

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

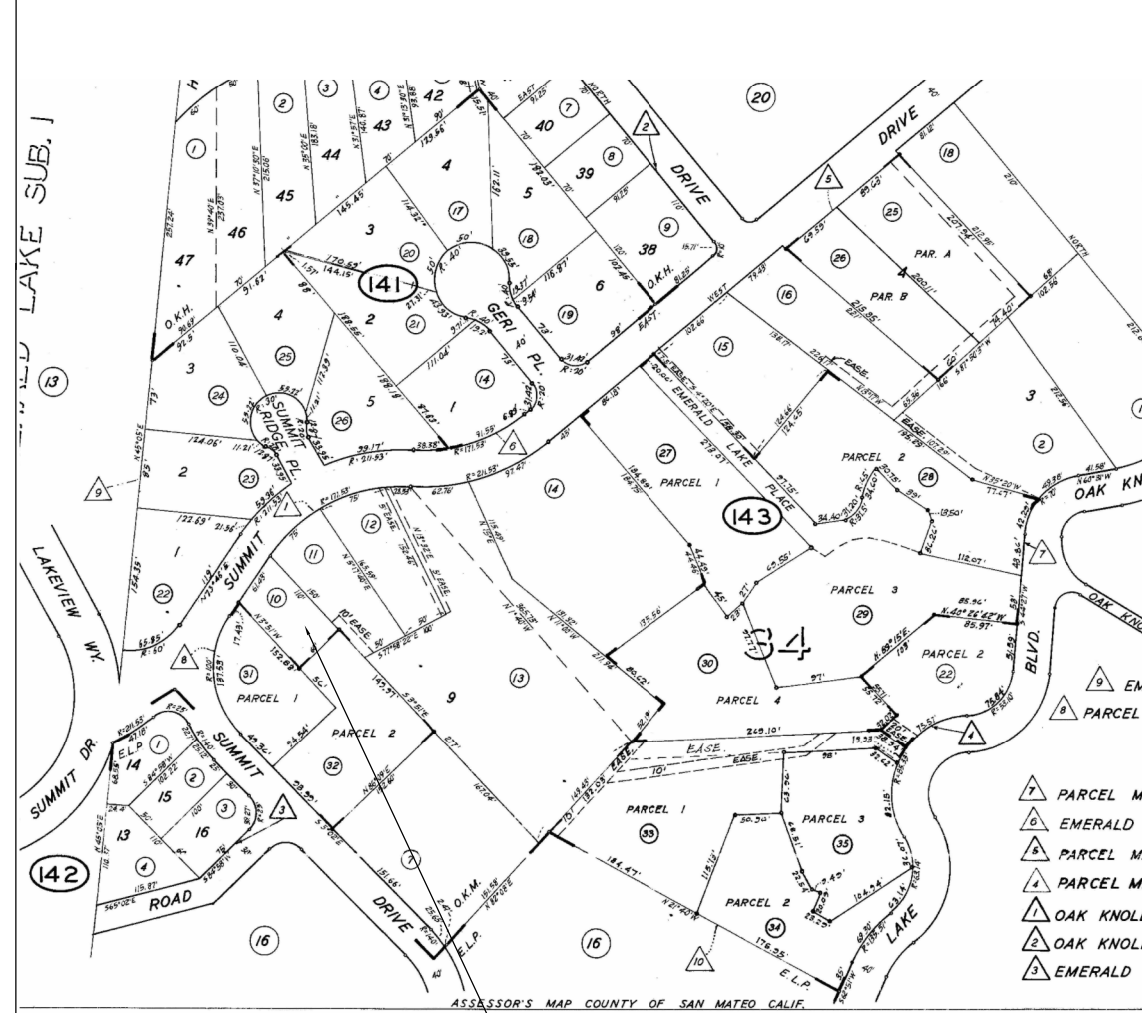
**SITE PLAN NOTES**

- This project is required to meet the 2016 Cal-Green Building code standards
- Site Notes:
- 65% of construction waste req'd to be diverted to recycle or salvage per 2016 cal-green code
  - Existing sewer lateral shall be inspected. Video shall be provided to DPW for review/approval prior to permit issuance.
  - New sewer lateral (with pressure relief valve) may be req'd by pub. wks & water main upgrade or replacement as needed. Provide new sewer clean-out at rear property line as req'd.
  - Encroachment permit from the public works dept. is required for proposed work in the city right of way.
  - Roof height to be confirmed by builder during construction per conditions of planning approval
  - Existing curb, gutter, sidewalk & driveway in need of repair shall be repaired/replaced as req'd by the public works dept
  - GC shall confirm location and condition of all utilities & provide upgrades as needed as part of this project
  - Site grading & drainage shall be constructed in accordance with the soils engineer's (romig engineers) recommendations & city public works requirements for stormwater drainage. extent and final design of the site drainage shall be determined in the field with architect & landscape contractor prior to constructing patios, walkways, driveway or other landscape

**GENERAL NOTES**

- Applicable Codes:  
2016 CALIFORNIA BUILDING CODE OF REGULATIONS TITLE 24  
2016 BUILDING & ZONING CODE  
2016 RESIDENTIAL CODE  
2016 CALIFORNIA ELECTRICAL CODE  
2016 CALIFORNIA MECHANICAL CODE  
2016 CALIFORNIA PLUMBING CODE  
2016 GREEN BUILDING STANDARDS CODE  
2016 CALIFORNIA ENERGY CODE  
Code Enforcing Agencies: County of San Mateo Building Department  
SM County Fire Marshal  
The intent of the drawings and specifications is to provide addition, interior remodel & improvements at the residence in accordance with the 2013 California Code of Regulations and County of San Mateo Municipal Code.
- The General Contractor and Sub-Contractors are to verify all existing conditions before commencing with the work, in order to ensure conformance with the Construction Documents. All inconsistencies shall be brought to the attention of the Owner, Architect and Structural engineer prior to proceeding with any work.
- Layout of new work is largely based upon relationships to existing conditions. Any questions regarding the intent related to the layout of the new work shall be brought to the attention of the Owner prior to proceeding with any work.
- Smoke detectors shall be installed: in each sleeping room, centrally located in a corridor or area giving access to each separate sleeping area, on each level, and in a basement. Smoke detectors shall be their primary power from the building wiring when such wiring is served from a commercial source and shall be equipped with a battery back-up. The detector shall emit a signal when the batteries are low.
- Carbon monoxide alarms shall be provided on each story of a dwelling (including basement), outside each sleeping area in the immediate vicinity of the bedrooms.
- All sleeping rooms to be provided w/ an escape or rescue window. All windows shall have a minimum clear openable area of 5.7 square feet. The min net clear height dimension shall be 24". The minimum net clear width dimension shall be 20" and a maximum sill height of 44".
- Special Inspections- shall be provided by a city approved independent special inspection agency as req'd by structural engineer (see structural plan/notes). Pull test inspections shall be performed on epoxy holdown bolts into existing concrete foundation.
- This project to meet the CAL-GREEN BUILDING CODE STANDARDS as adopted by the County of San Mateo
- An automatic fire sprinkler plan is required under a separate permit. Fire sprinkler plans and calculations shall be submitted under a deferred permit by a fire suppression design contractor. System shall meet NFPA 13-D standards & local fire district requirements.

**PARCEL MAP**



**ZONING ANALYSIS/SITE DATA**

APN:	057-143-100
ZONE:	RH district
LOT SLOPE:	+/- 14%
CONSTRUCTION TYPE:	TYPE V-B / W.U.I. construction req'd
OCCUPANCY:	R-3/U
LOT SIZE:	6,205 SF (per B&H survey) - non-conforming lot size
LOT COVERAGE:	
Existing House Footprint	985 SF
Existing Detached Garage	<427.5> SF (to be removed)
Proposed 1st floor Addition	670 SF
Proposed Entry Porch	31 SF
Proposed Rear Deck	321 SF
TOTAL PROPOSED LOT COVERAGE	2,007 SF .32 of 6,205 SF
FLOOR AREA:	
Existing unfinished Basement (6'-5" c/g)	0 SF (exempt from FA)
Proposed unfinished Basmt addition (6'-5" c/g)	0 SF (exempt from FA)
Existing 1st Floor Area	985 SF
Proposed 1st Floor addition	670 SF
Proposed 2nd Floor addition	1,114 SF
TOTAL PROPOSED FLOOR AREA	2,769 SF .45 of 6,205 SF
CONDITIONED FLOOR AREA:	
Existing Floor Area	985 SF
Proposed 1st Floor Addition	267 SF (Excluding Garage)
Proposed 2nd Floor Addition	1,114 SF
TOTAL CONDITIONED FLR AREA	2,366 SF
BUILD'G HEIGHT - MAX ALLOWED:	28'-0" (above grade)
Existing House:	Approx. 21'-0"
Height of 2-story Addition:	varies/ 28' max

**LEGEND**

- NOT ALL APPLICABLE
- 3 COLUMN GRID REFERENCE
  - 1/3.3 ELEVATION NUMBER SHEET NUMBER
  - 1/8.2 DETAIL NUMBER SHEET NUMBER
  - REVISION NUMBER
  - DIMENSION @ CENTERLINE
  - DIMENSION @ FACE OF STUD
  - DIMENSION @ FACE OF FINISH
  - EXISTING PARTITION
  - (E) WALLS TO BE REMOVED
  - (N) PARTITIONS SHADED (2x6 exterior studs / 2x4 interior studs @ 16"oc)

**DRAWING INDEX**

- CS GENERAL NOTES, ZONING DATA & SITE PLAN
- TS TOPOGRAPHIC SURVEY
- A0 FLOOR AREA DIAGRAMS
- A1 EXISTING FLOOR PLANS
- A2 EXISTING EXTERIOR ELEVATIONS
- A3 PROPOSED FIRST FLOOR & BASEMENT FLOOR PLANS
- A4 PROPOSED SECOND FLOOR PLAN & ROOF PLAN
- A5 PROPOSED EXTERIOR ELEVATIONS
- A6 PROPOSED EXTERIOR ELEVATIONS
- A7 BUILDING CROSS SECTIONS
- L-1.0 PRELIMINARY LANDSCAPE PLAN
- C.0 CIVIL COVER SHEET
- C.1 GENERAL NOTES
- C.2 GRADING & DRAINAGE PLAN
- C.3 GRADING & DRAINAGE PLAN
- C.3.1 EROSION & CONTROL PLAN
- C.3.2 TREE PROTECTION PLAN
- C.4 DETAIL SHEET
- C.4.1 DETAIL SHEET

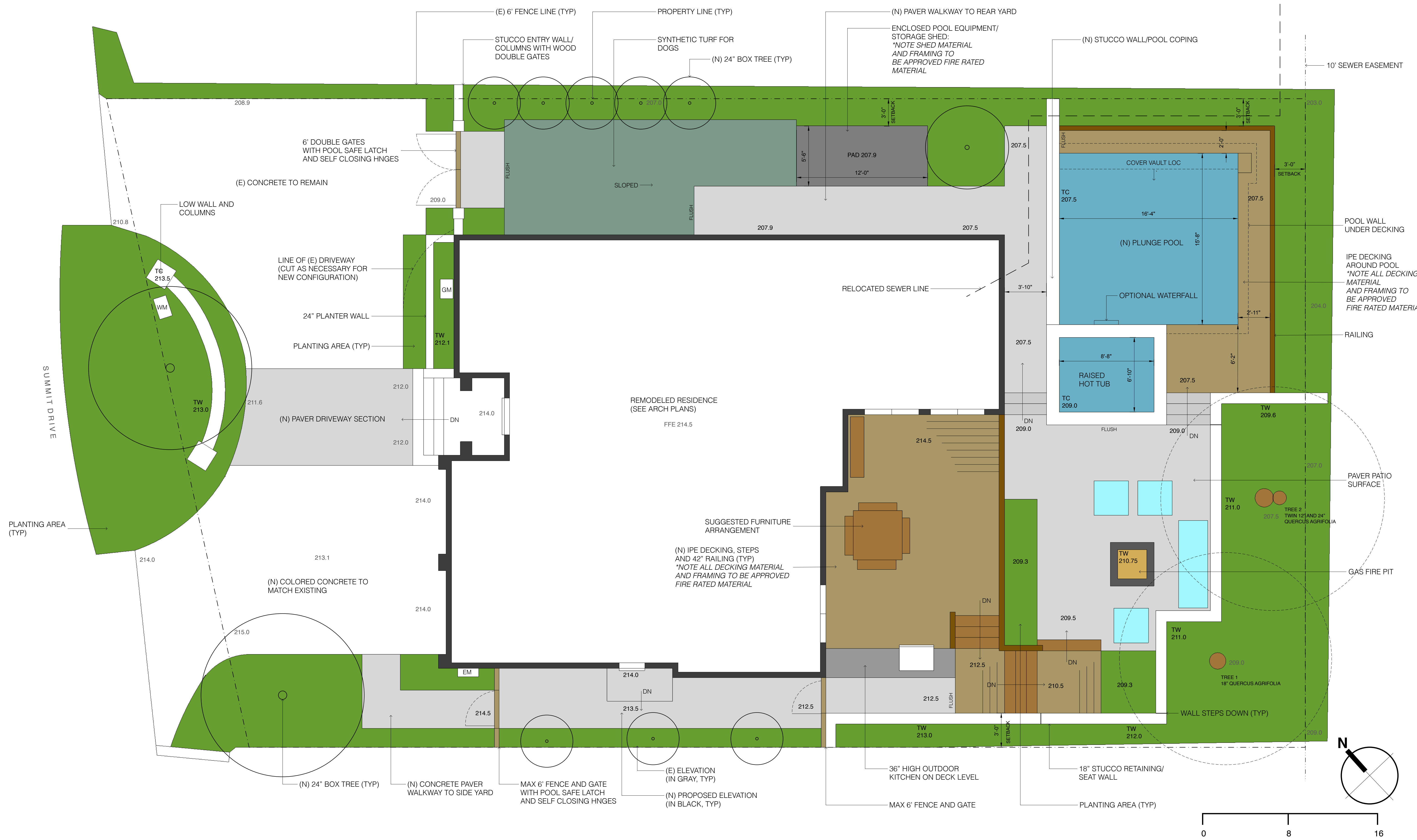
**umk**  
una m kinsella  
1033 Paloma Avenue  
Burlingame, CA  
94010  
415.730.1812  
umkarch@gmail.com



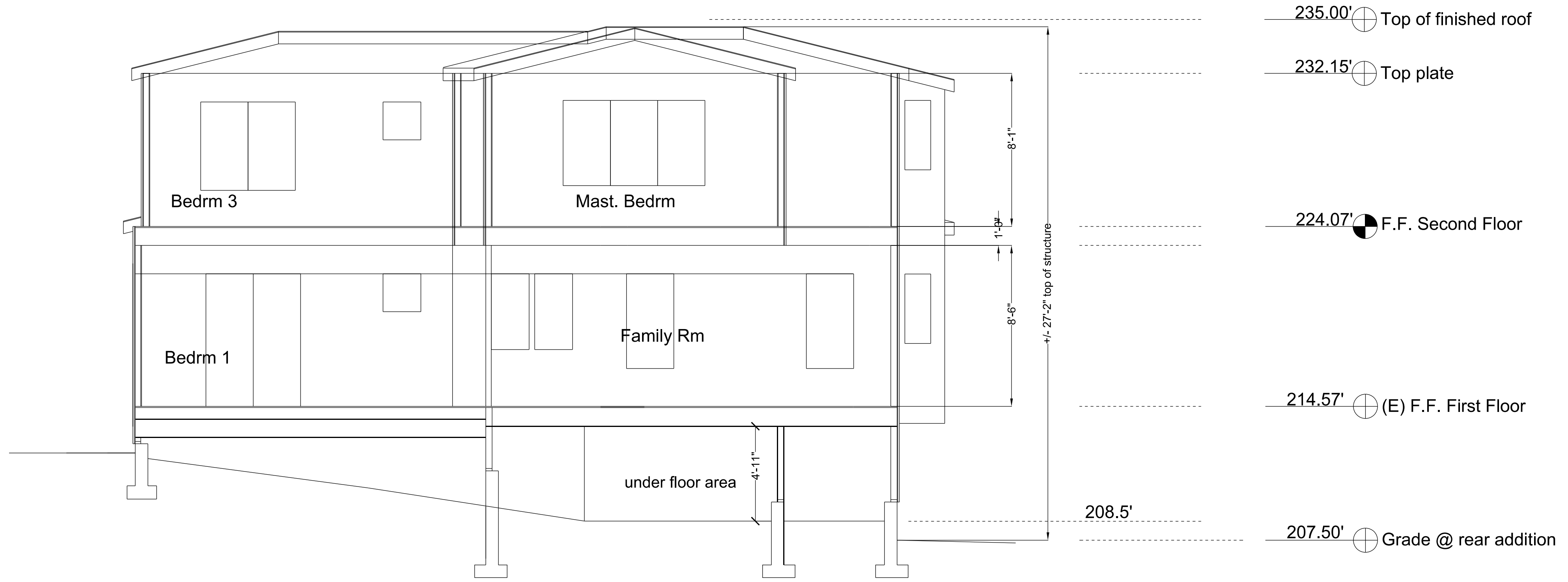
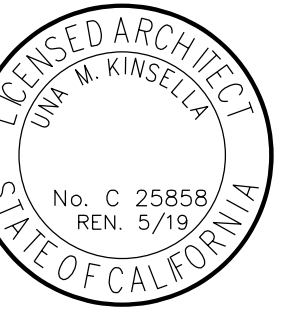
Addition & Alterations for the  
**Butler Residence**  
434 Summit Drive, Redwood City, CA.

Planning revision  
12/1/17  
Planning Submittal  
09/1/17  
1/8" = 1'-0"

GENERAL NOTES  
ZONING DATA &  
SITE PLAN  
**CS**

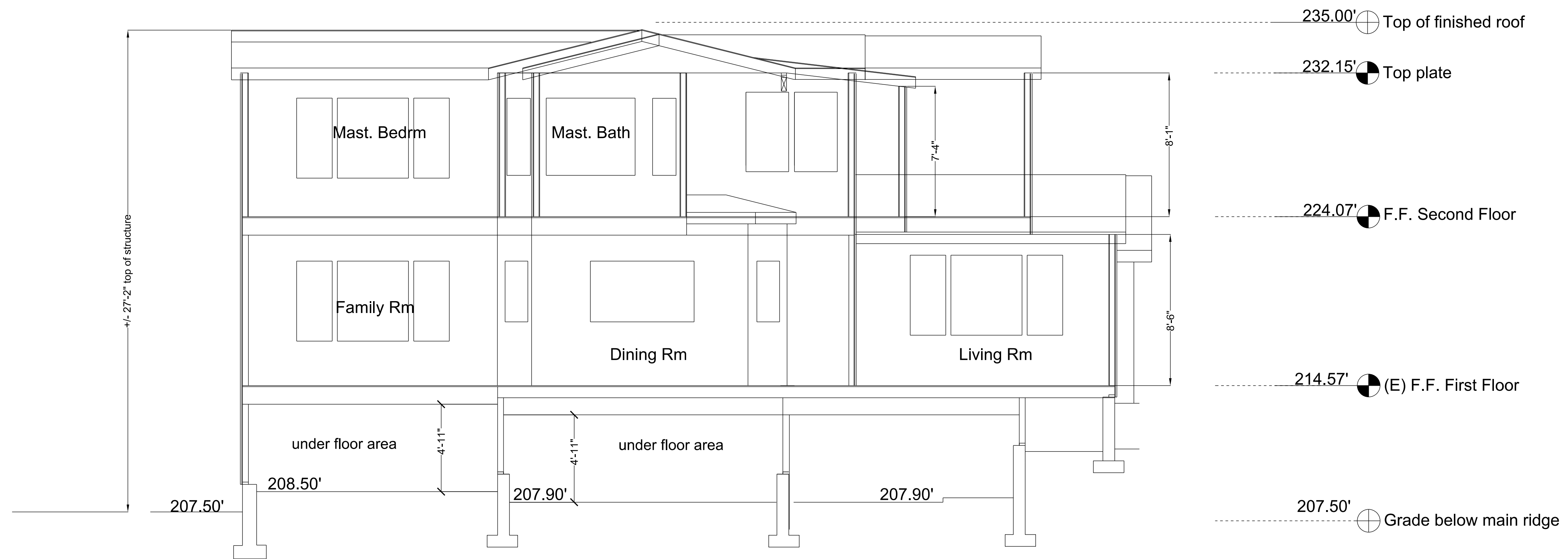


1 LANDSCAPE LAYOUT PLAN



1 COMPOSITE SECTION A-A

1/4"=1'-0"



2 COMPOSITE SECTION B-B

1/4"=1'-0"

Addition & Alterations for the  
**Butler Residence**  
434 Summit Drive, Redwood City, CA.

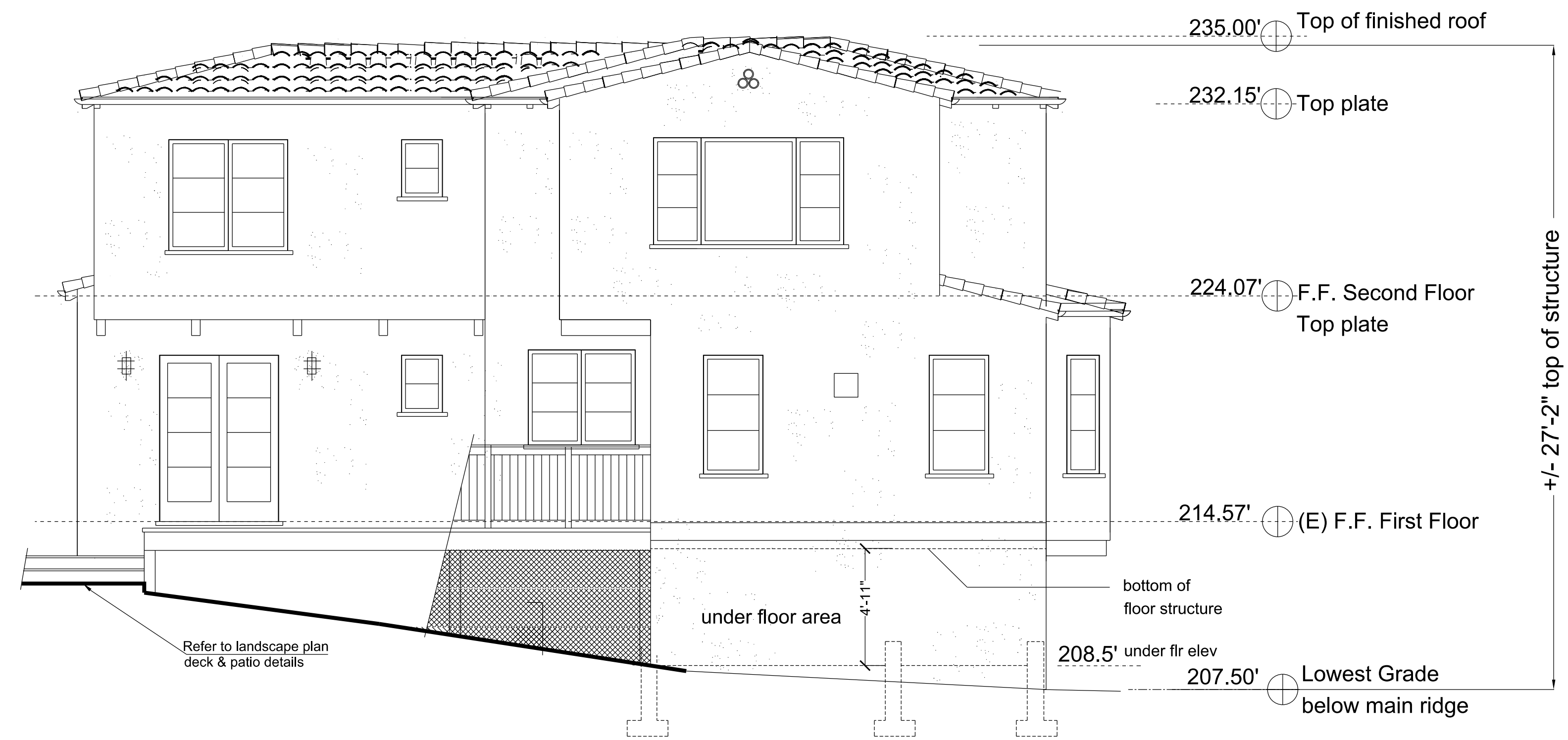
Planning Revision  
10/16/17  
Planning Submittal

09/1/17

1/4" = 1'-0"

BUILDING  
SECTIONS

A7



1 PROPOSED REAR ELEVATION  
SEE A-5 FOR TYPICAL ELEVATION NOTES

1/4"=1'-0"



2 PROPOSED RIGHT SIDE ELEVATION  
SEE A-5 FOR TYPICAL ELEVATION NOTES

1/4"=1'-0"

Addition & Alterations for the  
**Butler Residence**  
434 Summit Drive, Redwood City, CA.

Planning Revision  
12/01/17

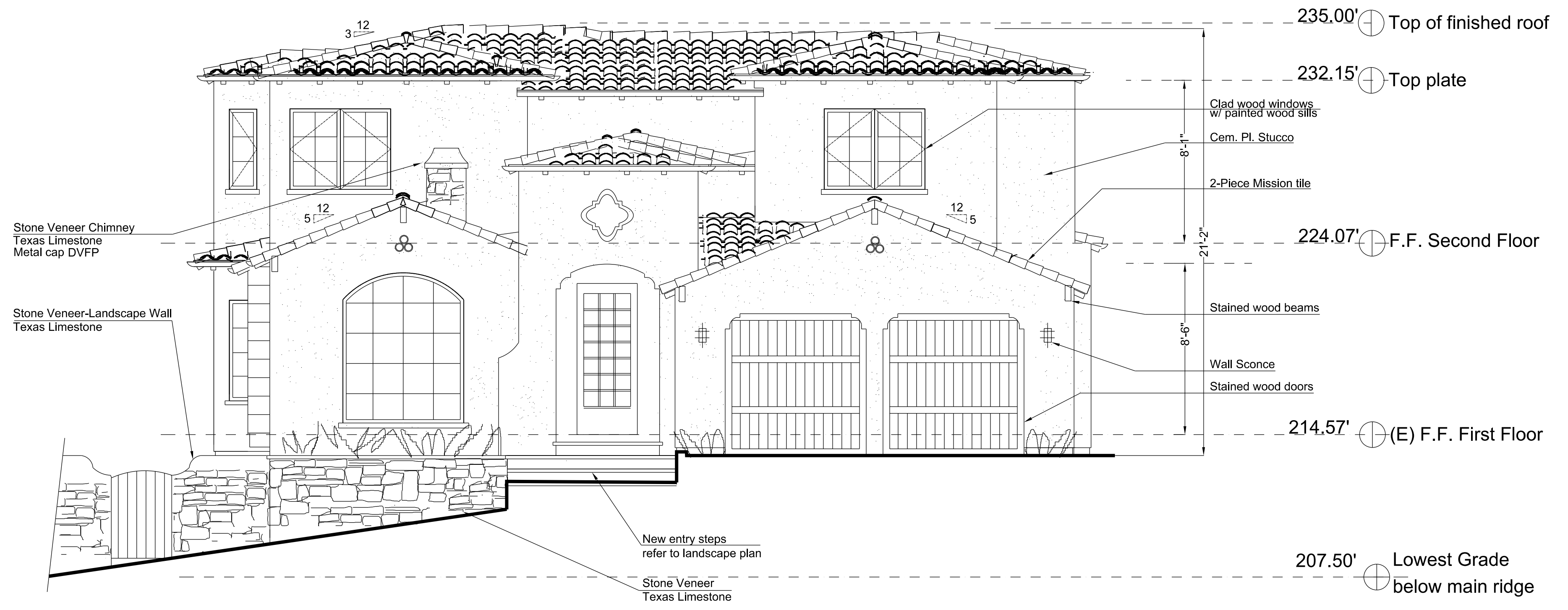
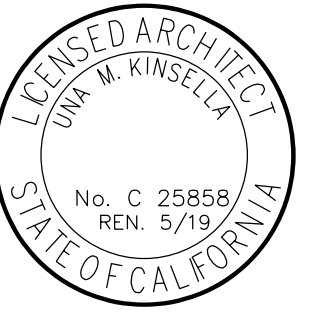
Planning Revision  
10/16/17

Planning Submittal

09/1/17

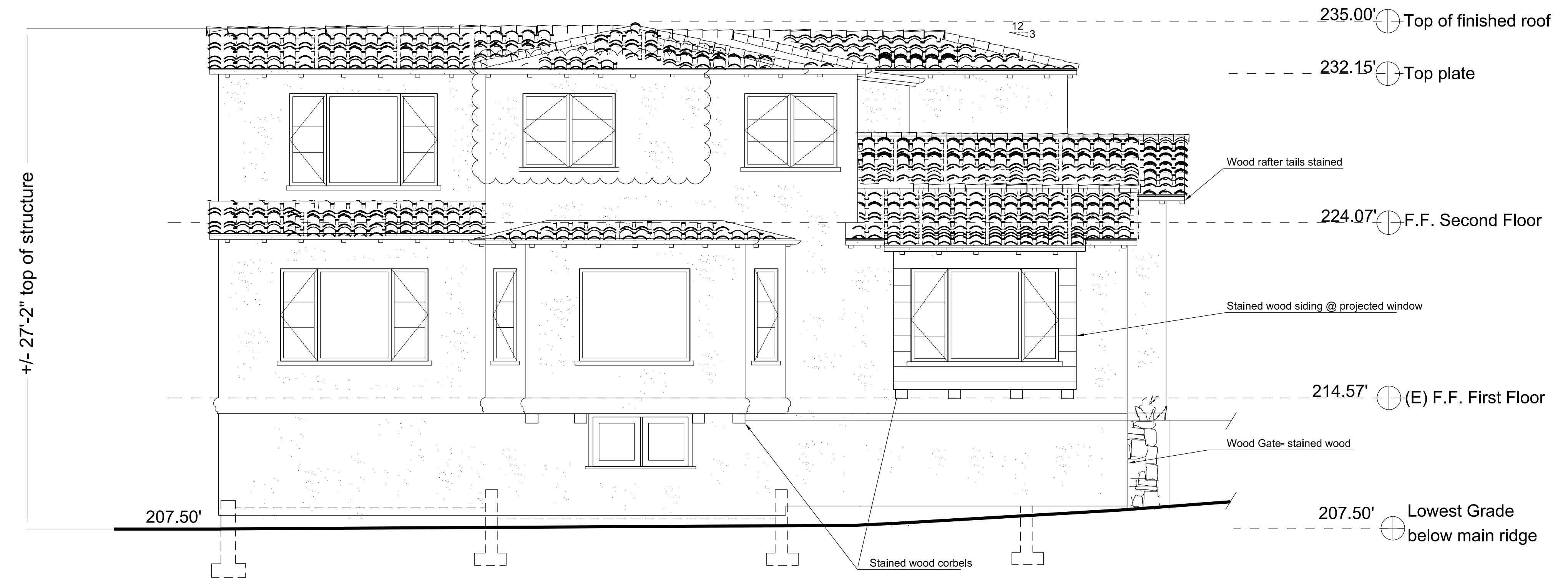
1/4" = 1'-0"

EXTERIOR  
ELEVATIONS



1 PROPOSED FRONT ELEVATION

1/4"=1'-0"



2 PROPOSED LEFT SIDE ELEVATION

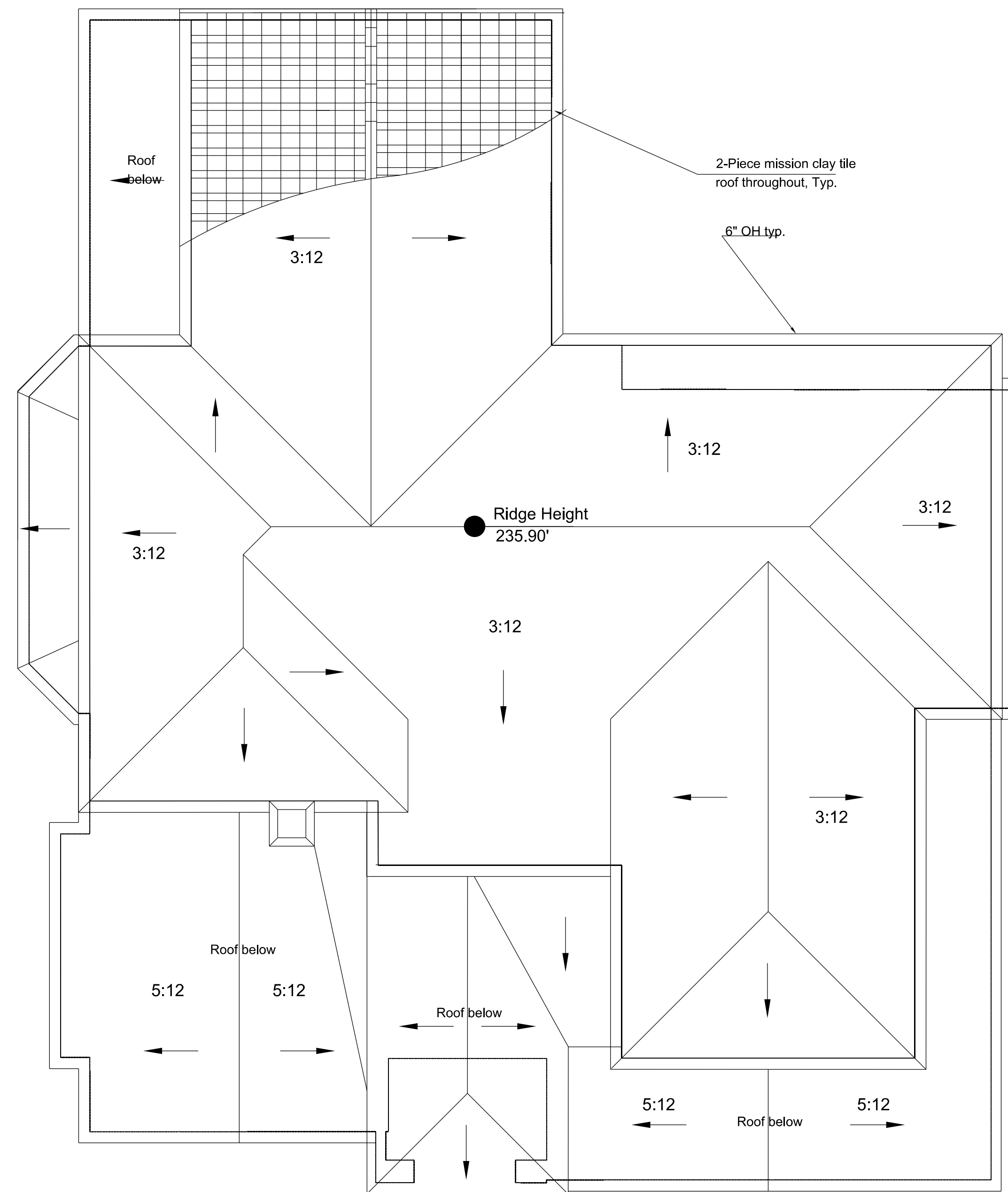
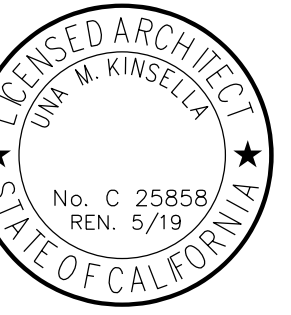
1/4"=1'-0"

Addition & Alterations for the  
**Butler Residence**  
 434 Summit Drive, Redwood City, CA.

Planning Revision  
 12/01/17  
 Planning Revision  
 10/16/17  
 Planning Submittal

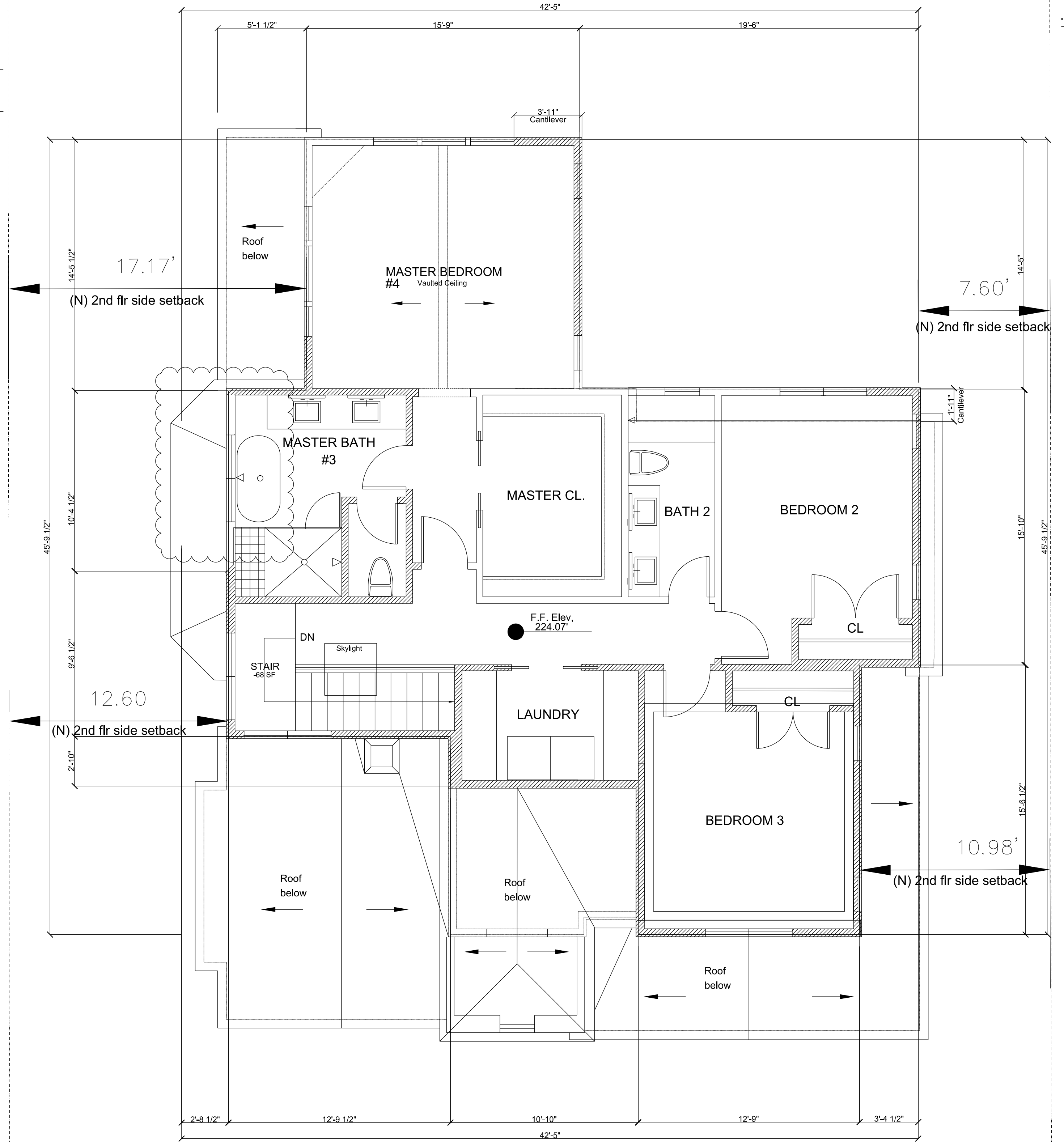
09/1/17  
 1/4" = 1'-0"

EXTERIOR ELEVATIONS



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

prop line



prop line

2 PROPOSED SECOND FLOOR PLAN - 1,114 SF  
1/4"=1'-0"

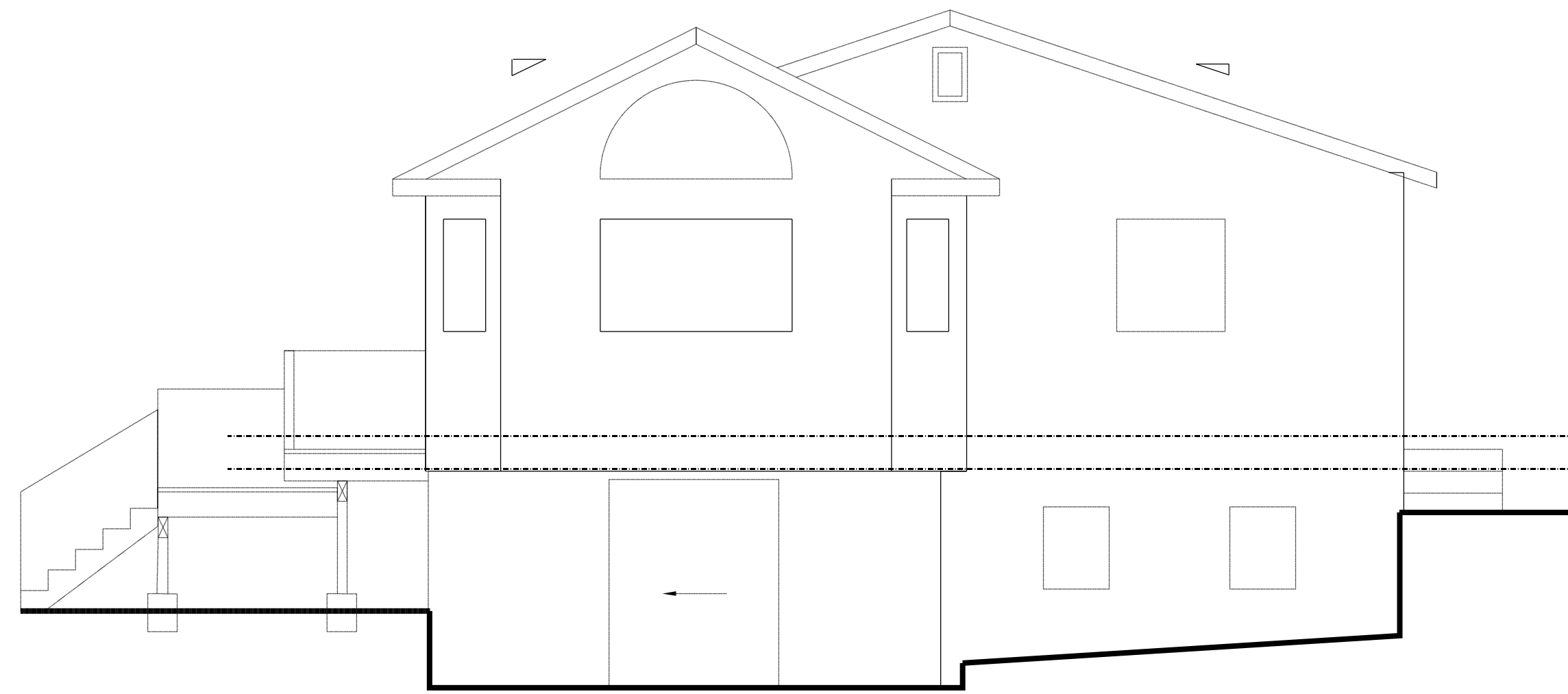
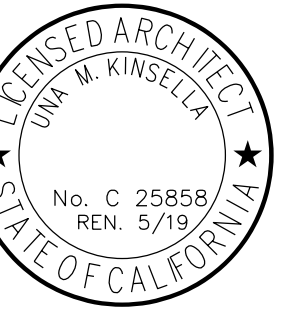
WALL SCHEDULE	
	(E) 2x4 WALLS TO BE REMOVED
	(E) 2x4 WALLS TO REMAIN
	(N) 2x4 WALLS
	(N) 2x6 WALLS

Addition & Alterations for the  
**Butler Residence**  
434 Summit Drive, Redwood City, CA.

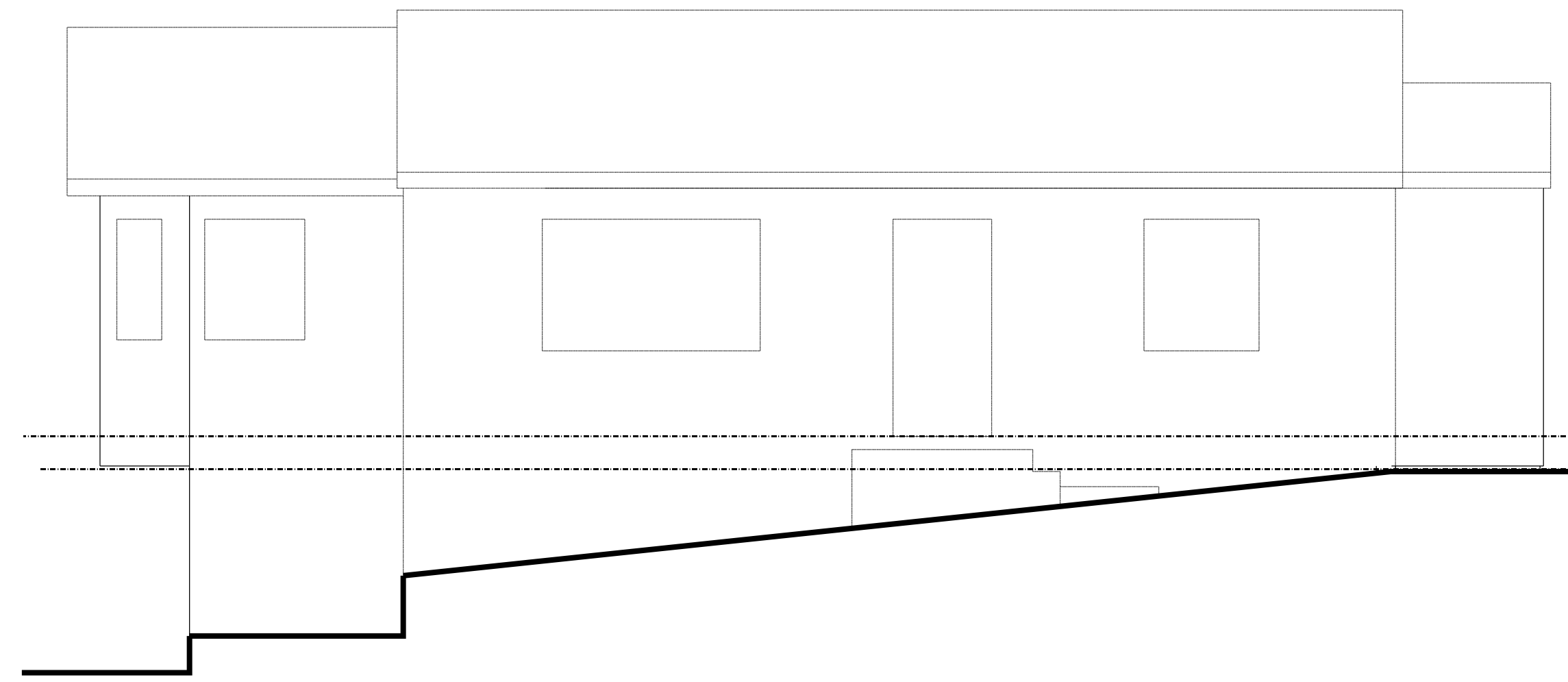
Planning Revision  
12/01/17  
Planning Revision  
10/16/17  
Planning Submittal  
09/11/17  
1/4" = 1'-0"

PROPOSED  
SECOND  
FLOOR PLAN  
& ROOF PLAN

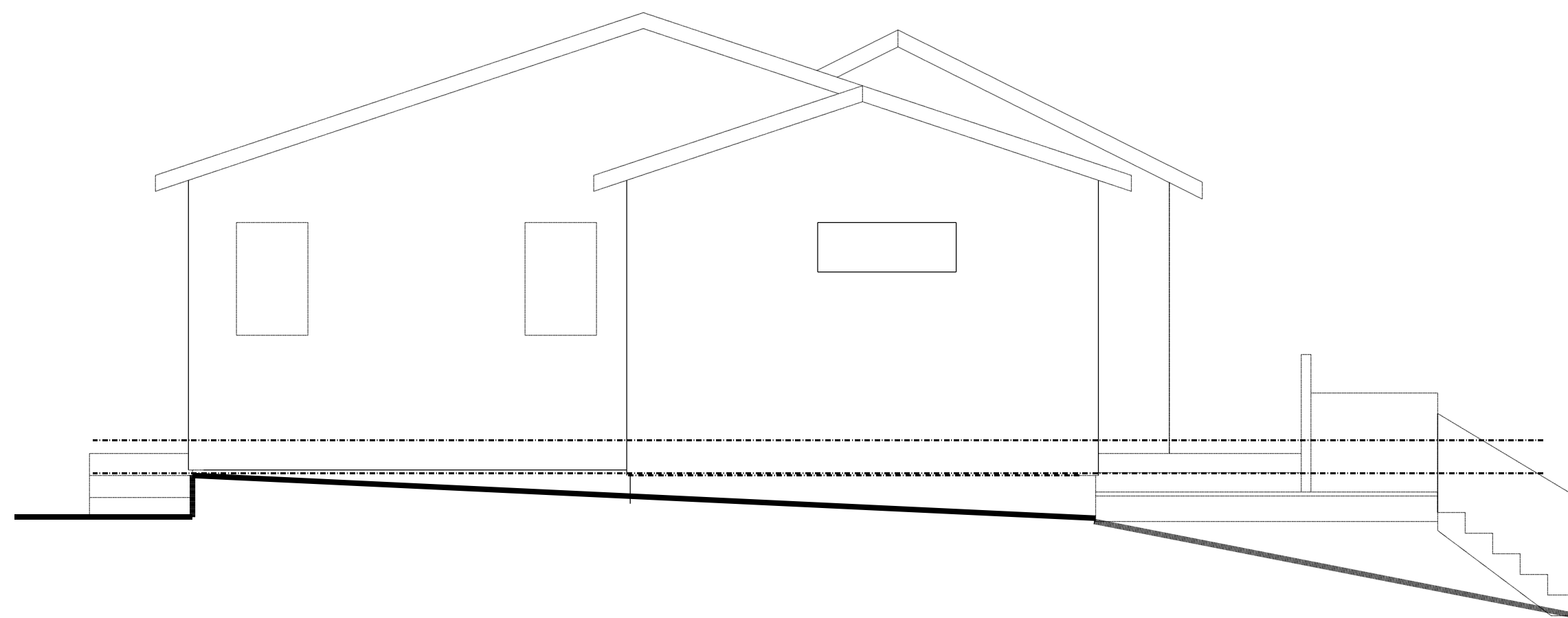




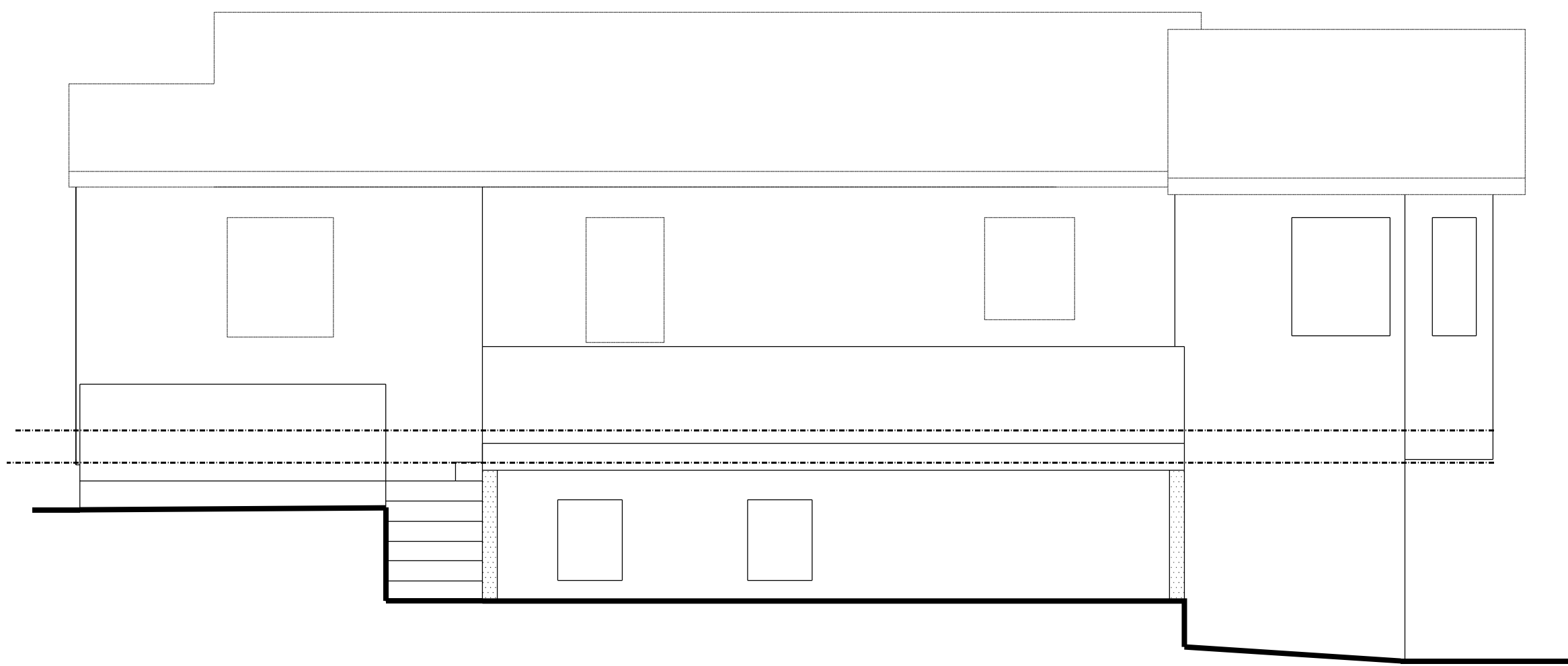
2 EXISTING LEFT SIDE ELEVATION  
1/4"=1'-0"



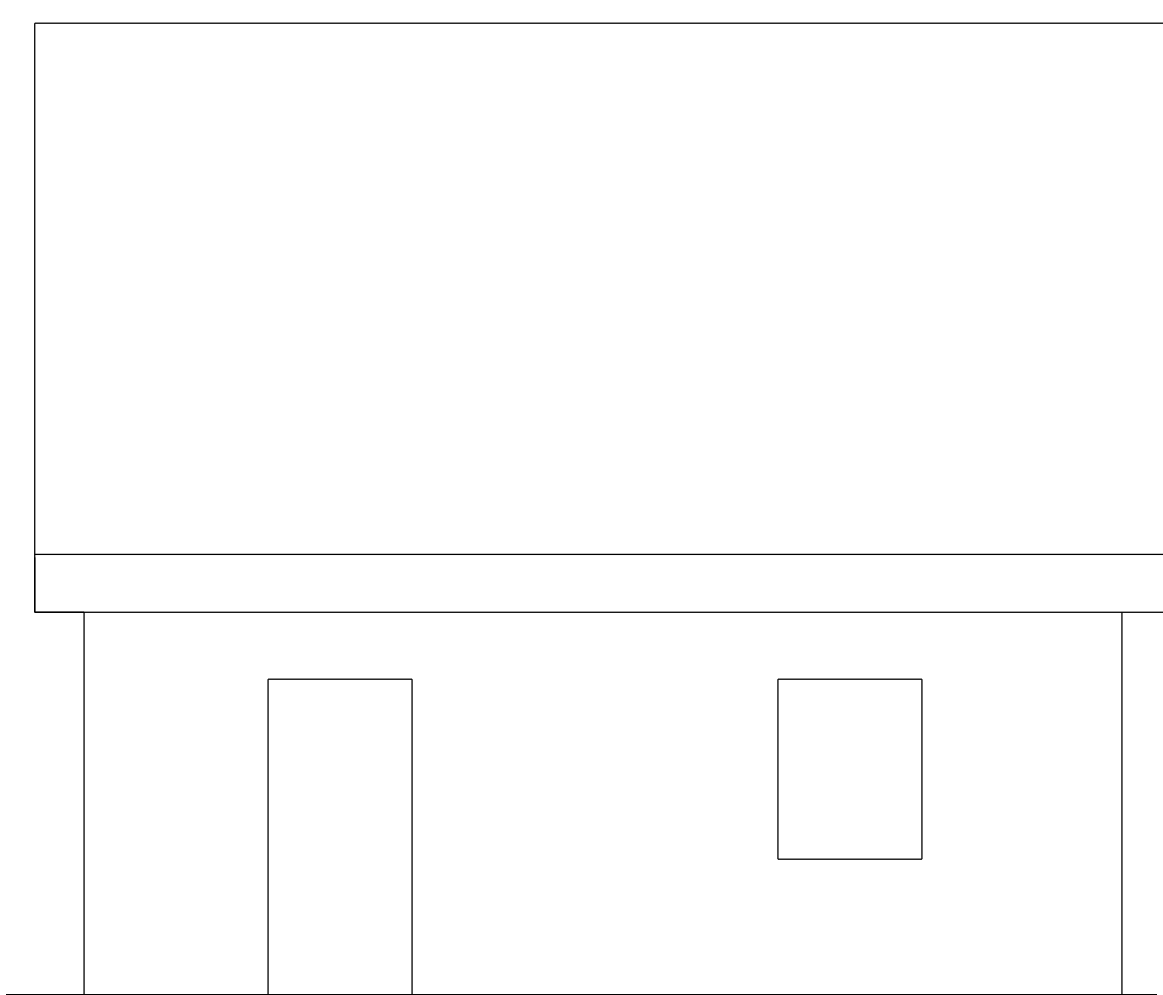
1 EXISTING FRONT ELEVATION  
1/4"=1'-0"



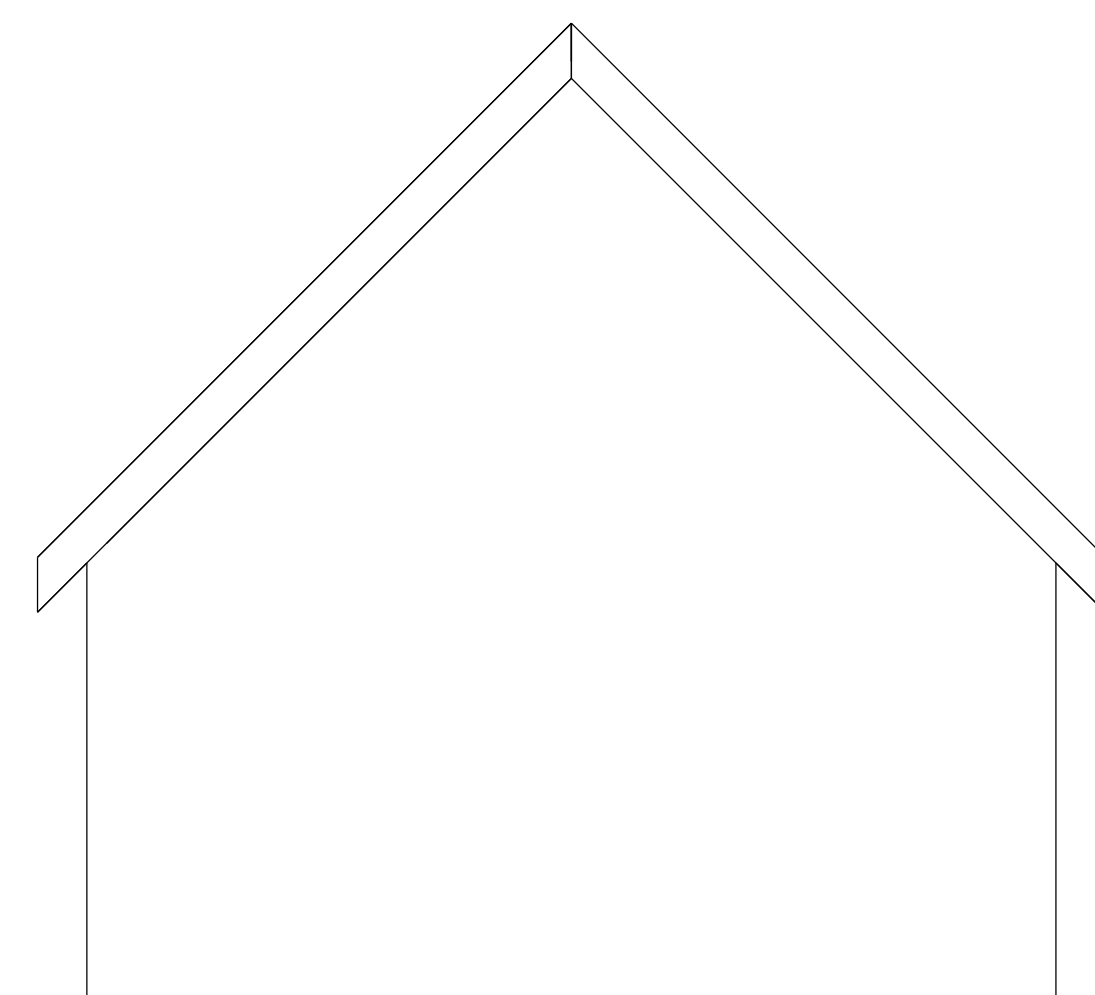
4 EXISTING RIGHT SIDE ELEVATION  
1/4"=1'-0"



3 EXISTING REAR ELEVATION  
1/4"=1'-0"



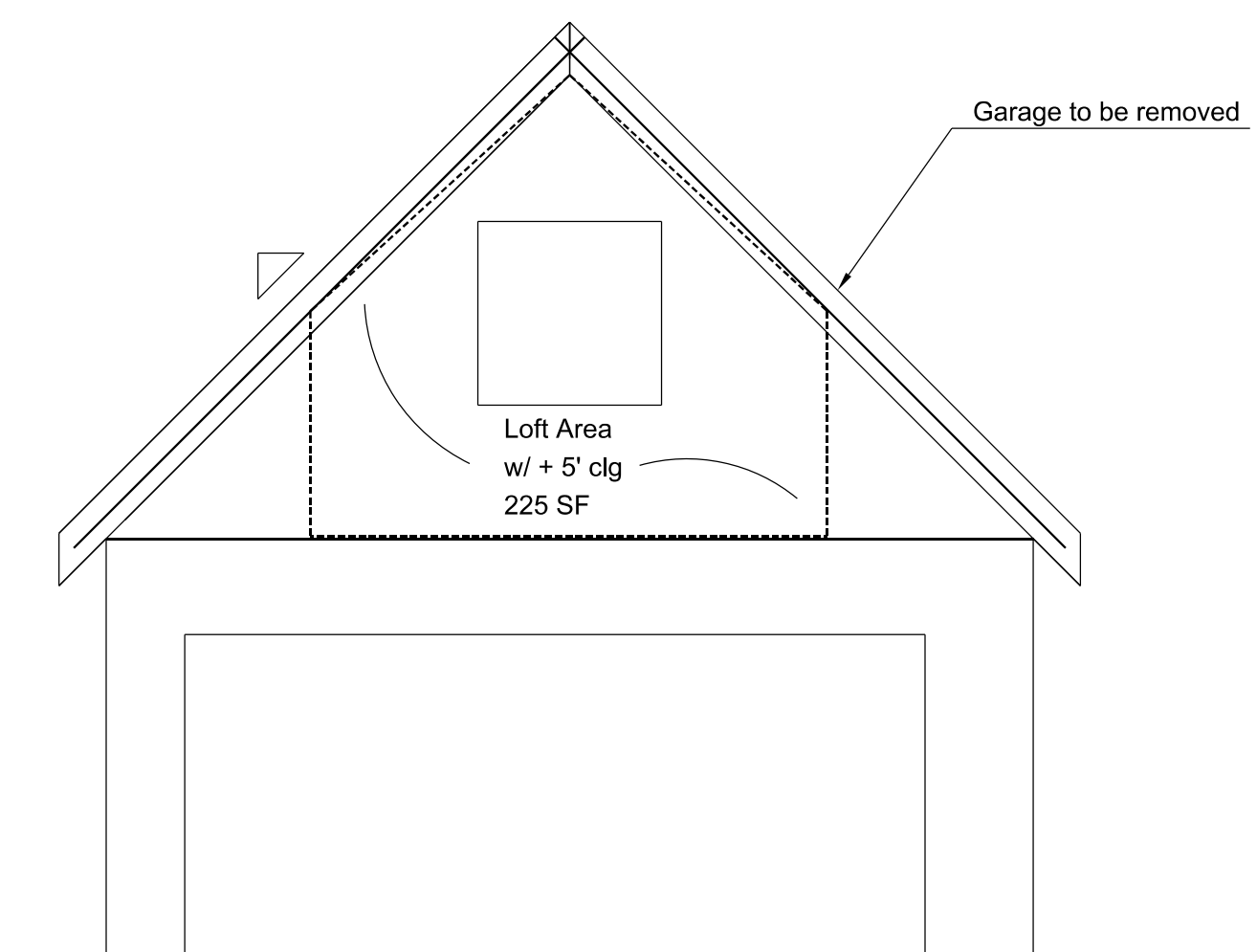
RIGHT



REAR



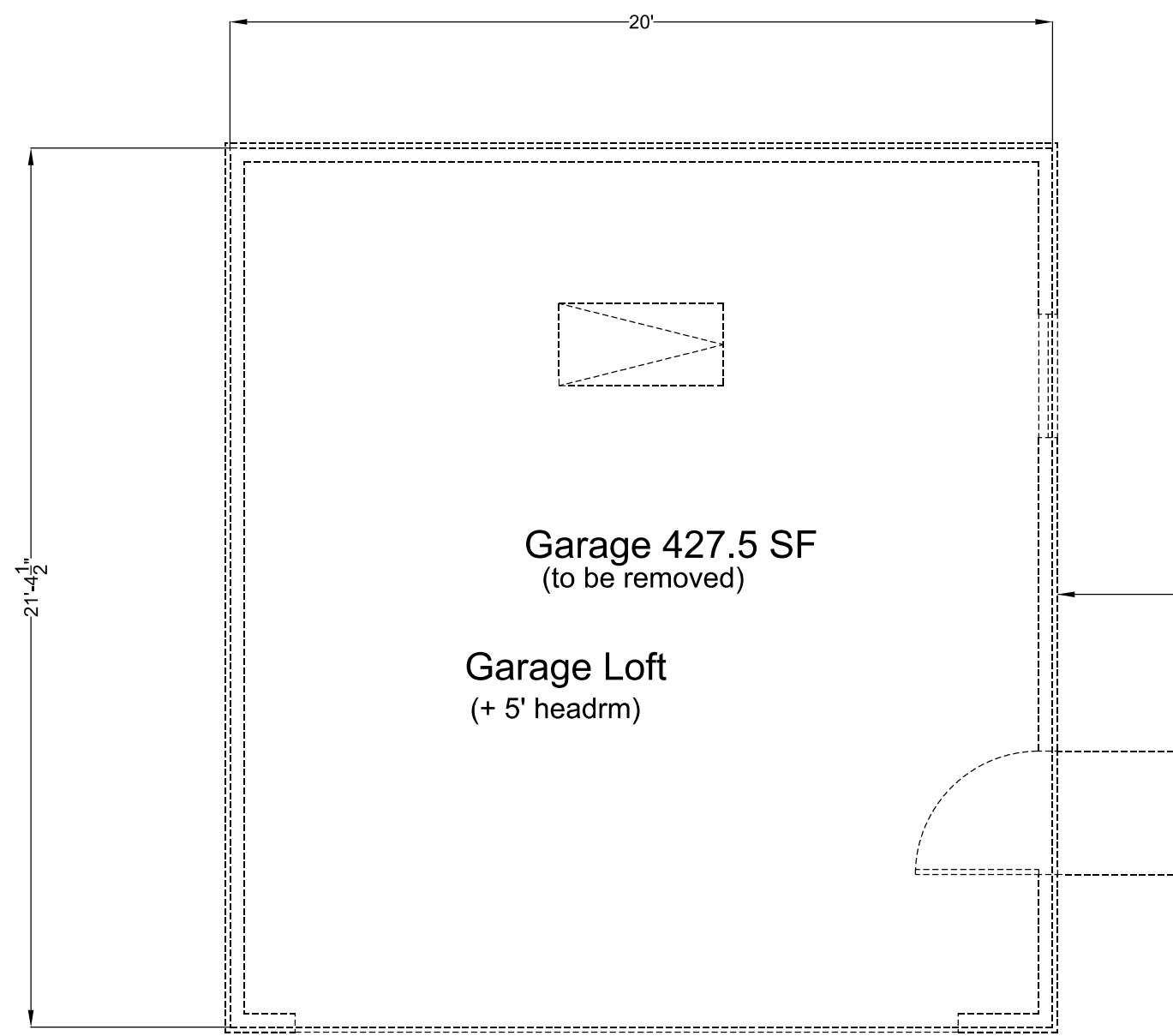
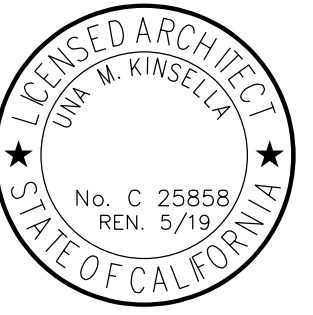
LEFT



FRONT

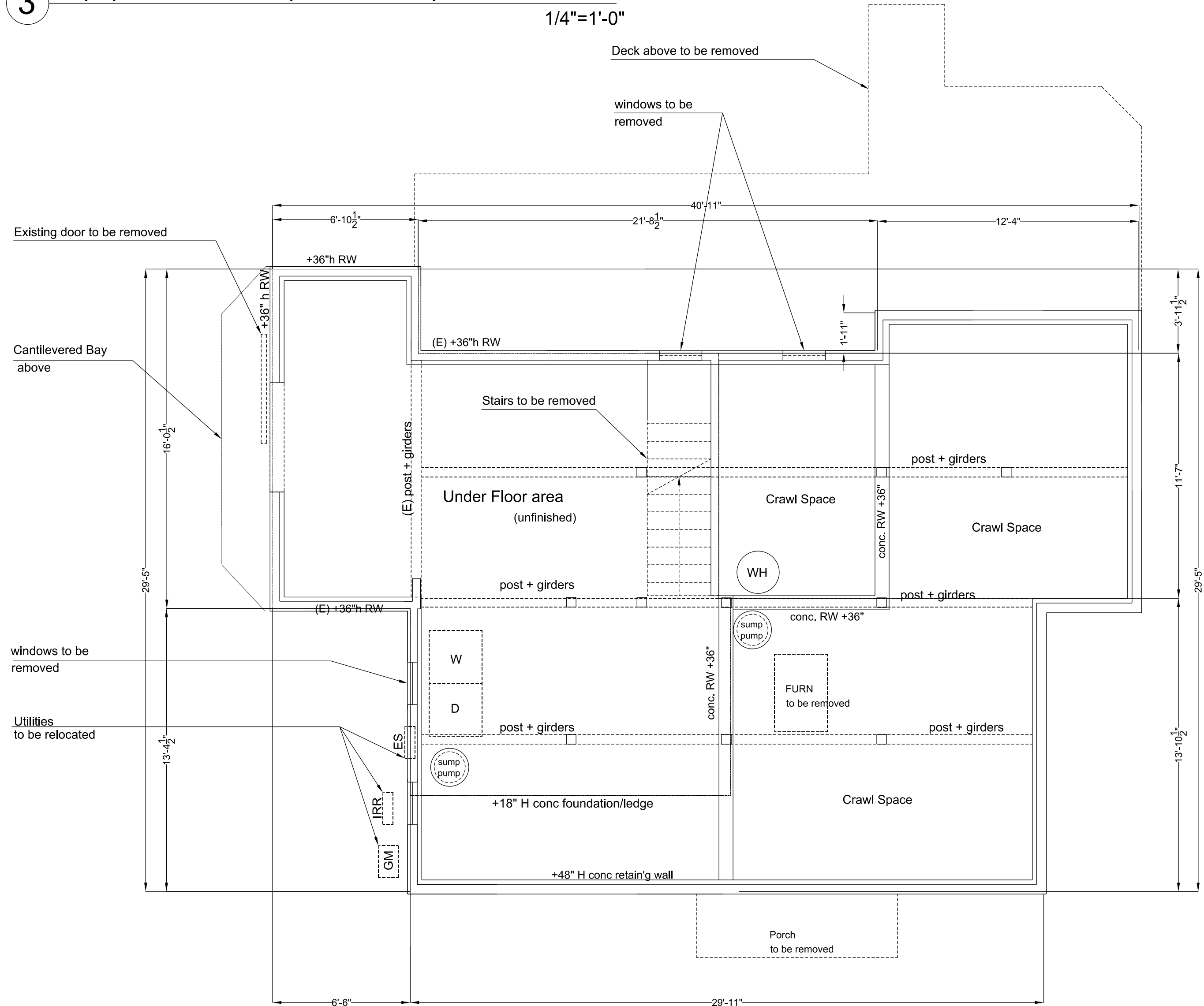
5 EXISTING GARAGE ELEVATIONS  
1/4"=1'-0"



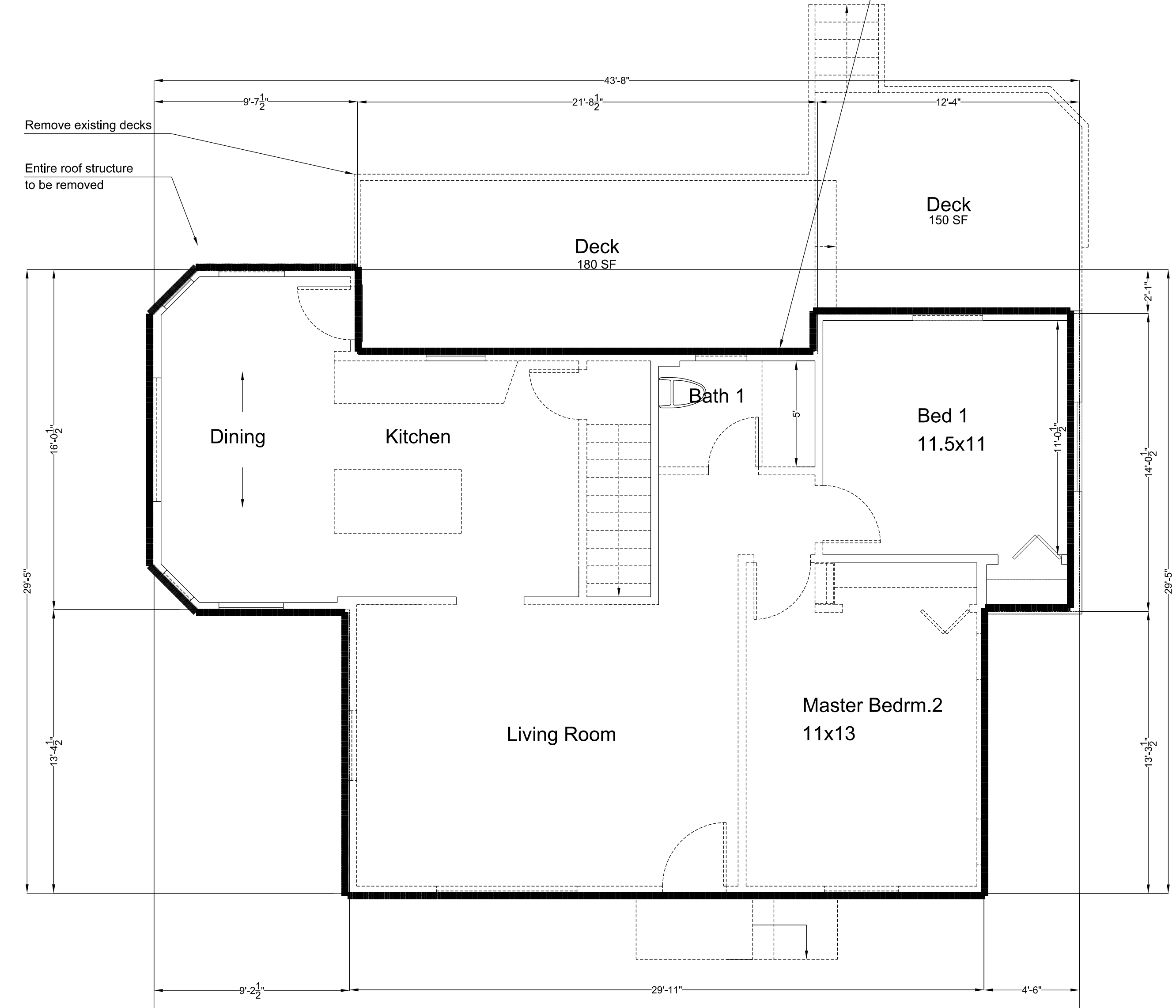


ALL WALLS, WINDOWS, DOORS  
FINISHES & FIXTURES SHOWN  
DASHED TO BE REMOVED, TYP.  
65% OF ALL CONSTRUCTION WASTE  
SHALL BE DIVERTED TO RECYCLE  
CENTER OR SALVAGE PER 2016  
CAL-GREEN REQ'TS.

3 (E) GARAGE (detached) to be removed  
1/4"=1'-0"



2 EXISTING UNDER FLOOR PLAN  
1/4"=1'-0"



1 EXISTING FIRST FLOOR PLAN - 985 SF  
1/4"=1'-0"

Addition & Alterations for the  
**Butler Residence**  
434 Summit Drive, Redwood City, CA.

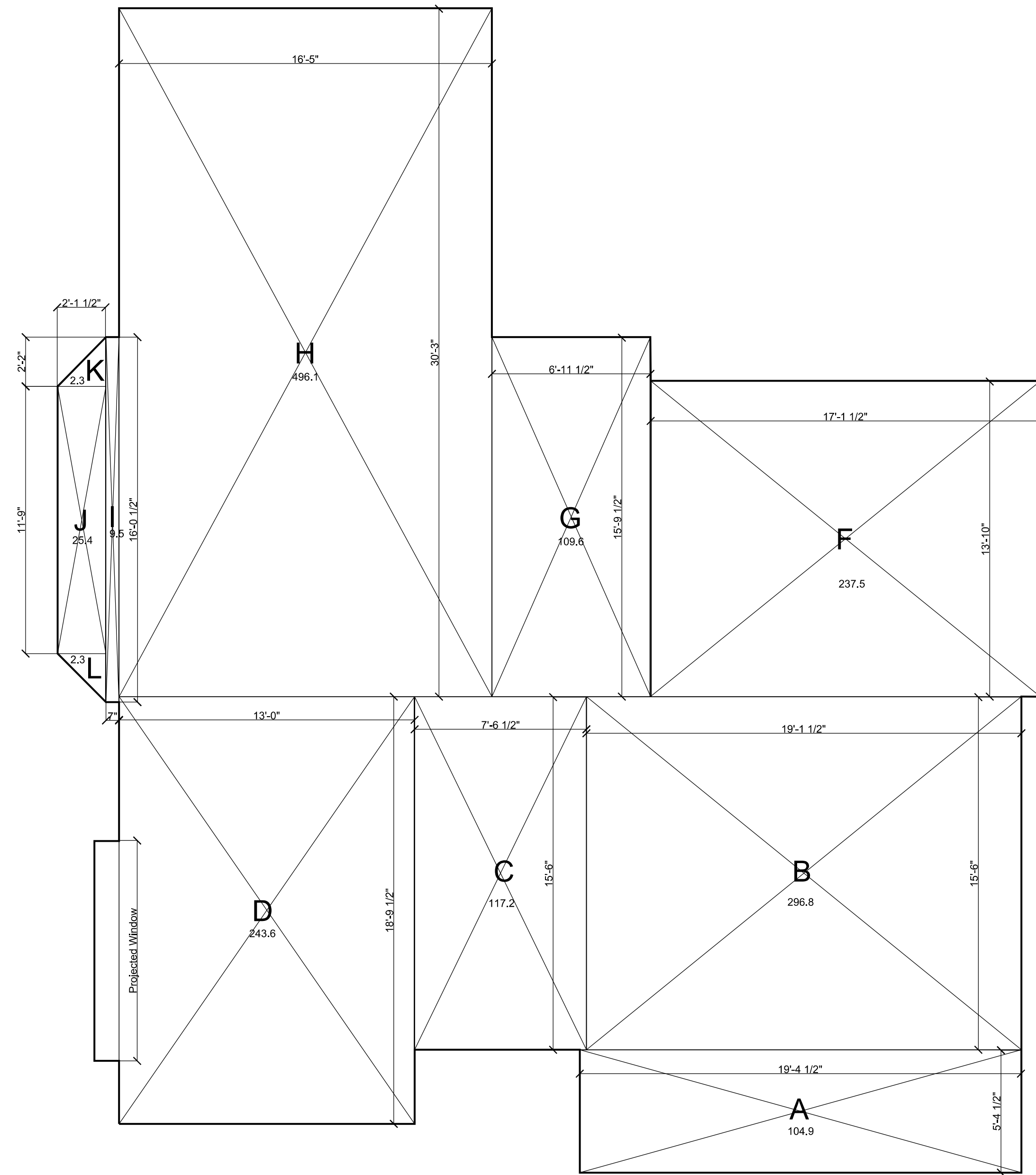
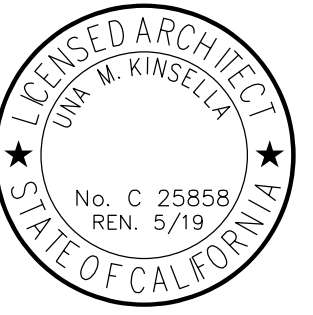
Planning Revision  
10/16/17

Planning Submittal

09/1/17

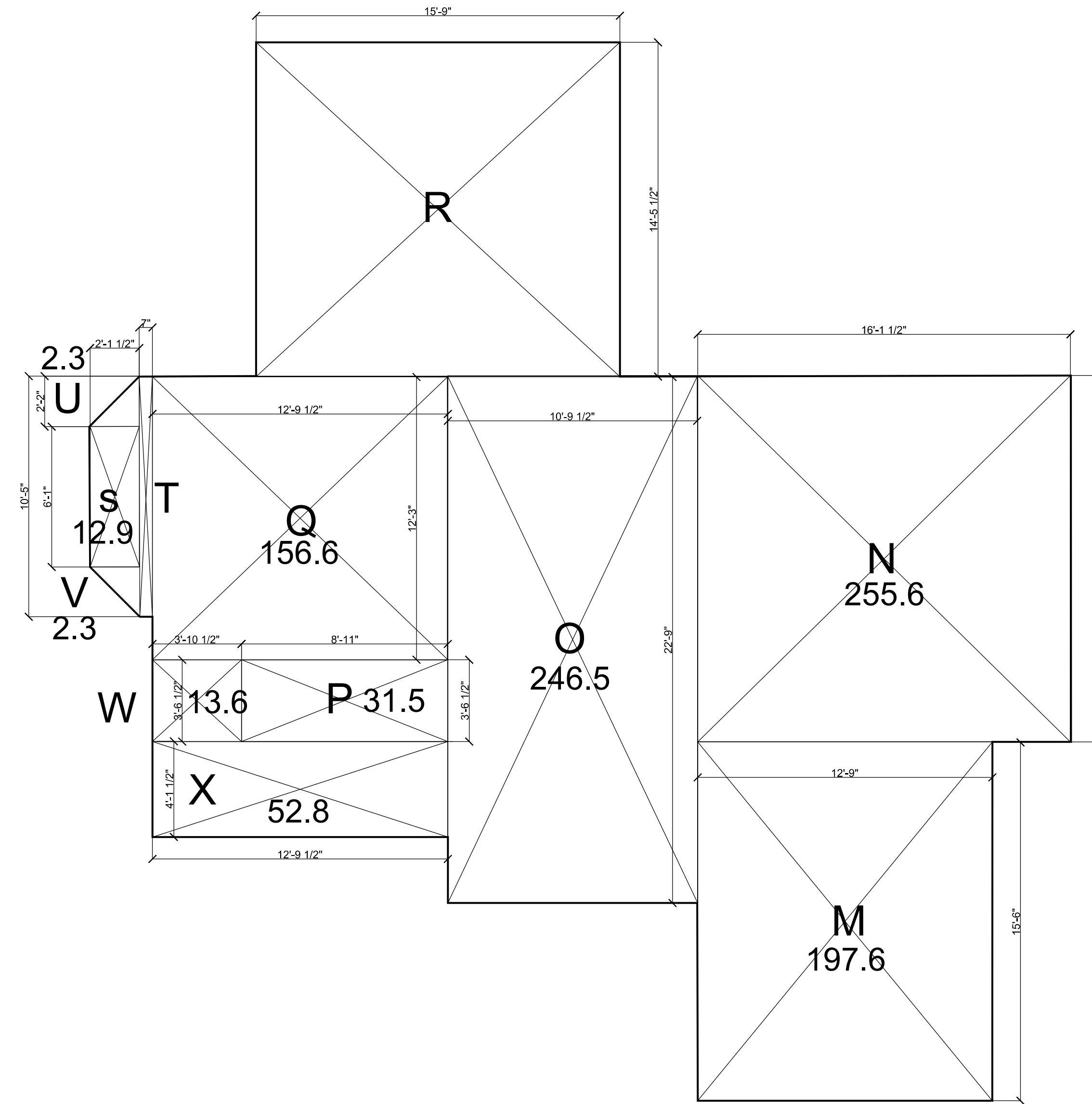
1/4" = 1'-0"

EXISTING  
FLOOR PLANS



PROPOSED FIRST FLOOR AREA DIAGRAM

A	19'-4 1/2" X 5'-4 1/2"	104.9
B	19'-1 1/2" X 15'-6"	296.8
	TL. Garage Area	401.7 SF
C	7'-6 1/2" x 15'-6"	117.2
D	13' x 8'-9 1/2"	243.6
<del>E</del>	<del>1'-1" x 9'-8 1/2" OMIT</del>	<del>10.4</del>
F	17'-1 1/2" x 13'-10"	237.5
G	6'-11 1/2" x 15'-9 1/2"	109.6
H	16'-5" x 30'-3"	496.1
I	7" x 16'-0 1/2"	9.5
J	2'-1 1/2" x 11'-9"	24.5
K	2'-1 1/2" x 2'-2" / 2	2.3
L	2'-1 1/2" x 2'-2" / 2	2.3
	TL. Living Area	1242 SF
	Total Floor Area	1644.3 SF



PROPOSED SECOND FLOOR AREA DIAGRAM

M	12'-9" x 15'-6"	197.9
N	16'-1 1/2" x 15'-10"	255.6
O	10'-9 1/2" x 22'-9"	246.5
P	8'-11" x 3'-6 1/2"	31.5
Q	12'-9 1/2" x 12'-3"	156.6
R	15'-9" x 14'-5 1/2"	227.6
S	2'-1 1/2" x 6'-1"	12.9
T	7" x 10'-5"	9.5
U	2'-1 1/2" x 2'-2" / 2	2.3
V	2'-1 1/2" x 2'-2" / 2	2.3
W	3'-10 1/2" x 3'-6 1/2"	-13.6
X	12'-9 1/2" x 4'-1 1/2"	-52.8
		1205 SF
	Stair Deduction	-67 SF
	Total Floor Area	1138 SF

Addition & Alterations for the  
**Butler Residence**  
434 Summit Drive, Redwood City, CA.

Planning Revision  
10/16/17

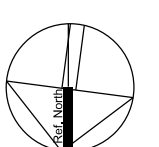
Planning Submittal

09/1/17

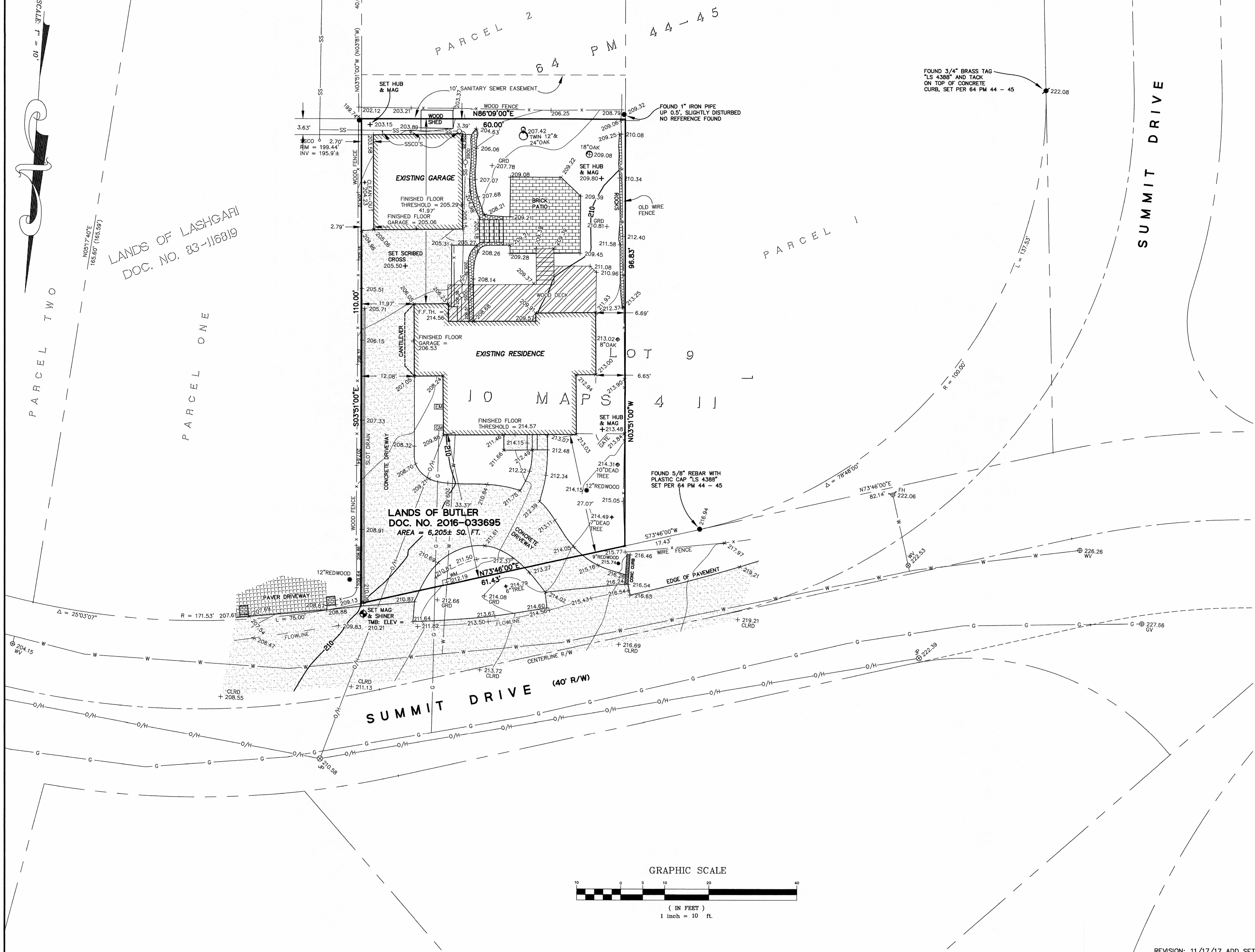
1/4" = 1'-0"

AREA  
CALCS.

A0



SCALE: 1" = 10'



**BOUNDARY NOTE:**  
 THIS IS NOT A BOUNDARY SURVEY. THE BOUNDARY LINES SHOWN ARE FROM RECORD DATA AND PLACED AT THE BEST FIT OF IMPROVEMENTS.

**BASIS OF ELEVATIONS:**  
 ELEVATIONS ARE BASED UPON AN ASSUMED DATUM.  
 TBM: SET MAG NAIL AND SHINER ALONG SUMMIT DRIVE, AS SHOWN. ELEVATION = 210.21'

**LEGEND:**  
 ● FOUND 3/4" IRON PIPE WITH PLASTIC PLUG (ILLEGIBLE) SLIGHTLY DISTURBED, DOWN 1.3' FOUND PER 64 PM 44 - 45, UNLESS OTHERWISE NOTED

A/C	ASPHALTIC CONCRETE
BW	BACK OF WALK
CB	CATCH BASIN
CIP	CAST IRON PIPE
CMP	CORRUGATED METAL PIPE
CONC	CONCRETE
CO	CLEAN-OUT
DI	DROP INLET
EM	ELECTRIC METER
FO	FOUND
FF	FINISHED FLOOR
FL	FLOW LINE
FH	FIRE HYDRANT
GA	GUY ANCHOR
GM	GAS METER
GRD	GROUND
HCR	HANDICAP RAMP
INV.	INVERT
IP	IRON PIPE
JP	JOINT POLE
LAT.	LATERAL
LG	LIP OF GUTTER
O/H	OVERHEAD
P.U.E.	PUBLIC UTILITIES EASEMENT
RCP	REINFORCED CONCRETE PIPE
RET. WALL	RETAINING WALL
R/W	RIGHT OF WAY
SSCO	SANITARY SEWER CLEAN-OUT
SSMH	SANITARY SEWER MANHOLE
SDMH	STORM DRAIN MANHOLE
TBC	TOP BACK OF CURB
T/W	TOP OF WALL
U/G	UNDERGROUND
VCP	VITRIFIED CLAY PIPE
WV	WATER VALVE
WM	WATER METER BOX
-CTV-	CABLE TELEVISION LINE
-E-	ELECTRICAL LINE
-G-	GAS LINE
-SS-	SANITARY SEWER LINE
-SD-	STORM DRAIN LINE
-T-	TELEPHONE LINE
-W-	WATER LINE

**UTILITY NOTE:**  
 THE UTILITIES EXISTING ON THE SURFACE AND SHOWN ON THIS DRAWING HAVE BEEN LOCATED BY FIELD SURVEY. ALL UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE FROM RECORDS OF THE VARIOUS UTILITY COMPANIES AND THE SURVEYOR DOES NOT ASSUME RESPONSIBILITY FOR THEIR COMPLETENESS, INDICATED LOCATION, OR SIZE. RECORD UTILITY LOCATION SHOULD BE CONFIRMED BY EXPOSING THE UTILITY.



**TOPOGRAPHIC SURVEY**  
 LANDS OF BUTLER  
 DOCUMENT # 2016-033695 O.R.  
 A PORTION OF LOT 9, BLOCK 34  
 "OAK KNOLL MANOR"  
 VOLUME 10 OF MAPS AT PAGES 4 - 11  
 ASSESSOR'S PARCEL NUMBER: 057-143-100  
 (434 SUMMIT DRIVE, EMERALD HILLS)

UNINCORPORATED SAN MATEO COUNTY CALIFORNIA  
 SCALE: 1" = 10' MARCH, 2017

**B & H SURVEYING, INC.**  
 PROFESSIONAL LAND SURVEYING  
 901 WALTERMIRE ST.  
 BELMONT, CA 94002  
 OFFICE (850) 637-1590  
 FAX (850) 637-1059

REVISION: 11/17/17 ADD SETBACK DIMENSIONS