HERS FEATURES SUMMARY/REQUIRED SPECIAL FEATURES

REQUIRED SPECIAL FEATURES:

NEW DUCTWORK ADDED IS LESS THAN 25 FT. IN LENGTH

HEATING, COOLING & VENTILATING EQUIPMENT, ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENTS OPENINGS WIL

BE COVERED W/ TAPE, PLASTIC, SHEET METALS, OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY TO REDUCE TH

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.

HIDDEN CONDITION NOTES

- **DUCTS WITH HIGH LEVEL OF INSULATION**
- INSULATION BELOW ROOF DECK
- HERS FEATURE SUMMARY:
 - **INDOOR AIR QUALITY VENTILATION**
 - **DUCT SEALING REQUIRED IF A DUCT SYSTEM COMPONENT,** PLENUM, OR AIR HANDLING UNIT IS

CONSTRUCTION HOURS

CONSTRUCTION HOURS

SUNDAYS AND HOLIDAYS:

AND NON-CITY HOLIDAYS BETWEEN 8:00 A.M. AND 5:00 P.M.

WEEKDAYS:

SATURDAYS:

BELOW.

1. NO PERSON SHALL ERECT (INCLUDING EXCAVATION AND GRADING), DEMOLISH, ALTER (N) TO MATCH MARVIN

8:00 A.M. - 7:00 P.M.

9:00 A.M. - 6:00 P.M.

NO WORK ALLOWED

OR REPAIR ANY BUILDING OR STRUCTURE OTHER THAN BETWEEN THE HOURS LISTED

(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

MR. + MRS. YOUSEF SHAMIEH 1829 SEBASTIAN DR. BURLINGAME, CA 94010

PROPOSED

RECEIVED 7.24.25

CITY OF BURLINGAME

	PLENUM, OR AIR HANDLING UNIT IS ALTERED			,	CDD-PLANNING DIVISION	
ABBREVIATIONS	REFERENCE SYMBOLS	ELECT/MECH SYMBOLS	BUILDING DATA	SHEET INDEX (*) = FUTURE BUILDING SHEETS		# 1
& And EXH Exhaust PBD Particle Bd. d Penny EXP Expansion PFB Prefabricate(d) Angle EXPO Exposed PL Plate (line) @ At EXT Exterior PLAS Plaster C Center line FBO Furinshed by PLYWD Plywood O Dia. or round Owner PNL Panel(ing) Perpendicular FDN Foundation PNT Paint(ed) # Pound or No. FIN Finish PR Pair FL Floor (line) PRCST Pre Cast AB Anchor Bolt FLASH Flashing PT Pressure Treated ABV Above FLOUR Fluorescent AC Asphalt Conc. FLX Flexiable QT Quarry Tile ACOUS Acoustical FOC Face of Conc. ADH Adhesive FOF Face of Fin. R Riser ADJ Adjustable FOX Face of Stud RAD Radius AGG Aggregrate FO Finished Opening REINF Reinforce	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	Duplex convenience outlet & plate Floor convenience outlet GFI duplex convenience outlet Fourplex outlet Duplex conv. outlet, 1/2 hot, 1/2 switched 220V amerage as per equipment GFI/W.P. weatherproof outlet Flush mounted floor & ceiling outlet Junction box Television outlet Telephone outlet & plate Flood light Ceiling fixture	APN #: :025-302-050 LOT AREA: :9,321 SQ.FT. (E) FAR (E) MAIN HOME = 2,148 SQ.FT. (E) ATTACHED GARAGE = 453 SQ.FT. TOTAL: = 2,601 SQ.FT. (N) FAR (E) MAIN HOME = 2,148 SQ.FT. (E) ATTACHED GARAGE = 453 SQ.FT. (E) ATTACHED GARAGE = 453 SQ.FT. (I) 1ST FLR ADDITION = 636 SQ.FT. (II) 2ND FLR ADDITION = 522 SQ.FT.	T1.0 TITLE PAGE GN GENERAL NOTES COA CONDITIONS OF APPROVAL CG CAL GREEN SW2 STORMWATER MANAGEMENT DETAILS FAR EXISTING / PROPOSED FAR 1 OF 1 TOPOGRAPHIC SURVEY A1.0 SITE PLAN ARCHITECTURAL DRAWINGS AB2.0 EXISTING FLOOR PLAN A2.0 PROPOSED FIRST FLOOR PLAN A2.1 PROPOSED SECOND FLOOR PLAN A2.2 PROPOSED ROOF PLAN A2.2 PROPOSED ROOF PLAN A2.2 PROPOSED ROOF PLAN	MECH. + ELECT PLAN SECOND FLOOR MECH. + ELECT. CUTSHEETS	Revis Description: 001 RESPONSE TO BUILDING COMMENTS 003 RESPONSE TO BUILDING COMMENTS 004 005 006
AL Aluminum FPL Fireplace RELO Relocate AP Access Panel FTG Footing REMO Remove APX Approximate FURR Furring REQD Required FUT Future RESIL Resilent 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	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	Wall light Porclein recepticle w/ pull chain Indirect cove lighting Recessed ceiling can lights 4" recessed low voltage w/ directional trim Recessed ceiling light Waterproof ceiling fan/light & plate Recessed waterproof exterior up light Single pole switch a way switch	ZONING: R-1 USE OF BUILDING: RESIDENTIAL OCCUPANCY: R2 TYPE OF CONST.: V-B NUMBER OF (N) STORIES: 1-STORY NUMBER OF DWELLINGS: 1 PARKING: (E) 2-STALL SPRINKLERED: NO SPRINKLERS	A3.0 EXISTING / PROPOSED FRONT ELEVATION A3.1 EXISTING / PROPOSED REAR ELEVATION C-0 A3.2 EXISTING / PROPOSED RIGHT ELEVATION C-1 A3.3 EXISTING / PROPOSED LEFT ELEVATION C-2 A3.4 EXISTING PROPOSED / PROPOSED LEFT PROPOSED ELEVATION C-3 A3.5 EXISTING PROPOSED / PROPOSED RIGHT ELEVATION C-3.1 C-4 A4.0 PROPOSED BUILDING SECTIONS A5.0 CONSTRUCTION DETAILS A9.0 FINISH SCHEDULE L-1 LANDSCAPE SCREENING / PRIVACY PLANS	CIVIL DRAWINGS TITLE SHEET NOTES SHEET GRADING AND UTILITY PLAN EROSION AND SEDIMENT CONTROL PLAN BEST MANAGEMENT PRACTICES (BMPs) DETAIL SHEET	Contractor : BUILDING SET PLANNING SET APPROVED: 03.10.23
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	REVISION SYMBOLS Cloud around revision COLOR / MATERIAL SYMBOL Number indicates color and / or material ROOM REFERENCE Room name Room number	Switch w/ dimmer Door activated switch Motion detector Timer (switch) Vacancy sensor w/ dimmer "manual on" Vacancy sensor "manual on" Weatherproof switch	DESIGNER FORM + ONE DESIGN CONTACT: TIM RADUENZ 4843 SILVER SPRINGS DRIVE PARK CITY, UT 84098 PHONE: (415)819.0304 STRUCTURAL TSA STRUCTURAL ENG. ATTN: ANTONE SAMRA 433 AIRPORT BLVD, STE 1061 BURLINGAME, CA 94010 PHONE: (650)620.9555	BUILDING NOTES: 1. ANY HIDDEN CONDITIONS THAT REQUIRE WORK TO BE PERFORMED BEYOND THE S THESE PLANS MAY REQUIRE FURTHER CITY APPROVALS INCLUDING REVIEW BY THE I FIRE DEPARTMENT NOTES:	PLANNING COMMISSION	- 020
COL Column JST Joist TEMP Tempered COMPO Composition JT Joint T&G Tougue & Groove CONC Concrete THRU Through CONN Connect(ion) LAM Laminate TOS Top of Surface CONST Construction LT Light TPD Toilet Paper CONT Continuous LVR Louver Dispenser CPT Carpet TYP Typical MAS Masonry DBL Double MC Medicine Cabinet UON Unless Otherwise	MATCH LINE, SHADED SIDE IS CONSIDERED WORK, CONTROL, OR DATUM POINT PROPERTY LINE SETBACK LINE 18 EXISTING CONTOURS	Countertop air switch Doorbell pushbutton Chime Smoke detector Thermostat Special outlet Instant start florescent light	TIM@FORMONEDESIGN.COM OWNERS MR. + MRS. YOUSEF SHAMIEH 1829 SEBASTIAN DRIVE BURLINGAME, CA. 94010 LANDSCAPE DESIGNER MUZIK DESIGN STUDIO 1117 WAYNE WAY TITLE 24 RICK ROCKLEWITZ NRG COMPLIANCE INC. PO BOX 3777 SANTA ROSA, CA 95402 PHONE: (707)237.6957 SURVEY	 AN AUTOMATIC SPRINKLER SYSTEM <u>IS REQUIRED</u> THROUGHOUT THE ENTIRE HE SPRINKLER PLANS SHALL BE SUBMITTED UNDER SEPARATE PERMIT THROUGH THINSTALLATION. A SCHEMATIC OF THE DOMESTIC / FIRE PROTECTION WATER LINE SHALL BE DROFTHE BUILDING PLANS. THIS SCHEMATIC SHALL DETAIL THE LINE FROM THE WALLOCATION OF THE DOUBLE BACKFLOW PREVENTION DEVICE ON THE FIRE PROTECTION LINES. PROVIDE A BACKFLOW PREVENTION DEVICE; USC APPROVED DOUBLE CHECK A SHALL ENSURE THE DOUBLE CHECK VALVE FOR FIRE PROTECTION SHALL BE TEST 	HE FIRE DEPARTMENT FOR APPROVAL PRIOR TO RAWN ON THE SITE PLAN / CIVIL DRAWING PAGE ATER METER TO STRUCTURE AND INDICATE THE ECTION LINE AFTER THE SPLIT BETWEEN VALVE ASSEMBLY. GENERAL CONTRACTOR	ner: 2. + MRS. YOUSEF 129 SEBASTIAN DRIVE JRLINGAME, CA. 94010 aning: RESIDENTIAL
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	NEW OR FINISHED CONTOURS TOP OF WALL	Landscape light Electrical panel board E Existing DE Delete existing Replace existing	SAN MATEO, CA. 94403 PHONE: 650.524.5468 QUIET RIVER LAND SERVICE 6747 SIERRA CT. SUITE K DUBLIN, CA. 94568 DUE BEFORE ISSUANCE	ENVIRONMENTAL HEALTH APPROVED CONTRACTOR PRIOR TO SCHEDULING WAT 4. MINIMUM WATER METER SIZE SHALL ACCOMMODATE BOTH DOMESTIC AND FIR 5. FIRE FLOW SHALL MEET REQUIREMENTS OF CALIFORNIA FIRE CODE APPENDIX LESS THAN 3,600 SQ. FT. SHALL BE PROVIDED AT 1,000 GPM UNLESS PROTECTED SPRINKLER SYSTEM, THEN IT MAY BE REDUCED BY 50%. CONTACT BURLINGAME BE	ER DEPT. FINAL INSPECTION. RE SPRINKLER SYSTEM DEMAND TOTALS. RESIDENTIAL BUILDINGS BY AN AUTOMATIC RESIDENTIAL FIRE	4843 SILVER SPRINGS DRIVE Park City, UT 84098 Ph: 415.819.0304 E-mail: TIM@FORMONEDESIGN.COM
DRA Drawer NIC Not in WD Wood Contract WDW Window EA Each NTS Not to Scale WI Wrought Iron EL Elevation W/O With (out) ELEC Electrical O/ Over WP Waterproof ENCL Enclosure OC On Center WR Water Resistant EQ Equal OPNG Opening WSCT Wainscot EQPT Equipment OPP Opposite	TOP OF CURB TOP OF PAVEMENT FIXTURE OR EQUIPMENT SYMBOL	G Gas outlet HB Hose bib Ceiling/floor supply register Ceiling/floor return register Wall diffuser T.V./Computer Outlet	1. PUBLIC WORKS REQUIRES A SEWER BACKWATER PROTECTION CERTIFICATE <i>PRIOR TO PERMIT BEING ISSUED.</i> PLEASE CONTACT PUBLIC WORKS @ 650.558.7230. 2. A RECYCLING AND WASTE REDUCTION FORM WILL NEED TO BE SUBMITTED AND APPROVED PRIOR TO ISSUANCE OF BUILDING PERMIT.	1. NEW FIRST STORY ADDITION @ REAR OF HOME (NEW MASTER SUITE) 2. NEW SECOND STORY ADDITION ABOVE NEW FIRST STORY ADDITION 3. NEW RETAINING WALL (SEE SITE PLAN)		form+ one
EW Each Way (EX) Existing P Plastic PAR Parallel MATERIAL SYMBOLS	APPLICABLE CODES	Central vacuum inlet v Automatic garage door switch G Alarm control keypad A	CONTACT RECYCLING SPECIALIST @ 650.558.7273. 3. STORM WATER CONSTRUCTION POLLUTION PREVENTION PERMIT IS REQUIRED TO BE OBTAINED BY THE PUBLIC WORKS DEPT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. THIS PROJECT FALLS UNDER THE CATEGORY OF A	VICINITY MAP BK-24 44	25-30 1" = 100' N	DESIGN PLANNING 11.10 12.11.24
Bituminous paving — Metal	2022 California Building Code 2022 California Residential Code 2022 California Plumbing Code 2022 California Mechanical Code 2022 California Electric Code 2022 California Energy Code 2022 California Energy Code 2022 California Fire Code CITY OF BURLINGAME MUNICIPAL CODE 2022 California Green Building Standards Code	e Single Family to be attached to jobsite building set	(TYPE-I) SINGLE FAMILY HOUSING PROJECT. A (TYPE-I) IS ANY ADDITION OF A 1ST OR 2ND STORY ADDITION ON A LOT UP TO 10,000 SQ. FT. NOTE: AN INITIAL FIELD INSPECTION IS REQUIRED PRIOR TO THE START OF ANY CONSTRUCTION (ON PRIVATE PROPERTY OR IN THE PUBLIC RIGHT-OF-WAY). EXTERIOR FINISHES	15 16 15 14 13 12 15 16 15 16 15 16 15 16 15 16 15 17 17 16 16 17 18 17 17 18 17 17 18 17 18 17 18 17 18 17 18 17 18 17 18 17 18 18 18 18 18 18 18 18 18 18 18 18 18	MAY \$ 88'	E PAGE + MRS. YOUSEF SHAM SEBASTIAN DRIVE INGAME, CA. 94010 Drawn:TIM RADUENZ Date:
		-	WALL FINISH: (E) STUCCO (PROTECT) REPAIR	E 6 19 5. 8. 105.89 100 100 100 100 100 100 100 100 100 10	131 S S S S S S S S S S S S S S S S S S	11 . 29

DEFERRED SUBMITALS

SINGLE LINE DIAGRAM AT TIME OF INSPECTION

AND ANY INSTALLATION PRIOR TO PLAN CHECK

PLUMBING CONTRACTOR WILL PROVIDE A

AND APPROVAL IS AT CONTRACTOR'S RISK.

ROOF: (N) ROOF TO MATCH (E) CLASS A,

WINDOWS: (E) WOOD CLAD WINDOWS

WHERE NEEDED

CEMENT TILE

MILLS ESTATE NO. 19 RSM 58/35-36

ASSESSOR'S MAP COUNTY OF SAN MATEO, CALIF.

2. MECHANICAL CONTRACTOR TO ACCEPT SOLE RESPONSIBILITY FOR PROPER DESIGN AND INSTALLATION AT CRAWL SPACES AT OR BELOW GRADE, AND 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 3. SMOKE DETECTORS SHALL BE INSTALLED PER CBC. A 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 INSTALLED ON EACH LEVEL OF A MULTI-STORY NOT TO INTERFERE WITH USEABLE ATTIC STORAGE

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 IN ACCORDANCE WITH APPROVED MANUFACTURER'S REQUIREMENTS OF THE CALIFORNIA MECHANICAL CODE

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 PROVIDED WITH SMOKE DETECTORS LOCATED AS AND SHALL NOT BE OBSTRUCTED.

8. APPLIANCES DESIGNED TO BE FIXED IN POSITION SHALL CONSTRUCTION, REQUIRED SMOKE DETECTORS SHALL BE SECURELY FASTENED IN PLACE. SUPPORTS FOR APPLIANCES SHALL BE DESIGNED AND CONSTRUCTED TO WIRING WHEN SUCH WIRING IS SERVED FROM A SUSTAIN VERTICAL AND HORIZONTAL LOADS AS REQUIRED COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BY CMC. WATER HEATERS TO BE SECURED WITH A MINIMUM OF 2 STRAPS, ONE EACH TO BE LOCATED IN THE WHEN THE BATTERIES ARE LOW. WIRING SHALL BE 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 OUTLETS WITH OWNER PRIOR TO INSTALLATION. 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 6. PER CEC, RECEPTACLE SPACING SHALL NOT EXCEED 12 PERSONS AND PROPERTY. 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 CLOTHES CLOSETS SHALL BE MOUNTED ON THE WALL OWNERS.

3. ALL NEW WATER CLOSETS SHALL BE 1.28 GALLON/FLUSH MAXIMUM.

4. NO DISHWASHER MACHINE SHALL BE DIRECTLY WITHOUT THE USE OF AN APPROVED AIR GAP FITTING ON NECESSARY TEMPORARY POWER 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, RECIPROCATING PUMP AS OPTION.

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

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. 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 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 2022 CALIFORNIA MECHANICAL CODE THE ADJACENT ROOM. DETECTORS SHALL BE INSTALLED 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

REQUIRED FOR NEW DWELLINGS. IN NEW RECEIVE THEIR PRIMARY POWER FROM THE BUILDING BATTERY BACKUP. THE DETECTOR SHALL EMIT A SIGNAL 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

4. TELEPHONE OUTLETS TO BE PREWIRED BY SUBCONTRACTOR. CONTRACTOR TO COORDINATE AS REQUIRED. VERIFY LOCATION OF ALL TELEPHONE 5. ELECTRICAL OPENINGS (SWITCHES, RECEPTACLES, ETC.) ON OPPOSITE SIDES OF FIRE RATED WALLS SHALL BE MAINTAINED AT LEAST 24 INCHES APART.

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

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.

10. VERIFY ANY AND ALL LANDSCAPE LIGHTING AND

SWITCHES WITH OWNER PRIOR TO INSTALLATION OF ROUGH ELECTRICAL

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 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

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 CONNECTED TO A DRAINAGE SYSTEM OR FOOD DISPOSER ELECTRICAL CONTRACTOR RESPONSIBLE FOR PROVIDING 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 11. ALL ELECTRICAL HANGING FIXTURES TO BE SELECTED 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.

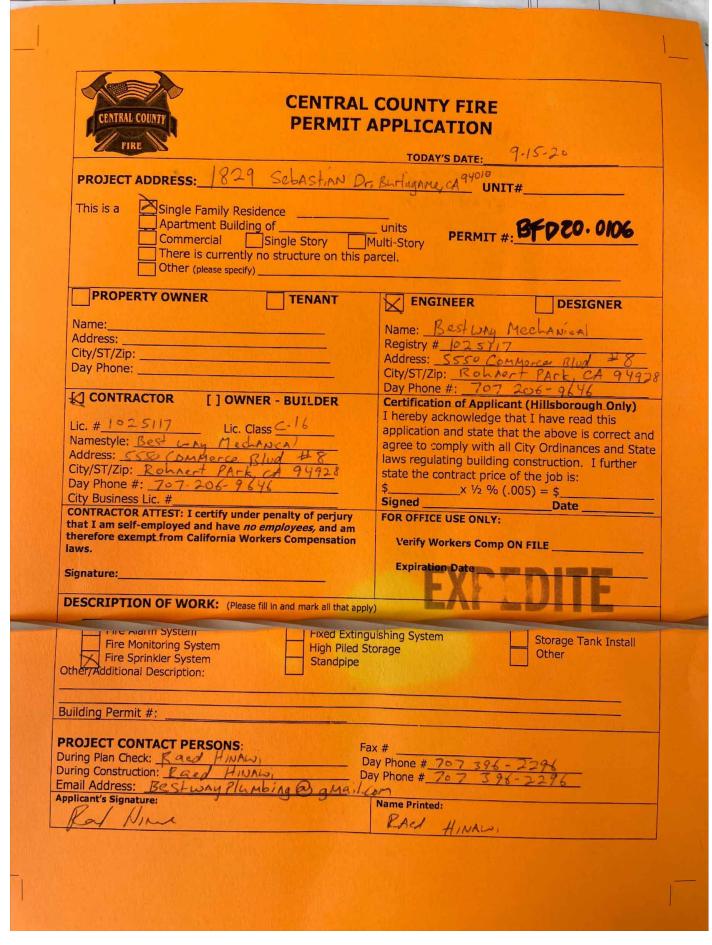
15. IF ANY QUESTIONS ARISE TO THE INSTALLATION OF ANY MATERIALS AND/OR EQUIPMENT, OR WITH THE CONSTRUCTION DOCUMENTS, THE CONTRACTOR SHALL CLARIFY THE QUESTIONS W/ THE DESIGNER BEFORE PROCEEDING. NO SUBSTITUTIONS SHALL BE MADE W/O THE DESIGNERS AND OR OWNERS APPROVAL. 16. TOTAL THICKNESS OF NEW WALLS 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

19. ALL TRADES SHALL FURNISH ALL LABOR, EQUIPMENT, MATERIALS, AND PERFORM ALL NECESSARY, INDICATED, REASONABLY INFERRED OR REQUIRED BY ANY CODE W/ JURISDICTION TO COMPLETE THEIR SCOPE OF WORK FOR A COMPLETE AND PROPER FINISHED JOB. ANY CUSTOMARY AND NECESSARY ITEMS WHICH ARE REASONABLY IMPLIED AND REQUIRED TO COMPLETE PROPERLY THE WORK OUTLINED SHALL BE FURNISHED, EVEN IF NOT SPECIFICALLY SHOWN ON THE DRAWINGS OR MENTIONED IN THE SPECIFICATION. 20. CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION CLEAN-UP, DURING AND FINAL 21. THE AMERICANS WITH DISABILITIES ART (ADA) IS

SUBJECT TO VARIOUS AND POSSIBLY CONTRADICTORY INTERPRETATIONS. THESE PLANS AND ANY ACCOMPANYING SPECIFICATIONS ("PLANS") REPRESENT THE DESIGNER'S OPINION REGARDING ITS INTERPRETATION OF THE ADA AS IT APPLIES TO THE SUBJECT PROJECT. IT IS NOT IN ANY WAY A WARRANTY OR GUARANTEE THAT SAID PLANS COMPLY WITH ANY OR ALL POSSIBLE INTERPRETATIONS OF THE ADA BY







SHAMI OUSEF െ പ

MR 18; BUJ

GN



COMMUNITY DEVELOPMENT DEPARTMENT Planning Division PH: (650) 558-7250 FAX: (650) 696-3790

March 10, 2023

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

Re: 1829 Sebastian Drive

Dear Mr. Raduenz,

Since there was no appeal to or suspension by the City Council, the February 27, 2023, Planning Commission approval of your application for Design Review and Hillside Area Construction Permit became effective March 9, 2023. This application was for a first and second story addition to an existing single-unit dwelling at 1829 Sebastian Drive, zoned R-1.

The February 27, 2023 minutes of the Planning Commission state your application was approved with the following conditions:

- that the project shall be built as shown on the plans submitted to the Planning Division date stamped February 16, 2023, sheets T1.0, GN, CG, SW, SW2, Topographic and Boundary Survey, A1.0 through A5.0, A9.0, and L-1;
- that the second floor addition along the right (north) side property line shall only contain shutters (no windows) as shown on the Proposed Right Elevation, on sheet A3.2, date stamped February 16, 2023; any proposed change to add a window or windows on the second floor along the Right Elevation shall require an application for Amendment;
- 3. that any changes to building materials, exterior finishes, windows, architectural features, roof height or pitch, and amount or type of hardscape materials shall be subject to Planning Division or Planning Commission review (FYI or amendment to be determined by Planning
- 4. that any changes to the size or envelope of the basement, first or second floors, or garage, which would include adding or enlarging a dormer(s), shall require an amendment to this
- that any recycling containers, debris boxes or dumpsters for the construction project shall be placed upon the private property, if feasible, as determined by the Community Development
- 6. that demolition for removal of the existing structures and any grading or earth moving on the site shall not occur until a building permit has been issued and such site work shall be required to comply with all the regulations of the Bay Area Air Quality Management District;

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PUBLIC WORKS DEPARTMENT Tel:(650) 558-7230 FAX: (650) 685-9310

2/23/22

March 10, 2023 1829 Sebastian Drive

- 7. that prior to issuance of a building permit for construction of the project, the project construction plans shall be modified to include a cover sheet listing all conditions of approval adopted by the Planning Commission, or City Council on appeal; which shall remain a part of all sets of approved plans throughout the construction process. Compliance with all conditions of approval is required; the conditions of approval shall not be modified or changed without the approval of the Planning Commission, or City Council on appeal;
- that all air ducts, plumbing vents, and flues shall be combined, where possible, to a single termination and installed on the portions of the roof not visible from the street; and that these venting details shall be included and approved in the construction plans before a Building
- that the project shall comply with the Construction and Demolition Debris Recycling Ordinance which requires affected demolition, new construction and alteration projects to submit a Waste Reduction plan and meet recycling requirements; any partial or full demolition of a structure, interior or exterior, shall require a demolition permit;
- that the project shall meet all the requirements of the California Building and Uniform Fire Codes, in effect at time of building permit submittal, as amended by the City of Burlingame;

THE FOLLOWING CONDITIONS SHALL BE MET DURING THE BUILDING INSPECTION PROCESS PRIOR TO THE INSPECTIONS NOTED IN EACH CONDITION:

- 11. that prior to scheduling the framing inspection the applicant shall provide a certification by the project architect or residential designer, or another architect or residential design professional, that demonstrates that the project falls at or below the maximum approved floor area ratio for
- that prior to scheduling the framing inspection the project architect or residential designer, or another architect or residential design professional, shall provide an architectural certification that the architectural details shown in the approved design which should be evident at framing, such as window locations and bays, are built as shown on the approved plans; architectural certification documenting framing compliance with approved design shall be submitted to the Building Division before the final framing inspection shall be scheduled;
- 13. that prior to scheduling the roof deck inspection, a licensed surveyor shall shoot the height of the roof ridge and provide certification of that height to the Building Division; and
- that prior to final inspection, Planning Division staff will inspect and note compliance of the architectural details (trim materials, window type, etc.) to verify that the project has been built according to the approved Planning and Building plans.

All site improvements and construction work will require a separate application to the Building Division. This approval is valid for two years during which time a building permit must be issued (building permit must be issued by March 9, 2025). One extension of up to one year may be considered by the Community Development Director if a written application and filing fee is submitted to the Planning Division at least 30 days prior to the expiration date of the initial Planning approval.

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March 10, 2023 1829 Sebastian Drive

The decision of the Council is a final administrative decision pursuant to Code of Civil Procedure Section 1094.6. If you wish to challenge the decision in a court of competent jurisdiction, you must do so within 90 days of the date of the decision unless a shorter time is required pursuant to state or federal law.

Kevin Gardiner Community Development Director

c. Gina and Yousef Shamieh, property owners 1829 Sebastian Drive Burlingame, CA 94010

Chief Deputy Valuation, Assessor's Office

(LOT 5 BLK 48 MILLS ESTATE NO 19 RSM 58/35 36; APN: 025-302-050)

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CONDITIONS OF APPROVAL - PLANNING

APPROVED: MARCH 10, 2023



The City of Burlingame CITY HALL - 501 PRIMROSE ROAD BURLINGAME, CALIFORNIA 94010-39

ADDITIONAL CONDITIONS FOR PUBLIC WORKS ENGINEERING DEPARTMENT PLAN REVIEW FOR BUILDING PERMIT NO. **B23-0366**

PLEASE ADD THESE "PUBLIC WORKS CONDITIONS" TO THE PLANS OR ADD THIS SHEET TO THE PLANS

- 1. Any work in the City right-of-way, such as street, sidewalk area, public easements, utility easements, or use of the right-of-way such as placement of debris box or construction parking is required to obtain an Encroachment Permit prior to starting work. For requirements related to issuance of an Encroachment Permit, visit: https://www.burlingame.org/departments/public works/encroachment permit.php Work without the benefit of an encroachment permit will be charged double the permit fee.
- 2. All work within City right-of-way shall comply with City Standards and Details. Standard Details are available at: https://www.burlingame.org/departments/public works/city standard details.php.
- 3. Public Works construction hours in the right-of-way are limited to weekdays and non-City Holidays between 8:00 a.m. and 5:00 p.m. This includes construction hauling. If applicant/contractor wishes to work beyond the normal construction hours, a waiver of working hour form may be submitted to the Public Works Department ten (10) working days in advance for review and approval by Public Works and
- 4. No structure shall be built into City's right-of-way, this includes all existing and overhang projections. On Sebastian Drive, this measurement is 10 feet (10') measured from face of curb.
- 5. Sewer Backwater Protection Certification is required for the installation of any new sewer fixture per Ordinance No. 1710. The Sewer Backwater Protection Certificate is required prior to the issuance of Building Permit and the backwater device must be placed on private property.
- 6. All damaged and displaced curb, gutter, sidewalk, and driveway approach fronting site must be replaced prior to final of Building Permit. A pre-inspection by Public Works of the condition of the sidewalk is recommended, but not required. However, if a pre-inspection is not conducted, the applicant/contractor waives the right to contest the limits of the repairs caused by the construction
- Front landscape (hardscape) improvements that are not shown on the plans, this will be subject to a Public Works inspection prior to building permit final to confirm that no encroachments exist beyond the property line.
- 8. The project shall comply with the City's NPDES permit requirements to prevent storm water pollution. All construction work shall be done in accordance with the most current APWA-AGC Standard Specifications for Public Works Construction, the California Stormwater Quality Association's Stormwater Best Management Practice Handbook, and the City of Burlingame Stormwater Management and Discharge Control Ordinance (Municipal Code Chapter 15.14). A copy of the Stormwater Construction Best Management Practices can be found at http://www.flowstobay.org/brochures. Upon completion of the work, all stormwater protection measures shall be entirely removed and the right-of-

2/23/22

way shall be left in as presentable a condition as existed before work started. Please be aware that during winter months (October 15th to April 15th) applicant/contractor are responsible to remove projects stormwater inlet protection device(s) (sandbags/filters/etc.) in the public right-of-way to prevent flooding during rain events, and reinstall devices once the rain event ends. All private property stormwater protection measures must be protected and repaired after each rain event.

- 9. Per Municipal code section 18.08.090, no storm water or underground water draining from any lot, building, or paved area shall be allowed to drain to adjacent properties nor shall this water be connected to the city's sanitary sewer system. Regardless of the slope of the source property, such water shall drain to either artificial or natural storm drainage facilities by gravity or pumping.
- 10. 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's Water Department for connection fees. Domestic Water Services 2" and over shall be installed by builder.
- 11. If required, all fire services shall be installed by builder. All underground fire service connections shall be submitted as separate Underground Fire Service permit for review and approval.
- 12. All debris/garbage containers location shall be on property. No wet garbage fluid shall enter public rightof-way or the storm drain system.
- 13. Porta potty's must be placed on private property and are not allowed in the public right-of-way.
- 14. It is the responsibility of the owner and/or contractor to notify Underground Service Alert (USA) at least
- 48 hours before the start of any excavation work.

NOTE: THE SANITARY SEWER LATERAL (BUILDING SEWER) WAS TESTED ON 6/11/20 IS VALID FOR 10 YEARS. A **PASSED** SEWER LATERAL TEST CERTIFICATE MUST BE IN PLACE PRIOR TO FINAL OF THE BUILDING PERMIT.

PUBLIC WORKS CONDITIONS





4843 SILVER SPRINGS DRIVE

E-mail: TIM@FORMONEDESIGN.COM



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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 2019 CODE REQUIREMENT. 2022 CGC

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 INDICIATE HOW GRADING + PAVING WILL PREVENT SURFACE WATER FLOWS FROM ENTERING BUILDINGS. EXCEPTION: PROJECTS THAT DO NOT ALTER THE DRAINAGE PATH. **2022** CGC 4.106.3

3. ELECTRICAL VEHICLE (EV(CHARGING, PARKING SPACES: COMPLY W/ RELEVANT SECTIONS **2022** CGC 4.106.4

GENERAL NOTES

1. PROVIDE 30" MIN. CLEAR WIDTH, 15" ON BOTH SIDES FROM CENTERLINE OF W.C.) AND 24" CLEARANCE IN FRONT OF THE W.C. PER CPC 402.5 2. PROVIDE MIN. SHOWER AREA - 1024 SQ. INCHES, CAPABLE OF ENCOMPASSING A 30" CIRCLE. SEE PLANS PER

3. TEMPERED GLAZING, TYP. AT ALL DOORS AND REQUIRED BY CODE
4. PROVIDE DEVICES TO ABSORB HIGH PRESSURES RESULTING FROM THE WASHER & DISHWASHER, ETC., PER CPC

6. EXHAUST VENT FOR DRYER SHALL TERMINATE TO THE OUTSIDE OF THE BUILDING AND SHALL BE EQUIPPED WITH A DRAFT DAMPER AND SHALL BE RIGID METAL DUCT WITH SMOOTH INTERIOR SURFACES PER CMC SECT.

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: B23-0366 Project Address: 1829 SEBASTIAN DR.

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	SW / A1.0 CG#2
Electric Vehicle (EV) Charging, parking spaces: comply with all relevant sections. 2022 CGC §4.106.4	A1.0 CG#3
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 (MWELO) checklist. 2022 CGC §4.304.1	A1.0 #8
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

Green Building Measure	Plan Sheet and Detail
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.	T1.0
FIREPLACES (2022 CGC §4.503)	
Any installed gas fireplaces will be direct-vent sealed-combustion type. Any installed woodstove of pellet stove shall comply with US EPA NSPS emission limits. 2022 CGC 4.503. GAS IS NOT ALLOWED FOR NEW CONSTRUCTION BASED ON BURLINGAME'S REACH CODE.	I
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.
Paints and coatings will comply with VOC limits. 2022CGC §4.504.2.2	A2.0 POL.CTRL.
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. #
Documentation shall verify compliance for VOC finish materials. 2022 CGC §4.504.2.4	A2.0 POL.CTRL.
Carpet systems will meet CALGREEN testing and product requirements. 2022 CGC §4.504.3	A2.0 POL.CTRL.
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.
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.
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

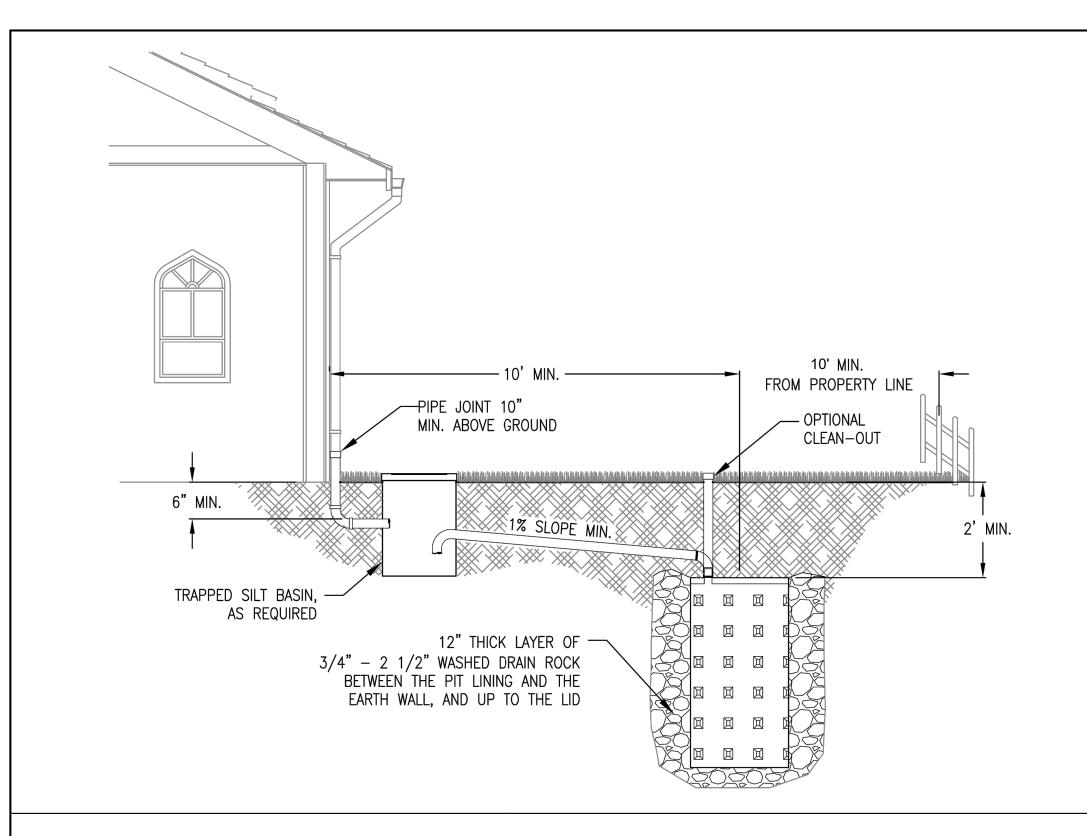
	Green Building Measure	Plan Sheet, and Details
	ENVIRONMENTAL COMFORT (2022 CGC §4.507)	
selected using the fol 2 Manual J-2016 or e	onditioning system will be sized, designed and have their equipment lowing methods: Heat Loss/Heat Gain values in accordance with ANSI/ACCA qual; Duct systems are sized according to ANSI/ACCA 1, Manual D-2016 or ating and cooling equipment in accordance with ANSI/ACCA 3, Manual S-2022 CGC §4.507.	ME2.0 #51
	VERIFICATION (2022 CGC §703)	
plans, specifications,	ation of compliance with this code may include construction documents, builder or installer certification, inspection reports, or other methods Iding Division that will show substantial conformance with the 2022 Code 2022 CGC	T1.0 CG#3
Responsible Design	er's Declaration Statement	
I hereby certify that t	his project has been designed to meet the requirements of the 2022 Green Bu	ilding Code.
Name:	TIM RADUENZ	
Address:	4843 SILVER SPRINGS DRIVE	
City/State/Zip Code:	PARK CITY, UT. 84098	
Signature:	Date:	
	07.12.23	
AMbighaffun		
Contractor's Declar		
	e builder or installer, that this project will be constructed to meet the requirer	ments of the 2022
Green Building Code. Name:		
Address:		
City/State/Zip Code:		

E-mail: TIM@FORMONEDESIGN.COM

form + one

DESIGN ■ PLANNING

MR. + MRS. YOUSEF SHAMIEH 1829 SEBASTIAN DRIVE BURLINGAME, CA. 94010



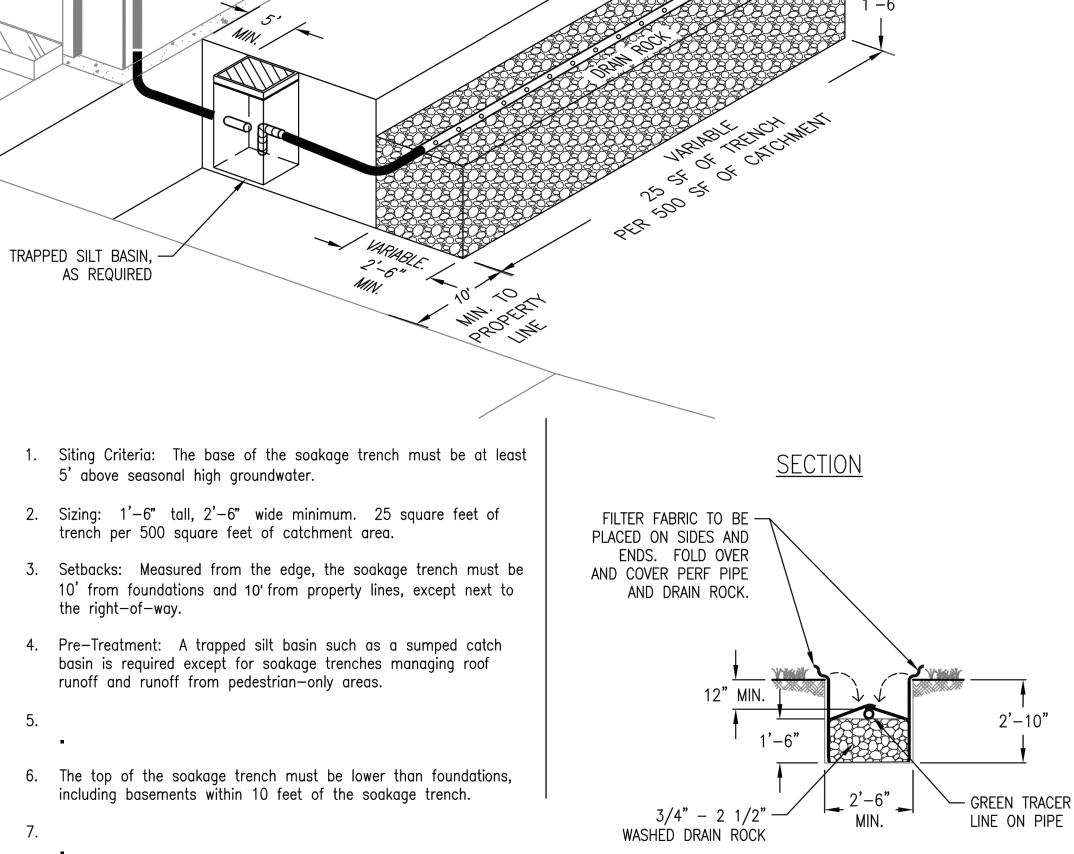
- 1. Sizing: See adjacent table to size the drywell(s) based on
- 2. Siting Criteria: The base of the drywell must be at least 5' above seasonal high groundwater.
- Setbacks: Measured from the center, the drywell must be 10' from foundations and 10' from property lines except next to the right-of-way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

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

CONSTRUCTION REQUIREMENTS

catchment)

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.



CAP END OF -PERF PIPE

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. 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. SPACE STRAW ROLLS AS FOLLOWS: . SLOPE OF 4:1 OR FLATTER = 20 FEET APART

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Management Details

- 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

STRAW ROLL DETAIL

Scale: N.A.

SW2

4843 SILVER SPRINGS DRIVE Park City, UT 84098 Ph: 415.819.0304

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DRIV 94(

YOUSEF TAN DRI

MR. + MRS. 1829 SEBAST BURLINGAME,

Stormwater

E-mail: TIM@FORMONEDESIGN.COM

Scale: See Details

DRYWELL (RECOMMENDED DETAIL) Scale: N.A. SW2

SOAKAGE TRENCH

Scale: N.A. SW2

VERTICAL SPACING T PER NOTE 2

SEDIMENT AND ORGANIC MATTER ARE CAPTURED BEHIND THE ROLLS

USE # BY # WOOD STAKES MINIMUM 24" LONG 8" DIAMETER MIN. (20" DIAMETER MIN, SHALL BE USED AT TOE OF SLOPES

INSTALL STRAW ROLLS IN A

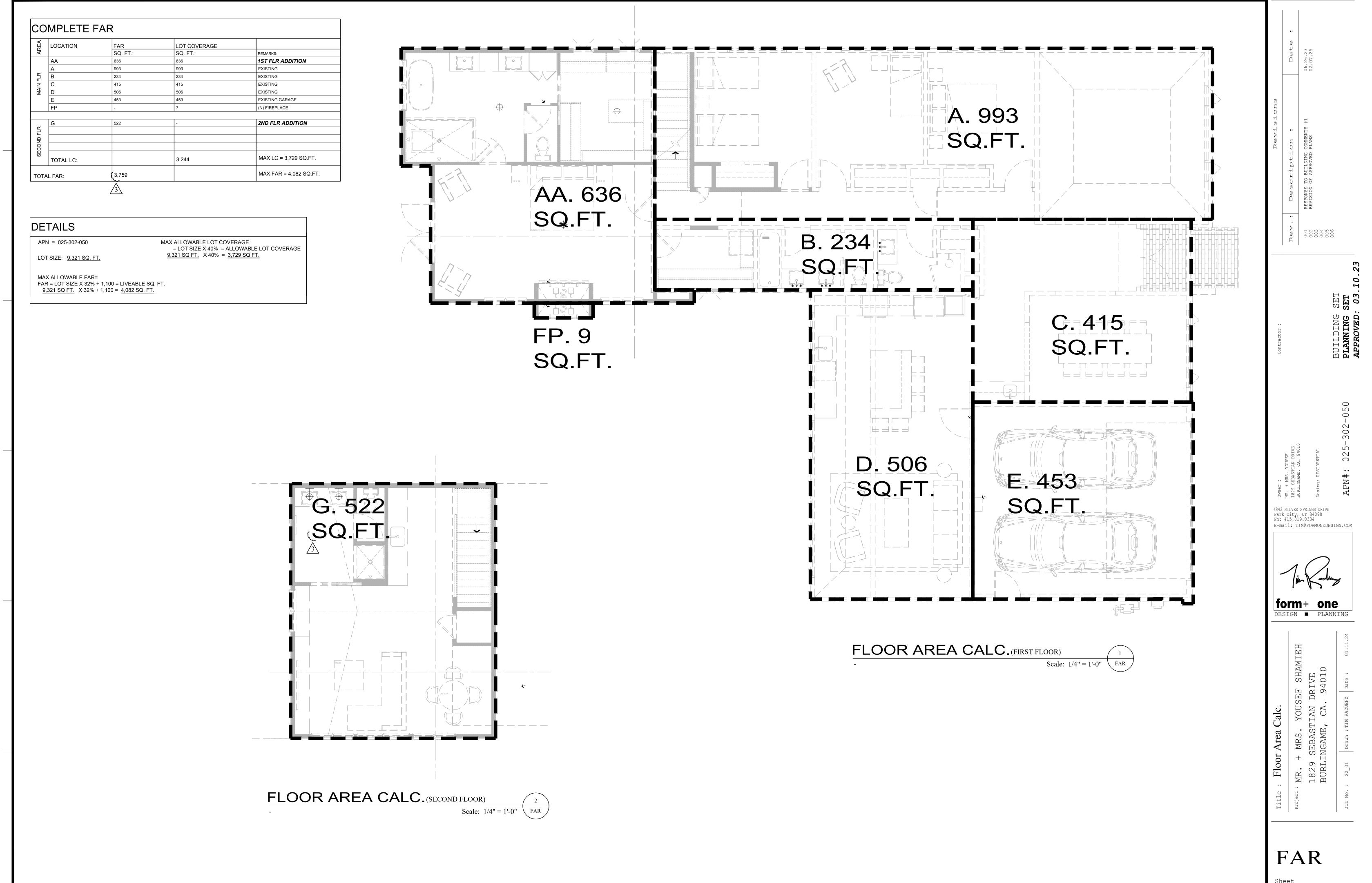
IF MORE THAN ONE STRAW

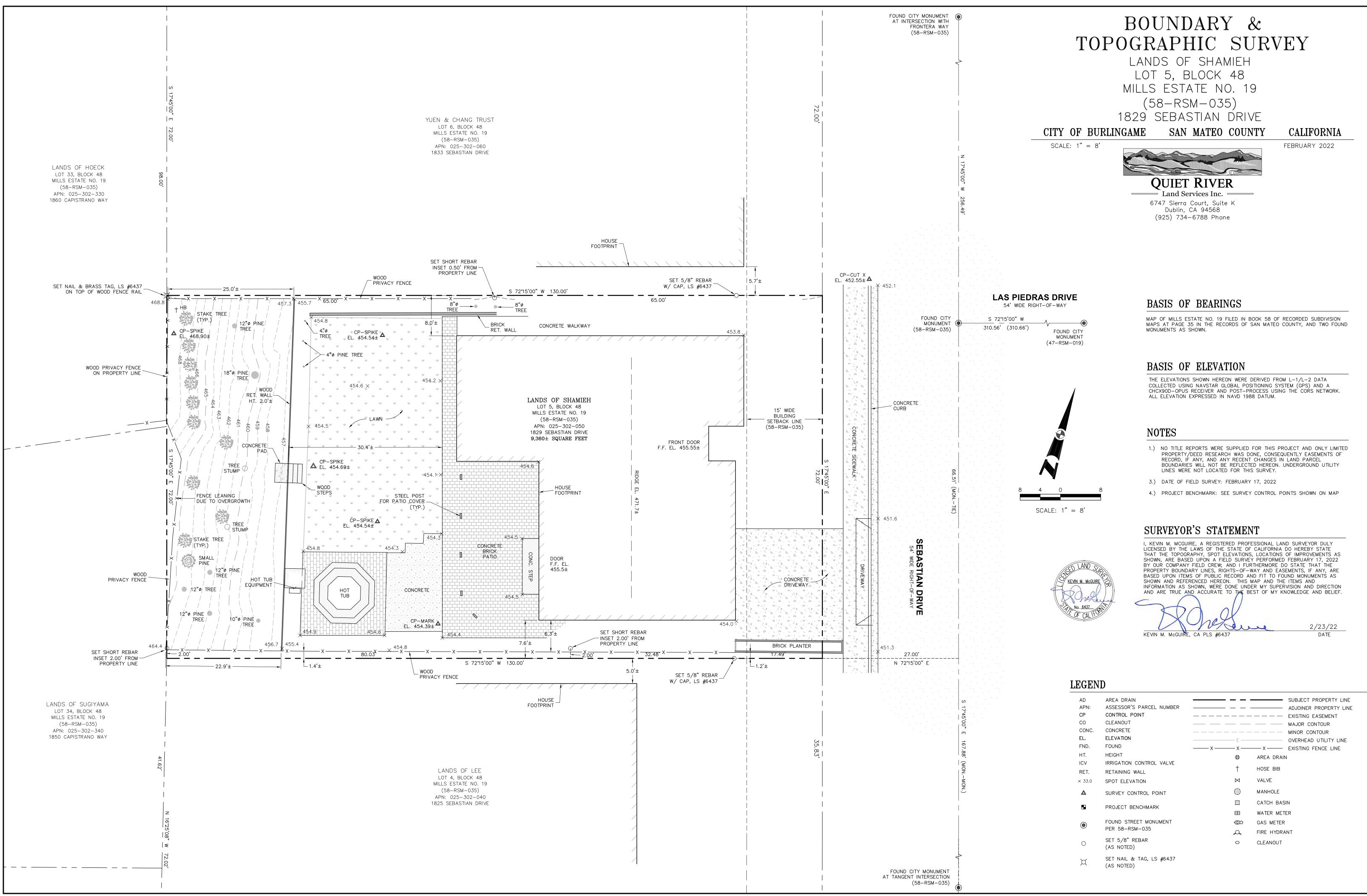
ROLL LENGTH IS NEEDED IN A ROW, THE ROLLS SHALL BE OVERLAPPED, NOT ABUTTED

ON LEVEL CONTOURS

GREATER THAN 5:1)

INCH HIGH BERM.





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 (558-7330) NO TREES ARE TO BE REMOVED FOR THIS PROJECT.

3. WATER CONSERVATION IN LANDSCAPE ORDINANCE NOT REQUIRED SINCE LANDSCAPE WILL NOT BE REHABILITATED AS NOTED ON PLANS.

4. A PLAN HAS BEEN DEVELOPED, AND WILL BE IMPLEMENTED, TO MANAGE STORM

4. A PLAN HAS BEEN DEVELOPED, AND WILL BE IMPLEMENTED, TO MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION. CGC 4.106.2 & CGC 4.106.3
5. ALL SPRINKLER DRAINAGE SHALL BE PLACED INTO LANDSCAPING AREAS
6. CURB, GUTTER, DRIVEWAY AND SIDEWALK FRONTING SITE ARE TO BE REPLACED.
7. ALL EXISTING SANITARY SEWER LATERAL CONNECTIONS ARE TO BE REPLACED

WITH NEW 4" LATERAL. EXISTING WATER LINE CONNECTIONS TO CITY WATER MAINS

ARE TO BE REPLACED. ALL ABANDONED SEWER LATERAL OR WATER SERVICE SHALL BE DISCONNECTED AT MAIN PER CITY REQUIREMENTS.

8. NO PERMANENT STRUCTURES ARE EXISTING / PROPOSED BEYOND THE

CAL GREEN SITE DEVELOPMENT

PROPERTY LINE NOR INTO THE PUBLIC RIGHT-OF-WAY.

1. PROJECTS THAT DISTURB LESS THAN 1 ACRE SHALL DEVELOP AND IMPLEMENT A PLAN TO

MANAGE STORM WATER DRAINAGE (DURING CONSTRUCTION). A BMP PAGE IS SUFFICIENT. 2022 CGC 4.106.2

2. PLANS SHALL INDICIATE HOW GRADING + PAVING WILL PREVENT SURFACE WATER FLOWS FROM ENTERING BUILDINGS. EXCEPTION: PROJECTS THAT DO NOT ALTER THE DRAINAGE PATH. **2022** CGC 4.106.3

3. ELECTRICAL VEHICLE (EV(CHARGING, PARKING SPACES: COMPLY W/ RELEVANT SECTIONS **2022** CGC 4.106.4

PUBLIC WORKS NOTES

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 THER UNDERGROUND UTILITY WORKS WITHIN CITY'S RIGHT-OF WAY. ALL WATER LINES CONNECTIONS TO CITY WATER MAINS FOR SERVICES OR FIRE LINE ROTECTION ARE TO BE INSTALLED PER CITY STANDARD PROCEDURES AND MATERIAL PECIFICATIONS. CONTACT THE CITY WATER DEPARTMENT FOR CONNECTION FEES. I 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 . ALL IMPROVEMENTS TO FRONT OF PROPERTY THAT INVOLVE CONSTRUCTION OF A NOOD/METAL FENCE/GATE, WALKWAY, BRICK/STONE COLUMN(S), PLACEMENT OF MAILBOX, RETAINING WALL, ETC., THAT THESE IMPROVEMENTS ARE CONSTRUCTED VITHIN PRIVATE PROPERTY. ANY VERTICAL IMPROVEMENTS CONSTRUCTED BEYOND HE PROPERTY LINE WILL HAVE TO BE REMOVED PRIOR TO BUILDING PERMIT FINAL . THE SANITARY SEWER LATERAL (BUILDING SEWER) WAS TESTED ON 6/11/20 IS VALID FOR 10 YEARS. A **PASSED** SEWER LATERAL TEST CERTIFICATE MUST BE IN PLACE PRIOR TO FINAL OF THE BUILDING PERMIT.

STORMWATER CHECKLIST

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

PROTECTED AND RETAINED, DRAINAGE COURSES.

DEWATERING AND OBTAIN ALL NECESSARY PERMITS.

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

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

VEGETATIVE COVER & MULCH, INCLUDE METHODS AND SCHEDULES FOR PLANTING ANI 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

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.

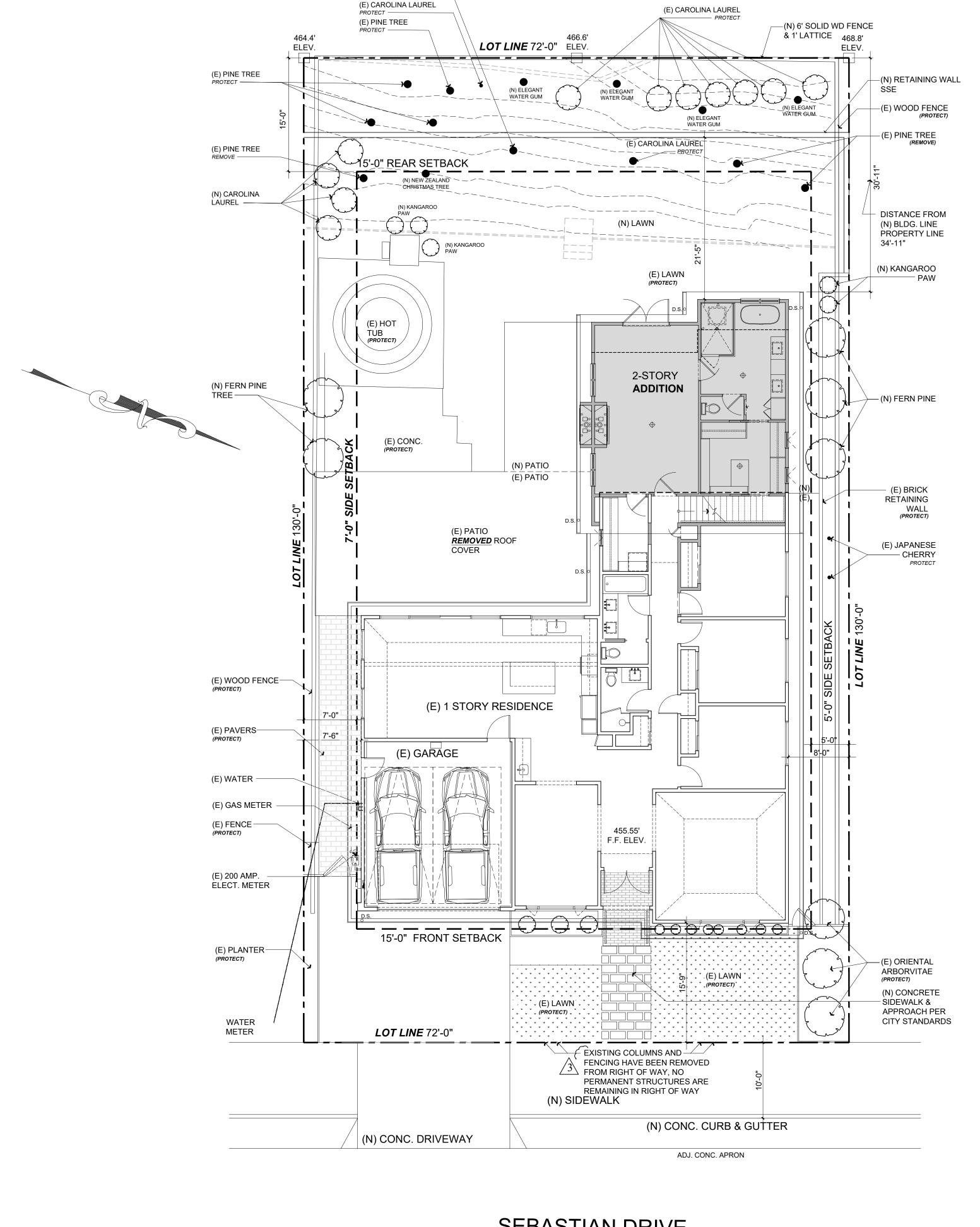
22. CONTRACTOR SHALL TRAIN AND PROVIDE INSTRUCTION TO ALL

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.



(E) ELEGANT WATER GUM

SEBASTIAN DRIVE

PROPOSED SITE PLAN

Scale: 1/8= 1'-0"

A1.0

Revisions

Coscribtion:

Describtion:

Coscribtion:

Coscr

APN#: 025-302-050

form + one

DESIGN - PLANNING

Ph: 415.819.0304

E-mail: TIM@FORMONEDESIGN.COM

Title:Site Plan

Project: MR. + MRS. YOUSEF SHAMIEH

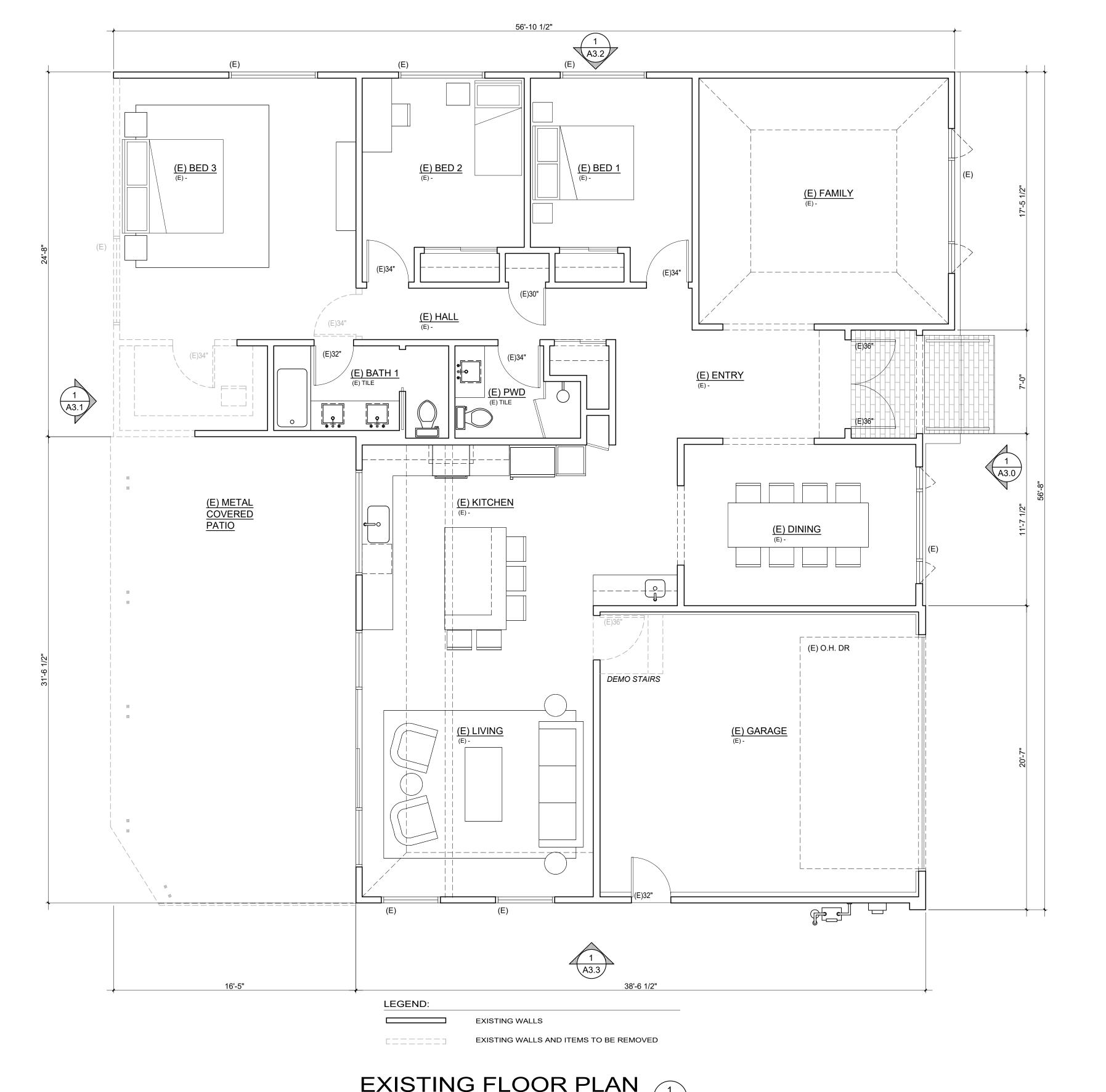
1829 SEBASTIAN DRIVE

BURLINGAME, CA. 94010

Job No.: 22_01 | Drawn:TIM RADUENZ | Date: 01.11.24

A1.0

Sheet



EXISTING FLOOR PLAN

Scale: 1/4 = 1'-0"

AB2.0

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Existing Floor Plan

MR. + MRS. YOUSEF SHAMIEH 1829 SEBASTIAN DRIVE BURLINGAME, CA. 94010

AB2.0

3'-9 1/2"

6'-6 1/2"

12'-0"

NO WORK

NO WORK

PROPOSED FLOOR PLAN

Scale: 1/4 = 1'-0"

A2.0

(R) DOOR TO SWING INTO HOUSE FOR CAR

(E) TANKLESS GAS

NAVIEN NPE-240A 199,000 BTU

W.H. (IN ATTIC)

(E) GARAGE

(E) CONC. (PROTECT)

(E) O.H. DR

(E) 200A

ل

ELEC. PANEL

CLEARANCE

QUICK-ACTING VALVES (I.E.) DISHWASHERS HOT WATER LINE AND THE

PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE, PER CPC 420.0. 15. THRESHOLD FOR IN-SWING DOORS SHALL BE 7.75" MAX. AND 7" MAX. FOR OUTSWING DOORS. 16. (N) GAS METER LOCATION, PG&E, TYPICAL 36" FROM OPERABLE WINDOWS.

14. CONTROL VALVE FOR SHOWER OR TUB/SHOWER SHALL BE OF THE

7. VERIFY ALL FINISH FLOOR CALL-OUTS W/ OWNERS, TYP.

10. ALL SHOWER WALLS TO BE WATERPROOF TO 72" ABOVE DRAIN INLET, WALL FINISHES TO BE OF SMOOTH HARD NONABSORBENT

13. WATER HAMMER ARRESTORS AT ALL APPLIANCES THAT HAVE

HOT/COLD LINES OF THE CLOTHES WASHER) 2022 CPC 609.10.

8. SUB- PANEL ELECT., VERIFY LOCATION.

SURFACE, PER CRC R307.2 (CEMENT BASED)

17. (N) ELECTRICAL METER LOCATION

18. MAX. DROP FROM TOP OF THRESHOLD TO THE EXT. LANDING AT ALL SLIDING AND IN-SWINGING DOORS SHALL BE LIMITED TO 7.75", AND NOT MORE THAN 1.5" LOWER THAN THRESHOLD FOR OUTSWING DRS. PER 2022 CRC R311.3 19. (N) STAIRS TO HAVE MAX. RISER HEIGHT OF 7.75" AND A MIN. TREAD DEPTH OF 10" PER CRC R311.7.4.

20. A CAPILLARY BREAK WILL BE INSTALLED IF A SLAB ON GRADE FOUNDATION SYSTEM IS USED. THE USE OF A 4" THICK BASE OF 1/2" OR LARGER CLEAN AGGREGATE UNDER A 6 MIL VAPOR RETARDER WITH JOINT LAPPED NOT LESS THAN 6" WILL BE PROVIDED UNLESS AND ENGINEERED DESIGN HAS BEEN SUBMITTED AND APPROVED BY THE BUILDING DIVISION . 2022 CGC §4.505.2 AND CALIFORNIA RESIDENTIAL CODE (CRC) §R506.2.3

21. BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE WILL NOT BE INSTALLED. WALL AND FLOOR FRAMING WILL NOT BE ENCLOSED WHEN THE FRAMING MEMBERS EXCEED 19% MOISTURE CONTENT. MOISTURE CONTENT WILL BE VERIFIED PRIOR TO FINISH MATERIAL BEING APPLIED. 2022 CGC §4.505.3

23. ANY GAS FIREPLACE WILL BE DIRECT-VENT SEALED-COMBUSTIBLE TYPE 2022 CGC §4.503.1 24. NEW MANDATORY U-FACTOR (0.58) FOR FENESTRATION AND SKYLIGHTS §150.0B

25. WALLS WITH 2X6 AND LARGER FRAMING REQUIRE R-19 INSULATION 26. ANY WOOD STOVE OR PELLET STOVE WILL COMPLY WITH US EPA

PHASE II EMISSION LIMITS 2022 CGC §4.503.1 27. PLUMBING CONTRACTOR WILL PROVIDE THE CITY BUILDING

INSPECTOR A SINGLE LINE DRAWING OF THE EXISTING AND NEW GAS LINES AND INDICATE THE DISTANCE FROM THE METER TO EACH GAS FIRED APPLIANCE PRIOR TO INSTALLATION. INCLUDE THE SIZE OF THE GAS PIPE TO EACH APPLIANCE AND BTU RATING OF EACH APPLIANCE. GAS PIP SIZING WILL BE SIZED PER TABLE 1216.2(1) IN THE 2022 CPC. NOTE: ANY INSTALLATION OF NEW GAS PIPING PRIOR TO PLAN CHECK APPROVAL IS AT THE RISK OF THE CONTRACTORS RISK.

28. HOT WATER PIPING INSULATION §150.0 (j)2 A ii 29. LIGHTING - NEW MANDATORY REQUIREMENTS FOR INDOOR ROOMS §150.0 (K)

30. RADIANT BARRIER REQUIRED IN CLIMATE ZONE 3 §150.0 (C) 2 31. REDUCE U-FACTOR (0.30) AND SHGC (0.20) FOR HIGH PERFORMANCE WINDOWS §150.1 (C) 3 A 32. ADHESIVES, SEALANTS AND CAULKS USED ON THE PROJECT

SHALL FOLLOW LOCAL AND REGIONAL AIR POLLUTION OR AIR QUALITY MANAGEMENT DISTRICT STANDARDS 2022 §4.504.2.1 33. ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN SOLE/BOTTOM PLATES AT EXTERIOR WALL WILL BE RODENT-PROOFED BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE, MASONRY OR SIMILAR METHOD

ACCEPTABLE TO THE ENFORCING AGENCY. 2022 CGC § 4.406.1 34. ROOF EAVES SHALL NOT PROJECT WITHIN 2" OF THE PROPERTY LINE WHERE SETBACK IS 4' PER 2022 CRC § TABLE R302.1 (1) OR 2022 CBC TABLE 705.2. ALL ROOF PROJECTIONS WHICH PROJECT BEYOND THE POINT WHERE FIRE- RESISTIVE CONSTRUCTION WOULD BE REQUIRED WILL BE CONSTRUCTED OF ONE-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION PER 2022 CRC § R302.1 (1) OR 2022 CBC §

35. EXTERIOR BEARING WALLS LESS THAN 5' FROM THE PROPERTY LINE WILL BE BUILT OF ONE-HOUR FIRE-RATED CONSTRUCTION. 2022 CRC TABLE R302.1 (1) § OR 2022 CBC, TABLE 602.

36. REQUIRED: NON-COMPLIANT PLUMBING FIXTURES TO BE REPLACED BY WATER-CONSERVING PLUMBING FIXTURES WHEN A PROPERTY IS UNDERGOING ALTERATIONS OR IMPROVEMENTS. 37. PLUMBING - INDOOR WATER USE: -THE EFFECTIVE FLUSH VOLUME OF WATER CLOSETS WILL NOT

EXCEED 1.28 GAL/FLUSH (2022 CGC - 4.303.1.1) FOR DUAL FLUSH TOILETS AVERAGE TWO REDUCED FLUSHES WITH ONE FULL FLUSH - THE EFFECTIVE FLUSH VOLUME OF URINALS WILL NOT EXCEED 0.125 GAL/FLUSH (2022 CGC - 4.303.1.2 - MAX. FLOW RATE FOR SHOWERS SHALL BE 1.8 GPM, @ 80 PSI (2022

- MAX. FLOW RATE FOR LAVATORY FAUCETS SHALL BE 1.2 GPM, @ 60 PSI (**2022** CGC 4.303.1.4.1)

- MAX. FLOW RATE FOR KITCHEN FAUCETS SHALL BE 1.8 GPM, @ 60 PSI, CAN TEMPORARILY INCREASE TO 2.2 GPM, BUT MUST DEFAULT BACK TO MAX. FLOW RATE OF 1.8 GPM (2022 CGC 4.303.1.4.4).

1. AT LEAST (1) WINDOW OR DOOR THAT COMPLIES WITH EGRESS REQUIREMENTS, 2022 CRC R310, OR

ADDRESS NUMBERING POLICY:

1. NUMBERS + ADDRESSES SHALL BE PLACED ON ALL + EXISTING BUILDINGS IN SUCH A POSITION AS TO BE PLAINLY VISIBLE + LEGIBLE FRONT THE STREET OR ROAD FRONTING THE PROPERTY. SAID NUMBERS SHALL CONTRAST W. THEIR BACKGROUND, SHALL BE A MINIMUM OF ONE-HALF INCH STROKE BY FOUR INCHES HIGH, AND SHALL BE EITHER INTERNALLY OR EXTERNALLY ILLUMINATED IN ALL NEW CONSTRUCTION, ALTERATIONS OR REPAIR OF EXISTING CONSTRUCTION. THE POWER OF SUCH ILLUMINATION SHALL NOT BE NORMALLY SWITCHABLE. CITY OF BURLINGAME MUNICAPAL CODE 18.08.010. CBC 2022 CBC 502.1

POLLUTANT CONTROL NOTES:

1. PAINTS + COATINGS WILL COMPLY WITH VOC LIMITS PER **2022** CGC §4.504.2.2 2. DOCUMENTATION PROVIDED THAT VERIFIES COMPLIANCE WITH VOC FINISH MATERIALS. 2022 CGC §4.504.2.4

3. CARPET SYSTEM INSTALLED IN THE BUILDING INTERIOR WILL MEET THE TESTING + PRODUCT REQUIREMENTS FOUND IN THE 2022 CALIFORNIA GREEN BUILDING CODE. 2022 CGC §4.504.3 4. WHERE RESILIENT FLOORING IS INSTALLED, AT LEAST 80% OF THE FLOOR AREA RECEIVING RESILIENT FLOORING WILL COMPLY WITH THE CALIFORNIA GREEN BUILDING CODE REQUIREMENTS. 2022 CGC §4.504.4 5. HARDWOOD PLYWOOD, PARTICLEBOARD, + MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS USED ON THE INTERIOR AND EXTERIOR OF THE BUILDING WILL COMPLY WITH THE LOW FORMALDEHYDE EMISSION STANDARDS. **2022** CGC §4.504.5 6. AEROSOL PAINTS + COATINGS SHALL MEET THE PRODUCT-WEIGHTED MIR LIMITS FOR ROC AND COMPLY W/ PERCENT VOC BY WEIGHT OF PRODUCT LIMITS, REGULATION 8, RULE 49. PER **2022** CGC 4.504.2.3 7. ADHESIVES, SEALANTS, + CAULKS USED ON THE PROJECT SHALL FOLLOW LOCAL + REGIONAL AIR POLLUTION OR AIR QUALITY MANAGEMENT

GENERAL BUILDING NOTES:

STANDARDS **2022** CGC §4.504.2.1

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

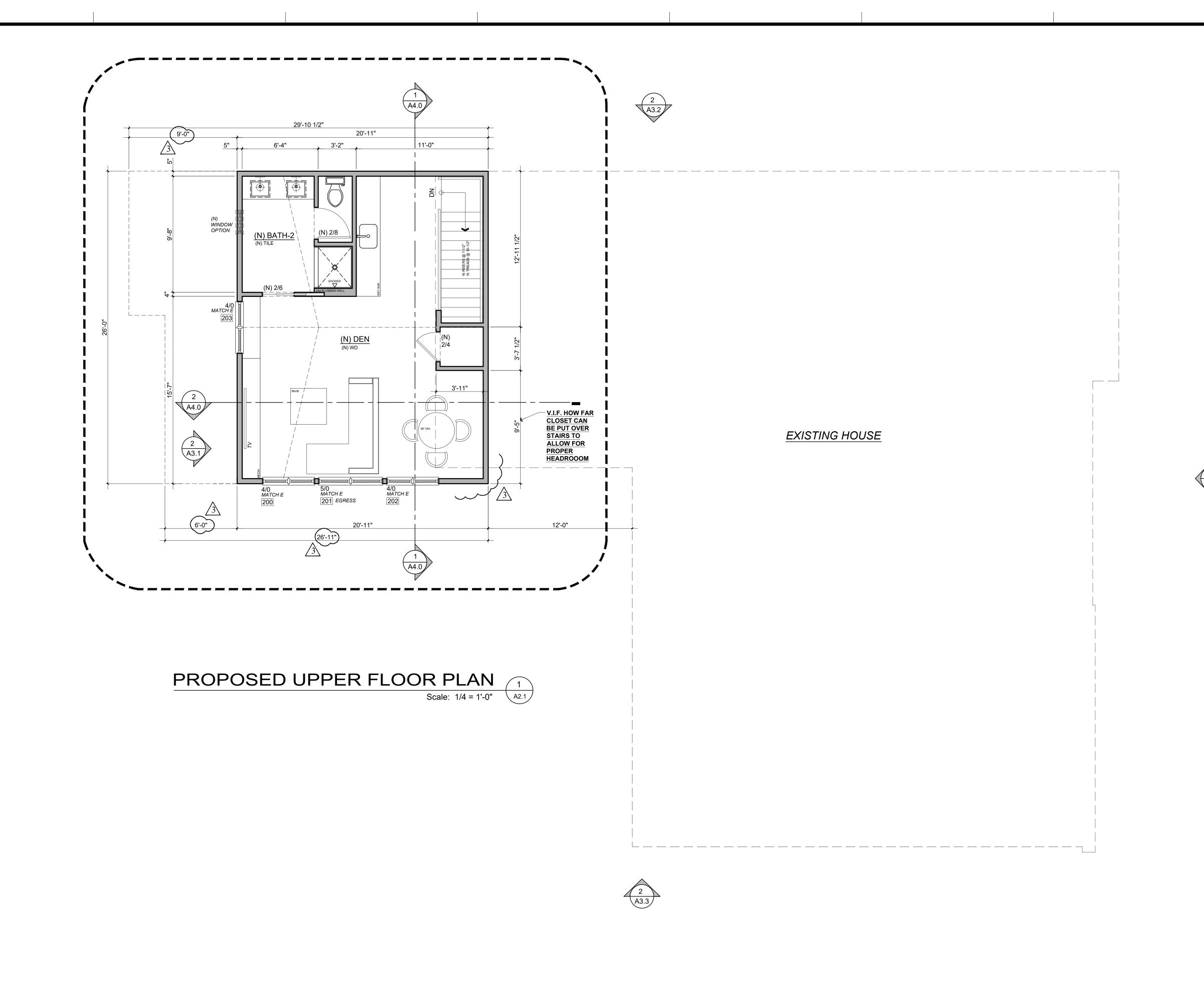
FIRE RATING NOTES:

1. EXTERIOR BEARING WALLS LESS THAN 5' FEET FROM THE PROPERTY LINE WILL BE BUILT OF ONE-HOUR FIRE RATED CONSTRUCTION, 2022 CRC TABLE R302.1(1) OR 2022 CBC. TABLE 602. 2. ROOF EAVES WILL NOT PROJECT WITHIN 2' FT. OF PROPERTY LINE 2022 CRC TABLE R302.1 OR 2022 CBC TABLE 705.2

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Title: Proposed Upper Floor Plan

Project: MR. + MRS. YOUSEF SHAMIEH

1829 SEBASTIAN DRIVE

BURLINGAME, CA. 94010

A2.1

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

VENTILATION CALC: SQ. FT. OF (N) ROOF: 796 SQ. FT.

(N) 796/150 = 5.31 SQ. FT. OF VENTILATION IN EXISTING ROOF

(N) ROOF VENTS (8 ea. X .75 SQ. FT.) = TOTAL VENTILATION INSTALLED =

1. (EXISTING) (OGEE) G.S.M. GUTTERS, & (3" GSM) DOWNSPOUTS (MATCH EXISTING AS REQUIRED), LINE ALL VALLEYS WITH GSM, AT LEAST 20" WIDE WITH WITH 1/4" EDGE TURNED OVER AND FASTENED WITH CLEATS. LAP JOINTS AT LEAST 4", BUT DO NOT SOLDER. 2. ROOFING MATERIAL TO BE ASPHALT SHINGLES BY CERTAINTEED OR EQ. (CLASS 'A') O/ 1 LAYER OF 15# FELT PAPER O/ $\frac{5}{8}$ " PLYWOOD OR PER STRUCTURAL DWGS. MIN. 40 YEAR WARRANTY SHINGLES. (CONFIRM COLOR WITH OWNER)

3. WHEN INSULATION IS INSTALLED IN **ENCLOSED RAFTER SPACES WHERE CEILINGS** ARE APPLIED DIRECT TO THE UNDERSIDE OF ROOF RAFTERS, A MINIMUM AIR SPACE OF 1 INCH MUST BE PROVIDED, INSULATION BAFFLE NEEDED.

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

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

6. TRUSSES (IF USED) TO INCORPORATE A MIN. 6" HEEL, OR HEEL HEIGHT PROVIDED ON PLAN. VERIFY WITH DESIGNER.

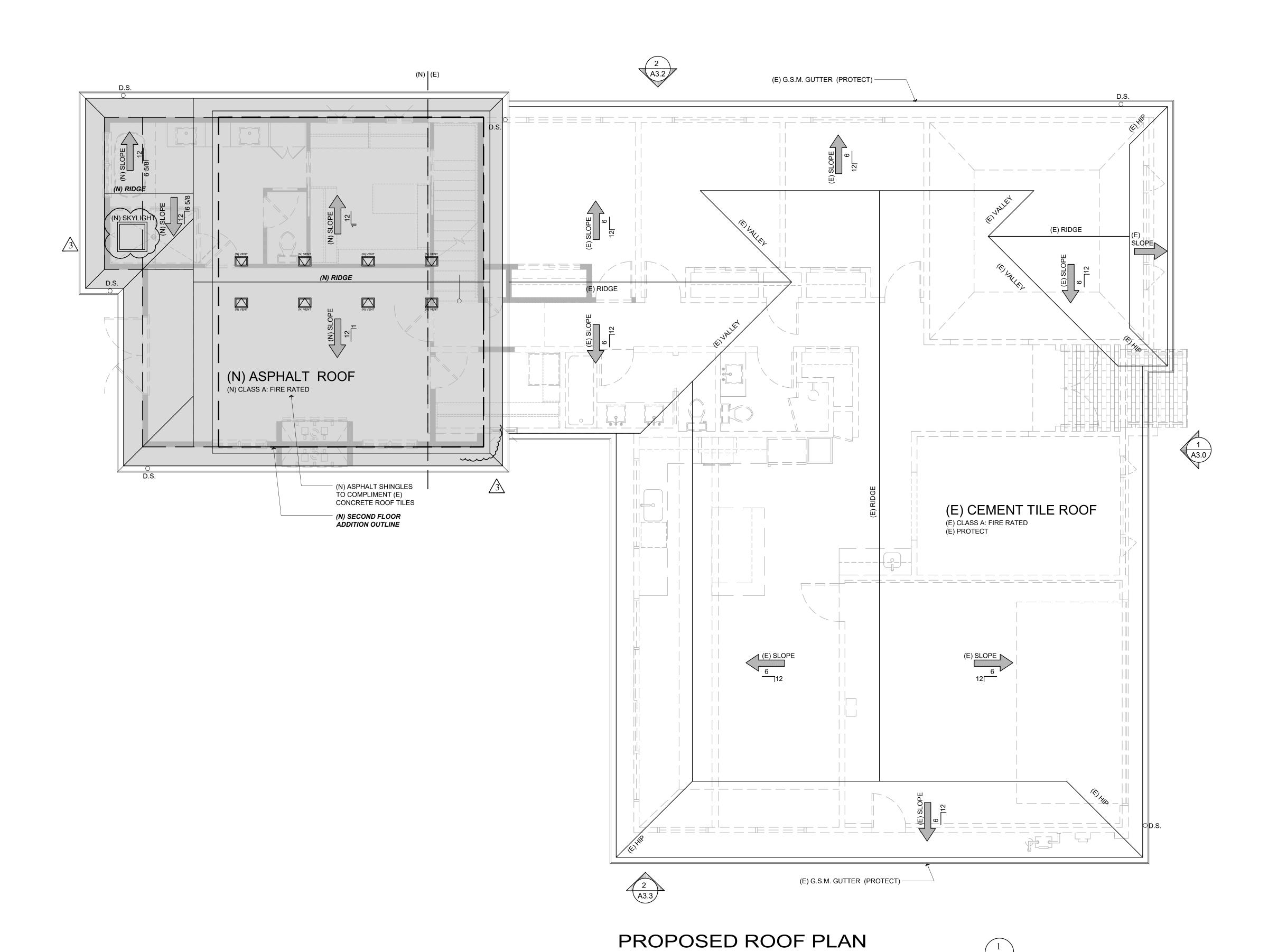
7. TERMINATION OF ALL ENVIRONMENTAL AIR DUCTS SHALL BE A MIN. OF 3'-0" FROM PROPERTY LINES OR ANY OPENING INTO THE BUILDING (I.E. DRYERS, BATH& UTILITY FANS, ETC., MUST BE 3'-0" AWAY FROM DOORS, WINDOWS, OPENING SKYLIGHTS OR ATTIC VENTS, PER CODE

8. (IF USED) THE TRUSS PLAN AND THE TRUSS CALC. SHALL BE REVIEWED & APPROVED BY THE ENGINEER OF RECORD BEFORE

SUBMITTING TO THE BUILDING DEPARTMENT FOR APPROVAL PRIOR TO FABRICATION. TRUSS PLANS SHALL BE WET SIGNED AND WET STAMPED BY TRUSS DESIGN ENGINEER. 9. N/A

10. ATTIC VENTILATION AT CALIFORNIA FRAMING TO RECEIVE LOW PROFILE VENTS OR OPENING IN THE ROOF SHEATHING BELOW 11. (AS REQUIRED) ALL TRUSS/RAFTER BLOCKING TO RECEIVE 2" DIA HOLES IN EVERY BLOCK TYPICAL FOR EVEN DISTRIBUTION OF

AIR FLOW. 12. ATTIC IS GETTING NEW INSULATION, VERIFY (E) FANS/VENTS TO WHAT IS REQUIRED PER CURRENT CODE.



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

A2.2

Proposed Roof Plan

Sheet Scale:

10 10 10 10

000 002 003 004 005

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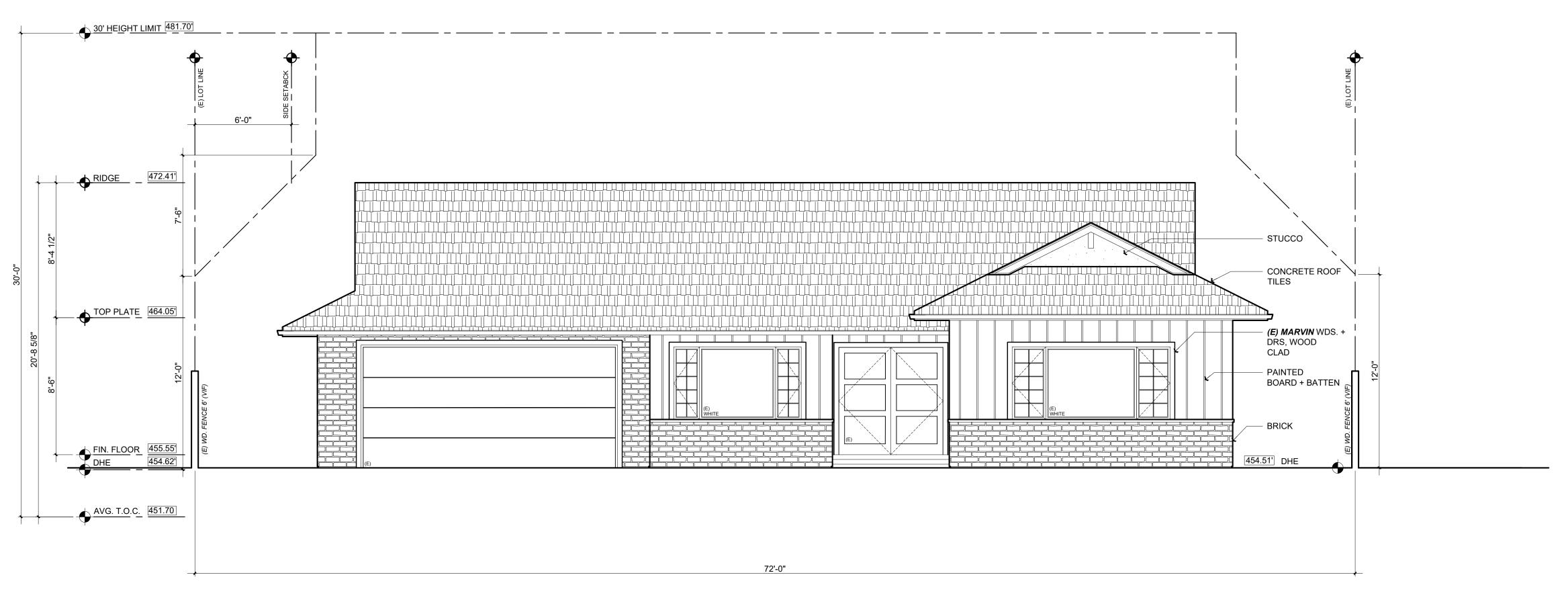
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DESIGN PLANNING

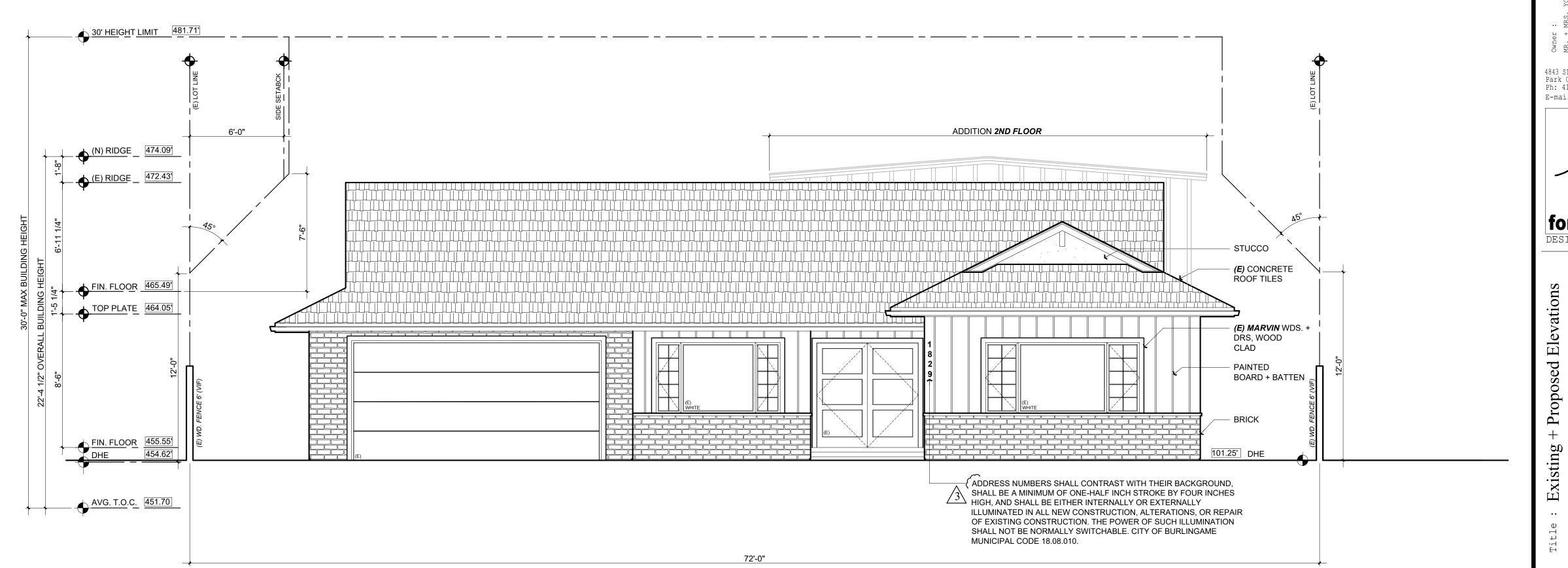
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MR. 1829 BURL

See Details



EXISTING FRONT ELEVATION Scale: 1/4 = 1'-0" A3.0



PROPOSED FRONT ELEVATION
Scale: 1/4 = 1'-0"
A3.0

Eiption:

BUILDING COMMENTS #1

BUILDING COMMENTS

BUILDING COMMENTS

02.07.25

BUILDING COMMENTS

Rev.: Description

001 RESPONSE TO BUILDING COMM

003 RESPONSE TO BUILDING COMM

004

005

006

BUILDING SET
PLANNING SET

A PN# • 025-302-0

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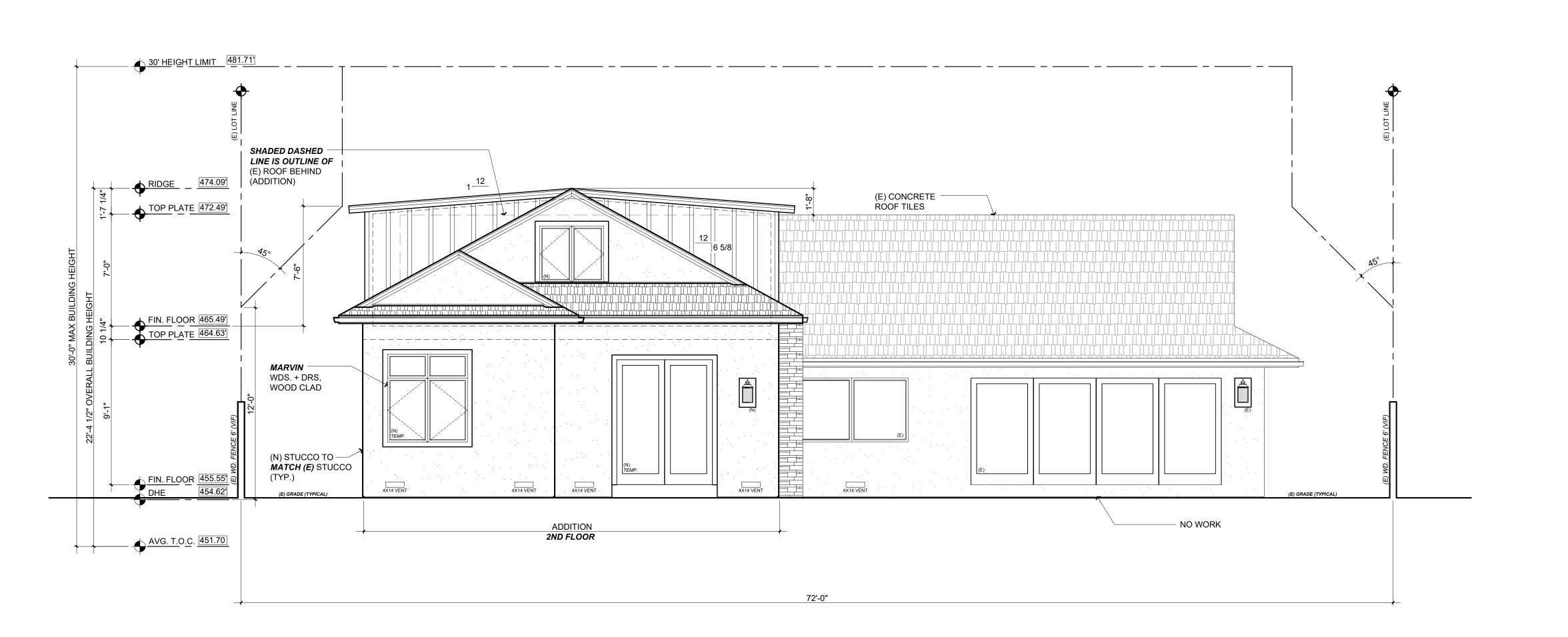
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1829 SEBASTIAN DRIVE
BURLINGAME, CA. 94010

22_01 | Drawn:TIM RADUENZ | Date: 01.11.24

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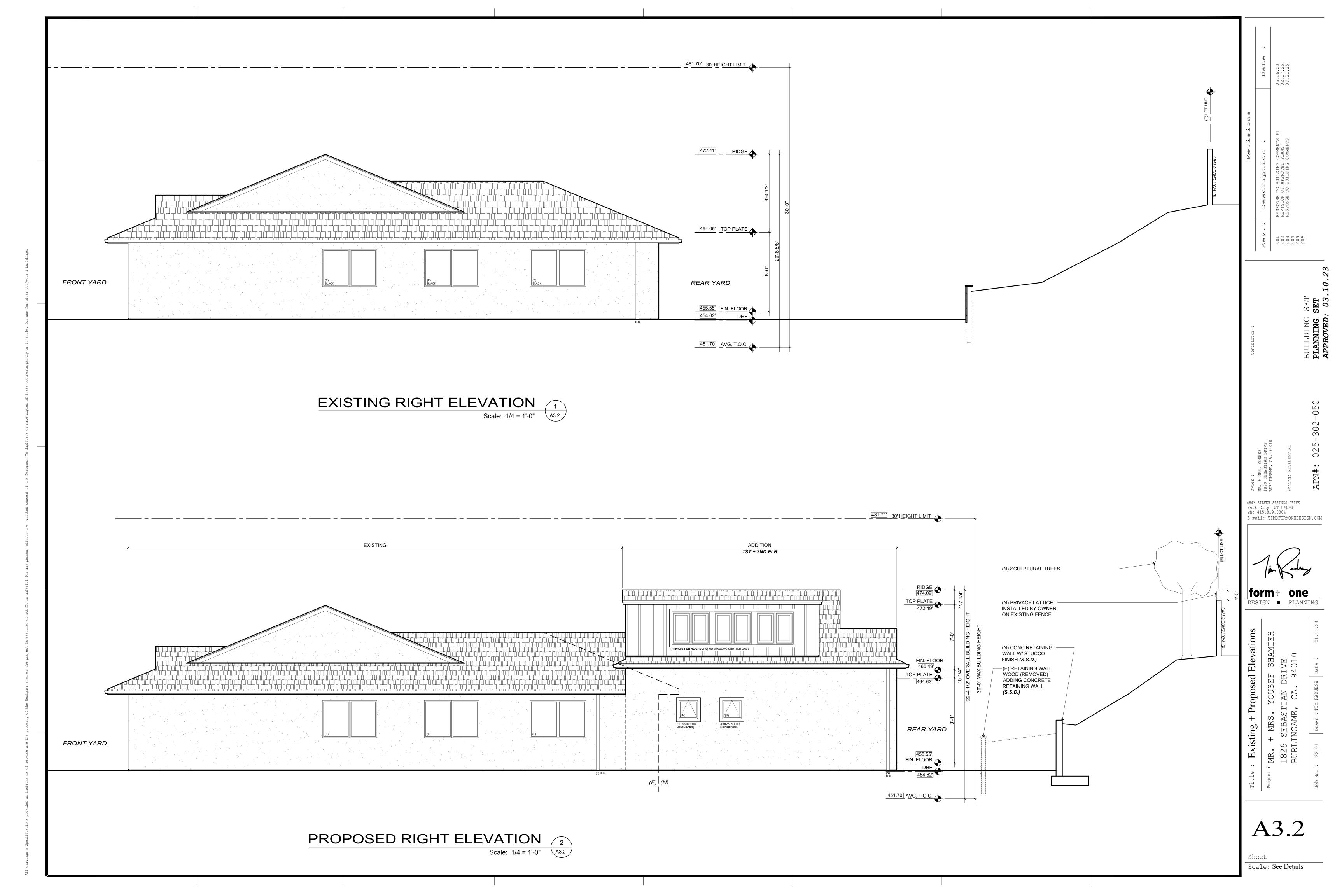


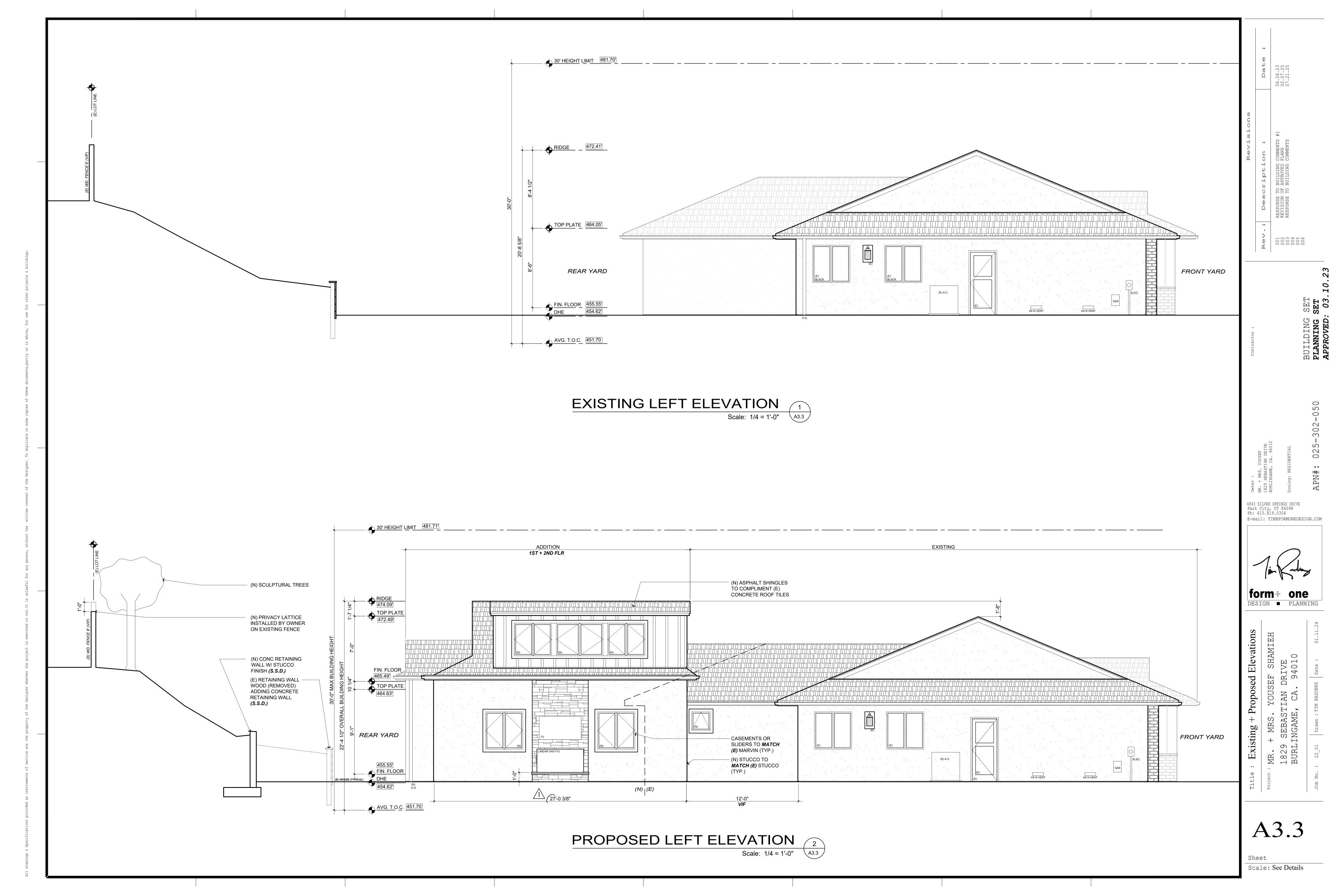


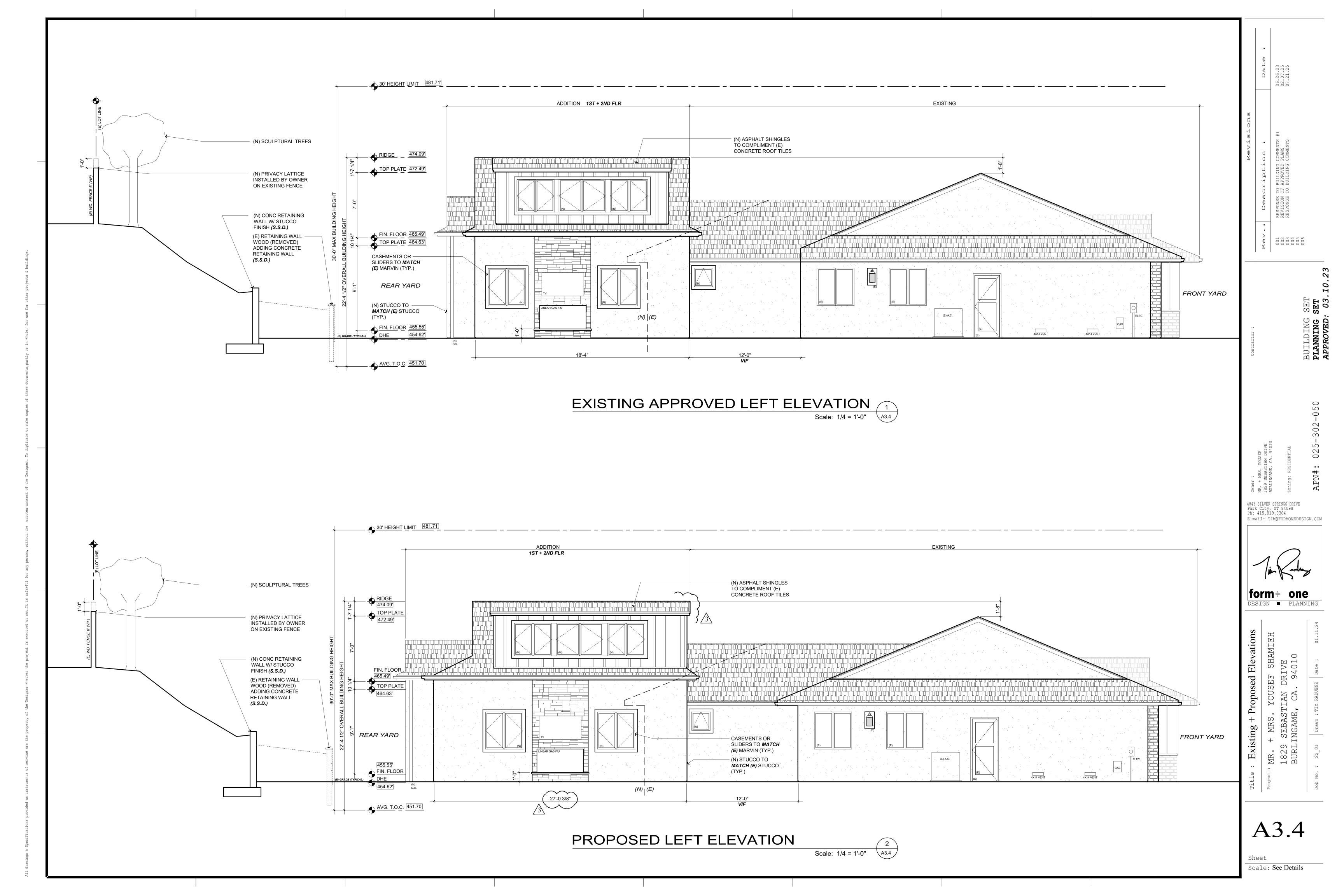
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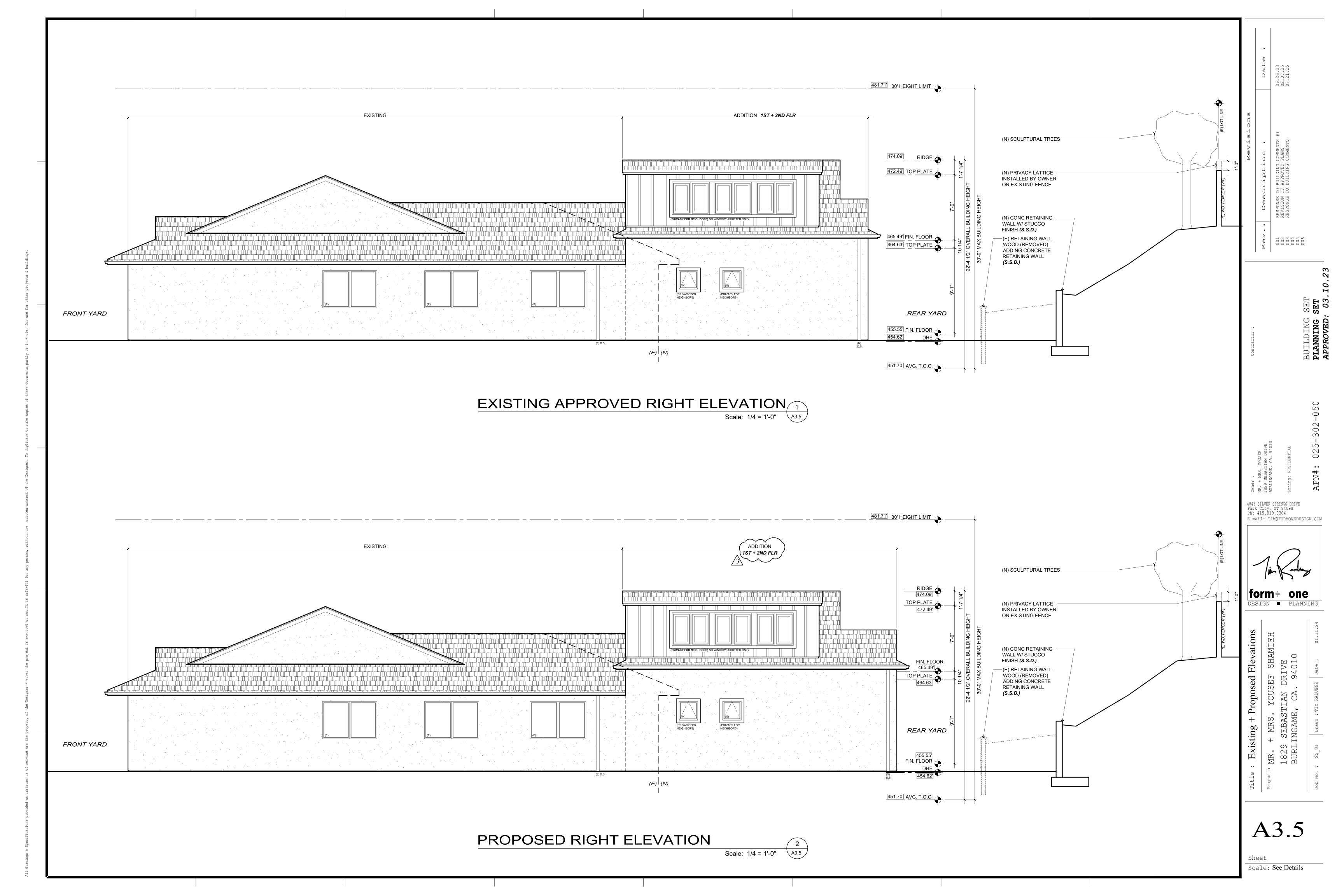
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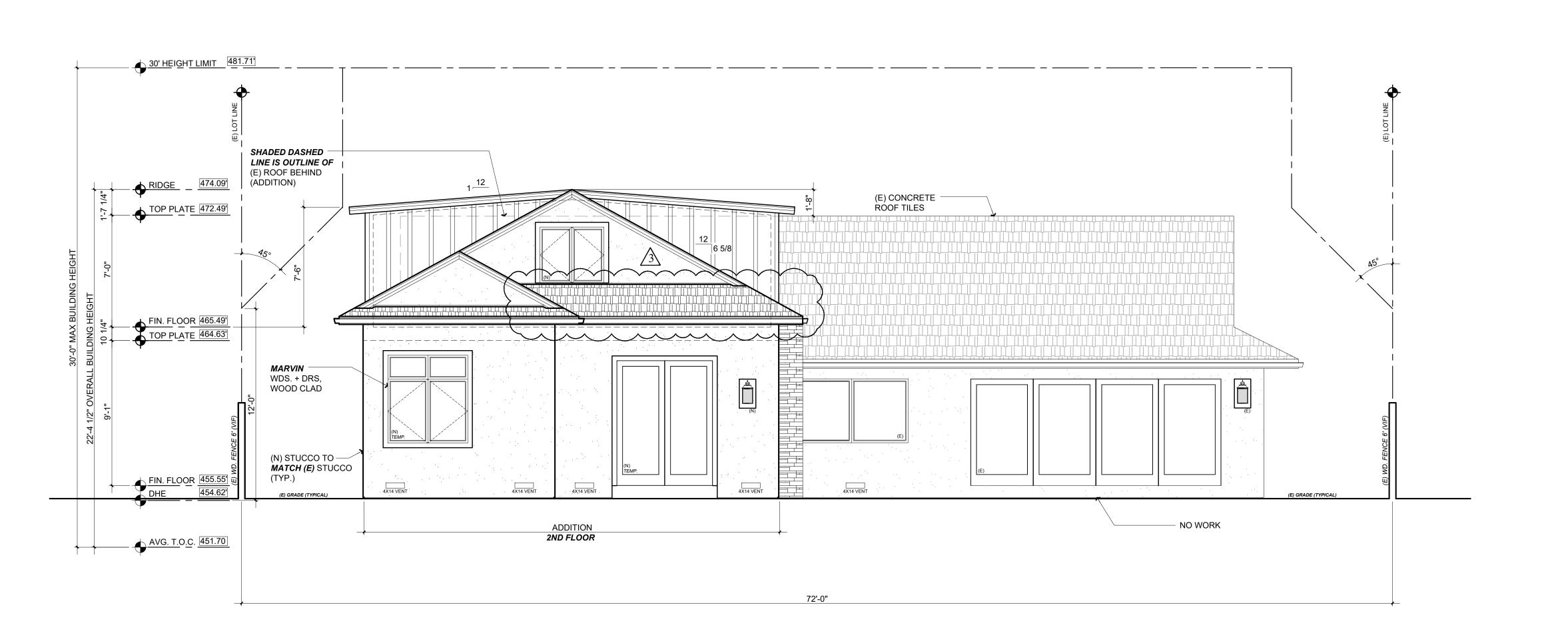












PROPOSED REAR ELEVATION

Scale: 1/4 = 1'-0" A3.6

Scale: 1/4 = 1'-0" A3.6

Description:

Description:

PONSE TO BUILDING COMMENTS #1

SOLOR APPROVED PLANS

PONSE TO BUILDING COMMENTS

PONSE TO BUILDING COMMENTS

O7.21.25

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ning: RESIDENTIAL
APN#: 025-302-050

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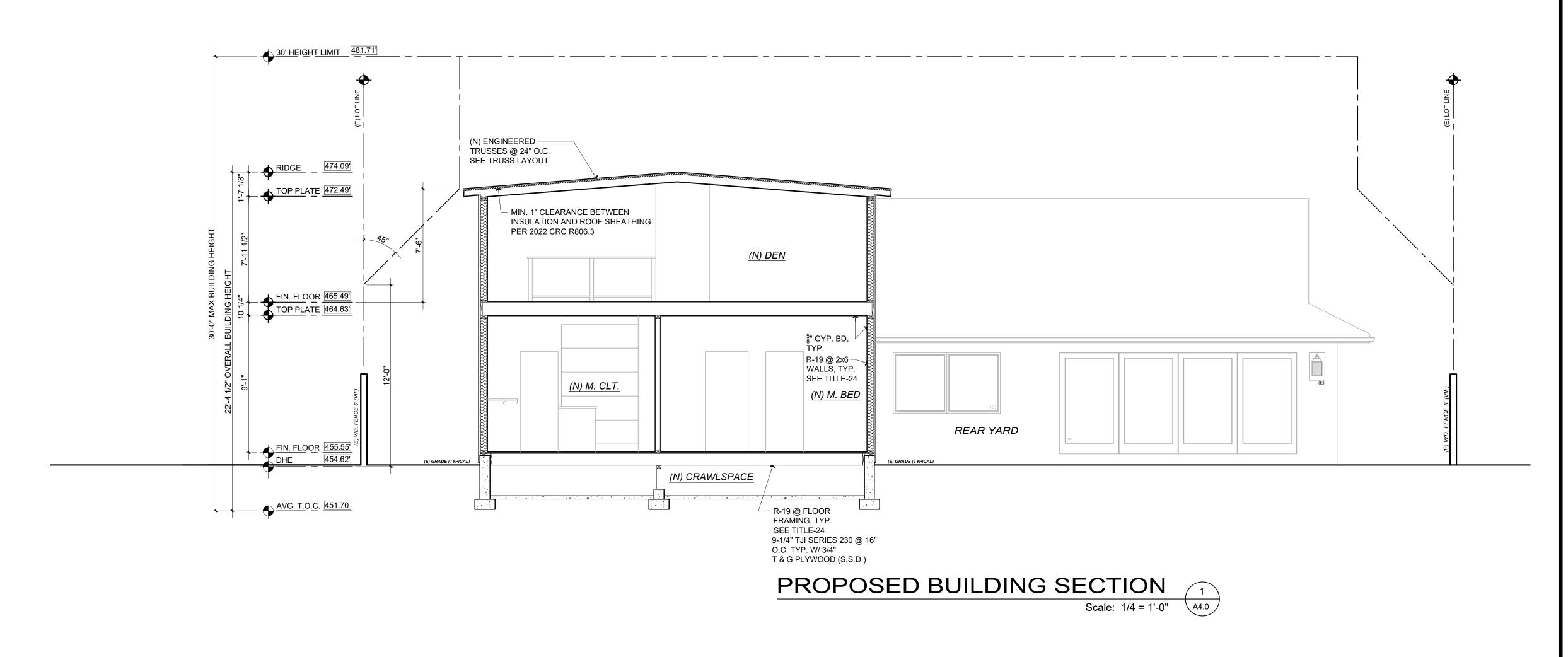


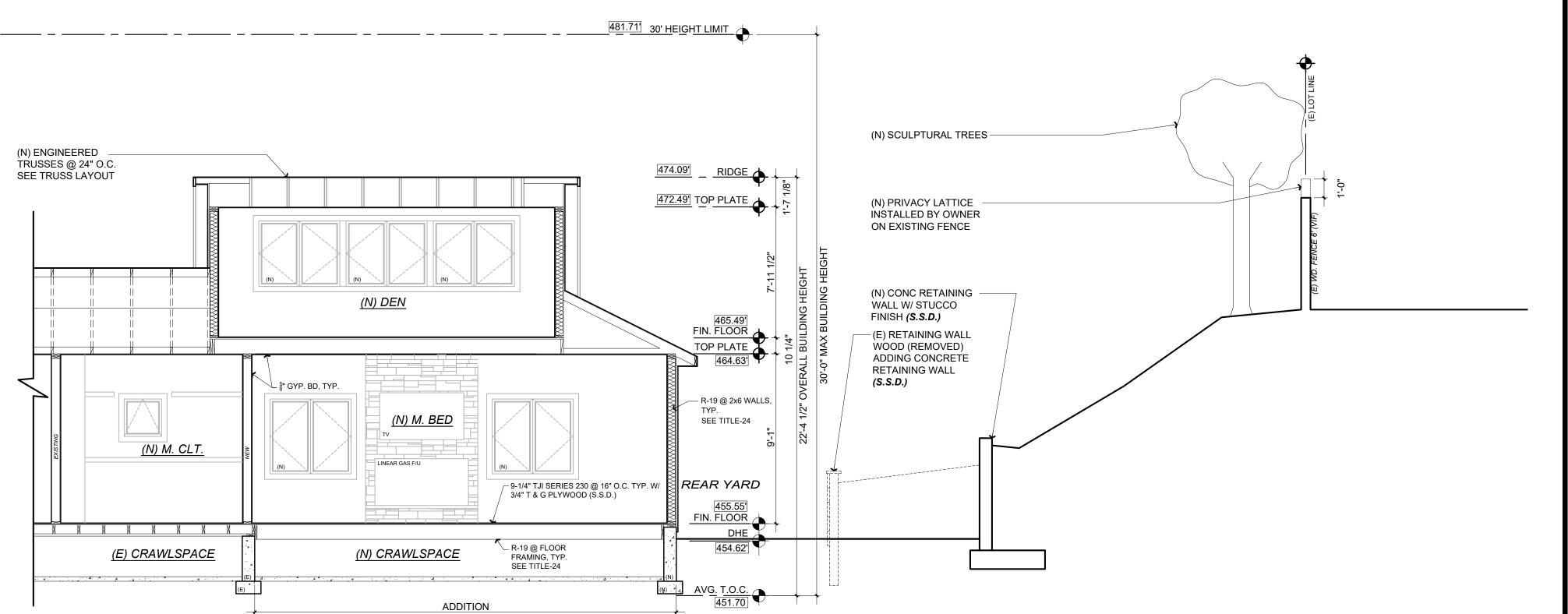
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BURLINGAME, CA. 94010

: Existing + Proposed Elevations

A3.6

Sheet
Scale: See Details





PROPOSED BUILDING SECTION

Scale: 1/4 = 1'-0"

A4.0

Revisions

Description:

RESPONSE TO BUILDING COMMENTS #1 06.26.23

REVISION OF APPROVED PLANS 02.07.25

001 RESPONSE TO BUILDIN 002 REVISION OF APPROVE 003 004 005 006

BUILDING SET PLANNING SET APPROVED: 03.10.

Zoning: RESIDENTIAL
APN#: 025-302-0

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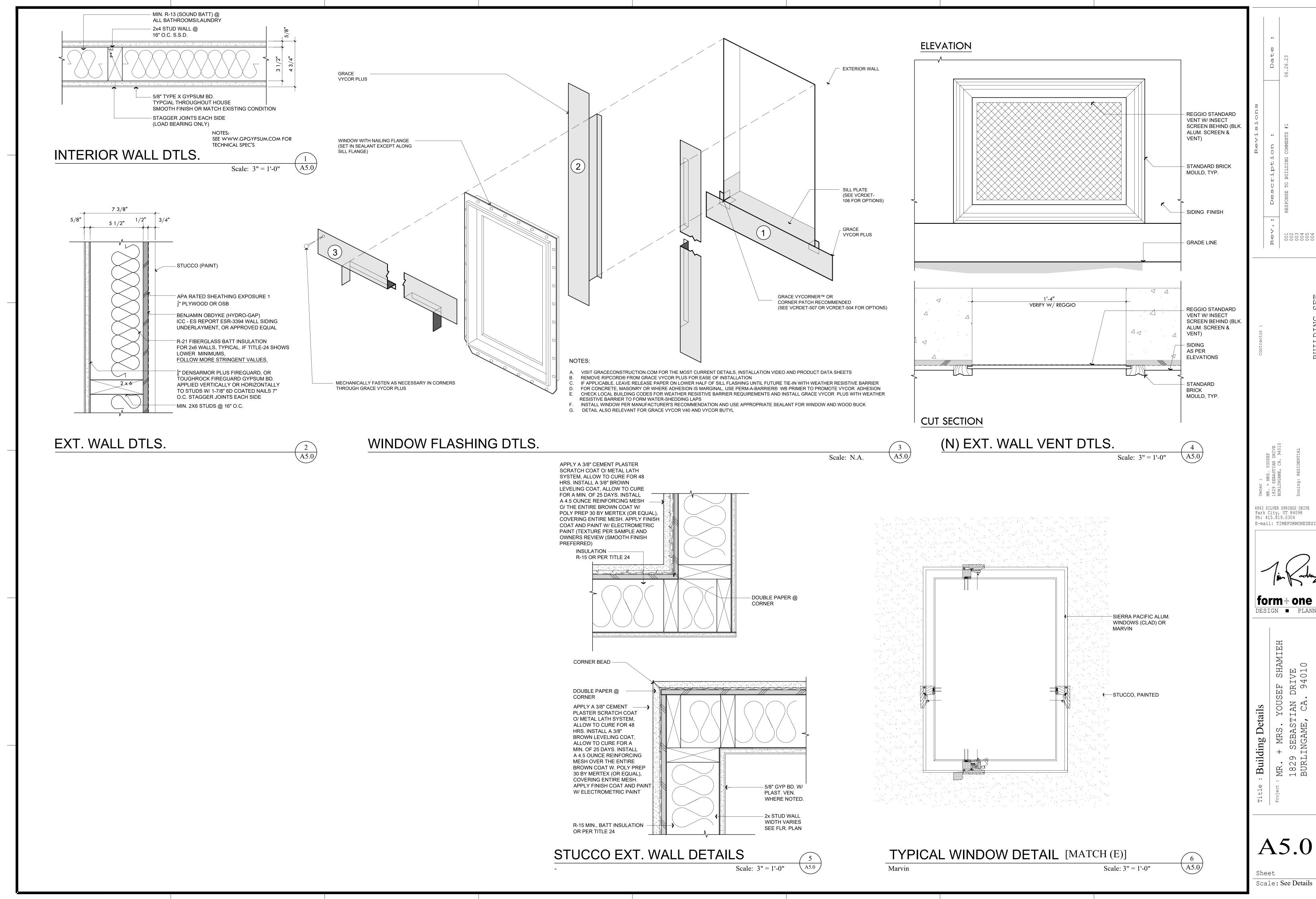


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DESIGN PLANNING

oject: MR. + MRS. YOUSEF SHAMIEH
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A4.0

Sheet
Scale: See Details



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DESIGN ■ PLANNING

ROOM FINISH SCHEDULE ROOM | FLOORING | WALLS | CEILING MILLWORK | CROWN | REMARKS PAINT SPECS. TBS PAINT (TBS) | TBS BED-3 WOOD INTERIORS: M. BED WOOD TBS TBS PAINT (TBS) TBS AURA, NATURA(GREEN OPTION), REGAL SELECT, OR APPROVED EQUIVALENT CEILINGS: M. BATH TILE TBS TBS PAINT (TBS) TBS WATERBORNE CELING PAINT, OR APPROVED EQUIVALENT BATHROOMS: WOOD TBS TBS M. CLT PAINT (TBS) TBS AURA BATH AND SPA, OR APPROVED EQUIVALENT TBS TBS PAINT (TBS) TBS M. CLT-2 WOOD EXTERIORS: TBS **TBS** PAINT (TBS) TBS DEN WOOD AURA, REGAL SELECT, OR APPROVED EQUIVALENT **CAL GREEN NOTES:** 1. PAINTS AND COATINGS WILL COMPLY WITH VOC LIMITS PER CGC §4.504.2.2 2. DOCUMENTATION PROVIDED THAT VERIFIES COMPLIANCE WITH VOC FINISH MATERIALS. 2022 CGC §4.504.2.4 3. CARPET SYSTEM INSTALLED IN THE BUILDING INTERIOR WILL MEET THE TESTING AND PRODUCT REQUIREMENTS FOUND IN THE 2019 CALIFORNIA GREEN BUILDING CODE. 2022 CGC §4.504.3 4. WHERE RESILIENT FLOORING IS INSTALLED, AT LEAST 80% OF THE FLOOR AREA RECEIVING RESILIENT FLOORING WILL COMPLY WITH THE CALIFORNIA GREEN BUILDING CODE REQUIREMENTS. 2022 CGC §4.504.4 5. HARDWOOD PLYWOOD, PARTICLEBOARD, AND MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS USED ON THE INTERIOR AND EXTERIOR OF THE BUILDING WILL COMPLY WITH THE LOW FORMALDEHYDE EMISSION 6. AEROSOL PAINTS AND COATINGS SHALL MEET THE PRODUCT-WEIGHTED MIR LIMITS FOR ROC AND OTHER REQUIREMENTS PER CGC 4.504.2.3 7. ADHESIVES, SEALANTS AND CAULKS USED ON THE PROJECT SHALL FOLLOW LOCAL AND REGIONAL AIR POLLUTION OR AIR QUALITY MANAGEMENT STANDARDS 2022 CGC §4.504.2.1 8. NEW MANDATORY U-FACTOR (0.58) FOR FENESTRATION + SKYLIGHTS §150.0 (q) 9. REDUCED *U-FACTOR (0.30)* FOR HIGH PERFORMANCE WINDOWS 2022 CAL ENERGY CODE §150.1 (c)3 A 10. MAX. TOTAL AREA, 20%, NO MAX. FOR WEST FACING AREA, TABLE 150.1-A, AND B 11. DOOR MAX. U-FACTOR 0.20, TABLE 150.1-A, AND B ROOM FINISH SCHEDULE Scale: NA A9.0 **EXTERIOR DOORS & WINDOWS** LOCATION NOTES DOORS **DETAILS** HDWR. REMARKS DOOR SIZE TRIM TYPE FIN. HEAD JAMB | SILL | WxH TYPE SYM. CORE EXT. FIN. INT.FIN. GLASS 1. WOOD/CLAD SIERRA PACIFIC WINDOWS + DOORS, WITH S.D.L 3/4" M. BED 4'-0" X 4'-0" CASEMENT CLAD PRIMED LOE NOTE # 1 MUNTIN BARS 4'-0" X 4'-0" PINE NOTE # 1 M. BED CASEMENT PRIMED LO E 2. EGRESS PER CODE B. DOOR BY **SIMPSON** OR EQUAL, VERIFY DESIGN WITH OWNER & PINE D.F. / P.T. STD. 6'-0" X 8'-0" PRIMED LOE(T) SEE DETAILS NOTE # 1, 2 M. BED FRENCH DR. DESIGNER 5'-0" X 5'-6" CASE/TR CLAD PRIMED LOE(T) SEE DETAILS M. BATH 4. VERIFY OPENING SIZE W/ CONTRACTOR 5. PRIVACY GLASS, OPTION BY *LOCAL ARTISAN* 6. DOOR BY SIMPSON FIBERGLASS DOOR OR EQ. PRIMED LO E STD. M. CLT 2'-0" X 2'-0" AWN PINE CLAD NOTE # 1, 5 PINE 7. OVERHEAD DOOR (SHOP DRAWING REQUIRED, VERIFY SIDE MOUNT PRIMED LOE NOTE # 1, 5 2'-0" X 2'-0" CLAD M. CLT MOTOR IN FIELD M. CLT-2 2'-0" X 2'-0" CLAD PRIMED LOE 8. TRANSOM ABOVE UNIT TO BE LEADED WINDOW MADE BY LOCAL 9. NA 10. NA 11. (*) FIELD MEASURE HARDWARE FINISH SPECIFICATION: ENTRY DOOR HARDWARE: (BY OWNER) AND INSTALLED BY CONTRACTOR WINDOW HARDWARE: WHITE, TYP. (VERIFY W/ OWNER) CAL. GREEN REQUIREMENTS 1. SEE CAL GREEN REQUIREMENTS IN ROOM SCHEDULE DEN 4'-0" X 3'-6" CASEMENT CLAD NOTE # 1, 2 SEE DETAILS TBD DEN 5'-0" X 3'-6" CASEMENT PINE CLAD PRIMED LO E TBD NOTE # 1 DEN 4'-0" X 3'-6" CASEMENT PRIMED SEE DETAILS CLAD SAFETY GLAZING NOTES (CRC R308.4) DEN 4'-0" X 3'-6" CASEMENT CLAD PRIMED LO E TBD NOTE # 1 A. ALL SLIDING + SWINGING GLASS DOORS TO HAVE SAFETY GLAZING. B. GLAZING IN SHOWER/TUB/SAUNA ROOMS LESS THAN 60" ABOVE THE STANDING SURFACE AND LESS THAN 60" MEASURED HORIZONTIALLY FROM THE WATER'S EDGE OF A BATHTUB, HOT TUB, SPA, WHIRLPOOL OR SWIMMING POOL. C. GLAZING WITHIN A 24" ARC OF A DOOR THAT IS LESS THAN 60" ABOVE THE FLOOR. D. GLAZING WHERE THE EXPOSED AREA IS GREATER THAN 9 SQ. FT. BOTTOM IS LESS THAN 18" AND AT LEAST 36" ABOVE THE FLOOR, AND ADJACENT TO WALKING SURFACES. E. WITHIN 60" OF THE BOTTOM TREAD OF A STAIRWAY AND LESS THAN 36 ABOVE THE FLOOR F. GLAZING IN GUARDS & RAILINGS. G. GLAZING ADJACENT TO STAIRWAYS, LANDINGS, AND RAMPS WITHIN 36" HORIZONTALLY OF THE WALKING SURFACE LESS THAN 36" ABOVE FINISH FLOOR. EXT. DOORS & WINDOWS SCHEDULE Scale: NA A9.0

3'-0" 3'-0" 2'-6" 2'-6" 2'-6" 2'-6" 104 105 106

EXT. DOORS & WINDOWS ELEVATIONS

APPLIANCE SCHEDULE

NOTE:	NOTE: ALLOWANCE AND INSTALLED BY ALLOWANCE, CONTRACTOR TO INCLUDE BLOCKING / ROUGH-IN AS NEEDED PER SPEC. SHEETS							
	ROOM	APPLIANCE TYPE	MANUF.	FINISH	MODEL#	REMARKS		
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OOR		-	-	-	-	-		
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FIRST		-	-	-	-	-		
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0	1	-	-	-	-	-		
ONIC OR		-	-	-	-	-		
SECOND FLOOR		-	-	-	-	-		
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INT. DOORS ELEVATIONS

-1-3/8" SOLID CORE

-SQ. CORNER 3.5" HINGES TYP. (EMTEK)

-DOOR HEIGHTS: (VERIFY) FOR COST

PAINT GRADE

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

APPLIANCE SCHEDULE

Scale: NA

A9.0

Finish Schedule

5 A9.0

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

4843 SILVER SPRINGS DRIVE

form + one

DESIGN ■ PLANNING

MR. + MRS. YOUSEF SHAMIEH 1829 SEBASTIAN DRIVE BURLINGAME, CA. 94010

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Scale: See Details

 $\binom{6}{A9.0}$

NOTE: PRIVACY TREES ADDED PER NEIGHBOR'S **AGREEMENT** (N) 6' SOLID WD FENCE & 1' LATTICE 468.8' ELEV **LOT LINE** 72'-0" 464.4' ELEV. 466.6' ELEV (N) RETAINING WALL —(E) WOOD FENCE 5'-0" REAR SETBACK New Lawn (1) MET 632 sq. ft. FROM (N) (N) ĽAWŇ BLDG. LINE (3) ANI PROPERTY LINE 34'-11" (4) PRU-New brick retaining wall Existing Lawn _(2) ANI to remain (E) HOT -(3) POD 8' O.C. New concrete 2-STORY **ADDITION** (2) POD 8' O.C. RETAINING (E) CONC. (N) M. CLT. (E) PATIO **REMOVED** ROOF Existing concrete path (E) BED 2 Existing (E) WOOD FENCE-(E) KITCHEN shrubs (PROTECT) (E) 1 STORY RESIDENCE (E) PAVERS-(PROTECT) (E) BED 1 (E) GARAGE (E) WATER -(E) GAS METER (E) FENCE-(PROTECT) F.F. ELEV (E) FAMILY (E) 200 AMP. ÈLECT. METER 15'-0" FRONT SETBACK (E) PLANTER-(PROTECT) (E) ORIENTAL ARBORVITAE (E) LAWN (PROTECT) (N) CONCRETE SIDEWALK & (E) LAWN APPROACH PER (PROTECT) CITY STANDARDS WATER METER **LOT LINE** 72'-0" — (E) BRICK COLUMNS & FENCE TO BE REMOVED (N) SIDEWALK (N) CONC. CURB & GUTTER (N) CONC. DRIVEWAY ADJ. CONC. APRON

SEBASTIAN DRIVE

Scope

Proposed new landscape in the backyard of project site, including trees to screen the proposed 2-story addition from neighbors, new lawn area and a new structural retaining wall. See SSE for the retaining wall. All existing landscape and hardscape at front yard, side yards are remained in place.

Legends

Existing Tree with dripline

Existing Tree to be removed

Existing shrubs/groundcover

New Planting

New lawn area

Existing Tree List

Symbol	Botanical Name	Common Name	Tree size (dia.)	Tree removal	Mature size
1	Pinus Taeda #	Loblolly Pine	12"	No	
2	Pinus Taeda	Loblolly Pine	12"	No	
3	Pinus Taeda	Loblolly Pine	10"	Yes	
4	Pinus Taeda	Loblolly Pine	12"	No	
5	Pinus Taeda	Loblolly Pine	1"	No	
6	Prunus caroliniana 'Monus'	Bright 'N Tight Carolina Laurel	1"	No	10'Hx8'W
7	Tristania laurina 'Elegant'	Elegant Water Gum	1"	No	20'Hx15'W
8	Prunus caroliniana 'Monus'	Bright 'N Tight Carolina Laurel	1"	No	10'Hx8'W
9	Tristania laurina 'Elegant'	Elegant Water Gum	1"	No	20'Hx15'W
10	Prunus caroliniana 'Monus'	Bright 'N Tight Carolina Laurel	1"	No	10'Hx8'W
11	Prunus caroliniana 'Monus'	Bright 'N Tight Carolina Laurel	1"	No	10'Hx8'W
12	Prunus caroliniana 'Monus'	Bright 'N Tight Carolina Laurel	1"	No	10'Hx8'W
13	Prunus caroliniana 'Monus'	Bright 'N Tight Carolina Laurel	1"	No	10'Hx8'W
14	Prunus caroliniana 'Monus'	Bright 'N Tight Carolina Laurel	1"	No	10'Hx8'W
15	Prunus caroliniana 'Monus'	Bright 'N Tight Carolina Laurel	1"	No	10'Hx8'W
16	Pinus Taeda	Loblolly Pine	18"	Yes	
17	Pinus Taeda	Loblolly Pine	12"	Yes	
18	Prunus avium	Japanese Cherry	6"	No	30'Hx25W
19	Prunus avium	Japanese Cherry	6"	No	30'Hx25W

Symbol	Qnty.	Botanical Name	Common Name	Spec.	Mature size	Water use
TRI	4	Tristania laurina 'Elegant'	Elegant Water Gum	15 gal, std tree form	20'Hx15'W	L
POD	5	Podocarpus gracilior	Fern Pine	24" box, std. tree form, 8' O.C.	30'Hx 20'W	M, L Once established
MET	1	Metrosideros excelsus	New Zealand Christmas Tree	15 gal, Multi. tree form	20'Hx20'W	L
PRU	4	Prunus caroliniana 'Monus'	Bright 'N Tight Carolina Laurel	15 gal	10'Hx8'W	L
ANI	5	Anigozanthos	Kangaroo Paw	5 gal	4'Hx3'W	VL

Tree Protection

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.

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 6 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.

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.

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.

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
- 6. SITE DESIGN BASED ON TOPOGRAPHIC INFORMATION FROM ARCHITECT. ALL GRADES TO BE VERIFIED IN FIELD.
- 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.

Site Plan: Boundary & topographic survey by Quiet River, dated 2/23/22 Plant photo: online images

Water Usage: WUCOLS IV, Div. of Agriculture and Natural Resources, Univ. of California

Proposed Plant



Tristania laurina 'Elegant' Elegant Water Gum 20'Hx15'W Size: Water: Growth: Fast



Podocarpus gracilior Fern Pine Size: 30'Hx20'W M (L Once Water: established) Growth: Moderate

4'Hx3'W

Fast



Metrosideros excelsus New Zealand Christmas Tree 20'Hx20'W Size: Water: Growth: Fast

rawing Title

Existing Tree Plan and Proposed Landscape Plan

Sebastian

DESIGN STUDIO

RESIDENTIAL

LANDSCAPE

PLAN

Property Owner:

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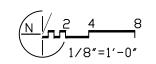
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06/15/2022







