

# PLANNING APPLICATION SUBMITTAL

**REVISED**

## for a NEW TWO-STORY SINGLE FAMILY RESIDENTIAL BUILDING

### at 1472 DRAKE AVENUE BURLINGAME, CA 94010

**RECEIVED**  
7.1.24  
CITY OF BURLINGAME  
CDD-PLANNING DIVISION



1472 DRAKE AVENUE  
BURLINGAME, CALIFORNIA 94010

| GENERAL NOTES | SHEET INDEX | CODE SUMMARY & DATA | SCOPE OF WORK |
|---------------|-------------|---------------------|---------------|
|---------------|-------------|---------------------|---------------|

- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING BUILDING CONDITIONS IN THE FIELD PRIOR TO CONSTRUCTION. CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO STARTING WORK. SHOULD THERE BE ANY DISCREPANCIES, IMMEDIATELY REPORT TO THE ENGINEER FOR CLARIFICATION.
- CONTRACTOR SHALL ADHERE TO ALL CODES, RULES AND REGULATIONS GOVERNING CONSTRUCTION, BUILDING ACCESS, AND THE USE OF FACILITIES AS SET BY FEDERAL, STATE, AND LOCAL CODES, AND BUILDING DEPARTMENT AGENCIES.
- IT IS THE PURPOSE OF THE DRAWINGS TO SHOW THE GENERAL ARRANGEMENT, REMODELING, AND THE ADDITIONS TO THE EXISTING STRUCTURE. ASSUMPTIONS HAVE BEEN MADE REGARDING THE STRUCTURE AND THE ARCHITECTURAL CONDITIONS OF THE EXISTING WALLS, FLOORS, AND CEILINGS, WHICH WILL BE NEEDED TO BE VERIFIED AND PERHAPS MODIFIED AS THESE CONDITIONS ARE REVEALED DURING CONSTRUCTION. THE ENGINEER DOES NOT ASSUME RESPONSIBILITY FOR THE EXISTING STRUCTURE.
- LARGE SCALE DRAWINGS SHALL TAKE PRECEDENCE OVER SMALL SCALE DRAWINGS; DETAILS TAKE PRECEDENCE OVER ALL. CONTRACTOR SHALL NOTIFY ENGINEER OF CONFLICTS IN WRITING PRIOR TO COMMENCEMENT OF WORK. DRAWINGS ARE NOT TO BE SCALED FOR ANY REASON.
- ALL DIMENSIONS ARE TAKEN FROM FACE OF STUD OR CENTERLINE OF STUD AS SHOWN FOR NEW CONSTRUCTION UNLESS OTHERWISE NOTED. DIMENSIONS SHALL BE TAKEN FROM FACE OF FINISH UNLESS OTHERWISE NOTED.
- ALL WORK SHALL BE PERFORMED IN AN APPROVED WORKMANLIKE MANNER.
- CONTRACTOR SHALL COORDINATE THE LOCATIONS OF THE LIGHTING, HVAC OUTLETS, ALONG WITH THE CEILINGS AND SOFFITTS BEFORE CONSTRUCTION BEGINS.
- CONTRACTOR SHALL COMPLY WITH CURRENT APPLICABLE LOCAL ORDINANCES FOR UTILITY SERVICES.
- CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED FEES, PERMITS, AND INSPECTION ASSESSED BY ANY GOVERNMENTAL AGENCY OR UTILITY COMPANY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL EXISTING UNDERGROUND UTILITIES, WHERE ENCOUNTERED, MAKE ALL NECESSARY ARRANGEMENTS FOR SUPPORT, SHORE-UP, RE-ROUTE OR PROVIDE UTILITY DISCONNECTIONS AS REQUIRED BY APPLICABLE PUBLIC OR PRIVATE UTILITY COMPANIES.
- THE CONTRACTOR AND HIS SUBCONTRACTORS SHALL TAKE CAUTION WHEN WORKING AROUND THE EXISTING UTILITIES AND UNDERGROUND LINES.
- AT ALL TIMES, THE CONTRACTOR SHALL BE TOTALLY RESPONSIBLE FOR CONDITIONS OF THE SITE, INCLUDING THE SAFETY OF PERSONS AND PROPERTY; ALSO DESIGN ADEQUACY AND SAFETY OF ERECTION BRACING DURING SHORING, TEMPORARY, ETC. ENGINEER'S JOB SITE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES.
- THE CONTRACTOR SHALL WARRANT THAT ALL MATERIALS AND WORKMANSHIP ARE IN COMPLIANCE WITH DRAWINGS AND SPECIFICATIONS. ANY AND ALL CHANGES MUST HAVE THE ENGINEER'S APPROVAL.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPARING AND COORDINATING ALL DRAWINGS FOR PROPER FIT AND ATTACHMENT OF ALL PARTS. DETAILS NOT SHOWN, NOR DETAILED ON DRAWINGS, NOR CALLED FOR IN THESE NOTES SHALL BE CONSTRUCTED TO THE SAME SIZE AND CHARACTER AS FOR SIMILAR CONDITIONS WHICH ARE SHOWN, DETAILED, OR SPECIFIED.
- THE CONTRACTOR SHALL COORDINATE WITH OWNER ALL NON ITEMS NOT SHOWN ON DRAWINGS.
- THE CONTRACTOR SHALL COORDINATE ALL SUBCONTRACTORS UNDER HIS HIRE, AND SHALL COORDINATE WITH ANY SUBCONTRACTORS UNDER SEPARATE HIRE BY OWNER TO MAINTAIN EFFICIENT WORKMANLIKE PROGRESS OF THE WORK. THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ALL EQUIPMENT. NO STRUCTURAL MEMBER SHALL BE CUT, NOTCHED, OMITTED, BLOCKED OUT OR RELOCATED WITHOUT PRIOR APPROVAL WITH THE ENGINEER.
- THE CONTRACTORS AND SUBCONTRACTORS OF EACH TRADE SHALL KEEP PREMISES CLEAN AT ALL TIMES AND SHALL REMOVE ALL RUBBISH AS OFTEN AS REQUIRED (AT LEAST WEEKLY) FOR THE CONSTRUCTION AND FOR THE CONVENIENCE OF THE OWNER
- PROTECTIVE MEASURES SHALL BE TAKEN BY THE CONTRACTOR TO PROTECT THE ADJACENT PROPERTY AT ALL TIMES DURING CONSTRUCTION. PROTECTIVE MEASURES SHALL BE TAKEN BY THE CONTRACTOR SO AS NOT TO CAUSE ANY MUD, SILT, OR DEBRIS ONTO PUBLIC OR ADJACENT PRIVATE PROPERTY.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DESIGN OF ALL TEMPORARY BRACING AND SHORING TO SUSTAIN ALL CONSTRUCTION LOADS, SOIL PRESSURE, LATERAL, AND ANY OTHER LOADS THAT THE STRUCTURE MAY BE SUBJECTED.
- ALL PARTITIONS SHALL BE BRACED TO ABOVE STRUCTURE PER REQUIREMENTS OF LOCAL BUILDING CODE.
- THE PROPOSED BUILDING SHALL BE CONNECTED TO THE STREET SEWER. SEE CIVIL PLANS FOR PROPOSED SANITARY SEWER PIPING AND CLEANOUTS.
- A SEPARATE INSPECTION BY THE COUNTY BUILDING INSPECTOR IS REQUIRED TO DETERMINE THE DEPTH AND CLEANLINESS OF THE HOLES REQUIRED FOR EPOXY BOLTS BEFORE THEY ARE INSTALLED.

**A0.0** TITLE SHEET  
**A1.0** PROPOSED SITE PLAN  
**A2.0** PROPOSED UPPER AND LOWER FLOOR PLANS  
**A2.0a** LOWER & UPPER FLOOR AREA SUMMARY BLOCK DIAGRAMS  
**A2.1** PROPOSED ROOF PLAN  
**A3.0** ELEVATIONS I  
**A3.1** ELEVATIONS II  
**A3.2** RENDERINGS I  
**A3.3** RENDERINGS II  
**A4.0** BUILDING SECTION  
**A6.0** STREETScape ELEVATIONS

**SURVEY**  
**C0.0** BOUNDARY AND TOPOGRAPHIC SURVEY

**LANDSCAPE**  
**L1.0** PRELIMINARY LANDSCAPE PLAN

**SUPPLEMENTARY SHEETS**  
**G0.0** BEST MANAGEMENT CONSTRUCTION PRACTICES – SAN MATEO COUNTY

**ZONING** R-1  
**OCCUPANCY GROUP** R-3/U  
**TYPE OF CONSTRUCTION** V-B

**BUILDING CODES:**  
 CALIFORNIA BUILDING CODE 2022  
 CALIFORNIA RESIDENTIAL CODE 2022  
 CALIFORNIA MECHANICAL CODE 2022  
 CALIFORNIA PLUMBING CODE 2022  
 CALIFORNIA ELECTRICAL CODE 2022  
 CALIFORNIA ENERGY CODE 2022  
 CALIFORNIA GREEN BUILDING CODE 2022

**ASSESSOR'S PARCEL NUMBER** 026042190  
**LOT AREA** 6000 SQ. FT.  
**PROPOSED NUMBER OF RESIDENTIAL UNITS** 1  
**PROPOSED NUMBER OF STORIES** 2  
**PROPOSED NUMBER OF BEDROOMS (NOT INCLUDING ADU)** 4  
**NUMBER OF BATHROOMS (NOT INCLUDING ADU)** 4.5  
**TYPE OF ACCESSORY DWELLING UNIT (ADU)** STUDIO w/ 1 BATHROOM  
**TYPE OF PROPOSED GARAGE** ATTACHED  
**FIRE SPRINKLERS** YES

**HABITABLE AREAS**  
**UPPER FLOOR** 1403 SF  
**LOWER LEVEL, INCLUDING GARAGE, & EXCLUDING ADU** 1616 SF  
**TOTAL HABITABLE AREA IN BUILDING EXCLUDING ADU** 3019 SF < [(0.32\*6000+1100) =3020 SF]  
**ACCESSORY DWELLING UNIT (ADU)** 499 SF

**OTHER AREAS**  
**REAR LOWER LEVEL DECK** 500 SQ. FT.  
**FRONT PORCH** 87 SQ. FT.

**SETBACKS & LOT COVERAGE**  
**FRONT SETBACK** 25'-10"  
**REAR SETBACK** 35'-3"  
**LEFT SIDE SETBACK, 1ST FLR/2ND FLR** 5'-6"/10'-8"  
**RIGHT SIDE SETBACK, 1ST FLR/2ND FLR** 4'-0"/8'-8"  
**LOT COVERAGE (ADU NOT INCLUDED)** 2219.90 SF (37%)

SCOPE OF WORK IS LIMITED TO CONSTRUCTION OF A NEW TWO STORY SINGLE FAMILY RESIDENTIAL BUILDING AND AN ATTACHED GARAGE WITH A GROSS FLOOR AREA OF 3019 SQUARE FEET. THE NEW BUILDING SHALL INCLUDE 4 BEDROOMS AND 4.5 BATHROOMS. PROJECT SHALL ALSO INCLUDE CONSTRUCTION OF A 497 SQUARE FOOT STUDIO ACCESSORY DWELLING UNIT (ADU).

**PROJECT DIRECTORY**

|   |   |  |
|---|---|--|
| <b>OWNER:</b><br>MR. TAN TSENG<br>3826 NAUGHTON AVENUE<br>BELMONT, CA 94002<br>650 430 8997 (TEL) | <b>DESIGNER:</b><br>dZXYN MANAGEMENT GROUP<br>2603 CAMINO RAMON<br>SUITE 200<br>SAN RAMON, CA 94583<br>925 984 9880 (TEL) | <b>SURVEYOR:</b><br>DEBOLT CIVIL ENGINEERING<br>480 SAN RAMON VALLEY BLVD.,<br>UNIT L, DANVILLE, CA 94526<br>SAN RAMON, CA 94583<br>925 837 3780 (TEL) |
|---|---|--|

**ABBREVIATIONS**

|         |                 |          |                           |
|---------|-----------------|----------|---------------------------|
| &       | AND             | EMER.    | EMERGENCY                 |
| ∠       | ANGLE           | ENCL.    | ENCLOSURE                 |
| ⊙       | AT              | E.P.     | ELECTRIC PANELBOARD       |
| ⊕       | CENTERLINE      | EQ.      | EQUAL                     |
| ∅       | DIAMETER        | EQUIP.   | EQUIPMENT                 |
| #       | POUND OR NUMBER | E.W.P.   | ELECTRIC WATER COOLER     |
| ABV.    | ABOVE           | EXPO     | EXPOSURE                  |
| ACOUS.  | ACOUSTICAL      | EXP.     | EXPANSION                 |
| A.D.    | AREA DRAIN      | EXT.     | EXTERIOR                  |
| A.T.    | ACOUSTIC TILE   | F.A.     | FIRE ALARM                |
| ADJ.    | ADJUSTABLE      | F.B.     | FLAT BAR                  |
| AGGR.   | AGGREGATE       | F.D.     | FLOOR DRAIN               |
| AL.     | ALUMINUM        | FDN.     | FOUNDATION                |
| APPROX. | APPROXIMATE     | F.E.     | FIRE EXTINGUISHER         |
| ARCH.   | ARCHITECTURAL   | F.E.C.   | FIRE EXTINGUISHER CABINET |
| ASB.    | ASBESTOS        | F.H.C.   | FIRE HOSE CABINET         |
| ASPH.   | ASPHALT         | FIN.     | FINISH                    |
| BD.     | BOARD           | FL.      | FLASHING                  |
| BITUM.  | BITUMEN         | FLUOR.   | FLUORESCENT               |
| BLDG.   | BUILDING        | F.O.C.   | FACE OF CABINET           |
| BLK.    | BLOCK           | F.O.F.   | FACE OF FINISH            |
| BM      | BEAM            | F.O.S.   | FACE OF STUDS             |
| BOT.    | BOTTOM          | FRFR     | FIREPROOF                 |
| BSE.    | BASE            | F.S.     | FULL SIZE                 |
| CAB.    | CABINET         | FT.      | FOOT OR FEET              |
| C.B.    | CATCH BASIN     | FTG.     | FOOTING                   |
| CEM.    | CEMENT          | FURR.    | FURRING                   |
| CER.    | CERAMIC         | FUT.     | FUTURE                    |
| C.I.    | CAST IRON       | GA.      | GAGE                      |
| C.B.    | CORNER BOARD    | GALV.    | GALVANIZED                |
| CLC.    | CEILING         | G.B.     | GRAB BAR                  |
| CLKG.   | CAULKING        | GL.      | GLASS                     |
| CLG.    | CLOSET          | GND.     | GROUND                    |
| CLR.    | CLEAR           | GYP. BD. | GYPSPUM BOARD             |
| C.O.    | CLEAN OUT       | H.B.     | HOSE BIBB                 |
| COL.    | COLUMN          | H.C.     | HOLLOW CORE               |

**VICINITY MAP**

**OWNER**  
**TAN TSENG**  
3826 NAUGHTON AVENUE  
BELMONT, CA 94002  
650 430 8997

**TITLE SHEET**

|                |            |             |    |      |
|----------------|------------|-------------|----|------|
| No.            | DATE       | DESCRIPTION | BY | CHKD |
|                | 06/28/2024 |             |    |      |
| SCALE          |            |             |    |      |
| DRAWN CADD 003 |            |             |    |      |
| PROJECT NO.    |            |             |    |      |
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**A0.0**

**NOTES**

- ALL NEW ROOF DRAINAGE SHALL BE DIRECTED TO LANDSCAPED AREAS TO THE GREATEST EXTENT FEASIBLE.
- CONTRACTOR SHALL CONTACT THE PUBLIC WORKS DEPARTMENT TO ENSURE THAT ALL WORK COMPLIES WITH THE REQUIREMENTS OF THE STORMWATER POLLUTION PREVENTION PERMIT (STOPPP).
- CONTRACTOR SHALL PROVIDE PROTECTIVE FENCING AROUND TREES DESIGNATED TO BE PROTECTED IN THE PROPOSED SITE PLAN PER CITY OF BURLINGAME STANDARDS AND PER TREE PROTECTION PLAN SPECIFICATIONS PREPARED BY MATHENY TREE CARE COMPANY.
- THE EXISTING WATER METER IN THE PUBLIC PLANTER ADJACENT TO THE SIDEWALK SHALL BE UPGRADED AS NECESSARY BASED ON WATER FLOW DEMANDS FOR THE PROPOSED BUILDING.
- ALL OTHER UTILITIES (SEWER, ELECTRICITY, AND GAS) ARE CURRENTLY CONNECTED THROUGH THE REAR OF THE PROPERTY.
- NEW SIDEWALK, CURB GUTTER AND DRIVEWAY APPROACH SHALL BE CONSTRUCTED PER CITY OF BURLINGAME STANDARDS.

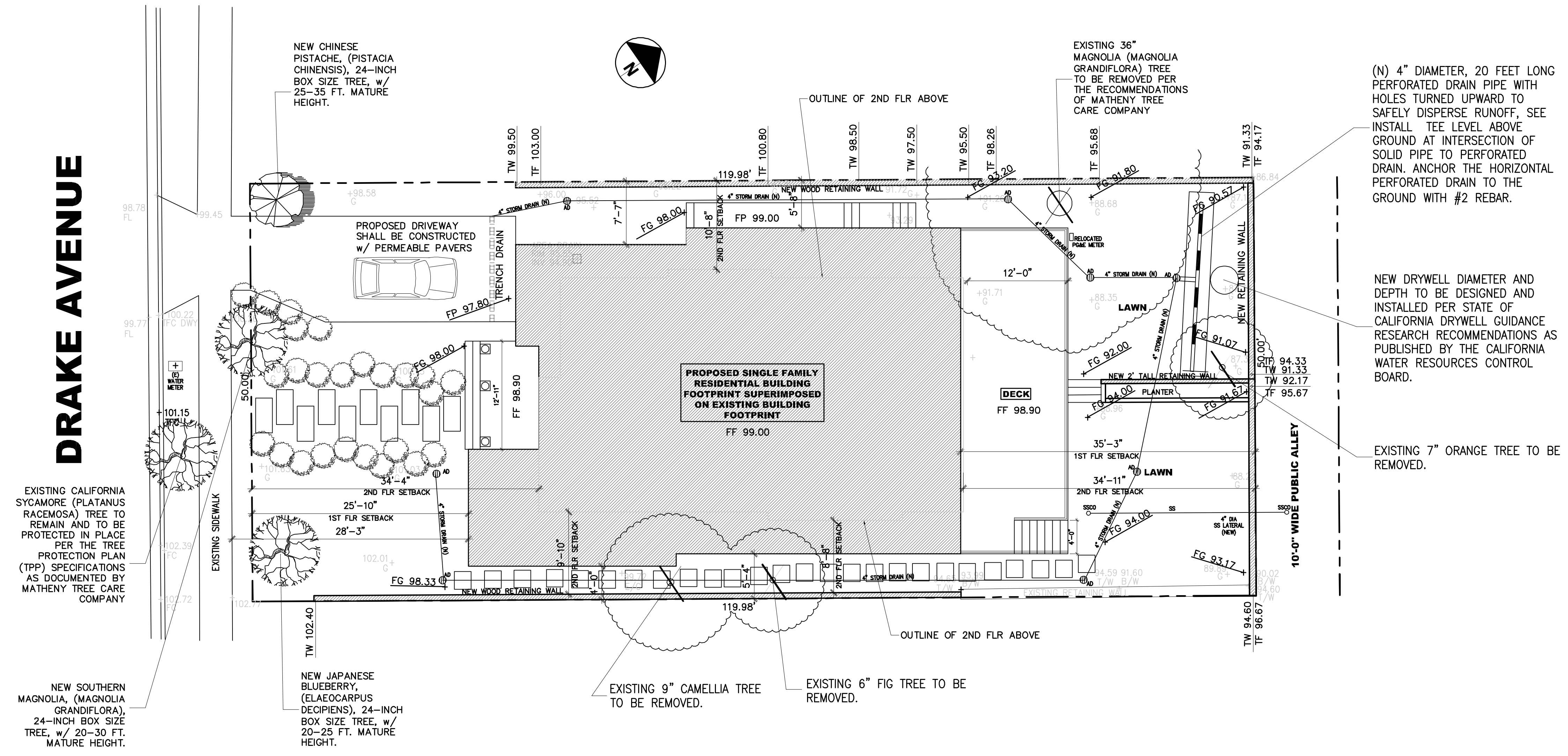
**SETBACKS FROM THE BACK OF SIDEWALK FOR ALL BUILDINGS ON THE SAME BLOCK OF DRAKE AVENUE**

| ADDRESS NUMBER           | SETBACK       |
|--------------------------|---------------|
| 1476                     | 23.4'         |
| 1472 (EXISTING BUILDING) | 24.0'         |
| 1468                     | 25.30'        |
| 1464                     | 23.32'        |
| 1460                     | 23.25'        |
| 1456                     | 22.70'        |
| 1452                     | 22.78'        |
| 1448                     | 25.76'        |
| 1444                     | 24.50'        |
| 1440                     | 26.75'        |
| 1436                     | 27.50'        |
| 1432                     | 22.31'        |
| 1430                     | 24.30'        |
| 1420                     | 28.0'         |
| 1412                     | 26.75'        |
| 1406                     | 26.60'        |
| <b>AVERAGE</b>           | <b>24.78'</b> |

THE BUILDING IS PROPOSED TO BE SETBACK A DISTANCE OF 28'-3" FROM THE BACK OF SIDEWALK.

**ABBREVIATIONS & LEGEND**

- +98.58 G EXISTING GROUND ELEVATION
- AD AREA DRAIN
- BW BOTTOM TOP OF WALL
- DWY DRIVEWAY
- (E) EXISTING
- FC FACE OF CURB
- FF FINISH FLOOR
- FG FINISH GRADE
- FL FLOW LINE
- FP FINISH PAVEMENT
- FLR FLOOR
- (N) NEW
- SS SANITARY SEWER
- SSCO SANITARY SEWER CLEANOUT
- TF TOP OF FENCE
- TW TOP OF WALL



**PROPOSED SITE PLAN**  
1/8"=1'-0" 1  
A1.0

**POST-CONSTRUCTION IMPERVIOUS AREA CALCS**

- TOTAL POST-CONSTRUCTION IMPERVIOUS AREA = 2941 SQ. FT.
- LOT AREA IS 6000 SQ. FT.
- POST-CONSTRUCTION IMPERVIOUS AREA AS A PERCENTAGE OF THE LOT SIZE IS 2941 SQ. FT./ 6000 SQ. FT. = 49%
- STORM RUN-OFF POST CONSTRUCTION SHALL BE HANDLED BY DISCONNECTED DOWNSPOUTS THROUGH VEGETATED AREAS INTO AREA DRAINS ON THE PROPERTY, AND ULTIMATELY DIVERTED TO A GRAVEL BED WITH A PERFORATED PIPE TO SLOWLY DISSIPATE ACCUMULATED RUNOFF OVER TIME INTO AN ADJACENT DRYWELL.

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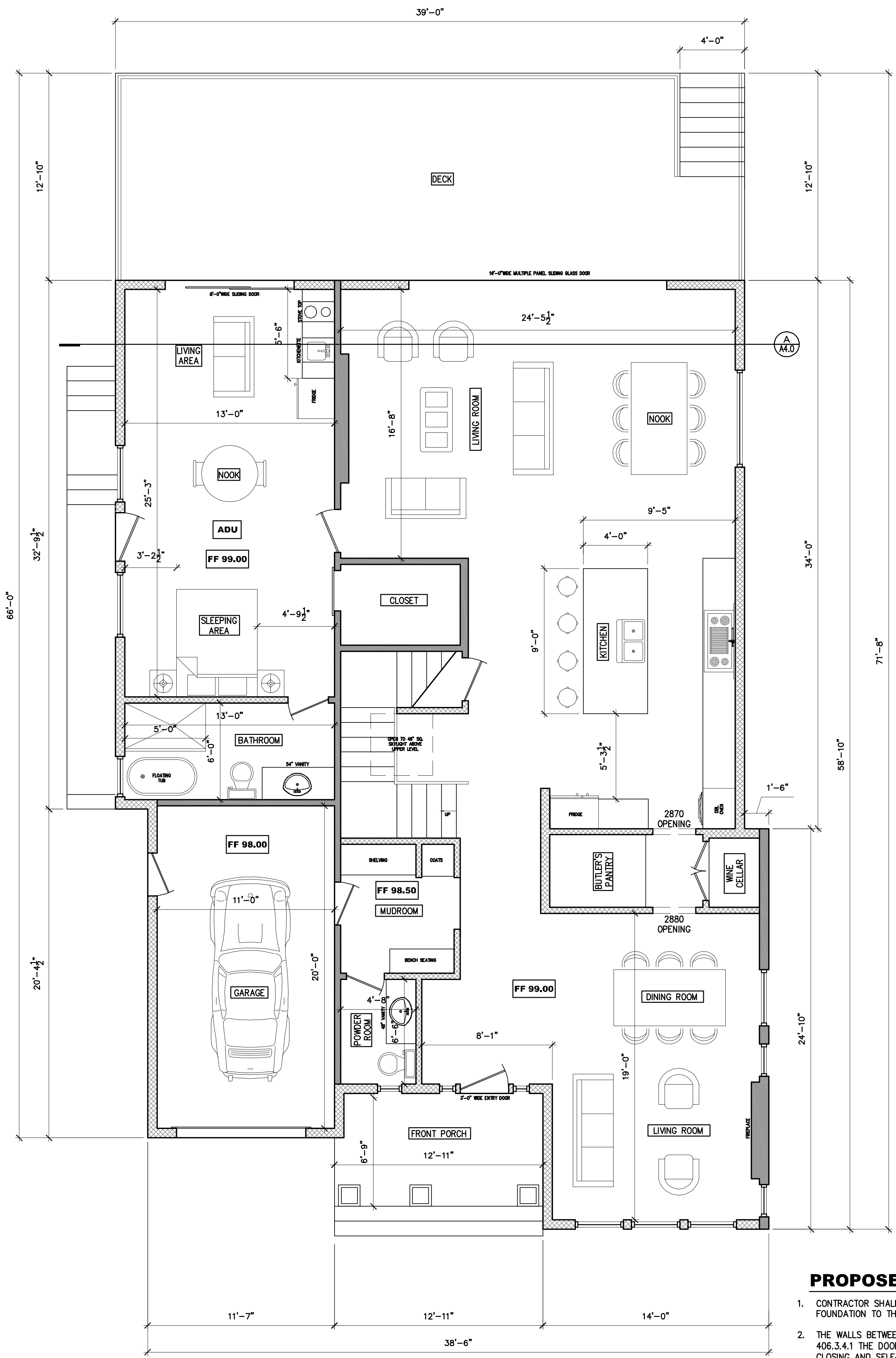
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DRAWN CADD 003  
PROJECT NO.  
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**A1.0**

**OWNER**



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**PROPOSED UPPER AND LOWER FLOOR PLANS**



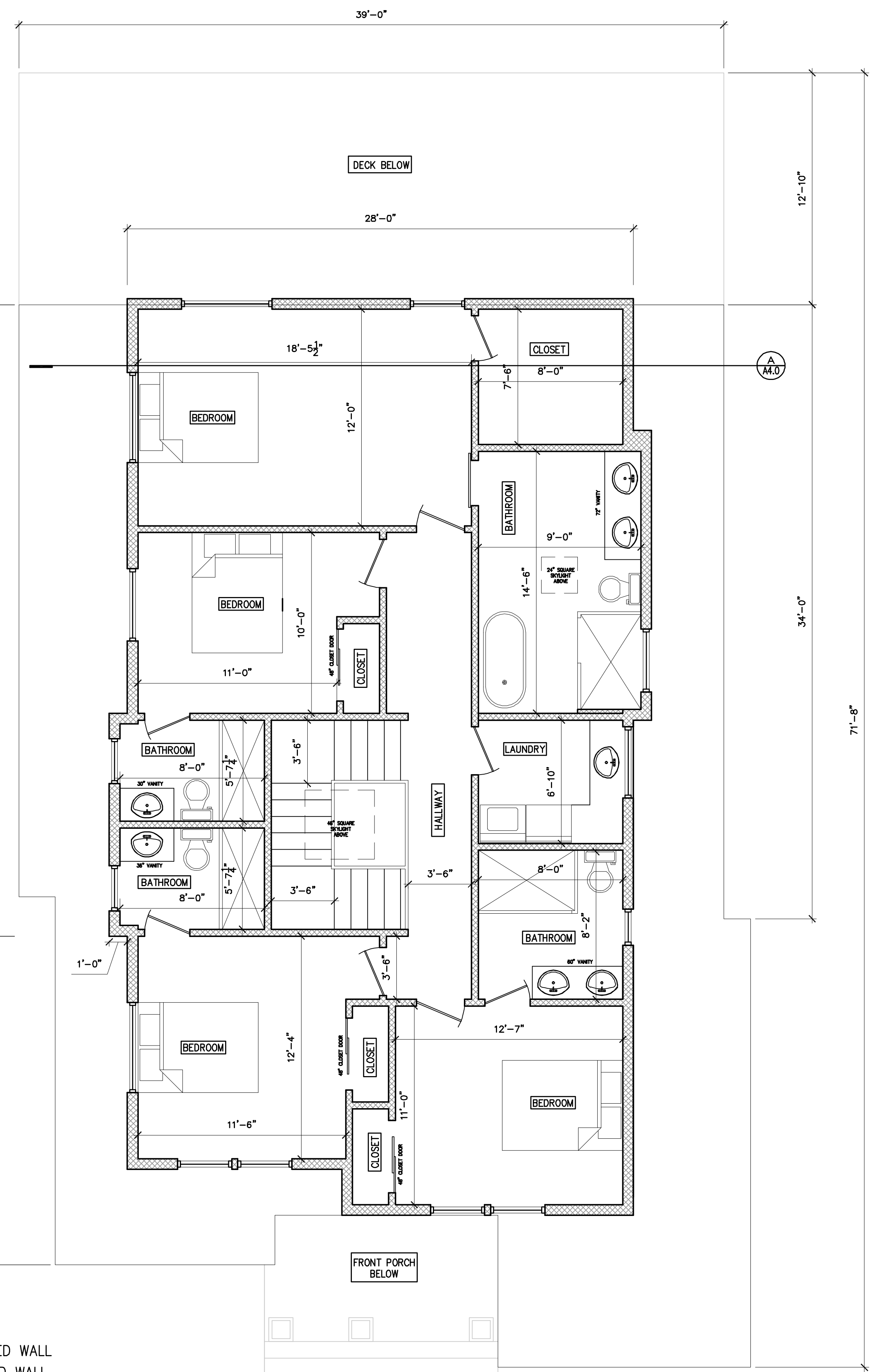
**PROPOSED LOWER FLOOR PLAN**  
1/4"=1'-0"

1  
A2.0

**WALL LEGEND**  
 NEW 1-HR RATED WALL  
 NEW NON-RATED WALL

**PROPOSED FLOOR PLAN NOTES**

- CONTRACTOR SHALL INSTALL 3/8" THICK GYPSUM WALL BOARD ALONG THE SEPARATION WALL BETWEEN THE GARAGE AND THE HABITABLE SPACE OF THE BUILDING FROM THE FOUNDATION TO THE ROOF SHEATHING ON THE GARAGE SIDE OF THE WALL PER THE REQUIREMENTS OF THE CALIFORNIA RESIDENTIAL CODE SECTION R302.6.
- THE WALLS BETWEEN THE GARAGE AND THE CONDITIONED SPACE SHALL BE OF ONE HOUR FIRE RATED CONSTRUCTION, PER 2022 CRC TABLE R302.6 AND 2022 CBC SECTION 406.3.4.1 THE DOOR BETWEEN THE GARAGE AND THE CONDITIONED SPACE SHALL BE A 1-3/8" MINIMUM SOLID CORE DOOR OR A 20 MINUTE FIRE RATED DOOR THAT IS SELF CLOSING AND SELF-LATCHING PER SECTION R302.5.1 OF THE CALIFORNIA RESIDENTIAL CODE.
- EXTERIOR BEARING WALLS LESS THAN FIVE FEET FROM THE PROPERTY LINE SHALL BE BUILT OF ONE-HOUR FIRE RATED CONSTRUCTION PER 2022 CRC TABLE R302.1 (1) OR 2022 CBC TABLE 602.
- THE GLAZING FOR THE NEW GLASS SLIDING DOORS IN THE PROPOSED ADU AND THE FAMILY ROOM SHALL BE TEMPERED.
- THE MAIN BUILDING UNIT AND THE ADU SHALL BE SEPARATED BY WALL/FLOOR ASSEMBLIES HAVING NOT LESS THAN A 1-HOUR FIRE RESISTANCE RATING PER CRC R302.3



**PROPOSED UPPER FLOOR PLAN**

1/4"=1'-0"

2  
A2.0

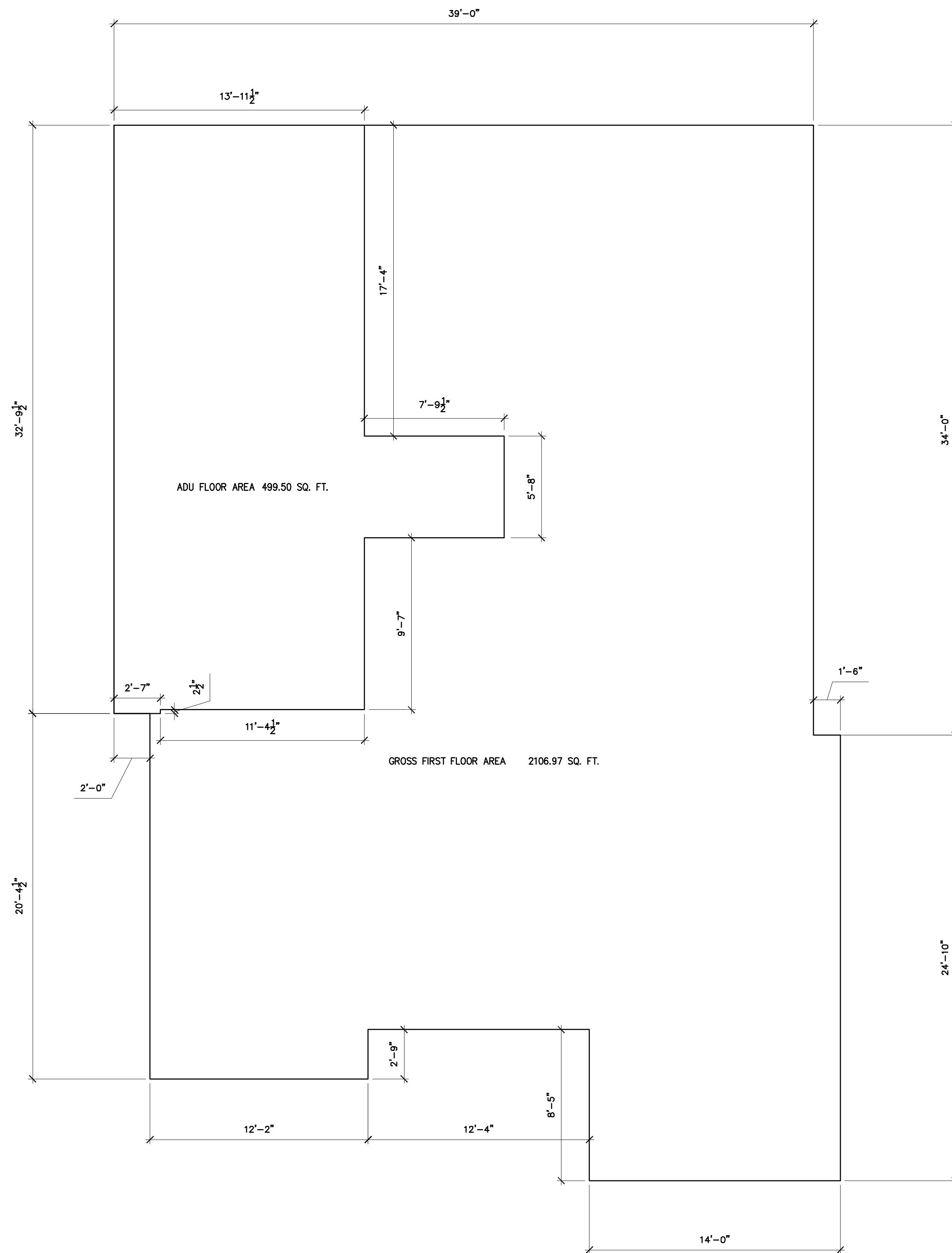
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**A2.0**

**OWNER**

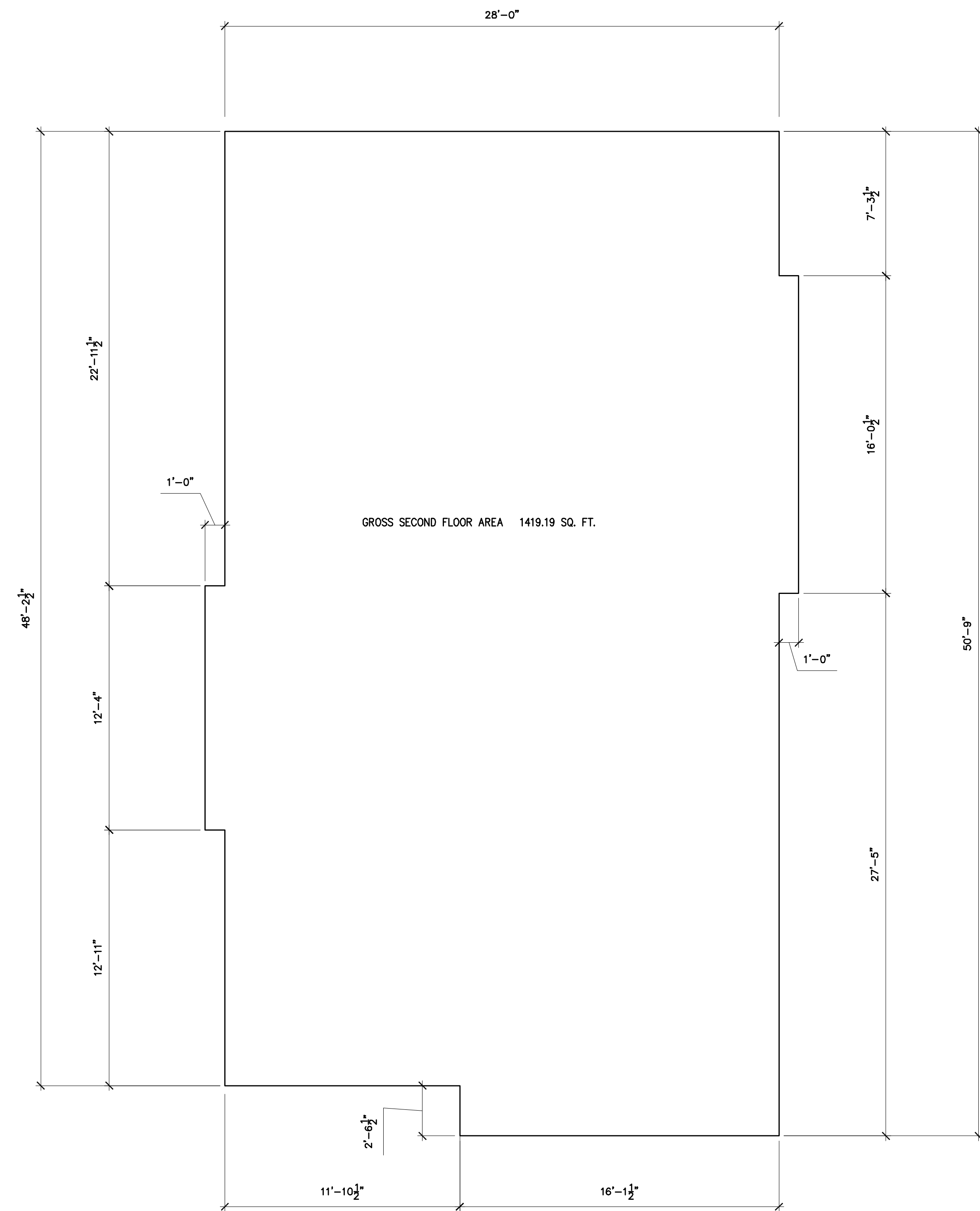
**TAN TSENG**  
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650 430 8997

**LOWER & UPPER FLOOR  
AREA SUMMARY  
BLOCK  
DIAGRAMS**



**LOWER FLR AREA SUMMARY BLOCK DIAGRAM**  
1/4"=1'-0"

1  
A2.0a



**UPPER FLR AREA SUMMARY BLOCK DIAGRAM**  
1/4"=1'-0"

2  
A2.0a

**FLOOR PLAN AREA SUMMARY CALCULATIONS**

|                                    |                 |
|------------------------------------|-----------------|
| GROSS LOWER FLOOR AREA             | 2106.97 SQ. FT. |
| GROSS UPPER FLOOR AREA             | 1419.19 SQ. FT. |
| GROSS BUILDING FLOOR AREA          | 3526.16 SQ. FT. |
| SUBTRACT ADU FLOOR AREA            | 499.50 SQ. FT.  |
| SUBTRACT FIREPLACE FLOOR AREA      | 7.00 SQ. FT.    |
| NET BUILDING FLOOR AREA FOR F.A.R. | 3019.66 SQ. FT. |

MAXIMUM ALLOWED FLOOR AREA RATIO (F.A.R.) – INTERIOR LOT WITH ATTACHED GARAGE  
(0.32 \* 6000 SF LOT SIZE) + 1100 SF = 3020 SF (ALLOWED SQUARE FOOTAGE) = 0.5 ALLOWED F.A.R.

PROPOSED FAR = 3019.66/6,000 = 0.5 (O.K.)

| No.            | DATE       | DESCRIPTION | BY | CHKD |
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| SCALE AS SHOWN |            |             |    |      |
| DRAWN CADD 003 |            |             |    |      |
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**A2.0a**



**dZXYN**  
MANAGEMENT GROUP  
...designed to last

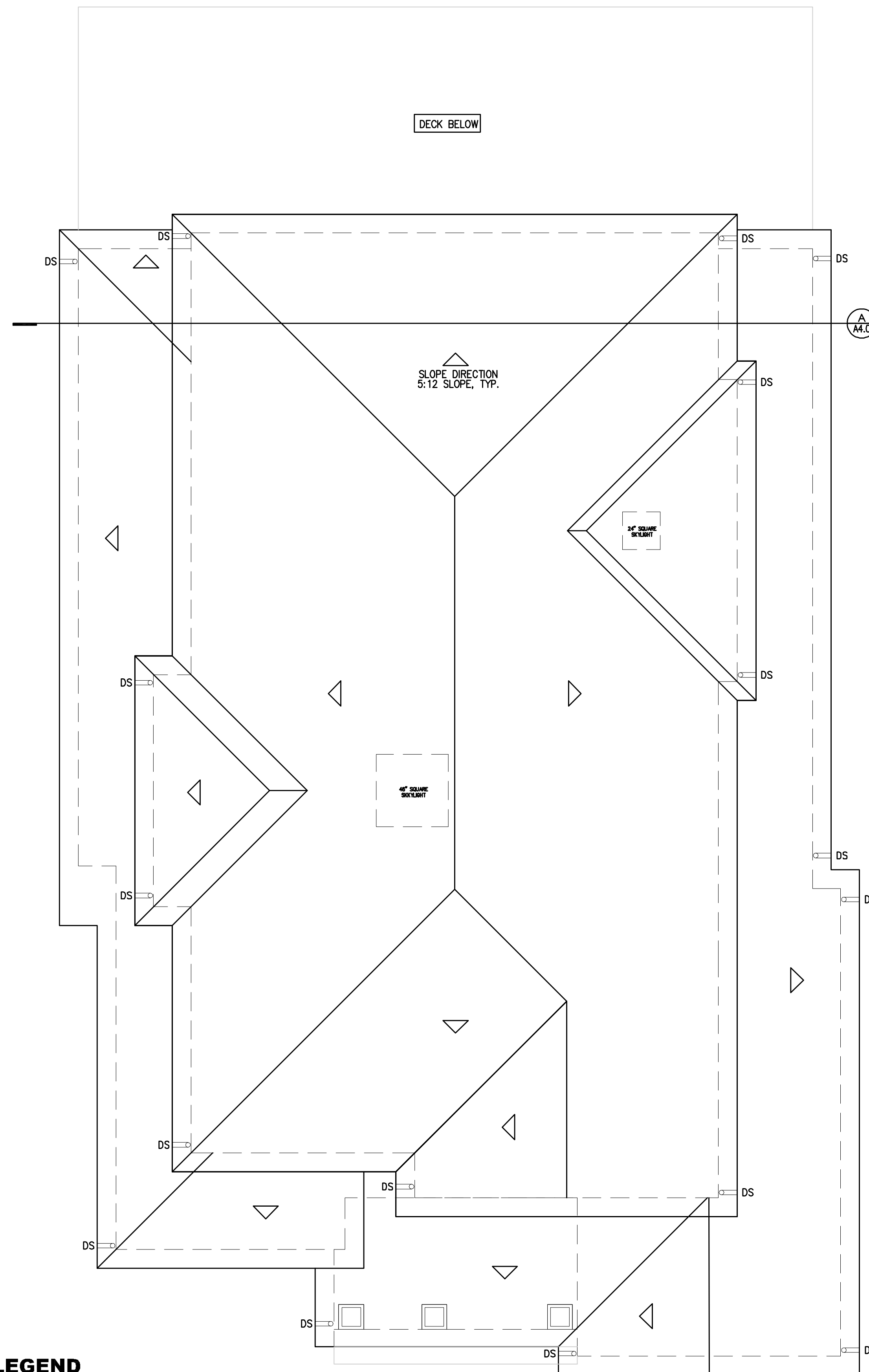
2603 Camino Ramon  
San Ramon, CA 94583  
925.984.9880 (tel)

**1472 DRAKE AVENUE**  
BURLINGAME, CALIFORNIA 94010

**OWNER**

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**PROPOSED ROOF PLAN**

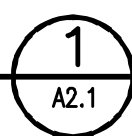


**ROOF LEGEND**

- DS DOWNSPOUT
- ▷ DIRECTION OF ROOF SLOPE

**PROPOSED ROOF PLAN**

1/4"=1'-0"



| No.         | DATE       | DESCRIPTION | BY | CHKD |
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| DRAWN       |            | CADD 003    |    |      |
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**A2.1**

**OWNER**

**TAN TSENG**  
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BELMONT, CA 94002  
650 430 8997

**PROPOSED ELEVATIONS I**

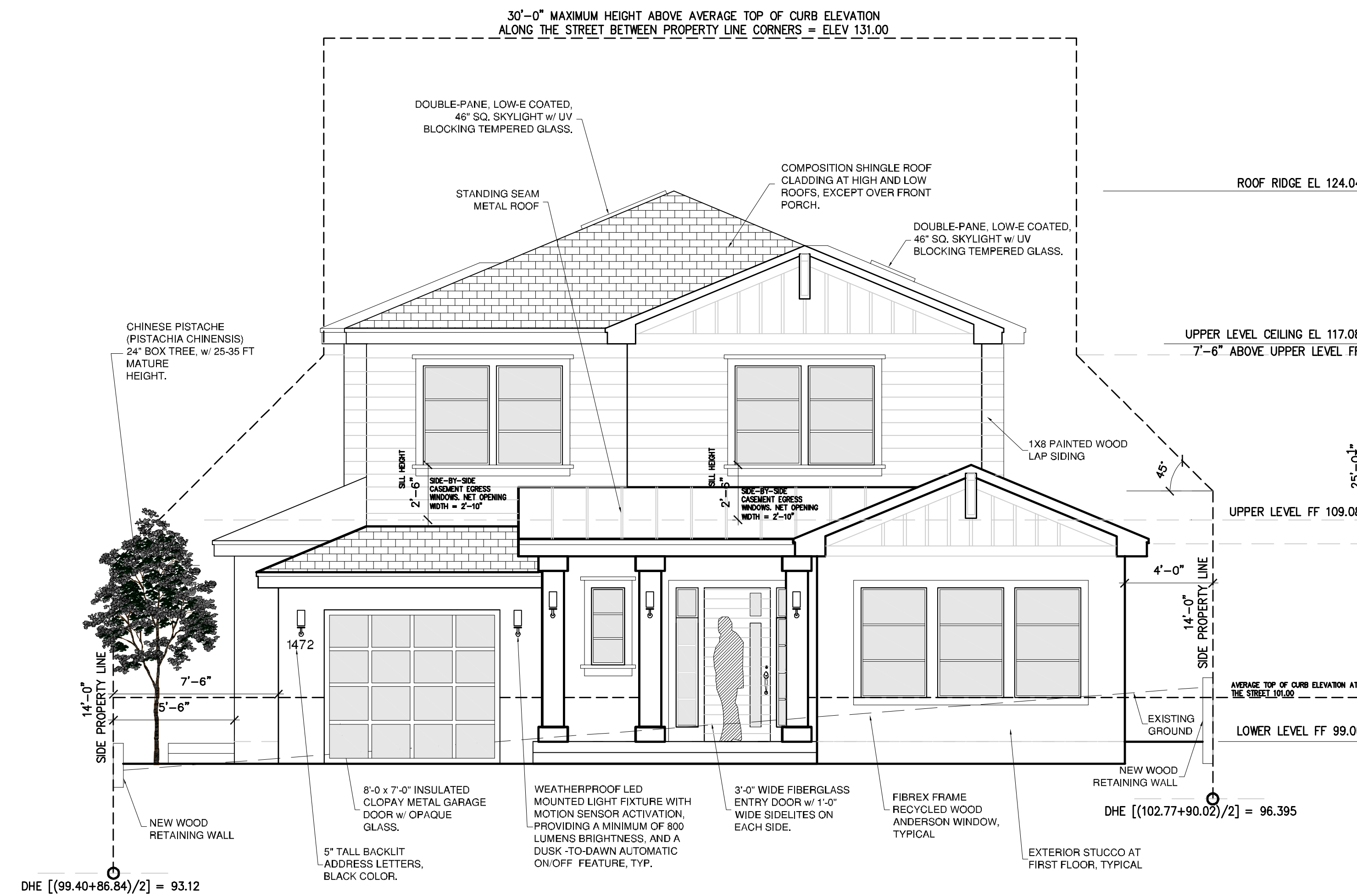
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| SCALE       | AS SHOWN   |       |  |
| DRAWN       | CADD 003   |       |  |
| PROJECT NO. |            |       |  |
| CHECKED     |            |       |  |

**A3.0**

**WINDOW AND DOOR FRAME NOTES**

1. ALL WINDOW FRAMES SHALL BE MANUFACTURED FROM RECYCLED WOOD, AND SHALL BE BLACK IN COLOR.
2. ALL EXTERIOR DOOR FRAMES SHALL BE OF FIBERGLASS CONSTRUCTION AND SHALL BE BLACK IN COLOR.

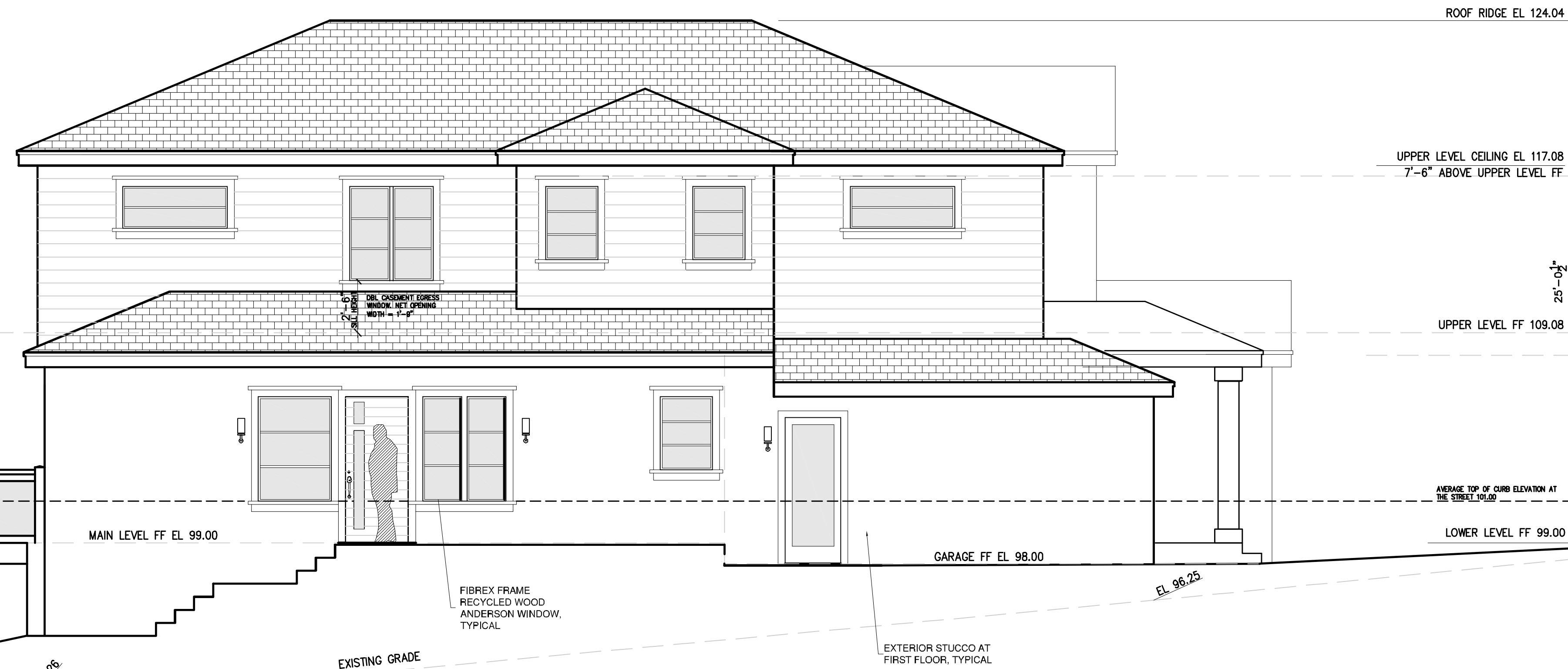


**PROPOSED FRONT ELEVATION**

1/4"=1'-0"

1  
A3.0

30'-0" MAXIMUM HEIGHT ABOVE AVERAGE TOP OF CURB ELEVATION  
ALONG THE STREET BETWEEN PROPERTY LINE CORNERS = ELEV 131.00



**PROPOSED SIDE ELEVATION**

1/4"=1'-0"

2  
A3.0

**OWNER**

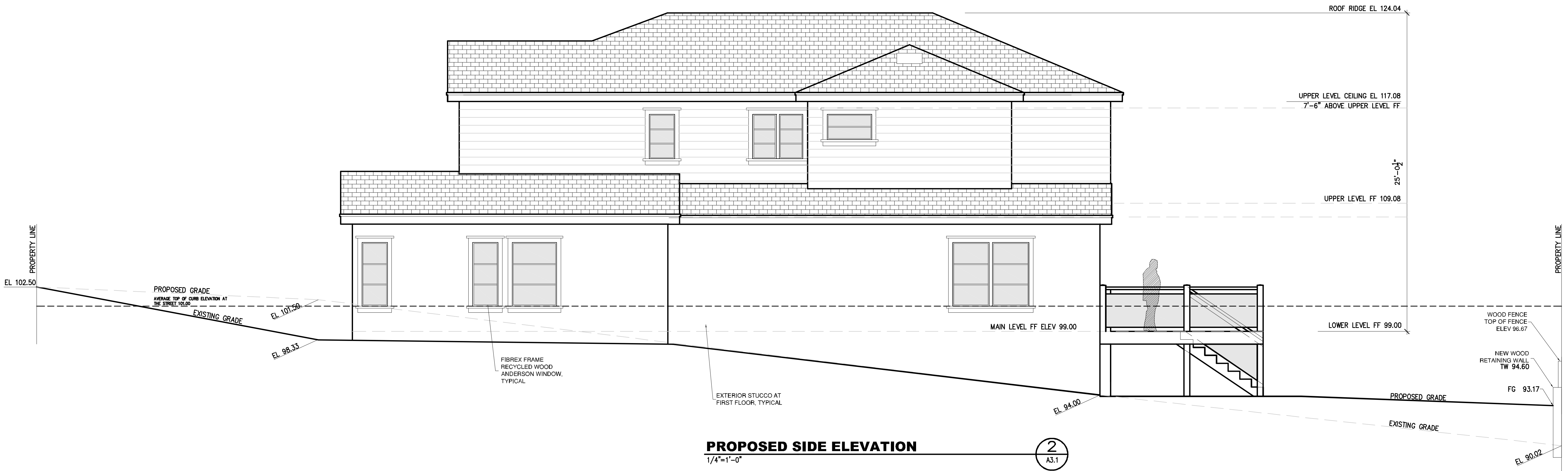
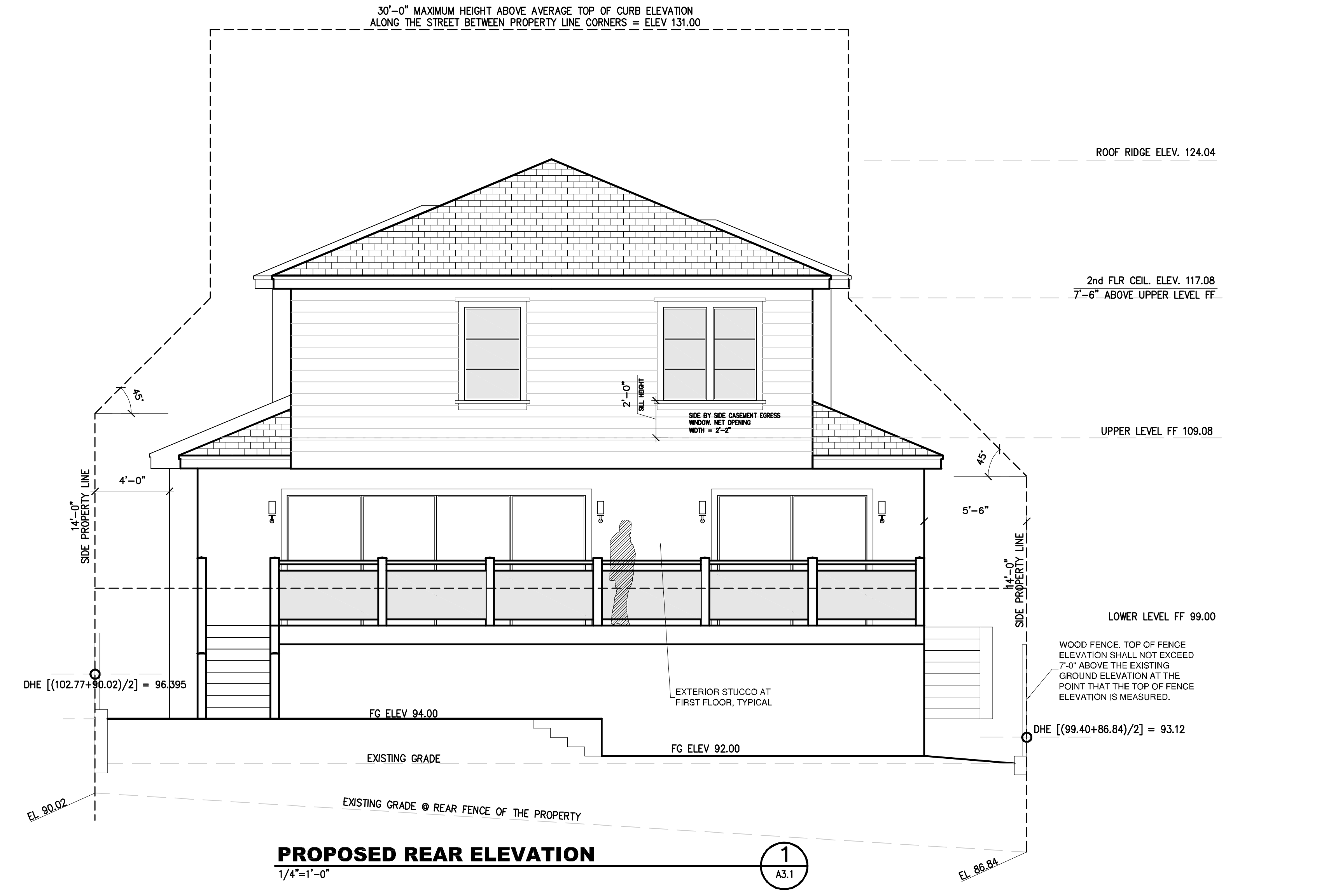
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3826 NAUGHTON AVENUE  
BELMONT, CA 94002  
650 430 8997

**PROPOSED ELEVATIONS II**

| No. | DATE | DESCRIPTION | BY | CHKD |
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|     |      |             |    |      |
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| DATE        | 06/28/2024 | SHEET |  |
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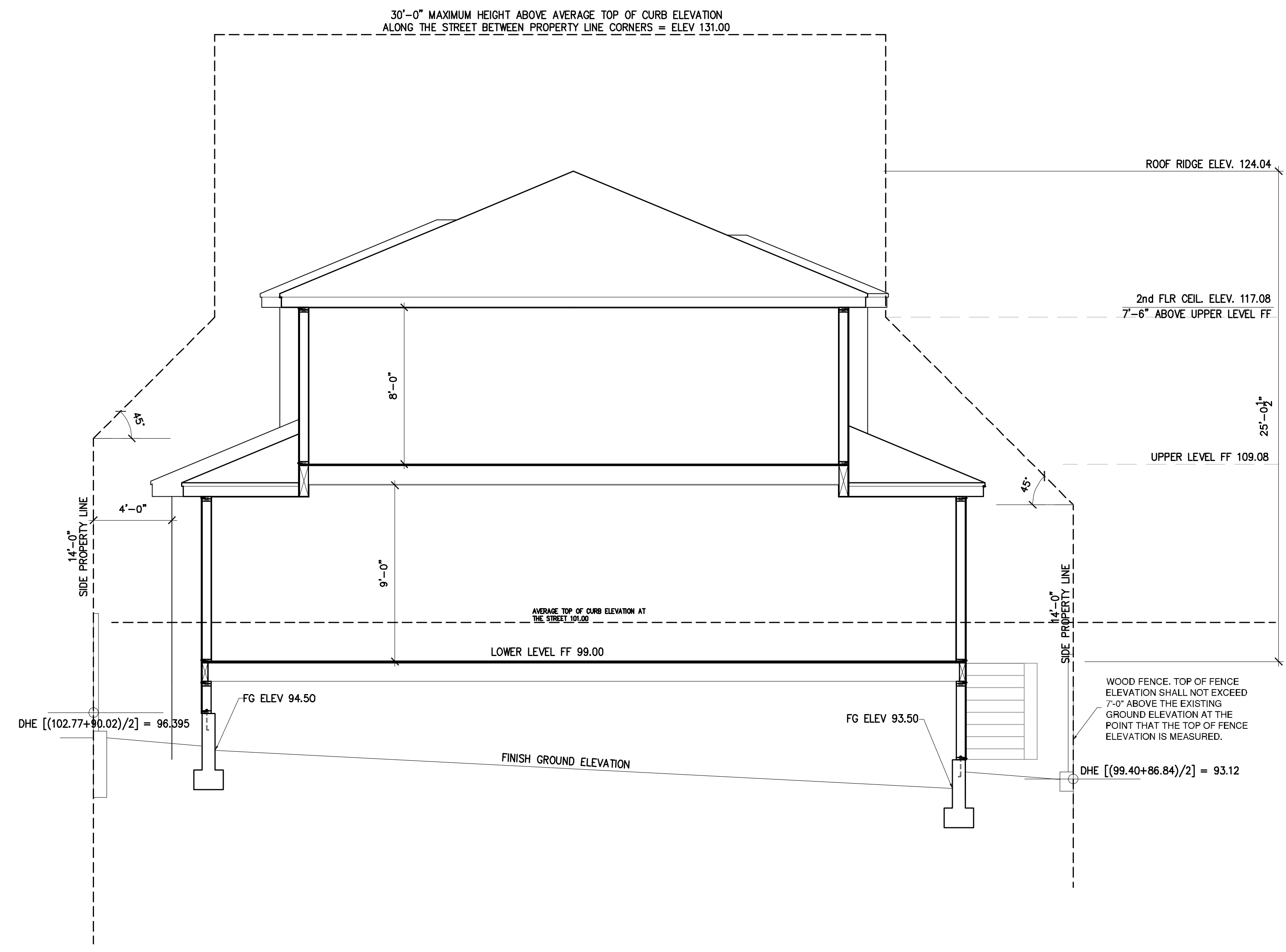
**A3.1**



**OWNER**

**TAN TSENG**  
3826 NAUGHTON AVENUE  
BELMONT, CA 94002  
650 430 8997

**BUILDING SECTION**



**BUILDING SECTION**  
1/4"=1'-0"

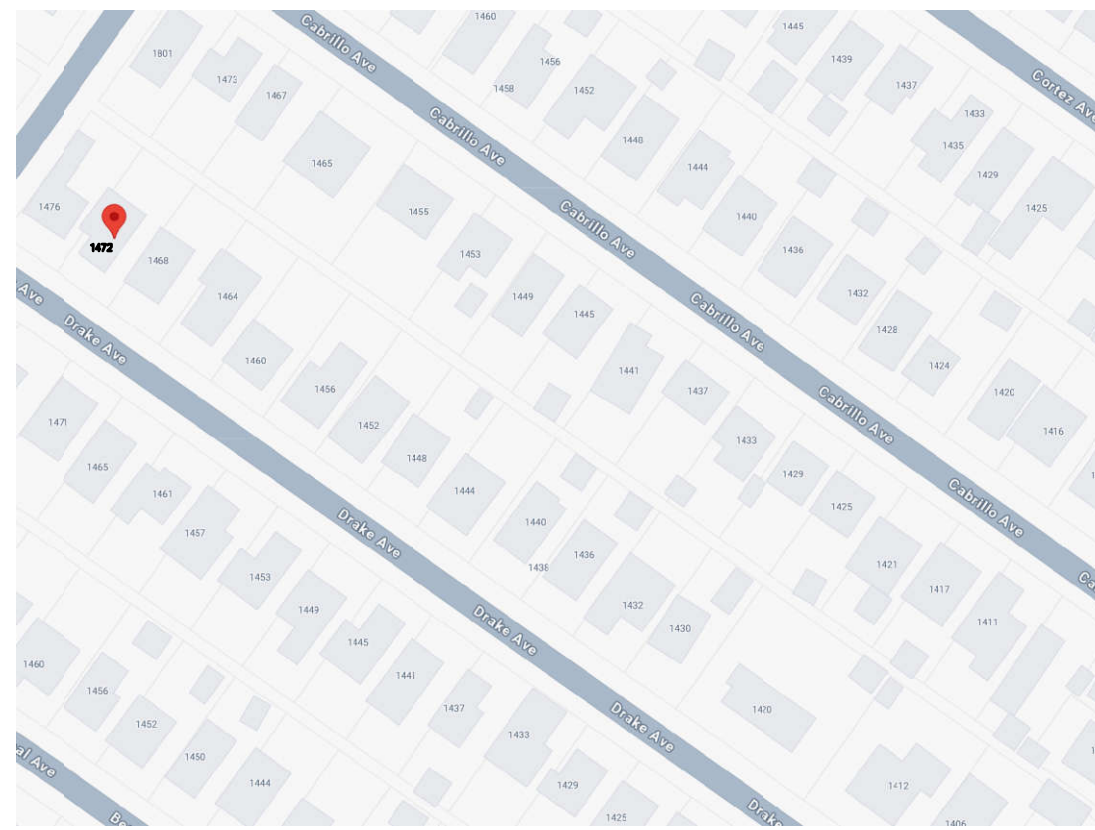
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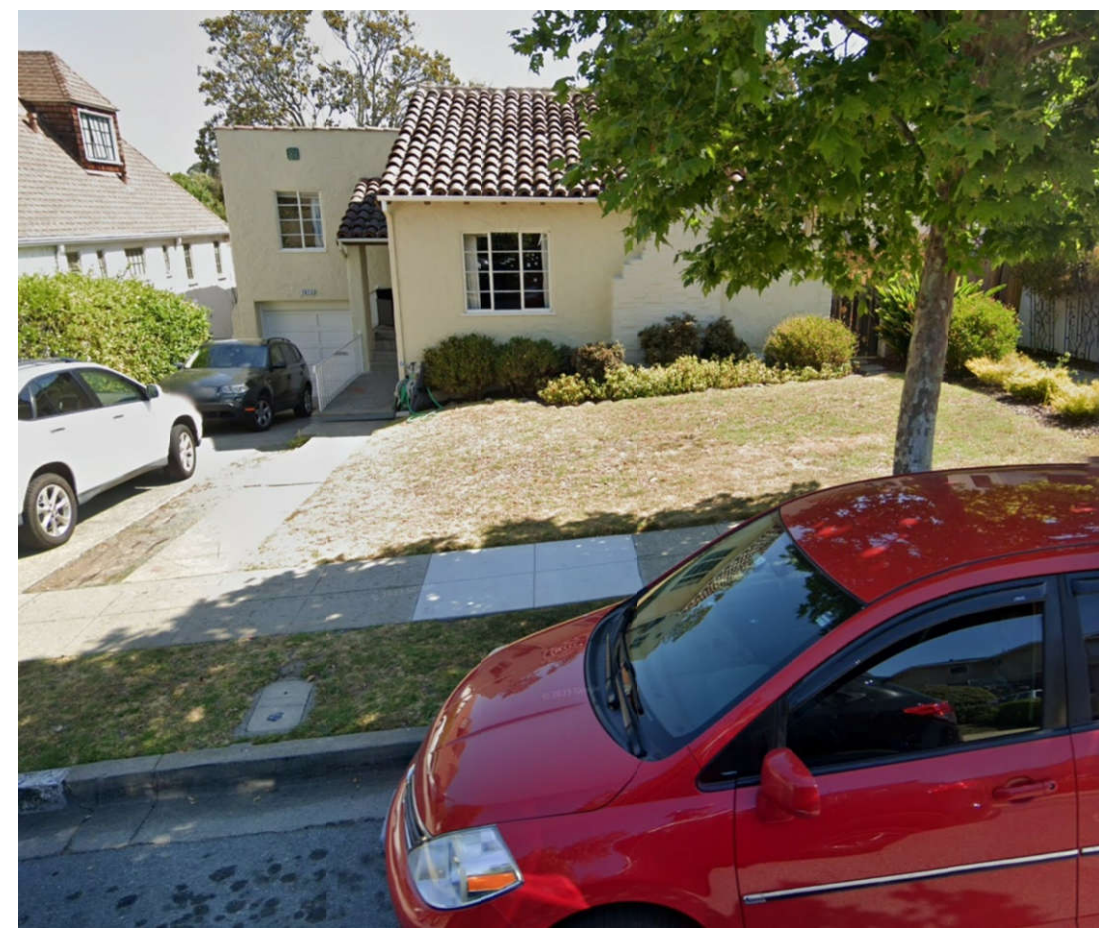
**AERIAL VIEW OF LOTS ON SUBJECT BLOCK ALONG DRAKE AVENUE**

NTS

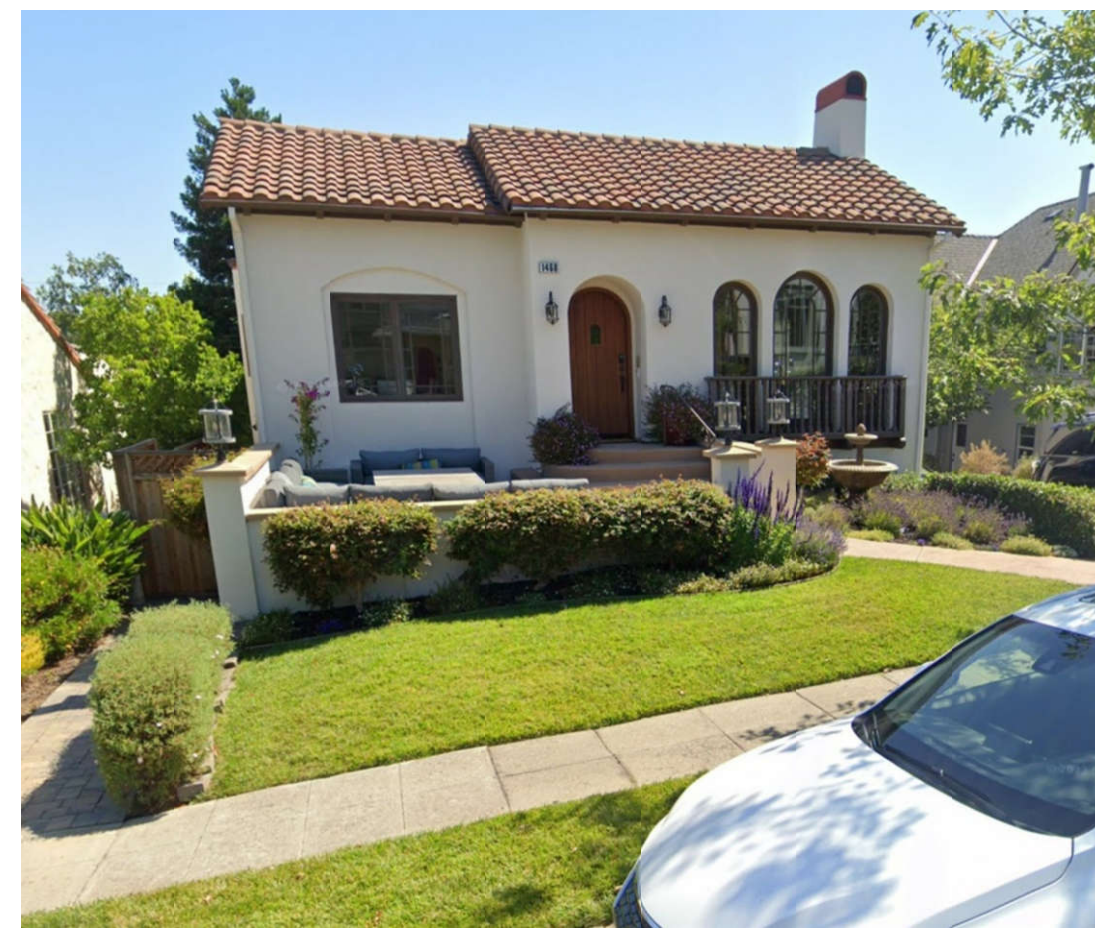
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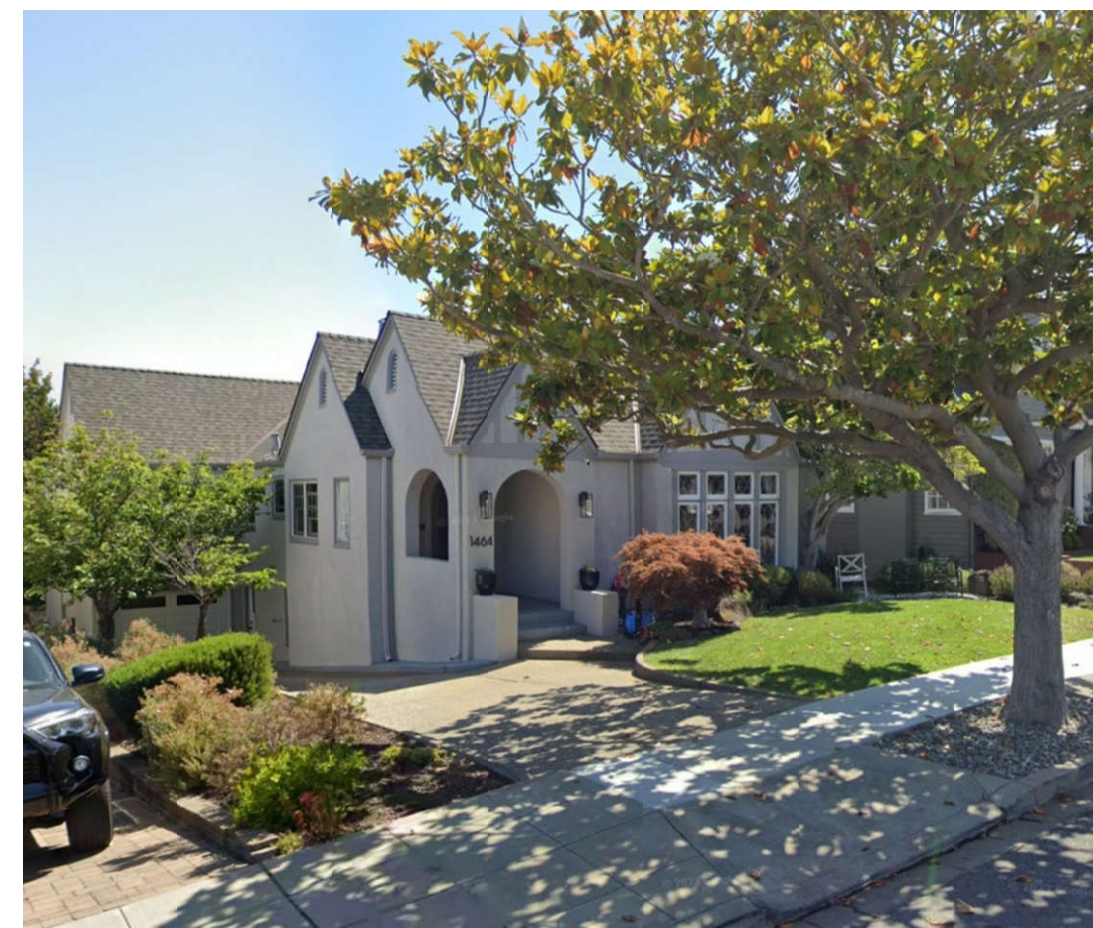
**1476 DRAKE AVENUE**



**1472 DRAKE AVENUE**



**1468 DRAKE AVENUE**



**1464 DRAKE AVENUE**



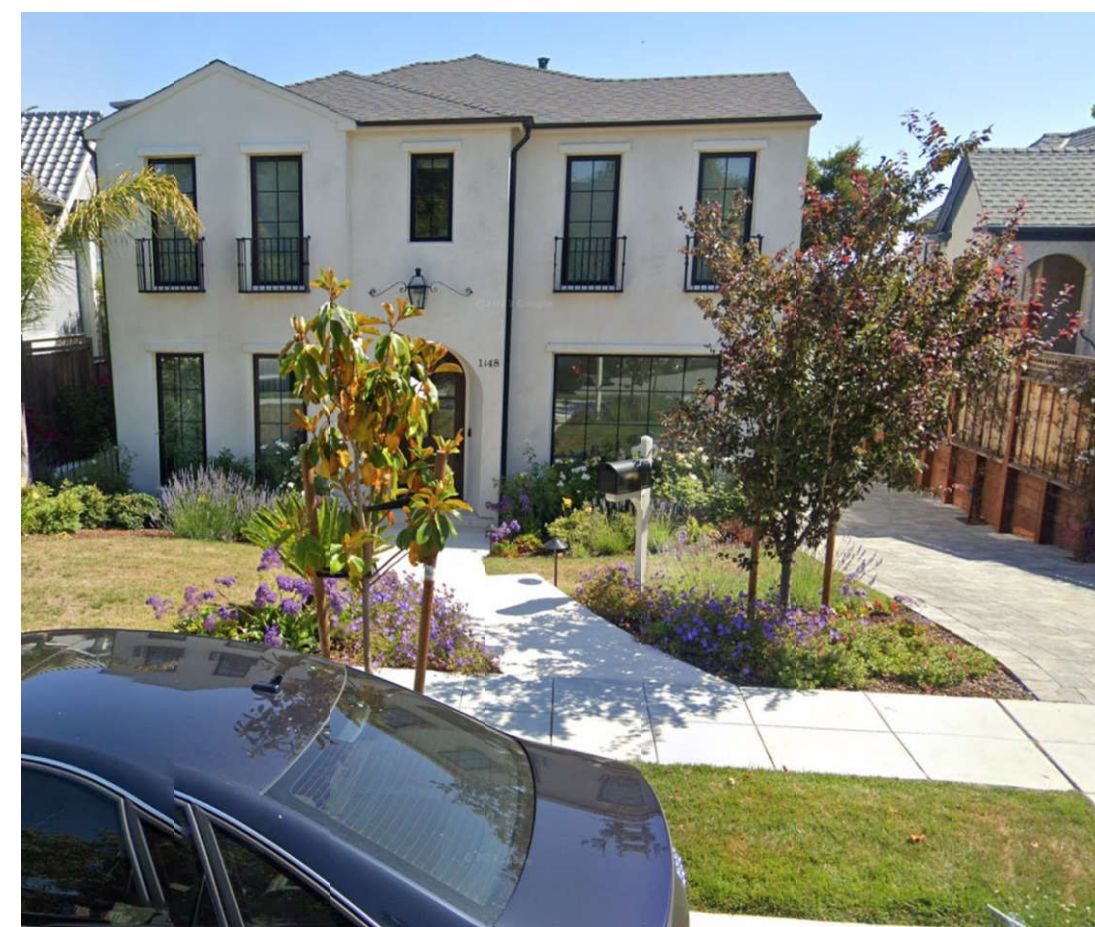
**1460 DRAKE AVENUE**



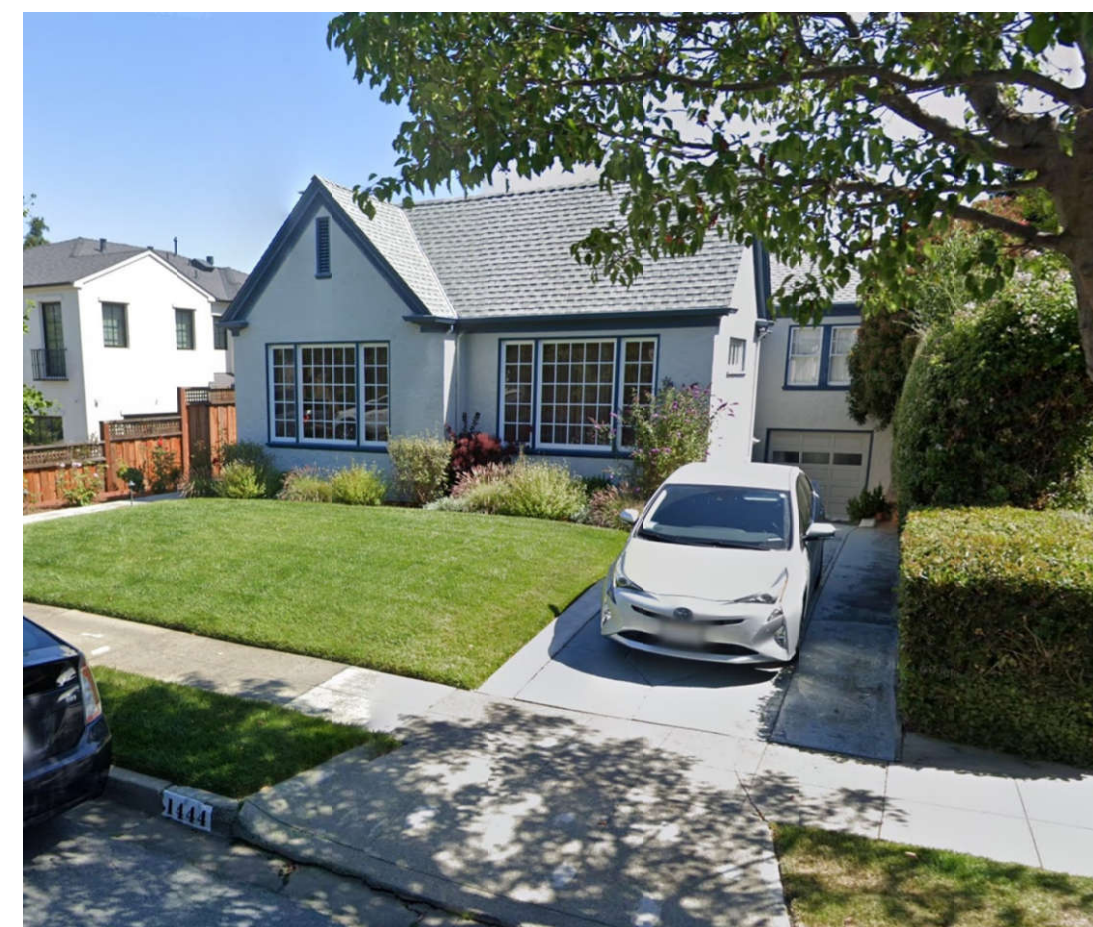
**1456 DRAKE AVENUE**



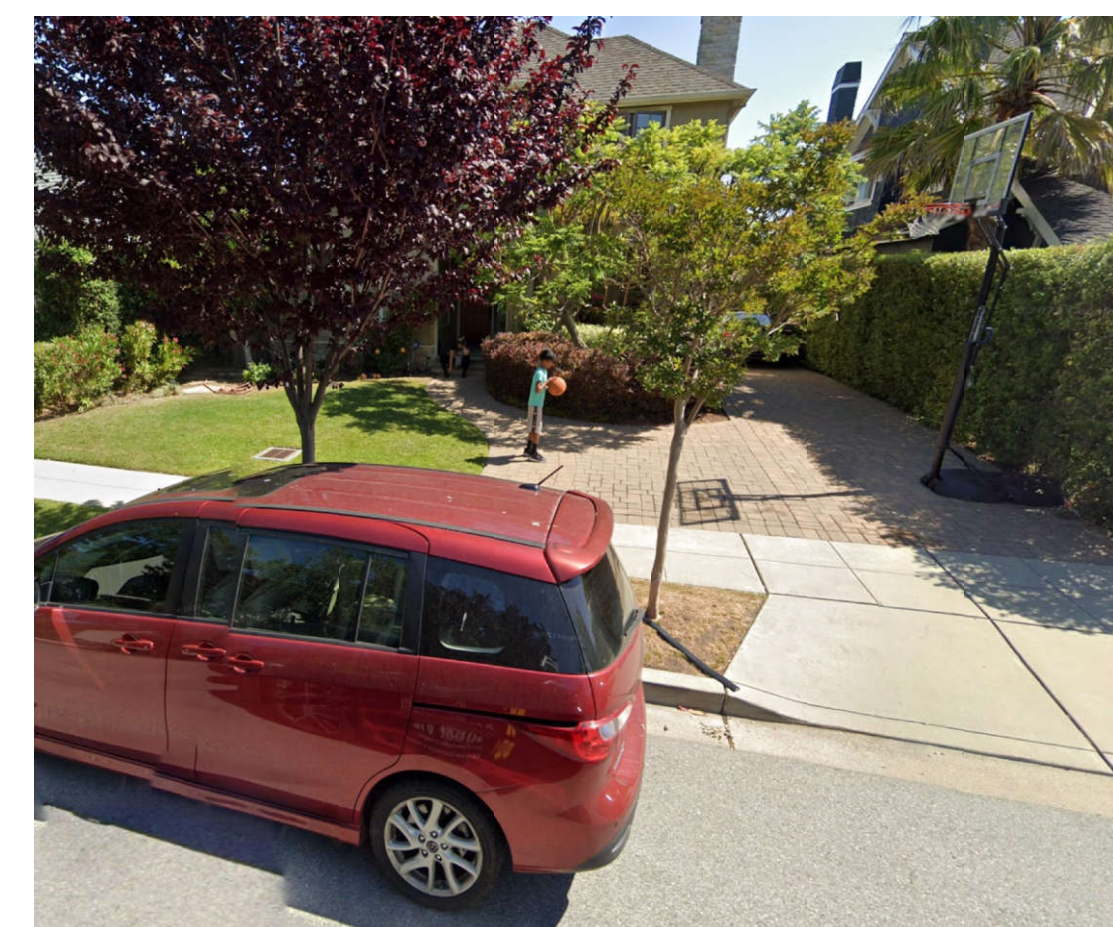
**1452 DRAKE AVENUE**



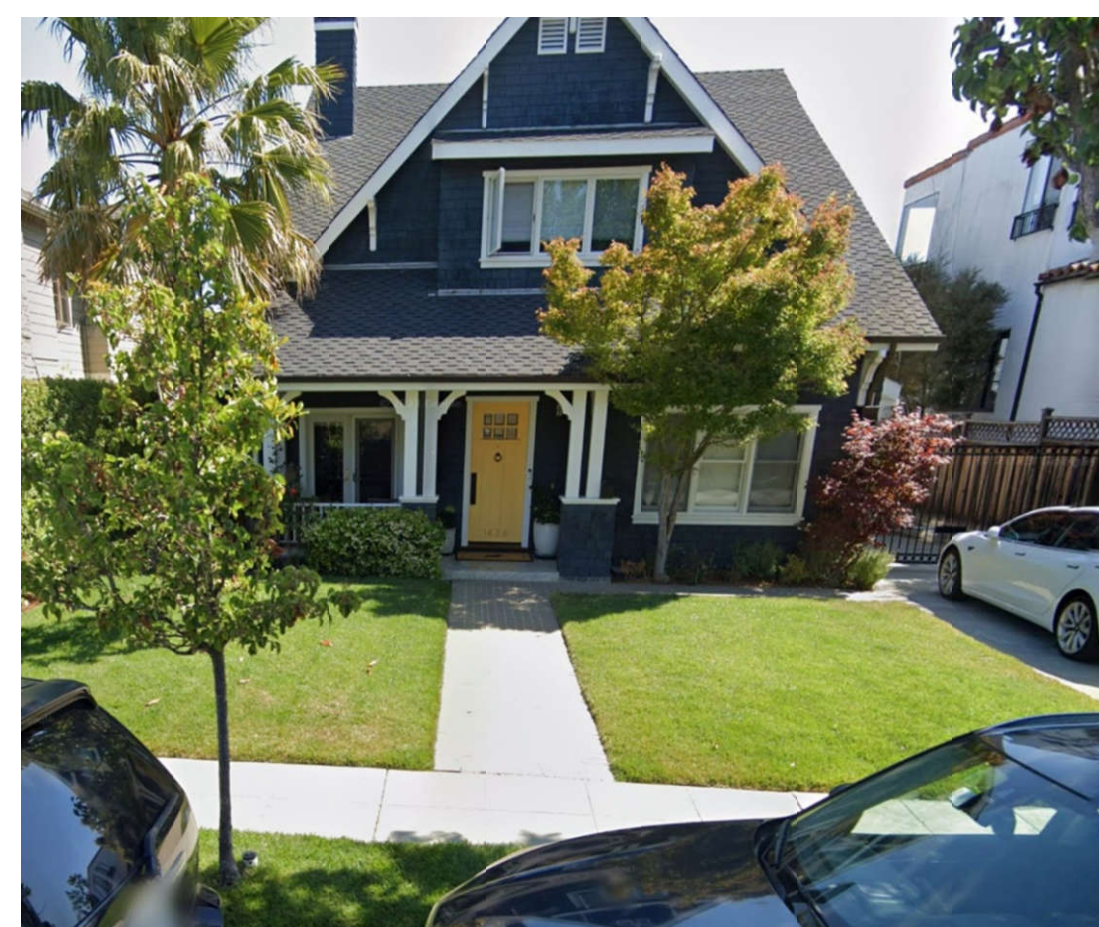
**1448 DRAKE AVENUE**



**1444 DRAKE AVENUE**



**1440 DRAKE AVENUE**



**1436 DRAKE AVENUE**



**1432 DRAKE AVENUE**



**1430 DRAKE AVENUE**



**1420 DRAKE AVENUE**



**1412 DRAKE AVENUE**

**dZXXYN**  
MANAGEMENT GROUP  
...designed to last

2603 Camino Ramon  
San Ramon, CA 94583  
925.984.9880 (tel)

**1472 DRAKE AVENUE**  
BURLINGAME, CALIFORNIA 94010

**OWNER**

**TAN TSENG**  
3826 NAUGHTON AVENUE  
BELMONT, CA 94002  
650 430 8997

**STREETSCAPE ELEVATIONS**

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# LIST OF TREES & SHRUBS

## TREES

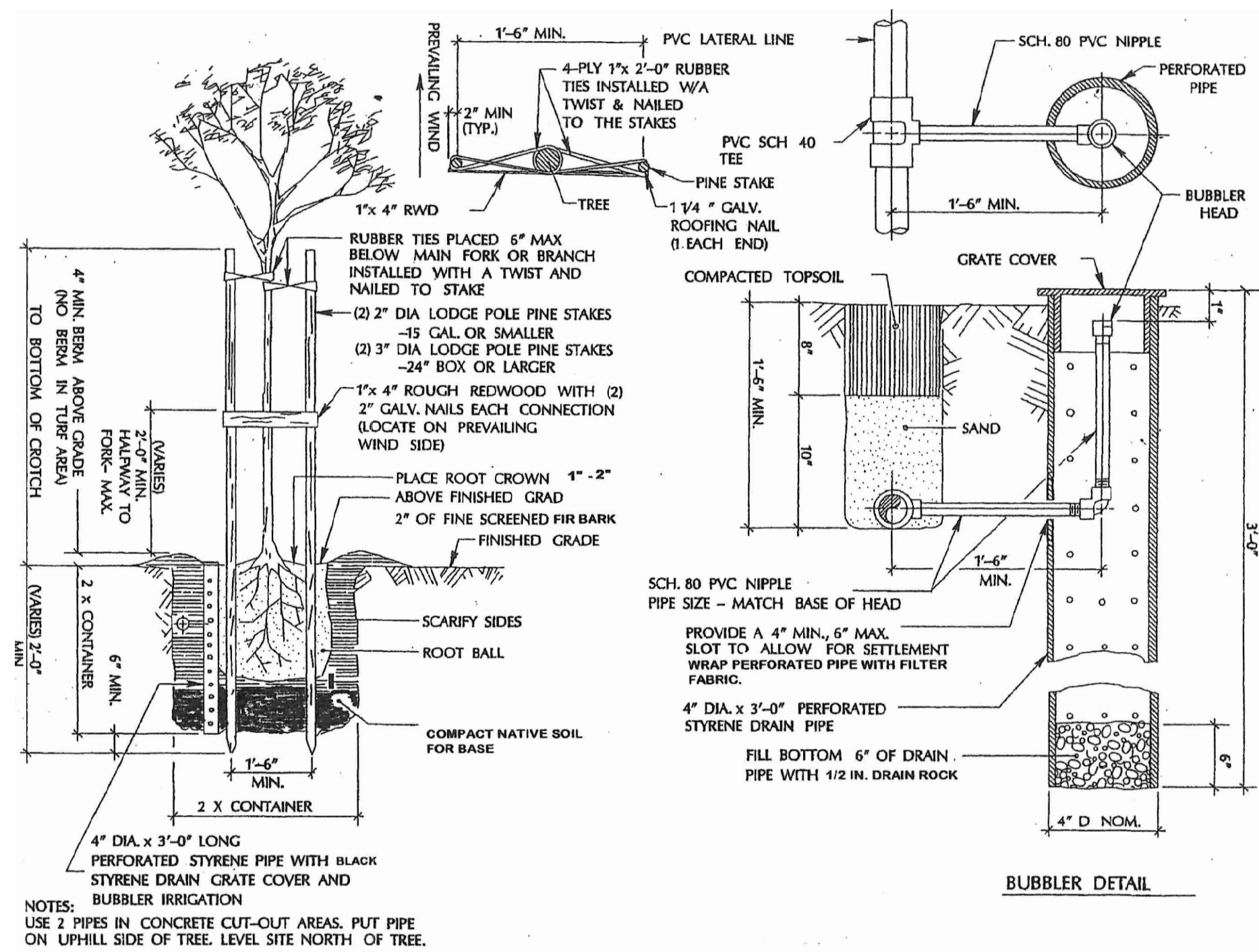
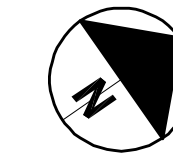
- 01 CHINESE PISTACHE (PISTACIA CHIENSIS), 24-INCH BOX
- 02 SOUTHERN MAGNOLIA (MAGNOLIA GRANDIFLORA), 24-INCH BOX
- 03 JAPANESE BLUEBERRY (ELAEOCARPUS DECIPIENS), 24-INCH BOX

## SHRUBS

- 01 CALIFORNIA LILAC (CEANOTHUS)
- 02 DWARF MANZANITA (ARCTOSTAPHYLOS)
- 03 COMPACT OREGON GRAPE (MAHONIA AQUIFOLIUM 'COMPACTA')
- 04 DWARF BOTTLEBRUSH (CALLISTEMON CITRINUS 'LITTLE JOHN')
- 05 COMPACT ESCALLONIA (ESCALLONIA 'COMPAKTA')
- 06 DWARF PITTOSPORUM (PITTOSPORUM TENUIFOLIUM 'GOLF BALL')
- 07 DWARF RHODODENDRON (VARIOUS CULTIVARS)
- 08 COAST ROSEMARY (WESTRINGIA FRUITCOSA)
- 09 COMPACT ABELIA (ABELIA x GRANDIFLORA 'KALEIDOSCOPE')
- 10 DWARF BOXWOOD (BUXUS MICROPHYLLA var. JAPONICA 'GREEN BEAUTY')
- 11 DWARF NANDINA (NANDIANA DOMESTICA 'FIREPOWER')
- 12 DWARF HEBE (HEBE 'EMERALD GREEN' OR 'PAGEI')



TYPICAL CATALINA GRANDE PERMEABLE PAVERS



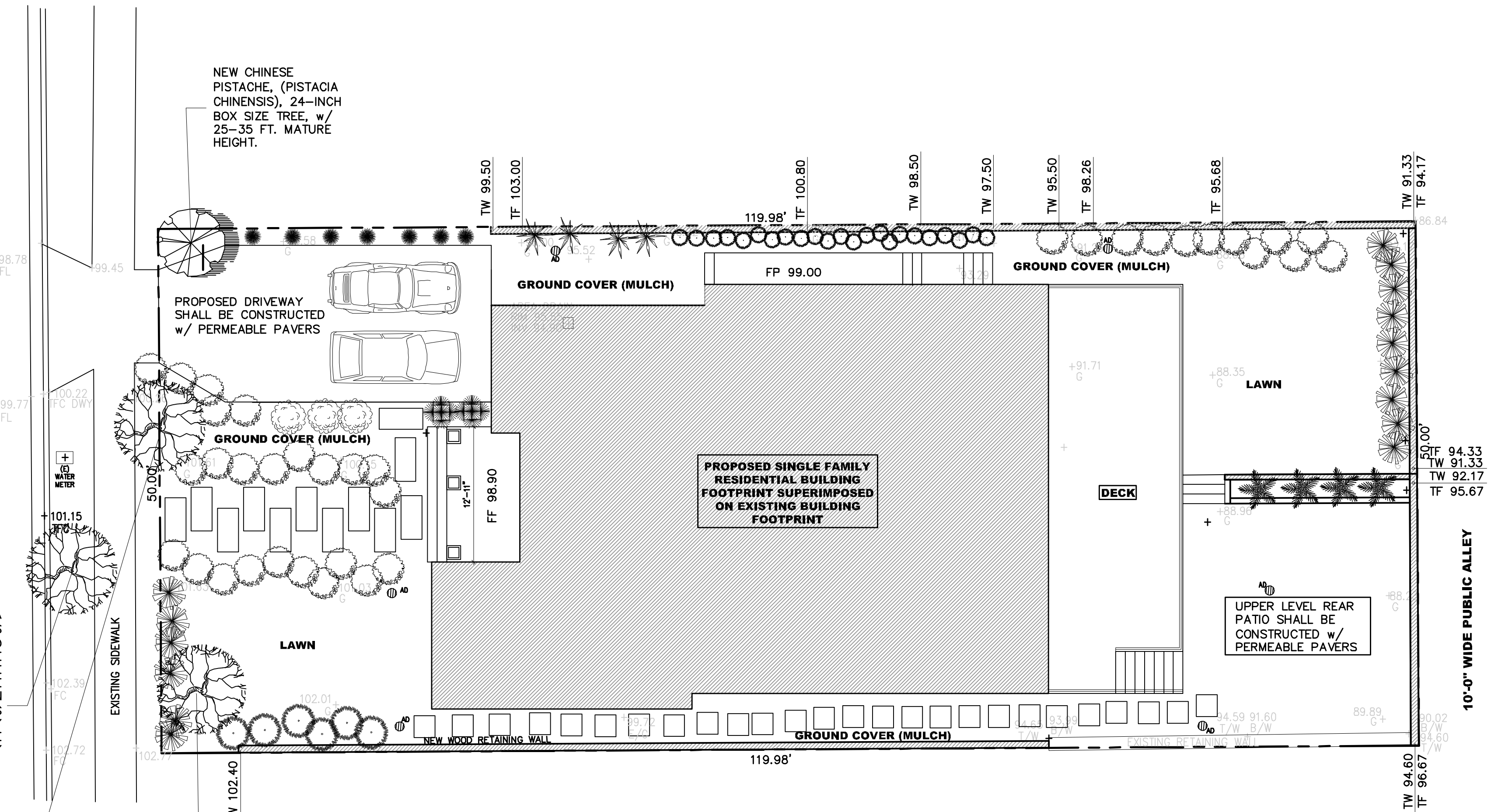
TREE PLANTING WITH BUBBLER IRRIGATION

## DRAKE AVENUE

EXISTING CALIFORNIA SYCAMORE (PLATANUS RACEMOSA) TREE TO REMAIN AND TO BE PROTECTED IN PLACE PER THE TREE PROTECTION PLAN (TPP) SPECIFICATIONS AS DOCUMENTED BY MATHENY TREE CARE COMPANY

NEW SOUTHERN MAGNOLIA, (MAGNOLIA GRANDIFLORA), 24-INCH BOX SIZE TREE, w/ 20-30 FT. MATURE HEIGHT.

NEW JAPANESE BLUEBERRY, (ELAEOCARPUS DECIPIENS), 24-INCH BOX SIZE TREE, w/ 20-25 FT. MATURE HEIGHT.



### PRELIMINARY LANDSCAPE PLAN

1/8"=1'-0"

1  
L1.0

1472 **DRAKE AVENUE**  
BURLINGAME, CALIFORNIA 94010

#### OWNER

**TAN TSENG**  
3826 NAUGHTON AVENUE  
BELMONT, CA 94002  
650 430 8997

#### PRELIMINARY LANDSCAPE PLAN

| No.            | DATE       | DESCRIPTION | BY | CKD |
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| PROJECT NO.    |            |             |    |     |
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**L1.0**



**dZXYN**  
MANAGEMENT GROUP  
...designed to last

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San Ramon, CA 94583  
925.984.9880 (tel)

1472 DRAKE AVENUE  
BURLINGAME, CALIFORNIA 94010

OWNER

TAN TSENG  
3826 NAUGHTON AVENUE  
BELMONT, CA 94002  
650 430 8997

RENDERINGS I

| No. | DATE | DESCRIPTION | BY | CHKD |
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A3.2

FRONT RENDERING  
NTS

1  
A3.2



  
**dZXYN**  
 MANAGEMENT GROUP  
 ...designed to last  
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 San Ramon, CA 94583  
 925.984.9880 (Tel)

**1472 DRAKE AVENUE**  
 BURLINGAME, CALIFORNIA 94010

**OWNER**

**TAN TSENG**  
 3826 NAUGHTON AVENUE  
 BELMONT, CA 94002  
 650 430 8997

**RENDERINGS II**

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**REAR RENDERING**  
 1/4"=1'-0"

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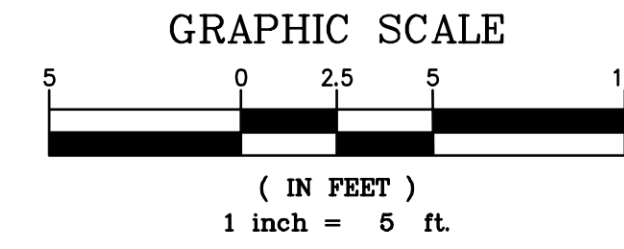
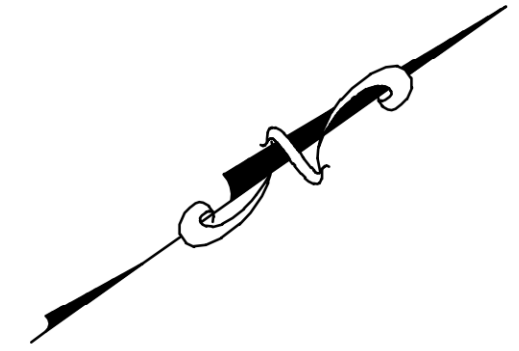
**A3.3**

**NOTE**

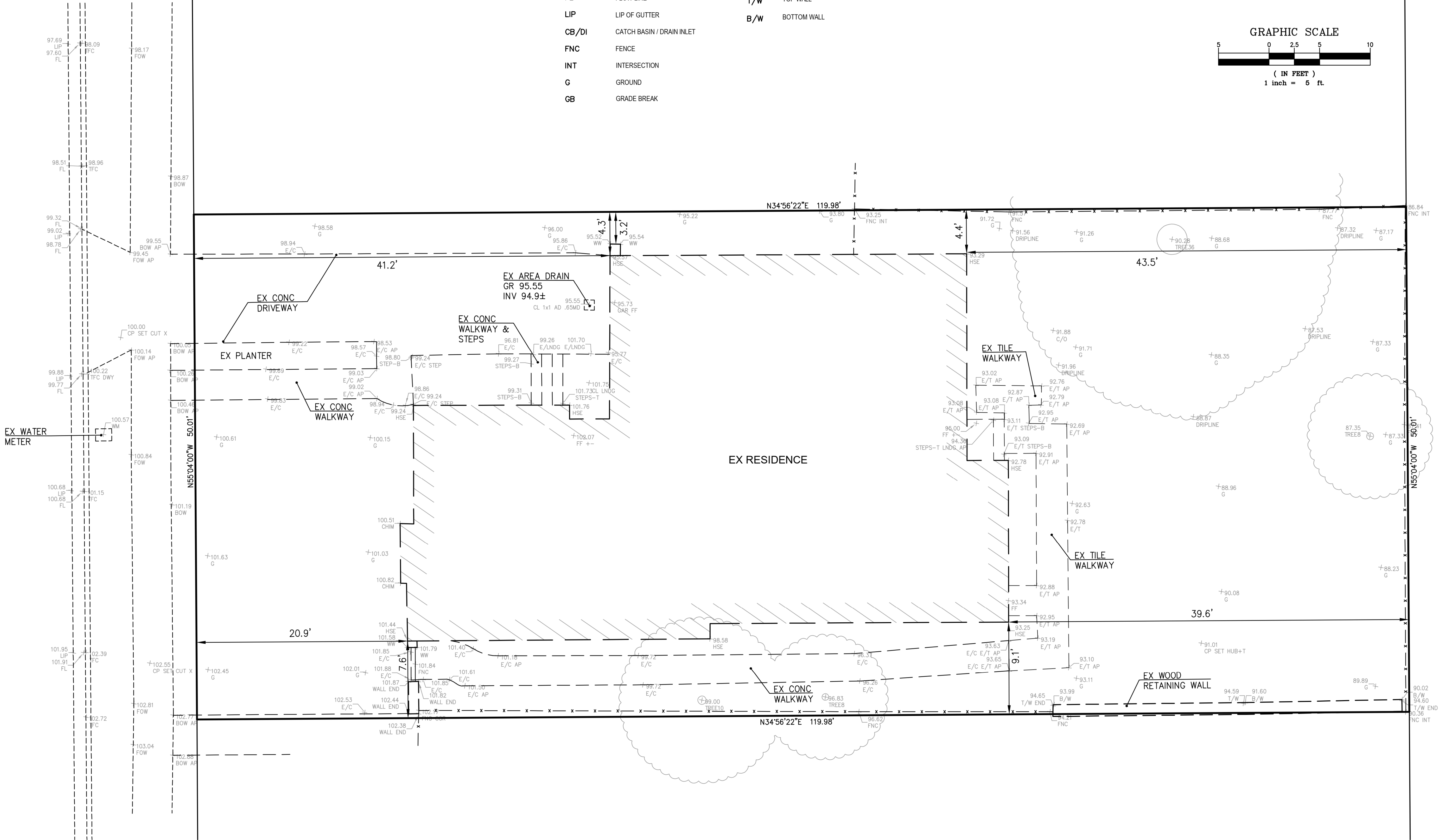
THIS SURVEY SHOWS ALL EASEMENTS OF RECORD PER THE PRELIMINARY TITLE REPORT PREPARED BY LAWYERS TITLE, ESCROW NO. FLNP-0052300730 L EFFECTIVE DATE: DECEMBER 14, 2023.

**LEGEND**

- PROPERTY BOUNDARY LINE
- - - EASEMENT LINE
- - - STRUCTURE
- AC ASPHALT CONCRETE
- TFC TOP FACE OF CURB
- FL FLOW LINE
- LIP LIP OF GUTTER
- CB/DI CATCH BASIN / DRAIN INLET
- FNC FENCE
- INT INTERSECTION
- G GROUND
- GB GRADE BREAK
- SSMH SANITARY SEWER MANHOLE
- MH MANHOLE
- WM WATER METER
- CONC CONCRETE
- FF FINISH FLOOR
- T/W TOP WALL
- B/W BOTTOM WALL



DRAKE AVENUE



ALL PLANS ARE PRELIMINARY AND NOT FOR CONSTRUCTION UNLESS SIGNED AND STAMPED BY THE ENGINEER AND REVIEWING AGENCY.

TOPOGRAPHIC SURVEY

1472 DRAKE AVENUE

BURLINGAME

CALIFORNIA

EASTON C McALLISTER - PE 61148 / PLS 9583  
RENEWAL DATE: 12/31/24 (PE) 03/31/25 (PLS)

| # | REVISIONS | DATE |
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(925) 837-3780 | OFFICE@DEBOLTCIVIL.COM  
480 SAN RAMON VALLEY BLVD UNIT L, DANVILLE, CA 94526

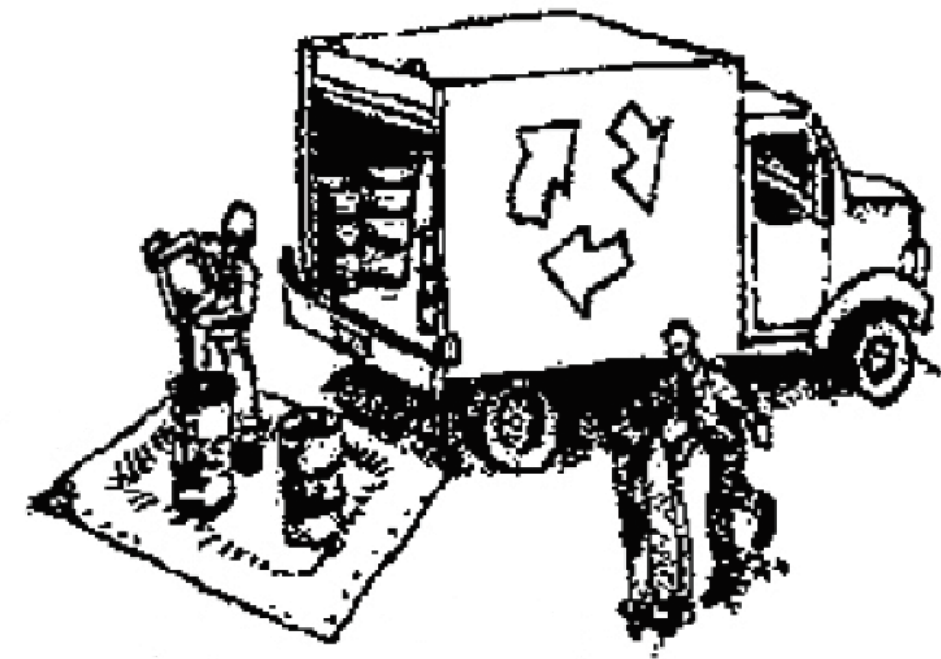
Date: 1/30/2024  
Scale: 1" = 5'  
By: EM  
Job No.: 24110



# Construction Best Management Practices (BMPs)

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

## Materials & Waste Management



### Non-Hazardous Materials

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

### Hazardous Materials

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

### Waste Management

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

### Construction Entrances and Perimeter

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

## Equipment Management & Spill Control



### Maintenance and Parking

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

### Spill Prevention and Control

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

## Earthmoving



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

### Contaminated Soils

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

## Paving/Asphalt Work

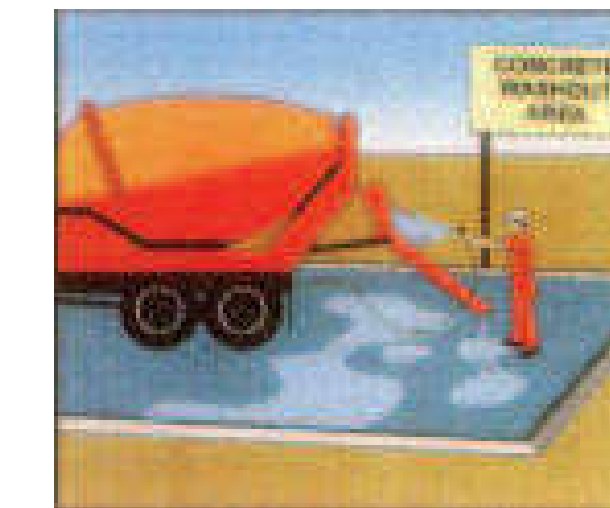


- Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- Collect and recycle or appropriately dispose of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

### Sawcutting & Asphalt/Concrete Removal

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

## Concrete, Grout & Mortar Application



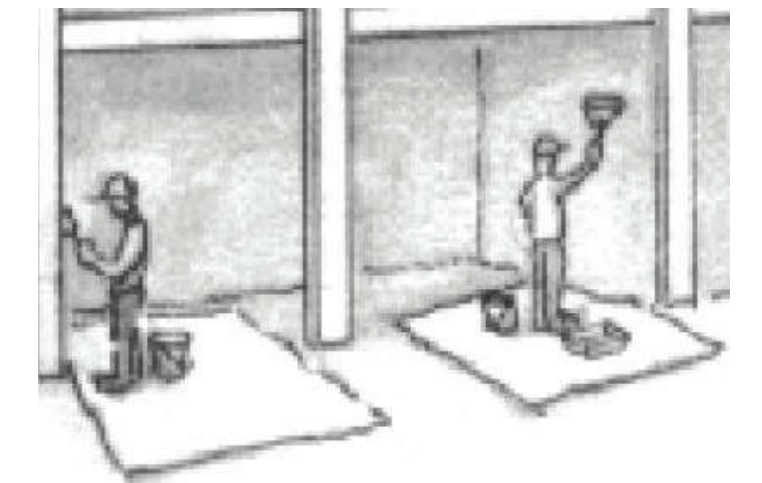
- Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that will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

## Landscaping



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

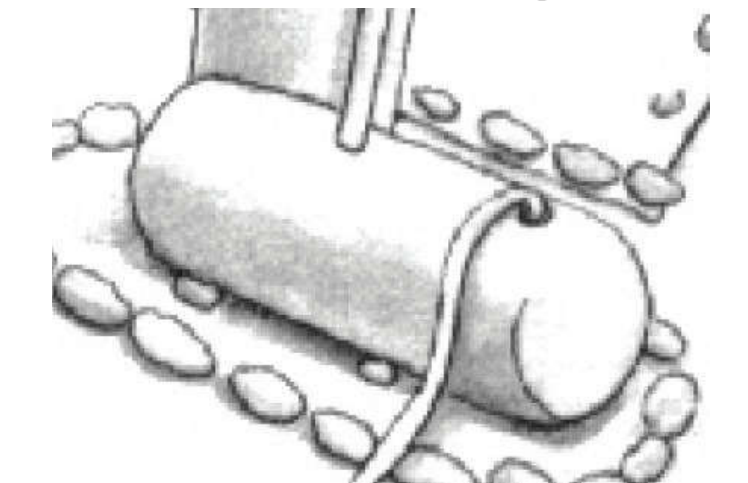
## Painting & Paint Removal



### Painting Cleanup and Removal

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

## Dewatering



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

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