

315 OCCIDENTAL AVE.  
BURLINGAME, CA 94010

ABBREVIATIONS		REFERENCE SYMBOLS		ELECT/MECH SYMBOLS		BUILDING DATA		SHEET INDEX	
<p>&amp; And</p> <p>d Penny</p> <p>@ Angle</p> <p>C At</p> <p>O Center line</p> <p>Perp. Dia. or round</p> <p># Perpendicular</p> <p>Pound or No.</p> <p>AB Anchor Bolt</p> <p>ABV Above</p> <p>AC Asphalt Conc.</p> <p>ACOUS Acoustical</p> <p>ADH Adhesive</p> <p>ADJ Adjustable</p> <p>AGG Aggregate</p> <p>AL Aluminum</p> <p>AP Access Panel</p> <p>APX Approximate</p> <p>BD Board</p> <p>BEL Below</p> <p>BLK Block(ing)</p> <p>BM Beam</p> <p>BOT Bottom</p> <p>BRK Brick</p> <p>BS Both Sides</p> <p>BTWN Between</p> <p>CAB Cabinet</p> <p>CEM Cement</p> <p>CER Ceramic</p> <p>CI Cast Iron</p> <p>CLG Ceiling</p> <p>CLKG Caulking</p> <p>CLR Clear</p> <p>CMU Conc. Mas. Unit</p> <p>CNTR Counter</p> <p>COL Column</p> <p>COMPO Composition</p> <p>CONC Concrete</p> <p>CONN Connect(ion)</p> <p>CONST Construction</p> <p>CONT Continuous</p> <p>CPT Carpet</p> <p>DBL Double</p> <p>DEMO Demolish</p> <p>DF Douglas Fir</p> <p>DIA Diameter</p> <p>DIAG Diagonal</p> <p>DN Down</p> <p>DR Door</p> <p>DS Down Spout</p> <p>DRA Drawer</p> <p>EA Each</p> <p>EL Elevation</p> <p>ELEC Electrical</p> <p>ENCL Enclosure</p> <p>EQ Equal</p> <p>EQPT Equipment</p> <p>EW Each Way</p> <p>(EX) Existing</p> <p>EXH Exhaust</p> <p>EXP Expansion</p> <p>EXPO Exposed</p> <p>EXT Exterior</p> <p>FBO Furinshed by</p> <p>Owner</p> <p>FDN Foundation</p> <p>FIN Finish</p> <p>FL Floor (line)</p> <p>FLASH Flashing</p> <p>FLOUR Fluorescent</p> <p>FLX Flexible</p> <p>FOC Face of Conc.</p> <p>FOF Face of Fin.</p> <p>FOX Face of Stud</p> <p>FO Finished Opening</p> <p>FPL Fireplace</p> <p>FTG Footing</p> <p>FURR Furring</p> <p>FUT Future</p> <p>GA Gauge</p> <p>GALV Galvanized</p> <p>GB Grab Bar</p> <p>GI Grab Iron</p> <p>GL Glass/Glazing</p> <p>GR Grade (Ground)</p> <p>GYP Gypsum</p> <p>HBD Hard Board</p> <p>HD Heavy Duty</p> <p>HDR Header</p> <p>HWD Hardware</p> <p>HOR Horizontal</p> <p>INT Interior</p> <p>INSUL Insulation</p> <p>JST Joist</p> <p>JT Joint</p> <p>LAM Laminate</p> <p>LT Light</p> <p>LVR Louver</p> <p>MAS Masonry</p> <p>MC Medicine Cabinet</p> <p>MECH Mechanical</p> <p>MEMB Membrane</p> <p>MFR Manufacturer</p> <p>MIR Mirror</p> <p>MNT Mount(ed)</p> <p>MTL Metal</p> <p>NTS Not to Scale</p> <p>OC On Center</p> <p>OPNG Opening</p> <p>OPP Opposite</p> <p>P Plastic</p> <p>PAR Parallel</p> <p>EXH Exhaust</p> <p>EXP Expansion</p> <p>EXPO Exposed</p> <p>EXT Exterior</p> <p>FBO Furinshed by</p> <p>Owner</p> <p>FDN Foundation</p> <p>FIN Finish</p> <p>FL Floor (line)</p> <p>FLASH Flashing</p> <p>FLOUR Fluorescent</p> <p>FLX Flexible</p> <p>FOC Face of Conc.</p> <p>FOF Face of Fin.</p> <p>FOX Face of Stud</p> <p>FO Finished Opening</p> <p>FPL Fireplace</p> <p>FTG Footing</p> <p>FURR Furring</p> <p>FUT Future</p> <p>GA Gauge</p> <p>GALV Galvanized</p> <p>GB Grab Bar</p> <p>GI Grab Iron</p> <p>GL Glass/Glazing</p> <p>GR Grade (Ground)</p> <p>GYP Gypsum</p> <p>HBD Hard Board</p> <p>HD Heavy Duty</p> <p>HDR Header</p> <p>HWD Hardware</p> <p>HOR Horizontal</p> <p>INT Interior</p> <p>INSUL Insulation</p> <p>JST Joist</p> <p>JT Joint</p> <p>LAM Laminate</p> <p>LT Light</p> <p>LVR Louver</p> <p>MAS Masonry</p> <p>MC Medicine Cabinet</p> <p>MECH Mechanical</p> <p>MEMB Membrane</p> <p>MFR Manufacturer</p> <p>MIR Mirror</p> <p>MNT Mount(ed)</p> <p>MTL Metal</p> <p>NTS Not to Scale</p> <p>OC On Center</p> <p>OPNG Opening</p> <p>OPP Opposite</p> <p>P Plastic</p> <p>PAR Parallel</p>	<p>EXH Exhaust</p> <p>EXP Expansion</p> <p>EXPO Exposed</p> <p>EXT Exterior</p> <p>FBO Furinshed by</p> <p>Owner</p> <p>FDN Foundation</p> <p>FIN Finish</p> <p>FL Floor (line)</p> <p>FLASH Flashing</p> <p>FLOUR Fluorescent</p> <p>FLX Flexible</p> <p>FOC Face of Conc.</p> <p>FOF Face of Fin.</p> <p>FOX Face of Stud</p> <p>FO Finished Opening</p> <p>FPL Fireplace</p> <p>FTG Footing</p> <p>FURR Furring</p> <p>FUT Future</p> <p>GA Gauge</p> <p>GALV Galvanized</p> <p>GB Grab Bar</p> <p>GI Grab Iron</p> <p>GL Glass/Glazing</p> <p>GR Grade (Ground)</p> <p>GYP Gypsum</p> <p>HBD Hard Board</p> <p>HD Heavy Duty</p> <p>HDR Header</p> <p>HWD Hardware</p> <p>HOR Horizontal</p> <p>INT Interior</p> <p>INSUL Insulation</p> <p>JST Joist</p> <p>JT Joint</p> <p>LAM Laminate</p> <p>LT Light</p> <p>LVR Louver</p> <p>MAS Masonry</p> <p>MC Medicine Cabinet</p> <p>MECH Mechanical</p> <p>MEMB Membrane</p> <p>MFR Manufacturer</p> <p>MIR Mirror</p> <p>MNT Mount(ed)</p> <p>MTL Metal</p> <p>NTS Not to Scale</p> <p>OC On Center</p> <p>OPNG Opening</p> <p>OPP Opposite</p> <p>P Plastic</p> <p>PAR Parallel</p>	<p>PBD Particle Bd.</p> <p>PFB Prefabricate(d)</p> <p>PL Plate (line)</p> <p>PLAS Plaster</p> <p>PLYWD Plywood</p> <p>PNL Panel(ing)</p> <p>PNT Paint(ed)</p> <p>PR Pair</p> <p>PRCST Pre Cast</p> <p>PT Pressure Treated</p> <p>QT Quarry Tile</p> <p>R Riser</p> <p>RAD Radius</p> <p>REIN Reinforce</p> <p>RELO Relocate</p> <p>REMO Remove</p> <p>REQD Required</p> <p>RESIL Resilient</p> <p>RO Rough Opeing</p> <p>RWD Redwood</p> <p>SSD See Struct. Dwg.</p> <p>SH Shelf</p> <p>SHR Sheathing</p> <p>SIM Similar</p> <p>SLR Sealer</p> <p>SPEC Specification</p> <p>SQ Square</p> <p>SLD Standard</p> <p>S. STL Stainless Steel</p> <p>SUSP Suspended</p> <p>SYM Symmetrical</p> <p>T Tread</p> <p>TB Towel Bar</p> <p>TEMP Tempered</p> <p>T&amp;G Tougue &amp; Groove</p> <p>THRU Through</p> <p>TOS Top of Surface</p> <p>TPD Toilet Paper</p> <p>Dispenser</p> <p>TYP Typical</p> <p>UON Unless Otherwise</p> <p>MECH Noted</p> <p>UNF Unfinished</p> <p>VERT Vertical</p> <p>VG Vert. Grain</p> <p>WB White Brothers</p> <p>WD Wood</p> <p>WDW Window</p> <p>WI Wrought Iron</p> <p>W/O With (out)</p> <p>WP Waterproof</p> <p>WR Water Resistant</p> <p>WSCT Wainscot</p>	<p>APN #: :028-312-040</p> <p>LOT AREA: : 7,800 SQ.FT.</p> <p>CALCULATIONS - : (LOT X 4%) = MAX</p> <p>FLOOR AREA CALC. (7,800 X .32) + 1,100 = 3,596</p> <p>400 SQ.FT. FOR DETACHED GARAGE*</p> <p>(E) FAR - BASEMENT = 298.00 SQ. FT. (DEDUCT) FOR BASEMENT (*) = (100.00) SQ. FT.</p> <p>(E) DETACHED GARAGE = 431.00 SQ. FT. (DEDUCT) FOR GARAGE (*) = (400.00) SQ. FT.</p> <p>COVERED PORCH = 140.00 SQ. FT. (DEDUCT) FOR PORCH (*) = (100.00) SQ. FT.</p> <p>1ST FLOOR = 1,436.00 SQ. FT.</p> <p>2ND FLOOR = 1,313.00 SQ. FT.</p> <p>TOTAL : = 3,018.00 SQ. FT.</p> <p>(*) 400 SQ.FT. ALLOWED FOR GARAGE</p> <p>(*) 100 SQ.FT. ALLOWED FOR COVERED PORCH</p> <p>(*) 100 SQ.FT. ALLOWED FOR BASEMENT</p> <p>(N) FAR - BASEMENT = 298.00 SQ. FT. (DEDUCT) FOR BASEMENT (*) = (100.00) SQ. FT.</p> <p>(E) DETACHED GARAGE = 431.00 SQ. FT. (DEDUCT) FOR GARAGE (*) = (400.00) SQ. FT.</p> <p>COVERED PORCH = 140.00 SQ. FT. (DEDUCT) FOR PORCH (*) = (100.00) SQ. FT.</p> <p>(E) 1ST FLOOR = 1,436.00 SQ. FT.</p> <p>(E) 2ND FLOOR = 1,313.00 SQ. FT.</p> <p>1ST FLOOR (ADDITIONS) = 584.00 SQ. FT.</p> <p>TOTAL : = 3,596.00 SQ. FT.</p> <p>ZONING : R-1</p>	<p>T1.0 TITLE PAGE</p> <p>GN GENERAL NOTES</p> <p>CG CAL GREEN REQ.</p> <p>SW STORM WATER PREVENTION</p> <p>FAR FLOOR AREA CALC.</p> <p>A1.0 PROPOSED SITE PLAN</p> <p>AR1 ARBORIST REPORT (KEVIN KIELTY)</p> <p>S-1 FOUNDATION PLAN</p> <p>S-2 SECOND FLOOR FRAMING PLAN</p> <p>S-3 ROOF FRAMING PLAN</p> <p>S-4 STRUCTURAL DETAILS</p> <p>S-5 STRUCTURAL DETAILS</p> <p>S-6 STRUCTURAL NOTES/SPECIFICATIONS</p> <p>B2.0 PROPOSED + EXISTING BASEMENT PLAN</p> <p>A2.0 AS-BUILT + PROPOSED 1ST FLOOR PLAN</p> <p>A2.1 AS-BUILT + PROPOSED 2ND FLOOR PLAN</p> <p>A2.2 PROPOSED ROOF PLAN</p> <p>A2.3 ROOF CUTSHEETS</p> <p>A3.0 PROPOSED ELEVATIONS</p> <p>A3.1 PROPOSED ELEVATIONS</p> <p>A3.2 PROPOSED ELEVATIONS</p> <p>G1.0 (EXISTING) GARAGE PLAN + ELEVATIONS</p> <p>***SEPARATE PERMIT # B17-0465***</p> <p>A5.0 BUILDING DETAILS</p> <p>A9.0 FINISH SCHEDULE</p> <p>E1.0 SP - WINDOW SCHEDULE</p>					
<p>MATERIAL SYMBOLS</p> <p>Bituminous paving</p> <p>Batt insulation</p> <p>Brick Veneer</p> <p>Stone Veneer</p> <p>Concrete</p> <p>Concrete Block</p> <p>Gravel / Rock fill</p> <p>Metal</p> <p>Metal Lath</p> <p>Marble / tile</p> <p>Earth</p> <p>Wood</p> <p>Steel</p> <p>Plywood</p> <p>Sand/ Mortar/ Plaster</p> <p>Wood frame construction</p> <p>Existing construction</p> <p>Existing const. removed</p> <p>Precast concrete</p> <p>Rigid insulation</p> <p>Gypsum board</p>		<p>APPLICABLE CODES</p> <p>2016 California Building Code</p> <p>2016 California Residential Code</p> <p>2016 California Plumbing Code</p> <p>2016 California Mechanical Code</p> <p>2016 California Electric Code</p> <p>2016 California Energy Code</p> <p>2016 California Fire Code</p> <p>CITY OF BURLINGAME MUNICIPAL CODE</p> <p>2016 California Green Building Standards Code</p> <p>GreenPoint Rated (REMODEL) CHECKLIST: Single Family to be attached to jobsite building set</p>	<p>CONSULTANTS</p> <p>DESIGNER FORM + ONE DESIGN CONTACT: TIM RADUENZ 3841 24TH STREET, #A SAN FRANCISCO, CA 94114 PHONE: 415-819-0304 TIM@FORMONEDESIGN.COM</p> <p>TITLE 24 RICK ROCKLEWITZ NRG COMPLIANCE INC. PO BOX 3777 SANTA ROSA, CA 95402 PHONE: 707-237-6957</p> <p>OWNER MR + MRS. GREG GAMBRIOLI 315 OCCIDENTAL AVE BURLINGAME, CA 94010</p> <p>STRUCTURAL ENGINEER BRIAN DOTSON CONSULTING ENGINEERS CONTACT: BRAIN DOTSON PO BOX 371022 MONTARA, CA 94037 PHONE: 650-722-0219</p> <p>ARBORIST KIELTY ARBORIST PO BOX 6187 SAN MATEO, CA 94403 P. 650.525.1464</p>	<p>FIRE DEPARTMENT NOTES</p> <p>1. AN AUTOMATIC SPRINKLER SYSTEM IS REQUIRED THROUGHOUT THE ENTIRE STRUCTURE UNDER A SEPARATE PERMIT.</p> <p>2. APPROVED NUMBERS OR ADDRESSES SHALL BE PLACED ON ALL NEW AND EXISTING BUILDINGS IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. NUMBERS SHALL CONTRAST W/ THEIR BACKGROUND.</p> <p>3. PROVIDE A BACKFLOW PREVENTION DEVICE-USC APPROVED DOUBLE CHECK VALVE ASSEMBLY FOR FIRE LINE. GENERAL CONTRACTOR SHALL ENSURE THE DOUBLE VALVE ASSEMBLY FOR FIRE PROTECTION SHALL BE TESTED AND APPROVED BY A SAN MATEO COUNTY ENVIRONMENTAL HEALTH APPROVED CONTRACTOR PRIOR TO SCHEDULING WATER DEPARTMENT FINAL.</p> <p>4. A SCHEMATIC OF THE DOMESTIC/FIRE PROTECTION WATER LINE SHALL BE SHOWN ON THE SITE PLAN/CIVIL DRAWINGS PAGE OF THE BUILDING PLANS. THIS SCHEMATIC SHALL DETAIL THE LINE FROM THE WATER METER TO STRUCTURE AND INDICATE THE LOCATION OF THE DOUBLE BACKFLOW PREVENTION DEVICE ON THE FIRE PROTECTION LINE AFTER THE SPLIT BETWEEN DOMESTIC AND FIRE PROTECTION LINES.</p> <p>5. FIRE FLOW SHALL MEET REQUIREMENTS OF CALIFORNIA FIRE CODE APPENDIX IIIA. FIRE FLOW FOR RESIDENTIAL BUILDINGS LESS THAN 3,600 SQ. FT. SHALL BE PROVIDED AT 1,000 GPM UNLESS PROTECTED BY AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM, THEN IT MAY BE REDUCED BY 50%</p> <p>6. MIN. 1" WATER METER REQUIRED.</p> <p>SCOPE OF WORK</p> <p>1. 1-STORY ADDITION TO REAR OF EXISTING HOUSE</p> <p>2. COMPLETE REMODEL OF EXISTING HOUSE</p> <p>3. (NEW GARAGE) SEPARATE PERMIT #: B17 - 0465</p> <p>VICINITY MAP</p> <p>SITE</p>					
<p>GREEN BUILDING MEASURE</p> <p>1. AN AUTOMATIC IRRIGATION SYSTEM CONTROLLER FOR LANDSCAPING WILL BE PROVIDED BY THE BUILDER AND INSTALLED AT THE TIME OF FINAL INSPECTION. 2016 CGC §4.304.1</p> <p>2. A MINIMUM OF 60% OF THE NON- HAZARDOUS CONSTRUCTION AND DEMOLITION WASTER GENERATED AT THE SITE WILL BE DIVERTED TO AN OFF SITE RECYCLE, DIVERSION, OR SALVAGE FACILITY PER CITY OF BURLINGAME ORDINANCE AND 2016 CGC §4.408</p> <p>3. AN OPERATION AND MAINTENANCE MANUAL WILL BE PROVIDED TO THE BUILDING OCCUPANT OR OWNER. 2016 CGC §4.410.1</p> <p>4. UPON REQUEST, VERIFICATION OF COMPLIANCE WITH THIS CODE MAY INCLUDE CONSTRUCTION DOCUMENTS, PLANS, SPECIFICATIONS, BUILDER OR INSTALLER CERTIFICATION, INSPECTION REPORTS, OR OTHER METHODS ACCEPTABLE TO THE BUILDING DIVISION THAT WILL SHOW SUBSTANTIAL CONFORMANCE WITH THE 2016 CODE REQUIREMENT. 2016 CGC §703.1</p> <p>5. AT TIME OF ROUGH INSTALLATION, DURING STORAGE ON THE CONSTRUCTION SITE, AND UNTIL FINAL STARTUP OF THE HEATING, COOLING &amp; VENTILATING EQUIPMENT, ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENTS OPENINGS WILL BE COVERED W/ TAPE, PLASTIC, SHEET METALS, OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY TO REDUCE THE AMOUNT OF WATER, DUST, OR DEBRIS THAT MAY ENTER THE SYSTEM. (CGC 4.504.1).</p>		<p>CONSTRUCTION HOURS</p> <p>1. NO PERSON SHALL ERECT (INCLUDING EXCAVATION AND GRADING), DEMOLISH, ALTER OR REPAIR ANY BUILDING OR STRUCTURE OTHER THAN BETWEEN THE HOURS LISTED BELOW.</p> <p>CONSTRUCTION HOURS</p> <p>WEEKDAYS: 8:00 A.M. - 7:00 P.M.</p> <p>SATURDAYS: 9:00 A.M. - 6:00 P.M.</p> <p>SUNDAYS AND HOLIDAYS: NO WORK ALLOWED</p> <p>(SEE CITY OF BURLINGAME MUNICIPAL CODE, SECTION 13.04.100 FOR DETAILS)</p> <p>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.</p>	<p>EXTERIOR FINISHES</p> <p>REAR WALL FINISH: (E) CEDAR SHINGLES (TO BE REPLACED) LINK IN KIND (BLUE LABEL)</p> <p>ROOF: (N) CLASS A, ARCHITECTURAL ASPHALT SHINGLES</p> <p>WINDOWS: WOOD CLAD WINDOWS W/ S.D.L. FROM SIERRA PACIFIC OR KOLBE + KOLBE</p> <p>DEFERRED SUBMITALS</p> <p>1. SPRINKLER PLAN</p> <p>2. THE HARD LINE DRAINAGE SYSTEM</p>	<p>HIDDEN CONDITION NOTES</p> <p>1. Any hidden conditions that require work to be performed beyond the scope of the building permit issued for these plans may require further City approvals including review by the Planning commission.</p>					

Revisions

Rev. #	Description	Date
001		
002		
003		
004		
005		
006		

Owner: 315 Occidental Ave. Burlingame, CA 94010

Zoning: RESIDENTIAL Lot 028-312-040

3841 24th Street, #A San Francisco, CA 94114 Ph: 415.819.0304 E-mail: TIM@FORMONEDESIGN.COM

form+ one DESIGN PLANNING

Title: TITLE PAGE

Project: 315 Occidental Ave Burlingame, CA 94010

Job No.: 17\_043

Drawn: T. Raduenz

Date: 09-26-2017

APN#: 028-312-040

BUILDING SET

Sheet Scale: See Details

T1.0

All drawings & specifications provided in instruments of service are the property of the designer, whether the project is executed or not. It is unlawful for any person, without the written consent of the designer, to duplicate or make copies of these documents, partly or in whole, for use for other projects & buildings.