

Abbreviations				Green Building Measures			
A.B. A.C. ADJ. ALUM. APPROX. ARCH. ASPH.	Anchor Bolt Asphalt Concrete Adjustable Aluminum Approximately Architectural Asphalt	GL. GR. H.B. H.C. H.M. HR. HT.	Glass Grade Hose Bib Hollow Core Hollow Metal Hour Height	T.O.C. T.O.P. T.O.S. T.O.W.	Top Of Concrete Top Of Pavement Top Of Sidewalk Top Of Wall		
B.U. BD. BLDG. BLK. BLKG. BM. BOT.	Built-Up Board Building Block Blocking Beam Bottom	I.D. INSUL. INT.	Inside Diameter Insulation Interior	W W.C. W/ W/O WD. WP. WT.	Waste Water Closet With Without Wood Waterproof Weight		
C. C.B. C.I. C.J. C.O.T.G. CAB. CEM CLG. CLR. COL. COMP. CONC. CONST. CONT. CORR. CTR. CW	Conduit Catch Basin Cast Iron Construction Joint Clean Out To Grade Cabinet Cement Ceiling Clear Column Composition Concrete Construction Continuous Corridor Center Cold Water	LAM. LAV. LT.	Laminate Lavatory Light				
E.F. E.J. E.P. EA. ELEC. ELEV. EMER. E.N. ENCL. EQ. EQUIP.	Exhaust Fan Expansion Joint Electrical Panel Each Electrical Elevation Emergency End Nailing Enclosure Equal Equipment	P.LAM. PL. PLAS. PLWD. PTDF	Plastic Laminate Plate Plaster Plywood Pressure Treated Douglas Fir	R.O. R.W.L. REF. REINF. REQD. RESIL. RM. RWD.	Rough Opening Rain Water Leader Refer To: Reinforced Required Resilient Room Redwood		
F.A. F.D. F.E. F.G. F.P. FDN. FIN. F.O.C. F.O.F. F.O.S. FTG. G.I. GA. GALV.	Fire Alarm Floor Drain Fire Extinguisher Finished Grade Fireproof Foundation Finish Face Of Conc Face Of Finish Face Of Stud Footing Galvanized Iron Gauge Galvanized	S.B. S.C. S.G.V. S.S. SCHED. SEC. SHT. SPEC. SPL. STA. STD. STRUC. SUSP.	Solid Blocking Solid Core Shut Off Valve Sewer System Schedule Section Sheet Specification Splash Station Standard Structural Suspended				
Legend							
# Grid Number # Door Number # Keynote # Detail SHT Sheet Number SHT Section SHT Sheet Number SHT Interior Elevation SHT Sheet Number New wood / framed wall New 1-Hour Rated Wall Object to be demolished Line of object above Fence line Center line							
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				Indoor Air Quality and Exhaust The heating and air-conditioning system has been sized, designed, and have their equipment selected using the following methods: 1. Exhaust fans that are ENERGY Star-compliant, ducted, and that terminate outside the building will be provided in every bathroom. 2022 CGC 4.506.1 2. Unless functioning as a component of a whole-house ventilation system, fans must be controlled by a humidistat. 2022 CGC 4.506.1			
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 CGC 4.303.1.2 The fittings for faucets and showerheads shall meet the following standards: 1.5 GPM for faucets and 2.0 GPM for showers. 2022 CGC 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 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 the non-hazardous construction demolition waste generated at the site will be diverted to an offsite recycle, diversion, or salvage facility per City of Burlingame Ordinance #1704 and 2022 CGC Section 4.408				Verification: Upon request, verification of compliance w/ this code may include construction documents, plans, specifications, builder/installer certification, inspection reports, or other methods acceptable to the Building Div that show substantial conformance w/ the 2022 Code requirements. 2022 CGC 703.1			
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 1. 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-weighted 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 CGC 4.504.2.2 7. 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.			
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.				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.			
Sheet Index				Project Data			
Architectural A0.0 Directory, Vicinity Map, Abbreviation, General Notes, Index A0.1 Rendering 1 Topographic Survey A1.10 Site Plan: Demo A1.1 Site Plan A1.2 Utility Plan A1.3 Storm Water Management Plan A1.4 City Details / Alternate Means of Protection A1.5 Block Average Calculations A2.1 Main House – First Floor Plan A2.2 Main House – Second Floor Plan A2.3 ADU Floor Plan A2.4 Garage Floor Plan A2.5 Lot Coverage Calculations A3.1 Roof Plan: Main House A3.2 Roof Plan: ADU A3.3 Roof Plan: Garage A4.1 Exterior Elevations: Main House A4.2 Exterior Elevations: Main House ADU4.1 Exterior Elevations: ADU ADU4.2 Exterior Elevations: ADU G4.1 Exterior Elevations: Garage G4.2 Exterior Elevations: Garage A5.1 Building Section: Main House				Zoning R-2 Occupancy R-3/4 (Dwelling with Garage) Building Code 2022 CBC Construction Type V-B Stories 2 Lot Coverage (E) Lot Area 10,892 s.f. (N) House 2,203 s.f. (N) ADU EXEMPT (N) Garage 444 s.f. Total Lot Coverage 2,647 s.f. Lot Coverage Percentage Proposed: 2,647 s.f. / 10,892 s.f. = 24% Max Lot Coverage Allowed: 40%			
Landscape L1.1 Landscape Plan L1.2 Irrigation Plan L1.3 Planting List				Scope of Work – Demo all existing structures – Demo all landscaping – Construct New House, detached Garage and ADU – New site landscaping			
Erosion Control BMP1.1 Best Management Practices				Deferred Approvals – New Fire Sprinkler System throughout new residence: House, Garage and ADU –Solar (P.V.) Panels			
Vicinity Map				Project Location 739 Laurel Ave.			
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Planning Re-Submittal 03: 09/04/2025				Planning Re-Submittal 04: 10/04/2025			
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1 Street View Rendering

Single Unit Dwelling & ADU
**Christensen
Residence**
739 Laurel Ave
Burlingame, CA 94010
APN: 029-061-080

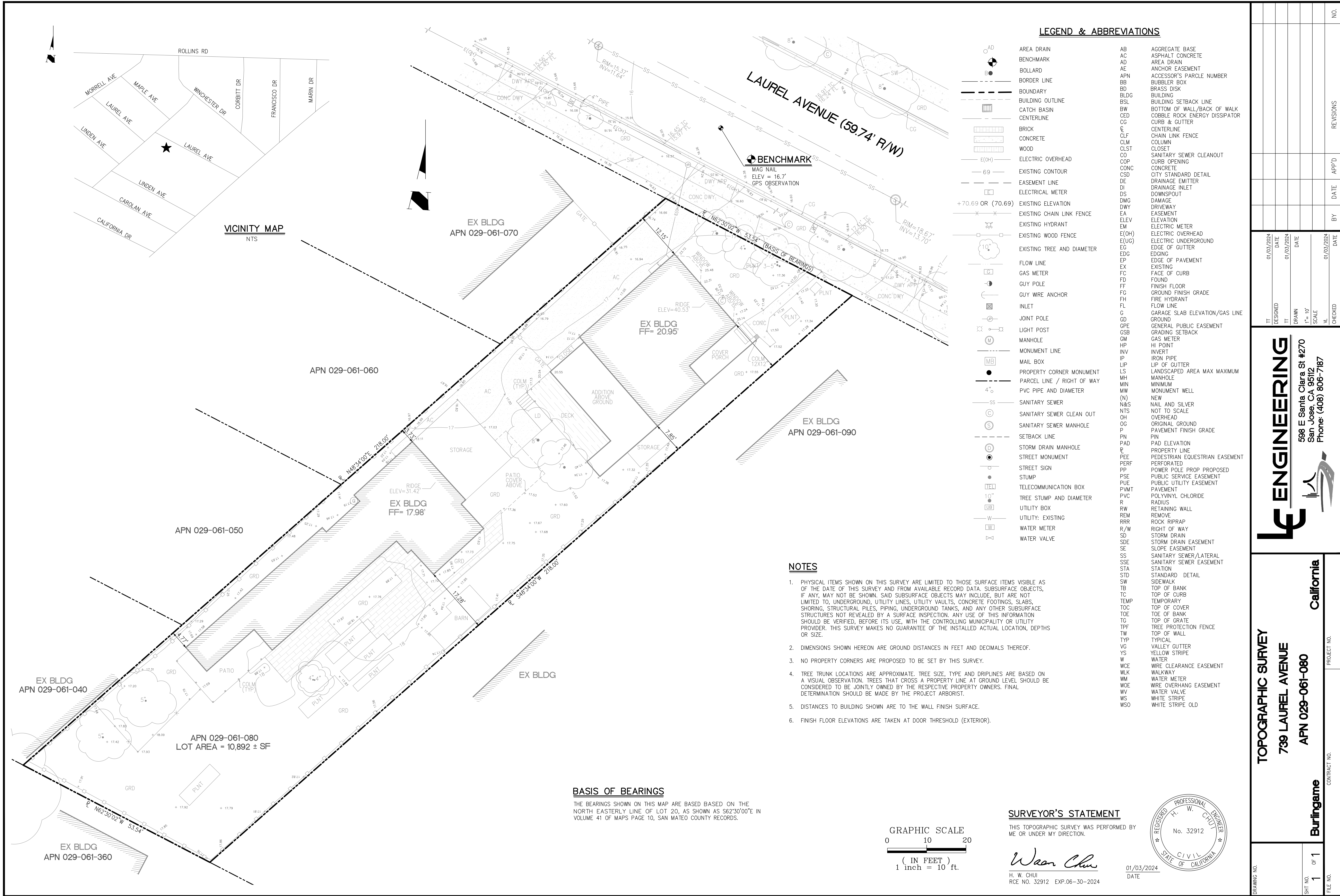
Planning Re-Submittal 02: 08/04/2025
Planning Re-Submittal 03: 09/04/2025

DTA
Dreiling Terrones **Architecture Inc.**
Architecture
Infrastructure
Environments



1103 Juanita Avenue
Burlingame, California
94010
650.696.1200
314 Center Street #220
Redlands, California
92346
707.431.1305

Rendering



ROAD NAME : LAUREL AVENUE

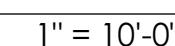
1. Topographic information used for design and represented in these Documents has been obtained entirely from boundary and topographic survey prepared by others. The Architect bears no responsibility for accuracy of this information.
2. Existing finish grades shall be restored upon completion of construction unless changes are specified in the Drawings.
3. The work zone limits are shown on the plans. The Contractor shall confine all operations, including delivery of materials, to the Work Zone unless explicit agreement has been made with the Owner.
4. Roadways shall be maintained clear of construction equipment and materials at all times.
5. The Contractor shall notify all adjacent tenants and the Property Owner on days when deliveries or other operations may impact areas outside the Work Zone.
6. The contractor shall maintain a clean work site. Construction debris and materials to be recycled shall be removed in a timely manner. Construction equipment and materials awaiting installation shall be stored in an orderly manner that reduces both damage to materials and reduces the visual impacts of the work site to the surrounding neighborhood.
7. Dust control measures shall be implemented as necessary. Measures may include watering, application of ground treatments, placement of rock and any other measure required to reduce or eliminate excessive dust.
8. All tree protection fencing is to be installed prior to the commencement of any construction.

1103 Juanita Avenue
Burlingame, California
94010

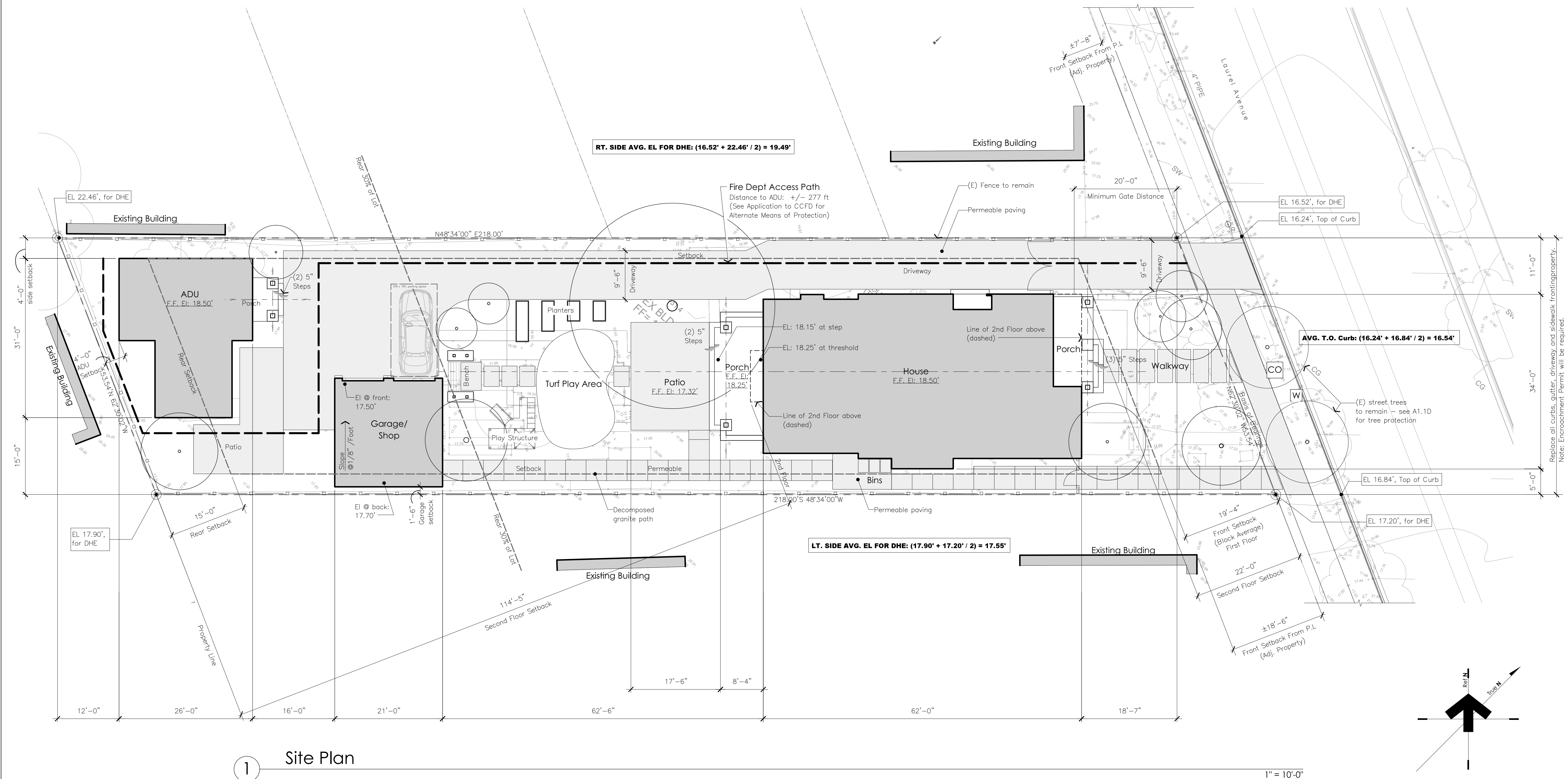
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314 Center Street #220
Healdsburg, California
95448

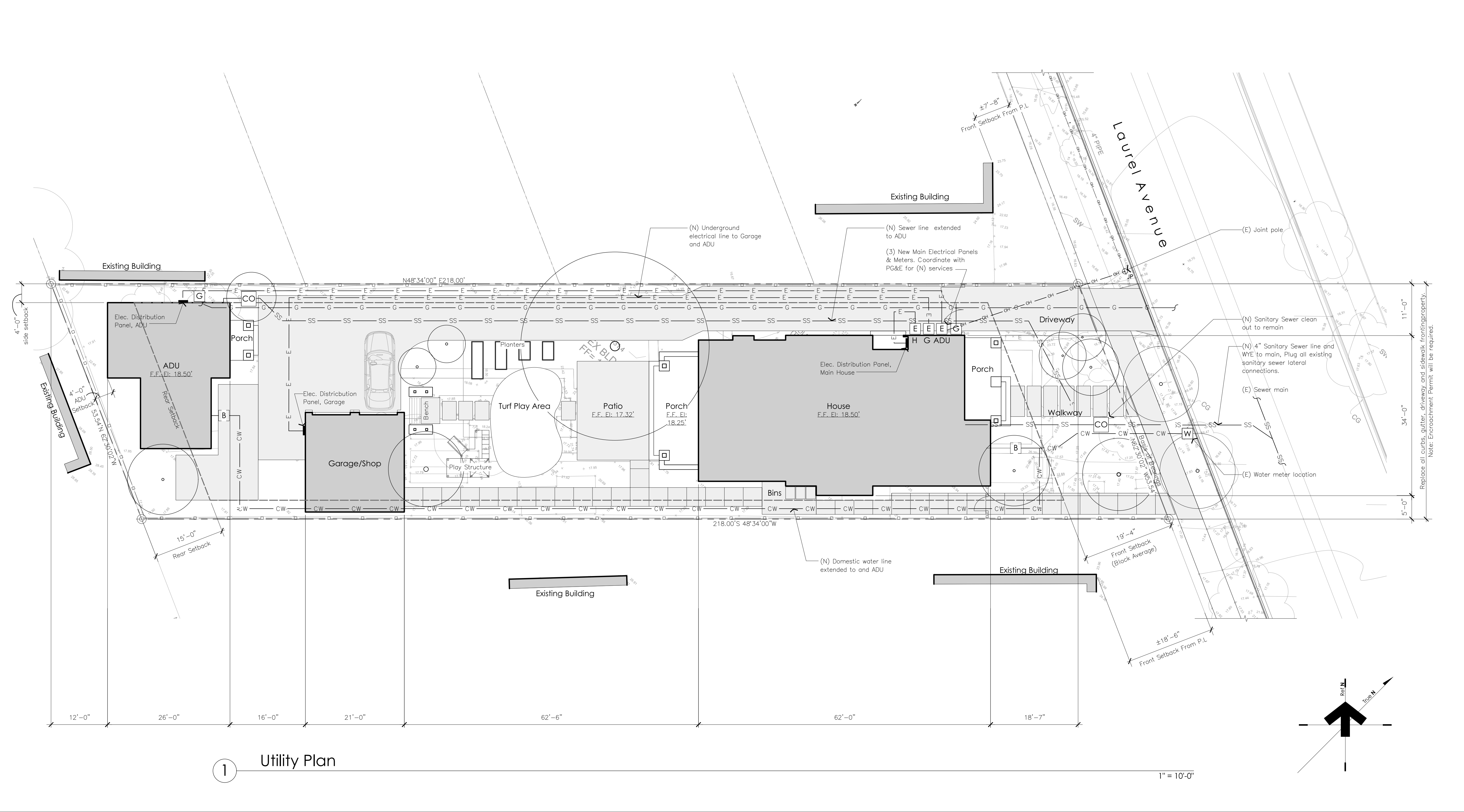
707 431 1305



CCFD Alternate Means of Protection	Legend	Site Notes
Per the approved Alternate Means of Protection (AMP) from Central County Fire District, the ADU shall include the following provisions: 1. ADU exterior walls shall be 1–hour fire rated construction, including the following: (1) layer 5/8" Type 'X' Gyp at Interior, 3–coat exterior cement plaster ("stucco") at exterior, +/- 7/8" thick 2. Fire Sprinkler System for ADU shall include all attic spaces, crawlspaces, mechanical spaces, and include an increased density for overall coverage. 3. Glazing for all ADU windows shall be double–paned, with 1 pane either tempered, or 20 minute rated. 4. See Sheet A1.4 for scan of approved Request for AMP	W Water Meter CO Sewer Clean Out E Electric Meter B Backflow Preventer — — — Indicates Fire Dept. Access Path	1. Topographic information used for design and represented in these Documents has been obtained entirely from boundary and topographic survey prepared by others. The Architect bears no responsibility for accuracy of this information. 2. Design contours and drainage shown are schematic only and shall not be taken to represent final grading and drainage plans. Refer to Floor Plans and Sections for all dimensional information. 3. 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. Existing finish grades shall be restored upon completion of construction unless changes are specified in the Drawings. 6. The work zone limits are shown on the plans. The Contractor shall confine all operations, including delivery of materials, to the Work Zone unless explicit agreement has been made with the Owner. 7. Roadways shall be maintained clear of construction equipment and materials at all times. 8. The Contractor shall notify all adjacent tenants and the Property Owner on days when deliveries or other operations may impact areas outside the Work Zone. 9. The contractor shall maintain a clean work site. Construction debris and materials to be recycled shall be removed in a timely manner. Construction equipment and materials awaiting installation shall be stored in an orderly manner that reduces both damage to materials and reduces the visual impacts of the work site to the surrounding neighborhood. 10. Dust control measures shall be implemented as necessary. Measures may include watering, application of ground treatments, placement of rock and any other measure required to reduce or eliminate excessive dust. 11. The minimum front setback requirement is 15'–0" to 1st floor and 20'–0" to 2nd floor, or the block average, whichever is greater. 12. Addresses and Numbers shall contrast with their background, shall be min. of 1/2" stroke by 4" high. The power of such illumination shall not be normally switchable. City of Burlingame Municipal Code 18.08.010



Fire Division Notes	Legend	Public Work Notes
1. Provide a fire sprinkler system throughout building. Fire sprinkler plans shall be submitted under separate permit through the fire department for approval prior to installation. 2. Minimum water meter size shall accommodate both domestic and fire sprinkler system demand totals. 3. Fire flow shall meet fire requirements of California Fire Code Appendix B. Fire flow for residential buildings less than 3600 sq.ft shall be provided at 1,000 gpm unless protection by an automatic fire sprinkler system then it may be reduced by 50% contact Burlingame Engineering Department.	W Water Meter CO Sewer Clean Out E Electric Meter B Backflow Preventer for Fire Service G Gas Line CW Cold Water Line SS Sanitary Sewer Line E Electric Line (underground) OH Electric Line (over head)	1. Any work in the City right-of-way, such as street, sidewalk area, public easements, utility easements, or use of the right-of-way such as placement of debris box or construction parking is required to obtain an Encroachment Permit prior to starting work. For the requirements related to issuance of City Encroachment Permit, visit the City of Burlingame website. Work without the benefit of an encroachment permit will be charged double the permit fee. It is the applicant's responsibility to obtain all required permits. Porta potty's are not allowed to be placed in the City right-of-way. 2. All work within City right-of-way shall comply with City Standards and Details. Standard Details are available at the City of Burlingame website. 3. Public Work Construction hours in the City Public right-of-way are limited to weekdays and non-City Holidays between 8am and 5pm. This includes contractor and direct work in the Water Yard. For work beyond the normal construction hours, a waiver of working hour may be submitted to the public works department ten (10) days in advance for review and approval by public works and building department. 4. Per Municipal Code section 18.08.090, no storm water or underground water draining from any lot, building, or paved area shall be allowed to drain to adjacent properties nor shall this water be connected to the City's sanitary sewer system. Regardless of the slope of the source property, such water shall drain to either artificial or natural storm drainage facilities by gravity or pumping. 5. All water line connections to City water mains for services or fire line protection are to be installed per City standard procedures and material specifications. Contact City Water Department for connection fees. If required, all fire services and services 2" and over will be installed by builder. All underground fire service connections shall be submitted as separate Underground Fire Service permit for review and approval. 6. Sewer Backwater Protection Certification is required for the installation of any new sewer fixture per Ordinance No. 17170. The Sewer Backwater Protection Department Certificate is required prior to the issuance of Building Permit and the backwater device must be placed on private property. 7. The sanitary sewer lateral (building sewer) shall be tested per Ordinance Code Chapter 15.12. A encroachment permit for the Sewer Lateral Test is required. A PASSED sewer lateral test certificate must be in place prior to final of Building Permit. 8. The sanitary sewer lateral from the accessory dwelling unit shall be connected to the existing lateral on private property side per municipal code 15.08.050, no sublateral to the main sewer is permitted. 9. The project shall comply with the City's NPDES permit requirements to prevent storm water pollution. All construction work shall be done in accordance with the most current APWA-ACSS Standard Specifications for Public Works Construction, the California Stormwater Quality Association's Stormwater Best Management Practice Handbook, and the City of Burlingame Stormwater Management and Discharge Control Ordinance (Municipal Code Chapter 15.14). A copy of the Stormwater Construction Best Management Practices can be found at http://www.flowstobay.org Upon completion of the work, all stormwater protection measures shall be entirely removed and the right of way shall be left in as present condition as existed before work started. Please be aware that during winter months (October 15th to April 15th) applicant c/contractor are responsible to remove projects stormwater inlet protection devices (sandbags/filters/etc.) in the public right of way to prevent flooding during rain events, and reinstall devices once the rain event ends. All private property stormwater protection measures must be protected and repaired after each rain event. 10. All debris/garbage containers location shall be on property. In a situation where that is not possible, an encroachment permit is required from Public Works Department for placing debris/garbage containers in public right-of-way. No wet garbage fluid shall enter public right-of-way or the storm drain system. 11. It is the responsibility of the owner and/or contractor to notify Underground Service Alert (USA) at least 48 hours before the start of any excavation work. 12. No permanent structures (retaining walls, fences, columns, mailboxes, etc.) shall be built beyond the property line and into the public right-of-way. 13. The design and installation of the fire service line shall follow City of Burlingame Water System Standard Specifications and Standard Drawings and directions from the Water Yard. 14. Based on the scope of work, this is a "Type I" project that requires a Stormwater Construction Pollution Prevention Permit. This permit is required prior to issuance of a Building Permit. An initial field inspection is required prior to the start of any construction (on private property or in the public right-of-way). 15. For projects in the Burlingame Plaza, Broadway, and the Burlingame downtown districts; construction in the public right-of-way is prohibited during the holiday shopping moratorium period, from first Saturday of November through the first Saturday after new years day. 16. For downtown Burlingame Avenue projects, per City of Burlingame municipal code 12.05, any work within the public right of way shall require approval from the public works department and shall comply with the following special conditions, specifications, details, and constructions moratorium. 17. For projects facing El Camino Real: Any work in the caltrans right of way, such as street and sidewalk area is required to obtain an encroachment permit from Caltran prior to start of work. It is the applicants responsibility to obtain all required permits. 18. For new single family or substantial remodels (greater than 50% remodel/ addition): show on the site plan – (1) Replacement of all curb, gutter, driveway and sidewalk fronting site, (2) plug all existing sewer lateral connections and install new 4" or 6" lateral to sewer main including wye, (3) new water service to water meter, and when applicable, (4) water lines above 2" and all fire services of any size are to be installed by applicant and per city standard procedures and specifications. 20. For remodel projects (less than 50% remodel) All damaged and displaced curbs, gutter, sidewalks and driveway approach fronting site must be replaced prior to final of building permit. A pre inspection by public works of the condition of the sidewalk is recommended, but not required. However if a pre-inspection is not conducted, the applicant / contractor waives the right to contest the limits of the repairs caused by the construction activities. 21. Front landscape (hardscape) improvements that are not shown on the plans, this will be subject to a public works inspection prior to building permit final to confirm that no encroachment existing beyond the property line.



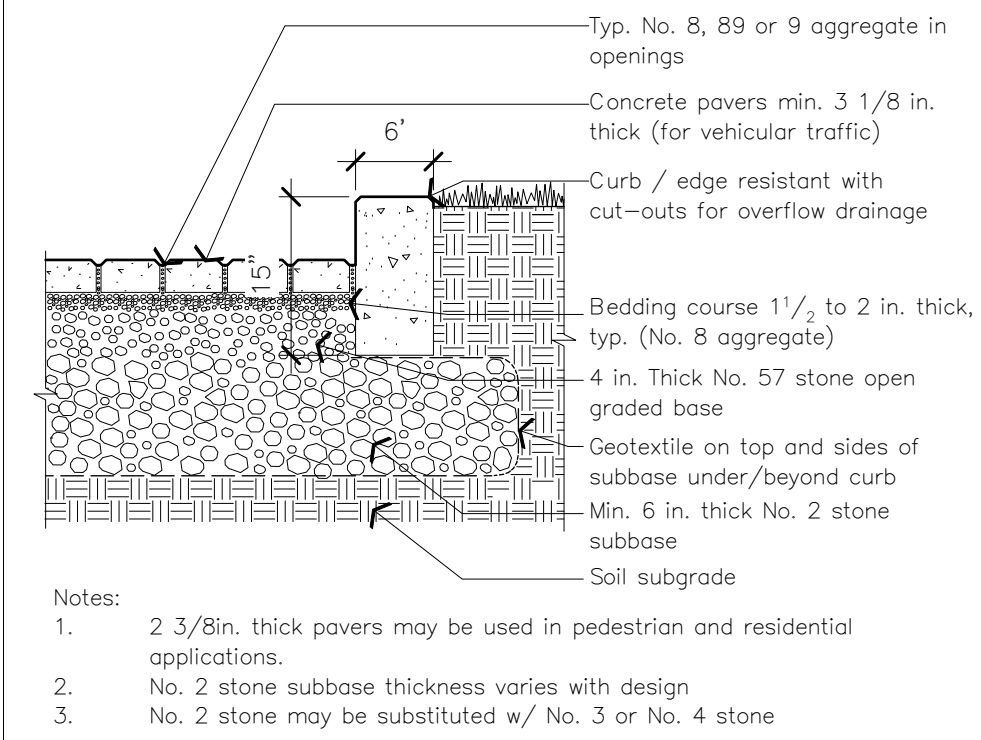
DTA
Dreiling Terrones Architecture Inc.
Architecture
Infrastructure
Environments

1103 Juanita Avenue
Burlingame, California
94010
650.696.1200

314 Center Street #220
Burlingame, California
95448
707.431.1305

Single Unit Dwelling & ADU
**Christensen
Residence**
739 Laurel Ave
Burlingame, CA 94010
APN: 029-061-080

Planning Submittal 01: 06/20/2025
Planning Re-Submittal 02: 08/04/2025
Planning Re-Submittal 03: 09/04/2025



2 Permeable Paving
(Driveway, Patios, Walkways) N.T.S.

Legend

Impervious Surface

Pervious Paving, D.G.

DS DS Downspout: Drains into Landscape Planting Areas *

SD Storm Drain Line

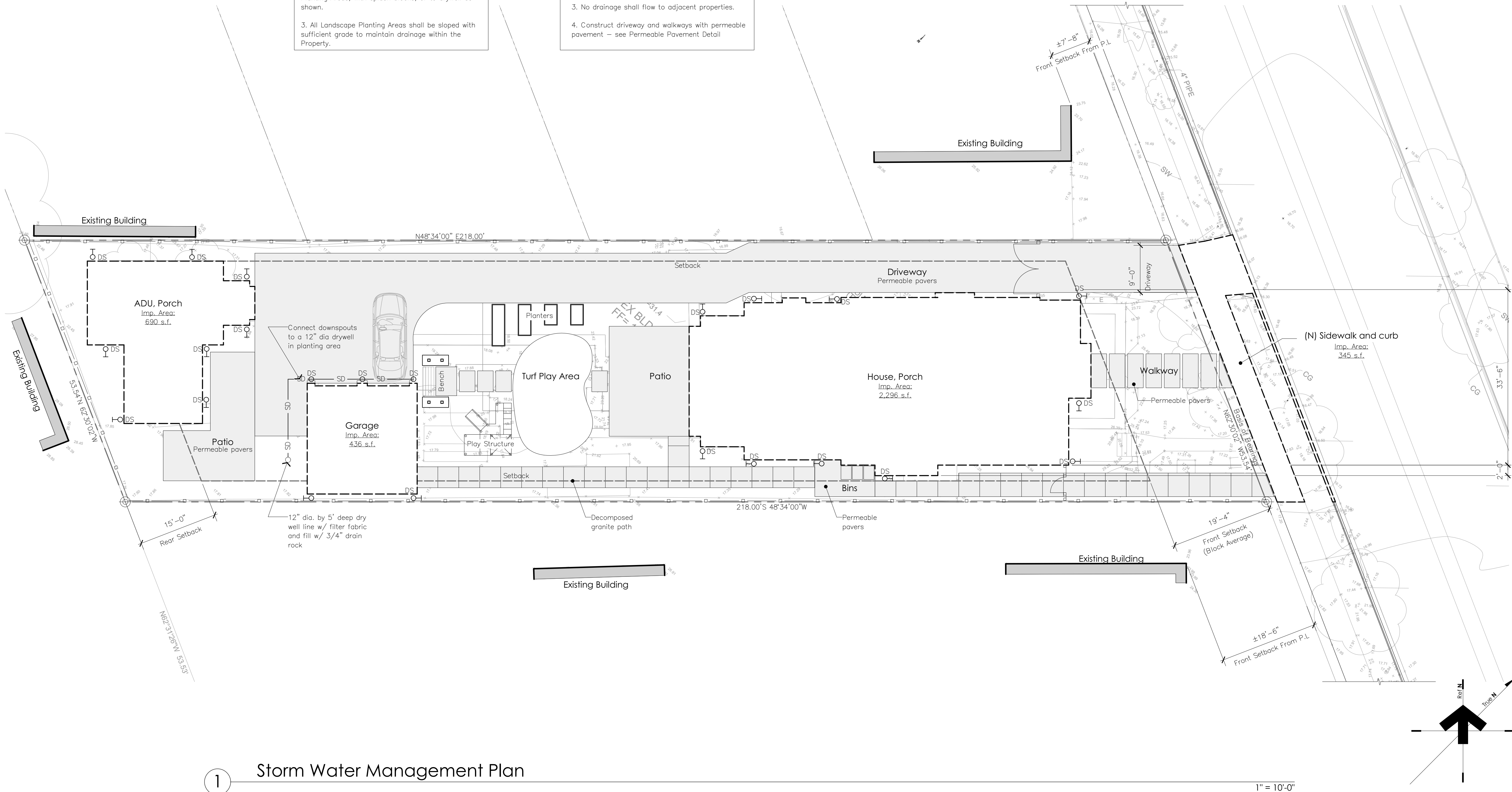
Note: All planting areas where DS's discharge shall be graded to slope to site, 2% min and away from adjacent properties.

Impervious Area		
Location	Description	Area
House, Porch	Roof Surface Area, Uncovered Porch Area and Steps	2,296 s.f.
ADU, Porch	Roof Surface Area, Uncovered Porch Area and Steps	690 s.f.
Garage	Roof Surface Area	436 s.f.
Off-site	Sidewalk & Curb	345 s.f.
Total Proposed Impervious Areas		3,767 s.f. (32.6% of 11,553 s.f. total project area)

Refer to A1.4 for Stormwater Checklist for Small Projects

- Roof Drainage:**
- Downspouts are shown on Proposed Utility Plan as well as the Roof Plan.
 - All Downspouts shall either drain to Landscape Planting Areas, with splash blocks, or to drywell as shown.
 - Landscape Planting Areas shall be sloped with sufficient grade to maintain drainage within the Property.

- Storm Water Mitigation Measures:**
- All downspouts shall drain to planting areas.
 - Any new paving shall be sloped to drain into planting areas.
 - No drainage shall flow to adjacent properties.
 - Construct driveway and walkways with permeable pavement – see Permeable Pavement Detail



1 Storm Water Management Plan



 SAN MATEO COUNTYWIDE

 Water Pollution

 Prevention Program

City of Burlingame

 501 Primrose Road

 Burlingame, CA 94010

 650-658-7230

 burlingame.org/stormwaterdevelopment

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 Single Unit Dwelling and ADU

 A.2 Project Address: 739 Laurel Ave

 A.3 Project APN: 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? ☒ Yes ☐ No

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

Yes	No	Plan Sheet No.	Site Design Measure
☐	☒	N/A	a. Direct roof runoff into cisterns or rain barrels and use rainwater for irrigation or other non-potable use.
☐	☐	A1.2	b. Direct roof runoff onto vegetated areas.
☒	☐	A1.2	c. Direct runoff from sidewalks, walkways, and/or patios onto vegetated areas.
☒	☐	A1.2	d. Direct runoff from driveways and/or uncovered parking lots onto vegetated areas.
☒	☐	A1.1	e. Construct sidewalks, walkways, and/or patios with permeable surfaces.
☒	☐	A1.1	f. Construct bike lanes, driveways, and/or uncovered parking lots with permeable surfaces.
☐	☒	N/A	g. Minimize land disturbance and impervious surface (especially parking lots).
☐	☒	N/A	h. Maximize permeability by clustering development and preserving open space.
☐	☒	N/A	i. Use micro-detention, including distributed landscape-based detention.
☐	☒	N/A	j. Protect sensitive areas, including wetland and riparian areas, and minimize changes to the natural topography.
☐	☒	N/A	k. Self-treating area (see Section 4.1 of the C.3 Regulated Projects Guide)
☐	☒	N/A	l. Self-retaining area (see Section 4.2 of the C.3 Regulated Projects Guide)

¹ See MRP Provision C.3.1.i

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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 in project?		Features that require source controls	Source control measures? ² (Refer to Local Source Control List for detailed requirements)	Is source control measure included in project plans?					
Yes	No			Yes	No Plan Sheet No.				
☐	☒	Storm Drain	Mark on-site inlets with the words "No Dumping! Flows to Bay" or equivalent.	☐	☒				
☐	☒	Floor Drains	Plumb interior floor drains to sanitary sewer³ [or prohibit].	☐	☒				
☐	☒	Parking garage	Plumb interior parking garage floor drains to sanitary sewer.⁴	☐	☒				
☐	☐	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.	☐	☒ L1.1				
☐	☒	Pool/Spa/Fountain	Provide connection to the sanitary sewer to facilitate draining.⁴	☐	☒				
☐	☒	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.⁴ - 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	☐	☒				
☐	☒	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	☐	☒				
☐	☒	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 sewer⁴, and contain by berms or similar.	☐	☒				
☐	☒	Vehicle/ Equipment Cleaning	- Roof, pave and berm wash area to prevent stormwater run-on and runoff, and drain to the sanitary sewer⁴, and sign as a designated wash area. - Commercial car wash facilities shall discharge to the sanitary sewer.⁴	☐	☒				
☐	☒	Vehicle/ Equipment Repair and Maintenance	- Designate repair/maintenance areas 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	☐	☒				
☐	☐	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. - Sanitary shall extend at least 10 ft. in each direction from each pump and drain away from fueling area.	☐	☒				
☐	☒	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.	☐	☒				
☒	☐	Fire Sprinklers	Design for discharge of fire sprinkler test water to landscape or sanitary sewer⁴	☐	☒				
☐	☐	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 sewer.⁴	☐	☒				
☐	☒	Architectural Copper	Drain rinse water to landscaping, discharge to sanitary sewer⁴, or collect and dispose properly offsite. See flyer "Requirements for Architectural Copper."	☐	☒				

² See MRP Provision C.3.a.i.(7).

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.rescaperca.org.

⁵ Businesses that may have outdoor process activities/equipment include machine shops, auto repair, industries with pretreatment facilities.

2

Last modified 7/1/23

Stormwater Checklist for Small Projects

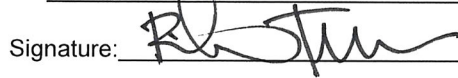
D. Implement construction Best Management Practices (BMPs) *(Required for all projects.)*

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 "hillslope 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.i(2).)* ☐ Yes ☒ No

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 Terrenes

Signature:  Date: 06/19/2025

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.

DTA
Dreiling Terrones Architecture Inc.
Architecture
Infrastructure
Environments

Central County Fire Department

Serving the communities of Burlingame, Hillsborough and Millbrae

Request for Alternate Means of Protection or Methods of Construction

DSR25-0013

Date Submitted: 7/16/25

Planning/Building Dept. Appl. Number: TBD

In accordance with section §104.9, California Fire Code, the undersigned requests approval of alternate means of protection for:

Project Name: Christensen Residence

Project Address: 739 Laurel Avenue

Subject of Alternative (separate forms must be completed for each different subject):

1 hr fire rated construction for all exterior walls of ADU, double pane windows - 1 pane tempered or 20 min fire resistant rating & increased design density of sprinkler system for ADU.

Code Requirement Requesting Mitigation For (specify code edition and section):

2022 CRC 503.1

Proposed Mitigations (may also attach separate justifying documents):

Fire-rated construction all at exterior walls of ADU will limit spread of fire from ADU. Sprinkler system will be provided throughout ADU, including attic spaces, crawlspaces, mech. spaces, to increased design density. In addition, glazing at ADU shall be double-paned - 1 pane tempered or 20 minute fire rated.

Alternate Requested By: Richard Terrones, Architect

Print Name

[Signature]
Signature

Requestor Address: 1103 Juanita Ave, Burlingame CA 94010

Requestor Phone: (650) 696-1200

Email: rt@dtbarch.com

Date Reviewed: 7/22/25

For Staff Use Only

AMP #: AMP25-0007

Findings: approved as submitted above. Include this form and mitigation details in Planning/Building Plans

Approved ☒ Denied ☐

Review Fee Paid: \$448

Fire Marshal: [Signature]

1399 Rollins Road | Burlingame, CA 94010
(650) 558-7600 | www.ccfcd.org | @centralcountyfd

ALL BACKFLOW PREVENTION ASSEMBLIES MUST BE APPROVED BY THE UNIVERSITY OF SOUTHERN CALIFORNIA (USC) AND TESTED BY A SAN MATEO COUNTY CERTIFIED TESTER BEFORE APPROVAL OF THE WATER SYSTEM. SEE THE SAN MATEO COUNTY WEB SITE FOR APPROVED LIST OF CERTIFIED TESTER'S AT [HTTP://SMCHealth.org/Node/426](http://SMCHealth.org/Node/426). FOR ADDITIONAL INFORMATION ON USC APPROVED DEVICES PLEASE CALL THE WATER DIVISION AT (650) 558-7670. PLEASE COMPLETE THE "WATER DEMAND WORKSHEET" FOR DETERMINING THE WATER SERVICE AND METER SIZE. THE WORKSHEET IS AVAILABLE AT THE BUILDING DEPARTMENT OR ON THE CITY OF BURLINGAME WEB SITE AT [HTTP://WWW.BURLINGAME.ORG/INDEX.ASPX?PAGE=125](http://www.burlingame.org/index.aspx?page=125).

ADDRESS: _____

TO DOMESTIC

TO IRRIGATION SYSTEM

HOSE BIB WITH VACUUM BREAKER

PRESSURE REDUCING VALVE (IF NEEDED)

SEE NOTE

TO FIRE SYSTEM

BACKFLOW PREVENTION ASSEMBLY

TYPE: _____

BRAND: _____

MODEL#: _____

SIZE: _____

BACKFLOW PREVENTION ASSEMBLY

TYPE: DOUBLE CHECK

BRAND: _____

MODEL#: _____

SIZE: _____

HOUSE VALVE (AT RESIDENCE)

METER

CUSTOMER SERVICE SIZE TO BUILDING: _____

FIRE PLANS SUPERSEDES THIS SERVICE MATERIAL TYPE: _____

PSI

CITY PRESSURE

WATER MAIN

SERVICE SIZE TO WATER METER: _____

WATER METER SIZE: _____

NOTE:

1. REMOVE DOUBLE CHECK VALVE HANDLES AND STORE IN SPARE HEAD BOX

PLAN VIEW N.T.S.

JUNCTION BOX (CHRISTY, EQUAL)

SAWCUT AT SCORE MARKS
MATCH BLOCK PATTERN,
24" MINIMUM WIDTH

6x6, 10 GAUGE WELDED
WIRE MESH

#3 REBAR

SIDEWALK
CURB

GUTTER

1-FT A.C.
REMOVE/REPLACE

DRIVEWAY APPROACH

12" MINIMUM OR
AS DIRECTED BY THE CITY

ELEVATION N.T.S.

2.5" MIN

WIRE MESH

6" STANDARD CURB

SECTION A-A N.T.S.

1/4" PER FT OR MATCH EXISTING

WIRE MESH

JUNCTION BOX
(CHRISTY, EQUAL, OR AS
APPROVED)

TYPICAL MATERIAL IS 3"
PVC SCHEDULE 40
PIPE OR CAST IRON

PIPE INVERT TO MATCH GUTTER
FLOW LINE. PIPE TO BE
RECESS 1/4" FROM CURB
FACE.

PIPE IN ROLLED CURB N.T.S.

MODIFY THE EXISTING 45 DEGREE ANGLE TO
APPROXIMATELY 60 DEGREES, THEREBY REDUCING
THE POTENTIAL DAMAGE CAUSED BY VEHICLE
TIRES BUMPING THE CURB.

#3 REBAR

WIRE MESH

2" DIAMETER PIPE (MAX)

45/60

NOTE:

- IF CURB FACE IS LESS THAN THE STANDARD 6" DEPTH AND THE MINIMUM COVER OF 2.5" CANNOT BE ATTAINED, DO ONE OR MORE OF THE FOLLOWING:
(A) CHANGE TO AN OVAL PIPE;
(B) INSTALL MULTIPLE SMALLER DIA. PIPES;
(C) INSTALL A #3 REBAR OVER THE PIPE IN THE CURB FACE AREA.
- ALL CONCRETE SHALL BE CLASS B (5 SACK MIX), 3/4" MAX. AGGREGATE, WITH 2LB.-LAMPBLACK PER CUBIC YARD ADDED FOR COLORATION.
- ALL CONCRETE SHALL HAVE A LIGHT BROOMED FINISH, COLORED AND SCORED TO MATCH SURROUNDING SIDEWALK. SEE SIDEWALK DETAIL DRAWING A-1699.

Single Unit Dwelling & ADU

**Christensen
Residence**

739 Laurel Ave
Burlingame, CA 94010

APN: 029-061-080

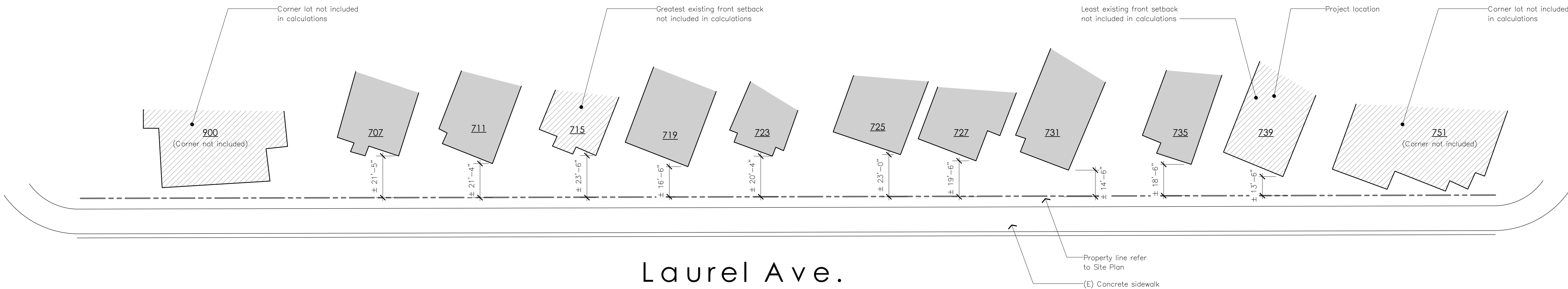
Planning Submittal 01: 06/20/2025

Planning Re-Submittal 02: 08/04/2025

Planning Re-Submittal 03: 09/04/2025

City Details
Alternate Means of
Protection

▲ 1



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 measurement 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.

Block Average Calcs.		
Address	Distance	Description
707 Laurel	21'-5"	
711 Laurel	21'-4"	
715 Laurel	23'-6"	Greatest existing front setback (not used)
721 Laurel	16'-6"	
723 Laurel	20'-4"	
725 Laurel	23'-0"	
727 Laurel	19'-6"	
731 Laurel	14'-6"	
735 Laurel	18'-6"	
739 Laurel	13'-6"	Project address, least existing front setback (not used)
Total: 159'-10" / 8 = 19'-4" (N) Front Setback		



1 Main House - First Floor Plan

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 construction.

Dimensions given are to face of stud unless otherwise noted. Variations include:
C : Centerline
FOF: Face of Finish

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.xx

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

Adhesives, sealants, and caulks used xxxon the project shall follow local and regional air pollution 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 fully soldered.

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

Floor Plan Key Notes

Mark	Description
Division 1: General	
1.0	Align as Indicated
1.1	Line of Soffit/Cabinet/Structure Above
Division 3: Concrete	
3.0	New Permeable Driveway
3.1	New Concrete Landing / Porch
3.2	New Concrete Paving / Pavers
3.3	New Concrete Steps
Division 5: Metal	
5.1	Metal Railing, Powder Coated – 1" pickets at 4" on center
Division 6: Wood, Plastics	
6.5	Base Cabinet
6.6	Line of Upper Cabinet
6.7	Full Height Cabinet
6.8	Closet Shelving
6.9	Built-In Cabinet (dresser/bench/desk/media cabinets)
6.10	Wood Trims: Casing/Sills/Fascias/Knee Braces/Belly Band, painted
6.11	Structural Post w/ Cladding – Medium Density Overlay (MDO), painted
6.12	Wood Gate, Stained
Division 7: Thermal and Moisture Protection	
7.1	Class-A Composition Shingle Roof
7.2	GSM Gutter
7.3	GSM Downspout / "Chain" indicates Downspout Chain
7.4	Insulation
7.5	Wood Attic Vent, painted
Division 8: Doors / Windows	
8.1	Aluminum Clad Wood Windows
8.2	Aluminum Clad Wood Doors
8.3	Wood Carriage Garage Door
8.4	Wood Entry Door, Painted
Division 9: Finishes	
9.1	Synthetic Shingles, pre-finished
9.2	3-coat, Exterior Cement Plaster (Stucco)
9.3	5/8" Gyp. Brd., Painted
9.4	Pre-cast Stone Coping
9.5	Solid Surface Countertop
9.6	Hardwood Flooring
9.7	Tile Flooring
Division 11: Equipment	
11.1	Range/Cooktop
11.2	Refrigerator
11.3	Laundry/Appliance
11.4	Gas Fireplace
Division 15: Mechanical	
15.1	Mechanical/Plumbing Equipment, ref. MEP Plans
Division 16: Electrical	
16.1	New Light Fixture – Max. 40w Equiv., Downcast

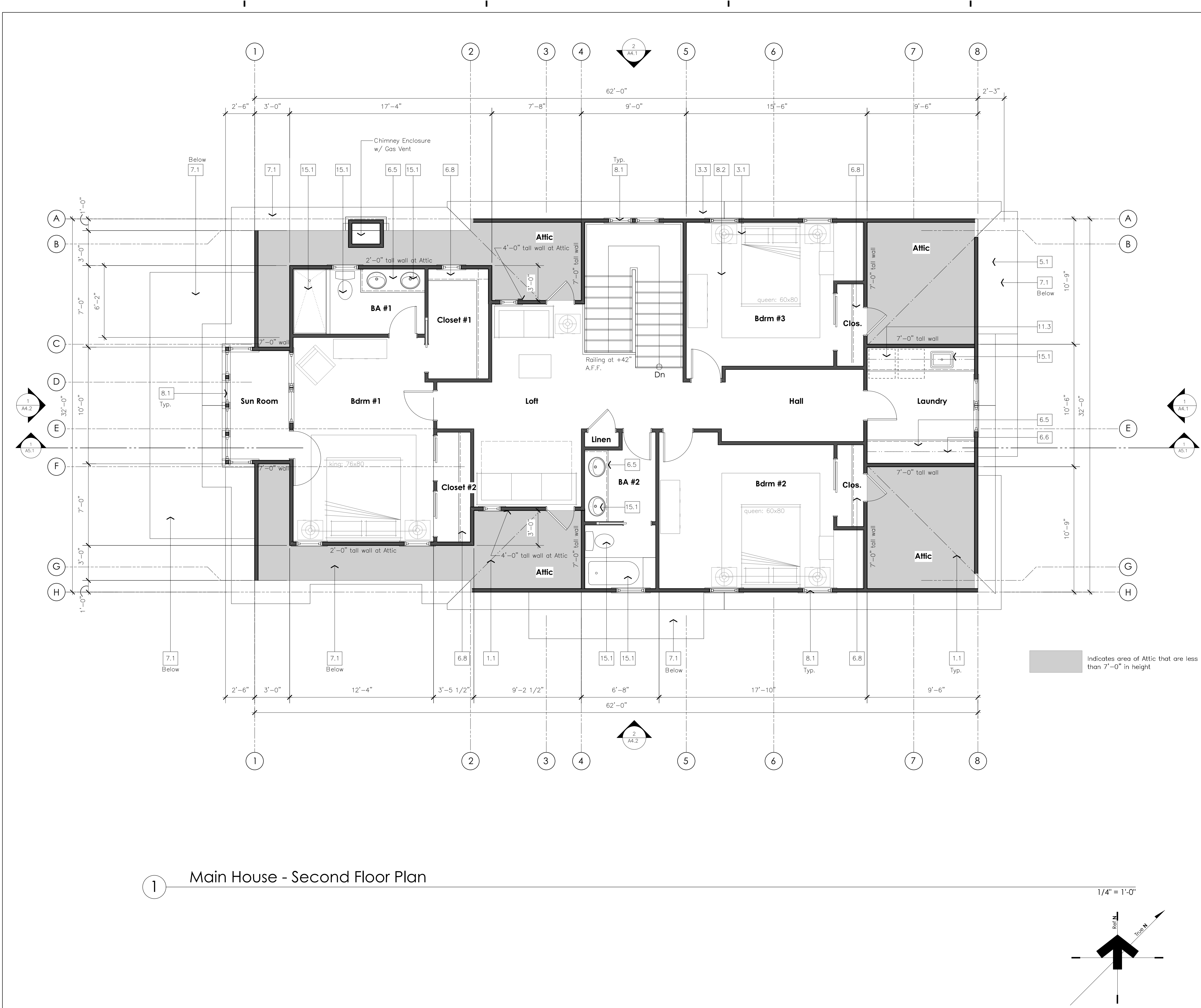
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APN: 029-061-080

Planning Submittal 01: 06/20/2025
Planning Re-Submittal 02: 08/04/2025
Planning Re-Submittal 03: 09/04/2025

Main House First Floor Plan



1 Main House - Second Floor Plan

Floor Plan Notes

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

Adhesives, sealants, and caulks used xxxon the project shall follow local and regional air pollution 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.

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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 fully soldered.

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

Floor Plan Key Notes

Mark	Description
Division 1: General	
1.0	Align as Indicated
1.1	Line of Soffit/Cabinet/Structure Above
Division 3: Concrete	
3.0	New Permeable Driveway
3.1	New Concrete Landing / Porch
3.2	New Concrete Paving / Pavers
3.3	New Concrete Steps
Division 5: Metal	
5.1	Metal Railing, Powder Coated – 1" pickets at 4" on center
Division 6: Wood, Plastics	
6.5	Base Cabinet
6.6	Line of Upper Cabinet
6.7	Full Height Cabinet
6.8	Closet Shelving
6.9	Built-Ins Cabinet (dresser/bench/desk/media cabinets)
6.10	Wood Trims: Casing/Sills/Fascias/Knee Braces/Belly Band, painted
6.11	Structural Post w/ Cladding – Medium Density Overlay (MDO), painted
6.12	Wood Gate, Stained
Division 7: Thermal and Moisture Protection	
7.1	Class-A Composition Shingle Roof
7.2	GSM Gutter
7.3	GSM Downspout / "Chain" indicates Downspout Chain
7.4	Insulation
7.5	Wood Attic Vent, painted
Division 8: Doors / Windows	
8.1	Aluminum Clad Wood Windows
8.2	Aluminum Clad Wood Doors
8.3	Wood Overhead Garage Door
8.4	Wood Entry Door, Painted
Division 9: Finishes	
9.1	Synthetic Shingles, pre-finished
9.2	3-coat, Exterior Cement Plaster (Stucco)
9.3	5/8" Gyp. Brd., Painted
9.4	Pre-cast Stone Coping
9.5	Solid Surface Countertop
9.6	Hardwood Flooring
9.7	Tile Flooring
Division 11: Equipment	
11.1	Range/Cooktop
11.2	Refrigerator
11.3	Laundry/Appliance
11.4	Gas Fireplace
Division 15: Mechanical	
15.1	Mechanical/Plumbing Equipment, ref. MEP Plans
Division 16: Electrical	
16.1	New Light Fixture – Max. 40w Equiv., Downcast

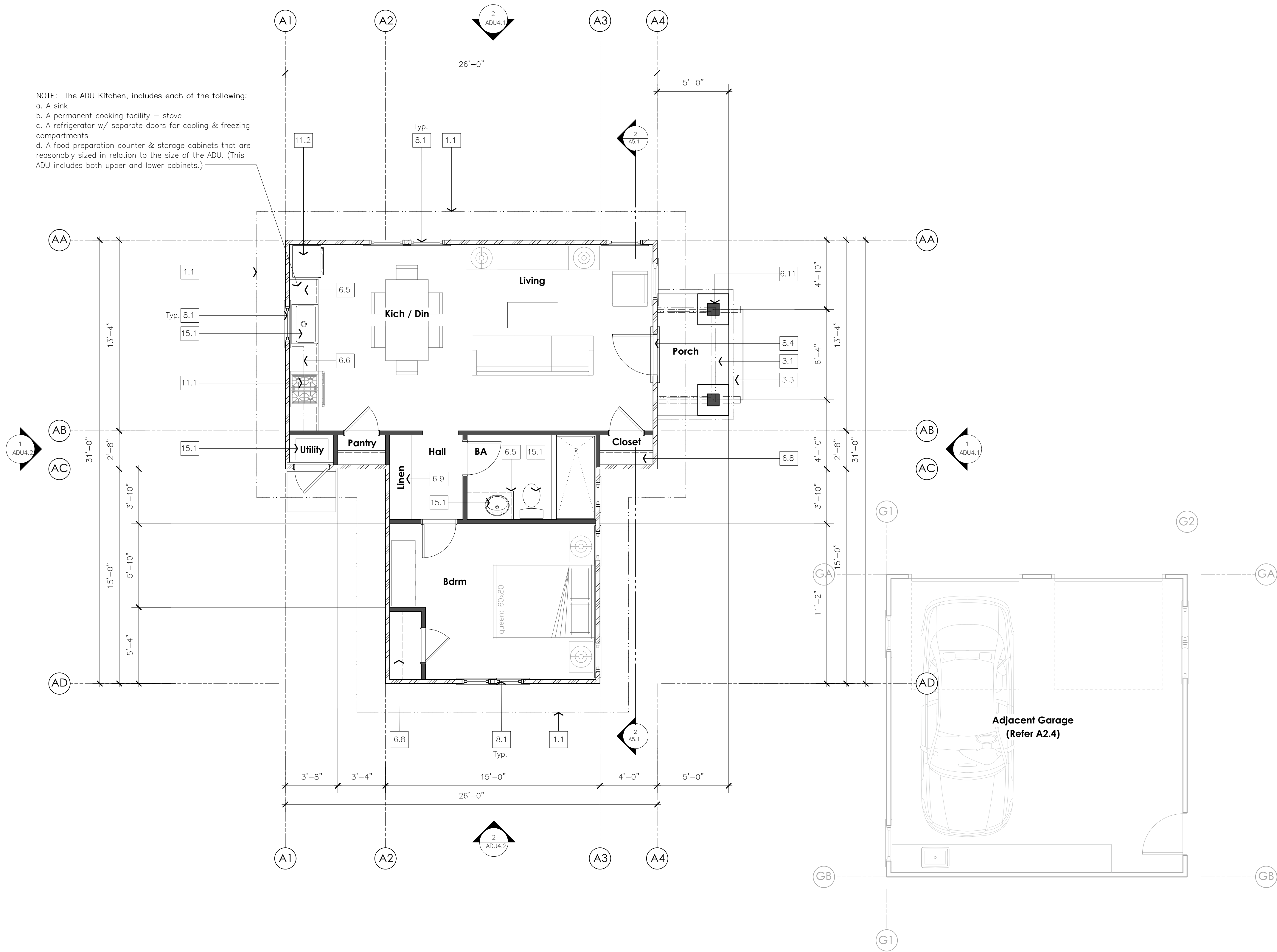
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Planning Re-Submittal 02: 08/04/2025
Planning Re-Submittal 03: 09/04/2025

Main House Second Floor
Plan



NOTE: The ADU Kitchen, includes each of the following:
a. A sink
b. A permanent cooking facility — stove
c. A refrigerator w/ separate doors for cooling & freezing compartments
d. A food preparation counter & storage cabinets that are reasonably sized in relation to the size of the ADU. (This ADU includes both upper and lower cabinets.)

Floor Plan Notes

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

Floor Plan Key Notes

Mark	Description
Division 1: General	
1.0	Align as Indicated
1.1	Line of Soffit/Cabinet/Structure Above
Division 3: Concrete	
3.0	New Permeable Driveway
3.1	New Concrete Landing / Porch
3.2	New Concrete Paving / Pavers
3.3	New Concrete Steps
Division 5: Metal	
5.1	Metal Railing, Powder Coated — 1" pickets at 4" on center
Division 6: Wood, Plastics	
6.5	Base Cabinet
6.6	Line of Upper Cabinet
6.7	Full Height Cabinet
6.8	Closet Shelving
6.9	Built-In Cabinet (dresser/bench/desk/media cabinets)
6.10	Wood Trims: Casing/Sills/Fascias/Knee Braces/Belly Band, painted
6.11	Structural Post w/ Cladding — Medium Density Overlay (MDO), painted
6.12	Wood Gate, Stained
Division 7: Thermal and Moisture Protection	
7.1	Class-A Composition Shingle Roof
7.2	GSM Gutter
7.3	GSM Downspout / "Chain" indicates Downspout Chain
7.4	Insulation
7.5	Wood Attic Vent, painted
Division 8: Doors / Windows	
8.1	Aluminum Clad Wood Windows
8.2	Aluminum Clad Wood Doors
8.3	Wood Carriage Garage Door
8.4	Wood Entry Door, Painted
Division 9: Finishes	
9.1	Synthetic Shingles, pre-finished
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9.4	Pre-cast Stone Coping
9.5	Solid Surface Countertop
9.6	Hardwood Flooring
9.7	Tile Flooring
Division 11: Equipment	
11.1	Range/Cooktop
11.2	Refrigerator
11.3	Laundry/Appliance
11.4	Gas Fireplace
Division 15: Mechanical	
15.1	Mechanical/Plumbing Equipment, ref. MEP Plans
Division 16: Electrical	
16.1	New Light Fixture — Max. 40w Equiv., Downcast

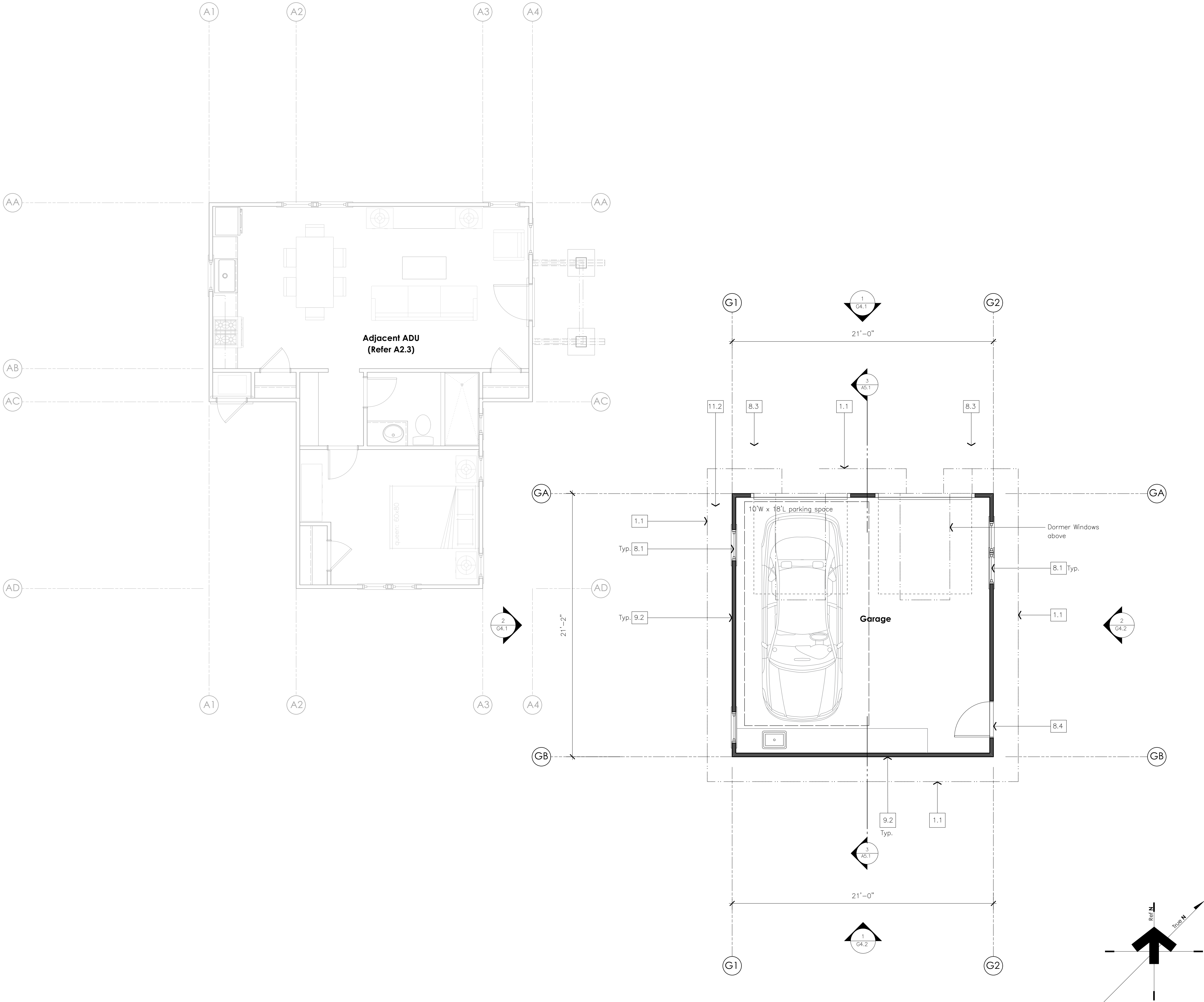
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Planning Submittal 01: 06/20/2025
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Planning Re-Submittal 03: 09/04/2025

ADU Floor Plan



1 Garage Floor Plan

Floor Plan Notes

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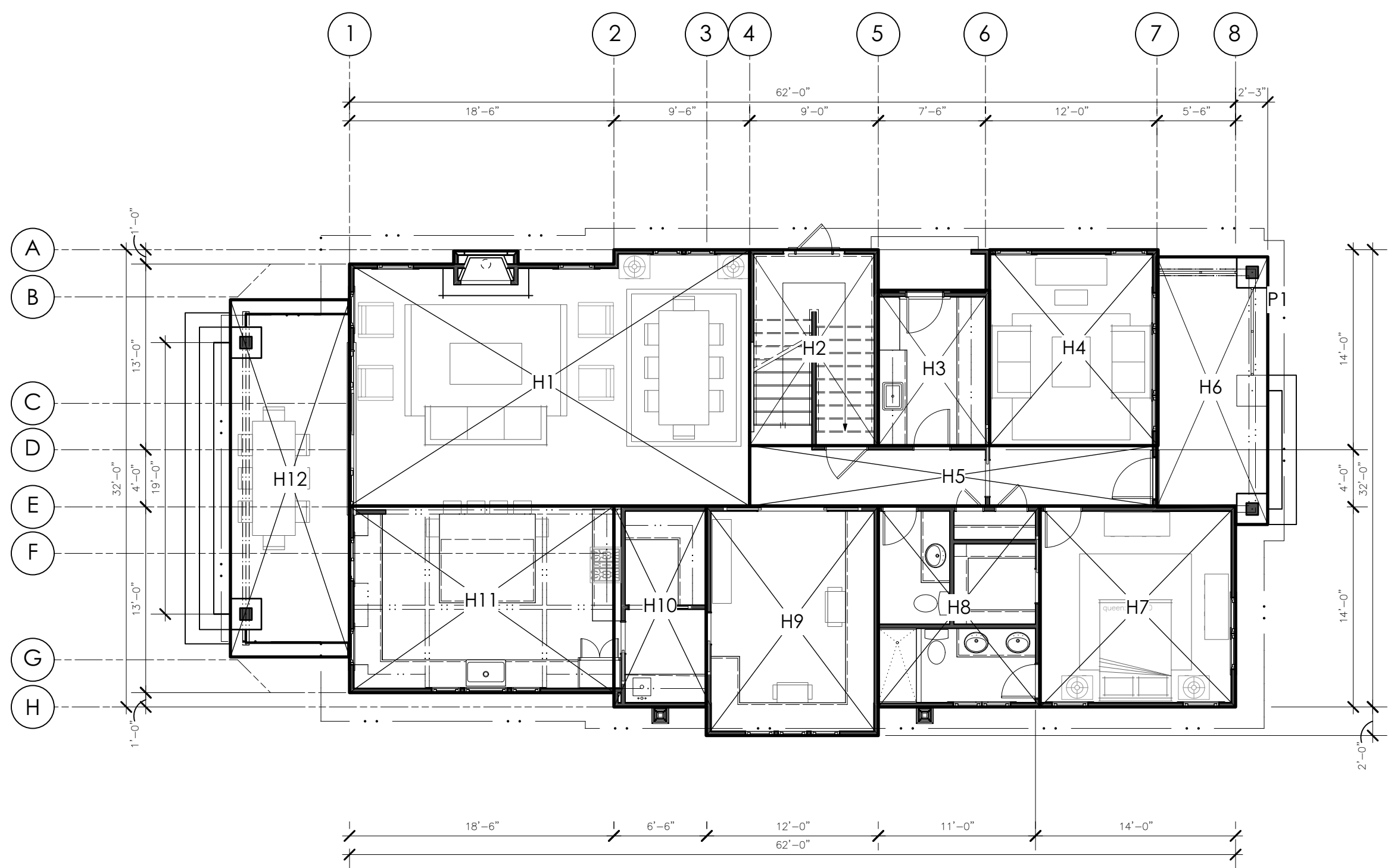
Contractor shall protect all roof components from exposure to sunlight where such exposure may damage materials. Installation of felts or base sheets shall be covered immediately by either subsequent roof layers or protective materials to avoid exposure to sun or general drying of materials.

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 fully soldered.

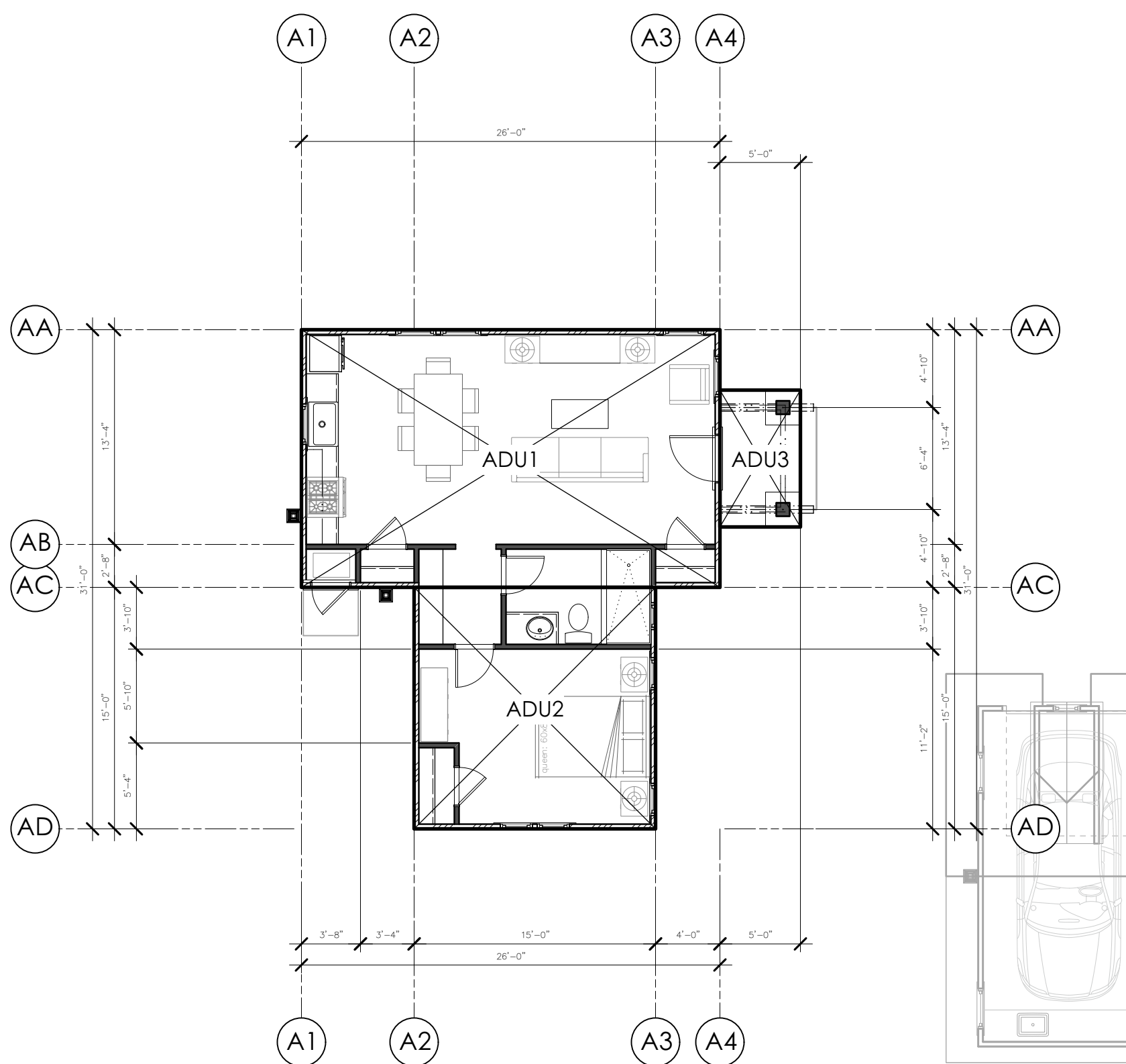
Fire sprinkler plans shall be submitted under separate permit through the fire department for approval prior to installation.

Floor Plan Key Notes

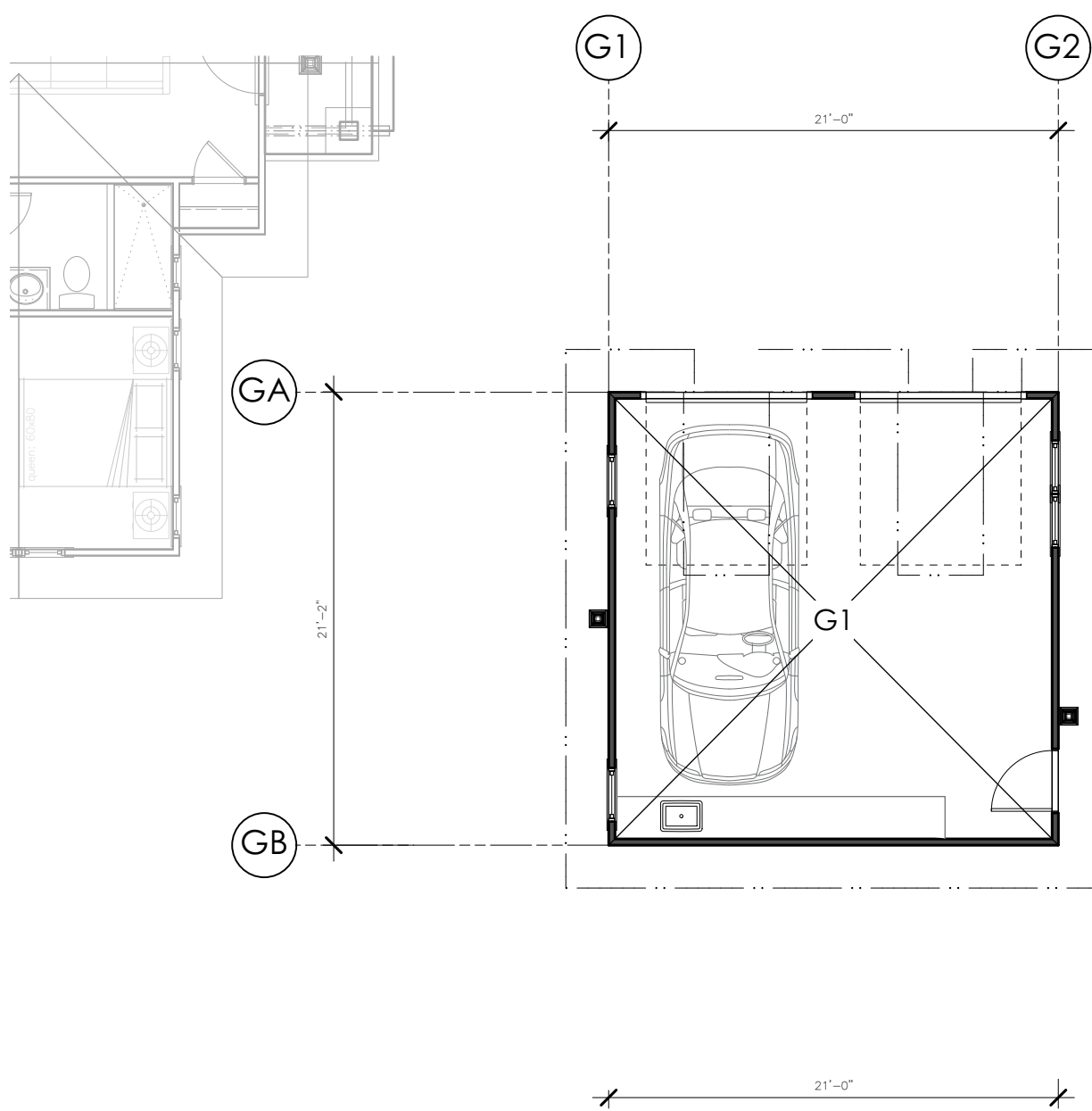
Mark	Description
Division 1: General	
1.0	Align as Indicated
1.1	Line of Soffit/Cabinet/Structure Above
Division 3: Concrete	
3.0	New Permeable Driveway
3.1	New Concrete Landing / Porch
3.2	New Concrete Paving / Pavers
3.3	New Concrete Steps
Division 5: Metal	
5.1	Metal Railing, Powder Coated – 1" pickets at 4" on center
Division 6: Wood, Plastics	
6.5	Base Cabinet
6.6	Line of Upper Cabinet
6.7	Full Height Cabinet
6.8	Closet Shelving
6.9	Built-In Cabinet (dresser/bench/desk/media cabinets)
6.10	Wood Trims: Casing/Sills/Fascias/Knee Braces/Belly Band, painted
6.11	Structural Post w/ Cladding – Medium Density Overlay (MDO), painted
6.12	Wood Gate, Stained
Division 7: Thermal and Moisture Protection	
7.1	Class-A Composition Shingle Roof
7.2	GSM Gutter
7.3	GSM Downspout / "Chain" indicates Downspout Chain
7.4	Insulation
7.5	Wood Attic Vent, painted
Division 8: Doors / Windows	
8.1	Aluminum Clad Wood Windows
8.2	Aluminum Clad Wood Doors
8.3	Overhead Ceiling Garage Door
8.4	Wood Entry Door, Painted
Division 9: Finishes	
9.1	Synthetic Shingles, pre-finished
9.2	3-coat, Exterior Cement Plaster (Stucco)
9.3	5/8" Gyp. Brd., Painted
9.4	Pre-cast Stone Coping
9.5	Solid Surface Countertop
9.6	Hardwood Flooring
9.7	Tile Flooring
Division 11: Equipment	
11.1	Range/Cooktop
11.2	Refrigerator
11.3	Laundry/Appliance
11.4	Gas Fireplace
Division 15: Mechanical	
15.1	Mechanical/Plumbing Equipment, ref. MEP Plans
Division 16: Electrical	
16.1	New Light Fixture – Max. 40w Equiv., Downcast



1 Main House - Frst Floor Plan 1/8" = 1'-0"



2 ADU Floor Plan 1/8" = 1'-0"



4 Garage Floor Plan 1/8" = 1'-0"

Main House - Lot Coverage

Label	Description	Area
H1	Family Room/ Dining	488 s.f.
H2	Stairs	123 s.f.
H3	Mud Room	85 s.f.
H4	Parlor	162 s.f.
H5	Hallway	121 s.f.
H6	Front Porch	138 s.f.
H7	Bedroom #4	193 s.f.
H8	Bathroom #3 / Powder/ Closets	159 s.f.
H9	Office	193 s.f.
H10	Prep / Pantry	91 s.f.
H11	Kitchen	242 s.f.
H12	Rear Porch	208 s.f.
Main House Subtotal		2,203 s.f.

ADU / Garage - Lot Coverage

Label	Description	Area
ADU1	Kitchen / Dining / Bathroom / Hall	416 s.f.
ADU2	Bedroom	225 s.f.
ADU3	Porch	43 s.f.
G1	Garage	444 s.f.
ADU / Garage Subtotal		1,128 s.f.
Total Lot Coverage		2,890 s.f.

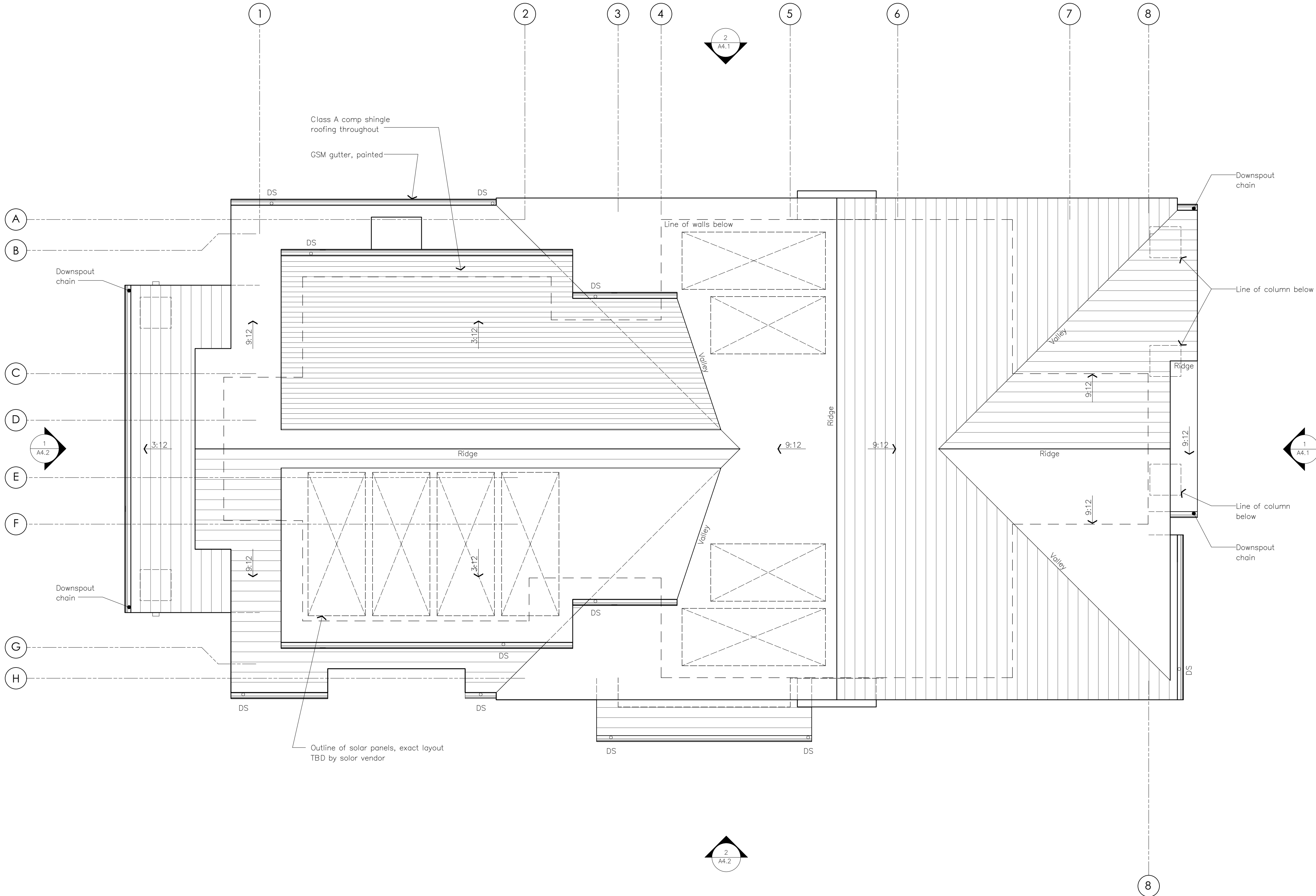
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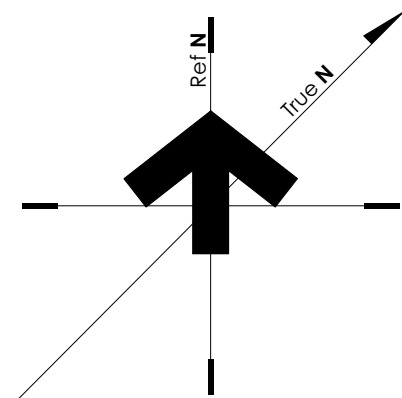
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Lot Coverage Calculations



1 Roof Plan: Main House

1/4" = 1'-0"



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 substituted which are not listed in specified manufactureer information.

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

Provide gutters, rainwater leaders and down spouts. Integrated gutters shall be constructed in simmlar fashion.

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 joints.

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

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 mineral 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 means to prevent the accumulation of leaves and debris in the gutter.

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

Key Notes

Mark	Description
Division 1: General	
1.0	Align as Indicated
1.1	Line of Soffit/Cabinet/Structure Above
Division 3: Concrete	
3.0	New Permeable Driveway
3.1	New Concrete Landing / Porch
3.2	New Concrete Paving / Pavers
3.3	New Concrete Steps
Division 5: Metal	
5.1	Metal Railing, Powder Coated - 1" pickets at 4" on center
Division 6: Wood, Plastics	
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6.6	Line of Upper Cabinet
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Division 9: Finishes	
9.1	Synthetic Shingles, pre-finished
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9.3	5/8" Gyp. Brd., Painted
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9.5	Solid Surface Countertop
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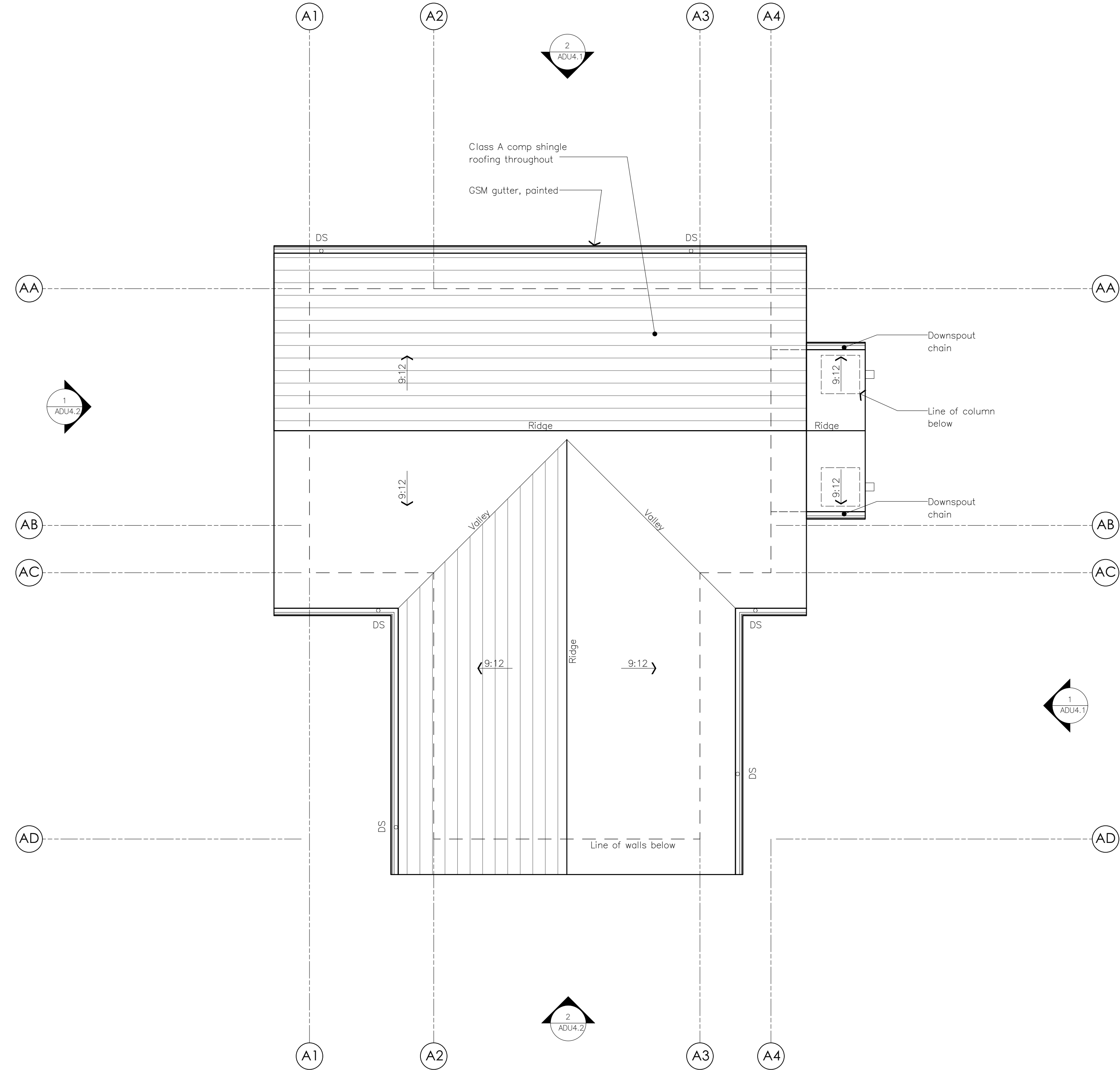
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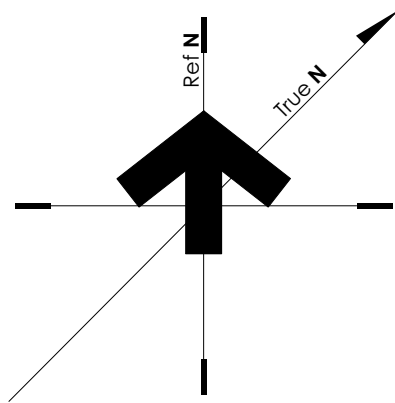
Planning Submittal 01: 06/20/2025
Planning Re-Submittal 02: 08/04/2025
Planning Re-Submittal 03: 09/04/2025

Roof Plans: Main House



1 Roof Plan: ADU

1/4" = 1'-0"



Roof Plan Notes

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

Provide gutters, rainwater leaders and down spouts. Integrated gutters shall be constructed in simmlar fashion.

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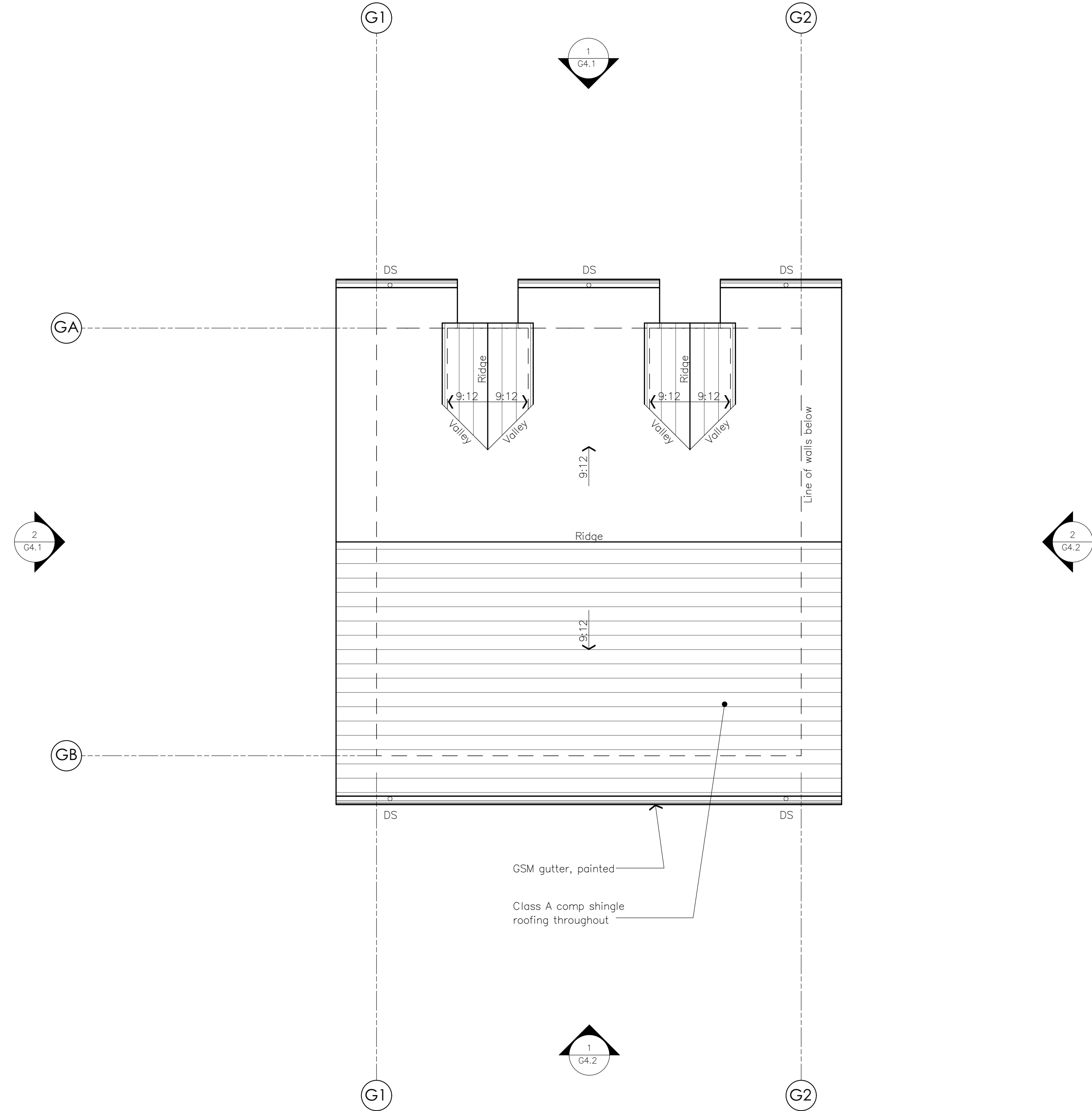
Key Notes

Mark	Description
Division 1: General	
1.0	Align as Indicated
1.1	Line of Soffit/Cabinet/Structure Above
Division 3: Concrete	
3.0	New Permeable Driveway
3.1	New Concrete Landing / Porch
3.2	New Concrete Paving / Pavers
3.3	New Concrete Steps
Division 5: Metal	
5.1	Metal Railing, Powder Coated – 1" pickets at 4" on center
Division 6: Wood, Plastics	
6.5	Base Cabinet
6.6	Line of Upper Cabinet
6.7	Full Height Cabinet
6.8	Closet Shelving
6.9	Built-Ins Cabinet (dresser/bench/desk/media cabinets)
6.10	Wood Trims: Casing/Sills/Fascias/Knee Braces/Belly Band, painted
6.11	Structural Post w/ Cladding – Medium Density Overlay (MDO), painted
6.12	Wood Gate, Stained
Division 7: Thermal and Moisture Protection	
7.1	Class-A Composition Shingle Roof
7.2	GSM Gutter
7.3	GSM Downspout / "Chain" indicates Downspout Chain
7.4	Insulation
7.5	Wood Attic Vent, painted
Division 8: Doors / Windows	
8.1	Aluminum Clad Wood Windows
8.2	Aluminum Clad Wood Doors
8.3	Wood Carriage Garage Door
8.4	Wood Entry Door, Painted
Division 9: Finishes	
9.1	Synthetic Shingles, pre-finished
9.2	3-coat, Exterior Cement Plaster (Stucco)
9.3	5/8" Gyp. Brd., Painted
9.4	Pre-cast Stone Coping
9.5	Solid Surface Countertop
9.6	Hardwood Flooring
9.7	Tile Flooring
Division 11: Equipment	
11.1	Range/Cooktop
11.2	Refrigerator
11.3	Laundry/Appliance
11.4	Gas Fireplace
Division 15: Mechanical	
15.1	Mechanical/Plumbing Equipment, ref. MEP Plans
Division 16: Electrical	
16.1	New Light Fixture – Max. 40w Equiv., Downcast

1

Roof Plan: Garage

1/4" = 1'-0"



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 substituted which are not listed in specified manufactureer information.

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

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

Provide gutters, rainwater leaders and down spouts. Integrated gutters shall be constructed in simmlar fashion.

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 joints.

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

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 mineral 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 means to prevent the accumulation of leaves and debris in the gutter.

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

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16.1	New Light Fixture – Max. 40w Equiv., Downcast

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Single Unit Dwelling & ADU
Christensen
Residence
739 Laurel Ave
Burlingame, CA 94010
APN: 029-061-080

Planning Submittal 01: 06/20/2025
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Roof Plan: Garage

2505

A3.3



Exterior Elevation: Main House - Front / Northeast



Exterior Elevation: Main House - Front / Northwest

Exterior Elevation Notes

Refer floor plans for additional detail references.
Refer roof plans for roof detail callouts.
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Slope all finish grades away from structure at 2% for min. 18" to swale.

Proposed lighting to meet City of Burlingame section 18.16.030 410.10(G). The cone of the light and/or glare from the lighting element is kept entirely on the property or below the top of any fence, edge or wall. All exterior lightings outlets and fixtures shall not be located more than nine (9) feet above adjacent grade or req'd landing, walls or portions of walls shall not be floodlit; only shielded light fixtures which focus light downward shall be allowed, except for illuminated street numbers per the fire department.

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11.4	Gas Fireplace
Division 16: Electrical	
16.1	New Light Fixture – Max. 40w Equiv., Downcast

Single Unit Dwelling & ADU
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Exterior Elevations - Main House

For Exterior Elevation Notes & Keynotes, Refer to Sheet A4.1



1 Exterior Elevation: Main House - Rear / Southwest



2 Exterior Elevation: Main House - Left Side / Southeast

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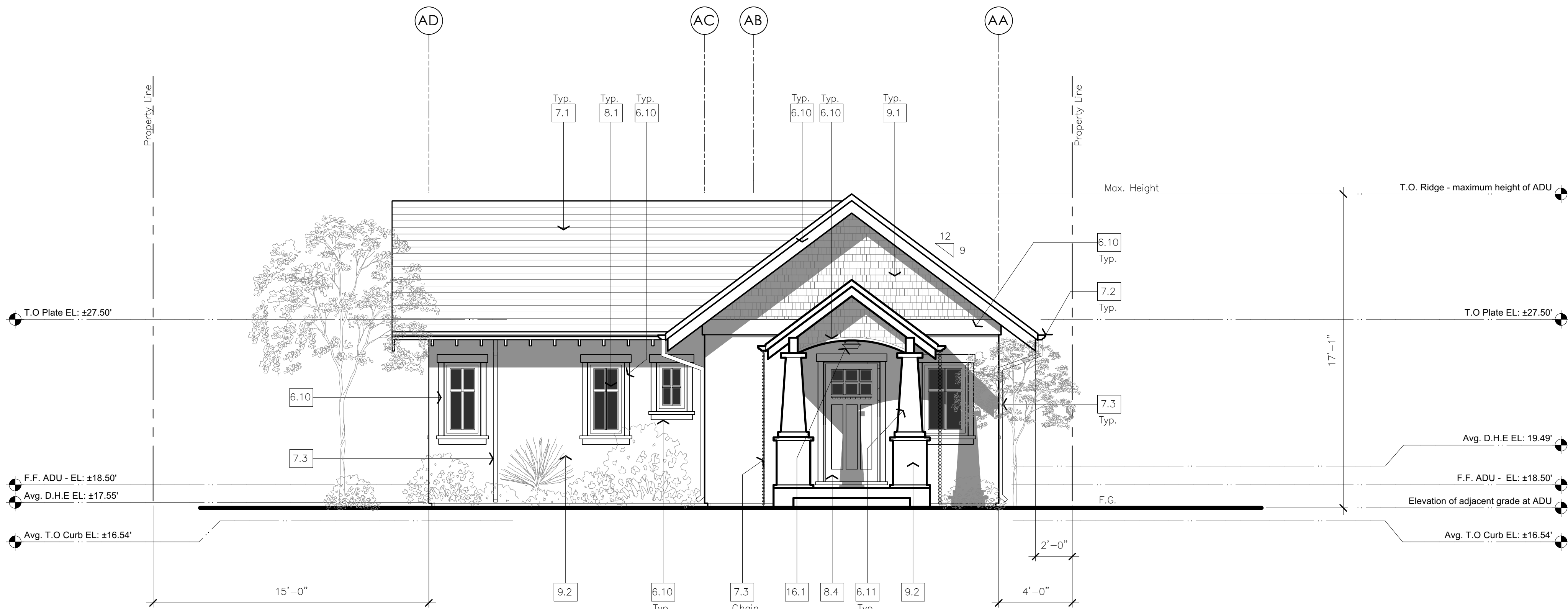
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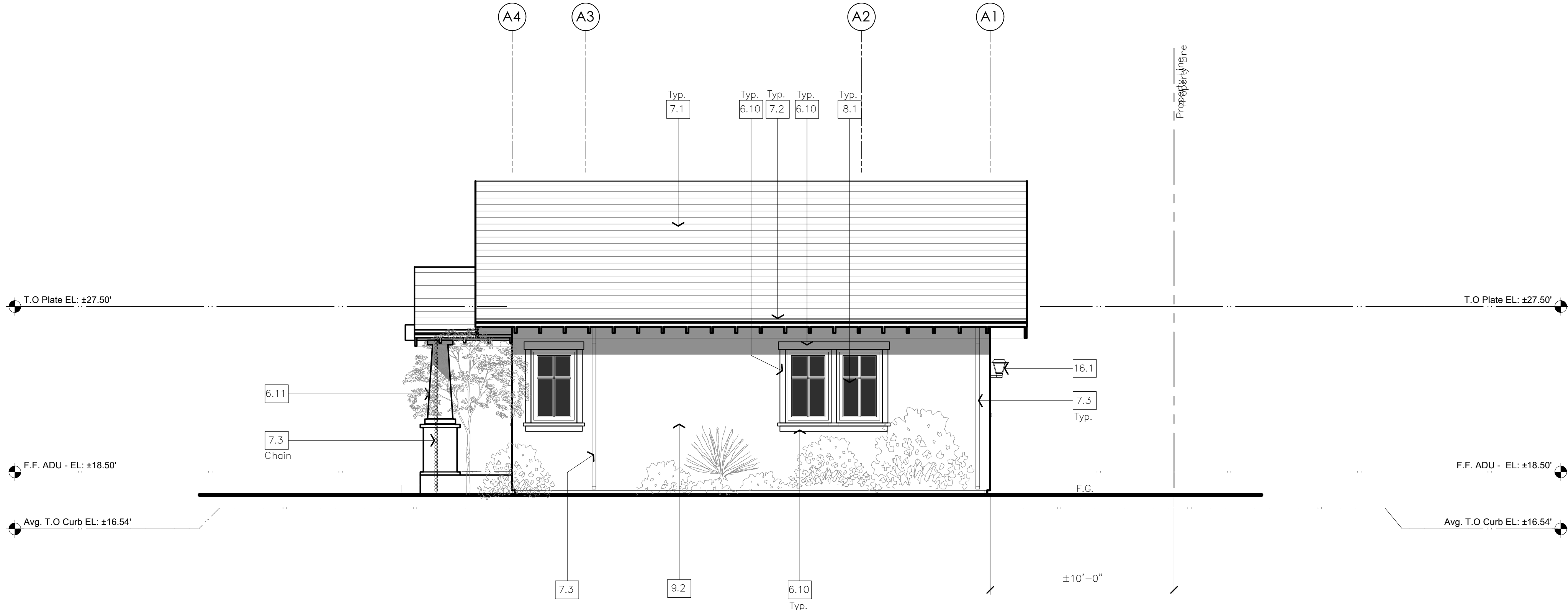
Exterior Elevations - Main
House

2505

A4.2



Exterior Elevation: ADU - Front / Northeast



Exterior Elevation: ADU - Right Side/ Northwest

Exterior Elevation Notes

Refer floor plans for additional detail references.
Refer roof plans for roof detail callouts.
Refer site plan drawings for grading, drainage.
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Division 3: Concrete	
3.0	New Permeable Driveway
3.1	New Concrete Landing / Porch
3.2	New Concrete Paving / Pavers
3.3	New Concrete Steps
Division 5: Metal	
5.1	Metal Rolling, Powder Coated – 1" pickets at 4" on center
Division 6: Wood, Plastics	
6.10	Wood Trims: Casing/Sills/Fascias/Knee Braces/Belly Band, painted
6.11	Structural Post w/ Cladding – Medium Density Overlay (MDO), painted
6.12	Wood Gate, Stained
Division 7: Thermal and Moisture Protection	
7.1	Class-A Composition Shingle Roof
7.2	GSM Gutter
7.3	GSM Downspout / "Chain" indicates Downspout Chain
7.4	Insulation
7.5	Wood Attic Vent, painted
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9.5	Solid Surface Countertop
9.6	Hardwood Flooring
9.7	Tile Flooring
Division 11: Equipment	
11.1	Range/Cooktop
11.2	Refrigerator
11.3	Laundry/Appliance
11.4	Gas Fireplace
Division 16: Electrical	
16.1	New Light Fixture – Max. 40w Equiv., Downcast

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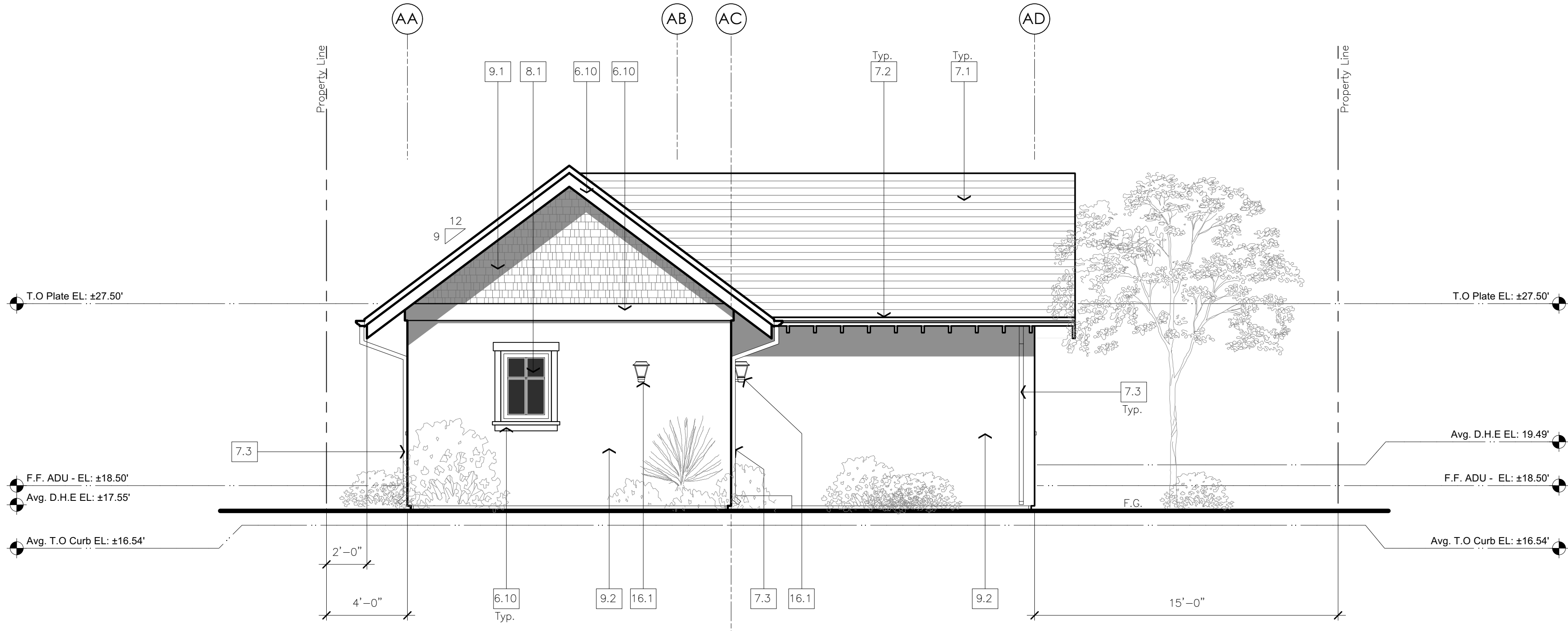
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Exterior Elevations - ADU

ADU4.1



1 Exterior Elevation: ADU - Rear / Southwest



2 Exterior Elevation: ADU - Left Side/ Southeast

Exterior Elevation Notes

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Division 16: Electrical	
16.1	New Light Fixture – Max. 40w Equiv., Downcast

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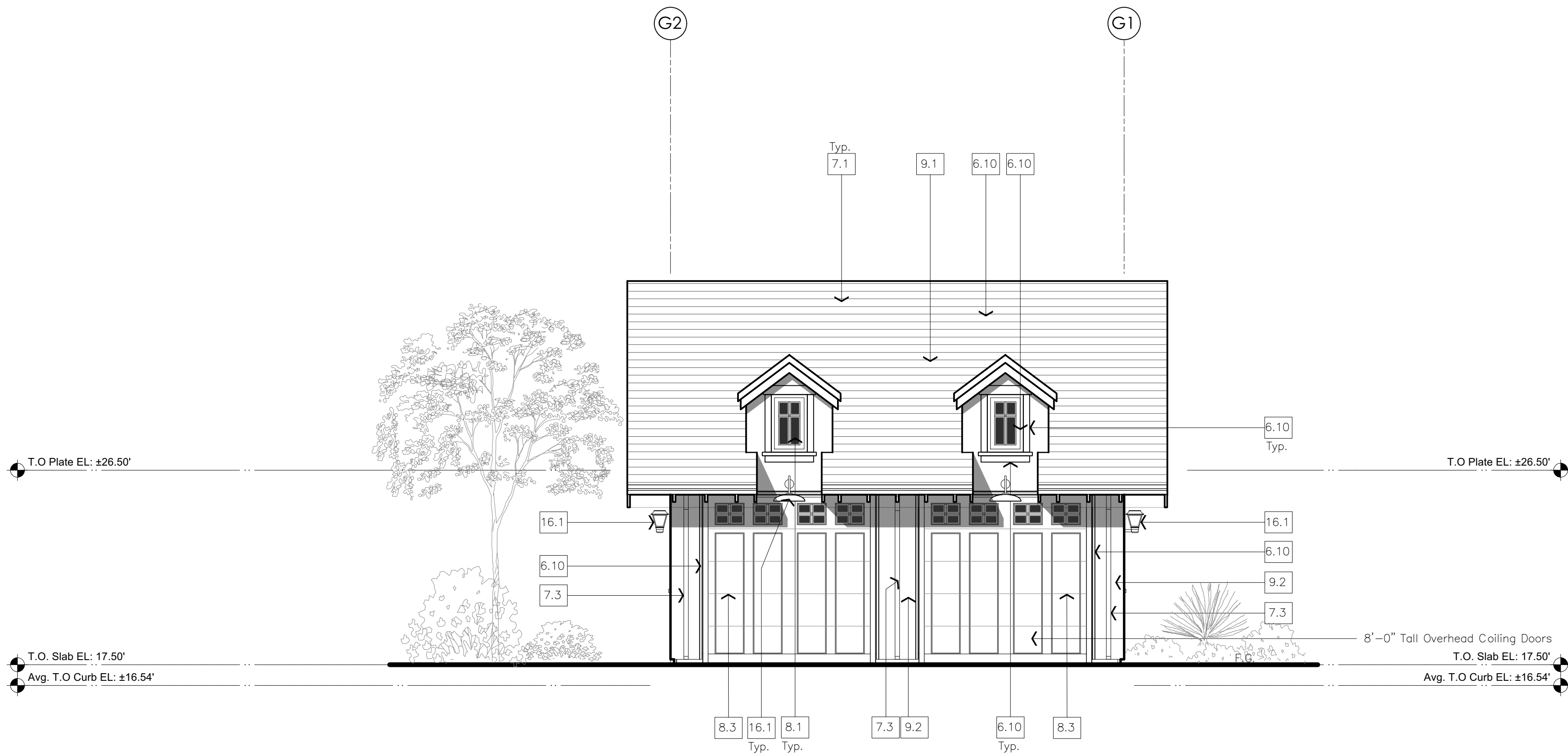
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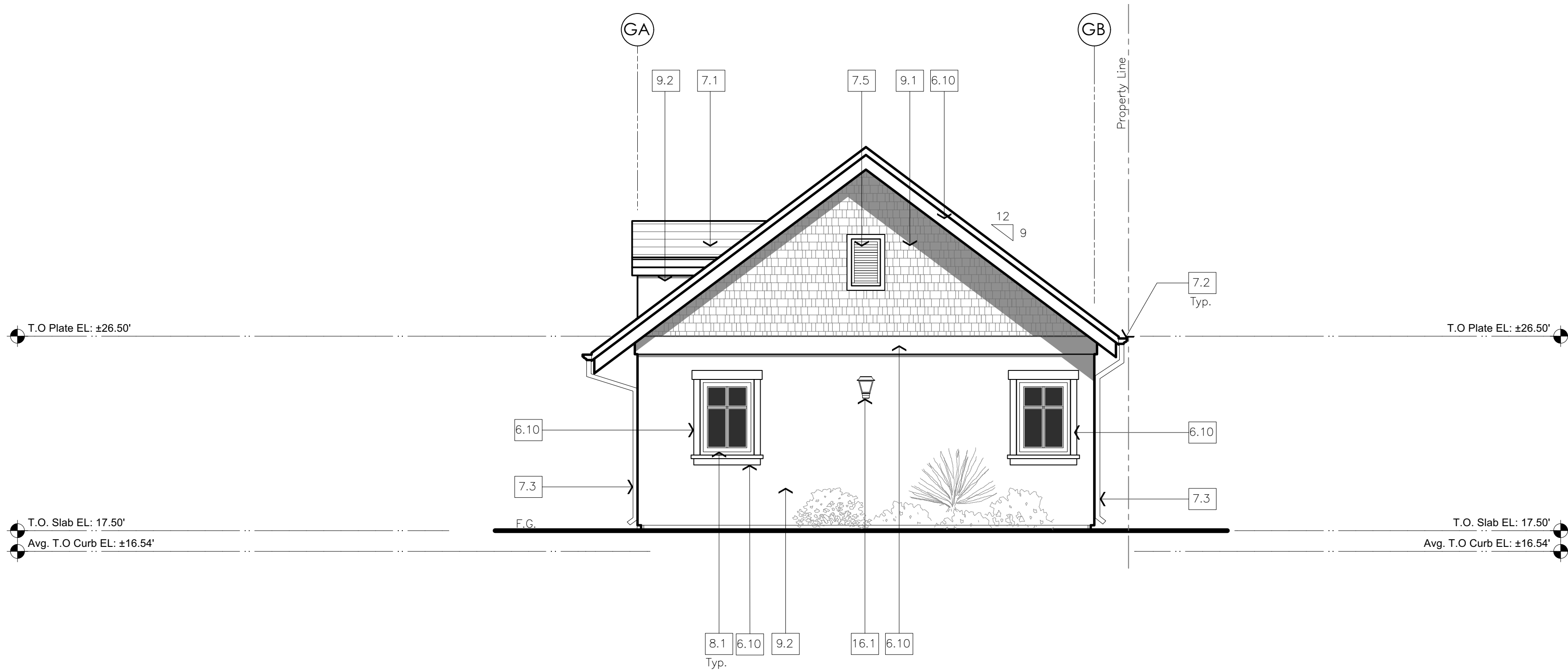
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Planning Re-Submittal 03: 09/04/2025

Exterior Elevations - ADU

2505 ADU4.2



1 Exterior Elevation: Garage - Front / Northwest 1/4" = 1'-0"



2 Exterior Elevation: Garage - Right Side / Southwest 1/4" = 1'-0"

Exterior Elevation Notes

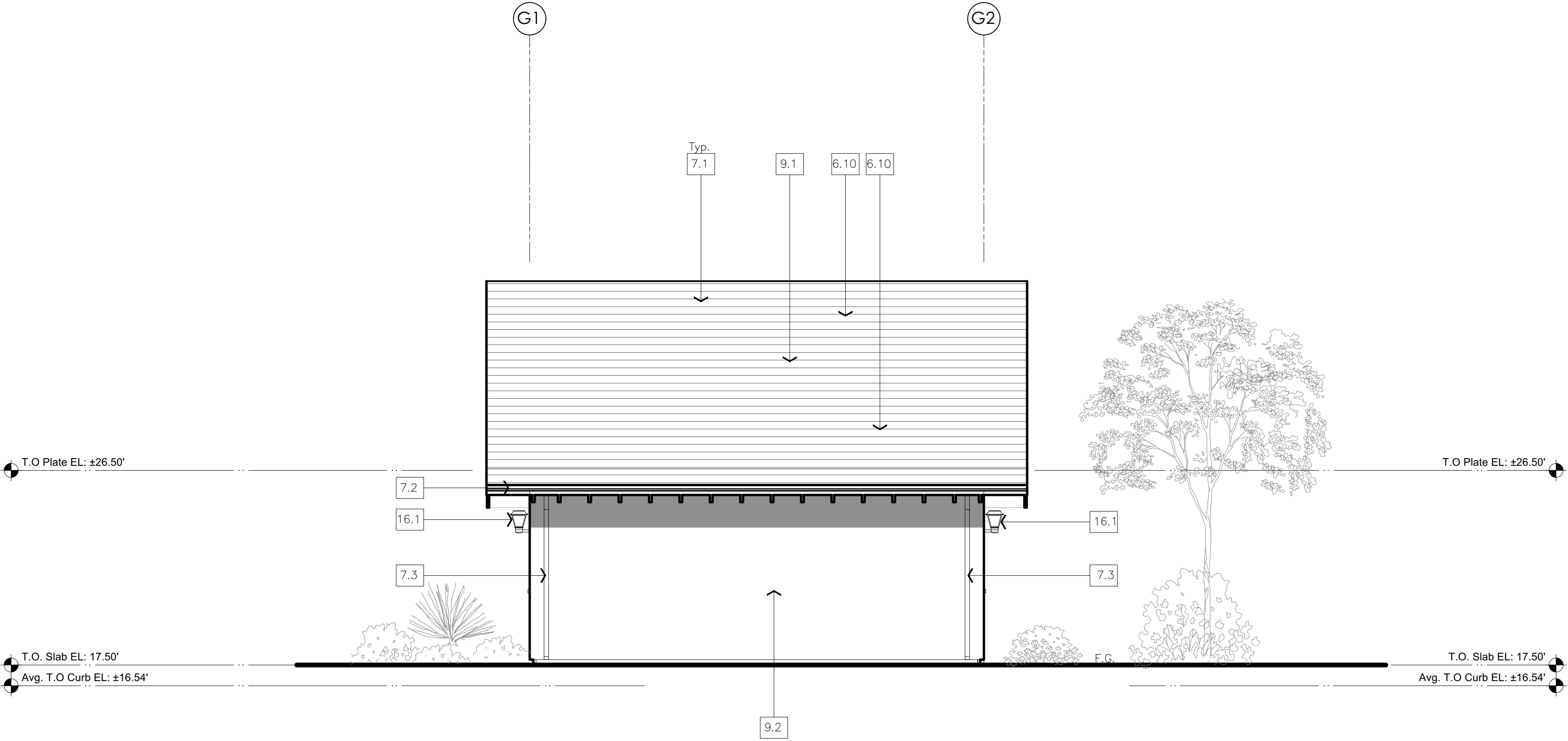
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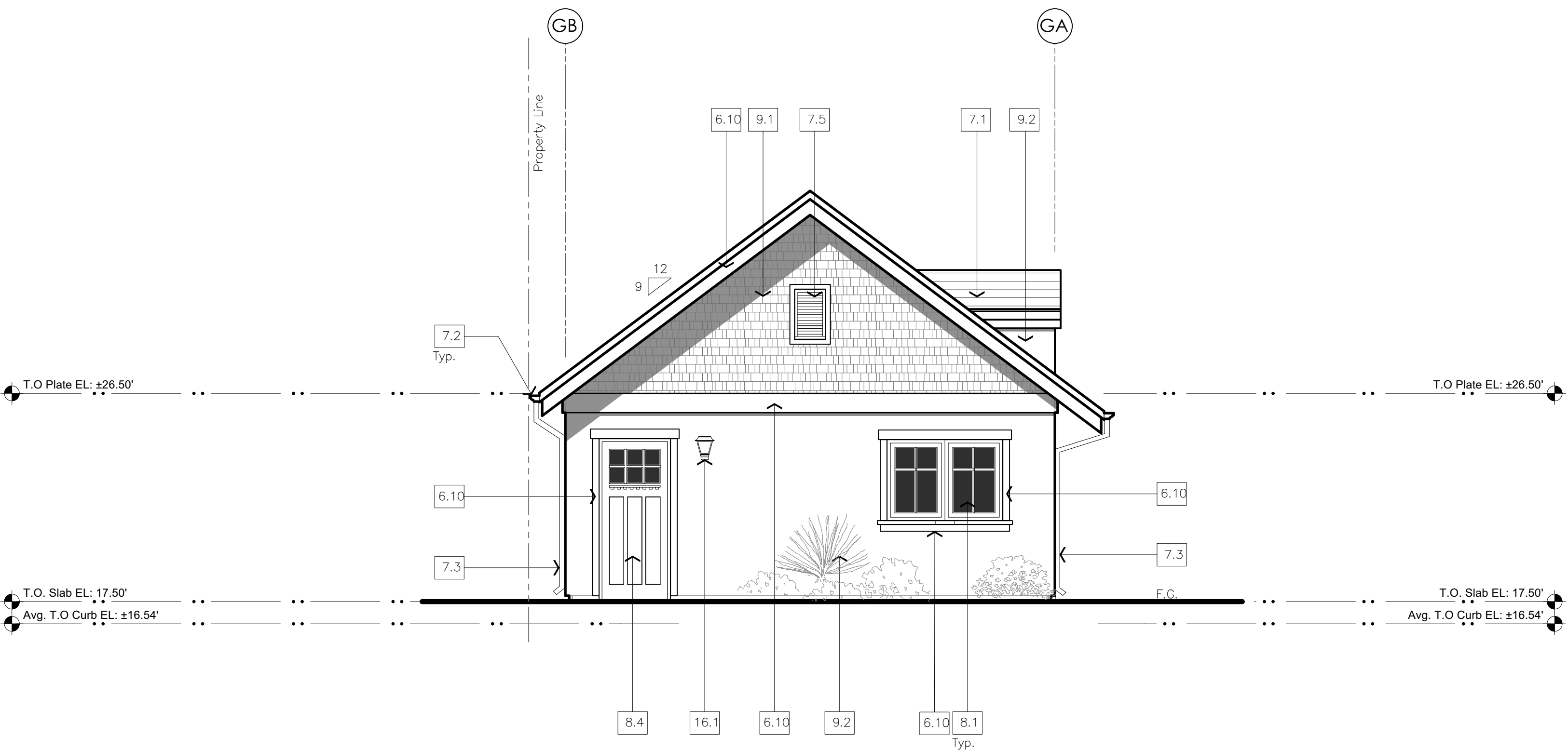
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Division 16: Electrical	
16.1	New Light Fixture – Max. 40w Equiv., Downcast



1 Exterior Elevation: Garage - Rear / Southeast 1/4" = 1'-0"



2 Exterior Elevation: Garage - Rear / Southeast 1/4" = 1'-0"

Exterior Elevation Notes

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3.1	New Concrete Landing / Porch
3.2	New Concrete Paving / Pavers
3.3	New Concrete Steps
Division 5: Metal	
5.1	Metal Railing, Powder Coated – 1" pickets at 4" on center
Division 6: Wood, Plastics	
6.10	Wood Trims: Casing/Sills/Fascias/Knee Braces/Belly Band, painted
6.11	Structural Post w/ Cladding – Medium Density Overlay (MDO), painted
6.12	Wood Gate, Stained
Division 7: Thermal and Moisture Protection	
7.1	Class-A Composition Shingle Roof
7.2	GSM Gutter
7.3	GSM Downspout / "Chain" indicates Downspout Chain
7.4	Insulation
7.5	Wood Attic Vent, painted
Division 8: Doors / Windows	
8.1	Aluminum Clad Wood Windows
8.2	Aluminum Clad Wood Doors
8.3	Wood Overhead Garage Door
8.4	Wood Entry Door, Painted
Division 9: Finishes	
9.1	Synthetic Shingles, pre-finished
9.2	3-coat, Exterior Cement Plaster (Stucco)
9.3	5/8" Gyp. Brd., Painted
9.4	Pre-cast Stone Coping
9.5	Solid Surface Countertop
9.6	Hardwood Flooring
9.7	Tile Flooring
Division 11: Equipment	
11.1	Range/Cooktop
11.2	Refrigerator
11.3	Laundry/Appliance
11.4	Gas Fireplace
Division 16: Electrical	
16.1	New Light Fixture – Max. 40w Equiv., Downcast

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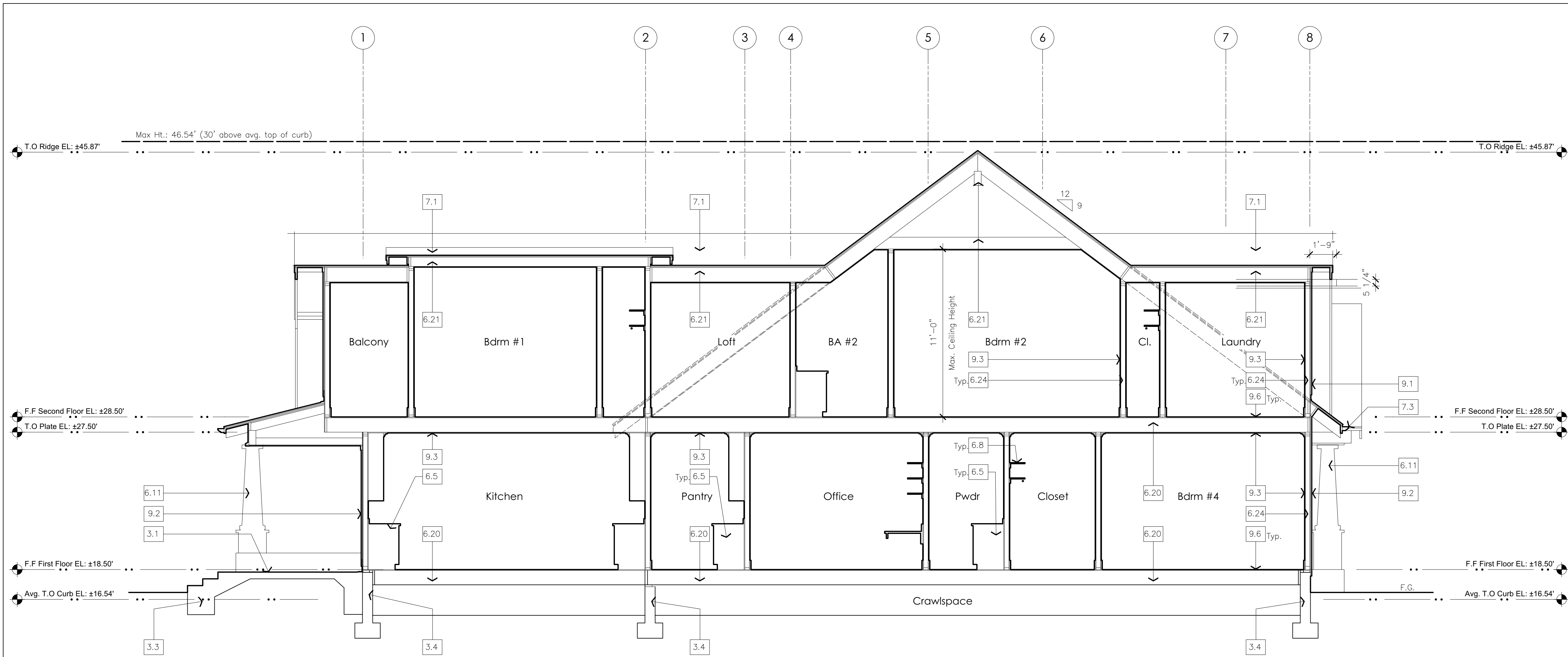
1103 Juanita Avenue
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Single Unit Dwelling & ADU
**Christensen
Residence**
739 Laurel Ave
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APN: 029-061-080

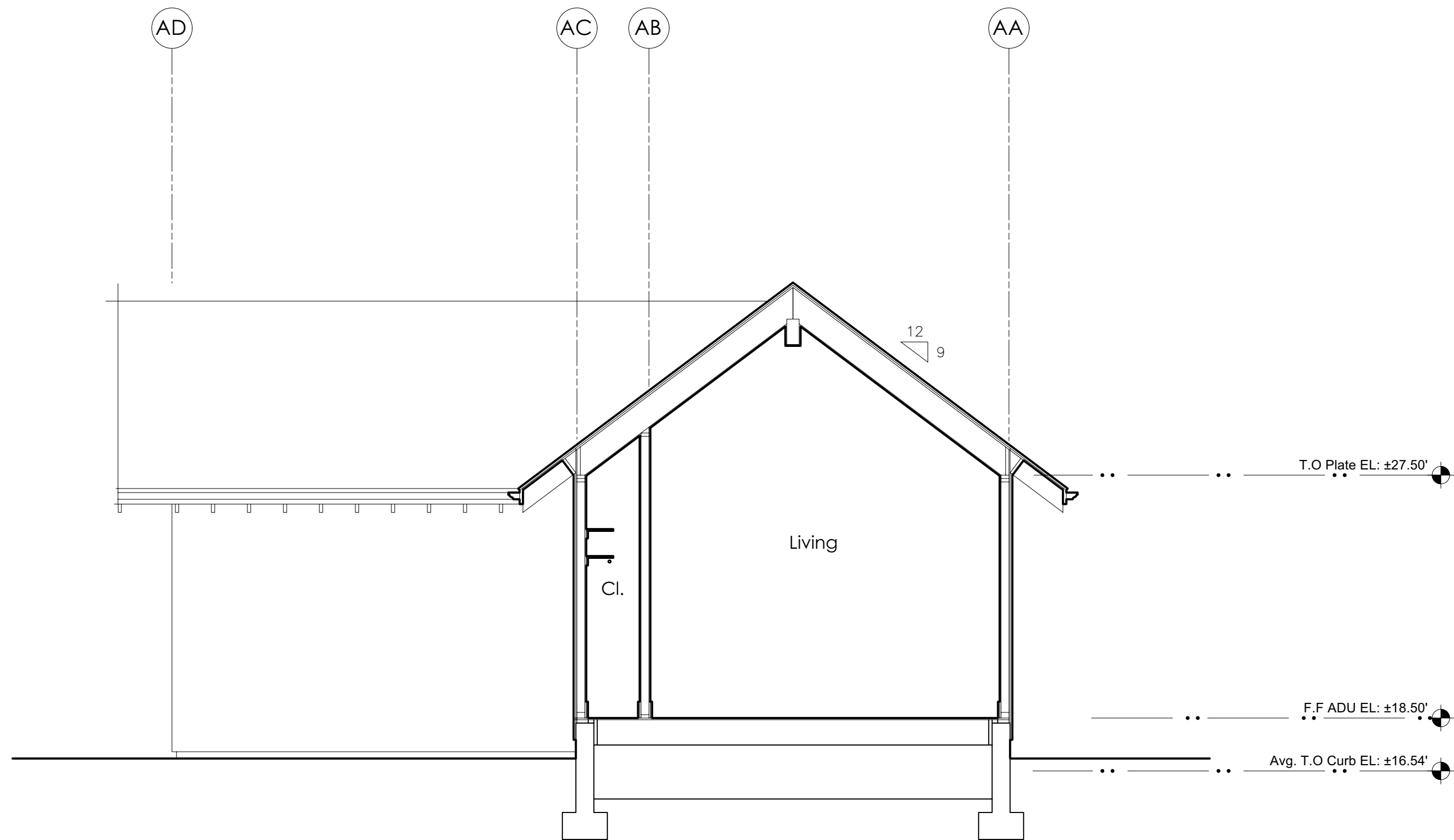
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Exterior Elevations - Garage



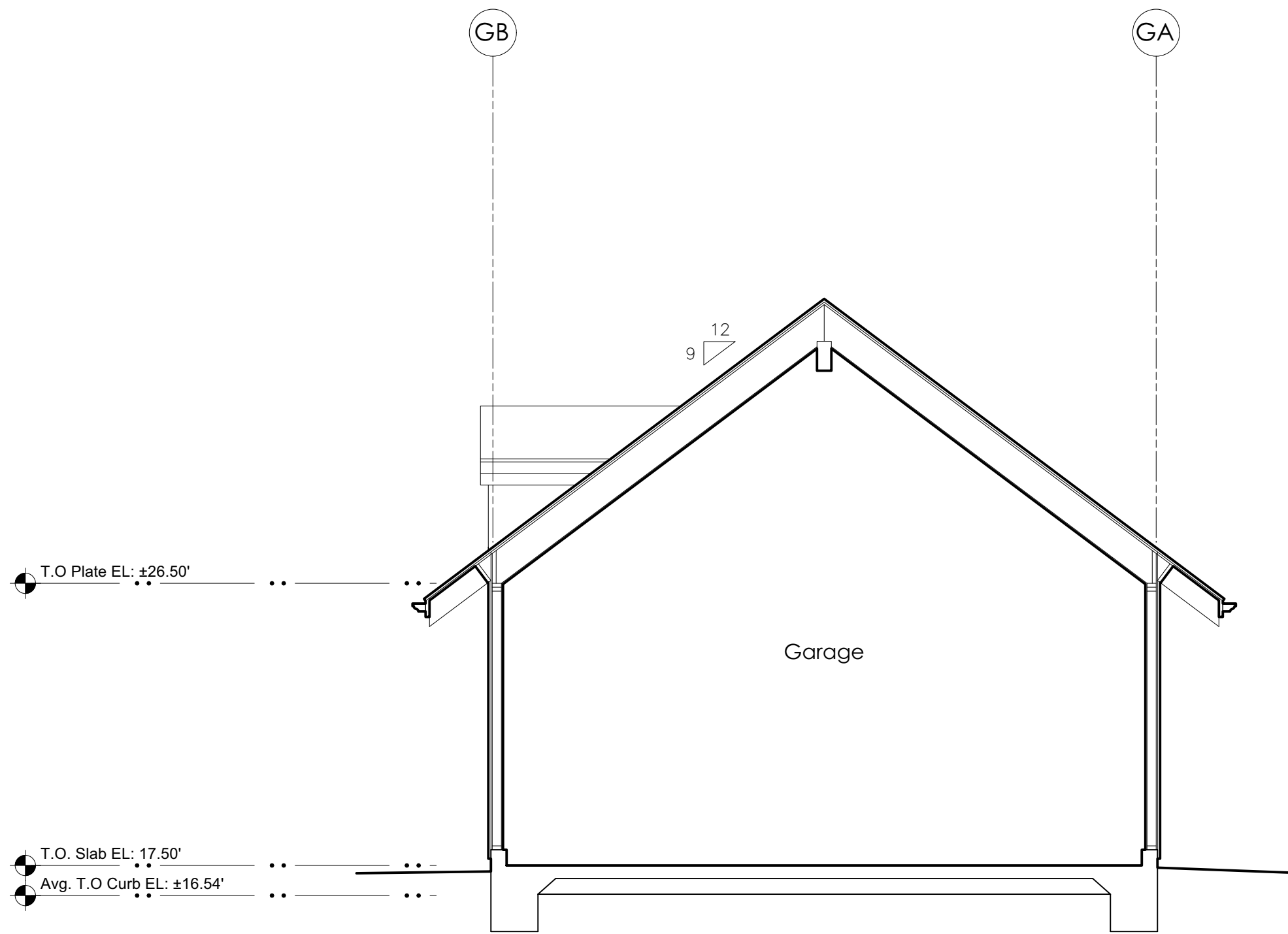
1 Building Section: Main House

1/4" = 1'-0"



2 Building Section: ADU

1/4" = 1'-0"



3 Building Section: Garage

1/4" = 1'-0"

Section Notes

These drawings are intended to represent the basic configuration of the new construction. Sections include standard framing methods and circumstances but may not include all structural members or represent all special situations. Refer to noted details for all special construction.

Refer structural drawings for all framing sizes not shown.

Refer structural drawings for actual footing profiles. Profiles shown here are schematic only.

Interior elevations, or interior elements shown here (cabinets, shelving, etc.) are for reference only and shall not take precedence over interior elevation sheets.

Insulation, gaskets, sealants, barriers shall be installed in compliance with CAC Title 24 as represented in Title 24 compliance forms included as part of these Documents (under separate cover).

Contractor to provide required insulation certification.

Section Key Notes

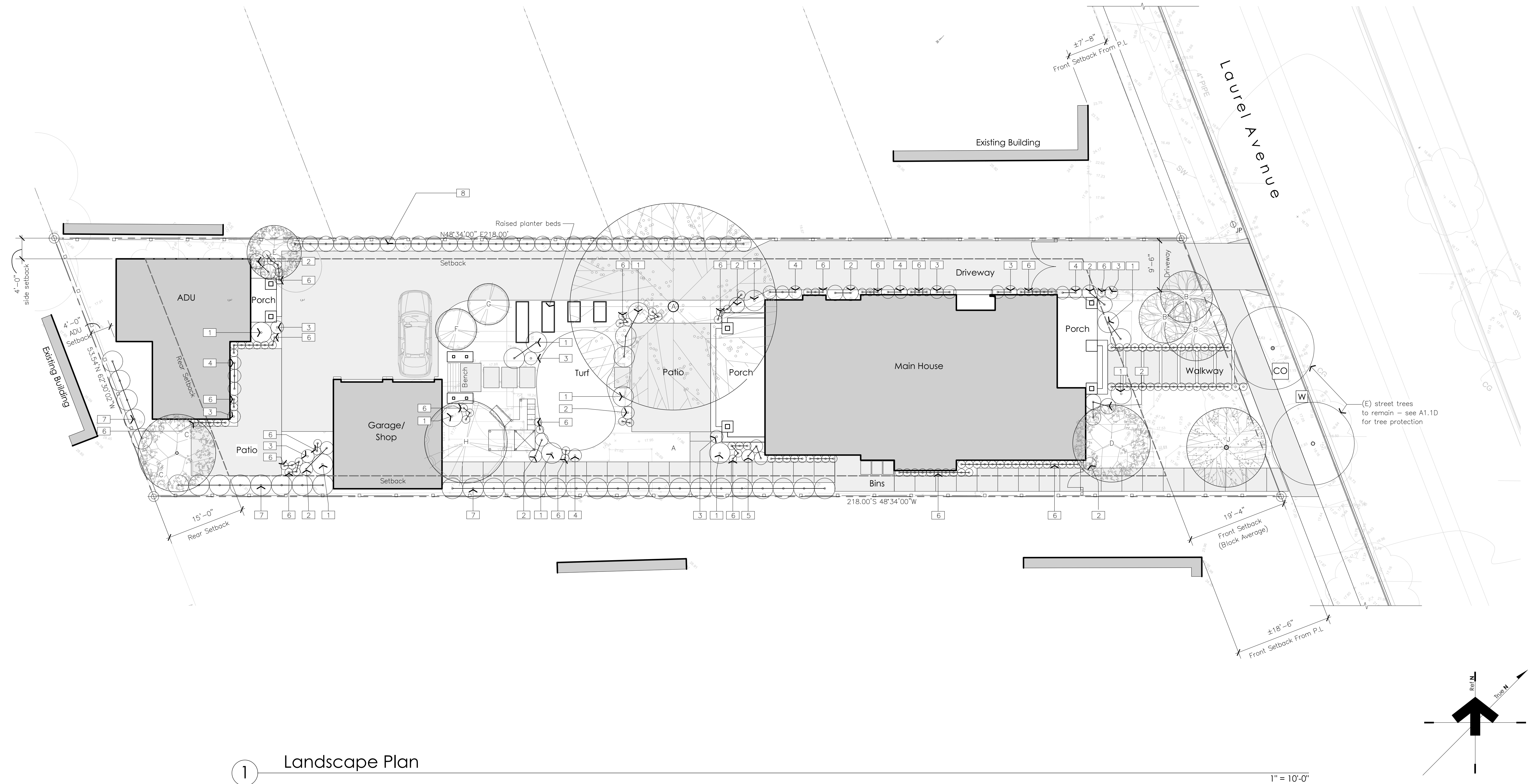
Mark	Description
Division 1: General	
1.0	Align as Indicated
1.1	Line of Soffit/Cabinet/Structure Above
Division 3: Concrete	
3.0	New Permeable Driveway
3.1	New Concrete Landing / Porch
3.2	New Concrete Paving / Pavers
3.3	New Concrete Steps
3.4	New Concrete Footings, refer to Structural Drawings
3.5	New Concrete Slab on Grade, refer to Structural Drawings
Division 5: Metal	
5.1	Metal Rolling, Powder Coated – 1" pickets at 4" on center
Division 6: Wood, Plastics	
6.5	Base Cabinet
6.6	Line of Upper Cabinet
6.7	Full Height Cabinet
6.8	Closet Shelving
6.9	Built-Ins Cabinet (dresser/bench/desk/media cabinets)
6.10	Wood Trims: Casing/Sills/Fascias/Knee Braces/Belly Band, painted
6.11	Structural Post w/ Cladding – Medium Density Overlay (MDO), painted
6.12	Wood Gate, Stained
6.20	Floor Framing, refer to Structural Drawings
6.21	Roof Framing, refer to Structural Drawings
6.24	2x4's @ 16" o.c., wall framing
Division 7: Thermal and Moisture Protection	
7.1	Class-A Composition Shingle Roof
7.2	GSM Gutter
7.3	GSM Downspout / "Chain" indicates Downspout Chain
7.4	Insulation
7.5	Wood Attic Vent, painted
Division 8: Doors / Windows	
8.1	Aluminum Clad Wood Windows
8.2	Aluminum Clad Wood Doors
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9.3	5/8" Gyp. Brd., Painted
9.4	Pre-cast Stone Coping
9.5	Solid Surface Countertop
9.6	Hardwood Flooring
9.7	Tile Flooring
Division 11: Equipment	
11.1	Range/Cooktop
11.2	Refrigerator
11.3	Laundry/Appliance
11.4	Gas Fireplace
Division 15: Mechanical	
15.1	Mechanical/Plumbing Equipment, ref. MEP Plans
Division 16: Electrical	
16.1	New Light Fixture – Max. 40w Equiv., Downcast

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Building Sections

Landscape Tree Requirements						Planting List						Planting Notes					
Per City of Burlingame Ordinance Sec. 11.06.100, (1) Landscape Tree per 1,000 sf of habitable space on the lot.						Trees	Common Name	Botanical Name	Size	Sunset Zone	WUCOLS Factor	Plants & Shrubs	Common Name	Botanical Name	Size	Sunset Zone	WUCOLS Factor
Proposed Habitable Areas						A	Coast Live Oak H:50' W:40'	Quercus agrifolia	24" Box	7-9, 14-24	0.1	1	McMinn Manzanita H:4' W:6'	Arctostaphylos viridissima	5 gal.	7-9, 14-24	0.2
Main House – First Floor	1,849 s.f.					B	European White Birch H:30' W:15'	Betula pendula	24" Box	1-24	0.80	2	Breath of Heaven H:4' W:4'	Coleonema pulchellum	5 gal.	7-9, 14-24	0.5
Main House – Second Floor	1,488 s.f.					C	Chinese Pistache H:35' W:20'	Pistacia chinensis	24" Box	4-23	0.20	3	English Lavender H:2' W:2'	Lavandula 'Hidcote'	1 gal.	5-9, 2-24	0.2
ADU	641 s.f.					D	Western Dogwood H:15' W:15'	Cornus nuttallii	24" Box	3-9, 14-20	0.80	4	Dwarf Loropetalum H:2' W:3'	Loropetalum 'Dwarf'	1 gal.	7-10B,	0.5
Total Habitable Area	3,978 s.f.					E	Japanese Maple H:15' W:15'	Acer palmatum	24" Box	4-8	0.50	5	Purple Tree Awn H:4' W:2'	Aristida purpurea	1 gal.	3B-24	0.2
Approx. 4,000 sf of habitable area proposed, therefore four (4) Landscape Trees are required						F	Meyer Lemon H:15' W:15'	Citrus x limon 'Meyer'	24" Box	8-24	0.50	6	Mother of Thyme H:4" W:24"	Thymus praecox	Flats	4-9	0.2
						G	Santa Rosa Plum H:15' W:15'	Prunus salicina 'Santa Rosa'	24" Box	5-22	0.50	7	Crimson Point Plum H:20' W:5'	Prunus x cerasifera 'Crispizom'	10 gal.	4-9	0.5
Proposed Trees (not including fruit trees or japanese maples)						H	Honey Crisp H:20' W:20'	Malus domestica 'Honeycrisp'	24" Box	3B-9, 12-16	0.50	8	Pittosporum H:12' W:3'	Pittosporum tenuifolium, 'silver sheen'	1 gal.	9, 14-17, 19-24	0.3
Oak Trees – 24" box minimum	(2)					J	Dwarf Magnolia H:15' W:15'	Magnolia stellata 'Royal Star'	24" Box	5-10	0.50						
Birch Trees – 24" box minimum	(3)																
Dogwood Trees – 24" box minimum	(1)																
Chinese Pistache Trees – 24" box minimum	(1)																
Total New Landscape Trees Proposed	(7)																



1 Landscape Plan

1" = 10'-0"

Legend	
W	Water Meter
B	Backflow Preventer
C	Irrigation Controller
V#	Irrigation Valve, w/ valve # (indicates zone)
---	Mainline (PVC) – Schedule 40
----	Lateral (PVC) – 3/4" Schedule 40

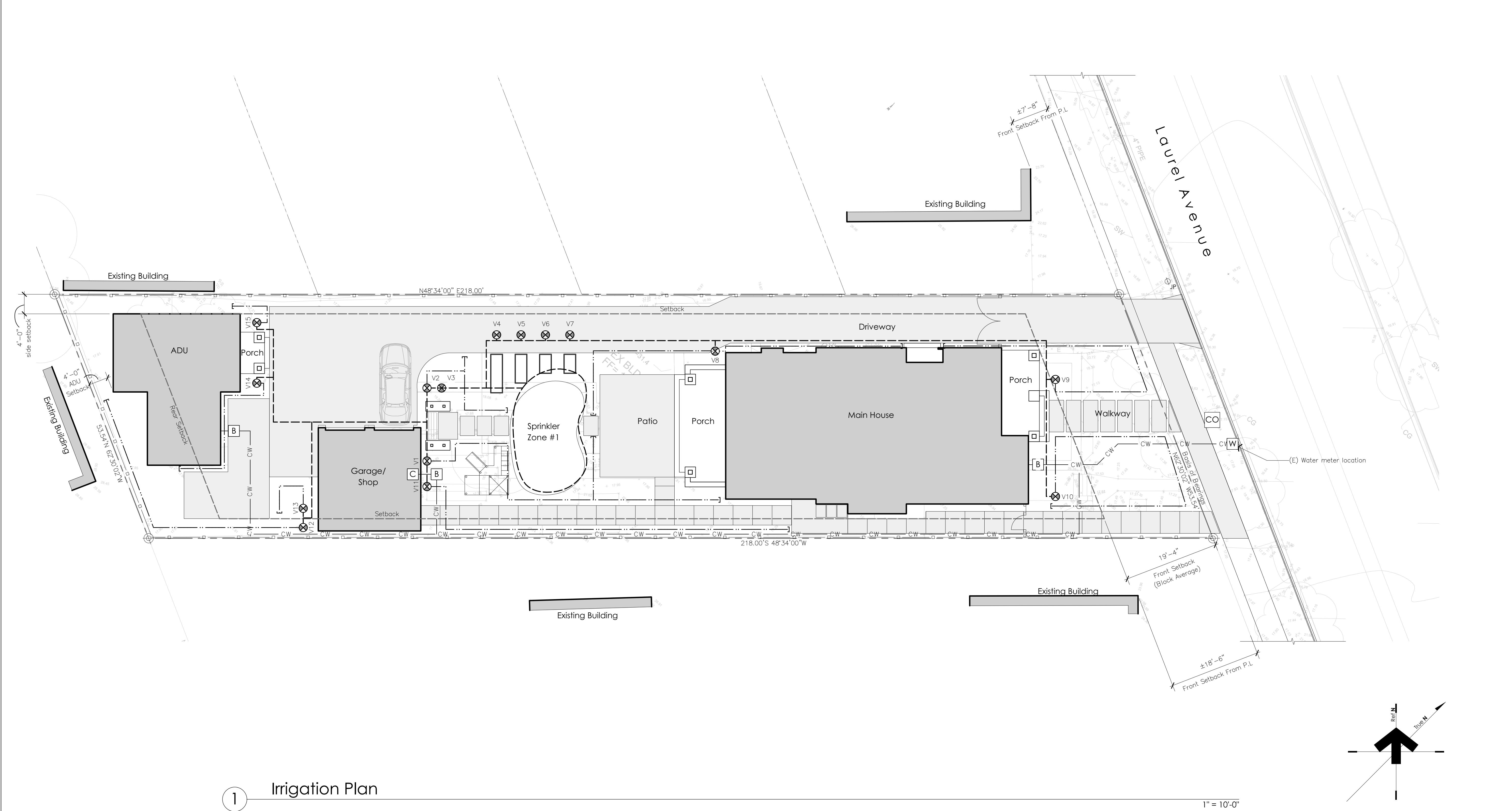
Hydrozone & Valve Schedule						
Zone	Water Use	Type	Valve	GPM	Irrigation Schedule	
V1	Low	Drip	3/4"	0.016 GPM	Every other day 30–40 mins. ea.	
V2	Low	Drip		0.016 GPM	Every other day 30–40 mins. ea.	
V3	Moderate	Spray		0.05 GPM	Every other day 30–40 mins. ea.	
V4	Low	Drip		0.016 GPM	Every other day 30–40 mins. ea.	
V5	Low	Drip		0.016 GPM	Every other day 30–40 mins. ea.	
V6	Low	Drip		0.016 GPM	Every other day 30–40 mins. ea.	
V7	Low	Drip		0.016 GPM	Every other day 30–40 mins. ea.	
V8	Low	Drip		0.016 GPM	Every other day 30–40 mins. ea.	
V9	Low	Drip		0.016 GPM	Every other day 30–40 mins. ea.	
V10	Low	Drip		0.016 GPM	Every other day 30–40 mins. ea.	
V11	Low–moderate	Drip		0.033 GPM	Every other day 30–40 mins. ea.	
V12	Low–moderate	Drip		0.033 GPM	Every other day 30–40 mins. ea.	
V13	Low	Drip		0.016 GPM	Every other day 30–40 mins. ea.	
V14	Low	Drip		0.016 GPM	Every other day 30–40 mins. ea.	
V15	Low	Drip		0.016 GPM	Every other day 30–40 mins. ea.	

- 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.
 - A pressure regulators shall be installed on the irrigation system to ensure dynamic pressure of the system is within the manufacturer's recommended pressure range.
 - Manual–shut–off valves shall be installed as close as possible to the point of connection of the water supply.
 - Areas less than 10–feet in width in any directions shall be irrigated with subsurface irrigation or other means that produces no runoff or overspray.
 - For no–residential projects with landscapes areas of 1,000 sq.ft or more, private submeter(s) to measure landscape water use shall be installed.
 - 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 maintenance.
 - Sensors, either integral or auxiliary, that suspend or alter irrigation operation during unfavorable weather conditions will be installed. The irrigations system will be designed to prevent runoff, low head drainage, overspray, or other similar conditions.
 - In areas with slope greater than 25% and with 24–inches of a non–permeable surfaces, 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 pm and 10:00 a.m.
 - Install all piping and valves in common trenches where feasible and inside planting areas whenever possible. All vlves shall be located in groundcover or shrub areas.
 - Install irrigation in accordance with local codes and manufactureers specifications.
 - Connect backflow assembly with the point of connection using brass fittings.
 - 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 fastned to structure and controller.
 - The automatic irrigation system controllers shall be weather–based to conform with all CALGreen requirements.
 - Irrigation controller programming data will not be lost due to an interruption in the primary source of power.

Hydrozone:

 - Each valve will irrigate a hydrozone with similar site, slope, sun exposure, soil conditions, and plant materials with simmlar water use.
 - Sprinkler heads and other emiissn devices will be selected based on what is appropriate for the plant type within that hydrozone.
 - Where feasible, trees will be placed on separate valves from shrubs, groundcovers and turf.



1 Irrigation Plan

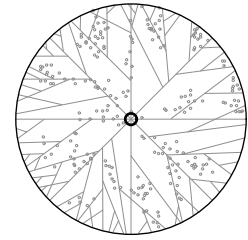
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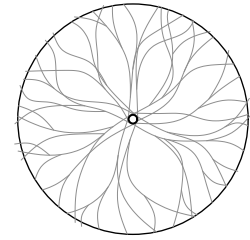
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Irrigation Plan



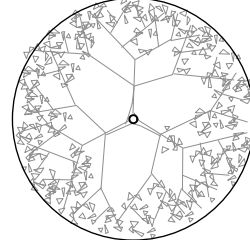
Coast Live Oak
Quercus agrifolia

A



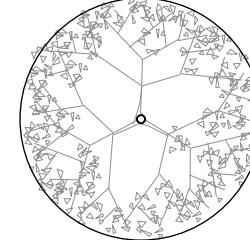
European White Birch
Betula pendula

B



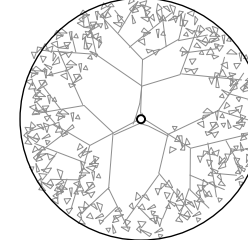
Chinese Pistache
Pistachia chinensis

C



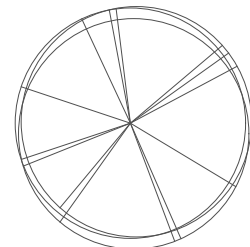
Western Dogwood
Cornus sericea

D



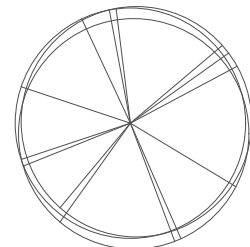
Japanese Maple
Acer palmatum

E



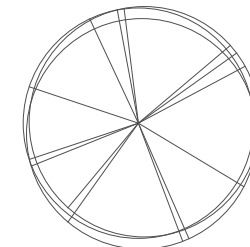
Meyer Lemon
Citrus x limon 'Meyer'

F



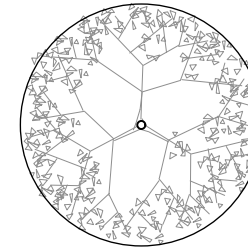
Santa Rosa Plum
Prunus salicina 'Santa Rosa'

G



Honeycrisp Apple
Malus domestica 'Honeycrisp'

H



Dwarf Magnolia
Magnolia stellata, 'Royal Star'

J



1

McMinn Manzanita
Arctostaphylos viridissima



2

Breath of heaven
Coleonema pulchellum



3

English Lavender
Lavandula 'Hidcote'



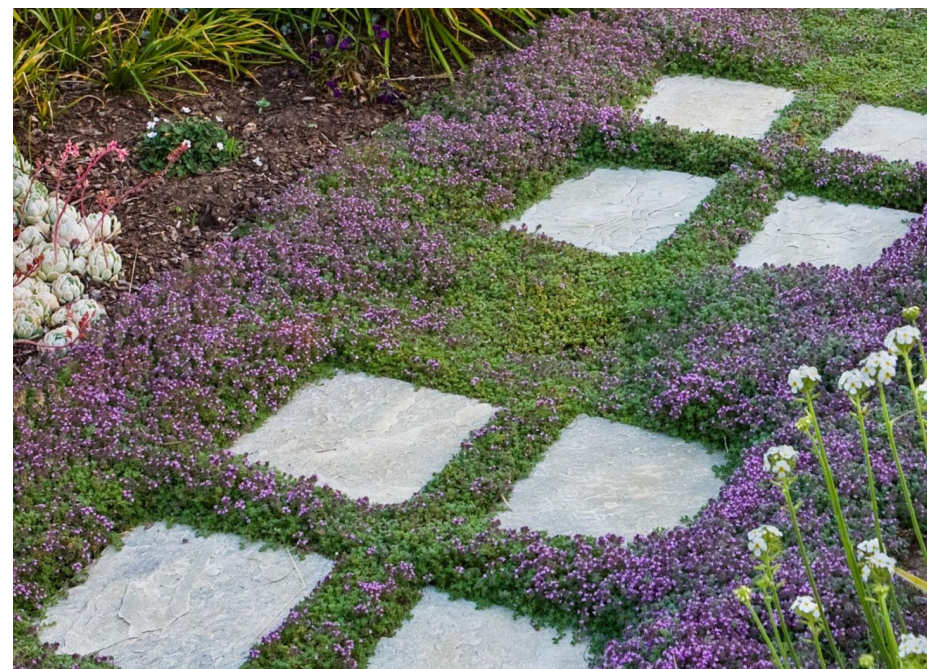
4

Dwarf Loropetalum
Loropetalum 'Dwarf'



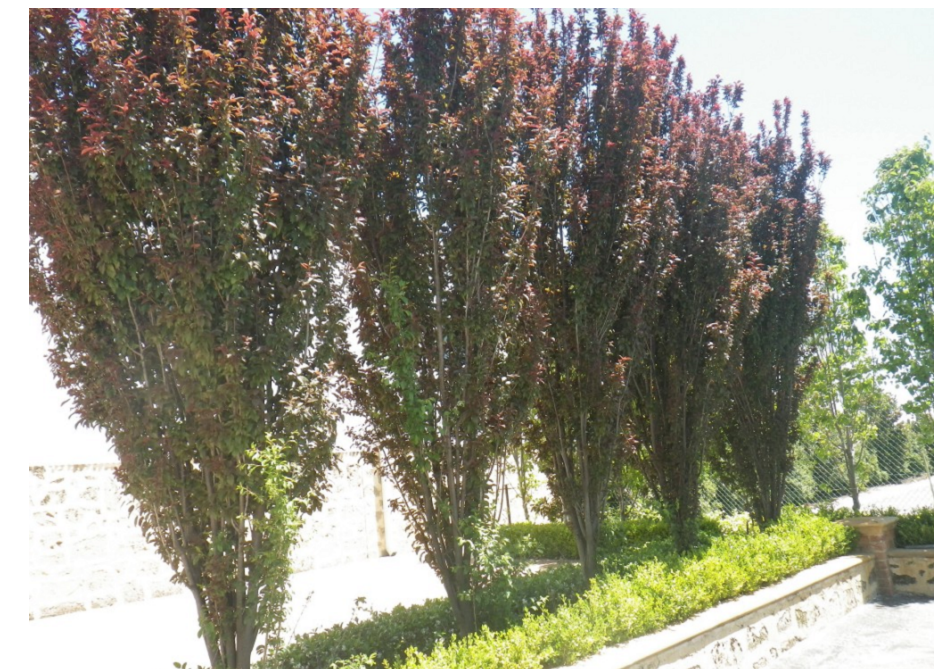
5

Purple Thee Awn
Aristida purpurea



6

Mother of Thyme
Thymus praecox



7

Flowering Plum
Prunus cerasifera 'purple pony'



8

Pittosporum
tenuifolium, 'silver sheen'

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Plant List

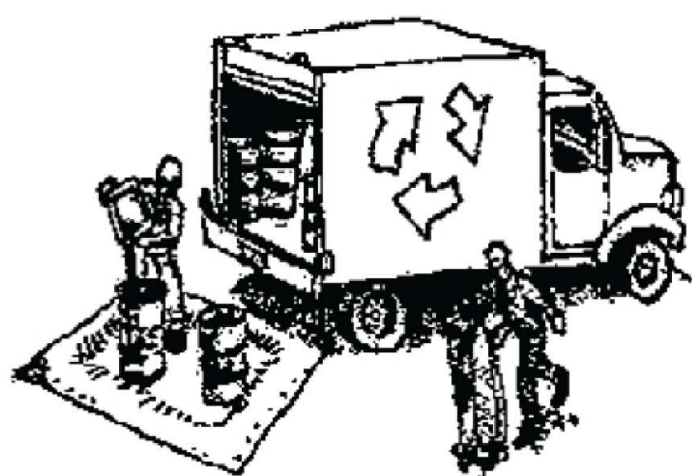
2505

L1.3

Construction Best Management Practices (BMPs)

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

Materials & Waste Management



Non-Hazardous Materials

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

Hazardous Materials

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

Waste Management

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

Construction Entrances and Perimeter

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

Equipment Management & Spill Control



Maintenance and Parking

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

Spill Prevention and Control

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

Earthmoving



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

Contaminated Soils

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

Paving/Asphalt Work



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

Sawcutting & Asphalt/Concrete Removal

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

Concrete, Grout & Mortar Application



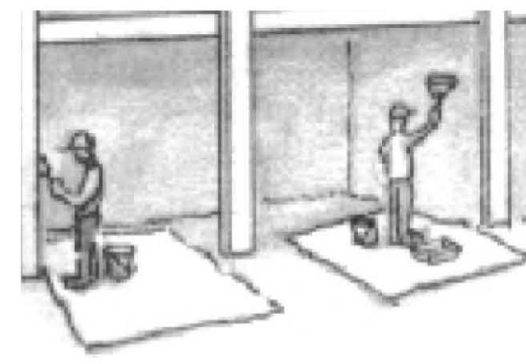
- ❑ Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- ❑ Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that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

Landscaping



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

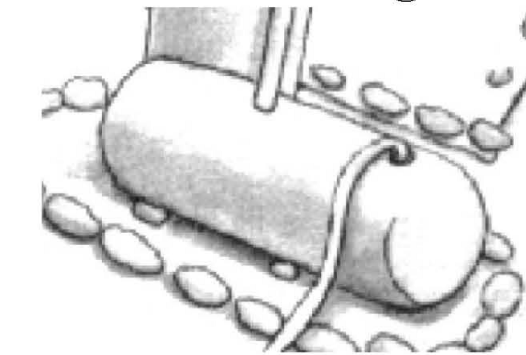
Painting & Paint Removal



Painting Cleanup and Removal

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

Dewatering



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

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