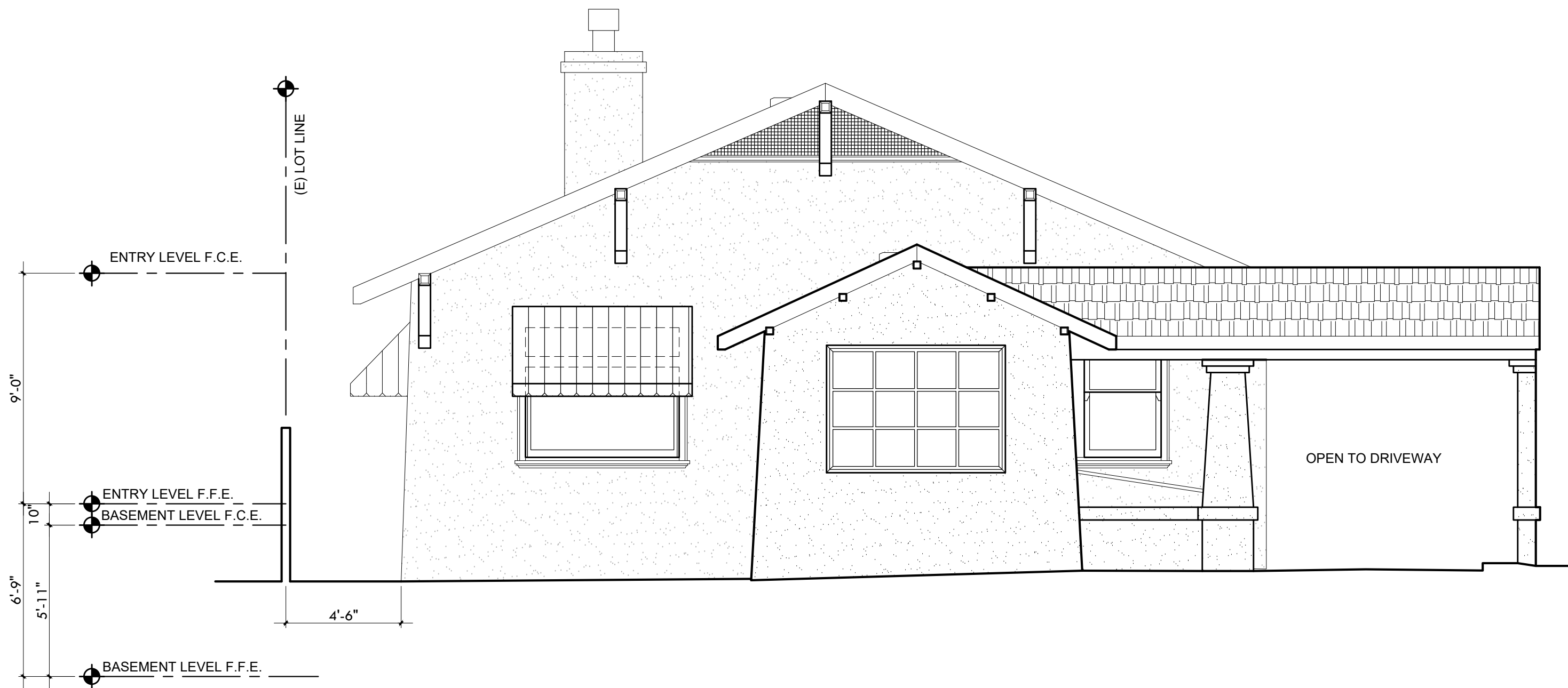


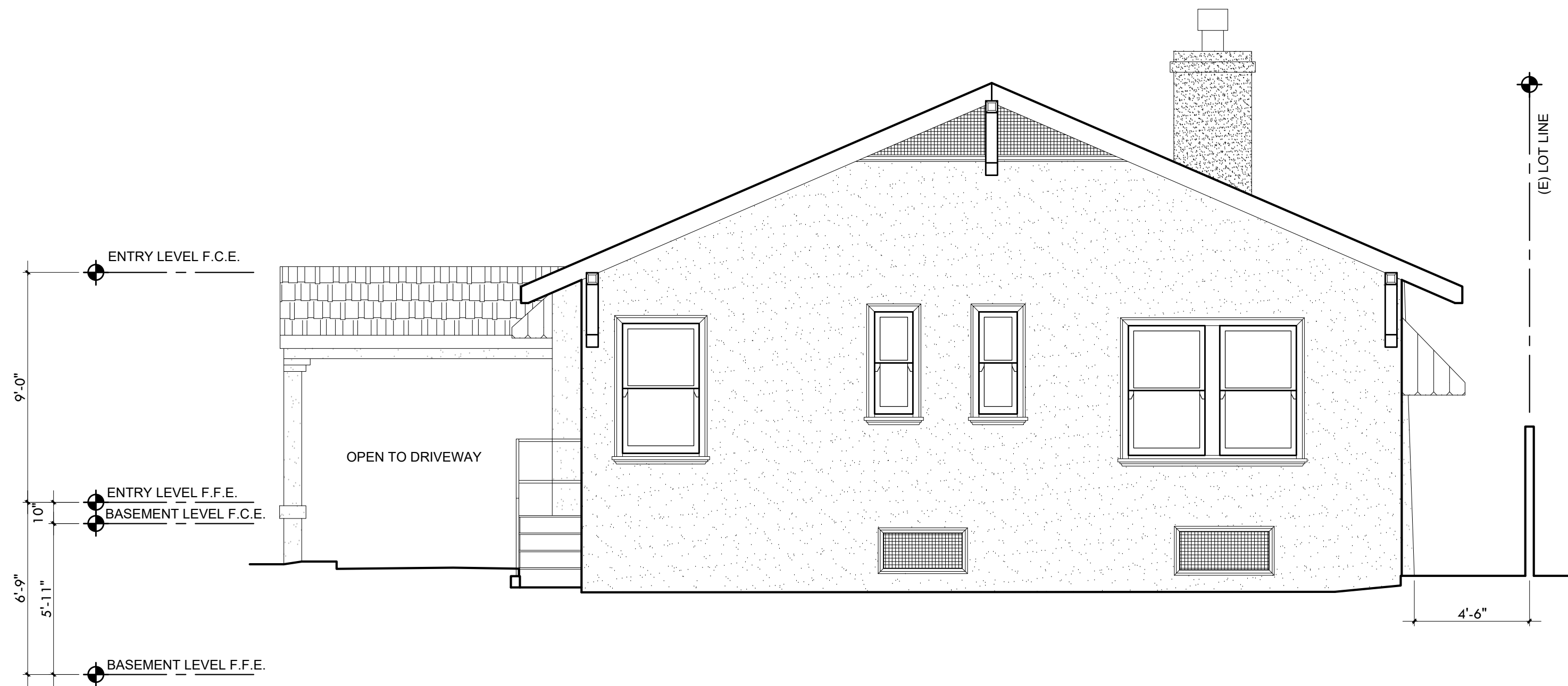
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AS BUILT FRONT ELEVATION

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

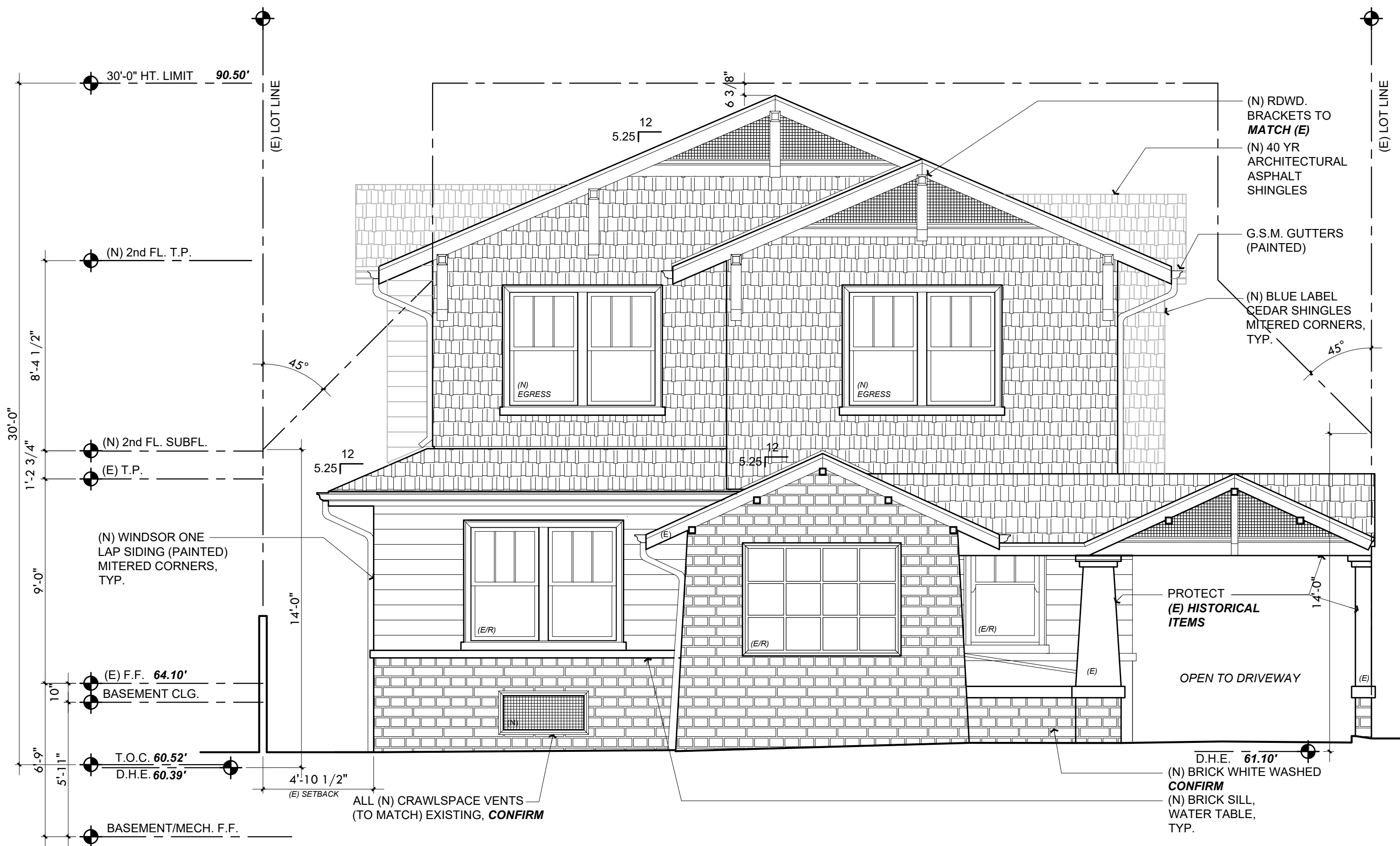
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AS BUILT REAR ELEVATION

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

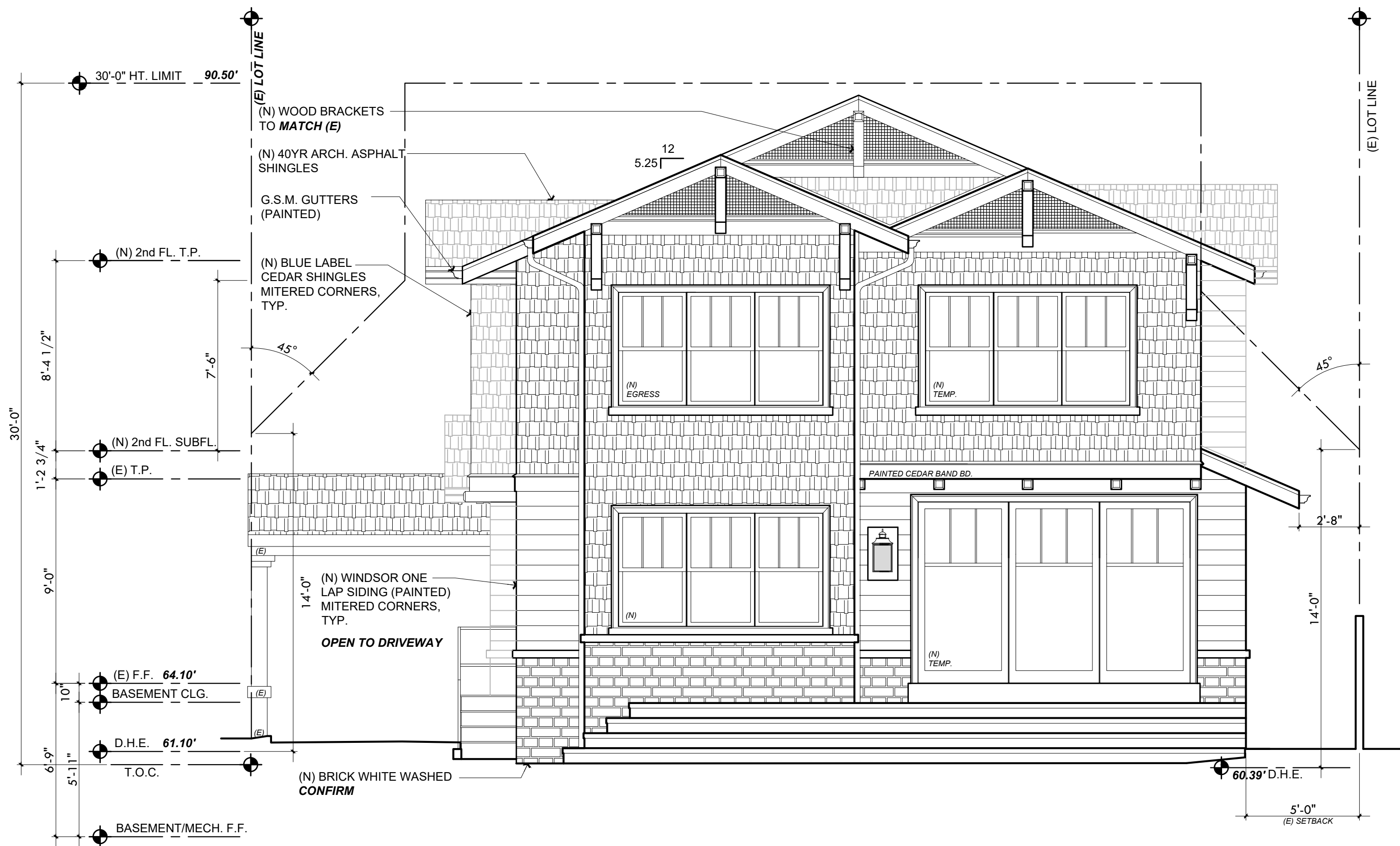
2
A3.0



PROPOSED FRONT ELEVATION

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

2
A3.0



PROPOSED REAR ELEVATION

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

4
A3.0

Revisions	
Rev.:	Description
001	
002	
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004	
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006	

Contractor :
Gambrioli Developments
Contact: Greg Gambrioli
120 Occidental Ave.
Hillborough, CA 94010
P: 650-333-6844

BUILDING SET
PLANNING SET

Owner :
MR. & MRS. GREG GAMBRIOLI
120 Occidental Ave.
Burlingame, CA 94010
Lot Area: 7,788 SQFT.

APN#: 028-316-200

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

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DESIGN ■ PLANNING

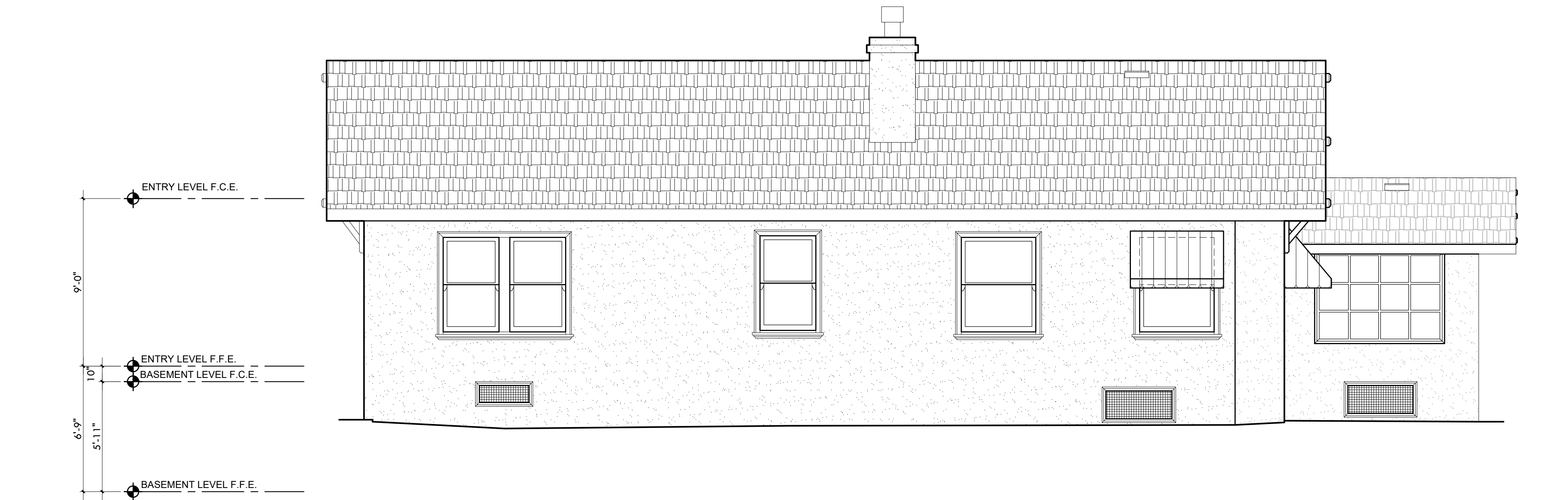
Title : As Built + Proposed Elevations
Project : MR. + MRS. GREG GAMBRIOLI
120 Occidental Ave.
Burlingame, CA 94010

Job No. : 20_10
Drawn : TIM BAEUENZ
Date : 03-10-20

A3.0

Sheet
Scale: See Details

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AS BUILT LEFT ELEVATION

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

1
A3.1



PROPOSED LEFT ELEVATION

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

2
A3.1

Contractor :
Gambrioli Developments
Contact: Greg Gambrioli
120 Occidental Ave.
Hillborough, CA 94010
P: 650-333-6844

Owner :
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120 Occidental Ave.
Burlingame, CA 94010
Lot Area: 7,788 SQFT.

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

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BUILDING SET

PLANNING SET

APN#: 028-316-200

Title : As Built + Proposed Elevations

Project : MR. + MRS. GREG GAMBRIOLI
120 Occidental Ave.
Burlingame, CA 94010

Job No. : 20_10 | Drawn : TIM BAEUENZ | Date : 03-10-20

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AS BUILT RIGHT ELEVATION

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

1
A3.2



PROPOSED RIGHT ELEVATION

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

2
A3.2

Contractor :
Gambrioli Developments
Contact: Greg Gambrioli
120 Occidental Ave.
Burlingame, CA 94010
P: 650-333-6844

Owner :
MR. & MRS. GREG GAMBRIOLI
120 Occidental Ave.
Burlingame, CA 94010
Lot Area: 7,788 SQFT.

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


DESIGN ■ PLANNING

Title : As Built + Proposed Elevations

Project : MR. + MRS. GREG GAMBRIOLI
120 Occidental Ave.
Burlingame, CA 94010

Job No. : 20_10 Drawn : TIM BAEUENZ Date : 03-10-20

Revisions
Rev. : Description : Date :
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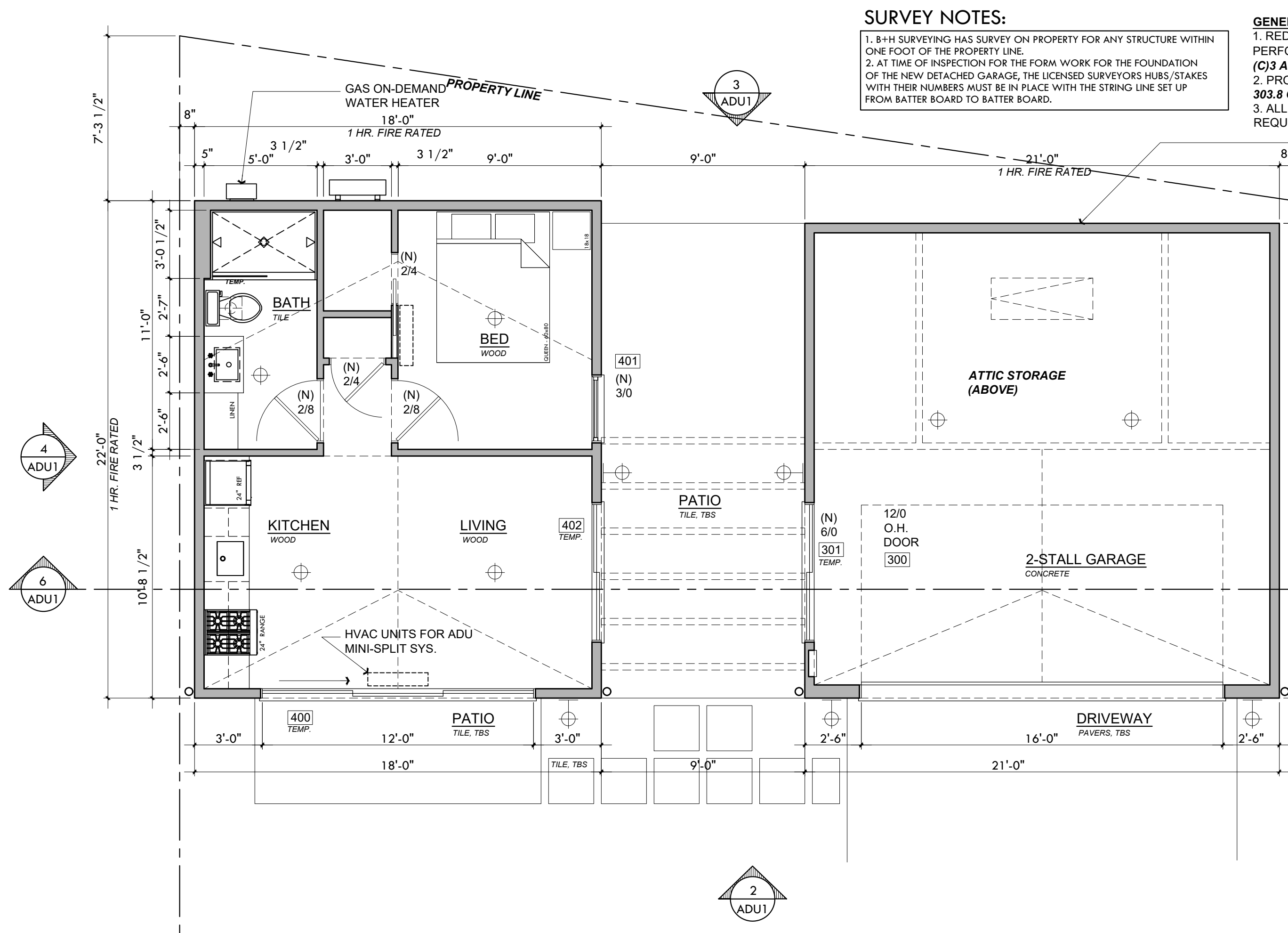
BUILDING SET
PLANNING SET

APN#: 028-316-200

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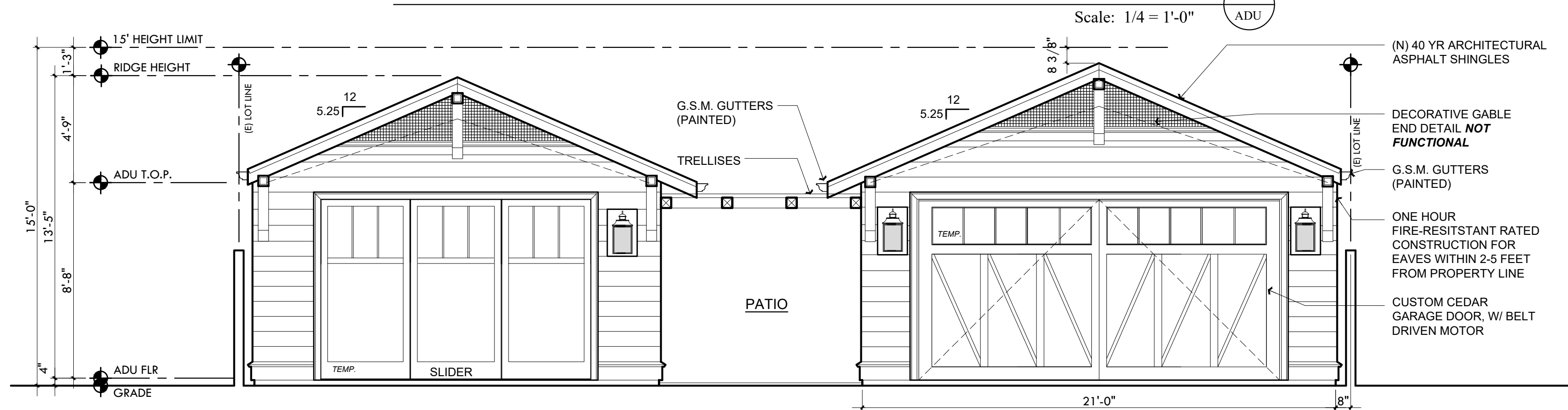
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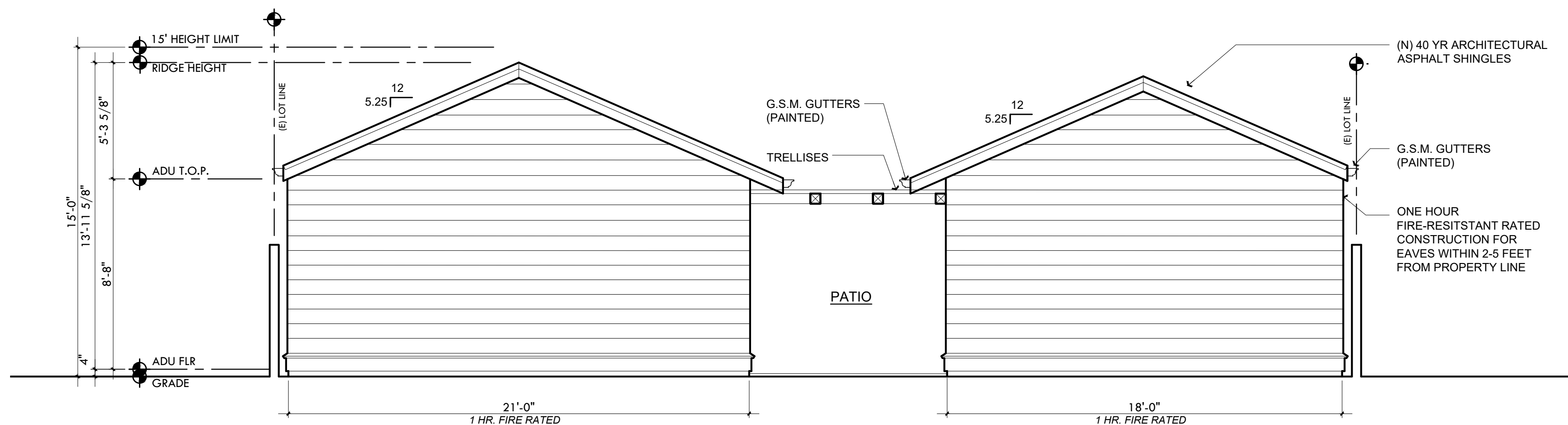
PROPOSED ADU-GARAGE PLAN

2 ADU



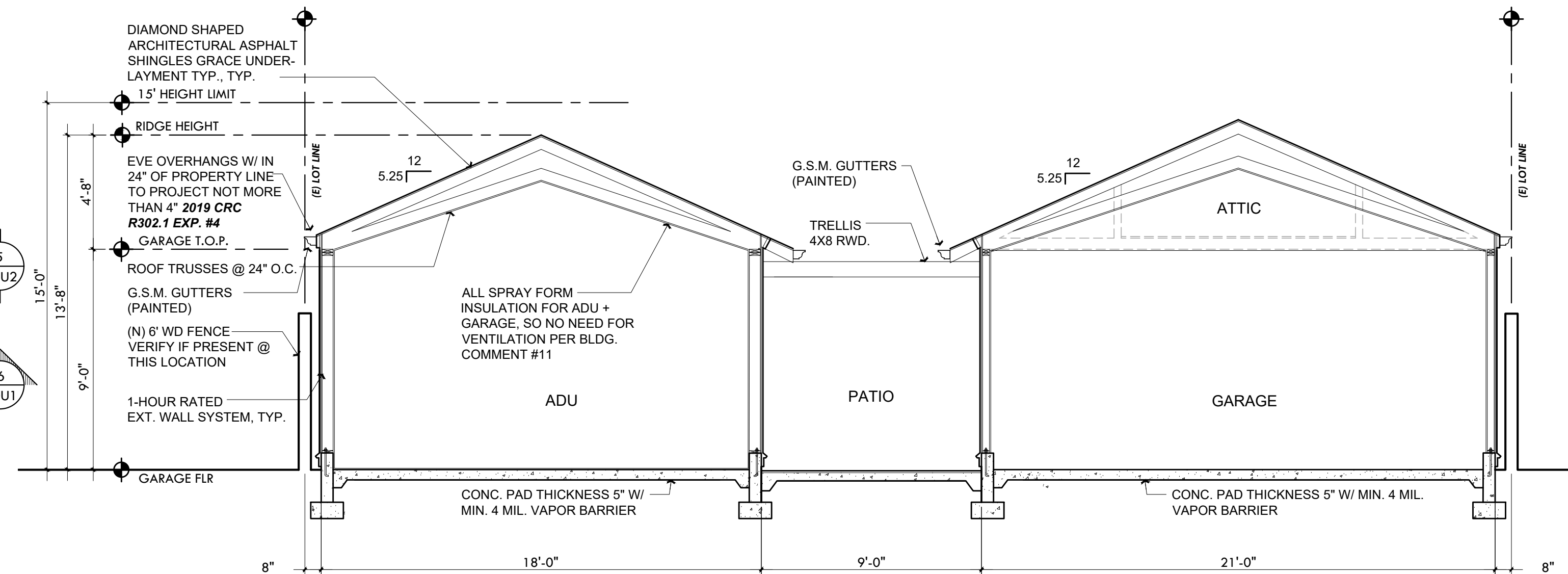
PROPOSED FRONT ELEVATION

2 ADU



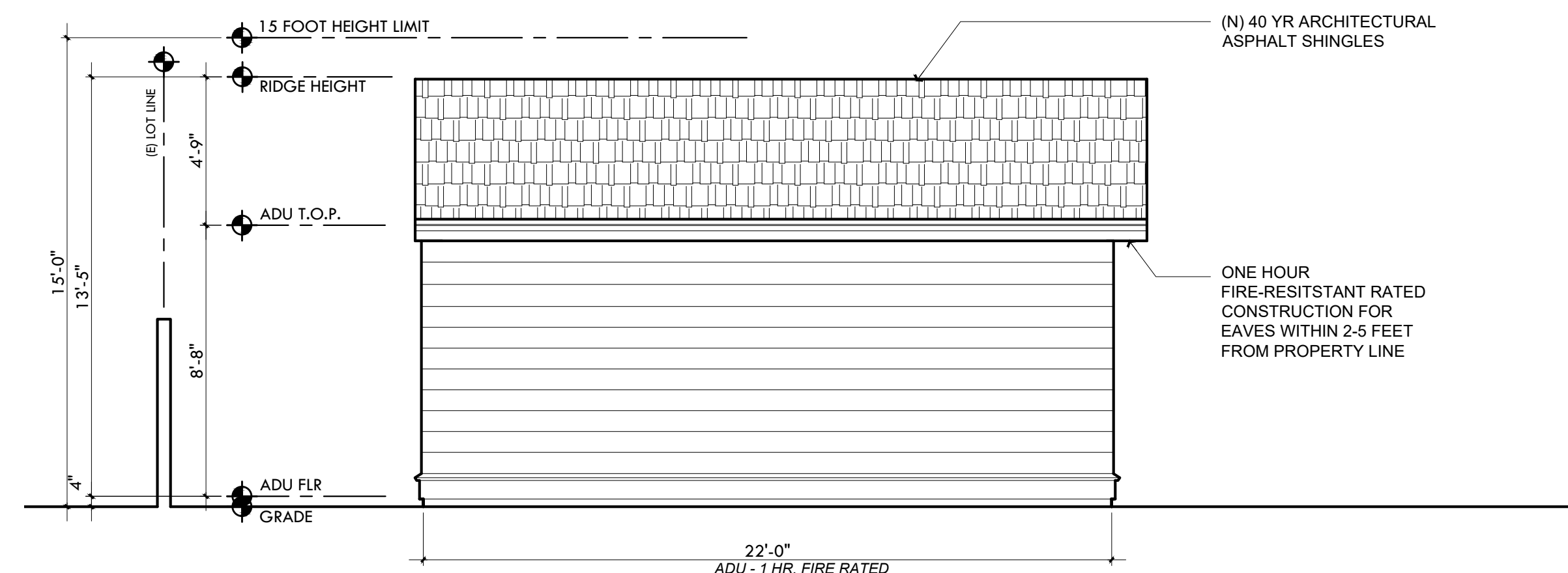
PROPOSED REAR ELEVATION

3 ADU



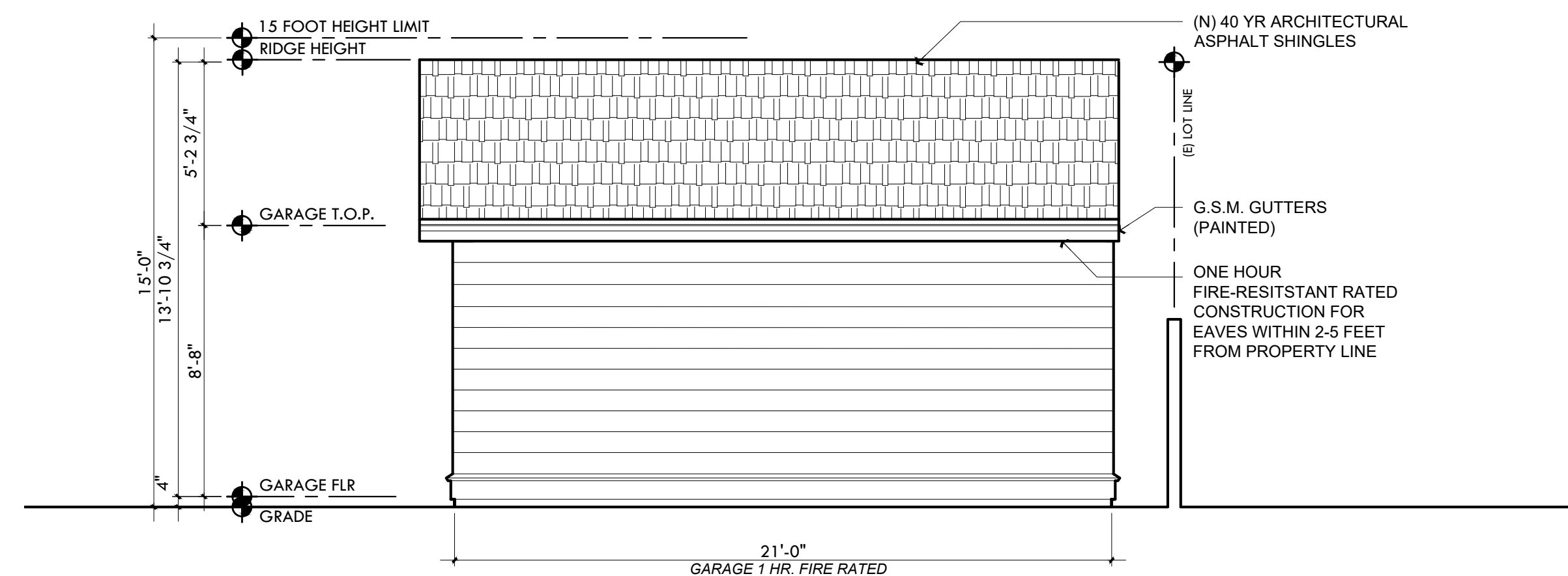
PROPOSED BUILDING SECTION

6 ADU



PROPOSED LEFT ELEVATION

4 ADU



PROPOSED RIGHT ELEVATION

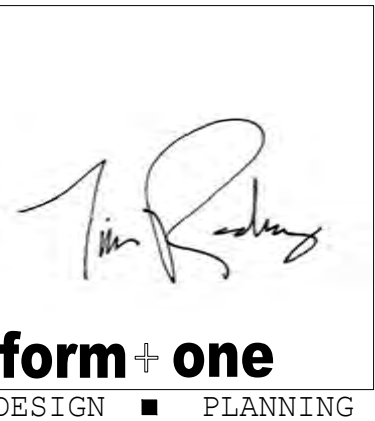
5 ADU

Revisions		Date
Rev.	Description	
001		
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Contractor: Gabrioli Developments
Owner: MRS. GREG GAMBRIOLI
120 Occidental Ave.
Burlingame, CA 94010
P: 650-33-6844

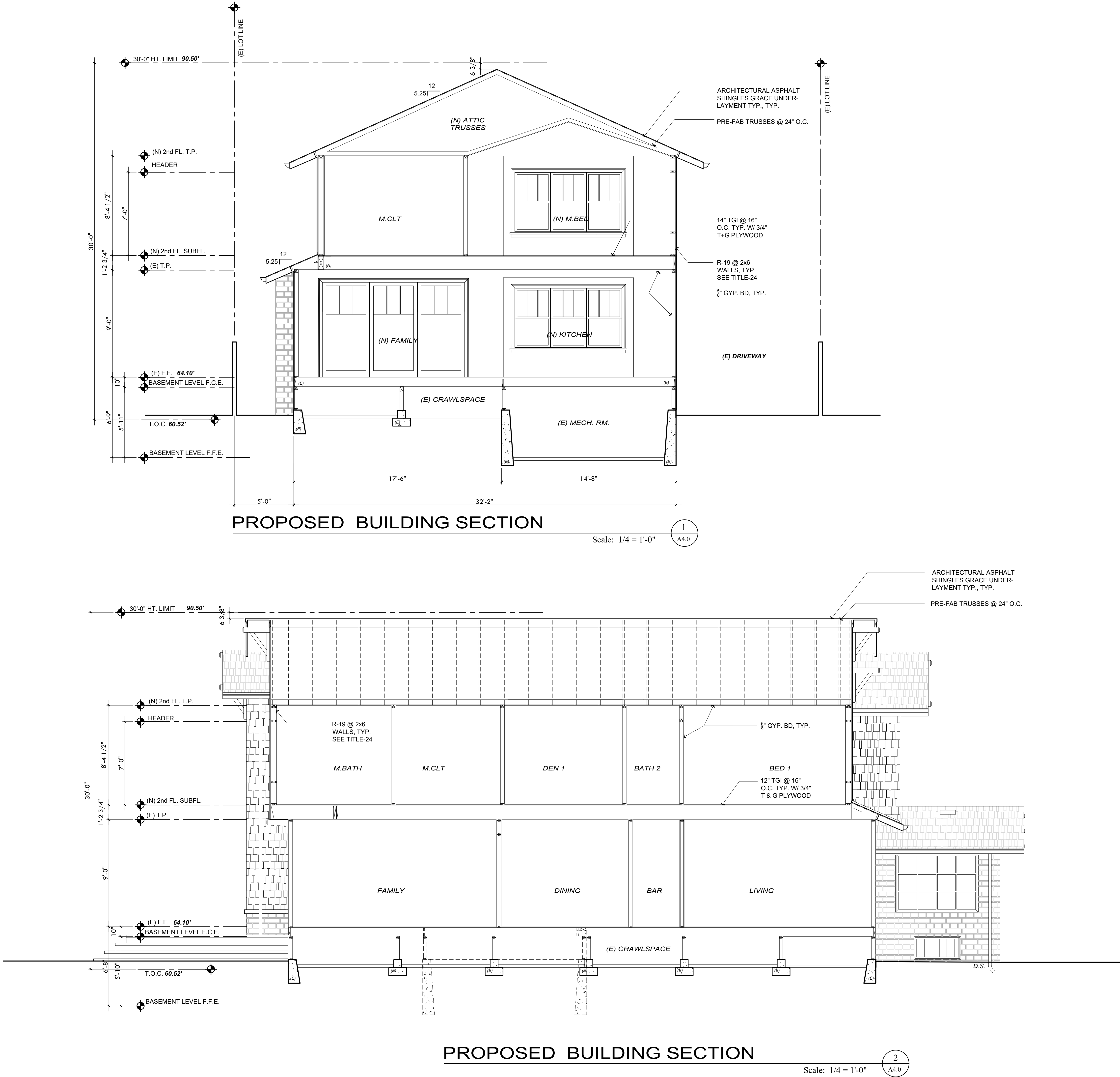
Owner: MRS. GREG GAMBRIOLI
120 Occidental Ave.
Burlingame, CA 94010
Lot Area: 7,789 SQFT.

4843 SILVER SPRINGS DRIVE
Park City, UT 84098
Ph: 435.919.0304
E-mail: TIMEFORMONEDSIGN.COM



Title: ADU Plans
Project: MR. + MRS. GREG GAMBRIOLI
120 Occidental Ave.
Burlingame, CA 94010
Job No.: 20_10
Drawn: TIM RADUENZ
Date: 03-10-20

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Contractor :
Gambrioli Developments
Contact: Greg Gambrioli
120 Occidental Ave.
Burlingame, CA 94010
P: 650-333-6844

Owner :
MR. & MRS. GREG GAMBRIOLI
120 Occidental Ave.
Burlingame, CA 94010
Lot Area: 7,788 SQFT.

APN#: 028-316-200

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



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DESIGN ■ PLANNING

Title : Proposed Building Section		
Project : MR. + MRS. GREG GAMBRIOLI 120 Occidental Ave. Burlingame, CA 94010		
Job No. : 20_10	Drawn : TIM BAEUENZ	Date : 03-10-20

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
6. (N) A/C EQUIPMENT SHALL NOT EXCEED A MAXIMUM OUTDOOR NOISE LEVEL OF 60 DBA DAYTIME (7AM-10PM OR DBA NIGHTTIME (10 PM-7 AM) AS MEASURED FROM THE PROPERTY LINE. PER BURLINGAME MUNICIPAL ZONING CODE 25.58.050.
7. (E) LANDSCAPE TO REMAIN AND SHALL BE PROTECTED DURING CONSTRUCTION. LANDSCAPE SHALL BE REHABILITATED POST-CONSTRUCTION IF NEEDED.
8. IF PUBLIC WORKS REQUIRES SIDEWALK REPLACEMENT, POLICY FOR EXPANDING WIDTH OF PLANTER STRIP NEEDS TO BE IMPLEMENTED.

STREET TREES

1. PROTECT ALL STREET TREES DURING CONSTRUCTION

PUBLIC WORKS NOTES

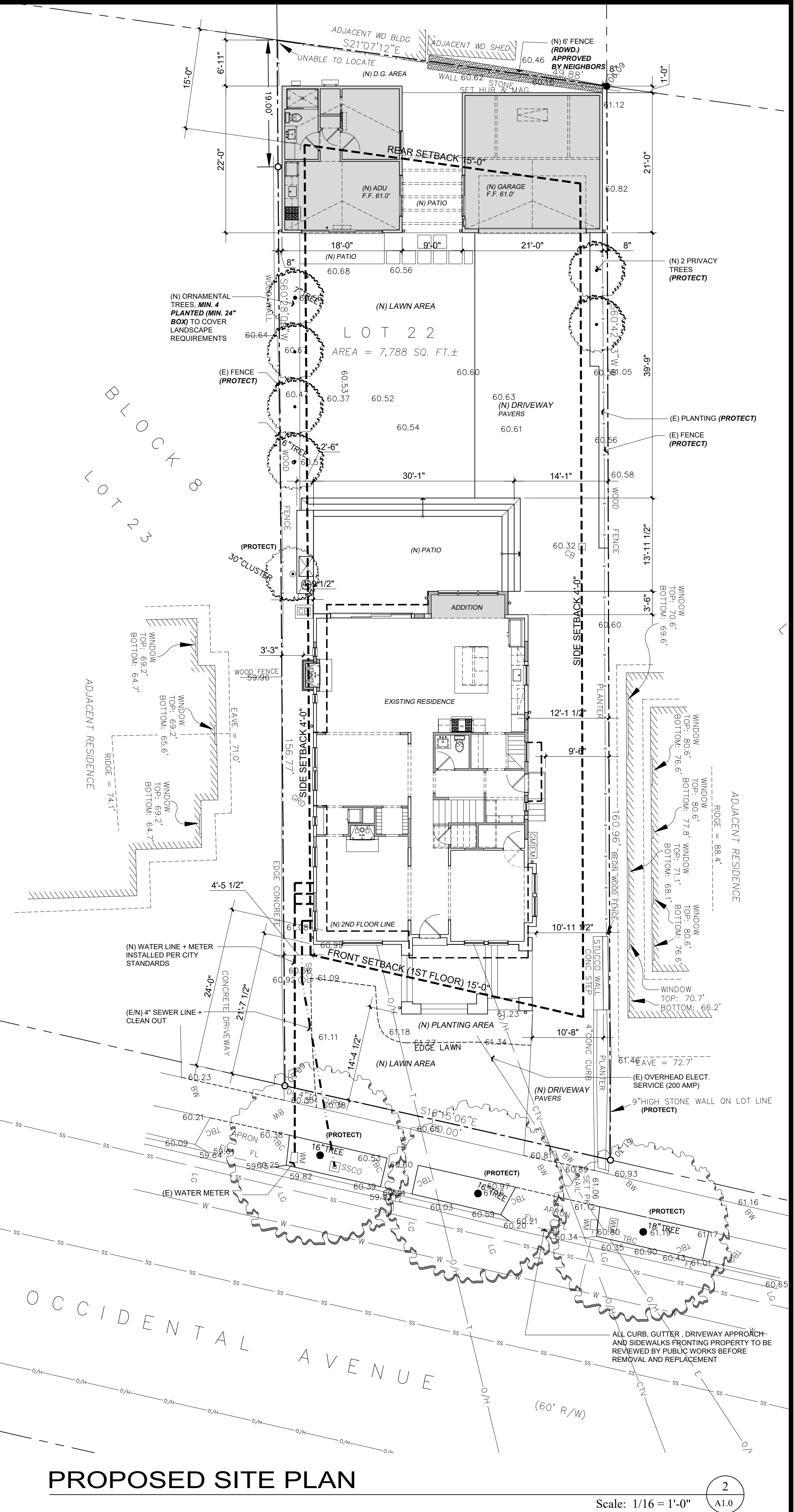
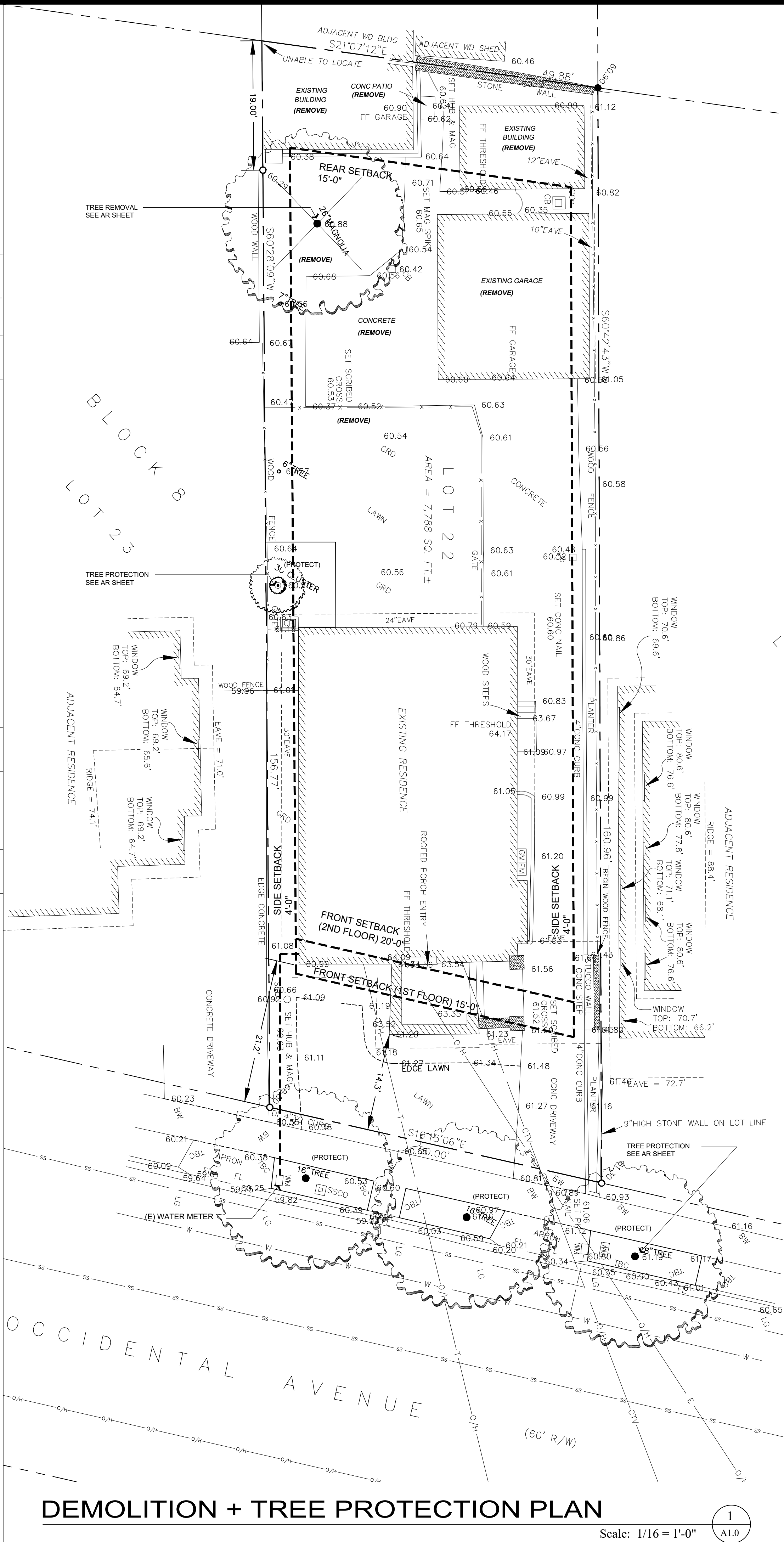
1. TO REMOVE/REPLACE UTILITIES, AN ENCRoACHMENT PERMIT IS REQUIRED TO
(1) REPLACE ALL CURB, GUTTER, DRIVEWAY AND SIDEWALK FRONTING SITE.
(2) PLUG ALL EXISTING SANITARY SEWER LATERAL CONNECTIONS AND INSTALL A NEW 4" LATERAL.
(3) ALL WATER LINE CONNECTIONS TO CITY WATER MAINS FOR SERVICES OF FIRE LINE 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.
3. ALL ABANDONED SEWER LATERAL OR WATER SERVICE SHALL BE DISCONNECTED AT THE MAIN AND PER CITY STANDARDS, AN ENCRoACHMENT PERMIT IS REQUIRED.
4. ANY WORK IN CITY RIGHT OF WAY, SUCH AS PLACEMENT OF DEBRIS BIN IN STREET, WORK IN SIDEWALK AREA, PUBLIC EASEMENTS, AND UTILITY EASEMENTS, IS REQUIRED TO OBTAIN AN ENCRoACHMENT PERMIT PRIOR TO STARTING WORK. PORTA POTTy'S ARE NOT ALLOWED TO BE PLACED IN CITY RIGHT OF WAY.
5. SEWER BACKWATER PROTECTION CERTIFICATION IS REQUIRED FOR INSTALLATION OF ANY NEW SEWER FIXTURE PER ORDINANCE #1710, THE SEWER BACKWATER PROTECTION CERTIFICATE IS REQUIRED PRIOR TO THE ISSUANCE OF BUILDING PERMIT.
6. ALL WATER LINES CONNECTIONS TO CITY WATER MAINS FOR SERVICES OR FIRE LINE PROTECTION ARE TO BE INSTALLED PER CITY STANDARDS PROCEDURES AND MATERIALS SPECIFICATION. CONTACT THE CITY WATER DEPARTMENT FOR CONNECTION FEES. IF REQUIRED, ALL FIRE SERVICES AND SERVICES 2" AND OVER WILL BE INSTALLED BY BUILDER. ALL UNDERGROUND FIRE SERVICE CONNECTIONS SHALL BE SUBMITTED AS SEPARATE UNDERGROUND FIRE SERVICES PERMIT FOR REVIEW AND APPROVAL.

PUBLIC WORKS ADU NOTES

1. SANITARY SEWER LATERAL FROM THE ACCESSORY DWELLING UNIT SHALL E CONNECTED TO THE EXISTING LATERAL ON PRIVATE PROPERTY SIDE PER MUNICIPAL CODE 15.08.050, NO SUB-LATERAL TO THE MAIN SEWER IS PERMITTED.
2. A SEPARATE ADDRESS TO THE ADU IS REQUIRED, PLEASE COMPLETE THE APPLICATION FORM FOUND AT: WWW.BURLINGAME.ORG.

STORMWATER CHECKLIST NOTES

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



Revisions	
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Contractor: Gambrioli Developments
Contact: Greg Gambrioli
120 Occidental Ave.
Burlingame, CA 94010
P: 650-333-6844

Owner: Mrs. Greg Gambrioli
120 Occidental Ave.
Burlingame, CA 94010
Lot Area: 7,788 SQ. FT.

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

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DESIGN ■ PLANNING

Tim Gambrioli

Title : Site Plan
Project : MR. + MRS. GREG GAMBRIOLI
120 Occidental Ave.
Burlingame, CA 94010
Job No. : 20_10
Drawn : TIM GAMBRIOLI
Date : 03-10-20

BUILDING SET
PLANNING SET

APN#: 028-316-200

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