

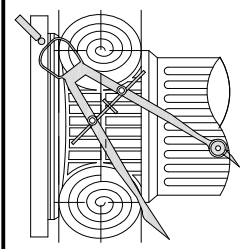
LAI RESIDENCE

1245 CABRILLO AVE. BURLINGAME, CA
A.P.N.: 026-171-050

DESIGN DATA	PROJECT DATA	SHEET INDEX	PROJECT DIRECTORY																																																
2016 CALIFORNIA BUILDING CODE 2016 CALIFORNIA MECHANICAL CODE 2016 CALIFORNIA PLUMBING CODE 2016 CALIFORNIA ELECTRIC CODE 2016 CALIFORNIA ENERGY CODE ALL OTHER STATE AND LOCAL ORDINANCES AND REGULATIONS ALL STRUCTURAL DESIGN DATA AS PER CBC SECTION 1603 ALL CONSTRUCTION AS PER CBC TABLE 601, TYPE V. ADOPTION OF THE 2016 EDITION OF THE CALIFORNIA STATE BUILDING CODES, TITLE 24, CALIFORNIA CODE OF REGULATIONS WAS MANDATED BY AB 4616 AND SB 2811, EFFECTIVE JANUARY 1, 2014. THE FOLLOWING LOCAL AMENDMENTS TO THE CALIFORNIA STATE BUILDING CODES WERE FILED WITH THE OFFICE OF HOUSING AND COMMUNITY DEVELOPMENT. ENTIRE RESIDENCE, CRAWL SPACE AND ATTIC SHALL BE PROTECTED BY AUTOMATIC FIRE-EXTINGUISHING SYSTEM NFPA 13-D STANDARD. <u>GENERAL NOTES:</u> 1. ALL DETAILS, MATERIALS, FINISHES AND ASSEMBLIES ARE NOT NECESSARILY SHOWN. THESE FINAL FINISH DETAILS INCLUDING CASEWORK AND MATERIAL SELECTIONS WILL BE COORDINATED BY THE OWNER. 2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE UNIFORM BUILDING CODE, APPLICABLE EDITION AND ALL OTHER PERTINENT CODES, LAWS AND REQUIREMENTS OF THE LOCAL BUILDING OFFICIALS, WHETHER OR NOT SPECIFICALLY SHOWN ON THESE DOCUMENTS. THESE DOCUMENTS ARE NOT INTENDED TO SHOW EVERY DETAIL OR CONDITION. MANY DETAILS IN RESIDENTIAL CONSTRUCTION ARE BUILT ACCORDING TO PROFESSIONAL CONSTRUCTION PRACTICES, AND ARE THEREFORE NOT DETAILED IN THESE DOCUMENTS. CONTACT CHU DESIGN ASSOCIATES INC. IF CONDITIONS OR OTHER CIRCUMSTANCES REQUIRE CHANGES IN THE WORK SHOWN, OR REQUIRE CLARIFICATION. ALL WORK SHALL BE DONE IN A HIGH QUALITY MANNER, ACCORDING TO THE PREVAILING STANDARDS OF THE INDUSTRY FOR EACH TRADE. 3. THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, EQUIPMENT, SUPERVISION AND CLEAN-UP TO ACCOMPLISH ALL OF THE WORK SHOWN, INCLUDING ALL WARRANTIES AND INSTRUCTIONS, TO PROVIDE A COMPLETE WORKING INSTALLATION, AND TO LEAVE THE OWNER WITH AN APPROVED PRODUCT. 4. CONTRACTOR SHALL ASSUME COMPLETE AND SOLE RESPONSIBILITY FOR MEANS AND METHODS OF CONSTRUCTION, AND FOR ALL SAFETY MEASURES TO PROTECT ALL PROPERTY, PERSONNEL AND THIRD PARTIES FROM DAMAGE OR INJURY. THIS RESPONSIBILITY SHALL BE CONTINUOUS AND NOT SOLELY DURING WORKING HOURS. CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD HARMLESS CHU DESIGN ASSOCIATES INC. AND RELATED ENGINEERS FROM ANY CLAIMS OF LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF HIS WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF CHU DESIGN ASSOCIATES INC. AND RELATED ENGINEERS. 5. THESE DOCUMENTS DO NOT CONTAIN PROVISIONS FOR THE HANDLING OR REMOVAL OF ANY HAZARDOUS MATERIALS. SHOULD ANY SUCH MATERIALS BE SUSPECTED OR ENCOUNTERED, SPECIALISTS SHALL BE CALLED IN TO MAKE RECOMMENDATIONS. 6. PROVIDE ALL MANDATORY FEATURES REQUIRED BY THE T-24 ENERGY CODE, INCLUDING WEATHER-STRIPPING, BUILDING INSULATION, PIPE INSULATION, LIGHTING AND APPLIANCE MEASURES, AND OTHER FEATURES REQUIRED BY TITLE 24 OR OTHER STATE, FEDERAL OF LOCAL CODES. 7. NO PERSON SHALL ERECT (INCLUDING EXCAVATION AND GRADING), DEMOLISH, ALTER OR REPAIR ANY BUILDING OR STRUCTURE OTHER THAN BETWEEN THE HOURS PERMITTED BY THE LOCAL JURISDICTION. 8. 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. 9. PLUMBING CONTRACTOR WILL PROVIDE A SINGLE LINE DIAGRAM ON TIME OF INSPECTION AND ANY INSTALLATION PRIOR TO PLAN CHECK AND APPROVAL IS AT CONTRACTOR'S RISK. 10. FIRE SPRINKLERS SHALL BE INSTALLED AND SHOP DRAWINGS SHALL BE APPROVED BY THE FIRE DEPARTMENT PRIOR TO INSTALLATION. 11. IF GRADING PERMIT IS REQUIRED, IT SHOULD BE OBTAINED FROM DEPARTMENT OF PUBLIC WORKS. 12. IF PUBLIC WORKS REQUIRES SIDEWALK REPLACEMENT, POLICY FOR EXPANDING WIDTH OF PLANTER STRIP NEED TO BE IMPLEMENTED AND TREES NEED TO BE ADDED. 13. SPECIFY ON THE PLANS THAT THIS PROJECT WILL COMPLY WITH THE 2013 CALIFORNIA ENERGY EFFICIENCY STANDARDS. GO TO http://www.energy.ca.gov/title24/2013standards/ FOR PUBLICATIONS AND DETAILS. 14. A CONDITION OF THIS PROJECT APPROVAL IS THAT THE DEMOLITION PERMIT WILL NOT BE ISSUED AND, AND NO WORK CAN BEGIN (INCLUDING THE REMOVAL OF ANY BUILDING COMPONENTS), UNTIL A BUILDING PERMIT HAS BEEN ISSUED FOR THE PROJECT. THE PROPERTY OWNER IS RESPONSIBLE FOR ASSURING THAT NO WORK IS AUTHORIZED OR PERFORMED.	1. SITE ADDRESS: 1245 CABRILLO AVE. BURLINGAME, CA 94010 026-171-050 2. APN: 3. TYPE OF CONSTRUCTION FOR: DWELLING AND GARAGE: TYPE V-N OCCUPANCY GROUP FOR DWELLING: R-3 & U OCCUPANCY GROUP FOR GARAGE: U 4. SITE AREA: 6,119.00 SF 5. MAX. COVERED FLOOR AREA ALLOWED: (32% x 11000 = 320.44 SF FOR GARAGE) 3,318.52 SF 6. MAX. LOT COVERAGE ALLOWED (40%): 2,441.60 SF 7. EXISTING / ORIGINAL APPROVED FLOOR AREA <table><tr><td>(E) MAIN FLOOR</td><td>1,841.12 SF</td></tr><tr><td>(E) UPPER FLOOR</td><td>1,200.26 SF</td></tr><tr><td>(E) GARAGE</td><td>320.44 SF</td></tr><tr><td>(E) FRONT PORCH 1 & 2</td><td>5.52 SF</td></tr></table> <table><tr><td>(E) TOTAL FLOOR AREA</td><td>3,367.94 SF < 3,318.52 SF</td></tr><tr><td>(E) FLOOR AREA RATIO:</td><td>55.04 %</td></tr></table> 8. PROPOSED FLOOR AREA <table><tr><td>(E) MAIN FLOOR</td><td>1,841.12 SF</td></tr><tr><td>(E) MAIN FLOOR TO BE REMOVED</td><td>-82.98 SF</td></tr><tr><td>(N) MAIN FLOOR ADDITION</td><td>59.56 SF</td></tr><tr><td>(E) UPPER FLOOR</td><td>1,200.26 SF</td></tr><tr><td>(E) UPPER FLOOR TO BE REMOVED</td><td>-5.49 SF</td></tr><tr><td>(E) GARAGE</td><td>320.44 SF</td></tr><tr><td>(E) FRONT PORCH 1 & 2</td><td>0 SF</td></tr></table> <table><tr><td>(N) TOTAL FLOOR AREA</td><td>3,333.50 SF < 3,318.52 SF</td></tr><tr><td>(N) FLOOR AREA RATIO:</td><td>54.48 %</td></tr></table> 9. 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PERIMETER DEMO CALC'S. PLAN A.2.2 ORIGINAL APPROVED & PROPOSED UPPER FLR. PERIMETER DEMO CALC'S. PLAN A.3 ORIGINAL APPROVED & PROPOSED FIRST FLOOR PLAN A.3.1 ORIGINAL APPROVED & PROPOSED SECOND FLOOR PLAN A.4 ORIGINAL APPROVED & PROPOSED FRONT ELEVATION A.5 ORIGINAL APPROVED & PROPOSED LEFT ELEVATION A.6 ORIGINAL APPROVED & PROPOSED REAR ELEVATION A.7 ORIGINAL APPROVED & PROPOSED RIGHT ELEVATION	PROPERTY OWNER: ERIC AND JENNIFER LAI 1245 CABRILLO AVE. BURLINGAME, CA jenericlai@yahoo.com ARCHITECTURAL: JAMES CHU CHU DESIGN ASSOCIATES INC. 55 W. 43RD AVE. SAN MATEO, CA 94403 TEL: (650) 345-9286, EXT. 104 FAX: (650) 345-9281 EMAIL: James@chudesign.com CIVIL SURVEY: DAINS LAND SURVEYING 2980 BARRINGTON TERRACE FREMONT, CA 94536 TEL: (650) 743-0831 rdains@dainslandsurveying.net
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REVISIONS	BY
PLANNING 12/18/17	PU
PLANNING 1/4/18	PU
BDG/PW/P 6/1/18	PU
BDG/PW/P 7/2/18	PU
BDG REV 10/15/18	PU
OWNER REV 11/29/18	PU

CHU DESIGN ASSOCIATES INC.
55 W. 43rd AVENUE
SAN MATEO, CALIFORNIA 94403
TEL: (650) 345-9286
FAX: (650) 345-9287

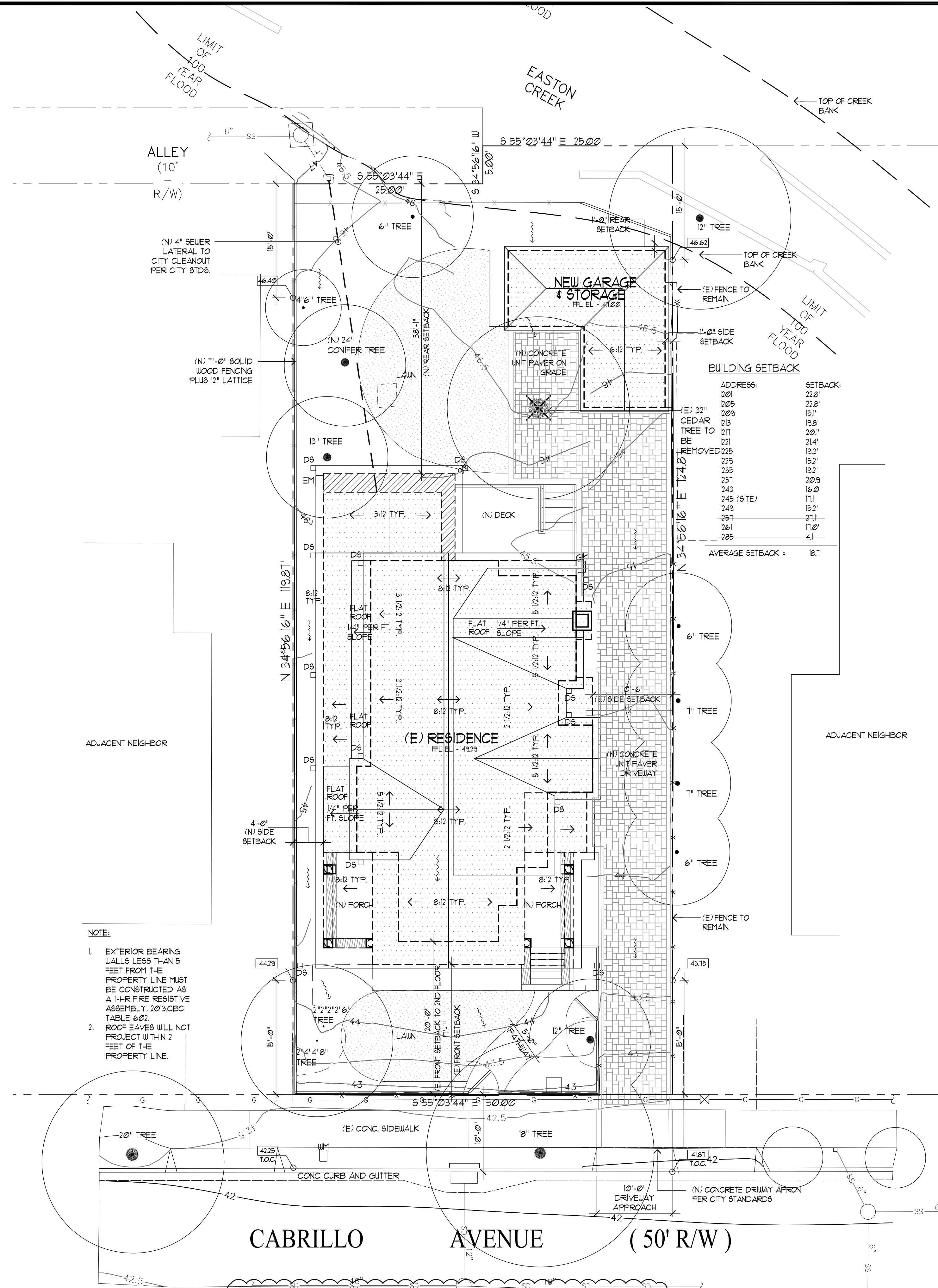


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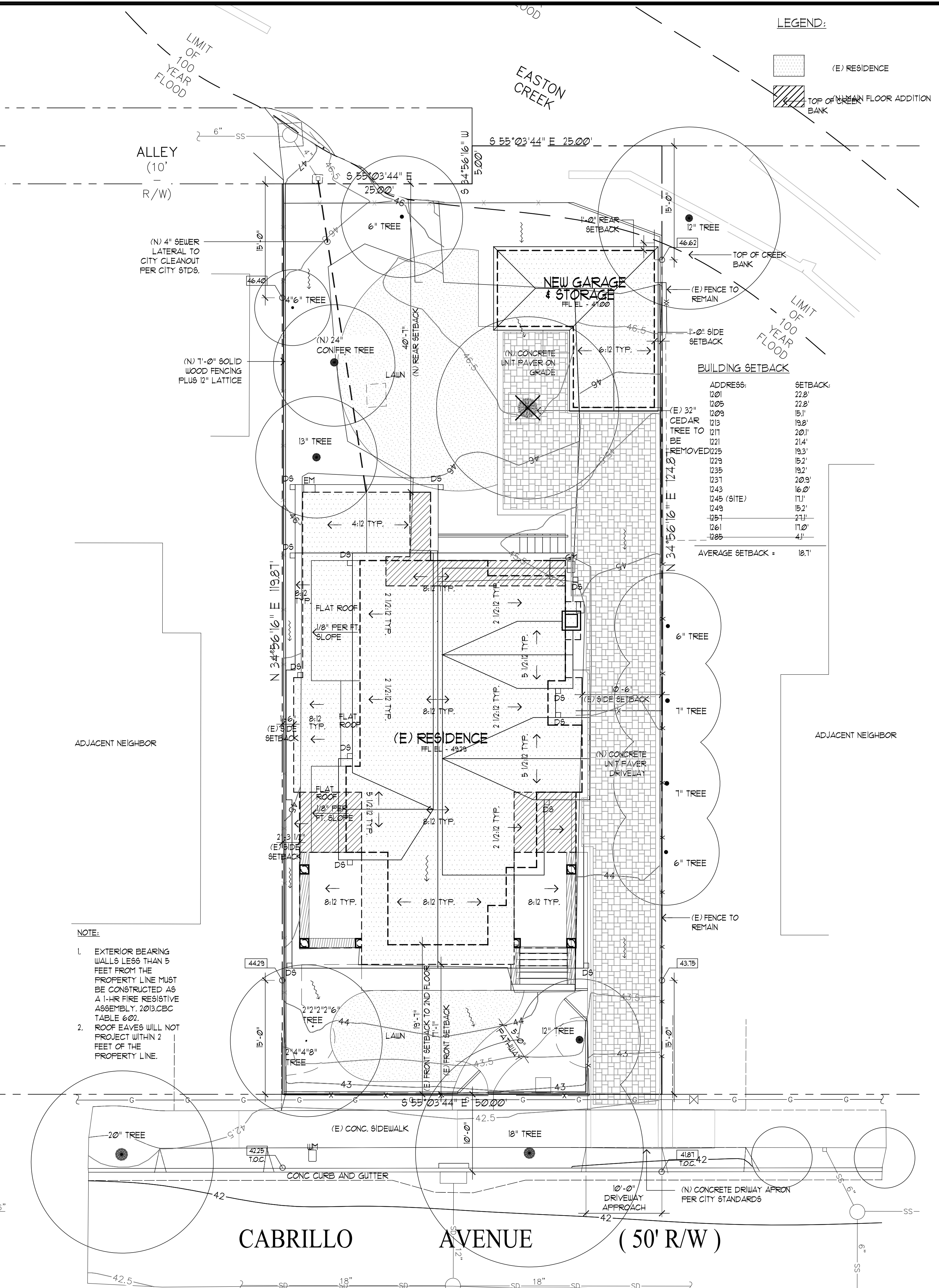
RESIDENCE ADDITION / REMODEL
1245 CABRILLO AVE.,
BURLINGAME
A.P.N.: 026-171-050

DATE:	JAN. 5, 2017
SCALE:	AS NOTED
DRAWN:	PMU
FOR:	
SHEET NO.	

A.1



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

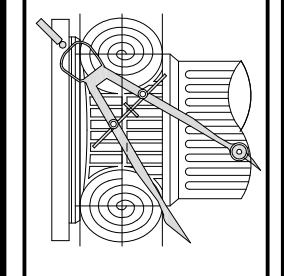


ORIGINAL APPROVED SITE DEVELOPMENT PLAN
SCALE: 1/8"=1'-0"

LEGEND:
(E) RESIDENCE
TOP OF CREEK BANK
LIMIT OF 100 YEAR FLOOD

REVISIONS	BY
PLANNING 12/18/17	PU
PLANNING 14/18	PU
BUDG/PW/P 6/1/18	PU
BUDG/PW/P 7/2/18	PU
BUDG REV 10/15/18	PU
OWNER REV 11/29/18	PU
PLNG PC 12/12/18	PU

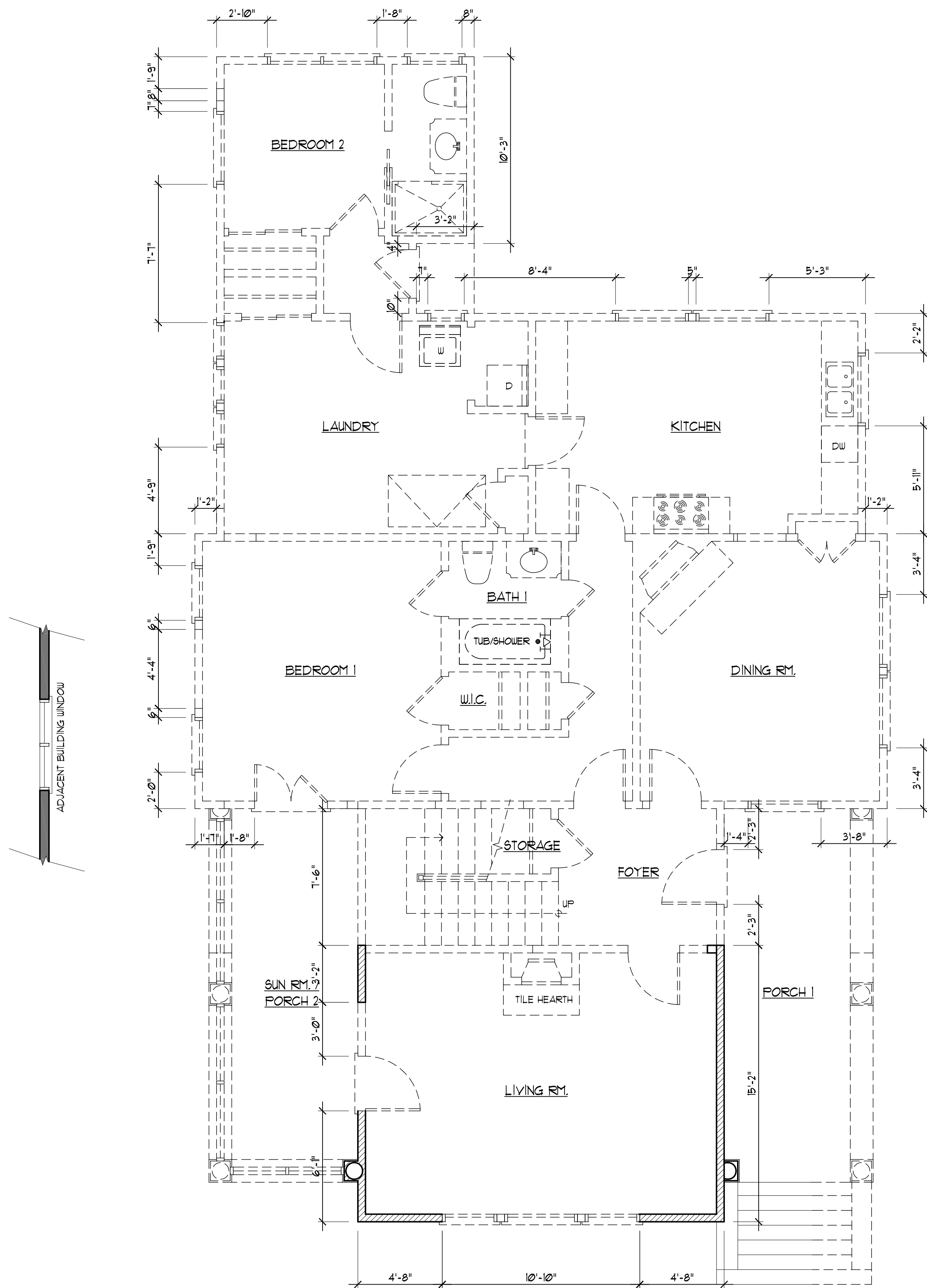
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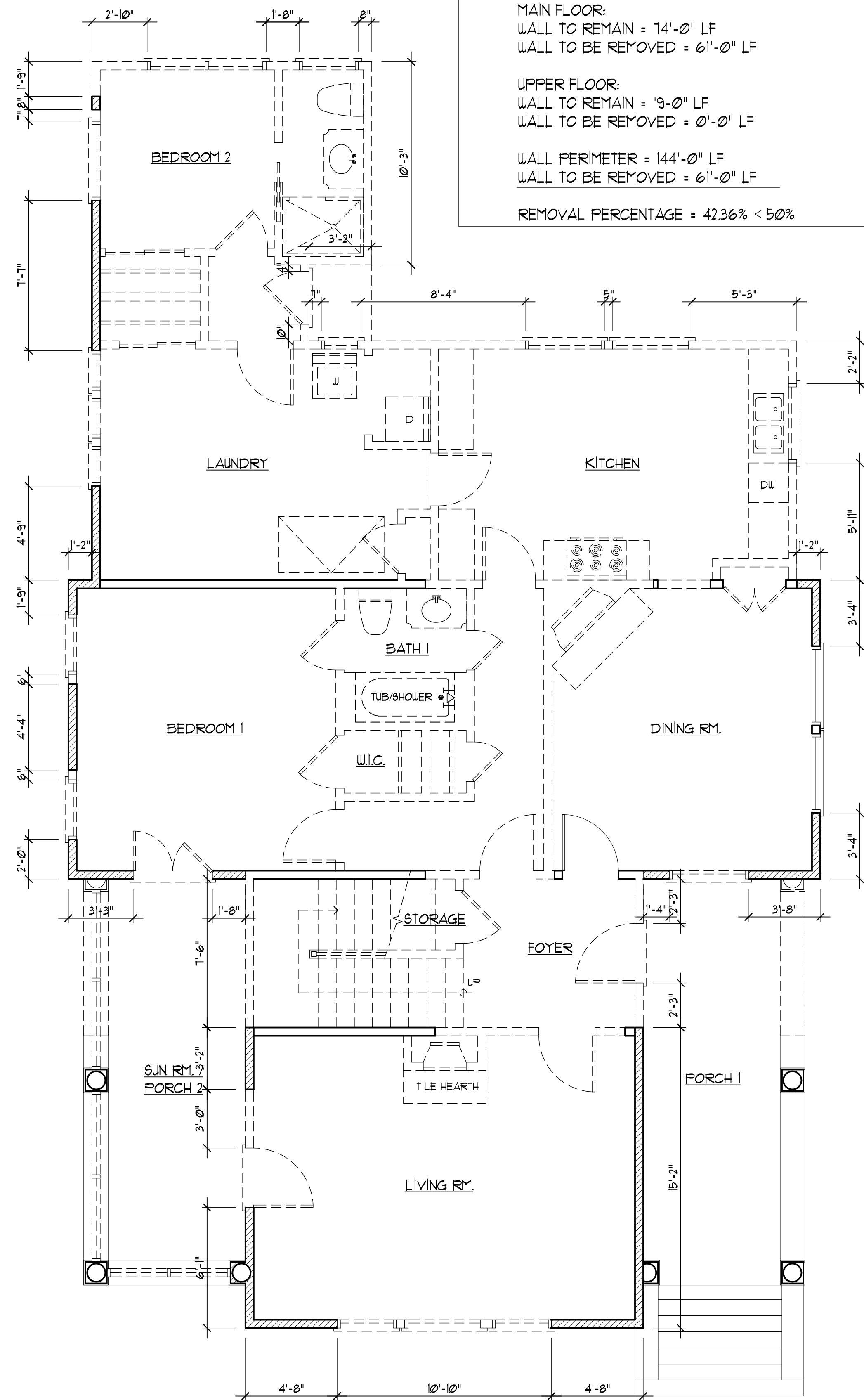
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FOR:	
SHEET NO.	



PROPOSED (E) MAIN FLR. PLAN PERIMETER DEMO CALCULATIONS
 SCALE: 1/4"=1'-0"



ORIGINAL APPROVED (E) MAIN FLR. PLAN PERIMETER DEMO CALCS.
 SCALE: 1/4"=1'-0"

- LEGEND:**
- (E) EXTERIOR WALL TO REMAIN
 - (E) INTERIOR WALL TO REMAIN
 - (E) WALL TO BE REMOVED

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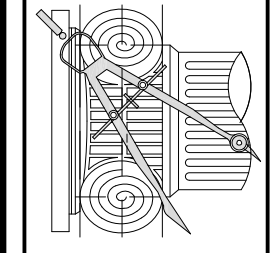
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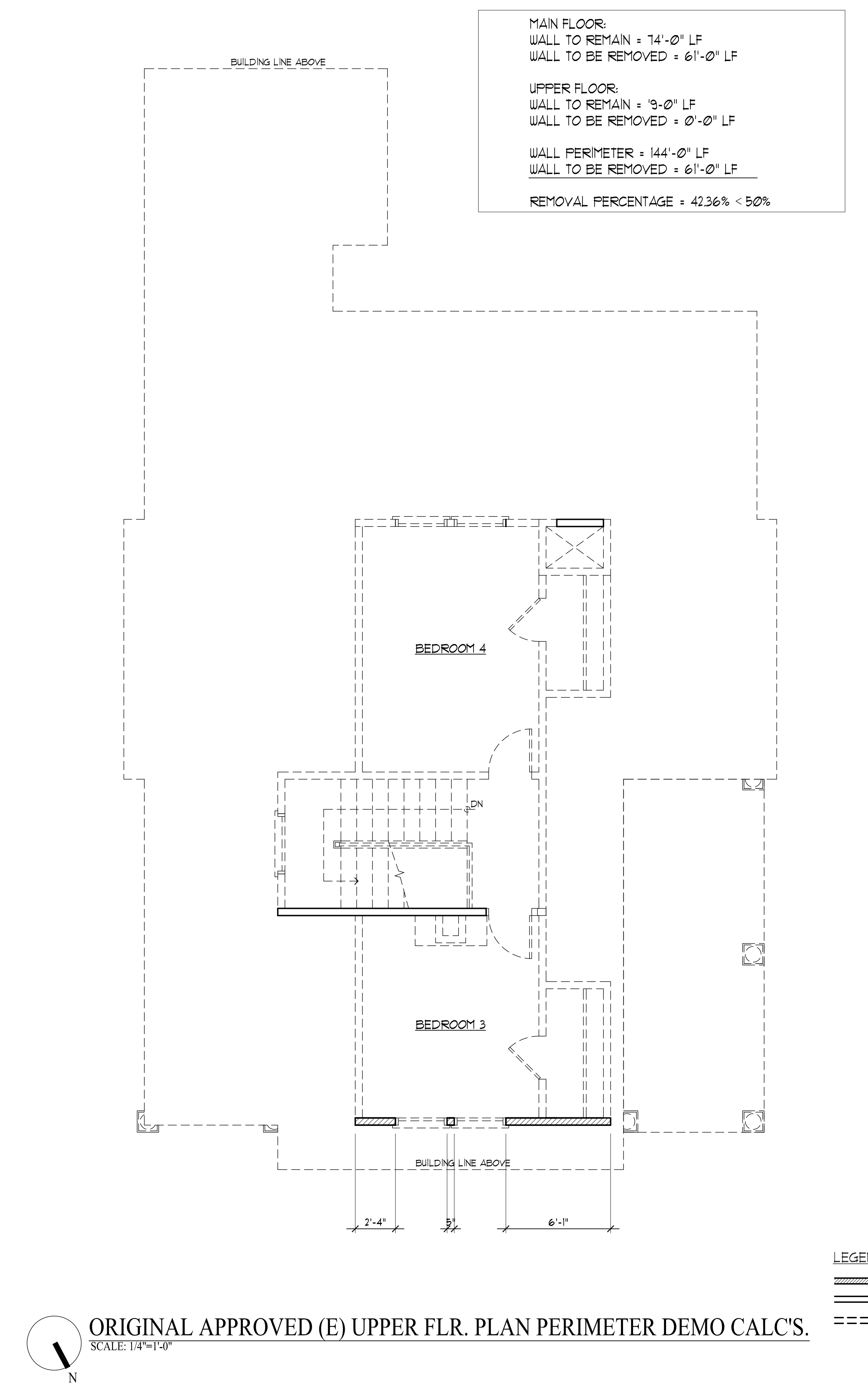
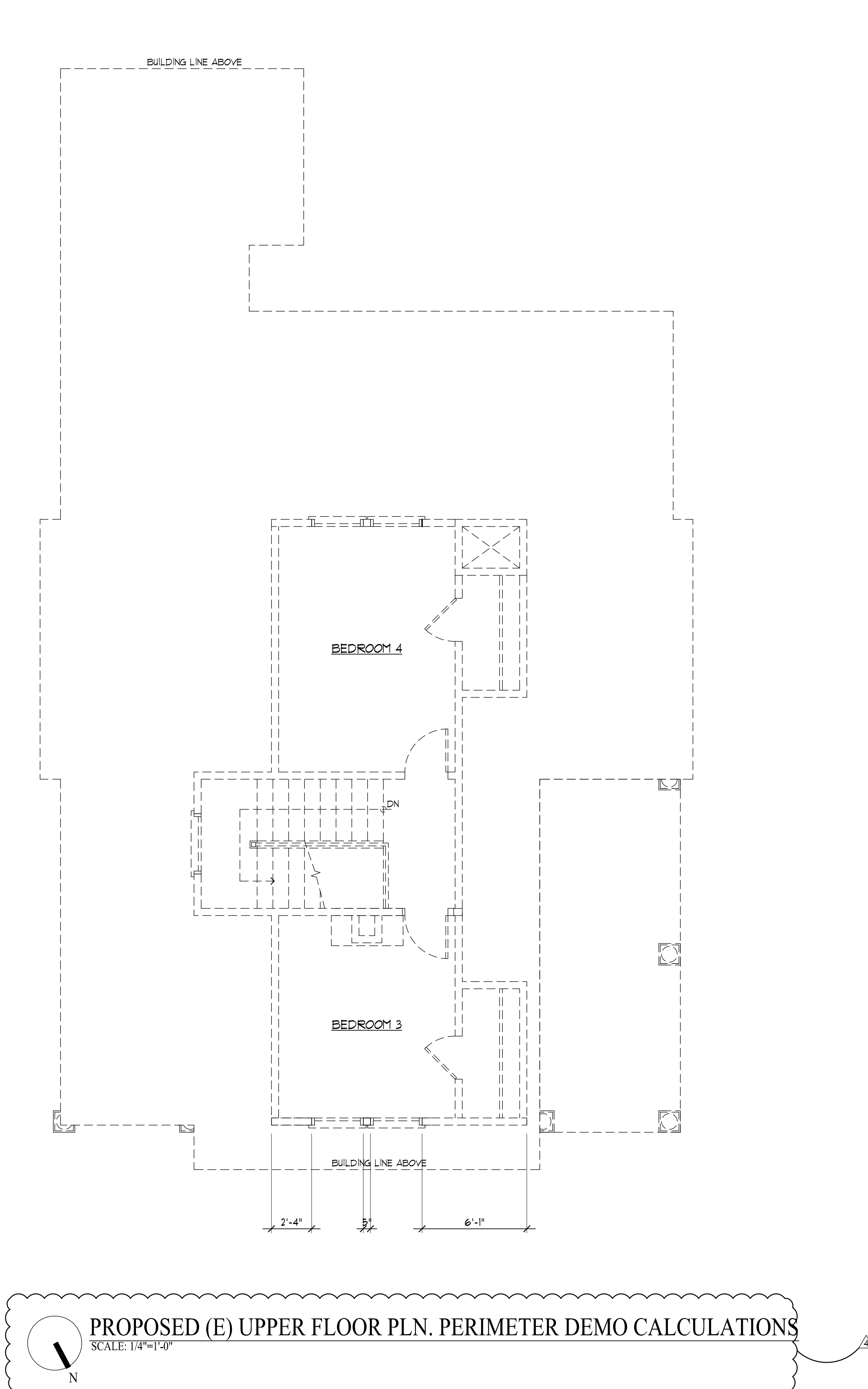
DATE: JAN. 5, 2017
 SCALE: AS NOTED
 DRAWN: PMU
 FOR: PMU
 SHEET NO.

A.2.1
 OF SHEETS

REVISIONS	BY
PLANNING 12/18/17	PU
PLANNING 1/4/18	PU
BUDG/PW/P 6/1/18	PU
BUDG/PW/P 7/2/18	PU
BUDG REV 10/15/18	PU
OWNER REV 11/29/18	PU
PLNG PC 12/12/18	PU

CHU DESIGN ASSOCIATES INC.
 55 W. 43rd AVENUE
 SAN MATEO, CALIFORNIA 94403
 TEL.: (650) 345-9286
 FAX: (650) 345-9287





MAIN FLOOR:
WALL TO REMAIN = 14'-0" LF
WALL TO BE REMOVED = 61'-0" LF

UPPER FLOOR:
WALL TO REMAIN = 9'-0" LF
WALL TO BE REMOVED = 0'-0" LF

WALL PERIMETER = 144'-0" LF
WALL TO BE REMOVED = 61'-0" LF

REMOVAL PERCENTAGE = 42.36% < 50%

- LEGEND:
- (E) EXTERIOR WALL TO REMAIN
 - (E) INTERIOR WALL TO REMAIN
 - (E) WALL TO BE REMOVED

REVISIONS		BY
PLANNING	12/18/17	PU
PLANNING	1/4/18	PU
B.DG./PW/P	6/1/18	PU
B.DG./PW/P	7/2/18	PU
B.DG. REV	10/15/18	PU
OWNER REV	11/29/18	PU
PLNG. PC	12/12/18	PU

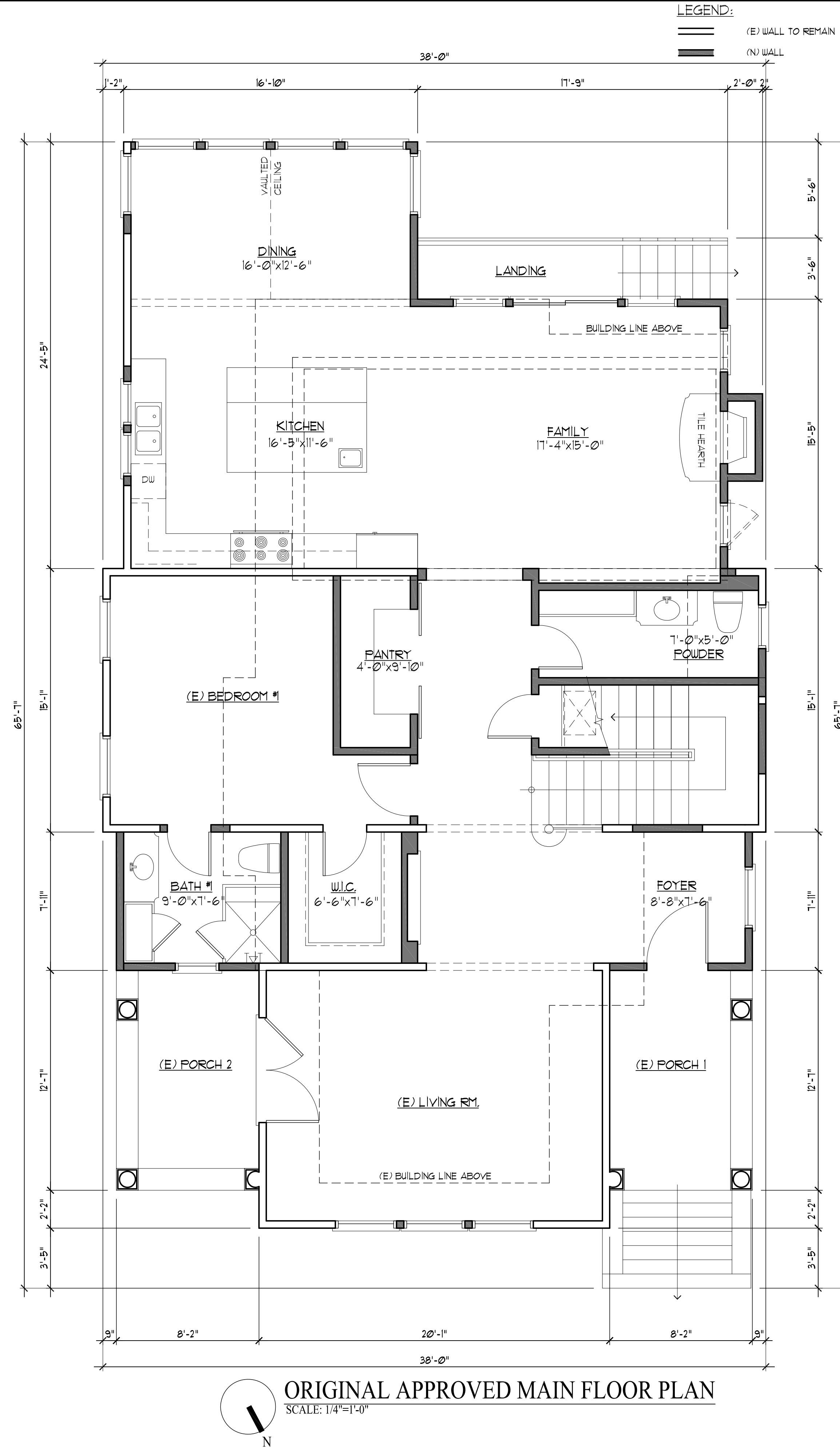
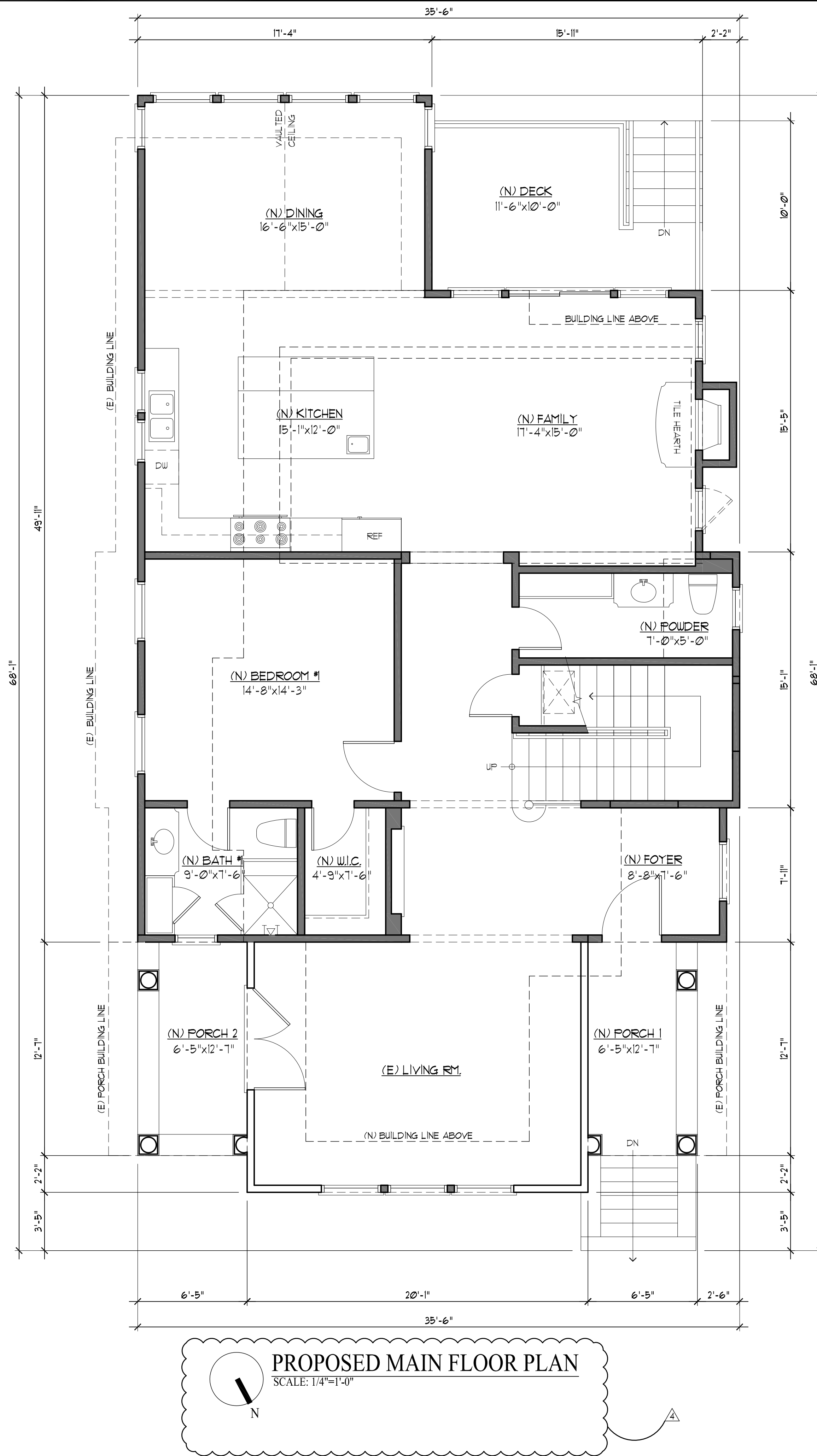
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A.2.2
OF SHEETS



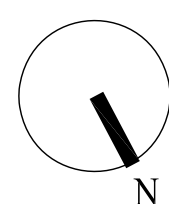
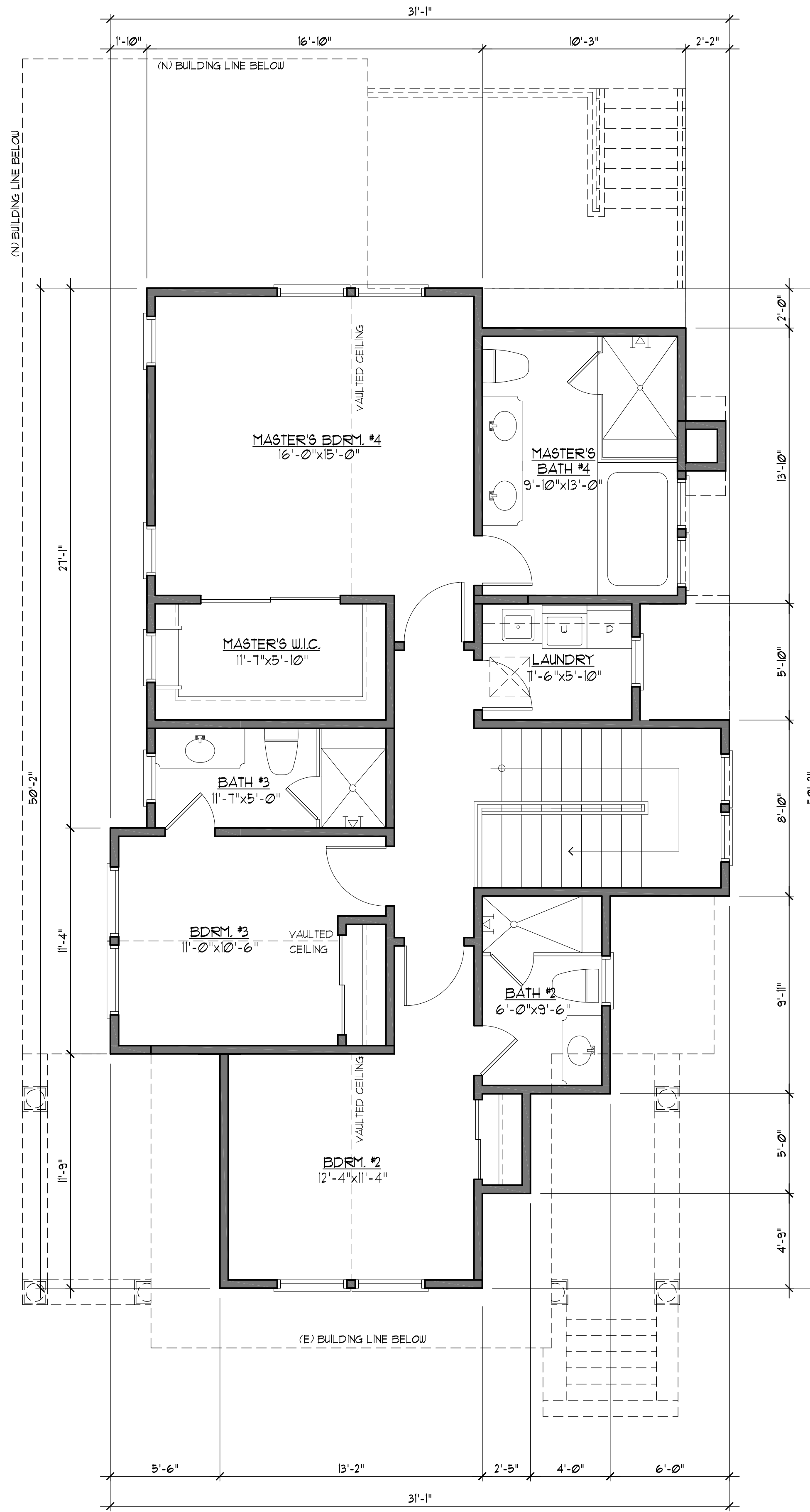
REVISIONS	BY
PLANNING 12/18/17	PU
PLANNING 1/4/18	PU
BUDG/PW/P 6/1/18	PU
BUDG/PW/P 7/2/18	PU
BUDG REV 10/15/18	PU
OWNER REV 11/29/18	PU
PLNG PC 12/12/18	PU

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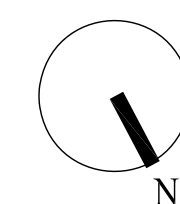
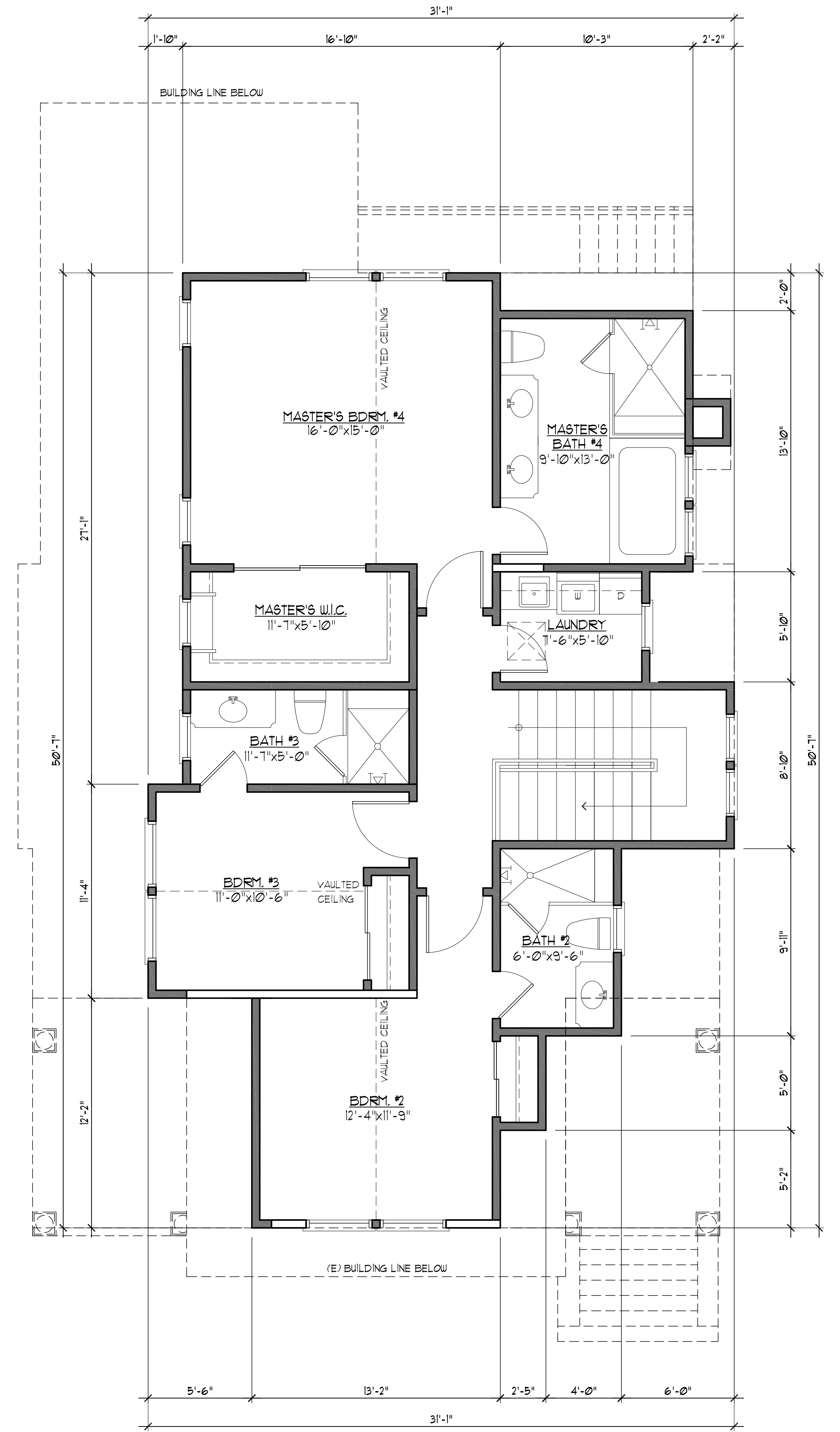
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PROPOSED UPPER FLOOR PLAN
SCALE: 1/4"=1'-0"



ORIGINAL APPROVED UPPER FLOOR PLAN
SCALE: 1/4"=1'-0"

LEGEND:
--- (E) WALL TO REMAIN
--- (N) WALL

REVISIONS	BY
PLANNING 12/18/17	PU
PLANNING 1/4/18	PU
BUDG/PW/P 6/1/18	PU
BUDG/PW/P 7/2/18	PU
BUDG REV 10/15/18	PU
OWNER REV 11/29/18	PU
PLNG PC 12/12/18	PU

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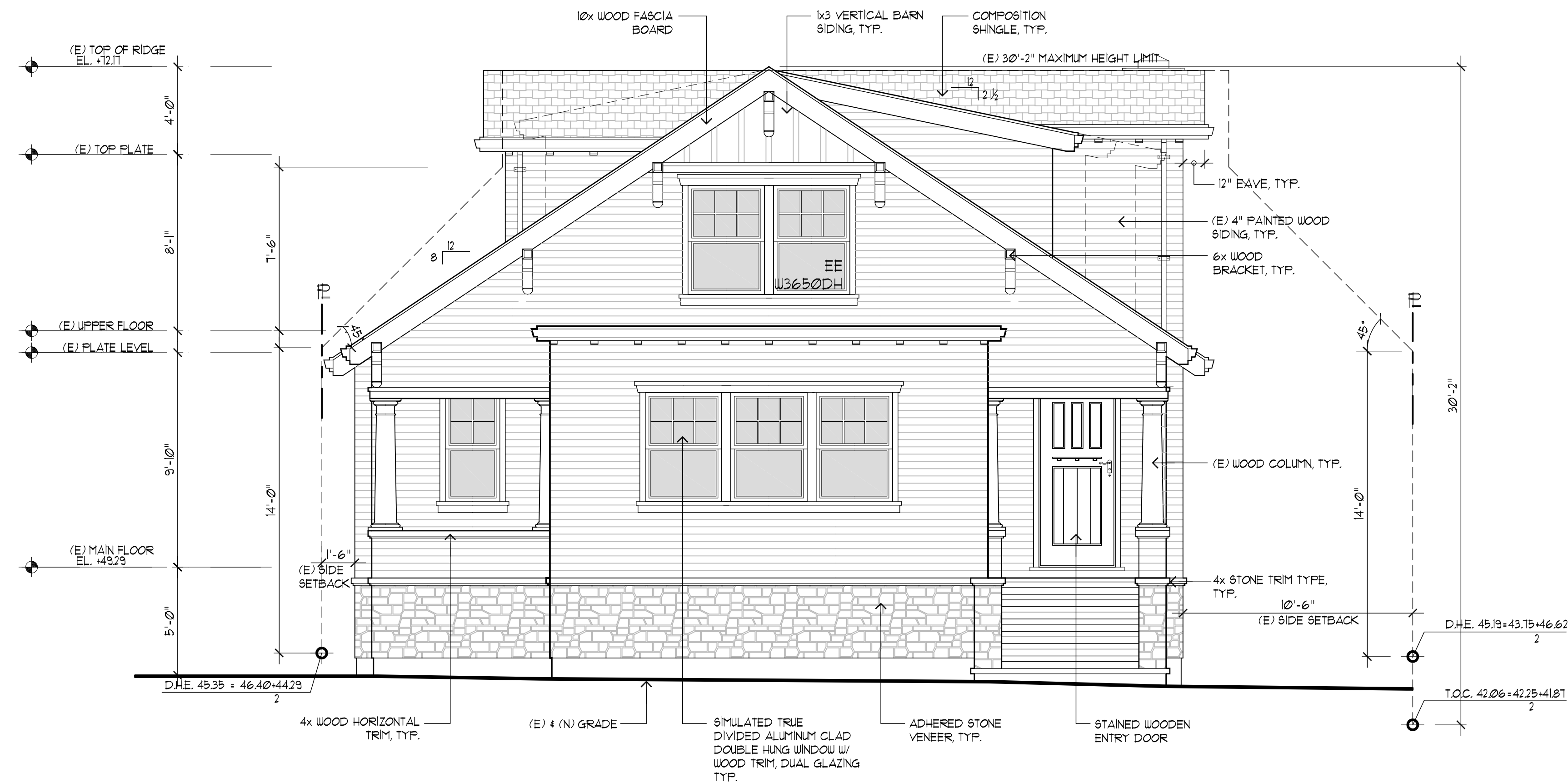
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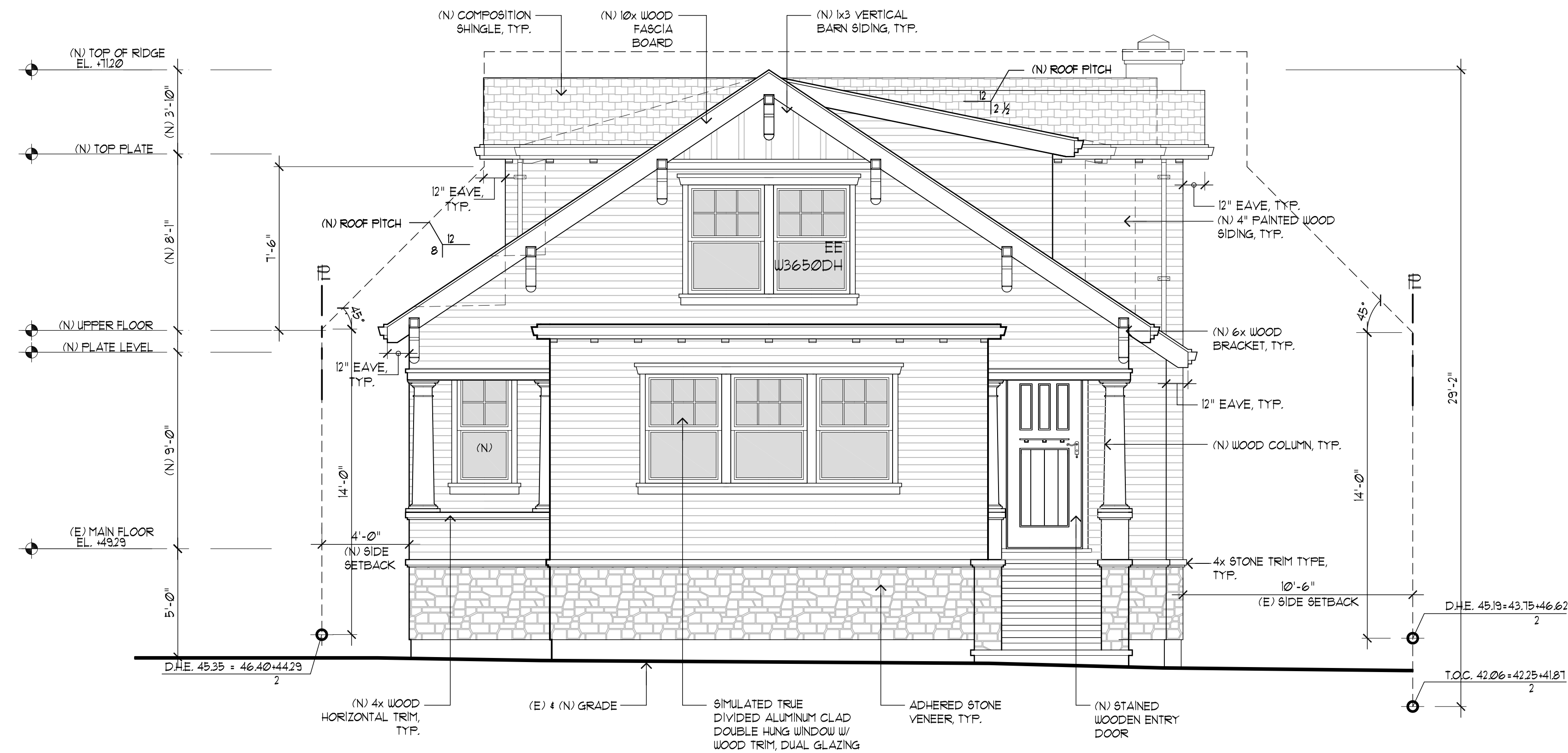
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A.3.1
OF SHEETS

LEGEND
EE = EMERGENCY EGRESS



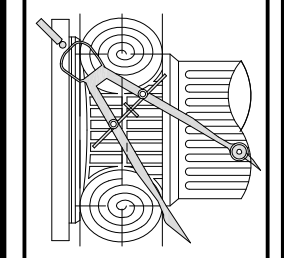
ORIGINAL APPROVED FRONT ELEVATION
SCALE: 1/4"=1'-0"



PROPOSED FRONT ELEVATION
SCALE: 1/4"=1'-0"

REVISIONS	BY
PLANNING 12/18/17	PU
PLANNING 1/4/18	PU
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BUDG REV 10/15/18	PU
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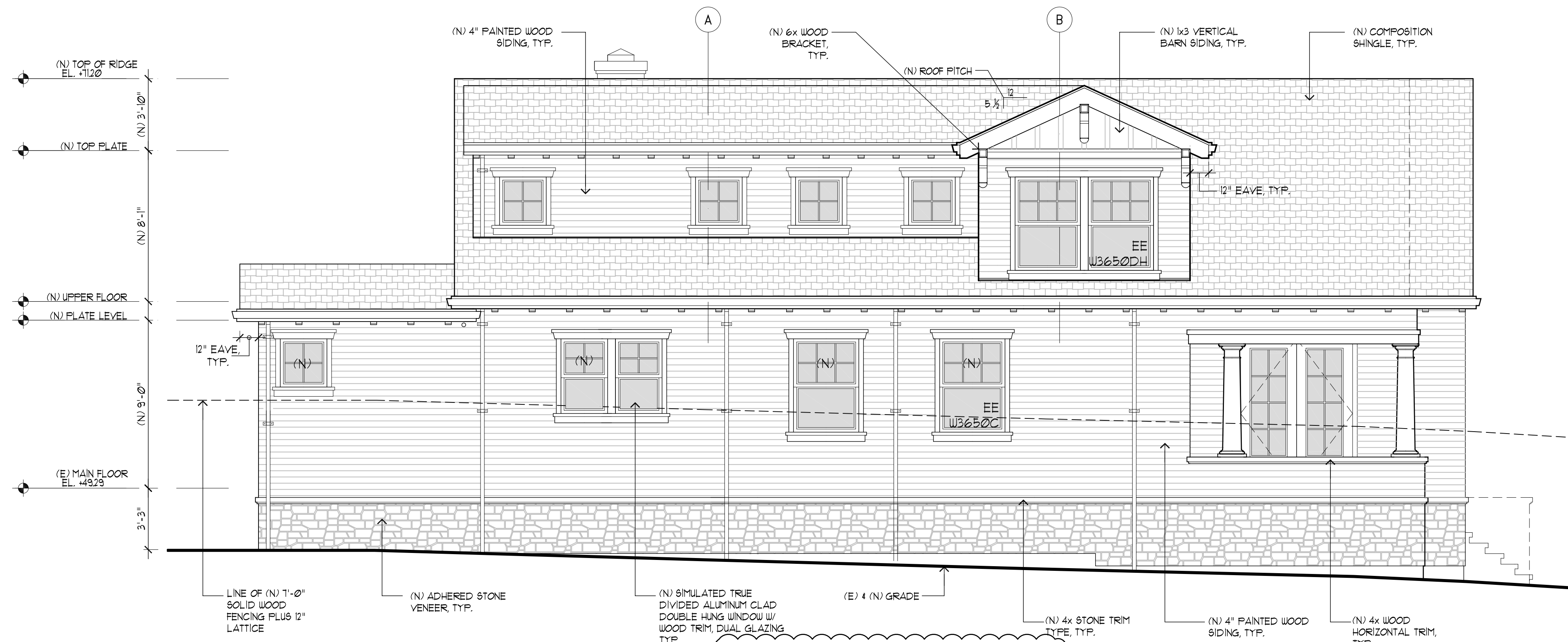
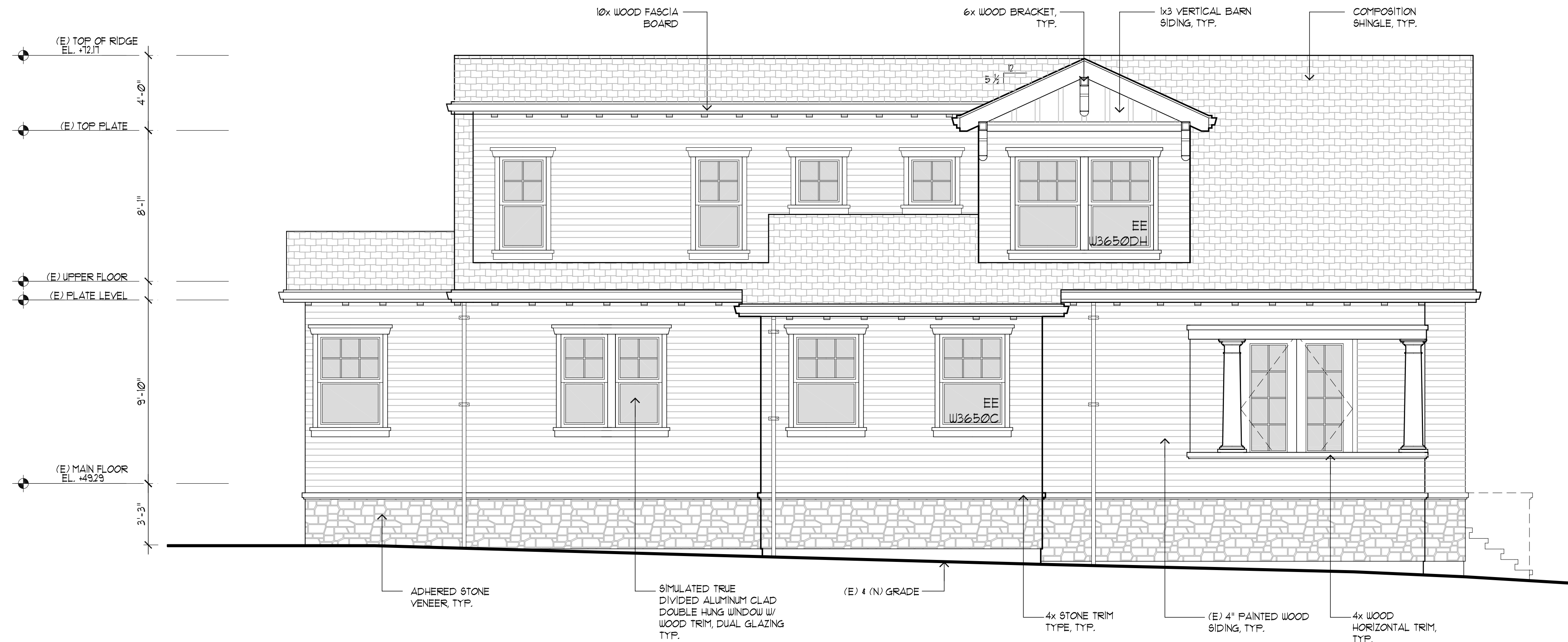
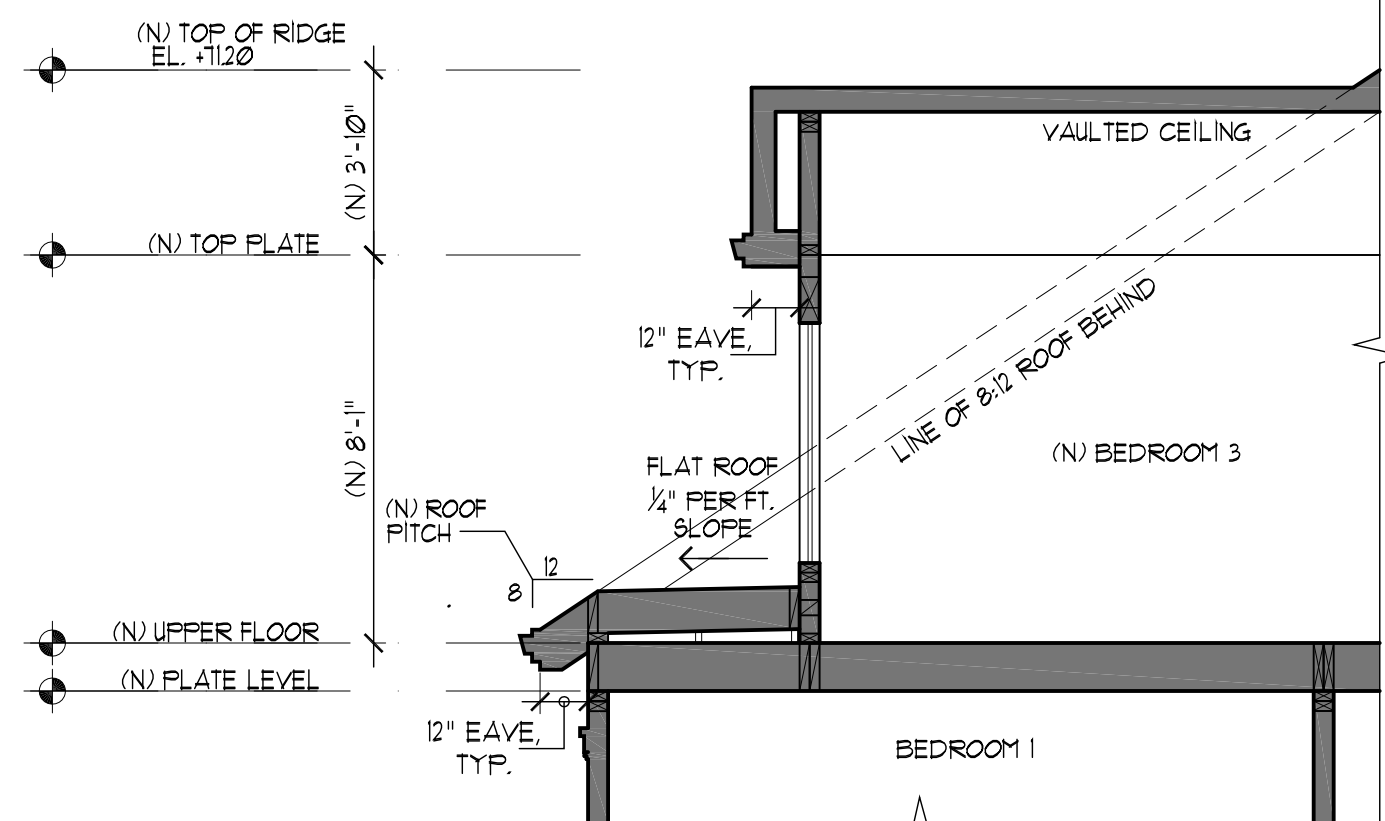
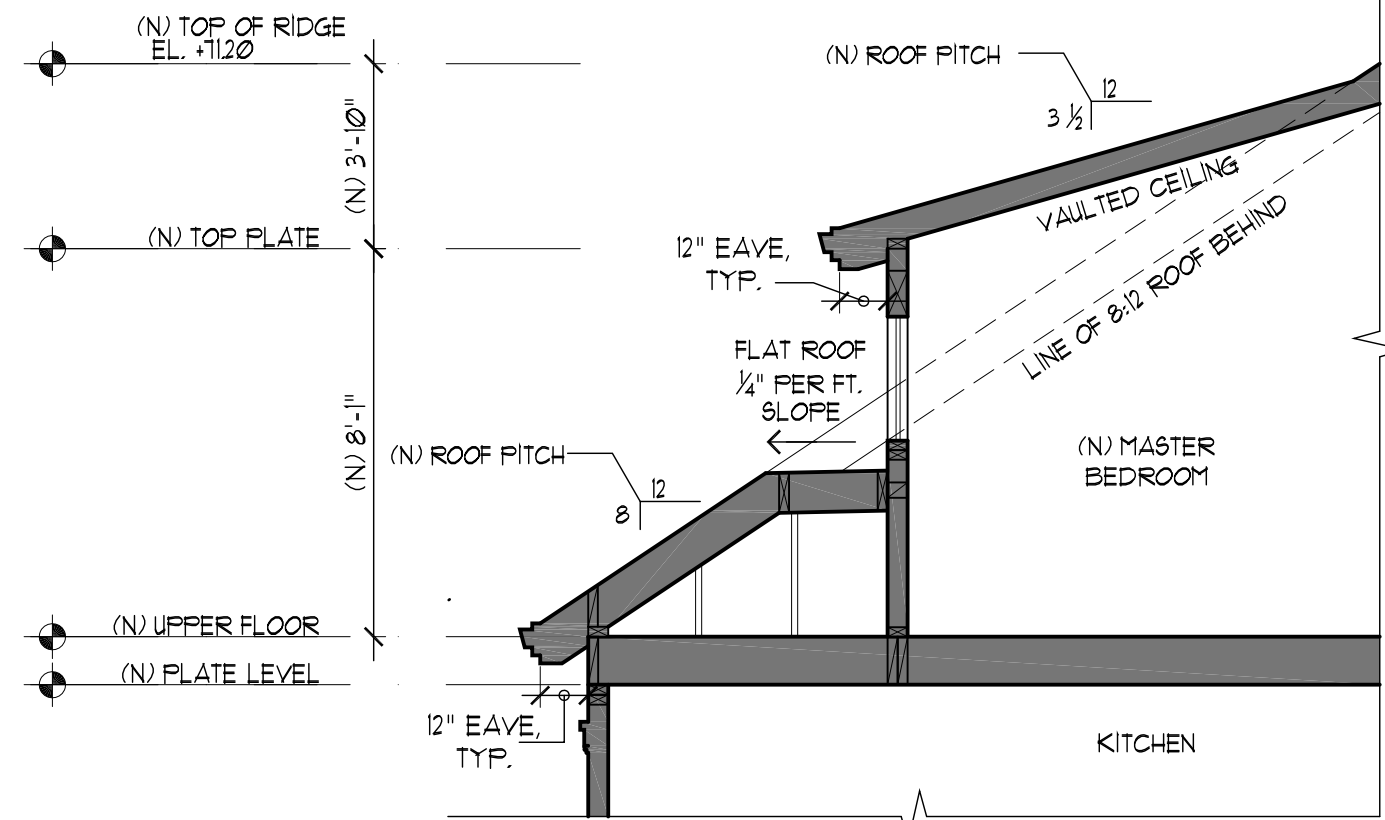


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A.P.N.: 026-171-050

DATE: JAN. 5, 2017
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SHEET NO.

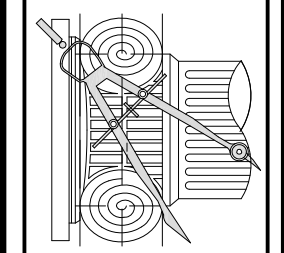
A.4
OF SHEETS



LEGEND
EE = EMERGENCY EGRESS

REVISIONS	BY
PLANNING 12/18/17	PU
PLANNING 1/4/18	PU
BUDG/PW/P 6/1/18	PU
BUDG/PW/P 7/2/18	PU
BUDG REV 10/15/18	PU
OWNER REV 11/29/18	PU
PLNG PC 12/12/18	PU

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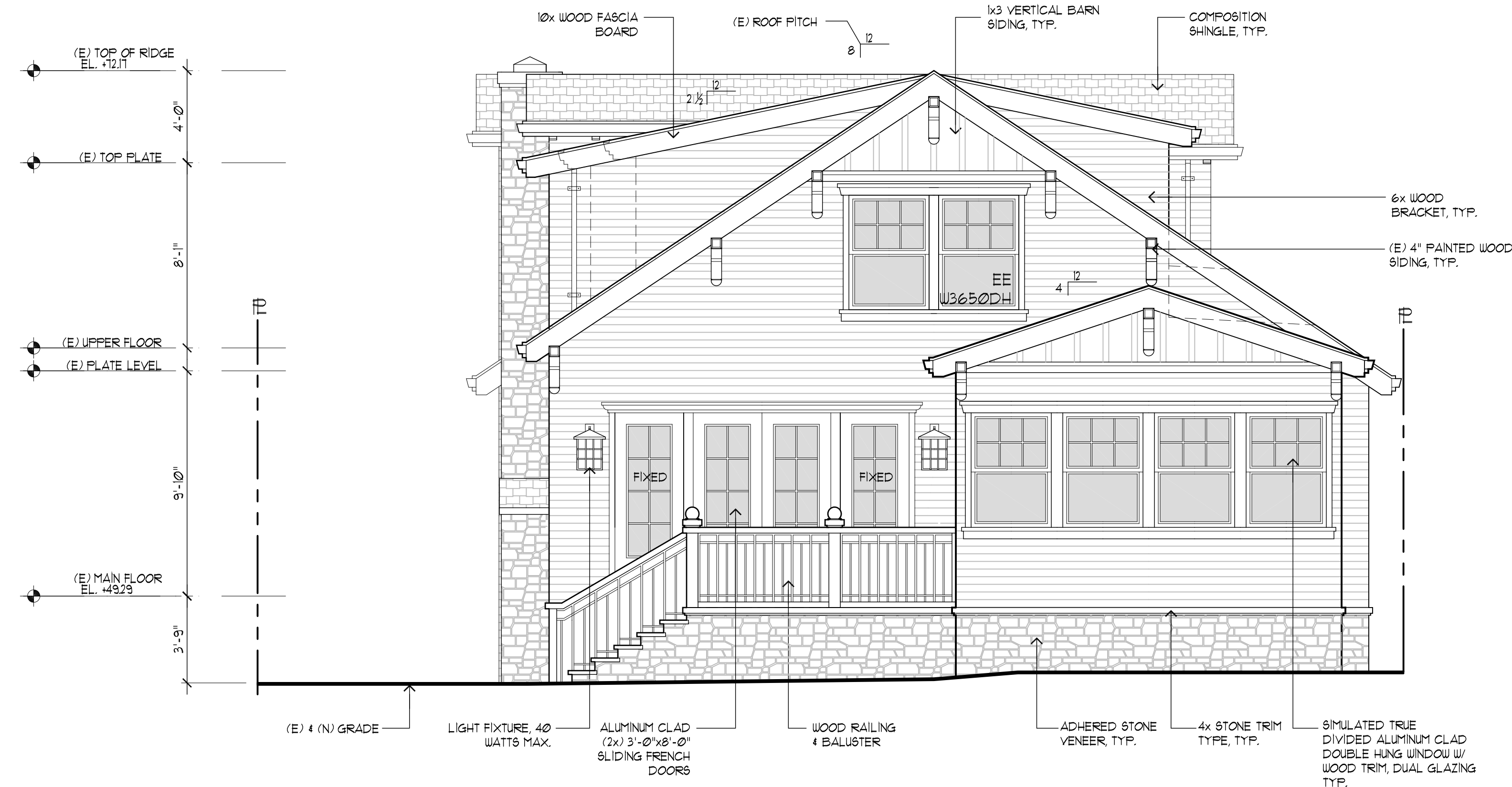


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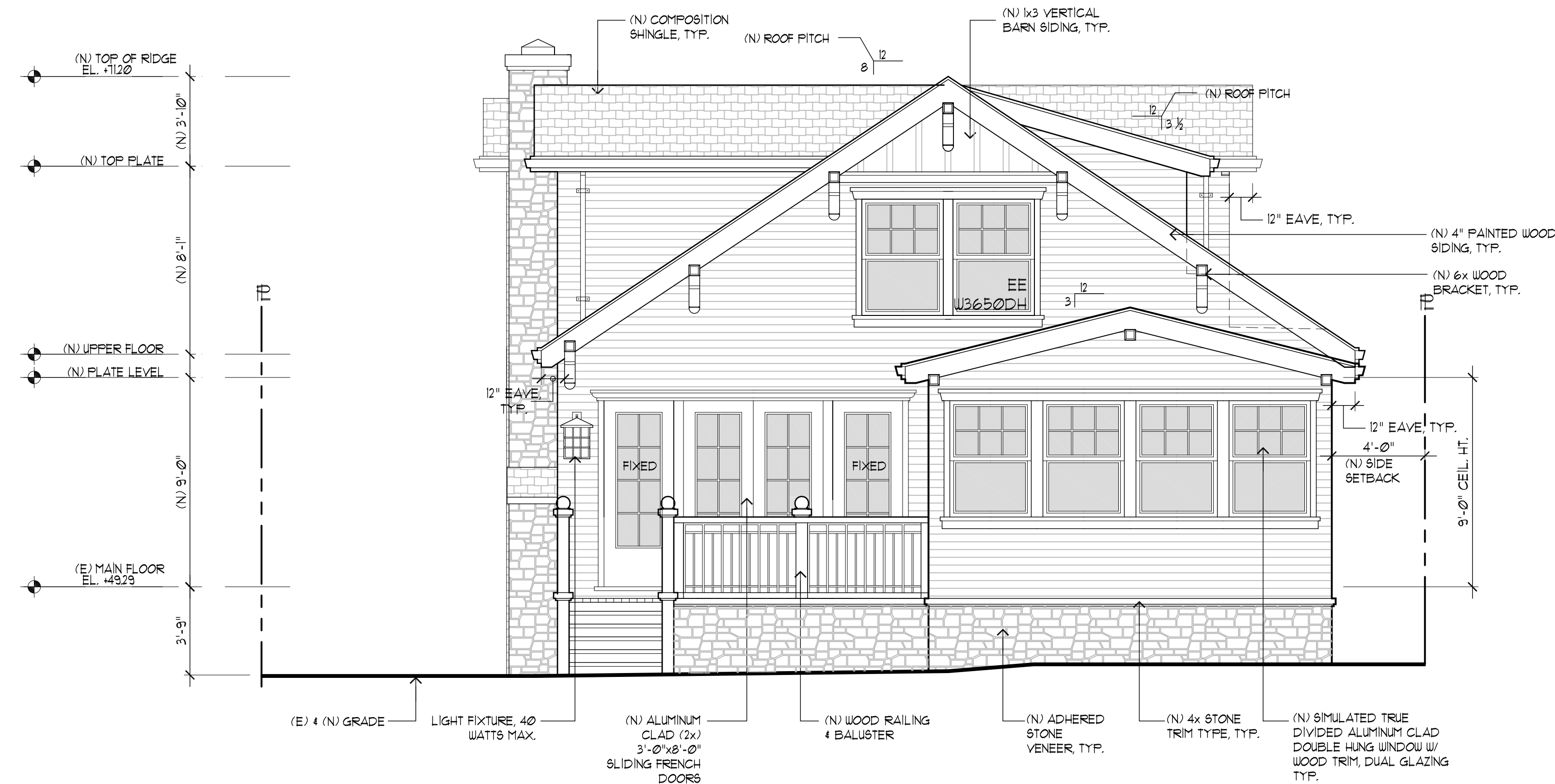
DATE: JAN. 5, 2017
SCALE: AS NOTED
DRAWN: PMU
FOR:
SHEET NO.

A.5
OF SHEETS



ORIGINAL APPROVED REAR ELEVATION

SCALE : 1/4"=1'-0"

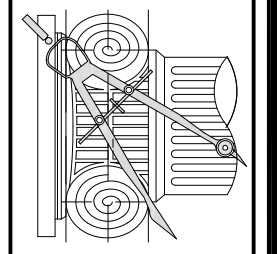


PROPOSED REAR ELEVATION

SCALE : 1/4"=1'-0"

REVISIONS		BY
PLANNING	12/18/17	PU
PLANNING	1/4/18	PU
BUDG/PW/P	6/1/18	PU
BUDG/PW/P	7/2/18	PU
BUDG REV	10/15/18	PU
OWNER REV	11/29/18	PU
PLNG PC	12/12/18	PU

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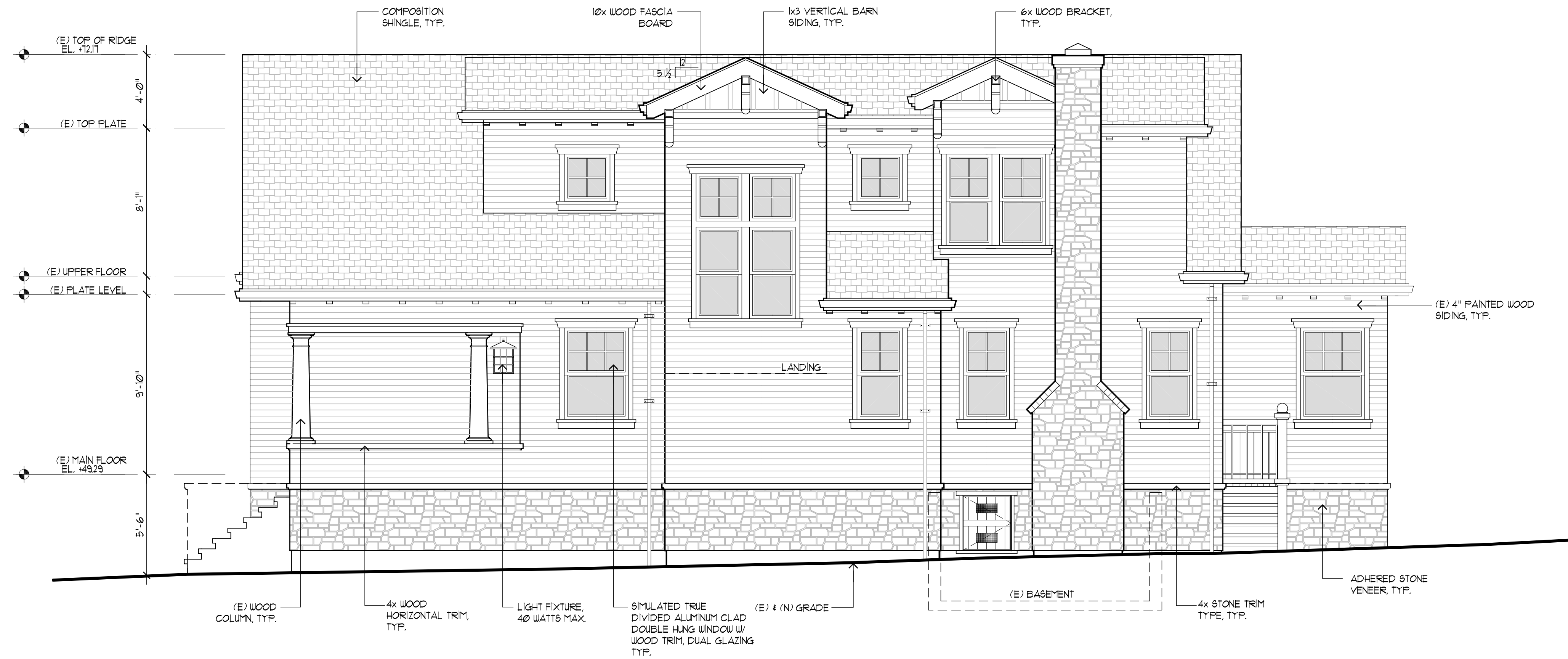


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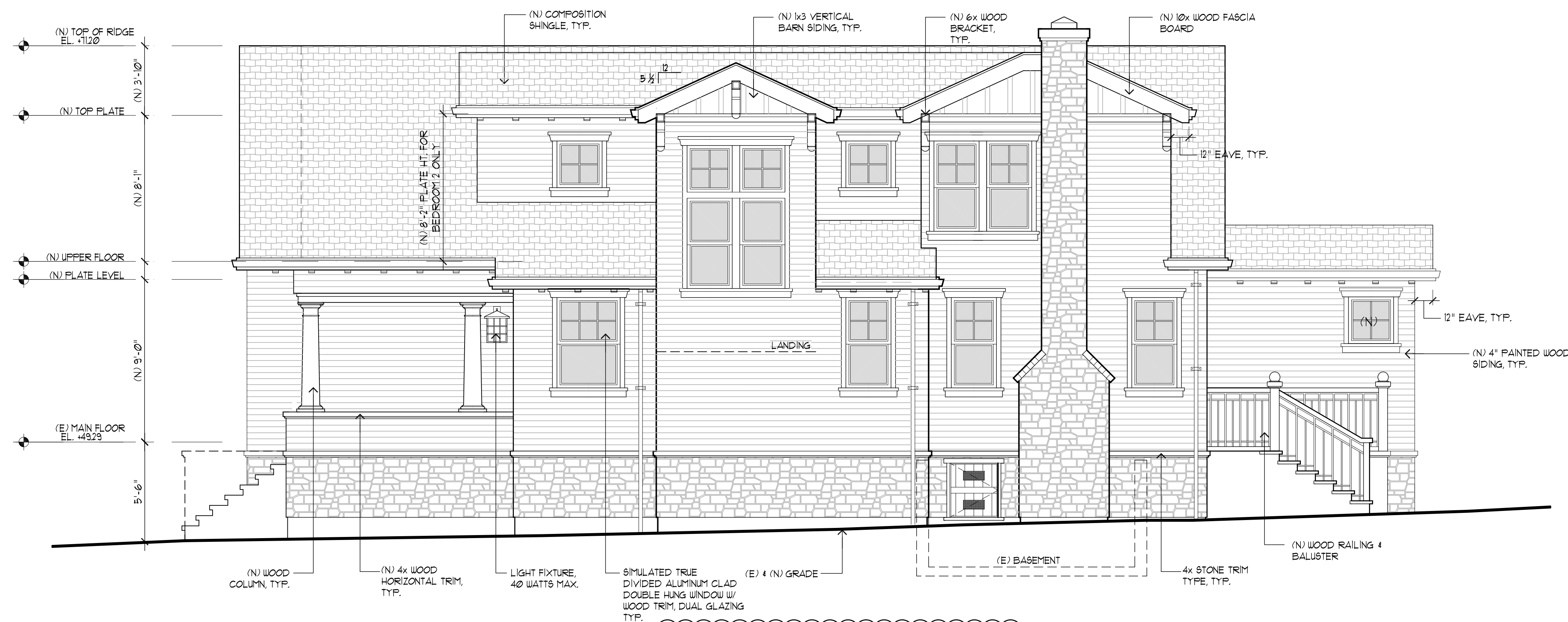
RESIDENCE ADDITION / REMODEL
1245 CABRILLO AVE.,
BURLINGAME
A.P.N.: 026-171-050

DATE:	JAN. 5, 2017
SCALE:	AS NOTED
DRAWN:	PMU
FOR:	
SHEET NO.	

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OF SHEETS



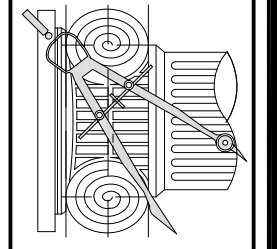
ORIGINAL APPROVED RIGHT ELEVATION
SCALE : 1/4"=1'-0"



PROPOSED RIGHT ELEVATION
SCALE : 1/4"=1'-0"

REVISIONS		BY
PLANNING	12/18/17	PU
PLANNING	1/4/18	PU
BUDG/PW/P	6/1/18	PU
BUDG/PW/P	7/2/18	PU
BUDG REV	10/15/18	PU
OWNER REV	11/29/18	PU
PLNG PC	12/12/18	PU

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