

NEW RESIDENCE

866 VIEWRIDGE DRIVE SAN MATEO, CALIF. 94403

DESIGN DATA

2016 CALIFORNIA ADMINISTRATIVE CODE
2016 CALIFORNIA BUILDING CODE
2016 CALIFORNIA PLUMBING CODE
2016 CALIFORNIA MECHANICAL CODE
2016 CALIFORNIA ELECTRIC CODE
2016 CALIFORNIA RESIDENTIAL CODE
206 CALIFORNIA ENERGY CODE
2016 CALIFORNIA GREEN BUILDING STANDARDS CODE
2016 CALIFORNIA FIRE CODE
2016 CALIFORNIA EXISTING BUILDING CODE
2016 CALIFORNIA REFERENCED STANDARDS CODE
ALONG WITH ALL OTHER LOCAL AND STATE LAWS AND REGULATIONS.
ADOPTION OF THE 206 EDITION OF THE CALIFORNIA STATE BUILDING CODES, TITLE 24, CALIFORNIA CODE OF REGULATIONS IS MANDATED BY PART 25 OF DIVISION 13 OF THE CALIFORNIA HEALTH & SAFETY CODE (SECTION 18301 ET SEQ.) THE FOLLOWING LOCAL AMENDMENTS TO THE CALIFORNIA STATE BUILDING CODES WERE FILED WITH THE BUILDING STANDARDS COMMISSION.

GENERAL NOTES:

1. ALL DETAILS, MATERIALS, FINISHES AND ASSEMBLIES ARE NOT NECESSARILY SHOWN. THESE FINAL FINISH DETAILS INCLUDING CASEWORK AND MATERIAL SELECTIONS WILL BE COORDINATED BY THE OWNER.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CALIFORNIA BUILDING CODE, APPLICABLE EDITION, AND ALL OTHER PERTINENT CODES, LAWS AND REQUIREMENTS OF THE LOCAL BUILDING OFFICIALS, WHETHER OR NOT SPECIFICALLY SHOWN ON THESE DOCUMENTS. THESE DOCUMENTS ARE NOT INTENDED TO SHOW EVERY DETAIL OR CONDITION. MANY DETAILS IN RESIDENTIAL CONSTRUCTION ARE BUILT ACCORDING TO PROFESSIONAL CONSTRUCTION PRACTICES, AND ARE THEREFORE NOT DETAILED IN THESE DOCUMENTS. CONTACT CHU DESIGN AND ASSOCIATES INC. IF CONDITIONS OR OTHER CIRCUMSTANCES REQUIRE CHANGES IN THE WORK SHOWN, OR REQUIRE CLARIFICATION. ALL WORK SHALL BE DONE IN A HIGH QUALITY MANNER, ACCORDING TO THE PREVAILING STANDARDS OF THE INDUSTRY FOR EACH TRADE.
3. THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, EQUIPMENT, SUPERVISION AND CLEAN-UP TO ACCOMPLISH ALL OF THE WORK SHOWN, INCLUDING ALL WARRANTIES AND INSTRUCTIONS, TO PROVIDE A COMPLETE WORKING INSTALLATION, AND TO LEAVE THE OWNER WITH AN APPROVED PRODUCT.
4. CONTRACTOR SHALL ASSUME COMPLETE AND SOLE RESPONSIBILITY FOR MEANS AND METHODS OF CONSTRUCTION, AND FOR ALL SAFETY MEASURES TO PROTECT ALL PROPERTY, PERSONNEL AND THIRD PARTIES FROM DAMAGE OR INJURY. THIS RESPONSIBILITY SHALL BE CONTINUOUS AND NOT SOLELY DURING WORKING HOURS. CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD HARMLESS CHU DESIGN AND ENGINEERING INC. AND RELATED ENGINEERS FROM ANY CLAIMS OF LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF HIS WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF CHU DESIGN ASSOCIATES INC. AND RELATED ENGINEERS.
5. THESE DOCUMENTS DO NOT CONTAIN PROVISIONS FOR THE HANDLING OR REMOVAL OF ANY HAZARDOUS MATERIALS. SHOULD ANY SUCH MATERIALS BE SUSPECTED OR ENCOUNTERED, SPECIALISTS SHALL BE CALLED IN TO MAKE RECOMMENDATIONS.
6. PROVIDE ALL MANDATORY FEATURES REQUIRED BY THE T-24 ENERGY CODE, INCLUDING WEATHER-STRIPPING, BUILDING INSULATION, PIPE INSULATION, LIGHTING AND APPLIANCE MEASURES, AND OTHER FEATURES REQUIRED BY TITLE 24 OR OTHER STATE, FEDERAL OF LOCAL CODES.
7. NO PERSON SHALL ERECT (INCLUDING EXCAVATION AND GRADING), DEMOLISH, ALTER OR REPAIR ANY BUILDING OR STRUCTURE OTHER THAN BETWEEN THE HOURS PERMITTED BY THE LOCAL JURISDICTION.

PROJECT DATA

1. LOT LOCATION: 866 VIEWRIDGE DRIVE
SAN MATEO, CA 94403
2. APN : 042-271-070
3. OCCUPANCY GROUP : R-3 DWELLING/ U GARAGE
4. CONSTRUCTION TYPE: TYPE V-B
5. ZONING DISTRICT: R-1 B
6. LOT SIZE: IRREGULAR LOT (SEE PARCEL MAP)
7. SITE AREA (BASED ON THE COUNTY RECORD) : 36,720.0 SF.
8. MAXIMUM FLOOR COVERAGE RATIO : (36,720-6000) x 20% + 3,000 = 9,144.00 SQ. FT.
(MAXIMUM FLOOR AREA SHALL BE 6,000 SQ. FT.)
9. BUILDING DATA:
- EXISTING GARAGE AREA (TO BE DEMOLISHED) : 538.00 SF.
- EXISTING FLOOR AREA (TO BE DEMOLISHED) : 3,150.11 SF.
- TOTAL EXISTING FLOOR AREA (TO BE DEMOLISHED 100%): 3,688.11 SF.
- PROPOSED GARAGE FLOOR AREA : 640.50 SF.
- PROPOSED ADDITION FLOOR AREA : 3350.49 SF.
- TOTAL CONDITIONED FLOOR AREA : 3,950.49 SF.
- PROPOSED FLOOR AREA / RATIO (FAR) : 4,590.99 SF. / 12.51 %
- PROPOSE FRONT COVERED PORCH AREA : 100.00 SF.

- STRUCTURAL OBSERVATION/ SPECIAL INSPECTION IS REQUIRED FOR
1. SHEAR WALLS WITH DESIGN LOAD OF 300 PLF, OR GREATER.
 2. INSTALLATION OF EPOXY INSTALLED ANCHOR BOLTS.
 3. ALL UTILITY TRENCHES, BUILDING PAD SHALL BE PROPERLY BACK-FILLED AND COMPACTED.
 4. THE FOUNDATION EXCAVATION, HOLDOWN.
 5. INSTALLATION OF SIMPSON STRONG WALL.

ILLUMINATED STREET ADDRESS

ADDRESS NUMBERS ASSIGNED BY THE PLANNING AND BUILDING DIVISION SHALL BE POSTED ON ALL DWELLING UNITS.
Provide an illuminated street address at the entry door per City ordinance. Approved numbers or addresses shall be placed in such a position as to be plainly visible and legible from the street or road fronting the property. Said numbers shall contrast with their background, and shall be a minimum of 1/2 inch stroke by 4 inches high, shall be either internally or externally illuminated. The power of such illumination shall not be normally switchable.
ADDRESS NUMBER AND DIRECTIONAL SIGNS MAY BE REQUIRED AT THE ENTRANCE TO THE DRIVEWAY/ ACCESS ROAD, ROAD FORKS, AND INTERSECTIONS, WHEN LOCATED ON THE STREET THE NUMBERS SHALL BE VISIBLE FROM EACH DIRECTION OF TRAVEL.

- NOTE:
1. AN AUTOMATIC SPRINKLER SYSTEM (13D) IS REQUIRED THROUGHOUT THE ENTIRE STRUCTURE UNDER A SEPRATE PERMIT.
 2. THE REQUIRED SPRINKLER SYSTEM SHALL BE A DEFERRED SUBMITTAL FOR APPROVAL FROM THE FIRE MARSHALL OF THE CITY OF SAN MATEO PRIOR TO INSTALLATION.

FIRE SPRINKLER NOTE :
1. FIRE SPRINKLER SYSTEM SHALL BE INSTALLED THROUGHOUT THE ENTIRE STRUCTURE UNDER A SEPARATE PERMIT.

2. CONTRACTOR SHALL FURNISH THE DESIGN AND CONSTRUCTION AND INSTALLATION OF AN APPROVED FIRE SPRINKLER SYSTEM. THE DESIGN SHALL BE PROVIDED BY AN APPROVED FIRE SPRINKLER CONTRACTOR THAT IS LICENSED TO WORK IN THE STATE. ALL LABOR, MATERIALS, VALVES, EQUIPMENT AND SERVICES NECESSARY TO COMPLETE THE PROJECT SHALL BE INCLUDED. LAYOUT DRAWINGS, DESIGN AND EQUIPMENT LISTS MUST BE REVIEWED AND APPROVED BY THE FIRE MARSHALL AND THE BUILDING DEPARTMENT PRIOR TO INSTALLATION. DRAWINGS SHALL SHOW THE BUILDING TO BE COMPLETELY SPRINKLERED THROUGH OUT, ALL CONCEALED AREAS INCLUDING ATTIC AND GARAGES, A FOUR HEAD CALCULATION WILL ALSO BE REQUIRED TO ENGINEER THE SYSTEM.

SHEET INDEX

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- A1 EXISTING SITE/ DEMOLITION PLAN
- A2 PROPOSED SITE/ ROOF PLAN
- A3 EXISTING FLOOR PLAN
- A4 PROPOSED FLOOR PLAN
- A5 BUILDING CROSS SECTION
- A6 EXISTING & PROPOSED FRONT ELEVATIONS
- A7 EXISTING & PROPOSED LEFT SIDE ELEVATIONS
- A8 EXISTING & PROPOSED REAR ELEVATIONS
- A9 EXISTING & PROPOSED RIGHT SIDE ELEVATIONS
- AC1 EXISTING FLOOR AREA CALCULATION
- AC2 PROPOSED FLOOR AREA CALCULATION

BOUNDARY SURVEY

- 1 OF 2 ELEVATION SURVEY OF EXISTING BUILDING
- 2 OF 2 TOPOGRAPHIC SURVEY
- 1 OF 1 ELEVATION SURVEY OF NEW BUILDING CORNERS

PROJECT DIRECTORY

PROPERTY OWNER:

MIR & MRS. KELSON & MAGGIE CHU
866 VIEWRIDGE DRIVE
SAN MATEO, CA 94403
TEL : 650-619-8668

BUILDING DESIGN:

CHU DESIGN ASSOCIATES INC.
55 W. 43RD AVE.
SAN MATEO, CA 94403
TEL: (650) 345-9286, EXT. 101
E-MAIL: jane@chudesign.com

TITLE 24:

RICK'S ENERGY SOLUTIONS.
BABETTE "BARBIE" BEAUDETTE
TEL: (707) 518-5380
CELL: (707) 529-1006
E-MAIL: Rick@rc-networks.com

STRUCTURAL:

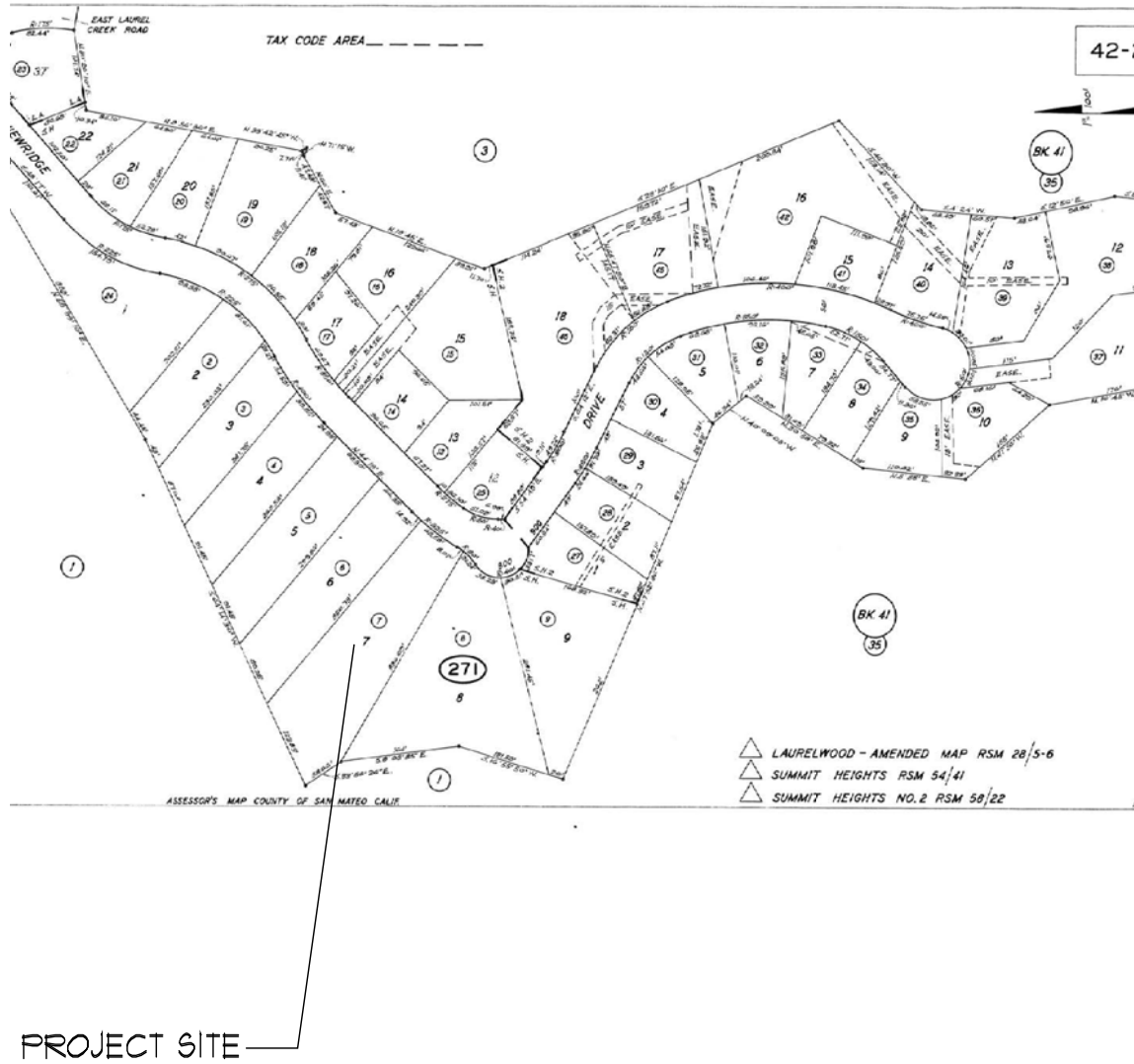
CHU DESIGN ASSOCIATES INC.
55 W. 43RD AVE.
SAN MATEO, CA 94403
TEL: (650) 345-9286, EXT. 101
E-MAIL: jane@chudesign.com

SPECIAL INSPECTION:

CAPEX ENGINEERING INC.
P.O. BOX 14138
FREMONT, CA 94539
TEL: (510) 668-1815
FAX: (510) 490-8630

FIRE SPRINKLER:

PENINSULA FIRE PROTECTION
MR. BILL MAO
SAN MATEO, CA 94403
CELL : (650) 713-0108
TEL: (650) 358-0161

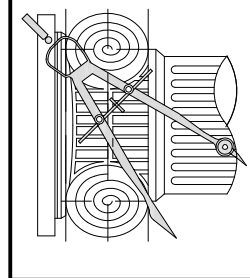


SCOPE OF WORK :

1. DEMOLISH 100 % OF FLAT ROOF.
2. DEMOLISH 100 % OF EXISTING EXTERIOR WALL. (BASED ON SHEET A10)
3. DEMOLISH 100 % OF EXISTING INTERIOR WALL .
4. REPLACE WITH NEW PITCHED "S" SHAPE TILE ROOF .
5. DUE TO THE SITE DOWN-SLOPE AT THE REAR LEFT CORNER UNDER THE EXISTING DECK, THE OWNER BUILDER IMPORT 80 CUBIC YARD OF SOIL DUMP IN THIS AREA WITH 90 % COMPACTED.

REVISIONS	BY

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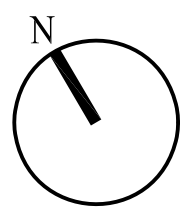
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NEW RESIDENCE
Owner : Mr. & Mrs. Kelson & Maggie J. Chu
866 Viewridge Drive San Mateo, CA 94403
Tel. : 650-619-8668

DATE:	JULY 3, 2019
SCALE:	AS NOTED
DRAWN:	JC
FOR:	K. Chu
SHEET NO.	

A.0
OF SHEETS



EXISTING SITE & DEMOLITION PLAN
SCALE: 1/8" = 1'-0"

REVISIONS	BY

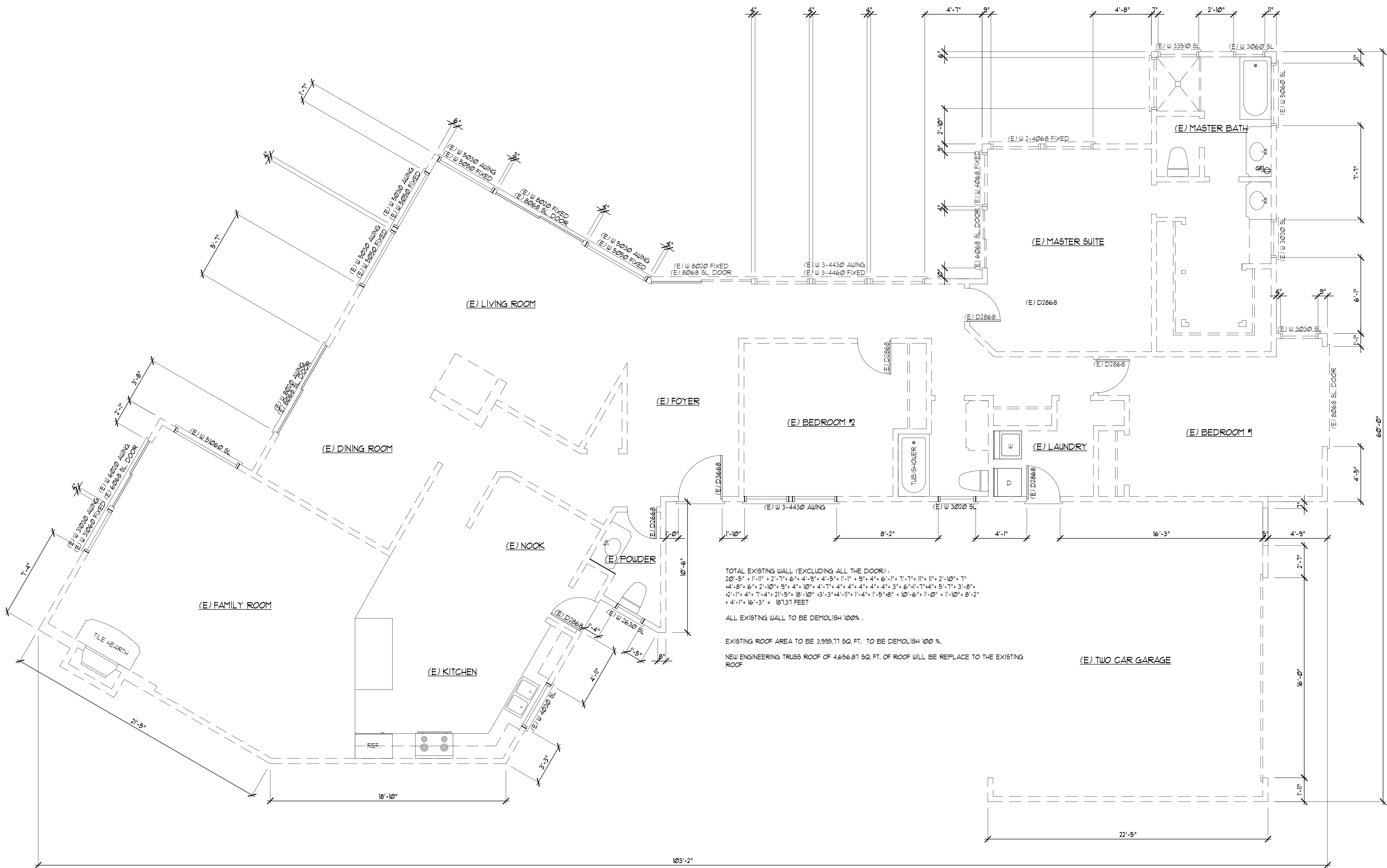
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CHECKED:	K. Chu
SHEET NO.	A.1

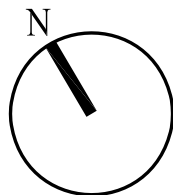


TOTAL EXISTING WALL (EXCLUDING ALL THE DOOR) :
20'-5" + 1'-11" + 2'-7" + 6" + 4'-9" + 4'-5" + 1'-1" + 9" + 4" + 6'-1" + 7'-7" + 11" + 11" + 2'-10" + 7"
+ 4'-8" + 6" + 2'-10" + 9" + 4" + 10" + 4'-7" + 4" + 4" + 4" + 4" + 3" + 6'-11" + 7'-14" + 5'-7" + 3'-8"
+ 2'-1" + 4" + 7'-4" + 2'-5" + 18'-10" + 3'-3" + 4'-11" + 1'-4" + 1'-5" + 8" + 10'-6" + 1'-0" + 1'-10" + 8'-2"
+ 4'-1" + 16'-3" = 181.31 FEET

ALL EXISTING WALL TO BE DEMOLISH 100% .

EXISTING ROOF AREA TO BE 3,995.11 SQ. FT. TO BE DEMOLISH 100 %.

NEW ENGINEERING TRUSS ROOF OF 4,656.87 SQ. FT. OF ROOF WILL BE REPLACE TO THE EXISTING ROOF

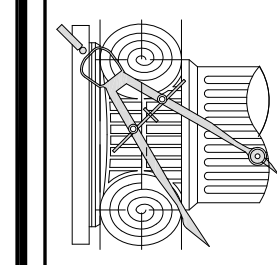


DEMOLITION PLAN (ALL EXISTING WALL TO BE REMOVE 100 %)

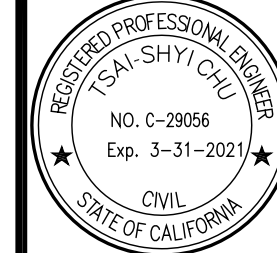
SCALE: 1/4"=1'-0"

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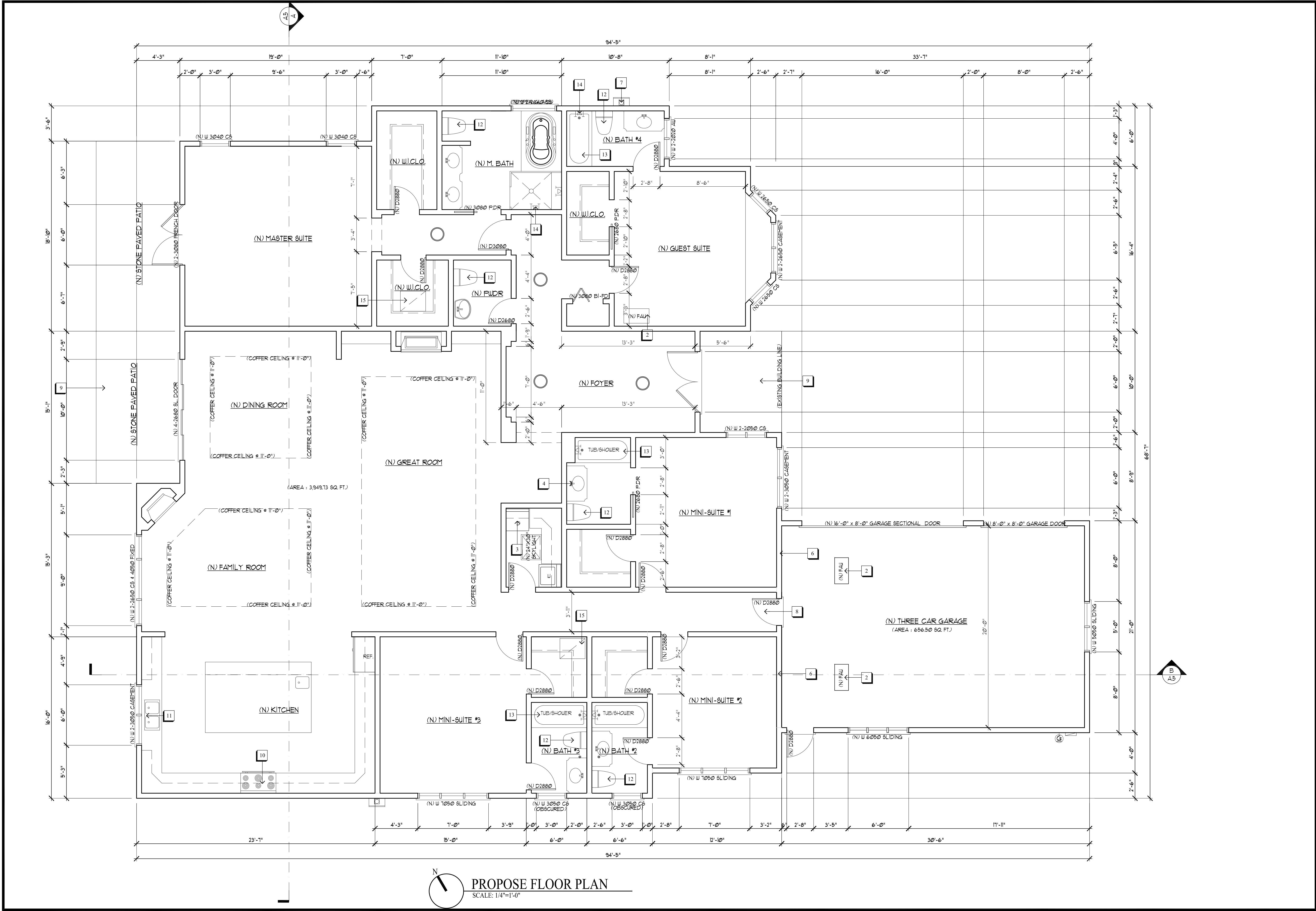
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CHECKED:	K. Chu
SHEET NO.	

A.3



REVISIONS

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Tel. : 650-619-8968

DATE: JULY 3, 2019

SCALE: AS NOTED

DRAWN: JC

FOR: K. Chu

SHEET NO.

A.4

OF SHEETS

THE DRAWING ON THIS SHEET, SPECIFICATION IDEAS, DESIGNS, AND ARRANGEMENTS REPRESENTED HEREIN ARE AND SHALL REMAIN THE PROPERTY OF CHU DESIGN ASSOCIATES INC., AND NO PART THEREOF SHALL BE COPIED, REPRODUCED, OR USED IN CONNECTION WITH ANY PROJECT OTHER THAN THE SPECIFIED PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF CHU DESIGN AND ASSOCIATES INC. VISUAL CONTACT WITH THESE PLANS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

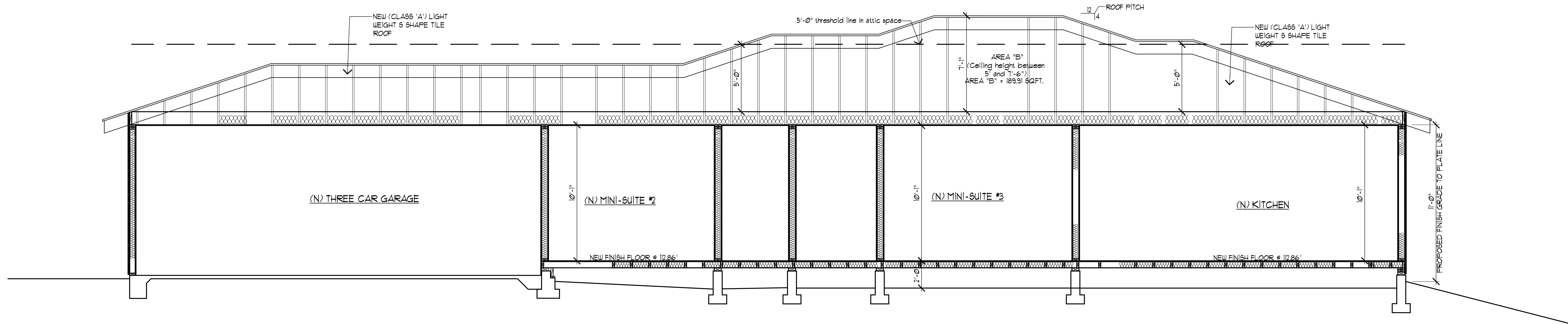
REGISTERED PROFESSIONAL ARCHITECT

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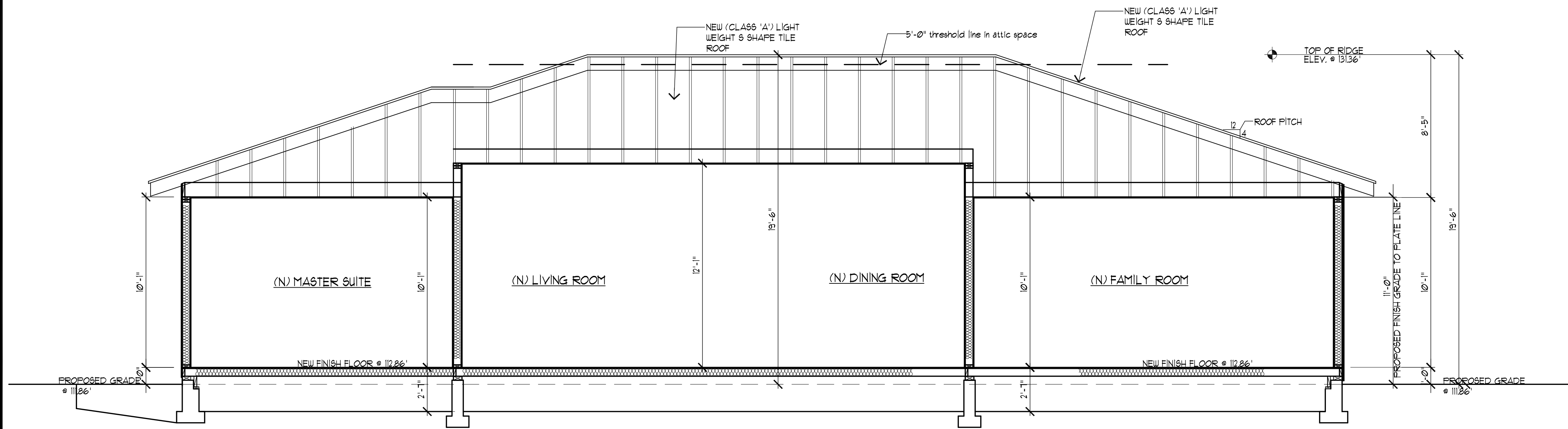
Exp. 3-31-2021

CIVIL

STATE OF CALIFORNIA



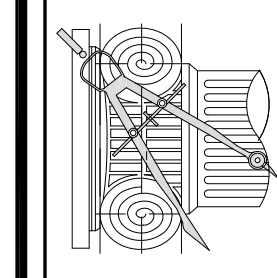
BUILDING CROSS SECTION 'B'
SCALE: 1/4"=1'-0"



BUILDING CROSS SECTION 'A'
SCALE: 1/4"=1'-0"

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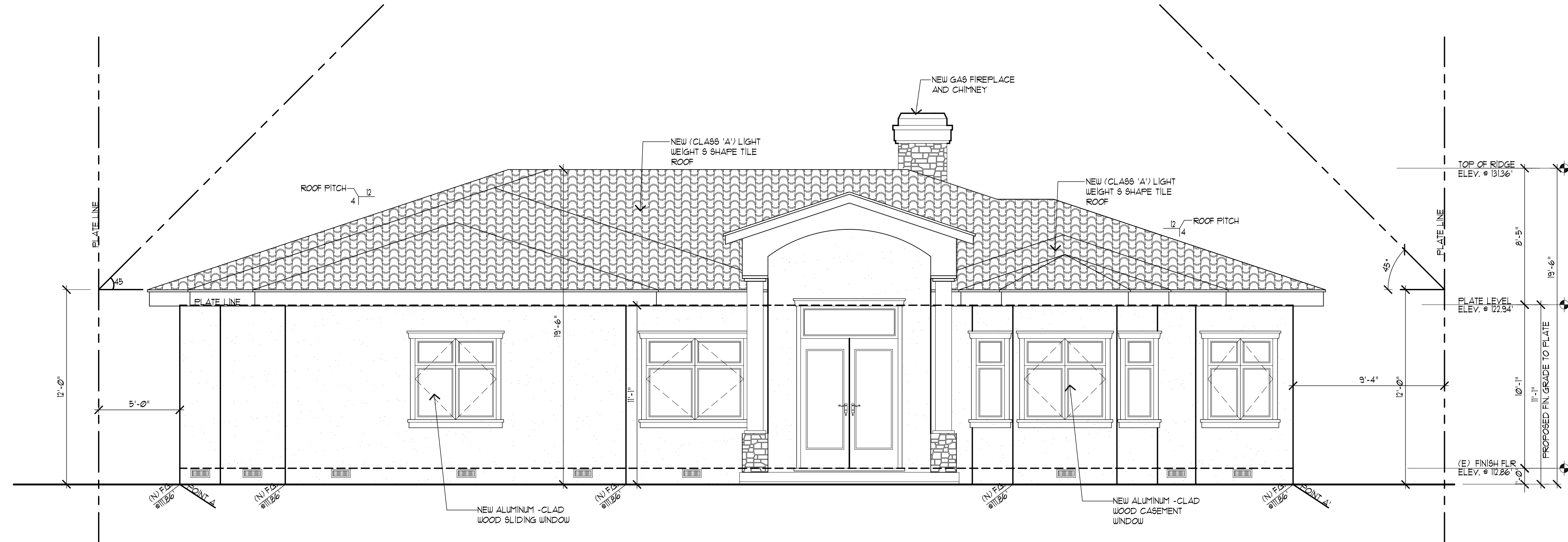
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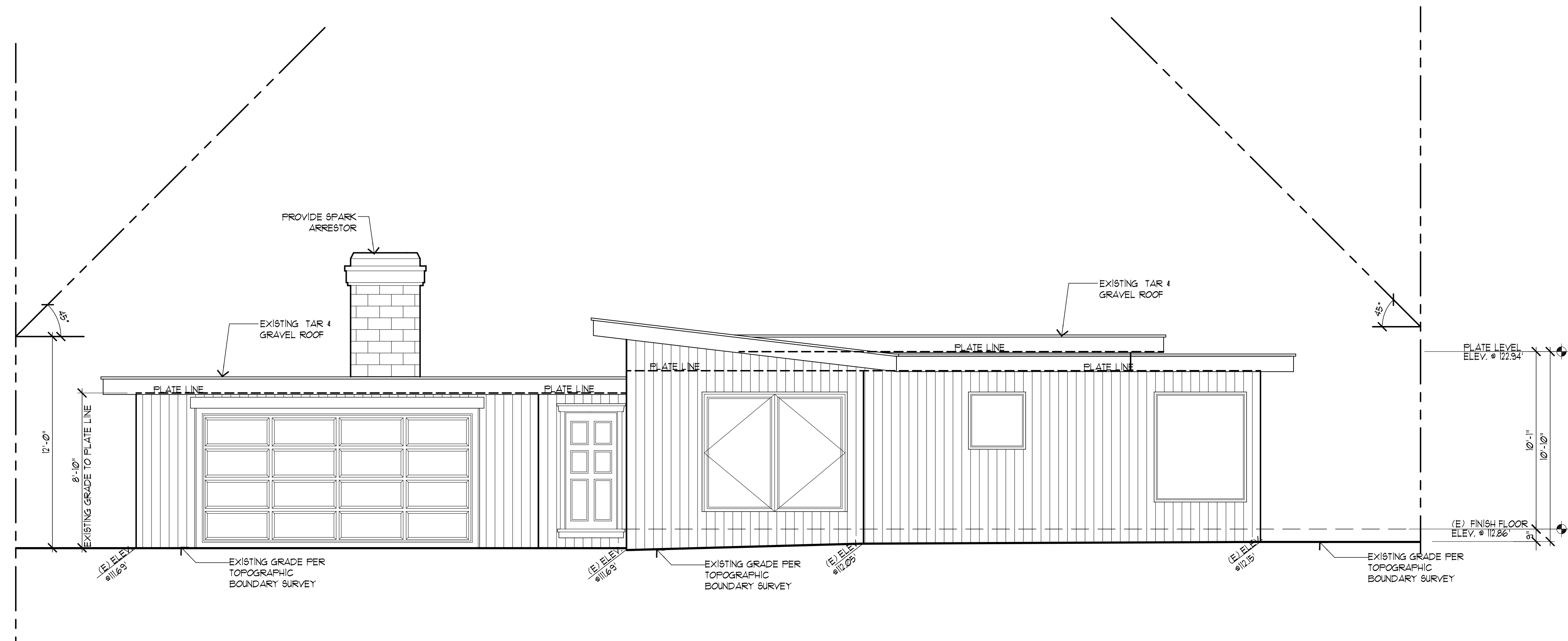
DATE: JULY 3, 2019
SCALE: AS NOTED
DRAWN: JC
JOB: K. Chu
SHEET NO:

A.5



PROPOSED FRONT ELEVATION

SCALE: 1/4"=1'-0"

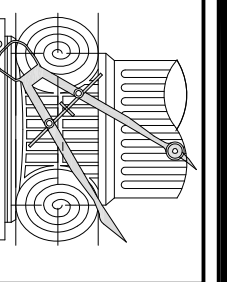


EXISTING FRONT ELEVATION

SCALE: 1/4"=1'-0"

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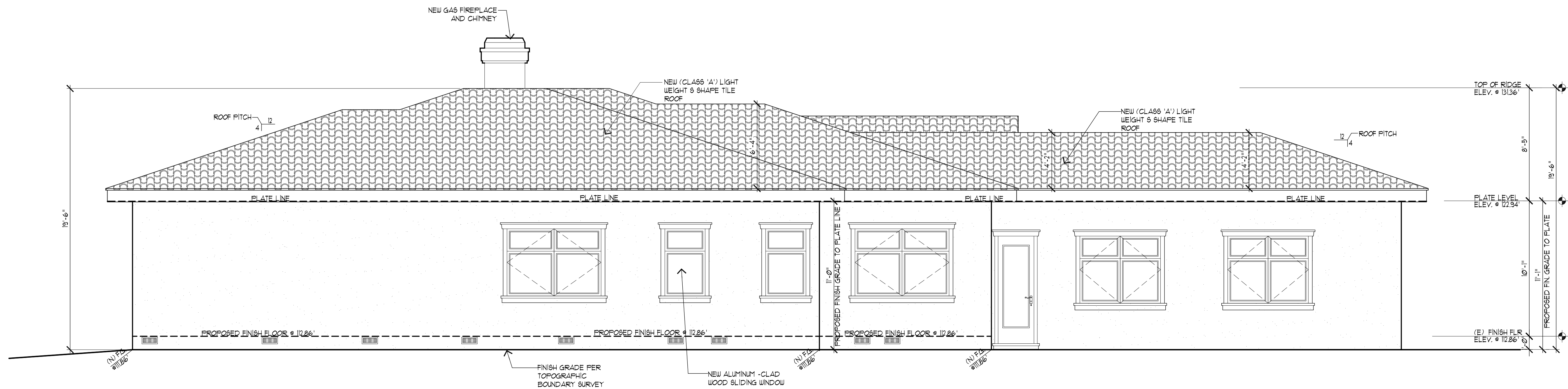


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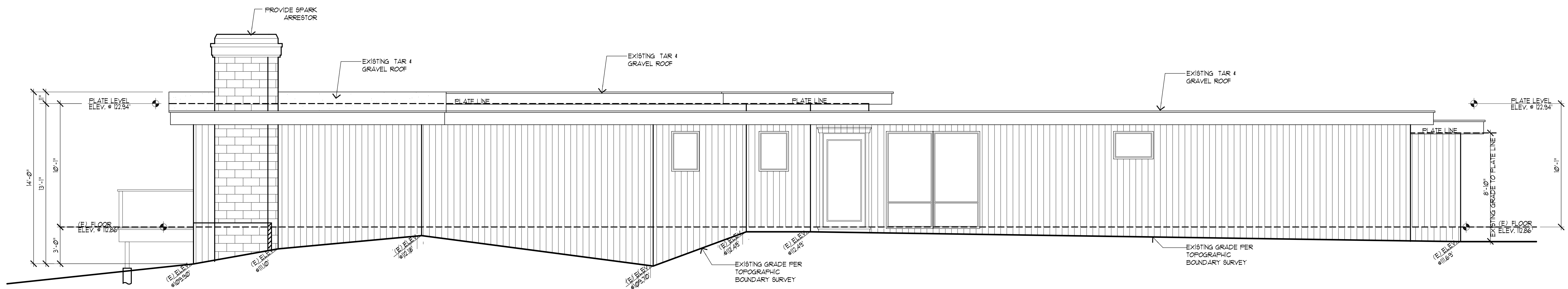
DATE: JULY 3, 2019
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DRAWN: JC
CHK: K. Chu
SHEET NO.

A.6

OF SHEETS



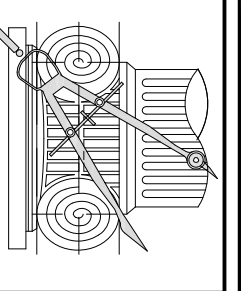
PROPOSED LEFT SIDE ELEVATION
SCALE: 1/4"=1'-0"



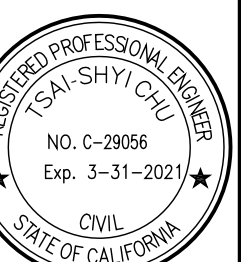
EXISTING LEFT SIDE ELEVATION
SCALE: 1/4"=1'-0"

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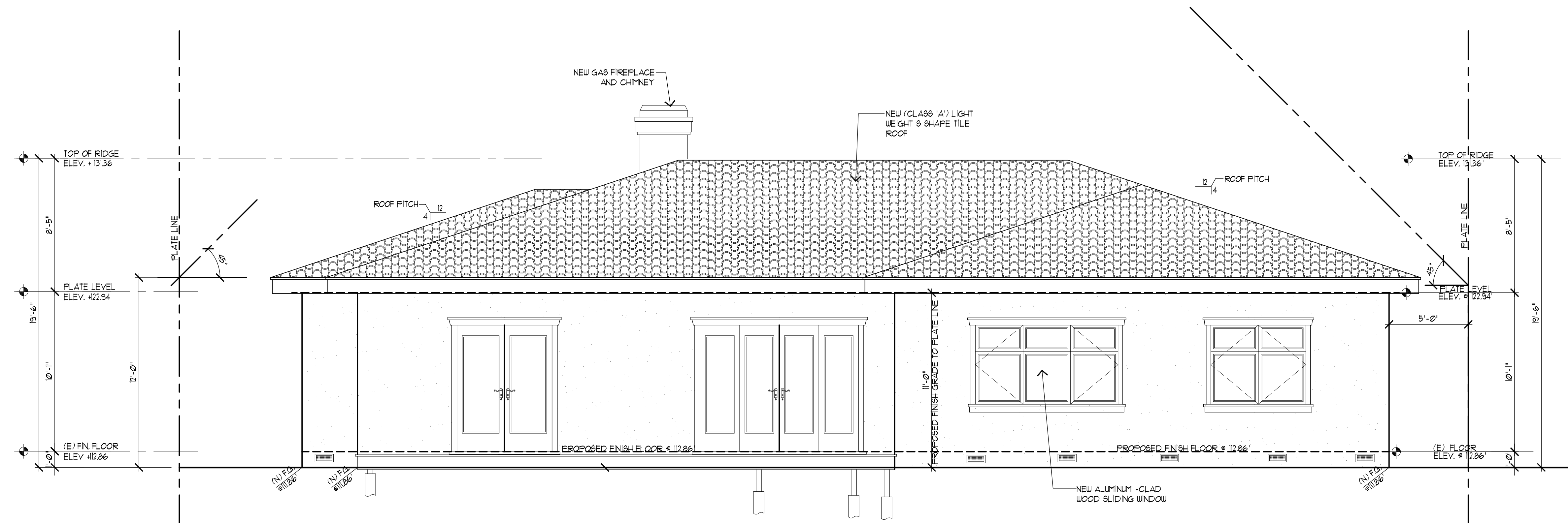
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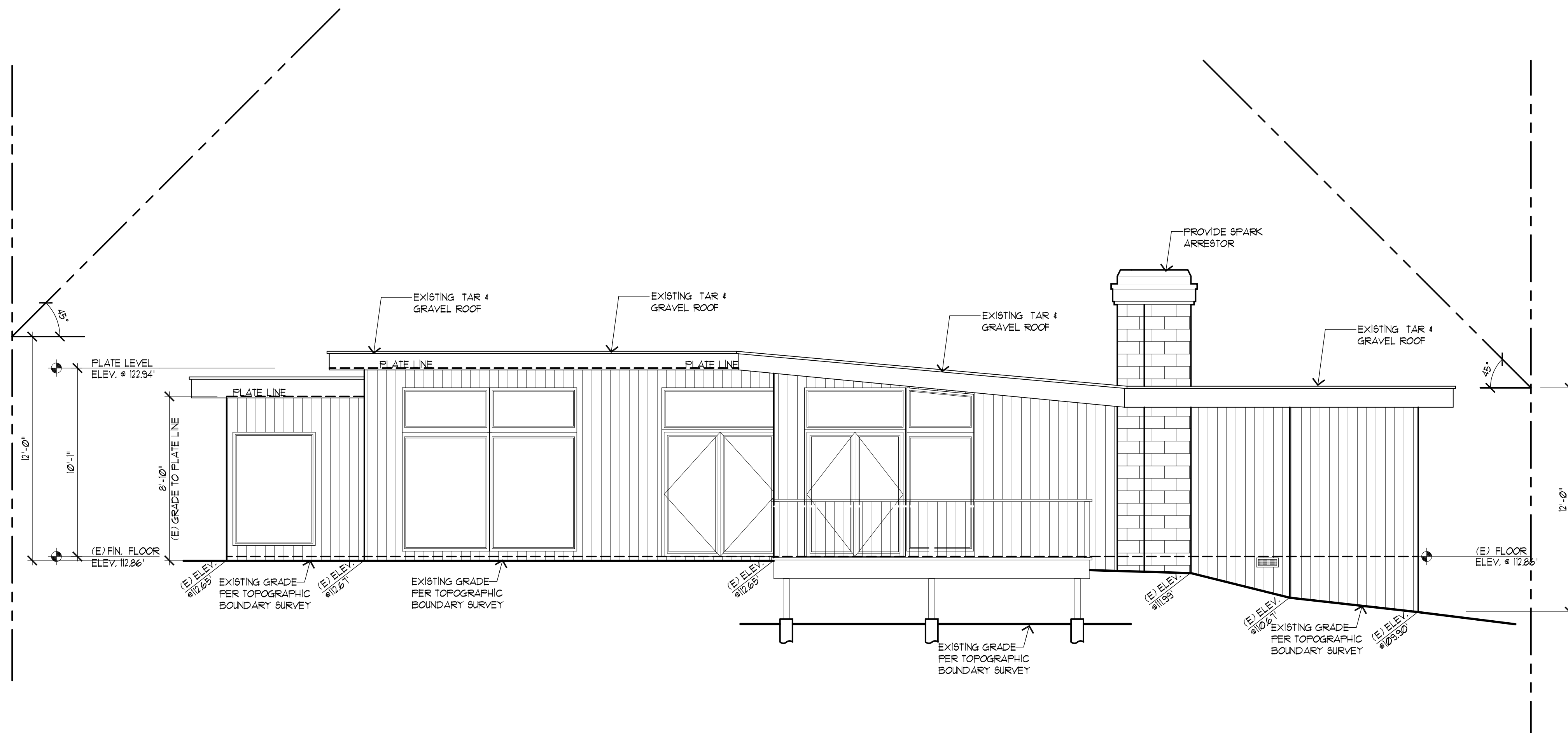
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A.7



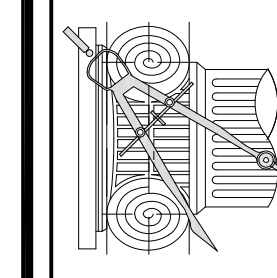
PROPOSED REAR ELEVATION
SCALE: 1/4"=1'-0"



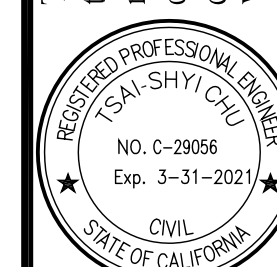
EXISTING REAR ELEVATION
SCALE: 1/4"=1'-0"

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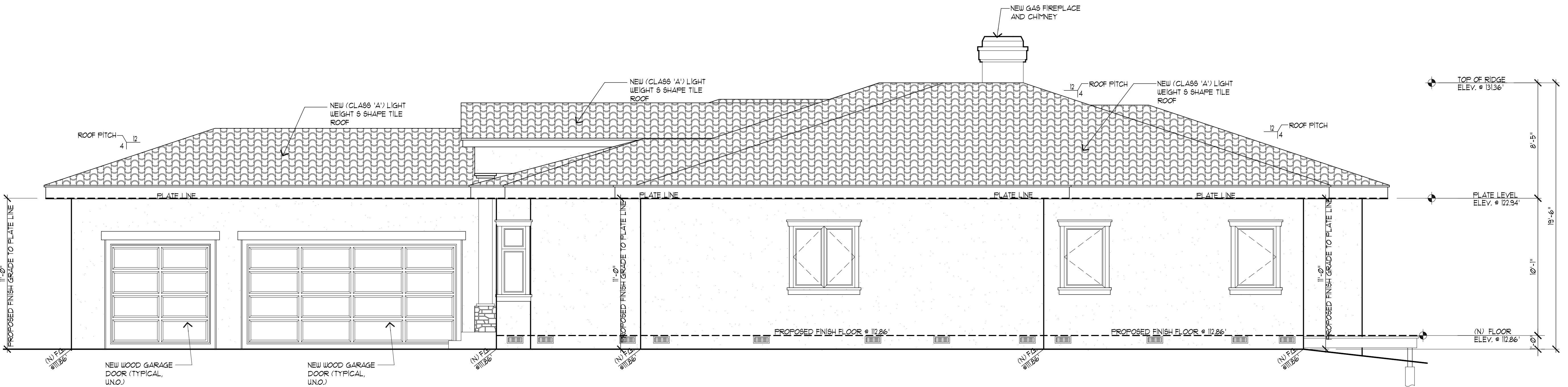
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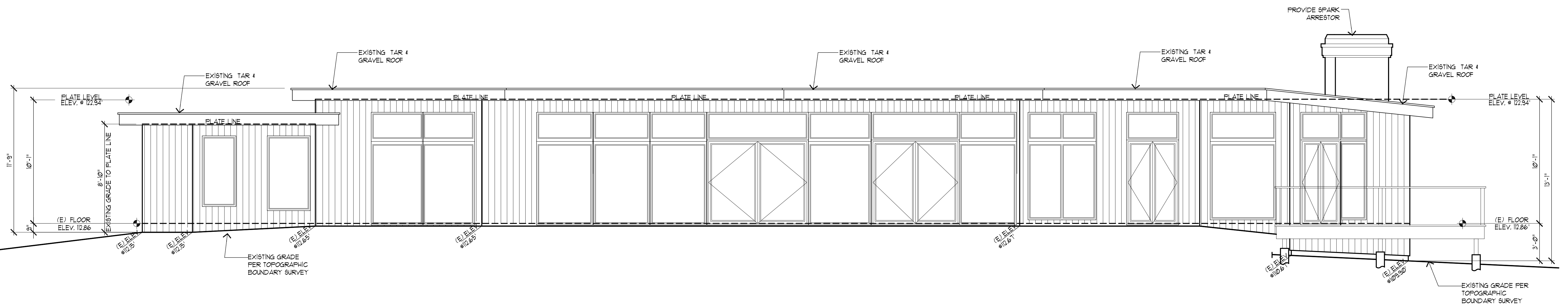
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A.8



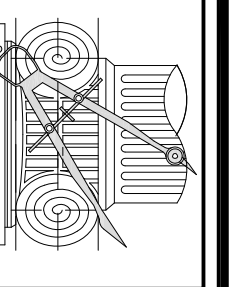
PROPOSED RIGHT SIDE ELEVATION
SCALE: 1/4"=1'-0"



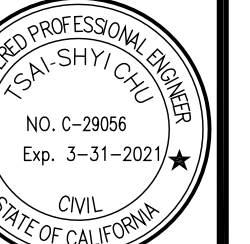
EXISTING RIGHT SIDE ELEVATION
SCALE: 1/4"=1'-0"

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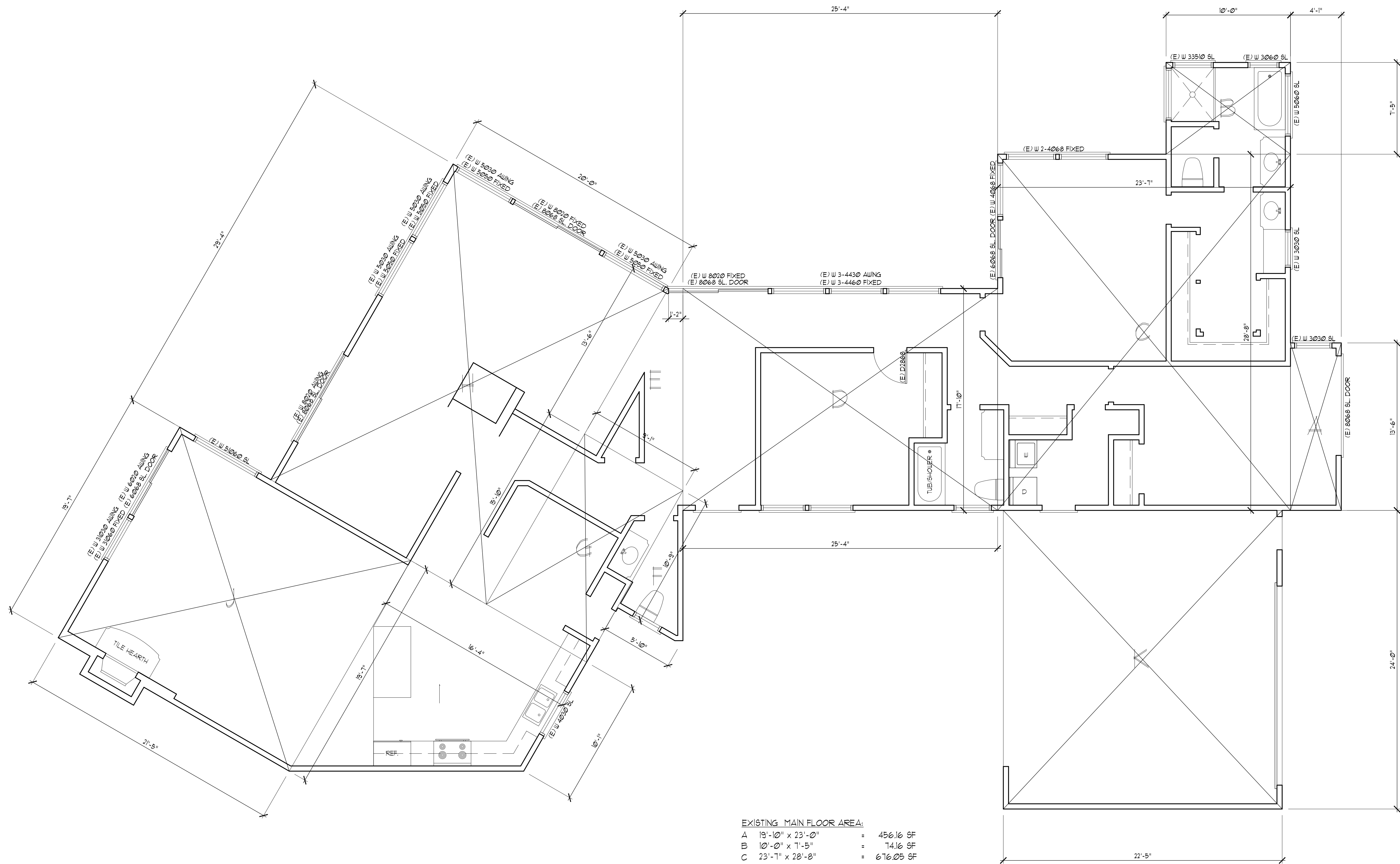
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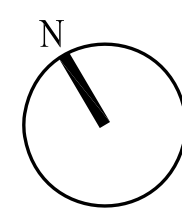
NEW RESIDENCE
Owner : Mr. & Mrs. Kelson & Maggie J. Chu
866 Viewridge Drive San Mateo, CA 94403
Tel. : 650-619-8968

DATE: JULY 3, 2019
SCALE: AS NOTED
DRAWN: JC
CHK: K. Chu
SHEET NO.

A.9



EXISTING MAIN FLOOR AREA:			
A	19'-10" x 23'-0"	=	456.16 SF
B	10'-0" x 7'-5"	=	74.16 SF
C	23'-7" x 28'-8"	=	676.05 SF
D	25'-4" x 17'-10"	=	451.77 SF
E	1/2 (1'-2" x 9'-1") x 13'-6"	=	69.18 SF
F	1/2 (5'-10" x 10'-9")	=	31.35 SF
G	9'-1" x 15'-10"	=	143.82 SF
H	20'-0" x 29'-4"	=	586.60 SF
I	1/2 (10'-1" x 19'-7") x 16'-4"	=	242.27 SF
J	21'-5" x 19'-7"	=	419.41 SF
CONDITIONED FLOOR AREA : 3,150.71 SF			
K	22'-5" x 24'-0"	=	538.00 SF
TOTAL FLOOR AREA : 3,688.71 SF			

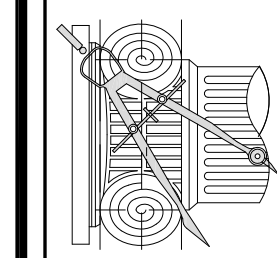


EXISTING FLOOR AREA CALCULATION

SCALE: 1/4" = 1'-0"

REVISIONS	BY

CHU DESIGN ASSOCIATES INC.
55 W. 43rd AVENUE
SAN MATEO, CALIFORNIA 94403
TEL : (650) 345-9286
FAX : (650) 345-9287



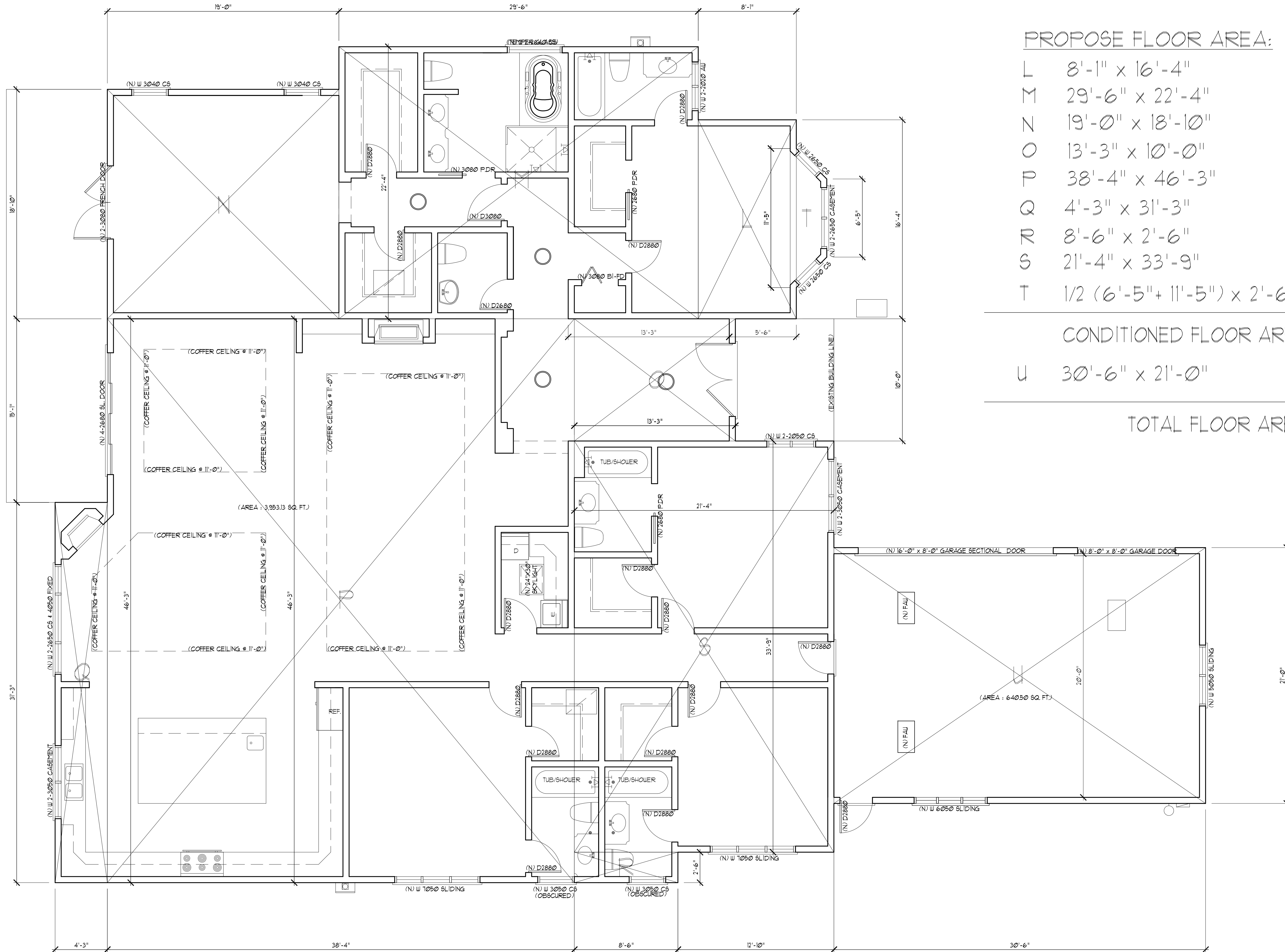
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AC.1



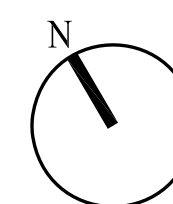
PROPOSE FLOOR AREA:

L	8'-1" x 16'-4"	=	132.02 SF
M	29'-6" x 22'-4"	=	658.83 SF
N	19'-0" x 18'-10"	=	357.83 SF
O	13'-3" x 10'-0"	=	132.55 SF
P	38'-4" x 46'-3"	=	1,772.91 SF
Q	4'-3" x 31'-3"	=	132.81 SF
R	8'-6" x 2'-6"	=	21.25 SF
S	21'-4" x 33'-9"	=	720.00 SF
T	1/2 (6'-5" + 11'-5") x 2'-6"	=	22.29 SF

CONDITIONED FLOOR AREA : 3,950.49 SF

U 30'-6" x 21'-0" = 640.50 SF

TOTAL FLOOR AREA : 4,590.99 SF

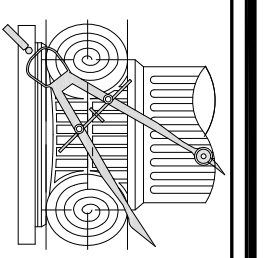


PROPOSE FLOOR AREA CALCULATION

SCALE: 1/4"=1'-0"

REVISIONS BY

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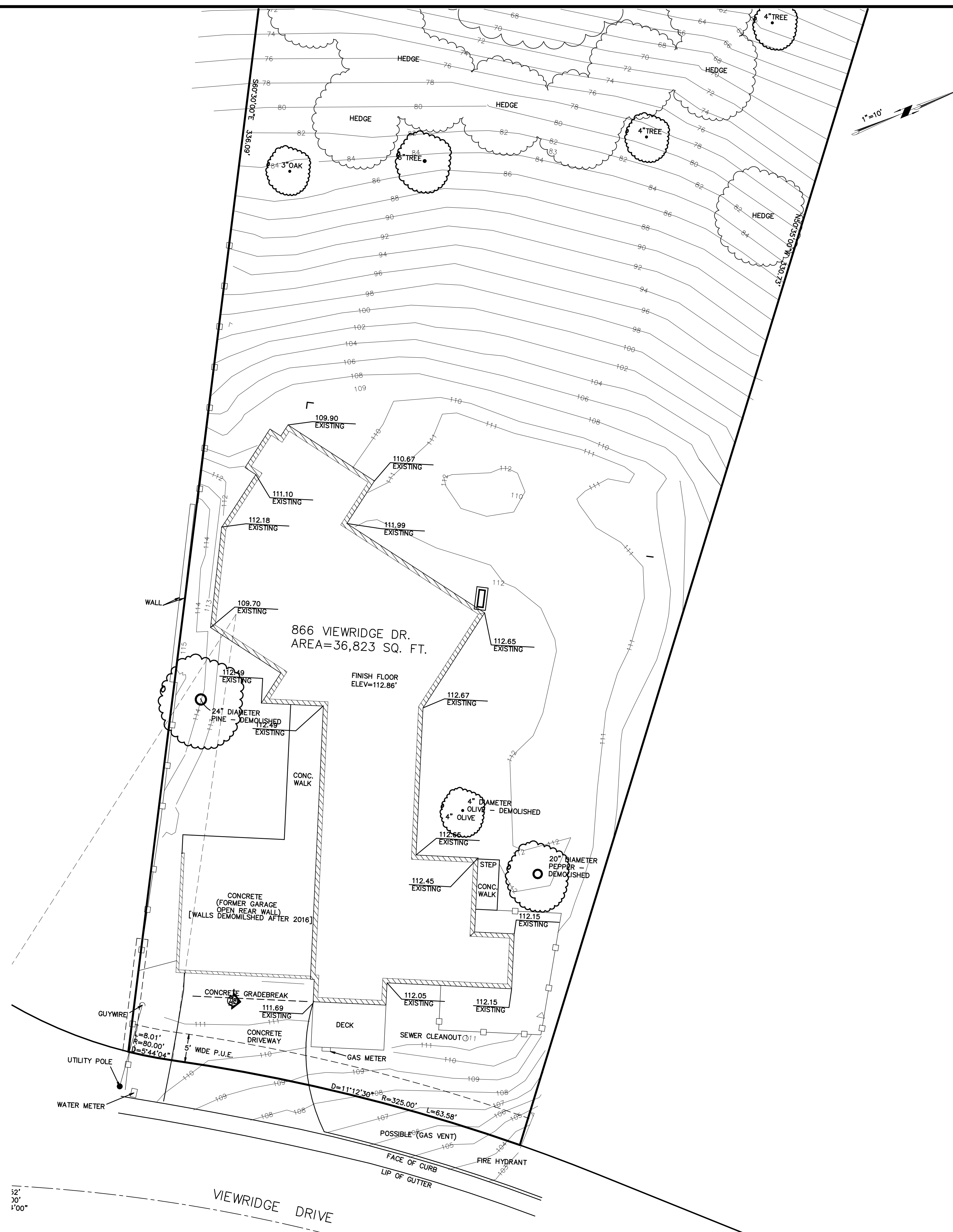


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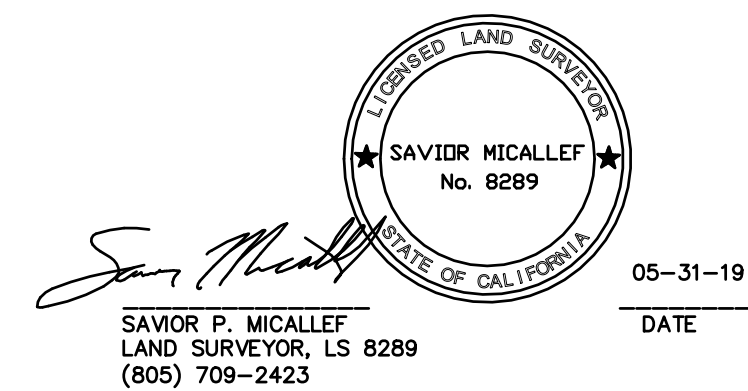
AC.2

OF SHEETS



BENCHMARK STATEMENT:
THE ELEVATIONS SHOWN ARE ON AN
ASSUMED DATUM.

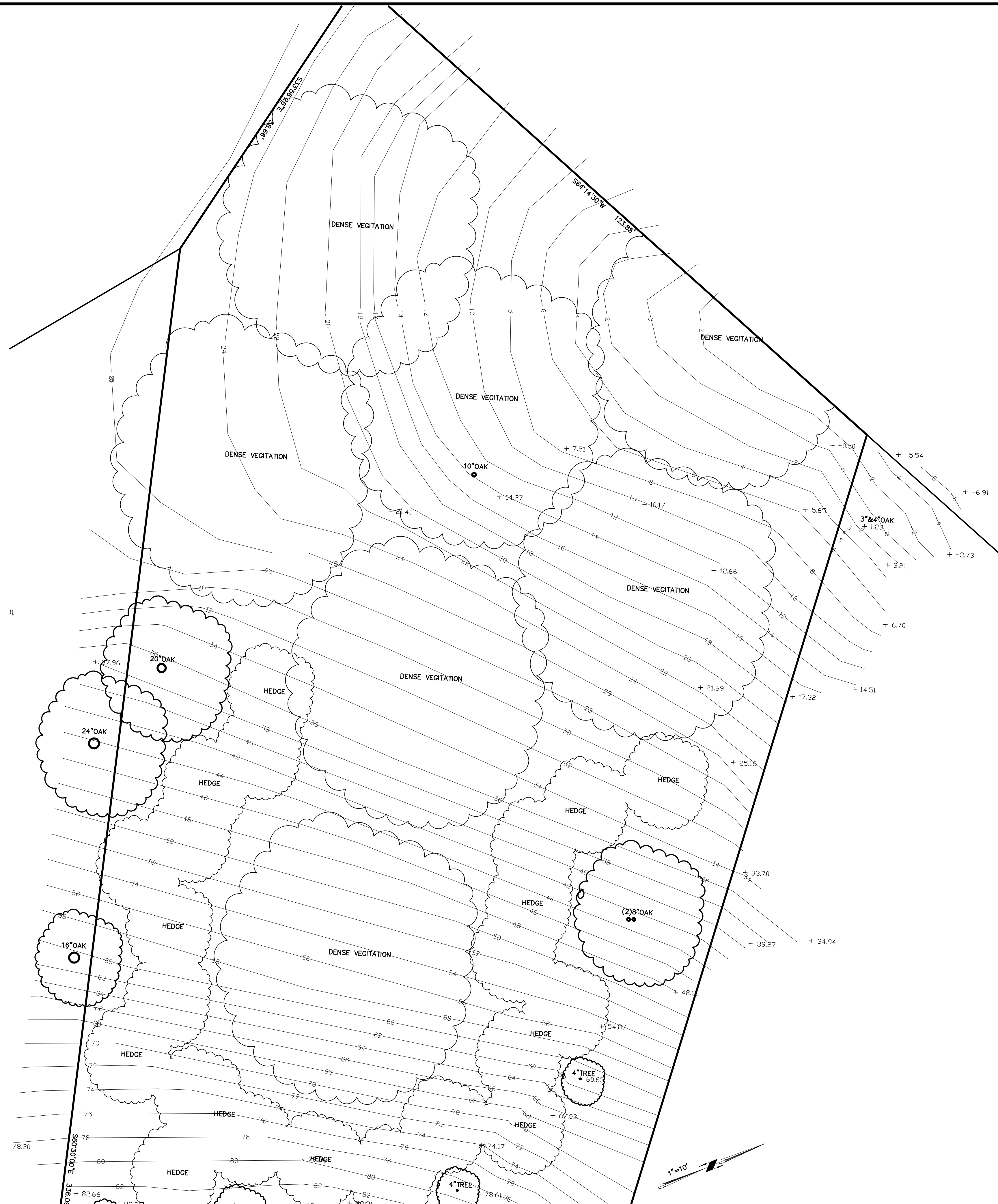
SURVEYOR'S STATEMENT:
THIS INITIAL TOPOGRAPHIC SURVEY WAS MADE BY ME OR UNDER MY DIRECTION ON THE GROUND AND REPRESENTS MEASUREMENTS MADE JANUARY 2015. THE UPDATED TOPOGRAPHIC SURVEY WAS MADE SEPTEMBER 2016 AND NOVEMBER 2018. THE BOUNDARY SHOWN IS A RECORD BOUNDARY ONLY. A TITLE REPORT WAS NOT PROVIDED TO THE SURVEYOR BY THE CLIENT.NO EASEMENTS ARE SHOWN. EASEMENTS MAY EXIST.



SAVIOUR P. MICALLEF LAND SURVEYING
421 WILDWOOD DRIVE
SOUTH SAN FRANCISCO, CA 94080
805/7709-2423

ELEVATION SURVEY OF EXISTING BUILDING CORNERS
866 VIEWRIDGE DRIVE, SAN MATEO, CA

Date	05-31-19	No.		Revisions
Scale	1"=10'			
Design				
Drawn	SPM			
Approved	SPM			
Job No				



SAVIOUR P. MICALLEF LAND SURVEYING
421 WILDWOOD DRIVE
SOUTH SAN FRANCISCO, CA 94080
805/709-2423

TOPOGRAPHIC SURVEY OF
866 VIEWRIDGE DRIVE, SAN MATEO, CA

Date	01-28-16	No.		Revisions
Scale	1"=10'			UPDATE CONTOURS REAR OF
Design				PROPERTY SEPT 2016
Drawn	SPM			
Approved	SPM			
Job No				

Drawing Number:

