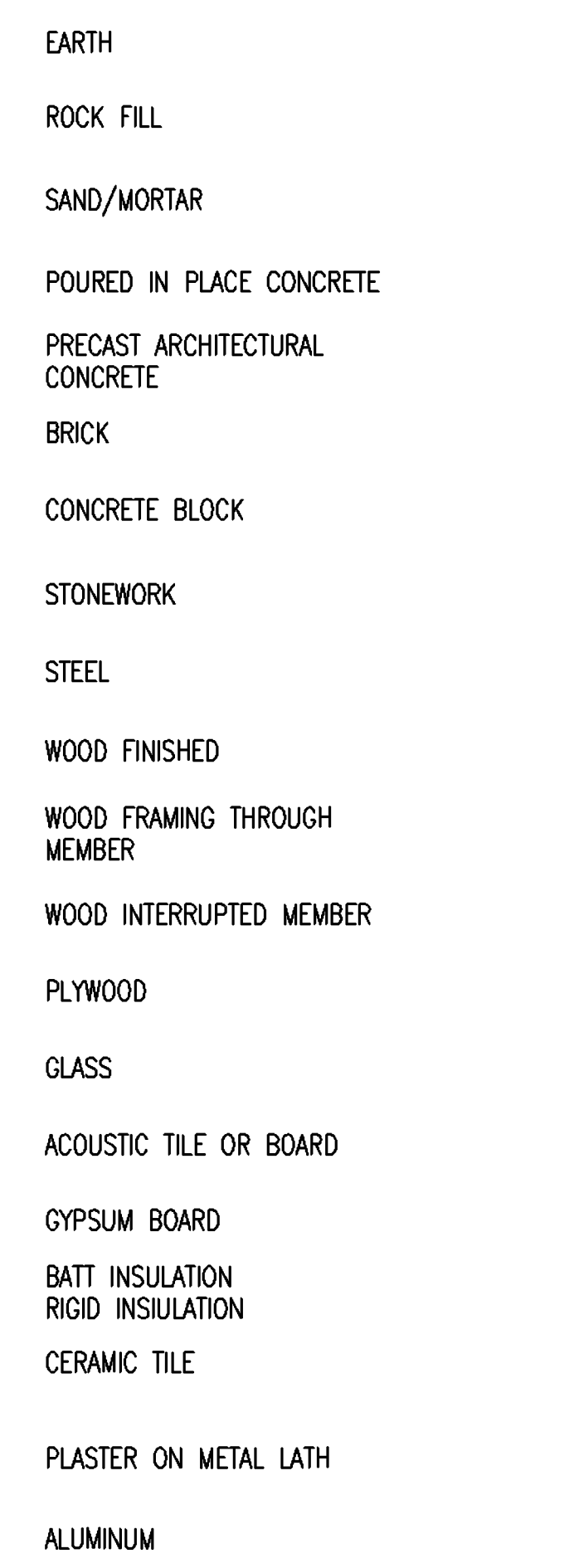
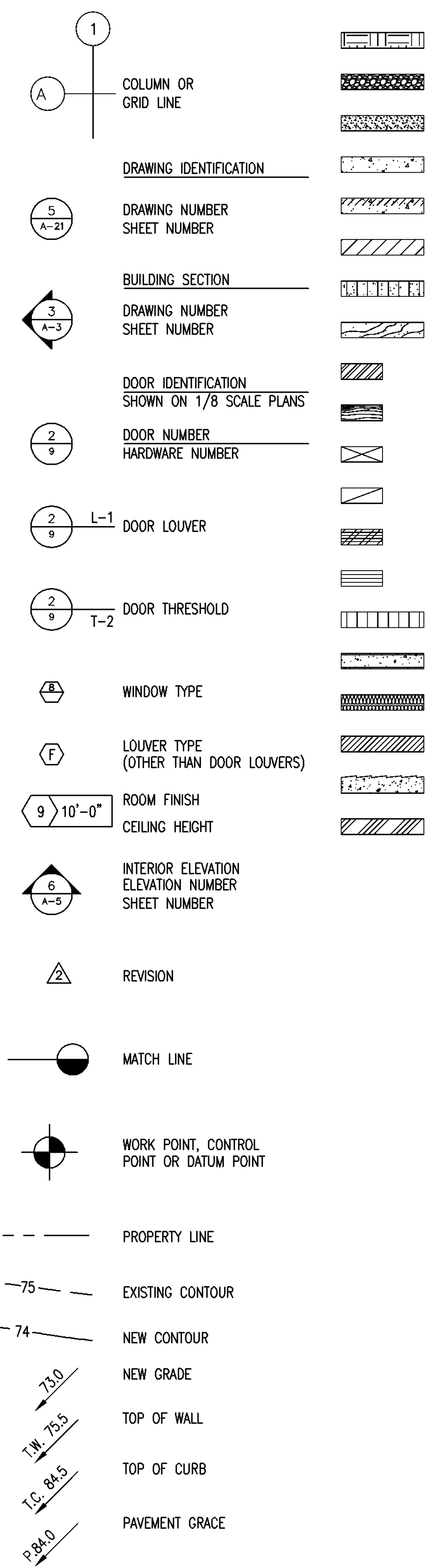


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02/27/18	
04/27/19	

SYMBOLS



ABBREVIATIONS

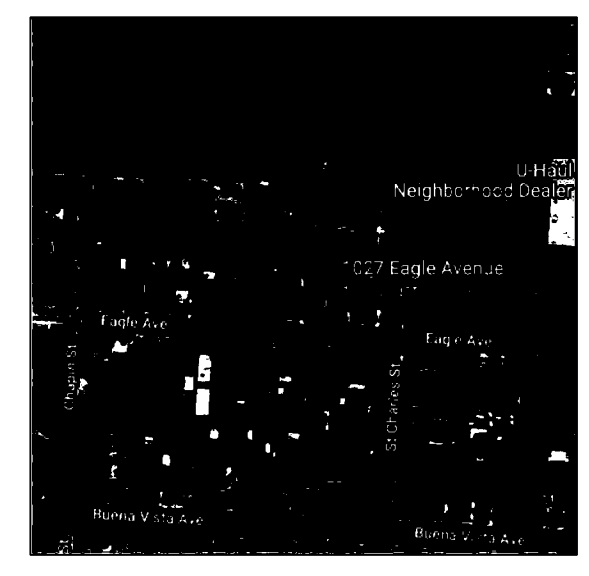
&	AND	FLOOR.	FLOURESCENT	R.	RISER
L	ANGLE	F.O.C.	FACE OF CONCRETE	RAD.	RADIUS
@	AT	F.O.F.	FACE OF FINISH	R.D.	ROOF DRAIN
⊕	CENTERLINE	F.O.S.	FACE OF STUDS	REF.	REFERENCE
⊙	DIAMETER OR ROUND	F.P.P.F.	FIREPROOF	REFR.	REFRIGERATOR
⊥	PERPENDICULAR	F.S.	FULL SIZE	RGTR.	REGISTER
#	POUND OR NUMBER	FT.	FOOT OR FEET	REINF.	REINFORCED
(E)	EXISTING	FTG.	FOOTING	REQ.	REQUIRED
(N)	NEW	FURR.	FURRING	RESIL.	RESILIENT
		FUT.	FUTURE	RM.	ROOM
ACOUS.	ACOUSTICAL			R.O.	ROUGH OPENING
A.D.	AREA DRAIN	CA.	GAUGE	RWD.	REDWOOD
ADJ.	ADJUSTABLE	CALV.	GALVANIZED	R.W.L.	RAIN WATER LEADER
AGGR.	AGGREGATE	G.B.	GRAB BAR		
AL	ALUMINUM	GL.	GLASS	S.	SOUTH
APPROX.	APPROXIMATE	GND.	GROUND	S.C.	SOLID CORE
ARCH.	ARCHITECTURAL	GR.	GRADE	S.C.D.	SEAT COVER DISPENSER
ASB.	ASBESTOS	GYP.	GYPSUM	SCHED.	SCHEDULE
ASPH.	ASPHALT			S.D.	SOAP DISPENSER
		H.B.	HOSE BIBB	SECT.	SECTION
BD.	BOARD	H.C.	HOLLOW CORE	SH.	SHelf
BITUM.	BITUMINOUS	HDWD.	HARDWOOD HARDWARE	SHR.	SHOWER
BLDG.	BUILDING	HDWE	HARDWARE	SHT.	SHEET
BLK	BLOCK	H.M.	HOLLOW METAL	SIM.	SIMILAR
BLKG.	BLOCKING	HOR.	HORIZON	S.N.D.	SANITARY NAPKIN DISPENSER
BM.	BEAM	HR.	HOUR	S.N.R.	SANITARY NAPKIN RECEPTACLE
BOT.	BOTTOM	HGT.	HEIGHT	SPEC.	SPECIFICATION
		I.D.	INSIDE DIAMETER	SQ.	SQUARE
CAB.	CABINET	INSUL.	INSULATION	SST.	STAINLESS STEEL
C.B.	CATCH BASIN	INT.	INTERIOR	S.S.X.	SERVICE SINK
CEM.	CEMENT	JAN.	JANITOR	STA.	STATION
CER.	CERAMIC	JT.	JOINT	STD.	STANDARD
C.I.	CAST IRON	KIT.	KITCHEN	STL.	STEEL
CL.	CEILING			STR.	STRUCTURAL
CLKG.	CAULKING			SUSP.	SUSPENDED
CLO.	CLOSET			SYM.	SYMMETRICAL
CLR.	CLEAR				
COL.	COLUMN			TRD.	TREAD
CONC.	CONCRETE	LAB.	LABORATORY	T.B.	TOWEL BAR
CONN.	CONNECTION	LAM.	LAMINATE	T.C.	TOP OF CURB
CONST.	CONSTRUCTION	LAV.	LAVATORY	TEL.	TELEPHONE
CONT.	CONTINUOUS	LKR.	LOCKER	TER.	TERRAZZO
CORR.	CORRIDOR	LT.	LIGHT	T.&G.	TONGUE AND GROOVE
CTR.	CENTER			THK.	THICK
		MAX.	MAXIMUM	T.P.	TOP OF PAVEMENT
DBL.	DOUBLE	M.C.	MEDICINE CABINET	T.P.D.	TOILET PAPER DISPENSER
DEPT.	DEPARTMENT	MECH.	MECHANICAL	T.V.	TELEVISION
D.F.	DRINKING FOUNTAIN	MEMB.	MEMBRANE	T.W.	TOP PF WALL
DET.	DETAIL	MET.	METAL	TYP.	TYPICAL
DIA.	DIAMETER	MFR.	MANUFACTURER		
DIM.	DIMENSION	M.H.	MANHOLE	UNF.	UNFINISHED
DISP.	DISPENSER	MIN.	MINIMUM	U.O.N.	UNLESS OTHERWISE NOTED
DN.	DOWN	MIR.	MIRROR	UR.	URINAL
D.O.	DOOR OPENING	MISC.	MISCELLANEOUS		
DR.	DOOR	M.O.	MANSONRY OPENING		
DWR.	DRAWER	MTD.	MOUNTED		
DS.	DOWNSPOUT	MUL.	MULLION		
D.S.P.	DRY STANDPIPE			VERT.	VERTICAL
DWG.	DRAWING			VEST.	VESTIBULE
		E.	EAST		
		EA.	EACH	N.	NORTH
		E.J.	EXPANSION JOINT	N.I.C.	NOT IN CONTRACT
		EL.	ELEVATION	NO. OR #	NUMBER
		ELEC.	ELECTRICAL	NOM.	NOMINAL
		ELEV.	ELEVATOR	N.T.C.	NOT TO SCALE
		EMER.	EMERGENCY		
		ENCL.	ENCLOSURE	O.A.	OVERALL
		EP.	ELECTRICAL PANELBOARD	OBS.	OBSCURE
		EQ.	EQUAL	O.C.	ON CENTER
		EQPT.	EQUIPMENT	O.D.	OUTSIDE DIAMETER (DIM.)
		E.W.C.	ELECTRIC WATER COOLER	OFF.	OFFICE
		EXIST.	EXISTING	OPNG.	OPENING
		EXPO.	EXPOSED	OPP.	OPPOSITE
		EXP.	EXPANSION	O.H.	OPPOSITE HAND
		EXT.	EXTERIOR		
		F.A.	FIRE ALARM	PRCST.	PRE-CAST
		F.B.	FLAT BAR	PL.	PLATE
		F.D.	FLOOR DRAIN	P.LAM.	PLASTIC LAMINATE
		FDN.	FOUNDATION	PLAS.	PLASTER
		F.E.	FIRE EXTINGUISHER	PLYWD.	PLYWOOD
		F.E.C.	FIRE EXTINGUISHER CAB.	PR.	PAIR
		F.H.C.	FIRE HOSE CABINET	PT.	POINT
		FIN.	FINISH	P.T.D.	PAPER TOWEL DISPENSER
		FL.	FLOOR		
		FLASH.	FLASHING	QT.	QUARRY TILE

DRAWING INDEX

<u>ARCHITECTURAL</u>	<u>STRUCTURAL</u>
A-1 COVER SHEET	S0 STRUCTURAL NOTES & TYPICAL DETAILS
A-2 (E) SITE PLAN & (E) HOUSE FLOOR PLAN & ELEVATIONS.	S1 ROOF FRAMING & FOUNDATION PLANS
A-3 PROPOSED SITE PLAN & NEW ACCESSORY DWELLING FLOOR PLAN. & ELEVATIONS	S2 FOOT FRAMING PLAN & DETAILS
A-4 PROPOSED ROOF PLAN, SECTIONS & ELEVATIONS	S3 STRUCTURAL DETAILS
A-5 SECTIONS, DETAILS, WINDOW SCHEDULE & DOOE SCHEDULE.	
L-1 LANDSCAPE PLANTING PLAN & DETAILS	
L-2 LANDSCAPE IRRIGATION PLAN & DETAILS	
EMP-1 LIGHTING/PLUMBING/MECHANICAL PLANS	
T-1 TITLE -24	



VICINITY MAP
SCALE: NTS



BLOCK MAP
SCALE: NTS

BUILDING INFORMATION

OWNER'S NAME:	ZHENHAI JIA & JENNY LOUIE	TEL. (408)-391-2615
OWNER'S ADDRESS:	1027 EAGLE AVE. ALAMEDA CA 94501	
APN #	282-02-035	
ZONING	OA	
LOT SIZE	11375 SF.	
EXISTING LOT COVERAGE	1907/ 11375=16.76%	
PROPOSED LOT COVERAGE	1907+1021/ 11375=2928/11375=25.74%	
CONSTRUCTION TYPE	V-B	
OCCUPANCY GROUP	R-3 & U-1	
PROPOSED BLDG. HT.	±31'-6"	

APPLICABLE CODE EDITIONS:

2016 CBC	2013 CMC
2016 CFC	2013 CPC
2016 CEC	2013 CRC
2016 CA. GREEN BUILDING STANDARD CODE	
2016 CA. ENERGY CODE	
& ALL CITY ORDINANCES.	

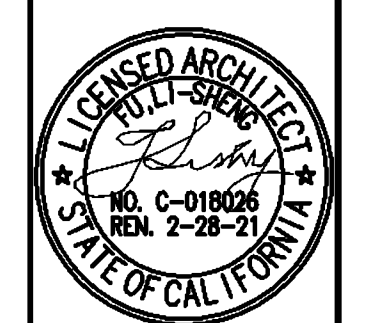
TOTAL FLOOR AREA

	(E) MAIN HOUSE, INCL. GARAGE	(N) ACCESSORY DWELLING	TOTAL
(E) FLOOR AREA	1660 SF.	0 SF.	1660 SF.
ADDITION	0 SF.	799 SF.	799 SF.
(E) GARAGE	247 SF.		
TOTAL	1907 SF. (NO CHANGE)	799 SF.	2706 SF.
NEW GARAGE	0 SF.	222 SF.	222 SF.
TOTAL	1907 SF. (NO CHANGE)	1021 SF.	2928 SF.

SCOPE OF WORK:

1. A NEW ONE STORY ACCESSORY DWELLING OF 799 S.F. LOCATED AT REAR YARD W/ 2 BED ROOM, KITCHEN & TWO BATH.
2. PORCH AT FRONT YARD, 24" ABOVE GROUND, TOTAL 195 SF. PARTIAL COVERED.
3. ONE CAR GARAGE, 222 SF. ATTACH TO NEW SECONDARY DWELLING UNIT.
4. NEW DRIVEWAY CURB CUT AT MOORPARK AVE.

L H A
LUNG HWA ASSOCIATES
ARCHITECTS & ENGINEERS
TEL: (510) 664-8382 FAX: (510) 664-8980
E-MAIL: lhwa@lhwa.com



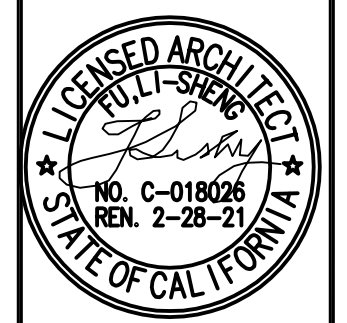
EXISTING HOUSE REMODELING &
NEW SECONDARY DWELLING UNIT
597 MACARTHUR AVE.
SAN JOSE, CALIFORNIA

CONTENTS:
COVER SHEET

Date: 12/10/17
Scale: N/A
Drawn:
Job:
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of

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04/19/19	

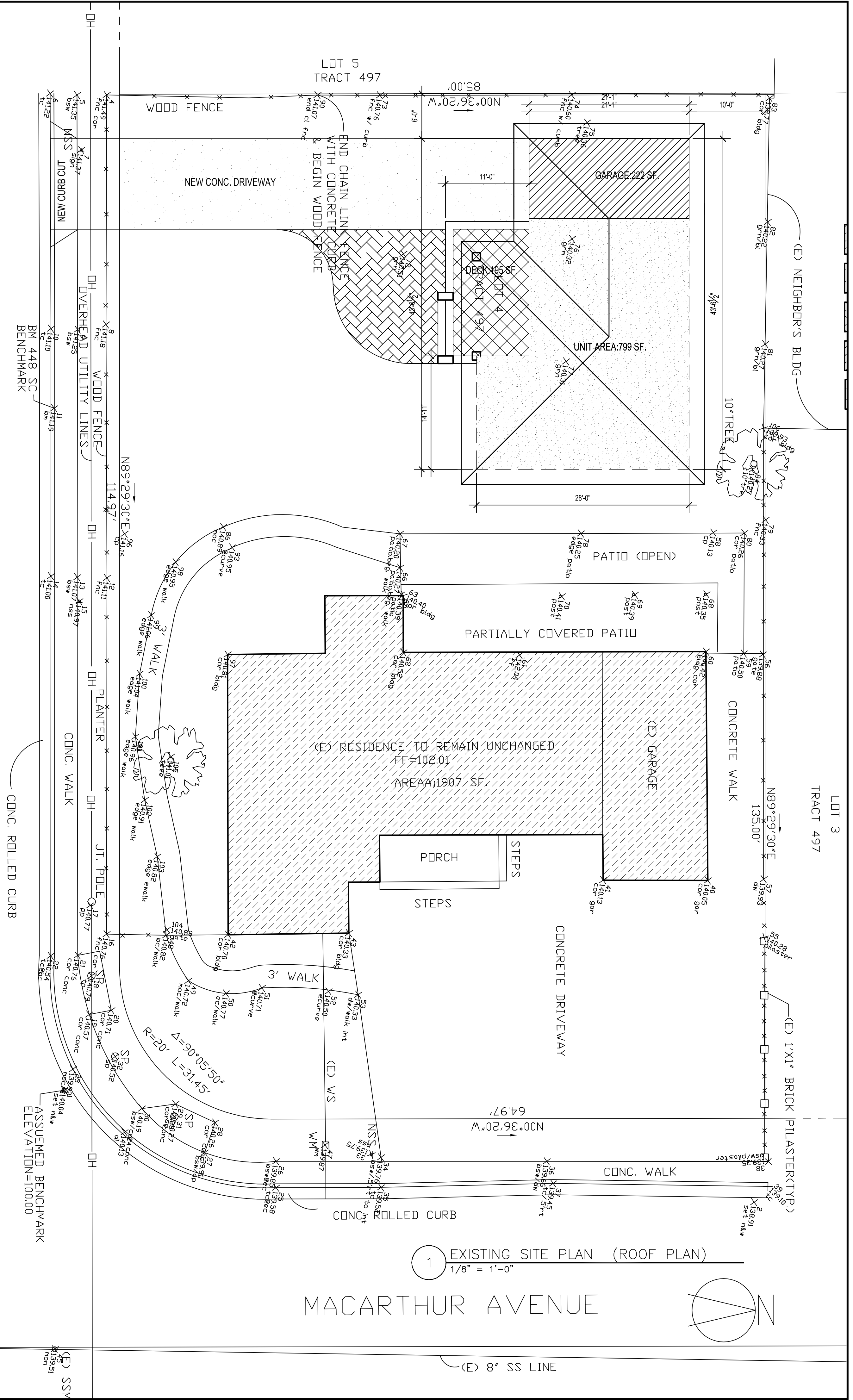
LHA
 LUNG HWA ASSOCIATES
 ARCHITECTS & ENGINEERS
 180 MARININGALE DR. FREMONT, CALIFORNIA
 TEL: (510) 468-5252 FAX: (510) 608-8880
 www.lunghwainc.com



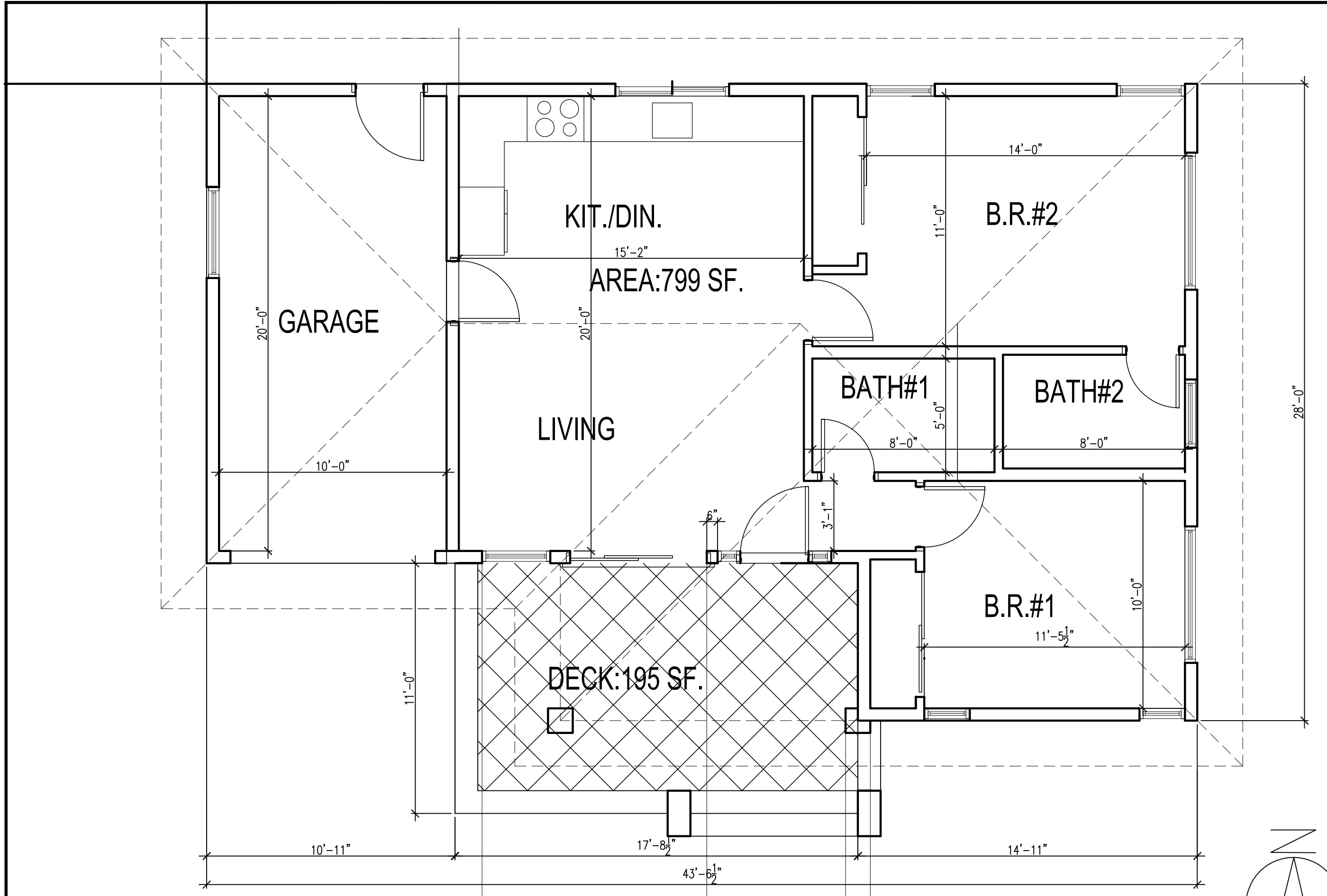
EXISTING HOUSE REMODELING &
 NEW SECONDARY DWELLING UNIT
 597 MACARTHUR AVE.
 SAN JOSE, CALIFORNIA

CONTENTS:
 PROPOSED
 SITE PLAN/
 2ND DWELLING
 UNIT PLAN
 & ELEVATIONS

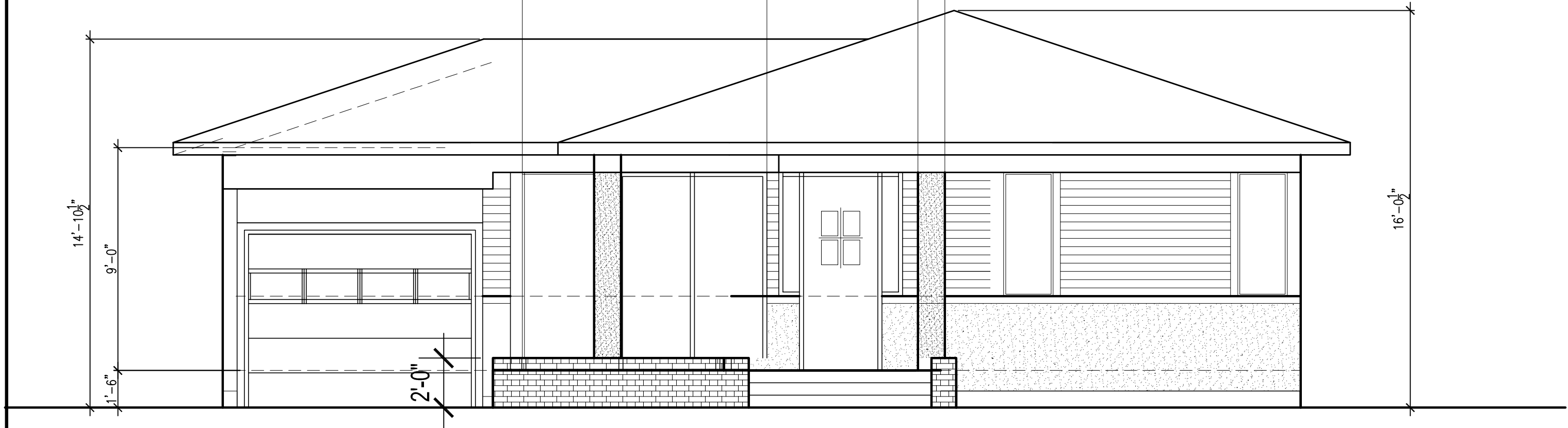
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A-3
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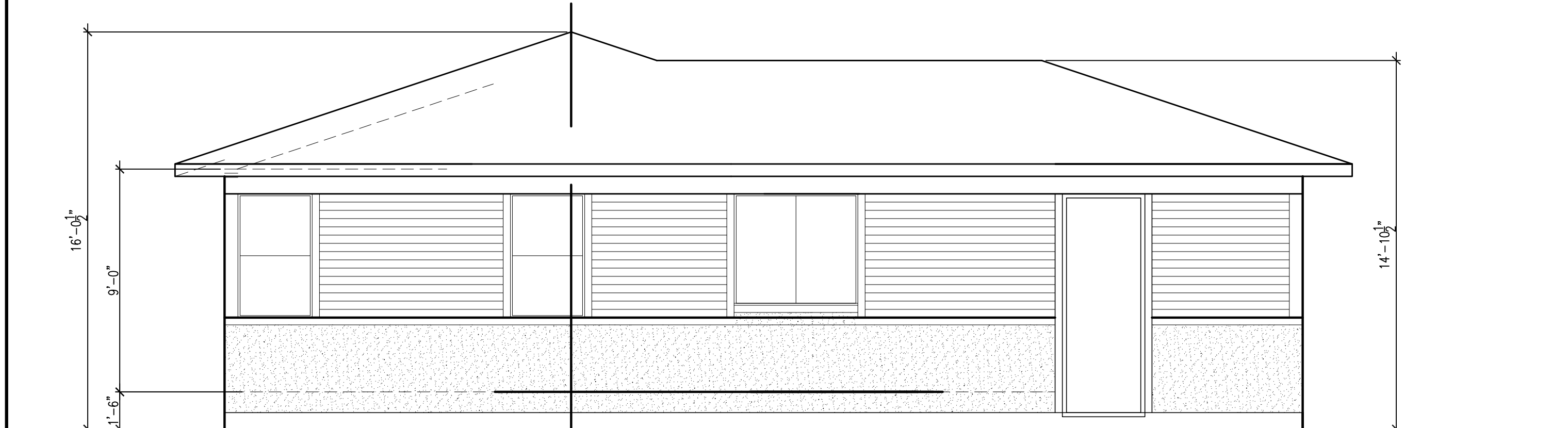
1 EXISTING SITE PLAN (ROOF PLAN)
 1/8" = 1'-0"



2 PROPOSED FLOOR PLAN
 1/4" = 1'-0"



3 PROPOSED FRONT ELEVATION (SOUTH)
 1/4" = 1'-0"



4 PROPOSED REAR ELEVATION (NORTH)
 1/4" = 1'-0"

MOORPARK AVENUE

MACARTHUR AVENUE