



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



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

Raymond D. Frank



RAYMOND D. FRANK, JR., R.A.
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ALTHOUGH EVERY ATTEMPT HAS BEEN MADE IN THE PREPARATION OF THESE FORMS AND PLANS TO AVOID MISTAKES, THE MAKER CANNOT GUARANTEE AGAINST HUMAN ERRORS, NEITHER THIS PLAN, NOR ANY PORTION OF THIS PLAN, SHALL BE COPIED, UNDER THE PROVISIONS OF THE ARCHITECTURAL DRAWING ACT OR ITS EQUALS. THE CONTRACTOR, BUILDER AND/OR OWNER SHALL CHECK AND VERIFY ALL APPLICABLE CODES, LAWS, RULES, DIMENSIONS, DETAILS, QUANTITIES, FINISHES, ETC. AND SHALL BE TOTALLY RESPONSIBLE FOR THE SAME. THE CONTRACTOR IS URGED TO COMPLETELY REVIEW ALL INTENDED WORK WITH THE OWNER AS THERE WILL BE NO CHANGE ORDERS APPROVED OR ACCEPTED BY THE OWNER BASED ON "NOT SHOWN ON THE PLANS" OR "MISTAKE ON THE PLANS". FURTHER, THE OWNER AND/OR CONTRACTORS ALSO AGREE TO COVER ANY AND ALL LEGAL FEES, EXPENSES, AWARDS, ETC. ARISING FROM ANY PROBLEMS OR LITIGATIONS. VISUAL CONTACT WITH THESE DRAWINGS CONSTITUTE PRIMA-FACIE EVIDENCE OF THE ACCEPTANCE OF THESE CONDITIONS.

**RAYMOND
FRANK
ARCHITECT**

REMODEL & ADDITION TO RESIDENCE
2758 SUMMIT DRIVE
BURLINGAME, CA 94010

REAR ELEVATION

DATE
11/22/21
DRAWN BY:
RDF
REVISIONS

SHEET

A202



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



② PROPOSED LEFT SIDE ELEVATION
1/4" = 1'-0"

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ARCHITECT

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2758 SUMMIT DRIVE
BURLINGAME, CA 94010

LEFT SIDE ELEVATION

DATE
03/07/22
DRAWN BY:
RDF
REVISIONS

△
△
△

SHEET

A203

LANDSCAPE NOTES:

- LANDSCAPE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL ON-SITE UTILITIES PRIOR TO BEGINNING CONSTRUCTION. ANY DAMAGE OR INTERRUPTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL PROVIDE PROTECTION FOR EXISTING TREES BY INSTALLING TEMPORARY FENCING AROUND THE TREES AS CLOSE AS POSSIBLE TO THE DRIPLINE.
- FINISH SUBGRADE FOR ALL LANDSCAPE AREAS SHALL BE GRADED WITHIN ±0.1' OF PROPOSED FINISH GRADE AND FREE OF ALL TRASH AND DEBRIS.
- ALL TREES ARE TO BE PLANTED IN PITS TWICE THE DIAMETER OF THE TREE BALL AND NO DEEPER THAN THE DEPTH OF THE BALL. SCARIFY ALL TREE PIT SIDES PRIOR TO PLANTING. ALL TREES ARE TO BE PLANTED PLUMB AND AT OR SLIGHTLY ABOVE FINISH GRADE. ALL TREE PITS ARE TO HAVE A 3" WATERING SAUCER FORMED AROUND THE PERIMETER OF THE PIT. ALL TREE PITS ARE TO BE TOP DRESSED WITH A 3" LAYER OF SHREDDED HARDWOOD MULCH.
- TREES SHALL BE STAKED WITH TWO PRESSURE TREATED 2" DIA. POLES. TREE TRUNK SHALL BE SECURED WITH TWO RUBBER TIES OR STRAPS FORMING A FIGURE-EIGHT BETWEEN TRUNK AND STAKE.
- TILL THE EXISTING SOIL OF ALL PLANTING BEDS TO A MINIMUM OF 6". ADD A 4" LAYER OF PREMIUM COMPOST AND TILL INTO THE TOP 6" OF THE EXISTING SOIL. INSTALL ALL SHRUBS 1" ABOVE FINISH GRADE AND FERTILIZE WITH SLOW RELEASE FERTILIZER TABLETS OR EQUIVALENT WITH THE MANUFACTURER'S RECOMMENDED RATES OF APPLICATION. TOP DRESS ALL PLANTING BEDS WITH A 2" LAYER OF SHREDDED HARDWOOD MULCH.
- SOIL AMENDMENTS SHALL BE USED AS NECESSARY. SOIL AMENDMENT SHALL BE FREE OF DEBRIS. ROCKS LARGER THAN 1 INCH DIAMETER WILL NOT BE PERMITTED. SOIL AMENDMENTS ARE NOT PERMITTED IN TYPICAL NATIVE PLANT LANDSCAPE AREAS.
- ALL TURF AREAS AS INDICATED ON THE PLAN SHALL BE SOLID SODDED WITH A SPECIES NORMALLY GROWN IN LOCALITY, LAID PARALLEL TO THE CONTOUR OF THE LAND. ALL SOD IS TO BE LAID WITH TIGHT JOINTS AND WITH ALL JOINTS STAGGERED. ALL JOINTS SHALL BE TOPDRESSED WITH A SAND/SOIL MIX ROLL ALL SOD WITH A WATER BALLAST LAWN ROLLER AFTER INSTALLATION AND FERTILIZE WITH A COMPLETE FERTILIZER (13-13-13) AT THE RATE OF 1.5# PER 1,000 SQUARE FEET. WATER ALL SOD THOROUGHLY.

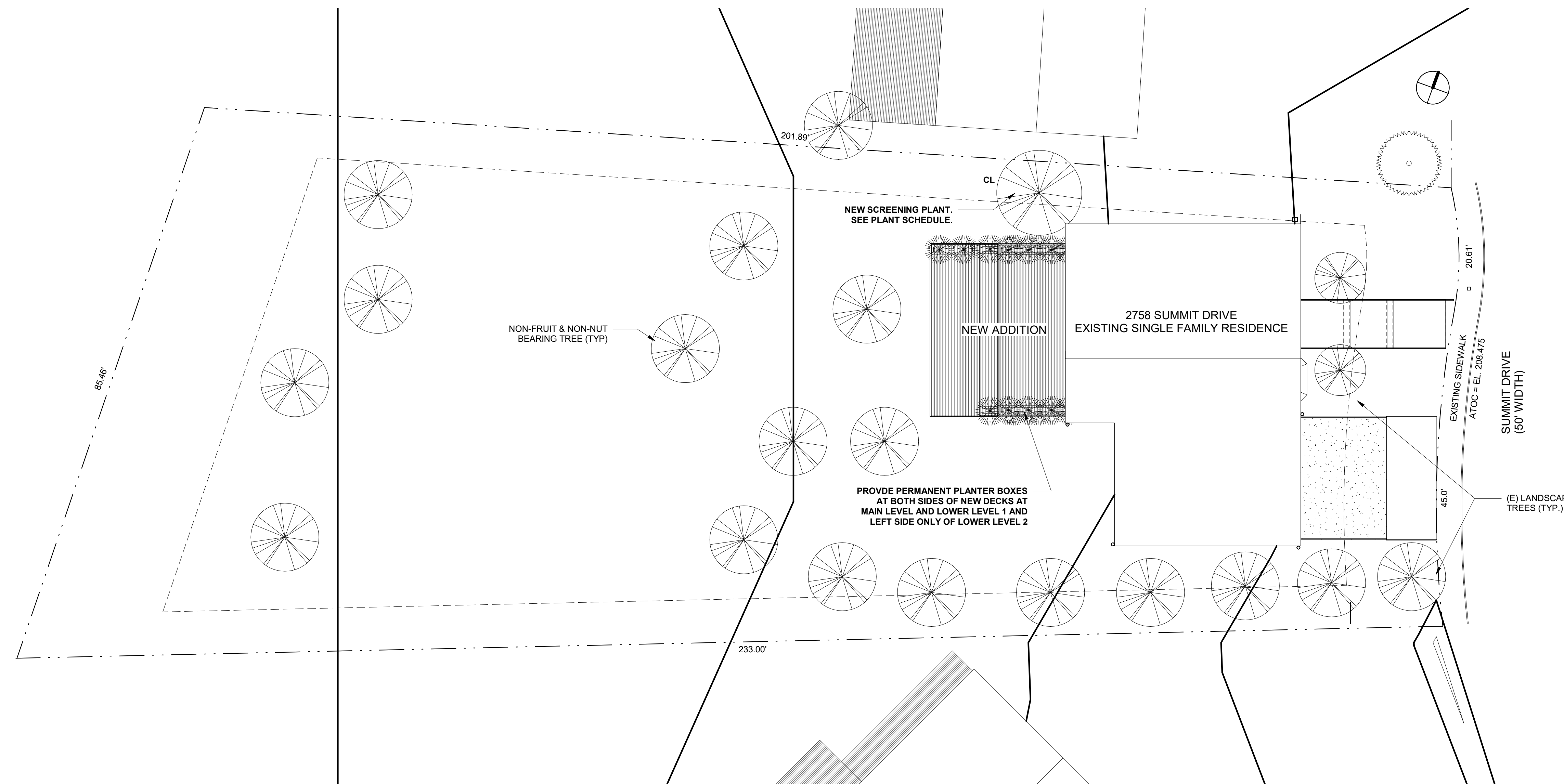
ABBR.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE/ SPACING	GROWTH
CL	1	PRUNUS LAUROCERASUS	CHERRY LAUREL	15 GALLON	FAST

○ **PLANTING SCHEDULE**
1/4" = 1'-0"

NOTE: PROPOSED PLANTING SHALL BE CHERRY LAUREL OR OTHER REASONABLY COMPARABLE SPECIES, IF AT TIME OF CONSTRUCTION, THE PROPOSED VARIETY IS NOT AVAILABLE OR CANNOT BE REASONABLY PLANTED IN THE PROPERTY'S SLOPING TERRAIN.



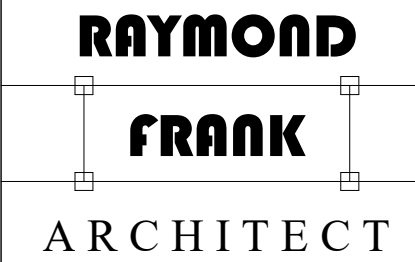
CHERRY LAUREL SAMPLE PHOTO



① **PROPOSED SITE PLAN - LANDSCAPING**
3/32" = 1'-0"

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LANDSCAPE PLAN

DATE
06/30/22
DRAWN BY:
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REVISIONS

SHEET

A207