



santos residence
829 maple street
burlingame, california

diebel and company
architects

Approved

Proposed Floor Plan Keynotes

1. Floor drain, typ.
2. Low sloped metal roof, typ.

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94011-1044

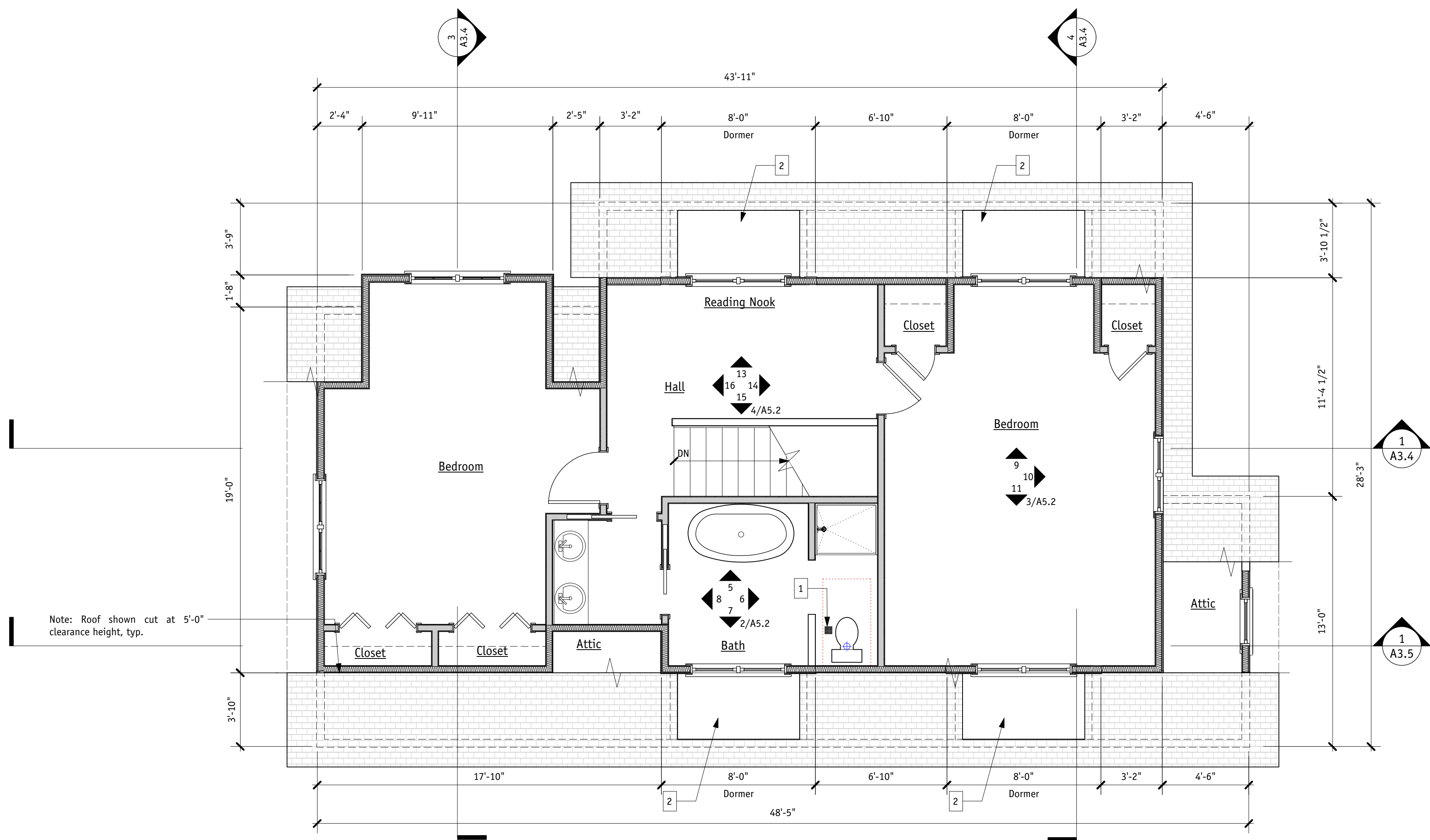
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burlingame, ca 94010
apn: 029.033.070



Wall Type Legend

- (N) Interior Wall. 2x4 studs at 16" o.c., interior finish per Room Finish Schedule, UN0.
- (N) Interior wall. 2x4 or 2x6 studs at 16" o.c., interior finish per Room Finish Schedule, UN0. Provide acoustical insulation full height.
- (N) Interior Partial Height Wall. 2x4 studs at 16" o.c., interior finish per Room Finish Schedule, UN0.
- (N) Glass Shower Wall. 1" tempered glass.
- (N) Exterior Wall Siding. Fiber cement siding over 3/8" rainscreen, Tyvek, plywood sheathing on 2x4 wood studs @ 16" o.c. (UN0). Provide R-13 batt insulation in cavity. Pressure treated wood sills at the foundation. Interior finish per Room Finish Schedule, UN0.
- (N) Foundation Wall w/stone veneer
- (E) Exterior Wall w/wood siding
- (E) Interior Wall
- (E) Wall to be demolished



job name santos residence

job number 170622

date 7.26.18

revision

A2.4

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Proposed

Proposed Second Floor Plan Keynotes

- (N) Trellis
- (N) Wood stair. Verify floor to floor height.
15 risers @ 7 1/8" = 8'-11 1/4"
14 treads @ 10" = 11'-8"
See Stair Detail Sheet A7.1
- 48" high pony wall with wood cap
- Attic access (A.P.) to be a minimum clear opening to be 22" x 30". Review locations with Owner. Appliances in attic spaces to be accessible through an opening and passageway at least as large as the largest component of the appliance, and not less than 22"x30". 2016 CPC 508.4
- Handrail, refer to General Floor Plan Notes.
- Low sloped metal flashing, typ.
- Pergola below, typ.
- Provide floor drains in all bathrooms, laundry room, and at water heater mechanical area. Slope floor to drain.
- Roof overhang above, typ.
- Sloped ceilings above.
- Stair guard, minimum 43" AFF. Refer to Sheet A7.1 for stair details.
- Tempered glass shower enclosure, typ. Shower compartment min. 1024 sq. in. encompassing a 30" circle CPC 411.7
- Wood deck on sleepers on sloped T.P.O. roof membrane
- Tub, verify tub clearances and plumbing requirements.
- Skylight shaft opening above.
- Guard shall be a minimum of 43" high and shall not have openings which allow passage of a 4" sphere.

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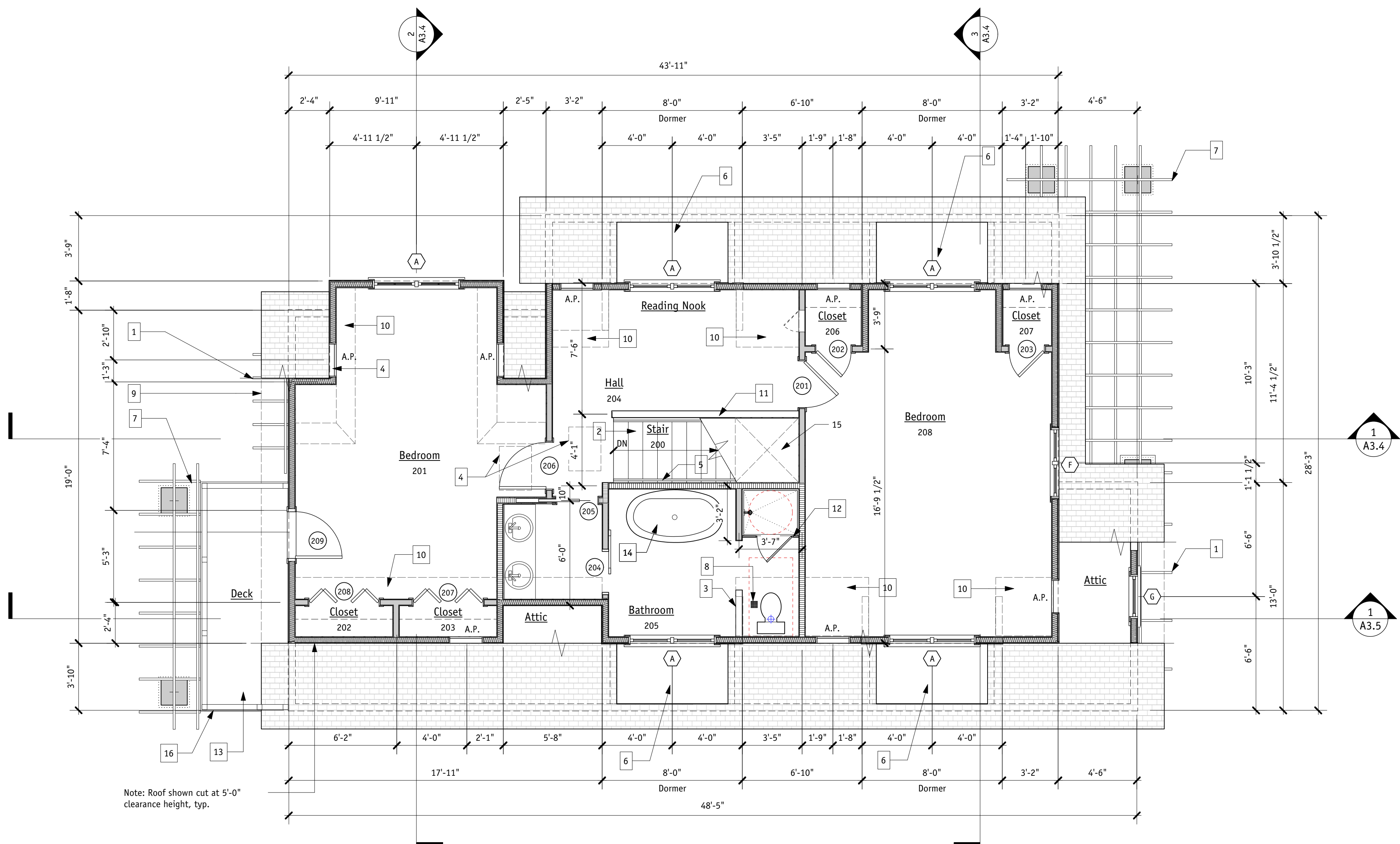
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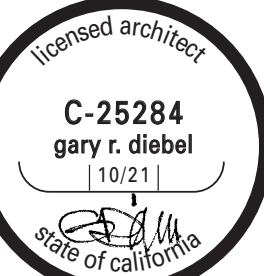
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Note: Roof shown cut at 5'-0" clearance height, typ.

Wall Type Legend

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- (N) Interior wall. 2x4 or 2x6 studs at 16" o.c., interior finish per Room Finish Schedule, UNO. Provide acoustical insulation full height.
- (N) Interior Partial Height Wall. 2x4 studs at 16" o.c., interior finish per Room Finish Schedule, UNO.
- (N) Glass Shower Wall. 1" tempered glass.
- (N) Exterior Wall Siding. Fiber cement siding over 3/8" rainscreen, Tyvek, plywood sheathing on 2x4 wood studs @ 16" o.c. (UNO). Provide R-13 batt insulation in cavity. Pressure treated wood sills at the foundation. Interior finish per Room Finish Schedule, UNO.
- (N) Exterior wall. Garage wall near property lines. Wood studs @ 16" o.c. (UNO), interior 5/8" Type X gypsum board, batt insulation, plywood sheathing, 5/8" Type X Dens Glass gypsum sheathing, fiber-cement siding. Pressure treated wood sills at the foundation.
- (N) Foundation Wall w/stone veneer
- (E) Exterior Wall w/wood siding
- (E) Interior Wall
- (E) Wall to be demolished



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date 2.16.19

revision 1 3.9.19

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- Roof Plan Keynotes**
- (N) Composition roofing
 - (N) Gutter, typ.
 - (N) Low slope metal roof at recessed dormers, typ.
 - (N) Roof overhangs to not be within 2' of property line.
 - (N) TPO roofing
 - Hip below
 - Scupper connected to D.S. Provide overflow drain

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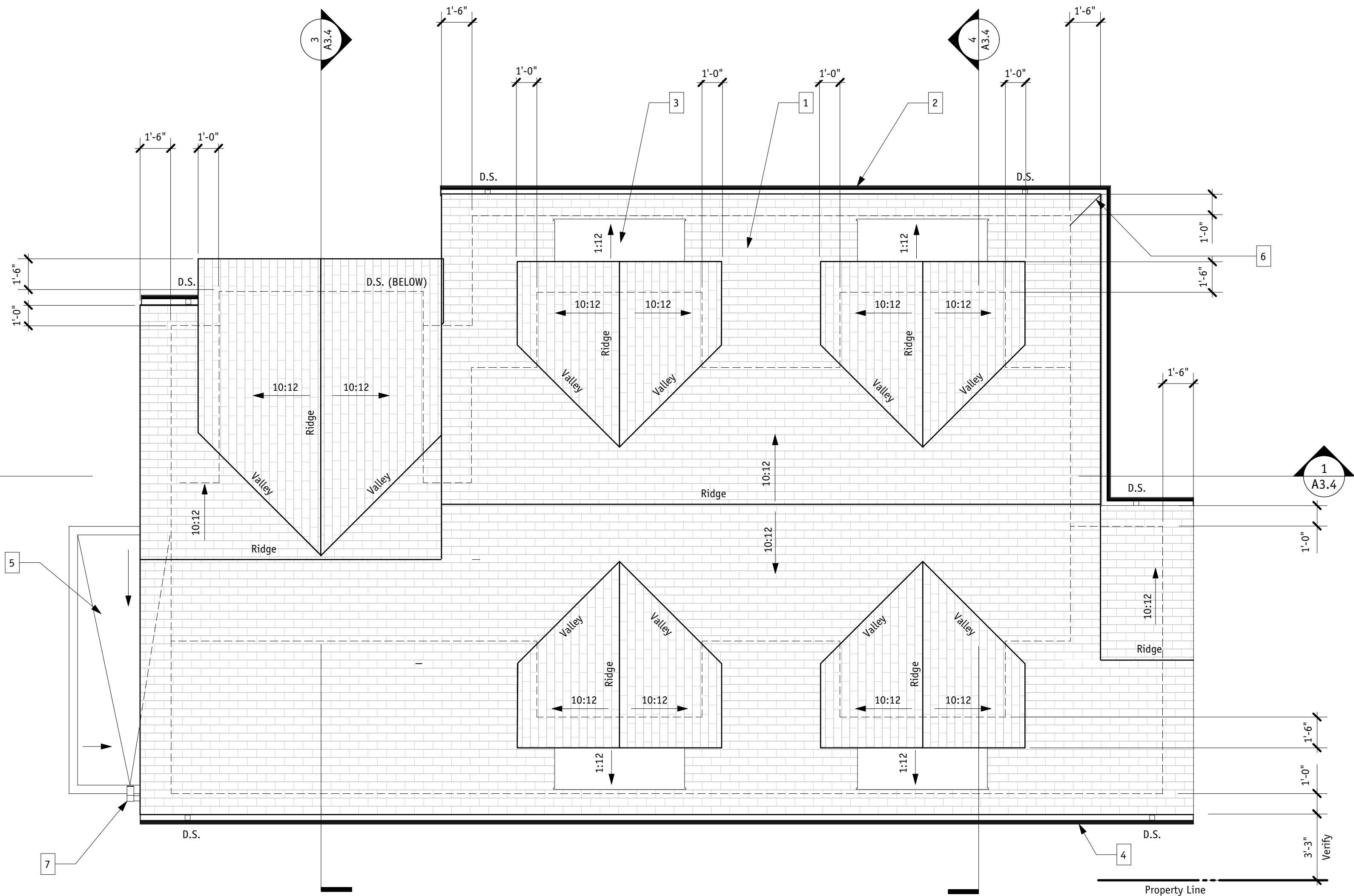
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Proposed

Roof Plan Keynotes

1. Class B Owens Corning composition roofing shingles, or approved equal. Owens Corning ICC-ES Evaluation Report AC4038. Strictly follow Manufacturer instructions. Provide one layer of minimum 15 lb. felt under roofing. Radiant barrier required. Refer to Structural for framing.
2. (N) Gutter, typ.
3. Low sloped metal flashing, typ.
4. (N) Roof overhangs to not be within 2' of property line.
5. Wood deck on sleepers on sloped T.P.O. roof membrane
6. Hip below
7. Scupper connected to D.S. Provide overflow drain
8. 2x10 pergola beams w/ decorative tails, typ
9. 2x10 pergola rafters w/ decorative tails, typ
10. 2x10 trellis rafters with decorative tails.
11. Downspouts. Connect downspouts to drainage system. Refer to Civil.
12. (N) Skylight. Velux VSS C04 deck mounted

Roof Plan General Notes

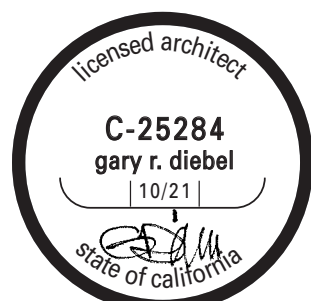
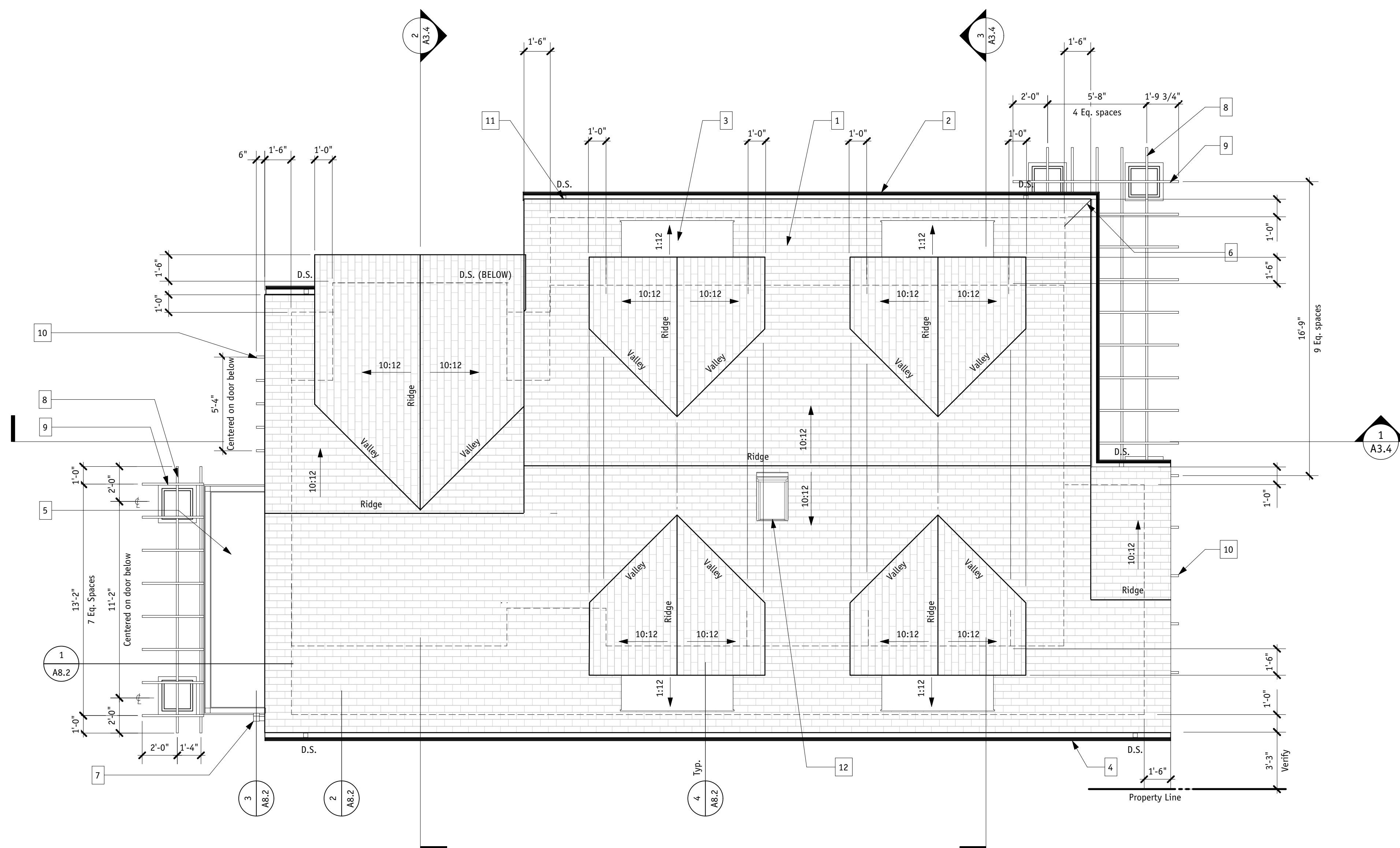
1. Flashing shall be installed in such a manner so as to prevent moisture from entering the wall or to redirect it to the exterior. Flashing shall be installed at the perimeters of exterior door and window assemblies, exterior wall intersections with porches, chimneys, porches, decks, balconies and similar projections and built-in gutters and similar locations where moisture could enter the wall. Flashing with projecting flanges shall be installed on both sides and the ends of copings and over sills and windows above projecting trim. Self-seal gaskets shall be provided around flashing and vent pipes.
2. No space shall be allowed between the roof covering and roof deck.
3. Overhang fascia, soffits and trim to be smooth naturally durable wood or smooth fiber cement.
4. Radiant barrier required in Climate Zone 3. (prescriptive) 2016 CCC §150.1 (c) 2
5. Roof gutters shall be provided with gutter filters to prevent the accumulation of leaves and debris in the gutter.
6. Roof valley flashing shall be not less than 0.019" No. 26 gage galvanized steel corrosion-resistant metal installed over not less than one layer of minimum 72 lb. mineral-surfaced non-perforated cap sheet complying with ASTM D3099, at least 36" wide running the full length of the valley.
7. Unvented attic spaces per IRC R806.5. Refer to building section sheet for details, including insulation requirements.
8. Waste vertical shaft termination shall be not less than 6" above roof, nor less than 1" from any vertical surface and 10' from or 3' above any opening such as windows, doors, air intake, nor less than 3' from any lot line. Side wall vent may not terminate under vented soffits. Penetrations at roof shall be properly sealed and flashed and painted if required.



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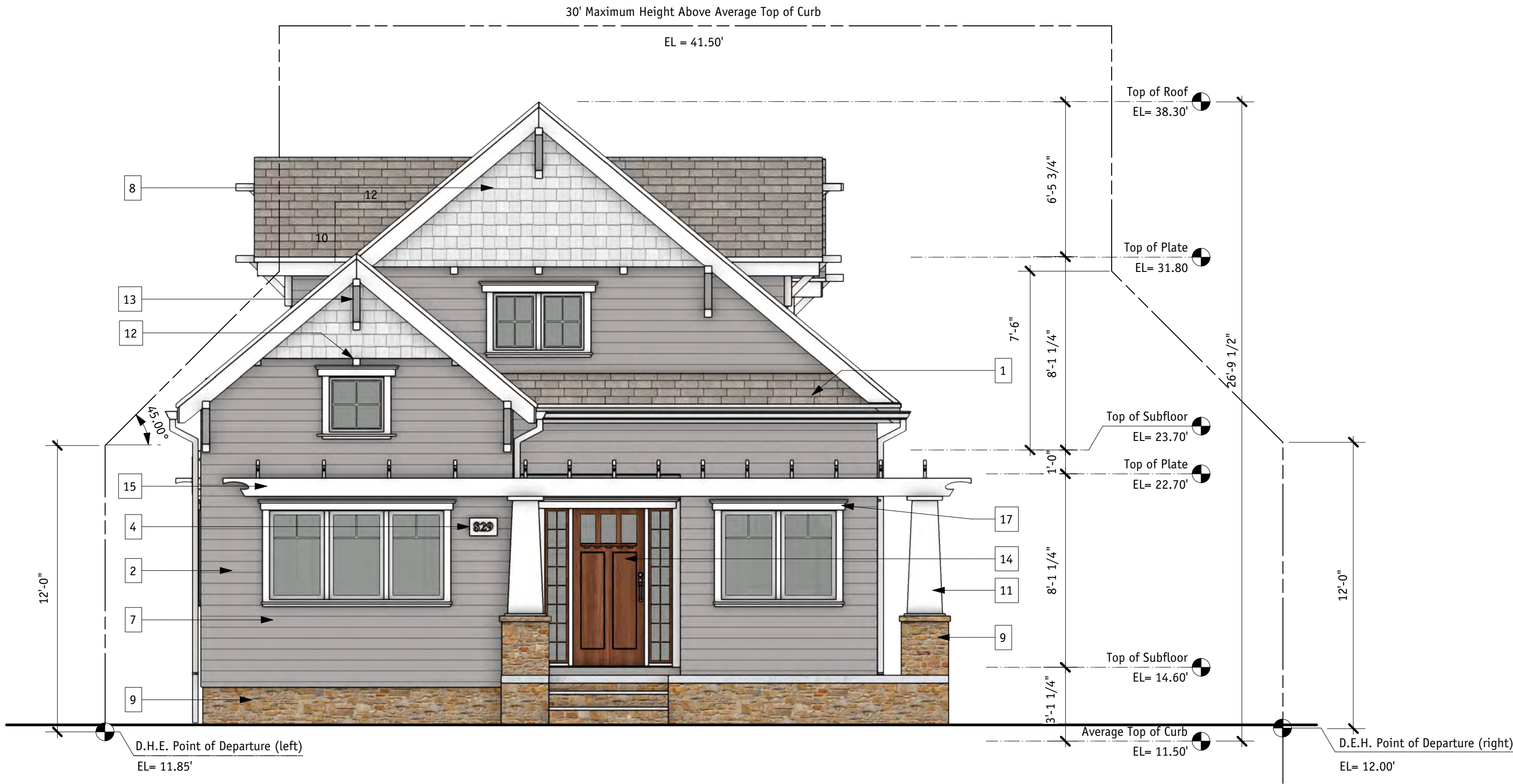
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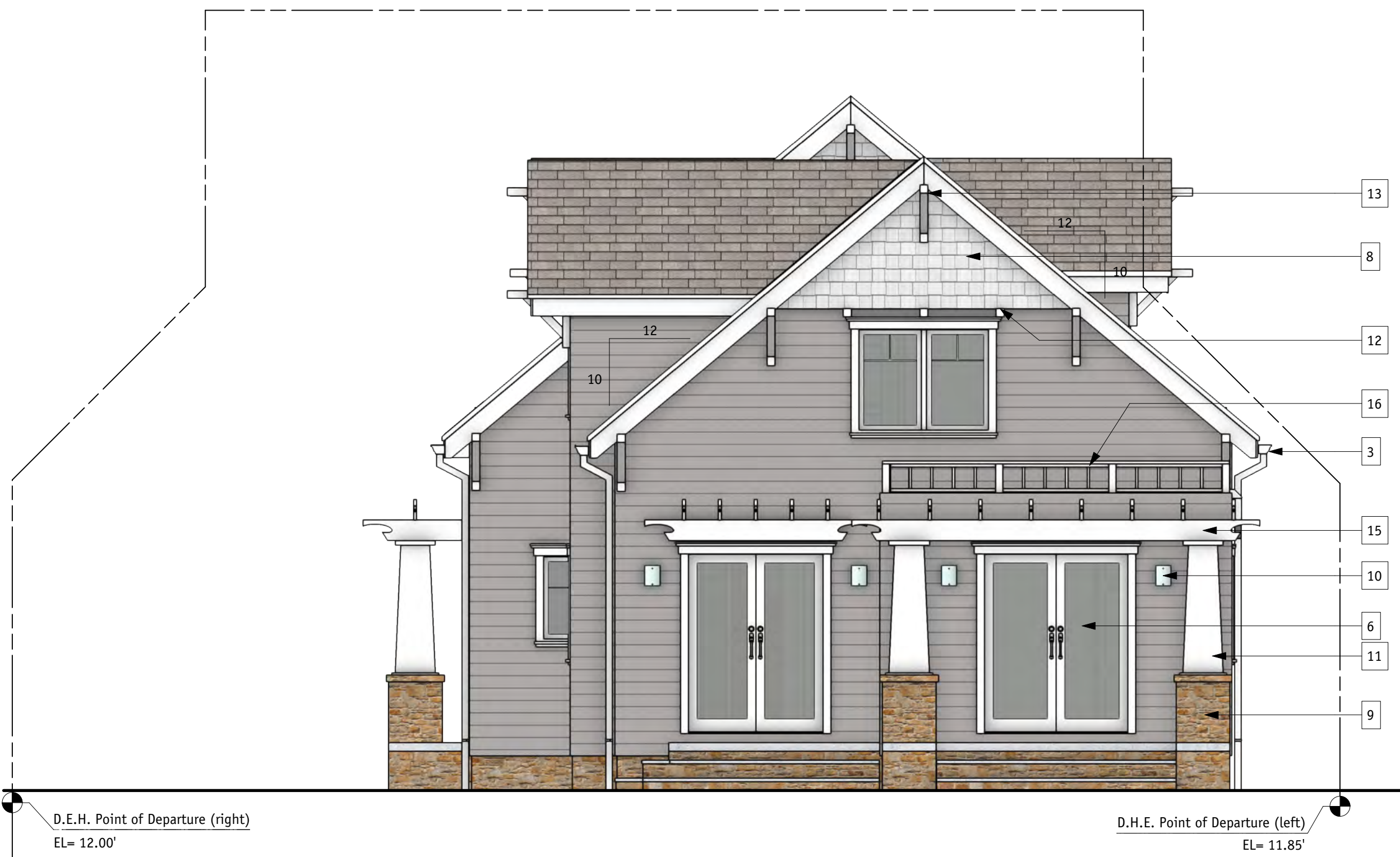
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1 PROPOSED EAST ELEVATION (FRONT)
1/4" = 1'-0"



2 PROPOSED NORTH ELEVATION (RIGHT)
1/4" = 1'-0"



3 PROPOSED WEST ELEVATION (REAR)
1/4" = 1'-0"

Proposed Elevation Keynotes

- (N) Composition roofing
- (N) Fiber-cement 7" exposure, smooth lap siding with mitered corners, typ.
- (N) Gutters, typ.
- (N) Illuminated address sign
- (N) Low slope metal roof at recessed dormers, typ.
- (N) Marvin aluminum clad doors, or approved equal, typ.
- (N) Marvin aluminum clad windows, or approved equal, typ.
- (N) Shingle siding, straight edge with 7" exposure at the gables, typ.
- (N) Thin stone veneer finish, typ.
- (N) Wall mount light fixture, typ.
- (N) Wood columns, typ.
- (N) Wood corbels, typ.
- (N) Wood gable brackets, typ.
- (N) Wood panel entry door and sidelights, typ.
- (N) Wood pergola, typ.
- (N) Wood railing at roof edge
- (N) Wood trim, typ.

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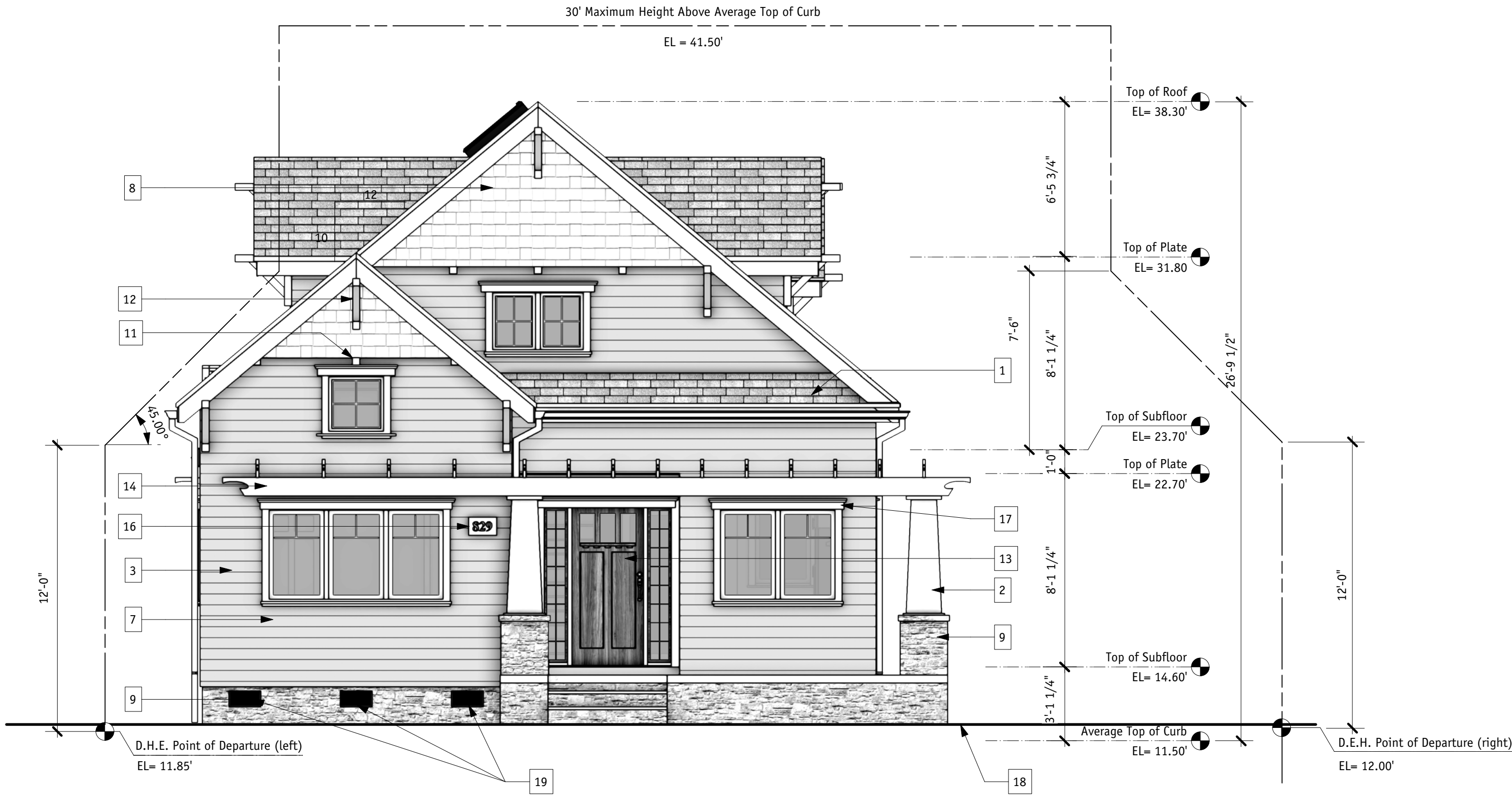
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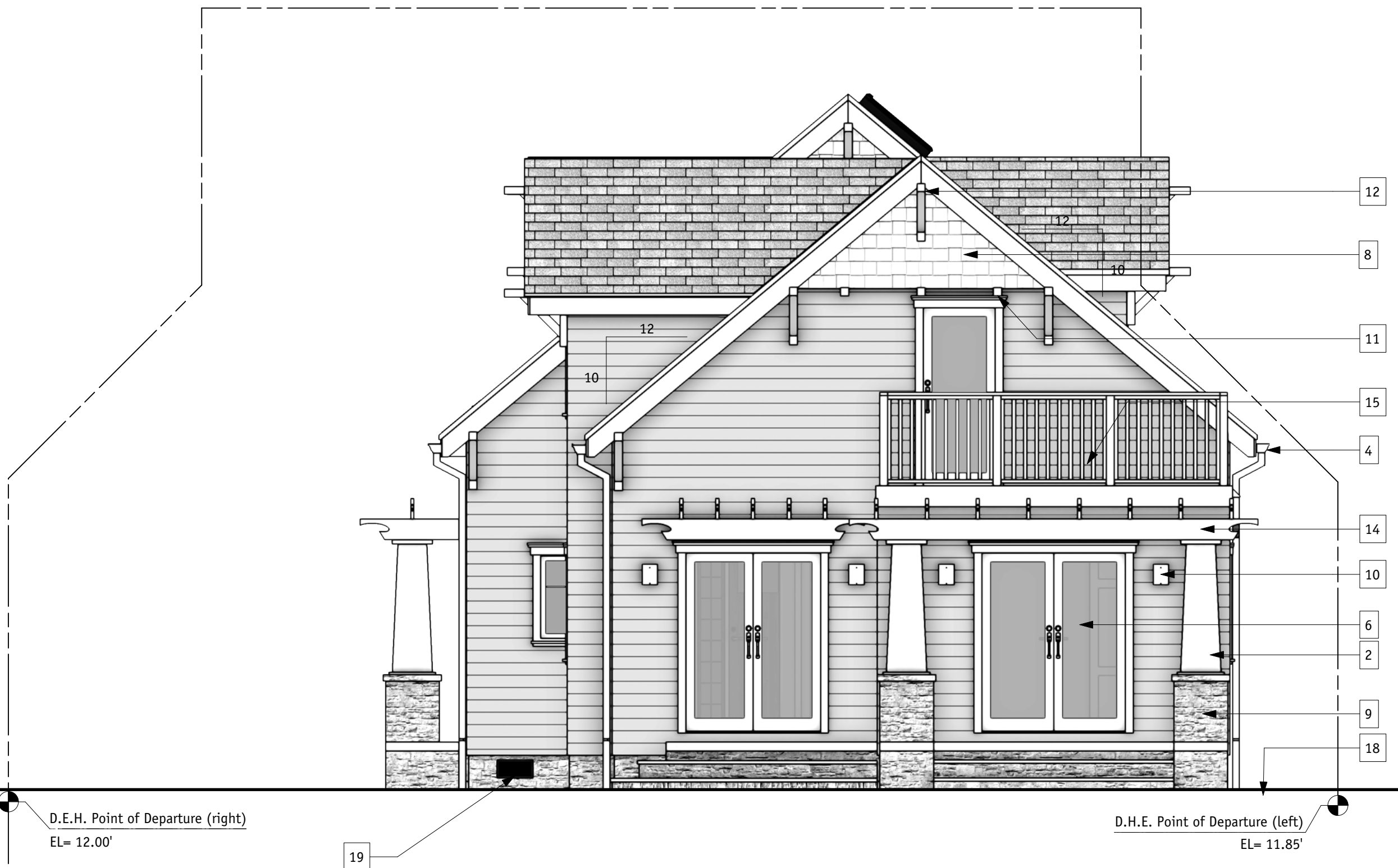
Proposed



1
A3.2
PROPOSED EAST ELEVATION (FRONT)
1/4" = 1'-0"



2
A3.2
PROPOSED NORTH ELEVATION (RIGHT)
1/4" = 1'-0"



3
A3.2
PROPOSED WEST ELEVATION (REAR)
1/4" = 1'-0"

Proposed Elevation Keynotes

- (N) Composition roofing, refer to Roof Plan.
- (N) Craftsman columns, typ.
- (N) Fiber-cement 7" exposure, smooth lap siding with mitered corners, typ.
- (N) Gutters, typ.
- (N) Low slope metal roof at recessed dormers, typ. Window sills must be less than 44" A.F.F. to meet egress requirements per 2016 CPC R310.
- (N) Marvin aluminum clad doors, or approved equal, typ.
- (N) Marvin aluminum clad windows, or approved equal, typ.
- (N) Shingle siding, straight edge with 7" exposure at the gables, typ.
- (N) Thin stone veneer finish, typ.
- (N) Wall mount light fixture, typ.
- (N) Wood corbels, typ.
- (N) Wood gable brackets, typ.
- (N) Wood panel entry door and sidelights, typ.
- (N) Wood pergola, typ.
- (N) Wood guard rail at deck edge
- Address identification/numbers: The house shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Said numbers shall be either internally or externally illuminated. The sign is controlled by a dusk to dawn photo cell. Size of number shall be as follows:
 - Minimum of one-half-inch (1/2") stroke by four inches (4") high
 - When the structure is thirty-six (36) to fifty (50) feet from the street or fire apparatus access, a minimum of one-half inch (1/2") stroke by six inches (6") high is required.
 - When the structure is more than fifty (50) feet from the street or fire apparatus access, a minimum of one inch (1") strike by nine inches (9") high is required. BMC 501.2
- Exterior trim to be smooth naturally durable wood or smooth fiber cement.
- Grade, typ.
- Under-floor vent, typ. Openings shall be placed so as to provide cross ventilation of the under-floor space. The net free ventilating area shall not be less than 1/150 of the crawl-space area. One ventilation opening shall be within 3' of each corner.
- Under-floor vent in foundation wall beyond.

Elevation General Notes

- Exterior wall coverings shall extend from the top of the foundation to the roof, and terminate at 2" nominal solid wood blocking between rafters at all roof overhangs, or in the case of enclosed eaves, terminate at the enclosure.
- Exterior wall coverings shall extend from the top of the foundation to the roof, and terminate at 2" nominal solid wood blocking between rafters at all roof overhangs, or in the case of enclosed eaves, terminate at the enclosure.
- Provide protection against decay and termites by the use of naturally durable or preservative-treated wood and all framing, including wood sheathing, that is less than 8" from exposed earth.
- Provide rainscreen weep at the bottom of walls. Rainscreen walls vented top and bottom, typ.

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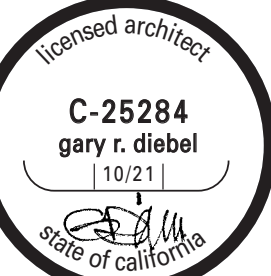
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1
A3.3
PROPOSED SOUTH ELEVATION (LEFT)
1/4" = 1'-0"

- Proposed Elevation Keynotes**
1. (N) Marvin aluminum clad windows, or approved equal, typ.
 2. (N) Composition roofing
 3. (N) Downspout, typ.
 4. (N) Fiber-cement 7" exposure, smooth lap siding with mitered corners, typ.
 5. (N) Gutters, typ.
 6. N/A

MAXIMUM AREA OF EXTERIOR WALL OPENINGS

WINDOWS		DIMENSIONS	AREA	ALLOWABLE
	A		10.4 sf	-
	B		10.4 sf	-
	C		4.0 sf	-
	D		4.0 sf	-
	E		4.0 sf	-
	F		4.0 sf	-
	G		10.4 sf	-
	H		10.4 sf	-
Total	-		57.6 sf (10.55%)	81.30 sf (15.00%)

Calculations based on fire separation distance and degree of opening protection from CBC TABLE 705.8. South wall of house (left side) is setback from the property line 4'-6". Unprotected, sprinkler exterior wall is allowed 15% to have openings for walls 3'-5' from property lines. South wall area is 546 sf. 546 x 15% = 81.30 sf

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Proposed



Note: These keys refer to the
"Maximum Area of Exterior wall
Openings" table this sheet.

2 PROPOSED SOUTH ELEVATION (LEFT)
A3.3 1/4" = 1'-0"

- Proposed Elevation Keynotes**
- (N) Composition roofing, refer to Roof Plan.
 - (N) Downspout, typ.
 - (N) Fiber-cement 7" exposure, smooth lap siding with mitered corners, typ.
 - (N) Gutters, typ.
 - (N) Marvin aluminum clad windows, or approved equal, typ.
 - Grade, typ.
 - Under-floor vent, typ. Openings shall be placed so as to provide cross ventilation of the under-floor space. The net free ventilating area shall not be less than 1/150 of the crawl-space area. One ventilation opening shall be within 3' of each corner.
 - (N) Skylight. Velux VSS C04 deck mounted

MAXIMUM AREA OF EXTERIOR WALL OPENINGS

WINDOWS		DIMENSIONS	AREA	ALLOWABLE
	A		10.4 sf	-
	B		10.4 sf	-
	C		4.0 sf	-
	D		4.0 sf	-
	E		4.0 sf	-
	F		4.0 sf	-
	G		10.4 sf	-
			0.0 sf	-
Total		-	47.2 sf (8.64%)	81.30 sf (15.00%)

Calculations based on fire separation distance and degree of opening protection from CBC TABLE 705.8. South wall of house (left side) is setback from the property line 4'-6". Unprotected, sprinkler exterior wall is allowed 15% to have openings for walls 3'-5' from property lines. South wall area is 546 sf. 546 x 15% = 81.30 sf

Under-Floor Ventilation Calculations (CRC R408):

Crawl space area: 1306 sf
Req. vent area: 8.32 sf (1306/150)
Req. vents: 8.71/0.66 = 13.20
(8"x16" vents, 0.66 sf net-free air)
Provide minimum (13) crawl space vents

A ventilation opening shall be provided within 3' of each corner of the house.

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ARCHITECTURE + DESIGN

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