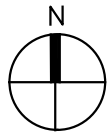
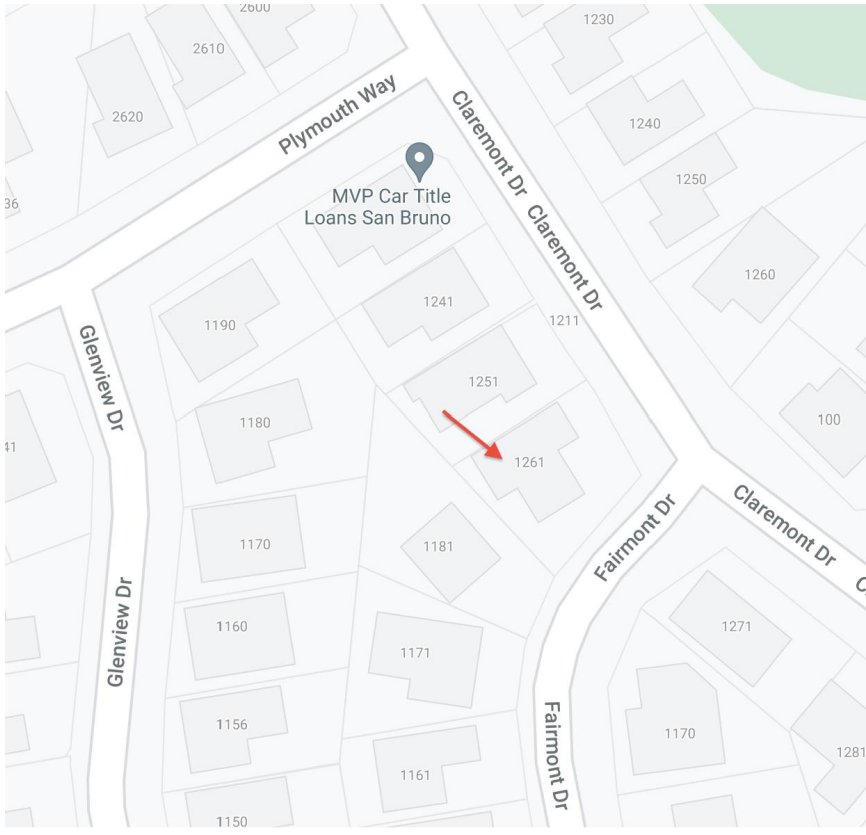


MAP



DRAWING LIST

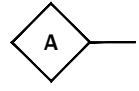
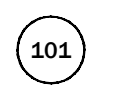
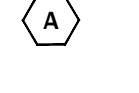
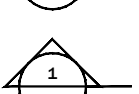
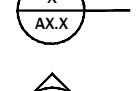
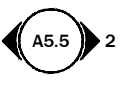
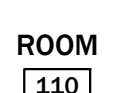
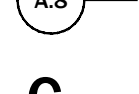



A1.0	GENERAL NOTES, TITLE PAGE AND SITE PLAN	A3.2	ENLARGED FRONT ELEVATION
A1.1	NEW SITE LAYOUT PLAN	A3.3	RENDERINGS
A1.2	LANDSCAPE & SITE PLAN	A3.4	SECTION
A2.0	EXISTING FLOOR PLAN	A4.0	SUN/SHADOW STUDY - EQUINOX & SUMMER
A2.1	NEW 1ST FLOOR PLAN	A4.1	SUN/SHADOW STUDY - WINTER
A2.2	NEW 2ND FLOOR PLAN	A4.2	SUN/SHADOW ANGLE CALC
A2.3	NEW ROOF PLAN		
A2.4	WINDOWS AND DOORS PLAN - FLR1		
A2.5	WINDOWS AND DOORS PLAN - FLR 2		
A2.6	WINDOWS AND DOORS PLAN - ROOF		
A3.0	EXISTING ELEVATION		
A3.1	NEW ELEVATION		

SCOPE

1. FIRST FLOOR REMODEL TWO BEDROOMS AND ONE BATH, AND KITCHEN
2. 2ND FLOOR HALF STORY ADDITION, TWO BEDROOMS AND TWO BATHROOMS
3. NEW FRONT YARD LANDSCAPING WITH TRELLIS AND WOODEN FENCE

SYMBOLS

ABBREVIATIONS

-  WALL TYPE  
(SEE WALL TYPE SCHEDULE)
-  DOOR TYPE  
(SEE DOOR SCHEDULE)
-  WINDOW TYPE  
(SEE WINDOW SCHEDULE)
-  BUILDING SECTION
-  WALL SECTION
-  DETAIL NUMBER
-  ELEVATION (WITHOUT LINE)
-  INTERIOR ELEVATION MARK
-  ELEVATION MARK
-  ROOM  
ROOM NAME / NUMBER
-  COLUMN LINE
-  CENTERLINE
-  REVISION TAG

- A.C.I.

BLDG.

CONC.

C.J.

COL.

DET.

DIA.

DN.

EL/ELEV.

ELEC.

EQ.

FIN.

FLR.

GALV.

GYP.

I.D.

JT.

MECH.

MIN.

N.T.S.

NO.

O.C.

OPG.

O.D

U.N.O.

REF.

R.

R.O.

RM.

S/STL.

STRUCT.

SPEC.

T.O.

T.O.CONC.

T.O.F.

T.O.STL.

T.O.W.

T.

TYP.

@

+

BD.

A.F.F.

U.N.O.

V.I.F.
- AMERICAN CONCRETE INSTITUTE  
CONCRETE  
CONTROL JOINT  
COLUMN  
DETAIL  
DIAMETER  
DOWN  
ELEVATION  
ELECTRICAL  
EQUAL  
FINISH  
FLOOR  
GALVANIZED  
GYPSUM  
INSIDE DIAMETER  
JOINT  
MECHANICAL  
MINIMUM  
NOT TO SCALE  
NUMBER  
ON CENTER  
OPENING  
OUTSIDE DIAMETER  
UNLESS NOTED OTHERWISE  
REFERENCE  
RISER  
ROUGH OPENING  
ROOM  
STAINLESS STEEL  
STRUCTURAL  
SPECIFICATIONS  
TOP OF (...)  
TOP OF CONCRETE  
TOP OF FRAMING  
TOP OF STEEL  
TOP OF WALL  
TREAD  
TYPICAL  
AT  
AND  
BOARD  
ABOVE FINISHED FLOOR  
UNLESS OTHERWISE NOTED  
VERIFY IN FIELD

ALL CONSTRUCTION WORK SHALL COMPLY WITH THE 2019 CALIFORNIA CODE OF REGULATIONS TITLE 24, INCLUDING:

2019 CALIFORNIA BUILDING CODE (CBC)  
2019 CALIFORNIA RESIDENTIAL CODE (CRC)  
2019 CALIFORNIA MECHANICAL CODE (CMC)  
2019 CALIFORNIA ELECTRICAL CODE (CEC)  
2019 CALIFORNIA PLUMBING CODE (CPC)  
2019 CALIFORNIA EFFICIENCY STANDARDS (CES)  
2019 GREEN BUILDING STANDARD COD (GBSC)  
2019 CALIFORNIA FIRE CODE (CFC)  
2019 ENERGY CODE (2019 ENERGY EFFICIENCY STANDARDS)  
TITLE 24 CODE REGULATIONS (T24)  
CITY OF SAN BRUNO, LOCAL CODES & ORDINANCES

1. **WATER FLOW TEST DATA: 1281**
  - 1.1. STATIC PRESSURE: 45 PSI
  - 1.2. RESIDUAL PRESSURE: 27 PSI
  - 1.3. FLOW: 627 GPM
  - 1.4. FIRE SPRINKLER DESIGNER TO VERY WITH THE SAN BRUNO CITY THAT THE RESULTS FOR THE FLOW DATA IS REPRESENTATIVE OF THIS AREA AND IF ANY ADDITIONAL ADJUSTMENTS ARE NEEDED TO ACCOUNT FOR SEASONAL OR DAILY FLUCTUATIONS AS A RESULT OF INCREASE DEMAND OR CHANGE IN THE OPERATION OF THE WATER SYSTEM.

BUILDING KEY NOTES

1. ANY HIDDEN CONDITIONS THAT REQUIRE WORK TO BE PREFORMED BEYOND THE SCOPE OF THE BUILDING PERMIT ISSUED FOR THESE PLANS MAY REQUIRE FURTHER CITY APPROVALS INCLUDING REVIEW BY THE PLANNING COMMISSION.
2. SB 407 (2019) REQUIRES THAT NON-COMPLIANT PLUMBING FIXTURES TO BE REPLACED BY WATER CONSERVING PLUMBING FIXTURES.
3. GRADING PERMIT, IF REQUIRED WILL BE OBTAINED BY THE DEPARTMENT OF PUBLIC WORKS.
4. AN OPERATION AND MAINTENANCE MANUAL WILL BE PROVIDED TO THE BUILDING OCCUPANT OR OWNER. 2019 CGC §4.410.1
5. 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 2019 CODE REQUIREMENTS. 2019 CGC §703.1
6. A PLAN HAS BEEN DEVELOPED AND WILL BE IMPLEMENTED TO MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION PER SECTION 4.106.2 & 4.106.3.
7. A MINIMUM OF 65% OF THE NON-HAZARDOUS CONSTRUCTION AND DEMOLITION WASTE GENERATED AT THE SITE SHALL BE DIVERTED TO AN OFFSITE RECYCLE, DIVERSION, OR SALVAGE FACILITY. GENERAL CONTRACTOR TO SUBMIT WASTE MANAGEMENT PLAN AT PERMIT ISSUANCE.
8. EXISTING LOT'S SEWER LATERAL LINE MUST BE FIELD VERIFIED TO HAVE SUFFICIENT SIZE (4" PIPE ) TO ALLOW ADDITION OF NEW FIXTURES.
9. SUFFICIENCY OF EXISTING WATER METER SIZING AND MAIN WATER PIPE, GIVEN NEW TOTAL WATER-DEMAND FIXTURES AND ANY NEEDED AUTOMATIC FIRE SPRINKLER SYSTEMS WILL BE REVIEWED AND ADDRESSED.
10. PER SAN BRUNO FIRE CODE; AN AUDIBLE AND VISIBLE (HORN/STROBE) DEVICE WILL BE REQUIRED TO BE VISIBLE FROM THE STREET AT AN APPROVED LOCATION. **FIRE SPRINKLER SYSTEM WILL BE INSTALLED UNDER A DEFERRED NEW SUBMITTAL/PERMIT APPLICATION.**

GENERAL REQUIREMENTS

1. CONTRACTOR SHALL THOROUGHLY FIELD VERIFY SPACE PRIOR TO PRICING
2. FIELD VERIFY PENETRATIONS THROUGH PARTITIONS (SUCH AS DUCTWORK). PARTITIONS SHALL BE ADEQUATELY BRACED AND REINFORCED.
3. LOCATION & FINISH OF ALL ACCESS PANELS SHALL BE APPROVED BY THE ARCHITECT.
4. CONTRACTOR SHALL SUBMIT SHOP DRAWING/SUBMITTAL TO ARCHITECT FOR ALL MILLWORK OR OTHER SPECIALTY ITEMS PRIOR TO FABRICATION. U.N.O.
5. GC SHALL PROVIDE GENERAL CARPENTRY AS REQUIRED FOR WORK WHICH MAY NOT FALL INTO JURISDICTION OF A SPECIFIC TRADE, BUT IS REQUIRED FOR PROPER JOB EXECUTION & COMPLETION OF CONSTRUCTION.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SHOP DRAWINGS AND SUBMITTALS REQUIRED BY JURISDICTION FOR PERMITTING AND FINAL INSPECTIONS. THESE MAY INCLUDE, BUT ARE NOT LIMITED TO, FIRE ALARM, SPRINKLER, PA SYSTEM, AND ANY OTHER LOW VOLTAGE WORK REQUIRED.

MATERIALS:

7. INSTALL VAPOR RESISTANT GYP. BOARD AT AREAS EXPOSED TO MOISTURE INCLUDING BUT NOT LIMITED TO: TOILETS, BREAK ROOM COUNTERS, & OTHER SINK LOCATIONS.
8. ALL NECESSARY WOOD BLOCKING/GROUNDS, ETC., ARE TO BE SUPPLIED AS FIREPROOFED ELEMENTS. GC SHALL FULLY COORDINATE SETTING/PLACEMENT OF THESE ELEMENTS AS REQUIRED BY LOCAL CODE/BUILDING OR SURROUNDING CONSTRUCTION CONDITIONS.
9. GROUNDS/BLOCKING MAY NOT BE WHOLLY SHOWN ON DRAWINGS & GOOD CONSTRUCTION PRACTICE SHALL GOVERN/DETERMINE SAID USE.
10. INTERNAL WOOD BLOCKING SHALL BE SUPPLIED FOR STURDY ANCHORAGE AT INTERSECTIONS OF WOOD/GLASS BORROWED LIGHT PARTITIONS AND ADJACENT DRYWALL CONSTRUCTION. GC SHALL PROVIDE GENERAL CARPENTRY AS REQUIRED FOR WORK WHICH MAY NOT FALL INTO JURISDICTION OF A SPECIFIC TRADE, BUT IS REQUIRED FOR PROPER JOB EXECUTION & COMPLETION OF CONSTRUCTION.

COORDINATION AND ACCESS

11. ACCESS SHALL BE PROVIDED BY GC AS REQUIRED FOR INSTALLATION AND MAINTENANCE OF MECHANICAL, ELECTRICAL AND OTHER ELEMENTS WITHIN CEILING PLENUM AND AS-REQUIRED BY CODE. LOCATIONS FOR SPECIAL ACCESS DOOR, HATCHES, ETC. SHALL BE COORDINATED WITH OTHER TRADES AND APPROVED BY ARCHITECT. AS-BUILT-REFERENCE PLANS SHALL BE PROVIDED. GENERAL CONTRACTOR TO COORDINATE WITH ARCHITECT IF ANY LOCATION OF LIGHT FIXTURES OR DEVICES ARE NOT SHOWN DIMENSIONALLY PROPER TO INSTALLATION. GENERAL CONTRACTOR TO VERIFY ANY EXISTING BOXES/VALVES ABOVE HARD OR SPECIAL CEILINGS AND MAKE ALLOWANCE PROVISIONS TO MOVE THEM TO AN ACCESSIBLE LOCATION.
12. MECHANICAL AND ELECTRICAL ENGINEER SHALL COORDINATE WORK WITH ARCHITECTURAL DRAWINGS. ARCHITECTURAL CEILING PLAN SHALL GOVERN WITH RESPECT TO LOCATIONS FOR CEILING PENETRATIONS AS AESTHETIC AND FUNCTIONAL CONSIDERATIONS DICTATE. MECHANICAL DOCUMENTS SHALL TAKE PRECEDENCE FOR FUNCTIONAL CONSIDERATIONS AND TO OVERALL SCOPE OF WORK.

DIMENSIONS:

13. SCALES AS STATED ARE VALID ON THE ORIGINAL DRAWING ONLY. DO NOT SCALE FROM THESE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER GRAPHIC PRESENTATION, DETAIL DIMENSIONS TAKE PRECEDENCE OVER PLAN DIMENSIONS.
14. NOTIFY ARCHITECT OF DIMENSIONAL DISCREPANCIES, ANY DIMENSION MODIFICATIONS/REVISIONS ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR REVIEW AND APPROVAL.
15. ALL VERTICAL DIMENSIONS SHALL BE TAKEN FROM "BENCH MARK" OR OTHER SIMILAR GUIDE ESTABLISHED PRIOR TO START OF CONSTRUCTION. HIGH POINTS, LOW POINTS, IRREGULARITIES IN FLOOR SLAB, WHICH COULD AFFECT FABRICATION/INSTALLATION WORK OF OTHER TRADES OR VENDORS (E.G. CABINET CONTRACTORS), SHALL BE BROUGHT TO THE ATTENTION OF ARCHITECT.

PARTITION NOTES:

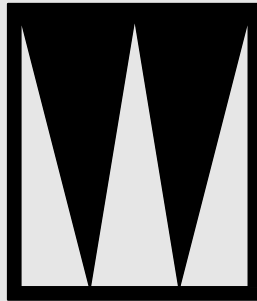
16. ALL PARTITIONS SHALL BE TYPE I, UNLESS NOTED OTHERWISE.
17. DOOR OPENINGS WHICH ARE NOT DIMENSIONALLY LOCATED ARE TO BE CENTERED BETWEEN WALLS OR POSITIONED EITHER ONE JAMB AGAINST AN ADJACENT WALL OR COLUMN AS SHOWN ON THE PLAN OR DETAILS.
18. PARTITIONS ABOVE DOORS SHALL BE OF THE SAME CONSTRUCTION AS THE ADJACENT PARTITION.
19. CAULK GAPS WHERE INTERSECTIONS OF CONSTRUCTION ELEMENTS ARE NOT CRISP & CONSISTENT UNLESS OTHERWISE NOTED. COORDINATE CAULKING & SEALANT WITH ARCHITECT. INSTALL PER SPECIFICATIONS & MANUFACTURERS INSTRUCTIONS.
20. ALL CORE WALLS OR PERIMETER WALLS WITHOUT GWB. SHALL RECEIVE HAT CHANNEL OR 2-1/2" STUD AND DRYWALL AS APPROVED BY ARCHITECT.
21. FLOOR LEVEL AT DOORWAYS SHALL BE PROVIDED TO INSURE TOLERANCES IN DOOR DETAILS.
22. CONTRACTOR SHALL VERIFY EXISTING WALL/DEMISING WALLS AND INFILL AND PATCH ANY OPENINGS ABOVE CEILING TO MEET REQUIRED FIRE-RATING.

WALLS

23. NON-ABSORBENT FINISH MATERIAL MINIMUM 72" ABOVE THE STANDING SURFACE.
24. CEMENT, FIBER-CEMENT OR GLASS-MAT GYP BACKERS FOR ADHESIVE APPLICATION OF FINISH MATERIALS (TILE OR OTHER NONABSORBENT SHEET MATERIALS), OR PAINT (ABOVE 72"), INSTALLED PER MANUFACTURER'S INSTRUCTIONS WITHIN SHOWER STALLS AND BATHTUB SURROUNDS.
25. WATER-RESISTANT GYP BOARD SHALL NOT BE USED WITHIN SHOWER STALLS, BATHTUB COMPARTMENTS OR OTHER WET OR HUMID AREAS, OR ON CEILINGS WITH JOISTS GREATER THAN 12" ON CENTER.
26. WATER-RESISTANT GYP BACKERS FOR TILE OR PAINT PER MANUFACTURER'S INSTRUCTIONS AT WATER CLOSET COMPARTMENTS.
27. REGULAR GYP BOARD FOR TILE OR PAINT ON WALLS AND CEILINGS OTHER THAN ABOVE.
28. 5/8" TYPE X GYP BOARD ON ALL GARAGE WALLS, CEILINGS AND ALL STRUCTURAL MEMBERS.

PLUMBING


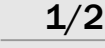


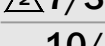
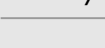
29. PLASTIC PIPING SHALL NOT BE USED FOR DRAIN, VENT, GAS OR DOMESTIC WATER SUPPLY
30. FIRE SPRINKLERS WILL BE PROVIDED BY GENERAL CONTRACTOR.



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Revisions

-  **12/17/2021 ADDENDUM 1**
-  **1/27/2022 CONSOLIDATED**
-  **2/28/2022 SHADOW STUDY**
-  **3/22/2022 REV 2ND FLR**
-  **7/30/2022 REV R LEDR**
-  **10/22/2022 ARC REVISION**

Notes

DRAFTED BY BRIAN WONG

*Brian Wong*

Project North

Scale

TITLE BLOCK

A1.0



## Revisions

**△ 12/17/2021 ADDENDUM 1**  
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Notes

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Project North

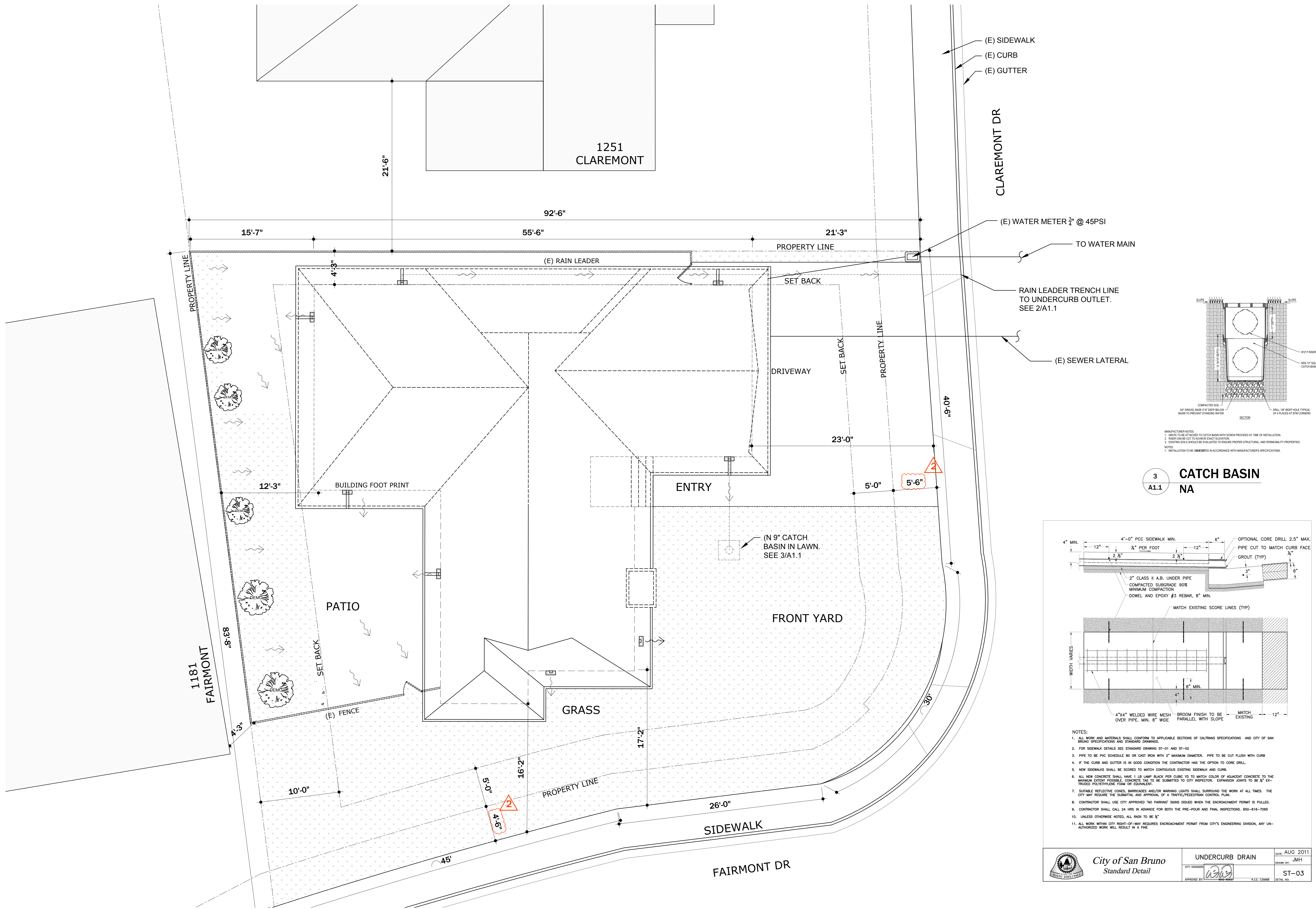
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## EXISTING/PROPOSED SITE PLAN

# A1.1

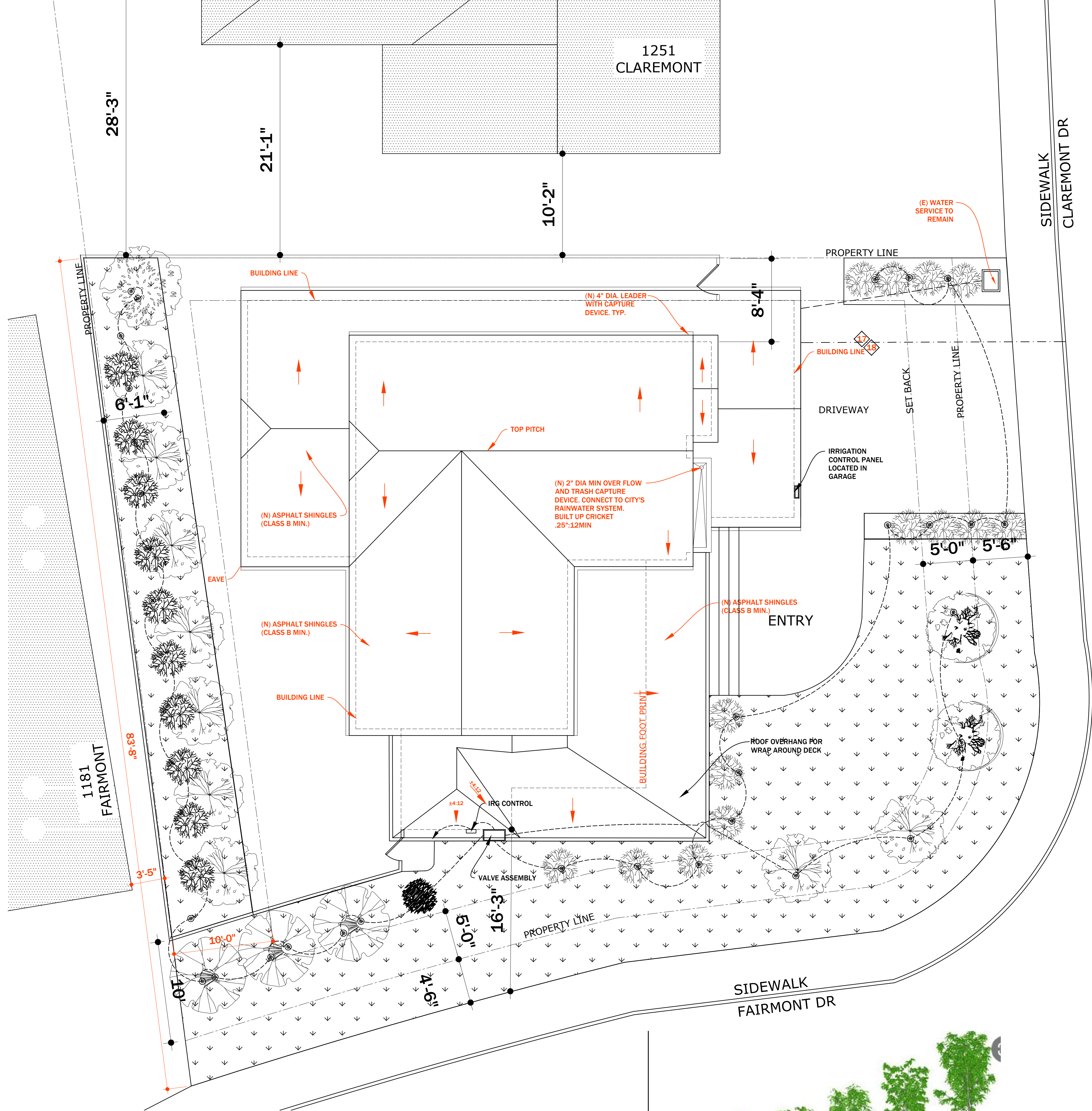
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**1** **EXISTING & PROPOSED SITE PLAN**  
A1.1 **3/16"=1'-0"**

2 UNDERCURB DRAIN DETAIL  
A1.1 3/16"=1'-0"



2  
A1.1  
**PROPOSED SITE AND ROOF PLAN**  
1/8"=1'-0"

1251  
CLAREMONT

SIDEWALK  
CLAREMONT DR

1181  
FAIRMONT

SIDEWALK  
FAIRMONT DR

(Birch)					
Tree Height (m)	6	6.84	10.64	13.25	20.04
Crown Diameter (m)	3.64	3.44	4.1	4.56	6.68
Leaf Area (m <sup>2</sup> )	31.89	18.33	34.37	55.55	60.25

**CONSTRUCTION AND DRAINAGE NOTES**

THE INSTALLING CONTRACTOR IS RESPONSIBLE FOR THE FOLLOWING

1. UTILIZE ON-SITE INFILTRATION AS MUCH AS POSSIBLE TO HANDLE ROOF AND SITE DRAINAGE
2. DIRECT SITE DRAINAGE SO THAT STORM WATER WILL FLOW TO ON-SITE LAWN OR PERVIOUS LANDSCAPES AREAS AS INDICATED WITHOUT CREATING PONDING OR EROSION.
3. ALL DOWN SPOUTS (DS) SHALL BE CONNECTED TO SPLASH BLOCKS MINIMUM 2'-0" LONG AND SITUATED TO DEFLECT WATER AWAY FROM THE BUILDING AND FLOW TO ON-SITE LAWN OR PERVIOUS LANDSCAPES AREAS AS INDICATED WITHOUT CREATING PONDING EROSION.
4. MINIMIZE EXCESSIVE WATER FLOW AROUND EXISTING TREES.
5. NO CONCENTRATED FLOW IS ALLOWED TO TRAVEL OVER ANY SIDEWALKS OR PARKING STRIP AREAS.
6. THE STORM RUN OFF GENERATED BY THE NEW DEVELOPMENT SHALL NOT DRAIN ONTO ADJACENT PROPERTIES. THE EXISTING STORM DRAINAGE FROM THE ADJACENT PROPERTIES SHALL NOT BE BLOCKED BY THE NEW DEVELOPMENT.
7. STORM WATER FROM ALL IMPERVIOUS SURFACES THAT IS NOT TO BE HANDLED BY ON-SITE INFILTRATION SHALL BE ROUTED THROUGH VEGETATED SWALES OR OTHER COMPARABLE BEST MANAGEMENT PRACTICES (BMP) PRIOR TO DISCHARGE TO THE PUBLIC STORM DRAIN SYSTEMS.
8. THE MINIMUM SLOPE ADJACENT TO THE STRUCTURE FOR DRAINAGE IS 5% SLOPING AWAY FROM THE STRUCTURE A MINIMUM OF 10'-0".
9. THE GRADING AND DRAINAGE DESIGN FOR THE PROJECT SHALL COMPLY WITH ALL APPLICABLE NPDES REGULATIONS TO CONTROL STORM WATER POLLUTION.

**LANDSCAPE GENERAL NOTES**

10. CONTRACTOR SHALL OBTAIN ALL PERMITS NECESSARY TO COMPLETE PROPOSED WORK PER CITY REQUIREMENTS.
11. CONTRACTOR SHALL VERIFY ON SITE ALL GRADES, PROPERTY LINES, EASEMENTS, SETBACKS, UTILITIES, SITE IMPROVEMENTS, WATERPROOFING AND UNDERGROUND PIPING BEFORE CONSTRUCTION BEGINS. THE ARCHITECT ASSUMES NO LIABILITY FOR DISCREPANCIES BETWEEN THE PLANS AND THE ACTUAL FIELD CONDITIONS. ALL DISCREPANCIES OR PROBLEMATIC SITE CONDITIONS SHALL BE BROUGHT TOT HE ATTENTION OF THE ARCHITECT.
12. WORK WITHIN THE RIGHT OF WAY IS SUBJECT TO INSPECTION AND APPROVAL BY THE CITY. CONTRACTOR SHALL OBTAIN AN ENCROACHMENT PERMIT FROM PUBLIC WORKS DEPARTMENT PRIOR TO WORK WITHIN THE RIGHT OF WAY. THIS WORK MAY INCLUDE LANDSCAPING IN THE RIGHT OF WAY, NEW CURB DRAINS AND PARKING STRIPS.
13. FINISHED GRADES SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURES AND SHALL BE PROPERLY INSTALLED TO PREVENT ANY STANDING WATER. ALL HARDSCAPES SHALL HAVE A MINIMUM OF 2% UNLESS NOTED OTHERWISE. JUTE MESH EROSION CONTROL NETTING SHALL BE USED ON ALL 3:1 OR GREATER SLOPES & STAKED PROPERLY.
14. CONTRACTOR SHALL PROVIDE PROTECTION FOR EXISTING TREES BY INSTALLING TEMPORARY FENCING AROUND THE TREES AS CLOSE AS POSSIBLE TO THE DRIPLINE. IN THE EVENT THAT THE TREE ROOTS OVER 6" ARE DISCOVERED, THE ARCHITECT SHOULD BE CONTACTED.
15. CONTRACTOR SHALL REFER TO ARCHITECTURAL, CIVIL AND OTHER ENGINEERING DRAWINGS / DOCUMENTS FOR WORK IN RELEVANT AREAS.
16. THE ARCHITECT MAY MAKE SITE OBSERVATIONS DURING CONSTRUCTION, BUT SHALL NOT BE UTILIZED TO SUPERVISE CONSTRUCTION SITE.

**UTILITIES GENERAL NOTES**

17. (E) WATER SERVICE IS DUCTILE IRON, TO REMAIN. CONTRACTOR SHALL PROVIDE EVIDENCE TO INSPECTOR AS REQUIRED.
18. (E) SEWER LATERAL TO BE REPLACED. AS REQUIRED, CONTRACTOR SHALL VIDEO INSPECT AND PERFORM A WATERTIGHT TEST SUBJECT TO REVIEW BY DWWIR. DWWIR REPRESENTATIVE SHALL BE ONSITE DURING TESTING AND TELEVISION. CALL \_\_\_\_\_ TO SCHEDULE AN APPOINT WITH THE DWWIR INSPECTOR.
19. WORK IN PUBLIC RIGHT OF WAY UNDER SEPARATE ENCROACHMENT PERMIT.
20. A CERTIFIED DISTRIBUTION SYSTEM OPERATOR MUST BE PRESENT FOR HYDROSTATIC TESTING, CHLORINATION FLUSHING, BACTERIA TESTING AND CONNECTIONS TO THE EXISTING SYSTEMS, PER CALIFORNIA DEPARTMENT OF PUBLIC HEALTH, OPERATOR CERTIFICATION REGULATIONS, SECTION 63770. THE CITY OF SAN BRUNO ENGINEER MUST RECEIVE THE REQUEST FOR THE CERTIFIED OPERATOR TO BE PRESENT FOR THESE OPERATIONS IN WRITING NO LESS THAN SIX (6) WORKING DAYS PRIOR TO THE ANTICIPATED DATE OF WORK.

**CONSTRUCTION DOCUMENTATION / TITLE 24 COMPLIANCE**

THE INSTALLING CONTRACTOR IS RESPONSIBLE FOR THE FOLLOWING

21. REVIEW THE PLANS AND SPECIFICATIONS AND ENSURE THAT THEY THEY CONFORM TO THE REQUIREMENTS OF THE CERTIFICATE OF COMPLIANCE AND THE ACCEPTANCE REQUIREMENTS APPLICABLE TO THE CONSTRUCTION / INSTALLATION.
22. PERFORM CONSTRUCTION INSPECTIONS TO CONFIRM COMPLIANCE OF THE REGULATED ENERGY FEATURES, AND ENSURE THAT A PROPERLY COMPLETED INSTALLATION CERTIFICATE HAS BEEN SUBMITTED OR POSTED AT THE BUILDING SITE PRIOR TO PROCEEDING WITH THE FUNCTION TESTING AND COMPLETION OF THE CERTIFICATE OF ACCEPTANCE.
23. ENSURE THAT ALL APPLICABLE ACCEPTANCE REQUIREMENTS PROCEDURES IDENTIFIED IN THE PLANS AND SPECIFICATIONS.

**PROPOSED LANDSCAPING KEYNOTES**

GRASS (FRONTYARD AND BACK YARD) 2465 SQFT  
CONCRETE. 1906 SQFT  
BUILDING 2069 SQFT  
TOTAL SQFT = 6440  
  
38% PERMEABLE = 2465 SQFT  
61% IMPERMEABLE = 3975 SQFT

SYMBOL	DESCRIPTION	QUANTITY	GALLONS	HEIGHT/SPREAD	PLANT CHARACTERISTICS	YEARS TO MATURE
	PAPER BIRCH (BETULA Papyrifera)	9	5	600 / 360	WHITE BARKS WITH GREEN LEAVES, THRIVES IN FULL SUNLIGHT, AND PROVIDES GREAT CANOPY WITH SPARSE LEAVES, ROOTS ARE SHALLOW FOR ROADSIDE TREES, ATTRACTS BIRDS	15
	JAPANESE MAPLE (ACER)	3	5	360 / 120	PLANT CHARACTERISTICS : DEEP RED COLOR AND THRIVES IN FULL SUN, SHALLOW ROOT AND IDEAL TO GROW CLOSE TO HOUSE, SPARSE FOILAGE	15
	CHERRY BLOSSOM (PRUNUS SERRULATA)	2	5	480 / 240	BEAUTIFUL PINK FLOWERING	20
	APPLE TREE (MALUS DOMESTICA)	1	5	180 / 240	APPLE FRUIT	3
	BOXED HEDGE (BUXUS SEMPERVIRENS)	30	3	72 / 36	CAN PLANT CLOSE TOGETHER AND PROVIDE SCREEN AND PRIVACY	5
	BUTTON DRIPPER	38				
	GRASS				PERVIOUS	
	CONCRETE				IMPERVIOUS	

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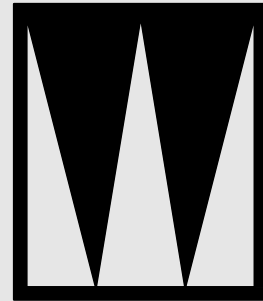
Notes  
DRAFTED BY BRIAN WONG

Project North

Scale

**SITE & ROOF PLAN**

**A1.2**



**STUDIO W**  
1504 BRYANT ST., SUITE 123  
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2ND STORY ADDITION AND REMODEL  
1261 CLAREMONT  
SAN BRUNO, CA 94066

Revisions

- △12/17/2021 ADDENDUM 1  
1/27/2022 CONSOLIDATED  
2/28/2022 SHADOW STUDY  
3/22/2022 REV 2ND FLR  
△7/30/2022 REV R LEDR  
10/22/2022 ARC REVISION

Notes

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*Brian Wong*

Project North

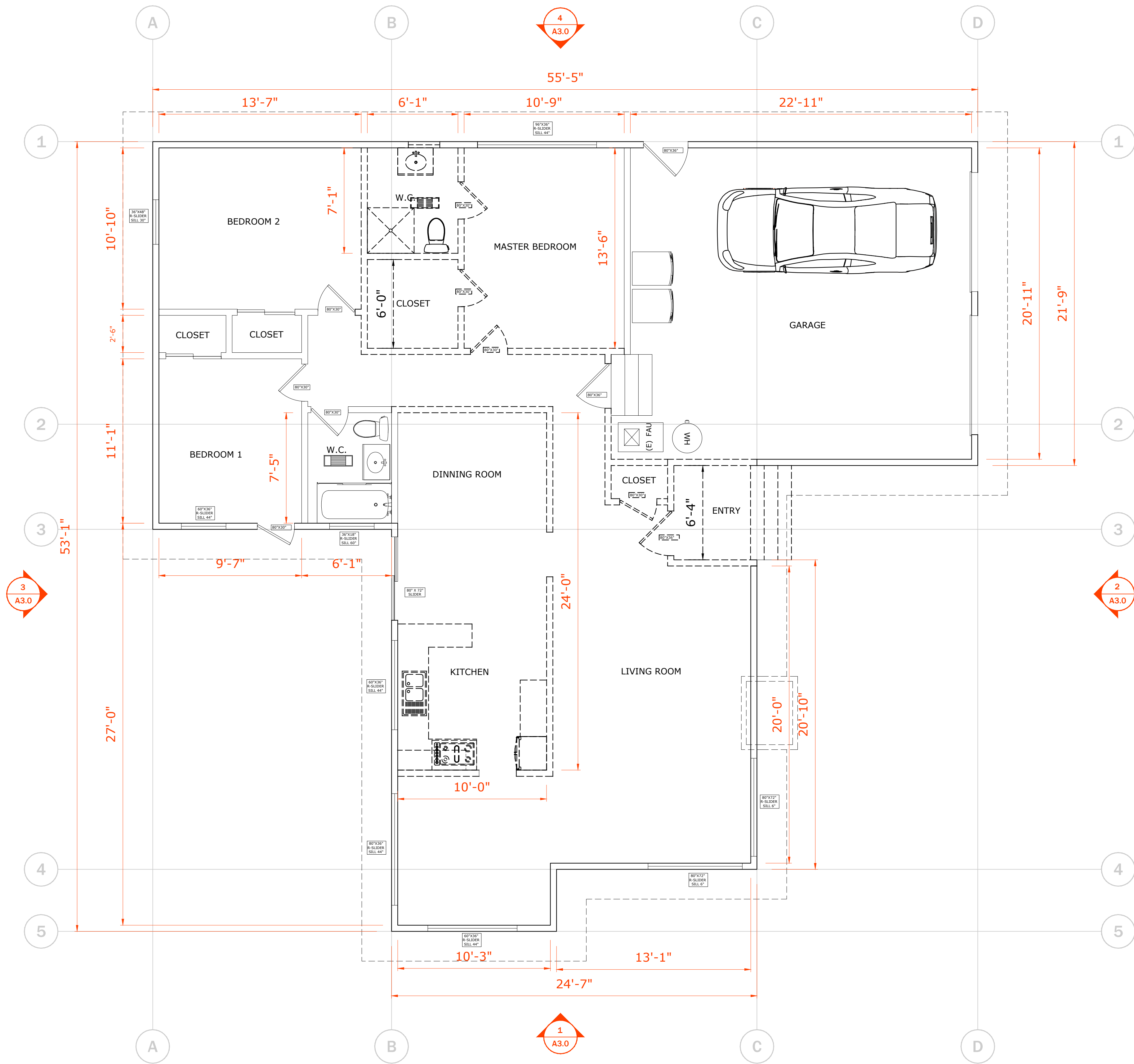
Scale

(E) 1FLR PLAN

A2.0

Sheet No. Total = 15

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LEGEND

- DEMO EXISTING WALL  
===== EXISTING WALL TO REMAIN  
===== NEW WALL  
INTERIOR 5/8" GYP. BD. EACH SIDE OF 2X  
FRAMING PER STRUCTURAL.  
===== NEW 1-HR WALL  
5/8" TYPE X GYP. BD. EACH SIDE OF 2 X  
FRAMING.  
UNLESS OTHERWISE NOTED, INSULATION IS  
PER TITLE 24

1  
A2.0  
EXISTING 1 FLR GARAGE PLAN  
1/4"=1'-0"

GENERAL NOTES

- WATER HEATING REQUIREMENTS
- ONE INCH INSULATION SHALL BE INSTALLED ON FIRST 5 FEET OF HOT AND COLD WATER PIPES AT THE WATER HEATER (CNC 150 (J)2)
  - BURNER/ IGNITION DEVICE IS LOCATED AT LEAST 18" ABOVE THE GARAGE FLOOR, AND IS PROPERLY STRAPPED TO THE BUILDING STRUCTURE FOR SEISMIC STABILITY AT THE UPPER AND LOWER THIRDS.
- HVAC REQUIREMENTS
- A SETBACK THERMOSTAT IS ALREADY INSTALLED IN THE EXISTING HEATING SYSTEM
  - R-8 INSULATION WILL BE INSTALLED ON THE NEW DUCTS.
  - STEEL HEATING SUPPLY DUCTS, MIN 26 GAUGE STEEL WITH SEALED ANNULAR SPACES SHALL BE INSTALLED BETWEEN THE GARAGE AND NEW HABITABLE SPACES OR PROVIDE FIRE DAMPERS.
  - NEW & REPLACEMENT MECHANICAL 26 GAUGE DUCTS WILL BE SIZED ACCORDING TO MECHANICAL CODE (ACCA MANUAL J, D & S, ASHRAE OR SMACNA MANUALS. DUCTS SHALL BE SEALED ANNULAR SPACES BETWEEN THE GARAGE AND NEW ROOMS.

- GARAGE
- NEW 5/8" GYP TYPE-X GYP BOARD ON CEILING
  - NEW 1/2" TYPE X GYP BOARD ON WALLS, POST AND BEAMS TYPICAL
  - PROVIDE BACKUP BATTERY FOR GARAGE OPENER

- DOORS
- UTILITY ROOM - VENTED DOOR
  - GARAGE DOOR - MIN 200SQIN OF FIXED VENTILATION
  - PROVIDE 1 3/8" SOLID CORE DOOR OR 20MIN FIRE RATED DOOR WITH SELF CLOSER AND LATCH

- SLAB ON GRADE
- VAPOR BARRIER EPOXY SEALER/PRIMER REQUIRED.

- WASHER & DRYER
- NEW CLOTHES WASHERS SHALL USE <6.5 GALLS PER CYCLE, OR BE ENERGY STAR CERTIFIED
  - PROVIDE A DRYER VENT WITH HARD, SMOOTH METAL PIPE WITH NO SCREWS. MAXIMUM LENGTH IS 14'. WITH TWO 90-DEGREE BENDS. PROVIDE DRYER MANUFACTURERS INSTALLATION INSTRUCTIONS FOR ALTERNATE LENGTH. VENT SHALL NOT TERMINATE WITHIN 3FT OF PROPERTY LINES OR OPENINGS.

- DOOR AND WINDOW NOTES:
- EVERY BEDROOM SHALL BE PROVIDED WITH AN EGRESS WINDOW WITH FINISH SILL HEIGHT NOT GREATER THAN 44" ABOVE THE FINISH FLOOR HEIGHT AND SHALL HAVE A MINIMUM OPENABLE AREA OF 5.7 SQ. FT. EGRESS WINDOWS SHALL NOT HAVE AN OPENABLE AREA LESS THAN 20" WIDE OR 24" HIGH.
  - ALL WALK-THRU DOORS SHALL BE SOLID CORE
  - INTERIOR DOORS SHALL BE PAINTED. ENTRY DOOR TO BE DEFINED BY HOME OWNER PRIOR ORDERING
  - DOORS BETWEEN GARAGE AND LIVING AREA SHALL BE 1-3/4" TIGHT FITTING SOLID CORE DOORS WITH A RATING OF 60 MINUTES. DOOR SHALL BE SELF CLOSING
  - EXTERIOR EXIT DOORS WILL BE 36" MIN. NET CLEAR DOORWAY SHALL BE 32" MIN. DOOR SHALL BE OPENABLE FROM INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. GLAZING IN DOORS SHALL BE DUAL PANE SAFETY GLASS WITH MIN. U-VALUE OF 0.60
  - GARAGE DOORS TO BE SECTIONAL, OVERHEAD DOORS

- ELECTRICAL TYPICAL
- ALL ELECTRICAL CONDUCTOR MATERIAL SHALL BE COPPER. ALL OTHER MATERIAL REQUESTED SHALL BE APPROVED BY THE ADMINISTRATIVE AUTHORITY PRIOR TO INSTALLATION (DPMC 15.24.060)
  - GFCI PROTECTION SHALL BE PROVIDED AT ALL RECEPTACLE OUTLETS INSTALLED IN THE BATH, GARAGE, MECH. & LAUNDRY.
  - ARC FAULT CIRCUIT INTERRUPTER (AFCI) PROTECTION FOR ALL RECEPTACLES AND LIGHTING CIRCUITS, SWITCHES AND HARDWIRED .
  - PROVIDE 240V/30AMP CIRCUIT FOR DRYER AND WASHER, PER CEC 220.54
  - 120 VOLT/15/20 AMPERE RECEPTACLES WILL BE TAMPER RESISTANCE IN ALL DWELLING UNITS (2019 CEC 406.12)
  - COMBINATION TYPE ARCH-FAULT CIRCUIT INTERRUPTER SHALL PROTECT ALL RECEPTACLES IN THE DWELLING UNIT (ALL BEDROOMS, CLOSET, HALLWAYS, DINNING ROOMS, KITCHEN, BATHROOMS, LAUNDRY RM, UTILITY CLOSETS OR SIMILAR ROOMS) OR BRANCH CIRCUITS THAT SUPPLY 125 VOLT, SINGLE PHASE, 15 AND 20-AMPERE RECEPTACLES OUTLET. 2019 CEC SECTION 210.12

- SMOKE DETECTORS TYPICAL
- SMOKE AND CARBON MONOXIDE ALARMS INSTALLED IN ALL ROOMS, EXCEPT KITCHEN BATHROOMS, LAUNDRY ROOM AND GARAGES (CEC 210.12(B))
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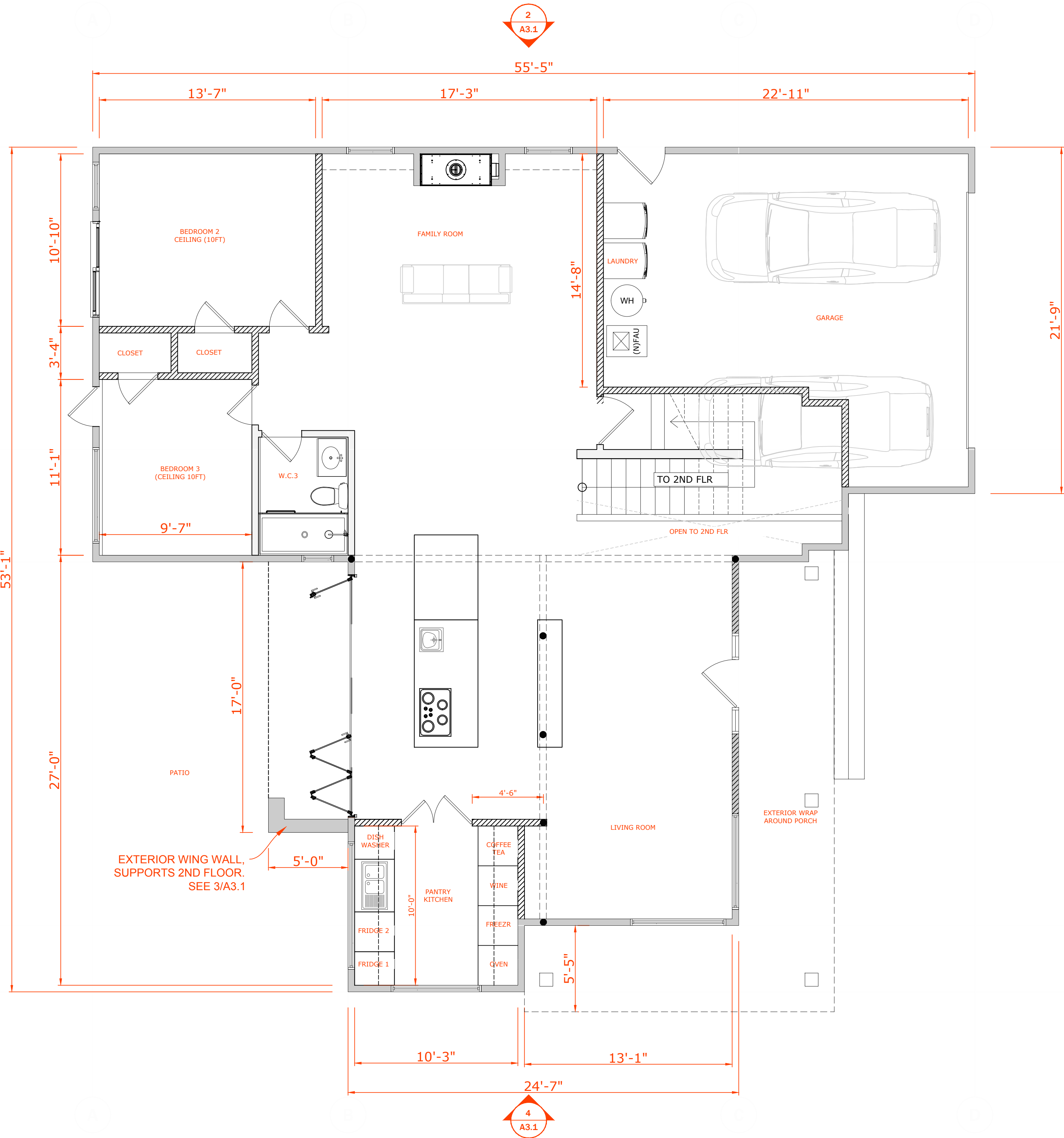
- BATHROOMS
- USE ONLY APPROVED BACKER MATERIAL AND GYP BOARD IN BATHROOMS: NON-ABSORBENT FINISH MATERIAL MINIMUM 72" ABOVE THE STANDING SURFACE. CEMENT, FIBER-CEMENT OR GLASS-MAT GYP BACKERS FOR ADHESIVE APPLICATION OF FINISH MATERIALS (TILE OR OTHER NONABSORBENT SHEET MATERIALS), OR PAINT (ABOVE 72"), INSTALLED PER MANUFACTURER'S INSTRUCTIONS WITHIN SHOWER STALLS AND BATHTUB SURROUNDS.
  - WATER-RESISTANT GYP BOARD SHALL NOT BE USED WITHIN SHOWER STALLS, BATHTUB COMPARTMENTS OR OTHER WET OR HUMID AREAS, OR ON CEILINGS WITH JOISTS GREATER THAN 12" ON CENTER.
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- KEYNOTES
- THE FOLLOWING OPENINGS SHALL BE CAULKED, GASKETED, WEATHER STRIPPED OR OTHERWISE SEALED:
    - EXTERIOR JOINTS AROUND WINDOWS AND DOOR FRAMES, INCLUDING DOORS BETWEEN HOUSE AND GARAGE, BETWEEN HVAC CLOSET AND CONDITIONED SPACE, BETWEEN ATTIC AND CONDITIONED SPACE, BETWEEN SOLE PLATES AND FLOORS, EXTERIOR PANELS AND ALL SIDING MATERIAL (CENC. 110.7)
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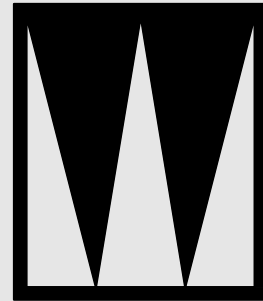
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1  
A2.1  
PROPOSED 1 FLR PLAN  
1/4"=1'-0"



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10/22/2022 ARC REVISION

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Brian Wong

Project North

Scale

(N) 1FLR PLAN

A2.1

XX

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## LEGEND

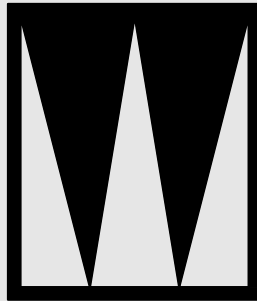
- DEMO EXISTING WALL

EXISTING WALL TO REMAIN

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NEW 1-HR WALL  
5/8" TYPE X GYP. BD. EACH SIDE OF 2 X FRAMING.

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**3/22/2022 REV 2ND FLR**

**7/30/2022 REV R LEDR**

**10/22/2022 ARC REVISION**

Notes

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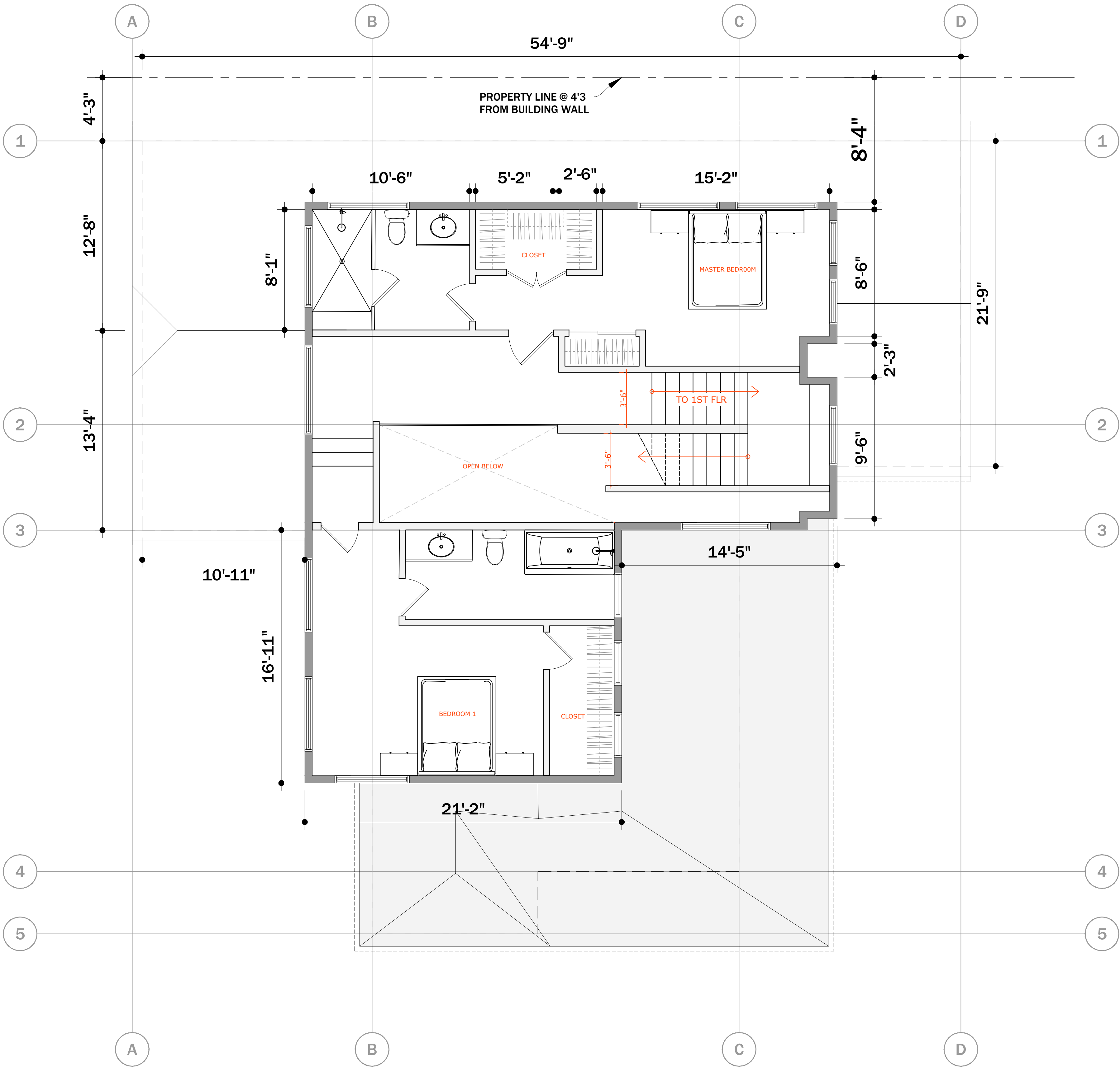
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2ND FLOOR

A2.2

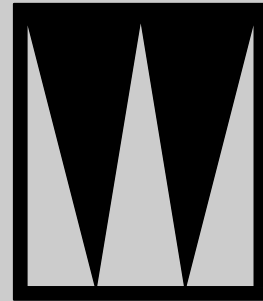
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1  
A2.1  
**PROPOSED 2ND FLOOR PLAN**  
**1/4"=1'-0"**

KEYNOTE: ALL 2ND FLOOR WALLS ARE NEW



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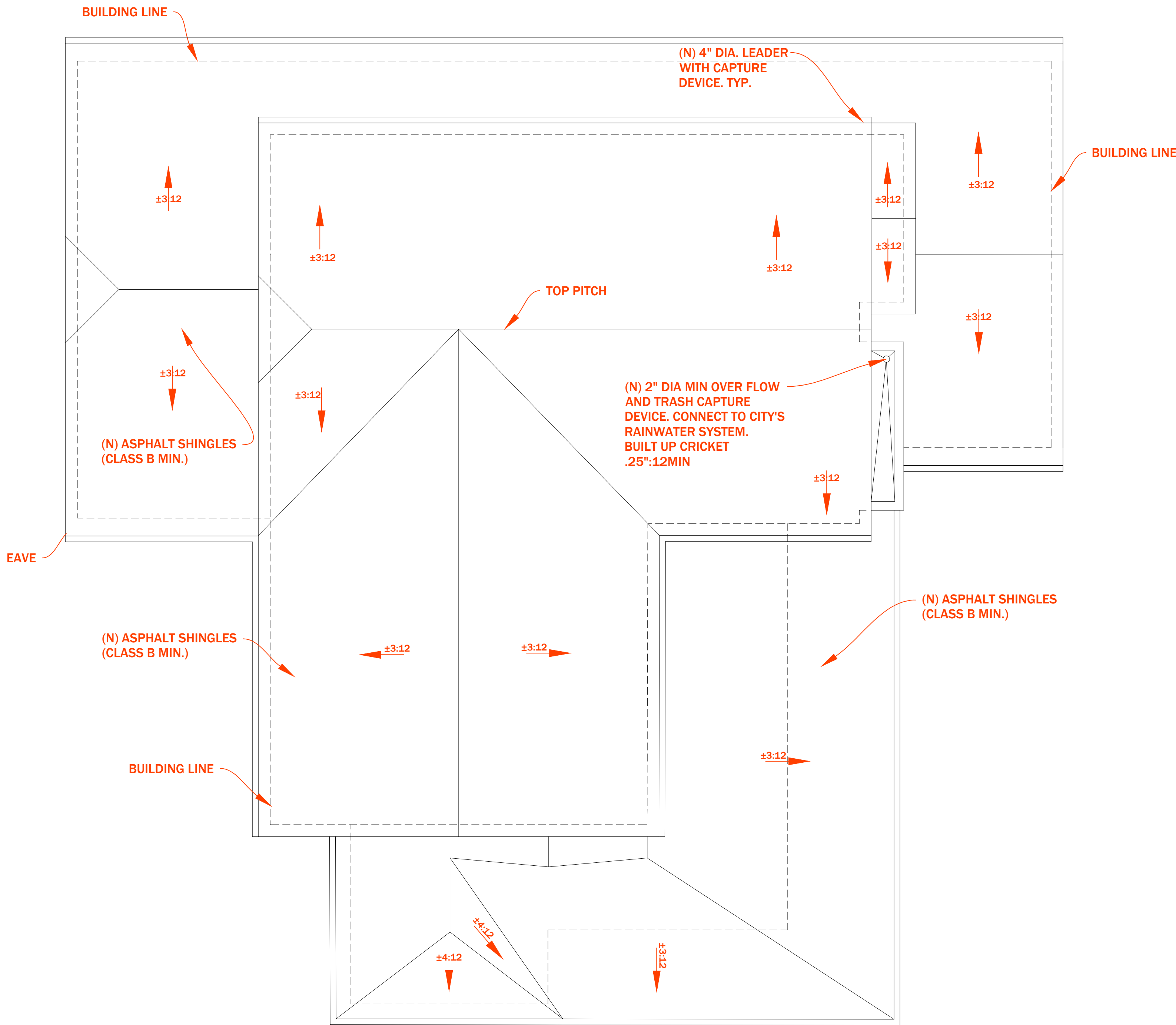
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(N) ROOF PLAN

A2.3

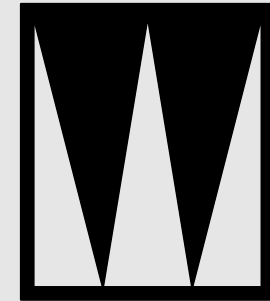
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1  
A2.3

PROPOSED ROOF PLAN  
1/4"=1'-0"



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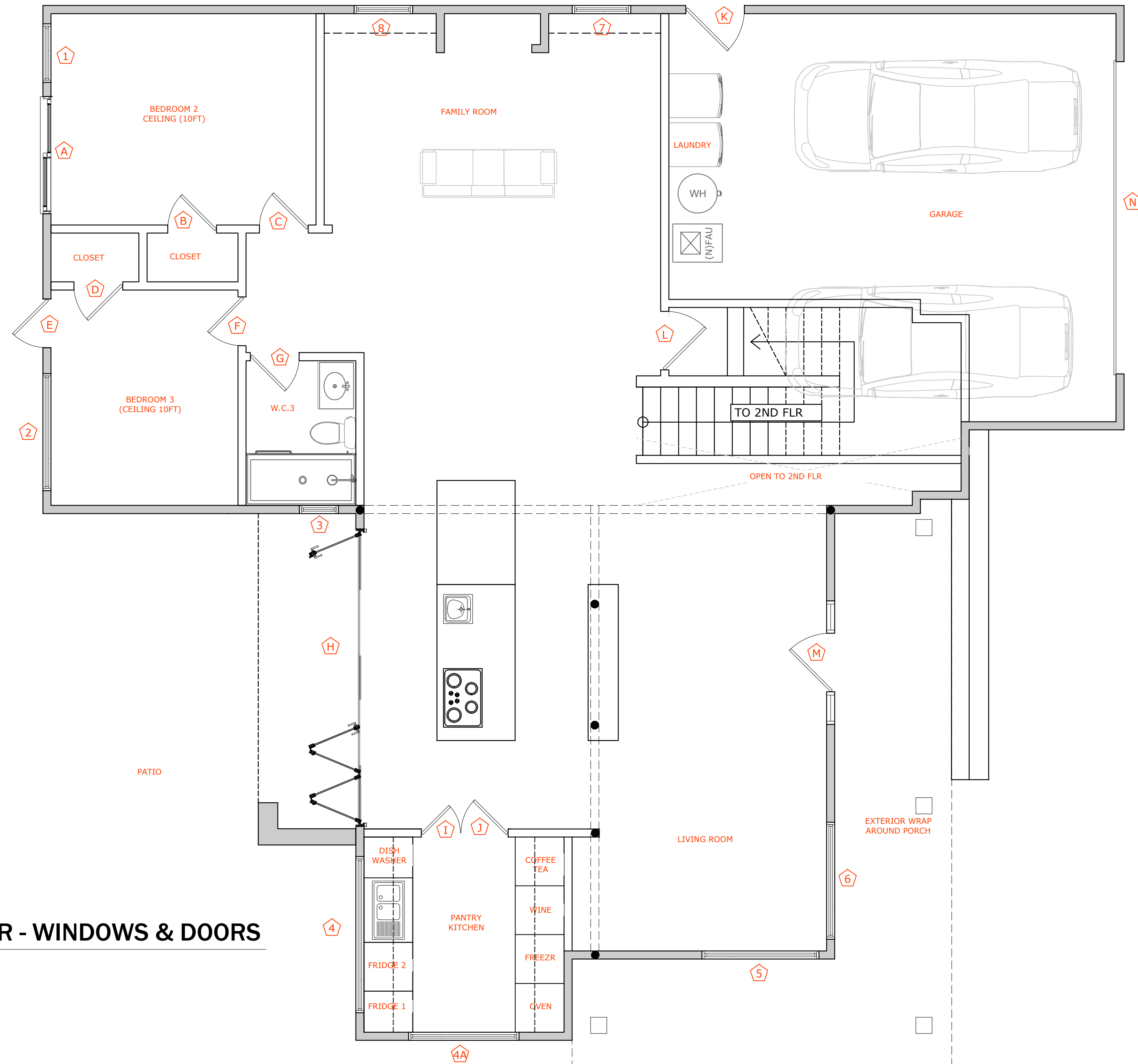
DOOR & WINDOW  
FLR 1, 2 & ROOF

A2.4

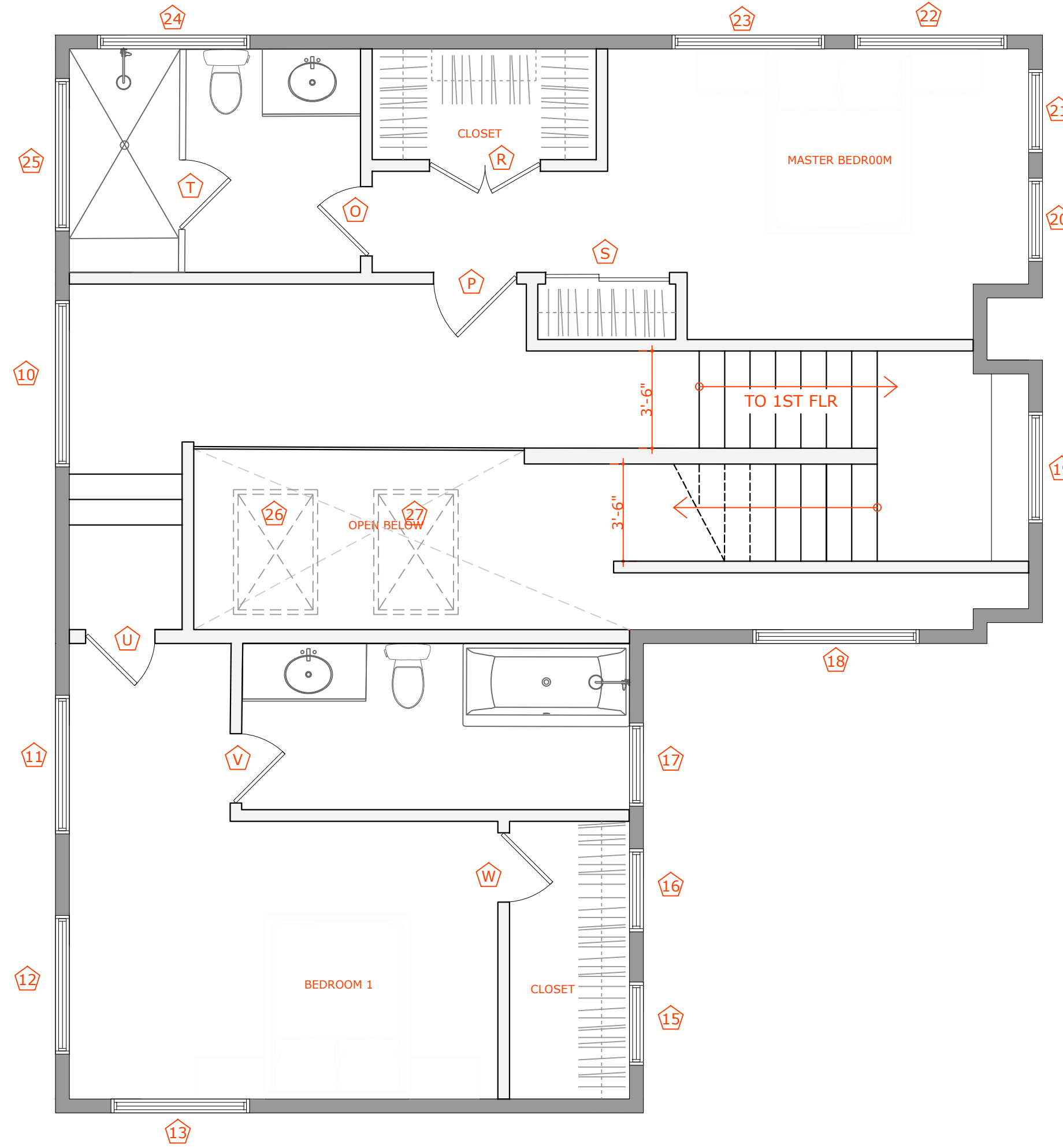
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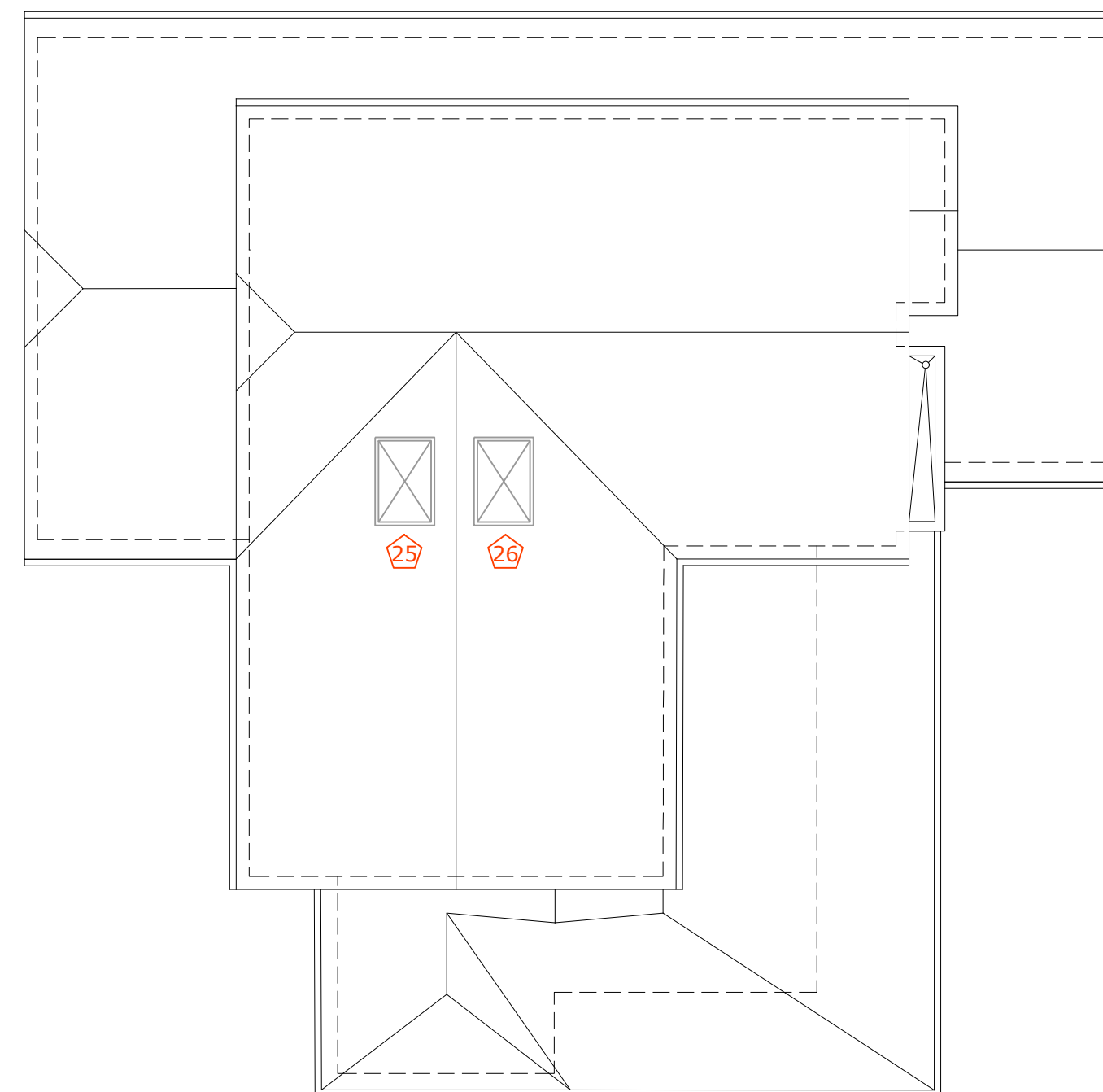
1  
A2.4  
1ST FLOOR - WINDOWS & DOORS  
1/4"=1'-0"



2  
A2.4  
2ND FLOOR - WINDOWS & DOORS  
1/4"=1'-0"



3  
A2.4  
ROOF PLAN - WINDOWS  
1/8"=1'-0"

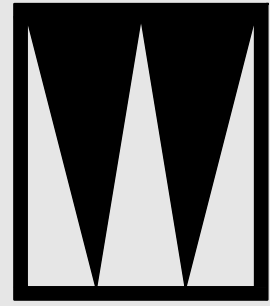


DOOR SCHEDULE

NUMBER	DESCRIPTION	FLOOR	LOCATION	WIDTH (IN)	HEIGHT (IN)	SILL (IN)	MANUFACTURER
A	GLASS SLIDING CLOSET	1	BEDROOM 2	72	96	LEFT	TBD
B	CLOSET	1	BEDROOM 2	36	96	RIGHT	TBD
C	BEDROOM	1	BEDROOM 2	36	96	RIGHT	TBD
D	CLOSET	1	BEDROOM 3	36	96	LEFT	TBD
E	EXTERIOR	1	BEDROOM 3	36	96	RIGHT	TBD
F	BEDROOM	1	BEDROOM 3	36	96	RIGHT	TBD
G	BATHROOM	1	BATHROOM	36	96	RIGHT	TBD
H	WNIDOW WALL	1	KITCHEN	182	96	BIFOLD	TBD
I	PANTRY	1	PANTRY	24	96	LEFT	TBD
J	PANTRY	1	PANTRY	30	96	RIGHT	TBD
K	EXTERIOR	1	GARAGE DOOR/STAIRS	36	80	RIGHT	TBD
L	EXTERIOR	1	GARAGE DOOR	36	80	RIGHT	TBD
M	EXTERIOR	1	FRONT DOOR	36	80	LEFT	TBD
N	GARAGE DOOR	1	GARAGE	16	80	NA	TBD
O	BATHROOM	2	M BATH	60	96	DOUBLE	TBD
P	MASTER BEDROOM	2	MASTER BEDRM	30	96	RIGHT	TBD
R	CLOSET	2	MASTER BEDRM	30	96	RIGHT	TBD
S	CLOSET	2	MASTER BEDRM	30	96	RIGHT	TBD
T	GLASS SLIDING	2	M BATH SHOWER	30	96	LEFT	TBD
U	BEDROOM	2	BEDROOM 1	30	96	RIGHT	TBD
V	BATHROOM	2	BEDROOM 1	30	96	RIGHT	TBD
W	CLOSET	2	BEDROOM 1	30	96	LEFT	TBD

WINDOW SCHEDULE

NUMBER	DESCRIPTION	FLOOR	LOCATION	WIDTH (IN)	HEIGHT (IN)	SILL (IN)	MANUFACTURER
1	CASEMENT	1	BEDROOM 2	36	48	24	PELLA
2	CASEMENT	1	BEDROOM 3	48	48	24	PELLA
3	CASEMENT	1	BATHROOM 3	36	24	61	PELLA
4	TRIPLE SLIDER	1	PANTRY	96	48	50	PELLA
4A	CASEMENT	1	PANTRY	68	48	50	PELLA
5	FIXED	1	LIVING RM	72	72	24	PELLA
6	FIXED	1	LIVING RM	72	72	24	PELLA
7	CASEMENT	1	FAMILY ROOM	36	48	37	PELLA
8	CASEMENT	1	FAMILY ROOM	36	48	37	PELLA
9	NA	NA	NA	NA	NA	NA	NA
10	FIXED	2	STAIRS	72	48	37	PELLA
11	CASEMENT	2	BEDROOM 1	60	48	37	PELLA
12	CASEMENT	2	BEDROOM 1	60	48	37	PELLA
13	CASEMENT	2	BEDROOM 1	60	48	37	PELLA
15	CASEMENT	2	CLOSET	36	48	37	PELLA
16	CASEMENT	2	CLOSET	36	48	37	PELLA
17	CASEMENT	2	BEDRM 1 BATH	36	48	37	PELLA
18	FIXED	2	STAIRS	72	48	14'1"	PELLA
19	FIXED	2	STAIRS	48	60	14'6"	PELLA
20	CASEMENT	2	MASTER BDRM	36	48	37	PELLA
21	CASEMENT	2	MASTER BDRM	36	48	37	PELLA
22	CASEMENT	2	MASTER BDRM	66	24	68	PELLA
23	CASEMENT	2	MASTER BDRM	66	24	68	PELLA
24	TBD	2	M BATH	66	24	68	PELLA
25	TBD	2	M BATH	66	24	68	PELLA
26	SKYLIGHT	R	SKYLIGHT STAIRS	36	48	NA	VELUX SKYLIGHT
27	SKYLIGHT	R	SKYLIGHT STAIRS	36	48	NA	VELUX SKYLIGHT



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2ND STORY ADDITION AND REMODEL  
1261 CLAREMONT  
SAN BRUNO, CA 94066

Revisions

- △12/17/2021 ADDENDUM 1  
1/27/2022 CONSOLIDATED  
2/28/2022 SHADOW STUDY  
3/22/2022 REV 2ND FLR  
△7/30/2022 REV R LEDR  
10/22/2022 ARC REVISION

Notes

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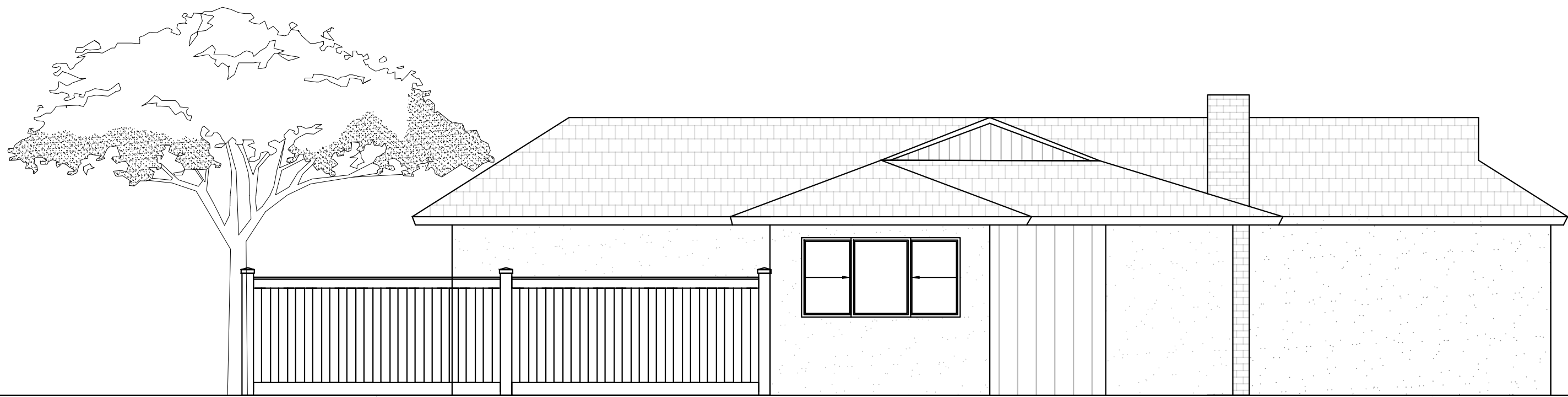
Project North

Scale

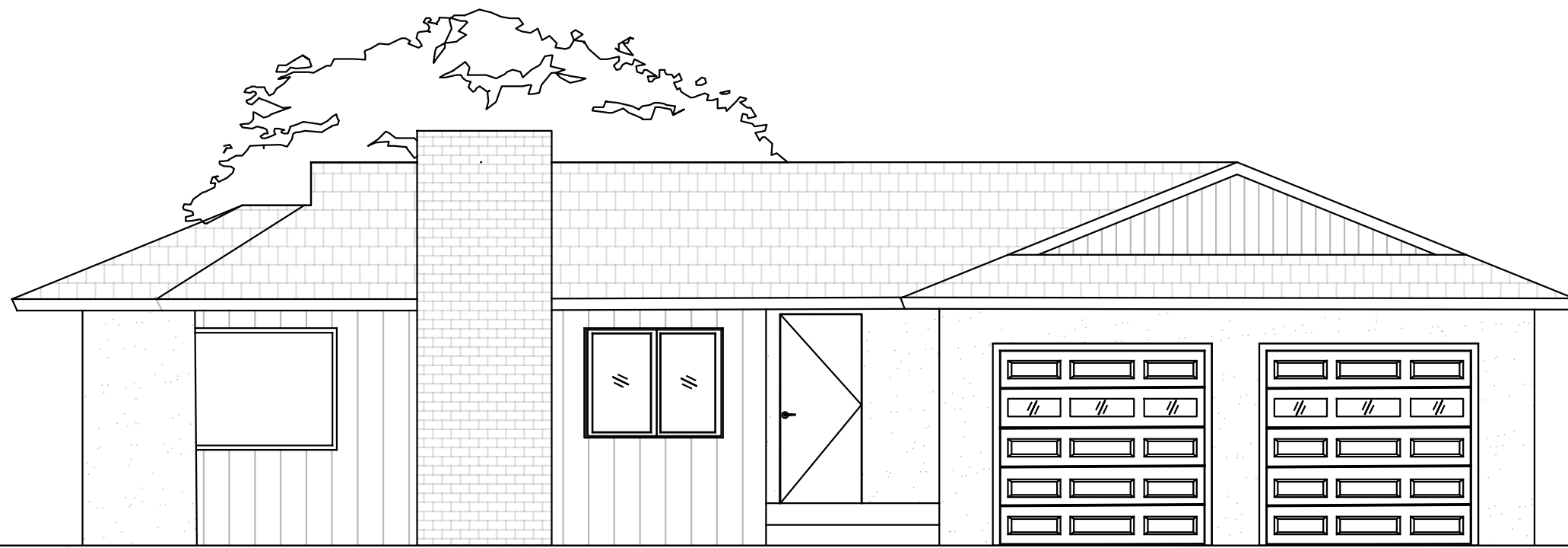
EXISTING ELEVATION

A3.0

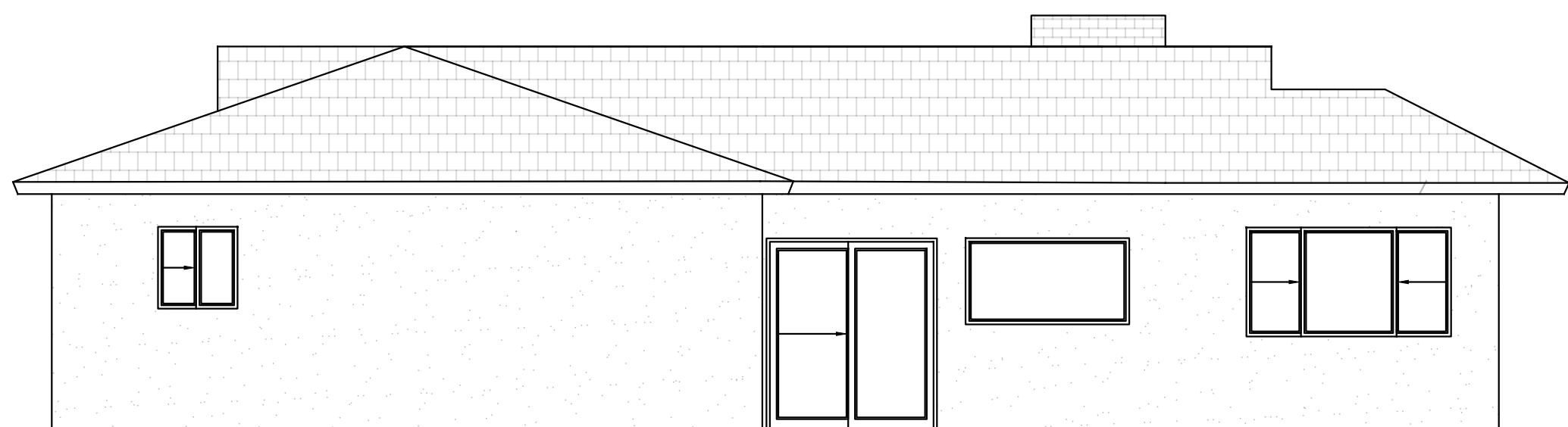
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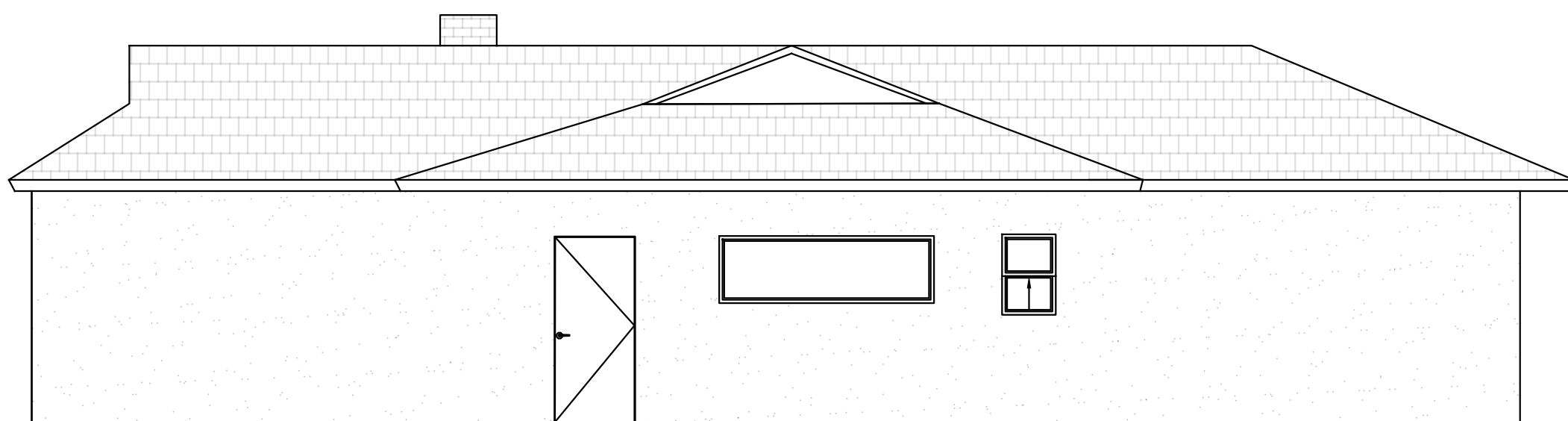
1 (E) SOUTH ELEVATION  
A3.0 3/16"=1'-0"



2 (E) NORTH ELEVATION  
A3.0 3/16"=1'-0"



3 (N) SOUTH ELEVATION  
A3.0 3/16"=1'-0"



4 (N) NORTH ELEVATION  
A3.0 3/16"=1'-0"

TYPE	INDICATION	CEILING DESCRIPTION	NOTES
A		VERTICAL CEMENT SIDING	
B		HORIZONTAL CEMENT SIDING	
C		PLASTER	
D		STANDING SEAM METAL ROOFING	
E		CUSTOM METAL AWNING	



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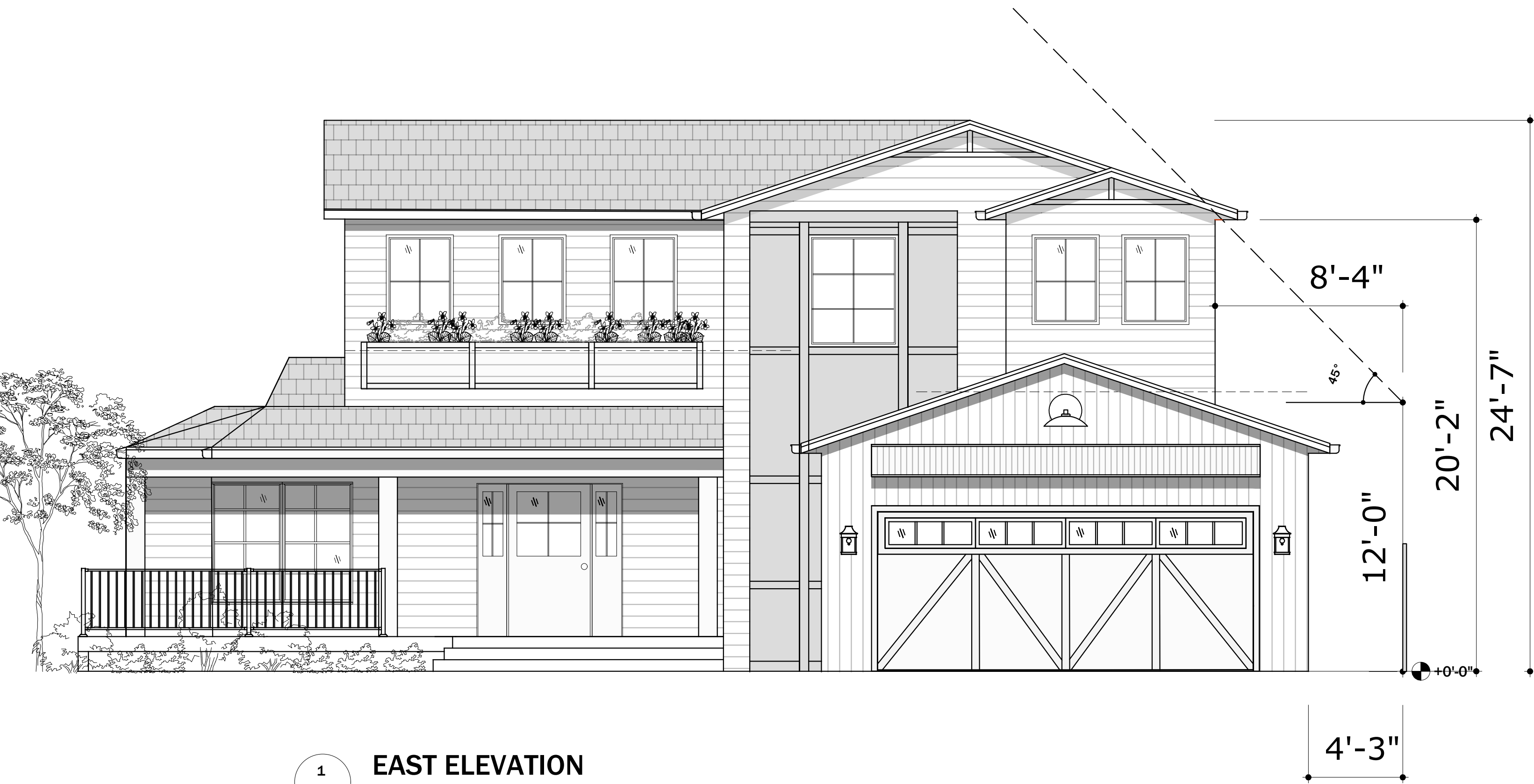
Project North

Scale

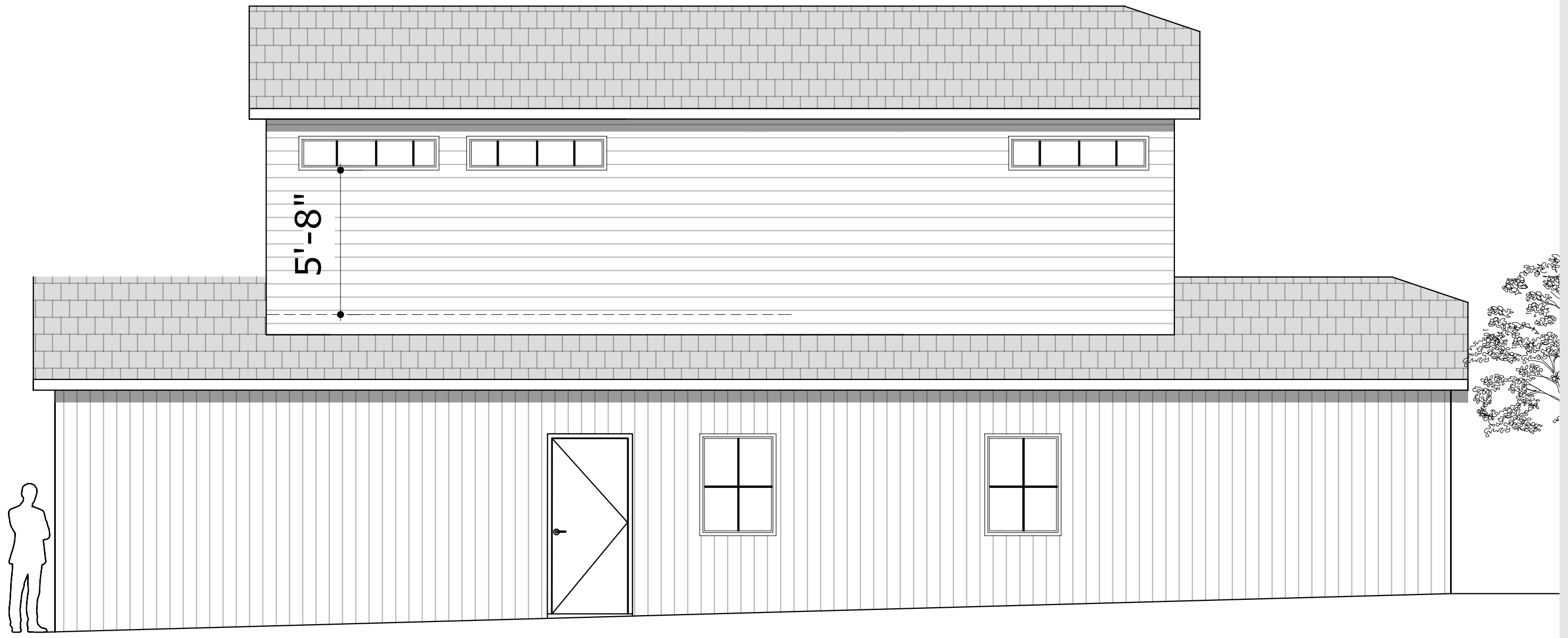
ELEVATION

A3.1

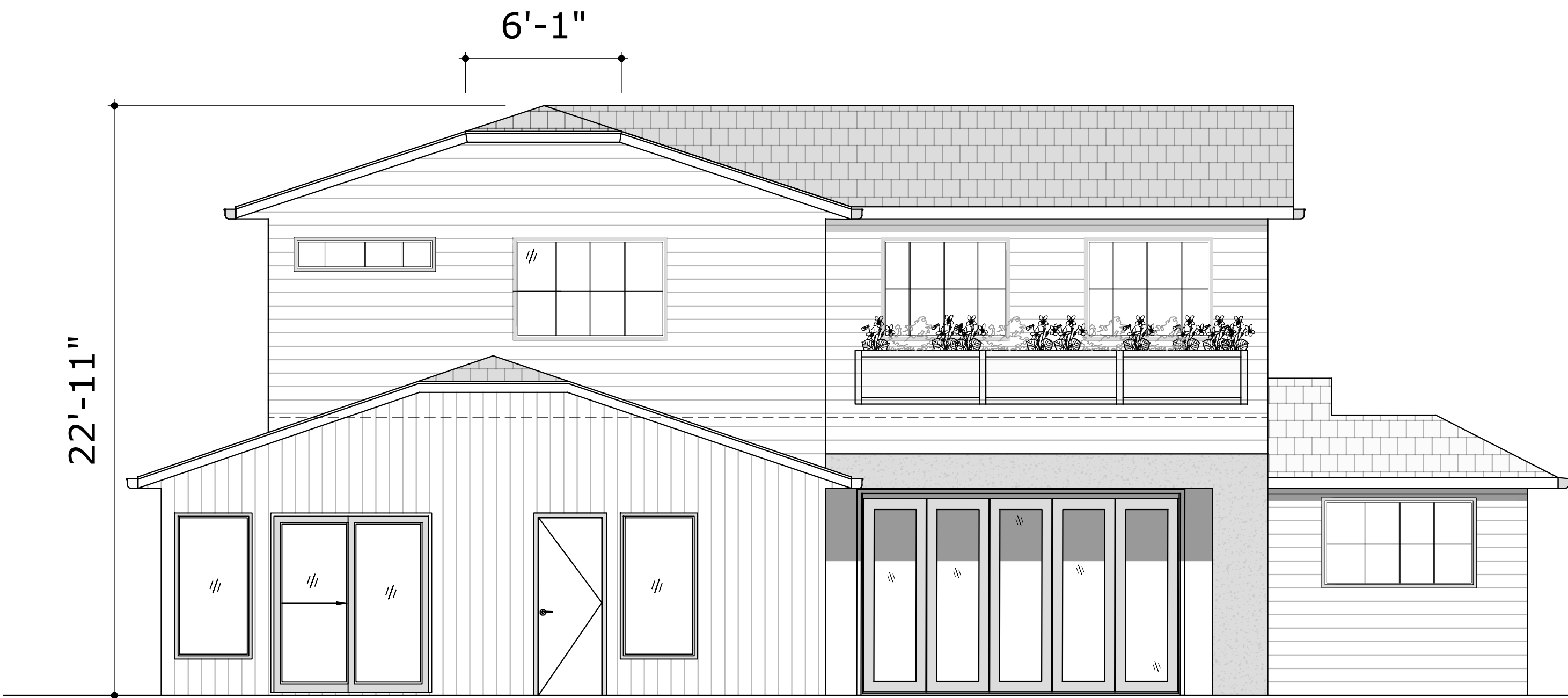
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1 EAST ELEVATION  
A3.1 1/4"=1'-0"



2 NORTH ELEVATION  
A3.1 1/4"=1'-0"



3 WEST ELEVATION  
A3.1 1/4"=1'-0"



4 SOUTH ELEVATION  
A3.1 1/4"=1'-0"



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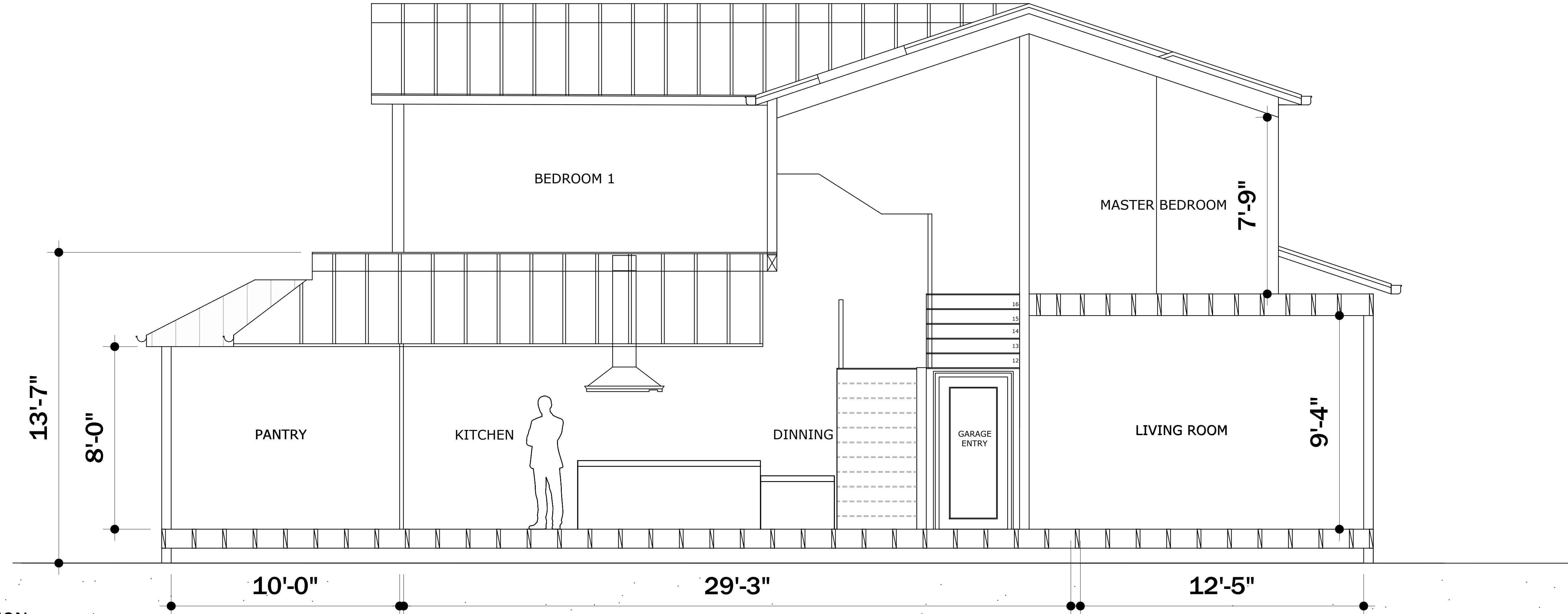
Scale

SECTION

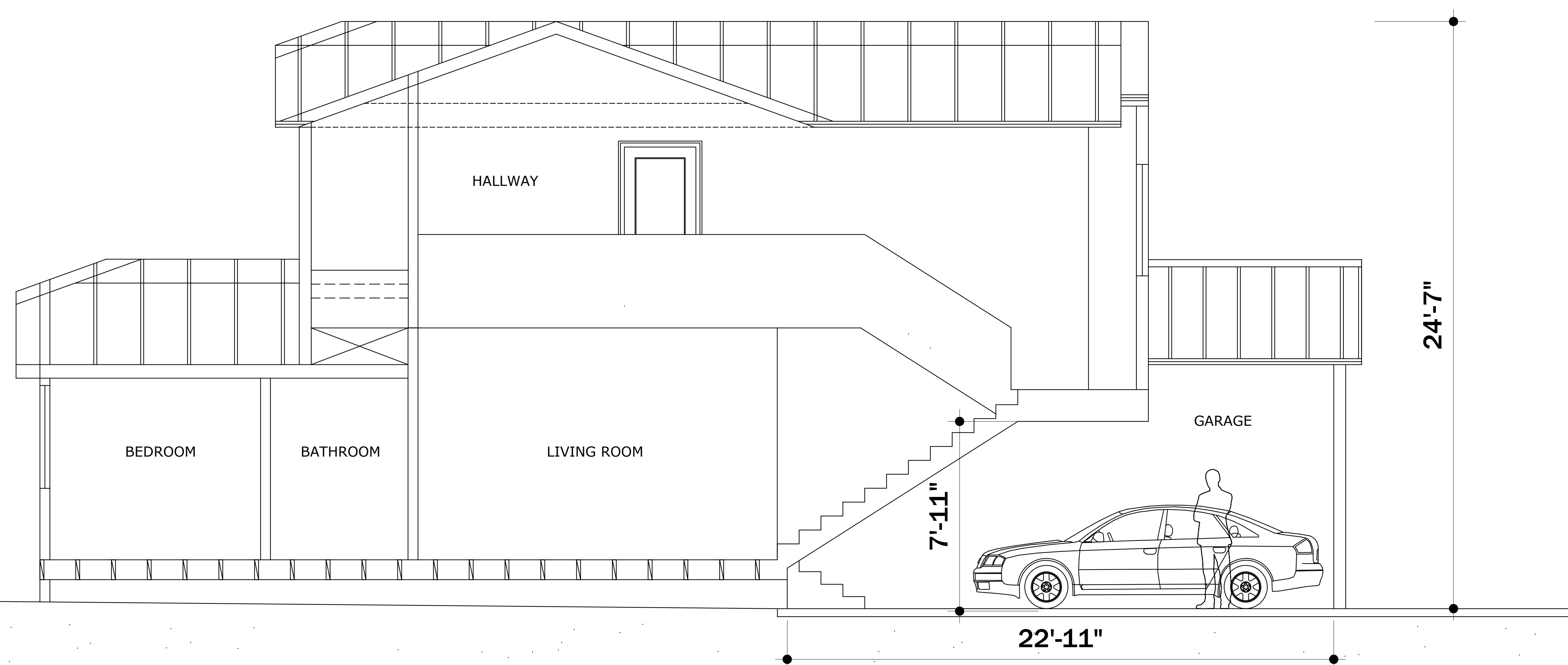
A3.2

Sheet No. Total = 15

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1 SECTION  
A3.4 3/8"=1'-0"



2 SECTION  
A3.4 3/8"=1'-0"



1  
A3.1

LEFT SIDE PERSPECTIVE RENDERING  
NA



2  
A3.1

FRONT PERSPECTIVE RENDERING  
NA



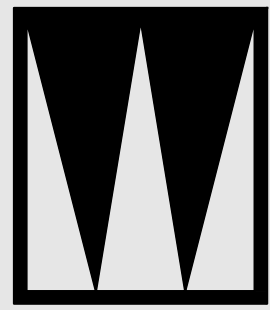
3  
A3.1

RIGHT PERSPECTIVE RENDERING  
NA



4  
A3.1

REAR PERSPECTIVE RENDERING  
NA



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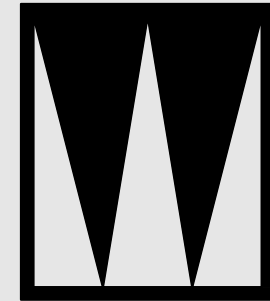
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Project North

Scale

RENDERING

A3.1



**STUDIO W**  
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Scale

SUN/SHADOW  
STUDY

A4.0

Sheet No. Total = 15

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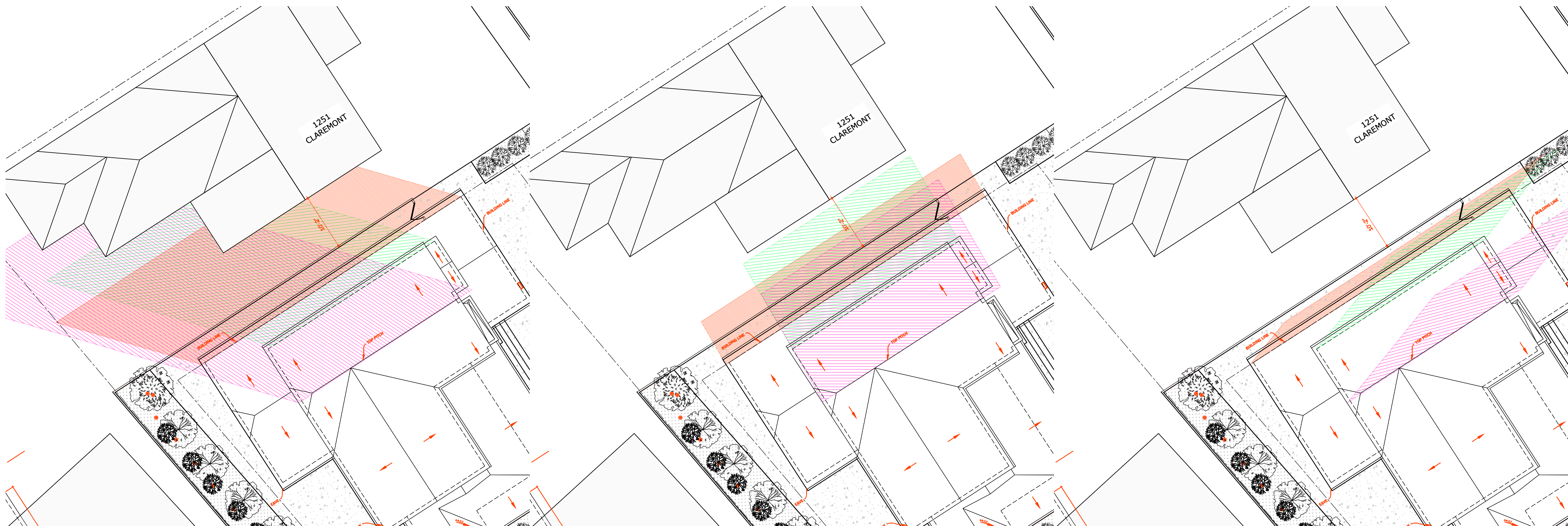


3  
A4.0  
9AM - SUMMER  
3/32"=1'-0"

5  
A4.0  
12PM SUMMER  
3/32"=1'-0"

4  
A4.0  
3PM - SUMMER  
3/32"=1'-0"

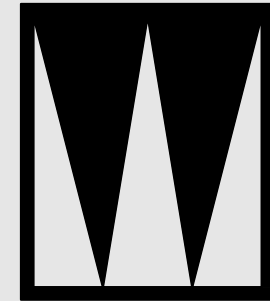
KEYNOTE:  
SHADE COVERAGE IS  
DETERMINED BY TIME OF  
DAY DURING THE YEAR,  
AND THE ANGLE OF THE  
SUN (AS SHOWN, THE  
ELEVATION ABOVE).  
SHADOW AT AN ANGLE  
AND WILL CAST A SHADOW  
AT AN ANGLE. PLEASE  
REFER TO PAGE A4.2 FOR  
REFERENCE



3  
A4.0  
9AM EQUINOX  
1/32"=1'-0"

5  
A4.0  
12PM EQUINOX  
1/32"=1'-0"

4  
A4.0  
3PM EQUINOX  
1/32"=1'-0"



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	10/22/2022	ARC REVISION

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Scale

SUN/SHADOW  
STUDY

A4.1

Sheet No. Total = 15

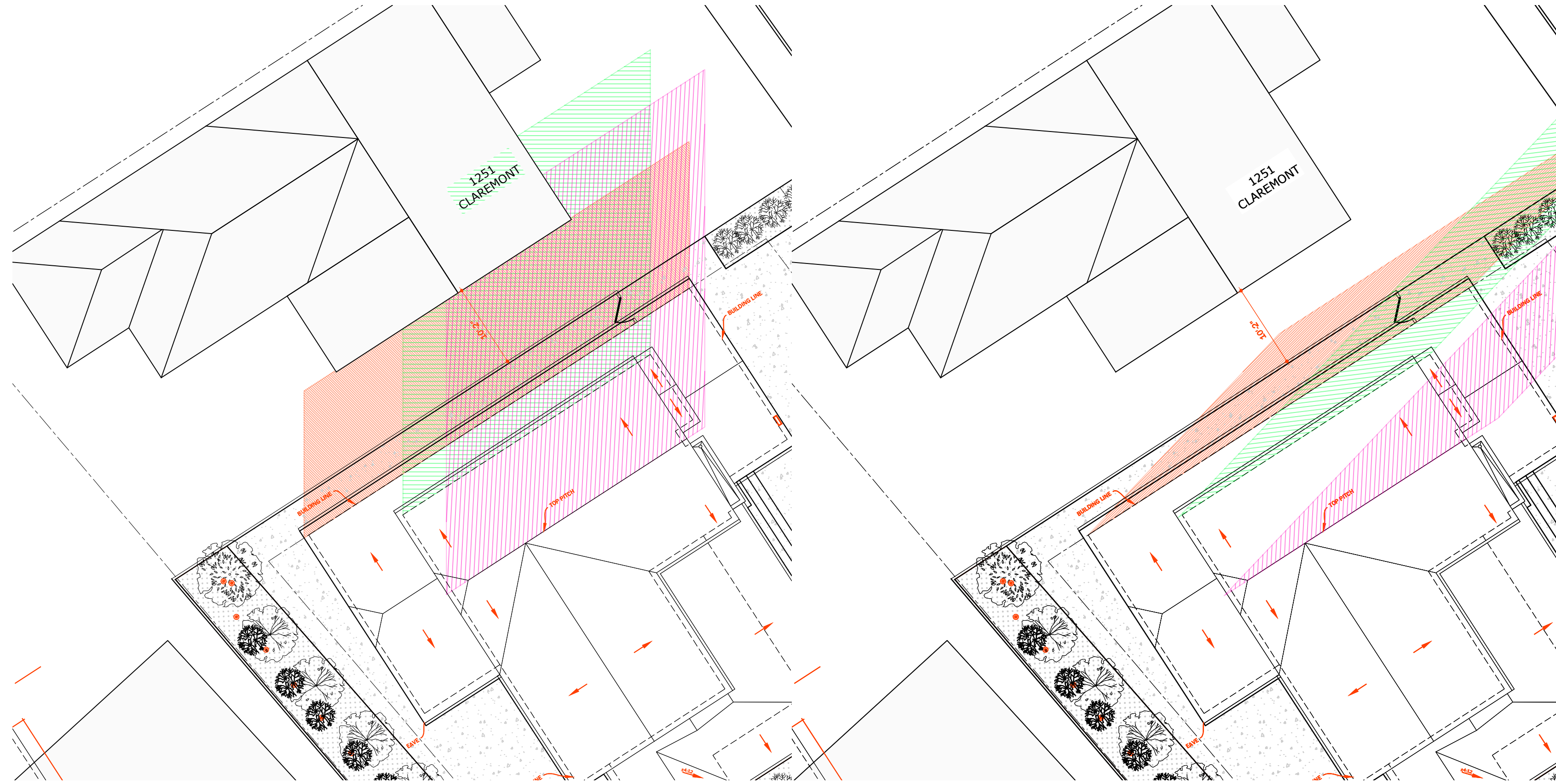
© 2020



3  
A4.0  
9AM - WINTER  
1/32"=1'-0"

5  
A4.0  
10AM WINTER  
1/32"=1'-0"

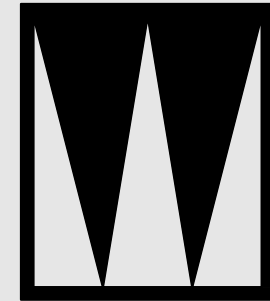
4  
A4.0  
11AM - WINTER  
1/32"=1'-0"



5  
A4.0  
12PM WINTER  
1/32"=1'-0"

4  
A4.0  
3PM - WINTER  
1/32"=1'-0"

KEYNOTE:  
SHADE COVERAGE IS  
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AND THE ANGLE OF THE  
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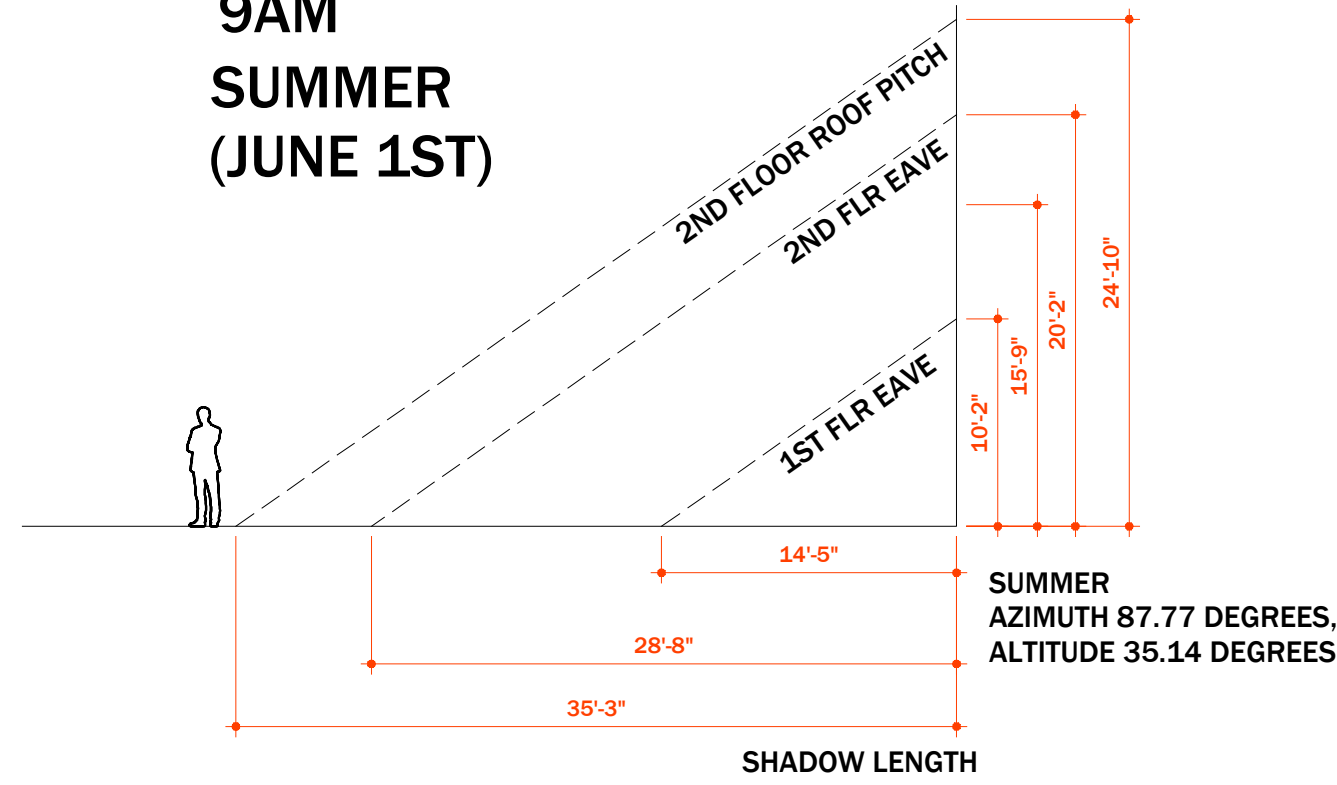
SUN/SHADOW  
STUDY

A4.2

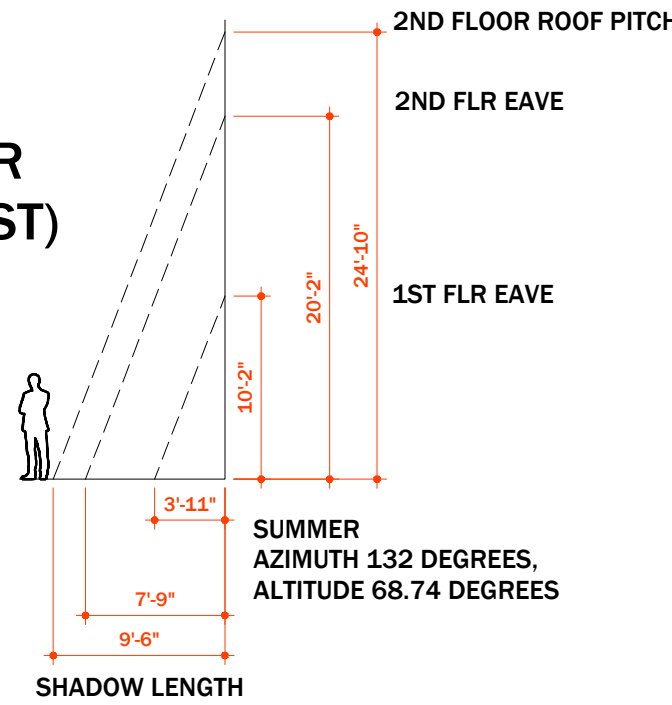
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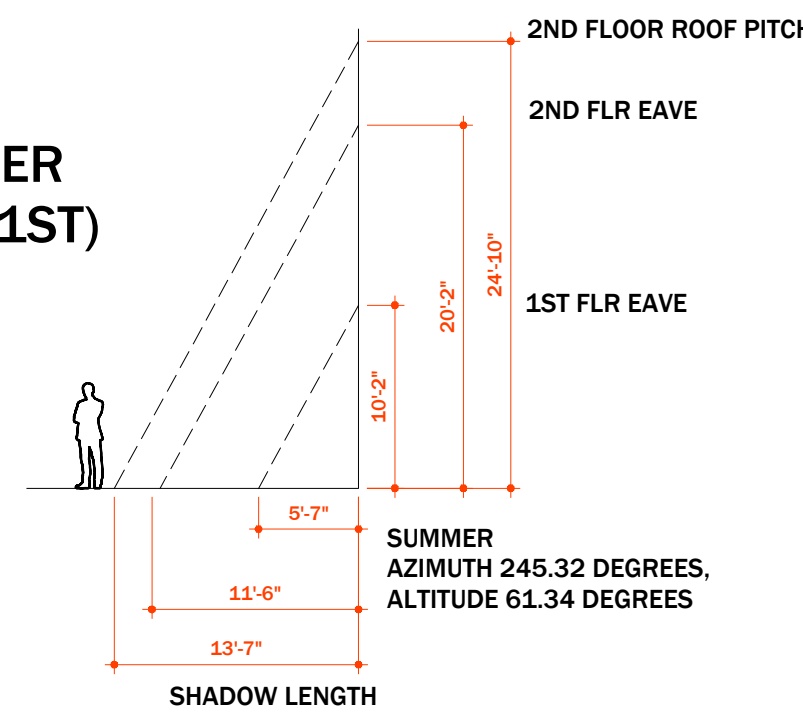
9AM  
SUMMER  
(JUNE 1ST)



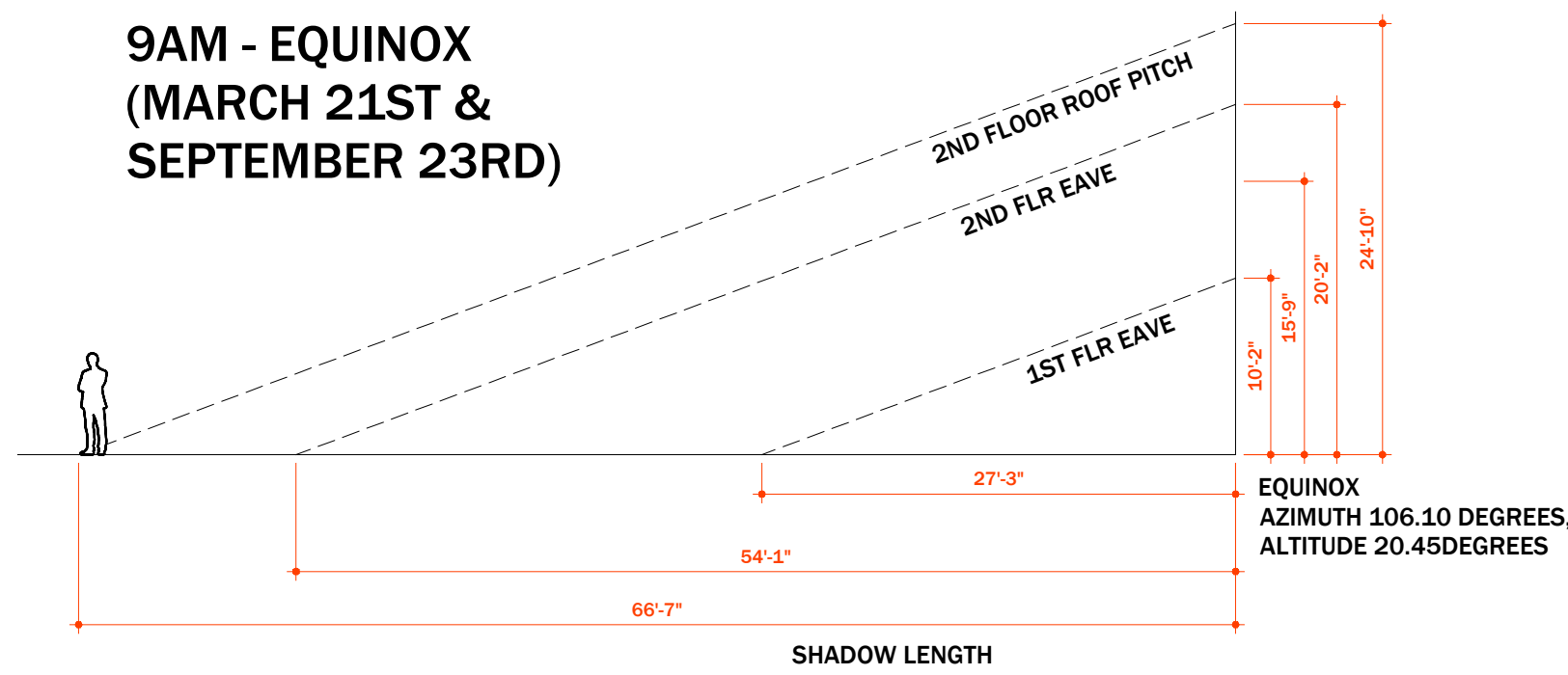
12PM  
SUMMER  
(JUNE 1ST)



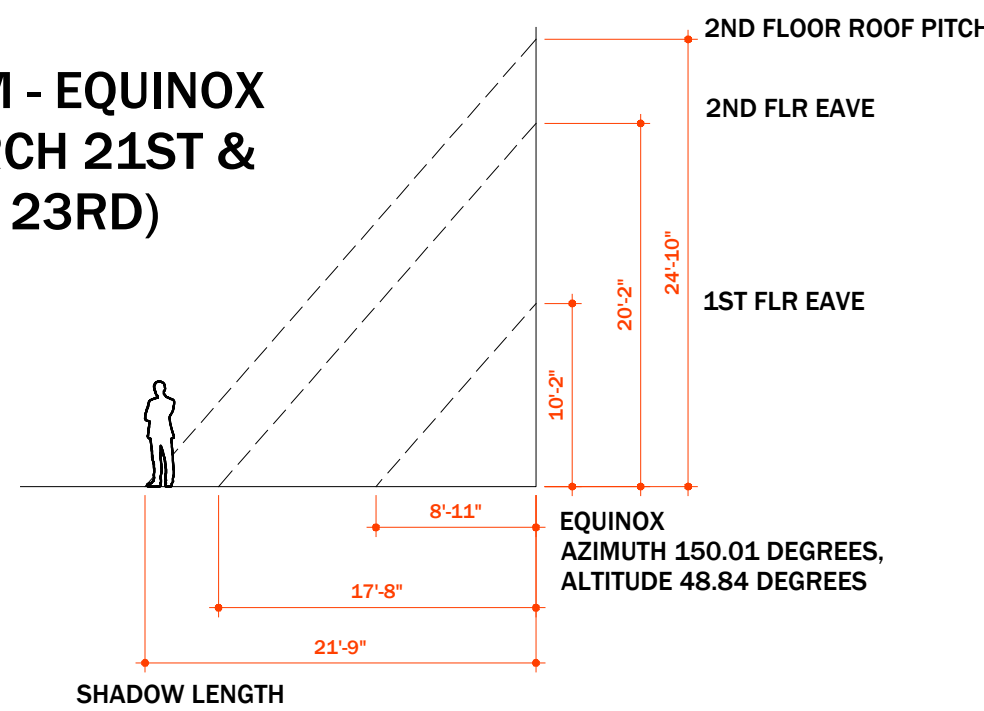
3PM  
SUMMER  
(JUNE 1ST)



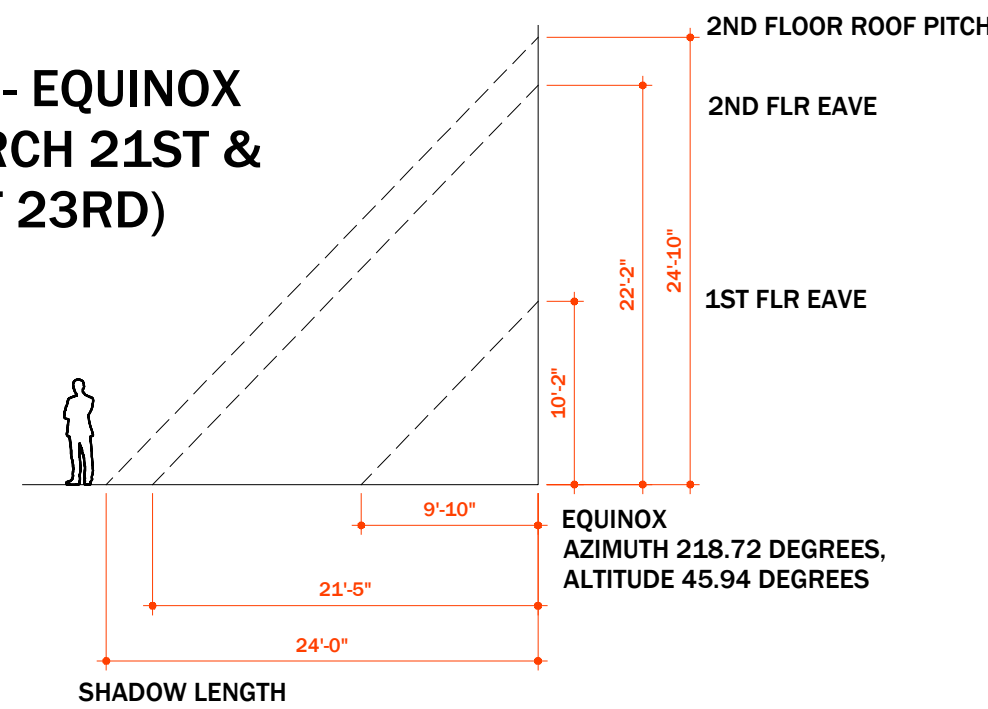
9AM - EQUINOX  
(MARCH 21ST &  
SEPTEMBER 23RD)



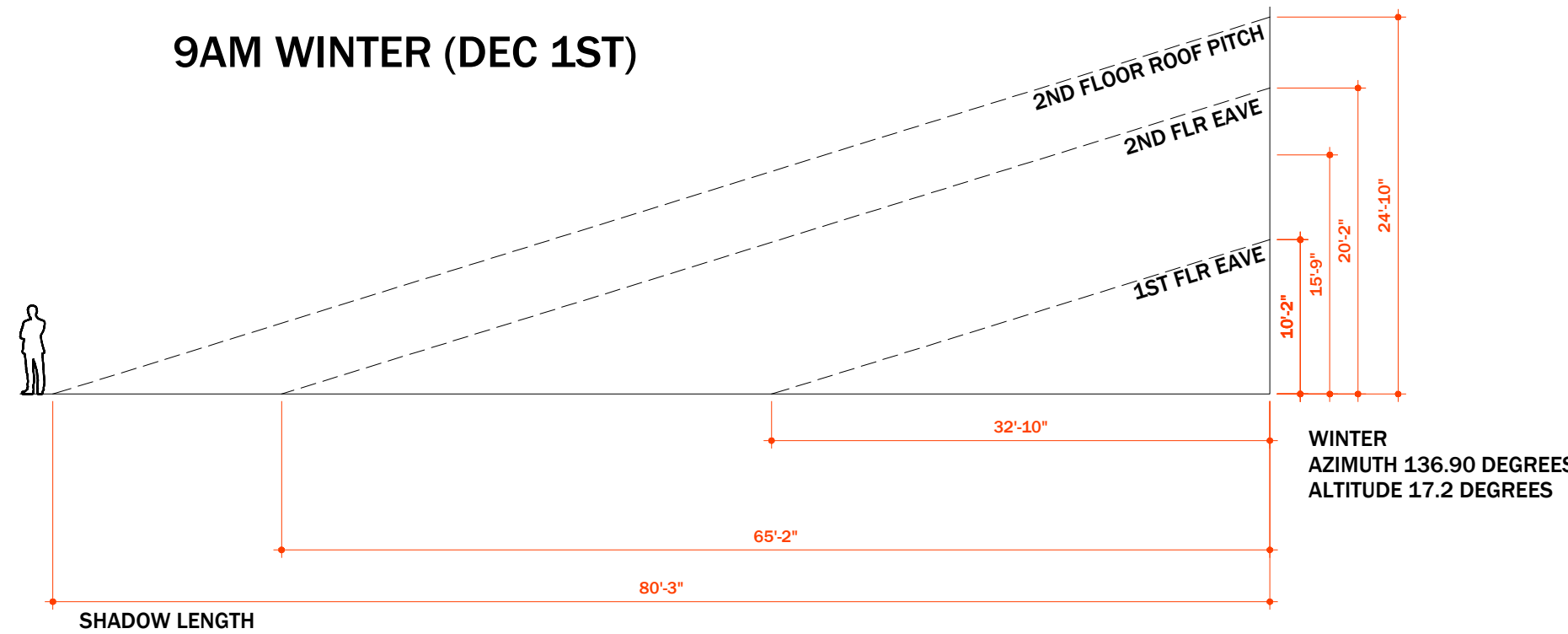
12PM - EQUINOX  
(MARCH 21ST &  
SEPT 23RD)



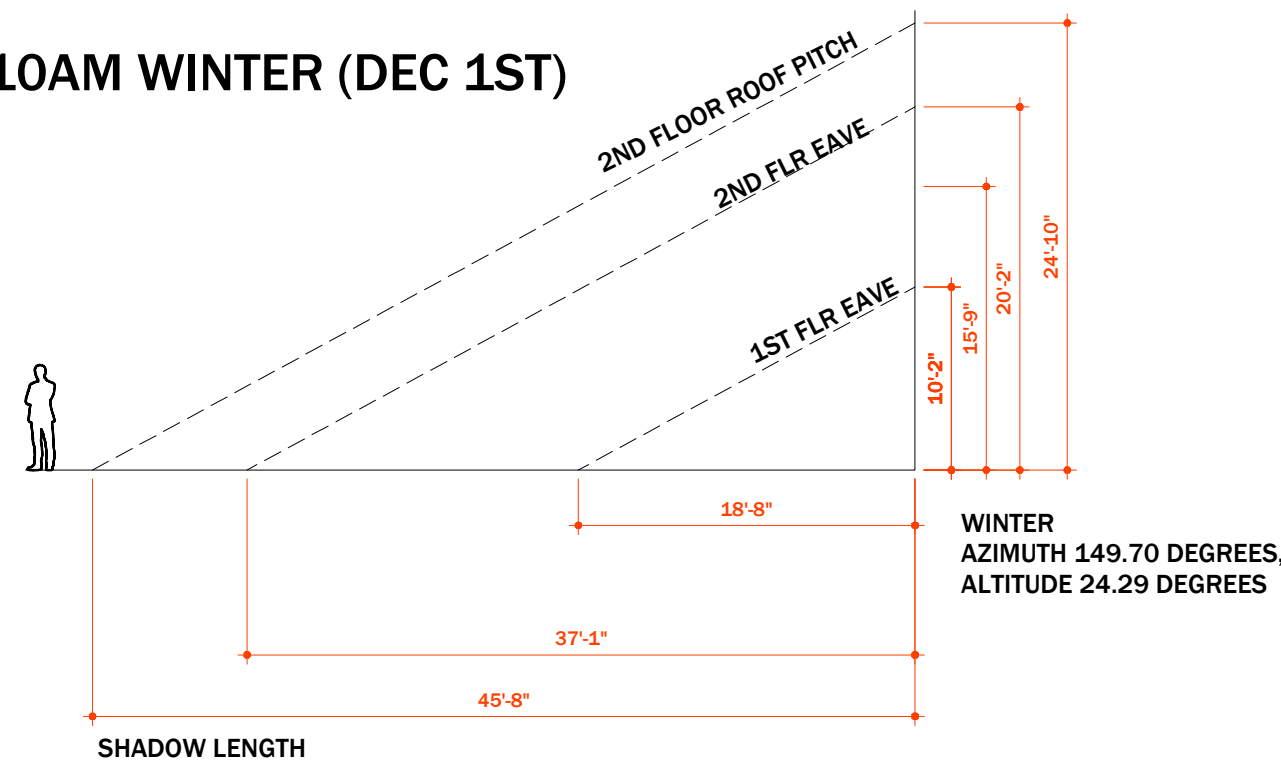
3PM - EQUINOX  
(MARCH 21ST &  
SEPT 23RD)



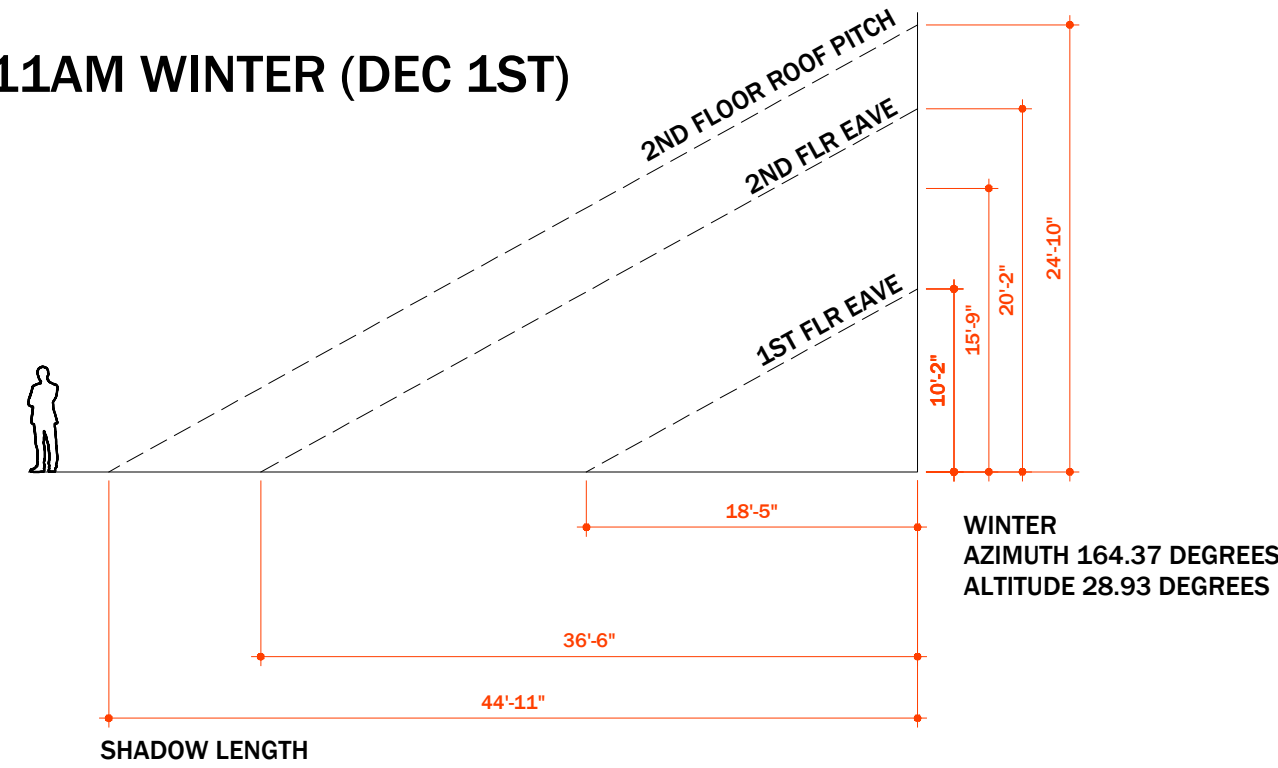
9AM WINTER (DEC 1ST)



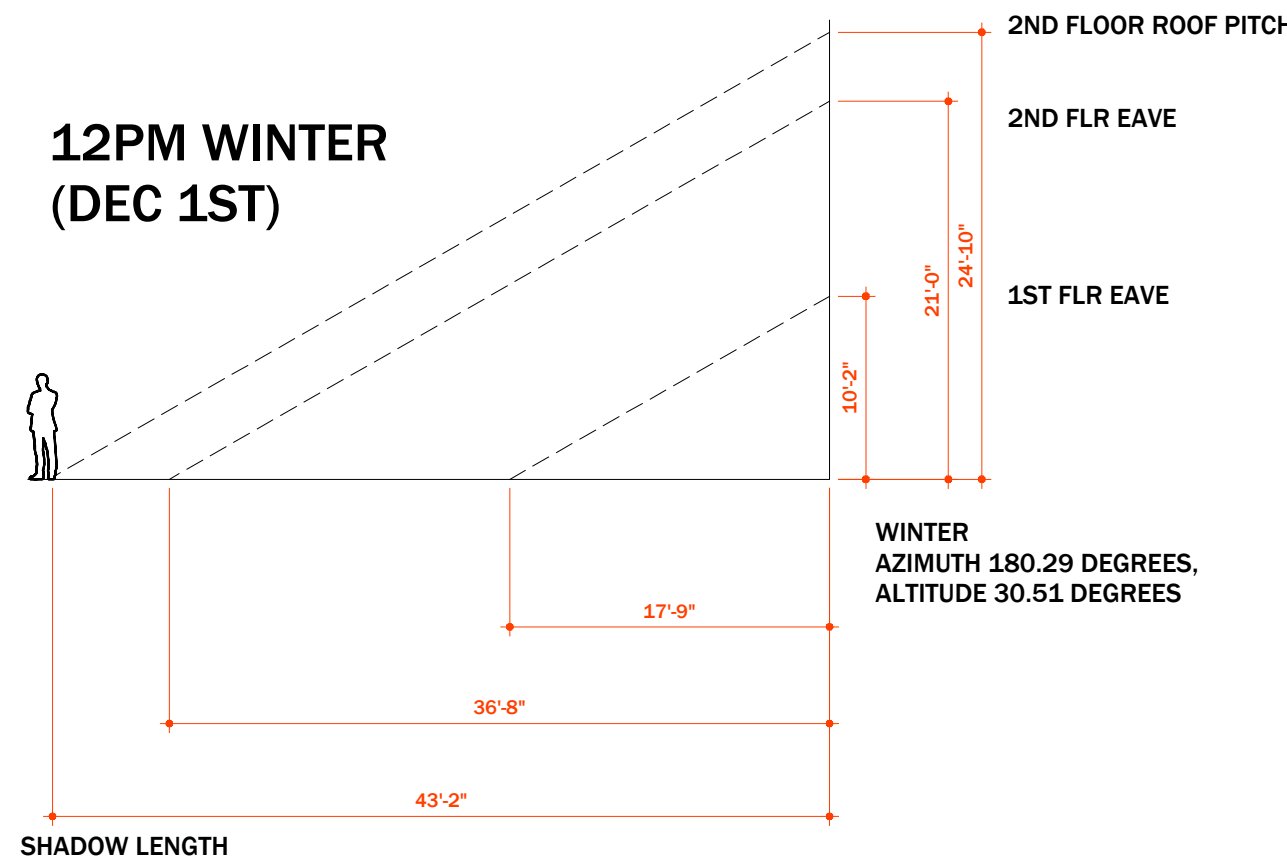
10AM WINTER (DEC 1ST)



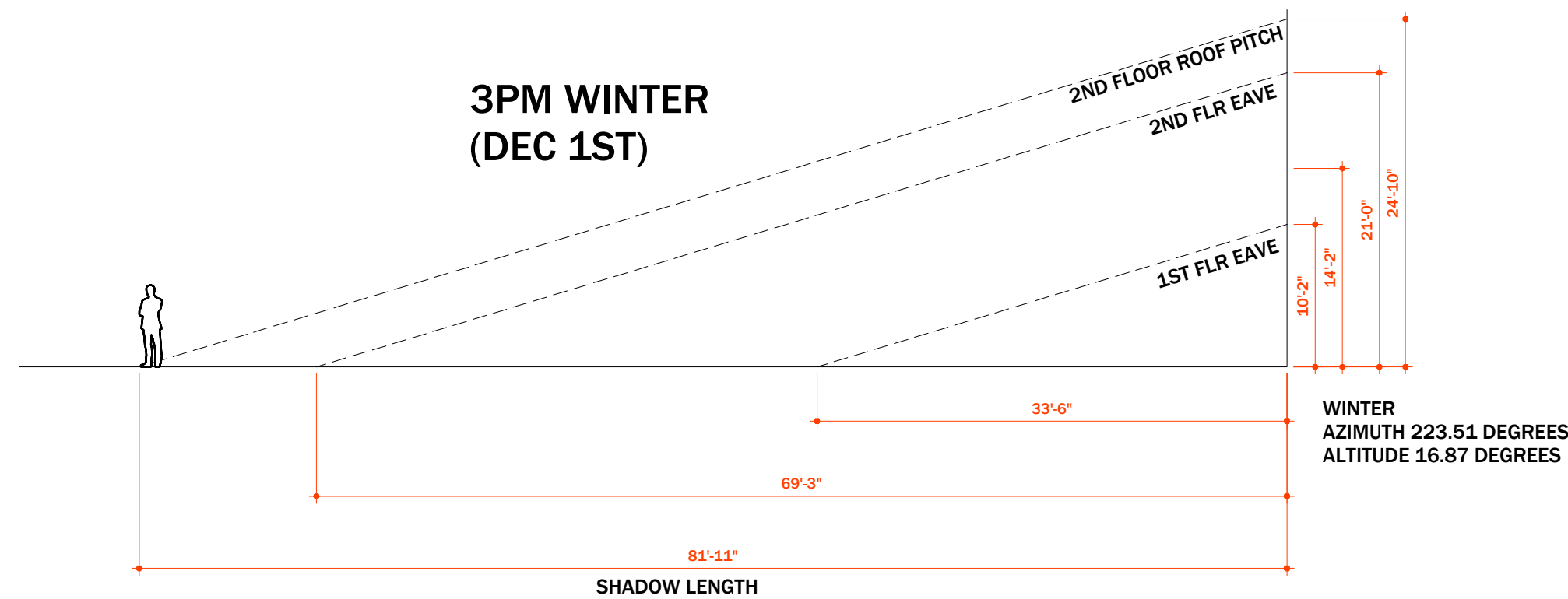
11AM WINTER (DEC 1ST)



12PM WINTER  
(DEC 1ST)



3PM WINTER  
(DEC 1ST)



KEYNOTE: SHADE COVERAGE  
IS DETERMINED BY TIME OF  
DAY DURING THE YEAR, AND  
THE ANGLE OF THE SUN (AS  
SHOWN. THE ELEVATION  
ABOVE). SHADOW AT AN  
ANGLE AND WILL CAST A  
SHADOW AT AN ANGLE.

2

A4.2

SHADOW LENGTH CALC

3/32"=1'-0"