

Bay 9 Architects

22 El Camino Moraga
 Orinda, Ca 94563
 Tel: (925) 787-8716
 Email: erikchan2@gmail.com

Revisions-

OWNER

THOMAS LO &
 CANDICE TANG

1549 Los Montes Dr
 Burlingame Ca

Erik Chan, Architect
 CAB Lic# C 24663

1/4"=1'

A-5.0

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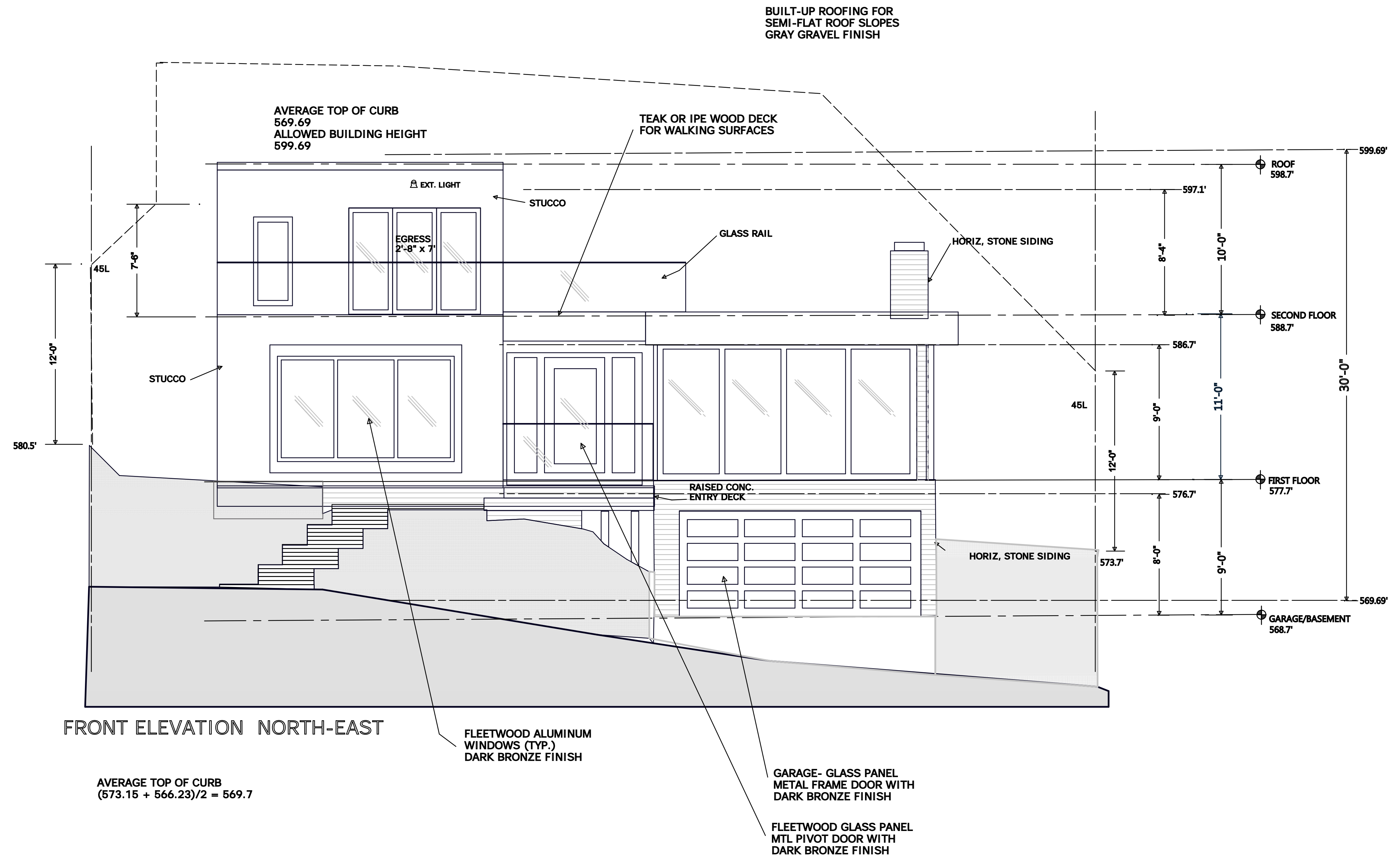
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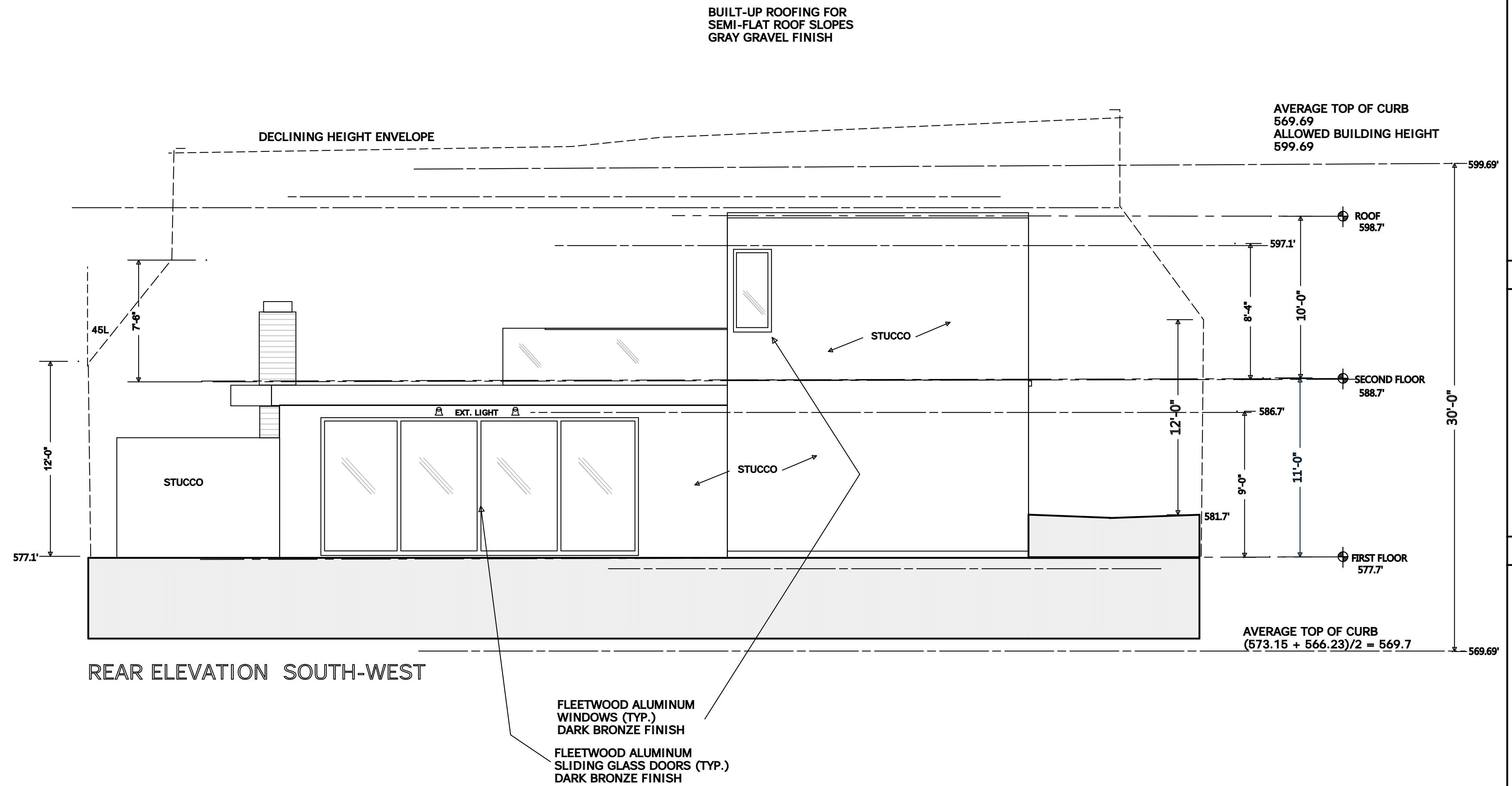
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A-4.1

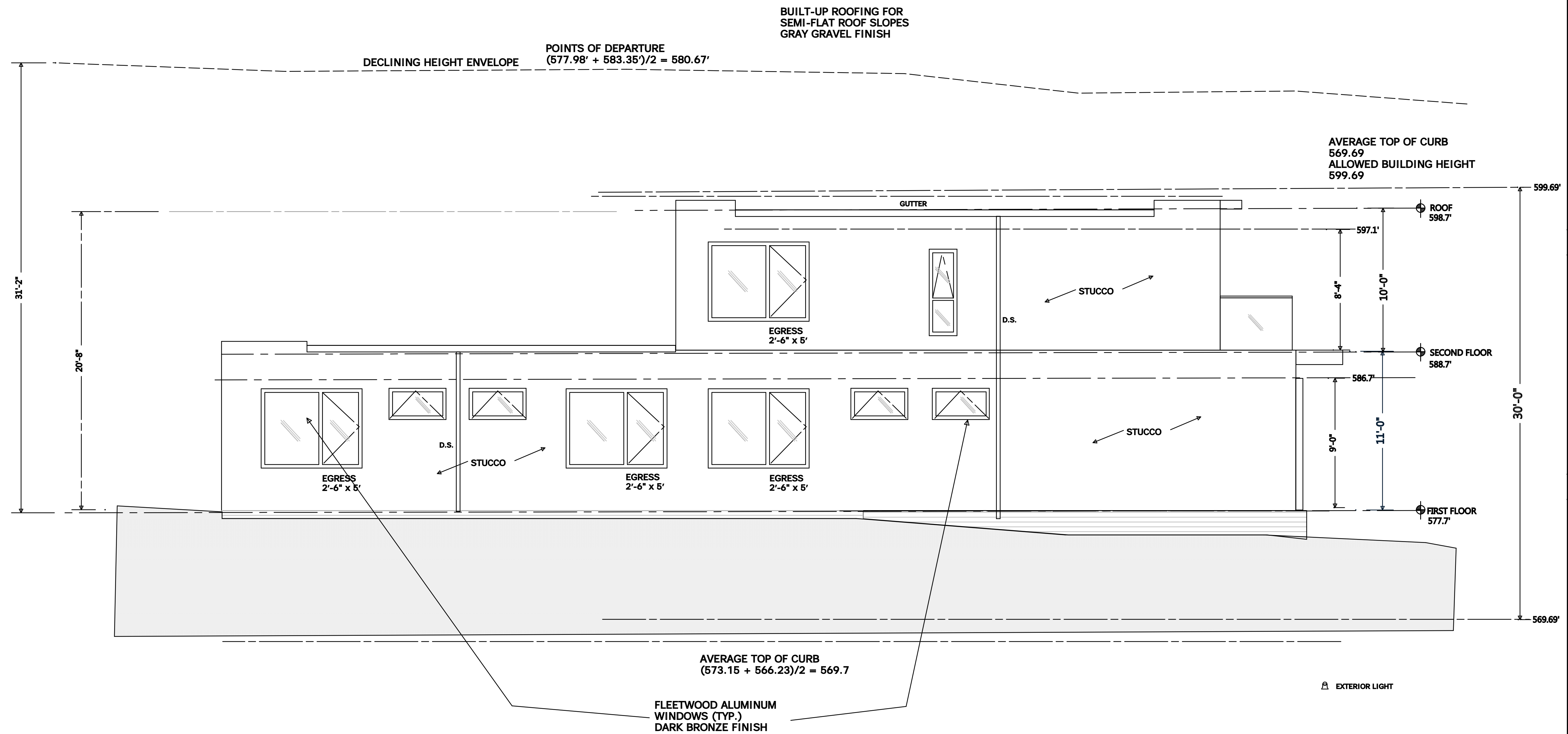


▲ EXTERIOR LIGHT

1/4" = 1'

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SIDE ELEVATION NORTH-WEST

Revisions-

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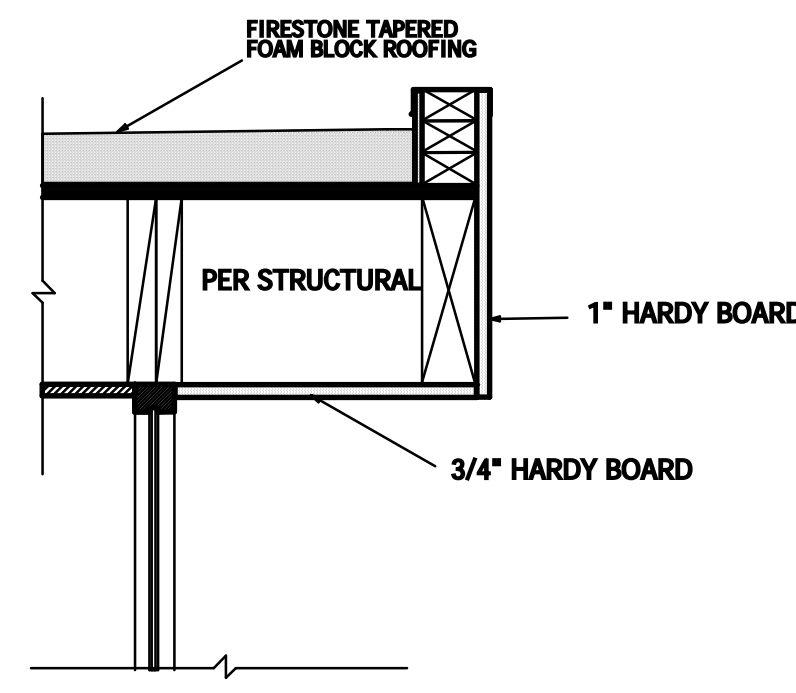
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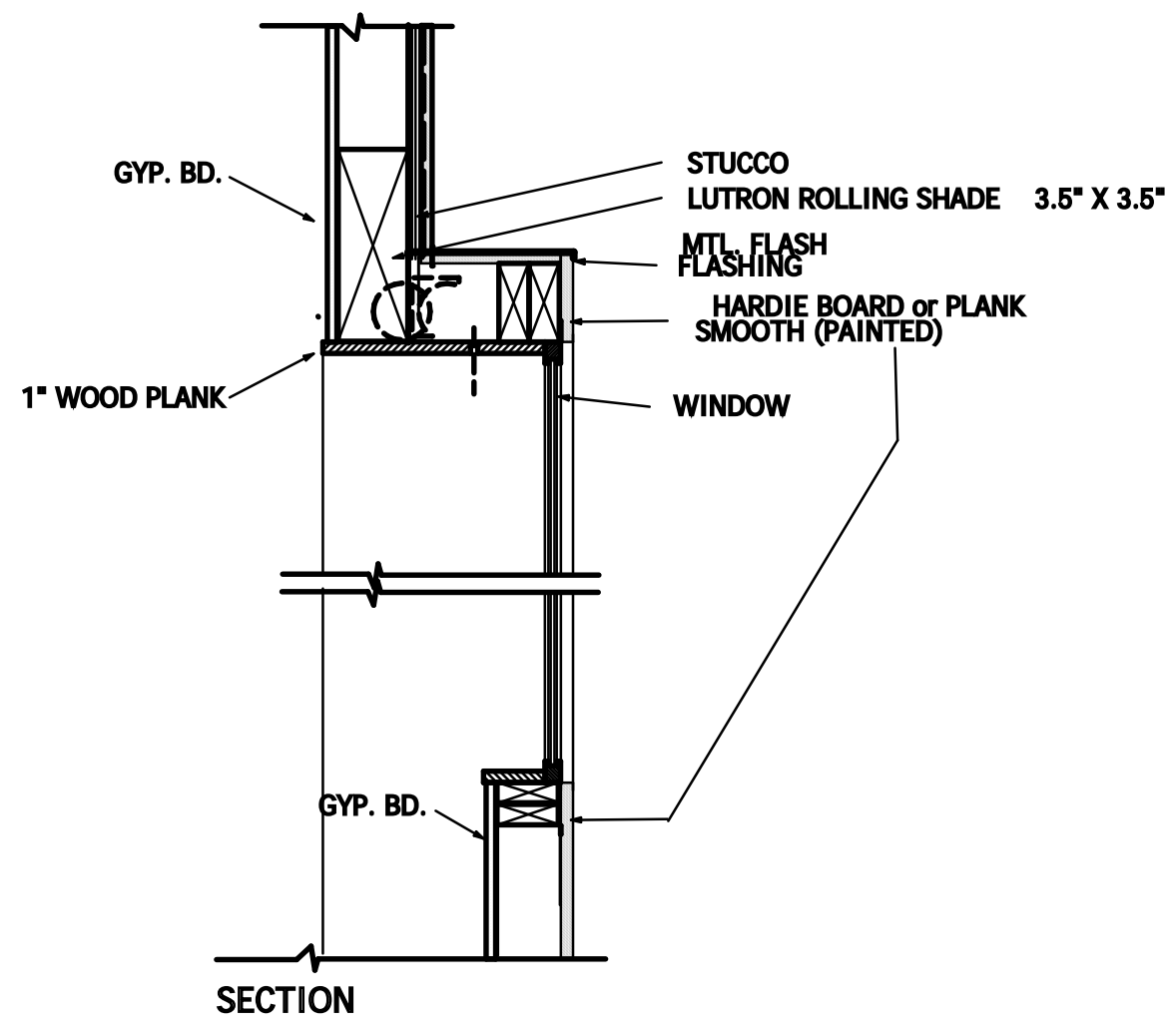
Erik Chan, Architect
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1/4"=1'

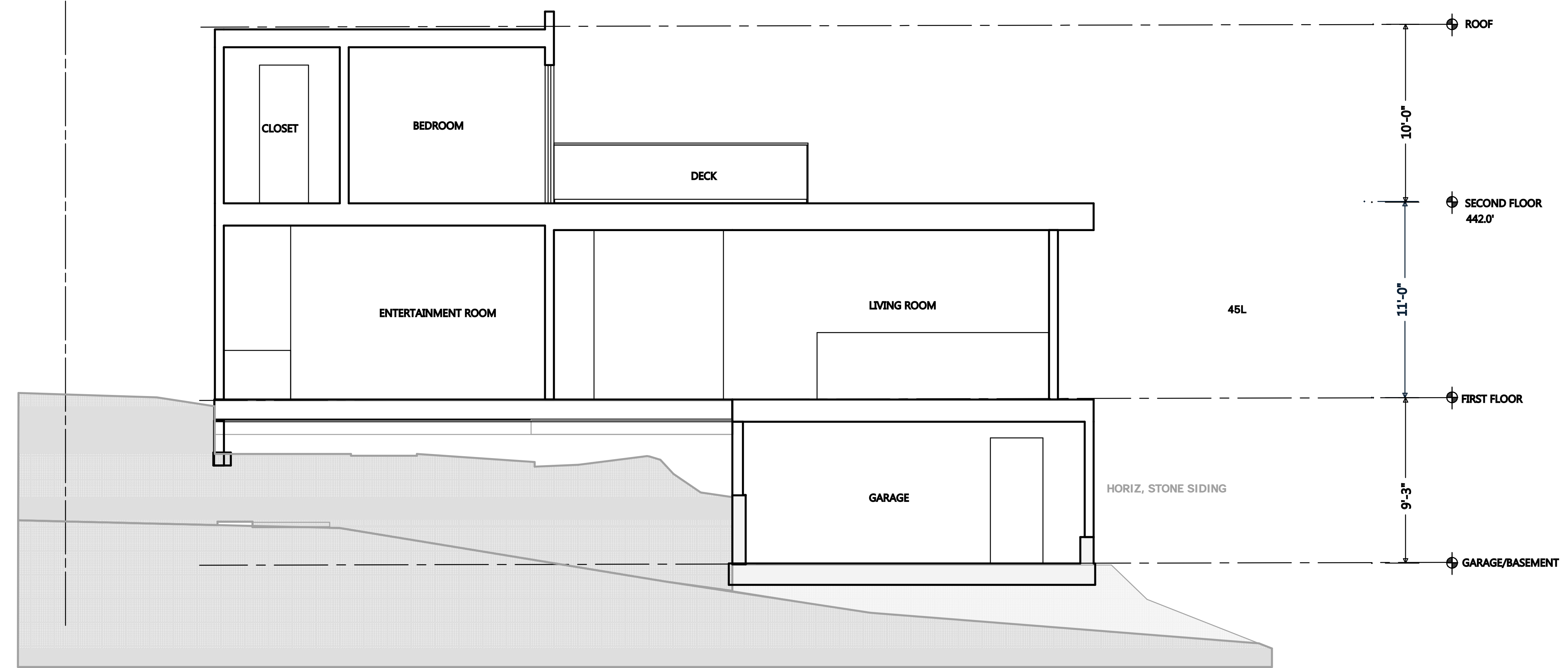
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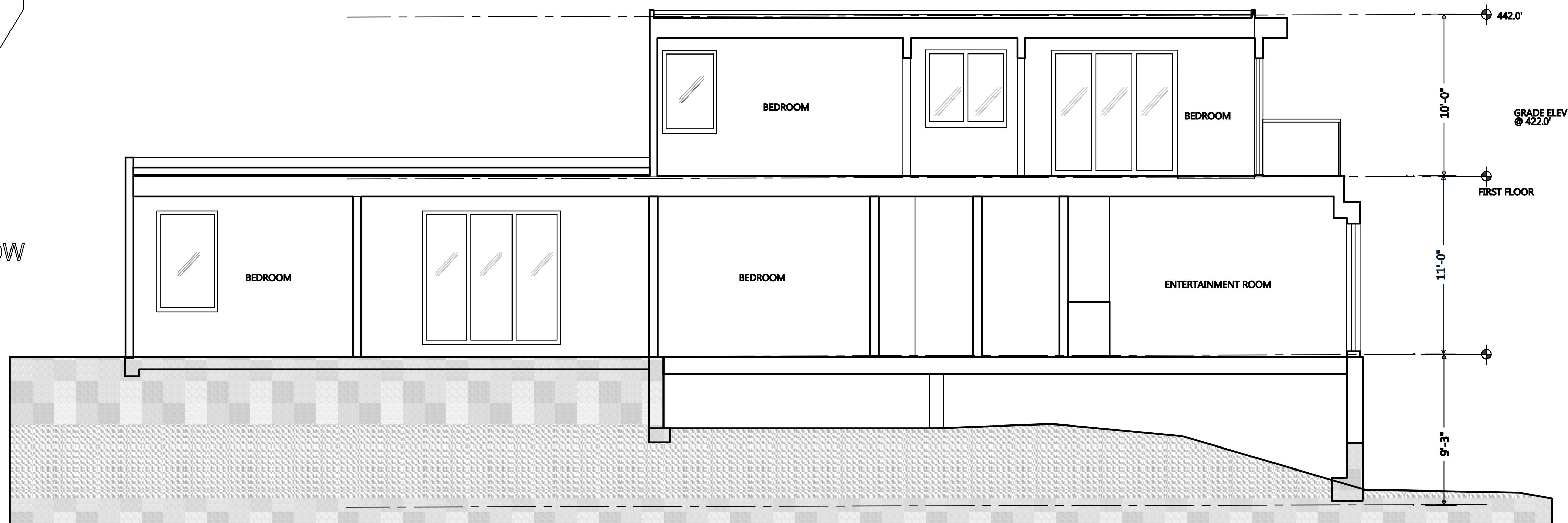
1 ROOF EDGE DETAIL
1"=1'-0"



2 THEATER BAY WINDOW
1 1/2"=1'-0"



SECTION A



SECTION B

1/4"=1'

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A-4.4

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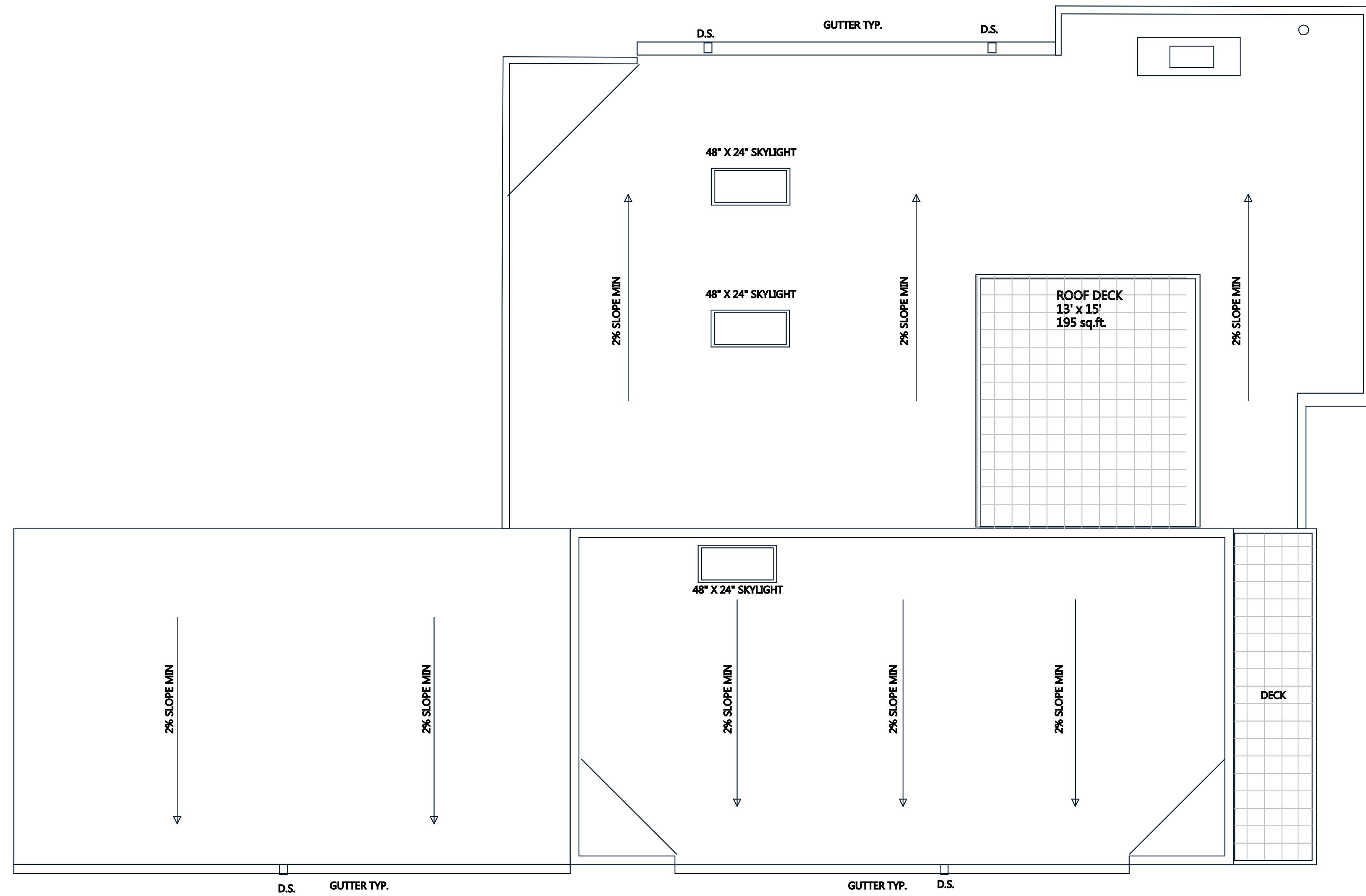
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PROPOSED ROOF PLAN

D.S. = DOWNSPOUT



1/4"=1'

A-3.2

PROJECT DIRECTORY

OWNER:
MR. & MRS. THOMAS LO
1549 LOS MONTES DR.
BURLINGAME, CA. 94010

ARCHITECT:
ERIK CHAN
BAY 9 ARCHITECTS
22 EL CAMINO MORAGA
ORINDA, CA 94563
TEL 925-787-8716
ERIKCHAN2@GMAIL.COM

GENERAL CONTRACTOR:
TO BE DETERMINED

PROJECT DATA

APN: 014/025
ZONING: R-1 HILLSIDE AREA
SITE AREA: 8,294 SQ.FT.
FAR: 32% x 8,294 + 1,100 = 3,754
BUILDING HEIGHT: 21'-2"
TOTAL STORIES: TWO + BASEMENT
SETBACK/YARD REQUIRED: FRONT(15'-0")
SIDE(7'-0")
BACK(15'-0")

CROSS FLOOR AREA:
LOWER LEVEL 457 SQ. FT.
MAIL LEVEL 2,553 SQ. FT.
UPPER LEVEL 731 SQ. FT.
TOTAL 3,741 SQ. FT.

OCCUPANCY GROUP: R(DIVISION 3)
TYPE OF CONSTRUCTION: VB
COVERED PARKING SPACES: TWO
FIRE SPRINKLER: YES

SCOPE OF WORK

THE PURPOSE OF THESE PLANS AND THE BUILDING PERMIT APPLIED FOR UNDER SAME IS TO:

NEW TWO STORY 3,741 SQ. FT. RESIDNCE WITH BASEMENT / GARAGE LEVEL.

APPLICABLE CODES

JURISDICTION: CITY OF BURLINGAME BUILDING CODE:
2019 CALIFORNIA BUILDING CODE AMENDMENTS
2019 CALIFORNIA RESIDENTIAL CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA ENERGY CODE
2019 CALIFORNIA FIRE CODE & ALL RELATED
2019 BURLINGAME BUILDING CODE ORDINANCES OF THE OF BURLINGAME

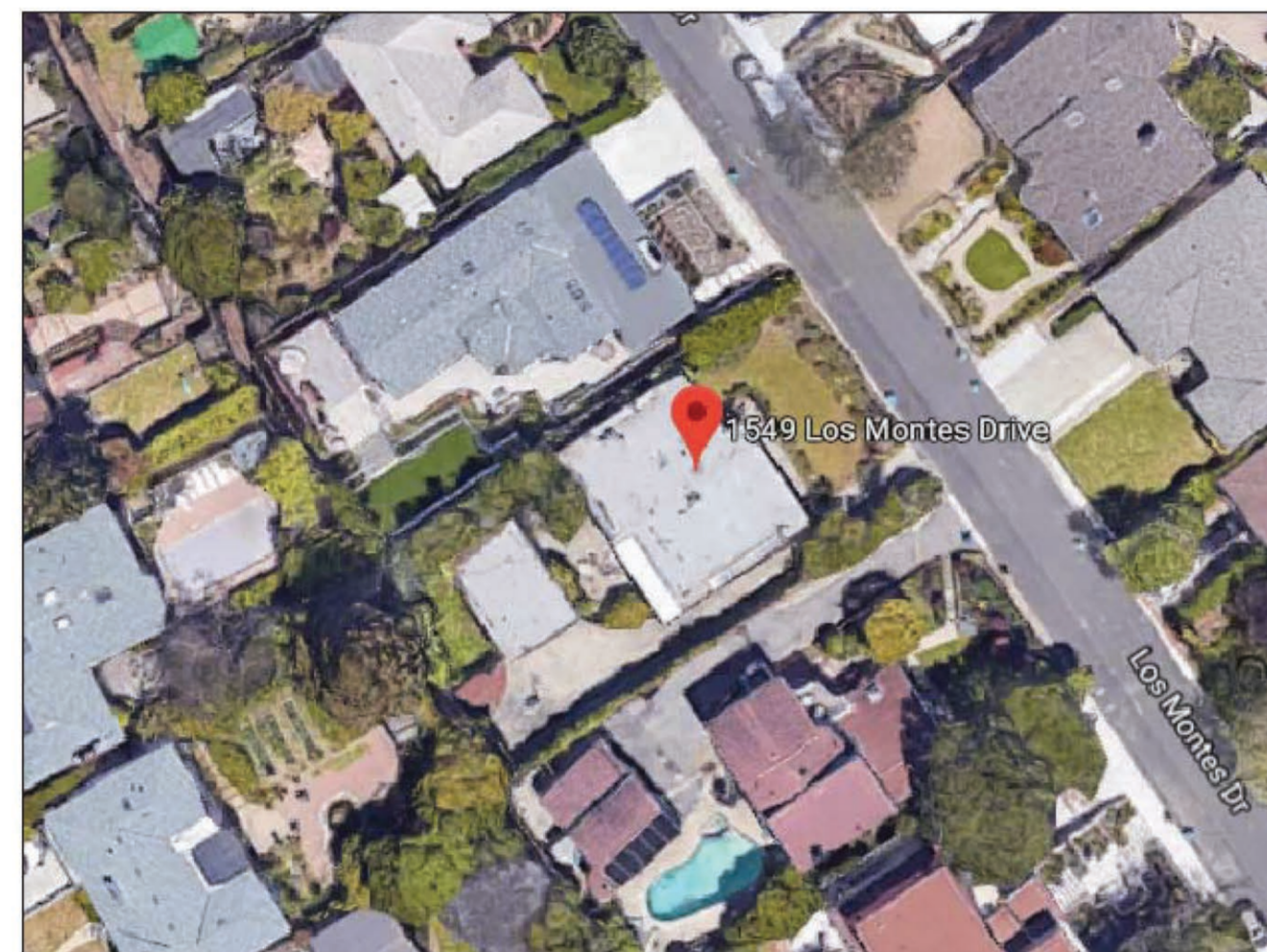
DRAWING INDEX

- A 1 TITLE PAGE, INDEX, DATA
- A 2 SITE PLANS
- A 3.0 MAIN PLAN
- A 3.1 UPPER & LOWER PLAN
- A 3.2 ROOF PLAN
- A 3.3 AREA
- A4.0 ELEVATION
- A4.1 ELEVATION
- A4.2 SECTION
- A5.0 RENDER VIEWS
- L 1 LANDSCAPE PLAN

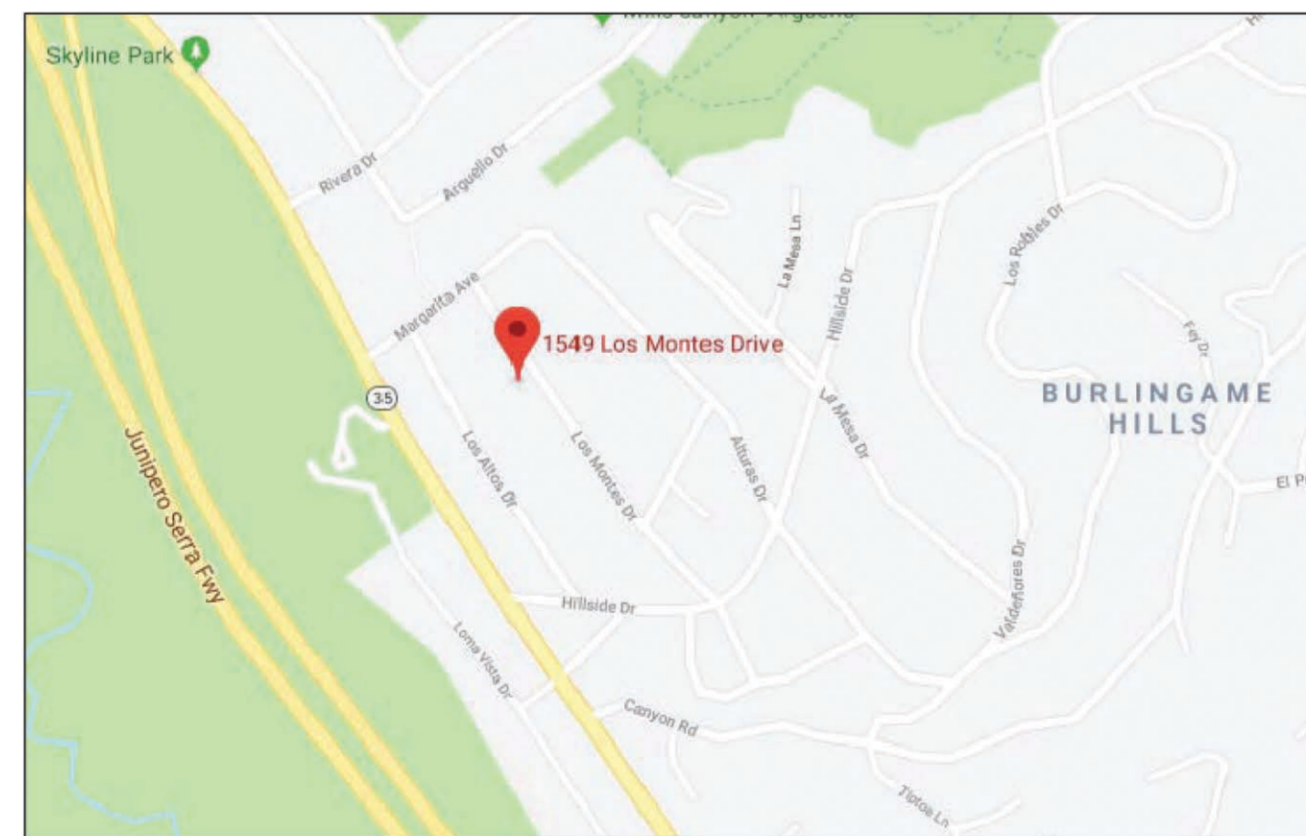
FRONT VIEW



ROOF VIEW

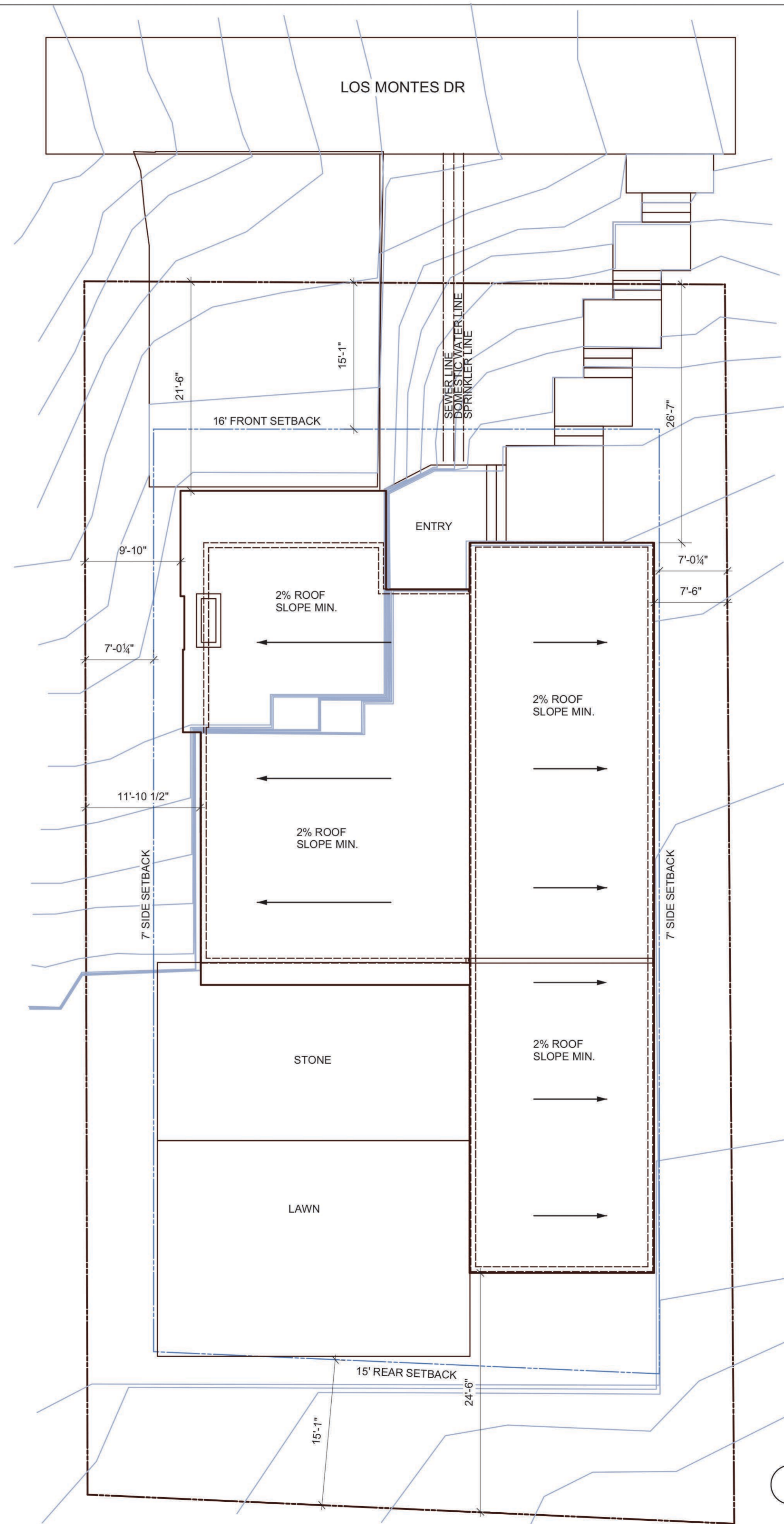


LOCATION MAP



CONSTRUCTION HOURS:
WEEKDAY: 7:00AM - 7:00PM
SAT.: 9:00AM - 6:00PM
SUNDAY/HOLIDAY: 10 - 6PM
(SEE CITY OF BURLINGAME MUNICIPAL CODE, SECTION 13.04.100 FOR DETAILS)
ANY HIDDEN CONDITIONS THAT REQUIRE WORK TO BE PERFORMED BEYOND BEYOND THE SCOPE OF THE BUILDING PERMIT ISSUED FOR THESE PLANS MAY REQUIRE FURTHER CITY APPROVALS INCLUDING REVIEW BY THE PLAN COMMISSION THE BUILDING OWNER, ARCHITECT, AND/OR CONTRACTOR MUST SUBMIT A REVISION TO THE CITY FOR ANY WORK NOT GRAPHICALLY ILLUSTRATED ON THE JOB COPY OF THE PLANS PRIOR TO PERFORMING THE WORK.

RESIDENTIAL ADDITION
1549 LOS MONTES DR.
BURLINGAME, CA. 94010



SITE PLAN NOTES:

1. SEE SURVEY BY DAINS LAND SURVEYING FOR MORE INFORMATION.
2. INCLUDE TREE PROTECTION MEASURES FOR REAR YARD CEDAR DURING ALL PHASE OF CONSTRUCTION.
3. CONTRACTOR TO LOCATE ALL UTILITIES PRIOR TO ANY REGRADING OR TRENCHING.
4. NEW FOUNDATION FOOTING SHALL BEAR ON NATIVE UNDISTURBED SOIL. SSD.
5. STREET ADDRESS NUMBER TO BE INSTALLED AT LEAST 4" HIGH WITH A MIN. 1/2" STROKE, MOUNTED ON A CONTRASTING BACKGROUND CLEARLY VISIBLE FROM THE STREET PER CRC R1004.
6. FINISH GRADE AROUND BUILDING TO HAVE MIN. 2% SLOPE FOR A MIN. OF 5' AROUND BUILDING.
- A. PROVIDE POSITIVE SURFACE DRAINAGE AWAY FROM ALL STRUCTURES BY SLOPING THE FINISHED GROUND SURFACE AT LEAST 2% UNLESS OTHERWISE NOTED ON THE PLANS.
- B. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM THE GROUND ELEVATIONS AND OVER ALL TOPOGRAPHY OF THE SITE PRIOR TO THE START OF CONSTRUCTION AS TO THE ACCURACY BETWEEN THE WORK SET FORTH ON THESE PLANS AND THE WORK IN THE FIELD. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IN WRITING PRIOR TO THE START OF CONSTRUCTION.
- C. EXISTING SITE GRADES SEE SURVEY PREPARED BY DAINS LAND SURVEYING.

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

BAY 9 ARCHITECTS
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ORINDA, CA 94563
TEL 925-787-8716
ERIKCHAN2@GMAIL.COM

REVISIONS

NO.	DATED	REVISION	BY

OWNER

MR. & MRS LO
RESIDENCE
1549 LOS MONTES DR.
BURLINGAME, CA 94010

SHEET CONTENTS

COVER SHEET
GENERAL INFO
& (N)SITE PLAN

Title _____

Designed By _____

Drawn By _____

As Noted _____

Scale _____

File Name _____

A-1

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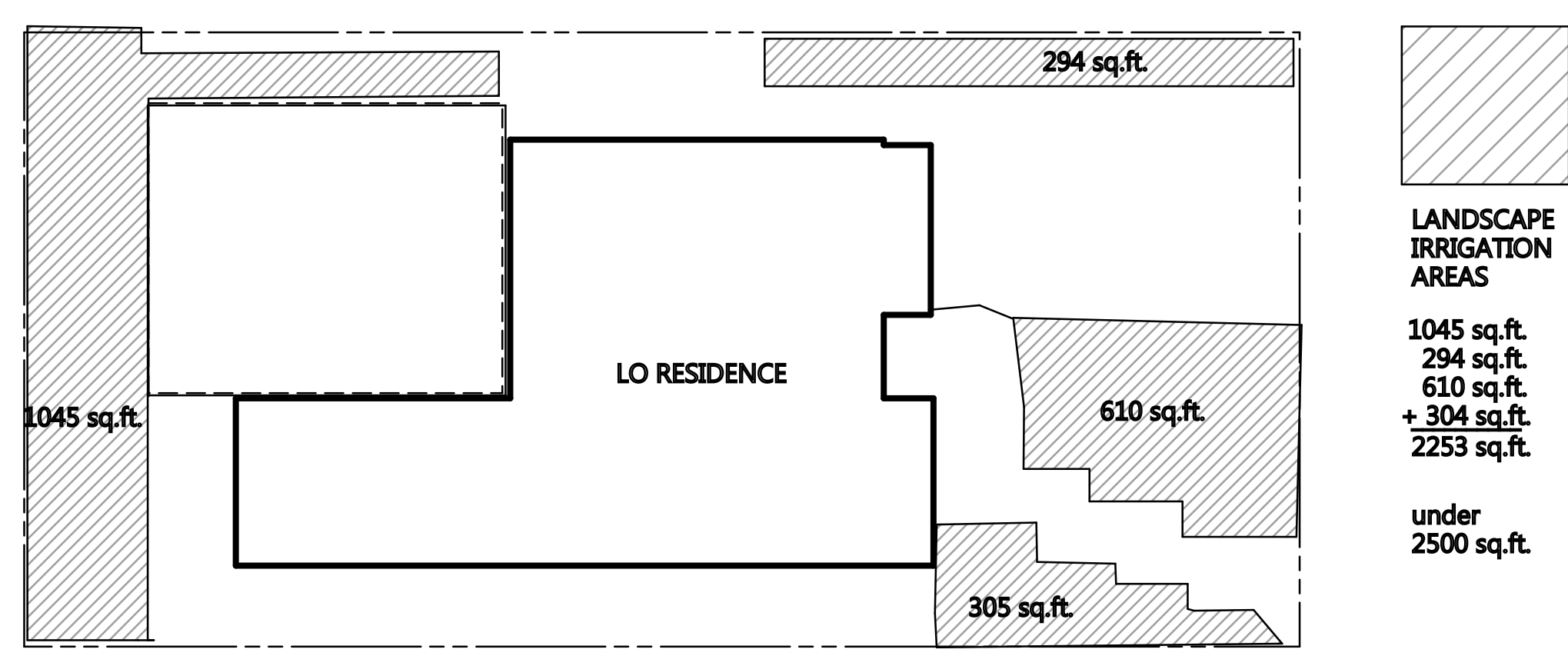
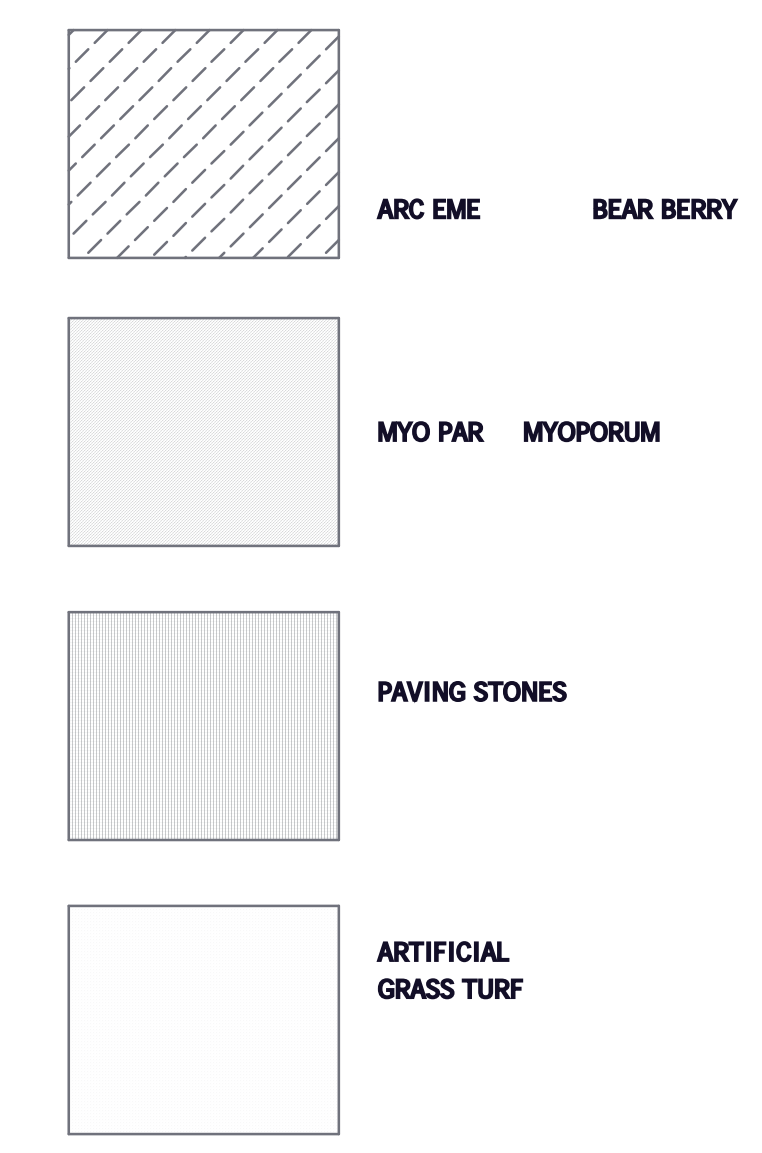
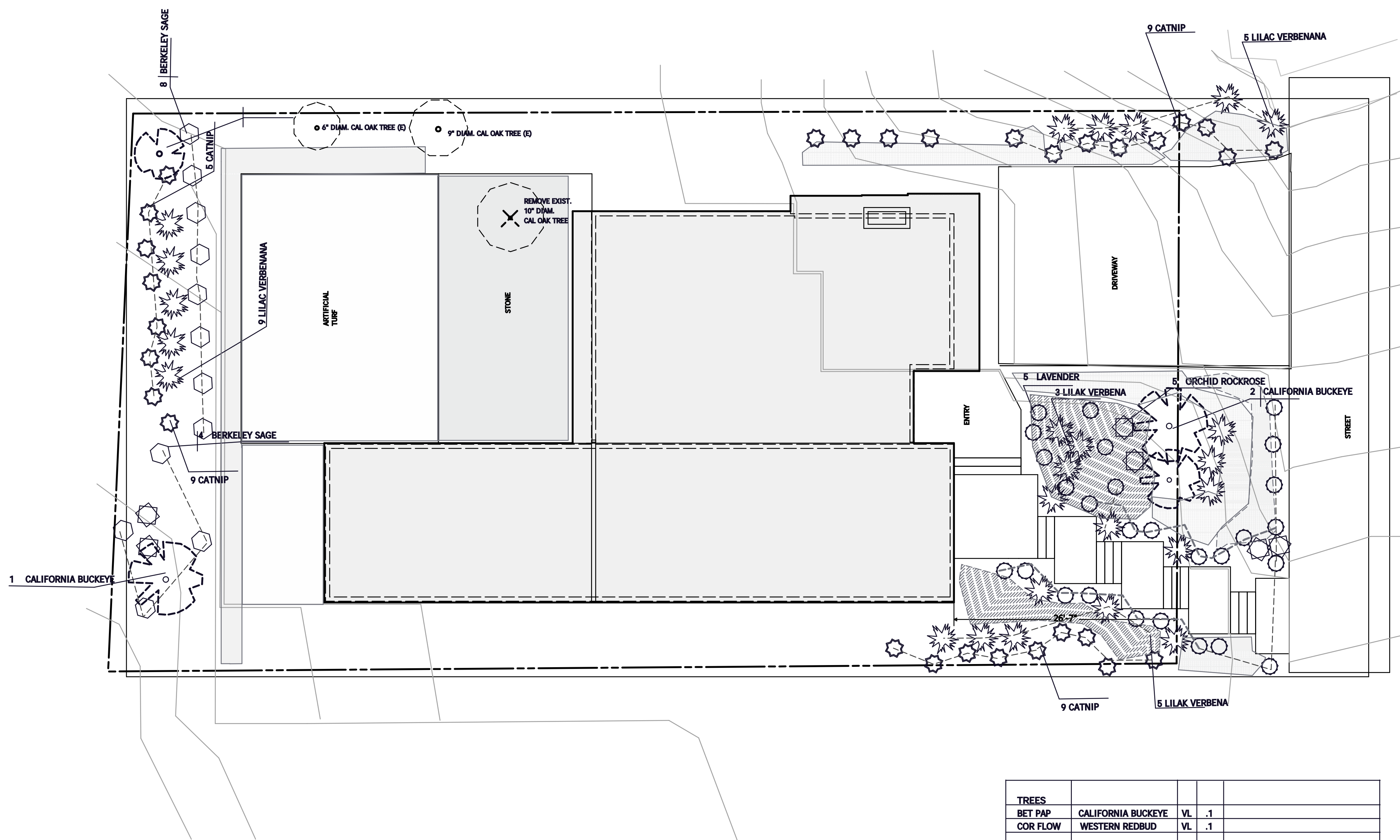
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L1



TREES			
BET PAP	CALIFORNIA BUCKEYE	VL	.1
COR FLOW	WESTERN REDBUD	VL	.1
SHRUBS			
CAR TEM	BERKELEY SEDGE	L	.2
CEA SKY	LILAC VERBENA	L	.2
CIS SKY	ORCHID ROCKROSE	L	.2
LAV	LAVENDER	L	.2
HEL SEM	BLUE OAT GRASS	L	.2
HEM BLA	CATNIP	L	.2
GROUND COVER			
ARC EME	BEAR BERRY	L	.2
MYO PAR	MYOPORUM	L	.2

LANDSCAPE PLAN

1/8"=1'