

GENERAL NOTES

- CONTRACTOR SHALL ADHERE TO ALL CODES, RULES, AND REGULATIONS GOVERNING CONSTRUCTION, BUILDING ACCESS AND THE USE OF FACILITIES AS SET BY LOCAL BUILDING DEPARTMENT AGENCY AND THE BUILDING OWNERS. TITLE 24 C.A.C ESPECIALLY THOSE ABSTRACTS DEALING WITH ENERGY AND HANDICAPPED ACCESS REQUIREMENTS. ANYTHING SHOWN ON THESE DRAWINGS, NOT IN ACCORDANCE WITH THESE RULES AND REGULATIONS, SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER BEFORE PROCEEDING WITH ANY WORK.
- DRAWINGS SHALL NOT BE SCALED FOR DIMENSIONAL INFORMATION.
- THE CONTRACTOR AND SUBCONTRACTORS SHALL VERIFY ALL CONDITIONS AND DIMENSIONS IN THE FIELD. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE DESIGNER OF ANY CONFLICTS HEREIN, EITHER APPARENT OR OBVIOUS PRIOR TO START OF WORK ON THAT ITEM OR BEAR THE RESPONSIBILITY OF CORRECTING SUCH WORK AS DIRECTED BY THE ARCHITECT.
- ALL WORK SHALL BE DONE IN A FIRST CLASS WORKMANLIKE MANNER BY MECHANICS SKILLED IN THEIR RESPECTIVE TRADES.
- THE CONTRACTOR SHALL REVIEW PLANS AND THE AREA OF CONSTRUCTION CAREFULLY TO INSURE FULL UNDERSTANDING OF EXACT SCOPE OF WORK. THE ARCHITECT WILL BE AVAILABLE TO REVIEW ALL WORK ON SITE AND RESOLVE ANY UNCLEAR ITEMS
- THE CONTRACTOR SHALL CONTACT THE BUILDING MANAGEMENT TO BE ADVISED OF THE RULES OF THE BUILDING WITH RESPECT TO CONSTRUCTION, WHEN AND HOW DELIVERIES AND/OR REMOVALS CAN BE DONE ON REGULAR OR OVERTIME AND IN GENERAL, ANY BUILDING REQUIREMENTS WHICH WILL AFFECT THEIR WORK.
- THE CONTRACTOR SHALL SUBMIT TO THE ARCHITECT ALL FABRICATION SHOP DWGS. AND FIXTURE CUTS FOR APPROVAL AFTER HAVING CHECKED AND APPROVED THEM FIRST, WHERE APPLICABLE
- THE CONTRACTOR SHALL FURNISH A SYSTEM OF TEMPORARY LIGHTS AND WATER THROUGHOUT THE SPACE UNDER CONSTRUCTION, IF REQUIRED.
- THE CONTRACTOR SHALL REMOVE FROM THE BUILDING ALL RUBBISH AND WASTE MATERIALS, FOR HIS OWN SUBCONTRACTING, IF REQUIRED.
- NO WORK DEPENDING ON PARTITION LOCATIONS SHALL BE DONE UNTIL THE CONTRACTOR HAS MARKED PARTITION LOCATIONS ON THE FLOOR SLAB IN THE FIELD AND THE ARCHITECT HAS APPROVED THEM.
- THE CONTRACTOR SHALL LEAVE THE PREMISES IN A CLEAN AND ORDERLY MANNER.
- THE CONTRACTOR'S PRICE IS TO BE COMPLETE IN ALL WAYS INCLUDING TAXES, OVER-TIME, SHIPPING, ETC.
- ALL MATERIALS AND INSTALLATIONS SHALL BE IN ACCORDANCE WITH MANUFACTURER'S LATEST PRINTED SPECIFICATIONS AND WITH CODE REQUIREMENTS.
- THE WORK INCLUDED UNDER THIS CONTRACT SHALL BE DONE IN ACCORDANCE WITH AIA GENERAL CONDITIONS DOCUMENT A-201, 1991 EDITION.
- CONTRACTORS, SUBCONTRACTORS AND SUPPLIERS SHALL GUARANTEE THAT THE WORK IS FREE FROM ANY DEFECTS IN WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF COMPLETION AND BE RESPONSIBLE FOR REPAIR OR REPLACEMENT AT NO ADDITIONAL CHARGE.
- CONTRACTORS TO CARRY EMPLOYER'S LIABILITY INSURANCE OF NOT LESS THAN \$1,000,000 PER OCCURRENCE, AND COMPREHENSIVE GENERAL LIABILITY OF AT LEAST \$2,000,000 COMBINED SINGLE LIMIT FOR BODILY INJURY, DEATH, OR PROPERTY DAMAGE THE POLICIES TO ALSO COVER LANDLORD AND TENANT AS ADDITIONAL INSURED.

DRAWING INDEX

AO.0	COVER SHEET
AO.1	DISABLED ACCESS GUIDELINES
AO.2	ADA REQUIREMENTS & ENLARGED PLANS
A1.0	EXISTING SITE PLAN
A1.0.1	PROPOSED SITE PLAN
A1.1	EXISTING PLANS
A1.2	EXISTING SECTIONS
A1.3	EXISTING ELEVATIONS
A2.1	PROPOSED PLANS
A2.2	SIDEWALK PLANS, PROPOSED ELEV. & SECTIONS
A3.1	PROPOSED 3D RENDERINGS

D.A. CHECKLIST

THE ADDRESS OF THE PROJECT IS 1204 EL CAMINO REAL
 FOR ALL TENANT IMPROVEMENT PROJECTS IN COMMERCIAL USE SPACES, THIS CHECKLIST IS REQUIRED TO BE REPRODUCED ON THE PLAN SET AND SIGNED FOR ALL PROPOSED USE OF THE PROJECT CLOTHING BOUTIQUE (E.G. RETAIL, OFFICE, RESTAURANT, ETC.)

- DESCRIBE THE AREA OF THE REMODEL, INCLUDING WHICH FLOOR 1ST FLOOR & MEZZANINE
- THE CONSTRUCTION COST OF THE PROJECT EXCLUDING DISABLED ACCESS UPGRADES IS TO THE PATH OF TRAVEL IS \$65,000, WHICH IS (CHECK ONE) MORE THAN / LESS THAN THE ACCESSIBILITY THRESHOLD AMOUNT OF \$170,466.00 BASED ON THE "2013 ENR CONSTRUCTION COST INDEX"(THE COST INDEX & THRESHOLD ARE UPDATED ANNUALLY).
- IS THIS A CITY PROJECT AND/OR DOES IT RECEIVE ANY FORM OF PUBLIC FUNDING? CHECK ONE: YES / NO
 NOTE: IF YES, THEN SEE STEP 3 ON THE INSTRUCTIONS PAGE FOR ADDITIONAL FORMS REQUIRED

CONDITIONS BELOW MUST BE FULLY DOCUMENTED BY ACCOMPANYING DRAWINGS

- READ "A" THROUGH "D" BELLOW CAREFULLY AND CHECK THE MOST APPLICABLE BOX (ONE BOX ONLY)

A: ALL EXISTING CONDITIONS SERVING THE AREA OF REMODEL FULLY COMPLY WITH ACCESS REQUIREMENTS. NO FURTHER UPGRADES ARE REQUIRED. FILL OUT PAGE 2 OF D.A. CHECKLIST

B: PROJECTS ADJUSTED COST OF CONSTRUCTION IS GREATER THAN THE CURRENT VALUATION THRESHOLD: FILL OUT AND ATTACH PAGE 2 OF D.A. CHECKLIST AND ANY OTHER REQUIRED FORMS TO PLANS.

C: PROJECT ADJUSTED COST OF CONSTRUCTION IS LESS THAN OR EQUAL TO THE CURRENT VALUATION THRESHOLD: LIST ITEMS THAT WILL BE UPGRADED ON FORM C. ALL OTHER ITEMS SHALL BE CHECKED ON PAGE 2 OF THE D.A. CHECKLIST IN THE "NOT REQUIRED BY CODE" COLUMN.

D: PROPOSED PROJECT CONSISTS ENTIRELY OF BARRIER REMOVAL: FILL OUT AND ATTACH BARRIER REMOVAL FORM TO PLANS

E: PROPOSED PROJECT IS MINOR REVISION TO PREVIOUSLY APPROVED PERMIT DRAWINGS ONLY. (NOTE: THIS SHALL NOT BE USED FOR NEW OR ADDITIONAL WORK) PROVIDE PREVIOUSLY APPROVED PERMIT APPLICATION HERE: _____
 DESCRIPTION OF REVISION: _____

SCOPE OF WORK

EXISTING AUTO MAINTENANCE SHOP (SMOG CHECK & TIRE SERVICE) TO BE CONVERTED TO A CLOTHING BOUTIQUE AND HAIR SALON. CREATE A NEW MEZZANINE LEVEL.

REPAIR CURB. ADD PLANTERS TO SIDEWALK TO PREVENT COSTUMERS FROM PARKING.

BUILDING INFORMATION

BUILDING DESCRIPTION: EXISTING: 2 STORIES TYPE 1 AT THE FRONT
 1 STORY TYPE 1 AT THE REAR
 PROPOSED: 2 STORIES TYPE 1 AT THE FRONT
 1 STORY + NEW MEZZANINE TYPE 1 AT THE REAR

(E) OCCUPANCY CLASS.: S-1

PROPOSED OCCUP. CLASS.: M - MERCANTILE

"CONSTRUCTION HOURS"

WEEKDAYS : 8:00 A.M. - 7:00 P.M.
SATURDAYS: 9:00 A.M. - 6:00 P.M.
SUNDAYS & HOLIDAYS: NO WORK ALLOWED

NOTE: UPGRADES BELOW ARE LISTED IN PRIORITY BASED ON CBC-11B-202.4 Ex 8	EXISTING FULLY COMPLYING	WILL BE UPGRADE TO FULL COMPLIANCE	EQUIVALENT FACILITATION WILL PROVIDE FULL ACCESS	COMPLIANCE IS TECHNICALLY INFEASIBLE	APPROVED IN COMPLIANCE WITH IMMEDIATELY PRECEDING CODE	NOT REQUIRE BY CODE AND/OR NONE EXISTING	NON-COMPLIANT REQUEST UHR MUST BE RATIFIED BY AAC	LOCATION OF DETAIL(S)--INCLUDE DETAIL NO.& DRAWING SHEET (DO NOT LEAVE THIS PART BLANK). ALSO CLARIFICATION COMMENTS CAN BE WRITTEN HERE
A. ONE ACCESSIBLE ENTRANCE INCLUDING: APPROACH WALK, VERTICAL ACCESS, PLATFORM (LANDING), DOOR/GATE AND HARDWARE FOR DOOR/GATE	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A0.1 & A0.2
B. AN ACCESSIBLE ROUTE TO THE AREA OF REMODEL INCLUDING PARKING/ACCESS AISLES AND CURB RAMPS CURB RAMPS AND WALKS CORRIDORS, HALLWAYS, FLOORS RAMPS ELEVATORS, LIFTS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
C. AT LEAST ONE ACCESSIBLE RESTROOM FOR EACH SEX OR A SINGLE UNISEX RESTROOM SERVING THE AREA OF REMODEL	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
D. ACCESSIBLE PUBLIC PAY PHONE.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
E. ACCESSIBLE DRINKING FOUNTAINS(HI-LOW).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
F. SIGNAGE.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
G. VISUAL ALARM, STORAGE, STORAGE AND ADDITIONAL PARKING	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
SEE THE REQUIREMENTS FOR ADDITIONAL FORMS LISTED BELOW	1.	2.	3.	4.	5.	6.	7.	

- NO ADDITIONAL FORMS REQUIRED.
- NO ADDITIONAL FORMS REQUIRED.
- FILL OUT REQUEST FOR APPROVAL OF EQUIVALENT FACILITATION FORM FOR EACH ITEM CHECKED AND ATTACH TO PLAN.
- FILL OUT REQUEST FOR APPROVAL OF TECHNICAL INFEASIBILITY FORM FOR EACH ITEM CHECKED AND ATTACH TO PLAN.
- PROVIDE DETAILS FROM A SET OF CITY APPROVED REFERENCE DRAWINGS, PROVIDE ITS PERMIT APPLICATION NUMBER HERE: _____ AND LIST REFERENCE DRAWING NUMBER ON PLANS
- NO ADDITIONAL FORMS REQUIRED
- FILL OUT REQUEST FOR AN UNREASONABLE HARDSHIP FORM FOR EACH ITEM CHECKED AND ATTACH TO PLAN. ALL UHR MUST BE RATIFIED BY THE ACCESS APEALS COMMISSION (SEE UHR FORM FOR DETAILS)

CODE CYCLE

- 2019 CALIFORNIA BUILDING CODE
- 2019 CALIFORNIA ELECTRIC CODE
- 2019 CALIFORNIA MECHANICAL CODE
- 2019 CALIFORNIA PLUMBING CODE
- 2019 CALIFORNIA FIRE CODE
- 2019 CALIFORNIA ENERGY CODE
- 2019 BURLINGAME MUNICIPAL CODE

SYMBOLS

	SECTION DRAWING SHEET NUMBER		EQUIPMENT SYMBOL EQUIPMENT TYPE EQUIPMENT GROUP
	ELEVATION DRAWING SHEET NUMBER		REVISION
	DETAIL DRAWING SHEET NUMBER		WALL TYPE
	FINISH SYMBOL		MATCH LINE SHADED PORTION IS SIDE CONSIDERED
	INTERIOR ELEVATION SHEET NUMBER DRAWING NUMBER		DATUM POINT
	DOOR NUMBER		WINDOW NUMBER

ABBREVIATIONS

&	AND	CTR.	Center	F.O.S.	Face of Studs	M.O.	Masonry Opening	SHT.	Sheet
∠	ANGLE	DBI	Double	FPRF.	Fireproof	MTD.	Mounted	SIM.	Similar
@	AT	DEPT.	Department	FUL.	Full	MUL.	Mulion	SPEC.	Specification
(E)	EXISTING	DET.	Detail	FT.	Foot or Feet	(N)	New	SQ.	Square
ACOUS.	ACOUSTICAL	DIA.	Diameter	FTG.	Footing	N.	North	S.S.T.	Stainless Steel
A.D.	AERA DRAIN	DIM.	Dimension	FURR.	Furring	N.I.C.	Not In Contract	S.S.K.	Service Sink
ADJ.	ADJUSTABLE	DISP.	Dispenser	FUT.	Future	NO. / #	Number	STA.	Station
ACGR.	AGGREGATE	DN.	Down	GA.	Gauge	NOM.	Nominal	STD.	Standard
AL.	ALUMINUM	D.O.	Door Opening	GALV.	Galvanized	N.T.S.	Not To Scale	STL.	Steel
APPROX.	APPROXIMATE	DR.	Door	G.B.	Grab Bar	O.C.	On Center	STR.	Structural
ARCH.	ARCHITECTURAL	DWR.	Drawer	GL.	Glass	OPNG.	Opening	SUSP.	Suspended
ASB.	ASBESTOS	DS.	Downspout	GND.	Ground	OPP.	Opposite	SYM.	Symmetrical
ASPH.	ASPHALT	D.S.P	Dry Standpipe	GR.	Grade	PRCST.	Pre-cast	PL	Plate
BD.	BOARD	DWG.	Drawing	GYP.	Gypsum	PL	Plate	I.B.	Towel Bar
BTUM.	BITUMINOUS	E.	East	H.B.	Hose Bibb	P.LAM.	Plastic Laminate	T.C.	Top Of Curb
BLDG.	BUILDING	E.A.	Each	H.C.	Hollow Core	PLAS.	Plaster	TEL.	Telephone
BLK.	BLOCK	E.J.	Expansion Joint	H.D.WD.	Hardwood	PLYWD.	Plywood	TER.	Terrazzo
BLKG.	BLOCKING	EL.	Elevation	H.M.	Hollow Metal	PR.	Pair	T.&G.	Tongue And Groove
BM.	BEAM	ELEC.	Electrical	HORIZ.	Horizontal	PT.	Point	THK.	Thick
BOT.	Bottom	HR.	Elevator	HGT.	Height	PTN.	Partition	T.P.	Top Of Pavement
CAB.	Cabinet	EMER.	Emergency	INSUL.	Insulation	Q.T.	Quarry Tile	T.V.	Television
C.B.	Catch Basin	ENCL.	Enclosure	INT.	Interior	R.	Riser	T.W.	Top Of Wall
CEM.	Cement	EQ.	Equal	JAN.	Janitor	RAD.	Radius	TYP.	Typical
CER.	Ceramic	EQPT.	Equipment	JT.	Joint	R.D.	Roof Drain	UNF.	Unfinished
CI.	Cast iron	(E)	Existing	KIT.	Kitchen	REF.	Refrence	U.O.N.	Unless Otherwise
C.G.	Corner Guard	EXP.	Exposed	LAB.	Laboratory	REFR.	Refrigerator		
CLG.	Ceiling	EXP.	Expansion	LAM.	Laminate	RGTR.	Register		
CLKG.	Calking	EXT.	Exterior	LAV.	Lavatory	REINF.	Reinforced	UR.	Urinal
CLO.	Closet	F.A.	Fire Alarm	L.M.	Laminated	REQ.	Required	VERT.	Vertical
CLR.	Clear	F.B.	Flat Bar	LAV.	Lavatory	RESIL.	Resilient	VEST.	Vestibule
C.O.	Cased Opening	F.D.	Floor Drain	LT.	Light	RM.	Room		
COL.	Column	FDN.	Foundation	M.A.X.	Maximum	R.O.	Rough Opening	W.	West
CONC.	Concrete	F.E.	Fire Extinguisher	MECH.	Mechanical	R.W.L.	Rain Water Leader	W/	With
CONN.	Connection	FIN.	Finish	MEMB.	Membrane	S.	South	W.C.	Water Closet
CONSTR.	Construction	FL.	Floor	MET.	Metal	S.C.	Solid Core	WD	Wood
CONT.	Continuous	FLASH.	Flashing	MFR.	Manufacturer	SCHED.	Schedule	WO	Without
CORR.	Corridor	FLUOR.	Fluorescent	MIN.	Minimum	SECT.	Section	WP	Waterproof
CTSK.	Countersunk	F.O.C.	Face of Concrete	MISC.	Miscellaneous	SECT.	Section	WSC.T.	Wainscot
CNTR.	Counter	F.O.F.	Face of Finish			SHR.	Shower	WT.	Weight

Form C: DISABLED ACCESS 20% RULE

THIS FORM IS ONLY REQUIRED FOR PROJECTS EQUAL TO OR UNDER THE VALUATION THRESHOLD WHEN BOX "C" IS CHECKED OFF ON THE D.A. CHECKLIST AND IS FOR PROVIDING AN ITEMIZED LIST OF THE ESTIMATED COSTS FOR THE EXPENDITURES USED FOR DISABLED ACCESS UPGRADES FOR THIS PROJECT. REPRODUCE THIS FORM ALONG WITH THE D.A. CHECKLIST AND ANY REQUIRED FORM(S) ON THE PLANS.

BASED ON CBC SECTION 11B-202.4 EXCEPTION 8, ONLY PROJECTS WITH A CONSTRUCTION COST LESS THAN OR EQUAL TO THE VALUATION THRESHOLD (CURRENT ENR CONSTRUCTION INDEX AMOUNT) ARE ELIGIBLE FOR THE 20% RULE. IN CHOOSING WHICH ACCESSIBLE ELEMENTS TO PROVIDE, PRIORITY SHOULD BE LISTED ON P.2 OF THE D.A. CHECKLIST.

IN GENERAL, PROJECTS VALUED OVER THE THRESHOLD ARE NOT ELIGIBLE FOR THE 20% RULE (SEE CBC 11B-202.4 EXCEPTIONS 1 THROUGH 8 FOR OTHER EXCEPTIONS).

CBC SECTION 11B-202.4, EXCEPTION 9 (ABBREVIATED): IN ALTERATION PROJECTS INVOLVING BUILDINGS & FACILITIES PREVIOUSLY APPROVED & BUILT WITHOUT ELEVATORS, AREAS ABOVE & BELOW THE GROUND FLOOR ARE SUBJECT TO THE 20% DISPROPORTIONALITY PROVISIONS DESCRIBED IN EXCEPTION 8, EVEN IF THE VALUE OF THE PROJECT EXCEEDS THE VALUATION THRESHOLD IN EXCEPTION 8. REFER TO THE CODE FOR THE TYPES OF BUILDINGS & FACILITIES THAT QUALIFIES FOR THIS 20% DISPROPORTIONALITY PROVISIONS WHEN PROJECT VALUATION IS OVER THE THRESHOLD.

A) Cost of construction: (Excluding accessibility upgrade)	\$ 37,000	\$
B) 20% of A) : List the Upgrade Expenditures and their respective construction cost below:		
1. ACCESSIBLE DOORS	\$ 12,000	\$
2. PATH OF TRAVEL	\$ 6,000	\$
3. 2-ACCESSIBLE FITTING ROOMS	\$ 10,000	\$
4.	\$	\$
5.	\$	\$
6.	\$	\$
7.	\$	\$
8.	\$	\$
9.	\$	\$
Total Upgrade Expenditures	\$	\$
Must approximately equal to Line B		

SHATARA ARCHITECTURE INC.

890 7TH ST.
 SAN FRANCISCO
 CA 94107

TEL (415) 512-7566
 suheil@shataraarch.com

DRAWINGS AND SPECIFICATIONS, AS INSTRUMENTS OF PROFESSIONAL SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT.
 THESE DOCUMENTS ARE NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY PROJECTS OR PURPOSES WHATSOEVER, WITHOUT THE PRIOR SPECIFIC WRITTEN AUTHORIZATION OF SHATARA ARCHITECTURE INC.

PROJECT TENANT IMPROVEMENT

ADDRESS
1204 EL CAMINO REAL BUIRLINGAME, CA

APN: 026096180

OWNER'S INFORMATION

ROGER ABUYAGHI (TENANT & OWNER)

PROJECT DIRECTORY

ARCHITECT
 SHATARA ARCHITECTURE INC.
 890 7TH STREET
 SAN FRANCISCO, CA 94107
 TEL: 415-512-7566
 CONTACT: SUHEIL SHATARA

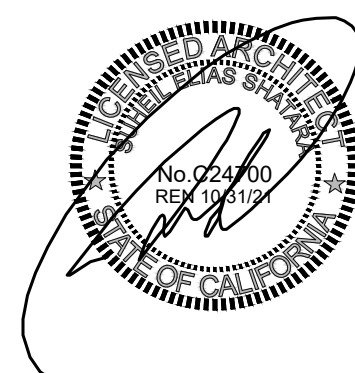
BUILDING 11-18-2020

BUILDING 04-12-2021

BUILDING 05-14-2021

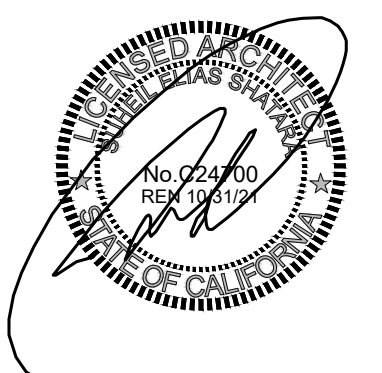
BUILDING 05-27-2021

BUILDING 08-30-2021



SHEET DESCRIPTION
COVER SHEET

A0.0

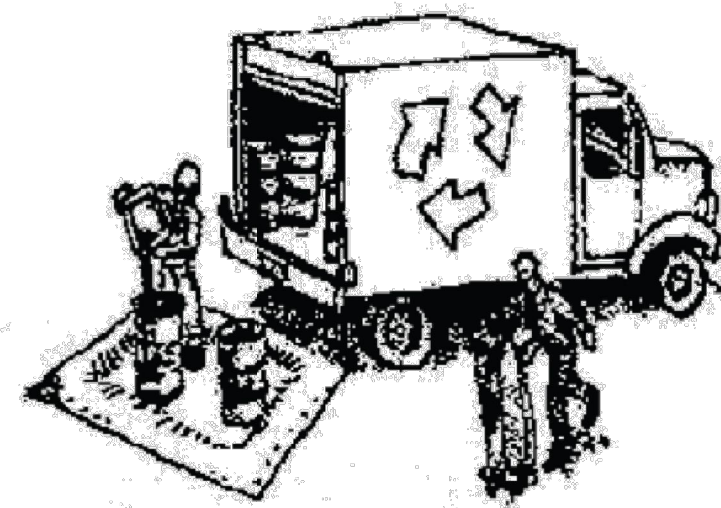


SAN MATEO COUNTYWIDE
**Water Pollution
Prevention Program**
Clean Water. Healthy Community.

Construction Best Management Practices (BMPs)

Construction projects are required to implement the stormwater best management practices (BMP) on this page, as they apply to your project, all year long.

Materials & Waste Management



Non-Hazardous Materials

- Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.
- Use (but don't overuse) reclaimed water for dust control.

Hazardous Materials

- Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- Arrange for appropriate disposal of all hazardous wastes.

Waste Management

- Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site.
- Clean or replace portable toilets, and inspect them frequently for leaks and spills.
- Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gyp board, pipe, etc.)
- Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.

Construction Entrances and Perimeter

- Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

Equipment Management & Spill Control



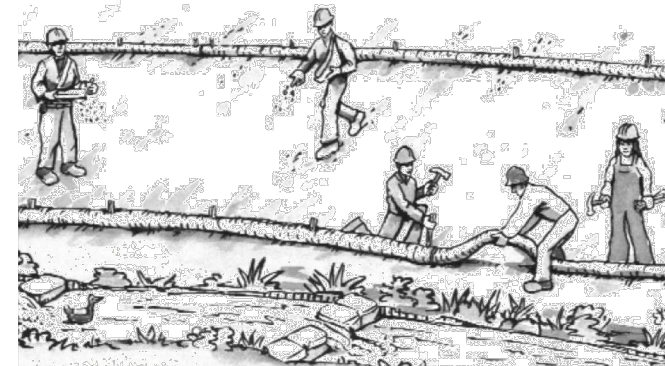
Maintenance and Parking

- Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment.

Spill Prevention and Control

- Keep spill cleanup materials (e.g., rags, absorbents and cat litter) available at the construction site at all times.
- Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- Clean up spills or leaks immediately and dispose of cleanup materials properly.
- Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).

Earthmoving

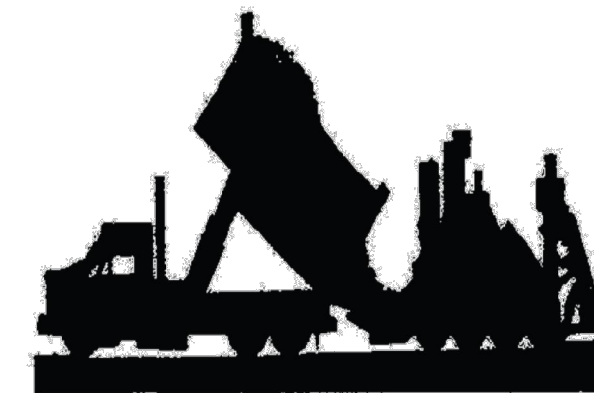


- Schedule grading and excavation work during dry weather.
- Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- Remove existing vegetation only when absolutely necessary, and seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.
- Prevent sediment from migrating offsite and protect storm drain inlets, gutters, ditches, and drainage courses by installing and maintaining appropriate BMPs, such as fiber rolls, silt fences, sediment basins, gravel bags, berms, etc.
- Keep excavated soil on site and transfer it to dump trucks on site, not in the streets.

Contaminated Soils

- If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
 - Unusual soil conditions, discoloration, or odor.
 - Abandoned underground tanks.
 - Abandoned wells
 - Buried barrels, debris, or trash.

Paving/Asphalt Work

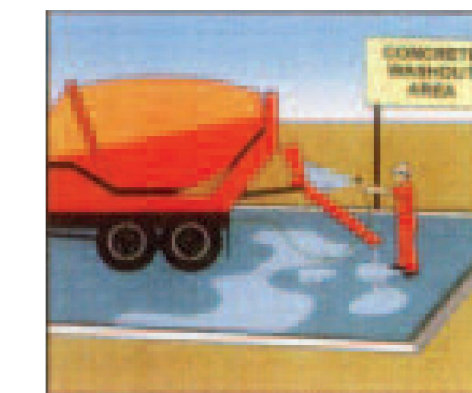


- Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- Do not use water to wash down fresh asphalt concrete pavement.

Sawcutting & Asphalt/Concrete Removal

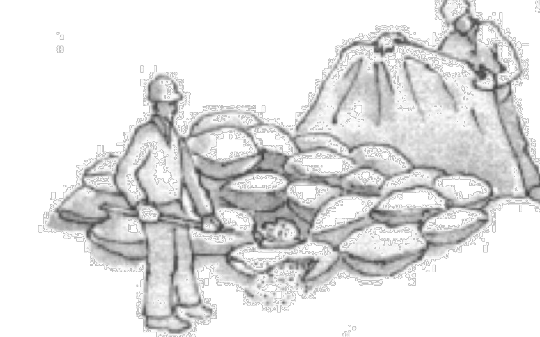
- Protect nearby storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- If sawcut slurry enters a catch basin, clean it up immediately.

Concrete, Grout & Mortar Application



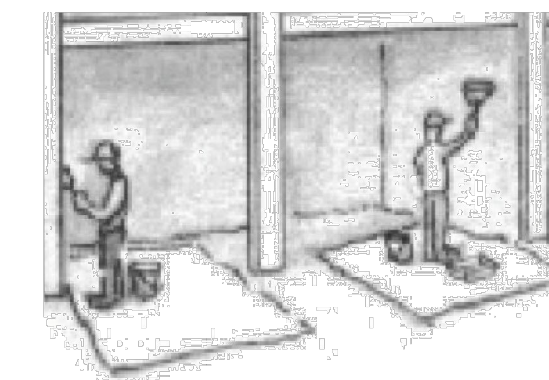
- Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that will prevent leaching into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- When washing exposed aggregate, prevent washwater from entering storm drains. Block any inlets and vacuum gutters, hose washwater onto dirt areas, or drain onto a bermed surface to be pumped and disposed of properly.

Landscaping



- Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- Stack bagged material on pallets and under cover.
- Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

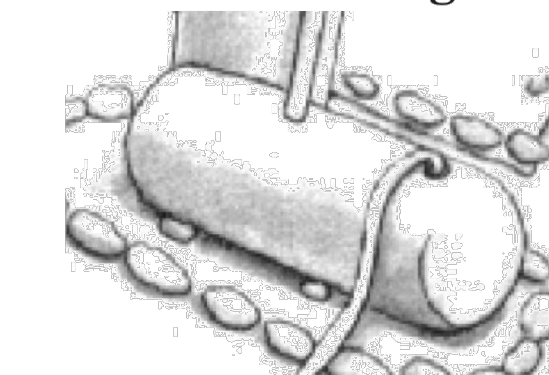
Painting & Paint Removal



Painting Cleanup and Removal

- Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.
- Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead based paint removal requires a state-certified contractor.

Dewatering



- Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer call your local wastewater treatment plant.
- Divert run-on water from offsite away from all disturbed areas.
- When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- In areas of known or suspected contamination, call your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.

Storm drain polluters may be liable for fines of up to \$10,000 per day!



**2019 CALIFORNIA GREEN BUILDING CODE
CHECKLIST FOR ADDITIONS OR ALTERATIONS
TO EXISTING NON-RESIDENTIAL BUILDINGS**

*Building additions of 1,000 square feet or more
AND/OR building alterations with a permit valuation of \$200,000 or more
must be designed to include Mandatory Green Building Measures.*

Building Permit Number: _____

Site Address: 1204 EL CAMINO REAL _____

**In the column labeled "PlanSheet"
Specify where each Measure can be found on the plans.**

Green Building Measure	PlanSheet /Details
SITE DEVELOPMENT (2019 CGC §5.106)	
Storm Water Pollution Prevention. Newly constructed projects which disturb less than one acre of land shall prevent the pollution of storm water runoff from the construction activities through local ordinance. Burlingame Municipal Ordinance 18.17.120 2019 CGC §5.106.1.1	
BMP. Include a plan for Best Management Practices (BMP) on the plans. 2019 CGC §5.106.1.2	A0.0.1
Short Term Bicycle Parking. If adding 10 or more visitor vehicular parking spaces, provide permanently anchored bicycle racks within 200 feet of the visitors' entrance, readily visible to passers-by, for 5 percent of new visitor motorized vehicle parking being added, with a minimum of one two-bike capacity rack. Exception: adding fewer than 10 parking spaces. 2019 CGC §5.106.4.1.1	N.A.
Long-Term Bicycle Parking. For alterations adding more than 9 tenant vehicular parking spaces, provide secure bicycle parking spaces for 5 percent of the tenant vehicular parking being added, with a minimum of one space. 2019 CGC §5.106.4.1.2	
Designated Parking, Clean Air Vehicles. If an addition or alteration adds 10 or more vehicular parking spaces, provide designated parking for any combination of low-emitting, fuel-efficient, and carpool/van pool vehicles as shown: 2019 CGC Table 5.106.5.2	
Parking stall marking, comply with: 2019 CGC §5.106.5.2.1	
Grading and Paving: Construction plans shall indicate how site grading, or a drainage system will manage all surface water flows to keep water from entering buildings. 2019 CGC §5.106.10	
Exception: Additions and alterations which do not alter the drainage path.	
Shade trees: Shade trees shall be planted to comply with 2019 CGC §5.106.12.1, §5.106.12.2, and §5.106.12.3. Percentages shown shall be measured at noon on the summer solstice. Landscape irrigation necessary to establish and maintain tree health shall comply with: 2019 CGC §5.304.6	
Surface parking areas. Shade tree plantings, minimum #10 container size, or equal, shall be installed to provide shade over 50% of the parking area within 15 years. 2019 CGC §5.106.12.1	
Exceptions: surface parking area covered by solar PV shade structures, or shade structures, with roofing materials that comply with Table A5.106.11.2.2 are not included in the area calculation	

Green Building Measure	PlanSheet /Details
Landscape areas. Shade tree plantings, minimum #10 container size, or equal, shall be installed to provide shade over 20 percent of the landscape area within 15 years. 2019 CGC §5.106.12.2	
Exception: Playfields for organized sport activity are not included in the total area calculation.	
Hardscape areas. Shade tree plantings, minimum #10 container size, or equal, shall be installed to provide shade over 20 percent of the hardscape area within 15 years. 2019 CGC §5.106.12.3	
Exception: Walks, hardscape areas covered by solar photovoltaic shade structures and hardscape areas covered by shade structures with roofing materials that comply with Table A5.106.11.2.2 in Appendix A5, are not included in the total area calculation.	
INDOOR WATER USE (2019 CGC §5.303)	
Meters. Separate sub-meters or metering devices shall be installed. 2019 CGC §503.1.1 and §503.1.2	
Excess Consumption. A separate sub-meter or metering device shall be provided for any tenant within an addition that is projected to consume more than 1,000 gallons/day. 2019 CGC §5.303.1.2	
Water Conserving Plumbing Fixtures and Fittings. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the following:	
Water Closets: 1.28 gallons per flush. 2019 CGC §5.303.3.1	
Urinals: Wall-mounted 0.125 GPF, Floor 0.5 GPF. 2019 CGC §5.303.3.2.1 & 5.303.2.2	
Single Showerhead: 2.0 gallons per minute at 80 psi. 2019 CGC §5.303.3.3.1	
Multiple Showerheads Serving One Shower: The combined flow rate of all showerheads shall not be more than 2.0 GPM at 80 psi. 2019 CGC §5.303.3.3.2	
Nonresidential lavatory faucets. Not more than 0.5 GPM at 60 psi. 2019 CGC §5.303.3.4.1	
Kitchen faucets. Not more than 1.8 GPM at 60 psi. 2019 CGC §5.303.3.4.2	
Wash fountains. Maximum flow rate 1.8 GPM at 60 psi. 2019 CGC §5.303.3.4.3	
Metering faucets. Shall not deliver more than 0.20 Gallons per cycle 2019 CGC §5.303.3.4.4	
Metering faucets for wash fountains. Shall have a maximum flow rate of not more than 0.20 gallons per cycle/20 [rim space (inches) at 60 psi]. 2019 CGC §5.303.3.4.5	
Commercial kitchen equipment, Food waste disposers. 2019 CGC §5.303.4.1	
Areas of addition or alteration. For those occupancies within the authority of the CA Building Standards Commission as specified in Section 103, the provisions of Sections 5.303.4 and 5.304 shall apply to new fixtures in additions or areas of alteration to the building. 2019 CGC §5.303.5	
Standards for plumbing fixtures and fittings. Plumbing fixtures and fittings shall be installed in accordance with the <i>California Plumbing Code</i> , and shall meet the applicable standards referenced in Table 1701.1 of the <i>California Plumbing Code</i> and in chapter 6 of this code. 2019 CGC §5.303.6	
OUTDOOR WATER USE (2019 CGC §5.304)	
Outdoor potable water use in landscape areas. Comply with Model Water Efficiency Landscape Ordinance (MWEL0) from Chap. 2.7, Division 2, Title 23, <i>California Code of Regulations</i> .	
CONSTRUCTION WASTE REDUCTION, DISPOSAL, AND RECYCLING (2019 CGC 5.408)	
Construction Waste Diversion. Recycle and/or salvage a minimum of 65% of the non-hazardous construction and demolition waste in accordance with 2019 CGC §5.408.1.1, through 5.408.1.3.	
Universal Waste. Prohibited Universal Waste materials shall be listed on construction documents.	
BUILDING MAINTENANCE AND OPERATION (2019 CGC §5.410)	
Recycling by Occupants. Provide readily accessible areas that serve the entire building and are identified for the depositing, storage, and collection of nonhazardous materials for recycling including paper, corrugated cardboard, glass, plastics, and metals. 2019 CGC §5.410.1	

Green Building Measure	PlanSheet /Details
Additions. All additions constructed within a 12-month period, (with 1 or more permits) resulting in an increase of > 30% floor area, shall provide recycling areas on site. 2019 CGC §5.410.1.1	
Testing and Adjusting. Testing and adjusting of systems shall be required for new systems to serve an addition or alteration subject to Section 303.1. 2019 CGC §5.410.4	
Operation and Maintenance (O & M) Manual. Provide the building owner with detailed operating and maintenance instructions and copies of warranties/guarantees for each system prior to final inspection. Include a copy of all inspection verifications and reports. 2019 CGC §5.410.4.5	
FIREPLACES (2019 CGC §5.503)	
Fireplaces. Install only a direct-vent sealed-combustion gas or sealed wood-burning fireplace, or a sealed woodstove or pellet stove, and refer to residential requirements in the California Energy Code, Title 24, Part 6, Subchapter 7, Section 150. 2019 CGC §5.503.1	
POLLUTANT CONTROL (2019 CGC §5.504)	
Temporary Ventilation. The permanent HVAC system shall only be used during construction if necessary to condition the area or alteration within the required temperature range for material and equipment installation. If the HVAC system is used during construction, use return air filters with a MERV of 8, based on ASHRAE 52.2-1999 or an average efficiency of 30% based on ASHRAE 52.1.1992. Replace all filters immediately prior to occupancy. 2019 CGC §5.504.1	
Covering of Duct Openings and Protection of Mechanical Equipment During Construction. At the time of rough installation and during storage on the construction site until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution openings shall be covered with tape, plastic, sheet metal or other acceptable methods, to reduce the amount of dust, water and debris which may enter the system. 2019 CGC §5.504.3	
Finish Material Pollutant Control. Finish materials comply with 2019 CGC §5.504.4.1 to §5.504.4.4.	
Adhesives, sealants and caulks. Adhesives, sealants and caulks used on the project shall meet the requirements of the standards listed in: 2019 CGC §5.504.4.1	
Paints and Coatings. Architectural paints and coatings shall comply with 2019 CGC Table 5.504.4.3 unless more stringent local limits apply.	
Verification. Verification of compliance with this section shall be provided at the request of the enforcing agency. 2019 CGC § 5.504.4.3.2	
Carpet Systems. All carpet installed in the building interior shall meet the testing and product requirements of one of the standards listed: 2019 CGC §5.504.4.4	
Composite Wood Products. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the building shall meet the requirements for formaldehyde as specified: 2019 CGC Table 5.504.4.5	
Resilient Flooring Systems. 80 percent of the floor area receiving resilient flooring shall comply with at least one of the pollutant control measures listed: 2019 CGC §5.504.4.6	
Verification of Compliance. Documentation shall be provided verifying that resilient flooring materials meet the pollutant emission limits. 2019 CGC §5.504.4.6.1	
Filters. In mechanically ventilated buildings, provide regularly occupied areas of the building with air filtration media prior to occupancy that provides at least a MERV of 13. 2019 CGC §5.504.5.3	
Labeling. Installed filters shall be clearly labeled by the manufacturer indicating the MERV rating.	

Green Building Measure	PlanSheet /Details
Environmental tobacco smoke (ETS) control. Where outdoor areas are provided for smoking, prohibit smoking within 25 feet of building entries, outdoor air intakes and operable windows, and within the building as already prohibited by other laws or regulations. 2019 CGC §5.504.5.3	
INDOOR MOISTURE CONTROL (2019 CGC §5.505)	
Indoor moisture control. Buildings shall meet or exceed the provisions of the 2019 <i>California Building Code</i> , CCR, Title 24, Part 2 Sections 1202 (Ventilation) and Chapter 14 (Exterior Walls). For additional measures, see Section 5.407.2 of this code. 2019 CGC §5.505	
INDOOR AIR QUALITY (2019 CGC §5.506)	
Outside Air Delivery. For mechanically or naturally ventilated spaces in buildings, meet the minimum requirements of Section 120.1, (Requirements for Ventilation) of the 2013 <i>California Energy Code</i> , or the applicable local code, whichever is more stringent. 2019 CGC §5.506.1	
Carbon dioxide (CO2) monitoring. For additions equipped with demand control ventilation, CO2 sensors and ventilation controls shall be specified and installed in accordance with the requirements of the 2013 <i>California Energy Code</i> , Section 120.1(c)(4). 2019 CGC §5.506.2	
ENVIRONMENTAL COMFORT (2019 CGC 5.507)	
Acoustical Control. Employ building assemblies and components with STC values determined in accordance with ASTM E90 and ASTM E413 or OITC determined in accordance with ASTM E 1332, using either the prescriptive or performance method in 2019 CGC §5.507.4.1 or §5.507.4.2.	
OUTDOOR AIR QUALITY (2019 CGC 5.508)	
Ozone Depletion and Greenhouse Gas Reductions. Installation of HVAC, refrigeration and fire suppression equipment shall comply with 2019 CGC §5.508.1.1 and 2019 CGC §5.508.1.2.	
Supermarket Refrigerant Leak Reduction. New commercial refrigeration systems shall comply with 2019 CGC §5.508.2 when installed in retail food stores with 8,000 square feet or more of conditioned area, and that utilize either refrigerated display cases, or walk-in coolers, or freezers connected to remote compressor units or condensing units. The leak reduction measures apply to refrigeration systems containing high-global-warming potential (high-GWP) refrigerant with a GWP of 150 or greater. 2019 CGC §5.508.2	
Responsible Designer's Declaration Statement	Contractor Declaration Statement
I hereby certify that this project has been designed to meet the requirements of the 2019 California Green Building Standards Code.	I hereby certify, as the building or installer under permit listed herein, that this project will be constructed to meet the requirements of the 2019 California Green Building Standards Code.
Name: _____	Name: _____
Address: _____	Address: _____
City/State/Zip Code _____	City/State/Zip Code _____
Signature: _____	Signature: _____
Date: _____	Date: _____

**SHATARA
ARCHITECTURE
INC.**

890 7TH ST.
SAN FRANCISCO
CA 94107

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suhel@shataraarch.com

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**PROJECT
TENANT IMPROVEMENT**

ADDRESS
**1204 EL CAMINO REAL
BURLINGAME, CA**

APN: 026096180

OWNER'S INFORMATION

**ROGER ABUYAGHI
(TENANT & OWNER)**

PROJECT DIRECTORY

ARCHITECT
SHATARA ARCHITECTURE INC.
890 7TH STREET
SAN FRANCISCO, CA 94107
TEL: 415-512-7566
CONTACT: SUHEL SHATARA

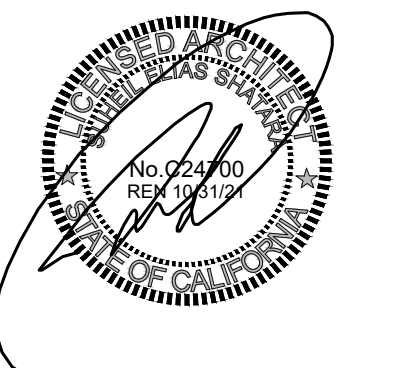
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BUILDING 04-12-2021

BUILDING 05-14-2021

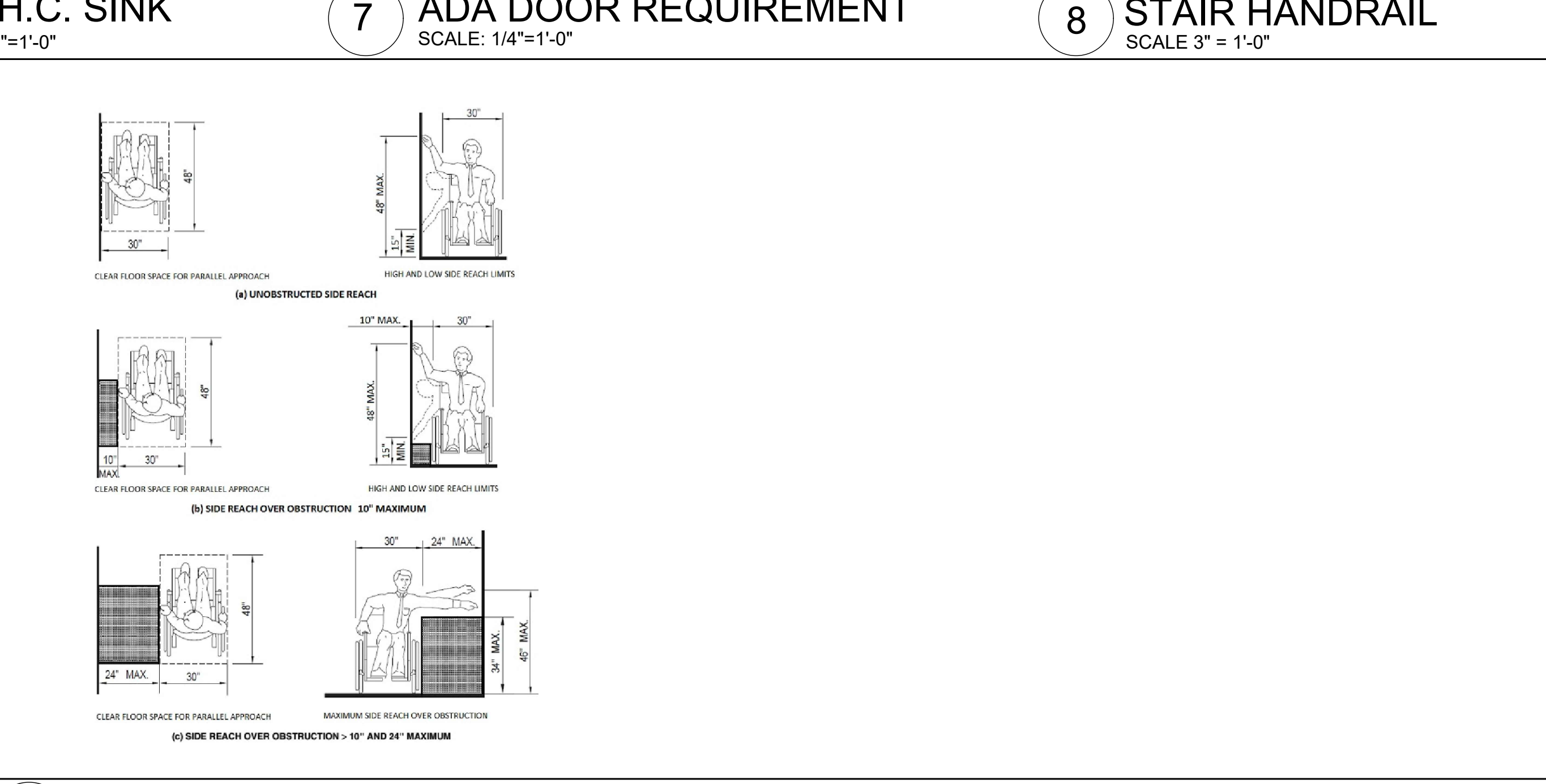
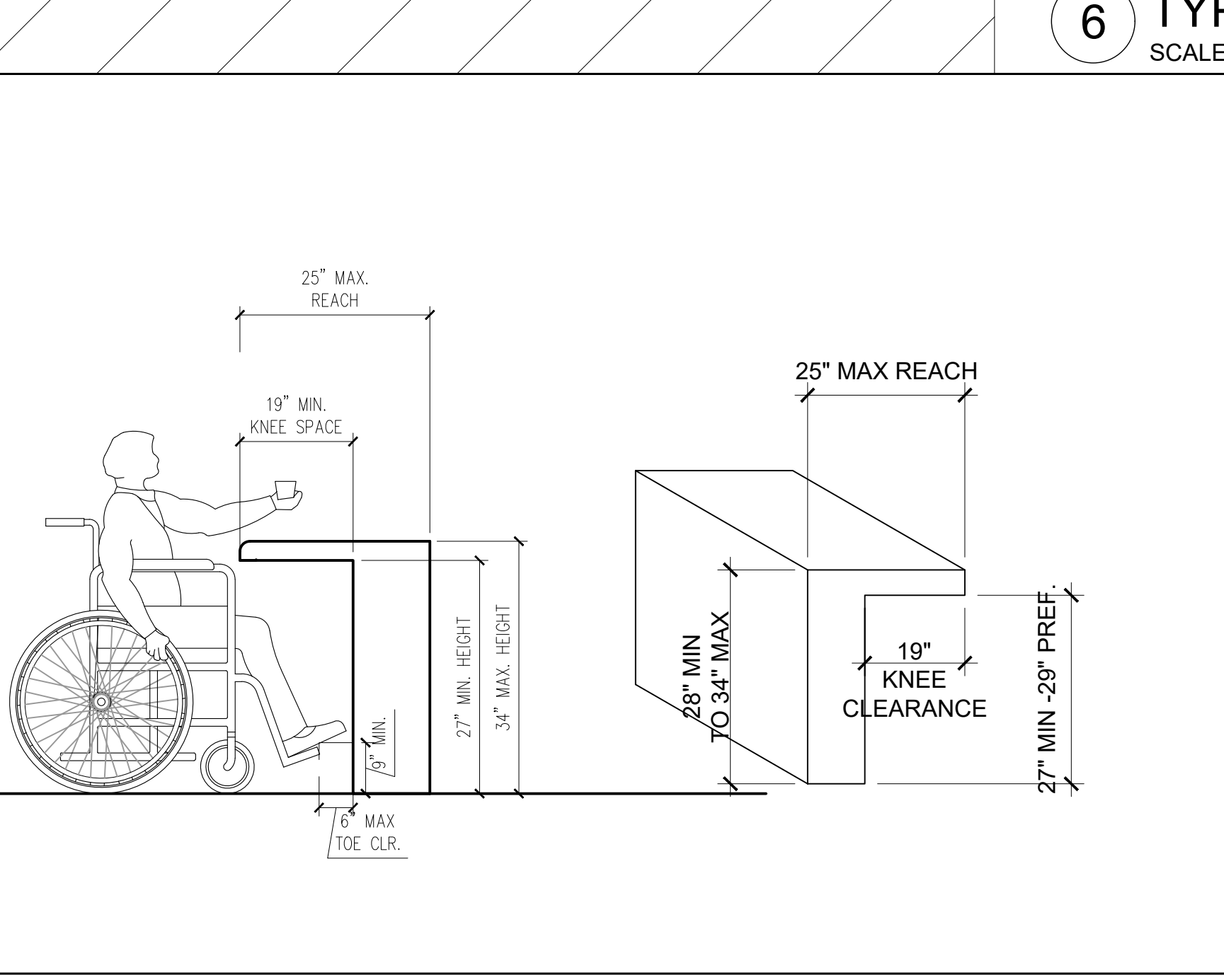
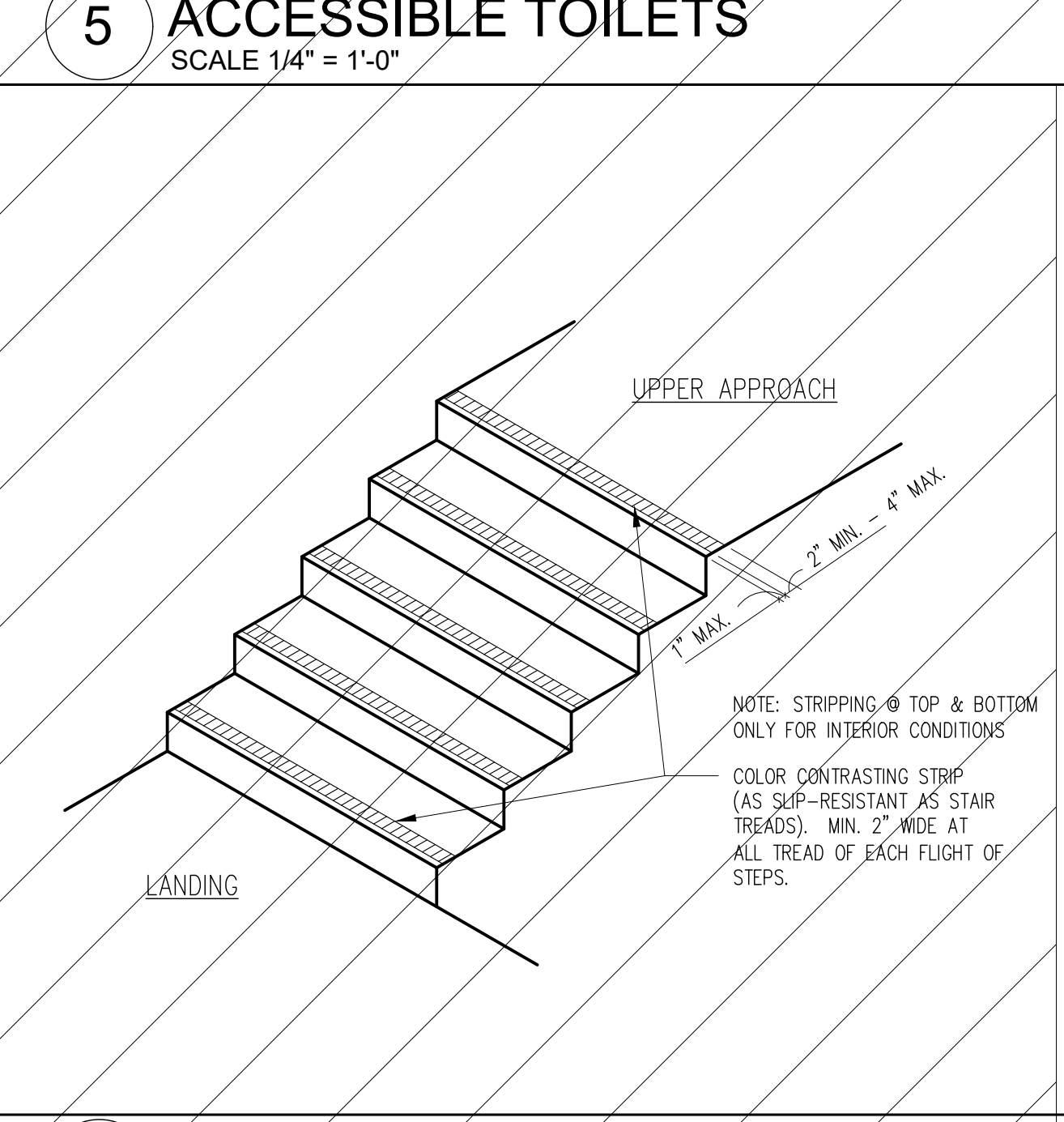
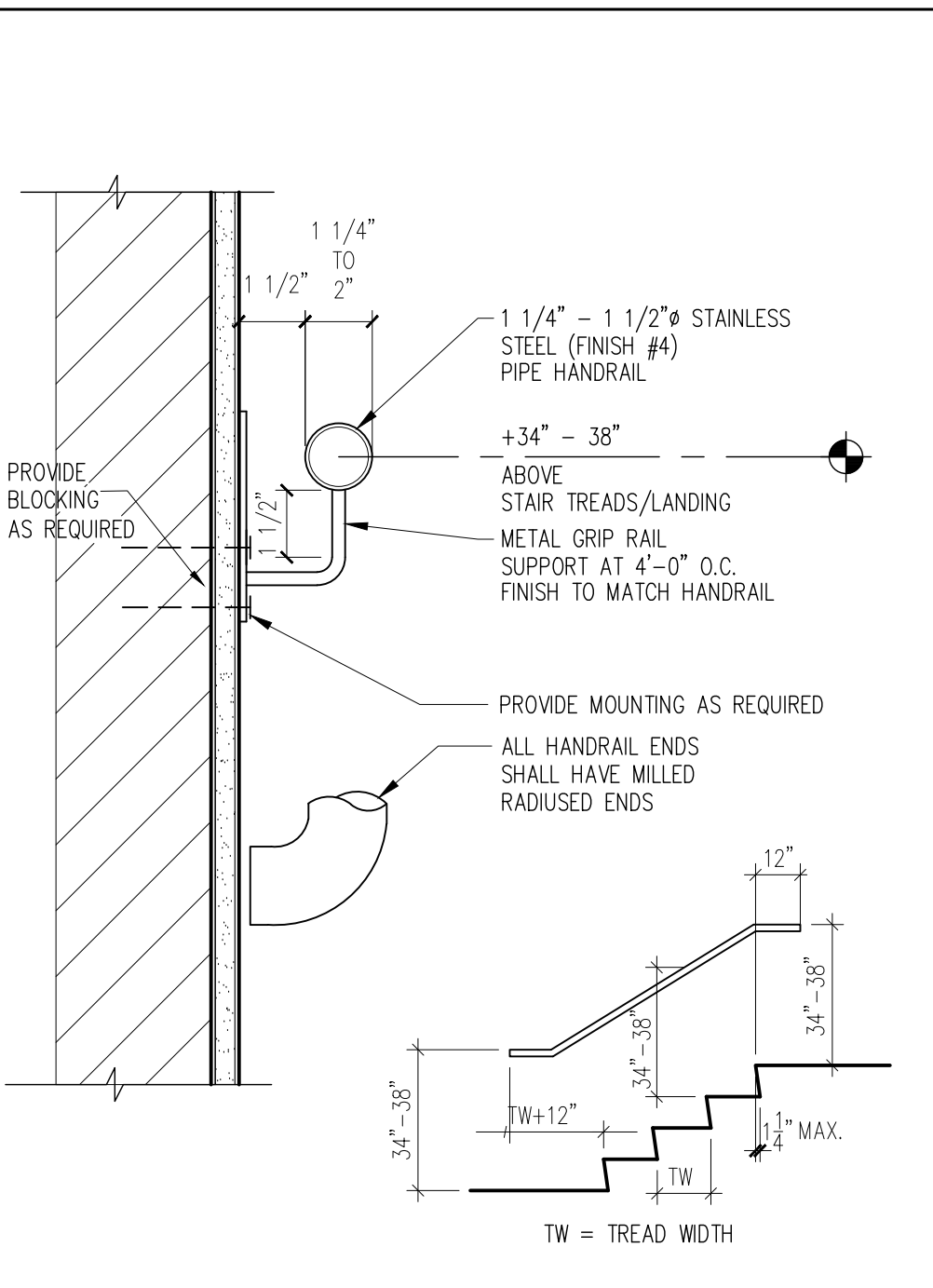
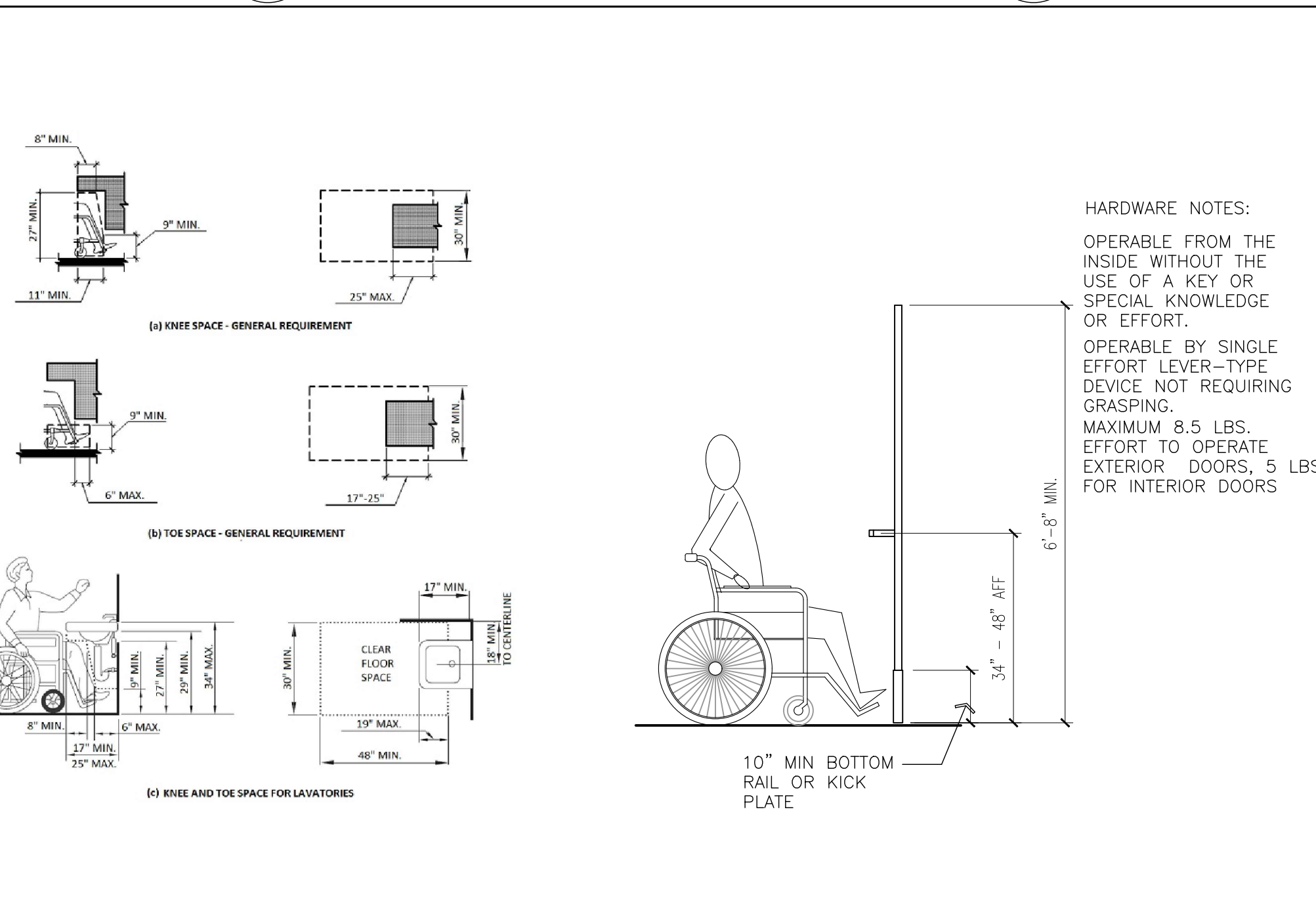
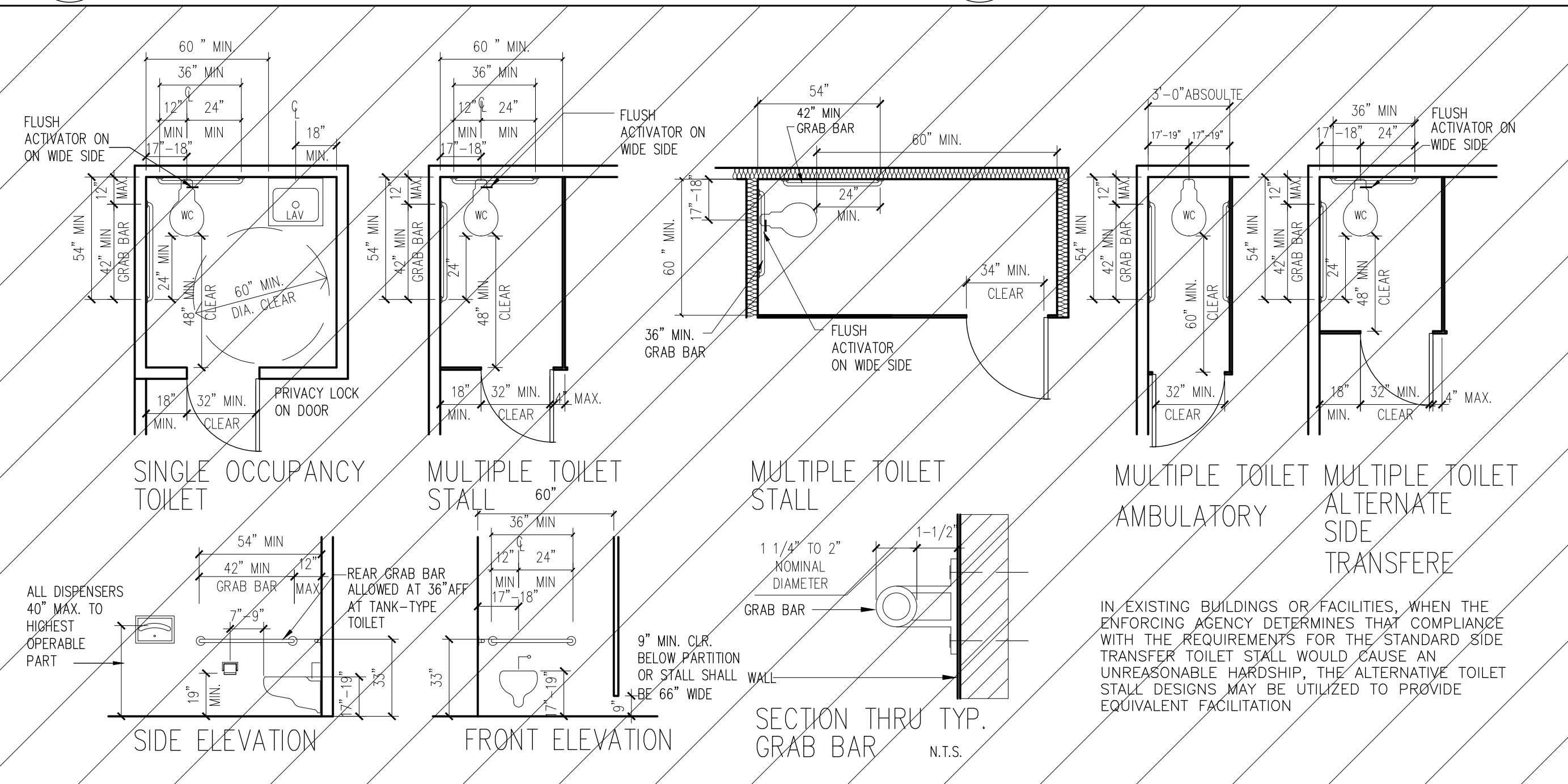
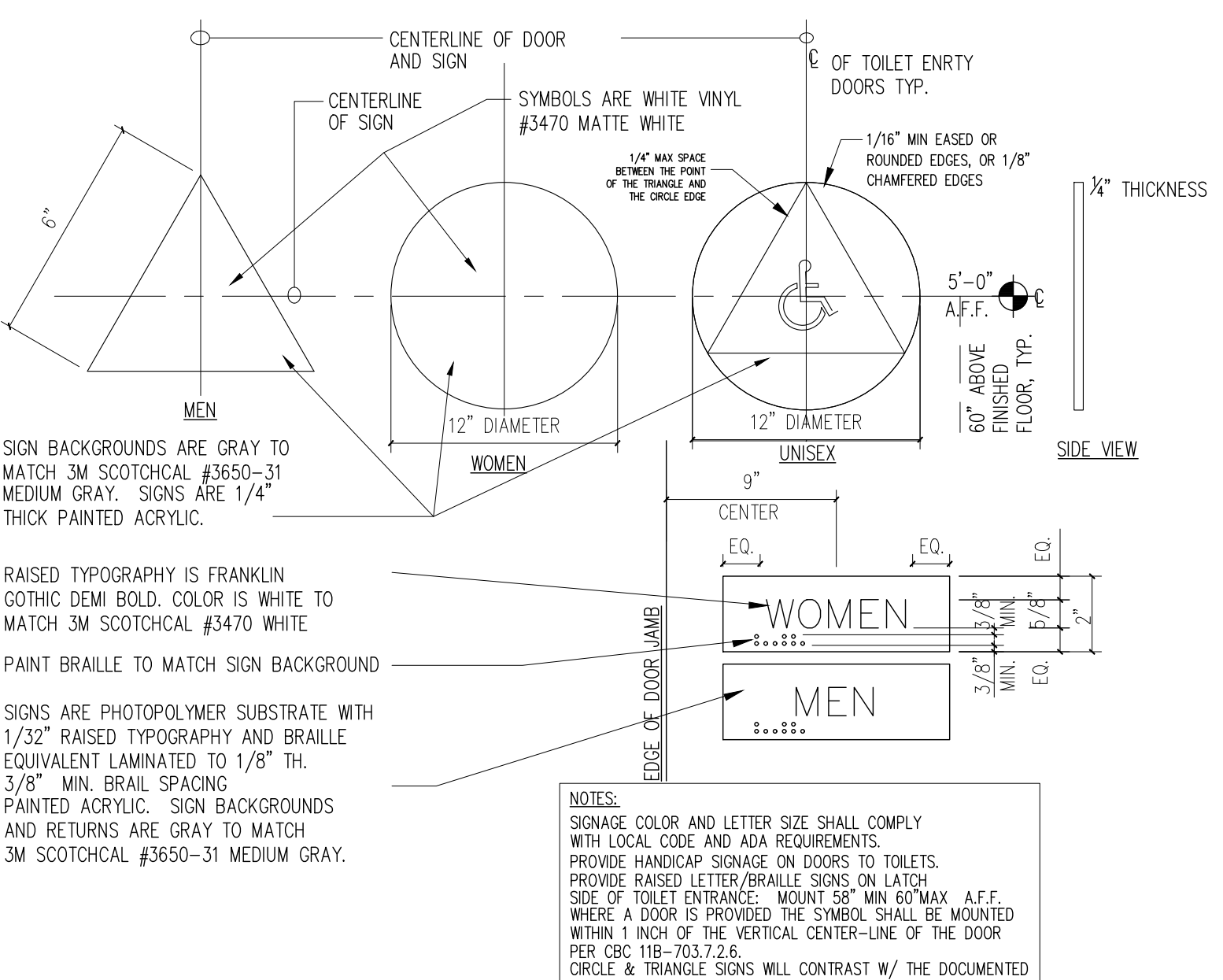
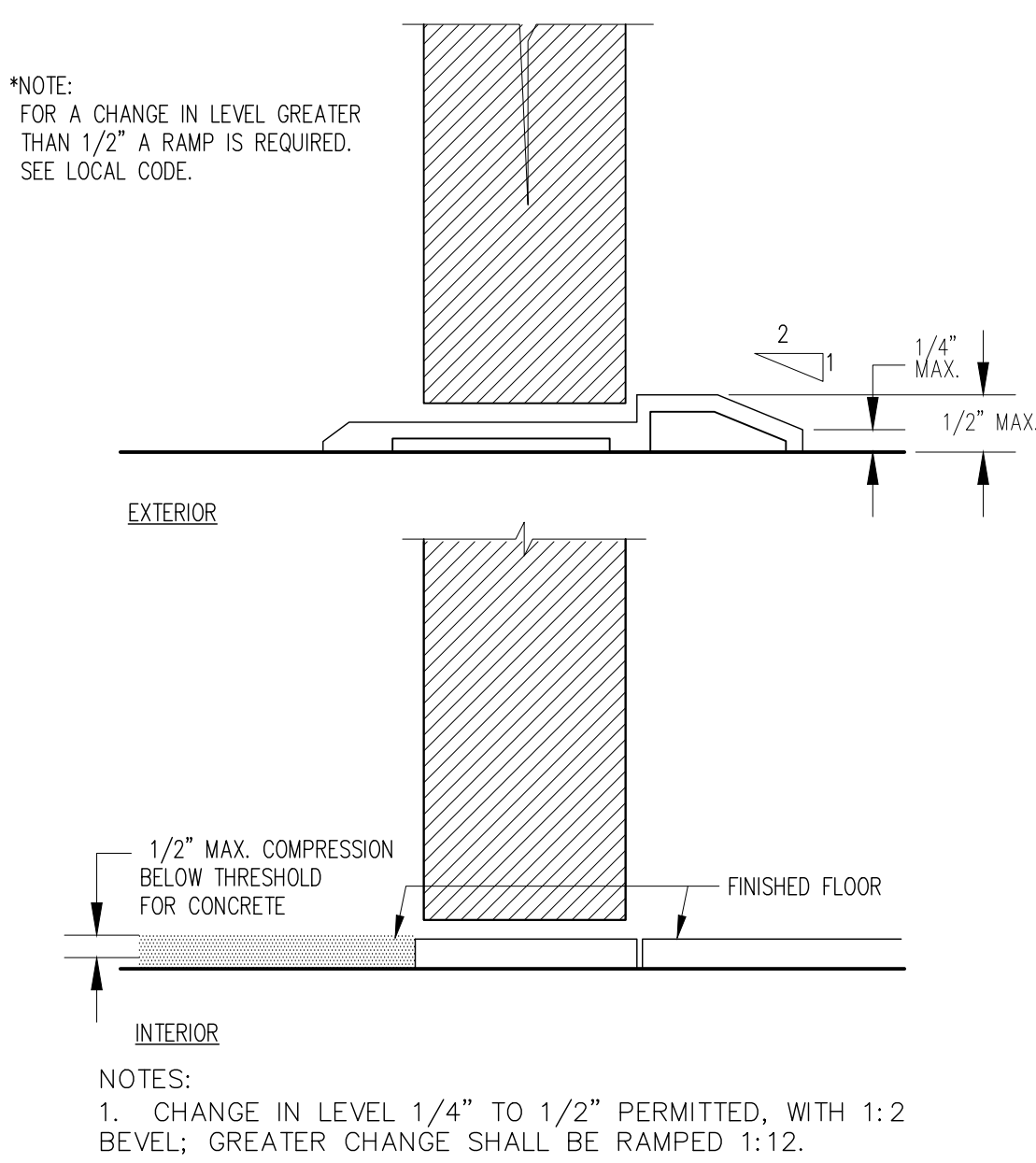
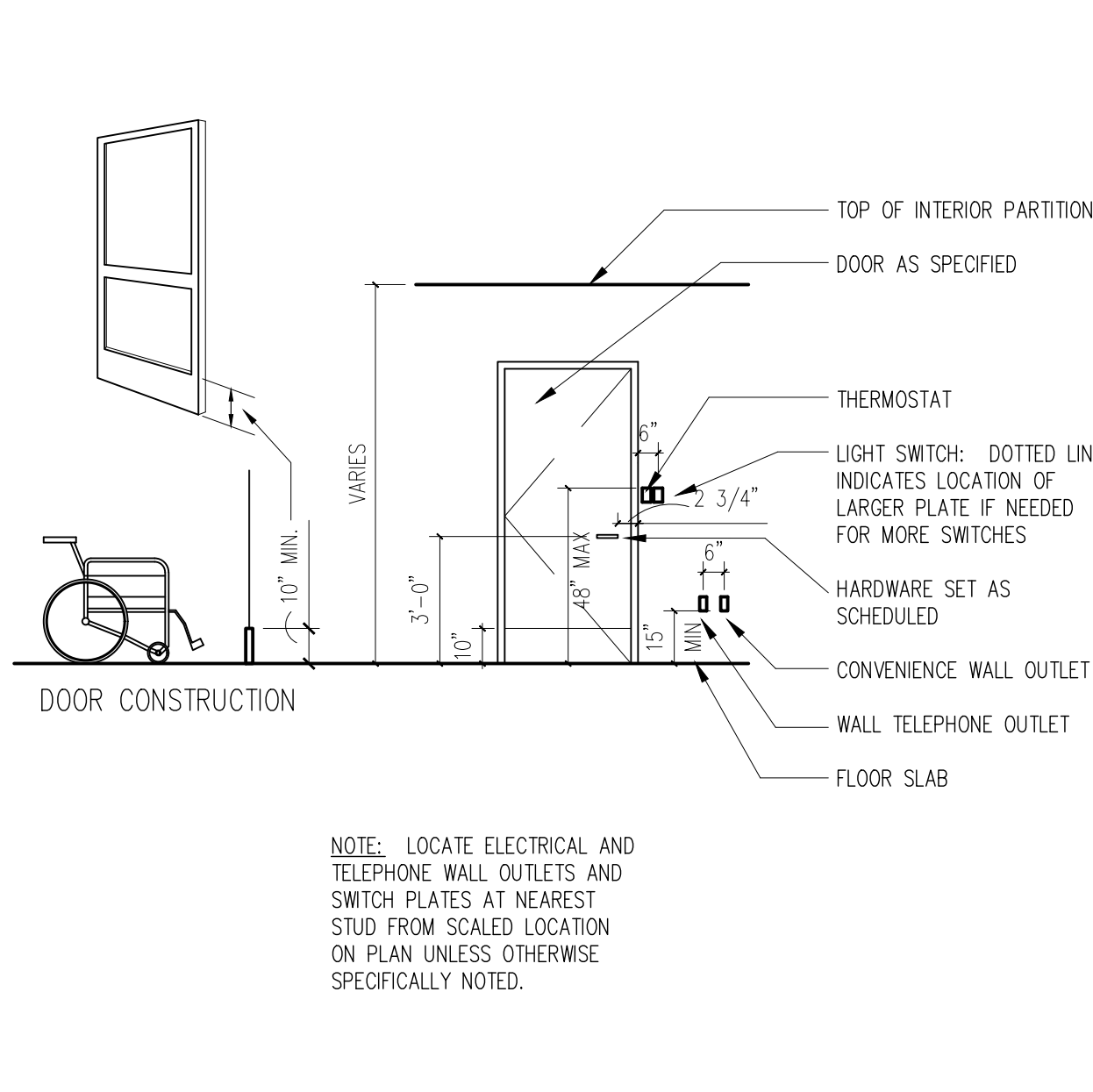
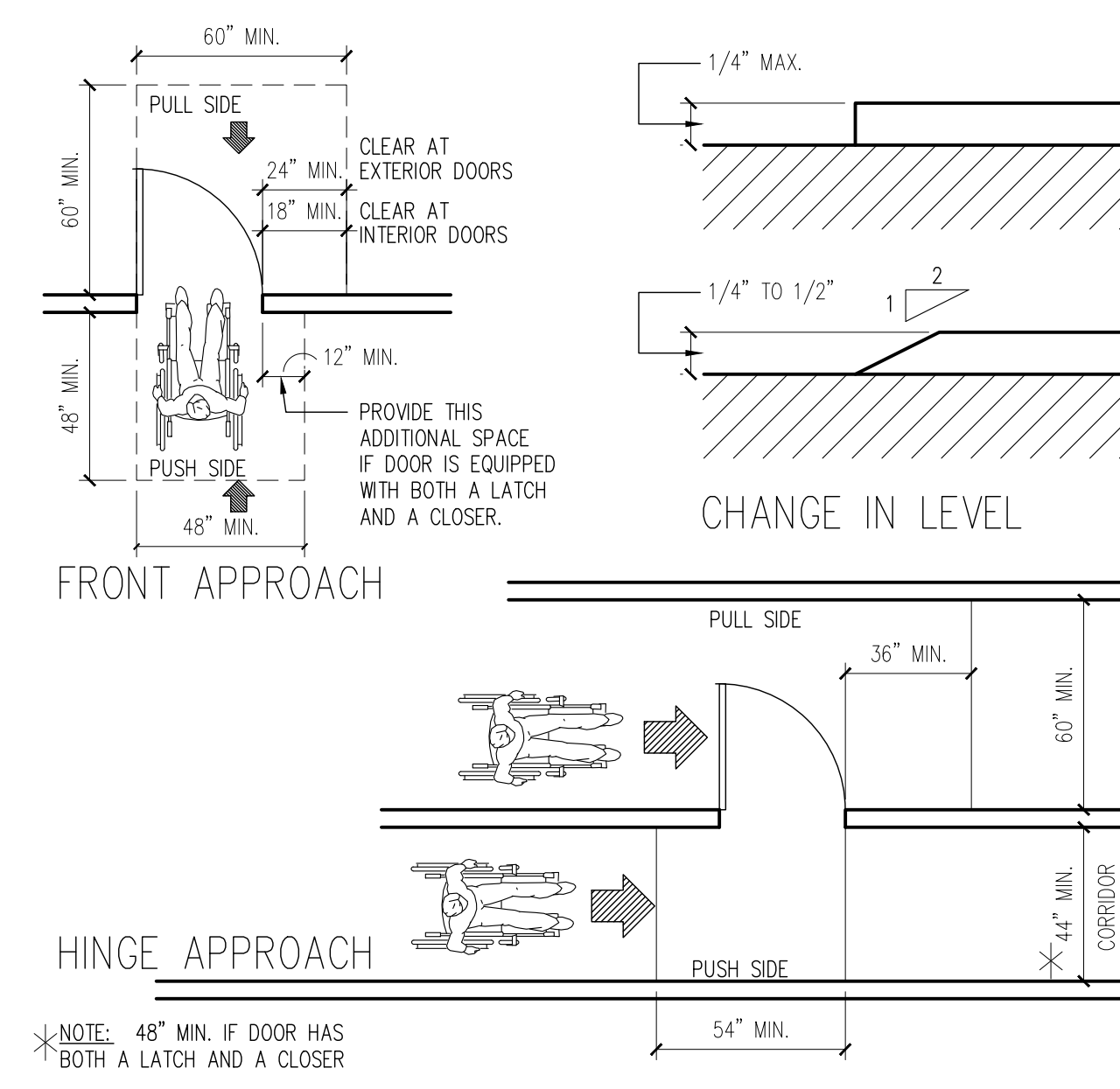
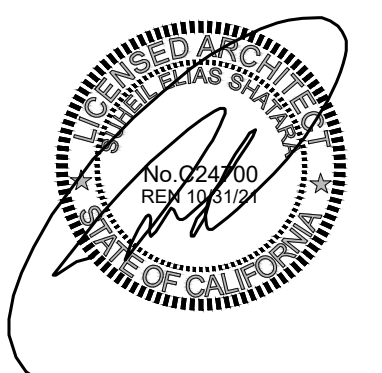
BUILDING 05-27-2021

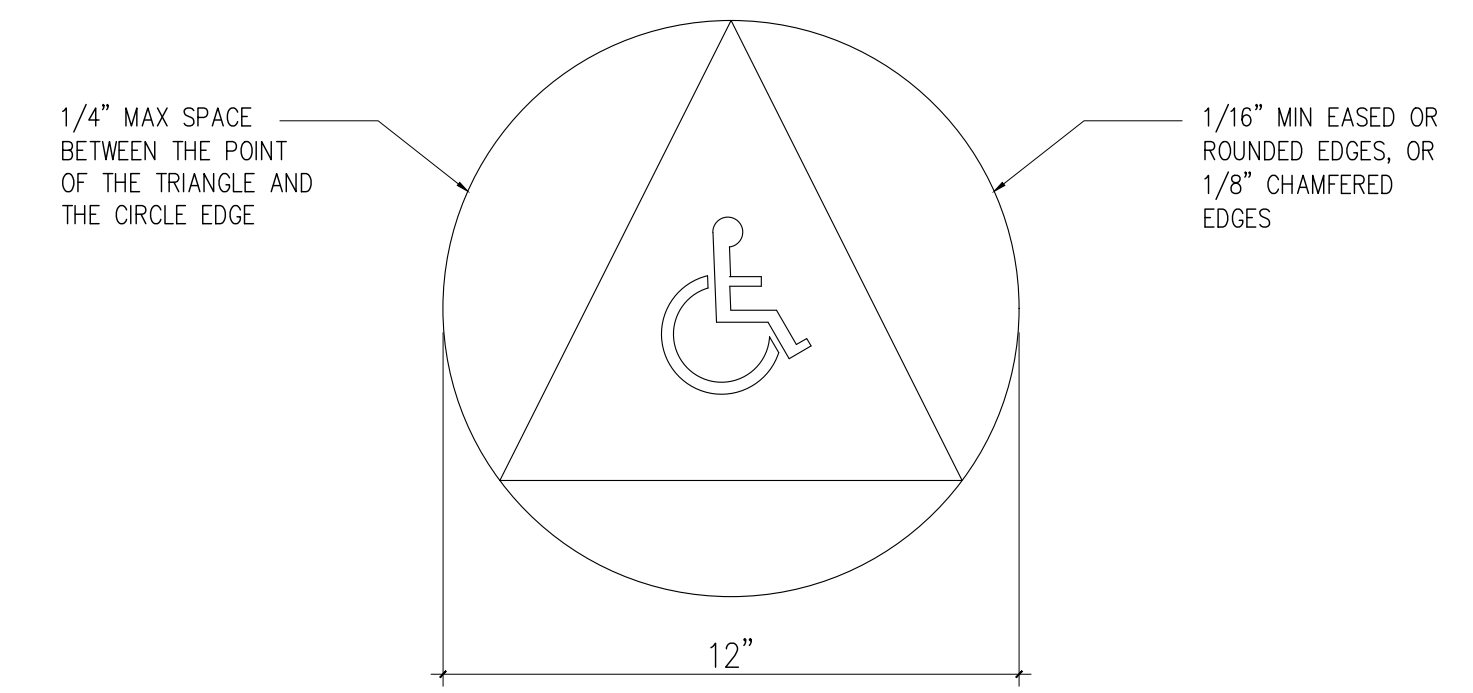
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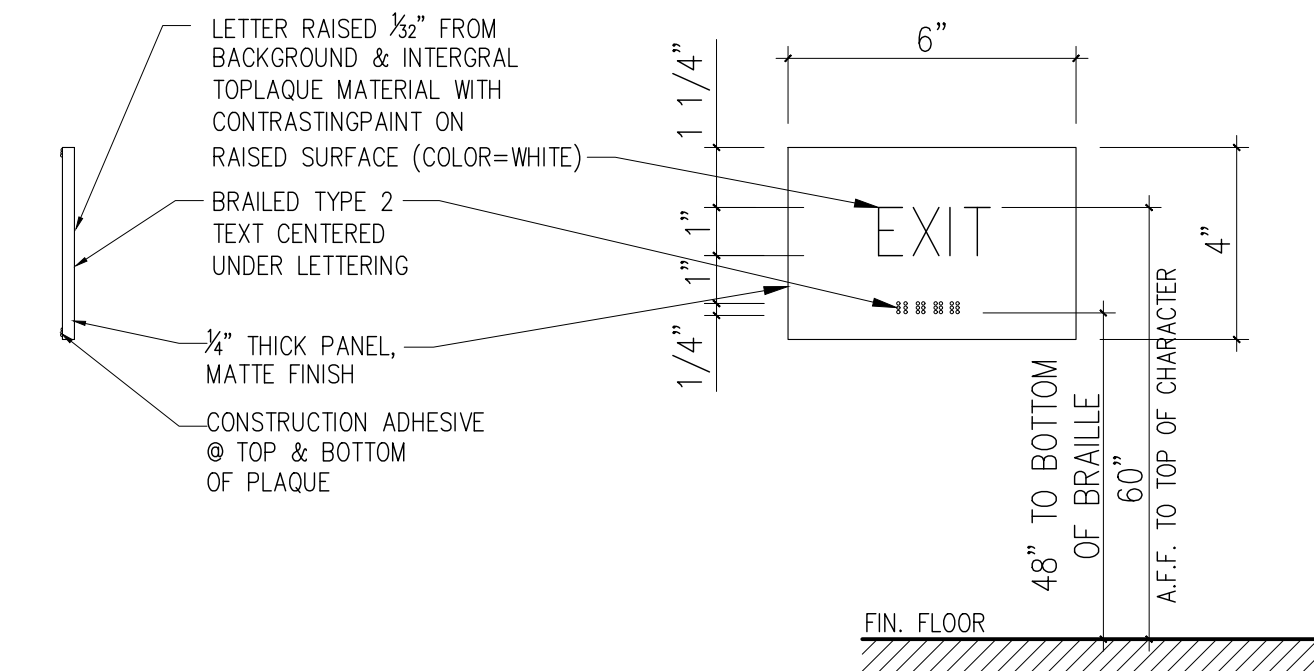
SHEET DESCRIPTION
**GREEN
BUILDING FORM**

A0.0.2



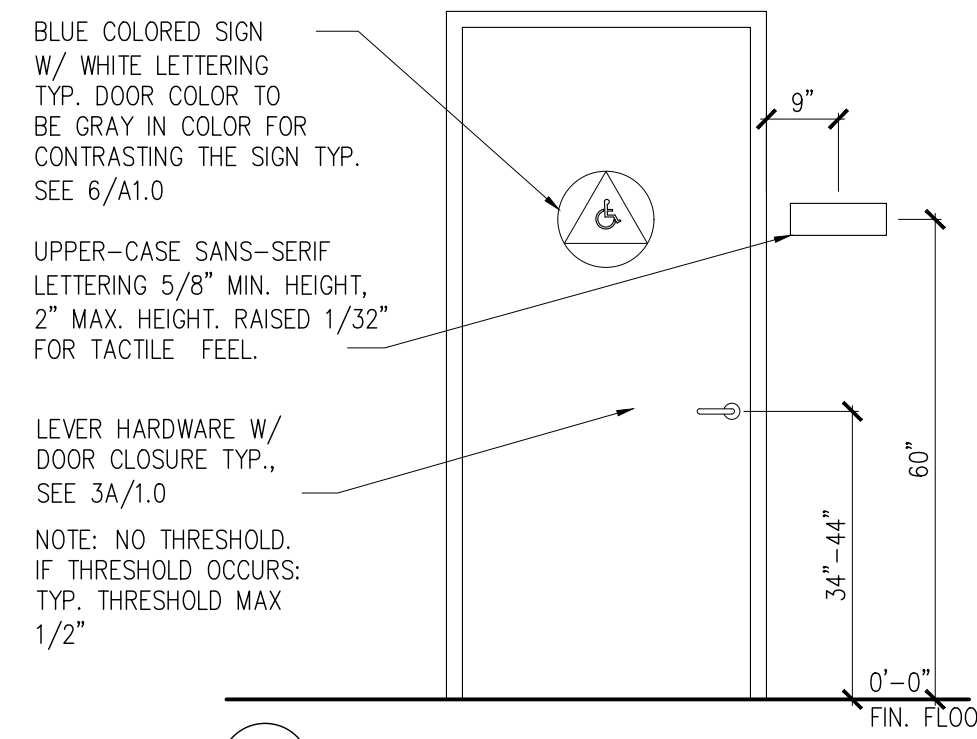


- THE SYMBOL REQUIRED BY THIS ORDINANCE WOULD BE THE "UNISEX" CIRCLE AND TRIANGLE SYMBOL OUTLINED IN CBC 11B-703.7.2.6.3.
- THIS SIGN MUST BE MOUNTED BETWEEN 58 AND 60 INCHES ABOVE THE FLOOR TO ITS CENTERLINE AND MUST BE WITHIN ONE INCH OF THE LEFT TO RIGHT CENTER OF THE DOOR.
- THE CIRCLE MUST CONTRAST IN COLOR (LIGHT ON DARK OR DARK ON LIGHT) WITH THE DOOR AND THE TRIANGLE MUST CONTRAST WITH THE CIRCLE.
- THIS SIGN SHOULD HAVE NO RAISED CHARACTERS OR SYMBOLS UPON IT.

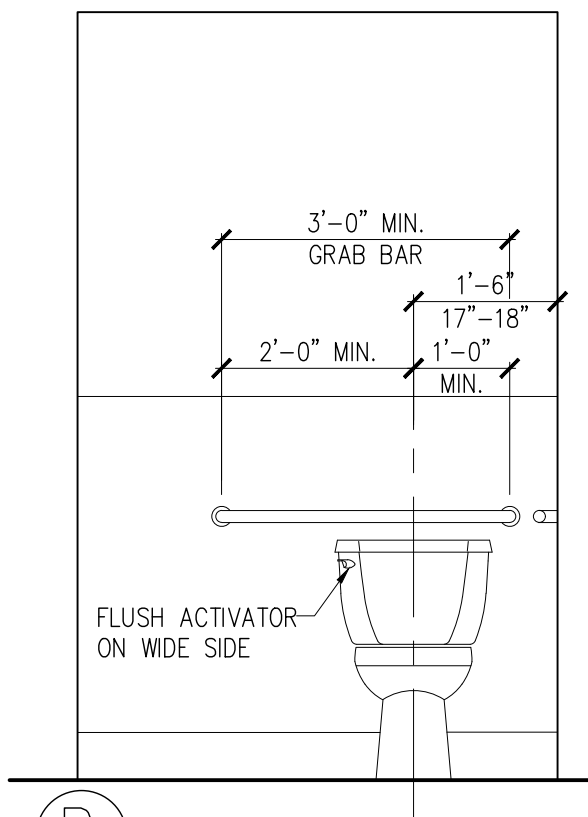


TYPICAL SIGNAGE NOTES

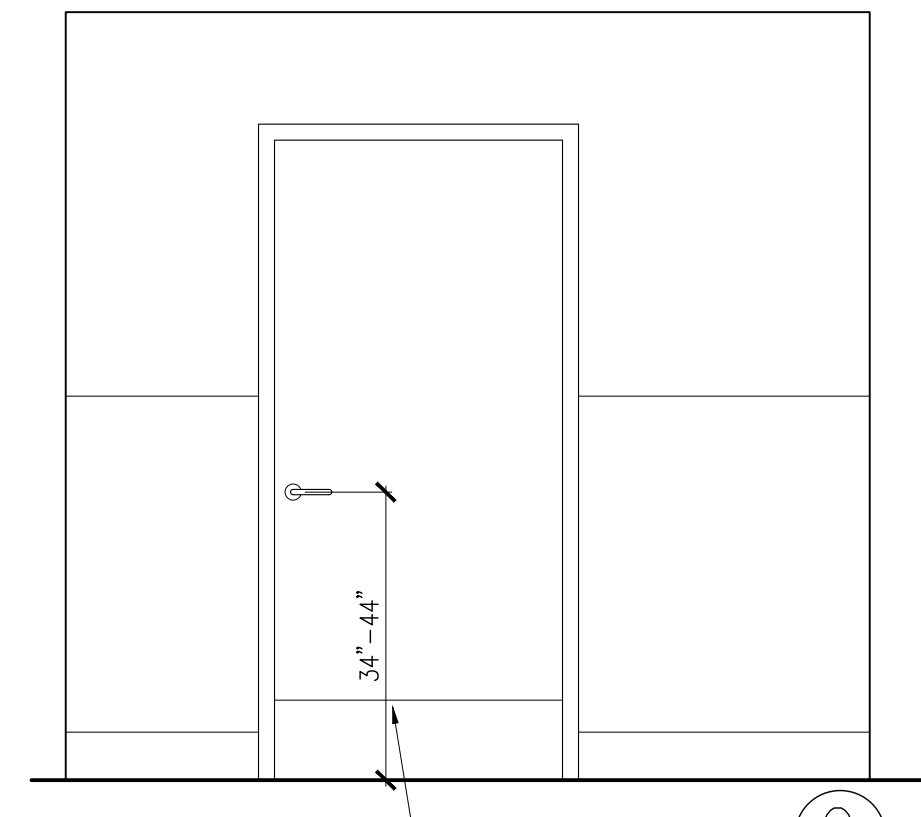
1. ALL SIGN COMPONENTS SHALL BE INSTALLED WITH PERMANENT ADHESIVE TO PROVIDE DURABLE SIGNAGE WITH NO DELAMINATING.
2. WALL MOUNTED SIGNS SHALL BE INSTALLED WITH THE CENTERLINE OF SIGN AT 60 A.F.F. U.O.N - 48" MIN. A.F.F. TO BASELINE OF LOWEST BRAILLE.
3. ROOM IDENTIFICATION SIGNS SHALL BE MOUNTED ON THE LATCH SIDE OF THE DOOR, UNLESS IF THERE IS INSUFFICIENT SPACE, IN WHICH CASE SIGN MAY BE MOUNTED ON THE HINGE SIDE.
4. TACTILE SIGNS SHALL COMPLY WITH A.D.A. RECOMMENDATIONS. TEXT SHALL BE SANS-SERIF UPPERCASE CHARACTERS AT LEAST 5/8" HIGH AND RAISED 1/32" FROM BACKGROUND SURFACE.
5. TACTILE SIGNS SHALL UTILIZE CONTRACTED GRADE 2 BRAILLE WITH DOTS 1/10" O.C. IN EACH CELL, AND RAISED AT LEAST 1/40" FROM BACKGROUND SURFACE.
6. PICTOGRAM'S BORDER DIMENSION SHALL BE AT LEAST 6" HIGH AND EACH DIRECTLY SHALL BE ACCOMPANIED BY THE EQUIVALENT VERBAL DESCRIPTION PLACED DIRECTLY BELOW THE PICTOGRAM.
7. FONT FOR ALL TEXT SHALL BE UNIVERSE 57 CONDENSED AS SHOWN IN DETAILS.
8. ARCHITECT TO PROVIDE DIGITAL FILES AS REQUIRED BY SIGNAGE FABRICATOR
9. SAMPLES AND VERIFICATION OF SIGNAGE SHALL BE REQUIRED TO ENSURE COMPLIANCE
10. ALL SIGNS CONTAINING BRAILLE WILL BE REVIEWED AND APPROVED BY THE LIGHTHOUSE FOR THE BLIND.



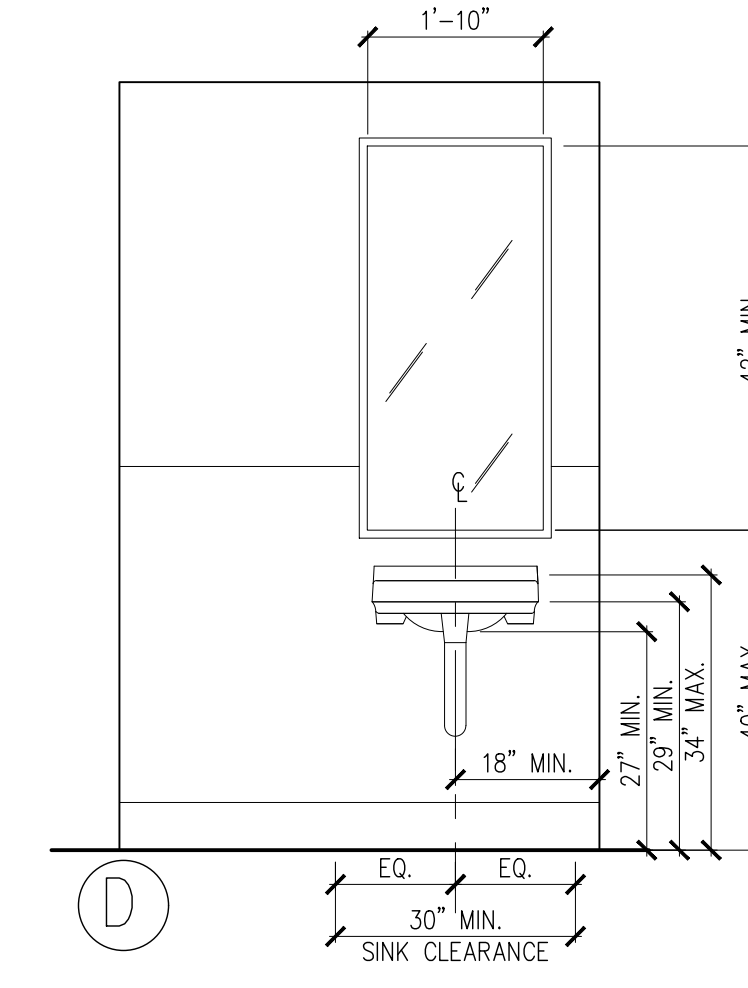
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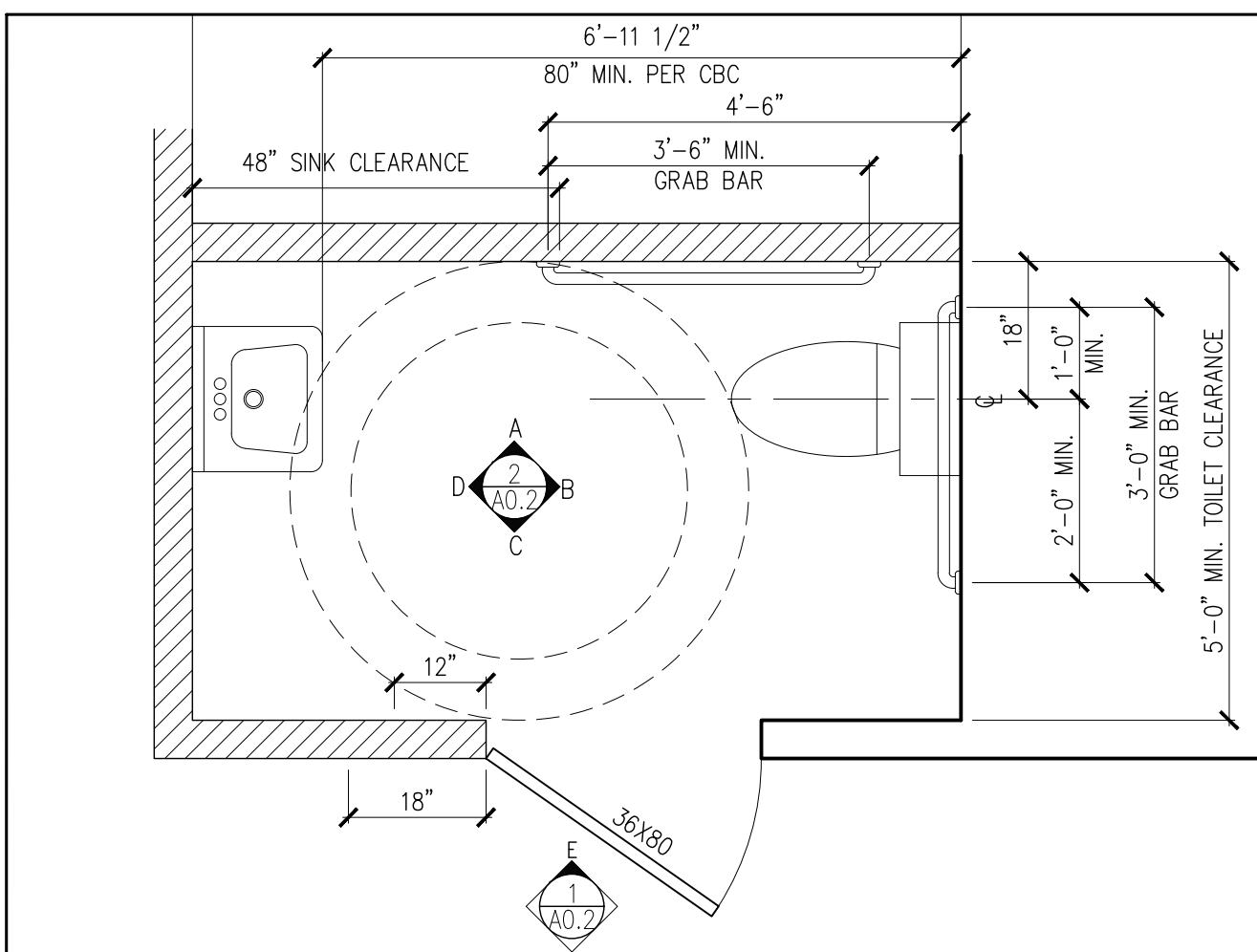
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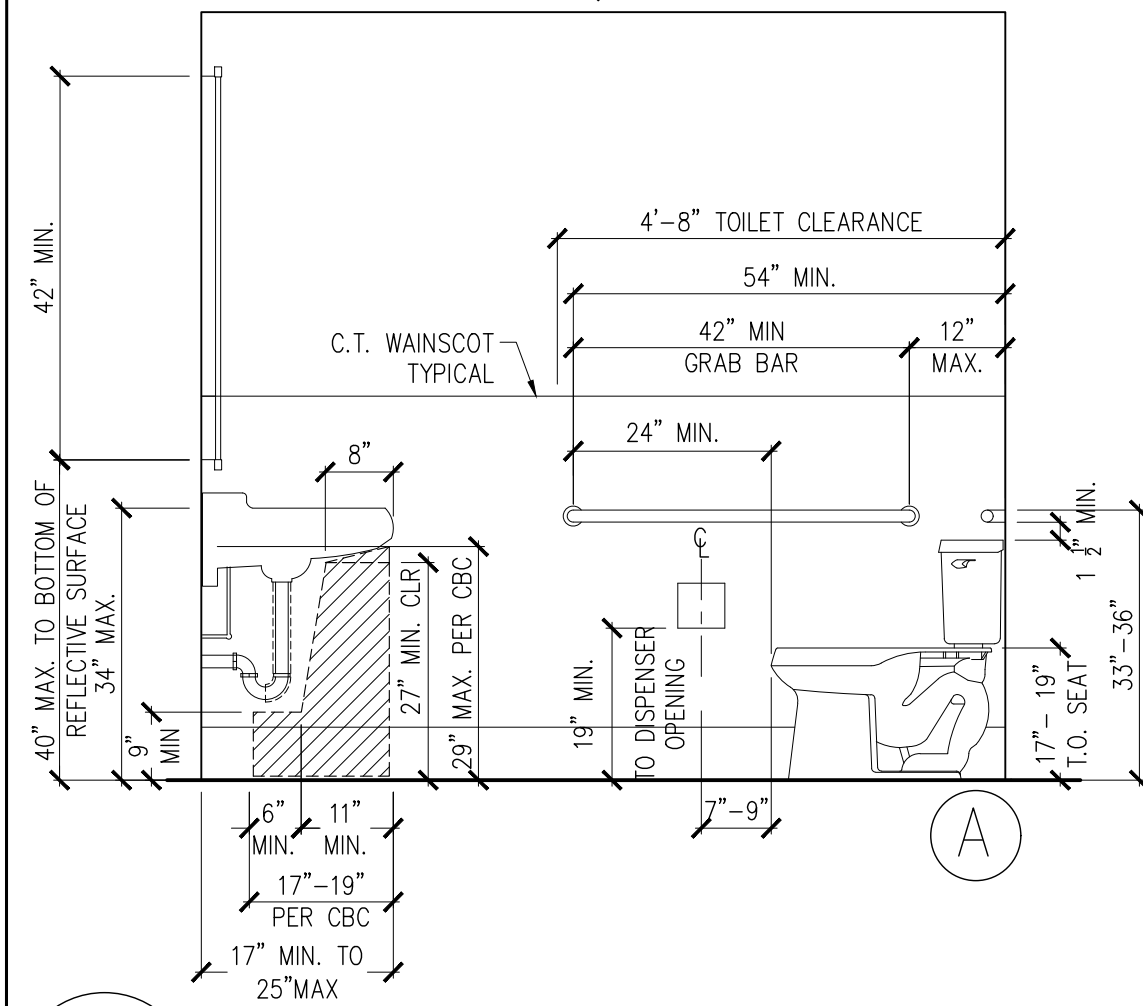
(C)



(D)



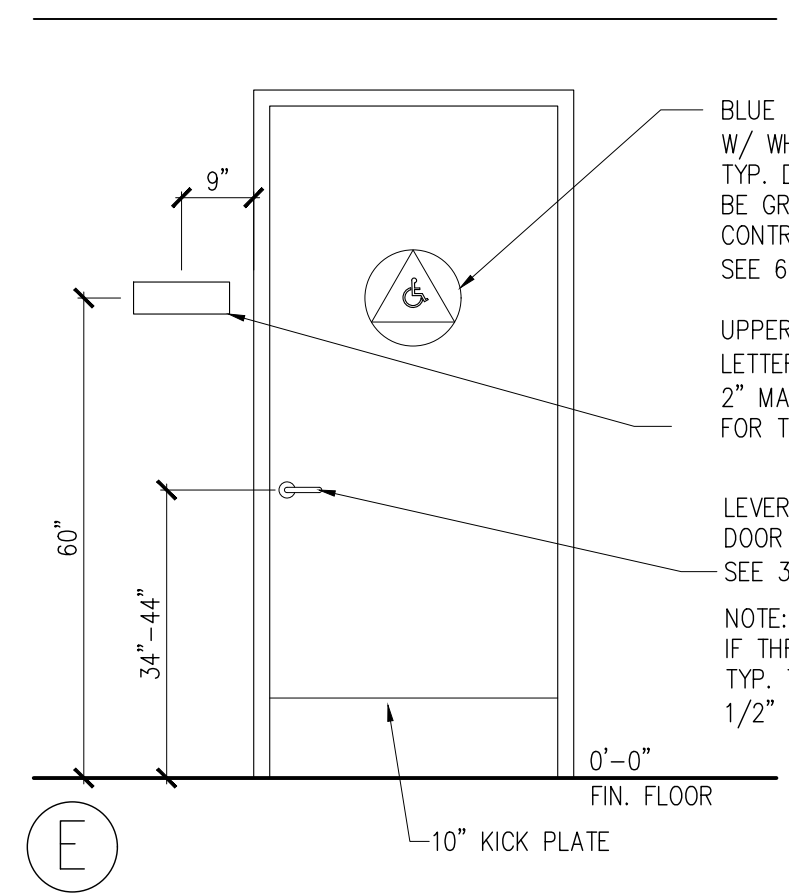
(A)



(A)

2 ENLARGED NEW BATHROOM PLANS & ELEVATIONS

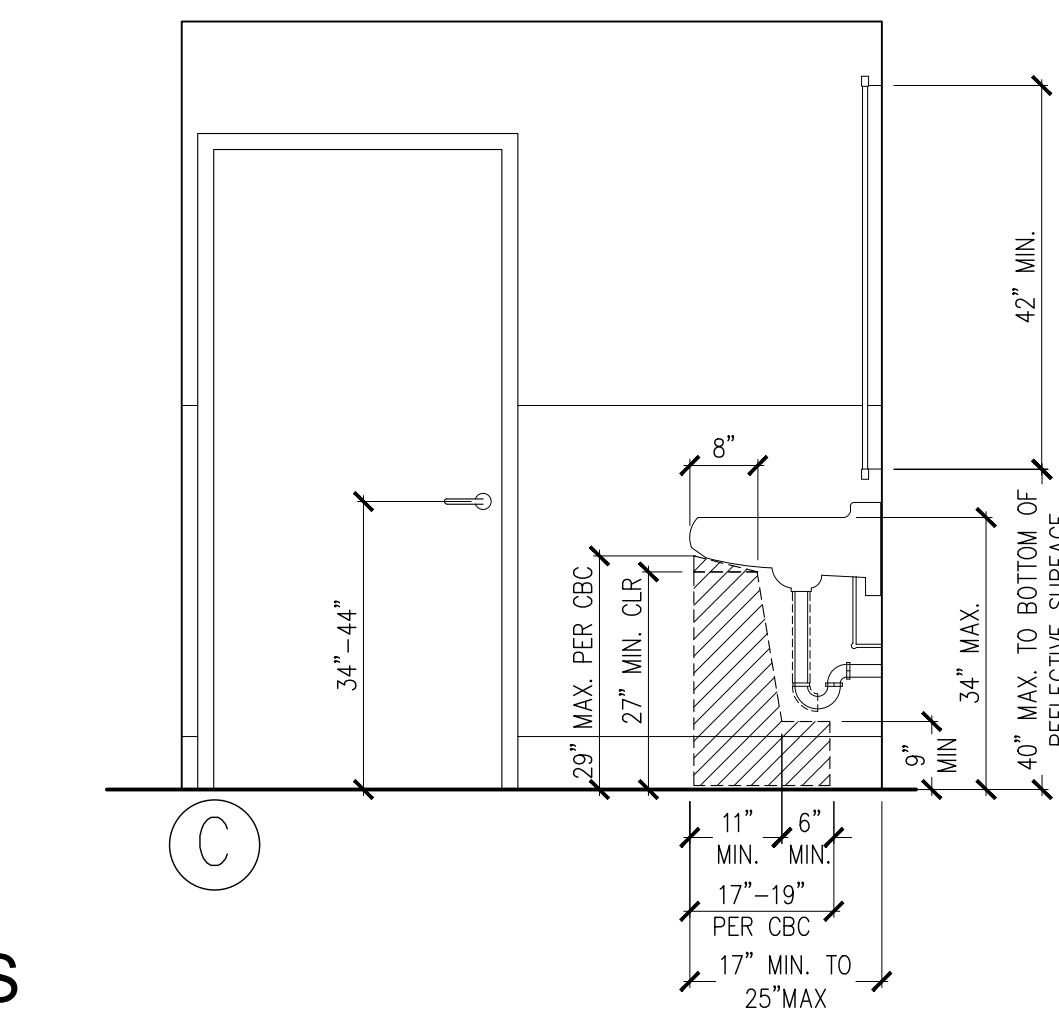
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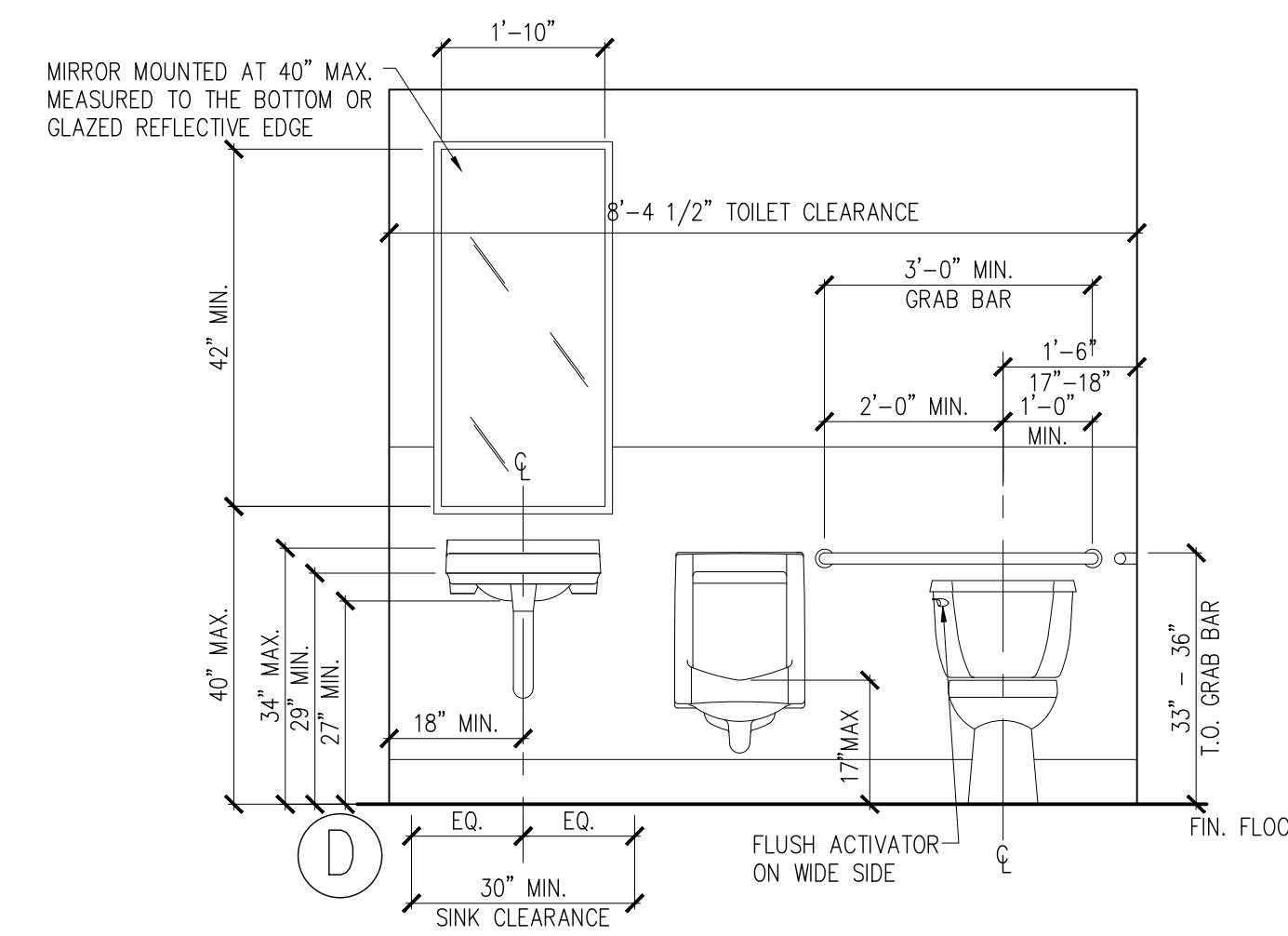
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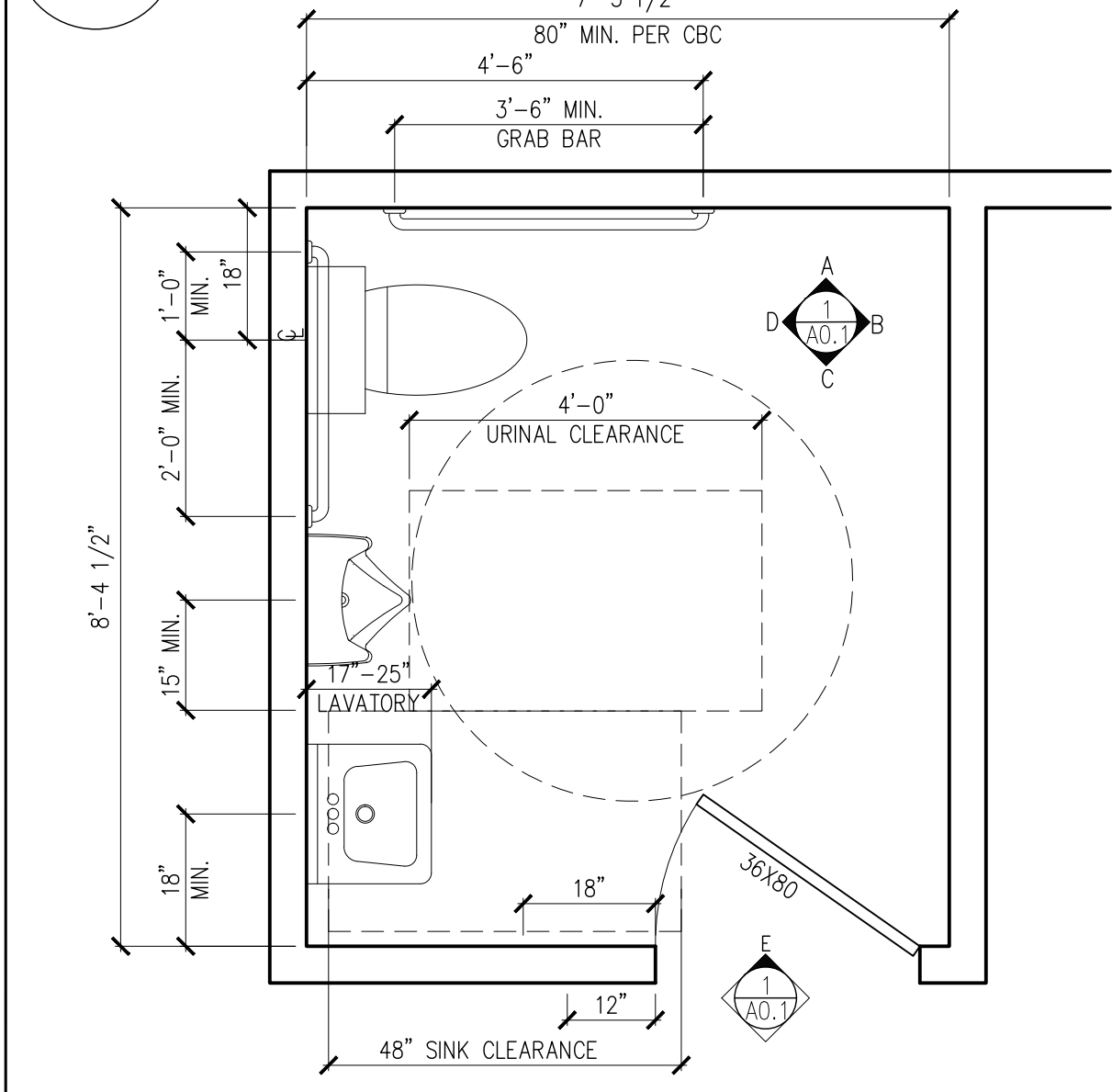
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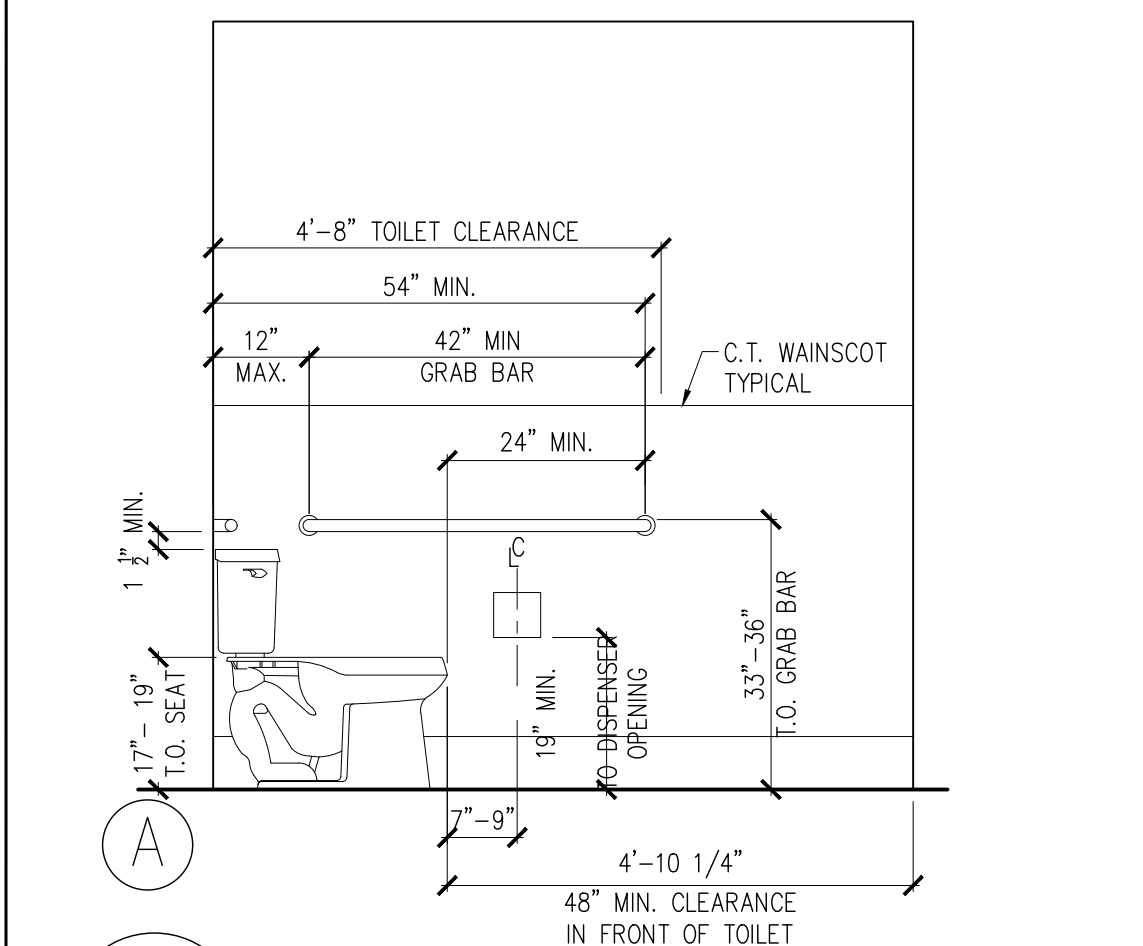
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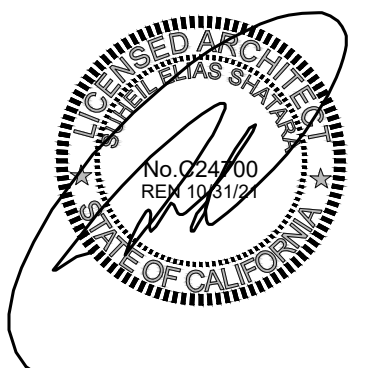
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(A)

1 ENLARGED EXISTING BATHROOM PLANS & ELEVATIONS

SCALE: 1/2"=1'-0"



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PROJECT
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APN: 026096180

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BUILDING 04-12-2021

BUILDING 05-14-2021

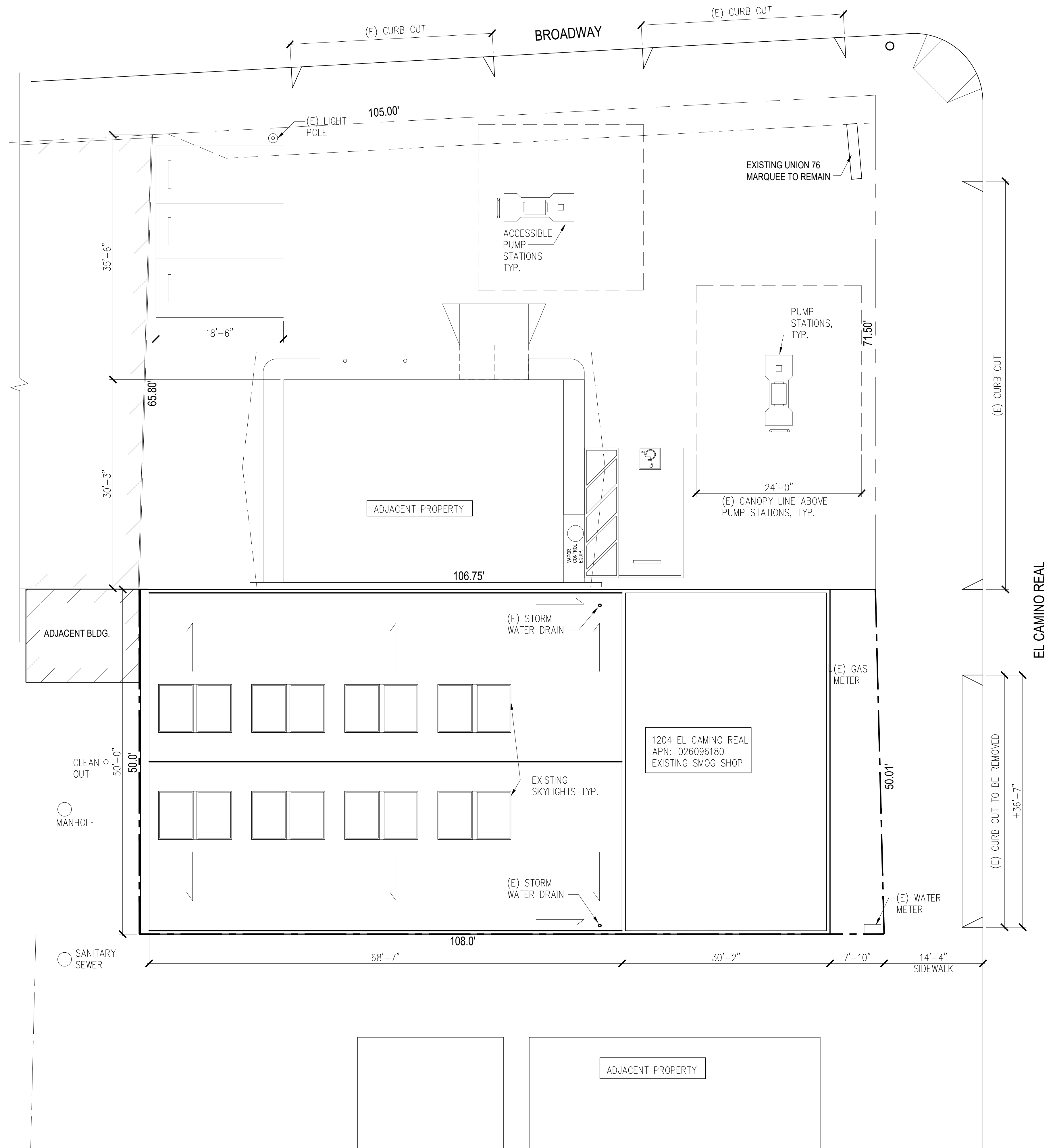
BUILDING 05-27-2021

BUILDING 08-30-2021

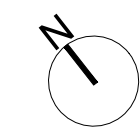
SHEET DESCRIPTION

EXISTING SITE PLAN

A1.0



1 EXISTING SITE PLAN
SCALE: 1/8"=1'-0"



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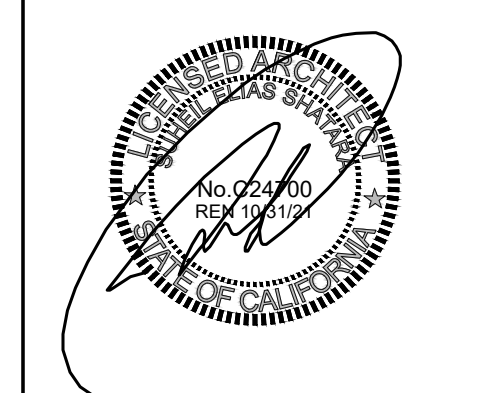
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BUILDING 04-12-2021

BUILDING 05-14-2021

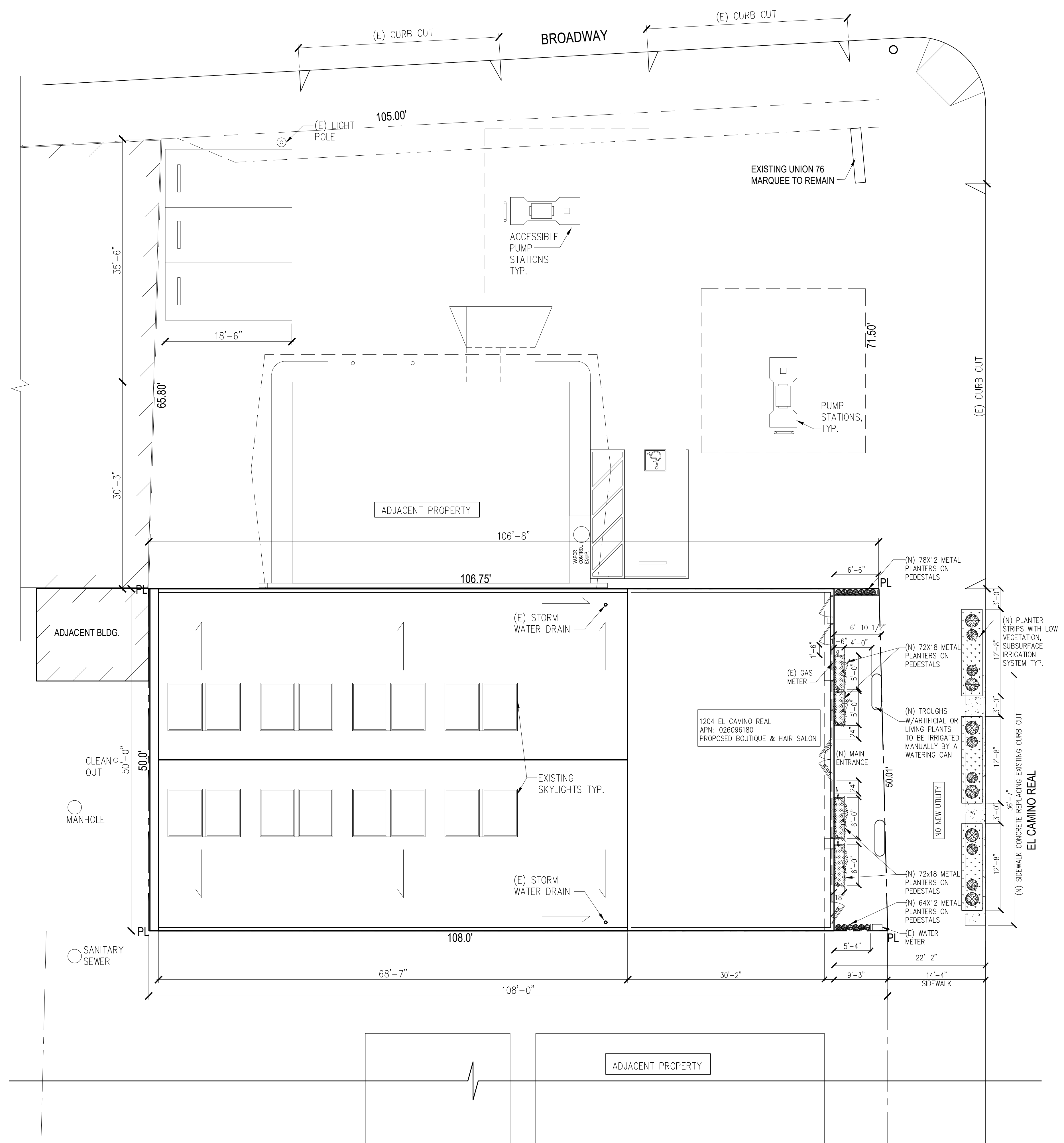
BUILDING 05-27-2021

BUILDING 08-30-2021

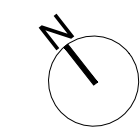


SHEET DESCRIPTION
PROPOSED SITE PLAN

A1.0.1



1 PROPOSED SITE PLAN
SCALE: 1/8"=1'-0"



SHATARA
ARCHITECTURE
INC.

890 7TH ST.
SAN FRANCISCO
CA 94107

TEL (415) 512-7566
suhel@shataraarch.com

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PROJECT
TENANT IMPROVEMENT

ADDRESS
**1204 EL CAMINO REAL
BURLINGAME, CA**

APN: 026096180

OWNER'S INFORMATION
**ROGER ABUYAGHI
(TENANT & OWNER)**

PROJECT DIRECTORY
ARCHITECT
SHATARA ARCHITECTURE INC.
890 7TH STREET
SAN FRANCISCO, CA 94107
TEL: 415-512-7566
CONTACT: SUHEIL SHATARA

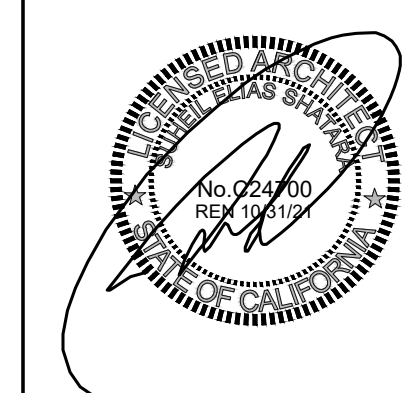
BUILDING 11-18-2020

BUILDING 04-12-2021

BUILDING 05-14-2021

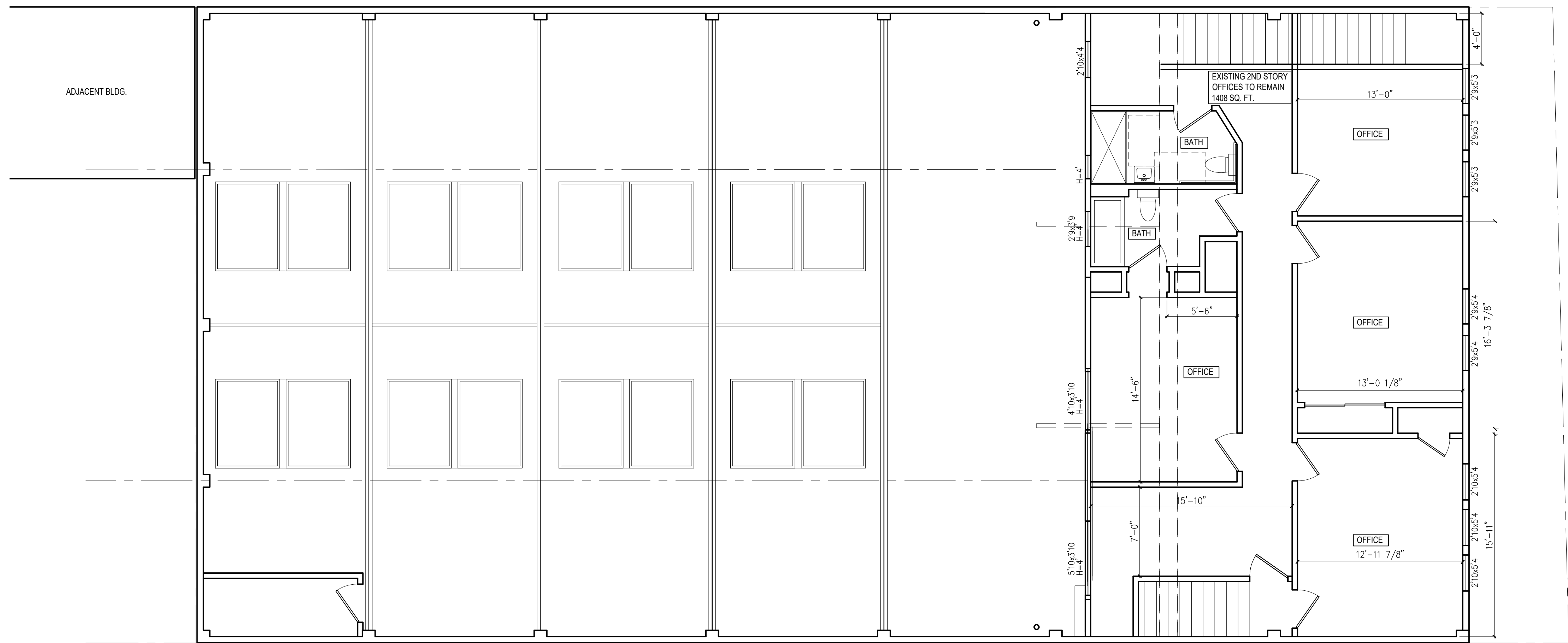
BUILDING 05-27-2021

BUILDING 08-30-2021

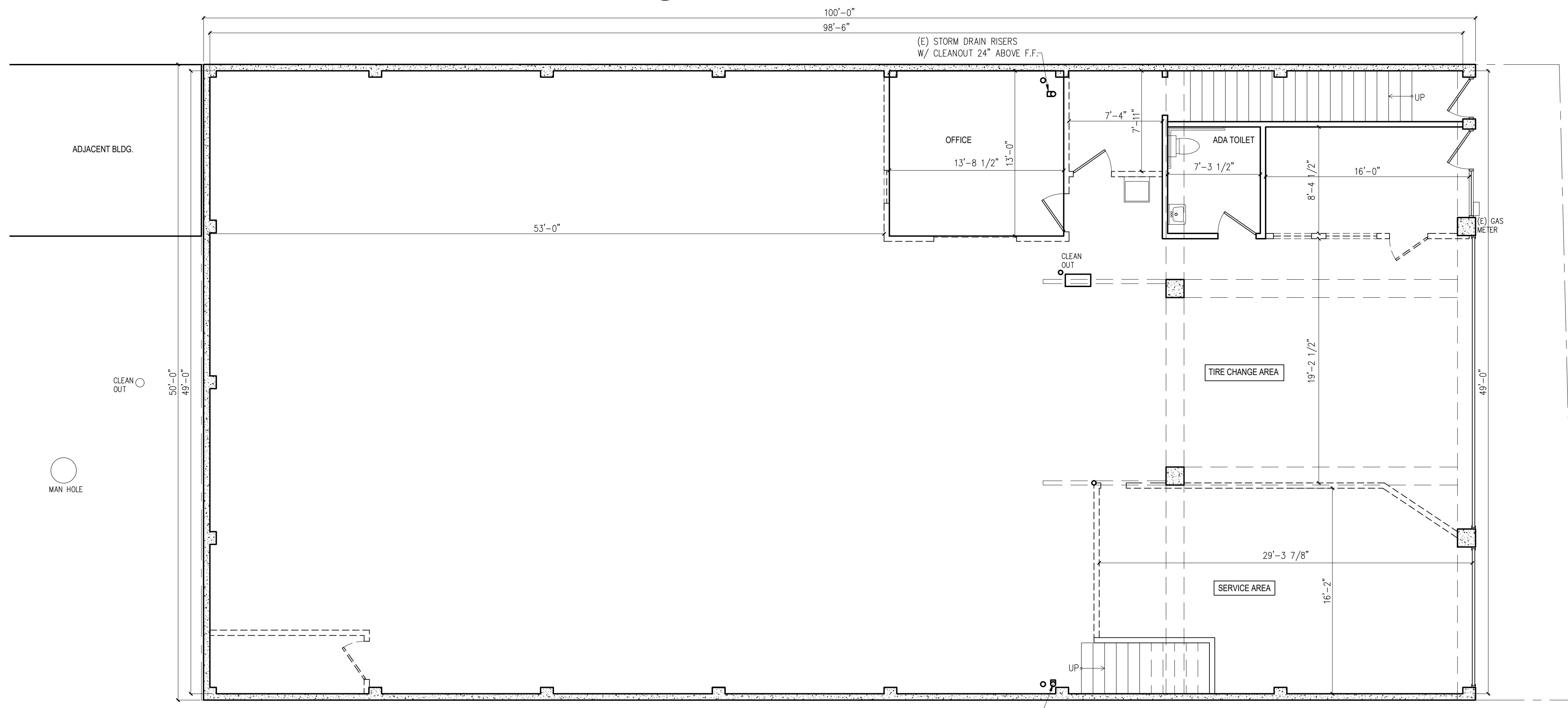


SHEET DESCRIPTION
EXISTING PLANS

A1.1



1 EXISTING SECOND FLOOR PLAN
SCALE : 3/16"=1'-0"



2 EXISTING FIRST FLOOR PLAN
SCALE : 3/16"=1'-0"

DETAILS SHEET NOTES

- 1 WALL TYPES DWGS DO NOT CONVEY STRUCTURAL (SHEAR) REQUIREMENTS. SEE STRUCT. DWGS.
- 2 FLOOR CEILING ASSEMBLIES DO NOT CONVEY STRUCTURAL REQUIREMENTS. SEE STRUCT. DWGS.

SHEET NOTES

- 1. ALL PLAN DIMENSIONS TO FACE OF ROUGH FRAMING, FACE OF CONCRETE, OR CENTER LINE OF STEEL, U.O.N.
- 2. ALL SECTION AND ELEVATION DIMENSIONS TO FINISH FLOOR.
- 3. ALL WOOD FRAMED EXTERIOR WALLS TO BE FRAMED WITH 2X6 U.O.N. INTERIOR WALLS TO BE FRAMED WITH 2X4 U.O.N. REFER TO WALL TYPES TAGS FOR EXCEPTIONS.

LEGEND

	WALL TYPE		SECTION
	DOOR NUMBER		ELEVATION
	WINDOW NUMBER		FLOOR/CEILING ASSEMB. TYPE
	(E) WALL TO BE DEMOLISHED		1 HR FIRE RATED WALL
	(E) WALL TO REMAIN		2 HR FIRE RATED WALL
	(N) WALL		
			PROPERTY LINE

(E) CURB CUT TO BE REMOVED ±36'-7"

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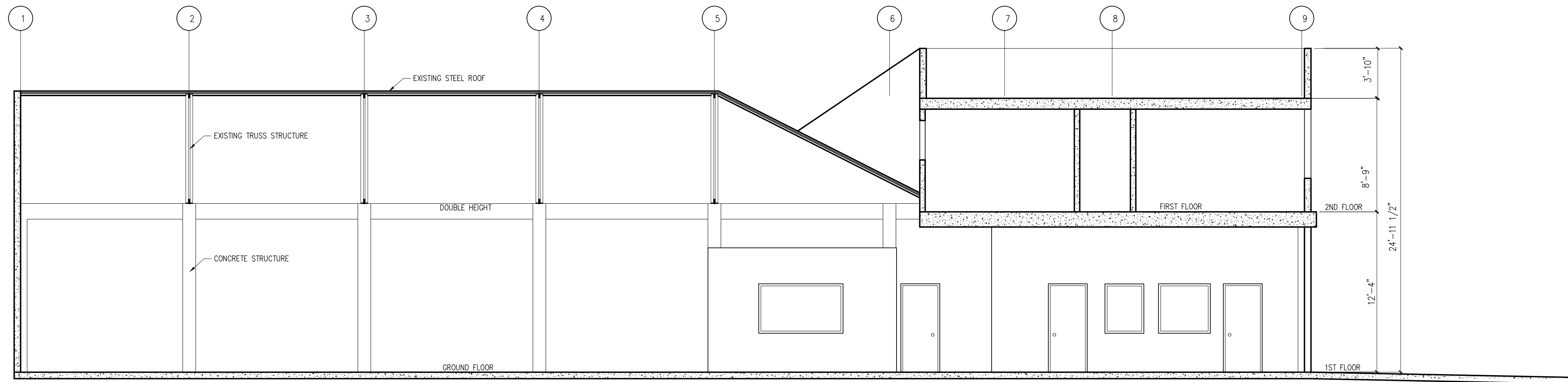
BUILDING 11-18-2020

BUILDING 04-12-2021

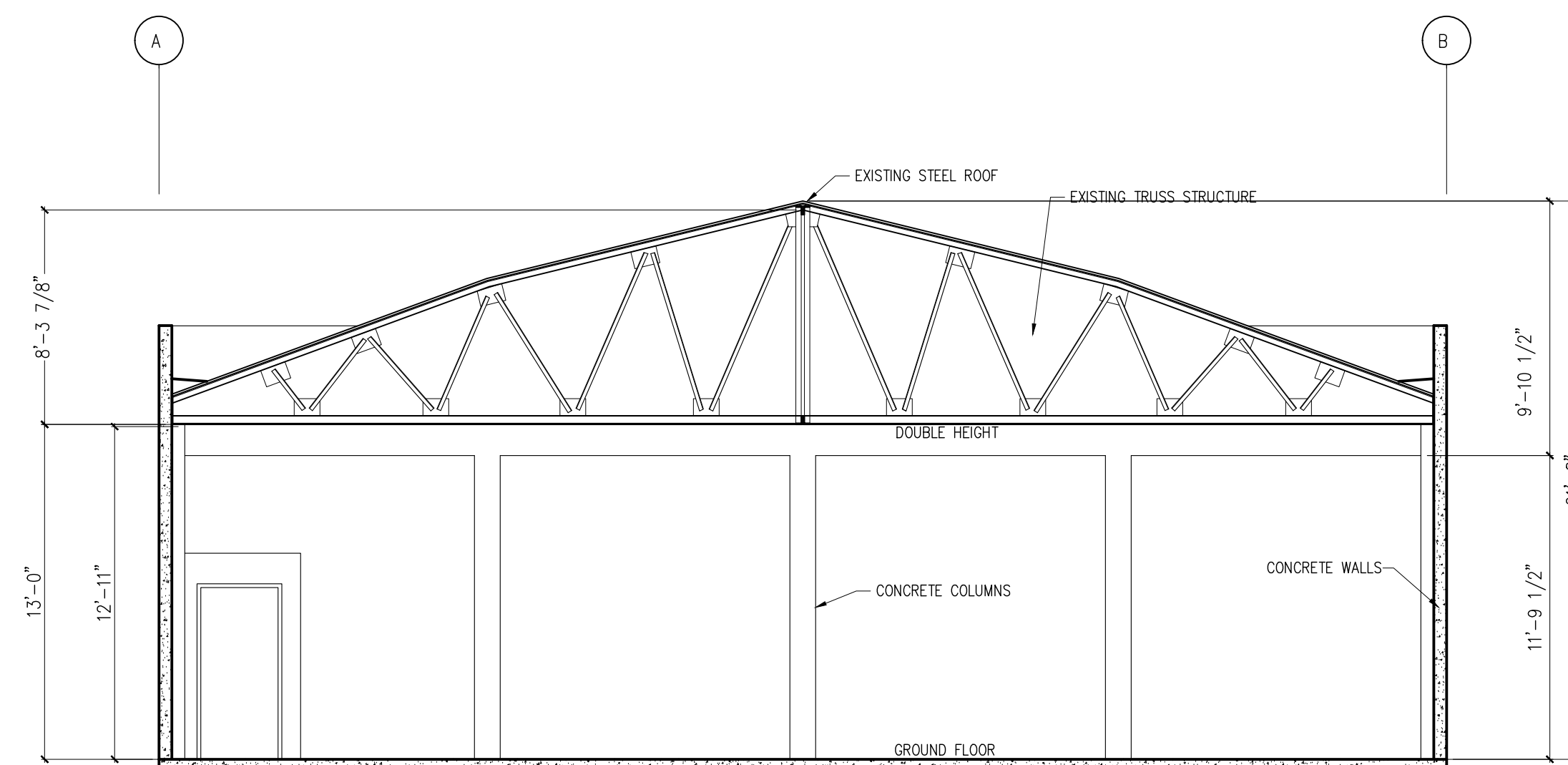
BUILDING 05-14-2021

BUILDING 05-27-2021

BUILDING 08-30-2021



1 EXISTING LONGITUDINAL SECTION
SCALE : 3/16"=1'-0"



2 EXISTING LATERAL SECTION
SCALE : 3/16"=1'-0"

DETAILS SHEET NOTES

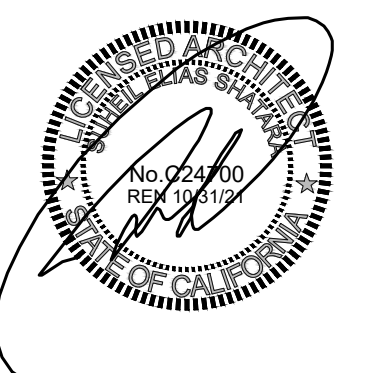
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LEGEND

	WALL TYPE		SECTION
	DOOR NUMBER		ELEVATION
	WINDOW NUMBER		FLOOR/CEILING ASSEMB. TYPE
	(E) WALL TO BE DEMOLISHED		1 HR FIRE RATED WALL
	(E) WALL TO REMAIN		2 HR FIRE RATED WALL
	(N) WALL		PROPERTY LINE



SHEET DESCRIPTION
EXISTING SECTIONS

A1.2

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BUILDING 04-12-2021

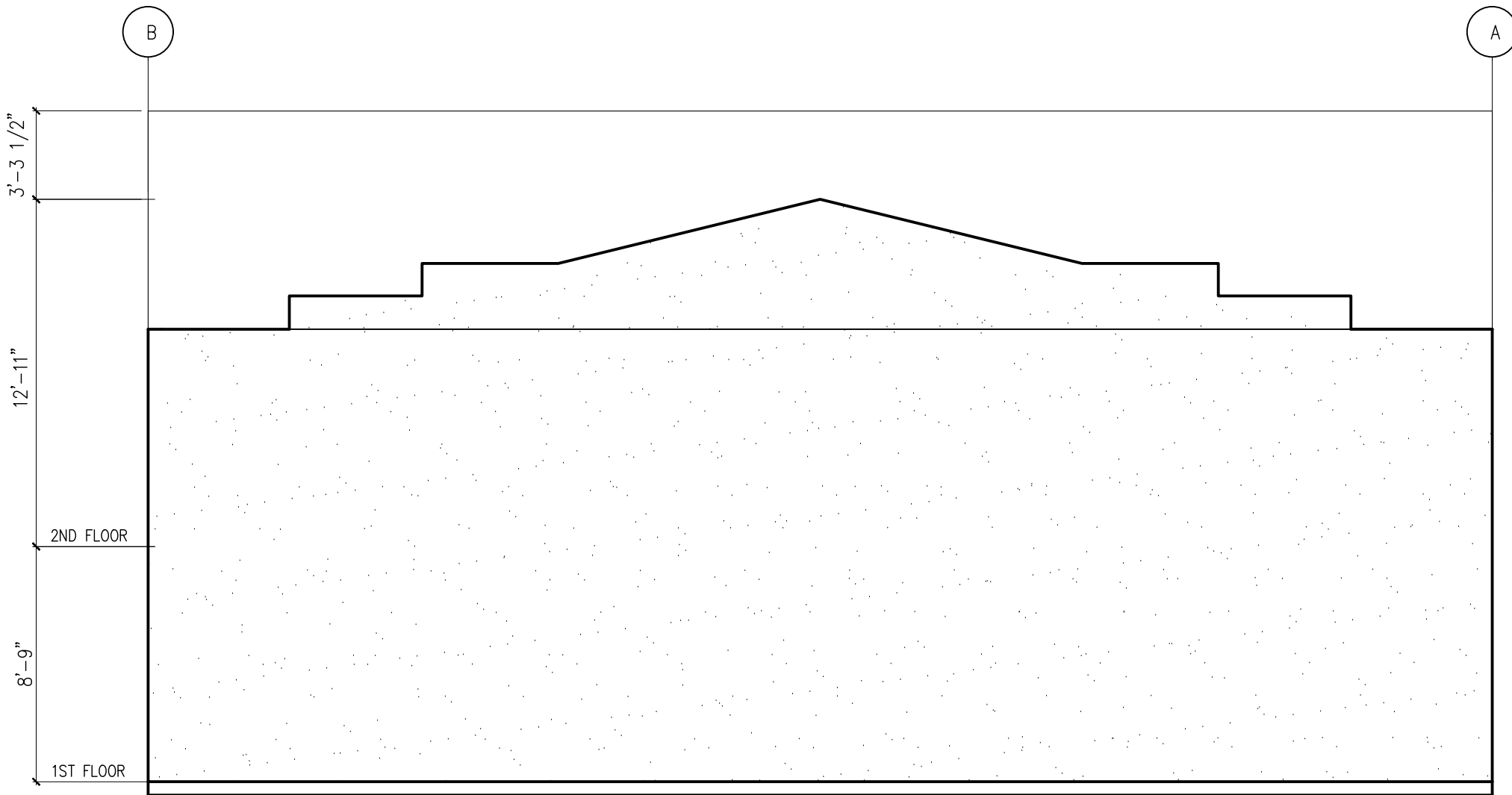
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BUILDING 05-27-2021

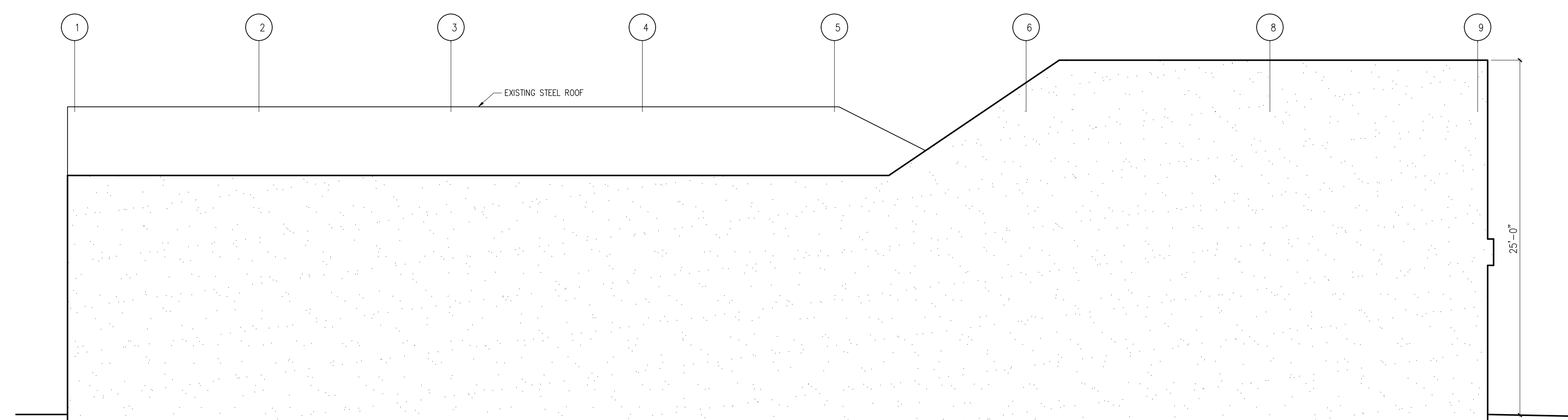
BUILDING 08-30-2021

SHEET DESCRIPTION

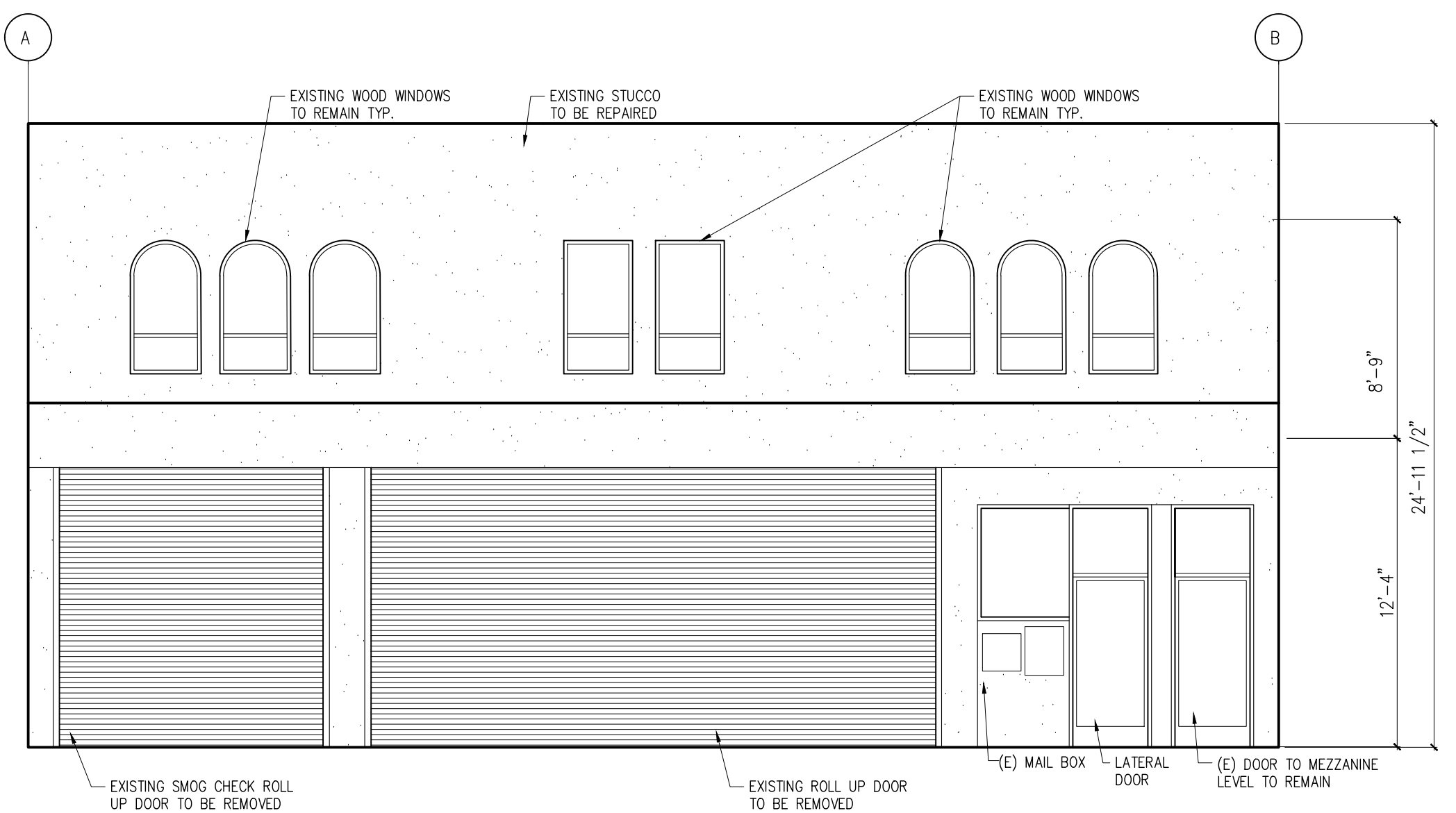
**EXISTING
ELEVATIONS**



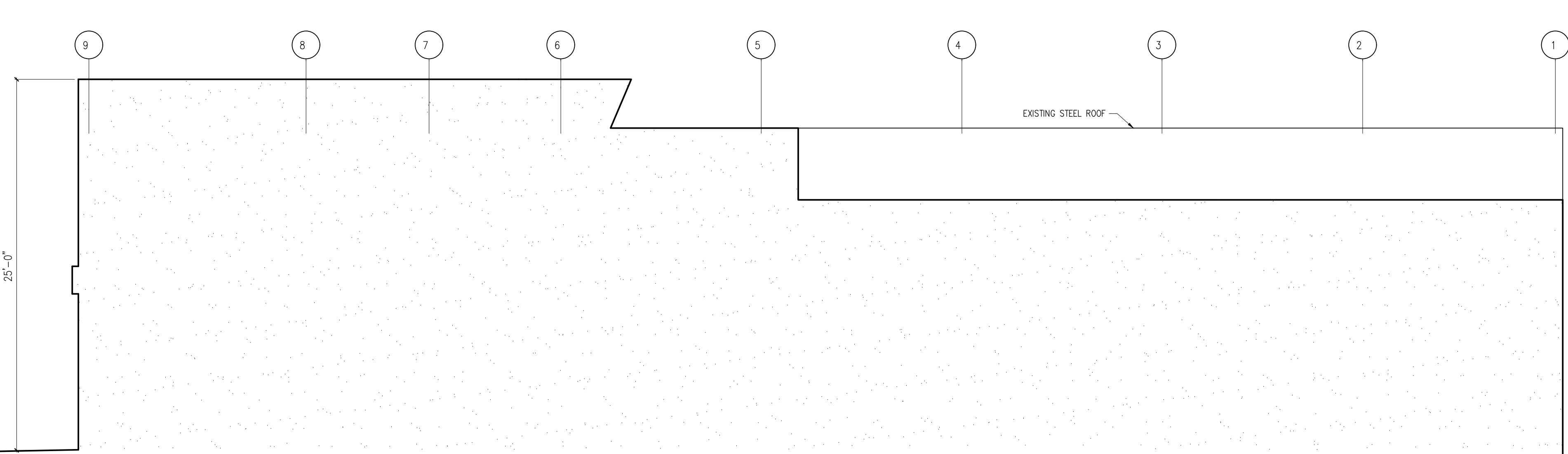
3 EXISTING NORTH EAST ELEVATION - NO CHANGE
SCALE : 3/16"=1'-0"



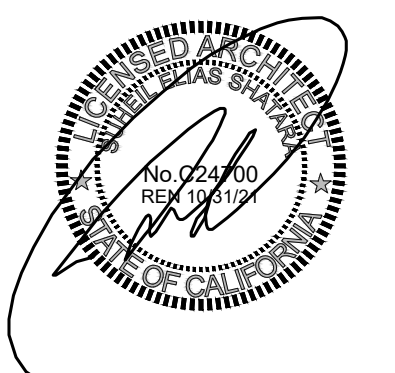
4 EXISTING NORTH WEST ELEVATION - NO CHANGE
SCALE : 3/16"=1'-0"



1 EXISTING SOUTH WEST / FRONT ELEVATION
SCALE : 3/16"=1'-0"



2 EXISTING SOUTH EAST ELEVATION - NO CHANGE
SCALE : 3/16"=1'-0"



SHEET DESCRIPTION

**EXISTING
ELEVATIONS**

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BUILDING 05-14-2021

BUILDING 05-27-2021

BUILDING 08-30-2021

OCCUPANT LOAD CALCULATIONS: (PER CBC 1004.5)		
LOUNGE :	87 SQ.FT./15	= 6 OCCUPANTS
HAIR SALON AREA:	435 SQ.FT./PER SEAT	= 10 OCCUPANTS
RETAIL 1ST FLOOR:	3378 SQ.FT./60	= 56 OCCUPANTS
RETAIL MEZZANINE:	607 SQ.FT./60	= 10 OCCUPANTS
OFFICE 1ST FLOOR :	94 SQ.FT./150	= 1 OCCUPANTS
TOTAL MAX. NO. OF OCCUPANTS @ PROPOSED RETAIL		= 83 OCCUPANTS

(E) OFFICE 2ND FLOOR: 1408 SQ.FT./50 = 10 OCCUPANTS

1 OCCUPANT LOAD CALCS.

DETAILS SHEET NOTES

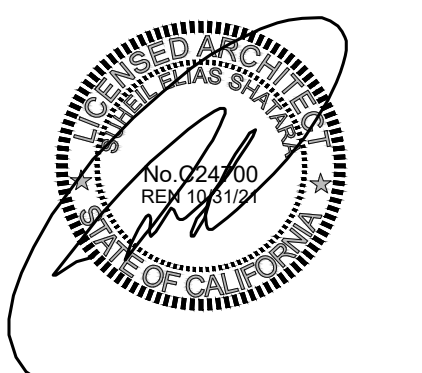
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LEGEND

9	WALL TYPE	A3.4	SECTION
999	DOOR NUMBER	A3.4	ELEVATION
94	WINDOW NUMBER	A	FLOOR/CEILING ASSEMB. TYPE
---	(E) WALL TO BE DEMOLISHED	---	1 HR FIRE RATED WALL
---	(E) WALL TO REMAIN	---	2 HR FIRE RATED WALL
---	(N) WALL	---	PROPERTY LINE



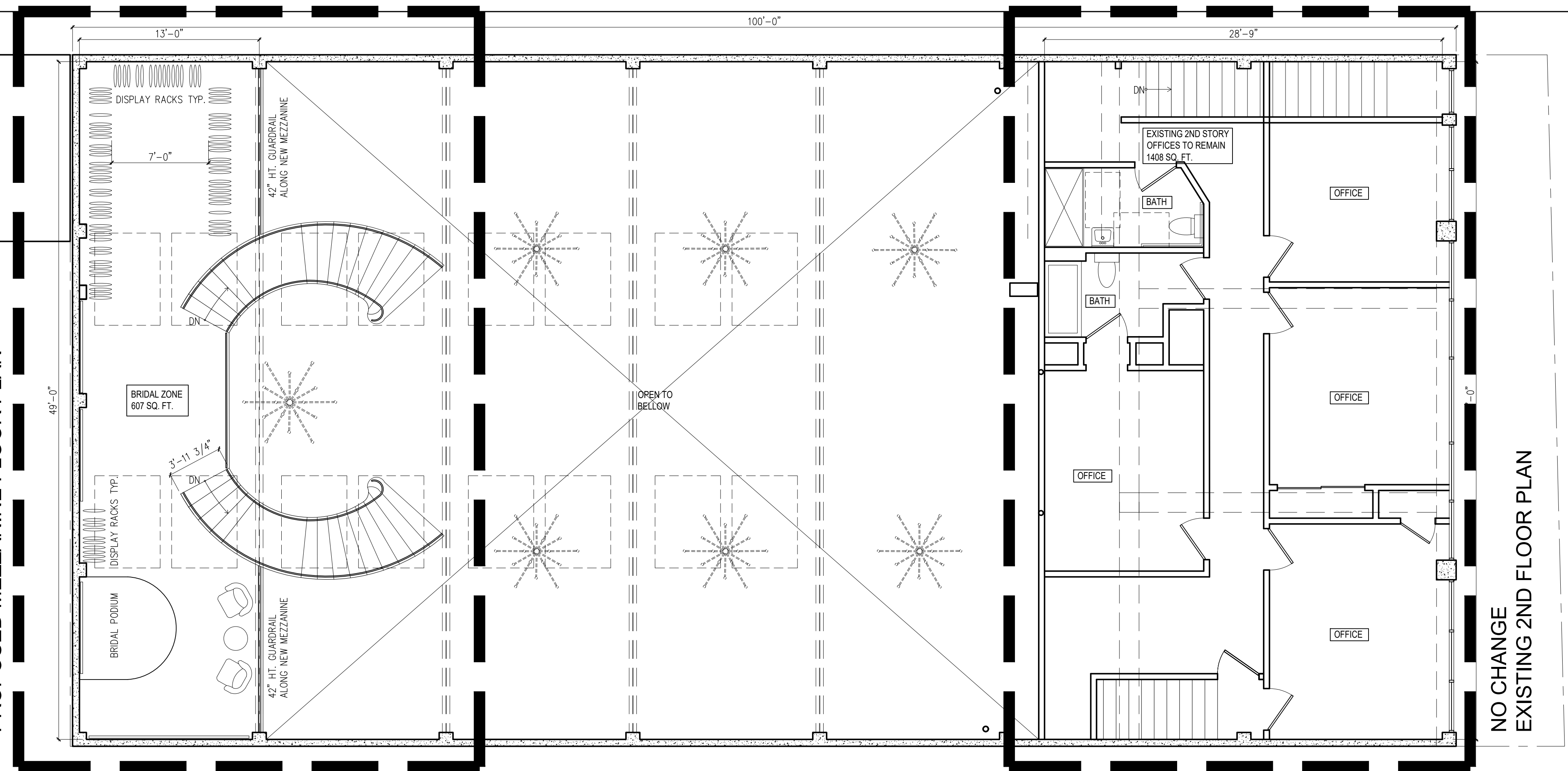
SHEET DESCRIPTION
PROPOSED PLANS

A2.1

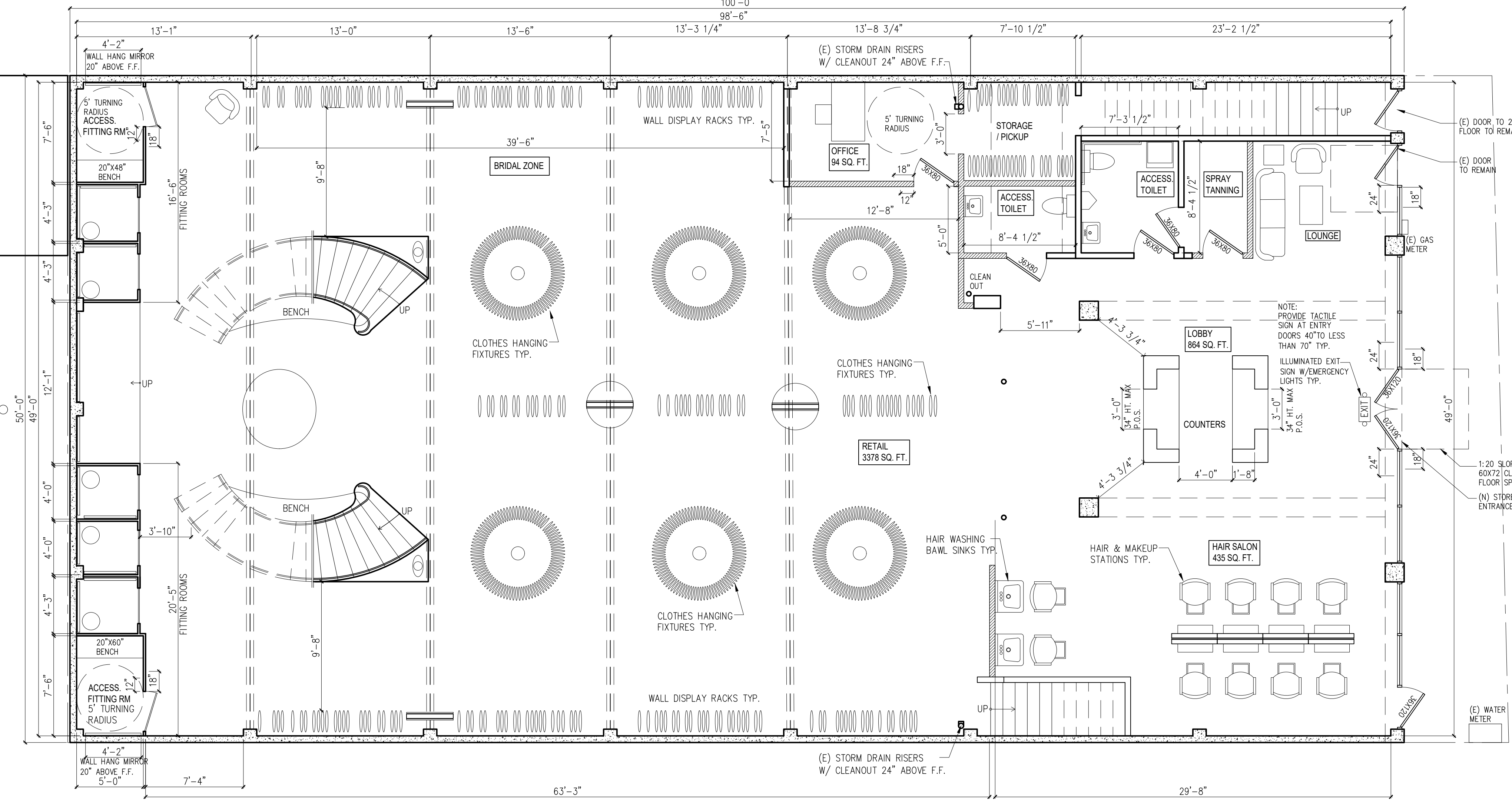
SCOPE OF WORK
PROPOSED MEZZANINE FLOOR PLAN

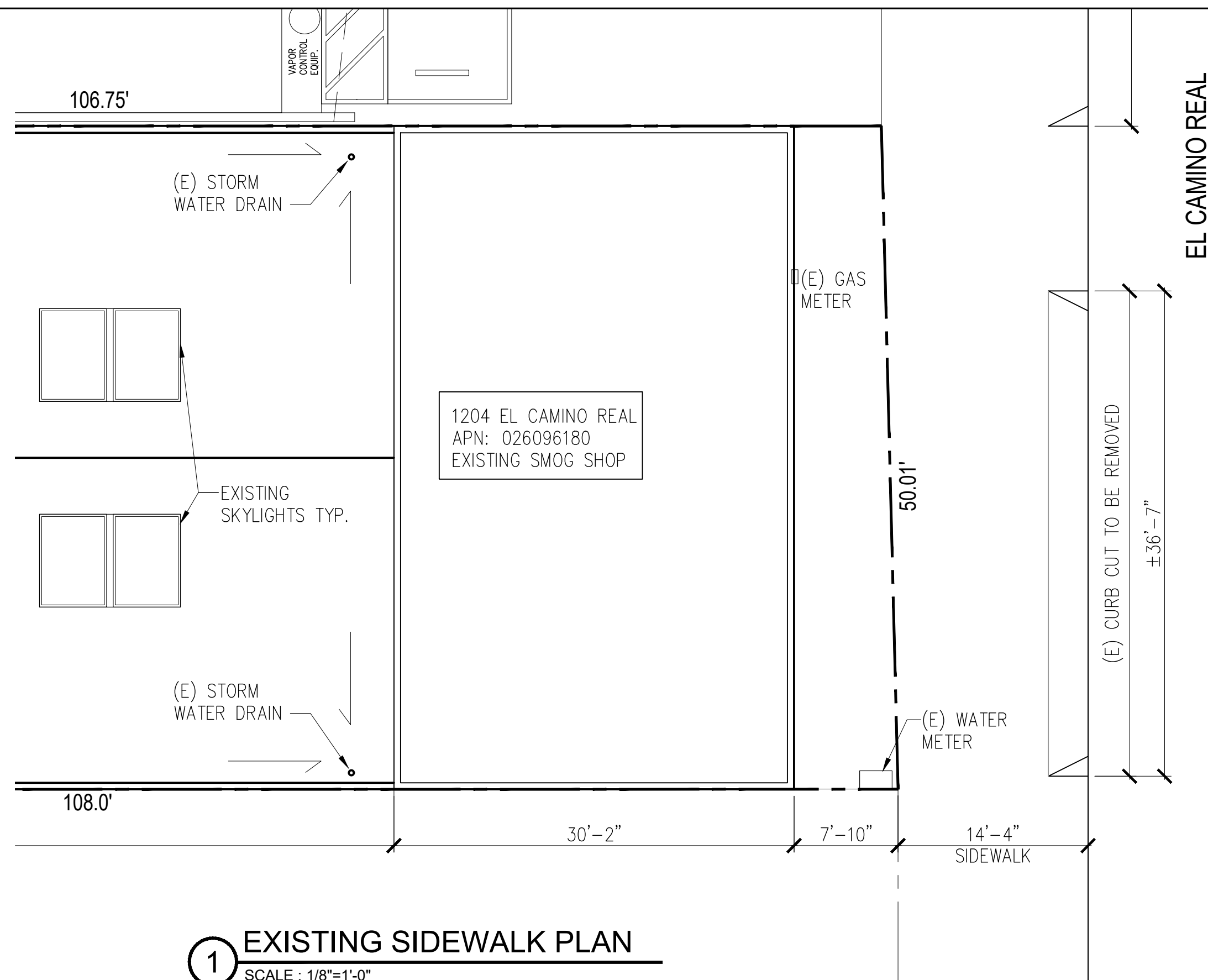
NO CHANGE
EXISTING 2ND FLOOR PLAN

2 SECOND FLOOR PLAN
SCALE: 3/16"=1'-0"

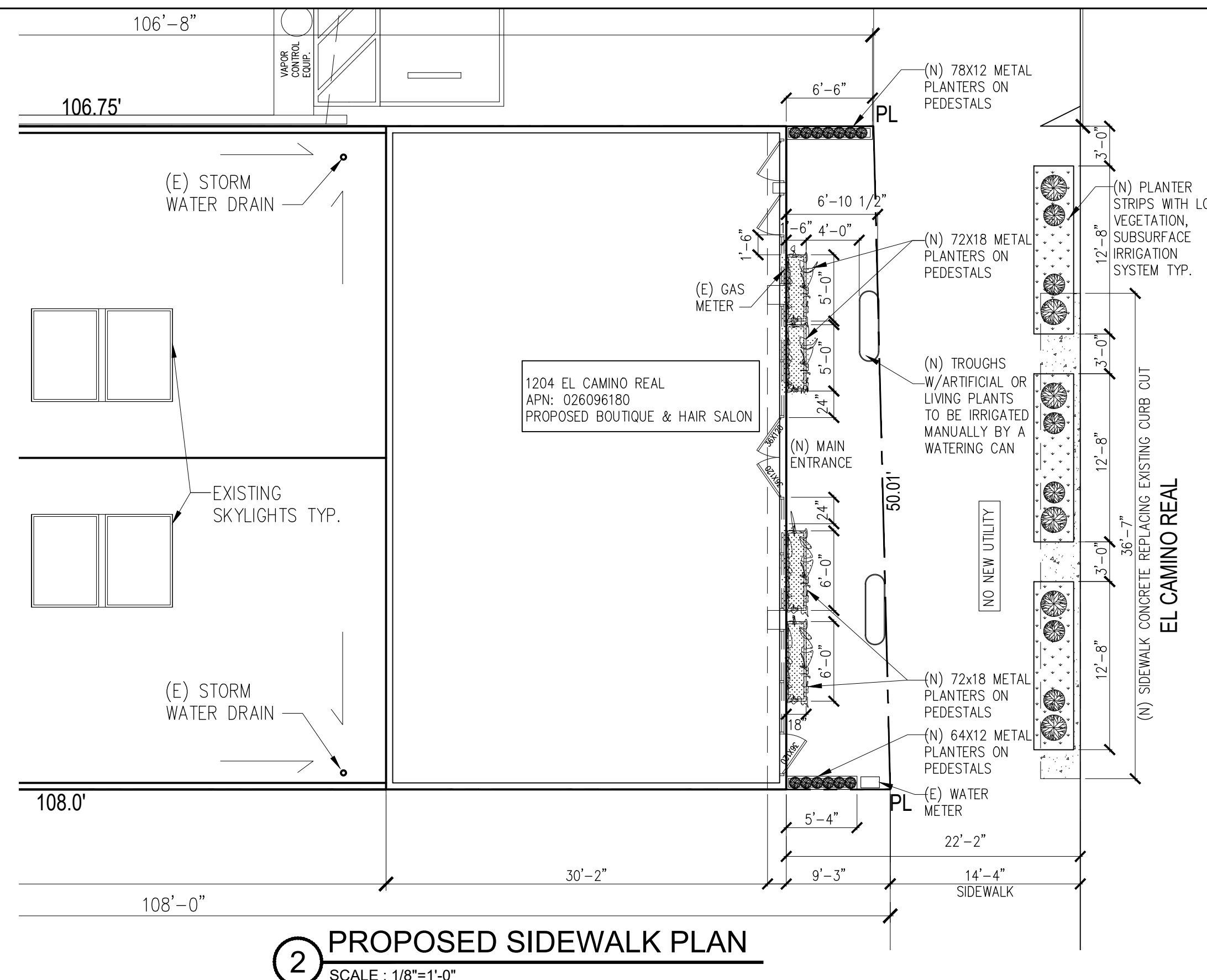


1 PROPOSED FIRST FLOOR PLAN
SCALE: 3/16"=1'-0"

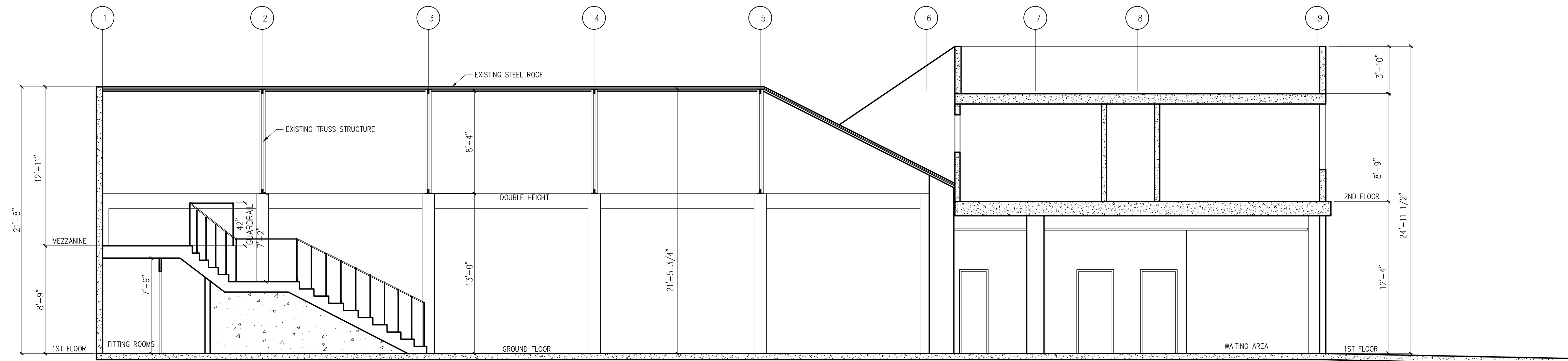




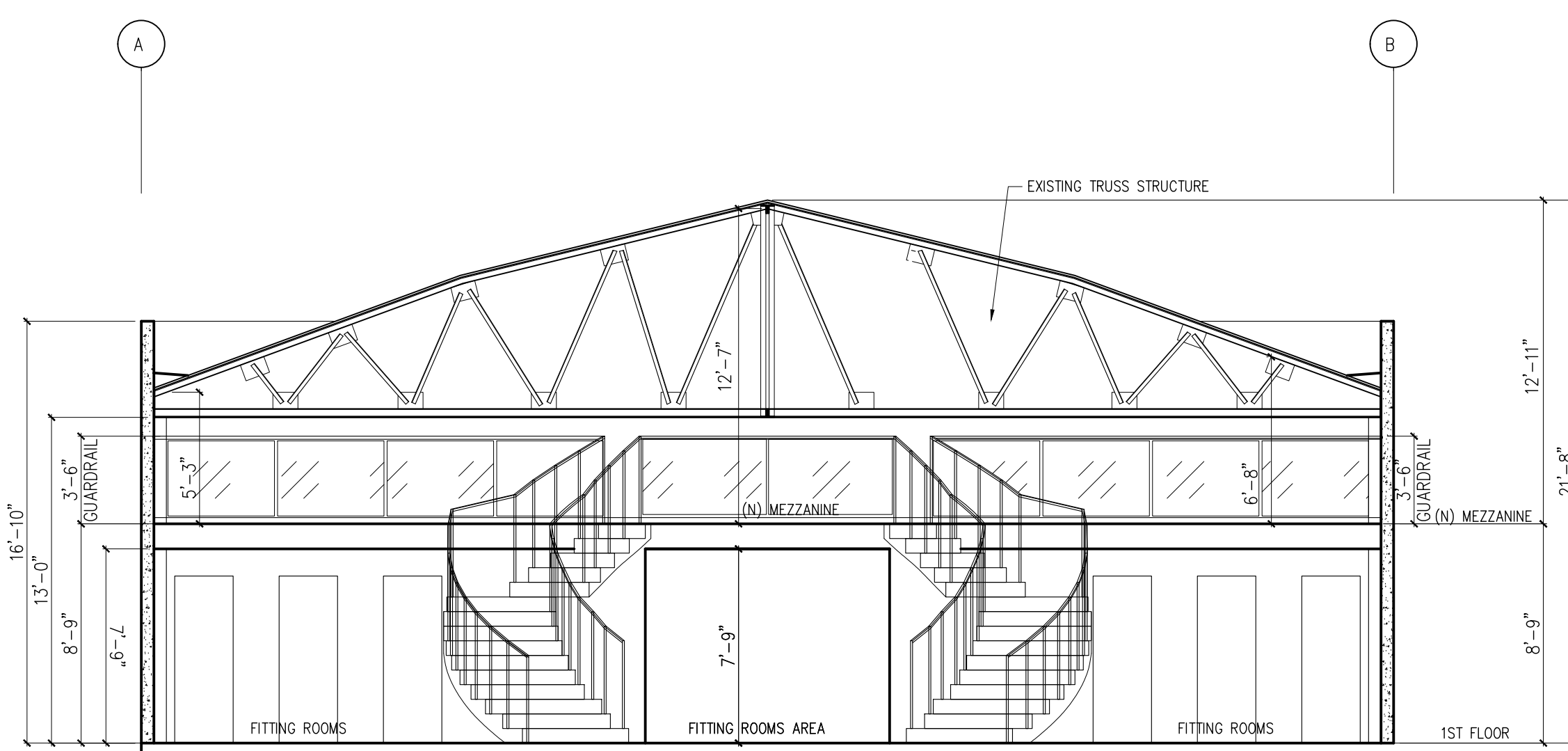
1 EXISTING SIDEWALK PLAN
SCALE : 1/8"=1'-0"



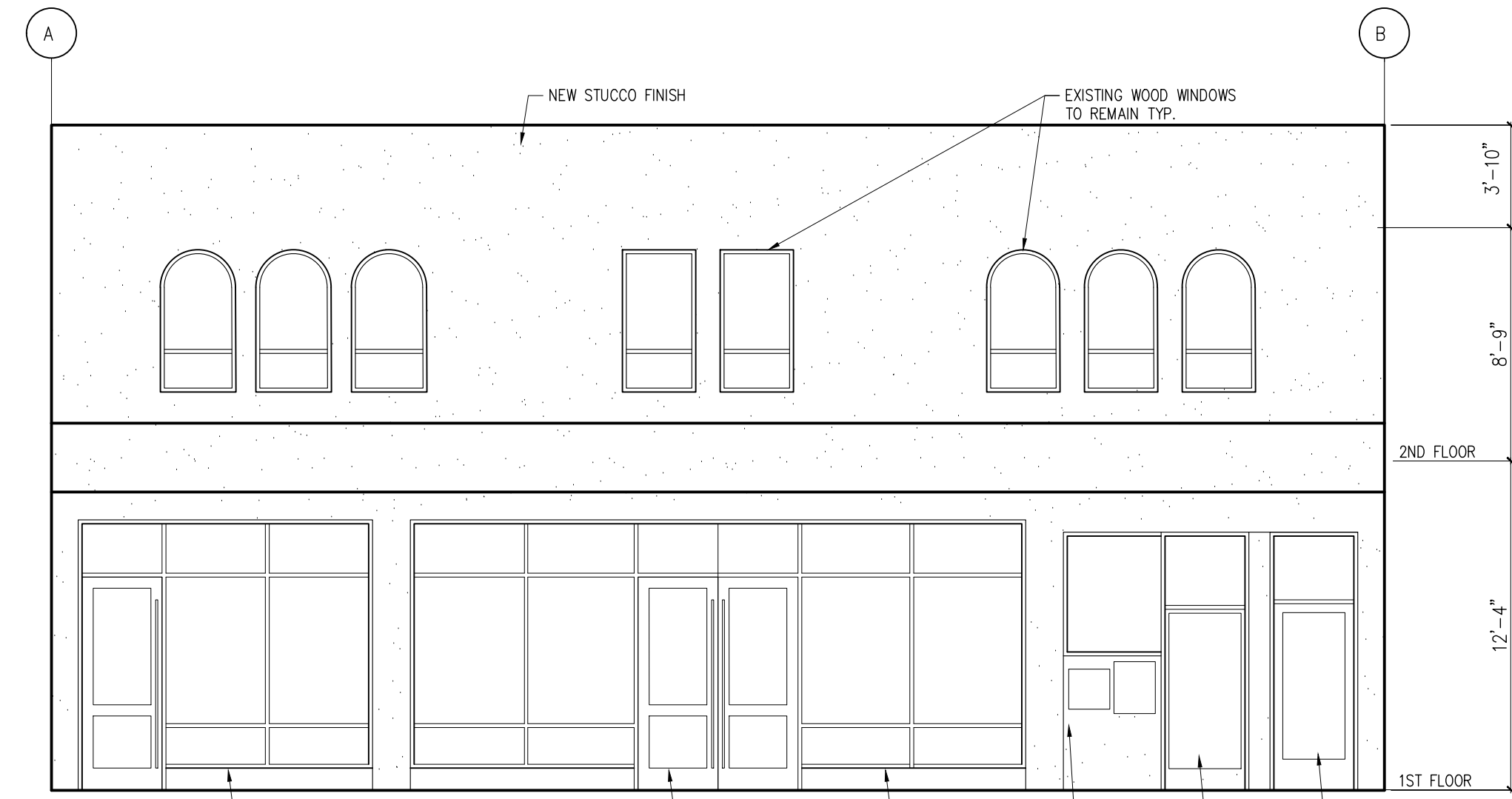
2 PROPOSED SIDEWALK PLAN
SCALE : 1/8"=1'-0"



2 PROPOSED LONGITUDINAL SECTION
SCALE : 3/16"=1'-0"



1 PROPOSED LATERAL SECTION
SCALE : 3/16"=1'-0"



3 PROPOSED SOUTH WEST / FRONT ELEVATION
SCALE : 3/16"=1'-0"

DETAILS SHEET NOTES

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LEGEND

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	DOOR NUMBER		ELEVATION
	WINDOW NUMBER		FLOOR/CEILING ASSEMB. TYPE
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	(E) WALL TO REMAIN		2 HR FIRE RATED WALL
	(N) WALL		PROPERTY LINE



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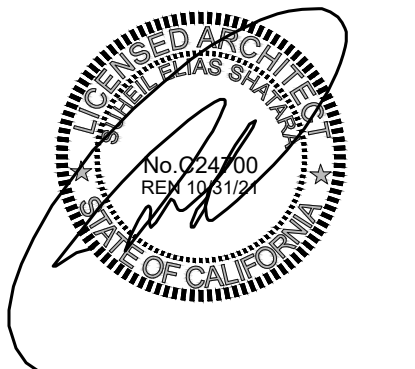
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- BUILDING 05-27-2021**
- BUILDING 08-30-2021**



SHEET DESCRIPTION
**PROPOSED 3D
RENDERINGS**

A3.1