

HERS FEATURES SUMMARY /REQUIRED SPECIAL FEATURES	
REQUIRED SPECIAL FEATURES:	HERS FEATURE SUMMARY:
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HERS FEATURE SUMMARY:

ELECT/MECH SYMBOLS	BUILDING DATA
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& d	And Penny Angle	EXH EXP	Exhaust Expansion	PBD PFB	Particle Bd. Prefabricate(d)
@	At	EXPO	Exposed	PL	Plate (line)
C	Center line	EXT	Exterior	PLAS	Plaster
O	Dia. or round	FBO	Furnished by Owner	PLYWD	Plywood
#	Perpendicular Pound or No.	FDN	Foundation	PNT	Panel(ing)
		FIN	Finish	PNT	Paint(ed)
AB	Anchor Bolt	FL	Flash (line)	PR	Pair
ABV	Above	FLASH	Flashing	PRCST	Pre Cast
AC	Asphalt Conc.	FLOUR	Fluorescent	PT	Pressure Treated
ACOUS	Acoustical	FLX	Flexible	QT	Quarry Tile
ADH	Adhesive	FOC	Face of Conc.		
ADJ	Adjustable	FOF	Face of Fin.	R	Riser
AGG	Aggregate	FOX	Face of Stud	RAD	Radius
AL	Aluminum	FO	Finished Opening	REINF	Reinforce
AP	Access Panel	FPL	Fireplace	RELO	Relocate
APX	Approximate	FTG	Footing	REMO	Remove
		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
CNT	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 Contract	WD	Wood
				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		

	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
	MATCH LINE, SHADED SIDE IS CONSIDERED WORK, CONTROL, OR DATUM POINT
	PROPERTY LINE
	SETBACK LINE
	EXISTING CONTOURS
	NEW OR FINISHED CONTOURS
	TOP OF WALL
	TOP OF CURB
	TOP OF PAVEMENT
	FIXTURE OR EQUIPMENT SYMBOL

	Duplex convenience outlet & plate
	Floor convenience outlet
	GFI duplex convenience outlet
	Fourplex outlet
	Duplex conv. outlet, 1/2 hot, 1/2 switched
	220V amereage 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
	Porcelain receptacle 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 fluorescent 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

APN #:	:026-063-010
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.) + 280 +1,100 SQ.FT. = 3,300 SQ.FT.	
(N) FAR	
(N) 1ST FLOOR	= 1,646 SQ.FT.
(N) 2ND FLOOR	= 1,374 SQ.FT.
**(N) GARAGE	= 280 SQ.FT.
TOTAL :	= 3,020 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	
(N) GARAGE	= 280 SQ.FT.
(N) ADU *** NOT COUNTED***	= 325 SQ.FT.
(N) HOME	= 1,646 SQ.FT.
TOTAL :	= 2,251 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	
SPRINKLERED: (N) FIRE SPRINKLER (E): NONE	
CONSULTANTS	
DESIGNER	SURVEY
FARM + ONE DESIGN	DOMINGUEZ ASSOCIATES LLC
CONTACT: TIM RADUENZ	ATTN: CARLOS
4843 SILVER SPRINGS DRIVE	4360 COPPER HOLLOW RD.
PARK CITY, UT 84098	DALLAS OR. 97338
PHONE: 415-819-0304	P. 650-455-2341
TIM@FORMONEDSIGN.COM	CAROLS@DOMINGUEZASSOCIATES.COM
OWNERS	ARBORIST
XLC, LLC	ADVANCED TREE CARE
1341 DRAKE AVE.	ROBERT WEATHERHILL
BURLINGAME, CA 94010	965 EAST SAN CARLOS AVE.
TITLE 24	SAN CARLOS, CA 94070
RICK ROCKLEWITZ	LANDSCAPE DESIGNER
NRG COMPLIANCE INC.	MUZIK DESIGN STUDIO
PO BOX 3777	1117 WAYNE WAY
SANTA ROSA, CA 95402	SAN MATEO, CA 94403
PHONE: 707-237-6957	P: 650.524.5468
CIVIL	STRUCTURAL ENGINEER
TRAVIS LUTZ, P.E., QSD/QSP	SHUNG ENGINEERING
PRECISION ENGINEERING	29300 KOHOUTEK WAY
901 WALTERMIRE STREET	SUITE 190
BELMONT, CA 94002	P: 510.475.7900
P: 650.226.8640	
F: 650.637.1059	
EXTERIOR FINISHES	

T1.0	TITLE PAGE	***	<u>CIVIL DRAWINGS</u>
GN	GENERAL NOTES		<u>FUTURE</u>
COA	CONDITIONS OF APPROVAL (<i>FUTURE</i>) ***		
CG	CAL GREEN	L1	LANDSCAPE DRAWINGS
SW	CONSTRUCTION BEST MANAGEMENT PRACTICES	L2	PROPOSED LANDSCAPE PLAN
SW2	SW DETAILS		PLANTING NOTES + DETAILS
FAR	PROPOSED FAR		
1 OF 1	SURVEY		
A1.0	PROPOSED SITE PLAN	***	<u>STRUCTURAL DRAWINGS</u>
A1.1	DRAINAGE PLAN		<u>FUTURE</u>
A1.2	TREE PROTECTION PLAN		
	ARCHITECTURAL DRAWINGS		
A2.0	PROPOSED FLOOR PLANS		
A2.1	PROPOSED ROOF PLAN		
A3.0	PROPOSED FRONT + REAR ELEVATION		
A3.1	PROPOSED LEFT +RIGHT ELEVATION		
A4.0	PROPOSED BUILDING SECTIONS		
G2.0	PROPOSED GARAGE		
A5.0	CONSTRUCTION DETAILS		
A9.0	FINISH SCHEDULE		
	<u>MECHANICAL + ELECTRIC DRAWINGS</u>		
***	<u>FUTURE</u>		

CONFIRM WITH BUILDING DEPARTMENT WHAT IS REQUIRED AT TIME OF PERMITTING.

PUBLIC WORKS REQUIRES A SEWER BACKWATER PROTECTION CERTIFICATE **PRIOR TO PERMIT BEING ISSUED**. PLEASE CONTACT PUBLIC WORKS @ 650.558.7230.

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.**

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.

A GRADING PERMIT IF REQUIRED, WILL BE OBTAINED FROM THE DEPARTMENT OF PUBLIC WORKS.

AN AUTOMATIC SPRINKLER SYSTEM IS **REQUIRED** THROUGHOUT THE ENTIRE MAIN HOUSE. **UNDER A SEPARATE PERMIT.**

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.

PROVIDE A BACKFLOW PREVENTION DEVICE-USC APPROVED DOUBLE CHECK VALVE ASSEMBLY FOR FIRE LINE. GENERAL CONTRACTOR MUST 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.

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 INDICATE THE LOCATION OF THE DOUBLE BACKFLOW PREVENTION DEVICE ON THE FIRE PROTECTION LINE AFTER THE SPLIT BETWEEN DOMESTIC AND FIRE PROTECTION LINES.

FIRE FLOW SHALL MEET REQUIREMENTS OF CALIFORNIA FIRE CODE APPENDIX IIIA. FIRE FLOW FOR RESIDENTIAL BUILDINGS LESS THAN 10,000 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%

MIN. 1" WATER METER REQUIRED.

AN ELECTRONIC GATE CROSSES THE DRIVEWAY, PROVIDE A KNOX KEY SWITCH CONNECTED TO THE GATE TO ALLOW FOR FIRE DEPARTMENT EMERGENCY ACCESS.

1. REMOVAL OF EXISTING HOME + GARAGE, **PROPOSED** 2 STORY HOME + DETACHED 1-STALL GARAGE

26-6
1" = 100'

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EASTON ADDITION

ASSESSOR'S MAP OF SAN MATEO, CALIF.

SITE

	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

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 + 2019 CGC § 4.10.3. AN OPERATION AND MAINTENANCE MANUAL WILL BE PROVIDED TO THE BUILDING OCCUPANT, OR OWNER. 2019 CGC § 4.10.4. THE BUILDING OWNER SHALL PROVIDE TO THE CITY OF BURLINGAME, UPON REQUEST, ALL RECORDS, TEST RESULTS, AND INSPECTION SPECIFICATIONS, BUILDER OR INSTALLER CERTIFICATION, INSPECTION REPORTS, OR OTHER METHODS ACCEPTABLE TO THE BUILDING DIVISION THAT WILL SHOW SUBSTANTIAL CONFORMANCE WITH THE 2019 CODE REQUIREMENT 2019 CGC § 703.2.1. THE BUILDING DIVISION MAY CONDUCT VISUAL INSPECTIONS 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 TO PREVENT ACCUMULATION OF DUST AND DEBRIS. THE BUILDING DIVISION MAY ENFORCE ANY AGENCY TO REDUCE THE AMOUNT OF WATER, DUST, OR DEBRIS THAT MAY ENTER THE SYSTEM. (CGC § 4.504.1).

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.

2019 California Building Code
 2019 California Residential Code
 2019 California Plumbing Code
 2019 California Mechanical Code
 2019 California Electric Code
 2019 California Energy Code
 2019 California Fire Code
 CITY OF BURLINGAME MUNICIPAL CODE
 2019 California Green Building Standards Code
 CAL GREEN BUILDING CODE CHECKLIST: Single Family to be attached to jobsite building set

1. NO PERSON SHALL ERECT (INCLUDING EXCAVATION AND GRADING), DEMOLISH, ALTER OR REPAIR ANY BUILDING OR STRUCTURE OTHER THAN BETWEEN THE HOURS LISTED BELOW.

(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.

WALL FINISH: (N) WINDSOR ONE VERT. SIDING
(DARK STAIN),STONE VENEERS, & STUCCO
ROOF: CLASS A, ARCHITECTURAL ASPHALT
SHINGLES
(WINDOWS: (N) ALUMINUM CLAD WINDOWS
SIERRA PACIFIC W/ S.D.L. OR EQ.

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, PER CODE: TBD KW (FUTURE BUILDING SUB.)**

1. STORM WATER CONSTRUCTION POLLUTION PREVENTION PERMIT
(REQUIRED FOR PERMITTING OF ANY CONSTRUCTION)

(INITIAL FIELD IS REQUIRED BEFORE START OF CONSTRUCTION)

2. SEWER BACKFLOW PROTECTION CERTIFICATE
(FINISHED BEFORE ISSUANCE)

3. RECYCLING & WASTE REDUCTION FORM (FINISHED BEFORE
ISSUANCE)

4. SEWER LATERAL TEST ENCROACHMENT PERMIT
(FINISHED BEFORE ISSUANCE)

5. BAAQMD #NUMBER (FINISHED BEFORE ISSUANCE)

6. PREMANUFACTURED ROOF TRUSSES (CSC 1603.1)
AT TIME OF PERMITTING OF CONSTRUCTION CONTROL PLAN AND
STIPULATE ON DRAWINGS THE REMOVAL AND REPLACEMENT OF
SIDEWALK, CURB, GUTTER, SEWER LATERAL, + WATER LINE TO THE
PUBLIC WORKS DEPARTMENT.

7. 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)**

8. REEVALUATION OF STORM DRAIN FEE MAY BE REQUIRED.

Rev. :	Description :	Revis :
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1000

Owner :
XLC LLC
1341 DRAKE AVE.

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

form+ one
DESIGN ■ PLANNING

TITI E PAGE

XXLC LLC	1341 DR	RUBI INC
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Title :	
Project :	
Job No. :	

T1.0

Sheet
Scale: See Details

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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:

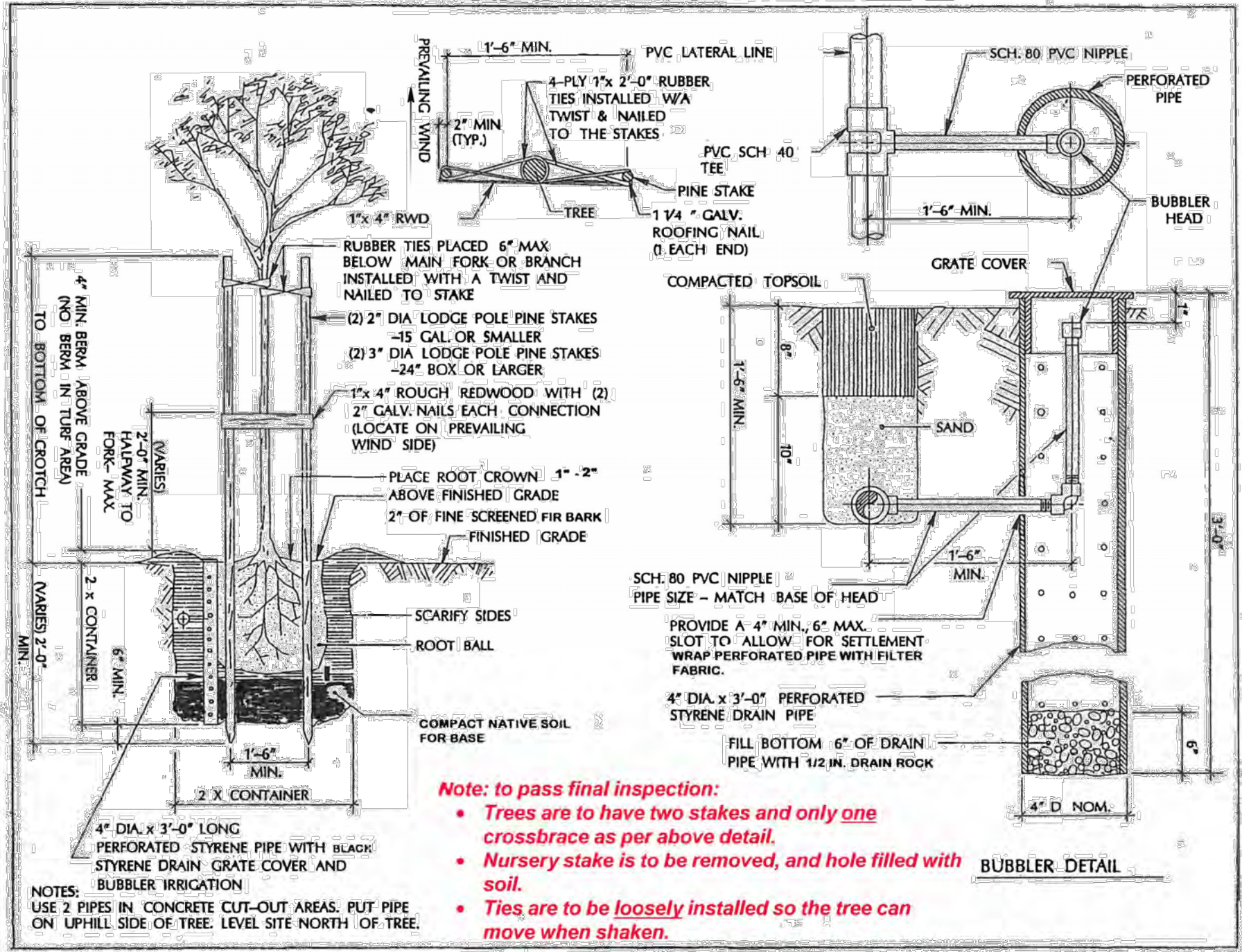
ALL WORK SHALL COMPLY W/ THE 2022 EDITION OF THE CA. BUILDING CODE AND ALL OTHER CODES AND REQUIREMENTS, IN THEIR MOST RECENT EDITION INCLUDING THE FOLLOWING:

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 INFERRER 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 CONTRADICTIONY 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
WITH BUBBLER IRRIGATION



TREE PLANTING DETAIL

Scale: NA



Revised 2022 BURLINGAME REACH CODE CHECKLIST SINGLE FAMILY NEW CONSTRUCTION

USE THIS FORM FOR SINGLE FAMILY NEW CONSTRUCTION

PROJECT ADDRESS: 1341 DRAKE

APN: 026-063-010 APPLICANT NAME: TIM RADUENZ

1. ELECTRIFICATION

Check all boxes below:

- ☐ All-Electric THE GAS BAN PORTION HAS BEEN RESCINDED
- ☐ No natural-gas or propane appliances
- ☐ No natural-gas or propane meters or infrastructure in the building or within the property lines
- ☒ A solar photovoltaic system with a capacity of at least 2.95 kW(DC). The number of Kilowatts required is calculated by the energy report, the CF1R-PRF-01.

2. ENERGY EFFICIENCY

- ☒ Compliance with energy efficiency standards required under the State Energy Code

3. GREEN BUILDING


A completed 2022 Burlingame CALGreen checklist is included on the plans: <https://ca-burlingame.civcplus.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: 2/12/24

Version 2.0, September 2024

REACH CODE

CONFIRM DURING BUILDING IF REQUIRED

Scale: NA



Title : General Notes

Project : XLC LLC
1341 DRAKE AVE.
BURLINGAME CA 94010

Job No. : 25-08
Drawn : TIM RADUENZ
Date : 2/11/25

Revisions

Rev. : Description : Date :

001
002
003
004
005
006

BUILDING SET
PLANNING SET

Owner :
XLC LLC
1341 DRAKE AVE.
BURLINGAME CA 94010
Zoning: R1
4843 SILVER SPRINGS DRIVE
Park City, UT 84098
Ph: 415.819.0304
E-mail: TIM@FORMONEDSIGN.COM


form+one
DESIGN ■ PLANNING

Sheet

Scale: See Details

GN

APN#: 026-063-010

Contractor :

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 CGC 4.106.4*

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: 1341 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 <i>California Plumbing Code</i> , and shall meet the applicable standards referenced in Table 1701.1 of the <i>California Plumbing Code</i> . 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 (MWVELO) 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 #3
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: 2/12/25
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

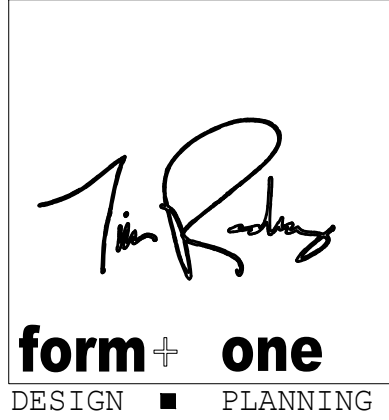
Revisions		
Rev. :	Description :	Date :
001		
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003		
004		
005		
006		

Contractor :

Owner :
XLC LLC
1341 DRAKE AVE.
BURLINGAME CA 94010

Zoning: R1

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



Title : Cal Green		
Project :	XLC LLC 1341 DRAKE AVE. BURLINGAME CA 94010	
Job No. :	25-08	Drawn : TIM RADUENZ
		Date : 2/11/25

BUILDING SET
PLANNING SET

APN#: 026-063-010

CG

Sheet
Scale: See Details

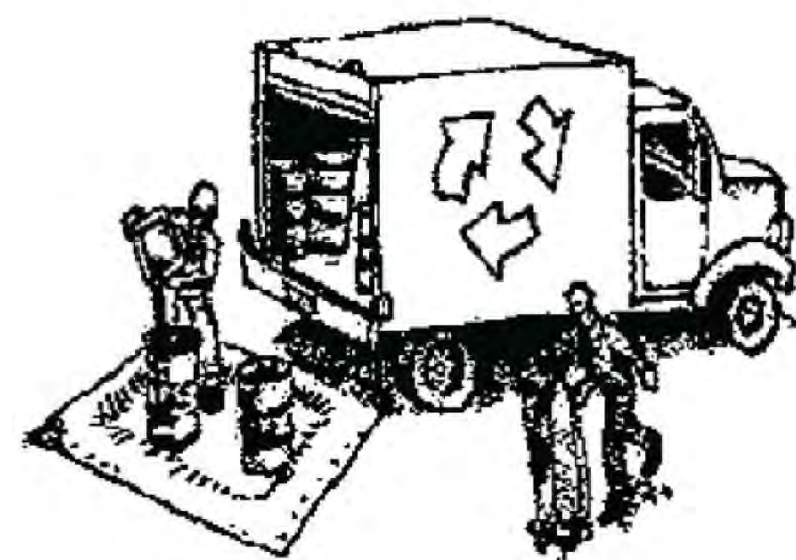


SAN MATEO COUNTYWIDE
**Water Pollution
Prevention Program**
Clean Water. Healthy Community.

Construction Best Management Practices (BMPs)

Construction projects are required to implement the stormwater best management practices (BMP) on this page, as they apply to your project, all year long.

Materials & Waste Management



Non-Hazardous Materials

- ❑ Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.
- ❑ Use (but don't overuse) reclaimed water for dust control.

Hazardous Materials

- ❑ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- ❑ Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- ❑ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ❑ Arrange for appropriate disposal of all hazardous wastes.

Waste Management

- ❑ Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- ❑ Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site.
- ❑ Clean or replace portable toilets, and inspect them frequently for leaks and spills.
- ❑ Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gyp board, pipe, etc.)
- ❑ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.

Construction Entrances and Perimeter

- ❑ Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- ❑ Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

Equipment Management & Spill Control



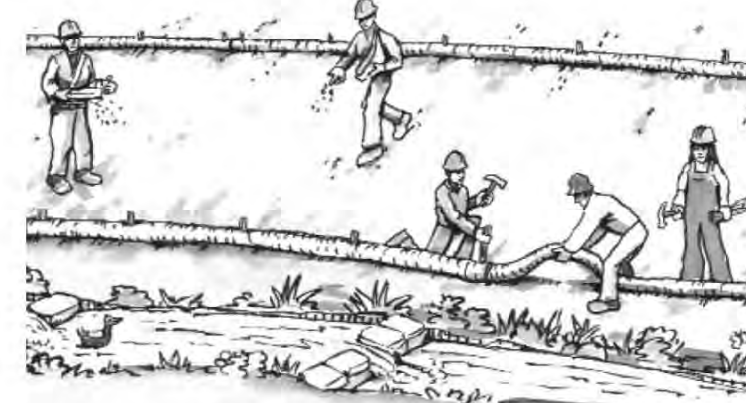
Maintenance and Parking

- ❑ Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- ❑ Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- ❑ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ❑ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- ❑ Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment.

Spill Prevention and Control

- ❑ Keep spill cleanup materials (e.g., rags, absorbents and cat litter) available at the construction site at all times.
- ❑ Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- ❑ Clean up spills or leaks immediately and dispose of cleanup materials properly.
- ❑ Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- ❑ Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- ❑ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- ❑ Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).

Earthmoving



- ❑ Schedule grading and excavation work during dry weather.
- ❑ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ❑ Remove existing vegetation only when absolutely necessary, and seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.
- ❑ Prevent sediment from migrating offsite and protect storm drain inlets, gutters, ditches, and drainage courses by installing and maintaining appropriate BMPs, such as fiber rolls, silt fences, sediment basins, gravel bags, berms, etc.
- ❑ Keep excavated soil on site and transfer it to dump trucks on site, not in the streets.

Contaminated Soils

- ❑ If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
 - Unusual soil conditions, discoloration, or odor.
 - Abandoned underground tanks.
 - Abandoned wells
 - Buried barrels, debris, or trash.

Paving/Asphalt Work



- ❑ Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- ❑ Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- ❑ Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- ❑ Do not use water to wash down fresh asphalt concrete pavement.

Sawcutting & Asphalt/Concrete Removal

- ❑ Protect nearby storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- ❑ Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ❑ If sawcut slurry enters a catch basin, clean it up immediately.

Concrete, Grout & Mortar Application



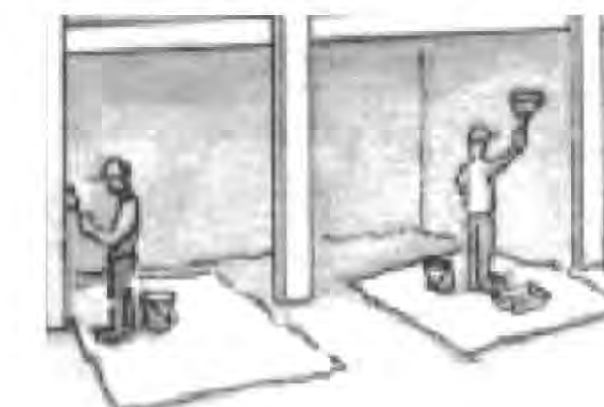
- ❑ Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- ❑ Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that will prevent leaching into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- ❑ When washing exposed aggregate, prevent washwater from entering storm drains. Block any inlets and vacuum gutters, hose washwater onto dirt areas, or drain onto a bermed surface to be pumped and disposed of properly.

Landscaping



- ❑ Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- ❑ Stack bagged material on pallets and under cover.
- ❑ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

Painting & Paint Removal



Painting Cleanup and Removal

- ❑ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- ❑ For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- ❑ For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- ❑ Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.
- ❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead based paint removal requires a state-certified contractor.

Dewatering



- ❑ Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer call your local wastewater treatment plant.
- ❑ Divert run-on water from offsite away from all disturbed areas.
- ❑ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ❑ In areas of known or suspected contamination, call your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.

Storm drain polluters may be liable for fines of up to \$10,000 per day!

Revisions

Rev.: Description : Date :

001
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003
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005
006

Contractor :

Owner :
XLC LLC
1341 DRAKE AVE.
BURLINGAME CA 94010

Zoning: RL

BUILDING SET
PLANNING SET

APN#: 026-063-010

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

Tim Rader

form + one
DESIGN ■ PLANNING

Title : BMP'S & Pollution Prevention

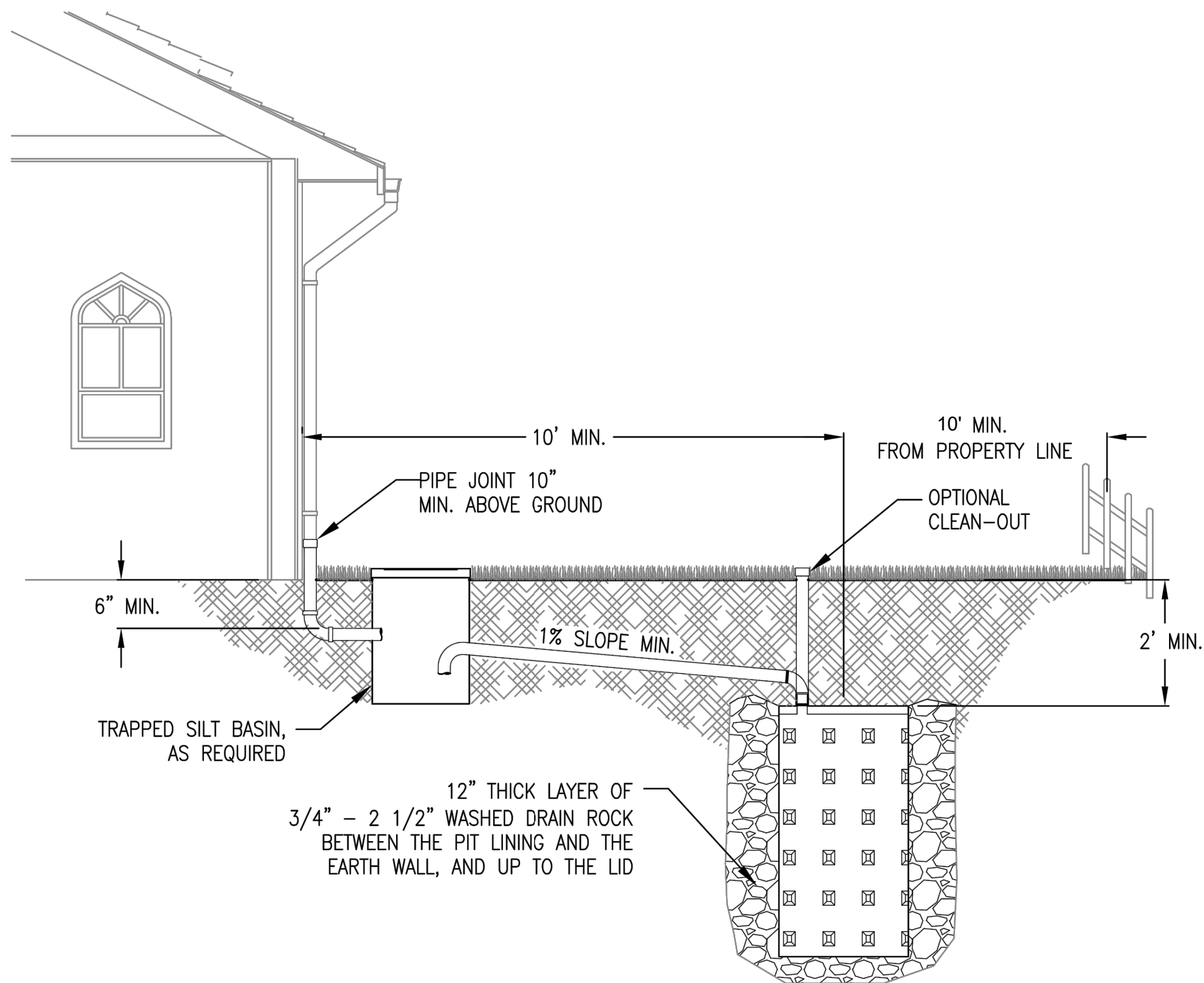
Project : XLC LLC
1341 DRAKE AVE.
BURLINGAME CA 94010

Job No. : 25-08
Drawn : TIM RADER
Date : 2/11/25

SW

Sheet
Scale: See Details

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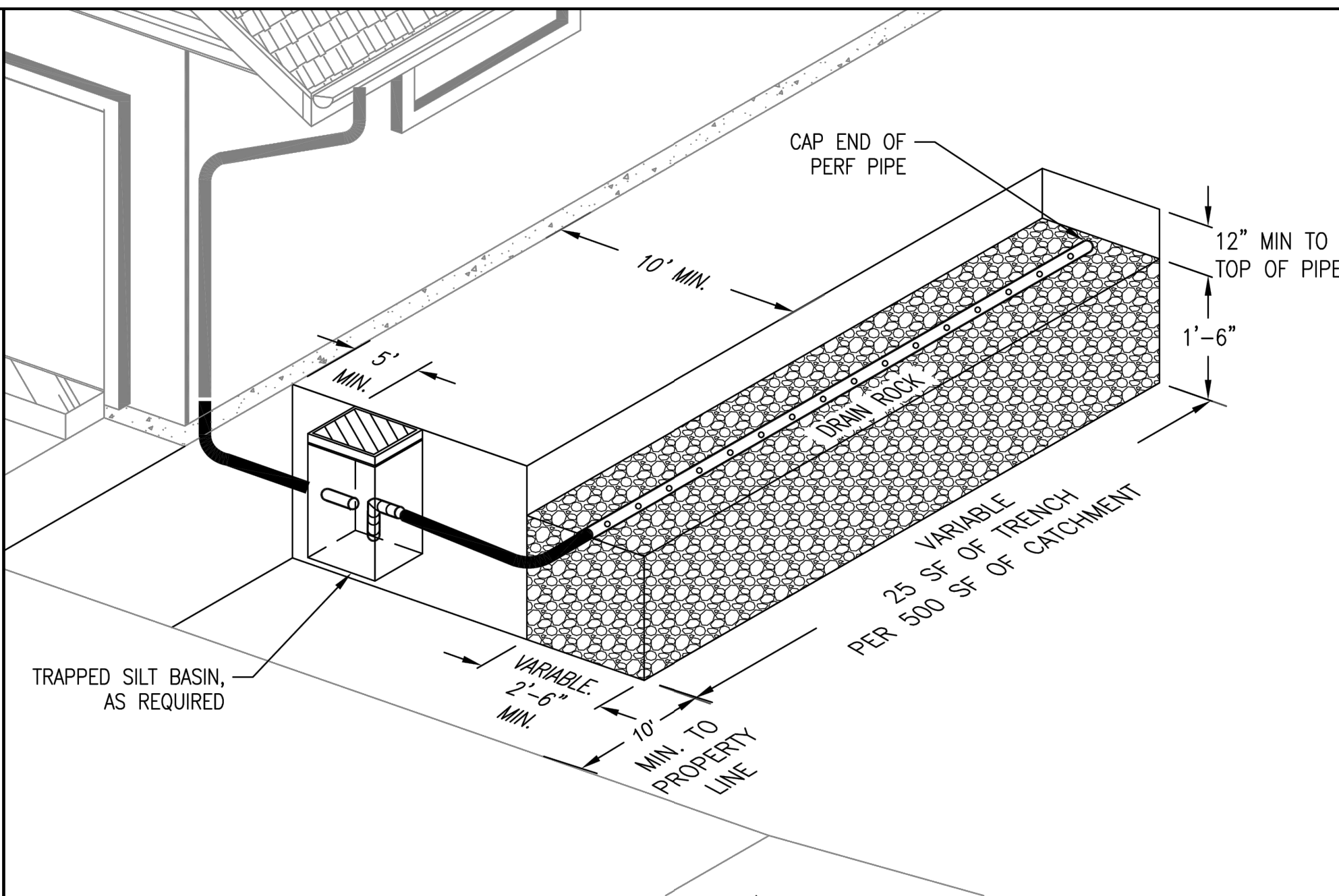


1. Sizing: See adjacent table to size the drywell(s) based on impervious area.
2. Siting Criteria: The base of the drywell must be at least 5' above seasonal high groundwater.
3. Setbacks: Measured from the center, the drywell must be 10' from foundations and 10' from property lines except next to the 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.
- 4.
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.
- 8.

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

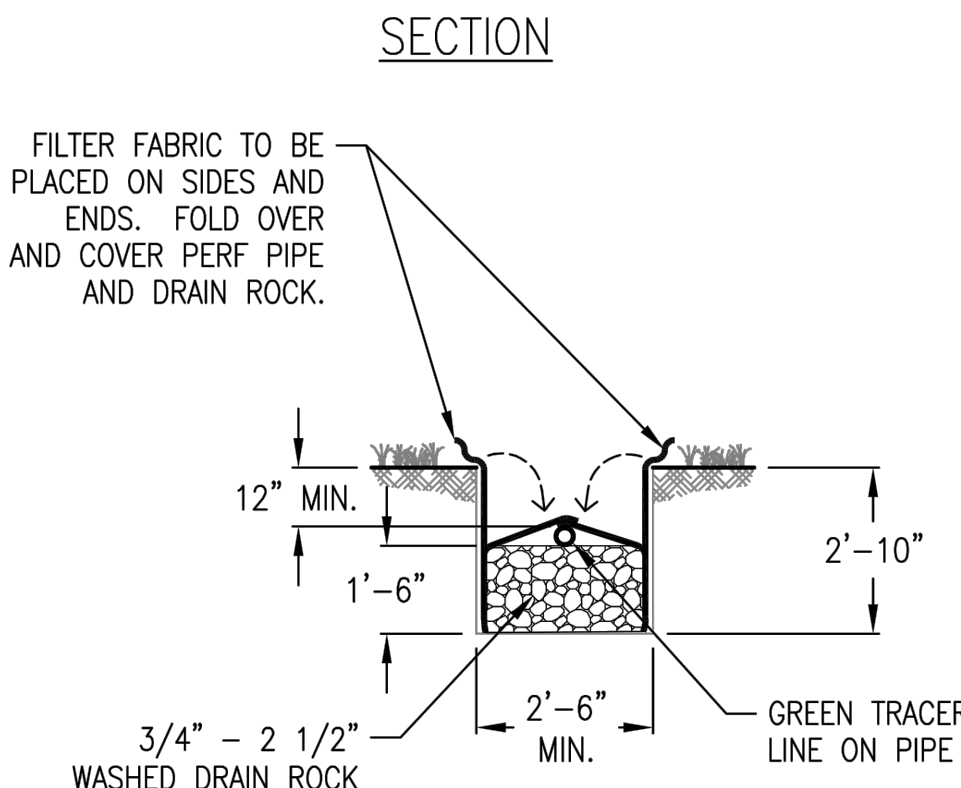
Smearing the soil surface during excavation can limit infiltration rates. If smooth excavation tools are used, roughen the sides and bottom of the excavation with a sharp pointed tool. Remove loose material from the bottom of the excavation.



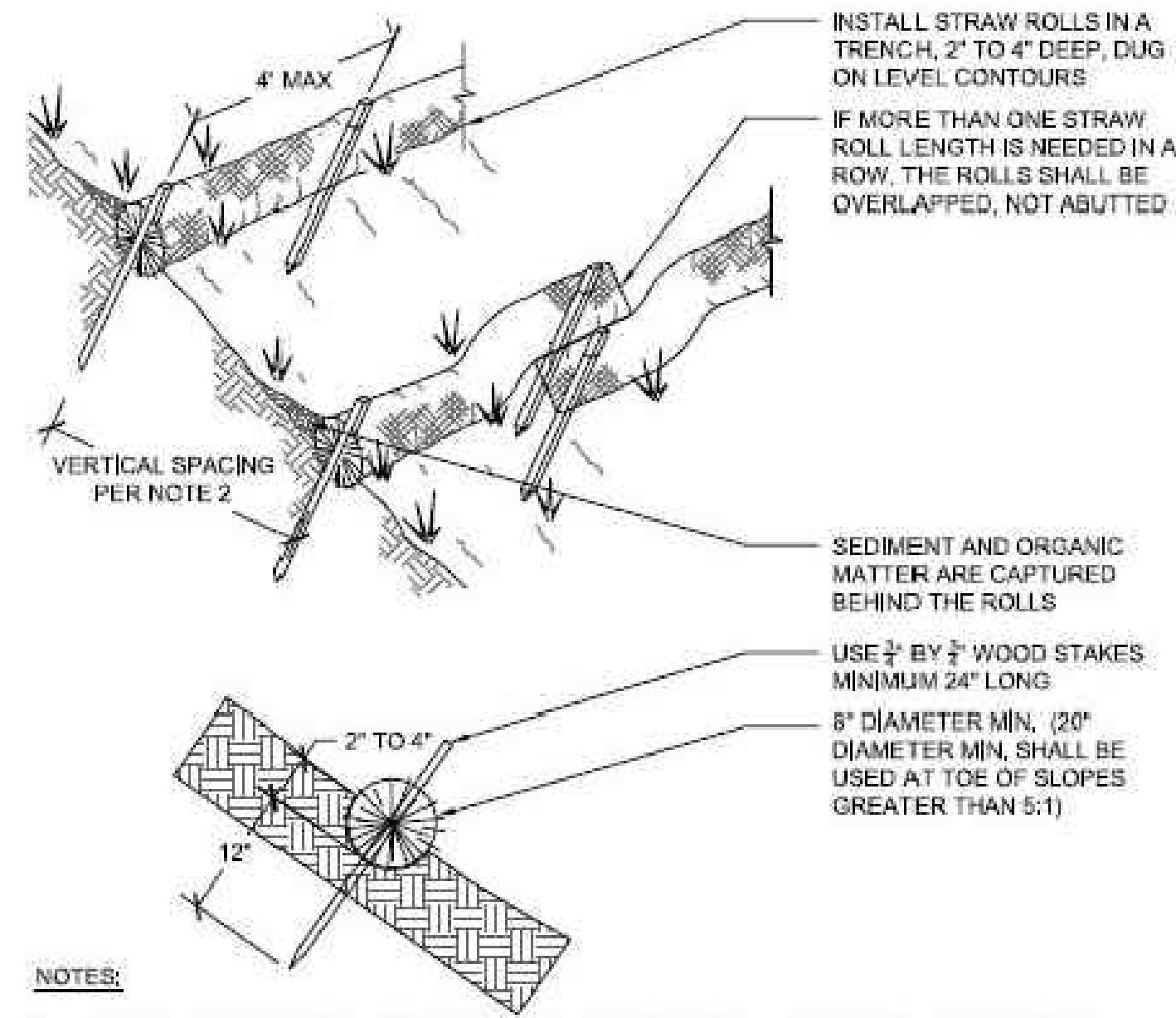
1. Siting Criteria: The base of the soakage trench must be at least 5' above seasonal high groundwater.
2. Sizing: 1'-6" tall, 2'-6" wide minimum. 25 square feet of trench per 500 square feet of catchment area.
3. Setbacks: Measured from the edge, the soakage trench must be 10' from foundations and 10' 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.
- 5.
6. The top of the soakage trench must be lower than foundations, including basements within 10 feet of the soakage trench.
- 7.

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.



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



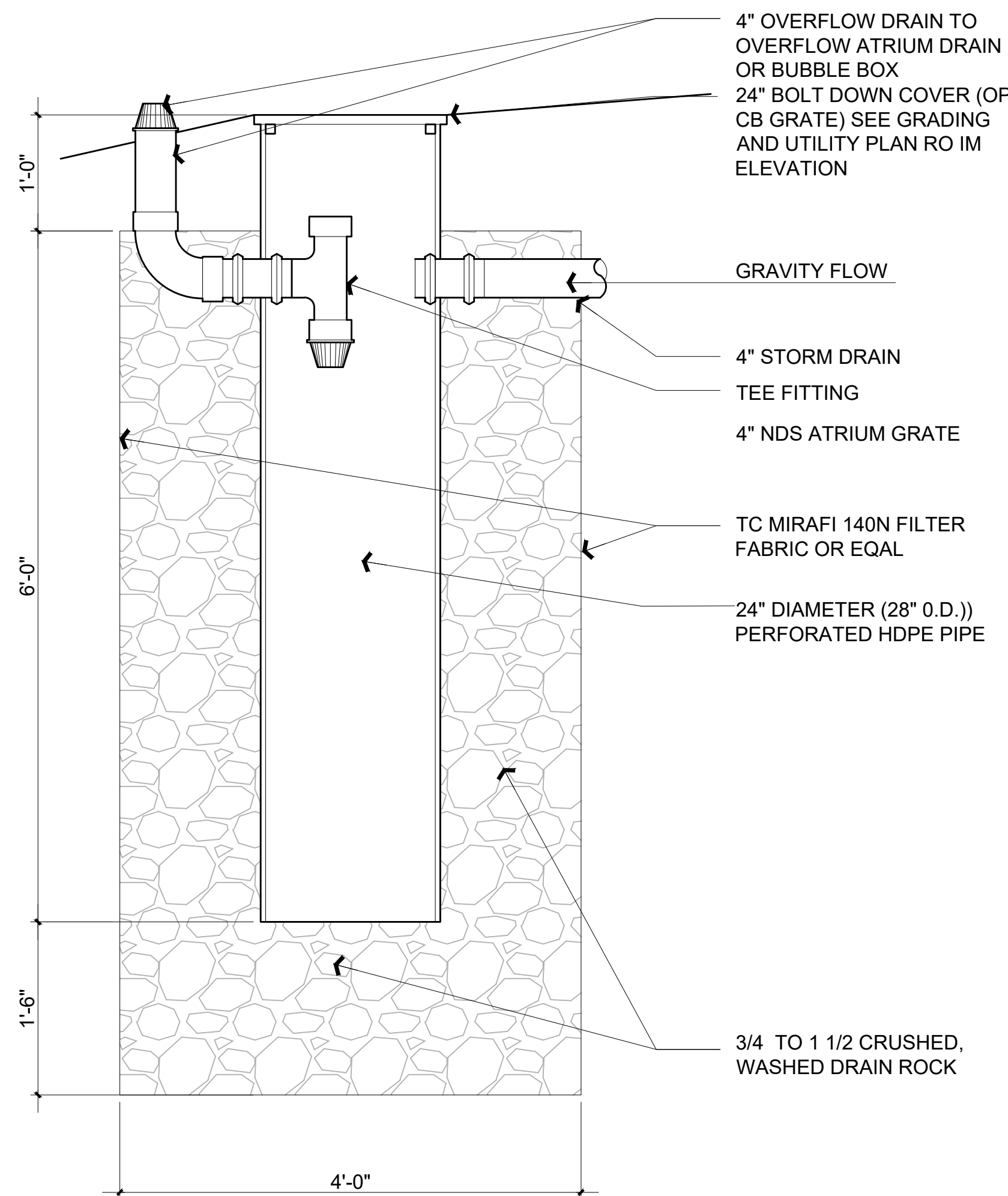
NOTES:

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

STRAW ROLL DETAIL

Scale: N.A.

3
SW2



DRYWELL (RECOMMENDED DETAIL)

Scale: N.A.

1
SW2

SOAKAGE TRENCH

Scale: N.A.

2
SW2

DRYWELL WITH STANDPIPE

Scale: N.A.

4
SW2

Revisions	
Rev.:	Description :
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002	
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005	
006	

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DESIGN ■ PLANNING

Title : Stormwater Management Details

Project : XLC LLC
1341 DRAKE AVE.
BURLINGAME CA 94010

Job No. : 25-08
Drawn : TIM BAQUENZ
Date : 2/11/25

BUILDING SET
PLANNING SET

APN#: 026-063-010

SW2

Sheet
Scale: See Details

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. A PLAN HAS BEEN DEVELOPED, AND WILL BE IMPLEMENTED, TO MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION. SEE DRAINAGE PLAN ON SHEET A1.1 CGC 4.106.2 & CGC 4.106.3
- 4. ALL SPRINKLER DRAINAGE SHALL BE PLACED INTO LANDSCAPING AREAS.
- 5. ALL TREE PROTECTION MEASURES ARE TO REMAIN IN PLACE THROUGHOUT THE PROJECT.
- 6. ALL PROTECTED TREES, STREET TREES, AND REQUIRED LANDSCAPE TREES ARE TO BE IN GOOD CONDITION IN ORDER TO PASS PARKS FINAL INSPECTION

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 CGC 4.106.4

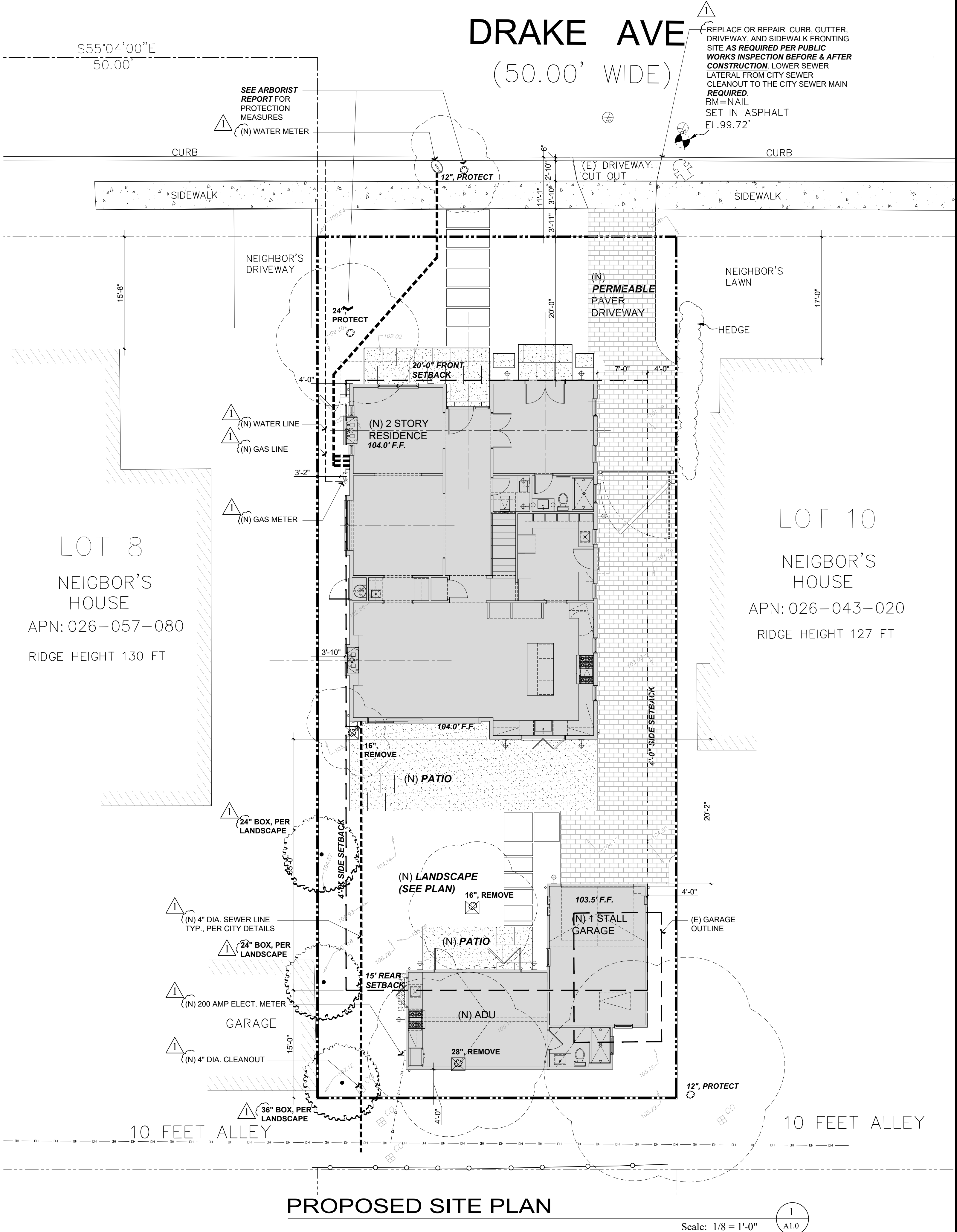
PUBLIC WORKS NOTES

- 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.
- 3. THERE WILL BE NO PERMANENT STRUCTURES SUCH AS RETAINING WALLS, FENCES, COLUMNS, MAILBOX, ETC. PROPOSED BEYOND THE PROPERTY LINE AND INTO THE PUBLIC RIGHT-OF-WAY.
- 4. ALL ABANDONED SEWER LATERALS SHALL HAVE WYES OR SADDLES REMOVED OFF THE MAIN AND REPLACE WITH NEW STRAIGHT SECTION.
- 5. ALL ABANDONED EXISTING WATER SERVICES, 2-INCH OR BELOW, SHALL BE CUT AND CAP AT THE EXISTING MAIN CONNECTION AND DISCONNECT AT SERVICE SADDLE. ABANDON VALVE WHERE APPLICABLE.
- 6. ALL ABANDONED EXISTING WATER SERVICES, GREATER THAN 2", SHALL HAVE TEES REMOVED AT MAIN AND REPLACED WITH STRAIGHT PIPE PER CITY STANDARDS AND DETAILS.
- 7. DUE TO CONSTRUCTION OF THE GARAGE UP AGAINST REAR / SIDE PROPERTY LINE(S) A CONSTRUCTION STRING LINE REPRESENTING THE PROPERTY LINE SHALL BE ESTABLISHED DURING THE FINAL PUBLIC WORKS INSPECTION TO CONFIRM NO ENCROACHMENTS EXIST.

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.

SETBACK TABLE		
DRAKE AVE HOUSE #	APN	FRONT SETBACK
1309	APN: 026-063-090	20.5'
1315	APN: 026-063-080	20.5'
1317	APN: 026-063-070	19.2'
1321	APN: 026-063-060	13.7'
1325	APN: 026-063-050	18.4'
1329	APN: 026-063-040	16.8'
1333	APN: 026-063-030	17.8'
1337	APN: 026-063-020	17.0'
1341 (Subject)	APN: 026-063-010	16.5'
1345	APN: 026-057-080	15.6'
1349	APN: 026-057-070	17.5'
1355	APN: 026-057-060	17.7'
1357	APN: 026-057-050	17.8'
1561	APN: 026-057-040	16.8'
1365	APN: 026-057-030	16.9'
1369	APN: 026-057-020	16.7'
	AVERAGE	17.5'



Revisions		Contractor :
Rev.:	Description :	Date :
001	Response to Comments	6/6/25
002		
003		
004		
005		
006		

OWNER :
XLC LLC
1341 DRAKE AVE.
BURLINGAME CA 94010

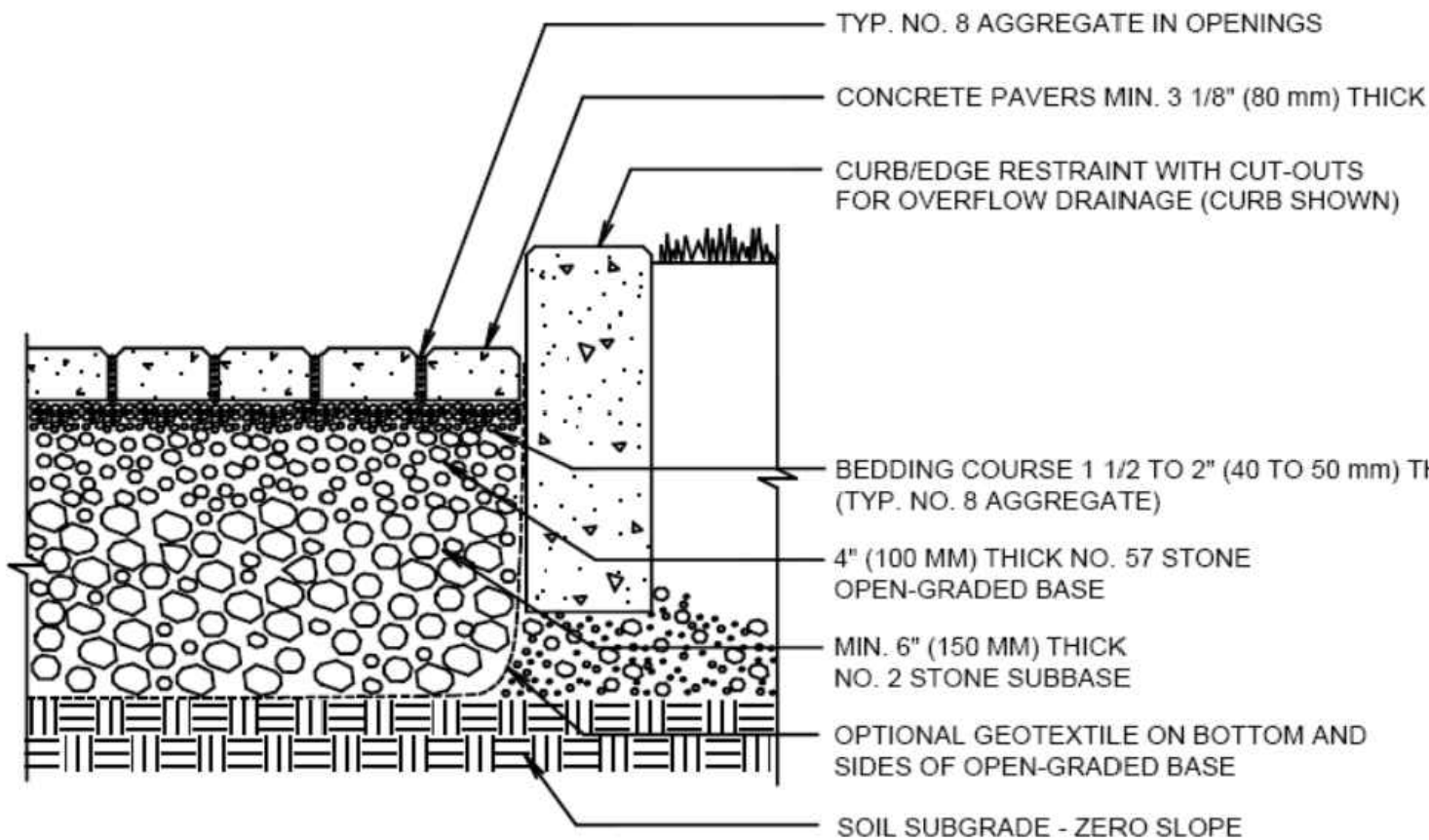
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APN#: 026-063-010

form+one
DESIGN ■ PLANNING

Title : Site Plan		Job No. :	Drawn : TIM RAJUEZ	Date :
Project : XLC LLC 1341 DRAKE AVE. BURLINGAME CA 94010		25-08		2/11/25



SELF-TREATING PERMEABLE PAVER DETAIL

Scale: N/A

2
A1.1

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.

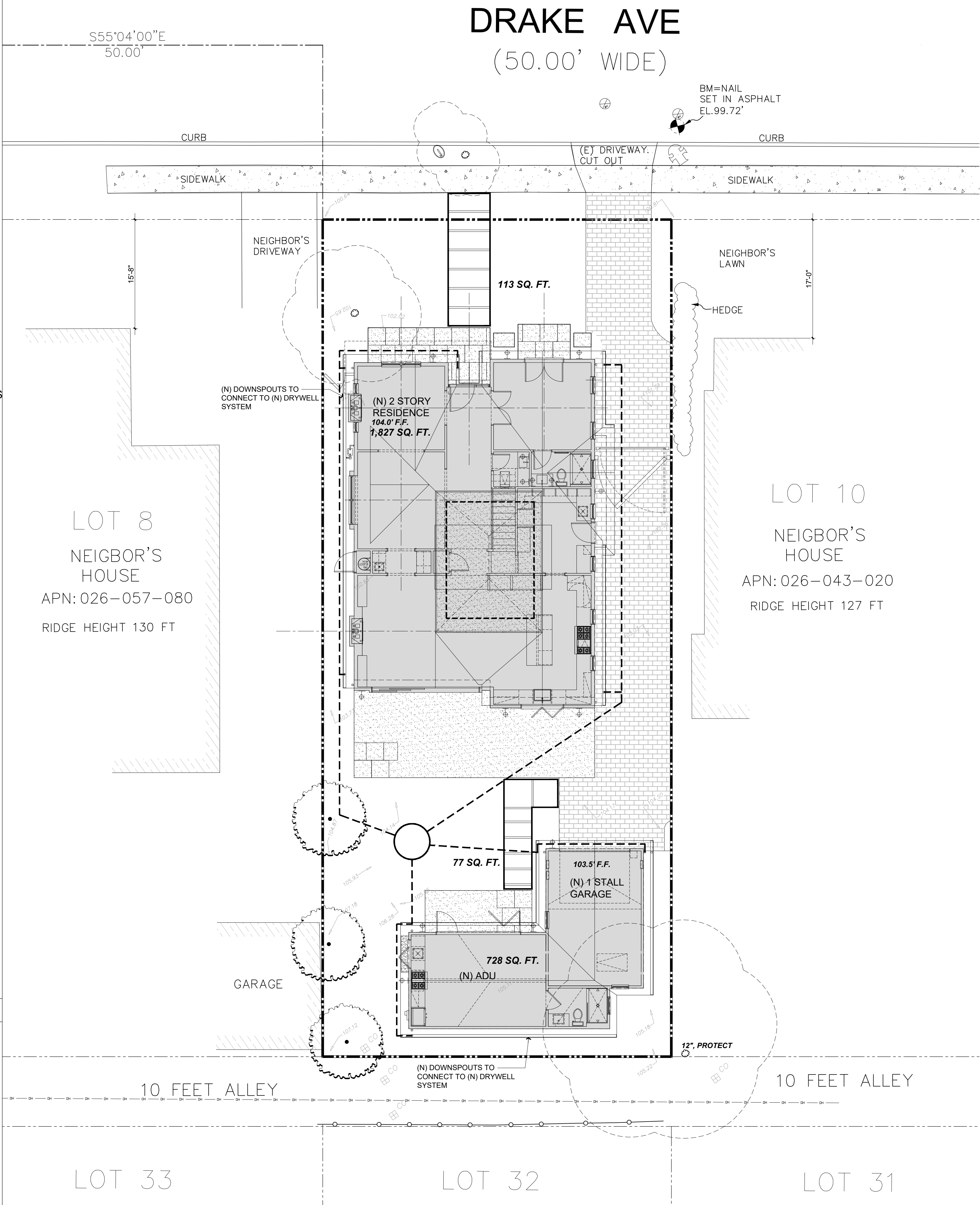
IMPERVIOUS SURFACE CALC

(N) HOUSE:	1,827 SQ. FT.
(N) GARAGE W/ ADU:	728 SQ. FT.
REAR PATIO:	389 SQ. FT. (NOT COUNTED, PERMEABLE)
REAR WALKWAY:	77 SQ. FT.
FRONT WALKWAY:	113 SQ. FT.
FRONT PATIO:	116 SQ. FT. (NOT COUNTED, PERMEABLE)
DRIVEWAY:	883 SQ. FT. (NOT COUNTED, PERMEABLE)
TOTAL:	2,745 SQ. FT.

2,745 SQ. FT. (IMPERVIOUS SURFACE AREA) / 6,000 SQ. FT. (LOT SIZE) = 45.75%

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 DRYWELL.**

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



PROPOSED DRAINAGE PLAN / IMPERVIOUS SURFACE

Scale: 1/8" = 1'-0"

1
A1.1

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Contractor :

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Title : Drainage Plan / Impervious Surface

Project : XLC LLC
1341 DRAKE AVE.
BURLINGAME CA 94010

Job No. : 25-08
Drawn : TIM BAQUENZ
Date : 2/11/25

A1.1

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Scale: See Details

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Tree # 7 is a Private Protected fruit tree in fair health and condition. The tree has been topped. The tree has been requested for removal.

Tree # 8 is a non Regulated fruit tree that can be removed if desired.

Tree Protection Plan

- The Tree Protection Zone (TPZ) should be defined with protective fencing. This should be cyclone or chain link fencing on 1 1/2" or 2" posts driven at least 2 feet in to the ground standing at least 6 feet tall. Normally a TPZ is defined by the dripline of the tree. I recommend the TPZ's as follows:-

Tree # 1: TPZ should be at 13 feet radius from the trunk, shown as a thin red line. This can be reduced to edge of sidewalk and curb in accordance with Type II Tree Protection as outlined and illustrated in image 2.15-3 ⁽⁶⁾. Shown as a thick red line.

A new sidewalk is proposed which will involve demolition of existing sidewalk and curb and gutter. Arborist should be present at pre-construction meeting with Public Works.



IMAGE 2.15-3
Tree Protection within a Planter Strip

• Type II Tree Protection
For trees situated within a **narrow planting strip**, only the planting strip shall be enclosed with the required chain link protective fencing in order to keep the sidewalk and street open for public use. (see Image 2.15-3)

Tree # 2: TPZ should be at 20 feet radius from the trunk in accordance with Type I Tree Protection as outlined and illustrated in image 2.15- 1 and 2 ⁽⁶⁾. Shown as a thin red line. This can be reduced to edge of demolition and edge of construction. Shown as a thick red line.

Demolition of the existing house within the TPZ should be done with hand tools only.

Excavation for the foundation of the new home should be done with hand tools. No roots greater than 2" in diameter should be cut.

Excavation for the pathway to the front door should be done with hand tools only. No roots greater than 2" in diameter should be cut.



IMAGE 2.15-1
Tree Protection Fence at the Dripline

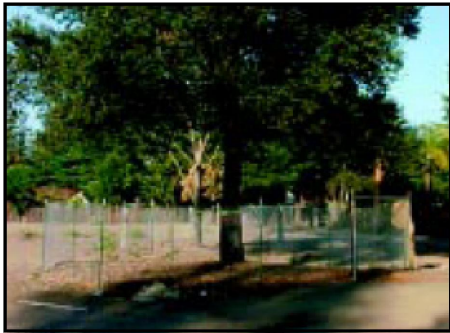


IMAGE 2.15-2
Tree Protection Fence at the Dripline

• Type I Tree Protection
The fences shall enclose the entire area under the **canopy dripline or TPZ** of the tree(s) to be saved throughout the life of the project, or until final improvement work within the area is required, typically near the end of the project (see Images 2.15-1 and 2.15-2). Parking Areas: If the fencing must be located on paving or sidewalk that will not be demolished, the posts may be supported by an appropriate grade level concrete base.

Tree # 3: TPZ should be at 30 feet radius from the trunk. Shown as a thin red line. Fencing is not practical here since it would block access up the existing/proposed driveway. The tree stands on the neighbor's property behind permanent fencing. No tree protection is needed.

Excavation for the proposed driveway should be done with hand tools only within the TPZ. No roots greater than 2" in diameter should be cut.

Permeable pavers will be used for the new driveway. I suspect minimal compaction is needed since the new driveway is in the same location as the existing. Compaction should be kept to a minimum. This can be achieved by laying a biaxial geogrid beneath the pavers to achieve sub base stability if needed.

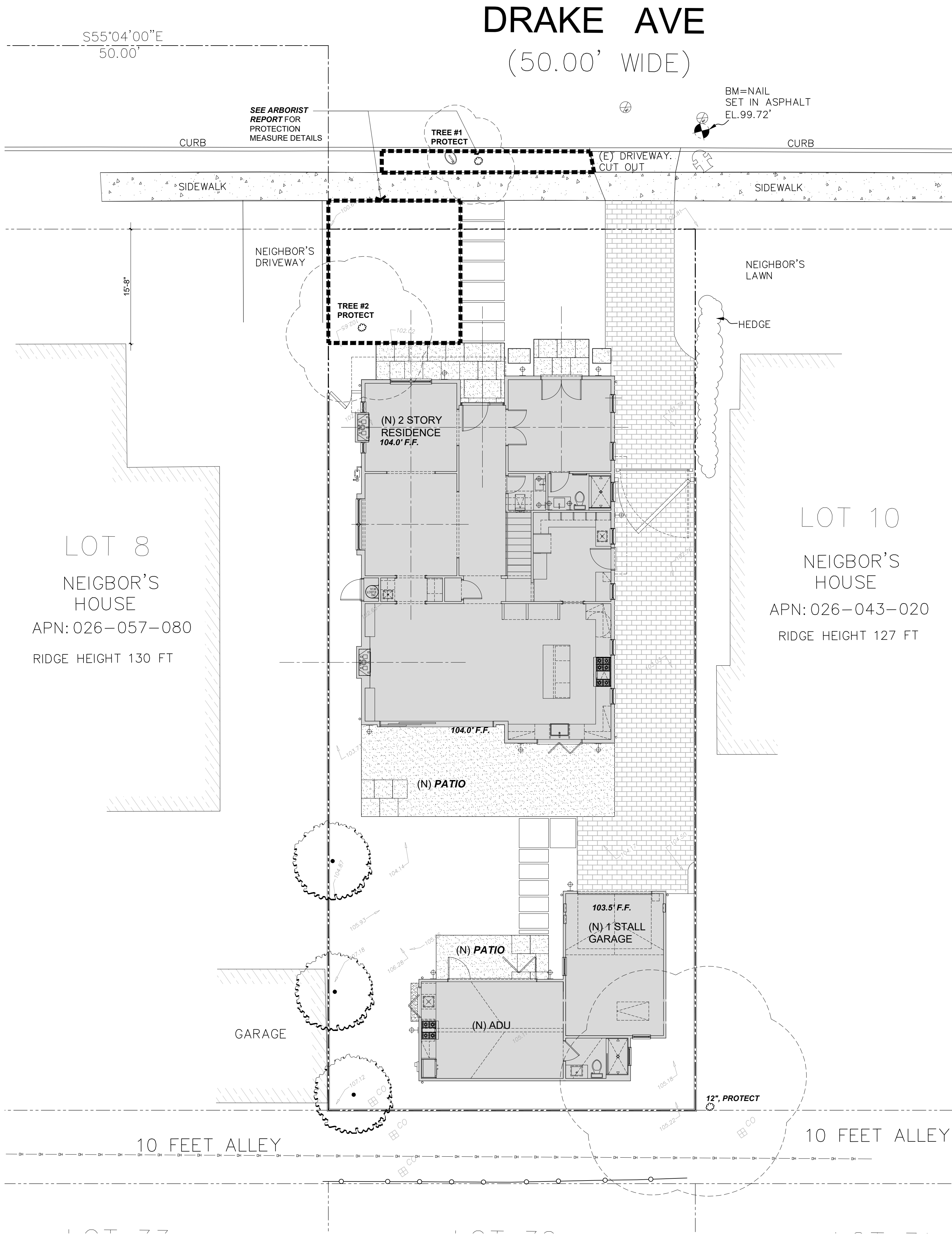
Tree # 4: TPZ should be at 20 feet radius from the trunk. Shown as a thin red line. Fencing is not practical here since it would block access up the existing/proposed driveway. The tree stands on the neighbor's property behind permanent fencing. No tree protection is needed.

Excavation for the proposed driveway should be done with hand tools only within the TPZ. No roots greater than 2" in diameter should be cut.

Permeable pavers will be used for the new driveway. I suspect minimal compaction is needed since the new driveway is in the same location as the existing. Compaction should be kept to a minimum. This can be achieved by laying a biaxial geogrid beneath the pavers to achieve sub base stability if needed.

TREE PROTECTION INFORMATION

Scale: 1/8" = 1'-0"



PROPOSED TREE PROTECTION PLAN

Scale: 1/8" = 1'-0"

Revisions	Rev.:	Description :	Date :
	001	Response to Comments	6/6/25
	002		
	003		
	004		
	005		
	006		

Contractor :

Owner :
XLC LLC
1341 Drake Ave,
Burlingame CA 94010

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

Tim Radney

form+one
DESIGN ■ PLANNING

Title : Tree Protection Plan

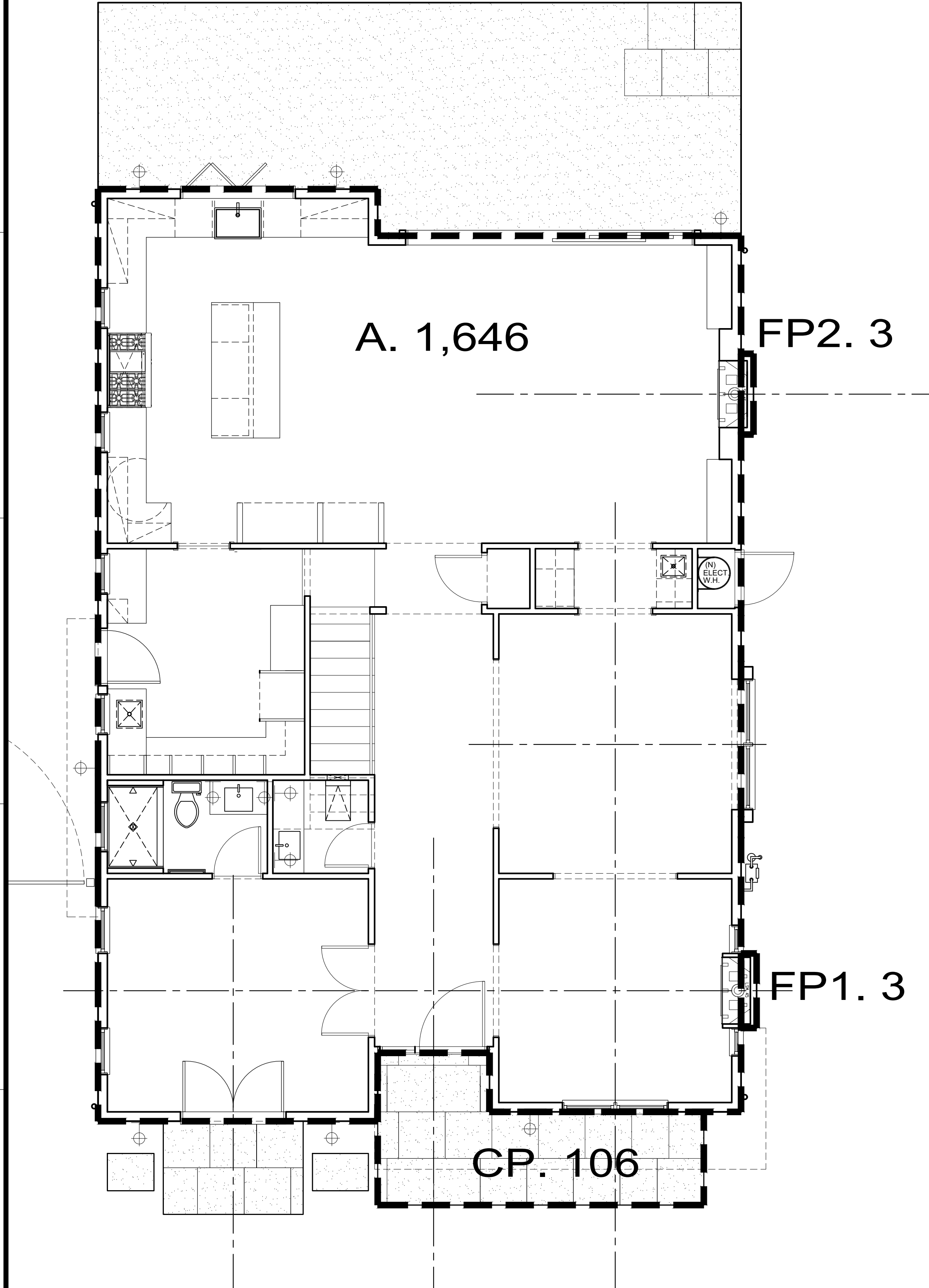
Project : XLC LLC
1341 DRAKE AVE.
BURLINGAME CA 94010

Job No. : 25-08
Drawn : TIM RADNEY
Date : 2/11/25

BUILDING SET
PLANNING SET

APN#: 026-063-010

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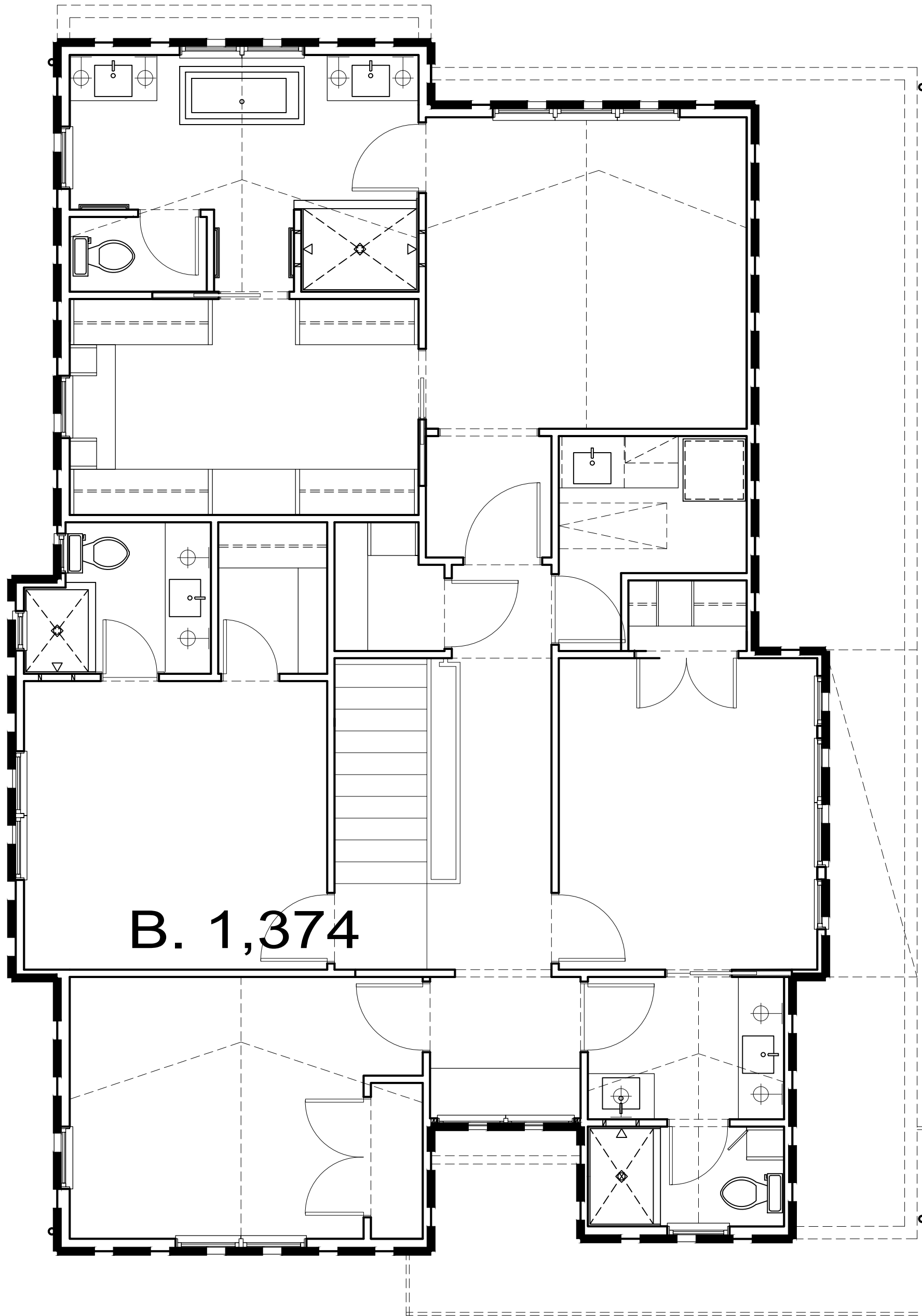


PROPOSED FAR CALC.

FIRST FLOOR

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

1
FAR

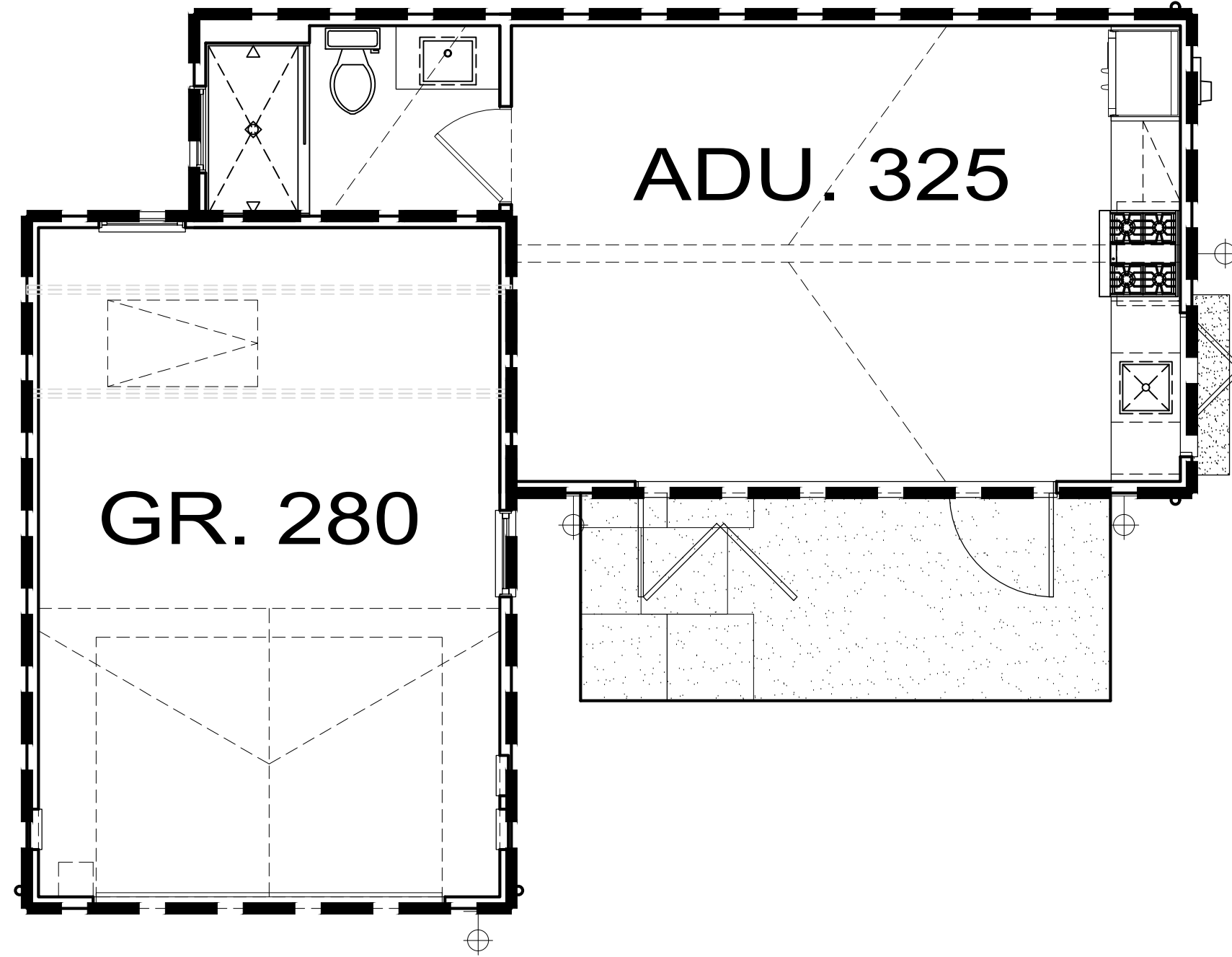


PROPOSED FAR CALC.

SECOND FLOOR

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

2
FAR



PROPOSED FAR CALC.

ADU/GARAGE

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

3
FAR

COMPLETE FAR:

AREA	LOCATION	FAR SQ. FT.:	LOT COVERAGE SQ. FT.:	REMARKS:
1ST FLR	A	1,646	1,646	
	CP	-	-	COVERED PORCH, 200 ALLOWED
	FP1	-	-	FIREPLACE - PER 25.30.060 + .070
	FP2	-	-	FIREPLACE - PER 25.30.060 + .070
2ND FLR	B	1,374	-	
ADU	ADU	-	325	DETACHED ADU
GR	GR	-	280	GARAGE
	LC TOTAL:		2,251 SQ. FT.	MAX LC = 2,400 SQ. FT.
	FAR TOTAL:	3,020 SQ. FT.		MAX FAR = 3,020 SQ. FT.

DETAILS:

APN: 026-063-101
LOT SIZE: 6,000 SQ. FT.

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

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

Rev.:	Description :	Date :
001	Response to Comments	6/6/25
002		
003		
004		
005		

Contractor :

Owner :
XLC LLC
1341 DRAKE AVE.
BURLINGAME CA 94010

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Park City, UT 84098
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form+ one

DESIGN ■ PLANNING

Title : Floor Area Calc.

Project : XLC LLC
1341 DRAKE AVE.
BURLINGAME CA 94010

Job No. : 25-08
Drawn : TIM RADUENZ
Date : 2/11/25

Revisions

BUILDING SET
PLANNING SET

APN#: 026-063-010

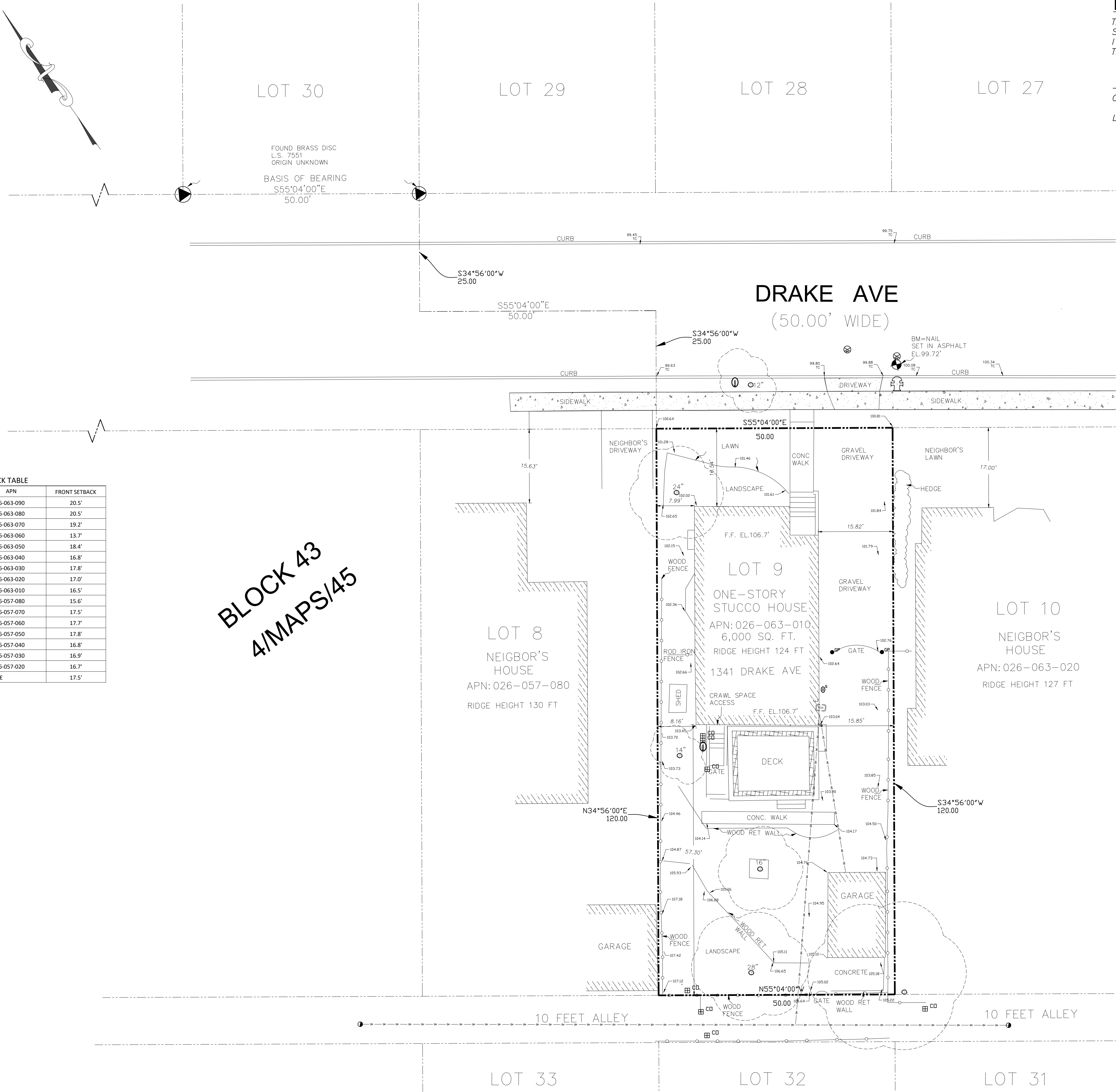
FAR

Sheet
Scale: See Details

HILLSIDE AVE
(80.00' WIDE)

SETBACK TABLE		
DRAKE AVE HOUSE #	APN	FRONT SETBACK
1309	APN: 026-063-090	20.5'
1315	APN: 026-063-080	20.5'
1317	APN: 026-063-070	19.2'
1321	APN: 026-063-060	13.7'
1325	APN: 026-063-050	18.4'
1329	APN: 026-063-040	16.8'
1333	APN: 026-063-030	17.8'
1337	APN: 026-063-020	17.0'
1341 (Subject)	APN: 026-063-010	16.5'
1345	APN: 026-057-080	15.6'
1349	APN: 026-057-070	17.5'
1355	APN: 026-057-060	17.7'
1357	APN: 026-057-050	17.8'
1561	APN: 026-057-040	16.8'
1365	APN: 026-057-030	16.9'
1369	APN: 026-057-020	16.7'
AVERAGE		17.5'

BLOCK 43
4/MAPS/45



ENGINEER'S STATEMENT

THIS MAP IS CORRECTLY REPRESENTS A TOPOGRAPHIC AND BOUNDARY SURVEY MADE BY ME OR UNDER MY DIRECTION. I HEREBY STATE THAT THE TOPOGRAPHIC AND BOUNDARY SHOWN ON THIS MAP IS BASED UPON A SURVEY MADE BY ME.

Carlos Dominguez
CARLOS R. DOMINGUEZ
R.C.E. NO. 26943
LICENSE EXPIRES MARCH 31, 2027

03/15/2025
DATE:

BASIS OF BEARINGS

THE BEARINGS OF S55°04'00"E AS SHOWN ON RECORD OF SURVEY, BOOK 17 OF L.L.S. MAP AT PAGE 73, SAN MATEO COUNTY RECORDS IS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.

LEGAL DESCRIPTION

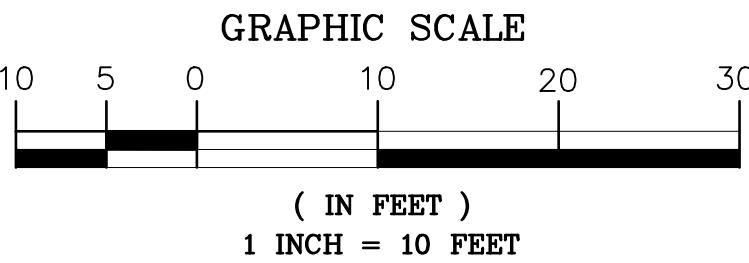
THE LAND IS SITUATED IN THE COUNTY OF SAN MATEO STATE OF CALIFORNIA, LOT 9, BLOCK 43, MAP OF EASTON ADDITION TO BURLINGAME NO.3

NOTES

- CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.
- BENCHMARK: ELEVATION 99.72' (ASSUMED) NAIL SET IN ASPHALT
- NO TITLE REPORT WAS FURNISHED IN THE COURSE OF THIS SURVEY, THEREFORE ONLY EASEMENTS SHOWN ON THE MAP REFERENCED IN THE LEGAL DESCRIPTION HAVE BEEN PLOTTED.

LEGEND

- PROPERTY LINE
- ADJOINER PROPERTY LINE
- FENCE LINE
- OVERHEAD WIRE
- TC TOP OF CURB
- FOUND PROPERTY CORNER
- BENCHMARK
- SPOT ELEVATION
- WATER VALVE
- WATER METER
- JOINT POLE
- ELEC. METER
- GAS METER
- FIRE HYDRANT
- SEWER CLEANOUT
- TREE
- DRIP LINE



TOPOGRAPHIC AND BOUNSRY SURVEY

DOMINGUEZ ASSOCIATES LLC 4360 COOPER HOLLOW RD. DALLAS, OR. 97338 CAROLSDOMINGUEZASSOCIATES.COM
PHONE: (650) 455-2341

REVISION

NO.	DATE

SCALE: 1" = 10'

SHEET NUMBER

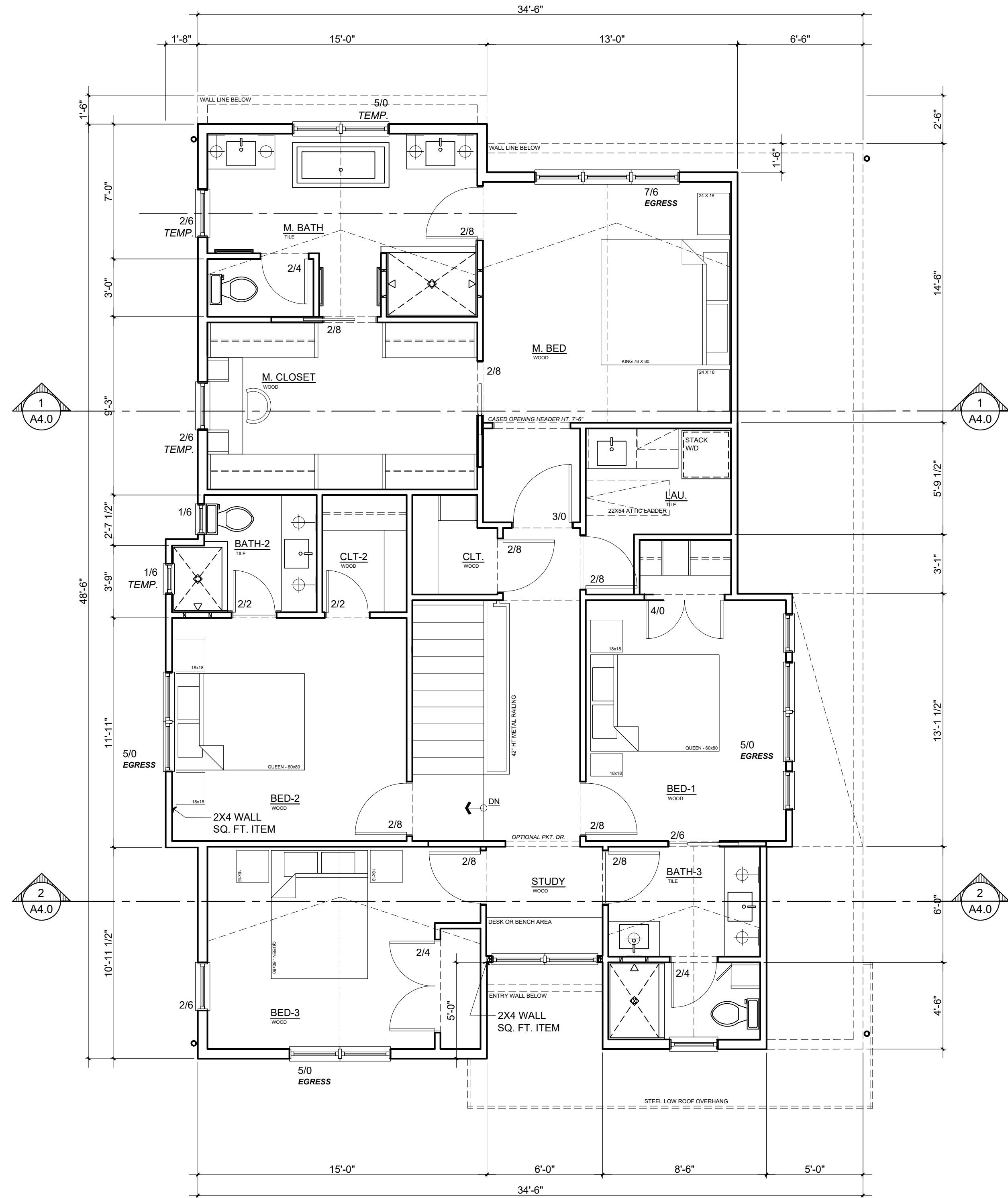
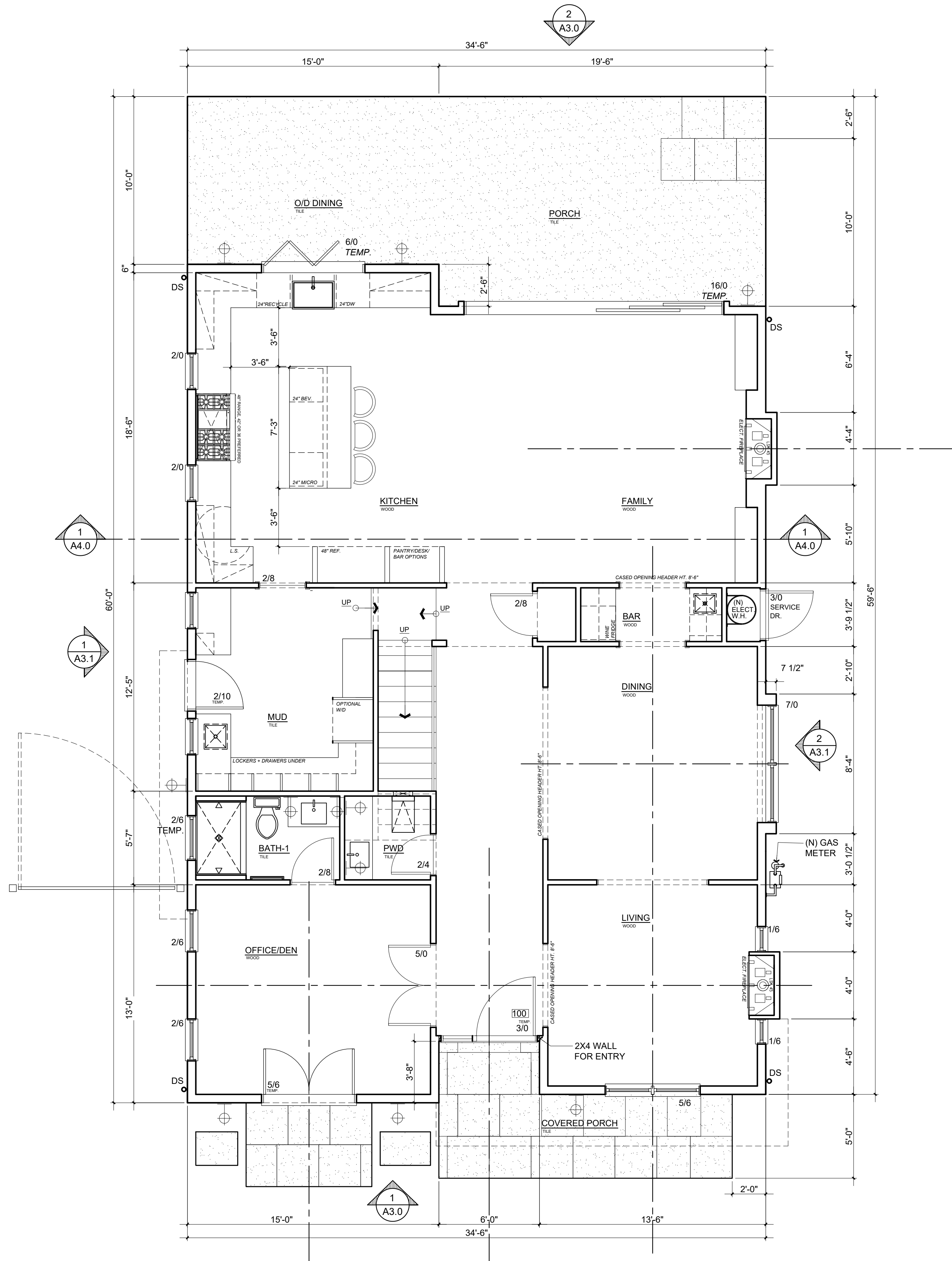
C1

1 OF 1 SHEET

DATE: 2/06/25

FILE: 1341 DRAKE

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Title : Proposed Floor Plans

Project : XLC LLC
1341 DRAKE AVE.
BURLINGAME CA 94010

Job No. : 25-08
Drawn : TIM RAQUEZ
Date : 2/11/25

form+one
DESIGN ■ PLANNING

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

Owner :
XLC LLC
1341 DRAKE AVE.
BURLINGAME CA 94010

Zoning: RL

APN#: 026-063-010

BUILDING SET
PLANNING SET

Contractor :

Rev.:	Description :	Date :
001	Response to Comments	6/6/25
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Revisions

Sheet
Scale: See Details

A2.0

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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 **MIN. 0.00 KW** SEE TITLE-24 (BUILDING PHASE)

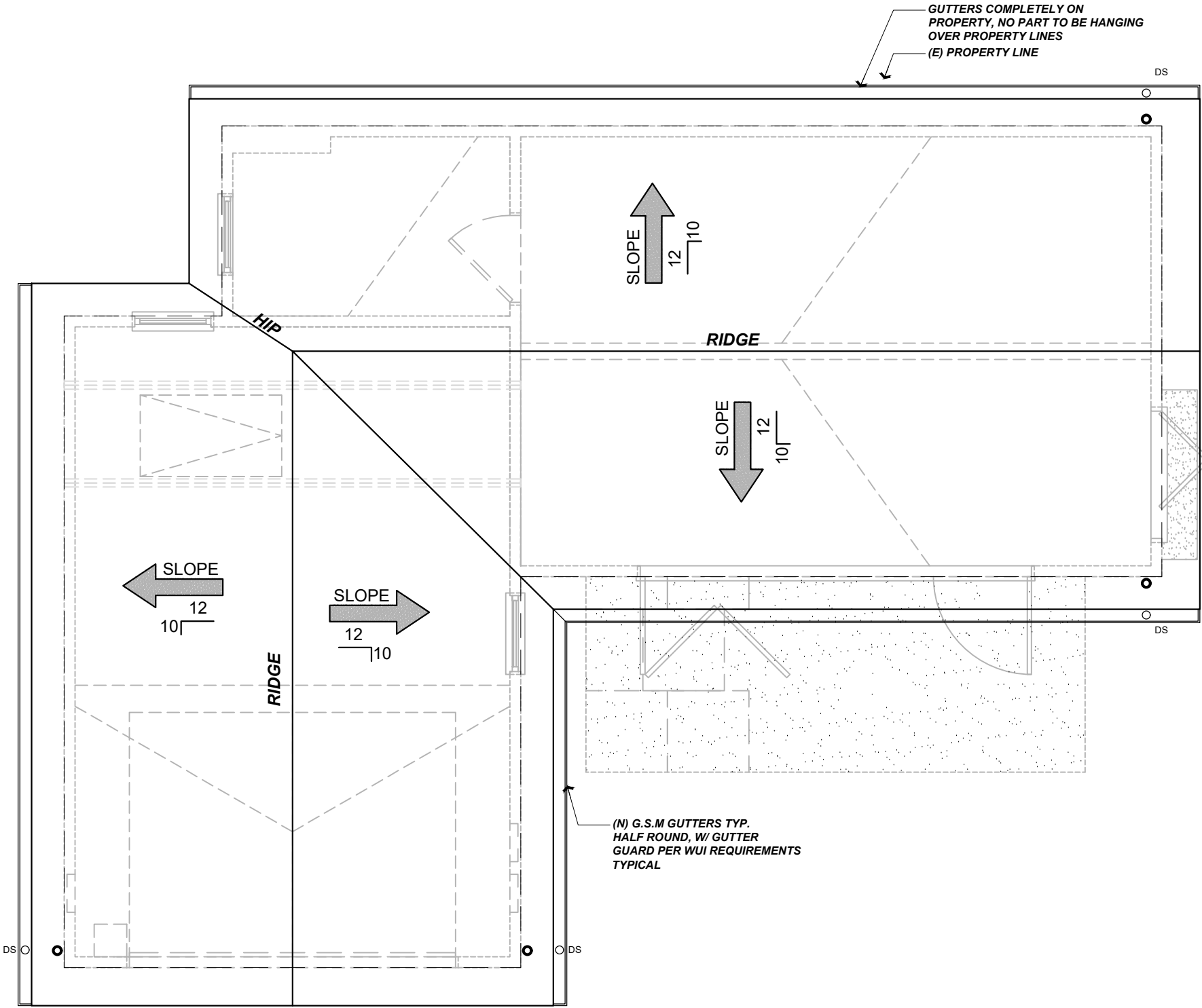
VENTILATION CALC:

NO VENTING IN ROOF SYSTEM. SPRAY FOAM INSULATION TO BE USED.



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

GUTTER SYSTEM :



PROPOSED ROOF PLAN (ADU/GARAGE)

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

3
A2.1

Color Availability

Most Popular (Available Nationwide)

Barkwood
Charcoal
Weathered Wood
Slate
Hickory

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

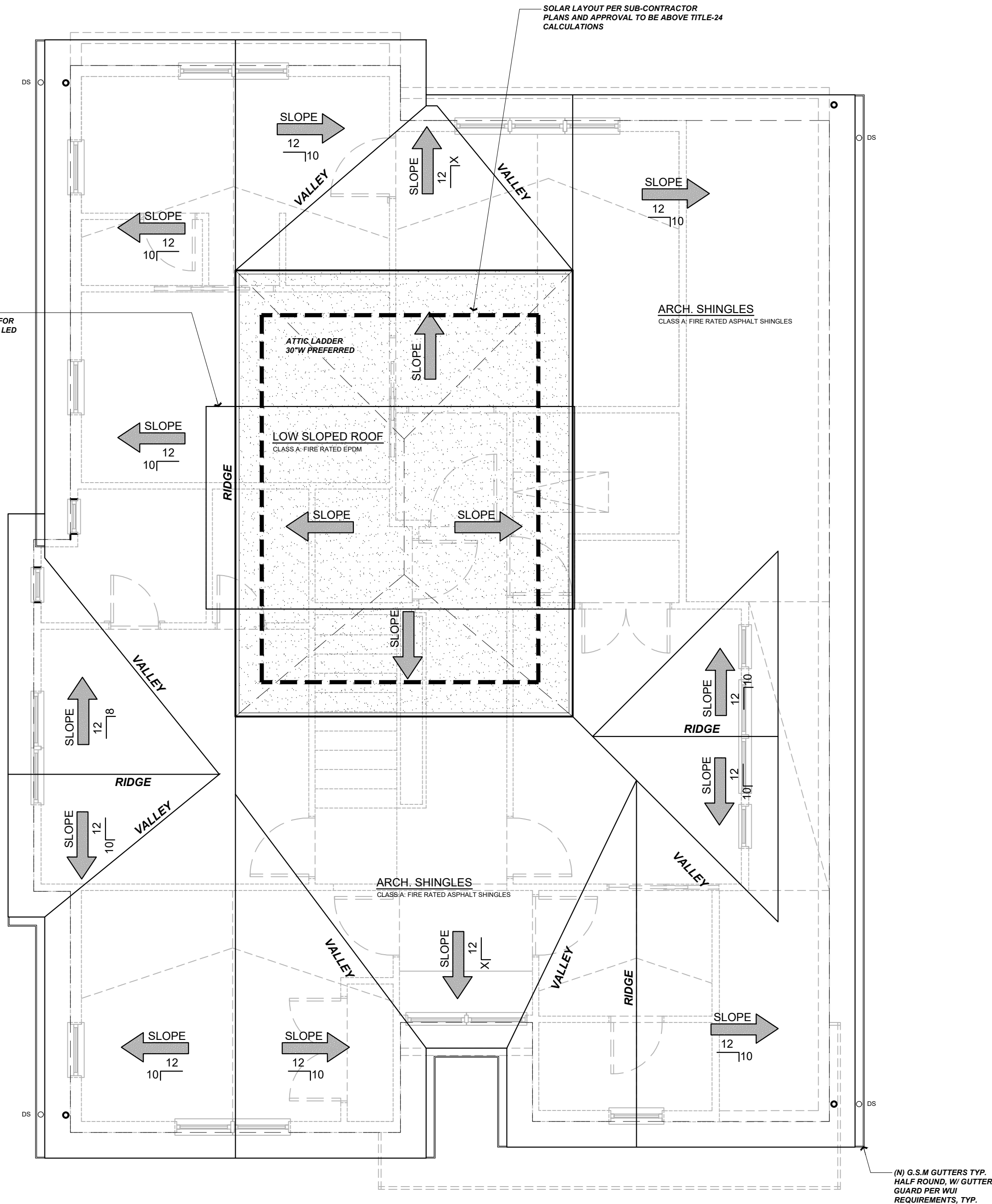
Birchwood	Biscayne Blue	Copper Canyon
Driftwood	Fox Hollow Gray	Mission Brown
Oyster Gray	Patriot Red	Pewter Gray
Siena Sunset	Sunset Brick	White
Lifetime		Williamsburg Slate

Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full size samples. Colors may vary slightly due to lighting and viewing conditions. Colors are not intended to be exact matches to other products. See www.gaf.com for availability and details.

PROPOSED ROOF MATERIAL

Scale: NA

2
A2.1



PROPOSED ROOF PLAN

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

1
A2.1

Title : Proposed Roof Plan

Project : XLC LLC
1341 DRAKE AVE.
BURLINGAME CA 94010

Job No. : 25-08

Drawn : TIM RAJUEZ

Date : 2/11/25

Contractor :

Owner :
XLC LLC
1341 DRAKE AVE.
BURLINGAME CA 94010

Zoning: R1

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

form + one
DESIGN ■ PLANNING

BUILDING SET
PLANNING SET

APN#: 026-063-010

Revisions

Rev.: Description : Date :
001 Response to Comments 6/6/25
002
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005
006

6/6/25

Response to Comments

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002

003

004

005

006

Contractor :

Owner :
XLC LLC
1341 DRAKE AVE.
BURLINGAME CA 94010

Zoning: R1

4843 SILVER SPRINGS DRIVE
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6/6/25

Response to Comments

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Contractor :

Owner :
XLC LLC
1341 DRAKE AVE.
BURLINGAME CA 94010

Zoning: R1

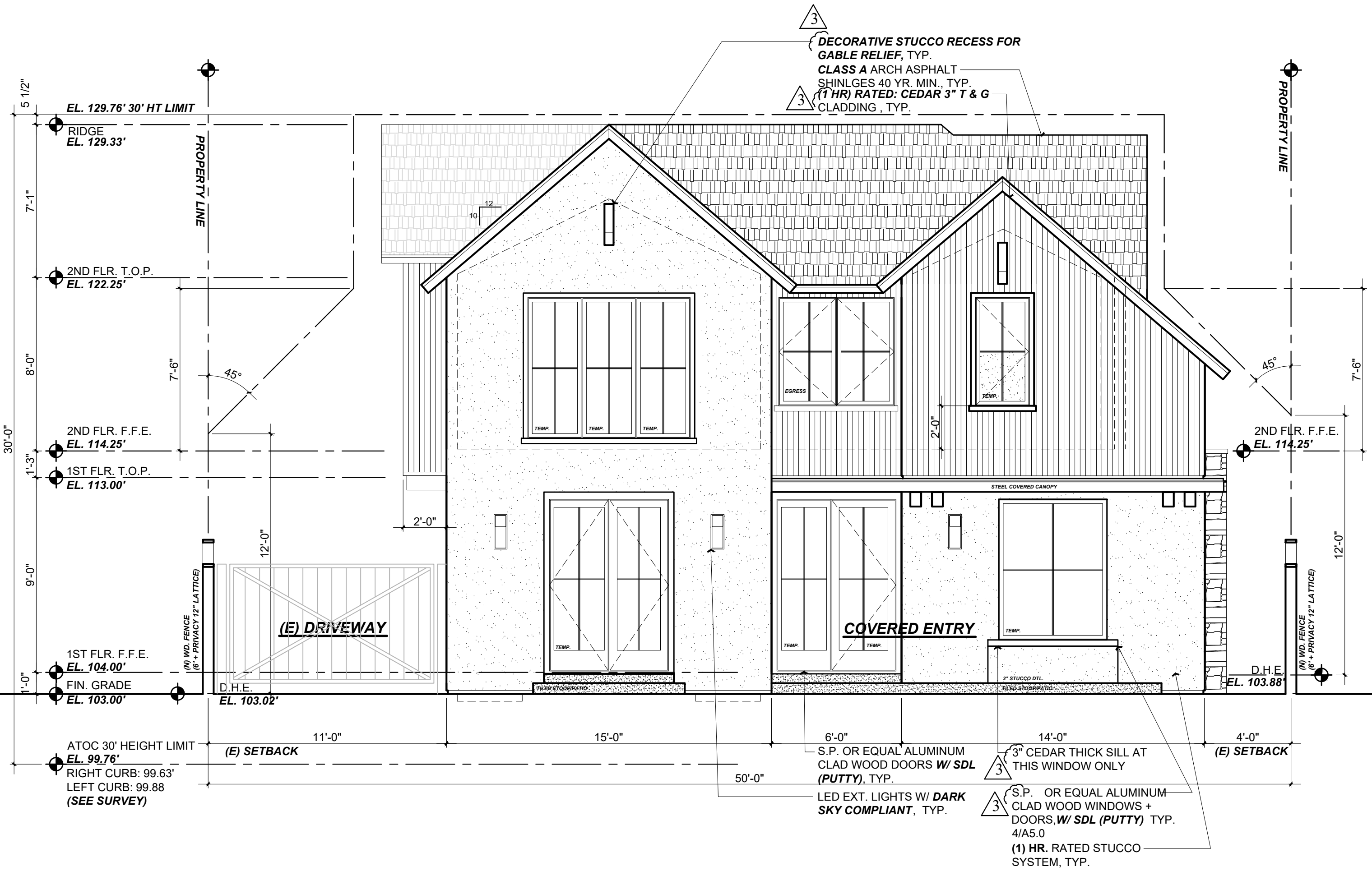
4843 SILVER SPRINGS DRIVE
Park City, UT 84098
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E-mail: TIM@FORMONEDSIGN.COM

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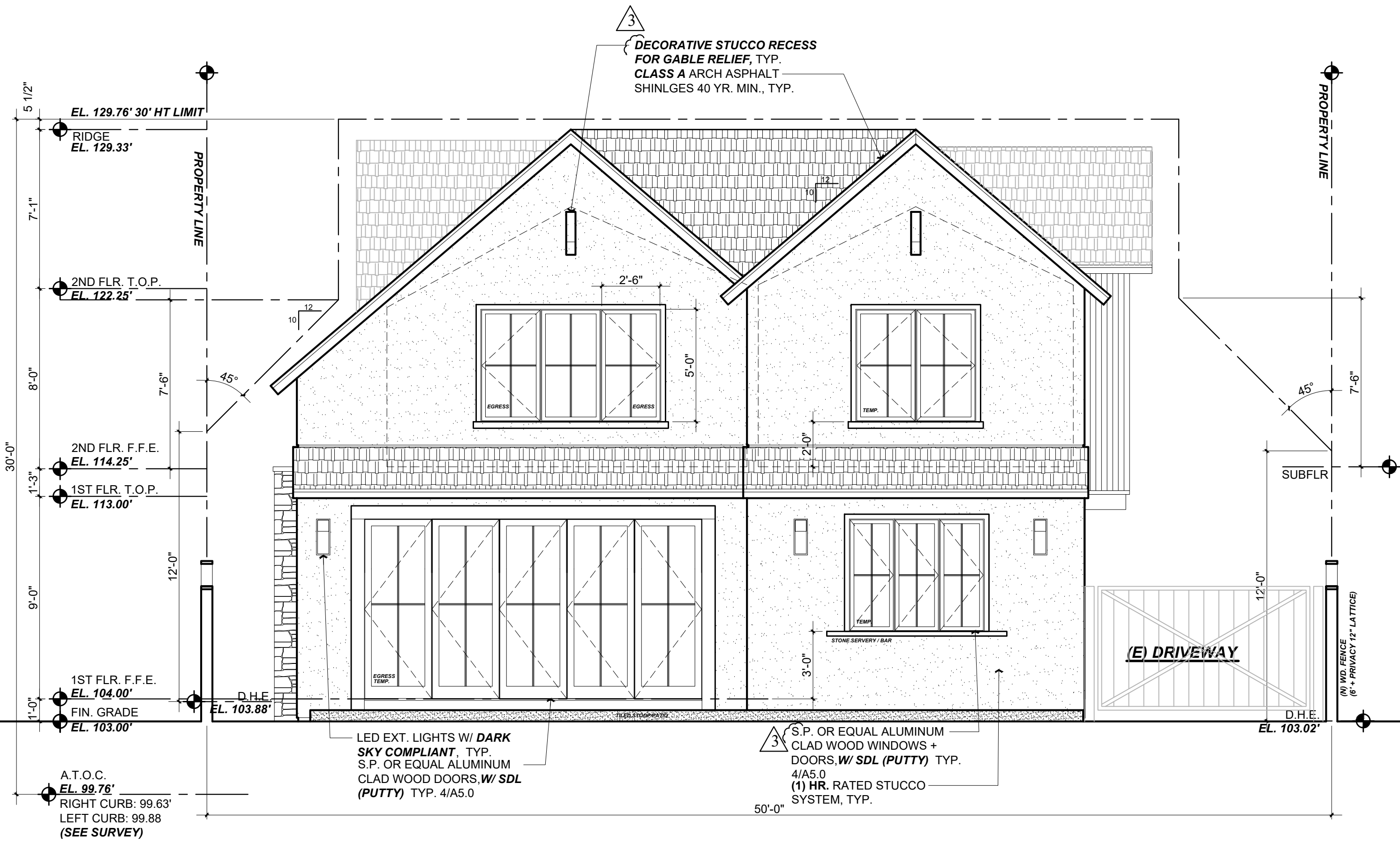
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PROPOSED FRONT ELEVATION

Scale: 1/4 = 1'-0"

1
A3.0



PROPOSED REAR ELEVATION

Scale: 1/4 = 1'-0"

2
A3.0

Title : Proposed Ext. Elevations

Project : XLC LLC
1341 DRAKE AVE.
BURLINGAME CA 94010

Job No. : 25-08
Drawn : TIM BAEUENZ
Date : 2/11/25

Owner :
XLC LLC
1341 DRAKE AVE.
BURLINGAME CA 94010

Zoning: RL

APN#: 026-063-010

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

Tim Rading

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DESIGN ■ PLANNING

Contractor :

Revisions

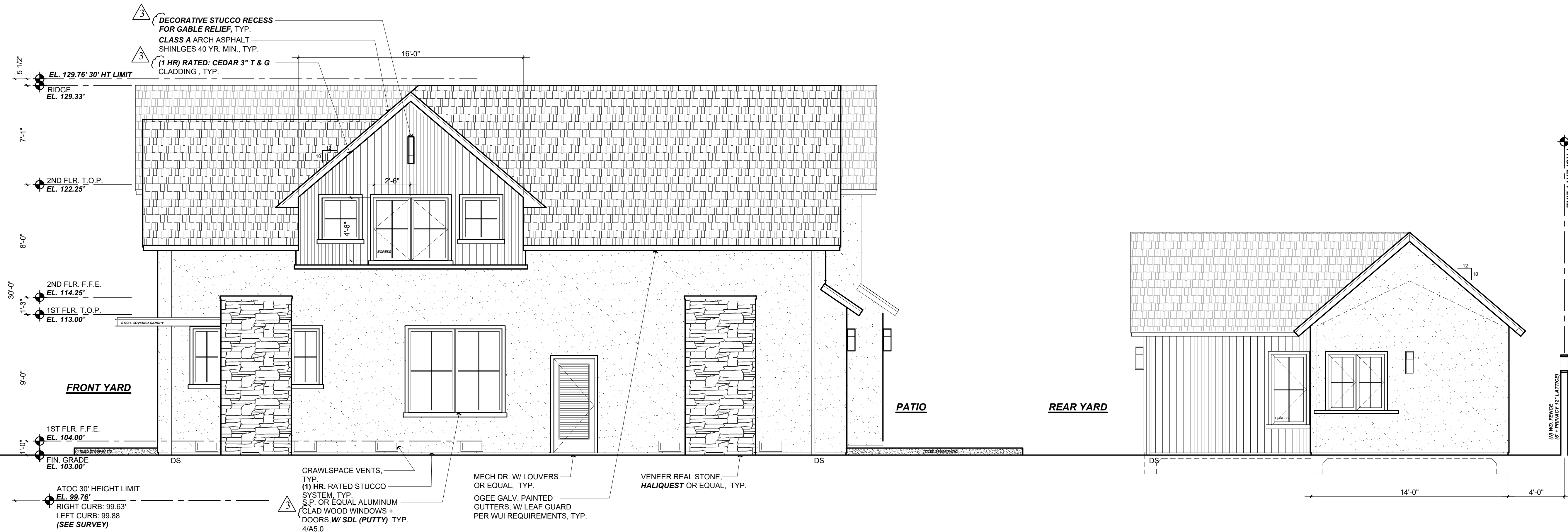
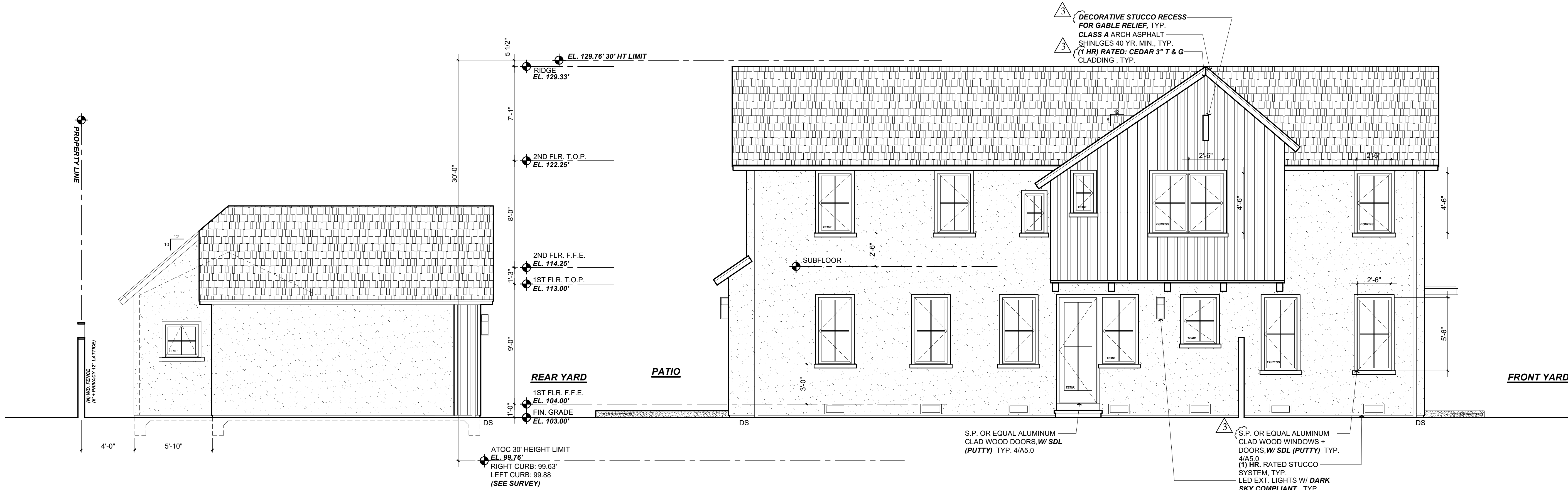
Rev.:	Description :	Date :
001	Response to Comments	6/6/25
002	Response to Comments	7/7/25
003	Response to Comments	7/17/25
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BUILDING SET
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Scale: See Details

A3.0

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Rev. :	Description :	
001	Response to Comments	6/6/25
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003	Response to Comments	7/17/25
006		

Contractor :

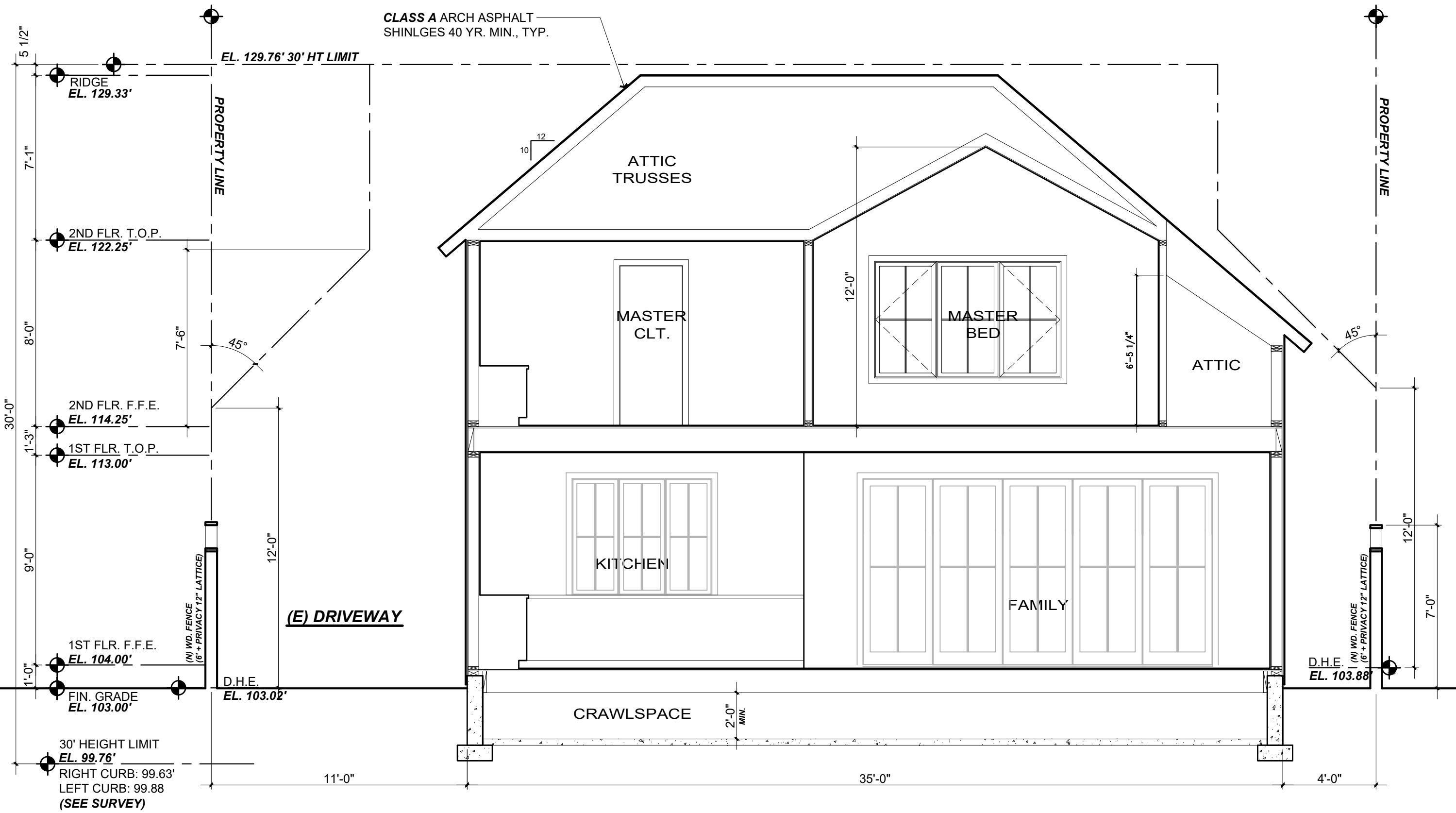
Owner :
XLC LLC
1341 DRAKE AVE.
BURLINGAME CA 94010
ZONING: R1
4843 SILVER SPRINGS DRIVE
Park City, UT 84098
Ph: 415.819.0304
E-mail: TIM@FORMONEDSIGN.COM

form + one
DESIGN ■ PLANNING

Title : Proposed Ext. Elevations
Project : XLC LLC
1341 DRAKE AVE.
BURLINGAME CA 94010
Job No. : 25-08
Drawn : TIM BAEUENZ
Date : 2/11/25

A3.1
Sheet
Scale: See Details

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PROPOSED BUILDING SECTION

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

1
A4.0

PROPOSED FUTURE BUILDING SECTION

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

2
A4.0

Title : Proposed Building Sections

Project : XLC LLC
1341 DRAKE AVE.
BURLINGAME CA 94010

Job No. : 25-08
Drawn : TIM BAQUEZ
Date : 2/11/25

Owner :
XLC LLC
1341 DRAKE AVE.
BURLINGAME CA 94010

ZONING: RL

APN#: 026-063-010

Contractor :

Revisions

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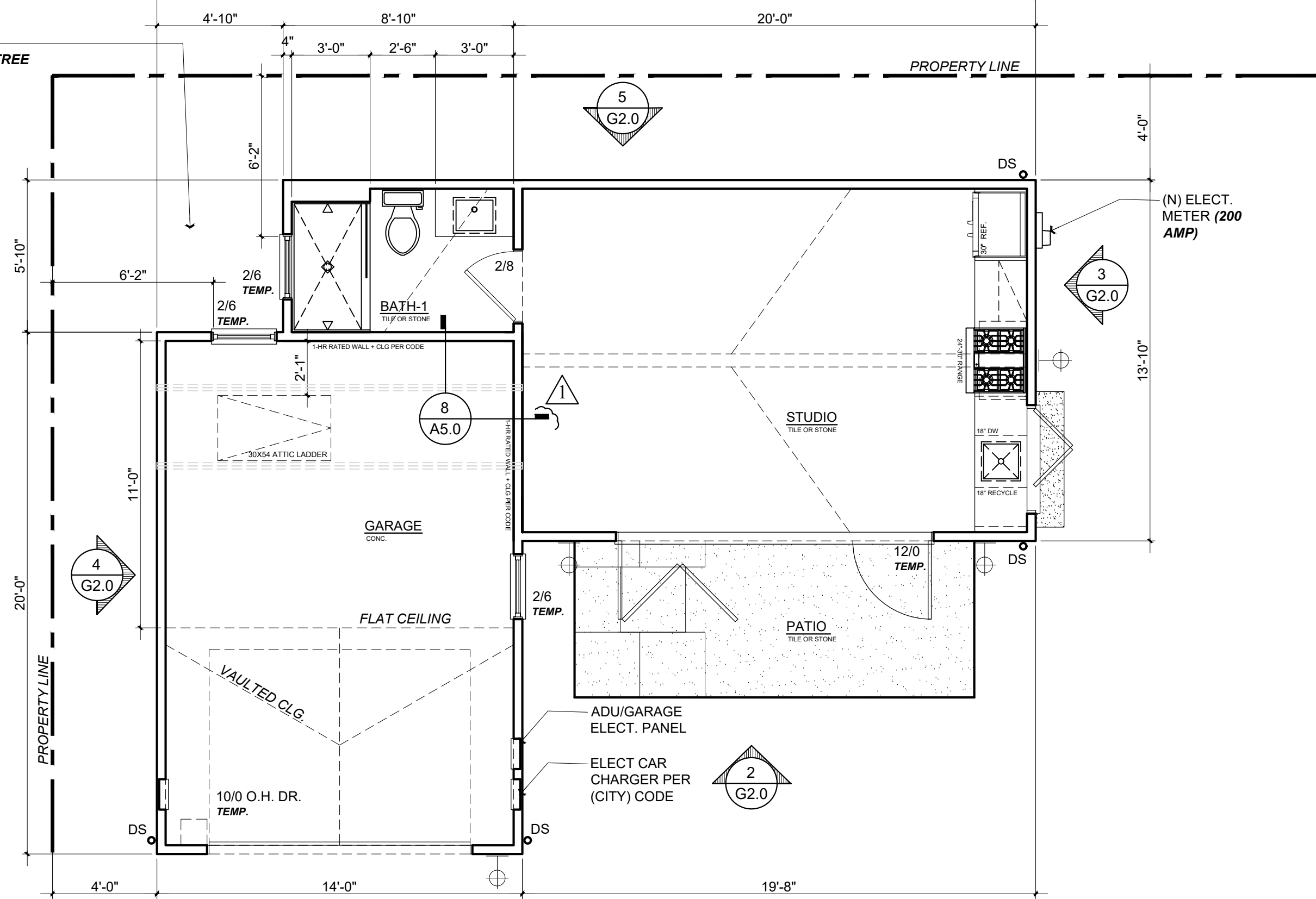
4843 SILVER SPRINGS DRIVE
Park City, UT 84098
Ph: 415.819.0304
E-mail: TIM@FORMONEDESIGN.COM

A4.0

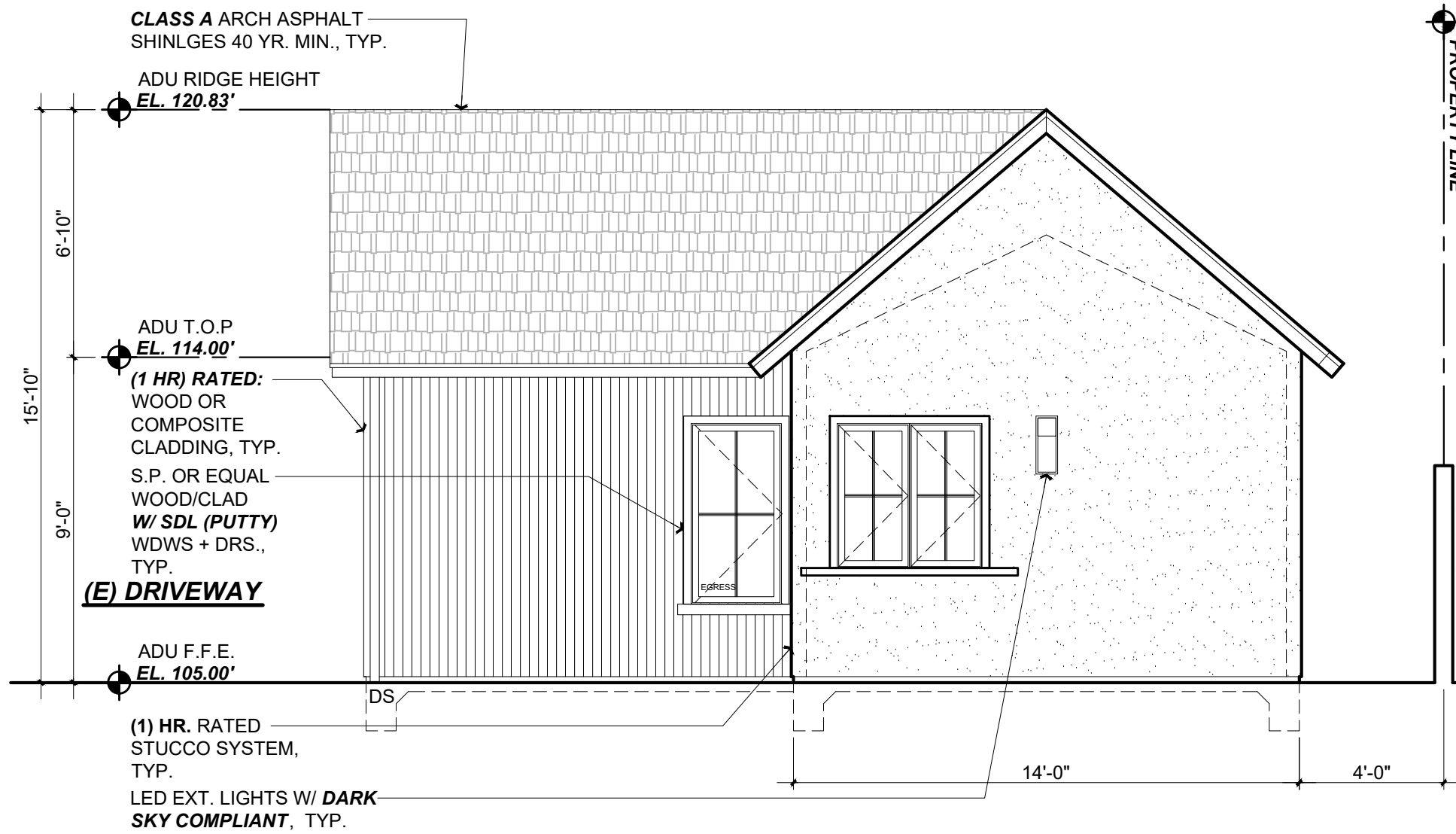
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Scale: See Details

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AREA NOT BUILT TO
PROVIDE (NEIGHBORS) TREE
ROOM TO GROW



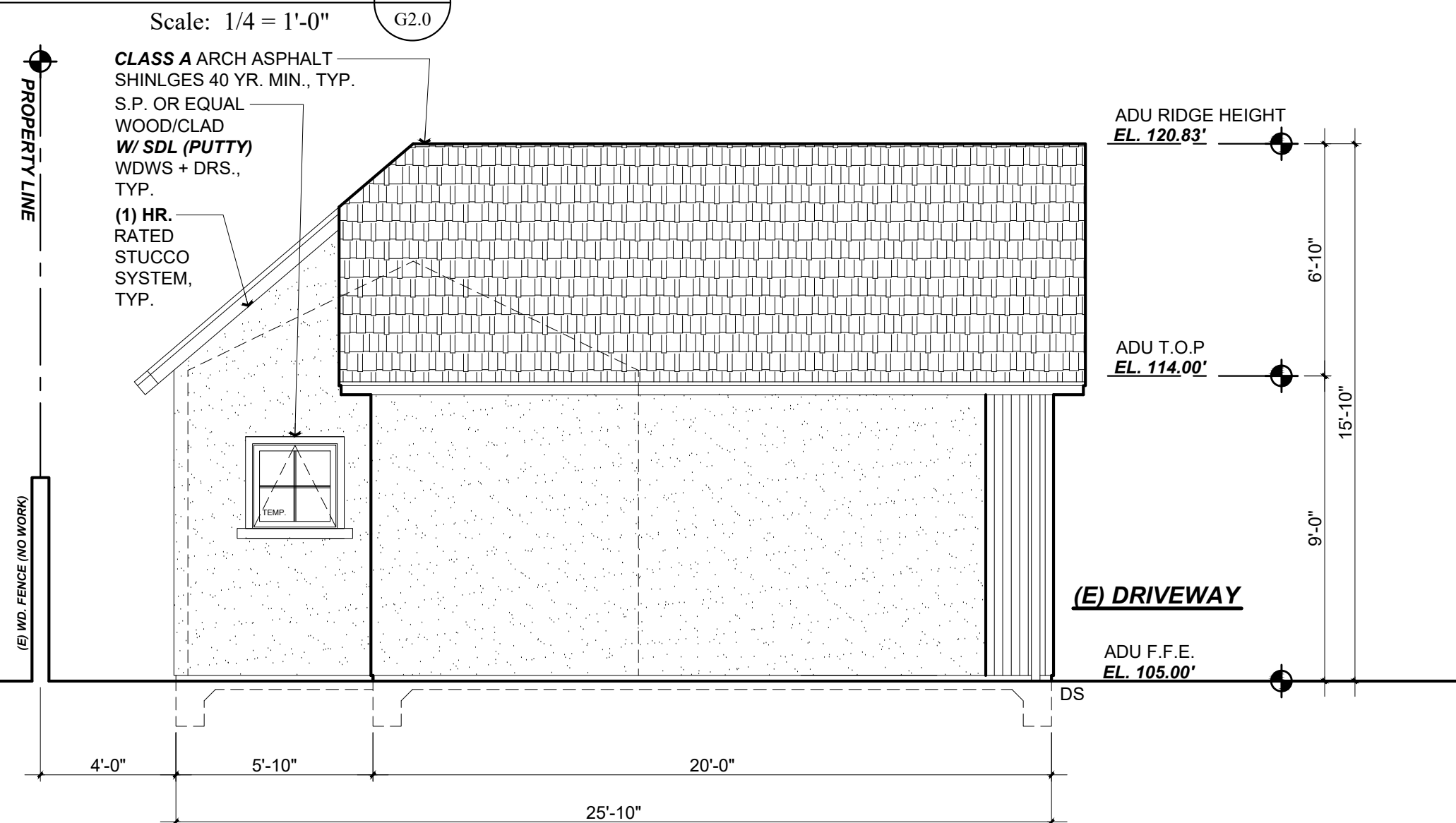
PROPOSED GARAGE + ADU PLAN



PROPOSED RIGHT SIDE ELEVATION

Scale: 1/4 = 1'-0"

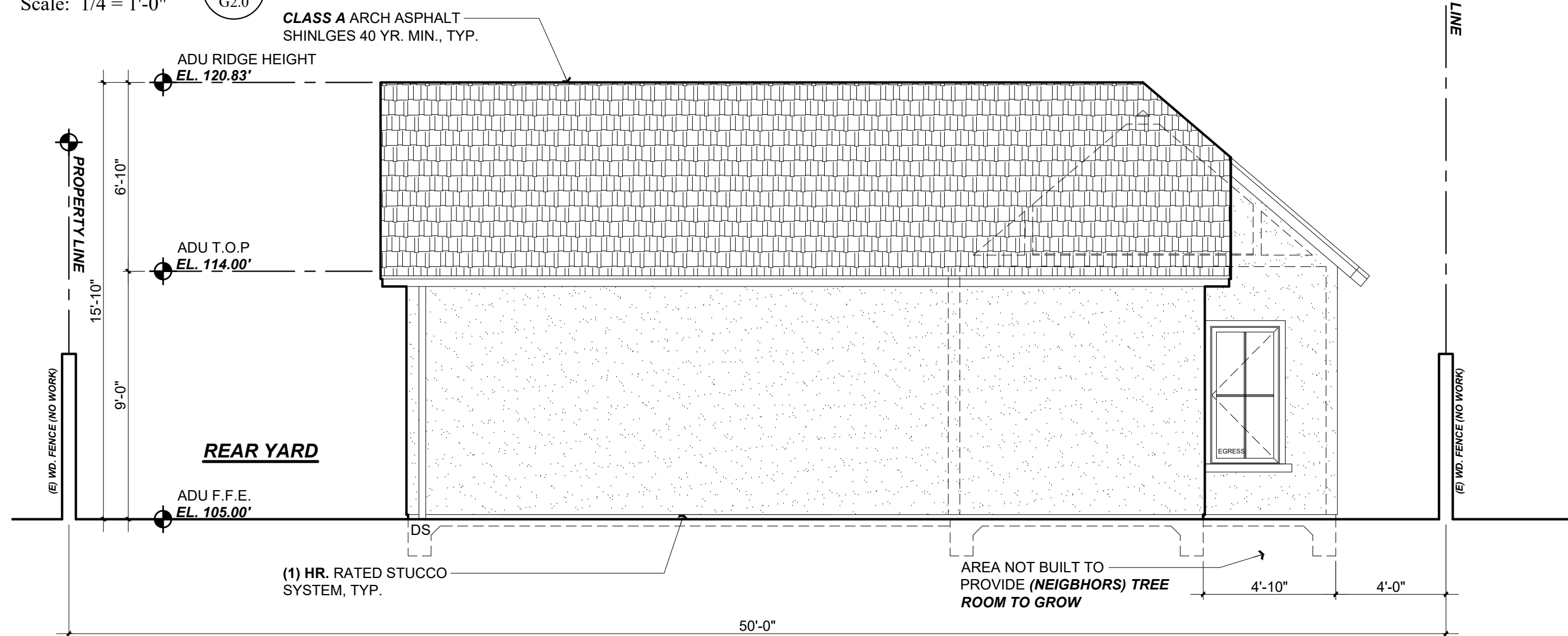
3
G2.0



PROPOSED LEFT SIDE ELEVATION

Scale: 1/4 = 1'-0"

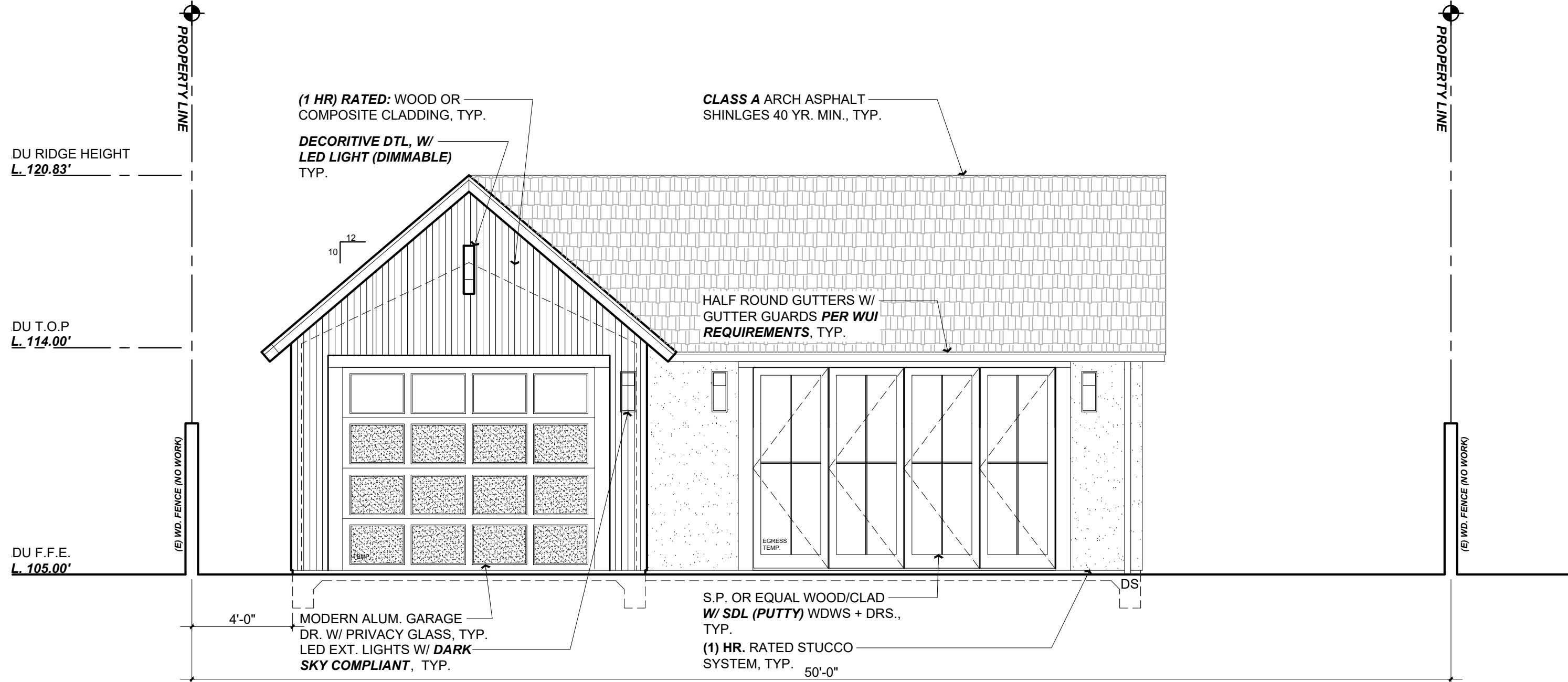
4
G2.0



PROPOSED REAR ELEVATION

Scale: 1/4 = 1'-0"

5
G2.0



PROPOSED FRONT ELEVATION

Scale: 1/4 = 1'-0"

2
G2.0

Title : Garage + ADU Plans

Project : XLC LLC
1341 DRAKE AVE.
BURLINGAME CA 94010

Job No. : 25-08
Drawn : TIM RADUEZ
Date : 2/11/25

Owner :
XLC LLC
1341 DRAKE AVE.
BURLINGAME CA 94010
ZONING: RL
APN#: 026-063-010

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Contractor :

**BUILDING SET
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003

004

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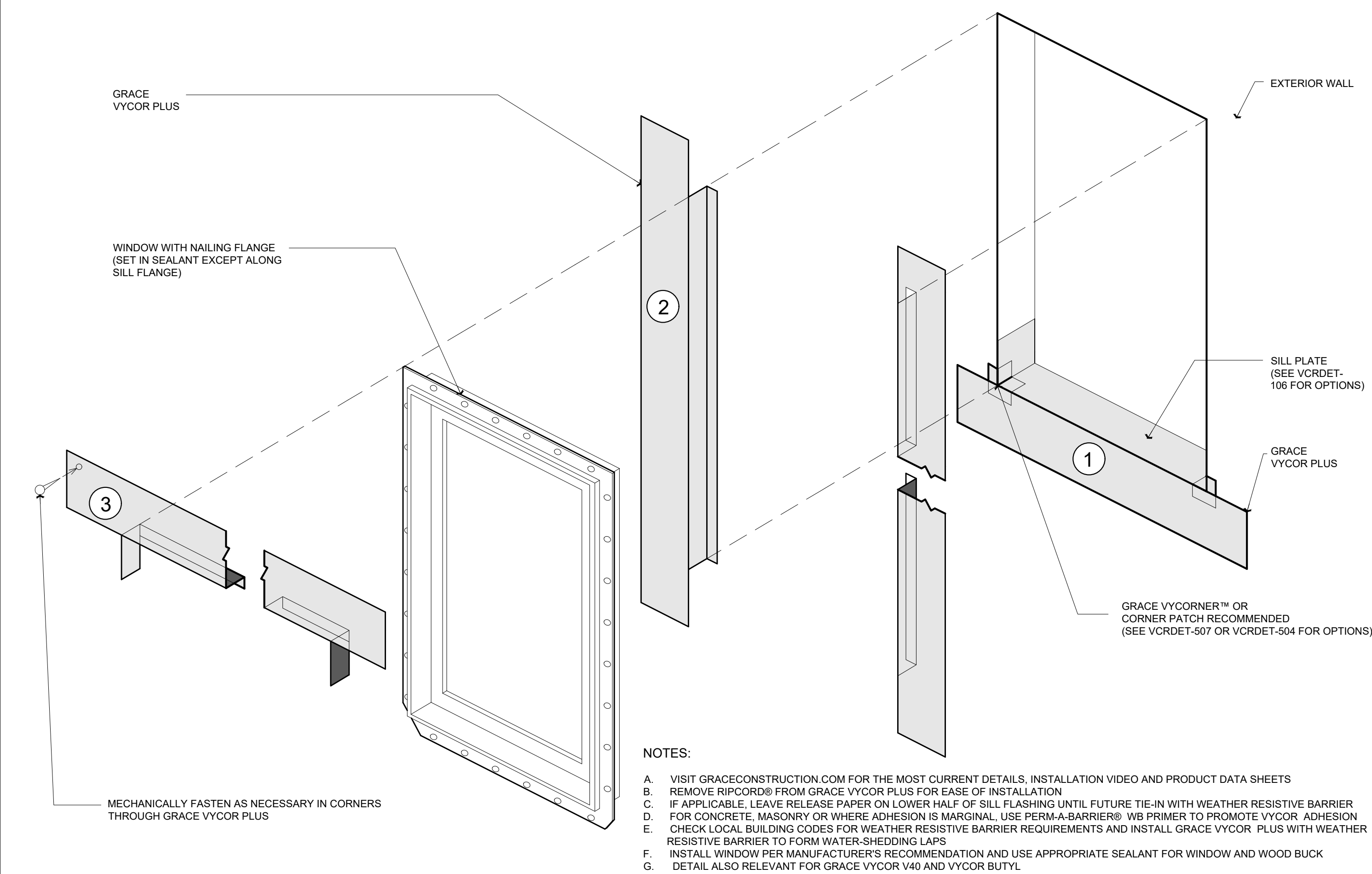
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Scale: See Details

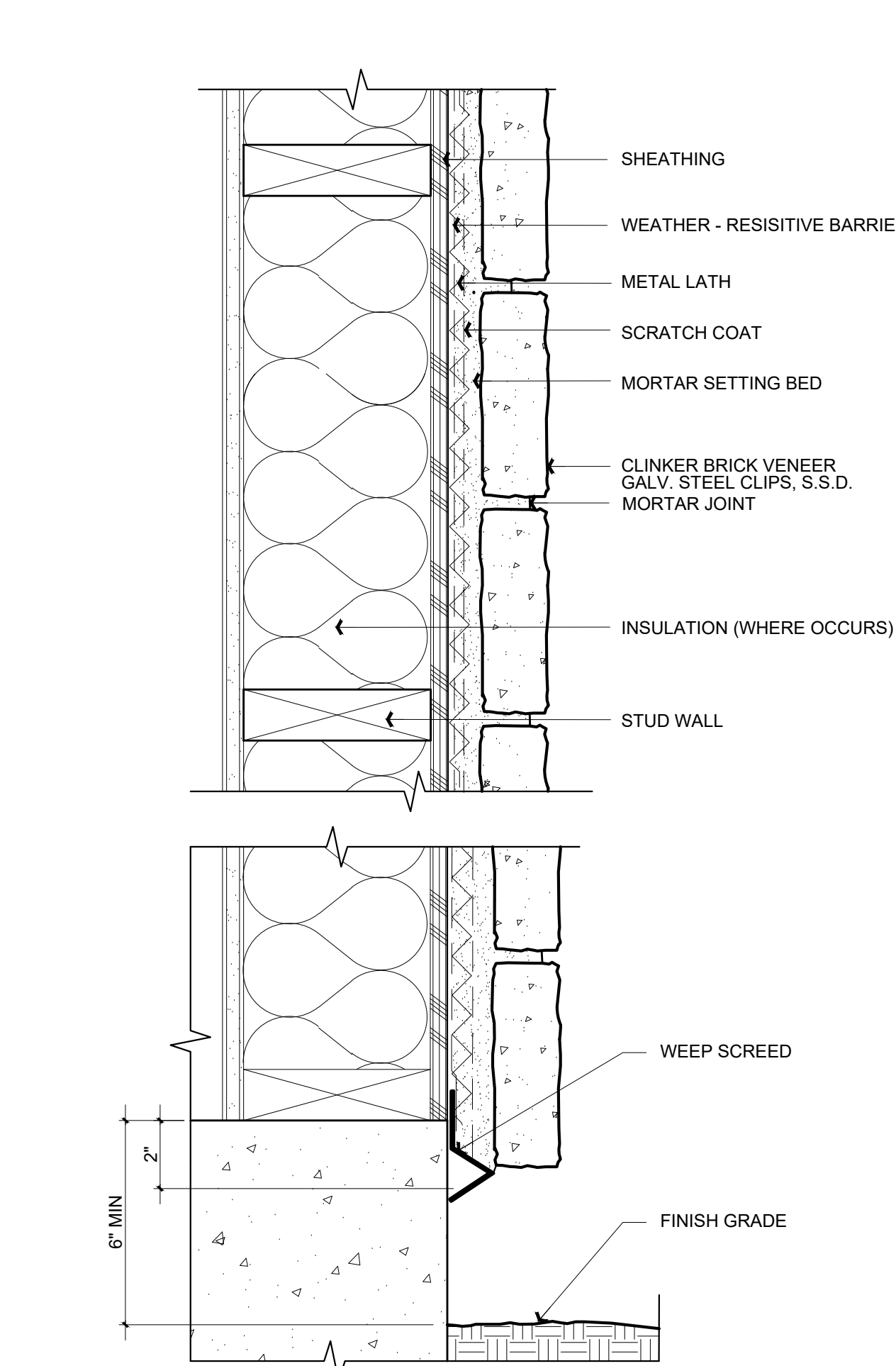
G2.0

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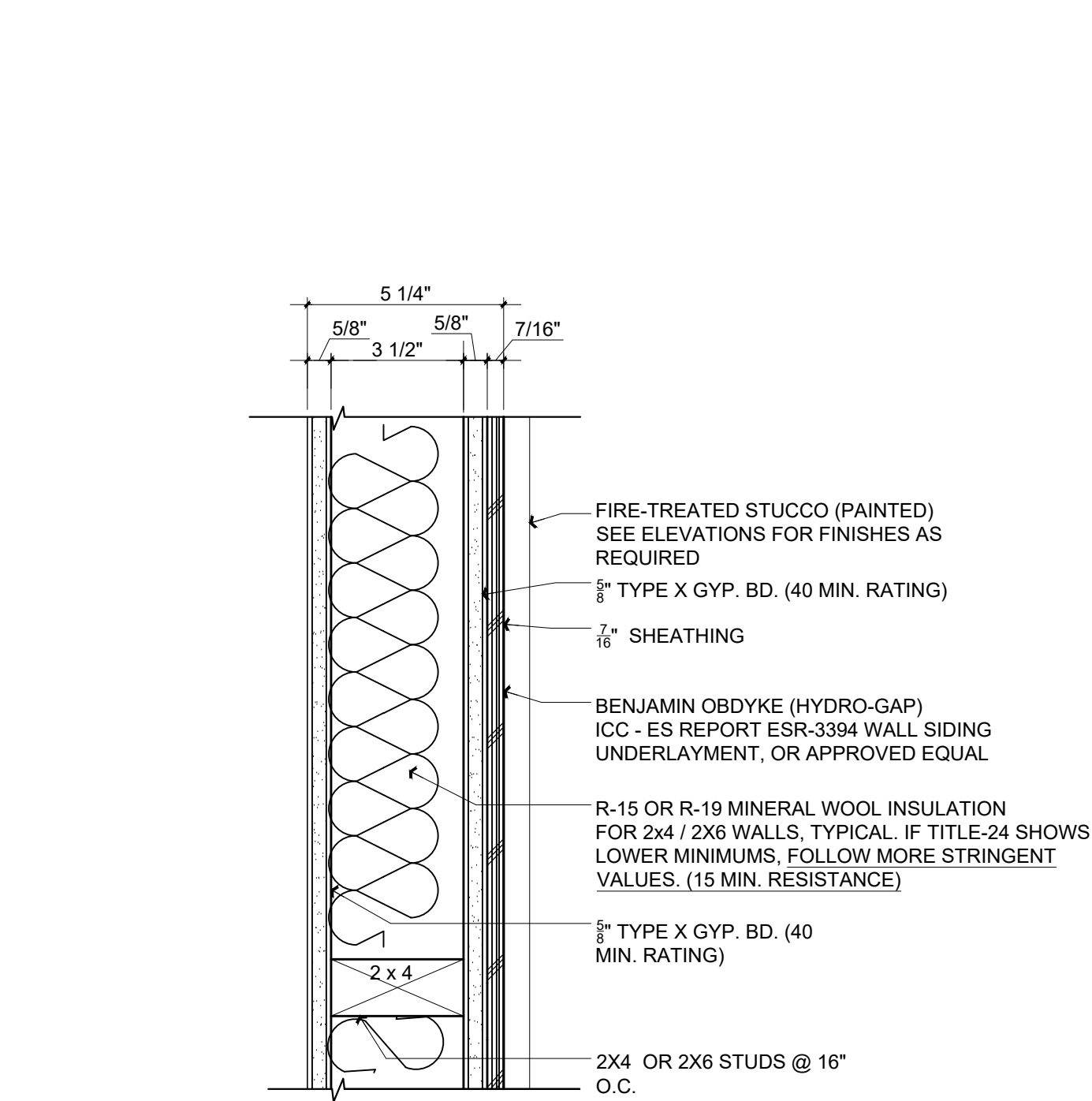
WINDOW FLASHING DETAIL

Scale: N.A. 1 A5.0



Veneer Stone Detail

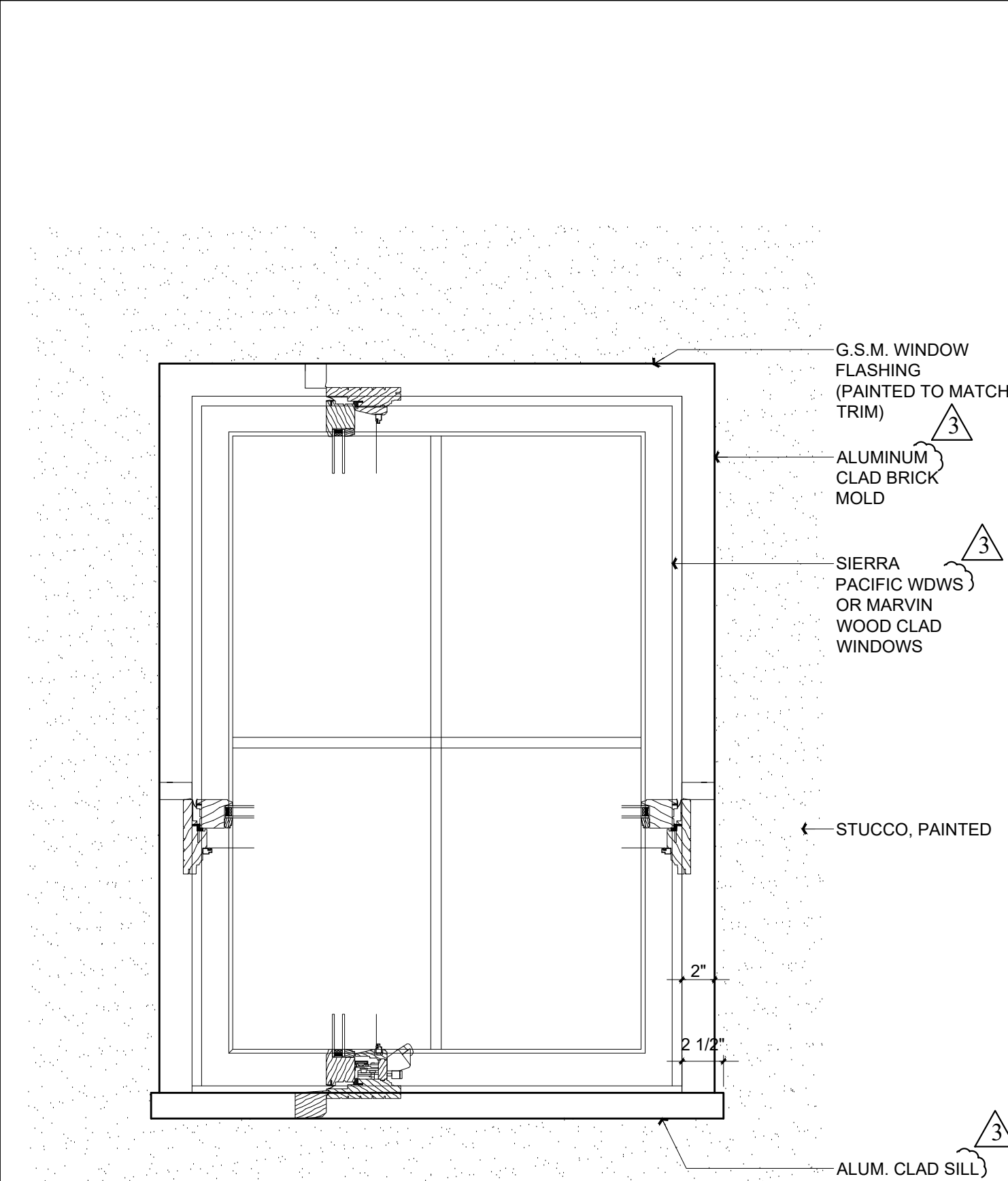
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1-HR RATED EXT. WALL

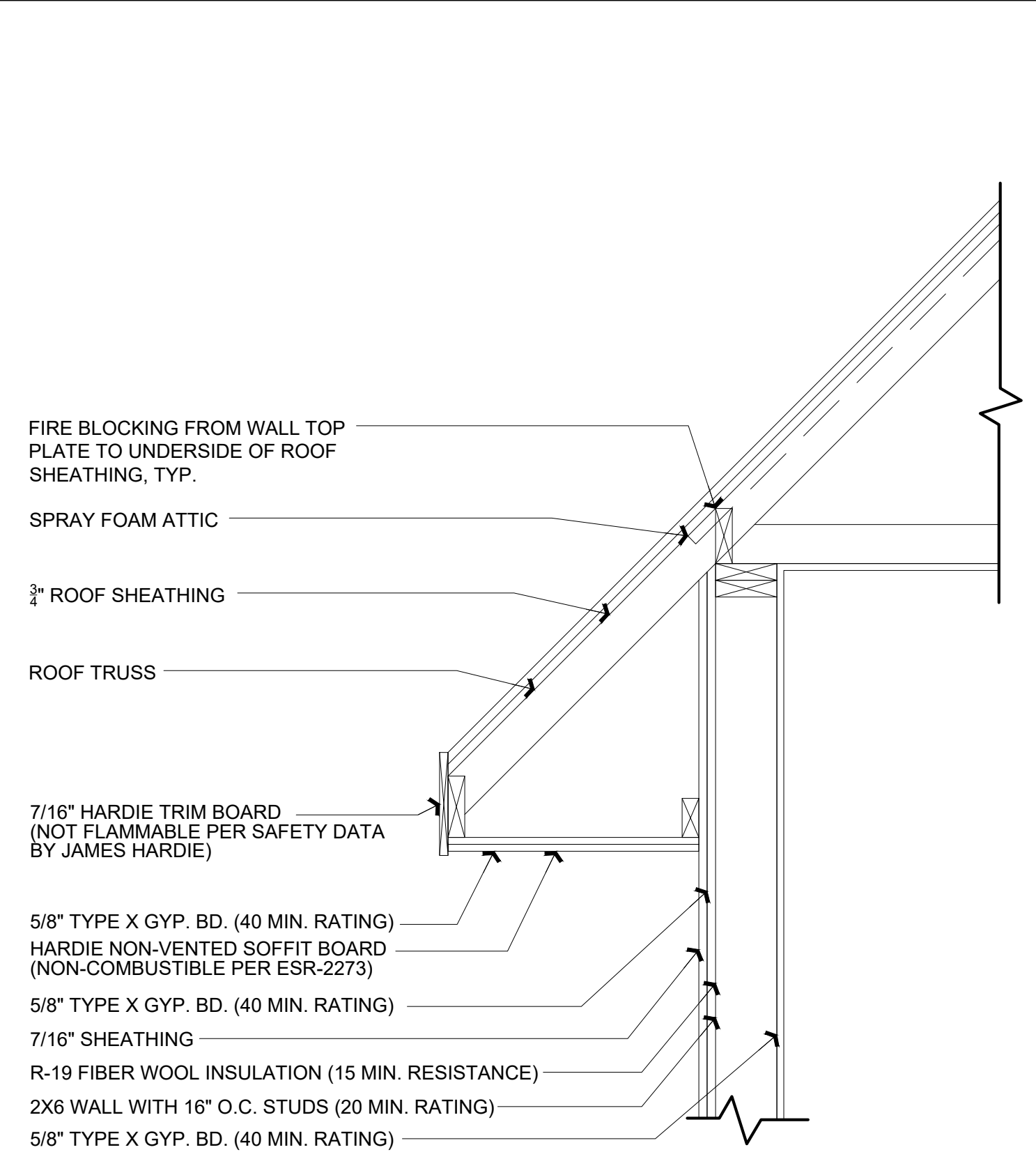
1 HOUR RATED ASSEMBLY PER CBC 772.6.2

Scale: 3" = 1'-0" 3 A5.0



TYPICAL WINDOW DETAIL

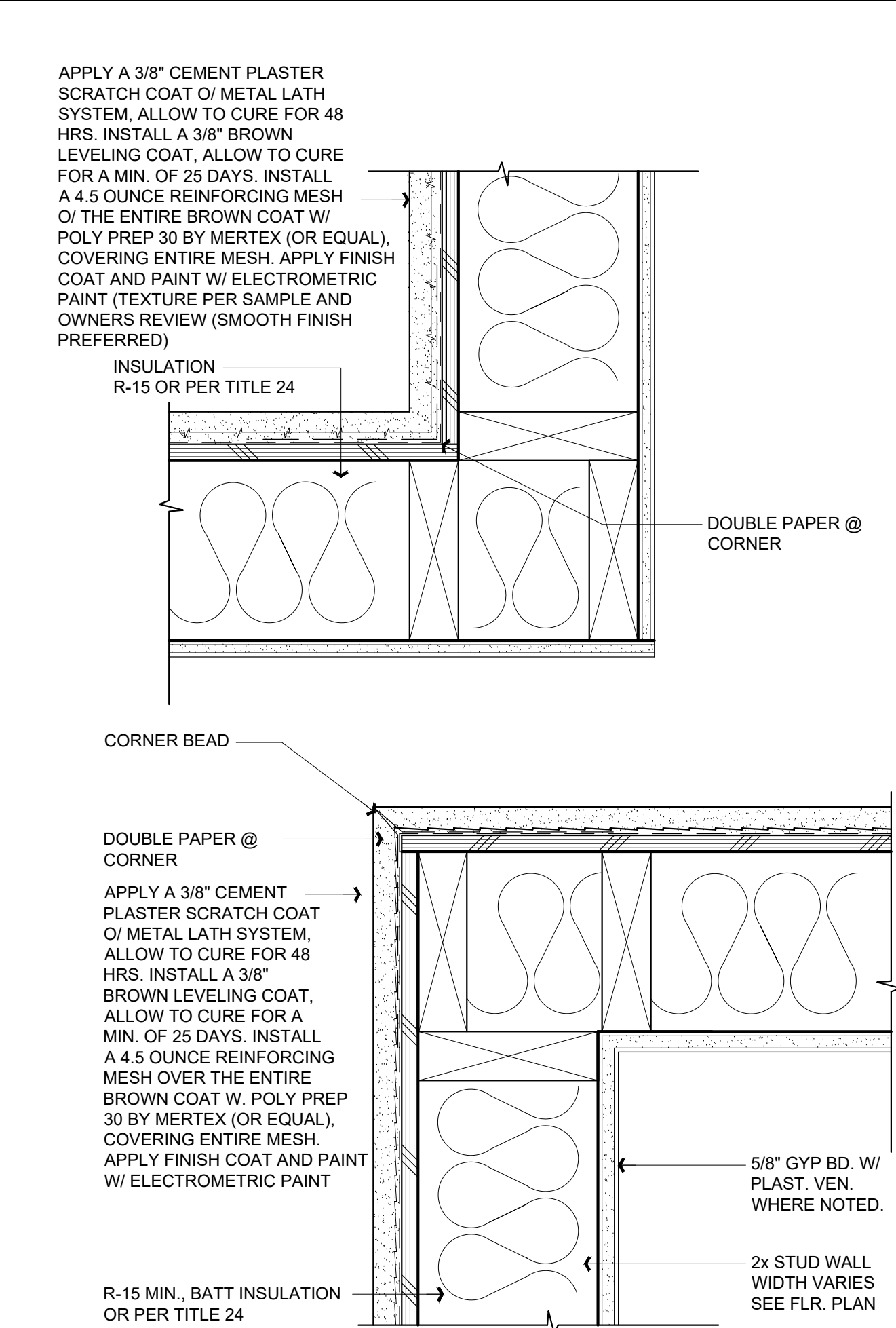
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FIRE RATED EAVE

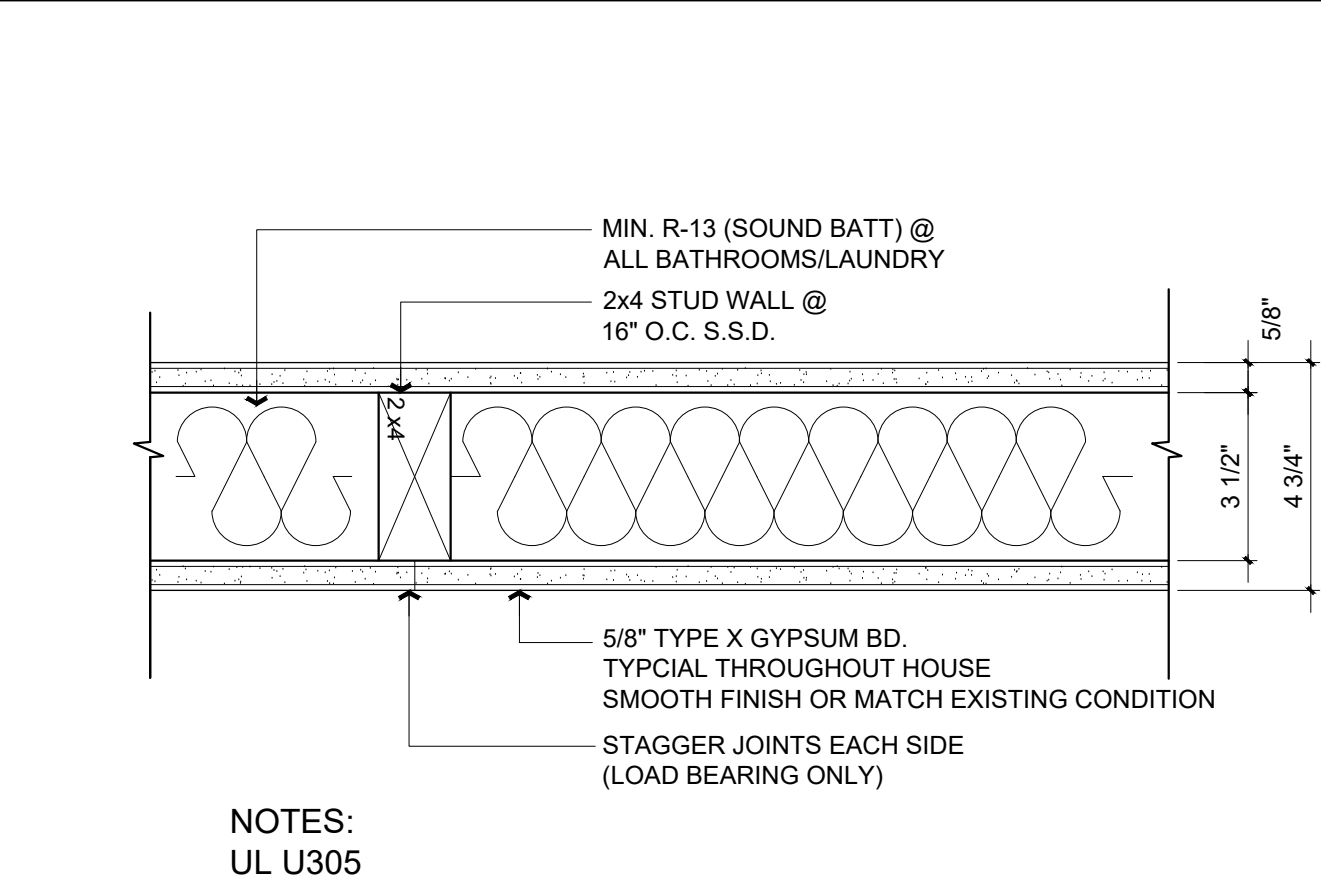
1 HOUR RATED ASSEMBLY PER CBC 772.6.2

Scale: 1" = 1'-0" 5 A5.0



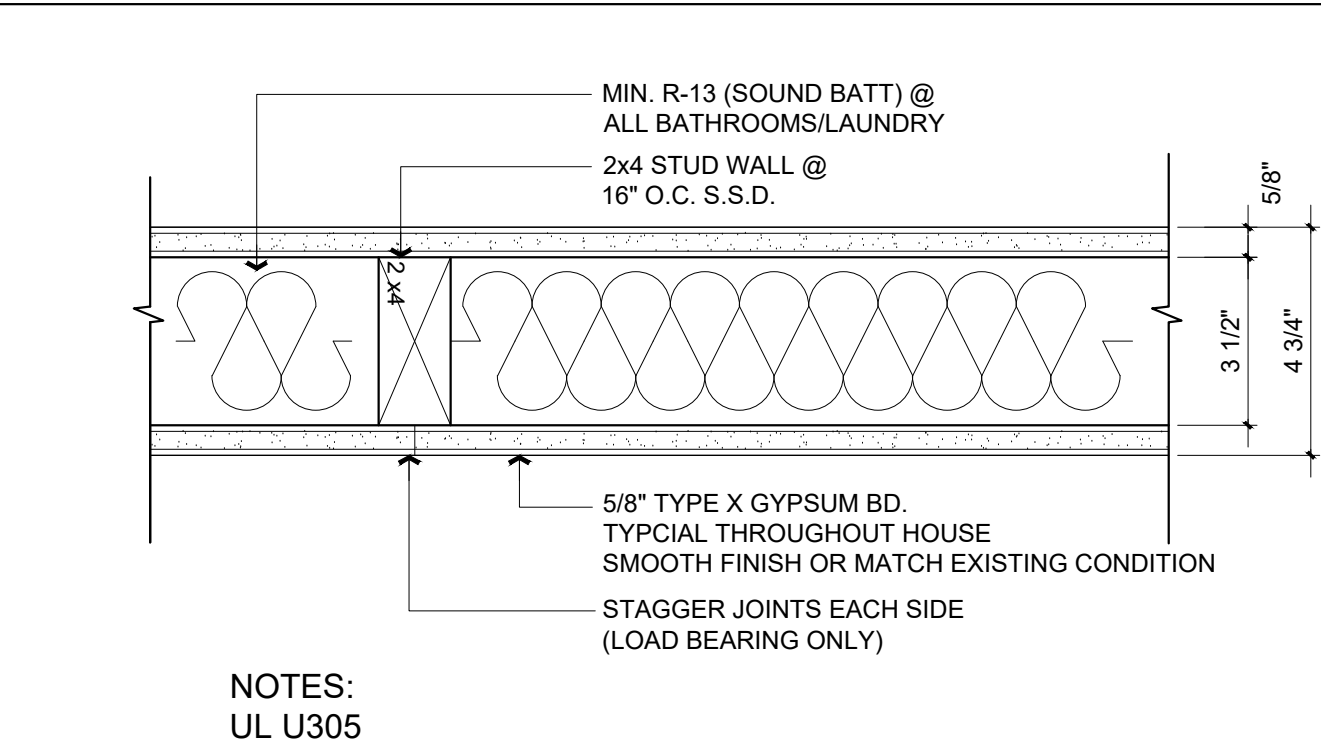
STUCCO DETAILS

Scale: 3" = 1'-0" 6 A5.0



INTERIOR WALL DETAILS

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



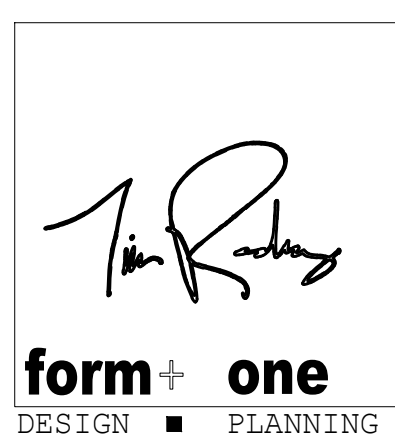
1 HR RATED INTERIOR WALL DETAILS

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

Revisions	
Rev.:	Description : Date :
001	Response to Comments 6/6/25
002	Response to Comments 7/7/25
003	Response to Comments 7/7/25
006	

Contractor :

Owner :
XLC LLC
1341 DRAKE AVE.
BURLINGAME CA 94010
Zoning: RL
4843 SILVER SPRINGS DRIVE
Park City, UT 84098
Ph: 415.819.0304
E-mail: TIM@FORMONEDESIGN.COM



Title : Building Details

Project : XLC LLC
1341 DRAKE AVE.
BURLINGAME CA 94010

Job No. : 25-08
Drawn : TIM RADEWZ
Date : 2/11/25

A5.0

Sheet
Scale: See Details

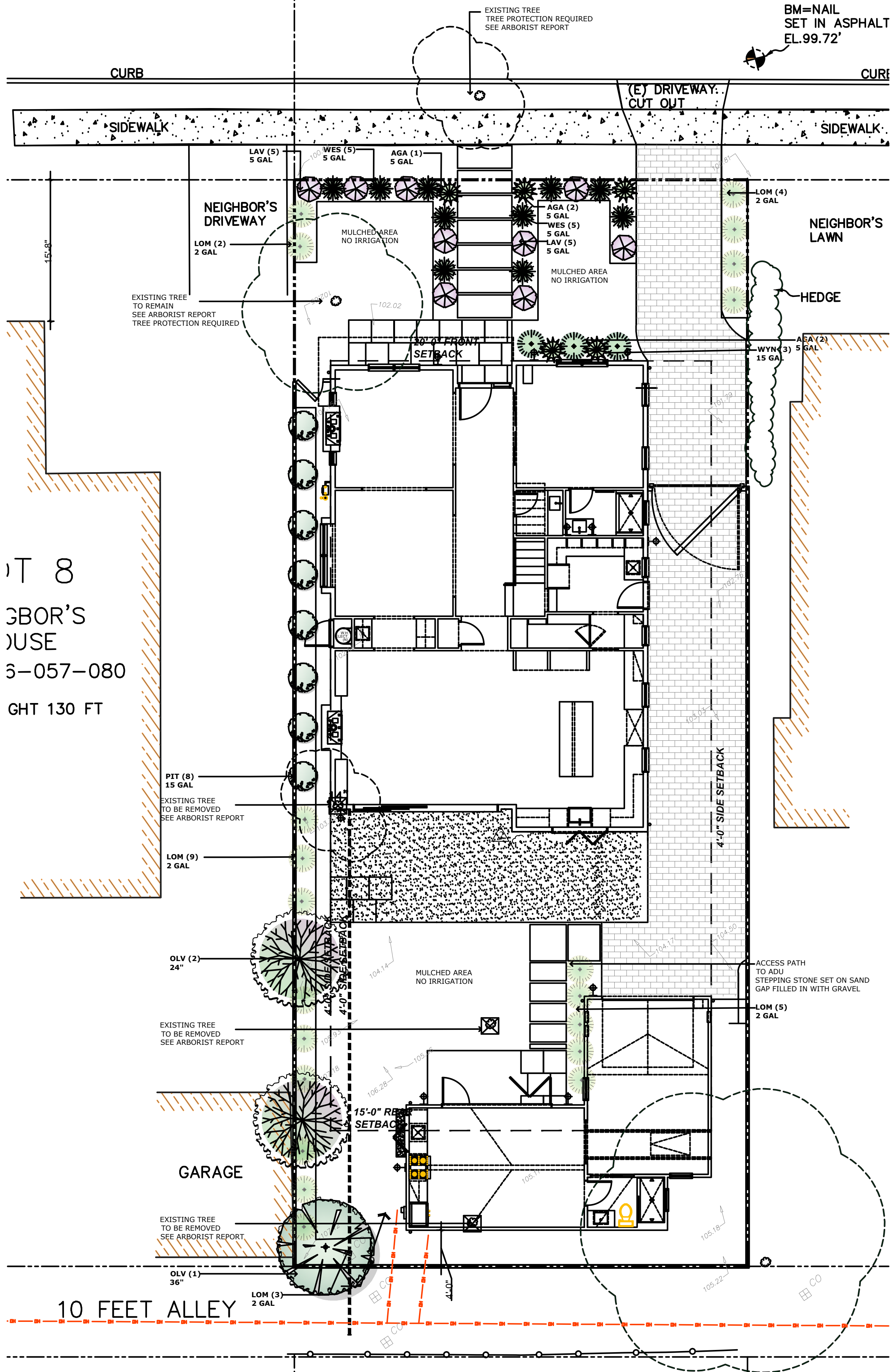
BUILDING SET
PLANNING SET

APN#: 026-063-010

35°04'00"E
50.00'

DRAKE AVE

(50.00' WIDE)



Scope of Landscape Design

Propose new landscape, including 185 sq ft of irrigated planting, 136 sq ft of side yard planting to provide screening plant, and 84 sq ft of planting at back yard to provide aesthetic landscape at the project site. WELO is applied to the site planting.

Existing Tree Condition and Removal

Reference to the Arborist report

2022 California Green Building Code - Landscape Notes

1. OUTDOOR WATER USE FOR LANDSCAPE SHOULD FOLLOW WATER USE EFFICIENT LANDSCAPE CHECK LIST PER 2022 CGC 4.304.01
2. ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENS IN SOLE/ BOTTOM PLATE AT EXTERIOR WALLS, SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENS WITH CEMENT MORTAR , CONCRETE MASONRY, OR SIMILAR method acceptable to the enforcing agency per 2022 CGC 4.406.1
31. COMPLY W/ ALL MEASURES OF WELO PRESCRIPTIVE CHECKLIST
2. DRIP IRRIGATION SYSTEM TO BE INSTALLED TO PROVIDE WATER FOR (N) TREES & SHRUBS AS INDICATED ON SITE PLAN. AIRBORNE ACCEPTABLE ONLY AT TURF AREAS > 10' WIDE
- 2.1. PRESSURE REGULATORS ARE INSTALLED ON THE IRRIGATION SYSTEM TO ENSURE DYNAMIC PRESSURE OF THE COMPONENTS ARE WITHIN THE MANUFACTURER'S RECOMMENDED PRESSURE RANGE
- 2.2. MANUAL SHUTOFF VALVES (SUCH AS GATE, BALL, OR BUTTERFLY VALVES) ARE INSTALLED AS CLOSE AS POSSIBLE TO THE POINT OF CONNECTION OF THE WATER SUPPLY
- 2.3. ALL IRRIGATION EMISSION DEVICES MUST MEET THE REQ'S SET IN THE ANSI STANDARD ASABE/ICC 802-2014 "LANDSCAPE IRRIGATION SPRINKLER AND EMITTER STANDARD." ALL SPRINKLER HEADS INSTALLED MUST HAVE A DISTRIBUTION UNIFORMITY LOW QUARTER OF 0.65 OR HIGHER USING THE PROTOCOL DEFINED IN ASABE/ICC 802-2014
- 2.4. AUTOMATIC IRRIGATION CONTROLLERS ARE REQUIRED AND MUST USE EVAPOTRANSPIRATION OR SOIL MOISTURE DATA AND UTILIZE A RAIN SENSOR
3. AREAS EXCEPT TURF TO RECEIVE MIN 3" LAYER OF RECYCLED MULCH
4. ANY PLANT SUBSTITUTION MUST MEET WUCOL LOW (PF<.3) STANDARD. NO INVASIVE SPECIES MAY BE USED. SEE CALIFORNIA INVASIVE PLANTS COUNCIL "DON'T PLANT A PEST" BROCHURE FOR SF BAY AREA
6. A MIN 3" LAYER OF RECYCLED MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED
7. TURF, HIGH WATER USE PLANTS, AND WATER FEATURES SHALL, COMBINED NOT EXCEED 25% OF THE LANDSCAPE AREA. TURF SHALL NOT BE PLANTED ON SLOPES WHICH EXCEED A SLOPE OF 1' VERTICAL ELEVATION CHANGE FOR EVERY 4' OR HORIZONTAL LENGTH. TURF IS PROHIBITED IN PARKWAYS LESS THAN 10' WIDE. EXCEPTION : PARKWAY IS ADJACENT TO A PARKING STRIP AND USED TO EXIT AND ENTER VEHICLES AND TURF IS IRRIGATED W/ SUBSURFACE IRRIGATION

Planting List

Plant Schedule

	Symbol	Quantity	Botanical Name	Common Name	Spec	water usage	grow rate	Mature size (HxW)
Tree								
		2	Olea Europaea 'Wilsonii'	Fruitless Olive Tree	24 inch box, single. 2' clear trunk	low	fast	25'x25'
		1	Olea Europaea 'Wilsonii'	Fruitless Olive Tree	36 inch box, single. 2' clear trunk	low	fast	25'x25'
Shrubs								
		8	Pittosporum tenuifolium	Kohuhu Pittosporium	bush form, 15 gal., min 3' in height	low	fast	15'x6'
		9	Lavandula Stoechas 'Otto Quast'	Spanish Lavender	5 gal	low	fast	3'x3'
		14	Lomandra longifolia 'Breeze'	Breeze Dwarf Mat Rush	min. 2 gal	low	fast	3'x3'
		5	Agave attenuata	Fox Tail Agave	5 gal	low	moderate	3'x3'
		10	Westringia fruticosa 'morning light'	Morning Light' Coast Rosemary	5 gal	low	fast	3'x3'
		3	Westringia 'Wynyabbie Gem'	Wynyabbie Gem Coast Rosemary	15 gal, min 4 feet ht.	low	fast	8'x6'

TOTAL PLANT QUANTITY: 52
PLANT OF NATIVE, LOW/NO WATER USING QUANTITY: 52
PERCENTAGE OF PLANT WATER USE MEASURE: 100%

Legends

- EXISTING TREE TO REMAIN AND BE PROTECT
REF. TO THE ARBORIST REPORT
- EXISTING TREE TO BE REMOVED
REF. TO THE ARBORIST REPORT
- STEPPING STONE SET ON SAND FOR ACCESS PATH
SIZE TO BE DETERMINED
- PROPOSED PLANTING



Olea Europaea 'Wilsonii'



Pittosporum tenuifolium



Lycianthes rantonnetii



Lavandula Stoechas 'Otto Quast'



Lomandra longifolia 'Breeze'



Olea Europaea 'Wilsonii'



Agave attenuata



Westringia 'Wynyabbie Gem'

I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete Landscape Documentation Package.

SIGNATURE: _____
DATE: 02/21/2025

1341
DRAKE

329 Primrose Road
Suite 415
Burlingame, CA 94010

RESIDENTIAL
LANDSCAPE
PLAN

Property Owner:
Owner of
1341 Drake Ave
Burlingame, CA 94401

Plan Prepared by
Muzik Design Studio
Agnes Tung
Xiaoyan Sun
(239) 410-9251
agnesytung@gmail.com

Drawing Title

PROPOSED
LANDSCAPE
PLAN

Drawing Scale



Sheet Title

L-1

02/21/2025

Landscape General Notes

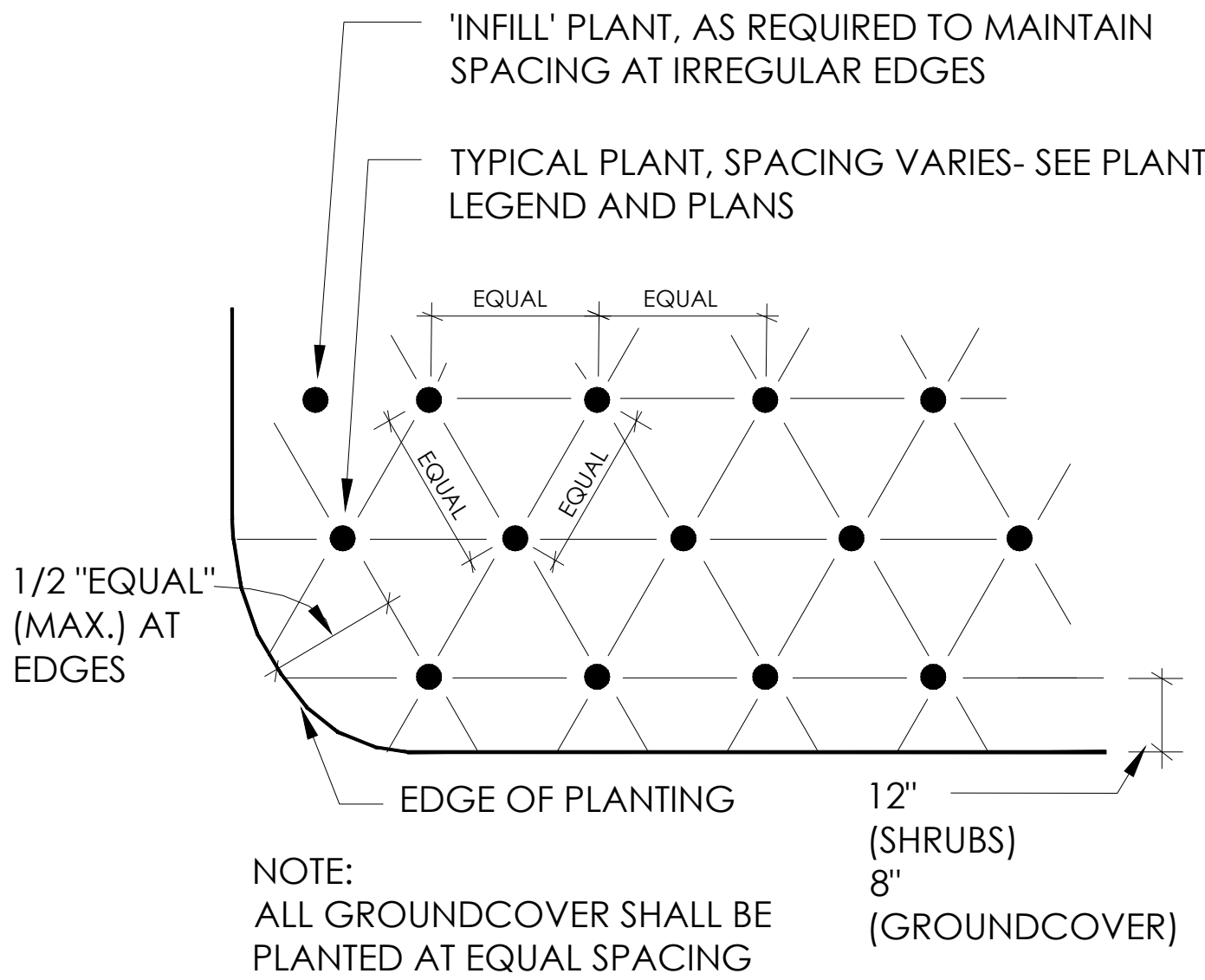
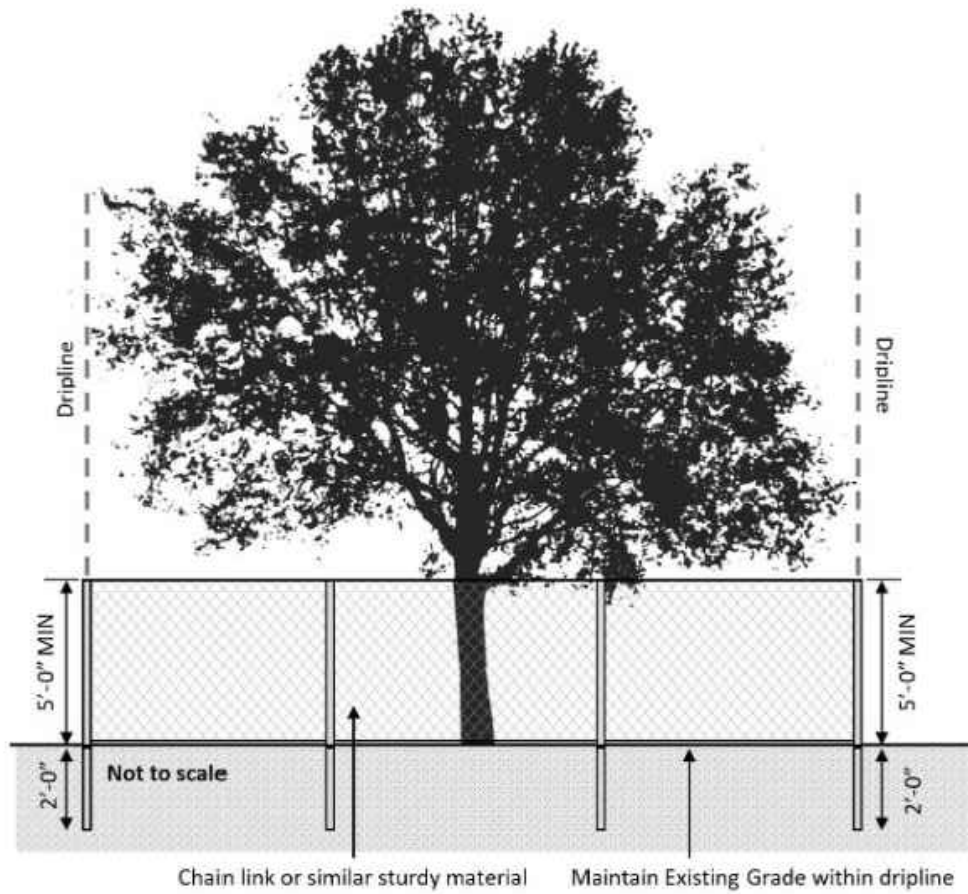
1. VERIFY LOCATION OF ALL BUILDINGS, WALLS, ROADS AND CURBS AFFECTING LANDSCAPE SCOPE OF WORK WITH RELEVANT ARCHITECTURAL AND ENGINEERING DRAWINGS PRIOR TO COMMENCING SITE WORK.
2. VERIFY LOCATION OF ALL VAULTS, ELECTRICAL DUCT BANKS, MANHOLES, CONDUIT AND PIPING, DRAINAGE STRUCTURES, LIGHTING AND OTHER UTILITIES WITH THE APPROPRIATE ENGINEER'S DRAWINGS.
3. WHERE NOT SHOWN ON LANDSCAPE DRAWINGS, SEE CIVIL ENGINEERING DRAWINGS FOR ROADWAY CENTERLINE, STATION POINTS, BENCH MARKS AND BUILDING SETBACKS.
4. TAKE ALL DIMENSIONS FROM CENTER OF CURB, WALL OR BUILDING, OR TO CENTERLINE OF BUILDING COLUMNS OR TREES UNLESS OTHERWISE NOTED.
5. ALL ITEMS DESIGNATED AS "SIMILAR" OR "TYPICAL" (TYP) SHALL BE CONSTRUCTED IN THE MANNER OF THE DETAIL REFERENCED, WITH MINOR ADJUSTMENT FOR SPECIFIC CONDITION.
6. SITE DESIGN BASED ON TOPOGRAPHIC INFORMATION FROM ARCHITECT. ALL GRADES TO BE VERIFIED IN FIELD.
7. SPECIFICATIONS FOR CONSTRUCTION METHODS AND MATERIALS NOT LISTED.
8. SHOULD CONFLICTS ARISE BETWEEN DRAWINGS AND SPECIFICATIONS, DRAWINGS SHALL GOVERN DIMENSIONS AND QUANTITY, SPECIFICATIONS SHALL GOVERN MATERIALS AND FINISHES.
9. ALL ELECTRICAL WORK TO COMPLY WITH CITY OF SUNNYVALE SPECIFICATIONS AND UNDERWRITERS LABORATORIES (UL) SPECIFICATIONS.
10. PLANT PROTECTION: ALL WORK PERFORMED WITHIN THE DRIP LINE OF TREES DESIGNATED "EXISTING TREES TO REMAIN" SHALL BE HAND LABOR. SEE LANDSCAPE PLAN FOR RESTRICTIONS.
11. CONTRACTOR IS RESPONSIBLE FOR PHOTO DOCUMENTATION OF ALL CLOSED IN WORK.
12. ALL EARTHWORK, INCLUDING SITE CLEARING, PIER DRILLING AND SPREAD FOOT EXCAVATION, PREPARATION OF SUBGRADE AND SELECT FILL BENEATH SLABS-ON-GRADE AND OTHER FLATWORK, PLACEMENT AND COMPACTION OF ENGINEERED FILL, AND SURFACE AND SUBSURFACE DRAINAGE SHOULD BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS BY STRUCTURAL ENGINEER. STRUCTURAL ENGINEER SHOULD BE PROVIDED AT LEAST 48 HOURS ADVANCED NOTIFICATION OF ANY EARTHWORK OPERATIONS AND SHOULD BE PRESENT TO OBSERVE AND/OR TEST OF NECESSARY TO EARTHWORK AND FOUNDATION INSTALLATION PHASES OF THE PROJECT.
13. PROPERTY LINES ARE SHOWN FOR REFERENCE ONLY AND ADDED PER CITY/TOWN ASSESSOR'S PARCEL MAP. IF A DISCREPANCY ARISES, A BOUNDARY SURVEY SHALL BE COMPLETED BY A LICENSED SURVEYOR TO RESOLVE THE ISSUE.
14. CONTRACTOR TO VISIT SITE TO CONFIRM EXISTING CONDITIONS PRIOR TO SUBMITTING BID. CONTRACTOR TO EXAMINE AND NOTE ALL EXISTING CONDITIONS AS THE CHARACTER AND EXTENT OF WORK INVOLVED.
15. CONTRACTOR TO REMOVE ALL OBSTRUCTIONS BOTH BELOW AND ABOVE GROUND, AS NECESSARY FOR CONSTRUCTION OF THE PROPOSED IMPROVEMENTS.
16. BID IS TO BE SUBMITTED ON A LINE ITEM BASIS WITH UNIT PRICING WHERE APPLICABLE.

Tree Protection

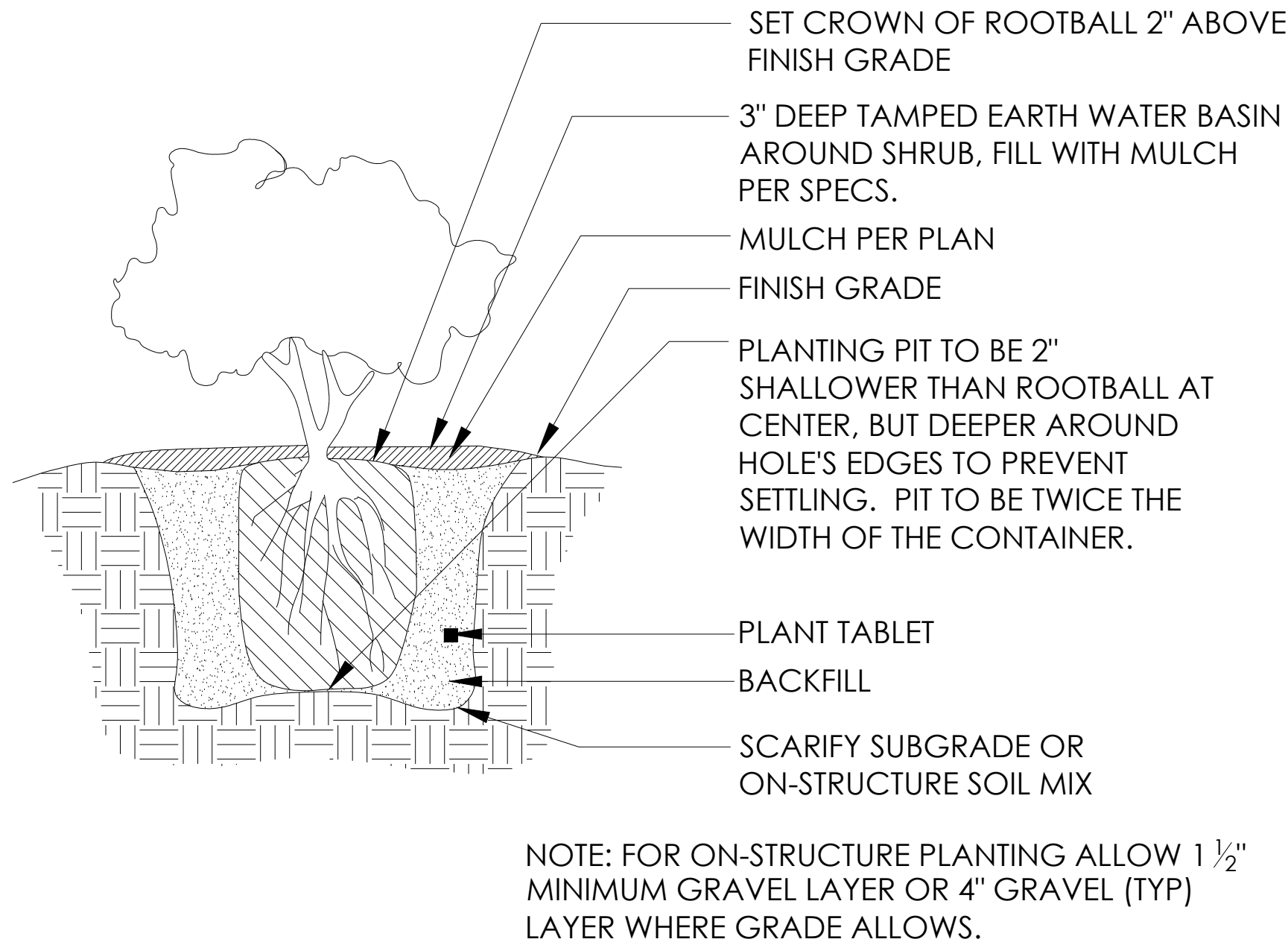
1. TREE PROTECTION ZONES SHALL BE INSTALLED AND MAINTAINED THROUGHTOUT THE ENTIRE LENGTH OF THE THE PROJECT. PRIOR TO THE COMMENCEMENT OF ANY DEVELOPMENT PROJECT, A CHAIN LINK FENCE SHALL BE INSTALLED AT ABOUT THE DRIP LINE (WHERE POSSIBLE) OF ANY PROTECTED TREE WHICH WILL OR WILL NOT BE AFFECTED BY THE CONSTRUCTION.
2. THE DRIP LINE SHALL NOT BE ALTERED IN ANY WAY SO AS TO INCREASE THE ENCORACHMENT OF THE CONSTRUCTION. FENCING FOR THE PROTECTION ZONES SHOULD BE 5 FOOT TALL METAL CHAIN LINK TYPE SUPPORTED BY 2 INCH METAL POLES POUNDED INTO THE GROUND BY NO LESS THAN 2 FEET. THE SUPPORT POLES SHOULD BE SPAED NO MORE THAN 10 FEET APART ON CENTER.
3. SIGNS SHOULD BE PLACED ON FENCING SIGNIFYING "TREE PROTECTION ZONE - KEEP OUT".
- NO MATERIALS OR EQUIPMENT SHOULD BE STORED OR CLEANED INSIDE THE TREE PROTECTION ZONES. EXCAVATION, GRADING, SOIL DEPOSITS, DRAINAGE AND LEVELING ARE PROHIBITED WITHIN THE TREE PROTECTION ZONES.
4. NO WIRES, SIGNS, OR ROPES SHALL BE ATTACHED TO THE PROTECTED TREES ON SITE. UTILITY SERVICES AND IRRIGATION LINES SHALL ALL BE PLACED OUTSIDE OF THE TREE PROTECTION ZONES.
5. ANY PRUNING AND MAINTENANCE OF THE PROTECTED TREE SHALL BE CARRIED OUT BEFORE CONSTRUCTION BEGINS. THIS SHOULD ALLOW FOR ANY CLEARANCE REQUIREMENTS FOR BOTH THE NEW STRUCTURE AND ANY CONSTRUCTION MACHINERY. THIS WILL ELIMINATE THE POSSIBILITY OF DAMAGE DURING CONSTRUCTION. THE PRUNING SHOULD BE CARRIED OUT BY AN ARBORIST, NOT BY CONSTRUCTION PERSONNEL. NO LIMBS GREATER THAN 4" IN DIAMETER SHALL BE REMOVED.
6. ANY EXCAVATION IN GROUND WHERE THERE IS A POTENTIAL TO DAMAGE ROOTS OF 1" OR MORE IN DIAMETER SHOULD BE CAREFULLY HAND DUG. WHERE POSSIBLE, ROOTS SHOULD BE DUG AROUND RATHER THAN CUT.
- 7.IF ROOTS ARE BROKEN, EVERY EFFORT SHOULD BE MADE TO REMOVE THE DAMAGED AREA AND CUT IT BACK TO ITS CLOSEST LATERAL ROOT. A CLEAN CUT SHOULD BE MADE WITH A SAW OR PRUNERS. THIS WILL PREVENT ANY INFECTION FROM DAMAGED ROOTS SPREADING THROUGHOUT THE ROOT SYSTEM AND INTO THE TREE.

Planting Notes

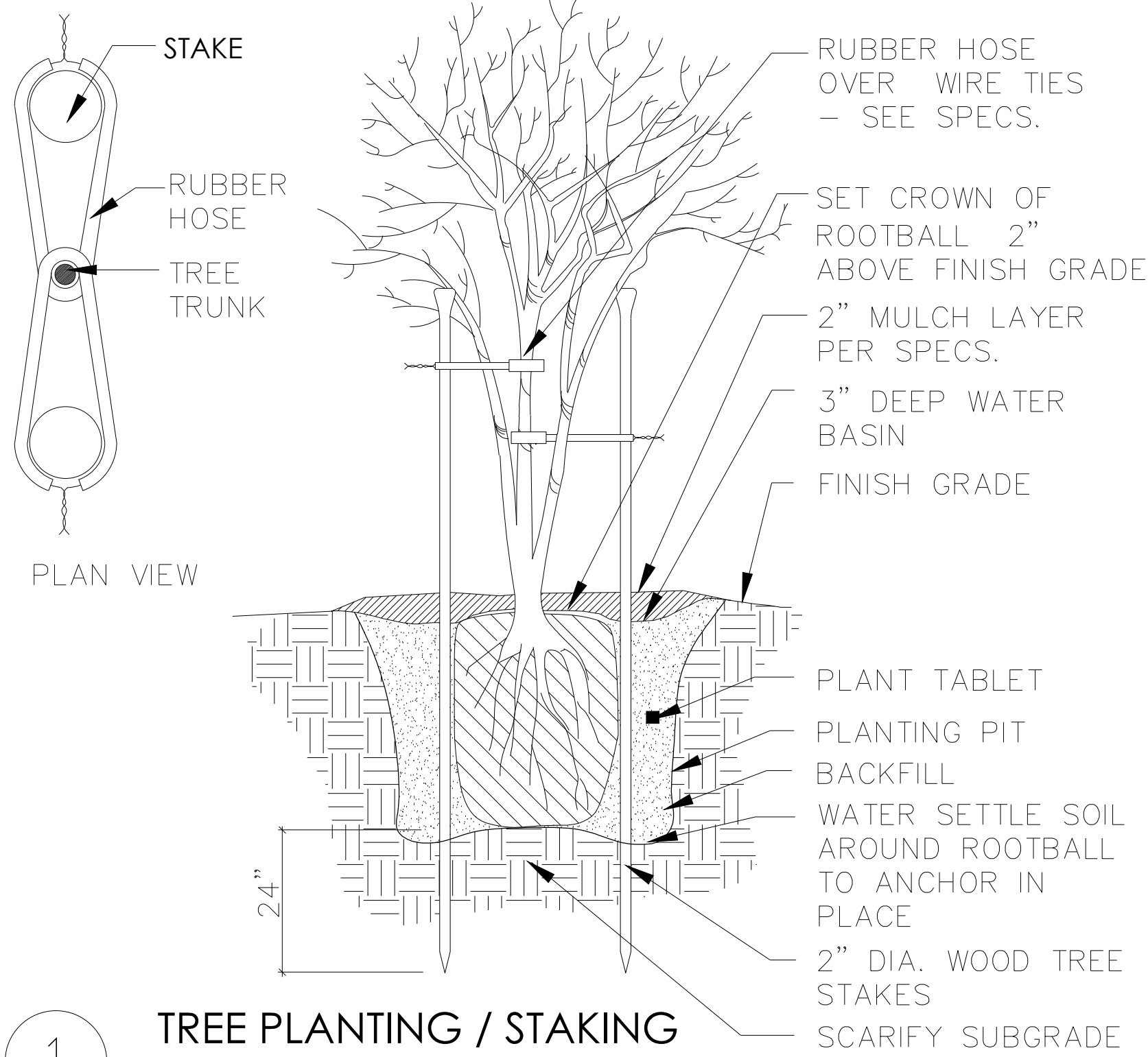
1. PROVIDE MATCHING SIZES AND FORMS FOR EACH SPECIES FOR TREES INSTALLED IN GRID OR SPACED EQUALLY IN ROWS AS SHOWN ON DRAWINGS. ALIGN TREES ACROSS ROADWAYS, DRIVES OR WALKWAYS. ADJUST SPACING AS NECESSARY.
2. PROVIDE MATCHING SIZES AND FORMS FOR ALL HEDGE PLANTINGS. SPACE EQUALLY ON TRIANGULAR OR GRID SPACING AS CALLED FOR ON DETAIL. WHERE GROUND COVER IS SHOWN AS A HATCH, QUANTITIES ARE NOT GIVEN. PROVIDE PLANT MATERIAL TO FILL SPACE SHOWN ON DRAWINGS.
3. EQUALLY SPACE VINES PLANTED IN ROWS AGAINST WALLS OR FENCES. SEE DRAWINGS FOR QUANTITY AND SPACING. REMOVE ALL VINES FROM NURSERY STAKES AND SPREAD OUT ONTO WALL PRIOR TO ATTACHING TO SURFACE.
4. PLANT NAMES ARE ABBREVIATED ON THE DRAWINGS. SEE PLANT LIST FOR KEY AND CLASSIFICATION.
5. MULCH: MULCH IS TO BE 3" MINIMIUM SHOULD BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREA, EXCEPT IN AREA OF TURF OR CREEPING OR ROOTING GROUNDCOVERS. CONFIRM SELECTION WITH OWNER/PROJECT MANAGER PRIOR TO PLANTING.
6. SOIL AMENDMENT: AMEND SOIL PER SOILS REPORT AND DIRECTION OF OWNER/PROJECT MANAGER. SOIL TEST LOCATION PER L.A.; A MINIMUM OF 2" OF FULLY STABILIZED. AT LEAST 4 CUBIC YARDS PER 1,000 SQ FT. TO A DEPTH OF 6 INCHES.
7. SLOW-RELEASE FERTILIZER TABLET: "AGRIFORM" 7 GRAM TABLETS WITH 20-10-5 (N-P-K) BY SCOTTS (800) 492-8255.
8. LANDSCAPE MAINTENANCE:
 - A. LANDSCAPE MAINTENANCE SHALL BE PROVIDED FOR (90 DAYS) AFTER PRELIMINARY ACCEPTANCE.
 - B. QUALIFICATIONS: LANDSCAPE CONTRACTOR OR MAINTENANCE SUBCONTRACTOR SHALL HAVE A FULL TIME EMPLOYEE ASSIGNED TO THE JOB AS FOREMAN FOR THE DURATION OF THE CONTRACT. FOREMAN SHALL HAVE A MINIMUM OF FOUR (4) YEARS EXPERIENCE IN LANDSCAPE MAINTENANCE SUPERVISION, WITH EXPERIENCE OR TRAINING IN TURF MANAGEMENT, ENTOMOLOGY, PEST CONTROL, SOILS, FERTILIZERS AND PLANT IDENTIFICATION.
 - C. MAINTENANCE CONTRACTOR TO MAINTAIN ALL PLANT MATERIALS AND IRRIGATION SYSTEM.
 - D. CONTRACTOR TO INSTRUCT MAINTENANCE CONTRACTOR.
 - E. LANDSCAPE MAINTENANCE CONTRACTOR SHALL SUBMIT MAINTENANCE SCHEDULE TO LANDSCAPE DESIGNER FOR APPROVAL PRIOR TO START OF LANDSCAPE MAINTENANCE PERIOD.
 - F. AT BEGINNING OF MAINTENANCE PERIOD, VISIT AND WALK SITE WITH LANDSCAPE DESIGNER TO VERIFY SCOPE OF WORK AND UNDERSTAND EXISTING /SITE CONDITIONS. NOTIFY LANDSCAPE DESIGNER FIVE (5) DAYS PRIOR TO VISIT.
 - G. MATCH ALL MATERIALS WITH SAME MATERIALS USED IN ORIGINAL INSTALLATION.
 - H. STERILIZE ALL TOOLS USED PRIOR TO ANY MAINTENANCE WORK.
17. ALL TREES AND HEDGES ARE NOT TO BE TRIMMED IN GEOMETRIC FORMS AND ARE TO BE LEFT IN A NATURAL HABIT.
18. CLOSE OUT AND MAINTENANCE MANUAL: LANDSCAPE CONTRACTOR SHALL SUBMIT A MANUAL WITH ALL MATERIALS AND PRODUCTS USED IN CONSTRUCTION AND MAINTENANCE PERIOD. MAKE CORRECTIONS AND ADDITIONS PER DIRECTION OF LANDSCAPE DESIGNER PRIOR TO FINAL SUBMITTAL TO THE OWNER. SUBMIT LOG OF ALL FERTILIZERS AND HERBICIDES WITH DATES AND RATES APPLIED DURING MAINTENANCE PERIOD. LANDSCAPE DESIGNER SHALL WALK SITE WITH CONTRACTOR AND NOTE ALL UNSATISFACTORY WORK. UNSATISFACTORY WORK SHALL BE CORRECTED WITHIN 10 CALENDAR DAYS.



3 GROUNDCOVER SPACING
N.T.S.



2 SHRUB PLANTING
N.T.S.



1 TREE PLANTING / STAKING
N.T.S.

1341
DRAKE

MUZIK
DESIGN STUDIO
329 Primrose Road
Suite 415
Burlingame, CA 94010

RESIDENTIAL
LANDSCAPE
PLAN

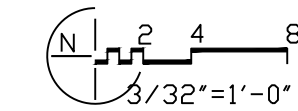
Property Owner:
Owner of
1341 Drake Ave
Burlingame, CA 94401

Plan Prepared by
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Drawing Title

LANDSCAPE
NOTES

Drawing Scale



Sheet Title

L-2

02/21/2025