

2-REAR(WEST) ELEVATION: PROPOSED SCALE: 1/4"=1'-0"

——— 8'-0" ———

5. KEY PLAN

PROJECT:

RESIDENCE

NEW

FOR

SONG FAMILY

XIE ASSOCIATES, INC Architectural Design & Planning

FARVIEW CT AN FRANCISCO, CA 94131

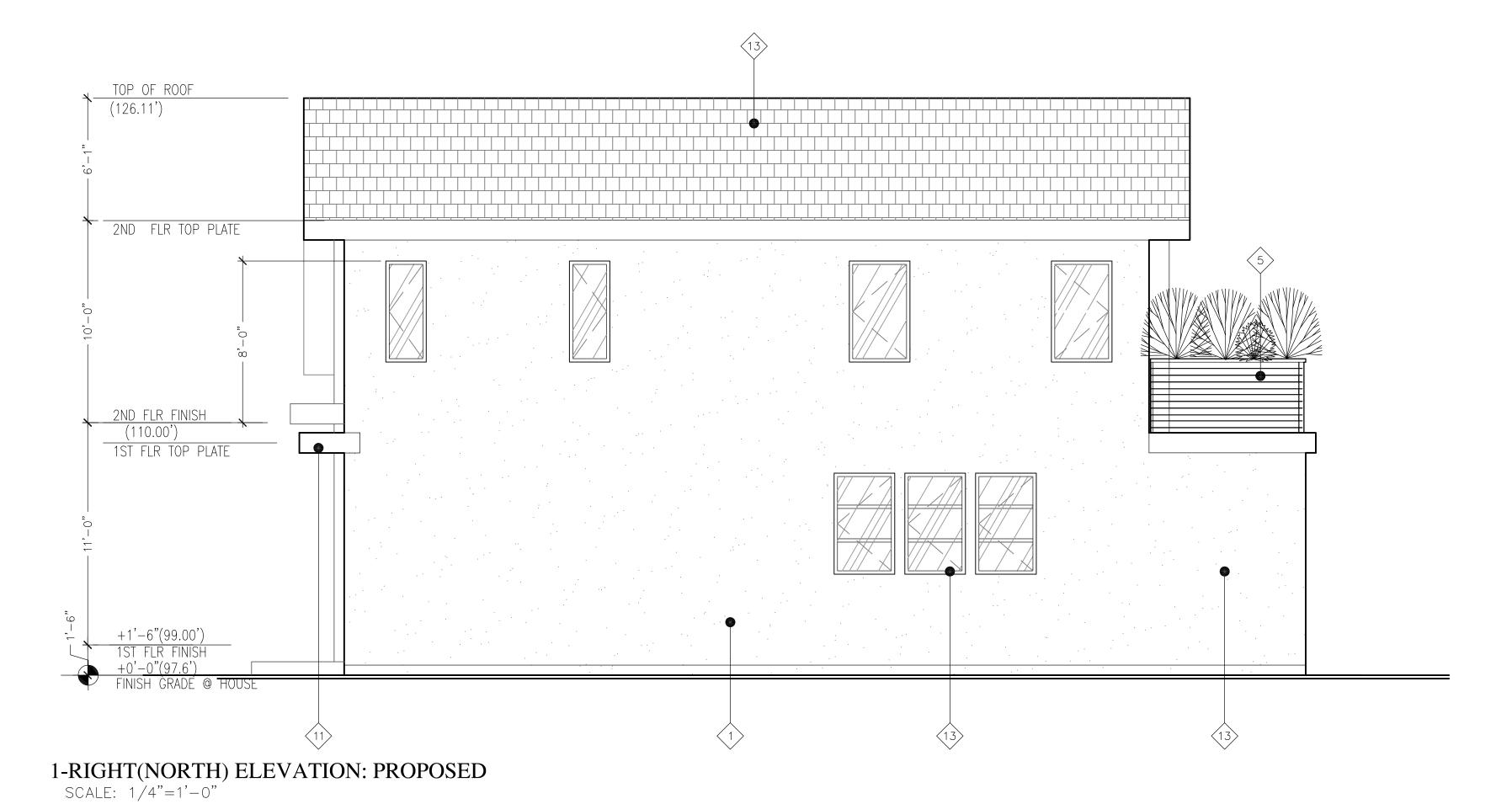
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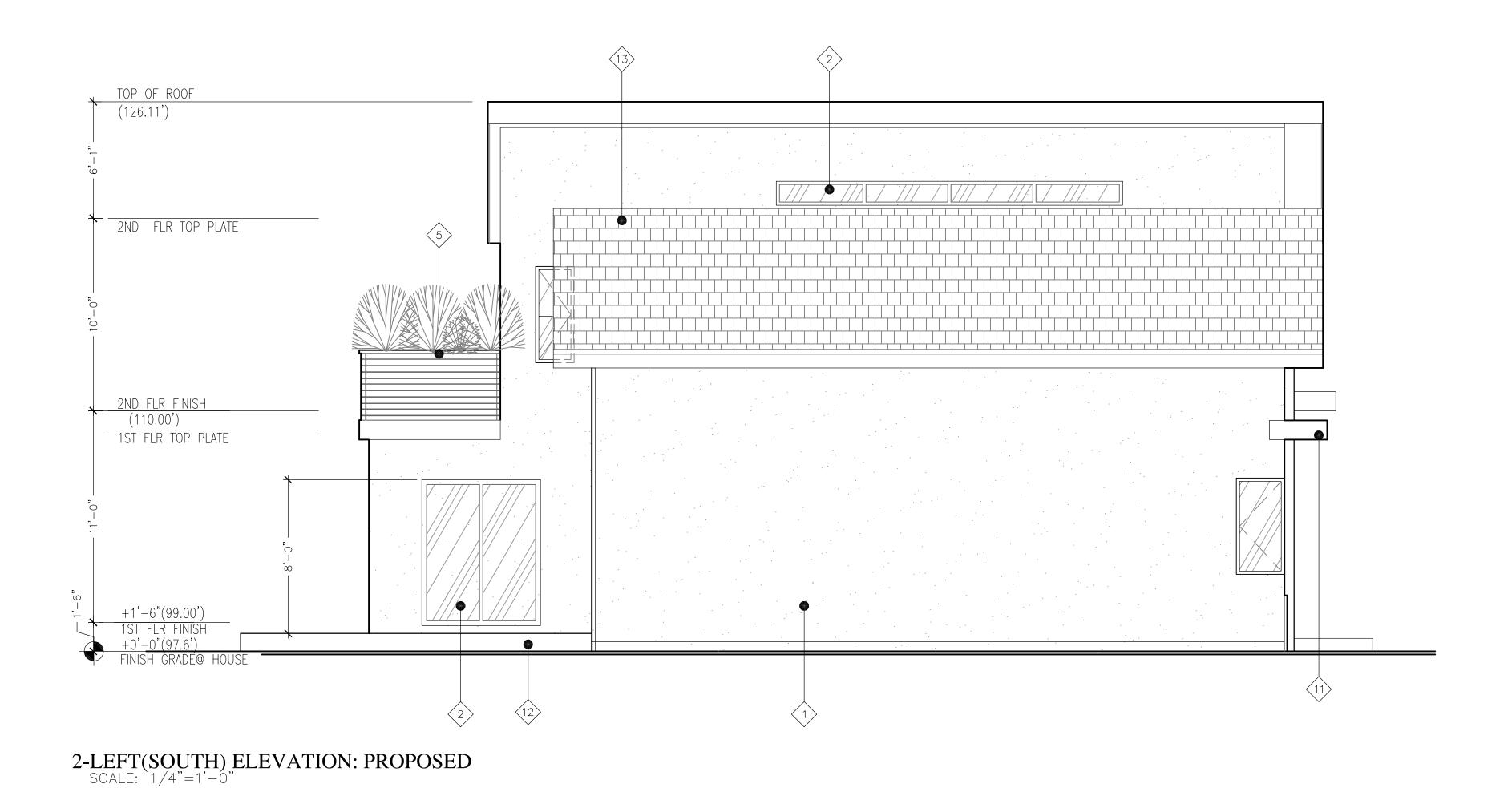
> **LOMA VISTA BURLINGAME CALIFORNIA**

DATE: 04/05/19

SHEET TITLE

EXTERIOR ELEVATIONS





<u>work</u> notes

(N) STUCCO WALL EXTERIOR FINISH, TYP.

(N) ALUM CLAD WOOD WINDOW/DOOR, NO TRIM, TYP.

(N) COMPOSITE ROOF SHINGLES, CLASS 'A', TYP.

4 NEW RECESSED ENTRY WITH SOLID WOOD DOOR & SIDELITE

5 NEW 42" HT. WROUGH IRON HORIZONTAL RAILING

7 NEW MTL RAIN LEADER AND GUTTER

8 NEW ALUM FRAME GARAGE DOOR WITH GLAZING

9 NEW CONC. STEPS

10-NEW STONE VENEER FINISH WALL

11 NEW P.S. WOOD CANOPY FOR DECORATION ONLY, STAIN GRADE

12—NEW WOOD PATIO

(N) ALUM CLAD CASEMENT WOOD WINDOW/DOOR W/ SIMULATED TRUE DIVIDED LITE GRIDS AND NO TRIM, TYP.

14

NEW RESIDENCE

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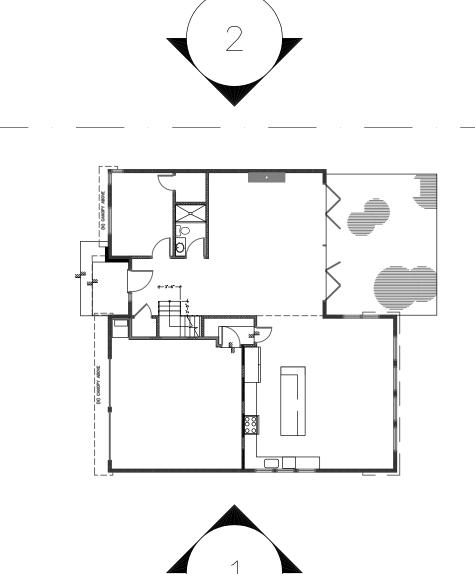
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O

SHEET TITLE

EXTERIOR ELEVATIONS

A3.1



6. KEY PLAN

WATER CONSERVATION

- INDOOR WATER USE SHALL BE REDUCED BY AT LEAST 20% BY USING WATER SAVING FIXTURES 1. PROVIDE MAXIMUM 1.8 GALLONS PER MINUTE FOR SHOWER HEADS SHOWER HEAD WITH FLOW RATE GREATER THAN 2.5 GPM WILL NEED TO
- BE REPLACE W/ WATER SHOWER HEAD WITH MAX. FLOW RATE OF 2.0 GPF 2. PROVIDE MAXIMUM 1.5 GALLONS PER MINUTE FOR LAVATORY FAUCETS LAVATORY WITH A FLOW RATE IN EXCESS OF 2.2 GPM WILL NEED TO BE REPLACE WITH LAVATORY WITH MAX. FLOW RATE OF 1.5 GPM
- 3. PROVIDE MAXIMUM 1.28 GALLONS PER FLUSH FOR NEW TOILETS. WATER CLOSET WITH A FLOW RATE IN EXCESS OF 1.6 GPF WILL NEED TO BE REPLACE WITH WATER CLOSET WITH MAX. FLOW RATE OF 1.28 GPF

96.9'

(E) FRONT YARD

PERMEABLE

4" Ø SEWER LATERAL

PAVING

VER HEAD POWER LIN

97.5'

(N) C.O.

97.5

- 4. NEW CLOTHES WASHERS SHALL HAVE A WATER FACTOR EQUAL OR LESS THAN 6.0
- 5. PROVIDE MAXIMUM 1.8 GALLONS PER MINUTE FOR KITCHEN FAUCETS 6. NEW DISH WASHERS SHALL USE LESS THAN 6.5 GALLONS PER

PER CALIFORNIA CIVIL CODE ARTICLE 1101.4 AND CALGREEN SECTION 301.1, FOR ALL BUILDING ALTERATIONS OR IMPROVEMENTS TO A SINGLE FAMILY RESIDENTIAL PROPERTY, EXISTING PLUBING FIXTURES IN THE ENTIRE HOUSE THAT DO NOT MEET COMPLIANT FLOW RATES WILL NEED TO BE UPGRADE.

(OR 1.8 GPM FOR KITCHEN FAUCETS)

CYCLE, OR BE ENERGY STAR QUALIFIED

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40,

.00

WIDE)

HOURS OF CONSTRUCTION

NO PERSON SHALL ERECT (INCLUDING EXCAVATION AND GRADING), DEMOLISH, ALTER OR REPAIR ANY BUILDING OR STRUCTURE OTHER THAN BETWEEN THE FOLLOWING HOURS EXCEPT IN THE CASE OF URGEN NECESSITY IN THE INTEREST OF PUBLIC HEALTH AND SAFETY, AND THEN ONLY WITH PRIOR WRITTEN APPROVAL FROM THE BUILDING OFFICAL, WHICH APPROVAL SHALL BE GRANTED FOR A PERIOD NOT TO EXCEED THREE DAYS. HOLIDAY ARE THE FIRST DAY OF JANUARY, THE THIRD MONDAY OF FEBRUARY, THE LAST MONDAY OF MAY, THE FOURTH DAY OF JULY, THE ELEVENTH DAY OF NOVEMBER, OR THE TWENTH-FITHDAY OF DEC. FALLS UPON A SUNDAY THE FOLLOWING MONDAY IS A HOLIDAY.

PROJECT CONSTRUCTION SHALL BE LIMITED TO THE FOLLOW: MONDAY THROUGH FRIDAY: 8AM TO 7PM SATURDAYS: 9AM TO 6PM SUNDAYS AND HOLIDAYS: NO WORK ALLOWED (SEE CITY OF BURLINGAME MUNICIPAL CODE,

SECTION 13.04.100 FOR DETAILS)

CONSTRUCTION HOURS IN THE CITY PUBLIC RIGHT-OF WAY ARE LIMITED TO WEEKDAYS AND NON-CITY HOLIDAYS BETWEEN/ 8:00 A.M. AND 5:00 P.M. NOTE: CONSTRUCTION HOURS FOR WORK IN THE PUBLIC RIGHT OF WAY MUST NOW BE INCLUDED ON THE PLANS

- 36'—0" ·

7'-0" SIDE SETBACK LINE

1ST FLOOR

FOOTPRINT

2ND FLOOR

FOOTPRINT

7'-0" SIDE SETBACK LINE

PROPERTY LINE 95.00'

PROPERTY LINE 95.00°

□ MFTFR

RANEL & METER

PUBLIC WORK & RAIN WATER NOTES

1-ANY DRAIN INLETS WITHIN THE VEGETATED AREA ARE AT LEAST 3 INCHES ABOVE THE SURROUNDING GRADE 2. VEGETATED AREA HAS AMENDED SOILS. VEGETATION. AND IRRIGATIONAS REQUIRED TO MAINTAIN SOIL STABILITY AND PERMEABILITY 3. RUNOFF IS DISPERSED ACROSS THE VEGETATED AREA WITH SPLASH BLOCK OR GRAVEL ROCK TO EROSION

AND PROMOTE INFILTRATION 4. ROOF AREAS COLLECT RUNOFF AND ROUTE IT TO THE RECEIVING PERVIOUS AREA VIA GUTTERS AND DOWNSPOUTS

5. TRIBUTARY IMPERVIOUS SQUARE FOOTAGE IN NO INSTANCE EXCEEDS TWICE THE SQUARE FOOTAGE OF THE REVEIVING PERVOIUS AREA 6. CONTRACTOR SHALL SECURE AN ENROACHMENT PERMIT FROM THE CITY'S ENGINEERING DEPT.

PRIOR TO INSTALLATION OF WATER SERVICE, SEWER, CURB DRAIN, DRIVEWAY AND OTHER ITEMS TO BE INSTALLED WITHIN THE CITY RIGHT-OF WAY 7. PROTECT STREET TRESS DURING CONSTRUCTION

8. ALL DAMAGED AND DISPLACED CURB, GUTTER AND/OR SIDEWALK FRONTING SITE MUST BE REPLACED PRIOR TO FINAL OF BUILDING PERMIT 9. CONSTRUCTION HOURS IN THE CITY PBLIC RIGHT-OF-WAY ARE LIMITED TO WEEKDAYS AND NON-CITY HOLIDAYS BETWEEN 8:00 AM AND 5:00PM., THIS INCLUDES CONSTRUCTION HAULING. 10. PER MUNICIPAL CODE SECTION 18.08.090, NO STORM WATER OR UNDERGROUND WATER DRIANING FROM ANY LOT, BUILDING, OR PAVED AREA SHALL BE ALLOWED TO DRAIN TO ADJACENT PROPERTIES NOR SHALL THIS WATER BE CONNECTED TO THE CITY'S SANITARY SEWER SYSTEM.

REGARDLESS OF THE SLOPE OF THE SOURCE PROPERTY, SUCH WATER SHALL DRAIN TO EITHER ARTIFICAL OR NATURAL STORM DRAINAGE FACILITIES BY GRAVITY OR PUMBING 11. ALL WATER LINES CONNECTIONS TO CITY WATER MAIN FOR SERVICES OR FIRE LINE PROTECTION ARE TO BE IINSTALLED PER CITY STANDARD PROCEDURES AND MATERIAL SPECIFICTIONS. CONTACT THE CITY WATER DEPARTMENT FOR CONNECTION FEES. IF REQUIRED, ALL FIRE SERVICES AND SERVICE 2" AND OVER WILL BE INSTALLED BY BUILDER. ALL UNDERGROUND FIRE SERVICES CONNECTION SHALL BE SUBMITTED AS A SEPARATE UNDERGROUND FIRE SERVICE PERMIT FOR REVIEW AND APPROVAL

12. NO PERMANENT STRUCTURE SHALL BE BUILT INTO CITY'S RIGHT-OF-WAY 13. THE PROJECT SHALL BE COMPLY WITH THE CITY'S NPDES PERMIT REQUIREMENTS TO PREVENT STORM WATER POLLUTION.

97.25

(E) REAR YARD

- 22**'**-10" ———

/----- 11'-2" -----/-

(N) WOOD PATIO

PERMEABLE

ROOF

DECK

BUILT-IN PLANTER

12" ABOVE GRADE

14. ALL DEBRIS/GARBAGE CONTAINERS LOCATION SHALL BE ON PROPERTY. IN A SITUATION WHERE THAT IS NO POSSIBLÉ, AN ENROACHEMENT PERMIT IS REQUIRED FROM PUBLIC WORK DEPARTMENT FOR PLACING DEBRIS/GARBAGE CONTAINERS IN PUBLIC RIGHT-OF-WAY. NO WET GARBAGE FLUID SHALL ENTER PUBLIC RIGHT-OF-WAY OR THE STORM DRAIN SYSTEM.

97.59'

15. IT IS THE RESPONSIBILITY OF THE WONER AND/OR CONTRACTOR TO NOTIFY UNDERGROUND

SERVICE ALERT(USA) AT LEAST 48 HOURS BEFORE THE START OF ANY EXCAVATION WORK

GENERAL NOTES

I. ALL DESIGN AND CONSTRUCTION SHALL CONFORM TO ALL FEDERAL, STATE, CITY AND COUNTY CODES AND ORDINANCES. ANY WORK FOUND IN THESE DRAWINGS NOT IN CONFORMANCE WITH ANY APPLICABLE CODES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO COMMENCEMENT OF ANY RELATED WORK.

CODES USED AND COMPLY: 2016 CALIFORNIA BUILDING CODE

O OWNER: VICTOR SONG

ADDRESS: 110 LOMA VISTA DR.

FENCE LINE

(E) IST FLOOR BUILDING FOOTPRINT

AREA OF IST FLOOR

AREA OF 2ND FLOOR

SURFACE WATER DRAIN DIRECTION, AWAY BUILDING, TYP.

____ EXISTING BLDG FOOTPRINT FOR REFERENCE

2% MIN.

2016 CALIFORNIA PLUMBING CODE 2016 CALIFORNIA ELECTRICAL CODE 2016 CALIFORNIA MECHANICAL CODE

2016 CALIFORNIA FIRE CODE(CFC) 2016 CALIFORNIA ENERGY CODE(CEC/T-24) EFFICIENCY STANDARD

2016 CALIFORNIA GREEN BUILDING CODE 2016 CALIFORNIA RESIDENTIAL BUILDING CODE

- II. ALL WORK SHALL CONFORM TO APPLICABLE LOCAL CODES.
- III. ANY HIDDEN CONDITIONS THAT REQUIRED WORK TO BE PERFORMED BEYOND THE SCOPE OF THE BUILDING PERMIT ISSUED FOR THESE PLANS MAY REQUIRED FURTHER CITY APPROVALS INCLUDING REVIEW BY THE PLANNING COMMISSION.
- IV. THIS BUILDING MUST COMPLY WITH THE 2016 CA. BLDG CODE FOR NEW STRUCTURES. MBC 18.07.020

PROPERTY DATA

- V. NO OCCUPANCY OF THE BUILDING IS TO OCCUR UNTIL A NEW CERTIFICATED OF OCCUPANCY HAS BEEN ISSUED
- CONSERVATION IN LANSCAPE ORDINANCE IRRIGATION PLAN FOR BLDG PERMIT

VI. RAHABILITATED LANDSCAPE MUST COMPLY WITH THE WATER

PROJECT

RESIDENCE

SONG FAMILY

XIE ASSOCIATES, INC

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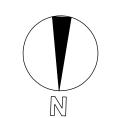
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LOMA VISTA BURLINGAME **BURLINGAME** HILLS **CALIFORNIA**

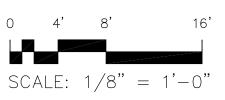
HILLSBOROUGH

Map data ©2018 Google

BURLINGAME, CA 94010 027-051-250 APN #: ● CONSTRUCT A TWO-STORY NEW ZONING: RESIDENCE WITH ATTACHED TWO-OCCUPANCY GROUPS: R-3/U CAR GARAGE TYPE OF CONSTRUCTION: VB ±6,175中 LOT AREA: MAX. FLOOR AREA(XX%) ±3,076 中 MAX. BUILDING HIGH 24/32 LOCATION MAP 2,470 中 40% MAX. LOT COVERAGE PARKING SPACE REQUIRED 1,425 中 EXISTING 1ST FLOOR AREA: 156 中 EXISTING COVERED DETACHED GARAGE: EXISTING TOTAL FLOOR AREA 1,581中 1,581中) EXISTING LOT COVERAGE: 18'-3" EXISTING BUILDING HIGH: 1,580 中 ● PROPOSED 1ST FLOOR PLAN: PROPOSED 2ND FLOOR AREA: 992 中 490中(2-CAR PARKINGS PROPOSED COVERED GARAGE: PROPOSED TOTAL FLOOR AREA: 3,062 中 PROPOSED LOT COVERAGE: 2,070 中 ■ IMPERVIOUS SURFACE: 2,454 SF<2,500 SI</p> OTHER PERMITS REQUIRED SHEET INDEX A1.0 SITE PLAN & NOTES . FIRE SPRINKLERS SHALL BE INSTALLED AND SHOP DRAWINGS SHALL BE APPROVED BY THE FIRE DEPT. A1.1 (E) SITE PLAN & LANDSCAPE PLAN PRIOR TO INSTALLATION A1.2 (E) FLOOR PLANS AND ELEVATIONS A2.1 EXISTING & PROPOSED FLOOR PLANS B. SIDEWALK UNDERDRAIN PER STANDARD DRAWING WILL BE REQUIRED ALONG WITH AN ENCORACHMENT PERMIT A2.1 EXISTING & PROPOSED FLOOR PLANS A2.2 EXISTING AND PROPOSED ROOF PLANS DEFERRAL OF ANY SUBMITTAL ITEMS SHALL HAVE PRIOR APPROVAL OF THE BUILDING OFFICAL A3.0 EXTERIOR ELEVATIONS A3.1 EXTERIOR ELEVATIONS). DEFERRED SUBMITTAL ITEMS SHALL BE REVIEWED AND APPROVED BY THE ARCHITECT OR THE ENGINEER OF RECORD A4.0 SECTIONS & DETAILS PRIOR TO SUBMITTAL FOR THE BUILDING OFFICAL FOR APPROVAL E. DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED PRIOR TO THE BUILDING OFFICAL APPROVAL OF THEIR DESIGN AND SUBMITTAL DOCUMENTS. F. THE DEFERRED SUBMITTAL PRODURES ARE LOCATED ON THE CITY OF SAN MATEO WEBSITE AT THE FOLLOWING ADDRESS: WWW.CITYOFSANMATEO.ORG/DEPT/BUILDING/DOWNLOADS.HTML G. HERS VERIFICATION IS REQUIRED FOR ANY DUCT EXTENSION OF 40 FEET OR MORE LEGEND SETBACK LINE



98.83'



I-GRADING PERMIT, IF REQUIRED, WILL BE OBTAINED FROM THE DEPARTMENT OF PUBLIC WORKS 2-DEMOLITION PERMIT WILL NOT BE ISSUED UNTIL A BUILDING PERMIT IS ISSUED FOR THE PROJECT 3-NO OCCUPANCY OF THE BUILDING IS TO OCCUR UNTIL A NEW CERTIFICATED OF OCCUPANCY HAS BEEN ISSUED

Scope of Work

• DEMOLISH EXISTING ONE STORY

DWELLING

XIE XING GUAN

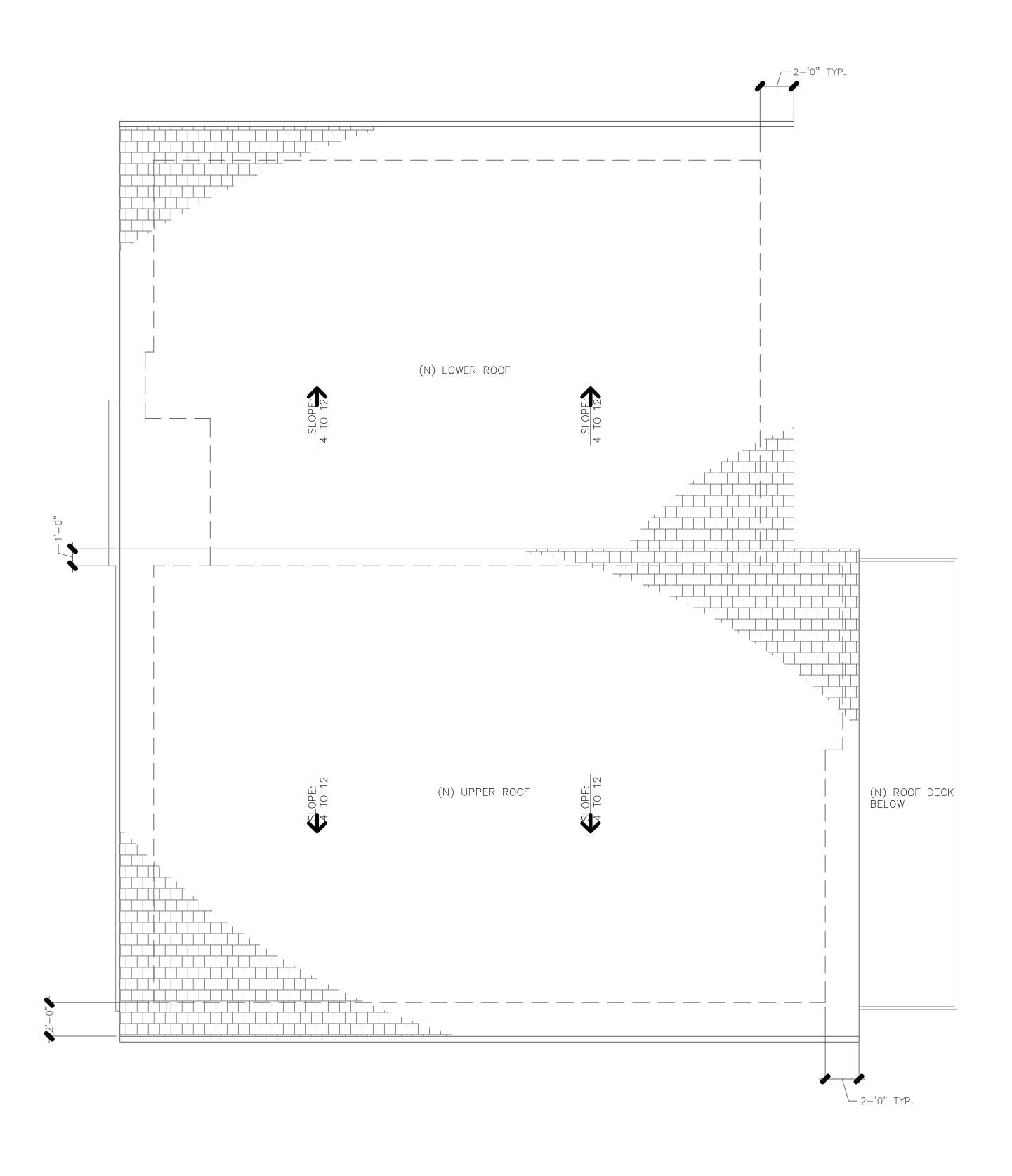
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SITE PLAN & NOTES

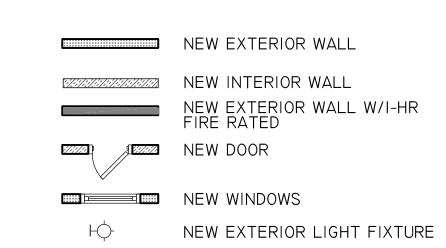


1-PROPOSED ROOF PLAN

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

NOTE: ALL NEW EXTERIOR WALL IS MORE THAN 5'-0" FROM THE PROPERTY LINES -OPENING IS NOT LIMITED IN R-3 WHEN EXTERIOR WALL IS SETBACK 5'-0" OR MORE FROM THE PROPERTY LINE PER 2016 CBC, TABLE 705.8/F

LEGEND



NEW INTERIOR WALL, I-HR RATED

PROJECT:

NEW RESIDENCE

FOF

SONG FAMILY

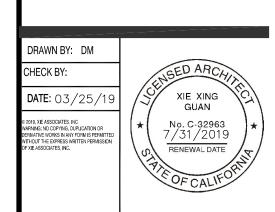
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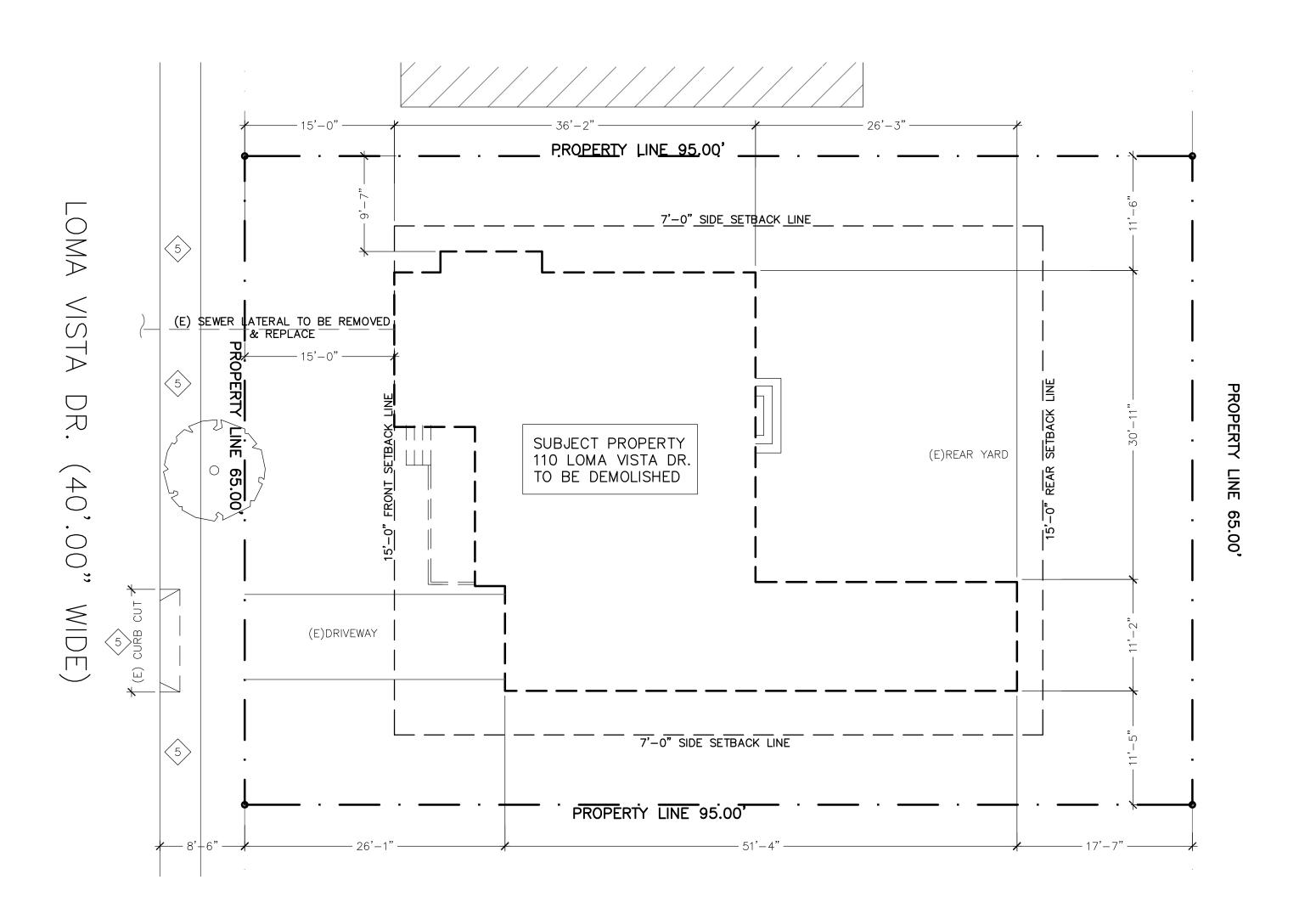
110 LOMA VISTA BURLINGAME CALIFORNIA



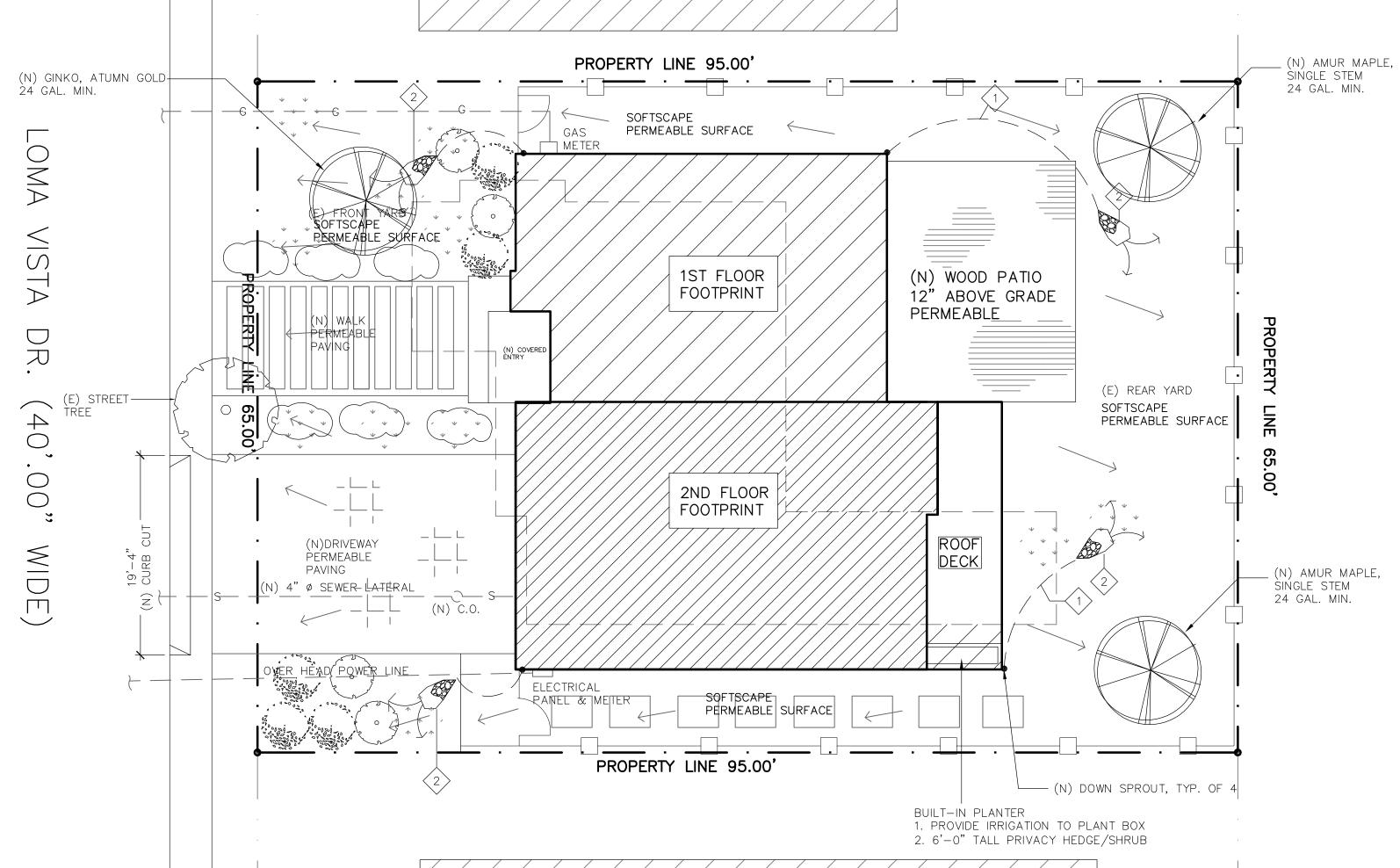
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ROOF PLAN

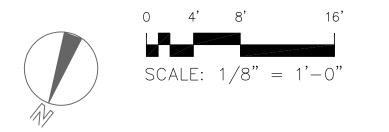
A2.2



I- (E) SITE PLAN



2- PROPOSED LANDSCAPE SITE PLAN



WORK NOTES

- 1-3"ø RAIN LEADER PIPE(PVC OR EQUAL)
 DRAIN AWAY FROM HOUSE, SLOPE 1/4" PER/FT,
 5'-0" MIN., TYP.
- (2)—(N) DRAIN ROCK, DISSIPLATE RAIN WATER TO YARD
- 3 ON EXISTING DRIVE WAY, RAIN RUNOFF WILL BE DIRECT TOWARD STREET
- 5-ALL EXISTING FRONTING SIDWALK, CURB/GUTTER AND DRIVEWAY APPROACH FRONTING SITE MUST BE REMOVE AND REPLACED PRIOR TO FINAL OF BUILDING PERMIT

TREES	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY	WTR USE
	(E)	(E)	(E)	(E)	(E)	(E)
SHRUB						
	BUXUS JAPONICA	JAPANESE BOXWOOD	5 GAL	3'-0" O.C.	11	L
	ECHIUM CANDICANS	PRIDE OF MADEIRA	5 GAL	6'-0" O.C.	3	L
	BULBINE FRUTESCENS 'YELLOW'	BULBINE	1 GAL	3'-0" O.C.	3	L
GROUND COVER						
* * * * *	GRASS LAWN	GRASS LAWN	1 GAL	2'-0" O.C.	10	L

NOTES:

1. IRRIGATION TO BE PER CITY OF BURLINGAME STANDARDS

2. ALL PLANTING AREAS TO IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM UTILIZING A WEATHER-BASED CONTROLLER AND LOW-FLOW HEADS TO MEET ALL REQUIREMENT PER CITY OF BURLINGAME STANDARDS

3. RAHABILITATED LANDSCAPE MUST COMPLY WITH THE WATER CONSERVATION IN LANSCAPE ORDINANCE IRRIGATION PLAN FOR BLDG PERMIT

4. ALL NEW TREES SHALL BE SINGLE STEM LANDSCAPE TRESS(NO FRUIT OR NUT TREES) AND BE DOUBLE STAKE WITH 2" POLES AND SECURED WITH AT LEAST TWO RUBBER TIES OR STARPS.

IMPERVIOUS SURFACE: 2,454 SF<2,500 SF

PROJECT:

NEW RESIDENCE

FOR

SONG FAMILY

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No. C-32963
7/31/2019
RENEWAL DATE

OF CALIFORNIA

OF CALIFORNIA

SHEET TITLE

(E) SITE & LANDSCAPE PLANS

A1.1