# 4 UNIT DETACHED BUILDING 328 RAILROAD AVENUE SOUTH SAN FRANCISCO, CA APN# 012-333-440

#### INDEX OF DRAWINGS **PROJECT INFORMATION** COVER SHEET, PROJECT DATA, INDEX & A-1. OWNER: TOPOGRAPHIC SURVEY GRADING AND DRAINAGE PLANS C1. ADDRESS: LANDSCAPE PLAN L1. (N)SITE PLAN A-2. (N)FIRST & SECOND FLOOR PLANS A-3. APN# (N)ELEVATIONS & ROOF PLAN A-4. (N)ELEVATIONS A-5. LOT AREA: PHOTOS A-6. (E)UNITS: FIRST FLOOR UNIT SECOND FLOOR UNIT: (E)GARAGE (E)PORCH NEW UNITS: FIRST FLOOR : UNIT A:759 SQ.FT. UNIT B: 1,005.5 SQ.FT. SECOND FLOOR : UNIT C: 596 SQ.FT. UNIT D: 801.3 SQ.FT. ZONING NEW LOT COVERAGE OCCUPANCY GROUP SCOPE OF WORK CONSTRUCTION TYPE THIS PROJECT PROPOSES A (N) 4 UNIT DETACHED BUILDING. FIRST FLOOR: UNIT A ( 759 SQ.FT.) & UNIT B (1,005.5 SQ.FT.) STORIES SECOND FLOOR : UNIT C(596 SQ.FT.) & UNIT D(801.3 SQ.FT.) SPRINKLERS(E)BUILDING NO SPRINKLERS (N)BUILDING YES VICINITY MAP Code, 2022 California Plumbing Code, 2022 California Electrical Code, DOWNTOWN THE EAST SIDE 2022 California Residential Code, 2022 California Fire Code ORANGE PARK

Quick Quack Car Wash

DEL ALVARADO

328 RAILROAD AVE. SOUTH SAN FRANCISCO, CA

012-333-440

5,640 SQ.FT.

843 SQ.FT. 1,264 SQ.FT

280 SQ.FT.

12 SQ.FT.

DRH

843+ 280 +12+ 759+ 1,005.5 =2,899.5 SQ.FT. (51.4%)

R-2/U

V-B

2

All work shall be in compliance with the City of South San Francisco Municipal and the 2022 Editions of the California Building Code, 2022 California Mechanical the 2022 California Energy Code, 2022 Green Building Standards Code,



# 3D Rendering NTS



#### **ANDREACOSTANZO** Residential Designer

Cell: (650) 619 9045 Andreacostanzo2011@gmail.com

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STREET

RAILROAD

328

# **4 UNIT BUILDING**

HE USE OF THIS PLANS AND SPECIFICATIONS SHALL BE TRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PARED AND PUBLICATION THEREFORE IS EXPRESSLY LIMIT TO SUCH USE, RE-USE, REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH THE DESIGNER. WITHOUT PREJUDICE, VISUAL CONTACT WITH THESE PLANS AND WITHOUT PREJUDICE, VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS. WRITTEN DIMENSIONS SHALL TAKE PREFERENCE OVER SCALE DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER PRIOR TO THE COMMENCEMENT OF ANY WORK.

Design by:	Drawn by:
ANDREA COSTANZO	ANDREA COSTANZO
DATE	ISSUED FOR
02/27/25	PERMIT

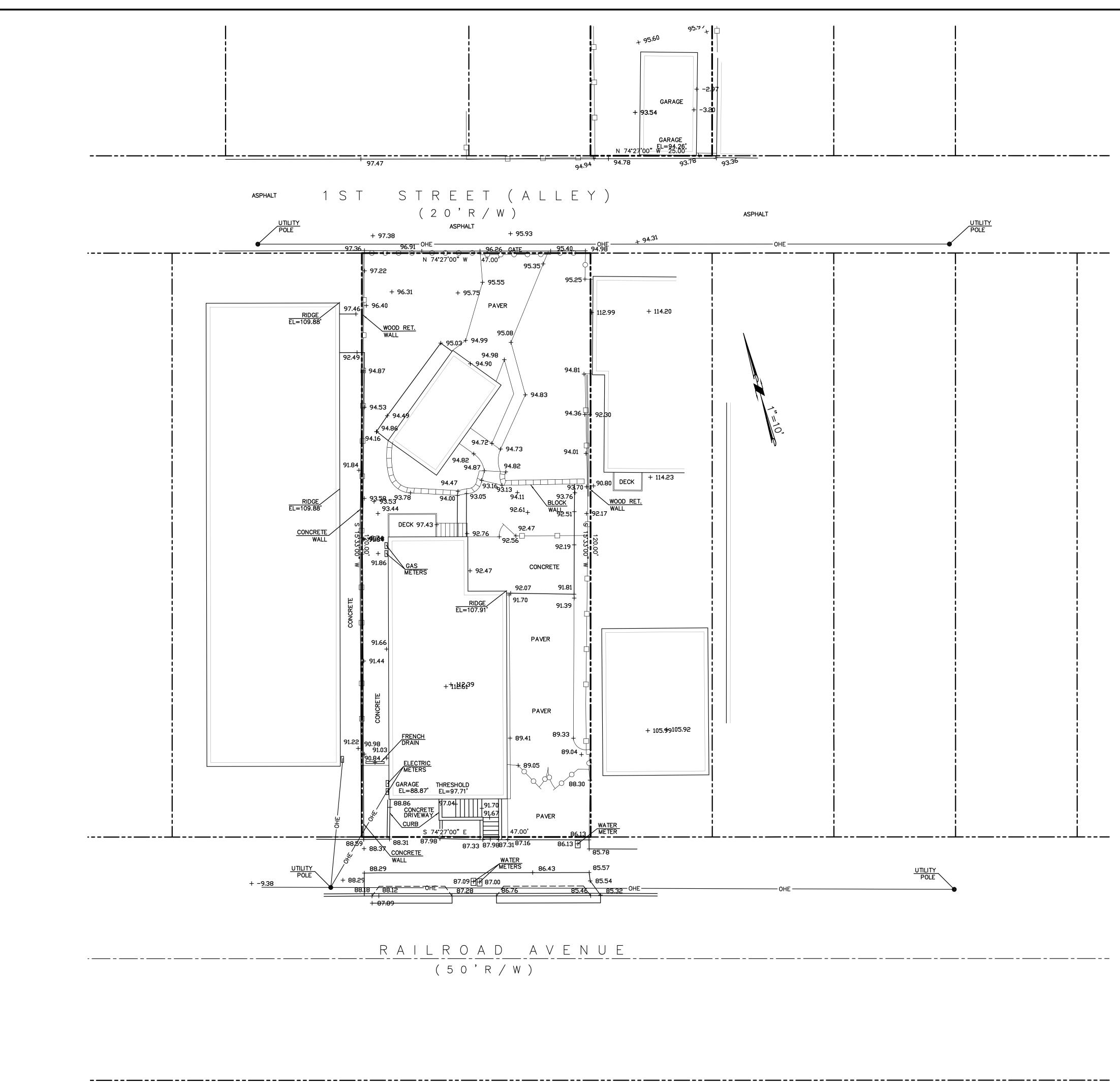
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**COVER SHEET & PROJECT DATA** 

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Scale as shown



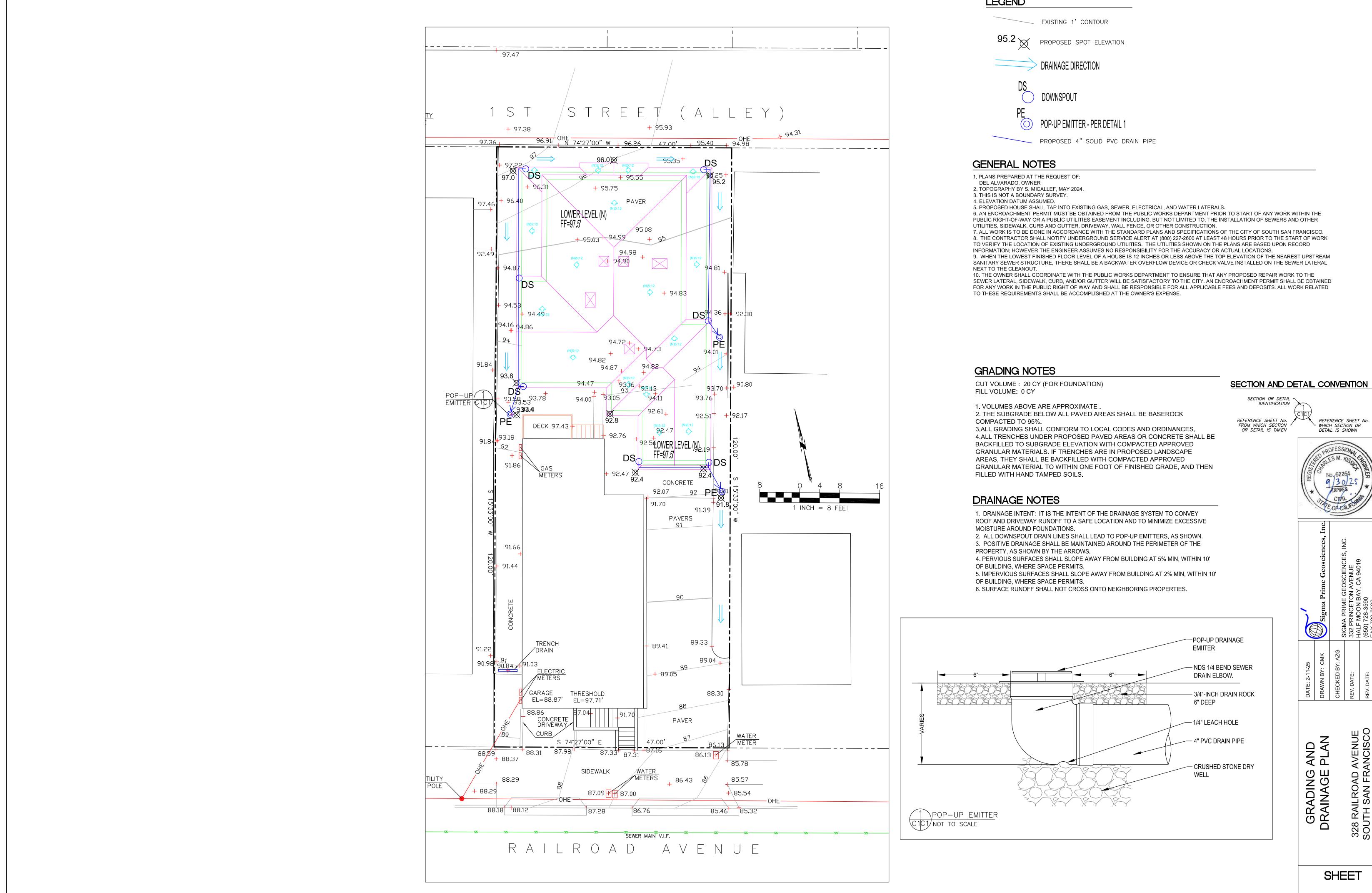
	SAVIOR P. MICALLEF LAND SURVEYING 421 WILDWOOD DRIVE SOUTH SAN FRANCISCO, CA 94080 805/709-2423
	TOPOGRAPHIC SURVEY OF PORTION OF         328 RAILROAD AVENUE         CITY OF SOUTH SAN FRANCISCO       SAN MATED COUNTY       CALIFORNIA
AN ADE BY ME OR UNDER ID REPRESENTS THE BOUNDARY SHOWN IS LE REPORT WAS NOT HE CLIENT. NO PROPERTY BJECT PROPERTY AND BOUNDARY SHOWN. NO	Date 05-29-24 No. Scale 1*10' Revisions Scale 1*10' No. Design Approved SPM Job No Job No
	OF

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

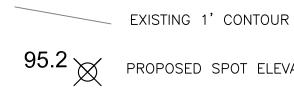
SURVEYOR'S STATEMENT: THIS TOPOGRAPHIC SURVEY WAS MAI MY DIRECTION ON THE GROUND AND MEASUREMENTS MADE MAY 2024. TH A RECORD BOUNDARY ONLY. A TITLE PROVIDED TO THE SURVEYOR BY THE CORNERS WERE FOUND ON THE SUB NO WARRANTY IS MADE ABOUT THE EASEMENTS ARE SHOWN.

✓ SAVIDR
MICALLE
No. 828<sup>o</sup>

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

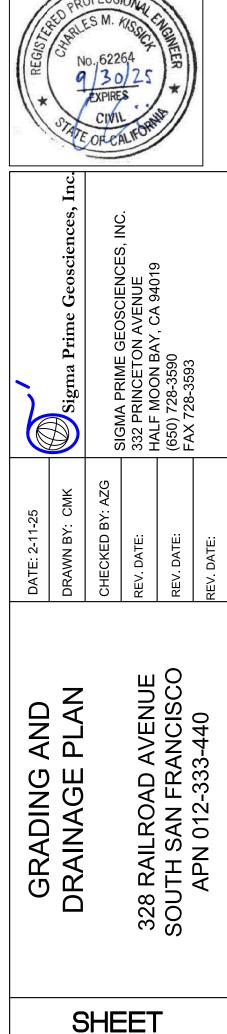






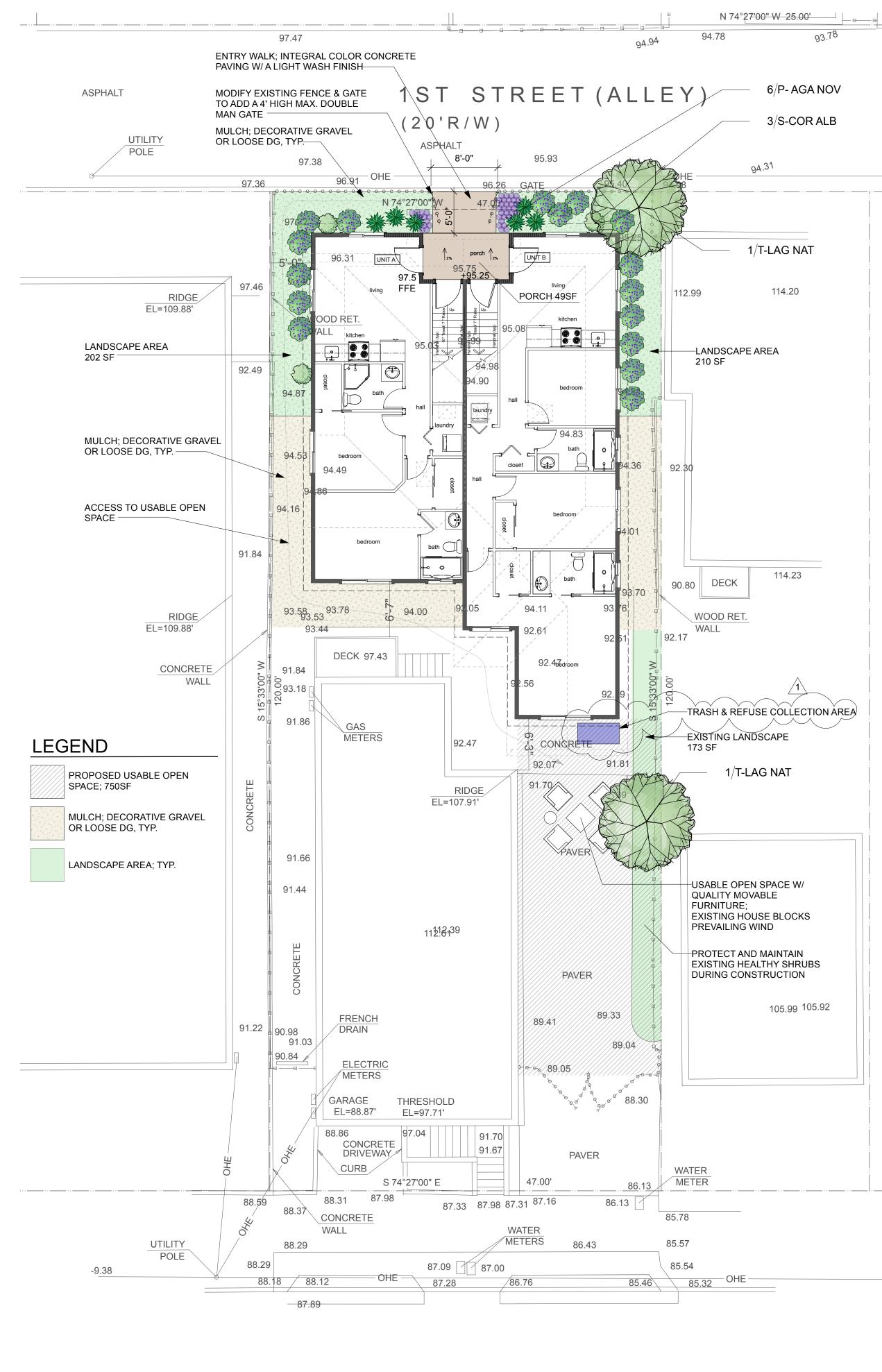
- PUBLIC RIGHT-OF-WAY OR A PUBLIC UTILITIES EASEMENT INCLUDING, BUT NOT LIMITED TO, THE INSTALLATION OF SEWERS AND OTHER
- 7. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE STANDARD PLANS AND SPECIFICATIONS OF THE CITY OF SOUTH SAN FRANCISCO. 8. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT AT (800) 227-2600 AT LEAST 48 HOURS PRIOR TO THE START OF WORK
- TO VERIFY THE LOCATION OF EXISTING UNDERGROUND UTILITIES. THE UTILITIES SHOWN ON THE PLANS ARE BASED UPON RECORD INFORMATION; HOWEVER THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OR ACTUAL LOCATIONS.
- 9. WHEN THE LOWEST FINISHED FLOOR LEVEL OF A HOUSE IS 12 INCHES OR LESS ABOVE THE TOP ELEVATION OF THE NEAREST UPSTREAM SANITARY SEWER STRUCTURE, THERE SHALL BE A BACKWATER OVERFLOW DEVICE OR CHECK VALVE INSTALLED ON THE SEWER LATERAL
- 10. THE OWNER SHALL COORDINATE WITH THE PUBLIC WORKS DEPARTMENT TO ENSURE THAT ANY PROPOSED REPAIR WORK TO THE SEWER LATERAL, SIDEWALK, CURB, AND/OR GUTTER WILL BE SATISFACTORY TO THE CITY. AN ENCROACHMENT PERMIT SHALL BE OBTAINED FOR ANY WORK IN THE PUBLIC RIGHT OF WAY AND SHALL BE RESPONSIBLE FOR ALL APPLICABLE FEES AND DEPOSITS. ALL WORK RELATED

# REFERENCE SHEET No. ON WHICH SECTION OR DETAIL IS SHOWN No. 62264



C-





RAILROAD AVENUE (50'R/W)



## PLANT LIST

ID	Qty	Botanical Name	Common Name	Size	Remarks
P-AGA NOV	6	Agave attenuata 'Nova'	Blue FoxTail Agave	5 GAL	spineless; gray-green; up to 5'x5' over time
P-THY ELF	41	Thymus serphyllum 'Elfin'	Elfin Thyme	4" POT	2"X18"; evergreen w/ purple flowers
S-CEA YAN	16	Ceanothus grisues var. horiz. 'Yankee Pt'	Yankee Pooint Ceanothus	1 GAL	2.5'x8'; blue flowers
S-COR ALB	3	Correa alba	White Australian Fuchsia	5 GAL	8'x8'; white flowers; natural espalier on wall
T-LAG NAT	2	Lagerstroemia indica x faunei 'Natchez'	Natchez Crepe Myrtle	36" BOX	25'x15'; standard form; lowest branch 5' high;

#### **GENERAL NOTES**

UTILITIES: PRIOR TO COMMECING CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ANY UTILITY COMPANIES INVOLVED. THE UTILITY COMPANIES ARE MEMBERS OF THE UNDERGROUND SERVICE ALERT (U.S.A.) ON-CALL PROGRAM. THE CONTRACTOR SHALL NOTIFY U.S.A. 48 HOURS IN ADVANCE OF PERFORMING EXCAVATION WORK BY CALLING (800) 642-2444. EXCAVATION IS DEFINED AS BEING EIGHTEEN INCHES OR MORE IN DEPTH BELOW EXISTING SURFACE.

DESIGN INTENT: THESE DRAWINGS REPRESENT THE DESIGN INTENT TO BE IMPLEMENTED ON THE SITE. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE LANDSCAPE ARCHIECT FOR ANY ADDITIONAL CLARIFICATION OR DETAILS NECESSARY TO ACCOMMODATE SITE CONDITIONS OR ARCHITECTURAL DETAILS AND FOR CLARIFICATION OF INTENT.

CONTRACTORS JOB SITE CONDITIONS: CONTRACTOR IS RESPONSIBLE FOR SITE CONDITIONS DURING THE CONSTRUCTION OF THIS PROJECT, INCLUDING THE SAFETY OF ALL PEOPLE AND PROPERTY.

# LAYOUT NOTES

1. ALL DIMENSIONS ARE TO FINISHED FACE OF WALL OR SURFACE UNLESS OTHERWISE SPECIFIED. 2. DISCREPANCIES BETWEEN PLANS AND ACTUAL FIELD CONDITIONS ARE POSSIBLE. FIELD VERIFY ALL DIMENSIONS PRIOR TO LAYOUT. REPORT SIGNIFICANT DISCREPANCIES TO LANDSCAPE ARCHIECT IMMEDIATELY.

3. FOR IRRIGATION AND LIGHTING PURPOSES, PROVIDE SLEEVES TO ALL PLANTING AREAS. SLEEVING TO BE 3" to 6" DIA. SCHED. 40 PVC AND TO EXTEND FROM/TO ALL PLANTING AREAS, UNDER PATIOS, WALKS, AND DRIVEWAY AS REQ'D, AND THROUGH WALLS AS NECESSARY. REVIEW EXTENT OF SLEEVING WITH LANDSCAPE ARCHIECT PRIOR TO POURING CONCRETE AND LAYING BASE COURSES.

### PLANTING GUIDELINES

1. If possible, water the area to be planted to make sure moisture is in the soil before planting. Don't water the day of, or the day before planting.

2. Water all planting material before planting. Preferably the day before planting.

3. Dig hole 3 times as wide as the root ball of the plant, but not deeper for trees. Plant should fit in the hole with the top of the root ball to 1/4" to 1" higher than the top of the soil.

4. After removing the plant from its container, gently pull the roots apart to encourage the roots to grow outward.

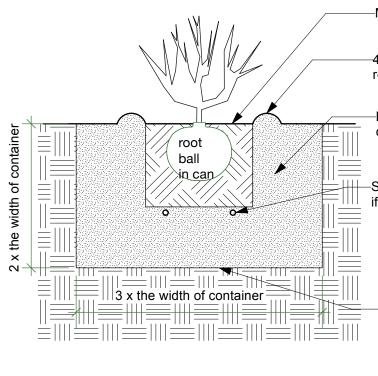
5. Apply  $\frac{1}{2}$ " of compost to the hole and mix some with the native soil going back into the hole. Mix no more than  $\frac{1}{3}$ of compost to the native soil. Apply a <sup>1</sup>/<sub>4</sub>" of compost on top of root ball after planting.

6. Bury the root ball by pushing soil into the planting hole. Push down the soil firmly with your hands to fill voids in the planting hole.

7. If installing a drip system, make sure there is an emitter on top of the root ball of the plant, or place emitter on the high side of a plant, an inch above the root ball.

8. Apply 3" of mulch to all planting areas, covering any drip system pipe. Keep mulch a few inches from the base of the plant.

9. Water plants generously after planting.



–Mulch (3" deep) pulled 2" away from stem

-4" high berm for water basin at edge of root ball, if reauired

-Backfill - 85% imported or native soil and 15% compost or amendmenmt

Slow release agriform plant tablets;

if recommended 1 gal plant - 2 tablets per plant 5 gal plant - 3 tablets per plant

15 gal plant - 6 tablets per plant

For plant pit, dig out soil and fill 2 times depth of -plant container and at least 3 times diameter of container.



#### **IRRIGATION NOTES**

1. AUTOMATIC IRRIGATION SYSTEM CONTROLLERS SHALL COMPLY WITH THE FOLLOWING: A. Controllers shall be weather- or soil moisture-based controllers that automatically adjust irrigation ir response to changes in plant watering needs as weather or soil conditions change. B.Weather-based controllers without integral rain sensors or communication systems that account for rainfall shall have a separate wired or wireless rain sensor which connects or communicates with the

controller(s). 2. SYSTEM CRITERIA: SYSTEM TO BE WATER EFFICIENT WITH A DRIP SYSTEM. REVIEW PROPOSED SYSTEM WITH LANDSCAPE ARCHITECT. VALVES MUST BE LOCATED OUT OF DIRECT SIGHT. REVIEW LOCATIONS WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION ALL PIPES UNDER PAVING SHALL BE BEDDED IN 6" OF CLEAN SAND AROUND PIPE. ALL PLANTING BED MAINLINES SHALL HAVE 18" OF COVER AND LATERAL LINES SHALL HAVE 12" OF COVER. SYSTEM SHALL PROVIDE COMPLETE AND EFFECTIVE WATER COVERAGE TO ALL

PLANTS. 3. POINT OF CONNECTION: LOCATION TO BE DETERMINED. PROVIDE GATE VALVE AT P.O.C.

PROVIDE OWNER WITH EQUIPMENT OPERATING MANUAL AT TIME OF INSTALLATION. 4. SLEEVING: PROVIDE SLEEVES AS REQUIRED WHERE CONTROL WIRES OR PIPING PASSES UNDER WALKS, PAVING, WALL, ETC. SIZE OF SLEEVING TO BE ADEQUATE ENOUGH TO ACCOMMODATE RETRIEVAL FOR REPAIR OF WIRING OR PIPING AND SHALL EXTEND 12" BEYOND EDGES. SLEEVING TO BE MIN. 3" DIA. SCHED. 40 PVC OR HEAVY WALL GALV. PIPE. 5. EQUIPMENT: TO BE REVIEWED AND APPROVED BY LANDSCAPE ARCHITECT. GUARANTEE: SYSTEM TO BE GUARANTEED FOR A MINIMUM OF ONE YEAR FROM DATE OF INSPECTION/APPROVAL AGAINST DEFECTS OR DAMAGE BY CONTRACTOR. CONTRACTOR NOT RESPONSIBLE FOR DAMAGE TO SYSTEM BY OTHERS, OR IMPROPER USE. 7. AS-BUILT DRAWINGS: CONTRACTOR SHALL PROVIDE LANDSCAPE ARCHITECT AND CLIENT WITH IRRIGATION SYSTEM AS-BUILT DRAWINGS AND PERFORM SITE WALK THROUGH WITH CLIENT TO REVIEW SYSTEM PRIOR TO FINAL ACCEPTANCE.

### PLANTING NOTES

1. PLANT PLACEMENT: THE PLAN IS SCHEMATIC. DO NOT INSTALL PLANTS TOO CLOSE TO EDGES OF PAVING OR UTILITIES, KEEP VALVES AWAY FROM TREES. 2. PLANTING: FINAL GRADING SHALL BE COMPLETE AND BEDS SHALL BE RAKED SMOOTH PRIOR TO SPOTTING AND PLANTING OF PLANTS. ALL PLANTS SHALL BE

LANDSCAPE INDUSTRY. SEE DETAILS ON SHEET.

3. TREE STAKES AND VINE TIES: STAKE ALL TREES AND TIE ALL VINES PER DIRECTION OF LANDSCAPE ARCHITECT.

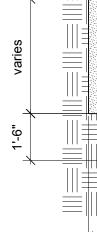
4. GROUNDCOVERS: GROUNDCOVER SHALL BE PROVIDED UP TO THE WATERING BASIN OF ALL TREES AND SHRUBS. 5. MULCH: MULCH SHALL BE ARBOR MULCH, 3" DEEP THROUGHOUT ALL PLANTING

BEDS. A 3" DIAMETER BARK FREE AREA IS TO BE MAINTAINED AROUND THE BASE EACH PLANT. 6. MAINTENANCE PERIOD: CONTRACTOR SHALL MAINTAIN ALL PLANTS IN ACCEPTABLE

LANDSCAPE ARCHITECT AND/OR OWNER.

LANDSCAPE ARCHITECT/OR OWNER UPON COMPLETION OF CONSTRUCTION. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT A MINIMUM OF TWO WORKING DAYS PRIOR TO FINAL APPROVAL WALKTHROUGH.

4" high berm for water\_ basin at edge of root ball



#### LANDSCAPE AREA PERCENTAGE

MINIMUM LANDSCAPE REQUIRED IS 10% OF 5640 SF LOT =564 SF

TOTAL LANDSCAPE AREA ON PLAN **173 SF EXISTING LANDSCAPE TO REMAIN** 412 SF PROPOSED NEW LANDSCAPE =585 SF OF LANDSCAPE OR 10.4% OF LOT

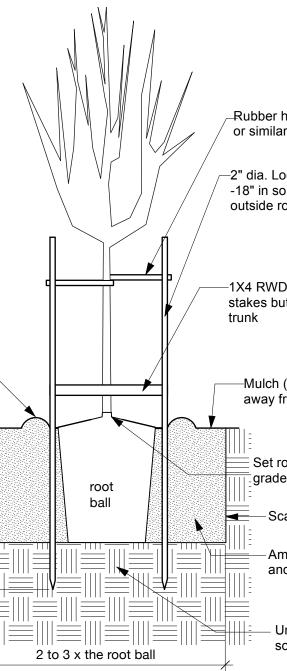
WELO - WATER EFFICIENT LANDSCAPE ORDINANCE

h; white flowers

WHEN THERE IS LESS THAN 500 SF OF PROPOSED **IRRIGATION & PLANTING, WELO DOES NOT APPLY.** THIS PROJECT HAS 412 SF OF PROPOSED **IRRIGATION & PLANTING.** 

PLANTED IN ACCORDANCE WITH THE HIGHEST STANDARDS SET FORTH BY THE

CONDITION FROM THE TIME OF ACCEPTANCE OF DELIVERY UNTIL FINAL APPROVAL BY 7. FINAL APPROVAL: CONTRACTOR SHALL REQUEST FINAL APPROVAL FROM



Rubber hose nailed to stake or similar soft tie

-2" dia. Lodge Pole or equivalent -18" in solid ground placed outside rootball and plumb

-1X4 RWD brace, nailed to stakes but not touching tree

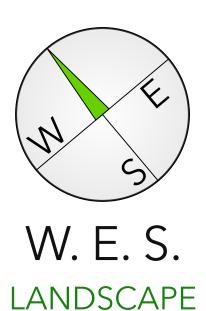
—Mulch (3" deep) pulled 3" away from trunk

Set root ball 1" above finished

Scarify sides of pit

Amended soil mix per soil and plant report

 Undisturbed native soil



ARCHITECTURE

115 ROYAL COACHMAN LN KALAMA, WA 98625 TEL. 650.515.0655 WA LIC. #1611 CA LIC. #4161 ID LIC. # LA-16912

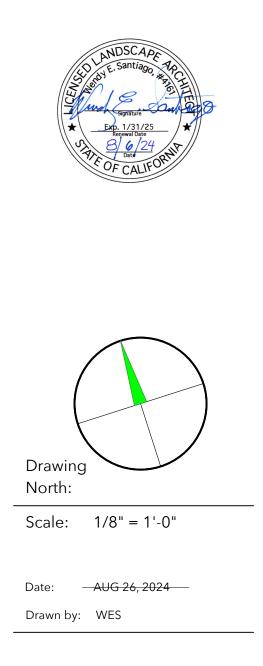
#### **4 UNIT APARTMENT**

328 RAILROAD AVE. S. SAN FRANCISCO, CA

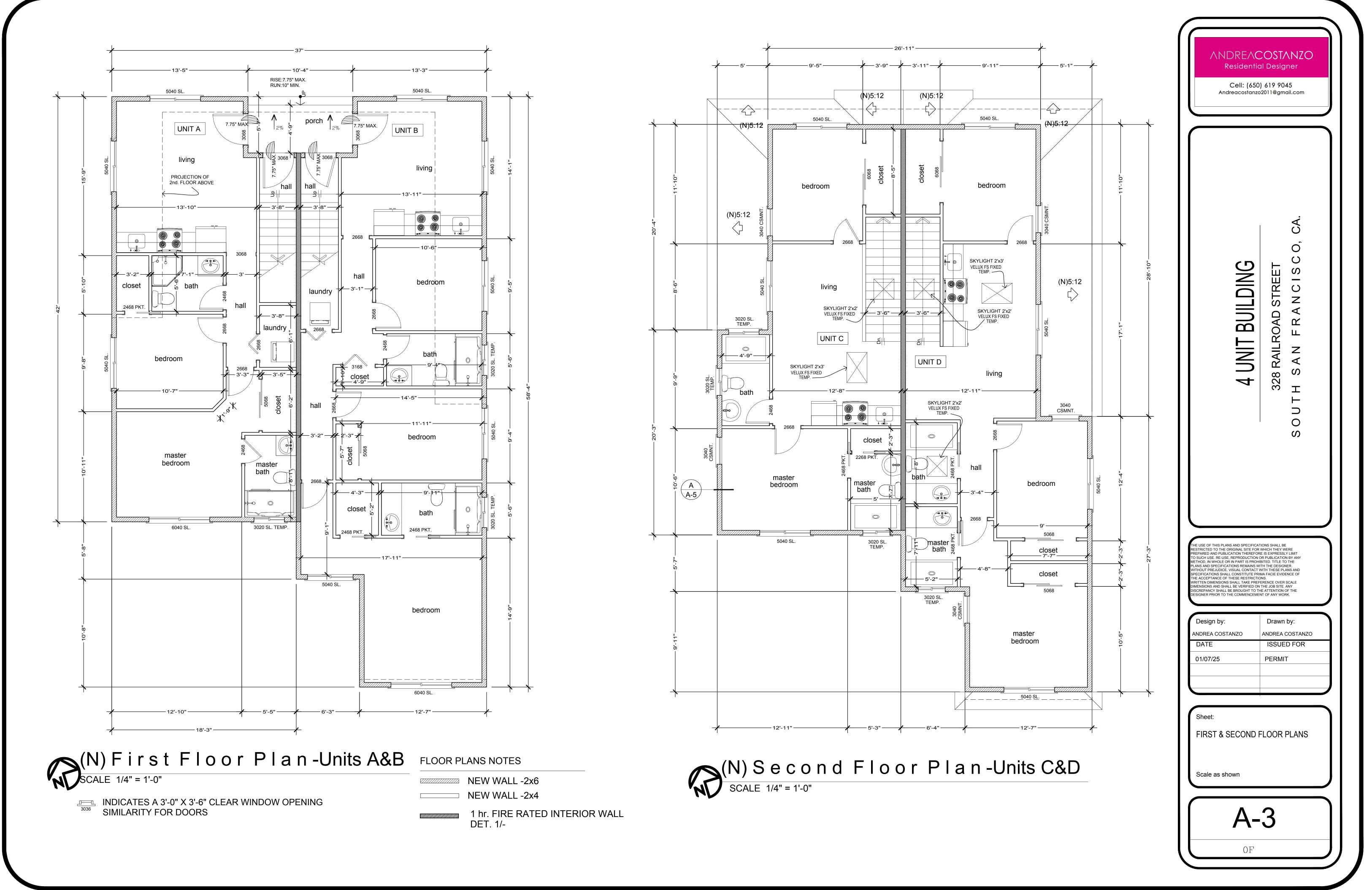
#### LANDSCAPE PLAN

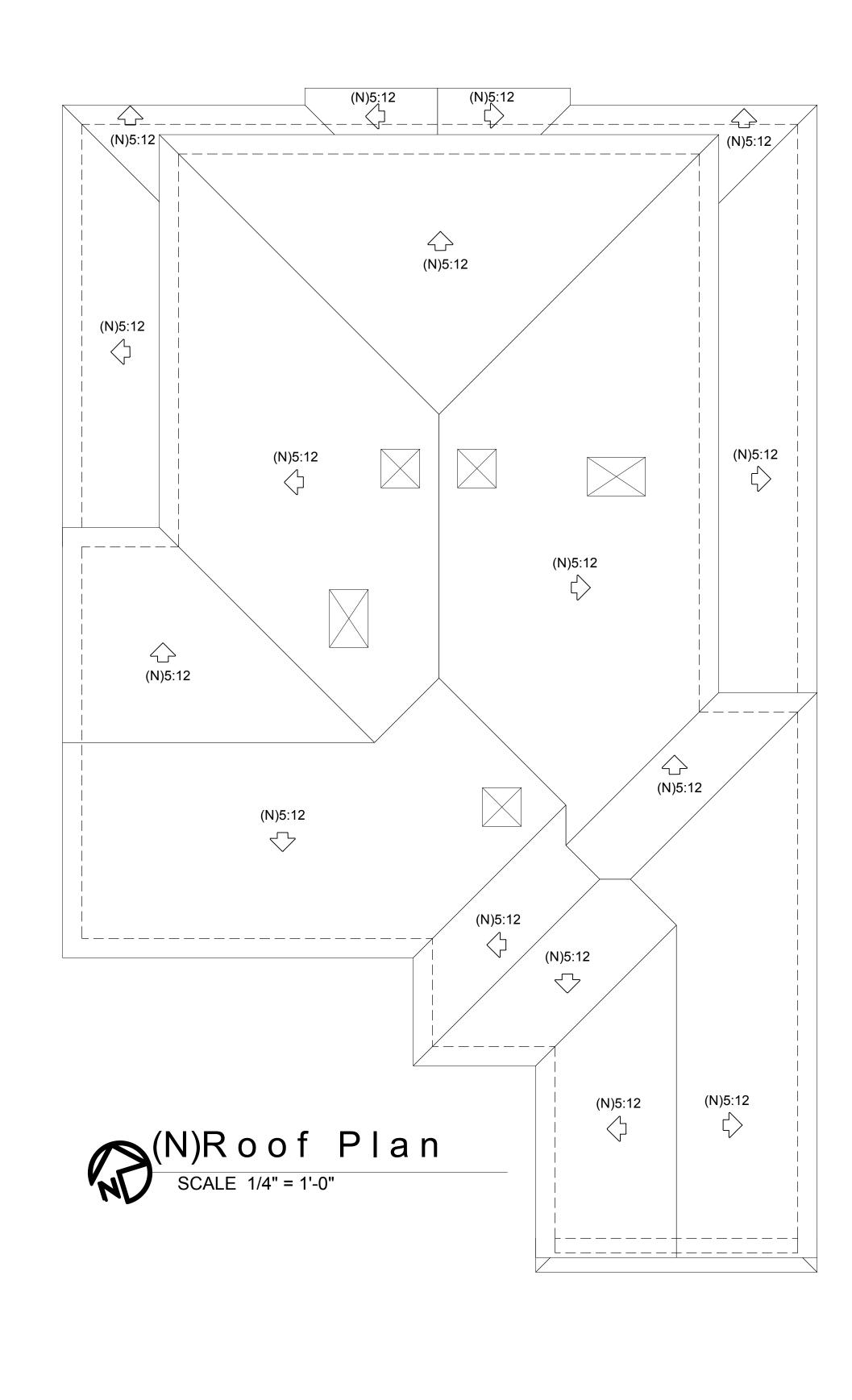
Rev.	lssue	Date
1	ADDED TRASH PER COMMENTS	1/27/2025
	DATED12/23/2024	

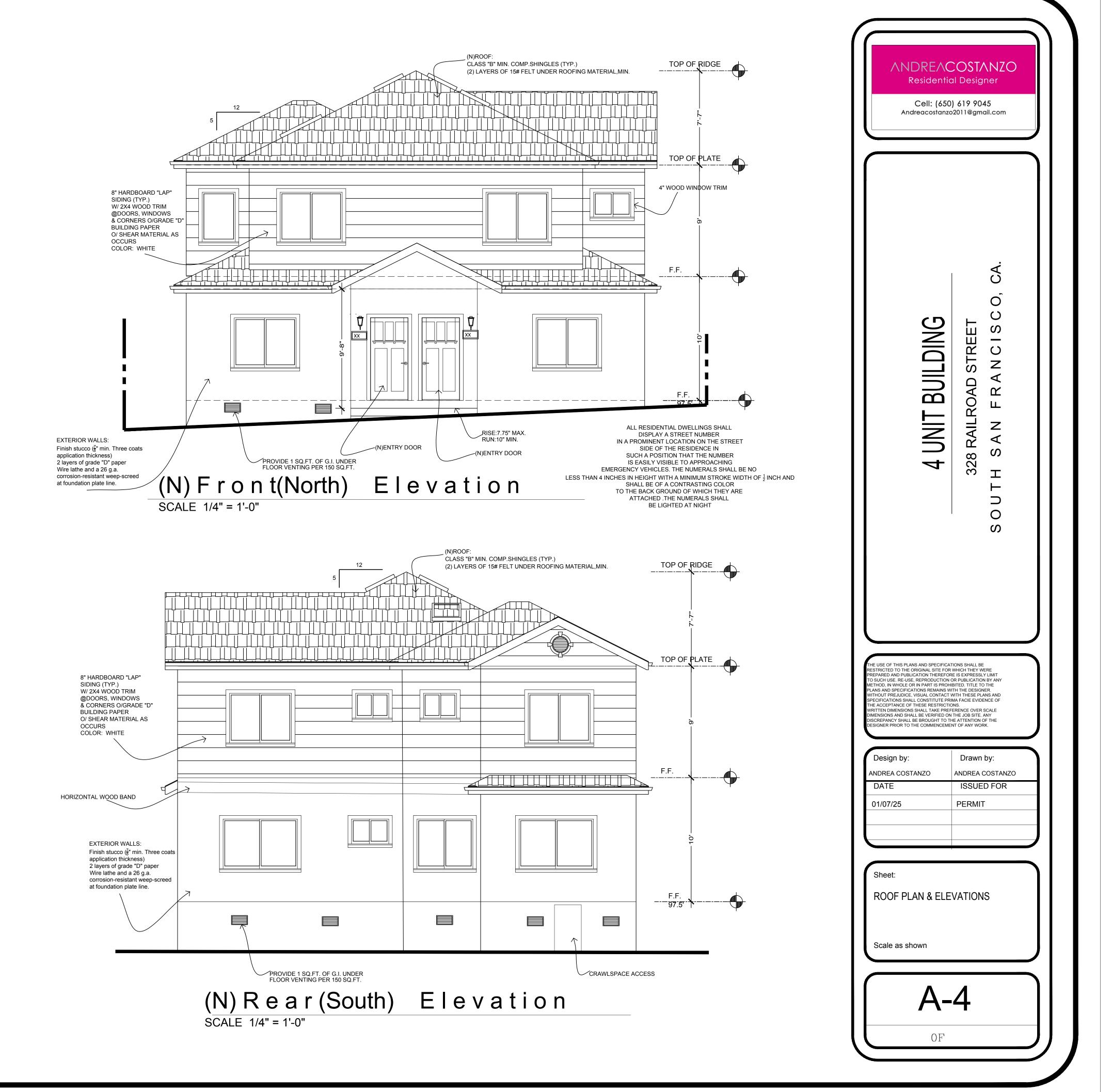
Seal:

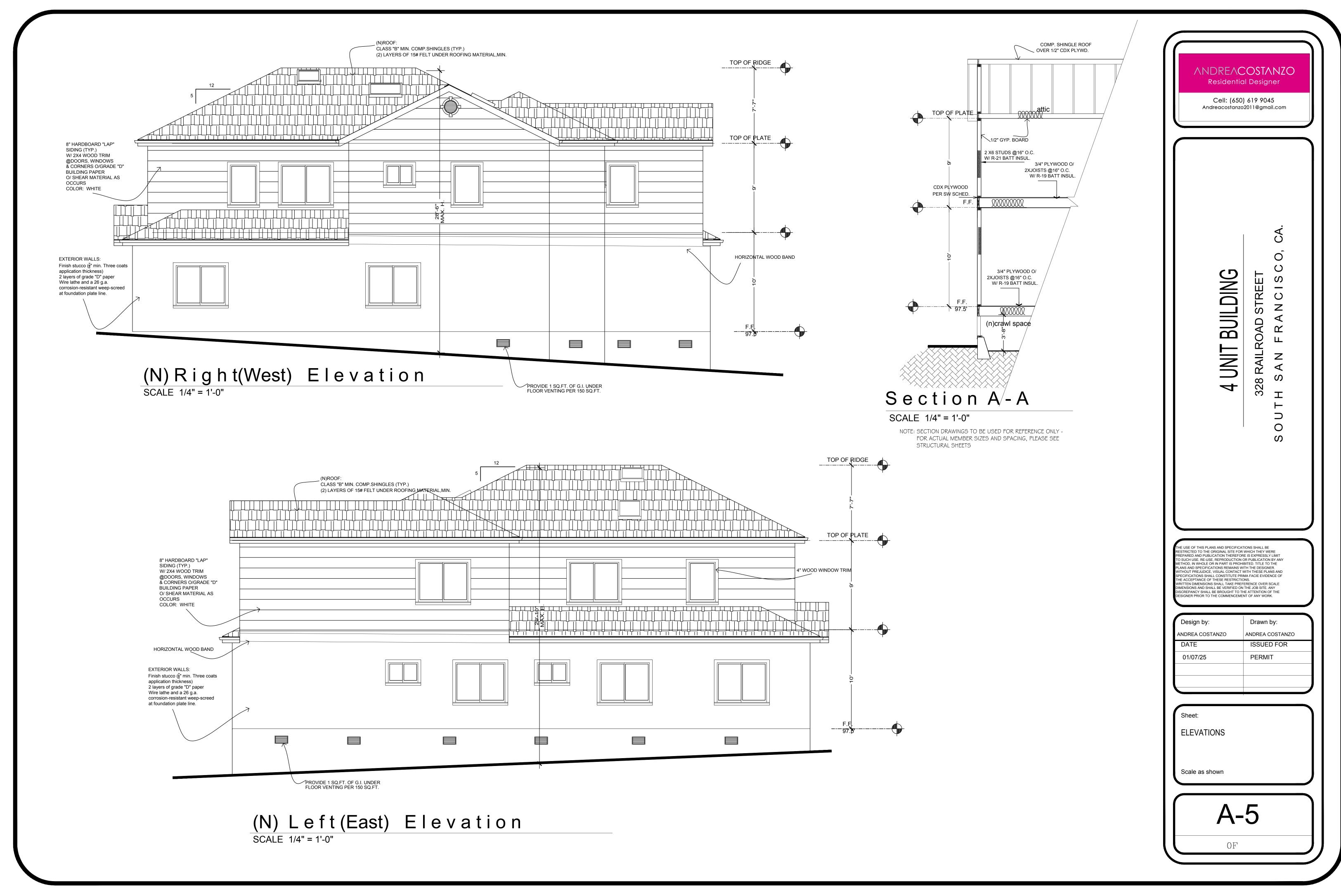


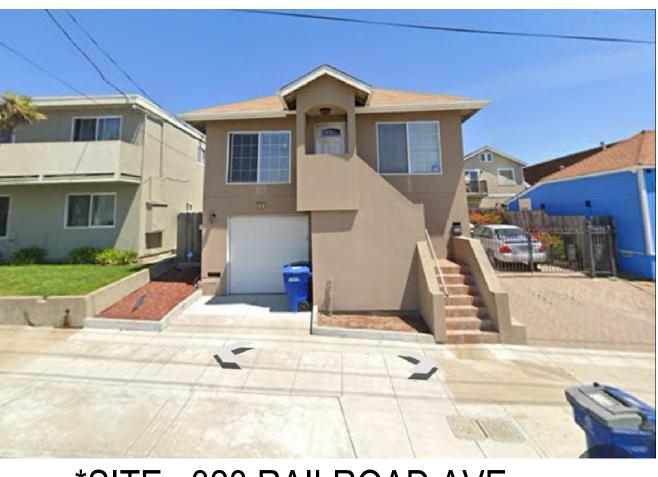












\*SITE : 328 RAILROAD AVE.



324 RAILROAD AVE.



336 1ST. LANE





332-334 RAILROAD AVE.



336 1ST. LANE



\*SITE : FROM THE LANE



327 1ST. LANE



326 RAILROAD AVE.



334 1ST. LANE



\*SITE : FROM THE LANE

# ANDREACOSTANZO Residential Designer

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STREET A N C I S O

# 328 RAILROAD ( H S A N F P \* 4 UNIT

BUILDING

THE USE OF THIS PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREFORE IS EXPRESSLY LIMIT TO SUCH USE. RE-USE, REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH THE DESIGNER. WITHOUT PREJUDICE, VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS. WRITTEN DIMENSIONS SHALL TAKE PREFERENCE OVER SCALE DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER PRIOR TO THE COMMENCEMENT OF ANY WORK.

Drawn by:
ANDREA COSTANZ
ISSUED FOR
PERMIT

A-6

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Sheet:

PHOTOS

Scale as shown