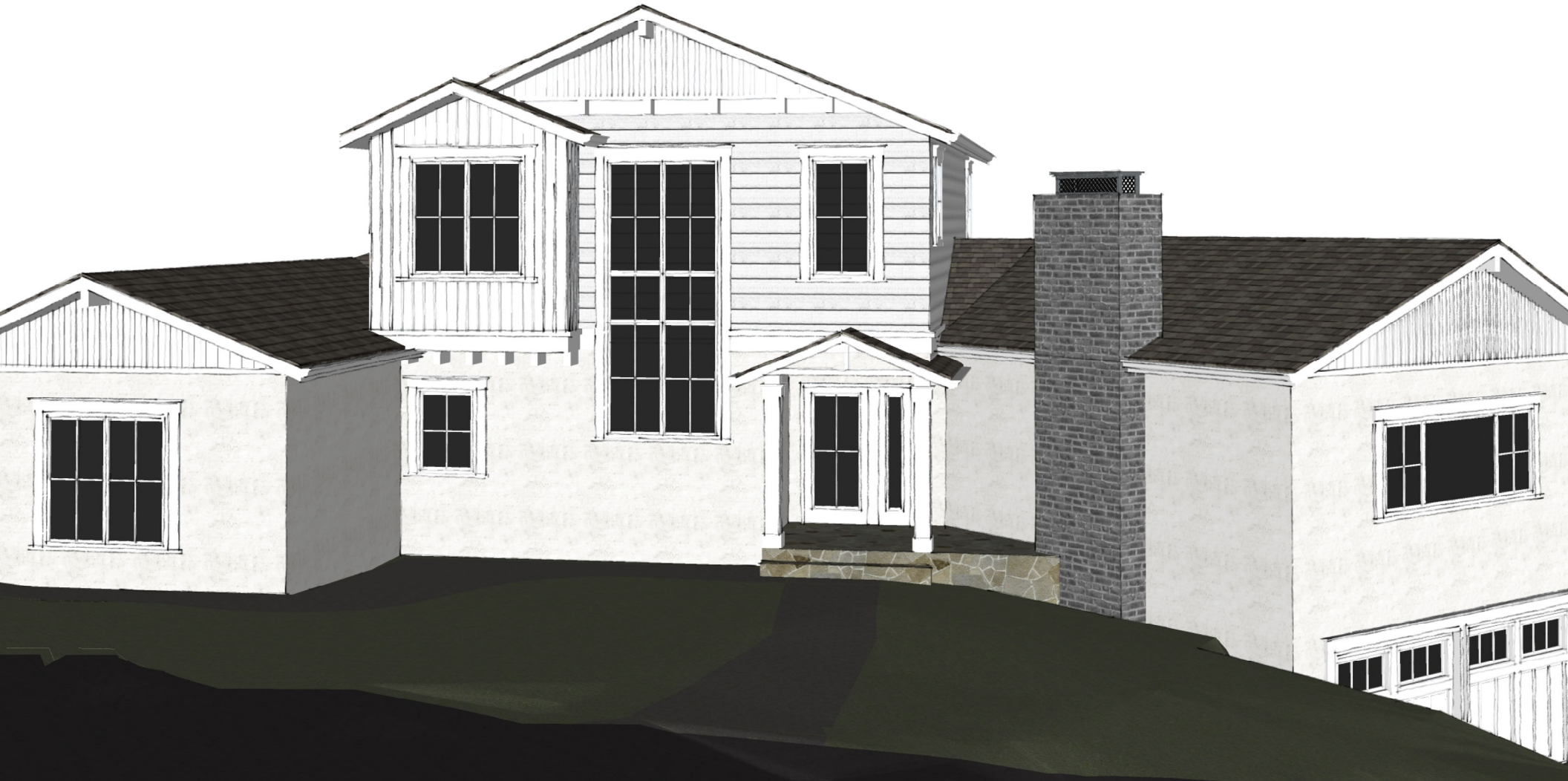

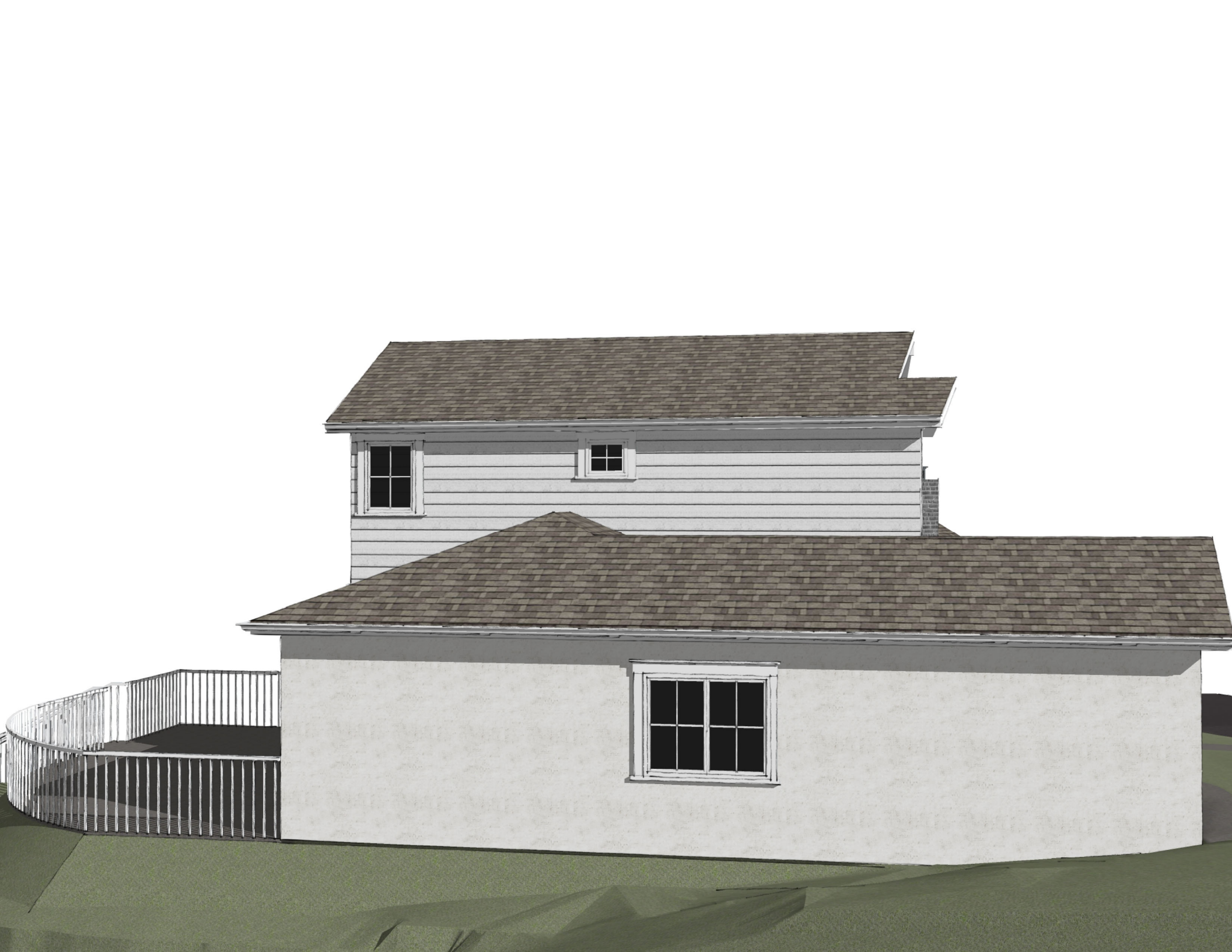

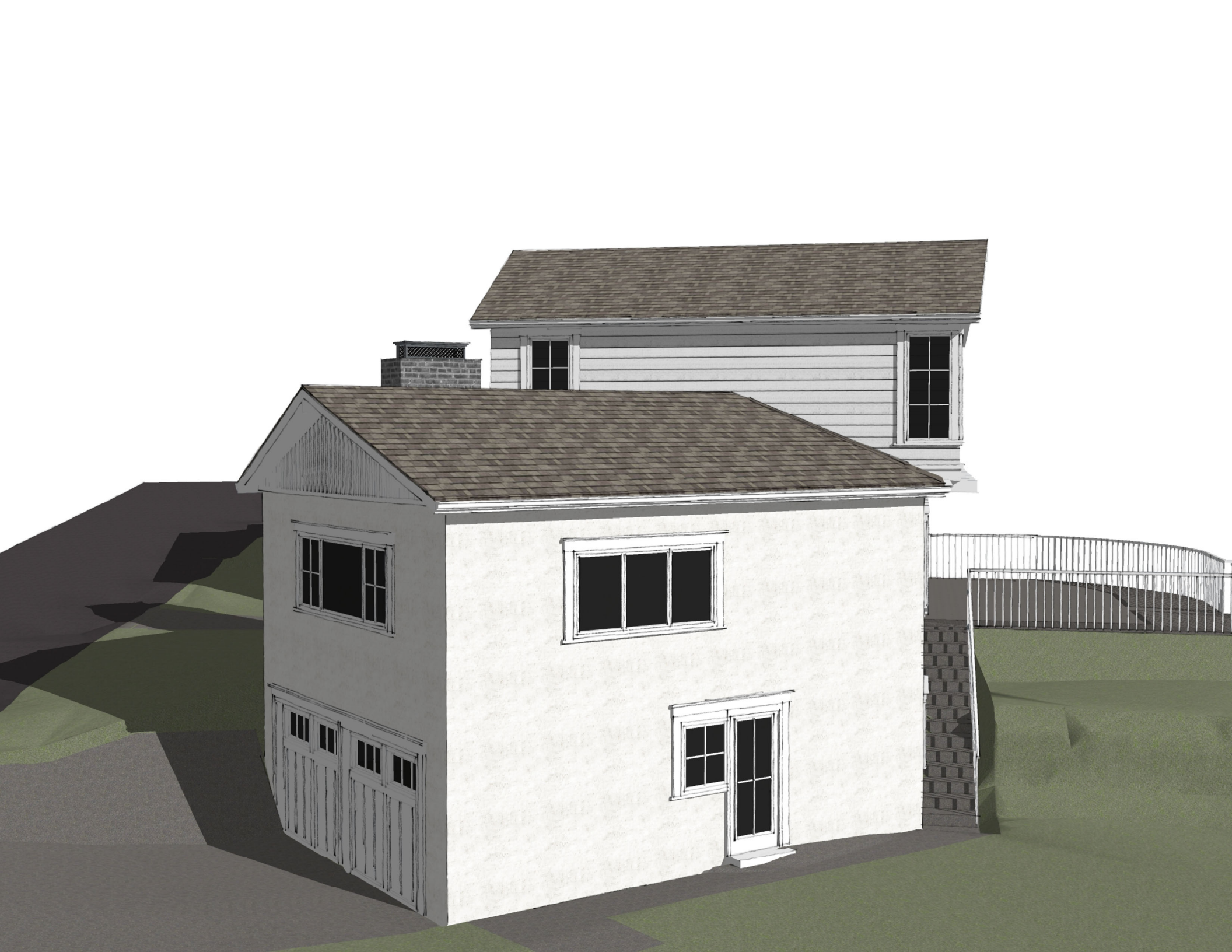

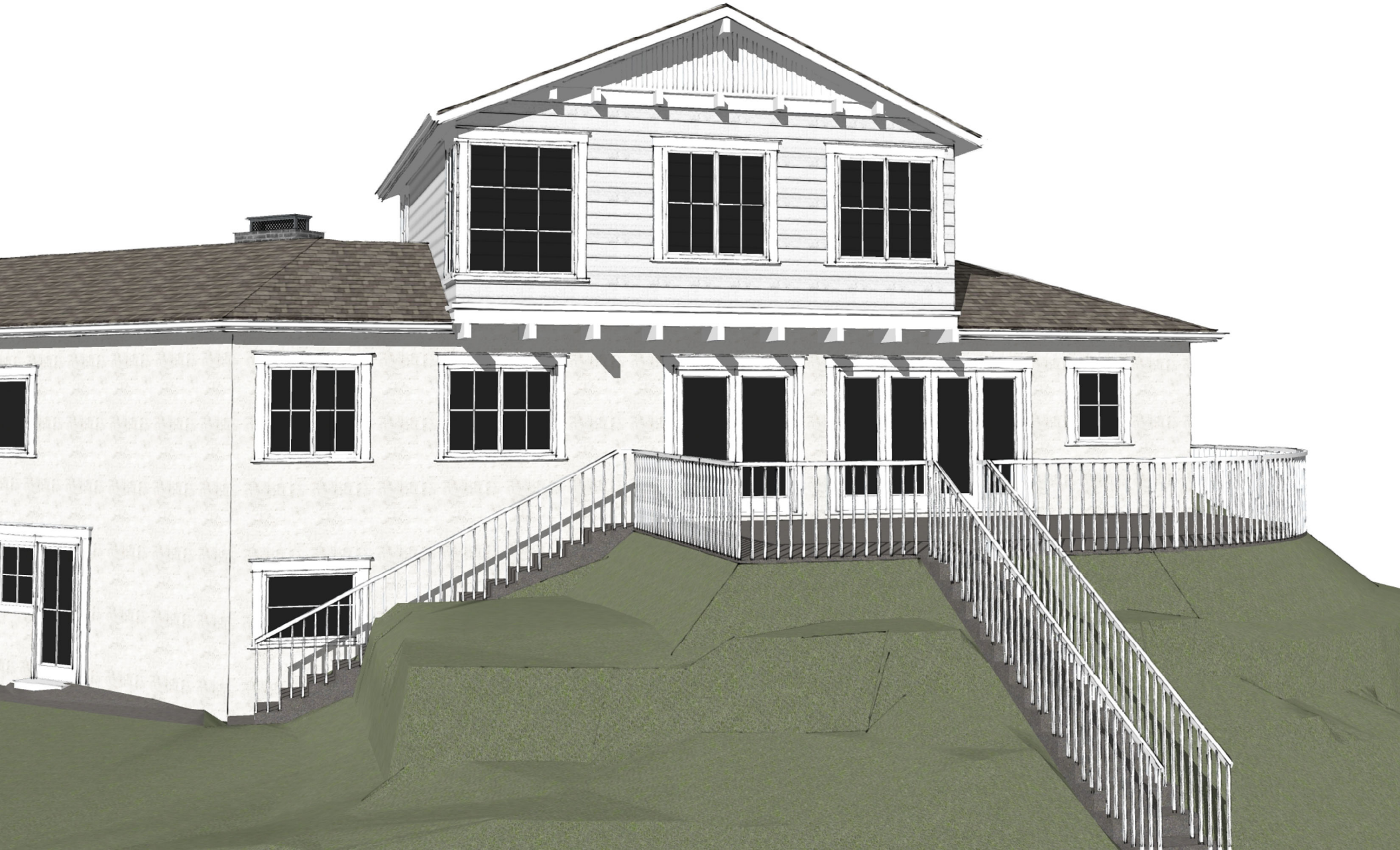

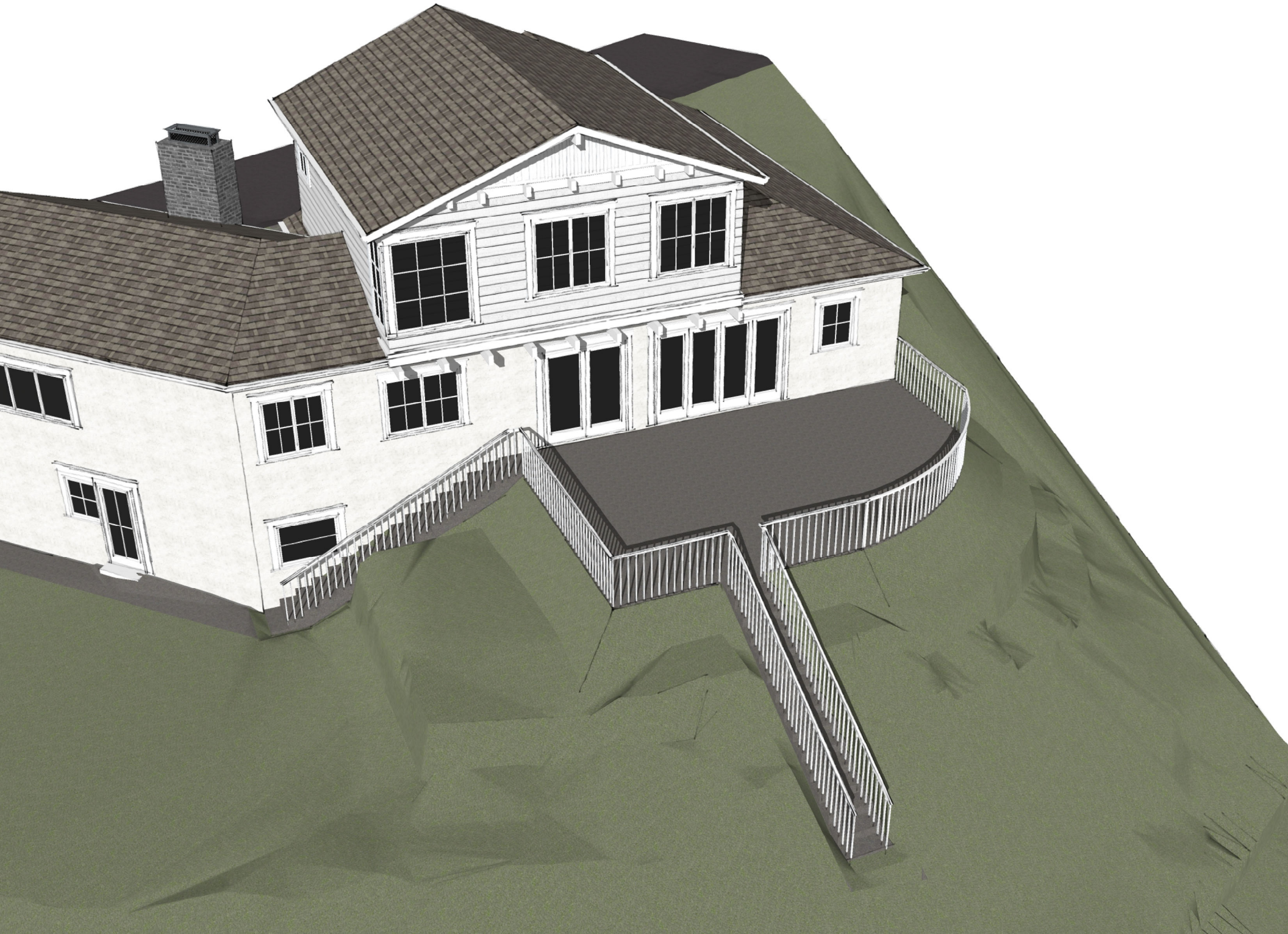

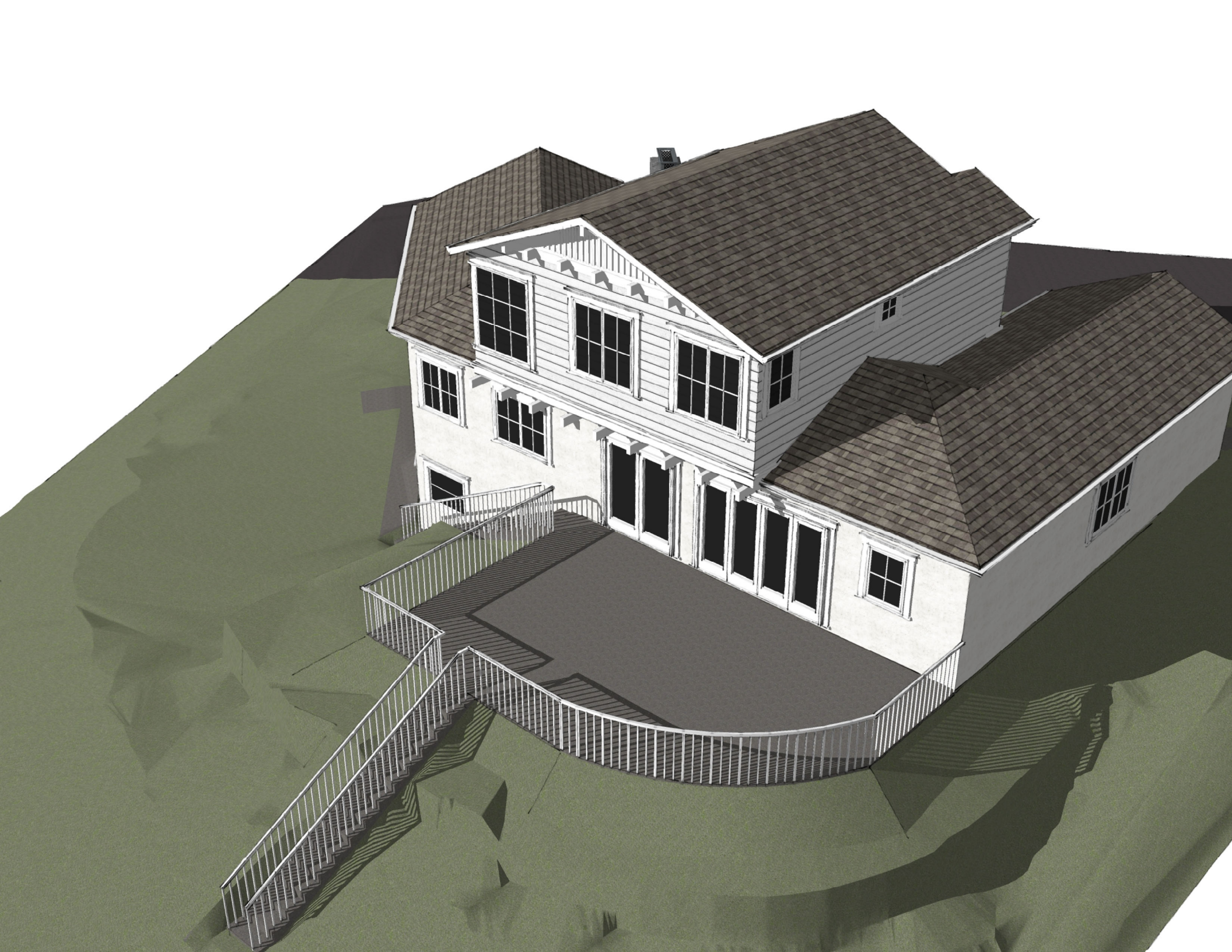

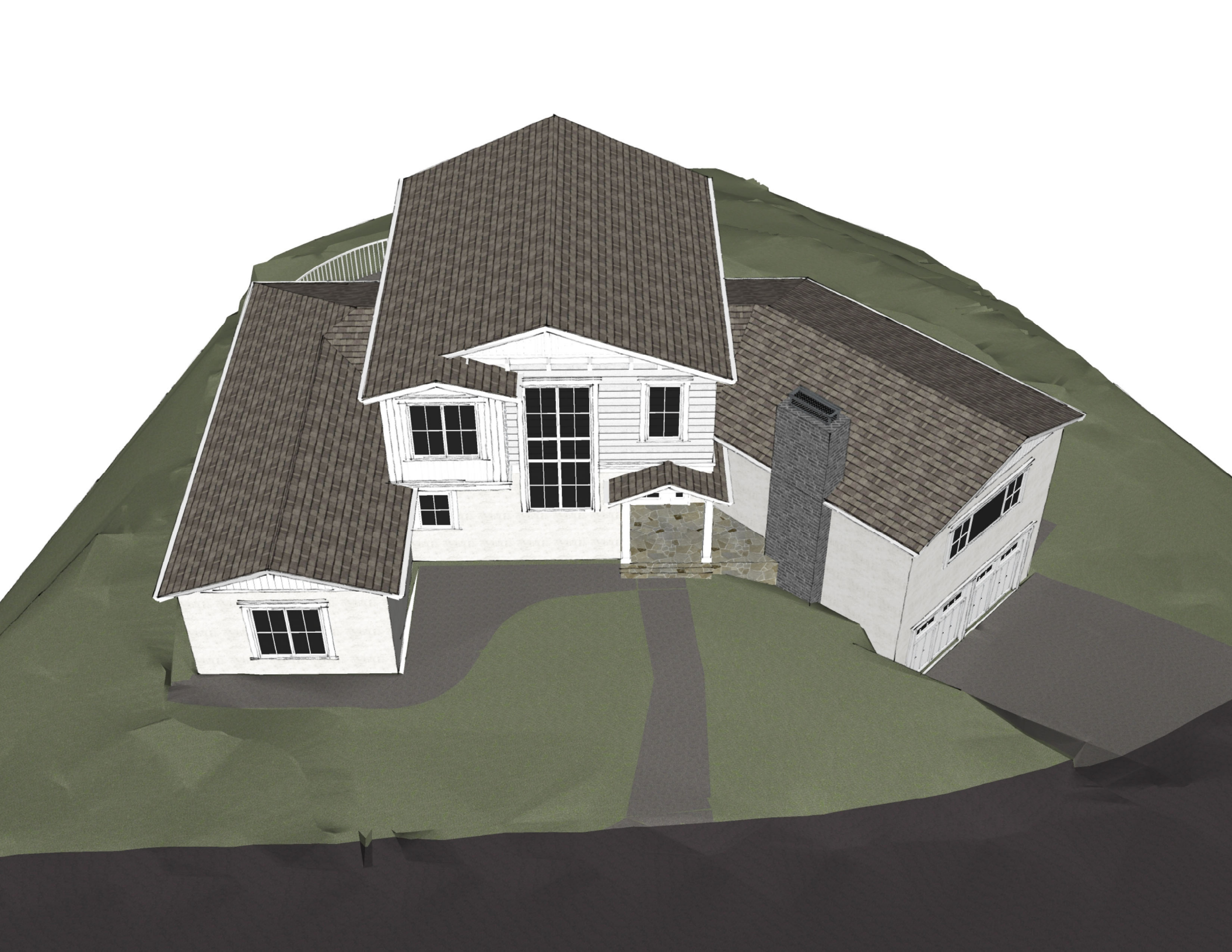

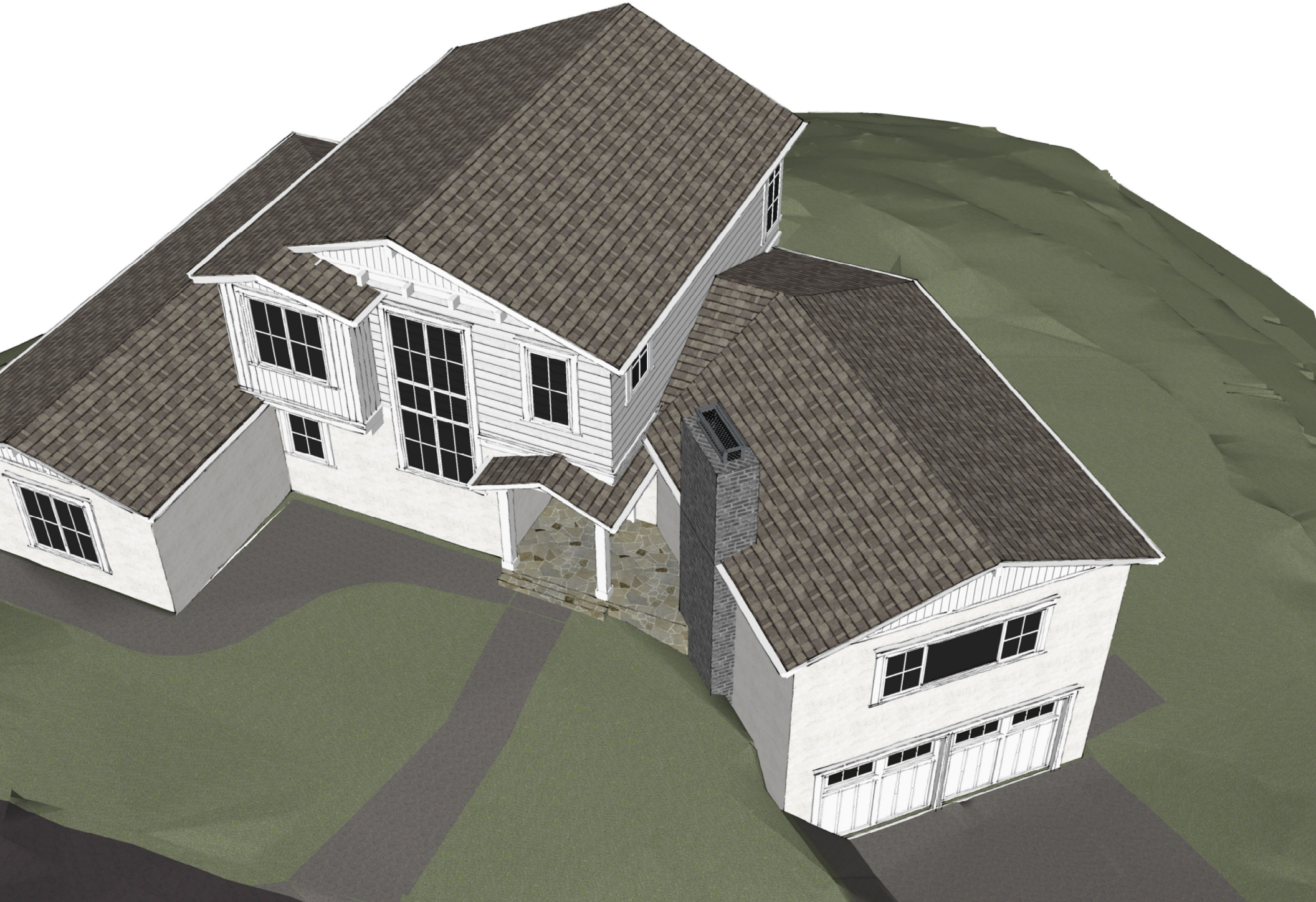

ANGELIQUE & CHRISTOPHER RYPINSKI
19 EL QUANITO WAY
BURLINGAME, CA. 94010

ABBREVIATIONS

&	And	EXH	Exhaust	PBD	Particle Bd.
d	Penny	EXP	Expansion	PFB	Prefabricate(d)
	Angle	EXPO	Exposed	PL	Plate (line)
@	At	EXT	Exterior	PLAS	Plaster
C	Center line	FBO	Furinshed by	PLYWD	Plywood
O	Dia. or round		Owner	PNL	Panel(ing)
	Perpendicular	FDN	Foundation	PNT	Paint(ed)
#	Pound or No.	FIN	Finish	PR	Pair
		FL	Floor (line)	PRCST	Pre Cast
AB	Anchor Bolt	FLASH	Flashing	PT	Pressure Treated
ABV	Above	FLOUR	Fluorescent		
AC	Asphalt Conc.	FLX	Flexiable	QT	Quarry Tile
ACOUS	Acoustical	FOC	Face of Conc.		
ADH	Adhesive	FOF	Face of Fin.	R	Riser
ADJ	Adjustable	FOX	Face of Stud	RAD	Radius
AGG	Aggregrate	FO	Finished Opening	REINF	Reinforce
AL	Aluminum	FPL	Fireplace	RELO	Relocate
AP	Access Panel	FTG	Footing	REMO	Remove
APX	Approximate	FURR	Furring	REQD	Required
		FUT	Future	RESIL	Resilent
BD	Board			RO	Rough Opeing
BEL	Below	GA	Gauge	RWD	Redwood
BLK	Block(ing)	GALV	Galvanized		
BM	Beam	GB	Grab Bar	SSD	See Struct. Dwg.
BOT	Bottom	GI	Grab Iron	SH	Shelf
BRK	Brick	GL	Glass/Glazing	SHR	Sheathing
BS	Both Sides	GR	Grade (Ground)	SIM	Similar
BTWN	Between	GYP	Gypsum	SLR	Sealer
				SPEC	Specification
CAB	Cabinet	HBD	Hard Board	SQ	Square
CEM	Cement	HD	Heavy Duty	SLD	Standard
CER	Ceramic	HDR	Header	S. STL	Stainless Steel
CI	Cast Iron	HWD	Hardware		
CLG	Ceiling	HOR	Horizontal	SUSP	Suspended
CLKG	Caulking			SYM	Symmetrical
CLR	Clear	INT	Interior		
CMU	Conc. Mas. Unit	INSUL	Insulation	T	Tread
CNTR	Counter			TB	Towel Bar
COL	Column	JST	Joist	TEMP	Tempered
COMPO	Composition	JT	Joint	T&G	Tougue & Groove
CONC	Concrete			THRU	Through
CONN	Connect(ion)	LAM	Laminate	TOS	Top of Surface
CONST	Construction	LT	Light	TPD	Toilet Paper
CONT	Continuous	LVR	Louver		Dispenser
CPT	Carpet			TYP	Typical
		MAS	Masonry		
DBL	Double	MC	Medicine Cabinet	UON	Unless Otherwise
DEMO	Demolish	MECH	Mechanical	MECH	Noted
DF	Douglas Fir	MEMB	Membrane	UNF	Unfinished
DIA	Diameter	MFR	Manufacturer		
DIAG	Diagonal	MIR	Mirror	VERT	Vertical
DN	Down	MNT	Mount(ed)	VG	Vert. Grain
DR	Door	MTL	Metal		
DS	Down Spout			WB	White Brothers
DRA	Drawer	NIC	Not in	WD	Wood
			Contract	WDW	Window
EA	Each	NTS	Not to Scale	WI	Wrought Iron
EL	Elevation			W/O	With (out)
ELEC	Electrical	O/	Over	WP	Waterproof
ENCL	Enclosure	OC	On Center	WR	Water Resistant
EQ	Equal	OPNG	Opening	WSCT	Wainscot
EQPT	Equipment	OPP	Opposite		
EW	Each Way				
(EX)	Existing	P	Plastic		
		PAR	Parallel		

REFERENCE SYMBOLS

GRID LINE REFERENCE

BLDG & WALL SECTION REFERENCE
Arrow indicates direction of view
Letter indicates building section
Sheet number

DETAIL REFERENCE
Number indicates wall section
Sheet number

EXTERIOR ELEVATION REFERENCE
Arrow indicates direction of view
Sheet number

INTERIOR ELEVATION REFERENCE
Arrow indicates direction of view
Letter indicates building elevation
Sheet number

TITLE SYMBOLS
Number indicated elevation, wall section or detail
Sheet number

EXT. DOOR & WINDOW SYMBOL
Indicates door & window number

INTERIOR DOOR SYMBOL
Indicates door number

REVISION SYMBOLS
Cloud around revision

COLOR / MATERIAL SYMBOL
Number indicates color and / or material

ROOM REFERENCE
BED RM. 203
Room name
Room number

MATCH LINE, SHADED SIDE IS CONSIDERED WORK, CONTROL, OR DATUM POINT

PROPERTY LINE

SETBACK LINE

EXISTING CONTOURS

NEW OR FINISHED CONTOURS

TOP OF WALL

TOP OF CURB

TOP OF PAVEMENT

FIXTURE OR EQUIPMENT SYMBOL

ELECT/MECH SYMBOLS

Duplex convenience outlet & plate
Floor convenience outlet
GFI duplex convenience outlet
Fourplex outlet
Duplex conv. outlet, 1/2 hot, 1/2 switched
220V amerage as per equipment
GFI/W.P. weatherproof outlet
Flush mounted floor & ceiling outlet
Junction box
Television outlet
Telephone outlet & plate
Flood light
Ceiling fixture
Wall light
Porclein recepticle w/ pull chain
Indirect cove lighting
Recessed ceiling can lights
4" recessed low voltage w/ directional trim
Recessed ceiling light
Waterproof ceiling fan/light & plate
Recessed waterproof exterior up light
Single pole switch
3 way switch
Switch w/ dimmer
Door activated switch
Motion detector
Timer (switch)
Vacancy sensor w/ dimmer "manual on"
Vacancy sensor "manual on"
Weatherproof switch
Countertop air switch
Doorbell pushbutton
Chime
Smoke detector
Thermostat
Special outlet
Instant start florescent light
Landscape light
Electrical panel board
Existing
Delete existing
Replace existing
Gas outlet
Hose bib
Ceiling/floor supply register
Ceiling/floor return register
Wall diffuser
T.V./Computer Outlet
Central vacuum inlet
Automatic garage door switch
Alarm control keypad

BUILDING DATA

APN #: :027-130-320

LOT AREA: 13,068 SQ. FT.

(E) FAR

(E) LOWER FLOOR	=	363	SQ.FT.
(E) FIRST FLOOR	=	1,775	SQ.FT.
(E) COVERED PORCH	=	**43	SQ.FT.
(E) ATTACHED GARAGE	=	454	SQ.FT.
TOTAL :	=	2,635	SQ.FT.

(N) FAR

(E) LOWER FLOOR	=	363	SQ.FT.
(N) LOWER FLOOR	=	221	SQ.FT.
(E) FIRST FLOOR	=	1,775	SQ.FT.
(E) COVERED PORCH	=	**43	SQ.FT.
(E) ATTACHED GARAGE	=	454	SQ.FT.
(N) SECOND FLOOR	=	711	SQ.FT.
TOTAL :	=	3,524	SQ.FT.

(E) LOT COVERAGE

(E) FIRST FLOOR	=	1,782	SQ.FT.
(E) COVERED PORCH	=	43	SQ.FT.
TOTAL :	=	1,825	SQ.FT.

(N) LOT COVERAGE

(E) FIRST FLOOR	=	1,782	SQ.FT.
(E) COVERED PORCH	=	43	SQ.FT.
(N) 2ND FLOOR OVERHANG	=	51	SQ.FT.
TOTAL :	=	1,876	SQ.FT.

ZONING :	R1
USE OF BUILDING:	RESIDENTIAL
OCCUPANCY:	R3
TYPE OF CONSTRUCTION:	V-B
NUMBER OF (E) STORIES:	1
NUMBER OF (N) STORES:	2
NUMBER OF (E) DWELLINGS:	1
PARKING:	(E) 2-COVERED
SPRINKLERS:	NONE

CONSULTANTS

DESIGNER
FORM + ONE DESIGN
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PARK CITY, UT 84098
PHONE: 415-819-0304
TIM@FORMONEDESIGN.COM

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19 EL QUANITO WAY
BURLINGAME, CA 94010

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PO BOX 3777
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PHONE:707-237-6957

SURVEYOR
MUIR CONSULTING
139 CHURCH AVENUE
OAKDALE, CA 95361
PHONE: 209-845-8630

ARBORIST
ADVANCED TREE CARE
ROBERT WEATHERILL
965 EAST SAN CARLOS AVE
SAN CARLOS, CA 94070
PHONE: 650-508-1524

EXTERIOR FINISHES

WALL FINISH: (E) STUCCO (PROTECT) REPAIR WHERE NEEDED
ROOF: CLASS A, ARCHITECTURAL ASPHALT SHINGLES
WINDOWS: (E) WOOD CLAD WINDOWS
(N) TO MATCH SIERRA PACIFIC OR EQ.

DEFERRED SUBMITALS

1. FIRE SPRINKLER PLAN
2. ROOF TRUSSES - SHALL BE SUBMITTED TO THE ENGINEER OF RECORD FOR THE OVERALL BUILDING FOR REVIEW PRIOR TO SUBMITTAL TO THE BUILDING DIVISION. THE ENGINEER OF RECORD SHALL PROVIDE A NOTE ON THE TRUSS PLANS OR A SHOP DRAWING APPROVAL STAMP STATING THAT THE TRUSS PLANS ARE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING. THE PLANS SUBMITTED TO THE BUILDING DIVISION SHALL CONTAIN NO RED LINE REVISIONS OR CORRECTIONS TO THE TRUSS PACKAGE. CRC R106.1

SHEET INDEX

(*) = FUTURE BUILDING SHEETS

REVISED

RECEIVED
10.1.24
CITY OF BURLINGAME
CDD-PLANNING DIVISION

BUILDING + PUBLIC WORKS NOTES:

1. PUBLIC WORKS REQUIRES A SEWER BACKWATER PROTECTION CERTIFICATE PRIOR TO PERMIT BEING ISSUED. PLEASE CONTACT PUBLIC WOKRS @ 650.558.7239
2. STORM WATER CONSTRUCTION POLLUTION PREVENTION PERMIT IS REQUIRED, NOTE: AN INITIAL FIELD INSPECTION IS REQUIRED PRIOR TO START OF ANY CONSTRUCTION (ON PRIVATE PROPERTY OR IN THE PUBLIC RIGHT-OF-WAY)
3. THE CERTIFICATE OF OCCUPANCY WILL BE RESCINDED ONCE CONSTRUCTION BEGINS. A NEW CERTIFICATE OF OCCUPANCY WILL BE ISSUED AFTER THE PROJECT HAS BEEN FINAL. NO OCCUPANCY OF THE BUILDING IS TO OCCUR UNTIL A NEW CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED.

SCOPE OF WORK

1. REMODEL OF (E) BATHROOMS + KITCHEN
2. ADDITION OF SECOND FLOOR
3. ADDITION OF SQ. FT. FOR (N) STAIR
4. ADDITION IN (E) BASEMENT

VICINITY MAP

MATERIAL SYMBOLS

Bituminous paving	Metal	Sand/ Mortar/ Plaster
Batt insulation	Metal Lath	Wood frame construction
Brick Veneer	Marble / tile	Existing construction
Stone Veneer	Earth	Existing const. removed
Concrete	Wood	Precast concrete
Concrete Block	Steel	Rigid insulation
Gravel / Rock fill	Plywood	Gypsum board

CAL GREEN BUILDING MEASURE

1. AN AUTOMATIC IRRIGATION SYSTEM CONTROLLER FOR LANDSCAPING WILL BE PROVIDED BY THE BUILDER AND INSTALLED AT THE TIME OF FINAL INSPECTION. ***2022*** CGC §4.304.1
2. A MINIMUM OF 65% OF THE NON- HAZARDOUS CONSTRUCTION + DEMOLITION WASTER GENERATED AT THE SITE WILL BE DIVERTED TO AN OFFSITE RECYCLE, DIVERSION, OR SALVAGE FACILITY PER CITY OF BURLINGAME ORDINANCE + ***2022*** CGC §4.408
3. AN OPERATION AND MAINTENANCE MANUAL WILL BE PROVIDED TO THE BUILDING OCCUPANT OR OWNER. ***2022*** CGC §4.410.1
4. UPON REQUEST, VERIFICATION OF COMPLIANCE WITH THIS CODE MAY INCLUDE CONSTRUCTION DOCUMENTS, PLANS, SPECIFICATIONS, BUILDER OR INSTALLER CERTIFICATION, INSPECTION REPORTS, OR OTHER METHODS ACCEPTABLE TO THE BUILDING DIVISION THAT WILL SHOW SUBSTANTIAL CONFORMANCE WITH THE ***2022*** CODE REQUIREMENT. ***2022*** CGC §703.1
5. AT TIME OF ROUGH INSTALLATION, DURING STORAGE ON THE CONSTRUCTION SITE, AND UNTIL FINAL STARTUP OF THE HEATING, COOLING & VENTILATING EQUIPMENT, ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENTS OPENINGS WILL BE COVERED W/ TAPE, PLASTIC, SHEET METALS, OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY TO REDUCE THE AMOUNT OF WATER, DUST, OR DEBRIS THAT MAY ENTER THE SYSTEM. (CGC 4.504.1).

HIDDEN CONDITION NOTES

1. Any hidden conditions that require work to be performed beyond the scope of the building permit issued for these plans may require further City approvals including review by the Planning commission.

APPLICABLE CODES

2022 California Building Code
2022 California Residential Code
2022 California Plumbing Code
2022 California Mechanical Code
2022 California Electric Code
2022 California Energy Code
2022 California Fire Code
CITY OF BURLINGAME MUNICIPAL CODE
2022 California Green Building Standards Code
CAL GREEN BUILDING CODE CHECKLIST: Single Family to be attached to jobsite building set

CONSTRUCTION HOURS

1. NO PERSON SHALL ERECT (INCLUDING EXCAVATION AND GRADING), DEMOLISH, ALTER OR REPAIR ANY BUILDING OR STRUCTURE OTHER THAN BETWEEN THE HOURS LISTED BELOW.

CONSTRUCTION HOURS	
WEEKDAYS:	8:00 A.M. - 7:00 P.M.
SATURDAYS:	9:00 A.M. - 6:00 P.M.
SUNDAYS AND HOLIDAYS:	NO WORK ALLOWED

(SEE CITY OF BURLINGAME MUNICIPAL CODE, SECTION 13.04.100 FOR DETAILS)

CONSTRUCTION HOURS IN THE CITY PUBLIC RIGHT-OF-WAY ARE LIMITED TO WEEKDAYS AND NON-CITY HOLIDAYS BETWEEN 8:00 A.M. AND 5:00 P.M.

Revisions

Rev.:	Description :	Date :
001	Response to Comments	7/25/24
002	Response to Comments	8/14/24
003	Response to Comments	10/1/24
004		
005		
006		

BUILDING SET
PLANNING SET

Contractor :

Owner : Rypinski Residence
19 El Quanito Way
Burlingame, CA. 94010

Zoning: R3
Lot Size: .30 ACRES
Year Built: 1939

APN#: 027-130-320

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

form+ one
DESIGN ■ PLANNING

Title : TITLE PAGE
Project : Rypinski Residence
19 El Quanito Way
Burlingame, CA. 94010
Date : 01.25.24
Drawn : TIM RADUENZ
Job No. : 24_03

T1.0

Sheet
Scale: See Details

All drawings & Specifications provided as instruments of service are the property of the Designer whether the project is executed or not.It is unlawful for any person, without the written consent of the Designer, to duplicate or make copies of these documents,partly or in wholw, for use for other projects & buildings.

MECHANICAL NOTES:
1. ALL WORK SHALL COMPLY WITH THE CALIFORNIA MECHANICAL CODE (CMC) AND ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES.
2. MECHANICAL CONTRACTOR TO ACCEPT SOLE RESPONSIBILITY FOR PROPER DESIGN AND INSTALLATION OF MECHANICAL SYSTEM. SEE MECHANICAL DWGS. BY OTHER FOR SPECIFIC INFORMATION.
3. MECHANICAL CONTRACTOR TO COORDINATE WITH GENERAL CONTRACTOR TO DESIGN AND INSTALL SUITABLE DISTRIBUTION SYSTEM PER TITLE 24. MECH. CONTRACTOR TO FIELD VERIFY AND DETERMINE SIZE AND CONFIGURATION OF DUCTS AND REGISTER. SEE SHEET INDEX FOR LOCATION OF TITLE 24 CONFORMANCE WORKSHEETS AND ENERGY COMPLIANCE NOTES WITHIN THIS SET. HVAC DUCTS LOCATED IN ATTIC SPACE SHALL BE PLACED AS CLOSE TO PERIMETER AS POSSIBLE SO AS NOT TO INTERFERE WITH USEABLE ATTIC STORAGE SPACE.
4. MECHANICAL LAYOUT SHOWN IS SCHEMATIC AND IS SHOWN FOR DESIGN INTENT ONLY.
5. PROVIDE COMBUSTION AIR SUPPLY TO GAS FIRED APPLIANCES BY COMBUSTION AIR DUCTS PER (CMC) & CPC. VERIFY DUCT SIZE WITH MANUFACTURER'S SPECIFICATIONS.
6. FURNACES OR BOILERS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND SHALL MEET THE REQUIREMENTS OF THE CALIFORNIA MECHANICAL CODE (CMC)
7. PER CMC, COMBUSTION AIR DUCTS FROM THE ATTIC SHALL BE LOCATED WITHIN THE UPPER AND LOWER 12 INCHES OF THE ENCLOSURE. DUCTS SHALL BE SEPARATE AND SHALL NOT BE OBSTRUCTED.
8. APPLIANCES DESIGNED TO BE FIXED IN POSITION SHALL BE SECURELY FASTENED IN PLACE. SUPPORTS FOR APPLIANCES SHALL BE DESIGNED AND CONSTRUCTED TO SUSTAIN VERTICAL AND HORIZONTAL LOADS AS REQUIRED BY CMC. WATER HEATERS TO BE SECURED WITH A MINIMUM OF 2 STRAPS, ONE EACH TO BE LOCATED IN THE UPPER AND LOWER THIRD OF THE UNIT.
9. UNDERCUT ALL INTERIOR DOORS (AS APPROPRIATE) FOR AIR RETURN CIRCULATION TO VENTS, TYPICAL OF INTERIOR CONDITIONED SPACES.
10. VERIFY ALL FIXTURE LOCATIONS WITH OWNER PRIOR TO INSTALLATION.
11. ALL FIXTURES TO BE SELECTED (OR APPROVED) BY OWNER.
12. EXHAUST FANS IN LAUNDRY AND BATHROOMS MUST CONNECT DIRECTLY TO THE OUTSIDE AND PROVIDE A MINIMUM OF 5 AIR CHANGES PER HOUR. EXHAUST FAN VENTS MUST TERMINATE A MINIMUM OF 3 FEET FROM ANY OPENINGS INTO THE BUILDING AND BE PROVIDED WITH BACKDRAFT DAMPERS.
13. AT NEW FORCED AIR FURNACE INSTALLATIONS PROVIDE 3' MIN. WORKING SPACE ALONG EACH SIDE (WITH A TOTAL OF AT LEAST 12" ON BOTH SIDES COMBINED), BACK AND TOP OF FURNACE.
14. INSTALLATION INSTRUCTIONS FOR ALL LISTED EQUIPMENT SHALL BE PROVIDED TO THE FIELD INSPECTOR AT TIME OF INSPECTION.

PLUMBING NOTES:
1. VERIFY ALL FIXTURE LOCATIONS WITH OWNER PRIOR TO INSTALLATION.
2. ALL FIXTURES TO BE SELECTED AND (OR APPROVED) BY OWNERS.
3. ALL NEW WATER CLOSETS SHALL BE 1.28 GALLON/FLUSH MAXIMUM.
4. NO DISHWASHER MACHINE SHALL BE DIRECTLY CONNECTED TO A DRAINAGE SYSTEM OR FOOD DISPOSER WITHOUT THE USE OF AN APPROVED AIR GAP FITTING ON THE DISCHARGE SIDE OF THE DISHWASHING MACHINE. LISTED AIR-GAPS SHALL BE INSTALLED WITH THE FLOOD LEVEL MARKING AT OR ABOVE FLOOD LEVEL OF SINK OR DRAINBOARD, WHICHEVER IS HIGHER
5. (E) ON-DEMAND SYSTEM, CONFIRM WITH OWNER

ELECTRICAL NOTES:
1. ALL WORK SHALL COMPLY WITH THE CALIFORNIA ELECTRIC CODE (CEC) AND ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES AND ORDINANCES.
2. PER CEC, ALL ELECTRICAL RECEPTACLES INSTALLED AT CRAWL SPACES AT OR BELOW GRADE, AND OUTDOORS SHALL HAVE GROUND-FAULT CIRCUIT-INTERRUPTER (G.F.C.I.) PROTECTION. ALL RECEPTACLES LOCATED IN BATHROOMS SHALL HAVE GROUND-FAULT CIRCUIT INTERRUPTER (G.F.C.I.) PROTECTION.
3. SMOKE DETECTORS SHALL BE INSTALLED PER CBC. A DETECTOR SHALL BE INSTALLED IN EACH SLEEPING ROOM AND AT A POINT CENTRALLY LOCATED IN THE CORRIDOR OR AREA GIVING ACCESS TO ROOMS USED FOR SLEEPING PURPOSES. A DETECTOR SHALL BE INSTALLED ON EACH LEVEL OF A MULTI-STORY DWELLING, INCLUDING BASEMENT LEVELS. IN SPLIT-LEVEL OR MULTI-LEVEL FLOORS, A SMOKE DETECTOR SHALL BE INSTALLED ON THE UPPER LEVEL, OR ON BOTH LEVELS IF THE LOWER LEVEL CONTAINS SLEEPING AREAS. WHERE THE CEILING HEIGHT OF A ROOM OPEN TO THE HALLWAY SERVING THE BEDROOMS EXCEEDS THAT OF THE HALLWAY BY 24 INCHES, SMOKE DETECTORS SHALL BE INSTALLED IN THE HALLWAY AND IN THE ADJACENT ROOM. DETECTORS SHALL BE INSTALLED IN ACCORDANCE WITH APPROVED MANUFACTURER'S INSTRUCTIONS. WHEN THE VALUATION OF AN ADDITION OR REPAIR EXCEEDS $1,000.00, OR WHEN ONE OR MORE SLEEPING ROOMS ARE ADDED OR CREATED IN AN EXISTING DWELLING, THE ENTIRE DWELLING SHALL BE PROVIDED WITH SMOKE DETECTORS LOCATED AS REQUIRED FOR NEW DWELLINGS. IN NEW CONSTRUCTION, REQUIRED SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHEN SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACKUP. THE DETECTOR SHALL EMIT A SIGNAL WHEN THE BATTERIES ARE LOW. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN THOSE REQUIRED FOR OVER CURRENT PROTECTION. SMOKE DETECTORS MAY BE SOLELY BATTERY OPERATED WHEN INSTALLED IN EXISTING BUILDINGS, OR IN BUILDINGS WITHOUT COMMERCIAL POWER, OR IN BUILDINGS WHICH UNDERGO ALTERATION, REPAIRS, OR ADDITIONS REGULATED AS OUTLINED ABOVE.
4. TELEPHONE OUTLETS TO BE PREWIRED BY SUBCONTRACTOR. CONTRACTOR TO COORDINATE AS REQUIRED. VERIFY LOCATION OF ALL TELEPHONE OUTLETS WITH OWNER PRIOR TO INSTALLATION.
5. ELECTRICAL OPENINGS (SWITCHES, RECEPTACLES, ETC.) ON OPPOSITE SIDES OF FIRE RATED WALLS SHALL BE MAINTAINED AT LEAST 24 INCHES APART.
6. PER CEC, RECEPTACLE SPACING SHALL NOT EXCEED 12 FEET MEASURED HORIZONTALLY ALONG THE WALL.
7. PER CEC, AT LEAST ONE WALL SWITCH-CONTROLLED LIGHTING OUTLET SHALL BE INSTALLED IN EVERY HABITABLE ROOM; IN BATHROOMS, HALLWAYS, STAIRWAYS, ATTACHED GARAGES, AND DETACHED GARAGES WITH ELECTRICAL POWER, AND OUTDOOR ENTRANCES OR EXITS.
8. PER CEC, LIGHTING FIXTURES LOCATED WITHIN CLOTHES CLOSETS SHALL BE MOUNTED ON THE WALL ABOVE THE DOOR OR ON THE CEILING. CLEARANCES SHALL BE AS FOLLOWS:
A. SURFACE MOUNTED INCANDESCENT FIXTURES - 12"
B. SURFACE MOUNTED FLUORESCENT FIXTURES - 6" 9. ELECTRICAL CONTRACTOR RESPONSIBLE FOR PROVIDING NECESSARY TEMPORARY POWER.
10. VERIFY ANY AND ALL LANDSCAPE LIGHTING AND SWITCHES WITH OWNER PRIOR TO INSTALLATION OF ROUGH ELECTRICAL.
11. ALL ELECTRICAL HANGING FIXTURES TO BE SELECTED AND PURCHASED BY OWNER. VERIFY EXACT LOCATIONS WITH OWNER PRIOR TO INSTALLATION.
13. ALL INCANDESCENT LIGHTING FIXTURES RECESSED INTO INSULATED AREAS SHALL BE APPROVED FOR ZERO CLEARANCE INSULATION COVER PER ***2022*** CALIFORNIA ENERGY CODE AND RATED IC OR APPROVED EQUAL MEETING UL RATING OR OTHER TESTING /RATING LABORATORIES RECOGNIZED BY THE ICC.
14. THIS DRAWING IS FOR LAYOUT PURPOSES ONLY. NEW ELECTRICAL SHALL BE DESIGN-BUILD. NEW ELECTRICAL WORK SHALL BE DESIGNED AND BUILT IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE AND APPLICABLE CODES, STANDARDS AND REGULATIONS FOR BUILDING LIFE SAFETY, EMERGENCY, EGRESS AND NIGHT LIGHTING. ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING SEPARATE PERMIT. ELECTRICAL CONTRACTOR TO PROVIDE COMPLETE DESIGN-BUILD ELECTRICAL SYSTEM AS REQUIRED TO PROVIDE THE (NEW) SERVICE SHOWN (SCHEMATICALLY) ON THE DRAWINGS.

GENERAL NOTES:
ALL WORK SHALL COMPLY W/ THE ***2022*** EDITION OF THE CA. BUILDING CODE AND ALL OTHER CODES AND REQUIREMENTS, IN THEIR MOST RECENT EDITION INCLUDING THE FOLLOWING:
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA ELECTRICAL CODE
2. THE INTENTION OF THE CONSTRUCTION DOCUMENTS IS TO INCLUDE ALL LABOR, MATERIAL, EQUIPMENT FACILITIES AND TRANSPORTATION NECESSARY FOR A COMPLETE AND PROPER EXECUTION OF THE WORK IN AN ACCEPTABLE INDUSTRY'S STANDARDS. CONTRACTOR IS TO OBTAIN ANY REQUIRED PERMITS FOR THIS OR HER WORK.
3.THE MIN. ACCEPTABLE QUALITY OF MATERIALS, WORKMANSHIP, AND METHOD OF INSTALLATION SHALL MEET THE FOLLOWING CRITERION: CONFORM TO THE AMERICAN NATIONAL INSTITUTE STANDARDS WHERE SUCH STANDARDS EXISTS.
4. CONTRACTOR SHALL PERFORM ALL ADDITIONAL ELECTRICAL, PLUMBING, AND FIRE PROTECTION WORK REQUIRED BY THE BUILDING DEPARTMENT.
5. CONTRACTOR SHALL VISIT SITE PRIOR TO SUBMISSION OF BID TO REVIEW SCOPE OF WORK, DEMOLITION, ETC.
6. DO NOT SCALE DRAWINGS, CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS PRIOR TO STARTING WORK. ANY DISCREPANCIES SHALL BE REPORTED TO THE DESIGNER FOR REVIEW.
7. DIMENSIONS ARE TO FACE OF FRAMING, UNLESS OTHERWISE NOTED, (U.O.N.)
8. DIMENSIONS NOTED CLEAR (CLR.) ARE NOT ADJUSTABLE WITHOUT
APPROVAL FROM THE DESIGNER.
9. SAFETY MEASURES: AT ALL TIMES THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE INCLUDING SAFETY OF PERSONS AND PROPERTY.
10. CUTTING AND DEMOLITION SHALL BE DONE BY METHODS, WHICH WILL AND WILL NOT JEOPARDIZE STRUCTURAL INTEGRITY OF EXISTING CONSTRUCTION AND WILL NOT DAMAGE PORTIONS TO REMAIN.
11. CONTRACTORS SHALL REMOVE, CUT, CAP, AND REPAIR, AS NECESSARY, ANY UTILITES. INCLUDING BUT NOT LIMITED TO: ELECTRICAL, MECHANICAL, PLUMBING, AND FIRE SPRINKLERS, WHERE PARTITIONS ARE SCHEDULED FOR DEMOLITION OR ARE NO LONGER OPERATIONAL OR IN SERVICE. ALL OTHER EXISTING UTILITES ARE TO REMAIN FULLY OPERATIONAL.
12. IN GENERAL, THE OWNER RESERVES THE RIGHT TO RETAIN ALL MATERIALS AND EQUIPMENT REMOVED FROM THE PROJECT. ANY ITEMS OR MATERIAL NOT DESIRED BY THE OWNER ARE TO BE REMOVED FROM THE SITE BY THE CONTRACTOR AT CONTRACTOR'S EXPENSE.
13.CONTRACTOR IS TO PROVIDE ALL NECESSARY DUST PROTECTION AND/OR BARRICADING REQUIRED TO PROTECT ADJACENT SPACES AND EXISTING FINISHES. CONTRACTOR OS RESPONSIBLE TO REPAIR ANY DAMAGES CAUSED BY CONTRACTOR OR THEIR SUB-CONTRACTORS.
14. PATCH AND REPAIR ANY DAMAGES TO FLOORS, WALLS, CEILINGS, HARDWARE, FIXTURES, WINDOWS, ETC. AS A RESULT OF THE DEMOLITION PROCESS. MATCH EXISTING ADJACENT FINISHES AS CLOSELY AS POSSIBLE.
15. IF ANY QUESTIONS ARISE TO THE INSTALLATION OF ANY MATERIALS AND/OR EQUIPMENT, OR WITH THE CONSTRUCTION DOCUMENTS, THE CONTRACTOR SHALL CLARIFY THE QUESTIONS W/ THE DESIGNER BEFORE PROCEEDING. NO SUBSTITUTIONS SHALL BE MADE W/O THE DESIGNERS AND OR OWNERS APPROVAL.
16. TOTAL THICKNESS OF NEW WALLS SHALLMATCH THAT OF ADJACENT WALLS.
17. THE CONTRACTOR SHALL DO ALL CUTTING, FITTING, OR PATCHING OF WORK THAT MAY BE REQUIRED TO MAKE ITS PARTS FIT TOGETHER PROPERLY AND SHALL NOT ENDANGER ANY OTHER WORK BY CUTTING, EXCAVATION, OR OTHERWISE ALTERING THE TOTAL WORK OR ANY PART OF IT. ALL PATCHING REPAIRING, AND REPLACING OF MATERIALS AND SURFACES, CUT OR DAMAGE IN EXECUTION OF WORK, SHALL BE DONE W/ APPLICABLE MATERIALS SO THAT SURFACES REPLACED WILL, UPON COMPLETION, MATCH SURROUNDING SIMILAR SURFACES.
18. ALL WORK SHALL BE SCHEDULED AND PERFORMED SO AS NOT TO DISTURB ANY OTHER TENANTS IN THE BUILDING. ANY WORK THAT WILL DISTURB ANOTHER TENANT, ABOVE OR BELOW, OR IN THE FLOOR , SHALL BE PERFORMED MOST EXPEDITIOUSLY AND THE DISTURBED TENANT SHALL HAVE FULL USE OF THE PREMISE.
19. ALL TRADES SHALL FURNISH ALL LABOR, EQUIPMENT, MATERIALS, AND PERFORM ALL NECESSARY, INDICATED, REASONABLY INFERRED OR REQUIRED BY ANY CODE W/ JURISDICTION TO COMPLETE THEIR SCOPE OF WORK FOR A COMPLETE AND PROPER FINISHED JOB. ANY CUSTOMARY AND NECESSARY ITEMS WHICH ARE REASONABLY IMPLIED AND REQUIRED TO COMPLETE PROPERLY THE WORK OUTLINED SHALL BE FURNISHED, EVEN IF NOT SPECIFICALLY SHOWN ON THE DRAWINGS OR MENTIONED IN THE SPECIFICATION.
20. CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION CLEAN-UP, DURING AND FINAL.
21. THE AMERICANS WITH DISABILITIES ART (ADA) IS SUBJECT TO VARIOUS AND POSSIBLY CONTRADICTORY INTERPRETATIONS. THESE PLANS AND ANY ACCOMPANYING SPECIFICATIONS ("PLANS") REPRESENT THE DESIGNER'S OPINION REGARDING ITS INTERPRETATION OF THE ADA AS IT APPLIES TO THE SUBJECT PROJECT. IT IS NOT IN ANY WAY A WARRANTY OR GUARANTEE THAT SAID PLANS COMPLY WITH ANY OR ALL POSSIBLE INTERPRETATIONS OF THE ADA BY OTHERS.

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Revisions

Rev.:	Description :	Date :
001		
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Contractor :

BUILDING SET
PLANNING SET

Owner :
Rypinski Residence
19 El Quanito Way
Burlingame, CA. 94010

Zoning: R3
Lot Size: .30 ACRES
Year Built: 1959

APN#: 027-130-320

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

form+ one
DESIGN ■ PLANNING

Title : General Notes
Project : Rypinski Residence
19 El Quanito Way
Burlingame, CA. 94010
Date : 01.25.24
Drawn : TIM RAUDENZ
Job No. : 24_03

GN

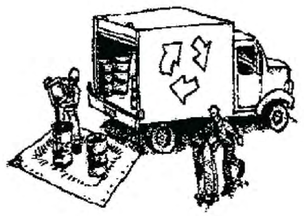
Sheet
Scale: See Details

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

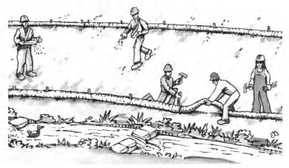
Maintenance and Parking

- ❑ 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.

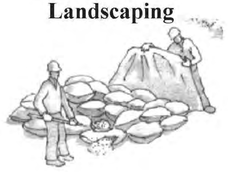
Sawcutting & Asphalt/Concrete Removal

- ❑ 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, abosorb, 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

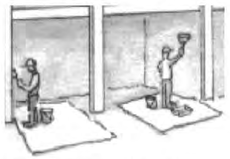
- ❑ Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- ❑ Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that 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!

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Contractor :

BUILDING SET
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19 El Quanito Way
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Zoning: R3
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4845 SILVER SPRINGS DRIVE
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form+ one
DESIGN ■ PLANNING

Title : BMPS & Pollution Prevention
Project : Rypinski Residence
19 El Quanito Way
Burlingame, CA. 94010
Date : 01.25.24
Drawn : TIM RADUENZ
Job No. : 24_03

SW

Sheet
Scale: See Details

GREEN BUILDING MEASURE:

1. A MINIMUM OF 65% OF THE NON- HAZARDOUS CONSTRUCTION AND DEMOLITION WASTER GENERATED AT THE SITE WILL BE DIVERTED TO AN OFFSITE RECYCLE, DIVERSION, OR SALVAGE FACILITY PER CITY OF BURLINGAME AND 2022 CGC §4.408
2. AN OPERATION AND MAINTENANCE MANUAL WILL BE PROVIDED TO THE BUILDING OCCUPANT OR OWNER. 2022 CGC §4.410.1
3. UPON REQUEST, VERIFICATION OF COMPLIANCE WITH THIS CODE MAY INCLUDE CONSTRUCTION DOCUMENTS, PLANS, SPECIFICATIONS, BUILDER OR INSTALLER CERTIFICATION, INSPECTION REPORTS, OR OTHER METHODS ACCEPTABLE TO THE BUILDING DIVISION THAT WILL SHOW SUBSTANTIAL CONFORMANCE WITH THE 2022 CODE REQUIREMENT. 2022 CGC §703.1
4. AT TIME OF ROUGH INSTALLATION, DURING STORAGE ON THE CONSTRUCTION SITE, AND UNTIL FINAL STARTUP OF THE HEATING, COOLING & VENTILATING EQUIPMENT, ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENTS OPENINGS WILL BE COVERED W/ TAPE, PLASTIC, SHEET METALS, OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY TO REDUCE THE AMOUNT OF WATER, DUST, OR DEBRIS THAT MAY ENTER THE SYSTEM. (CGC 4.504.1).

CAL GREEN SITE DEVELOPMENT:

1. PROJECTS THAT DISTURB LESS THAN 1 ACRE SHALL DEVELOP AND IMPLEMENT A PLAN TO MANAGE STORM WATER DRAINAGE (DURING CONSTRUCTION). *A BMP PAGE IS SUFFICIENT.* ***2022*** CGC 4.106.2
2. PLANS SHALL INDICATE HOW GRADING + PAVING WILL PREVENT SURFACE WATER FLOWS FROM ENTERING BUILDINGS. EXCEPTION: PROJECTS THAT DO NOT ALTER THE DRAINAGE PATH. ***2022*** CGC 4.106.3
3. ELECTRICAL VEHICLE (EV) CHARGING, PARKING SPACES: COMPLY W/ RELEVANT SECTIONS ***2022*** CGC 4.106.4

GENERAL NOTES:

1. PROVIDE 30" MIN. CLEAR WIDTH, (15" ON BOTH SIDES FROM CENTERLINE OF W.C.) AND 24" CLEARANCE IN FRONT OF THE W.C. PER CPC 402.5.
2. PROVIDE MIN. SHOWER AREA - 1,024 SQ. IN., CAPABLE OF ENCOMPASSING A 30" CIRCLE. SEE PLANS PER CPC 408.6.
3. TEMPERED GLAZING, TYP. AT ALL DOORS AND REQUIRED BY CODE.
4. PROVIDE DEVICES TO ABSORB HIGH PRESSURES RESULTING FROM THE WASHER AND DISHWASHER, ETC., PER CPC
5. EXHAUST VENT FOR DRYER SHALL TERMINATE TO THE OUTSIDE OF THE BUILDING AND SHALL BE EQUIPPED WITH A DRAFT DAMPER AND SHALL BE RIGID METAL DUCT WITH SMOOTH INTERIOR SURFACES PER CMC SECT. 504.

2022 CALIFORNIA GREEN BUILDING CODE RESIDENTIAL CHECKLIST

New Residential Buildings must be designed to include the Green Building Mandatory Measures specified in this checklist. These Green Building Mandatory Measures also apply to additions or alterations of existing Residential Buildings which increase the building's conditioned area, volume, or size. These requirements only apply to the specific area of addition or alteration. 2022 CGC §301.1.1

Permit Number: _____ Project Address: 19 EL QUANITO WAY

Specify which sheet includes the Measure, and add specific details listing where the measure is located on that page. Include exact code sections on plans.

Green Building Measure	Plan Sheet, and Details
ENERGY EFFICIENCY(2022 CEC §150.0) (2022 California Building Energy Efficiency Standards)	
2022 Energy Code performance (CF1R) compliance documentation must be provided digitally in 8-1/2" X 11" format, and, must be replicated on the plans. 2022 CEC §150.1	ME4.0/4.1..
SITE DEVELOPMENT (2022 CGC §4.106)	
Plans shall indicate how Grading and Paving will prevent surface water flows from entering buildings. Exception: Projects that do not alter the drainage path. 2022 CGC §4.106.3	SW / A1.0 CG#2
Electric Vehicle (EV) Charging, parking spaces: comply with all relevant sections. 2022 CGC §4.106.4	A1.0 CG#3
INDOOR WATER USE (2022 CGC §4.303)	
Standards for Plumbing fixtures and fittings. Plumbing fixtures and fittings shall be installed in accordance with the *California Plumbing Code*, and shall meet the applicable standards referenced in Table 1701.1 of the *California Plumbing Code*. 2022 CGC §4.303.3	A2.0, PLUMB. NOTES
OUTDOOR WATER USE (2022 CGC §4.304)	
Residential developments shall submit a California Department of Water Resources' Model Water Use Efficient Landscape (MWELO) checklist. 2022 CGC §4.304.1	A1.0 #8
ENHANCED DURABILITY AND REDUCED MAINTENANCE (2022 CGC §4.406)	
Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls, shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry, or similar method acceptable to the enforcing agency. . 2022 CGC §4.406.1	ME2.0 #47
CONSTRUCTION WASTE MANAGEMENT (2022 CGC §4.408)	
Recycle and/or salvage a minimum 65% of the non-hazardous construction and demolition waste. This is not applicable to soil and land clearing debris. 2022 CGC §4.408.1	T1.0 CG#1

Green Building Measure	Plan Sheet, and Details
BUILDING MAINTENANCE AND OPERATION (2022 CGC §4.410)	
An operation and maintenance manual will be provided at final inspection. 2022 CGC §4.410.1 Where 5 or more multi-family dwelling units are constructed on a building site, provide readily accessible areas that serve all buildings on site and are identified for the depositing, storage, and collection of nonhazardous materials for recycling, including paper, corrugated cardboard, glass, plastics, organic waste and metals, or, meet local ordinance, if more restrictive. 2022 CGC §4.410.2	T1.0
FIREPLACES (2022 CGC §4.503)	
Any installed gas fireplaces will be direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with US EPA NSPS emission limits. 2022 CGC 4.503.1 GAS IS NOT ALLOWED FOR NEW CONSTRUCTION BASED ON BURLINGAME'S REACH CODE.	T1.0
POLLUTANT CONTROL (2022 CGC §4.504)	
At the time of rough installation, during storage on the construction site, and until final startup of the HVAC equipment, all duct and other related air distribution component openings will be covered with tape, plastic, sheet metal, or other methods acceptable to the enforcing agency to reduce the amount of water, dust and debris that may enter the system. 2022 CGC §4.504.1	ME2.0 #48
Adhesives, sealants, and caulks used on the project shall follow local and regional air pollution or air quality management district standards. 2022CGC §4.504.2.1	A2.0 POL.CTRL. #7
Paints and coatings will comply with VOC limits. 2022CGC §4.504.2.2	A2.0 POL.CTRL. #1
Aerosol paints and coatings will meet the Product-weighted MIR limits for ROC, and comply with percent VOC by weight of product limits, Regulation 8, Rule 49. 2022 CGC §4.504.2.3	A2.0 POL.CTRL. #6
Documentation shall verify compliance for VOC finish materials. 2022 CGC §4.504.2.4	A2.0 POL.CTRL. #2
Carpet systems will meet CALGREEN testing and product requirements. 2022 CGC §4.504.3	A2.0 POL.CTRL. #3
Where resilient flooring is installed, at least 80% of the floor area receiving resilient flooring will comply with the California Green Building Code requirements. 2022 CGC §4.504.4	A2.0 POL.CTRL. #4
Hardwood plywood, particleboard, and medium density fiberboard composite wood products shall comply with the low formaldehyde emission standards. 2022 CGC §4.504.5	A2.0 POL.CTRL. #5
INTERIOR MOISTURE CONTROL (2022 CGC §4.505)	
A capillary break will be installed if a slab on grade foundation system is used. 2022 CGC §4.505.2.1	A2.0 #20
Building materials with visible signs of water damage will not be installed. Wall and floor framing will not be enclosed when the framing members exceed 19% moisture content. Moisture content will be verified prior to finish material being applied. Replace wet insulation products, or allow to dry before enclosure. 2022 CGC §4.505.3	A2.0 #21
INDOOR AIR QUALITY AND EXHAUST (CGC §4.506)	
Exhaust fans that are ENERGY STAR compliant, ducted and that terminate outside the building will be provided in every bathroom (bathtub, shower, or shower/tub combo). 2019 CGC §4.506.1 Unless functioning as a component of a whole-house ventilation system, fans must be controlled by a humidity control. 2022 CGC §4.506.2	ME2.0 #49

Green Building Measure	Plan Sheet, and Details
ENVIRONMENTAL COMFORT (2022 CGC §4.507)	
The heating and air-conditioning system will be sized, designed and have their equipment selected using the following methods: Heat Loss/Heat Gain values in accordance with ANSI/ACCA 2 Manual J-2016 or equal; Duct systems are sized according to ANSI/ACCA 1, Manual D-2016 or equivalent; Select heating and cooling equipment in accordance with ANSI/ACCA 3, Manual S-2014 or equivalent. 2022 CGC §4.507.	ME2.0 #51
VERIFICATION (2022 CGC §703)	
Upon request, verification of compliance with this code may include construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the Building Division that will show substantial conformance with the 2022 Code requirements. 2022 CGC	T1.0 CG#3

Responsible Designer's Declaration Statement	
I hereby certify that this project has been designed to meet the requirements of the 2022 Green Building Code.	
Name: TIM RADUENZ	
Address: 4843 SILVER SPRINGS DRIVE	
City/State/Zip Code: PARK CITY, UT. 84098	
Signature:	Date: 05/22/24

Contractor's Declaration Statement	
I hereby certify, as the builder or installer, that this project will be constructed to meet the requirements of the 2022 Green Building Code.	
Name:	
Address:	
City/State/Zip Code:	
Signature:	Date:

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form+ one
DESIGN ■ PLANNING

Title : Cal Green

Project : Rypinski Residence
19 El Quanito Way
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Date : 01.25.24

Drawn : TIM RADUENZ

Job No. : 24_03

CG

Sheet

Scale: See Details

Angelique Rypinski
19 El Quanito Way
Burlingame, CA 94010

Site: 19 El Quanito Way, Burlingame

Dear Angelique,

At your request I visited the above site for the purpose of inspecting and commenting on the regulated trees around the property. A 2nd floor addition is planned for the property, prompting the need for this tree protection report.

Method:
The City of Burlingame protects all street trees and Private Protected trees whereby a Private Protected tree is a tree with a trunk circumference of 48" or more measured at 54" above ground. Burlingame requests that the tree protection plan contains all trees with a trunk diameter greater than 12 inches be included, this also includes trees on neighboring properties within 8 feet of the property line that may also be impacted by construction.

The location of the protected trees on this site can be found on the plan provided by you. Each tree is given an identification number. The trees are measured at 54 inches above ground level (DBH or Diameter at Breast Height). A condition rating of l to 100 is assigned to each tree representing form and vitality on the following scale:

1 to 29	Very Poor
30 to 49	Poor
50 to 69	Fair
70 to 89	Good
90 to 100	Excellent

The height and spread of each tree is estimated. A Comments section is provided for any significant observations affecting the condition rating of the tree.

A Summary and Tree Protection Plan are at the end of the survey providing recommendations for maintaining the health and condition of the trees during and after construction.

If you have any questions, please don't hesitate to call.

Sincerely

Robert Weatherill
Certified Arborist WE 1936A

Tree Survey

Tree#	Species	DBH	Ht/Sp	Con Rating	Comments
1	Coast live oak *Quercus agrifolia*	18.6"	40/30	60	Good health and condition, one sided, **Private Protected**
2	Coast live oak *Quercus agrifolia*	22.9"	35/25	60	Good health and condition, decay and cavities, **Private Protected**
3	Coast live oak *Quercus agrifolia*	19.6"	35/20	55	Fair health and condition, cavity at 6', thin canopy, **Private Protected**
4	Coast live oak *Quercus agrifolia*	16.8"/15.8"	35/30	60	Good health and condition, codominant at grade, **Private Protected**
5	Cajeput tree *Melaleuca quinquenervia*	6.8"/4.2"/4.5"	25/8	55	Fair health and condition, codominant at grade, **Not Regulated**
6	Loquat *Diospyros japonica*	5.0"/4.7"/7.1"	15/9	70	Good health and condition, neighbor's tree, **Not Regulated**

Summary:

There are 5 trees on this property and 1 tree on the neighbor's property that might be impacted by the proposed construction.

Tree #s 1, 2, 3 and 4 are all Regulated coast live oaks that should be protected during construction.

Tree # 5 is a cajeput tree at the front of the property that is not Protected.

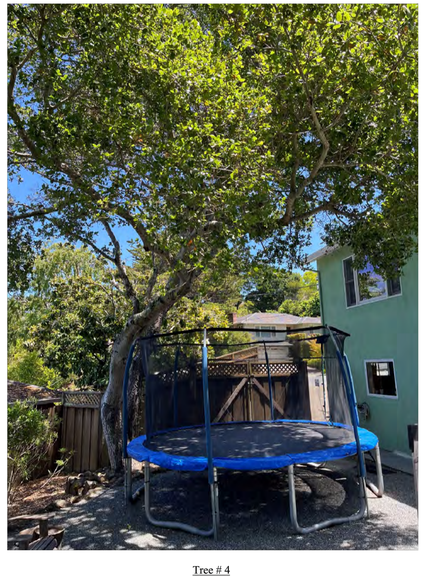
Tree # 6 is a loquat on the neighbor's property that is not protected.

The trees can be seen in the following photographs.

Tree # 1

Tree # 2

Tree # 3



Tree # 4

Tree # 5

Tree # 6

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Revisions
Rev.: | Description : | Date :
001
002
003
004
005
006

BUILDING SET
PLANNING SET

Contractor :

Owner : Rypinski Residence
19 El Quanito Way
Burlingame, CA. 94010

Zoning: R3
Lot Size: .30 ACRES
Year Built: 1959

APN#: 027-130-320

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

form+ one
DESIGN ■ PLANNING

Title : Arborist Report
Project : Rypinski Residence
19 El Quanito Way
Burlingame, CA. 94010
Date : 01.25.24
Drawn : TIM RADDENZ
Job No. : 24_03

AR

Sheet
Scale: See Details

Tree Protection Plan

1. The Tree Protection Zone (TPZ) should be defined with protective fencing. This should be cyclone or chain link fencing on 1½" or 2" posts driven at least 2 feet in to the ground standing at least 6 feet tall. Normally a TPZ is defined by the dripline of the tree. I recommend the TPZ's as follows:-

Tree # 1: TPZ should be at 15 feet from the trunk of the tree, closing on the fence line in accordance with Type I Tree Protection as outlined and illustrated in image 2.15-1 and 2 [6] . Shown as a thin red line.

Since the tree stands below 2 permanent retaining walls, there will be no impact on the root system and Type I fencing is not required. However, I would recommend the tree be wrapped with Type III Tree Protection as outlined and illustrated in image 2.15-4[6].

Tree # 2: TPZ should be at 19 feet from the trunk of the tree in accordance with Type I Tree Protection as outlined and illustrated in image 2.15-1 and 2 [6] . Shown as a thin red line.

Since the tree stands below a permanent retaining walls, there will be no impact on the root system and Type I fencing is not required. However, I would recommend the tree be wrapped with Type III Tree Protection as outlined and illustrated in image 2.15-4[6].

Tree # 3: TPZ should be at 16 feet from the trunk of the tree in accordance with Type I Tree Protection as outlined and illustrated in image 2.15-1 and 2 [6] . Shown as a thin red line.

Since the tree stands below a permanent retaining walls, there will be no impact on the root system and Type I fencing is not required. However, I would recommend the tree be wrapped with Type III Tree Protection as outlined and illustrated in image 2.15-4[6].

Tree # 4: TPZ should be at 20 feet from the trunk of the tree, closing on the fence line in accordance with Type I Tree Protection as outlined and illustrated in image 2.15-1 and 2 [6] . Shown as a thin red line.

Since the tree stands at the edge of the patio, which is to remain, there will be no impact on the root system and Type I fencing is not required. However, I would recommend the tree be wrapped with Type III Tree Protection as outlined and illustrated in image 2.15-4[6].

IMAGE 2.15-1
Tree Protection Fence at the Dripline

IMAGE 2.15-2
Tree Protection Fence at the Dripline

IMAGE 2.15-4
Trunk Wrap Protection

• **Type I Tree Protection**
The fences shall enclose the entire area under the **canopy dripline or TPZ** of the tree(s) to be saved throughout the life of the project, or until final improvement work within the area is required, typically near the end of the project (*see Images 2.15-1 and 2.15-2*). Parking Areas: If the fencing must be located on paving or sidewalk that will not be demolished, the posts may be supported by an appropriate grade level concrete base.

• **Type III Tree Protection**
Trees situated in a small tree well or **sidewalk planter pit**, shall be wrapped with 2-inches of orange plastic fencing as padding from the ground to the first branch with 2-inch thick wooden slats bound securely on the outside. During installation of the wood slats, caution shall be used to avoid damaging any bark or branches. Major scaffold limbs may also require plastic fencing as directed by the *City Arborist*. (*see Image 2.15-4*)

2. Any pruning and maintenance of the tree shall be carried out before construction begins. This should allow for any clearance requirements for both the new structure and any construction machinery. This will eliminate the possibility of damage during construction. **The pruning should be carried out by an arborist, not by construction personnel**. No limbs greater than 4" in diameter shall be removed.

3. Any excavation in ground where there is a potential to damage roots of 1" or more in diameter should be carefully hand dug. Where possible, roots should be dug around rather than cut.[2]

4. If roots are broken, every effort should be made to remove the damaged area and cut it back to its closest lateral root. A clean cut should be made with a saw or pruners. This will prevent any infection from damaged roots spreading throughout the root system and into the tree.[2]

5. **Do Not**:[4]
   a. Allow run off or spillage of damaging materials into the area below any tree canopy.
   b. Store materials, stockpile soil, park or drive vehicles within the TPZ of the tree.
   c. Cut, break, skin or bruise roots, branches or trunk without first obtaining permission from the city arborist.
   d. Allow fires under any adjacent trees.
   e. Discharge exhaust into foliage.
   f. Secure cable, chain or rope to trees or shrubs.
   g. Apply soil sterilants under pavement near existing trees.

6. Where roots are exposed, they should be kept covered with the native soil or four layers of wetted, untreated burlap. Roots will dry out and die if left exposed to the air for too long.[4]

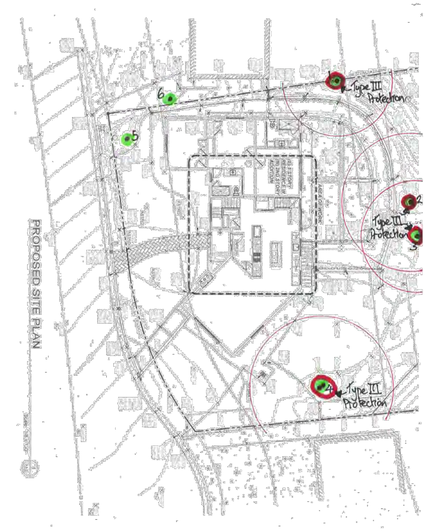
7. Route pipes into alternate locations to avoid conflict with roots.[4]

8. Where it is not possible to reroute pipes or trenches, the contractor is to bore beneath the dripline of the tree. The boring shall take place no less than 3 feet below the surface of the soil in order to avoid encountering "feeder" roots.[4]

9. Compaction of the soil within the dripline shall be kept to a minimum.[2] If access is required to go through the TPZ of a protected tree, the area within the TPZ should be protected from compaction either with steel plates or with 4" of wood chip overlaid with plywood.

10. Any damage due to construction activities shall be reported to the project arborist or city arborist within 6 hours so that remedial action can be taken.

11. Ensure upon completion of the project that the original ground level is restored



Location of existing house, proposed addition, protected trees and their Tree Protection Zones,

Glossary

Canopy	The part of the crown composed of leaves and small twigs.[2]
Cavities	An open wound, characterized by the presence of extensive decay and resulting in a hollow.[1]
Decay	Process of degradation of woody tissues by fungi and bacteria through the decomposition of cellulose and lignin[1]
Dripline	The width of the crown as measured by the lateral extent of the foliage.[1]
Genus	A classification of plants showing similar characteristics.
Root plate	The point at which the trunk flares out at the base of the tree to become the root system.
Species	A Classification that identifies a particular plant.
Standard height	Height at which the girth of the tree is measured. Typically 4 1/2 feet above ground level

References

(1) Matheny, N.P., and Clark, J.P. Evaluation of Hazard Trees in Urban Areas. International Society of Arboriculture,1994.

(2) Harris, R.W., Matheny, N.P. and Clark, J.R.. Arboriculture: Integrated Management of Landscape Trees, Shrubs and Vines. Prentice Hall, 1999.

(3) Carlson, Russell E. Paulownia on The Green: An Assessment of Tree Health and Structural Condition. Tree Tech Consulting, 1998.

(4) Extracted from a copy of Tree Protection guidelines. Anon

(5) T. D. Sydnor, Arboricultural Glossary. School of Natural Resources, 2000

(6) D Dockter, Tree Technical Manual. City of Palo Alto, June, 2001

***Certification of Performance*[3]**

I, Robert Weatherill certify:

* That I have personally inspected the tree(s) and/or the property referred to in this report, and have stated my findings accurately. The extent of the evaluation and appraisal is stated in the attached report and the Terms and Conditions;

* That I have no current or prospective interest in the vegetation or the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved;

* That the analysis, opinions and conclusions stated herein are my own, and are based on current scientific procedures and facts;

* That my compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party, nor upon the results of the assessment, the attainment of stipulated results, or the occurrence of any subsequent events;

* That my analysis, opinions, and conclusions were developed and this report has been prepared according to commonly accepted Arboricultural practices;

* That no one provided significant professional assistance to the consultant, except as indicated within the report.

I further certify that I am a member of the International Society of Arboriculture and a Certified Arborist. I have been involved in the practice of arboriculture and the care and study of trees for over 20 years.

Signed

Robert Weatherill
Certified Arborist WE 1936a
Date: 5/29/24

Terms and Conditions(3)
The following terms and conditions apply to all oral and written reports and correspondence pertaining to consultations, inspections and activities of Advanced Tree Care :
1. All property lines and ownership of property, trees, and landscape plants and fixtures are assumed to be accurate and reliable as presented and described to the consultant, either verbally or in writing. The consultant assumes no responsibility for verification of ownership or locations of property lines, or for results of any actions or recommendations based on inaccurate information.
2. It is assumed that any property referred to in any report or in conjunction with any services performed by Advanced Tree Care, is not in violation of any applicable codes, ordinances, statutes, or other governmental regulations, and that any titles and ownership to any property are assumed to be good and marketable. Any existing liens and encumbrances have been disregarded.
3. All reports and other correspondence are confidential, and are the property of Advanced Tree Care and it's named clients and their assignees or agents. Possession of this report or a copy thereof does not imply any right of publication or use for any purpose, without the express permission of the consultant and the client to whom the report was issued. Loss, removal or alteration of any part of a report invalidates the entire appraisal/evaluation.
4. The scope of any report or other correspondence is limited to the trees and conditions specifically mentioned in those reports and correspondence. Advanced Tree Care and the consultant assume no liability for the failure of trees or parts of trees, either inspected or otherwise. The consultant assumes no responsibility to report on the condition of any tree or landscape feature not specifically requested by the named client.
5. All inspections are limited to visual examination of accessible parts, without dissection, excavation, probing, boring or other invasive procedures, unless otherwise noted in the report. No warrantee or guarantee is made, expressed or implied, that problems or deficiencies of the plants or the property will not occur in the future, from any cause. The consultant shall not be responsible for damages caused by any tree defects, and assumes no responsibility for the correction of defects or tree related problems.
6. The consultant shall not be required to provide further documentation, give testimony, be deposed, or attend court by reason of this appraisal/report unless subsequent contractual arrangements are made, including payment of additional fees for such services as described by the consultant or in the fee schedules or contract.
7. Advanced Tree Care has no warrantee, either expressed or implied, as to the suitability of the information contained in the reports for any purpose. It remains the responsibility of the client to determine applicability to his/her particular case.
8. Any report and the values, observations, and recommendations expressed therein represent the professional opinion of the consultants, and the fee for services is in no manner contingent upon the reporting of a specified value nor upon any particular finding to be reported.
9. Any photographs, diagrams, graphs, sketches, or other graphic material included in any report, being intended solely as visual aids, are not necessarily to scale and should not be construed as engineering reports or surveys, unless otherwise noted in the report. Any reproductions of graphs material or the work product of any other persons is intended solely for the purpose of clarification and ease of reference. Inclusion of said information does not constitute a representation by Advanced Tree Care or the consultant as to the sufficiency or accuracy of that information.

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Revisions

Rev.:	Description :	Date :
001		
002		
003		
004		
005		
006		

Contractor :

BUILDING SET
PLANNING SET

Owner :
Rypinski Residence
19 El Quanito Way
Burlingame, CA. 94010

Zoning: R3
Lot Size: .30 ACRES
Year Built: 1959

APN#: 027-130-320

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

form+ one
DESIGN ■ PLANNING

Title : Arborist Report (Cont.)
Project : Rypinski Residence
19 El Quanito Way
Burlingame, CA. 94010
Job No. : 24_03
Drawn : TIM RADNEN
Date : 01.25.24

AR2

Sheet

Scale: See Details

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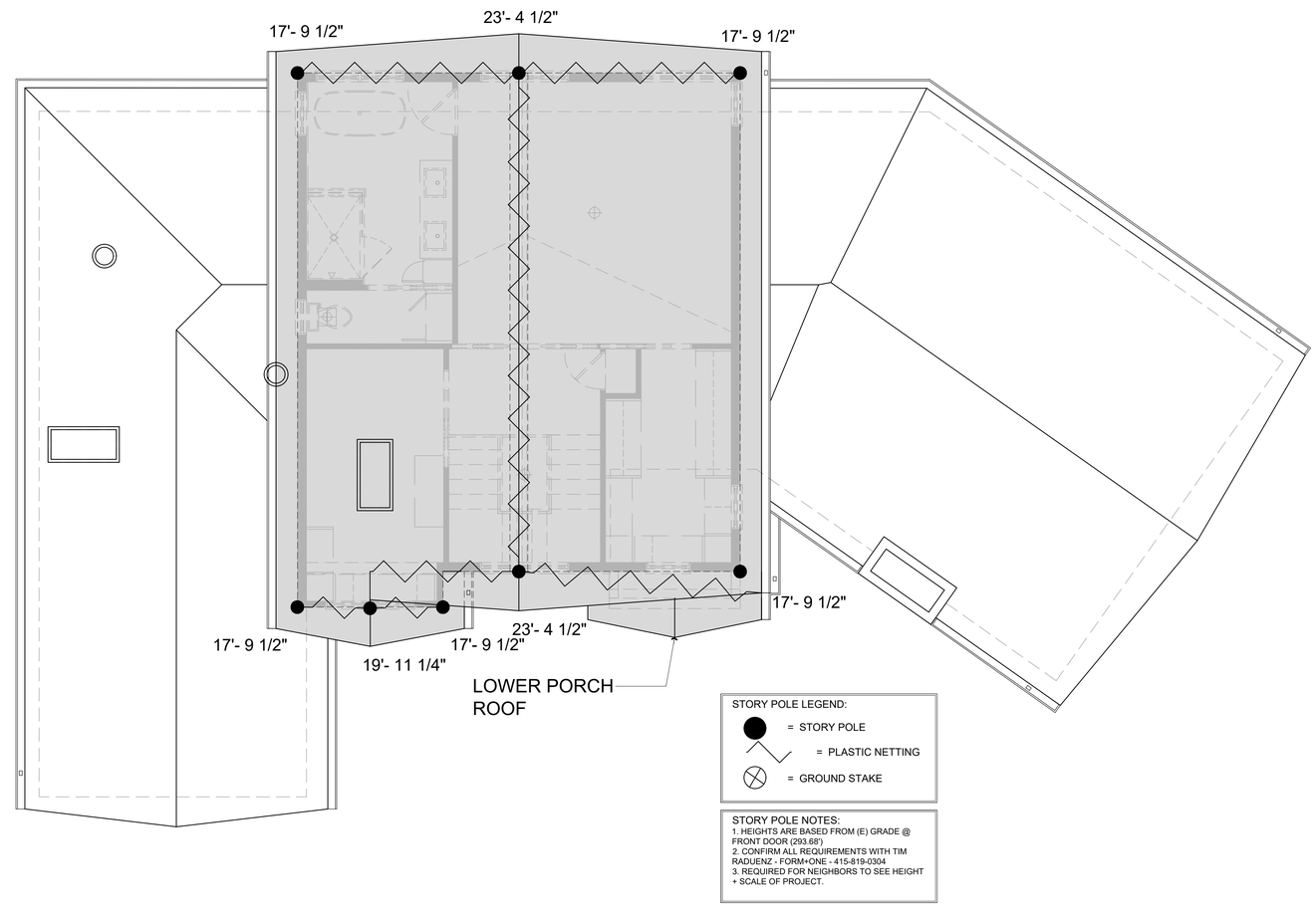

PROPOSED STORY POLE PLAN

Scale: 1/4 = 1'-0"

1 / SP

Revisions

Rev.:	Description :	Date :
001	Response to Comments	7/25/24
002	Response to Comments	8/14/24
003	Response to Comments	10/1/24
004		
005		
006		

Contractor :

BUILDING SET
PLANNING SET

Owner :
Rypinski Residence
19 El Quanito Way
Burlingame, CA. 94010

Zoning: R3
Lot Size: .30 ACRES
Year Built: 1939

APN#: 027-130-320

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

form+ one
DESIGN ■ PLANNING

Title : Proposed Story Pole Plan

Project : Rypinski Residence
19 El Quanito Way
Burlingame, CA. 94010

Job No. : 24_03 | Drawn : TIM RADUENZ | Date : 01.25.24

SP

Sheet

Scale: See Details

CITY OF BURLINGAME
City Hall – 501 Primrose Road
Burlingame, California 94010-3997

COMMUNITY DEVELOPMENT DEPARTMENT
Planning Division
PH: (650) 558-7250
FAX: (650) 696-3790

Story Pole Requirements

When requested by the Planning Commission, story poles are required to help determine the mass and bulk of the proposed structure and assess potential view impacts by the proposed new structure or addition to neighboring properties.

Story Pole Plan:

The applicant must prepare a story pole plan and have it approved by the project planner in advance of installation. The proposed story pole plan must be submitted to the project planner three (3) days in advance of installation to allow for adequate time for review.

The story pole plan should be an 8.5" x 11" copy of the roof plan, located on the site plan. The locations and heights of the proposed poles must be clearly indicated. Ridges and perimeters that will be represented with netting should also be shown on the plan. Any roof areas of an existing structure should be included on the plan for reference. See attached sample story pole plan.

Installation Schedule:

The story poles must be installed and certified at least 10 days prior to the Planning Commission meeting at which the application will be considered. The poles must stay up through the appeal period, which is 10 days after the Planning Commission takes action on the project. The story poles must be removed no later than 10 days after the appeal period ends.

Story poles shall be installed as follows:

1. The proposed building/addition shall be staked with poles that reach from the foundation (or the existing structure, where applicable) to the roof at an adequate number of locations to be able to determine the bulk and mass of the structure. It may be necessary to stake more than just the four corners of the building/addition. Additionally, story poles are to be erected at key roof peak/ridge locations (including the highest), to visually demonstrate the different roof heights, and the maximum roof heights.
2. All story poles shall represent the final height of the building, with grading accounted for in the height of the poles.
3. All story poles shall be painted with 12" high stripes, alternately black and white, to assist with the visual verification of indicated heights above grade.
4. Netting of at least 12"-wide woven plastic fencing shall be assembled to represent the proposed structure. Netting must be supported by stakes or support wires that are strong enough to accurately outline the building mass and height. Please see attached photographs.
5. All story poles and netting shall be installed so as to withstand weather until removal, which shall occur no earlier than 10 but no later than 20 days after the Planning Commission takes action on the project (unless the project was continued).

Certification Required:

At least 10 days prior to the Planning Commission meeting, the applicant shall submit certification by a licensed surveyor or civil engineer that the poles have been installed as per the approved story pole plan. The approved plan (showing locations and heights of the poles) shall be attached to the certification letter. The certification shall bear the professional stamp and signature of the licensed professional.

Failure to install and verify the story poles as required will result in a continuance of the hearing to a subsequent Planning Commission meeting.

If you have any questions, call the Planning Division at (650) 558-7250.

Register online for the City of Burlingame list serve at **www.burlingame.org**

CITY OF BURLINGAME
City Hall – 501 Primrose Road
Burlingame, California 94010-3997

COMMUNITY DEVELOPMENT DEPARTMENT
Planning Division
PH: (650) 558-7250
FAX: (650) 696-3790

Date: _____

Project Address: _____

Assessor's Parcel No.: _____

Owner's Name: _____

This is to certify that on _____ (date), the story poles located on the above-referenced site were installed or inspected by the undersigned, and found to be in conformance with the design, height, and location shown on the plans, elevations, and the attached story pole plan.

For additional information, please contact me at _____ (phone no.)

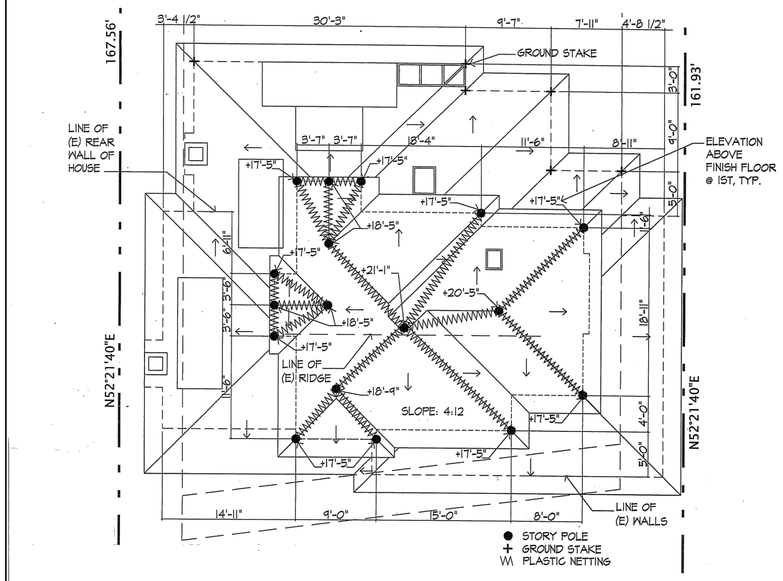
Signature

Name (printed or typed)

Title

Professional License Stamp Here

Register online for the City of Burlingame list serve at **www.burlingame.org**



STORY POLE REQUIREMENTS

Scale: N/A

1
SP2

Revisions

Rev.:	Description :	Date :
001	Response to Comments	7/25/24
002	Response to Comments	8/14/24
003	Response to Comments	10/1/24
004		
005		
006		

Contractor :

BUILDING SET
PLANNING SET

Owner :
Rypinski Residence
19 El Quanito Way
Burlingame, CA. 94010

Zoning: R3
Lot Size: .30 ACRES
Year Built: 1959

APN#: 027-130-320

4843 SILVER SPRINGS DRIVE
Park City, UT 84098
Ph: 415.219.0304
E-mail: TIM@FORMONEDESIGN.COM

form+ one
DESIGN ■ PLANNING

Title : Story Pole Requirements
Project : Rypinski Residence
19 El Quanito Way
Burlingame, CA. 94010
Job No. : 24_03 | Drawn : TTM RADUENZ | Date : 01.25.24

SP2

Sheet
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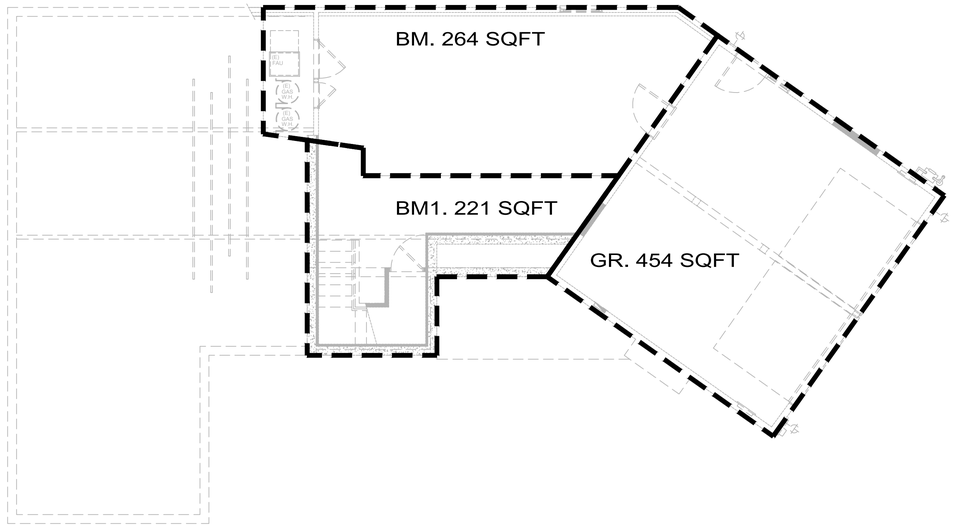
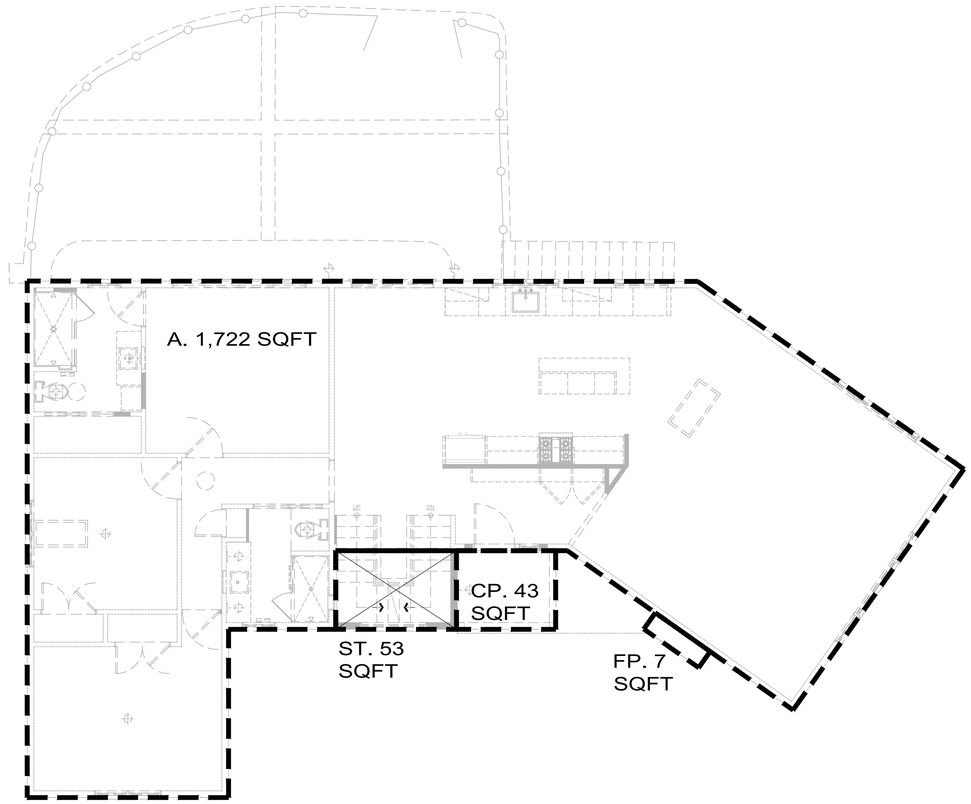


PROPOSED FAR CALC. LOWER FLR.

Scale: 3/16 = 1'-0"

1 FAR



PROPOSED FAR CALC. 1ST FLR.

Scale: 3/16 = 1'-0"

2 FAR

COMPLETE FAR:

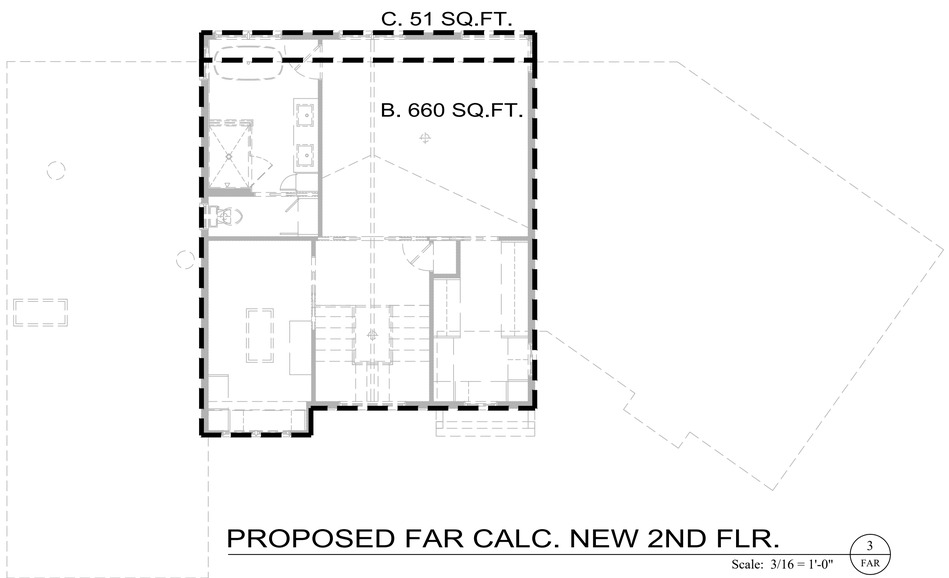
AREA	LOCATION	FAR	LOT COVERAGE	
		SQ. FT.:	SQ. FT.:	REMARKS:
LOWER FLR	GR	454	-	EXISTING GARAGE
	BM	363	-	EXISTING BASEMENT
	BM1	221	-	BASEMENT ADDITION
MAIN FLR	A	1,722	1,722	EXISTING MAIN FLOOR
	CP	-	43	EXISTING ENTRY PORCH, 100 SQ. FT. ALLOWED
	FP	-	7	EXISTING FIRE PLACE
	ST	53	53	NEW STAIRS
UPPER FLR	B	660	-	***ADDITION UPPER FLOOR***
	C	51	51	***ADDITION UPPER FLOOR (OVERHANG)***
	LC TOTAL:		**1,876 SQ. FT.**	MAX LC = **5,282.00** SQ. FT.
FAR TOTAL:		**3,524 SQ. FT.**		MAX FAR = **5,227.2** SQ. FT.

DETAILS:

APN: 027-130-320
LOT SIZE: 13,068 SQ. FT.

MAX ALLOWABLE FAR:
FAR = LOT SIZE X 32% + 1,100 = LIVEABLE SQ. FT.
13,068 SQ. FT. X 32% + 1,100 = **5,282.00 SQ. FT.**

MAX ALLOWABLE LOT COVERAGE:
LC = LOT SIZE X 40% = ALLOWABLE LOT COVERAGE
13,068 SQ. FT. X 40% = **5,227.20 SQ. FT.**



PROPOSED FAR CALC. NEW 2ND FLR.

Scale: 3/16 = 1'-0"

3 FAR

Revisions

Rev.:	Description :	Date :
001	Response to Comments	7/25/24
002	Response to Comments	8/14/24
003	Response to Comments	10/1/24
004		
005		
006		

BUILDING SET
PLANNING SET

Contractor :

Owner :
Rypinski Residence
19 El Quanito Way
Burlingame, CA. 94010

Zoning: R3
Lot Size: .30 ACRES
Year Built: 1959

APN#: 027-130-320

4843 SILVER SPRINGS DRIVE
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DESIGN ■ PLANNING

Title : Floor Area Calc.
Project : Rypinski Residence
19 El Quanito Way
Burlingame, CA. 94010
Drawn : TIM RADVENY
Date : 01.25.24
Job No. : 24_03

FAR

Sheet

Scale: See Details

LEGEND:

AC	ASPHALTIC CONCRETE	LNDG	LANDING
ASTRO	ASTROTURF	MB	MAILBOX
BRKRW	BRICK RETAINING WALL	SD	STORM DRAIN
CO	CLEANOUT	SSCO	SANITARY SEWER CLEANOUT
CONC	CONCRETE	TB	TOP OF BANK
CRW	CONCRETE RETAINING WALL	TBRKRW	TOP OF BRICK RETAINING WALL
CW	CONCRETE WALL	TC	TOP OF CURB
DO	DRAIN OUTLET	TCRW	TOP OF CONCRETE RETAINING WALL
EM	ELECTRIC METER	TRRW	TOP OF ROCK RETAINING WALL
FF	FINISHED FLOOR	TWRW	TOP OF WOOD RETAINING WALL
FL	FLOWLINE	THRESH	THRESHOLD
GM	GAS METER	VLT	VAULT
GS	GROUNDSHOT	WRW	WOOD RETAINING WALL
INV	INVERT	WTR	WATER

X101.5 INDICATES GROUNDSHOT

● INDICATES FOUND 3/4" IRON PIPE WITH PLUG & TACK TAGGED "LS 5454" – PER CORNER RECORD 3201

◉ INDICATES FOUND 3/4" IRON PIPE WITH TAG IN MONUMENT WELL TAGGED "LS 2917" – PER CORNER RECORD 3201, 47 M 13–14

INDICATES FIRE HYDRANT

12TREE INDICATES TREE SIZE

INDICATES BOUNDARY LINE

INDICATES LOT LINE

INDICATES CENTERLINE

INDICATES EASEMENT LINE

INDICATES MAJOR CONTOUR LINE

INDICATES MINOR CONTOUR LINE

INDICATES CHAIN LINK FENCE

INDICATES WOOD FENCE

INDICATES WOOD RAILING

INDICATES ROCK RETAINING WALL

INDICATES BRICK

INDICATES CONCRETE

NOTES:

1. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.
2. THE DATE OF THE FIELD SURVEY WAS JUNE 13, 2023.
3. ONLY A SIGNATURE IN BLUE INK INDICATES A TRUE AND ORIGINAL COPY.
4. CONTOURS SET AT 1 FOOT INTERVALS.

BENCHMARK:

ELEVATIONS WERE DERIVED FROM GPS OBSERVATIONS AND ARE BASED ON NAVD88.

BASIS OF BEARINGS:

THE BEARING, SOUTH 32°24'23" WEST, CALCULATED BETWEEN THE FOUND IRON PIPE IN THE SOUTHERN CORNER OF LOT 10 AND THE FOUND IRON PIPE IN MONUMENT WELL ALONG THE CENTERLINE OF EL QUANITO WAY AS SHOWN ON THAT CERTAIN CORNER RECORD FILED FOR RECORD AS DOCUMENT NUMBER 3201 ON AUGUST 26, 2021 IN THE OFFICE OF THE COUNTY RECORDER, SAN MATEO COUNTY, WAS TAKEN AS THE BASIS OF ALL BEARINGS SHOWN ON THIS SURVEY.

TITLE REPORT NOTE:

NO ABSTRACT OF TITLE, NOR TITLE COMMITMENT, OR RESULTS OF A TITLE SEARCH WERE FURNISHED TO MUIR CONSULTING, INC. THERE MAY EXIST DOCUMENTS OF RECORD THAT MAY AFFECT THIS SURVEYED PARCEL THAT ARE NOT SHOWN.

UTILITY NOTE:

UTILITIES SHOWN ON THIS SURVEY ARE BASED ON SURFACE OBSERVATIONS. NO WARRANTIES ARE EXPRESSED OR IMPLIED CONCERNING THE EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OR ANY UTILITY EXISTING ON THE SITE, WHETHER PRIVATE, MUNICIPAL, OR PUBLIC OWNED.

CONTRACTOR SHALL VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION

HD SCANNING NOTE:

TOPOGRAPHIC DATA DERIVED FROM HIGH DEFINITION SCANNING METHODS.

SCANNER: LEICA P40
OPERATOR: BRONSON MAURO

TREE NOTE:

TREE TYPES, DRIP LINES, AND SIZE ARE FOR INFORMATIONAL PURPOSES ONLY. ACTUAL TYPE OF TREE, TREE SHAPE, AND GROVE CONFIGURATION MAY VARY FROM ACTUAL FIELD CONDITIONS. NO WARRANTIES ARE IMPLIED IN REGARD TO TREE INFORMATION.

RECORD BOUNDARY NOTE:

THIS BOUNDARY IS BASED ON RECORD DATA AND DOES NOT CONSTITUTE A BOUNDARY SURVEY. NO WARRANTIES OR GUARANTEES ARE EXPRESSED OR IMPLIED IN REGARD TO THE ACCURACY OF THE BOUNDARY AS SHOWN. IF ACCURATE BOUNDARY DATA IS PERTINENT FOR DESIGN OR DEVELOPMENT, THEN A FULL BOUNDARY SURVEY MUST BE PERFORMED BY MUIR AND A RECORD OF SURVEY MUST BE FILED.

RECORD REFERENCE: 47 M 13–14

SURVEYOR'S STATEMENT

THIS SURVEY WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION.

JACK M. SMITH, L.S. #7539

LICENSED LAND SURVEYOR JACK M. SMITH L.S. 7539 STATE OF CALIFORNIA

JUNE 21, 2023
DATE

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

MUIR CONSULTING
139 CHURCH AVENUE
OAKDALE, CA 95361
(209) 847-8333
SURVEY • HDS • GPS • UAV
www.muirconsulting.com

LAND SURVEYOR JACK M. SMITH L.S. 7539 STATE OF CALIFORNIA

TOPOGRAPHIC SURVEY OF 19 EL QUANITO WAY

SAN MATEO COUNTY CALIFORNIA

JOB NUMBER	7377-01
DRAWN BY	WCC
DRAWING NAME	7377-01TOPO.dwg
CHECKED BY	JMS
SHEET NO.	1 OF 1
DATE	06/21/2023

BURLINGAME

REVISIONS

GENERAL NOTES & SCOPE

1. PROTECT ALL EXISTING LANDSCAPING AND 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. GRADING PERMIT, IF REQUIRED, WILL BE OBTAINED FROM THE DEPARTMENT OF PUBLIC WORKS.
7. THERE WILL BE NO PERMANENT STRUCTURES (RETAINING WALLS, FENCES, COLUMNS, MAILBOX, ETC.) PROPOSED BEYOND THE PROPERTY LINE AND INTO THE PUBLIC RIGHT-OF-WAY
8. NEW A/C UNIT OR MECHANICAL EQUIPMENT IS GOING TO BE INSTALLED ON THE EXTERIOR OF THE BUILDING, THE NEW EQUIPMENT CANNOT EXCEED A MAXIMUM OUTDOOR NOISE LEVEL (dBA) OF SIXTY (60) dBA DAYTIME (7:00 A.M.- 10:00 P.M. OR FIFTY (50) dBA NIGHTTIME (10:00 P.M.- 7:00 A.M.(AS MEASURED FROM THE PROPERTY LINE. BMC 25.58.050.

CAL GREEN SITE DEVELOPMENT

1. PROJECTS THAT DISTURB LESS THAN 1 ACRE SHALL DEVELOP AND IMPLEMENT A PLAN TO MANAGE STORM WATER DRAINAGE (DURING CONSTRUCTION). *A BMP PAGE IS SUFFICIENT.*
2022 CGC 4.106.2
2. PLANS SHALL INDICIATE HOW GRADING + PAVING WILL PREVENT SURFACE WATER FLOWS FROM ENTERING BUILDINGS. EXCEPTION: PROJECTS THAT DO NOT ALTER THE DRAINAGE PATH. ***2022*** CGC 4.106.3
3. ELECTRICAL VEHICLE (EV(CHARGING, PARKING SPACES: COMPLY W/ RELEVANT SECTIONS
2022 CGC 4.106.4

PUBLIC WORKS NOTES

1. A REMOVE/REPLACE UTILITES 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 TO CITY'S SEWER CLEANOUT, (3) NEW WATER SERVICE TO WATER METER, AND WHEN APPLICABLE, (4) WATER LINES ABOVE 2" AND ALL FIRE SERVICES OF ANY SIZE ARE TO BE INSTALLED BY APPLICANT AND PER CITY STANDARD PROCEDURES AND SPECIFICATIONS.
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. ADDITIONAL "PUBLIC WORKS NOTES" ADDED TO SHEET GN. WE DO ACKNOWLEDGE AND AGREE TO COMPLY WITH THE REQUIREMENTS.
4. THE SANITARY SEWER LATERAL (BUILDING SEWER) SHALL BE TESTED PER ORDINANCE CODE CHAPTER 15.12. AN ENCROACHMENT PERMIT FOR THE SEWER LATERAL TEST IS REQUIRED. A PASSED SEWER LATERAL TEST CERTIFICATE MUST BE IN PLACE PRIOR TO FINAL BUILDING PERMIT.
5. DRIVEWAY WIDENING MUST BE APPROVED BY THE CITY ENGINEER. SHOW ON SITE PLAN, DISTANCES BETWEEN THE PROPOSED DRIVEWAY OPENING TO THE CLOSEST ADJUSTED DRIVEWAY.
6. NO STRUCTURE SHALL BE BUILT INTO THE CITY'S RIGHT-OF-WAY, SHOWN ON SITE PLAN, DIMENSIONED FROM PROPERTY LINE TO FACE OF CURB, MEASUREMENT ON CABRILLO IS 15'.
7. A REEVALUATION OF THE STORM DRAIN FEE MAY BE REQUIRED IF PREVIOUSLY DETERMINED RATIO OF PERVIOUS VERSUS IMPERVIOUS SURFACE ON THE PROPERTY IS SIGNIFICANTLY MODIFIED BY THIS BUILDING PERMIT.
8. ALL ABANDONED SEWER LATERALS SHALL HAVE WYES OR SADDLES REMOVED OFF THE MAIN AND REPLACE WITH NEW
STRAIGHT SECTION.
9. ALL ABANDONED EXISTING WATER SERVICES, 2-INCH OR BELOW, SHALL BE CUT AND CAP AT THE EXISTING MAIN
CONNECTION AND DISCONNECT AT SERVICE SADDLE. ABANDON VALVE WHERE APPLICABLE.
10. ALL ABANDONED EXISTING WATER SERVICES, GREATER THAN 2", SHALL HAVE TEES REMOVED AT MAIN AND REPLACED
WITH STRAIGHT PIPE PER CITY STANDARDS AND DETAILS.

STORMWATER CHECKLIST NOTES

1. DIRECT ROOF RUNOFF INTO CISTERNS OR RAIN BARRELS AND USE RAINWATER FOR IRRIGATION OR OTHER NON-POTABLE USE.
2. DIRECT RUNOFF FROM SIDEWALKS, WALKWAYS, AND/OR PATIOS ONTO VEGETATED AREAS.
3. DIRECT RUNOFF FROM DRIVEWAYS AND/OR UNCOVERED PARKING LOTS ONTO VEGETATED AREAS.
4. CONSTRUCT SIDEWALKS, WALKWAYS AND/OR PATIOS WITH PERMEABLE SURFACES.
5. USE MICOR-DETENTION, INCLUDING DISTRIBUTED LANDSCAPE-BASED DETENTION.
6. PROTECT SENSITIVE AREAS, INCLUDING WETLAND AND RIPARIAN AREAS, AND MINIMIZE CHANGES TO THE NATURAL TOPOGRAPHY.
7. MARK ON SITE INLETS WITH THE WORDS "NO DUMPING! FLOWS TO BAY" OR EQUIVALENT.
8. (A.) RETAIN EXISTING VEGETATION AS PRACTICABLE (B) SELECT DIVERSE SPECIES APPROPRIATE TO THE SITE. INCLUDE PLANTS THAT ARE PEST- AND/OR DISEASE-RESISTANT, DROUGHT-TOLERANT, AND/OR ATTRACT BENEFICIAL INSECTS. (C) MINIMIZE USE OF PESTICIDES AND QUICK -RELEASE FERTILIZERS.
9. DESIGN FOR DISCHARGE OF FIRE SPRINKLERS TEST WATER TO LANDSCAPE OR SANITARY SEWER.
10. TEMPORARY EROSION CONTROLS TO STABILIZE ALL DENUDED AREAS UNTIL PERMANENT EROSION CONTROLS ARE ESTABLISHED.
11. DELINEATE WITH FIELD MARKERS THE FOLLOWING AREAS: CLEARING LIMITS, EASEMENTS, SETBACKS, SENSITIVE OR CRITICAL AREAS,BUFFER ZONES, TREES TO BE PROTECTED AND RETAINED, DRAINAGE COURSES.
12. PROVIDE NOTES, SPECIFICATIONS OR ATTACHEMENTS DESCRIBING THE FOLLOWING: (A) CONSTRUCTION, OPERATION AND MAINTENANCE OF EROSION AND SEDIMENT CONTROLS, INCLUDE INSPECTION FREQUENCY; (B) METHODS AND SCHEDULE FOR GRADING, EXCAVATION, FILLING, CLEARING OF VEGETATION , AND STORAGE AND DISPOSAL OF EXCAVATED OR CLEARED MATERIAL, (C) SPECIFICATIONS FOR VEGETATIVE COVER & MULCH, INCLUDE METHODS AND SCHEDULES FOR PLANTING AND FERTILIZATION (D) PROVISIONS FOR TEMPORARY AND OR PERMANENT IRRIGATION
13. PERFORM CLEARING AND EARTH MOVING ACTIVITIES ONLY DURING DRY WEATHER
14. USE SEDIMENT CONTROLS OF FILTRATION TO REMOVE SEDIMENT WHEN DEWATERING AND OBTAIN ALL NECESSARY PERMITS.
15. PROTECT ALL STORM DRAIN INLETS IN VICINITY OF SITE USING SEDIMENT CONTROLS (E.G. BERMS, SOCKS, FIBER ROLLS OR FILTERS)
16. TRAP SEDIMENT ON-SITE, USING BMP'S SUCH AS SEDIMENT BASINS OR TRAPS, EARTHEN DIKES OR BERMS, SILT FENCES, CHECK DAMS, COMPOST BLANKETS OR JUTE MATS, COVERS FOR SOIL STOCK PILES, ETC.
17. DIVERT ON-SITE RUNOFF AROUND EXPOSED AREAS; DIVERT OFF-STE RUNOFF AROUND THE SITE (E.G SWALES AND DIKES)
18. PROTECT ADJACENT PROPERTIES AND UNDISTURBED AREAS FROM CONSTRUCTION IMPACTS USING VEGETATIVE BUFFER STRIPS, SEDIMENT BARRIERS OR FILTERS, DIKES,MULCHING OR OTHER MEASURES AS APPROPRIATE.
19. LIMIT CONSTRUCTION ACCESS ROUTES AND STABILIZE DESIGNATED ACCESS POINTS.
20. NO CLEANING, FUELING OR MAINTAINING VEHICLES ON-SITE, EXCEPT IN A DESIGNATED AREA WHERE WASHWATER IS CONTAINED AND TREATED.
21. STORE, HANDLE AND DISPOSE OF CONSTRUCTION MATERIALS/WASTES PROPERLY TO PREVENT CONTACT WITH STORMWATER.
22. CONTRACTOR SHALL TRAIN AND PROVIDE INSTRUCTION TO ALL EMPLOYEES/SUBCONTRACTORS RE: CONSTRUCTION BMP'S.
23. CONTROL AND PREVENT THE DISCHARGE OF ALL POTENTIAL POLLUTANTS, INCLUDING PAVEMENT CUTTINGWASTES,PAINTS,CONCRETE, PETROLEUM PRODUCTS,CHEMICALS,WASHWATERORSEDIMENTS, RINSE WATER FROM ARCHITECTURAL COPPER, AND NON-STORMWATER DISCHARGES TO STORM DRAINS AND WATERCOURSES.

LOT COVERAGE CALC.

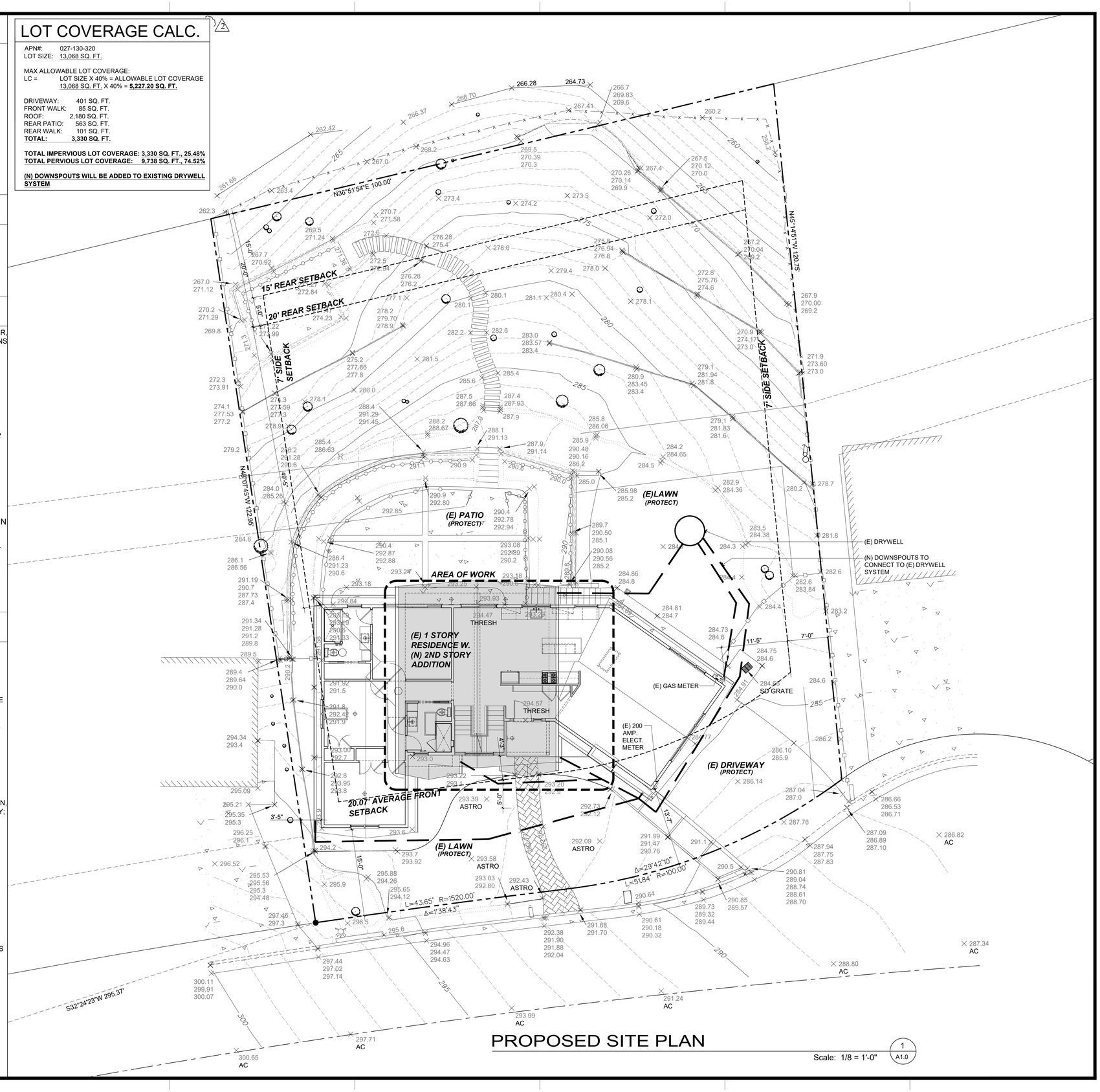
APN#: 027-130-320
LOT SIZE: 13,068 SQ. FT.

MAX ALLOWABLE LOT COVERAGE:
LC = LOT SIZE X 40% = ALLOWABLE LOT COVERAGE
13,068 SQ. FT. X 40% = **5,227.20 SQ. FT.**

DRIVEWAY: 401 SQ. FT.
FRONT WALK: 85 SQ. FT.
ROOF: 2,180 SQ. FT.
REAR PATIO: 563 SQ. FT.
REAR WALK: 101 SQ. FT.
TOTAL: 3,330 SQ. FT.

TOTAL IMPERVIOUS LOT COVERAGE: 3,330 SQ. FT., 25.48%
TOTAL PERVIOUS LOT COVERAGE: 9,738 SQ. FT., 74.52%

(N) DOWNSPOUTS WILL BE ADDED TO EXISTING DRYWELL SYSTEM



PROPOSED SITE PLAN

Scale: 1/8 = 1'-0"

1 / A1.0

Revisions

Rev.:	Description :	Date :
001		
002		
003		
004		
005		
006		

Contractor :

BUILDING SET
PLANNING SET

Owner :
Rypinski Residence
19 El Quanito Way
Burlingame, CA. 94010

Zoning: R3
Lot Size: .30 ACRES
Year Built: 1959

APN#: 027-130-320

4943 SILVER SPRINGS DRIVE
Park City, UT 84098
Ph: 415.819.0304
E-mail: TIM@FORMONEDESIGN.COM

form+ one
DESIGN ■ PLANNING

Title : Site Plan
Project : Rypinski Residence
19 El Quanito Way
Burlingame, CA. 94010

Date : 01.25.24
Drawn : TIM RADUENZ
Job No. : 24_03

A1.0

Sheet
Scale: See Details

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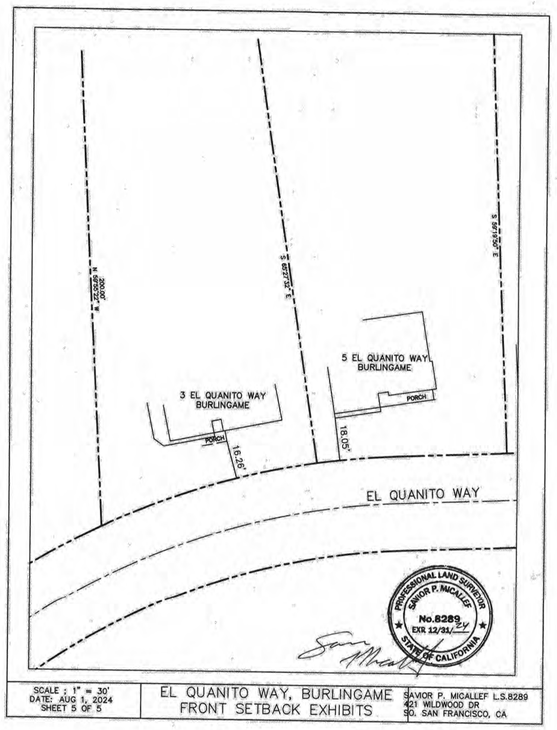
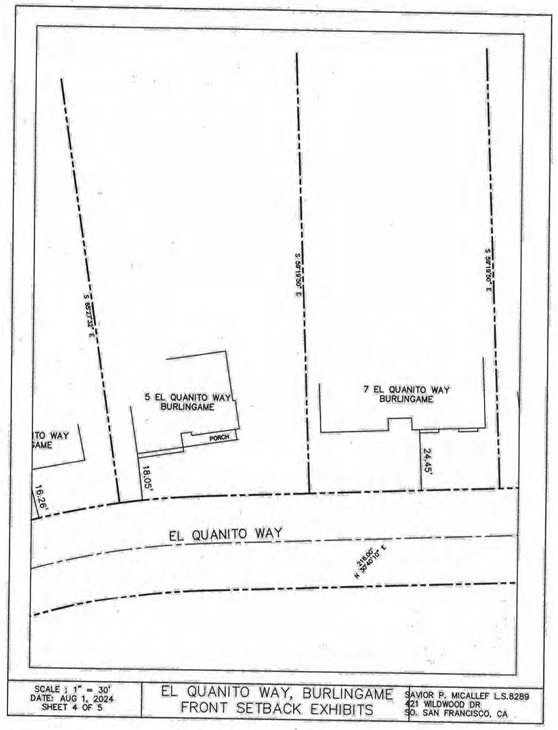


SCALE : 1" = 30'
DATE: AUG 1, 2024
SHEET 5 OF 5

EL QUANITO WAY, BURLINGAME
FRONT SETBACK EXHIBITS

SAVIOR P. MICALLEF L.S.8289
421 WILDWOOD DR
SO. SAN FRANCISCO, CA



SCALE : 1" = 30'
DATE: AUG 1, 2024
SHEET 4 OF 5

EL QUANITO WAY, BURLINGAME
FRONT SETBACK EXHIBITS

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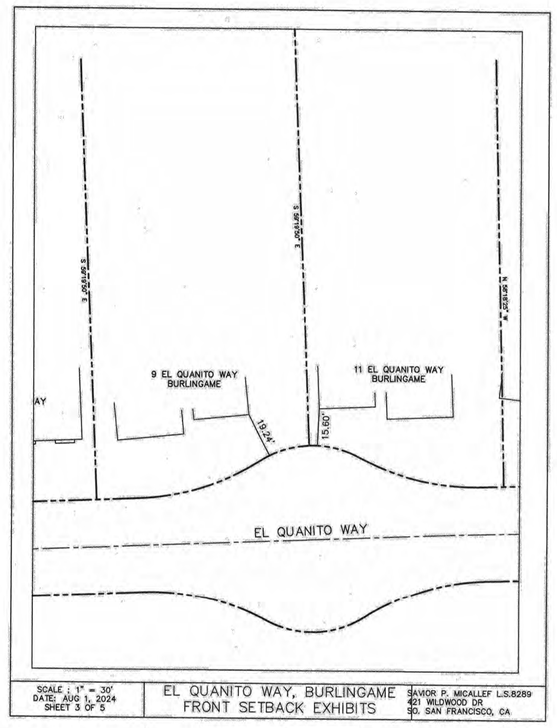
SO. SAN FRANCISCO, CA



SCALE : 1" = 30'
DATE: AUG 1, 2024
SHEET 3 OF 5

EL QUANITO WAY, BURLINGAME
FRONT SETBACK EXHIBITS

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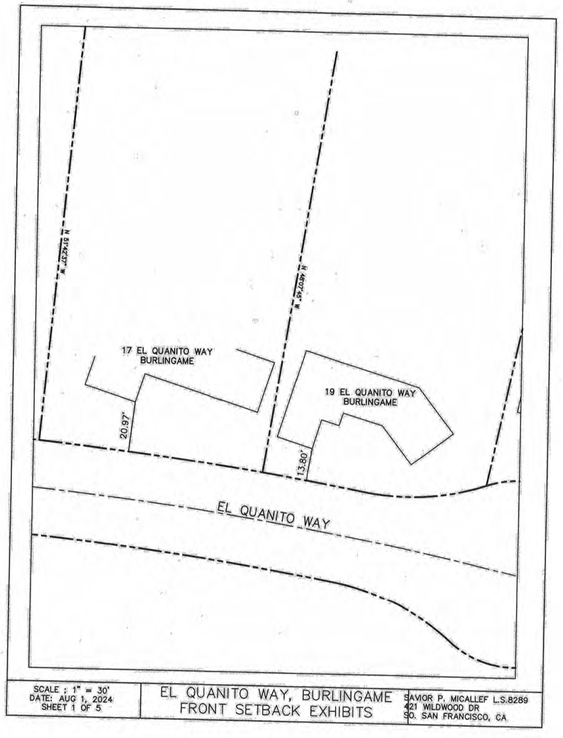
SO. SAN FRANCISCO, CA



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DATE: AUG 1, 2024
SHEET 1 OF 5

EL QUANITO WAY, BURLINGAME
FRONT SETBACK EXHIBITS

SAVIOR P. MICALLEF L.S.8289
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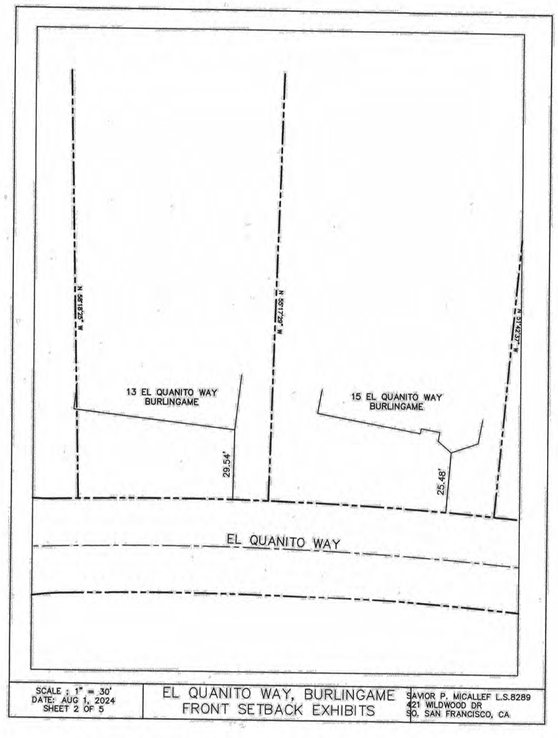

SCALE : 1" = 30'
DATE: AUG 1, 2024
SHEET 2 OF 5

EL QUANITO WAY, BURLINGAME
FRONT SETBACK EXHIBITS

SAVIOR P. MICALLEF L.S.8289
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Revisions

Rev.:	Description :	Date :
001		
002		
003		
004		
005		
006		

Contractor :

BUILDING SET
PLANNING SET

Owner :
Rypinski Residence
19 El Quanito Way
Burlingame, CA. 94010

Zoning: R3
Lot Size: .30 ACRES
Year Built: 1959

APN#: 027-130-320

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

form+ one
DESIGN ■ PLANNING

Title : Front Setbacks

Project : Rypinski Residence
19 El Quanito Way
Burlingame, CA. 94010

Date : 01.25.24

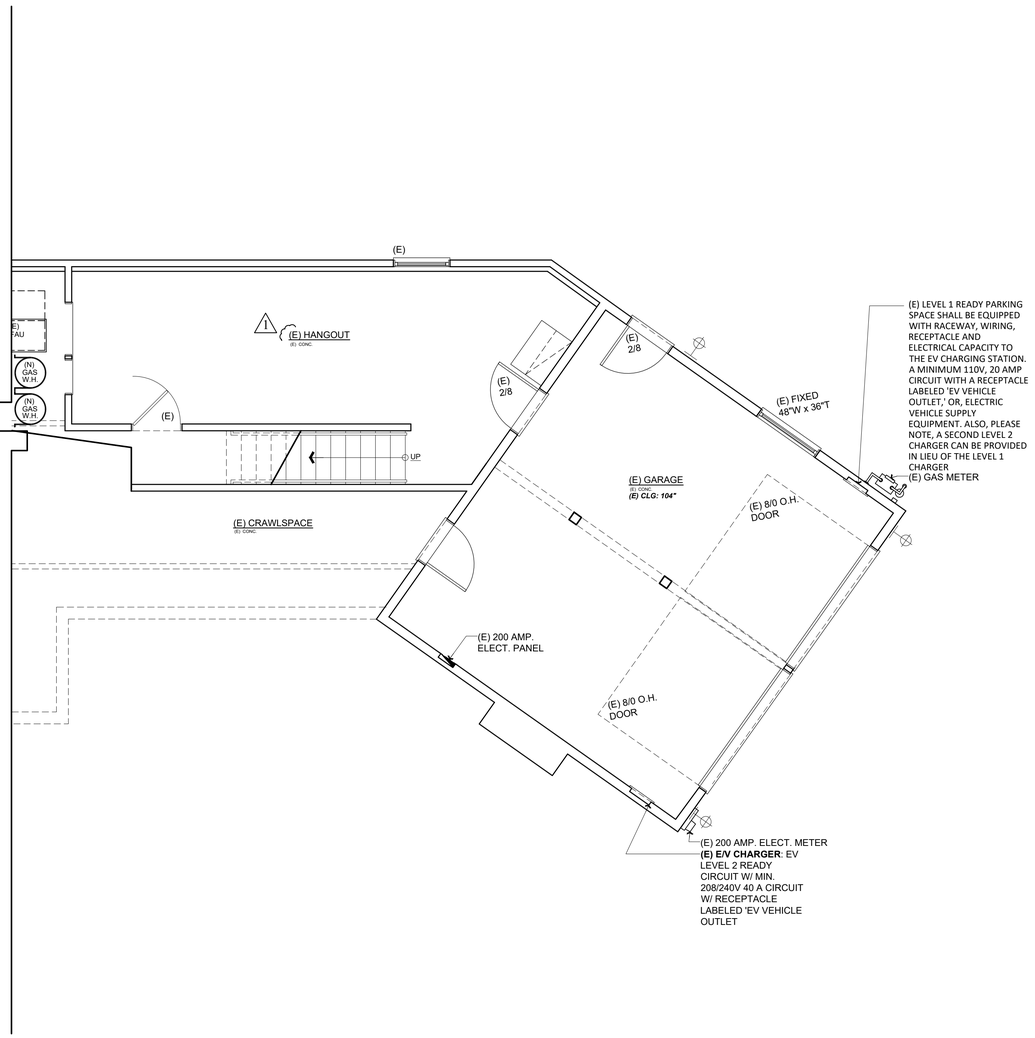
Job No. : 24_03

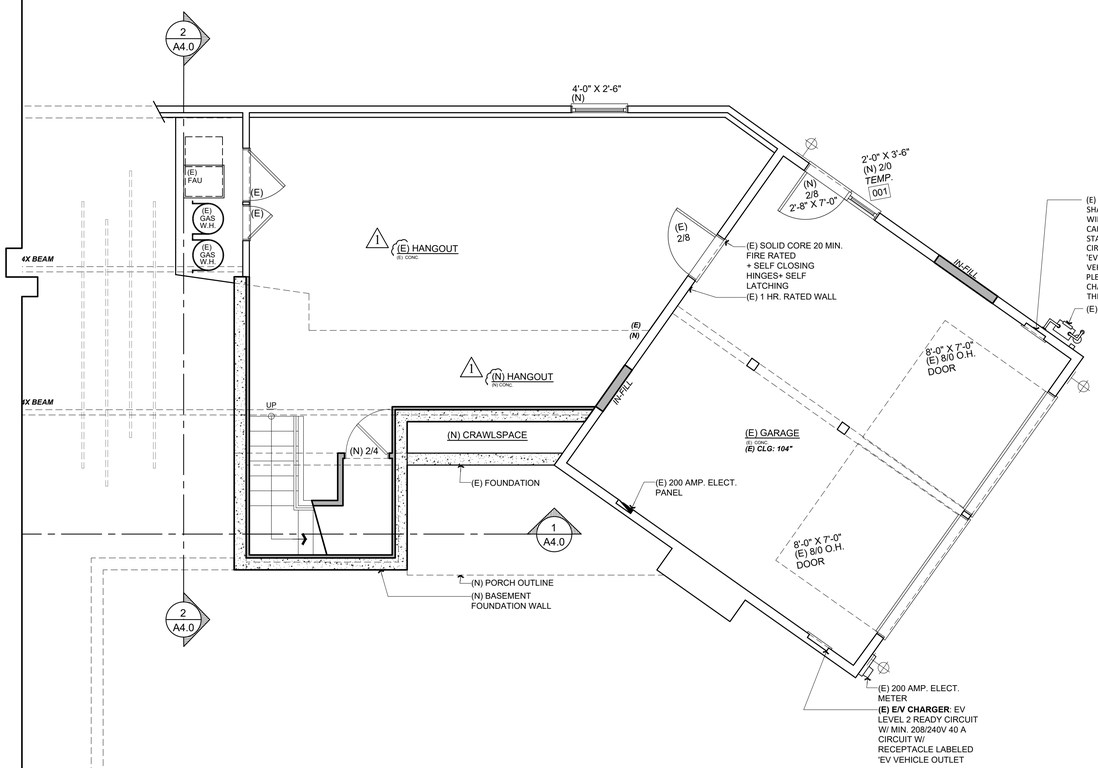
Drawn : TTM RADUENZ

A1.1

Sheet

Scale: See Details





LEGEND:

- EXISTING WALLS
- WALLS/ITEMS TO BE REMOVES
- NEW WALLS

1 EXISTING BASEMENT PLAN

Scale: 1/4 = 1'-0"

1 / B2.0

1 PROPOSED BASEMENT PLAN

Scale: 1/4 = 1'-0"

2 / B2.0

Revisions

Rev.:	Description :	Date :
001	Response to Comments	7/25/24
002	Response to Comments	8/14/24
003	Response to Comments	10/1/24
004		
005		
006		

Contractor :

BUILDING SET
PLANNING SET

Owner :
Rypinski Residence
19 El Quanito Way
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Zoning: R3
Lot Size: .30 ACRES
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form+ one
DESIGN ■ PLANNING

Title : As Built + Proposed Floor Plans
Project : Rypinski Residence
19 El Quanito Way
Burlingame, CA. 94010
Dwgn. : TIM RAUDENZ
Date : 01.25.24
Job No. : 24_03

B2.0

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Scale: See Details

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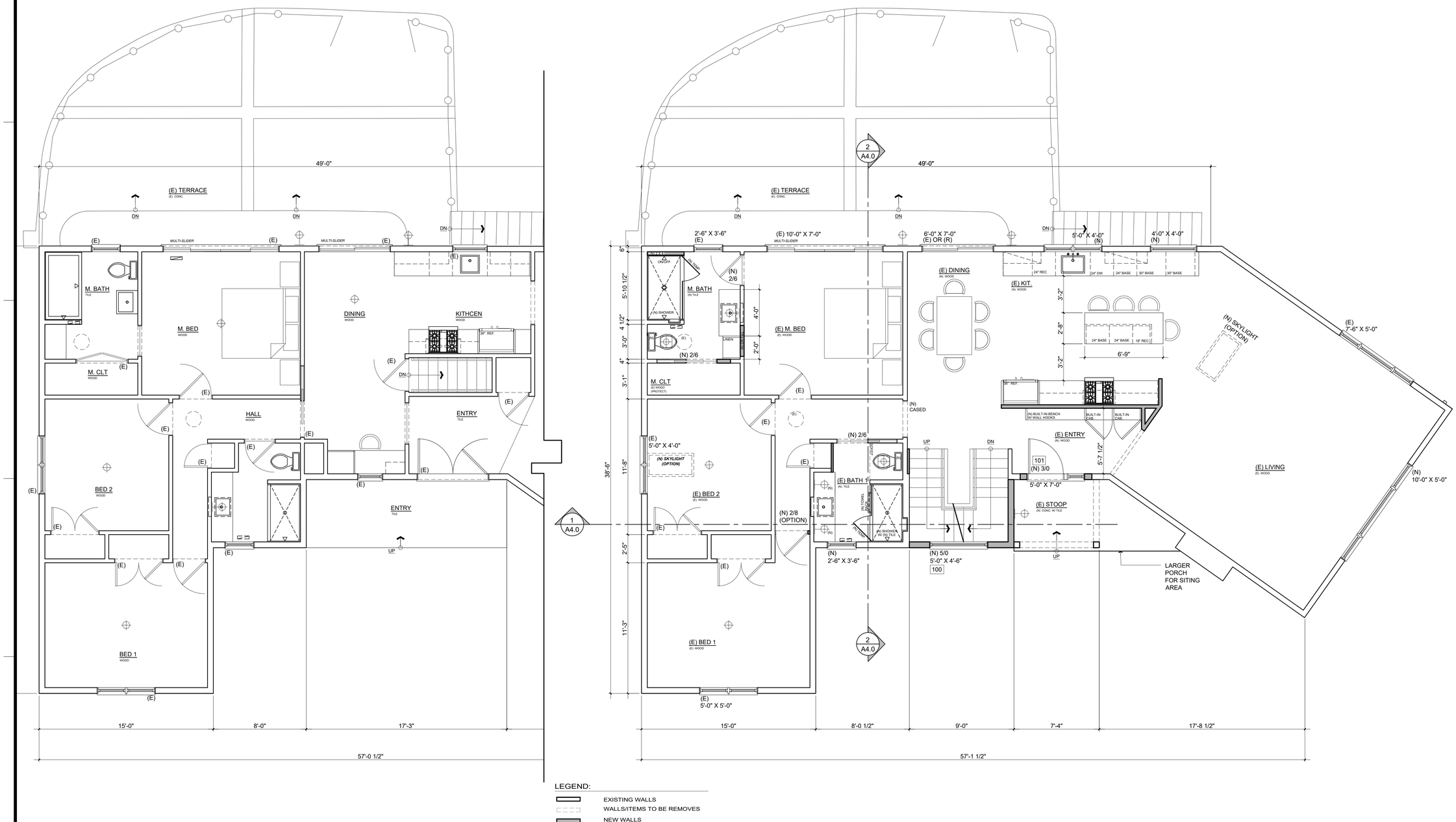

EXISTING 1ST FLOOR PLAN

Scale: 1/4 = 1'-0"

1 A2.0

PROPOSED 1ST FLOOR PLAN

Scale: 1/4 = 1'-0"

2 A2.0

Revisions

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Contractor :

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Rypinski Residence
19 El Quanito Way
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Zoning: R3
Lot Size: .30 ACRES
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DESIGN ■ PLANNING

Title : As Built + Proposed Floor Plans
Project : Rypinski Residence
19 El Quanito Way
Burlingame, CA. 94010
Date : 01.25.24
Drawn : TIM RADUENZ
Job No. : 24_03

A2.0

Sheet
Scale: See Details

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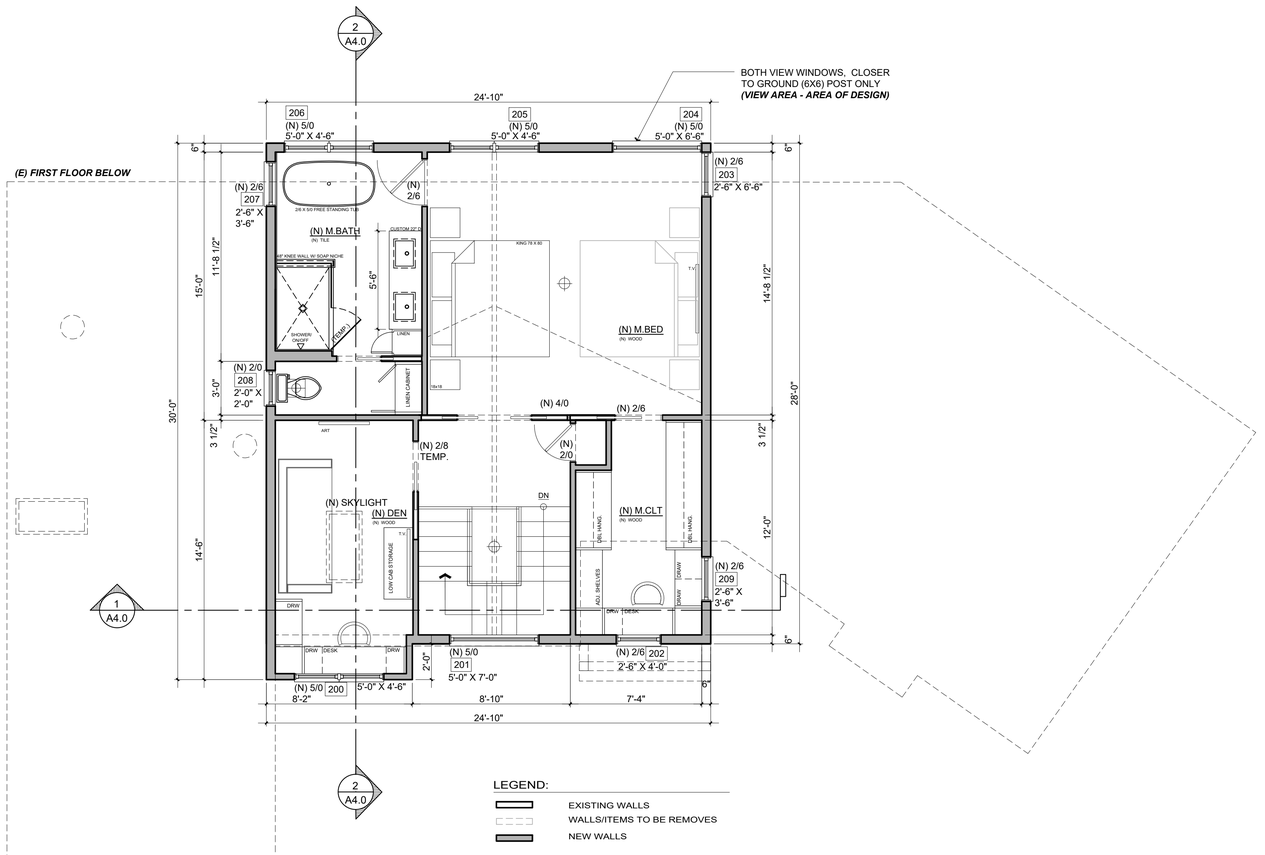

PROPOSED 2ND FLOOR PLAN

Scale: 1/4 = 1'-0"

1
A2.1

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Contractor :

BUILDING SET
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DESIGN ■ PLANNING

Title : Proposed Floor Plan
Project : Rypinski Residence
19 El Quanito Way
Burlingame, CA. 94010
Date : 01.25.24
Drawn : TIM RADUENZ
Job No. : 24_03

A2.1

Sheet
Scale: See Details

GENERAL NOTES:

1. (EXISTING) (OGEE) G.S.M. GUTTERS AND 3" G.S.M. DOWNSPOUTS (MATCH EXISTING AS REQUIRED), LINE ALL VALLEYS WITH G.S.M., AT LEAST 20" WIDE WITH 1/4" EDGE TURNED OVER AND FASTENED WITH CLEATS. LAP JOINTS AT LEAST 4", BUT DO NOT SOLDER.
2. ROOFING MATERIAL TO BE ASPHALT SHINGLES BY CERTAINTEED OR EQ. (CLASS 'A') OVER 1 LAYER OF 15# FELT PAPER OVER 5/8" PLYWOOD OR PER STRUCTURAL DRAWINGS. MIN. 40 YEAR WARRANTY SHINGLES. (CONFIRM COLOR WITH OWNER)
3. WHEN INSULATION IS INSTALLED IN ENCLOSED RAFTER SPACES WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS, A MINIMUM AIR SPACE OF 1" MUST BE PROVIDED, INSULATION BAFFLE NEEDED.
4. FLASHINGS AND COUNTER FLASHINGS SHALL NOT BE LESS THAN 0.016-INCH (28 GAUGE) CORROSION RESISTANT METAL, AND VALLEY FLASHING.
5. AT THE JUNCTURE OF THE ROOF AND VERTICAL SURFACES, FLASHING AND COUNTER FLASHINGS SHALL NOT BE LESS THAN 0.019-INCH (26 GAUGE).
6. TRUSSES (IF USED) ARE TO HAVE A MINIMUM 6" HEEL. VERIFY WITH DESIGNER.
7. TERMINATION OF ALL ENVIRONMENTAL AIR DUCTS SHALL BE A MINIMUM OF 3'-0" FROM PROPERTY LINES OR ANY OPENING INTO THE BUILDING (I.E.) DRYERS, BATH AND UTILITY FANS, ETC., MUST BE 3'-0" AWAY FROM DOORS, WINDOWS, OPENING SKYLIGHTS OR ATTIC VENTS, PER CODE.
8. (IF USED) THE TRUSS PLAN AND THE TRUSS CALC. SHALL BE REVIEWED AND APPROVED BY THE ENGINEER OF RECORD BEFORE SUBMITTING TO THE BUILDING DEPARTMENT FOR APPROVAL PRIOR TO FABRICATION. TRUSS PLANS SHALL BE WET SIGNED AND WET STAMPED BY TRUSS DESIGN ENGINEER.
9. (IF REQUIRED) FURNACE LOCATED IN ATTIC SPACE SHALL BE LISTED FOR ATTIC LOCATION AND PROVIDED WITH 24" WIDE SOLID FLOORING ACCESS WAY AND 30" WORKING SPACE AT CONTROLS.
10. ATTIC VENTILATION AT CALIFORNIA FRAMING TO RECEIVE LOW PROFILE VENTS OR OPENINGS IN THE ROOF SHEATHING BELOW.
11. (AS REQUIRED) ALL TRUSS / RAFTER BLOCKING SHALL RECEIVE 2" DIAMETER HOLES IN EVERY BLOCK, TYPICAL FOR EVEN DISTRIBUTION OF AIR FLOW.
12. ATTIC IS GETTING NEW INSULATION, VERIFY (E) FANS / VENTS MEET CURRENT CODE.

PLUMBING + HVAC NOTE:

1. GROUP ALL EXHAUST FLUES TOGETHER WHEN POSSIBLE AND LOCATE ON ROOFS SLOPING TO THE REAR OF THE HOUSE, TYP. VERIFY LOCATION WITH DESIGNER.

VENTILATION CALC:

SQ. FT. OF (N/E) ROOF: 2,198 SQ. FT.

(N) 2,198/ 150 - **14.6 SQ. FT.** OF VENTILATION IN (N) ROOF

TOTAL VENTILATION INSTALLED: 25 SQ. FT. OF CONTINUOUS VENTS INSTALLED

Manual "Fresh Air" skylights

Deck mounted - VS
Curb mounted - VCM

No Leak Warranty
For complete information visit thenoleakskylight.com
VELUX flashing required

Manual "Fresh Air" deck mounted No Leak Skylight - VS

Manual "Fresh Air" curb mounted No Leak Skylight - VCM

Benefits:

- Factory pre-finished white frames and sashes provide a high quality finish that eliminates the need for secondary, high cost trips by a painter.
- Opens and closes manually with VELUX control rods when out of reach.
- Smooth turning handle for when the skylight is installed within reach. *(Sold separately)*
- Pre-mounted Pick&Click!™ system brackets make the installation of sunscreen blinds a snap.
- Replacement kits for FS and VS (ZZZ 238) This will allow the installer to use a standard size VELUX VS or FS skylight on a non-standard opening while minimizing the amount of interior trim work needed. *(see page 45)*

Model VS	14° - 85° 3/12 - 137/12	C01	C04	C06	C08	M02	M04	M06	M08	S01	S06
Rough opening	(W-in. x H-in.)	21 x 26 7/8	21 x 37 7/8	21 x 45 1/4	21 x 54 7/8	30 1/2 x 30	30 1/2 x 37 7/8	30 1/2 x 45 1/4	30 1/2 x 54 7/8	44 1/4 x 26 7/8	44 1/4 x 45 1/4
Model VCM	0° - 60° 0/12 - 20/12	2222	2234	2246	3030	3046	3434	4646			
Outside curb	(W-in. x H-in.)	25 1/2 x 25 1/2	25 1/2 x 37 1/2	25 1/2 x 49 1/2	33 1/2 x 33 1/2	33 1/2 x 49 1/2	37 1/2 x 37 1/2	49 1/2 x 49 1/2			

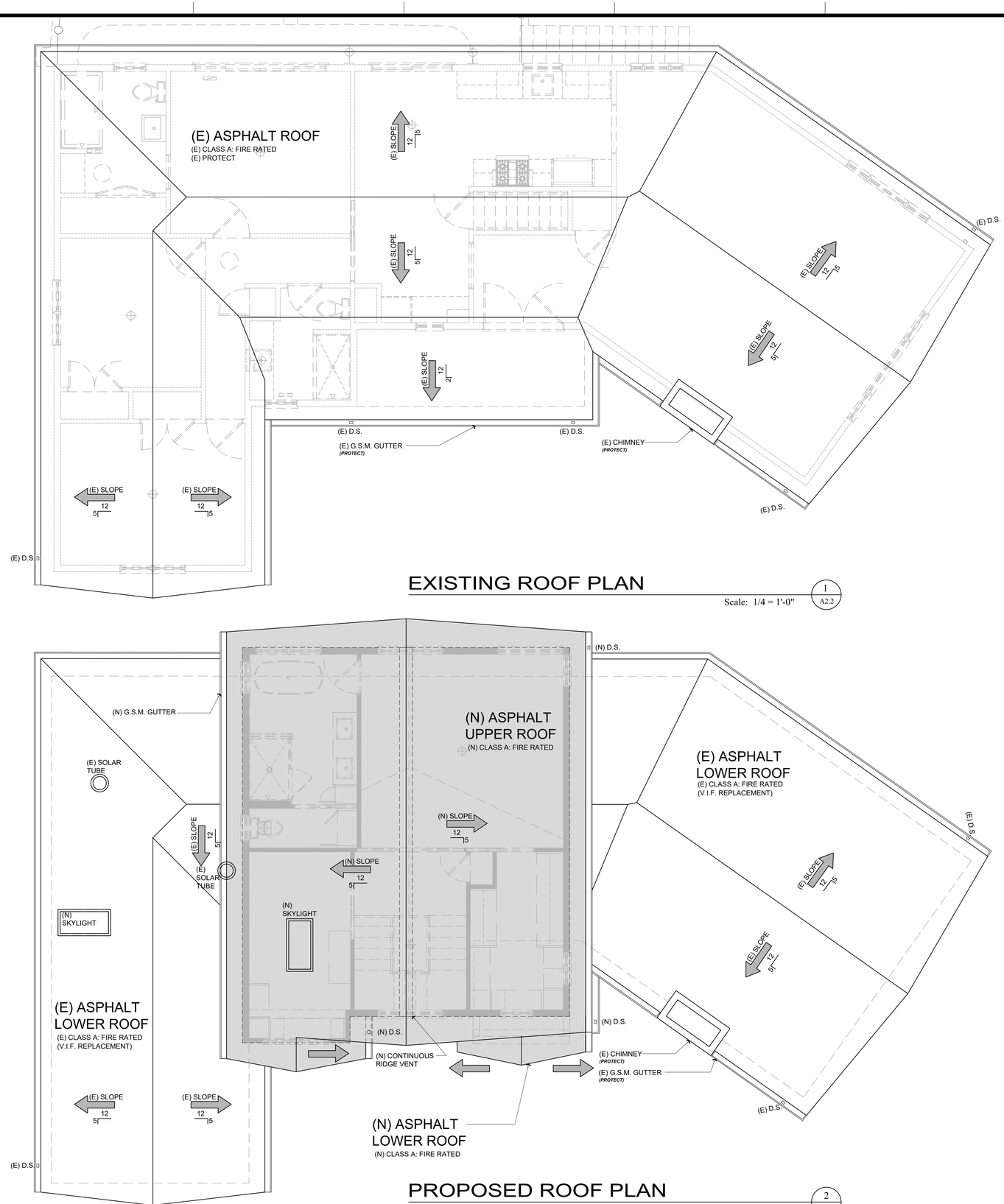
Please reference the price list for a full description of all sizes and glass options.

17 veluxusa.com

SKYLIGHT SPEC

Scale: N/A

3 A2.2



EXISTING ROOF PLAN

Scale: 1/4 = 1'-0"

1 A2.2

PROPOSED ROOF PLAN

Scale: 1/4 = 1'-0"

2 A2.2

Revisions

Rev.:	Description :	Date :
001	Response to Comments	7/25/24
002	Response to Comments	8/14/24
003	Response to Comments	10/1/24
004		
005		
006		

BUILDING SET
PLANNING SET

Contractor :

Owner :
Rypinski Residence
19 El Quanito Way
Burlingame, CA. 94010

Zoning: R3
Lot Size: .30 ACRES
Year Built: 1959

APN#: 027-130-320

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

form+ one
DESIGN ■ PLANNING

Title : As Built + Proposed Roof Plans
Project : Rypinski Residence
19 El Quanito Way
Burlingame, CA. 94010

Drawn : TIM RAVENEL | Date : 01.25.24
Job No. : 24_03

A2.2

Sheet
Scale: See Details

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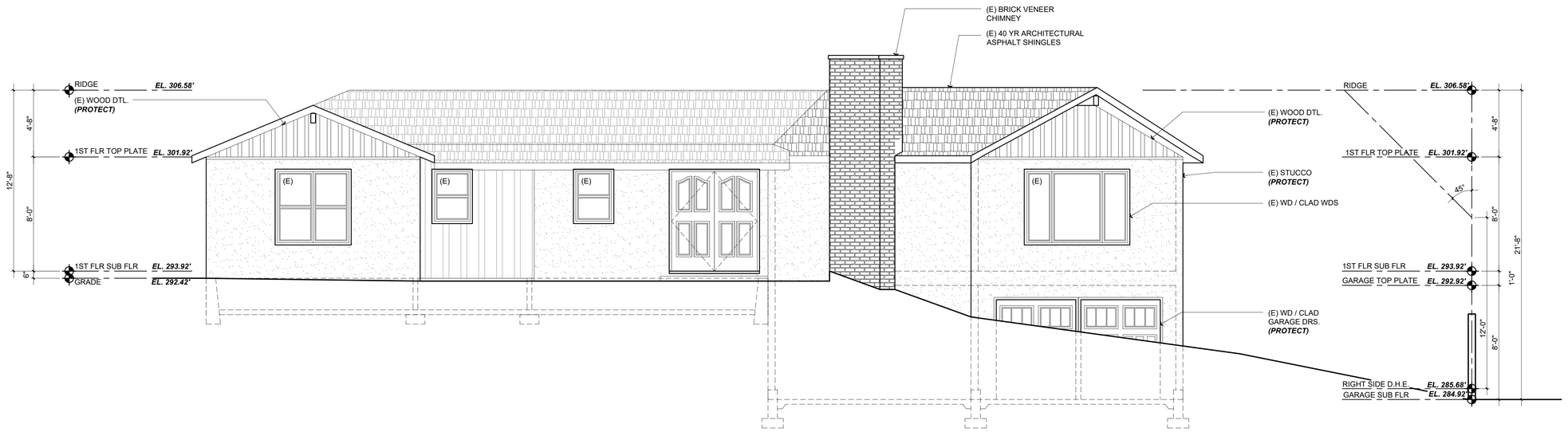
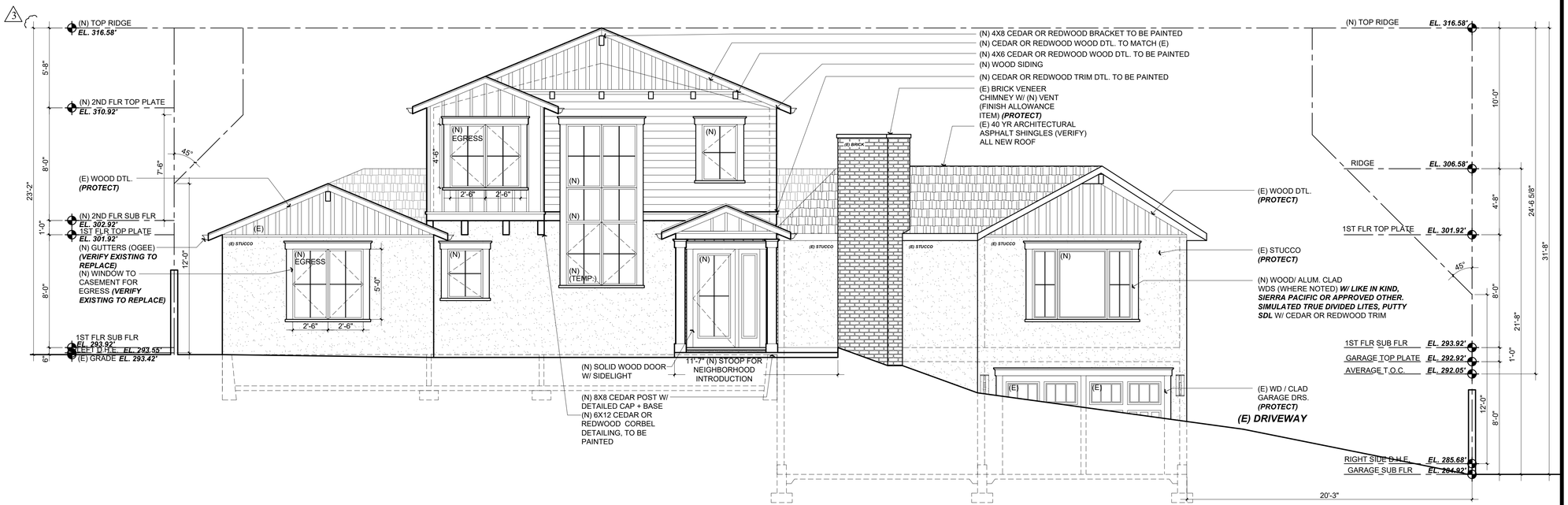


EXISTING FRONT ELEVATION

Scale: 1/4 = 1'-0"

1 / A3.0



PROPOSED FRONT ELEVATION

Scale: 1/4 = 1'-0"

2 / A3.0

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Contractor :

BUILDING SET
PLANNING SET

Owner : Rypinski Residence
19 El Quanito Way
Burlingame, CA. 94010

Zoning: R3
Lot Size: .30 ACRES
Year Built: 1959

APN#: 027-130-320

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

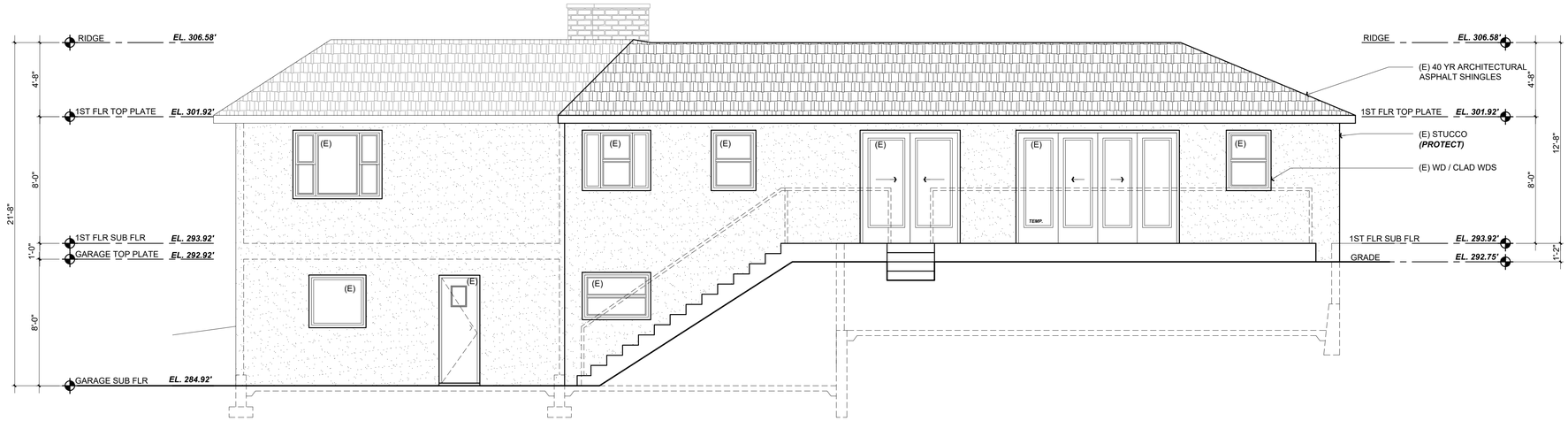
form+ one
DESIGN ■ PLANNING

Title : As Built + Proposed Elevations
Project : Rypinski Residence
19 El Quanito Way
Burlingame, CA. 94010
Date : 01.25.24
Drawn : TIM RADUENZ
Job No. : 24_03

A3.0

Sheet

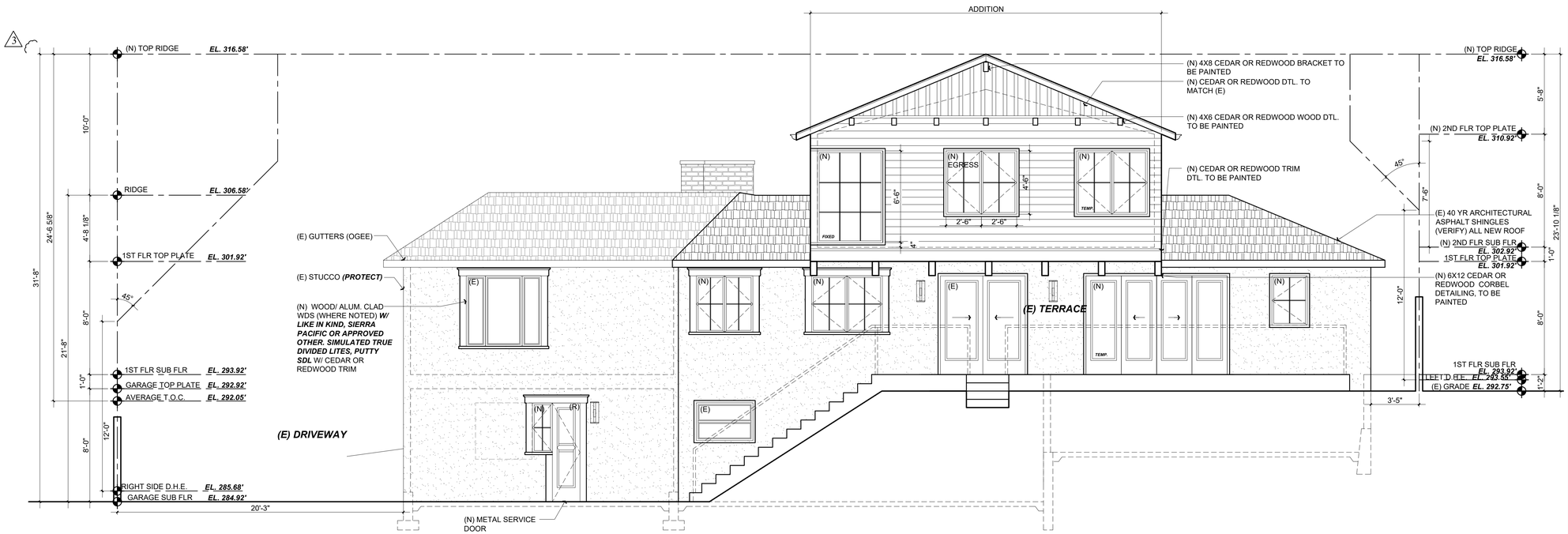
Scale: See Details



EXISTING REAR ELEVATION

Scale: 1/4 = 1'-0"

1 / A3.1



PROPOSED REAR ELEVATION

Scale: 1/4 = 1'-0"

2 / A3.1

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Contractor :

BUILDING SET
PLANNING SET

Owner : Rypinski Residence
19 El Quanito Way
Burlingame, CA. 94010

Zoning: R3
Lot Size: .30 ACRES
Year Built: 1959

APN#: 027-130-320

4843 SILVER SPRINGS DRIVE
Park City, UT 84098
Ph: 415.819.0304
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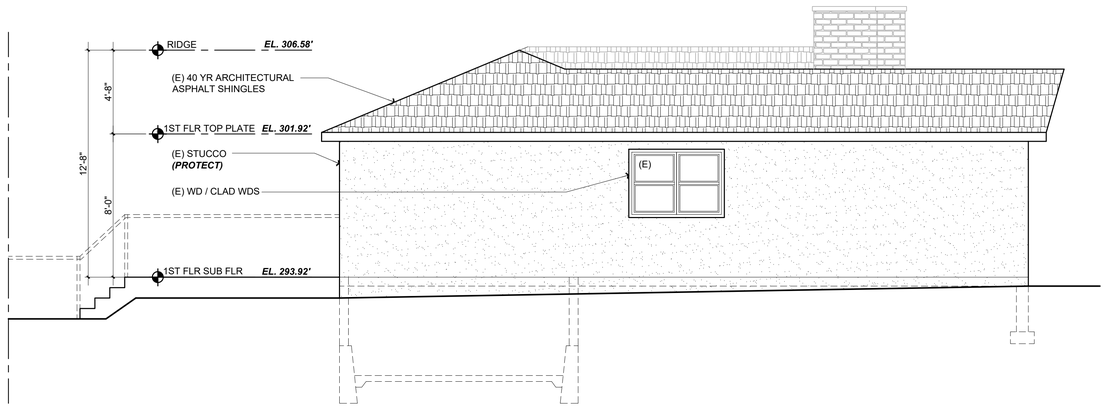
form+ one
DESIGN ■ PLANNING

Title : As Built + Proposed Elevations
Project : Rypinski Residence
19 El Quanito Way
Burlingame, CA. 94010
Date : 01.25.24
Dwgn. : TIM RAUDENZ
Job No. : 24_03

A3.1

Sheet

Scale: See Details



EXISTING LEFT ELEVATION

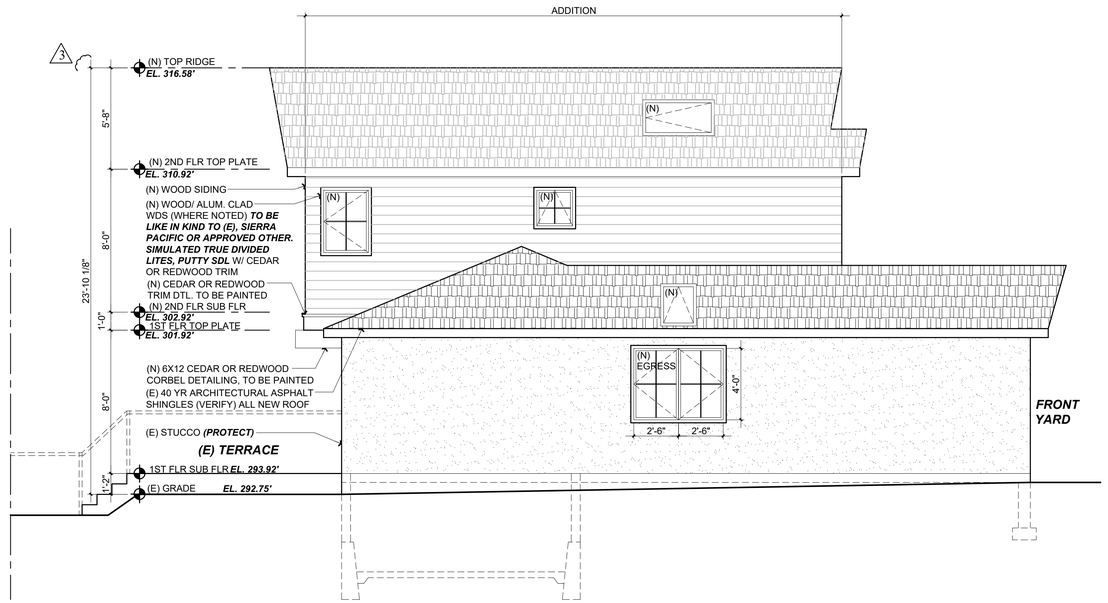
Scale: 1/4 = 1'-0"

1 / A3.2

EXISTING RIGHT ELEVATION

Scale: 1/4 = 1'-0"

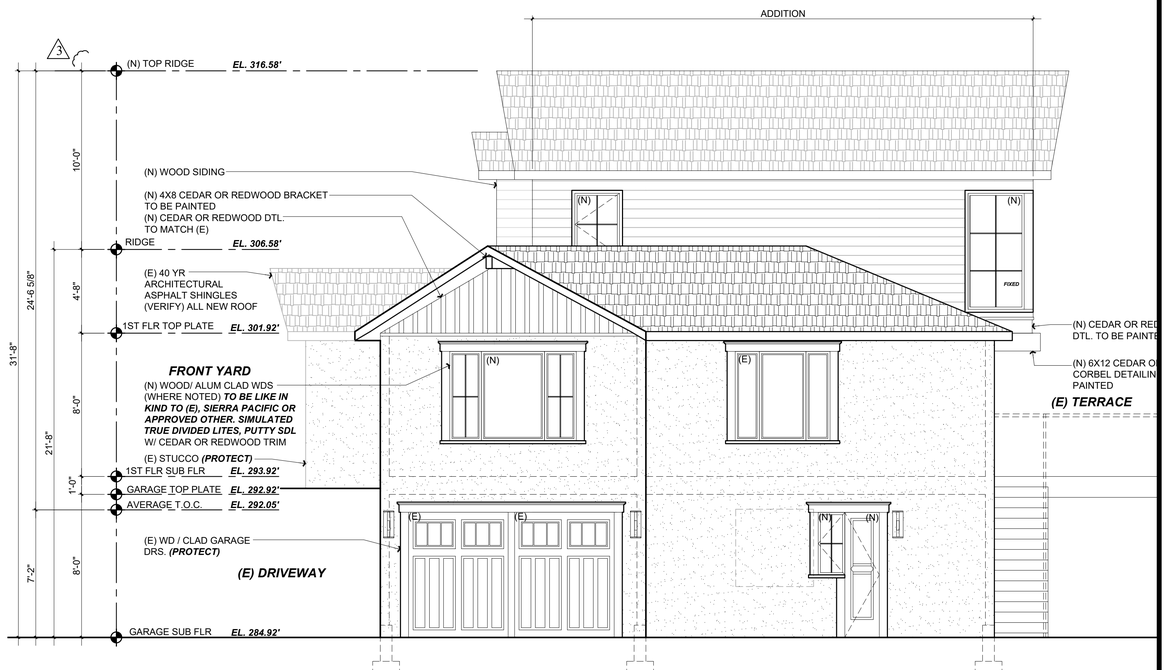
3 / A3.2



PROPOSED LEFT ELEVATION

Scale: 1/4 = 1'-0"

2 / A3.2



PROPOSED RIGHT ELEVATION

Scale: 1/4 = 1'-0"

4 / A3.2

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005		
006		

Contractor :

BUILDING SET
PLANNING SET

Owner :
Ryplnski Residence
19 El Quanito Way
Burlingame, CA. 94010

Zoning: R3
Lot Size: .30 ACRES
Year Built: 1959

APN#: 027-130-320

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

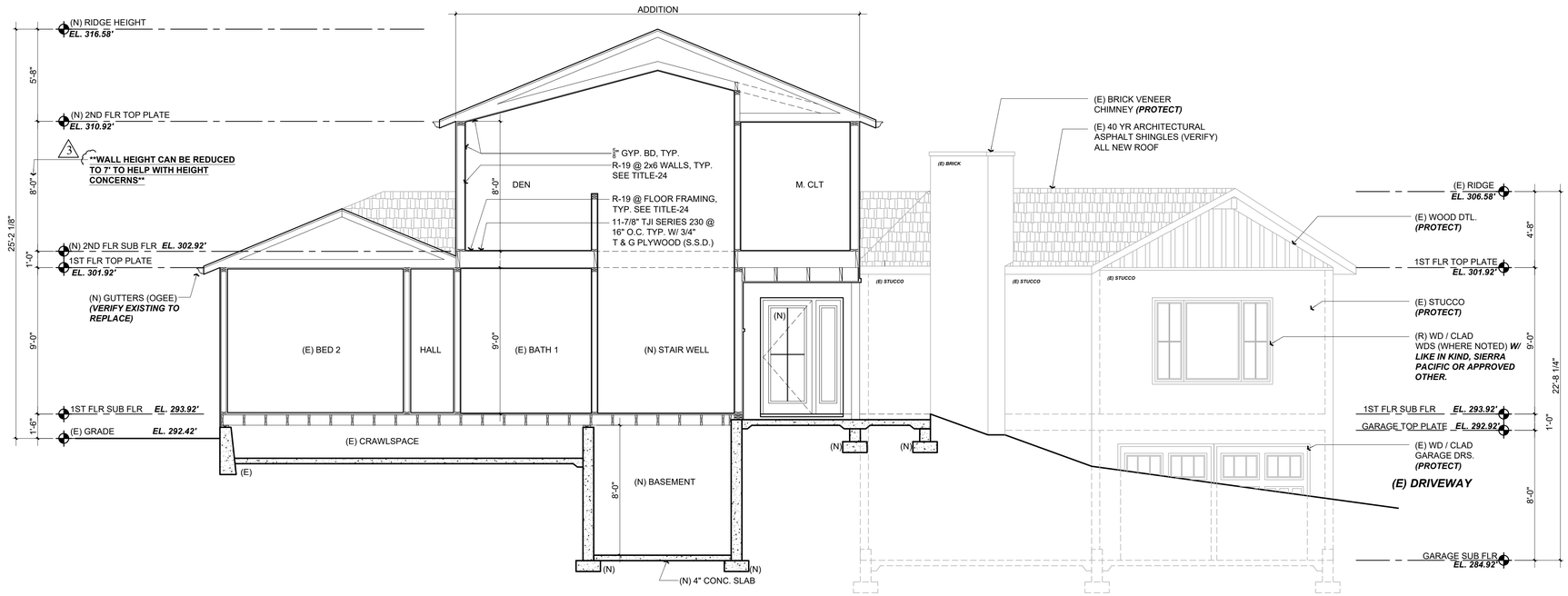
form+ one
DESIGN ■ PLANNING

Title : As Built + Proposed Elevations
Project : Ryplnski Residence
19 El Quanito Way
Burlingame, CA. 94010

Date : 01.25.24
Dwgn. : TIM RAUDENZ
Job No. : 24_03

A3.2

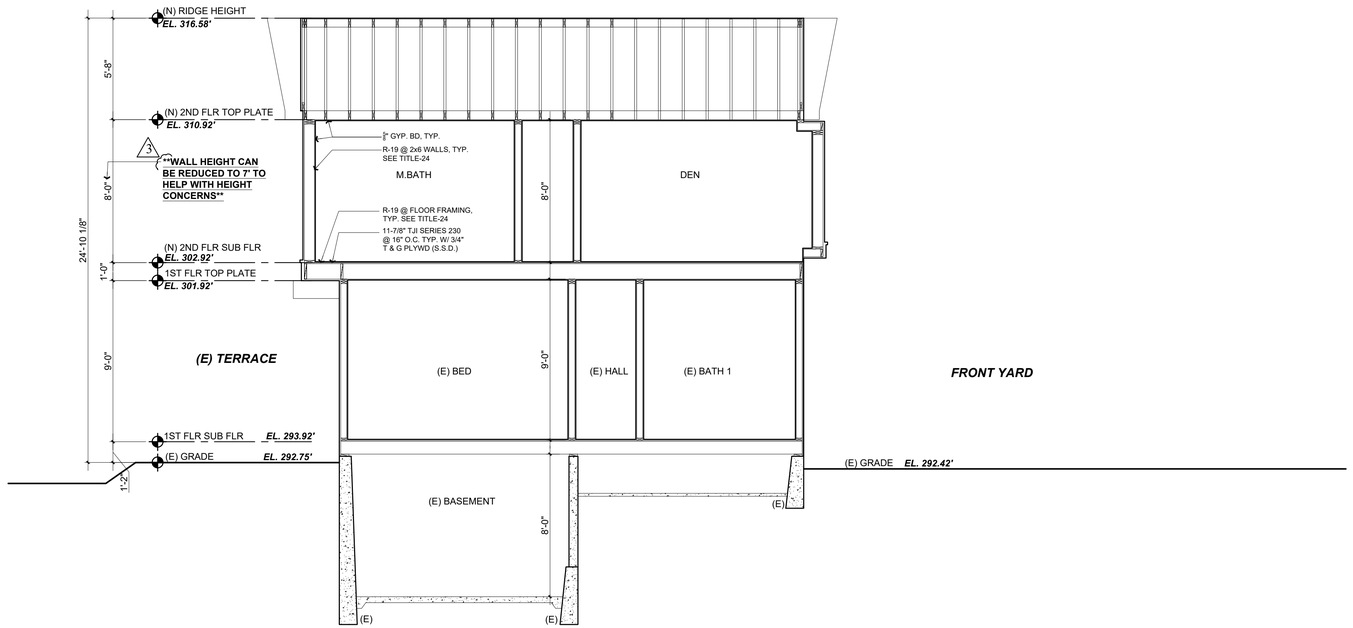
Sheet
Scale: See Details



PROPOSED BUILDING SECTION

Scale: 1/4 = 1'-0"

1
A4.0



PROPOSED BUILDING SECTION

Scale: 1/4 = 1'-0"

2
A4.0

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BUILDING SET
PLANNING SET

Owner :
Rypinski Residence
19 El Quanito Way
Burlingame, CA. 94010

Zoning: R3
Lot Size: .30 ACRES
Year Built: 1959

APN#: 027-130-320

4843 SILVER SPRINGS DRIVE
Park City, UT 84098
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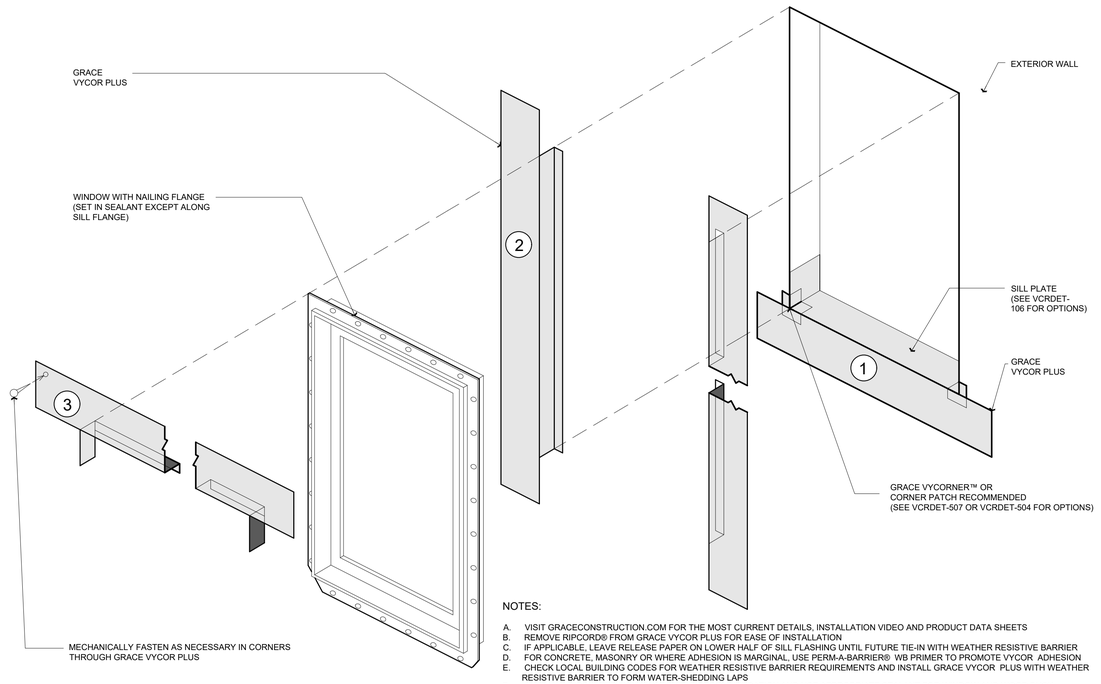
form+ one
DESIGN ■ PLANNING

Title : As Built + Proposed Elevations
Project : Rypinski Residence
19 El Quanito Way
Burlingame, CA. 94010
Drawn : TIM RADDENZ
Date : 01.25.24
Job No. : 24_03

A4.0

Sheet
Scale: See Details

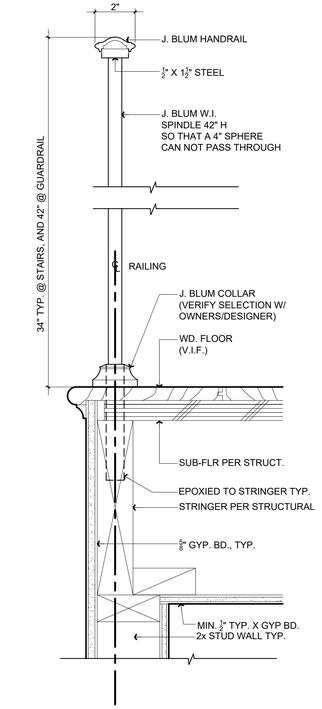


NOTES:

A. VISIT GRACECONSTRUCTION.COM FOR THE MOST CURRENT DETAILS, INSTALLATION VIDEO AND PRODUCT DATA SHEETS
B. REMOVE RIPCORD® FROM GRACE VYCOR PLUS FOR EASE OF INSTALLATION
C. IF APPLICABLE, LEAVE RELEASE PAPER ON LOWER HALF OF SILL FLASHING UNTIL FUTURE TIE-IN WITH WEATHER RESISTIVE BARRIER
D. FOR CONCRETE, MASONRY OR WHERE ADHESION IS MARGINAL, USE PERM-A-BARRIER® WB PRIMER TO PROMOTE VYCOR ADHESION
E. CHECK LOCAL BUILDING CODES FOR WEATHER RESISTIVE BARRIER REQUIREMENTS AND INSTALL GRACE VYCOR PLUS WITH WEATHER RESISTIVE BARRIER TO FORM WATER-SHEDDING LAPS
F. INSTALL WINDOW PER MANUFACTURER'S RECOMMENDATION AND USE APPROPRIATE SEALANT FOR WINDOW AND WOOD BUCK
G. DETAIL ALSO RELEVANT FOR GRACE VYCOR V40 AND VYCOR BUTYL

WINDOW FLASHING DETAIL

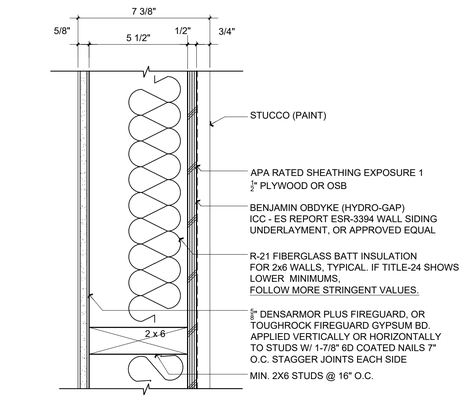
Scale: N.A. (1 / A5.0)



2022 CRC R311.7.8

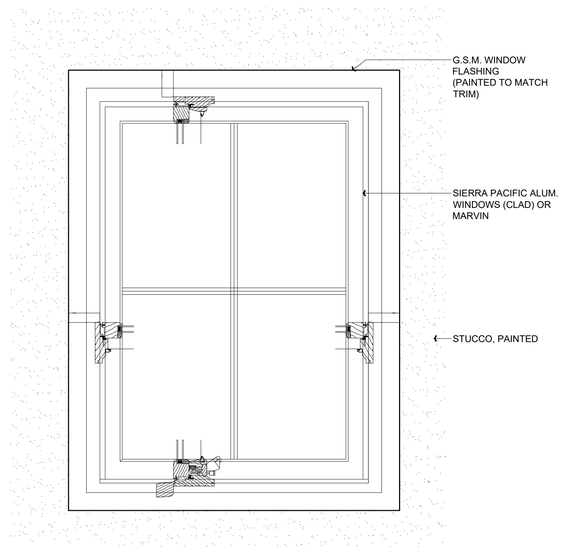
STAIR RAILING DETAIL

Scale: 3" = 1'-0" (2 / A5.0)



EXTERIOR WALL DETAIL

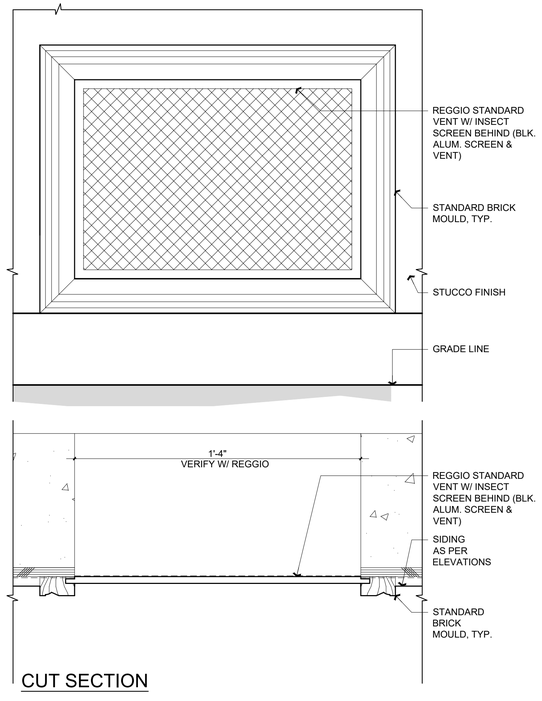
Scale: 3" = 1'-0" (3 / A5.0)



SIERRA PACIFIC OR MARVIN OR EQUAL

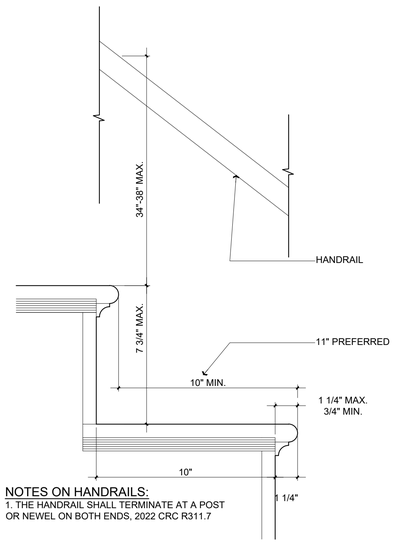
TYPICAL WINDOW DETAIL

Scale: 1 1/2" = 1'-0" (4 / A5.0)



EXT. WALL VENT DETAIL

Scale: 3" = 1'-0" (5 / A5.0)

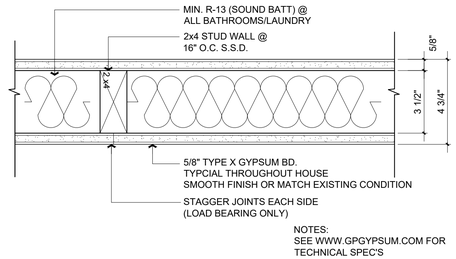


NOTES ON HANDRAILS:
1. THE HANDRAIL SHALL TERMINATE AT A POST OR NEWEL ON BOTH ENDS, 2022 CRC R311.7

2022 CRC R311.7.8

INTERIOR STAIR DETAIL

Scale: 3" = 1'-0" (6 / A5.0)



INTERIOR WALL DETAILS

Scale: 3" = 1'-0" (7 / A5.0)

Revisions

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BUILDING SET
PLANNING SET

Contractor :

Owner :
Rypinski Residence
19 El Quanito Way
Burlingame, CA. 94010

Zoning: R3
Lot Size: .30 ACRES
Year Built: 1939

APN#: 027-130-320

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

form+ one
DESIGN ■ PLANNING

Title : Building Details
Project : Rypinski Residence
19 El Quanito Way
Burlingame, CA. 94010
Date : 01.25.24
Drawn : TIM RADUENZ
Job No. : 24_03

A5.0
Sheet
Scale: See Details

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ROOM FINISH SCHEDULE

	ROOM	FLOORING	PAINT WALLS	PAINT CEILING	PAINT MILLWORK	PAINT CROWN	REMARKS
FIRST FLOOR	(E) ENTRY	(N) WOOD	TBS	TBS	PAINT (TBS)	TBS	
	(E) LIVING ROOM	(E) WOOD	TBS	TBS	PAINT (TBS)	TBS	
	(E) DINING ROOM	(N) WOOD	TBS	TBS	PAINT (TBS)	TBS	
	(E) KITCHEN	(N) WOOD	TBS	TBS	PAINT (TBS)	TBS	
	(E) BATH-1	(N) TILE	TBS	TBS	PAINT (TBS)	TBS	
	(E) BED-1	(E) WOOD	TBS	TBS	PAINT (TBS)	TBS	
	(E) BED-2	WOOD	TBS	TBS	PAINT (TBS)	TBS	
	(E) M. CLT	WOOD	TBS	TBS	PAINT (TBS)	TBS	
	(E) M. BED	WOOD	TBS	TBS	PAINT (TBS)	TBS	
	(E) M. BATH	TILE	TBS	TBS	PAINT (TBS)	TBS	
SECOND FLOOR	P. BED	WOOD	TBS	TBS	PAINT (TBS)	TBS	
	P. BATH	TILE	TBS	TBS	PAINT (TBS)	TBS	
	P. CLT	WOOD	TBS	TBS	PAINT (TBS)	TBS	
	BED-3	WOOD	TBS	TBS	PAINT (TBS)	TBS	
	BED-2	WOOD	TBS	TBS	PAINT (TBS)	TBS	
	BATH-2	TILE	TBS	TBS	PAINT (TBS)	TBS	
	LAUNDRY	TILE	TBS	TBS	PAINT (TBS)	TBS	
	CLT	WOOD	TBS	TBS	PAINT (TBS)	TBS	
	HANGOUT	WOOD	TBS	TBS	PAINT (TBS)	TBS	
	BED-4	WOOD	TBS	TBS	PAINT (TBS)	TBS	
	HALL 2	WOOD	TBS	TBS	PAINT (TBS)	TBS	
GARAGE/ BASEMENT	(E) GARAGE	(E) CONC.	TBS	TBS	PAINT (TBS)	TBS	
	(E/N) BASEMENT	(E/N) CONC.	TBS	TBS	PAINT (TBS)	TBS	

PAINT SPECS.

INTERIORS:
MAIN ROOMS:
AURA, NATURA(GREEN OPTION), REGAL SELECT, OR APPROVED EQUIVALENT
CEILINGS:
WATERBORNE CELING PAINT, OR APPROVED EQUIVALENT
BATHROOMS:
AURA BATH AND SPA, OR APPROVED EQUIVALENT
EXTERIORS:
HOUSE:
AURA, REGAL SELECT, OR APPROVED EQUIVALENT

CAL GREEN NOTES:

1. PAINTS AND COATINGS WILL COMPLY WITH VOC LIMITS PER CGC §4.504.2.2
2. DOCUMENTATION PROVIDED THAT VERIFIES COMPLIANCE WITH VOC FINISH MATERIALS. **2019** CGC §4.504.2.4
3. CARPET SYSTEM INSTALLED IN THE BUILDING INTERIOR WILL MEET THE TESTING AND PRODUCT REQUIREMENTS FOUND IN THE ***2019*** CALIFORNIA GREEN BUILDING CODE. *2019* CGC §4.504.3
4. WHERE RESILIENT FLOORING IS INSTALLED, AT LEAST 80% OF THE FLOOR AREA RECEIVING RESILIENT FLOORING WILL COMPLY WITH THE CALIFORNIA GREEN BUILDING CODE REQUIREMENTS. ***2019*** CGC §4.504.4
5. HARDWOOD PLYWOOD, PARTICLEBOARD, AND MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS USED ON THE INTERIOR AND EXTERIOR OF THE BUILDING WILL COMPLY WITH THE LOW FORMALDEHYDE EMISSION STANDARDS. ***2019*** CGC §4.504.5
6. AEROSOL PAINTS AND COATINGS SHALL MEET THE PRODUCT-WEIGHTED MIR LIMITS FOR ROC AND OTHER REQUIREMENTS PER CGC 4.504.2.3
7. ADHESIVES, SEALANTS AND CAULKS USED ON THE PROJECT SHALL FOLLOW LOCAL AND REGIONAL AIR POLLUTION OR AIR QUALITY MANAGEMENT STANDARDS ***2019*** CGC §4.504.2.1

ROOM FINISH SCHEDULE — Scale: NA — 1 / A9.0

EXTERIOR DOORS & WINDOWS

		LOCATION	DOORS: DOOR SIZE WxH	TYPE	SYM.	MATERIALS: CORE	EXT. FIN.	INT.FIN.	GLASS	DETAILS: HEAD	JAMB	SILL	TRIM	HDWR. TYPE	FIN.	REMARKS
GARAGE	001	GARAGE	**SEE PLANS**	CASEMENT	A	PINE	PAINTED	PRIMED	LO E	SEE DETAILS				STD.	TBD	#1
FIRST FLOOR	100	STAIRS	**SEE PLANS**	CASEMENT	B	PINE	PAINTED	PRIMED	LO E (T)	SEE DETAILS				STD.	TBD	#1
	101	ENTRY	**SEE PLANS**	ENTRY. DR.	C	DF	DF	PRIMED	LO E (T)	SEE DETAILS				STD.	BLACK	# 3
SECOND FLOOR	200	DEN	**SEE PLANS**	CASEMENT	D	PINE	PAINTED	PRIMED	LO E	SEE DETAILS				STD.	TBD	#1, 2
	201	STAIRS	**SEE PLANS**	FIXED	B	PINE	PAINTED	PRIMED	LO E (T)	SEE DETAILS				STD.	TBD	#1
	202	M. CLT	**SEE PLANS**	CASEMENT	E	PINE	PAINTED	PRIMED	LO E	SEE DETAILS				STD.	TBD	#1
	203	M. BED	**SEE PLANS**	FIXED	F	PINE	PAINTED	PRIMED	LO E	SEE DETAILS				STD.	TBD	#1
	204	M. BED	**SEE PLANS**	FIXED	G	PINE	PAINTED	PRIMED	LO E	SEE DETAILS				STD.	TBD	#1
	205	M. BED	**SEE PLANS**	CASEMENT	H	PINE	PAINTED	PRIMED	LO E	SEE DETAILS				STD.	TBD	#1, 2
	206	M. BATH	**SEE PLANS**	CASEMENT	H	PINE	PAINTED	PRIMED	LO E (T)	SEE DETAILS				STD.	TBD	#1
	207	M. BATH	**SEE PLANS**	CASEMENT	I	PINE	PAINTED	PRIMED	LO E (T)	SEE DETAILS				STD.	TBD	#1
	208	M. BATH	**SEE PLANS**	AWN.	J	PINE	PAINTED	PRIMED	LO E (T)	SEE DETAILS				STD.	TBD	#1
	209	M. CLT	**SEE PLANS**	CASEMENT	I	PINE	PAINTED	PRIMED	LO E	SEE DETAILS				STD.	TBD	#1

NOTES

1. WOOD/CLAD SIERRA PACIFIC WINDOWS+ DOORS, WITH ***TRUE*** S.D.L 3/4" MUNTIN BARS ***W/ SPACER BAR BETWEEN THE WINDOW PANES + MUNTIN BARS ADHERED TO THE INTERIOR + EXTERIOR OF THE WINDOWS.***
2. EGRESS PER CODE
3. SERVICE DOORS BY SIMPSON OR EQUAL, VERIFY DESIGN WITH OWNER & DESIGNER
4. VERIFY OPENING SIZE W/ CONTRACTOR
5. PRIVACY GLASS
6. DOOR BY SIMPSON FIBERGLASS DOOR OR EQ.
7. O.H. DOOR BY ARTISTIC DOOR, CEDAR W/ BELT DRIVEN SIDE MOUNT MOTOR
8. TRANSOM ABOVE UNIT TO BE LEADED WINDOW MADE BY LOCAL ARTISAN.
9. NA
10. (R) = REUSE EXISTING FRAMED WALL OPENINGS
11. (*) FIELD MEASURE

HARDWARE FINISH SPECIFICATION:
ENTRY DOOR HARDWARE: (BY OWNER) AND INSTALLED BY CONTRACTOR
WINDOW HARDWARE: WHITE, TYP. (VERIFY W/ OWNER)

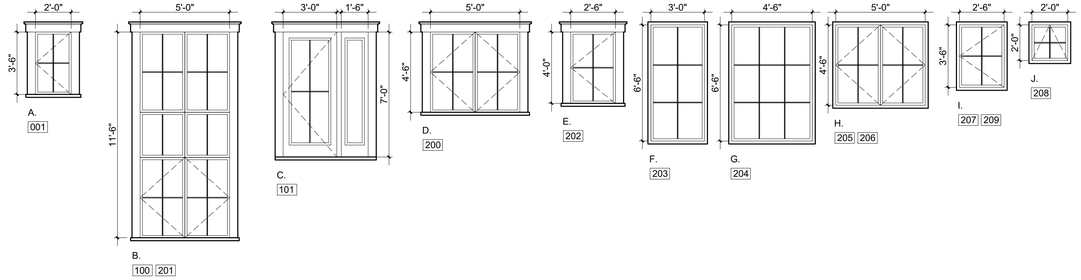
CAL. GREEN REQUIREMENTS

1. NEW MANDATORY U-FACTOR (0.58) FOR FENESTRATION + SKYLIGHTS §150.0 (q)
2. REDUCED ***U-FACTOR (0.30) AND SHGC (0.20)*** FOR HIGH PERFORMANCE WINDOWS 2019 CAL ENERGY CODE §150.1 (c)3 A

SAFETY GLAZING NOTES (CRC R308.4)

A. ALL SLIDING + SWINGING GLASS DOORS TO HAVE SAFETY GLAZING.
B. GLAZING IN SHOWER/TUB/SAUNA ROOMS LESS THAN 60" ABOVE THE STANDING SURFACE AND LESS THAN 60" MEASURED HORIZONTIALLY FROM THE WATER'S EDGE OF A BATHTUB, HOT TUB, SPA, WHIRLPOOL OR SWIMMING POOL.
C. GLAZING WITHIN A 24" ARC OF A DOOR THAT IS LESS THAN 60" ABOVE THE FLOOR.
D. GLAZING WHERE THE EXPOSED AREA IS GREATER THAN 9 SQ. FT., BOTTOM IS LESS THAN 18" AND AT LEAST 36" ABOVE THE FLOOR, AND ADJACENT TO WALKING SURFACES.
E. WITHIN 60" OF THE BOTTOM TREAD OF A STAIRWAY AND LESS THAN 36" ABOVE THE FLOOR
F. GLAZING IN GUARDS & RAILINGS.
G. GLAZING ADJACENT TO STAIRWAYS, LANDINGS, AND RAMPS WITHIN 36" HORIZONTALLY OF THE WALKING SURFACE LESS THAN 36" ABOVE FINISH FLOOR.
H.PROVIDE SAFETY GLAZING FOR WINDOW 113 WHERE THE BOTTOM EDGE OF THE GLASS IS WITHIN 60 INCHES OF A STANDING SURFACE OR DRAIN INLET OF A BATHTUB OR SHOWER. ANY GLAZING THAT IS LESS THAN 60" FROM THE FLOOR AND WITHIN 60" HORIZONTALLY FROM THE TUB OR SHOWER WILL ALSO NEED TO BE TEMPERED GLASS. 2019 CRC R308.4.5

EXT. DOORS & WINDOWS SCHEDULE — Scale: NA — 2 / A9.0



EXT. DOORS & WINDOWS ELEVATIONS — Scale: 1/4" = 1'-0" — 3 / A9.0

INT. DOORS ELEVATIONS — Scale: 1/2" = 1'-0" — 4 / A9.0

APPLIANCE SCHEDULE

NOTE: ALLOWANCE AND INSTALLED BY ALLOWANCE, CONTRACTOR TO INCLUDE BLOCKING / ROUGH-IN AS NEEDED PER SPEC. SHEETS

	ROOM	APPLIANCE TYPE	MANUF.	FINISH	MODEL #	REMARKS
FIRST FLOOR	KITCHEN	(N) RANGE (ELECTRIC)	T.B.D.	T.B.D.	T.B.D.	T.B.D. (OPTION FOR GAS)
		(N) VENT HOOD	T.B.D.	T.B.D.	T.B.D.	VENT TO EXTERIOR PER CODE, MIN. 100 CFM
		(N) REFRIGERATOR/FREEZER 36" UNITS (VIF)	T.B.D.	T.B.D.	T.B.D.	2 UNITS SIDE BY SIDE / W/ CONDITIONED WATER LINE
		(N) DISHWASHER	T.B.D.	T.B.D.	T.B.D.	T.B.D.
		(N) DISPOSAL	T.B.D.	T.B.D.	T.B.D.	W/ AIR SWITCH

APPLIANCE SCHEDULE — Scale: NA — 5 / A9.0

Revisions

Rev.:	Description :	Date :
001	Response to Comments	7/25/24
002	Response to Comments	8/14/24
003	Response to Comments	10/1/24
004		
005		
006		

BUILDING SET
PLANNING SET

Contractor :

Owner : Rypinski Residence
19 El Quanito Way
Burlingame, CA. 94010

Zoning: R3
Lot Size: .30 ACRES
Year Built: 1959

APN#: 027-130-320

4643 SILVER SPRINGS DRIVE
Park City, UT 84098
Ph: 415.819.0304
E-mail: TIM@FORMONEDESIGN.COM

form+ one
DESIGN ■ PLANNING

Title : Finish Schedule
Project : Rypinski Residence
19 El Quanito Way
Burlingame, CA. 94010
Date : 01.25.24
Drawn : TIM RADUENZ
Job No. : 24_03

A9.0

Sheet
Scale: See Details

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