

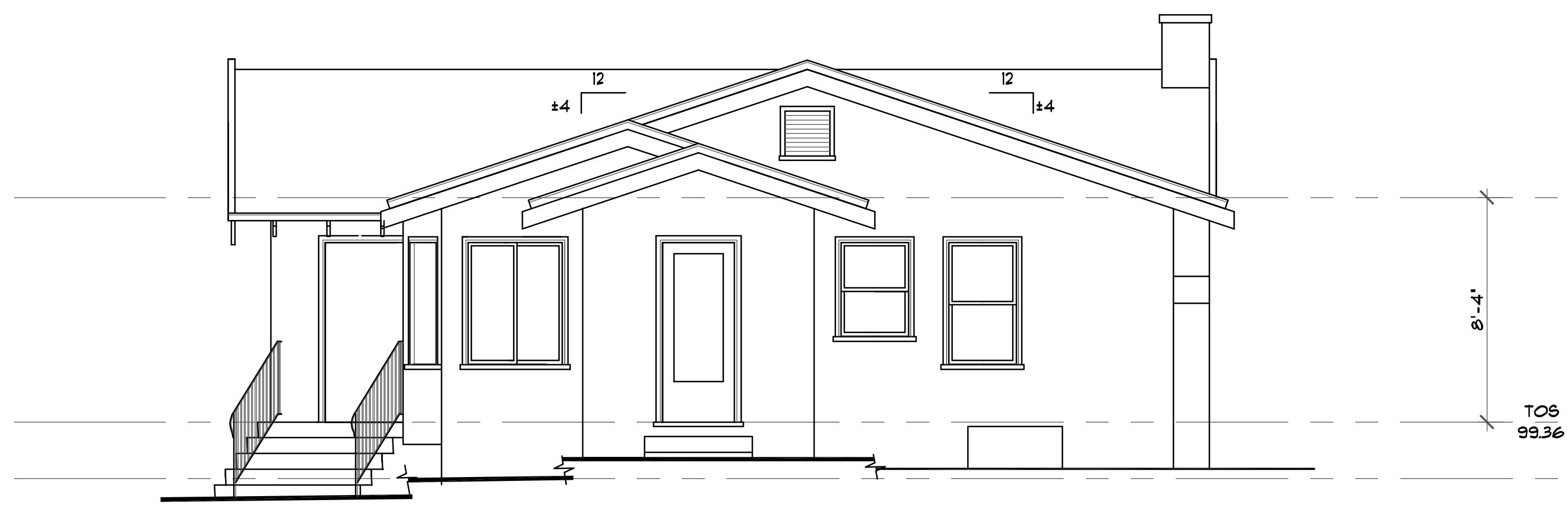
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DR 02-13-19	HE

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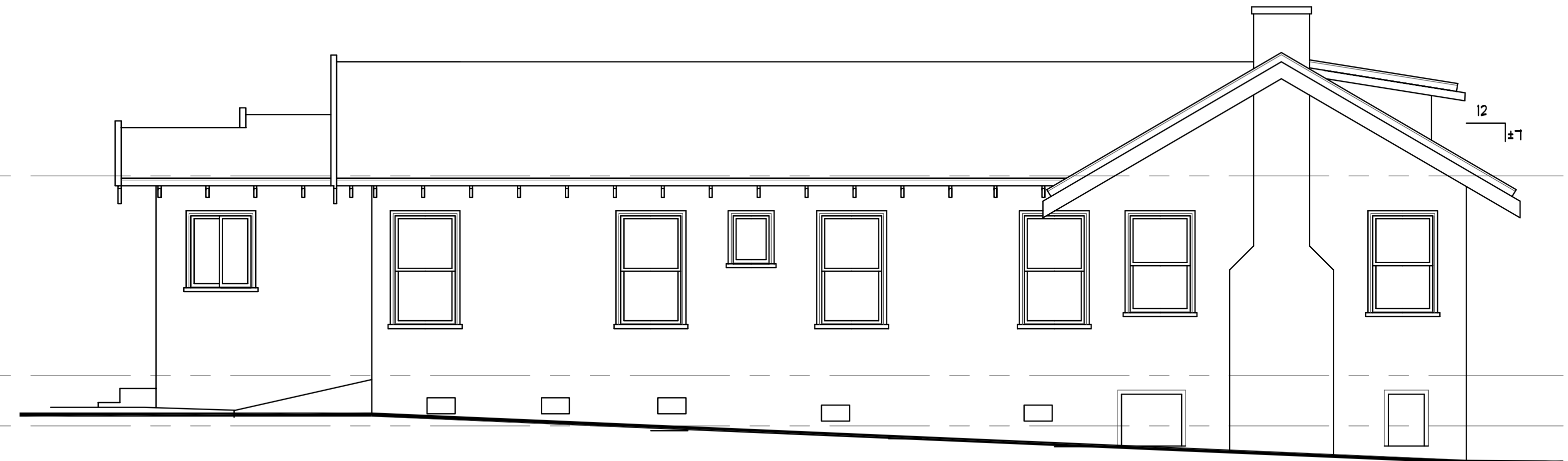
HONG RESIDENCE
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BURLINGAME, CA 94010
AP# 026-092-140

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DATE	11-01-17
SCALE	AS NOTED
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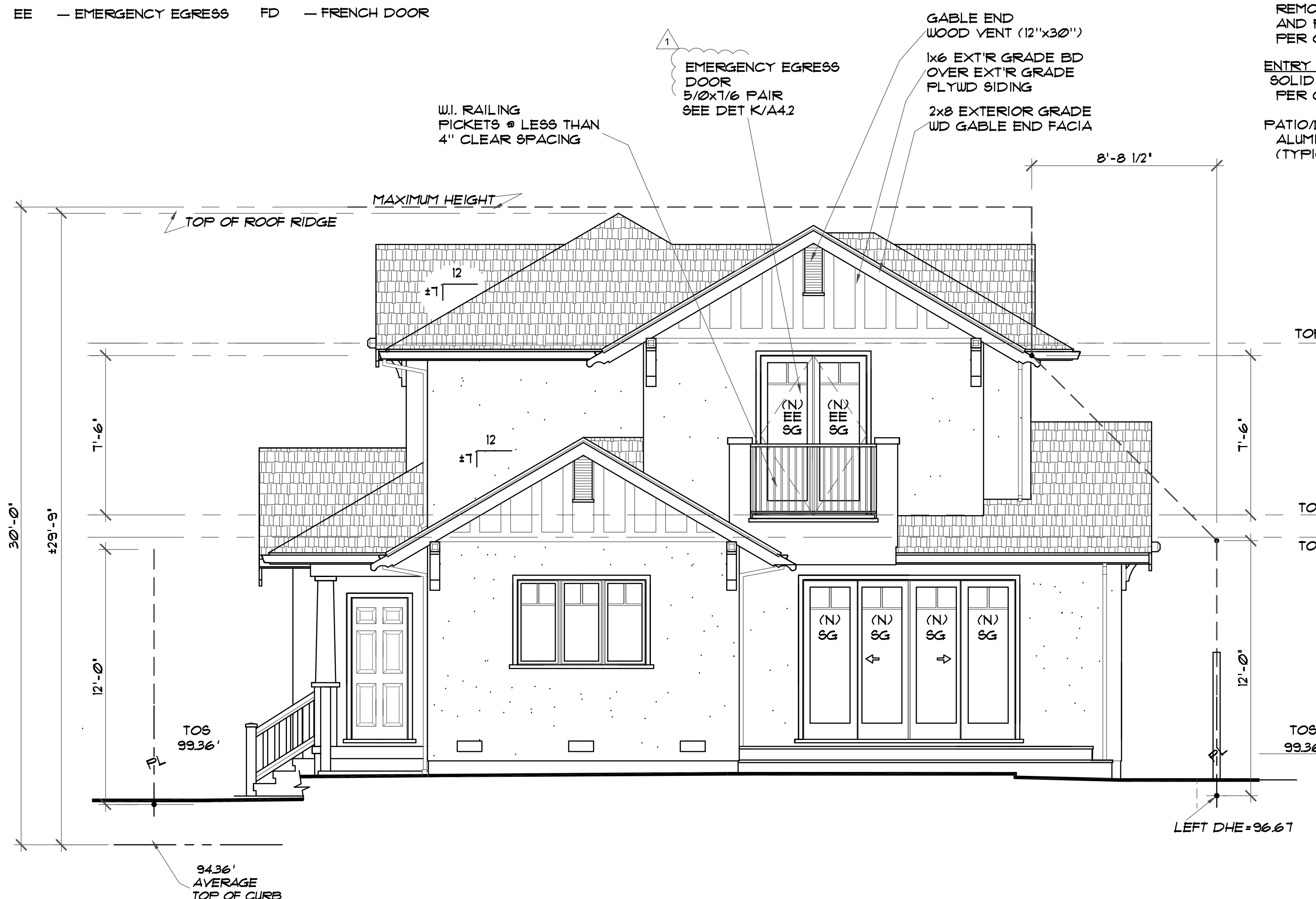
(E) RIGHT SIDE (EAST) ELEVATION
SCALE 1/4" = 1' - 0"



(E) REAR (SOUTH) ELEVATION
SCALE 1/4" = 1' - 0"

LEGEND

- | | |
|-----------------------|------------------------------------|
| (E) — 'EXISTING' | FG — FIXED GLASS |
| (N) — 'NEW' | SG — SAFETY GLAZING/TEMPERED GLASS |
| (R) — 'REPLACE' | |
| TOP — TOP OF PLATES | CMT — CASEMENT |
| TOS — TOP OF FLOOR | DH — DOUBLE HUNG |
| DS — DOWNSPOUT | AWN — AWNING |
| EE — EMERGENCY EGRESS | SLR — SLIDER |
| | FD — FRENCH DOOR |

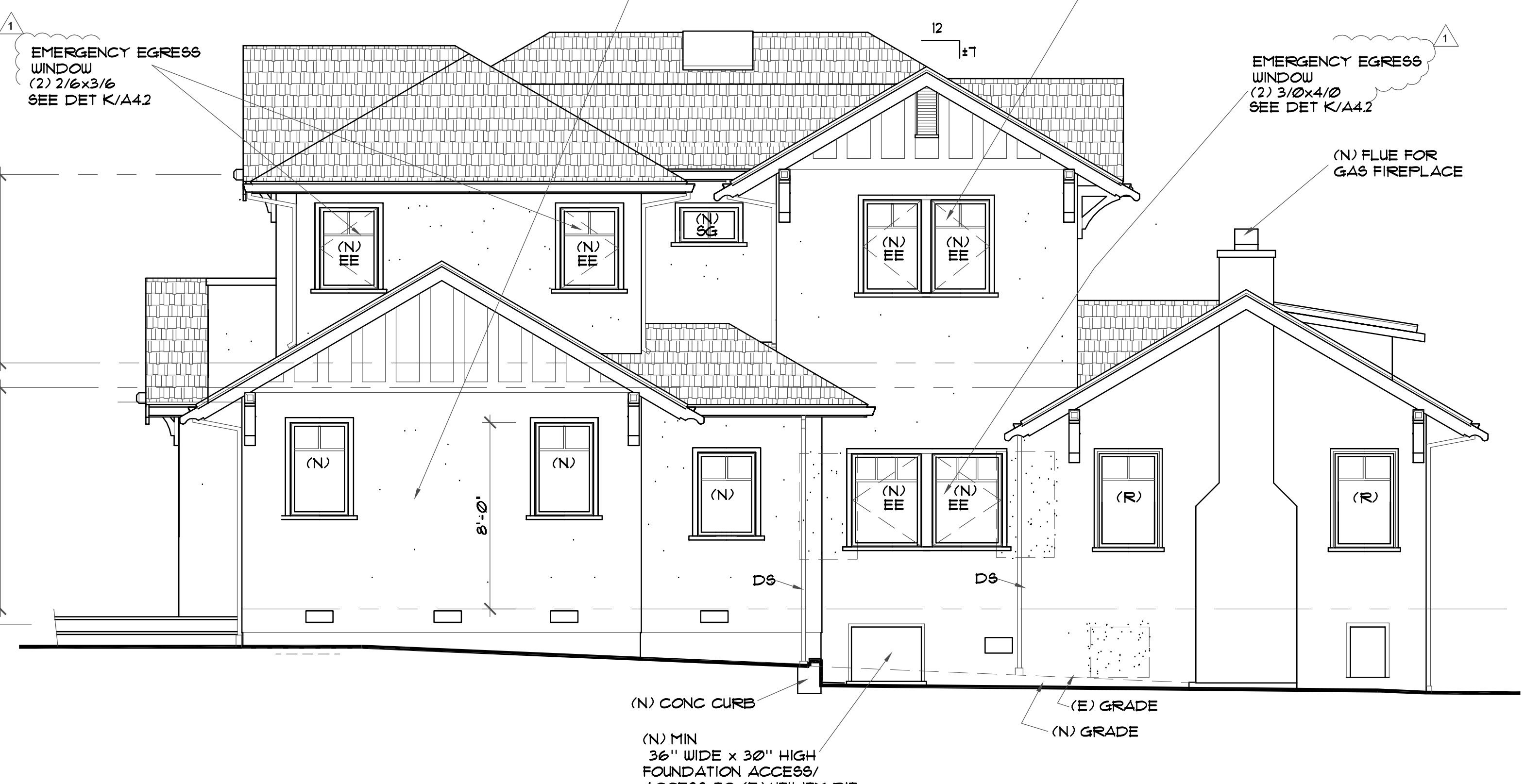


(N) RIGHT SIDE (EAST) ELEVATION
SCALE 1/4" = 1' - 0"

EXTERIOR FINISHES (TYPICAL TO ALL ELEVATIONS)

- WINDOWS**
ALUMINUM CLAD WOOD WINDOWS
AT NEW & NEW REPLACEMENT WINDOWS
TRIM/STUCCO MOLD TO MATCH (E)
- ROOFING**
COMPOSITION SHINGLE ROOFING TO COMPLY WITH COOL ROOF REQUIREMENTS TO MATCH EXISTING OR OPTION TO REMOVED EXISTING ROOFING MATERIAL AND REPLACE WITH NEW ROOFING MATERIAL PER OWNER COLOR AND PATTERN SELECTION
- ENTRY DOOR**
SOLID WOOD DOOR
PER OWNER SELECTION
- PATIO/DECK DOORS**
ALUMINUM CLAD WOOD DOORS
(TYPICAL TO NEW WINDOWS)
- EXTERIOR FINISH**
CEMENT PLASTER (STUCCO) TO MATCH (E), U.O.N.
(PER ELEVATIONS)
- EAVES**
TO MATCH (E) OVERHANG
- GABLE END VENT**
WD LATTICE TO MATCH (E)
- GUTTERS**
ALUMINUM PREPAINTED
- DOWNSPOUTS**
ALUMINUM PREPAINTED TO MATCH SURROUNDING AREA

1-HR F.R. EXTERIOR WALL OPENING
PER TABLE 105.3 2016 CBC
FIRE SEPARATION DISTANCE 3'-0" TO 5'-0"
UNPROTECTED OPENING, FULLY SPRINKLERED
• MAX 25% OF UNPROTECTED AND PROTECTED OPENINGS
216 x 25 = 54 SF
WINDOW OPENING TOTAL
2 x (2.5 x 4) = 20 SF < 54 SF



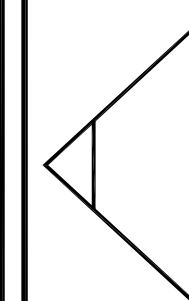
(N) REAR (SOUTH) ELEVATION
SCALE 1/4" = 1' - 0"



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1 DR 11-16-18	H

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SCALE AS NOTED

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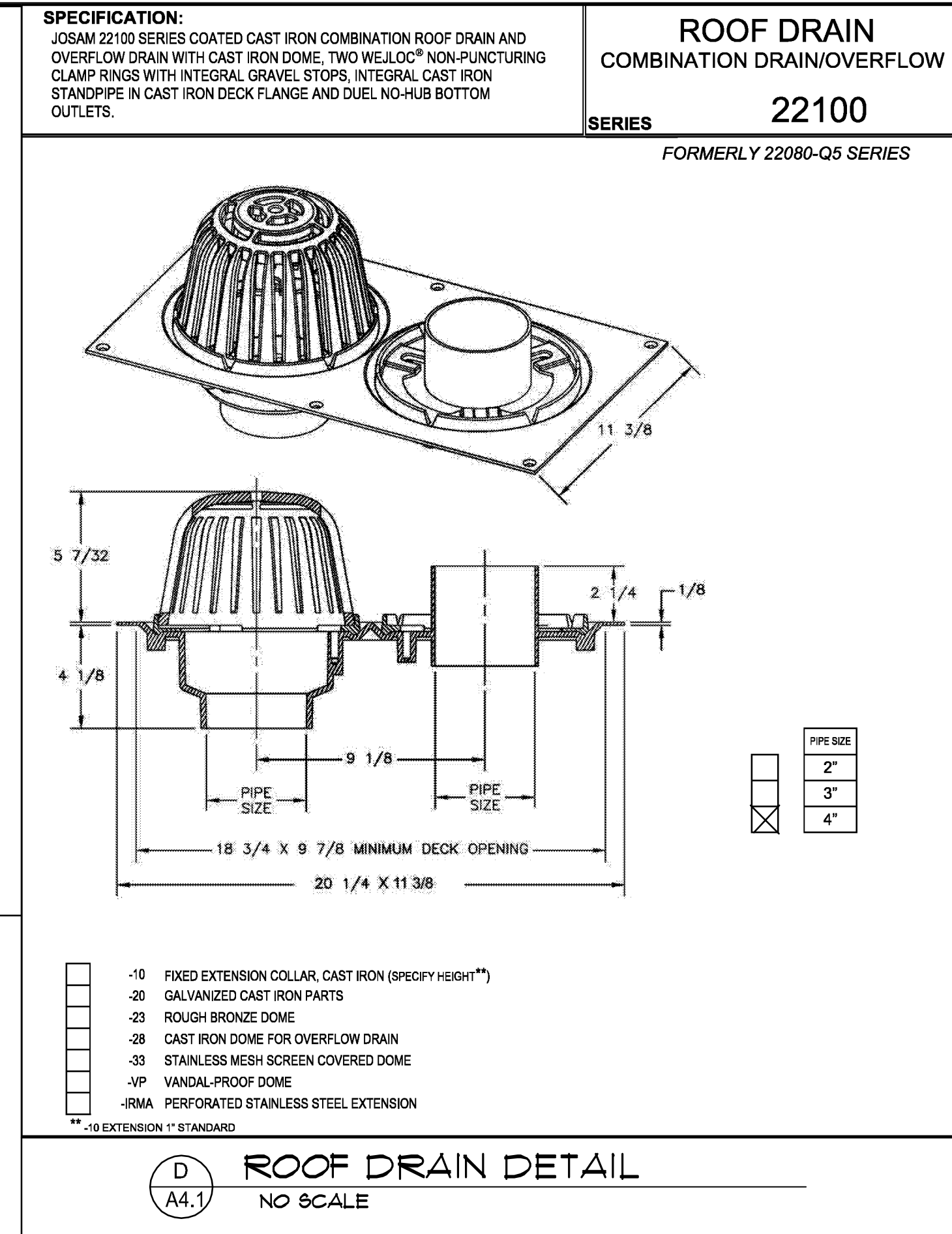
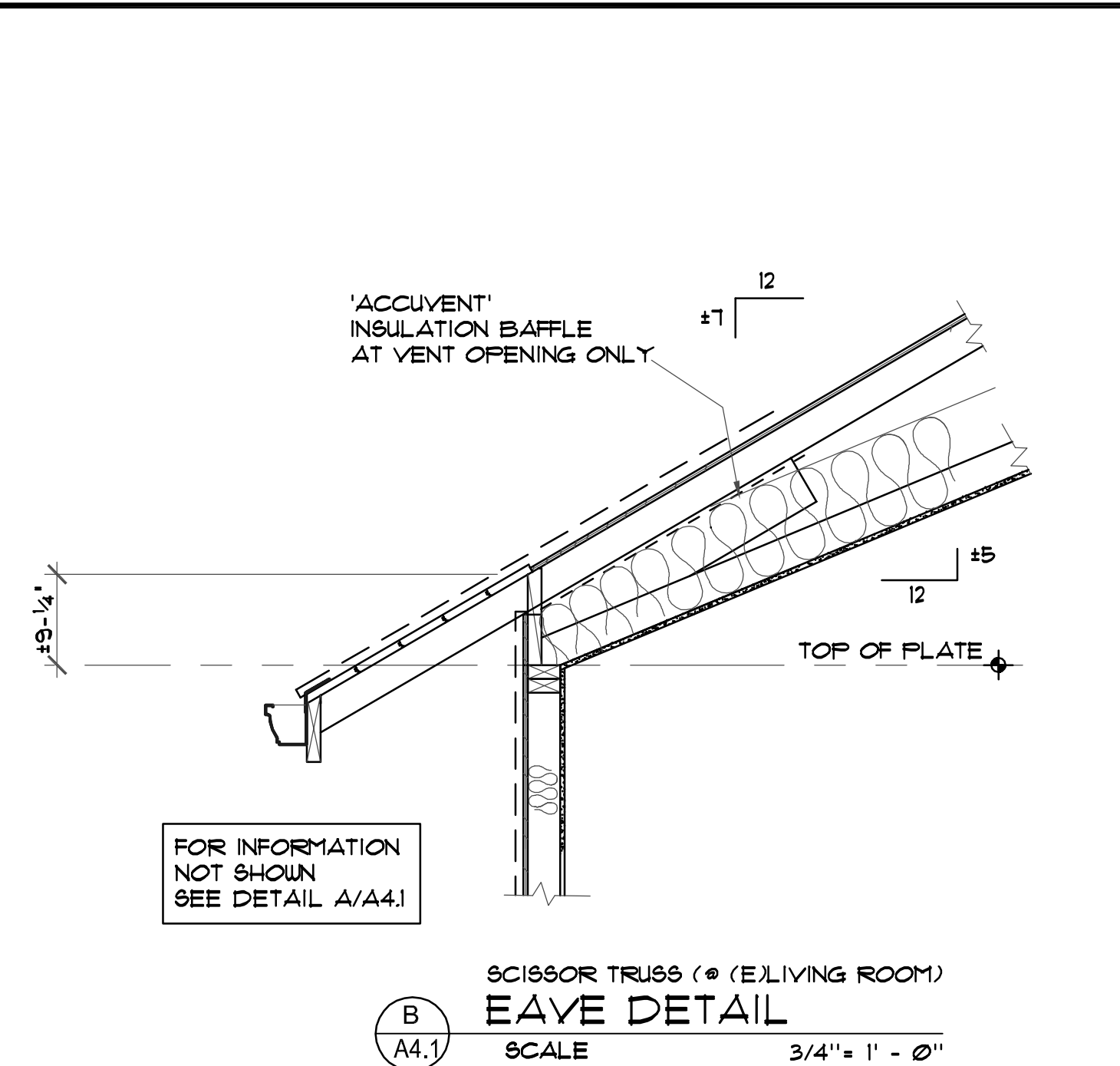
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SHEET

G1

OF SHEET



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1	DR 02-13-19	HE

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SECTIONS NOTE:

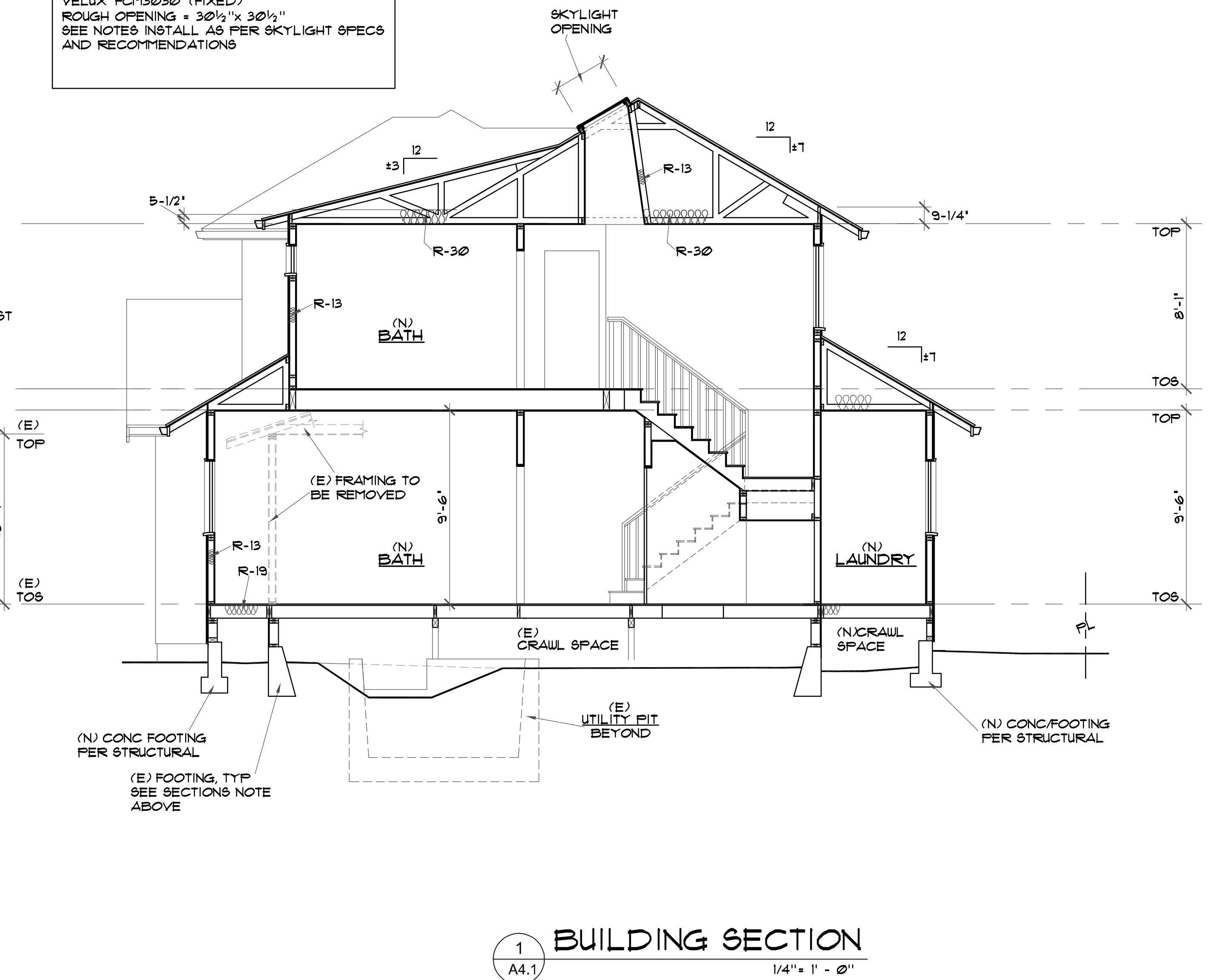
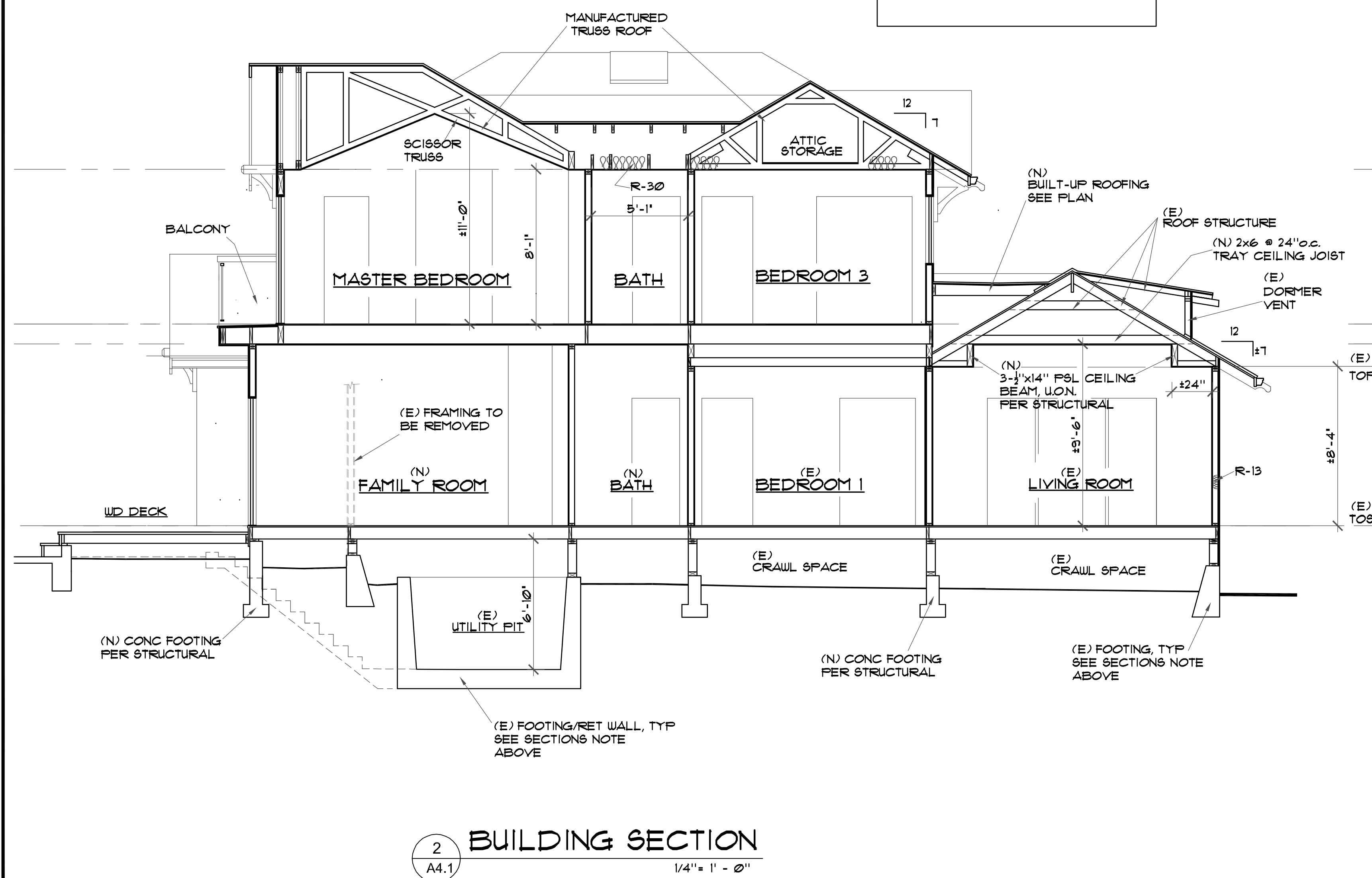
Sections shall only be used for general framing concepts and may not be to scale. All structural elements including beams, framing, girders, headers etc. along with piers and foundations shall be as per structural drawings by the engineer of record.

Sections shall not be scaled for any purpose. No determination, inspection or measurement has been made regarding the size of or structural integrity of framing, piers or foundations. Any discrepancies between sections and existing conditions shall immediately be brought to the attention of the engineer of record and all work shall cease until the issue is resolved.

NOTE:
EXISTING FOOTING DEPTHS OR SIZES MAY NOT BE
ADEQUATE FOR PROPOSED STRUCTURAL DETAILS.
ENGINEER OF RECORD SHALL BE CONSULTED FOR
ALTERNATE DETAILS.


NOTE:

SKYLIGHT
VELUX FCM3030' (FIXED)
ROUGH OPENING = 30½" x 30½"
SEE NOTES INSTALL AS PER SKYLIGHT SPECS
AND RECOMMENDATIONS



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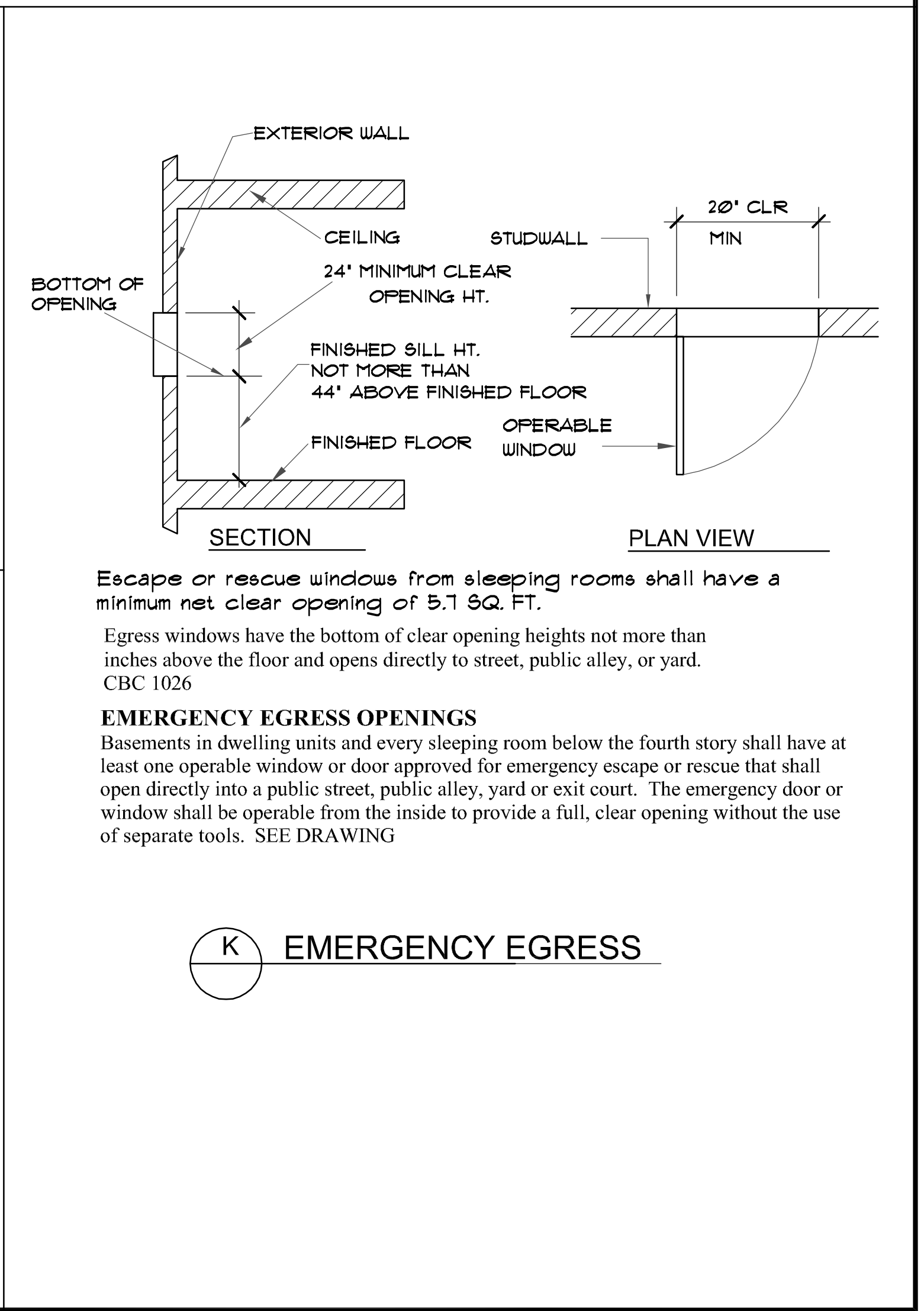
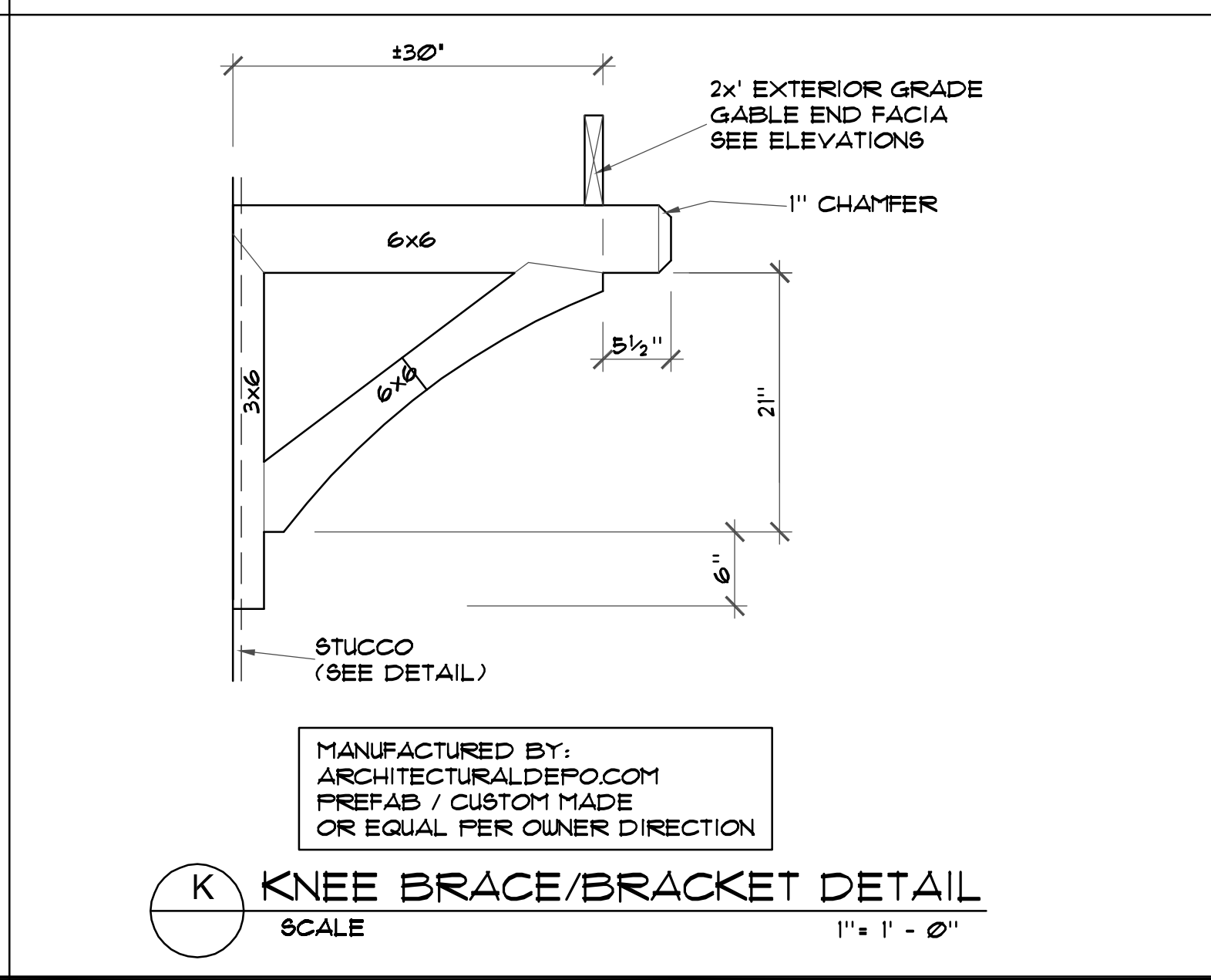
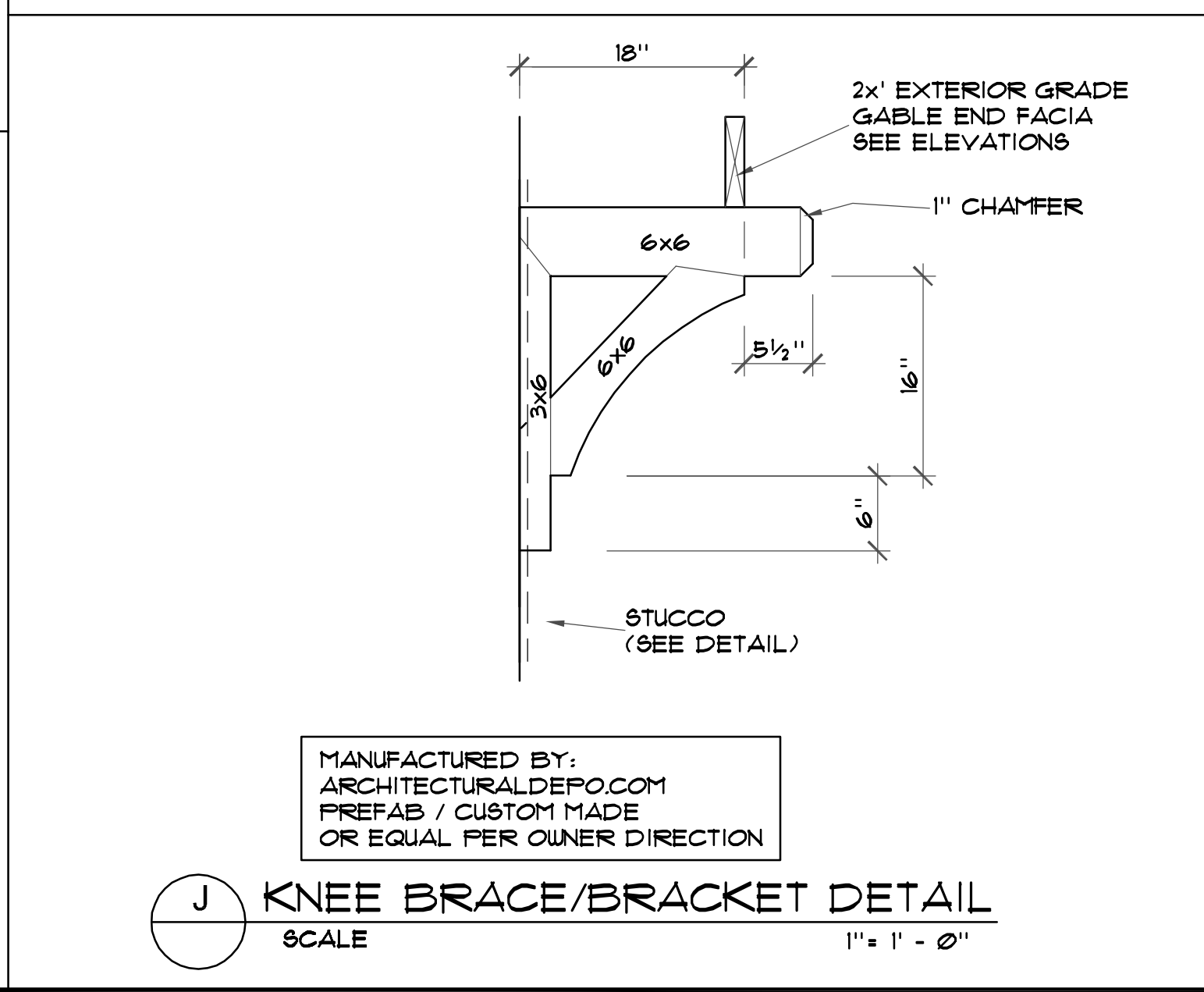
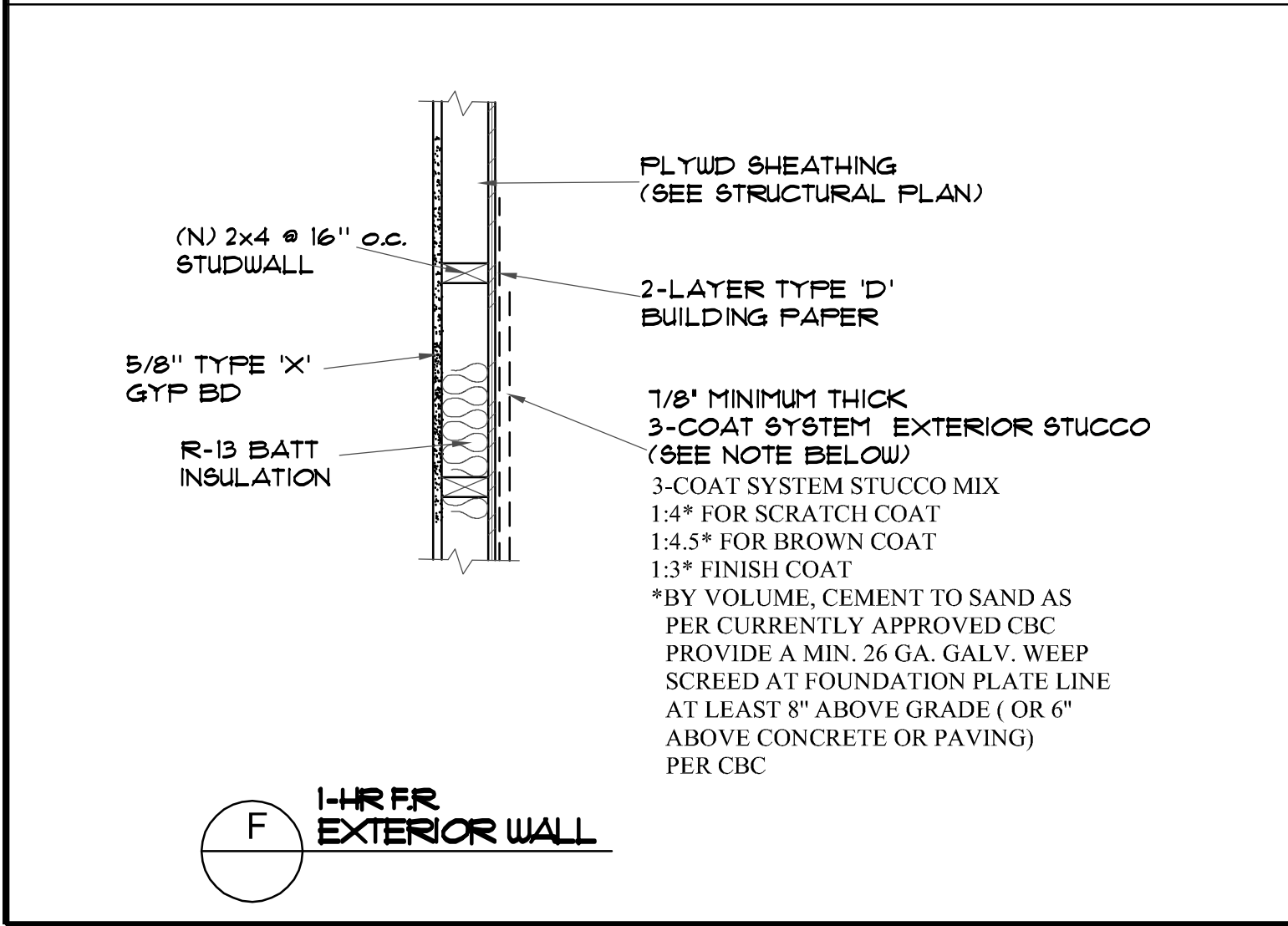
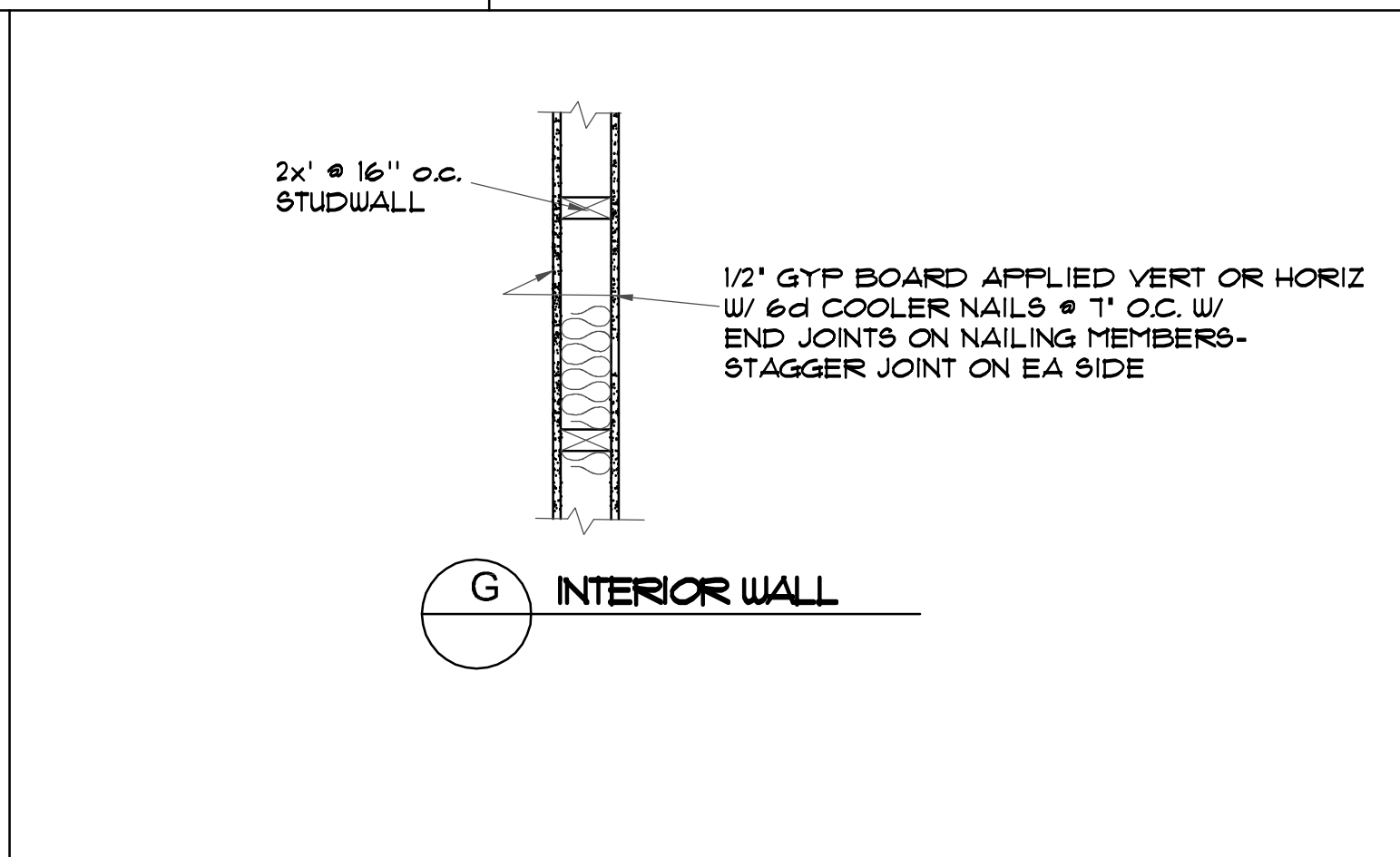
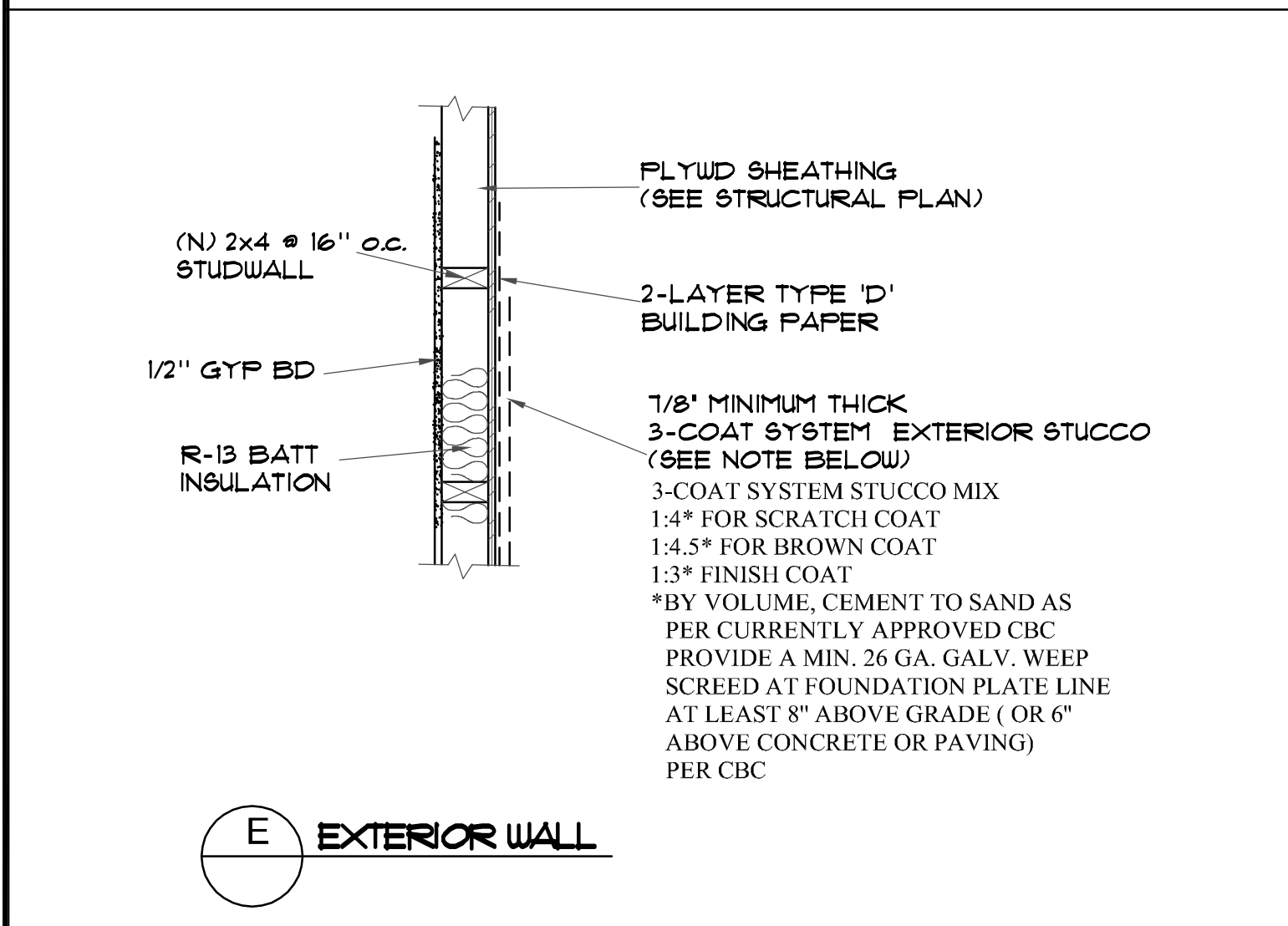
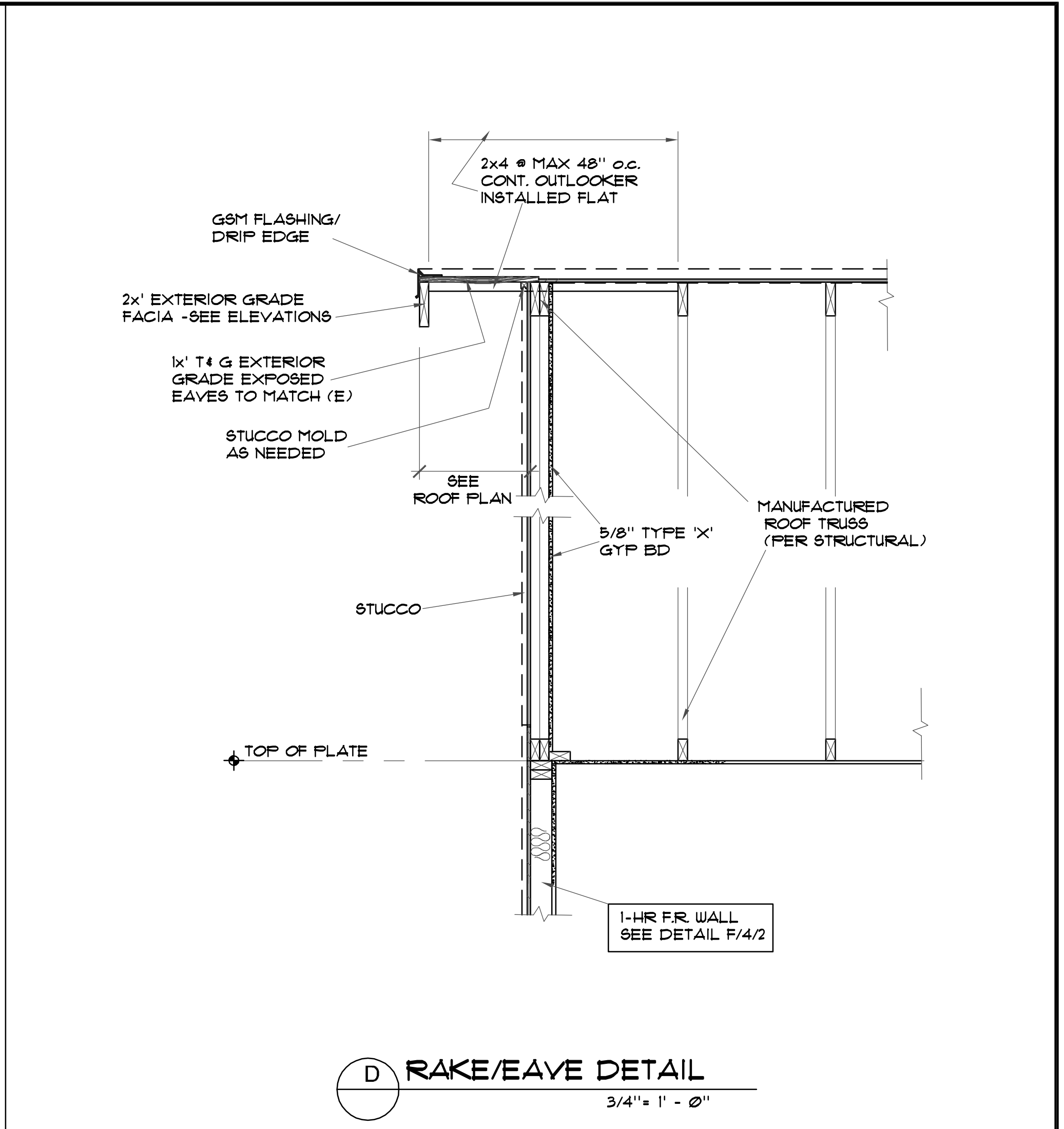
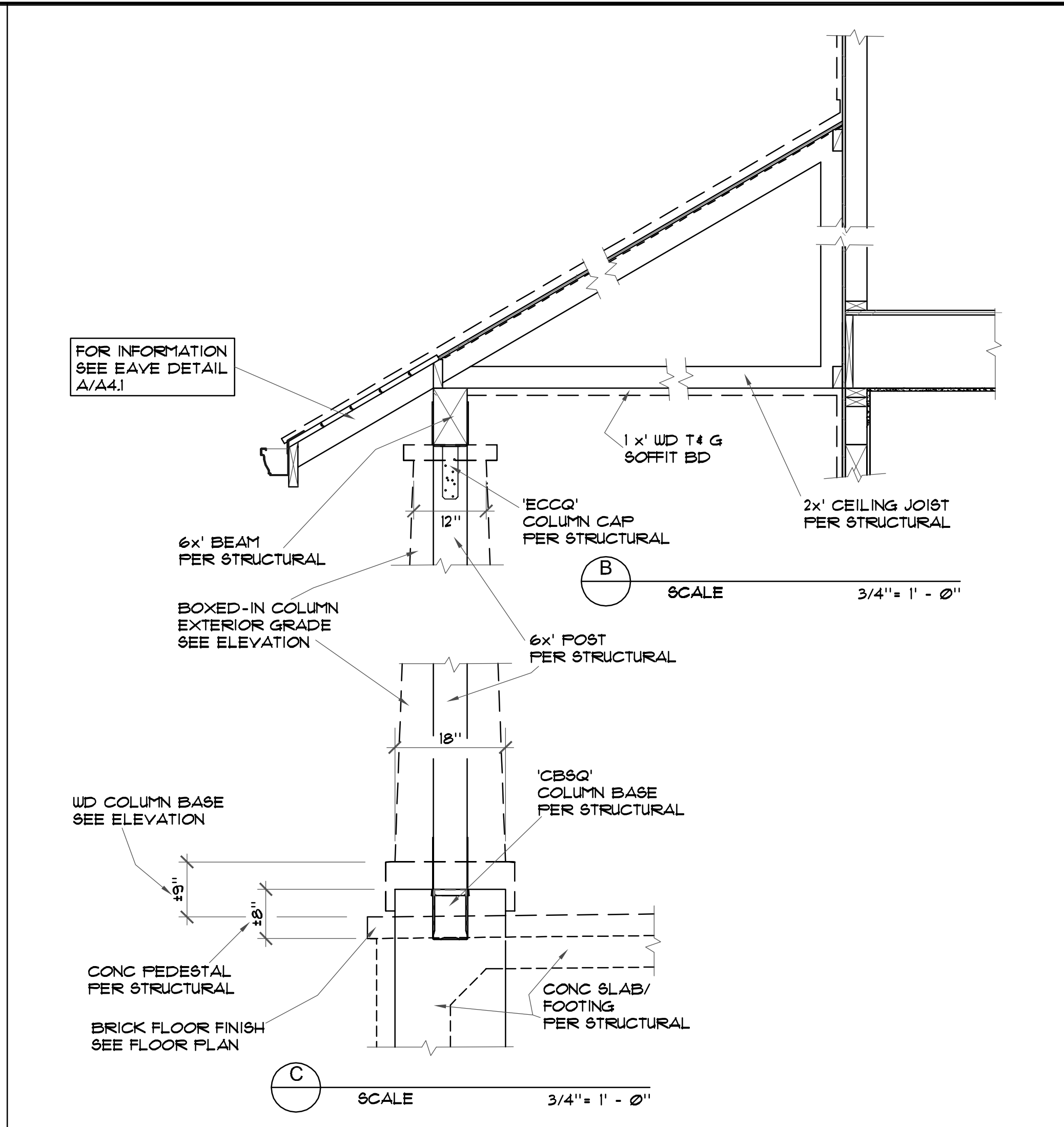
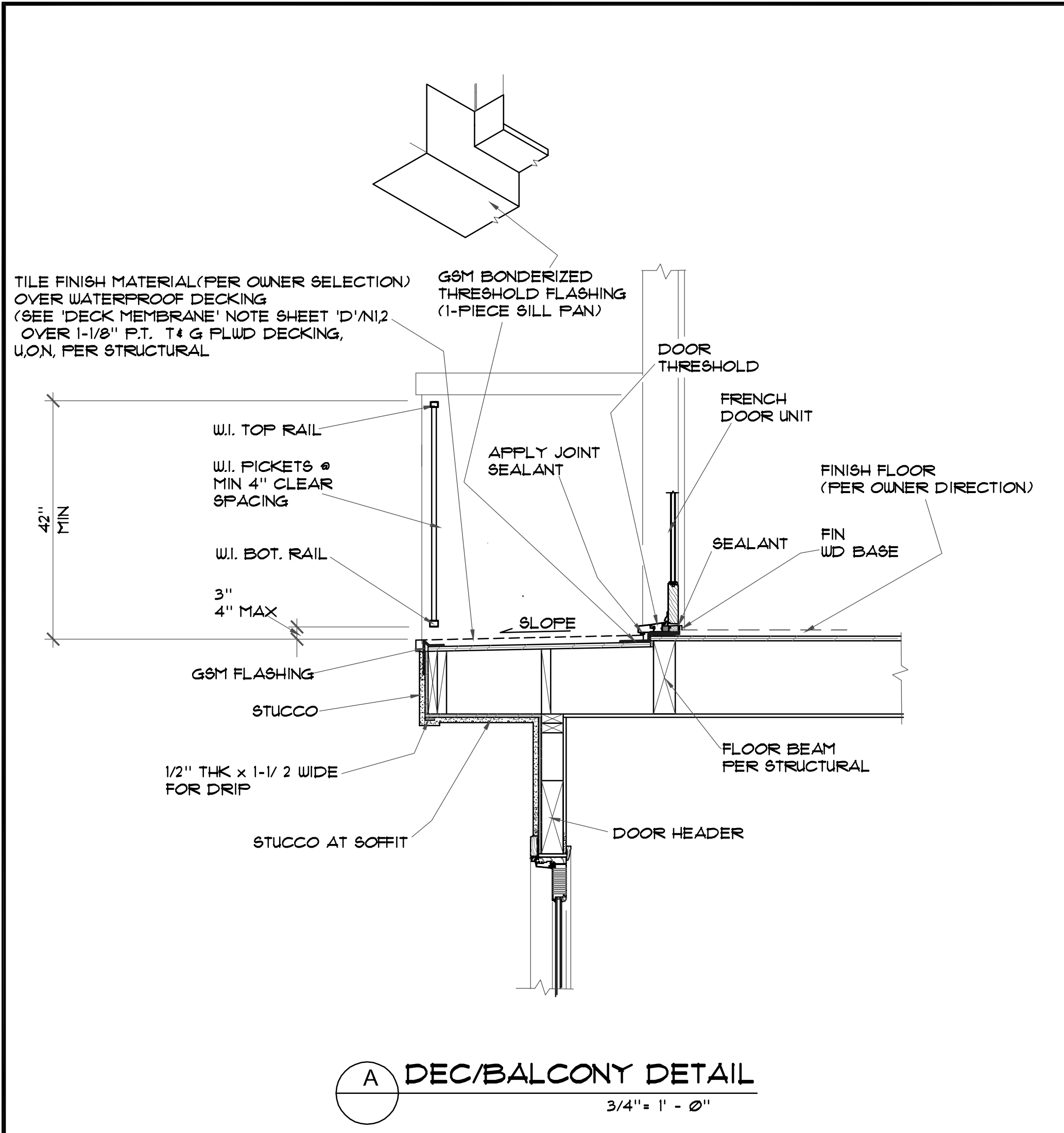
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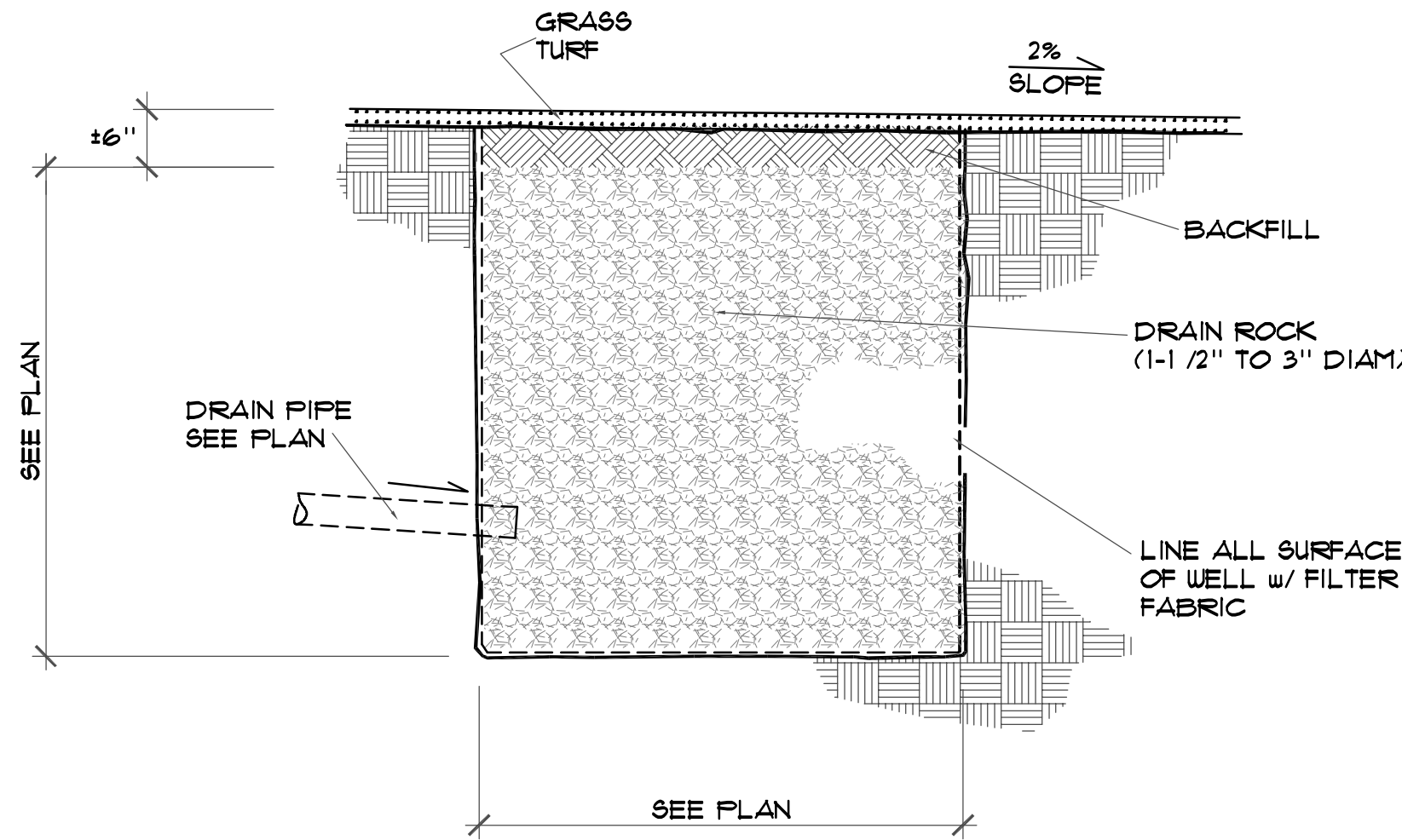


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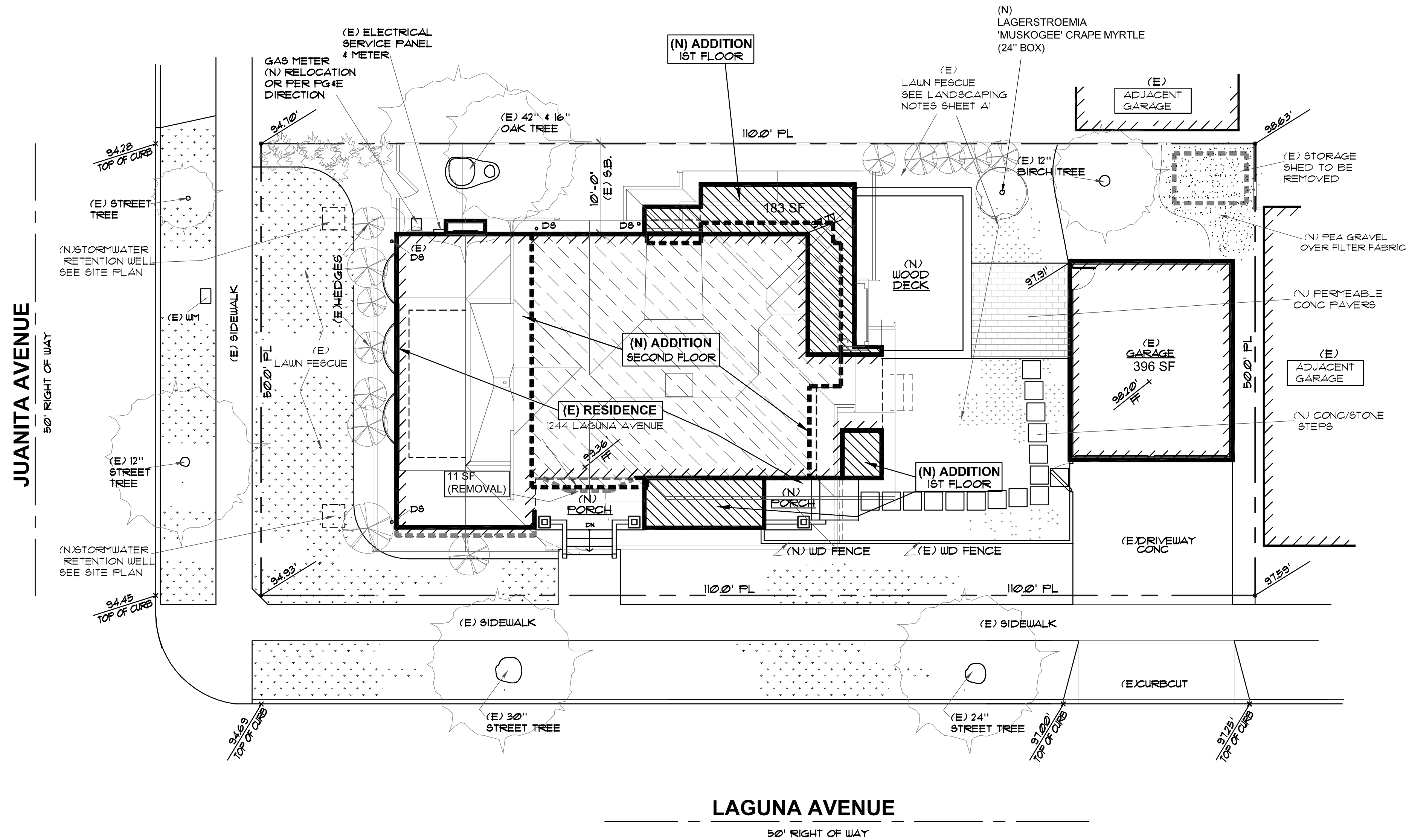




2 STORMWATER RETENTION WELL
NO SCALE

PUBLIC WORK NOTES (ADDITIONAL)

- Based on the scope of work, this is a 'Type I' project that requires a Stormwater Construction Pollution Prevention Permit. This Permit is required prior to issuance of a Building Permit. An initial field inspection is required prior to start of any construction (on private property or in the public right-of-way).
- Any work in the City right-of-way, such as placement of debris bin in street, work in sidewalk, public easements, and utility easements, is required to obtain an Encroachment Permit prior to starting work.
- Construction hours in the City Public right-of-way are limited to weekdays and non-City Holidays between 8:00am and 5:00pm, for all activities (including hauling).
- The project shall comply with the City's NPDES permit requirements to prevent storm water pollution.
- Replace all damaged sidewalk, curb and gutter fronting the property.
- 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 Water Department connection fees. If required, all fire services 2" and over will be installed by builder. All underground fire service connections shall be submitted as separate Underground Fire Service permit for review and approval.
- Sewer Backwater Protection Certification is required for the installation of any new sewer fixture per Ordinance No. 1710. The Sewer Backwater Certificate is required to the issuance of Building Permit.
- The sanitary sewer lateral (building sewer) shall be tested per Ordinance Code Chapter 15.12. Testing information is available at the Building Department counter. A Sewer Lateral Test permit is required.



1 STORMWATER NOTES:
Project does not create or replace equal or greater than 2,500 square feet of impervious surface or use architectural copper.

1 LANDSCAPING PLAN
SCALE 1/8"=1'-0"

LANDSCAPING NOTES
(See also Landscaping Notes -sheet A1)

- Replace all defective sidewalks, curbs and gutters where required by the city. All new sidewalk, curbs, & gutters shall be built to City standards. A city encroachment permit is required. SEE SITE PLAN NOTES.
- Replace all damaged, displaced existing hardscapes (driveways, walkways, patios, etc) as required per owner's directions.
- An automatic irrigation system controller for landscaping will be provided by the Builder (if required) unless otherwise noted and installed at the time of final inspection. 2016 CGC 4.304.1

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DR 02-13-19	HE

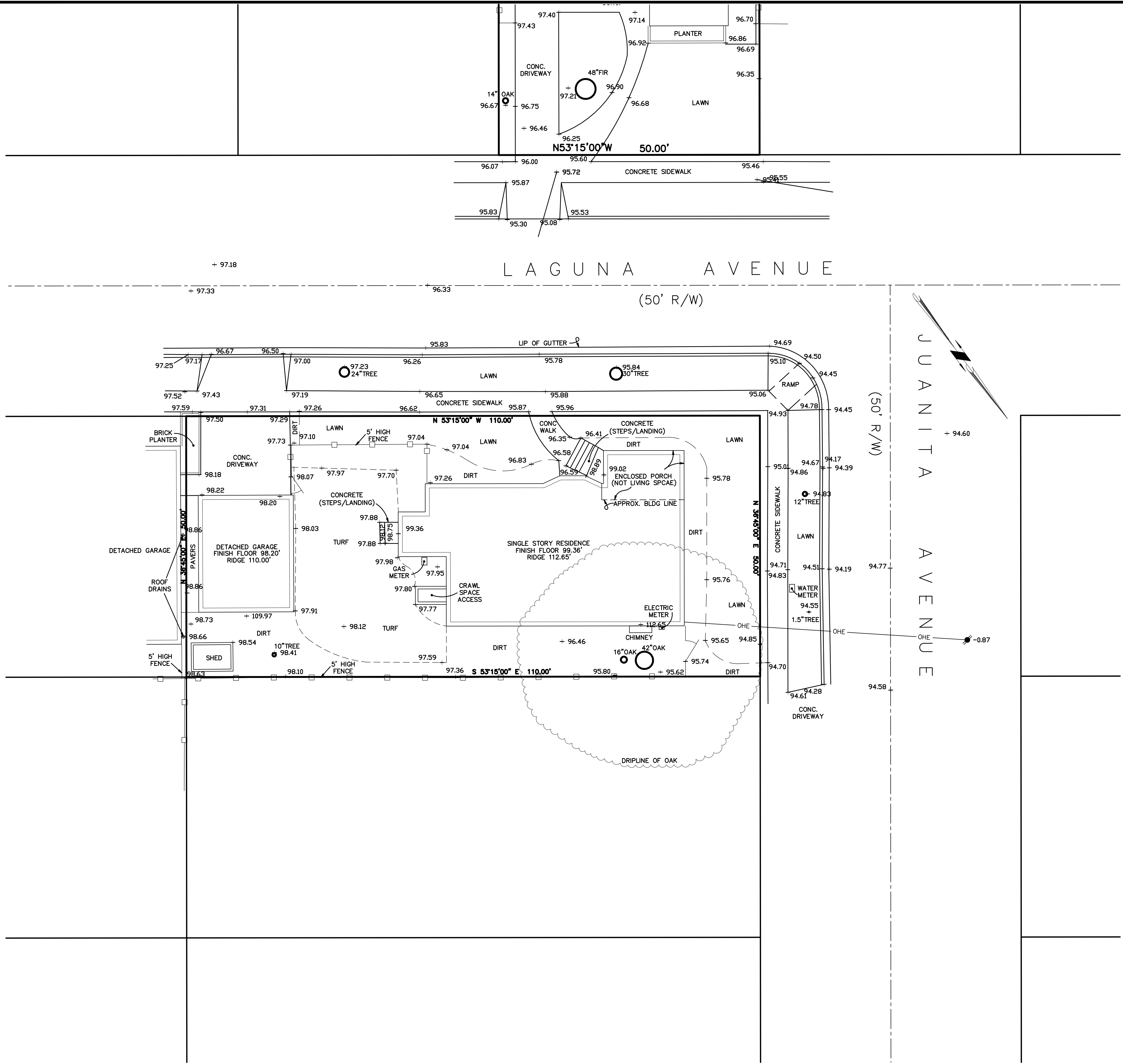
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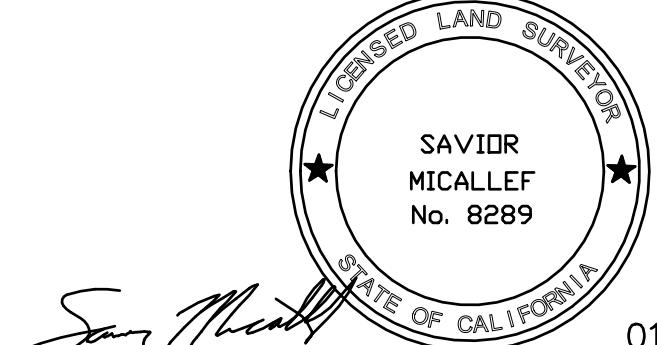
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BENCHMARK STATEMENT:
THE ELEVATIONS SHOWN ARE ON AN ASSUMED DATUM.

SURVEYOR'S STATEMENT:
THIS TOPOGRAPHIC SURVEY WAS MADE BY ME OR UNDER MY DIRECTION ON THE GROUND AND REPRESENTS MEASUREMENTS MADE JANUARY 2018. THE BOUNDARY SHOWN IS A RECORD BOUNDARY ONLY. A TITLE REPORT WAS NOT PROVIDED TO THE SURVEYOR BY THE CLIENT. NO PROPERTY CORNERS WERE FOUND ON THE SUBJECT PROPERTY AND NO WARRANTY IS MADE ABOUT THE BOUNDARY SHOWN. EASEMENTS MAY EXIST. TITLE REPORT FOR THE SUBJECT PROPERTY SHOULD LIST ANY EASEMENTS THAT MIGHT EXIST.



Saviar P. Micallef
SAVIOR P. MICALLEF
LAND SURVEYOR, LS 8289
(805) 709-2423

01-16-18
DATE

SAVIOR P. MICALLEF LAND SURVEYING
421 WILDWOOD DRIVE
SOUTH SAN FRANCISCO, CA 94080
805/709-2423

SITE SURVEY OF 1244 LAGUNA, BURLINGAME, CA
LOT 13, BLOCK 13, BOOK 4 MAPS PAGE 46
(APN 026-092-140, DOC NO. 2010-162060)

Revisions	No.				
Date	01-16-18				
Scale	1"=10'				
Design					
Drawn	SPM				
Approved	SPM				
Job No.					

Drawing Number: