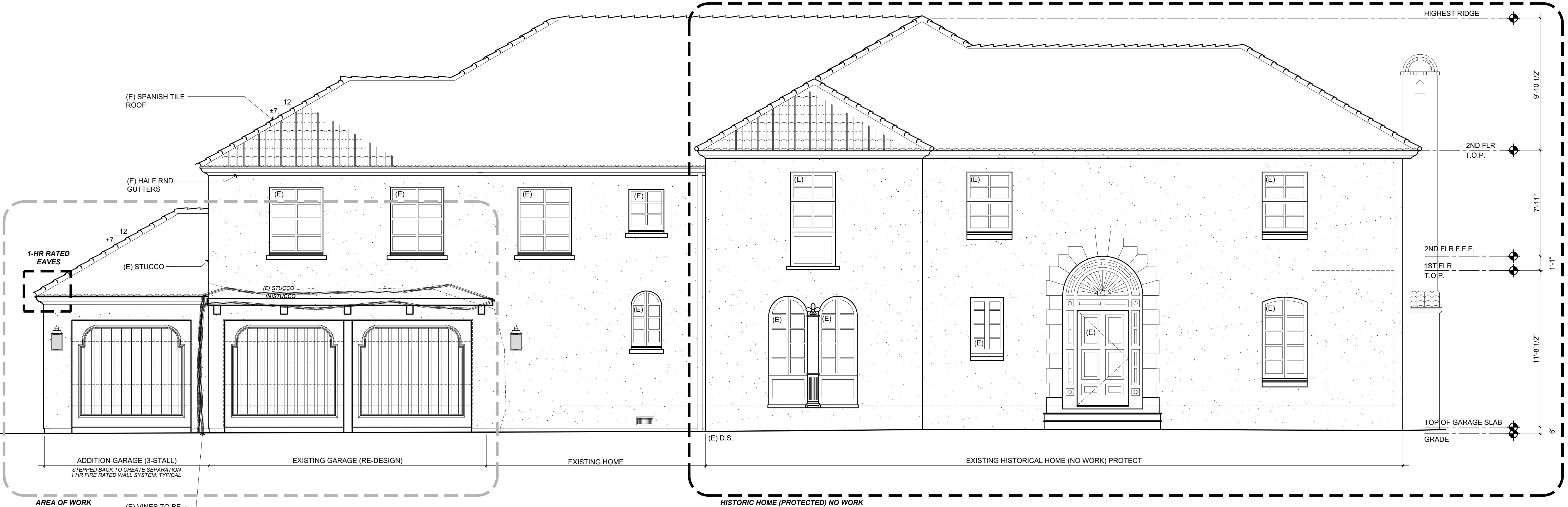




AS BUILT FRONT ELEVATION

Scale: 1/4" = 1'-0" 1  
A3.0



PROPOSED FRONT ELEVATION

Scale: 1/4" = 1'-0" 2  
A3.0

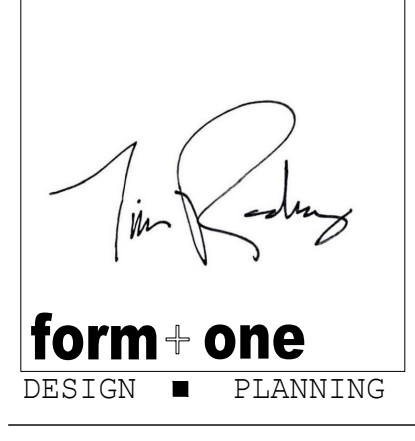
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Rev.	Description	Date
001	PLANNING COMMENTS	07-19-21
002	COMMISSION COMMENTS	09-22-21
003		
004		
005		
006		

Contractor:  
**BUILDING SET  
 PLANNING SET**

Owner: **form + one**  
 4843 SILVER SPRINGS DRIVE  
 Park City, UT 84098  
 Ph: 415.819.0304  
 E-mail: TIM@FORMONEDESIGN.COM

APN#: 028-284-060



Title: **As Built + Proposed Elevations**  
 Project: **BAKHTIARI RESIDENCE**  
 1617 Chapin Ave.  
 Burlingame, CA 94010

Job No.: 19\_35 | Drawn: TIM RADUENZ | Date: 09-20-19

**A3.0**  
 Sheet  
 Scale: See Details

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**AS BUILT REAR ELEVATION**

Scale: 1/4" = 1'-0" 1  
A3.1



**PROPOSED REAR ELEVATION**

Scale: 1/4" = 1'-0" 2  
A3.1

Rev. #	Description	Date
001	PLANNING COMMENTS	07-19-21
002		
004		
005		
006		

Contractor:

Owner: **form + one**  
 1617 Chapin Ave.  
 Burlingame, CA 94010

4643 SILVER SPRINGS DRIVE  
 Park City, UT 84098  
 Ph: 415.619.0304  
 E-mail: TIM@FORMONEDESIGN.COM



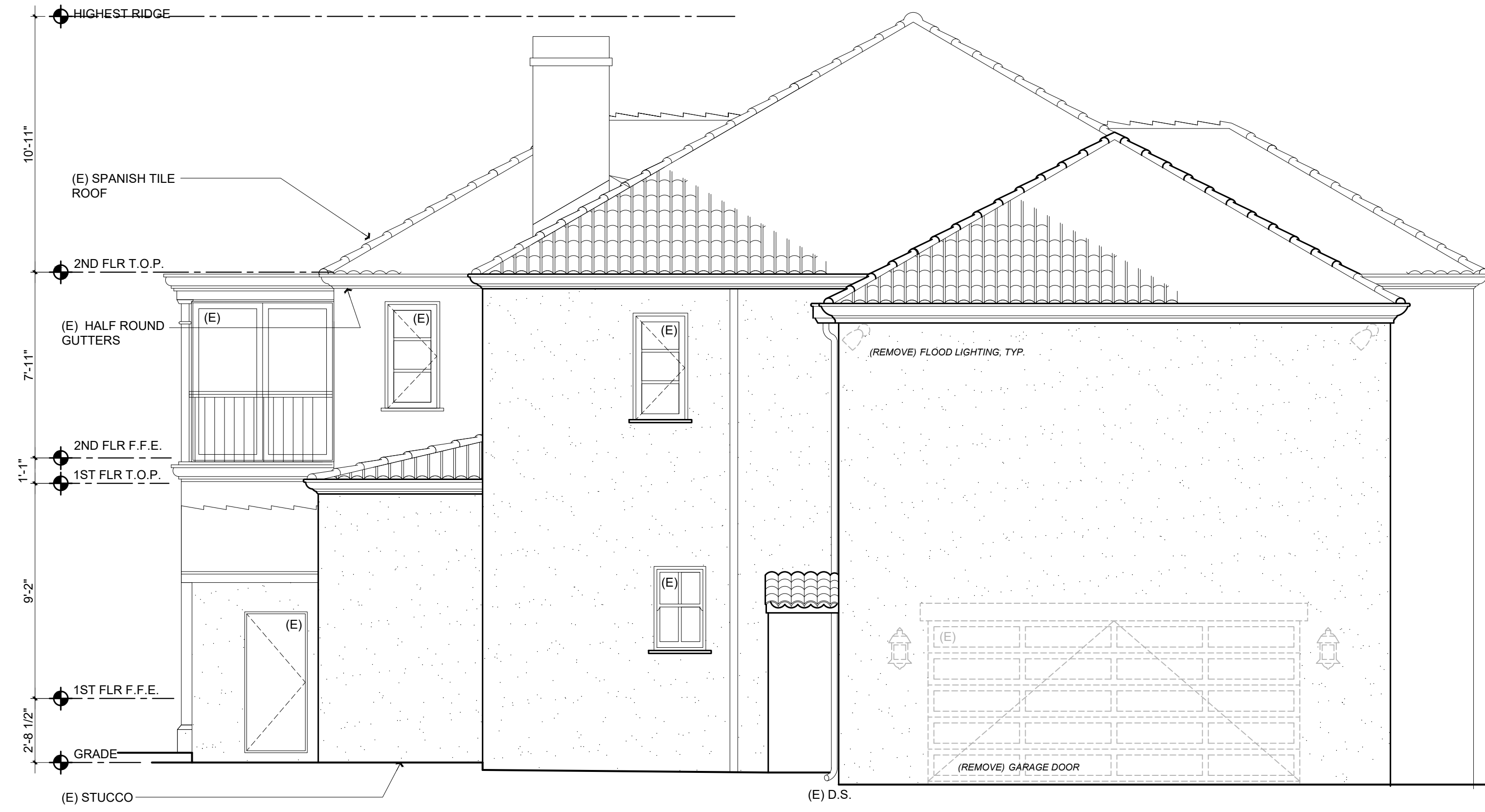
Title: **As Built + Proposed Elevations**  
 Project: **BAKHTIARI RESIDENCE**  
 1617 Chapin Ave.  
 Burlingame, CA 94010  
 Job No.: 19\_25 | Drawn: TIM RADUENZ | Date: 09-20-19

**A3.1**  
 Sheet  
 Scale: See Details

BUILDING SET  
 PLANNING SET

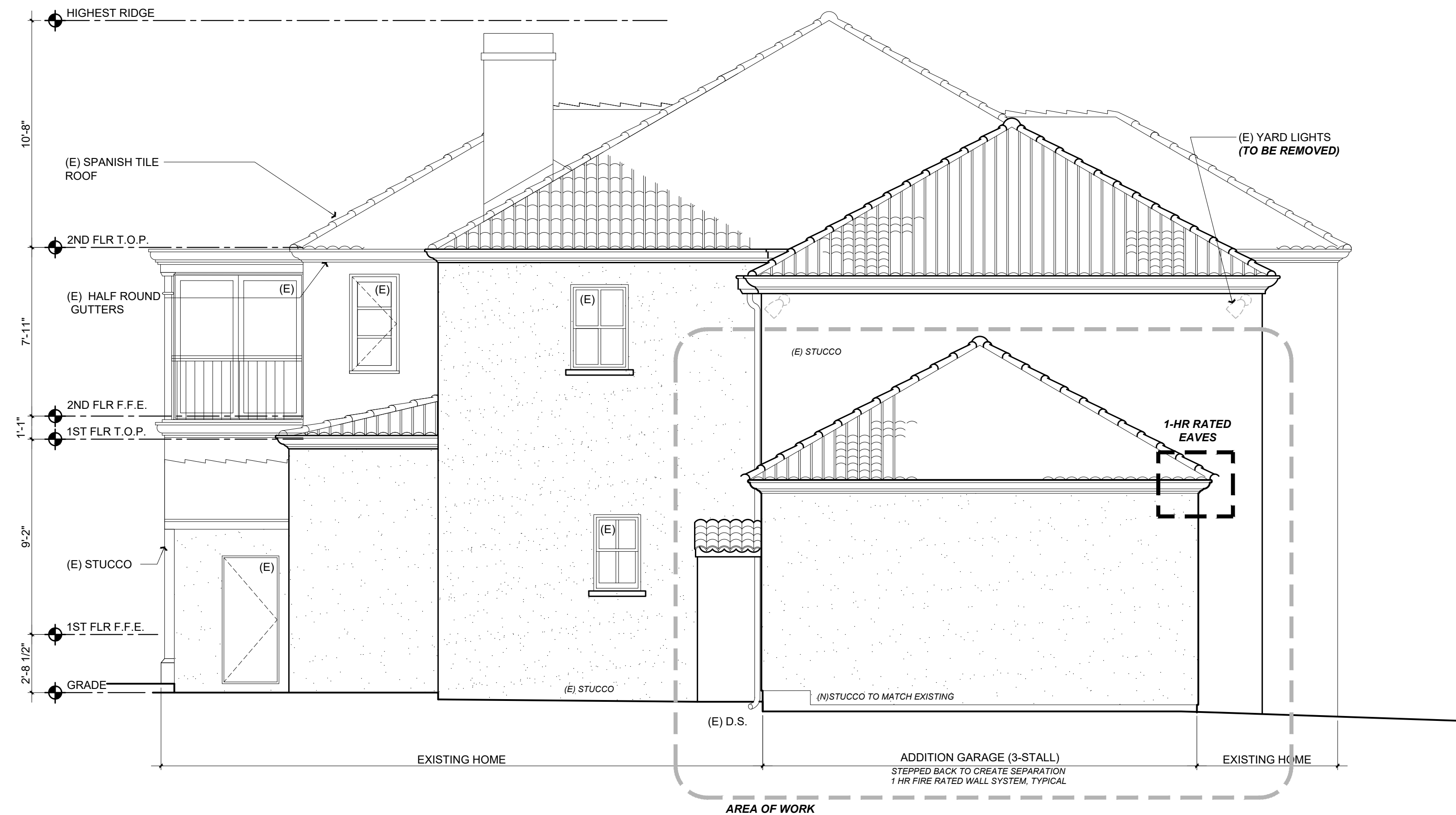
APN#: 028-284-060

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AS BUILT LEFT ELEVATION

Scale: 1/4" = 1'-0" 1  
A3.2



PROPOSED LEFT ELEVATION

Scale: 1/4" = 1'-0" 2  
A3.2

Rev. #	Description	Date
001	PLANNING COMMENTS	07-19-21
002		
004		
005		
006		

Contractor :  
**BUILDING SET  
PLANNING SET**

Owner :  
form + one (Karl + Debbie)  
1617 Chapin Ave.  
Burlingame, CA 94010  
Zoning: RESIDENTIAL  
LOT SQUARE FOOTAGE: 19,132 SQ. FT.  
APN#: 028-284-060

4843 SILVER SPRINGS DRIVE  
Park City, UT 84098  
Ph: 415.819.0304  
E-mail: TIM@FORMONEDESIGN.COM



Title : **As Built + Proposed Elevations**  
Project : **BAKHTIARI RESIDENCE**  
1617 Chapin Ave.  
Burlingame, CA 94010  
Job No. : 19\_35  
Drawn : TIM BAKHTIARI  
Date : 09-20-19

**A3.2**

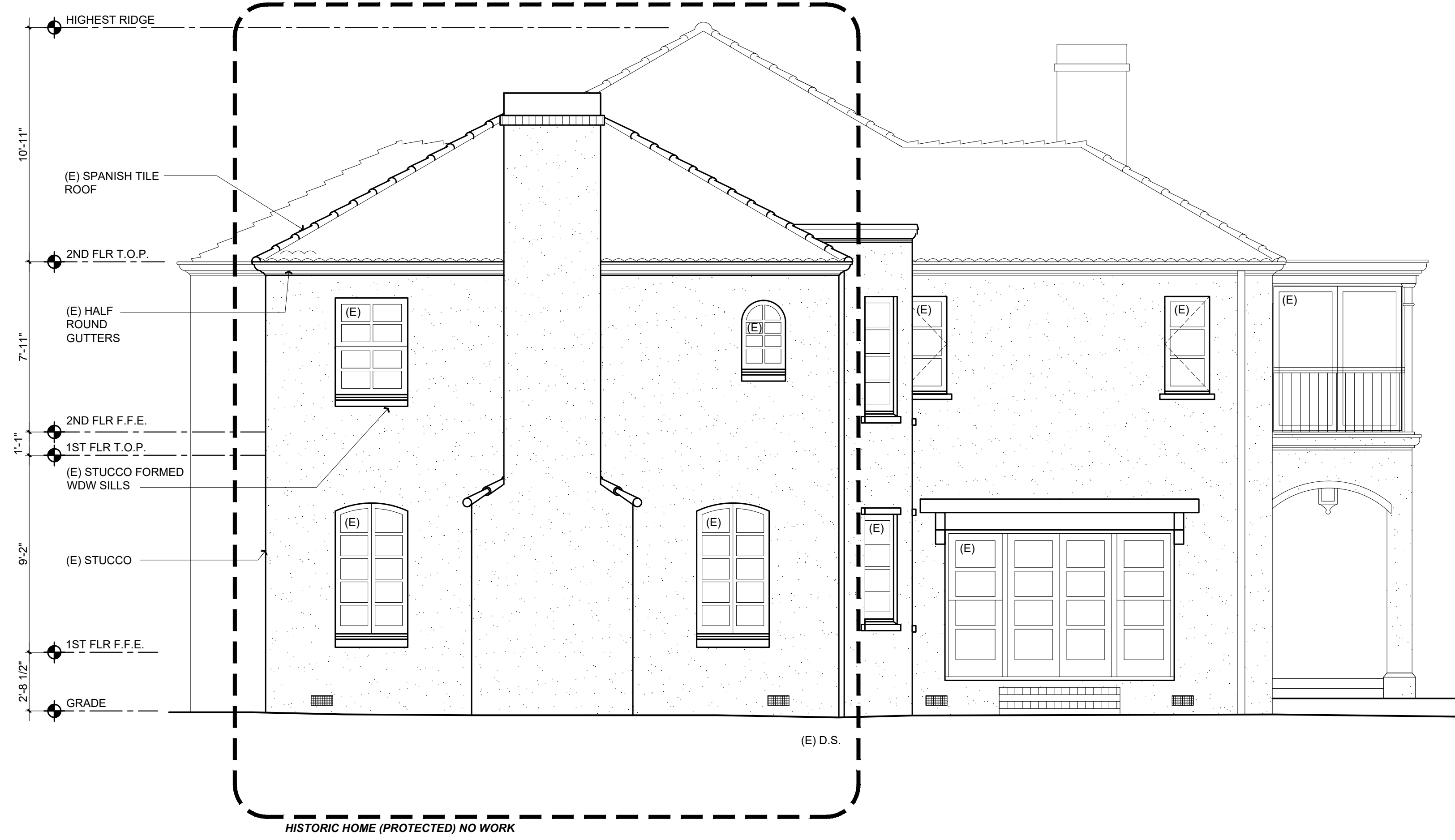
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Scale: See Details

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**AS BUILT RIGHT ELEVATION**  
**NO PROPOSED WORK**

Scale: 1/4" = 1'-0" 1  
A3.3



**PROPOSED RIGHT ELEVATION**  
**NO PROPOSED WORK**

Scale: 1/4" = 1'-0" 2  
A3.3

Revisions

Rev. #	Description	Date
001	PLANNING COMMENTS	07-19-21
002		
004		
005		
006		

Contractor:

Owner: **form + one**  
1617 Chapin Ave.  
Burlingame, CA 94010

Zoning: RESIDENTIAL  
LOT SQUARE FOOTAGE: 19,132 SQ. FT.

**BUILDING SET**  
**PLANNING SET**

APN#: 028-284-060

4843 SILVER SPRINGS DRIVE  
Park City, UT 84098  
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Title: **As Built + Proposed Elevations**

Project: **BAKHTIARI RESIDENCE**  
1617 Chapin Ave.  
Burlingame, CA 94010

Job No.: 19\_35 | Drawn: TIM RADTKE | Date: 09-20-19

**A3.3**

Sheet  
Scale: See Details



EXISTING PHOTOS OF DRIVEWAY + TRELLIS LANDSCAPE TO REMAIN

Scale: NA

1  
PH



EXISTING LANDSCAPE AND STREET SCAPE + PLANTING TO BE USED IN NEW AREA (EXISTING) TO REMAIN

Scale: NA

2  
PH

All drawings & specifications provided as instruments of service are the property of the designer. No duplication or use for other projects & buildings.

Revisions

Rev. #	Description	Date
001	PLANNING COMMENTS	07-19-21
002	COMMISSION COMMENTS	09-22-21
004		
005		
006		

Contractor:

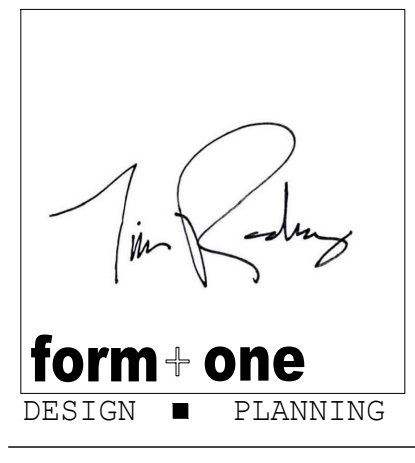
Owner: **form + one** (Khal + Debbie)  
1617 Chapin Ave.  
Burlingame, CA 94010

Zoning: RESIDENTIAL  
LOT SQUARE FOOTAGE: 19,732 SQ. FT.

BUILDING SET  
PLANNING SET

APN#: 028-284-060

4843 SILVER SPRINGS DRIVE  
Park City, UT 84098  
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E-mail: TIM@FORMONEDESIGN.COM



Title: Photos of Front Yard

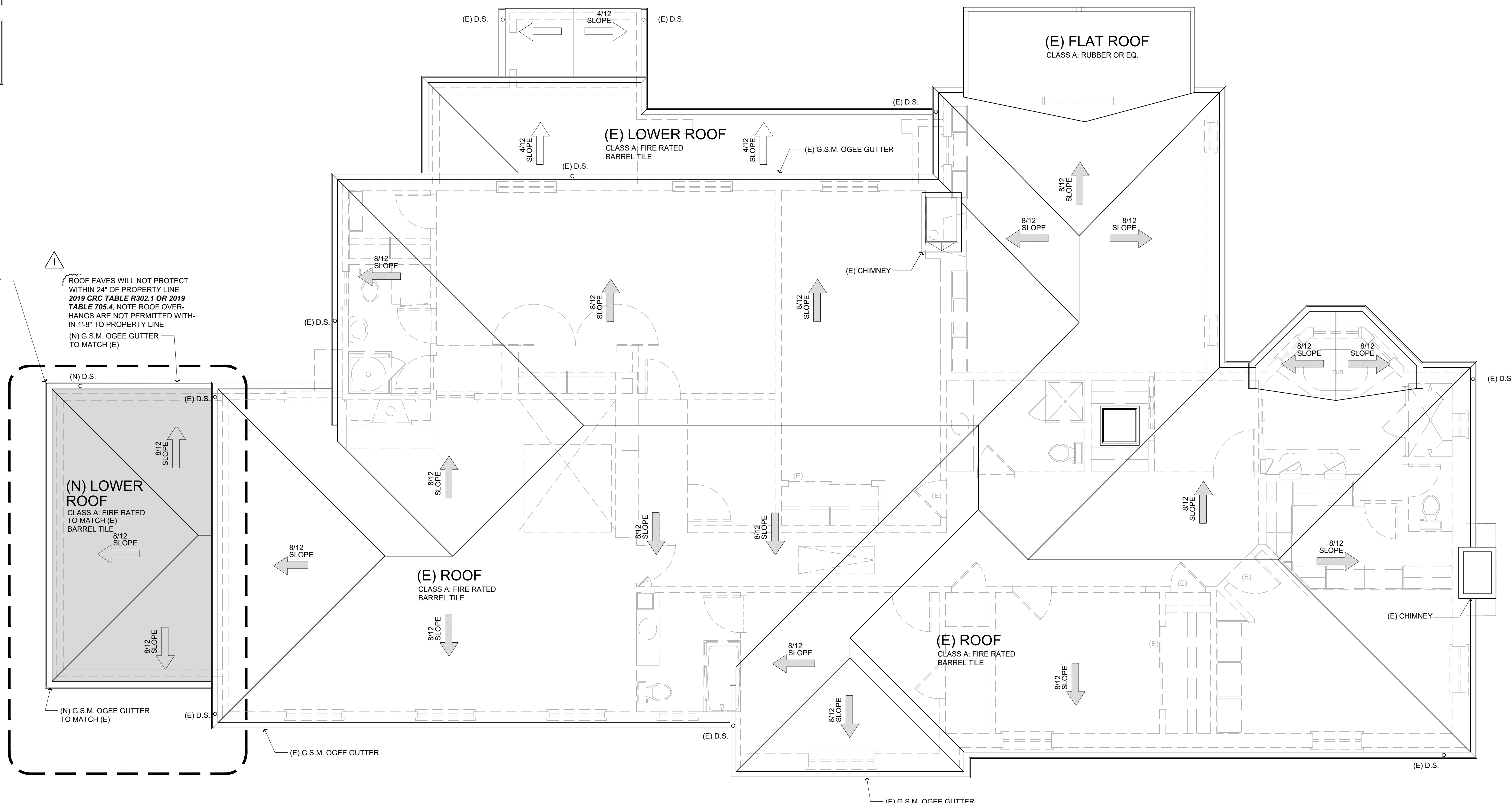
Project: BAKHTIARI RESIDENCE  
1617 Chapin Ave.  
Burlingame, CA 94010

Job No.: 19\_35 | Drawn: TIM RADUENZ | Date: 09-20-19

**RADIANT BARRIER NOTE:**  
 1. REQUIRED PER SECTION 110.8(j) AND REFERENCE RESIDENTIAL APPENDIX RA4

**PLUMBING & HVAC NOTE:**  
 1. GROUP ALL EXHAUST FLUES TOGETHER WHEN POSSIBLE & LOCATE ON ROOFS SLOPING TO THE REAR OF HOUSE TYP. VERIFY LOCATION W/ DESIGNER.

- NOTES:**
- (GUTTERS) TO MATCH (E)
  - N/A
  - WHEN INSULATION IS INSTALLED IN ENCLOSED RAFTER SPACES WHERE CEILINGS ARE APPLIED DIRECT TO THE UNDERSIDE OF ROOF RAFTERS, A MINIMUM AIR SPACE OF 1 INCH MUST BE PROVIDED. INSULATION Baffle NEEDED.
  - FLASHINGS AND COUNTER FLASHINGS SHALL NOT BE LESS THAN 0.016-INCH (28-GAGE) CORROSION RESISTANT METAL. AND VALLEY FLASHING
  - AT THE JUNCTURE OF THE ROOF & VERTICAL SURFACES, FLASHING & COUNTERFLASHINGS SHALL NOT BE LESS THAN 0.019-INCH (26 GAUGE)
  - N/A
  - TERMINATION OF ALL ENVIRONMENTAL AIR DUCTS SHALL BE A MIN. OF 3'-0" FROM PROPERTY LINES OR ANY OPENING INTO THE BUILDING (I.E. DRYERS, BATHS UTILITY FANS, ETC. MUST BE 3'-0" AWAY FROM DOORS, WINDOWS, OPENING SKYLIGHTS OR ATTIC VENTS. PER CODE
  - N/A
  - N/A
  - ATTIC VENTILATION AT CALIFORNIA FRAMING TO RECEIVE LOW PROFILE VENTS OR OPENING IN THE ROOF SHEATHING BELOW
  - (AS REQUIRED) ALL TRUSS/RAFTER BLOCKING TO RECEIVE 2" DIA HOLES IN EVERY BLOCK TYPICAL FOR EVEN DISTRIBUTION OF AIR FLOW.



**PROPOSED ROOF PLAN**  
 MAIN HOME (GARAGE REMODEL)

Scale: 1/4" = 1'-0"  
 1 A2.2

1 (N) ROOF PROJECTIONS TO MATCH (E) DETAIL, NO VENTING + NO OVERHANG + 1 HR. RATED CONSTRUCTION. PER CODE



**EXISTING ROOF PROJECTION**  
 1-HOUR FIRE RESISTANCE-RATED CONSTRUCTION PER 2019 CRC R 302.1 OR 2019 CBC 705.2

Scale: NA

2 A2.2

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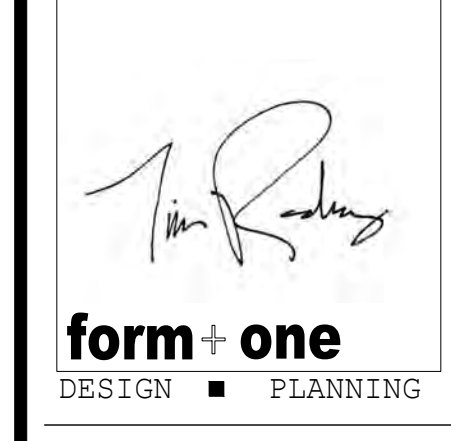
Revisions	Rev. #	Description	Date
	001	PLANNING COMMENTS	07-19-21
	002		
	004		
	005		
	006		

Contractor: **BUILDING SET PLANNING SET**

Owner: **form + one**  
 1617 Chapin Ave.  
 Burlingame, CA 94010

4643 SILVER SPRINGS DRIVE  
 Park City, UT 84098  
 Ph: 415.619.0304  
 E-mail: TIM@FORMONEDESIGN.COM

APN#: 028-284-060



Title: **Proposed Roof Plan**  
 Project: **BAKHTIARI RESIDENCE**  
 1617 Chapin Ave.  
 Burlingame, CA 94010

Job No.: 19\_25  
 Drawn: TIM RADUENZ  
 Date: 09-20-19

**A2.2**

Sheet  
 Scale: See Details

# GENERAL NOTES & SCOPE

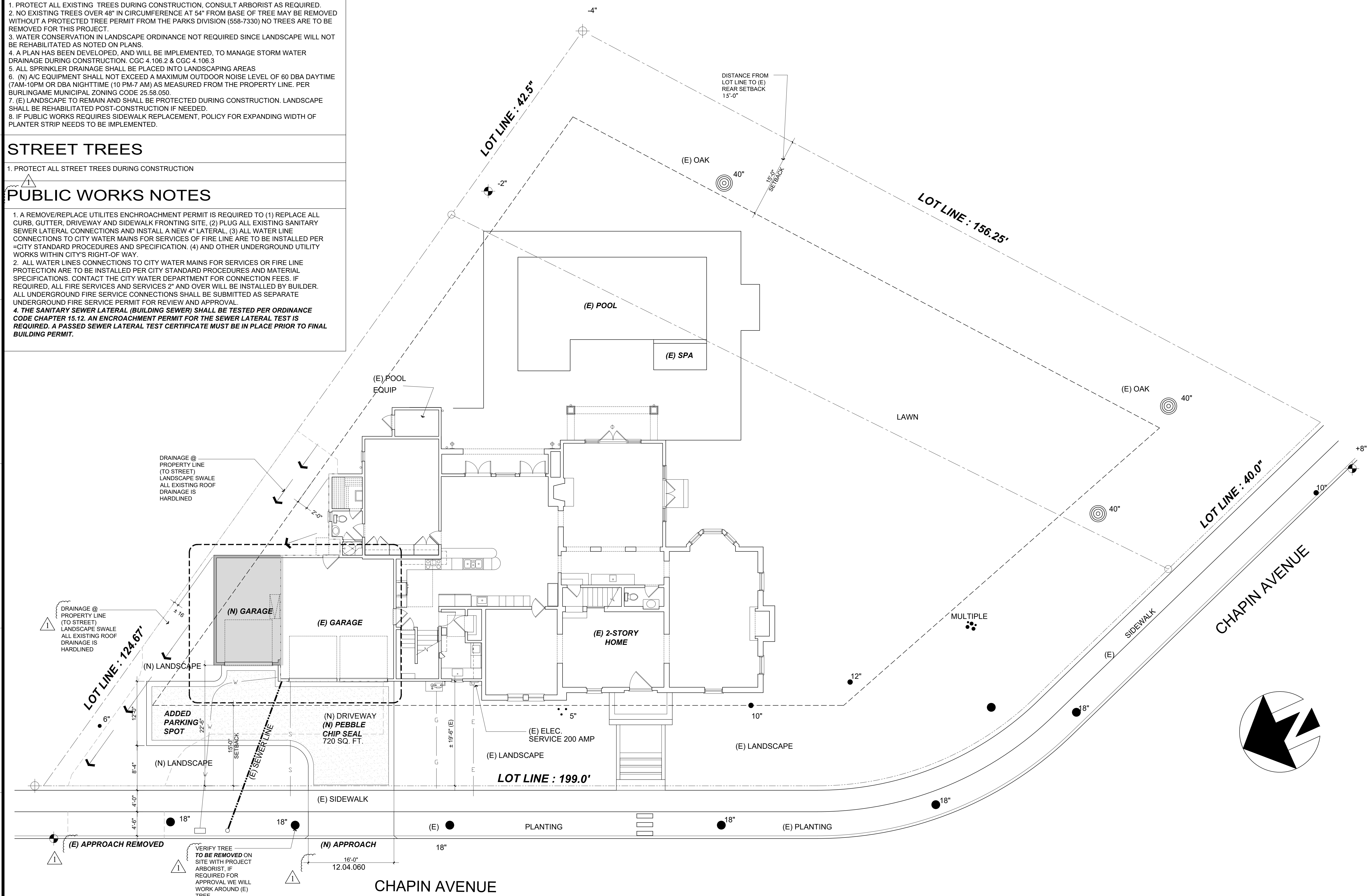
1. PROTECT ALL EXISTING TREES DURING CONSTRUCTION. CONSULT ARBORIST AS REQUIRED.
2. NO EXISTING TREES OVER 48" IN CIRCUMFERENCE AT 54" FROM BASE OF TREE MAY BE REMOVED WITHOUT A PROTECTED TREE PERMIT FROM THE PARKS DIVISION (558-7330) NO TREES ARE TO BE REMOVED FOR THIS PROJECT.
3. WATER CONSERVATION IN LANDSCAPE ORDINANCE NOT REQUIRED SINCE LANDSCAPE WILL NOT BE REHABILITATED AS NOTED ON PLANS.
4. A PLAN HAS BEEN DEVELOPED, AND WILL BE IMPLEMENTED, TO MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION. CGC 4.106.2 & CGC 4.106.3
5. ALL SPRINKLER DRAINAGE SHALL BE PLACED INTO LANDSCAPING AREAS
6. (N) A/C EQUIPMENT SHALL NOT EXCEED A MAXIMUM OUTDOOR NOISE LEVEL OF 60 DBA DAYTIME (7AM-10PM OR DBA NIGHTTIME (10 PM-7 AM) AS MEASURED FROM THE PROPERTY LINE. PER BURLINGAME MUNICIPAL ZONING CODE 25.58.050.
7. (E) LANDSCAPE TO REMAIN AND SHALL BE PROTECTED DURING CONSTRUCTION. LANDSCAPE SHALL BE REHABILITATED POST-CONSTRUCTION IF NEEDED.
8. IF PUBLIC WORKS REQUIRES SIDEWALK REPLACEMENT, POLICY FOR EXPANDING WIDTH OF PLANTER STRIP NEEDS TO BE IMPLEMENTED.

# STREET TREES

1. PROTECT ALL STREET TREES DURING CONSTRUCTION

# PUBLIC WORKS NOTES

1. A REMOVE/REPLACE UTILITIES ENCHROACHMENT PERMIT IS REQUIRED TO (1) REPLACE ALL CURB, GUTTER, DRIVEWAY AND SIDEWALK FRONTING SITE, (2) PLUG ALL EXISTING SANITARY SEWER LATERAL CONNECTIONS AND INSTALL A NEW 4" LATERAL, (3) ALL WATER LINE CONNECTIONS TO CITY WATER MAINS FOR SERVICES OF FIRE LINE ARE TO BE INSTALLED PER CITY STANDARD PROCEDURES AND SPECIFICATION. (4) AND OTHER UNDERGROUND UTILITY WORKS WITHIN CITY'S RIGHT-OF-WAY.
2. ALL WATER LINES CONNECTIONS TO CITY WATER MAINS FOR SERVICES OR FIRE LINE PROTECTION ARE TO BE INSTALLED PER CITY STANDARD PROCEDURES AND MATERIAL SPECIFICATIONS. CONTACT THE CITY WATER DEPARTMENT FOR CONNECTION FEES. IF REQUIRED, ALL FIRE SERVICES AND SERVICES 2" AND OVER WILL BE INSTALLED BY BUILDER. ALL UNDERGROUND FIRE SERVICE CONNECTIONS SHALL BE SUBMITTED AS SEPARATE UNDERGROUND FIRE SERVICE PERMIT FOR REVIEW AND APPROVAL.
3. THE SANITARY SEWER LATERAL (BUILDING SEWER) SHALL BE TESTED PER ORDINANCE CODE CHAPTER 15.12. AN ENCHROACHMENT PERMIT FOR THE SEWER LATERAL TEST IS REQUIRED. A PASSED SEWER LATERAL TEST CERTIFICATE MUST BE IN PLACE PRIOR TO FINAL BUILDING PERMIT.



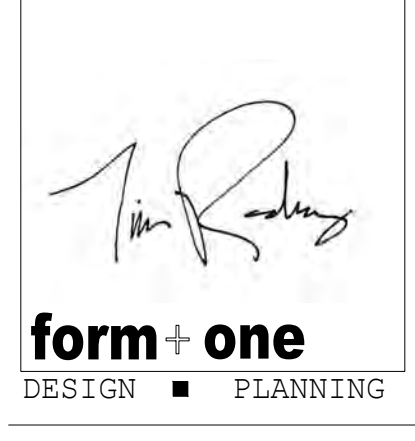
Revisions	Rev. #	Description	Date
	001	PLANNING COMMENTS	07-19-21
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	003		
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Contractor: **BUILDING SET PLANNING SET**

Owner: **form + one**  
 1617 Chapin Ave.  
 Burlingame, CA 94010

4843 SILVER SPRINGS DRIVE  
 Park City, UT 84098  
 Ph: 415.819.0304  
 E-mail: TIM@FORMONEDESIGN.COM

APN#: 028-284-060



Title: **Proposed Site Plan**

Project: **BAKHTIARI RESIDENCE**  
 1617 Chapin Ave.  
 Burlingame, CA 94010

Job No.: 19\_35 | Drawn: TIM BAKHTIARI | Date: 09-20-19

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