

NEW
RESIDENCE
1020 TOYON DR.
BURLINGAME, CA.

REVISIONS	DESCRIPTION	DATE	BY
	1		
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	5		

1 LEFT FRONT ISOMETRIC

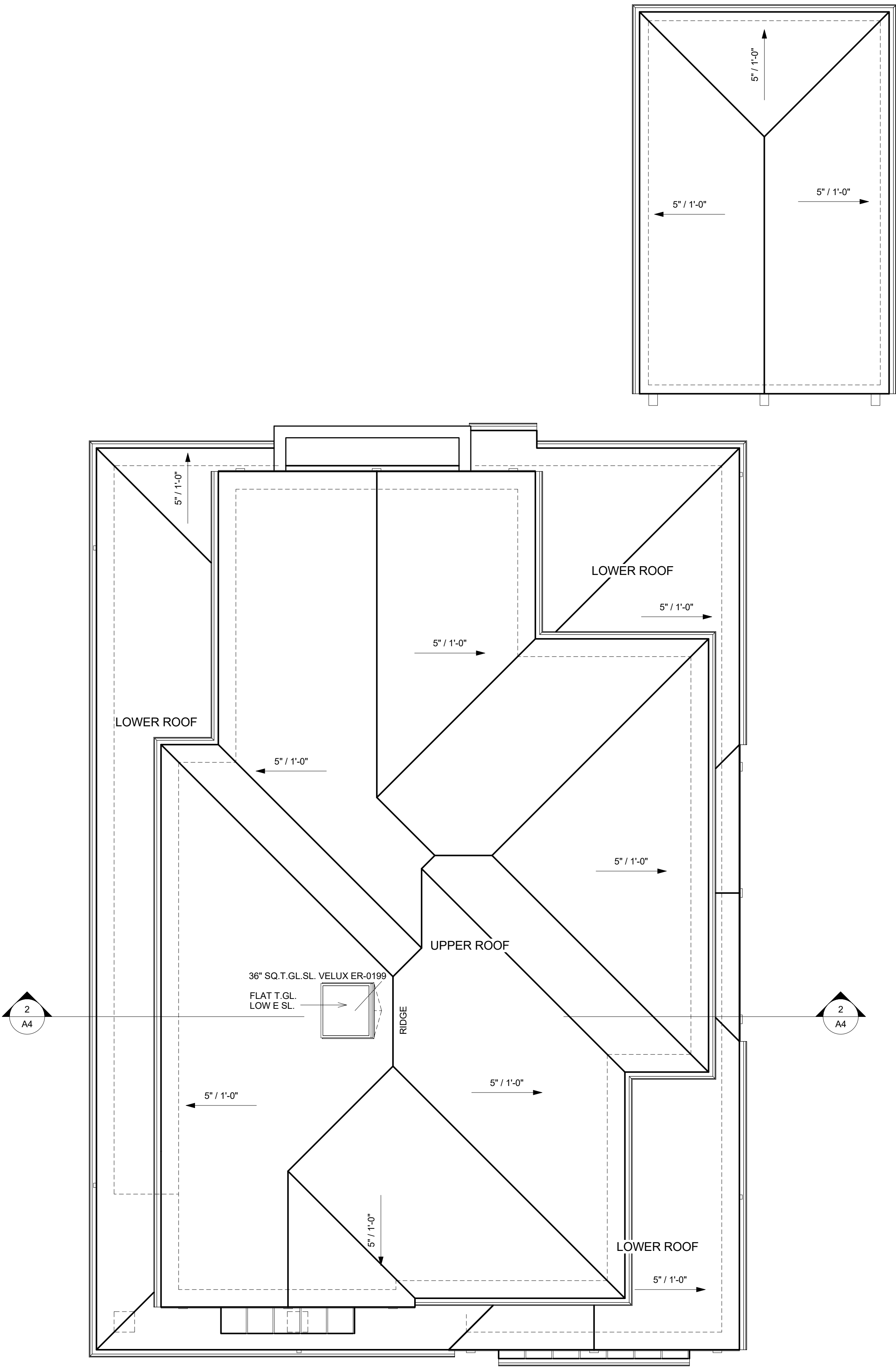
2 RIGHT REAR ISOMETRIC

3 FRONT ENTRY VIEW

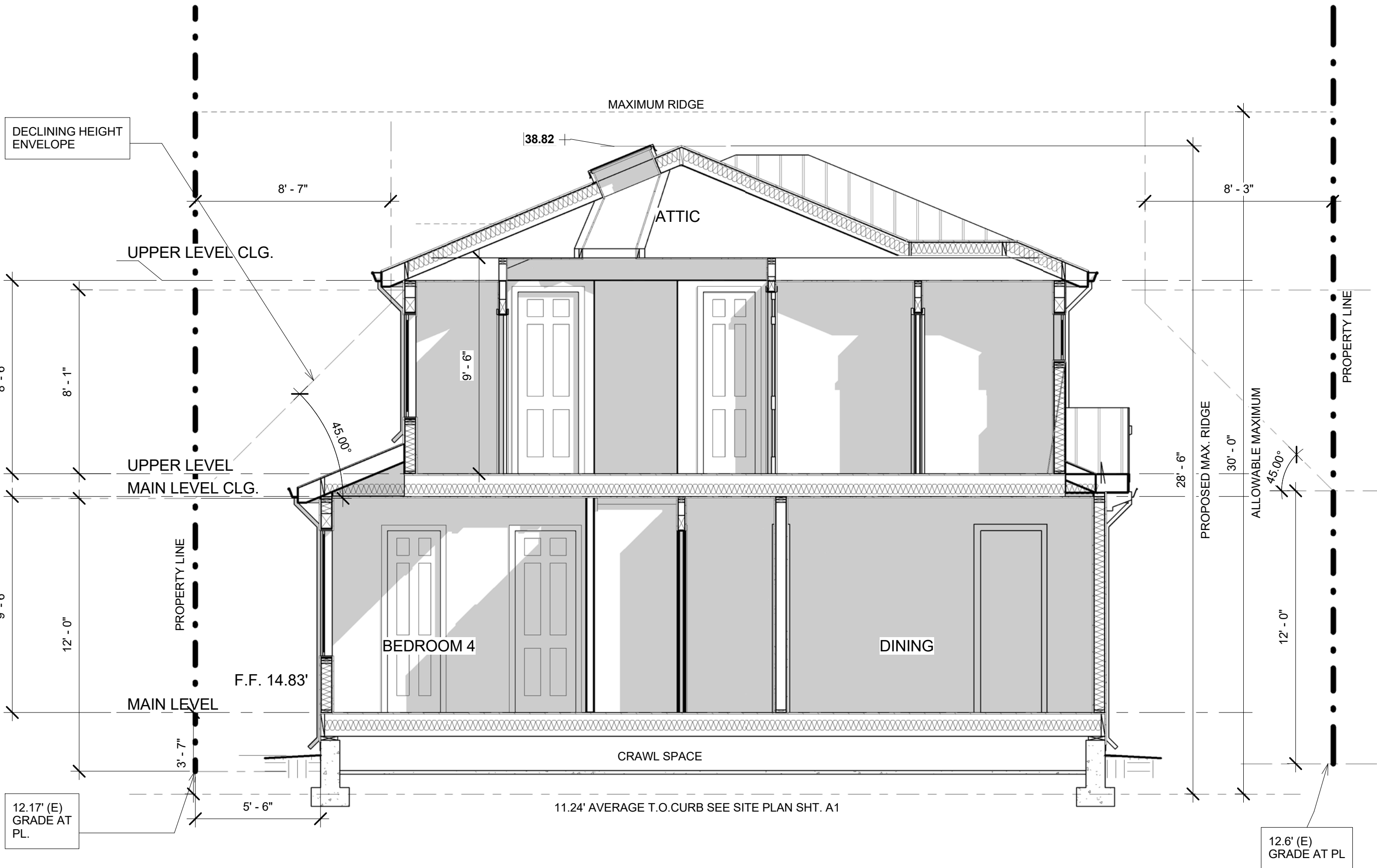
PRELIMINARY

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

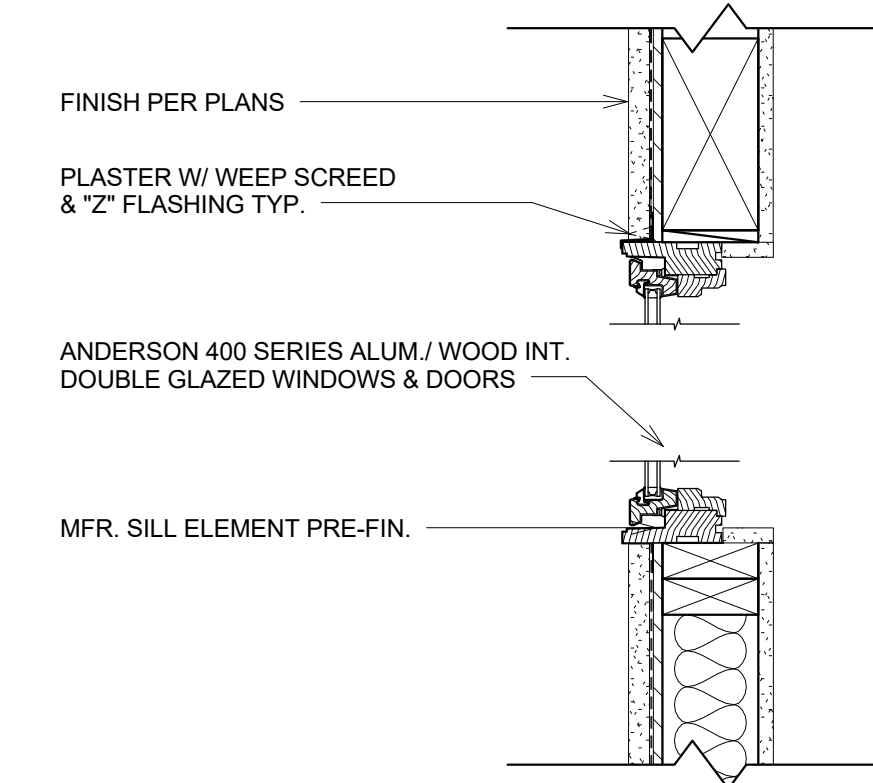


2 SECTION 1 - 1
SCALE: 1/4" = 1'-0"

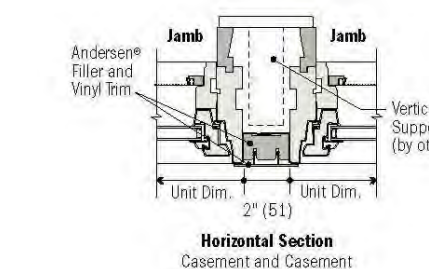
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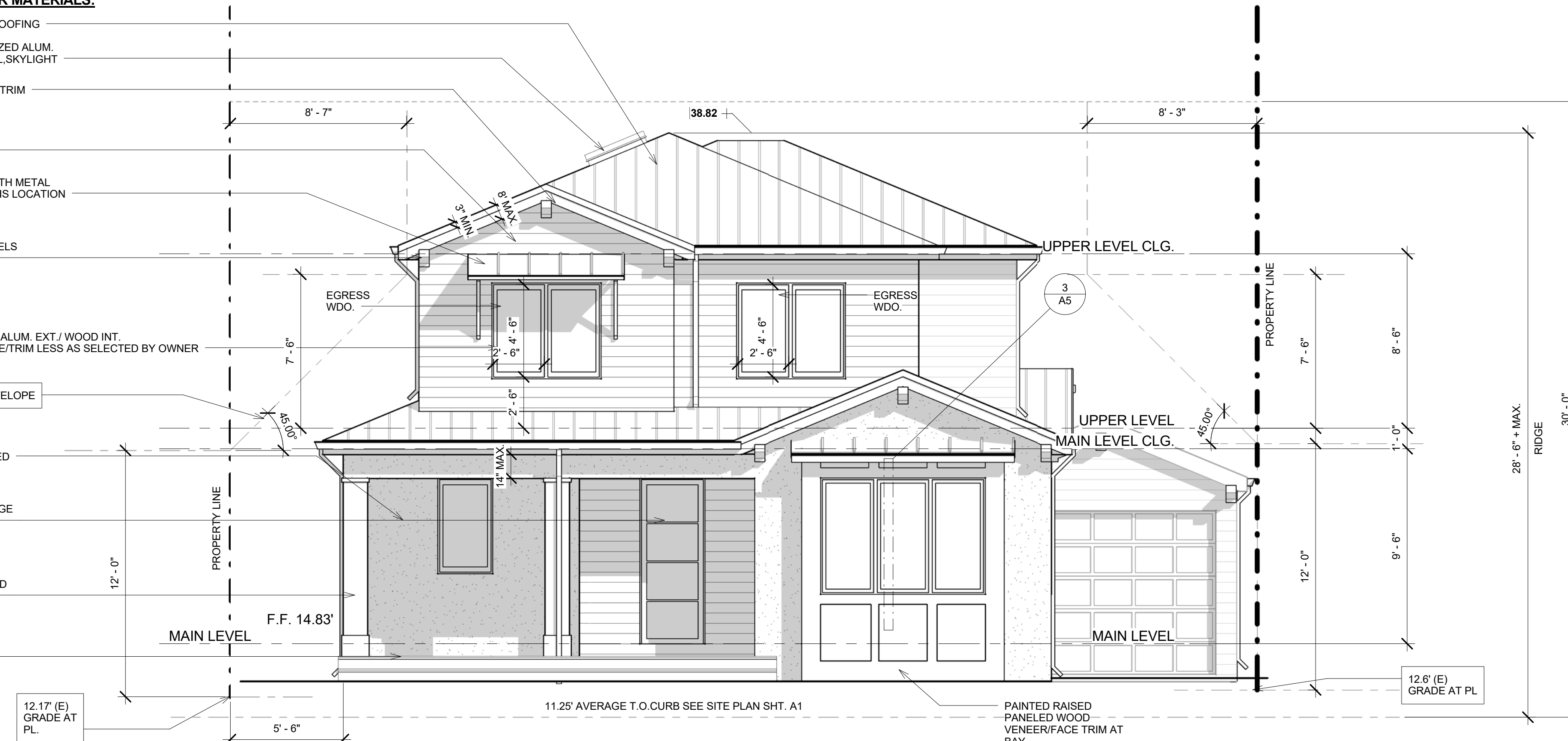
3 WDO. SCHEMATIC
SCALE: 1 1/2" = 1'-0"



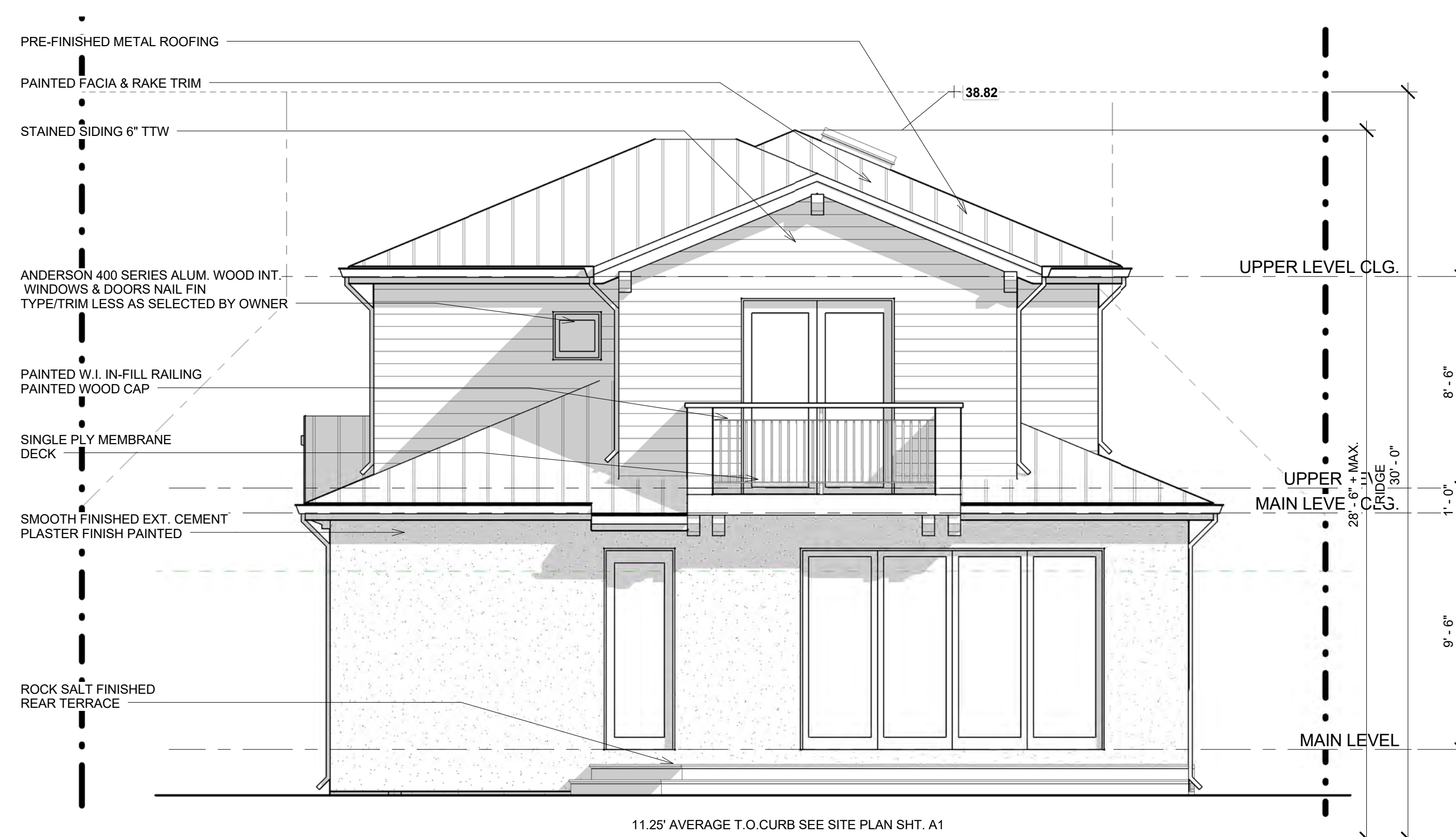
5 WINDOW MULLION DETAL
SCALE: 1 1/2" = 1'-0"

TYPICAL EXTERIOR MATERIALS:

- PRE-FINISHED METAL ROOFING
- CURB MOUNTED ANODIZED ALUM. FLAT GLASS LOW E T.GL. SKYLIGHT
- PAINTED FACIA & RAKE TRIM
- STAINED SIDING 6"
- METAL ROOF AWING WITH METAL SUPPORTS PAINTED THIS LOCATION
- 6"x8"x14" CEDAR CORBELS AT GABLES STAINED
- ANDERSON 400 SERIES ALUM. EXT./WOOD INT. WINDOWS NAIL FIN TYPE/TRIM LESS AS SELECTED BY OWNER
- DECLINING HEIGHT ENVELOPE
- EXT. CEMENT PLASTER FINISH PAINTED
- ALUM. GLAZED GLASS DOOR TO MATCH GARAGE DOOR
- 14" NOM. PAINTED WOOD COL/S/ SURROUNDS
- ROCK SALT FINISHED ENTRY PORCH



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



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

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RESIDENTIAL
DESIGN SOLUTIONS

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LIC. # 48803

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	1	PLANNING3 REVISIONS	10/1/18	CR
	2			
	3			
	4			
	5			

DATE
12/12/18

Drawing Number
A6

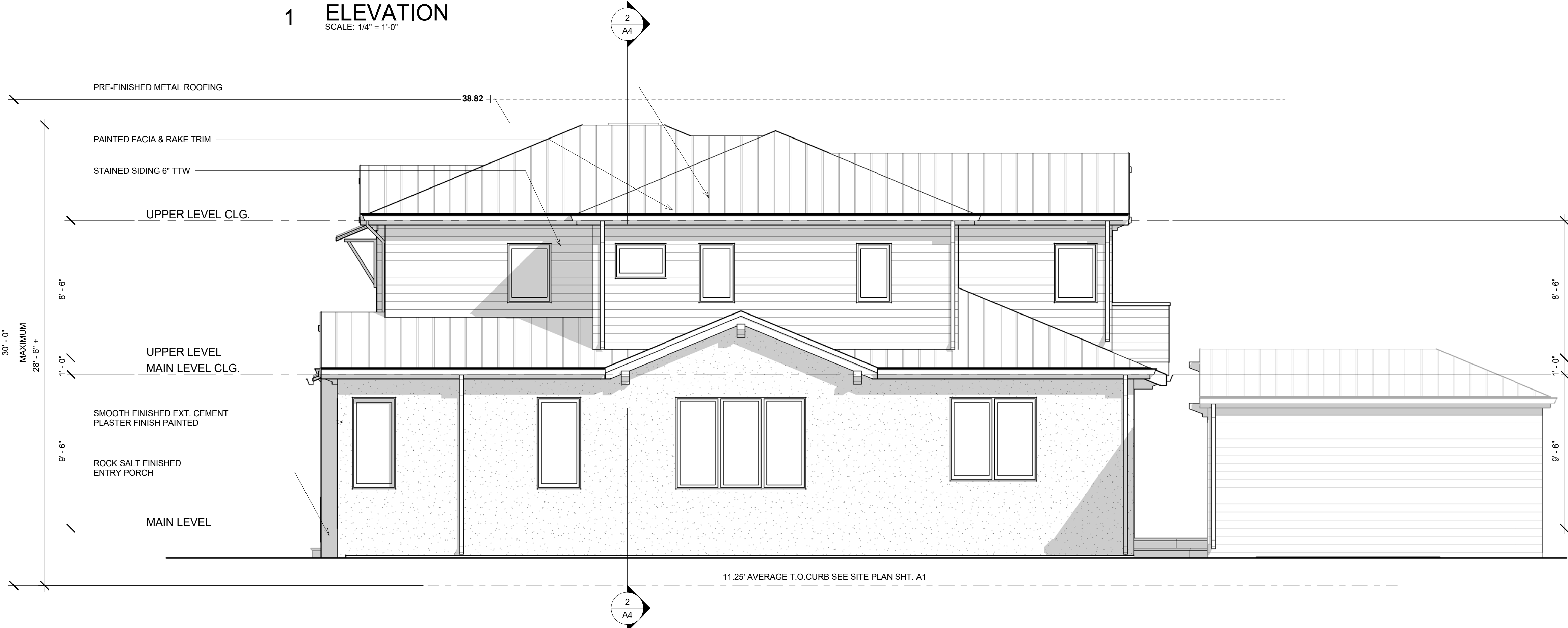
Scale
1/4" = 1'-0"

Project Number
GEN 02

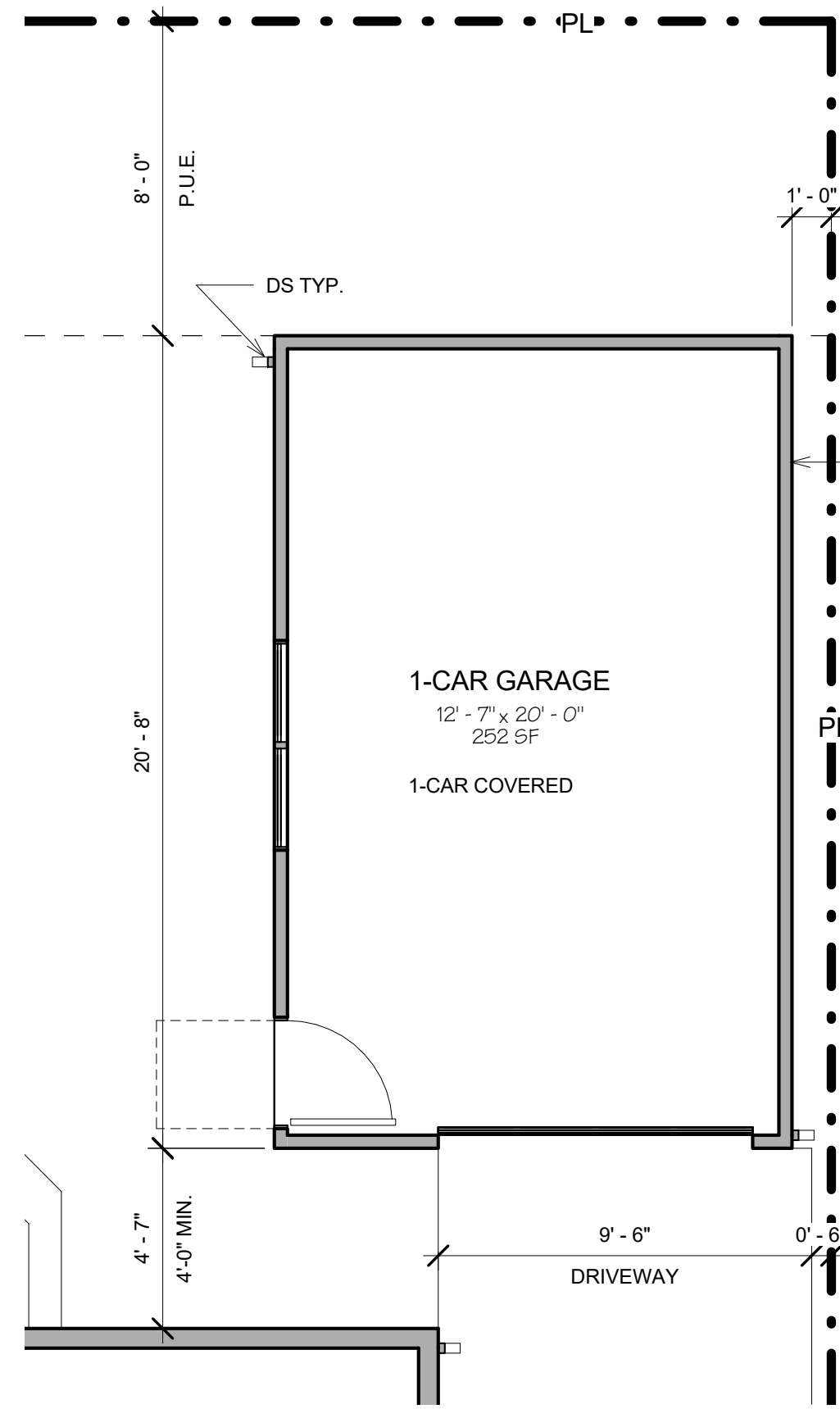
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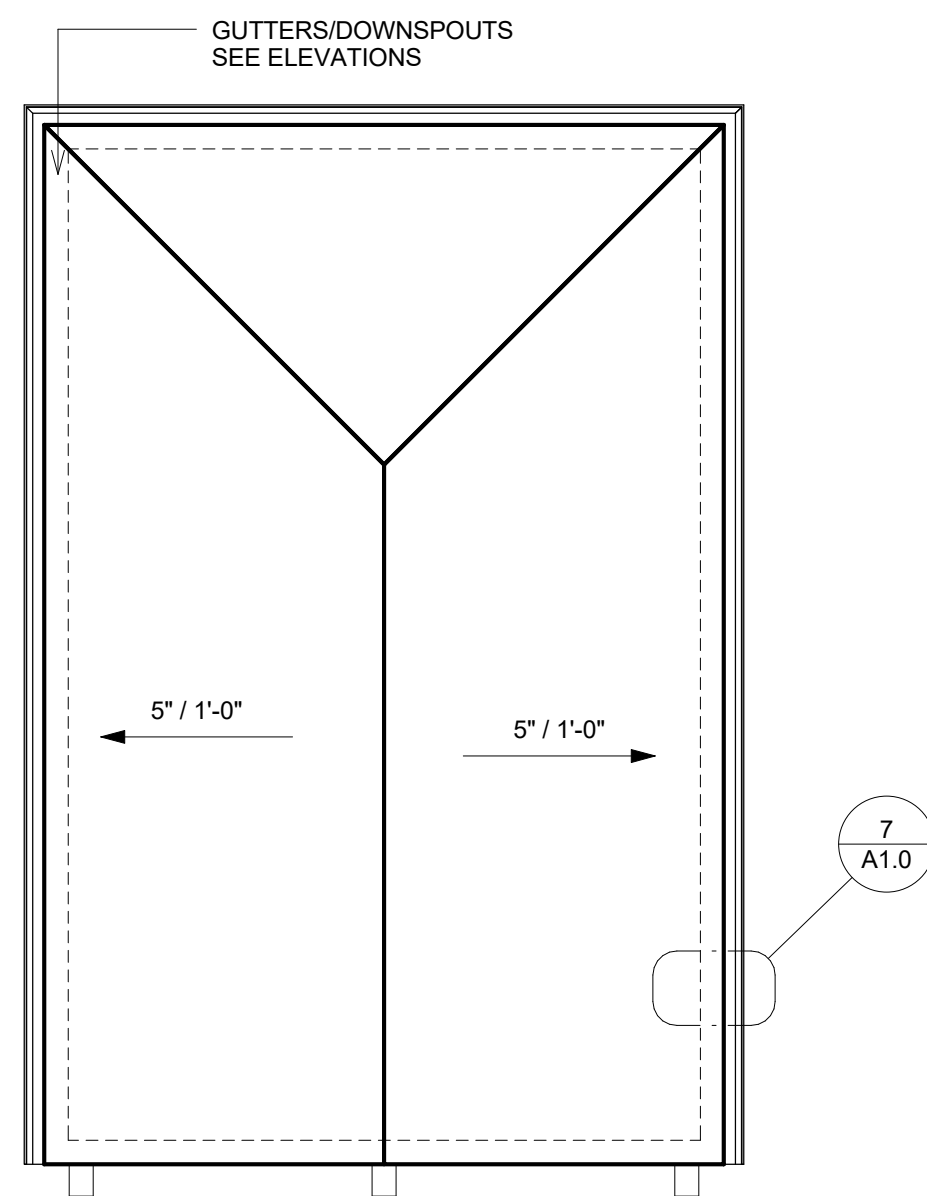
1
PROPOSED LEFT
ELEVATION
SCALE: 1/4" = 1'-0"



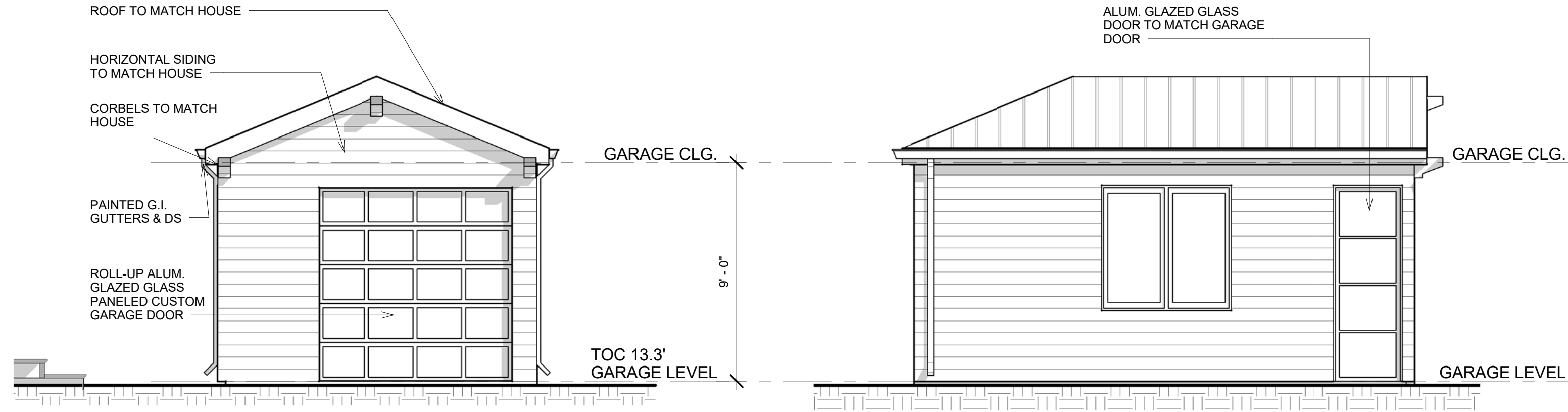
2
PROPOSED RIGHT
ELEVATION
SCALE: 1/4" = 1'-0"



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

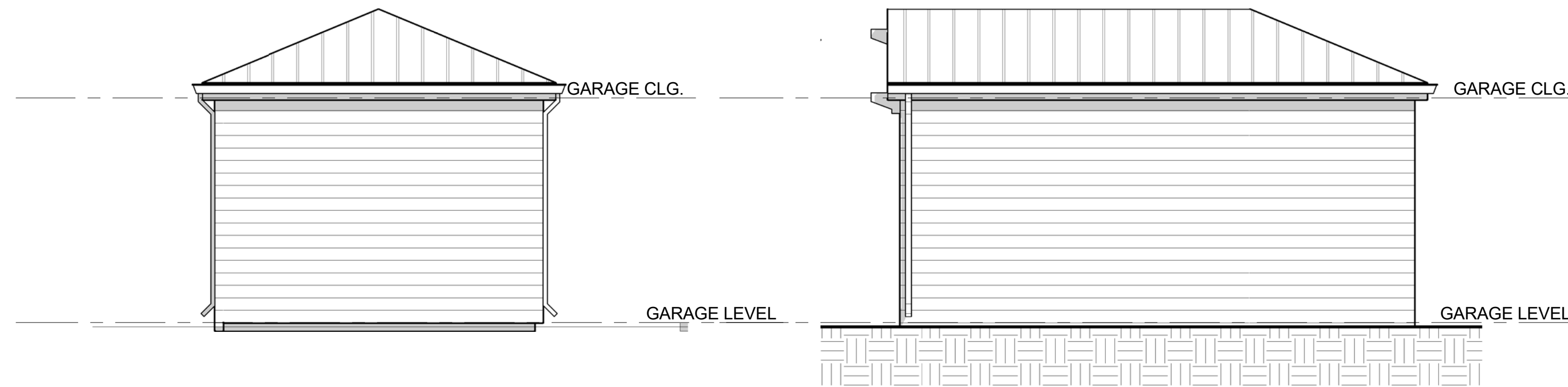


2 GARAGE- ROOF
SCALE: 1/4" = 1'-0"



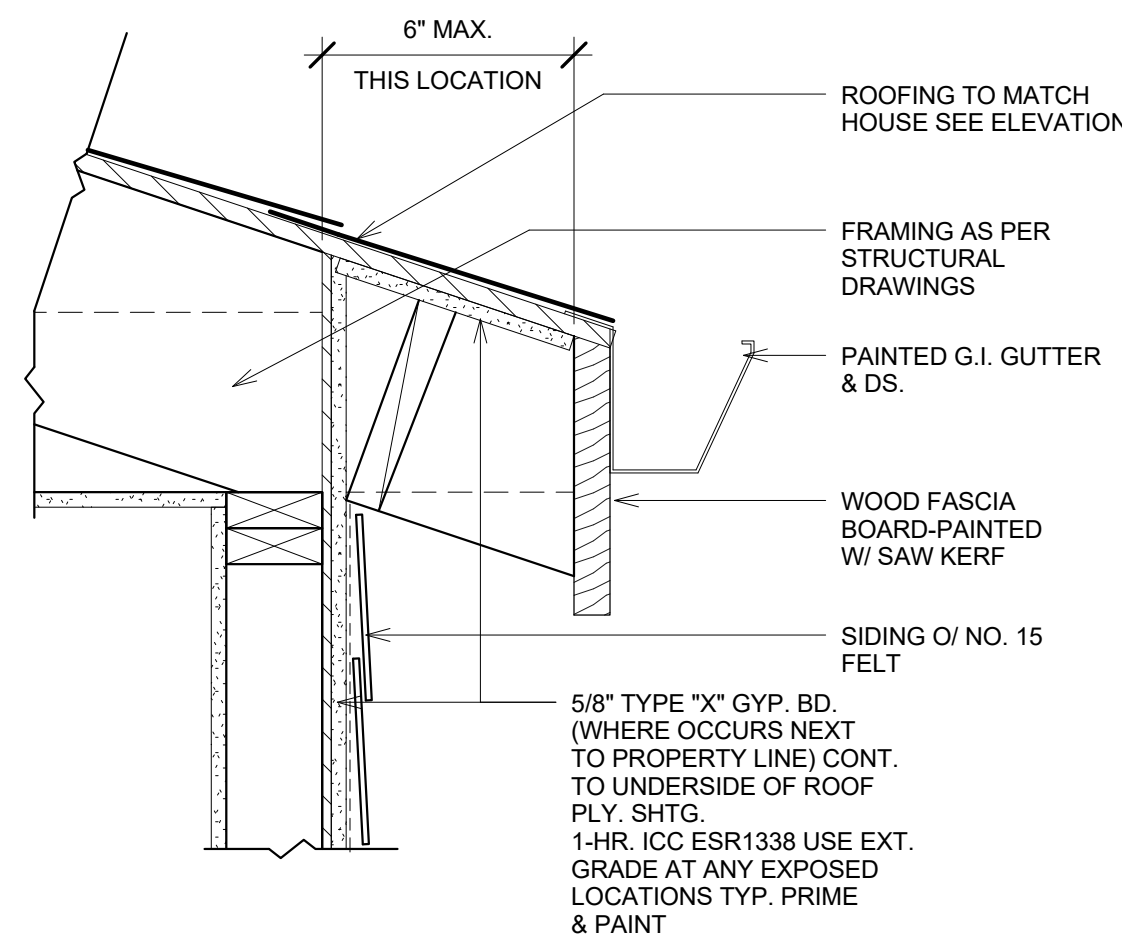
3 GARAGE-FRONT
SCALE: 1/4" = 1'-0"

5 GARAGE-LEFT
SCALE: 1/4" = 1'-0"

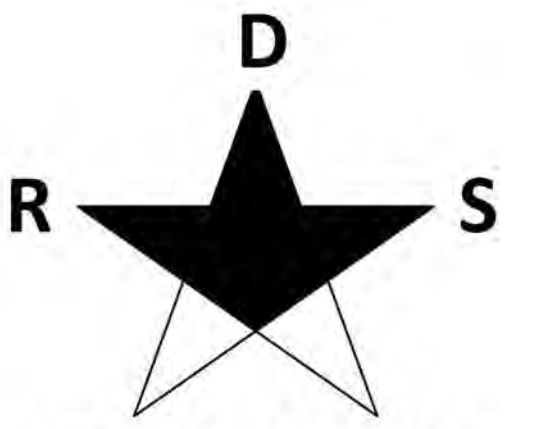


4 GARAGE-REAR
SCALE: 1/4" = 1'-0"

6 GARAGE-RIGHT
SCALE: 1/4" = 1'-0"



7 1-HR. EAVE AT PROP. LINE
SCALE: 1 1/2" = 1'-0"



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Scale
As indicated

Project Number
GEN 02

A1.0

BLOCK AVERAGE SETBACK

ADDRESS	SETBACK +/-
1028	17
1024	18
1020	17.5
1016	18
1010	17
1008	17
1004	17
1000	17
904	17.5
908	17.5
912	17
AVERAGE	17.32

BURLINGAME GARDENS
BOOK 22 MAPS 66-67
BLOCK 10

GOVERNING CODES:

2016 CALIFORNIA RESIDENTIAL CODE, 2016 CALIFORNIA PLUMBING CODE, 2016 CALIFORNIA MECHANICAL CODE, 2016 CALIFORNIA ELECTRICAL CODE, 2016 CALIFORNIA GREEN BUILDING STANDARDS, 2016 CALIFORNIA ENERGY CODE, 2016 CALIFORNIA FIRE CODE, AND ALL OTHER APPLICABLE CODES.

PLANNING DATA

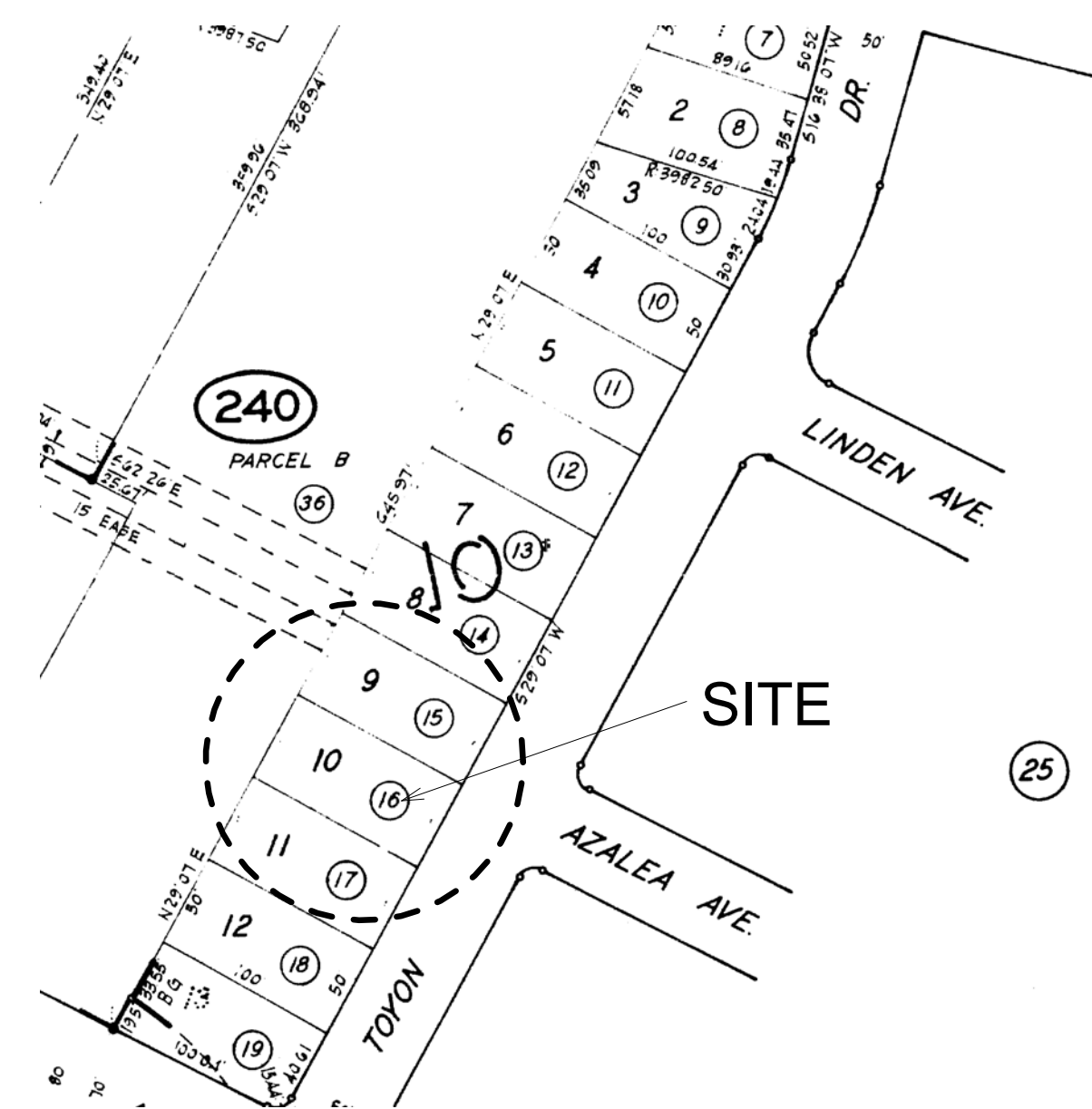
APN	=	026-240-160
ZONING	=	R1
LOT AREA	=	5000 SF
HEIGHT LIMIT	=	30'
FRONT SETBACK	=	15' MAIN./ 20' 2ND. FLR.
GARAGE SETBACK	=	25' SINGLE/35' 2 CAR
REAR SETBACK	=	15' MAIN./ 20' 2ND. FLR.
SIDE SETBACK	=	4' MIN.
REAR SETBACK	=	15' MAIN./ 20' 2ND. FLR.

PROPOSED FLOOR AREAS:

MAIN FLOOR	+	1589 SF
UPPER FLOOR	+	1111 SF
TOTAL LIVING	+	2700 SF
GARAGE	+	272 SF
TOTAL FLOOR AREA	=	2972 SF
COVERED FRONT PORCH	+	108 SF
PROPOSED LOT COVERAGE	=	1969 SF 39.4%

ALLOWABLE LOT COVERAGE	=	2000 SF 40%
ALLOWABLE FLOOR AREA RATIO	=	3100 SF
PROPOSED FLOOR AREA RATIO	=	0.59 SF

LOCATION MAP



SITE PLAN GENERAL NOTES

- SEE CIVIL DRAWINGS (IF APPLICABLE) FOR ANY AND ALL NEW CONTOURS/CONTOUR LINES. VERIFY ALL EXISTING GRADES IN THE FIELD. DRAINAGE SHALL BE AS OUTLINED BY THE CIVIL DRAWINGS. SEE NOTE #4.
- CONTRACTOR SHALL REMOVE EXISTING SITE FEATURES AS NOTED OR AS REQUIRED FOR THE CONSTRUCTION OF THE PROJECT. EXISTING EARTH SHALL BE REMOVED AS REQUIRED FOR FOUNDATIONS REQUIRED UNDERFLOOR AREAS (IF APPLICABLE).
- SEE LANDSCAPE DRAWINGS (IF APPLICABLE) FOR ADDITIONAL INFORMATION.
- ALL IMPERVIOUS SURFACES SHALL BE SLOPE MIN. 2% AWAY FROM ANY BUILDING FOUNDATION/WALL.
- CONTRACTOR SHALL REVIEW AND BECOME FAMILIAR TO ANY PROJECT ARBORIST REPORTS AND FOLLOW ANY OUTLINED RECOMMENDATIONS FOR TREE PROTECTION MEASURES TYPICAL.
- ANY AND ALL UTILITY CONNECTIONS SHALL BE AS OUTLINED BY THE CIVIL DRAWINGS AND OR AS REQUIRED BY LOCAL, STATE AND CURRENT CODES.
- ANY HIDDEN CONDITIONS THAT REQUIRE WORK TO BE PERFORMED BEYOND THE SCOPE OF THE BUILDING PERMIT FOR THESE PLANS MAY REQUIRE FURTHER CITY APPROVALS INCLUDING REVIEW BY THE PLANNING COMMISSION. THE BUILDING OWNER, PROJECT DESIGNER AND OR CONTRACTOR MUST OBTAIN A REVISION TO THE CITY FOR ANY WORK NOT GRAPHICALLY ILLUSTRATED ON THE JOB COPY OF THE PLANS PRIOR TO PERFORMING THE WORK.
- NOTE**-WHEN PLANS ARE SUBMITTED TO THE BUILDING DIVISION FOR PLAN REVIEW, A COMPLETED SUPPLEMENTAL DEMOLITION PERMIT APPLICATION WILL BE PROVIDED.
- IF A GRADING PERMIT IS REQUIRED IT SHALL BE OBTAINED FROM THE DEPARTMENT OF PUBLIC WORKS.
- CONSTRUCTION HOURS: WEEKDAYS: 8:00 AM-7:00 PM
SATURDAY: 9:00 AM-6:00 PM
SUNDAYS & HOLIDAYS: NO WORK ALLOWED
CONSTRUCTION HOURS IN THE CITY PUBLIC RIGHT OF WAY ARE LIMITED TO WEEKDAYS AND NON-CITY HOLIDAYS BETWEEN 8:00 AM AND 5:00 PM



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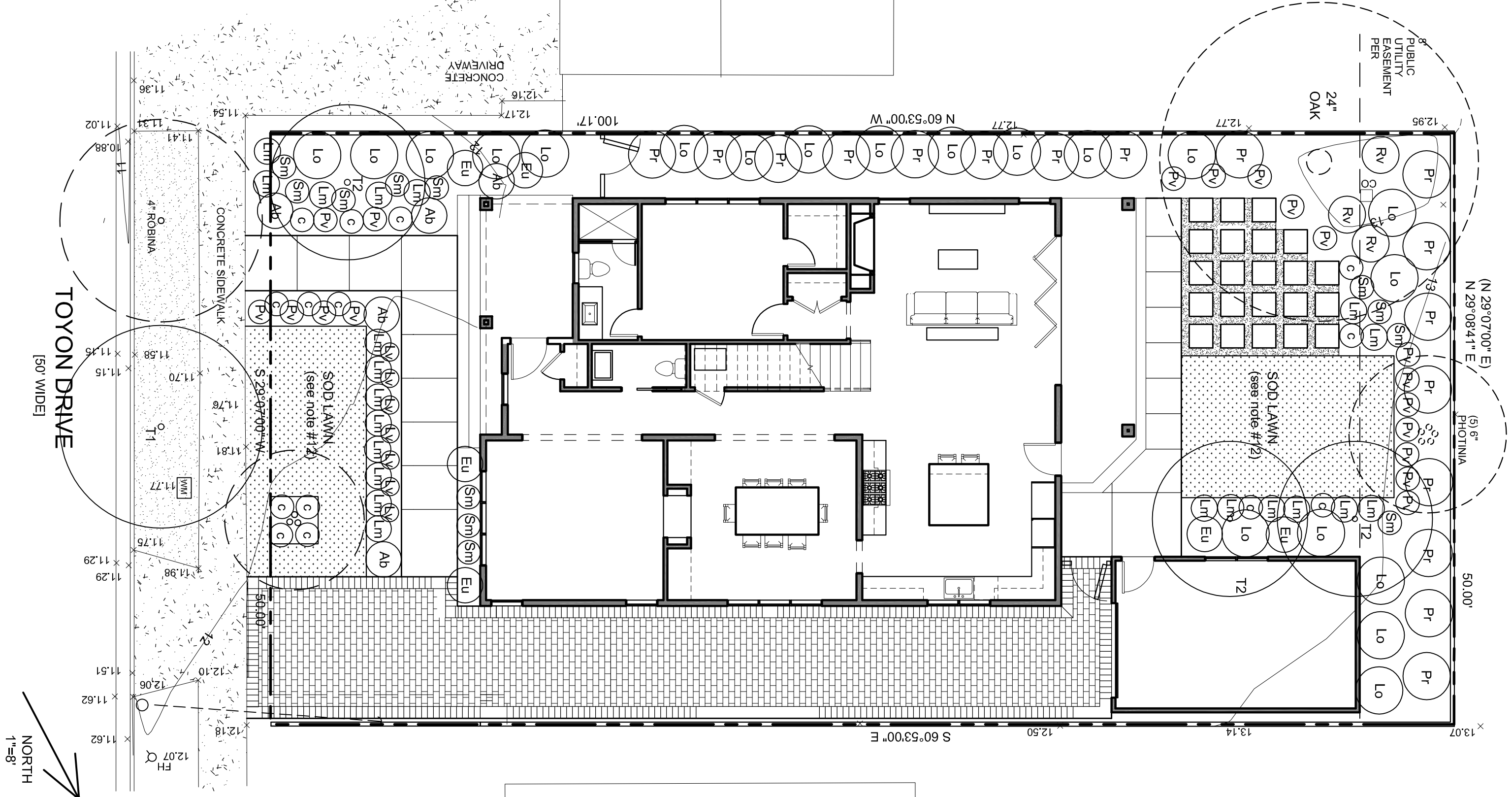
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DATE 12/12/18 Drawing Number A1
Scale As indicated
Project Number GEN 02

SCHEMATIC SITE PLAN

PRELIMINARY



SYM	BOTANICAL NAME - COMMON NAME	QTY	SIZE	NOTE	WUCOLS	AVER. SPREAD
T1	Rodina x ambigua 'Purple Robe' - Purple Robe Locust (Street Tree)	1	24" box	standard #41	L	30"
T2	Lagerstroemia indica 'Muskoopae' - Crane Myrtle	3	24" box	standard #41	L	25"
Ab	Abelia grandiflora 'Kaleidoscope' - Kaleidoscope Abelia	5	5 gallon		L	36"
c	Coreopsis verticillata 'Moonbeam' - Threadleaf Coreopsis	14	1 gallon		L	18"
Eu	Eucalyptus apiculatus 'Silver King' - Evergreen Eucalyptus	6	1 gallon		L	36"
Lv	Lavandula 'Munstead' - Lavender	7	1 gallon		L	18"
Lm	Lomandra longifolia 'Breeze' - Dwarf Mai Rush	22	1 gallon		L	36"
Lo	Lopatiolium chinensis 'Plum Delight' - Fringe Flower	20	5 gallon		L	7"
Pe	Perezia 'Blue Spike' - Russian Sage	1	5 gallon		L	48"
Pv	Philadelphus 'Variegata' - Variegated Philadelphus	18	5 gallon		L	10"
Pr	Prunus caroliniana 'Compacta' - Carolina Laurel Cherry	17	15 gallon		L	8"
Rv	Ribes viburnifolium - Evergreen Currant	3	5 gallon		L	30"
Sm	Salvia microphylla 'Hot Lips' - Hot Lips Sage	12	1 gallon		L	36"

WUCOLS rating M = Moderate water use, L= low water use (WUCOLS plant factor 0.3), VL = very low water use

PLANTING NOTES

- Contractor to follow soil preparation, planting and maintenance recommendations in Waypoint Analytical Soil Test Report. See Sheet L-6
- Areas within the drip line of existing trees and shrubs to remain shall be prepared by hand digging to prevent damage to any roots.
- The site shall be graded to within 1/10 of a foot of grades shown on grading plan and top soil in place prior to start of finish grading. The contractor at that time shall review the grades for acceptance. Soil areas adjacent to building shall slope away from building and low spots and pockets shall be graded to drain properly. Finish grade in shrub and groundcover areas shall be 1" below adjoining paving or header, and 1/2" below all lawn areas.
- All nursery stakes shall be removed at the time of planting. Stake each tree using 2 lodge poles and rubber tree ties. Install Deep Root root barriers between trees and paving, 18" deep x 10' long.
- Mulch all planted areas with a 2" thick layer of medium recycled wood chips, provide sample for Landscape Architect's approval.
- The Landscape Architect and the Owner reserve the right to reject any or all plant material, if such material does not meet the American Standards for Nursery Stock (ANSI). Plant materials shall be quarantined against latent defects, injuries, pests, diseases or death of plants due to improper planting. The Contractor shall promptly replace plants that have died or are not in a vigorous, healthy condition with plants of the same kind and size as originally specified at no expense to the Owner.
- Plant locations are diagrammatic, and are subject to change in the field by the Landscape Architect. The Landscape Architect and the Owner reserve the right to make substitutions, additions and deletions in planting schedule while the work is in progress. Such changes shall be accompanied by equitable adjustments in the contract price, if and when necessary.
- Landscape Architect to approve plant locations prior to planting.
- The Contractor shall maintain the site for 60 calendar days following the acceptance of the work by the landscape architect, and shall make corrections, repairs, and replacements to the planting and irrigation, if needed, as recommended by the Landscape Architect at the completion of the maintenance period.
- The Contractor shall be responsible to continuously maintain grades, plant material, and irrigation through the maintenance period until final acceptance of the work by the Owner. The area shall be kept free of debris and all planted area shall be weeded and cultivated at intervals of not more than 2 weeks. All planted areas shall receive a complete fertilizer, 16-6-8, at the rate of 1 pound per 1000 square feet, once a month. Weeding, spraying, and pest control, as may be required, shall be included in the maintenance period.
- The Contractor shall be responsible for the adequate protection of the improvements. Damaged areas, such as sprinkler heads or plant materials, shall be repaired or replaced at no additional expense to the Owner.
- Lawn to be double-dwarf rescue from pacific sod 'medallion dwarf with borsai.

I HAVE COMPLIED WITH THE CRITERIA OF THE WATER CONSERVATION IN LANDSCAPING ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN PLAN.

A MINIMUM 3-INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED.