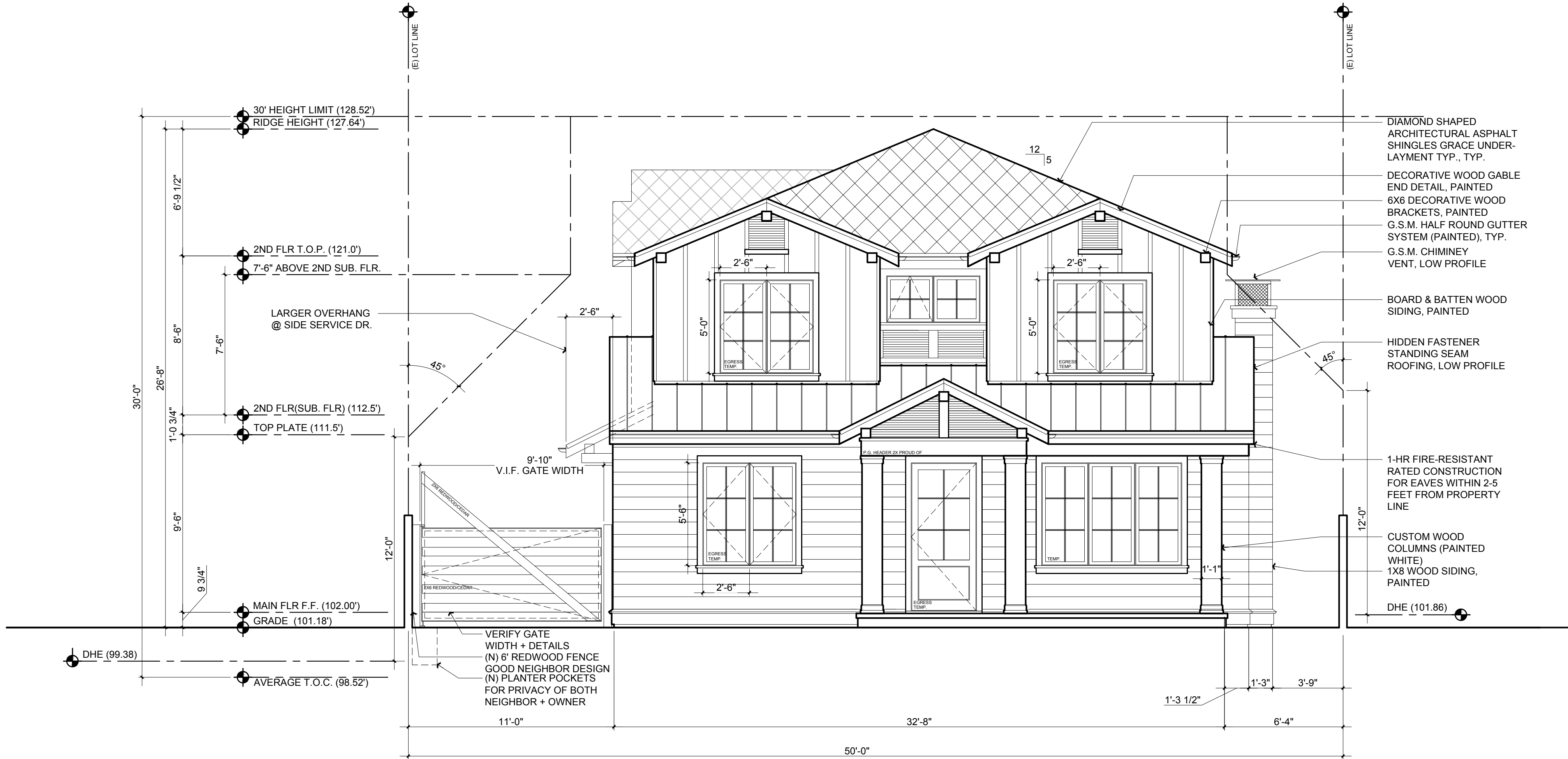


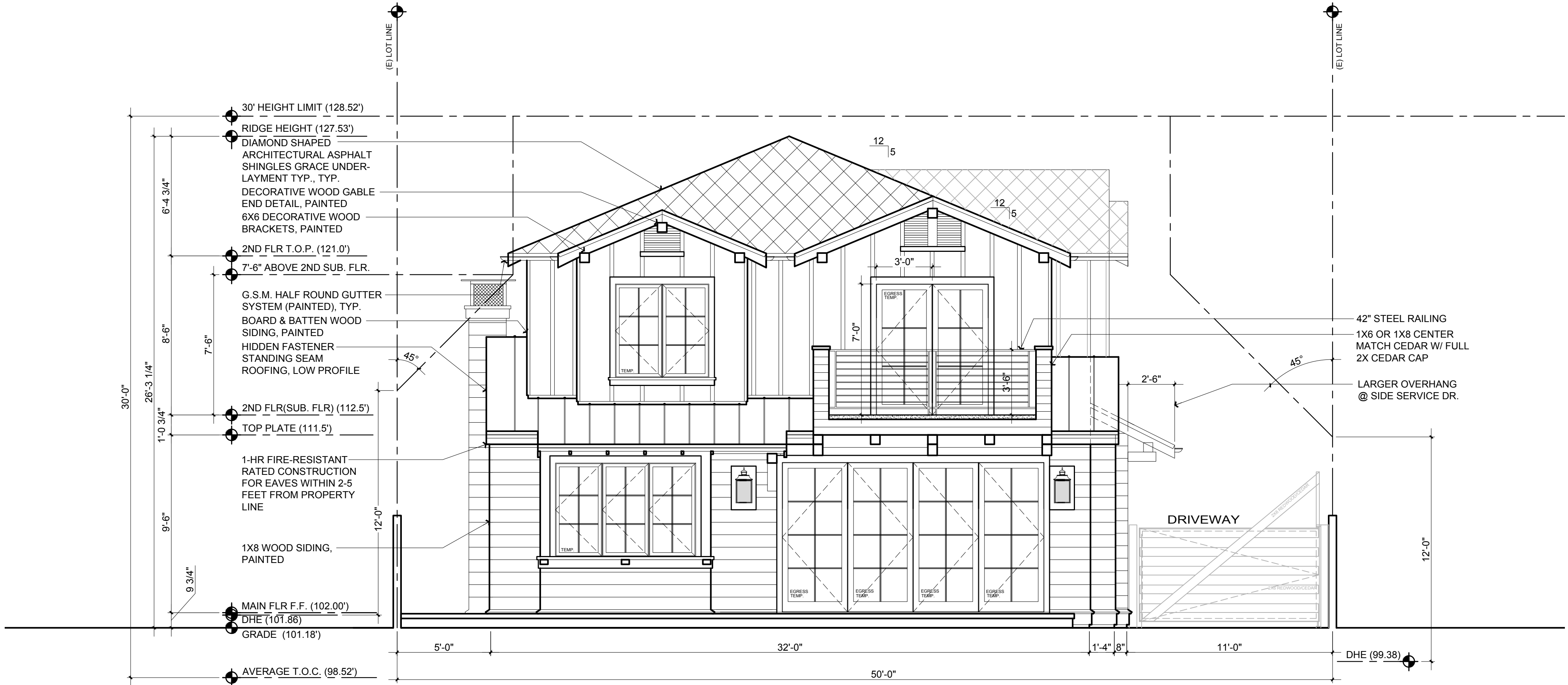
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Proposed Front Elevation

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

1
A3.0



Proposed Rear Elevation

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

2
A3.0

Revisions	
Rev.	Description
001	
002	
003	
004	
005	
006	

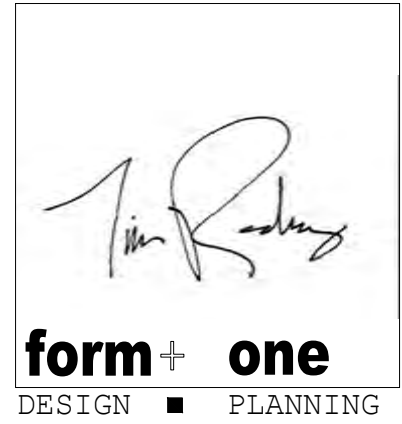
Contractor :
Gambrioli Developments
Contact: Greg Gambrioli
Hillsborough, CA 94010
P: 650-333-6844

BUILDING SET
PLANNING SET

Owner :
Josh & Lisa Friedman
1453 Bernal Avenue
Burlingame, CA 94010
Zoning: R1

APN#: 026-044-060

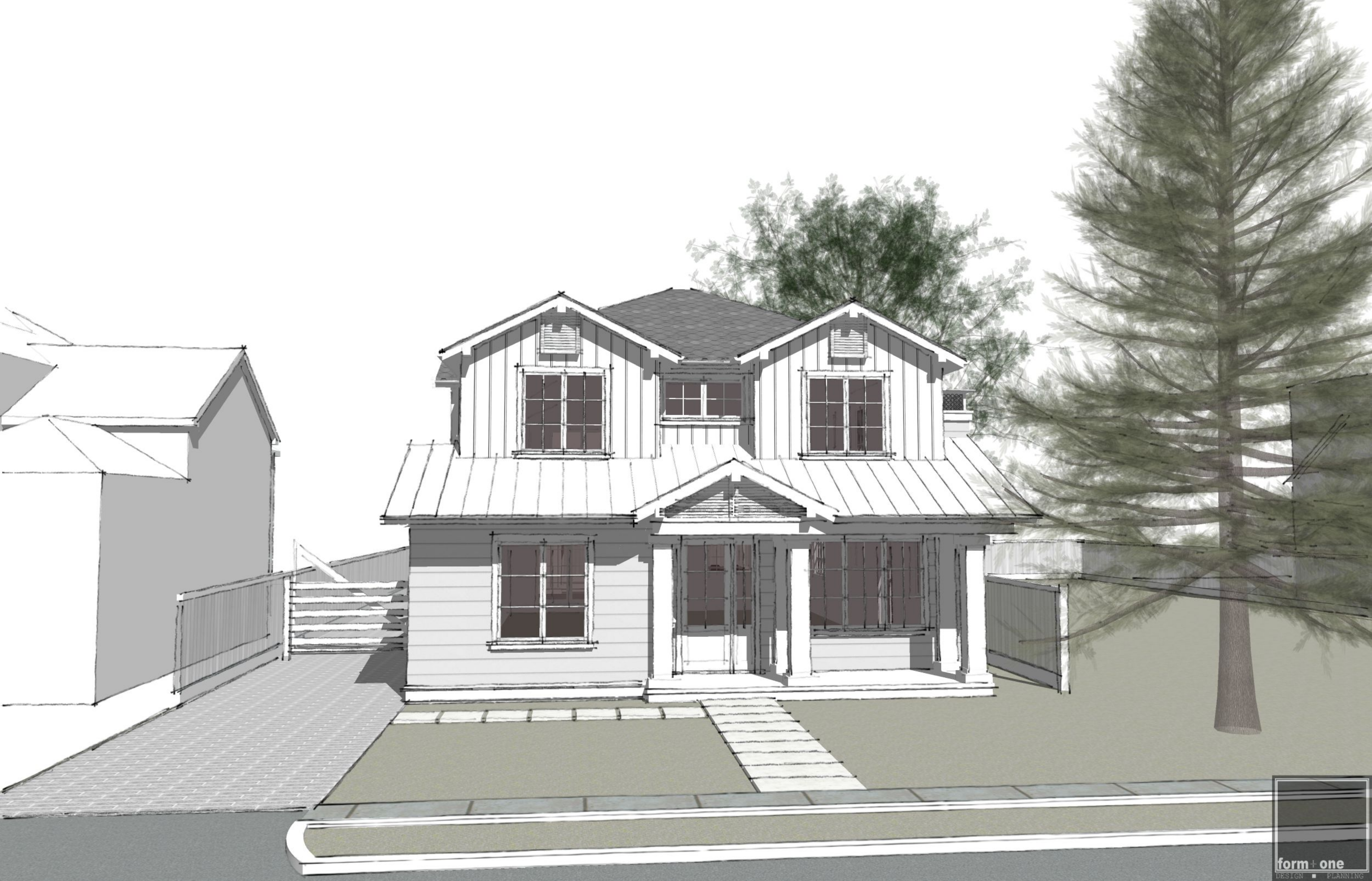
4843 SILVER SPRINGS DRIVE
Park City, UT 84098
Ph: 415.819.0304
E-mail: TIM@FORMONEDSIGN.COM

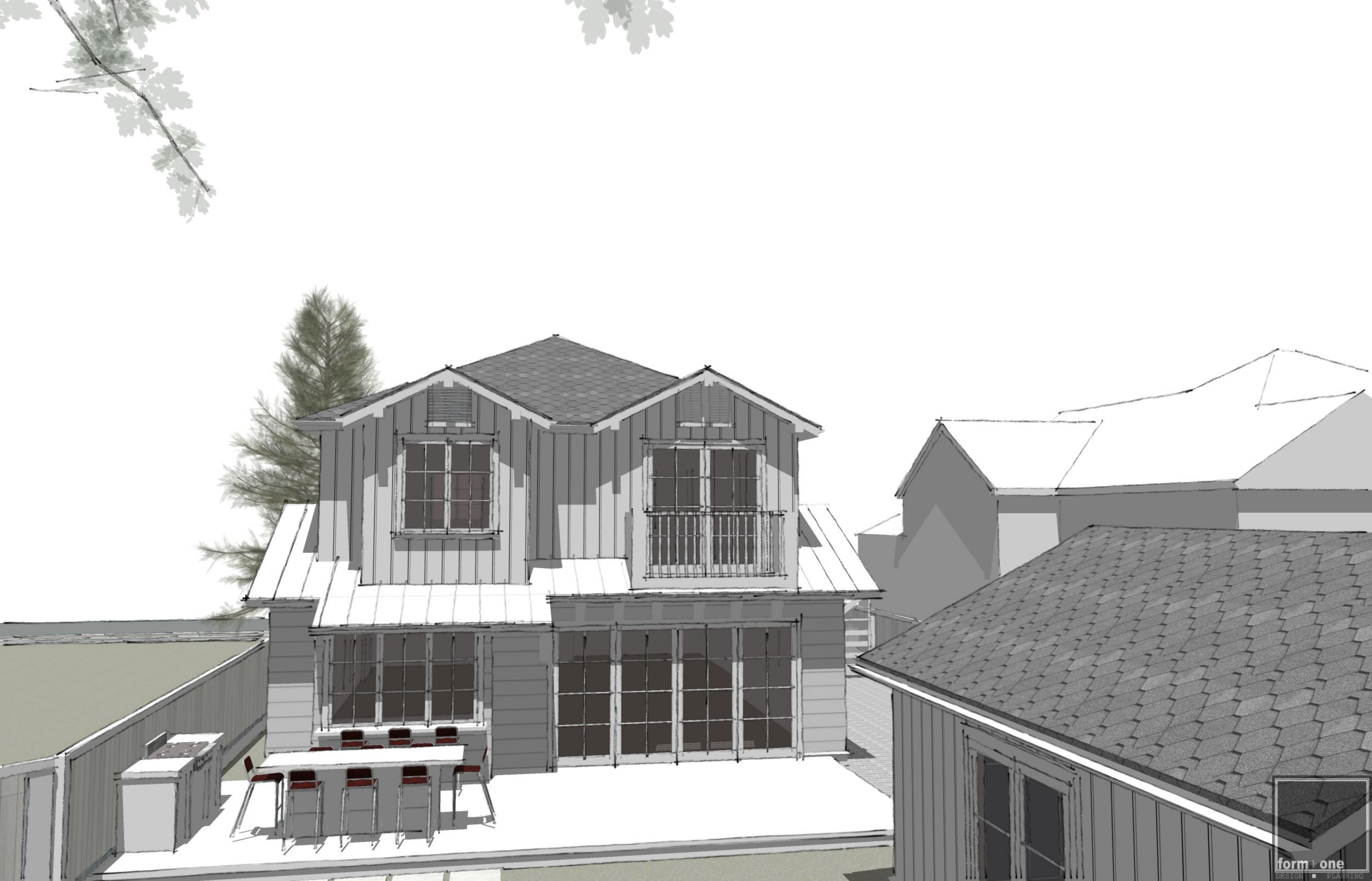


Title : Proposed Elevations	
Project : Mr. & Mrs. Josh Friedman 1453 Bernal Avenue Burlingame, CA 94010	Date : 4-5-13
Job No. : 13_017	Drawn : TIM RADUENZ

A3.0

Sheet
Scale: See Details





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Proposed Right Elevation

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

1
A3.1



Proposed Left Elevation

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

2
A3.1

Revisions

Rev.	Description	Date
001		
002		
003		
004		
005		
006		

Contractor :
Gambrioli Developments
Contact: Greg Gambrioli
Hillsborough, CA 94010
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BUILDING SET
PLANNING SET

Owner :
Josh & Lisa Friedman
1453 Bernal Avenue
Burlingame, CA 94010
Zoning: R1

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Tim Friedman

form+ one
DESIGN ■ PLANNING

Title : Proposed Elevations

Project : Mr. & Mrs. Josh Friedman
1453 Bernal Avenue
Burlingame, CA 94010

Job No. : 19_017 Drawn : TIM RADUENZ Date : 4-5-19

A3.1

Sheet
Scale: See Details





GENERAL NOTES & SCOPE

- 1. PROTECT ALL EXISTING TREES DURING CONSTRUCTION, CONSULT ARBORIST AS REQUIRED.
- 2. NO EXISTING TREES OVER 48" IN CIRCUMFERENCE AT 54" FROM BASE OF TREE MAY BE REMOVED WITHOUT A PROTECTED TREE PERMIT FROM THE PARKS DIVISION (558-7330) NO TREES ARE TO BE REMOVED FOR THIS PROJECT.
- 3. WATER CONSERVATION IN LANDSCAPE ORDINANCE NOT REQUIRED SINCE LANDSCAPE WILL NOT BE REHABILITATED AS NOTED ON PLANS.
- 4. A PLAN HAS BEEN DEVELOPED, AND WILL BE IMPLEMENTED, TO MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION. CGC 4.106.2 & CGC 4.106.3
- 5. (N) A/C EQUIPMENT SHALL NOT EXCEED A MAXIMUM OUTDOOR NOISE LEVEL OF 60 DBA DAYTIME (7AM-10PM OR DBA NIGHTTIME (10 PM-7 AM) AS MEASURED FROM THE PROPERTY LINE. PER BURLINGAME MUNICIPAL ZONING CODE 25.58.050.
- 6. WHERE THE PROPERTY LINE IS LESS THAN 10 FEET FROM THE EXISTING TERMINAL OF ANY NEWLY INSTALLED OR REPLACEMENT HIGH EFFICIENCY MECHANICAL EQUIPMENT THE PIPE SIZE OF THE FINAL 10 FEET OF ANY TERMINAL MUST BE INCREASED TO 3 INCHES OR, AS AN ALTERNATIVE, MANUFACTURER- APPROVED BAFFLES MUST BE INSTALLED. (ORD. 1856 § 7, (2010); ORD. 1889 §, (2013)
- 7. IF GRADING PERMIT IS REQUIRED, IT WILL BE OBTAINED FROM THE DEPARTMENT OF PUBLIC WORKS.

STREET TREES

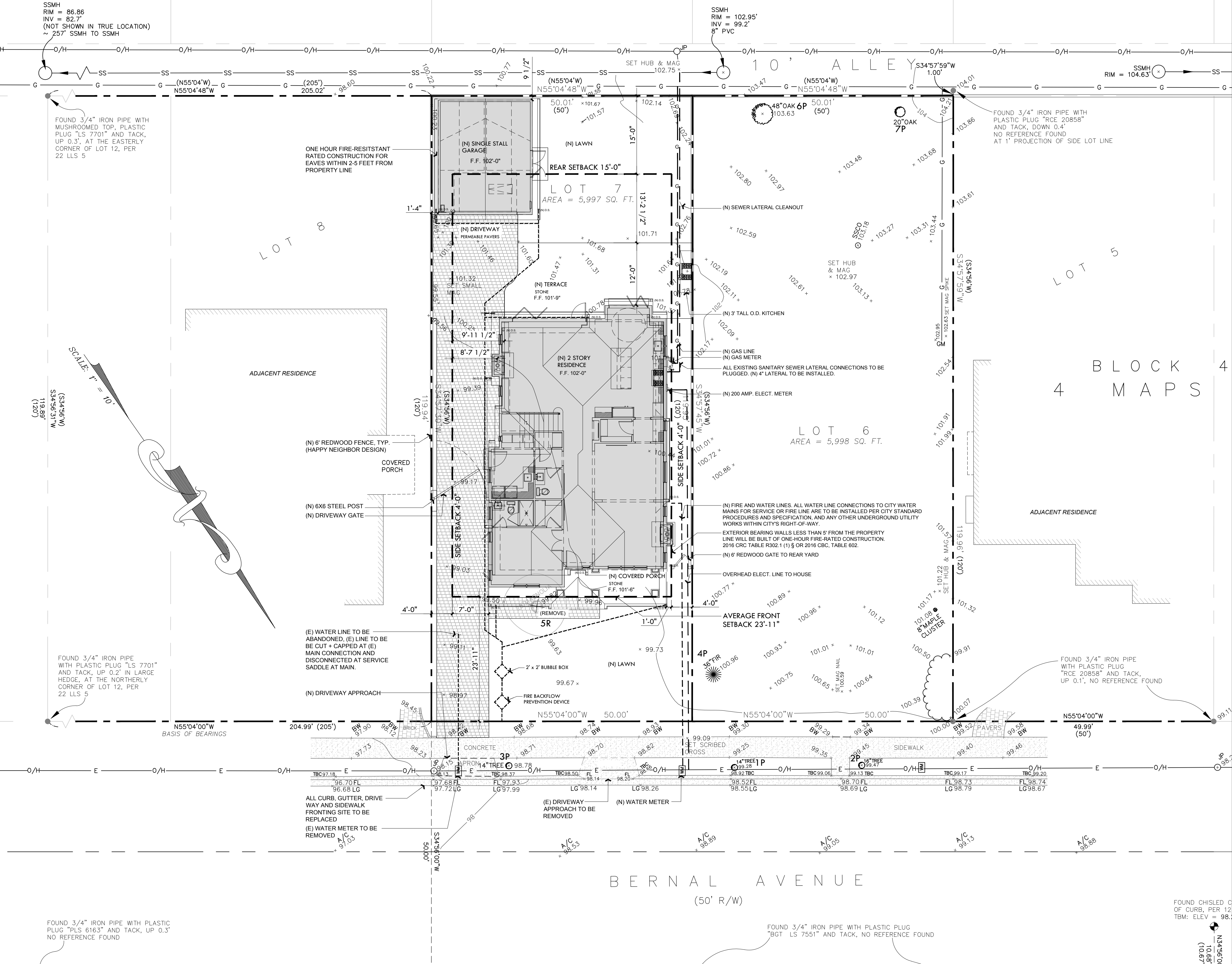
- 1. PROTECT ALL STREET TREES DURING CONSTRUCTION

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, (3) ALL WATER LINE CONNECTIONS TO CITY WATER MAINS FOR SERVICES OF FIRE LINE ARE TO BE INSTALLED PER =CITY STANDARD PROCEDURES AND SPECIFICATION. (4) AND OTHER UNDERGROUND UTILITY WORKS WITHIN CITY'S RIGHT-OF WAY.
- 2. GRADING PERMIT, IF REQUIRED WILL BE OBTAINED FROM THE DEPARTMENT OF PUBLIC WORKS.

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-SITE 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 CUTTING,WASTES,PAINTS,CONCRETE, PETROLEUM PRODUCTS,CHEMICALS,WASHWATEROR SEDIMENTS, RINSE WATER FROM ARCHITECTURAL COPPER, AND NON-STORMWATER DISCHARGES TO STORM DRAINS AND WATERCOURSES.



PROPOSED SITE PLAN

Scale: 1"= 10'-0"

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

Contractor :
Gabrieli Developments
Contact: Greg Gabrieli
1453 Bernal Avenue
Burlingame, CA 94010
P: 650-333-6844

Owner :
Shay, Lisa Friedman
1453 Bernal Avenue
Burlingame, CA 94010
Zoning: R1

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

DESIGN ■ PLANNING

APN#: 026-044-060

Title : Proposed Site Plan

Project : Mr. & Mrs. Josh Friedman
1453 Bernal Avenue
Burlingame, CA 94010

Job No. : 19_017

Drawn : TIM RANDEZ

Date : 4-5-19





SSMH
RIM = 86.86
INV = 82.7'
(NOT SHOWN IN TRUE LOCATION)
~ 257' SSMH TO SSMH

DIMENSION NOTE:

THE DIMENSIONED SETBACKS SHOWN ARE MEASURED FROM THE STUCCO OR SIDING.

SSMH
RIM = 102.95'
INV = 99.2'
PVC

SSMH
RIM = 104.63'

BOUNDARY NOTE:

MONUMENTS WILL BE SET AT THE PROPERTY CORNERS AND A RECORD OF SURVEY OR CORNER RECORD WILL BE FILED WITH THE COUNTY OF SAN MATEO.

BASIS OF ELEVATIONS:

ELEVATIONS ARE BASED UPON AN ASSUMED DATUM.

• TBM: FOUND CHISEL CROSS ON TOP OF A CONCRETE CURB ALONG BERNAL AVENUE, AS SHOWN.
ELEVATION = 98.25'

BASIS OF BEARINGS:

THE BEARING N55°04'00"W BETWEEN TWO FOUND IRON PIPES ON THE SOUTHWESTERLY LINE OF BERNAL AVENUE, ASSUMED SET PER THAT CERTAIN SUBDIVISION MAP FILED IN VOLUME 4 OF MAPS AT PAGE 57, SAN MATEO COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

LEGEND:

• FOUND IRON PIPE AS NOTED
• FOUND 1-1/4" BRASS TAG "RCE 20858" AND MAG NAIL AT BACK OF CONCRETE WALK, ASSUMED PER 12 LLS 60

A/C ASPHALTIC CONCRETE
BW BACK OF WALK
CB CATCH BASIN
CIP CAST IRON PIPE
CMP CORRUGATED METAL PIPE
CONC CONCRETE
CO CLEAN-OUT
DI DROP INLET
EM ELECTRIC METER
FD FOUND
FF FINISHED FLOOR
FL FLOW LINE
FH FIRE HYDRANT
GA GUY ANCHOR
GM GAS METER
GRD GROUND
HCR HANDICAP RAMP
INV INVERT
IP IRON PIPE
JP JOINT POLE
LAT. LATERAL
LG LIP OF GUTTER
O/H OVERHEAD
P.U.E. PUBLIC UTILITIES EASEMENT
RCP REINFORCED CONCRETE PIPE
RET. WALL RETAINING WALL
R/W RIGHT OF WAY
SSCO SANITARY SEWER CLEAN-OUT
SSMH SANITARY SEWER MANHOLE
TBM TOP OF CURB
T/W TOP OF WALL
U/G UNDERGROUND
VCP VITRIFIED CLAY PIPE
WV WATER VALVE
WM WATER METER BOX
-CTV- CABLE TELEVISION LINE
-E- ELECTRICAL LINE
-G- GAS LINE
-SS- SANITARY SEWER LINE
-SD- STORM DRAIN LINE
-T- TELEPHONE LINE
-W- WATER LINE

UTILITY NOTE:

THE UTILITIES EXISTING ON THE SURFACE AND SHOWN ON THIS DRAWING HAVE BEEN LOCATED BY FIELD SURVEY. ALL UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE FROM RECORDS OF THE VARIOUS UTILITY COMPANIES AND THE SURVEYOR DOES NOT ASSUME RESPONSIBILITY FOR THEIR COMPLETENESS, INDICATED LOCATION, OR SIZE. RECORD UTILITY LOCATION SHOULD BE CONFIRMED BY EXPOSING THE UTILITY.



BOUNDARY AND TOPOGRAPHIC SURVEY

LOTS 6 AND 7, BLOCK 45
"MAP OF THE EASTON ADDITION TO BURLINGAME NO. 4"
VOLUME 4 OF MAPS AT PAGE 57
ASSESSOR'S PARCEL NUMBER: 026-044-060 & 070
(1457 & 1453 BERNAL AVENUE)

BURLINGAME SAN MATEO COUNTY CALIFORNIA
SCALE: 1" = 10' MAY, 2019

B & H SURVEYING, INC.
PROFESSIONAL LAND SURVEYING
901 WALTERMIRE ST.
BELMONT, CA 94002
OFFICE (650) 637-1590

EASEMENT NOTES:

- 1) NO EASEMENTS ARE SHOWN ON THE RECORD SUBDIVISION MAP OTHER THAN SHOWN ON THIS MAP, IF ANY.
- 2) NO TITLE REPORT WAS PROVIDED BY THE CLIENT AND NO REPRESENTATION IS MADE BY B & H SURVEYING, INC. AS TO THE EXISTENCE OR NON-EXISTENCE OF ANY EASEMENTS.

FRONT SETBACKS:

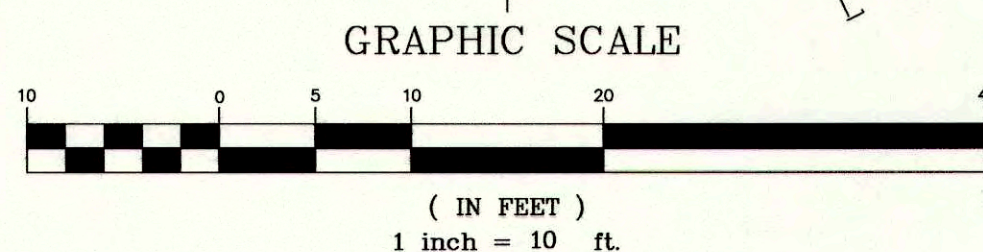
ADDRESS	SETBACK
1401	END - NOT USED
1409	28.8'
1413	20.9'
1417	24.4'
1421	23.5'
1425	19.9'
1429	24.0'
1433	20.5'
1437	25.7'
1441	24.5'
1445	22.7'
1449	22.4'
1453	92.7' (HIGHEST - NOT USED)
1457	24.9'
1461	22.6'
1465	25.1'
1469	15.2' (LOWEST - NOT USED)
1473	27.8'
1477	END - NOT USED
AVERAGE:	23.9'

FOUND 3/4" IRON PIPE WITH PLASTIC PLUG "PLS 6163" AND TACK, UP 0.3' NO REFERENCE FOUND

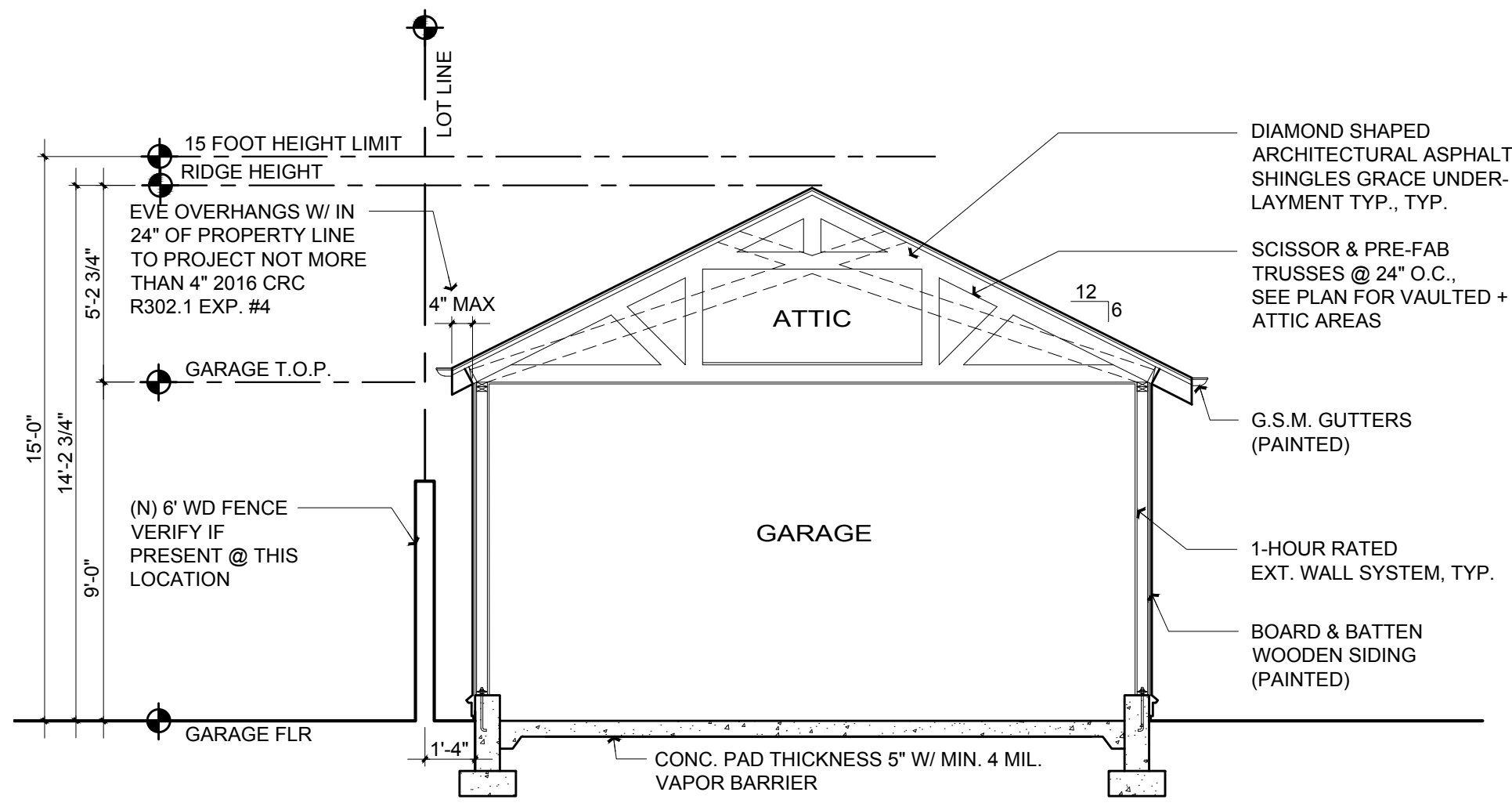
FOUND 3/4" IRON PIPE WITH PLASTIC PLUG "BGT LS 7551" AND TACK, NO REFERENCE FOUND

FOUND CHISEL CROSS ON TOP OF CURB, PER 12 LLS 60
TBM: ELEV = 98.25'

FOUND 3/4" IRON PIPE WITH PLASTIC PLUG "RCE 20858" AND TACK, UP 0.9', LEANING SLIGHTLY NORTHERLY, PER 12 LLS 60



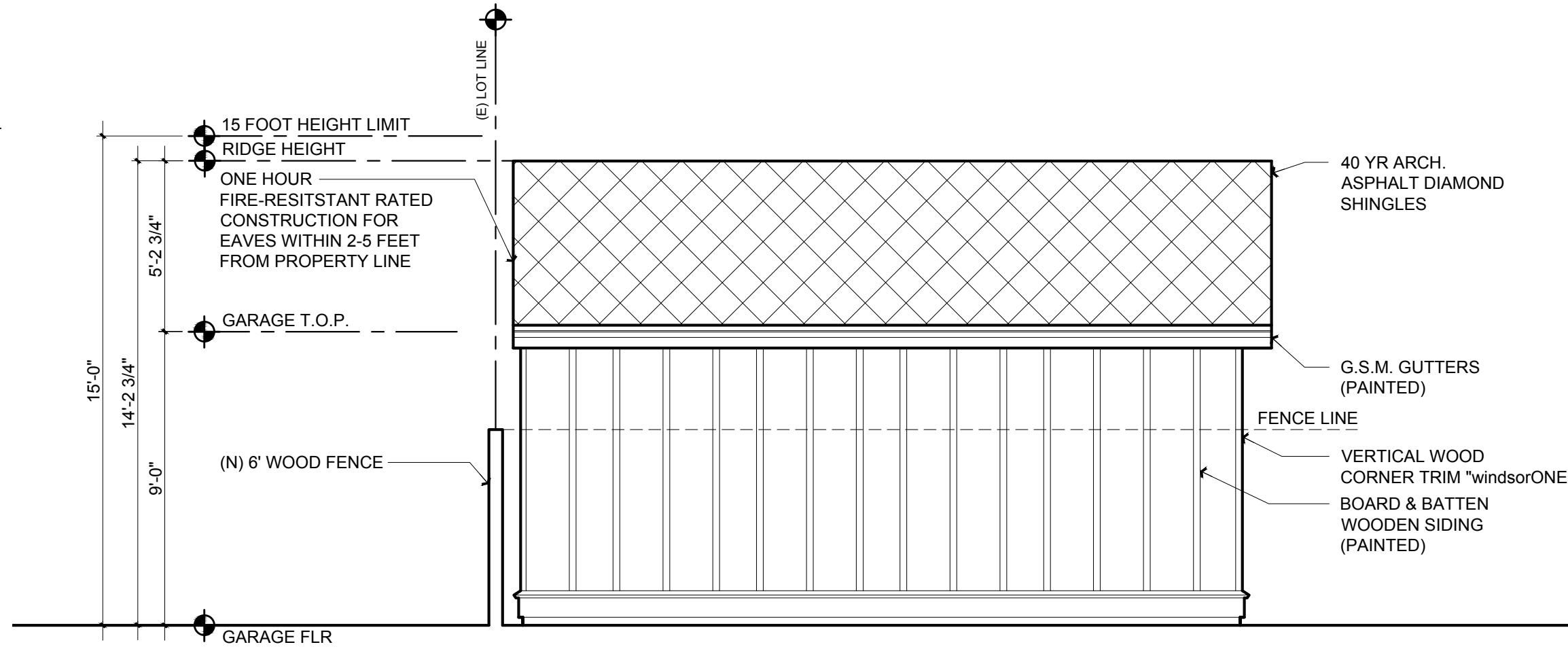
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Proposed Garage Section

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

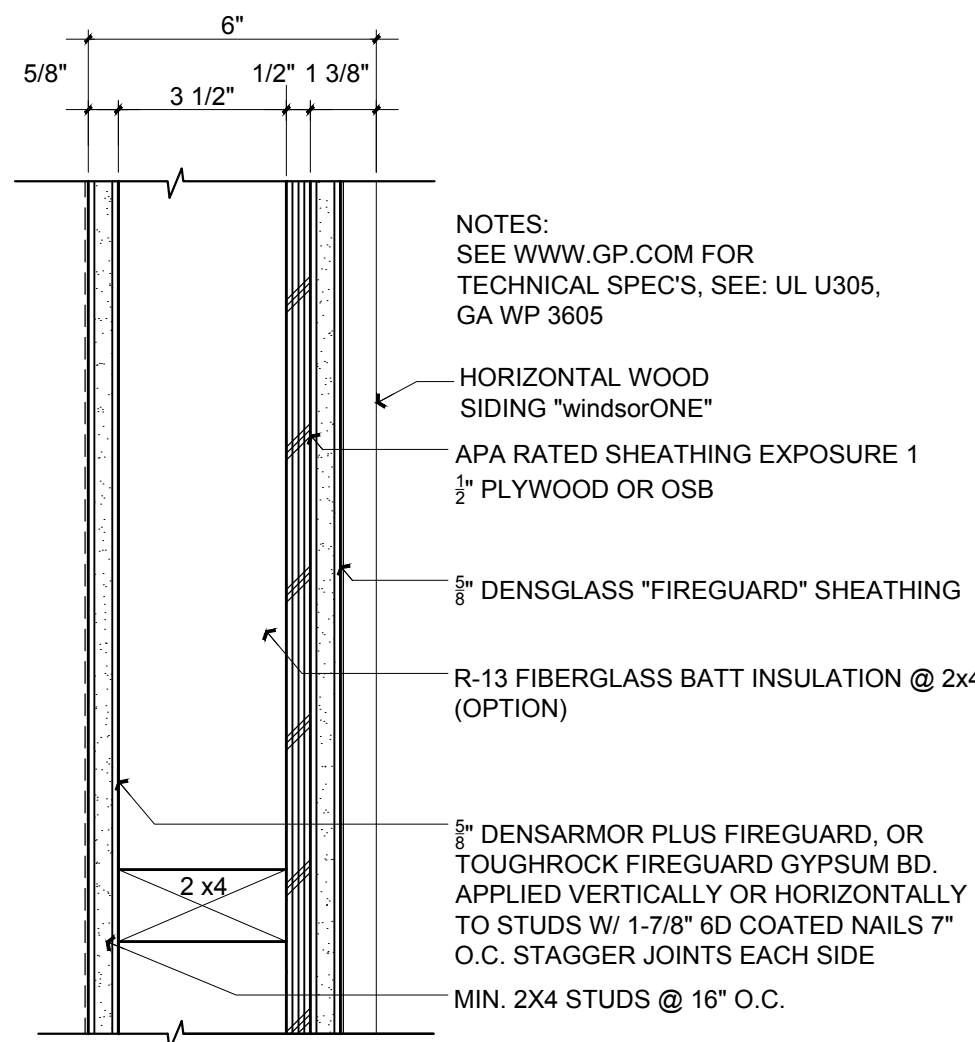
6
G1.0



Proposed Left Elevation

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

3
G1.0

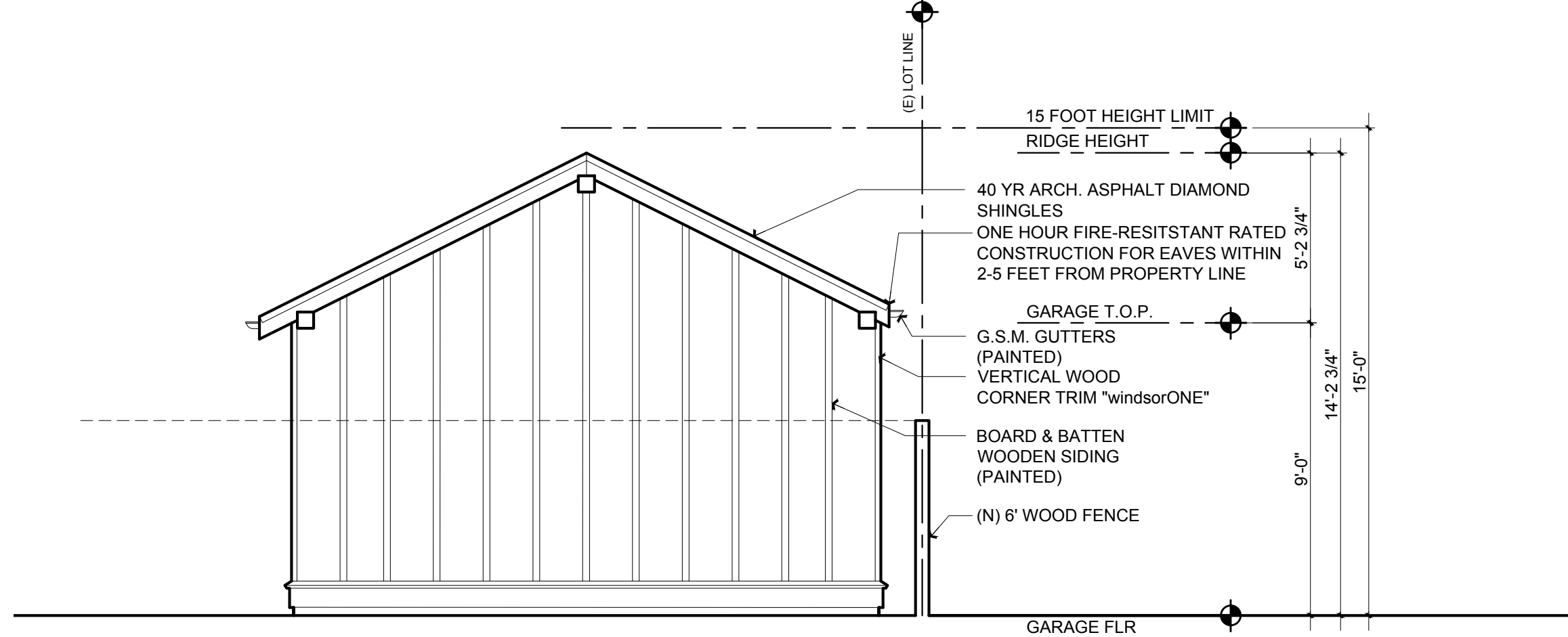


Ext. Wall Details

(1 HR RATED)

Scale: 3" = 1'-0"

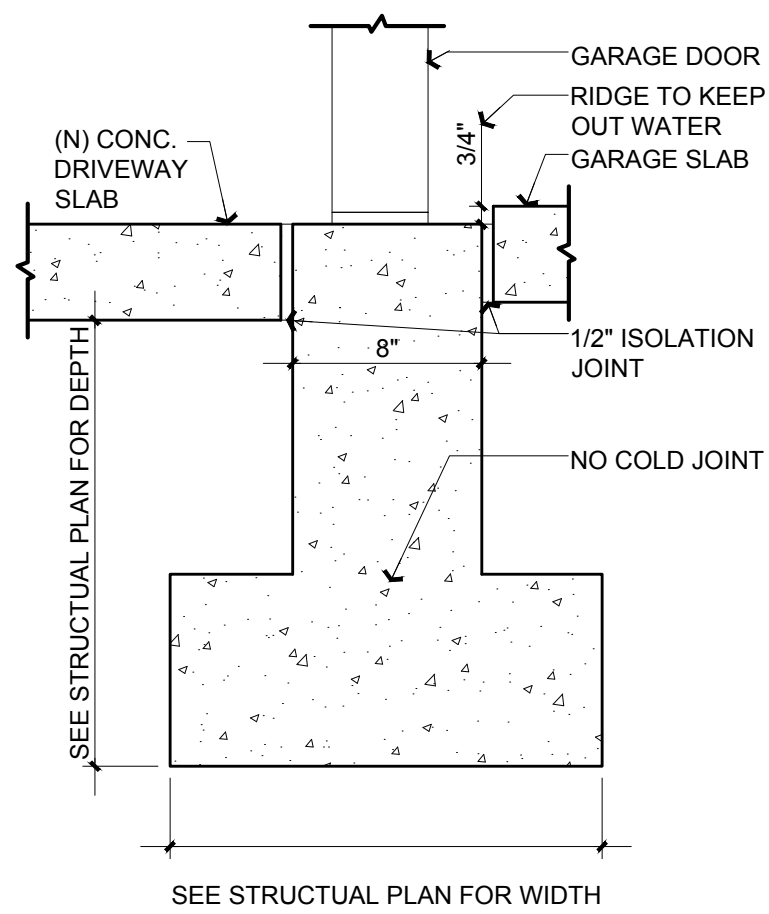
7
G1.0



Proposed Rear Elevation

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

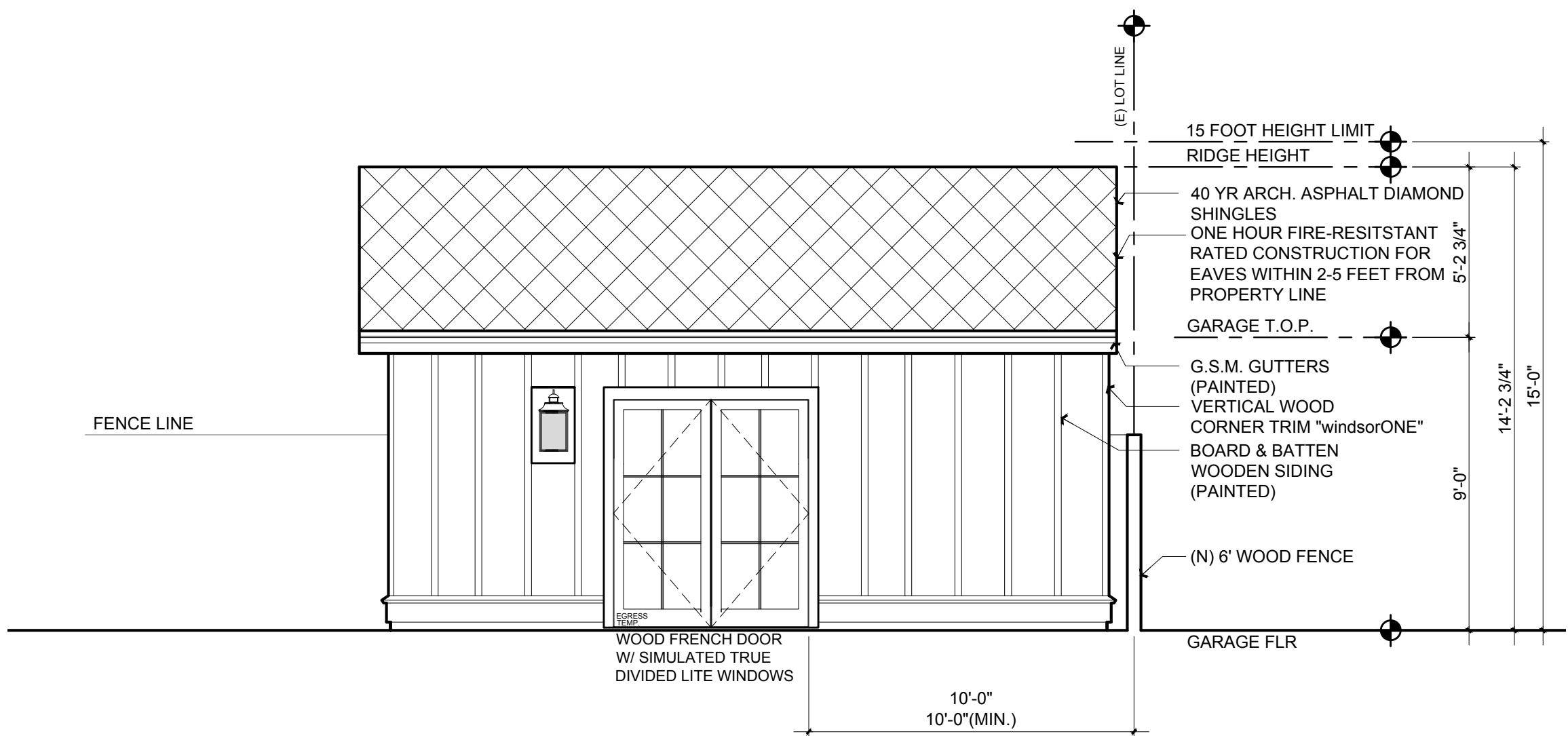
4
G1.0



Garage Door Detail

Scale: 1 1/2" = 1'-0"

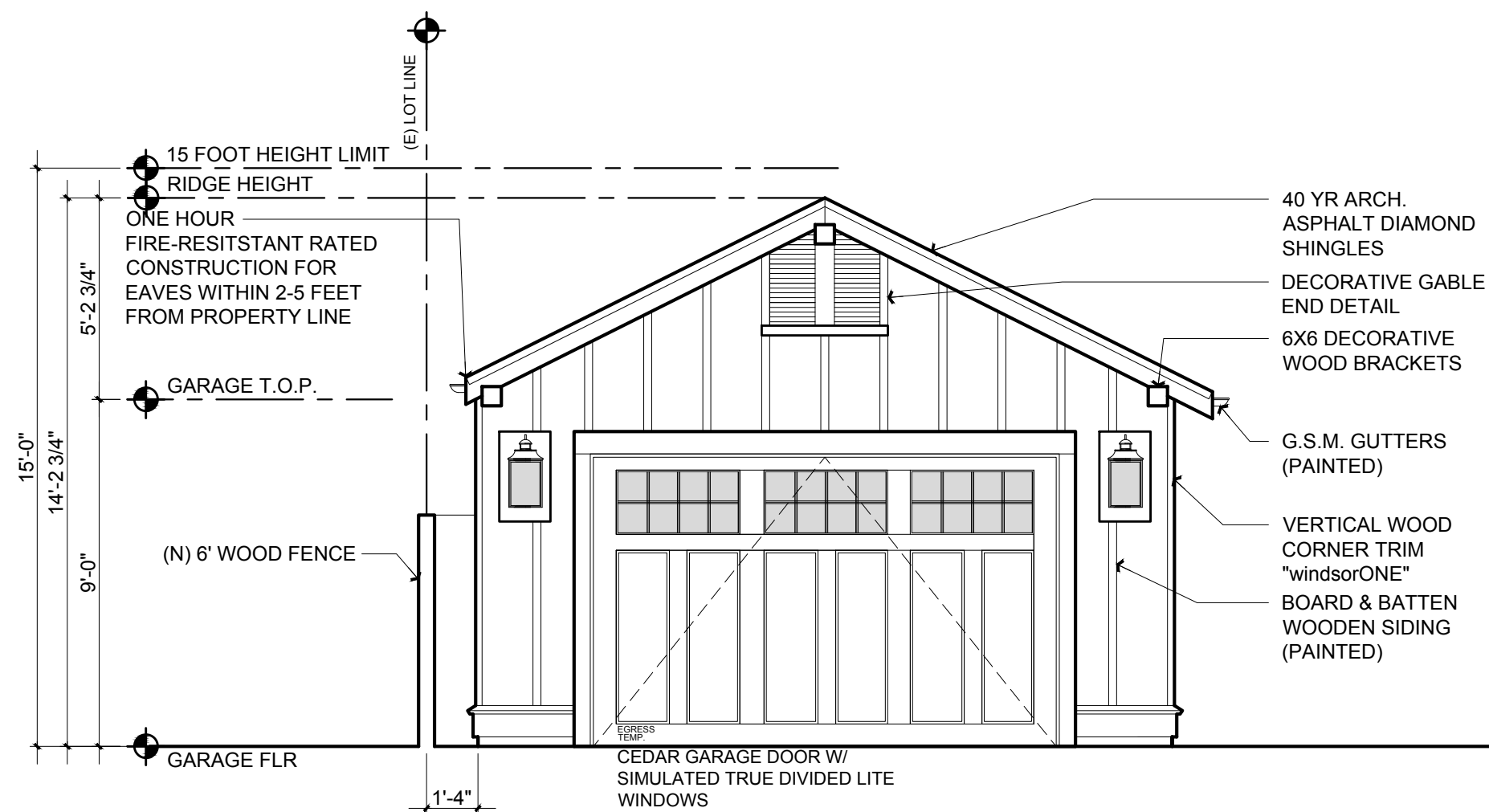
8
G1.0



Proposed Right Elevation

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

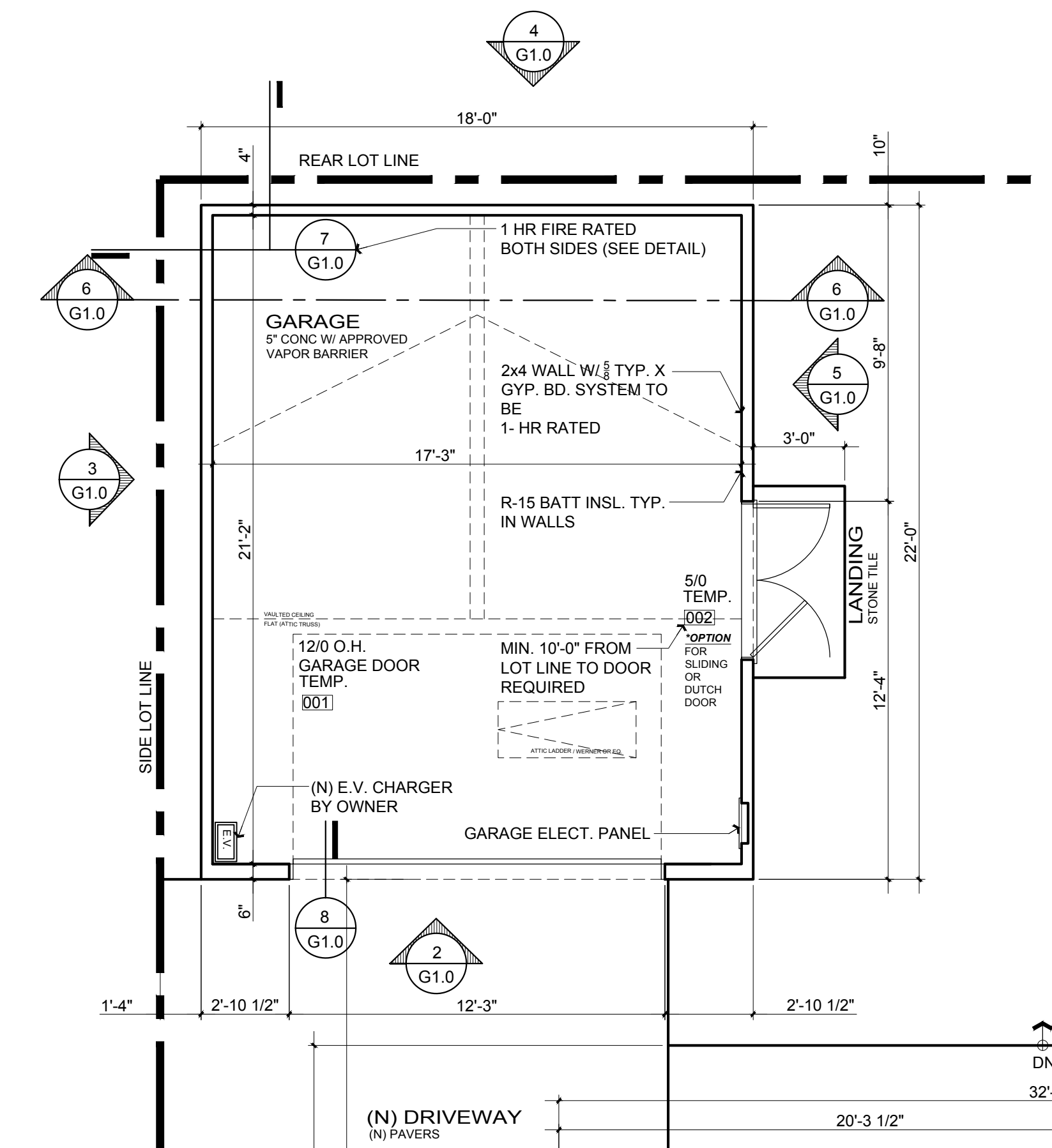
5
G1.0



Proposed Front Elevation

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

2
G1.0



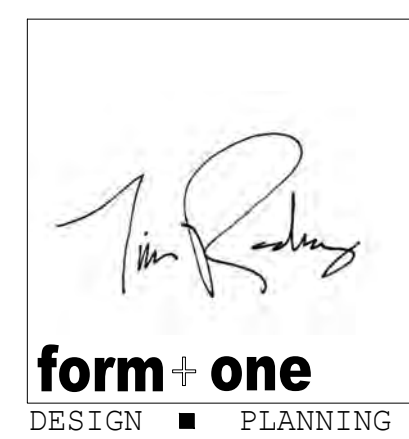
Proposed Garage Plan

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

1
G1.0

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

BUILDING SET	
PLANNING SET	
Contractor: Gabriel Developments Contact: Greg Gabrieli 1453 Bernal Avenue Burlingame, CA 94010 P: 650-333-6844	
Owner: Josh Friedman 1453 Bernal Avenue Burlingame, CA 94010 Ph: 415.819.0304 E-mail: TIM@FORMONEDSIGN.COM	
Zoning: R1	
APN#: 026-044-060	



Title : Proposed Garage			
Project : Mr. & Mrs. Josh Friedman 1453 Bernal Avenue Burlingame, CA 94010			
Job No. :	19_017	Drawn : TIM RADUENZ	Date : 4-5-19

Sheet

Scale: See Details

G1.0

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- NOTES:
- (OGEE) G.S.M. GUTTERS, & (3" GSM) DOWNSPOUTS: LINE ALL VALLEYS WITH GSM, AT LEAST 20" WIDE WITH WITH 1/4" EDGE TURNED OVER AND FASTENED WITH CLEATS. LAP JOINTS AT LEAST 4", BUT DO NOT SOLDER.
 - ROOFING MATERIAL TO BE 40 YR ARCHITECTURAL ASPHALT SHINGLES, SEE CUT SHEET ABOVE, COLOR TO BE DETERMINED, ANTIQUE BLACK OR PEWTER GRAY
 - WHEN INSULATION IS INSTALLED IN ENCLOSED RAFTER SPACES WHERE CEILINGS ARE APPLIED DIRECT TO THE UNDERSIDE OF ROOF RAFTERS, A MINIMUM AIR SPACE OF 1 INCH MUST BE PROVIDED, INSULATION Baffle NEEDED.
 - FLASHINGS AND COUNTER FLASHINGS SHALL NOT BE LESS THAN 0.016-INCH (28-GAGE) CORROSION RESISTANT METAL, AND VALLEY FLASHING
 - AT THE JUNCTURE OF THE ROOF & VERTICAL SURFACES, FLASHING & COUNTERFLASHINGS SHALL NOT BE LESS THAN 0.019-INCH (26 GAUGE)
 - NA
 - TERMINATION OF ALL ENVIRONMENTAL AIR DUCTS SHALL BE A MIN. OF 3'-0" FROM PROPERTY LINES OR ANY OPENING INTO THE BUILDING (I.E. DRYERS, BATH& UTILITY FANS, ETC., MUST BE 3'-0" AWAY FROM DOORS, WINDOWS, OPENING SKYLIGHTS OR ATTIC VENTS, PER CODE
 - (AS REQUIRED) THE TRUSS PLAN AND THE TRUSS CALC. SHALL BE REVIEWED & APPROVED BY THE ENGINEER OF RECORD BEFORE SUBMITTING TO THE BUILDING DEPARTMENT FOR APPROVAL PRIOR TO FABRICATION. TRUSS PLANS SHALL BE WET SIGNED & WET STAMPED BY TRUSS DESIGN ENGINEER.
 - 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.
 - ATTIC VENTILATION AT CALIFORNIA FRAMING TO RECEIVE LOW PROFILE VENTS OR OPENING IN THE ROOF SHEATHING BELOW
 - ROOF EAVES SHALL NOT PROJECT WITHIN 2" OF THE PROPERTY LINE WHERE SETBACK IS 4' PER 2016 CRC § TABLE R302.1 (1) OR 2016 CBC TABLE 705.2. ALL ROOF PROJECTIONS WHICH PROJECT BEYOND THE POINT WHERE FIRE-RESISTIVE CONSTRUCTION WOULD BE REQUIRED WILL BE CONSTRUCTED OF ONE-HOUR FIRE-RESISTANCE- RATED CONSTRUCTION PER 2016 CRC § R302.1 (1) OR 2016 CBC § 705.2.
 - (AS REQUIRED) ALL TRUSS/RAFTER BLOCKING TO RECEIVE 2" DIA HOLES IN EVERY BLOCK TYPICAL FOR EVEN DISTRIBUTION OF AIR FLOW.
 - ATTIC IS GETTING NEW INSULATION,VERIFY (E) FANS/VENTS TO WHAT IS REQUIRED ER CURRENT CODE.

PLUMBING & HVAC NOTE:

- GROUP ALL EXHAUST FLUES TOGETHER WHEN POSSIBLE & LOCATE ON ROOFS SLOPING TO THE REAR OF HOUSE TYP. VERIFY LOCATION W/ DESIGNER.

SOLAR CONDUIT NOTE:

PROVIDE A PIPE FOR SOLAR CONDUIT FOR FUTURE USE.

*SOLAR PANEL AREA TO BE NO LESS THEN 150 SQ.FT.

ATTIC FURNACE NOTES:

- PROVIDE THE FOLLOWING FOR ATTIC FURNACES (CMC SECTION 904.04)
 - PASSAGEWAY TO EQUIPMENT LESS THAN 6'-0" IN HEIGHT SHALL BE NOT MORE THAN 20'-0" IN LENGTH WHEN MEASURED ALONG THE CENTER LINE OF PASSAGEWAY FROM THE ACCESS OPENING TO THE EQUIPMENT. SECTION 904.10.1.
 - UN-OBSTRUCTED PASSAGEWAY W/ A SOLID FLOORING AT LEAST 24" WIDE THROUGH-OUT ITS LENGTH. SECTION 904.10.2
 - A 30"x30" LEVEL WORKING PLATFORM IN FRONT OF THE SERVICE SIDE OF THE APPLIANCE. SECTION 904.10.3
 - A PERMANENT 120V RECEPTACLE OUTLET AND LIGHTING FIXTURE NEAR THE APPLIANCE. SECTION 904.10.4.
 - UPRIGHT FURNACES MAYBE INSTALLED IN ATTIC OR CRAWLSPACE MORE THAN 5'-0" IN HEIGHT, PROVIDED THAT REQUIRED LISTINGS, DUCT AND FURNACE CLEARANCES ARE OBSERVED. SECTION 904.10.5
 - CLARIFY THE LOCATION OF THE FURANCE ON PLANS BY DASHED LINE OR OTHER SYMBOL.

HOUSE VENTILATION CALC:

SQ. FT. OF (N) ROOF: 1,379 SQ. FT.

(N) $1,379/150 = 9.19$ SQ. FT. OF VENTILATION IN NEW ROOF

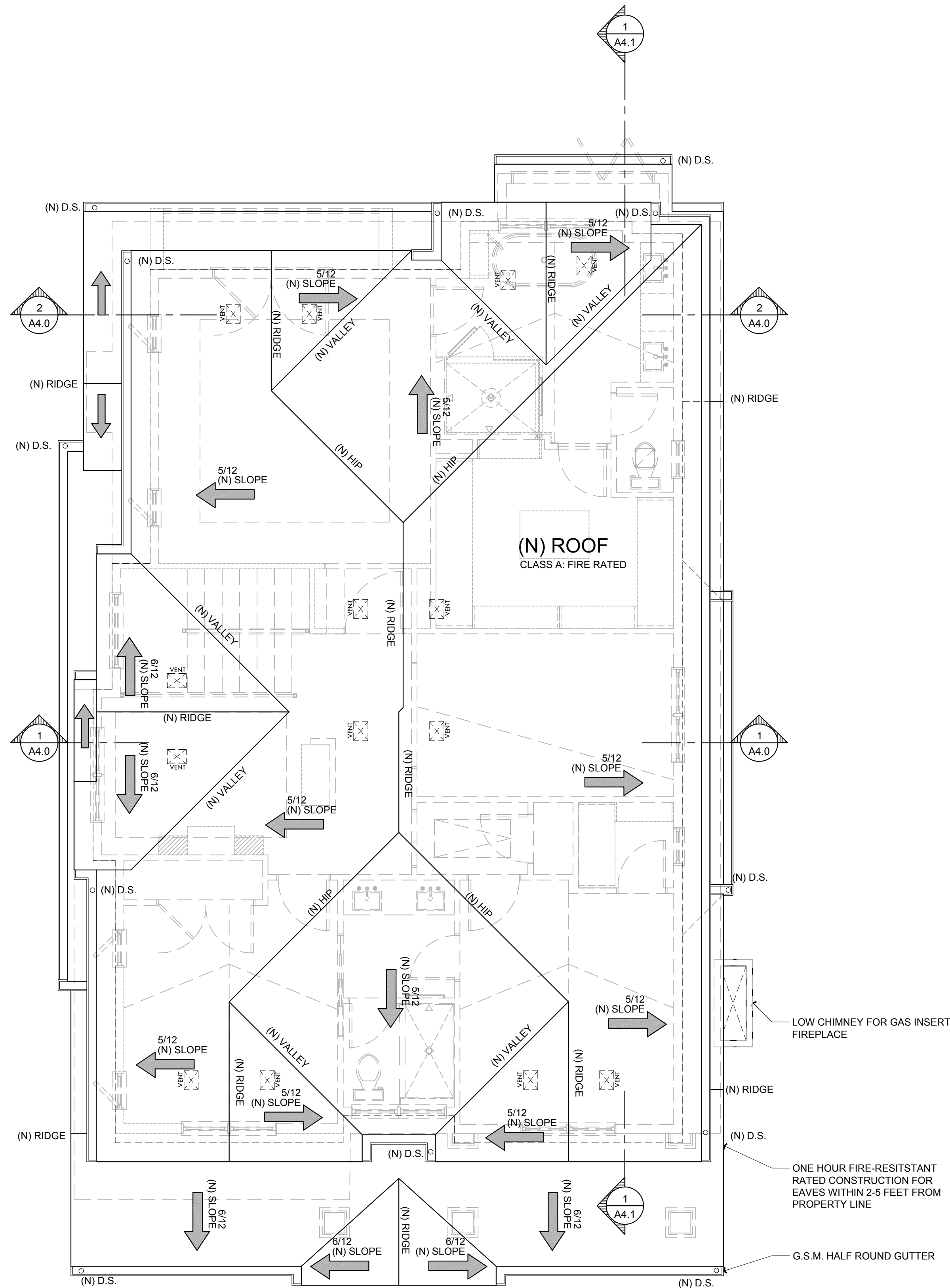
(N) ROOF VENTS (13 eq. X 75 SQ.FT.) = 975 SQ.FT.
TOTAL VENTILATION INSTALLED = 975 SQ.FT.

GARAGE VENTILATION CALC:

SQ. FT. OF (N) ROOF: 396 SQ. FT.

(N) $396/150 = 2.64$ SQ. FT. OF VENTILATION IN NEW ROOF

(N) ROOF VENTS (4 eq. X 75 SQ.FT.) = 3 SQ.FT.
TOTAL VENTILATION INSTALLED = 3 SQ.FT.

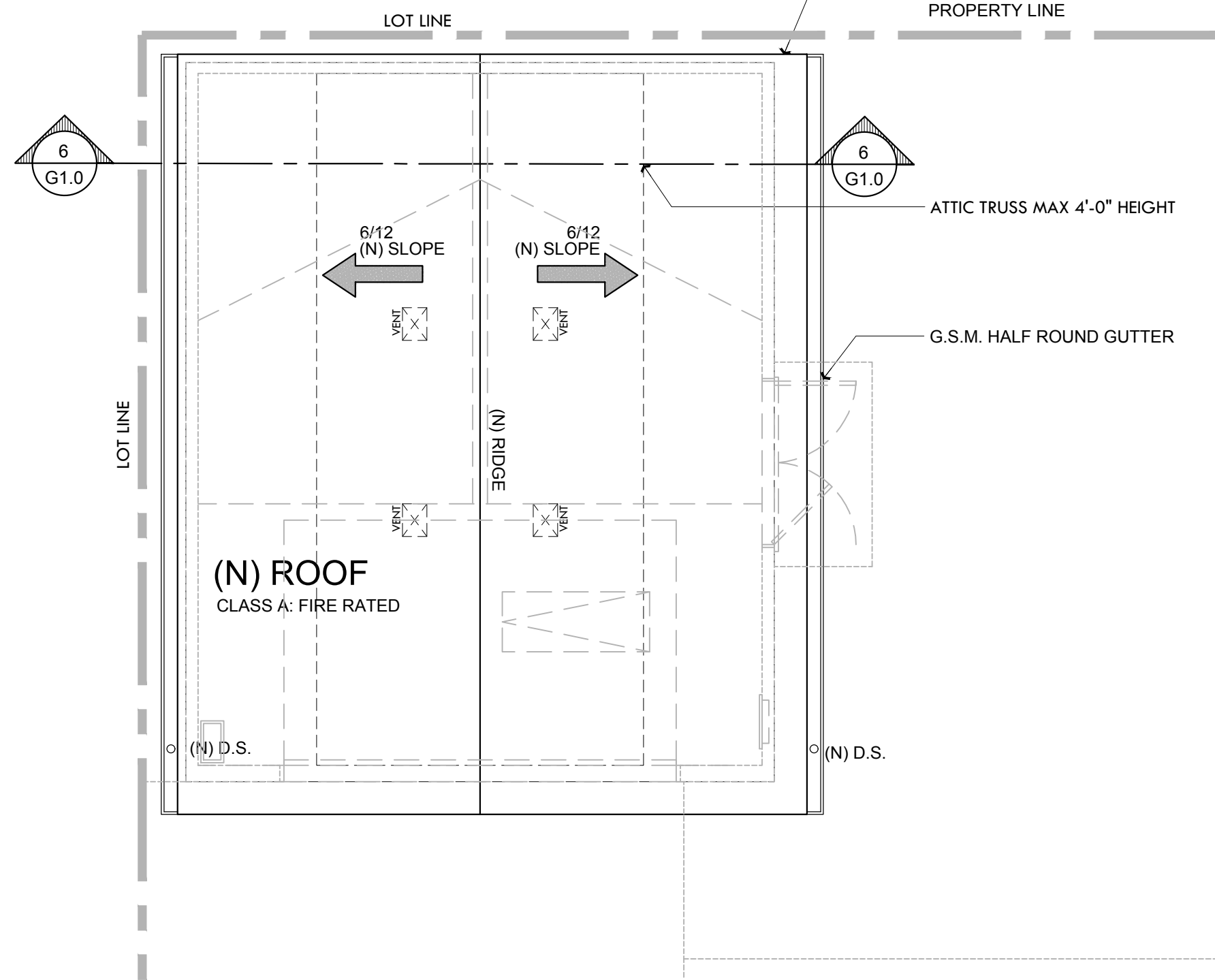


PROPOSED ROOF PLAN

MAIN HOME

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

1
A2.1



PROPOSED ROOF PLAN

GARAGE

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

2
A2.1

Title : Proposed Roof Plan

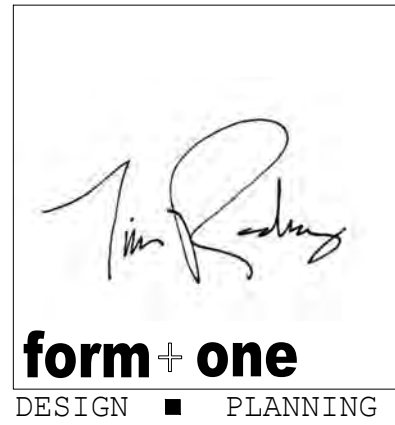
Project : Mr. & Mrs. Josh Friedman
1453 Bernal Avenue
Burlingame, CA 94010

Job No. : 19_017 Drawn : TIM RADUENZ Date : 4-5-19

Owner : Josh Friedman
1453 Bernal Avenue
Burlingame, CA 94010
Zoning: R1

Contractor : Gabriel Developments
Contact: Greg Gabriel
1413 Ashcroft Drive
Burlingame, CA 94010
P: 650-333-6844

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E-mail: TIM@FORMONEDSIGN.COM



Contractor : Gabriel Developments
Contact: Greg Gabriel
1413 Ashcroft Drive
Burlingame, CA 94010
P: 650-333-6844

BUILDING SET
PLANNING SET

APN#: 026-044-060

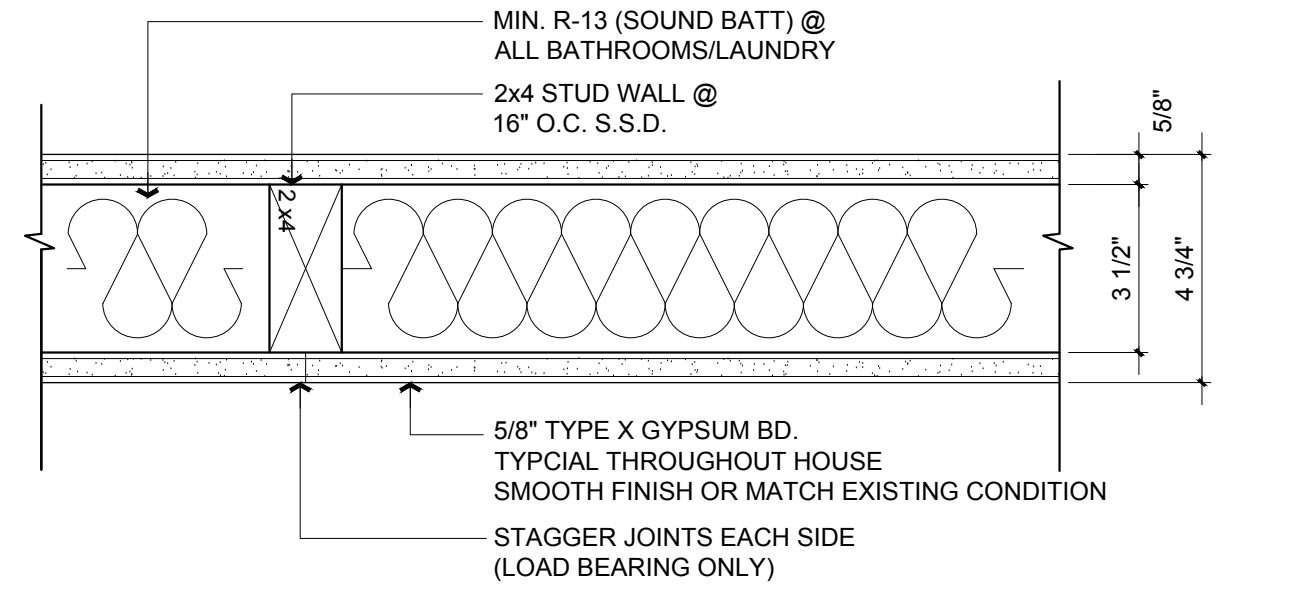
Revisions	Rev. :	Description :	Date :
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A2.1

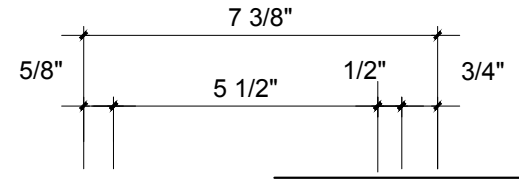
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Scale: See Details

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INTERIOR WALL DTLS. Scale: 3" = 1'-0" (1) A5.0



HORIZONTAL SIDING (PAINT)

APA RATED SHEATHING EXPOSURE 1 1/2" PLYWOOD OR OSB

BENJAMIN OBDYKE (HYDRO-GAP) ICC - ES REPORT ESR-3394 WALL SIDING UNDERLAYMENT, OR APPROVED EQUAL

R-21 FIBERGLASS BATT INSULATION FOR 2x6 WALLS, TYPICAL. IF TITLE-24 SHOWS LOWER MINIMUMS, FOLLOW MORE STRINGENT VALUES.
8" DENSARMOR PLUS FIREGUARD, OR TOUGHROCK FIREGUARD GYPSUM BD. APPLIED VERTICALLY OR HORIZONTALLY TO STUDS W/ 1-7/8" 6D COATED NAILS 7" O.C. STAGGER JOINTS EACH SIDE
MIN. 2X6 STUDS @ 16" O.C.

GRACE VYCOR PLUS

WINDOW WITH NAILING FLANGE (SET IN SEALANT EXCEPT ALONG SILL FLANGE)

MECHANICALLY FASTEN AS NECESSARY IN CORNERS THROUGH GRACE VYCOR PLUS

NOTES:

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

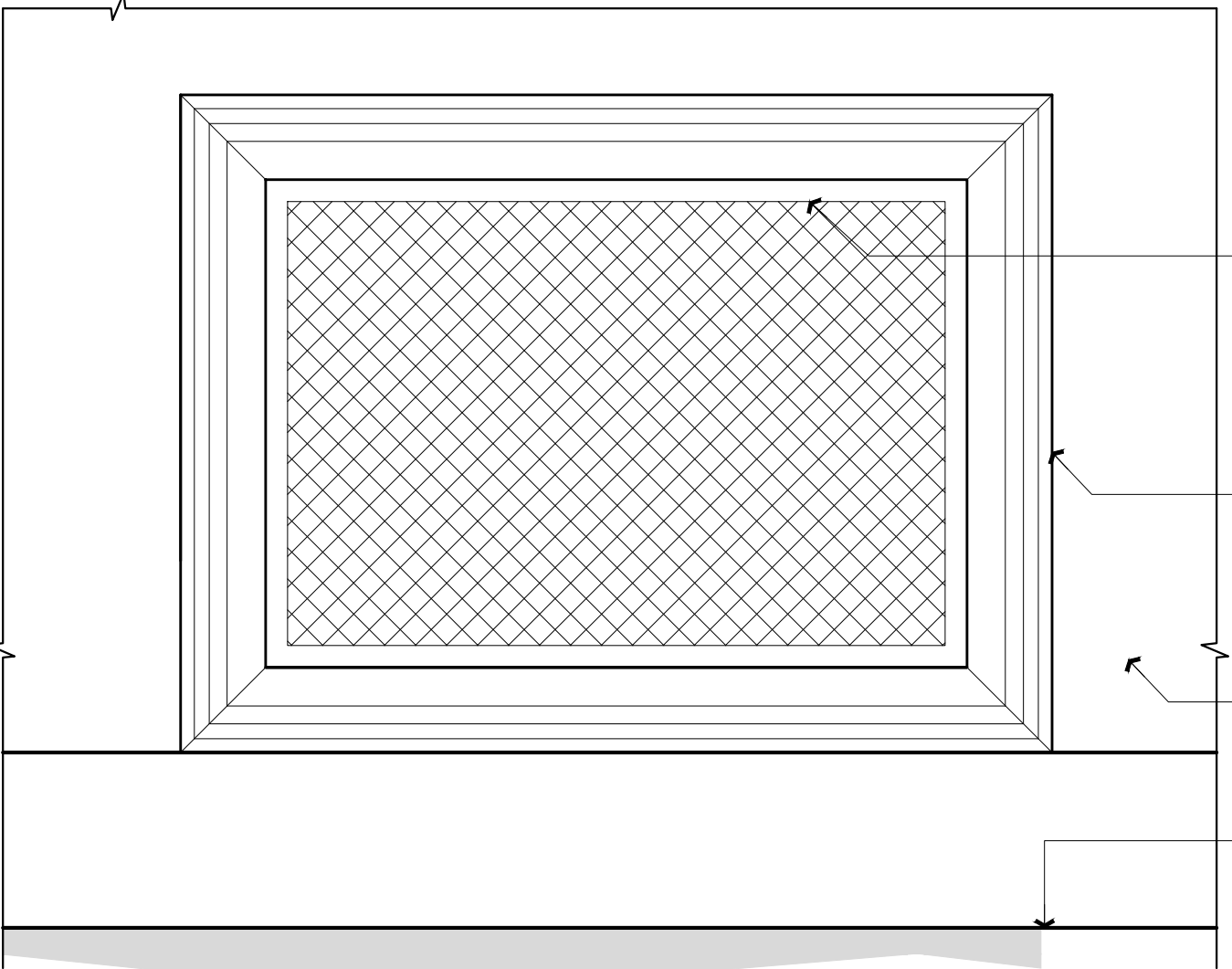
EXTERIOR WALL

SILL PLATE (SEE VCRDET-106 FOR OPTIONS)

GRACE VYCOR PLUS

GRACE VYCORNER™ OR CORNER PATCH RECOMMENDED (SEE VCRDET-507 OR VCRDET-504 FOR OPTIONS)

ELEVATION



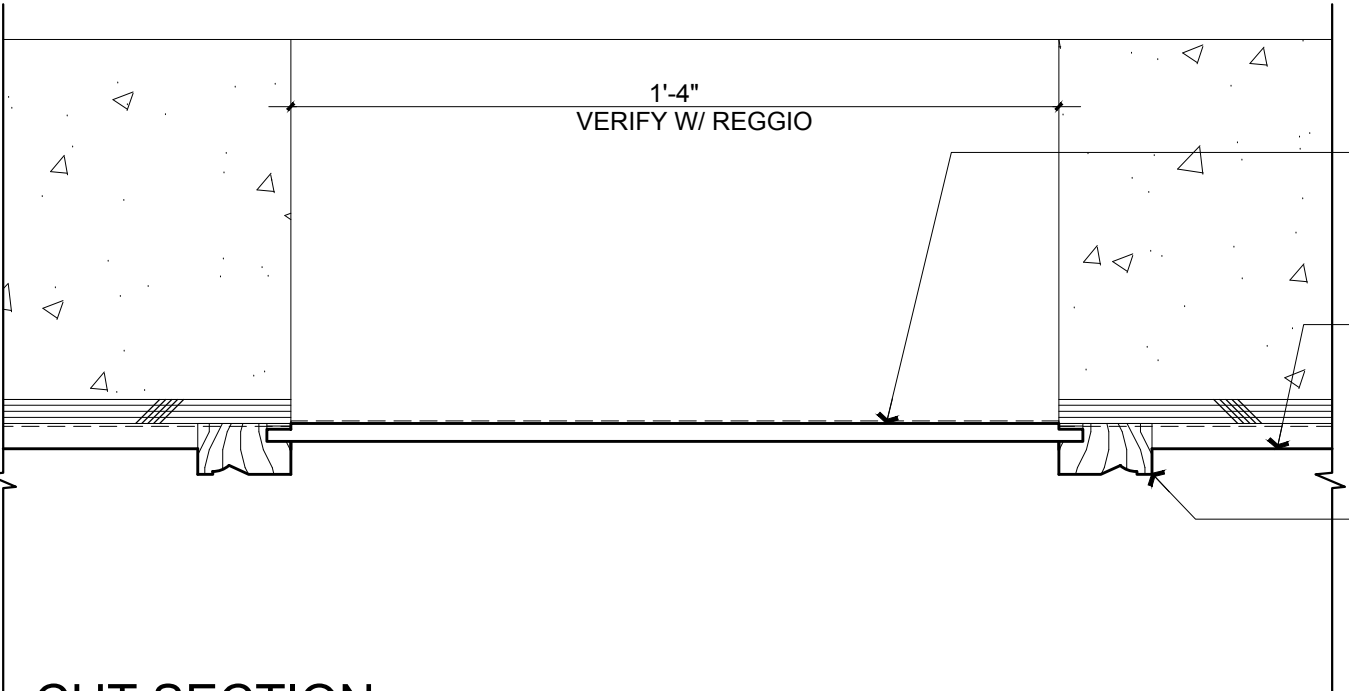
REGGIO STANDARD VENT W/ INSECT SCREEN BEHIND (BLK ALUM. SCREEN & VENT)

STANDARD BRICK MOULD, TYP. OR FLAT CASING

SIDING FINISH

GRADE LINE

CUT SECTION



REGGIO STANDARD VENT W/ INSECT SCREEN BEHIND (BLK ALUM. SCREEN & VENT)

SIDING AS PER ELEVATIONS

STANDARD BRICK MOULD, TYP. OR FLAT CASING

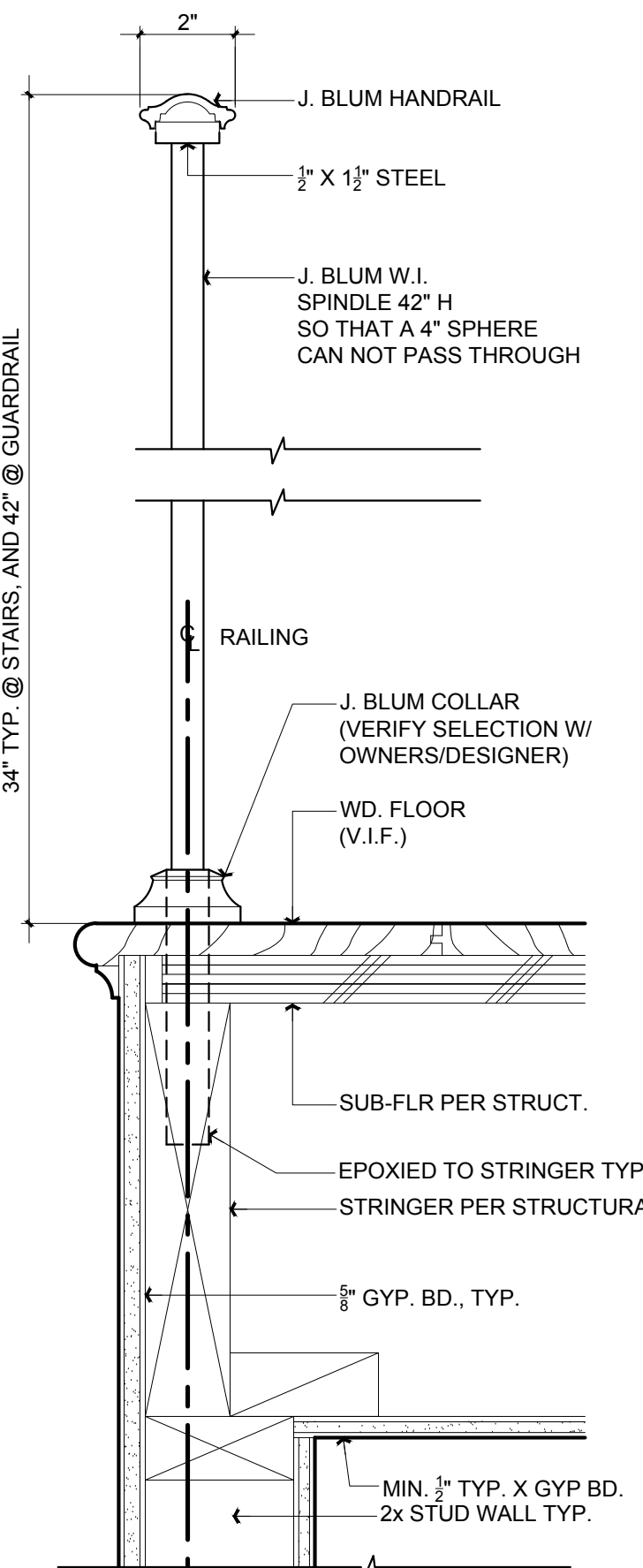
EXT. WALL DTLS. Scale: 3" = 1'-0" (2) A5.0

WINDOW FLASHING DTLS.

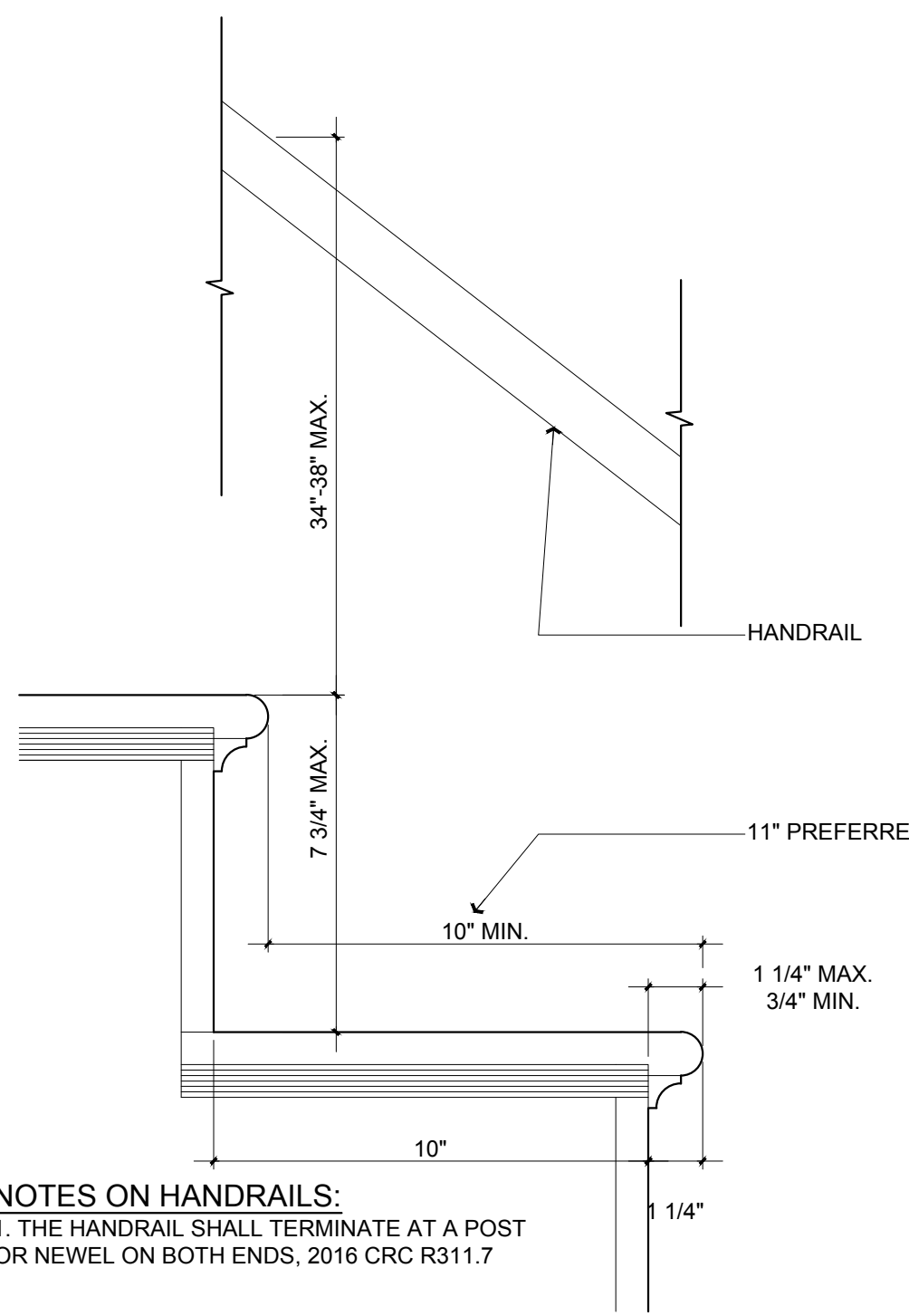
Scale: N.A.

(4) A5.0

(N) EXT. WALL VENT DTLS. Scale: 3" = 1'-0" (7) A5.0

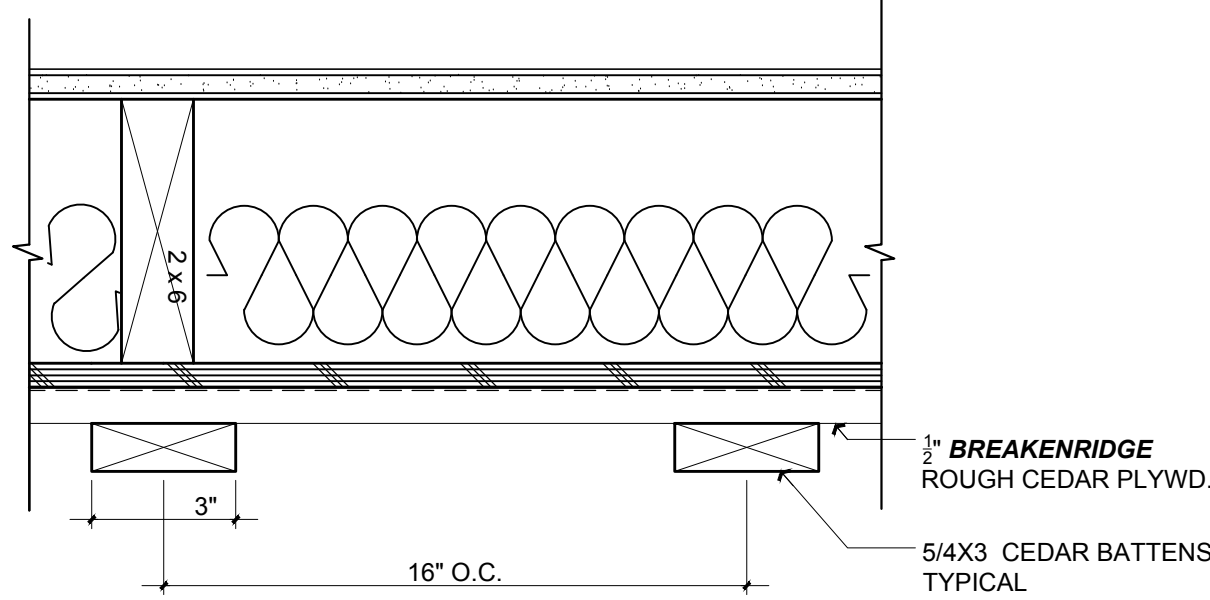


Stair Railing Detail Scale: 3" = 1'-0" (3) A5.0

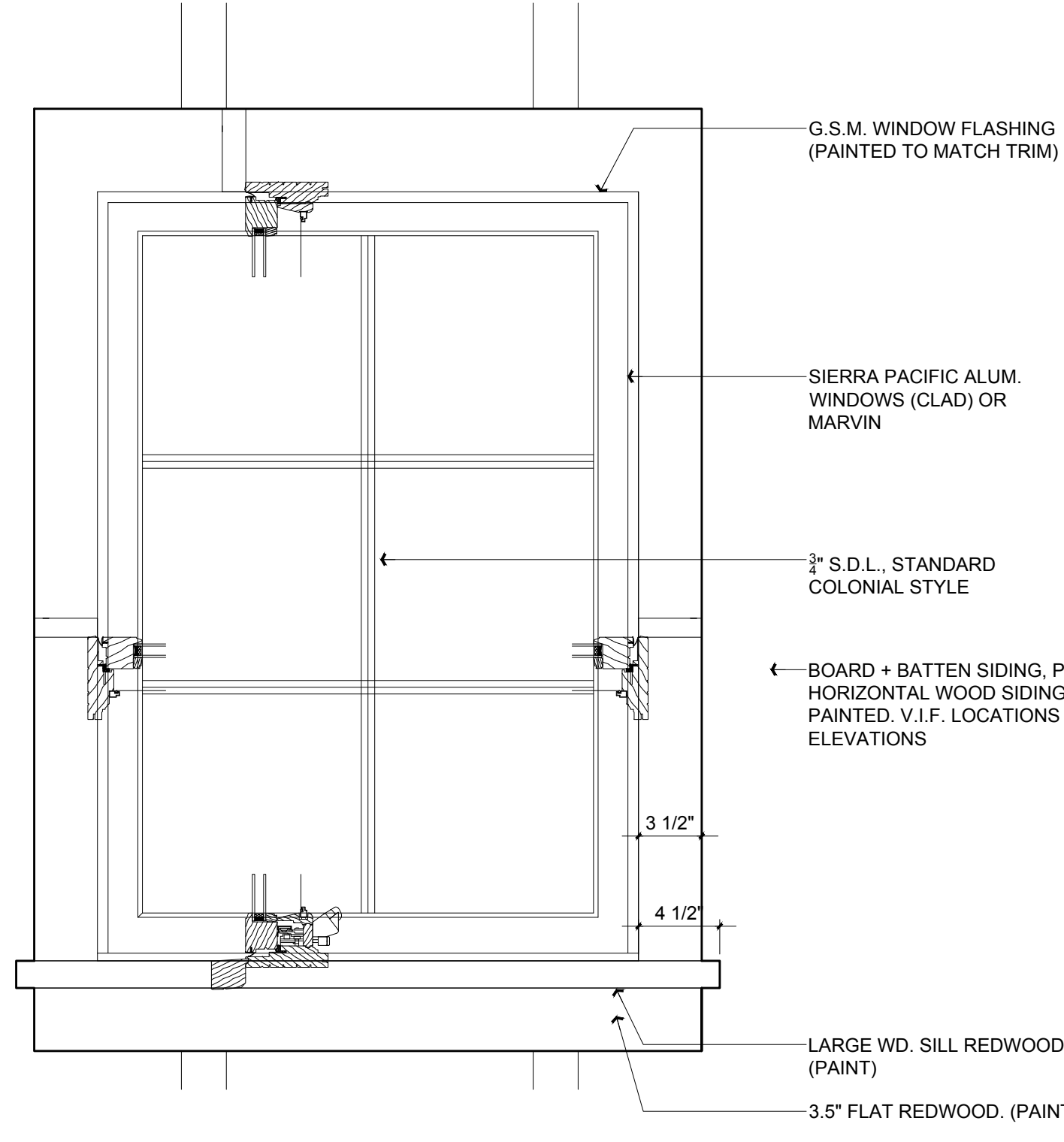


NOTES ON HANDRAILS:
1. THE HANDRAIL SHALL TERMINATE AT A POST OR NEWEL ON BOTH ENDS, 2016 CRC R311.7

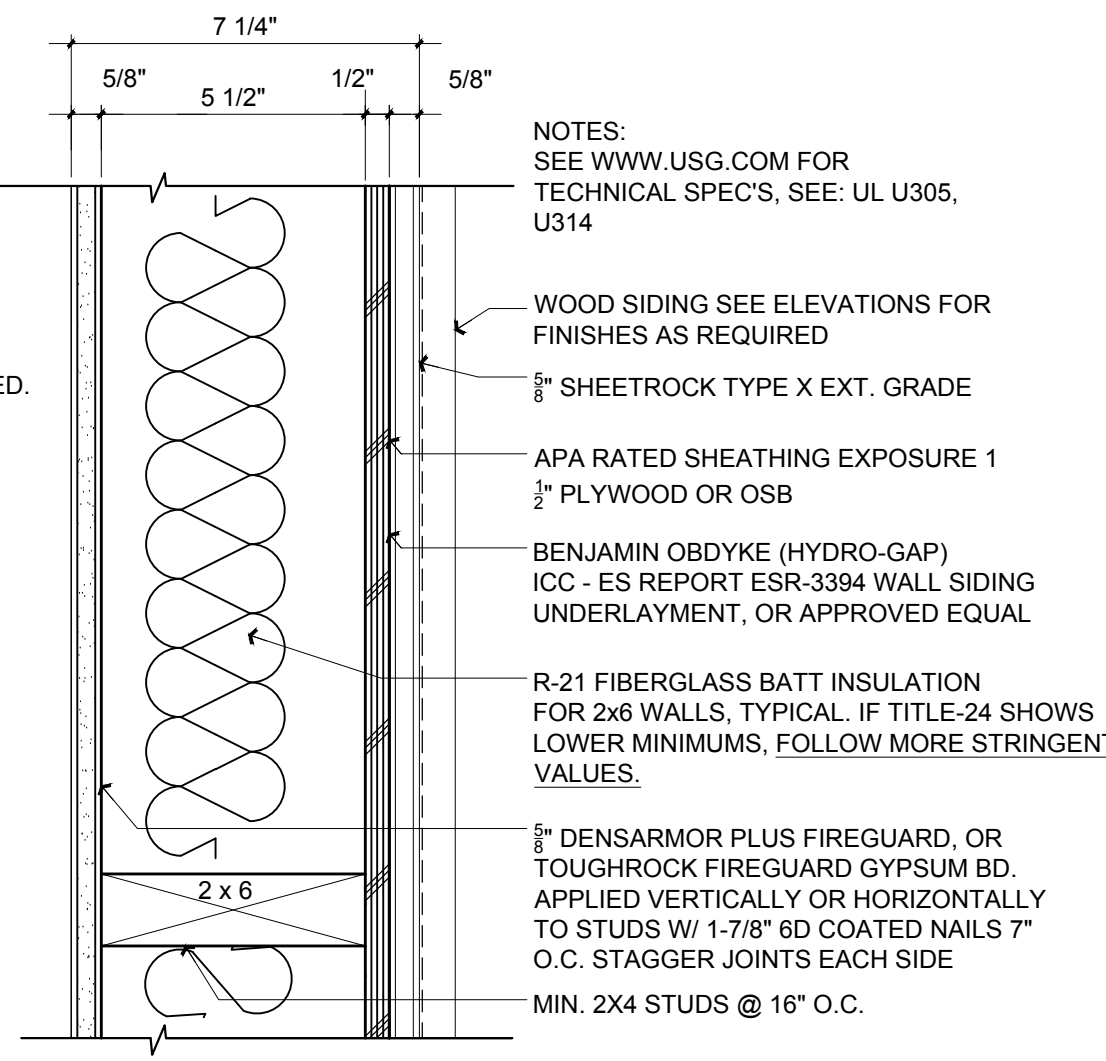
Interior Stair Detail Scale: 3" = 1'-0" (5) A5.0



Typical Board + Batten Scale: 3" = 1'-0" (8) A5.0



Typical Window Detail Scale: 3" = 1'-0" (8) A5.0



NOTES:
SEE WWW.USG.COM FOR TECHNICAL SPEC'S, SEE: UL U305, U314
WOOD SIDING SEE ELEVATIONS FOR FINISHES AS REQUIRED
8" SHEETROCK TYPE X EXT. GRADE
APA RATED SHEATHING EXPOSURE 1 1/2" PLYWOOD OR OSB
BENJAMIN OBDYKE (HYDRO-GAP) ICC - ES REPORT ESR-3394 WALL SIDING UNDERLAYMENT, OR APPROVED EQUAL
R-21 FIBERGLASS BATT INSULATION FOR 2x6 WALLS, TYPICAL. IF TITLE-24 SHOWS LOWER MINIMUMS, FOLLOW MORE STRINGENT VALUES.
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MIN. 2X4 STUDS @ 16" O.C.

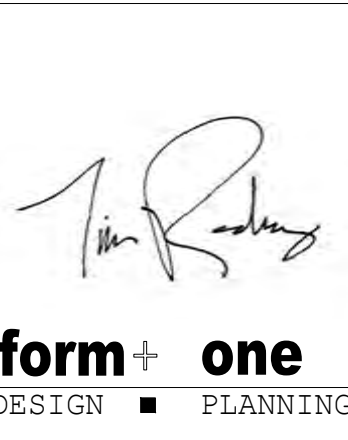
1-HR RATED EXT. WALL Scale: 3" = 1'-0" (9) A5.0

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

Contractor:
Gambrioli Developments
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Owner:
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Selling: R1

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Title: Building Details		Job No.:	19_017	Drawn:	TIM RADUENZ	Date:	4-5-19
Project: Mr. & Mrs. Josh Friedman							
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Burlingame, CA 94010							

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Scale: See Details

