	Abl	oreviations
	A.B. A.C. ADJ. ALUM. APPROX. ARCH. ASPH.	Anchor Bolt Asphalt Concrete Adjustable Aluminum Approximately Architectural Asphalt
	B.U. BD. BLDG. BLK. BLKG. BM. BOT.	Built—Up Board Building Block Blocking Beam Bottom
_	C. C.B. C.J. C.J. C.O.T.G. CAB. CEM CLG. CL. CONT. CONT. CONST. CONT. CORR. CTR. CTR.	Conduit Catch Basin Cast Iron Construction Joint Clean Out To Grade Cabinet Cement Ceiling Closet Clear Column Composition Concrete Construction Continuous Corridor Center Cold Water
	D.S. DBL. DEPT. DET. DIA. DIM. DN. DWG. E.F. E.J. E.P. EA. ELEC.	Downspout Double Department Detail Diameter Dimension Down Drawing Exhaust Fan Expansion Joint Electrical Panel Each Electrical
	ELEV. EMER. E.N. ENC L. EQ. EQUIP. F.A. F.D. F.E. F.P. FDN.	Elevation Emergency End Nailing Enclosure Equal Equipment Fire Alarm Floor Drain Fire Extinguisher Foundation

Glass

H.B.

H.C.

H.M.

INSUL

JAN.

LAM.

MAX.

MEMB.

MFR.

MIN.

MTD.

MTL.

N.I.C.

NOM.

O.C.

O.H. OPG.

OPP.

P.LAM.

PLAS.

PLWD.

PTDF

R.W.L.

REF.

REINF.

REQD

RESIL.

RM.

RWD.

S.B.

S.S.

SEC.

SHT.

SPEC.

SPL.

STA.

STD.

N.T.S.

Grade

Hour

Height

Insulation

Interior

Janitor

Laminate

Lavatory

Maximum

Membrane

Minimum

Mounted

Nominal

Not To Scale

On Center

Overhang

Opening

Opposite

Plate

Plaster

Plywood

Refer To:

Reinforced

Required

Resilient

Redwood

Solid Blocking

Shut Off Valve

Sewer System

Specification

Solid Core

Section

Sheet

Splash

Station

Standard

Room

SCHED. Schedule

STRUC. Structural

SUSP. Suspended

Plastic Laminate

Pressure Treated

Douglas Fir

Rough Opening

Rain Water Leader

Metal

Manufacture

Not In Contract

Light

Joint

Joist Hange

Hose Bib

Hollow Core

Hollow Metal

Inside Diameter

T.O.C. Top Of Concrete

U.O.N. Unless Otherwise

Waste

With

Without

Wood

Weight

Waterproof

Water Closet

T.O.W. Top Of Wall

Top Of Pavement

Top Of Sidewalk

T.O.P.

T.O.S.

W.C.

W/

W/O

WD.

WP.

Green Building Measures

Green Building Mandatory Measures Checklist will be submitted w/ Building Permit submittal.

Walls with 2x6 and larger framing require R−19 insulation Hot water piping insulation as specified in CPC Section 609.11 New Third party HERS verification for ventilation and indoor air quality

Water Efficiency and Conservation

Plumbing fixtures (water closets and urinals) will comply with the following: 1. The effective flush volume of all water closets will not exceed 1.28 gal/flush. 2022 CGC 4.303.1.1

2. The effective flush volume of urinals will not exceed 05. gal/flush. 2022 J—2016 or equivalent; CGC 4.303.1.2 The fittings for faucets and showerheads shall meet the 2. Duct systems are sized according to ANSI/ACCA 1, Manual D-2016 or following standards: 1.5 GPM for faucets and 2.0 GPM for showers. 2022 CGC equivalent; 4.303.1.3 and 4.303.1.4

Enhanced Durability and Reduced Maintenance: Annular spaces around pipes, electric cables, conduits, or other openings in sole/bottom plates at exterior Installer Special Inspector Qualification: HVAC system installers will be trained walls will be rodent-proofed by closing such openings with cement mortar, concrete masonry, or similar method acceptable to enforcing agency. 2022 CGC 4.406.1

Construction Waste Reduction, Disposal and Recycling: A minimum of 60% of Verification: Upon request, verification of compliance w/ this code may include the non-hazardous construction demolition waste generated at the site will be construction documents, plans, specifications, builder/installer certification, inspection reports, or other methods acceptable to the Building Div that show divertedto an offiste recycle, diversion, or salvage facility per City of substantial conformance w/ the 2022 Code requirements. 2022 CGC 703.1 Burlingame Ordinance #1704 and 2022 CGC Section 4.408

Building Maintenance and Operation: An operation and maintenance manual will be provided to the building occupant or owner. 2022 CGC 4.410.1

Fireplaces: Any gas fireplaces will be direct-vent, sealed-combustable type. 2022 CGC 4.503.1

Pollutant Control

 At the time of rough installation, during storage on the construction site, and until final startup of the heating, cooling and ventilation equipment, all duct and other related air distribution components will be covered w/ tape, plastic, sheet metal, or other methods acceptable to the enforcing agency to reduce the amount of water, dust, or debris that may enter the system. 2022 CGC 4.504.1

2. Adhesives, sealants, and caulks used on the project shall follow local and regional air pollution or air quality management district standards per 2022 CGC 4.504.2.1

3. Paints and coatings will comply with VOC limits per 2022 CGC 4.504.2.2 4. Aerosol paints and coatings will meet the Product-wighted MIR limits for ROC and other requirements. 2022 CGC 4.504.2.3 5. Documentation provided that verifies compliance with VOC finish materials.

2022 CGC 4.504.2.4 6. Carpet system installed in the building interior will meet testing and product requirements found in the 2019 California Green Building Code. 2022

. 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 8. Hardwood plywood, particleboard, and medium density fiberboard composite wood products used on the interior and exterior of the building will comply with the low formaldehyde emission standards. 2022 CGC 4.504.5

Interior Moisture Control: A capillary break will be installed if a slab on grade foundation system is used per 2022 CGC 4.502.2. Bldg. materials with the 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 per 2022 CGC 4.505.3.

RECEIVED Indoor Air Quality and Exhaust Exhaust fans that are ENERGY Star—compliant, ducted, and that terminate

10.28.24

CITY OF BURLINGAME **CDD-PLANNING DIVISION** New Duplex at

739 Laurel Ave 739 Laurel Ave. Burlingame, California APN # 029-061-080

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 | Occupancy 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 | Building Code shall be granted for a period not to exceed three days. Holidays are the first | Construction Type 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

Construction hours per Burlingame Municipal Code Section

Monday through Friday: 8AM to 7PM Saturdays: 9AM to 6PM Sundays and Holidays: No work

Construction hours in the City Public right-of-way are limited to weekdays and non-City Holidays between 8:00 AM and 5:00 PM.

Project Data

R-2R-3 (Multi-dwelling housing with garage) 2022 CBC V-B Lot Coverage 10,892 s.f (N) Duplex Unit A/Garage A+B 2,357 s.f 1,552 s.f (N) Duplex Unit B 532 s.f (N) ADU Lot Coverage Percentage Proposed: 4,441 s.f / 10,892 s.f =40.7% Max Lot Coverage Allowed: 50%

Floor Area Ratio Unit A First Floor / Garage Unit A Second Floor Unit B First Floor Unit B Second Floor

2,357 s.f 1,338 s.f 1,552 s.f 1,338 s.f 532 s.f 7,117 s.f Total Living space

General Notes

Finish

Footing

Gauge

Galvanized

Face Of Conc

Face Of Finish

Galvanized Iron

Face Of Stud

F.O.C.

F.O.F.

F.O.S.

FTG.

G.I.

GA.

GALV.

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

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 be 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.

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

2022 California Building Codes, 2022 Residential Building Code (where applicable), 2022 California Mechanical Code, 2022 California Electrical Code, 2022 California Plumbing Code, including all amendments as adopted in Ordinance 1989, and 2022 California Energy Efficiency Standards (Title 24), including Cool Roof requirements.

All applicable state and local codes, ordinances, legislation, as adopted by the City of Burlingame at time of permit application. This includes the 2022 Reach Code Ordinance #1979.

It is the Contractors 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.

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.

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 Architectural 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 | A2.1

assemblies. The Contractor shall take all necessary measures to protect new or existing | A2.3 construction and materials from damage due to weather or any other adverse conditions.

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

No existing tree over 48 inches in circumference at 54 inches from base of tree may be removed without a Protected Tree Permit from the Parks

Any recycling containers, debris boxes or dumpsters for the construction project shall be placed upon the private property, if feasible, as determined | A4.5 by the Community Development Director

The project shall comply with the Construction and Demolition Debris Recycling Ordinance which requires affected demolition, new construction A6.1 and alteration projects to submit a Waste Reduction and Recycling plan and meet requirements; any partial or full demolition of a structure, interior or 1 exterior, shall require a demolition permit

Prior to scheduling the framing inspection the project architect or residential L1.1 designer, or another architect or residential design professional, shall provide an architectural certification that the architectural details shown in \mid L1.3 the approved design which should be evident at framing, such as window locations and bays, are built as shown on the approved plans; architectural \mid L2.1 certification documenting framing compliance with approved design shall be submitted to the Building Division before the final framing inspection shall

Per SB 407 (2009), all non-compliant plumbing fixtures shall be replaced with water conserving fixtures.

Sheet Index

Directory, Vicinity Map, Abbreviation, General Notes, Index

outside the building will be provided in every bathroom. 2022 CGC 4.506.1

fans must be controlled by a humidistat. 2022 CGC 4.506.1

their equipment selected using the following methods:

Manual S-2014 or equivalent. 2022 CGC 4.507

Environmental Comfort

2. Unless functioning as a component of a whole-house ventilation system,

The heating and air-conditioning system has been sized, designed, and have

5. Select heating and cooling equipment in accordance with ANSI/ACCA 3,

and certified in the proper installation of HVAC systems and equipment by a

recognized training/certification program per 2022 CGC 702.1. When required

by the enforcing agency, shall employ Special Inspectors. 2022 CGC 702.2

1. Heat Loss/Heat Gain values in accordance with ANSI/ACCA 2 Manual

Demo Site Plan A1.1 Proposed Site Plan A1.2 Proposed Utility Pan A1.3 Block Average Calculations A1.4 City Details A1.5 Storm Water Management Plan Unit A Floor Plans: First Floor Unit A Floor Plans: Second Floor Unit B Floor Plans: First Floor

Unit B Floor Plans: Second Floor A2.4 A2.5 ADU Floor Plan A2.6 Floor Area Calculations Unit A Roof Plan A3.2 Unit B Roof Plan

A3.3 ADU Roof Plan A4.1 Exterior Elevations: Unit A A4.2 Exterior Elevations: Unit A A4.3 Exterior Elevations: Unit B Exterior Elevations: Unit B

A4.4 Exterior Elevations: ADU Section: Unit A Render

Landscape Plan: Vegetation Planting Pictures MWELO Forms

Topographic Survey

Landscape Plan: Irrigation

Erosion Control

Best Management Practices

Project Directory

Rajiv Gujral 1325 Howard Ave. Burlingame, CA 94010

Voice: (650) 539-5690 Architect Richard Terrones

Dreilling Terrones Architecture Inc. 1103 Juanita Avenue Burlingame, CA 94010 Voice: (650) 696-1200 Cell: (650) 759-1211 Fax: (650) 343-9685

Scope of Work

- Demo all existing structures - Demo all landscaping - Construct New Duplex and ADU

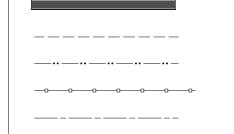
- New site landscaping

Deferred Approvals

- New Fire Sprinkler System throughout new residences, Unit A & B, and ADU

Legend

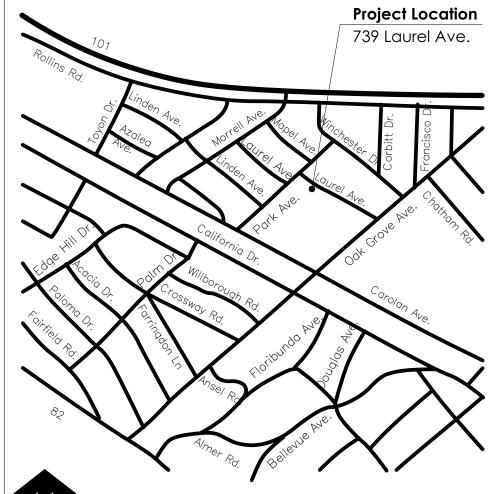
-Grid Number -Door Number -Keynote -Sheet Number -Section -Sheet Number -Interior Elevation -Sheet Number



New wood / framed wall Object to be demolished Line of object above Fence line

Center line

Vicinity Map



O 0 3

Abbrev., Green Measures, Proj. Dat, Index, Directory,

2332

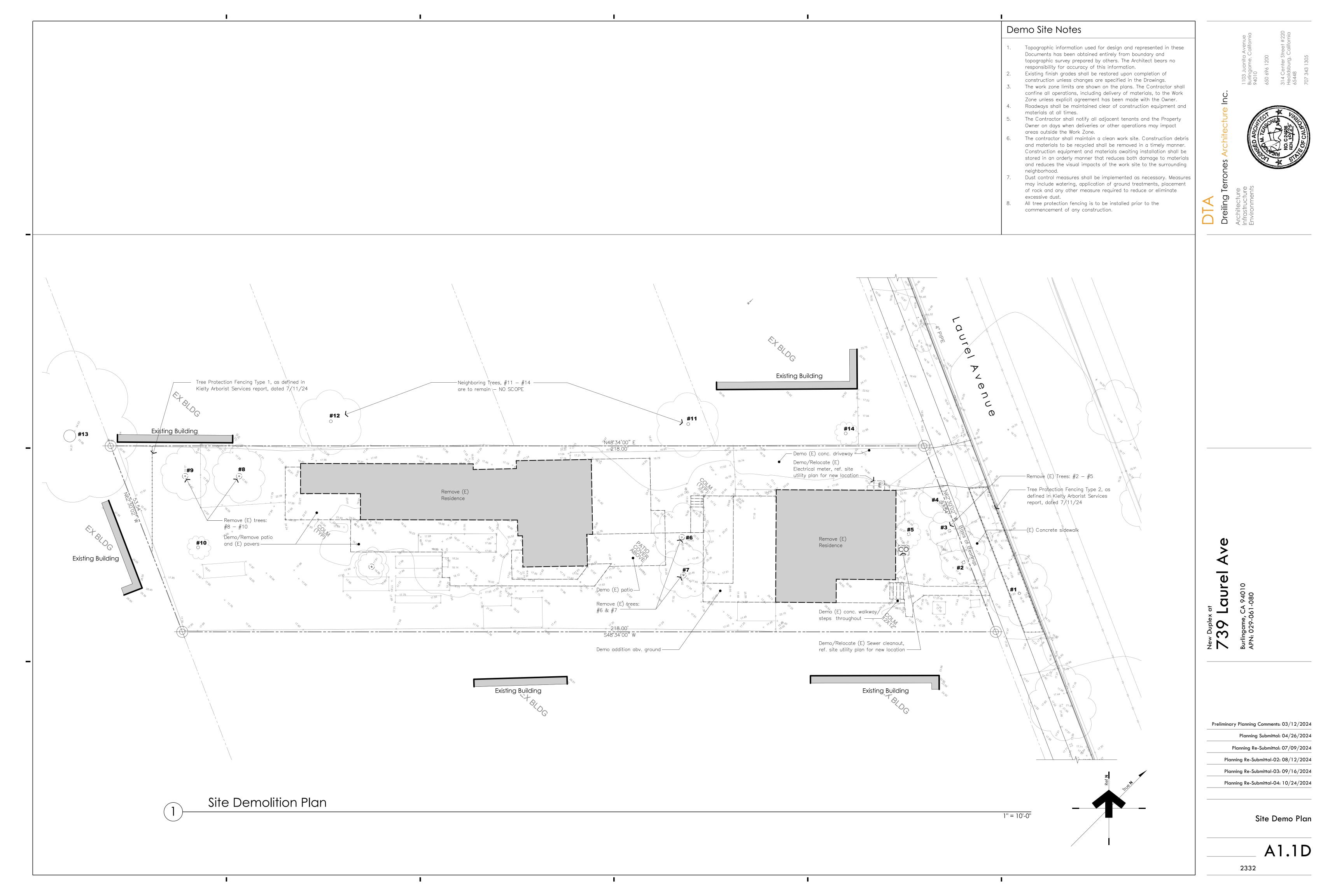
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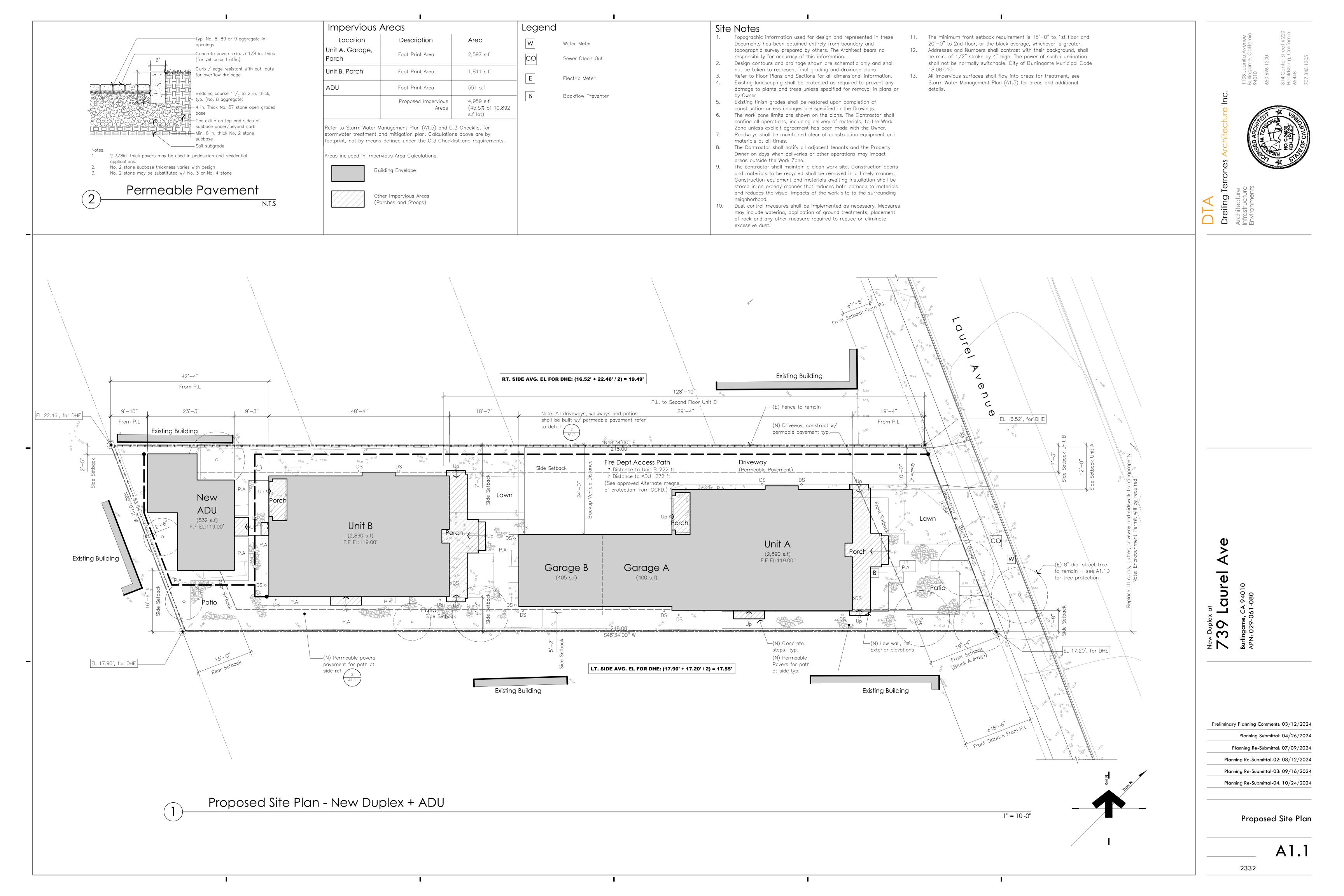
Preliminary Planning Comments: 03/12/2024 Planning Submittal: 04/26/2024

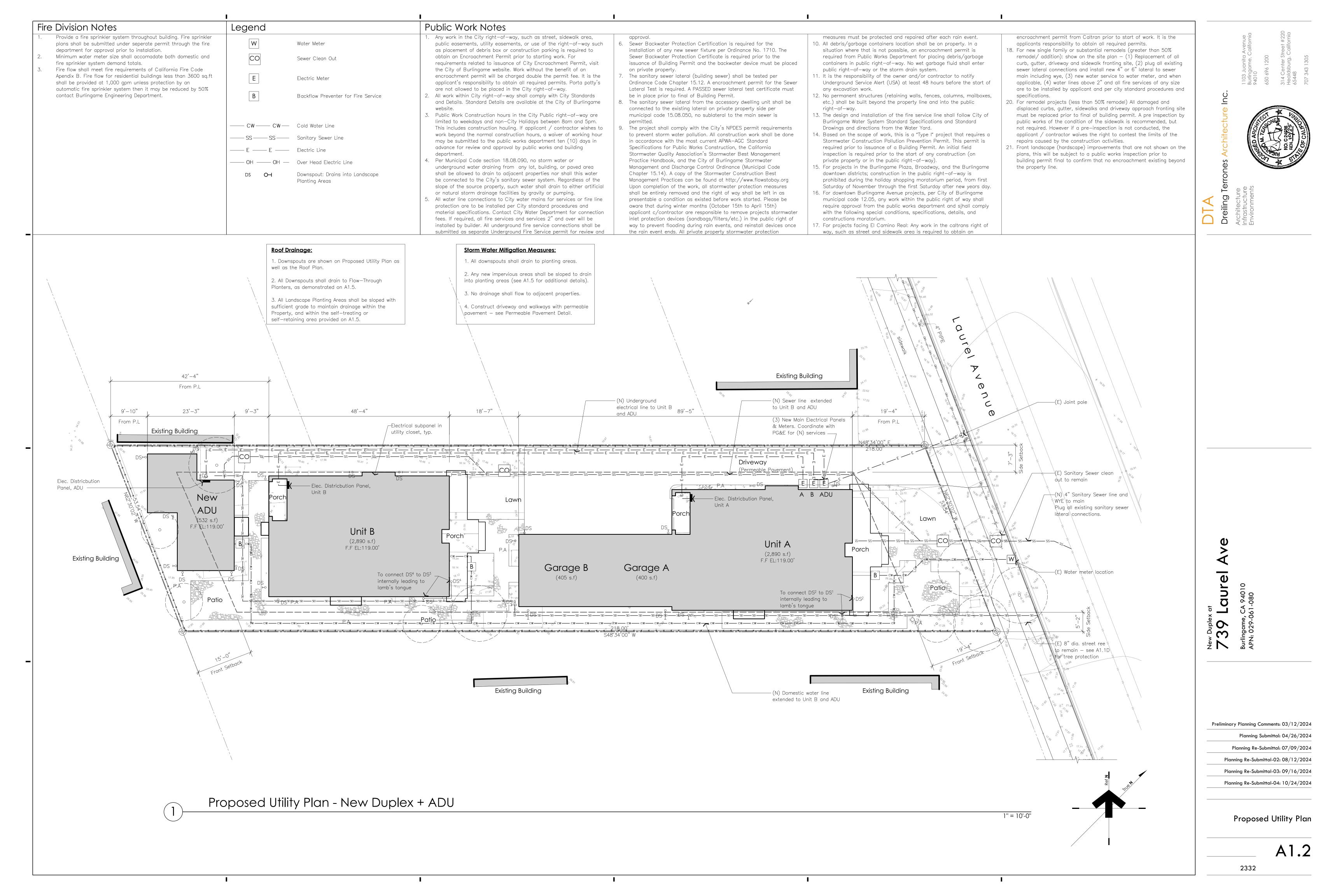
Planning Re-Submittal: 07/09/2024 Planning Re-Submittal-02: 08/12/2024 Planning Re-Submittal-03: 09/16/2024

Planning Re-Submittal-04: 10/24/2024

Legend, Vicinity Map







	Note: The R1 zoning district requires the front setback line for any new structure to be the average of the actual front setback of such existing structures, including the existing structure on the subject property, located on the same side of the same block, if such average exceeds 15 feet. The measurment shall be taken from the front property line to the nearest wall or covered projection of any existing structures. Excluded from the average front setback calculation shall be corner lots and the least and greatest existing front setbacks. For blocks that contain fewer than five parcels, the average front setback shall be based on the interior lots.	/11 Laurel 21 –4	nes Architecture Inc.
Corne Ic. nc. Peluced in calculations To a calculations Laurel Ave.	Least existing front setback not included in calculations 735 739 Property line refer to Site Plan (E) Concrete sidewalk	Corner lot not included in calculations (Corner not included)	New Duplex at 739 Laurel Ave Burlingame, CA 94010 APN: 029-061-080
			Preliminary Planning Comments: 03/12/20 Planning Submittal: 04/26/20 Planning Re-Submittal: 07/09/20 Planning Re-Submittal-02: 08/12/20 Planning Re-Submittal-03: 09/16/20 Planning Re-Submittal-04: 10/24/20 Block Average Calculation A1.6 2332

A.3 Project APN:



Stormwater Checklist for Small Projects Municipal Regional Stormwater Permit (MRP 3.0)

Complete this form for smaller detached single-family home projects that are not part of a larger plan of development and create and/or replace less than 10,000 square feet of impervious surface; or for all other types of projects that create and/or replace 2,500 square feet or more and less than 5,000 square feet of impervious surface.

For larger detached single-family home projects that create and/or replace 10,000 square feet of impervious surface and other projects that create and/or replace 5,000 square feet or more of impervious surface, use the C.3-C.6 Development Review Checklist.

A. Project Information A.1 Project Name: New Duplex A.2 Project Address: 739 Laurel Ave

029-061-080

B. Select Appropriate Site Design Measures

B.1 Does the project create and/or replace 2,500 square feet or more of impervious surface?

> If yes, the project must include at least one of the Site Design Measures listed below in section a through f.¹ Fact sheets regarding site design measures a through f may be downloaded on the New Development page of the Flowstobay website: (https://www.flowstobay.org/preventing-stormwater-pollution/with-new-redevelopment/c-3-regulated-projects)

> If no, the project applicant shall be encouraged to implement appropriate site design measures from the list below, which may be required at municipality discretion. Consult with municipal staff about requirements for your project.

B.2 On the list below, indicate whether each site design measure is included in the project plans and the plan sheet number:

No Plan Sheet No. Site Design Measure

	0	•	N/A	Direct roof runoff into cisterns or rain barrels and use rainwater for irrigation or other non-potable use.
	•	0	A1.2	b. Direct roof runoff onto vegetated areas.
	•	0	A1.2	c. Direct runoff from sidewalks, walkways, and/or patios onto vegetated areas.
	•	0	A1.2	d. Direct runoff from driveways and/or uncovered parking lots onto vegetated areas.
	•	0	A1.1	e. Construct sidewalks, walkways, and/or patios with permeable surfaces.
	•	0	A1.1	f. Construct bike lanes, driveways, and/or uncovered parking lots with permeable surfaces.
	0	•	N/A	g. Minimize land disturbance and impervious surface (especially parking lots).
	0	•	N/A	h. Maximize permeability by clustering development and preserving open space.
_	0	•	N/A	i. Use micro-detention, including distributed landscape-based detention.
_	0	•	N/A	j. Protect sensitive areas, including wetland and riparian areas, and minimize changes to the natural topography.
_	0	•	N/A	k. Self-treating area (see Section 4.1 of the C.3 Regulated Projects Guide)
	_	_		

N/A I. Self-retaining area (see Section 4.2 of the C.3 Regulated Projects Guide)

¹ See MRP Provision C.3.i.i

Last modified 7/1/23

Stormwater Checklist for Small Projects

C. Select appropriate source controls (Encouraged for all projects; may be required at municipal discretion. Consult municipal staff.) Are these | Features that Is source control Source control measures² features in | require source measure included (Refer to Local Source Control List for detailed requirements) project? controls in project plans? Yes No Sheet No. ☐ Storm Drain Mark on-site inlets with the words "No Dumping! Flows to Bay" or equivalent.

. ioo. Braine	rame interior from drains to samtary sewer [or promote].	L. I	12	
Parking garage	Plumb interior parking garage floor drains to sanitary sewer. ⁴		X	
Landscaping	 Retain existing vegetation as practicable & consider regenerative practices.⁴ Select diverse species appropriate to the site. Include plants that are pest-and/or disease-resistant, drought-tolerant, and/or attract beneficial insects. Use Integrated Pest Management (i.e., minimize pesticide & fertilizer use.) Use efficient irrigation system; design to minimize runoff. 	×	Б	L1.1
Pool/Spa/Fountain	Provide connection to the sanitary sewer to facilitate draining. ⁴		X	
Food Service Equipment (non- residential)	Provide a sink or other area for equipment cleaning, which is: Connected to a grease interceptor prior to sanitary sewer discharge. Large enough for the largest mat or piece of equipment to be cleaned. Indoors or in an outdoor roofed area designed to prevent stormwater run-on and run-off, and signed to require equipment washing in this area.		×	
Refuse Areas	 Provide a roofed and enclosed area for dumpsters, recycling containers, etc., designed to prevent stormwater run-on and runoff. Connect any drains in or beneath dumpsters, compactors, and tallow bin areas serving food service facilities to the sanitary sewer.⁴ 		X	
Outdoor Process Activities ⁵	 Perform process activities either indoors or in roofed outdoor area, designed to prevent stormwater run-on and runoff, and to drain to the sanitary sewer.⁴ 		X	
Outdoor Equipment/ Materials Storage	 Cover the area or design to avoid pollutant contact with stormwater runoff. Locate area only on paved and contained areas. Roof storage areas that will contain non-hazardous liquids, drain to sanitary sewer³, and contain by berms or similar. 		X	
Vehicle/ Equipment Cleaning	 Roof, pave and berm wash area to prevent stormwater run-on and runoff, plumb to the sanitary sewer⁴, and sign as a designated wash area. Commercial car wash facilities shall discharge to the sanitary sewer.⁴ 		X	
Vehicle/ Equipment Repair and Maintenance	 Designate repair/maintenance area indoors, or an outdoors area designed to prevent stormwater run-on and runoff and provide secondary containment. Do not install drains in the secondary containment areas. No floor drains unless pretreated prior to discharge to the sanitary sewer.⁴ Connect containers or sinks used for parts cleaning to the sanitary sewer.⁴ 		X	
Fuel Dispensing Areas	 Fueling areas shall have impermeable surface that is a) minimally graded to prevent ponding and b) separated from the rest of the site by a grade break. Canopy shall extend at least 10 ft. in each direction from each pump and drain away from fueling area. 		X	
Loading Docks	 Cover and/or grade to minimize run-on to and runoff from the loading area. Position downspouts to direct stormwater away from the loading area. Drain water from covered/roofed loading dock areas to the sanitary sewer.⁴ Install door skirts between the trailers and the building. 		X	
Fire Sprinklers	■ Design for discharge of fire sprinkler test water to landscape or sanitary sewer ⁴		X	
Miscellaneous Drain or Wash Water	 Drain condensate of air conditioning units to landscaping. Large air conditioning units may connect to the sanitary sewer.⁴ Roof drains shall drain to unpaved areas where practicable. Drain boiler drain lines, roof top equipment, all washwater to sanitary sewer⁴. 		X	

² See MRP Provision C.3.a.i.(7).

Copper

³ Any connection to the sanitary sewer system is subject to sanitary district approval.

⁴ See the regenerative landscaping principles and practices developed by ReScape California (formerly Bay-Friendly) at www.rescapeca.org ⁵ Businesses that may have outdoor process activities/equipment include machine shops, auto repair, industries with pretreatment facilities.

dispose properly offsite. See flyer "Requirements for Architectural Copper."

Last modified 7/1/23

Stormwater Checklist for Small Projects

D. Implement construction Best Management Practices (BMPs) (Required for all projects.) ☐ Yes 🗵 No D.1 Is the site a "High Priority Site"? (Municipal staff will make this determination; if the answer is yes, the project will be referred to construction site inspection staff for monthly stormwater inspections during the wet season - October 1 through April 30.) ("High Priority Sites" require a grading permit,

are "hillside projects" [defined as disturbing ≥ 5,000 sq. ft. of land area and a slope based on municipal criteria or map or ≥ 15%] are adjacent to a creek, or are otherwise high priority for stormwater protection during construction per MRP Provision C.6.e.ii(2).)

D.2 All projects require appropriate stormwater BMPs during construction - indicate which BMPs are included in the project, below. Yes No Best Management Practice (BMP)

Attach the San Mateo Countywide Water Pollution Prevention Program's construction BMP plan sheet to project plans and require contractor to implement the applicable BMPs on the plan sheet.⁶ Temporary erosion controls to stabilize all denuded areas until permanent erosion controls are established. Delineate with field markers the following areas: clearing limits, easements, setbacks, sensitive or critical

areas, buffer zones, trees to be protected and retained, and drainage courses. Provide notes, specifications, or attachments describing the following: Construction, operation and maintenance of erosion and sediment controls, include inspection frequency; Methods and schedule for grading, excavation, filling, clearing of vegetation, and storage and disposal of

excavated or cleared material; Specifications for vegetative cover & mulch, include methods and schedules for planting and fertilization; Provisions for temporary and/or permanent irrigation.

Perform clearing and earth moving activities only during dry weather.

Use sediment controls or filtration to remove sediment when dewatering and obtain all necessary permits. Protect all stormdrain inlets in vicinity of site using sediment controls (e.g., berms, socks, fiber rolls, or filters.)

Trap sediment on-site, using BMPs such as sediment basins or traps, earthen dikes or berms, silt fences. check dams, compost blankets or jute mats, covers for soil stockpiles, etc.

Divert on-site runoff around exposed areas; divert off-site runoff around the site (e.g., swales and dikes).

Protect adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips,

sediment barriers or filters, dikes, mulching, or other measures as appropriate. ☐ Limit construction access routes and stabilize designated access points.

No cleaning, fueling, or maintaining vehicles on-site, except in a designated area where washwater is

contained and treated.

Store, handle, and dispose of construction materials/wastes properly to prevent contact with stormwater. Contractor shall train and provide instruction to all employees/subcontractors re: construction BMPs.

Control and prevent the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, washwater or sediments, rinse water from architectural copper, and non-stormwater discharges to storm drains and watercourses.

Name of applicant completing the form: Richard Terrones

Date: 6/20/24 E. Comments (for municipal staff use only):

F. NOTES (for municipal staff use only)

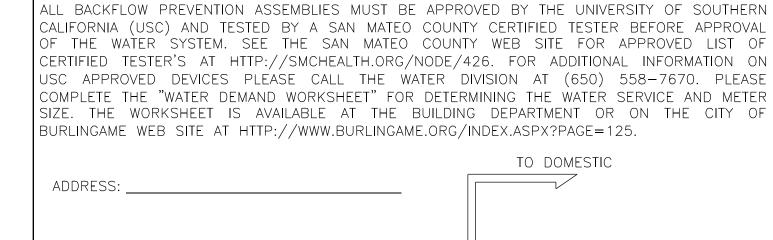
Section A Notes: Section B Notes:

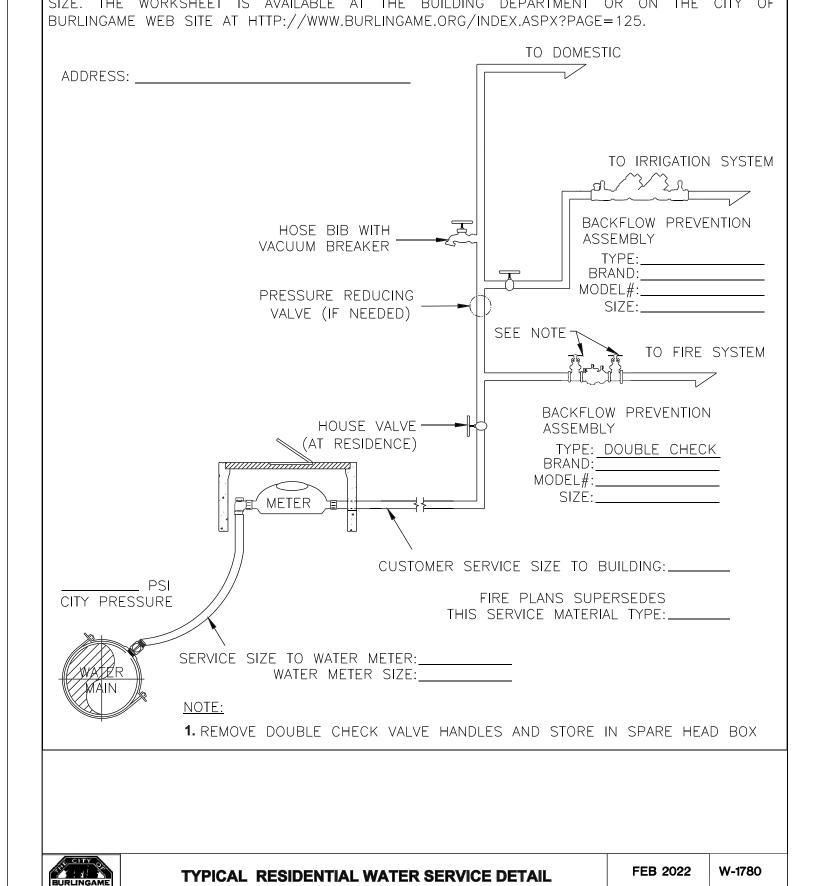
Section C Notes:_

Section D Notes:__

⁶ Ask municipal staff for the SMCWPPP Construction BMP Plan Sheet.

Last modified 7/1/23

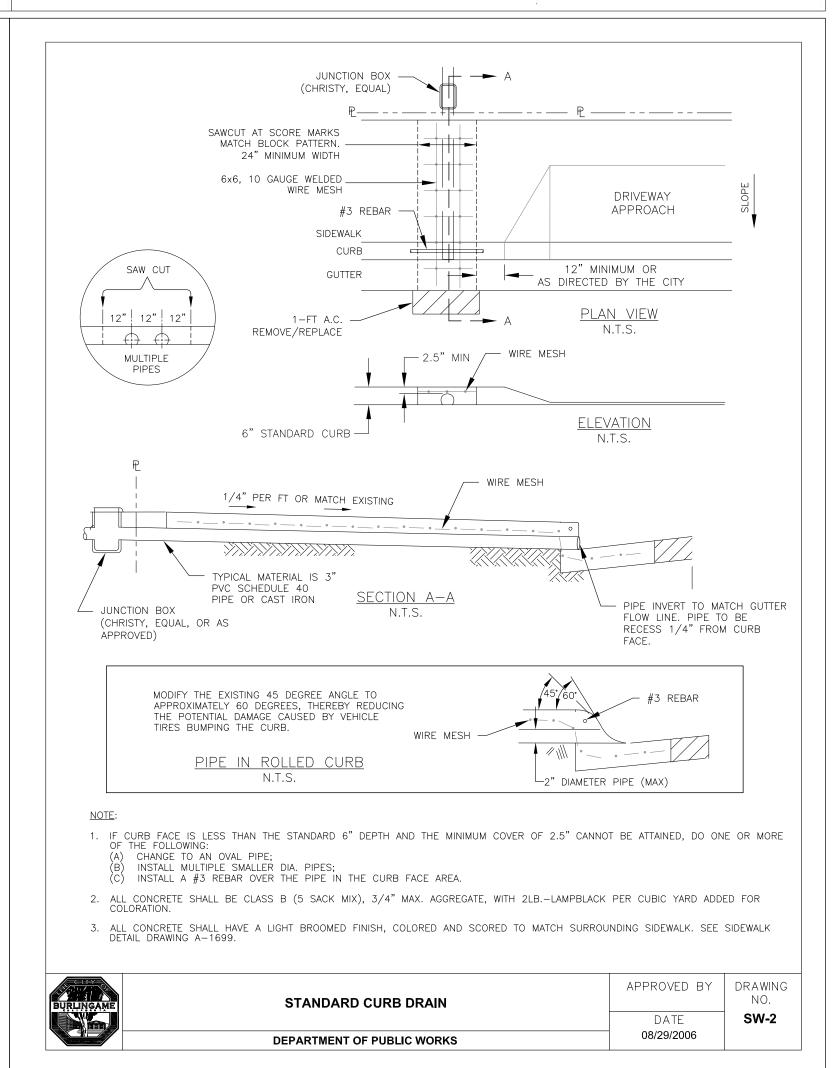


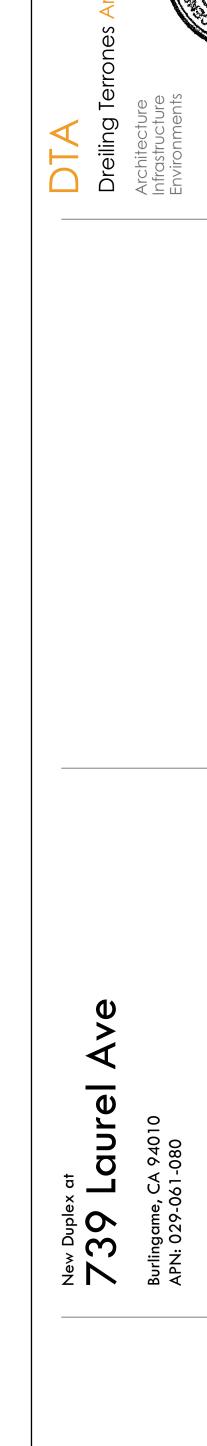


(WITH FIRE SYSTEM)

NONE

1 OF 1



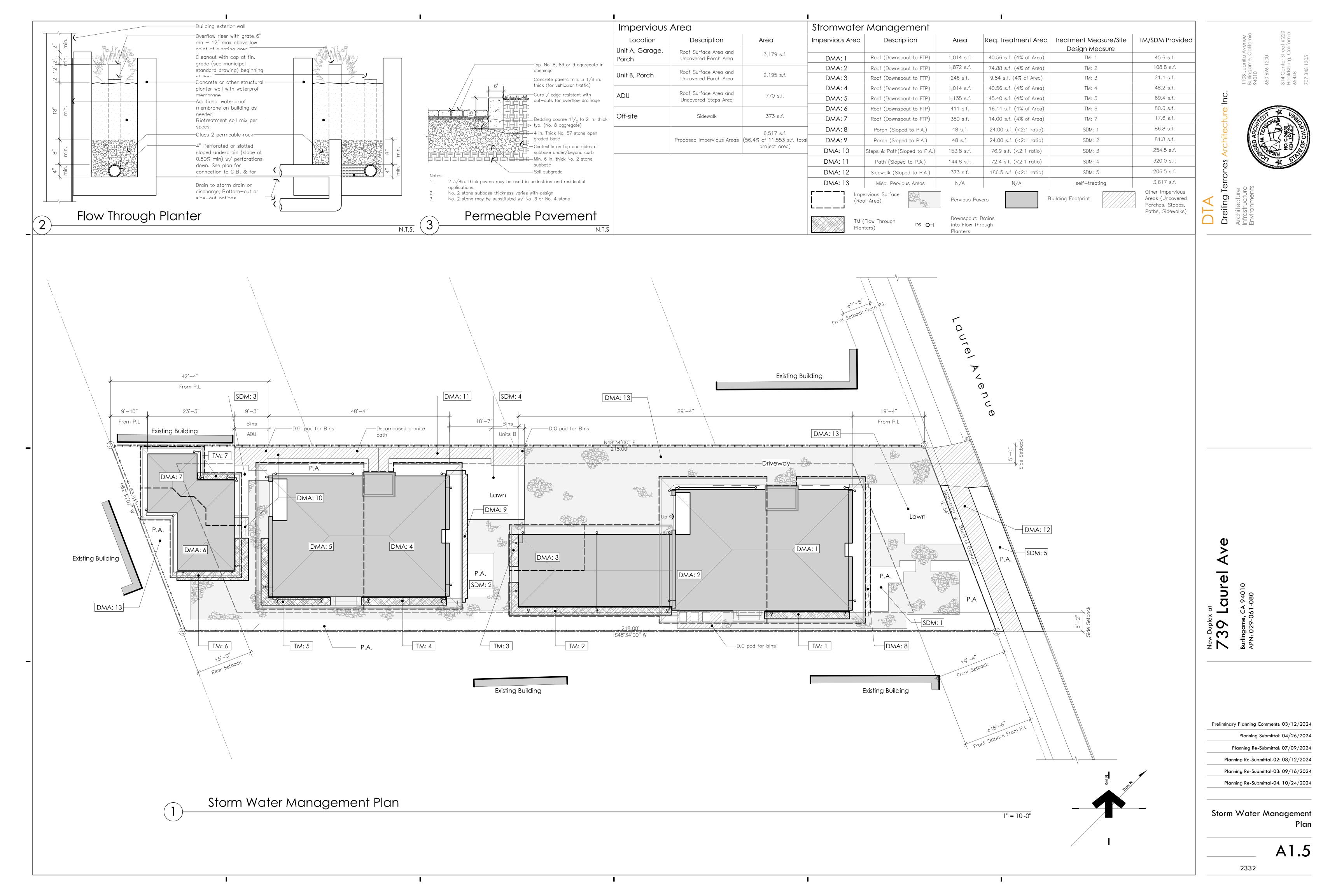


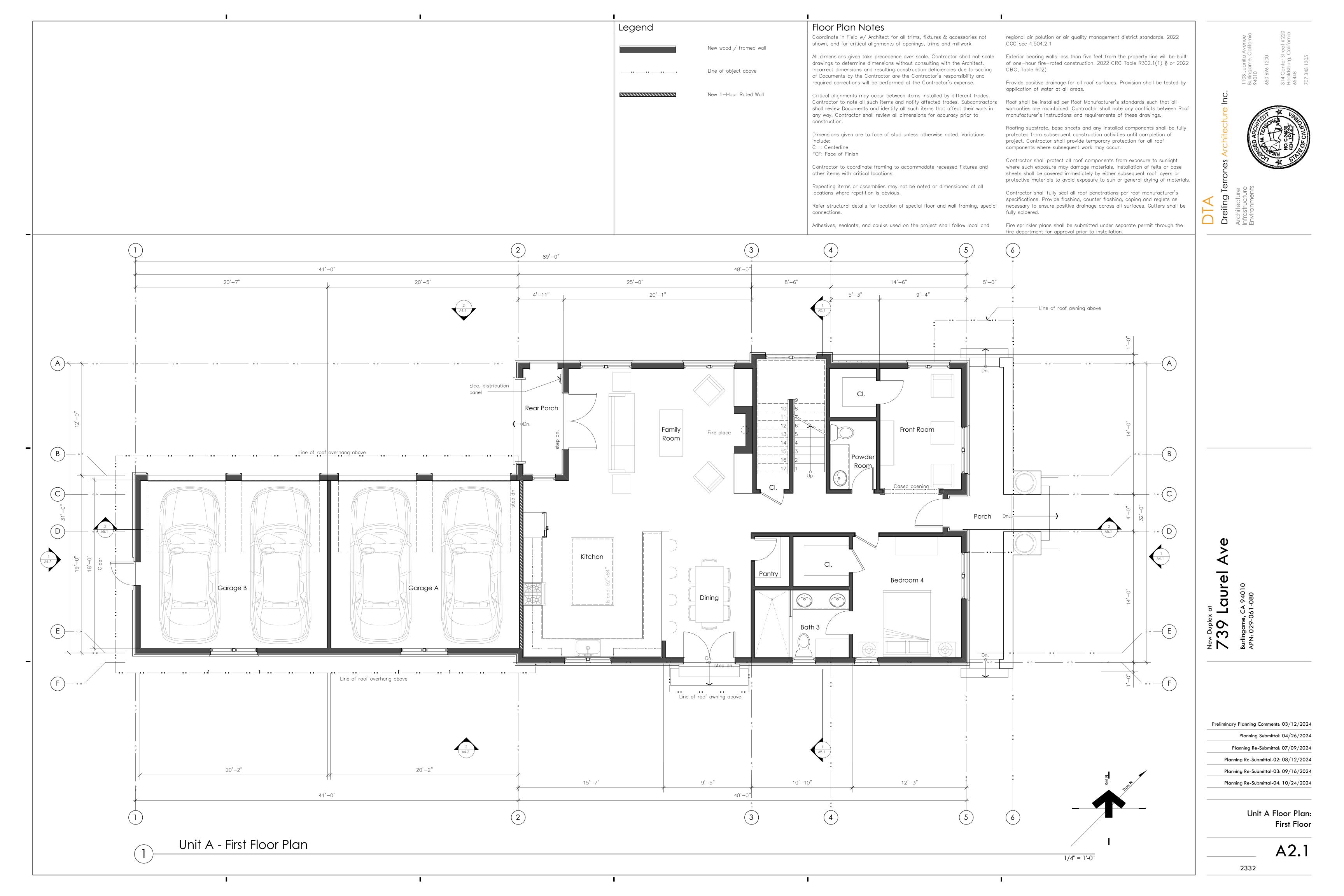
Preliminary Planning Comments: 03/12/2024

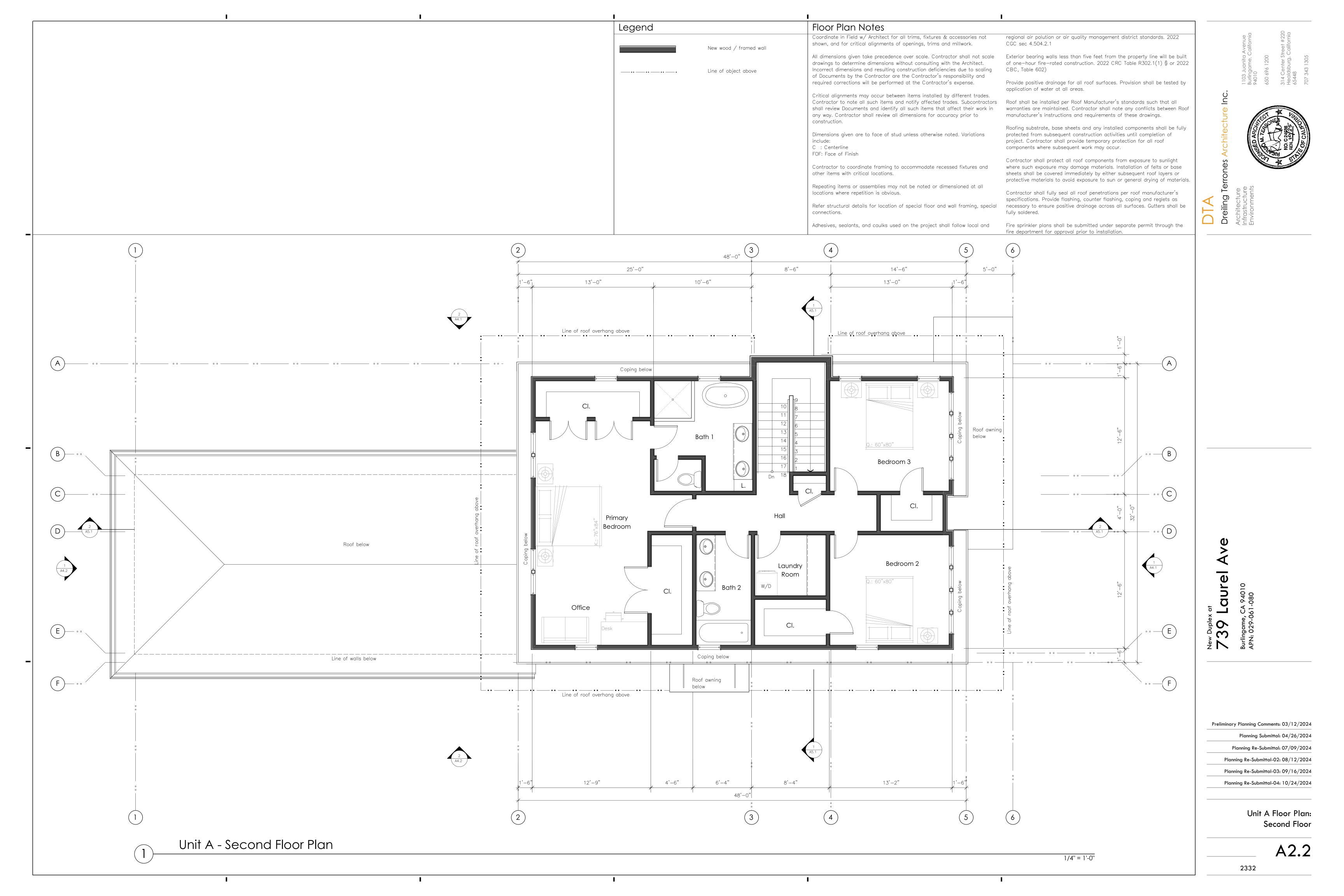
Planning Submittal: 04/26/2024 Planning Re-Submittal: 07/09/2024

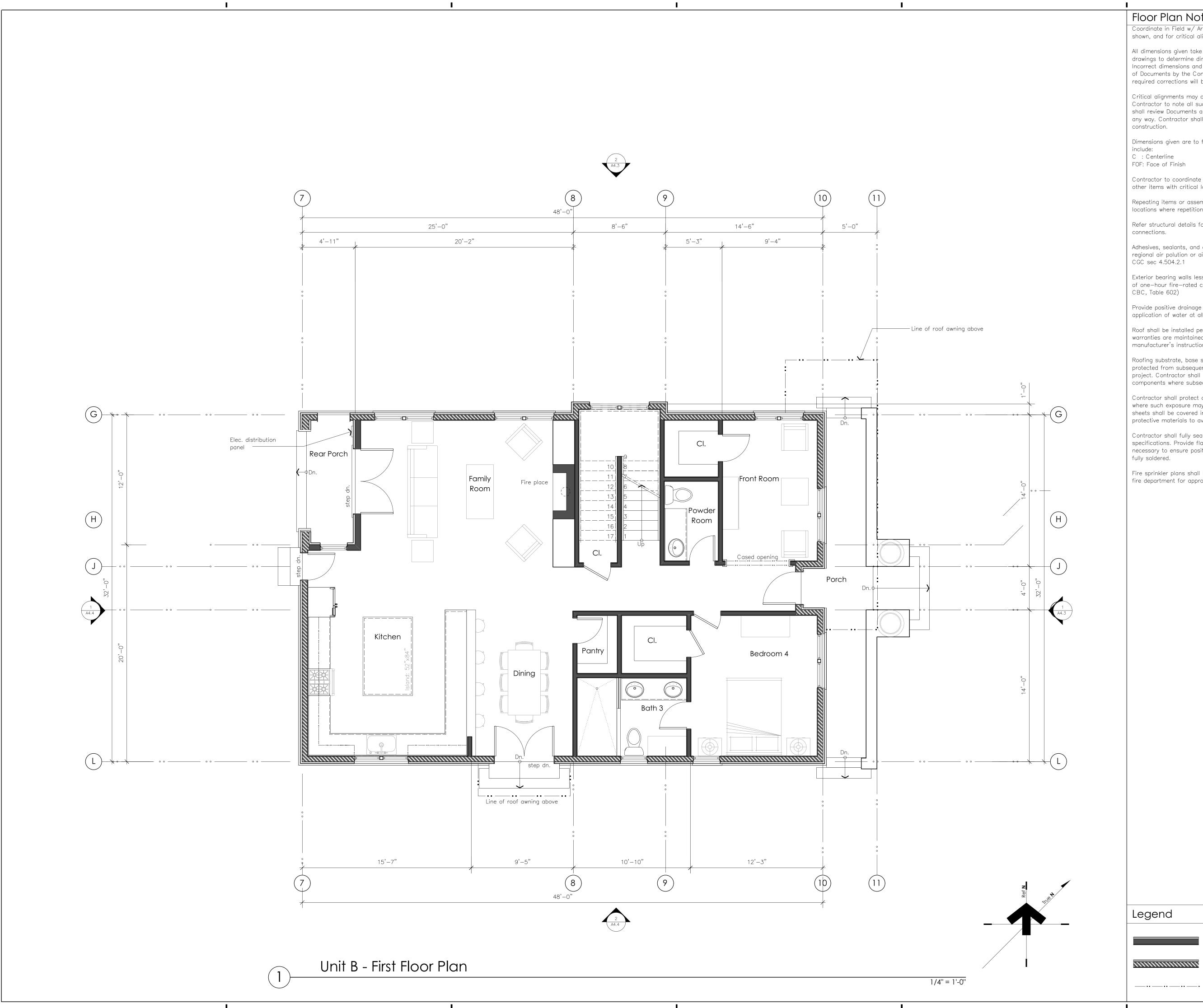
Planning Re-Submittal-02: 08/12/2024 Planning Re-Submittal-03: 09/16/2024 Planning Re-Submittal-04: 10/24/2024

> City Details Stormwater Checklist









Floor Plan Notes

Coordinate in Field w/ Architect for all trims, fixtures & accessories not shown, and for critical alignments of openings, trims and millwork.

All dimensions given take precedence over scale. Contractor shall not scale drawings to determine dimensions without consulting with the Architect. Incorrect dimensions and resulting construction deficiencies due to scaling of Documents by the Contractor are the Contractor's responsibility and required corrections will be performed at the Contractor's expense.

Critical alignments may occur between items installed by different trades. Contractor to note all such items and notify affected trades. Subcontractors shall review Documents and identify all such items that affect their work in any way. Contractor shall review all dimensions for accuracy prior to

Dimensions given are to face of stud unless otherwise noted. Variations

Contractor to coordinate framing to accommodate recessed fixtures and other items with critical locations.

Repeating items or assemblies may not be noted or dimensioned at all locations where repetition is obvious.

Refer structural details for location of special floor and wall framing, special

Adhesives, sealants, and caulks used on the project shall follow local and regional air polution or air quality management district standards. 2022 CGC sec 4.504.2.1

Exterior bearing walls less than five 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)

Provide positive drainage for all roof surfaces. Provision shall be tested by application of water at all areas.

Roof shall be installed per Roof Manufacturer's standards such that all warranties are maintained. Contractor shall note any conflicts between Roof manufacturer's instructions and requirements of these drawings.

Roofing substrate, base sheets and any installed components shall be fully protected from subsequent construction activities until completion of project. Contractor shall provide temporary protection for all roof components where subsequent work may occur.

Contractor shall protect all roof components from exposure to sunlight where such exposure may damage materials. Installation of felts or base sheets shall be covered immediately by either subsequent roof layers or protective materials to avoid exposure to sun or general drying of materials.

Contractor shall fully seal all roof penetrations per roof manufacturer's specifications. Provide flashing, counter flashing, coping and reglets as necessary to ensure positive drainage across all surfaces. Gutters shall be

New wood / framed wall

New 1 — Hour Rated Wall

Line of object above

Fire sprinkler plans shall be submitted under separate permit through the fire department for approval prior to installation.



Laurel w Duple 39

Preliminary Planning Comments: 03/12/2024

Planning Submittal: 04/26/2024

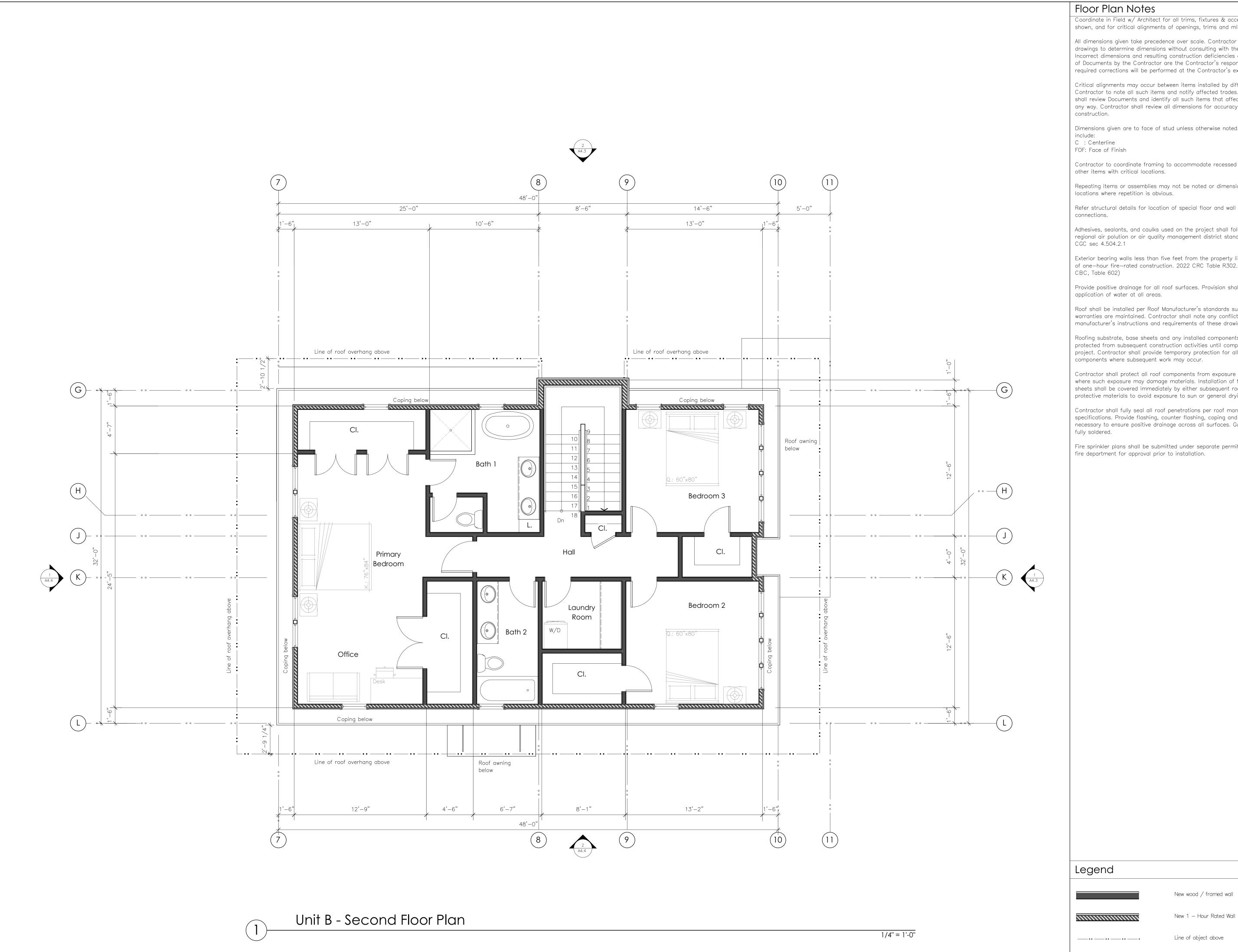
Planning Re-Submittal: 07/09/2024

Planning Re-Submittal-02: 08/12/2024

Planning Re-Submittal-03: 09/16/2024

Planning Re-Submittal-04: 10/24/2024

Unit B Floor Plan: First Floor



Coordinate in Field w/ Architect for all trims, fixtures & accessories not shown, and for critical alignments of openings, trims and millwork.

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Fire sprinkler plans shall be submitted under separate permit through the fire department for approval prior to installation.

×at Laurel New Duplex

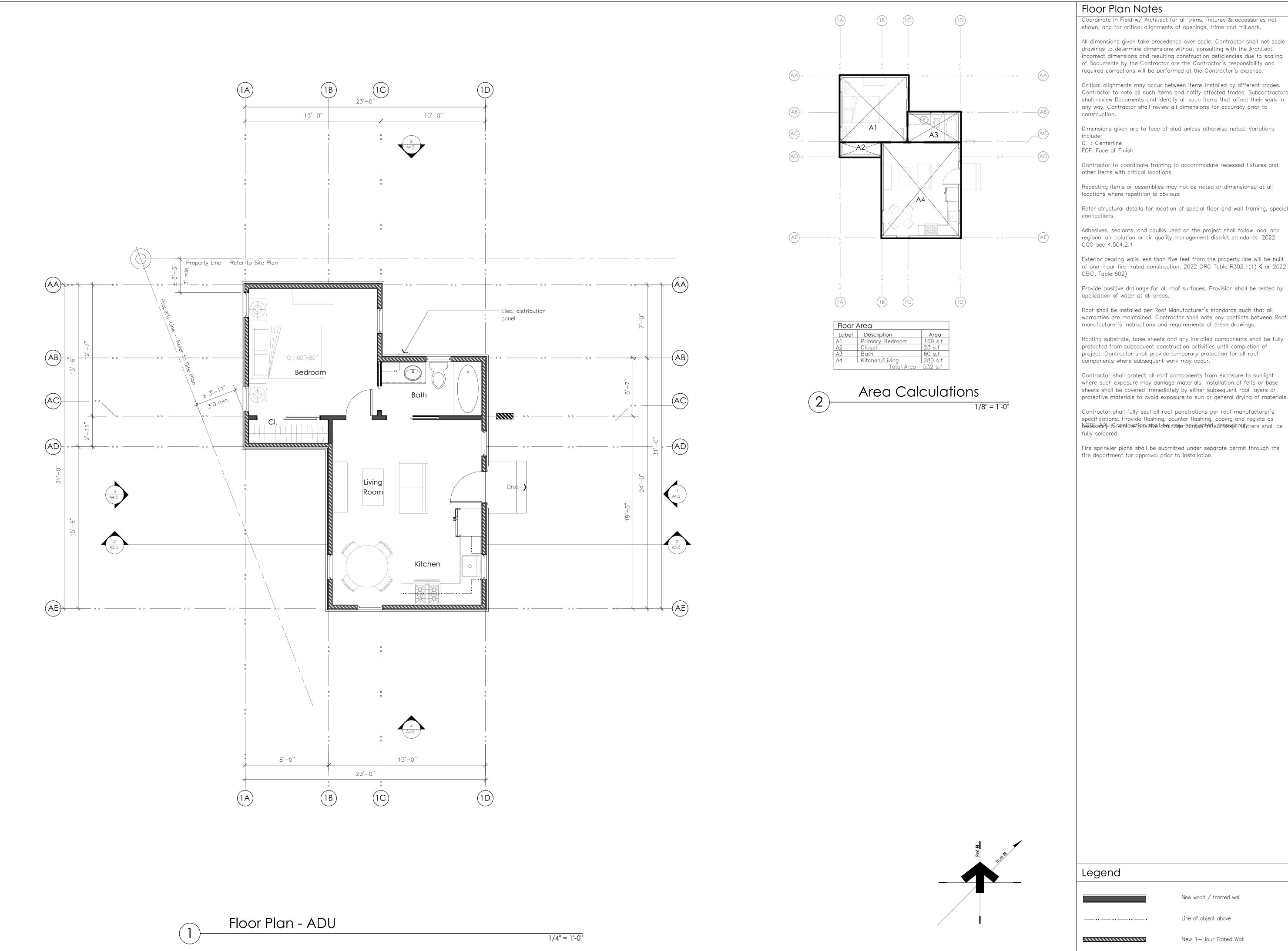
> Preliminary Planning Comments: 03/12/2024 Planning Submittal: 04/26/2024

Planning Re-Submittal: 07/09/2024 Planning Re-Submittal-02: 08/12/2024 Planning Re-Submittal-03: 09/16/2024

Planning Re-Submittal-04: 10/24/2024

Unit B Floor Plan: Second Floor

A2.4



Coordinate in Field w/ Architect for all trims, fixtures & accessories not shown, and for critical alignments of openings, trims and millwork.

All dimensions given take precedence over scale. Contractor shall not scale drawings to determine dimensions without consulting with the Architect. Incorrect dimensions and resulting construction deficiencies due to scaling of Documents by the Contractor are the Contractor's responsibility and required corrections will be performed at the Contractor's expense.

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Dimensions given are to face of stud unless otherwise noted. Variations

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Provide positive drainage for all roof surfaces. Provision shall be tested by application of water at all areas.

Roof shall be installed per Roof Manufacturer's standards such that all warranties are maintained. Contractor shall note any conflicts between Roof manufacturer's instructions and requirements of these drawings.

Roofing substrate, base sheets and any installed components shall be fully protected from subsequent construction activities until completion of project. Contractor shall provide temporary protection for all roof components where subsequent work may occur.

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Fire sprinkler plans shall be submitted under separate permit through the fire department for approval prior to installation.

Laurel Ave New Duplex at
739 Laure
Burlingame, CA 94010
APN: 029-061-080

Preliminary Planning Comments: 03/12/2024

Planning Submittal: 04/26/2024

Planning Re-Submittal: 07/09/2024

Planning Re-Submittal-02: 08/12/2024 Planning Re-Submittal-03: 09/16/2024

Planning Re-Submittal-04: 10/24/2024

Floor Plan: ADU

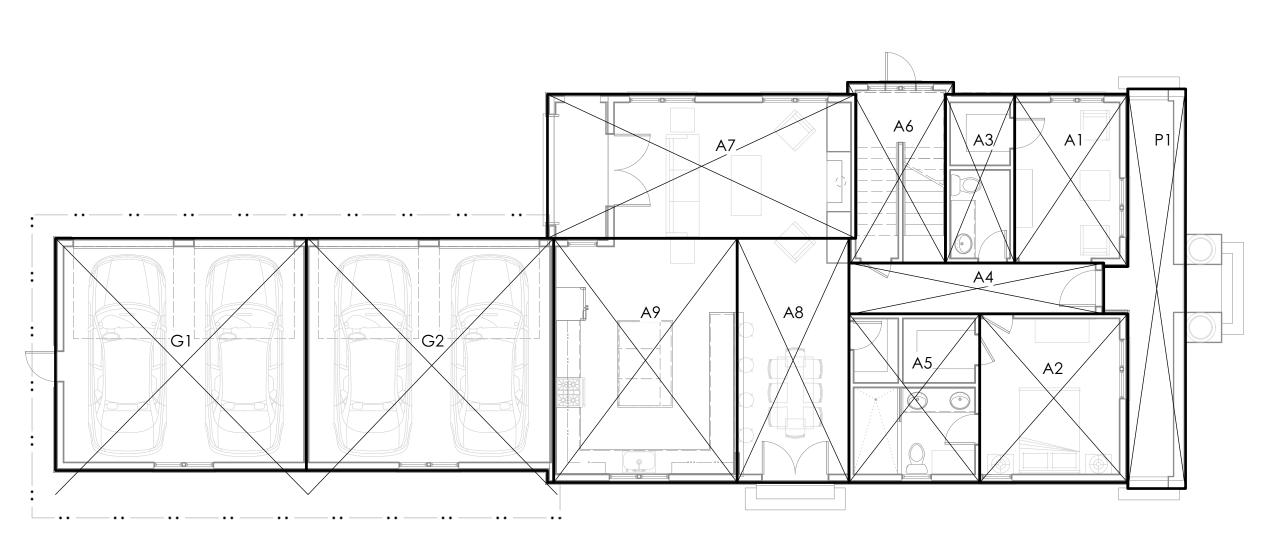
A2.5

2332

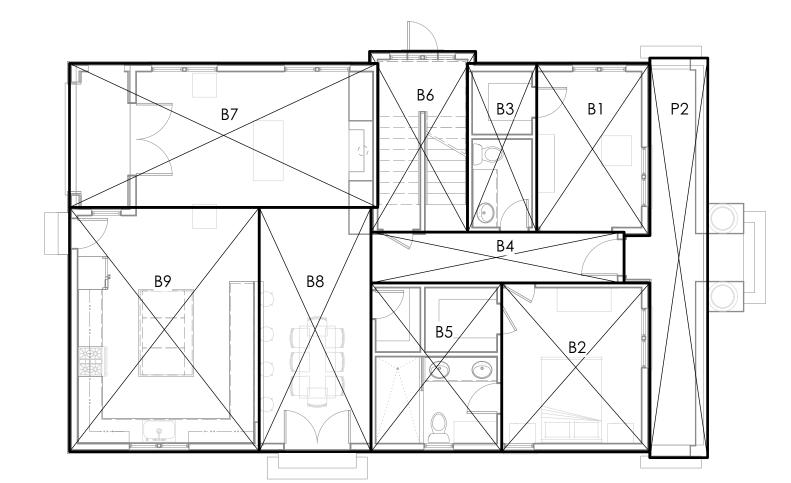
New wood / framed wall

New 1—Hour Rated Wall

Line of object above



Unit A - First Floor Plan: Area Calculations

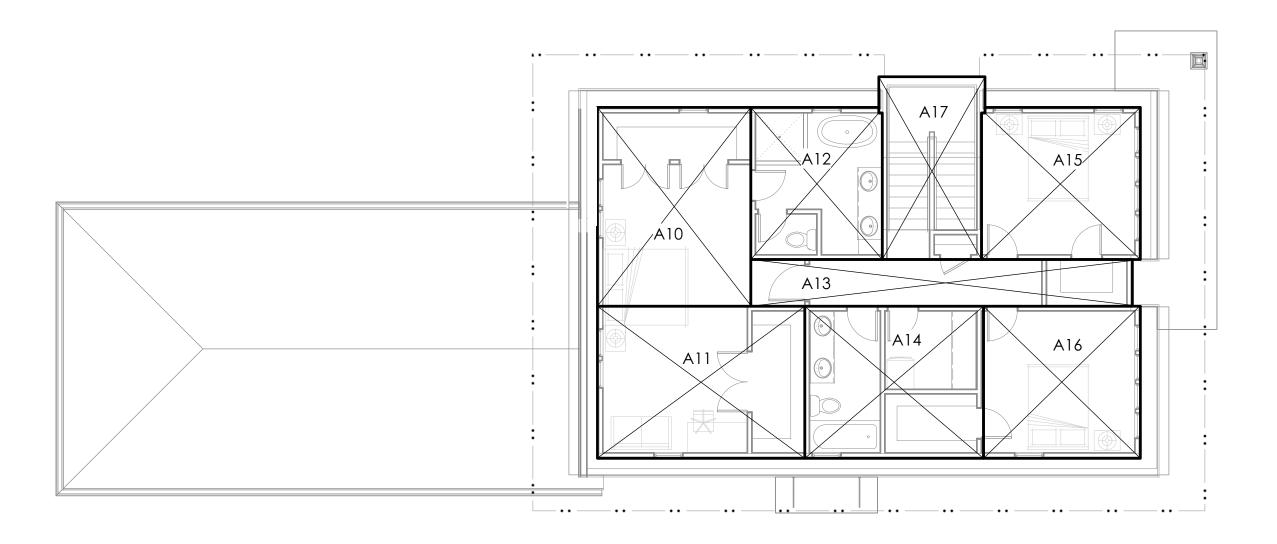


Unit B - First Floor Plan: Area Calculations

1/8" = 1"

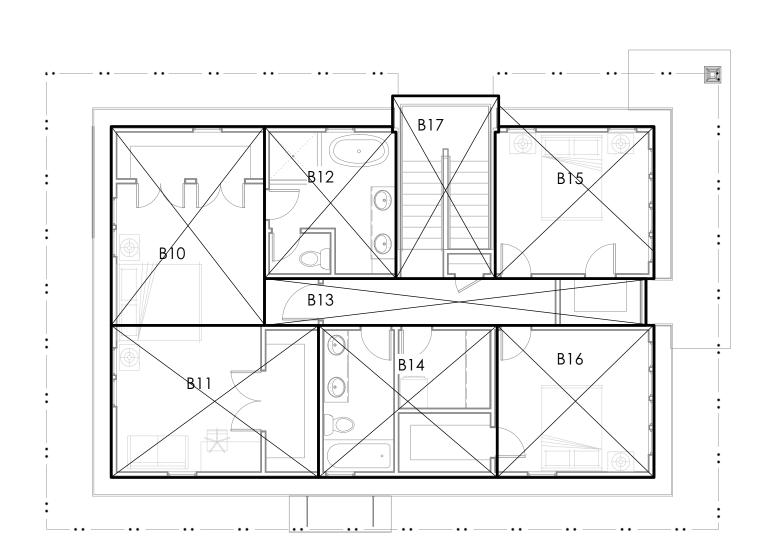
Label	Description	Area	
A1	Front Room	133 s.f	
A2	Bedroom 4	173 s.f	
A3	Powder room/ Closet	81 s.f	
A4	Hallway	89 s.f	
A5	Bath 3/ Closet	153 s.f	
A6	Stairs/ Closet	115 s.f	
A7	Family Room/ Rear Porch	308 s.f	
A8	Dining	189 s.f	
A9	Kitchen	311 s.f	
G1	Unit B Garage	405 s.f	
G2	Unit A Garage	400 s.f	
	First Floor + Garage Subtotal	2,357 s.f	
Label	Description	Area	
A10	Primary Bedroom/ Closet	211 s.f	
A11	Office/ Closet	219 s.f	
A12	Bath 1	138 s.f	
A13	Hall/ Closet	123 s.f	
A14	Bath 2/ Laundry/ Closet	188 s.f	
A15	Bedroom 3	167 s.f	
A16	Bedroom 2	165 s.f	
	Stairs / Closet	127 s.f	
A17	3(4) 3 / 616360		
A17	Second Floor Subtotal	1,338 s.f	





Unit A - Second Floor Plan: Area Calculations

1/8" = 1'-0"



Unit B - Second Floor Plan: Area Calculations

	T	
Label	Description	Area
	1	
B1	Front Room	133 s.f
B2	Bedroom 4	173 s.f
В3	Powder room/ Closet	81 s.f
B4	Hallway	89 s.f
B5	Bath 3/ Closet	153 s.f
В6	Stairs/ Closet	115 s.f
В7	Family Room/ Rear Porch	308 s.f
B8	Dining	189 s.f
В9	Kitchen	311 s.f
	First Floor	1,552 s.f
Label	Description	Area
B10	Primary Bedroom/ Closet	211 s.f
B11	Office/ Closet	219 s.f
B12	Bath 1	138 s.f
B13	Hall/ Closet	123 s.f
B14	Bath 2/ Laundry/ Closet	188 s.f
B15	Bedroom 3	167 s.f
	Bedroom 2	165 s.f
B16	1 .	127 s.f
B16 B17	Stairs / Closet	12/ 5.1
	Stairs / Closet Second Floor Subtotal	1,338 s.f

Exmp	Exmpt Areas			
Label	Description	Area		
P1	Porch (Exempt) refer. (25.30.600)-1	170 s.f		
P2	Porch (Exempt) refer. (25.30.600)-1	170 s.f		
	Exempt Subtotal	340 s.f		
	'			

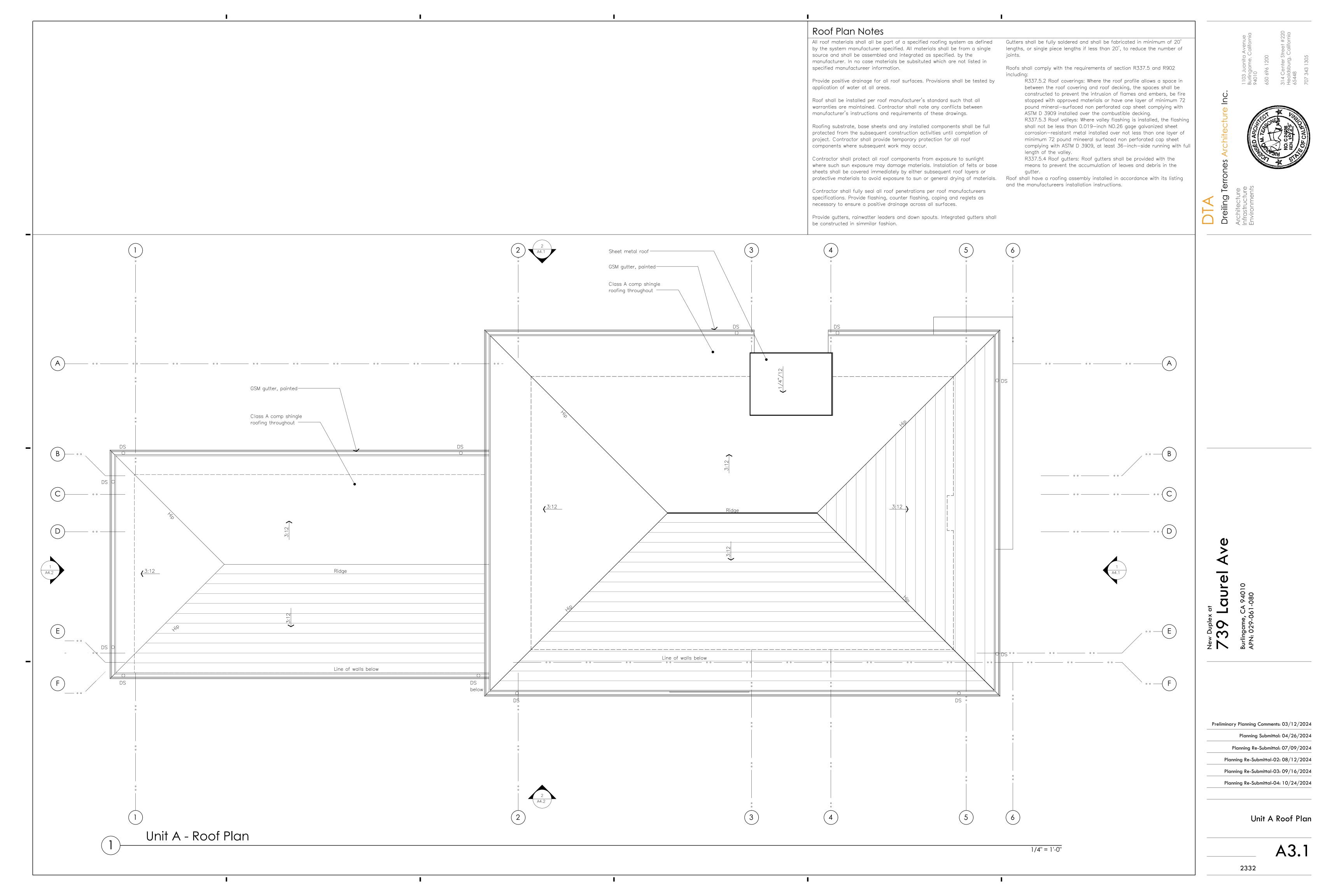
25.30.600

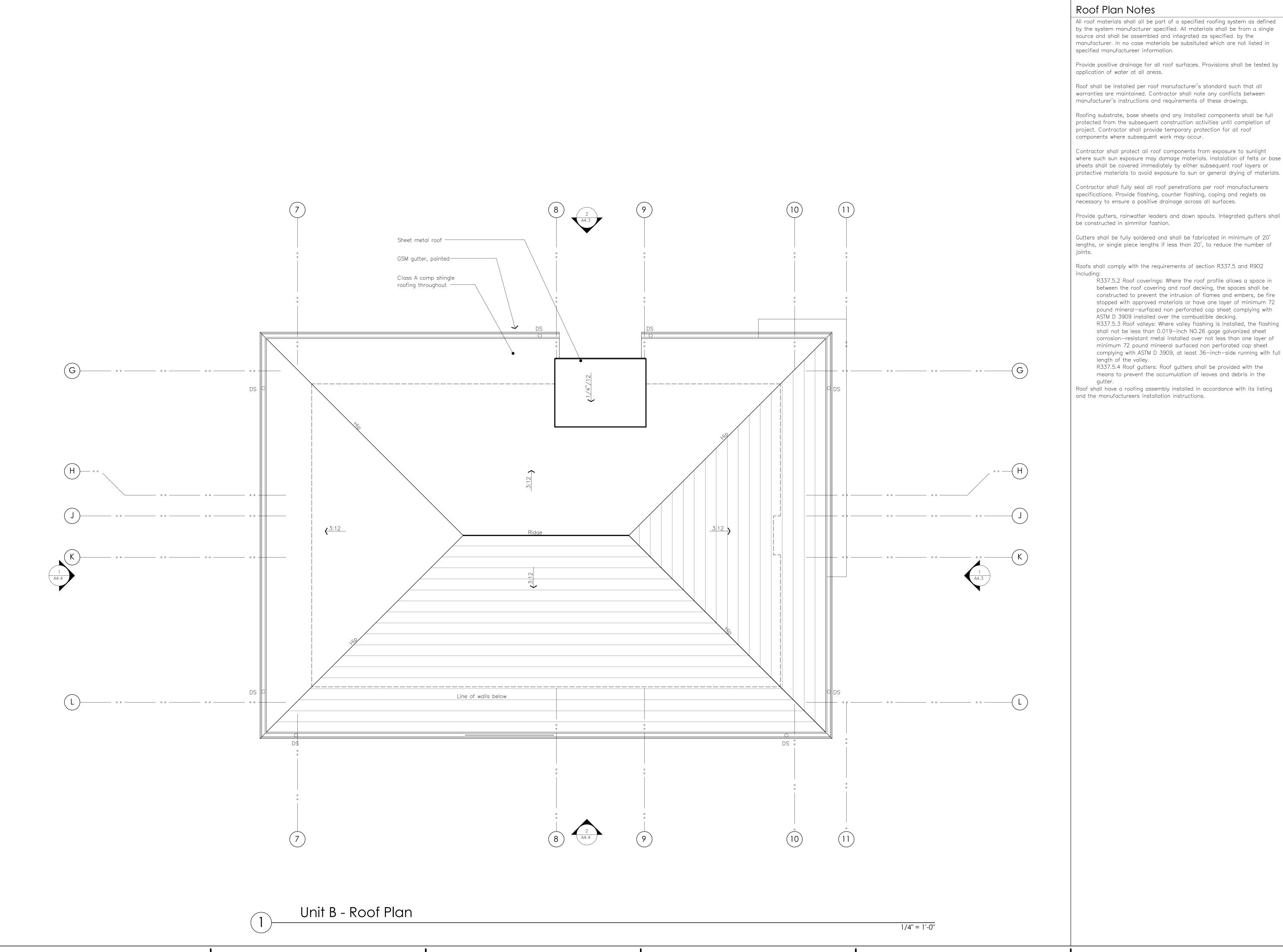
1. Covered porches or decks on the first floor totaling 200 square feet or less which face a street and are not located on the rear of the dwelling.

Preliminary Planning Comments: 03/12/2024
Planning Submittal: 04/26/2024
Planning Re-Submittal: 07/09/2024
Planning Re-Submittal-02: 08/12/2024
Planning Re-Submittal-03: 09/16/2024
Planning Re-Submittal-04: 10/24/2024

Floor Area Calculations

A2.6





All roof materials shall all be part of a specified roofing system as defined by the system manufacturer specified. All materials shall be from a single source and shall be assembled and integrated as specified. by the manufacturer. In no case materials be subsituted which are not listed in specified manufactureer information.

Provide positive drainage for all roof surfaces. Provisions shall be tested by

Roof shall be installed per roof manufacturer's standard such that all warranties are maintained. Contractor shall note any conflicts between manufacturer's instructions and requirements of these drawings.

Roofing substrate, base sheets and any installed components shall be full protected from the subsequent construction activities until completion of project. Contractor shall provide temporary protection for all roof components where subsequent work may occur.

Contractor shall protect all roof components from exposure to sunlight where such sun exposure may damage materials. Instalation of felts or base sheets shall be covered immediately by either subsequent roof layers or protective materials to avoid exposure to sun or general drying of materials.

specifications. Provide flashing, counter flashing, coping and reglets as necessary to ensure a positive drainage across all surfaces.

Gutters shall be fully soldered and shall be fabricated in minimum of 20'

Roofs shall comply with the requirements of section R337.5 and R902

R337.5.2 Roof coverings: Where the roof profile allows a space in between the roof covering and roof decking, the spaces shall be constructed to prevent the intrusion of flames and embers, be fire stopped with approved materials or have one layer of minimum 72 pound mineral—surfaced non perforated cap sheet complying with ASTM D 3909 installed over the combustible decking. R337.5.3 Roof valleys: Where valley flashing is installed, the flashing shall not be less than 0.019—inch NO.26 gage galvanized sheet corrosion—resistant metal installed over not less than one layer of minimum 72 pound mineeral surfaced non perforated cap sheet complying with ASTM D 3909, at least 36—inch—side running with full R337.5.4 Roof gutters: Roof gutters shall be provided with the

means to prevent the accumulation of leaves and debris in the

Roof shall have a roofing assembly installed in accordance with its listing and the manufactureers installation instructions.

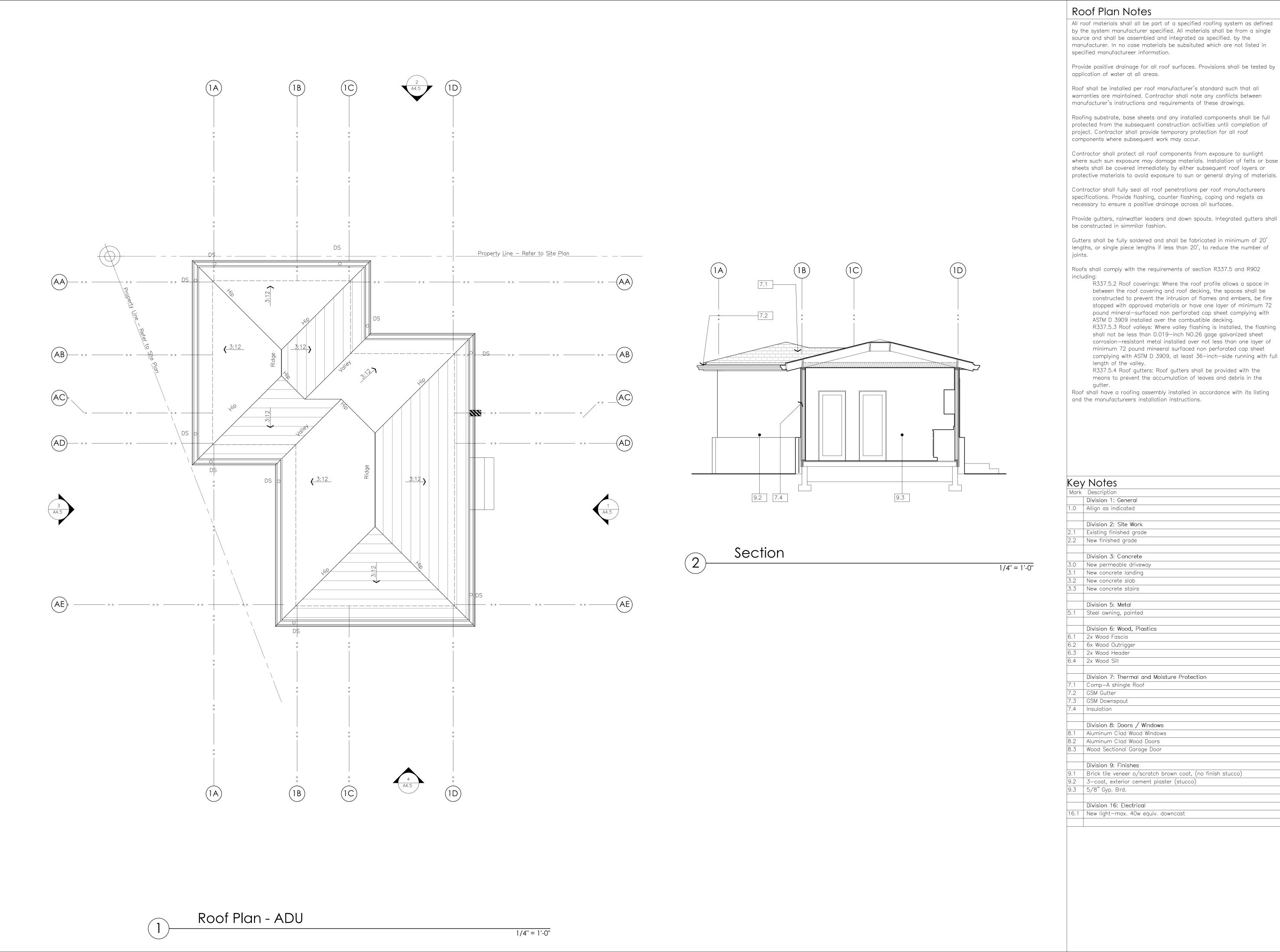
Preliminary Planning Comments: 03/12/2024

Planning Submittal: 04/26/2024

Planning Re-Submittal: 07/09/2024 Planning Re-Submittal-02: 08/12/2024 Planning Re-Submittal-03: 09/16/2024

Planning Re-Submittal-04: 10/24/2024

Unit B Roof Plan



Roof Plan Notes

All roof materials shall all be part of a specified roofing system as defined by the system manufacturer specified. All materials shall be from a single source and shall be assembled and integrated as specified. by the manufacturer. In no case materials be subsituted which are not listed in specified manufactureer information.

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Contractor shall fully seal all roof penetrations per roof manufactureers specifications. Provide flashing, counter flashing, coping and reglets as necessary to ensure a positive drainage across all surfaces.

Gutters shall be fully soldered and shall be fabricated in minimum of 20' lengths, or single piece lengths if less than 20', to reduce the number of

Roofs shall comply with the requirements of section R337.5 and R902

R337.5.2 Roof coverings: Where the roof profile allows a space in between the roof covering and roof decking, the spaces shall be constructed to prevent the intrusion of flames and embers, be fire stopped with approved materials or have one layer of minimum 72 pound mineral—surfaced non perforated cap sheet complying with ASTM D 3909 installed over the combustible decking. R337.5.3 Roof valleys: Where valley flashing is installed, the flashing shall not be less than 0.019—inch NO.26 gage galvanized sheet corrosion—resistant metal installed over not less than one layer of minimum 72 pound mineeral surfaced non perforated cap sheet complying with ASTM D 3909, at least 36-inch-side running with full length of the valley. R337.5.4 Roof gutters: Roof gutters shall be provided with the

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Laurel √√√√√√√√√√√√√√√√√√√√√√√√√√√√√√√√√√√√√√√√√√√√√√√√√√√√√√√√√√√√√√√√√√√√√√√√√√√√√√√√√√√√√√√√√√√√√√√√√√√√√√√√√√√√√√√√√√√√√√√√√√√√√√√√√√√√√√√√√√√√√√√√√√√√√√√√√√√√√√√√√√√√√√√√√√√√√√√√√√√√√√√√√√√√√√√√√√√√√√√√√√√√<

Preliminary Planning Comments: 03/12/2024

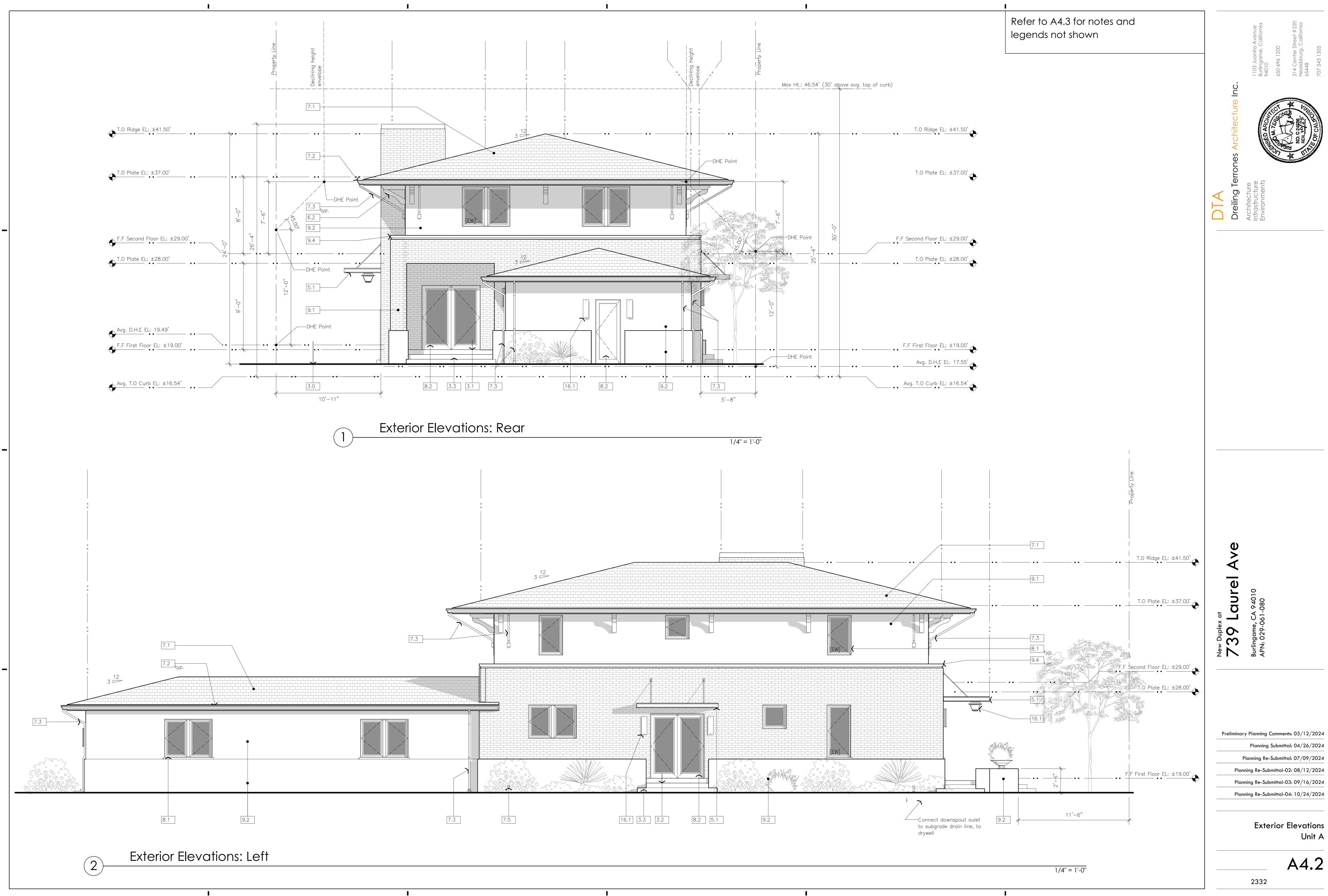
Planning Submittal: 04/26/2024

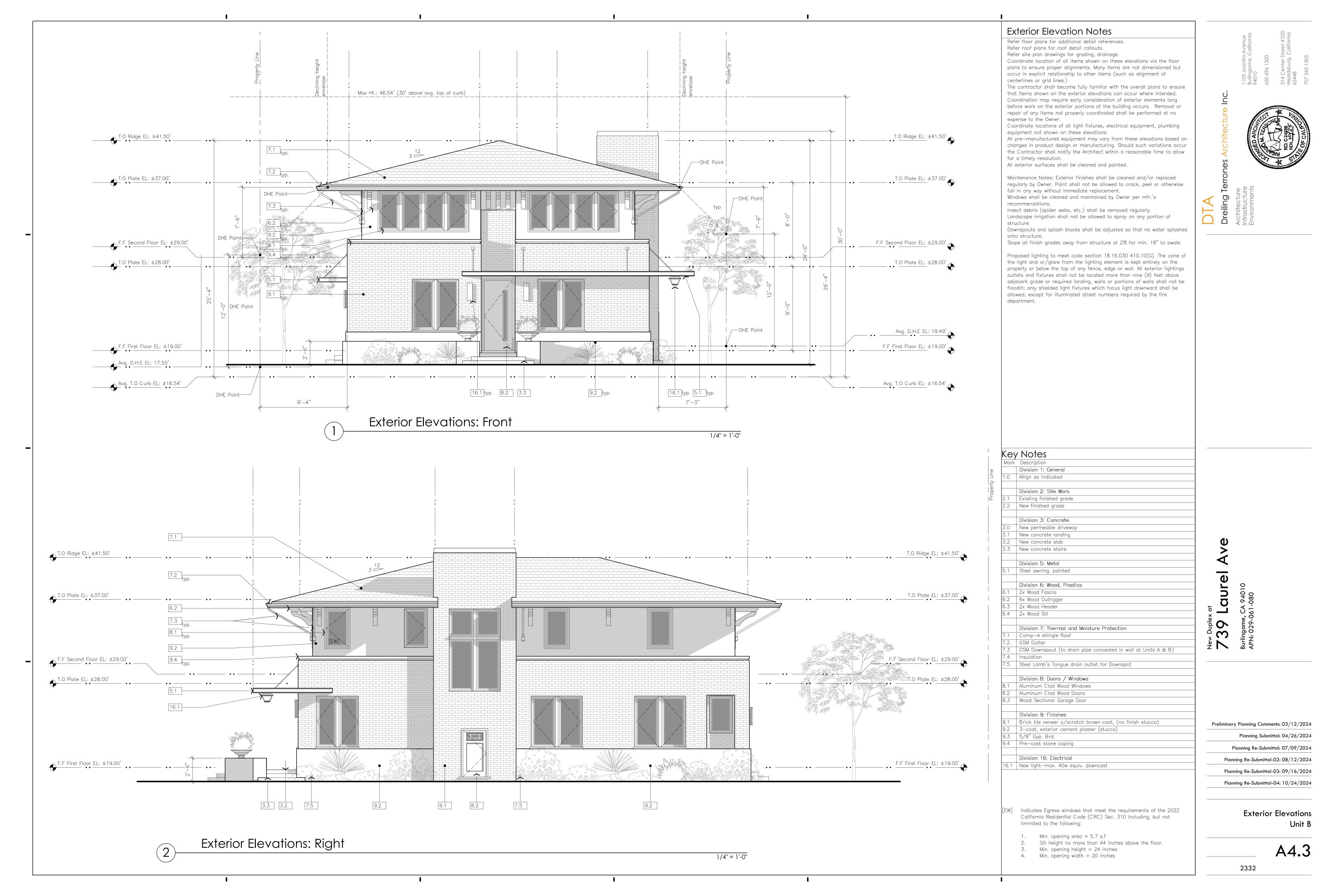
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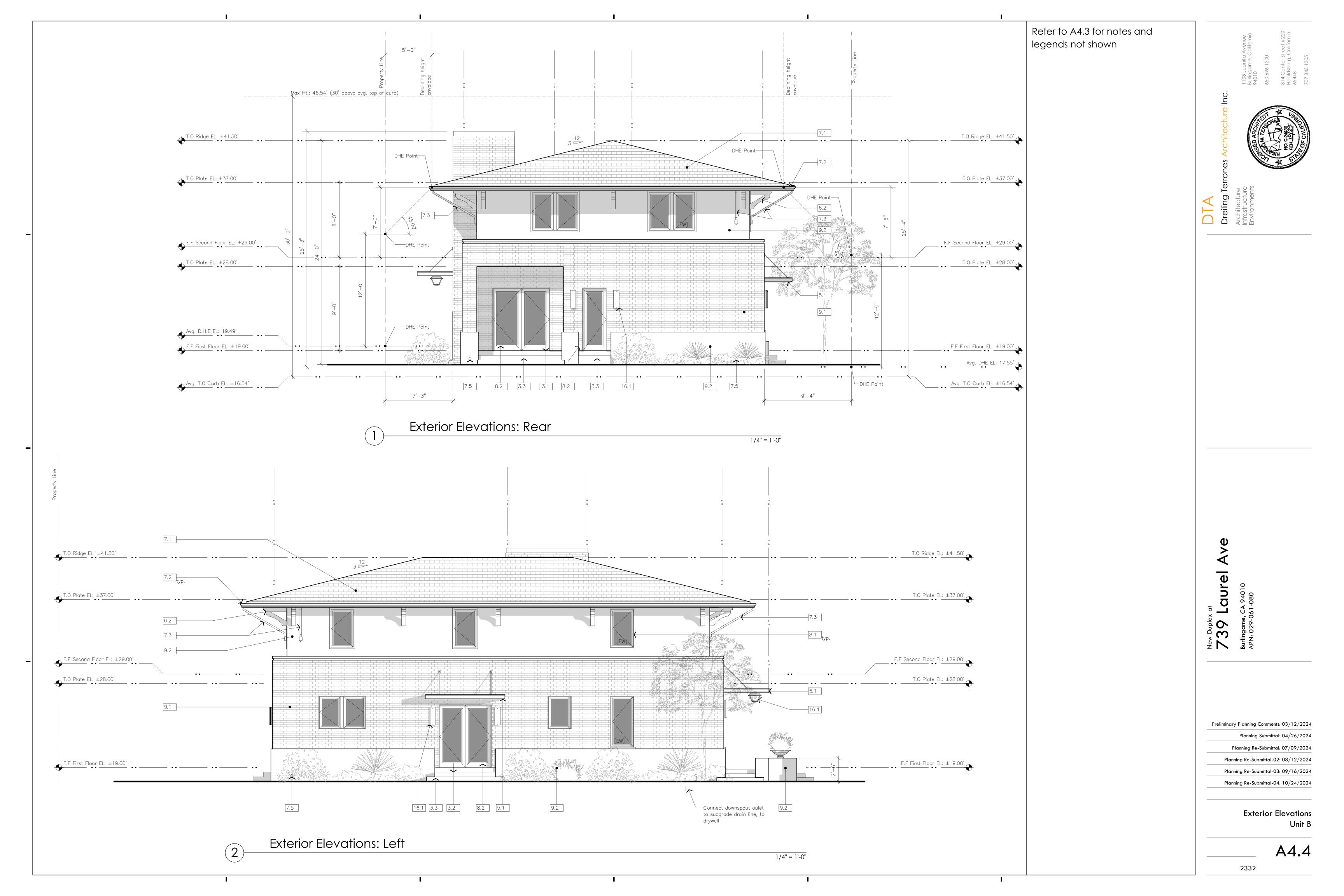
Roof Plan and Section:

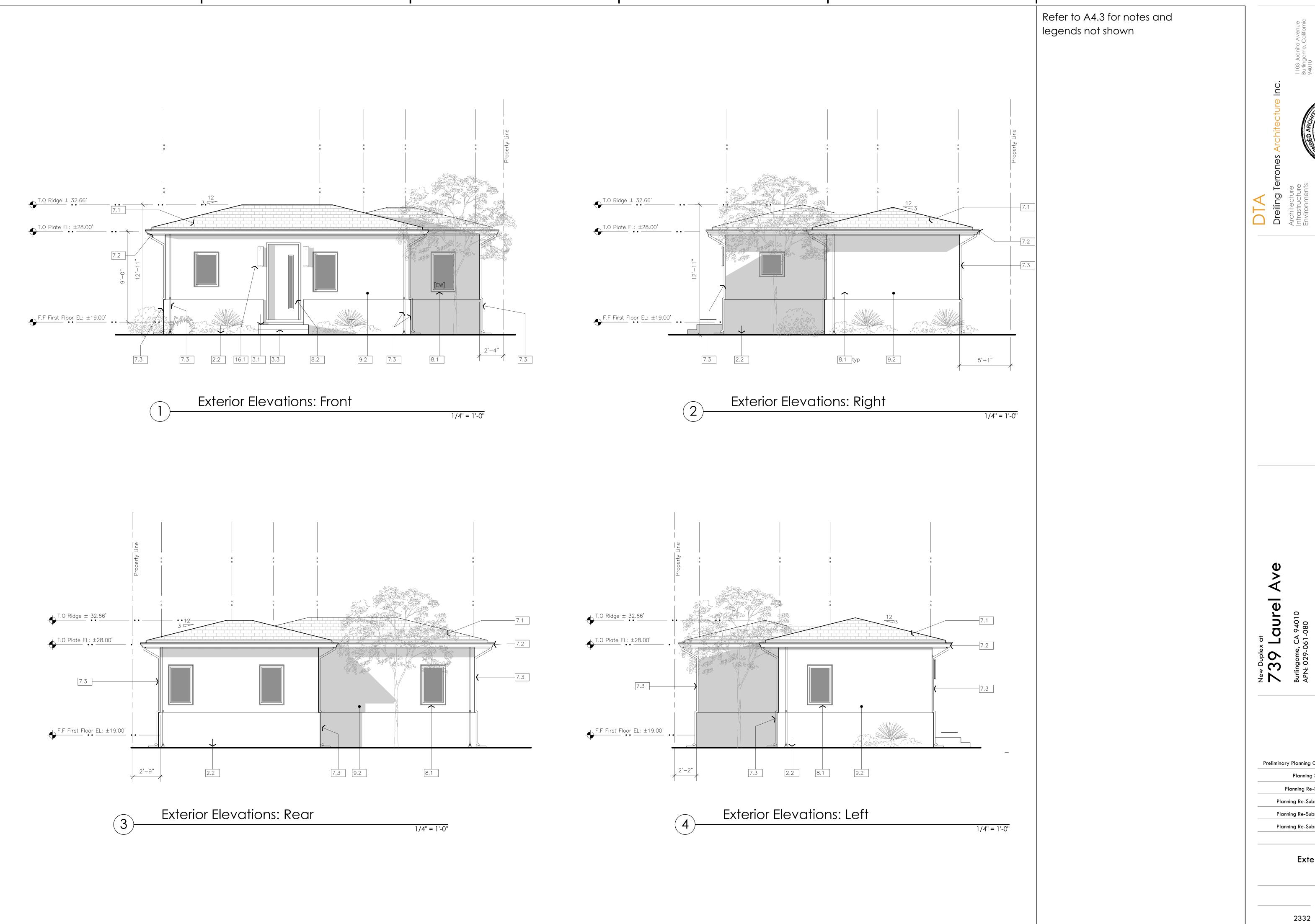
Planning Re-Submittal-04: 10/24/2024











Preliminary Planning Comments: 03/12/2024

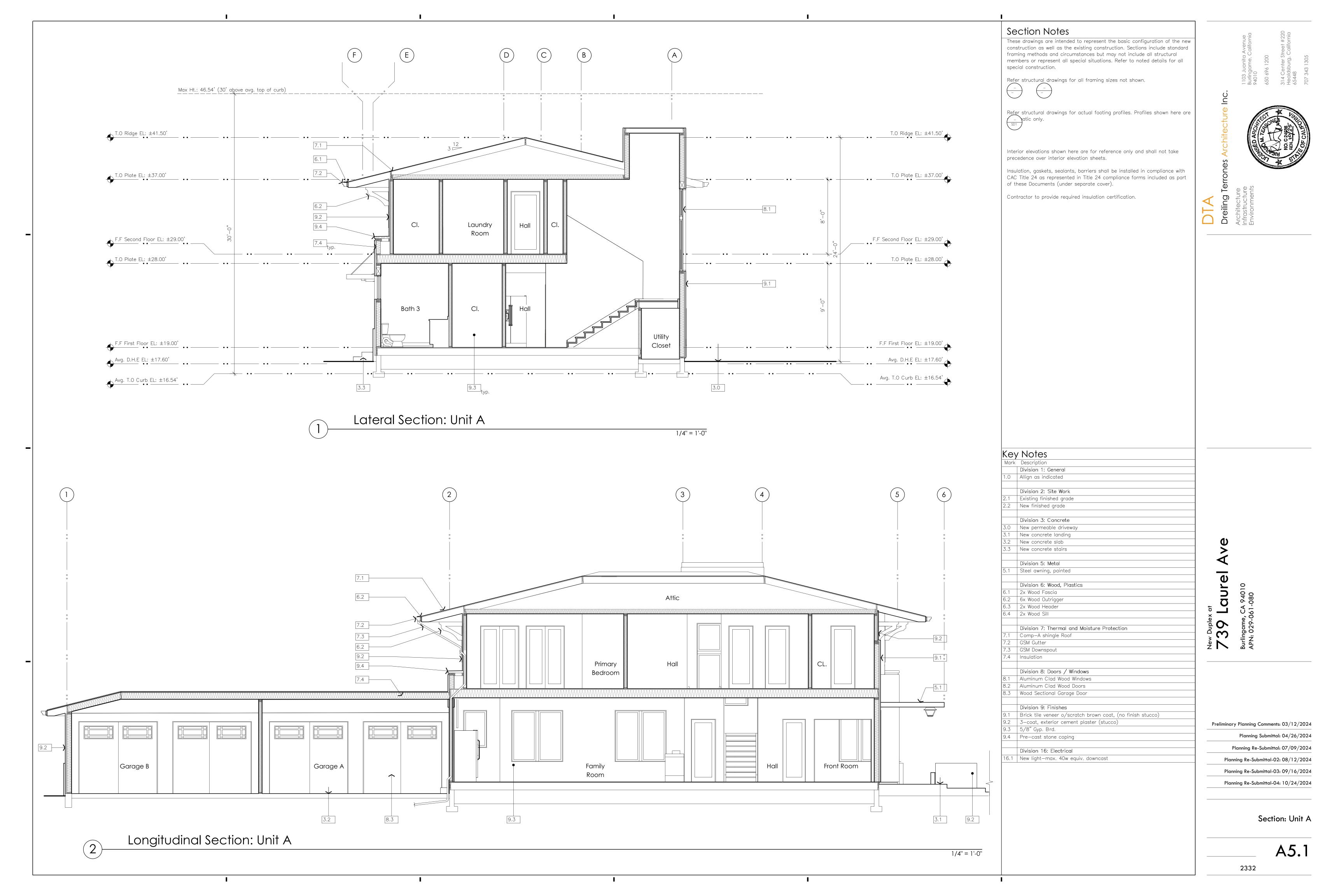
Planning Submittal: 04/26/2024

Planning Re-Submittal: 07/09/2024 Planning Re-Submittal-02: 08/12/2024 Planning Re-Submittal-03: 09/16/2024

Planning Re-Submittal-04: 10/24/2024

Exterior Elevations

A4.5





Dreiling Terrones Architectur

Architecture
Infrastructure
Environments

No. 624686

w Duplex at 39 Laurel Ave

Preliminary Planning Comments: 03/12/2024

Planning Submittal: 04/26/2024

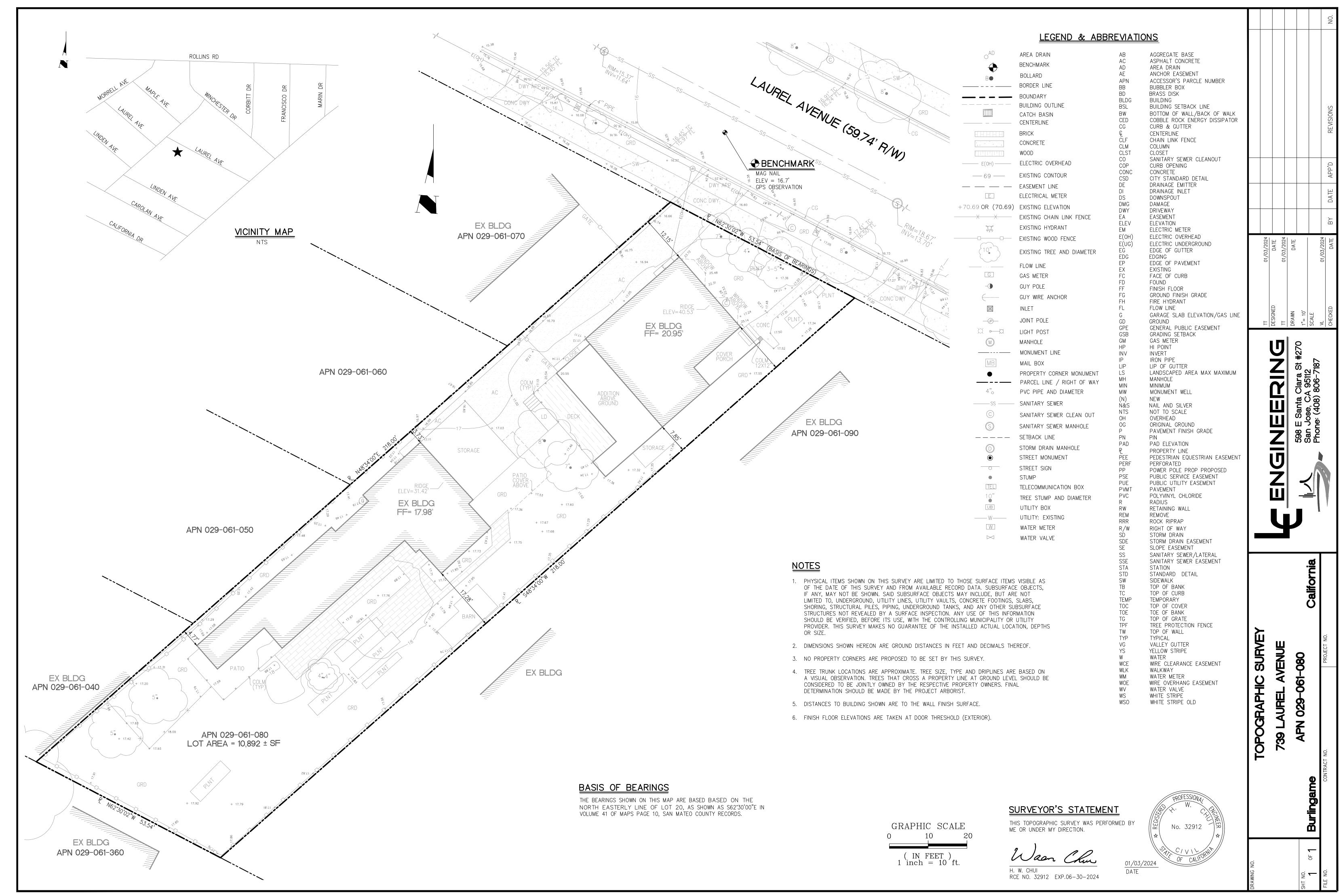
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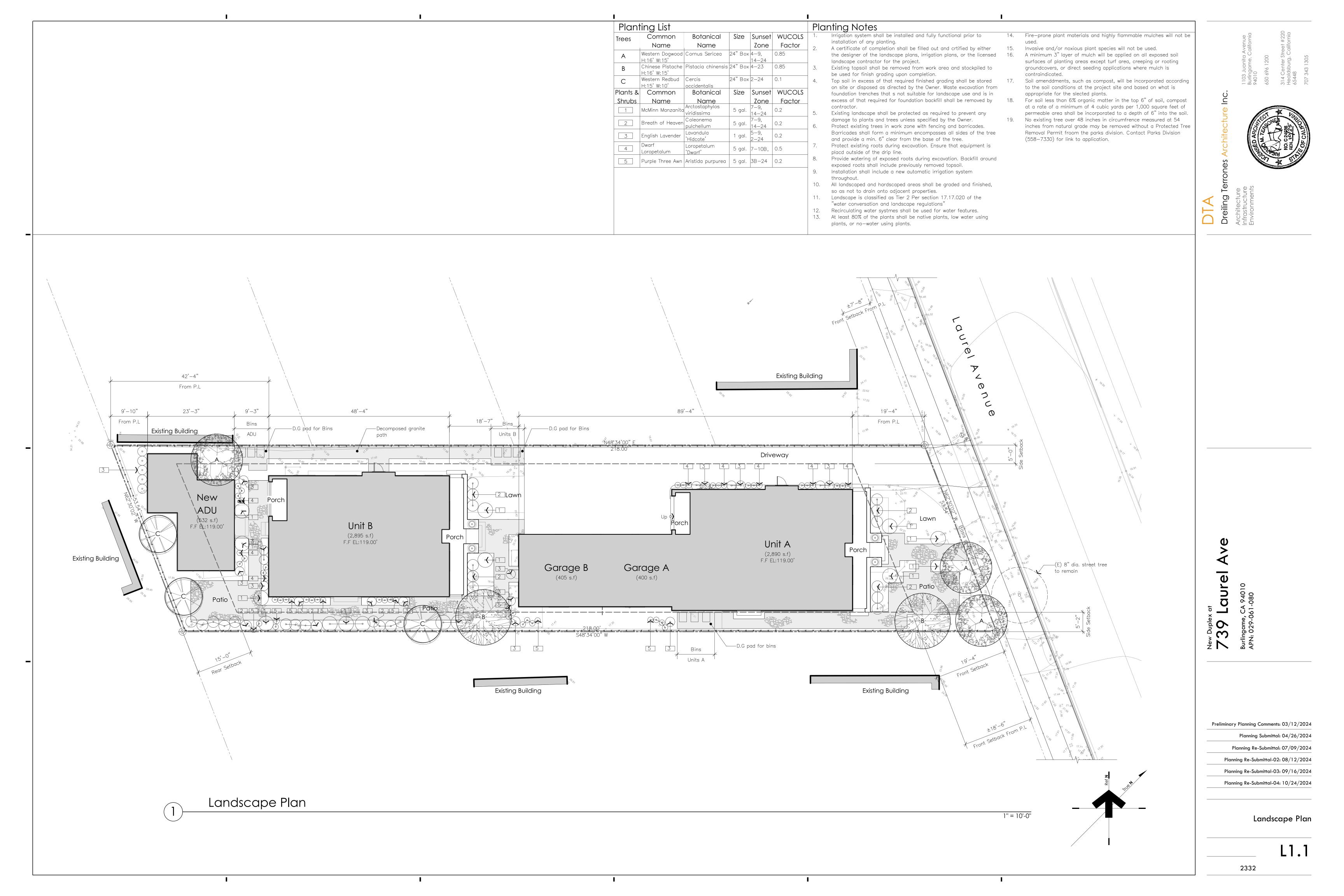
Planning Re-Submittal-02: 08/12/2024

Planning Re-Submittal-03: 09/16/2024

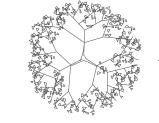
Planning Re-Submittal-04: 10/24/2024

Render









Western Dogwood
Cornus sericea



Chinese Pistache
Pistachia chinensis



Western Redbud

Cercis occidentalis



Dreiling Terron
Architecture
Infrastructure



McMinn Manzanita

Arctostaphylos viridissima



Breath of heaven
Coleonema pulchellum



English Lavender
Lavandula 'Hidcote'



Dwarf Loropetalum

Loropetalum 'Dwarf'



Purple Thee Awn
Aristida purpurea

New Duplex at

739 Laurel Ave
Burlingame, CA 94010
APN: 029-061-080

Preliminary Planning Comments: 03/12/2024

Planning Submittal: 04/26/2024

Planning Re-Submittal: 07/09/2024

Planning Re-Submittal-02: 08/12/2024

Planning Re-Submittal-03: 09/16/2024

Planning Re-Submittal-04: 10/24/2024

Planting Pictures

LI.⊿

MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO) SHORT FORM PRESCRIPTIVE COMPLIANCE

Applicant Information:
Name: Rajiv Gujral
Phone: (650)539-5690
Address: 1325 Howard Ave, Burlingame CA 94010
Email: rajiv@rockridgelending.com>
<u>Project</u>
Site Address: 739 Laurel Ave
Project Type (new dwelling, commercial, or rehab): New Dwelling
This project does incorporate landscaping equal to or less than 2500 sq ft and will be using this form to identify prescriptive requirements which will be included as part of the landscape project. (Please provide the information below specific to the landscape area and identify the location on the plans each design measure can be found using the <u>LANDSCAPE WATER-EFFICIENCY</u> (MWELO) APPENDIX – D CHECKLIST on page two):
Total Landscape Area (sq. ft.): 1,954 Turf Area (sq. ft.): 450
Non-Turf Plan Area (sq. ft.): 2892 Special Landscape Area (sq. ft.): 0
Water Type (potable, recycled, well): Potable
Name of water purveyor (If not served by private well): San Francisco Public Utilities Commission
Signature

I certify the above information is correct and agree to comply with the requirements of the MWELO.

LANDSCAPE WATER-EFFICIENCY (MWELO) APPENDIX – D CHECKLIST (Can only be used when aggregate landscape areas are 2,500 square feet or less)

Landscape Parameter	Design Measures	Location on Plans
Compost	Incorporate compost at a rate of at least four (4) cubic yards per 1,000 sq. ft. to a depth of 6 inches into landscape area (unless contra-indicated by a soil test).	L1.1
Plant Water Use	Residential: Install climate adapted plants that require occasional, little or no summer water (average WUCOLS plant factor 0.3) for 75% of the plant area excluding edibles and areas using recycled water. Non-residential: Install climate adapted plants that require occasional, little or no summer water (average WUCOLS plant factor 0.3) for 100% of the plant area excluding edibles and areas	L1.1
Mulch	using recycled water. A minimum 3-inch layer of mulch should be applied on all exposed soil surfaces of planting areas, except in areas of turf or creeping or rooting groundcovers.	L1.1
Turf	Total turf area shall not exceed 25% of the landscape area. Turf is not allowed in non-residential projects. Turf (if utilized) is limited to slopes not exceeding 25% and is not used in parkways less than 10 feet in width. Turf, if utilized in parkways is irrigated by sub-surface irrigation or other technology that prevents overspray or runoff.	L1.1
Irrigation System	Irrigation controllers use evapotranspiration or soil moisture data and utilize a rain sensor. Irrigation controller programming data will not be lost due to an interruption in the primary power source. Areas less than 10 feet in any direction utilize sub-surface irrigation or other technology that prevents overspray or runoff. A private landscape submeter is installed at non-residential landscape areas of 1,000 sq. ft. or more.	L2.1

I agree to comply with the requirements of the prescriptive compliance option of the MWELO per

Signature of property owner or authorized representative

For the purposes of this for landscape area includes all the planting areas, turf areas, and water features in a landscape design plan subject to the Maximum Applied Water Allowance calculation. The landscape area does not include footprints of buildings or structures, sidewalks, driveways, parking lots, decks, patios, gravel or stone walks, other pervious or non-pervious hardscapes, and other non-irrigated areas designated for non-development (e.g., open spaces and existing native vegetation).

PRESCRIPTIVE APPROACH

(For 500 - 2,500 sq ft of new landscape area or aggregate new and rehabilitated landscape area OR 2,500 sq ft of rehabilitated landscape area)

Plant Material (Title 23, Chapter 2.7, Appendix D (b) (3))

- ☑ For residential areas, 75% of landscape, excluding edibles and areas using recycled water, shall consist of plants that average a WUCOLS plant factor of 0.3. WUCOLS plants database can be found online at: http://ucanr.edu/sites/WUCOLS/
- ☐ For non-residential areas, 100% of the plants, excluding edibles and areas using recycled water, shall consist of plants that average a WUCOLS plant factor of 0.3.
- ☐ Pools and water features are included in landscape square footage for one-family and two-family dwellings ☐ The following WUCOLS plant factors shall be used in calculating the average WUCOLS plant factor:
- \square Very low = .1
- \square Low = .2
- ☐ Moderate = .5
- \square High = .85 ☑ The following formula shall be used to calculate the average WUCOLS factor:
- [(# of Very low water use plants x 0.1) + (# of Low water use plants x 0.2) + (# of Moderate water use plants $(x^2, 0.5) + (\# \text{ of High water use plants } x^2, 0.85)] / Total number of plants = WUCOLS average for project$ Include a landscape and irrigation design plan.
- ☑ Include square footages of new landscaping and rehabilitated landscaping.
- Include a plant list on the landscape plan that identifies all plant material by botanical names and common names, WUCOLS factor, Sunset and/or USDA Hardiness zone, and the total quantity of each plant. ☐ The average spread of each tree shall be noted on the plant list.
- Add note to plans: "A minimum 3-inch layer of mulch shall be applied on all exposed soil surfaces of planting areas except turf areas, creeping or rooting groundcovers, or direct seeding applications where mulch is contraindicated."

Turf (Title 23, Chapter 2.7, Appendix D (b) (4))

- Turf is considered living plant material. MWELO regulations do not apply to artificial turf.
- Note areas of existing turf and new turf and the square footage of each.
- Add note to plans: "Turf shall not exceed 25% of the landscape area in residential areas."
- Add note to plans: "No turf permitted in non-residential areas."
- Add note to plans: "Turf not permitted on slopes greater than 25%."
- Add note to plans: "Turf is prohibited in parkways less than 10 feet wide."

Irrigation (Title 23, Chapter 2.7, Appendix D (b) (5))

- ☐ The irrigation plans, at a minimum, shall contain the following:
- ☐ Location and size of water meters for landscape (if a separate water meter is installed) ☑ Location, type, and size of all components of the irrigation system, including, at a minimum, main and
- Add note to plans: "Automatic weather-based or soil-moisture based irrigation controllers shall be installed on the irrigation system."
- Add note to plans: "Pressure regulators shall be installed on the irrigation system to ensure dynamic pressure of the system is within the manufacturer's recommended pressure range."

- Add note to plans: "Manual-shut-off valves shall be installed as close as possible to the point of connection of the water supply."
- Add note to plans: "Areas less than 10-feet in width in any direction shall be irrigated with subsurface irrigation or other means that produces no runoff or overspray." Add note to plans: "For non-residential projects with landscape areas of 1,000 sq.ft. or more, private sub-
- meter(s) to measure landscape water use shall be installed." Add note to plans: "At the time of final inspection, the permit applicant must provide the owner of the property with a certificate of completion, certificate of installation, irrigation schedule of landscape and irrigation
- Add note to plans: "Unless contradicted by a soils test, compost at a rate of a minimum of four cubic yards per 1,000 sq. ft. of permeable area shall be incorporated to a depth of six inches into the soil."

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Preliminary Planning Comments: 03/12/2024

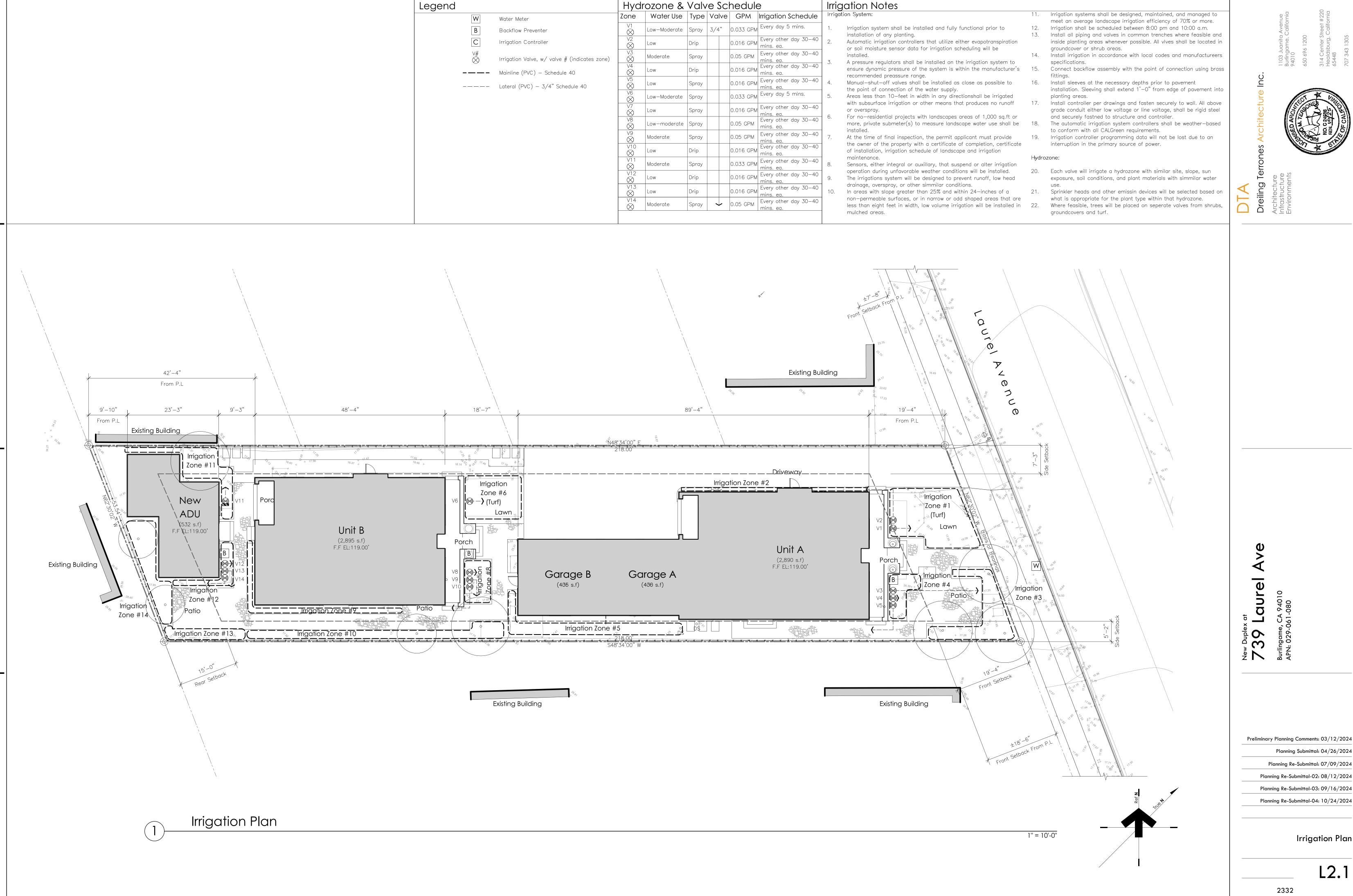
Planning Submittal: 04/26/2024

Planning Re-Submittal: 07/09/2024 Planning Re-Submittal-02: 08/12/2024

Planning Re-Submittal-04: 10/24/2024

Planning Re-Submittal-03: 09/16/2024

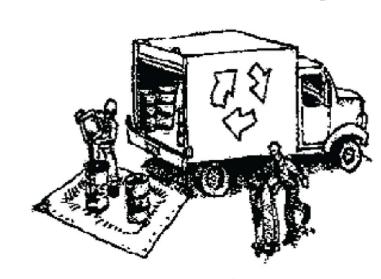
MWELO Forms



Construction Best Management Practices (BMPs)

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

Materials & Waste Management



Non-Hazardous Materials

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

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

Waste Management

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

Construction Entrances and Perimeter

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

Equipment Management & **Spill Control**



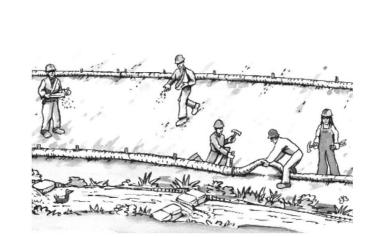
Maintenance and Parking

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

Spill Prevention and Control

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

Earthmoving

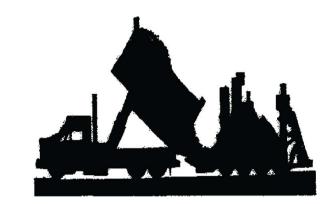


- ☐ Schedule grading and excavation work during dry weather.
- ☐ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ☐ Remove existing vegetation only when absolutely necessary, and seed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

Contaminated Soils

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

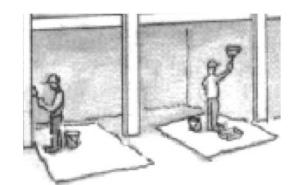
Paving/Asphalt Work



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

Sawcutting & Asphalt/Concrete Removal

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



Painting Cleanup and Removal

Concrete, Grout & Mortar

Application

☐ Store concrete, grout, and mortar away

☐ Wash out concrete equipment/trucks

offsite or in a designated washout

area, where the water will flow into a

temporary waste pit, and in a manner

underlying soil or onto surrounding areas.

Let concrete harden and dispose of as

prevent washwater from entering storm

gutters, hose washwater onto dirt areas, or

drain onto a bermed surface to be pumped

Landscaping

☐ Protect stockpiled landscaping materials

☐ Stack bagged material on pallets and

☐ Discontinue application of any erodible

landscape material within 2 days before a

forecast rain event or during wet weather.

tarps all year-round.

under cover.

drains. Block any inlets and vacuum

that will prevent leaching into the

☐ When washing exposed aggregate,

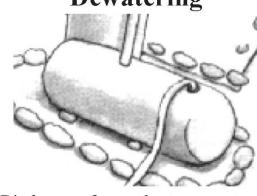
and disposed of properly.

rain, runoff, and wind.

from storm drains or waterways, and on

pallets under cover to protect them from

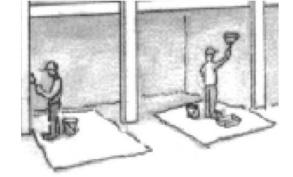
- ☐ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- ☐ For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer.
- ☐ For oil-based paints, paint out brushes to the extent possible and clean with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



- runoff from dewatering operations must be properly managed and disposed. When possible send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer call your local wastewater treatment plant.
- from wind and rain by storing them under
 - ☐ When dewatering, notify and obtain approval from the local municipality or storm drain. Filtration or diversion through a basin, tank, or sediment trap

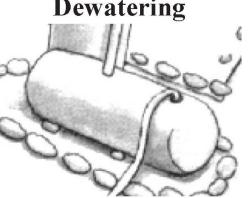
Storm drain polluters may be liable for fines of up to \$10,000 per day!

Painting & Paint Removal



- Never pour paint down a storm drain.

Dewatering



- ☐ Discharges of groundwater or captured
- ☐ Divert run-on water from offsite away from all disturbed areas.
- before discharging water to a street gutter may be required.
- ☐ In areas of known or suspected contamination, call your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.

Planning Re-Submittal-03: 09/16/2024 Planning Re-Submittal-04: 10/24/2024

Best Management Practices

Preliminary Planning Comments: 03/12/2024

Planning Submittal: 04/26/2024

Planning Re-Submittal: 07/09/2024

Planning Re-Submittal-02: 08/12/2024

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