



NEW RESIDENCE AND DETACHED ADU
 128 ELM AVENUE
 BURLINGAME, CALIFORNIA
 APN: 028-274-180
 OWNERS: BETH AND KEITH TAYLOR

drawing title

revisions

7.27.22

Bldg Plan Review

date: 5.25.22

scale: as noted

drawn by: EL

job: TAYLOR ELM

sheet

A0

of 40 sheets

CONDITIONS OF APPROVAL

- that the project shall be built as shown on the plans submitted to the Planning Division date stamped March 4, 2022, sheets A0 through A9, C-0 through C-3, and L0.1;
- that prior to issuance of a building permit, the applicant shall submit an FYI showing a reduction in the size of the three crawspace windows located next to the attached garage (Southeast Elevation); the size of the crawspace windows should be similar in size to the windows in the hallway of the garage (Northwest Elevation);
- that the project shall meet the conditions of the Alternate Means of Protection, approved by Central County Fire Department on January 18, 2022 including:
 - Residence and ADU - shall be protected by a residential fire sprinkler system in all rooms and areas, including full sprinkler coverage through the attic, bathrooms, clothes/utility closets and any accessible mechanical or crawl spaces;
 - ADU - exterior walls less than 5 feet from the property lines shall be of 2-hour construction;
- that any changes to building materials, exterior finishes, windows, architectural features, roof height or pitch, and amount or type of hardscape materials shall be subject to Planning Division or Planning Commission review (FYI or amendment to be determined by Planning staff);
- that any changes to the size or envelope of the first or second floors, or garage which would include adding or enlarging a dormer (s), shall require an amendment to this permit;
- that any recycling containers, debris boxes or dumpsters for the construction project shall be placed upon the private property, if feasible, as determined by the Community Development Director; that demolition or removal of the existing structures and any grading or earth moving on the site shall not occur until a building permit has been issued and such site work shall be required to comply with all the regulations of the Bay Area Air Quality Management District;
- that prior to issuance of a building permit for construction of the project, the project construction plans shall be modified to include a cover sheet listing all conditions of approval adopted by the Planning Commission, or City Council on appeal, which shall remain a part of all sets of approved plans throughout the construction process. Compliance with all conditions of approval is required; the conditions of approval shall not be modified or changed without the approval of the Planning Commission, or City Council on appeal;
- that all air ducts, plumbing vents, and flues shall be combined, where possible, to a single termination and installed on the portions of the roof not visible from the street; and that these venting details shall be included and approved in the construction plans before a Building permit is issued;
- that the project shall comply with the Construction and Demolition Debris Recycling Ordinance which requires affected demolition, new construction and alteration projects to submit a Waste Reduction plan and meet recycling requirements; any partial or full demolition of a structure, interior or exterior, shall require a demolition permit;
- that demolition for removal of the existing structures and any grading or earth moving on the site shall not occur until a building permit has been issued and such site work shall be required to comply with all the regulations of the Bay Area Air Quality Management District;
- that the project shall meet all the requirements of the California Building and Uniform Fire Codes, in effect at time of building permit submittal, as amended by the City of Burlingame;

THE FOLLOWING CONDITIONS SHALL BE MET DURING THE BUILDING INSPECTION PROCESS PRIOR TO THE INSPECTIONS NOTED IN EACH CONDITION:
- that prior to scheduling the framing inspection the applicant shall provide a certification by the project architect or residential designer, or another architect or residential design professional, that demonstrates that the project falls at or below the maximum approved floor area ratio for the property;
- that prior to scheduling the foundation inspection, a licensed surveyor shall locate the property corners, set the building footprint and certify the first-floor elevation of the new structure(s) based on the elevation at the top of the form boards per the approved plans; this survey shall be accepted by the City Engineer;
- that prior to scheduling the framing inspection the project architect or residential designer, or another architect or residential design professional, shall provide an architectural certification that the architectural certification that the architectural details shown in the approved design which should be evident at framing, such as window locations and bays, are built as shown on the approved plans; architectural certification documenting framing compliance with approved design shall be submitted to the Building Division before the final framing inspection shall be scheduled;
- that prior to scheduling the roof deck inspection, a licensed surveyor shall shoot the height of the roof ridge and provide certification of that height to the Building Division; and
- that prior to final inspection, Planning Division staff will inspect and note compliance of the architectural details (trim materials, window type, etc.) to verify that the project has been built according to the approved Planning and Building plans.

All site improvements and construction work will require a separate application to the Building Division. This approval is valid for two years during which time a building permit must be issued (building permit must be issued by March 22, 2024). One extension of up to one year may be considered by the Community Development Director if a written application and filing fee is submitted to the Planning Division at least 30 days prior to the expiration date of the initial Planning approval.

PUBLIC WORKS CONDITIONS

- Any work in the City right-of-way, such as street, sidewalk area, public easements, utility easements, or use of the right-of-way such as placement of debris box or construction parking is required to obtain an Encroachment Permit prior to starting work. For requirements related to issuance of an Encroachment Permit, visit: https://www.burlingame.org/departments/public_works/encroachment_permit.php. Work without the benefit of an encroachment permit will be charged double the permit fee.
- All work within City right-of-way shall comply with City Standards and Details. Standard Details are available at: https://www.burlingame.org/departments/public_works/city_standards_details.php.
- Public Works construction hours in the right-of-way are limited to weekdays and non-City Holidays between 8:00 a.m. and 5:00 p.m. This includes construction hauling. If applicant wishes to work beyond the normal construction hours, a waiver of working hour form may be submitted to the Public Works Department ten (10) working days in advance for review and approval by Public Works and Building Department.
- For projects in the Burlingame Plaza, Broadway, and Burlingame downtown districts, construction in the public right-of-way is prohibited during the holiday shopping season, from the first Saturday of November through the first Saturday after New Year's Day.
- For downtown Burlingame Avenue projects, per City of Burlingame Municipal Code 12.05, any work within the public right-of-way shall require approval from the Public Works Department and shall comply with the following special conditions: specifications, details, and construction moratoriums.
- For projects facing El Camino Real, Any work in the Caltrans right-of-way, such as street and sidewalk area is required to obtain an Encroachment Permit from Caltrans prior to starting work; it is the applicant's responsibility to obtain all required permits.
- No structure shall be built into City's right-of-way, this includes all existing and overhanging projections. On 128 Elm Avenue, this measurement varies from fifteen and two tenth feet to sixteen and one tenth feet (15.2' to 16.1') measured from face of curb.
- FOR NEW SINGLE FAMILY OR SUBSTANTIAL REMODELS, GREATER THAN 50% REMODEL/ADDITION: Show on the site plan: (1) Replacement of ALL curb, gutter, driveway and sidewalk fronting site, (2) plug all existing sanitary sewer lateral connections and install a new 4" or 6" lateral to sewer main including vye, (3) new water service to water meter, and when applicable, (4) water lines above 2" and all fire services of any size are to be installed by applicant and per city standard procedures and specification. Conform with applicant. If the location of the new sewer lateral and/or water service is at a new location:
 - All abandoned sewer laterals shall have vyes or saddles removed off the main and replace with new straight section.
 - All abandoned existing water services, 2-inch or below, shall be cut and cap at the existing main connection and disconnect at service saddle. Abandon valve where applicable.
 - All abandoned existing water services, greater than 2", shall have tees removed at main and replaced with straight pipe per City standards and details.
- Sewer Backwater Protection Certification is required for the installation of any new sewer fixture per Ordinance No. 1710. The Sewer Backwater Protection Certificate is required prior to the issuance of Building Permit and the backwater device must be placed on private property.
- For model projects less than 50% remodel: All damaged and displaced curb, gutter, sidewalk, and driveway approach fronting site must be replaced prior to final of Building Permit. A pre-inspection by Public Works of the condition of the sidewalk is recommended, but not required. However, if a pre-inspection is not conducted, the applicant/contractor waives the right to contest the limits of the repairs caused by construction activities.
 - Front landscape (hardscape) improvements that are not shown on the plans, this will be subject to a Public Works inspection prior to building permit final to confirm that no encroachments exist beyond the property line.
 - If applicable, for large developments (4+ units or more), or improvements in downtown area: Contractor shall coordinate a meeting with the City Public Works Engineering Inspector 48 hours prior to initiation of the site work. The purpose is to discuss and clearly understand the following:
 - Plan of work within City's right of way, including, but not limited to, hours of work, deliveries, traffic control and/or pedestrian access within public right of way, sidewalk issues, parking, storage, loading of materials, repair of damaged public facilities such as sidewalk, road pavement, etc.; and coordination with City projects within the vicinity.
 - Contractor shall provide field contact names and numbers of responsible field personnel.
- The project shall comply with the City's NPDES permit requirements to prevent storm water pollution. All construction work shall be done in accordance with the most current APWA-AGC Standard Specifications for Public Works Construction, the California Stormwater Quality Association's Stormwater Best Management Practice Handbook, and the City of Burlingame Stormwater Management and Discharge Control Ordinance (Municipal Code Chapter 15.14). A copy of the Stormwater Construction Best Management Practices can be found at <http://www.flovestbay.org/brochures>. Upon completion of the work, all stormwater protection measures shall be entirely removed and the right-of-way shall be left in as presentable a condition as existed before work started. Please be aware that during winter months (October 15th to April 15th) applicant/contractor are responsible to remove projects stormwater inlet protection devices) (sandbags/filters/etc.) in the public right-of-way to prevent flooding during rain events, and install devices once the rain event ends. All private property stormwater protection measures must be protected and repaired after each rain event.
- Per Municipal code section 18.06.090, no storm water or underground water draining from any lot, building, or paved area shall be allowed to drain to adjacent properties nor shall this water be connected to the city's sanitary sewer system. Regardless of the slope of the source property, such water shall drain to either artificial or natural storm drainage facilities by gravity or pumping.
- All water lines connections to city water mains for services or fire line protection are to be installed per city standard procedures and material specifications. Contact the City's Water Department for connection fees. Domestic Water Services 2" and over shall be installed by builder.
- If required, all fire services shall be installed by builder. All underground fire service connections shall be submitted as separate Underground Fire Service permit for review and approval.
- All debris/garbage containers location shall be on property. No wet garbage fluid shall enter public right-of-way or the storm drain system.
- Porta potty's must be placed on private property and are not allowed in the public right-of-way.
- It is the responsibility of the owner and/or contractor to notify Underground Service Alert (USA) at least 48 hours before the start of any excavation work.

NEW RESIDENCE AND DETACHED ADU
128 ELM AVENUE, BURLINGAME, CALIFORNIA

PROJECT DIRECTORY

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CONSTRUCTION NOTES

- No person shall erect (including excavation and grading), demolish, alter or repair any building or structure other than between the following hours, except in the case of urgent necessity in the interest of public health and safety, and then only with prior written approval from the Building Official, which approval shall be granted for a period not to exceed three days. No work on Sundays and Holidays. Holidays are the first day of January, the third Monday of February, the last Monday of May, the fourth day of July, the first Monday of September, the eleventh day of November, the fourth Thursday in November and the twenty-fifth day of December. If the first day of January, the fourth day of July, the eleventh day of November, or the twenty-fifth day of December falls upon a Sunday the following Monday is a holiday.

Construction Hours	
Monday through Friday	8AM-7PM
Saturdays	9AM-6PM
Sundays and Holidays	No Work Allowed

Note: As of October 19, 2016, allowable working hours were changed as noted above.
- Construction hours in the City Public right-of-way are limited to weekdays and non-City Holidays between 8:00 a.m. and 5:00 p.m. for all activities (including hauling).
- CONSTRUCTION AND DEMOLITION RECYCLING REQUIREMENTS
65% by weight of all waste generated from demolition and new construction be reused and/or recycled. Further, a minimum 25% of structural material (excluding concrete, asphalt and dirt) must be recycled. Prior to permitting, the general contractor shall complete and submit a "Recycling and Waste Reduction Form." A deposit, based on waste generation for full demolition projects, or based on value for new construction and alteration projects, is calculated and is payable with the other fees when the permit is issued. Within sixty (60) days of completion of the project the contractor shall document all reuse, recycling, and disposal through receipts, weight tags, or other records of measurement. Recycling and Waste Reduction Form will need to be submitted and approved prior to issuance of building permit. Contact Recycling Specialist, Joe McCluskey (650) 558-7273 for any questions.
- Any recycling containers, debris boxes, or dumpsters for the construction project shall be placed upon the private property, if feasible. If located in the City right-of-way, an Encroachment Permit is required prior to placement. No wet garbage fluid shall enter the public right-of-way or the storm drain system.
- ADDITIONAL INSPECTIONS AND CERTIFICATION REQUIRED DURING CONSTRUCTION
See the conditions of approval above for requirements.
- PROJECT OCCUPANCY
Once construction begins, the Certificate of Occupancy will be rescinded. No occupancy of the building is to occur until a new Certificate of Occupancy has been issued (after the project is finalized).
- COMMENCEMENT OF WORK
No work can begin and no demolition permit will be issued until a Building Permit has been issued. Prior to commencing work, all tree protection and erosion control measures shall be in place. The property owner is responsible for assuring that no work is authorized or performed prior to issuance of building permit.
- DEMOLITION PERMIT
A completed Supplemental Demolition Permit Application shall be submitted prior to the issuance of a building permit application. NOTE: The Demolition Permit will not be issued and no work can begin (including the removal of any building components) until a Building Permit is issued for the project. The owner is responsible for assuring that no work is authorized or performed. Demolition of a structure requires a permit from BAAQMD and required sign-offs from the Water, Sewer, Planning, and Recycling departments. The pink demolition permit application will need to be completed prior to Building Department approval and the start of work. Contact BAAQMD for questions. (415)749-4979, email at www.baqamd.gov.
- GRADING PERMIT
A Grading Permit will be obtained from the Department of Public Works at the time of building permit application.
- Any hidden conditions that require work to be performed beyond the scope of the building permit issued for these plans may require further City approvals including review by the Planning Commission.
- PROPERTY CORNER MONUMENTS
Property corners shall be set with surveyor's license number on durable monuments prior to the commencement of excavation. All corners need to be maintained or reinstated before the building final. All property corners shall be maintained during construction or reestablished at the end of the project.
- CITY OF BURLINGAME BUSINESS LICENSE
Anyone doing business in City of Burlingame must have a current City of Burlingame business license.

FIRE PROTECTION NOTES

FIRE SPRINKLER DRAWINGS SHALL BE A DEFERRED SUBMITTAL

- An automatic fire sprinkler system shall be installed in accordance with NFPA 13D.
- Fast-response fire sprinkler heads shall be installed throughout residence, garage, and ADU.
- Fast-response fire sprinkler heads shall be installed throughout residence, garage, and detached ADU.
- Primary residence and detached ADU shall have increased sprinkler protection in all rooms and areas, including full sprinkler coverage throughout the attic, bathrooms, clothes/utility closets, and any accessible mechanical or crawl spaces.
- ADU walls less than 5 feet from property lines shall be of 2-hour assemblies.
- The suppression contractor shall have a C-16 type license.
- The suppression contractor shall provide 3 copies of working drawings and calculations to the fire district for plan checking.
- The fire district shall issue a permit prior to the installation of fire sprinkler system.
- An owner's manual for the fire sprinkler system shall be provided to the owner.
- A sign or valve tag shall be installed at the main shutoff valve to the water distribution system stating the following: "Warning, the water system for this home supplies fire sprinklers that require certain flows and pressures to fight a fire. Devices that restrict the flow or decrease the pressure or automatically shut off the water to the fire sprinkler system, such as water softeners, filtration systems and automatic shutoff valves, shall not be added to this system without a review of the fire sprinkler system by a fire protection specialist. Do not remove this sign."
- Backflow prevention device shall be installed on fire service line. It shall be certified and tagged by backflow tester before final inspection.
- Fire sprinkler test water shall be discharged to to landscape or sanitary sewer.

SPECIAL INSPECTIONS, OBSERVATIONS, AND CERTIFICATION

- GEOTECHNICAL ENGINEER, Romig Engineers, Inc., (650)591-5224
Earthwork, foundation construction, site/soil/grade and non-expansive fill preparation, utility trench backfill, pavement construction, and site drainage should be performed in accordance with the geotechnical report prepared by Romig Engineers, Inc., dated January 2021. Romig Engineers should be notified at least 48 hours in advance of any earthwork and should observe and test during earthwork and foundation construction as recommended in the geotechnical report. Romig Engineers should be notified at least 5 days prior to earthwork, trench backfill and subgrade preparation work to allow time for sampling of on-site or imported soil and laboratory compaction curve testing to be performed prior to on-site compaction density testing. The earthwork and foundation phases of construction should be observed and tested by Romig Engineers, Inc. to: 1) confirm that subsurface conditions are compatible with those used in the analysis and design; 2) observe compliance with the design concepts, specifications, and recommendations; and 3) allow design changes in the event that subsurface conditions differ from those anticipated. The recommendations presented in this report are based on a limited amount of subsurface exploration. The nature and extent of variation across the site may not become evident until construction. If variations are exposed during construction, it will be necessary to reevaluate geotech report recommendations.
- All welding with the exception of shop welding done in an approved fabricator's shop.
- Nailing, bolting, anchoring and other fastening components within the seismic-force resisting system, including nailing of wood shear walls, wood diaphragms, drag struts, braces, shear panels and holdowns where fastener spacing of the sheathing is 4" o.c. or less.
- Surveyor of record
 - prior to scheduling the foundation inspection, a licensed surveyor shall locate the property corners, set the building footprint and certify the first floor elevation of the new structure(s) based on the elevation at the top of the form boards per the approved plans, provide to City Engineer
 - prior to scheduling the roof deck inspection, a licensed surveyor shall shoot the height of the roof ridge and provide certification of that height to the Building Division
- Architect
 - that prior to scheduling the framing inspection the applicant shall provide a certification by the project architect or residential designer, or another architect or residential design professional, that demonstrates that the project falls at or below the maximum approved floor area ratio for the property;
 - prior to scheduling the framing inspection the project architect or residential designer, or another architect or residential design professional, shall provide certification that the architectural details shown in the approved design which should be evident at framing, such as window locations and bays, are built as shown on the approved plans; architectural certification documenting framing compliance with approved design shall be submitted to the Building Division before the final framing inspection shall be scheduled.

DEFERRED SUBMITTALS

- Fire Sprinklers
- Solar Photovoltaic
- Temporary Shoring Plan

GREEN BUILDING AND ENERGY REACH

- Green Building Mandatory Measures Checklist on sheet A13
- This project shall comply with All Electrification requirements in accordance with the City of Burlingame Reach Code Ordinance #1979.

LANDSCAPE NOTES

- (4) new 24" box trees shall be planted, as indicated on landscape plan.
- An automatic weather-based irrigation system controller for landscaping will be provided by the builder and installed at the time of final inspection.
- Landscape is to comply with the Water Conservation in Landscape Regulations.
- Audit shall be required at the time of final inspection.

SPECIAL FEATURES AND REQUIRED HERS TESTING

Main House	ADU
REQUIRED SPECIAL FEATURES <ul style="list-style-type: none"> Indoor air quality, balanced fan IAQ Ventilation System Heat Recovery: minimum 78 SRE and 84 ASRE IAQ Ventilation System: supply outside air inlet, filter, and HERV cores accessible per RACM Reference Manual IAQ Ventilation System: fault indicator display Ducts with high level of insulation Insulation below roof deck Ducts in crawl space Northwest Energy Efficiency Alliance (NEEA) rated heat pump water heater, specific brand/model, or equivalent, must be installed PV System: 3.73 kWdc 	REQUIRED SPECIAL FEATURES <ul style="list-style-type: none"> Insulation below roof deck Variable capacity heat pump compliance option (verification details from VCHP Staff report, Appendix B, and RA3) Northwest Energy Efficiency Alliance (NEEA) rated heat pump water heater, specific brand/model, or equivalent, must be installed PV System: 1.63 kWdc
HERS VERIFICATION Building-level Verifications: <ul style="list-style-type: none"> Quality insulation installation (QII) Indoor air quality ventilation Kitchen range hood High R-value Spray Foam Insulation Cooling System Verifications: <ul style="list-style-type: none"> Verified Refrigerant Charge Airtlow in habitable rooms (SC3.1.4.1.7) Heating System Verifications: <ul style="list-style-type: none"> Verified heat pump rated heating capacity Walk-mounted thermostat in zones greater than 150 ft2 (SC3.4.5) Ductless indoor units located entirely in conditioned space (SC3.1.4.1.8) HVAC Distribution System Verifications: <ul style="list-style-type: none"> None Domestic Hot Water System Verifications: <ul style="list-style-type: none"> None 	HERS VERIFICATION Building-level Verifications: <ul style="list-style-type: none"> Indoor air quality ventilation Kitchen range hood High R-value Spray Foam Insulation Cooling System Verifications: <ul style="list-style-type: none"> Verified Refrigerant Charge Airtlow in habitable rooms (SC3.1.4.1.7) Heating System Verifications: <ul style="list-style-type: none"> Verified heat pump rated heating capacity Walk-mounted thermostat in zones greater than 150 ft2 (SC3.4.5) Ductless indoor units located entirely in conditioned space (SC3.1.4.1.8) HVAC Distribution System Verifications: <ul style="list-style-type: none"> None Domestic Hot Water System Verifications: <ul style="list-style-type: none"> None

FLOOR AREA RATIO TABLE

	existing residence	existing detached garage	proposed residence and attached garage	proposed detached ADU
habitable area	2,510	0	4,177.5	721
non-habitable area	0	405	453	0
total	2,510	405	4,630	721
front porch	50	0	81	0
bedrooms	3	-	4	1
bathrooms	2	-	5.5	1

IMPERVIOUS LOT COVERAGE

	existing	proposed
buildings	2,580	2,986
deck & deck stairs	323	253
driveway	1,522	1,900
patios, walks	1,513	1,872
future pool	0	450
total	5,938	7,461

SHEET INDEX

A0	Project data, general notes, vicinity map, applicable building codes, conditions of approval
-	Topographic Survey
A1.0	Site Plan
A1.1	Topographic Site Plan, Demolition Site Plan
C-0	Civil cover sheet
C-1	Civil Notes
C-2	Grading and Drainage and Utility Plan
C-3	Erosion Control Plan
C-3.1	Best Management Practices
C-4	Civil Drainage Details
A4.2	Utility Trench Detail
A2	Main House Lower Floor Plan and Notes
A3	Main House Main floor plan and Architectural Details
A4	Main House Second floor plan and Architectural Details
A5	2020 Burlingame Reach Code Checklist, Roof plan, Central County Fire AMP Approval
A6	Main House Lower floor and Main floor Electrical plans
A7	Main House Second floor Electrical plans and Electrical Notes
A8	Main House Front and Rear Elevations and Cross Sections
A9	Main House Left and Right Elevations
A10	Main House Cross sections
A11	Main House Cross sections
A12	ADU Plan, Electrical plan, Elevations, and Cross Section
A13	Cal Green notes and Green Building Residential Checklist
EC1	Main House Energy compliance report
EC2	ADU compliance report
ECM	Energy compliance report and mandatory measures
L1.0	Hardscape Plan
L2.0	Planting Plan
L2.1	Hydrozone and Irrigation Plan
S-1	Lower Floor Foundation Plan, Foundation Notes, Structural Design Criteria, Holdown Anchor Bolt Schedule
S-2	First Floor Framing Plan and Framing Notes, Holdown Anchor Bolt Schedule
S-3	Second Floor/ Low Roof Framing Plan and Framing Notes
S-4	Roof Framing and Ceiling Framing Plans and Framing Notes
S-5	ADU Foundation and Roof Framing Plans, Structural Notes, Holdown Anchor Bolt Schedule
S-6	Typical Framing Details
S-7	Framing Details
S-8	Framing Details
S-9	Framing Details
S-10	Framing and Foundation Details
S-11	Foundation Details
S-12	General Structural Notes, Shear Wall Schedule

PROJECT DATA

scope of work: Demolish existing residence and detached garage and build new 2.5-story residence, 2 car attached garage, and detached ADU. Residence, attached garage, and detached ADU shall be equipped with fire sprinklers (all areas to be protected with sprinklers: closets, attic, bathrooms, and accessible crawlspaces shall have 2-hour wall assemblies at walls adjacent to side and rear property lines).

project address: 128 Elm Avenue

APN: 028-274-180

project owners: Beth and Keith Taylor

zoning: R-1

lot size: 11,035± sq. ft.

allowable floor area: 0.32x11,035+1,100= 4,631 sq. ft.

gross floor area to be demolished: 2510± sq. ft. residence and 405± sq. ft. garage

FLOOR AREA

lower floor	555.5
main floor	2,098
2nd floor	1,977
TOTAL	4,630.5
detached ADU	721

max allowable lot coverage: 0.4x11,035= 4,414 sq. ft.

proposed lot coverage: 2,986 sq. ft. (27%), not including ADU

landscaped/softscaped area: 3,600 sq. ft.

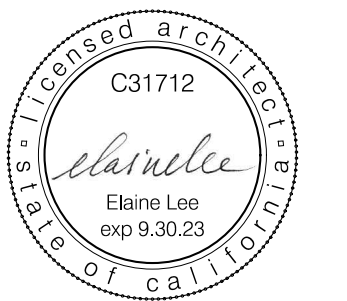
FIRE PROTECTION NOTES

FIRE SPRINKLER DRAWINGS SHALL BE A DEFERRED SUBMITTAL

- An automatic fire sprinkler system shall be installed in accordance with NFPA 13D.
- Fast-response fire sprinkler heads shall be installed throughout residence, garage, and ADU.
- Fast-response fire sprinkler heads shall be installed throughout residence, garage, and detached ADU.
- Primary residence and detached ADU shall have increased sprinkler protection in all rooms and areas, including full sprinkler coverage throughout the attic, bathrooms, clothes/utility closets, and any accessible mechanical or crawl spaces.
- ADU walls less than 5 feet from property lines shall be of 2-hour assemblies.
- The suppression contractor shall have a C-16 type license.
- The suppression contractor shall provide 3 copies of working drawings and calculations to the fire district for plan checking.
- The fire district shall issue a permit prior to the installation of fire sprinkler system.
- An owner's manual for the fire sprinkler system shall be provided to the owner.
- A sign or valve tag shall be installed at the main shutoff valve to the water distribution system stating the following: "Warning, the water system for this home supplies fire sprinklers that require certain flows and pressures to fight a fire. Devices that restrict the flow or decrease the pressure or automatically shut off the water to the fire sprinkler system, such as water softeners, filtration systems and automatic shutoff valves, shall not be added to this system without a review of the fire sprinkler system by a fire protection specialist. Do not remove this sign."
- Backflow prevention device shall be installed on fire service line. It shall be certified and tagged by backflow tester before final inspection.
- Fire sprinkler test water shall be discharged to to landscape or sanitary sewer.

SPECIAL INSPECTIONS, OBSERVATIONS, AND CERTIFICATION

- GEOTECHNICAL ENGINEER, Romig Engineers, Inc., (650)591-5224
Earthwork, foundation construction, site/soil/grade and non-expansive fill preparation, utility trench backfill, pavement construction, and site drainage should be performed in accordance with the geotechnical report prepared by Romig Engineers, Inc., dated January 2021. Romig Engineers should be notified at least 48 hours in advance of any earthwork and should observe and test during earthwork and foundation construction as recommended in the geotechnical report. Romig Engineers should be notified at least 5 days prior to earthwork, trench backfill and subgrade preparation work to allow time for sampling of on-site or imported soil and laboratory compaction curve testing to be performed prior to on-site compaction density testing. The earthwork and foundation phases of construction should be observed and tested by Romig Engineers, Inc. to: 1) confirm that subsurface conditions are compatible with those used in the analysis and design; 2) observe compliance with the design concepts, specifications, and recommendations; and 3) allow design changes in the event that subsurface conditions differ from those anticipated. The recommendations presented in this report are based on a limited amount of subsurface exploration. The nature and extent of variation across the site may not become evident until construction. If variations are exposed during construction, it will be necessary to reevaluate geotech report recommendations.
- All welding with the exception of shop welding done in an approved fabricator's shop.
- Nailing, bolting, anchoring and other fastening components within the seismic-force resisting system, including nailing of wood shear walls, wood diaphragms, drag struts, braces, shear panels and holdowns where fastener spacing of the sheathing is 4" o.c. or less.
- Surveyor of record
 - prior to scheduling the foundation inspection, a licensed surveyor shall locate the property corners, set the building footprint and certify the first floor elevation of the new structure(s) based on the elevation at the top of the form boards per the approved plans, provide to City Engineer
 - prior to scheduling the roof deck inspection, a licensed surveyor shall shoot the height of the roof ridge and provide certification of that height to the Building Division
- Architect
 - that prior to scheduling the framing inspection the applicant shall provide a certification by the project architect or residential designer, or another architect or residential design professional, that demonstrates that the project falls at or below the maximum approved floor area ratio for the property;
 - prior to scheduling the framing inspection the project architect or residential designer, or another architect or residential design professional, shall provide certification that the architectural details shown in the approved design which should be evident at framing, such as window locations and bays, are built as shown on the approved plans; architectural certification documenting framing compliance with approved design shall be submitted to the Building Division before the final framing inspection shall be scheduled.



NEW RESIDENCE AND DETACHED ADU

128 ELM AVENUE
BURLINGAME, CALIFORNIA

APN: 028-274-180

OWNERS: BETH AND KEITH TAYLOR

drawing title

revisions

7.27.22

Bldg Plan Review

date: 5.25.22

scale: as noted

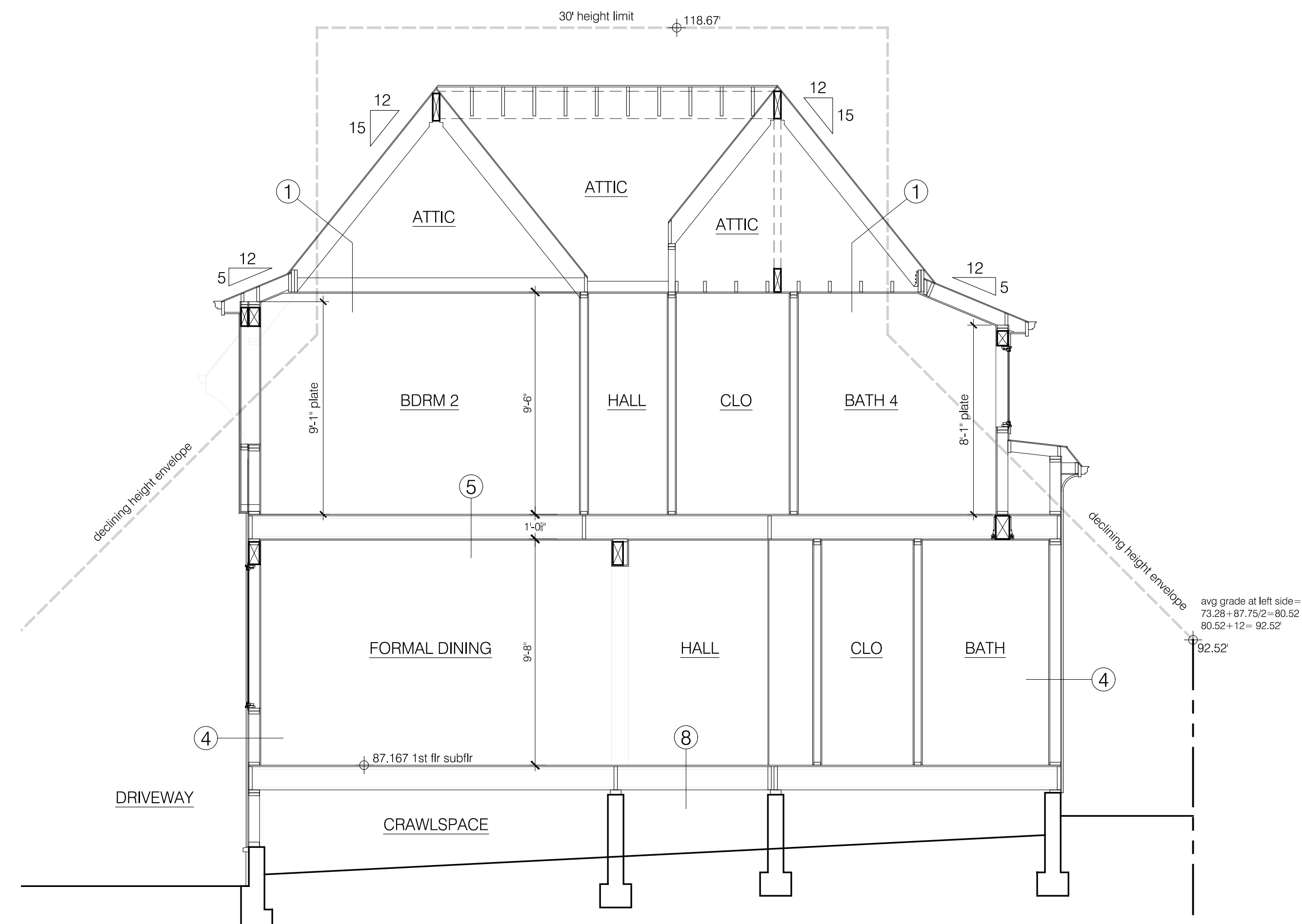
drawn by: EL

job: TAYLOR ELM

sheet

A8

of 40 sheets



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

CROSS SECTION NOTES

1 ROOF ASSEMBLY AT HIGH SLOPES

- Class A composition shingle roofing
- synthetic roofing underlayment or better
- plywood sheathing per structural drawings
- 2x rafters @ 16" o.c. per structural drawings
- air-impermeable foam R-38 insulation applied directly to underside of roof sheathing
- at areas with attic: 2x ceiling joists @ 16" o.c. per structural drawings
- 5/8" gypsum board

2 ROOF ASSEMBLY AT LOW SLOPES, DORMERS, AND BAY WINDOWS

- standing seam metal roofing
- Polystyck XFR Class A self-adhered roofing underlayment
- plywood sheathing per structural drawings
- 2x rafters @ 16" o.c. per structural drawings
- air-impermeable foam R-38 insulation applied directly to underside of roof sheathing
- 2x ceiling joists @ 16" o.c. per structural drawings
- 5/8" gypsum board

3 WALL ASSEMBLY WITH BRICK VENEER

- Thin brick veneer with weep screed termination, movement joints spaced no more than 18 feet o.c. in either direction, max. area between movement joints should not exceed 144 SF or length-to-height or height-to-length ratio of 2 1/2 to 1 - align veneer movement joints directly over substrate
- bond coat of mortar or modified mortar to nominal thickness of 1/2" and groove with notched trowel
- scratch coat of mortar or modified mortar in one or two layers to a nominal thickness of 1/2" to 3/4" w/ self-furring wire lath
- 2 layers Type D paper
- plywood sheathing per structural drawings
- 2x6 studs @ 16" o.c.
- R-21 insulation
- 5/8" gypsum board

4 WALL ASSEMBLY

- 3/4" thick 3-coat stucco w/ self-furring wire lath
- 2 layers Type D paper
- plywood sheathing per structural drawings
- 2x6 studs @ 16" o.c.
- R-21 insulation
- 5/8" gypsum board

5 SECOND FLOOR ASSEMBLY

- finish floor per owners' specifications
- 3/4" T&G plywood subfloor per structural drawings
- 1 1/2" TJI-360 joists @ 16" o.c.
- R-19 insulation at any portion that interfaces exterior
- 5/8" gypsum board

6 MAIN FLOOR ASSEMBLY OVER GARAGE

- finish floor per owners' specifications
- 3/4" T&G plywood subfloor per structural drawings
- 1 1/2" TJI-360 joists @ 16" o.c.
- R-19 insulation
- 5/8" Type X gypsum board

7 MAIN FLOOR ASSEMBLY OVER CONDITIONED HALL

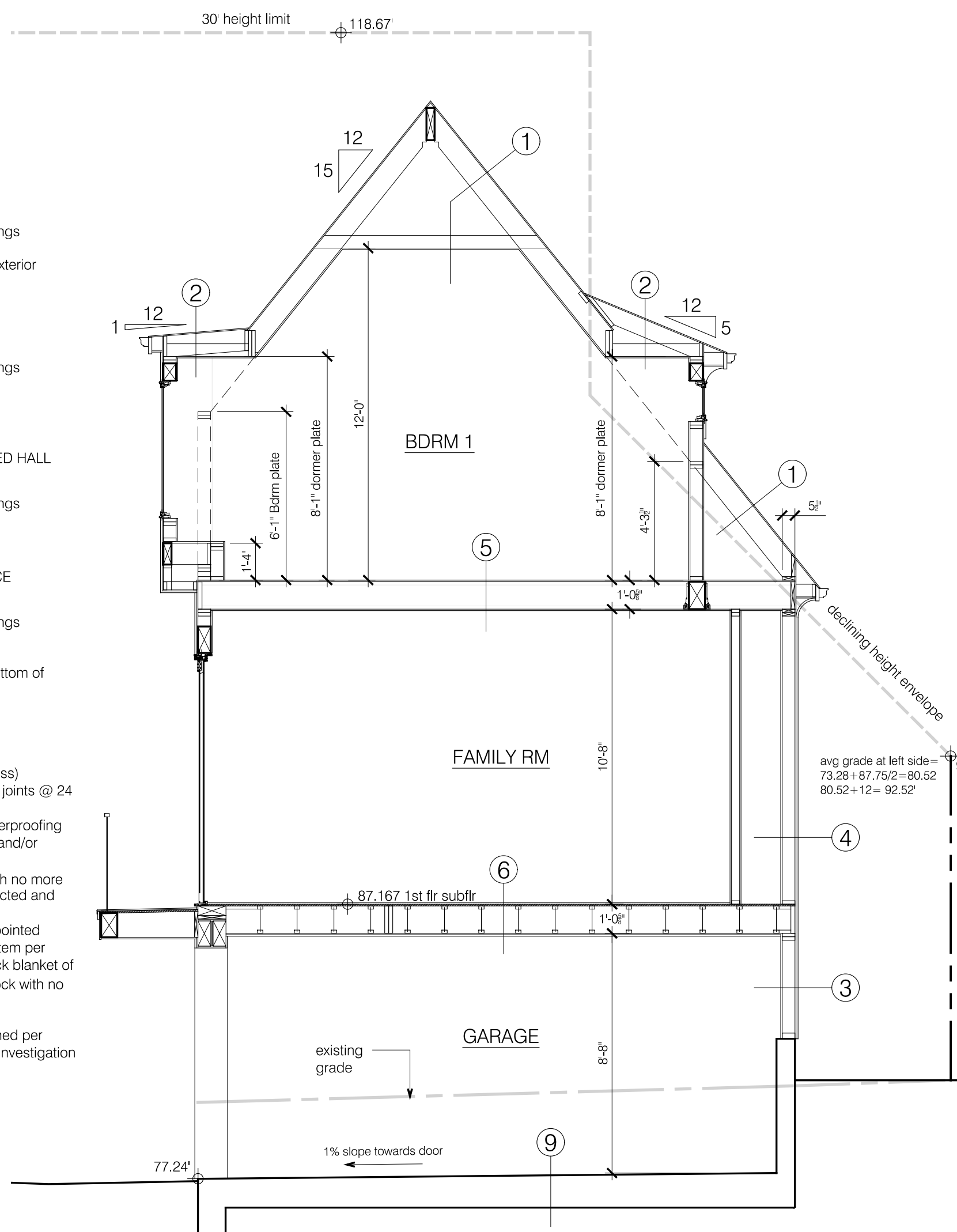
- finish floor per owners' specifications
- 3/4" T&G plywood subfloor per structural drawings
- 1 1/2" TJI-360 joists @ 16" o.c.
- 5/8" gypsum board

8 MAIN FLOOR ASSEMBLY OVER CRAWLSPACE

- finish floor per owners' specifications
- 3/4" T&G plywood subfloor per structural drawings
- 1 1/2" TJI-360 joists @ 16" o.c.
- R-19 insulation
- vented crawlspace w/ 18" min clearance to bottom of joists, 6" maximum height
- rat slab

9 LOWER FLOOR SLAB

- 12" mat slab (low water cement ratio 0.45 or less) reinforced per structural drawings with control joints @ 24 feet o.c. minimum
- waterproof membrane (to be specified by waterproofing specialist and installed per all manufacturers' and/or specialist's instructions)
- minimum 6" of 3/4" to 1" clean crushed rock with no more than 5% passing ASTM No. 200 sieve, compacted and leveled with vibratory equipment.
- schedule 40 PVC 4" perforated pipe (holes pointed down) drainage system sloped 1% min to system per Grading and Drainage Plan in minimum 4" thick blanket of free-draining gravel (3/4" to 1 1/2" clean crushed rock with no more than 5% passing ASTM No. 200 sieve)
- TC Mirafi 140N filter fabric or better
- subgrade scarified, compacted, and conditioned per Earthwork recommendations in Geotechnical Investigation by Romig Engineers

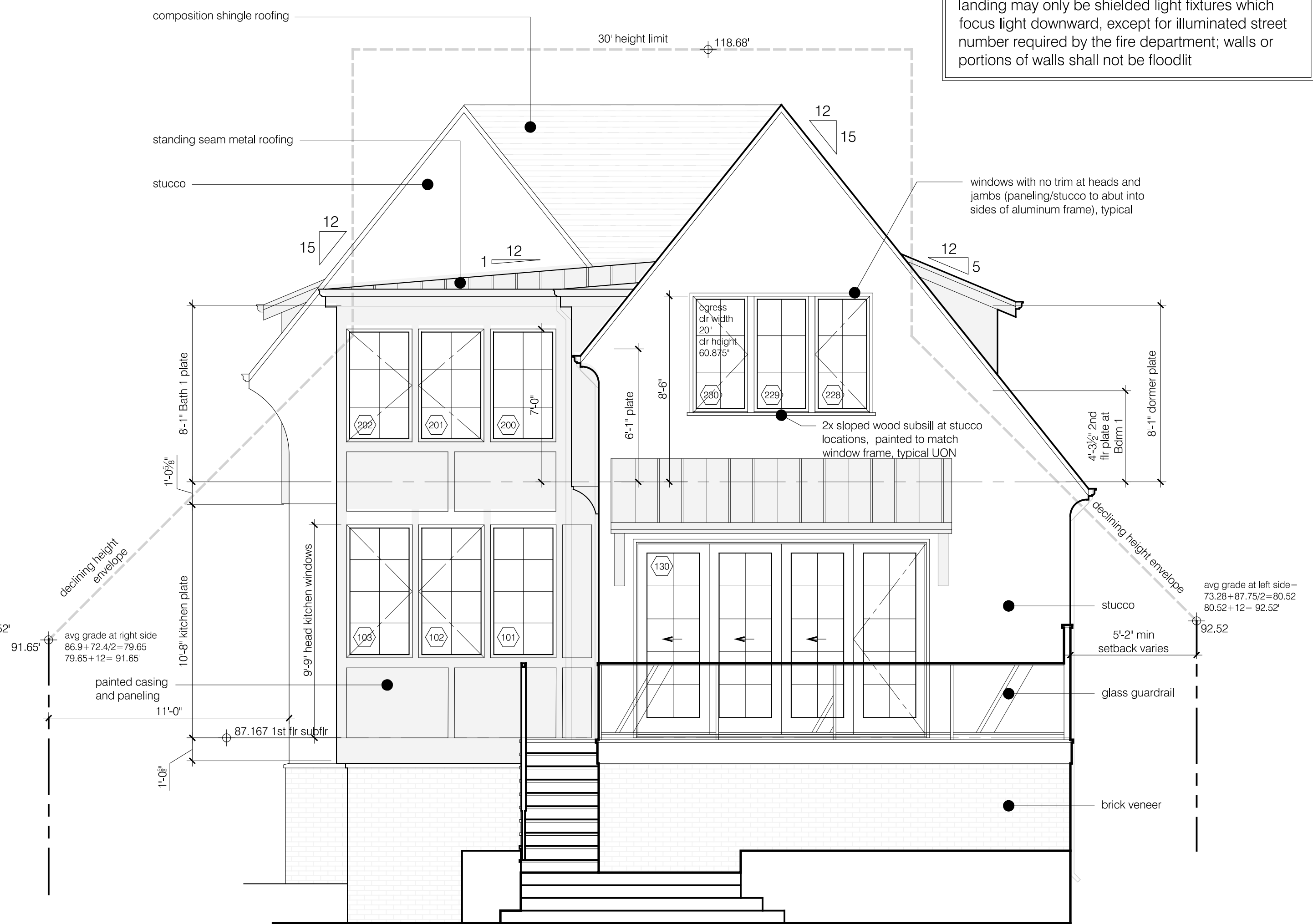


C CROSS SECTION
1/4" = 1'-0"



FRONT (SOUTHWEST) ELEVATION
1/4" = 1'-0"

EXTERIOR LIGHTING DARK SKY RESTRICTIONS
Exterior lighting outlets and fixtures located more than nine (9) feet above adjacent grade or required landing may only be shielded light fixtures which focus light downward, except for illuminated street number required by the fire department; walls or portions of walls shall not be floodlit



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



NEW RESIDENCE AND DETACHED ADU
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OWNERS: BETH AND KEITH TAYLOR



LEFT-SIDE (NORTHWEST) ELEVATION
1/4" = 1'-0"



RIGHT-SIDE (SOUTHEAST) ELEVATION
1/4" = 1'-0"

APPROVED

drawing title

revisions

Design Review Action

date: 3.2.22

scale: as noted

drawn by: EL

job: TAYLOR ELM

sheet

A6

of 16 sheets

30' height limit 118.67'



LEFT-SIDE (NORTHWEST) ELEVATION

1/4" = 1'-0"

30' height limit 118.67'



REVISED

RIGHT-SIDE (SOUTHEAST) ELEVATION

1/4" = 1'-0"

ELAINE LEE design

3223 encinal avenue
alameda, ca 94501
510.847.0377



NEW RESIDENCE AND DETACHED ADU
 128 ELM AVENUE
 BURLINGAME, CALIFORNIA
 APN: 028-274-180
 OWNERS: BETH AND KEITH TAYLOR

drawing title

revisions

7.27.22

Bldg Plan Review

date: 5.25.22

scale: as noted

drawn by: EL

job: TAYLOR ELM

sheet

A9

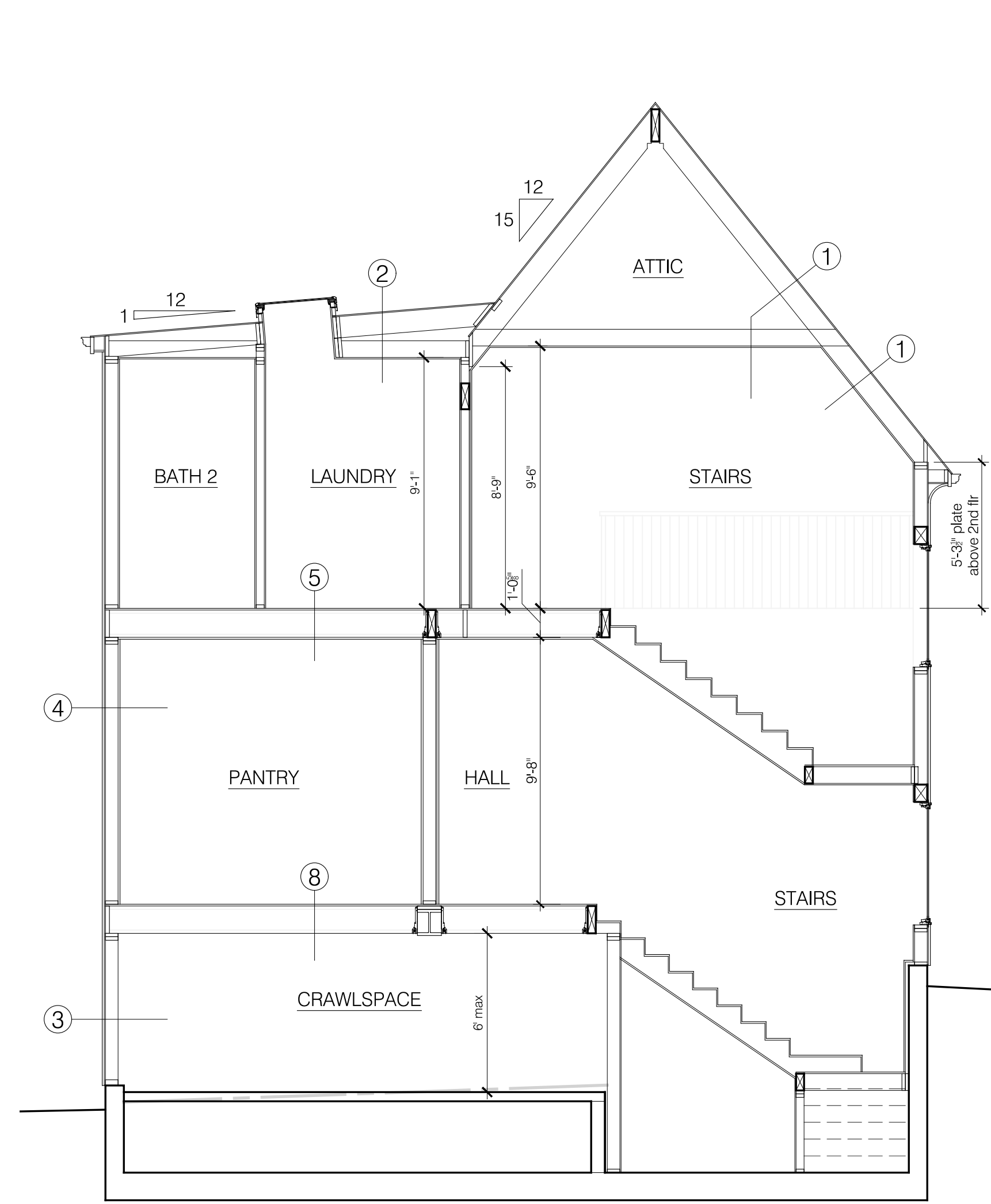
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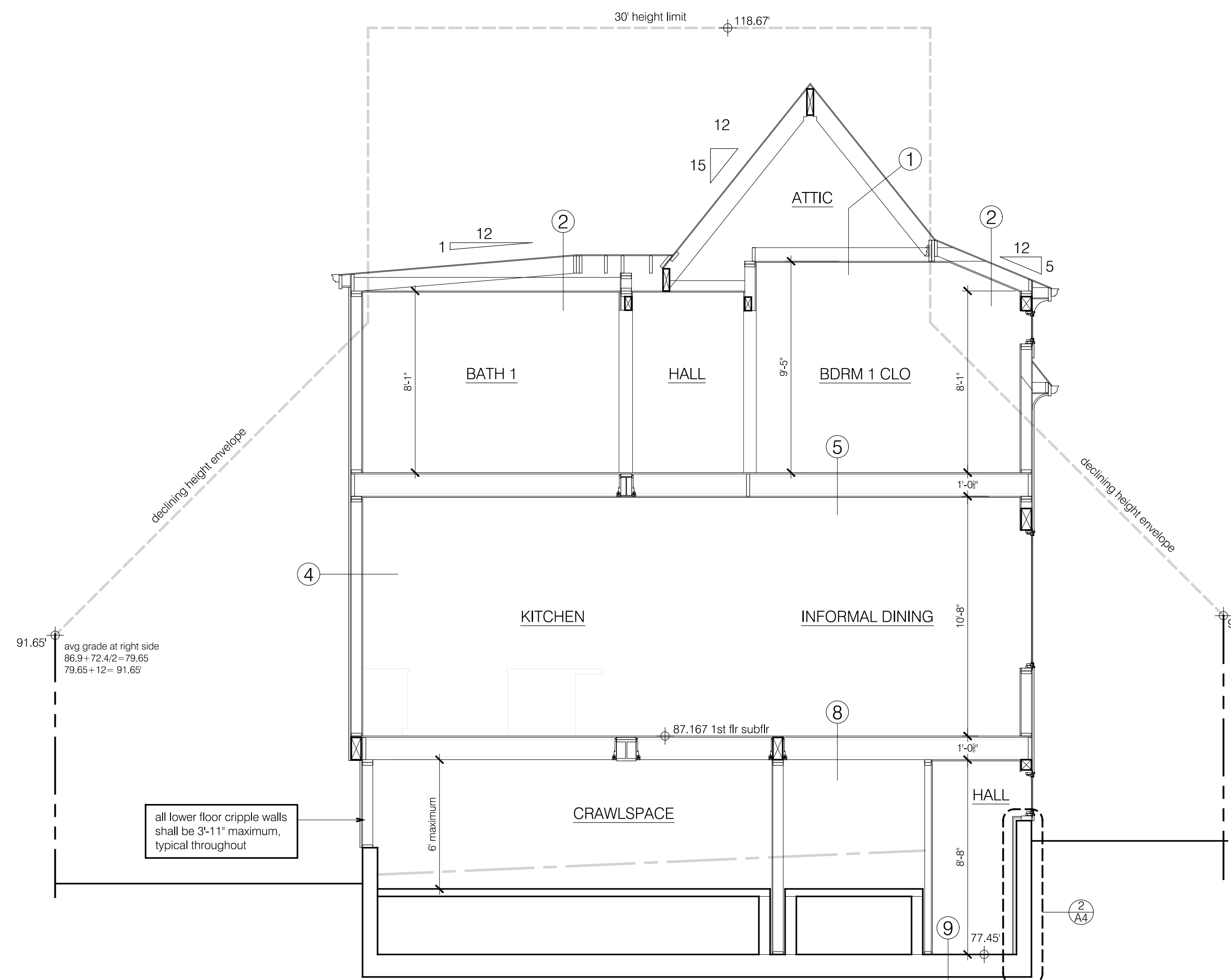
NEW RESIDENCE AND DETACHED ADU
128 ELM AVENUE
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APN: 028-274-180
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CROSS SECTION NOTES

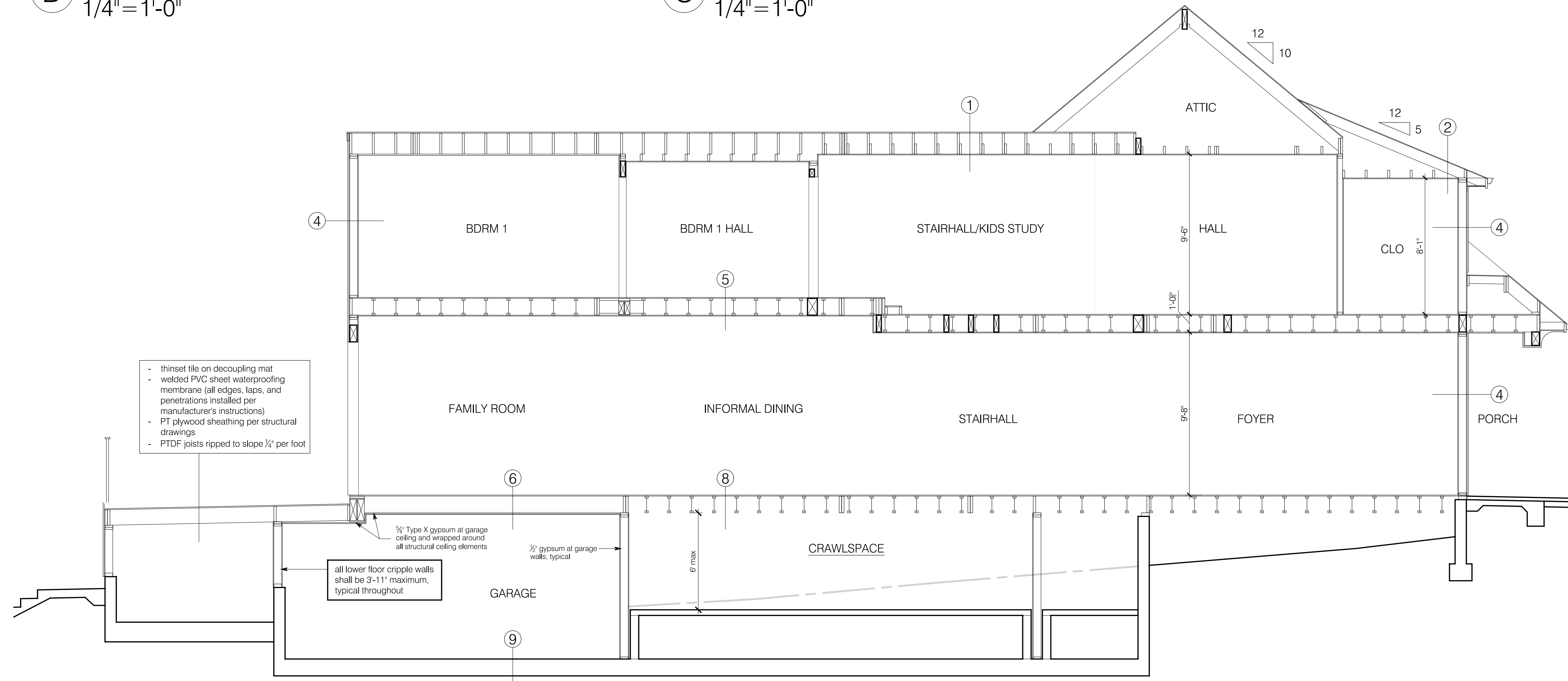
- ROOF ASSEMBLY AT HIGH SLOPES**
 - Class A composition shingle roofing
 - synthetic roofing underlayment or better
 - plywood sheathing per structural drawings
 - 2x rafters @ 16" o.c. per structural drawings
 - air-impermeable foam R-38 insulation applied directly to underside of roof sheathing
 - at areas with attic: 2x ceiling joists @ 16" o.c. per structural drawings
 - ½" gypsum board
- ROOF ASSEMBLY AT LOW SLOPES, DORMERS, AND BAY WINDOWS**
 - standing seam metal roofing
 - Polyslick XFR Class A self-adhered roofing underlayment
 - plywood sheathing per structural drawings
 - 2x rafters @ 16" o.c. per structural drawings
 - air-impermeable foam R-38 insulation applied directly to underside of roof sheathing
 - 2x ceiling joists @ 16" o.c. per structural drawings
 - ½" gypsum board
- WALL ASSEMBLY WITH BRICK VENEER**
 - Thin brick veneer with weep screed termination, movement joints spaced no more than 18 feet o.c. in either direction, max. area between movement joints should not exceed 144 SF or length-to-height or height-to-length ratio of 2½ to 1- align veneer movement joints directly over substrate
 - bond coat of mortar or modified mortar to nominal thickness of ½" and groove with notched trowel
 - scratch coat of mortar or modified mortar in one or two layers to a nominal thickness of ½" to ¾" w/ self-furring wire lath
 - 2 layers Type D paper
 - plywood sheathing per structural drawings
 - 2x6 studs @ 16" o.c.
 - R-21 insulation
 - ½" gypsum board
- WALL ASSEMBLY**
 - ¾" thick 3-coat stucco w/ self-furring wire lath
 - 2 layers Type D paper
 - plywood sheathing per structural drawings
 - 2x6 studs @ 16" o.c.
 - R-21 insulation
 - ½" gypsum board
- SECOND FLOOR ASSEMBLY**
 - finish floor per owners' specifications
 - ¾" T&G plywood subfloor per structural drawings
 - 1½" TJI-360 joists @ 16" o.c.
 - R-19 insulation at any portion that interfaces exterior
 - ½" gypsum board
- MAIN FLOOR ASSEMBLY OVER GARAGE**
 - finish floor per owners' specifications
 - ¾" T&G plywood subfloor per structural drawings
 - 1½" TJI-360 joists @ 16" o.c.
 - R-19 insulation
 - ½" Type X gypsum board
- MAIN FLOOR ASSEMBLY OVER CONDITIONED HALL**
 - finish floor per owners' specifications
 - ¾" T&G plywood subfloor per structural drawings
 - 1½" TJI-360 joists @ 16" o.c.
 - ½" gypsum board
- MAIN FLOOR ASSEMBLY OVER CRAWLSPACE**
 - finish floor per owners' specifications
 - ¾" T&G plywood subfloor per structural drawings
 - 1½" TJI-360 joists @ 16" o.c.
 - R-19 insulation
 - vented crawlspace w/ 18" min clearance to bottom of joists, 6" maximum height
 - rat slab
- LOWER FLOOR SLAB**
 - 12" mat slab (low water cement ratio 0.45 or less) reinforced per structural drawings with control joints @ 24 feet o.c. minimum
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 - minimum 6" of ½" to ¾" clean crushed rock with no more than 5% passing ASTM No. 200 sieve, compacted and leveled with vibratory equipment.
 - schedule 40 PVC 4"Ø perforated pipe (holes pointed down) drainage system sloped 1% min to system per Grading and Drainage Plan in minimum 4" thick blanket of free-draining gravel (½" to ¾" clean crushed rock with no more than 5% passing ASTM No. 200 sieve)
 - TC Mirafi 140N filter fabric or better
 - subgrade scarified, compacted, and conditioned per Earthwork recommendations in Geotechnical Investigation by Romig Engineers



D CROSS SECTION
1/4" = 1'-0"



C CROSS SECTION
1/4" = 1'-0"



E LONGITUDINAL SECTION
1/4" = 1'-0"

drawing title

revisions

7.27.22

Bldg Plan Review

date: 5.25.22

scale: as noted

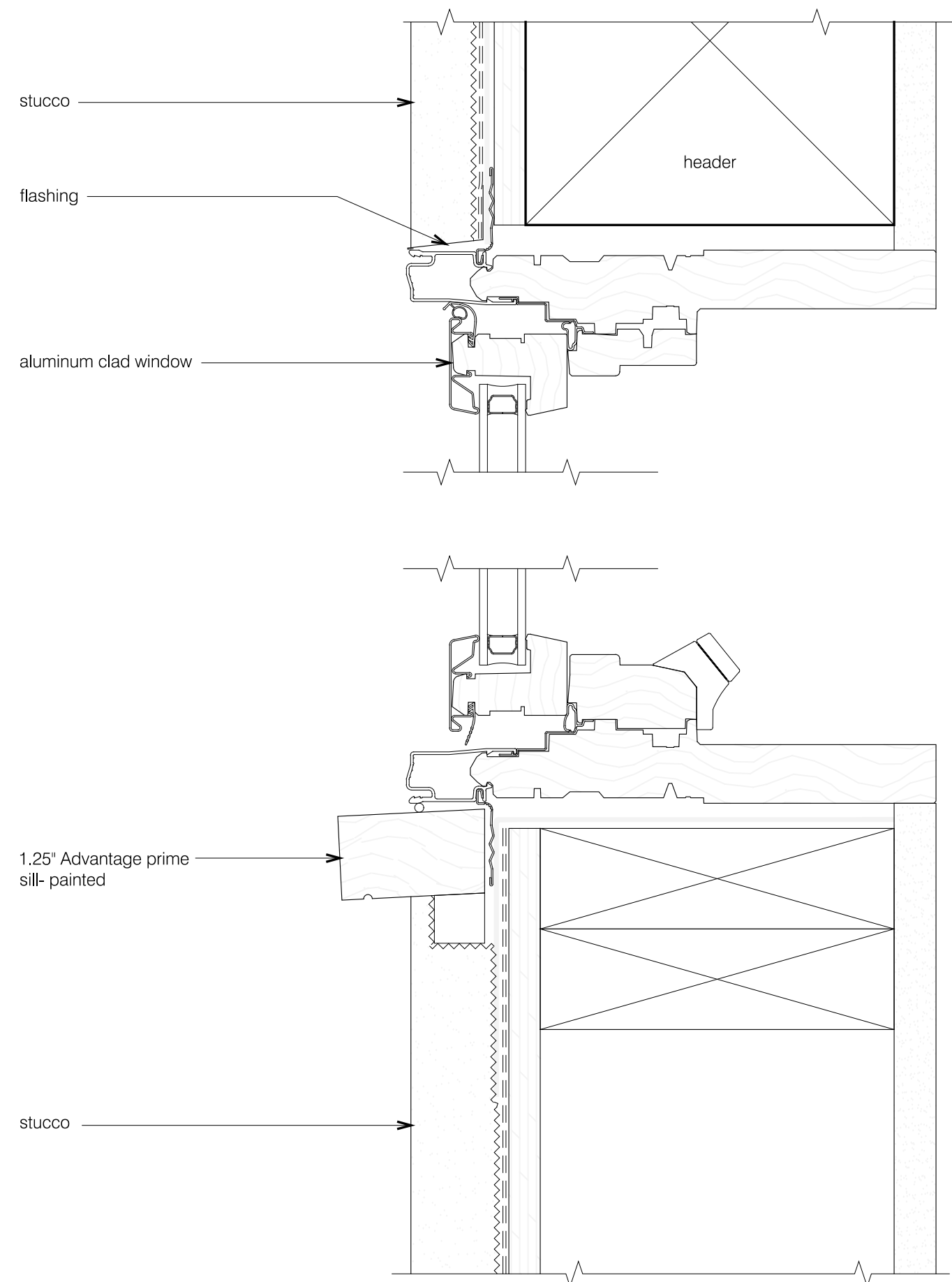
drawn by: EL

job: TAYLOR ELM

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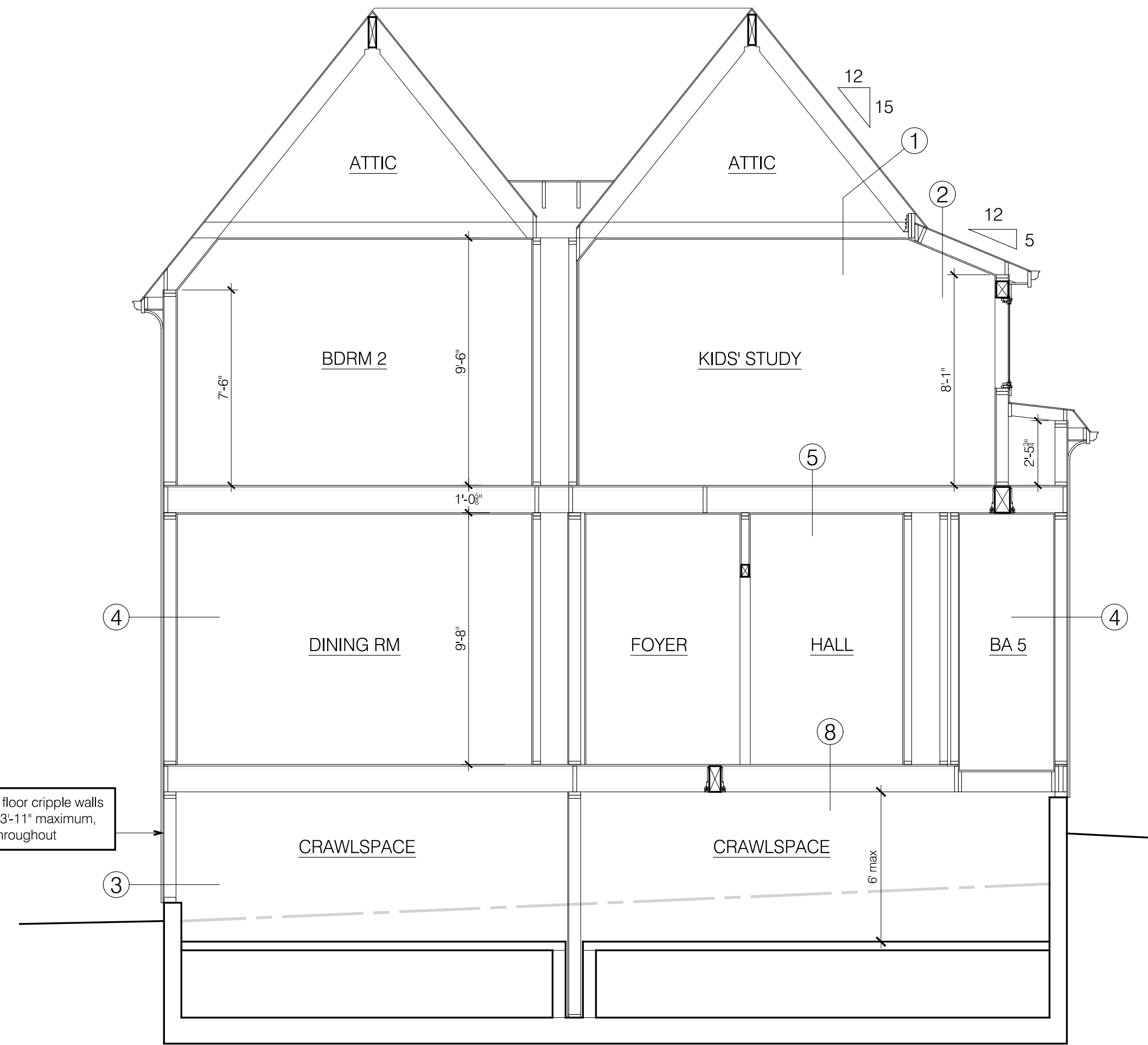
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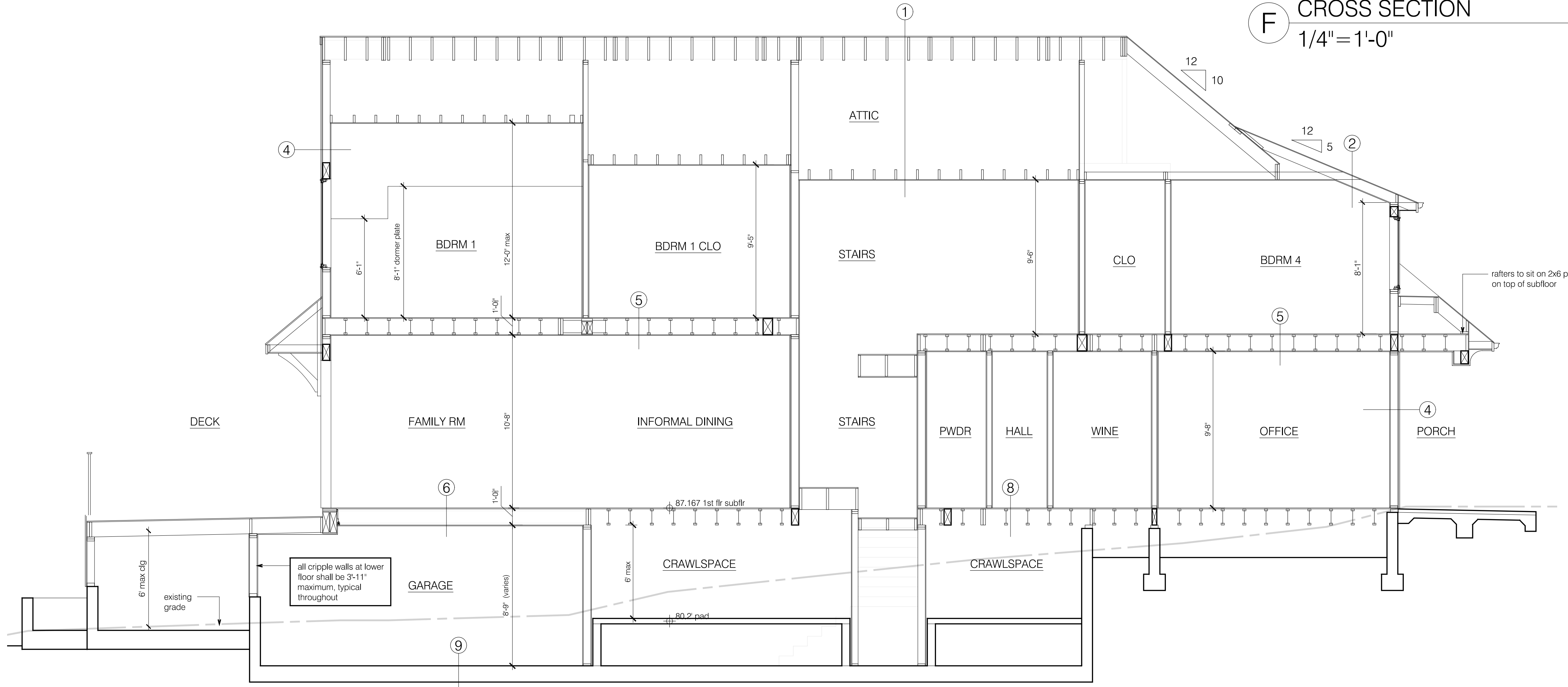
WINDOW DETAIL

CROSS SECTION NOTES

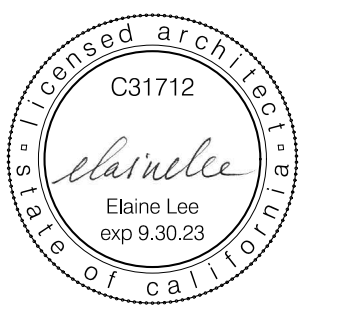
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 - at areas with attic: 2x ceiling joists @ 16" o.c. per structural drawings
 - 5/8" gypsum board
- 2 ROOF ASSEMBLY AT LOW SLOPES, DORMERS, AND BAY WINDOWS**
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 - bond coat of mortar or modified mortar to nominal thickness of 3/8" and groove with notched trowel
 - scratch coat of mortar or modified mortar in one or two layers to a nominal thickness of 1/2" to 3/4" w/ self-furring wire lath
 - 2 layers Type D paper
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 - 2x6 studs @ 16" o.c.
 - R-21 insulation
 - 5/8" gypsum board
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 - 3/8" thick 3-coat stucco w/ self-furring wire lath
 - 2 layers Type D paper
 - plywood sheathing per structural drawings
 - 2x6 studs @ 16" o.c.
 - R-21 insulation
 - 5/8" gypsum board
- 5 SECOND FLOOR ASSEMBLY**
 - finish floor per owners' specifications
 - 3/4" T&G plywood subfloor per structural drawings
 - 1 1/2" TJI-360 joists @ 16" o.c.
 - R-19 insulation at any portion that interfaces exterior
 - 5/8" gypsum board
- 6 MAIN FLOOR ASSEMBLY OVER GARAGE**
 - finish floor per owners' specifications
 - 3/4" T&G plywood subfloor per structural drawings
 - 1 1/2" TJI-360 joists @ 16" o.c.
 - R-19 insulation
 - 5/8" Type X gypsum board
- 7 MAIN FLOOR ASSEMBLY OVER CONDITIONED HALL**
 - finish floor per owners' specifications
 - 3/4" T&G plywood subfloor per structural drawings
 - 1 1/2" TJI-360 joists @ 16" o.c.
 - 5/8" gypsum board
- 8 MAIN FLOOR ASSEMBLY OVER CRAWLSPACE**
 - finish floor per owners' specifications
 - 3/4" T&G plywood subfloor per structural drawings
 - 1 1/2" TJI-360 joists @ 16" o.c.
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F CROSS SECTION
1/4" = 1'-0"



G LONGITUDINAL SECTION
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scale: as noted

drawn by: EL

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A11

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