

REVISIONS	BY
FLNGCHK 04-02-19	HE

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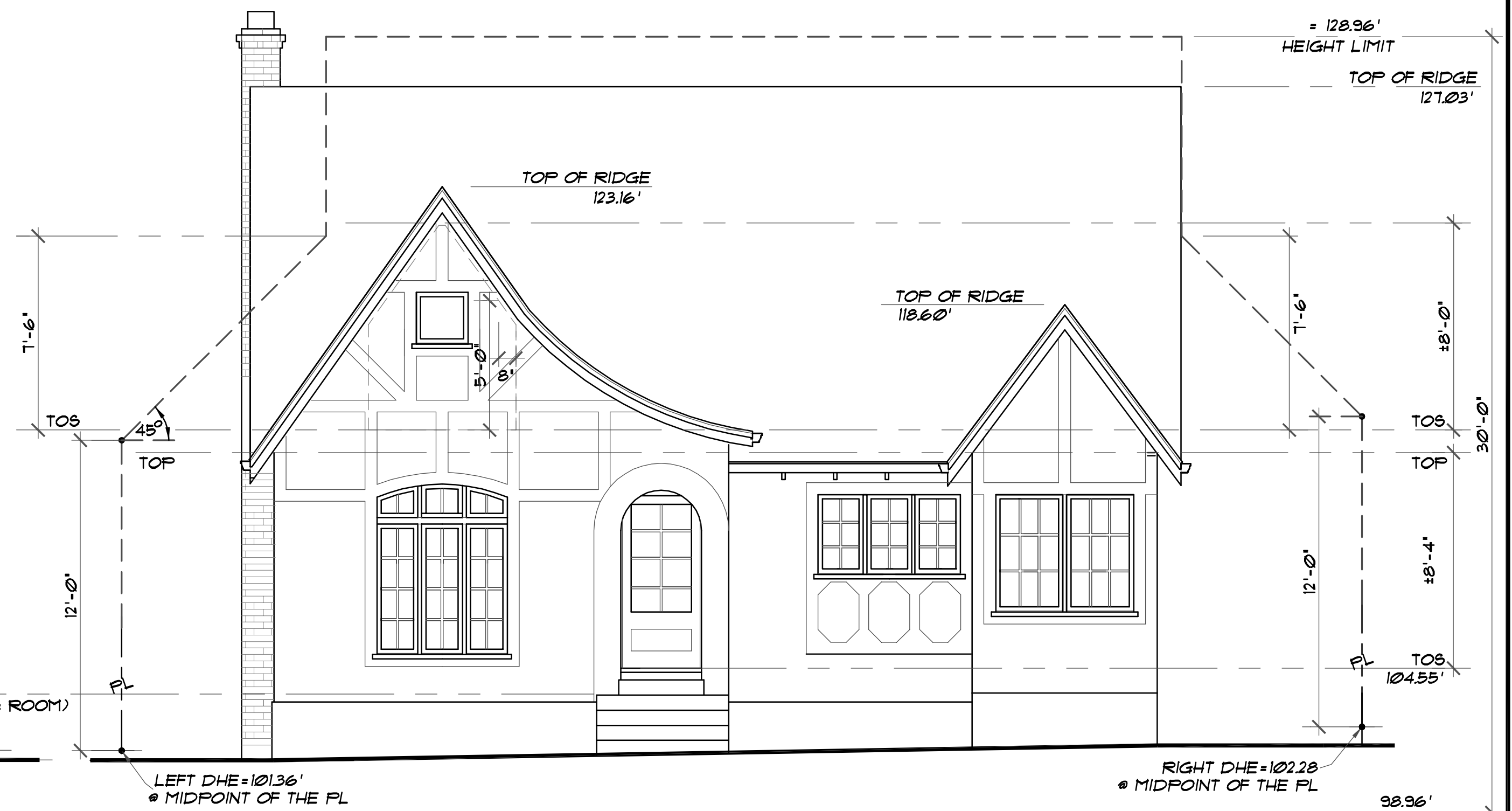
WATSON & PARA RESIDECNE
2305 POPPY DRIVE
BURLINGAME, CA 94010
APR 07-163-180

J DEAL ASSOCIATES
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331 BEACH ROAD, SUITE A
BURLINGAME, CA 94010
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office@jdealassociates.com

DATE 08-07-18
SCALE AS NOTED
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JOB PARA
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A3.2
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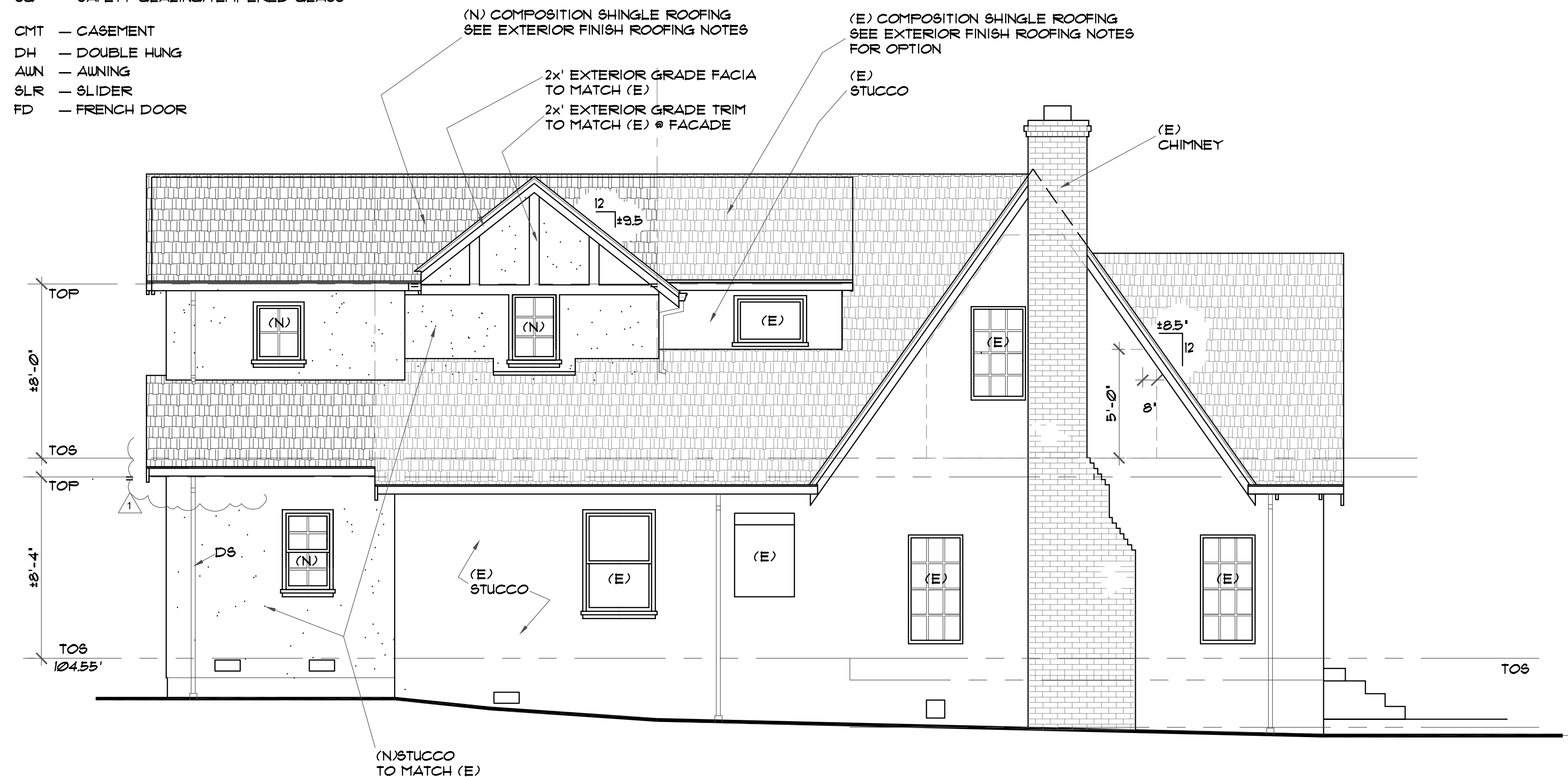
(E) LEFT SIDE ELEVATION
SCALE 1/4" = 1' - 0"



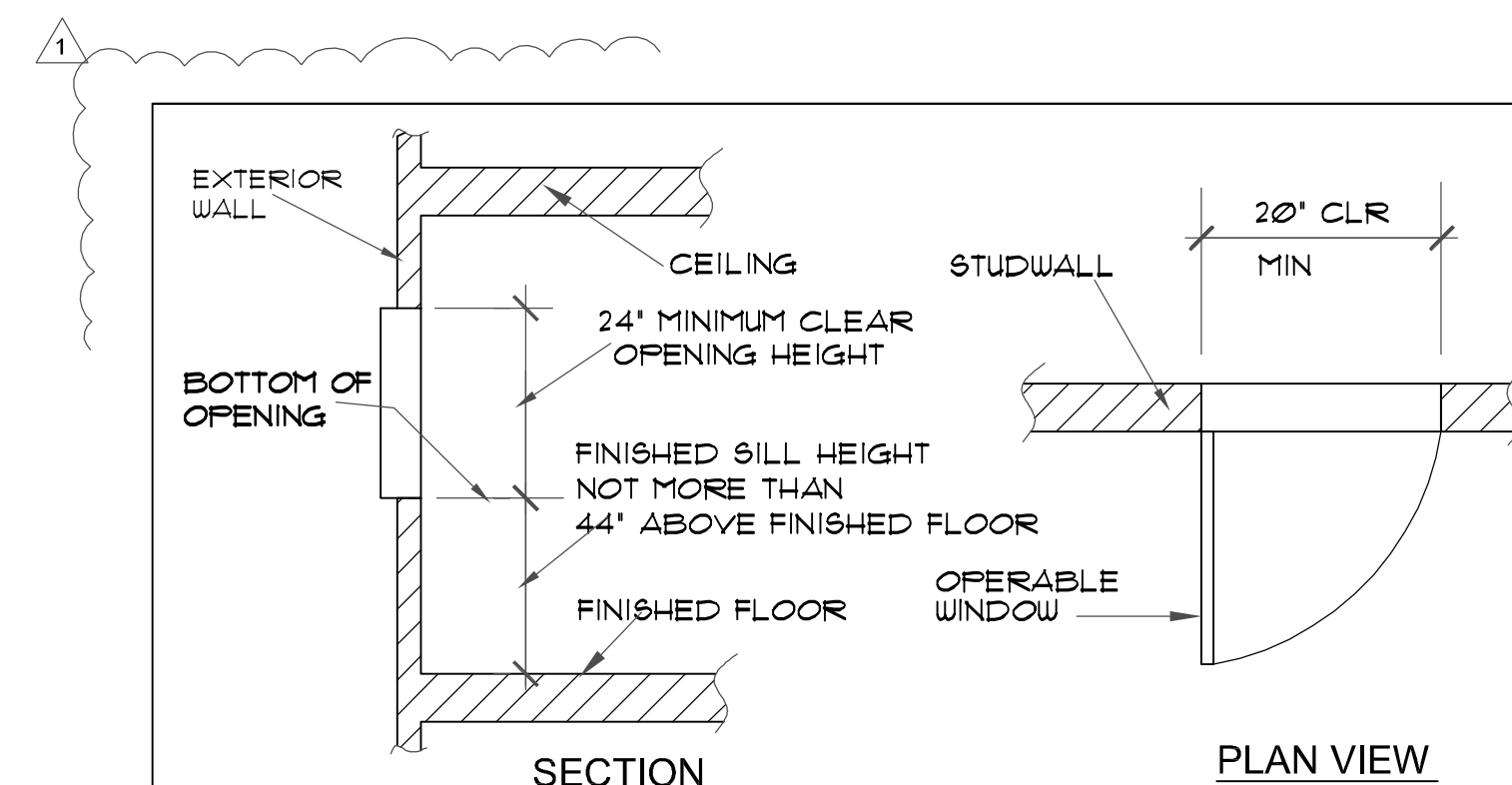
(E) FRONT ELEVATION
SCALE 1/4" = 1' - 0"

LEGEND

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

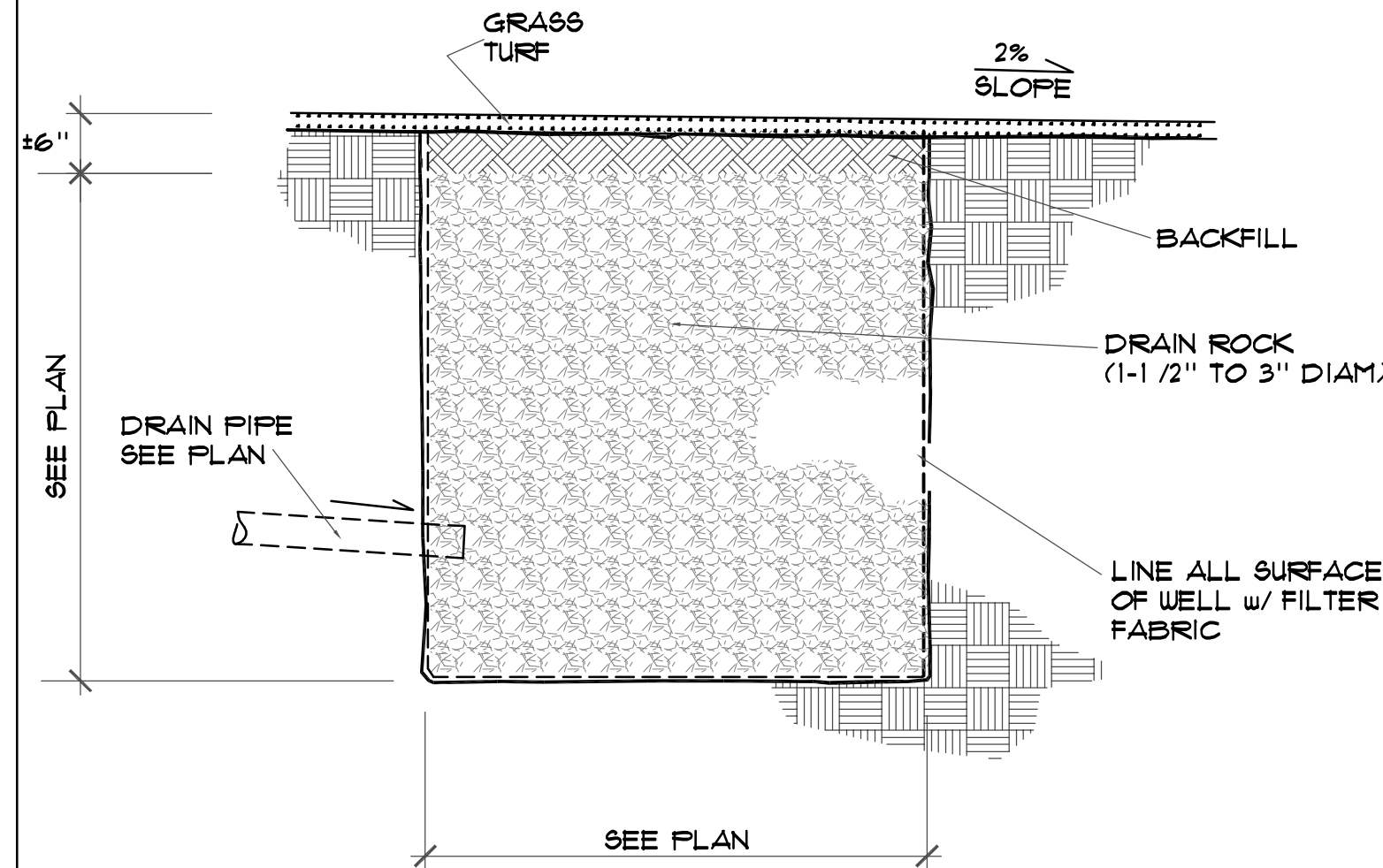
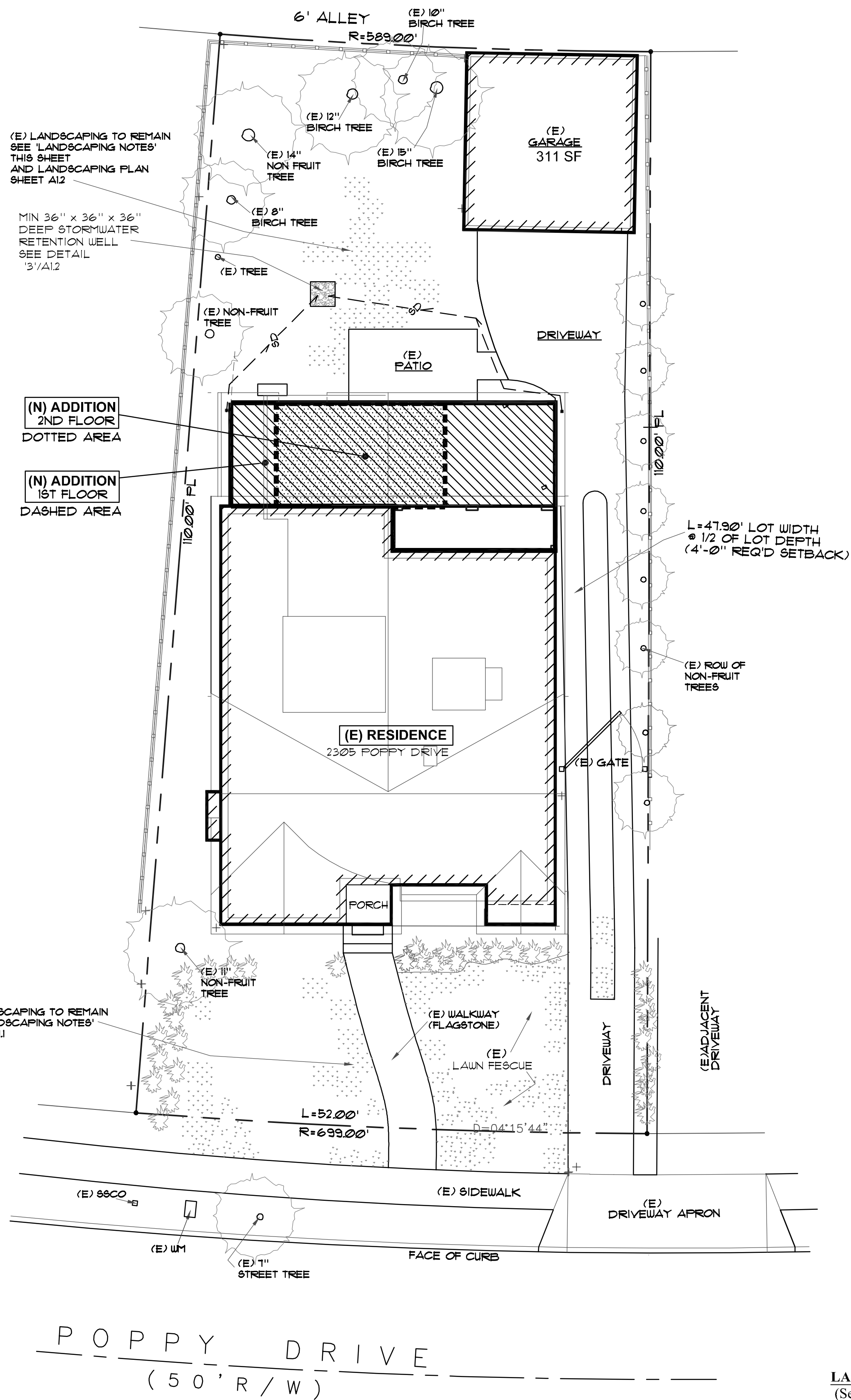


(N) LEFT SIDE ELEVATION
SCALE 1/4" = 1' - 0"



ESCAPE OR RESCUE WINDOWS FROM THE SLEEPING ROOMS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 57 SQUARE FEET
EMERGENCY EGRESS OPENINGS
Basements in dwelling units and every sleeping room below the fourth story shall have at least one operable window or door approved for emergency escape or rescue that shall open directly into a public street, public alley, yard or exit court. The emergency door or window shall be operable from the inside to provide a full, clear opening without the use of separate tools. SEE DRAWING

4 EMERGENCY EGRESS
NO SCALE



3 STORMWATER RETENTION WELL
NO SCALE

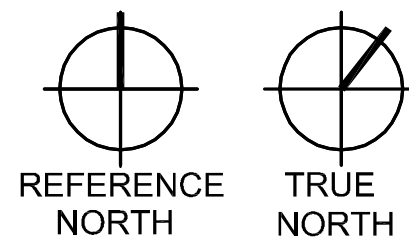
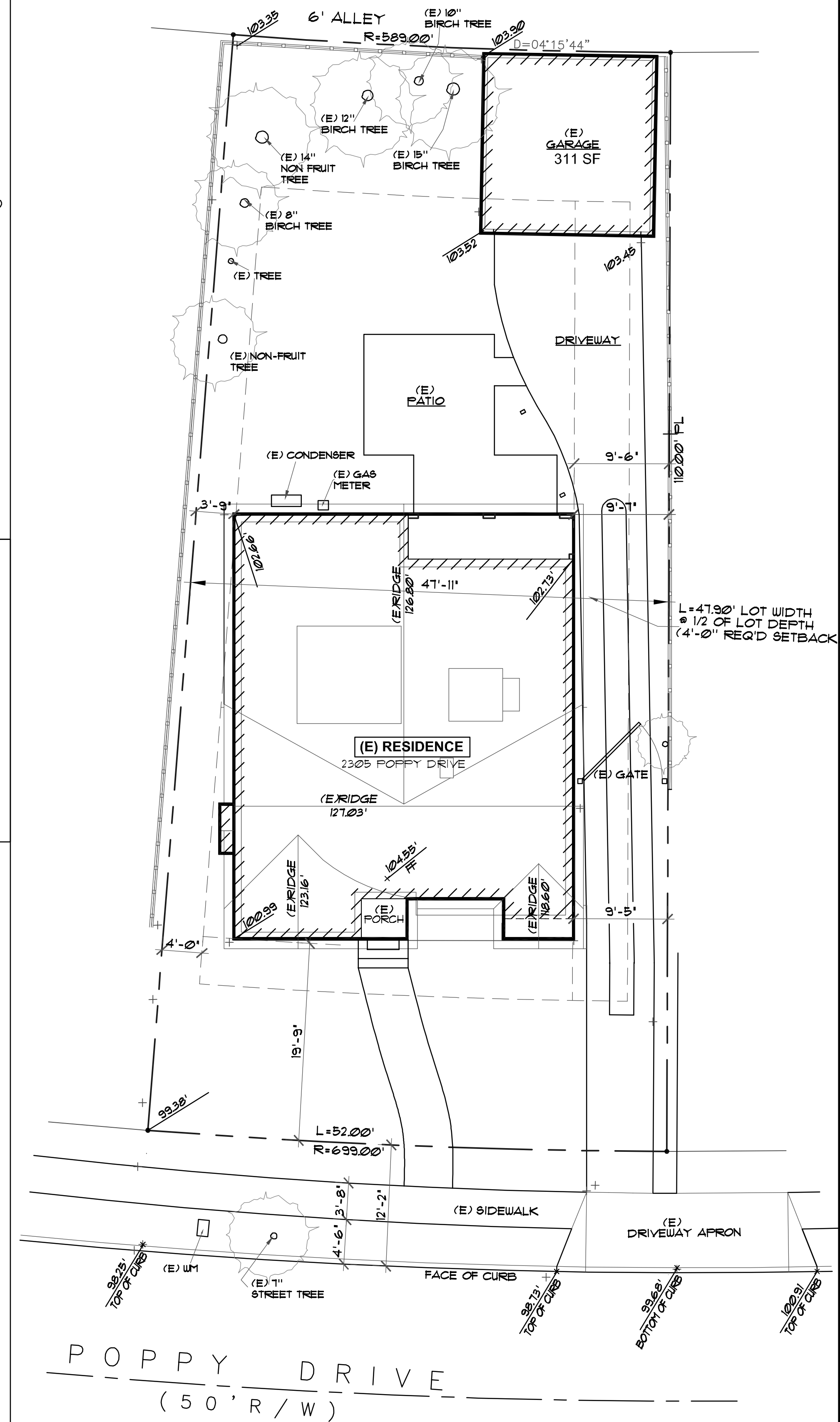
PUBLIC WORK NOTES (ADDITIONAL)

- 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.
- Replace all damaged sidewalk, curb and gutter fronting the property.
- A calculation for the retention capacity of 10 year storm for the storm retention well is required. A backup pump system is required to drain the excessive water into the street front in the event of serious storm.
- 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).
- 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 OrdinanceCode Chapter 15.12. Testing information is available at the Building Department counter. A Sewer Lateral Test permit is required.

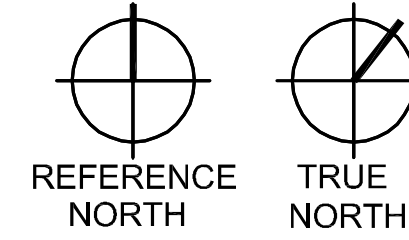
LANDSCAPING NOTES

(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.
- Replace all damaged, displaced existing hardscapes (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



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



1 (E) SITE PLAN
SCALE 1/8"=1'-0"

REVISIONS	BY

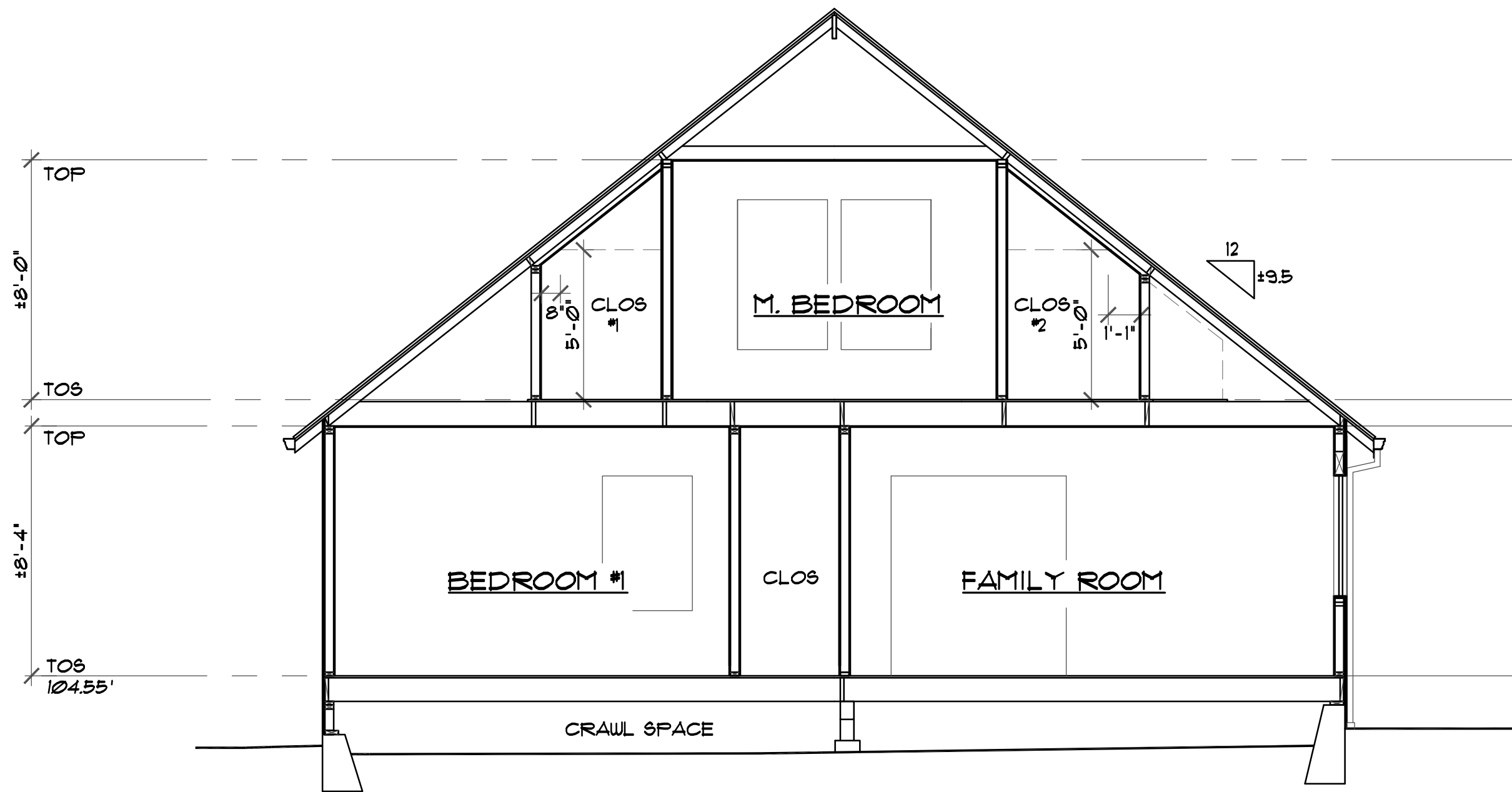
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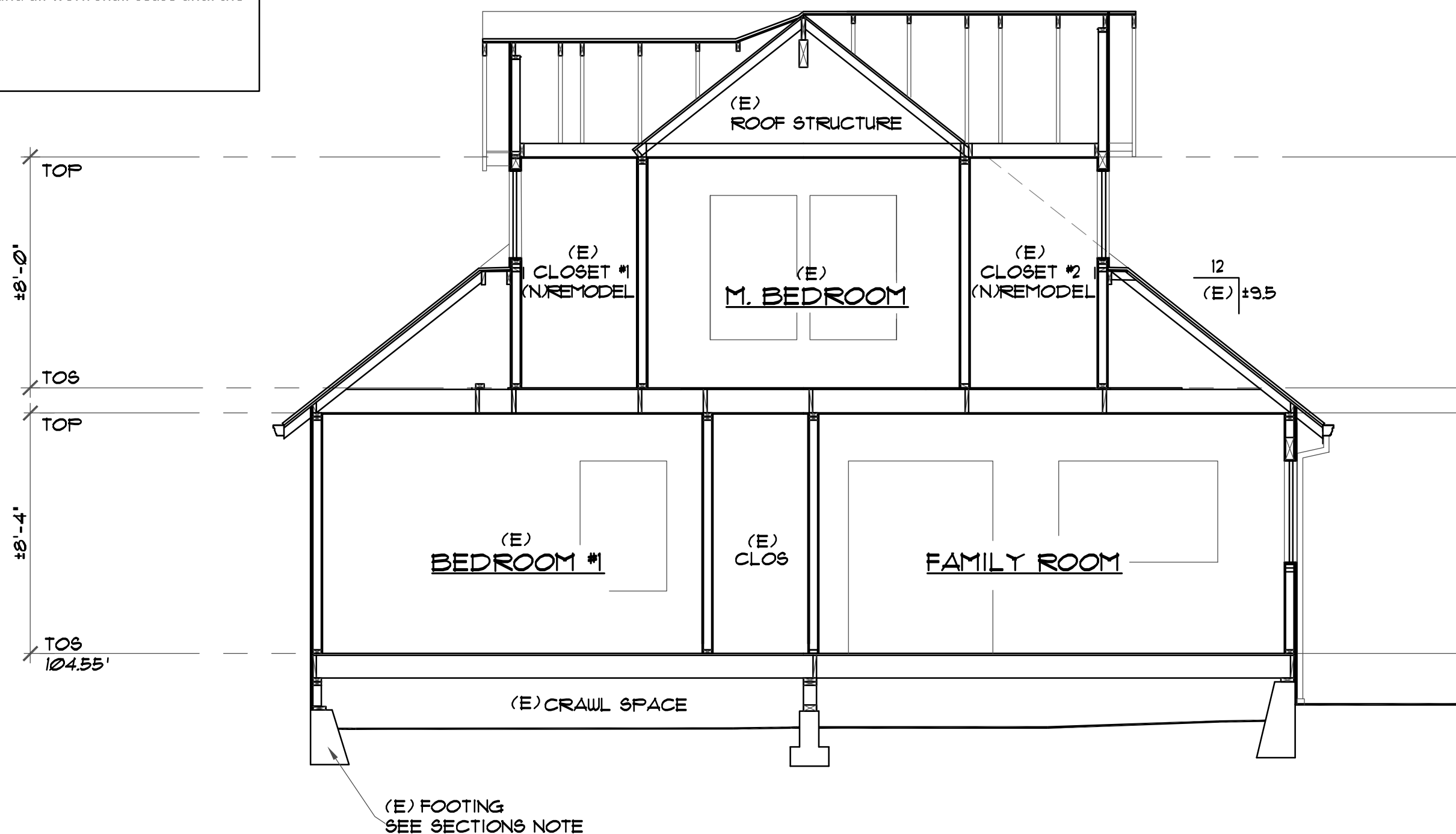
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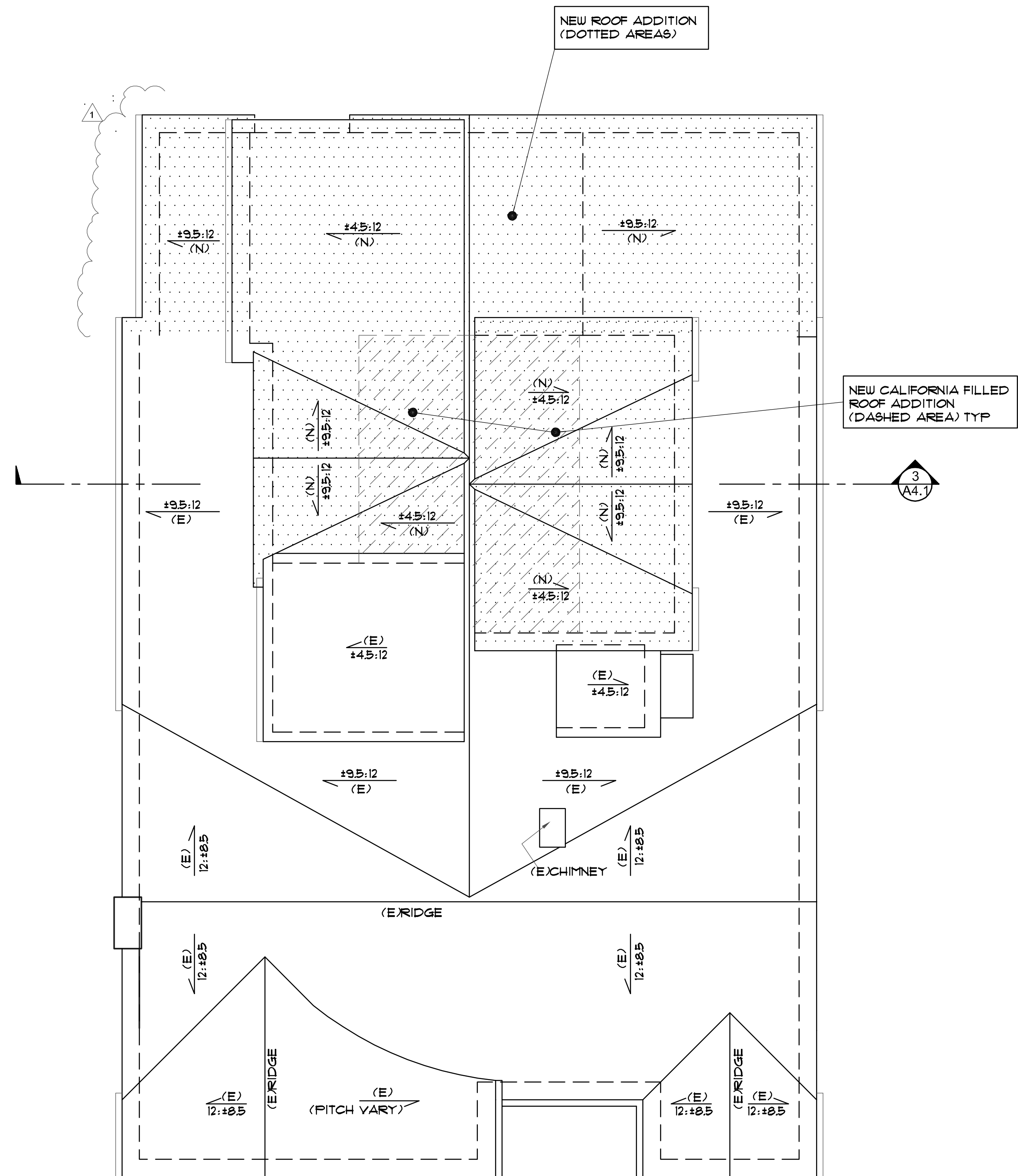
2 (E) BUILDING SECTION
A4.1 SCALE 1/4" = 1' - 0"

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.



3 (N) BUILDING SECTION
A4.1 SCALE 1/4" = 1' - 0"



1 PROPOSED (N) ROOF PLAN
A4.1 SCALE 1/4" = 1' - 0"

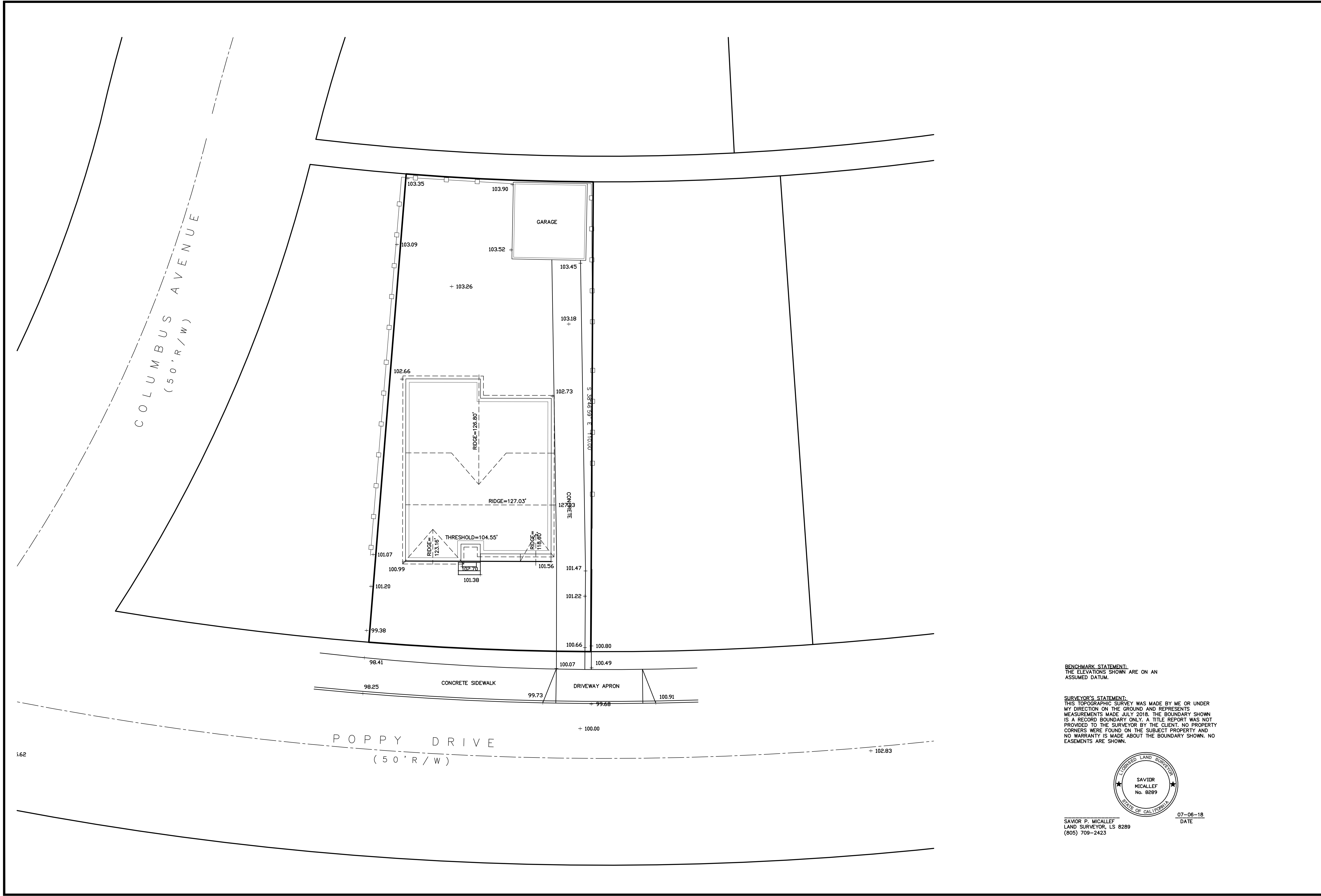
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OF	SHEET



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 JULY 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. NO
EASEMENTS ARE SHOWN.

SAVIORE P. MICALLEF
LAND SURVEYOR, LS 8289
(805) 709-2423

07-06-18

DATE

SAVIORE P. MICALLEF
LAND SURVEYOR
No. 8289
STATE OF CALIFORNIA

07-06-18

DATE

SAVIORE P. MICALLEF LAND SURVEYING 421 WILDWOOD DRIVE SOUTH SAN FRANCISCO, CA 94080 805/709-2423		PARTIAL SITE SURVEY 2305 POPPY DRIVE, BURLINGAME, CA SAN MATEO COUNTY CALIFORNIA	
Date	07/06/18	No.	
Scale	1"=10'		
Design	SPM		
Drawn	SPM		
Approved	SPM		
Job No			
Drawing Number:			
1	OF	1	