1457 BERNAL AVENUE
PROJECT IMPACT ANALYSIS

BURLINGAME, CALIFORNIA
[19181B]

PREPARED FOR:
CITY OF BURLINGAME
BURLINGAME, CA

PAGE & TURNBULL
imagining change in historic environments through design, research, and technology

AUGUST 29, 2019

DRAFT

TABLE OF CONTENTS

I. INTRODUCTION

This Project Impact Analysis has been prepared at the request of the City of Burlingame Community Development Department's Planning Division for proposed alterations to 1457 Bernal Avenue (APN 026-044-060). 1457 Bernal Avenue is a one-and-a-half-story Craftsman style single-family residence located on the south side of Bernal Avenue, between Adeline and Hillside drives, in Burlingame's Easton Addition neighborhood **(Figure 1)**. The architect and/or builder of the residence is unknown.

1457 Bernal Avenue was evaluated in July 2019 by Page & Turnbull and determined to be individually eligible for listing in the California Register of Historical Resources (California Register) under Criterion 1 (Events) and 3 (Architecture). As such, the California Historical Resource Status Code (CHRSC) of "3CS" was assigned to the property, meaning that it appears eligible for the California Register as an individual property through survey evaluation.[1] The property does not rise to a level of significance such that it would be eligible for listing in the National Register of Historic Places (National Register).

The proposed project includes moving the historic building approximately five feet to the southeast to accommodate a new driveway and new garage; preserving the front quarter of the building; demolishing the rear of the building; and constructing a rear and second-story addition.

Figure 1. Aerial photograph of 1457 Bernal Avenue. The subject property is approximately indicated by an orange outline. Source: Google Earth, 2018. Edited by Page & Turnbull.

[1] California State Office of Historic Preservation, Department of Parks and Recreation, *Technical Assistance Bulletin #8: User's Guide to the California Historical Resource Status Codes & Historical Resource Inventory Directory* (Sacramento, November 2004), 4.

Figure 2. Photograph of 1457 Bernal Avenue. Source: Page & Turnbull, June 2019.

METHODOLOGY

This report includes a summary of the property's current historic status, significance, and a list of character-defining features that enable the property to convey its historic significance. Based on the finding of historic significance, the proposed project is evaluated using the Secretary of the Interior's Standards for Rehabilitation. Page & Turnbull prepared this report using the State of California Department of Parks and Recreation (DPR) 523A (Primary Record) and 523B (Building, Structure, and Object Record) forms by Page & Turnbull in June and July 2019 (see **Appendix A**); photographs taken during a June 2019 site visit; and drawings provided by architects Form+One dated August 12, 2019 (in the filename) and sent to Page & Turnbull on August 13, 2019 (see **Appendix B**). Page & Turnbull also reviewed two response to comments documents dated August 9, 2019 and August 14, 2019 from Form+One.

II. SIGNIFICANCE & CHARACTER-DEFINING FEATURES

SIGNIFICANCE

The property was found individually eligible for listing in the California Register for significance under Criterion 1 (Events) and 3 (Architecture). The property is significant as an example of early residential development in Burlingame's Easton Addition and as an example of Craftsman style architecture with high artistic value, significant at the local level. As stated in the 2019 evaluation,

> The building was constructed in 1908, soon after the development of Easton Addition began. The building represents a rare dwelling from the neighborhood's first phase of growth; even by 1921, most of the surrounding parcels remained undeveloped. 1457 Bernal Avenue and a handful of other buildings were situated among numerous empty properties. The neighborhood's developers even used an image of 1457 Bernal Avenue in a promotional brochure for the Easton Addition. The neighborhood appears to have mostly built out only by the late 1930s, after a second and more extensive phase of development. Therefore, the subject building is significant as an exceptional example of early residential development in Burlingame's Easton Addition. While the property appears eligible for the California Register under Criterion 1, it does not rise to a level of significance for it to be eligible for the National Register under Criterion A. The period of significance would be 1908, the year of the building's construction. […]
>
> The residence at 1457 Bernal was built in 1908 by an unknown architect/builder; thus, 1456 Bernal Avenue cannot be considered the work of a master architect. However, the Craftsman-style building does possess high artistic value and reflects key Craftsman features including its picturesque massing, a front-facing gabled roof, overhanging eaves, exposed wooden structural elements (rafters and joists), decorative brackets, four-panel front door, recessed front porch, square columns, and diamond-pattern windows. The building represents an older and more elaborate architecture than many of the neighboring residences, which were constructed as modest Tudor Revival and Mediterranean Revival houses in the 1920s and 1930s. 1457 Bernal Avenue is an early and sensitively designed example of a middle-class Craftsman residence, with abundant architectural elaborations. While the property appears eligible for listing in the California Register under Criterion 3, it does not rise to a level of significance such that it would appear eligible for the National Register under Criterion C. The period of significance would be 1908, the year of the building's construction.[2]

The DPR forms prepared by Page & Turnbull identified the period of significance for the residence as 1908, the year the building was completed. As a property that is eligible for listing in the California Register, 1457 Bernal Avenue is a qualified historic resource for the purposes of project review under the California Environmental Quality Act (CEQA). The 2019 DPR forms are included in **Appendix A**, for reference.

CHARACTER-DEFINING FEATURES

For a property to be eligible for national, state, or local designation under one of the significance criteria, the essential physical features (or character-defining features) that enable the property to convey its historic identity must be evident. To be eligible, a property must clearly contain enough of

[2] DPR 523B & DPR 523L Forms for 1457 Bernal Avenue, recorded by Page & Turnbull (July 12, 2019), 10-11.

those characteristics, and these features must also retain a sufficient degree of integrity. Characteristics can be expressed in terms such as form, proportion, structure, plan, style, or materials.

The 2019 evaluation includes a list of the character-defining features for the building that date to the building's construction in 1908 and contribute to its significance. Please refer to the DPR forms for an architectural description and photographs of the subject property.

The character-defining features of 1457 Bernal Avenue include:

- Siting with primary frontage along Bernal Avenue
- One-and-a-half-story massing, with front-facing gable volume and abutting hipped-roof extension
- Wood clapboard siding with shingle-clad gables
- Primary entrance ensemble, with recessed front porch with paired wood posts and four-light front door
- Bay window with diamond-pattern sashes
- Gable window with diamond-pattern sashes and miniature balustrade on primary facade
- Overhanging eaves with decorative brackets
- Exposed wood structural elements, including rafter tails, joists, and beams.[3]

Henceforth, the use of "historic" or "original" to describe an element indicates that the element is considered a character-defining feature as defined above or dates to the 1908 period of significance; alternatively, the use of "non-historic," "not historic," "non-original," or "not original" indicate that the element is not considered a character-defining feature and does not date to the 1908 period of significance.

[3] Ibid., 11.

III. PROJECT IMPACT ANALYSIS

This section analyzes the project-specific impacts of the proposed project at 1457 Bernal Avenue on the environment, as required by CEQA. The following analysis describes the proposed project; assesses its compliance with the Secretary of the Interior's Standards for Rehabilitation; and analyzes possible cumulative impacts. The proposed project description is based on architectural drawings and two response to comments documents, all prepared by Form+One.

The drawings are included in **Appendix B**, for reference. For clarification, the drawings of the existing building refer to the northeast (primary) façade as the south elevation; the southeast façade as the west elevation; the southwest façade as the north elevation; and the northwest façade as the east elevation. The drawings of the proposed project refer to the northeast façade as the front elevation; the southeast façade as the left elevation; the southwest façade as the rear elevation; and the northwest façade as the right elevation. The drawings of the new garage refer to the northeast façade as the front elevation; the southeast façade as the right elevation; the southwest façade as the rear elevation; and the northwest façade as the left elevation. The interior remodel is not subject to review under CEQA.

PROPOSED PROJECT DESCRIPTION

The proposed project at 1457 Bernal Avenue includes moving the building approximately five feet to the southeast to accommodate a new driveway and new garage; preserving the front quarter of the building and demolishing the rear portion; and constructing a rear and second-story addition. The proposed project will not fully retain a majority of the character-defining features, as indicated in the following table.

Character-Defining Feature	Fully Retained	Partially Retained	Not Retained
Siting with primary frontage along Bernal Avenue	X		
One-and-a-half-story massing, with front-facing gable volume and abutting hipped-roof extension			X
Wood clapboard siding with shingle-clad gables		X	
Primary entrance ensemble, with recessed front porch with paired wood posts and four-light front door	X		
Bay window with diamond-pattern sashes	X		
Gable window with diamond-pattern sashes and miniature balustrade on primary facade	X		
Overhanging eaves with decorative brackets		X	
Exposed wood structural elements, including rafter tails, joists, and beams		X	

For more information, refer to the following sections as well as the architectural drawings provided by Form+One.

Alterations to Historic Building

The historic building will be moved about five feet to the southeast, increasing the space between the building and the northwest property line and decreasing the space between the building and the southeast property line. It appears the building's setback from Bernal Avenue will remain the same. The existing foundation will be demolished and a new foundation will be constructed in the new building location. Approximately 60 percent of the existing first floor plan will be retained (1,193 square feet of the first floor's 1,991 square feet will be retained), though only the front quarter of the exterior façade will be preserved. The cladding, windows, doors, and architectural details on the primary façade will be protected, restored, and refinished. The historic roof will be mostly demolished to accommodate the rear and second-story addition. The rear of the building will be demolished, including the historic massing, roof structure, eaves with decorative brackets, wood structural elements, brick chimney, and cladding, as well as the non-historic southeast addition, rear porch, and windows and doors.

Rear and Second-Story Addition

The rear and second-story addition will change the historic building's total square footage from 1,991 square feet to 3,018 square feet. The second-story addition is set back from the historic building's primary façade by about 8.66 feet on the western portion and 7.83 feet on the eastern portion. There is a 2.25-foot setback from the historic building's southeast façade and a one-foot overhang on the northwest façade. The rear of the building will be new with layered massing. The new multiform roof will have four front gables, including two on the primary façade of the second-story addition. The exterior finishes include a mixture of horizontal wood siding and cedar shingle cladding, the roofing will be architectural (rectangular) asphalt shingles, and the windows and doors will be wood clad with simulated divided lites.

Site Features

A new detached, single stall garage will be constructed at the rear west corner of the parcel. The new 396-square-foot garage will be approximately 14.25 feet tall and have a front-gabled roof. It appears the new garage will be clad in similar materials to the new rear and second-story addition. The garage will be clad in painted horizontal wood siding and the gable will have wood detailing. The roof will be clad in asphalt shingles. The multi-lite paneled wood garage door will be located on the northeast façade and multi-light wood French doors will be located on the southeast façade. A new driveway constructed with permeable pavers will run along the northwest property line. A new wood driveway gate will be located at the middle of the driveway. All existing trees will be protected. The front and rear yards will be re-landscaped with new lawns, new stone pathways, and a new wood side gate. A new stone terrace will be located at the rear. New wood perimeter fences will also be constructed.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

CEQA is state legislation (Pub. Res. Code §21000 et seq.) that provides for the development and maintenance of a high-quality environment for the present-day and future through the identification of significant environmental effects.[4] CEQA applies to "projects" proposed to be undertaken or requiring approval from state or local government agencies. "Projects" are defined as "…activities which have the potential to have a physical impact on the environment and may include the enactment of zoning ordinances, the issuance of conditional use permits and the approval of tentative subdivision maps."[5] Historic (historical) and cultural resources are considered to be part of the environment. In general, the lead agency must complete the environmental review process as required by CEQA. In the case of the proposed project at 1457 Bernal Avenue, the City of Burlingame will act as the lead agency.

[4] California Environmental Quality Act, Pub. Res. Code §21000 et seq., accessed July 26, 2019, https://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?lawCode=PRC&sectionNum=21000.
[5] Ibid.

According to CEQA, a "project with an effect that may cause a substantial adverse change in the significance of an historic resource is a project that may have a significant effect on the environment."[6] Substantial adverse change is defined as: "physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historic resource would be materially impaired."[7] The significance of a historic resource is materially impaired when a project "demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources."[8] Thus, a project may cause a substantial change in a historic resource but still not have a significant adverse effect on the environment as defined by CEQA as long as the impact of the change on the historic resource is determined to be less-than-significant, negligible, neutral, or even beneficial.

In general, the lead agency must complete the environmental review process as required by CEQA. The basic steps are:

1. Determine if the activity is a "project;"
2. Determine if the project is exempt from CEQA;
3. Perform an Initial Study to identify the environmental impacts of the project and determine whether the identified impacts are "significant." Based on the finding of significant impacts, the lead agency may prepare one of the following documents:

    a) Negative Declaration for findings of no "significant" impacts;
    b) Mitigated Negative Declaration for findings of "significant" impacts that may revise the project to avoid or mitigate those "significant" impacts;
    c) Environmental Impact Report (EIR) for findings of "significant" impacts.

STATUS OF EXISTING BUILDING AS A HISTORIC RESOURCE

In completing an analysis of a project under CEQA, it must first be determined if the project site possesses a historic resource. A site may qualify as a historic resource if it falls within at least one of four categories listed in CEQA Guidelines Section 15064.5(a). The four categories are:

1. A resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources (Pub. Res. Code § 5024.1, Title 14 CCR, Section 4850 et seq.).

2. A resource included in a local register of historical resources, as defined in section 5020.1(k) of the Public Resources Code or identified as significant in an historical resource survey meeting the requirements section 5024.1(g) of the Public Resources Code, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.

3. Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be an historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a

[6] CEQA Guidelines subsection 15064.5(b).
[7] CEQA Guidelines subsection 15064.5(b)(1).
[8] CEQA Guidelines subsection 15064.5(b)(2).

resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing on the California Register of Historical Resources (Pub. Res. Code § 5024.1, Title 14 CCR, Section 4852) including the following:

(A) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
(B) Is associated with the lives of persons important in our past;
(C) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
(D) Has yielded, or may be likely to yield, information important in prehistory or history

4. The fact that a resource is not listed in, or determined to be eligible for listing in the California Register of Historical Resources, not included in a local register of historical resources (pursuant to section 5020.1(k) of the Public Resources Code), or identified in an historical resources survey (meeting the criteria in section 5024.1(g) of the Public Resources Code) does not preclude a lead agency from determining that the resource may be an historical resource as defined in Public Resources Code sections 5020.1(j) or 5024.1.[9]

In general, a resource that meets any of the four criteria listed in CEQA Guidelines Section 15064.5(a) is considered to be a historic resource unless "the preponderance of evidence demonstrates that it is not historically or culturally significant."[10]

Based on analysis and evaluation contained in the 2019 DPR 523A and 523B forms, 1457 Bernal Avenue meets the criteria for eligibility for listing in the California Register, and should therefore be considered a historic resource under CEQA.

SECRETARY OF THE INTERIOR'S STANDARDS

The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings provides standards and guidance for reviewing proposed work on historic properties.[11] The Standards for the Treatment of Historic Properties are used by federal agencies in evaluating work on historic properties. They have also been adopted by local government bodies across the country for reviewing proposed rehabilitation work on historic properties under local preservation ordinances. The Standards for the Treatment of Historic Properties are a useful analytic tool for understanding and describing the potential impacts of substantial changes to historic resources. Projects that comply with the Standards for the Treatment of Historic Properties benefit from a regulatory presumption that they would have a less-than-significant adverse impact on a historic resource.[12] Projects that *do not* comply with the Standards for the Treatment of Historic Properties may cause either a substantial or less-than-substantial adverse change in the significance of a historic resource.

The Secretary of the Interior offers four sets of standards to guide the treatment of historic properties: Preservation, Rehabilitation, Restoration, and Reconstruction. The four distinct treatments are defined as follows:

---

[9] 2018 CEQA Guidelines, Guidelines Section 15064.5(a), accessed August 23, 2019, http://resources.ca.gov/ceqa/docs/2018_CEQA_Statutes_and_Guidelines.pdf.
[10] Pub. Res. Code §5024.1, Title 14 CCR, Section 4850 et seq.
[11] Anne E. Grimmer, *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings* (U.S. Department of the Interior National Park Service Technical Preservation Services, Washington, D.C.: 2017), accessed July 26, 2019, https://www.nps.gov/tps/standards/treatment-guidelines-2017.pdf.
[12] CEQA Guidelines subsection 15064.5(b)(3).

Preservation: The Standards for Preservation "require retention of the greatest amount of historic fabric, along with the building's historic form, features, and detailing as they have evolved over time."

Rehabilitation: The Standards for Rehabilitation "acknowledge the need to alter or add to a historic building to meet continuing or new uses while retaining the building's historic character."

Restoration: The Standards for Restoration "allow for the depiction of a building at a particular time in its history by preserving materials from the period of significance and removing materials from other periods."

Reconstruction: The Standards for Reconstruction "establish a limited framework for recreating a vanished or non-surviving building with new materials, primarily for interpretive purposes."[13]

Typically, one set of standards is chosen for a project based on the project scope. In this case, the proposed project scope is seeking to alter and add to a historic building. Therefore, the Standards for Rehabilitation will be applied.

STANDARDS FOR REHABILITATION ANALYSIS

The following analysis applies each of the Standards for Rehabilitation to the proposed project at 1457 Bernal Avenue. This analysis is based upon the proposed designs by Form+One, dated August 12, 2019 (in the filename) and sent to Page & Turnbull by the City of Burlingame on August 13, 2019.

Rehabilitation Standard 1: *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*

Discussion: The proposed project does not alter the use of the historic residential property at 1457 Bernal Avenue, as it will continue to be used as a single-family residence.

Therefore, as planned, the proposed project is in compliance with Rehabilitation Standard 1.

Rehabilitation Standard 2: *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize the property will be avoided.*

Discussion: As proposed, the project will fully retain and preserve the following character-defining features: the siting with primary frontage along Bernal Avenue; primary entrance ensemble, including recessed front porch with paired wood posts and four-light front door; bay window with diamond-pattern sashes; and gable window with diamond-pattern sashes and miniature balustrade on the primary façade. Other character-defining features will be altered in part, due to the building move and the rear and second-story addition, including wood clapboard siding with shingle-clad gables; overhanging eaves with decorative brackets; and exposed wood structural elements, including rafter tails, joists, and beams. The historic building's one-and-a-half-story massing will not be retained.

Although some of the character-defining features will be retained on the historic primary façade, the project does not avoid the removal of distinctive materials or alteration of features, spaces, and

[13] Grimmer, *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings.*

spatial relationships that characterize the property. The historic resource will no longer be able to clearly convey its significance as an example of early residential development in Burlingame's Easton Addition and as a Craftsman style residence built in 1908 with high artistic value.

Thus, as designed, the proposed project is not in compliance with Rehabilitation Standard 2.

Rehabilitation Standard 3: *Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historical properties, will not be undertaken.*

Discussion: The proposed rear and second-story addition is to be clad in horizontal wood siding and cedar shingles, which will both be of different dimensions and paint color than the historic cladding so as to distinguish the new from the historic. In addition, no conjectural features or elements from other historic properties are proposed to be added to the new or historic portions of the building.

However, the fenestration of the retained front portion of the historic building's side façade will be reconfigured with new openings and new wood windows, and the walls will be patched with siding that matches the historic siding. This has potential to create a false sense of historical development, as it will obscure the original design intent.

Therefore, as designed, the proposed project is partially in compliance with Rehabilitation Standard 3.

Rehabilitation Standard 4: *Changes to a property that have acquired significance in their own right will be retained and preserved.*

Discussion: There are no changes to the historic building beyond the identified period of significance (1908) that have acquired historic significance in their own right. None of the non-historic features have been found significant.

Therefore, as designed, the proposed project is in compliance with Rehabilitation Standard 4.

Rehabilitation Standard 5: *Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

Discussion: The proposed project will result in the loss of much of the building's historic materials. While distinctive materials and features which exemplify craftsmanship will be retained on the primary façade, the historic materials and features will not be preserved on the side and rear façades. The rear of the building and characteristic roof structure will be demolished to accommodate the rear and second-story addition. The fenestration of the remaining front portion of the historic building's side façades will be reconfigured with new openings and wood windows, and the walls will be patched with siding that matches the historic siding.

Therefore, as designed, the proposed project is not in compliance with Rehabilitation Standard 5.

Rehabilitation Standard 6: *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*

Discussion: The proposed project will protect, restore, and refinish the historic features of the primary façade. Rear portions of the building will be demolished; thus, any potentially deteriorated features on those facades will not be repaired. No missing features will be replaced.

Therefore, as designed, the proposed project is partially in compliance with Rehabilitation Standard 6.

Rehabilitation Standard 7: *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

Discussion: The historic materials of the primary façade are to be protected, restored, and refinished. As planned, the proposed project does not involve chemical or physical treatments and thus will be in compliance with Rehabilitation Standard 7.

Rehabilitation Standard 8: *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*

Discussion: The proposed project will involve the removal the historic building's foundation and moving the building to a new foundation. If any archaeological material is discovered during this process, provided that standard discovery procedures for the City of Burlingame are followed, the proposed project will adhere to Rehabilitation Standard 8.

Rehabilitation Standard 9: *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and environment.*

Discussion: The new rear and second-story addition, alterations to the historic side façades, and alterations to the historic roof will destroy historic materials, features, and spatial relationships that characterize the property. The historic building's primary façade will be preserved, though the historic massing will not be evident as the proposed rear and second-story addition is set back less than ten feet from the primary façade. The following character-defining features will be compromised due to the addition: one-and-a-half-story massing; wood clapboard siding with shingle-clad gables; overhanging eaves with decorative brackets; and exposed wood structural elements. The proposed exterior finishes for the addition, which mostly include wood materials, will not compete with the historic finishes. Although the addition is mostly compatible in design and is appropriately differentiated in material, the addition is not compatible with the historic building's size, scale, proportions, and massing. The proposed project will result in a building that no longer looks like a historic Craftsman style residence built in 1908, but rather like a New Traditional Craftsman style residence built in the 21st century. The integrity of the historic property will not be protected.

Therefore, as designed, the proposed project is not in compliance with Rehabilitation Standard 9.

Rehabilitation Standard 10: *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

Discussion: The proposed project involves moving the historic building; preserving the front quarter of the building; demolishing the rear of the building; and constructing a rear and new second-story addition. If the addition was to be removed in the future, only the historic primary façade, front portions of the historic side façades, and front portion of the historic roof will remain. The essential form and integrity of the property will be impaired.

Thus, as designed, the proposed project is not in compliance with Rehabilitation Standard 10.

ANALYSIS OF PROJECT-SPECIFIC IMPACTS UNDER CEQA

As the above analysis demonstrates, the proposed project, as currently designed, appears to be in compliance with four of the ten Secretary of the Interior's Standards for Rehabilitation (1, 4, 7, and 8), in partial compliance with two of the Standards (3 and 6), and not in compliance with four of the Standards (2, 5, 9, and 10).[14] Thus, the proposed project may affect the ability of 1457 Bernal Avenue to be eligible for listing or designation in the California Register. According to Section 15126.4(b)(1) of the Public Resources Code (CEQA), if a project complies with the Standards, the project's impact "will generally be considered mitigated below a level of significance and thus is not significant." As the proposed project at 1457 Bernal Avenue does not fully comply with all of the ten Standards for Rehabilitation, it may cause a significant adverse impact under CEQA.

The proposed project will impact the eligibility of the property for listing in the California Register, due to a potential adverse change caused by the loss of distinctive character-defining features and historic materials. The historic building will no longer be able to convey its significance as an example of early residential development in Burlingame's Easton Addition or as an example of Craftsman style architecture with high artistic value from 1908. Therefore, the proposed design will likely result in project-specific impacts, and it appears that the project will cause a substantial adverse change in the significance of the resource as defined by CEQA.

CUMULATIVE IMPACTS UNDER CEQA

The California Environmental Quality Act defines cumulative impacts as follows:

> "Cumulative impacts" refers to two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts.
>
> a) The individual effects may be changes resulting from a single project or a number of separate projects.
> b) The cumulative impact from several projects is the change in the environment which results from the incremental impact of the project when added to other closely related past, present, and reasonably foreseeable probable future projects. Cumulative impacts can result from individually minor but collectively significant projects taking place over a period of time.[15]

According to the Burlingame Planning Department's list of 'Approved,' 'Proposed Projects Under Review,' 'City Planning Initiatives,' and 'Preliminary Projects,' there are no other proposed development projects currently planned in the direct vicinity of the subject property.[16] The proposed project site is not located in a listed historic district. The proposed new construction at 1457 Bernal Avenue does not appear to cause any significant cumulative impacts which would compound or increase environmental impacts. Adjacent properties to the subject project site on Bernal Avenue feature generally one- and two-story single-family residences, which represent a range of construction

[14] The project would comply with Rehabilitation Standard 8 upon condition that appropriate steps are taken.
[15] CEQA Guidelines, Article 20, Subsection 15355.
[16] "Major Projects," Burlingame Planning Department, accessed August 29, 2019, https://www.burlingame.org/departments/planning/majorprojects_new.php; and "Residential Applications Overview," City of Burlingame, July 2019, accessed August 29, 2019, https://www.burlingame.org/document_center/Planning/Residential%20Overview%20July%202019.pdf.

dates and architectural styles. The property immediately west of 1457 Bernal Avenue at 1451 Bernal Avenue is a two-story house built in 2007, and the property immediately east, at 1449 Bernal Avenue, is a one-story Tudor Revival style house built in 1929. 1456 Bernal Avenue, which is across the street from the subject property, is a two-story house built in 2007. 1452 Bernal Avenue, also across the street from 1457 Bernal Avenue, is a two-story modest revival style home built in 1924. There is no record of the adjacent properties having been evaluated or designated as historic resources.[17] Thus, the proposed project does not appear to cause cumulative impacts resulting from several projects.

Assessment of other potential environmental impacts such as aesthetics, air quality, noise, pollution, etc. are outside the scope of this report.

Figure 3. 1461 Bernal Avenue, built in 2007.

Figure 4. 1449 Bernal Avenue, built in 1929.

Figure 5. 1456 Bernal Avenue, built in 2007.

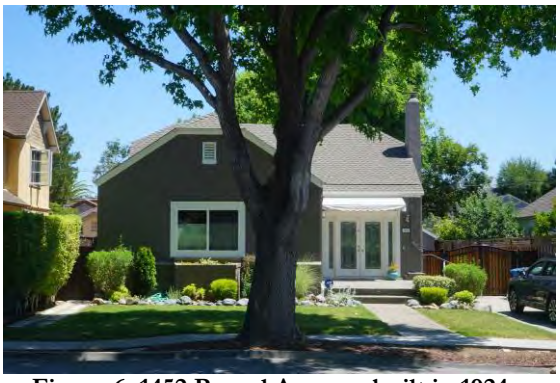


Figure 6. 1452 Bernal Avenue, built in 1924.

[17] The adjacent properties are not listed on the National Register of Historic Places, California Register of Historical Resources, the California Office of Historic Preservation (OHP) Historic Property Data File for San Mateo County, or on the Burlingame Historic Resources Inventory.

IV. PROJECT IMPROVEMENT RECOMMENDATIONS

While the proposed design respects and retains the historic building's primary facade, incorporation of the following project improvement recommendations into a revised design will make the proposed project compliant with the Secretary of the Interior's Standards for Rehabilitation overall.

Project Improvement Recommendation #1 – Improve Setbacks

To better distinguish the new addition from the historic building and to allow the building to convey its historic massing, the second-story addition should be located behind the front hipped roof form (approximately 15 feet from the eastern portion of the primary façade). Additional setback from the historic northwest façade would also help distinguish the historic massing. These setback changes would improve compliance with Standards 2, 5, 6, 9, and 10.

Project Improvement Recommendation #2 – Retain Historic Side Façades

By retaining the historic side facades with most or all of their existing configuration of fenestration openings, this would improve compliance with Standards 2, 3, 5, 6, 9, and 10.

V. CONCLUSION

The property at 1457 Bernal Avenue was evaluated in DPR forms by Page & Turnbull and determined to be individually eligible for listing in the California Register under Criterion 1 and 3. 1457 Bernal Avenue appears to be significant as an example of early residential development in Burlingame's Easton Addition and as an example of Craftsman style architecture with high artistic value, significant at the local level. Therefore, 1457 Bernal Avenue is considered a historic resource under CEQA.

The proposed project was evaluated according to the Secretary of the Interior's Standards for Rehabilitation and was determined to be in compliance with four of the ten Standards, in partial compliance with two of the Standards, and not in compliance with four of the Standards. Overall, the project is not currently in full compliance with the Secretary of the Interior's Standards for Rehabilitation. The proposed project would impact the eligibility of the property for listing in the California Register, due to a potential adverse change caused by the loss of distinctive character-defining features and historic materials. As such, the project as currently designed will likely result in project-specific impacts, and it appears that the project will cause a substantial adverse change in the significance of the resource as defined by CEQA.

Page & Turnbull finds that the project could likely be more compliant with the Secretary of the Interior's Standards for Rehabilitation if two project improvement recommendations are followed. These recommendations include improving the second-story addition's setbacks and retaining the historic side façades.

VI. REFERENCES CITED

2018 CEQA Statutes & Guidelines. Accessed July 26, 2019, http://resources.ca.gov/ceqa/docs/2018_CEQA_Statutes_and_Guidelines.pdf.

Burlingame Downtown Specific Plan, Chapter 5.0 'Historic Resources', Section 5-6 through 5-9. Adopted in 2010 and revised in 2016 to be Chapter 6.0 'Historic Resources'.

California Environmental Quality Act, Pub. Res. Code §21000 et seq. Accessed July 26, 2019, https://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?lawCode=PRC&sectionNum=21000.

DPR 523A & DPR 523B Forms for 1457 Bernal Avenue. Recorded by Page & Turnbull. June 14 and July 12, 2019.

Grimmer, Anne E. T*he Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings*. Washington, D.C.: U.S. Department of the Interior, 2017. Accessed July 26, 2019, https://www.nps.gov/tps/standards/treatment-guidelines-2017.pdf.

"Major Projects." Burlingame Planning Department. Accessed August 29, 2019, https://www.burlingame.org/departments/planning/majorprojects_new.php.

National Park Service. *The Secretary of the Interior's Standards for Treatment of Historic Properties*. Accessed July 26, 2019, https://www.nps.gov/tps/standards.htm.

"Residential Applications Overview." City of Burlingame, June 2019. Accessed August 29, 2019, https://www.burlingame.org/document_center/Planning/Residential%20Overview%20July%202019.pdf.

APPENDIX

APPENDIX A – DPR FORMS

State of California Department of Parks and Recreation (DPR) 523A (Primary Record) and 523B (Building, Structure, and Object Record) forms for 1457 Bernal Avenue in Burlingame, California. Recorded by Page & Turnbull, June and July 2019.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #_____
HRI #_____
Trinomial_____
NRHP Status Code 3CS
Other Listings_____
Review Code_____ Reviewer_____ Date_____

Page 1 of 17 **Resource name(s) or number** (assigned by recorder) 1457 Bernal Avenue

P1. Other Identifier:_____
***P2. Location:** ☐Not for Publication ☒Unrestricted ***a. County** San Mateo
***b. USGS 7.5' Quad** San Mateo, Calif. **Date** 1999
***c. Address** 1457 Bernal Avenue **City** Burlingame **Zip** 94010
d. UTM: (Give more than one for large and/or linear resources) Zone ___, ____ mE/ _____ mN
***e. Other Locational Data:** Assessor's Parcel Number 026-044-060

***P3a. Description:**
1457 Bernal Avenue is a rectangular parcel in Burlingame's Easton Addition neighborhood **(Figure 1)**. The property contains a single residence and is situated on the south side of Bernal Avenue, between Adeline and Hillside drives.[1] The subject building is set back from Bernal Avenue behind a lawn but occupies nearly the entire parcel width. The dwelling encompasses a one-story, gable-covered volume that extends from the front lawn to the parcel's rear. Two abutting, hipped-roof extensions project away from the side of the gabled volume, towards the east. The northern hip extension is substantially glazed, enclosing a sunroom that comprises the northeast corner of the residence. The building is expressed in the Craftsman style, communicated through its picturesque massing, shingle-clad front gable, overhanging eaves, exposed beams and rafter ends, square porch columns, and large decorative brackets. The building is clad in weatherboard siding, its gables with wood shingles, and the roof is sheathed in asphalt shingles. Many exterior doors and windows are framed with broad flat wood architraves. The north and east façades are the most publicly visible sides of the building. The west façade is largely obscured by a privacy fence and the south façade overlooks the parcel's rear yard. (See Continuation Sheet, page 2.)

***P3b. Resource Attributes:** HP2. Single family property; HP4: Ancillary building (detached garage)
***P4. Resources Present:** ☒Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other

P5a. Photo

P5b. Photo: (view and date)
View southwest of the primary (northeast) façade, June 14, 2019.

***P6. Date Constructed/Age and Sources:** ☒Historic ☐Prehistoric ☐Both
1908 (Assessor's Office)

***P7. Owner and Address:**
Tim Baldwin
1457 Bernal Avenue
Burlingame, CA 94010

***P8. Recorded by:**
Page & Turnbull, Inc.
170 Maiden Lane
San Francisco, CA 94108

***P9. Date Recorded:**
06/14/2019

***P10. Survey Type:**
Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none") None

***Attachments:** ☐None ☐Location Map ☐Sketch Map ☒Continuation Sheet ☒Building, Structure, and Object Record
☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record
☐Artifact Record ☐Photograph Record ☐ Other (list)

[1] The Burlingame street grid is oblique to the cardinal directions. For the sake of being concise in this report, "north" will refer to parts of the building oriented towards Bernal Avenue, and all other directional references are adjusted accordingly.

***P3a. Description (continued):**

Figure 1: Aerial photograph of 1457 Bernal Avenue. Approximate boundary of subject property outlined in orange. Source: Google Maps, 2018. Edited by Page & Turnbull.

The building's primary façade faces north towards Bernal Avenue **(Figure 2)**. The façade spans the north end of the gable volume and the sunroom hip extension. Under the gable end, the first floor is divided in half by a recessed porch on the east (left) and a bay window on the west (right) **(Figure 3)**. A half-wall balustrade partially encloses the porch, and paired square columns at the east porch corner support the gable above **(Figure 4)**. Because the porch is recessed under the gable, its east end is enclosed by the sunroom windows **(Figure 5)**. Concrete steps, flanked by stucco-clad bulkheads, rise to the recessed porch toward the front door, a single-leaf, natural-wood door with four square lights piercing the upper half **(Figure 6)**. Outside the porch, a shallow bay window is situated in the west (right) half of the first floor under the gable. The bay window contains wood casement sashes with diamond-pattern muntins **(Figure 7)**. The gable above the porch and bay window projects slightly beyond the first-floor plane, supported by a broad beam and twelve exposed joists. A square window is centered in the gable, with two diamond-pattern wood casement sashes **(Figure 8)**. A miniature balustrade with three joists frames the window from below. The gable profile is articulated by the roof's overhanging eaves and five large decorative brackets. The hipped-roof sunroom extends east from the gable volume **(Figure 9)**. The sunroom was originally part of the open porch, and thus has matching paired square columns at the façade's east corner. The sunroom is enclosed with three twelve-light wood sliding sashes.

Figure 2: North façade.

Figure 3: North end of gable volume.

Figure 4: Recessed porch.

Figure 5: Sunroom windows.

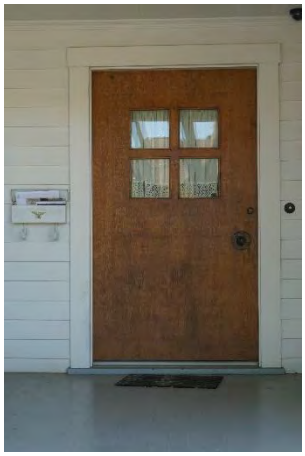


Figure 6: Front entry.

Figure 7: Bay window.

Figure 8: Gable window.

Figure 9: Hipped-roof sunroom.

The subject building's east façade overlooks a lawn and a driveway leading back to the neighboring house **(Figure 10)**. The façade spans the ends of the two hipped-roof extensions **(Figure 11)**. The south (left) extension is taller and projects out farther than the north (right) extension, which contains the sunroom. The fenestration varies between the ends of the two hipped-roof extensions; while the end of the south extension has two discrete windows, the end of the north extension contains almost continuous glazing. An elongated rectangular window with sliding vinyl sashes is centered in the end of the south extension, and a narrow half-height window is positioned immediately to the right **(Figure 12)**. The smaller window has two hung vinyl sashes. Both windows have

wide wood architraves. The end of the north hipped-roof extension is divided between two spans of windows that illuminate the sunroom inside **(Figure 13)**. The left window span has three twelve-light casement sashes and is bounded by the building's characteristic broad architraves. The right window span consists of four twelve-light sliding windows. Two paired square columns mark the end of this window span and the façade's north corner. Between the north and south extensions that form the east façade, a brick chimney rises where the two hipped roofs meet.

Figure 10: Oblique view of east façade from Bernal Avenue.

Figure 11: East façade.

Figure 12: End of south hipped-roof extension.

Figure 13: End of north hipped-roof extension.

Like the north façade, the south façade of 1457 Bernal Avenue spans the end of the gable volume and a hipped-roof extension **(Figure 14 – Figure 15)**. The first floor of the south façade is clad in vinyl siding. A covered porch extends across nearly the entire façade **(Figure 16)**. The porch is raised several inches above the ground with a brick foundation and an aggregate floor. Four scrolled metal posts support the shallow porch shed roof above. The first floor of the gable volume contains two glazed sliding doors leading onto the porch **(Figure 17)**. Centered in the gable above the porch roof, a vinyl two-light sliding window illuminates the upper level. Like the front gable facing Bernal Avenue, the south gable has overhanging eaves. However, this rear gable's eaves are adorned with fewer decorative brackets. The hipped-roof extension continues east (right) from the gable volume **(Figure 18)**. On the first floor, this hip extension contains two rectangular aluminum windows. Both windows have fixed divided upper lights and an operable awning sash below.

Figure 14: South façade.

Figure 15: South façade.

Figure 16: Porch on south façade.

Figure 17: First-floor of gable volume on south façade.

Figure 18: Windows on hipped-roof extension.

The west façade of 1457 Bernal Avenue runs close to the west property line and a privacy fence, so this side of the building is largely obscured from view. The façade can only be obliquely viewed from the northeast and southeast corners of the building **(Figure 19)**. Four windows span the length of the façade, all framed with flat architraves. From the north to south (left to right), the façade contains a vinyl two-light sliding window, a half-height vinyl sliding window, and two additional full-size sliding windows.

The subject property is in the Easton Addition neighborhood, northeast of downtown Burlingame. The neighborhood contains many homes built in Craftsman and revival styles, built primarily in the 1920s and 1930s. Based on a Sanborn Map Company fire insurance map, the block surrounding 1457 Bernal Avenue was largely built out by 1921. Immediately east (left) of the subject property, a studio/garage at 1453 Bernal Avenue was built in 1947, originally as an auxiliary building to the subject residence **(Figure 20)**. Many of the block's early twentieth-century detached homes survive today, while some new houses have infilled the last remaining vacant lots or have replaced older houses. This new residential construction was constructed at the same scale as older houses, however, and does not make the neighborhood less visually cohesive. Houses in the neighborhood are small or mid-sized, detached, and are set back from the street with lawns **(Figure 21 – Figure 23)**.

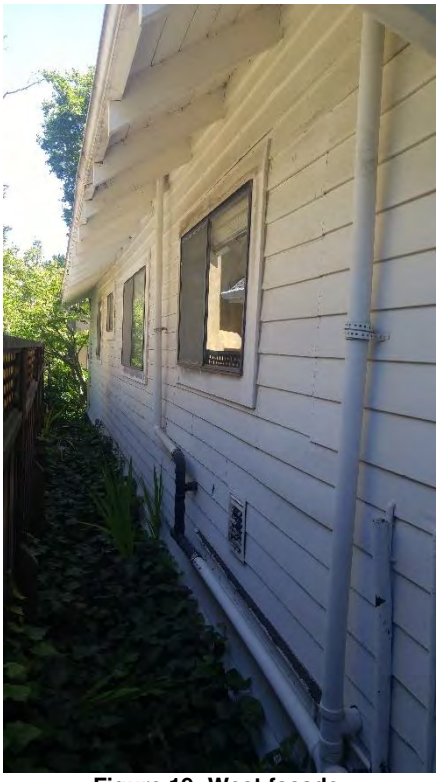


Figure 19: West façade.

Figure 20: 1453 Bernal Avenue, located east (left) of the subject property, built in 1947.

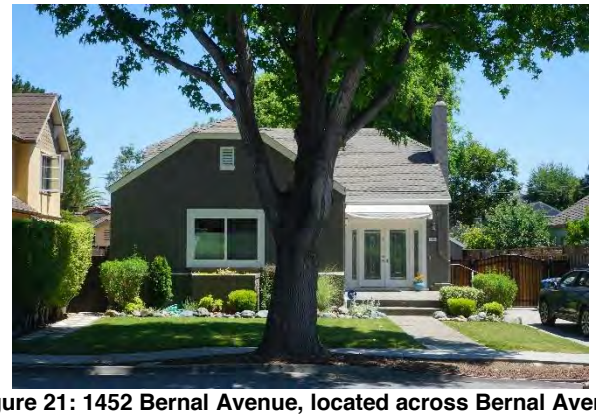


Figure 21: 1452 Bernal Avenue, located across Bernal Avenue from the subject property, built in 1924.

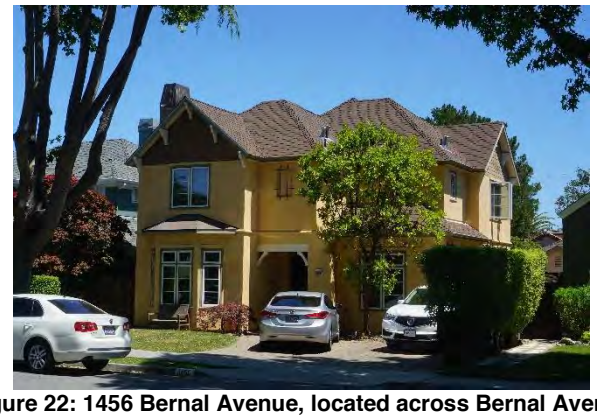


Figure 22: 1456 Bernal Avenue, located across Bernal Avenue from the subject property, built in 2007.

Figure 23: 1449 Bernal Avenue, located east (left) of the subject property, built in 1929.

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 3CS

*Resource Name or # (assigned by recorder) 1457 Bernal Avenue

B1. Historic name: 1457 Bernal Avenue

B2. Common name: 1457 Bernal Avenue

B3. Original Use: Single-Family Residence

B4. Present use: Single-Family Residence

*B5. Architectural Style: Craftsman

*B6. Construction History:

The San Mateo County Assessor has identified 1908 as the year of construction for the subject building. A ca. 1912 sales brochure for the Easton Addition development included photographs of two completed buildings, including the house at 1457 Bernal Avenue **(Figure 24)**. As illustrated in the historic photograph, the house bears great resemblance to its present-day form. Several noteworthy subsequent changes are evident, however. An open porch used to occupy the northeast corner of the house, east (left) of the front entrance, where the sunroom now exists. Four windows once occupied the section of the north façade visible in the photograph. Finally, a small porch is seen behind a corner on the north façade, in the footprint of the present south hipped-roof extension on the north façade. (See Continuation Sheet, page 8).

*B7. Moved? ☒No ☐Yes ☐Unknown Date: Original Location:

*B8. Related Features: None

B9a. Architect: Architect unknown b. Builder: Builder unknown

*B10. Significance: Theme: Residential Architecture Area Easton Addition

Period of Significance 1918 Property Type Single-family residence

Applicable Criteria 1 (Events) and 3 (Architecture)

Historic Context:

City of Burlingame

The lands that would become the City of Burlingame were initially part of *Rancho San Mateo*, a Mexican-era land grant given to Cayetano Arena by Governor Pio Pico in 1845. Over the next four decades, the lands passed through the hands of several prominent San Francisco businessmen, including William Howard (purchased 1848) and William C. Ralston (purchased 1856). In 1866, Ralston sold over 1,000 acres to Anson Burlingame, the US Minister to China. Following Burlingame's death in 1870, the land reverted to Ralston and eventually to Ralston's business partner, William Sharon. Very little formal development occurred during this period, with most of the land used for dairy and stock farm operations. In 1893, William Sharon's trustee, Francis G. Newlands, proposed the development of the Burlingame Country Club as an exclusive semi-rustic destination for wealthy San Franciscans. A railroad depot was constructed in 1894, concurrent with small-scale subdivisions in the vicinity of Burlingame Avenue. During this time, El Camino Real acted as a de facto dividing line between large country estates to the west and the small village of Burlingame to the east. The latter developed almost exclusively to serve the needs of the wealthy estate owners. (See Continuation Sheet, page 10).

B11. Additional Resource Attributes:

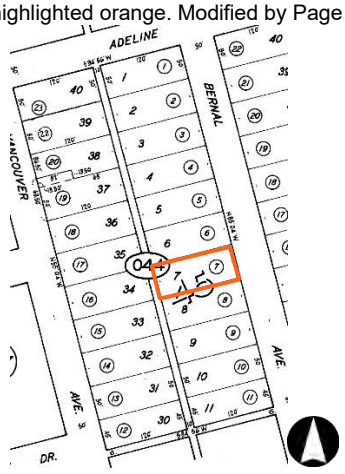
*B12. References: See Continuation Sheet, page 15.

B13. Remarks: None

*B14. Evaluator: Robert Watkins, Page & Turnbull, Inc.

*Date of Evaluation: June 14, 2019

Source: San Mateo County Assessor-County Clerk-Recorder, 2019. Property highlighted orange. Modified by Page & Turnbull



(This space reserved for official comments.)

***B6. Construction History (continued):**
The 1912 photograph also depicts an adjacent garage. This garage building was likely constructed around the time of the residence. This garage, with a leased residential unit, was owned and used by the residents of the subject property until 2018, when the parcel was subdivided into two properties. The garage is addressed 1453 Bernal Avenue.

The subject building next appears in the historical record in 1921, when the property was illustrated in a 1921 fire insurance map, produced by the Sanborn Map Company **(Figure 25)**. According to the map, the house still had an open porch at its northeast corner and a porch on the north façade as late as 1921. Also in the 1921 map, a small porch was situated on the south façade, smaller than the present-day porch that extends the length of the façade.

A 1941 aerial photograph of the property reveals that the small north-façade porch had been replaced with a hipped-roof extension, which is still extant **(Figure 26)**. At the same time that this addition was constructed, the open porch at the building's northeast corner may have also been enclosed into the present-day sunroom with wood sliding-sash windows. Still, the south porch did not extend the length of the façade in 1941, as it does today. The extant, full-length porch was constructed by 1965, when it first clearly appears in an aerial photograph **(Figure 29)**.

Building permit applications at the Community Development Department describe further construction on the subject building's exterior beginning in the 1970s. Roof repairs occurred in 1974 and new composite shingles were also installed on the roof in 1995. A 1986 permit describes the installation of steel siding on the front façade, but wood weatherboards remain in place, so this work likely never occurred.

Building permit applications on file for 1453 Bernal Avenue at the Burlingame Community Development Department are listed below:

Date	Permit #	Architect/Builder/Contractor	Owner Listed	Description
11/19/1973	U-1432	Not listed	Henry A. Gogarty	Kitchen remodel
01/08/1974	U-1514	Sterling Roofing	Henry A. Gogarty	Roof repairs
04/17/1979	Z-630	Modern Exteriors	Henry A. Gogarty	Install steel siding on front façade *(likely never occurred)*
11/10/1986	1912	Larry's Plumbing	Henry A. Gogarty	Install water heater
04/03/1995	9501430	Central Roofing Co.	Henry A. Gogarty	Install new composite shingles on house roof
03/01/2006	P06-0044	Just Water Heaters	Winifred Gogarty	Replace 40-gallon water heater

Observations from the June 2019 site visit suggest several unpermitted exterior alterations to the property, some mentioned above. Unpermitted alterations include the enclosure of the open porch at the northeast corner into a sunroom, the addition of the hipped-roof extension on the north façade, and the construction of a new porch on the south façade. An additional unpermitted alteration is the replacement of the four north-façade windows visible in the 1912 photograph with three casement windows.

***B10. Significance (continued):**
Burlingame began to develop in earnest with the arrival of an electric streetcar line between San Mateo and San Francisco in 1903. However, the 1906 earthquake and fires had a far more dramatic impact on the area. Hundreds of San Franciscans who had lost their homes began relocating to Burlingame, which boomed with the construction of new residences and businesses. Over the next two years, the village's population grew from 200 to 1,000. In 1908, Burlingame incorporated as a city, and in 1910, annexed the north adjacent town of Easton. The following year, the Burlingame Country Club area was also annexed to the City. By 1920, Burlingame's population had increased to 4,107.[2]

Easton Addition Neighborhood
The subject property was constructed in the Easton Addition neighborhood in Burlingame, on land that was formerly part of *Rancho Buri Buri*, a 15,000 acre Mexican-era land grant.[3] By about 1859, Darius Ogden (D.O.) Mills and his sister Adeline Mills Easton had purchased the vast majority of land in what is now north Burlingame from the Sanchez family that owned *Rancho Buri Buri*.[4] Adeline's husband Ansel I. Easton died in 1868, leaving the family's large estate to his son Ansel Mills Easton.[5] Easton subdivided his families estate beginning in 1905 to create the town of Easton. A portion of Easton's subdivided land was annexed by Burlingame in 1910, known as the Easton Addition. In 1913, Easton established a battery-operated streetcar line that ran from

[2] Joanne Garrison, *Burlingame: Centennial 1908-2008* (Burlingame, CA: Burlingame Historical Society, 2007).
[3] "Explore the History of Burlingame," Burlingame Historical Society, accessed June 26, 2019, https://burlingamehistory.org/history-of-burlingame/.
[4] Garrison, *Burlingame*, 30-31.
[5] Joanne Garrison and Burlingame Historical Society, "Ansel I. Easton and Adeline Easton," Peninsula Royalty: The Founding Families of Burlingame-Hillsborough, accessed October 3, 2018, https://burlingamefoundingfamilies.wordpress.com/easton-introduction/ansel-i-easton/.

Carmelita Avenue and California Drive up to Hillside Drive and Alvarado as a means of spurring development.[6] The line closed in 1918 when sales and home development failed to materialize. Easton Drive, designed by National Parks Superintendent Mark Daniels, was called "one of the finest scenic roads in the West" when it was completed around 1914, and terminated at the highest point of Burlingame Hills, providing scenic views that reportedly attracted hundreds of motorists every weekend.[7]

At the beginning of the 1920s, the Easton Addition neighborhood was still sparsely populated, but the mobility provided by private automobiles spurred an explosion in development in the 1920s and 30s.[8] Several schools, including Hoover Elementary School (1930) opened to serve the growing community. By the close of the 1940s, Easton Addition was nearly fully developed. The former crescent-shaped park at the end of Hillside Drive, encompassed by Hillside Circle and Alvarado Avenue, which marked the termination point of Easton's failed streetcar line was also developed with residences by the 1940s. A brick pergola installed as a streetcar stop at the intersection of Alvarado Avenue and Hillside Drive stop is still extant, although now surrounded by homes.

1457 Bernal Avenue

Owner and Occupant History

1457 Bernal Avenue was constructed sometime between 1907 and 1910 for original owners William F. Toothaker and Lorania Toothaker. William was born in 1844 in Maine and served in the U.S. Civil War.[9] He later moved to San Francisco to work as a hydraulic engineer and became involved with a San Francisco post of the Grand Army of the Republic.[10] Lorania was born around 1839 in Vermont.[11] The Toothakers moved to San Francisco by 1868, where they first appeared in San Francisco city directories, and continued to reside there until at least 1907. The Toothakers moved to the subject property when it was constructed in 1908.

At the time of the subject building's construction, the Toothakers had an adult daughter, Ethel (born c. 1888), who lived with her parents. By 1918, Ethel had married local grocer Archie Dewar Tiddy (born c. 1888). Archie Tiddy was raised in San Francisco and graduated from San Francisco Polytechnic High School in 1906.[12] Along with his brother, Frank, Archie Tiddy owned and operated Tiddy Bros., a prominent Burlingame grocery store that was located in several downtown locations. The newlywed Archie and Ethel Tiddy remained living with the elder Toothakers in the subject house. After William Toothaker died in 1923, Archie and Ethel Tiddy retained ownership of the building and raised their four children there: William F. Tiddy (born c. 1915), Alice Tiddy (born c. 1917), Douglas Tiddy (born c. 1919), and Redick D. Tiddy (born c. 1922). Archie and Ethel Tiddy continued to reside in the subject building, while their children moved out as they grew older. In 1947, Redick Tiddy moved into the newly constructed residential unit in the Tiddy's garage (now a separate parcel, addressed 1453 Bernal Avenue). Archie Tiddy died in 1958 and Ethel Tiddy continued to reside in the house until around 1963.

Beginning in 1965, Henry A. and Winifred Gogarty resided in the subject building. Henry (Harry) was born in Ireland and immigrated to Boston in 1949, eventually making his way to the West Coast.[13] Harry worked as the West Coast Manager for the Irish Tourist Board, encouraging and coordinating travel between California and Ireland. Winifred was also born in Ireland, in 1922, and later moved to the United States in 1959. The Gogarty couple continued to live in the subject house until their respective deaths: Harry in 2009 and Winifred in 2018.

The following table outlines the ownership and occupancy history of 1457 Bernal Avenue, compiled from Burlingame city directories, Ancestry.com, and City of Burlingame Ownership Cards on file at the Burlingame Historical Society:

Years of Ownership/Occupation[14]	Owners and Tenants (known owners in bold)	Occupation (if listed)
c. 1910 – c. 1923	**William F. Toothaker** **Lorania Toothaker**	Hydraulic Engineer *Not listed*
1918 – c. 1963	**Archie D. Tiddy** **Ethel Tiddy** William F. Tiddy Alice Tiddy Douglas Tiddy Redick D. Tiddy	Grocer (Tiddy Bros.) *Not listed* Clerk (Tiddy Bros.) Student Law Student Student

[6] Garrison, *Burlingame*, 40-41.
[7] "Auto Men Building Peninsula Homes," *San Francisco Chronicle*, September 26, 1914.
[8] Garrison, *Burlingame*, 48.
[9] 1910 U.S. Census.
[10] "Grand Army Post Installs New Officers," *San Francisco Examiner*, January 7, 1904.
[11] 1910 U.S. Census.
[12] "Diplomas Ready for Graduates," *San Francisco Call*, December 20, 1906.
[13] Harry Gogarty Obituary. *San Francisco Chronicle*, April 14, 2009.
[14] Note that length of ownership or occupation may extend beyond the listed dates. However, for the purpose of this table, only the known years of ownership or occupation are included.

Years of Ownership/Occupation[14]	Owners and Tenants (known owners in bold)	Occupation (if listed)
1965 - 2018	**Henry A. Gogarty** **Winifred Gogarty**	West Coast Manager – Irish Tourist Board *Not listed*

Craftsman Style
The Craftsman style evolved from the English Arts and Crafts Movement and later, the work of innovative American architects working in the Midwest and California, in particular Frank Lloyd Wright and Greene & Greene[15].The Craftsman style was utilized predominantly in residential properties and was dominant from the 1900s to the 1930s. The Craftsman magazine, published in America from 1901 to 1917, helped to disseminate the ideas associated with the style in North America, such as anti-industrialism and emphasis on handcrafted products. The Craftsman style took off in California during the first decade of the twentieth century in response to the work of Greene & Greene in Southern California. Additional influences included Japanese architecture, Swiss chalets, and the indoor/outdoor traditions of the Spanish and Mexican homes of the region.[16]

Elaborate one-off homes of the wealthy, such as the Gamble House in Pasadena, represent high style examples while rows of more modest bungalows are found throughout California. Craftsman bungalows are typically characterized by low-pitched gabled roofs with wide, unenclosed eave overhangs; decorative beams or braces; exposed rafter tails; tapered square columns or pedestals; and extending porch elements.[17] Small-scale, wood-framed Craftsman bungalows could be constructed easily and affordably, which contributed to their popularity in the Bay Area following the 1906 earthquake.

Significance Evaluation:
The property at 1457 Bernal Avenue is not currently listed in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register). The building does not appear in the California Historical Resources Information System (CHRIS) as of 2012, indicating that no record of previous survey or evaluation is on file with the California Office of Historic Preservation (OHP). The City of Burlingame does not currently have a register of historic properties beyond the Downtown Specific Plan Draft Inventory of Historic Resources (on which the subject property is not listed). Therefore, the property is not listed locally.[18]

Criterion A/1 (Events)
1457 Bernal Avenue does appear to be individually eligible for listing in the California Register under Criterion 1 (Events). The building was constructed in 1908, soon after the development of Easton Addition began. The building represents a rare dwelling from the neighborhood's first phase of growth; even by 1921, most of the surrounding parcels remained undeveloped. 1457 Bernal Avenue and a handful of other buildings were situated among numerous empty properties. The neighborhood's developers even used an image of 1457 Bernal Avenue in a promotional brochure for the Easton Addition. The neighborhood appears to have mostly built out only by the late 1930s, after a second and more extensive phase of development. Therefore, the subject building is significant as an exceptional example of early residential development in Burlingame's Easton Addition. While the property appears eligible for the California Register under Criterion 1, it does not rise to a level of significance for it to be eligible for the National Register under Criterion A. The period of significance would be 1908, the year of the building's construction.

Criterion B/2 (Persons)
1457 Bernal Avenue does not appear to be individually eligible for listing in the National Register under Criterion B or the California Register under Criterion 2 (Persons). The original owners, William and Lorania Toothaker, resided at 1457 Bernal Avenue until 1923. William Toothaker was a hydraulic engineer but research did not identify major projects to which he contributed. The subsequent owners, Archie and Ethel Tiddy, occupied the house until 1963. Archie Tiddy was a local grocer and owned a well-respected grocery store in downtown Burlingame. Though Archie Tiddy was admired as a successful local proprietor, research does not indicate that the subject building is particularly representative of his life or work. The building's most recent occupants were Harry and Winifred Gogarty. Harry was the West Coast Manager of the Irish Tourist Board and is abundantly mentioned in local newspapers for his work in the 1960s and 1970s. However, his work with the Irish Tourist Board does not appear to be associated with 1457 Bernal Avenue to the extent that it would be considered significant under Criterion B/2. Therefore, the building does not appear to be individually eligible for listing in the National Register under Criterion B or California Register under Criterion 2.

[15] Virginia Savage McAlester, "Craftsman: 1905 – 1930," in *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2013), 568, 578.
[16] Rodney Douglas Parker, "The California Bungalow and the Tyrolean Chalet: The Ill-Fated Life of an American Vernacular," *Journal of American Culture* 15, vol. 4 (1992): 1.
[17] McAlester, 568, 578.
[18] Carey & Company, "Inventory of Historic Resources: Burlingame Downtown Specific Plan," October 6, 2008.

Criterion C/3 (Architecture)
1457 Bernal Avenue does appear to be individually eligible for listing in the California Register under Criterion 3 (Architecture). The residence at 1457 Bernal was built in 1908 by an unknown architect/builder; thus, 1456 Bernal Avenue cannot be considered the work of a master architect. However, the Craftsman-style building does possess high artistic value and reflects key Craftsman features including its picturesque massing, a front-facing gabled roof, overhanging eaves, exposed wooden structural elements (rafters and joists), decorative brackets, four-panel front door, recessed front porch, square columns, and diamond-pattern windows. The building represents an older and more elaborate architecture than many of the neighboring residences, which were constructed as modest Tudor Revival and Mediterranean Revival houses in the 1920s and 1930s. 1457 Bernal Avenue is an early and sensitively designed example of a middle-class Craftsman residence, with abundant architectural elaborations. While the property appears eligible for listing in the California Register under Criterion 3, it does not rise to a level of significance such that it would appear eligible for the National Register under Criterion C. The period of significance would be 1908, the year of the building's construction.

Criterion D/4 (Information Potential)
The subject property does not appear to be individually eligible under Criterion D/4 as a building that has the potential to provide information important to the prehistory or history of the City of Fremont, state, or nation. It does not appear to feature construction or material types, or embody engineering practices that would, with additional study, provide important information. Page & Turnbull's evaluation of this property was limited to age-eligible resources above ground and did not involve survey or evaluation of the subject property for the purposes of archaeological information.

Character-Defining Features
The character-defining features of 1457 Bernal Avenue date to the building's construction in 1908 and include:

- Siting with primary frontage along Bernal Avenue
- One-and-a-half-story massing, with front-facing gable volume and abutting hipped-roof extension
- Wood clapboard siding with shingle-clad gables
- Primary entrance ensemble, with recessed front porch with paired wood posts and four-light front door
- Bay window with diamond-pattern sashes
- Gable window with diamond-pattern sashes and miniature balustrade on primary facade
- Overhanging eaves with decorative brackets
- Exposed wood structural elements, including rafter tails, joists, and beams

Evaluation (integrity):
1457 Bernal Avenue remains at its original 1908 location and continues to be situated within a residential setting in the Easton Addition neighborhood. The building's design has been altered to an extent – the original porch that encompassed the northeast corner was enclosed, perhaps in the late 1930s or early 1940s; a second, hipped-roof extension was added on the north façade before 1941; and the rear porch was expanded by 1965. These alterations do not prevent the house from communicating its Craftsman design. The hipped-roof extension is situated away from the street and does not overwhelm the original building mass. The rear porch is not visible from the street. Though the original northeast portion of the front porch is now enclosed, it resembles purpose-built sunrooms on other Craftsman houses, a not-uncommon feature. The sliding window sashes integrate well with the materials and design of other windows on the house. Therefore, the building's original Craftsman design is clearly reflected. The building retains several original wood-frame windows, particularly at the primary façade. The building also retains its wood-weatherboard siding, shingle-clad gables, front porch, overhanging eaves, decorative brackets, and exposed structural elements. Particularly of note, the house still has its original four-light front door, which clearly expresses the Craftsman design intent. Original materials enable the subject building to exhibit period workmanship. The subject building retains integrity of feeling and association as an early twentieth-century suburban single-family residence designed in the Craftsman style with high artistic value. Later additions at the rear of the building do not detract from the dwelling's design nor perceptions of its historic residential function. Overall, the subject property at 1457 Bernal Avenue retains integrity of location, setting, design, materials, workmanship, feeling, and association.

Conclusion
The residence at 1457 Bernal Avenue is individually eligible for the California Register under Criterion 1 (Events) and 3 (Architecture). The subject building does not rise to a level of significance necessary for individual listing on the National Register. The house was constructed in 1908 in the early years of Easton Addition's development and was designed/built by an unknown architect/builder. Alterations to the building have not impaired the building's historic integrity and the building's Craftsman design remains intact. The California Historical Resource Status Code (CHRSC) of "3CS" have been assigned to the property, meaning that 1457 Bernal Avenue appears eligible for the California Register as an individual property through survey evaluation.[19]

[19] California State Office of Historic Preservation, Department of Parks and Recreation, "Technical Assistance Bulletin #8: User's Guide to the California Historical Resource Status Codes & Historical Resource Inventory Directory" (Sacramento, November 2004), 4.

This conclusion does not address whether the property would qualify as a contributor to a potential historic district. A cursory inspection of the surrounding area of the Easton Addition reveals a high concentration of early-twentieth-century residences that warrant further study. However, additional research and evaluation of the East Addition neighborhood as a whole would need to be conducted to verify the neighborhood's eligibility as a historic district.

***B12. References:**

Burlingame Community Development Department, Building Permit Records, 1457 Bernal Avenue, Burlingame, CA.

Burlingame City Directories, 1920-1980. Available at the Burlingame Public Library.

Burlingame Historical Society, City of Burlingame Ownership Cards.

California State Office of Historic Preservation Department of Parks and Recreation. "Technical Assistance Bulletin #8: User's Guide to the California Historical Resource Status Codes & Historical Resource Inventory Directory." Sacramento, November 2004.

Carey & Company. "Inventory of Historic Resources: Burlingame Downtown Specific Plan." Prepared for the City of Burlingame. October 6, 2008.

"Explore the History of Burlingame." Burlingame Historical Society. Accessed April 2019. https://burlingamehistory.org/history-of-burlingame/.

Garrison, Joanne. *Burlingame: Centennial 1908-2008*. Burlingame, CA: Burlingame Historical Society, 2007.

Garrison, Joanne and Burlingame Historical Society. "Ansel I. Easton and Adeline Easton." Peninsula Royalty: The Founding Families of Burlingame-Hillsborough. Accessed October 3, 2018, https://burlingamefoundingfamilies.wordpress.com/easton-introduction/ansel-i-easton.

McAlester, Virginia & Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 2015.

Parker, Rodney Douglas. "The California Bungalow and the Tyrolean Chalet: The Ill-Fated Life of an American Vernacular." *Journal of American Culture* 15. Vol. 4 (1992)

San Mateo County Assssor-County Clerk-Recorder. Assessor Property Maps.
— Grantor-Grantee Index.
— Property Maps Portal. Accessed June 2019, http://maps.smcgov.org/GE_4_4_0_Html5Viewer_2_5_0_public/?viewer=raster.

Sanborn Map Company. *Insurance Maps of Burlingame, San Mateo County, California*. March 1921 - November 1949. Available through the San Francisco Public Library and Burlingame Historical Society.

University of Santa Barbara Library, Special Research Collections. Aerial Photography FrameFinder. https://www.library.ucsb.edu/src/airphotos/aerial-photography-information.

Water Tap Record. 1457 Bernal Avenue, Burlingame, CA (September 1, 1913).

Historic Maps and Material:

Figure 24: Ca. 1912 photograph of 1457 Bernal Avenue. Source: Burlingame Historical Society.

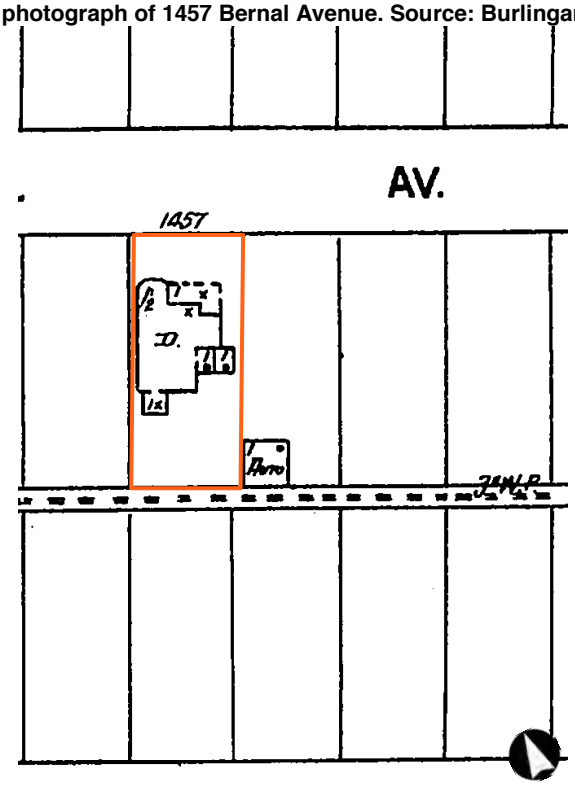


Figure 25: March 1921 Sanborn Map Company fire insurance map. Subject property boundary highlighted orange. Source: San Francisco Public Library. Edited by Page & Turnbull.

Figure 26: 1941 aerial photograph of 1457 Bernal Avenue. Subject property outlined orange. Source: Aerial photograph of Burlingame, Flight C-6660, Frame 275, Fairchild Aerial Surveys, March 22, 1941. UCSB Aerial Photograph Collection. Edited by Page & Turnbull.

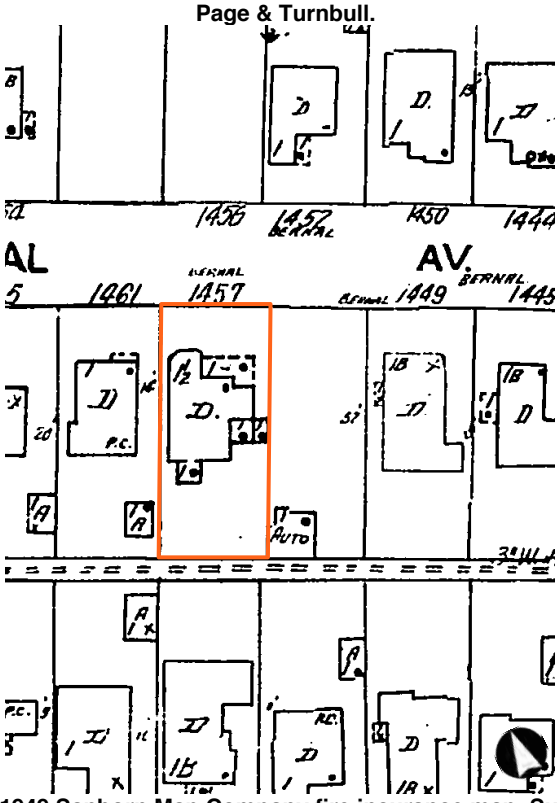


Figure 27: March 1921 - November 1949 Sanborn Map Company fire insurance map. Subject property boundary highlighted orange. Source: San Francisco Public Library. Edited by Page & Turnbull.

.

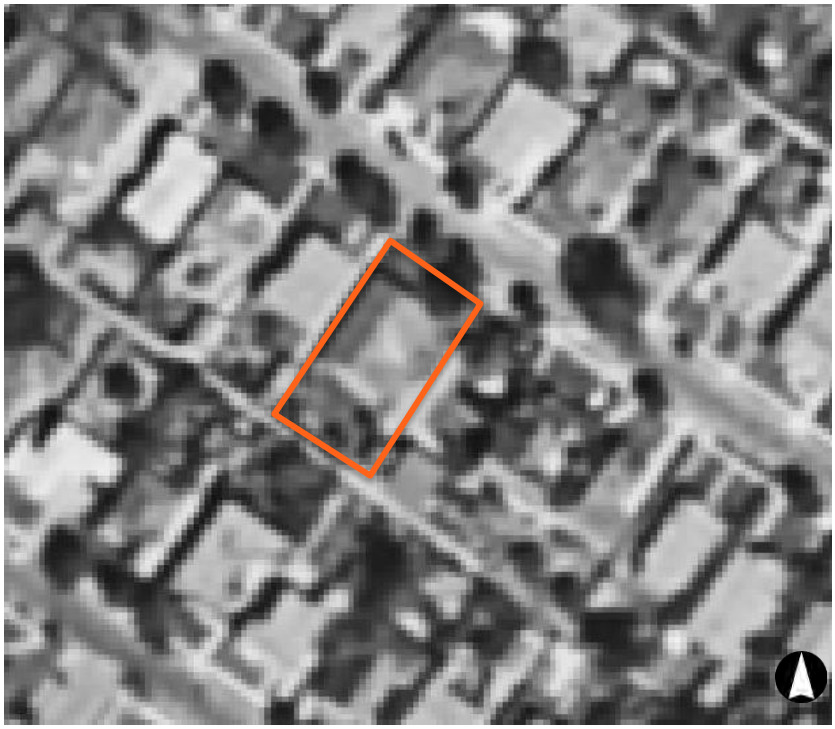


Figure 28: 1956 aerial photograph of 1457 Bernal Avenue. Subject property outlined orange. Source: Aerial photograph of Burlingame, Flight GS-VLX, Frame 1-59, Clyde Sunderland, 1956. UCSB Aerial Photograph Collection. Edited by Page & Turnbull.

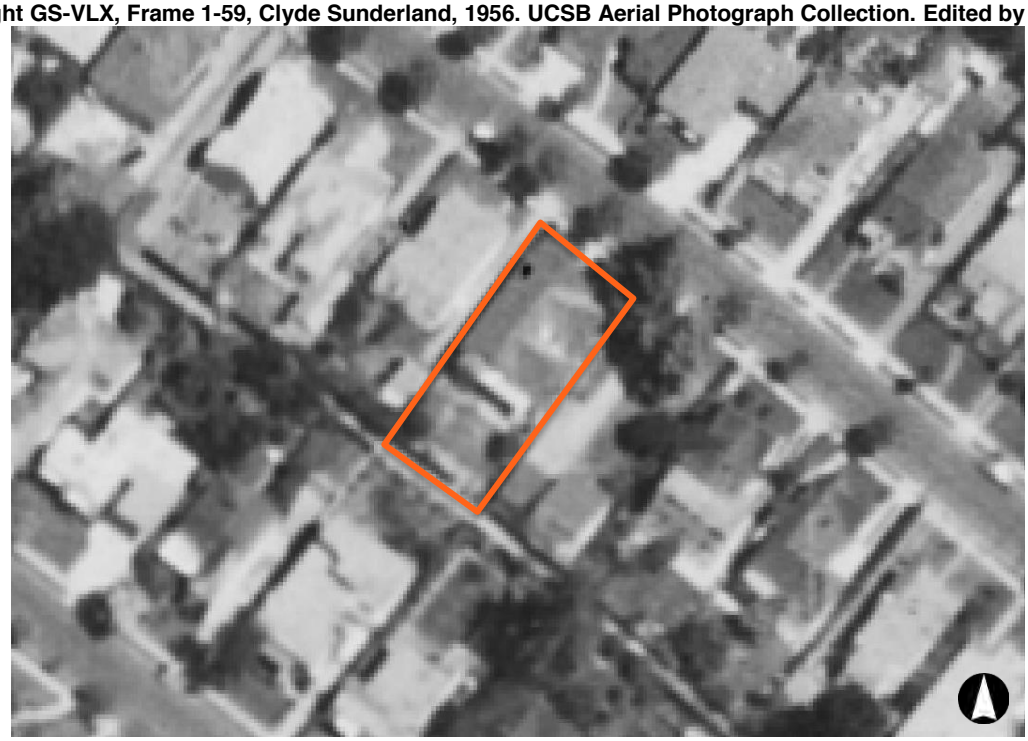


Figure 29: 1965 aerial photograph of 1457 Bernal Avenue. Subject property outlined orange. Source: Aerial photograph of Burlingame, Flight CAS-65-130, Frame 1-126, Cartwright Aerial Surveys, 1965. UCSB Aerial Photograph Collection. Edited by Page & Turnbull.

Figure 30: 1999 aerial photograph of 1457 Bernal Avenue. Subject property outlined orange. Source: Aerial photograph of Burlingame, Flight HM-2000-USA, Frame 1123-69, Hauts-Monts, Inc., 1955. UCSB Aerial Photograph Collection. Edited by Page & Turnbull.

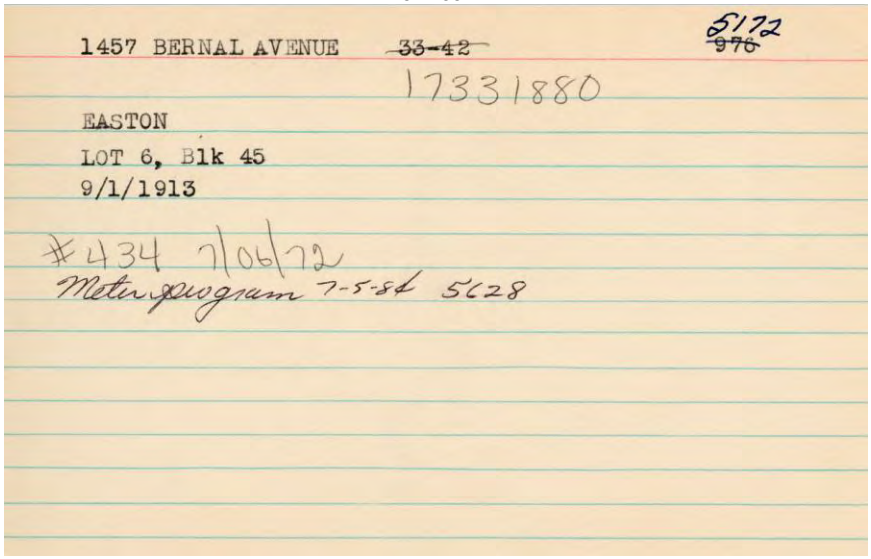


Figure 31: Water tap record for 1453 Bernal Avenue, dated September 1, 1913. In Burlingame, a 1913 water card indicates the house was likely built before then. Source: Burlingame Historical Society.

APPENDIX B – PROPOSED PROJECT DRAWINGS

Drawing set for the proposed project at 1457 Bernal Avenue, Burlingame by architects, Form+One, dated August 12, 2019 (in the filename) followed by two response to comments documents dated August 9, 2019 and August 14, 2019 from Form+One.

BALDWIN RESIDENCE
1457 BERNAL AVE.
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	Furnished 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	Aggregate	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 (A, B, C, D)
- 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
- 78 — EXISTING CONTOURS
- 92 — NEW OR FINISHED CONTOURS
- T.W. 12.0 — TOP OF WALL
- T.C 14.0 — TOP OF CURB
- T.P 15.6 — 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
- E — Existing
- DE — Delete existing
- RE — Replace existing
- G — Gas outlet
- HB — 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 #: :026-044-070

LOT AREA: : 5,998 SQ.FT.

FAR CALC.
FAR = (LOT SIZE X 32%) + 1,100 = MAX SQ.FT.
= (5,998 X 32%) + 1,100 = MAX SQ.FT.
= (1,919) + 1,100 = 3,019 SQ.FT.

FAR -

(N) MAIN FLOOR	=	1,579 SQ.FT.
(N) DETACHED GARAGE	=	396 SQ.FT.
(N) SECOND FLOOR	=	1,439 SQ.FT.
(-396) CREDIT GARAGE	=	-396 SQ.FT.
(N) COVERED PORCH	=	100 SQ.FT.
(-99) CREDIT COVERED PORCH	=	-100 SQ.FT.
TOTAL :	=	3,018 SQ.FT.

LOT CALC.
FAR = LOT SIZE X 40%= MAX LOT COVERAGE
= 5,998 X 40%= 2,399 SQ.FT.

(N) LOT COVERAGE

(N) MAIN FLOOR	=	1,579 SQ.FT.
(N) DETACHED GARAGE	=	396 SQ.FT.
(N) COVERED PORCH	=	100 SQ.FT.
TOTAL :	=	2,057 SQ.FT.

ZONING : R-1

SHEET INDEX

(*) = FUTURE BUILDING SHEETS

CONSULTANTS

DESIGNER
FORM + ONE DESIGN
CONTACT: TIM RADUENZ
4843 SILVER SPRINGS DRIVE
PARK CITY, UTAH 84098

OWNER
MR. + MRS. TIM BALDWIN
1457 BERNAL AVE.
BURLINGAME, CA 94010

TITLE 24
RICK ROCKLEWITZ
NRG COMPLIANCE INC.
PO BOX 3777
SANTA ROSA, CA 95402
PHONE:707-237-6957

SOIL
DANIEL DYCKMAN
GEO FORENSICS
561-D PILGRIM DR.
FOSTER CITY, CA. 94044
PHONE:650-349-3369

SURVEY
B & H SURVEYING, INC.
901 WALTERMIRE ST
BELMONT, CA 94002
PHONE: 650.637.1590

STRUCTURAL ENGINEER
BRIAN DOTSON CONSULTING ENGINEERS
CONTACT: BRAIN DOTSON
PO BOX 371022
MONTARA, CA 94037
PHONE:650-722-0219

ASBUILT COMPANY
PRECISION PROPERTY MEASUREMENTS
CONTACT: COLIN M.
1017 22ND AVE.
SUITE 107
OAKLAND, CA 94606
P: 805.415.7746

LANDSCAPE DESIGNER
KRISTEN RUDGER LANDSCAPE DESIGN
1025 ALAMEDA DE LAS PULGAS
SUITE 107
BELMONT, CA 94002
KRISTEN@RUDGERLANDSCAPEDESIGN.COM

HISTORICAL REPORT
PAGE + TURNBULL, INC.
170 MAIDEN LANE
SAN FRANCISCO, CA 94108

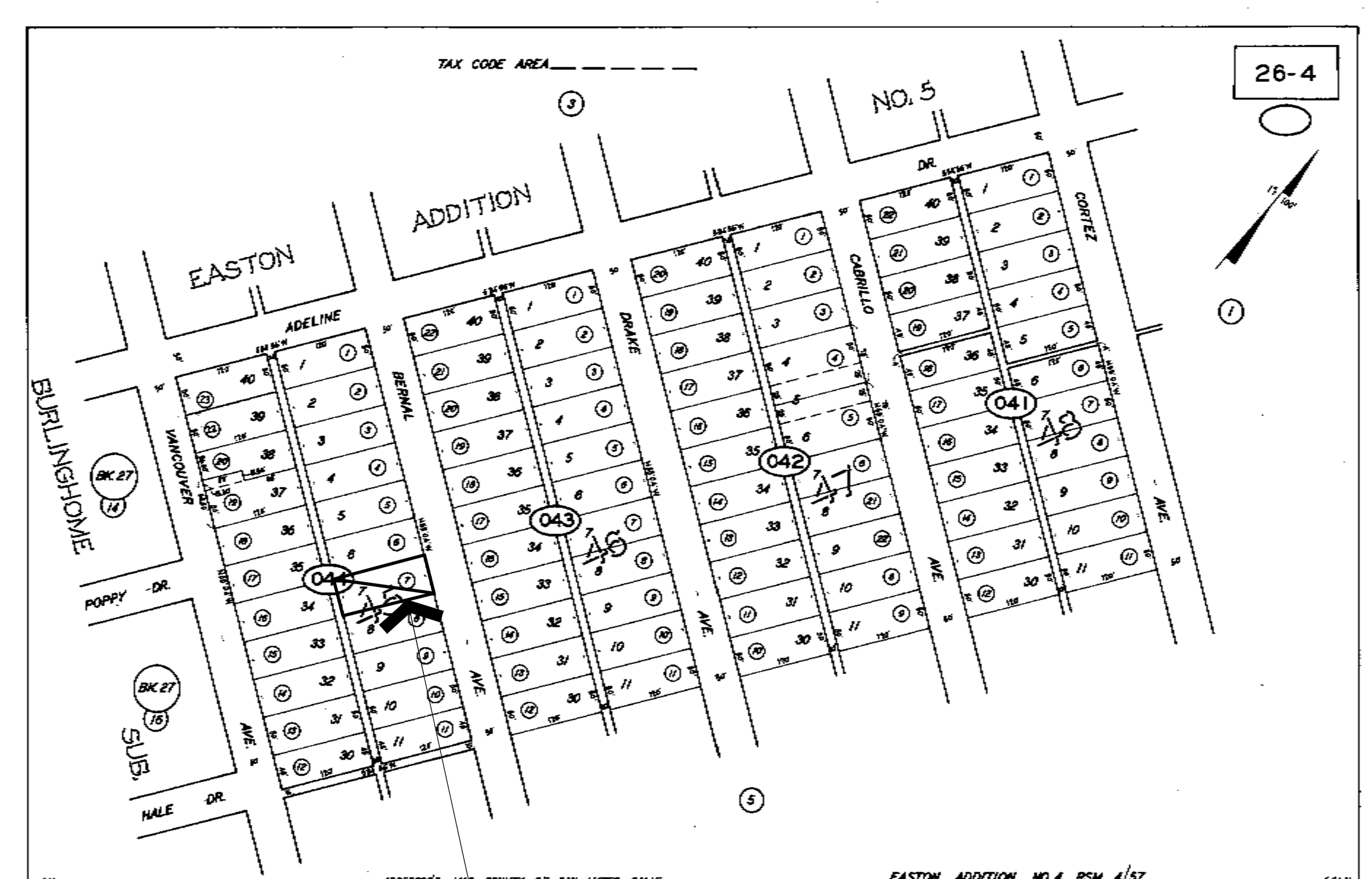
FIRE DEPARTMENT NOTES

1. AN AUTOMATIC SPRINKLER SYSTEM IS REQUIRED THROUGHOUT THE ENTIRE STRUCTURE UNDER A SEPARATE PERMIT.
2. APPROVED NUMBERS OR ADDRESSES SHALL BE PLACED ON ALL NEW AND EXISTING BUILDINGS IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. NUMBERS SHALL CONTRAST W/ THEIR BACKGROUND.
3. PROVIDE A BACKFLOW PREVENTION DEVICE-USC APPROVED DOUBLE CHECK VALVE ASSEMBLY FOR FIRE LINE. GENERAL CONTRACTOR SHALL ENSURE THE DOUBLE VALVE ASSEMBLY FOR FIRE PROTECTION SHALL BE TESTED AND APPROVED BY A SAN MATEO COUNTY ENVIRONMENTAL HEALTH APPROVED CONTRACTOR PRIOR TO SCHEDULING WATER DEPARTMENT FINAL.
4. A SCHEMATIC OF THE DOMESTIC/FIRE PROTECTION WATER LINE SHALL BE SHOWN ON THE SITE PLAN/CIVIL DRAWINGS PAGE OF THE BUILDING PLANS. THIS SCHEMATIC SHALL DETAIL THE LINE FROM THE WATER METER TO STRUCTURE AND INDICIATE THE LOCATION OF THE DOUBLE BACKFLOW PREVENTION DEVICE ON THE FIRE PROTECTION LINE AFTER THE SPLIT BETWEEN DOMESTIC AND FIRE PROTECTION LINES.
5. FIRE FLOW SHALL MEET REQUIREMENTS OF CALIFORNIA FIRE CODE APPENDIX IIIA. FIRE FLOW FOR RESIDENTIAL BUILDINGS LESS THAN 3,600 SQ. FT. SHALL BE PROVIDED AT 1,000 GPM UNLESS PROTECTED BY AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM, THEN IT MAY BE REDUCED BY 50%
6. MIN. 1" WATER METER REQUIRED.

SCOPE OF WORK

1. PROTECTION OF FRONT QUARTER OF HOME (HISTORICAL REPORT, (WITH) ADDITION OF REAR 1ST FLOOR
2. CONSTRUCTION OF NEW 2ND FLOOR ADDITION + REAR ADDITION (FIRST FLOOR) W/ NEW DETACHED GARAGE (1-STALL)

VICINITY MAP



SITE

MATERIAL SYMBOLS

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

APPLICABLE CODES

2016 California Building Code
2016 California Residential Code
2016 California Plumbing Code
2016 California Mechanical Code
2016 California Electric Code
2016 California Energy Code
2016 California Fire Code
CITY OF BURLINGAME MUNICIPAL CODE
2016 California Green Building Standards Code
GreenPoint Rated (REMODEL) CHECKLIST: Single Family to be attached to jobsite building set

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. 2016 CGC §4.304.1
2. A MINIMUM OF 60% 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 ORDINANCE AND 2016 CGC §4.408
3. AN OPERATION AND MAINTENANCE MANUAL WILL BE PROVIDED TO THE BUILDING OCCUPANT OR OWNER. 2016 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 2016 CODE REQUIREMENT. 2016 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.

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.

EXTERIOR FINISHES

REAR WALL FINISH: MIX OF WOOD HORIZONTAL SIDING + CEDAR SHINGLES
ROOF: CLASS A, ARCHITECTURAL ASPHALT SHINGLES
WINDOWS: WOOD CLAD WINDOWS W/ S.D.L. FROM SIERRA PACIFIC OR MARVIN OR SIMILAR

DEFERRED SUBMITALS

1. SPRINKLER PLAN
2. THE HARD LINE DRAINAGE SYSTEM
3. ENCROACHMENT PERMIT
4. STORM WATER CONSTRUCTION POLLUTION PREVENTION PERMIT
5. SEWER BACKWATER PROTECTION CERTIFICATE
6. RECYCLING & WASTE REDUCTION FORM
7. SEWER LATERAL TEST ENCROACHMENT PERMIT
8. BAAQMD

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

Revisions

Contractor :
Gambrioli Developments
Contact: Greg Gambrioli
2415 Summit Drive
Hillsborough, CA 94010
P: 650-333-6844

Owner :
Tim & Megan Baldwin
1457 Bernal Avenue
Burlingame, CA 94010

Zoning: -

BUILDING SET
PLANNING SET

APN#: 026-044-070

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 : Mr. & Mrs. Baldwin
1457 Bernal Avenue
Burlingame, CA 94010
Job No. : 19_016
Drawn : TIM RADUENZ
Date : 4-5-19

T1.0

Sheet
Scale: See Details

MECHANICAL NOTES: (RE-USE EXISTING FAU(S)
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. (IF NEEDED) PROVIDE COMBUSTION AIR SUPPLY TO GAS FIRED APPLIANCES BY COMBUSTION AIR DUCTS THROUGH ROOF PER CMC. 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 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. 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.

11. 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.

12. 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. (IF REQUIRED) 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 DRAIN BOARD, WHICHEVER IS HIGHER

5. (N) GAS ON DEMAND WATER HEATER OR EQ.

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.I.) PROTECTION.

3. SMOKE DETECTORS SHALL BE INSTALLED PER CRC. 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 INCHES
B. SURFACE MOUNTED FLUORESCENT FIXTURES - 6 INCHES

9. ELECTRICAL CONTRACTOR RESPONSIBLE FOR PROVIDING NECESSARY TEMPORARY POWER.

10. ELECTRICAL CONTRACTOR SHALL CONFIRM ADEQUACY OF EXISTING ELECTRICAL SERVICE TO PROPERTY. ELECTRICAL CONTRACTOR SHALL DETERMINE AND ADD NEW MAIN AND/OR UPGRADE AS REQUIRED TO PROVIDE FOR A 50% FUTURE CURRENT CAPACITY INCREASE. ELECTRICAL SUB PANEL TO BE SIZED TO PROVIDE 20% (OR 20), WHICHEVER IS LESS, UNUSED (OPEN/SPARE) BREAKERS. VERIFY LOCATION WITH OWNER AND DESIGN PROFESSIONAL.

11. VERIFY ANY AND ALL LANDSCAPE LIGHTING AND SWITCHES WITH OWNER PRIOR TO INSTALLATION OF ROUGH ELECTRICAL.

12. ALL ELECTRICAL HANGING FIXTURES TO BE SELECTED AND PURCHASED BY OWNER. VERIFY EXACT LOCATIONS WITH OWNER PRIOR TO INSTALLATION.

13. N.A.

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.

2016 CAL GREEN REQUIREMENTS: (ALSO SEE SHEET CG FOR GUIDELINES)
A. AUTOMATIC IRRIGATION SYSTEM CONTROLLERS INSTALLED AT THE TIME OF FINAL INSPECTION SHALL BE WEATHER-BASED (4.304.1)
B. PROTECT ANNULAR SPACES AROUND PIPES, ELECTRICAL CABLES, CONDUITS OR OTHER OPENINGS AT EXTERIOR WALLS AGAINST THE PASSAGE OF RODENTS (4.406.1)
C. COVER DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS DURING CONSTRUCTION (4.504.1.)
D. ADHESIVES, SEALANTS, AND CAULKS SHALL BE COMPLIANT WITH VOC AND OTHER TOXIC COMPOUND LIMITS. (4.504.2.1.)
E. PAINTS, STAINS, AND OTHER COATINGS, SHALL BE COMPLIANT WITH VOC LIMITS. (4.504.2.2)
F. AEROSOL PAINTS AND COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MIR LIMITS FOR ROC AND OTHER TOXIC COMPOUNDS (4.504.2.3.). VERIFICATION OF COMPLIANCE SHALL BE PROVIDED.
G. CARPET AND CARPET SYSTEMS SHALL BE COMPLIANT WITH VOC LIMITS (4.504.3) CARPET CUSHION AND ADHESIVE ALSO MUST APPLY.
H. MINIMUM 80% OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH SECTION (4.504.4).
I. COMPOSITE WOOD PRODUCTS: PARTICLE BOARD, MEDIUM DENSITY FIBERBOARD (MDF) AND HARDWOOD PLYWOOD USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS. (4.504.5).
J. INSTALL CAPILLARY BREAK AND MIN. 6 MIL. VAPOR RETARDAR AT 4" SLAB ON GRADE FOUNDATIONS (4.505.2) + CRC R506.2.3.
K. CHECK MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALL AND FLOOR FRAMING BEFORE ENCLOSURE, MAX. 19% MOISTURE CONTENT, (4.505.3)
L. VERIFICATION: DOCUMENTS WILL BE PROVIDED, AT THE REQUEST OF THE BUILDING DIVISION, TO VERIFY COMPLIANCE W/ VOC FINISH MATERIALS PER CSG 4.504.2.4.

SAN MATEO COUNTYWIDE Water Pollution Prevention Program Clean Water. Healthy Community.

Requirements for Architectural Copper

Protect water quality during installation, cleaning, treating, and washing!

Copper from Buildings May Harm Aquatic Life

Copper can harm aquatic life in San Francisco Bay. Water that comes into contact with architectural copper may contribute to impacts, especially during installation, cleaning, treating, or washing. Patination solutions that are used to obtain the desired shade of green or brown typically contain acids. After treatment, when the copper is rinsed to remove these acids, the rinse water is a source of pollutants. Municipalities prohibit discharges to the storm drain of water used in the installation, cleaning, treating and washing of architectural copper.

Building with copper flashing, gutter and drainpipe.

Use Best Management Practices (BMPs)

The following Best Management Practices (BMPs) must be implemented to prevent prohibited discharges to storm drains.

During Installation

- If possible, purchase copper materials that have been pre-patinated at the factory.
- If patination is done on-site, implement one or more of the following BMPs:
  - Discharge the rinse water to landscaping. Ensure that the rinse water does not flow to the street or storm drain. Block off storm drain inlet if needed.
  - Collect rinse water in a tank and pump to the sanitary sewer. Contact your local sanitary sewer agency before discharging to the sanitary sewer.
  - Collect the rinse water in a tank and haul off-site for proper disposal.
- Consider coating the copper materials with an impervious coating that prevents further corrosion and runoff. This will also maintain the desired color for a longer time, requiring less maintenance.

Storm drain inlet is blocked to prevent prohibited discharge. The water must be pumped and disposed of properly.

During Maintenance

Implement the following BMPs during routine maintenance activities, such as power washing the roof, re-patination or re-application of impervious coating:

- Block storm drain inlets as needed to prevent runoff from entering storm drains.
- Discharge the wash water to landscaping or to the sanitary sewer (with permission from the local sanitary sewer agency). If this is not an option, haul the wash water off-site for proper disposal.

Protect the Bay/Ocean and yourself!

If you are responsible for a discharge to the storm drain of non-stormwater generated by installing, cleaning, treating or washing copper architectural features, you are in violation of the municipal stormwater ordinance and may be subject to a fine.

Photo credit: Don Edwards National Wildlife Sanctuary

Contact Information

The San Mateo Countywide Water Pollution Prevention Program lists municipal stormwater contacts at www.flowstobay.org (click on "Business", then "New Development", then "local permitting agency").

FINAL February 29, 2012

REQUIREMENTS FOR ARCHITECTURAL COPPER

1
GN

Scale: N/A

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

Contractor :
Gambrioli Developments
Contact: Greg Gambrioli
2415 Summit Drive
Hillsborough, CA 94010
P: 650-333-6844

BUILDING SET
PLANNING SET

Owner :
Tim & Megan Baldwin
1457 Bernal Avenue
Burlingame, CA 94010

Zoning: -

APN#: 026-044-070

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 : Mr. & Mrs. Baldwin
1457 Bernal Avenue
Burlingame, CA 94010
Job No. : 19_016 Drawn : TIM RADUENZ Date : 4-5-19

GN
Sheet
Scale: See Details

2016 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 where the addition or alteration increases the buildings conditioned area, volume, or size. These requirements apply only to the specific area of addition or alteration.

Building Permit Number: -

Site Address: 1457 BERNAL AVENUE

In the column labeled "Plan Reference"
Specify where each Measure can be found on the plans.

Green Building Measure	Plan Reference
SITE DEVELOPMENT (2016 CGC §4.106)	
A plan has been developed, and will be implemented, to manage storm water drainage during construction. CGC §4.106.2 & §4.106.3	A1.0 #6
ENERGY EFFICIENCY (2016 CGC and the 2016 California Building Energy Efficiency Standards)	
2016 Energy Code performance compliance documentation must be provided in 8-1/2" X 11" format and must be replicated on the plans.	ME2.0 #35
Walls with 2 X 6 and larger framing require R-19 insulation §150.0 (c) 2	A2.0 #25
Hot water piping insulation §150.0 (j) 2 A ii	A2.0 #28
Lighting – new mandatory requirements for indoor rooms. §150.0 (k)	A2.0 #29
Duct insulation (R-6) required §150.0 (m) 1	ME2.0 #38
Duct leakage testing – 6% with air handler and 4% without air handler §150.0 (m) 11	ME2.0 #39
Return duct design/fan power, airflow testing, and grill sizing requirements §150.0(m)13	ME2.0 #40
Water heating – 120 volt receptacle < 3 ft., Cat III or IV vent, and gas supply line capacity of at least 200,000 Btu / hour §150.0 (n)	ME2.0 #41
New third-party HERS verification for ventilation and indoor air quality §150.0 (o)	ME2.0 #42
New mandatory U-factor (0.58) for fenestration and skylights §150.0 (q)	A2.0 #24
Classification of High & Low efficacy light sources. Table 150.A 2016 CEC	ME2.0 #43
Refrigerant charge verification for ducted package units, mini-splits, and other units §150.1 (c) 7	ME2.0 #44
Radiant barrier now required in Climate Zone 3 §150.1 (c) 2	A2.0 #30
Reduce U-factor (0.32) and SHGC (0.25) for high performance windows §150.1 (c) 3 A	A2.0 #31

Green Building Measure	Plan Reference
WATER EFFICIENCY AND CONSERVATION (2016 CGC §4.3)	
Plumbing fixtures (water closets and urinals) will comply with the following: 1. The effective flush volume of all water closets will not exceed 1.28 gal / flush. 2016 CGC §4.303.1.1 2. The effective flush volume of urinals will not exceed 0.5 gal / flush. 2016 CGC §4.303.1.2	A2.0 #5.1 A2.0 #5.2
The fittings for faucets and showerheads will have all required standards listed on the plans; 1.2 GPM for faucets and 2.0 GPM for showers. 2016 CGC §4.303.1.3 and 2016 CGC §4.303.1.4.1	A2.0 #22
An automatic irrigation system controller for landscaping will be provided by the builder and installed at the time of final inspection. 2016 CGC §4.304.1	T1.0 #1
ENHANCED DURABILITY AND REDUCED MAINTENANCE (2016 CGC §4.406)	
Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls will be rodent-proofed by closing such openings with cement mortar, concrete masonry, or similar method acceptable to the enforcing agency. 2016 CGC §4.406.1	A2.0 #33
CONSTRUCTION WASTE REDUCTION, DISPOSAL, AND RECYCLING (2016 CGC §4.408)	
A minimum of 60% of the non-hazardous construction and demolition waste generated at the site will be diverted to an offsite recycle, diversion, or salvage facility per 2016 CGC §4.408	T1.0 #2
BUILDING MAINTENANCE AND OPERATION (2016 CGC §4.410)	
An operation and maintenance manual will be provided to the building occupant or owner. 2016 CGC §4.410.1	T1.0 #3
FIREPLACES (2016 CGC §4.503)	
Any gas fireplaces will be direct-vent, sealed-combustible type. 2016 CGC §4.503.1	A2.0 #23
Any wood stove or pellet stove will comply with US EPA Phase II emission limits. 2016 CGC §4.503.1	A2.0 #26
POLLUTANT CONTROL (CGC §4.504)	
At the time of rough installation, during storage on the construction site, and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution components openings will be covered with 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. 2016 CGC §4.504.1	T1.0 #5
Adhesives, sealants, and caulks used on the project shall follow local and regional air pollution or air quality management district standards. 2016 CGC §4.504.2.1	A2.0 #32
Paints and coatings will comply with VOC limits per CGC §4.504.2.2	A9.0 #1
Aerosol paints and coatings will meet the Product-weighted MIR limits for ROC and other requirements. 2016 CGC §4.504.2.3	A9.0 #6
Documentation provided verifies compliance with VOC finish materials. 2013 CGC §4.504.2.4	A9.0 #2
Carpet system installed in the building interior will meet the testing and product requirements found in the 2016 California Green Building Code. 2016 CGC §4.504.3	A9.0 #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. 2016 CGC §4.504.4	A9.0 #4
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. 2016 CGC §4.504.5	A9.0 #5

Green Building Measure	Plan Reference
INTERIOR MOISTURE CONTROL (2016 CGC §4.505)	
A capillary break will be installed if a slab on grade foundation system is used. The use of a 4" thick base of ½" or larger clean aggregate under a 6 mil vapor retarder with joint lapped not less than 6" will be provided unless an engineered design has been submitted and approved by the Building Division. 2016 CGC §4.505.2 and California Residential Code (CRC) §R506.2.3	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. 2016 CGC §4.505.3	A2.0 #21
INDOOR AIR QUALITY AND EXHAUST (2016 CGC §4.506)	
Exhaust fans that are ENERGY STAR-compliant, ducted and that terminate outside the building will be provided in every bathroom. 2016 CGC §4.506.1 Unless functioning as a component of a whole-house ventilation system, fans must be controlled by a humidistat. 2016 CGC §4.506.1	ME2.0 #49
ENVIRONMENTAL COMFORT (CGC §4.507)	
The heating and air-conditioning system will be sized, designed and have their equipment selected using the following methods: 1. Heat Loss/Heat Gain values in accordance with ANSI/ACCA 2 Manual J-2011 or equal; 2. Duct systems are sized according to ANSI/ACCA 1, Manual D-2014 or equivalent; 3. Select heating and cooling equipment in accordance with ANSI/ACCA 3, Manual S-2014 or equivalent. 2016 CGC §4.507	ME2.0 #51
INSTALLER SPECIAL INSPECTOR QUALIFICATION (2016 CGC §702)	
HVAC system installers will be trained and certified in the proper installation of HVAC systems and equipment by a recognized training/certification program. 2016 CGC §702.1	ME2.0 #52
VERIFICATION (2016 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 2016 Code requirements. 2016 CGC §703.1	T1.0 #4

Responsible Designer's Declaration Statement	Contractor's Declaration Statement
I hereby certify that this project has been designed to meet the requirements of the 2016 Green Building Code.	I hereby certify, as the builder or installer, under permit listed herein, that this project will be constructed to meet the requirements of the 2016 Green Building Code.
Name: TIM RADUENZ - FORM+ONE	Name:
Address: 4843 SILVER SPRINGS DRIVE	Address:
City/State/Zip Code: PARK CITY, UT 84098	City/State/Zip Code
Signature:	Signature:
Date: 5/28/19	Date:

Revisions

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

BUILDING SET
PLANNING SET

APN#: 026-044-070

Contractor :
General Improvements
Contact: Greg Gambrioli
2415 Summit Drive
Burlingame, CA 94010
P: 650-333-6844

Owner : Tim & Megan Baldwin
1457 Bernal Avenue
Burlingame, CA 94010

Zoning: -

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

form+one
DESIGN ■ PLANNING

Title : Cal Green

Project : Mr. & Mrs. Baldwin
1457 Bernal Avenue
Burlingame, CA 94010

Job No. : 19_016 | Drawn : TIM RADUENZ | Date : 4-5-19

CG

Sheet

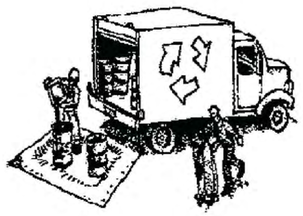
Scale: See Details

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

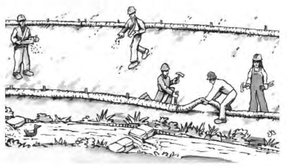
Maintenance and Parking

- ❑ 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.

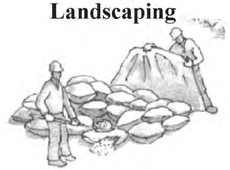
Sawcutting & Asphalt/Concrete Removal

- ❑ 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

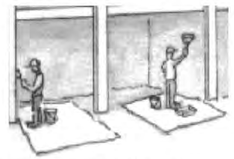
- ❑ Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- ❑ Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that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

Revisions

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

BUILDING SET
PLANNING SET

Contractor :
Gambrioli Developments
Contact: Dominic Gambrioli
2415 Summit Drive
Hillsborough, CA 94010
P: 650.315.9584

Owner :
Tim & Megan Baldwin
1457 Bernal Avenue
Burlingame, CA 94010

Zoning: -

APN#: 026-044-070

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

form+one
DESIGN ■ PLANNING

Title : BMPS & Pollution Prevention

Project : Mr. & Mrs. Baldwin
1457 Bernal Avenue
Burlingame, CA 94010

Date : 4-5-19

Drawn : TIM RADDENZ

Job No. : 19_016

SW

Sheet

Scale: See Details

DETAILS

APN = 026-044-070

LOT SIZE: 5,998 SQ. FT.

FAR = (LOT SIZE X .32) + 1,100 = MAX LOT COVERAGE
= (5,998 X .32) + 1,100 = 3,019.00 SQ.FT.
* 100 SQ.FT. ALLOWED FOR COVERED PORCH
**400 SQ.FT. ALLOWED FOR DETACHED GARAGE

LOT COVERAGE = LOT SIZE X .40 = MAX LOT
= 5,998 X .40 = 2,399.00 SQ. FT.

COMPLETE FAR

	LOCATION	FAR SQ. FT.:	LOT COVERAGE SQ. FT.:	REMARKS:
1ST FLOOR	A.	14.67	14.67	-
	B.	638.73	638.73	-
	C.	68.7	68.7	-
	D.	669.97	669.97	-
	E.	64.59	64.59	-
	F.	113.32	113.32	-
	G.	9.14	9.14	-
	CP1.	-	1.19	* 100 SQ.FT. ALLOWED FOR COVERED PORCH
	CP2.	-	99.16	* 100 SQ.FT. ALLOWED FOR COVERED PORCH
2ND FLOOR	H.	8.6	-	-
	I.	473.55	-	-
	J.	941.2	-	-
	K.	15.92	-	-
GARAGE	GR.	-	396	** 400 SQ.FT. ALLOWED FOR DETACHED GARAGE
	FAR TOTAL	3,018 SQ.FT.		3,019 MAX ALLOWABLE SQ. FT. *100 SQ.FT. ALLOWED FOR COVERED PORCH **400 SQ.FT. ALLOWED FOR DETACHED GARAGE
	LOT COVERAGE TOTAL		2,074 SQ.FT.	2,399 MAX ALLOWABLE LOT COVERAGE

FAR CALCULATION

FIRST FLOOR:
A: 14'-8" x 1'-0"= 14.67 SQ. FT.
B: 33'-6" x 19'-1"= 638.73 SQ. FT.
C: 37'-6" x 1'-10"= 68.7 SQ. FT.
D: 17'-5" x 38'-4 1/2"= 669.97 SQ. FT.
E: 11'-1" x 5'-10"= 64.59 SQ. FT.
F: 14'-9" x 7'-8"= 113.32 SQ. FT.
G: (5'-3 1/2" + 9'-10 1/2") x 1'-2 1/2" / 2= 9.14 SQ. FT.
CP1: 1'-9 1/2" x 7 1/2"= 1.16 SQ. FT. (-1.16 SQ. FT. COVERED PORCH)
CP2: 12'-8" x 7'-8"= 97.97 SQ. FT. (-97.97 SQ. FT. COVERED PORCH)

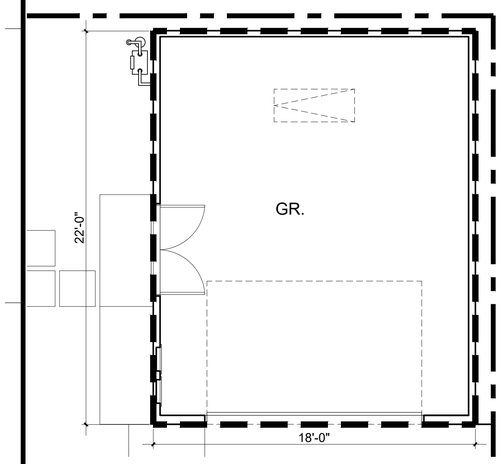
FIRST FLOOR TOTAL SQ. FT. = 1,579.15 SQ. FT.

SECOND FLOOR:
H: 8'-0" x 1'-1"= 8.6 SQ. FT.
I: 33'-6" x 14'-1 1/2"= 473.55 SQ. FT.
J: 25'-2" x 37'-5"= 941.2 SQ. FT.
K: 1'-0" x 15'-11"= 15.92 SQ. FT.

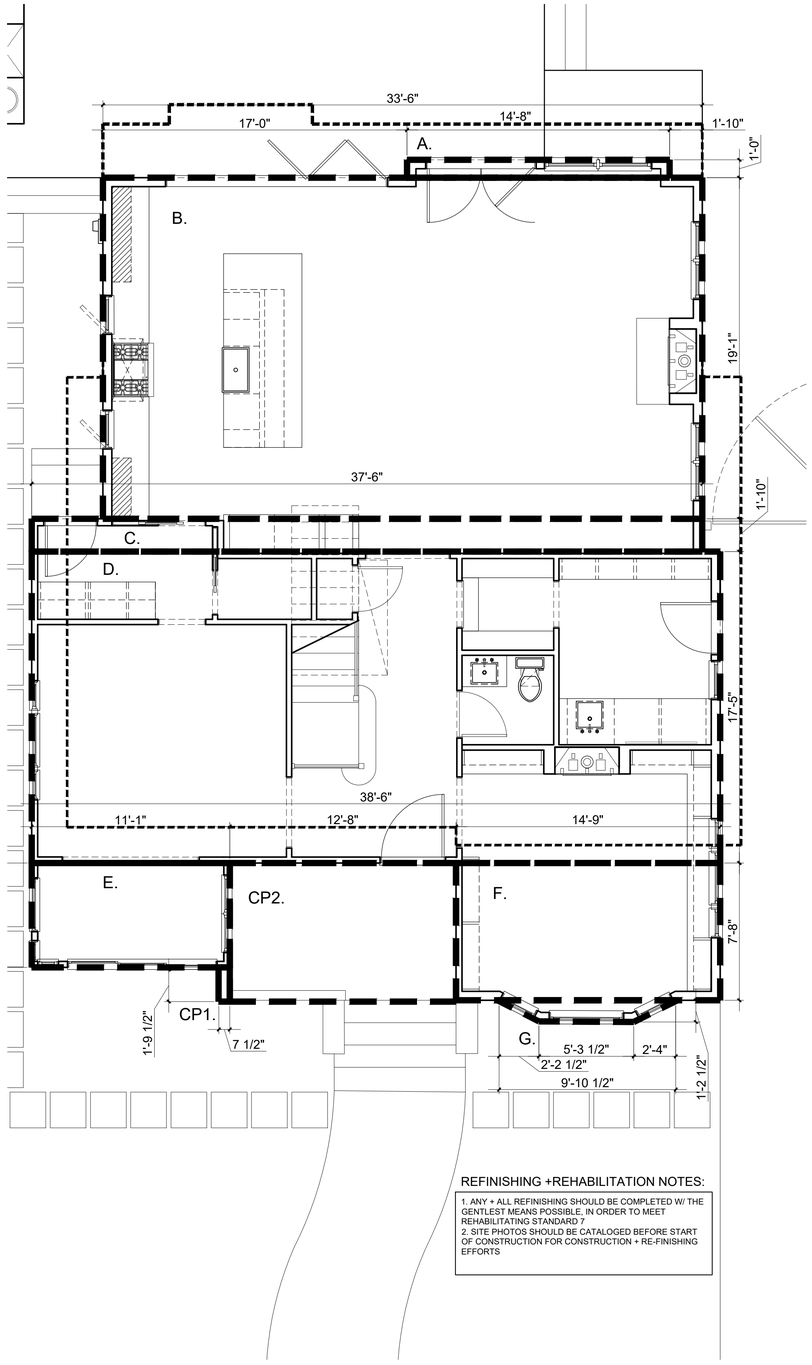
SECOND FLOOR TOTAL SQ. FT. = 1,439.27 SQ. FT.

GARAGE:
GR: 18'-0" x 22'-0"= 396 SQ. FT.

GARAGE TOTAL SQ. FT. = 396 SQ. FT.



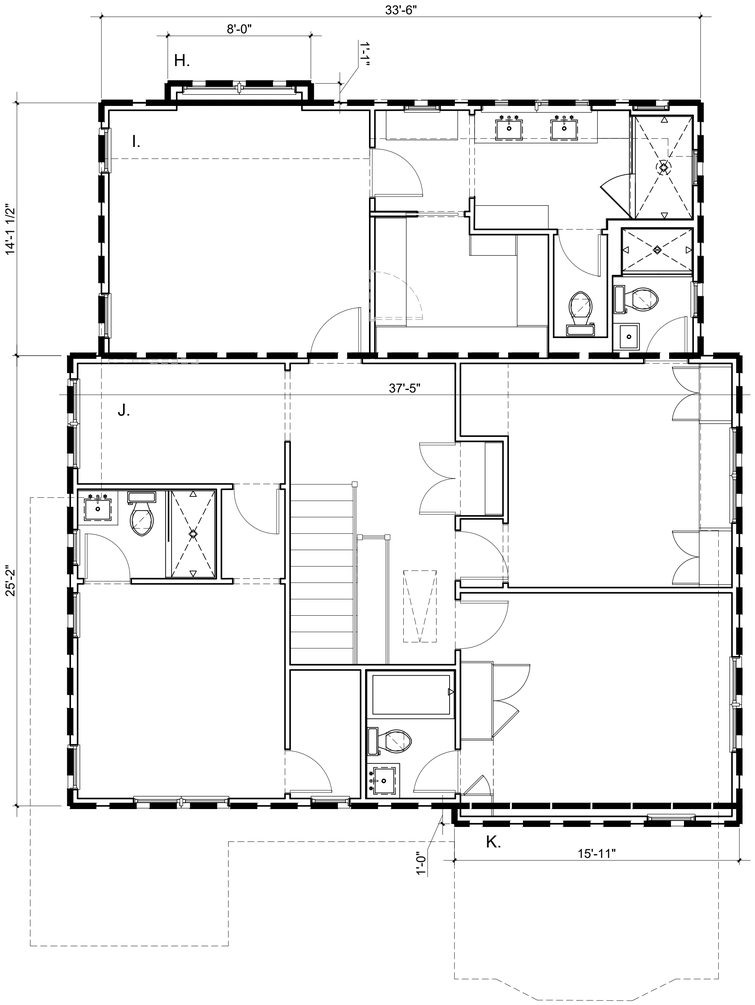
FLOOR AREA CALC.
GARAGE Scale: 1/4" = 1'-0" 3 FAR



REFINISHING +REHABILITATION NOTES:

1. ANY + ALL REFINISHING SHOULD BE COMPLETED W/ THE GENTLEST MEANS POSSIBLE, IN ORDER TO MEET REHABILITATING STANDARD 7
2. SITE PHOTOS SHOULD BE CATALOGED BEFORE START OF CONSTRUCTION FOR CONSTRUCTION + RE-FINISHING EFFORTS

FLOOR AREA CALC.
SECOND FLOOR Scale: 1/4" = 1'-0" 2 FAR



REFINISHING +REHABILITATION NOTES:

1. ANY + ALL REFINISHING SHOULD BE COMPLETED W/ THE GENTLEST MEANS POSSIBLE, IN ORDER TO MEET REHABILITATING STANDARD 7
2. SITE PHOTOS SHOULD BE CATALOGED BEFORE START OF CONSTRUCTION FOR CONSTRUCTION + RE-FINISHING EFFORTS

FLOOR AREA CALC.
FIRST FLOOR Scale: 1/4" = 1'-0" 1 FAR

Revisions

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

BUILDING SET
PLANNING SET

Contractor :
Gambrioli Developments
Contact: Dan Gambrioli
2415 Summit Drive
Millsborough, CA 94010
ph: 650.315.5644

Owner :
Tim & Megan Baldwin
1457 Bernal Avenue
Burlingame, CA 94010

Zoning: -

APN#: 026-044-070

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

form+one
DESIGN ■ PLANNING

Title : Proposed Floor Calculation
Project : Mr. & Mrs. Baldwin
1457 Bernal Avenue
Burlingame, CA 94010
Job No. : 19_016 | Drawn : TIM RADDENZ | Date : 4-5-19

FAR

Sheet
Scale: See Details

DIMENSION NOTE:

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

EASEMENT NOTES:

1) NO EASEMENTS ARE SHOWN ON THE 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 EXISTANCE OR NON – EXISTANCE OF ANY EASEMENTS.

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 CHISLED 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
SDMH	STORM DRAIN MANHOLE
TBC	TOP BACK 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

FRONT SETBACKS:

ADDRESS	SETBACK
1401	END – NOT USED
1409	26.8'
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'

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.

LICENSED LAND SURVEYOR
WAYNE HAAS
L.S. 7701
Exp. 12-31-20
STATE OF CALIFORNIA

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

JOB: 7391–19
DWG: 7391–FIN
BY: N.W.

GENERAL NOTES & SCOPE

1. PROTECT ALL EXISTING TREES DURING CONSTRUCTION, CONSULT ARBORIST AS REQUIRED.
2. NO EXISTING TREES OVER 48" IN CIRCUMFERENCE AT 54" FROM BASE OF TREE MAY BE REMOVED WITHOUT A PROTECTED TREE PERMIT FROM THE PARKS DIVISION (558-7330) NO TREES ARE TO BE REMOVED FOR THIS PROJECT.
3. WATER CONSERVATION IN LANDSCAPE ORDINANCE NOT REQUIRED SINCE LANDSCAPE WILL NOT BE REHABILITATED AS NOTED ON PLANS.
4. A PLAN HAS BEEN DEVELOPED, AND WILL BE IMPLEMENTED, TO MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION. CGC 4.106.2 & CGC 4.106.3
5. ALL SPRINKLER DRAINAGE SHALL BE PLACED INTO LANDSCAPING AREAS

STREET TREES

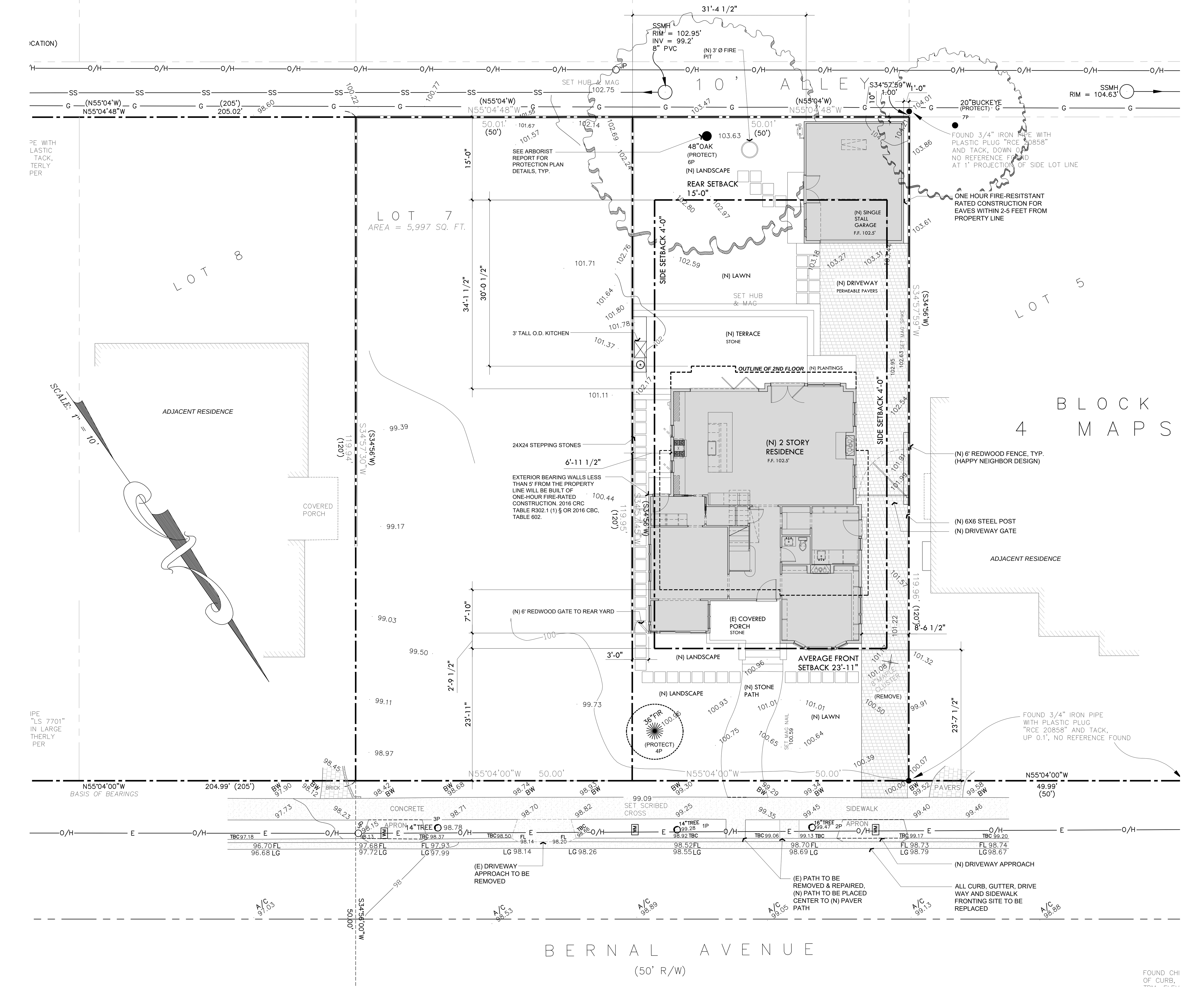
1. PROTECT ALL STREET TREES DURING CONSTRUCTION

PUBLIC WORKS NOTES

1. A REMOVE/REPLACE UTILITIES ENCHROACHMENT PERMIT IS REQUIRED TO (1) REPLACE ALL CURB, GUTTER, DRIVEWAY AND SIDEWALK FRONTING SITE, (2) PLUG ALL EXISTING SANITARY SEWER LATERAL CONNECTIONS AND INSTALL A NEW 4" LATERAL, (3) ALL WATER LINE CONNECTIONS TO CITY WATER MAINS FOR SERVICES OF FIRE LINE ARE TO BE INSTALLED PER =CITY STANDARD PROCEDURES AND SPECIFICATION. (4) AND OTHER UNDERGROUND UTILITY WORKS WITHIN CITY'S RIGHT-OF WAY.
2. 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, INCLUDING 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,WASHWATEROR SEDIMENTS, RINSE WATER FROM ARCHITECTURAL COPPER, AND NON-STORMWATER DISCHARGES TO STORM DRAINS AND WATERCOURSES.



PROPOSED SITE PLAN

Scale: 1"= 10'-0"

1 / A1.0

Revisions

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

BUILDING SET
PLANNING SET

Owner : Tim & Megan Baldwin, 1457 Bernal Avenue, Burlingame, CA 94010

Zoning: -

APN#: 026-044-070

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

form+one
DESIGN ■ PLANNING

Title : Proposed Site Plan

Project : Mr. & Mrs. Baldwin, 1457 Bernal Avenue, Burlingame, CA 94010

Job No. : 19_016 Drawn : TIM RADUENZ Date : 4-5-19

A1.0

Sheet

Scale: See Details

GENERAL NOTES & SCOPE

1. PROTECT ALL EXISTING TREES DURING CONSTRUCTION, CONSULT ARBORIST AS REQUIRED.
2. NO EXISTING TREES OVER 48" IN CIRCUMFERENCE AT 54" FROM BASE OF TREE MAY BE REMOVED WITHOUT A PROTECTED TREE PERMIT FROM THE PARKS DIVISION (558-7330) NO TREES ARE TO BE REMOVED FOR THIS PROJECT.
3. WATER CONSERVATION IN LANDSCAPE ORDINANCE NOT REQUIRED SINCE LANDSCAPE WILL NOT BE REHABILITATED AS NOTED ON PLANS.
4. A PLAN HAS BEEN DEVELOPED, AND WILL BE IMPLEMENTED, TO MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION. CGC 4.106.2 & CGC 4.106.3
5. ALL SPRINKLER DRAINAGE SHALL BE PLACED INTO LANDSCAPING AREAS

STREET TREES

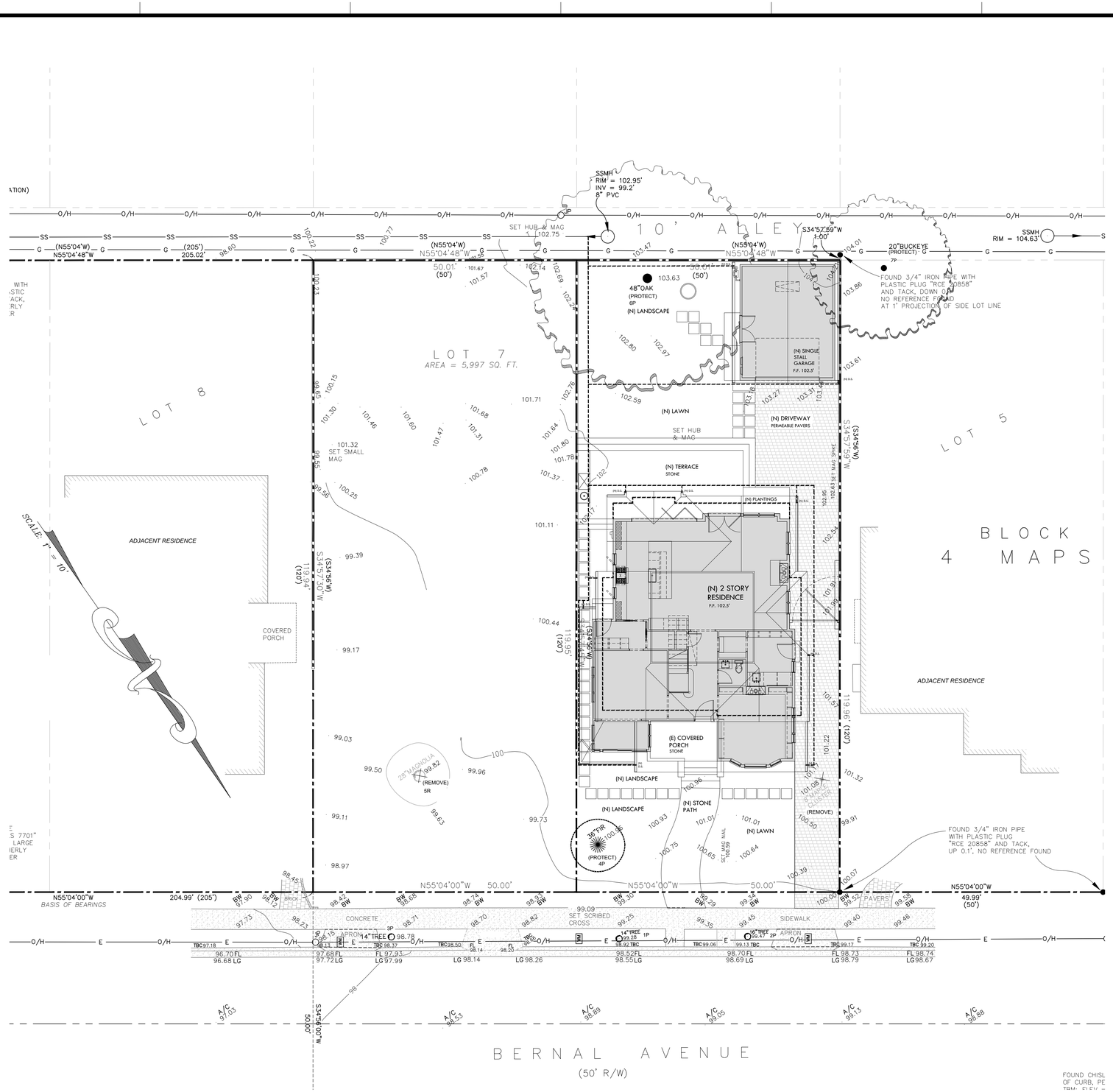
1. PROTECT ALL STREET TREES DURING CONSTRUCTION

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-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,WASHWATEROR SEDIMENTS, RINSE WATER FROM ARCHITECTURAL COPPER, AND NON-STORMWATER DISCHARGES TO STORM DRAINS AND WATERCOURSES.



PROPOSED DRAINAGE PLAN

Scale: 1"= 10'-0"

1 / A1.1

Revisions

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

Contractor :
Gabriel Steve Lopresti
Gabriel Construction
2415 Summit Drive
Pleasant Hill, CA 94610
Ph: 650-533-9844

BUILDING SET
PLANNING SET

Owner :
Tim & Megan Baldwin
1457 Bernal Avenue
Burlingame, CA 94010

Zoning: -

APN#: 026-044-070

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

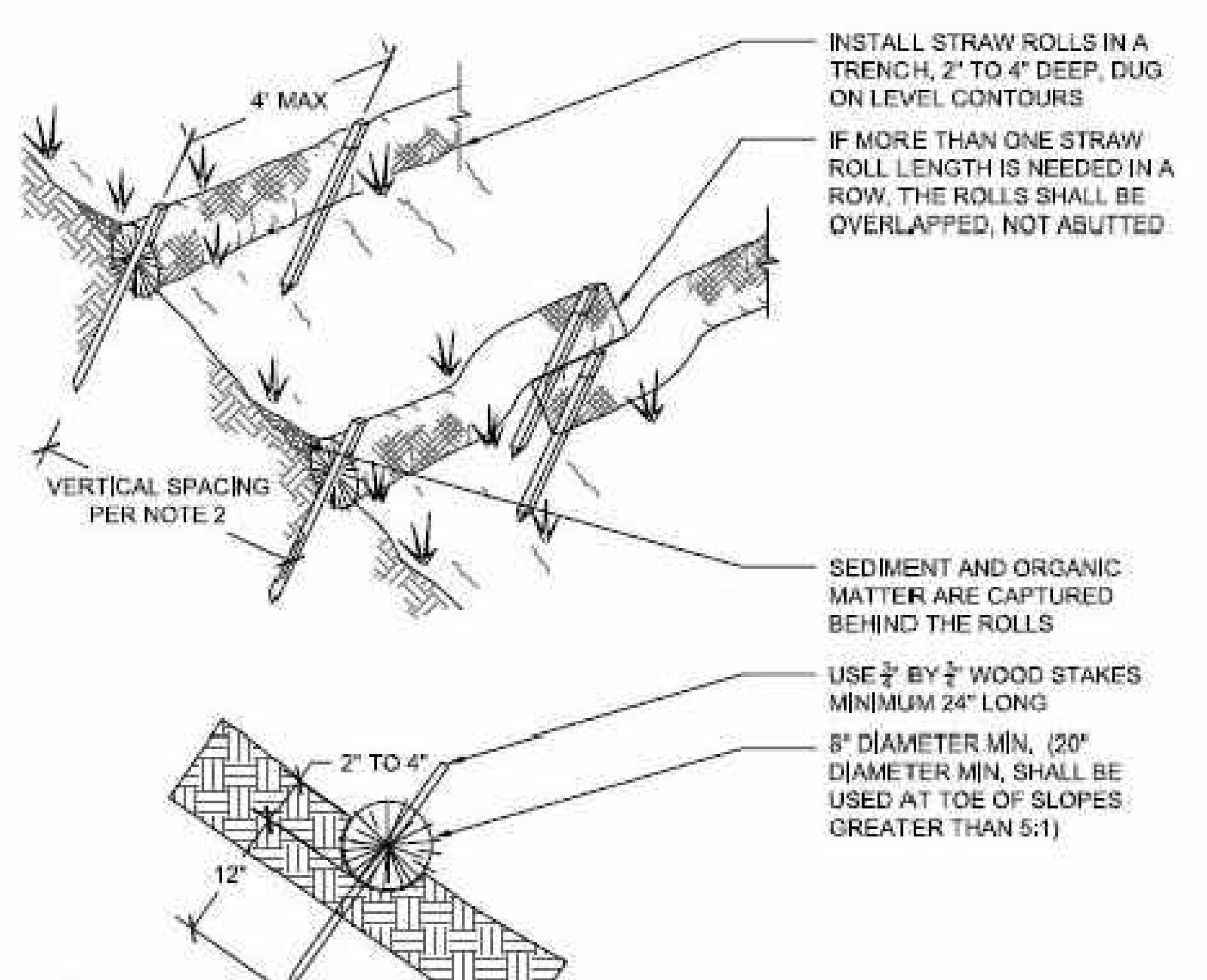
form+one
DESIGN ■ PLANNING

Title : Proposed Drainage Plan
Project : Mr. & Mrs. Baldwin
1457 Bernal Avenue
Burlingame, CA 94010

Date : 4-5-19
Drawn : TIM RADUENZ
Job No. : 19_016

A1.1

Sheet
Scale: See Details

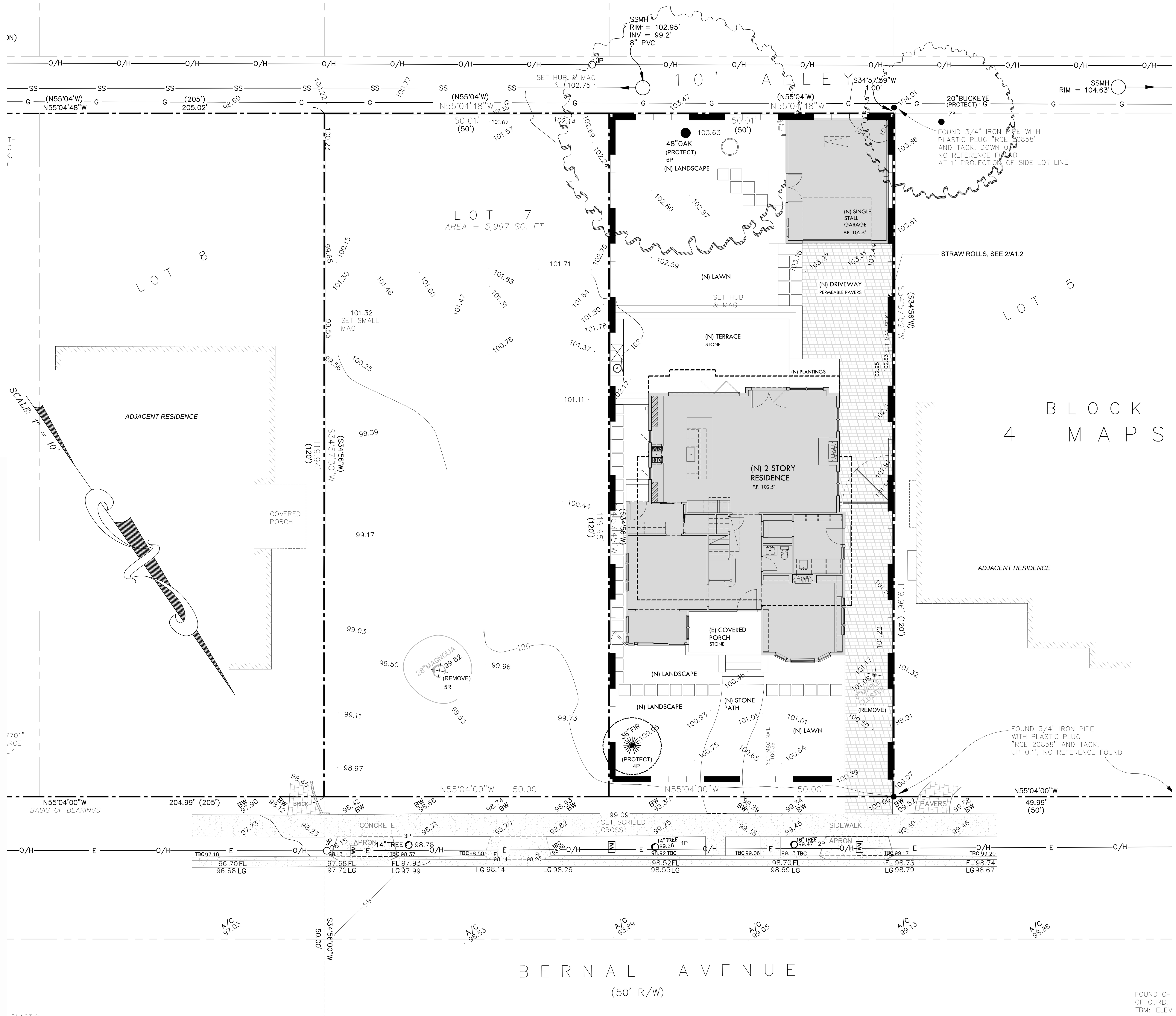


NOTES:

1. INSTALL SUCH THAT RUNOFF WILL NOT BE ALLOWED TO RUN UNDER OR AROUND ROLL. TURN ENDS UP SLOPE TO PREVENT RUNOFF FROM GOING AROUND ROLL.
2. SPACE STRAW ROLLS AS FOLLOWS:
   - SLOPE OF 4:1 OR FLATTER = 20 FEET APART
   - SLOPE BETWEEN 4:1 AND 2:1 = 15 FEET APART
   - SLOPE OF 2:1 OR GREATER = 10 FEET APART
3. INSPECT AND REPAIR STRAW ROLLS AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE.
4. IN LIEU OF STRAW ROLL INSTALLATION AROUND PROJECT PERIMETER, CONTRACTOR HAS OPTION TO PRESERVE A NATURAL VEGETATED BUFFER 3 FOOT MINIMUM IN WIDTH OR A 6 INCH HIGH BERM.

STRAW ROLL DETAIL

Scale: N/A — 2 / A1.2



PROPOSED EROSION CONTROL PLAN

Scale: 1"= 10'-0" — 1 / A1.2

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

Revisions

Contractor :
Gambrioli Developments
Contact: Greg Gambrioli
2415 Summit Drive
Hillsborough, CA 94010
P: 650-333-6844

BUILDING SET
PLANNING SET

Owner :
Tim & Megan Baldwin
1457 Bernal Avenue
Burlingame, CA 94010

Zoning: -

APN#: 026-044-070

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

form+one
DESIGN ■ PLANNING

Title : Proposed Erosion Control Plan

Project : Mr. & Mrs. Baldwin
1457 Bernal Avenue
Burlingame, CA 94010

Job No. : 19_016 | Drawn : TIM RADUENZ | Date : 4-5-19

A1.2

Sheet

Scale: See Details

GENERAL NOTES & SCOPE

1. PROTECT ALL EXISTING TREES DURING CONSTRUCTION, CONSULT ARBORIST AS REQUIRED.
2. NO EXISTING TREES OVER 48" IN CIRCUMFERENCE AT 54" FROM BASE OF TREE MAY BE REMOVED WITHOUT A PROTECTED TREE PERMIT FROM THE PARKS DIVISION (558-7330) NO TREES ARE TO BE REMOVED FOR THIS PROJECT.
3. WATER CONSERVATION IN LANDSCAPE ORDINANCE NOT REQUIRED SINCE LANDSCAPE WILL NOT BE REHABILITATED AS NOTED ON PLANS.
4. A PLAN HAS BEEN DEVELOPED, AND WILL BE IMPLEMENTED, TO MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION. CGC 4.106.2 & CGC 4.106.3
5. ALL SPRINKLER DRAINAGE SHALL BE PLACED INTO LANDSCAPING AREAS

STREET TREES

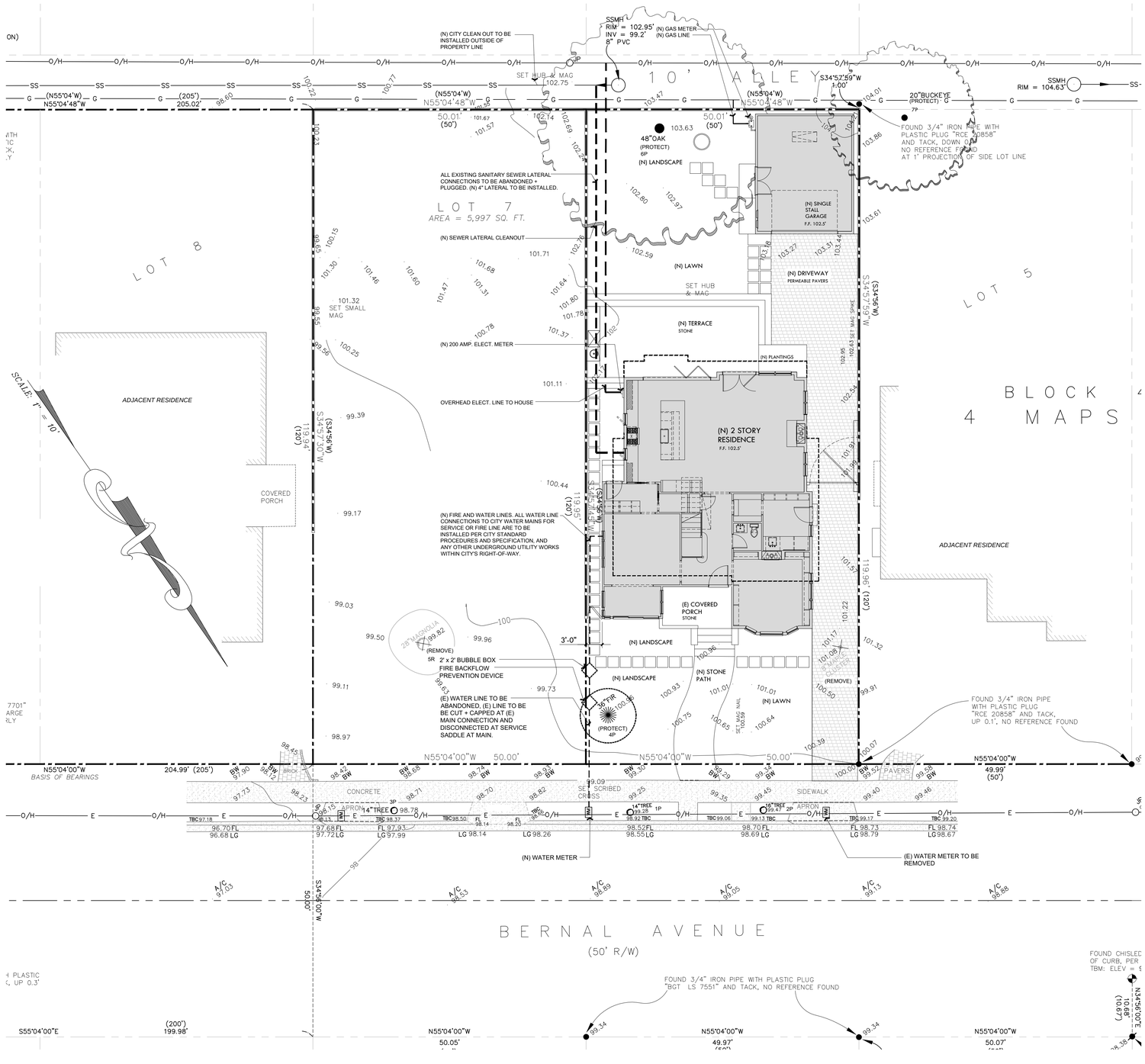
1. PROTECT ALL STREET TREES DURING CONSTRUCTION

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-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,WASHWATEROR SEDIMENTS, RINSE WATER FROM ARCHITECTURAL COPPER, AND NON-STORMWATER DISCHARGES TO STORM DRAINS AND WATERCOURSES.



PROPOSED UTILITY PLAN

Scale: 1"= 10'-0"

1 / A1.3

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

Contractor :
Gabriel Steve Lagomarsini
Gabriel Construction
2415 Summit Drive
Burlingame, CA 94010
Ph: 650-532-9694

Owner :
Tim & Megan Baldwin
1457 Bernal Avenue
Burlingame, CA 94010

Zoning: -

APN#: 026-044-070

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

form + one
DESIGN ■ PLANNING

BUILDING SET
PLANNING SET

Title : Proposed Utility Plan
Project : Mr. & Mrs. Baldwin
1457 Bernal Avenue
Burlingame, CA 94010

Date : 4-5-19
Drawn : TIM RADUENZ
Job No. : 19_016

A1.3

Sheet

Scale: See Details

Kielty Arborist Services LLC
Certified Arborist WE#0476A
P.O. Box 6187
San Mateo, CA 94403
650-515-9783

May 22, 2019

Tim Radunez
4843 Silver Springs Drive
Park City, Utah 84098

Site: 1453 & 1457 Bernal Avenue, Burlingame CA

Dear Mr. Radunez,

As requested on Monday, April 22, 2019, I visited the above site to inspect and comment on the trees. A new home is proposed for each site, and your concern for the future health and safety of the trees has prompted this visit. No site plans have been reviewed. Once made available they should be sent to the Project Arborist for further review.

Method:
All inspections were made from the ground; the trees were not climbed for this inspection. The trees in question were located on a map provided by you. The trees were then measured for diameter at 54 inches above ground level (DBH or diameter at breast height). The trees were given a condition rating for form and vitality. The trees condition rating is based on 50 percent vitality and 50 percent form, using the following scale.

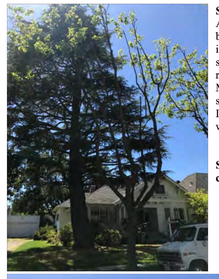
1 - 29 Very Poor
30 - 49 Poor
50 - 69 Fair
70 - 89 Good
90 - 100 Excellent

The height of the trees was measured using a Nikon Forestry 550 Hypsometer. The spread was paced off. Comments and recommendations for future maintenance are provided.

Survey:

Tree#	Species	DBH	CON	HT/SP	Comments
1P	London plane *(Platanus x hispanica)*	15.5	40	50/20	Fair to poor vigor, poor form, suppressed by cedar tree #3, **street tree.**
2P	London plane (*Platanus x hispanica)*	17.3	60	50/20	Fair vigor, fair to poor form, limbs headed, **street tree.**
3P	London plane *(Platanus x hispanica)*	16.7	65	50/25	Fair vigor, fair form, **street tree.**
4P	Deodar cedar *(Cedrus deodara)*	42.9	75	80/25	Fair vigor, fair form, large tree on site.
5P	Magnolia *(Magnolia grandiflora)*	28.7	70	40/30	Fair vigor, fair form, next to driveway.
6P	Coast live oak *(Quercus agrifolia)*	48.1	65	55/60	Good vigor, fair form, codominant at 5 feet, pruned on one side for utility line clearance, heavy into property, well maintained through pruning in past, recommended to remove irrigation under canopy and cable and prune where possible.
7*P	Buckeye *(Aesculus californica)*	20est	70	25/20	Fair vigor, fair form, 3 feet from property line fence.

P-*Indicates protected tree by city ordinance (15 inches diameter or street tree of any size)*
-Indicates tree on neighboring property*



Summary:
All of the trees surveyed on site are protected trees by city ordinance. The only tree in poor condition is London plane street tree #1. This tree is heavily suppressed by the large deodar cedar tree #4. The remaining trees are in fair to good condition. Magnolia tree #5 will require significant dry season irrigation to maintain a healthy canopy. Irrigation is recommended for this tree every 2 weeks.

Showing London plane street tree #1 under canopy of large cedar tree #4

Coast live oak tree #6 is located in the back of the property near the property line. The tree has been pruned on one side for utility line clearance. The constant pruning has made for an off-balanced canopy, heavier into the property. The tree has been well maintained in the past through proper pruning (on the property side). It is recommended to use crown reduction pruning every 3 years on this tree in order to keep the tree at its current size and to reduce risk of a large branch failure. Heavy limbs are also recommended to be cabled where possible. All irrigation when underneath the dripline of this tree is recommended to be permanently suspended. Irrigation to native oak trees in the dry summer months can significantly raise risk of the oak tree developing an oak root fungus disease. This tree is well located at the back-property line fence. Excavation should stay as far as possible from the tree.

Showing oak tree #6

Construction recommendations:
A site plan has not yet been made available for these sites. A new home on each site is proposed. Currently both sites share a driveway that is between the magnolia tree #5 and cedar tree #4. The proposed driveway for the 1453 Bernal site is recommended to be placed in the same location as the existing driveway to reduce impacts to both trees. If the driveway is to be placed on the opposite side of the magnolia tree, then the magnolia tree should be removed, as excavation would have a high impact on the tree's health and stability. The new driveway will need to be constructed as close as possible to on top of grade. The existing driveway location has likely discouraged root growth due to the compaction. Root growth is expected to be more abundant in other areas than the existing driveway location. Driveway excavation should not be greater than 6 inches below grade.

Showing driveway location for both sites

The driveway for the home at 1457 Bernal is recommended to be placed on the opposite side of the property as far from the cedar tree as possible. A new driveway on this property may require the removal of a street tree. Home excavation for the 1457 Bernal site should be no closer to the cedar tree than the existing home on site. The following tree protection plan will help to reduce potential impacts to the retained trees on site. Once a site plan has been reviewed, the plan may need to be amended.

Tree Protection Plan:
Tree Protection Zones
Tree protection zones should be installed and maintained throughout the entire length of the project. Prior to the commencement of any Development Project, a chain link fence shall be installed at the drip line of any protected tree which will or will not be affected by the construction. The drip line shall not be altered in any way so as to increase the encroachment of the construction. Fencing for the protection zones should be 6 foot tall metal chain link type supported my 2 inch metal poles pounded into the ground by no less than 2 feet. The support poles should be spaced no more than 10 feet apart on center. Signs should be placed on fencing signifying "Tree Protection Zone - Keep Out". No materials or equipment should be stored or cleaned inside the tree protection zones. Excavation, grading, soil deposits, drainage and leveling is prohibited within the tree protection zones. No wires, signs or ropes shall be attached to the protected trees on site. Utility services and irrigation lines shall all be place outside of the tree protection zones. On this site the entire street tree planting pits will need to be fenced off in order to protect the street tree.

Inspections
The site arborist will need to verify that tree protection fencing has been installed before the start of construction. The city of usually requires a letter stating the fencing is in place before any permits are to be granted. The site arborist must inspect the site anytime excavation work is to take place within 6 times the diameter of the protected tree on site. It is the contractors responsibility to contact the site arborist if excavation work is to take place within 6 times the diameter of the protected trees on site. Kielty Arborist Services can be reached at kkarbor0476@yahoo.com or by phone at (650) 515-9783 (Kevin). All driveway demolition and excavation must be inspected and documented.

Root Cutting and Grading
Any roots to be cut shall be monitored and documented. Large roots (2" in diameter or over) or large masses of roots to be cut, must be inspected by the Project Arborist. The Project Arborist, at this time, may recommend irrigation the root zone as well as other mitigation measures when needed. All roots needing to be cut should be cut clean with a saw or lopper. Roots to be left exposed for a period of time should be covered with layers of burlap and kept moist to avoid root desiccation. The existing grade underneath the dripline of the trees shall be retained when possible. If to be changed the Project Arborist must review and give mitigation measures.

Landscape Barrier zone
If for any reason a smaller tree protection zone is needed for access, a landscape buffer consisting of wood chips spread to a depth of six inches with plywood or steel plates placed on top will be placed where tree protection fencing is required. The landscape buffer will help to reduce compaction to the unprotected root zone.

Trenching and Excavation
Trenching for irrigation, drainage, electrical or any other reason shall be done by hand when inside the dripline of a protected tree. Hand digging and the careful placement of pipes below or besides protected roots will significantly reduce root loss, thus reducing trauma to the tree. All trenches shall be backfilled with native materials and compacted to near its original level, as soon as possible. Trenches to be left open for a period of time, will require the covering of all exposed roots with burlap and be kept moist. The trenches will also need to be covered with plywood to help protect the exposed roots.

Irrigation
Normal irrigation should be maintained throughout the entire length of the project. The imported trees on this site will require irrigation during the warm season months. Some irrigation may be required during the winter months depending on the seasonal rainfall. During the summer months the trees on this site should receive heavy flood type irrigation 2 times a month. During the fall and winter 1 time a month should suffice. Mulching the root zone of protected trees will help the soil retain moisture, thus reducing water consumption.

The information included in this report is believed to be true and based on sound arboricultural principles and practices.

Sincerely, Kevin R. Kielty
Certified Arborist WE#0476A

Showing tree number locations

Kielty Arborist Services
P.O. Box 6187
San Mateo, CA 94403
650-515-9783

ARBORIST DISCLOSURE STATEMENT

Arborists are tree specialists who use their education, knowledge, training and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborist, or seek additional advice.

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like a medicine, cannot be guaranteed.

Treatment, pruning, and removal of trees may involve considerations beyond the scope of the arborist's services such as property boundaries, property ownership, site lines, disputes between neighbors, landlord-tenant matters, etc. Arborists cannot take such issues into account unless complete and accurate information is given to the arborist. The person hiring the arborist accepts full responsibility for authorizing the recommended treatment or remedial measures.

Trees can be managed, but they cannot be controlled. To live near a tree is to accept some degree of risk. The only way to eliminate all risks is to eliminate all trees.

Arborist: _____
Kevin R. Kielty

Date: May 22, 2019

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

Contractor:
General Improvements
Contact: Greg Gambrioli
2415 Summit Drive
Burlingame, CA 94010
P: 650-333-6844

BUILDING SET
PLANNING SET

Owner: Tim & Megan Baldwin
1457 Bernal Avenue
Burlingame, CA 94010

Zoning: -

APN#: 026-044-070

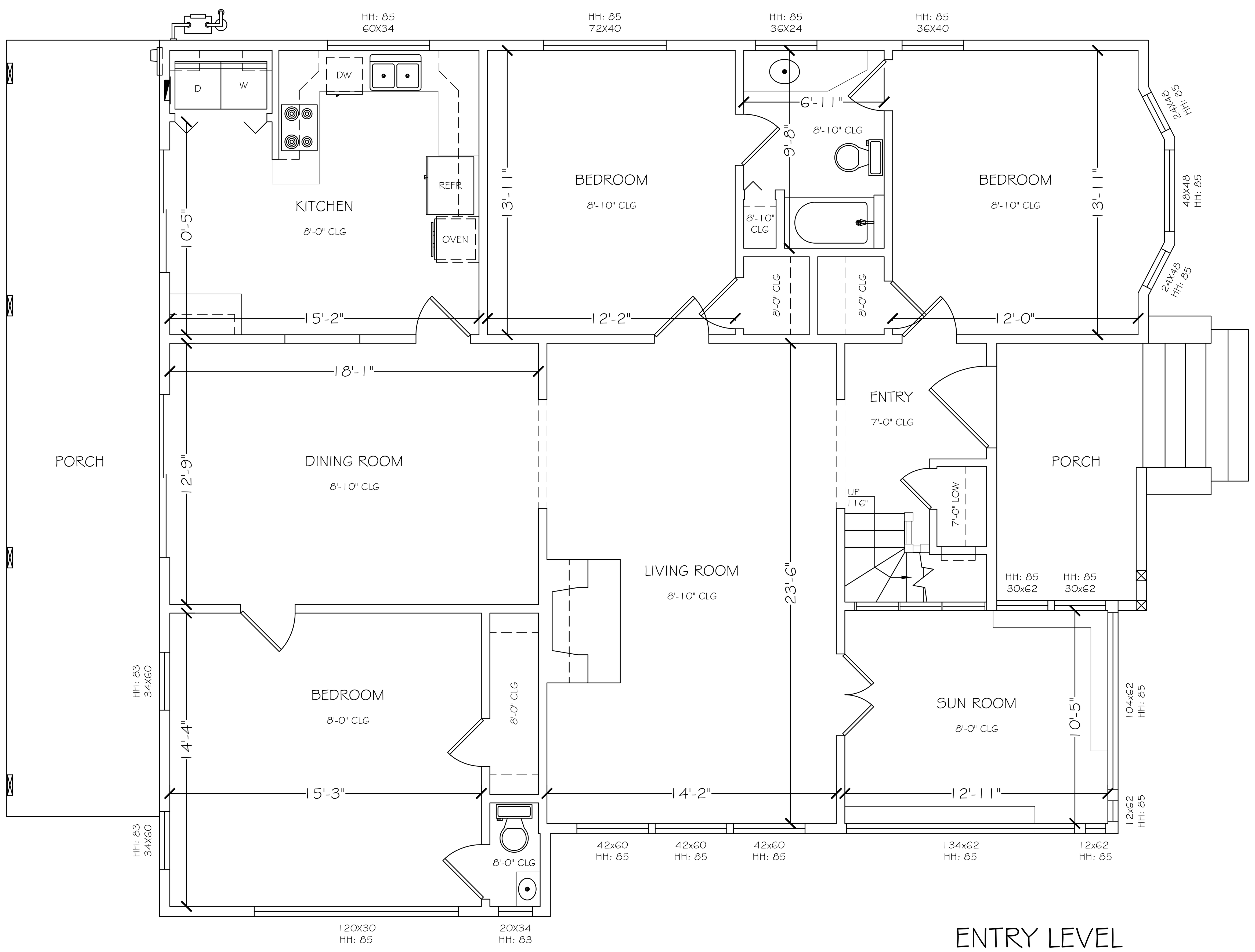
4843 SILVER SPRINGS DRIVE
Park City, UT 84098
Ph: 415.819.0304
E-mail: TIM@FORMONEDESIGN.COM

form+one
DESIGN ■ PLANNING

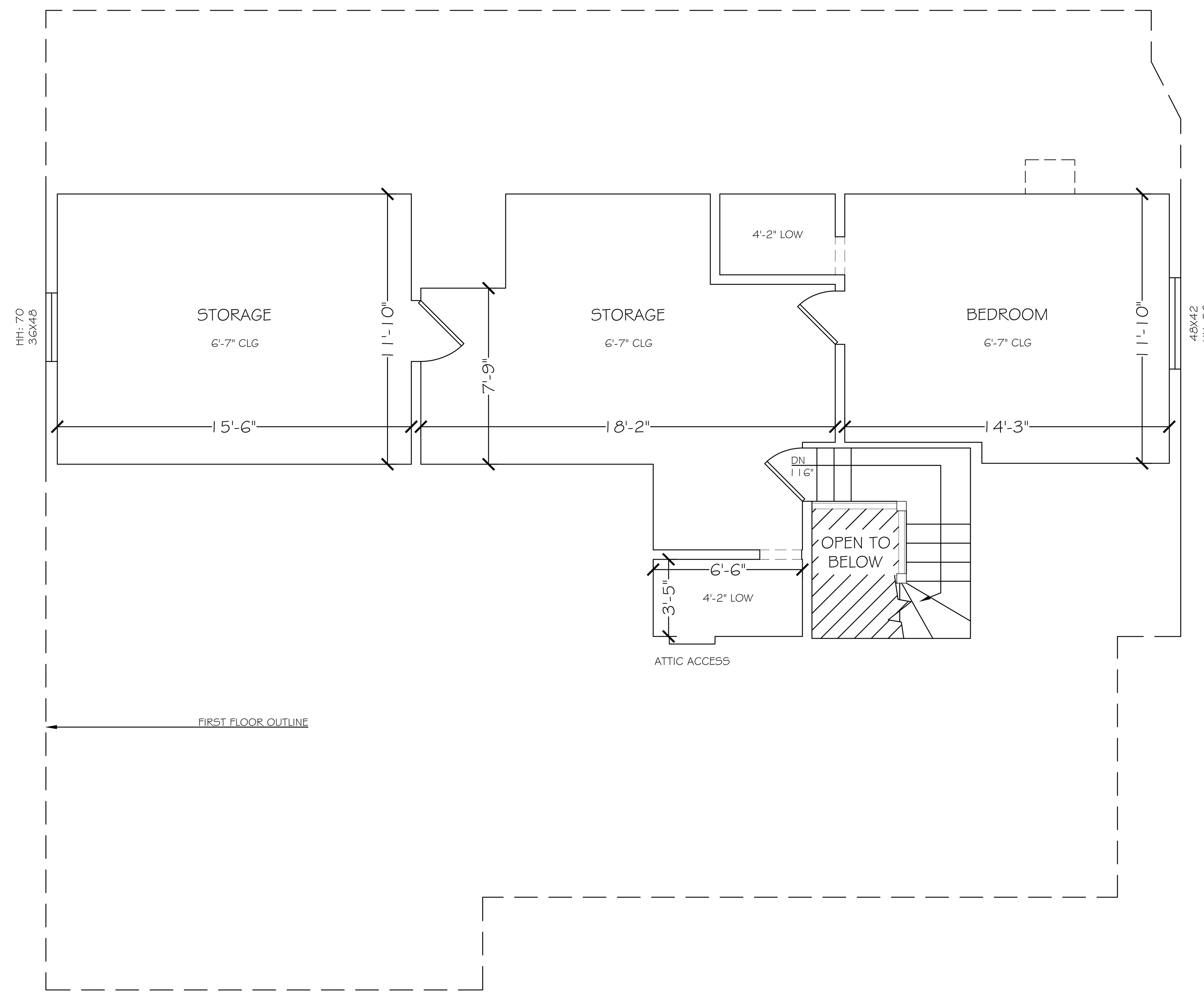
Title: Arborist Report
Project: Mr. & Mrs. Baldwin
1457 Bernal Avenue
Burlingame, CA 94010
Job No.: 19_016
Drawn: TIM RADUENZ
Date: 4-5-19

AR

Sheet
Scale: See Details



ENTRY LEVEL



2ND LEVEL

LEGEND
COUNTER
UPPER CABINET
FULL HEIGHT CABINET
CLG = CEILING HEIGHT

PPM
PRECISION PROPERTY
MEASUREMENTS

3626 E. PACIFIC COAST
HIGHWAY | 2ND FLOOR
LONG BEACH CA | 90804
T 562.621.9100
F 888.698.2966
WWW.PPMCO.NET

WORRY FREE
RENOVATIONS

PREPARED FOR

FORM+ONE

PROJECT TYPE

FLOOR PLAN

PROJECT NAME

BERNAL AVENUE
RESIDENCE

PROJECT ADDRESS

1457 BERNAL AVENUE
BURLINGAME, CA 94010

SCALE
¼" = 1'-0"

PROJECT
18748

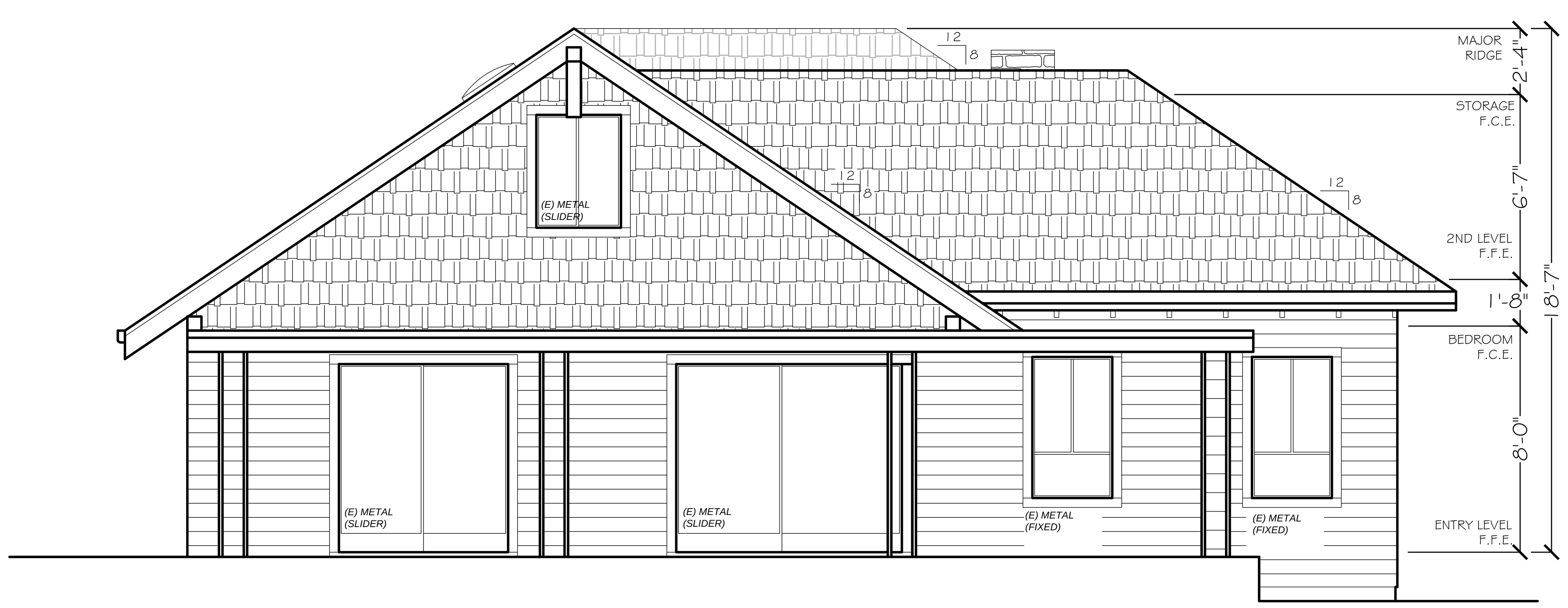
APPROVED BY
SW

DATE
7/23/19

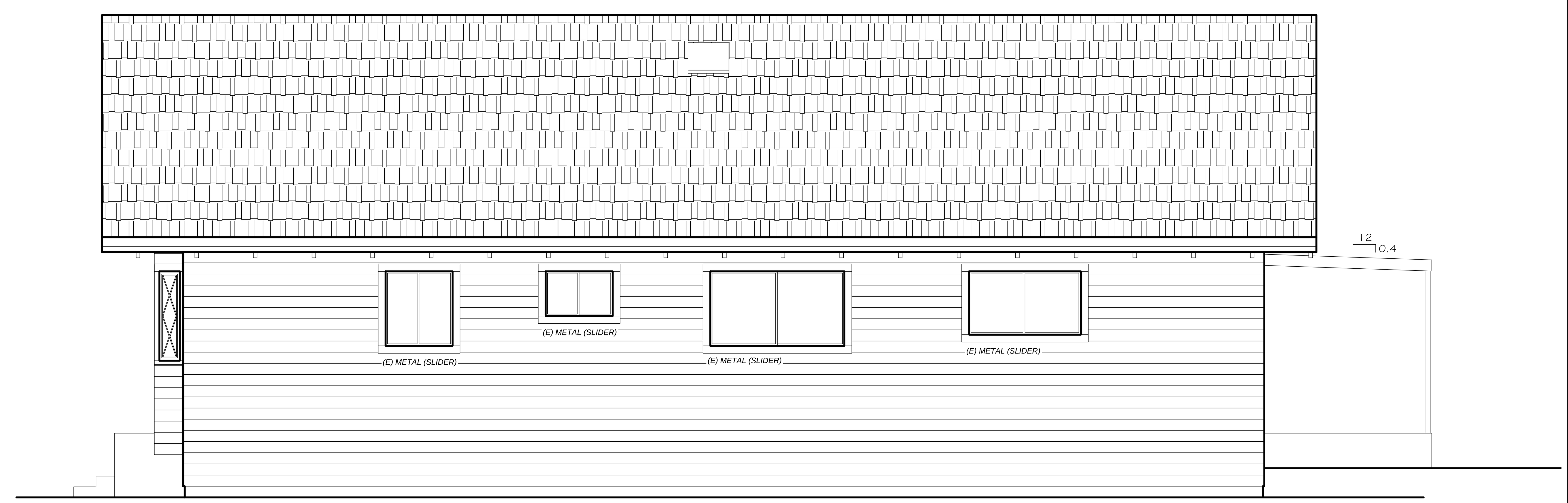
SHEET

SOUTH

WEST



NORTH



EAST

LEGEND

FINISHED GRADE (ALONG BUILDING LINE)

FINISHED FLOOR

= ROOF PITCH (RISE/RUN)

PPM
PRECISION PROPERTY MEASUREMENTS

3626 E. PACIFIC COAST HIGHWAY | 2ND FLOOR
LONG BEACH CA | 9080
T 562.621.9100
F 888.698.2966
WWW.PPMCO.NET

WORRY FREE RENOVATIONS

PREPARED FOR

FORM+ONE

PROJECT TYPE

EXTERIOR ELEVATIONS

PROJECT NAME

BERNAL AVENUE RESIDENCE

PROJECT ADDRESS

1457 BERNAL AVENUE
BURLINGAME, CA 94010

SCALE
¼" = 1'-0"

PROJECT
18748

APPROVED BY
SW

DATE
7/23/19

SHEET

RELATED CODE REQUIREMENTS: (EGRESS)

1. EGRESS WINDOWS SHALL HAVE A MIN. NET CLEAR OPERABLE AREA OF 5.7 SQUARE FEET.
2. THE MINIMUM NET CLEAR WIDTH DIMENSION SHALL BE 20"
3. THE MINIMUM NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 24"

RELATED CODE REQUIREMENTS: (BATHS) (CONT.):

PLUMBING:

- SHOWER MUST BE PROVIDED W/ TEMPERATURE CONTROL (ANIT-SCALD) TYPE VALVE. TOILETS MUST HAVE A MIN. CLEAR SPACE OF 30" WIDE, & 24" CLEAR SPACE IN FRONT. IF NEW, TOILETS MUST BE WATER CONSERVING 1.28 GALLON. SHOWER DOORS SHALL OPEN OUTWARD AND SHALL BE A MIN. 22" WIDE, THE SHOWERHEAD CANNOT DISCHARGE DIRECTLY AT ENTRANCE. ALL SHOWER COMPARTMENTS, REGARDLESS OF SHAPE,

MUST BE CAPABLE OF ENCOMPASSING A 30" CIRCLE. JOB-FORMED SHOWER PAN LINER MUST SLOPE $\frac{1}{4}$" PER FOOT TO WEEP HOLES IN DRAIN, AND BE INSPECTED UNDER TEST PRIOR TO COVERING.

RELATED CODE REQUIREMENTS: (BATHS) (CONT.):

BUILDING:

- SHOWER WALL SHALL BE FINISHED TO A HEIGHT 72" ABOVE THE DRAIN INLET WITH MATERIAL THAT IS NOT AFFECTED BY MOISTURE. GREEN BD. CANNOT BE USED AS A BACKER FOR MASTIC TILE WHERE IT WILL BE EXPOSED TO SPLASHING WATER AND IS NOT ALLOWED ON CEILINGS.

CEMENT BOARD WITH A MOISTURE BARRIER AND CORROSION-RESISTANT FASTENERS IS AN APPROPRIATE BACKING MATERIAL IN WET LOCATIONS. MIN. CEILING HEIGHT FOR ALL BATHROOMS IS 7'-0". SAFETY GLAZING IS

REQUIRED FOR WINDOWS IN TUB OR SHOWER LOCATIONS WHERE THE BOTTOM EDGE OF GLASS IS LESS THAN 5'-0" ABOVE THE DRAIN. AS PART OF REMODEL SMOKE DETECTORS WILL BE REQUIRED IN ALL BEDROOMS, ADJOINING HALL, AND AT EACH LEVEL PER THE BUILDING CODE.

RELATED CODE REQUIREMENTS: (BATHS)(CONT.)

ELECTRICAL:

- IT IS REQUIRED TO HAVE AT LEAST ONE RECEPTACLE WITHIN 3-FEET OF THE OUTSIDE EDGE OF EACH BASIN, THIS RECEPTACLE AND ANY OTHERS LOCATED WITHIN THE BATHROOM MUST BE GFCI PROTECTED.
- A SEPARATE 20-AMP CIRCUIT IS REQUIRED TO SUPPLY BATHROOM OUTLETS ONLY, OR A SINGLE BATHROOM.
- LIGHTING WILL BE REQUIRED TO BE HIGH EFFICACY OR CONTROLLED BY A MANUAL ON OCCUPANT

SENSOR SWITCH. (TYPICALLY HIGH EFFICACY LIGHT FIXTURES ARE PIN BASE FLUORESCENT WITH ELECTRONIC BALLAST.

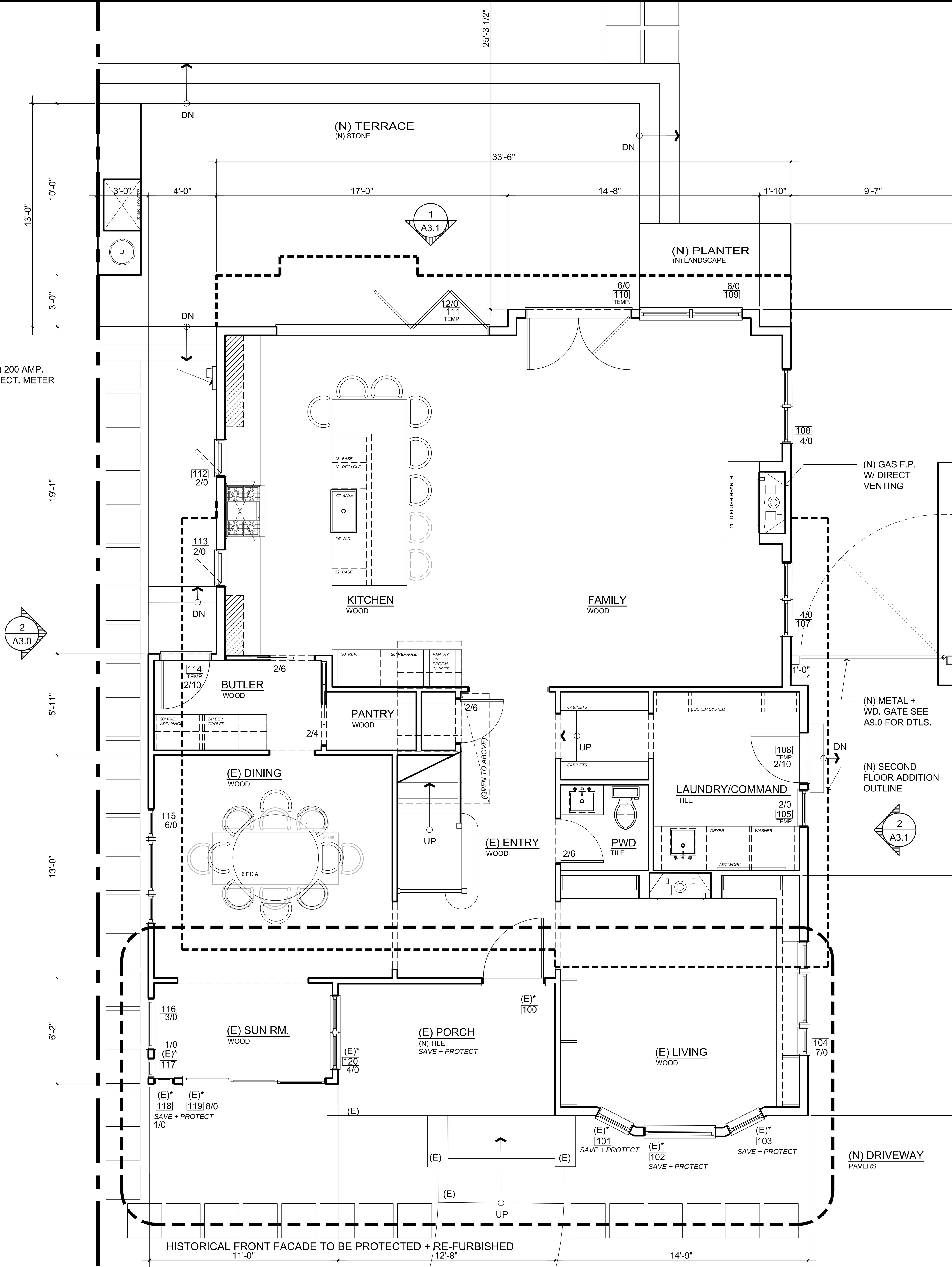
MECHANICAL:

- A FAN CONNECTED TO THE OUTSIDE CAN BE PROVIDED, FAN EXHAUST SHOULD BE 3-FEET FROM BUILDING OPENINGS AND PROPERTY LINES.

BE INSPECTED UNDER TEST PRIOR TO COVERING.

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 - 1024 SQ. INCHES, 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 & DISHWASHER, ETC., PER CPC
5.PLUMBING FIXTURES (WATER CLOSETS AND URINALS)WILL COMPLY WITH FOLLOWING (1.)THE EFFECTIVE FLUSH VOLUME OF ALL WATER CLOSETS WILL NOT EXCEED 1.28 GAL/FLUSH. (2.) THE EFFECTIVE FLSUH VOLUME OF URINALS WILL NOT EXCEED .5 GAL/FLUSH 2016 CGC 4.303.1.2
6. 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.
7. VERIFY ALL FINISH FLOOR CALL-OUTS W/ OWNERS, TYP.
8. SUB- PANEL ELECT., VERIFY LOCATION.
9. ALL SHOWER HEADS TO HAVE 2.0 GPM FLOW MAX. PER CPC SECT. 408.2
10. ALL SHOWER WALLS TO BE WATERPROOF TO 72" ABOVE DRAIN INLET, WALL FINISHES TO BE OF SMOOTH HARD NONABSORBENT SURFACE, PER CRC R307.2 (CEMENT BASED)
11. (N) GAS WATER HEATER LOCATED IN ATTIC .V.I.F.
12. ALL LAVATORY FAUCETS TO HAVE 1.2 GPM, AND KITCHEN FAUCETS TO HAVE 1.8 GPM FLOW MAX. PER CPC SECT. 403.7, & 403.6
13. WATER HAMMER ARRESTORS AT ALL APPLIANCES THAT HAVE QUICK-ACTING VALVES (I.E.) DISHWASHERS HOT WATER LINE AND THE HOT/COLD LINES OF THE CLOTHES WASHER) 2016 CPC 609.10.
14. CONTROL VALVE FOR SHOWER OR TUB/SHOWER SHALL BE OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE, PER CPC 420.0.
15. THRESHOLD FOR IN-SWING DOORS SHALL BE 7.75" MAX. AND 7" MAX. FOR OUTSWING DOORS.
16. (N) GAS METER LOCATION, PG&E, TYPICAL 36" FROM OPERABLE WINDOWS.
17. (N) ELECTRICAL METER LOCATION
18. MAX. DROP FROM TOP OF THRESHOLD TO THE EXT. LANDING AT ALL SLIDING AND IN-SWINGING DOORS SHALL BE LIMITED TO 7.75", AND NOT MORE THAN 1.5" LOWER THAN THRESHOLD FOR OUTSWING DRS. PER 2016 CRC R311.3
19. (N) STAIRS TO HAVE MAX. RISER HEIGHT OF 7.75" AND A MIN. TREAD DEPTH OF 10" PER CRC R311.7.4.
20. A CAPILLARY BREAK WILL BE INSTALLED IF A SLAB ON GRADE FOUNDATION SYSTEM IS USED. THE USE OF A 4" THICK BASE OF 1/2" OR LARGER CLEAN AGGREGATE UNDER A 6 MIL VAPOR RETARDER WITH JOINT LAPPED NOT LESS THAN 6" WILL BE PROVIDED UNLESS AND ENGINEERED DESIGN HAS BEEN SUBMITTED AND APPROVED BY THE BUILDING DIVISION . 2016 CGC §4.505.2 AND CALIFORNIA RESIDENTIAL CODE (CRC) §R5O6.2.3
21. 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. 2016 CGC §4.505.3
22. THE FITTINGS FOR FAUCETS AND SHOWERHEADS WILL HAVE ALL REQUIRED STANDARDS LISTED ON THE PLANS; 1.5 GPM FOR FAUCETS AND 2.0 GPM FOR SHOWERS. 2016 CGC §4.303.1.3 AND 2016 CGC §4.303.1.4
23. ANY GAS FIREPLACE WILL BE DIRECT-VENT SEALED-COMBUSTIBLE TYPE 2016 CGC §4.503.1
24. NEW MANDATORY U-FACTOR (0.58) FOR FENESTRATION AND SKYLIGHTS §150.0B
25. WALLS WITH 2X6 AND LARGER FRAMING REQUIRE R-19 INSULATION§150.0(C)2
26. ANY WOOD STOVE OR PELLET STOVE WILL COMPLY WITH US EPA PHASE II EMISSION LIMITS 2016 CGC §4.503.1
27. PLUMBING CONTRACTOR WILL PROVIDE THE CITY BUILDING INSPECTOR A SINGLE LINE DRAWING OF THE EXISTING AND NEW GAS LINES AND INDICATE THE DISTANCE FROM THE METER TO EACH GAS FIRED APLIANCE PRIOR TO INSTALLATION. INCLUDE THE SIZE OF THE GAS PIPE TO EACH APPLIANCE AND BTU RATING OF EACH APPLIANCE. GAS PIP SIZING WILL BE SIZED PER TABLE 1216.2(1) IN THE 2016 CPC. NOTE: ANY INSTALLATION OF NEW GAS PIPING PRIOR TO PLAN CHECK APPROVAL IS AT THE RISK OF THE CONTRACTORS RISK.
28. HOT WATER PIPING INSULATION §150.0 (j)2 A ii
29. LIGHTING - NEW MANDATORY REQUIREMENTS FOR INDOOR ROOMS §150.0 (K)
30. RADIANT BARRIER NOW REQUIRED IN CLIMATE ZONE 3 §150.0 (C) 2
31. REDUCE U-FACTOR (0.32) AND SHGC (0.25) FOR HIGH PERFORMANCE WINDOWS §150.1 (C) 3 A
32. ADHESIVES, SEALANTS AND CAULKS USED ON THE PROJECT SHALL FOLLOW LOCAL AND REGIONAL AIR POLLUTION OR AIR QUALITY MANAGEMENT DISTRICT STANDARDS 2016 §4.504.2.1
33. ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN SOLE/BOTTOM PLATES AT EXTERIOR WALL WILL BE RODENT-PROOFED BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE, MASONRY OR SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY. 2016 CGC § 4.406.1
34. 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.
35. EXTERIOR BEARING WALLS LESS THAN 5' FROM THE PROPERTY LINE WILL BE BUILT OF ONE-HOUR FIRE-RATED CONSTRUCTION. 2016 CRC TABLE R302.1 (1) § OR 2016 CBC, TABLE 602.



REFINISHING +REHABILITATION NOTES:

1. ANY + ALL REFINISHING SHOULD BE COMPLETED W/ THE GENTLEST MEANS POSSIBLE, IN ORDER TO MEET REHABILITATING STANDARD 7
2. SITE PHOTOS SHOULD BE CATALOGED BEFORE START OF CONSTRUCTION FOR CONSTRUCTION + RE-FINISHING EFFORTS

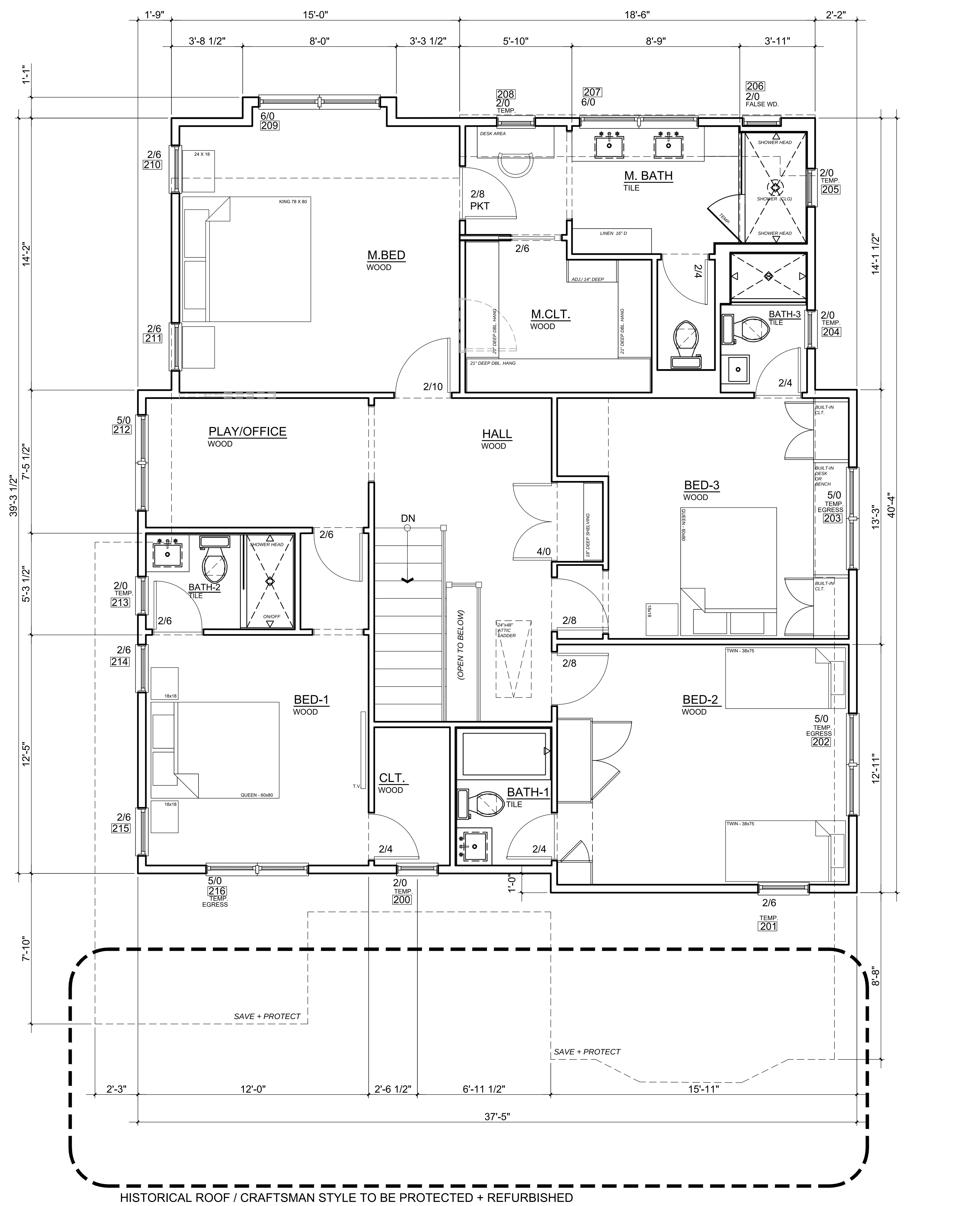
Proposed First Floor

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

INSULATION: (See Title-24 For Min.)

1. ALL EXTERIOR 2X6 WALLS: R-21 BATT INSULATION
2. ALL EXTERIOR 2X4 WALLS: R-15 BATT INSULATION
3. ALL CEILINGS TO RECEIVE R-32 MIN. INSULATION, BLOWN IN PREFERRED.
4. ALL UNDER FLOOR TO RECEIVE R-19 BATT INSULATION
5. ALL BATHROOMS, LAUNDRY ROOMS, TO RECEIVE SOUND BATT INSULATION, ROCK WOOL OR TYPICAL.

AC CONDENSOR NOTE:
WHERE THE PROPERTY LINE IS LESS THAN 10 FEET FROM THE EXIT TERMINAL OF ANY NEWLY INSTALLED OR REPLACEMENT HIGH EFFICACY MECHANICAL EQUIPMENT THE PIPE SIZE OF THE FINAL 10 FEET OF ANY TERMINAL MUST BE INCREASED TO THREE INCHES OR AS AN ALTERNATIVE, MANUFACTURER -APPROVED BAFFLES MUST BE INSTALLED.



REFINISHING +REHABILITATION NOTES:

1. ANY + ALL REFINISHING SHOULD BE COMPLETED W/ THE GENTLEST MEANS POSSIBLE, IN ORDER TO MEET REHABILITATING STANDARD 7
2. SITE PHOTOS SHOULD BE CATALOGED BEFORE START OF CONSTRUCTION FOR CONSTRUCTION + RE-FINISHING EFFORTS

Proposed 2nd Floor

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

Revisions

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

BUILDING SET
PLANNING SET

Contractor :
Gambrioli Developments
Contact: Greg Gambrioli
2415 Summit Drive
Hillsborough, CA 94010
P: 650-333-6844

Owner :
Tim & Megan Baldwin
1457 Bernal Avenue
Burlingame, CA 94010

Zoning: -

APN#: 026-044-070

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

form + one
DESIGN ■ PLANNING

Title : **Proposed Floor Plan**

Project : Mr. & Mrs. Baldwin
1457 Bernal Avenue
Burlingame, CA 94010

Job No. : 19_016 | Drawn : TIM RADUENZ | Date : 4-5-19

A2.0

Sheet

Scale: See Details

NOTES:
1. (HALF ROUND) 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.

2. ROOFING MATERIAL TO BE 40 YR ARCHITECTURAL
ASPHIALT SHINGLES, SEE CUT SHEET ABOVE, COLOR TO
BE DETERMINED, ANTIQUE BLACK OR PEWTER GREY

3. 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.

4. FLASHINGS AND COUNTER FLASHINGS SHALL NOT BE LESS THAN 0.016-INCH (28-GAGE) CORROSION RESISTANT METAL, AND VALLEY FLASHING

5. AT THE JUNCTURE OF THE ROOF & VERTICAL SURFACES, FLASHING & COUNTERFLASHINGS SHALL NOT BE LESS THAN 0.019-INCH (26 GAUGE)

6. NA

7. 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

8. (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.

9. 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 OPENING IN THE ROOF SHEATHING BELOW

11. 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.

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

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:
1. PROVIDE THE FOLLOWING FOR ATTIC FURNACES (CMC SECTION 904.04)
A. 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.
B. UN-OBSTRUCTED PASSAGEWAY W/ A SOILD FLOORING AT LEAST 24" WIDE THROUGH-OUT ITS LENGTH. SECTION 904.10.2
C. A 30"x30" LEVEL WORKING PLATFORM IN FRONT OF THE SERVICE SIDE OF THE APPLIANCE. SECTION 904.10.3
D. A PERMANENT 120V RECEPTACLE OUTLET AND LIGHTING FIXTURE NEAR THE APPLIANCE. SECTION 904.10.4.
E. 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
F. CLARIFY THE LOCATION OF THE FURANCE ON PLANS BY DASHED LINE OR OTHER SYMBOL.

HOUSE VENTILATION CALC:
SQ. FT. OF (N) ROOF/(E) ROOF: 2,027 SQ. FT.

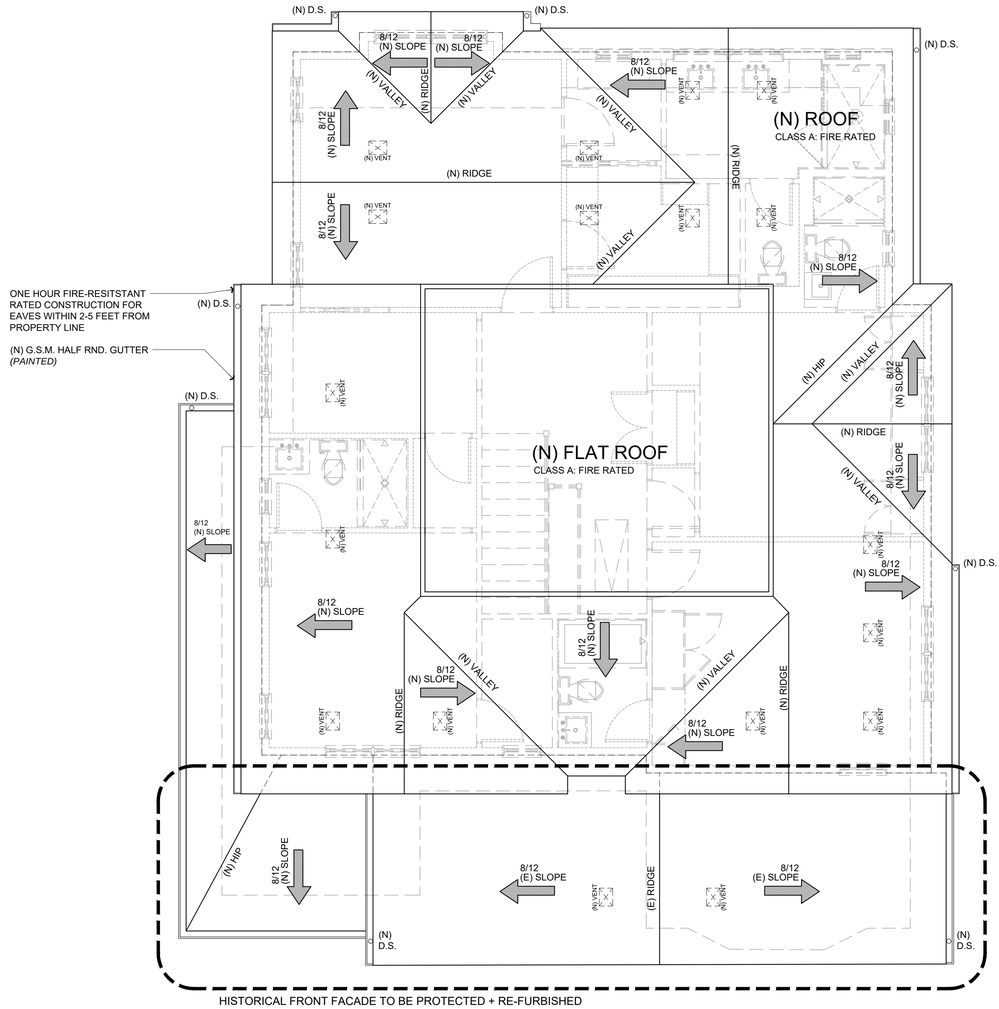
(N)/(E) 2,027/150 = 13.5 SQ. FT. OF VENTILATION IN NEW ROOF

(N) ROOF VENTS (18 ea. X .75 SQ.FT.) = 13.5 SQ.FT.
TOTAL VENTILATION INSTALLED = 13.5 SQ.FT.

GARAGE VENTILATION CALC:
SQ. FT. OF (N) ROOF: 450 SQ. FT.

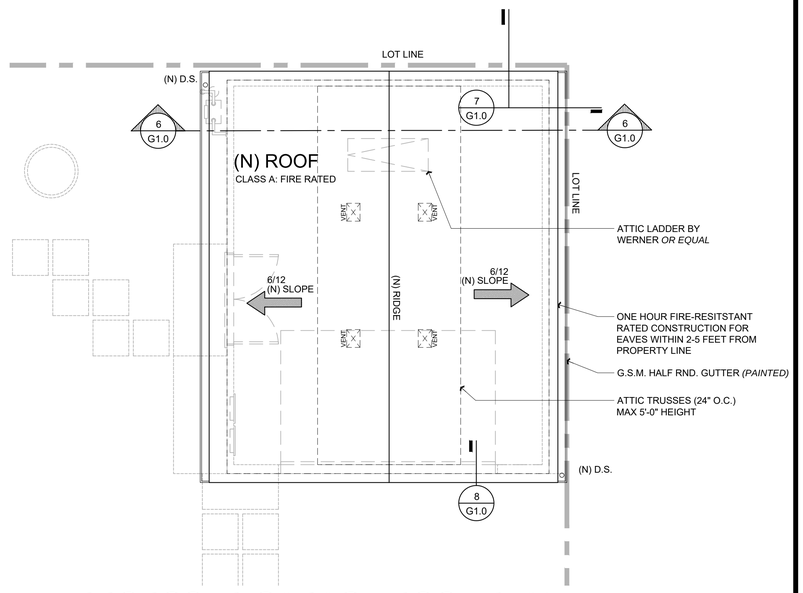
(N) 450/150 = 3 SQ. FT. OF VENTILATION IN NEW ROOF

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



HISTORICAL FRONT FACADE TO BE PROTECTED + RE-FURBISHED

PROPOSED ROOF PLAN
MAIN HOME — Scale: 1/4 = 1'-0" — 1 / A2.1



PROPOSED GARAGE ROOF PLAN
DETACHED GARAGE — Scale: 1/4 = 1'-0" — 2 / A2.1

Revisions

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

Contractor :
Cambrioli Developments
Contact: Dan Cambrioli
2415 Summit Drive
Burlingame, CA 94010
Ph: 650.315.9564

BUILDING SET
PLANNING SET

Owner :
Tim & Megan Baldwin
1457 Bernal Avenue
Burlingame, CA 94010

Zoning: -

APN#: 026-044-070

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

form+one
DESIGN ■ PLANNING

Title : Proposed Roof Plan
Project : Mr. & Mrs. Baldwin
1457 Bernal Avenue
Burlingame, CA 94010
Job No. : 19_016 | Drawn : TIM RADVENZ | Date : 4-5-19

A2.1

Sheet
Scale: See Details

ICC EVALUATION SERVICE

Most Widely Accepted and Trusted

ICC-ES Evaluation Report — **ESR-1463***

Reissued July 2014
This report is subject to renewal October 2016.

www.icc-es.org | (800) 423-6587 | (562) 699-0543 — *A Subsidiary of the International Code Council®*

DIVISION: 07 00 00—THERMAL AND MOISTURE PROTECTION
Section: 07 53 23—Ethylene-Propylene-Diene-Monomer Roofing
Section: 07 54 19—Polyvinyl-Chloride Roofing
Section: 07 54 23—Thermoplastic-Polyolefin Roofing

REPORT HOLDER:

CARLISLE SYNTEC
POST OFFICE BOX 7000
CARLISLE, PENNSYLVANIA 17013
(717) 245-7000
www.carlisle-syntec.com

EVALUATION SUBJECT:

CARLISLE EPDM, PVC AND TPO SINGLE-PLY ROOFING MEMBRANES

ADDITIONAL LISTEES:

KELLY COMPANY/2001 INC.
325 THOMASTON AVENUE
WATERBURY, CONNECTICUT 06702
(203) 575-9220

MULE-HIDE PRODUCTS COMPANY, INC.
1195 PRINCE HALL DRIVE
BELOIT, WISCONSIN 53511
(800) 786-1492

VERSICO
POST OFFICE BOX 1289
CARLISLE, PA 17013
(800) 992-7663

WEATHERBOND
POST OFFICE BOX 251
PLAINFIELD, PENNSYLVANIA 17081
(866) 471-5125

1.0 EVALUATION SCOPE

Compliance with the following codes:

- 2012 and 2009 *International Building Code®* (IBC)
- 2012 and 2009 *International Residential Code®* (IRC)
- Other Codes (see Section 8.0)

Properties evaluated:

- Weather resistance
- Roof covering fire classification
- Wind uplift resistance
- Impact resistance

2.0 USES

Carlisle ethylene propylene diene monomer (EPDM), polyvinyl chloride (PVC) and thermoplastic polyolefin (TPO) single-ply roofing membranes are used as roof coverings in adhered and mechanically fastened membrane roofing systems.

3.0 DESCRIPTION

3.1 General:

The EPDM, PVC and TPO Membrane Roofing Systems described in this report consist of single-ply roofing membranes, insulation where used, barrier board or slip sheet where used, flashing, mechanical fasteners and adhesives that are installed on a combustible or noncombustible deck. See Table 1 for Carlisle product trade names and corresponding product names for Mule-Hide Products Company, Inc., WeatherBond, Versico and Kelly Company/2001 Inc., the additional listees.

3.2 EPDM Membranes:

3.2.1 Sure-Seal: Sure-Seal is a black, nonreinforced EPDM membrane, 45 mils thick [0.045 inch (1.14 mm)].

3.2.2 Sure-Seal FR: Sure-Seal FR is a black, nonreinforced EPDM membrane with fire retardants. Available thicknesses range from 45 mils (0.045 inch [1.14 mm]) to 90 mils (0.090 inch [2.29 mm]).

3.2.3 Sure-White: Sure-White is a white, nonreinforced EPDM membrane. It is available in thicknesses of 60 mils [0.060 inch (1.52 mm)] and 90 mils [0.090 inch (2.29 mm)].

3.2.4 Sure-Tough: Sure-Tough is a black, reinforced membrane consisting of a polyester reinforcement encapsulated between two EPDM membrane plies. It is available in thicknesses ranging from 45 mils [0.045 inch (1.14 mm)] to 75 mils [0.075 inch (1.90 mm)].

3.2.5 Sure-Tough FR: Sure-Tough FR is a black, reinforced membrane consisting of a polyester reinforcement encapsulated between two EPDM membrane plies with fire retardants. Available thicknesses are 45 mils [0.045 inch (1.14 mm)] and 60 mils [0.060 inch (1.52 mm)].

***Revised August 2014**

ICC-ES Evaluation Reports are not to be construed as representing aesthetics or any other attributes not specifically addressed, nor are they to be construed as an endorsement of the subject of the report or a recommendation for its use. There is no warranty by ICC Evaluation Service, LLC, express or implied, as to any finding or other matter in this report, or as to any product covered by the report.

TPO Specification - Cutsheet

Or Other Approved Equal — Scale: NA — 1 / A2.2

GAF TIMBERLINE LIFETIME HIGH DEFINITION® SHINGLES

Regional (See Color Availability Chart On Next Page For Details)

Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.

**Select colors are ENERGY STAR® qualified (U.S. only) and listed with the Cool Roof Rating Council (CRRC). See www.gaf.com for availability and details.*

SHINGLE CUTSHEET

Or Other Approved Equal — Scale: NA — 2 / A2.2

VENTSURE® SQUARE TOP ROOF VENT

VENTILACIÓN CON PARTE SUPERIOR CUADRADA PARA TECHOS VENTSURE®

OWENS CORNING — INNOVATIONS FOR LIVING

Product Benefits:

- Allows outside air to flow naturally upward and out of attic.
- Promotes a cooler, drier attic.
- Helps prevent moisture from being trapped in insulation, structural wood, shingles and roof deck.
- Helps prevent rotting, mildew, drywall damage, peeling paint and warped siding.
- Helps increase the performance of your roof.
- Works year-round for consistent ventilation without energy consumption.

Beneficios del producto:

- Permite que el aire exterior fluya naturalmente hacia arriba y hacia afuera del ático.
- Proporciona un ático más fresco y seco.
- Ayuda a evitar que la humedad quede retenida en el aislamiento, la madera de las estructuras, las tejas y la terraza.
- Ayuda a evitar que haya podredumbre o moho, que se arruinen los muros secos, que la pintura se descascare y que el revestimiento se combe.
- Ayuda a mejorar el rendimiento del techo.
- Funciona como ventilación de manera constante durante todo el año sin consumir energía.

PRODUCT SPECIFICATIONS/ESPECIFICACIONES DEL PRODUCTO

	MODEL NAME / Nombre del modelo	COLOR / Color	LONG CODE / Código largo	SHORT CODE / Código corto	PCS/CTN / PCS/CTN	CTNS/PAL / CTNS/PAL	PALLETS/TRUCK / Palés/Camión	BASE / Base	OPENING / Abertura	SLOPE / Pendiente	NFVA SQ IN. / Pies² NFVA	NFVA SQ FT. / Pies² NFVA
ALUMINUM/Aluminio	ALUMINUM SQUARE TOP / Parte superior cuadrada de aluminio	MILL / Molino	525844	ALSTML	6	20	28	16.5"x17.5"	8"x8"	3/12"-6/12"	51	0.35
	ALUMINUM SQUARE TOP / Parte superior cuadrada de aluminio	BROWN / Marrón	525846	ALSTBR	6	20	28	16.5"x17.5"	8"x8"	3/12"-6/12"	51	0.35
	ALUMINUM SQUARE TOP / Parte superior cuadrada de aluminio	BLACK / Negro	525845	ALSTBL	6	20	28	16.5"x17.5"	8"x8"	3/12"-6/12"	51	0.35
	ALUMINUM SQUARE TOP / Parte superior cuadrada de aluminio	WEATHERED GREY / Gris	525847	ALSTWG	6	20	28	16.5"x17.5"	8"x8"	3/12"-6/12"	51	0.35
GALVANIZED/Galvanizado	GALVANIZED SQUARE TOP / Parte superior cuadrada galvanizada	MILL / Molino	525848	GVSTML	6	20	28	16.5"x17.5"	8"x8"	3/12"-6/12"	51	0.35
	GALVANIZED SQUARE TOP / Parte superior cuadrada galvanizada	BROWN / Marrón	525850	GVSTBR	6	20	28	16.5"x17.5"	8"x8"	3/12"-6/12"	51	0.35
	GALVANIZED SQUARE TOP / Parte superior cuadrada galvanizada	BLACK / Negro	525849	GVSTBL	6	20	28	16.5"x17.5"	8"x8"	3/12"-6/12"	51	0.35
	GALVANIZED SQUARE TOP / Parte superior cuadrada galvanizada	WEATHERED GREY / Gris	530646	GVSTWG	6	20	28	16.5"x17.5"	8"x8"	3/12"-6/12"	51	0.35

APPLICATION/APLICACIÓN

Required Ventilation:

- As a general rule, one square foot of net free vent area per 300 square feet of attic floor or area to be vented is recommended.
- In the rare situation where no vapor retarder is used and/or proper distribution of soffit and ridge vents cannot be achieved, one square foot of net free vent area should be provided for each 150 square feet of attic floor or area to be vented.
- For a balanced system, ventilation should be equal at the undereave and ridge.
- In cases where a balanced system cannot be achieved, always provide more than 50% of the total required ventilation at the undereave and the remainder at the upper portion of the roof.

Ventilación requerida:

- Como regla general, se recomienda 1 pie² (0.09 m²) de superficie neta de libre ventilación por cada 300 pie² (27.87 m²) de piso del ático o la superficie que se va a ventilar.
- En el caso excepcional de que no se utilizara un retardador de vapor y/o no se lograra una distribución apropiada de las ventilaciones de cumbrera y plafón, deberá proporcionarse 1 pie² (0.09 m²) de superficie neta de libre ventilación por cada 150 pie² (13.93 m²) de piso del ático o la superficie que va a ventilarse.
- Para que el sistema esté equilibrado, la ventilación debe ser igual bajo el alero y la cumbrera.
- En aquellos casos en que no pueda lograrse una ventilación equilibrada, suministre siempre más del 50% de la ventilación total requerida bajo el alero y el resto, en la parte superior del techo.

Roof Vent Cutsheet

Or Other Approved Equal — Scale: NA — 3 / A2.2

LP TECHSHIELD® RADIANT BARRIER

Installation Instructions

LP® TechShield®
Radiant Barrier Sheathing

Basic Uses

LP® TechShield® Radiant Barrier Roof Sheathing installs just like regular roof sheathing, so there are no additional labor costs. But unlike conventional sheathing, LP TechShield sheathing features a thin, durable layer of aluminum laminated to our OSB roof sheathing. This creates a highly effective radiant barrier. Because it helps block radiant heat from entering a home, LP TechShield Radiant Barrier Sheathing can reduce monthly air conditioning bills by up to 17%. That's built-in savings that start immediately and will last for years to come.

Climate Considerations

The benefits of radiant barrier sheathing will vary by climate and will have the most impact on reducing cooling costs when used in warm climate regions that have significant solar radiation.

Condensation

Under certain conditions, moisture may condense on the underside of roof sheathing. In most circumstances, any condensation that forms will dissipate as the attic warms. During extended cold weather, however, condensation may form as frost and could accumulate. To minimize this, radiant barrier sheathing should be installed in homes with well-ventilated attics that have been properly air sealed to prevent transfer of moist heated air from the living space to the attic.

Storage and Handling

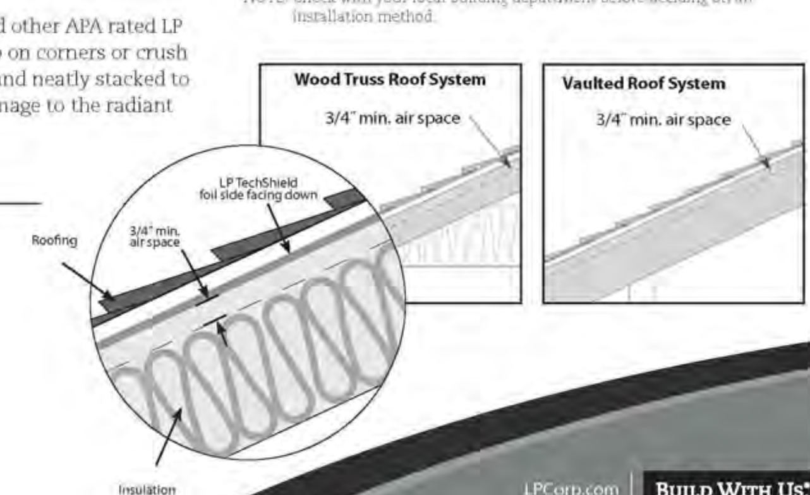
Store LP TechShield panels in a clean, dry area. Do not store in direct contact with the ground. Protect from moisture prior to and during installation. Outside storage, if necessary, requires panels to be covered with plastic sheets or tarpaulins with the sides loosely covered to provide adequate air ventilation.

Handle LP TechShield panels as you would other APA rated LP sheathing products. Be careful not to drop on corners or crush panel edges. Keep panels well supported and neatly stacked to prevent warping. Use caution to avoid damage to the radiant barrier foil surface.

Roof Sheathing Installation

- Place the skid-resistant side up with the APA trademark stamp facing down and wear skid-resistant shoes when installing the roof sheathing.
- Install with the long dimension or strength axis of the panel across supports and with the panel continuous over two or more spans.
- Provide 1/8" minimum space at panel ends and edges. Use a spacer tool (i.e. 10d box nail) to assure accurate and consistent spacing.
- Panel end joints shall occur over framing. Stagger end joints in each succeeding row.
- Provide additional panel stiffness by installing panel edge clips mid-span on all unsupported edges.
- Nail 6" o.c. along supported panel ends and edges and 12" o.c. at intermediate supports. Fasten panels 3/8" from panel edges. Use 8d common nails for panels up to 1" thickness. For panels over 1" use 8d ring-shank or 10d common nails. Other code-approved fasteners may be used.
- Cover roof sheathing as soon as possible with roofing felt or shingle underlayment for protection against excessive moisture prior to roofing. If any edge swelling occurs prior to roof underlayment installation, all raised joints should be sanded flat.
- Allow sheathing to adjust to humidity and moisture conditions before shingle installation.
- Remove wrinkles and flatten surface of shingle underlayment before installing shingles. High performance shingle underlayment is recommended for better results.
- Heavier weight and/or textured shingles are recommended to better mask imperfections in roofing assembly.

NOTE: Check with your local building department before deciding on an installation method.



LPCorp.com | BUILD WITH US.

Sheathing "Radiant Barrier" - Cutsheet

Or Other Approved Equal — Scale: NA — 4 / A2.2

Gutter Spec.

G.S.M. Painted — Scale: NA — 5 / A2.2

Revisions

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

Contractor :
Gambrioli Developments
Contact: Greg Gambrioli
2415 Summit Drive
Hillsborough, CA 94010
P: 650-333-6844

BUILDING SET
PLANNING SET

Owner :
Tim & Megan Baldwin
1457 Bernal Avenue
Burlingame, CA 94010

Zoning: -

APN#: 026-044-070

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

form + one
DESIGN ■ PLANNING

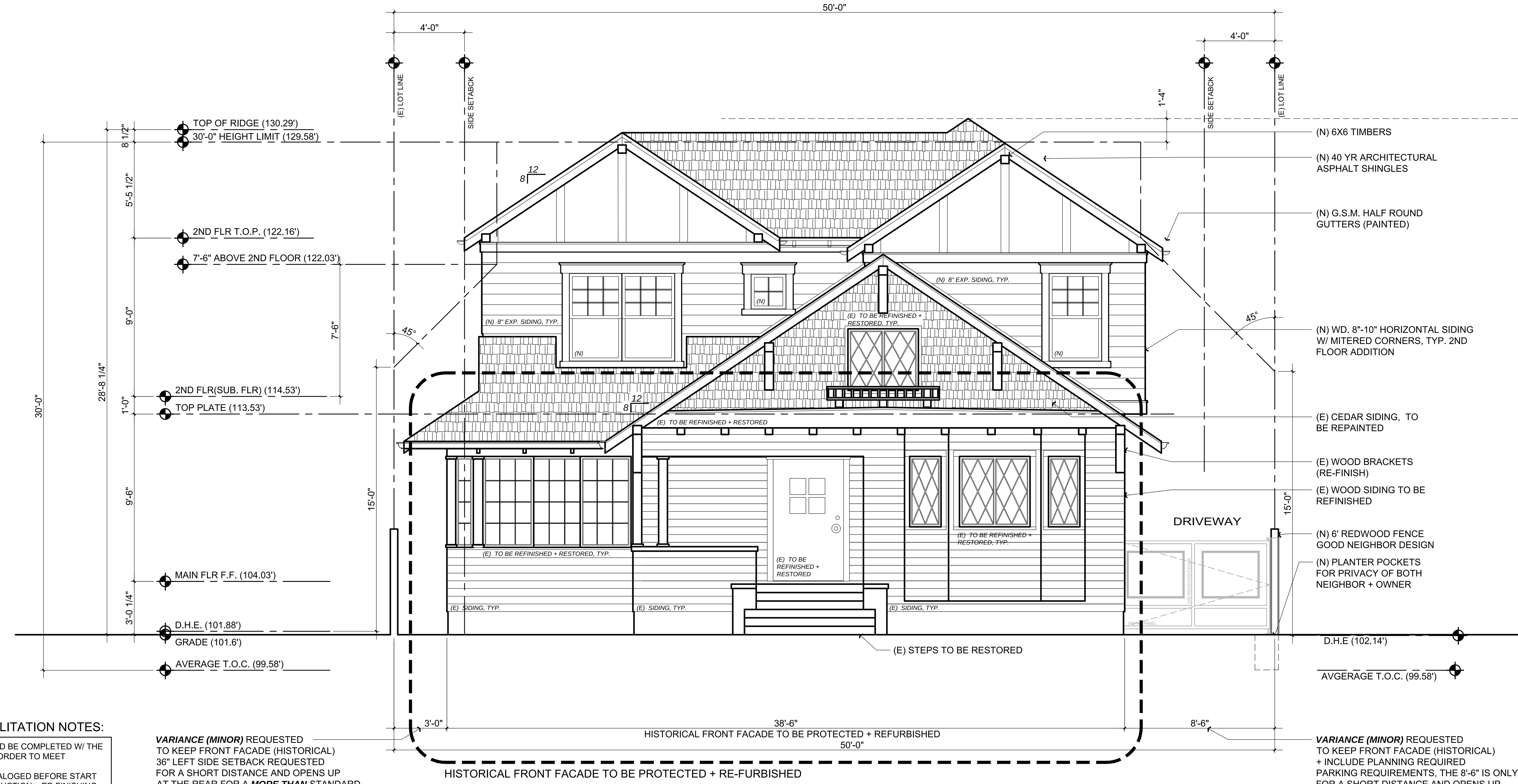
Title : Roof Cutsheets

Project : Mr. & Mrs. Baldwin
1457 Bernal Avenue
Burlingame, CA 94010

Job No. : 19_016 | Drawn : TIM RADUENZ | Date : 4-5-19

A2.2

Sheet
Scale: See Details



REFINISHING +REHABILITATION NOTES:

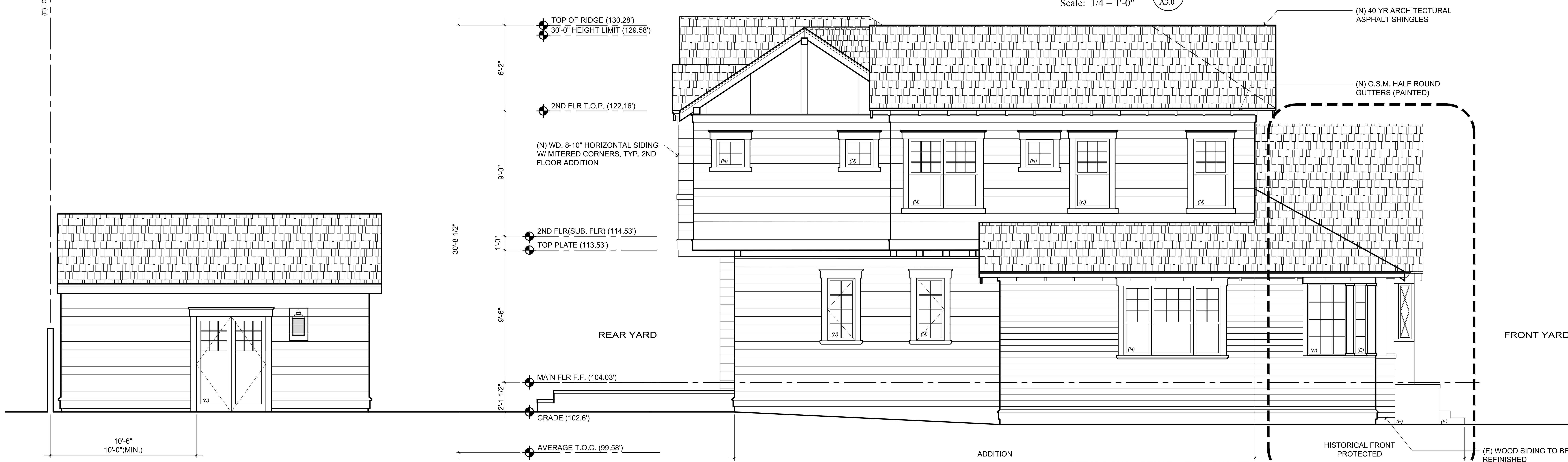
1. ANY + ALL REFINISHING SHOULD BE COMPLETED W/ THE GENTLEST MEANS POSSIBLE, IN ORDER TO MEET REHABILITATING STANDARD 7
2. SITE PHOTOS SHOULD BE CATALOGED BEFORE START OF CONSTRUCTION FOR CONSTRUCTION + RE-FINISHING EFFORTS

VARIANCE (MINOR) REQUESTED TO KEEP FRONT FACADE (HISTORICAL) 36" LEFT SIDE SETBACK REQUESTED FOR A SHORT DISTANCE AND OPENS UP AT THE REAR FOR A ***MORE THAN*** STANDARD SIDE SETBACK, THE NEIGHBORS AT 1453 ARE ***IN FAVOR*** W/ THIS REQUEST

VARIANCE (MINOR) REQUESTED TO KEEP FRONT FACADE (HISTORICAL) + INCLUDE PLANNING REQUIRED PARKING REQUIREMENTS, THE 8'-6" IS ONLY FOR A SHORT DISTANCE AND OPENS UP AT THE REAR FOR A MORE THAN STANDARD DRIVEWAY WIDTH.

Proposed Front Elevation

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



REFINISHING +REHABILITATION NOTES:

1. ANY + ALL REFINISHING SHOULD BE COMPLETED W/ THE GENTLEST MEANS POSSIBLE, IN ORDER TO MEET REHABILITATING STANDARD 7
2. SITE PHOTOS SHOULD BE CATALOGED BEFORE START OF CONSTRUCTION FOR CONSTRUCTION + RE-FINISHING EFFORTS

Proposed Left Elevation

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

Revisions

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

BUILDING SET
PLANNING SET

Contractor : Gambrioli Developments
Contact: Greg Gambrioli
2415 Summit Drive
Hillsborough, CA 94010
P: 650-333-6844

Owner : Tim & Megan Baldwin
1457 Bernal Avenue
Burlingame, CA 94010
Zoning: -

APN#: 026-044-070

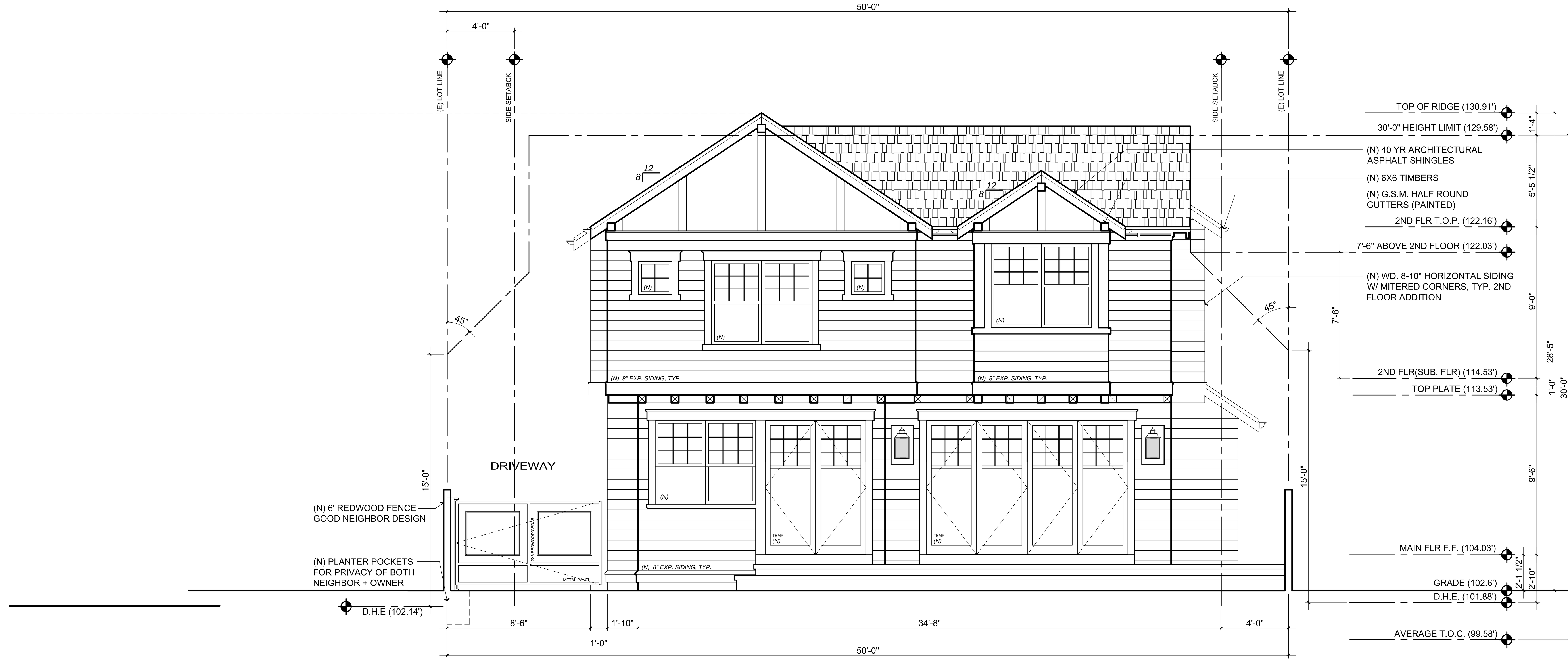
4843 SILVER SPRINGS DRIVE
Park City, UT 84098
Ph: 415.819.0304
E-mail: TIM@FORMONEDESIGN.COM

form+one
DESIGN ■ PLANNING

Title : Proposed Elevations
Project : Mr. & Mrs. Baldwin
1457 Bernal Avenue
Burlingame, CA 94010

Job No. : 19_016 | Drawn : TIM RADUENZ | Date : 4-5-19

A3.0
Sheet
Scale: See Details



Proposed Rear Elevation

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

REFINISHING +REHABILITATION NOTES:

1. ANY + ALL REFINISHING SHOULD BE COMPLETED W/ THE GENTLEST MEANS POSSIBLE, IN ORDER TO MEET REHABILITATING STANDARD 7
2. SITE PHOTOS SHOULD BE CATALOGED BEFORE START OF CONSTRUCTION FOR CONSTRUCTION + RE-FINISHING EFFORTS

HISTORICAL FRONT FACADE TO BE PROTECTED + RE-FURBISHED

Proposed Right Elevation (Driveway)

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

Revisions

Rev.: Description: Date:

001
002
003
004
005
006

BUILDING SET
PLANNING SET

Contractor : Gambrioli Developments
Contact: Greg Gambrioli
2415 Summit Drive
Hillsborough, CA 94010
P: 650-333-6844

Owner : Tim & Megan Baldwin
1457 Bernal Avenue
Burlingame, CA 94010

Zoning: -

APN#: 026-044-070

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

form+one
DESIGN ■ PLANNING

Title : Proposed Elevations

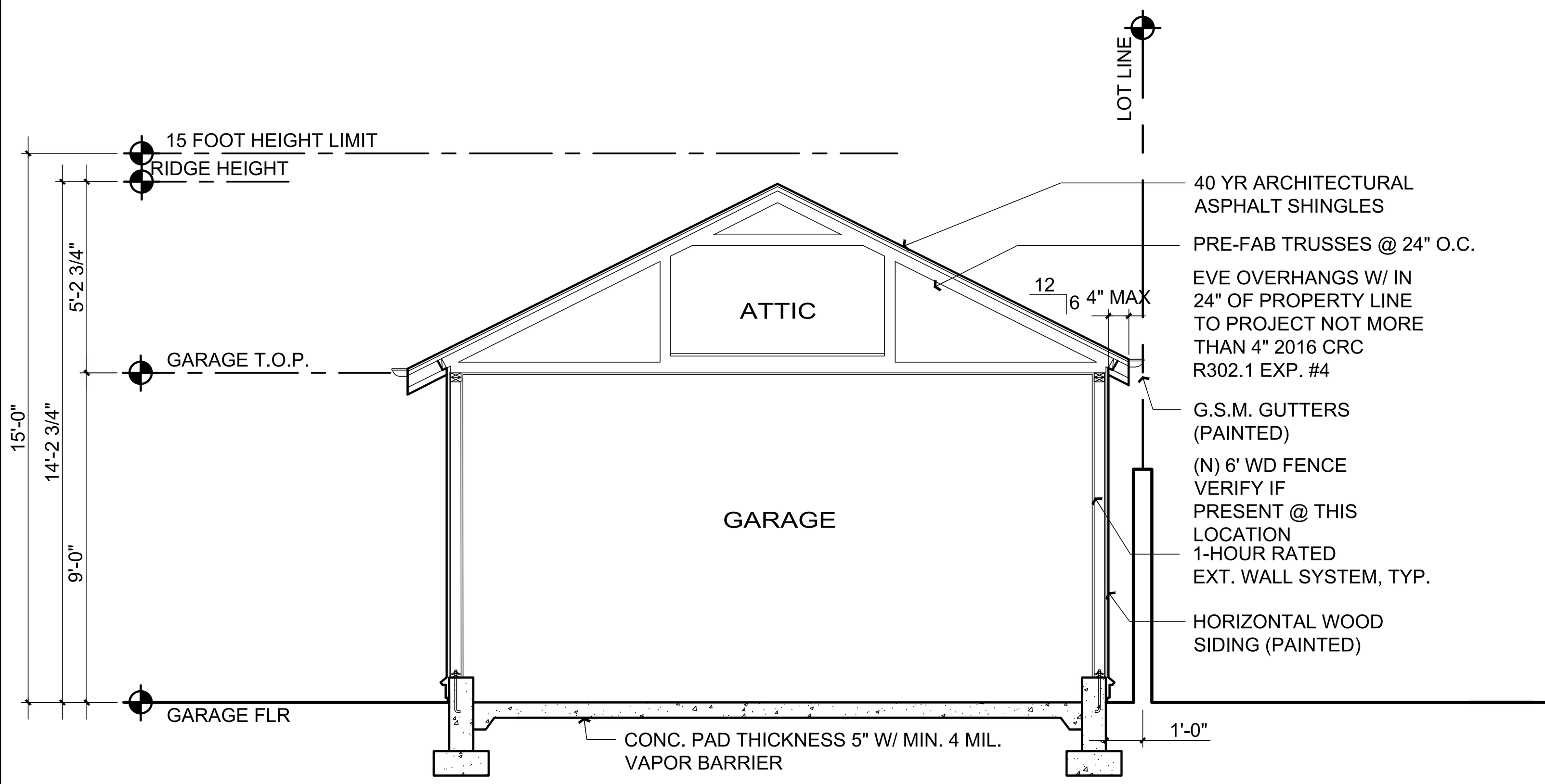
Project : Mr. & Mrs. Baldwin
1457 Bernal Avenue
Burlingame, CA 94010

Job No. : 19_016 Drawn : TIM RAGUENZ Date : 4-5-19

A3.1

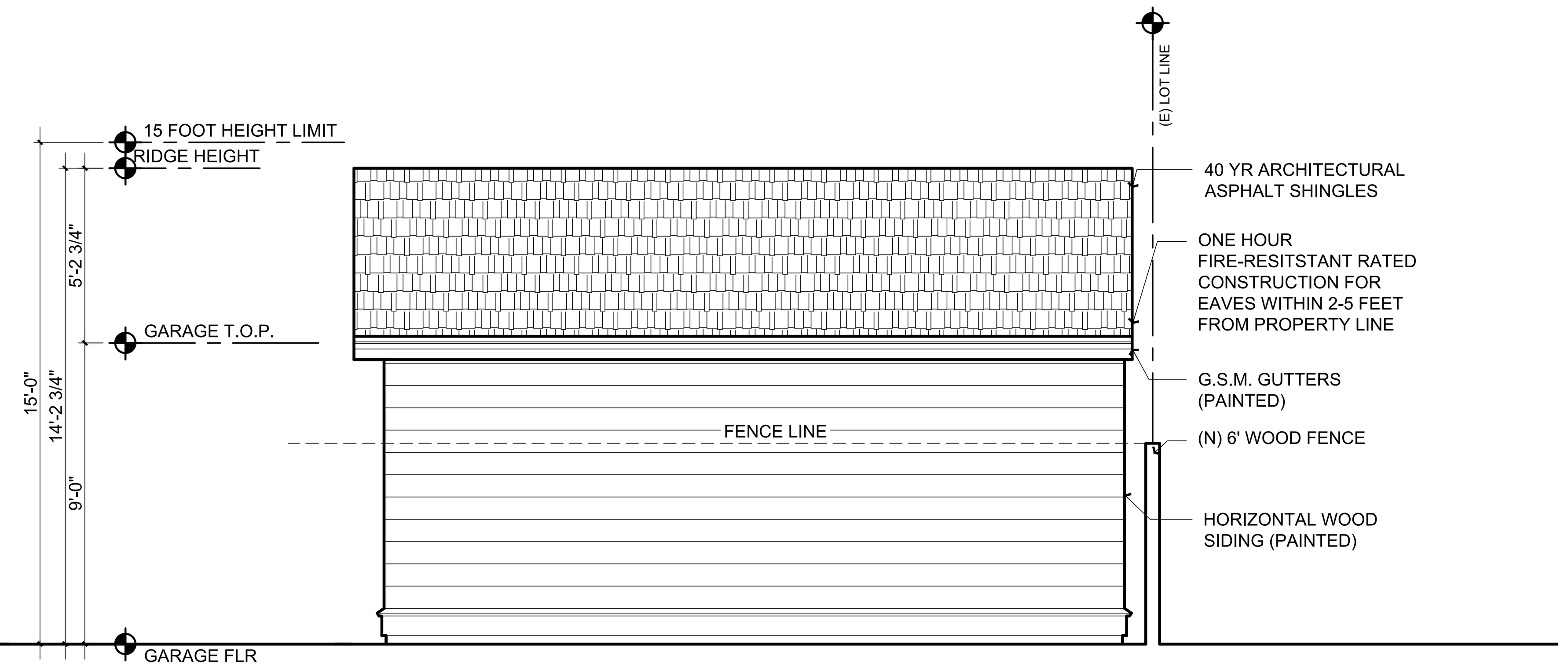
Sheet

Scale: See Details



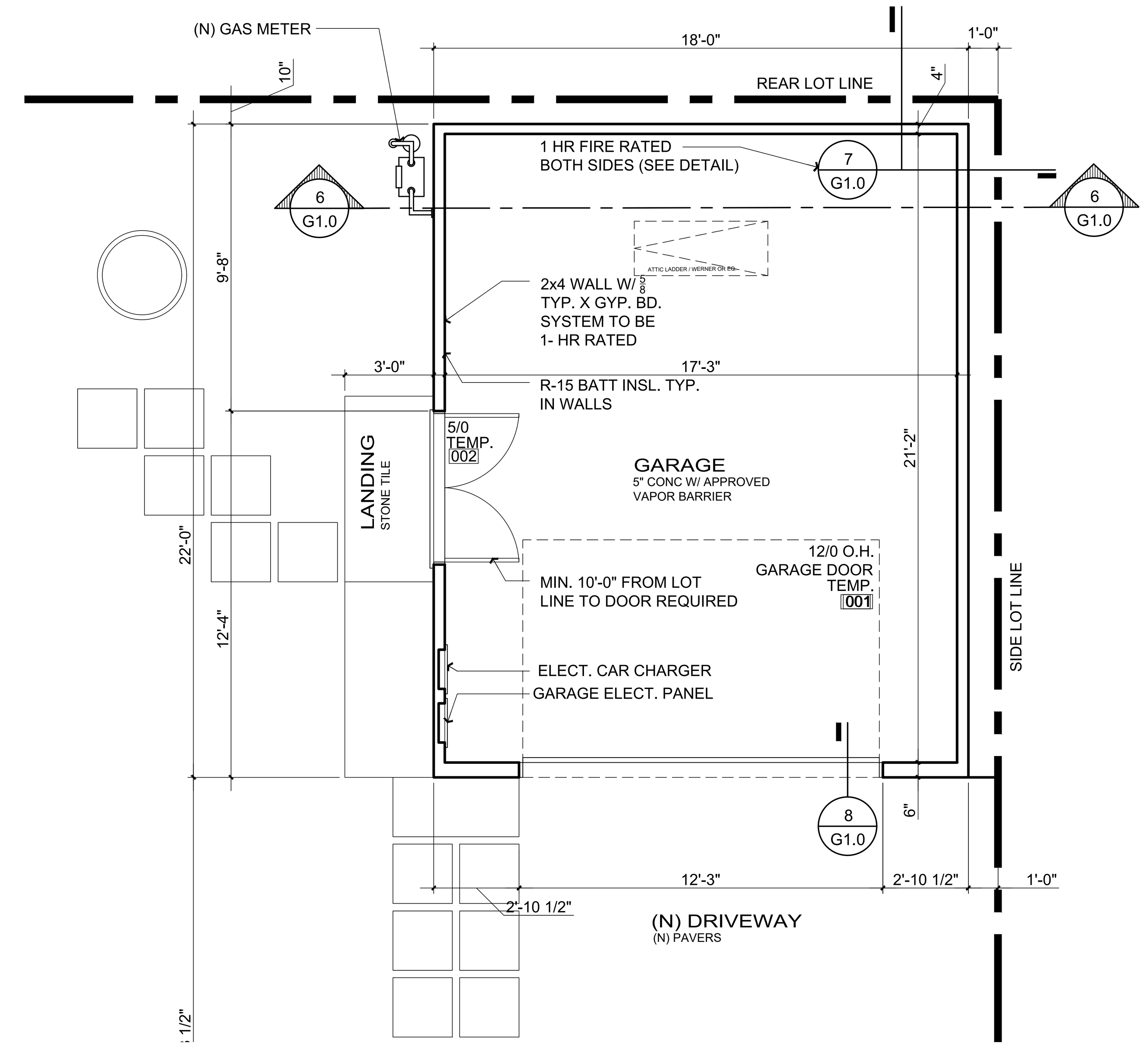
Proposed Garage Section

Scale: 1/4 = 1'-0" — 6 G1.0



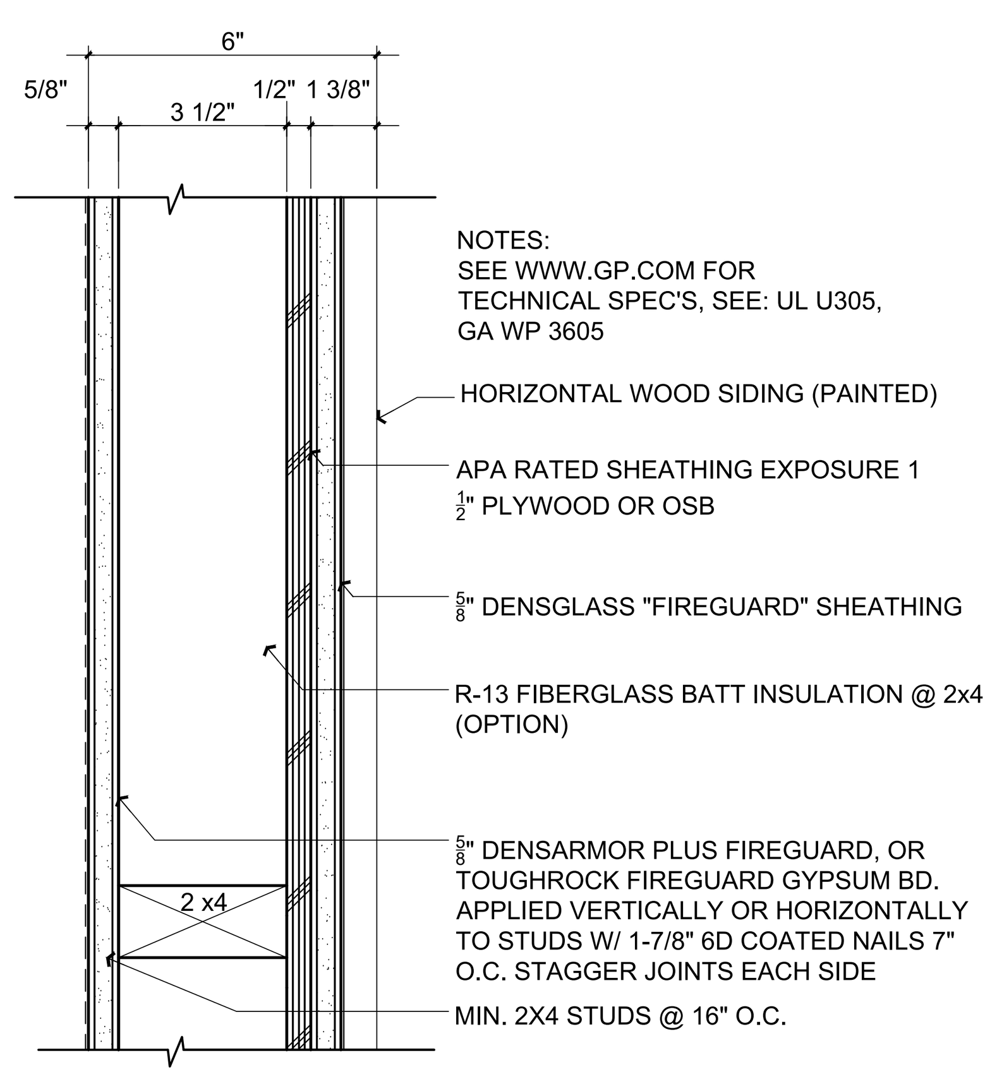
Proposed Left Elevation

Scale: 1/4 = 1'-0" — 3 G1.0



Proposed Garage Plan

Scale: 1/4 = 1'-0" — 1 G1.0

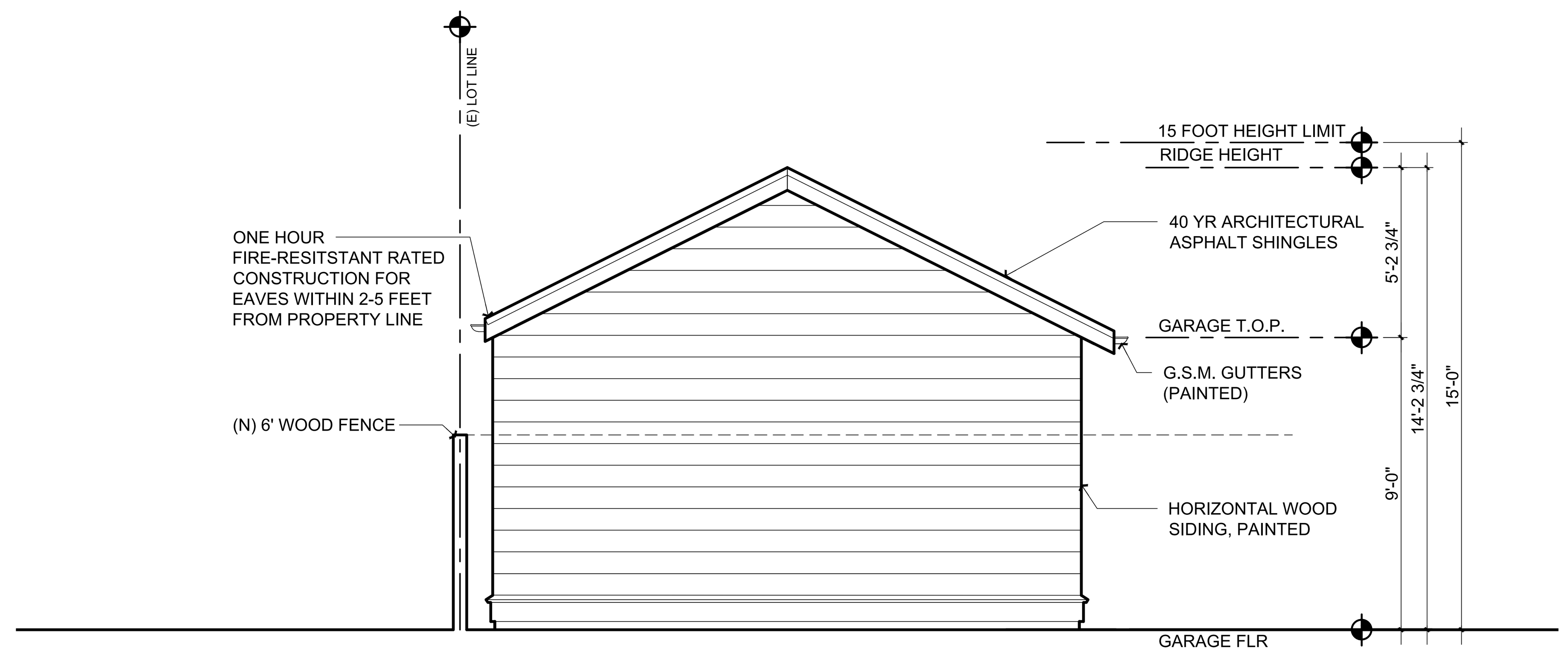


Ext. Wall Details

(1 HR RATED)

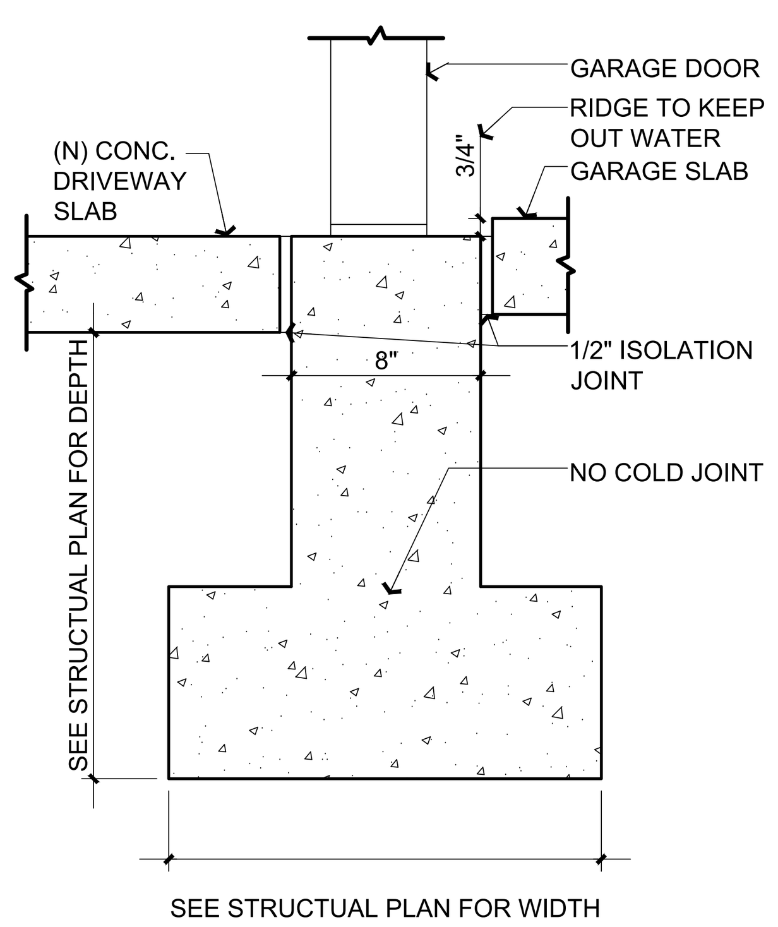
(EXTERIOR)

Scale: 3" = 1'-0" — 7 G1.0



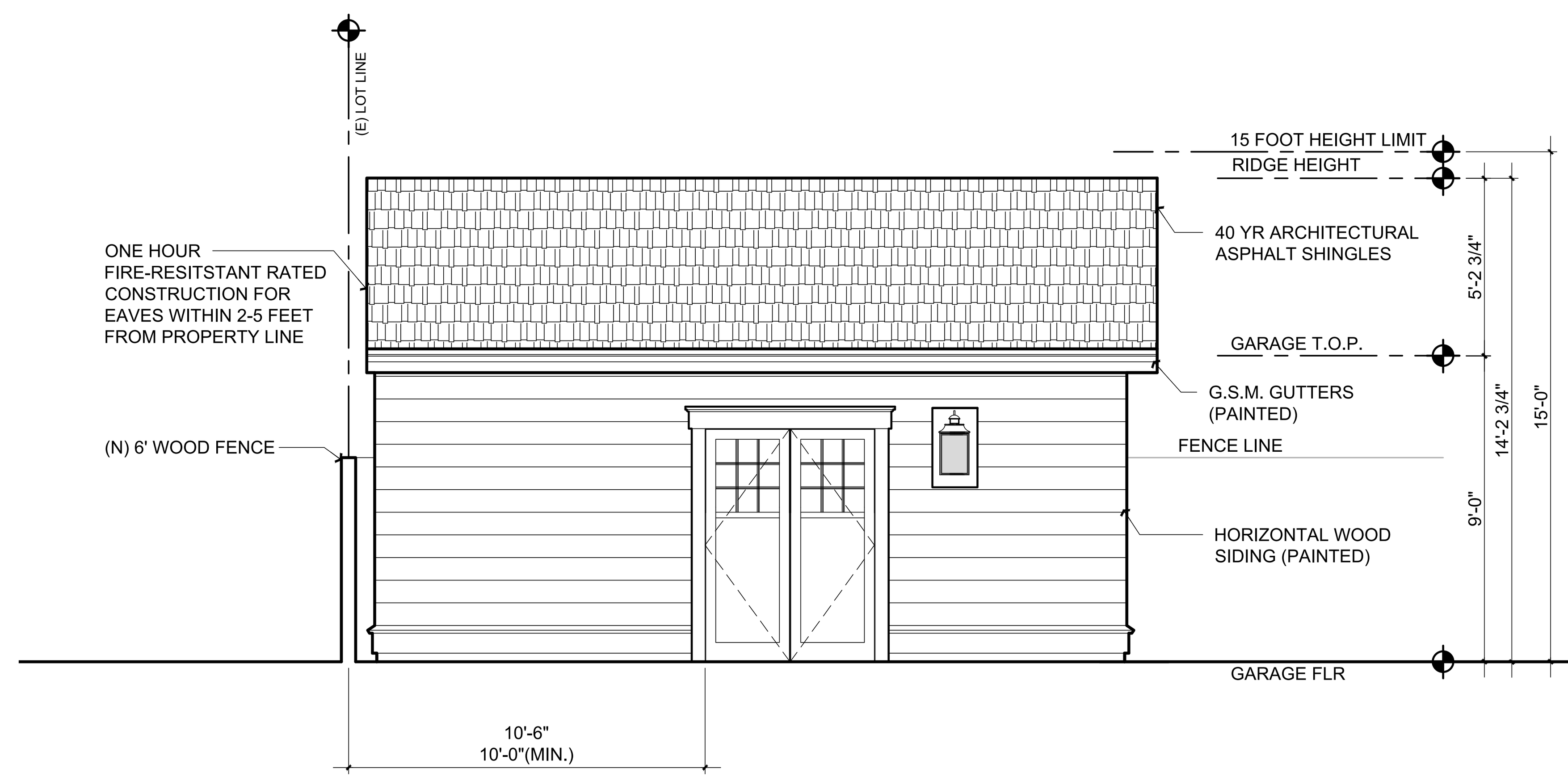
Proposed Rear Elevation

Scale: 1/4 = 1'-0" — 4 G1.0



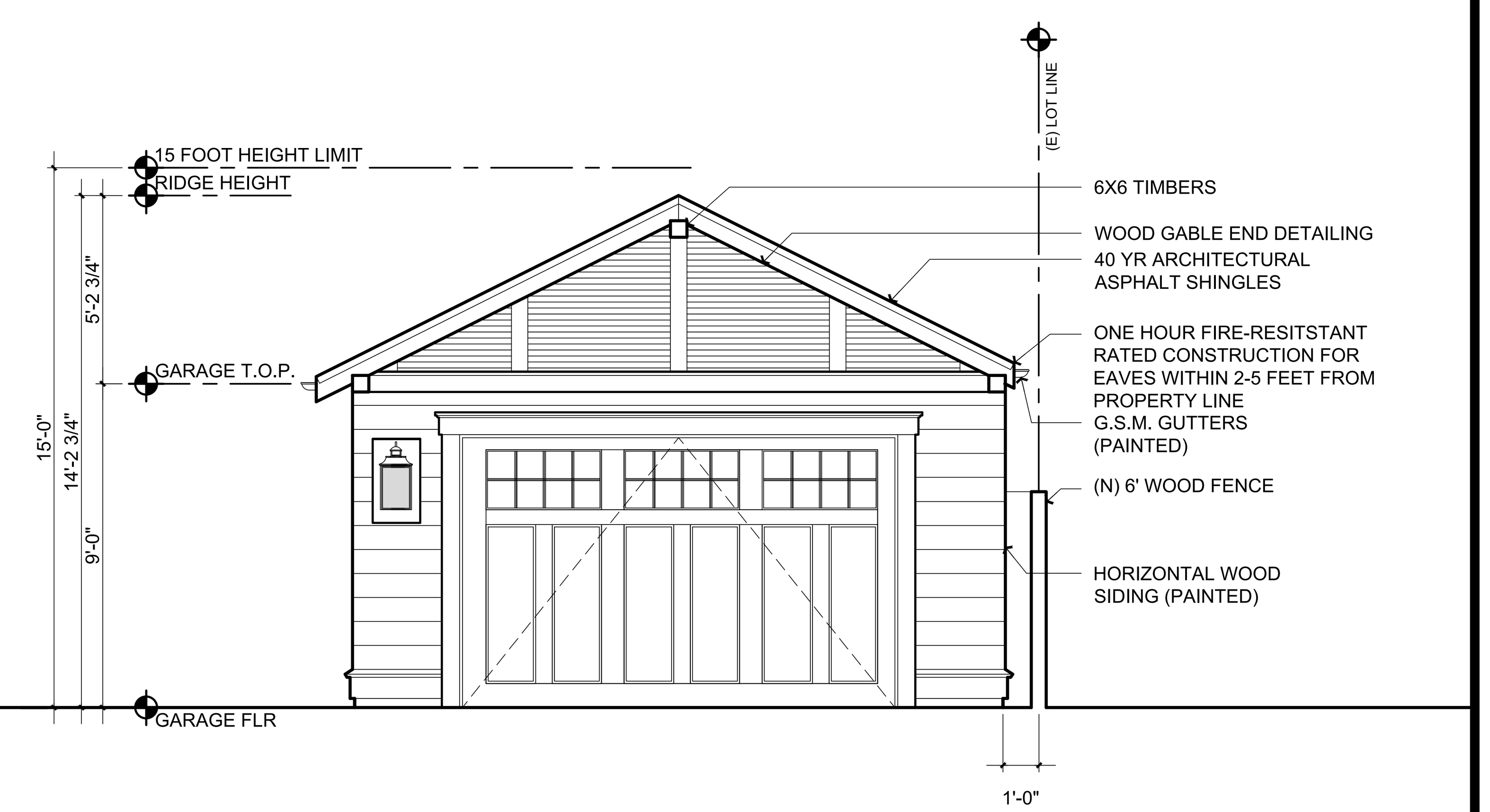
Garage Door Detail

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

Revisions

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

Contractor :
Gambrioli Developments
Contact: Greg Gambrioli
2415 Summit Drive
Hillsborough, CA 94010
P: 650-333-6844

BUILDING SET
PLANNING SET

Owner :
Tim & Megan Baldwin
1457 Bernal Avenue
Burlingame, CA 94010

Zoning: -

APN#: 026-044-070

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

form+one
DESIGN ■ PLANNING

Title : Proposed Garage

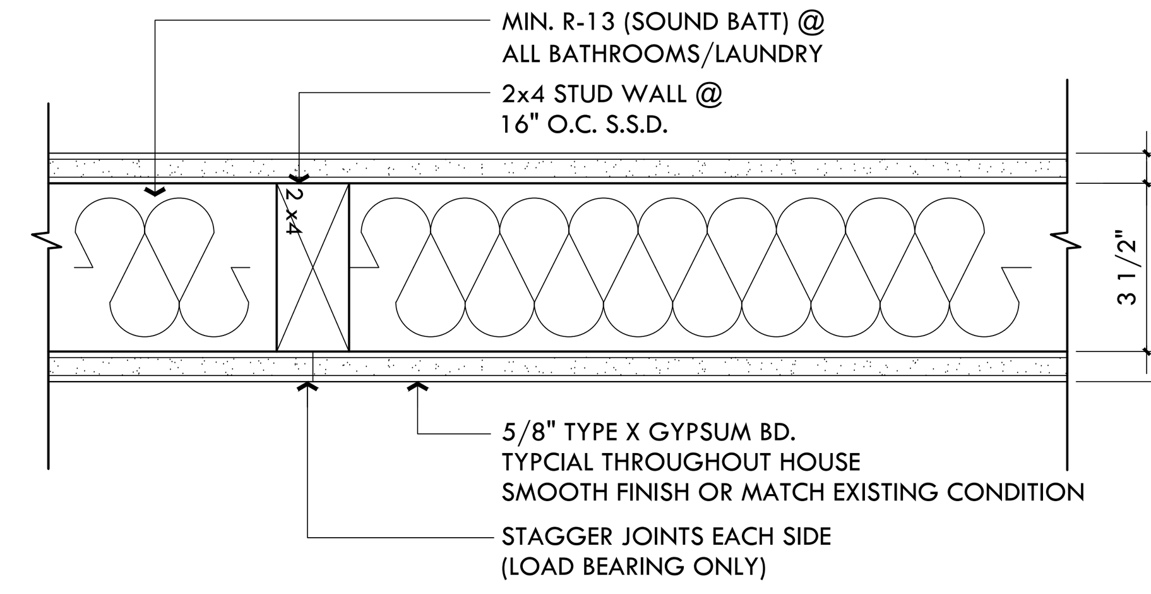
Project : Mr. & Mrs. Baldwin
1457 Bernal Avenue
Burlingame, CA 94010

Job No. : 19_016 — Drawn : TIM RADUENZ — Date : 4-5-19

G1.0

Sheet

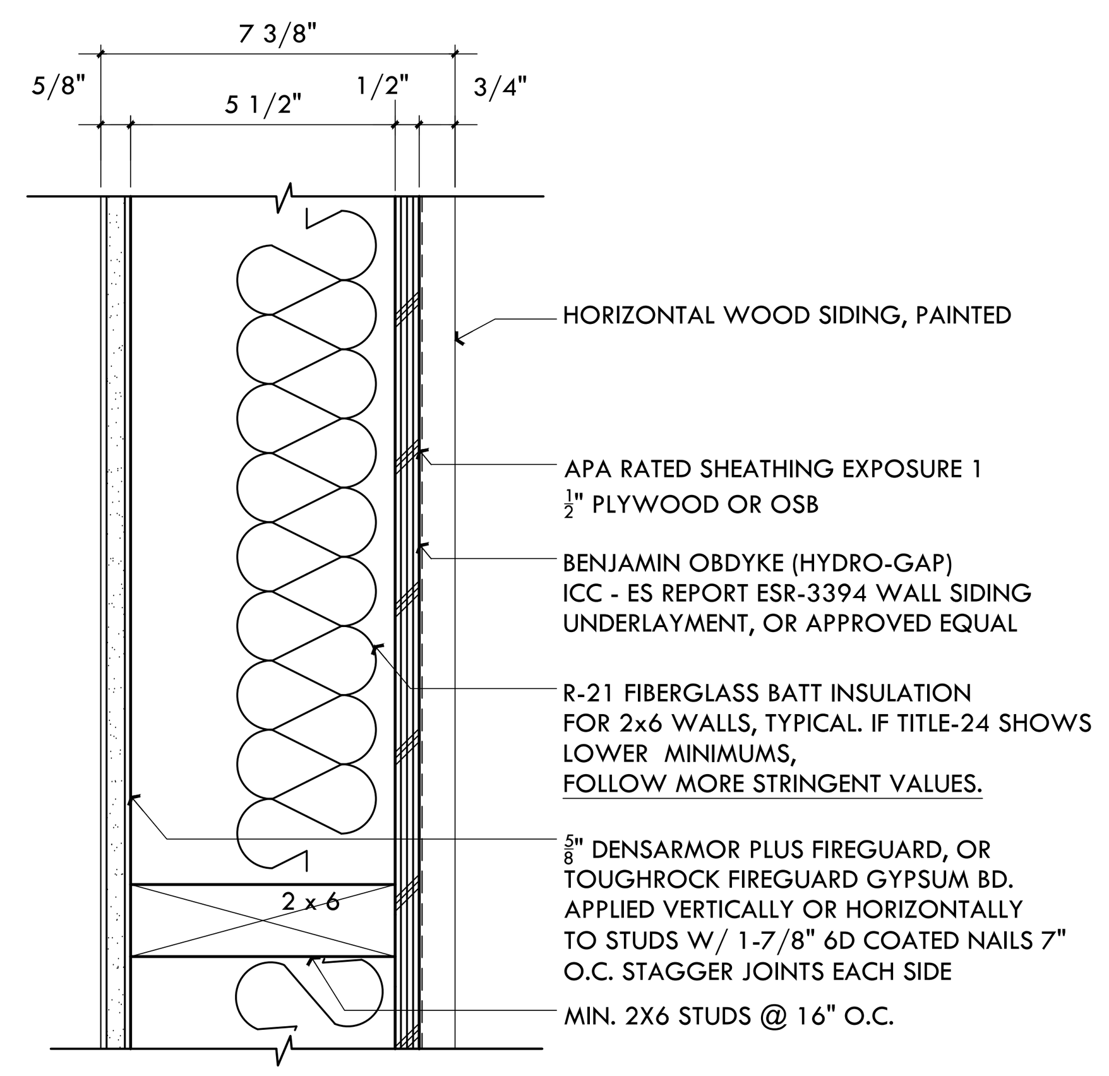
Scale: See Details



INTERIOR WALL DTLS.

1 A5.0

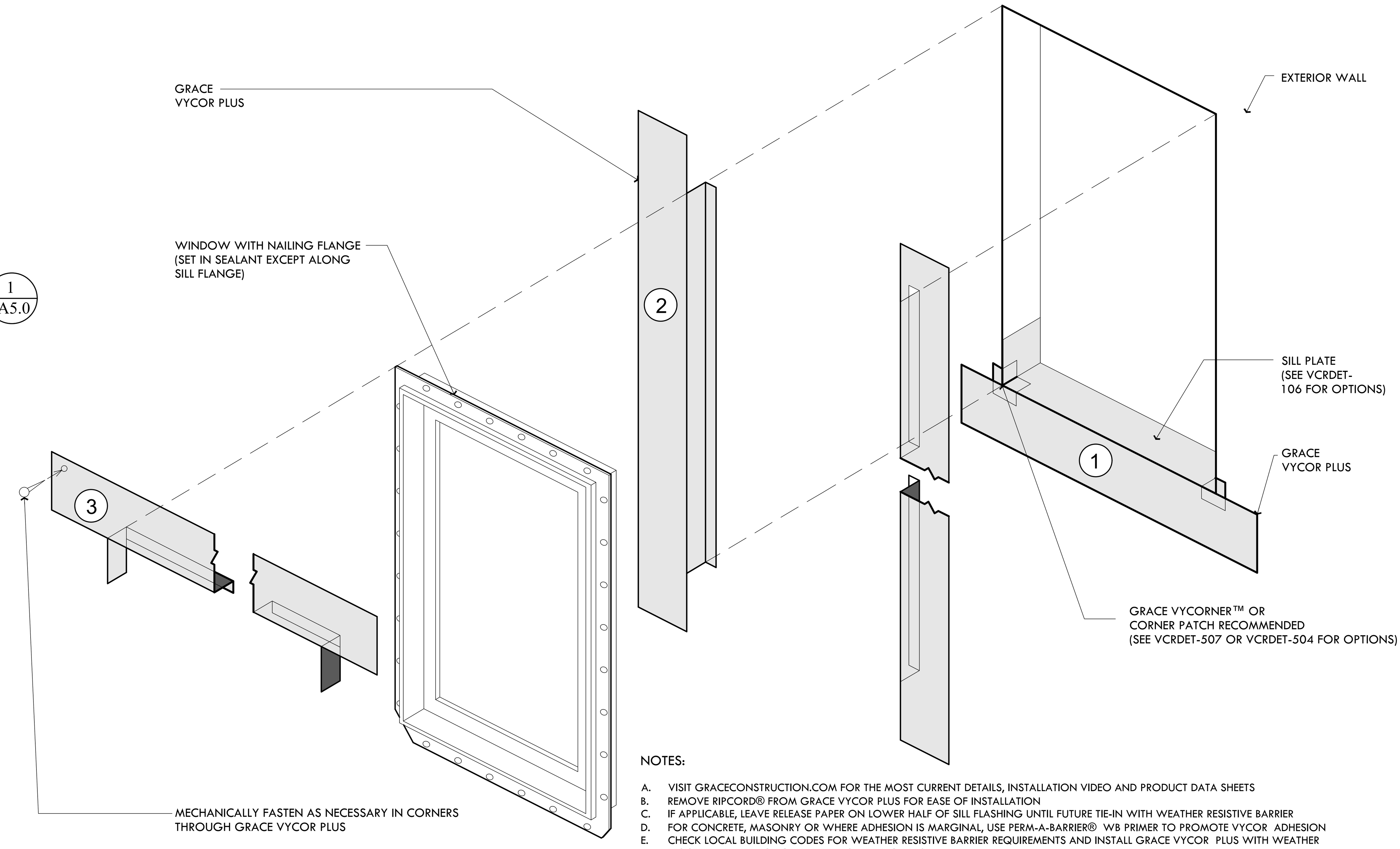
Scale: 3" = 1'-0"



EXT. WALL DTLS.

2 A5.0

Scale: 3" = 1'-0"



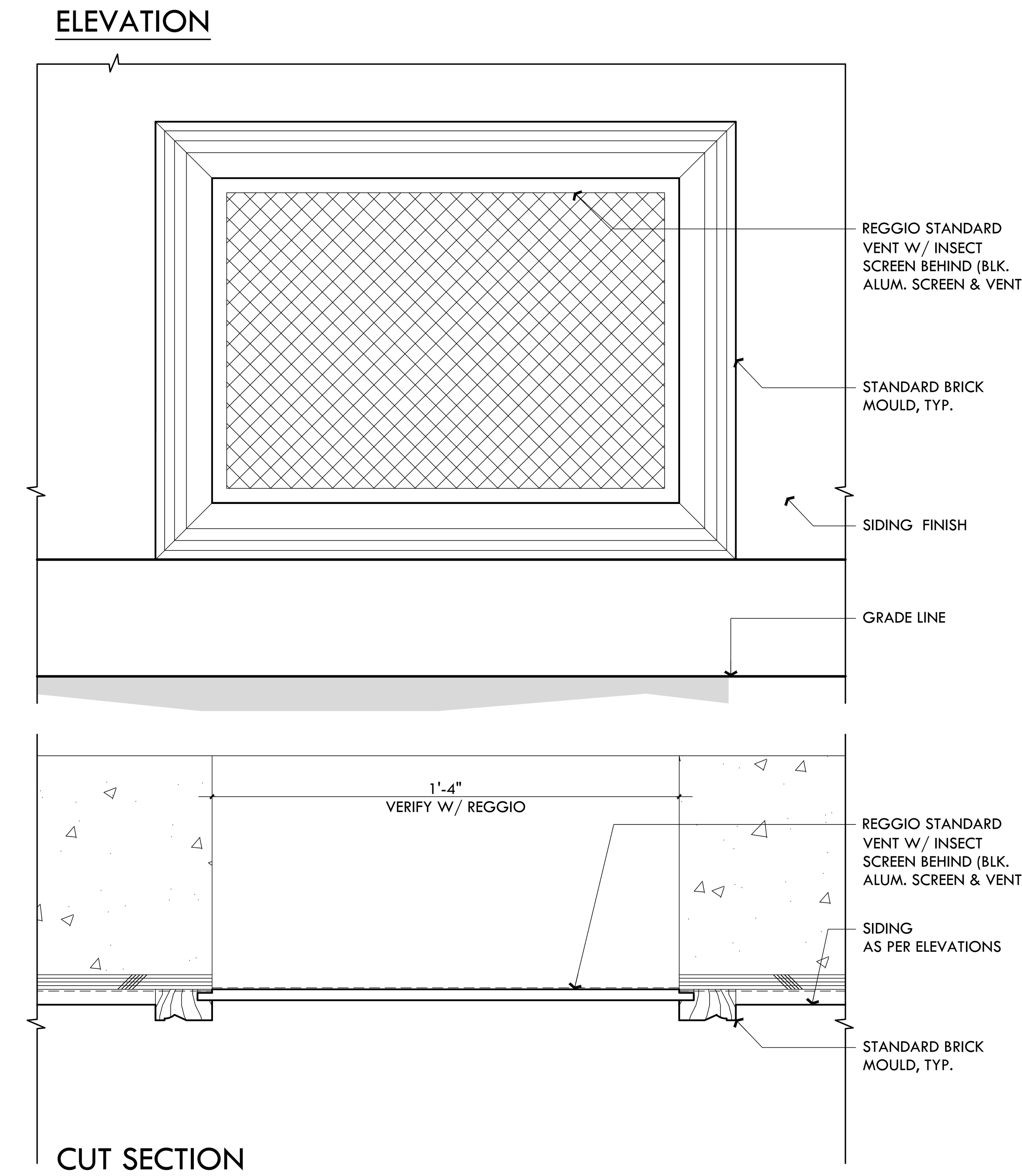
NOTES:

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 DTLS.

4 A5.0

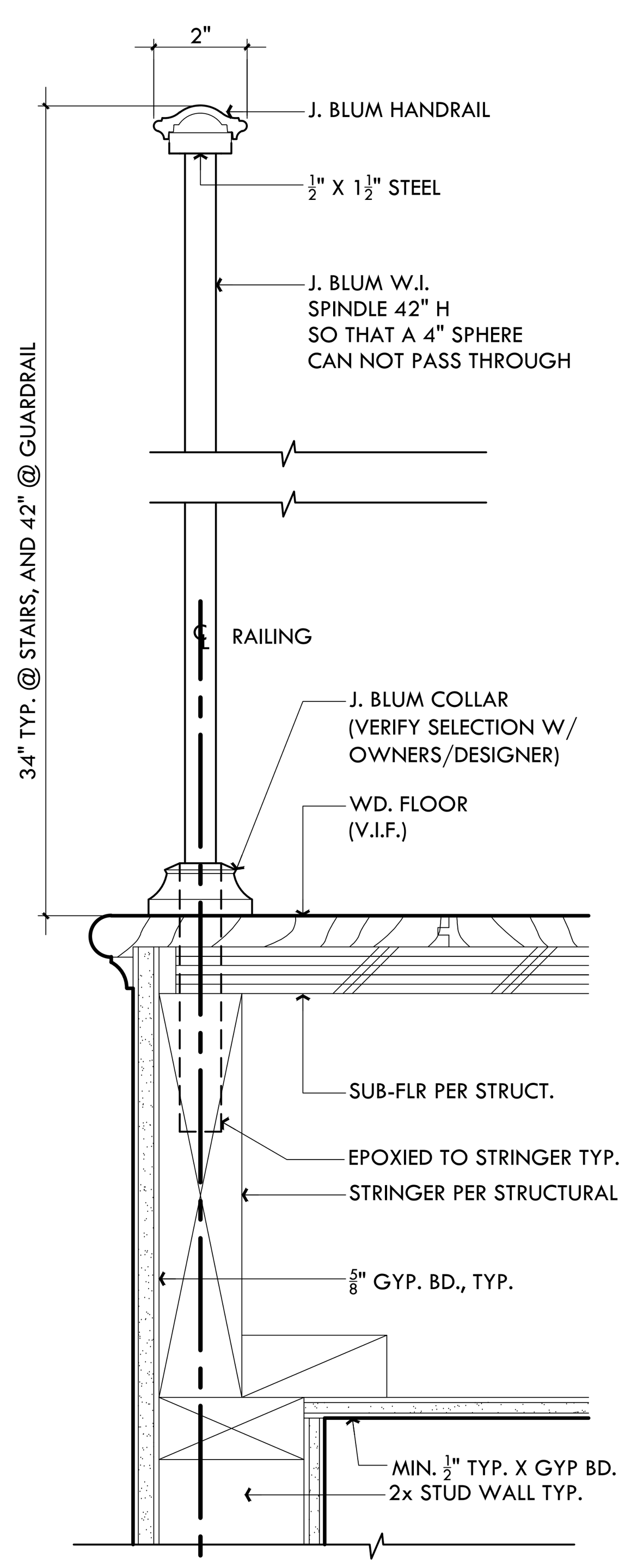
Scale: N.A.



(N) EXT. WALL VENT DTLS.

7 A5.0

Scale: 3" = 1'-0"

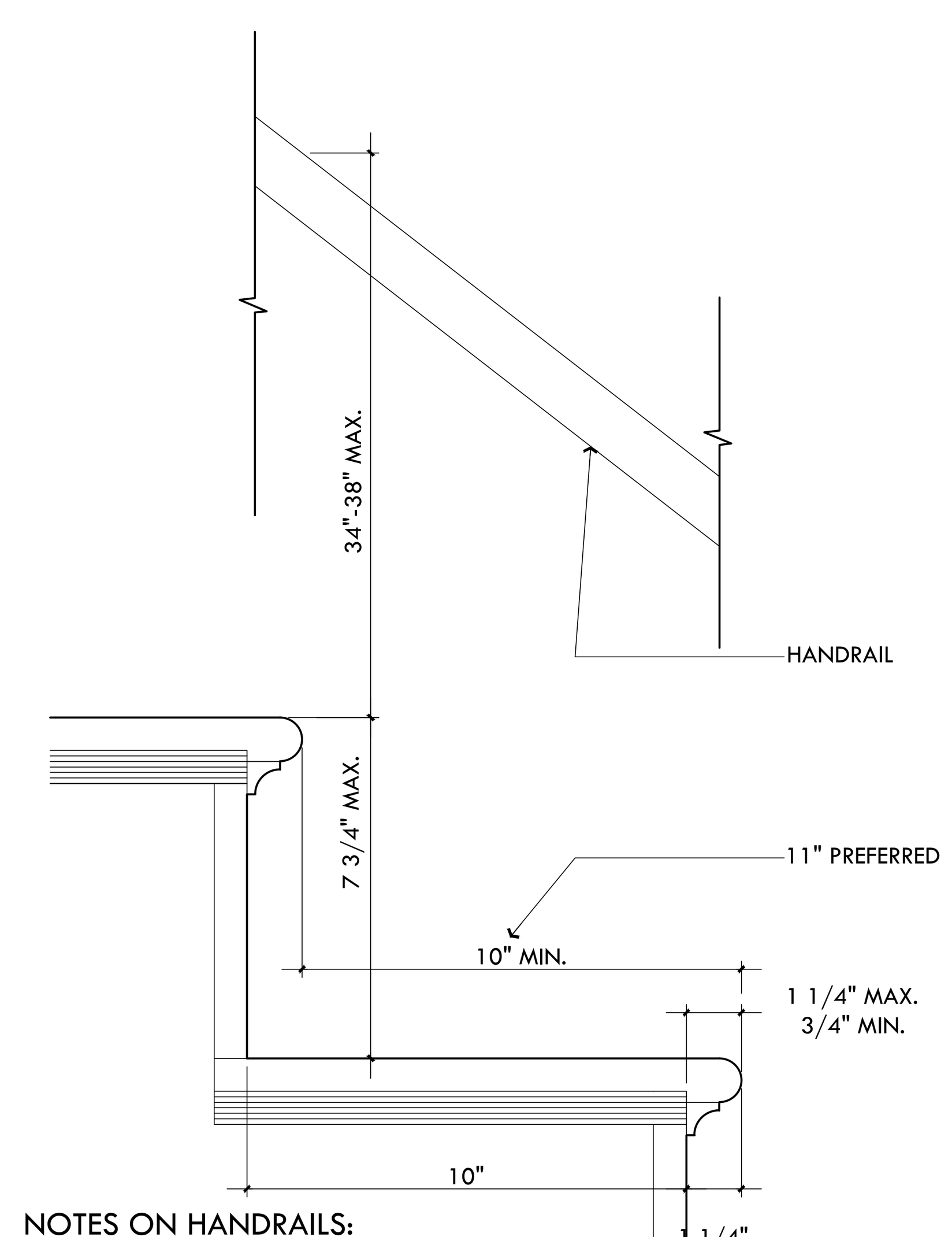


Stair Railing Detail

2016 CRC R311.7.8

3 A5.0

Scale: 3" = 1'-0"



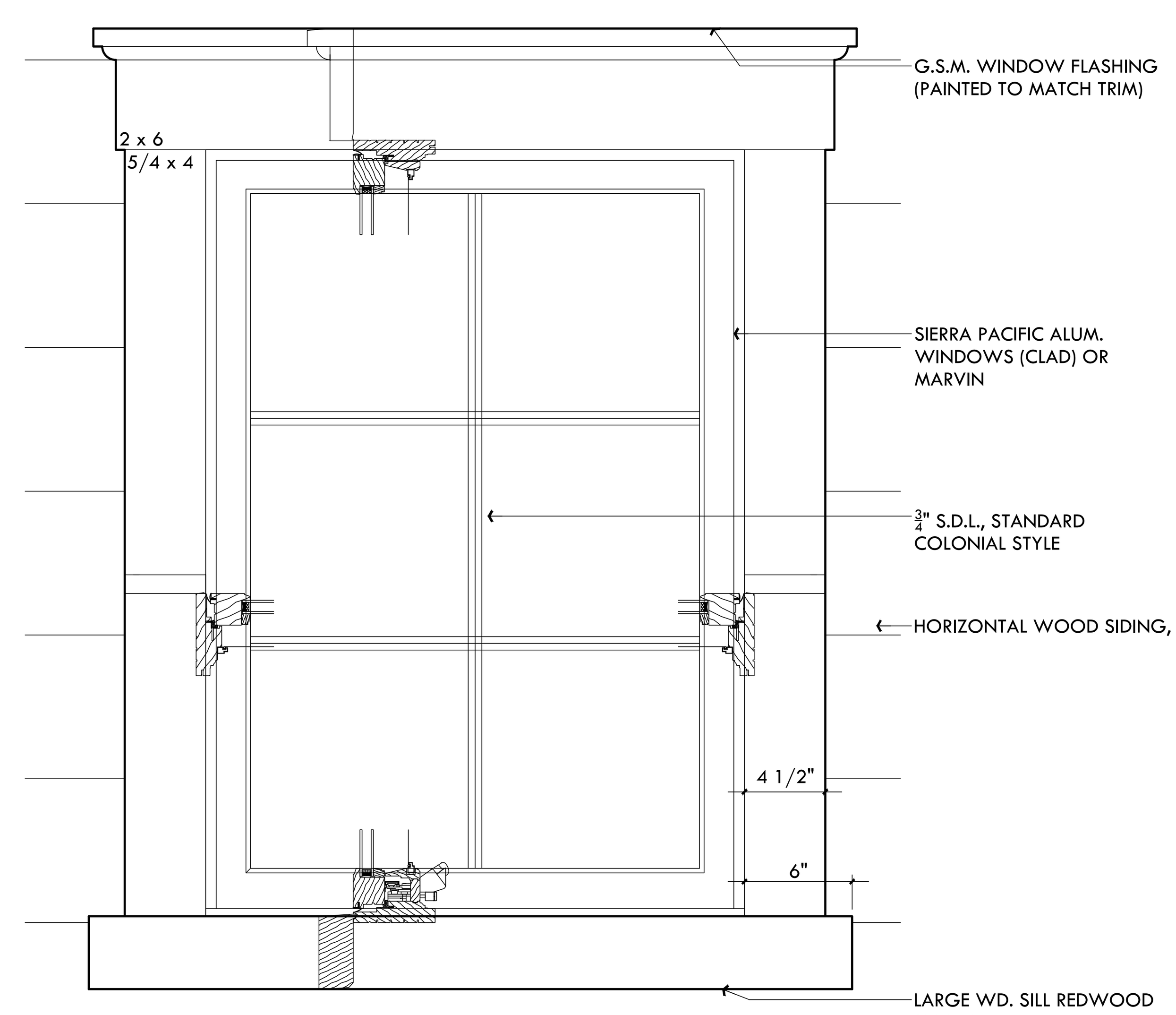
NOTES ON HANDRAILS:
1. THE HANDRAIL SHALL TERMINATE AT A POST OR NEWEL ON BOTH ENDS, 2016 CRC R311.7

Interior Stair Detail

2016 CRC R311.7.8

5 A5.0

Scale: 3" = 1'-0"

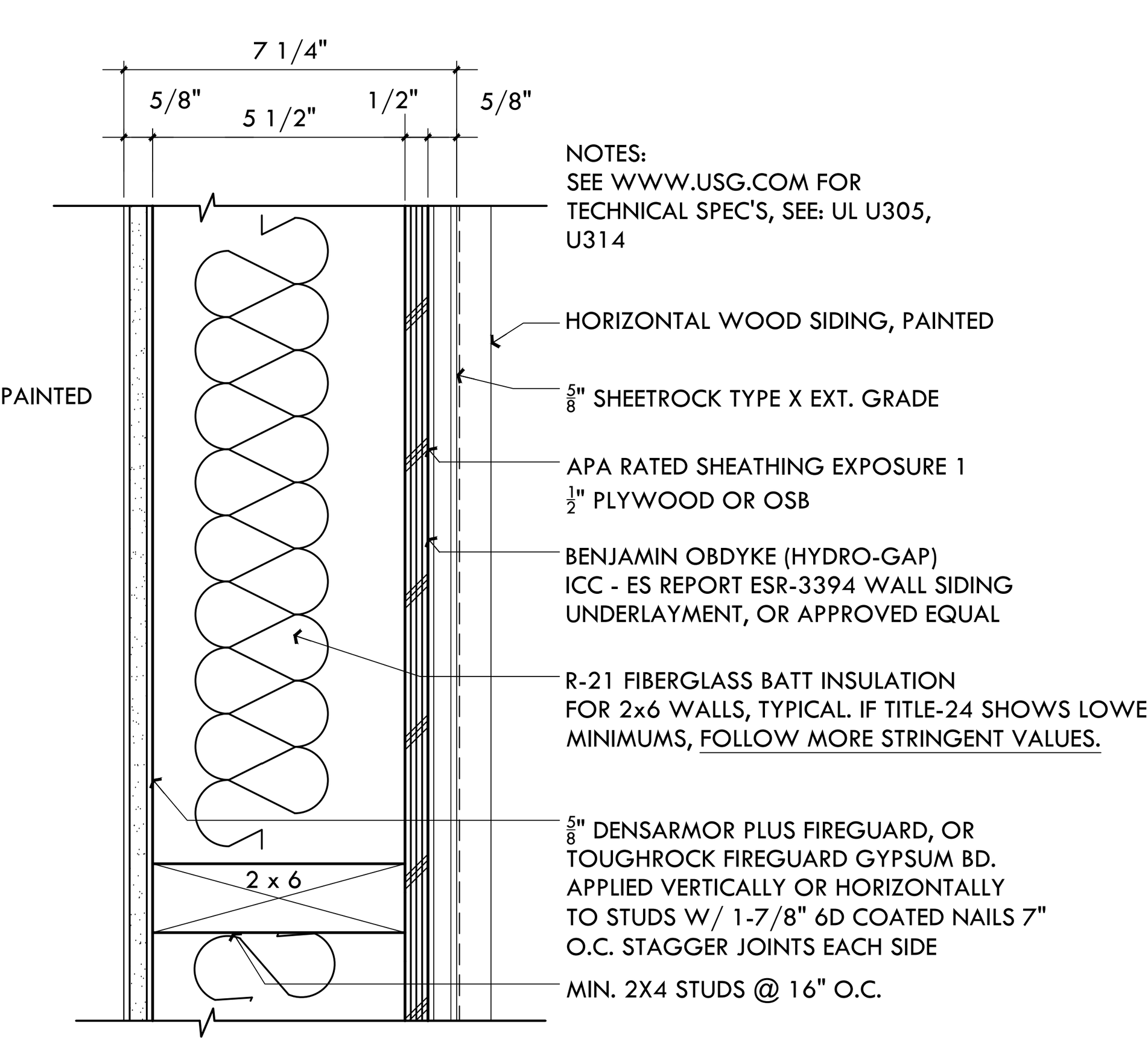


Typical Window Detail

Sierra Pacific or Marvin or Equal

8 A5.0

Scale: 3" = 1'-0"



1-HR RATED EXT. WALL

UL DES. U305, U314
(WWW.USG.COM)

9 A5.0

Scale: 3" = 1'-0"

Revisions

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

BUILDING SET
PLANNING SET

Contractor :
Gambrioli Developments
Contact: Greg Gambrioli
2415 Summit Drive
Hillsborough, CA 94010
P: 650-333-6844

Owner :
Tim & Megan Baldwin
1457 Bernal Avenue
Burlingame, CA 94010

Zoning: -

APN#: 026-044-070

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 : Mr. & Mrs. Baldwin
1457 Bernal Avenue
Burlingame, CA 94010

Job No. : 19_016 | Drawn : TIM RADUENZ | Date : 4-5-19

A5.0

Sheet

Scale: See Details

ROOM FINISH SCHEDULE

	ROOM	FLOORING	PAINT: WALLS	PAINT: CEILING	PAINT: MILLWORK	PAINT: CROWN	REMARKS
MAIN FLOOR	ENTRY	WOOD	TBS	TBS	PAINT (TBS)	TBS	
	LIVING	WOOD	TBS	TBS	PAINT (TBS)	TBS	
	DINING	WOOD	TBS	TBS	PAINT (TBS)	TBS	
	SUN ROOM	WOOD	TBS	TBS	PAINT (TBS)	TBS	
	PWD	TILE	TBS	TBS	PAINT (TBS)	TBS	
	LAUNDRY	TILE	TBS	TBS	PAINT (TBS)	TBS	
	PANTRY	WOOD	TBS	TBS	PAINT (TBS)	TBS	
	BUTLER	WOOD	TBS	TBS	PAINT (TBS)	TBS	
	FAMILY	WOOD	TBS	TBS	PAINT (TBS)	TBS	
	KITCHEN	WOOD	TBS	TBS	PAINT (TBS)	TBS	
UPPER FLR	M. BED	WOOD	TBS	TBS	PAINT (TBS)	TBS	
	M. BATH	TILE	TBS	TBS	PAINT (TBS)	TBS	
	M. 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	
	BED-1	WOOD	TBS	TBS	PAINT (TBS)	TBS	
	BATH-1	TILE	TBS	TBS	PAINT (TBS)	TBS	
	BATH-3	TILE	TBS	TBS	PAINT (TBS)	TBS	
	PLAY/OFFICE	WOOD	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. 2016 CGC §4.504.2.4
3. CARPET SYSTEM INSTALLED IN THE BUILDING INTERIOR WILL MEET THE TESTING AND PRODUCT REQUIREMENTS FOUND IN THE 2016 CALIFORNIA GREEN BUILDING CODE. 2016 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. 2016 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. 2016 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 2016 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	12'-0" X 7'-6"	GARAGE DR.	R	CEDAR	PAINTED	PRIMED	LO E (T)	SEE DETAILS	STD.	TBD	
	002	GARAGE	5'-0" X 6'-10"	FRENCH DR.	S	PINE	PAINTED	PRIMED	LO E (T)	SEE DETAILS	STD.	TBD	
	-	-	-	-	-	-	-	-	-	-	-	-	
	-	-	-	-	-	-	-	-	-	-	-	-	
MAIN FLOOR	100	ENTRY	4'-0" X 6'-11"	ENTRY. DR.	A								SAVE + PROTECT
	101	LIVING	2'-0" X 4'-0"	CASE	B								SAVE + PROTECT
	102	LIVING	4'-0" X 4'-0"	CASE	C								SAVE + PROTECT
	103	LIVING	2'-0" X 4'-0"	CASE	B								SAVE + PROTECT
	104	LIVING	7'-0" X 5'-0"	D.H.	D	PINE	PAINTED	PRIMED	LO E	SEE DETAILS	STD.	TBD	NOTE #1
	105	LAUNDRY	2'-0" X 3'-0"	CASE	E	PINE	PAINTED	PRIMED	LO E (T)	SEE DETAILS	STD.	TBD	NOTE #1
	106	LAUNDRY	3'-0" X 7'-0"	ENTRY DR.	F	DF	PAINTED	PRIMED	LO E (T)	SEE DETAILS	STD.	TBD	NOTE #1,2
	107	FAMILY	4'-0" X 3'-0"	CASE	G	PINE	PAINTED	PRIMED	LO E	SEE DETAILS	STD.	TBD	NOTE #1
	108	FAMILY	4'-0" X 3'-0"	CASE	G	PINE	PAINTED	PRIMED	LO E	SEE DETAILS	STD.	TBD	NOTE #1
	109	FAMILY	6'-0" X 5'-0"	D.H.	H	PINE	PAINTED	PRIMED	LO E (T)	SEE DETAILS	STD.	TBD	NOTE #1
	110	FAMILY	6'-0" X 8'-0"	FRENCH DR.	I	DF	PAINTED	PRIMED	LO E (T)	SEE DETAILS	STD.	TBD	NOTE #1,2
	111	KITCHEN	12'-0" X 8'-0"	BIFOLD	J	DF	PAINTED	PRIMED	LO E (T)	SEE DETAILS	STD.	TBD	NOTE #1,2
	112	KITCHEN	2'-0" X 4'-6"	CASE	K	PINE	PAINTED	PRIMED	LO E	SEE DETAILS	STD.	TBD	NOTE #1
	113	KITCHEN	2'-0" X 4'-6"	CASE	K	PINE	PAINTED	PRIMED	LO E	SEE DETAILS	STD.	TBD	NOTE #1
	114	BUTLER	3'-0" X 7'-0"	ENTRY DR.	F	DF	PAINTED	PRIMED	LO E (T)	SEE DETAILS	STD.	TBD	NOTE #1,2
	115	DINING	7'-0" X 5'-0"	D.H.	D	PINE	PAINTED	PRIMED	LO E	SEE DETAILS	STD.	TBD	NOTE #1
	116	SUN ROOM	3'-0" X 5'-2"	FIXED	L	PINE	PAINTED	PRIMED	LO E	SEE DETAILS	STD.	TBD	NOTE #1
	117	SUN ROOM	1'-0" X 5'-2"	FIXED	M								SAVE + PROTECT
	118	SUN ROOM	1'-0" X 5'-2"	FIXED	M								SAVE + PROTECT
	119	SUN ROOM	8'-0" X 5'-2"	SLIDING	N								SAVE + PROTECT
	120	SUN ROOM	4'-0" X 5'-2"	FIXED	O								SAVE + PROTECT
SECOND FLOOR	200	BED-1	2'-0" X 2'-0"	AWN.	P	PINE	PAINTED	PRIMED	LO E (T)	SEE DETAILS	STD.	TBD	NOTE #1
	201	BED-2	3'-0" X 5'-0"	D.H.	Q	PINE	PAINTED	PRIMED	LO E (T)	SEE DETAILS	STD.	TBD	NOTE #1
	202	BED-2	6'-0" X 5'-0"	D.H.	H	PINE	PAINTED	PRIMED	LO E (T)	SEE DETAILS	STD.	TBD	NOTE #1,2
	203	BED-3	6'-0" X 5'-0"	D.H.	H	PINE	PAINTED	PRIMED	LO E (T)	SEE DETAILS	STD.	TBD	NOTE #1,2
	204	BATH-3	2'-0" X 2'-0"	AWN.	P	PINE	PAINTED	PRIMED	LO E (T)	SEE DETAILS	STD.	TBD	NOTE #1
	205	M. BATH	2'-0" X 2'-0"	AWN.	P	PINE	PAINTED	PRIMED	LO E (T)	SEE DETAILS	STD.	TBD	NOTE #1
	206	M. BATH	2'-0" X 2'-0"	FAKE	P	PINE	PAINTED	PRIMED	LO E	SEE DETAILS	STD.	TBD	NOTE #1
	207	M. BATH	6'-0" X 5'-0"	D.H.	H	PINE	PAINTED	PRIMED	LO E (T)	SEE DETAILS	STD.	TBD	NOTE #1
	208	M. BATH	2'-0" X 2'-0"	AWN.	P	PINE	PAINTED	PRIMED	LO E (T)	SEE DETAILS	STD.	TBD	NOTE #1
	209	M. BED	6'-0" X 5'-0"	D.H.	H	PINE	PAINTED	PRIMED	LO E (T)	SEE DETAILS	STD.	TBD	NOTE #1,2
	210	M. BED	2'-0" X 2'-0"	AWN.	P	PINE	PAINTED	PRIMED	LO E	SEE DETAILS	STD.	TBD	NOTE #1
	211	M. BED	2'-0" X 2'-0"	AWN.	P	PINE	PAINTED	PRIMED	LO E	SEE DETAILS	STD.	TBD	NOTE #1
	212	PLAY/OFFICE	6'-0" X 5'-0"	D.H.	H	PINE	PAINTED	PRIMED	LO E (T)	SEE DETAILS	STD.	TBD	NOTE #1
	213	BATH-2	2'-0" X 2'-0"	AWN.	P	PINE	PAINTED	PRIMED	LO E (T)	SEE DETAILS	STD.	TBD	NOTE #1
	214	BED-1	3'-0" X 5'-0"	D.H.	Q	PINE	PAINTED	PRIMED	LO E	SEE DETAILS	STD.	TBD	NOTE #1
	215	BED-1	3'-0" X 5'-0"	D.H.	Q	PINE	PAINTED	PRIMED	LO E	SEE DETAILS	STD.	TBD	NOTE #1
	216	BED-1	6'-0" X 5'-0"	D.H.	H	PINE	PAINTED	PRIMED	LO E (T)	SEE DETAILS	STD.	TBD	NOTE #1,2

NOTES

1. WOOD/CLAD SIERRA PACIFIC WINDOWS AND DOORS, WITH S.D.L 3/4" MUNTIN BARS
2. EGRESS PER CODE
3. DOOR BY SIMPSON #77512 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. NA
8. TRANSOM ABOVE UNIT TO BE LEADED WINDOW MADE BY LOCAL ARTISAN.
9. NA
10. NA
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 AND SKYLIGHTS §150.0 (q)
2. REDUCE U-FACTOR (0.32) AND SHGC (0.25) FOR HIGH PERFORMANCE WINDOWS §150.1 (c)3 A

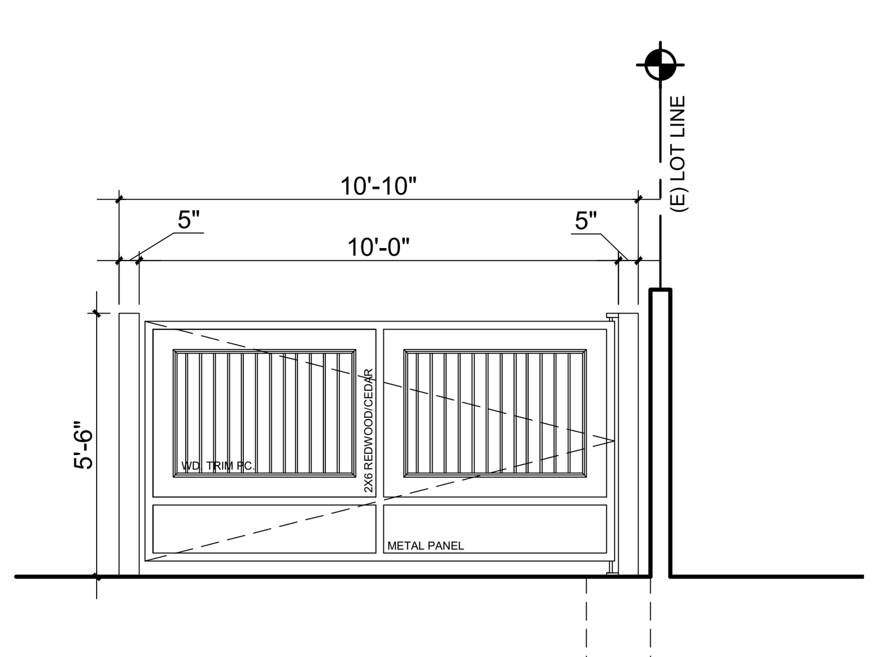
SAFETY GLAZING NOTES (CRC R308.4)

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.

EXT. DOORS & WINDOWS SCHEDULE

Scale: NA

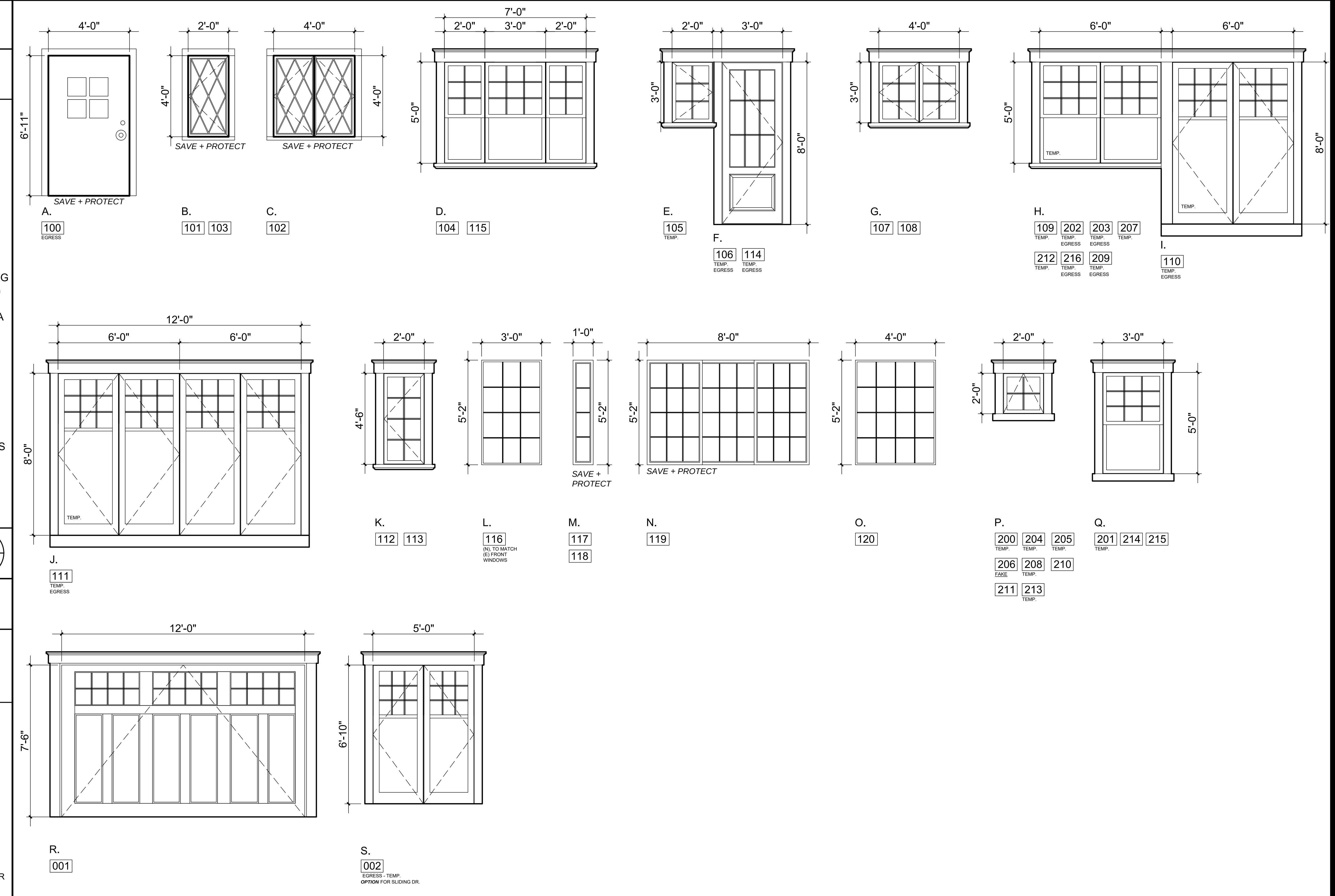
2 / A9.0



DRIVE WAY GATE

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

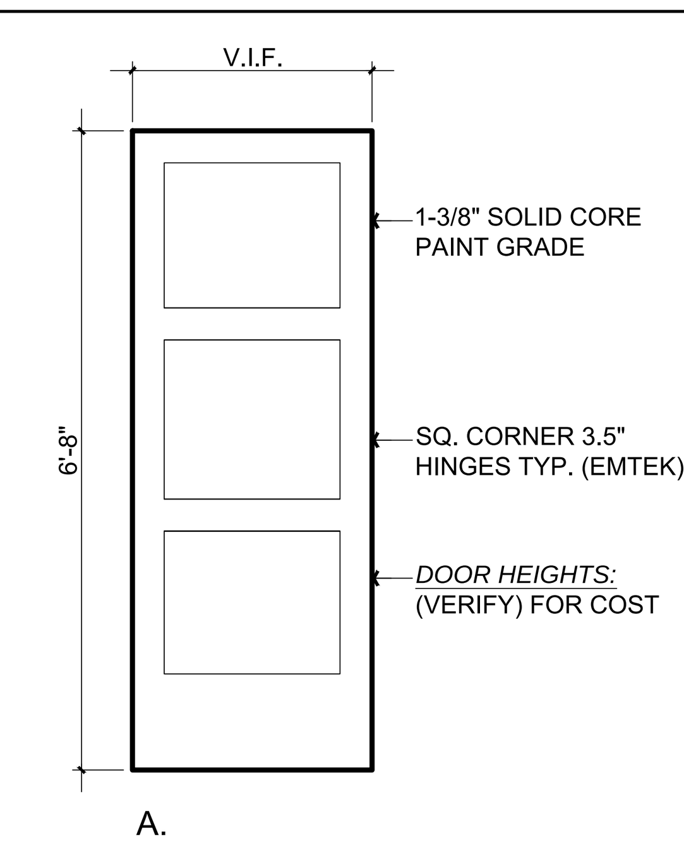
3 / A9.0



EXT. DOORS & WINDOWS ELEVATIONS

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

4 / A9.0



INT. DOORS ELEVATIONS

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

5 / 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	T.B.D.	T.B.D.	T.B.D.	T.B.D.
		(N) VENT HOOD	T.B.D.	T.B.D.	T.B.D.	T.B.D.
		(N) REFRIGERATOR	T.B.D.	T.B.D.	T.B.D.	T.B.D.
		(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.	T.B.D.
	LAUNDRY					
		(N) WASHER	T.B.D.	T.B.D.	T.B.D.	T.B.D.
		(N) DRYER	T.B.D.	T.B.D.	T.B.D.	T.B.D.

APPLIANCE SCHEDULE

Scale: NA

6 / A9.0

Revisions

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

Contractor :
Gambrioli Developments
Contact: Greg Gambrioli
2415 Summit Drive
Hillsborough, CA 94010
P: 650-333-6844

BUILDING SET
PLANNING SET

Owner :
Tim & Megan Baldwin
1457 Bernal Avenue
Burlingame, CA 94010

Zoning: -

APN#: 026-044-070

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

form+one
DESIGN ■ PLANNING

Title : Finish Schedule

Project : Mr. & Mrs. Baldwin
1457 Bernal Avenue
Burlingame, CA 94010

Job No. : 19_016 | Drawn : TIM RADUENZ | Date : 4-5-19

A9.0

Sheet

Scale: See Details

Measurements are approximate and not guaranteed for construction purposes. This is not a construction drawing and parts may need verification by a soils or structural engineer, landscape architect, or the licensed landscape contractor who builds and installs the plan. It is the sole responsibility of the licensed contractor to discover all conditions, necessary local permits, and local codes that apply to the project.

BACKYARD AND SIDE YARD PLANS


1-Sunset Manzanita


1-Japanese Flowering Cherry Tree


1-English Laurel


1-English lavender


1-Improved Meyer Lemon

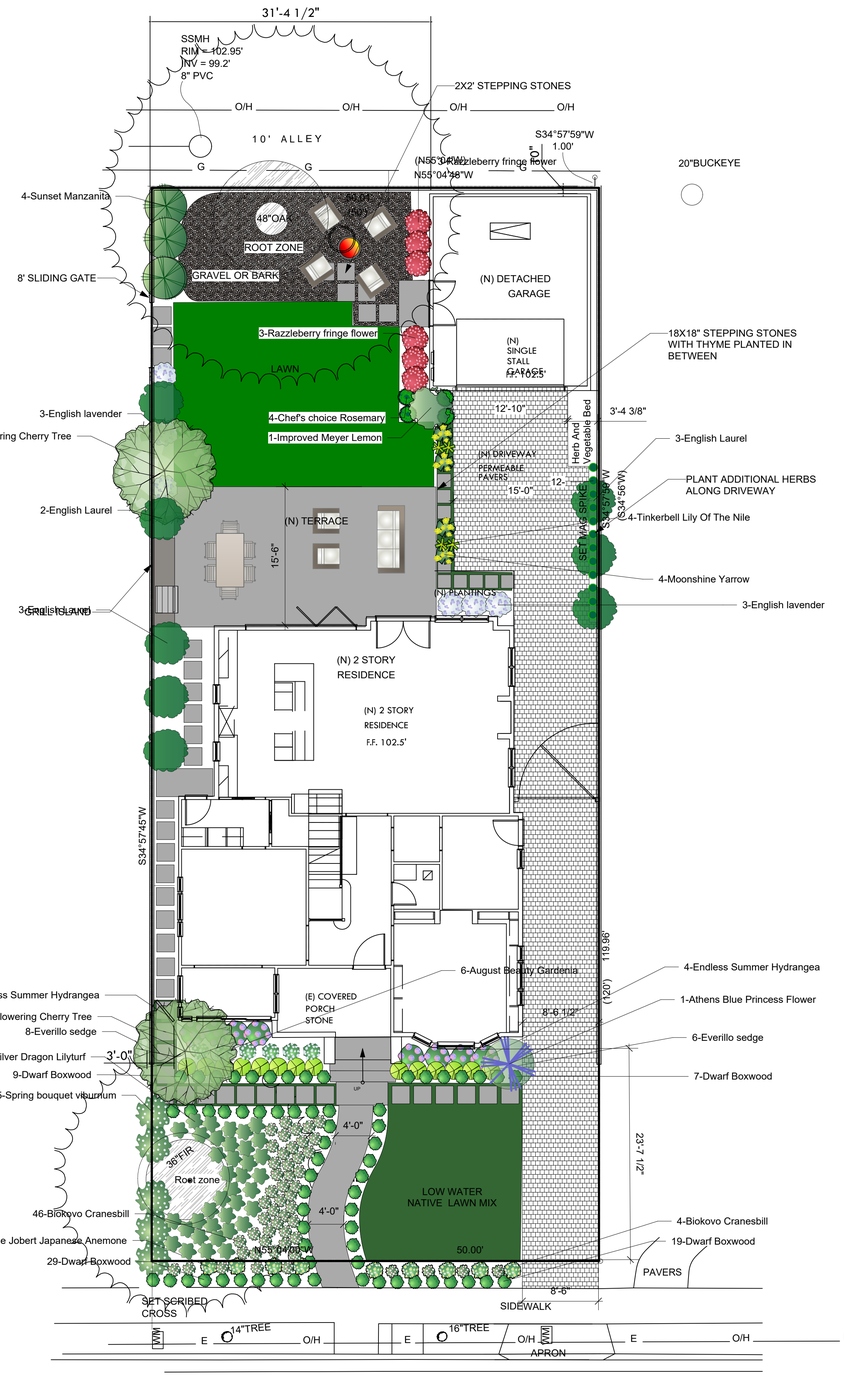

1-Chef's choice Rosemary


1-Moonshine Yarrow


1-Tinkerbell Lily Of The Nile

1-Razzleberry fringe flower


1-Japanese Flowering Cherry Tree



FRONT YARD


1-Japanese Flowering Cherry Tree


1-Endless Summer Hydrangea


1-Compact Carolina laurel


1-Everillo sedge


1-August Beauty Gardenia


1-Honorine Jobert Japanese Anemone


1-Dwarf Boxwood


1-Sally Holmes Climbing rose


1-Silver Dragon Lilyturf


1-Biokovo Cranesbill


1-Spring bouquet viburnum


1-Athens Blue Princess Flower

0 4 8 12 16 20 FT

REVISIONS

KRISTEN RUDGER
LANDSCAPE DESIGN

1025 ALAMEDA DE LAS PULGAS
SUITE 107
BELMONT, CA 94002
650-576-1935
KRISTEN@RUDGERLANDSCAPES.COM

BALDWIN RESIDENCE
1457 BERNAL AVENUE
BURLINGAME, CA 94101

DATE
AUGUST 2, 2019

DRAWN BY
KRISTEN RUDGER

TITLE
LANDSCAPE PLANS

SCALE
1/8"=1'-0"

SHEET NO.
L1.0

Form + One
4843 Silver Springs Drive
Park City, UT 84098

P+ 415.819.0304
E + tim@formonedesign.com

TRANSMITTAL FORM

To: City of Burlingame / Page + Turnbull
Subject: 1457 Bernal Response to email

From: Tim Raduenz
Date Sent: 8/09/19
Number of Pages: 1

Response to Page + Turnbull's email, dated: 08/08/19 (Maggie Smith):

1. Stepping back the front exterior:
   Response: We have stepped back the elevation again 12-24" from our orginal submittal, we believe this creates a large enough setback so to not impact the historic resource, and also give the Owners a livable 2nd floor. It also creates room for the large heritage Live Oak in the rear yard, as this tree needs not to be cramped by a new first story addition.

   We also included in our revision at larger step back as requested in your response e-mail. We agree the MORE layered look will help with the massing and setback conerns.

2. Other smaller concerns:
   Shingles response: We can do rectangular asphalt shingles (3-tab) or architectural shingles (asphalt) like what is presently on the home, We like doing the Diamond shaped (asphalt shingles) in our projects as it creates a visual detail, it also is a much better shingle (thicker + more dimensional) then the 3-tab or the architectural shingle, and finally the architectural shingle is just used so much in the neighborhood, we want our projects to stand out for the normal.

   Horizontal Wood Siding: It will not be replica, it will be 8" to 10" exposure…which will define that is not part of the historical resource. It will also be painted a separate color than the historical resource.

   Refinishing: We have added notes to the floor plans, or finish schedule (A9.0) and the elevational drawings

Best,

Tim Raduenz – CGBP

Form + One ▪ Design & Planning ▪ 4843 Silver Springs Drive▪ Park City ▪ UT ▪ 84098 ▪ (415) 819.0304 ▪ tim@formonedesign.com

Form + One
4843 Silver Springs Drive
Park City, UT 84098

P+ 415.819.0304
E + tim@formonedesign.com

TRANSMITTAL FORM

To: City of Burlingame / Page + Turnbull
Subject: 1457 Bernal Response to email

From: Tim Raduenz
Date Sent: 8/14/19
Number of Pages: 2

Response to Page + Turnbull's email, dated: 08/13/19 (Maggie Smith):

1. **Distance from primary facade:**
   Response: We have marked it on the floor plans not the elevations, but it is to scale, we can add the dimensions to the elevations as well. **We are 8'-8" on the right side and 7'-10" on the left side** as per the Floor plans on A2.0.

2. **Scope does not include moving:**
   Response: We will add this note, we are adding a driveway to the lot as it was given that the house will have to move as per the survey that was completed by BH surveying, we will add the note in the scope of work on the title sheet, we also noted these requirements on the elevations and that we will need variances for the work to be completed.

3. **The Percentage of the building to be retained.**
   Response: Please see attached diagram of floor area retained.

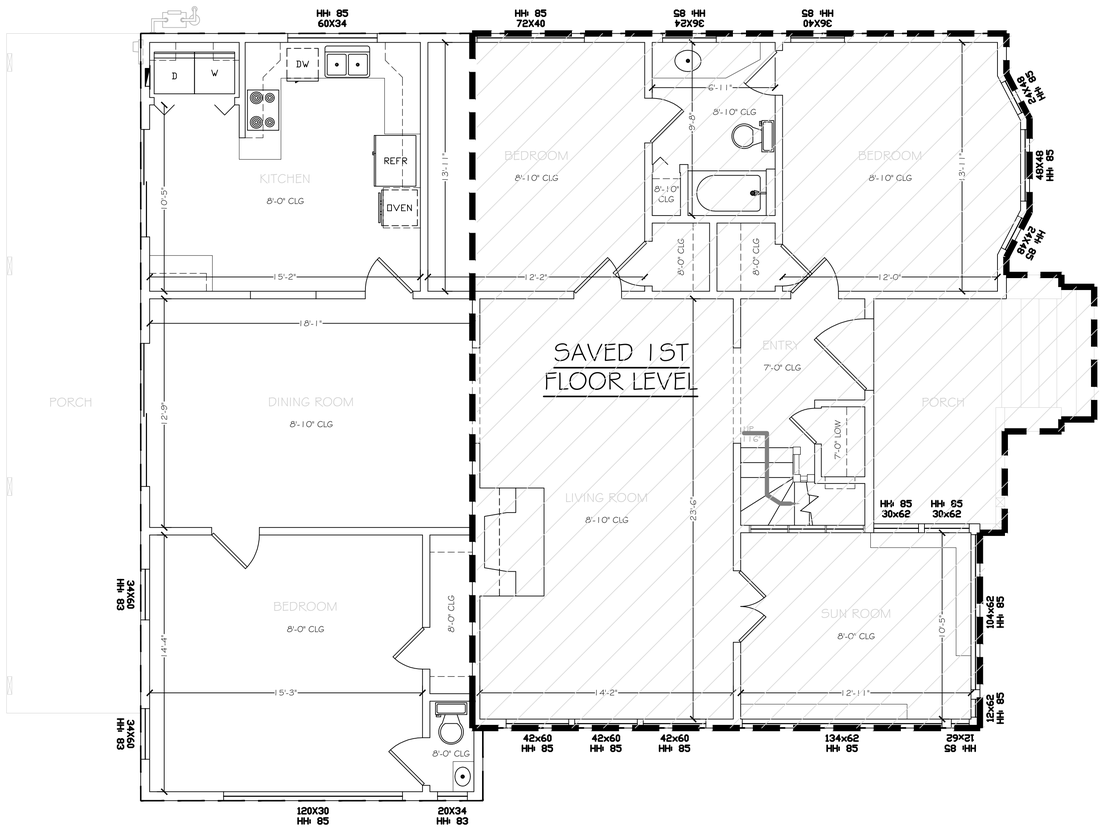
Best,

Build It GREEN MEMBER

Tim Raduenz – CGBP

COMPLETE FAR

	LOCATION	LOT COVERAGE SQ. FT.:	REMARKS:
1ST FLOOR	OVERALL 1ST FL COVERAGE	1,991	ENTIRE LOT COVERAGE OF FIRST FLOOR
	EXISTING FLOOR PLAN SAVED	1,193	(HATCHED) AREA RETAINED FLOOR PLAN WISE
	NOTE: 59.92% OF THE FIRST FLOOR SQ. FT. WILL BE RETAINED... IN THE MOVING OF THE HOME		



RETAINING (E) AREA CALC.

FIRST FLOOR

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

1 / FAR2

Revisions

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

Contractor :
Gambioli Developments
Christian Gambioli
2415 Summit Drive
Hillsborough, CA 94010
P: 650.315.9644

BUILDING SET
PLANNING SET

APN#: 026-044-070

Owner :
Tim & Megan Baldwin
1457 Bernal Avenue
Burlingame, CA 94010

Zoning: -

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

form+ one
DESIGN ■ PLANNING

Title : SAVED Floor Area Calculation

Project : Mr. & Mrs. Baldwin
1457 Bernal Avenue
Burlingame, CA 94010

Date : 4-5-19

Job No. : 19_016

Drawn : TIM RADDENZ

FAR2

Sheet

Scale: See Details

ARCHITECTURE
PLANNING & RESEARCH
PRESERVATION TECHNOLOGY

www.page-turnbull.com

417 S. Hill Street, Suite 211
Los Angeles, California 90013
213.221.1200 / 213.221.1209 fax

2401 C Street, Suite B
Sacramento, California 95816
916.930.9903 / 916.930.9904 fax

170 Maiden Lane, 5th Floor
San Francisco, CA 94108
415.362.5154 / 415.362.5560 fax