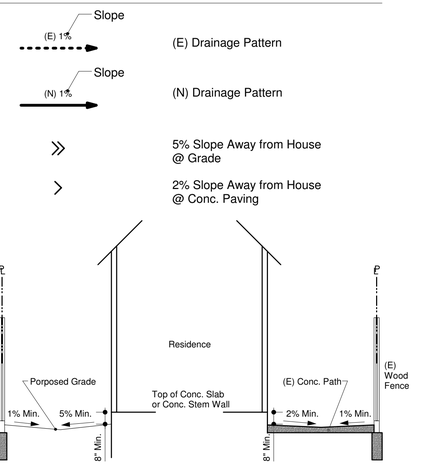
Fixture Legend

Exterior Wall Sconce w/ Motion Sensor	SD	Smoke Detector	Note: Smoke and Carbon Monoxide detectors must be hard-wired with backup battery
Exhaust Fan	CD	Carbon Monoxide Detector	
LED Recessed Downlight (IC rated, electronic ballast and Air-tight)		Switch	
Telephone Jack / Communication		New 110V Duplex Outlet Receptacle +15" U.O.N.	Note: All outdoor lightings are permanently mounted to the residential building
Air Supply		New 220V Duplex Outlet Receptacle +15" U.O.N.	
		Vanity Light	

Special Energy Feature

Required Special Feature:
1. Duct with high level of insulation.
2. Insulation below roof deck.
3. New ductwork added is less than 40ft length.

Symbols Legend - Drainage



F Section F
Scale : N.T.S.

E Section E
Scale : N.T.S.

General Notes

1. The contractor shall verify all existing field conditions and all dimensions. Discrepancies shall be brought to the architect's attention.

2. There shall be no changes to the drawings or specification without prior written approval by the architect.

3. The general Conditions for the Contract for Construction (A.I.A. Document A-201) latest edition, is part of these contract documents. If there is a conflict between the A.I.A. General Conditions and the Sub-Contractor agreement, the more restrictive shall govern.

4. All construction, electrical, plumbing and HVAC work and materials shall comply with:

2019 California Residential Code
2019 California Building Code
2019 California Electrical Code
2019 California Energy Code
2019 California Mechanical Code
2019 California Plumbing Code
2019 CalGreen Building Code Standards

5. All labor and materials shall be guaranteed for 1 year from the date of acceptance be the contractor against defective materials and workmanship.

6. The Contractor shall provide everything necessary and reasonably incidental for the proper and workmanlike execution of the intent of the drawings, whether specifically mentioned or not.

7. Provide adequate blocking, bracing and or additional studs behind all new construction as required.

8. Contractor is responsible for all necessary and prudent safety precautions and procedures.

9. Contractor shall contact designer for additional flashing details where water penetration will likely happen.

10. Protect all installed work until completion of the job.

11. Clean all surfaces upon completion of the job.

12. For all work, furnish all accessories and manufacturers recommended attachments for a complete system.

13. Electrical, Telephone, and Data requirements and locations shall be coordinated with the owner.

Drawing Index:

A-0	Proposed Site Plan,Demolition Plan, Drawing Index, Project Information, Vicinity Map
A-0.1 to A-0.2	Photographs
A-1	Proposed Floor Plan
A-1E	Existing Floor Plan, Existing Site Plan
A-2	Proposed Exterior Elevations
A-2E	Existing Exterior Elevations
A-3	Building Section, Details

Project Information

PROJECT: Enlargement of an legal, non-conforming single-family residence, pursuant to Z.C. 4.20.108(A)(4). New 480 sq.ft. rear addition to existing residence. Scope of work including 2 new bedrooms and 1 new bathroom, remodel of existing kitchen and bathroom, replacement of all existing windows like to like. Residece to have 1 living room, 1 dining room, 1 kitchen, 4 bedrooms, and 2 bathrooms after the addition. 1 attached covered parking will be added to replace the single car detached garage to be demolished.

LOCATION: 341 MacArthur Blvd., San Leandro, CA 94577

INFORMATION:
Lot Size: 5,000 sq.ft.
Construction: V-B
Occupancy Group: R-3
Building Height: 16'-9" +/- (No Change)
Fire Sprinkler: No
Number of Stories: 1

Zoning District: CC (Community Commercial)

Setbacks:	Required	Provided
Front:	10'	24'-9"
Side (Left):	0'	10'-10"
Side (Right):	0'	5'-2"
Rear:	0'	12'-2"
Height:	50' max	16'-9"
Lot Coverage:	2500sf max	1665sf
Floor Area:	5000sf max	1428sf

Floor Area:	Existing	New	Total
	948SF	480SF	1,428SF

Contact

Architect
Alvan Ma
2226 Kenry Way,
South San Francisco, CA 94080
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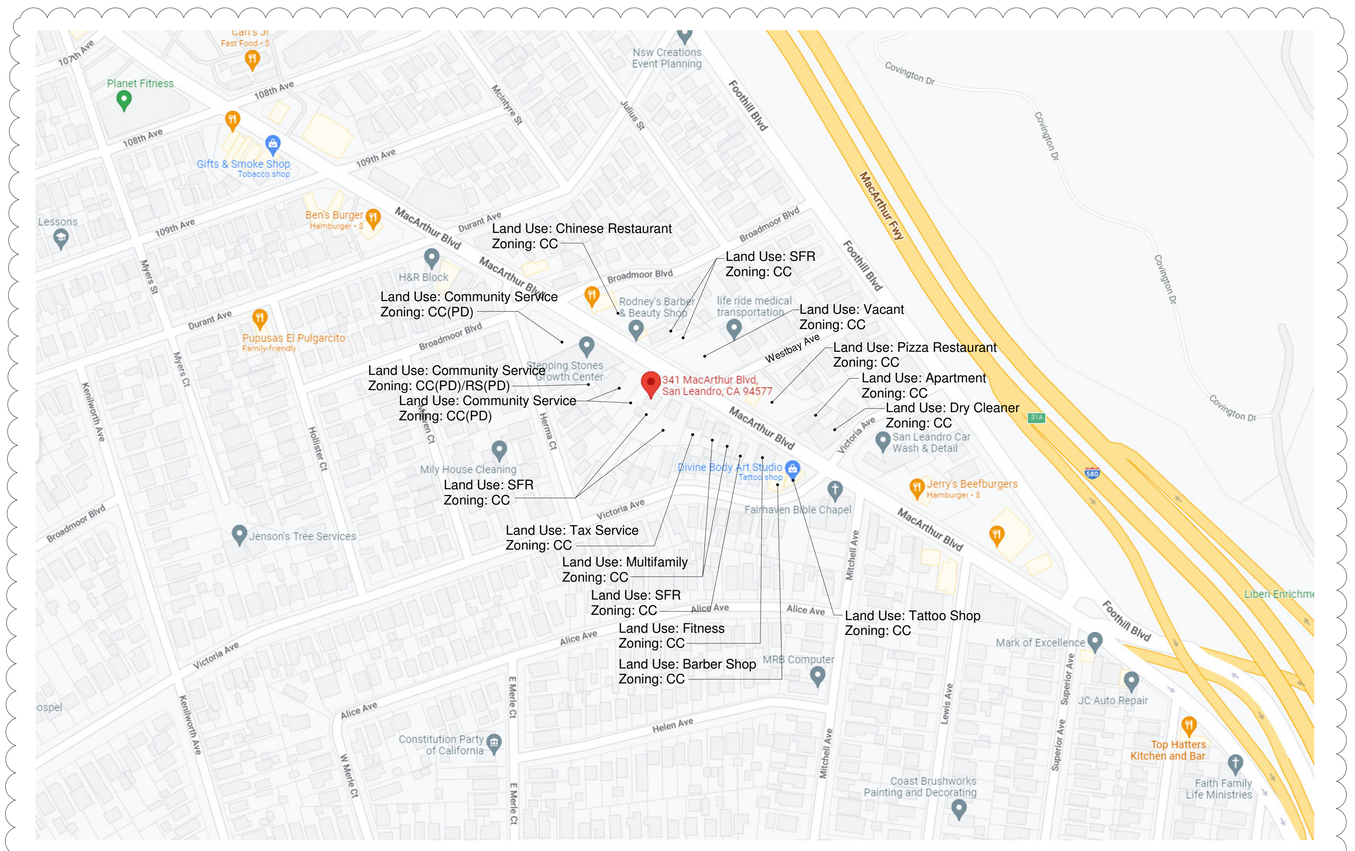
E-mail: alvanma@hotmail.com

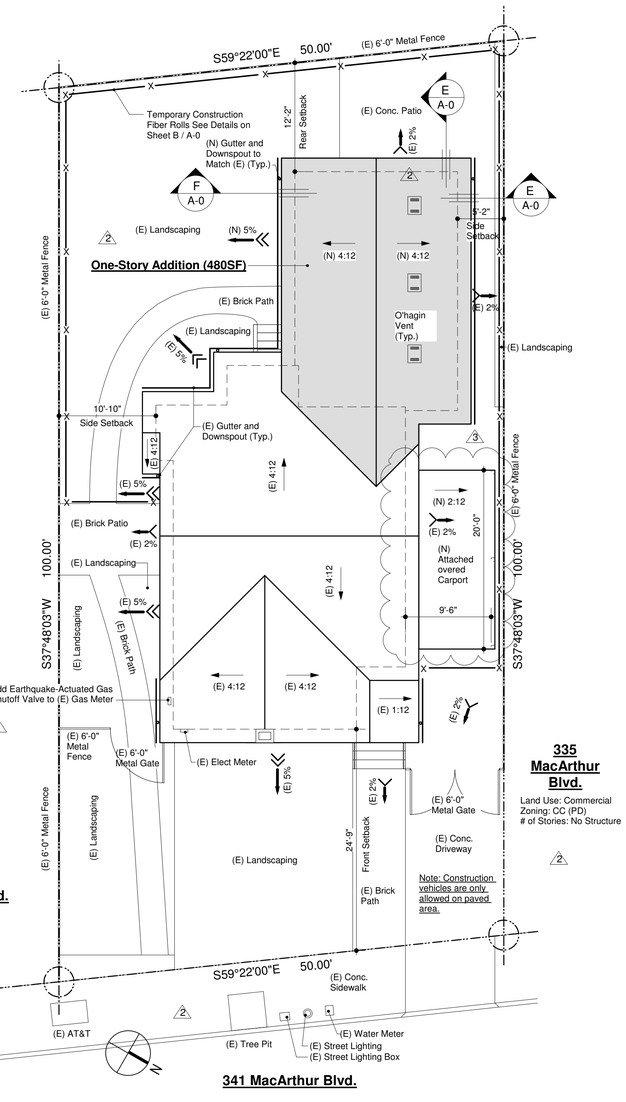
Structural Engineer
Tranvu, LLC
526 Calero Ave.
San Jose, CA 95123
Tel: (408) 425-4523
Fax: (408) 226-3475
E-mail: info@tranvu.com

Owner
William Hom & Linda K Hom
465 Monticello Street,
San Francisco, CA 94127
Tel: (415) 215-2338

Title 24
Easy Title 24
654 Oakland Ave,
Oakland, CA 94611
Tel: (925) 671-4789
E-mail: customer.service@easytitle24.com



Vicinity Map
Not to Scale



1 Proposed Site Plan
Scale : 1/8" = 1'-0"

PROPOSED SITE PLAN - SCALE AS SHOWN
DEMOLITION PLAN - SCALE AS SHOWN
PROJECT INFORMATION - SCALE AS SHOWN

341 MacArthur Blvd,
San Leandro, CA 94577

LICENSED ARCHITECT
ALVAN MA
NO. 34968
8/31/23
RENEWAL DATE
STATE OF CALIFORNIA

Contact:
Alvan Ma
2226 Kenry Way
South San Francisco, CA 94080
Tel: (510) 387-3278
E-mail: alvanma@hotmail.com

3	09.21.22	Planning Comment
2	08.04.22	Plan Check Comment
1	04.12.22	Plan Check Comment
	02.11.22	Building Permit
	DATE/ISSUE	

PLOT DATE 09.21.22

DRAWING NUMBER
A-0

EXHIBIT B

393 MacArthur Blvd - Commercial

377 MacArthur Blvd - Commercial (Vacant)

371 MacArthur Blvd - Residential

361/365 MacArthur Blvd - Residential

355/357 MacArthur Blvd - Residential

351 MacArthur Blvd - Business (Tax/Account)

347 MacArthur Blvd - Residential

323/331 MacArthur Blvd - Pre-School

341 MacArthur Blvd - Residential (Proposed Project)

△2

PHOTOGRAPHS - SCALE AS SHOWN

341 MacArthur Blvd,
San Leandro, CA 94577

LICENSED ARCHITECT
Y.C. ALVAN MA
NO. 34968
8/31/23
RENEWAL DATE
STATE OF CALIFORNIA

Contact:
Alvan Ma
2226 Kenry Way
South San Francisco, CA 94080
Tel: (510) 387-3278
E-mail: alvanma@hotmail.com

△3	09.21.22	Planning Comment
△2	08.04.22	Plan Check Comment
△1	04.12.22	Plan Check Comment
	02.11.22	Building Permit
	DATE/ISSUE	

PLOT DATE 09.21.22

DRAWING NUMBER

A-0.1

EXHIBIT C

392/394/398 MacArthur Blvd - Commercial

390 MacArthur Blvd - Residential

368D MacArthur Blvd - Restaurant (Pizza)

Empty Lot Across the Street

320/326 MacArthur Blvd - Residential

310 MacArthur Blvd - Chinese Restaurant

395 MacArthur Blvd - Commercial

PHOTOGRAPHS - SCALE AS SHOWN

341 MacArthur Blvd,
San Leandro, CA 94577

LICENSED ARCHITECT
A.C. ALVAN MA
NO. 34968
8/31/23
RENEWAL DATE
STATE OF CALIFORNIA

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	DATE/ISSUE	

PLOT DATE 09.21.22

DRAWING NUMBER

A-0.2

Calgreen Notes

Energy Efficiency

4.201.1 Low-rise residential buildings shall meet or exceed the minimum standard design required by the California Energy Standards.

Water Efficiency

4.303.1.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specifications for Tank-type Toilets.
4.303.1.3.1 Single Showerheads. Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for showerheads.
4.303.1.4.1 Residential lavatory faucets. The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi.
4.303.1.4.4 Kitchen Faucets. The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi. **4.303.2 Standards for plumbing fixtures and fittings.** Plumbing fixtures and fittings shall be installed in accordance with the California Plumbing Code and shall meet the applicable standards referenced in Table 1701.1 of the California Plumbing Code.

Material Conservation and Resource Efficiency

4.406.1 Rodent proofing. Annular spaces around pipes, electric cables, conduits, or other openings in plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or similar method acceptable to the enforcing agency.
4.410.1 Operation and maintenance manual. At the time of final inspection, an operation and maintenance manual shall be provided to the building occupant or owner.

Pollutant Control

4.504.1 Covering of duct openings and protection of mechanical equipment during construction. Duct openings and other related air distribution component openings shall be covered during construction.
4.504.2.1 Adhesives, sealants and caulks. Adhesives, sealants and caulks shall be compliant with VOC and other toxic compound limits.
4.504.2.2 Paints and coatings. Paints, stains and other coatings shall be compliant with VOC limits.
4.504.2.3 Aerosol paints and coatings. Aerosol paints and other coatings shall be compliant with product weighted MIR Limits for ROC and other toxic compounds.
4.504.2.4 Verification. Documentation shall be provided to verify that compliant VOC limit finish materials have been used.
4.504.3 Carpet system. All carpet installed in the building interior shall meet the testing and product requirement. Carpet cushion and adhesive also must comply.
4.5.4.4 Resilient flooring system. Where resilient flooring is installed, at least 80% of flooring must comply with one of the following: the VOC-emission limits defined in the 2012 CHPS criteria and listed on its High Performance Products Database; products certified under UL Greenguard Gold Program; certified under the Resilient Floor Covering Institute FloorScore program; or meet California Department of Public Health 2010 Specifications.
4.504.5 Composite wood products. Particleboard, medium density fiberboard (MDF), and hardwood plywood used in interior finish systems shall comply with low formaldehyde emission standards.

Interior Moisture Control

4.505.2 Concrete slab foundation. Required vapor retarders and capillary breaks are also required to comply with CalGreen Section 4.505.2.1.
4.505.3 Moisture content of building materials. Moisture content of building materials used in wall and floor framing is checked before enclosure (<19%).

Indoor Air Quality and Exhaust

4.506.1 Bathroom exhaust fans. Each bathroom shall be mechanically ventilated with an energy star exhaust fan with humidity control.

Environmental Comfort

Heating and air conditioning. Heating and air-conditioning system shall be sized, designed and have their equipment selected using the following methods:
1. Heat Loss/Heat Gain values in accordance with ANSI/ACCA 2 Manual J-2016 or equivalent;
2. Duct systems are sized according to ANSI/ACCA 1, Manual D-2016 or equivalentl
3. Select heating and cooling equipment in accordance with ANSI/ACCA 3, Manual S-2014 or equivalent.

Installer and Special Inspector Qualification

702.1 Installer training. HVAC system installers are trained and certified in the proper installation of HVAC systems.
702.2 Special inspection. The Licensed Professional responsible to verify CALGreen compliance is qualified and able to demonstrate competence in the discipline they inspect and verify.

Verification

703.1 Documentation. Verification of compliance with CALGreen may include construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which show substantial conformance. Implementation verification shall be submitted to the Building Department after implementation of all required measures and prior to final inspection approval.

Interior Finish / Specification Notes

1.Reference National Woodwork Maunfactures Association, NWMA, for wood flush doors and custom . Wood Doors and Frames:
glazed doors in wood frames.
Size as noted on drawings.
Furnish proper hardware for all openings.
All hardware shall be installed according to the standards and recommendations of the specifications of the specific maunfacturer.

2. Drywall
Gypsum Board Reference Standards:
A. American Society for Testing and Materials (ASTM)
1. C36: " Specifications for Gypsum Wall Board."
2. C442: " Specifications for Gypsum Backing Board."
3. C475: " Specifications for Joint Treatment Materials for Gypsum Wall Board construction."
4. C840: " Specifications for the application and furnishing of gypsum Board."
5. e119. " Fire Tests of the Building Construction and Materials."
B. American Association (GA)
1. GA-216-82: " Recommended Specifications for the Application and finishing of Gypsum Board."
2. 5/8" Type " X " fire Rated gypsum board where required
3. Provide waterproof gypsum board at all Bathrooms and Shower areas. Provide Gypcrete backing for all tile and stone wall areas.
4. All exposed gypsum board shall be taped and finished to smooth wall condition or they can be textured or skip trowel finishes, coordinate finishes with property owner.

Lighting Standards Summary

For each room or area, the requirments may be summarized as follows:

Kitchen - All luminaires in kitchens shallbe high efficacy. All lighting installed inside a cabinet shall also be high efficacy.

Bathrooms, Garage, Laundry Rooms, Closets and Utility Rooms - All luminaires shall either be high efficacy and shall be controlled by a vacancy sensor. Closets that are less than 70 sq.ft. are exempt from this requirment.

Other Rooms - This applies only to rooms that are not kitchens, bathrooms, garages, laundry rooms, closets, or utility rooms. All installed luminaires shall be either be high efficacy and shall be controlled by a vacancy sensor or dimmer.

Outdoor Lighting - All luminaires mounted to the building or to other building on the same lot shall be high efficacy luminaires and shall be controlled by a motion sensor in combination with a photocontrol, astronomical time clock, or energy management control system (EMCS).

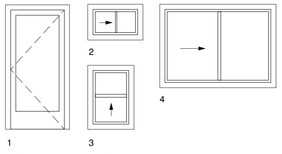
Interior Common Areas of Multifamily Buidlings - All interior luminaires in the common areas of multifamily buildings shall either be high efficacy and shall be controlled by an occupant sensor.

Note Description:

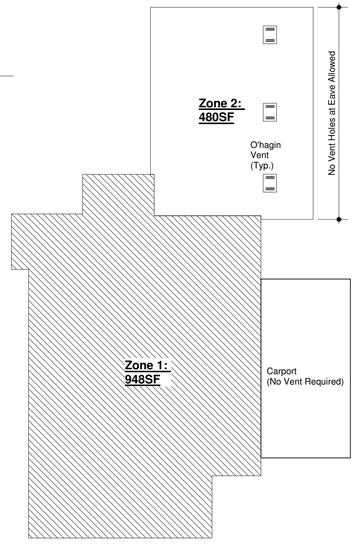
1 Provide minimum 1 foot-candle illumination level at all interior and exterior stair tread runs.
2 Natural ventilation by means of an opening (window, openable skylight) with an area of not less than 4 percent of the area, OR provide mechanical ventilation in accordance with the CMC Chapter 4. CBC 1203.1 and 1203.4.1
3 Egress window with escape opening that has a minimum net clear opening of 5.7 square feet (grade-floor openings shall be minimum of 5 sugare feet), minimum net clear opening height of 24 inches; and minimum net clear opening width of 20 inches. Windows have the bottom of the clear opening not more than 44 inches above the floor and opens directly to street, public alley, yard or court that opens to a public way. CBC Section 1026.
4 Minimum size 22" x 30" for attic access. CRC 807
5 Doors and panels of shower and bathtub enclosures shall be fully tempered, laminated safety glass or approved plastic. CBC 2406.3.
6 Tempered Glass CBC Section 2406.3 #7
7 Minimum 30" wide x 24" at water closet CBC Section 407.6
8 Minimum 36" deep landing outside all new exterior doors not more than 7-3/4" lower than threshold for in-swinging doors and not more than 1/2" lower than threshold for out-swinging doors. CRC R311.3 & R311.3.1.
9 7-3/4 Riser Max. and 10" Min. Tread for all new interior and exterior stairs. CBC 1009.3
10 18" x 24" Crawl space access CBC 1209.1
11 Environmental air duct exhaust shall terminate not less than 3 feet (914 mm) from a property line, 10 feet (3048 mm) from a forced air inlet, and 3 feet (914 mm) from openings into the building. Environmental exhaust ducts shall not discharge onto a public walkway per CMC 502.2.1. Exhaust duct shall be equipped with back draft damper per CMC 504.1.1.
12 Provide minimum 1,024 sq.in. in all shower compartments, regardless of shape, and also capable of encompassing 30" circle and it shall be maintained up to 70" above shower drain inlet. CPC 408.6.
13 Provide individual control valves of the pressure balance or the thermostatic mixing valve type at all shower CPC 418.0
14 Provide a dedicated 20-amp circut to serve the bathroom outlets. This circut cannot supply any other receptacles, lights, fans, etc. Except where the circuit supplies a single bathroom, outlets for other equipment within the same bathroom shall be permitted to be supplied. CEC 210.11(C)(3) and 210.52(D)
15 Handrail is required on one side with 4 or more risers. CBC 1009.10
16 Handrails to have 1-1/4" to 2" grippable cross section, no sharp corners, and at heightof 34" to 38" above nosing, extend continuously from top to bottom riser, and terminate at newel posts or return to walls. CBC 1012
17 Guardrail is required on the open side of the stairway at a height of 34" to 38" and shall have intermediate rails spaced such that a sphere 4" in diameter cannot pass through. CBC 1013.2 and 1013.3
18 All new windows must have a U-factor value that are not higher than 0.34.
19 Shower floors and walls in shower compartments shall be finished with nonabosrbent material extend to hieght of not less than 6 feet above the floor per CRC R307.2.
20 Toilets shall have a max. of 1.28 gallon/flush, showerhead to have a max. flow of 1.8 gpm and faucets to have a max. flow of 1.2 gpm per CPC 402.2.
21 Circuits supplying outlets and devices requires AFCI protection and list of rooms includes kitchens and laundry areas (including washing machine, but not dryer) (CEC 210.12(A).
22 All branch circuits that supply 120-volt, single phase, 15- and 20- ampere outlets installed in dwelling unit bedroom, family rooms, dining rooms, living rooms, recreation rooms, closets, hallways, or similar rooms or areas shall be arc-fault circuit interrupter (AFCI) protected per CEC 210.12(B).
23 GFCI protection for all 125-volt, single phase, 15- and 20-ampere outlet receptacle installed at all kitchen countertop shall not place more than 4 feet apart on center. CEC 210.8(A)
24 Smoke and Carbon Monoxide detectors are interconnected and derive their primary power from a 125 volt interconnected Arc Fault Circuit Interrupter (AFCI) protected circuit.
25 The maximum flow rate of residential lavatory faucets not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi. (CPC 407.2.1.2)
26 All existing plumbing fixtures within the building that are non-compliant shall be upgraded with water conserving plumbing fixtures. Non-compliant plumbing fixtures are defined by SD 407 as follow:
a. Toilets that use more than 1.6 gallons per flush.
b. Faucets that emit more than 2.2 gallons of water per minute.
c. Showerheads that emit more than 2.5 gallosn of water per minute.
27 Exhaust fan in new bathroom shall have minimum of 50cfm vented to the outside. If the fan includes a light, it must be switched separately. In a new house of one undergoing a substantial improvement, all bathroom fans must have humidity controls capable of adjustment between a relative humidity of 50% to 80%. (CBC 1203.4.2.1 & CMC 403.7 & Table 4-4) (Energy Code 150(o), ASHRAE 62.2, CALGreen 4.506).
28 Kitchen requires mechanical ventilation to the outside (not a recirculating fan) with a minimum of at least 100cfm. (Energy Code 150(o) & ASHRAE 62.2)
29 Provide for gas shut off valve and sediment trap for new gas appliaces per CPC 1212.6 and 1212.9.
30 Provide for insulation at all new hot water piping per CPC 609.11 and CEC 120.3.
31 Efficacy of all luminaries shall be per CEC table 150.0-A. Screw based luminaries shall have lamps installed marked with JA8-2016 or JA8-2016E. Newly installed recessed downlight luminaires shall not contain screw base sockets per CEC 150.0(k).C.

Window / Door Schedule

No.	Width	Height	Trim	Type	U-Value	SHGC	Operation
1	2'-8"	6'-8"	Vinyl	1	0.2	N/A	Swinging
2	3'-0"	2'-0"	Vinyl	2	0.34	0.65	Slider
3	4'-0"	4'-0"	Vinyl	4	0.34	0.65	Slider
4	4'-0"	3'-0"	Vinyl	4	0.34	0.65	Slider
5	1'-6"	3'-0"	Vinyl	3	0.34	0.65	Single Hung
6	4'-0"	4'-0"	Vinyl	4	0.34	0.65	Slider



Note: All new windows to match exisiting window style



Crawl Space Vent Calcs.

Zone 1 = 980sf
Ventilation Area Required = 980sf/150 = 6.54sf

(E) Crawl Space Access + Vent = 1ea @ 2.1sf = 2.1sf
(E) Crawl Space Vent = 2ea @ 0.5sf = 1sf
(N) Crawl Space Vent = 7ea @ 0.5sf = 3.5sf
Zone 1 Total = 6.6sf Provided

Zone 2 = 480sf
Ventilation Area Required = 980sf/150 = 3.20sf

(N) Crawl Space Vent = 7ea @ 0.5sf = 3.5sf
Zone 2 Total = 3.5sf Provided

Roof Vent Calcs.

ZONES	ZONE 1		ZONE 2			
ATTIC AREA	948 SQ.FT.		480 SQ.FT.			
VENT RATIO	1/300		1/300			
MIN. 36" VERT CLEARANCE	YES		YES			
HIGH/LOW VENTING	YES		YES			
TOTAL VENTING REQUIRED	3.16 SQ.FT.		1.60 SQ.FT.			
HIGH VENTING REQUIRED	YES		YES			
LOW VENTING REQUIRED	YES		YES			
PERCENT HIGH	87%		48%			
HIGH VENTING	QUANTITY	AREA	QUANTITY	AREA	QUANTITY	AREA
(E) GABLE VENTS	1	2.80 SQ.FT.				
(N) GABLE VENTS			1	0.76 SQ.FT.		
(N) O'HAGIN VENTS			2	1.00 SQ.FT.		
TOTAL HIGH VENTING	2.80 SQ.FT.		1.76 SQ.FT.			
LOW VENTING	QUANTITY	AREA	QUANTITY	AREA	QUANTITY	AREA
(N) VENTS HOLES 3/4" Dia. Vent Holes per Rafter Bay	21	0.02 SQ.FT.	18	0.02 SQ.FT.		
TOTAL LOW VENTING	0.42 SQ.FT.		0.36 SQ.FT.			
TOTAL VENTING PROVIDED	3.22 SQ.FT.		2.12 SQ.FT.			

2

2 Vents Calculation
Scale : 1/8" = 1'-0"

Fixture Legend

- Exterior Wall Sconce w/ Motion Sensor
- Exhaust Fan
- LED Recessed Downlight (IC rated, electronic ballast and Air-tight)
- Telephone Jack / Communication
- Air Supply
- Air Return
- Smoke Detector
- Carbon Monoxide Detector
- Switch
- New 110V Duplex Outlet Receptacle +15" U.O.N.
- Vanity Light

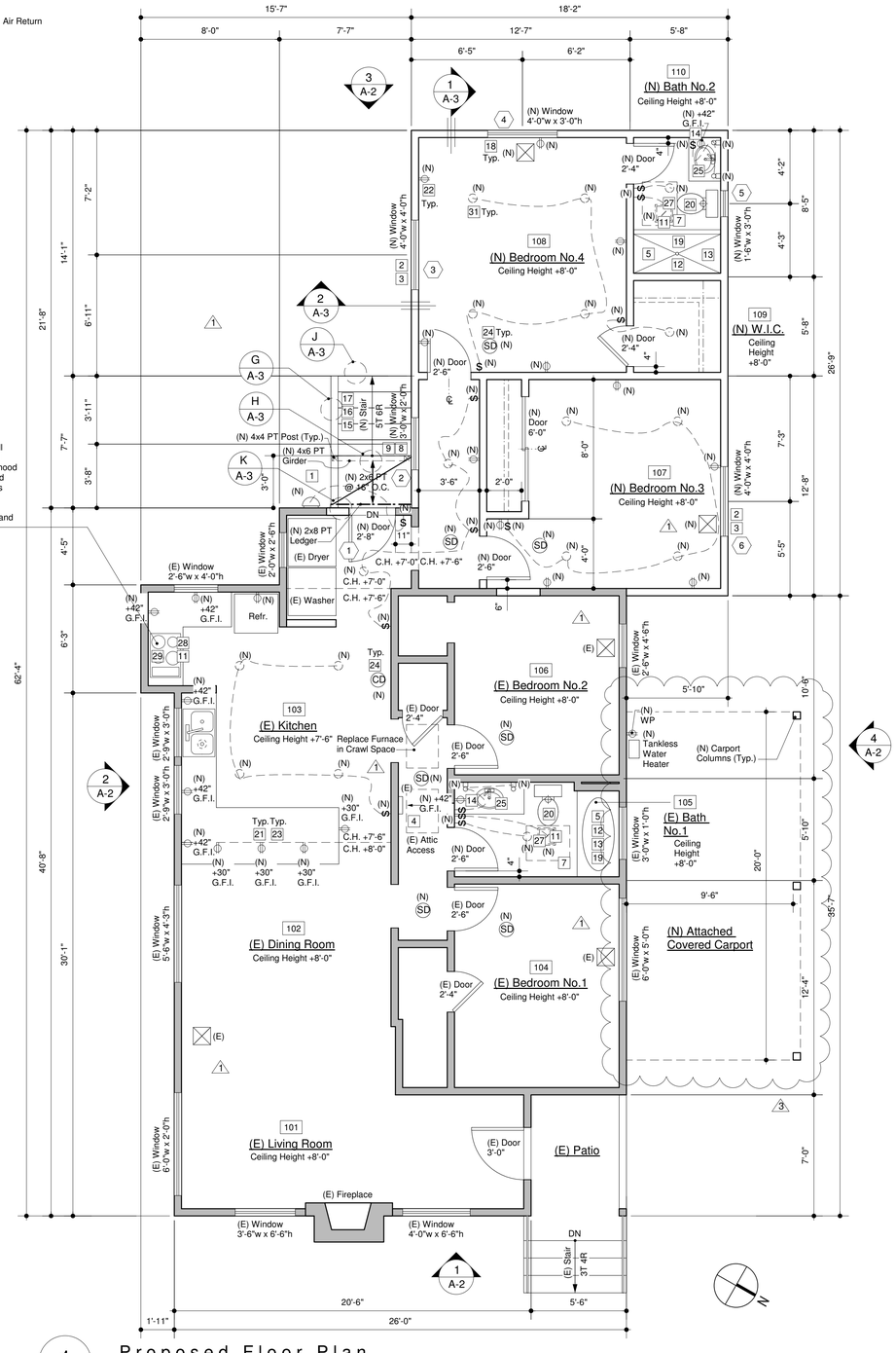
Note: Smoke and Carbon Monoxide detectors must be hard-wired with backup battery

Note: All outdoor lightings are permanently mounted to the residential building

Symbols Legend

- (E) Stud Wall
- (N) Full Height Partitions 5/8" Gyp. Bd. both sides on 2x4 WD. Studs @ 16" O.C.
- Wall to be Removed
- (N) Indicate New
- (E) Indicate Existing (Everything is existing U.O.N.)

Note: Registered HERS rater will verify the new range hood exhaust. Ensure exhaust hood is listed in the HVI Certified Home Ventilating Products Directory and have been HVI-certified as meeting ASHRAE 62.2 ventilation and sound requirement.



1 Proposed Floor Plan
Scale : 1/4" = 1'-0"

EXHIBIT D

PROPOSED FLOOR PLAN - SCALE AS SHOWN

341 MacArthur Blvd,
San Leandro, CA 94577

LICENSED ARCHITECT
I.C. ALVAN MA
NO. 34968
8/31/23
RENEWAL DATE
STATE OF CALIFORNIA

Contact:
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3	09.21.22	Planning Comment
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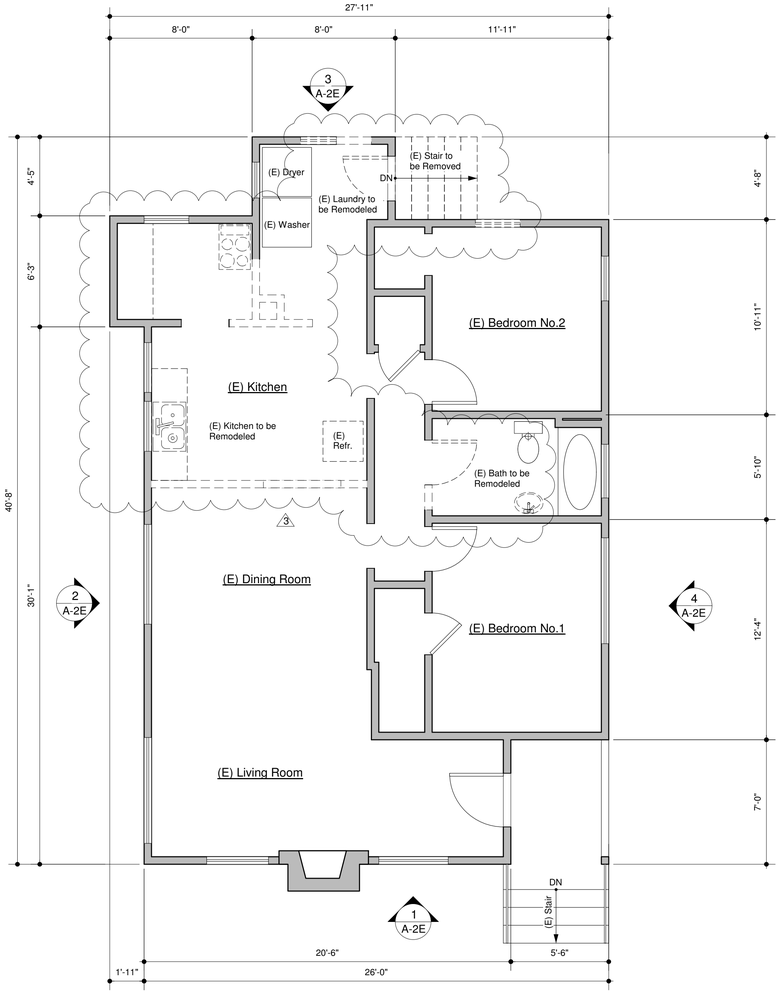
DATE/ISSUE

PLOT DATE 09.21.22

DRAWING NUMBER

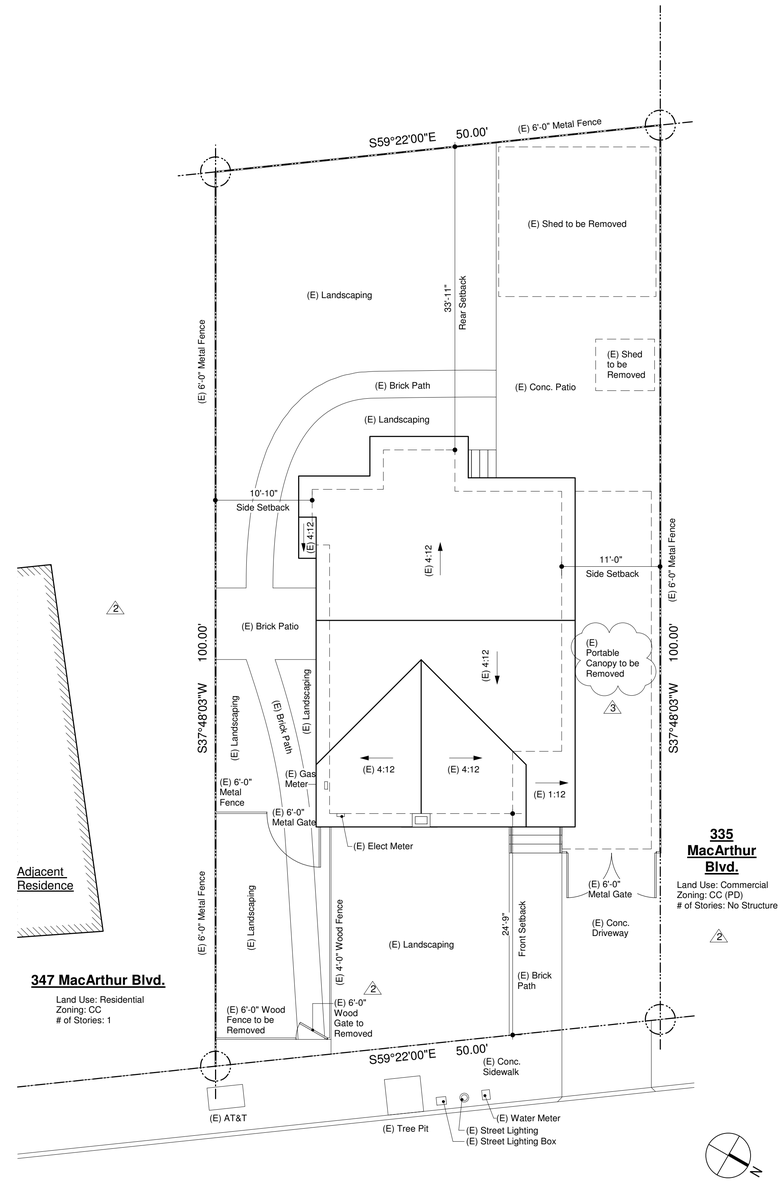
A-1

EXHIBIT E



2 Existing Floor Plan

Scale : 1/4" = 1'-0"



1 Existing Site Plan

Scale : 1/8" = 1'-0"

EXISTING SITE PLAN - SCALE AS SHOWN
EXISTING FLOOR PLAN - SCALE AS SHOWN

341 MacArthur Blvd,
San Leandro, CA 94577

LICENSED ARCHITECT
A.C. ALVAN MA
NO. 34968
8/31/23
RENEWAL DATE
STATE OF CALIFORNIA

Contact:
Alvan Ma
2226 Kenry Way
South San Francisco, CA 94080
Tel: (510) 387-3278
E-mail: alvanma@hotmail.com

3	09.21.22	Planning Comment
2	08.04.22	Plan Check Comment
1	04.12.22	Plan Check Comment
	02.11.22	Building Permit

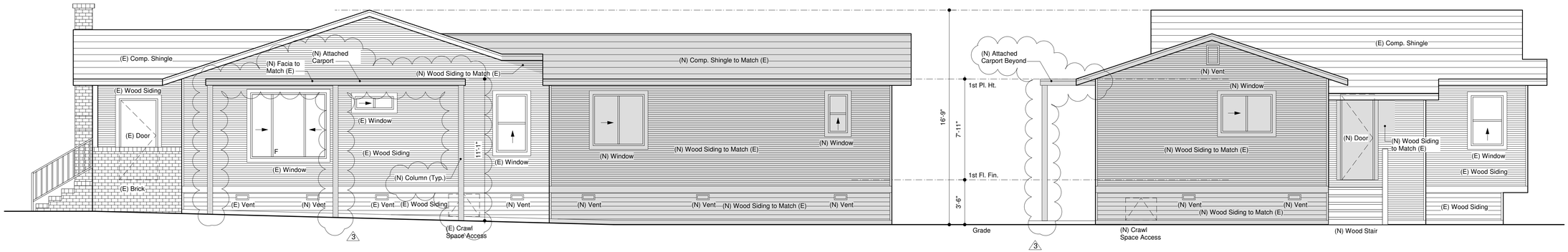
DATE/ISSUE

PLOT DATE 09.21.22

DRAWING NUMBER

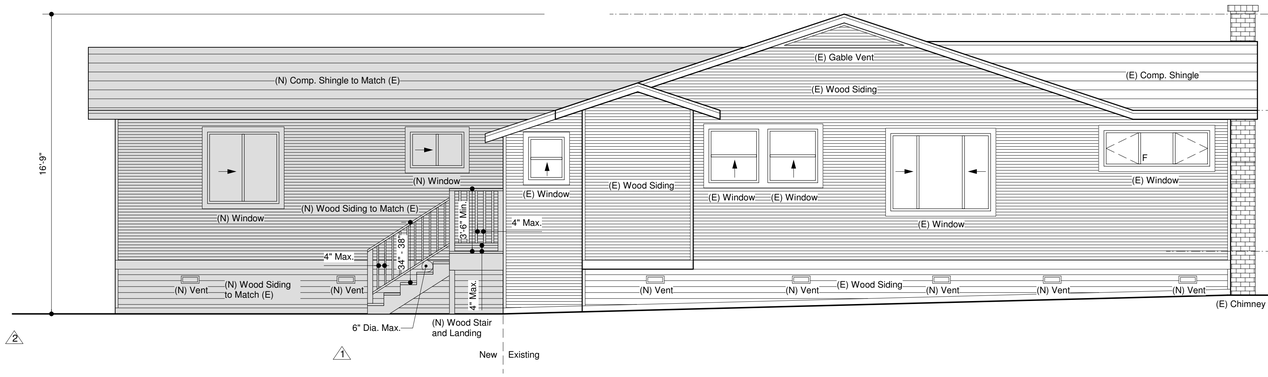
A-1E

EXHIBIT F



4 Proposed North West Elevation (Right)
Scale : 1/4" = 1'-0"

3 Proposed South West Elevation (Rear)
Scale : 1/4" = 1'-0"

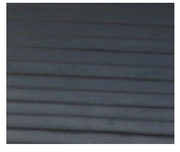


2 Proposed South East Elevation (Left)
Scale : 1/4" = 1'-0"

1 Proposed North East Elevation (Front)
Scale : 1/4" = 1'-0"

Vinyl Window to Match Existing

Comp. Shingle Color to Match Existing



Wood Siding to Match Existing and Painted Gray

PROPOSED ELEVATIONS - SCALE AS SHOWN

341 MacArthur Blvd,
San Leandro, CA 94577

LICENSED ARCHITECT
ALVAN MA
NO. 34968
8/31/23
RENEWAL DATE
STATE OF CALIFORNIA

Contact:
Alvan Ma
2226 Kenry Way
South San Francisco, CA 94080
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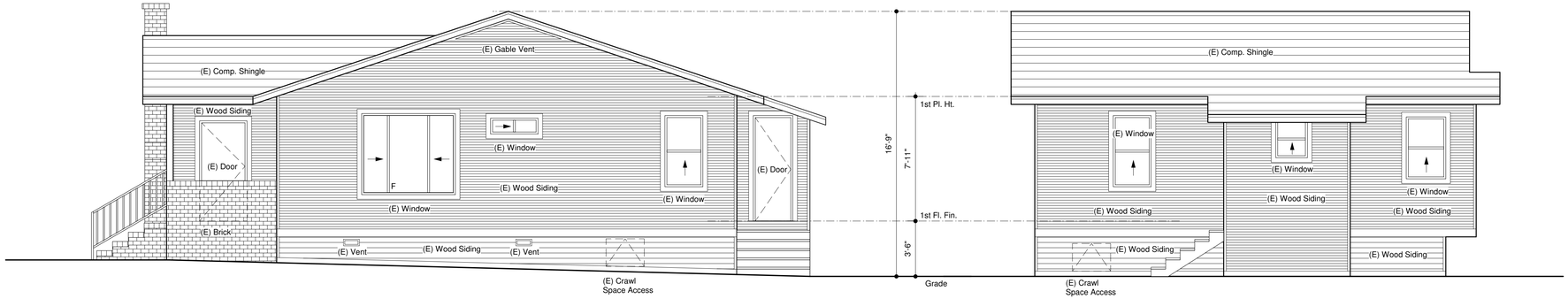
DATE/ISSUE

PLOT DATE 09.21.22

DRAWING NUMBER

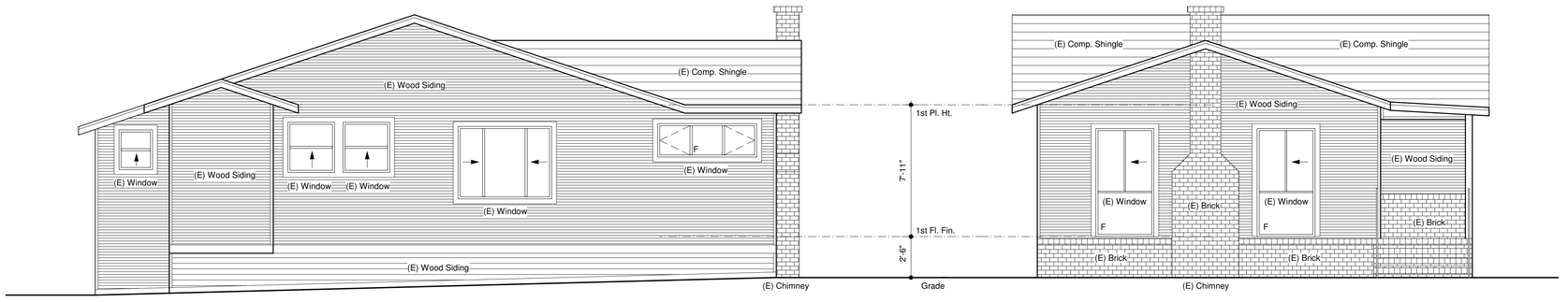
A-2

EXHIBIT G



4 Existing North West Elevation (Right)
Scale : 1/4" = 1'-0"

3 Existing South West Elevation (Rear)
Scale : 1/4" = 1'-0"



2 Existing South East Elevation (Left)
Scale : 1/4" = 1'-0"

1 Existing North East Elevation (Front)
Scale : 1/4" = 1'-0"

EXISTING ELEVATIONS - SCALE AS SHOWN

341 MacArthur Blvd,
San Leandro, CA 94577

LICENSED ARCHITECT
Y.C. ALVAN MA
NO. 34968
8/31/23
RENEWAL DATE
STATE OF CALIFORNIA

Contact:
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2226 Kenry Way
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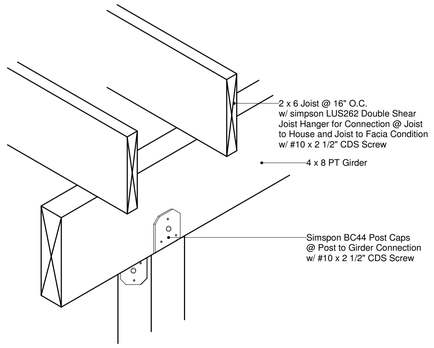
PLOT DATE 09.21.22

DRAWING NUMBER

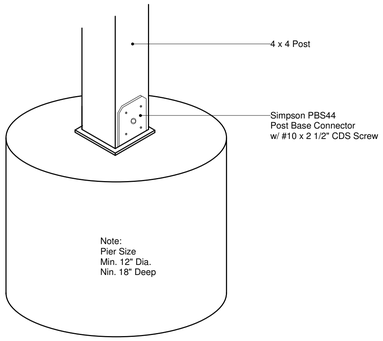
A-2E

EXHIBIT H



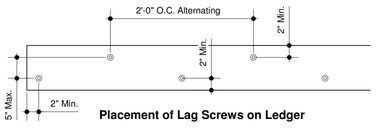
M **Detail** @ Deck Framing

Scale : Not to Scale

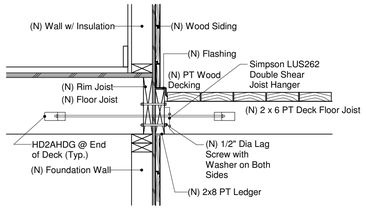


L **Detail** @ Deck Foundation

Scale : Not to Scale

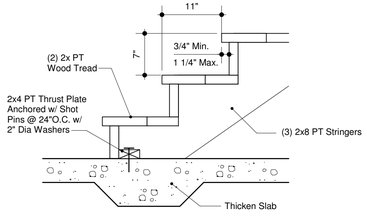


Placement of Lag Screws on Ledger



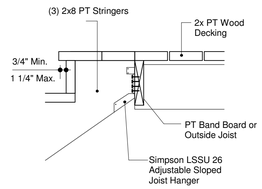
K **Detail** @ Deck - House onnection

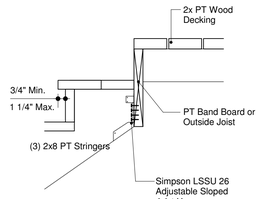
Scale : 1" = 1'-0"



J **Detail** @ Stair Stringer and Concrete

Scale : 1" = 1'-0"

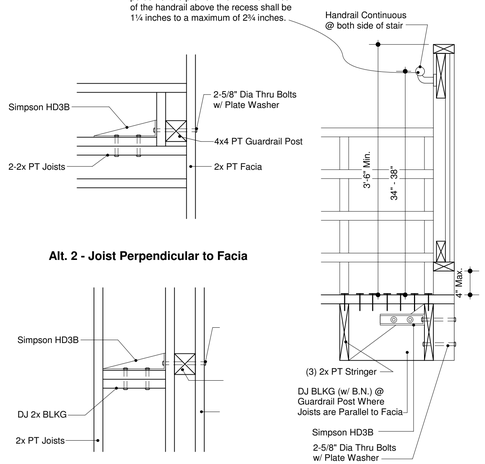




H **Detail** @ Stair Stringer and Deck

Scale : 1" = 1'-0"

The finger recess shall begin within a distance of ¾ inch measured vertically from the tallest portion of the profile and achieve a depth of at least 5/16 inch within ⅜ inch below the widest portion of the profile. This required depth shall continue for at least ⅜ inch to a level that is not less than 1¼ inches below the tallest portion of the profile. The minimum width of the handrail above the recess shall be 1¼ inches to a maximum of 2¾ inches.



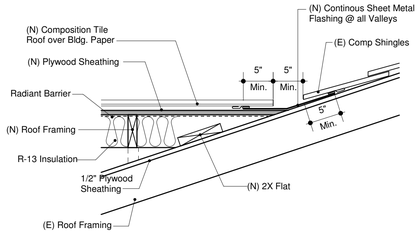
Alt. 2 - Joist Perpendicular to Facia

Alt. 1 - Joist Parallel to Facia

Guardrail Connection @ Stringer

G **Detail** @ Guardrail

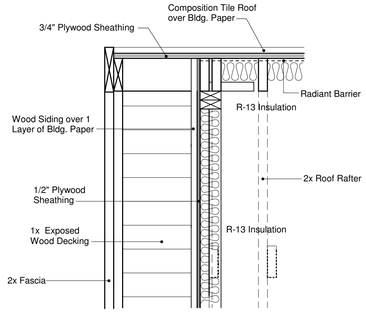
Scale : 1" = 1'-0"



SEE STRUCT. OTHERWISE

F **Detail** @ Roof Valley

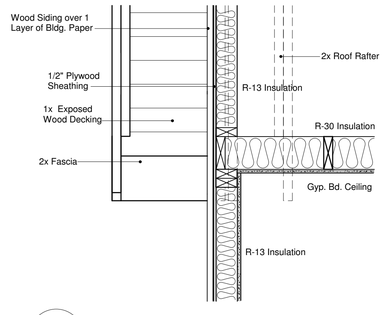
Scale: 1 " = 1 ' - 0 "



SEE STRUCT. OTHERWISE

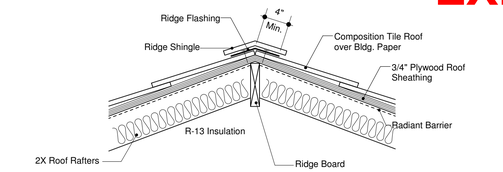
E **Detail** @ Gable End

Scale: 1 " = 1 ' - 0 "



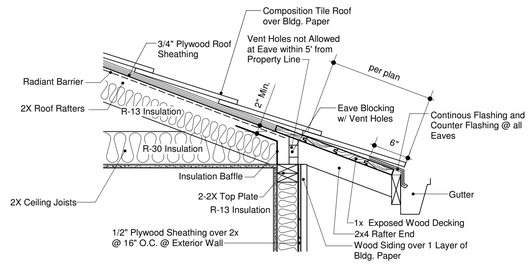
D **Detail** @ Gable End

Scale: 1 " = 1 ' - 0 "



C **Detail** @ Ridge

Scale: 1 " = 1 ' - 0 "

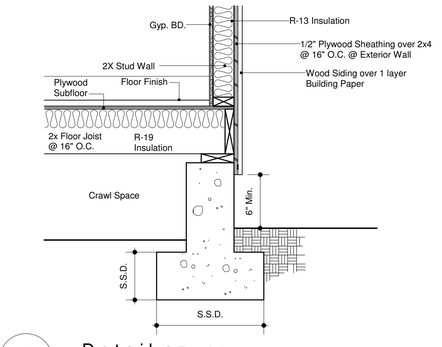


SEE STRUCT. OTHERWISE

B **Detail** @ Eave

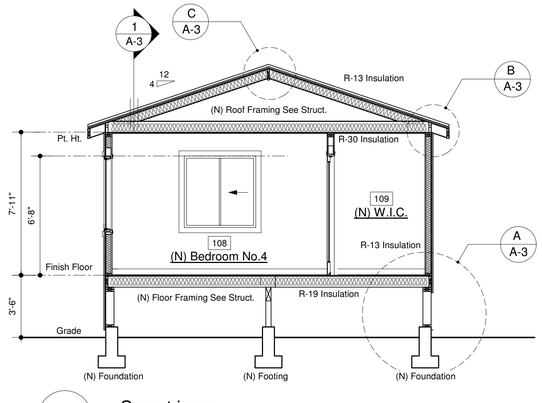
Scale: 1 " = 1 ' - 0 "

SEE STRUCT OTHERWISE



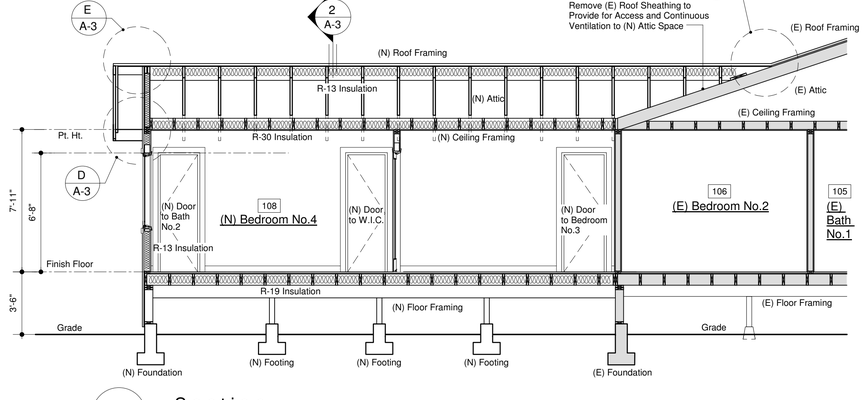
A **Detail** @ Foundation

Scale: 1 " = 1 ' - 0 "



2 **Section**

Scale : 1/4" = 1'-0"



1 **Section**

Scale : 1/4" = 1'-0"

BUILDING SECTIONS - SCALE AS SHOWN
DETAILS - SCALE AS SHOWN

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A-3