HERS FEATURES SUMMARY /REQUIRED SPECIAL FEATURES

REQUIRED SPECIAL FEATURES:

HERS FEATURE SUMMARY:

SUCHITRA & DESIKAN RESIDENCE
1505 DRAKE 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	Furinshed 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	Aggregrate	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
- 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 — Room name; Room number (BED RM. 203)
- 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
- Existing
- Delete existing
- Replace existing
- Gas outlet
- 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 #: :026-033-100

LOT AREA: : 6,000 SQ.FT.

MAX ALLOWABLE FAR =
FAR= (LOT SIZE X 32%) +1,100 SQ.FT. = MAX FAR SQ.FT.
(6,000 SQ.FT. X 32%) +1,100 SQ.FT. = MAX FAR SQ.FT.
(1,920 SQ.FT.) +1,100 SQ.FT. = 3,020 SQ.FT.

(E/N) FAR

(E/N) 1ST FLOOR	=	1,558 SQ.FT.
(N) 2ND FLOOR	=	1,452 SQ.FT.
(E) GARAGE (NOT COUNTED)	=	305 SQ.FT.
(N) ADU (NOT COUNTED)	=	537 SQ.FT.
TOTAL :	=	3,010 SQ.FT.

MAX ALLOWABLE FAR 3,020 SQ.F.T

MAX ALLOWABLE LOT COVERAGE =
(LOT SIZE X 40%) = MAX LOT COVERAGE
(6,000 SQ.FT. X 40%) = 2,400 SQ.FT.

LOT COVERAGE

(E) GARAGE	=	305 SQ.FT.
(E) / (N) HOME	=	1,558 SQ.FT.
(N) PORCH	=	10 SQ.FT.
(N) SECOND FLOOR WINDOWS	=	18 SQ.FT.
TOTAL :	=	1,892 SQ.FT.

MAX LOT COVERAGE 2,400 SQ.F.T

USE OF BUILDING: RESIDENTIAL
OCCUPANCY: R3
TYPE OF CONST.: V-B
NUMBER OF (E) STORIES: 1-STORY (N) 2-STORY
(E) NUMBER OF DWELLINGS: 1
PARKING: (N + E) 1- STALL + (1) OUTDOOR
SPRINKLERED: (N) FIRE SPRINKLER TO BE INSTALLED

CONSULTANTS

DESIGNER
FORM + ONE DESIGN
CONTACT: TIM RADUENZ
4843 SILVER SPRINGS DRIVE
PARK CITY, UT 84098
PHONE: 415-819-0304
TIM@FORMONEDESIGN.COM

OWNERS
SUCHITRA/ DESIKAN
1505 DRAKE AVE.
BURLINGAME, CA 94010

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

STRUCTURAL ENGINEER
BRIAN DOTSON CONSULTING ENGINEERS
CONTACT: BRAIN DOTSON
PO BOX 371022
MONTARA, CA 94037
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ARBORIST
KIELTY ARBORISTS
DAVID BECKHAM
P.O. BOX 6187
SAN MATEO, CA. 94403
P: 650.532.4418

AS BUILT
FOG CITY AS BUILTS
CELIO GIORGIO
BAY AREA, CA.
P: 415.287.6034
cielo@fogcityasbuilts.com

EXTERIOR FINISHES

WALL FINISH: (N) WESTERN RED CEDAR SIDING (DARK STAIN),BRICK VENEERS, & STUCCO
ROOF: CLASS A, ARCHITECTURAL ASPHALT SHINGLES
WINDOWS: (N) ALUMINUM CLAD WINDOWS SIERRA PACIFIC W/ S.D.L. OR EQ. ***(PUTTY)***

DEFERRED SUBMITALS

1. FIRE SPRINKLER PLAN
2. PRE-MANUFACTURED ROOF TRUSSES (CBC 1603.1)
10. (SUPPLEMENTAL) ***DEMOLITION PERMIT*** WILL NOT BE ISSUED UNTIL A BUILDING PERMIT IS ISSUED FOR THE PROJECT
3. PV SYSTEM (UNDER SEPARATE PERMIT), PER CODE: 4.02 KW (FUTURE BUILDING SUB.)

DUE BEFORE ISSUANCE

1. STORM WATER CONSTRUCTION POLLUTION PREVENTION PERMIT (PRIOR TO PERMIT ISSUANCE) ***(INITIAL FIELD IS REQUIRED BEFORE START OF CONSTRUCTION)***
2. SEWER BACKWATER PROTECTION CERTIFICATE ***(FINISHED BEFORE ISSUANCE)***
3. RECYCLING & WASTE REDUCTION FORM ***(FINISHED BEFORE ISSUANCE)***
4. SEWER LATERAL TEST ENCROACHMENT PERMIT ***(FINISHED BEFORE ISSUANCE)***
5. BAAQMD -JAN0MBER ***(FINISHED BEFORE ISSUANCE)***
6. PREMANUFACTURED ROOF TRUSSES (CBC 1603.1)
7. ***AT TIME OF BUILDING SUBMITTAL:*** AN EROSION CONTROL PLAN AND STIPULATE ON DRAWINGS THE REMOVAL AND REPLACEMENT OF SIDEWALK, CURB, GUTTER, SEWER LATERAL, + WATER LINE TO THE PUBLIC WORKS DEPART.
8. SUPPLEMENTAL DEMOLITION PERMIT APPLICATION ***(IF REQUIRED)*** WILL BE SUBMITTED AT TIME OF BUILDING SUBMITTAL. ***NOTE: THE DEMOLITION PERMIT WILL NOT BE ISSUED UNTIL A BUILDING PERMIT IS ISSUED FOR PROJECT.***
9. REEVALUATION OF STORM DRAIN FEE MAY BE REQUIRED.

SHEET INDEX

(***) = FUTURE BUILDING SHEETS

	T1.0	TITLE PAGE
	GN	GENERAL NOTES
(***)	COA	CONDITIONS OF APPROVAL
	CG	CAL GREEN
	SW	CONSTRUCTION BEST MANAGEMENT PRACTICES
(***)	SW2	SW DETAILS
	AR2	ARBORIST REPORT
	AR3	ARBORIST REPORT (CONT.)
	AR4	ARBORIST REPORT (CONT.)
(***)	FAR	PROPOSED FAR
	1 OF 1	SURVEY
	A1.0	PROPOSED SITE PLAN
	A1.1	DRAINAGE PLAN
	A1.2	LANDSCAPE CONCEPT PLAN
		ARCHITECTURAL DRAWINGS
	AB2.0	EXISTING FLOOR PLANS
	A2.0	PROPOSED FLOOR PLANS
	A2.1	PROPOSED ROOF PLAN
	A3.0	EXISTING + PROPOSED FRONT + REAR ELEVATIONS
	A3.1	EXISTING + PROPOSED LEFT + RIGHT ELEVATIONS
	ADU	EXISTING + PROPOSED ADU
	ADU2	PROPOSED BUILDING SECTIONS
	A4.0	CONSTRUCTION DETAILS
	A5.0	CONSTRUCTION DETAILS (CONT.)
(***)	A5.1	FINISH SCHEDULE
(***)	A9.0	
		MECHANICAL + ELECTRIC DRAWINGS
		MECH. + ELECT. PLANS
(***)	ME2.0	MECH. + ELECT. PLANS
(***)	ME2.1	MECH. + ELECT CUTSHEETS
(***)	ME3.0	TITLE-24
(***)	ME4.0	TITLE-24 (CONT.)
(***)	ME4.1	TITLE-24 (CONT.)
(***)	ME4.2	

LANDSCAPE DRAWINGS
-

STRUCTURAL DRAWINGS
-

CIVIL DRAWINGS
-

RECEIVED
2/19/2026
CITY OF BURLINGAME
CDD-PLANNING DIVISION

BUILDING + PUBLIC WORKS NOTES:

1. PUBLIC WORKS REQUIRES A SEWER BACKWATER PROTECTION CERTIFICATE ***PRIOR TO PERMIT BEING ISSUED.*** PLEASE CONTACT PUBLIC WORKS @ 650.558.7230.
2. STORM WATER CONSTRUCTION POLLUTION PREVENTION PERMIT IS REQUIRED, ***NOTE: AN INITIAL FIELD INSPECTION IS REQUIRED PRIOR TO START OF ANY CONSTRUCTION (ON PRIVATE PROPERTY OR IN THE PUBLIC RIGHT-OF-WAY.***
3.RECYCLING + WASTE REDUCTION FORM WILL NEED TO BE SUBMITTED + APPROVED PRIOR TO ISSUANCE OF BUILDING PERMIT, CONTACT JOE MCCLUSKEY OUR RECYCLING SPECIALIST @ 650-558-7273.
4. A GRADING PERMIT IF REQUIRED, WILL BE OBTAINED FROM THE DEPARTMENT OF PUBLIC WORKS.

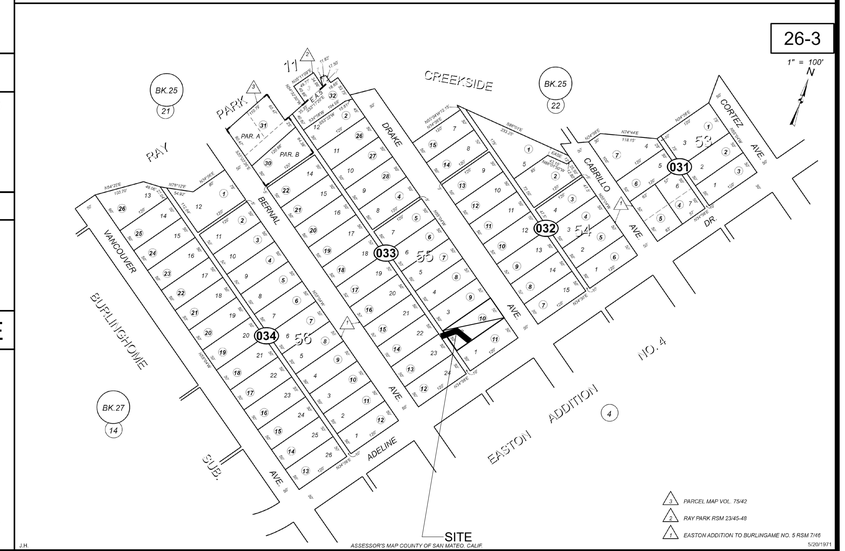
FIRE DEPARTMENT NOTES

1. AN AUTOMATIC SPRINKLER SYSTEM ***IS REQUIRED*** THROUGHOUT THE ENTIRE MAIN HOUSE, ***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.
7.***IF AN ELECTRONIC GATE CROSSES THE DRIVEWA***Y, PROVIDE A KNOX KEY SWITCH CONNECTED TO THE GATE TO ALLOW FOR FIRE DEPARTMENT EMERGENCY ACCESS.

SCOPE OF WORK

1. REMODEL + ADDITIONS TO (E) 1- STORY RESIDENCE
2. REMODEL OF (E) GARAGE (TO MATCH UPDATES TO (E) HOUSE)
3. (E) GARAGE W/ (N) ADU ADDITION ***(SHOWN ONLY FOR REFERENCE)***

VICINITY MAP



MATERIAL SYMBOLS

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

APPLICABLE CODES

2022 California Building Code
2022 California Residential Code
2022 California Plumbing Code
2022 California Mechanical Code
2022 California Electric Code
2022 California Energy Code
2022 California Fire Code
CITY OF BURLINGAME MUNICIPAL CODE
2022 California Green Building Standards Code
CAL GREEN BUILDING CODE CHECKLIST: Single Family to be attached to jobsite building set

CAL GREEN BUILDING MEASURE

2. A MINIMUM OF 65% OF THE NON- HAZARDOUS CONSTRUCTION + DEMOLITION WASTER GENERATED AT THE SITE WILL BE DIVERTED TO AN OFFSITE RECYCLE, DIVERSION, OR SALVAGE FACILITY PER CITY OF BURLINGAME ORDINANCE + ***2022*** CGC §4.408
3. AN OPERATION AND MAINTENANCE MANUAL WILL BE PROVIDED TO THE BUILDING OCCUPANT OR OWNER. ***2022*** 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 ***2022*** CODE REQUIREMENT ***2022*** 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. (GGC 4.504.1).

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.

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.

Revisions

Rev.:	Description:	Date:
001	Response to Comments	12/3/25
002	Response to Comments	1/15/26
003	Response to Comments	2/6/26
004		
005		
006		

Contractor :

BUILDING SET
PLANNING SET

Owner : SUCHITRA / DESIKAN
1505 DRAKE AVE.
BURLINGAME, CA 94010

YEAR BUILT: 1924
Zoning: RESIDENTIAL
LOT SIZE: 6,000 SQ. FT.

APN#: 026-033-100

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 : SUCHITRA / DESIKAN
1505 DRAKE AVE.
BURLINGAME, CA 94010
Date : 09.08.25
Drawn : TIM RADUENZ
Job No. : 25_38

T1.0

Sheet
Scale: See Details

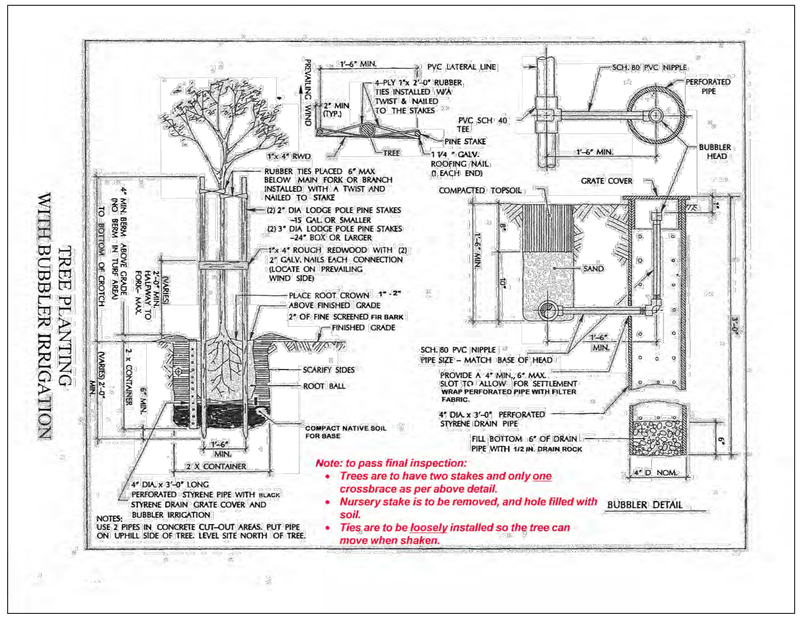
All drawings & Specifications provided as instruments of service are the property of the Designer whether the project is executed or not.It is unlawful for any person, without the written consent of the Designer, To duplicate or make copies of these documents,partly or in whole, for use for other projects & buildings.

MECHANICAL NOTES:
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. PROVIDE COMBUSTION AIR SUPPLY TO GAS FIRED APPLIANCES BY COMBUSTION AIR DUCTS PER (CMC) & CPC. 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 CALIFORNIA MECHANICAL CODE (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. VERIFY ALL FIXTURE LOCATIONS WITH OWNER PRIOR TO INSTALLATION.
11. ALL FIXTURES TO BE SELECTED (OR APPROVED) BY OWNER.
12. 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.
13. 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.
14. 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. 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 DRAINBOARD, WHICHEVER IS HIGHER
5. (E) ON-DEMAND SYSTEM, CONFIRM WITH OWNER

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.C.I.) PROTECTION.
3. SMOKE DETECTORS SHALL BE INSTALLED PER CBC. 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"
B. SURFACE MOUNTED FLUORESCENT FIXTURES - 6" 9. ELECTRICAL CONTRACTOR RESPONSIBLE FOR PROVIDING NECESSARY TEMPORARY POWER.
10. VERIFY ANY AND ALL LANDSCAPE LIGHTING AND SWITCHES WITH OWNER PRIOR TO INSTALLATION OF ROUGH ELECTRICAL.
11. ALL ELECTRICAL HANGING FIXTURES TO BE SELECTED AND PURCHASED BY OWNER. VERIFY EXACT LOCATIONS WITH OWNER PRIOR TO INSTALLATION.
13. ALL INCANDESCENT LIGHTING FIXTURES RECESSED INTO INSULATED AREAS SHALL BE APPROVED FOR ZERO CLEARANCE INSULATION COVER PER ***2022*** CALIFORNIA ENERGY CODE AND RATED IC OR APPROVED EQUAL MEETING UL RATING OR OTHER TESTING /RATING LABORATORIES RECOGNIZED BY THE ICC.
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.

GENERAL NOTES:
ALL WORK SHALL COMPLY W/ THE ***2022*** EDITION OF THE CA. BUILDING CODE AND ALL OTHER CODES AND REQUIREMENTS, IN THEIR MOST RECENT EDITION INCLUDING THE FOLLOWING:
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA ELECTRICAL CODE
2. THE INTENTION OF THE CONSTRUCTION DOCUMENTS IS TO INCLUDE ALL LABOR, MATERIAL, EQUIPMENT FACILITIES AND TRANSPORTATION NECESSARY FOR A COMPLETE AND PROPER EXECUTION OF THE WORK IN AN ACCEPTABLE INDUSTRY'S STANDARDS. CONTRACTOR IS TO OBTAIN ANY REQUIRED PERMITS FOR THIS OR HER WORK.
3.THE MIN. ACCEPTABLE QUALITY OF MATERIALS, WORKMANSHIP, AND METHOD OF INSTALLATION SHALL MEET THE FOLLOWING CRITERION: CONFORM TO THE AMERICAN NATIONAL INSTITUTE STANDARDS WHERE SUCH STANDARDS EXISTS.
4. CONTRACTOR SHALL PERFORM ALL ADDITIONAL ELECTRICAL, PLUMBING, AND FIRE PROTECTION WORK REQUIRED BY THE BUILDING DEPARTMENT.
5. CONTRACTOR SHALL VISIT SITE PRIOR TO SUBMISSION OF BID TO REVIEW SCOPE OF WORK, DEMOLITION, ETC.
6. DO NOT SCALE DRAWINGS, CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS PRIOR TO STARTING WORK. ANY DISCREPANCIES SHALL BE REPORTED TO THE DESIGNER FOR REVIEW.
7. DIMENSIONS ARE TO FACE OF FRAMING, UNLESS OTHERWISE NOTED, (U.O.N.)
8. DIMENSIONS NOTED CLEAR (CLR.) ARE NOT ADJUSTABLE WITHOUT
APPROVAL FROM THE DESIGNER.
9. SAFETY MEASURES: AT ALL TIMES THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE INCLUDING SAFETY OF PERSONS AND PROPERTY.
10. CUTTING AND DEMOLITION SHALL BE DONE BY METHODS, WHICH WILL AND WILL NOT JEOPARDIZE STRUCTURAL INTEGRITY OF EXISTING CONSTRUCTION AND WILL NOT DAMAGE PORTIONS TO REMAIN.
11. CONTRACTORS SHALL REMOVE, CUT, CAP, AND REPAIR, AS NECESSARY, ANY UTILITES. INCLUDING BUT NOT LIMITED TO: ELECTRICAL, MECHANICAL, PLUMBING, AND FIRE SPRINKLERS, WHERE PARTITIONS ARE SCHEDULED FOR DEMOLITION OR ARE NO LONGER OPERATIONAL OR IN SERVICE. ALL OTHER EXISTING UTILITES ARE TO REMAIN FULLY OPERATIONAL.
12. IN GENERAL, THE OWNER RESERVES THE RIGHT TO RETAIN ALL MATERIALS AND EQUIPMENT REMOVED FROM THE PROJECT. ANY ITEMS OR MATERIAL NOT DESIRED BY THE OWNER ARE TO BE REMOVED FROM THE SITE BY THE CONTRACTOR AT CONTRACTOR'S EXPENSE.
13.CONTRACTOR IS TO PROVIDE ALL NECESSARY DUST PROTECTION AND/OR BARRICADING REQUIRED TO PROTECT ADJACENT SPACES AND EXISTING FINISHES. CONTRACTOR OS RESPONSIBLE TO REPAIR ANY DAMAGES CAUSED BY CONTRACTOR OR THEIR SUB-CONTRACTORS.
14. PATCH AND REPAIR ANY DAMAGES TO FLOORS, WALLS, CEILINGS, HARDWARE, FIXTURES, WINDOWS, ETC. AS A RESULT OF THE DEMOLITION PROCESS. MATCH EXISTING ADJACENT FINISHES AS CLOSELY AS POSSIBLE.
15. IF ANY QUESTIONS ARISE TO THE INSTALLATION OF ANY MATERIALS AND/OR EQUIPMENT, OR WITH THE CONSTRUCTION DOCUMENTS, THE CONTRACTOR SHALL CLARIFY THE QUESTIONS W/ THE DESIGNER BEFORE PROCEEDING. NO SUBSTITUTIONS SHALL BE MADE W/O THE DESIGNERS AND OR OWNERS APPROVAL.
16. TOTAL THICKNESS OF NEW WALLS SHALLMATCH THAT OF ADJACENT WALLS.
17. THE CONTRACTOR SHALL DO ALL CUTTING, FITTING, OR PATCHING OF WORK THAT MAY BE REQUIRED TO MAKE ITS PARTS FIT TOGETHER PROPERLY AND SHALL NOT ENDANGER ANY OTHER WORK BY CUTTING, EXCAVATION, OR OTHERWISE ALTERING THE TOTAL WORK OR ANY PART OF IT. ALL PATCHING REPAIRING, AND REPLACING OF MATERIALS AND SURFACES, CUT OR DAMAGE IN EXECUTION OF WORK, SHALL BE DONE W/ APPLICABLE MATERIALS SO THAT SURFACES REPLACED WILL, UPON COMPLETION, MATCH SURROUNDING SIMILAR SURFACES.
18. ALL WORK SHALL BE SCHEDULED AND PERFORMED SO AS NOT TO DISTURB ANY OTHER TENANTS IN THE BUILDING. ANY WORK THAT WILL DISTURB ANOTHER TENANT, ABOVE OR BELOW, OR IN THE FLOOR , SHALL BE PERFORMED MOST EXPEDITIOUSLY AND THE DISTURBED TENANT SHALL HAVE FULL USE OF THE PREMISE.
19. ALL TRADES SHALL FURNISH ALL LABOR, EQUIPMENT, MATERIALS, AND PERFORM ALL NECESSARY, INDICATED, REASONABLY INFERRED OR REQUIRED BY ANY CODE W/ JURISDICTION TO COMPLETE THEIR SCOPE OF WORK FOR A COMPLETE AND PROPER FINISHED JOB. ANY CUSTOMARY AND NECESSARY ITEMS WHICH ARE REASONABLY IMPLIED AND REQUIRED TO COMPLETE PROPERLY THE WORK OUTLINED SHALL BE FURNISHED, EVEN IF NOT SPECIFICALLY SHOWN ON THE DRAWINGS OR MENTIONED IN THE SPECIFICATION.
20. CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION CLEAN-UP, DURING AND FINAL.
21. THE AMERICANS WITH DISABILITIES ART (ADA) IS SUBJECT TO VARIOUS AND POSSIBLY CONTRADICTORY INTERPRETATIONS. THESE PLANS AND ANY ACCOMPANYING SPECIFICATIONS ("PLANS") REPRESENT THE DESIGNER'S OPINION REGARDING ITS INTERPRETATION OF THE ADA AS IT APPLIES TO THE SUBJECT PROJECT. IT IS NOT IN ANY WAY A WARRANTY OR GUARANTEE THAT SAID PLANS COMPLY WITH ANY OR ALL POSSIBLE INTERPRETATIONS OF THE ADA BY OTHERS.



TREE PLANTING DETAIL

Scale: NA

1 / GN

Revised 2022 BURLINGAME REACH CODE CHECKLIST
SINGLE FAMILY NEW CONSTRUCTION

USE THIS FORM FOR SINGLE FAMILY NEW CONSTRUCTION

PROJECT ADDRESS: 1505 DRAKE

APN: 026-033-100 APPLICANT NAME: TIM RADUENZ

1. ELECTRIFICATION **THE GAS BAN HAS BEEN RESCINDED**

☒ Install a photovoltaic system with a capacity of at least 4.02 kW(DC). The number of Kilowatts required is calculated by the energy report, the CF1R-PRF-01.

2. ENERGY EFFICIENCY

☒ Exceed the standard EDR1 compliance margin by at least 9 points, as shown in the CF1R-PRF-01.

- Exception 1: Some or all of the PV can be offset by shared community solar.
- Exception 2: A building with a conditioned floor area less than 1,500 square feet shall achieve an EDR1 margin of 4 or greater.
- Exception 3: A building with a conditioned floor area less than 625 square feet can appeal to the CBO to reduce the margin to between 0 and 4.

3. GREEN BUILDING

A completed 2022 Burlingame CALGreen checklist is included on the plans: https://ca-burlingame.civicplus.com/DocumentCenter/View/124/2022-CALGREEN-Mandatory-Measures---Residential-Checklist-PDF.

4. ELECTRIC VEHICLE (EV) CHARGING

☒ At least one parking space per dwelling unit has an EV Level 2 Ready Circuit: a parking space equipped with a raceway, wiring, receptacle, and electrical capacity to the EV charging station. A minimum 208V/240V, 40 Amp circuit with receptacle labeled "EV Vehicle Outlet" or, electrical vehicle supply equipment with a minimum output of 30 Amps

☒ If there is a second parking space it is an EV Level 1 Ready Space: a parking space equipped with a raceway, wiring, receptacle, and electrical capacity to the EV charging station. A minimum 110V, 20 Amp circuit with receptacle labeled "EV Vehicle Outlet" or, electrical vehicle supply equipment

5. VERIFICATION

This form has been completed by TIM RADUENZ (name) of FORM+ONE (company), the qualified DESIGNER (architect, designer, energy consultant) for the above listed project, who verifies that it accurately represents the project plans.

Signature _____ Date 10/13/25

Version 4.0, September 2025

REACH CODE

CONFIRM DURING BUILDING IF REQUIRED Scale: NA

2 / GN

Revisions

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

Contractor :

BUILDING SET
PLANNING SET

Owner :
SUCHITRA / DESIKAN
1505 DRAKE AVE.
BURLINGAME, CA 94010

YEAR BUILT: 1924
Zoning: RESIDENTIAL
LOT SIZE: 6,000 SQ. FT.

APN#: 026-033-100

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 : SUCHITRA / DESIKAN
1505 DRAKE AVE.
BURLINGAME, CA 94010
Date : 09.08.25
Drawn : TIM RADUENZ
Job No. : 25_38

GN
Sheet
Scale: See Details

All drawings & Specifications provided as instruments of service are the property of the Designer whether the project is executed or not.It is unlawful for any person, without the written consent of the Designer, to duplicate or make copies of these documents,partly or in whole, for use for other projects & buildings.

GREEN BUILDING MEASURE:

1. A MINIMUM OF 65% 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 AND 2022 CGC §4.408
2. AN OPERATION AND MAINTENANCE MANUAL WILL BE PROVIDED TO THE BUILDING OCCUPANT OR OWNER. 2022 CGC §4.410.1
3. 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 2022 CODE REQUIREMENT. 2022 CGC §703.1
4. 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).

CAL GREEN SITE DEVELOPMENT:

1. PROJECTS THAT DISTURB LESS THAN 1 ACRE SHALL DEVELOP AND IMPLEMENT A PLAN TO MANAGE STORM WATER DRAINAGE (DURING CONSTRUCTION). *A BMP PAGE IS SUFFICIENT.* ***2022*** CGC 4.106.2
2. PLANS SHALL INDICATE HOW GRADING + PAVING WILL PREVENT SURFACE WATER FLOWS FROM ENTERING BUILDINGS. EXCEPTION: PROJECTS THAT DO NOT ALTER THE DRAINAGE PATH. ***2022*** CGC 4.106.3
3. ELECTRICAL VEHICLE (EV) CHARGING, PARKING SPACES: COMPLY W/ RELEVANT SECTIONS ***2022*** REACH CODE

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 - 1,024 SQ. IN., 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 AND DISHWASHER, ETC., PER CPC
5. 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.

2022 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 which increase the building's conditioned area, volume, or size. These requirements only apply to the specific area of addition or alteration. 2022 CGC §301.1.1

Permit Number: _____ Project Address: 1505 Drake

Specify which sheet includes the Measure, and add specific details listing where the measure is located on that page. Include exact code sections on plans.

Green Building Measure	Plan Sheet, and Details
ENERGY EFFICIENCY(2022 CEC §150.0) (2022 California Building Energy Efficiency Standards)	
2022 Energy Code performance (CF1R) compliance documentation must be provided digitally in 8-1/2" X 11" format, and, must be replicated on the plans. 2022 CEC §150.1	me4.0, 4.1...
SITE DEVELOPMENT (2022 CGC §4.106)	
Plans shall indicate how Grading and Paving will prevent surface water flows from entering buildings. Exception: Projects that do not alter the drainage path. 2022 CGC §4.106.3	A1.1
Electric Vehicle (EV) Charging, parking spaces: comply with all relevant sections. 2022 CGC §4.106.4	ME2.0
INDOOR WATER USE (2022 CGC §4.303)	
Standards for Plumbing fixtures and fittings. Plumbing fixtures and fittings shall be installed in accordance with the *California Plumbing Code*, and shall meet the applicable standards referenced in Table 1701.1 of the *California Plumbing Code.* 2022 CGC §4.303.3	A2.0, PLUMB NOTES
OUTDOOR WATER USE (2022 CGC §4.304)	
Residential developments shall submit a California Department of Water Resources' Model Water Use Efficient Landscape (MWELO) checklist. 2022 CGC §4.304.1	landscape sheets
ENHANCED DURABILITY AND REDUCED MAINTENANCE (2022 CGC §4.406)	
Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls, shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry, or similar method acceptable to the enforcing agency. . 2022 CGC §4.406.1	ME2.0 #47
CONSTRUCTION WASTE MANAGEMENT (2022 CGC §4.408)	
Recycle and/or salvage a minimum 65% of the non-hazardous construction and demolition waste. This is not applicable to soil and land clearing debris. 2022 CGC §4.408.1	T1.0 CG #1

1

Green Building Measure	Plan Sheet, and Details
BUILDING MAINTENANCE AND OPERATION (2022 CGC §4.410)	
An operation and maintenance manual will be provided at final inspection. 2022 CGC §4.410.1 Where 5 or more multi-family dwelling units are constructed on a building site, provide readily accessible areas that serve all buildings on site and are identified for the depositing, storage, and collection of nonhazardous materials for recycling, including paper, corrugated cardboard, glass, plastics, organic waste and metals, or, meet local ordinance, if more restrictive. 2022 CGC §4.410.2	T1.0
FIREPLACES (2022 CGC §4.503)	
Any installed gas fireplaces will be direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with US EPA NSPS emission limits. 2022 CGC 4.503.1 GAS IS NOT ALLOWED FOR NEW CONSTRUCTION BASED ON BURLINGAME'S REACH CODE.	T1.0
POLLUTANT CONTROL (2022 CGC §4.504)	
At the time of rough installation, during storage on the construction site, and until final startup of the HVAC equipment, all duct and other related air distribution component openings will be covered with tape, plastic, sheet metal, or other methods acceptable to the enforcing agency to reduce the amount of water, dust and debris that may enter the system. 2022 CGC §4.504.1	ME2.0 #48
Adhesives, sealants, and caulks used on the project shall follow local and regional air pollution or air quality management district standards. 2022CGC §4.504.2.1	A2.0 POL. CTRL. #7
Paints and coatings will comply with VOC limits. 2022CGC §4.504.2.2	A2.0 POL. CTRL. #1
Aerosol paints and coatings will meet the Product-weighted MIR limits for ROC, and comply with percent VOC by weight of product limits, Regulation 8, Rule 49. 2022 CGC §4.504.2.3	A2.0 POL. CTRL. #6
Documentation shall verify compliance for VOC finish materials. 2022 CGC §4.504.2.4	A2.0 POL. CTRL. #2
Carpet systems will meet CALGREEN testing and product requirements. 2022 CGC §4.504.3	A2.0 POL. CTRL. #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. 2022 CGC §4.504.4	A2.0 POL. CTRL. #4
Hardwood plywood, particleboard, and medium density fiberboard composite wood products shall comply with the low formaldehyde emission standards. 2022 CGC §4.504.5	A2.0 POL. CTRL. #5
INTERIOR MOISTURE CONTROL (2022 CGC §4.505)	
A capillary break will be installed if a slab on grade foundation system is used. 2022 CGC §4.505.2.1	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. Replace wet insulation products, or allow to dry before enclosure. 2022 CGC §4.505.3	A2.0 #21
INDOOR AIR QUALITY AND EXHAUST (CGC §4.506)	
Exhaust fans that are ENERGY STAR compliant, ducted and that terminate outside the building will be provided in every bathroom (bathtub, shower, or shower/tub combo). 2019 CGC §4.506.1 Unless functioning as a component of a whole-house ventilation system, fans must be controlled by a humidity control. 2022 CGC §4.506.2	ME2.0 #49

2

Green Building Measure	Plan Sheet, and Details
ENVIRONMENTAL COMFORT (2022 CGC §4.507)	
The heating and air-conditioning system will be sized, designed and have their equipment selected using the following methods: Heat Loss/Heat Gain values in accordance with ANSI/ACCA 2 Manual J-2016 or equal; Duct systems are sized according to ANSI/ACCA 1, Manual D-2016 or equivalent; Select heating and cooling equipment in accordance with ANSI/ACCA 3, Manual S-2014 or equivalent. 2022 CGC §4.507.	ME2.0 #51
VERIFICATION (2022 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 2022 Code requirements. 2022 CGC	T1.0 CG #3

Responsible Designer's Declaration Statement

I hereby certify that this project has been designed to meet the requirements of the 2022 Green Building Code.

Name: TIM RADUENZ

Address: 4843 SILVER SPRINGS DRIVE

City/State/Zip Code: PARK CITY, UT. 84098

Signature: Date: 10/13/25

Contractor's Declaration Statement

I hereby certify, as the builder or installer, that this project will be constructed to meet the requirements of the 2022 Green Building Code.

Name:

Address:

City/State/Zip Code:

Signature: Date:

3

Revisions

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

Contractor :

Owner :
SUCHITRA / DESIKAN
1505 DRAKE AVE.
BURLINGAME, CA 94010

YEAR BUILT: 1924
Zoning: RESIDENTIAL
LOT SIZE: 6,000 SQ. FT.

APN#: 026-033-100

BUILDING SET
PLANNING SET

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 : SUCHITRA / DESIKAN
1505 DRAKE AVE.
BURLINGAME, CA 94010
Date : 09.08.25
Drawn : TIM RADUENZ
Job No. : 25_38

CG

Sheet
Scale: See Details

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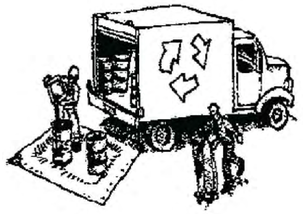
SAN MATEO COUNTYWIDE
Water Pollution Prevention Program
Clean Water. Healthy Community.

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

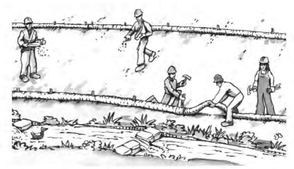
Maintenance and Parking

- ❑ 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.

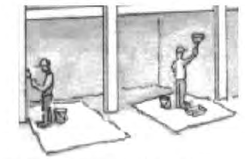
Concrete, Grout & Mortar Application

- ❑ 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!

All drawings & Specifications provided as instruments of service are the property of the Designer whether the project is executed or not.It is unlawful for any person, without the written consent of the Designer, To duplicate or make copies of these documents,partly or in whole, for use for other projects & buildings.

Revisions

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

Contractor :

BUILDING SET
PLANNING SET

APN#: 026-033-100

Owner :
SUCHITRA / DESIKAN
1505 DRAKE AVE.
BURLINGAME, CA 94010

YEAR BUILT: 1924
Zoning: RESIDENTIAL
LOT SIZE: 6,000 SQ. FT.

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 : SUCHITRA / DESIKAN
1505 DRAKE AVE.
BURLINGAME, CA 94010

Date : 09.08.25

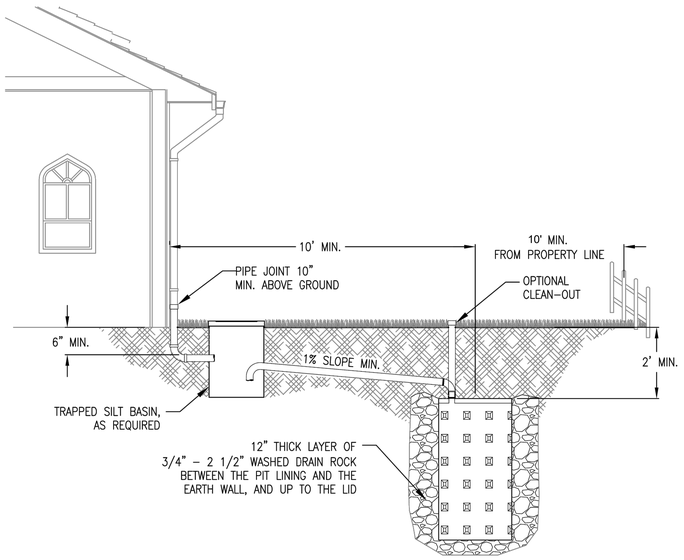
Job No. : 25_38

Drawn : TIM PADDENZ

SW

Sheet

Scale: See Details



1. Sizing: See adjacent table to size the drywell(s) based on impervious area.
2. Siting Criteria: The base of the drywell must be at least 5' above seasonal high groundwater.
3. Setbacks: Measured from the center, the drywell must be 10' from foundations and 10' from property lines except next to the right-of-way where no setback is required between the edge of the drywell drain rock and the property line. The foundation setback is 8" for plastic mini-drywells.
5. Access: In residential settings, an access cleanout is optional but highly recommended.
6. Pre-Treatment: A trapped silt basin such as a sumped catch basin is required except for drywells managing roof runoff and runoff from pedestrian-only areas.
7. The top of the perforated drywell sections must be lower than neighboring foundations.

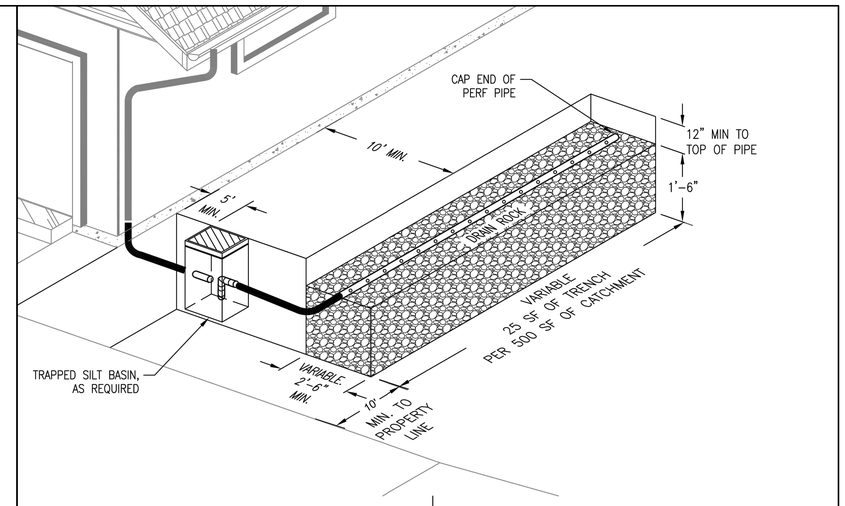
Drywell Depth	Maximum Catchment Area Managed by One Drywell	
	28" diameter	48" diameter
5'	1000 sf	2500 sf
10'	2500 sf	4500 sf
15'	3500 sf	5000 sf
2x2 plastic mini-drywell (maximum of 2 drywells per catchment)	500 sf	

CONSTRUCTION REQUIREMENTS

Smearing the soil surface during excavation can limit infiltration rates. If smooth excavation tools are used, roughen the sides and bottom of the excavation with a sharp pointed tool. Remove loose material from the bottom of the excavation.

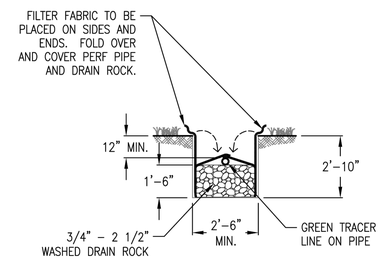
DRYWELL *(RECOMMENDED DETAIL)* 1 SW2

Scale: N.A.



1. Siting Criteria: The base of the soakage trench must be at least 5' above seasonal high groundwater.
2. Sizing: 1'-6" tall, 2'-6" wide minimum. 25 square feet of trench per 500 square feet of catchment area.
3. Setbacks: Measured from the edge, the soakage trench must be 10' from foundations and 10' from property lines, except next to the right-of-way.
4. Pre-Treatment: A trapped silt basin such as a sumped catch basin is required except for soakage trenches managing roof runoff and runoff from pedestrian-only areas.
6. The top of the soakage trench must be lower than foundations, including basements within 10 feet of the soakage trench.

SECTION



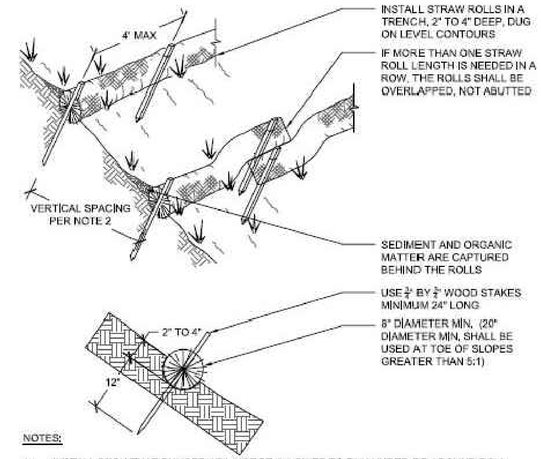
LINE TRENCH SIDES WITH PERMEABLE FILTER FABRIC AS SHOWN, ADD 18" OF DRAIN ROCK. PLACE PERF. PIPE AND COVER ALL.

CONSTRUCTION REQUIREMENTS

The outline of the facility must be clearly marked before site work begins to avoid soil disturbance. Use of heavy equipment should be minimized within 10 feet of soakage trench areas. The bottom of the soakage trench and the perforated pipe must be level. Clay check dams may be used to prevent water from collecting near the downstream end. Smearing the soil surface during excavation can potentially limit infiltration rates; if smooth excavation tools are used, roughen the sides and bottom of the excavation with a sharp pointed tool. Remove loose material from the bottom of the excavation.

SOAKAGE TRENCH 2 SW2

Scale: N.A.

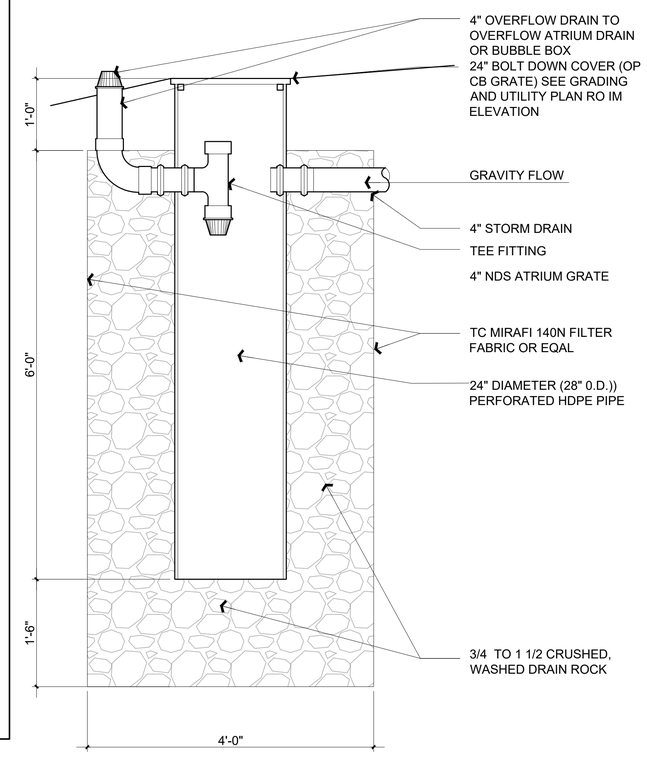


NOTES:

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 3 SW2

Scale: N.A.



DRYWELL WITH STANDPIPE 4 SW2

Scale: N.A.

Rev. :	Description :	Date :
001		
002		
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PLANNING SET

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LOT SIZE: 6,000 SQ. FT.

APN#: 026-033-100

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E-mail: TIM@FORMONEDESIGN.COM

form+ one
DESIGN ■ PLANNING

Title : Stormwater Management Details

Project : SUCHITRA / DESIKAN
1505 DRAKE AVE.
BURLINGAME, CA 94010

Date : 09.08.25

Drawn : TIM RADUENZ

Job No. : 25_38

SW2

Sheet

Scale: See Details

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KIELTY
ARBORISTS SERVICES LLC

Certified Arborist WE#10724A TRAQ Qualified
P.O. Box 6187 San Mateo, CA 94403
650- 532-4418

1505 Drake Avenue
Burlingame, CA

Prepared For:
Tim Raduenz

Site: 1505 Drake Avenue
Burlingame, CA

Submitted by:
David Beckham
Certified Arborist
WE#10724A
TRAQ Qualified

DAVID BECKHAM WE#10724A

DAVID BECKHAM WE#10724A

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Date: January 6th, 2026

Attn: Tim Raduenz
Site: 1505 Drake Avenue, Burlingame, CA
Subject: Tree protection plan

INTRODUCTION AND OVERVIEW

Kielty Arborists Services LLC conducted a site visit at 1505 Drake Avenue, Burlingame, CA, on 9/30/25 to evaluate existing trees in relation to the proposed construction. The purpose of this assessment is to document tree conditions, identify protected trees as defined by applicable municipal ordinances, and evaluate potential construction-related impacts in order to inform permitting and tree protection requirements.

This report is based on field observations and a review of architectural drawing A1.0 dated 12/3/25. Tree identification, general health and structural condition, and proximity to proposed improvements were evaluated to determine preservation feasibility, required protection measures, and anticipated impacts. Unless otherwise stated, observations were limited to ground-based visual inspection, and no invasive testing, aerial inspection, or plant tissue analysis was performed.

Data Summary:

Total Trees	Total Street Trees	Neighboring Trees	Protected Trees		Non-Protected Trees		Overall Condition Rating		
			Total	Proposed for Removal	Total	Proposed for Removal	<50%	50%-69%	70-100%
7	1	0	1	6	6	6	0	7	0

A total of 7 trees were surveyed. Of these, tree #1, a London plane street tree, meets the size and species thresholds to qualify as a protected tree under the applicable ordinance. This tree is to be retained. Non-protected trees #2-7 are proposed for removal due to documented decline or unavoidable conflicts with proposed project features. No neighboring trees were found overhanging the site. Woody plants observed on site that do not meet the minimum diameter or definition of a regulated tree, including shrubs, vines, or sub-threshold stems, may be noted for site context only and may not be subject to tree protection ordinance requirements. Protected trees should be retained and protected as detailed in the recommendations below. With proper protection and cultural practices, all retained trees are expected to survive during and after construction.

ASSIGNMENT

At the request of Tim Raduenz, Kielty Arborists Services LLC conducted a site visit on 9/30/25 to prepare a Tree Inventory Report and Tree Protection Plan for the proposed construction project at 1505 Drake Avenue, Burlingame, CA. This report has been prepared to support plan review and permitting requirements for the City of Burlingame and is intended to inform municipal decision-making related to tree preservation, protection, and tree removal.

The assignment consisted of identifying and evaluating trees within the project area that may be affected by the proposed development, determining the extent of anticipated construction-related impacts, and providing arboricultural recommendations to minimize adverse effects. Evaluations focused on tree size, species, general health, structural condition, and proximity to proposed improvements, with particular attention given to potential root disturbance, soil compaction, and crown impacts associated with grading, excavation, foundations, and access.

Based on these findings, this report establishes tree protection measures and preservation strategies intended to maintain tree viability during and after construction, while aligning the proposed improvements with applicable municipal tree protection regulations. Where impacts are unavoidable, the report identifies removal recommendations and associated considerations consistent with local ordinance requirements.

The sections that follow provide detailed documentation of tree conditions, anticipated impacts, and recommended protection measures to guide construction activities and support compliance throughout the duration of the project.

LIMITS OF THE ASSIGNMENT

This assessment is based on a ground-based visual inspection of trees conducted from accessible areas at the time of the site visit. The evaluation did not include aerial inspection of the upper crown, detailed root crown excavation, subsurface root investigation, resistograph testing, or plant tissue, soil, or laboratory analysis, unless explicitly stated otherwise in this report. As such, conditions that are not externally visible, including internal decay, root defects, or latent disorders, may not have been detected. No tree risk assessments, hazard ratings, or failure probability determinations were performed as part of this assignment unless specifically identified elsewhere in the report.

The scope of this work is limited to tree identification, general health and structural observations, and evaluation of potential impacts associated with the proposed construction activities, including grading, excavation, and proximity to improvements. Trees located on neighboring properties were observed visually from accessible vantage points only. No access was obtained to off-site properties, and no detailed inspection, testing, or monitoring of neighboring trees was performed unless expressly noted.

Any observations regarding neighboring trees are provided for context and impact evaluation purposes and should not be construed as a complete condition assessment. This report does not assign or imply an appraised monetary value for any tree. Where neighboring trees are discussed, any reference to condition or potential impact is preliminary in nature and not intended to support valuation, compensation, or damage claims. Tree appraisal, if requested, would require a separate assignment and a more comprehensive level of inspection consistent with industry standards. The findings and recommendations presented herein reflect

conditions observed at the time of inspection and are based on the information available. Tree condition and site circumstances may change over time due to construction activity, environmental conditions, or other factors beyond the control of the arborist.

METHOD OF INSPECTION

The tree inspections were conducted from the ground without climbing the trees and were limited to visual observations from accessible areas at the time of the site visit. No tissue samples or root crown inspections were performed, and no subsurface or invasive testing was undertaken unless otherwise stated. The trees under consideration were identified based on the provided site plan and field verification where feasible.

To assess the trees, their diameters were measured using a D-Tape, where access allowed. Where site constraints limited direct measurement, trunk diameters were estimated based on visible conditions and professional judgment. For the surveying of multi-trunk trees, our methodology aligns with city ordinances. In cases where the city does not offer specific guidelines for measuring multi-trunk trees, we adhere to the standards outlined in the Guide for Plant Appraisal, 10th Edition, Second Printing by the Council of Tree and Landscape Appraisers.

Additionally, the trees were evaluated for their health, structure, form, and suitability for preservation based on conditions observed at the time of inspection and in relation to the proposed construction. These evaluations are intended to support planning, impact assessment, and tree protection recommendations and should not be interpreted as detailed diagnostic evaluations or tree risk assessments. The following section provides definitions and explanations of the rating categories used in this report.

EVALUATION FIELDS

Tree Tag Number:
An identification number assigned to each tree inventoried and evaluated as part of this report. Tree tag numbers correspond to the numbering shown on the tree site map. Physical tagging of trees is performed where site access allows and where trees are located within the project site. Trees located in inaccessible areas or on neighboring properties are not physically tagged and, where referenced, are identified by number for documentation and impact evaluation purposes only.

Protected Tree Status:
Identifies whether a tree meets the size and species thresholds to qualify as a regulated or protected tree under the applicable city or county ordinance at the time of inspection. Trunk diameter measurements reflect conditions observed on the inspection date. Trees are living organisms and continue to grow over time, and depending on species, site conditions, and project duration, a tree that does not qualify as protected at the time of inspection may reach the protected size threshold during or after construction. We display Protected wit a (YES) in green on the tree inventory survey.

Preservation or Removal Recommendation:
Indicates the recommended disposition of each tree based on observed condition, regulatory status, and relationship to the proposed improvements. Trees recommended for preservation are designated with a (P) on the tree inventory and are subject to the protection measures outlined in the Tree Protection Plan. Trees

recommended for removal are designated with an (R) on the tree inventory. Trees identified for removal are not included in the Tree Protection Plan and are assumed to be proposed for removal under a separate approval process.

Common Name / Botanical Name:
Identifies the tree species using commonly accepted common names and scientific nomenclature based on visual characteristics observed at the time of inspection. Species identification is made to the best of the arborist's professional judgment using available field indicators. In some cases, environmental conditions, seasonal characteristics, or limited access may affect definitive identification, and nomenclature should be considered an informed professional opinion rather than a guarantee.

Trunk Diameter at Breast Height (DBH, inches):
Represents the trunk diameter, defined by the applicable ordinance. DBH measurements are obtained using a diameter tape where the trunk is accessible. Where direct measurement is not feasible due to site constraints, obstructions, or limited access, DBH values are estimated based on visible trunk dimensions and professional judgment. For trees located on neighboring properties, DBH values are derived from available topographic or tree survey data when provided. Estimates may vary by approximately one to two inches or more from actual measurements.

Individual Trunk Diameters (for Multi-Trunk Trees):
For trees with multiple trunks, individual stem diameters are measured at the required height where the trunks meet ordinance criteria. Total diameter is calculated by using the diameter of the largest trunk and adding one half of the diameter of each additional qualifying trunk, unless a different calculation method is specifically required by the applicable city or county ordinance. Measurement methodology is consistent with guidance outlined in current International Society of Arboriculture references and standard arboricultural practice.

6, 8, 10 Times the Diameter (ft.):
Represents calculated distances derived from the tree's trunk diameter to illustrate applicable tree protection and construction setback zones as defined by local ordinances and project requirements. Distances are calculated by converting the trunk diameter from inches to feet by dividing the DBH by twelve, then multiplying by the applicable factor of six, eight, or ten. These values are provided to assist with planning, fencing layout, and evaluation of proposed improvements in relation to protected root zones and are based on measured or estimated trunk diameters at the time of inspection.

Tree Height (ft.) / Canopy Spread (ft.):
Represents estimated measurements of the tree's overall height and average canopy spread at the time of inspection. Heights are visually estimated based on field observation, and canopy spread is approximated by walking off the dripline extent on site to determine average horizontal canopy dimensions. These values are provided to characterize general tree size and form and are not intended to represent survey-grade measurements.

Overall Health Assessment:
The overall health rating reflects the tree's physiological condition and vigor based on visible indicators at the time of inspection. Trees rated Poor show minimal new growth, significant dieback, pest or disease pressure, and are not expected to reach a normal species-specific lifespan. Trees rated Fair exhibit moderate new

growth, canopy density generally ranging from approximately sixty to ninety percent, and may show signs of stress or vulnerability, though they are not actively declining. Trees rated Good demonstrate vigorous growth, healthy foliage, canopy density typically exceeding eighty percent, and are expected to reach a normal lifespan under favorable conditions.

Structural Integrity Assessment:
The structural integrity rating reflects the presence and severity of structural defects observed at the time of inspection and the tree's ability to maintain stability over time. Trees rated Poor exhibit major, largely uncorrectable structural defects, which may include extensive dead wood, advanced decay, multiple competing trunks, or pronounced lean that presents an elevated risk. Trees rated Fair display identifiable structural deficiencies that are less severe but may include moderate lean, trunk crowding, or defects that are only partially correctable through pruning or mitigation. Trees rated Good exhibit minor structural flaws only, with an upright or generally stable trunk, well-spaced scaffold branches, and defects that are largely correctable through standard arboricultural practices, resulting in a balanced or mostly symmetrical canopy.

Form and Aesthetic Quality Assessment:
The form and aesthetic quality rating evaluates the tree's overall structure and visual contribution to the landscape relative to species norms. Trees rated Poor exhibit highly asymmetric, distorted, or abnormal form that significantly limits aesthetic or functional value. Trees rated Fair show noticeable asymmetries or deviations from typical species form that compromise appearance or function to a moderate degree. Trees rated Good display near-ideal form with only minor deviations, maintaining consistent aesthetic value and functional contribution to the landscape.

Preservation Suitability Rating:
The preservation suitability rating evaluates the tree's overall ability to be successfully retained within the proposed development context. Trees rated Poor contribute limited functional or aesthetic value to the landscape, exhibit compromised health or structure, and are unlikely to tolerate construction-related impacts even with protective measures. Trees rated Fair provide moderate landscape value and may be retained where impacts are minor and appropriate protection measures are implemented. Trees rated Good are considered valuable landscape assets with a high likelihood of successful retention during minor to moderate construction impacts when protected in accordance with recommended measures.

Overall Condition Score (0-100%):
The overall condition rating is derived from a weighted evaluation of three core attributes: structural integrity, physiological health, and form. Each attribute is assigned a qualitative rating of Poor, Fair-Poor, Fair, or Good based on observed conditions at the time of inspection. These qualitative ratings are internally converted to an ordinal numeric scale to allow consistent comparison across trees, with Poor representing the lowest condition and Good representing the highest.

Structural integrity is weighted at fifty percent of the overall score due to its direct relationship to risk and long-term retention potential. Physiological health contributes thirty-five percent, reflecting the tree's current vigor and ability to respond to stressors. Form and aesthetic quality contribute fifteen percent and are considered secondary to safety and biological function. The combined weighted score is normalized to a percentage scale and conservatively capped so that even trees rated Good across all categories do not reach a full 100 percent rating. This cap is intentional and reflects professional judgment that no tree is without

limitations or future risk, particularly within managed urban environments and active construction contexts. As a result, the overall condition rating spans from zero to eighty percent, with higher values indicating stronger preservation suitability within the defined range from Poor to Good.

Poor (approximately 0–24%)
Trees plotting at the bottom of the scale fall near zero percent and reflect Poor condition across structure, health, and form. These trees exhibit significant limitations to retention, reduced functional capacity, or elevated long-term risk.

Fair-Poor (approximately 25–49%)
As the score rises into the lower-middle portion of the scale, trees fall within the Fair-Poor range. These trees retain some functional value but display notable defects, stress indicators, or structural concerns that limit preservation suitability.

Fair (approximately 50–69%)
Trees in the middle-to-upper portion of the scale represent Fair condition. These trees are generally serviceable, structurally stable, and physiologically functional, with issues that are considered manageable through standard arboricultural practices.

Good (approximately 70–100%)
The upper end of the scale represents Good condition. These trees exhibit strong structural integrity, acceptable health, and functional form. Scores are intentionally capped at eighty percent to reflect professional judgment that no urban tree is without limitations or future risk, particularly within managed landscapes and construction environments.

Appraised Value:
Where provided, appraised value represents an estimate of tree value prepared in general accordance with the current edition of the Guide for Plant Appraisal published by the Council of Tree and Landscape Appraisers. Appraisals are limited to the scope and level of inspection performed as part of this assignment. Trees located on neighboring properties were not fully inspected and, where referenced, any value shown is preliminary in nature. Appraised values are provided for planning and informational purposes only and are not intended for use in legal proceedings, insurance claims, or damage valuation without additional assessment.

Tree Picture:
Photographs were taken in the field at the time of inspection using an iPhone or equivalent mobile device and are intended to document general tree condition and site context. Images were captured from the best available vantage point where access allowed. In some cases, photographs may include multiple trees within a single image or may be partially obstructed due to surrounding vegetation, structures, or limited access. Trees located on neighboring properties may not be fully visible from accessible viewpoints.

Arborist Observations and Tree Notes:
Summarizes field observations recorded at the time of inspection based on a ground-based visual assessment. Notes reflect observed tree condition, structural characteristics, site context, and construction-related considerations visible at the time of the site visit. Observations are limited to conditions apparent from accessible areas and do not include aerial inspection or invasive evaluation unless otherwise stated. Field notes are documented contemporaneously and may contain minor spelling or grammatical inconsistencies, which do not affect the intent or substance of the observations.

**Note: Not all data fields are applicable to every tree. Certain fields may be left blank where measurements were not accessible, where site conditions limited observation, where sufficient information was not available, or where the parameter is not relevant to the evaluation or regulatory status of a particular tree. All information presented is based on conditions observed at the time of inspection and reflects the defined scope of work for this assignment. Tree conditions and site circumstances may change over time. Condition ratings and scores are intended as comparative planning tools to support preservation and impact evaluation and should not be interpreted as tree risk assessments or predictions of future performance.*

TREE INVENTORY SURVEY

KIELTY ARBORISTS SERVICES LLC

Tree Tag Number	Protected Tree Status	Preservation or Removal Recommendation	Common Name / Botanical Name	Trunk Diameter at Breast Height (DBH, inches)	Six Times the Diameter in (ft.)	Eight Times the Diameter in (ft.)	Ten Times the Diameter in (ft.)	Tree Height (ft.) / Canopy Spread (ft.)	Overall Health Assessment	Structural Integrity Assessment	Form and Aesthetic Quality Assessment	Preservation Suitability Rating	Overall Condition Score (0-100%)	Arborist Observations and Tree Notes	Tree Picture #2
1	Yes	(P)	LONDON PLANE TREE *Platanus x hispanica*	15.7	7.9	10.5	13.1	30/30	Fair-Poor	Fair	Fair-Poor	Poor	55%	Street tree, in small planting pit, lifting sidewalk, codommant at 10 feet, under utility lines, pruned for utility line clearance, unbalanced canopy.	
2	No	(R)	ORANGE *Citrus sinensis*	6	3.0	4.0	5.0	10/8	Fair	Fair	Fair	Fair	60%	Fruit tree	
3	No	(R)	ORANGE *Citrus sinensis*	6	3.0	4.0	5.0	10/8	Fair	Fair	Fair	Fair	60%	Fruit tree	
4	No	(R)	ORANGE *Citrus sinensis*	3	1.5	2.0	2.5	8/8	Fair	Fair	Fair	Fair	60%	Fruit tree	
5	No	(R)	AFRICAN FERN PINE *Afrocarpus falcatus*	4	2.0	2.7	3.3	12/10	Good	Fair	Fair	Fair	65%	Prune as a hedge, screening Tree	
6	No	(R)	AFRICAN FERN PINE *Afrocarpus falcatus*	4	2.0	2.7	3.3	12/10	Good	Fair	Fair	Fair	65%	Prune as a hedge, screening Tree	
7	No	(R)	ENGLISH LAUREL *Prunus laurocerasus*	4	2.0	2.7	3.3	10/10	Fair	Fair	Fair	Fair	60%	Prune as a hedge	

Revisions

Rev. :	Description :	Date :
001	Response to Comments	12/3/25
002		
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Contractor :

BUILDING SET
PLANNING SET

Owner :
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APN#: 026-033-100

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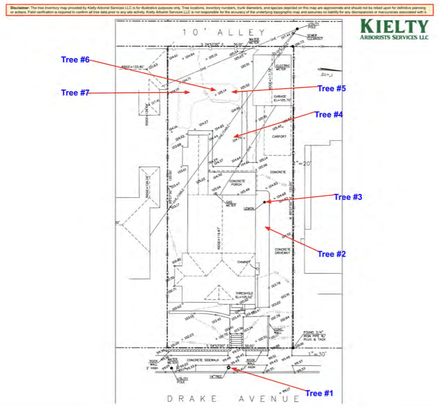
form + one
DESIGN ■ PLANNING

Title : Arborist Report
Project : SUCHITRA / DESIKAN
1505 DRAKE AVE.
BURLINGAME, CA 94010
Date : 09.08.25
Drawn : TIM RADUENZ
Job No. : 25_38

AR2

Sheet
Scale: See Details

TREE MAP



OBSERVATIONS

Site Conditions
The subject property is currently developed with a single-family residence, driveway, detached garage and landscaped areas. Existing hardscape, foundations, and utilities have resulted in varying degrees of soil disturbance and compaction across the site. These conditions are expected to influence root distribution, particularly adjacent to existing structures and paved areas.

Species Composition:
LONDON PLANE TREE *(Platanus × hispanica)* qty1 **(PROTECTED)**

ORANGE (*Citrus sinensis*) qty3 (non-protected)

AFRICAN FERN PINE *(Afrocarpus falcatus)* qty3 (non-protected)

General Tree Condition
All of trees evaluated are in fair overall condition and are considered suitable for retention with appropriate protection measures during construction.

Construction Sensitivities
Trees located near existing and proposed improvements may be subject to root disturbance, soil compaction, or canopy conflicts if construction activities are not properly managed. These sensitivities are addressed through the recommended tree protection measures and construction methodologies outlined in this report.

TREES PROPOSED FOR REMOVAL

Trees Proposed For Removal:
Trees #2-7 are proposed for removal. These trees are all small non-protected trees and do not require a tree removal permit.

Total Removed Trees	Significant / Protected Trees	Non-Protected Trees
6	0	6

Showing orange trees #2-4

Showing African fern pine trees #5 and #6 (left and middle) and English laurel #7 (right)

Replacement Tree Plan:
Five 24" box trident maple trees are proposed on site to improve site screening and to conform with city standards.

PROJECT PLAN REVIEW

The following report's recommendations are contingent upon the contractor adhering to the stated responsibilities. It is the contractor's responsibility to contact the project arborist to schedule all required inspections promptly. Failure to schedule these inspections as needed may result in fines or stop work orders from the city.

Street Tree #1
London plane street tree #1 is within the planting strip at the front of the property boundary and is in fair condition. A new curb, gutter, driveway, and sidewalk is proposed. This work will take place within the tree's tree protection zones. The primary potential risk is root damage, soil compaction and mechanical injury from vehicular traffic or construction equipment. The removal of the curb, gutter, driveway, and sidewalk will need to be done by hand under the direction of the project arborist when working within 13.1' from the tree. All concrete material must be removed by breaking the material with a jackhammer and then being removed by hand. Any excavation needed for new base rock material must be done by hand in combination with an air knife. If possible existing baserock shall be reused. All encountered roots during this process including demolition must be kept moist by wrapping/covering roots in layers of wetted down burlap. It is the contractor's responsibility to wet down the burlap daily while exposed. Roots observed within the new baserock layer must be retained within the new baserock layer. Base rock shall be hand tampered around tree roots with the new concrete poured on top of the root zones without the need to cut tree roots. If roots are to be cut for any reason they shall first be showed to the project arborist for documentation and direction. Impacts are expected to be minor to moderate. The landscape strip where the tree is located shall be irrigated every other week during the dry season with enough clean water to penetrate the top 18" of soil. By providing supplemental irrigation to the trees, impacts will be mitigated.

Showing street tree #1

Pre And Post-Construction Care:
If the project is approved, a comprehensive soil test is recommended to assess and address any nutrient deficiencies for trees where construction is to be located within the tree protection zones. The soil test shall take place before the start of construction.

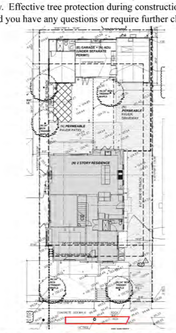
Pre-Construction Care:
In the pre-construction phase, it is critical to prepare the trees for the upcoming stress and disturbances. Implementing a deep watering schedule is foundational, ensuring trees receive adequate moisture deep within their root zones. Depending on the recommended soil test analysis, fertilizing may be needed. Within the tree protection zones, it is recommended that an inline drip emitter system be installed in a grid-like manner to provide deep irrigation during the dry season. The irrigation system should be placed on top of the existing grade and require no excavation. The irrigation system shall be turned on by the project arborist as seen fit during the required monthly inspections. Regardless of the soil test results, the use of NutriRoot is still strongly advisable for trees that will be impacted by construction activities. The stresses caused by construction, such as root disturbance, soil compaction, and changes in water availability, can severely affect a tree's health. NutriRoot provides essential nutrients, promotes root growth, and enhances water management, helping trees withstand and recover from these stresses. Importantly, NutriRoot is low in macronutrients, which means it should not cause issues associated with over-fertilization, such as nutrient runoff or root burn. This makes it a safe and effective option for supporting the resilience and vitality of trees during and after construction, ensuring their long-term health and stability.

Post-Construction Care:
Following the completion of construction activities, it's vital to continue supporting the trees' recovery and growth. Annual inspections by a Certified Arborist are recommended to ensure the tree remains in good health. Maintaining the deep watering schedule will ensure that trees remain adequately hydrated. A post-construction application of NutriRoot is advised to sustain soil moisture control and support ongoing root health. It is also pertinent to reintroduce microbial inoculants to restore beneficial microbial communities that may have been disrupted during construction. Additional applications of soil amendments like Biochar and HydraHume will continue to enhance soil structure, fertility, and water-holding capacity, supporting the trees' long-term health and resilience. Employing air spading techniques can also be advantageous to aerate the soil and gently introduce these amendments without causing root damage.

By adopting this dual-phase approach (pre- and post-construction), leveraging a combination of deep watering, nutritional support, and soil health enhancement, the strategy aims to not only protect the trees during construction but also promote their recovery and thriving in the post-construction landscape. This holistic care plan underscores a commitment to sustainable tree management, ensuring that the trees remain a valuable and vibrant part of the ecosystem for years to come.

TREE PROTECTION PLAN

Detailed Tree Protection Plan:
For the aforementioned tree protection plan, this detailed guide has been designed by Kielty Arborists Services LLC. The following section offers an in-depth perspective on the recommended tree preservation guidelines. The aim is to ensure the conservation, vitality, and beauty of trees during construction and developmental endeavors, mitigating any potential detrimental effects. Adherence to these guidelines is essential to uphold both the ecological significance and visual allure of trees within the designated project vicinity. Effective tree protection during construction or development projects requires the use of fencing to demarcate and protect sensitive areas around trees. Should you have any questions or require further clarification, please contact Kielty Arborists Services directly.



The red line indicates type 2 tree protection fencing for street tree #1

Fencing Specifications:
The tree protection fencing should be established and maintained throughout the entire length of the project. It's essential that no equipment, materials, or debris are stored or cleaned inside these protection zones. The zones should remain free from human activity unless explicitly authorized. The choice of fencing type depends on the tree's location and the nature of the surrounding environment.

Type II Tree Protection:
Description: This fencing type is specifically designed for trees located within narrow planting strips generally between a sidewalk and street.
Application: It is best suited for urban areas where trees are sandwiched between sidewalks and roads, allowing pedestrian and vehicular movement while protecting the tree.
Specifications: The fencing specifications shall be identical to those of Type I in terms of the material used and installation method. The 6-foot-tall metal chain link fence should be installed in a way that completely encloses the planting strip between the sidewalk and street when within the TPZ. This will keep the sidewalk and street open for public use. Tree #1 is to be protected by Type II tree protection fencing.

Landscape Barrier Zone
If for any reason a smaller tree protection zone is needed for access, a landscape buffer should be used, composed of wood chips layered to a depth of six inches, complemented by plywood atop the wood chips where tree protection fencing would typically be situated. The plywood should be ¾-inch thick for maximal durability and efficacy. This landscape buffer plays a crucial role in mitigating soil compaction within the tree's vulnerable root zone. For optimum stability, it is advisable to securely join the plywood boards, thus preventing any unwanted shifts in the plywood or underlying wood chips.

Landscape Barrier Zone

Staging:
All tree protection measures must be in place before the start of construction. An inspection prior to the start of construction is often required by the city. All vehicles must remain on paved surfaces if possible. Existing pavement should remain and should be used for staging. If vehicles are to stray from paved surfaces, 6 inches of chips shall be spread, and plywood shall be laid over the mulch layer. This type of landscape buffer will help reduce the compaction of desired trees. Parking will not be allowed off the paved surfaces

Root Cutting:
If for any reason roots are to be cut, the work shall be monitored and documented. Large roots (over 2 inches in diameter) or large masses of roots to be cut must be inspected by the site arborist. The site arborist, at this time, may recommend irrigation or fertilization of the root zone. 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.

Trenching/excavation:
Trenching or excavation for irrigation, drainage, electrical, foundation, 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 their original level, as soon as possible. Trenches to be left open for a period of time (24 hours), 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.

Grading :
All existing grades underneath the dripline of a protected tree shall remain as is where possible. Grading within the dripline of a protected tree is required to be done under the supervision of the project arborist.

Irrigation:
Non native trees- Irrigating the retained mature trees in the landscape is important to ensure their health and vitality. Proper watering can help the trees continue to thrive. Deep irrigation is recommended to take place every other week during the dry season. During the dry season, trees typically need deep, infrequent watering. Watering every 2 weeks is sufficient for the retained trees on this site. Applying water slowly and consistently until it penetrates at least 12-18 inches into the soil is recommended. Avoid spraying water directly on the trunks, as this can lead to disease and decay. Mulch is recommended to be maintained with mulch added overtime as needed. Mulch helps retain soil moisture, regulates temperature, and prevents weeds, which can compete with the tree for water. The use of soaker hoses or an inline drip emitter system set up in a grid like manner to provide deep irrigation during the dry season is recommended. The irrigation system should be placed on top of grade and require no excavation. This will help to keep the trees healthy.

Native oak trees- Native oak trees are recommended to only be irrigated during the months of May and September or if their root zones are traumatized. Frequent irrigation during dry summer months can significantly raise the risk of oak trees developing oak root fungus disease and is the leading cause of oak tree death and failure in the urban landscape.

Tree Pruning:
Tree pruning during construction is not just about aesthetics and safety; it's also about adhering to best practices and standards set by professional bodies like the International Society of Arboriculture (ISA) and the American National Standards Institute (ANSI A300 Pruning Standards) . The ISA sets rigorous standards to ensure trees are cared for sustainably and scientifically. Under these guidelines, and for the well-being of trees during construction, it's imperative to have an expert arborist oversee any pruning. Their knowledge guarantees that only the necessary branches are removed, ensuring both safety and tree health. The guideline to prune no more than 25% of the tree's total foliage is grounded in sound arboricultural practices. This safeguards the tree's photosynthetic capability, reduces undue

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Revisions

Rev. :	Description :	Date :
001	Response to Comments	12/3/25
002		
003		
004		
005		
006		

Contractor :

Owner :
SUCHITRA / DESIKAN
1505 DRAKE AVE.
BURLINGAME, CA 94010

YEAR BUILT: 1924
Zoning: RESIDENTIAL
LOT SIZE: 6,000 SQ. FT.

APN#: 026-033-100

BUILDING SET
PLANNING SET

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 : SUCHITRA / DESIKAN
1505 DRAKE AVE.
BURLINGAME, CA 94010
Date : 09.08.25
Drawn : TIM RADUENZ
Job No. : 25_38

AR3

Sheet
Scale: See Details

stress, and preserves the balance between its roots and canopy. Homeowners should be aware of these standards and ensure they are being met, trusting in the expertise of their arborist and keeping open communication about their tree care decisions. This approach not only ensures the tree's compatibility with new construction aesthetics but also its long-term health and vitality.

Traffic Within TPZs:
Strictly prohibit driving vehicles or heavy foot traffic on bare soil within the TPZs of protected trees. Such activities can crush roots directly and compact the soil, impeding oxygen and water infiltration. In areas without existing pavement, use temporary anti-compaction materials, such as wood chips covered with plywood, to prevent damage to tree roots (landscape barrier). Temporary pathways or boardwalks can be constructed to facilitate access while minimizing soil compaction within the TPZ.

Chemical and Material Handling:
Store chemicals and construction materials away from TPZs to prevent accidental spills or exposure that may harm tree health. Follow proper handling and disposal procedures for chemicals to ensure compliance with environmental regulations. Minimize the use of toxic materials near trees and opt for environmentally friendly alternatives whenever possible.

Monitoring and Inspection:
Regularly monitor and inspect the tree protection measures throughout the construction process to ensure their effectiveness and compliance with the Tree Preservation Plan. Assign a qualified individual, such as a project arborist or certified arborist, to conduct periodic inspections and provide recommendations for any necessary adjustments or improvements. Maintain detailed records of inspections, including dates, findings, and any actions taken.

Post-Construction Maintenance:
After construction is completed, continue monitoring the health and condition of preserved trees to address any potential issues promptly. Implement post-construction maintenance practices such as watering, mulching, pruning, and fertilization as needed to support the recovery and long-term health of the trees. Regularly assess the trees for signs of stress, disease, or structural instability and take appropriate measures, including consulting with a certified arborist if necessary.

Compliance with Environmental Laws:
Ensure full compliance with all applicable local, state, and federal environmental laws, regulations, and permit requirements pertaining to tree protection during construction. Familiarize yourself with specific regulations regarding tree preservation in your jurisdiction and consult with local authorities or arborists for guidance if needed.

Responsibility:
Designate a responsible person or team within the project organization to oversee the implementation and enforcement of the Tree Preservation Plan. Clearly communicate the roles and responsibilities of all parties involved in the construction project regarding tree protection.

Emergency Procedures:
Develop clear procedures to follow in the event of emergencies that may impact tree preservation, such as severe storms, accidents, or unexpected tree health issues. Ensure that emergency response plans address prompt actions to mitigate potential risks to trees and contact qualified professionals, such as arborists or tree care companies when needed.

Communication and Training:
Facilitate effective communication among all project stakeholders, including contractors, subcontractors, architects, engineers, and landscape professionals, regarding the importance of tree preservation and the specific guidelines to follow. Conduct training sessions or workshops to educate personnel.

PURPOSE & USE OF THE REPORT

This report has been prepared to inform tree management decisions associated with the proposed construction project and to provide professional recommendations intended to maximize the survival and long-term viability of retained trees. The report is based on conditions observed at the time of inspection and on the construction plans provided and reviewed as part of this assignment. It is intended to serve as a technical resource for the project owner, design professionals, contractors, and reviewing agencies to facilitate informed discussion, coordination, and implementation of tree protection measures consistent with applicable municipal requirements.

The findings, conclusions, and recommendations contained in this report are specific to the subject property, the proposed project as described, and the scope of work defined herein. This report is not intended to be relied upon for purposes other than tree protection planning, construction coordination, and permit review. It does not constitute a tree risk assessment, guarantee of tree performance, or prediction of future tree condition, nor does it establish legal responsibility for tree outcomes beyond the scope of the recommended measures.

This report may be submitted to the applicable jurisdiction as part of a development or permit application; however, use of this report by third parties without written authorization from Kielty Arborists Services LLC is not permitted. Any modifications to the project design, construction methods, or site conditions occurring after the date of inspection may invalidate the conclusions and recommendations contained herein and may require supplemental evaluation.

Tree conditions are dynamic and may change due to construction activity, environmental factors, maintenance practices, or other influences beyond the control of the arborist. Implementation of the recommendations in this report does not ensure tree survival, but reflects accepted arboricultural practices intended to reduce potential impacts within a construction environment.

TESTING & ANALYSIS

Tree evaluation was conducted using a ground-based visual assessment and standard arboricultural field methods appropriate for inventory and tree protection planning. Where trunks were accessible, trunk diameters were measured at the required height using a diameter tape. Where access was limited due to site constraints, existing structures, or vegetation, trunk diameters were visually estimated based on observable conditions and professional judgment. Trees meeting or exceeding the diameter thresholds defined by applicable city or county ordinance were included in the inventory.

Tree health evaluations were based on visible indicators observed at the time of inspection, including canopy density, vigor, presence of dieback, and signs of stress or decline. These observations were interpreted using accepted arboricultural principles and professional experience with the species present. Evaluations were qualitative in nature and intended to support planning, preservation feasibility, and construction impact analysis rather than detailed diagnostic or laboratory-based assessment.

Tree locations were documented using the site map provided for the project and were used to generate the tree inventory exhibits included in this report. Where trees were not shown on the provided site map, their locations were added based on field observations and estimated placement relative to visible site features. Tree locations shown on these exhibits are approximate and are intended for general reference and planning purposes only and may not represent survey grade precision.

TREE WORK STANDARDS AND QUALIFICATIONS

To ensure high-quality tree work, including removal, pruning, and planting, the following standards and qualifications will be adhered to:

Industry Standards:
All tree work will be performed in accordance with industry standards established by the International Society of Arboriculture (ISA). These standards encompass best practices and guidelines for tree care and maintenance.

Contractor Licensing and Insurance:
The contractor undertaking the tree work must possess a valid State of California Contractors License for Tree Service (C61-D49) or Landscaping (C-27). Additionally, they must have comprehensive general liability, worker's compensation, and commercial auto/equipment insurance coverage.

Workmanship Standards:
Contractors must adhere to the current Best Management Practices of the International Society of Arboriculture (ISA) and the American National Standards Institute (ANSI). These standards, including ANSI A300 and Z133.1, outline guidelines for tree pruning, fertilization, and safety. Compliance with these standards ensures the use of proper techniques and practices throughout the tree work process.
By adhering to these established standards and qualifications, we can ensure the provision of professional and safe tree services that meet the industry's best practices and promote the health and longevity of the trees.

SCHEDULE OF INSPECTIONS

Kielty Arborists Services LLC provides construction-related tree inspections when requested and scheduled in accordance with project needs and applicable city or county requirements. Inspections described below represent typical phases of construction where arborist involvement is commonly required; however, the responsibility to request, schedule, and coordinate required inspections rests with the property owner and/or the contractor. Kielty Arborists Services LLC may or may not have direct contractual relationship or prior communication with the contractor at the time this report is prepared. Failure by the owner or contractor to schedule required inspections may result in non-compliance with municipal conditions and is outside the control and responsibility of the arborist.

Pre-Equipment Mobilization, Delivery of Materials, Tree Removal, and Site Work:
When scheduled, the project arborist will meet with the general contractor and owner to review approved tree protection measures. This inspection may include identification and verification of tree protection zone fencing locations, review of equipment access routes and material staging areas, and evaluation of existing tree conditions to determine whether additional protective measures are warranted prior to commencement of site work.

Inspection Following Installation of Tree Protection Fencing:
Upon notification that tree protection fencing has been installed, the project arborist will inspect the site to verify that fencing and signage are consistent with the approved Tree Protection Plan. Contractor requests for access within tree protection zones, if any, will be reviewed at that time, and visible changes in tree condition since the previous inspection will be documented.

Inspection During Excavation or Work Affecting Protected Trees:
Where construction activities occur within or adjacent to designated tree protection zones, inspections may be performed when scheduled to observe work methods, document compliance with recommended protection measures, and evaluate observable changes in tree condition relative to prior inspections.

Final Site Inspection:
When requested prior to project completion, a final inspection may be conducted to evaluate the condition of retained trees and verify compliance with approved tree protection measures. Where required by the City of Burlingame a summary letter documenting observations at the time of final inspection may be provided.

All inspections are limited to conditions observed at the time of each site visit. Kielty Arborists Services LLC is not responsible for construction activities occurring outside of scheduled inspections, nor for failure by the owner or contractor to request or comply with required inspections mandated by the approving jurisdiction.

ASSUMPTIONS AND LIMITING CONDITIONS

Legal Descriptions and Titles:
The consultant/arborist assumes the accuracy of any legal description and titles provided. No responsibility is assumed for any legal due diligence. The consultant/arborist shall not be held liable for any discrepancies or issues arising from incorrect legal descriptions or faulty titles.

Compliance with Laws and Regulations:
The property is assumed to be in compliance with all applicable codes, ordinances, statutes, or other government regulations. The consultant/arborist is not responsible for identifying or rectifying any non-compliance.

Reliability of Information:
Though diligent efforts have been made to obtain and verify information, the consultant/arborist is not responsible for inaccuracies or incomplete data provided by external sources. The client accepts full responsibility for any decisions or actions taken based on this data.

Testimony or Court Attendance:
The consultant/arborist has no obligation to provide testimony or attend court regarding this report unless mutually agreed upon through separate written agreements, which may incur additional fees.

Report Integrity:
Unauthorized alteration, loss, or reproduction of this report renders it invalid. The consultant/arborist shall not be liable for any interpretations or conclusions made from altered reports.

Restricted Publication and Use:
This report is exclusively for the use of the original client. Any other use or dissemination, without prior written consent from the consultant/arborist, is strictly prohibited.

Non-disclosure to Public Media:
The client is prohibited from using any content of this report, including the consultant/arborist's identity, in any public communication without prior written consent.

Opinion-based Report:
The report represents the independent, professional judgment of the consultant/arborist. The fee is not contingent upon any predetermined outcomes, values, or events.

Visual Aids Limitation:
Visual aids are for illustrative purposes and should not be considered precise representations. They are not substitutes for formal engineering, architectural, or survey reports.

Inspection Limitations:
The consultant/arborist's inspection is limited to visible and accessible components. Non-invasive methods are used. There is no warranty or guarantee that problems will not develop in the future.

ARBORIST DISCLOSURE STATEMENT

Arborists specialize in the assessment and care of trees using their education, knowledge, training, and experience.

Limitations of Tree Assessment:
Arborists cannot guarantee the detection of all conditions that could compromise a tree's structure or health. The consultant/arborist makes no warranties regarding the future condition of trees and shall not be liable for any incidents or damages resulting from tree failures.

Remedial Treatments Uncertainty:
Remedial treatments for trees have variable outcomes and cannot be guaranteed.

Considerations Beyond Scope:
The consultant/arborist's services are confined to tree assessment and care. The client assumes responsibility for matters involving property boundaries, ownership, disputes, and other non-arboricultural considerations.

Inherent Risks:
Living near trees inherently involves risks. The consultant/arborist is not responsible for any incidents or damages arising from such risks.

Client's Responsibility:
The client is responsible for considering the information and recommendations provided by the consultant/arborist and for any decisions made or actions taken.

The client acknowledges and accepts these Assumptions and Limiting Conditions and Arborist Disclosure Statement, recognizing that reliance upon this report is at their own risk. The consultant/arborist disclaims all warranties, express or implied.

CERTIFICATION

I hereby certify that all the statements of fact in this report are true, complete, and correct to the best of my knowledge and belief, and are made in good faith.

David Beckham
Signature of Consultant
David Beckham
Certified Arborist
WE#10724A TRAQ Qualified
Date: January 6th, 2026

INTERNATIONAL SOCIETY OF ARBORICULTURE
DAVID BECKHAM
WE-10724A
CERTIFIED ARBORIST

Revisions

Rev. :	Description :	Date :
001	Response to Comments	12/3/25
002		
003		
004		
005		
006		

Contractor :

Owner :
SUCHITRA / DESIKAN
1505 DRAKE AVE.
BURLINGAME, CA 94010

YEAR BUILT: 1924
Zoning: RESIDENTIAL
LOT SIZE: 6,000 SQ. FT.

APN#: 026-033-100

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 : Arborist Report

Project : SUCHITRA / DESIKAN
1505 DRAKE AVE.
BURLINGAME, CA 94010

Date : 09.08.25

Drawn : TIM RADUENZ

Job No. : 25_38

AR4

Sheet

Scale: See Details

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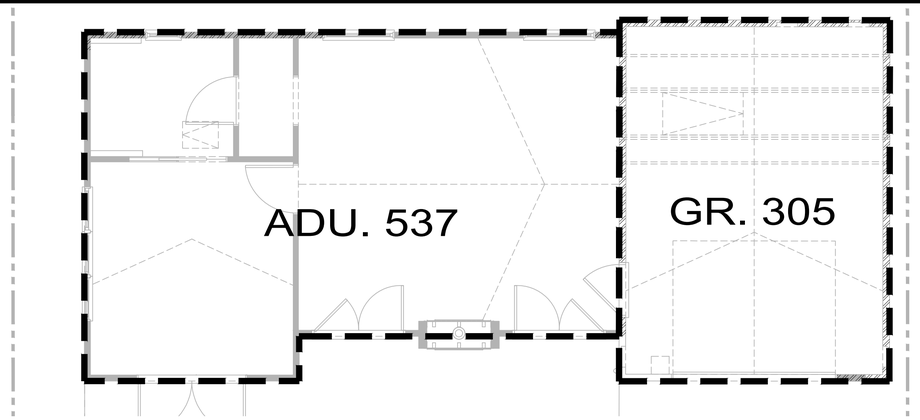


COMPLETE FAR:

AREA	LOCATION	FAR SQ. FT.:	LOT COVERAGE SQ. FT.:	REMARKS:
1ST FLR	A	1,558	1,558	
	FRONT PORCH	-	-	*FRONT PORCH, 200 ALLOWED*
	CP	-	10	*COVERED PORCH, 200 ALLOWED*
	FP1	-	-	*FIREPLACE -* ***PER 25.30.060 + .070***
2ND FLR	B	1,434	-	
	B2	9	9	*BAY WINDOW*
	B3	9	9	*BAY WINDOW*
	ADU	-	-	*NEW ADU* ***(SHOWN FOR REFERENCE ONLY)***
	GR	-	305	*EXISTING GARAGE* ***(SHOWN FOR REFERENCE ONLY)***
	LC TOTAL:		**1,892 SQ. FT.**	MAX LC = 2,400 SQ. FT.
FAR TOTAL:		**3,010 SQ. FT.**		MAX FAR = 3,020 SQ. FT.

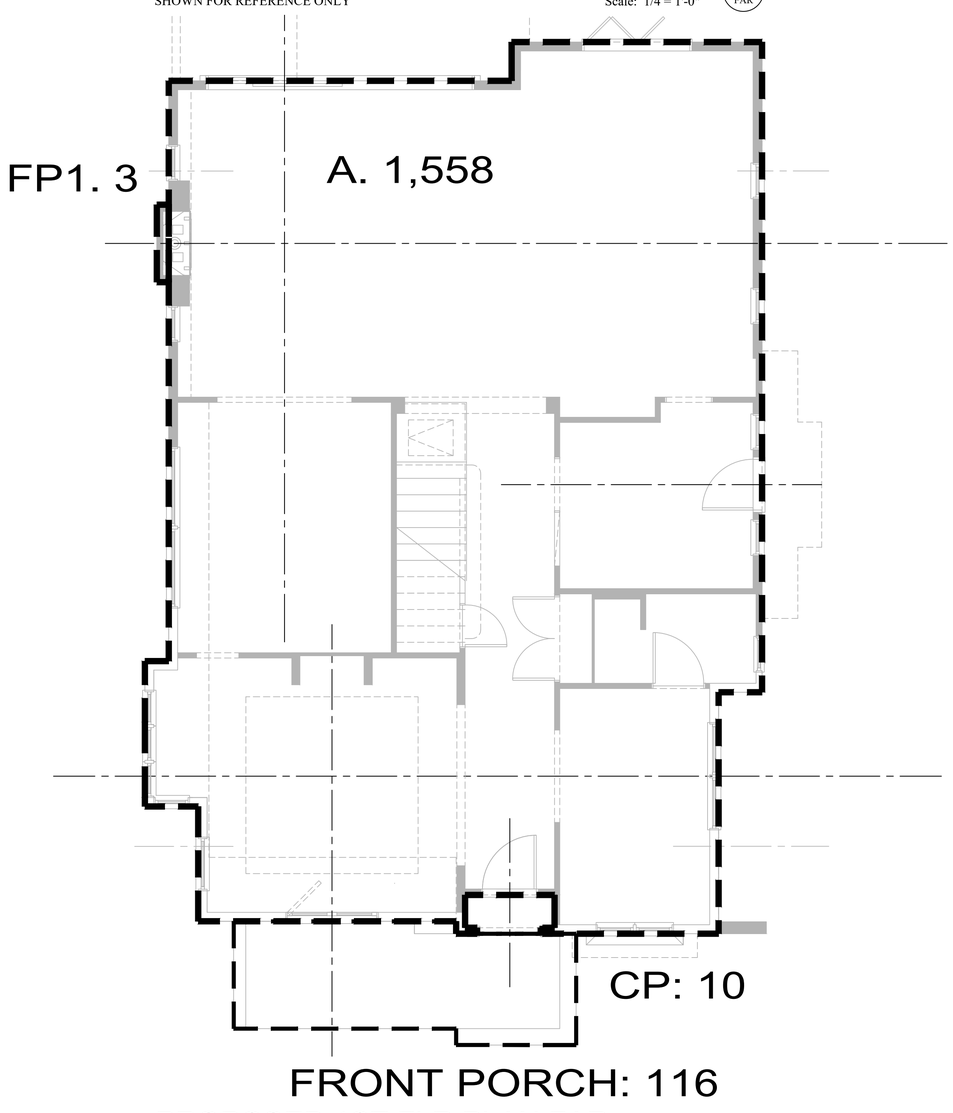
DETAILS:

APN: 026-033-100
LOT SIZE: 6,000 SQ. FT.

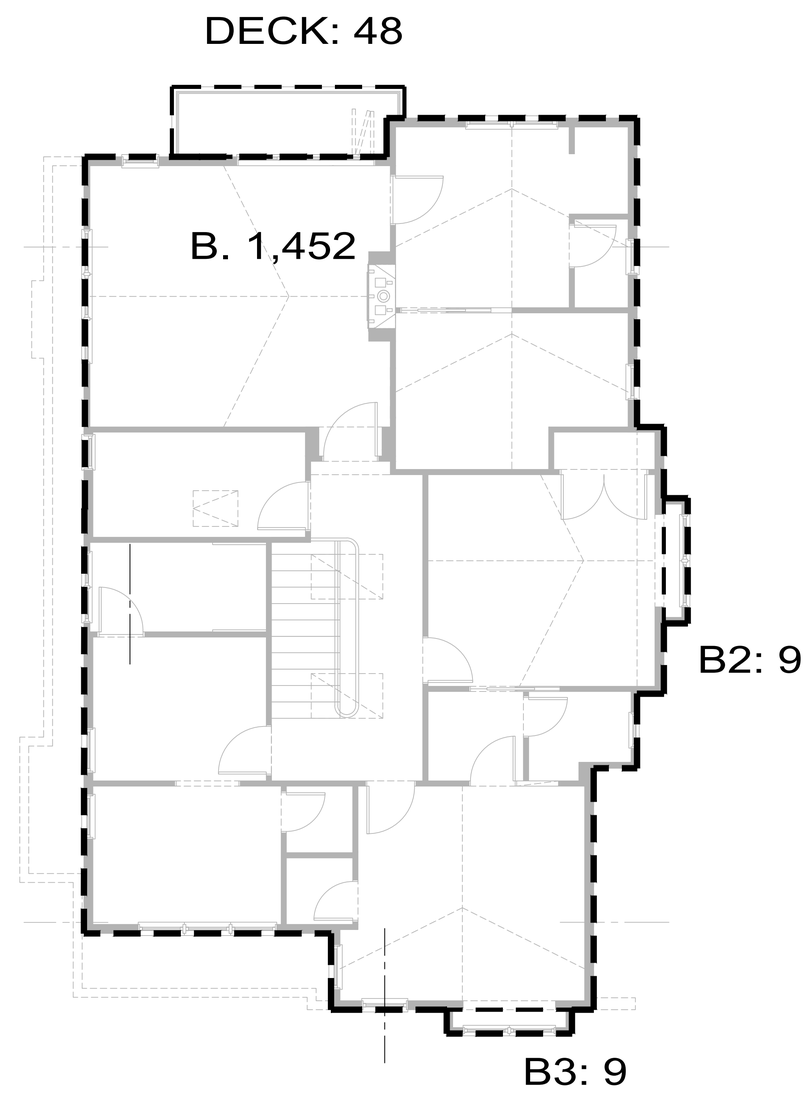
MAX ALLOWABLE FAR:
FAR = LOT SIZE X 32% + 1,100 = LIVEABLE SQ. FT.
6,000 SQ. FT. X 32% + 1,100 = **3,020 SQ. FT.**

MAX ALLOWABLE LOT COVERAGE:
LC = LOT SIZE X 40% = ALLOWABLE LOT COVERAGE
6,000 SQ. FT. X 40% = **2,400 SQ. FT.**

PROPOSED ADU
SHOWN FOR REFERENCE ONLY
Scale: 1/4 = 1'-0"
2 FAR



PROPOSED 1ST FLR PLAN FAR
-
Scale: 1/4 = 1'-0"
1 FAR



PROPOSED 2ND FLR PLAN FAR
-
Scale: 1/4 = 1'-0"
2 FAR

Revisions

Rev.:	Description :	Date :
001	Response to Comments	12/3/25
002	Response to Comments	1/15/26
003	Response to Comments	2/6/26
004		
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BUILDING SET
PLANNING SET

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form + one
DESIGN ■ PLANNING

Title : Proposed Floor Plans FAR
Project : SUCHITRA / DESIKAN
1505 DRAKE AVE.
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Job No. : 25_38 | Drawn : TIM RADUENZ | Date : 09.08.25

FAR

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Scale: See Details

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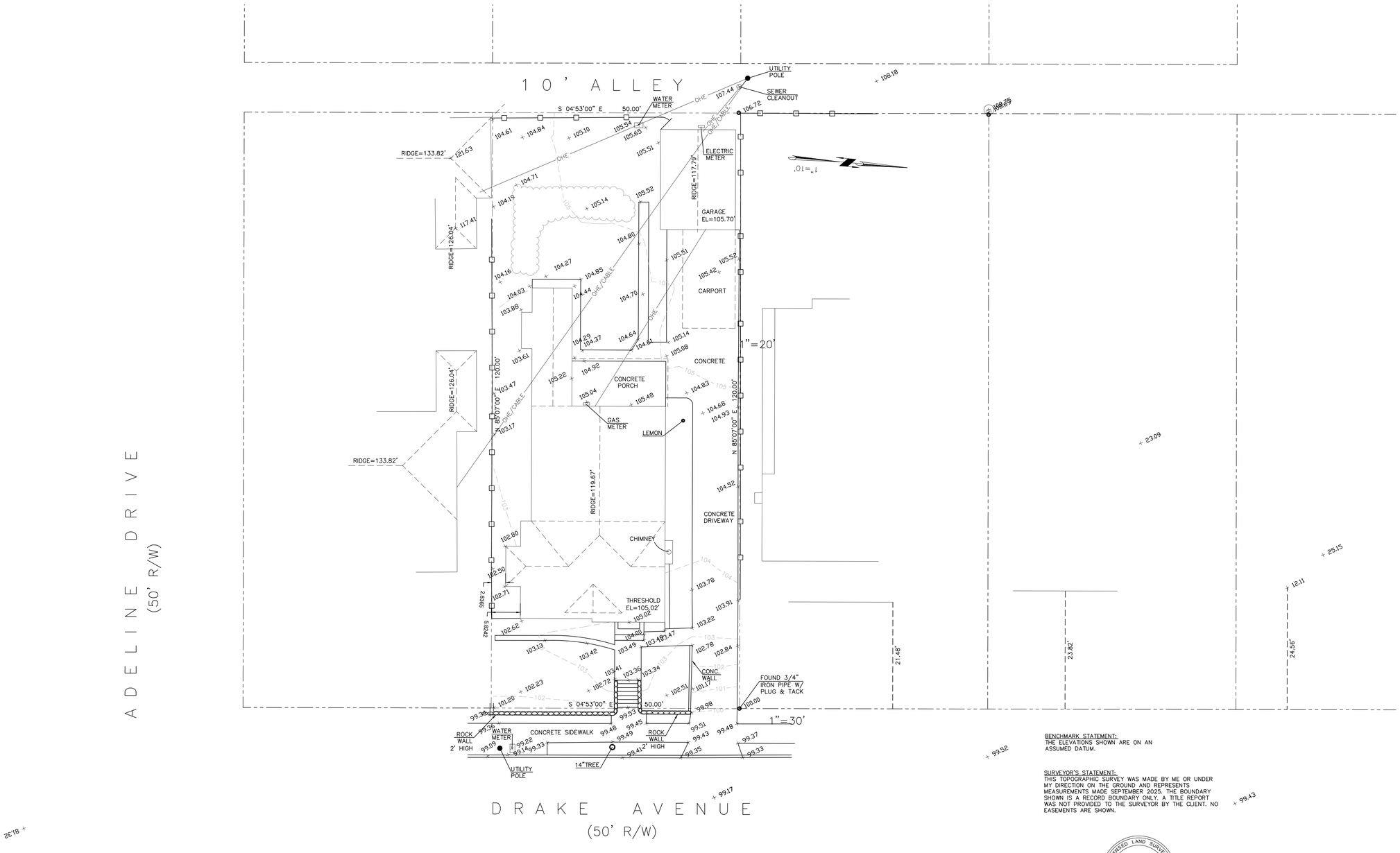


BENCHMARK STATEMENT:
THE ELEVATIONS SHOWN ARE ON AN ASSUMED DATUM.

SURVEYOR'S STATEMENT:
THIS TOPOGRAPHIC SURVEY WAS MADE BY ME OR UNDER MY DIRECTION ON THE GROUND AND REPRESENTS MEASUREMENTS MADE SEPTEMBER 2025. THE BOUNDARY SHOWN IS A RECORD BOUNDARY ONLY. A TITLE REPORT WAS NOT PROVIDED TO THE SURVEYOR BY THE CLIENT. NO EASEMENTS ARE SHOWN.

LICENSED LAND SURVEYOR
SAVIOR MICALLEF No. 8289
STATE OF CALIFORNIA

SAVIOR P. MICALLEF
LAND SURVEYOR, LS 8289
(805) 709-2423

09-17-25
DATE

SAVIOR P. MICALLEF LAND SURVEYING
421 WILDWOOD DRIVE
SOUTH SAN FRANCISCO, CA 94080
805/709-2423

TOPOGRAPHIC SURVEY OF 1505 DRAKE AVENUE, BURLINGAME, CA

SAN MATEO COUNTY CALIFORNIA

Revisions	No.

Date 09-17-25
Scale 1"=10'
Design
Drawn SPM
Approved SPM
Job No

Drawing Number:

1 OF 1

GENERAL NOTES & SCOPE

1. PROTECT ALL EXISTING LANDSCAPING AND 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. ***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.

CAL GREEN SITE DEVELOPMENT

1. PROJECTS THAT DISTURB LESS THAN 1 ACRE SHALL DEVELOP AND IMPLEMENT A PLAN TO MANAGE STORM WATER DRAINAGE (DURING CONSTRUCTION). *A BMP PAGE IS SUFFICIENT.*
2022 CGC 4.106.2
2. PLANS SHALL INDICIATE HOW GRADING + PAVING WILL PREVENT SURFACE WATER FLOWS FROM ENTERING BUILDINGS. EXCEPTION: PROJECTS THAT DO NOT ALTER THE DRAINAGE PATH. ***2022*** CGC 4.106.3
3. ELECTRICAL VEHICLE (EV(CHARGING, PARKING SPACES: COMPLY W/ RELEVANT SECTIONS ***2022*** CGC 4.106.4

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. ALL WATER LINES CONNECTIONS TO CITY WATER MAINS FOR SERVICES OR FIRE LINE PROTECTION ARE TO BE INSTALLED PER CITY STANDARD PROCEDURES AND MATERIAL SPECIFICATIONS. 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 SERVICE PERMIT FOR REVIEW AND APPROVAL.

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.

Front Setback Survey
Savior P. Micallef Land Surveying
Licensed Land Surveyor #8289

Date: February 18, 2026 — Project No. 2025-Drake

Client/ Owner:
Suchi & Tarun

Project Location:
1505 Drake Ave
Burlingame, CA

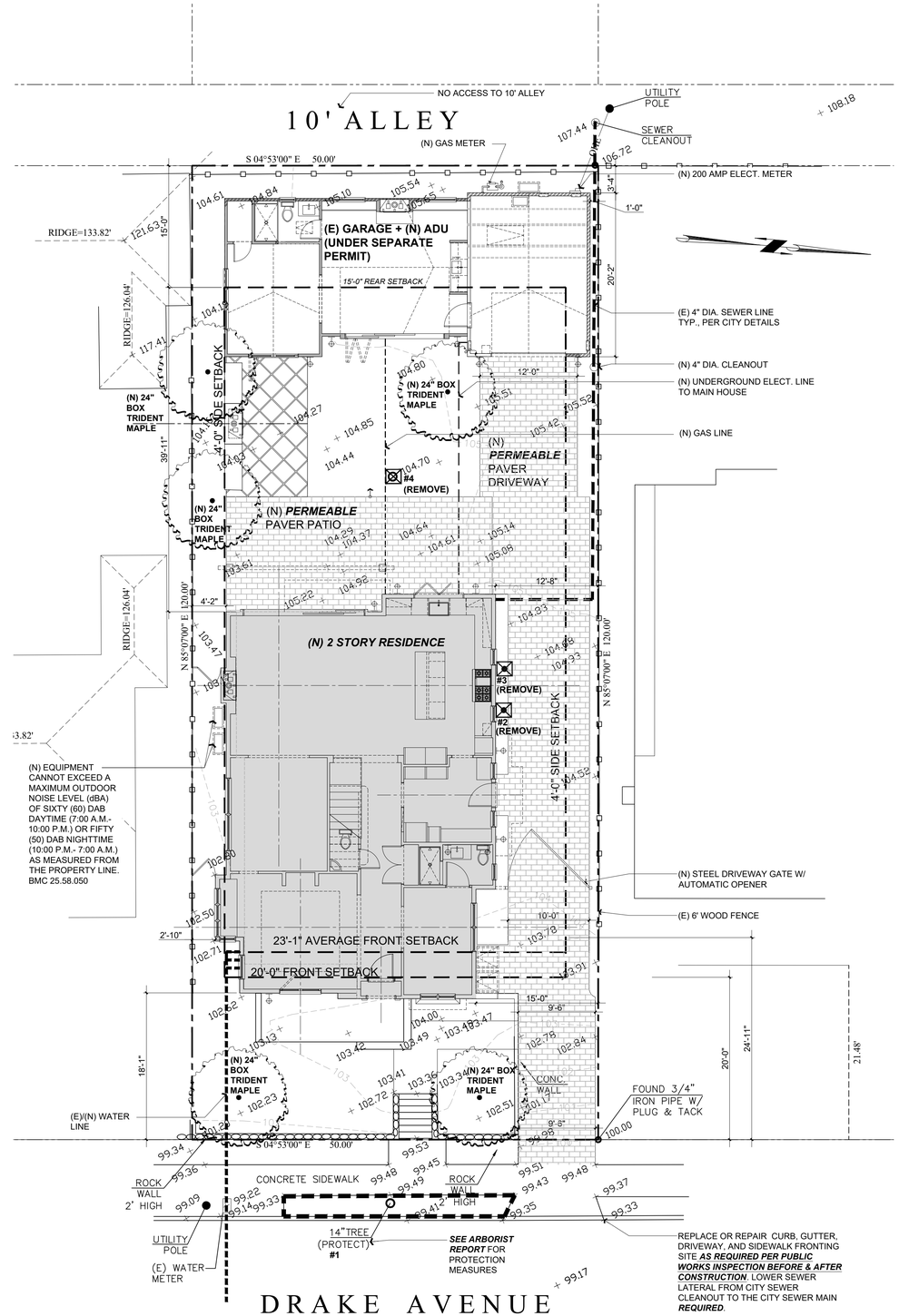
Block Average setback survey results:

Address	Setback	Measure To
1990 Adeline	15.9'	Trellis
1505 Drake (subject property)	17.3'	Door
1509 Drake	21.5'	Garage Wall
1511 Drake	23.8'	Building Wall
1517 Drake	20.8'	Porch
1521 Drake	23.8'	Bay Window
1527 Drake	24.7'	Building Wall
1529 Drake	22.5'	Chimney
1537 Drake	34.4'	Garage Wall
1543 Drake	31.4'	Porch
1547 Drake	24.8'	Bay Window
1553 Drake	20.7'	Building Wall

Average = 23.1'

Savior Micallef, L.S. 8289
421 Wildwood Dr, So. S F, CA
(805) 709-2423

PROFESSIONAL LAND SURVEYOR — SAVIOR P. MICALLEF — No.8289 — EXP. 12/31/27 — STATE OF CALIFORNIA



PROPOSED SITE PLAN (1 / A1.0)
Scale: 1/8 = 1'-0"

Rev.:	Description :	Date :
001	Response to Comments	12/3/25
002	Response to Comments	1/15/26
003	Response to Comments	2/6/26
004	Response to Comments	
005		
006		

Revisions

Contractor :

Owner :
SUCHITRA / DESIKAN
1505 DRAKE AVE.
BURLINGAME, CA 94010

YEAR BUILT: 1924
Zoning: RESIDENTIAL
LOT SIZE: 6,000 SQ. FT.

APN#: 026-033-100

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 : Site Plan
Project : SUCHITRA / DESIKAN 1505 DRAKE AVE. BURLINGAME, CA 94010
Date : 09.08.25
Drawn : TIM RADUENZ
Job No. : 25_38

A1.0

Sheet
Scale: See Details

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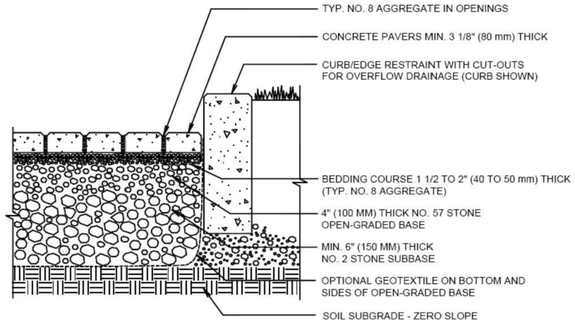


SELF-TREATING PERMEABLE PAVER DETAIL

2 / A1.1

Scale: N/A

SUBGRADE AND SITE REQUIREMENTS

1. THE SOIL SUB-GRADE SHOULD BE ABLE TO SUSTAIN ANTICIPATED TRAFFIC LOADING WITHOUT EXCESSIVE DEFORMATION WHILE TEMPORARILY SATURATED
2. THE SUB-GRADE SHOULD BE EITHER UNGRADED IN-SITU MATERIAL WITH A PERMEABILITY THAT ALLOWS DETAINED FLOWS TO INFILTRATE WITHIN 72 HOURS, OR THE PAVEMENT SYSTEM CAN BE INSTALLED WITH AN UNDERDRAIN THAT WILL REMOVE DETAINED FLOWS WITHIN THE PERVIOUS PAVEMENT AND BASE.
3. DEPTH TO SEASONAL HIGH GROUNDWATER LEVEL SHOULD BE AT LEAST 5 FEET FROM THE BOTTOM OF THE BASE OF THE PERVIOUS PAVEMENT SYSTEM, UNLESS A DIFFERENT SEPARATION IS RECOMMENDED BY THE GEOTECHNICAL ENGINEER.
4. PERVIOUS PAVEMENT SYSTEMS SHOULD NOT BE USED WHERE SITE CONDITIONS DO NOT ALLOW INFILTRATION. GRADING OF THE SOIL SUBGRADE BELOW THE PERVIOUS PAVEMENT SHOULD BE RELATIVELY FLAT (NOT TO EXCEED 2% SLOPE) TO PROMOTE INFILTRATION ACROSS THE ENTIRE AREA.
5. A SLOPE OF 1% IS RECOMMENDED FOR PERVIOUS PAVEMENT SURFACES. SLOPES OF SUBGRADES FOR PERVIOUS PAVEMENT SHOULD NOT EXCEED 5% BUT CAN BE SLOPED UP TO 16% WHEN CONSTRUCTED WITH UNDERDRAINS AND CHECK DAMS. SLOPES OF SUBGRADES EXCEEDING 3% TYPICALLY REQUIRE BERMS OR CHECK DAMS PLACED LATERALLY OVER THE SOIL SUBBASE TO SLOW THE FLOW OF WATER AND PROVIDE SOME INFILTRATION. ALTERNATIVELY,
PERVIOUS PAVEMENT SYSTEMS CAN BE TERRACED TO STEP DOWN A STEEP SLOPE, MAINTAINING LEVEL BED BOTTOMS SEPARATED BY BERMS. MORE DETAILS ON SUBGRADE SLOPES AND CHECK DAMS CAN BE OBTAINED BY GOING TO THE SUSTAINABLE STREET TYPICAL GI DETAILS IN THE GI DESIGN GUIDE, OR SEE DETAIL PC 2.2 IN FIGURE 6-40 IN THE TYPICAL DETAILS SECTION BELOW.

BASE LAYER

1. TO ALLOW FOR SUBSURFACE WATER STORAGE, THE BASE MUST BE OPEN GRADED, CRUSHED STONE (NOT PEA GRAVEL) MEANING THAT THE PARTICLES ARE OF A LIMITED SIZE RANGE, WITH NO FINES, SO THAT SMALL PARTICLES DO NOT CHOKE THE VOIDS BETWEEN LARGE PARTICLES.
2. WHEN SUBJECT TO VEHICULAR TRAFFIC, ALL OPEN-GRADED AGGREGATES SHOULD CONFORM TO THE FOLLOWING OR TO SIMILAR SPECIFICATIONS AS DIRECTED BY THE MUNICIPALITY: CRUSHED MATERIAL, MINIMUM 90% WITH AT LEAST 2 FRACTURED FACES CONFORMING TO CALTRANS TEST METHOD CT 205; HAVE LOS ANGELES RATTLER NO GREATER THAN 40% LOSS AT 500 REVOLUTIONS PER CALTRANS TEST METHOD CT 211; AND A MINIMUM CLEANNESS VALUE OF 75 PER CALTRANS TEST METHOD CT 211. SIEVE ANALYSIS SHOULD CONFORM TO CALTRANS
TEST METHOD CT 202.
3. IF THE SUBBASE/BASE LAYER IS SIZED TO HOLD AND INFILTRATE AT LEAST THE C.3.D AMOUNT OF RUNOFF, THE AREA OF PERVIOUS PAVEMENT IS NOT CONSIDERED AN IMPERVIOUS SURFACE AND CAN FUNCTION AS A SELF-TREATING AREA (SEE SECTION 4.2).
4. IF THE SUBBASE/BASE LAYER HAS SUFFICIENT CAPACITY IN THE VOID SPACE TO STORE THE C.3.D AMOUNT OF RUNOFF (VOLUME) FOR BOTH THE AREA OF PERVIOUS PAVEMENT AND THE AREA THAT DRAINS TO IT, IT IS NOT CONSIDERED AN IMPERVIOUS SURFACE AND CAN FUNCTION AS A SELF-RETAINING AREA, DESCRIBED IN SECTION 4.2.
5. PERVIOUS PAVEMENT DESIGNED TO FUNCTION AS A SELF-RETAINING AREA MAY ACCEPT RUNOFF FROM AN AREA OF IMPERVIOUS SURFACE THAT HAS A SURFACE AREA OF UP TO TWO TIMES THE SURFACE AREA OF THE PROPERLY DESIGNED PERVIOUS PAVEMENT AREA.
6. IF AN UNDERDRAIN IS USED, POSITION THE PERFORATED PIPE WITHIN THE SUBGRADE ENVELOPED ON ALL SIDES BY A LEAST 4 INCHES OF OPEN-GRADED AGGREGATE AND PROVIDE A NON-PERFORATED, UPTURNED ELBOW PIPE FOR OUTFLOWS (SEE FIGURES 6-26 AND 6-27.) A CLEANOUT WITH SURFACE ACCESS IS RECOMMENDED AT THE UPTURN. TO BE CONSIDERED A SELF-TREATING AREA OR SELF-RETAINING AREA, THE UNDERDRAIN SHOULD BE POSITIONED ABOVE THE PORTION OF THE BASE LAYER THAT IS SIZED TO MEET THE C.3.D SIZING CRITERIA.
7. DESIGN CALCULATIONS FOR THE BASE SHOULD QUANTIFY THE FOLLOWING:
   - SOIL TYPE/CLASSIFICATION AND SOIL PERMEABILITY RATE; IF SUBJECT TO VEHICULAR TRAFFIC, K-VALUES (PSI/CUBIC INCH) OR R-VALUES CHARACTERIZING SOIL STRENGTH WHEN SATURATED;
   - FILL TYPE IF USED, INSTALLATION, AND COMPACTION METHODS PLUS TARGET DENSITIES;
   - LIFETIME EXPECTED VEHICULAR TRAFFIC LOADING (IN 18,000 LB. EQUIVALENT SINGLE AXLE LOADS OR CALTRANS TRAFFIC INDEX); THE MAXIMUM TRAFFIC INDEX = 9.
   - DRAINAGE ROUTING OF DETAINED FLOWS WITHIN THE OPEN GRADED SUBBASE/BASE AS WELL AS EXPECTED INFILTRATION INTO IN-SITU SOILS, OR COLLECTION IN A RAISED UNDERDRAIN IF THE PERMEABILITY CANNOT MEET DESIGN CRITERIA.

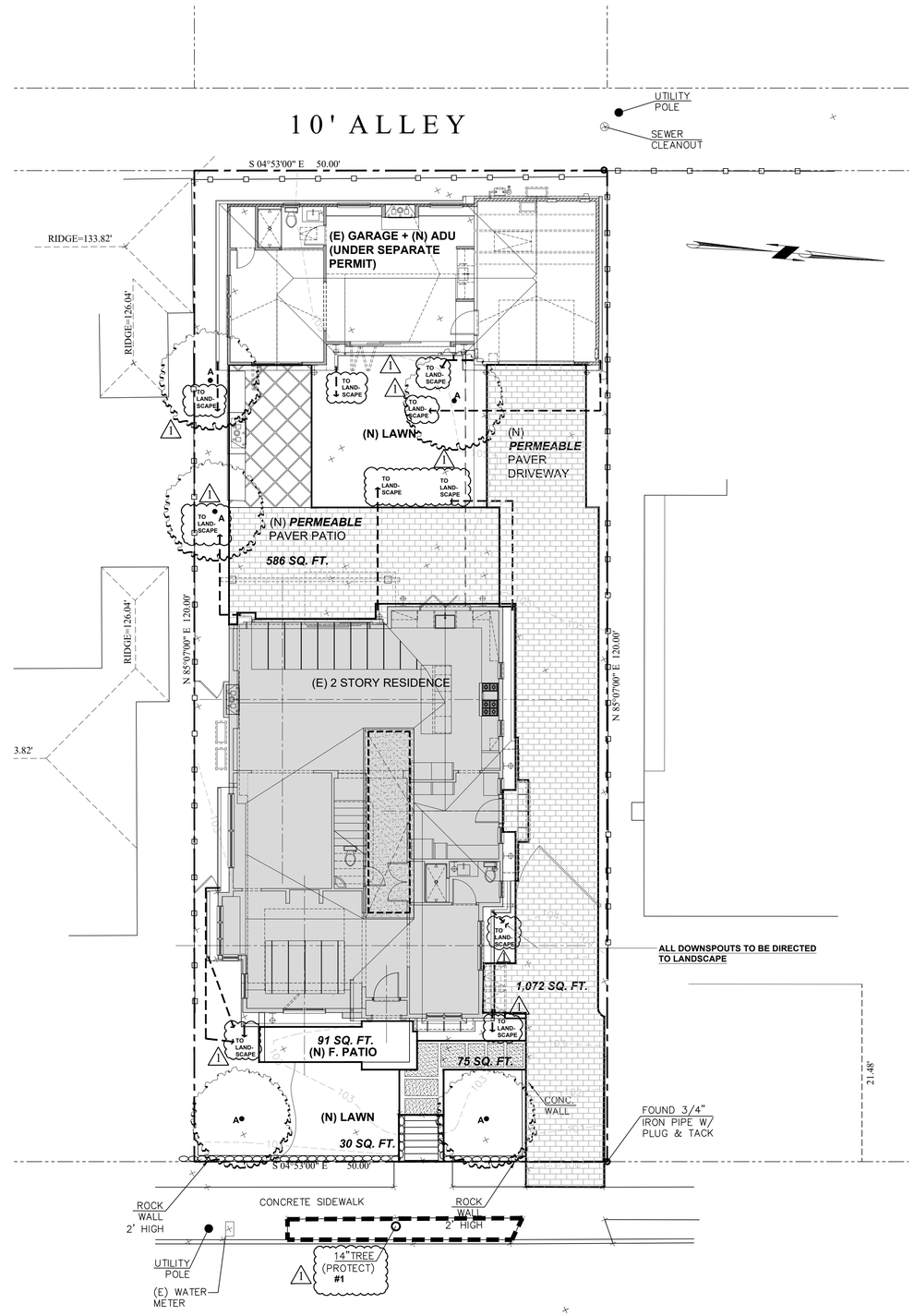
IMPERVIOUS SURFACE CALC

(E/N) HOUSE:	1,747 SQ. FT.
(E) GARAGE:	305 SQ. FT.
REAR PATIO:	586 SQ. FT. (NOT COUNTED, PERMEABLE)
FRONT WALKWAY:	75 SQ. FT. (NOT COUNTED, PERMEABLE)
FRONT PATIO:	91 SQ. FT.
FRONT STEPS:	30 SQ. FT.
DRIVEWAY:	1,072 SQ. FT. (NOT COUNTED, PERMEABLE)
TOTAL:	2,755 SQ. FT.

2,218 SQ. FT. (IMPERVIOUS SURFACE AREA) / 6,000 SQ. FT. (LOT SIZE) = 36.96%

IF POST-CONSTRUCTION IMPERVIOUS AREA IS GREATER THAN 40% OF TOTAL LOT SIZE, MITIGATION OF THE ADDITIONAL STORM RUNOFF IN EXCESS OF 40% TOTAL LOT SIZE MUST BE ADDRESSED. ***ALL DOWNSPOUTS TO BE RUN TO LANDSCAPE.***

IF POST-CONSTRUCTION IS MORE THAN 60%, THIS WILL TRIGGER A REASSESSMENT OF THE ANNUAL STORM DRAIN FEE FOR THE PARCEL.



PROPOSED DRAINAGE PLAN

1 / A1.1

Scale: 1/8 = 1'-0"

Rev. :	Description :	Date :
001	Response to Comments	12/3/25
002		
003		
004		
005		
006		

Revisions

Contractor :

BUILDING SET
PLANNING SET

Owner :
SUCHITRA / DESIKAN
1505 DRAKE AVE.
BURLINGAME, CA 94010

YEAR BUILT: 1924
Zoning: RESIDENTIAL
LOT SIZE: 6,000 SQ. FT.

APN#: 026-033-100

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

form + one
DESIGN ■ PLANNING

Title : Proposed Drainage Plan
Project : SUCHITRA / DESIKAN
1505 DRAKE AVE,
BURLINGAME, CA 94010

Date : 09.08.25
Drawn : TIM RADUENE
Job No. : 25_38

A1.1

Sheet

Scale: See Details

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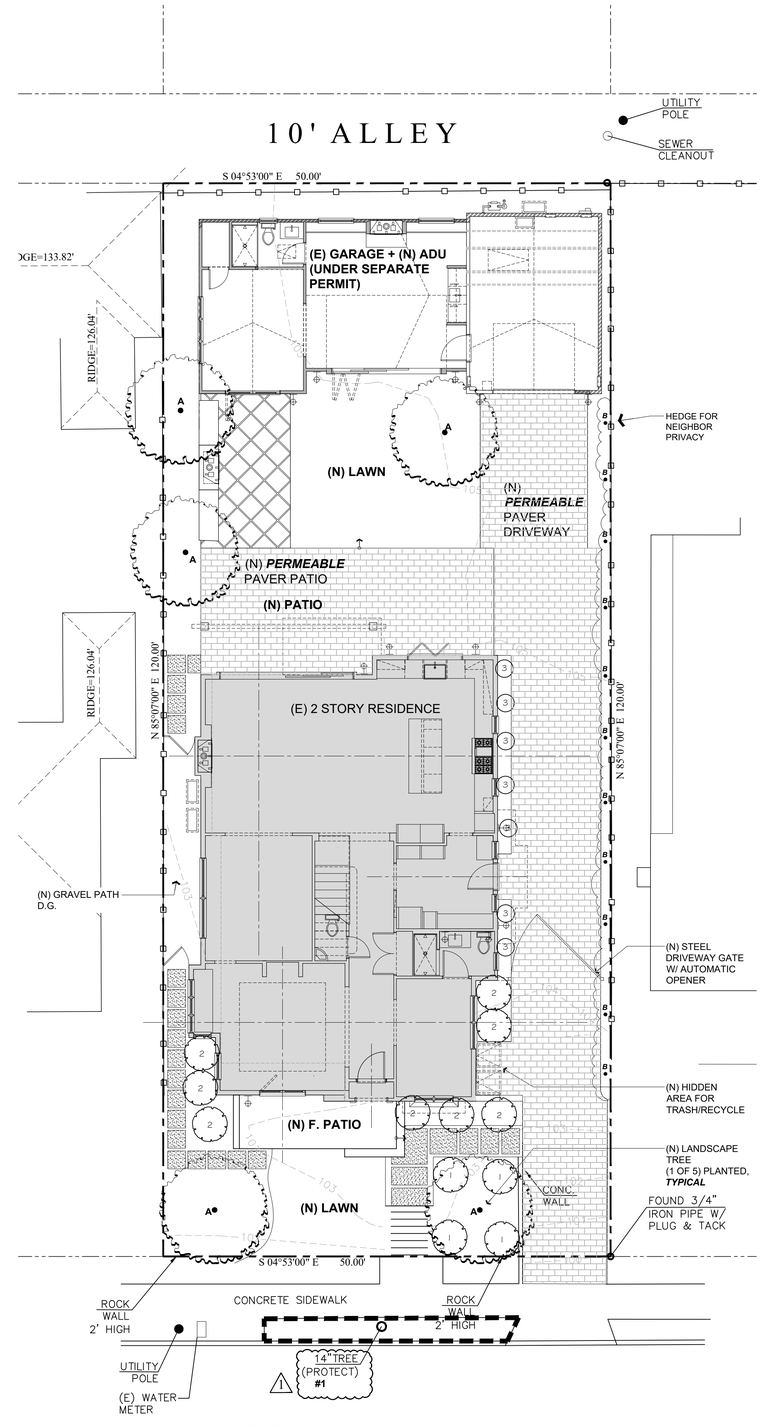
PLANT LIST

	SYM. SCIENTIFIC NAME	COMMON NAME	QTY.	SIZE/ SPACING	GROWTH	WUCOLS	*
TREES	A ACER BUERGERANUM	TRIDENT MAPLE	5	24" BOX	FAST	M	
	B LAURUS NOBILIS	GRECIAN LAUREL	11	15 GALLON	MOD.	VL	
SHRUBS / PERENNIALS	1 HYDRANGEA MACROPHYLLA	ENDLESS SUMMER HYDRANGEA	4	5 GALLON	MOD.	H	
	2 ROSA 'SALLY HOLMES'	SALLY HOLMES CLIMBING ROSE	8	5 GALLON	MOD.	L	
	3 LAVANDULA ANGUSTIFOLIA 'HIDCOTE'	ENGLISH LAVENDER	7	1 GALLON	MOD.	L	
LAWN	BOLERO PLUS BLEND, CONTACT DELTA BLUEGRASS CO. (800) 637-8873		1,000 SQ. FT.	ROLLS	SLOW		H
	* LAWN NOT INCLUDED IN LOW WATER COUNT CALCULATIONS, SEE AREA CALCS.						
	* IF THERE IS NO WUCOLS VALUE SEE COLUMN *** FOR WATER USE	TOTAL:	35	L & VL TOTAL:	39	74.28%	



PROPOSED LANDSCAPE PLAN (1 / A1.2)

Scale: 1/8 = 1'-0"

Rev.:	Description :	Date :
001		
002		
003		
004	Response to Comments	12/3/25
005		
006		

Revisions

Contractor :

Owner :
SUCHITRA / DESIKAN
1505 DRAKE AVE.
BURLINGAME, CA 94010

YEAR BUILT: 1924
Zoning: RESIDENTIAL
LOT SIZE: 6,000 SQ. FT.

APN#: 026-033-100

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E-mail: TIM@FORMONEDESIGN.COM

form + one
DESIGN ■ PLANNING

BUILDING SET
PLANNING SET

Title : Proposed Landscape Plan

Project : SUCHITRA / DESIKAN
1505 DRAKE AVE.
BURLINGAME, CA 94010

Date : 09.08.25

Drawn : TIM RADUENZ

Job No. : 25_38

A1.2

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Scale: See Details

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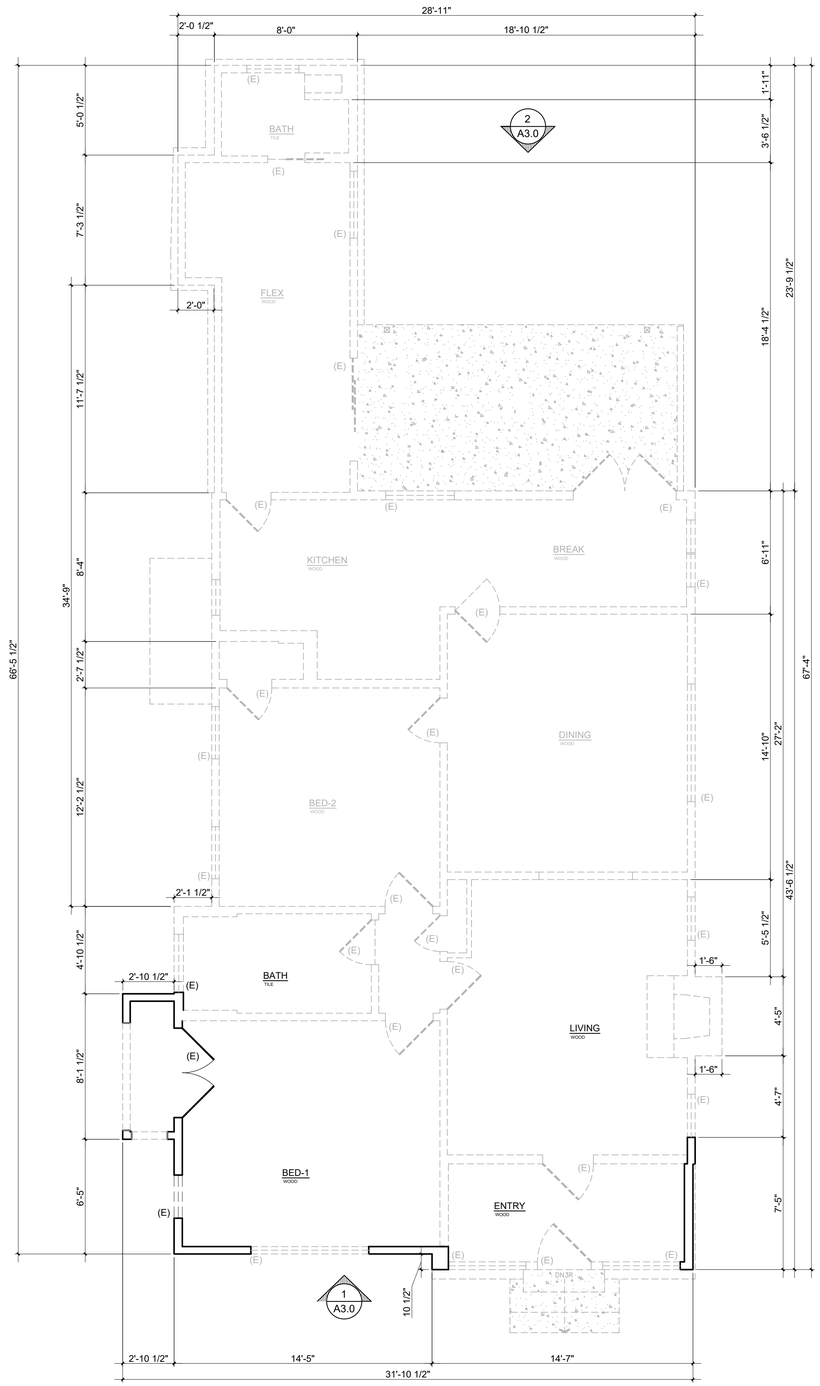

EXISTING + DEMO 1ST FLR PLAN

Scale: 1/4 = 1'-0" - (1 / AB2.0)

2

50% MAX. REMOVAL OF 1ST FLOOR WALLS

EXISTING WALLS:	***SAVED WALLS:***	***REMOVED WALLS:***
14'-5"	6'-5"	4'-10 1/2"
6'-5"	0'-3 $\frac{1}{2}$"	2'-1 1/2"
2'-10 1/2"	2'-10 1/2"	34'-8 1/2"
8'-1 1/2"	7'-5"	2'-0"
2'-10 1/2"	0'-3 $\frac{1}{2}$"	7'-3 1/2"
4'-10 1/2"	0'-11"	2'-0 1/2"
2'-1 1/2"	0'-10 $\frac{1}{2}$"	5'-0 1/2"
34'-8 1/2"	3'-6 $\frac{1}{2}$"	8'-0"
2'-0"	4'-3 $\frac{1}{2}$"	23'-9 1/2"
7'-3 1/2"	1'- 7 $\frac{3}{4}$"	18'-10 1/2"
2'-0 1/2"	0'-10 1/2"	27'-2"
5'-0 1/2"	**29'-0" TOTAL SAVED WALLS**	1'-6"
8'-0"		4'-5"
23'-9 1/2"		1'-6"
18'-10 1/2"		12'-11 $\frac{1}{2}$"
27'-2"		6'-7"
1'-6"		6'-6"
4'-5"		2'-5 $\frac{1}{2}$"
1'-6"		4'-7"
4'-7"		**173'-6 1/8" TOTAL EXISTING WALLS**
7'-5"		
14'-7"		
0'-10 1/2"		
202'-6 1/8" TOTAL EXISTING WALLS		

A. 50% OF EXISTING WALLS NEEDED TO BE SAVED: ***101'-3" REQUIRED TO BE SAVED***
B. AMOUNT OF WALL SAVED: 29'-0 3/8"

DEMO + PROTECTION NOTES:

1. THE EXISTING PLATE HEIGHTS WILL REMAIN THE SAME FOR THE WALLS THAT WE ARE SAVING.
2. NO REPAIRS OR REPLACEMENTS ARE ALLOWED FOR THE EXISTING FOUNDATION UNDER ANY EXISTING AND REMAINING WALLS
3. EXISTING WINDOWS/DOORS TO REMAIN IN EXACT LOCATION & REPLACED WITH EXACT SAME SIZE WINDOW/DOOR
4. THE EXISTING AND NEW FIRST FLOOR PLATE HEIGHTS ON THE ELEVATIONS REMAIN (EXISTING) HEIGHT.

NO PORTION OF THE WALLS, WINDOWS, OR DOORS SHOWN AS 'SAVED' ON THE DEMOLITION PLAN ON SHEET A2.0 SHALL BE REMOVED DURING CONSTRUCTION; IF ANY WALL STUDS OR FOUNDATION ARE REMOVED DURING CONSTRUCTION (INCLUDING CUTTING OR SISTERING STUDS AND REMOVING OR REBUILDING THE FOUNDATION, THEN CONSTRUCTION MUST STOP AND THE PROJECT MUST RETURN TO THE PLANNING COMMISSION FOR APPROVAL OF A DESIGN REVIEW AMENDMENT AND FRONT SETBACK VARIANCE TO THE FIRST FLOOR WALL FOR A NEW HOUSE.

LEGEND:

- EXISTING WALLS TO BE SAVED
- WALLS/ITEMS TO BE REMOVES
- NEW WALLS
- EXISTING WINDOWS TO BE REPLACED WITH LIKE IN KIND

Revisions

Rev. :	Description :	Date :
001	Response to Comments	12/3/25
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Contractor :

BUILDING SET
PLANNING SET

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BURLINGAME, CA 94010

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Zoning: RESIDENTIAL
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APN#: 026-033-100

4843 SILVER SPRINGS DRIVE
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form + one
DESIGN ■ PLANNING

Title : Existing/ Demo Floor Plans

Project : SUCHITRA / DESIKAN
1505 DRAKE AVE.
BURLINGAME, CA 94010

Job No. : 25_38 | Drawn : TIM RADUENZ | Date : 09.08.25

AB2.0

Sheet

Scale: See Details

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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 ¼" PER FOOT TO WEEP HOLES IN DRAIN, AND BE INSPECTED UNDER TEST PRIOR TO COVERING.

BUILDING:
- SHOWER WALL SHALL BE FINISHED TO A HEIGHT 72" A/ THE DRAIN INLET W/ 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 & IS NOT ALLOWED ON CLGS.
CEMENT BOARD WITH A MOISTURE BARRIER & 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, & AT EACH LEVEL PER THE BUILDING CODE.

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. FLOORS, SLAB PERIMETER NR, RAISED R-19, CONCRETE RAISED U-FACTOR 0.269
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. WALLS, ABOVE OR BELOW GRADE, MUST MEET STANDARDS IN TABLE 150.1-A, OR B.
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. QUALITY INSULATION INSTALLATION INSPECTION (QII) IS REQ'D BY A THIRD PARTY.
113. 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) 2022 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 2022 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 . 2022 CGC §4.505.2 AND CALIFORNIA RESIDENTIAL CODE (CRC) §R506.2.3
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. 2022 CGC §4.505.3
23. ANY GAS FIREPLACE WILL BE DIRECT-VENT SEALED-COMBUSTIBLE TYPE 2022 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 2022 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 APPLIANCE 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 2022 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 REQUIRED IN CLIMATE ZONE 3 §150.0 (C) 2
31. REDUCE U-FACTOR (0.30) AND SHGC (0.20) 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 2022 §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. 2022 CGC § 4.406.1
34. ROOF EAVES SHALL NOT PROJECT WITHIN 2' OF THE PROPERTY LINE WHERE SETBACK IS 4' PER 2022 CRC § TABLE R302.1 (1) OR 2022 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 2022 CRC § R302.1 (1) OR 2022 CBC § 705.2.
35. EXTERIOR BEARING WALLS LESS THAN 5' FROM THE PROPERTY LINE WILL BE BUILT OF ONE-HOUR FIRE-RATED CONSTRUCTION. 2022 CRC TABLE R302.1 (1) § OR 2022 CBC, TABLE 602.
36. REQUIRED: NON-COMPLIANT PLUMBING FIXTURES TO BE REPLACED BY WATER-CONSERVING PLUMBING FIXTURES WHEN A PROPERTY IS UNDERGOING ALTERATIONS OR IMPROVEMENTS.
37. PLUMBING - INDOOR WATER USE:
*-THE EFFECTIVE FLUSH VOLUME OF WATER CLOSETS WILL NOT EXCEED **1.28 GAL/FLUSH** (**2019** CGC - 4.303.1.1) FOR DUAL FLUSH TOILETS AVERAGE TWO REDUCED FLUSHES WITH ONE FULL FLUSH*
*- THE EFFECTIVE FLUSH VOLUME OF URINALS WILL NOT EXCEED **0.125** GAL/FLUSH (**2022** CGC - 4.303.1.2*
*- MAX. FLOW RATE FOR SHOWERS SHALL BE **1.8 GPM**, @ 80 PSI (**2022** 4.303.1.3*
*- MAX. FLOW RATE FOR LAVATORY FAUCETS SHALL BE **1.2 GPM**, @ 60 PSI (**2022** CGC 4.303.1.4.1)*
*- MAX. FLOW RATE FOR KITCHEN FAUCETS SHALL BE **1.8 GPM**, @ 60 PSI, CAN TEMPORARILY INCREASE TO 2.2 GPM, BUT MUST DEFAULT BACK TO MAX. FLOW RATE OF **1.8 GPM** (**2022** CGC 4.303.1.4.4).*
37. ALL WOOD FRAMING MEMBERS THAT REST ON CONCRETE EXTERIOR FOUNDATIONS TO BE 8 INCHES ABOVE THE EXPOSED GROUND PER CRC R317.1.
38. AT LEAST ONE BATHROOM ON THE ENTRY LEVEL SHALL BE PROVIDED WITH REINFORCEMENT INSTALLED IN ACCORDANCE WITH THIS SECTION. WHERE THERE IS NO BATHROOM ON THE ENTRY LEVEL, AT LEAST ONE BATHROOM ON THE FLOOR ABOVE SHALL COMPLY WITH THIS SECTION. SPECIFY THE REINFORCEMENT TO BE SOLID LUMBER AND NOT LESS THAN 2X8. THE REINFORCEMENT SHALL BE LOCATED BETWEEN 32" AND 39 ½" ABOVE THE FINISHED FLOOR. WATER CLOSET REINFORCEMENT TO BE INSTALLED ON BOTH SIDE WALLS OF THE FIXTURE, OR ONE SIDE WALL AND THE BACK WALL. (1) WHERE THE WATER CLOSET IS NOT LOCATED ADJACENT TO THE SIDE WALL, GRAB BAR REINFORCEMENT FOR A GROUND-MOUNTED INSTALLATION IS ACCEPTABLE. SHOWER REINFORCEMENT SHALL BE CONTINUOUS WHERE WALL FRAMING IS PROVIDED. BATHTUB AND COMBINATION BATHTUB/SHOWER REINFORCEMENT SHALL BE CONTINUOUS ON EACH END OF THE BATHTUB AND THE BACK WALL. ADDITIONALLY, BACK WALL REINFORCEMENT FOR A LOWER GRAB BAR SHALL BE PROVIDED WITH THE BOTTOM EDGE LOCATED NO MORE THAN 6" ABOVE THE BATHTUB RIM.

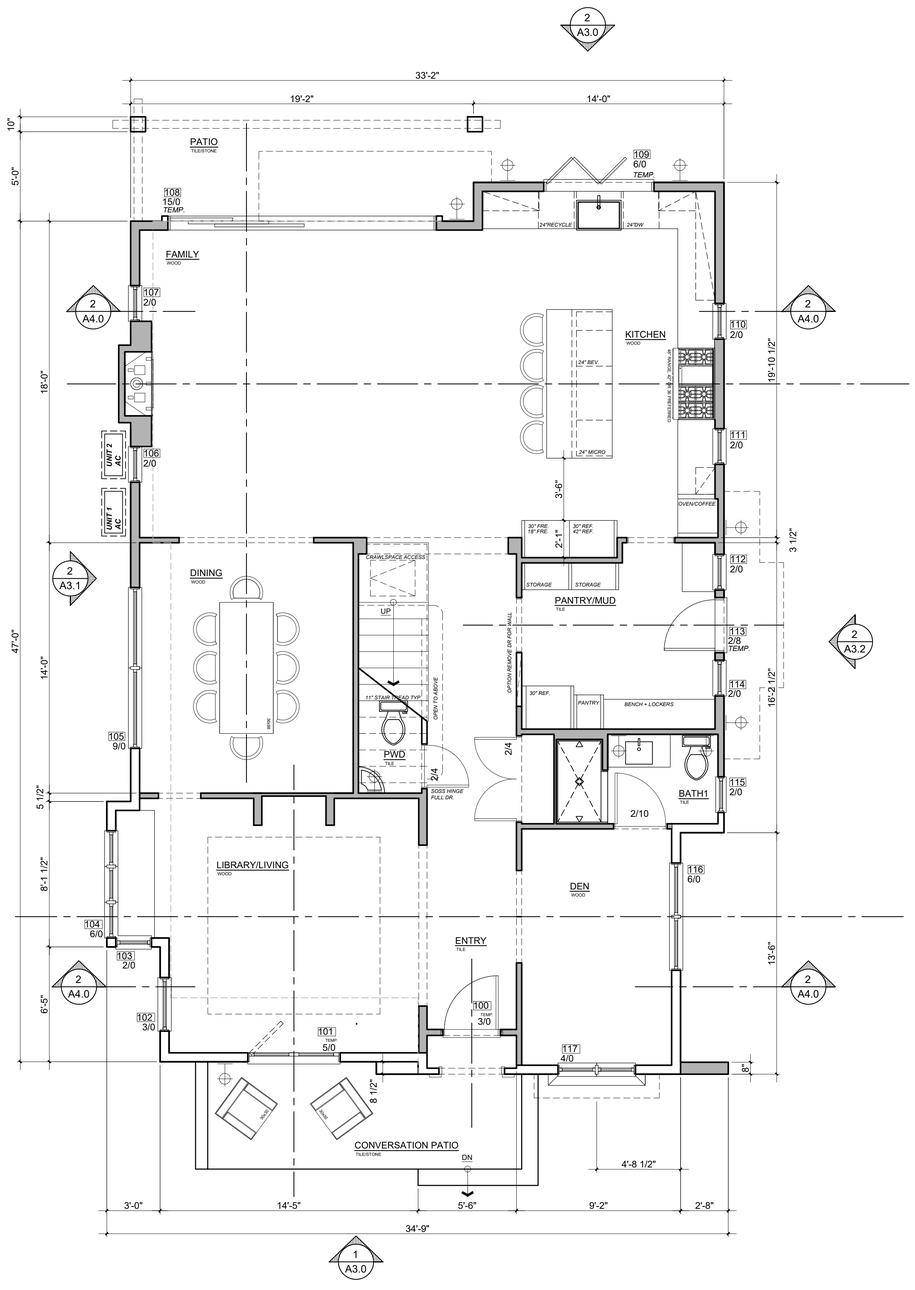
POLLUTANT CONTROL NOTES:

1. PAINTS + COATINGS WILL COMPLY WITH VOC LIMITS PER ***2022*** CGC §4.504.2.2
2. DOCUMENTATION PROVIDED THAT VERIFIES COMPLIANCE WITH VOC FINISH MATERIALS. ***2022*** CGC §4.504.2.4
3. CARPET SYSTEM INSTALLED IN THE BUILDING INTERIOR WILL MEET THE TESTING + PRODUCT REQUIREMENTS FOUND IN THE ***2022*** CALIFORNIA GREEN BUILDING CODE. ***2022*** 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. ***2022*** CGC §4.504.4
5. HARDWOOD PLYWOOD, PARTICLEBOARD, + MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS USED ON THE INTERIOR AND EXTERIOR OF THE BUILDING WILL COMPLY WITH THE LOW FORMALDEHYDE EMISSION STANDARDS. ***2022*** CGC §4.504.5
6. AEROSOL PAINTS + COATINGS SHALL MEET THE PRODUCT-WEIGHTED MIR LIMITS FOR ROC AND COMPLY W/ PERCENT VOC BY WEIGHT OF PRODUCT LIMITS, REGULATION 8, RULE 49. PER ***2022*** CGC 4.504.2.3
7. ADHESIVES, SEALANTS, + CAULKS USED ON THE PROJECT SHALL FOLLOW LOCAL + REGIONAL AIR POLLUTION OR AIR QUALITY MANAGEMENT STANDARDS ***2022*** CGC §4.504.2.1

GENERAL BUILDING NOTES:

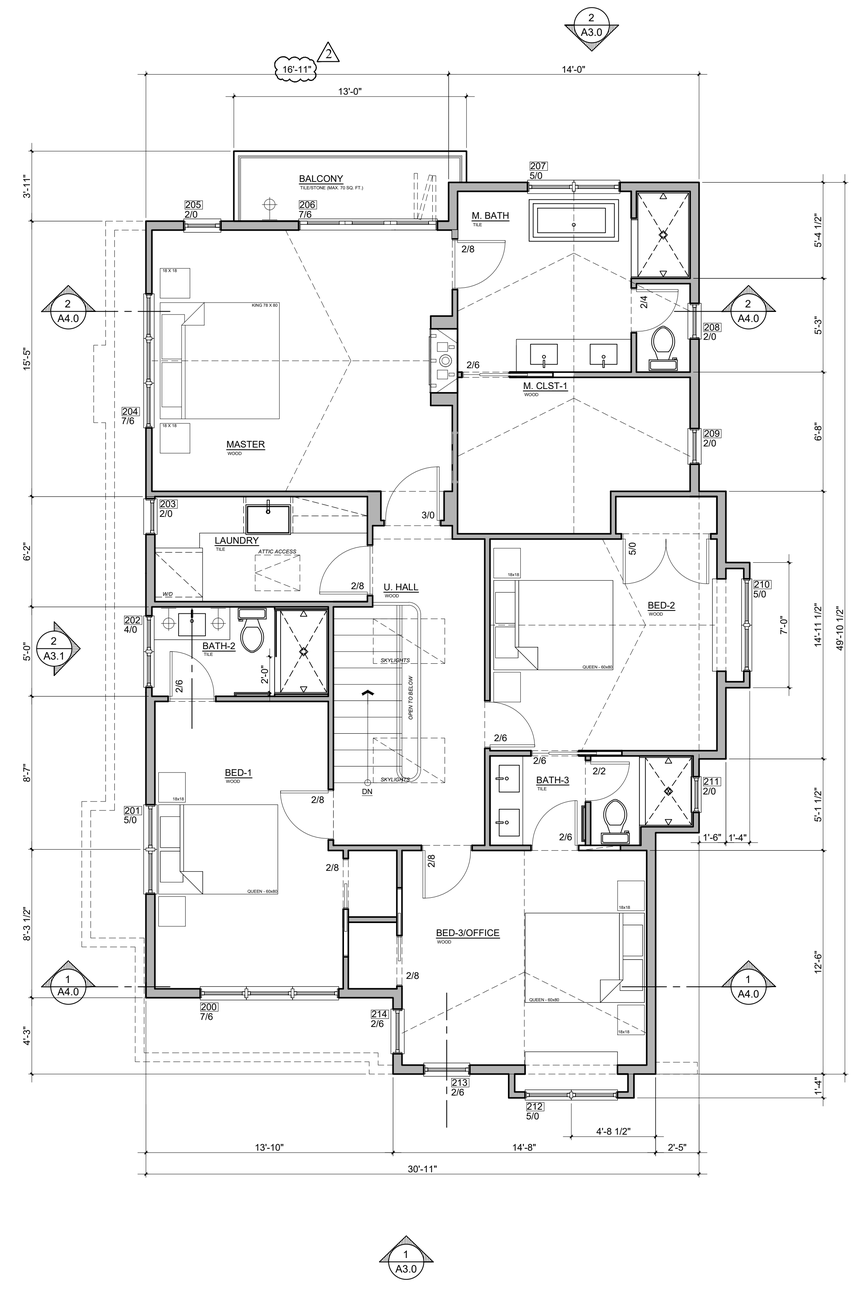
1. REDUCED ***U-FACTOR (0.30)*** FOR HIGH PERFORMANCE WINDOWS ***2022 CAL ENERGY CODE §150.1 (C)3 A***
2. PROVIDE LIGHTING AT ALL EXT. LANDINGS PER ***2022 CRC 303.8 OR 2022 CBC 1008.2 AND 2022 CBC 1205.4***
3. ALL ROOMS TO MEET NATURAL LIGHTING + VENTILATION REQUIREMENTS WILL MEET ***2022 CRC R303***

LEGEND:
- EXISTING WALLS
- WALLS/ITEMS TO BE REMOVED
- NEW WALLS



PROPOSED 1ST FLR PLAN

Scale: 1/4 = 1'-0"



PROPOSED 2ND FLR PLAN

Scale: 1/4 = 1'-0"

Revisions		
Rev. :	Description :	Date :
001	Response to Comments	12/3/25
002	Response to Comments	1/15/26
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Contractor :

BUILDING SET
PLANNING SET

Owner :
SUCHITRA / DESIKAN
1505 DRAKE AVE.
BURLINGAME, CA 94010

YEAR BUILT: 1924
Zoning: RESIDENTIAL
LOT SIZE: 6,000 SQ. FT.

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GENERAL NOTES:

1. (EXISTING) (OGEE) G.S.M. GUTTERS AND 3" G.S.M. DOWNSPOUTS (MATCH EXISTING AS REQUIRED), LINE ALL VALLEYS WITH G.S.M., AT LEAST 20" WIDE WITH 1/4" EDGE TURNED OVER AND FASTENED WITH CLEATS. LAP JOINTS AT LEAST 4", BUT DO NOT SOLDER.
2. ROOFING MATERIAL TO BE ASPHALT SHINGLES BY CERTAINTEED OR EQ. (CLASS 'A') OVER 1 LAYER OF 15# FELT PAPER OVER 5/8" PLYWOOD OR PER STRUCTURAL DRAWINGS. MIN. 40 YEAR WARRANTY SHINGLES. (CONFIRM COLOR WITH OWNER)
3. WHEN INSULATION IS INSTALLED IN ENCLOSED RAFTER SPACES WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS, A MINIMUM AIR SPACE OF 1" MUST BE PROVIDED, INSULATION BAFFLE NEEDED.
4. FLASHINGS AND COUNTER FLASHINGS SHALL NOT BE LESS THAN 0.016-INCH (28 GAUGE) CORROSION RESISTANT METAL, AND VALLEY FLASHING.
5. AT THE JUNCTURE OF THE ROOF AND VERTICAL SURFACES, FLASHING AND COUNTER FLASHINGS SHALL NOT BE LESS THAN 0.019-INCH (26 GAUGE).
6. TRUSSES (IF USED) ARE TO HAVE A MINIMUM 6" HEEL. VERIFY WITH DESIGNER.
7. TERMINATION OF ALL ENVIRONMENTAL AIR DUCTS SHALL BE A MINIMUM OF 3'-0" FROM PROPERTY LINES OR ANY OPENING INTO THE BUILDING (I.E.) DRYERS, BATH AND UTILITY FANS, ETC., MUST BE 3'-0" AWAY FROM DOORS, WINDOWS, OPENING SKYLIGHTS OR ATTIC VENTS, PER CODE.
8. (IF USED) THE TRUSS PLAN AND THE TRUSS CALC. SHALL BE REVIEWED AND APPROVED BY THE ENGINEER OF RECORD BEFORE SUBMITTING TO THE BUILDING DEPARTMENT FOR APPROVAL PRIOR TO FABRICATION. TRUSS PLANS SHALL BE WET SIGNED AND WET STAMPED BY TRUSS DESIGN ENGINEER.
9. (IF REQUIRED) 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 OPENINGS IN THE ROOF SHEATHING BELOW.
11. (AS REQUIRED) ALL TRUSS / RAFTER BLOCKING SHALL RECEIVE 2" DIAMETER HOLES IN EVERY BLOCK, TYPICAL FOR EVEN DISTRIBUTION OF AIR FLOW.
12. ATTIC IS GETTING NEW INSULATION, VERIFY (E) FANS / VENTS MEET CURRENT CODE.

PLUMBING + HVAC NOTE:

1. GROUP ALL EXHAUST FLUES TOGETHER WHEN POSSIBLE AND LOCATE ON ROOFS SLOPING TO THE REAR OF THE HOUSE, TYP. VERIFY LOCATION WITH DESIGNER.

PHOTOVOLTAIC NOTE:

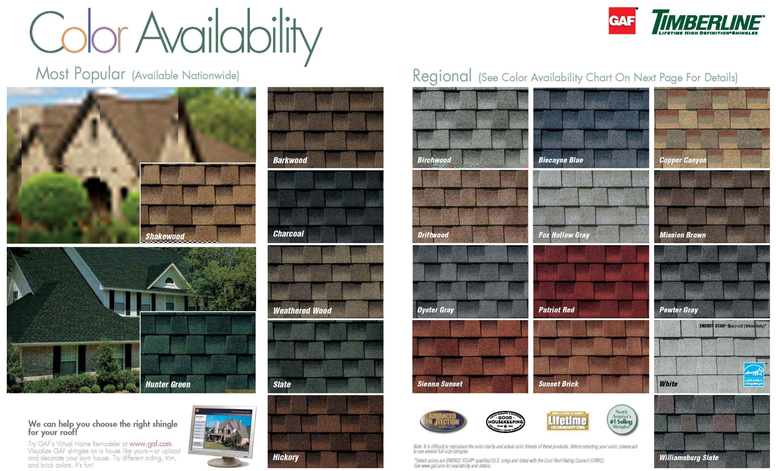
1. P.V. SYSTEM, PER CODE ***4.02 KW*** SEE TITLE-24 (BUILDING PHASE)

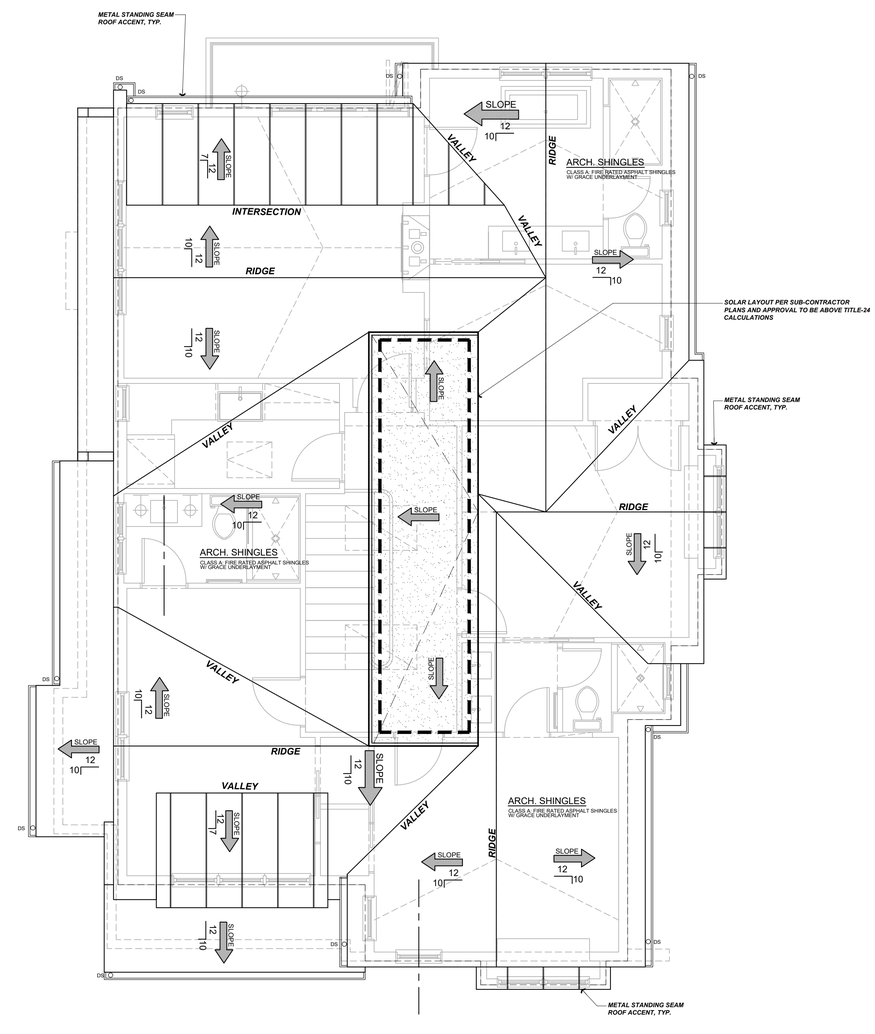
VENTILATION CALC:

NO VENTING IN ROOF SYSTEM. SPRAY FOAM INSULATION TO BE USED.
SEE 2/A5.1.

1. GALV. SHEET METAL, PAINTED PER COLOR BOARD APPROVAL
2. ***GUTTER GUARDS*** PER WUI REQUIREMENTS ***(INSTALLED BY CONTRACTOR)***

GUTTER SYSTEM :





PROPOSED ROOF PLAN (MAIN HOUSE) 2 / A2.1

Scale: 1/4 = 1'-0"

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001	Response to Comments	12/3/25
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Revisions

Contractor :

BUILDING SET
PLANNING SET

APN#: 026-033-100

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BURLINGAME, CA 94010

YEAR BUILT: 1924
Zoning: RESIDENTIAL
LOT SIZE: 6,000 SQ. FT.

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Title : Proposed Roof Plans

Project : SUCHITRA / DESIKAN
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Job No. : 25_38 | Drawn : TIM RADUENZ | Date : 09.08.25

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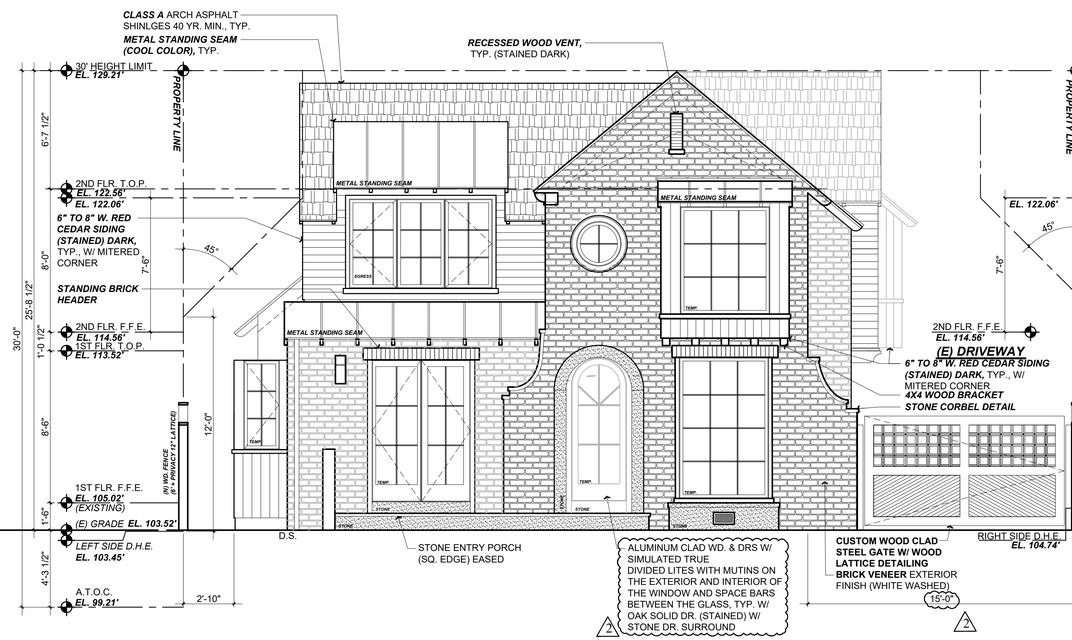
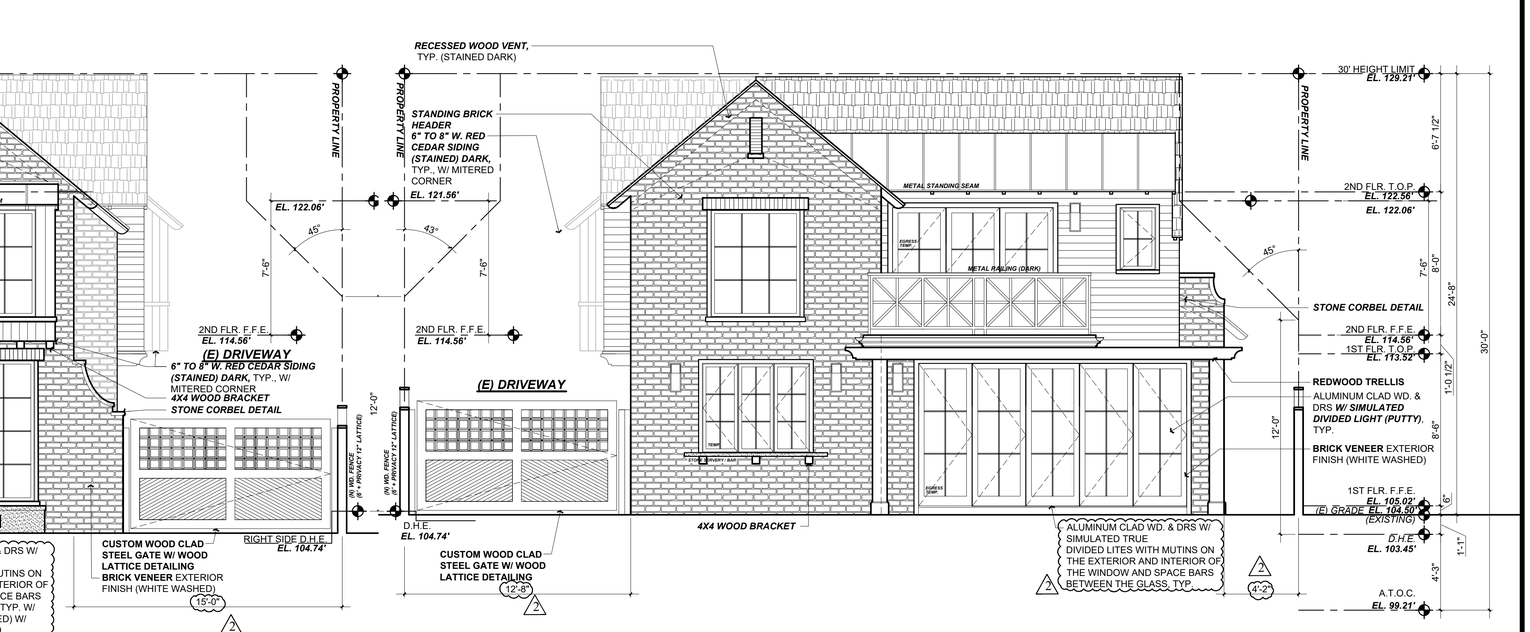


PROPOSED FRONT ELEVATION

Scale: 1/4 = 1'-0"

3 / A3.0



PROPOSED REAR ELEVATION

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Scale: 1/4 = 1'-0"

4 / A3.0

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Title : Proposed Ext. Elevations

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Job No. : 25_38 | Drawn : TIM RADUENZ | Date : 09.08.25

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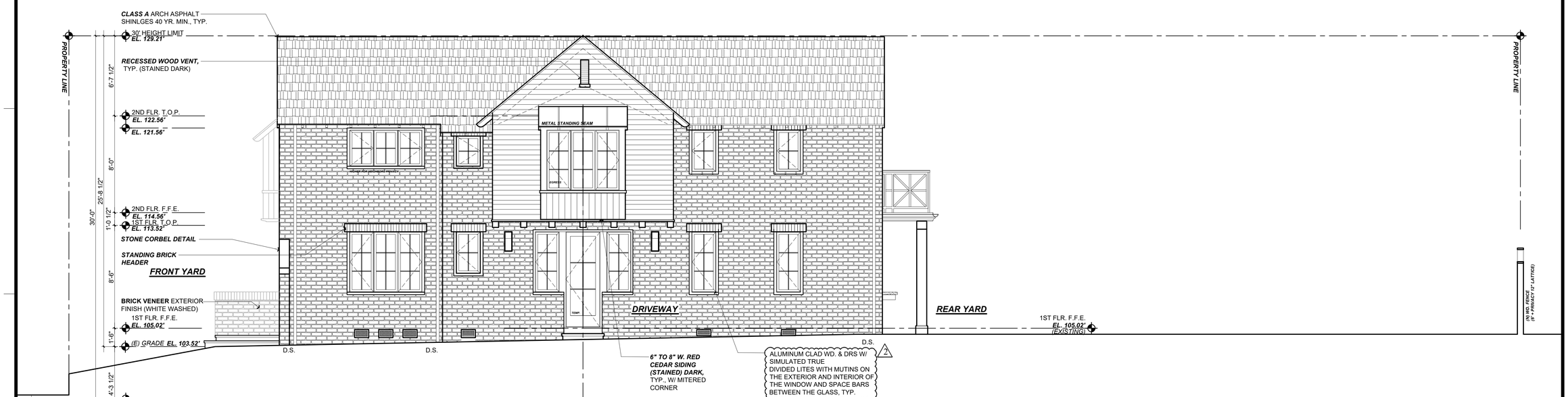

PROPOSED RIGHT SIDE ELEVATION (DRIVEWAY)

Scale: 1/4 = 1'-0"

2
A3.1

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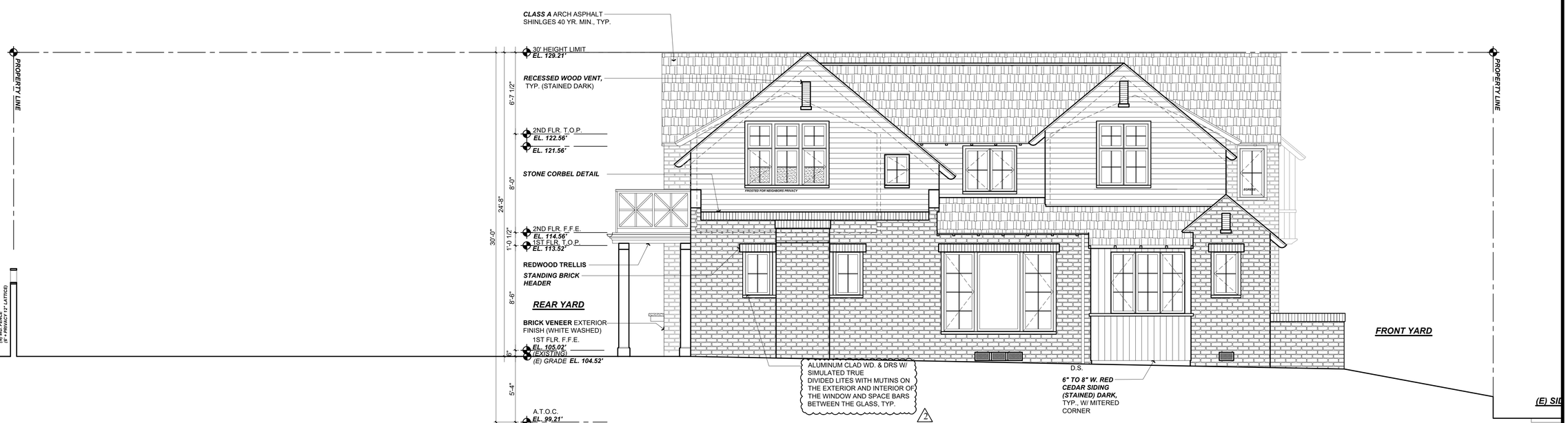

PROPOSED LEFT SIDE ELEVATION

Scale: 1/4 = 1'-0"

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A3.2

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form + one
DESIGN ■ PLANNING

Title : Proposed Ext. Elevations

Project : SUCHITRA / DESIKAN
1505 DRAKE AVE.
BURLINGAME, CA 94010

Date : 09.08.25

Drawn : TIM RAUDENS

Job No. : 25_38

A3.2

Sheet

Scale: See Details

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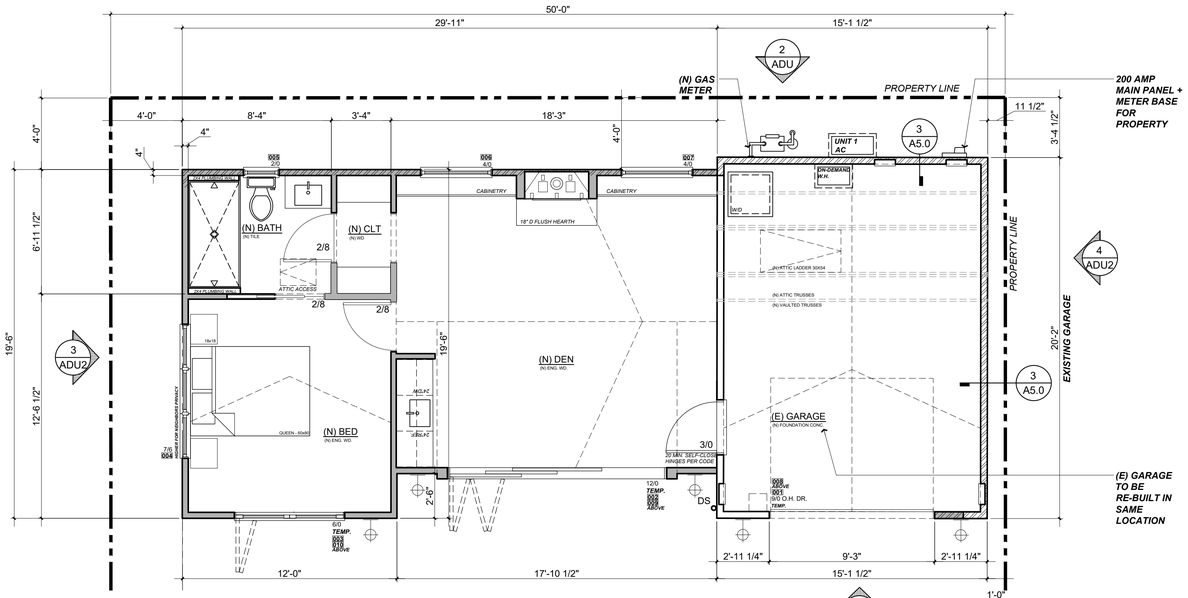
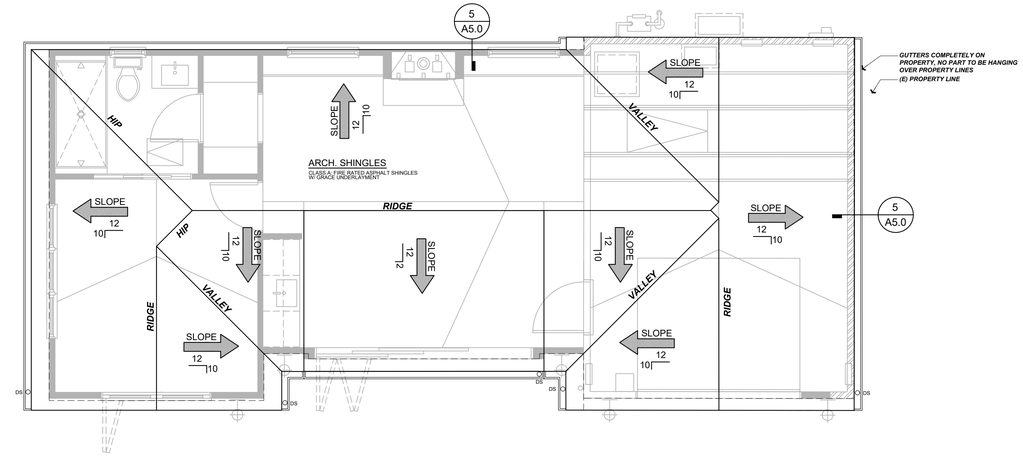


PROPOSED/EXISTING ADU PLAN

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

UNDER SEPERATE PERMIT



PROPOSED ROOF PLAN

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

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 ¼" PER FOOT TO WEEP HOLES IN DRAIN, AND BE INSPECTED UNDER TEST PRIOR TO COVERING.

BUILDING:
- SHOWER WALL SHALL BE FINISHED TO A HEIGHT 72" A/ THE DRAIN INLET W/ 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 & IS NOT ALLOWED ON CLGS
CEMENT BOARD WITH A MOISTURE BARRIER & 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, & AT EACH LEVEL PER THE BUILDING CODE.

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. FLOORS, SLAB PERIMETER NR, RAISED R-19, CONCRETE RAISED U-FACTOR 0.269
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. WALLS, ABOVE OR BELOW GRADE, MUST MEET STANDARDS IN TABLE 150.1-A, OR B.
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. QUALITY INSULATION INSTALLATION INSPECTION (QII) IS REQ'D BY A THIRD PARTY.
113. 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) 2022 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 2022 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 . 2022 CGC §4.505.2 AND CALIFORNIA RESIDENTIAL CODE (CRC) §R506.2.3
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. 2022 CGC §4.505.3
23. ANY GAS FIREPLACE WILL BE DIRECT-VENT SEALED-COMBUSTIBLE TYPE 2022 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 2022 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 APPLIANCE 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 2022 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 REQUIRED IN CLIMATE ZONE 3 §150.0 (C) 2
31. REDUCE U-FACTOR (0.30) AND SHGC (0.20) 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 2022 §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. 2022 CGC § 4.406.1
34. ROOF EAVES SHALL NOT PROJECT WITHIN 2" OF THE PROPERTY LINE WHERE SETBACK IS 4' PER 2022 CRC § TABLE R302.1 (1) OR 2022 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 2022 CRC § R302.1 (1) OR 2022 CBC § 705.2.
35. EXTERIOR BEARING WALLS LESS THAN 5 FROM THE PROPERTY LINE WILL BE BUILT OF ONE-HOUR FIRE-RATED CONSTRUCTION. 2022 CRC TABLE R302.1 (1) § OR 2022 CBC, TABLE 602.
36. REQUIRED: NON-COMPLIANT PLUMBING FIXTURES TO BE REPLACED BY WATER-CONSERVING PLUMBING FIXTURES WHEN A PROPERTY IS UNDERGOING ALTERATIONS OR IMPROVEMENTS.
37. PLUMBING - INDOOR WATER USE:
*-THE EFFECTIVE FLUSH VOLUME OF WATER CLOSETS WILL NOT EXCEED **1.28 GAL/FLUSH** (**2019** CGC - 4.303.1.1) FOR DUAL FLUSH TOILETS AVERAGE TWO REDUCED FLUSHES WITH ONE FULL FLUSH*
*- THE EFFECTIVE FLUSH VOLUME OF URINALS WILL NOT EXCEED **0.125** GAL/FLUSH (**2022** CGC - 4.303.1.2*
*- MAX. FLOW RATE FOR SHOWERS SHALL BE **1.8 GPM**, @ 80 PSI (**2022** 4.303.1.3*
*- MAX. FLOW RATE FOR LAVATORY FAUCETS SHALL BE **1.2 GPM**, @ 60 PSI (**2022** CGC 4.303.1.4.1)*
*- MAX. FLOW RATE FOR KITCHEN FAUCETS SHALL BE **1.8 GPM**, @ 60 PSI, CAN TEMPORARILY INCREASE TO 2.2 GPM, BUT MUST DEFAULT BACK TO MAX. FLOW RATE OF **1.8 GPM** (**2022** CGC 4.303.1.4.4)*
37. ALL WOOD FRAMING MEMBERS THAT REST ON CONCRETE EXTERIOR FOUNDATIONS TO BE 8 INCHES ABOVE THE EXPOSED GROUND PER CRC R317.1
38. AT LEAST ONE BATHROOM ON THE ENTRY LEVEL SHALL BE PROVIDED WITH REINFORCEMENT INSTALLED IN ACCORDANCE WITH THIS SECTION. WHERE THERE IS NO BATHROOM ON THE ENTRY LEVEL, AT LEAST ONE BATHROOM ON THE FLOOR ABOVE SHALL COMPLY WITH THIS SECTION. SPECIFY THE REINFORCEMENT TO BE SOLID LUMBER AND NOT LESS THAN 2X8. THE REINFORCEMENT SHALL BE LOCATED BETWEEN 32" AND 39 ¼" ABOVE THE FINISHED FLOOR. WATER CLOSET REINFORCEMENT TO BE INSTALLED ON BOTH SIDE WALLS OF THE FIXTURE, OR ONE SIDE WALL AND THE BACK WALL. (1) WHERE THE WATER CLOSET IS NOT LOCATED ADJACENT TO THE SIDE WALL, GRAB BAR REINFORCEMENT FOR A GROUND-MOUNTED INSTALLATION IS ACCEPTABLE. SHOWER REINFORCEMENT SHALL BE CONTINUOUS WHERE WALL FRAMING IS PROVIDED. BATHTUB AND COMBINATION BATHTUB/SHOWER REINFORCEMENT SHALL BE CONTINUOUS ON EACH END OF THE BATHTUB AND THE BACK WALL. ADDITIONALLY, BACK WALL REINFORCEMENT FOR A LOWER GRAB BAR SHALL BE PROVIDED WITH THE BOTTOM EDGE LOCATED NO MORE THAN 6" ABOVE THE BATHTUB RIM.

POLLUTANT CONTROL NOTES:

1. PAINTS + COATINGS WILL COMPLY WITH VOC LIMITS PER **2022** CGC §4.504.2.2
2. DOCUMENTATION PROVIDED THAT VERIFIES COMPLIANCE WITH VOC FINISH MATERIALS. ***2022*** CGC §4.504.2.4
3. CARPET SYSTEM INSTALLED IN THE BUILDING INTERIOR WILL MEET THE TESTING + PRODUCT REQUIREMENTS FOUND IN THE ***2022*** CALIFORNIA GREEN BUILDING CODE. ***2022*** 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. ***2022*** CGC §4.504.4
5. HARDWOOD PLYWOOD, PARTICLEBOARD, + MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS USED ON THE INTERIOR AND EXTERIOR OF THE BUILDING WILL COMPLY WITH THE LOW FORMALDEHYDE EMISSION STANDARDS. ***2022*** CGC §4.504.5
6. AEROSOL PAINTS + COATINGS SHALL MEET THE PRODUCT-WEIGHTED MIR LIMITS FOR ROC AND COMPLY W/ PERCENT VOC BY WEIGHT OF PRODUCT LIMITS, REGULATION 8, RULE 49. PER ***2022*** CGC 4.504.2.3
7. ADHESIVES, SEALANTS, + CAULKS USED ON THE PROJECT SHALL FOLLOW LOCAL + REGIONAL AIR POLLUTION OR AIR QUALITY MANAGEMENT STANDARDS ***2022*** CGC §4.504.2.1

GENERAL BUILDING NOTES:

1. REDUCED ***U-FACTOR (0.30)*** FOR HIGH PERFORMANCE WINDOWS ***2022 CAL ENERGY CODE §150.1 (C)3 A***
2. PROVIDE LIGHTING AT ALL EXT. LANDINGS PER ***2022 CRC 303.8 OR 2022 CBC 1008.2 AND 2022 CBC 1205.4***
3. ALL ROOMS TO MEET NATURAL LIGHTING + VENTILATION REQUIREMENTS WILL MEET ***2022 CRC R303***

ROOM FINISH SCHEDULE

	ROOM	FLOORING	PAINT WALLS	PAINT CEILING	PAINT MILLWORK	PAINT CROWN	REMARKS
ADU	GARAGE	CONC	TBS	TBS	PAINT (TBS)	TBS	
ADU	DEN	ENG. WD.	TBS	TBS	PAINT (TBS)	TBS	
ADU	BED	ENG. WD.	TBS	TBS	PAINT (TBS)	TBS	
ADU	CLT	ENG. WD.	TBS	TBS	PAINT (TBS)	TBS	
ADU	BATH	TILE	TBS	TBS	PAINT (TBS)	TBS	

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. 2022 CGC §4.504.2.4
3. CARPET SYSTEM INSTALLED IN THE BUILDING INTERIOR WILL MEET THE TESTING AND PRODUCT REQUIREMENTS FOUND IN THE 2019 CALIFORNIA GREEN BUILDING CODE. 2022 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. 2022 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. 2022 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 2022 CGC §4.504.2.1
8. NEW MANDATORY U-FACTOR (0.58) FOR FENESTRATION + SKYLIGHTS §150.0 (q)
9. REDUCED ***U-FACTOR (0.30)*** FOR HIGH PERFORMANCE WINDOWS 2022 CAL ENERGY CODE §150.1 (c)3 A
10. MAX. TOTAL AREA, 20%, NO MAX. FOR WEST FACING AREA, TABLE 150.1-A, AND B
11. DOOR MAX. U-FACTOR 0.20, TABLE 150.1-A, AND B

ROOM FINISH SCHEDULE

Scale: NA (3 ADU)

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
ADU	001	GARAGE	**SEE PLANS**	O.H. DOOR	A	D.F.	D.F.	PRIMED	LO E (T)	SEE DETAILS				STD.	TBD	NOTE # 1, 2
ADU	002	DEN	**SEE PLANS**	BIFOLD	B	D.F.	D.F.	PRIMED	LO E (T)	SEE DETAILS				STD.	TBD	NOTE # 1, 2
ADU	003	BED	**SEE PLANS**	BIFOLD	C	D.F.	D.F.	PRIMED	LO E (T)	SEE DETAILS				STD.	TBD	NOTE # 1, 2
ADU	004	BED	**SEE PLANS**	AWN.	D	PINE	PINE	PRIMED	LO E	SEE DETAILS				STD.	TBD	NOTE # 1
ADU	005	BATH	**SEE PLANS**	CASE	E	PINE	PINE	PRIMED	LO E	SEE DETAILS				STD.	TBD	NOTE # 1
ADU	006	DEN	**SEE PLANS**	CASE	F	PINE	PINE	PRIMED	LO E	SEE DETAILS				STD.	TBD	NOTE # 1
ADU	007	DEN	**SEE PLANS**	CASE	F	PINE	PINE	PRIMED	LO E	SEE DETAILS				STD.	TBD	NOTE # 1
ADU	008	GARAGE	**SEE PLANS**	FIXED	G	PINE	PINE	PRIMED	LO E	SEE DETAILS				STD.	TBD	NOTE # 1
ADU	009	DEN	**SEE PLANS**	FIXED	H	PINE	PINE	PRIMED	LO E	SEE DETAILS				STD.	TBD	NOTE # 1
ADU	010	BED	**SEE PLANS**	FIXED	G	PINE	PINE	PRIMED	LO E	SEE DETAILS				STD.	TBD	NOTE # 1

NOTES

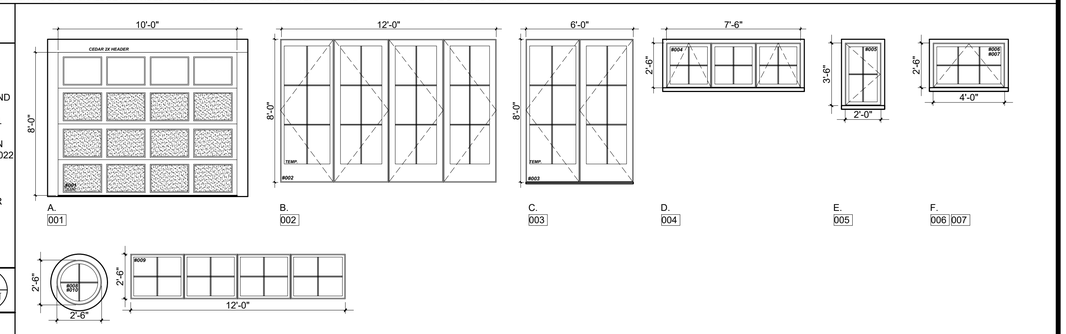
1. WOOD/CLAD SIERRA PACIFIC WINDOWS+ DOORS, WITH ***TRUE*** S.D.L 3/4" MUNTIN BARS ***W/ SPACER BAR BETWEEN THE WINDOW PANES + MUNTIN BARS ADHERED TO THE INTERIOR + EXTERIOR OF THE WINDOWS.***
2. EGRESS PER CODE
3. DOOR BY ***SIMPSON*** OR EQUAL, VERIFY DESIGN WITH OWNER & DESIGNER
4. VERIFY OPENING SIZE W/ CONTRACTOR
5. PRIVACY GLASS, OPTION BY *LOCAL ARTISAN*
6. DOOR BY SIMPSON FIBERGLASS DOOR OR EQ.
7. OVERHEAD DOOR (SHOP DRAWING REQUIRED, VERIFY SIDE MOUNT MOTOR IN FIELD
11. (*) FIELD MEASURE
12. ALL WINDOWS & GLAZING TO BE DOUBLE PANE TEMPERED GLASS (FOR BOTH LAYERS OF GLASS) PER CRC R308.

HARDWARE FINISH SPECIFICATION:
ENTRY DOOR HARDWARE: (BY OWNER) AND INSTALLED BY CONTRACTOR
WINDOW HARDWARE: WHITE, TYP. (VERIFY W/ OWNER)

CAL. GREEN REQUIREMENTS
1. SEE CAL GREEN REQUIREMENTS IN ROOM SCHEDULE

EXT. DOORS & WINDOWS SCHEDULE

Scale: NA (4 ADU)



EXT. DOORS & WINDOWS ELEVATIONS

Scale: 1/4" = 1'-0" (5 ADU)

Rev. :	Description :	Date :
001	Response to Comments	12/3/25
002		
003		
004		
005		
006		

Revisions

Contractor :

BUILDING SET
PLANNING SET

Owner : SUCHITRA / DESIKAN
1505 DRAKE AVE.
BURLINGAME, CA 94010

APN#: 026-033-100

YEAR BUILT: 1924
Zoning: RESIDENTIAL
LOT SIZE: 6,000 SQ. FT.

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form+one
DESIGN ■ PLANNING

Title : Garage + ADU Plans

Project : SUCHITRA / DESIKAN
1505 DRAKE AVE.
BURLINGAME, CA 94010

Date : 09.08.25

Job No. : 25_38

Drawn : TIM RADNENZ

ADU

Sheet

Scale: See Details

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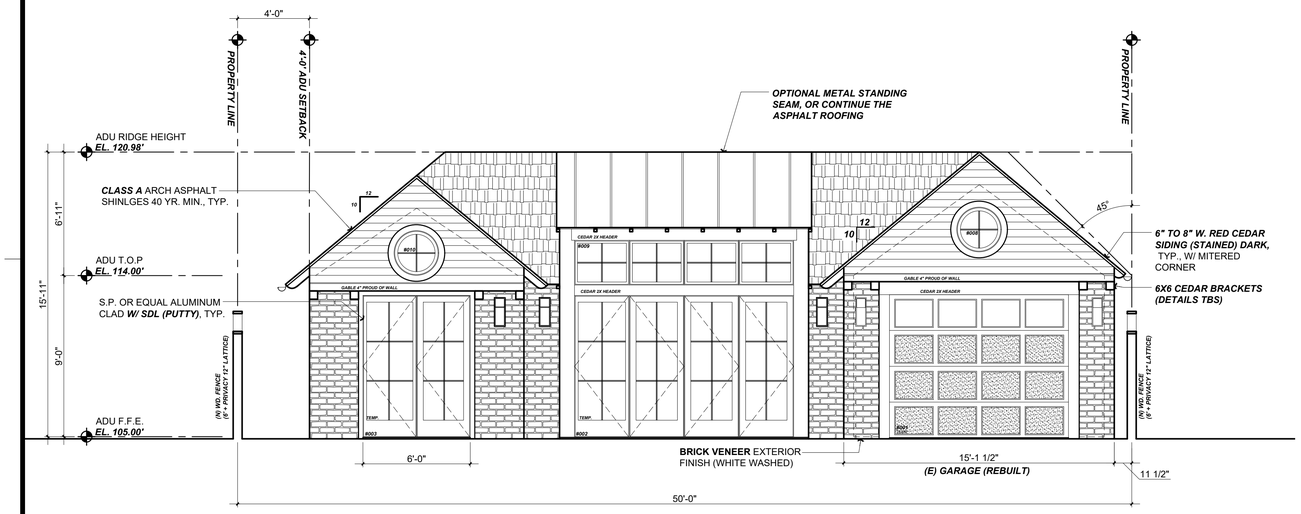


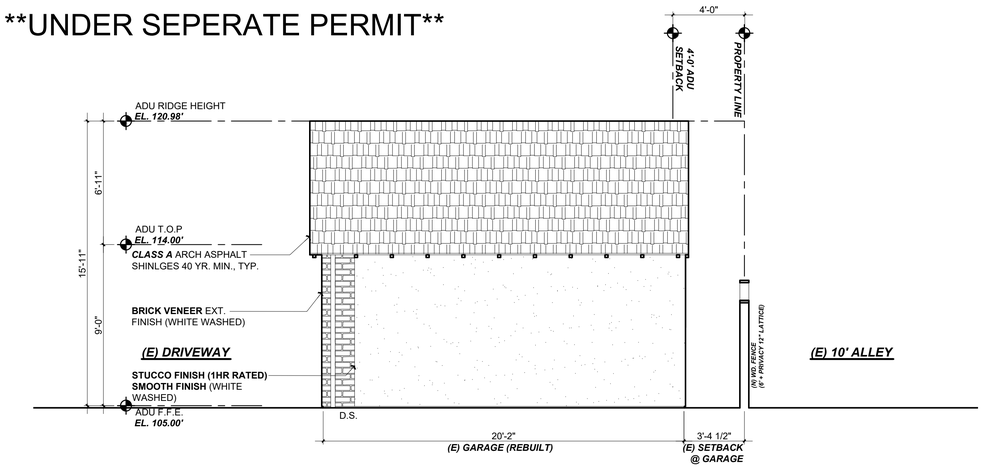
PROPOSED FRONT ELEVATION

-

Scale: 1/4 = 1'-0"

1 ADU2

UNDER SEPERATE PERMIT

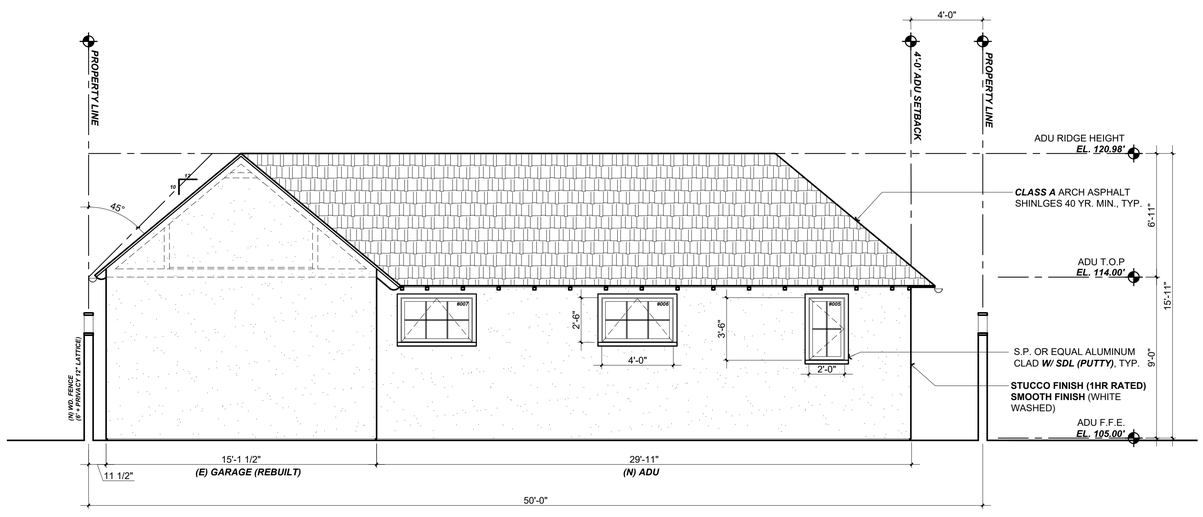


PROPOSED RIGHT ELEVATION

-

Scale: 1/4 = 1'-0"

3 ADU2

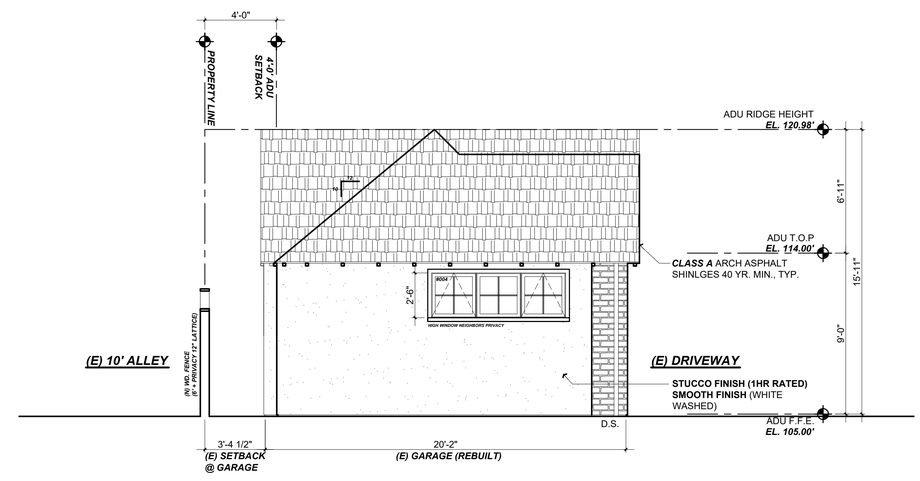


PROPOSED REAR ELEVATION

-

Scale: 1/4 = 1'-0"

2 ADU2



PROPOSED LEFT ELEVATION

-

Scale: 1/4 = 1'-0"

4 ADU2

Rev. :	Description :	Date :
001	Response to Comments	12/3/25
002		
003		
004		
005		
006		

Revisions

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BUILDING SET
PLANNING SET

APN#: 026-033-100

Owner :
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YEAR BUILT: 1924
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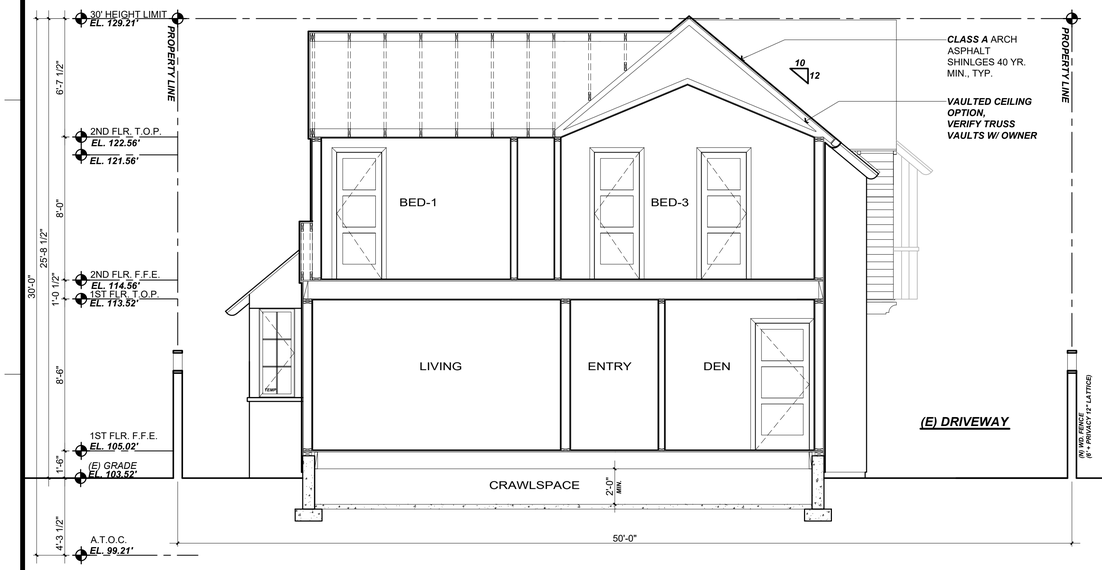
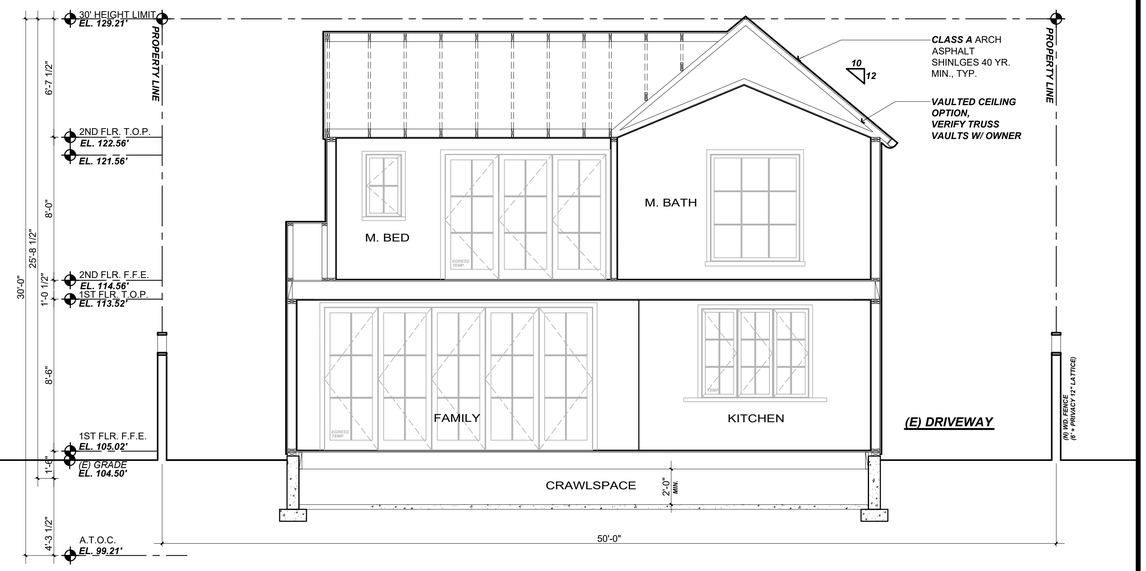


PROPOSED BUILDING SECTION

1 A4.0

Scale: 1/4 = 1'-0"



PROPOSED BUILDING SECTION

2 A4.0

Scale: 1/4 = 1'-0"

Rev.:	Description :	Date :
001	Response to Comments	12/3/25
002	Response to Comments	1/15/26
003	Response to Comments	2/6/26
004		
005		
006		

Revisions

Contractor :

BUILDING SET
PLANNING SET

Owner :
SUCHITRA / DESIKAN
1505 DRAKE AVE.
BURLINGAME, CA 94010

YEAR BUILT: 1924
Zoning: RESIDENTIAL
LOT SIZE: 6,000 SQ. FT.

APN#: 026-033-100

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

form + one
DESIGN ■ PLANNING

Title : Proposed Building Sections

Project : SUCHITRA / DESIKAN
1505 DRAKE AVE.
BURLINGAME, CA 94010

Job No. : 25_38 | Drawn : TIM RAUDENS | Date : 09.08.25

A4.0

Sheet

Scale: See Details

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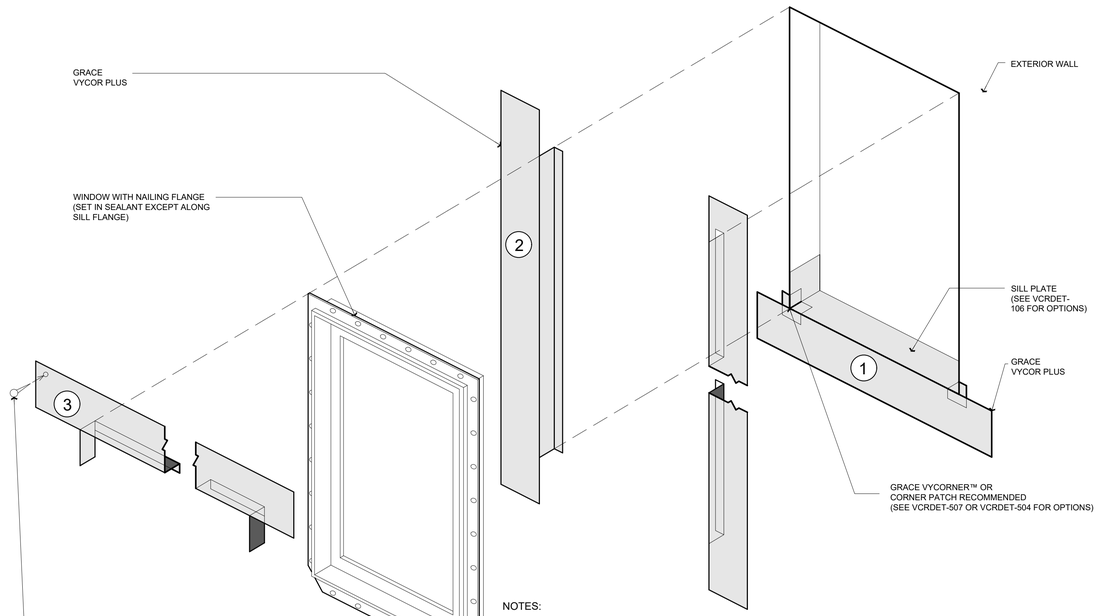
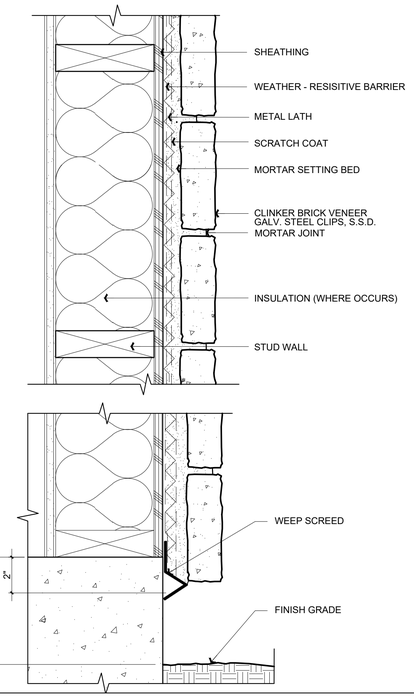


NOTES:

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

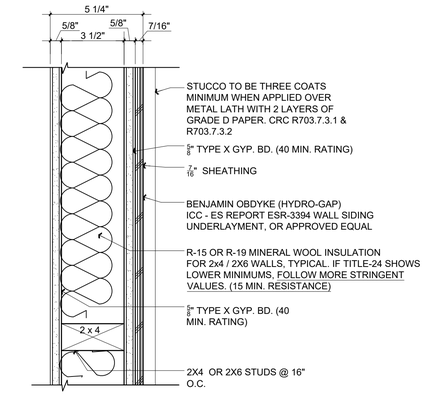
WINDOW FLASHING DETAIL

Scale: N.A. (1 / A5.0)



Veneer Stone Detail

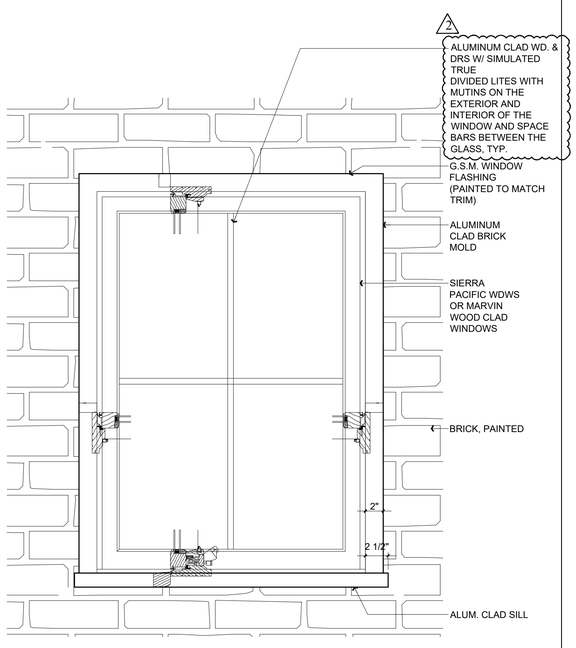
Scale: 3" = 1'-0" (2 / A5.0)



1-HR RATED EXT. WALL

1 HOUR RATED ASSEMBLY PER CBC 722.6.2

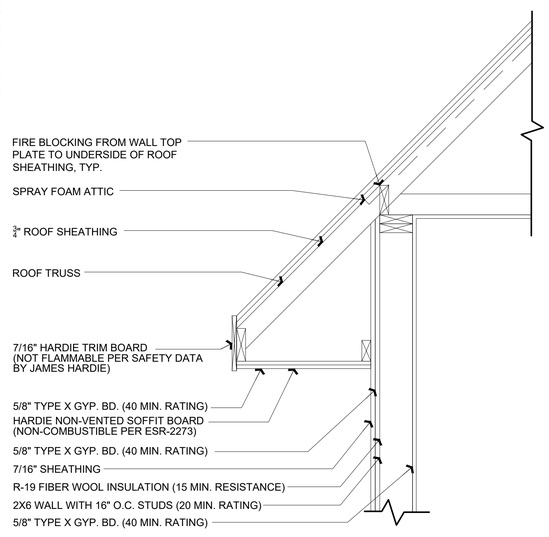
Scale: 3" = 1'-0" (3 / A5.0)



SIERRA PACIFIC OR MARVIN OR EQUAL

TYPICAL WINDOW DETAIL

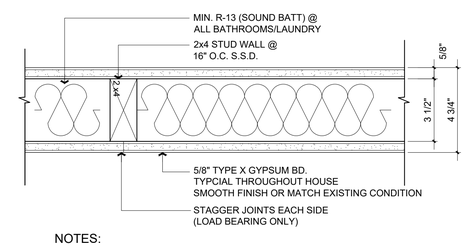
Scale: 1 1/2" = 1'-0" (4 / A5.0)



FIRE RATED EAVE

1 HOUR RATED ASSEMBLY PER CBC 772.6.2

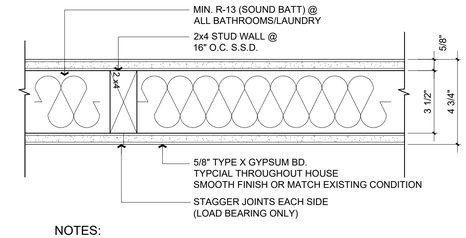
Scale: 1"= 1'-0" (5 / A5.0)



NOTES:
UL U305

INTERIOR WALL DETAILS

Scale: 3" = 1'-0" (7 / A5.0)



NOTES:
UL U305

1 HR RATED INTERIOR WALL DETAILS

Scale: 3" = 1'-0" (8 / A5.0)

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Project : SUCHITRA / DESIKAN
1505 DRAKE AVE.
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Job No. : 25_38 | Drawn : TIM RADUENZ | Date : 09.08.25

A5.0
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ROOM FINISH SCHEDULE

	ROOM	FLOORING	PAINT WALLS	PAINT CEILING	PAINT MILLWORK	PAINT CROWN	REMARKS
1ST FLR	DEN	WOOD	TBS	TBS	PAINT (TBS)	TBS	
	ENTRY	TILE	TBS	TBS	PAINT (TBS)	TBS	
	LIBRARY/ LIVING	WOOD	TBS	TBS	PAINT (TBS)	TBS	
	DINING	WOOD	TBS	TBS	PAINT (TBS)	TBS	
	PWD	TILE	TBS	TBS	PAINT (TBS)	TBS	
	BATH-1	TILE	TBS	TBS	PAINT (TBS)	TBS	
	PANTRY	MUD	TBS	TBS	PAINT (TBS)	TBS	
	KITCHEN	WOOD	TBS	TBS	PAINT (TBS)	TBS	
	FAMILY	WOOD	TBS	TBS	PAINT (TBS)	TBS	
2ND FLR	BED-3/OFFICE	WOOD	TBS	TBS	PAINT (TBS)	TBS	
	BATH-3	TILE	TBS	TBS	PAINT (TBS)	TBS	
	BED-1	WOOD	TBS	TBS	PAINT (TBS)	TBS	
	BED-2	WOOD	TBS	TBS	PAINT (TBS)	TBS	
	BATH-2	TILE	TBS	TBS	PAINT (TBS)	TBS	
	LAU	TILE	TBS	TBS	PAINT (TBS)	TBS	
	U-HALL	WOOD	TBS	TBS	PAINT (TBS)	TBS	
	M. CLT	WOOD	TBS	TBS	PAINT (TBS)	TBS	
	MASTER	WOOD	TBS	TBS	PAINT (TBS)	TBS	
	M. BATH	TILE	TBS	TBS	PAINT (TBS)	TBS	

PAINT SPECS.

INTERIORS:
MAIN ROOMS:
AURA, NATURA (GREEN OPTION), REGAL SELECT, OR APPROVED EQ.
CEILINGS:
WATERBORNE CEILING PAINT, OR APPROVED EQ.
BATHROOMS:
AURA BATH AND SPA, OR APPROVED EQ.
EXTERIORS:
(HOUSE) - AURA, REGAL SELECT, OR APPROVED EQ.

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. 2022 CGC §4.504.2.4
3. CARPET SYSTEM INSTALLED IN THE BUILDING INTERIOR WILL MEET THE TESTING AND PRODUCT REQUIREMENTS FOUND IN THE 2019 CALIFORNIA GREEN BUILDING CODE. 2022 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. 2022 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. 2022 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 2022 CGC §4.504.2.1
8. NEW MANDATORY U-FACTOR (0.58) FOR FENESTRATION + SKYLIGHTS §150.0 (q)
9. REDUCED ***U-FACTOR (0.30)*** FOR HIGH PERFORMANCE WINDOWS 2022 CAL ENERGY CODE §150.1 (c)3 A
10. MAX. TOTAL AREA, 20%, NO MAX. FOR WEST FACING AREA, TABLE 150.1-A, AND B
11. DOOR MAX. U-FACTOR 0.20, TABLE 150.1-A, AND B

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
1ST FLR	100	ENTRY	**SEE PLANS**	ENTRY	A	D.F.	D.F.	PRIMED	LO E (T)	SEE DETAILS				STD.	TBD	NOTE # 1, 2
	101	LIBRARY/LIVING	**SEE PLANS**	FRENCH	B	D.F.	D.F.	PRIMED	LO E (T)	SEE DETAILS				STD.	TBD	NOTE # 1, 2
	102	LIBRARY/LIVING	**SEE PLANS**	CASE	C	PINE	PINE	PRIMED	LO E	SEE DETAILS				STD.	TBD	NOTE # 1
	103	LIBRARY/LIVING	**SEE PLANS**	CASE	D	PINE	PINE	PRIMED	LO E	SEE DETAILS				STD.	TBD	NOTE # 1
	104	LIBRARY/LIVING	**SEE PLANS**	CASE	E	PINE	PINE	PRIMED	LO E	SEE DETAILS				STD.	TBD	NOTE # 1
	105	DINING	**SEE PLANS**	CASE	F	PINE	PINE	PRIMED	LO E	SEE DETAILS				STD.	TBD	NOTE # 1
	106	FAMILY	**SEE PLANS**	CASE	C	PINE	PINE	PRIMED	LO E	SEE DETAILS				STD.	TBD	NOTE # 1
	107	FAMILY	**SEE PLANS**	CASE	C	PINE	PINE	PRIMED	LO E	SEE DETAILS				STD.	TBD	NOTE # 1
	108	FAMILY	**SEE PLANS**	BIFOLD	G	D.F.	D.F.	PRIMED	LO E	SEE DETAILS				STD.	TBD	NOTE # 1
	109	KITCHEN	**SEE PLANS**	CASE	E	PINE	PINE	PRIMED	LO E	SEE DETAILS				STD.	TBD	NOTE # 1
	110	KITCHEN	**SEE PLANS**	CASE	D	PINE	PINE	PRIMED	LO E (T)	SEE DETAILS				STD.	TBD	NOTE # 1, 2
	111	KITCHEN	**SEE PLANS**	CASE	D	PINE	PINE	PRIMED	LO E	SEE DETAILS				STD.	TBD	NOTE # 1
	112	PANTRY/MUD	**SEE PLANS**	CASE	D	PINE	PINE	PRIMED	LO E	SEE DETAILS				STD.	TBD	NOTE # 1
	113	PANTRY/MUD	**SEE PLANS**	ENTRY	H	D.F.	D.F.	PRIMED	LO E (T)	SEE DETAILS				STD.	TBD	NOTE # 1
	114	PANTRY/MUD	**SEE PLANS**	CASE	D	PINE	PINE	PRIMED	LO E	SEE DETAILS				STD.	TBD	NOTE # 1
	115	BATH-1	**SEE PLANS**	CASE	C	PINE	PINE	PRIMED	LO E	SEE DETAILS				STD.	TBD	NOTE # 1
	116	DEN	**SEE PLANS**	CASE	E	PINE	PINE	PRIMED	LO E	SEE DETAILS				STD.	TBD	NOTE # 1
	117	DEN	**SEE PLANS**	FIXED	I	PINE	PINE	PRIMED	LO E (T)	SEE DETAILS				STD.	TBD	NOTE # 1
2ND FLR	200	BED-1	**SEE PLANS**	CASE	J	PINE	PINE	PRIMED	LO E (T)	SEE DETAILS				STD.	TBD	NOTE # 1, 2
	201	BED-1	**SEE PLANS**	CASE	K	PINE	PINE	PRIMED	LO E	SEE DETAILS				STD.	TBD	NOTE # 1
	202	BATH-2	**SEE PLANS**	CASE	L	PINE	PINE	PRIMED	LO E (T)	SEE DETAILS				STD.	TBD	NOTE # 1
	203	LAUNDRY	**SEE PLANS**	CASE	M	PINE	PINE	PRIMED	LO E	SEE DETAILS				STD.	TBD	NOTE # 1
	204	MASTER	**SEE PLANS**	CASE	N	PINE	PINE	PRIMED	LO E	SEE DETAILS				STD.	TBD	NOTE # 1
	205	MASTER	**SEE PLANS**	CASE	C	PINE	PINE	PRIMED	LO E	SEE DETAILS				STD.	TBD	NOTE # 1
	206	MASTER	**SEE PLANS**	BIFOLD	O	D.F.	D.F.	PRIMED	LO E (T)	SEE DETAILS				STD.	TBD	NOTE # 1, 2
	207	M. BATH	**SEE PLANS**	FIXED	P	PINE	PINE	PRIMED	LO E (T)	SEE DETAILS				STD.	TBD	NOTE # 1
	208	M. BATH	**SEE PLANS**	CASE	C	PINE	PINE	PRIMED	LO E	SEE DETAILS				STD.	TBD	NOTE # 1
	209	M. CLT	**SEE PLANS**	CASE	C	PINE	PINE	PRIMED	LO E	SEE DETAILS				STD.	TBD	NOTE # 1
	210	BED-2	**SEE PLANS**	CASE	E	PINE	PINE	PRIMED	LO E	SEE DETAILS				STD.	TBD	NOTE # 1
	211	BATH-3	**SEE PLANS**	CASE	M	PINE	PINE	PRIMED	LO E (T)	SEE DETAILS				STD.	TBD	NOTE # 1
	212	BED-3	**SEE PLANS**	FIXED	P	PINE	PINE	PRIMED	LO E (T)	SEE DETAILS				STD.	TBD	NOTE # 1
	213	BED-3	**SEE PLANS**	FIXED	Q	PINE	PINE	PRIMED	LO E	SEE DETAILS				STD.	TBD	NOTE # 1
	214	BED-3	**SEE PLANS**	CASE	C	PINE	PINE	PRIMED	LO E	SEE DETAILS				STD.	TBD	NOTE # 1

NOTES

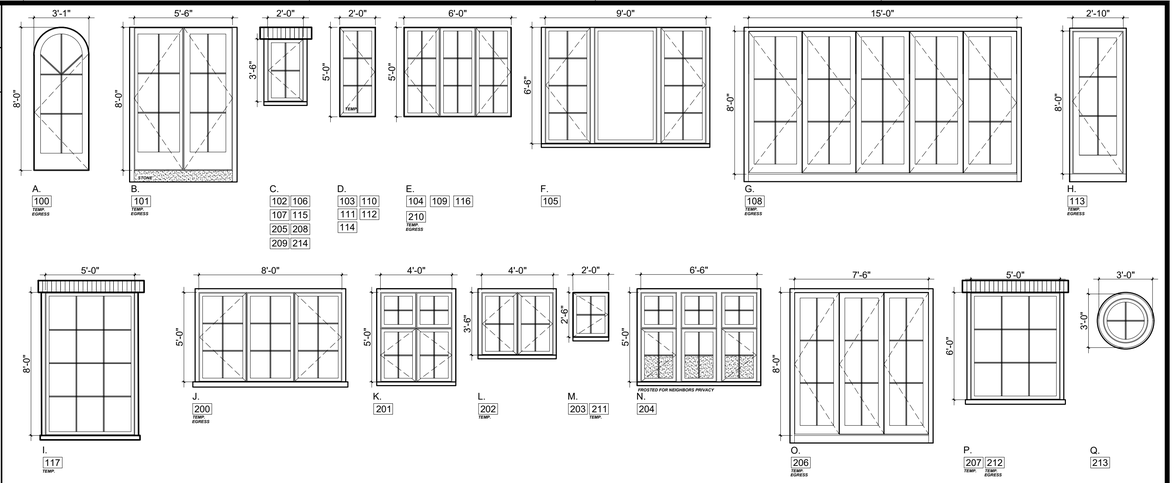
1. WOOD/CLAD SIERRA PACIFIC WINDOWS+ DOORS, WITH ***TRUE*** S.D.L 3/4" MUNTIN BARS ***W/ SPACER BAR BETWEEN THE WINDOW PANES + MUNTIN BARS ADHERED TO THE INTERIOR + EXTERIOR OF THE WINDOWS.***
2. EGRESS PER CODE
3. DOOR BY ***SIMPSON*** OR EQUAL, VERIFY DESIGN WITH OWNER & DESIGNER
4. VERIFY OPENING SIZE W/ CONTRACTOR
5. PRIVACY GLASS, OPTION BY *LOCAL ARTISAN*
6. DOOR BY SIMPSON FIBERGLASS DOOR OR EQ.
7. OVERHEAD DOOR (SHOP DRAWING REQUIRED, VERIFY SIDE MOUNT MOTOR IN FIELD
8. TRANSOM ABOVE UNIT TO BE LEADED WINDOW MADE BY *LOCAL ARTISAN*.
9. NA
10. NA
11. (*) FIELD MEASURE
12. ALL WINDOWS & GLAZING TO BE DOUBLE PANE TEMPERED GLASS (FOR BOTH LAYERS OF GLASS) PER CRC R308.

HARDWARE FINISH SPECIFICATION:
ENTRY DOOR HARDWARE: (BY OWNER) AND INSTALLED BY CONTRACTOR
WINDOW HARDWARE: WHITE, TYP. (VERIFY W/ OWNER)

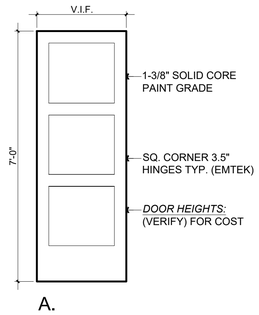
CAL. GREEN REQUIREMENTS
1. SEE CAL GREEN REQUIREMENTS IN ROOM SCHEDULE

ALUMINUM CLAD WD. & DRS W/ SIMULATED TRUE DIVIDED LITES WITH MUTINS ON THE EXTERIOR AND INTERIOR OF THE WINDOW AND SPACE BARS BETWEEN THE GLASS, TYP.

EXT. DOORS & WINDOWS SCHEDULE — Scale: NA — 2 / A9.0



EXT. DOORS & WINDOWS ELEVATIONS — Scale: 1/4" = 1'-0" — 3 / A9.0



INT. DOORS ELEVATIONS — Scale: 1/2" = 1'-0" — 4 / 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
1ST FLOOR	KITCHEN	48" COOK TOP, GAS VIF	T.B.D.	T.B.D.	T.B.D.	T.B.D.
		48" VENT HOOD	T.B.D.	T.B.D.	T.B.D.	T.B.D., MIN. 100 CFM, VENT TO EXTERIOR PER CODE
		DISHWASHER(S) (1 EA)	T.B.D.	T.B.D.	T.B.D.	T.B.D.
		DISPOSAL	T.B.D.	T.B.D.	T.B.D.	T.B.D., W/ AIR SWITCH
		REFRIGERATOR (2) 30"	T.B.D.	T.B.D.	T.B.D.	T.B.D.
		BEVERAGE FRIDGE	T.B.D.	T.B.D.	T.B.D.	T.B.D.
		MICROWAVE	T.B.D.	T.B.D.	T.B.D.	T.B.D.
		OVEN	T.B.D.	T.B.D.	T.B.D.	T.B.D.
	PANTRY	REFRIGERATOR 30"	T.B.D.	T.B.D.	T.B.D.	T.B.D.
	LAUNDRY	CLOTHES WASHER ***(STACKABLE)***	T.B.D.	T.B.D.	T.B.D.	T.B.D. W/ DRAIN
		CLOTHES DRYER ***(STACKABLE)***	T.B.D.	T.B.D.	T.B.D.	T.B.D., VENT TO EXTERIOR PER CODE

APPLIANCE SCHEDULE — Scale: NA — 5 / A9.0

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