

Abbreviations

(E)	Existing	F.A.	Fire Alarm	P.H.	Panic Hardware
(N)	New	F.D.	Floor Drain	P.LAM.	Plastic Laminate
(R)	Remove	F.E.	Fire Extinguisher	P.T.D.	Paper Towel Disp.
A.B.	Anchor Bolt	F.E.C.	Fire Extinguisher Cab	PL	Plate
A.C.	Asphalt Concrete	F.H.	Fire Hydrant	PLAS.	Plaster
ADJ.	Adjustable	F.H.C.	Fire Hose Cabinet	PLWD.	Plywood
ALUM.	Aluminum	F.P.	Fireproof	PR.	Pair
ANCH.	Anchor	FDN.	Foundation	PTDF	Pressure Treated Douglas Fir
APPROX.	Approximately	FIN.	Finish	R.D.	Roof Drain
ARCH.	Architectural	F.O.C.	Face Of Conc	F.O.F.	Face Of Finish
ASPH.	Asphalt	F.O.S.	Face Of Stud	R.O.	Rough Opening
B.U.	Built-Up	FRMG.	Framing	R.W.L.	Rain Water Leader
BD.	Board	FTG.	Footing	REF.	Refer To:
BITUM.	Bituminous	FUT.	Future	REINF.	Reinforced
BLDG.	Building	G.B.	Grab Bar	REQD.	Required
BLK.	Block	G.I.	Galvanized Iron	RESIL.	Resilient
BLKG.	Blocking	GA.	Gauge	RM.	Room
BM.	Beam	GALV.	Galvanized	RWD.	Redwood
BOT.	Bottom	GL.	Glass	S.B.	Solid Blocking
C.	Conduit	GR.	Grade	S.C.	Solid Core
C. BD.	Chalk Board	H.B.	Hose Bib	S.C.D.	Seat Cover Disp.
C.B.	Catch Basin	H.C.	Hollow Core	S.D.	Soap Dispenser
C.I.	Cast Iron	H.M.	Hollow Metal	S.N.D.	Sanitary Napkin Dispenser
C.J.	Construction Joint	HR.	Hour	S.O.V.	Shut Off Valve
C.O.T.G.	Clean Out To Grade	HT.	Height	S.S.	Sewer System
CAB.	Cabinet	I.D.	Inside Diameter	SCH.	Schedule
CEM.	Cement	I.D.F.	Intermed. Dist. Frame	SEC.	Section
CLG.	Ceiling	I.E.	Invert Elevation	SHT.	Sheet
CL.O.	Closet	I.E.	Invert Elevation	SHTHC.	Sheathing
CLR.	Clear	INSUL.	Insulation	SPEC.	Specification
COL.	Column	INT.	Interior	SPL.	Splash
COMP.	Composition	INV.	Invert	STA.	Station
CONC.	Concrete	J.H.	Joist Hanger	STD.	Standard
CONST.	Construction	JAN.	Janitor	STRUC.	Structural
CONT.	Continuous	JT.	Joint	SUSP.	Suspended
CORR.	Corridor	LAB.	Laboratory	T.B.	Tack Board
CTR.	Center	LAM.	Laminate	T.O.C.	Top Of Concrete
CTSK.	Countersink	LAV.	Lavatory	T.O.P.	Top Of Pavement
CW	Cold Water	LT.	Light	T.O.S.	Top Of Sidewalk
D.F.	Drinking Fountain	MAX.	Maximum	T.O.W.	Top Of Wall
D.S.	Downspout	M.B.	Marker Board	T.P.D.	Toilet Paper Disp.
D.S.P.	Dry Standpipe	M.D.F.	Main Dist. Frame	U.O.N.	Unless Otherwise Noted
DBL.	Double	MEMB.	Membrane	UR.	Urinal
DEPT.	Department	MFR.	Manufacturer	V.C.T.	Vinyl Comp. Tile
DET.	Detail	M.H.	Manhole	V.C.TB.	Vinyl Covered Tackboard
DIA.	Diameter	MIN.	Minimum	VEST.	Vestibule
DIM.	Dimension	MIR.	Mirror	W	Waste
DISP.	Dispenser	M.O.	Masonry Opening	W.B.	White Board
DN.	Down	MTD.	Mounted	W.C.	Water Closet
DWG.	Drawing	MTL.	Metal	W/.	With
E.F.	Exhaust Fan	MUL.	Mullion	W/O	Without
E.J.	Expansion Joint	N	North	WD.	Wood
E.P.	Electrical Panel	N.I.C.	Not In Contract	W.M.	Water Meter
EA.	Each	NOM.	Nominal	WP.	Waterproof
ELEC.	Electrical	N.T.S.	Not To Scale	WT.	Weight
ELEV.	Elevation	O.C.	On Center		
E.M.	Electrical Meter	O.D.	Overflow Drain		
ENCL.	Enclosure	O.H.	Overhang		
EQ.	Equal	OPG.	Opening		
EQUIP.	Equipment	OPP.	Opposite		
EWC	Electric Water Cooler				

New 29 Unit Apartment Building: 1128 Douglas Avenue

1128 Douglas Avenue Burlingame, California

APN: 029-132-180
029-132-190

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Architecture
Infrastructure
Environments

1103 Juanita Avenue
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94010
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314 Center Street #220
Healdsburg, California
65448
707.343.1305

General Notes

These Drawings and their content are and shall remain the property of Dreiling Terrones Architecture whether the project for which they were prepared is executed or not. They are not to be used by any person other than the Owner or for any other project or extension to this project except by agreement in writing with the Architect.

The Architect expressly reserves his common law copyright and other property rights relating to these Drawings and their content. These Drawings are not to be reproduced, altered or otherwise modified in any manner whatsoever except by the Architect. These Drawings and their content may not be assigned to a third party without written consent of the Architect. In the event of unauthorized use of these Drawings by a third party, the third party shall hold harmless and indemnify the Architect.

These Drawings are an instrument of services performed by the Architect for the benefit of the Owner. They are intended for use in a negotiated construction contract and, therefore, may not detail or specify all materials, manufacturers or assemblies. Details, assemblies and products commonly known to the industry standard for any given trade may not be fully detailed or specified. Where necessary, the Contractor shall provide samples, data, product literature as required to assist the Owner or the Owner's agent in making selections. For the purpose of estimating items not fully detailed the Contractor shall provide an allowance amount and so condition such estimates. The Owner and/or Contractor shall submit to the Architect, in writing, any requests for modifications to the plans or specifications by means of shop drawings, samples or other means as appropriate. Shop drawings that are submitted to the Architect for review do not constitute "in writing" unless it is brought to the attention of the Architect that specific changes are being suggested.

No guarantee for quality of construction is implied or intended by these Documents. The Contractor shall assume full responsibility for any construction deficiencies.

The Owner and Contractor shall hold harmless, indemnify and defend the Architect from any action initiated by the initial Owner, or any subsequent owner, for construction deficiencies, modifications, substitutions, maintenance or any such condition which is beyond the control of the Architect.

All Contract Documents described in the Construction Contract shall be considered one document and are intended to be used as one document. Contractor and all sub-contractors shall review all documents prior to bidding. Sub-contractors are responsible for any information pertaining to their work no matter where it may occur in these Documents.

It is the intent of these Documents to provide for the construction of a moisture proof enclosure of interior space. If the Owner, Contractor or any Sub-contractors become aware of any assembly or condition, either shown in the Drawings or constructed on-site, which does not, in their opinion, satisfy this intent, it is their responsibility to notify the Architect within a reasonable amount of time so that the condition or assembly can be reviewed, and, if necessary, modifications can be made to the Documents or to the Work without impacting the progress of the Work.

All information pertaining to the site shall be, and shall remain, the Owner's responsibility. This information shall include legal description, deed restrictions, easements, site survey, topographic survey, location of existing improvements, soils report, and all related data.

Code Compliance
All work shall comply with applicable codes and trade standards including but not limited to the latest adopted edition of the following:

2013 California Building Codes, 2013 Residential Building Code (where applicable), 2013 California Mechanical Code, 2013 California Electrical Code, 2013 California Plumbing Code, including all amendments as adopted in Ordinance 1989, and 2013 California Energy Efficiency Standards (Title 24), including Cool Roof requirements.

Contractor shall submit recycling and waste reduction form, and it must be approved prior to issuance of building permit.

Per the city of Burlingame's Green Building ordinance # 1857-2010, applications must provide documentation of compliance with Green Building (Green Points checklist, LEED checklist, or other). The checklist, and other information regarding the city's green building requirements, can be found on the city website (URL: <http://www.burlingame.org/index.aspx?page=1219>) or contact Joe McCluskey at 650-558-7273

All applicable state and local codes, ordinances, legislation, as adopted by the City of Burlingame at time of permit application.

It is the Contractor's responsibility to identify and familiarize himself with current codes and ordinances including local variations on national or regional codes. Requirements of adopted codes shall supersede any conflicting requirements defined in these Documents. When a conflict is suspected the Contractor shall so advise the Architect in writing within a reasonable time so that the conflict, if it exists, can be resolved without impacting the progress of the Work.

The Contractor shall include and implement all pertinent requirements of this project as set forth in any conditions of approval attached to the project by governing agencies. These conditions shall become a part of the Contract Documents.

Site Examination
The Contractor shall thoroughly examine the site and satisfy himself as to the conditions under which the Work is to be performed. The Contractor shall verify at the site all measurements and conditions affecting his work and shall be responsible for same unless brought to the attention of the Owner or his agent prior to proceeding with the Work.

Dimension Control
It is the responsibility of the Contractor to check and verify all conditions, dimensions, lines and levels alignments indicated; proper fit and attachment of all parts is required. Should there be any differences between the Documents and the actual conditions, the Contractor shall notify the Owner or his agent in writing for clarification and/or adjustment. In the event of failure to do so, the Contractor shall be responsible for corrections required or subsequent changes occurring as a result of these differences.

Note to Subcontractors: Location of many items or assemblies is critical for alignment of other assemblies which may be installed by other trades and which may not be installed at the time of installation of your work. All Sub-contractors shall review the manner in which their work fits, aligns or comes into contact with work of other trades. The Contractor and each Sub-contractor shall review all Documents and will be responsible for information contained at any location within the Documents which pertains to their work. Deficiencies resulting from failure to do so will be removed and corrected at Contractors expense.

All dimensions and conditions shall be checked and verified, both in the Documents and on the job, by each Sub-contractor before they proceed with their work. Any errors, omissions, discrepancies or deficiencies shall be brought to the attention of the General Contractor prior to proceeding with the Work. The Contractor shall notify the Owner in writing for resolution.

Commencement of work by any Sub-contractor shall indicate a knowledge and acceptance of all conditions described in the Documents or existing on site which could affect their work.

All dimensions take precedent over scale. Where dimensions are not entirely clear the Contractor shall notify the Architect and request clarification.

DRAWINGS SHALL NOT BE SCALED.

Moisture Protection During Construction
Should any special situations or climatic conditions occur during construction the Owner, Contractor and Sub-contractors shall so notice and implement any measures required to assure the protection of materials and assemblies. The Contractor shall take all necessary measures to protect new or existing construction and materials from damage due to weather or any other adverse conditions.

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Project Scope

Demolition of existing single family houses and apartment buildings. Addition of 29-unit multifamily residential apartment building with the preservation of large historic redwood and oak tree. Historic building on lot to be relocated as part of separate application.

Construction Hours

No person shall erect (including excavation and grading), demolish, alter, or repair any building or structure other than between the following hours except in the case of urgent necessity in the interest of public health and safety, and then only with prior written approval from the Building Official, which approval shall be granted for a period not to exceed three days. Holidays are the first day of January, the third Monday of January, the third Monday of February, the last Monday of May, the fourth day of July, the first Monday of September, the second Monday of October, the eleventh day of November, the fourth Thursday in November and the twenty-fifth day of December. If the first day of January, the fourth day of July, the eleventh day of November, or the twenty-fifth day of December falls upon a Sunday, the following Monday is a holiday.

Construction hours per the City of Burlingame Municipal Code 17.07.110

Monday through Friday: 7AM to 7PM
Saturdays: 9AM to 6PM
Sundays and Holidays: 10AM to 6PM

Legend

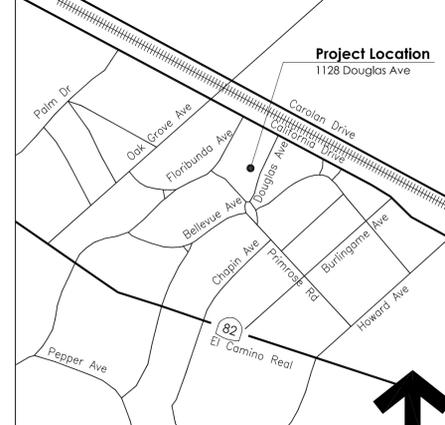
	Grid Number
	Door Number
	Keynote
	Detail
	Sheet Number
	Section
	Sheet Number
	Interior Elevation
	Sheet Number
	Elevation Indicator
	(N) Full Height Wall
	(N) Concrete Wall
	Object to be Demolished
	Line of object above
	Fence Line
	Centerline

Project Directory

Owner
Zes Real Estate Development
8 Vista Lane
Burlingame, California 94010
Voice: (510)709-5826

Architect
Dreiling Terrones Architecture Inc.
Richard Terrones, Architect
Jacob Furlong, Project Manager
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Vicinity Map



New Apartment Building
Douglas Avenue

1128 & 1132 Douglas Ave
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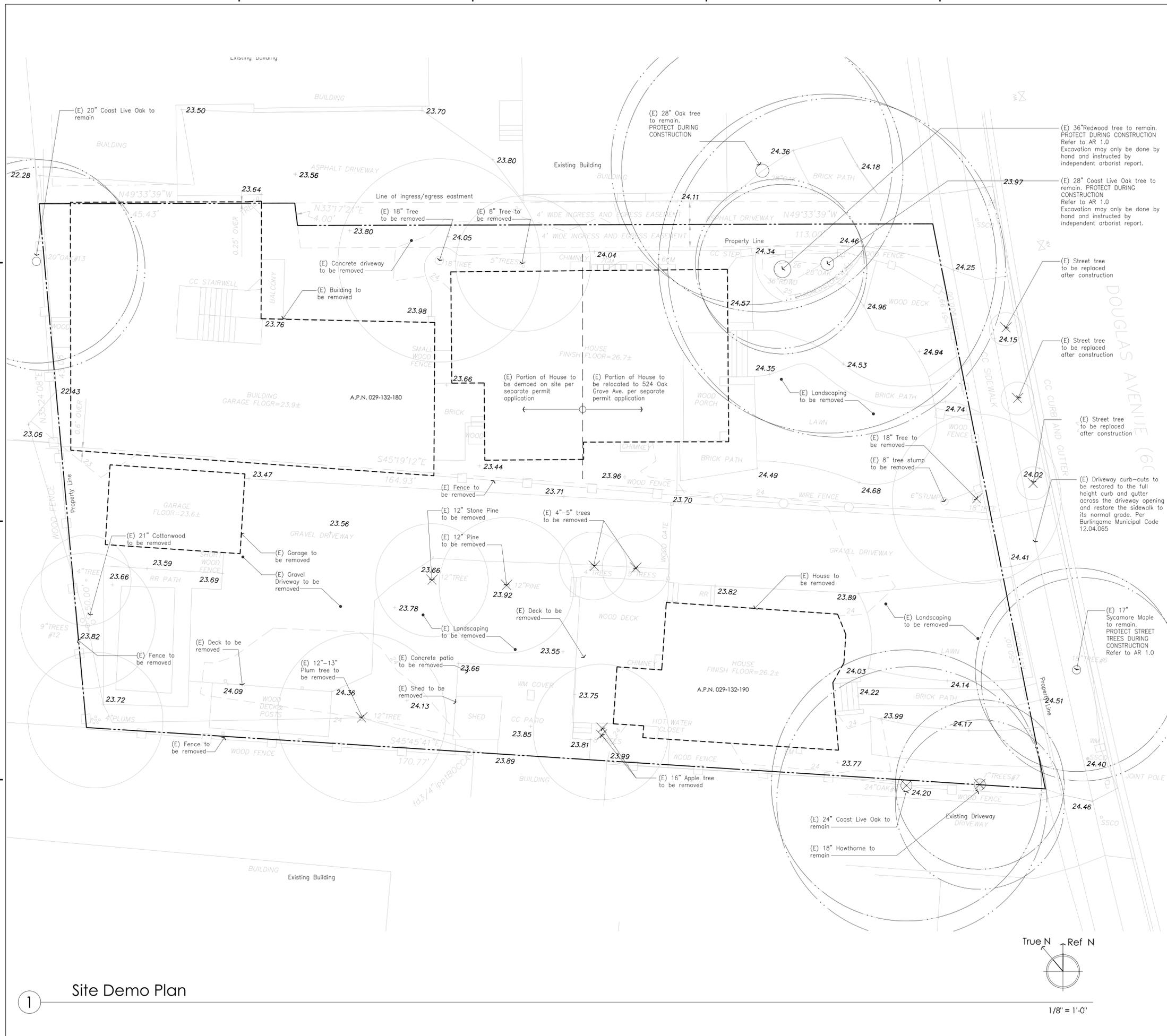
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Data, Vicinity Map,
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Site Demo Notes

- Topographic information used for design and contained in these Documents is derived from incidental measurements prepared by Architect and Civil Engineer. Contractor shall verify all grades during layout and coordinate discrepancies in conjunction with Architect.
 - Design contours and drainage shown are schematic only and shall not be taken to represent final grading and drainage plans.
 - Remove excess subgrade debris in work zone. Debris may include broken concrete, rocks, utilities and misc. submerged junk.
 - Roadways shall be maintained clear of construction equipment or materials at all times. Debris shall be removed from roadways and sidewalk immediately. Contractor shall sweep or wash road surfaces after operations that generate debris.
 - Dust control measures shall be implemented as necessary. Provide watering during excavation and backfill to prevent dust from crossing property lines.
 - All backfill slopes shall be compacted to 90% min.
 - Soils Engineer: TBD
- Soils Engineer shall inspect and approve the following in writing.
- Establish that subsurface conditions are compatible with those used in the analysis and design.
 - Observe compliance with the design concepts, specifications and recommendations.
 - Allow design changes in the event that subsurface conditions differ from those anticipated. The recommendations in this report are based on a limited number of borings. The nature and extent of variation across the site may not become evident until construction. If variations are then exposed, it will be necessary to reevaluate the recommendations.
- Foundation excavation, earthwork and site drainage shall be performed in accordance with the geotechnical report prepared by Soils Engineer. Soils Engineer shall be notified at least 48 hours in advance of any earthwork operations, and shall observe and test the earthwork and foundation installation phases of the project as recommended in the geotechnical report.
- A Tree Protection zone will be submitted by an independent arborist prior to demo.

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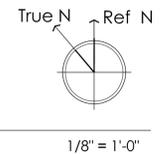
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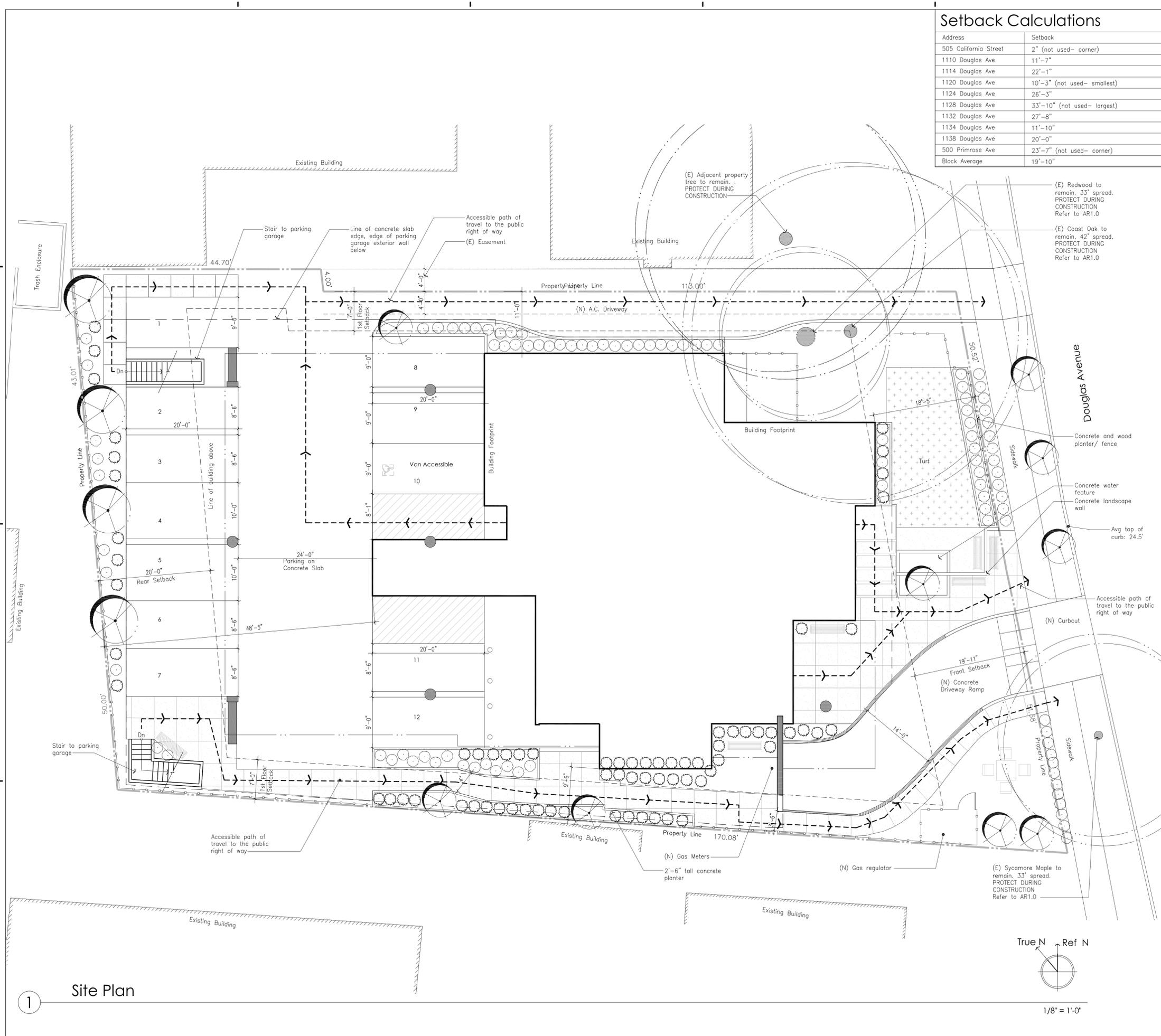
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Site Demolition Plan
A1.0d
 1401

1

Site Demo Plan





Setback Calculations

Address	Setback
505 California Street	2" (not used- corner)
1110 Douglas Ave	11'-7"
1114 Douglas Ave	22'-1"
1120 Douglas Ave	10'-3" (not used- smallest)
1124 Douglas Ave	26'-3"
1128 Douglas Ave	33'-10" (not used- largest)
1132 Douglas Ave	27'-8"
1134 Douglas Ave	11'-10"
1138 Douglas Ave	20'-0"
500 Primrose Ave	23'-7" (not used- corner)
Block Average	19'-10"

- ### Site Notes
- Topographic information used for design and contained in these Documents is derived from incidental measurements prepared by Architect and Civil Engineer. Contractor shall verify all grades during layout and coordinate discrepancies in conjunction with Architect.
 - Drainage system components shown are schematic only. Contractor shall size all pipe, fittings, components.
 - Design contours and drainage shown are schematic only and shall not be taken to represent final grading and drainage plans.
 - Refer Building Floor Plans and Sections for all dimensional information.
 - Refer Foundation Plans for foundation dimensions and vertical controls.
 - Existing finish grades shall be restored upon completion of construction unless changes are specified in the Drawings.
 - Remove excess subgrade debris in work zone. Debris may include broken concrete, rocks, utilities and misc. submerged junk.
 - Roadways shall be maintained clear of construction equipment or materials at all times. Debris shall be removed from roadways and sidewalk immediately. Contractor shall sweep or wash road surfaces after operations that generate debris.
 - Dust control measures shall be implemented as necessary. Provide watering during excavation and backfill to prevent dust from crossing property lines.
 - All backfill slopes shall be compacted to 90% min.
 - A minimum of 18" of sub-grade soil in the new building area shall be over-excavated and re-compacted per Geotechnical Report.
 - The minimum front setback requirement is 15'-0" to 1st floor and 20'-0" to 2nd floor, or the block average, whichever is greater.
 - All exterior bearing walls less than five feet from the property line will be built of one hour fire-rated construction.
 - Addresses and Numbers shall contrast with their background. Shall be a min. of 1/2" stroke by 2-1/2" high. The power of such illumination shall not be normally switchable. City of Burlingame Municipal Code 18.08.010. 2010CBC 501.2
 - Soils Engineer: TBD

Soils Engineer shall inspect and approve the following in writing.

- Establish that subsurface conditions are compatible with those used in the analysis and design.
- Observe compliance with the design concepts, specifications and recommendations.
- Allow design changes in the event that subsurface conditions differ from those anticipated. The recommendations in this report are based on a limited number of borings. The nature and extent of variation across the site may not become evident until construction. If variations are then exposed, it will be necessary to reevaluate the recommendations.

Foundation excavation, earthwork and site drainage shall be performed in accordance with the geotechnical report prepared by Soils Engineer. Soils Engineer shall be notified at least 48 hours in advance of any earthwork operations, and shall observe and test the earthwork and foundation installation phases of the project as recommended in the geotechnical report.

Project Data

Zoning	R-4
Occupancy	R-2, S-2
Type of Construction	V-A over 1 Podium
Allowable Area	Unlimited area allowed for 2 stories of type 1 12,000sf/ floor for type VA 44 = 48,000sf
Proposed Area	15,431sf for type 1 stories 30,339sf for type VA stories
Building Code	2013 CBC
Allowed Stories	5
Proposed Stories	5
Allowed Height per 2013 CBC	60 feet
Proposed Height	60 feet
Setbacks:	
Front	15 feet min.
Side	7 feet min at 1st floor +1 ft at each floor above 1st
Rear	20 feet min.
Proposed Front Setback	19'-10"
Proposed Side Setback	11 feet
Proposed Rear Setback	20 feet
Unit Count:	
Studio	3
One Bedroom	18
Two Bedroom	7
Three Bedroom	1
Parking Required:	
Parking Proposed	33.5 spaces
Proposed Fire Separation Distances:	North: 11'-0" East: 18'-5" South: 11'-0" West: 23'-11"
Exterior Wall and Opening Protection	
Allowable:	North: 45% East: 75% South: 45% West: No Limit
Proposed:	North: 29% East: 42% South: 35% West: 33%
Building Sprinklers	Sprinklered
Lot Coverage	
Allowed Building Coverage	50 %
Existing Lot Area	15,492 sf
New Building Coverage	7,654 sf
New Building Coverage Percentage	49.40 %

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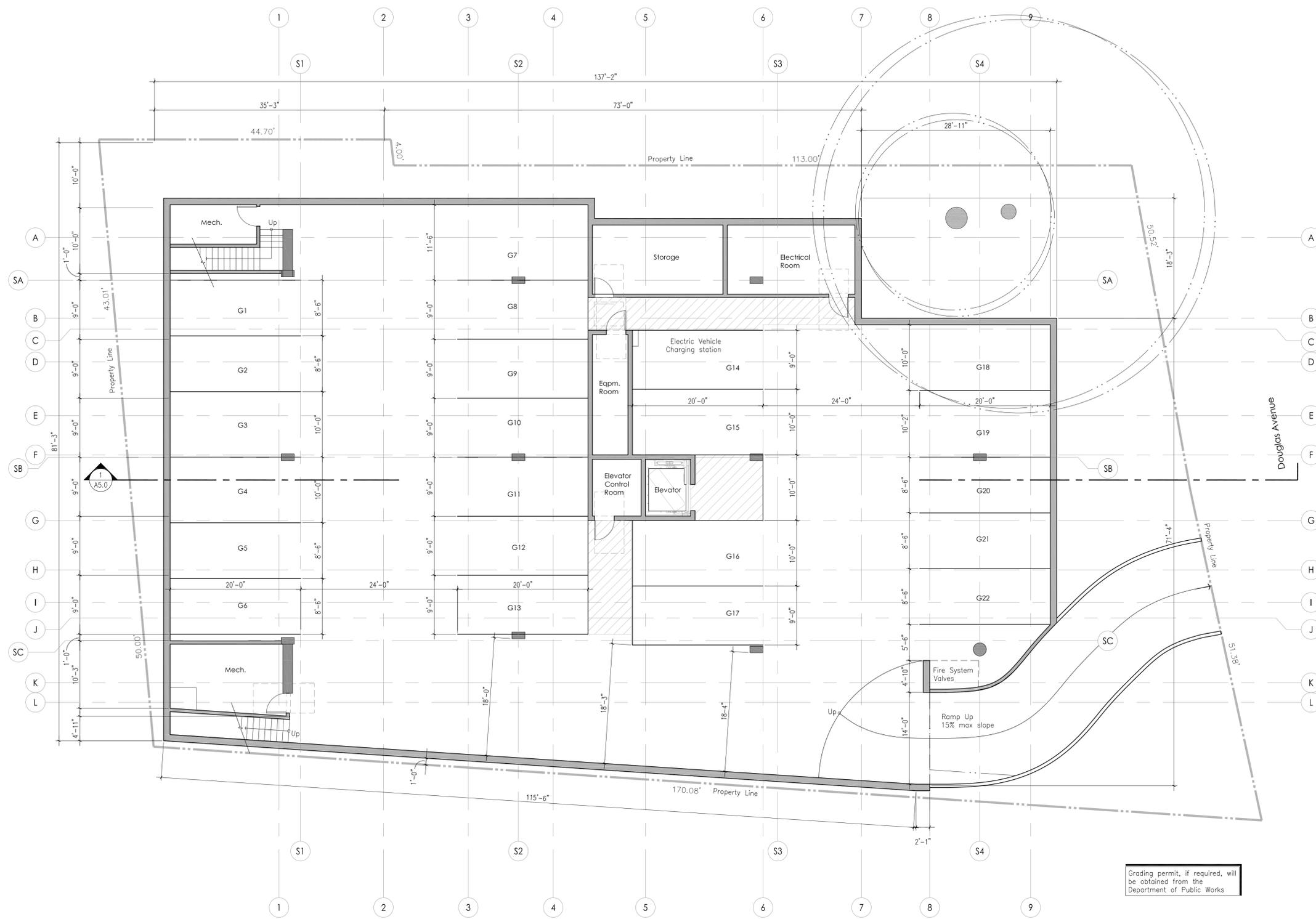
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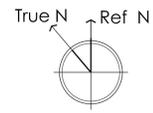
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Site Plan
A1.0
1401



1 Garage Floor Plan



1/8" = 1'-0"

OSHA

At time of Building Permit application, plans and other engineering will be submitted for shoring as required by 2013 CBC, Chapter 31 regarding the protection of adjacent property and as required by OSHA.

- The following will be addressed:
- The walls of the proposed basement shall be properly shored, prior to construction activity. This excavation may need temporary shoring. A competent contractor shall be consulted for recommendations and design of shoring scheme for the excavation. The recommended design type of shoring shall be approved by the engineer of record or soils engineer prior to usage.
 - All appropriate guidelines of OSHA shall be incorporated into the shoring design by the contractor. Where space permits, temporary construction slopes may be utilized in lieu of shoring. Maximum allowable vertical cut for the subject project will be five (5) feet. Beyond that horizontal benches of 5 feet wide will be required. Temporary shores shall not exceed 1 to 1 (horizontal to vertical). In some areas due to high moisture content/water table, flatter slopes will be required which will be recommended by the soils engineer in the field.
 - If shoring is required, specify on the plans who's sole responsibility it is to design and provide adequate shoring, bracing, formwork, etc. as required for the protection of life and property during construction of the building.
 - Shoring and bracing shall remain in place until floors, roofs, and all wall sheathing have been entirely constructed.
 - Shoring plans shall be wet-stamped and signed by the engineer-of-record and submitted to the city for review prior to construction. If applicable, include surcharge loads from adjacent structures that are within the zone of influence (45 degree wedge up the slope from the base of the retaining wall) and/or driveway surcharge loads.

OSHA permit will be obtained for the shoring* at the excavation in the basement per CAL/OSHA requirements. See the CAL/OSHA handbook at: http://www.ca-osha.com/pdfpubs/osha_userguide.pdf

Notes

- All paths of travel and common use spaces will be accessible and all living units will be adaptable
- All required doors shall comply with CBC 1132A
- All parking will be assigned parking

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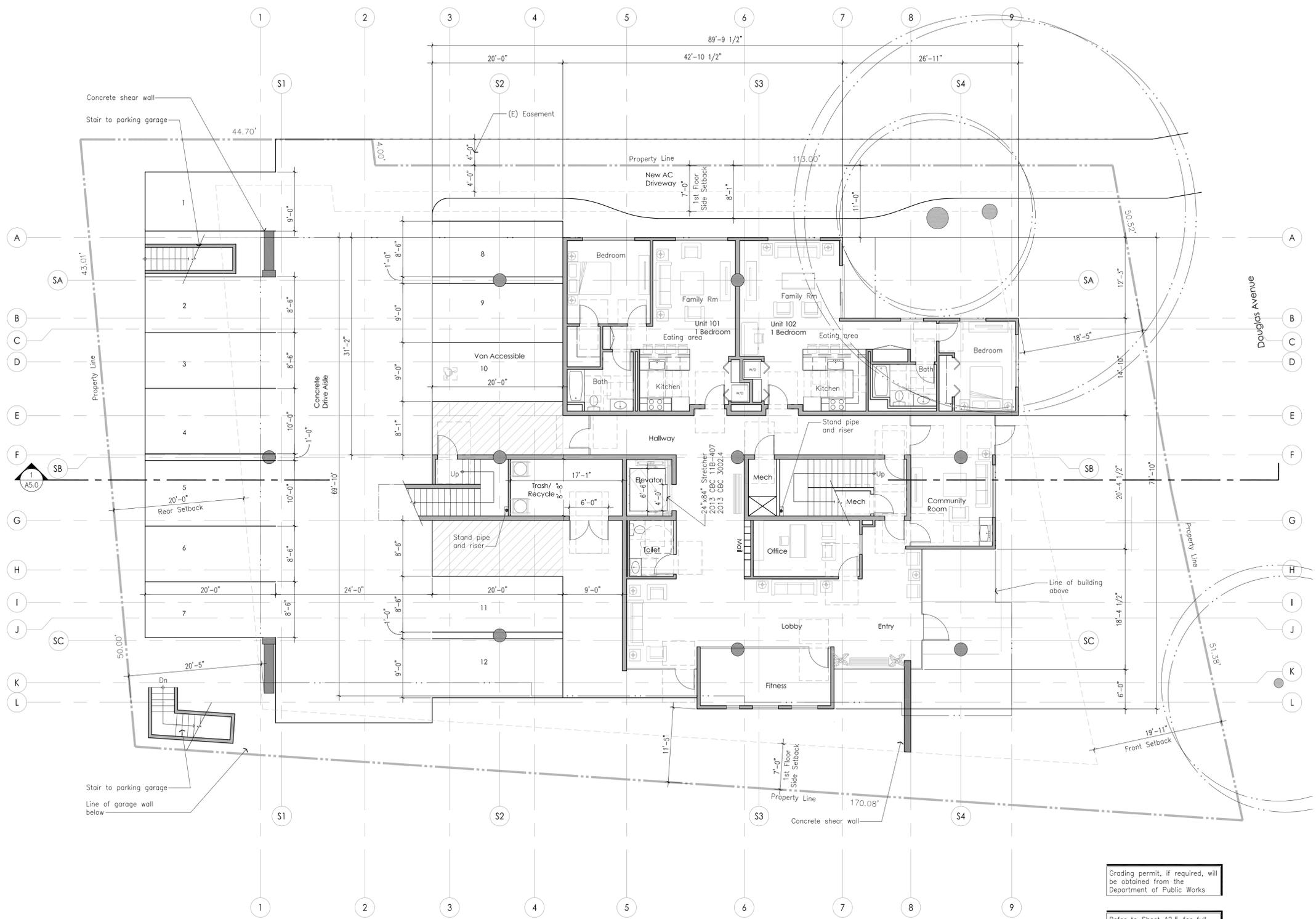
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Garage Floor Plan

A2.1

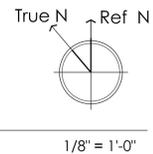
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1 1st Floor Plan

Grading permit, if required, will be obtained from the Department of Public Works

Refer to Sheet A2.5 for full dimensioned floor plans



OSHA

At time of Building Permit application, plans and other engineering will be submitted for shoring as required by 2013 CBC, Chapter 31 regarding the protection of adjacent property and as required by OSHA.

- The following will be addressed:
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 3. If shoring is required, specify on the plans who's sole responsibility it is to design and provide adequate shoring, bracing, formwork, etc. as required for the protection of life and property during construction of the building.
 4. Shoring and bracing shall remain in place until floors, roofs, and all wall sheathing have been entirely constructed.
 5. Shoring plans shall be wet-stamped and signed by the engineer-of-record and submitted to the city for review prior to construction. If applicable, include surcharge loads from adjacent structures that are within the zone of influence (45 degree wedge up the slope from the base of the retaining wall) and/or driveway surcharge loads.

OSHA permit will be obtained for the shoring* at the excavation in the basement per CAL/OSHA requirements. See the CAL/OSHA handbook at: http://www.ca-osha.com/pdfpubs/osha_userguide.pdf

Notes

- All paths of travel and common use spaces will be accessible and all living units will be adaptable
- All required doors shall comply with CBC 1132A
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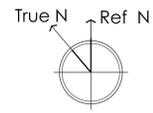
1st Floor Plan

A2.2

1401



Refer to Sheets A2.6a, A2.6b, A2.6c, A2.7 for full dimensioned floor plans



1/8" = 1'-0"

Notes

- All paths of travel and common use spaces will be accessible and all living units will be adaptable
- All required doors shall comply with CBC 1132A
- All parking will be assigned parking

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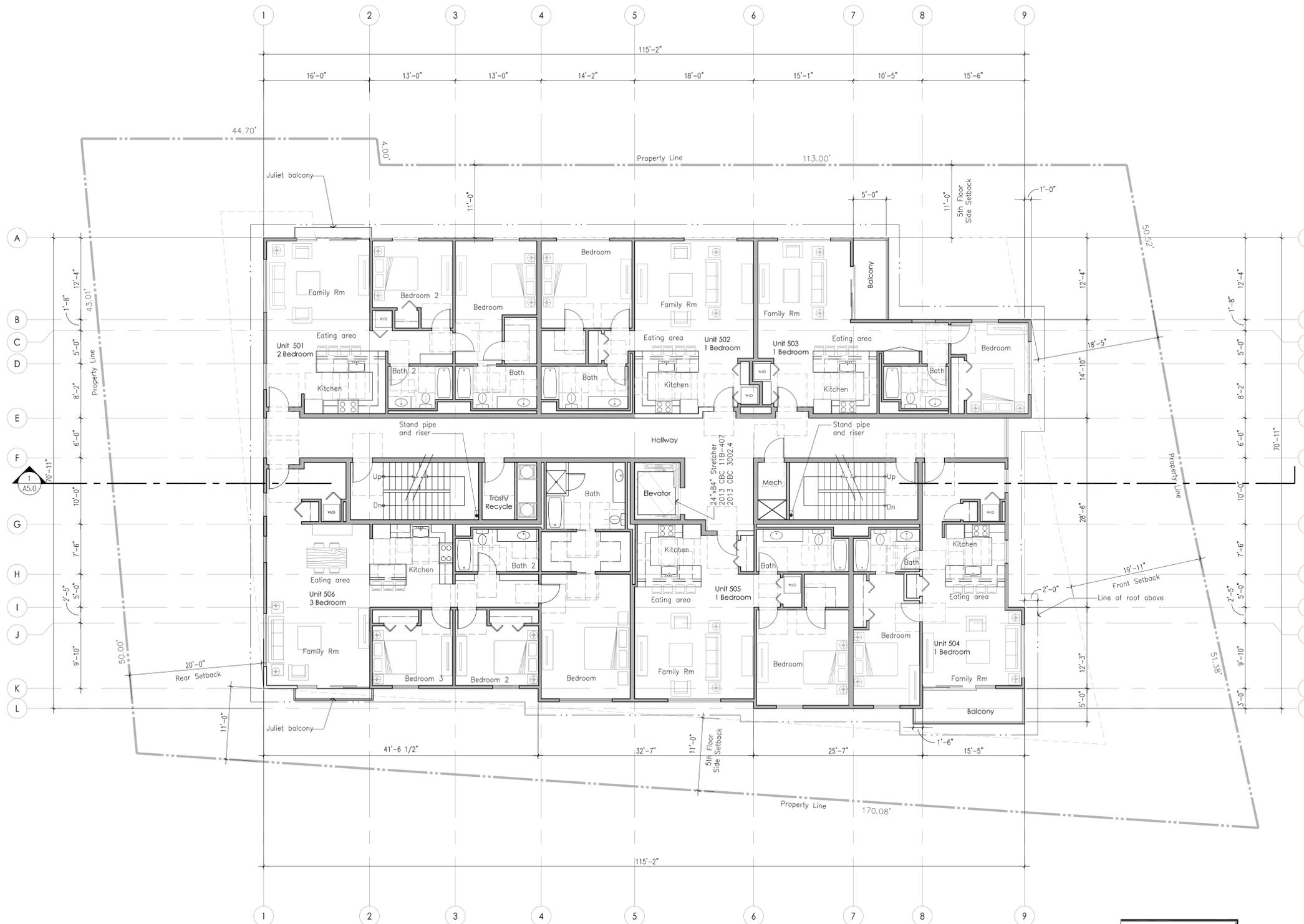
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2nd- 4th Floor Plans

A2.3

1401



1 5th Floor Plan

Notes

- All paths of travel and common use spaces will be accessible and all living units will be adaptable
- All required doors shall comply with CBC 1132A
- All parking will be assigned parking

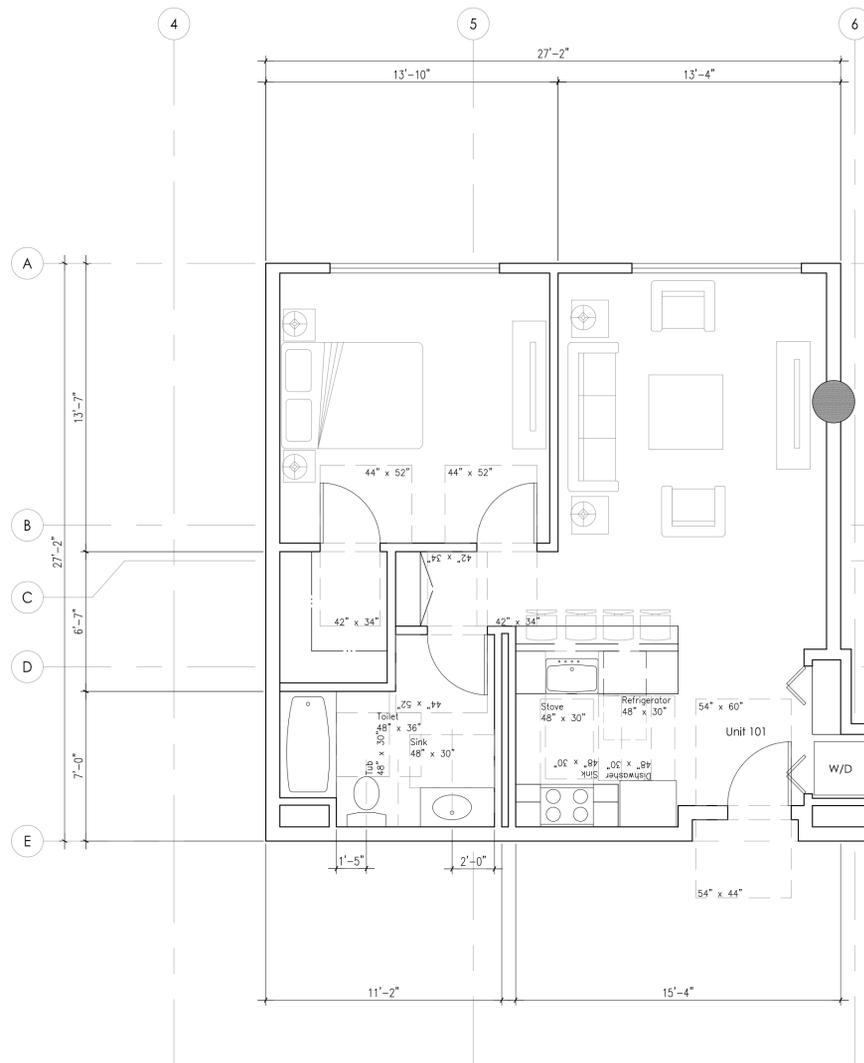
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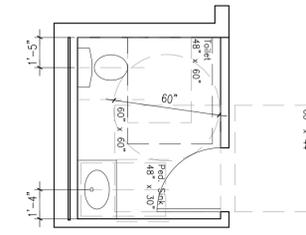
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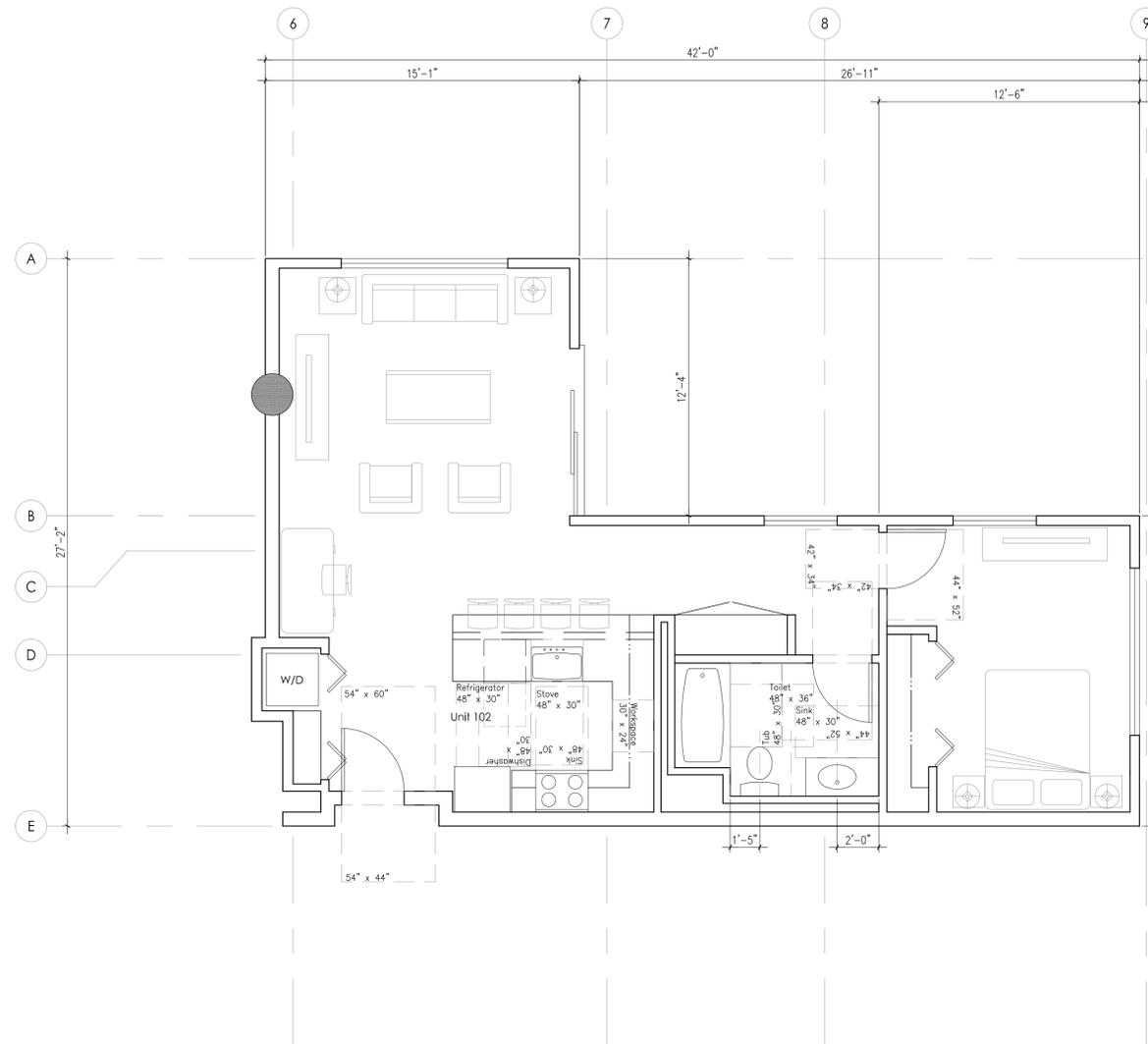


One Bedroom Unit

Unit 101

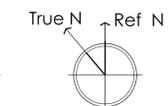


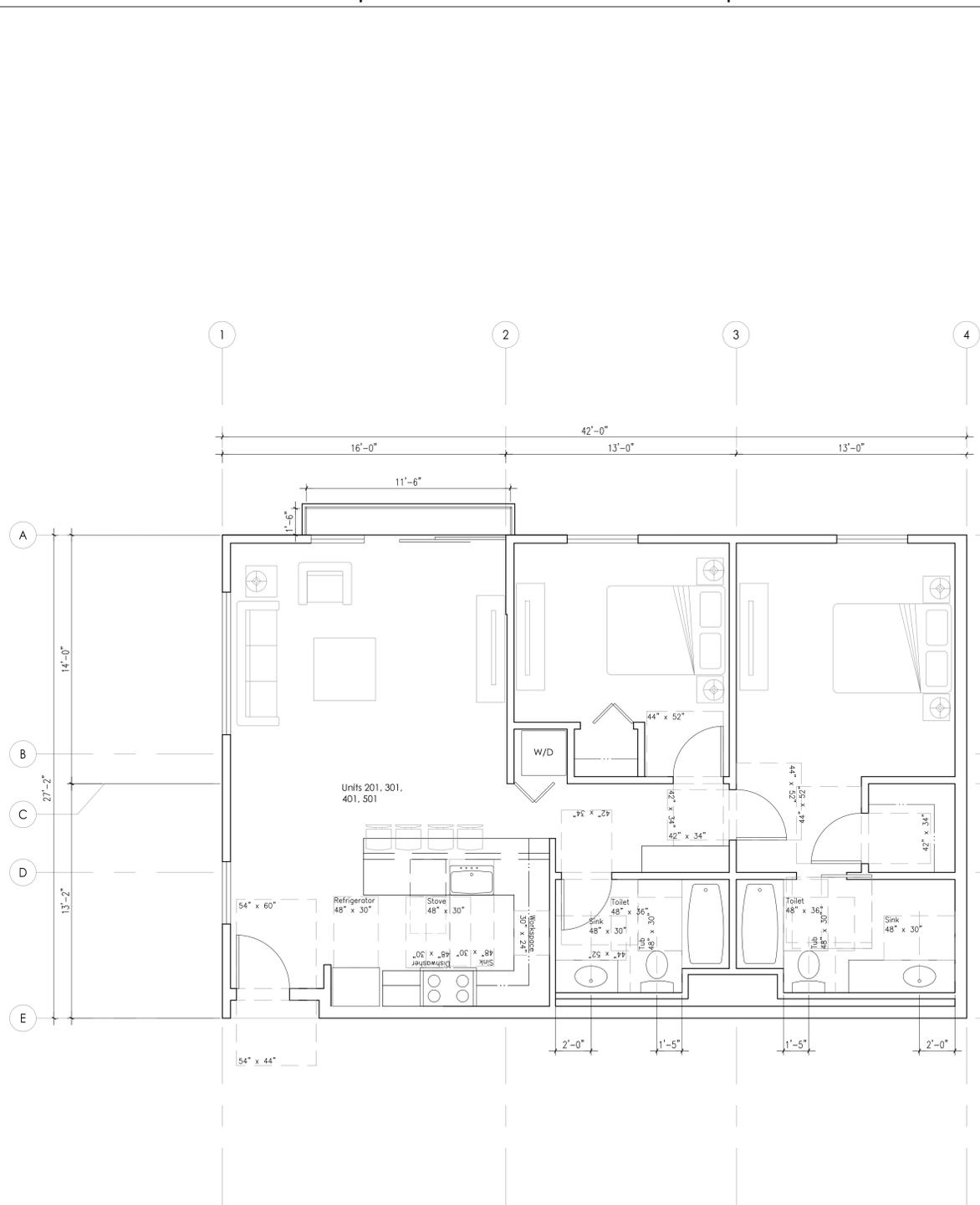
Lobby Bathroom



One Bedroom Unit

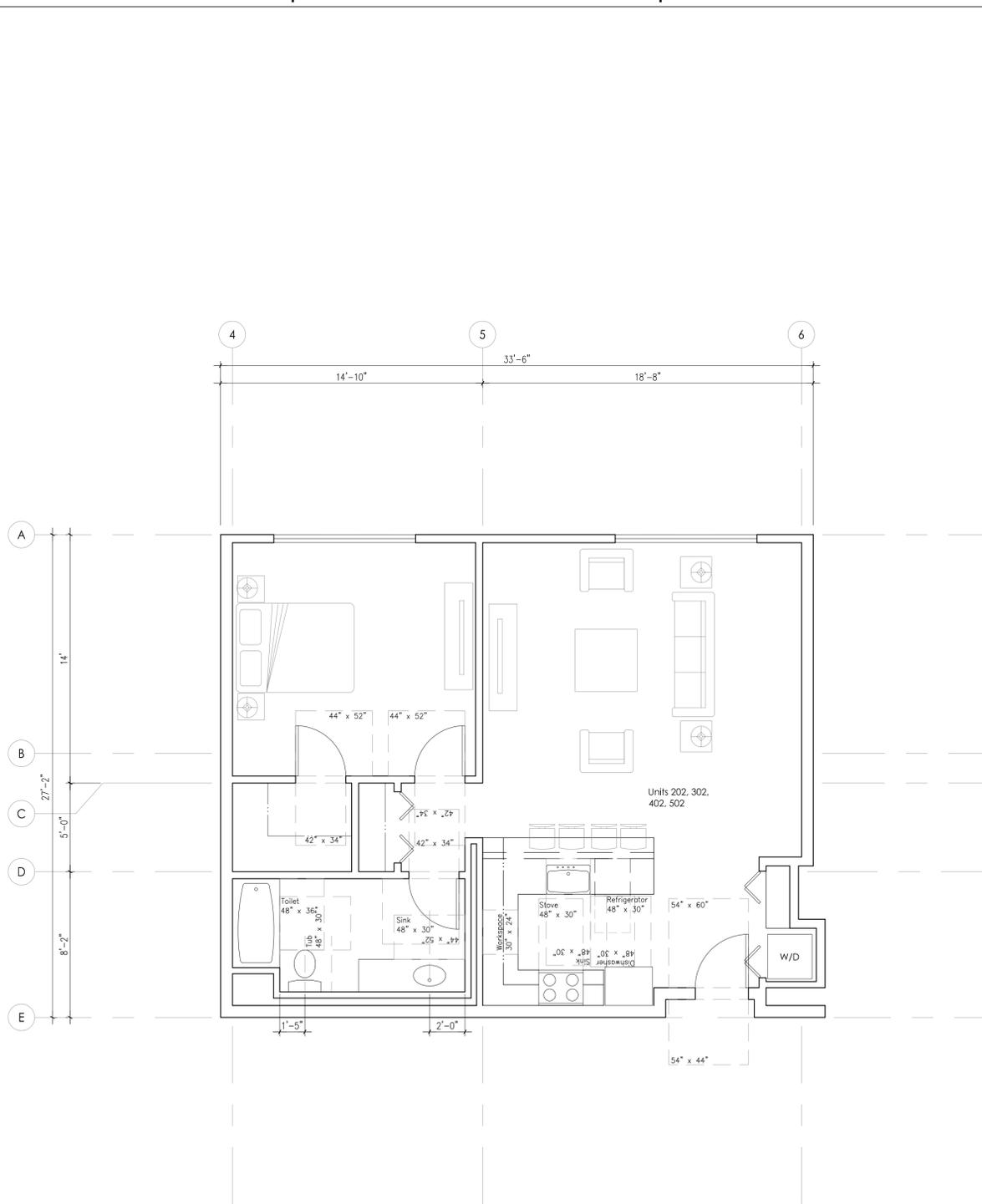
Unit 102





Two Bedroom Unit

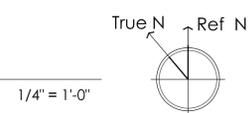
Unit 201, 301, 401, 501

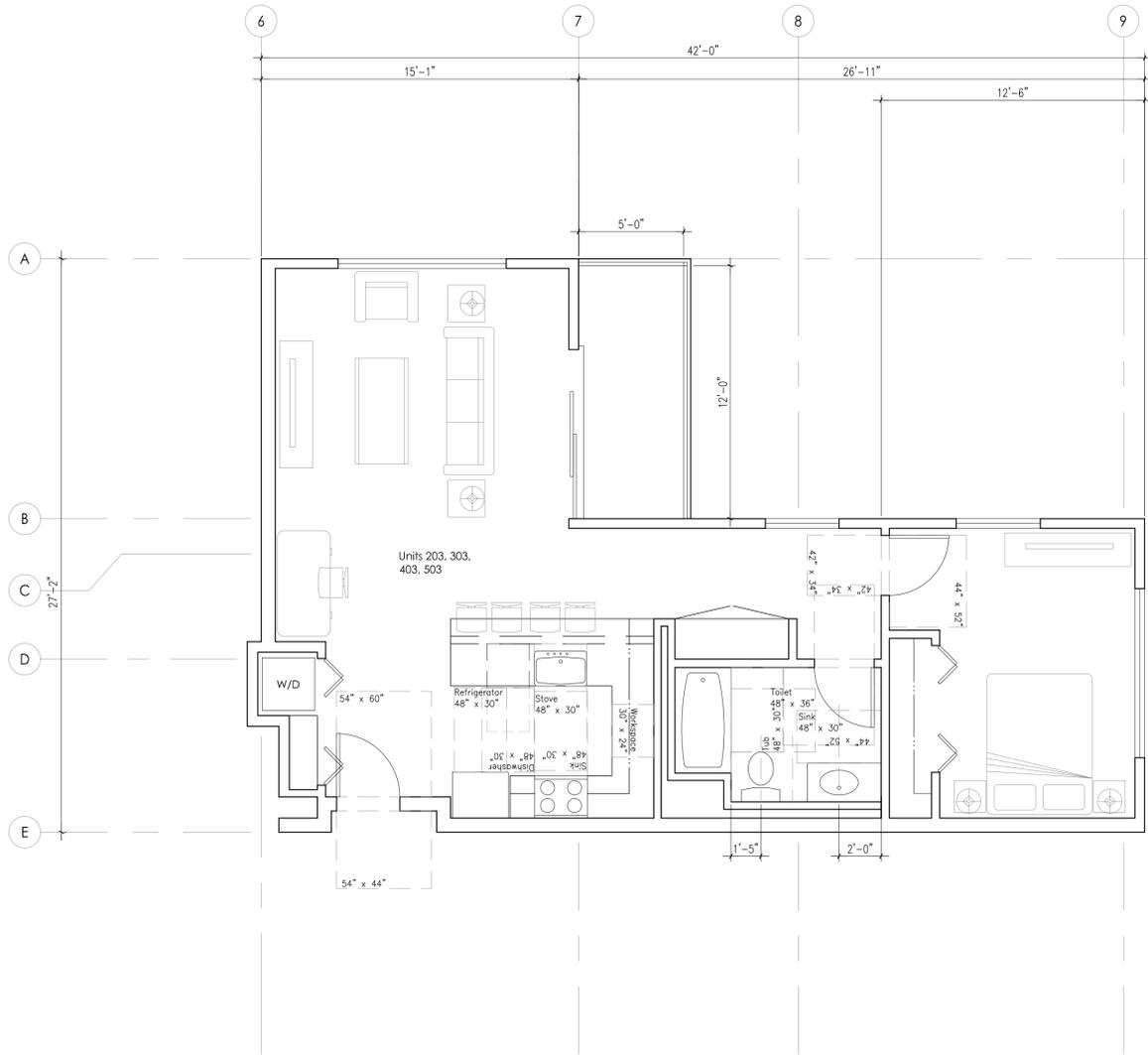


One Bedroom Unit

Unit 202, 302, 402, 502

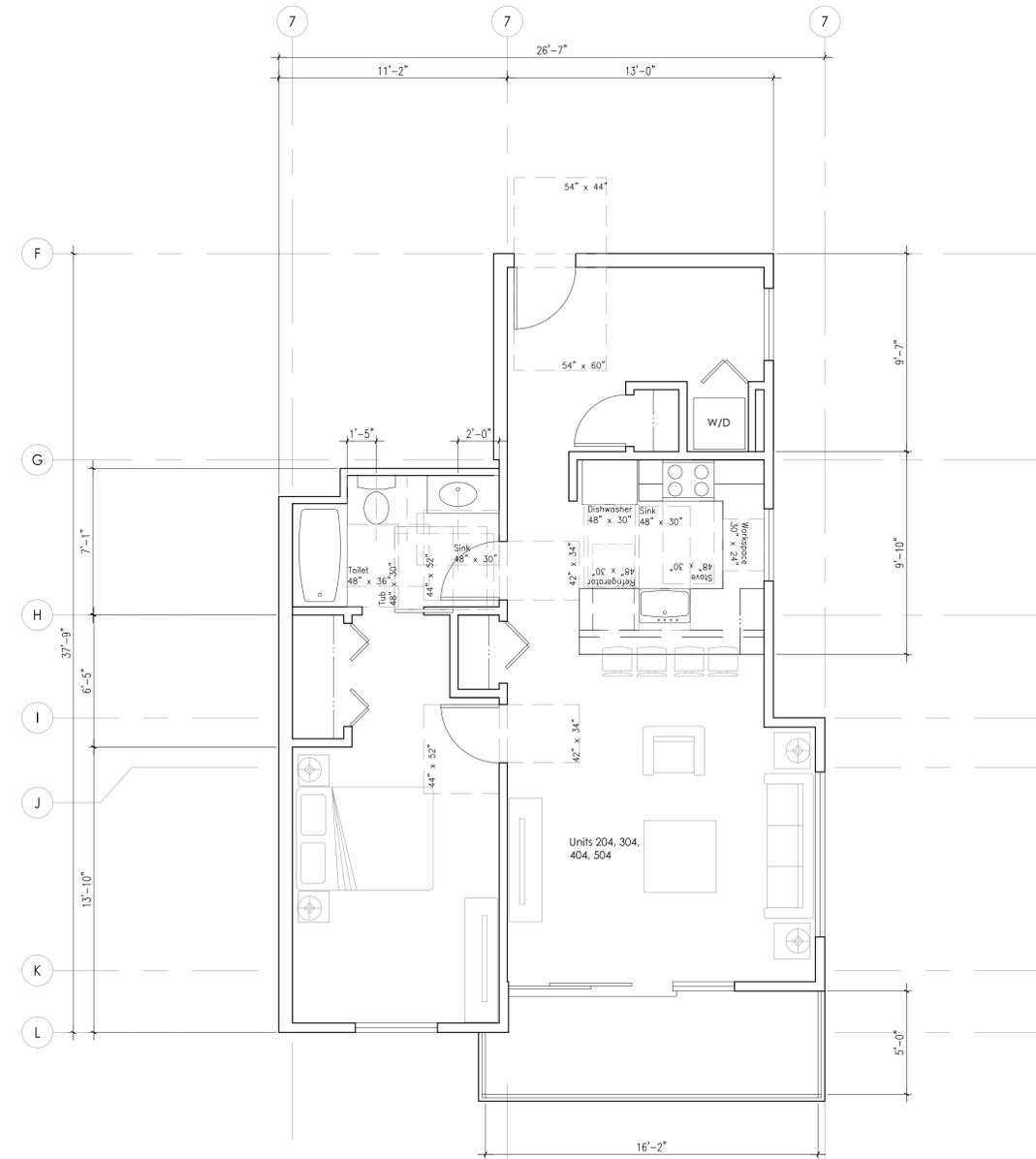
2nd - 5th Floor Unit Plans





One Bedroom Unit

Unit 203, 303, 403, 503

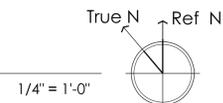


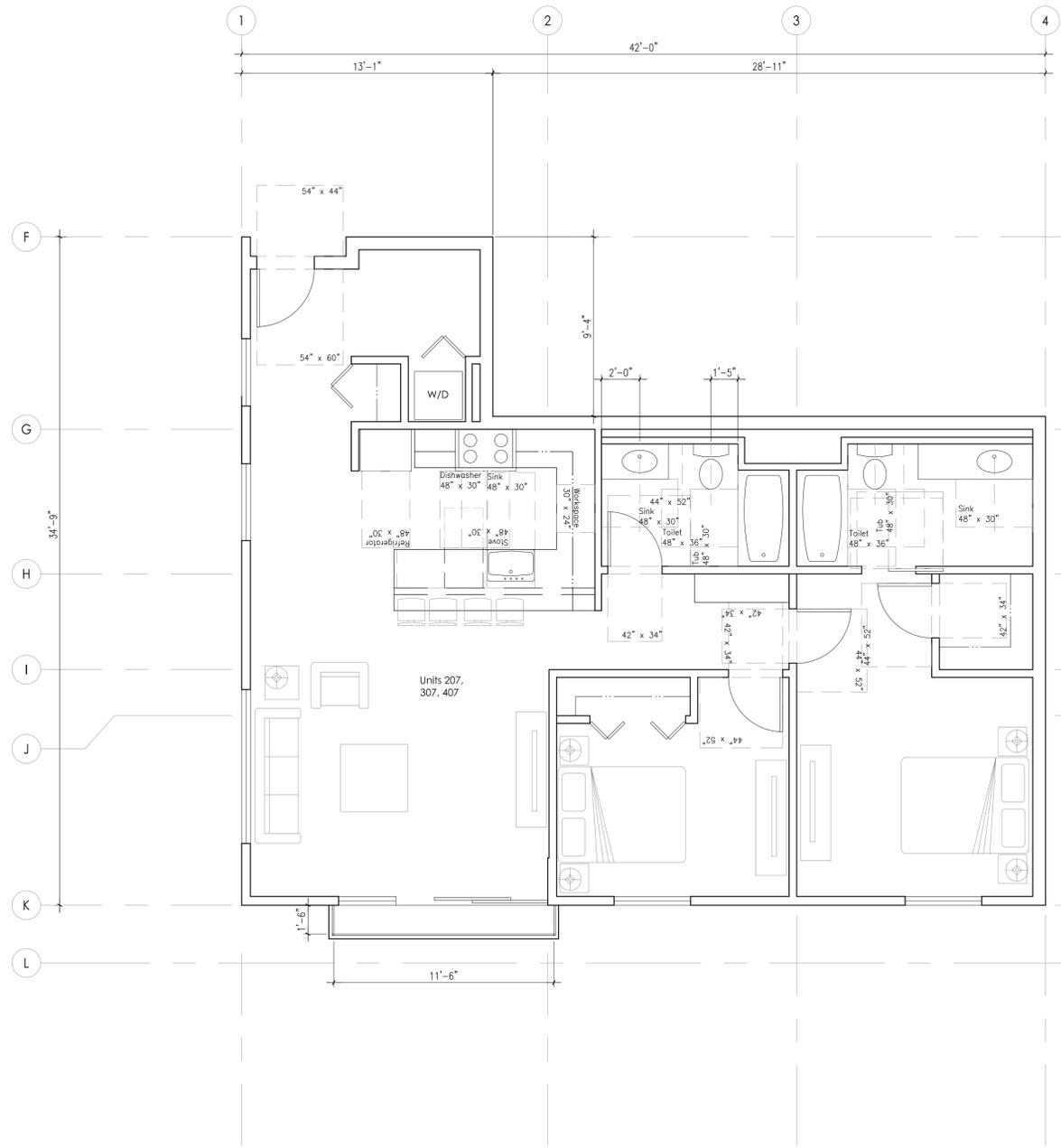
One Bedroom Unit

Unit 204, 304, 404, 504

1

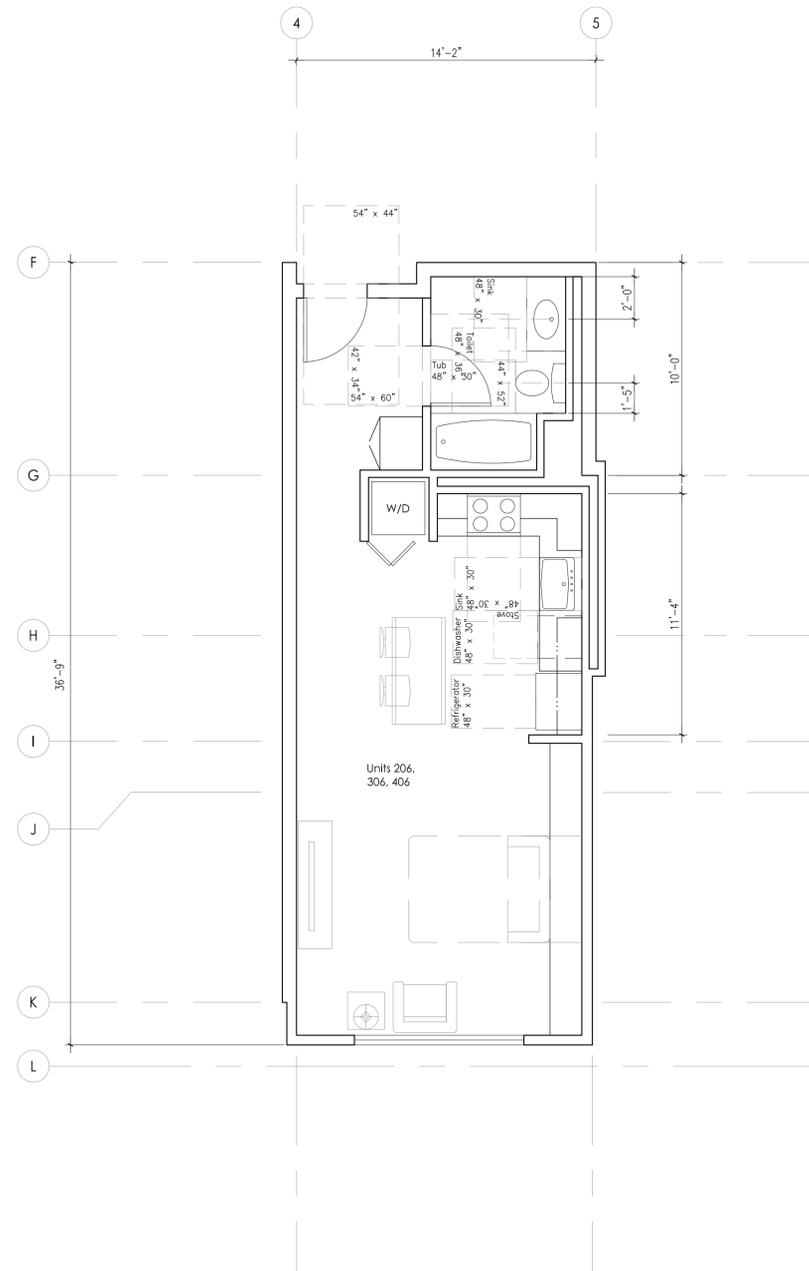
2nd - 5th Floor Unit Plans





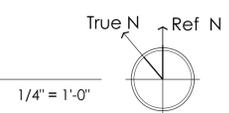
Two Bedroom Unit

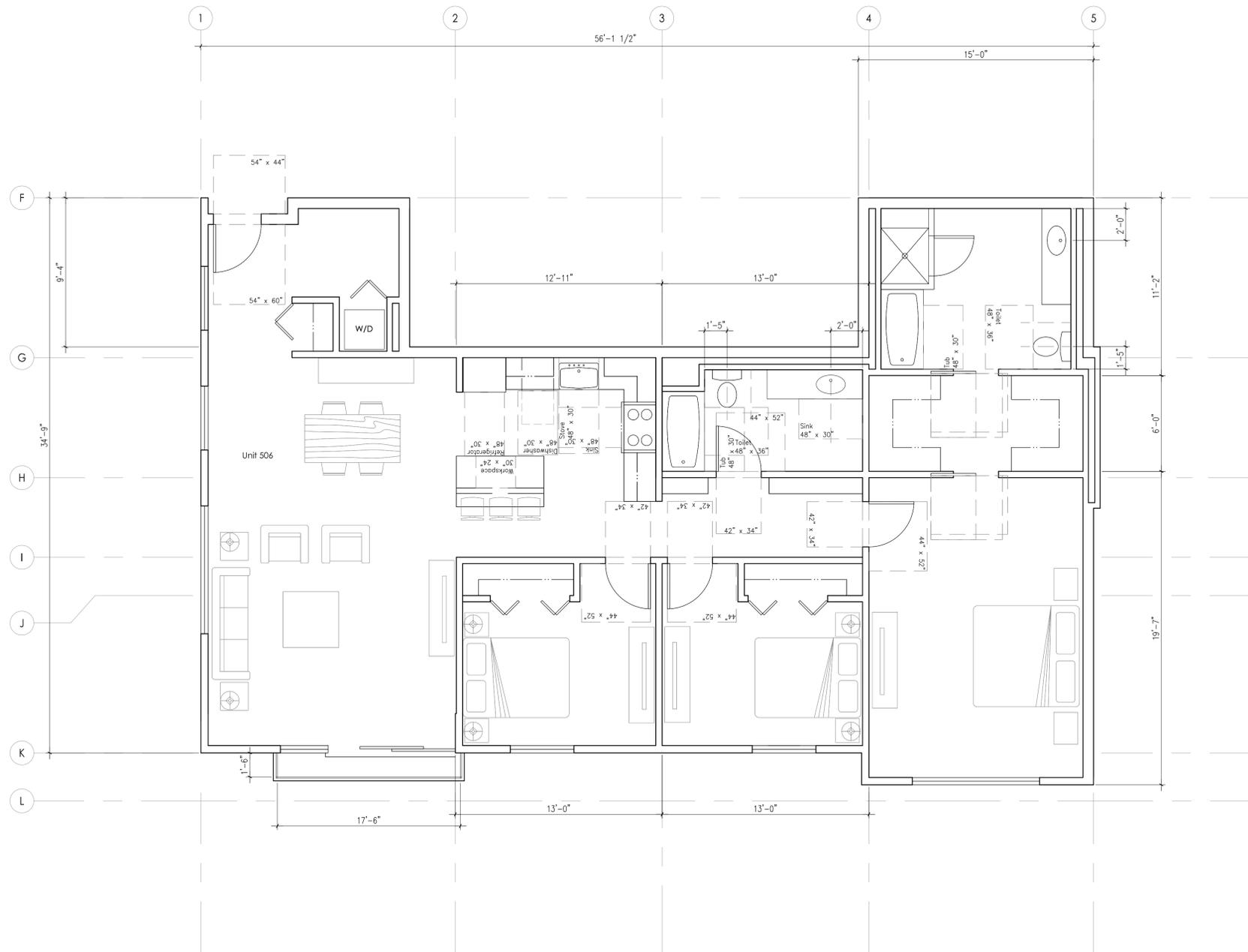
Unit 207, 307, 407



Studio Unit

Unit 206, 306, 406

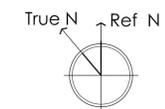


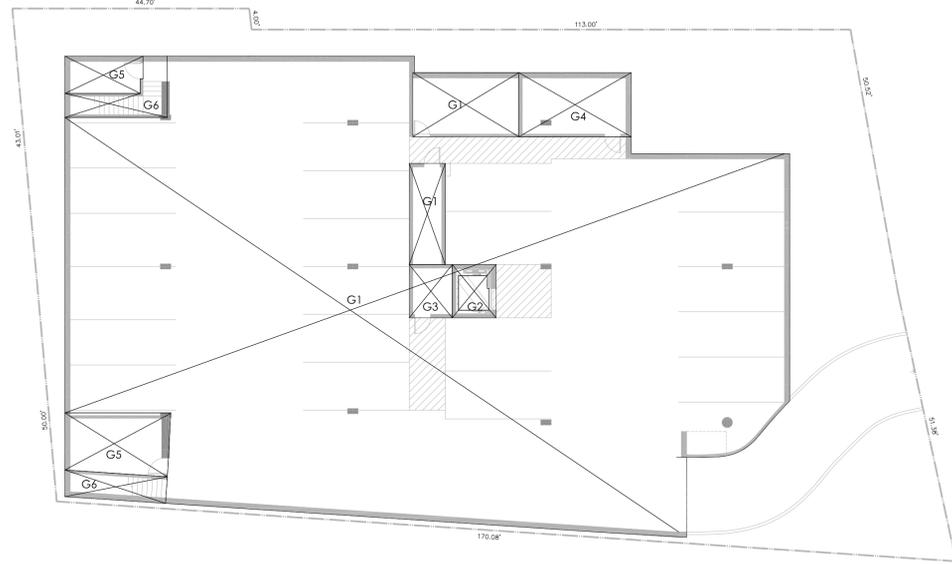


Three Bedroom Unit - Penthouse

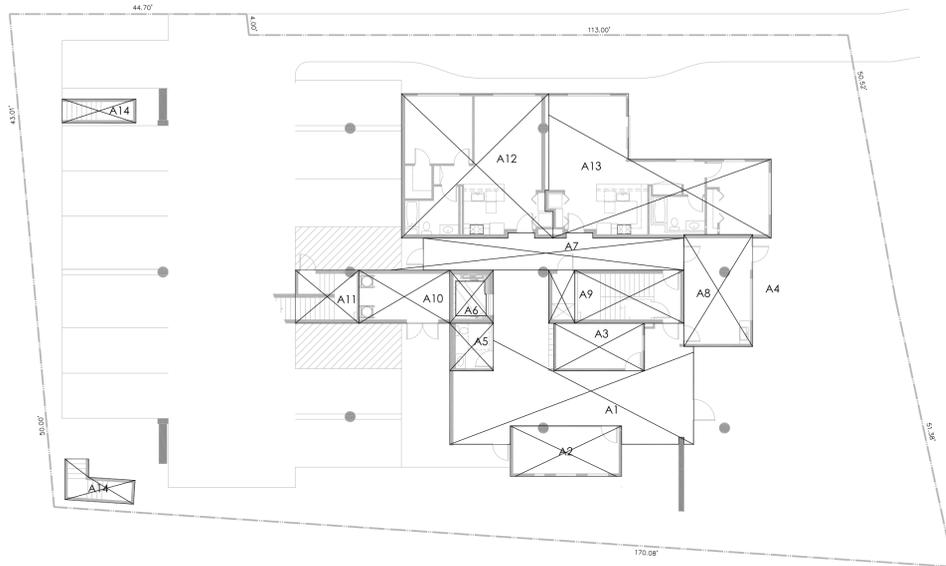
Unit 506

1/4" = 1'-0"





1 Garage Floor Plan 1/16" = 1'-0"



2 1st Floor Plan 1/16" = 1'-0"

Floor Area: Garage

Label	Area	Subtotals
G1	Parking Area Storage	9,939 sf
G2	Elevator	83 sf
G3	Elevator Control Room	81 sf
G4	Equipment Room	492 sf
G5	Mechanical Room	325 sf
G6	Stairs	216 sf
Garage Floor Subtotal		11,136 sf

Floor Area: 1st Floor

Label	Area	Subtotals
A1	Lobby	843 sf
A2	Fitness	199 sf
A3	Office	152 sf
A4	Community Room	273 sf
A5	Toilet	74 sf
A6	Elevator	83 sf
A7	Hallway	389 sf
A8	Main Stair	206 sf
A9	Utility Closet	50 sf
A10	Trash/Recycle	171 sf
A11	Second Stair	120 sf
A12	Unit 101	751 sf
A13	Unit 102	793 sf
A14	Ext. Parking Stairs	135 sf
1st Floor Subtotal		4,239 sf

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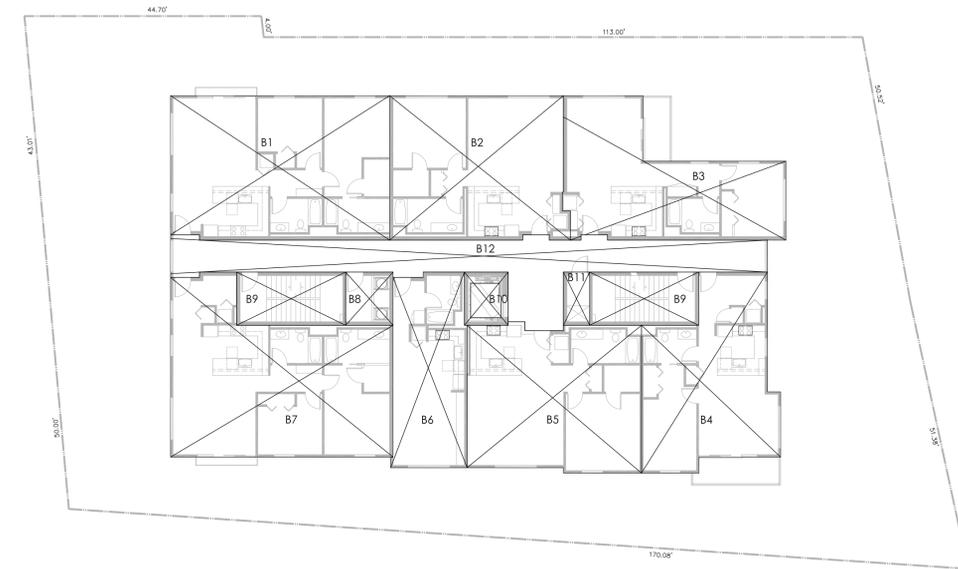
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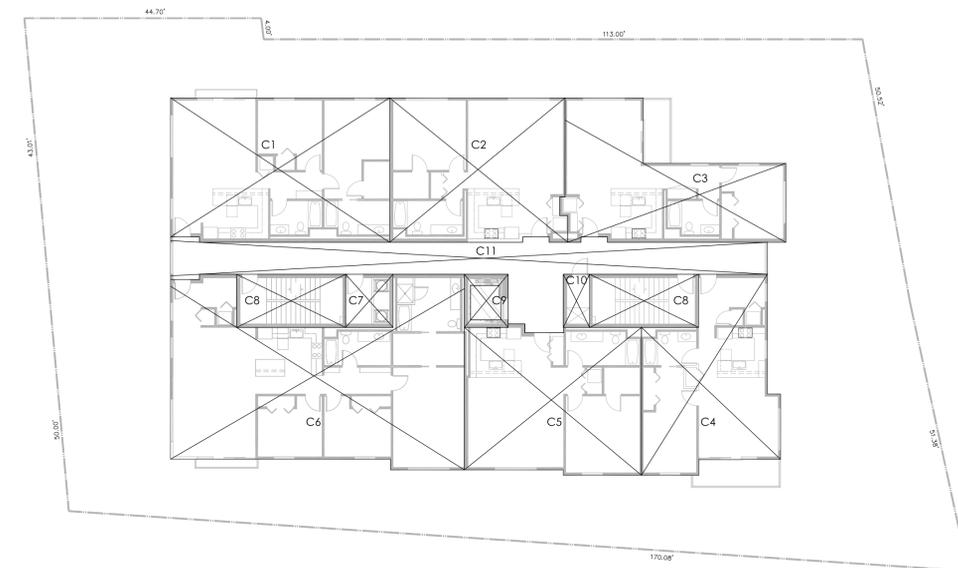
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Floor Area Calculations

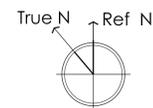
A2.9



3 2nd - 4th Floor Plans 1/16" = 1'-0"



4 5th Floor Plan 1/16" = 1'-0"



Floor Area: 2nd - 4th Floors

Label	Area	Subtotals
B1	Units 201, 301, 401	3,348 sf
B2	Units 202, 302, 402	2,676 sf
B3	Units 203, 303, 403	2,391 sf
B4	Units 204, 304, 404	2,343 sf
B5	Units 205, 305, 405	2,670 sf
B6	Units 206, 306, 406	1,509 sf
B7	Units 207, 307, 407	3,477 sf
B8	Trash/Recycle	270 sf
B9	Stairs	1,236 sf
B10	Elevator	249 sf
B11	Utility Closet	150 sf
B12	Hallway	2,436 sf
2nd - 4th Floors Subtotal		22,755 sf

Average Unit Size

Unit	Area	# of Units	Subtotals
101	751sf	1	751 sf
102	793 sf	1	793 sf
201-501	1,116 sf	4	4,464 sf
202-502	892 sf	4	3,568 sf
203-503	797 sf	4	3,188 sf
204-504	781 sf	4	3,124 sf
205-505	890 sf	4	3,560 sf
206-406	503 sf	3	1,509 sf
207-407	1,159 sf	3	3,477 sf
506	1,654 sf	1	1,654 sf
Total		29	26,088 sf
Average Unit Size			900 sf

Floor Area: 5th Floor

Label	Area	Subtotals
C1	Unit 501	1,116 sf
C2	Unit 502	893 sf
C3	Unit 503	796 sf
C4	Unit 504	781 sf
C5	Unit 505	903 sf
C6	Unit 506	1,654 sf
C7	Trash/Recycle	90 sf
C8	Stairs	412 sf
C9	Elevator	83 sf
C10	Utility Closet	50 sf
C11	Hallway	806 sf
5th Floor Subtotal		7,584 sf

Total Building Sq. Ft.

Label	Area	Subtotals
G	Garage	11,150 sf
A	1st Floor	4,281 sf
B	2nd - 4th Floors	22,755 sf
C	5th Floor	7,584 sf
Building Total		45,770 sf

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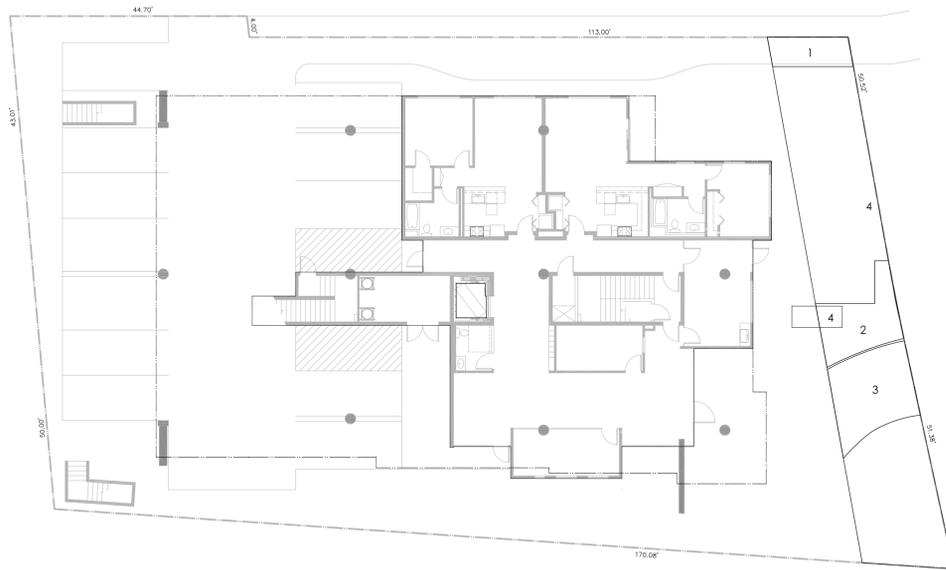
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Floor Area Calculations

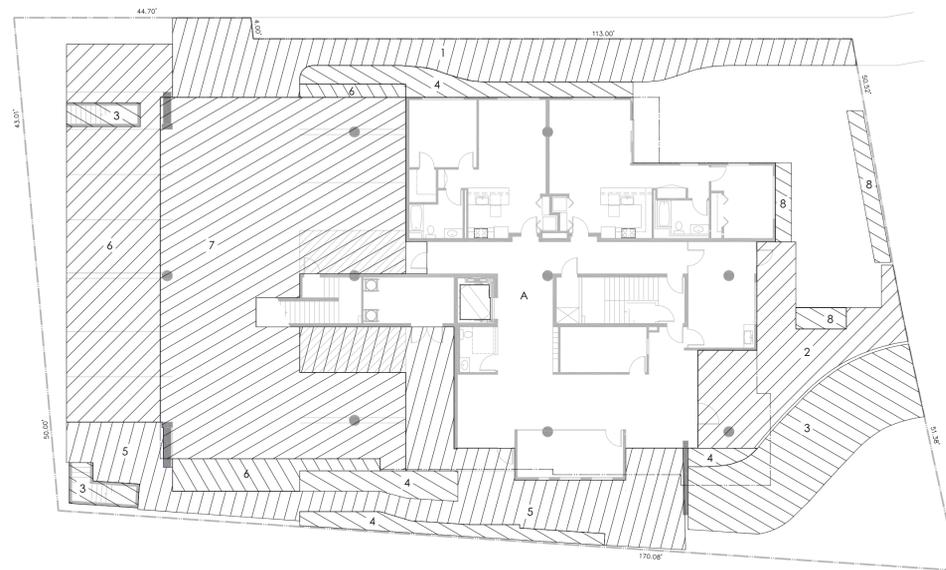
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1401



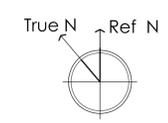
1 Building Footprint & Front Setback Area Calculations

1/16" = 1'-0"



2 Site Area Calculations

1/16" = 1'-0"



Front Setback Hardscape

Label	Area	Subtotals
1	Driveway	84 sf
2	Entry Walk	148 sf
3	Ramp to Parking Garage	235 sf
4	Flow-through planters	105 sf
Total Proposed Hardscape (31%)		572 sf
Total Area Within Front Setback		1,558 sf
Maximum Allowed Hardscape (40%)		623 sf

Front Setback Landscape

Total Area within Front Setback	1,558 sf
Minus Proposed Hardscape	572 sf
Total Proposed Landscape (63%)	986 sf
Minimum Allowed Landscape (60%)	935 sf

Site Area Calculation

Label	Area	Subtotals
A	1st Floor Building Footprint	4,066 sf
1	Driveway	989 sf
2	Entry Walk	692 sf
3	Ramp & Stairs to Basement	833 sf
4	Planter over concrete slab below	530 sf
5	Common Area	1,450 sf
6	Uncovered Parking Area	1,506 sf
7	Covered Parking Area	2,735 sf
Total Hard Surface Coverage (Impervious Surface)		12,801 sf
Total Lot Area		15,492 sf
Total Soft/Landscape Areas (Pervious Surface- self-treating)		2,522 sf
8	Flow-through bioretention planter	169 sf
Total Landscape Areas (Pervious and flow-through planters)		2,691 sf

Stormwater Treatment Calcs.

Simplified Sizing Method	
Total Hard Surface Coverage (Impervious Surface)	12,801 sf
Required Stormwater Treatment Area (4% of Impervious Surface)	12,801 sf X .04 = 512 sf
Stormwater Treatment Area Eligible Reduction per C3 Checklist- Special Project Category C	80%
Stormwater Treatment Area Required after C3 Special Project Reduction	512 sf X .2 = 102.4 sf
Total Stormwater Treatment Proposed (Flow-through bioretention planters)	169 sf

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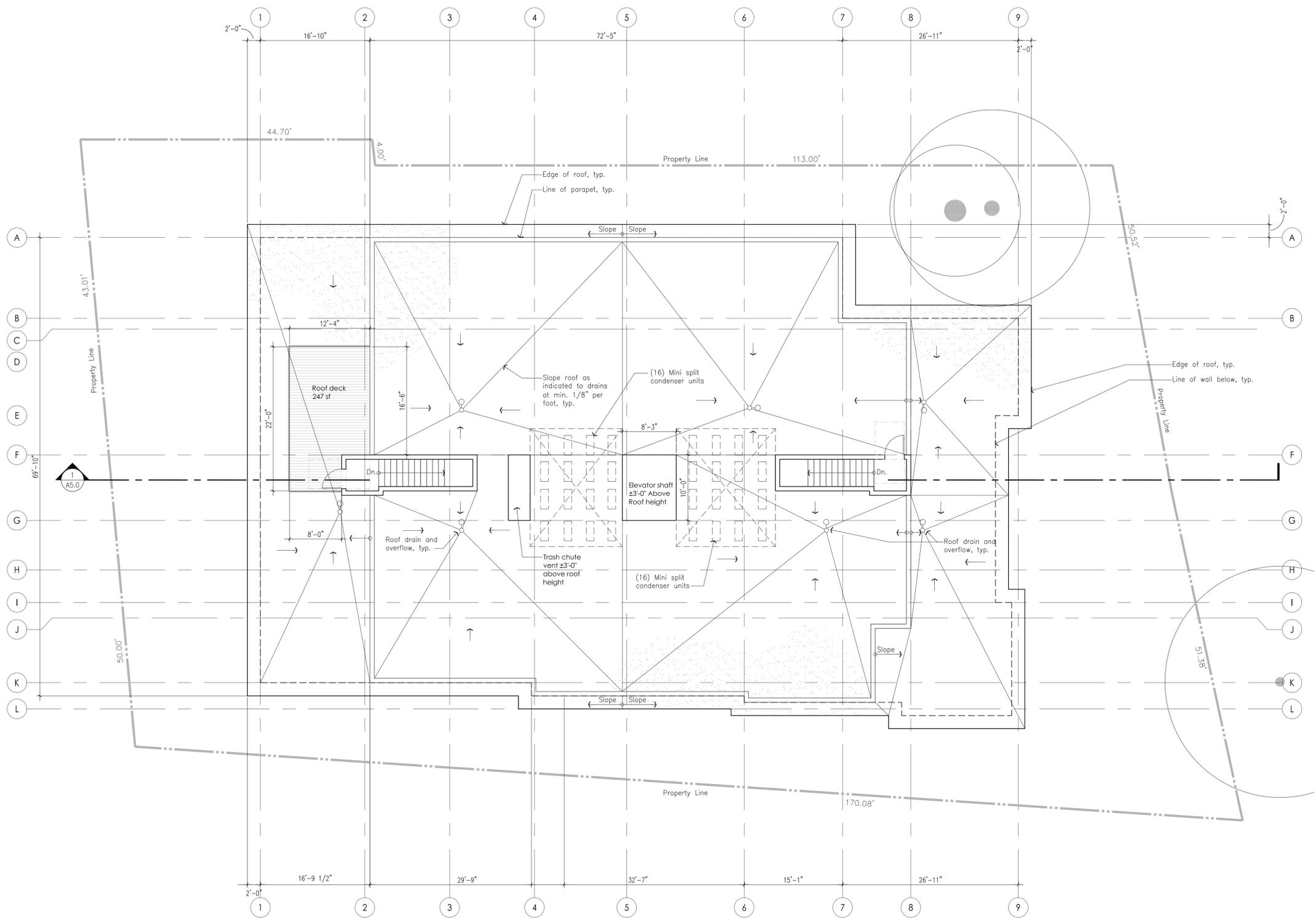
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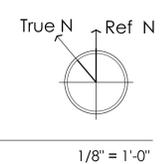
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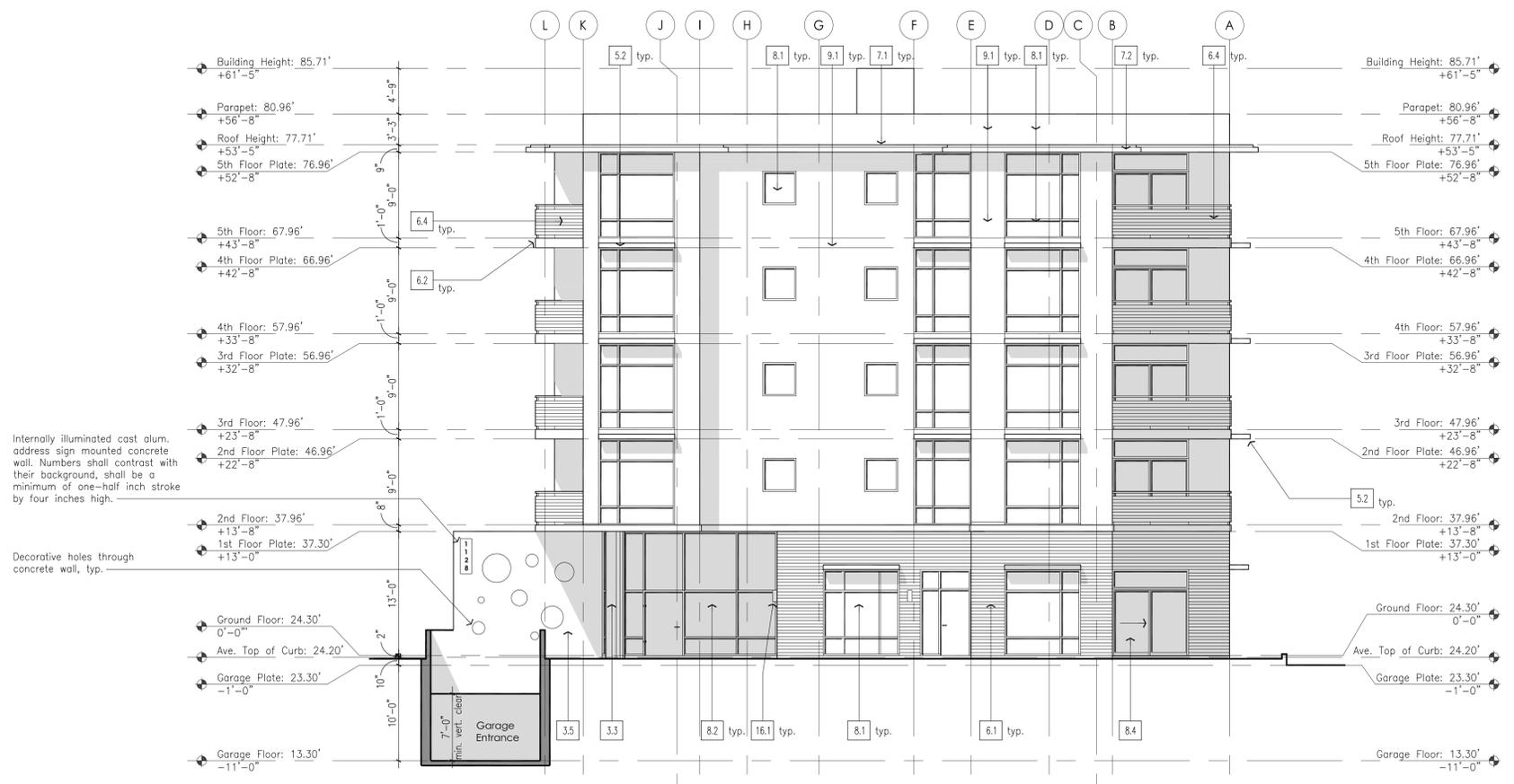
Site Area Calculations



1 Roof Plan

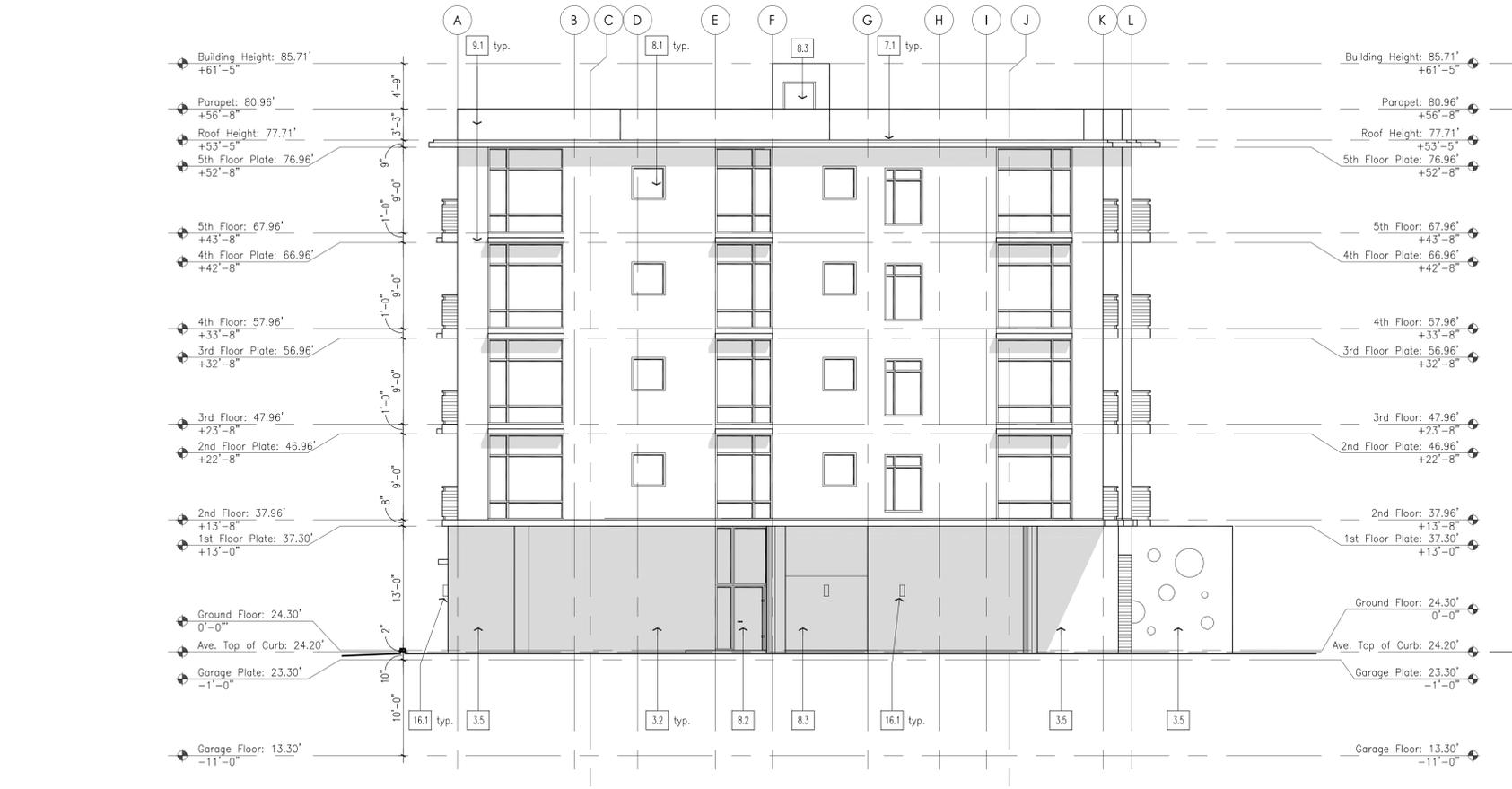


1/8" = 1'-0"



East Elevation

1/8" = 1'-0"



West Elevation

1/8" = 1'-0"

Keynotes

Mark	Description
Division 1: General	
1.1	Line of Basement/Foundation below
Division 2: Site Work	
2.1	Finished Grade
2.2	Finished Concrete Slab
Division 3: Concrete	
3.1	Concrete Retaining Wall
3.2	Concrete Exterior Wall
3.3	Concrete Column
3.4	Concrete Slab
3.5	Concrete Shear Wall
3.6	Concrete Foundation
Division 5: Metals	
5.1	Metal stair w/ concrete tread pans
5.2	6" powder coated steel louvre
Division 6: Wood, Plastics	
6.1	Horizontal Wood Siding - 4" exposure
6.2	Wood trim, painted
6.3	Wood T&G Soffit, 4"
6.4	Wood Railing - 4" exposure
6.5	2x4 Studs @ 16" o.c.
6.6	Wood Framing
Division 7: Thermal, Moisture	
7.1	4-Ply Built-up Roofing w/ Gravel Cap
7.2	Painted GSM Flashing
Division 8: Doors, Windows	
8.1	Aluminum Window System
8.2	Aluminum Storefront Window/ Door System
8.3	Metal Door
8.4	Sliding Door
Division 9: Finishes	
9.1	3-coat Exterior Cement Plaster, Painted
9.2	Aluminum Panel Cladding
9.3	5/8" Gyp Board, Painted
Division 10: Specialties	
10.1	Trash chute
10.2	Elevator
Division 16: Electrical	
16.1	Exterior, Wall Mounted Light Fixture, Max. 40 Watts

[E] Indicates Egress Windows that meet the requirements of the 2013 California Residential Code (CRC) Sec. 310 including, but not limited to the following:
 1. Min opening area = 5.7 s.f.
 2. Sill height no more than 44 inches above the floor
 3. Min. opening height = 24 inches
 4. Min. opening width = 20 inches

Note: Exterior lighting outlets and fixtures shall not be located more than 9 feet above adjacent grade or required landing; walls or portions of wall shall not be floodlit; only shielded light fixtures which focus light downward shall be allowed, except for illuminated street number required by the fire department. City of Burlingame Municipal Code 18.16.030

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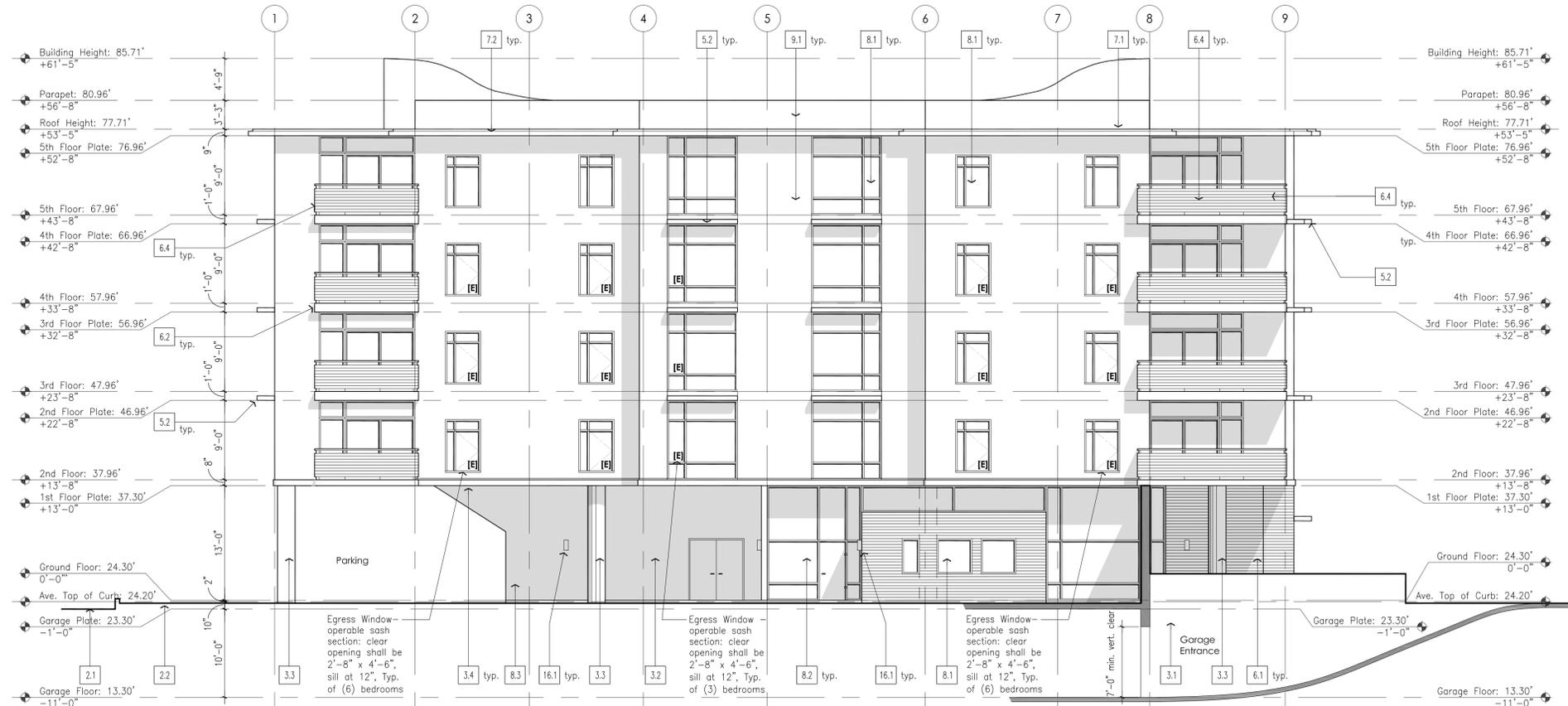
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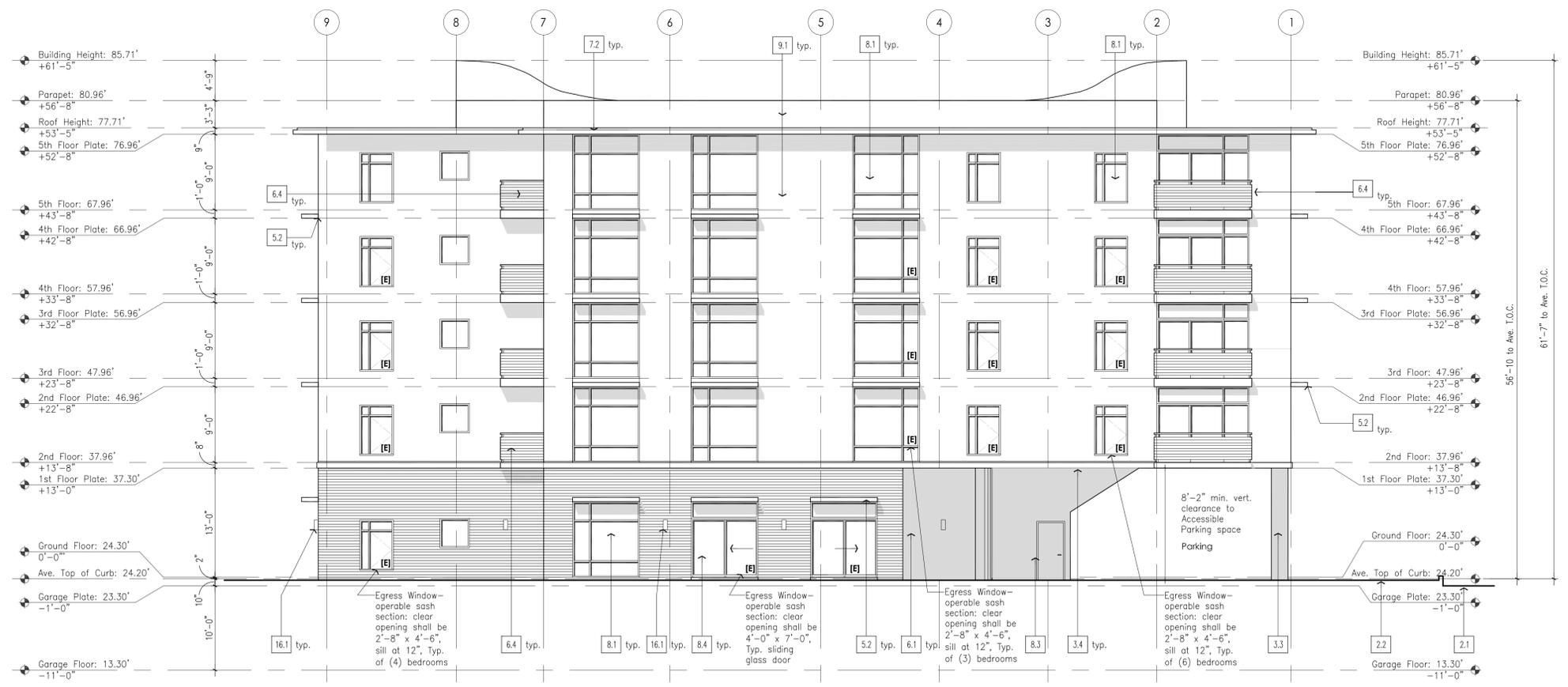
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Exterior Elevations

A4.1



South Elevation



North Elevation

Keynotes

Mark	Description
Division 1: General	
1.1	Line of Basement/Foundation below
Division 2: Site Work	
2.1	Finished Grade
2.2	Finished Concrete Slab
Division 3: Concrete	
3.1	Concrete Retaining Wall
3.2	Concrete Exterior Wall
3.3	Concrete Column
3.4	Concrete Slab
3.5	Concrete Shear Wall
3.6	Concrete Foundation
Division 5: Metals	
5.1	Metal stair w/ concrete tread pans
5.2	6" powder coated steel louvre
Division 6: Wood, Plastics	
6.1	Horizontal Wood Siding - 4" exposure
6.2	Wood trim, painted
6.3	Wood T&G Soffit, 4"
6.4	Wood Railing - 4" exposure
6.5	2x4 Studs @ 16"o.c.
6.6	Wood Framing
Division 7: Thermal, Moisture	
7.1	4-Ply Built-up Roofing w/ Gravel Cap
7.2	Painted GSM Flashing
Division 8: Doors, Windows	
8.1	Aluminum Window System
8.2	Aluminum Storefront Window/ Door System
8.3	Metal Door
8.4	Sliding Door
Division 9: Finishes	
9.1	3-coat Exterior Cement Plaster, Painted
9.2	Aluminum Panel Cladding
9.3	5/8" Gyp Board, Painted
Division 10: Specialties	
10.1	Trash chute
10.2	Elevator
Division 16: Electrical	
16.1	Exterior, Wall Mounted Light Fixture, Max. 40 Watts

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1. Min opening area = 5.7 s.f.
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3. Min. opening height = 24 inches
4. Min. opening width = 20 inches

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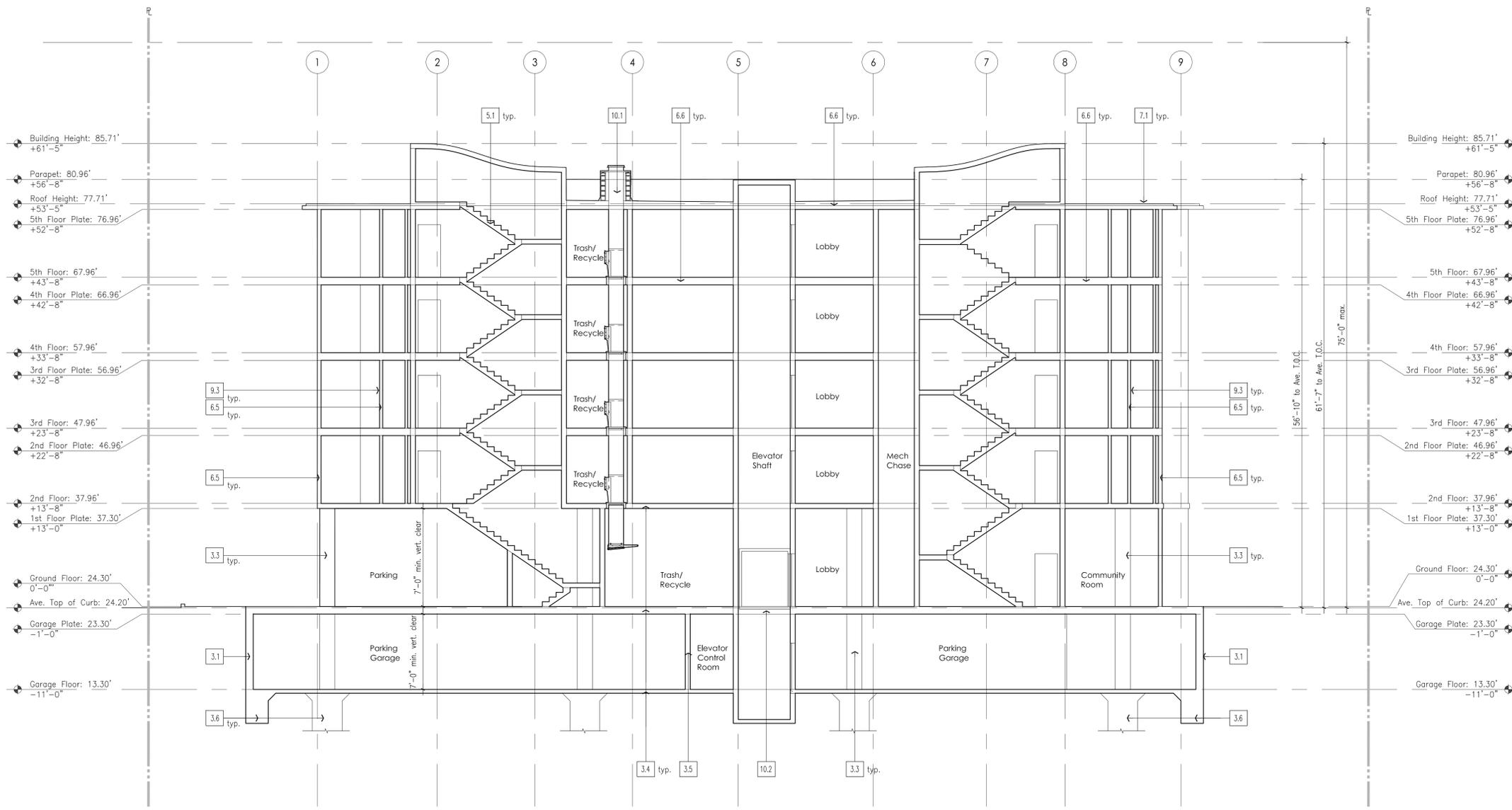
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Exterior Elevations



Keynotes

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Division 7: Thermal, Moisture	
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8.3	Metal Door
8.4	Sliding Door
Division 9: Finishes	
9.1	3-coat Exterior Cement Plaster, Painted
9.2	Aluminum Panel Cladding
9.3	5/8" Gyp Board, Painted
Division 10: Specialties	
10.1	Trash chute
10.2	Elevator
Division 16: Electrical	
16.1	Exterior, Wall Mounted Light Fixture, Max. 40 Watts

1 Site Section

1/8" = 1'-0"

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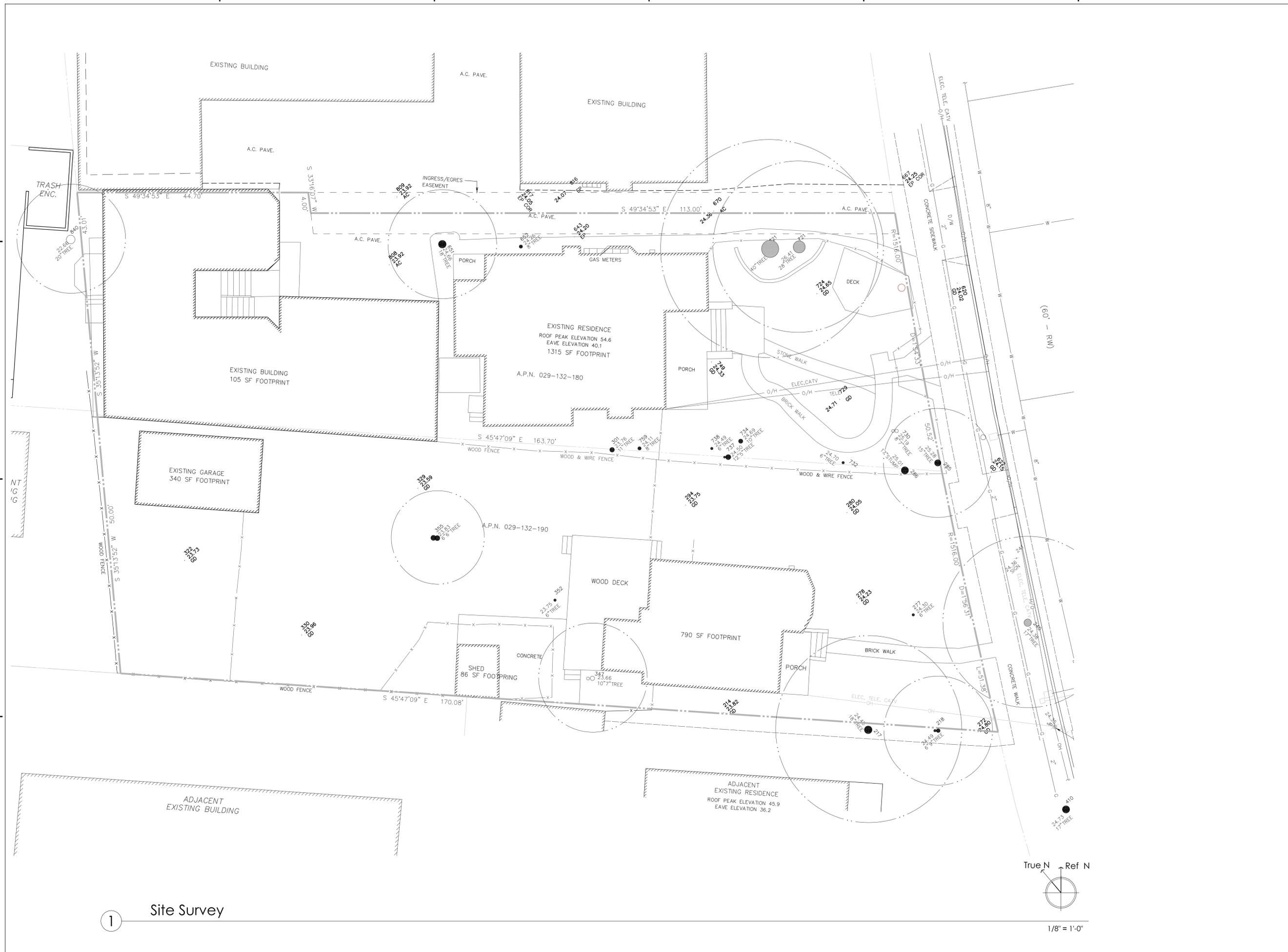
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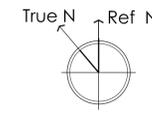
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Site Section

A5.1



1 Site Survey



1/8" = 1'-0"



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PRESIDENT
JEROME INGALLS
CONSULTANT/ARBORIST

August 8, 2014

Mr. Wayne Lin, LEED AP
Dreiling Terrones Architecture, Inc.
1105 Juarez Ave
Burlingame, CA 94010

Dear Mr. Wayne Lin,

RE: 1128 & 1132 DOUGLAS AVENUE, BURLINGAME

At your request, I visited the above site on Friday, July 25, 2014. The purpose of my visit was to identify, inspect, and comment on the trees located on the site. Included in this report is a plan review and tree protection plan for the proposed construction project. This report covers two properties that will be joined to form one.

Limitations of this report

This report is based on a visual-only inspection that took place at ground level. I accept no responsibility for any unknown or any unseen defects associated with the trees on this site.

Method

Each tree on this report was given an identification number that is scribed onto a metal foil tag and placed at eye level on the trunk of the tree. This number has also been placed on the provided site map to show the approximate locations of the trees on the property. The diameter for each tree was found by measuring the trunk of the tree at fifty-four inches off of the natural grade as described in the Burlingame Heritage Tree Ordinance. The height and canopy spread has been estimated for each tree to show their approximate dimensions. Each tree was given a condition rating; this rating is based on form and vitality and can be further defined by the following table:

0	-	29	Very Poor
30	-	49	Poor
50	-	69	Fair
70	-	89	Good
90	-	100	Excellent

Lastly, a comments section has been provided to give more individual detail about the trees.

1128 Douglas Ave., Burlingame 2 August 8, 2014

Tree #	Species	Tree Survey				Comments
		Diameter (inches)	Condition (percent)	Height (feet)	Spread (feet)	
1	Redwood	39.0	85	65	33	Partially covered root crown; sprouts around the base; roots lifting and cracking the neighbor's driveway; good form and vigor.
2	Coast Live Oak	27.6	55	36	42	Root crown covered; codominant at 10 feet; ivy growing up the trunk; heavy lateral limbs; trunk measured below the lowest limb.
3	Chinese Tallow Tree	20.0 (est.)	40	30	21	Root crown covered; ivy and other vegetation covering the trunk and growing into the canopy; healthy upper canopy.
4	Coast Live Oak	26.0 (est.)	60	35	45	Located on the neighbor's property. Healthy canopy; codominant at 15 feet; heavy lateral limbs; no tag; roots lifting the driveway.
5	Liquid Amber	18.1	35	30	21	Grinding roots at the base; three-stem at 7 feet; several codominant attachments in the upper canopy; roots lifting and cracking the driveway.
6	Sycamore Maple	18.0	45	25	33	Three-stem at 8 feet; routinely topped by PG&E; slight lean east.
7	Hawthorne	18.0 (est.)	50	30	21	Two-stem at 3 feet; several small stems in the same area; partially covered root crown; healthy canopy.
8	Coast Live Oak	25.0 (est.)	65	35	36	Located between the fence; root crown covered; sycamore borer on the trunk; healthy canopy; excess end weight on the lateral limbs; slight lean northwest.
9	Apple	16.3	35	20	21	Root crown covered; codominant at 3 feet; both stems hollow; measured below the two stems; previously topped at 9 feet; stag-headed crown.

1128 Douglas Ave., Burlingame 3 August 8, 2014

Tree #	Species	Diameter (inches)	Condition (percent)	Height (feet)	Spread (feet)	Comments
11	Plum	13.3	40	15	21	Root crown covered; slight lean north; multi-stem at 4 feet; measured below the multi-stem attachment; healthy canopy excess end weight on the lateral limbs.
12	Cottonwood	21.2	35	30	24	Codominant at 3 feet with included bark; measured below the codominant attachment; root crown covered; multi-stem top starting at 5 feet.
13	Coast Live Oak	20.0 (est.)	50	35	21	Observed top only; could not access rear of property to inspect base and lower trunk of this tree.

Observations

Tree #1 is a large Redwood tree located on the right side of 1128 Douglas Avenue. Soil, ivy, and other organic material cover the root crown of this tree. It has good form and the upper canopy of this tree appears to be healthy and vigorous.

Tree #2 is a Coast Live Oak located near tree #1. Ivy, soil, and other organic material are covering the tree's root crown. The upper canopy appears to be healthy and vigorous.

Tree #3 is a Chinese Tallow Tree located at the front left corner of 1128 Douglas Avenue. The lower trunk of this tree is growing through a hedge. Ivy, soil, and other organic material are covering the tree's root crown. The upper canopy appears to be healthy and vigorous.

Tree #4 is a Coast Live Oak located along the right side 1128 Douglas Avenue on the neighboring property, within 10 feet of the property line. The roots from this tree appear to be lifting and cracking the nearby driveway. The upper canopy appears to be healthy and vigorous.

Tree #5 is a Liquid Amber tree located at the back right corner of the home on 1128 Douglas Avenue. This tree has an abundance of grinding roots, some of which are lifting and cracking the driveway. This tree has a three-stem attachment at 7 feet and the upper canopy has several codominant attachments.

1128 Douglas Ave., Burlingame 4 August 8, 2014

Tree #6 is a Sycamore Maple located along the street in front of 1132 Douglas Avenue. This tree is considered a street tree. The upper canopy is routinely pruned away from the high voltage lines by PG&E and the tree leans slightly to the east.

Tree #7 is a Hawthorne tree located along the left side of 1132 Douglas Avenue. This tree has two-stems at 3 feet with several smaller stems in same area. Soil and other organic material cover the root crown of this tree. The upper canopy appears to be healthy and vigorous.

Tree #8 is a Coast Live Oak located along the left property line of 1132 Douglas Avenue. This tree is growing within the fence line, straddling the property border. I found sycamore borer on the trunk, excess end weight on the lateral limbs, and the upper canopy appears to be healthy and vigorous.

Tree #9 is an Apple tree located at the back left corner of the home on 1132 Douglas Avenue. Soil and other organic material cover the root crown of this tree. There is a codominant attachment at 3 feet and both stems are hollow. The upper canopy has a stag-headed growth pattern and appears to be healthy and vigorous.

Tree #10 is an Italian Stone Pine located in the rear yard by the driveway of 1132 Douglas Avenue. The upper canopy has a codominant attachment at 7 feet and ivy covering most of the east side. This tree leans to the southwest slightly.

Tree #11 is a Plum tree located in the rear of the home along the left side of 1132 Douglas Avenue. There are multiple attachments at 4 feet (some with included bark), excess end weight throughout the canopy, and a slight lean north.

Tree #12 is a Cottonwood located along the rear of the property at 1132 Douglas Avenue. I found a codominant attachment at 3 feet with included bark between the stems. I believe this tree may have been previously cut at 5 feet as there is an abundance of stems in this area. Soil and other organic material cover the root crown of this tree.

Tree #13 is a Coast Live Oak located at the rear of the property at 1128 Douglas Avenue. The tree is located behind an apartment building where I could find no access. I identified the tree and looked at the top 15 to 20 feet over the roof of the building. Due to lack of access, I was not able to examine the lower 20 feet of the trunk.

During my inspection of both properties, I found several smaller trees around the property that are less than 12 inches in diameter and will be shown on the report with a green dot.

Plan Review and Tree Protection Guidelines

On July 28, 2014, I reviewed the proposed construction plans for the above site. During my review, I determined that the buildings on the existing property will be demolished and a new apartment building will be constructed. During this process, trees #1, #2, #4, #6, and #13 would remain; all other trees will need to be removed to allow the building to be constructed.

1128 Douglas Ave., Burlingame 5 August 8, 2014

Routine maintenance is recommended for trees #2 and #13. This maintenance should include deadwood removal, end weight reduction, and raising the canopies. All tree work performed should be accomplished by a qualified licensed tree care professional.

During the removal of the existing trees and buildings, care should be taken not to damage any roots of the trees that are to remain.

TREE PROTECTION SPECIFICATIONS

- A 6-inch layer of coarse mulch or woodchips is to be placed beneath the dripline of the protected trees. Mulch is to be kept 12 inches from the trunk.
- A protective barrier of 6-foot chain link fencing shall be installed around the dripline of protected trees. The fencing can be moved within the dripline if authorized by the Project Arborist or the City Arborist, but not closer than 2 feet from the trunk of any tree. Fence posts shall be 1.5 inches in diameter and are to be driven 2 feet into the ground. The distance between posts shall not be more than 10 feet. This enclosed area is the Tree Protection Zone (TPZ). I have drawn in on the provided site plan the approximate location of the tree protection fencing.
- Movable barriers of chain link fencing secured to cement blocks can be substituted for "fixed" fencing if the Project Arborist and City Arborist agree that the fencing will have to be moved to accommodate certain phases of construction. The builder may not move the fence without authorization from the Project Arborist or City Arborist.
- Avoid the following conditions.
DO NOT:
 - Allow runoff or spillage of damaging materials into the area below any tree canopy.
 - Store materials, stockpile soil, or park or drive vehicles within the TPZ.
 - Cut, break, skin, or bruise roots, branches, or trunks without first obtaining authorization from the City Arborist.
 - Allow fires under and adjacent to trees.
 - Discharge exhaust into foliage.
 - Secure cable, chain, or rope to trees or shrubs.
 - Trench, dig, or otherwise excavate within the dripline or TPZ of the tree(s) without first obtaining authorization from the City Arborist.
 - Apply soil sterilants under pavement near existing trees.
- Only excavation by hand or compressed air shall be allowed within the driplines of trees. Machine trenching shall not be allowed.

1128 Douglas Ave., Burlingame 6 August 8, 2014

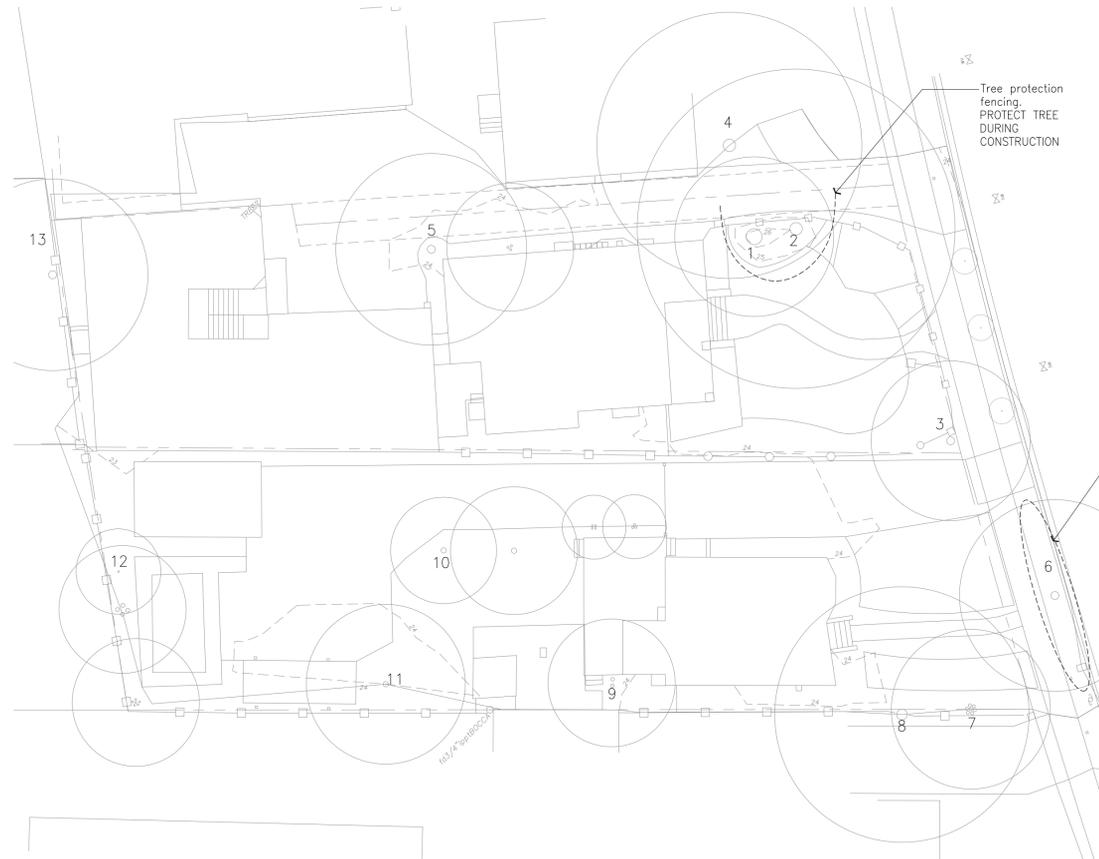
- Avoid injury to tree roots. When a ditching machine, which is being used outside of the dripline of trees, encounters roots smaller than 2 inches, the wall of the trench adjacent to the trees shall be hand trimmed, making clear, clean cuts through the roots. All damaged, torn, and cut roots shall be given a clean cut to remove ragged edges, which promote decay. Trenches shall be filled within 24 hours, but, where this is not possible, the side of the trench adjacent to the trees shall be kept shaded with four layers of dampened, untreated burlap, wetted as frequently as necessary to keep the burlap wet. Roots 2 inches or larger, when encountered, shall be reported immediately to the Project Arborist, who will decide whether the Contractor may cut the root as mentioned above or shall excavate by hand or with compressed air under the root. The root is to be protected with dampened burlap.
- Roots pipe outside of the area that is 10 times the diameter of a protected tree to avoid conflict with roots.
- Where it is not possible to reroute pipes or trenches, the contractor shall bore beneath the dripline of the tree. The boring shall take place not less than 3 feet below the surface of the soil in order to avoid encountering "feeder" roots.
- Any damage due to construction activities shall be reported to the Project Arborist or City Arborist within six hours so that remedial action can be taken.
- Violation of any of the above provisions may result in sanctions or other disciplinary action.

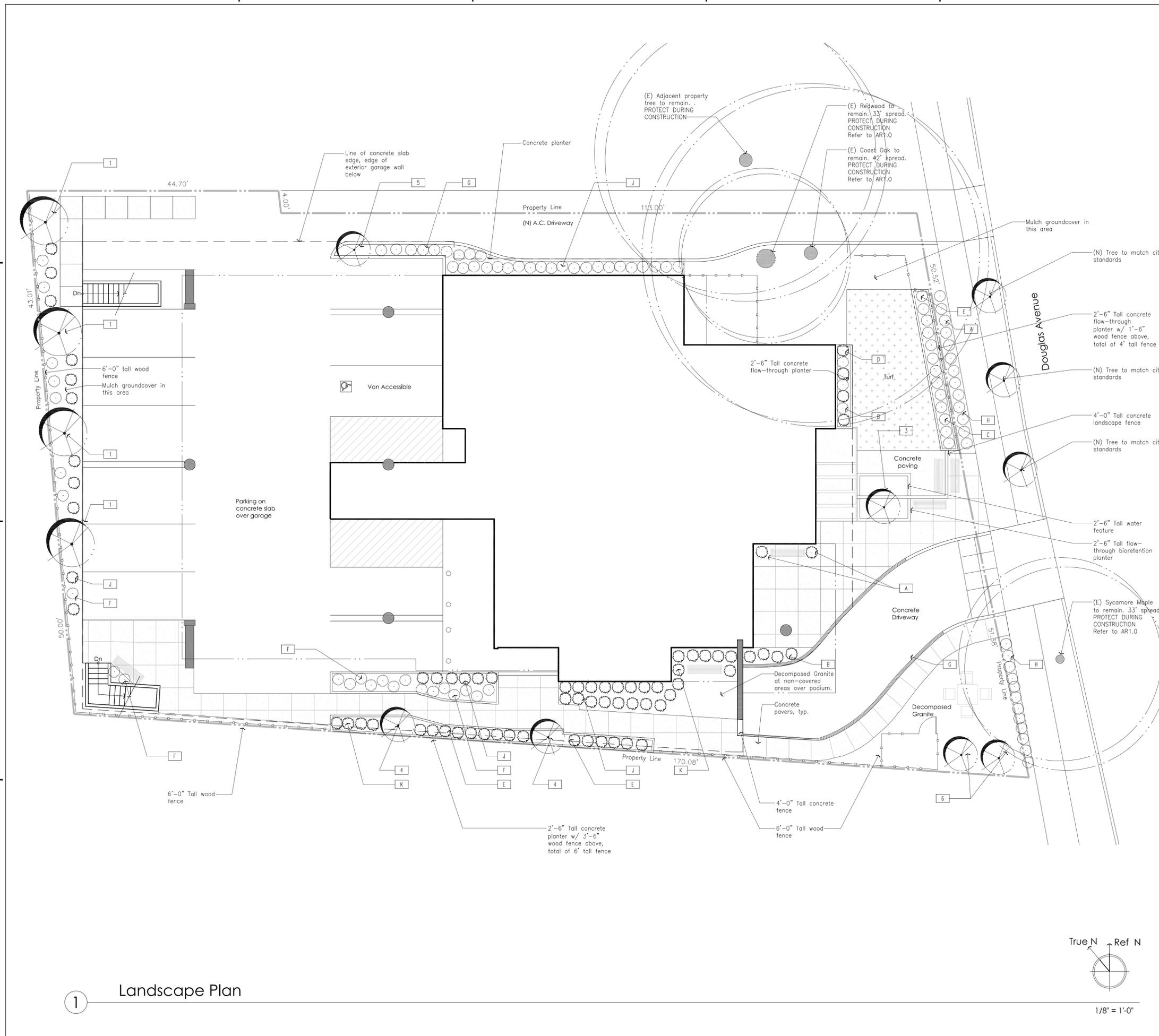
I believe this report is accurate and based on sound arboricultural principles and practices. If I may be of further assistance, please contact me at my office.

Sincerely,

Jerome A. Ingalls
Certified Arborist WE #7076A

JAI:pmd





1 Landscape Plan

Plant List

Trees	Common Name	Botanical Name	Size
(4) 1	Magnolia ("Yellow Bird")	Magnolia Acuminata	24" Box
2	Not Used		
(1) 3	Forest Pansy	Cercis Occidentalis	24" Box
(2) 4	Golden Full Moon Maple	Acer Shirasawanum	5 gal.
(1) 5	Loquat	Eriobotrya	5 gal.
(2) 6	Japanese Maple	Acer Palmatum	24" Box

Plants & Shrubs	Common Name	Botanical Name	Size
A	California Lilac ("Ray Hartman")	Ceanothus	15 gal.
B	Elderberry	Sambucus	5 gal.
C	Woolly Blue Curfs	Trichostema Lanatum	1 gal.
D	Spurge	Euphorbia	1 gal.
E	Butterfly Bush	Buddleja	1 gal.
F	Agave	Agave Attenuata	1 gal.
G	Manzanita	Arctostaphylos	1 gal.
H	Lavender	Lavandula	Flats
I	Sage	Salvia	Flats
J	Sea Thrift	Armeria Maritima	Flats
K	Roses	Rosa	1 gal.

Legend

- Turf
- Concrete Paving / Pavers

Planting Notes

1. Irrigation system shall be installed and fully functional prior to installation of any planting.
 2. Existing topsoil shall be removed from work area and stockpiled to be used for finish grading upon completion.
 3. Topsoil in excess of that required for finish grading shall be removed by Contractor. Waste excavation from foundation trenches that is not suitable for landscape use and is in excess of that required for foundation backfill shall be removed by Contractor.
 4. Existing landscaping shall be protected as required to prevent any damage to plants and trees unless specified for removal in plans or by Owner.
 5. Protect existing trees in work zone with fencing and barricades. Barricades shall form a minimum encompass all sides of the tree and provide a min. 6" clear from the base of the tree.
 6. Protect existing roots during excavation. Ensure that equipment is placed outside of drip line.
 7. Provide watering of exposed roots during excavation. Backfill around exposed roots shall include previously removed topsoil.
 8. Installation shall include a new automatic irrigation system throughout.
 9. All landscaped and hardscaped areas shall be graded and finished, so as not to drain onto adjacent properties.
 10. Landscape is classified as Tier 2 per Section 18.17.020 of the "Water Conservation and Landscape Regulation."
- Plant Material:
11. Turf area may not be more than 25% of the landscape area.
 12. At least 80% of the plants in non-turf landscape areas shall be native plants, low water using plants, or no-water using plants.
 13. Turf shall not be planted on slopes greater than 25% of the landscape area.
 14. Fire-prone plant materials and highly flammable mulches will not be used.
 15. Invasive and/or noxious plant species will not be used.
- Mulch:
16. A minimum two-inch layer of mulch will be applied on all exposed soil surfaces of planting areas.
- Soil Amendments:
17. Soil amendments, such as compost, will be incorporated according to the soil conditions at the project site and based on what is appropriate for the selected plants.

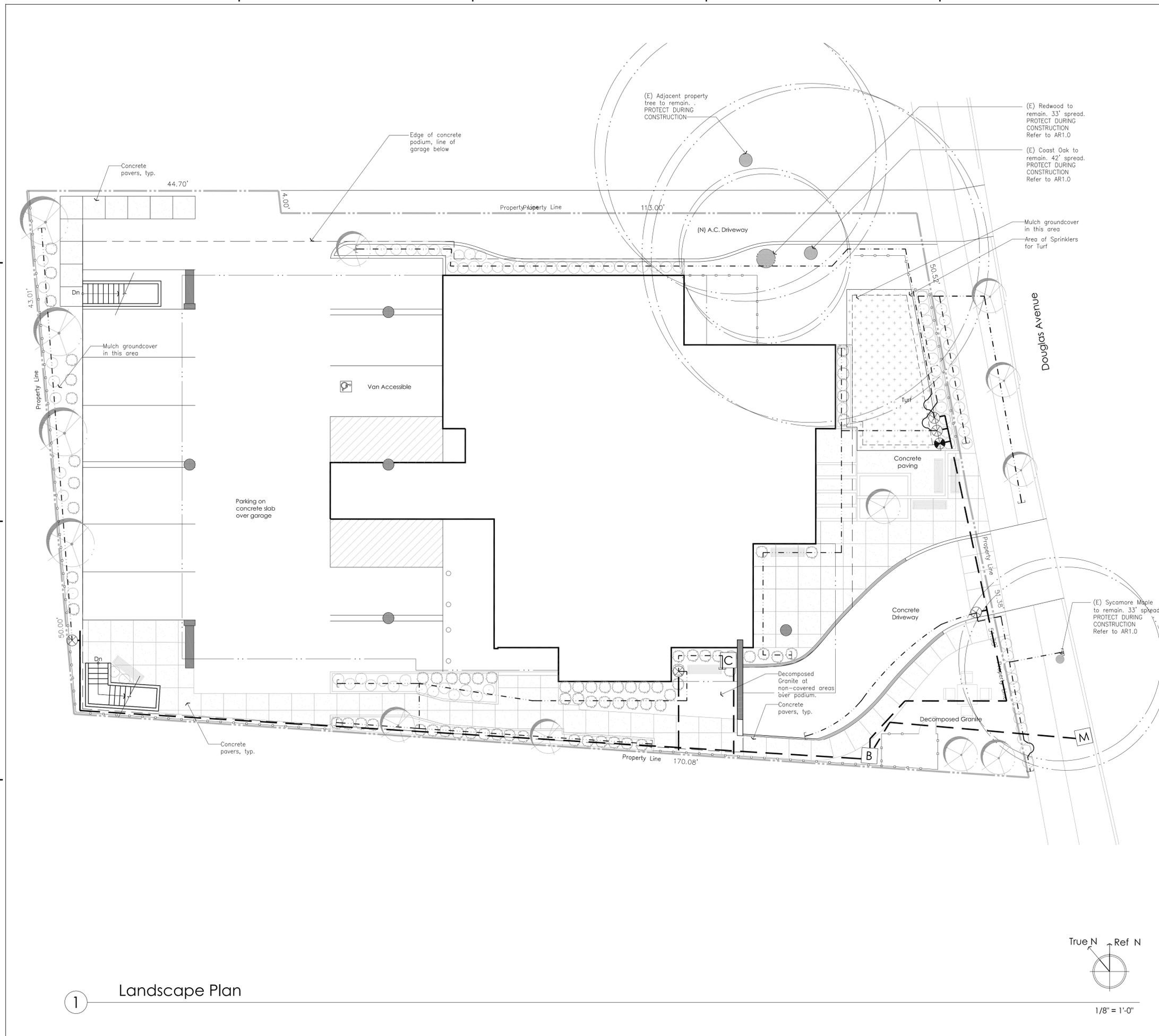
DTA
Dreiling Terrones Architecture Inc.
 Architecture
 Infrastructure
 Environments

1103 Juanita Avenue
 Burlingame, California
 94010
 650.696.1200

314 Center Street #220
 Heidelberg, California
 65448
 707.343.1305

New Apartment Building
Douglas Avenue
 1128 & 1132 Douglas Ave
 Burlingame, California
 A.P.N. 029-132-180
 029-132-190

2015-01-21: Planning Review Revisions
 2014-10-31: Planning Review Revisions
 2014-06-13: Planning Submittal



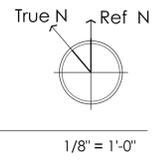
Irrigation Notes

- Irrigation System:
- Irrigation system shall be installed and fully functional prior to installation of any planting.
 - Automatic irrigation controllers that utilize either evapotranspiration or soil moisture sensor data for irrigation scheduling will be installed.
 - Sensors, either integral or auxiliary, that suspend or alter irrigation operation during unfavorable weather conditions will be installed.
 - The irrigation system will be designed to prevent runoff, low head drainage, over-spray, or other similar conditions.
 - In areas with slope greater than 25% and within 24-inches of a non-permeable surface, or in narrow or odd shaped areas that are less than eight feet in width, low volume irrigation will be installed in mulched areas.
 - Irrigation systems shall be designed, maintained, and managed to meet an average landscape irrigation efficiency of 70% or more.
 - Irrigation shall be scheduled between 8:00 p.m. and 10:00 a.m.
 - Install all piping and valves in common trenches where feasible and inside planting areas whenever possible. All valves shall be located in groundcover or shrub areas.
 - Install irrigation in accordance with local codes and manufacturers specifications. Notify Architect of any conflicts prior to installation.
 - Connect backflow assembly with the point of connection using brass fittings.
 - Install all backflow preventers for project in planting areas in inconspicuous locations close to the schematic location shown in this drawing.
 - Install sleeves at the necessary depths prior to pavement installation. Sleeving shall extend 1'-0" from edge of pavement into planting areas.
 - Install controller per drawings and fasten securely to wall. All above grade conduit either low voltage or line voltage, shall be rigid steel and securely fastened to structure and controller.
- Hydrozone:
- Each valve will irrigate a hydrozone with similar site, slope, sun exposure, soil conditions, and plant materials with similar water use.
 - Sprinkler heads and other emission devices will be selected based on what is appropriate for the play type within that hydrozone.
 - Where feasible, trees will be placed on separate valves from shrubs, ground covers and turf.
- Products:
- Remote Control Valve – sprinkler: Burrito 700 Series 1" size
- Drip Valve Assembly: Irritrol, 700 Series 1" size with PR-30 and 3/4" Wye filter.
 - Sprinkler Heads: Turf Spray-heads, Toro, 570Z-4P with precision series spray nozzle, 6' radius, arc as required.
 - Drip Distribution tubing: 1/2" Drip distribution tubing with 1/4" laser soaker tubing, Pepco, PM0406100B or similar

Irrigation Legend

- | | |
|--|--|
| | Water Meter |
| | Backflow Preventer, Febco 825YA, 1" Size |
| | Irrigation Controller, Hunter PCC-900 Outdoor Wall mount with solar sync. module |
| | Remote Control Valve – sprinkler |
| | Drip Valve Assembly |
| | Mainline – schedule 40 |
| | 1/2" drip distribution line |

1 Landscape Plan



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029-132-190

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Irrigation Plan

L1.2

1401

GreenPoint RATED
NEW HOME RATING SYSTEM, VERSION 6.0
MULTIFAMILY CHECKLIST

The GreenPoint Rated checklist tracks green features incorporated into the home. GreenPoint Rated is administered by Build It Green, a non-profit whose mission is to promote healthy, energy and resource efficient buildings in California. The minimum requirements of GreenPoint Rated are: verification of 50 or more points. Earn the following minimum points per category: Community (3) Energy (22), Indoor Air Quality/Health (6), Resources (6), and Water (8). See most prerequisites CALGreen Mandatory, ES 2, H6.1, J6.1, J7, D7.

The criteria for the green building practices listed below are described in the GreenPoint Rated Single Family Rating Manual. For more information please visit www.builditgreen.org/greenpointrated. Build It Green is not a code enforcement agency.

A home is only GreenPoint Rated if all features are verified by a Certified GreenPoint Rater through Build It Green. This is the public version of the Checklist and cannot be used for certification.

New Home Multifamily Version 6.0.1

Total Points Targeted: 111
Certification Level: Gold

POINTS REQUIRED



1128 & 1132 Douglas Avenue		Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
MEASURES								
A. SITE								
Yes	A1. Construction Footprint	1	1					
No	A2. Job Site Construction Waste Diversion	0		2				
No	A2.1 65% C&D Waste Diversion (Including Alternative Daily Cover)	0		2				
No	A2.2 65% C&D Waste Diversion (Excluding Alternative Daily Cover)	0		1				
No	A2.3 Recycling Rates from Third-Party Verified Mixed-Use Waste Facility	0		1				
No	A3. Recycled Content Base Material	0		1				
No	A4. Heat Island Effect Reduction (Non-Roof)	0	1					
Yes	A5. Construction Environmental Quality Management Plan Including Flush-Out	1	1					
Yes	A6. Stormwater Control: Prescriptive Path	1						
Yes	A6.1 Permeable Paving Material	1						
No	A6.2 Filtration and/or Bio-Retention Features	0						
Yes	A6.3 Non-Leaching Roofing Materials	1						
No	A6.4 Smart Stormwater Shed Design	0	1					
No	A7. Stormwater Control: Performance Path	0				3		
B. FOUNDATION								
No	B1. Fly Ash and/or Slag in Concrete	0			2			
No	B2. Radon-Resistant Construction	0			2			
Yes	B3. Foundation Drainage System	2			2			
No	B4. Moisture Controlled Crawlspace	0		1				
Yes	B5. Structural Pest Controls	1						
No	B6. Termite Shields and Separated Exterior Wood-to-Concrete Connections	0		1				
Yes	B7. Plant Trunks, Bases, or Stems at Least 36 Inches from the Foundation	1						
C. LANDSCAPE								
100%	Enter the landscape area percentage	0						
No	C1. Plants Grouped by Water Needs (Hydrozoning)	0		1				
Yes	C2. Three Inches of Mulch in Planting Beds	1						
Yes	C3. Resource Efficient Landscapes	1		1				
Yes	C3.1 No Invasive Species (as Labeled by Cal-IPC)	1		1				
Yes	C3.2 Plants Chosen and Located to Grow to Natural Size	1						
Yes	C3.3 Drought Tolerant, California Native, Mediterranean Species, or Other Appropriate Species	3					3	
C4. Minimal Turf in Landscape								
Yes	C4.1 No Turf on Slopes Exceeding 10% and No Overhead Sprinklers Installed in Areas Less Than Eight Feet Wide	2		2				
Yes	C4.2 Turf on a Small Percentage of Landscaped Area	2		2				
No	C5. Trees to Moderate Building Temperature	0	1	1				
Yes	C6. High-Efficiency Irrigation System	2		2				
No	C7. One Inch of Compost in the Top Six to Twelve Inches of Soil	0		2				
No	C8. Rainwater Harvesting System	0		3				
No	C9. Recycled Wastewater Irrigation System	0		1				
Yes	C10. Submeter or Dedicated Meter for Landscape Irrigation	2		2				
No	C11. Landscape Meets Water Budget	0		2				
C12. Environmentally Preferable Materials for Site Elements and Finishes								
No	C12.1 Environmentally Preferable Materials for 70% of Non-Plant Landscape Elements and Finishes	0		1				
No	C12.2 Play Structures and Surfaces Have an Average Recycled Content >20%	0		1				
Yes	C13. Reduced Light Pollution	1		1				
Yes	C14. Large Mature Trees	1		1				
No	C15. Third Party Landscape Program Certification	0		1				
Yes	C16. Maintenance Contract with Certified Professional	1		1				
No	C17. Community Garden	0	2					
D. STRUCTURAL FRAME AND BUILDING ENVELOPE								
No	D1. Optimal Value Engineering	0	1	2				
No	D1.1 Joists, Rafters, and Studs at 24 Inches on Center	0	1	2				
No	D1.2 Non-Load Bearing Door and Window Headers Sized for Load	0	1	1				
No	D1.3 Advanced Framing Measures	0	2					
D2. Construction Material Efficiencies								
No	D2.1 Engineered Lumber	0		1				
No	D2.2 Wood Joists or Web Trusses for Floors	0		1				
No	D2.3 Engineered Lumber for Roof Rafters	0		1				
No	D2.4 Engineered or Finger-Jointed Studs for Vertical Applications	0		1				
No	D2.5 OSB for Subfloor	0		0.5				
No	D2.6 OSB for Wall and Roof Sheathing	0		0.5				
D4. Insulated Headers								
No	D4.1 Insulated Headers	0	1	0.5				
D5. FSC-Certified Wood								
≥90%	D5.1 Dimensional Lumber, Studs, and Timber	6		6				
No	D5.2 Panel Products	0		3				
D6. Solid Wall Systems								
No	D6.1 At Least 90% of Floor	0		1				
No	D6.2 At Least 90% of Exterior Walls	0		1				
No	D6.3 At Least 90% of Roofs	0		1				
D7. Energy Heats on Roof Trusses								
TBD	D7.1 Energy Heats on Roof Trusses	2		1				
24 inches	D7.2 Overhangs and Gutters	2		1				
D9. Reduced Pollution Entering the Home from the Garage								
No	D9.1 Detached Garage	0		2				
No	D9.2 Mitigation Strategies for Attached Garage	0		1				

1128 & 1132 Douglas Avenue		Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
D10. Structural Pest and Rot Controls								
No	D10.1 All Wood Located At Least 12 Inches Above the Soil	0				1		
No	D10.2 Wood Framing Treating With Borates or Factory-Impregnated, or Wall Materials Other Than Wood	0				1		
Yes	D11. Moisture-Resistant Materials in Wet Areas (such as Kitchens, Bathrooms, Utility Rooms, and Basements)	2			1	1		
E. EXTERIOR								
No	E1. Environmentally Preferable Decking	0			1			
No	E2. Flashing Installation Third-Party Verified	0			2			
No	E3. Rain Screen Wall System	0			2			
No	E4. Durable and Non-Combustible Cladding Materials	0			1			
Yes	E5. Durable Roofing Materials	1				1		
TBD	E5.1 Durable and Fire Resistant Roofing Materials or Assembly	0		R	R	R	R	
No	E5.2 Roofing Warranty for Shingle Roofing	0	2	2				
No	E6. Vegetated Roof	0						
F. INSULATION								
No	F1. Insulation with 30% Post-Consumer or 60% Post-Industrial Recycled Content	0				1		
No	F1.1 Walls and Floors	0				1		
No	F1.2 Ceilings	0				1		
No	F2. Insulation that Meets the CDPH Standard Method—Residential for Low Emissions	0						
No	F2.1 Walls and Floors	0			1			
No	F2.2 Ceilings	0			1			
Yes	F3. Insulation That Does Not Contain Fire Retardants	1						
Yes	F3.1 Cavity Walls and Floors	1						
Yes	F3.2 Ceilings	1						
Yes	F3.3 Interior and Exterior Insulation	1						
G. PLUMBING								
Yes	G1. Efficient Distribution of Domestic Hot Water	1		1				
No	G1.1 Insulated Hot Water Pipes	0		1				
No	G1.2 Water-Sense Volume Limit for Hot Water Distribution	0		1				
No	G1.3 Increased Efficiency in Hot Water Distribution	0		2				
G2. Install Water-Efficient Fixtures								
No	G2.1 Water-Sense Showersheads with Matching Compensation Valve	0		2				
No	G2.2 Water-Sense Bathroom Faucets	0		1				
No	G2.3 Water-Sense Toilets with a Maximum Performance (MFP) Threshold of No Less Than 500 Grams	0		1				
No	G2.4 Urinals with Flush Rate of 0.1 Gallons/Flush	0		1				
G3. Pre-Plumbing for Graywater System								
Yes	G3.1 Operational Graywater System	3				3		
Yes	G3.2 Submeter Water for Toilets	0				2		
H. HEATING, VENTILATION, AND AIR CONDITIONING								
Yes	H1. Sealed Combustion Units	1		1				
Yes	H1.1 Sealed Combustion Furnace	1		1				
Yes	H1.2 Sealed Combustion Water Heater	2		2				
No	H2. High Performing Zoned Hydronic Radiant Heating System	0		1				
H3. Effective Ductwork								
Yes	H3.1 Duct: Mastic on Duct Joints and Seams	1		1				
Yes	H3.2 Pressure Balance the Ductwork System	1		1				
Yes	H4. ENERGY STAR Bathroom Fans Per HVAC Standards with Air Flow Verifier	1		1				
H5. Advanced Practices for Cooling								
No	H5.1 ENERGY STAR Ceiling Fans in Living Areas and Bedrooms	0		1				
No	H5.2 Operable Windows and Shutters Located to Induce Cross Ventilation in At Least One Room in 80% of Units	0		1				
Yes	H6. Whole House Mechanical Ventilation Practices to Improve Indoor Air Quality	1		R	R	R	R	
Yes	H6.1 Meet ASHRAE Standard 62.2-2010 Ventilation Residential Standard	1		R	R	R	R	
No	H6.2 Advanced Ventilation Standards	0		1				
No	H6.3 Outdoor Air Ducts to Bedroom and Living Areas	0		2				
H7. Effective Range Design and Installation								
Yes	H7.1 Effective Range Hood Design and Design	1		1				
Yes	H7.2 Automatic Range Hood Control	1		1				
I. RENEWABLE ENERGY								
No	I1. Pre-Plumbing for Solar Water Heating	0		1				
No	I2. Preparation for Future Photovoltaic Installation	0		1				
No	I3. Onsite Renewable Generation (Solar PV, Solar Thermal, and Wind)	0		25				
I4. Net Zero Energy Home								
No	I4.1 Net Zero Energy Home	0		2				
No	I4.2 Net Zero Electric	0		4				
No	I5. Solar Hot Water Systems to Preheat Domestic Hot Water	0		4				
No	I6. Photovoltaic System for Multifamily Projects	0		12				
J. BUILDING PERFORMANCE AND TESTING								
No	J1. Third-Party Verification of Quality of Insulation Installation	0		1				
TBD	J2. Supply and Return Air Flow Testing	0		1				
TBD	J3. Mechanical Ventilation Testing and Low Leakage	0		1				
No	J4. Combustion Appliance Safety Testing	0		1				
2008	J5. Building Performance Exceeds Title 24 Part 6	28	30					
15.0%	J5.1 Home Outperforms Title 24	28	30					
No	J5.2 Non-Residential Spaces Outperform Title 24	0		15				
TBD	J6. Title 24 Prepared and Signed by a CABEC Certified Energy Analyst	0		1				
No	J7. Participation in Utility Program with Third-Party Plan Review	0		1				
No	J8. ENERGY STAR for Homes	0		1				
J9. EPA Indoor airPlus Certification								
No	J9.1 EPA Indoor airPlus Certification	0		1				
K. FINISHES								
No	K1. Entrways Designed to Reduce Tracked-In Contaminants	0		1				
No	K1.1 Entrways to Individual Units	0		1				
Yes	K1.2 Entrways to Buildings	1		1				
No	K2. Zero-VOC Interior Wall and Ceiling Paints	0		2				
Yes	K3. Low-VOC Caulks and Adhesives	1		1				
K4. Environmentally Preferable Materials for Interior Finish								
No	K4.1 Cabinets	0		2				
No	K4.2 Interior Trim	0		2				
No	K4.3 Sheetrock							