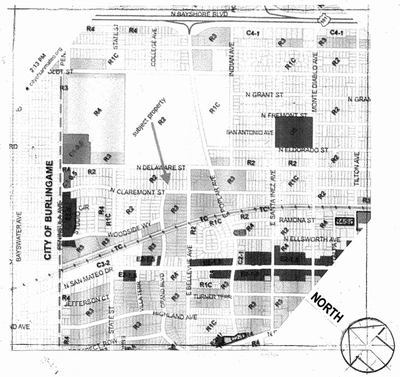
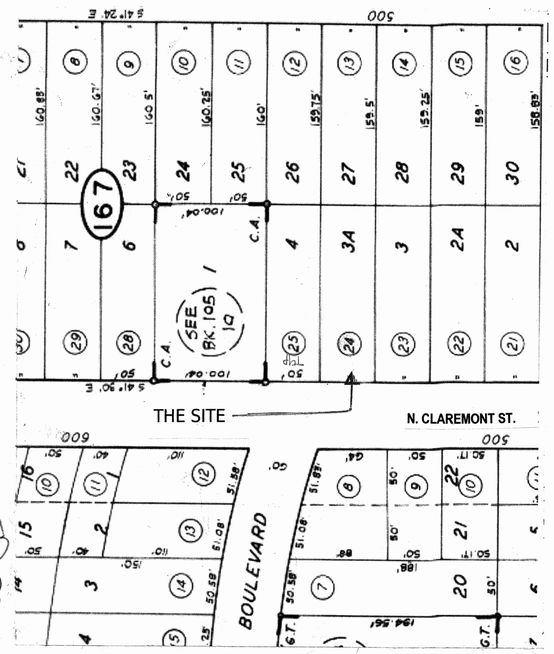
Att 4 - Project Plans



LOCATION MAP
NTS



VICINITY MAP
NTS

(E) LANDSCAPE LEGEND:

1A	# A- 4.5" SWEET GUM (Liquidamber styracifua)
1B	# B- 4.5" HORNBEAM (Carpinus betulus 'Fastigiata')
2	# 41- 20.5" BLACKWOOD ACACIA (Acacia melanoxylon)
3	# 42- 11" HOLLY (Ilex comuta 'Burfordil')
4	5" AND 6" LAURUS NOBILIS, SMALL BAY TREES
5	# G- 6" BLACK CHERRY (Prunus serotina)
6	# 46 >50" COAST REDWOOD (Sequoia sempervirens)
7	# 45- 8.5" PINEAPPLE GUAVA (Feijoa sellowiana)
8	# 44- 9.5" VICTORIA BOX (Pittosporum undulatum)
9	# 43- 17.5" BLACK CHERRY (Prunus serotina)
10	KUMQUAT RUTACEAE BUSHES
11	TYP. BRICK POSTS/ IRON FENCE ENCROACHING INTO CITY-RIGHT-OF-WAY ARE TO BE RELOCATED INSIDE THE PROPERTY LINE FOR COMPLIANCE.

SHEET LEGEND:

- CATCH BASIN
- DOWNSPOUT TO SURFACE DRAIN
- DOWNSPOUT TO 2" DIA. PIPE DWN CONNECT TO 4" DIA FRENCH DRAIN
- DIRECTION OF SURFACE FLOW
- STORMWATER CURB OUTLET TO STREET
- A — FRENCH DRAIN W/ 4" DIA. PIPE PERFORATION FACING DOWN
- SEE SHEET LEGEND contd: FOR TYPE OF FENCE

SHEET LEGEND contd:

B	IRON SWING GATE
C	3 FT. IRON FENCE/ BRICK POST
D	3 FT. REDWOOD FENCE
E	4 FT. REDWOOD FENCE
F	6 FT. REDWOOD FENCE
PD	PAVED DRIVEWAY
CW	CONCRETE WALK
CS	CONCRETE SLAB

G — A MIN. 190 SF OF SIDEWALK SHALL BE REMOVED AND REPLACED PER CITY STD. 3-1-1-141 A, 3-1-141C. 165SF OF SIDEWALK SHALL BE REPLACED FROM THE S/E CORNER OF THE PROPERTY TO N/W. 25 SF OF THE SIDEWALK (5'LX5'W) IN BETWEEN THE PLANTING STRIP, SHALL BE REPLACED AND FLUSHED TO SIDE-WALK GRADE.

H — (E) DRIVEWAY APPROACH SHOWN DOTTED, SHALL BE REMOVED AND REPLACED PER CITY STD. 3-1-149 TO A MINIMUM OF 12 FT.

I — SIDEWALK UNDERDRAIN SHALL BE REMOVED AND REPLACED PER CITY STD. 3-1-120.

PROJECT DATA:

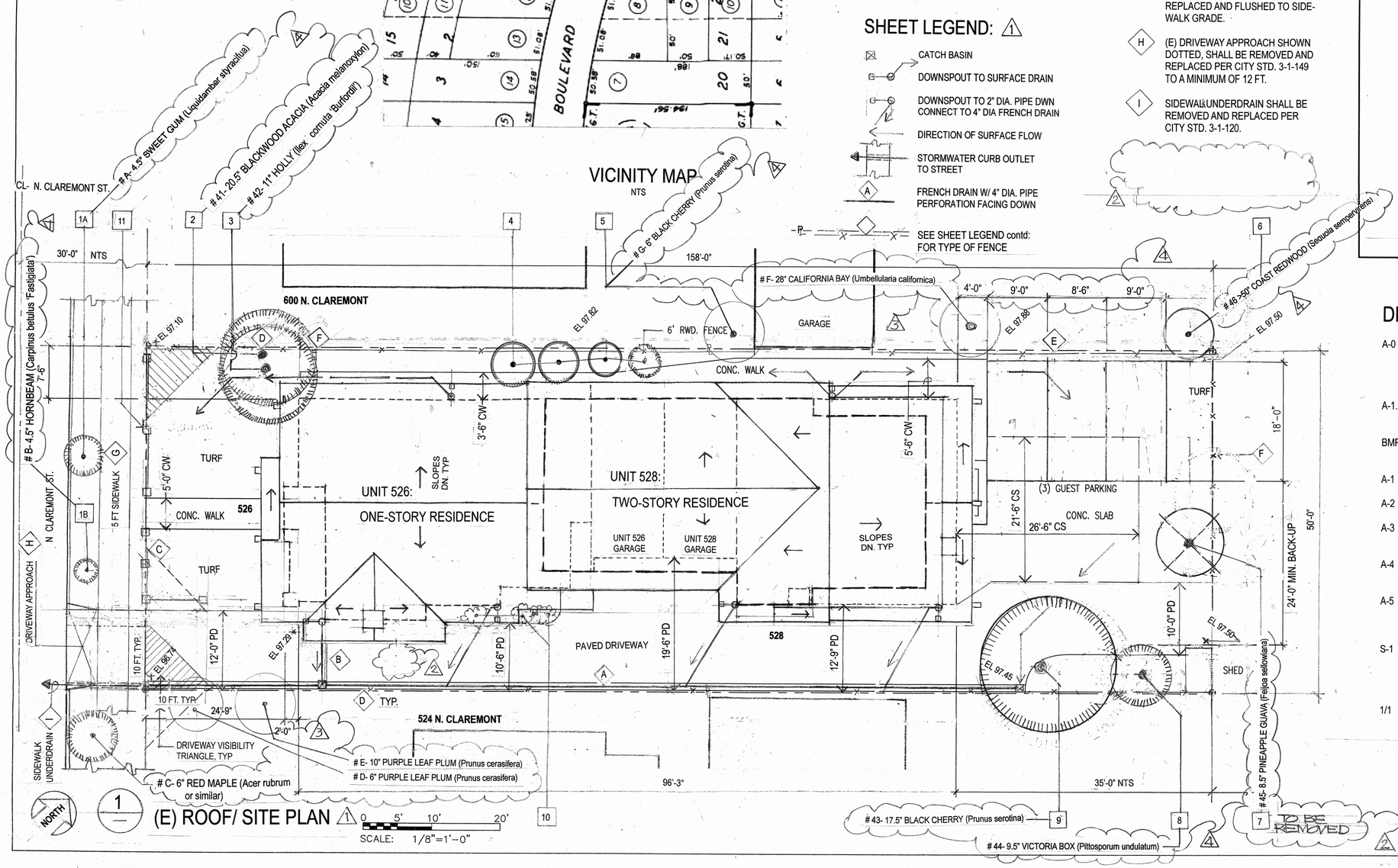
LOT SIZE	7,903 SF
PERMITTED FLOOR AREA RATIO @ .6	4,741
(E) UNIT 526 (FRONT) ONE STORY	
HABITABLE	1,199
GARAGE	247
COVERED ENTRY PORCH	98
BASEMENT (NOT INCLUDED IN FLOOR AREA	(361)
FLOOR AREA SUB-TOTAL	1,544 SF
(E) UNIT 528 (REAR) TWO STORIES	
FIRST FLOOR HABITABLE	960 SF
SECOND FLOOR HABITABLE	1,443
GARAGE	247
COVERED ENTRY PORCH	12
FLOOR AREA SUBTOTAL	2,662 SF
(E) UNIT 526 AND 528 FLOOR AREA TOTAL	4,206 SF

APN : 032-167-240

ZONE : R-2

TYPE OF CONST: TYPE V-N

CODES : DEVELOPMENT STDS. OF THE CITY OF SAN MATEO; MUNICIPAL CODE OF THE CITY OF SAN MATEO; APPLICABLE 2016 CALIFORNIA RESIDENTIAL CODE; CALIFORNIA BUILDING CODE; CALIFORNIA MECHANICAL CODE; CALIFORNIA ELECTRICAL CODE; CALIFORNIA PLUMBING CODE; CALIFORNIA ENERGY CODE.



(E) ROOF/ SITE PLAN

DRAWING INDEX:

REVISIONS	BY
1 PER 27 NOV 2018 PLN. COMMENTS	
2 PER 29 MAR 2019 PLAN COMMENTS	
3 PER 16 MAY 2019 PLAN COMMENTS	
4 PER 06 JUN 2019 PLAN COMMENTS	

LA DESIGN GROUP
ARCHITECTS AND ENGINEERS
801 MAHLER ROAD, SUITE 106 BURLINGAME, CA 94010-1608
PH 650.697.0950 email: ardg@sbcglobal.net

LAMES RAZADAS
NO. C-28501
EXP. 07/31/19
STATE OF CALIFORNIA
LICENSED ARCHITECT

PROJECT: (E) DUPLEX CONDOMINIUM CONVERSION
LOCATION: 526-528 N CLAREMONT ST., SAN MATEO, CA
OWNER: DANNY MEREDITH

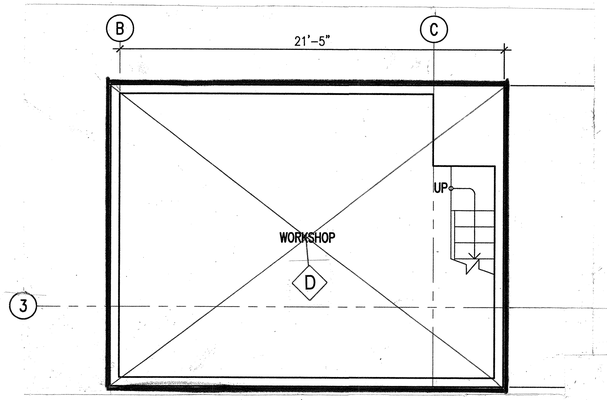
SHEET CONTENTS: (E) ROOF AND SITE PLAN, VICINITY AND LOCATION MAPS; PROJECT DATA; SHEET LEGEND, LANDSCAPE LEGEND

DATE: 20 AUG'18
SCALE: AS SHOWN
DRAWN BY: EAB
JOB NO.: 17:0804
SHEET NO.: A-0

FLOOR AREA CALCULATION

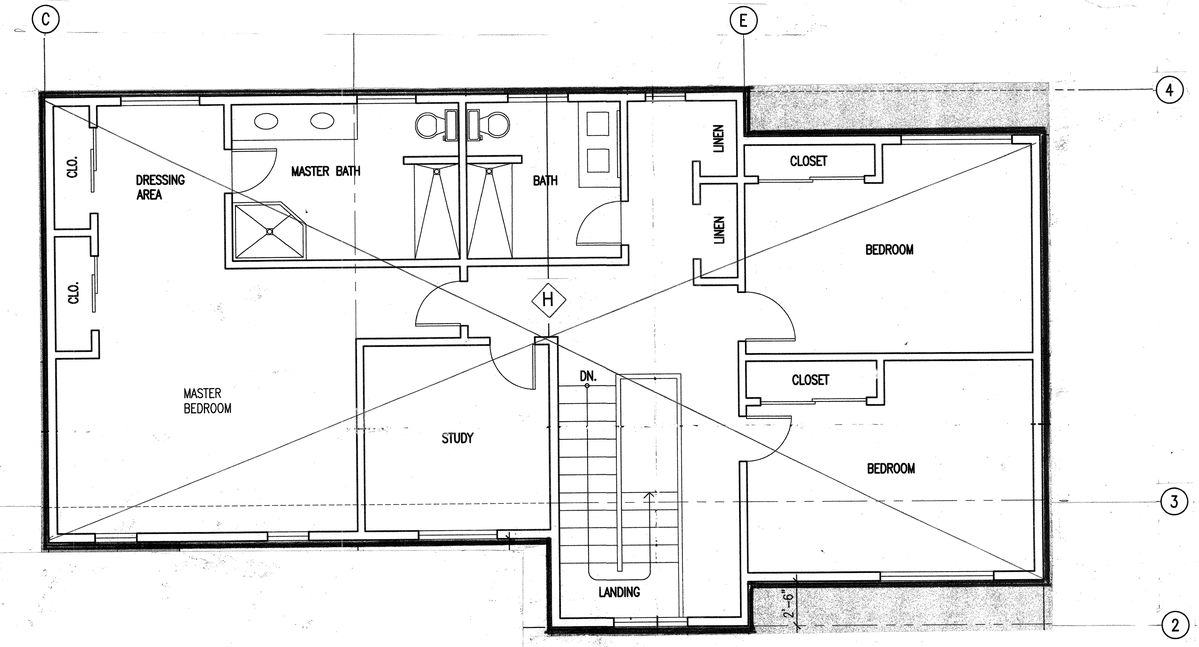
LEGEND:

A	-	1,199 SF	HABITABLE
B	-	247	NON- HABITABLE
C	-	98	NON- HABITABLE
D	-	(361)	NOT INCLUDED IN FAR
SUB- TOTAL			1,544 SF
E	-	960 SF	HABITABLE
F	-	247	NON- HABITABLE
G	-	12	NON- HABITABLE
H	-	1,443	HABITABLE
SUB- TOTAL			2,662 SF
TOTAL			4,206 SF



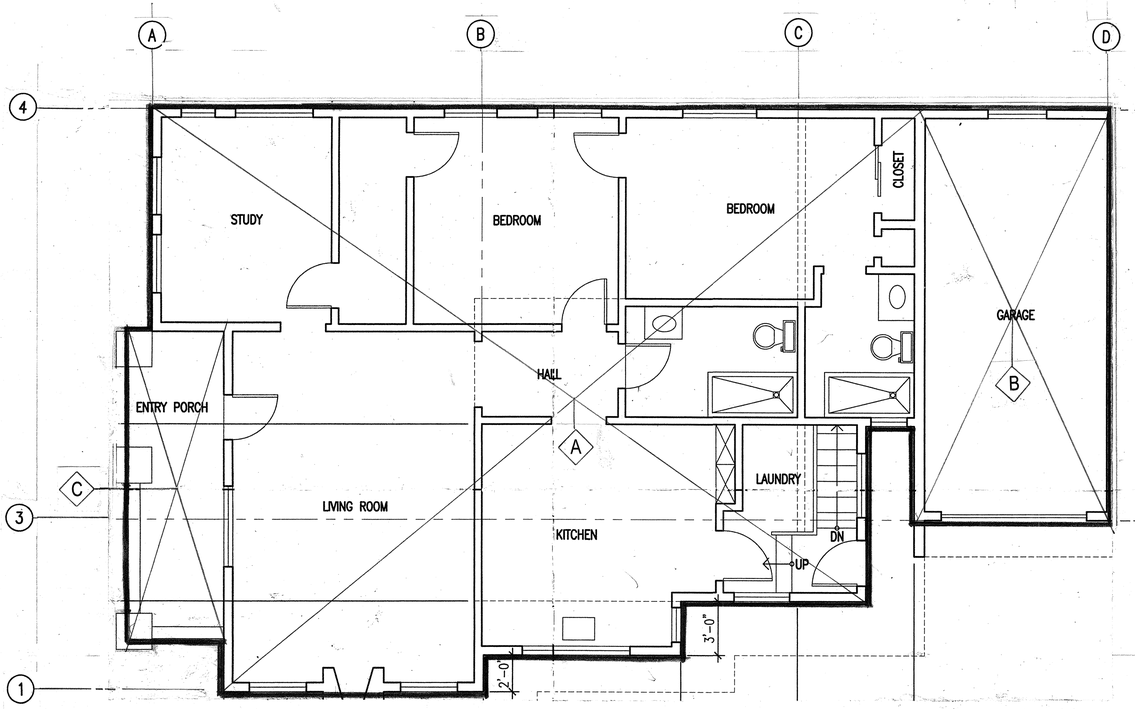
BASEMENT PLAN- UNIT 526 (E)

SCALE 1/4" =1'-0"



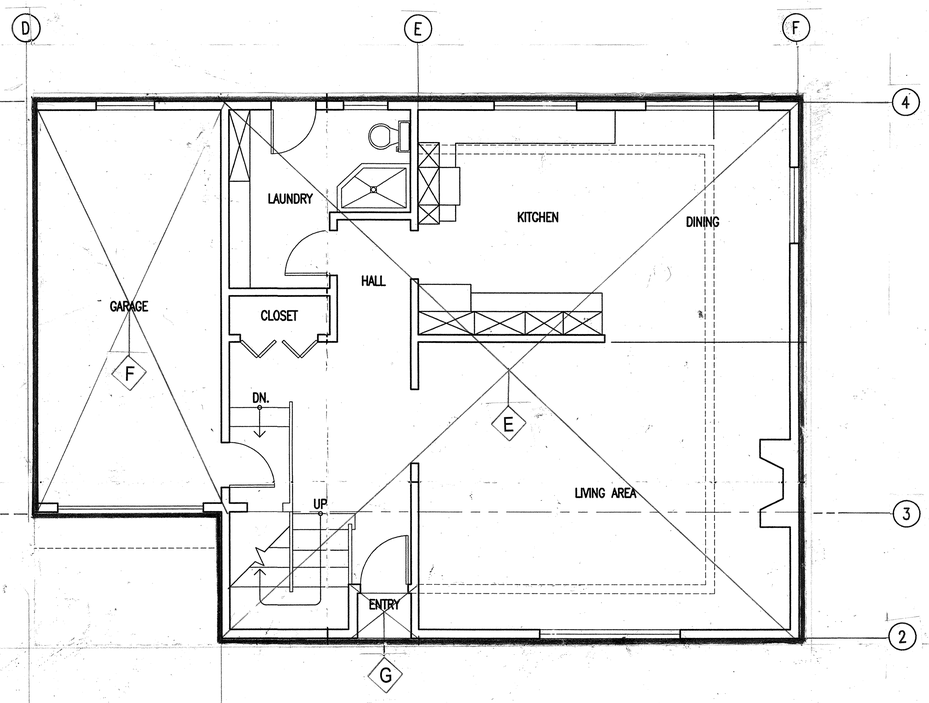
SECOND FLOOR PLAN- UNIT 528 (E)

SCALE 1/4" =1'-0"



FIRST FLOOR PLAN- UNIT 526 (E)

SCALE 1/4" =1'-0"



FIRST FLOOR PLAN- UNIT 528 (E)

SCALE 1/4" =1'-0"

REVISIONS	BY
NEW ISSUE	

AR DESIGN GROUP
ARCHITECTS AND ENGINEERS
801 MAHLER ROAD, SUITE 106 BURLINGAME, CA 94010-1608
PH 650.697.0950 email: ardg@sbcglobal.net

LICENSED ARCHITECT JAMES P. RAPADA'S ND. C-25501 Exp. 07/31/19 STATE OF CALIFORNIA

PROJECT: (E) DUPLEX CONDOMINIUM CONVERSION

LOCATION: 526-528 N CLAREMONT ST., SAN MATEO, CA

OWNER: DANNY MEREDITH

SHEET CONTENTS: FLOOR AREA CALCULATION EXISTING UNITS 526 and 528

DATE 27 NOV 2018

SCALE: AS SHOWN

DRAWN BY: EAB

JOB NO.: 17:0804

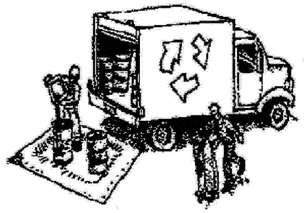
SHEET NO.: A-1.1

SAN MATEO COUNTYWIDE
Water Pollution Prevention Program
Clean Water. Healthy Community.

Construction Best Management Practices (BMPs)

Construction projects are required to implement the stormwater best management practices (BMP) on this page, as they apply to your project, all year long.

Materials & Waste Management



Non-Hazardous Materials

- ❑ Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.
- ❑ Use (but don't overuse) reclaimed water for dust control.

Hazardous Materials

- ❑ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- ❑ Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- ❑ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ❑ Arrange for appropriate disposal of all hazardous wastes.

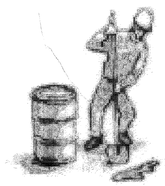
Waste Management

- ❑ Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- ❑ Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site.
- ❑ Clean or replace portable toilets, and inspect them frequently for leaks and spills.
- ❑ Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gyp board, pipe, etc.)
- ❑ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.

Construction Entrances and Perimeter

- ❑ Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- ❑ Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

Equipment Management & Spill Control



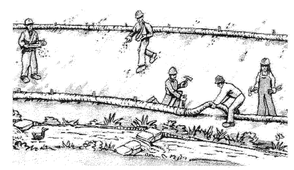
Maintenance and Parking

- ❑ Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- ❑ Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- ❑ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ❑ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- ❑ Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment.

Spill Prevention and Control

- ❑ Keep spill cleanup materials (e.g., rags, absorbents and cat litter) available at the construction site at all times.
- ❑ Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- ❑ Clean up spills or leaks immediately and dispose of cleanup materials properly.
- ❑ Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- ❑ Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- ❑ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- ❑ Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).

Earthmoving

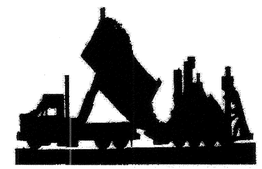


- ❑ Schedule grading and excavation work during dry weather.
- ❑ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ❑ Remove existing vegetation only when absolutely necessary, and seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.
- ❑ Prevent sediment from migrating offsite and protect storm drain inlets, gutters, ditches, and drainage courses by installing and maintaining appropriate BMPs, such as fiber rolls, silt fences, sediment basins, gravel bags, berms, etc.
- ❑ Keep excavated soil on site and transfer it to dump trucks on site, not in the streets.

Contaminated Soils

- ❑ If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
  - Unusual soil conditions, discoloration, or odor.
  - Abandoned underground tanks.
  - Abandoned wells
  - Buried barrels, debris, or trash.

Paving/Asphalt Work

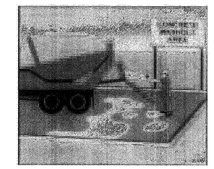


- ❑ Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- ❑ Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- ❑ Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- ❑ Do not use water to wash down fresh asphalt concrete pavement.

Sawcutting & Asphalt/Concrete Removal

- ❑ Protect nearby storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- ❑ Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ❑ If sawcut slurry enters a catch basin, clean it up immediately.

Concrete, Grout & Mortar Application

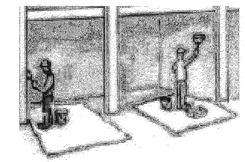


- ❑ Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- ❑ Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that will prevent leaching into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- ❑ When washing exposed aggregate, prevent washwater from entering storm drains. Block any inlets and vacuum gutters, hose washwater onto dirt areas, or drain onto a bermed surface to be pumped and disposed of properly.

Landscaping

- ❑ Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- ❑ Stack bagged material on pallets and under cover.
- ❑ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

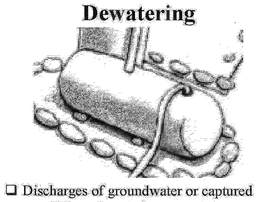
Painting & Paint Removal



Painting Cleanup and Removal

- ❑ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- ❑ For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- ❑ For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- ❑ Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.
- ❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead based paint removal requires a state-certified contractor.

Dewatering



- ❑ Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer call your local wastewater treatment plant.
- ❑ Divert run-on water from offsite away from all disturbed areas.
- ❑ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ❑ In areas of known or suspected contamination, call your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.

Storm drain polluters may be liable for fines of up to $10,000 per day!

REVISIONS	BY
NEW ISSUE	

ARDESIGNGROUP
ARCHITECTS AND ENGINEERS
801 MAHLER ROAD, SUITE 106 BURLINGAME, CA 94010-1608
PH 650.697.0950 email: ardg@sbcglobal.net

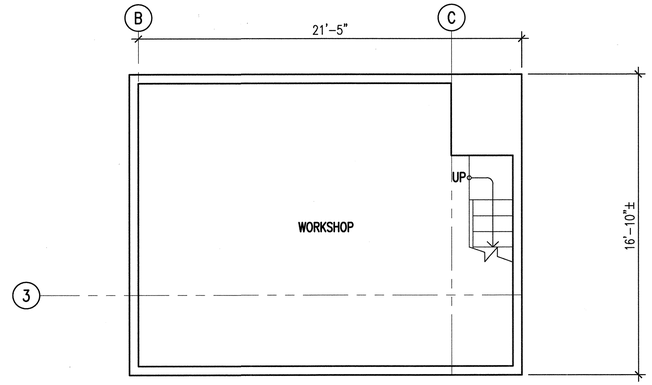
REGISTERED ARCHITECT JAMES RAPADA'S NO. C-26501 SEP 07 2018 STATE OF CALIFORNIA

PROJECT: (E) DUPLEX CONDOMINIUM CONVERSION
LOCATION: 526-528 N CLAREMONT ST., SAN MATEO, CA
OWNER: DANNY MEREDITH

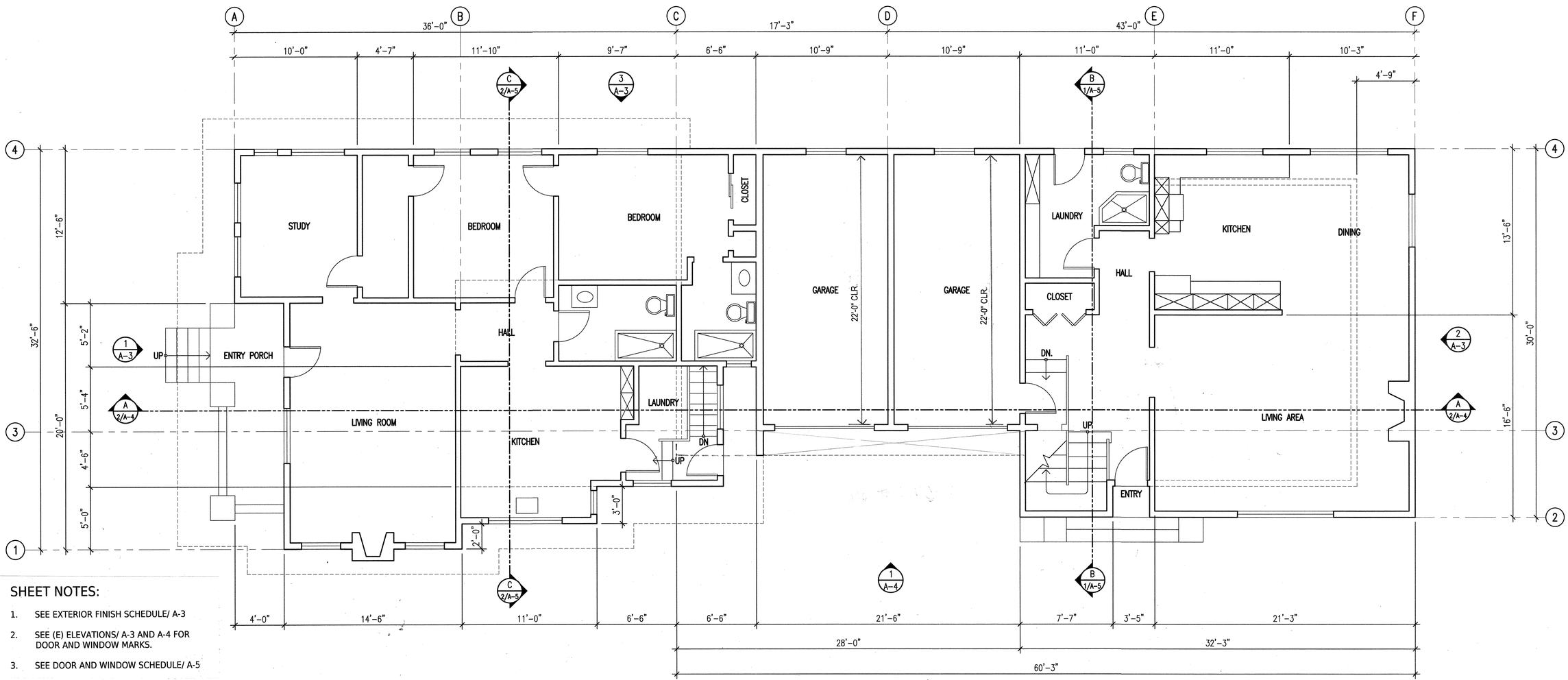
SHEET CONTENTS: CONSTRUCTION BEST MANAGEMENT PRACTISES BMPs

DATE: 27 NOV 2018
SCALE:
DRAWN BY: EAB
JOB NO.: 17:0804
SHEET NO.:

BMP



2 (E) BASEMENT PLAN
SCALE: 1/4"=1'-0"



SHEET NOTES:

1. SEE EXTERIOR FINISH SCHEDULE/ A-3
2. SEE (E) ELEVATIONS/ A-3 AND A-4 FOR DOOR AND WINDOW MARKS.
3. SEE DOOR AND WINDOW SCHEDULE/ A-5

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

TRUE NORTH
PLAN NORTH

REVISIONS	BY
PER 27 NOV '18 PLN COMMENTS	

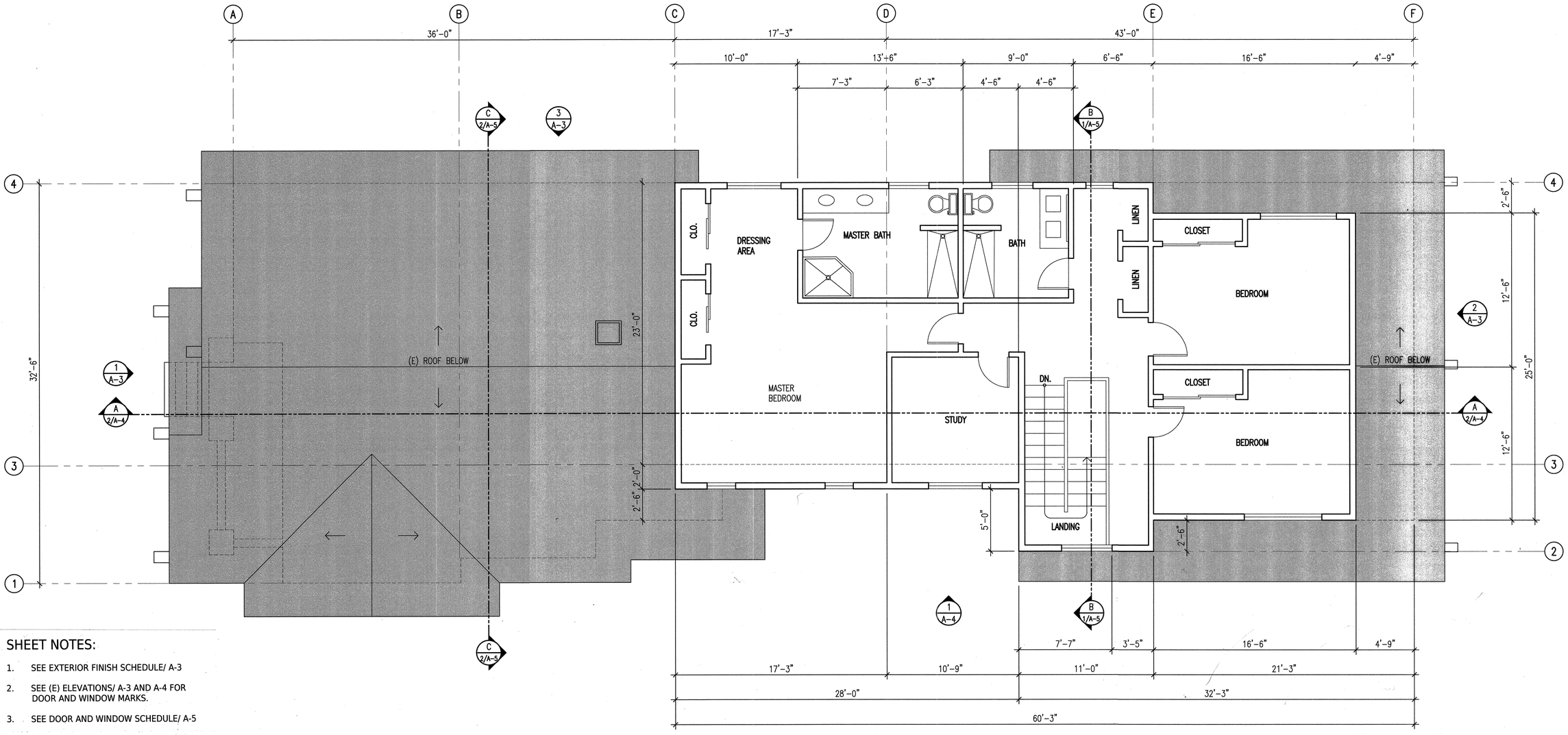
AR DESIGN GROUP
ARCHITECTS AND ENGINEERS
801 MAHLER ROAD, SUITE 106 BURLINGAME, CA 94010-1608
PH 650.697.0950 email: ardg@sbcglobal.net

JAIME P. RAPADAS
REGISTERED ARCHITECT
NO. C-26501
EXP. 07/31/19
STATE OF CALIFORNIA

PROJECT: (E) DUPLEX CONDOMINIUM CONVERSION
LOCATION: 526-528 N CLAREMONT ST., SAN MATEO, CA
OWNER: DANNY MEREDITH

SHEET CONTENTS: (E) FIRST FLOOR PLAN (E)BASEMENT PLAN

DATE: 30 Nov '18
SCALE: AS SHOWN
DRAWN BY: EAB
JOB NO.:
SHEET NO.: A-1



SHEET NOTES:

1. SEE EXTERIOR FINISH SCHEDULE/ A-3
2. SEE (E) ELEVATIONS/ A-3 AND A-4 FOR DOOR AND WINDOW MARKS.
3. SEE DOOR AND WINDOW SCHEDULE/ A-5

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

TRUE NORTH
PLAN NORTH

REVISIONS	BY

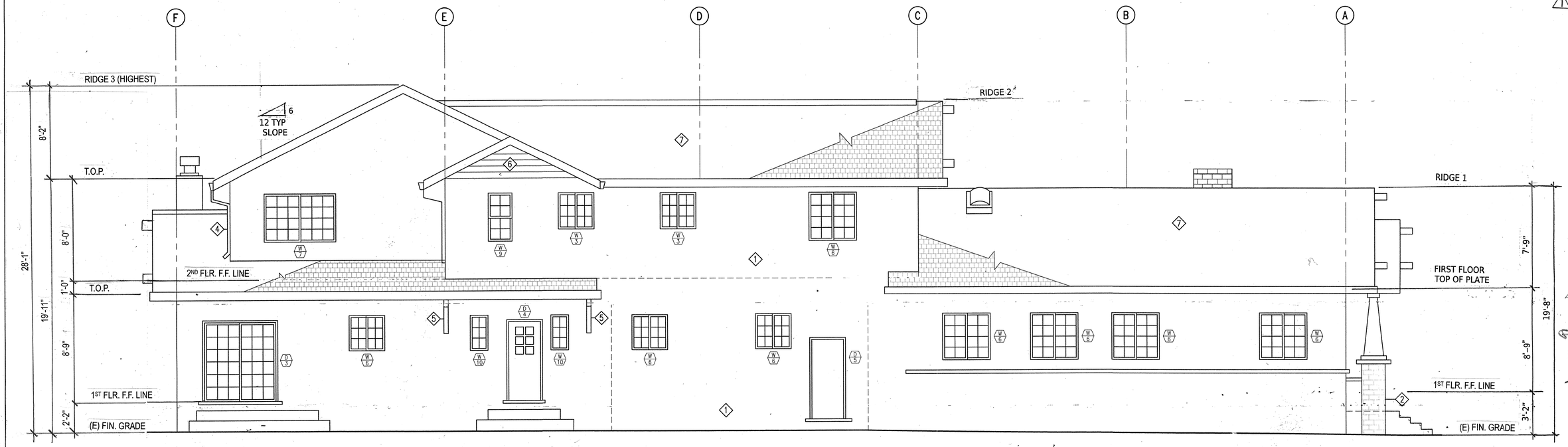
ARDESIGNGROUP
ARCHITECTS AND ENGINEERS
801 MAHLER ROAD, SUITE 106 BURLINGAME, CA 94010-1608
PH 650.697.0850 email: ard@sbcglobal.net

JAMES F. RAPADAS
LICENSED ARCHITECT
NO. C-28501
EXP. 07/31/19
STATE OF CALIFORNIA

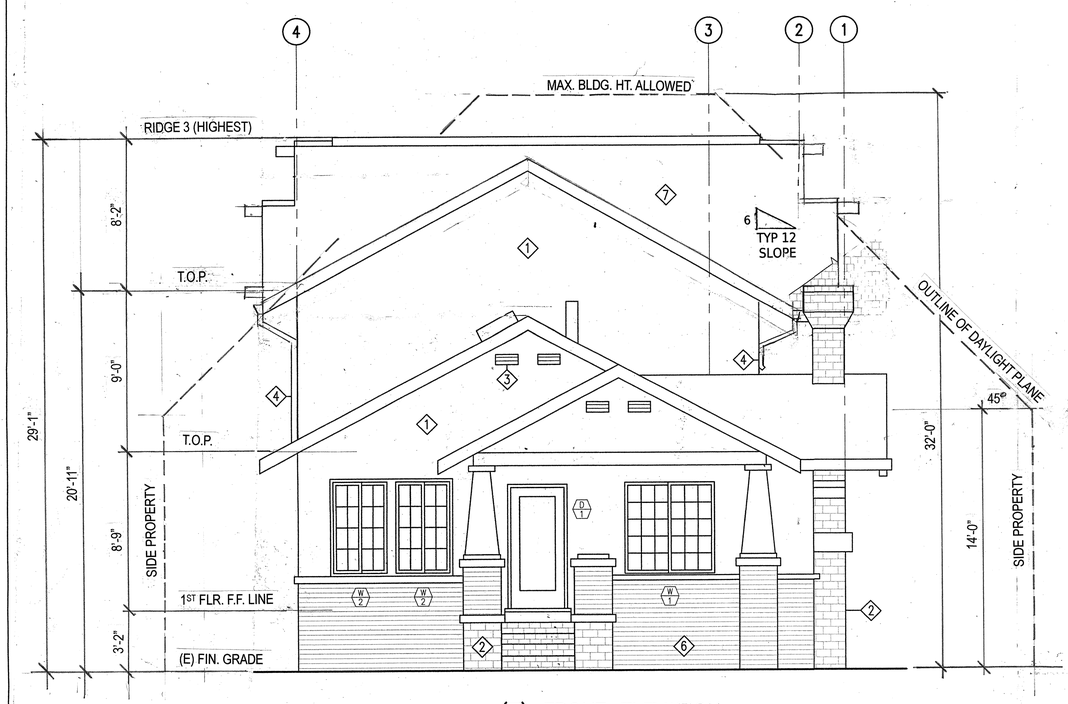
PROJECT: (E) DUPLEX CONDOMINIUM CONVERSION
LOCATION: 526-528 N CLAREMONT ST., SAN MATEO, CA
OWNER: DANNY MEREDITH

SHEET CONTENTS: (E) SECOND FLOOR PLAN

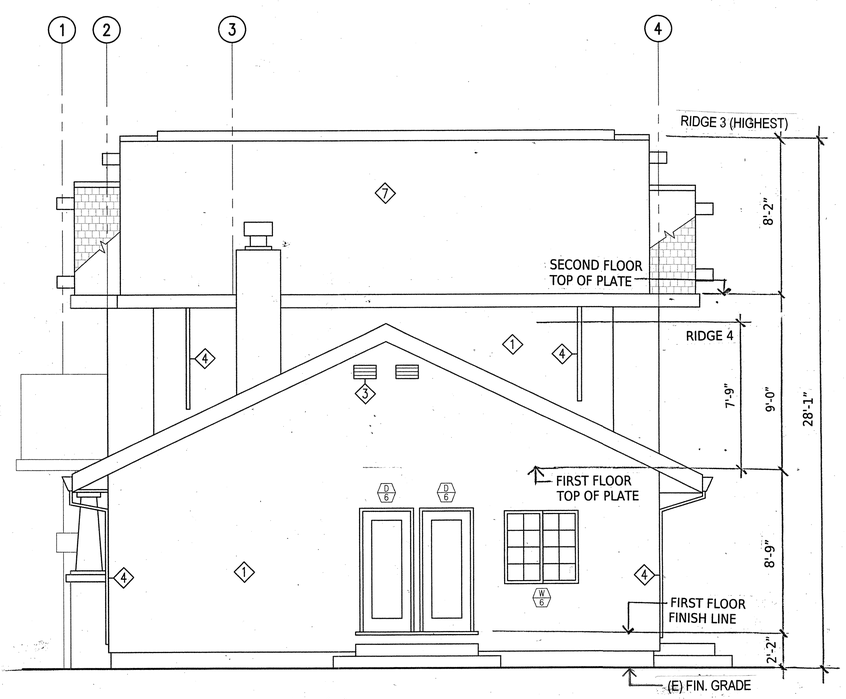
DATE: 30 Nov '18
SCALE: AS SHOWN
DRAWN BY: EAB
JOB NO.:
SHEET NO.: A-2



3 (E) LEFT SIDE ELEVATION 1
SCALE: 1/4"=1'-0"



1 (E) FRONT ELEVATION 1
SCALE: 1/4"=1'-0"



2 (E) REAR ELEVATION 1
SCALE: 1/4"=1'-0"

(E) EXTERIOR FINISH SCHEDULE

1. CEMENT STUCCO FINISH: MALIBU BIEGE, KELLY MOORE (KM)
2. RUNNING BOND RED BRICK FINISH:
3. WOOD LOUVER VENTS W/ SCREEN: MALIBU BIEGE, KM
4. 2X4 GISM DOWNSPOUT: MALIBU BIEGE, KM FROM PLAIN G.I. GUTTER: LA MARINA GREEN/ CYAN, KM
5. 4X WOOD BRACKET: LA MARINA GREEN/ CYAN, KM
6. 1X WOOD SIDINGS: MALIBU BIEGE, KM
7. COMPOSITE ASPHALT SHINGLE ROOFING: CHARCOAL GRAY, OWENS CORNING

REVISIONS	BY
PER 27 NOV 2018 PLN. COMMENTS	JT

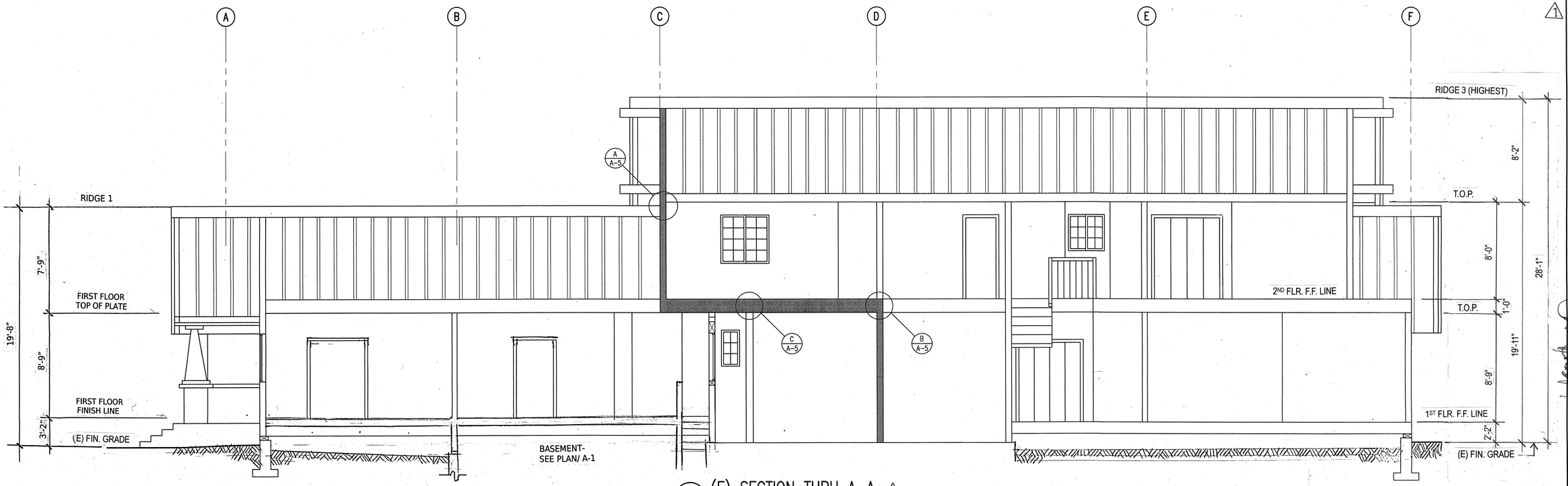
AR DESIGN GROUP
ARCHITECTS AND ENGINEERS
801 MAHLER ROAD, SUITE 106 BURLINGAME, CA 94010-1608
email: argg@sbcglobal.net
PH 650.697.0950

LICENSED ARCHITECT JAMES F. RAPADAS NO. C-26501 EXP. 07/01/19 STATE OF CALIFORNIA

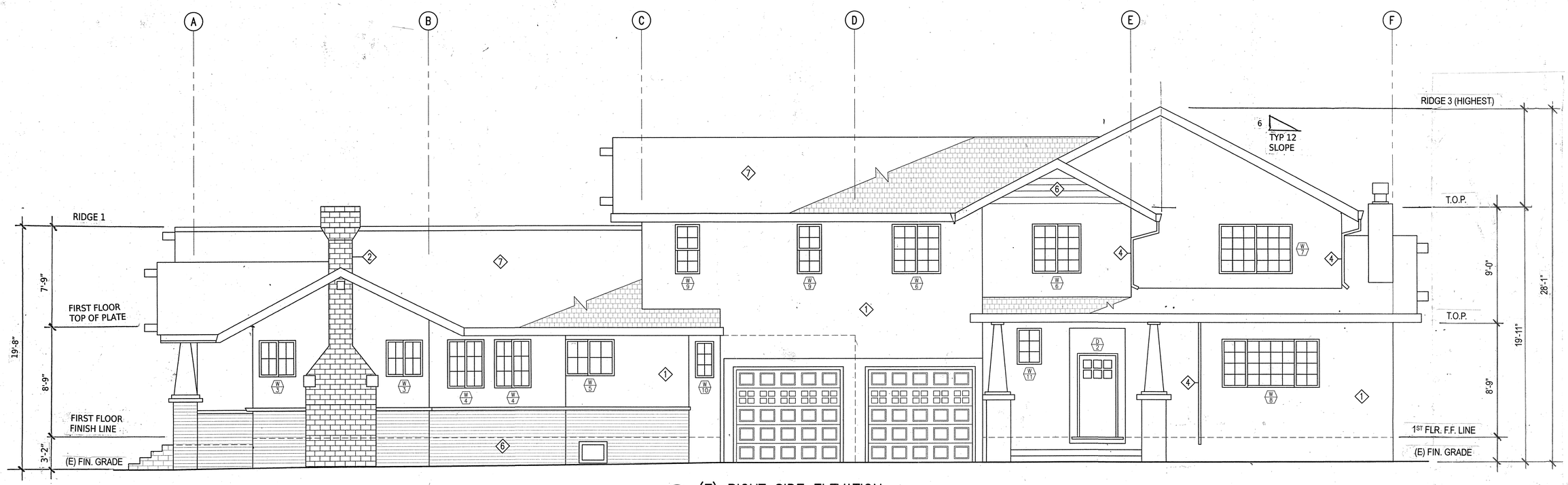
PROJECT: (E) DUPLEX CONDOMINIUM CONVERSION
LOCATION: 526-528 N CLAREMONT ST., SAN MATEO, CA
OWNER: DANNY MEREDITH

SHEET CONTENTS:
(E) FRONT ELEVATION
(E) REAR ELEVATION
(E) LEFT SIDE ELEVATION

DATE: 10 AUG'18
SCALE: AS SHOWN
DRAWN BY: RW
JOB NO.: 17:0804
SHEET NO.: A-3



2 (E) SECTION THRU A–A 1
SCALE: 1/4"=1'-0"



1 (E) RIGHT SIDE ELEVATION 1
SCALE: 1/4"=1'-0"

REVISIONS	BY
PER 27 NOV 2018 PLN. COMMENTS	

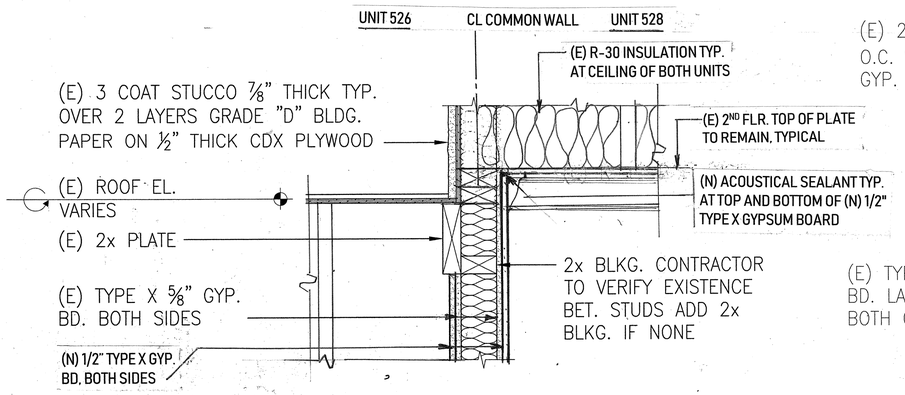
ARDESIGNGROUP
ARCHITECTS AND ENGINEERS
801 MAHLER ROAD, SUITE 106 BURLINGAME, CA 94010-1608
PH 650.697.0950 email: ardg@sbcglobal.net

REGISTERED ARCHITECT JAMES RAPADAS NO. C-28501 EXP. 07/31/19 STATE OF CALIFORNIA

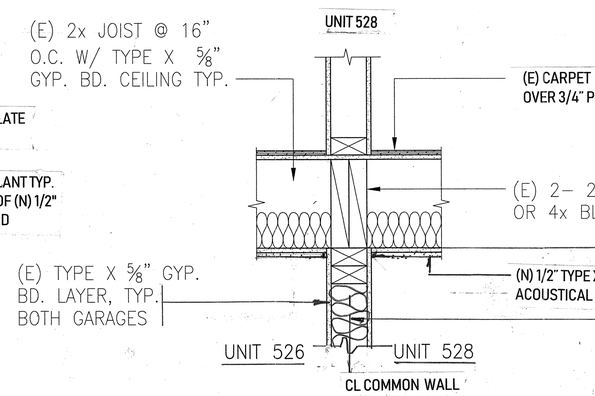
PROJECT: (E) DUPLEX CONDOMINIUM CONVERSION
LOCATION: 526-528 N CLAREMONT ST., SAN MATEO, CA
OWNER: DANNY MEREDITH

SHEET CONTENTS: (E) RIGHT SIDE ELEVATION
(E) SECTION THRU A-A

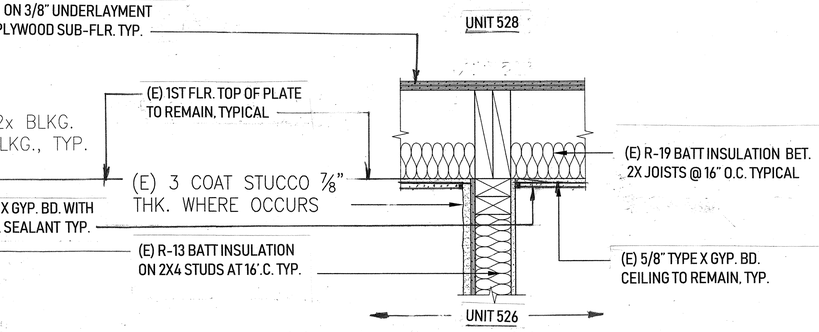
DATE: 10 AUG'18
SCALE: AS SHOWN
DRAWN BY: RW
JOB NO.: 17:0804
SHEET NO.: A-4



A (E) EXT. WALL ASSEMBLY
SCALE: N.T.S.



B (E) 1-HR WALL & CEILING ASSEMBLY
SCALE: N.T.S.



C (E) GARAGE WALL & (N) CEILING ASSEMBLY
SCALE: N.T.S.

NOTES:

REFERENCE SMMC 26.65.060 (5)

1. THE STRUCTURAL ELEMENTS OF THIS CONVERSION PROJECT SHALL MEET AS A MINIMUM THE CALIFORNIA BUILDING CODE (CBC) IN EFFECT ON THE DATE OF THE BUILDING PERMIT APPLICATION OF THECONVERSION.

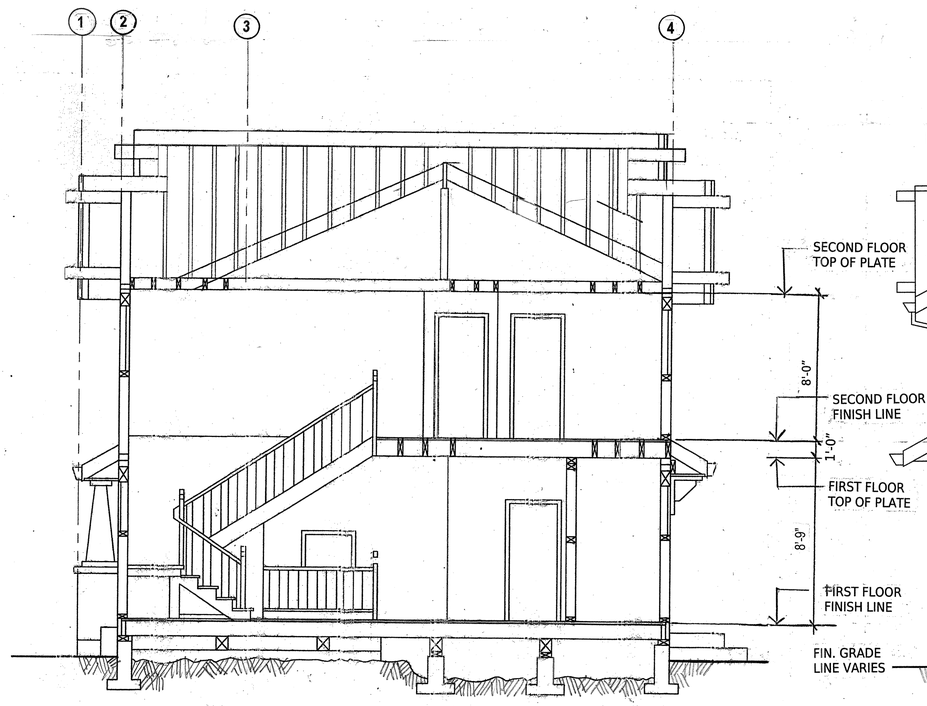
A. TYPICAL (E) 1-HR. WALL AND CEILING ASSEMBLY DETAILS A, B AND C WHERE SHOWN WITH (N) 1/2" TYPE X SHEET ROCK EXCEEDS THE CITY OF SAN MATEO'S SUBDIVISION ORDINANCE WHICH REQUIRES A MINIMUM 43 (STC) SOUND TRANSMISSION CLASS .

B. TO ENSURE COMPLIANCE, ALL UNITS SHALL BE FIELD TESTED AND CERTIFIED BY AN APPROVED TESTING AGENCY, INCLUDING ENTRANCE DOORS AND PERIMETER SEALS TO MEET A RATING OF NOT LESS THAN 26 STC.

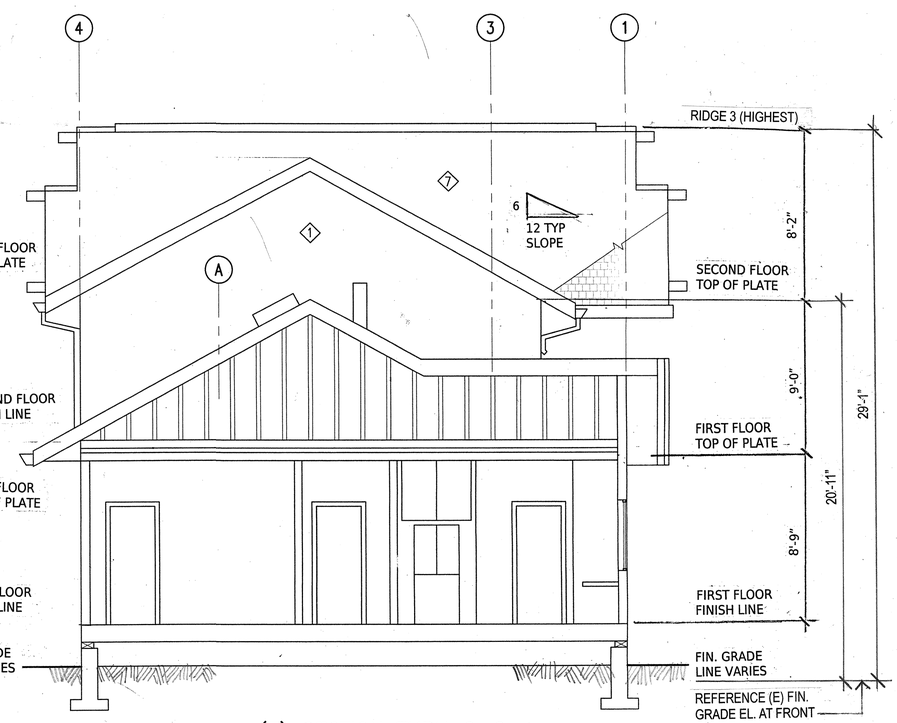
C. ENERGY CONSERVATION MEASURES AND APPLICABLE CALCULATIONS AS REQUIRED SHALL BE SUBMITTED FOR BOTH UNITS.

DOOR/WINDOW SCHEDULE

MARK	QTY	SIZE	DESCRIPTIONS
D 1	1	3'0 6'8	EXT. WOOD DOOR W/ 10 SF. OF INSUL. GLASS
D 2	1	3'0 6'8	EXT. WOOD DOOR W/ 2.67 SF. OF INSUL. GLASS
D 3	1	6'0 6'8	EXT. VINYL SLIDING PATIO DOOR W/ INSUL. GLASS
D 4	1	2'8 6'8	EXT. WOOD DOOR W/ 2.67 SF. OF INSUL. GLASS
D 5	1	4'0 3'0	EXT. WOOD DOOR
D 6	2	4'0 4'0	EXT. WOOD DOOR W/ 18 SF. OF INSUL. GLASS
W 1	1	5'0 5'0	VINYL SLIDING WINDOWS W/ INSUL. GLASS
W 2	2	3'0 5'0	
W 3	4	3'0 3'0	
W 4	2	3'0 4'0	
W 5	1	4'0 3'0	
W 6	11	4'0 4'0	
W 7	2	6'0 4'0	
W 8	1	8'0 4'0	
W 9	3	2'0 4'0	VINYL DOUBLE-HUNG WINDOWS W/ INSUL. GLASS
W 10	3	2'6 3'0	VINYL FIXED WINDOWS W/ INSUL. GLASS
W 11	1	2'0 3'0	



1 (E) SECTION THRU B-B 1
SCALE: 1/4"=1'-0"



2 (E) SECTION THRU C-C 1
SCALE: 1/4"=1'-0"

REVISIONS	BY
PER 27 NOV 2018 PLN. COMMENTS	

ARDESIGNGROUP
ARCHITECTS AND ENGINEERS
801 MAHLER ROAD, SUITE 108 BURLINGAME, CA 94010-1608
PH 650.697.0800 email: ardg@sbcglobal.net

LICENSED ARCHITECT ANTHONY RAPPADA'S NO. C-26801 EXP. 07/31/19 STATE OF CALIFORNIA

PROJECT: (E) DUPLEX CONDOMINIUM CONVERSION
LOCATION: 526-528 N CLAREMONT ST., SAN MATEO, CA
OWNER: DANNY MEREDITH

SHEET CONTENTS: (E) SECTION THRU B-B (E) SECTION THRU C-C DETAILS

DATE: 10 AUG'18
SCALE: AS SHOWN
DRAWN BY: RW
JOB NO.: 17:0804
SHEET NO.: A-5

GENERAL STRUCTURAL NOTES:

1. ALL MATERIAL AND WORKMANSHIP SHALL CONFORM TO REQUIREMENTS OF 2016 CALIFORNIA BUILDING CODE.
2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CHECK WITH MECHANICAL AND ELECTRICAL CONTRACTORS FOR PIPE SLEEVES, CONDUITS ETC., TO BE EMBEDDED IN CONCRETE BEFORE BEGINNING THE WORK.
3. UNLESS OTHERWISE SHOWN OR NOTED, ALL TYPICAL DETAILS SHALL BE USED WHERE APPLICABLE. ALL DETAILS SHALL BE CONSIDERED TYPICAL AT SIMILAR CONDITIONS.
4. ALL DRAWING CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING THE WORK.
5. PROVIDE SPECIAL INSPECTION FOR ALL ITEMS AS REQUIRED BY CBC AND LOCAL CODE AUTHORITY.
6. SHOP DETAILS WITH ERECTION AND PLACING DIAGRAMS SHALL BE SUBMITTED TO AND APPROVED BY THE ARCHITECT/ENGINEER BEFORE FABRICATION.
7. SAFETY MEASURES: AT ALL TIMES, THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE INCLUDING SAFETY OF THE PERSONS AND PROPERTY, AND FOR ALL NECESSARY INDEPENDENT ENGINEERING REVIEWS OF THESE CONDITIONS. THE ARCHITECT'S OR ENGINEER'S JOB SITE REVIEW IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES.
8. CARPENTRY:

A. UNLESS OTHERWISE SPECIFIED ON DRAWINGS, ALL SAWN LUMBER FOR FRAMING MEMBERS SHALL BE DOUGLAS FIR #1 OR BETTER FOR 4x OR 6x BEAMS AND POSTS, #2 OR BETTER FOR RAFTERS, FLOOR JOISTS AND WALL STUDS, CONFORMING TO STANDARD GRADING AND DRESSING RULES.

B. ALL STRUCTURAL LUMBER, INCLUDING GLU-LAM BEAMS AND ENGINEERED LUMBERS SHALL HAVE MOISTURE CONTENT NOT TO EXCEED 19% AT TIME OF CONSTRUCTION OR FABRICATION.

C. SILL PLATES AND ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED DOUGLAS FIR OR BETTER, ALL ITEMS EXPOSED TO WEATHER SHALL BE STAINED OR TREATED PER SPECIFICATION.

D. ALL PLYWOOD SHALL HAVE GRADE AND THICKNESS SPECIFIED ON THE DRAWING.

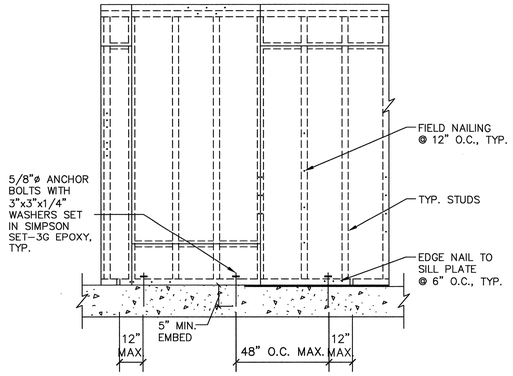
E. ALL BOLTED JOINTS SHALL HAVE SQUARE PLATE WASHER UNDER HEAD AND NUT WHERE BEARING IS AGAINST WOOD, AS FOLLOWS:

BOLT DIA.	SQUARE STEEL PLATE WASHER
1/2"Φ	2" SQ. x 1/4"
5/8"Φ	3" SQ. X 1/4"
3/4"Φ	3" SQ. X 3/8"

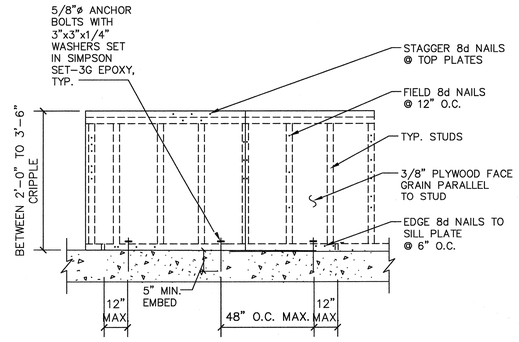
NOTE: BOLT HOLE IN WOOD SHALL BE 1/32" OVERSIZED FOR 1/2" DIA. AND 5/8" DIA. BOLTS AND 1/16" FOR 3/4" DIA. BOLTS.

TYP. STRUCTURAL ABBREVIATIONS:

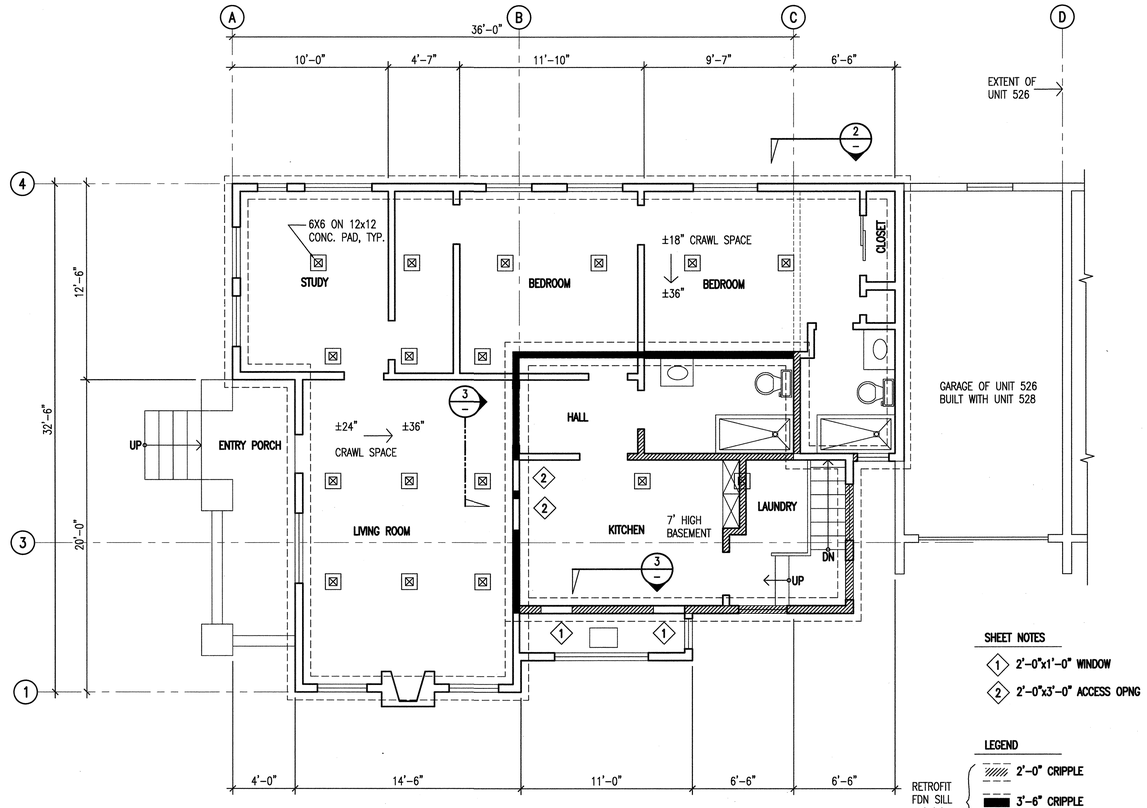
A.B.: ANCHOR BOLT,
B.N: BOUNDARY NAILING,
CTSK: COUNTERSUNK,
DWG.: DRAWINGS
DWLS: DOWELS,
E.E.: EACH END,
E.F.: EACH FACE,
E.N.: EDGE NAILING,
E.S.: EACH SIDE,
F.F.: FINISH FLOOR,
F.G.: FINISH GRADE,
FTG.: FOOTING,
HDR: HEADER,
HGR: HANGER,
JST: JOIST,
M.B.: MACHINE BOLT,
O.C.: ON CENTER,
SPA.: SPACING,
S.A.D.: SEE ARCHITECTURAL DWG.
S.W.: SHEAR WALL
T.O.F.: TOP OF FOOTING,
T.O.S.: TOP OF SLAB OR TOP OF STEEL,
T.O.W.: TOP OF WALL
U.O.N.: UNLESS OTHERWISE NOTED
W.W.M. :WELDED WIRE MESH



2 PERIMETER FOUNDATION ELEVATION
NTS



3 CRIPPLE WALL ELEVATION
NTS



1 UNIT 526 FOUNDATION KEY PLAN
NTS

REVISIONS	BY

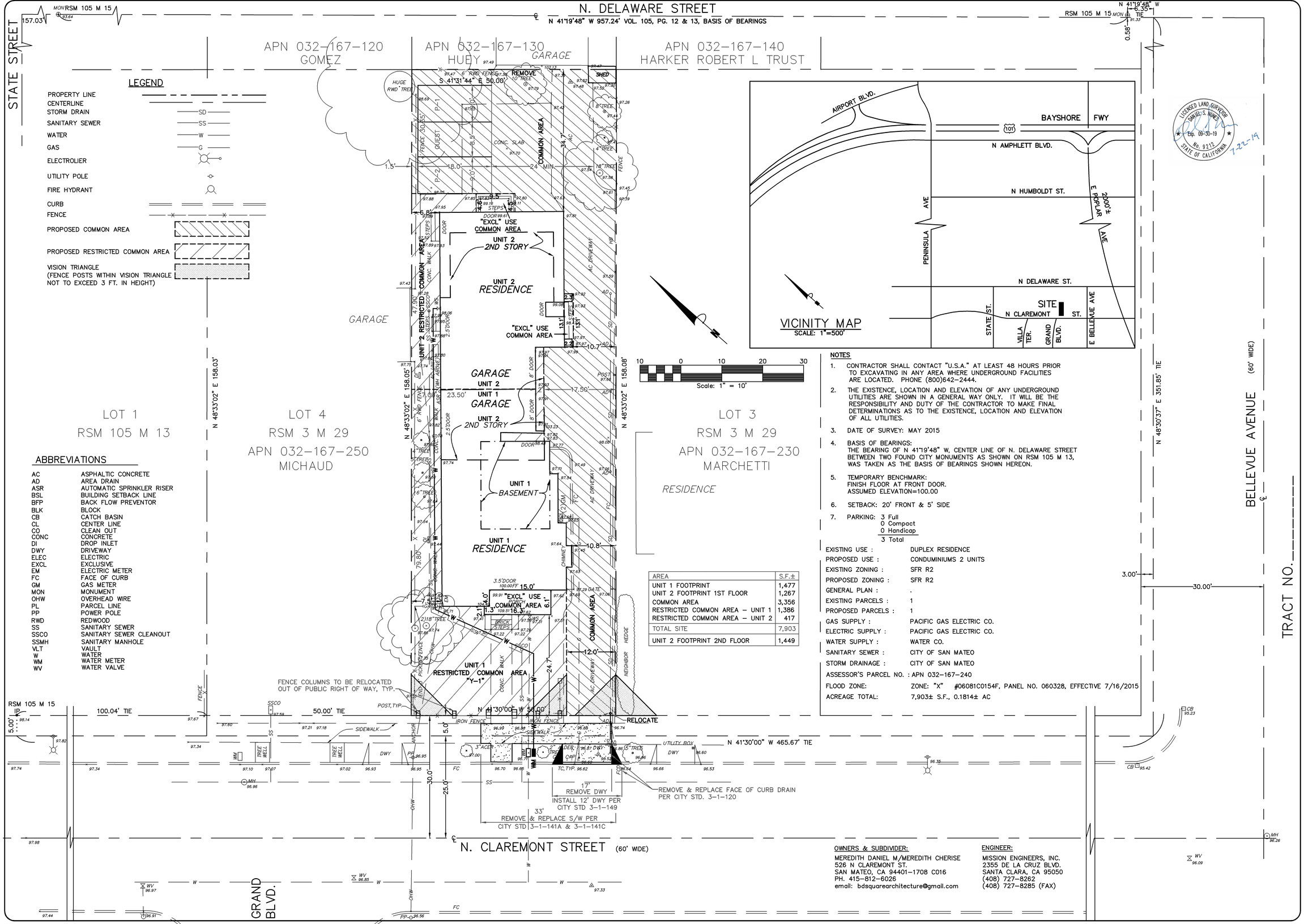
A/R DESIGN GROUP
ARCHITECTS / ENGINEERS
801 MAHLER ROAD, SUITE 106 BURLINGAME, CA 94010-1608
PH 650.697.0350 FX 650.763.1314
email: arg@sbcglobal.net

JAMES C. RAPADA
REGISTERED ARCHITECT
NO. C-26501
EXP. 07/31/19
STATE OF CALIFORNIA

PROJECT: (E) DUPLEX CONDOMINIUM CONVERSION
LOCATION: 526-528 N CLAREMONT ST., SAN MATEO, CA
OWNER: DANNY MEREDITH

SHEET CONTENTS: UNIT 526 FOUNDATION KEY PLAN GENERAL STRUCTURAL NOTES ELEVATION

DATE: 08/01/18
SCALE: AS SHOWN
DRAWN BY: JR
JOB NO.:
SHEET NO.: S-1



ABBREVIATIONS

AC	ASPHALTIC CONCRETE
AD	AREA DRAIN
ASR	AUTOMATIC SPRINKLER RISER
BSL	BUILDING SETBACK LINE
BFP	BACK FLOW PREVENTOR
BLK	BLOCK
CB	CATCH BASIN
CL	CENTER LINE
CO	CLEAN OUT
CONC	CONCRETE
DI	DROP INLET
DWY	DRIVEWAY
ELEC	ELECTRIC
EXCL	EXCLUSIVE
EM	ELECTRIC METER
FC	FACE OF CURB
GM	GAS METER
MON	MONUMENT
OHW	OVERHEAD WIRE
PL	PARCEL LINE
PP	POWER POLE
RWD	REDWOOD
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY MANHOLE
VLT	VAULT
W	WATER
WM	WATER METER
WV	WATER VALVE

AREA	S.F.±
UNIT 1 FOOTPRINT	1,477
UNIT 2 FOOTPRINT 1ST FLOOR	1,267
COMMON AREA	3,356
RESTRICTED COMMON AREA – UNIT 1	1,386
RESTRICTED COMMON AREA – UNIT 2	417
TOTAL SITE	7,903
UNIT 2 FOOTPRINT 2ND FLOOR	1,449

NOTES

1. CONTRACTOR SHALL CONTACT "U.S.A." AT LEAST 48 HOURS PRIOR TO EXCAVATING IN ANY AREA WHERE UNDERGROUND FACILITIES ARE LOCATED. PHONE (800)642-2444.
2. THE EXISTENCE, LOCATION AND ELEVATION OF ANY UNDERGROUND UTILITIES ARE SHOWN IN A GENERAL WAY ONLY. IT WILL BE THE RESPONSIBILITY AND DUTY OF THE CONTRACTOR TO MAKE FINAL DETERMINATIONS AS TO THE EXISTENCE, LOCATION AND ELEVATION OF ALL UTILITIES.
3. DATE OF SURVEY: MAY 2015
4. BASIS OF BEARINGS:
   THE BEARING OF N 41°19'48" W, CENTER LINE OF N. DELAWARE STREET BETWEEN TWO FOUND CITY MONUMENTS AS SHOWN ON RSM 105 M 13, WAS TAKEN AS THE BASIS OF BEARINGS SHOWN HEREON.
5. TEMPORARY BENCHMARK:
   FINISH FLOOR AT FRONT DOOR.
   ASSUMED ELEVATION=100.00
6. SETBACK: 20' FRONT & 5' SIDE
7. PARKING: 3 Full
   0 Compact
   0 Handicap
   3 Total

EXISTING USE :	DUPLEX RESIDENCE
PROPOSED USE :	CONDUMINIUMS 2 UNITS
EXISTING ZONING :	SFR R2
PROPOSED ZONING :	SFR R2
GENERAL PLAN :	.
EXISTING PARCELS :	1
PROPOSED PARCELS :	1
GAS SUPPLY :	PACIFIC GAS ELECTRIC CO.
ELECTRIC SUPPLY :	PACIFIC GAS ELECTRIC CO.
WATER SUPPLY :	WATER CO.
SANITARY SEWER :	CITY OF SAN MATEO
STORM DRAINAGE :	CITY OF SAN MATEO
ASSESSOR'S PARCEL NO. :	APN 032-167-240
FLOOD ZONE:	ZONE: "X" #06081C0154F, PANEL NO. 060328, EFFECTIVE 7/16/2015
ACREAGE TOTAL:	7,903± S.F., 0.1814± AC

OWNERS & SUBDIVIDER:
MEREDITH DANIEL M/MEREDITH CHERISE
526 N CLAREMONT ST.
SAN MATEO, CA 94401-1708 C016
PH. 415-812-6026
email: bdsquarearchitecture@gmail.com

ENGINEER:
MISSION ENGINEERS, INC.
2355 DE LA CRUZ BLVD.
SANTA CLARA, CA 95050
(408) 727-8262
(408) 727-8285 (FAX)

LICENSED LAND SURVEYOR DANIEL S. NUNES Exp. 09-30-19 No. 9215 STATE OF CALIFORNIA 7-22-19

DANIEL NUNES, R.C.E. 76449-EXPIRES 12-31-20, L.S. 9212-EXPIRES 09-30-19

PLANNING • LAND SURVEYING • CIVIL ENGINEERING • CONSTRUCTION STAKING
MISSION ENGINEERS, INC.
RESPONSIVE, RELIABLE RESULTS SINCE 1953
2355 De La Cruz Blvd. Santa Clara, California 95050
Ph: (408) 727-8262 FAX: (408) 727-8285 E-mail: mission@missionengineersinc.com

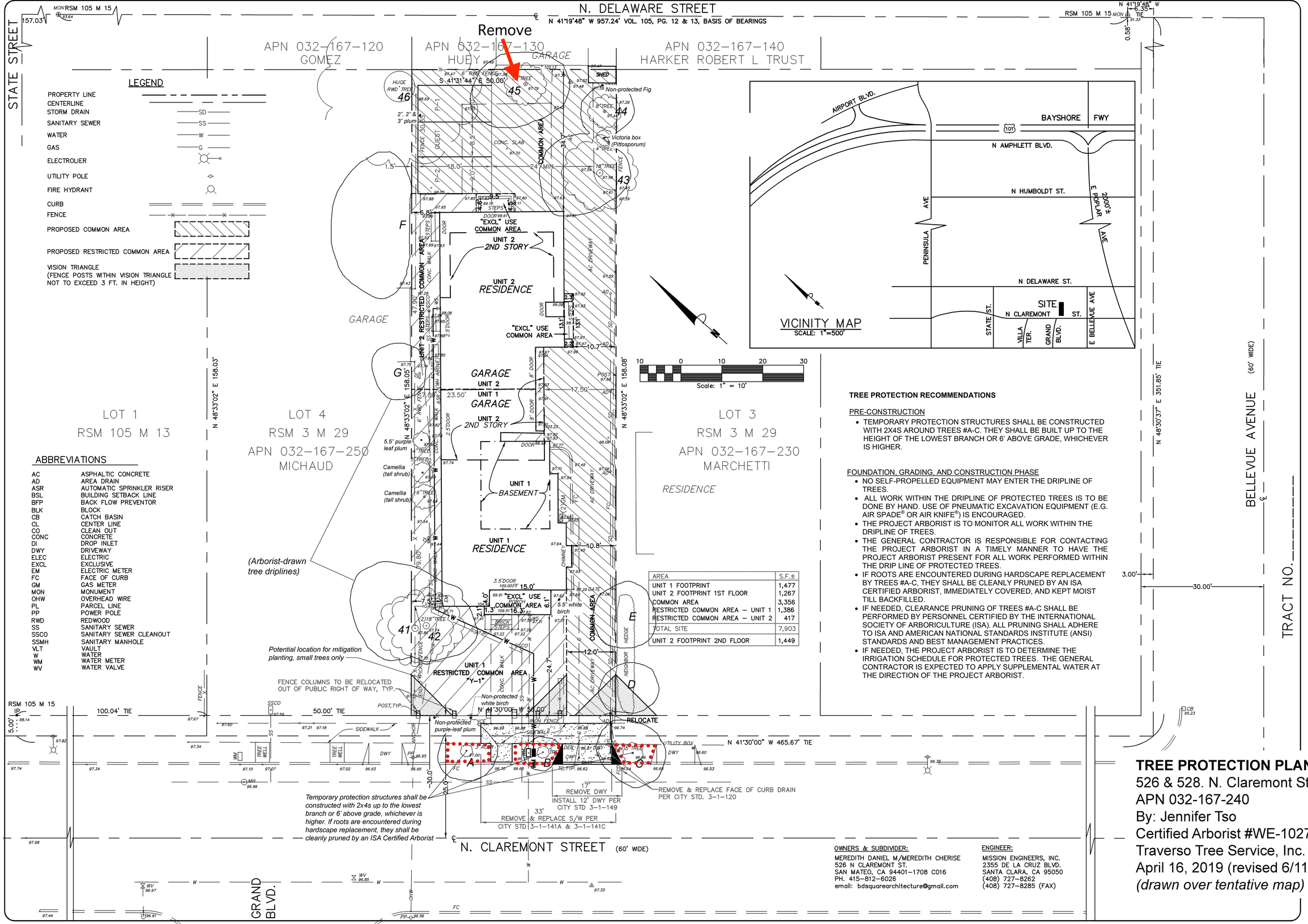
TENTATIVE MAP FOR CONDOMINIUM PURPOSES
BOUNDARY AND TOPOGRAPHIC MAP
LOT 3A, BLK. R, RSM 3 M 29, APN 032-167-240
526 & 528 N. CLAREMONT STREET
SAN MATEO, CALIFORNIA

TRACT NO._____

REVISIONS			
DATE	BY	CH'KD	DESCRIPTION

SCALE	1"=10'
DATE	06-10-19
DWN	JS ME16
CH'KD	
JOB NO.	15028
DWG. NO.	L14609

SHEET 1 OF 1 SHEET



ABBREVIATIONS

AC	ASPHALTIC CONCRETE
AD	AREA DRAIN
ASR	AUTOMATIC SPRINKLER RISER
BSL	BUILDING SETBACK LINE
BFP	BACK FLOW PREVENTOR
BLK	BLOCK
CB	CATCH BASIN
CL	CENTER LINE
CO	CLEAN OUT
CONC	CONCRETE
DI	DROP INLET
DWY	DRIVEWAY
ELEC	ELECTRIC
EXCL	EXCLUSIVE
EM	ELECTRIC METER
FC	FACE OF CURB
GM	GAS METER
MON	MONUMENT
OHW	OVERHEAD WIRE
PL	PARCEL LINE
PP	POWER POLE
RWD	REDWOOD
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY MANHOLE
VLT	VAULT
W	WATER
WM	WATER METER
WV	WATER VALVE

AREA	S.F.±
UNIT 1 FOOTPRINT	1,477
UNIT 2 FOOTPRINT 1ST FLOOR	1,267
COMMON AREA	3,356
RESTRICTED COMMON AREA – UNIT 1	1,386
RESTRICTED COMMON AREA – UNIT 2	417
TOTAL SITE	7,903
UNIT 2 FOOTPRINT 2ND FLOOR	1,449

TREE PROTECTION RECOMMENDATIONS

PRE-CONSTRUCTION

- TEMPORARY PROTECTION STRUCTURES SHALL BE CONSTRUCTED WITH 2X4S AROUND TREES #A-C. THEY SHALL BE BUILT UP TO THE HEIGHT OF THE LOWEST BRANCH OR 6' ABOVE GRADE, WHICHEVER IS HIGHER.

FOUNDATION, GRADING, AND CONSTRUCTION PHASE

- NO SELF-PROPELLED EQUIPMENT MAY ENTER THE DRIPLINE OF TREES.
- ALL WORK WITHIN THE DRIPLINE OF PROTECTED TREES IS TO BE DONE BY HAND. USE OF PNEUMATIC EXCAVATION EQUIPMENT (E.G. AIR SPADE® OR AIR KNIFE®) IS ENCOURAGED.
- THE PROJECT ARBORIST IS TO MONITOR ALL WORK WITHIN THE DRIPLINE OF TREES.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE PROJECT ARBORIST IN A TIMELY MANNER TO HAVE THE PROJECT ARBORIST PRESENT FOR ALL WORK PERFORMED WITHIN THE DRIP LINE OF PROTECTED TREES.
- IF ROOTS ARE ENCOUNTERED DURING HARDSCAPE REPLACEMENT BY TREES #A-C, THEY SHALL BE CLEANLY PRUNED BY AN ISA CERTIFIED ARBORIST, IMMEDIATELY COVERED, AND KEPT MOIST TILL BACKFILLED.
- IF NEEDED, CLEARANCE PRUNING OF TREES #A-C SHALL BE PERFORMED BY PERSONNEL CERTIFIED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA). ALL PRUNING SHALL ADHERE TO ISA AND AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) STANDARDS AND BEST MANAGEMENT PRACTICES.
- IF NEEDED, THE PROJECT ARBORIST IS TO DETERMINE THE IRRIGATION SCHEDULE FOR PROTECTED TREES. THE GENERAL CONTRACTOR IS EXPECTED TO APPLY SUPPLEMENTAL WATER AT THE DIRECTION OF THE PROJECT ARBORIST.

OWNERS & SUBDIVIDER:
MEREDITH DANIEL M/MEREDITH CHERISE
526 N CLAREMONT ST.
SAN MATEO, CA 94401-1708 C016
PH. 415-812-6026
email: bdsquarearchitecture@gmail.com

ENGINEER:
MISSION ENGINEERS, INC.
2355 DE LA CRUZ BLVD.
SANTA CLARA, CA 95050
(408) 727-8262
(408) 727-8285 (FAX)

TREE PROTECTION PLAN

526 & 528. N. Claremont Street
APN 032-167-240
By: Jennifer Tso
Certified Arborist #WE-10270A
Traverso Tree Service, Inc.
April 16, 2019 (revised 6/11/19)
(drawn over tentative map)