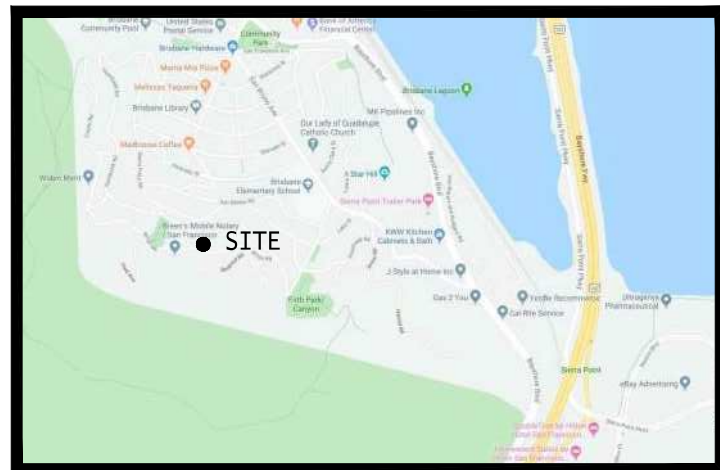


LOCATION MAP



VICINITY MAP



LOT/OWNER INFORMATION

338 KINGS RD., BRISBANE, CALIFORNIA 94005	
APN:	007-471-170
(E) LOT AREA:	± 6,400 SQ.FT
ZONE DISTRICT:	R-1
OCCUPANCY CLASS:	R-3/U
TYPE OF CONSTRUCTION:	V-B
FIRE SPRINKLERS:	NO
NUMBER OF BUILDINGS:	1
(E) STORIES:	2
(N) STORIES:	2+BASEMENT
OWNER(S) INFORMATION:	
NAME:	JOHN HUANG
338 KINGS RD., BRISBANE, CALIFORNIA 94005	

SCOPE OF WORK

1. ADD NEW 2 CAR GARAGE DETACHED FROM EXISTING HOUSE.
2. ADD NEW A.D.U (660 SQ.F) ON TOP NEW GARAGE.
3. REMODEL EXISTING UNIT.
4. ADD NEW ELEVATOR TO CONNECT A.D.U AND EXISTING UNIT.
5. ADD NEW 2 PARKING SPACES ALONG STREET.

AREAS

EXISTING BUILDING	
EXISTING:	NEW:
SECOND FLOOR	
-LIVABLE AREA=1,501 SQ.F	-LIVABLE AREA=1,570 SQ.F
	-DECK AREA= 545 SQ.F
FIRST FLOOR	
-LIVABLE AREA=318 SQ.F	-LIVABLE AREA= 281 SQ.F
BASEMENT FLOOR	
	-GARAGE AREA= 768 SQ.F
TOTAL LIVABLE=1,819 SQ.F	TOTAL LIVABLE=1,851 SQ.F
	DECK AREA= 545 SQ.F
	GARAGE AREA= 768 SQ.F
	GRAND TOTAL= 3,164 SQ.F
NEW A.D.U	
	-A.D.U AREA= 660 SQ.F

INDEX OF DRAWINGS

- ARCHITECTURAL**
- A-0 (E) SITE MAP AND PROJECT INFORMATION
 - A-0.1 (N) SITE PLAN
 - A-1 (E) AND (N) SECOND FLOOR PLANS
 - A-1.1 (E) AND (N) FIRST FLOOR PLANS
 - A-1.2 (N) BASEMENT (GARAGE) FLOOR PLAN
 - A-2 (E) AND (N) NORTH ELEVATIONS
 - A-2.1 (E) AND (N) WEST ELEVATIONS
 - A-2.2 (E) AND (N) SOUTH ELEVATIONS
 - A-2.3 (E) AND (N) EAST ELEVATIONS
 - A-3 (N) SCHEMATIC CROSS SECTION
 - A-3.1 (N) SCHEMATIC CROSS SECTION
- CIVIL**
- C-1 TOPOGRAPHIC AND BOUNDARY SURVEY
 - C-2 PROPOSED GRADING PLAN

338 KINGS RD., BRISBANE, CALIFORNIA 94005

MATERIALS

- ACUSTIC TILE OR BOARD
- BITUMINOUS CONCRETE SHOW PROFILE ONLY
- CERAMIC TILE
- CONCRETE CAST IN PLACE OR PRECAST
- CONCRETE BLOCK
- EARTH
- GLASS OMIT INDICATION IN THIN MATERIAL
- GYPSUM BOARD OMIT DOUBLE LINES AT SMALL SCALE
- GYPSUM SHEATHING
- HARDBOARD
- INSULATION, BATT
- METAL OMIT INDICATION IN THIN MATERIAL
- MORTAR
- PLASTER ON METAL LATH
- PLASTIC LAMINATE
- PLYWOOD
- RIGID INSULATION
- ROCK FILL
- SAND
- WOOD, FINISH
- WOOD, FRAMING THROUGH MEMBER
- WOOD, FRAMING INTERRUPTED MEMBER

SYMBOLS

- NOTE MARK
- DOOR MARK
- WINDOW MARK - LETTERS
- LOUVER MARK - NUMBERS
- TOILET ACCESSORY
- REVISION MARK
- COLUMN/ GRID LINE MARK
- MATCH MARK AND LINE
- SECTION CUT MARK
- EXTERIOR ELEVATION MARK
- INTERIOR ELEVATION MARK
- DETAIL MARK

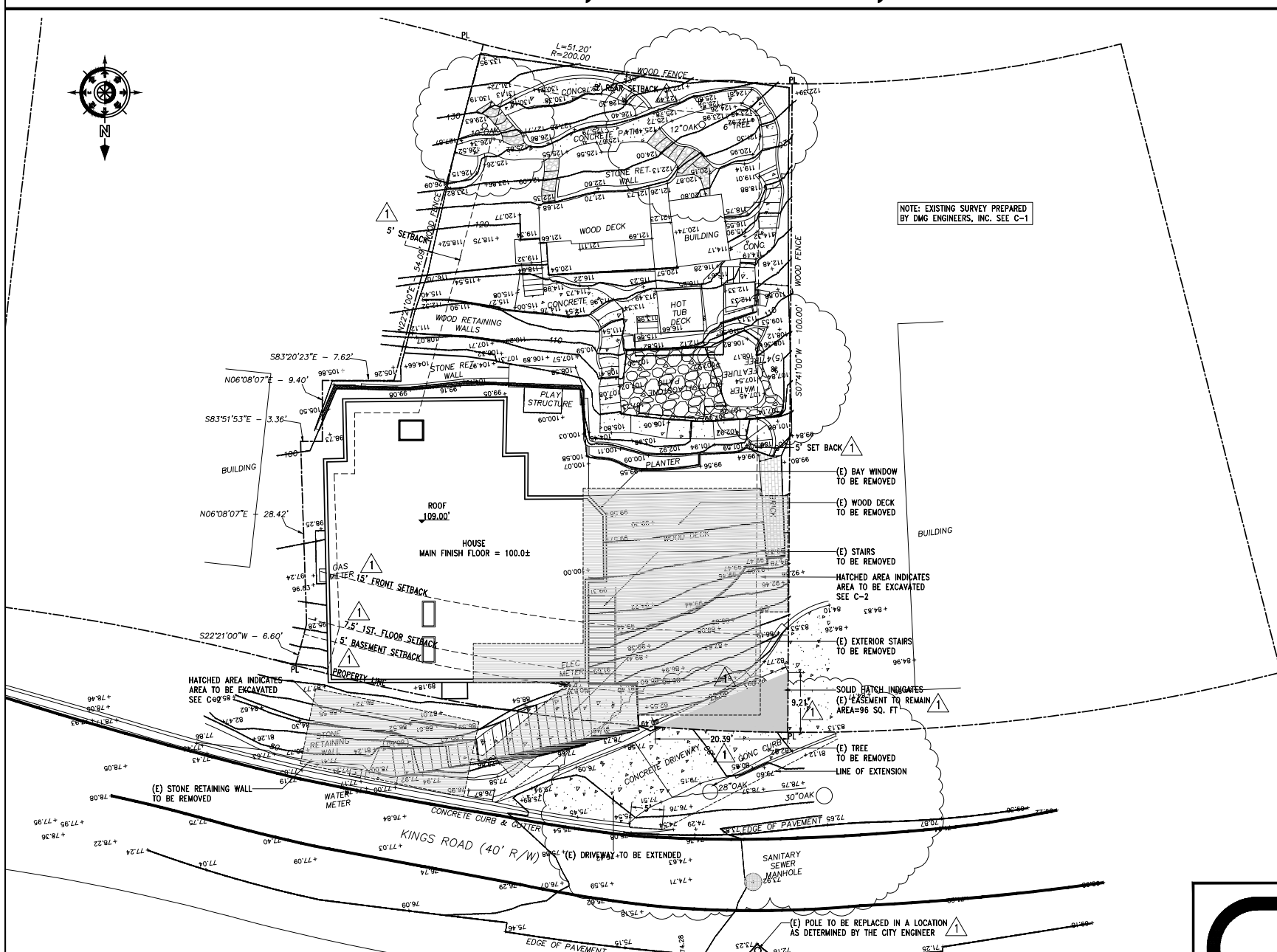
APPLICABLE CODES

- 2016 CALIFORNIA BUILDING CODE (BASED ON 2015 INTERNATIONAL BUILDING CODE)
- 2016 CALIFORNIA ELECTRICAL CODE (BASED ON 2014 NATIONAL ELECTRICAL CODE)
- 2016 CALIFORNIA PLUMBING CODE (BASED ON 2015 UNIFORM PLUMBING CODE)
- 2016 CALIFORNIA MECHANICAL CODE (BASED ON 2015 UNIFORM MECHANICAL CODE)
- 2016 CALIFORNIA ENERGY CODE
- 2016 CALIFORNIA EXISTING BUILDING CODE
- 2016 CALIFORNIA RESIDENTIAL CODE (BASED ON THE 2015 INTERNATIONAL BUILDING CODE)
- 2016 CALIFORNIA FIRE CODE (BASED ON THE 2015 INTERNATIONAL FIRE CODE)
- 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE
- 2015 INTERNATIONAL EXISTING BUILDING CODE

NOTES

RECIPIENT OF THESE PLANS & SPECIFICATIONS UNDERSTANDS THAT COPYRIGHT IN THESE PLANS & SPECIFICATIONS ARE OWNED BY AZ DESIGN & ENGINEERING INC. THE PLANS & SPECIFICATIONS CONTAIN PRIVILEGED AND CONFIDENTIAL BUSINESS INFORMATION OF AZ DESIGN & ENGINEERING INC. THE RECIPIENT AGREES TO RETAIN THESE PLANS & SPECIFICATIONS IN STRICT CONFIDENCE AND AGREES NOT TO DISCLOSE THESE PLANS & SPECIFICATIONS TO ANY OTHER PARTY AND FURTHER AGREES NOT TO MAKE COPIES OF THESE PLANS & SPECIFICATIONS. THE RECIPIENT AGREES TO USE THESE PLANS & SPECIFICATIONS ONLY FOR THE LIMITED PURPOSE FOR WHICH AZ DESIGN & ENGINEERING INC. HAS MADE THESE PLANS & SPECIFICATIONS AVAILABLE, AND RECIPIENT AGREES TO RETURN ALL PLANS & SPECIFICATIONS TO AZ DESIGN & ENGINEERING INC. EITHER UPON COMPLETION OF THE INTENDED PURPOSE OR UPON THE REQUEST OF AZ DESIGN & ENGINEERING INC, WHICHEVER COMES FIRST.

THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS. CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONALS HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

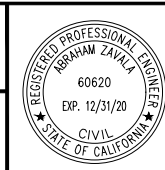


- SITE PLAN LEGEND:
- JOINT POWER POLE
 - WATER METER
 - FIRE HYDRANT
 - GAS VALVE
 - WATER VALVE
 - WATER LINE
 - GAS LINE
 - SANITARY SEWER LINE
 - OVERHEAD ELECTRIC

(E) SITE PLAN N.T.S

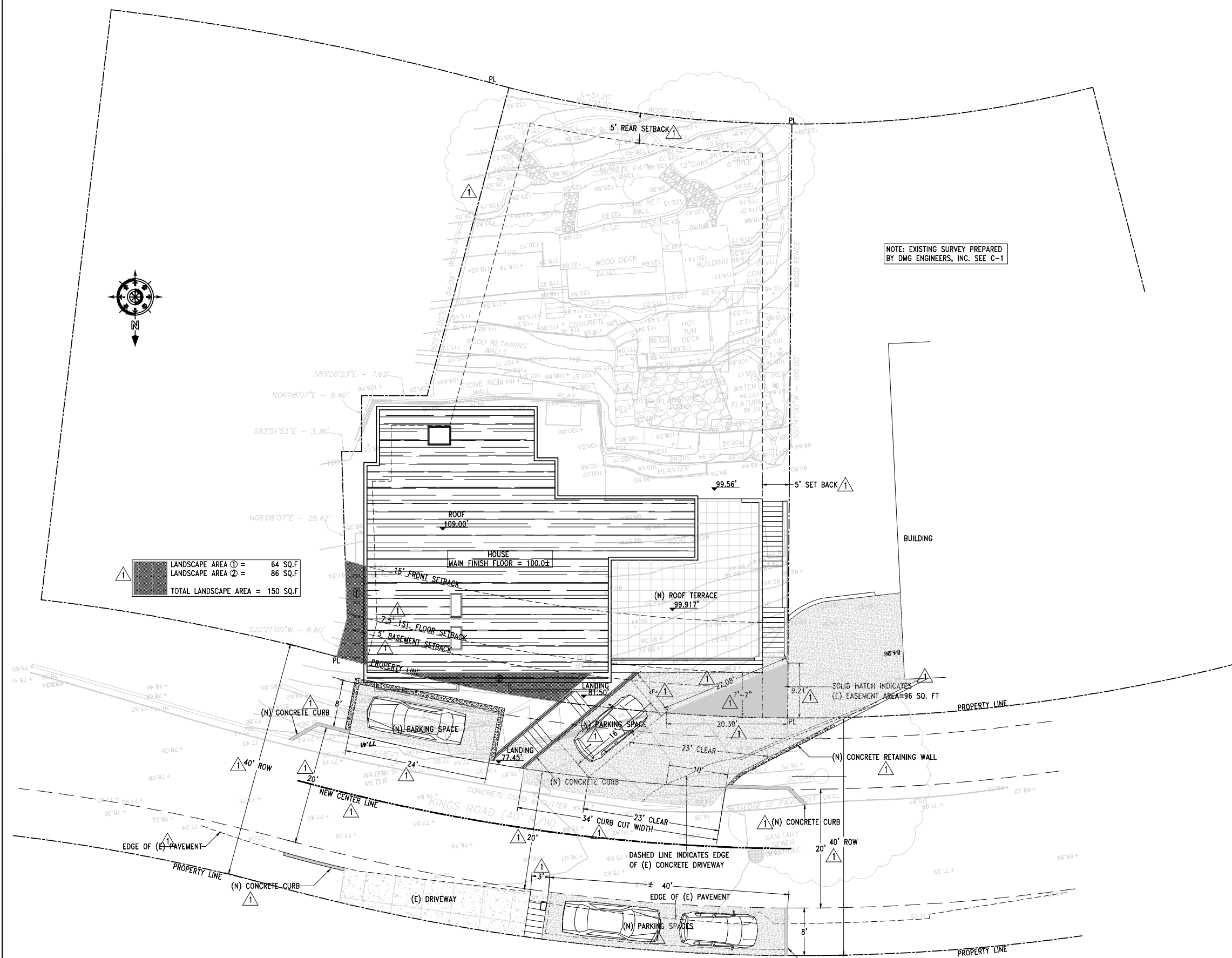


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 255 REICHLING AVENUE, PACIFICA, CALIFORNIA 94044
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 NEW GARAGE/UNIT/INTERIOR REMODEL OF EXISTING ONE
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OWNER: JOHN HUANG



REVISION/DATE	
1. FILING SET	12/06/2019
CITY ENGINEER COMMENTS 01/10/2020	
SCALE:	AS SHOWN / DRAWN / REVIEWED / AZ
DATE:	NOV/2019 / JOB NO: AM1120

A-0



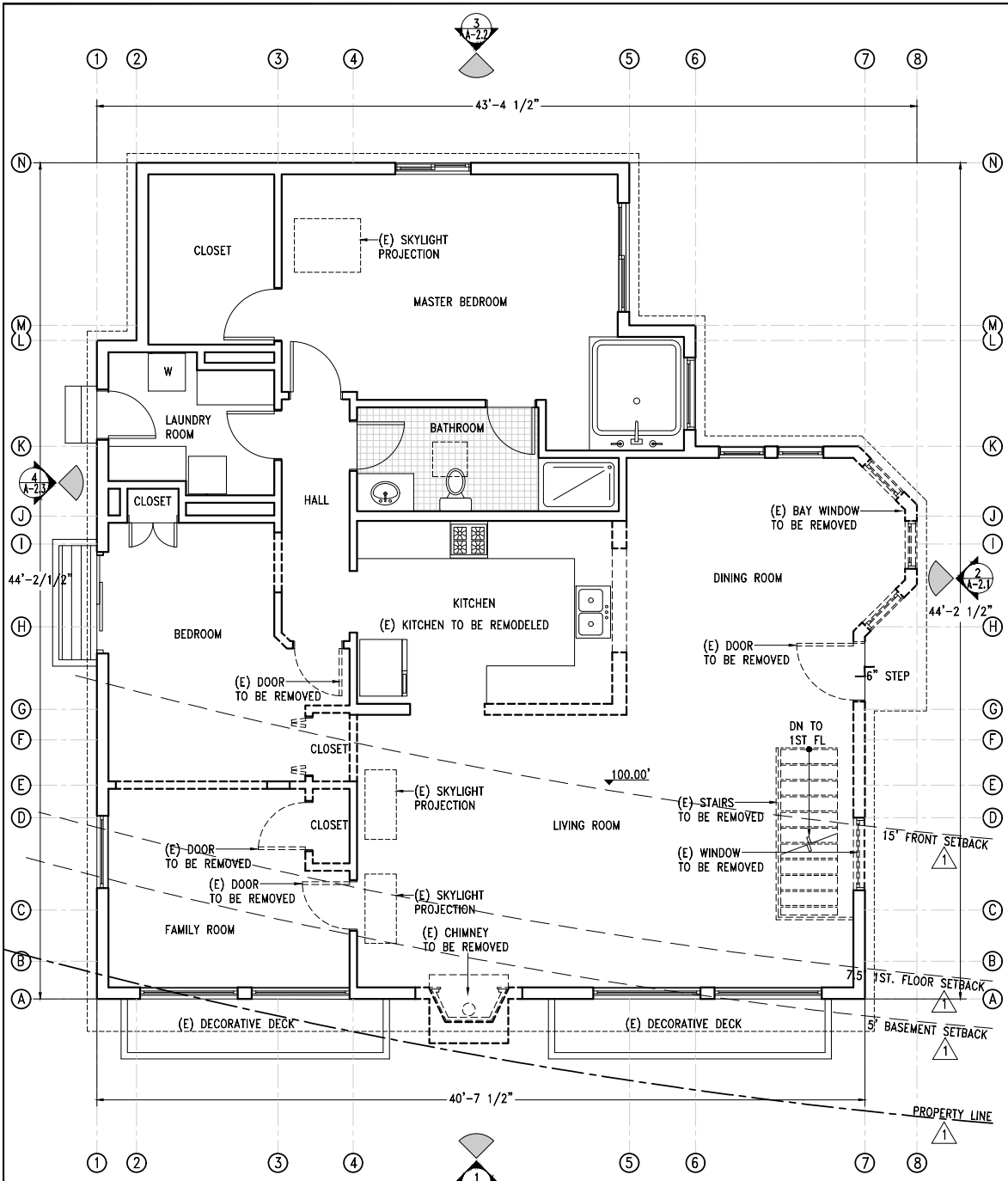
4.008.2 CONSTRUCTION WASTE MANAGEMENT PLAN:
 SUBMIT A CONSTRUCTION WASTE MANAGEMENT PLAN IN A CONFORMANCE WITH ITEMS 1 THROUGH 5. THE CONSTRUCTION WASTE MANAGEMENT PLAN SHALL BE UPDATED AS NECESSARY AND SHALL BE AVAILABLE DURING CONSTRUCTION FOR EXAMINATION BY THE ENFORCING AGENCY.

1. IDENTIFY THE CONSTRUCTION AND DEMOLITION WASTE MATERIALS TO BE DIVERTED FROM DISPOSAL BY RECYCLING, REUSE ON THE PROJECT OR SALVAGE FOR FUTURE USE OR SALE.
2. SPECIFY IF CONSTRUCTION AND DEMOLITION WASTE MATERIALS WILL BE SORTED ON-SITE (SOURCE-SEPARATED) OR BULK MIXED (SINGLE STREAM).
3. IDENTIFY DIVERSION FACILITIES WHERE THE CONSTRUCTION AND DEMOLITION WASTE MATERIALS WILL BE TAKEN.
4. IDENTIFY CONSTRUCTION METHODS EMPLOYED TO REDUCE THE AMOUNT OF CONSTRUCTION AND DEMOLITION WASTE GENERATED.
5. SPECIFY THAT THE AMOUNT OF CONSTRUCTION AND DEMOLITION WASTE MATERIALS DIVERTED SHALL BE CALCULATED BY WEIGHT OR VOLUME, BUT NOT BY BOTH.

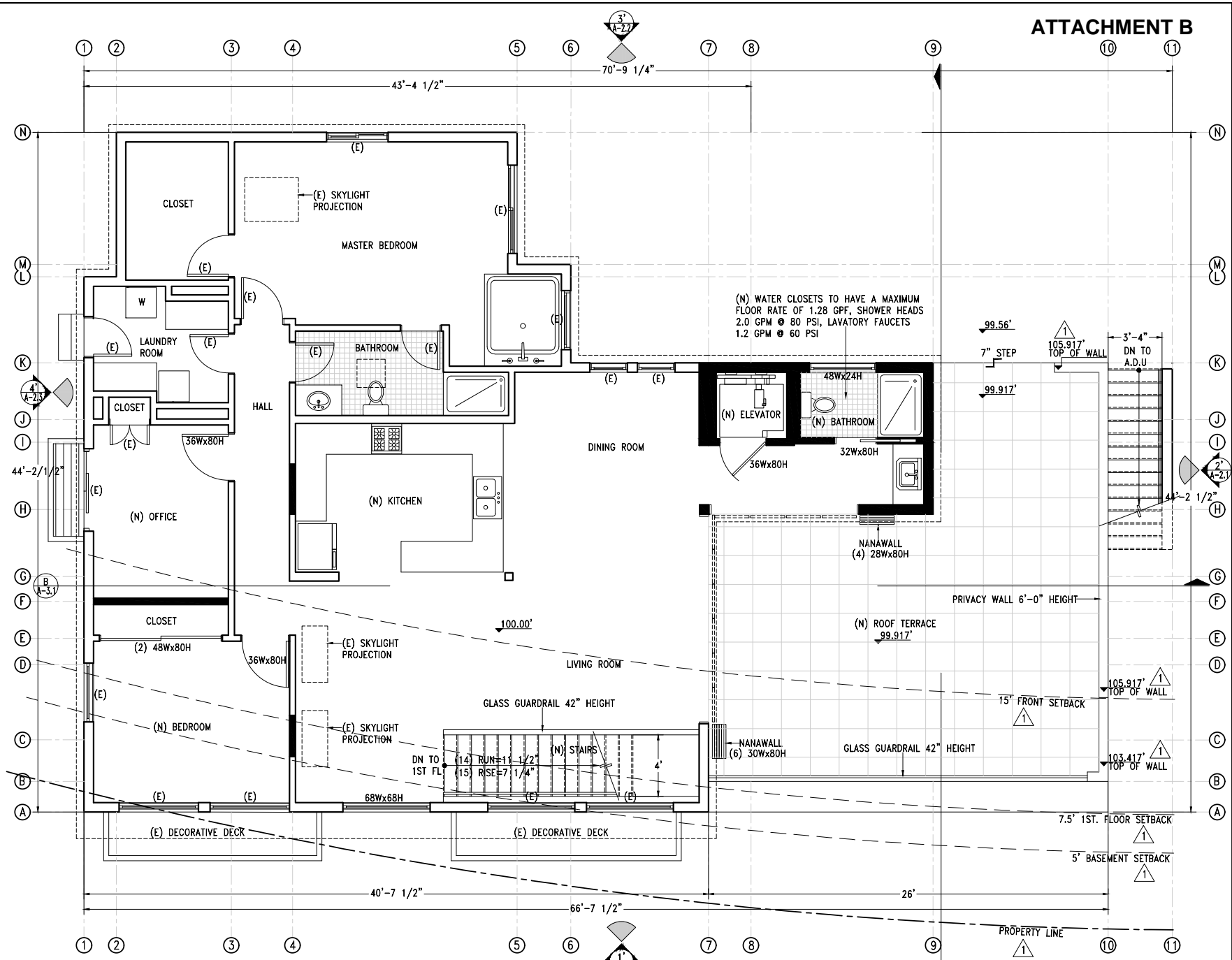


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(E) SECOND FLOOR PLAN
1/4"=1'-0"



(N) SECOND FLOOR PLAN
1/4"=1'-0"

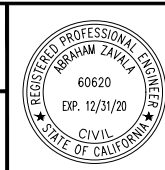
WALL LEGEND	
	(E) WALL TO REMAIN
	(E) WALL TO BE REMOVED
	(N) WALL

4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN:
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 5. SPECIFY THAT THE AMOUNT OF CONSTRUCTION AND DEMOLITION WASTE MATERIALS DIVERTED SHALL BE CALCULATED BY WEIGHT OR VOLUME, BUT NOT BY BOTH.

PER 2016 CALGREEN SECTION 301: THE MANDATORY PROVISIONS OF CHARTER 4 SHALL BE APPLIED TO ADDITIONS OR ALTERATIONS OF EXISTING RESIDENTIAL BUILDINGS. THE REQUIREMENTS SHALL APPLY ONLY TO AND/OR WITHIN THE SPECIFIC AREA OF THE ADDITION OR ALTERATION.
 * TO PROVIDE WATER CONSERVING PLUMBING FIXTURES AND FITTINGS PER CGBC 4.303 THESE INCLUDE MAXIMUM 1.28 GPF FOR WATER CLOSETS, MAXIMUM 2.0 GPM AT 80 PSI FOR SINGLE SHOWERHEADS, COMBINED FLOW RATE OF MULTIPLE SHOWERHEADS TO NOT EXCEED 2.0 GPM AT 80 PSI, MAXIMUM 1.2 GPM AT 60 PSI FOR LAVATORY FAUCETS, MAXIMUM 1.8 GPM AT 60 PSI AT KITCHEN FAUCETS.
 * DUCT SYSTEMS ARE SIZED, DESIGNED, AND EQUIPMENT IS SELECTED PER SECTION 4.507.2. HVAC SYSTEM INSTALLERS MUST BE TRAINED AND CERTIFIED AND SPECIAL INSPECTORS EMPLOYED BY THE ENFORCING AGENCY MUST BE QUALIFIED.
 * SHOW COMPLIANCE WITH CALGREEN SECTION 4.506.1 FOR BATHROOMS EXHAUST FANS. EACH BATHROOM SHALL BE MECHANICALLY VENTILATED WITH AN ENERGY STAR EXHAUST FAN, AND FAN MUST BE CONTROLLED BY A HUMIDITY CONTROL (4.506.1).
 * PROTECT ANNULAR SPACES AROUND PIPES, ELECTRICAL CABLES, CONDUITS OR OTHERS OPENINGS AT EXTERIOR WALLS AGAINST PASSAGE OF RODENTS (4.406.1).
 * COVER DUCTS OPENINGS AND OTHERS RELATED AIR DISTRIBUTION COMPONENT OPENINGS DURING CONSTRUCTION (4.504.1).
 * ADHESIVES SEALANTS AND CAULKS SHALL BE COMPLIANT WITH VOC AND OTHER TOXIC COMPOUND LIMITS (4.504.2.1).
 * PAINTS, STAINS AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS (4.504.2.2).
 * AEROSOL PAINTS AND COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MIR LIMITS FOR ROC AND OTHER TOXIC COMPOUNDS (4.504.2.3). VERIFICATION OF COMPLIANCE SHALL BE PROVIDED.
 * CARPET AND CARPET SYSTEMS SHALL BE COMPLIANT WITH VOC LIMITS (4.504.3).
 * MINIMUM 80 % OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL BE COMPLY WITH SECTION 4.504.4.
 * PARTICLEBOARD, MEDIUM DENSITY FIBERBOARD (MDF) AND HARDWOOD PLYWOOD USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS (4.504.5).
 * INSTALL CAPILLARY BREAK AND VAPOR RETARDER AT SLAB ON GRADE FOUNDATIONS (4.505.2).
 * CHECK MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALL AND FLOOR FRAMING BEFORE ENCLOSURE (4.505.3).

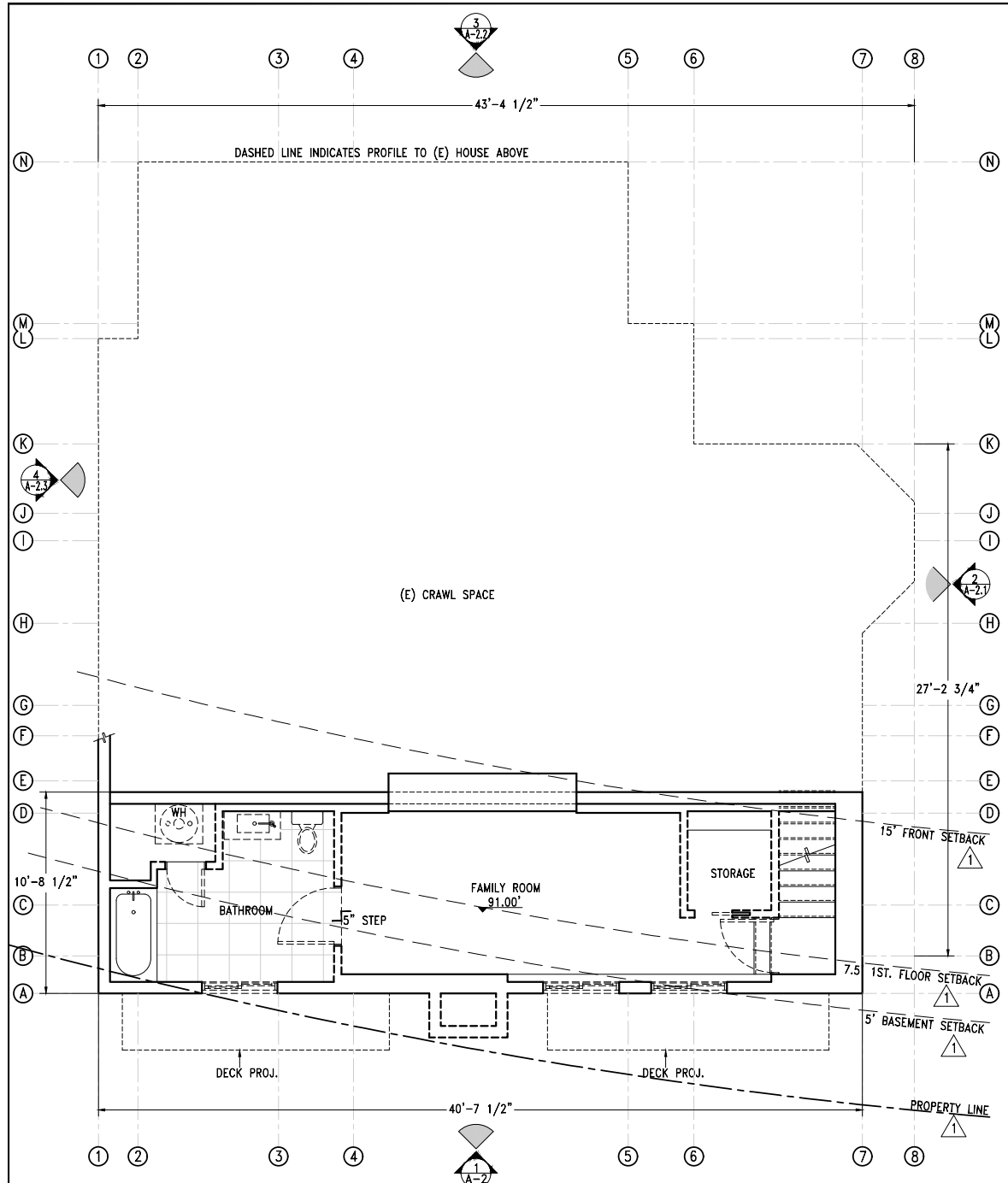


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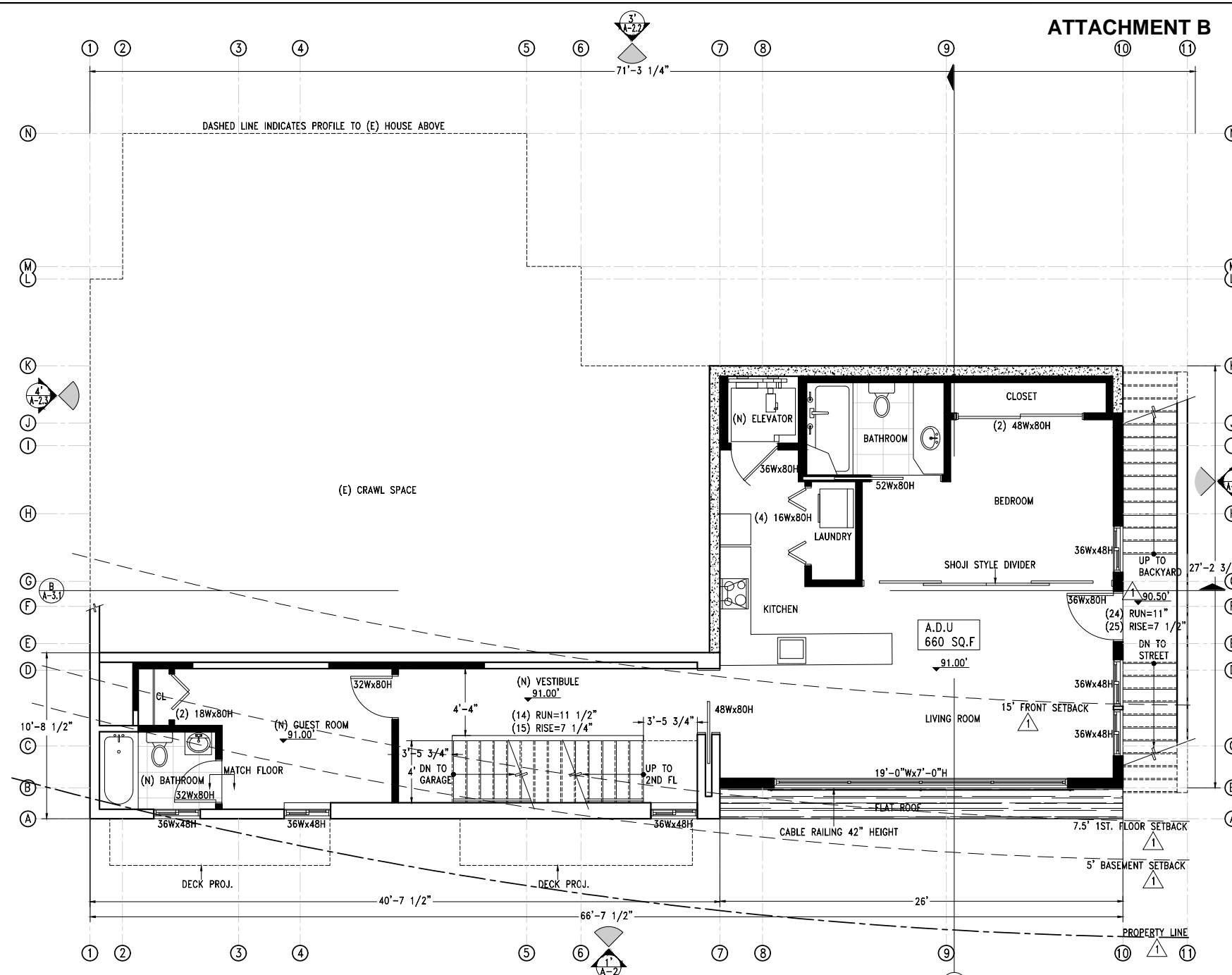


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A-1



(E) FIRST FLOOR PLAN
1/4"=1'-0"



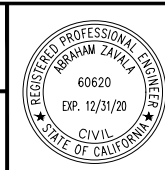
(N) FIRST FLOOR PLAN
1/4"=1'-0"

WALL LEGEND

	(E) WALL TO REMAIN
	(E) WALL TO BE REMOVED
	(N) WALL
	(N) CONCRETE WALL

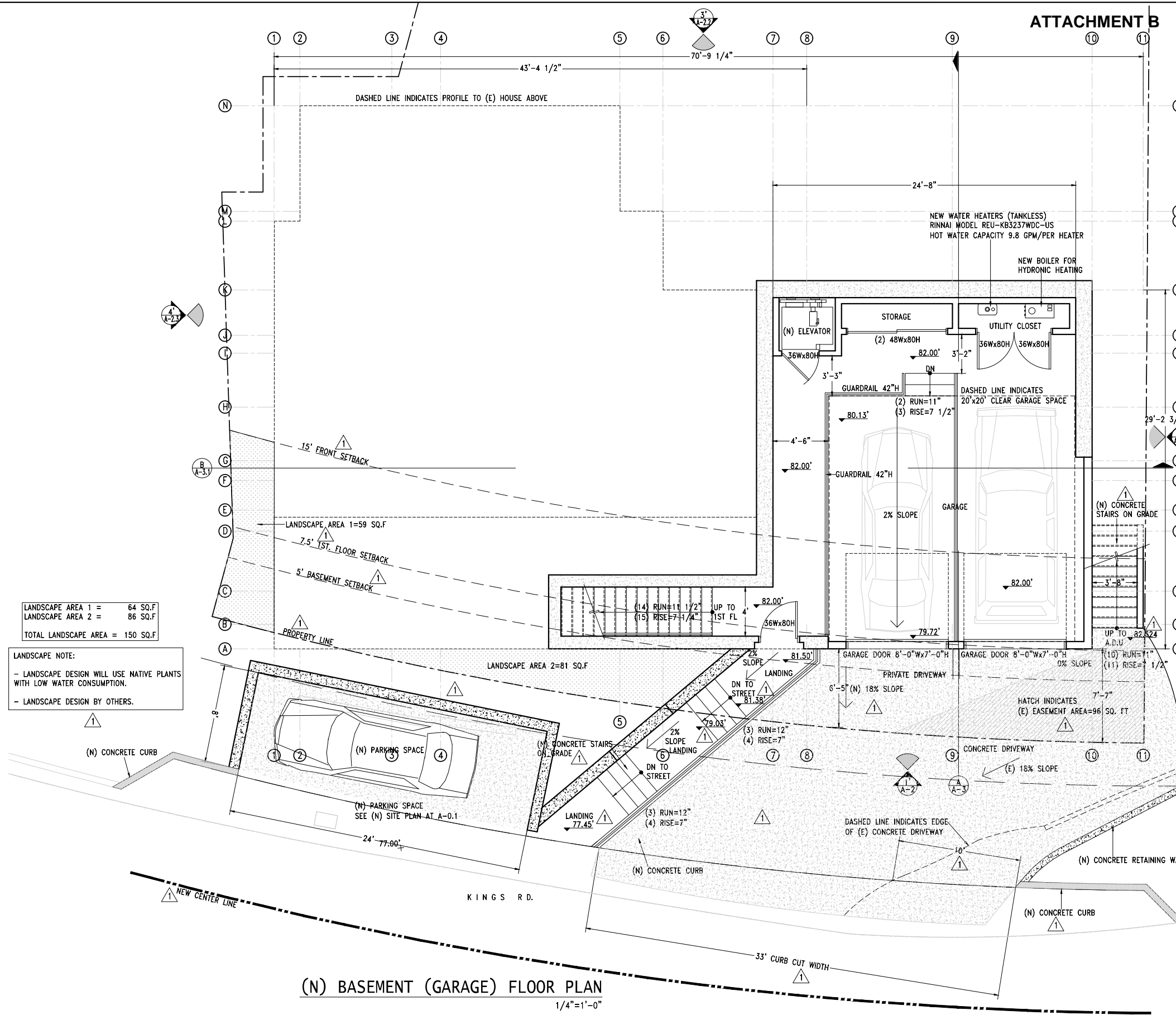


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A-1.1



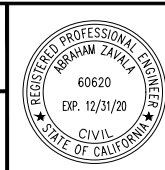
LANDSCAPE AREA 1 = 64 SQ.F
 LANDSCAPE AREA 2 = 86 SQ.F
 TOTAL LANDSCAPE AREA = 150 SQ.F

LANDSCAPE NOTE:
 - LANDSCAPE DESIGN WILL USE NATIVE PLANTS WITH LOW WATER CONSUMPTION.
 - LANDSCAPE DESIGN BY OTHERS.

(N) BASEMENT (GARAGE) FLOOR PLAN
 1/4"=1'-0"

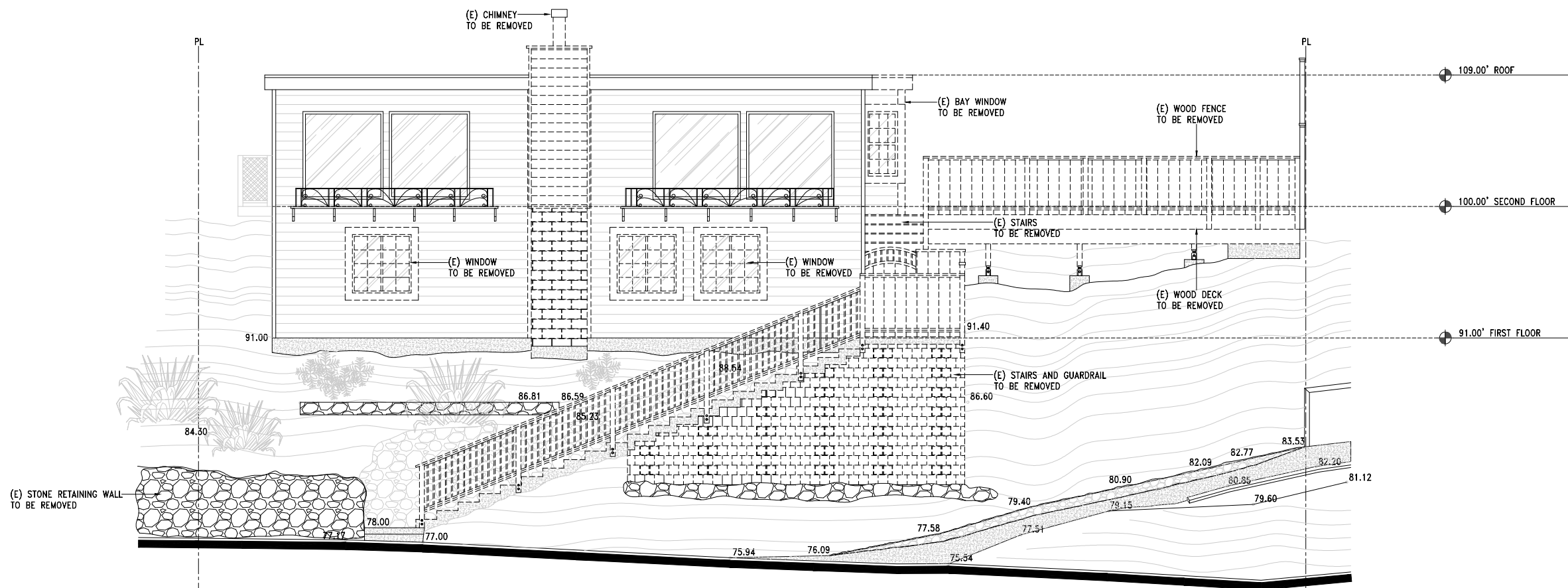


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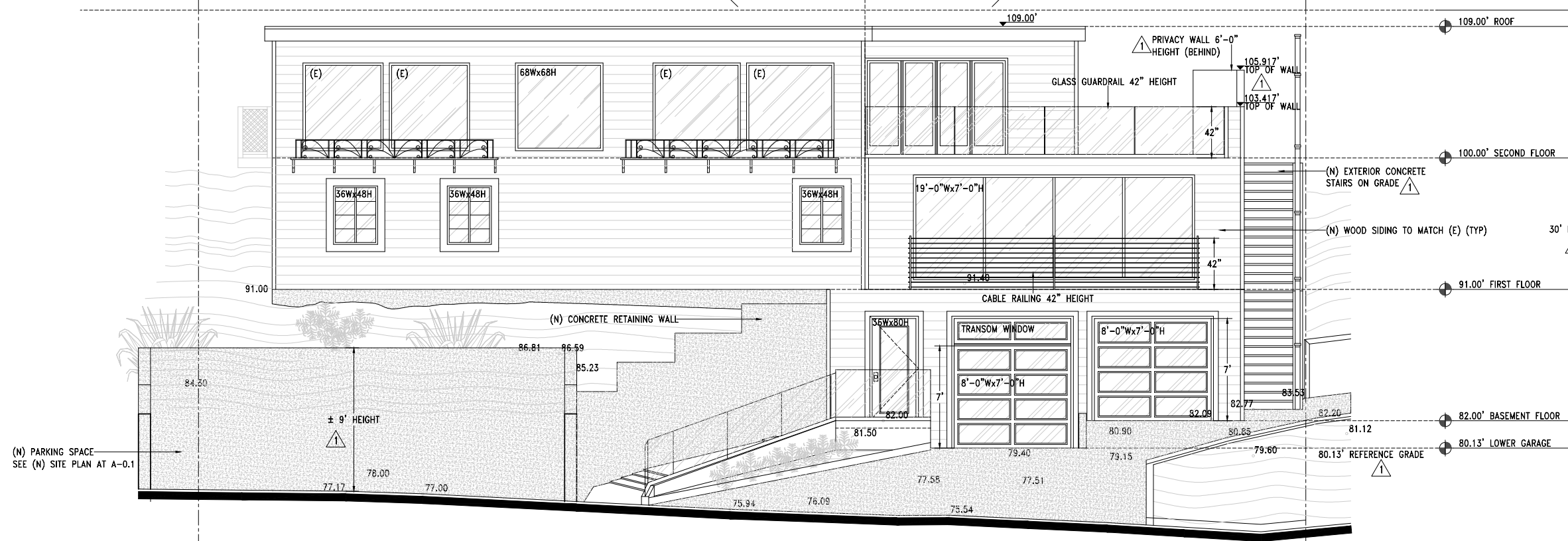
A-1.2



1. (E) NORTH (FRONT) ELEVATION

1/4"=1'-0"

← EXISTING CONSTRUCTION NEW CONSTRUCTION →



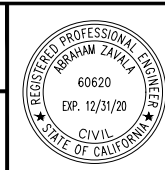
1'. (N) NORTH (FRONT) ELEVATION

1/4"=1'-0"

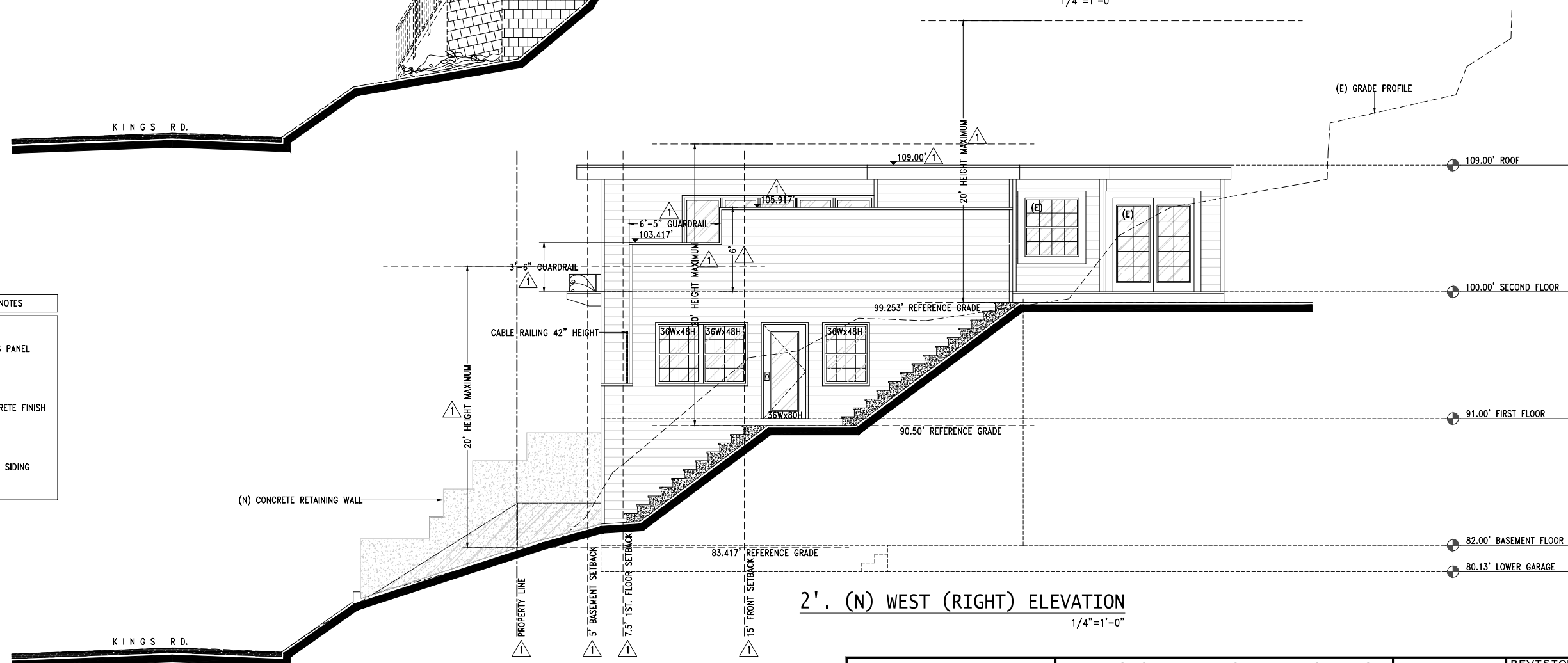
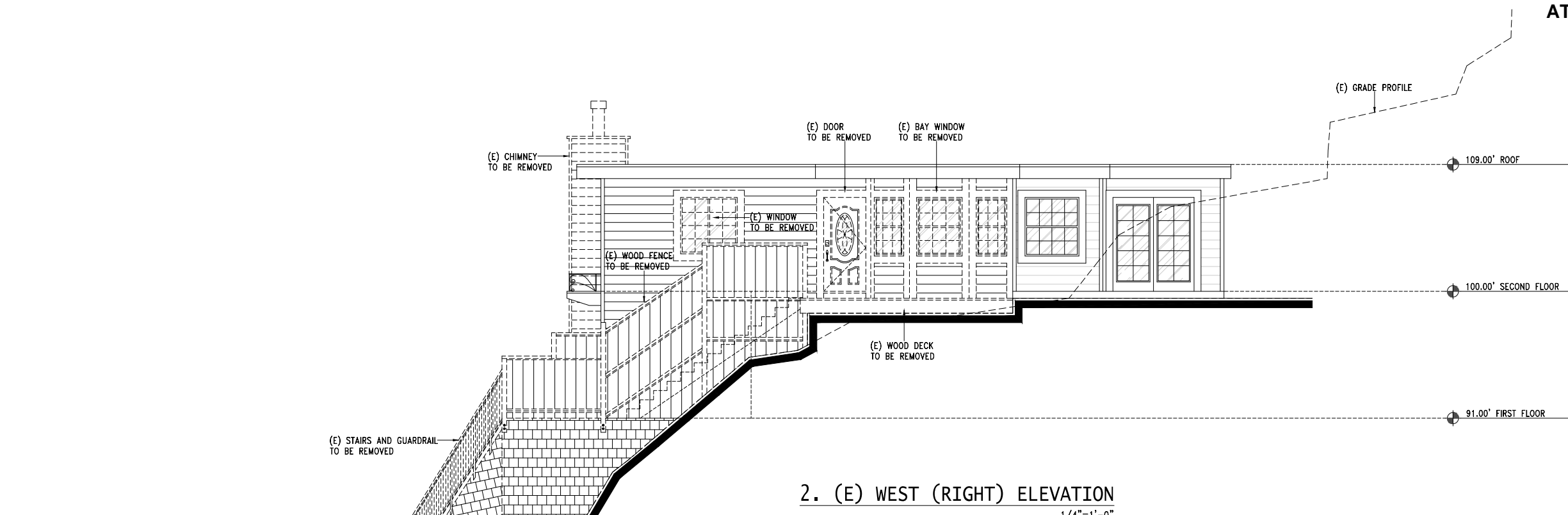
MATERIAL KEYNOTES	
	GLASS PANEL
	CONCRETE FINISH
	WOOD SIDING



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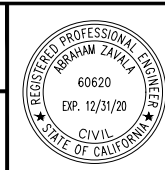
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MATERIAL KEYNOTES	
	GLASS PANEL
	CONCRETE FINISH
	WOOD SIDING

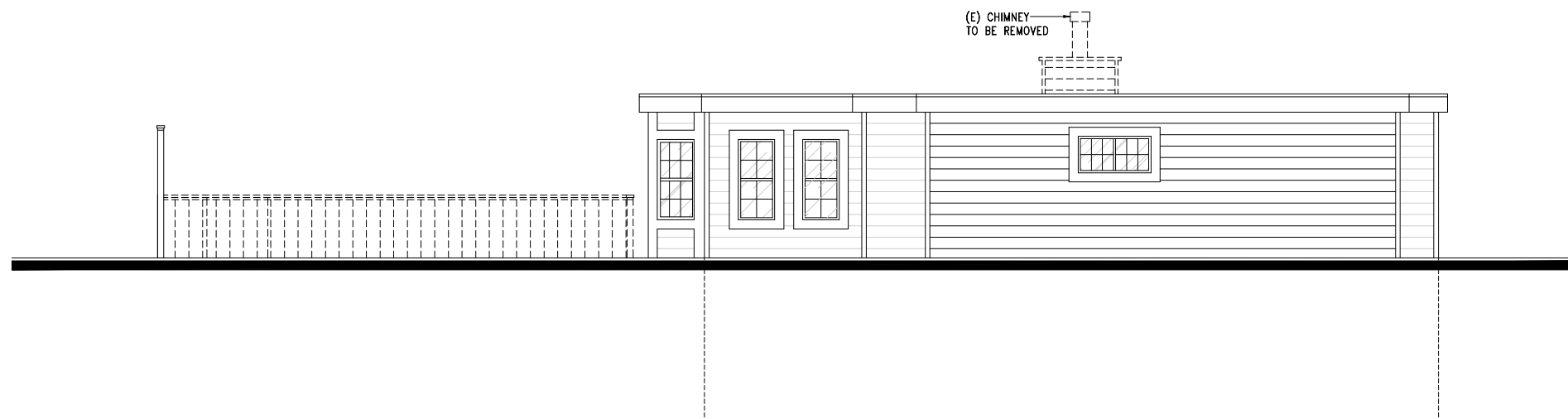


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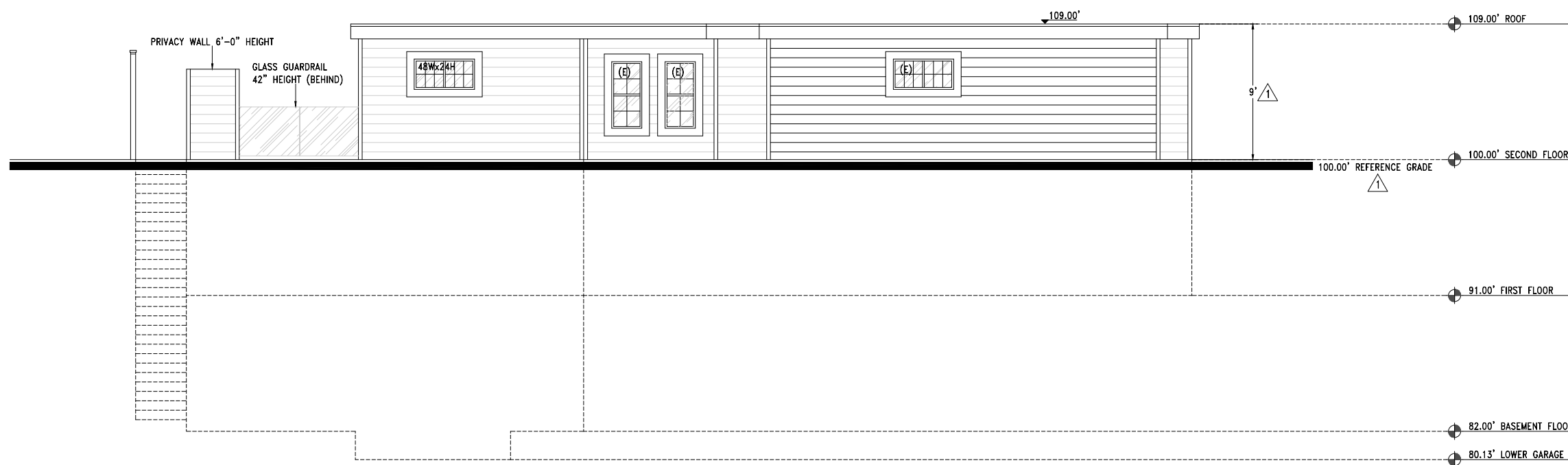


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A-2.1



3. (E) SOUTH (REAR) ELEVATION
1/4"=1'-0"

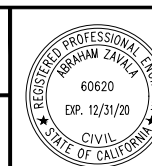


3'. (N) SOUTH (REAR) ELEVATION
1/4"=1'-0"

MATERIAL KEYNOTES	
	GLASS PANEL
	CONCRETE FINISH
	WOOD SIDING

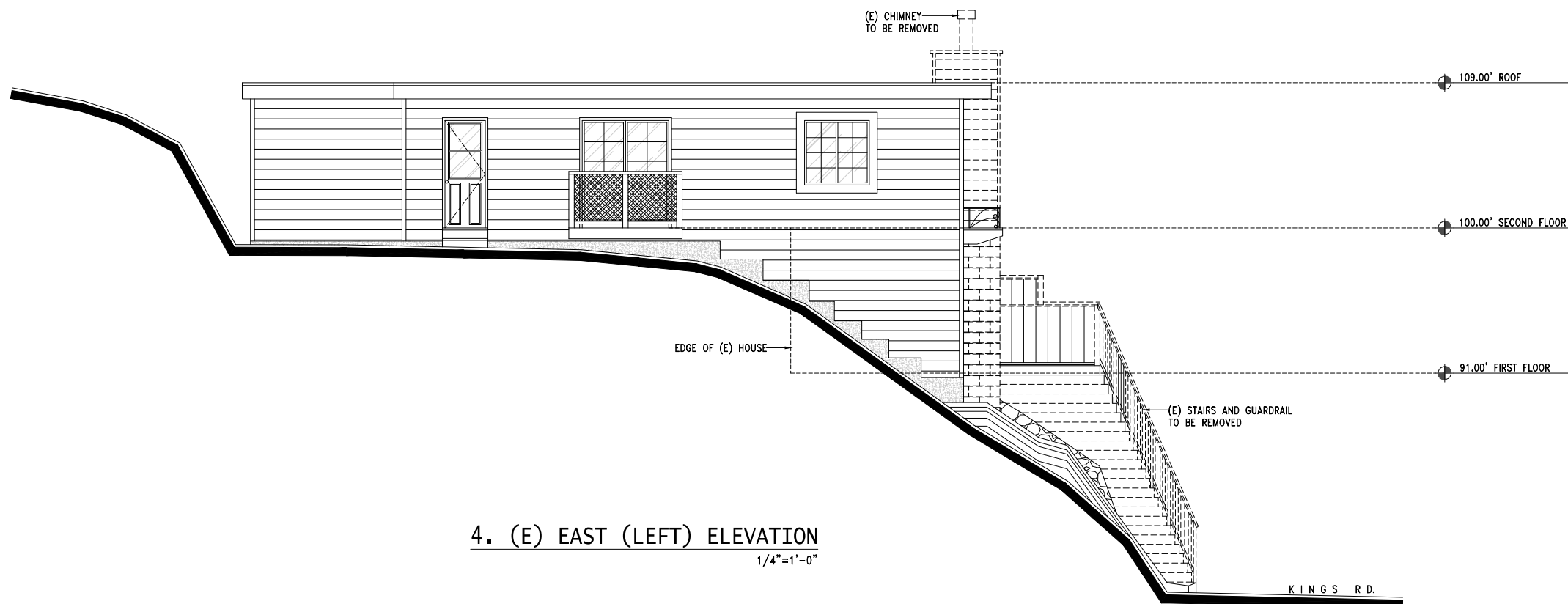


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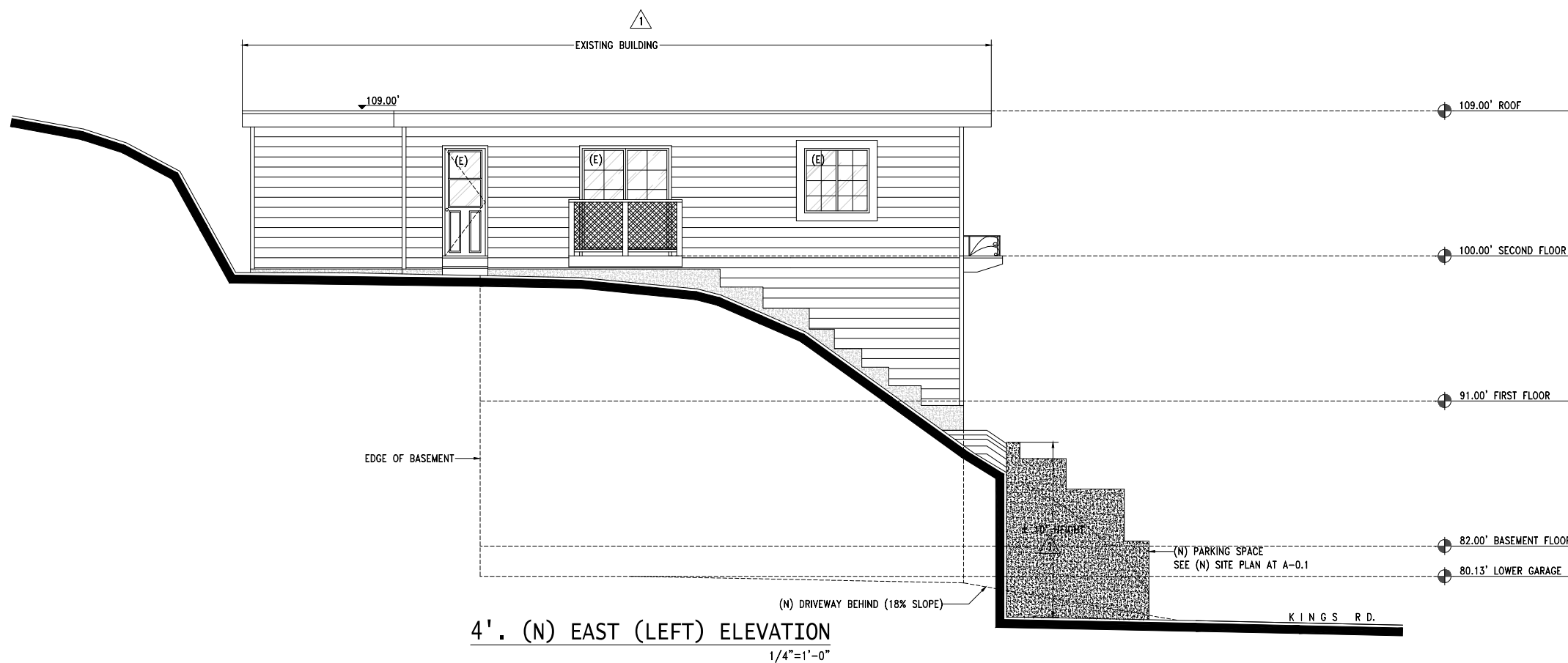


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A-2.2



4. (E) EAST (LEFT) ELEVATION
1/4"=1'-0"

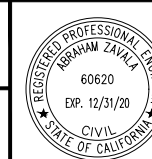


4'. (N) EAST (LEFT) ELEVATION
1/4"=1'-0"

MATERIAL KEYNOTES	
	GLASS PANEL
	CONCRETE FINISH
	WOOD SIDING

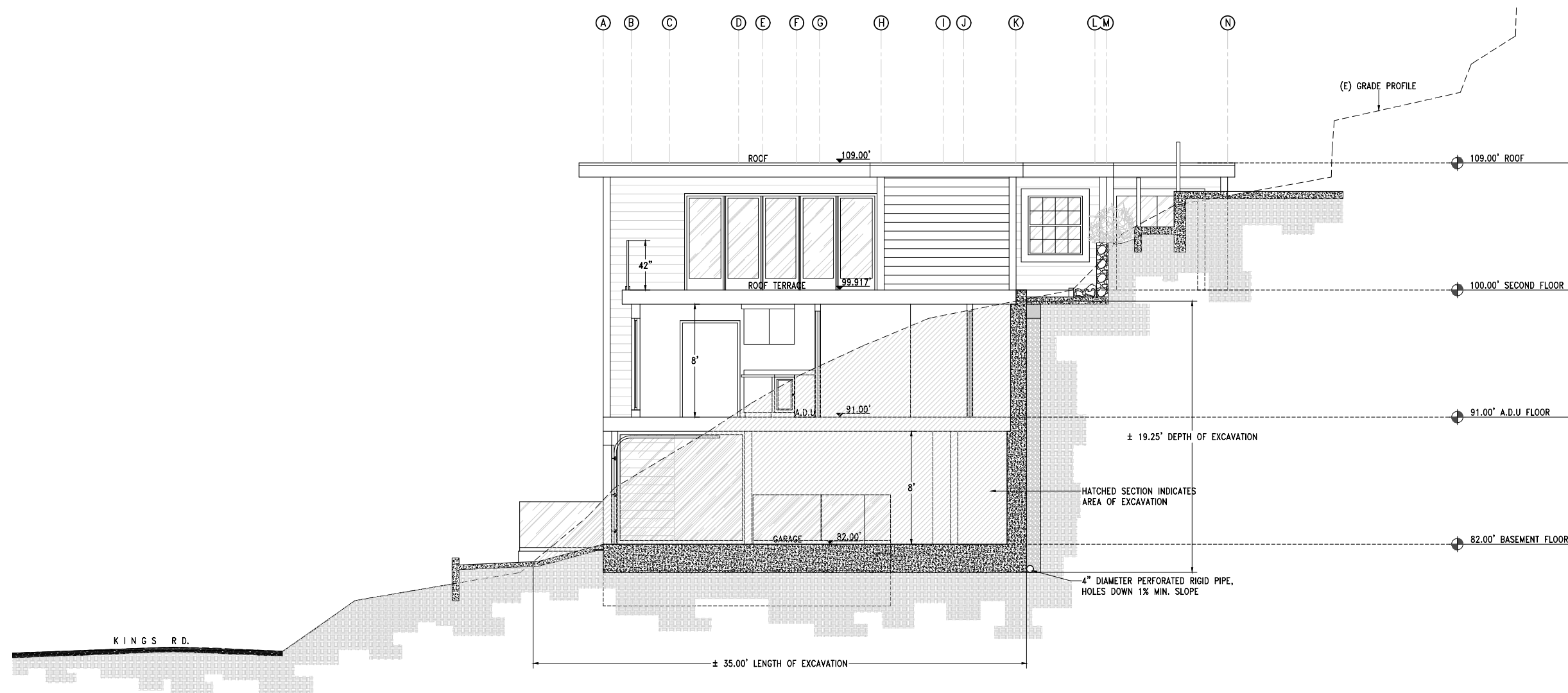


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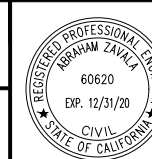
A-2.3



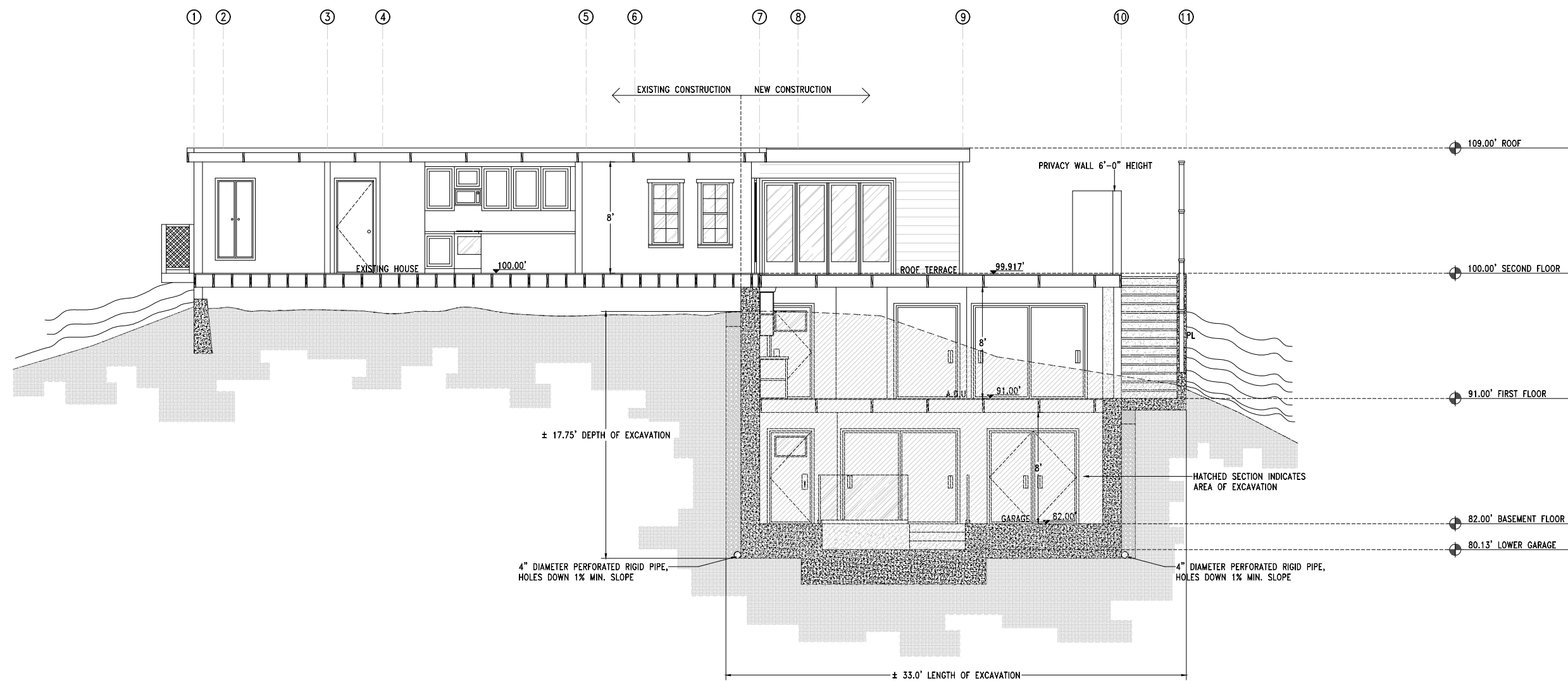
(N) SCHEMATIC LONGITUDINAL CROSS SECTION A
1/4"=1'-0"



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 NEW GARAGE/UNIT/INTERIOR REMODEL OF EXISTING ONE
 338 KINGS RD., BRISBANE, CALIFORNIA 94005
OWNER: JOHN HUANG



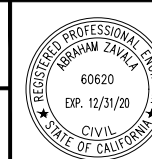
REVISION/DATE	
1. FILING SET	12/06/2019
CITY ENGINEER COMMENTS 01/10/2020	
SCALE: AS SHOWN	DRAWN / REVIEWED: RD / AZ
DATE: NOV/2019	JOB No: AM1120



(N) SCHEMATIC TRANSVERSAL CROSS SECTION B
1/4"=1'-0"



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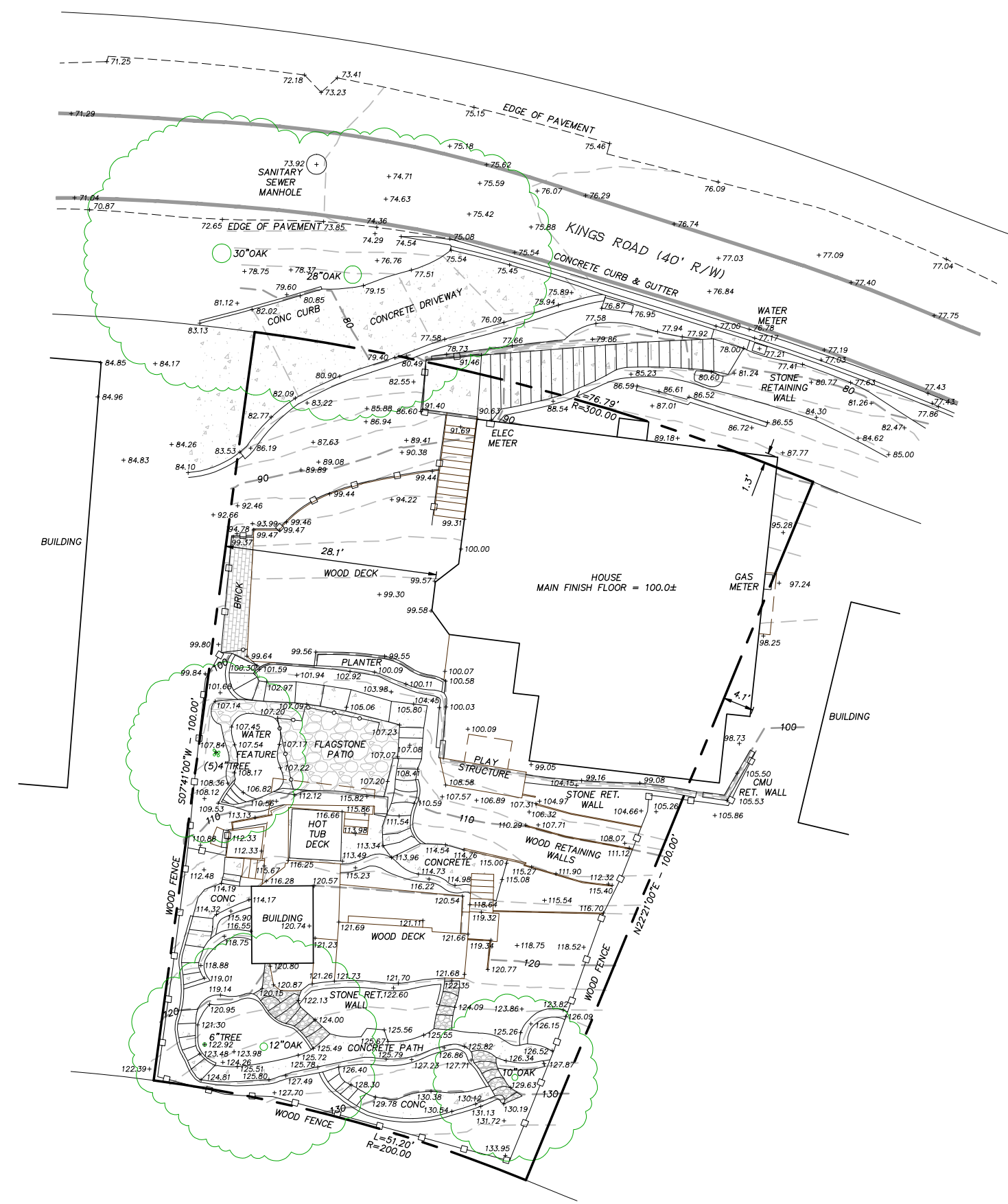
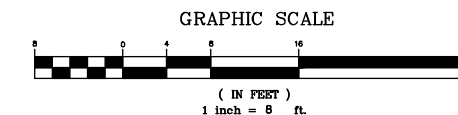
REVISION/DATE	
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SCALE: AS SHOWN	DRAWN / REVIEWED: RD / AZ
DATE: NOV/2019	JOB No: AM1120

A-3.1

TOPOGRAPHIC AND BOUNDARY SURVEY

338 KINGS ROAD
CITY OF BRISBANE

SAN MATEO COUNTY - CALIFORNIA
SCALE: 1 INCH = 8 FEET MAY 2019



LOT AREA:
6,400± SQUARE FEET

ASSESSOR PARCEL NUMBER:
007-471-170

LEGAL DESCRIPTION

LOTS 33, 34, 35, BLOCK 51, AS SHOWN UPON THAT CERTAIN MAP ENTITLED "AMENDED MAP OF SUBDIVISION NO. 1, 2 AND 3 OF CITY OF VISITACION, CALIFORNIA", FILED FOR RECORD ON OCTOBER 4, 1908, IN THE OFFICE OF THE COUNTY RECORDER OF SAN MATEO COUNTY, STATE OF CALIFORNIA, IN VOLUME 6 OF MAPS AT PAGE 45.

NOTES:

1. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.
2. BASIS OF ELEVATION: ELEVATIONS SHOWN ARE ON AN ASSUMED DATUM. MAIN FINISH FLOOR AT FRONT ENTRY = 100.0.
3. NO TITLE REPORT WAS FURNISHED IN THE COURSE OF THIS SURVEY, THEREFORE EASEMENTS, IF ANY, HAVE NOT BEEN SHOWN.
4. 2' CONTOUR INTERVAL.

SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A TOPOGRAPHIC AND BOUNDARY SURVEY MADE BY ME OR UNDER MY DIRECTION AT THE REQUEST OF:

JOHN HUANG IN: MARCH 2019

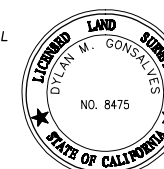
I HEREBY STATE THAT THE TOPOGRAPHY AND BOUNDARIES SHOWN ON THIS MAP IS BASED UPON A SURVEY MADE BY ME, DYLAN M. GONSALVES, PLS 8475

ON MAY 8, 2019

I FURTHER STATE THAT TO THE BEST OF MY KNOWLEDGE ALL PROVISIONS OF APPLICABLE LOCAL ORDINANCES HAVE BEEN COMPLIED WITH.

Dylan Gonsalves
DYLAN M. GONSALVES

5-14-2019
DATE



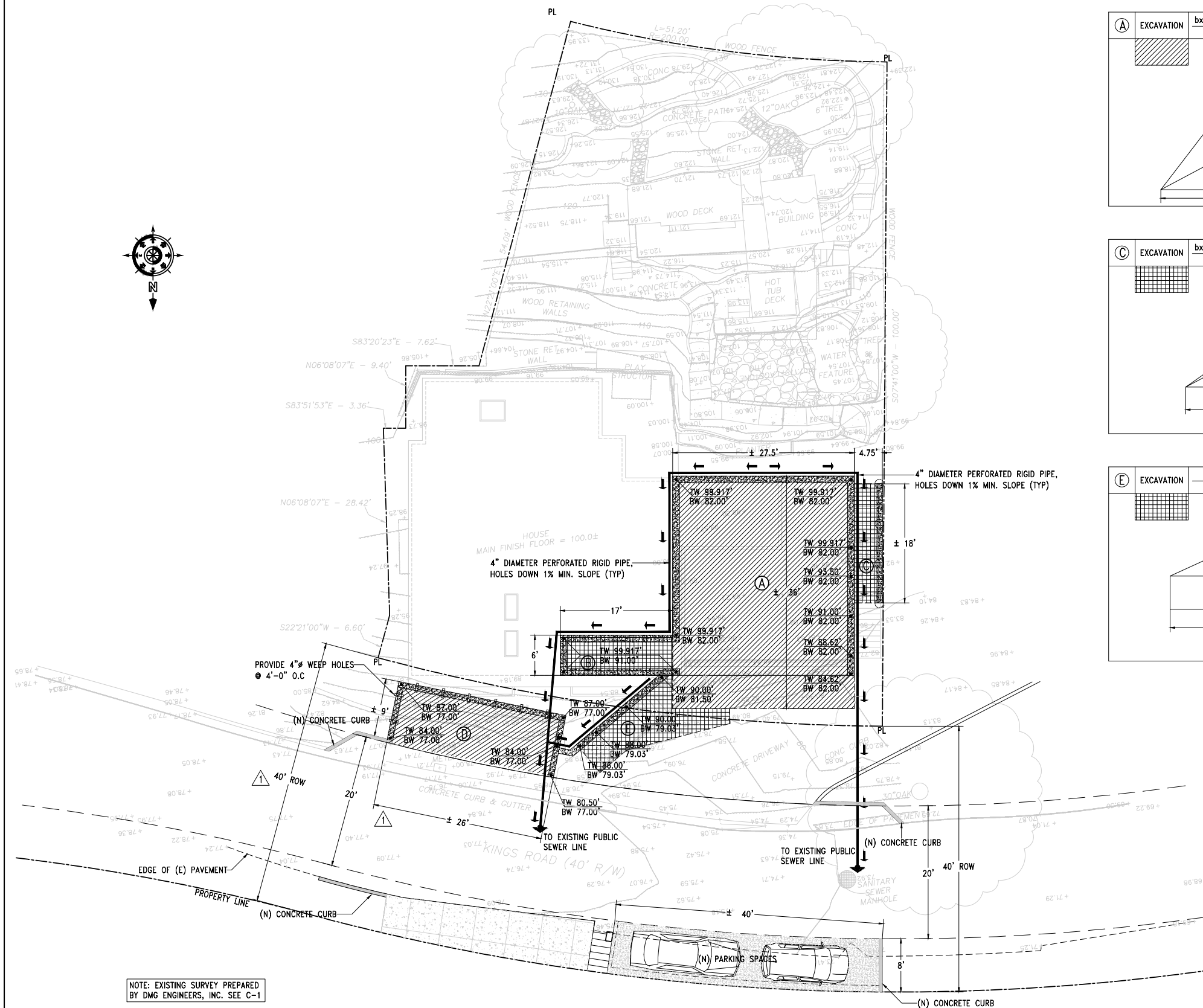
DMG ENGINEERING, Inc.
30 OAKVUE COURT
PLEASANT HILL, CA 94523
PHONE: (925) 787-0463
FAX: (925) 287-8503

DMG ENGINEERING, Inc.
RESTRICTED ENGINEERING DRAWINGS
The information, plans, designs, notes and arrangements shown on this drawing are confidential and may not be reproduced or transmitted in any form or by any means, written permission of DMG ENGINEERING, Inc. Drawings noted as Preliminary/Schematic and/or concept contain information that is conceptual subject to verification and/or change. The engineer makes no claim for accuracy of conceptual information or of information supplied by others.

NO.	DATE	REVISIONS DESCRIPTION	BY

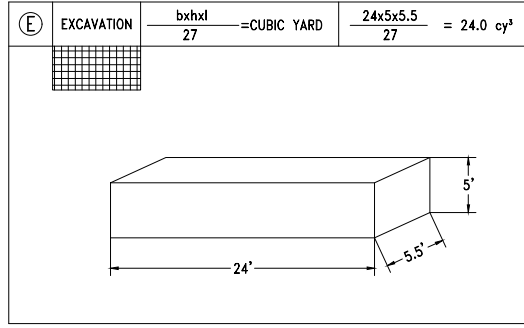
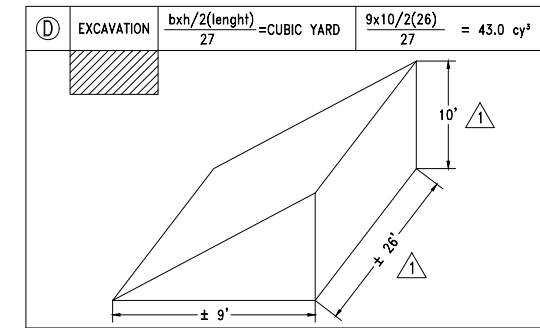
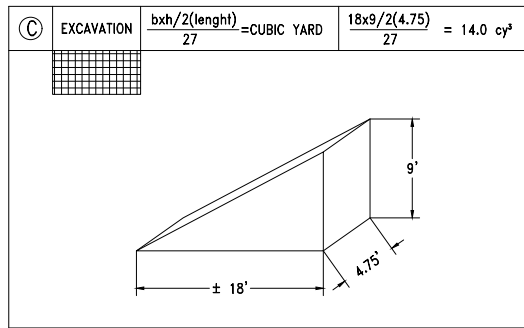
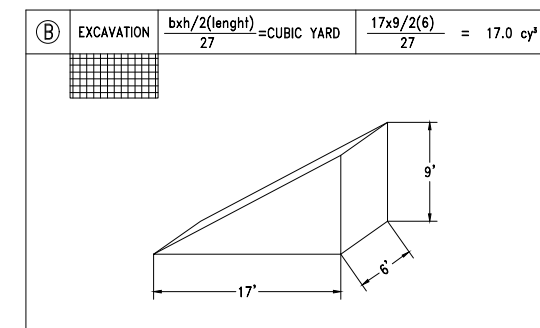
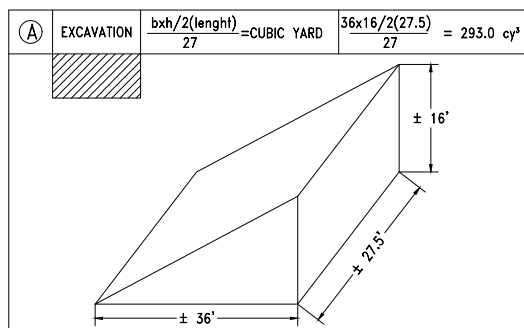
TOPOGRAPHIC AND BOUNDARY SURVEY
338 KINGS ROAD
CITY OF BRISBANE - CALIFORNIA
SCALE: 1 INCH = 8 FEET MAY 2019

SHEET 1
OF 1 SHEETS
ORIG.DWG: 5-14-2019
REV.DWG:
JOB: 19-56



NOTE: EXISTING SURVEY PREPARED BY DMG ENGINEERS, INC. SEE C-1

PROPOSED GRADING PLAN
1/8"=1'-0"



GRADING DATA (CUBIC YARD)	
MK	EXCAVATION
(A)	293.00
(B)	17.00
(C)	14.00
(D)	43.00
(E)	24.00
GRAND TOTAL=391.0 CUBIC YARDS	



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