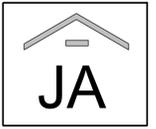


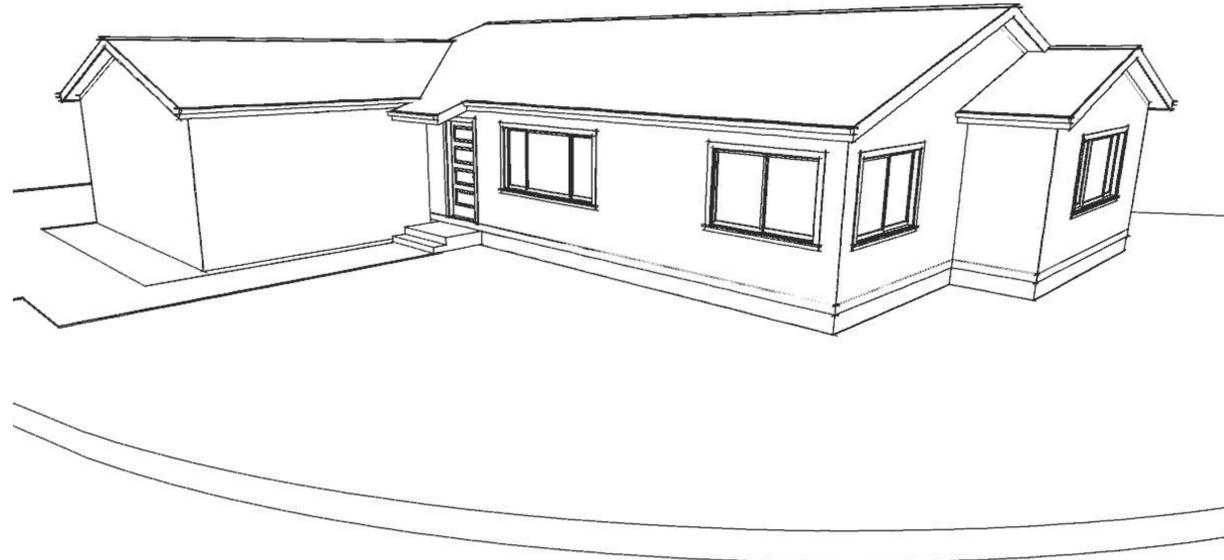
Paik Property Rezone

Designer

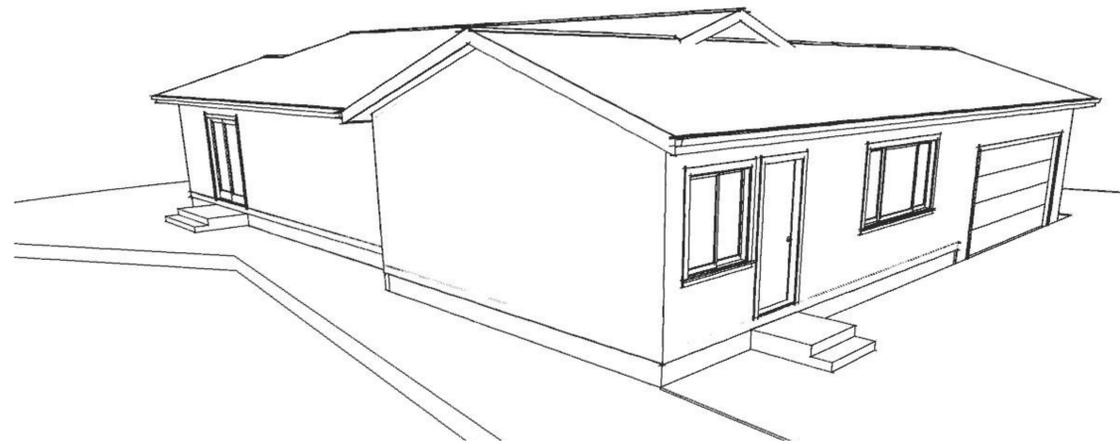
Jane Armstrong



554 Saratoga Ave
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(650) 644-8928



1 **Rendering - Front**
Scale: None



2 **Rendering - Back**
Scale: None

Designer in Charge

Jane Armstrong (650) 644-8928

Contact Information

Owner:
Sung & Judy Paik
35 Inverness Way
Hillsborough, CA 94101
(650) 644-8928

Code Compliance

2016 International Building Code
2016 California Administration Code
2016 California Building Code
2016 California Electrical Code
2016 California Mechanical Code
2016 California Plumbing Code
2016 California Residential Code
2016 CA Green Building Standards Codes
2016 California Energy Code

Drafting Service

DRAFTING HOMES
Steven D Koski
466 Wilson St
Napa, CA 94559
(707) 927-8682
steven@draftinghomes.com

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Project Description

The objective of this drawing set is to rezone the property as residential so that the structure can be sold/transferred as-is. After the property has been rezoned, the owner can submit a new residential design for occupancy approval.

The existing commercial floor plan comprises offices, restrooms, kitchen, storage rooms, laundry and garage. Some remodel work may have been done without a building permit. The potential residential floor plan, on Sheet A5, gives an idea of a residential use. The potential residential floor plan is not a proposed floor plan for procuring a building permit.

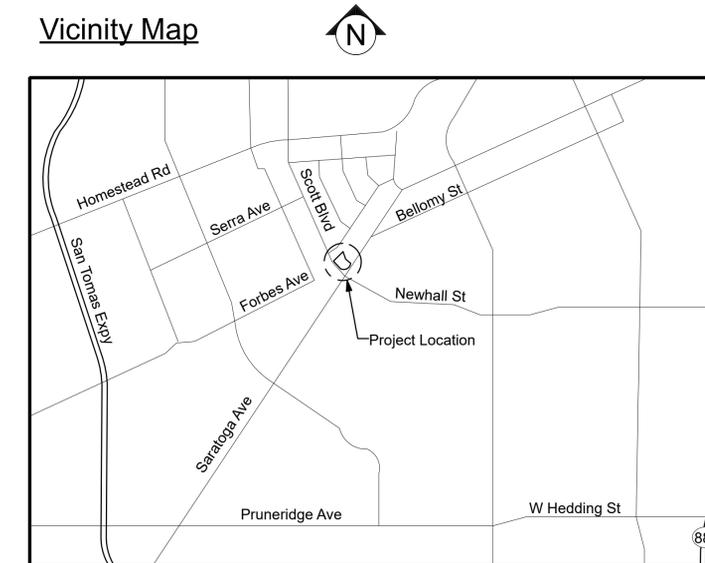
Project Data

Assessors Parcel Number: 269-32-057
Construction Type: VB
Lot Area: 8,500 SF
House: 1,651 SF
Garage: 400 SF

Index

- A1 Cover
- A2 Site Plan
- A3 Existing Commercial Floor Plan
- A4 Windows & Doors Schedules
- A5 Potential Floor Plan (Not Proposed)
- A6 Elevations
- A7 Elevations

Vicinity Map



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11/11/17 - 1st-Round Drawings - 00

11/16/17 - 1st-Round Drawings - 01

1 5/27/18 - Setback Dimensions - 02

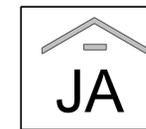
Sheet

Cover

A1

Designer

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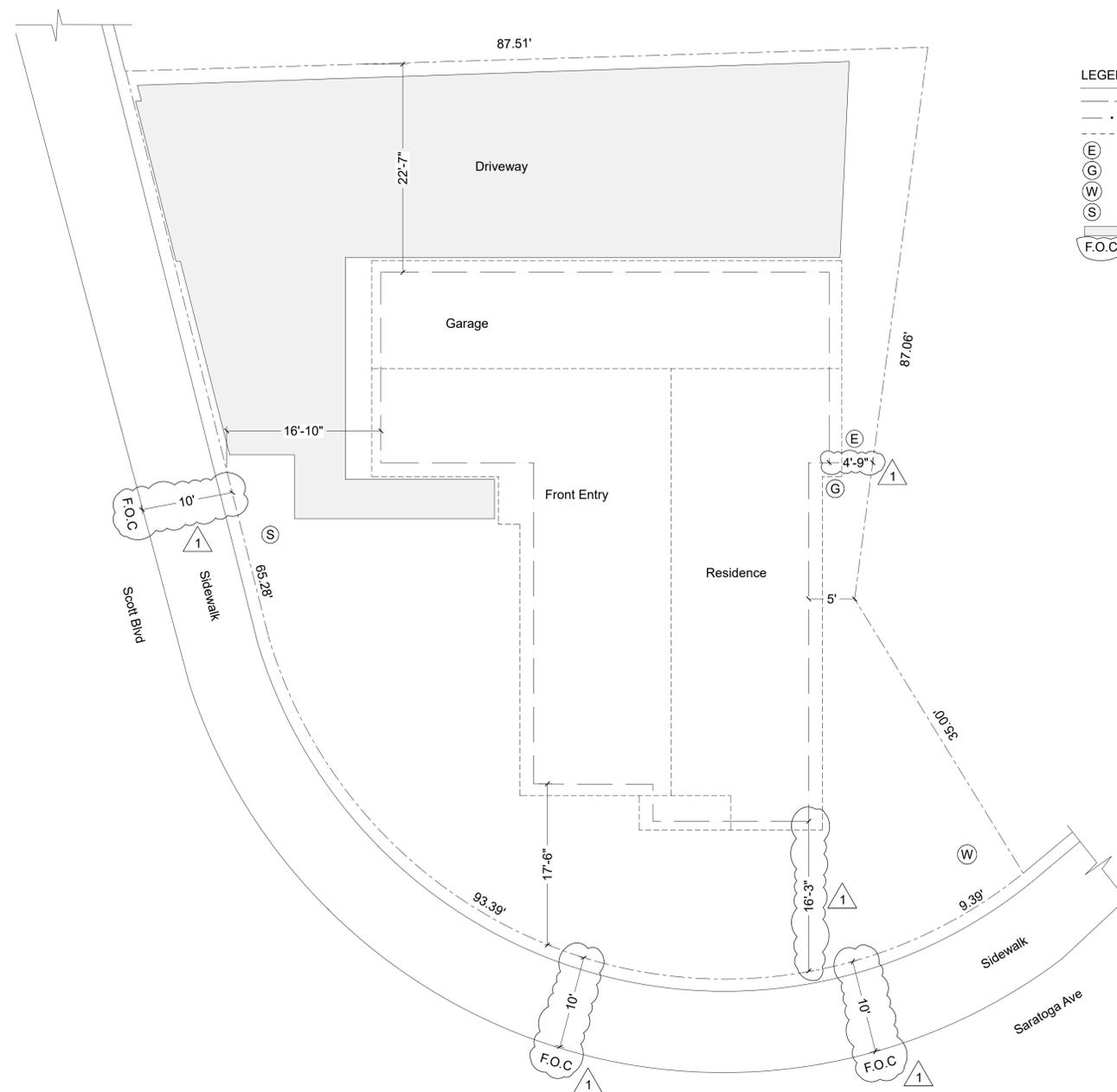
11/16/17 - 1st-Round Drawings - 01

5/27/18 - Setback Dimensions - 02

Sheet

Site Plan

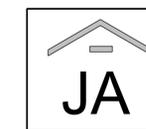
A2



LEGEND

- Property Line
- Edge of Building
- Edge of Roof
- Electrical Meter/Panel
- Gas Meter
- Water Meter
- Sewer
- Driveway/Walkway
- Face of Curb

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



Paik Property Rezone

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USE DESCRIPTION

The objective of this drawing set is to rezone the property as residential so that the structure can be sold/transferred as-is. After the property has been rezoned, the owner can submit a new residential design for occupancy approval.

The existing commercial floor plan comprises offices, restrooms, kitchen, storage rooms, laundry and garage. Some remodel work may have been done without a building permit. The potential residential floor plan, on Sheet A5, gives an idea of a residential use.

LEGEND

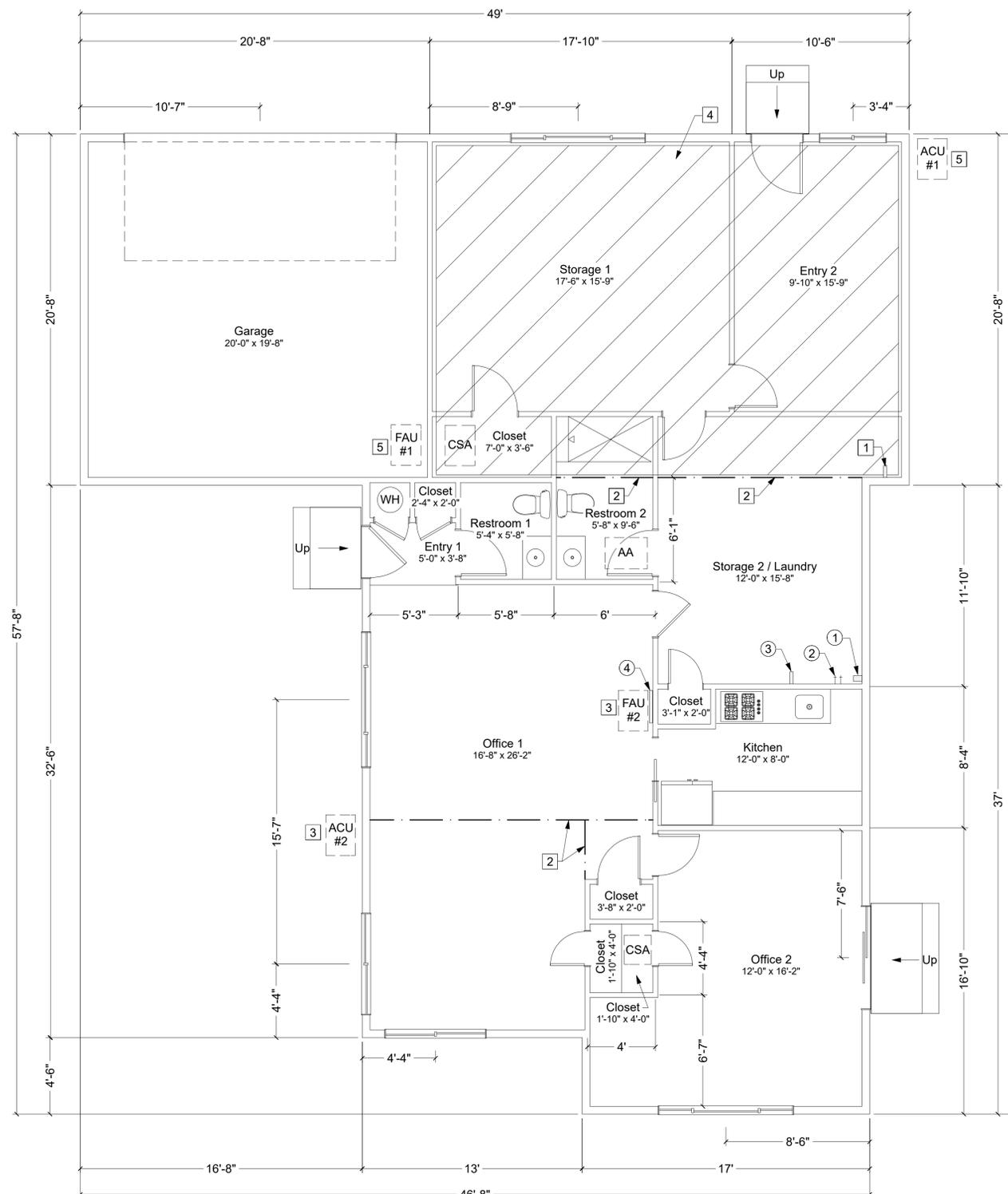
- Raised Floor
- Header or Beam
- WH Water Heater
- FAU Forced Air Unit
- CSA Crawl Space Access
- AA Attic Access
- ACU Air Conditioning Unit
- Hose Bib

ITEMS

- ① Dryer Vent
- ② Washer Hookup
- ③ Dryer Gas Pipe
- ④ Air Intake Grill

NOTES

- ① A gas pipe protrudes into the room, at floor level, after an interior wall was moved.
- ② Assumed header or beam installed after interior wall was removed.
- ③ Forced Air Unit (FAU #2), located under floor, and Air Conditioning Unit (ACU #2) services house, except for raised floor area (previous remodel) and garage.
- ④ Raised floor over garage area was installed in a previous remodel.
- ⑤ Forced Air Unit (FAU #1) and Air Conditioning Unit (ACU #1) services raised floor area (previous remodel).



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

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① 5/27/18 - Setback Dimensions - 02

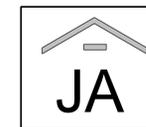
Sheet

Existing
Commercial
Floor Plan

A3

Designer

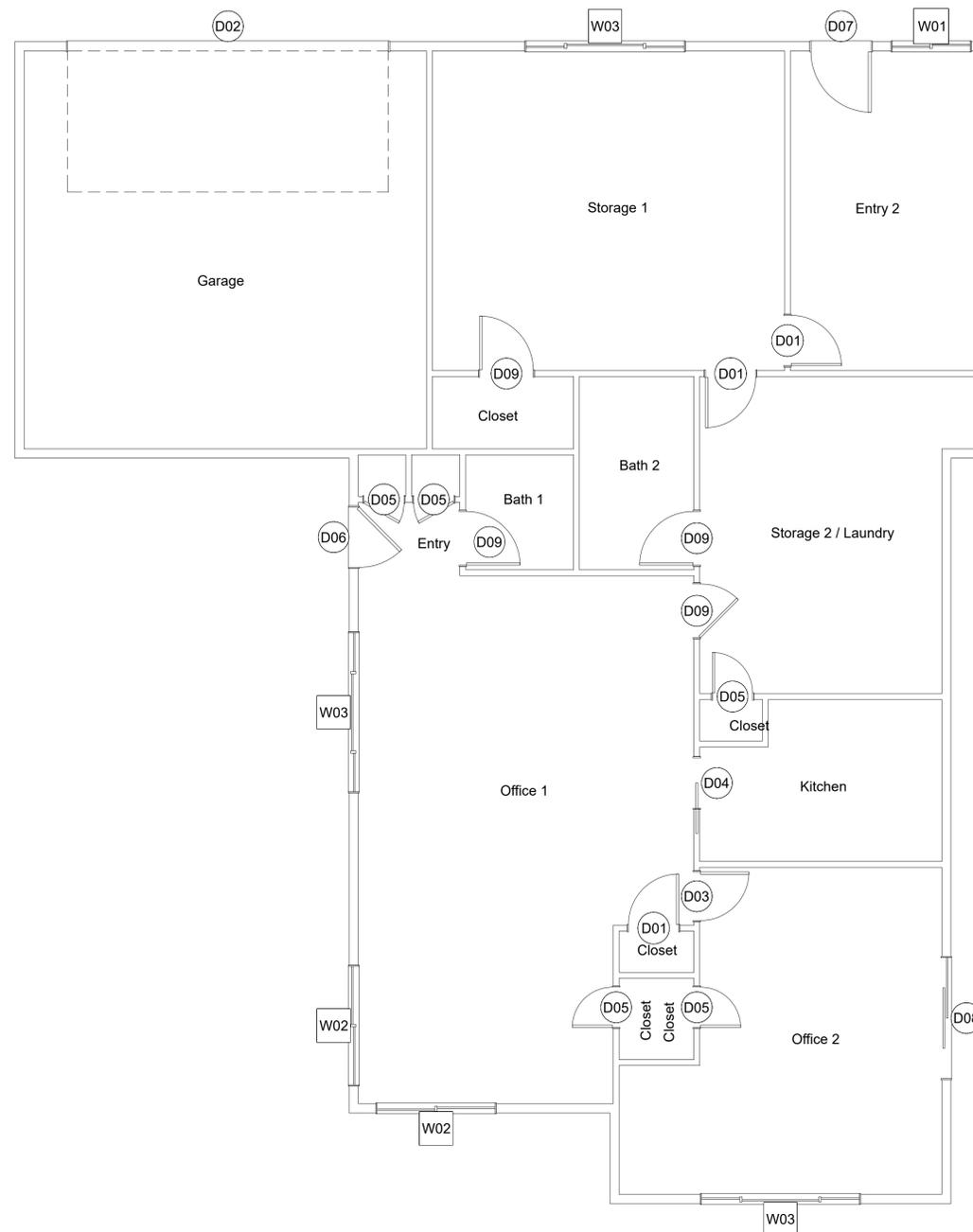
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LEGEND

- D01 Door Label
- W01 Window Label

Window Schedule			
Number	Label	Qty	Description
W01	4040LS	1	Left Sliding
W02	6040LS	2	Left Sliding
W03	8040TS	3	Triple Sliding

Door Schedule			
Number	Label	Qty	Description
D01	2668	3	Hinged-Slab
D02	16070	1	Garage-Slab
D03	2568	1	Hinged-Slab
D04	2668	1	Pocket-Slab
D05	2068	5	Hinged-Slab
D06	3068	1	ext. Hinged-Door P10
D07	3068	1	ext. Hinged-Slab
D08	6068	1	ext. Slider-Glass
D09	2868	4	Hinged-Slab

1 Windows & Doors
Scale: 1/4" = 1'-0"

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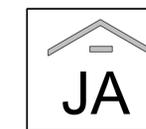
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**Windows &
Doors Schedules**

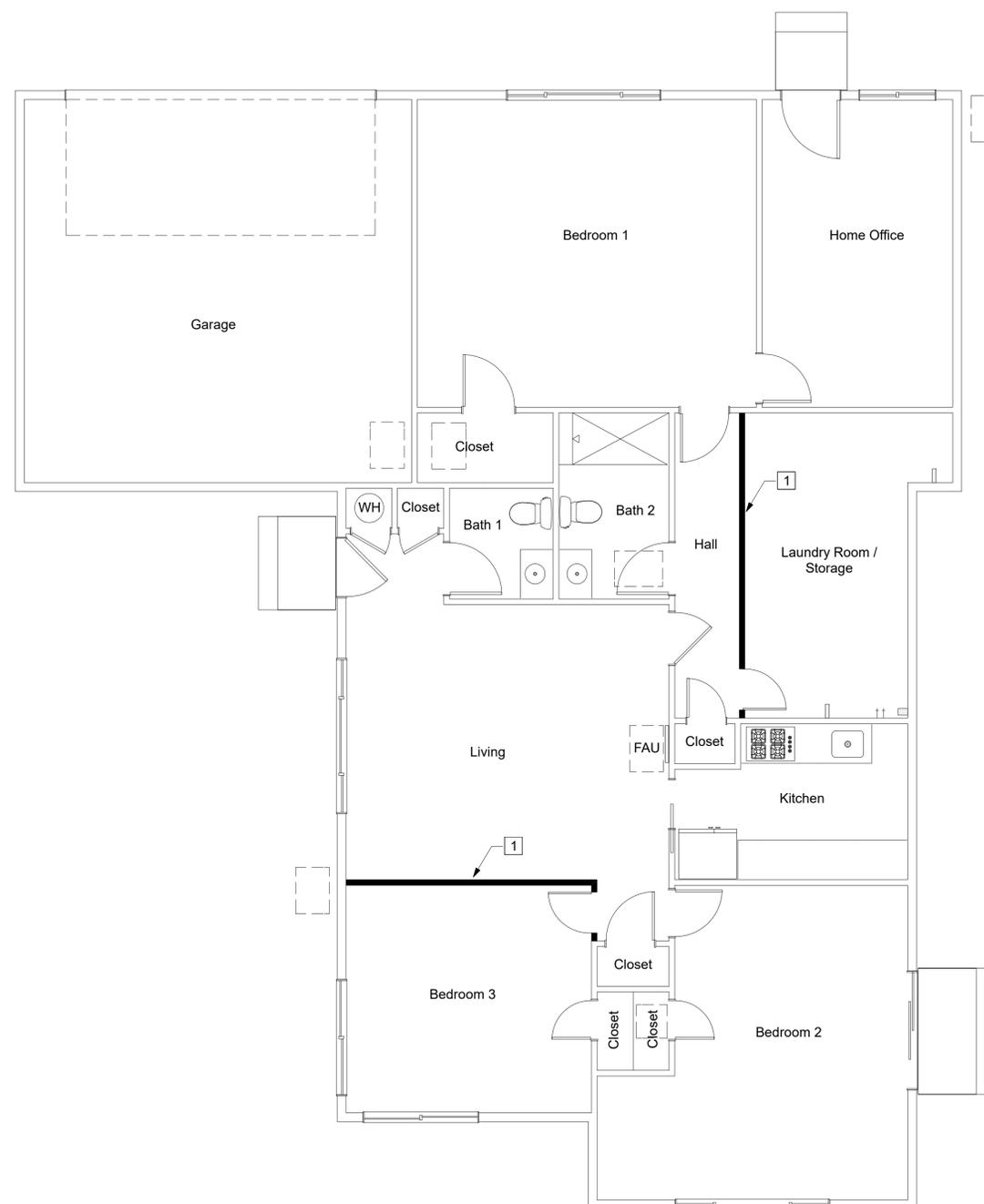
A4

Designer

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USE DESCRIPTION

The objective of this drawing set is to rezone the property as residential so that the structure can be sold/transferred as-is. After the property has been rezoned, the owner can submit a new residential design for occupancy approval.

The potential residential floor plan gives an idea of a residential use. It comprises three bedrooms, two bathrooms, kitchen, living, office, laundry and garage. A separated drawing set with a proposed floor plan that may require structural engineering calculations and details is needed for occupancy approval.

LEGEND

-  New Wall
- WH Water Heater
- FAU Forced Air Unit

NOTES

- 1 Install new wall for Bedroom 3 and Laundry Room.
- 2 This potential floor plan is not a proposed floor plan and may be used for decision making.

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Sheet

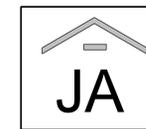
Potential Floor
Plan (Not
Proposed)

A5

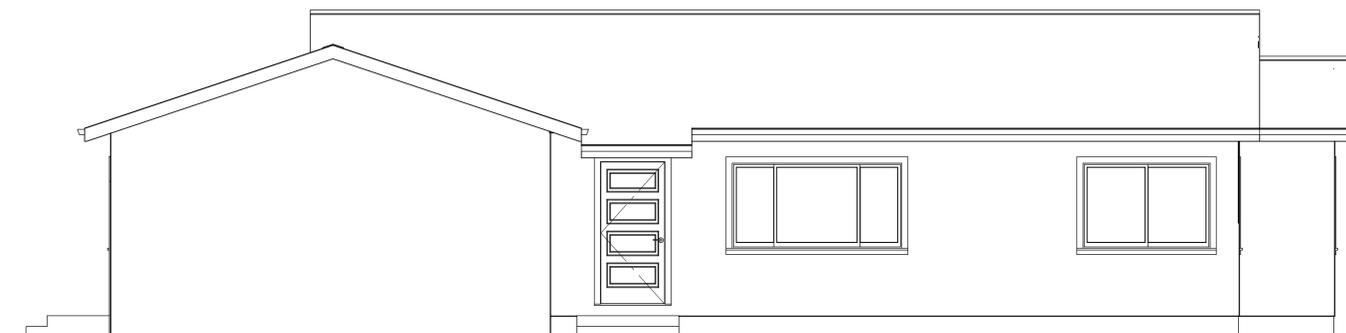
1 Potential Floor Plan (Not Proposed) 2
Scale: 1/4" = 1'-0"

Designer

Jane Armstrong



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



2 Elevation - Left Side
Scale: 1/4" = 1'-0"

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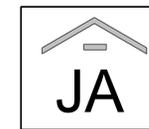
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Elevations

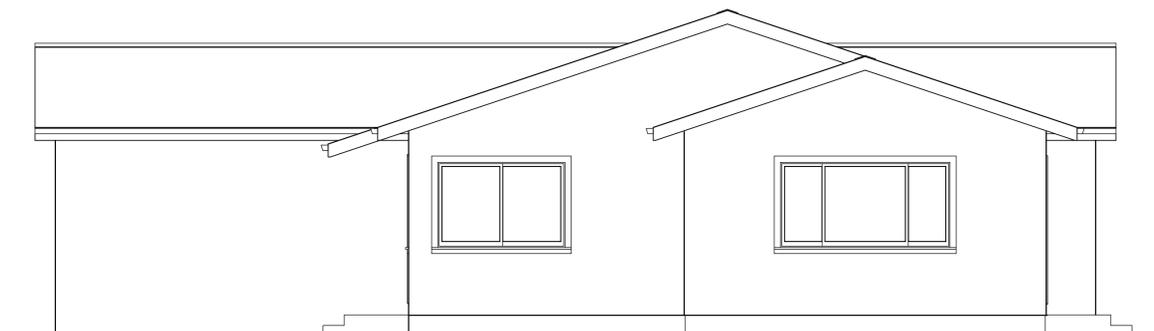
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Designer

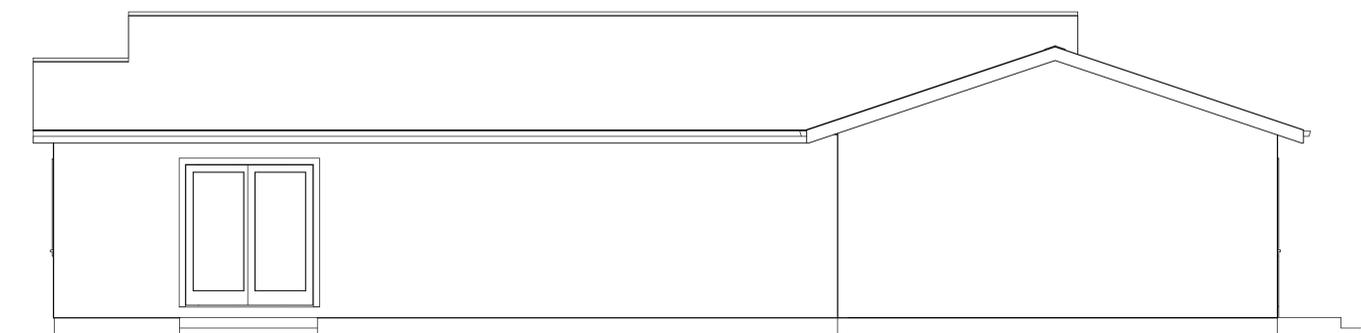
Jane Armstrong



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1 Elevation - Right Side
Scale: 1/4" = 1'-0"



2 Elevation - Back
Scale: 1/4" = 1'-0"

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Sheet

Elevations

A7