

REVISIONS BY

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11-16-18 HE

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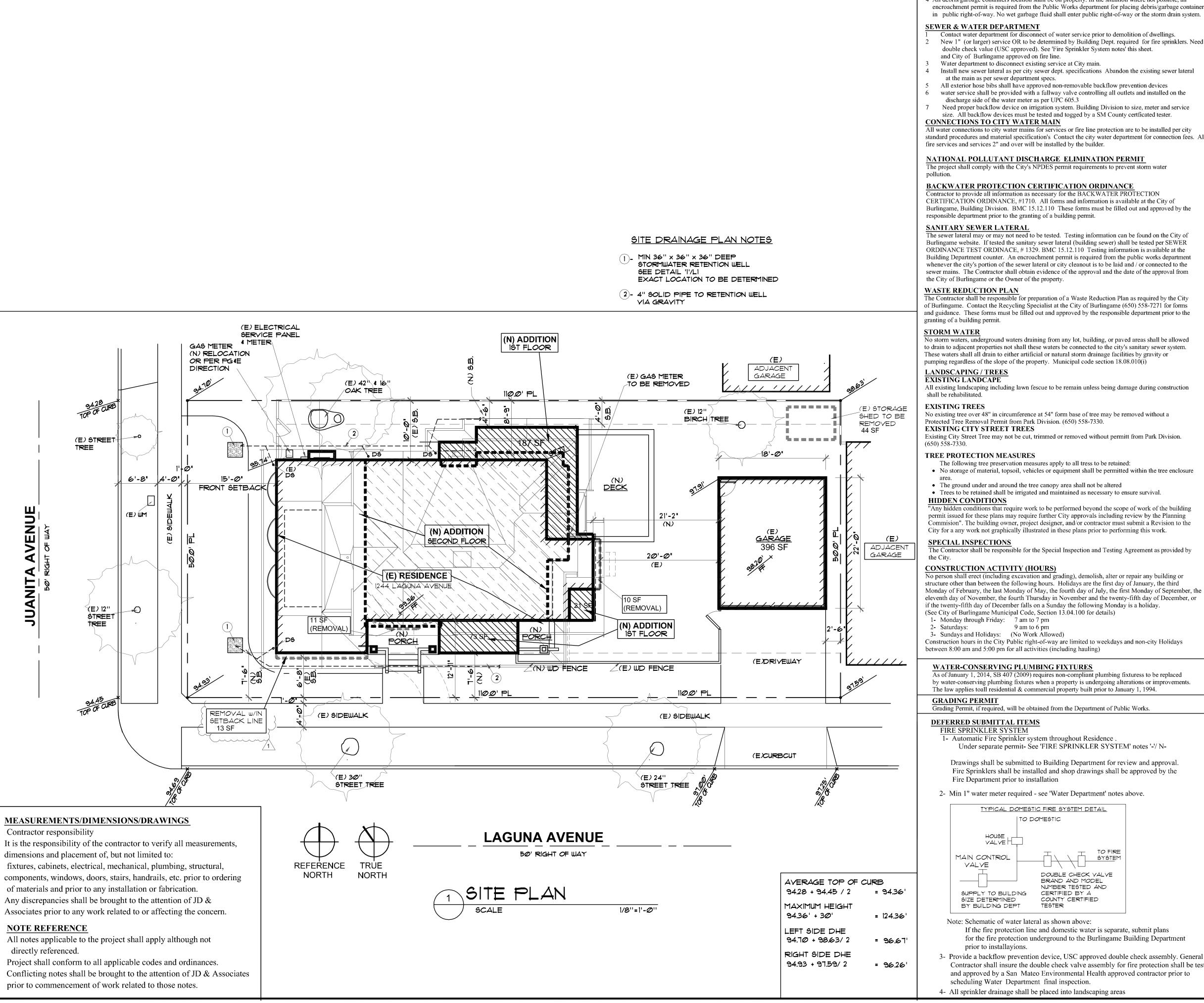
BURLINGAME

DATE 11-16-18

SCALE AS NOTED

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JOB HONG

G1 of SHEET



PUBLIC WORK NOTES (See Additional Standard Notes @ Sheet L1)

- 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. Permit is required from engineering department for any street openings, such as sidewalks, curbs
- and street pavement. Approved pressure regulator is required for new water service An approved type pressure regulator preceded by an adequate strainer shall be installed and the static pressure reduced to 80 psi or less. Approved regulators with integral bypasses are acceptable. Each such regulator and strainer shall be accessibly located and shall have the strainer readily accessible for cleaning without removing the
- regulator or strainer body or disconnecting the supply piping. All pipe size determinations shall be based on 80% of the reduced pressure when using table 6.5. CPC 608.2 All debris/garbage containers location shall be on property. In the situation where not possible, an encroachment permit is required from the Public Works department for placing debris/garbage containers

SEWER & WATER DEPARTMENT

- Contact water department for disconnect of water service prior to demolition of dwellings. New 1" (or larger) service OR to be determined by Building Dept. required for fire sprinklers. Need double check value (USC approved). See 'Fire Sprinkler System notes' this sheet.
- Water department to disconnect existing service at City main.
- Install new sewer lateral as per city sewer dept, specifications Abandon the existing sewer lateral
- at the main as per sewer department specs. All exterior hose bibs shall have approved non-removable backflow prevention devices
- 6 water service shall be provided with a fullway valve controlling all outlets and installed on the discharge side of the water meter as per UPC 605.3 Need proper backflow device on irrigation system. Building Division to size, meter and service
- size. All backflow devices must be tested and togged by a SM County certficated tester. **CONNECTIONS TO CITY WATER MAIN** All water connections to city water mains for services or fire line protection are to be installed per city

standard procedures and material specification's Contact the city water department for connection fees. Al fire services and services 2" and over will be installed by the builder.

NATIONAL POLLUTANT DISCHARGE ELIMINATION PERMIT The project shall comply with the City's NPDES permit requirements to prevent storm water

Contractor to provide all information as necessary for the BACKWATER PROTECTION CERTIFICATION ORDINANCE, #1710. All forms and information is available at the City of Burlingame, Building Division. BMC 15.12.110 These forms must be filled out and approved by the responsible department prior to the granting of a building permit.

SANITARY SEWER LATERAL

The sewer lateral may or may not need to be tested. Testing information can be found on the City of Burlingame website. If tested the sanitary sewer lateral (building sewer) shall be tested per SEWER ORDINANCE TEST ORDINACE, # 1329. BMC 15.12.110 Testing information is available at the Building Department counter. An encroachment permit is required from the public works department whenever the city's portion of the sewer lateral or city cleanout is to be laid and / or connected to the sewer mains. The Contractor shall obtain evidence of the approval and the date of the approval from the City of Burlingame or the Owner of the property.

WASTE REDUCTION PLAN

The Contractor shall be responsible for preparation of a Waste Reduction Plan as required by the City of Burlingame. Contact the Recycling Specialist at the City of Burlingame (650) 558-7271 for forms and guidance. These forms must be filled out and approved by the responsible department prior to the granting of a building permit.

No storm waters, underground waters draining from any lot, building, or paved areas shall be allowed to drain to adjacent properties not shall these waters be connected to the city's sanitary sewer system. These waters shall all drain to either artificial or natural storm drainage facilities by gravity or pumping regardless of the slope of the property. Municipal code section 18.08.010(i)

EXISTING LANDCAPE

All existing landscaping including lawn fescue to be remain unless being damage during construction

No existing tree over 48" in circumference at 54" form base of tree may be removed without a Protected Tree Removal Permit from Park Division. (650) 558-7330.

Existing City Street Tree may not be cut, trimmed or removed without permitt from Park Division.

TREE PROTECTION MEASURES

- The following tree preservation measures apply to all tress to be retained:
- The ground under and around the tree canopy area shall not be altered
- Trees to be retained shall be irrigated and maintained as necessary to ensure survival. HIDDEN CONDITIONS

"Any hidden conditions that require work to be performed beyond the scope of work of the building permit issued for these plans may require further City approvals including review by the Planning Commission". The building owner, project designer, and/or contractor must submit a Revision to the City for a any work not graphically illustrated in these plans prior to performing this work.

The Contractor shall be responsible for the Special Inspection and Testing Agreement as provided by

CONSTRUCTION ACTIVITY (HOURS) No person shall erect (including excavation and grading), demolish, alter or repair any building or

structure other than between the following hours. Holidays are the first day of January, the third Monday of February, the last Monday of May, the fourth day of July, the first Monday of September, the eleventh day of November, the fourth Thursday in November and the twenty-fifth day of December, or if the twenty-fifth day of December falls on a Sunday the following Monday is a holiday. (See City of Burlingame Municipal Code, Section 13.04.100 for details)

3- Sundays and Holidays: (No Work Allowed)

Construction hours in the City Public right-of-way are limited to weekdays and non-city Holidays between 8:00 am and 5:00 pm for all activities (including hauling)

WATER-CONSERVING PLUMBING FIXTURES

As of January 1, 2014, SB 407 (2009) requires non-compliant plumbing fixturess to be replaced by water-conserving plumbing fixtures when a property is undergoing alterations or improvements. The law applies to all residential & commercial property built prior to January 1, 1994.

Grading Permit, if required, will be obtained from the Department of Public Works.

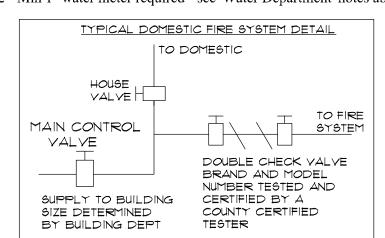
DEFERRED SUBMITTAL ITEMS

FIRE SPRINKLER SYSTEM 1- Automatic Fire Sprinkler system throughout Residence.

Under separate permit- See 'FIRE SPRINKLER SYSTEM' notes '-'/ N-

Drawings shall be submitted to Building Department for review and approval. Fire Sprinklers shall be installed and shop drawings shall be approved by the Fire Department prior to installation

2- Min 1" water meter required - see 'Water Department' notes above.



Note: Schematic of water lateral as shown above:

If the fire protection line and domestic water is separate, submit plans for the fire protection underground to the Burlingame Building Department prior to installayions.

3- Provide a backflow prevention device, USC approved double check assembly. General Contractor shall insure the double check valve assembly for fire protection shall be tested and approved by a San Mateo Environmental Health approved contractor prior to scheduling Water Department final inspection.

4- All sprinkler drainage shall be placed into landscaping areas

PROPERTY OWNER: JAMES & LISA HONG 1244 LAGUNA AYENUE

BURLINGAME, CA 94010 hong-james@yahoo.com lyliu@yahoo.com (605) 994-5594(James) (650) 703-5329(Lisa)

DESIGNER:

J DEAL ASSOCIATES 337 BEACH RD, SUITE A BURLINGAME, CA 94010 (650) 697-1370 office@idealassociates.com

BUILDING DATA

LOT SIZE (50'x110')

 $5,500 \times 0.32 + 900$

 $5,500 \times 0.40$

FIRST FLOOR

FIREPLACE

1,431+396+44

1,431+396+44+6

FIRST FLOOR

1,693 - (1431 + 17)

COVERED PORCH 1

COVERED PORCH 2

SECOND FLOOR

(1,431-17) + 279

(2,600 + 396)

NEW LOT COVERAGE

DRAWING INDEX

A1 - SITE PLAN, NOTES

A2.1- EXISTING FLOOR & ROOF PLAN

A2.3- NEW 2ND FLOOR & ROOF PLAN

A4.1- BUILDING SECTION, DETAILS

GBM - GREEN BUILDING MEASURES

CERTIFICATE OF OCCUPANCY

California Building Code 2016

California Mechanical Code 2016

California Plumbing Code 2016

California Electrical Code 2016

CONSTRUCTION TYPE

G-1 - EXISTING GARAGE PLAN & ELEVATIONS

BMP - BEST MANAGEMENT PRACTICES SHEET

& local codes and ordinances.

California Energy Efficiency Standards 2016

City of Burlingame Municipal Ordinances

Type VB

Type VB

BUILDING OCCUPANCY GROUPS

California Residential Code 2016 (where applicable)

Due to the extensive nature of this construction project the Certificate of Occupancy will be rescinded once construction begins. Anew Certificate of Occupancy will be issued after the project has been

final. No occupancy of the building is to occur until a new Certificate of Occupancy has been issued.

All work shall be done in accordance with the applicable National

A2.2- NEW 1ST FLOOR FLOOR

A3.1- (E) & (N) ELEVATIONS

A3.2- (E) & (N) ELEVATIONS

SF - SF CALCULATIONS

L1 - LANDSCAPING PLAN

T1 - SITE SURVEY

CODES

Dwelling

Garage

A4.2- DETAILS

TOTAL 1ST FLR (E) + (N) DWELLING

NEW FLOOR AREA RATIO 1ST & 2ND FLR (DWELLING)

(1,693+6+396+67+32)-13

NEW FLOOR AREA RATIO TOTAL (INCLUDING GARAGE)

= 1,693 SF

(1,693+920) - (13 SF REMOVAL w/IN SETBACK) _____ 2,600 SF < 2,660 SF

NEW ADDITION

DETACHED GARAGE

EXISTING LOT COVERAGE

EXISTING

ALLOWABLE LOT COVERAGE

(FIRST FLOOR REMOVAL TOTAL)

(REMOVAL w/IN SETBACK LINE @ (E) PORCH

STORAGE SHED (TO BE REMOVED)

EXISTING FLOOR AREA RATIO

ALLOWABLE FLOOR AREA RATIO (DWELLING)

ALLOWABLE FLOOR AREA RATIO (GARAGE) ——

SURVEY ENGINEERING: SAYIOR P. MICALLEF LAND SURVEYING 421 WILDWOOD DRIVE

5,500 SF

2,200 SF

67 SF

920 SF

— 2,996 SF < 3,010 SF</p>

 $\frac{}{}$ 2,660 SF > 3,010 SF

02-13-19 SOUTH SAN FRANCISCO, CA 94080 (805) 709-2423

REVISIONS

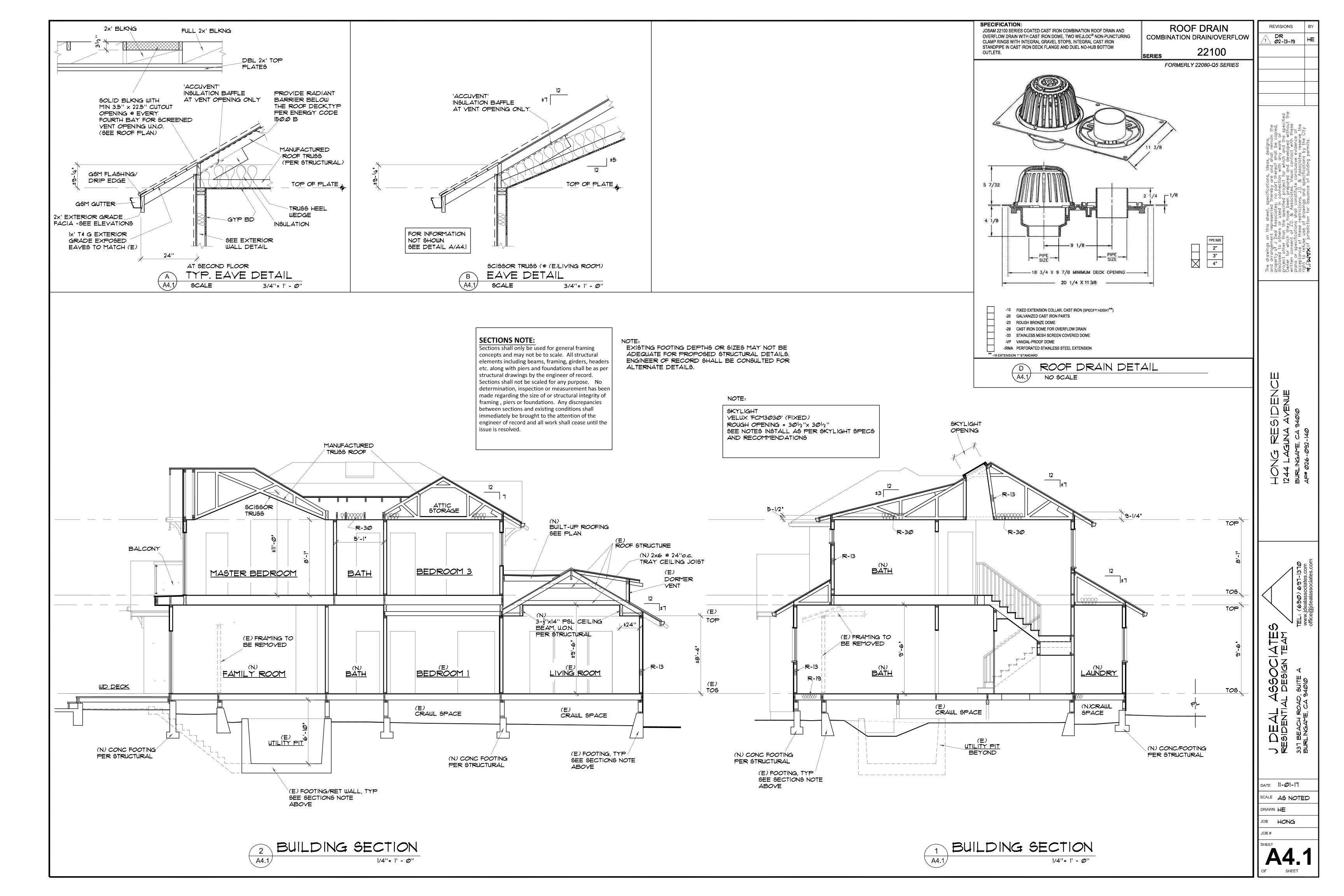
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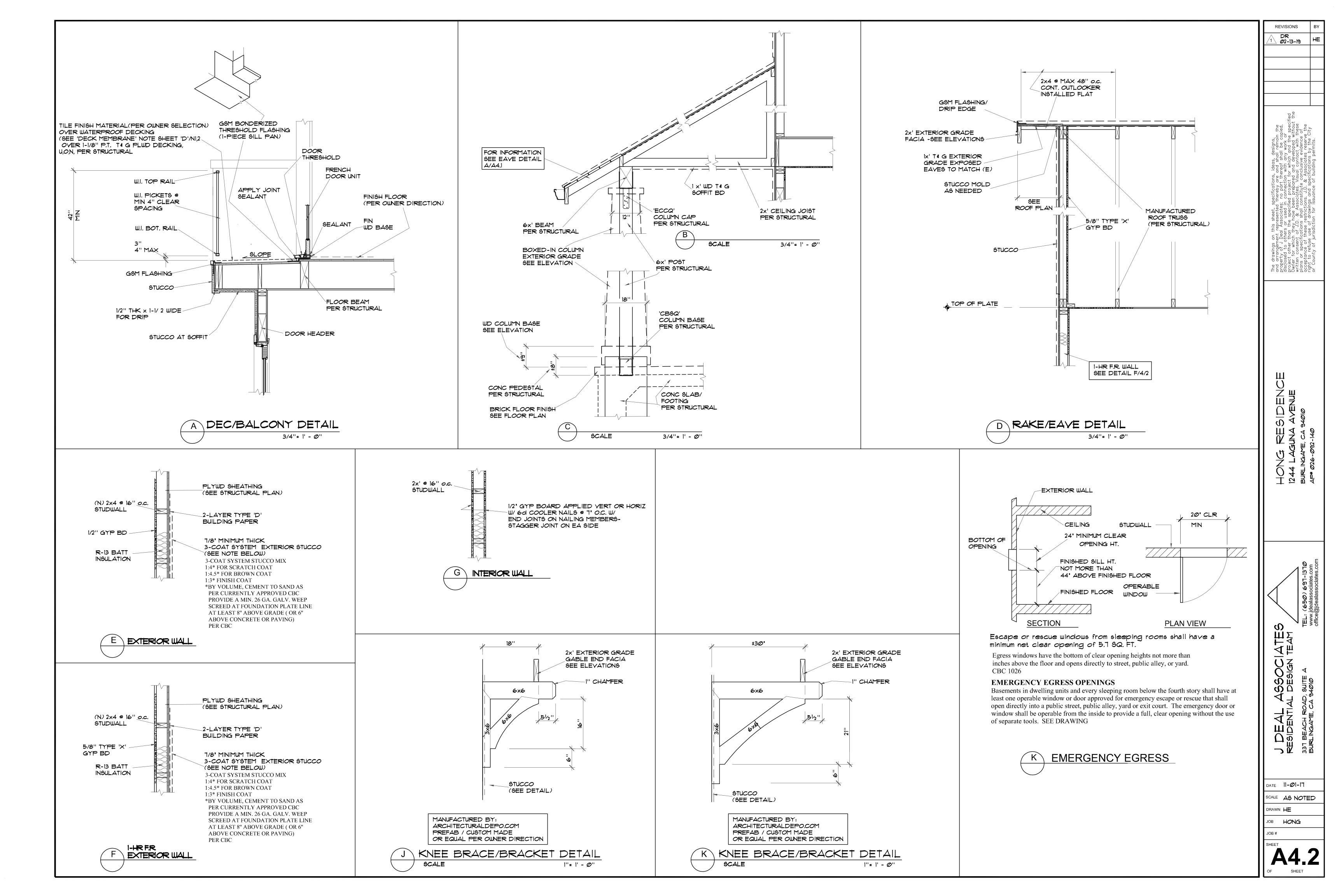
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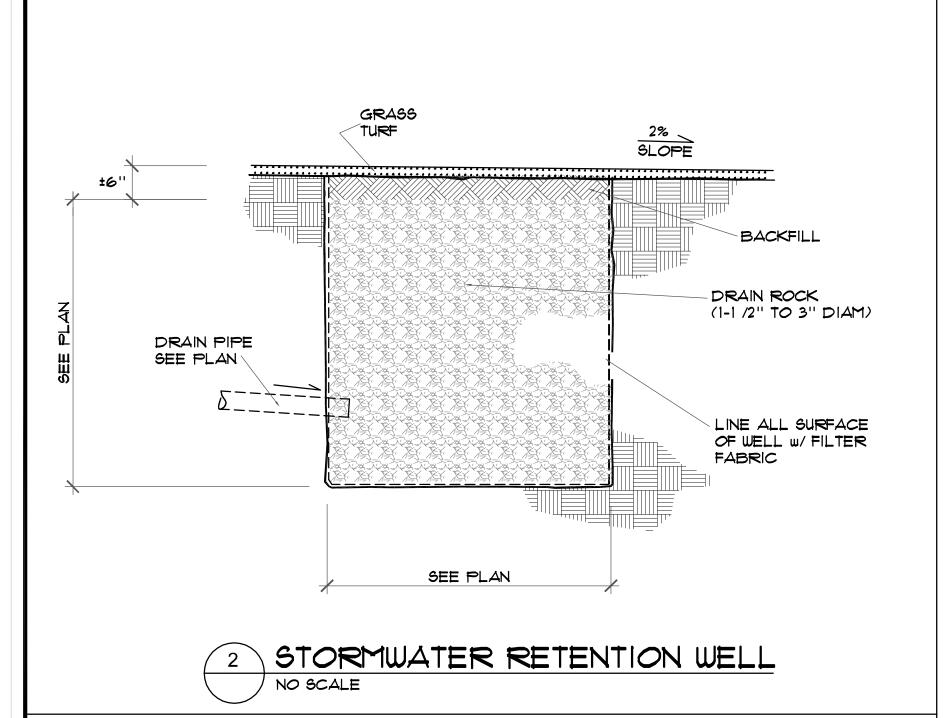
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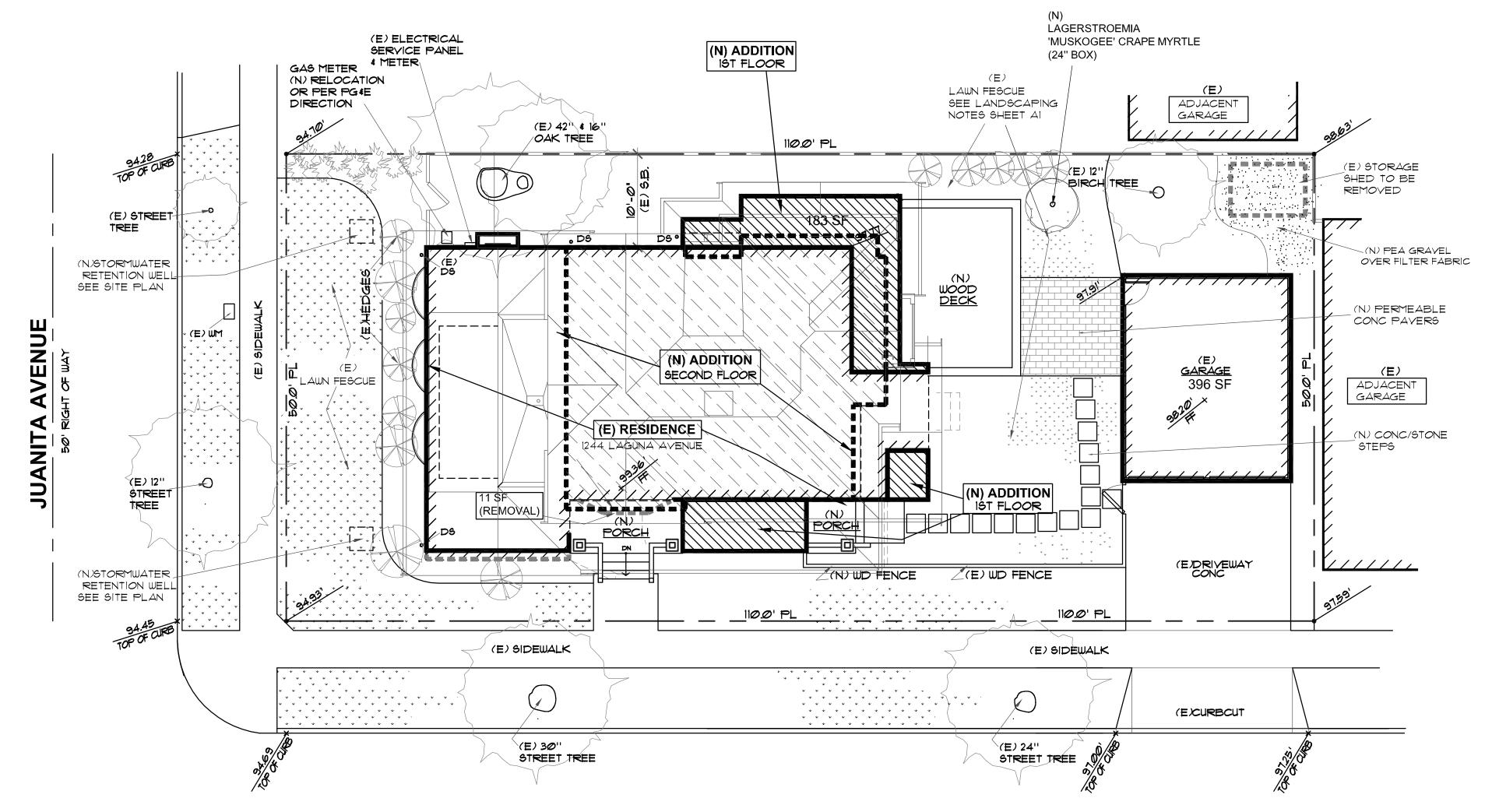






PUBLIC WORK NOTES (ADDITIONAL)

- Based on the scope of work, this is a 'Type 1' 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).
- 2. 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.
- 3. 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).
- 4. The project shall comply with the City's NPDES permit requirements to prevdnt storm water pollution.
- 5. Replace all damaged sidewalk, curb and gutter fronting the property.
- 6. 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.
- 8. The sanitary sewer lateral (building sewer) shall be tested per OrdinanceCode Chapter 15.12. Testing information is available at the Building Department counter. A Sewer Lateral Test permit is required.



LAGUNA AVENUE

50' RIGHT OF WAY

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



LANDSCAPING NOTES

(See also Landscaping Notes -sheet A1)

- 1. 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.
- 2. Replace all damaged, displaced existing hardscapes (driveways, walkways, patios, etc) as required per owner's directions.
- 3. 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

REVISIONS DR Ø2-13-19 1244 BURL APP # 9

SCALE AS NOTED

JOB HONG

