

Floor Plan Notes

Coordinate in Field w/ Architect for all trims, fixtures & accessories not shown, and for critical alignments of openings, trims and millwork.

All dimensions given take precedence over scale. Contractor shall not scale drawings to determine dimensions without consulting with the Architect. Incorrect dimensions and resulting construction deficiencies due to scaling of Documents by the Contractor are the Contractor's responsibility and required corrections will be performed at the Contractor's expense.

Critical alignments may occur between items installed by different trades. Contractor to note all such items and notify affected trades. Subcontractors shall review Documents and identify all such items that affect their work in any way. Contractor shall review all dimensions for accuracy prior to construction.

Dimensions given are to face of stud unless otherwise noted.

Variations include:  
C : Centerline  
FOF: Face of Finish

Contractor to coordinate framing to accommodate recessed fixtures and other items with critical locations.

Repeating items or assemblies may not be noted or dimensioned at all locations where repetition is obvious.

Refer structural details for location of special floor and wall framing, special connections.

Adhesives, sealants, and caulks used on the project shall follow local and regional air pollution or air quality management district standards. 2019 CGC sec 4.504.2.1

Exterior bearing walls less than five feet from the property line will be built of one-hour fire-rated construction. 2019 CRC Table R302.1(1) § or 2019 CBC, Table 602)

Provide positive drainage for all roof surfaces. Provision shall be tested by application of water at all areas.

Roof shall be installed per Roof Manufacturer's standards such that all warranties are maintained. Contractor shall note any conflicts between Roof manufacturer's instructions and requirements of these drawings.

Roofing substrate, base sheets and any installed components shall be fully protected from subsequent construction activities until completion of project. Contractor shall provide temporary protection for all roof components where subsequent work may occur.

Contractor shall protect all roof components from exposure to sunlight where such exposure may damage materials. Installation of felts or base sheets shall be covered immediately by either subsequent roof layers or protective materials to avoid exposure to sun or general drying of materials.

Contractor shall fully seal all roof penetrations per roof manufacturer's specifications. Provide flashing, counter flashing, coping and reglets as necessary to ensure positive drainage across all surfaces. Gutters shall be fully soldered.

Fire sprinkler plans shall be submitted under separate permit through the fire department for approval prior to installation.

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Dreiling Terrones Architecture Inc.  
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1103 Juanita Avenue  
Burlingame, California  
94010  
650.696.1200

314 Center Street #220  
Heddingburg, California  
95448  
707.431.1305

Alterations and Additions at  
**Tormey Residence**  
620 Trenton Way  
Burlingame, CA 94010  
APN: 029-165-210

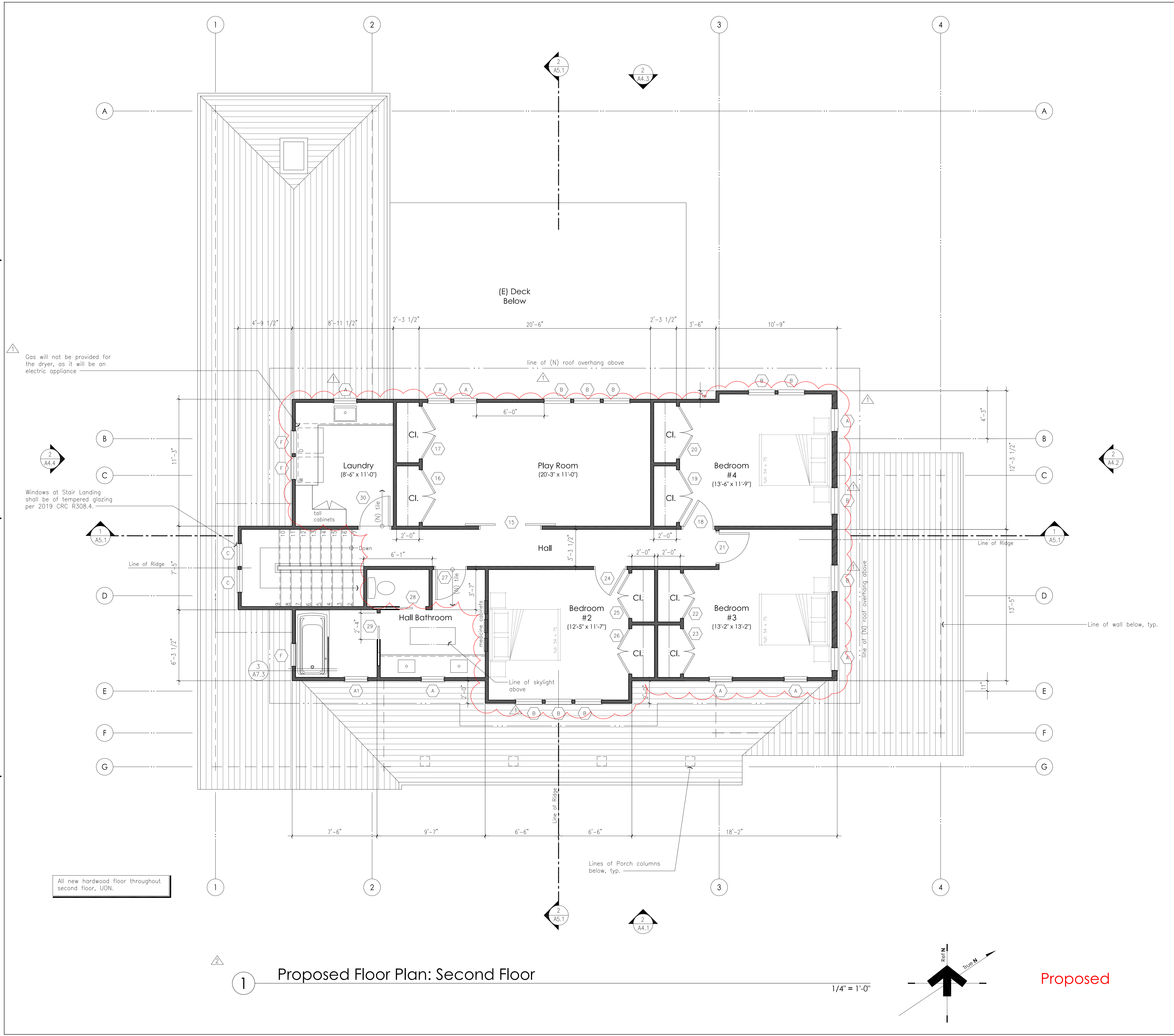
Planning Submittal: 03/24/2022  
Planning Re-Submittal 01: 05/11/2022  
Planning Re-Submittal 02: 06/17/2022  
Building Submittal: 07/05/2022  
Building Re-Submittal 01: 08/19/2022  
Building Revision: 09/23/2022

Proposed Floor Plan  
First Floor  
**A2.1**  
2119





A diagram illustrating the difference between Reference North (Ref N) and True North (True N). A vertical line is labeled 'Ref N' and a diagonal line is labeled 'True N'. The angle between them is marked with an arc.



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Legend

- Indicates (N) 2x4 stud wall, refer Structural drawings
- Indicates (N) 2x6 stud wall, refer Structural drawings

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95448  
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APR 12 2023  
NO. 02082

Alterations and Additions at  
**Tormey Residence**  
620 Trenton Way  
Burlingame, CA 94010  
APN: 029-165-210

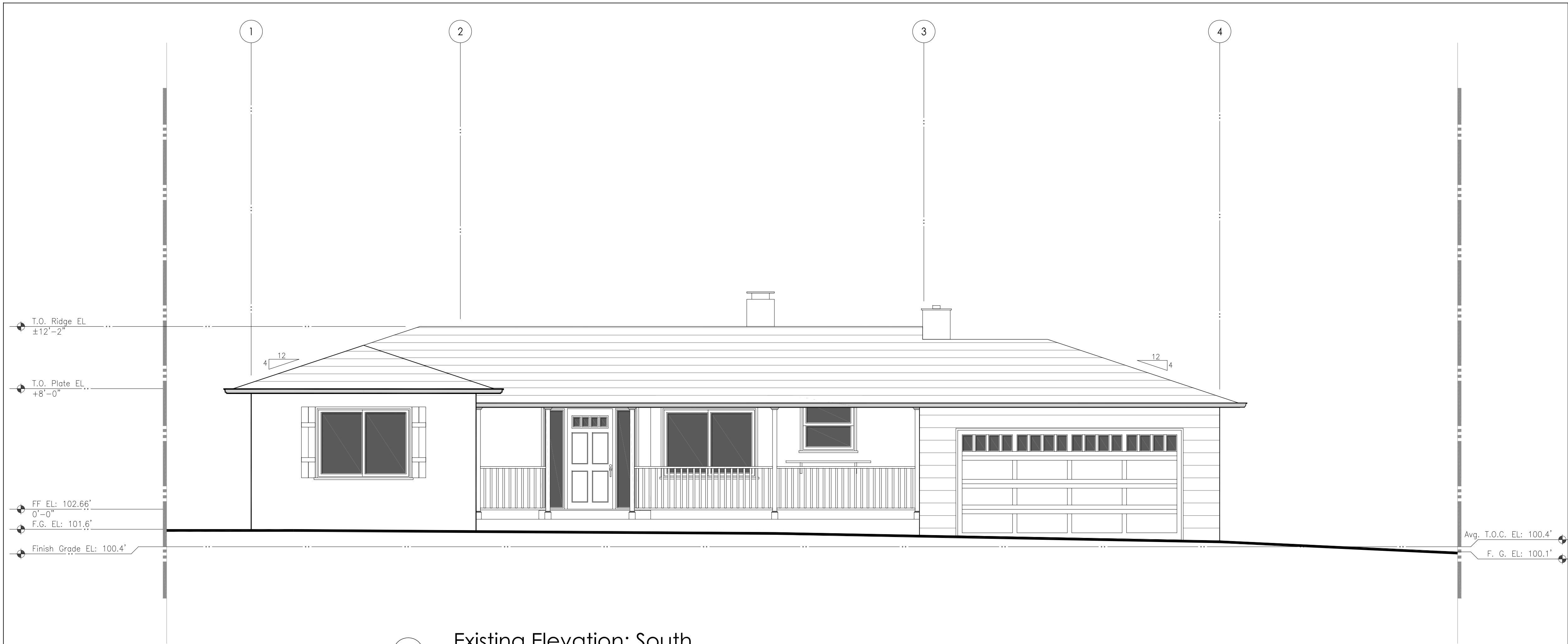
Planning Submittal: 03/24/2022  
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Building Re-Submittal 01: 08/19/2022  
Building Revision: 09/23/2022

Proposed Floor Plan  
Second Floor

**A2.2**

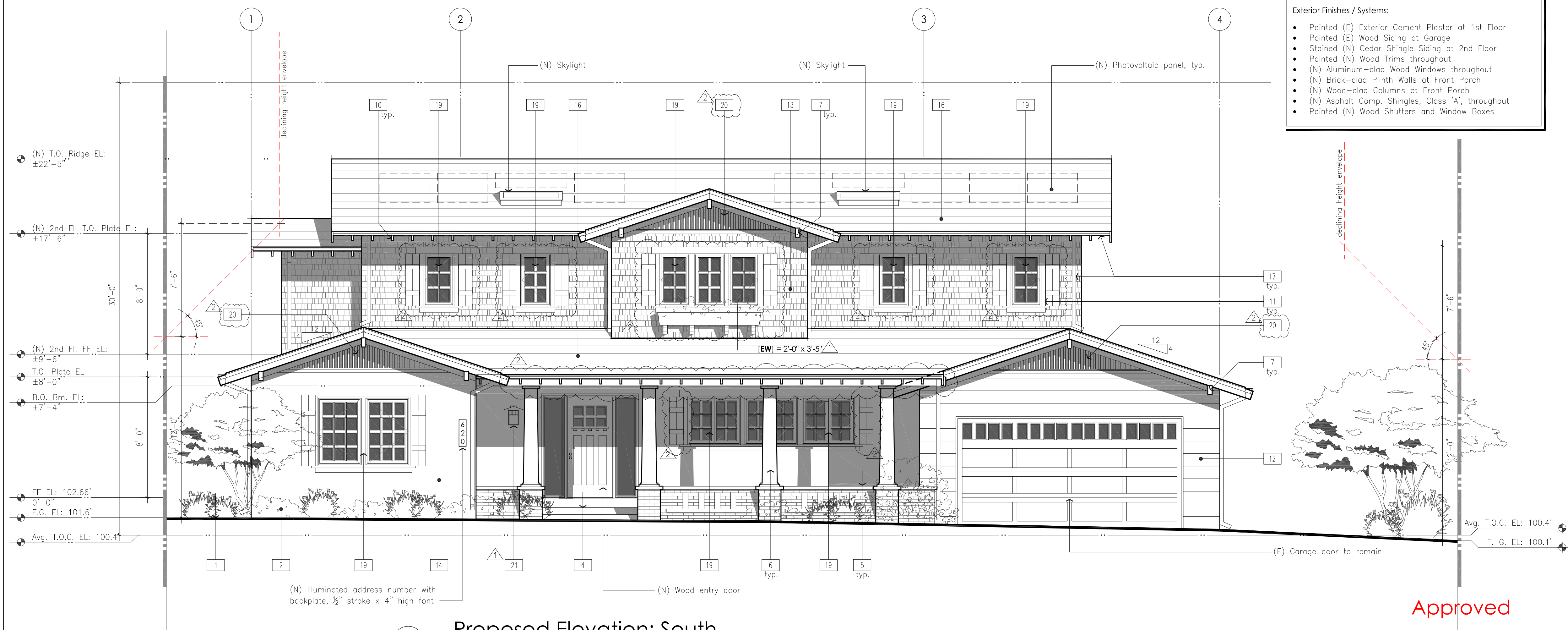
2119





1 Existing Elevation: South

1/4" = 1'-0"



2 Proposed Elevation: South

1/4" = 1'-0"

Approved

## Typical Exterior Materials

1. Finished Grade (unchanged)
2. Existing Landscaping to remain
3. New Landscaping
4. New concrete porch / steps
5. New brick-clad seat wall
6. New brick-clad column base & painted wood column
7. New exterior support beam, from 4x8, painted
8. New wood bellyband, from 2x10, w/ watertable, from 2x4, painted
9. New wood fascia, from 2x8, painted
10. Exposed wood rafter tails
11. New wood trim, from 2x, painted
12. Existing wood siding, w/ new paint
13. New cedar shingles, stained
14. Existing exterior cement plaster, w/ new paint
15. New exterior cement plaster, painted
16. New asphalt composition shingles, Class 'A'
17. New GSM gutter and downspouts, painted
18. Existing window / door to remain
19. New aluminum-clad wood window w/ simulated true divided lites
20. New wood gable vent, painted
21. New exterior light - downcast light, max. output equivalent to 40W incandescent

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**Tormey Residence**

620 Trenton Way  
Burlingame, CA 94010

APN: 029-165-210

Planning Submittal: 03/24/2022

Planning Re-Submittal 01: 05/11/2022

Planning Re-Submittal 02: 06/17/2022

Exterior Elevation: South

A4.1





1 Existing Elevation: South



2 Proposed Elevation: South

Typical Exterior Materials

1. Finished Grade (unchanged)
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- Exterior Finishes / Systems:
- Painted (E) Exterior Cement Plaster at 1st Floor
  - Painted (E) Wood Siding at Garage
  - Stained (N) Cedar Shingle Siding at 2nd Floor
  - Painted (N) Wood Trims throughout
  - (N) Aluminum-clad Wood Windows throughout
  - (N) Brick-clad Plinth Walls at Front Porch
  - (N) Wood-clad Columns at Front Porch
  - (N) Asphalt Comp. Shingles, Class 'A', throughout

Avg. T.O. Curb =  $\frac{\text{West Corner Elev.} + \text{East Corner Elev.}}{2}$

=  $\frac{101.0' + 99.89'}{2}$

= 100.4'

[EW] Indicates Egress Windows that meet the requirements of the 2016 California Residential Code (CRC) Sec. 310 including, but not limited to the following:

1. Min. opening area = 5.7 s.f.
2. Sill height no more than 44 inches above the floor
3. Min. opening height = 24 inches
4. Min. opening width = 20 inches

Alterations and Additions at  
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Building Submittal: 07/05/2022  
Building Re-Submittal 01: 08/19/2022  
Building Revision: 09/23/2022

Exterior Elevation: South

**A4.1**

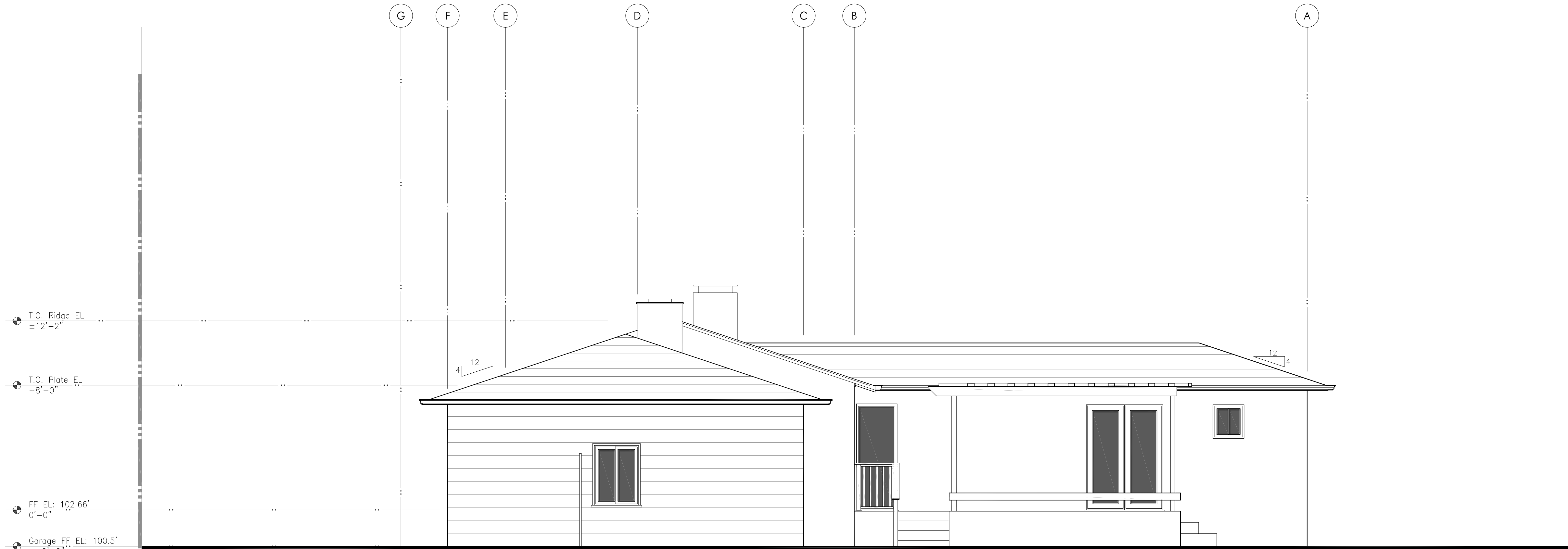
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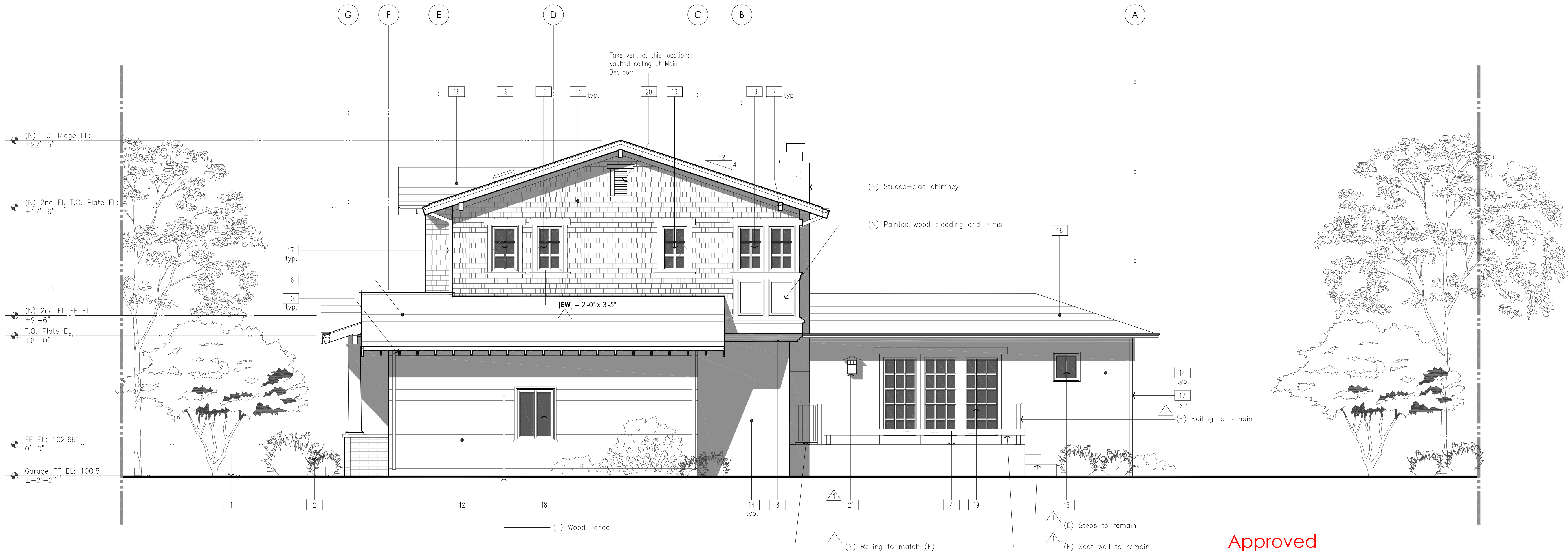
1 Existing Elevation: East

1/4" = 1'-0"

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2 Proposed Elevation: East

1/4" = 1'-0"

Approved

### Alterations and Additions at Tormey Residence

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Burlingame, CA 94010

APN: 029-165-210

Planning Submittal: 03/24/2022  
Planning Re-Submittal 01: 05/11/2022  
Planning Re-Submittal 02: 06/17/2022

Exterior Elevation: East

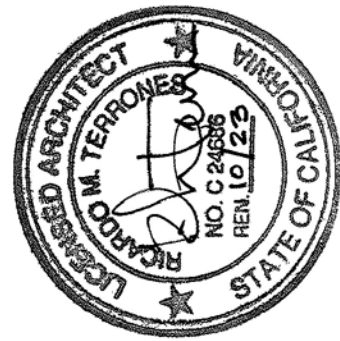
A4.2

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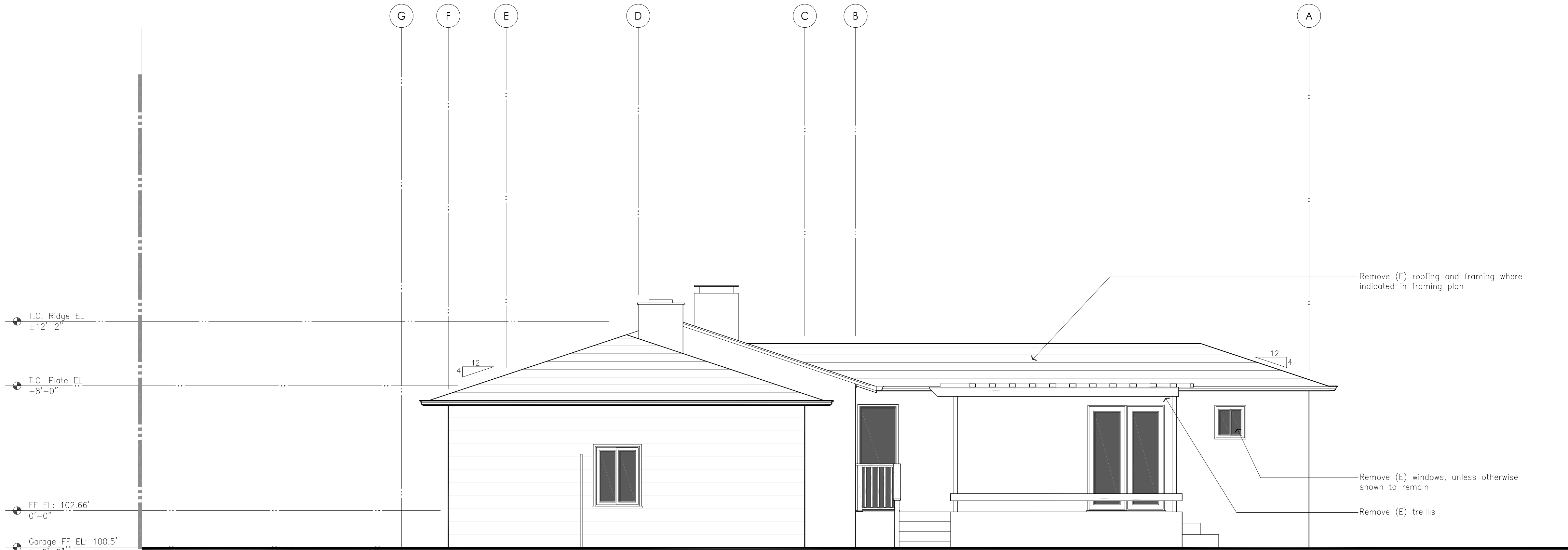
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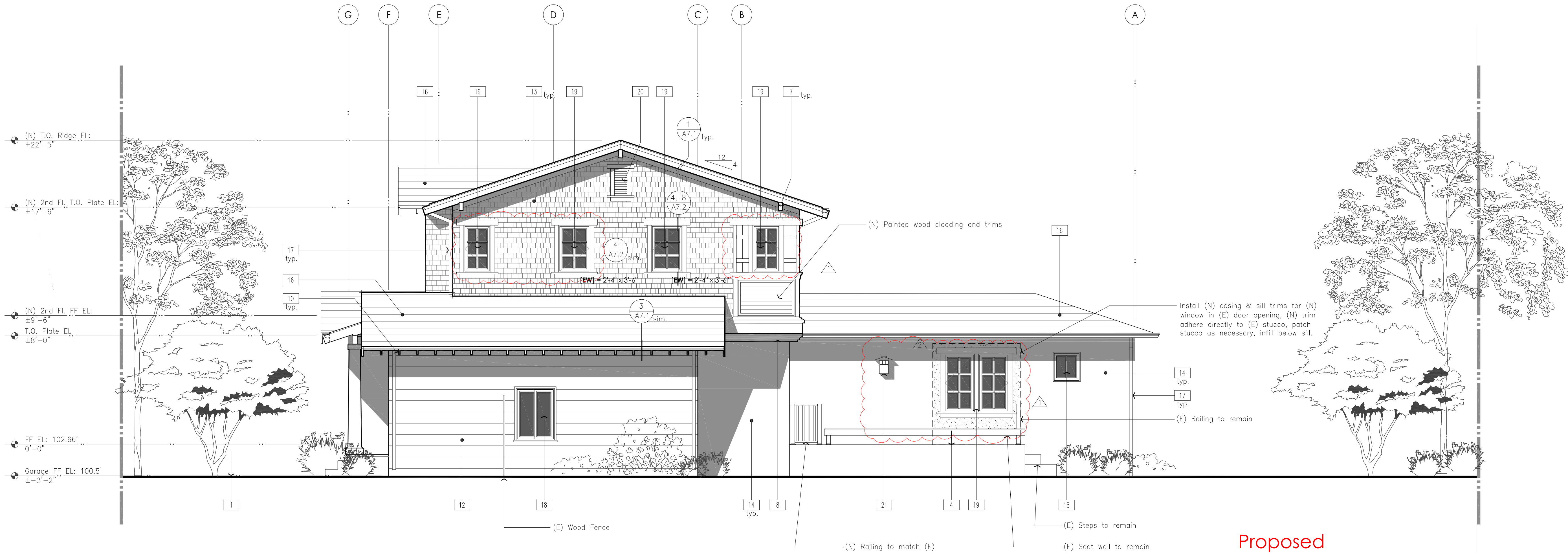
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2 Proposed Elevation: East

1/4" = 1'-0"

## Alterations and Additions at Tormey Residence

620 Trenton Way  
Burlingame, CA 94010

APN: 029-165-210

Planning Submittal: 03/24/2022

Planning Re-Submittal 01: 05/11/2022

Planning Re-Submittal 02: 06/17/2022

Building Submittal: 07/05/2022

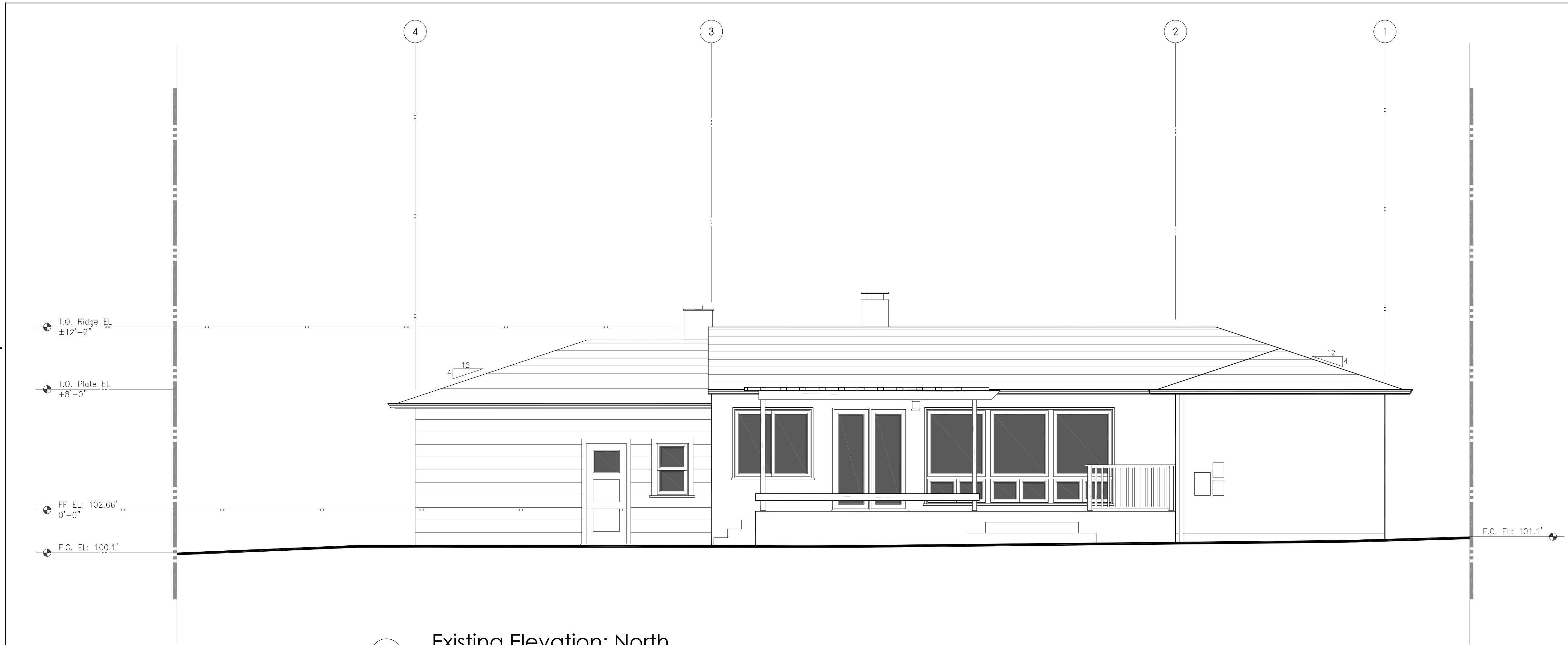
Building Re-Submittal 01: 08/19/2022

Building Revision: 09/23/2022

Exterior Elevation: East

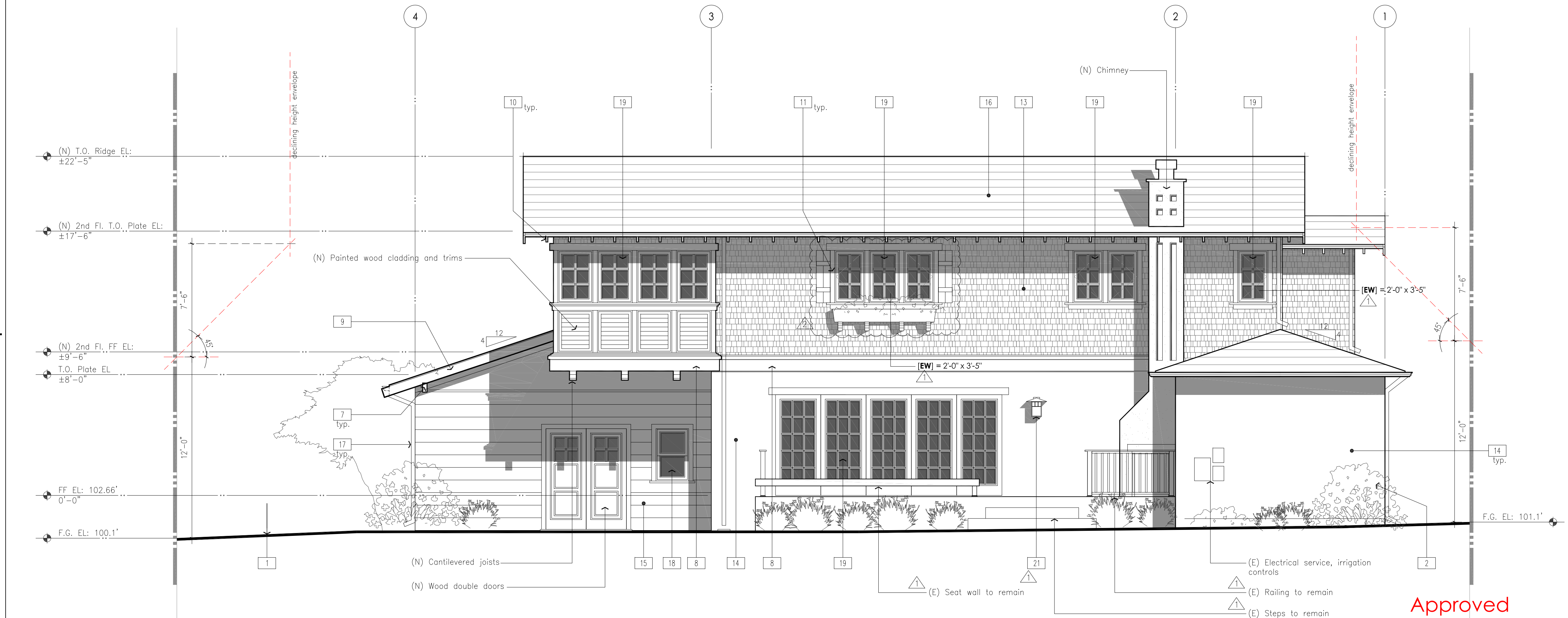
A4.2





1 Existing Elevation: North

1/4" = 1'-0"



2 Proposed Elevation: North

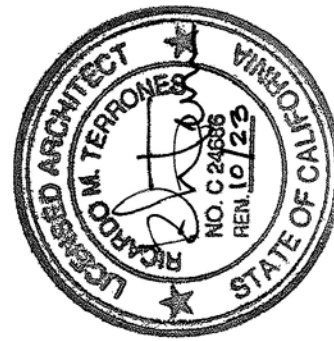
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Alterations and Additions at  
**Tormey Residence**

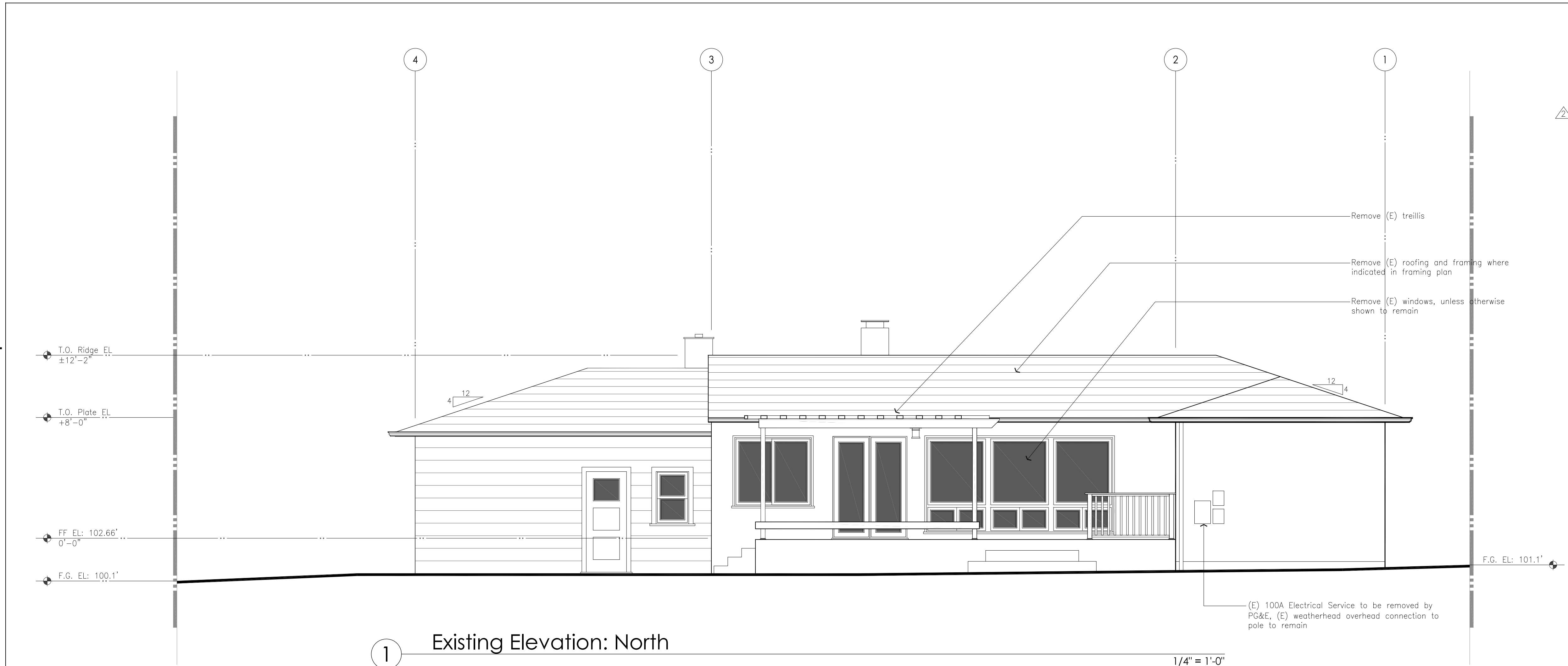
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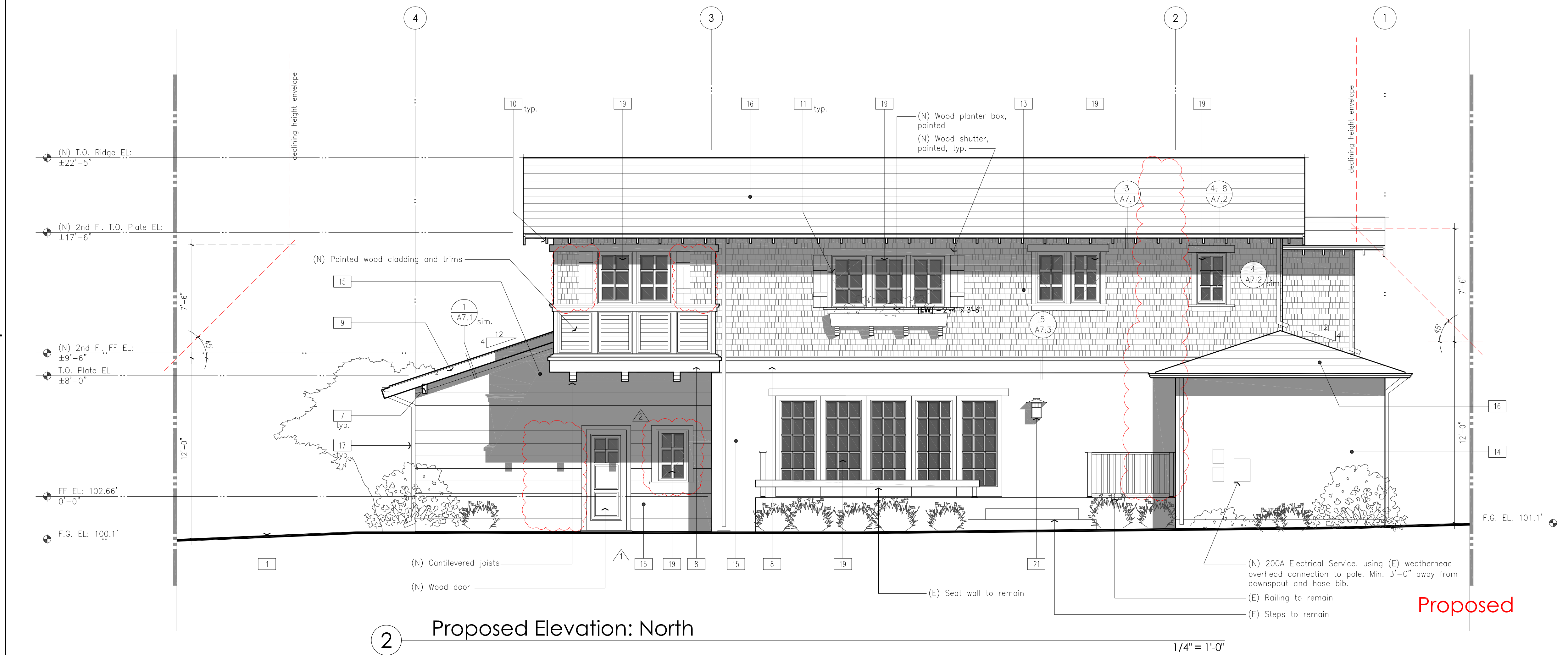
Planning Submittal: 03/24/2022  
Planning Re-Submittal 01: 05/11/2022  
Planning Re-Submittal 02: 06/17/2022

Exterior Elevations: North

A4.3



1 Existing Elevation: North



2 Proposed Elevation: North

## Typical Exterior Materials

1. Finished Grade (unchanged)
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4. Min. opening width = 20 inches

## Alterations and Additions at Tormey Residence

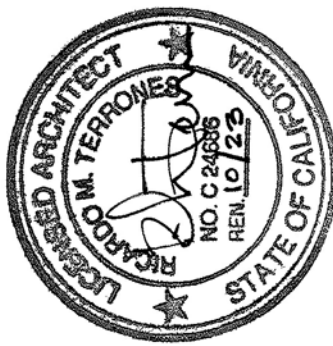
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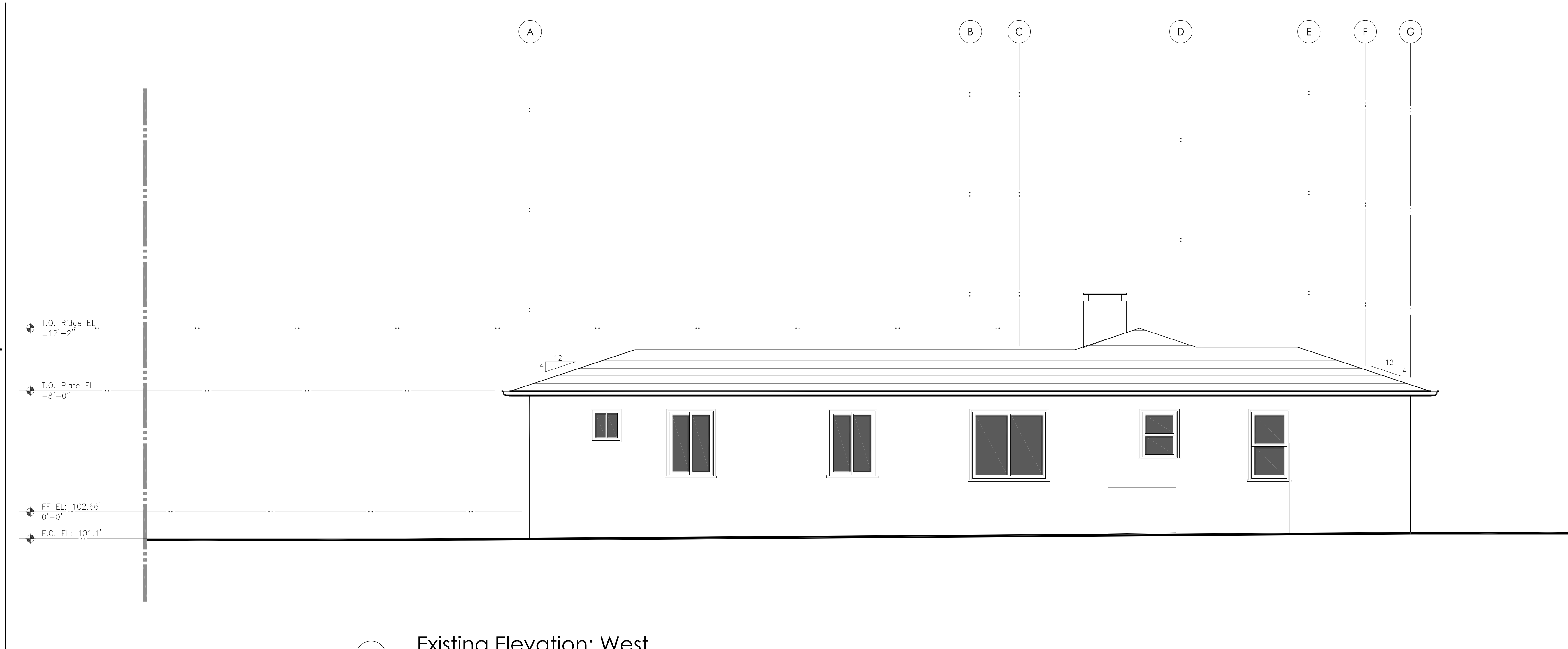
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Building Revision: 09/23/2022

Exterior Elevations: North

A4.3







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1 Existing Elevation: West 1/4" = 1'-0"



2 Proposed Elevation: West 1/4" = 1'-0"

Approved

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Drilling Terrones Architecture Inc.  
Architecture  
Infrastructure  
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Planning Submittal: 03/24/2022

Planning Re-Submittal 01: 05/11/2022

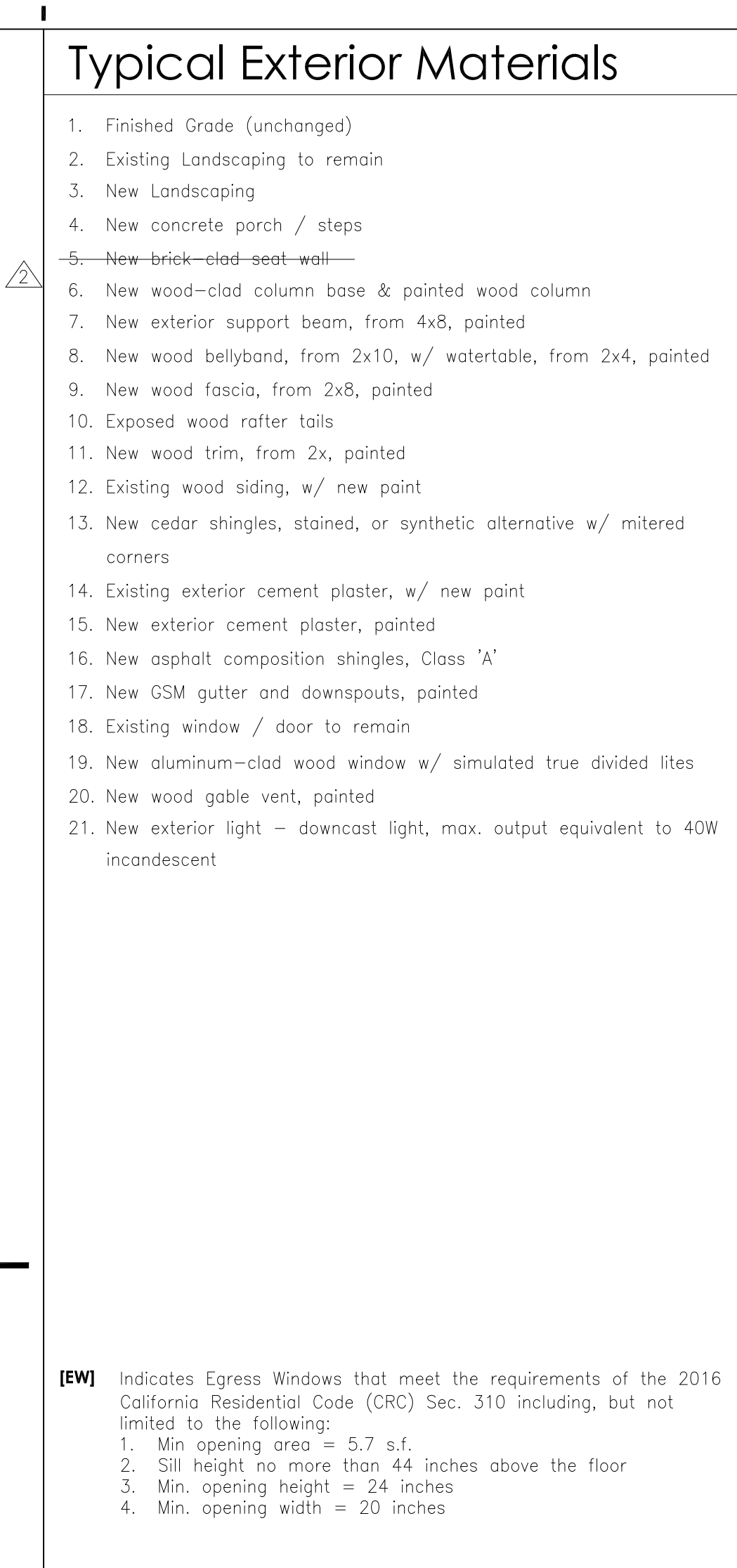
Planning Re-Submittal 02: 06/17/2022

Exterior Elevations: West

A4.4

2119





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1/4" = 1'-0'



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1/4" = 1'-0'