

ABBREVIATIONS

@	AT	HDWD.	HARDWOOD
ACC	ACCESSIBLE	HDR.	HEADER
A.P.	ACCESS PANEL	HVAC	Heat Ventilation & Air Condition
ACOUS.	ACOUSTIC	HT	HEIGHT
ADJ.	ADJUSTABLE OR ADJACENT	H.M.	HOLLOWMETAL
ALUM.	ALUMINUM	HORIZ.	HORIZONTAL
AMP.	AMPERE	H.B.	HOSE BIBB
AB.	ANCHOR BOLT	HW	HOT WATER
APPROX.	APPROXIMATE	IN	INCH
ARCH.	ARCHITECTURAL	INCL.	INCLUDE / INCLUSIVE
A.C.	ASPHALT CONCRETE	INFO.	INFORMATION
AVE.	AVENUE	I.D.	INSIDE DIAMETER
BSMT.	BASEMENT	INSUL.	INSULATE
BTW.	BETWEEN	INT.	INTERIOR
BLK.	BLOCK	LAM.	LAMINATE
BLKG.	BLOCKING	LAV.	LAVATORY
BD.	BOARD	L.H.	LEFT HAND
B.S.	BOTH SIDES	LGT FIXT.	LIGHT FIXTURE
BOT.	BOTTOM	L.P.	LOWPOINT
BLDG.	BUILDING	M.B.	MACHINE BOLT
CAB.	CABINET	MAINT.	MAINTENANCE
CALC.	CALCULATION	MFR.	MANUFACTURE / MANUFACTURER
CPT.	CARPET	MAS.	MASONRY
CSMT.	CASEMENT	M.O.	MASONRY OPENING
C.B.	CATCH BASIN	MAT.	MATERIAL
CLKG.	CAULKING	MAX.	MAXIMUM
CLG.	CEILING	MECH.	MECHANICAL
C.J.	CEILING JOIST	M.C.	MEDICINE CABINET
CEM.	CEMENT	MED.	MEDIUM
CEMPLAS.	CEMENT PLASTER	MEMB.	MEMBRANE
CTR.	CENTER	MTL.	METAL
CL	CENTER LINE	MEZZ.	MEZZANINE
CER.	CERAMIC	MIR.	MIRROR
CO.	CLEANOUT	MSC.	MISCELLANEOUS
CLR.	CLEAR	MTD.	MOUNTED
CLO.	CLOSET	NEC.	NECESSARY
COL.	COLUMN	(N)	NEW
CONC.	CONCRETE	N.I.C.	NOT IN CONTRACT
CONC.BLK.	CONCRETE BLOCK	N.T.S.	NOT TO SCALE
C.O.	CASE OPENING	NO.	NUMBER
COND.	CONDITION	O.C.	ON CENTER
CONN.	CONNECT	OPNG.	OPENING
CONST.	CONSTRUCTION	OPP.	OPPOSITE
CONT.	CONTINUOUS	PLAS.	PLASTER
CONTR.	CONTRACTOR	P.LAM.	PLASTIC LAMINATE
CON.JT.	CONSTRUCTION JOINT	PL	PROPERTY LINE
CSK.	COUNTERSINK	PLMBG.	PLUMBING
C.R.	CRUSHED ROCK	PLYWD.	PLYWOOD
DEMO.	DEMOLITION	PT	POINT / PRESSURE TREATED
DEPT.	DEPARTMENT	PREFAB.	PREFABRICATED
DET.	DETAIL	PRELIM.	PRELIMINARY
DIAG.	DIAGONAL	P.S.I.	POUNDS PER SQUARE INCH
DIA.	DIAMETER	P.T.D.F.	PRESSURE TREATED DOUGLAS FIR
DIM.	DIMENSION	RAD.	RADIUS
D.W.	DISHWASHER	RWL.	RAIN WATER LEADER
DR.	DOOR	RECT.	RECTANGULAR
DBL.	DOUBLE	RWD.	REDWOOD
DH	DOUBLE HUNG	REF.	REFERENCE
DN	DOWN	REQD.	REQUIRED
D.S.	DOWNSPOUT	R.	RISER
DWR.	DRAWER	RD.	ROAD
DWG.	DRAWING	R.D.	ROOF DRAIN
EA	EACH	RM.	ROOM
E.W.	EACH WAY	R.O.	ROUGH OPENING
ELEV.	ELEVATION	R.S.	ROUGH SAWN
EN	EDGE NAIL	RND.	ROUND
EQ.	EQUAL	S	SILL
EQUIP.	EQUIPMENT	S.C.	SAW CUT
EST.	ESTIMATE	SCRN.	SCREEN
EXC.	EXCAVATE	SHTG.	SHEATHING
(E)	EXISTING	SHT.	SHEET
E.G.	EXISTING GRADE	SIM.	SIMILAR
EXP.	EXPANSION	SH	SINGLE HUNG
E.J.	EXPANSION JOINT	S.O.G.	SLAB ON GRADE
EXT.	EXTERIOR	SL	SLIDING
F.O.C.	FACE OF CONCRETE	SPEC.	SPECIFICATION
F.O.M.	FACE OF MASONRY	S.B.	SPLASH BLOCK
F.O.S.	FACE OF STUD	SQ.	SQUARE
F.O.W.	FACE OF WALL	S.S.	STAINLESS STEEL
FT.	FEET / FOOT	STD.	STANDARD
FIN.	FINISH	STL.	STEEL
F.F.	FINISH FLOOR	STOR.	STORAGE
FRPF.	FIREPROOF	ST.	STREET
FIX	FIXED	STRUCT.	STRUCTURAL
FLSHG.	FLASHING	TEMP.	TEMPERED
FN	FIELD NAIL	THK	THICK
F.D.	FLOOR DRAIN	T&G	TONGUE AND GROOVE
F.J.	FLOOR JOIST	T&B	TOP AND BOTTOM
FLR.	FLOOR	T.O.F.	TOP OF
FLOUR.	FLUORESCENT	T	TREAD
FTG.	FOOTING	TYP.	TYPICAL
FDN.	FOUNDATION	U.O.N.	UNLESS OTHERWISE NOTED
FRMG.	FRAMING	UTIL.	UTILITIES
GA.	GUAGE	V.F.	VERIFY IN FIELD
GALV.	GALVANIZE	VERT.	VERTICAL
GL.	GLASS	VEST.	VESTIBULE
GLU-LAM	GLUE LAMINATE BEAM	WSC.	WAINSCOT
G.B.	GRAB BAR	W.C.	WATER CLOSET
GRND.	GROUND	WH.	WATER HEATER
G.W.B.	GYP SUM WALL BOARD	WN.	WINDOW
GYP BD.	GYP SUM BOARD	W	WITH
HDW.	HARDWARE	W/O	WITHOUT
		WD.	WOOD

VICINITY MAP



CODE DATA

CODES	BURLINGAME MUNICIPAL CODE	
	2019 CALIFORNIA BUILDING CODE, (Chapters 11A & 11B for Accessibility)	
	2019 CALIFORNIA MECHANICAL CODE	
	2019 CALIFORNIA ELECTRICAL CODE	
	2019 CALIFORNIA PLUMBING CODE	
	2019 CALIFORNIA FIRE CODE	
	2019 CALIFORNIA ENERGY CODE	
	2019 CALIFORNIA GREEN BUILDING CODE	
OCCUPANCY	R2	Section 310.3
CONSTRUCTION	TYPE V-B, sprinkler without area & height increase	
	60' maximum	Table 504.3
	3 story maximum	Table 504.4
	21,000 maximum	Table 506.2
	Fire Resistance rating 0	Table 601
	Fire Separation Distance X < 5' = 1 hour	Table 602
	Fire Separation Distance 5' ≤ X < 10' = 1 hour	
	Wall between condominium to be 1 hour	
FIRE SPRINKLER	Provide sprinkler protection under separate permit; Sprinkler protection required for exterior decks. Sprinkler drawings shall be submitted & approved by the Central County Fire Department prior to installation.	NFPA 13 & Section 903.3.1.1
FIRE ALARM	Fire sprinkler system shall be electronically monitored by an approved central receiving station.	

PLANNING DEPARTMENT DATA

LOT AREA:	5750	
ZONING:	R3 -MEDIUM / HIGH DENSITY RESIDENTIAL	
DEVELOPMENT STANDARD	PROPOSED	
UNIT DENSITY PER ACRE	50 / acre = 6 units	3
HEIGHT LIMIT, Tier 1	46'	39'-10"
FAR	N / A	
Setback - Front	15'	16'-9" 25.10.030
Setback - Right Side	4' 1st floor 5' 2nd floor 6' 3rd floor	4' 1st Floor 6' 2nd Floor 6' 3rd Floor 25.10.030 & 25.10.055.C
Setback - Left Side	4' 1st floor 5' 2nd floor 6' 3rd floor	8'-10" 1Flr. 8'-10" 2 Flr. 8'-10" 3 Flr.
Setback - Rear	20'	20' 25.10.030
Lot Coverage Max. 50%	2875	2814 25.10.030 & 25.30.070.B.11
Front Setback Impervious Max.	50%	0% 25.10.030
Open Space Area per unit	175x3 units = 525	25.10.030
Common Open Space at rear yard		698 25.36.030.B.2
2 private decks at Unit A		96
2 private decks at Unit B		90 25.36.030.B.1
2 private decks at Unit C		90
Open Space: Common & Private combined =		974
PARKING		6

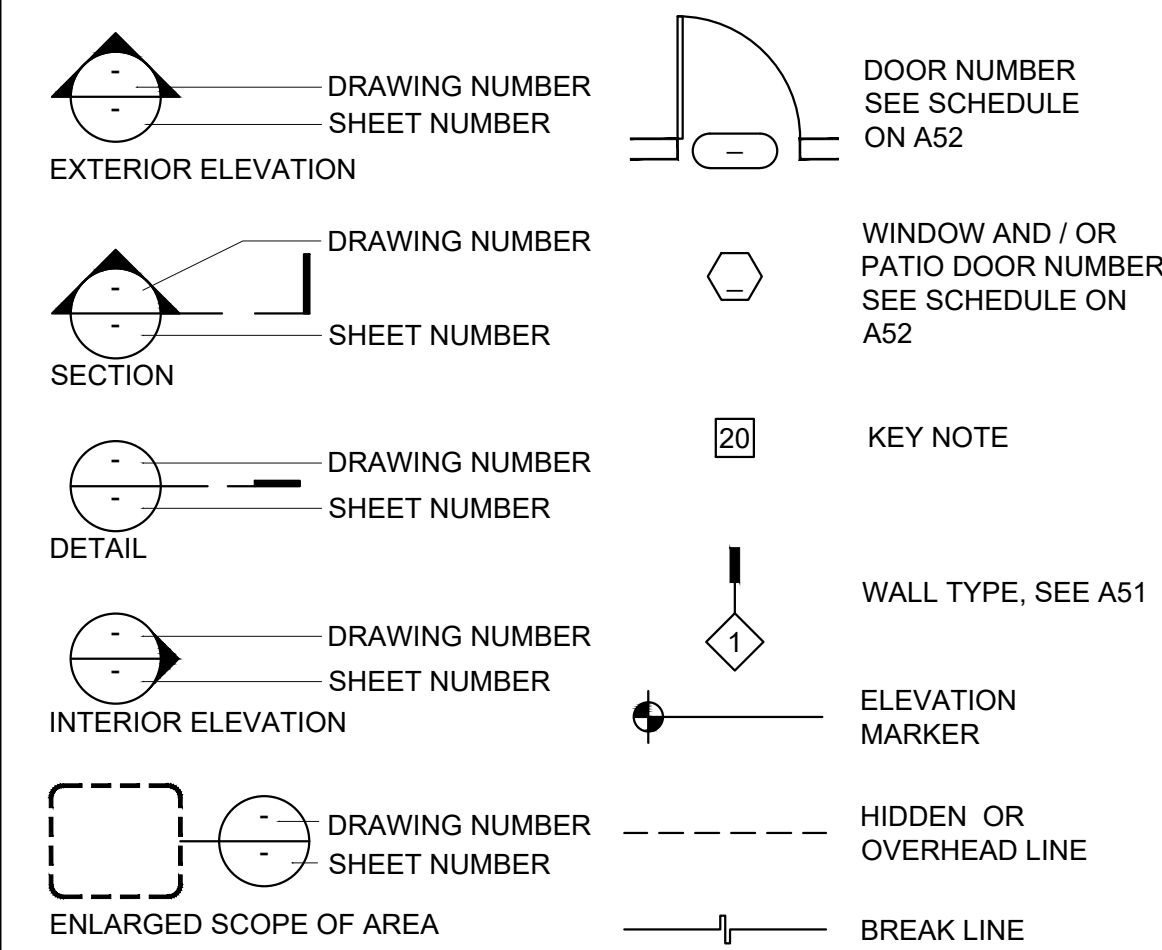
PROJECT DATA

OWNER:	Jeffery Chan
CONTACT PERSON:	Simon Kwan
ADDRESS	1113 - 1115 PALOMA AVE., (between Broadway & Camelia Ave.)
APN	026-211-100
LOT AREA:	5750
EXISTING USE:	2 STORY, 2 FLATS
SCOPE OF WORK:	3 CONDOMINIUMS, PRIVATELY FUNDED
AREA:	
GROSS FLOOR AREA REMOVED:	2506
PROPOSED NEW GROSS FLOOR AREA:	UNIT A 2353 UNIT B 2392 UNIT C 2382
PROPOSED NEW NET FLOOR AREA, (excluding decks & garages):	UNIT A 1815 UNIT B 1848 UNIT C 1845
	5508

DRAWING INDEX

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MATERIAL BOARD	
36	MATERIAL BOARD
	This set of document is for Planning Department review. Full set of Civil, Architectural, Structural, Green Building Mandatory Measures, & Landscape drawings will be provided after Planning Department approval.

DRAWING SYMBOLS



Exterior wall opening (2019 CBC Table 705.8)

Fire Separation Distance	Degree of Opening Protection	Allowable Area	Proposed wall area in s.f.	Proposed opening area in s.f. & %
3 to < 5 feet	Unprotected, Sprinklered Protected	15% 15%	692	41.25 0 6%
5 to < 10 feet	Unprotected, Sprinklered Protected	25% 25%	1797	341.25 0 19%

Construction Hours

Weekdays: 8:00 a.m. – 7:00 p.m.  
Saturdays: 9:00 a.m. – 6:00 p.m.  
Sundays and Holidays: No Work Allowed  
(See City of Burlingame Municipal Code, Section 18.07.110 for details.)

(See City of Burlingame Municipal Code, Section 13.04.100 for details on Holidays)

Construction hours in the City Public right-of-way are limited to weekdays & non-City Holidays between 8:00 a.m. & 5:00 p.m.  
Construction hours for work in the public right of way must now be included on the plans.

Note on Certificate of Occupancy

Due to the extensive nature of this construction project the Certificate of Occupancy will be rescinded once construction begins. A new Certificate of Occupancy will be issued after the project has been final. No occupancy of the building is to occur until a new Certificate of Occupancy has been issued.

Note on Demolition Permit

When building permit documents submit to the Building Division for plan review, a completed Supplemental Demolition Permit Application will be provided. NOTE: The Demolition Permit will not be issued until a Building Permit is issued for the project.

1113 1115 Paloma Ave.  
Burlingame, CA 94010

Parcel 026211100  
3 Condominium

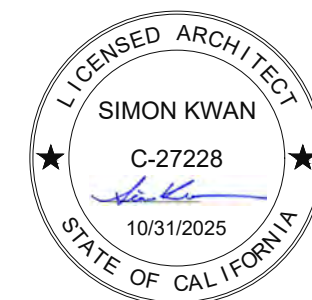
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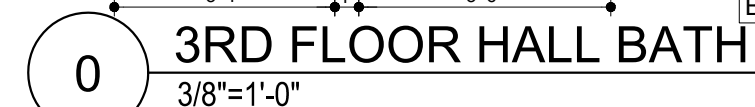
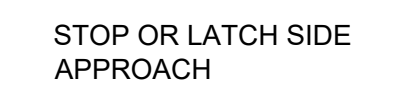


Project Data

A00



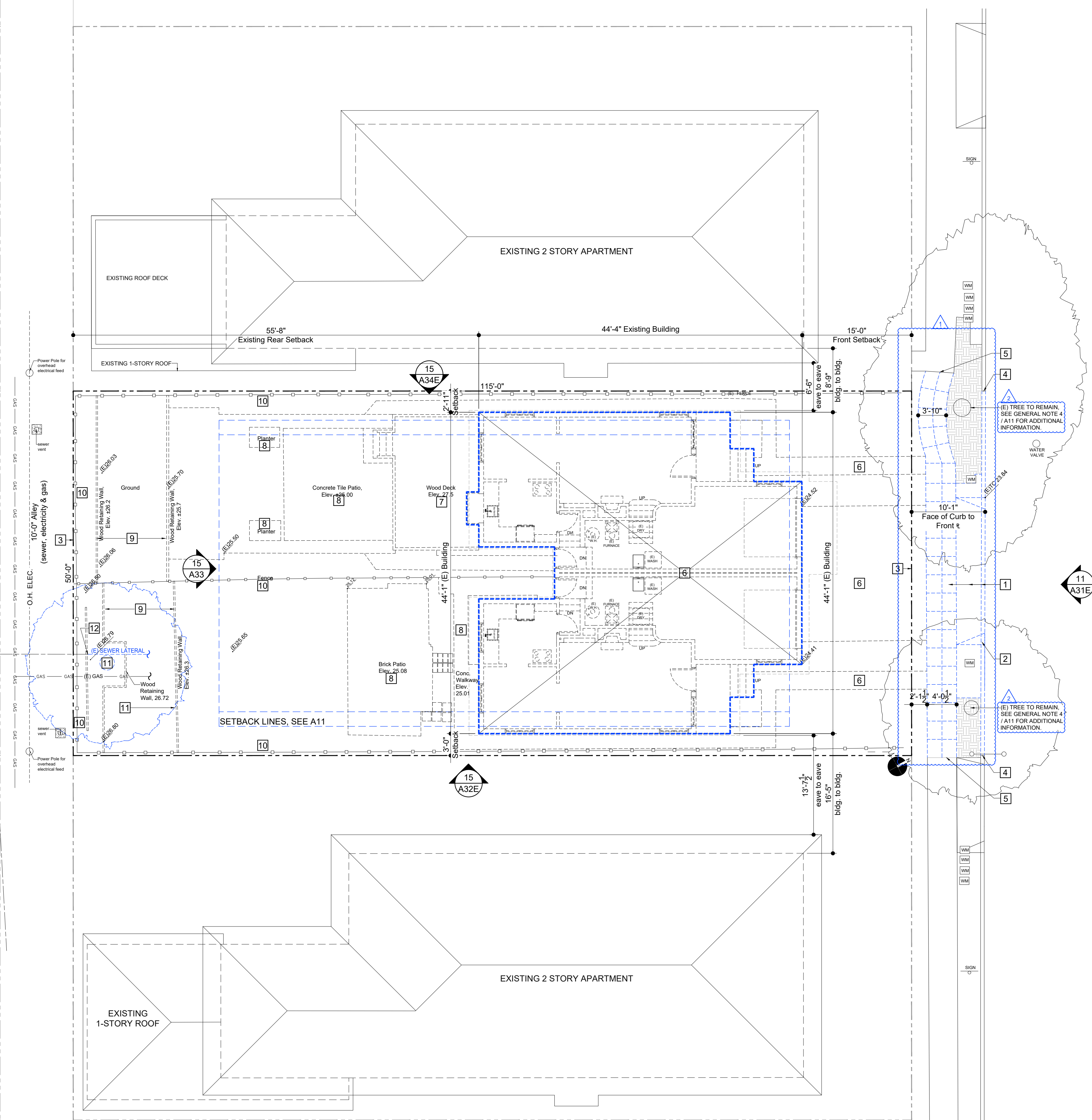
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# A01

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Parcel 02621100  
3 Condominium



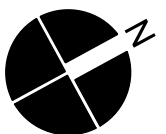
KEY PLAN NOTES

- 1 REMOVE (E) DRIVEWAY, CURB, GUTTER & SIDEWALK.
- 2 PROVIDE NEW 12' DRIVEWAY APPROACH PER CITY STANDARDS SW-1, SEE A11.
- 3 PROPERTY LINE.
- 4 (N) CURB & GUTTER END AT PROPERTY LINE.
- 5 REPLACE (E) SIDEWALK TO THE NEAREST JOINT AS SHOWN.
- 6 REMOVE (E) 2 STORY BUILDING, DRIVEWAY & WALKWAY.
- 7 REMOVE (E) DECK & STEPS.
- 8 REMOVE (E) CONCRETE WALK, PATIO, & WOOD PLANTERS.
- 9 REMOVE (E) WOOD RETAINING WALL.
- 10 REMOVE (E) FENCE.
- 11 REMOVE(1) TREE AT THE BACK. SEE ARBORIST REPORT ON SHEETS T1 TO T3 FOR REMOVAL INFORMATION.
- 12 REMOVE (E) SEWER TO WITHIN 24" FROM PROPERTY LINE; CAP & ABANDON THE REMAINING SEWER LATERAL.

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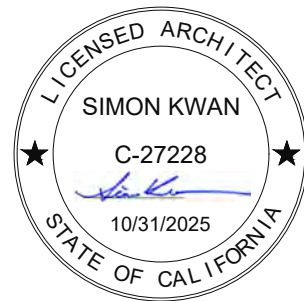
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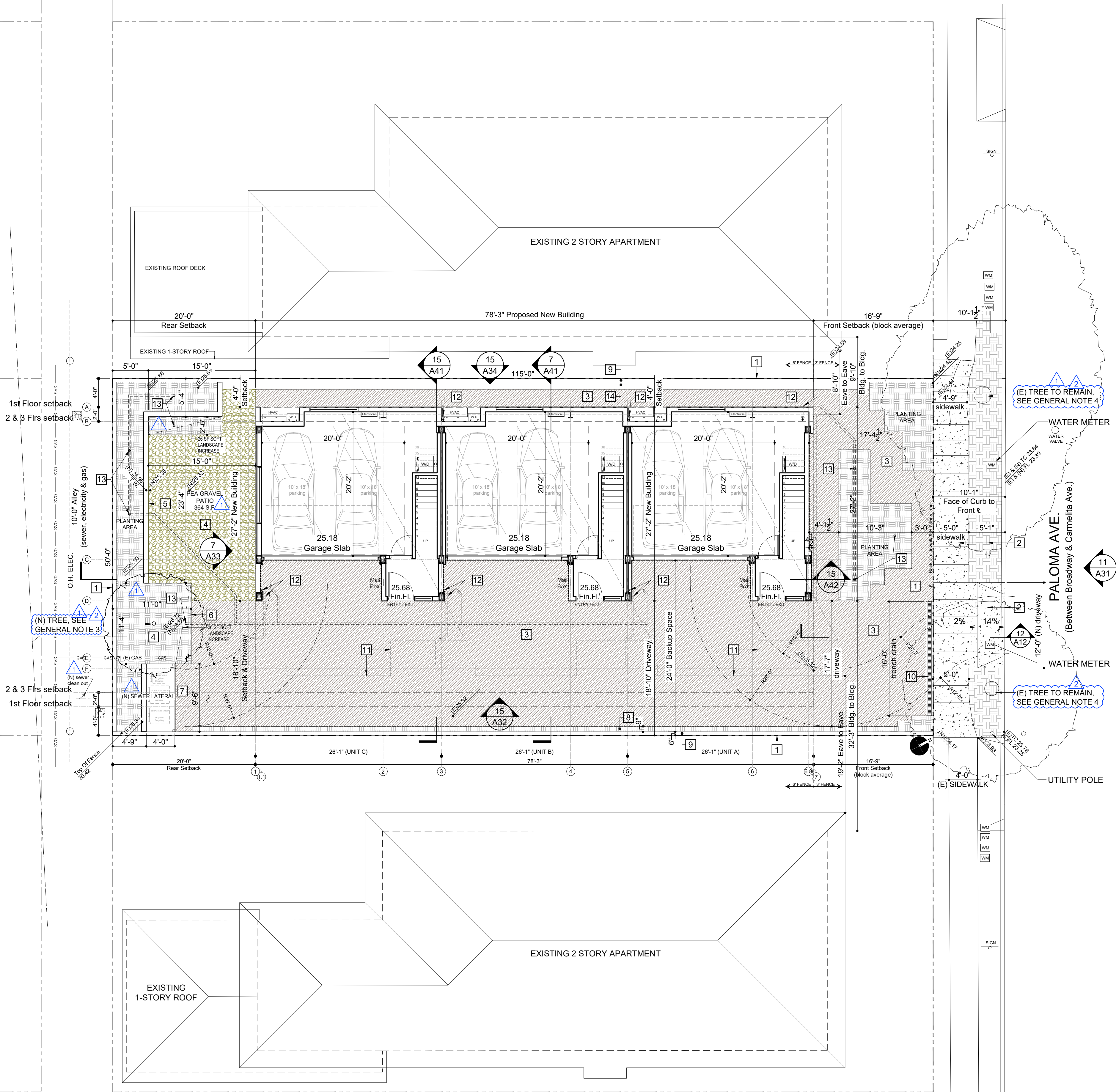
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Site & 1st  
Floor Plan  
Existing

A11E





16 PROPOSED SITE PLAN  
1/8"=1'-0"

GENERAL NOTES & LEGEND

- NO EXISTING TREE OVER 48 INCHES IN CIRCUMFERENCE MEASURED AT 54 INCHES FROM NATURAL GRADE MAY BE REMOVED WITHOUT A PROTECTED TREE REMOVAL PERMIT FROM THE PARKS DIVISION. (558-7330)
- SEE L1 FOR PLANTING PLAN. PLANTS TO COMPLY WITH WATER EFFICIENT LANDSCAPE ORDINANCE (WELO).
- IF CONSTRUCTION IS IN DRIP ZONE OF AN EXISTING PROTECTED SIZE TREE ON THIS SITE OR A NEIGHBORING SITE, AN ARBORIST REPORT AND TREE PROTECTION PLAN WILL BE REQUIRED.

NEW REPLACEMENT (1) BACKYARD TREE, (2) PRIVATE PROTECTED TREE REMOVAL PERMIT IS REQUIRED FROM PARKS. TREE MUST REMAIN UNTIL BUILDING PERMIT IS ISSUED. SEE ARBORIST REPORT (T1 TO T3) AND LANDSCAPE DRAWINGS (L1 TO L4) FOR ADDITIONAL INFORMATION.

PLANTING AREA

PERMEABLE PAVERS, SEE A12 FOR ADDITIONAL INFO.

PEA GRAVEL

- EXISTING STREET TREE: "CONSTRUCTION MAY NOT IMPACT ANY STREET TREE ROOT OVER 2" WITHOUT CITY ARBORIST APPROVAL. CONTRACTOR TO CONTACT CITY ARBORIST AT 650-558-7333 OR RHOLTZ@BURLINGAME.ORG FOR INSPECTION IF ROOTS OVER 2 INCHES ARE POTENTIALLY IMPACTED DURING CONSTRUCTION, INCLUDING PAVING OR UTILITY WORK." ALSO SEE ARBORIST REPORT (T1 TO T3) AND LANDSCAPE DRAWINGS (L1 TO L4) FOR ADDITIONAL INFORMATION.

KEY PLAN NOTES

- PROPERTY LINE.
- NEW PLANTING STRIP, CURB, GUTTER, DRIVEWAY & SIDEWALK PER CITY STANDARD SW-1.
- PERMEABLE PAVER DRIVEWAY & WALKWAY, SEE A12 & L1.
- 698 S.F. COMMON OPEN SPACE AT THE BACK.
- CONCRETE SEAT WALL, SEE (4) A71
- CORTEN STEEL PLANTER.
- TRASH ENCLOSURE, 4 FEET HIGH WITHOUT LID.
- PLANTING STRIP.
- FENCE.
- TRENCH DRAIN
- ROOF EAVE ABOVE.
- ROOF DRAINS TO UNDERGROUND DRAIN. LINE D - IN SOFFIT & DOWN GARAGE WALL. LINE B/3 & B/5 - AT CORNER OF HVAC EQUIPMENT RECESSED. LINE B/6.8 - DOWNSPOUT AT LINE A.
- POP-UP EMITTER CONNECT TO UNDERGROUND DRAIN TO DOWNSPOUT, SEE C2.
- DECORATIVE COBBLES, SEE A12 & L1

IMPERVIOUS AREA SUMMARY

LOT AREA:	5750
PRE CONSTRUCTION IMPERVIOUS AREA	54.02%
PROPOSED IMPERVIOUS AREA	1825
BUILDING PAD	44
TRASH BIN PAD	26
SEAT WALL AT BACKYARD	1895
POST CONSTRUCTION IMPERVIOUS AREA	32.96%

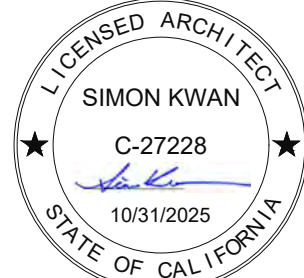
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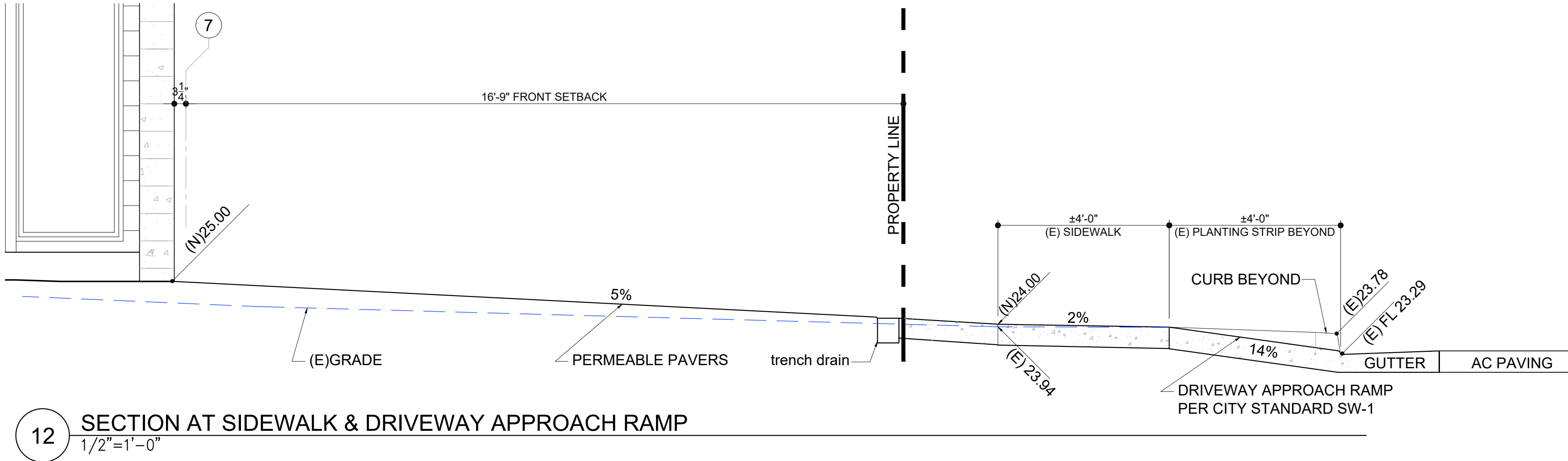
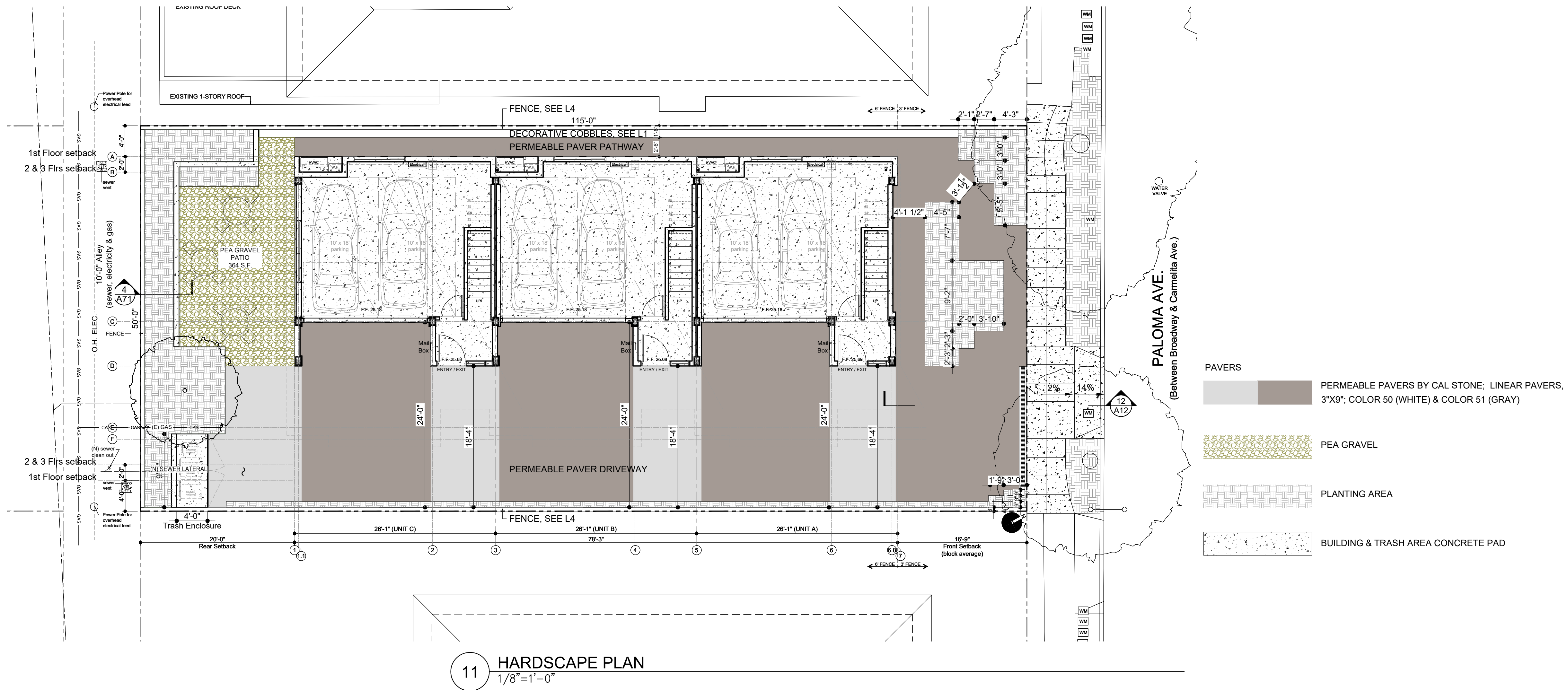
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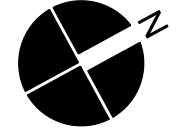




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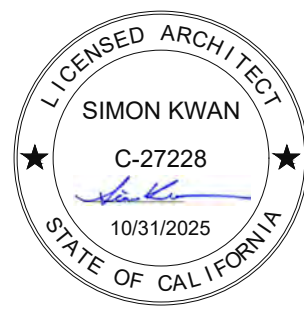
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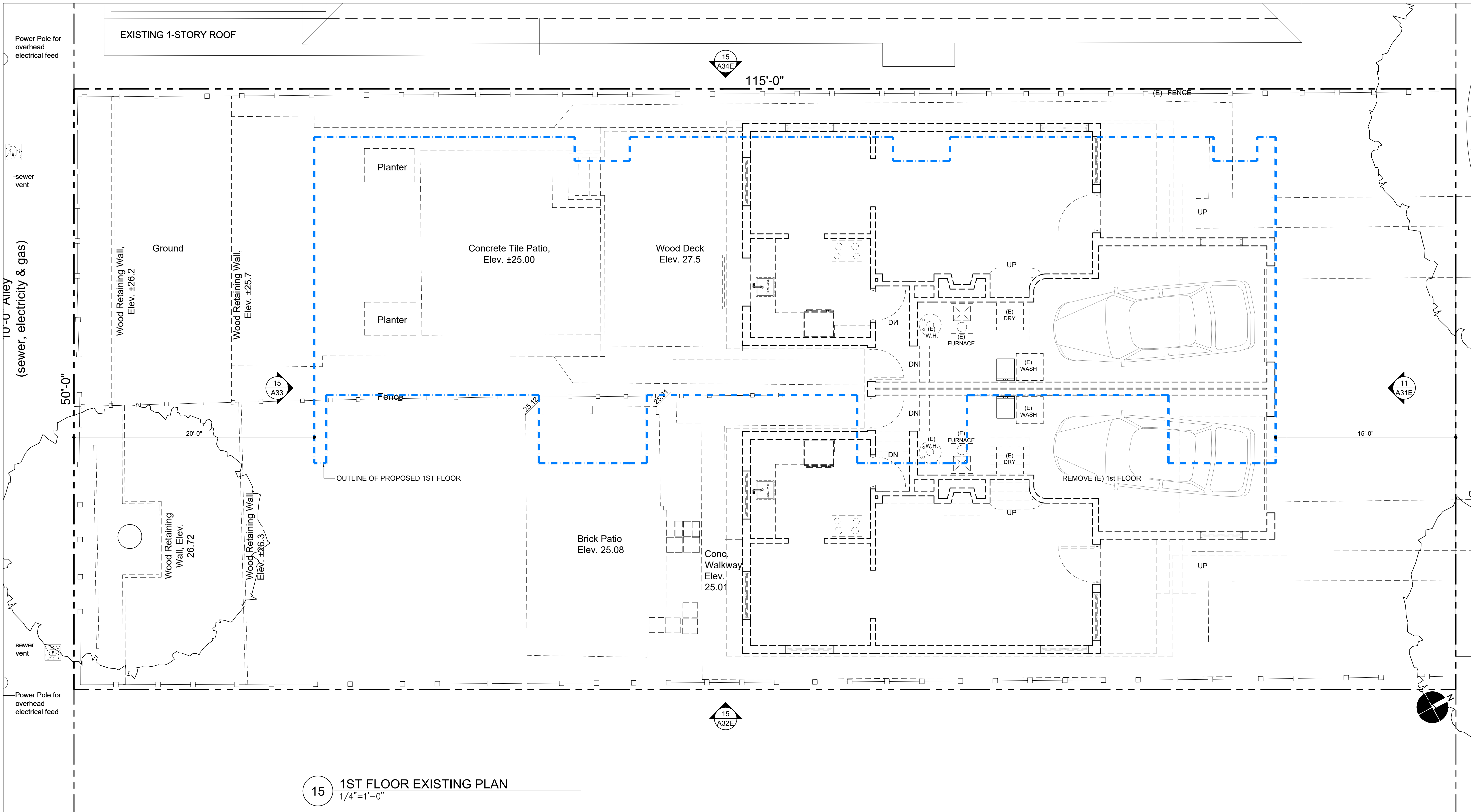
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**Hardscape  
Plan & Detail**

**A12**





15 1ST FLOOR EXISTING PLAN  
1/4"=1'-0"

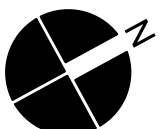
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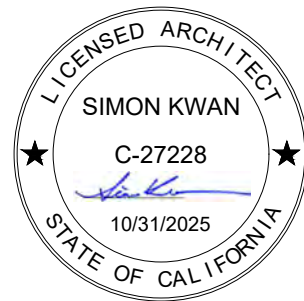
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1st Floor  
Existing &  
Demolition  
Plan

A21E



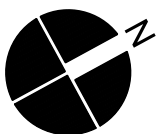
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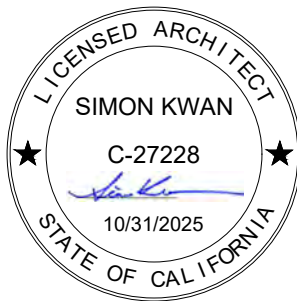
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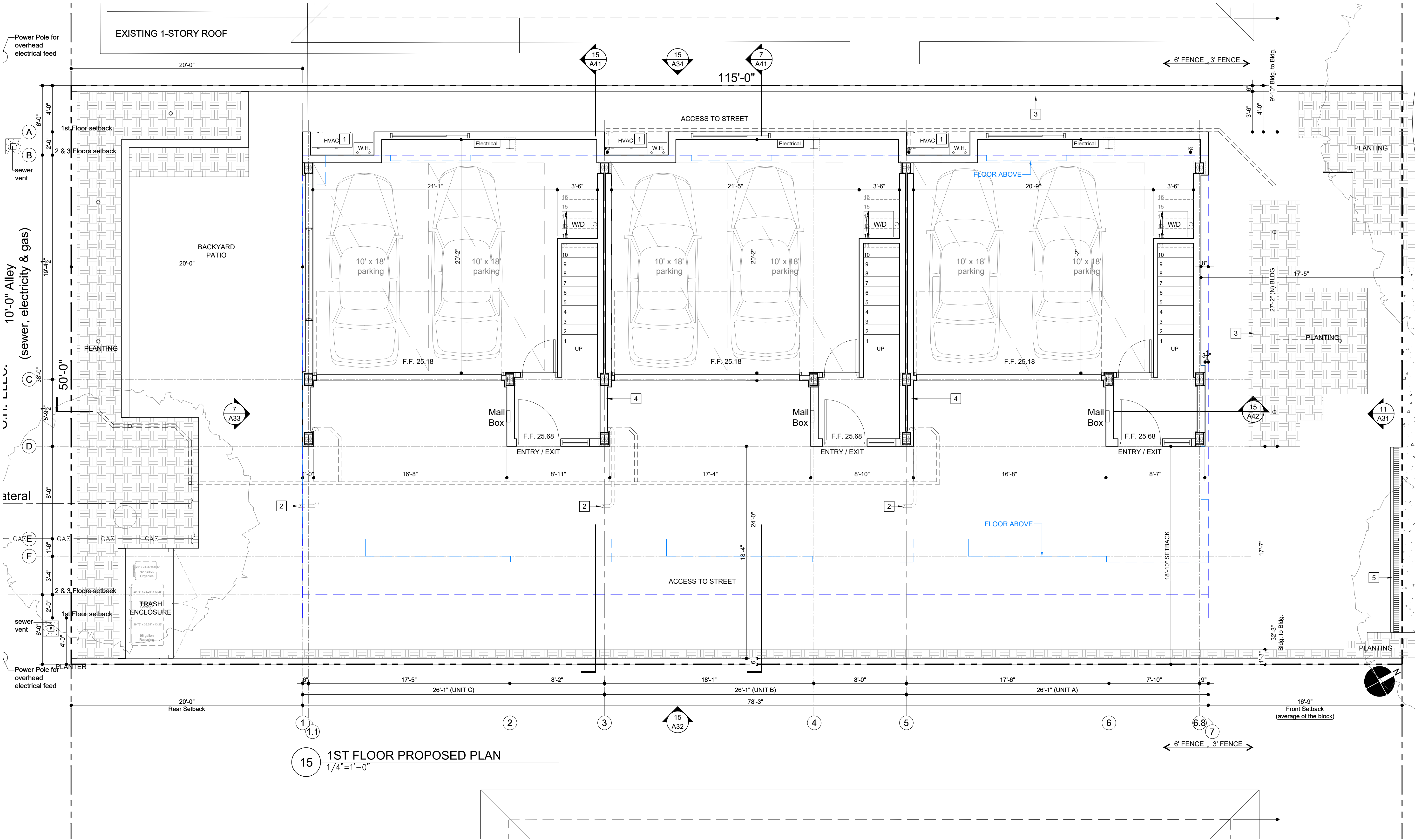
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1st Floor Plan  
A21



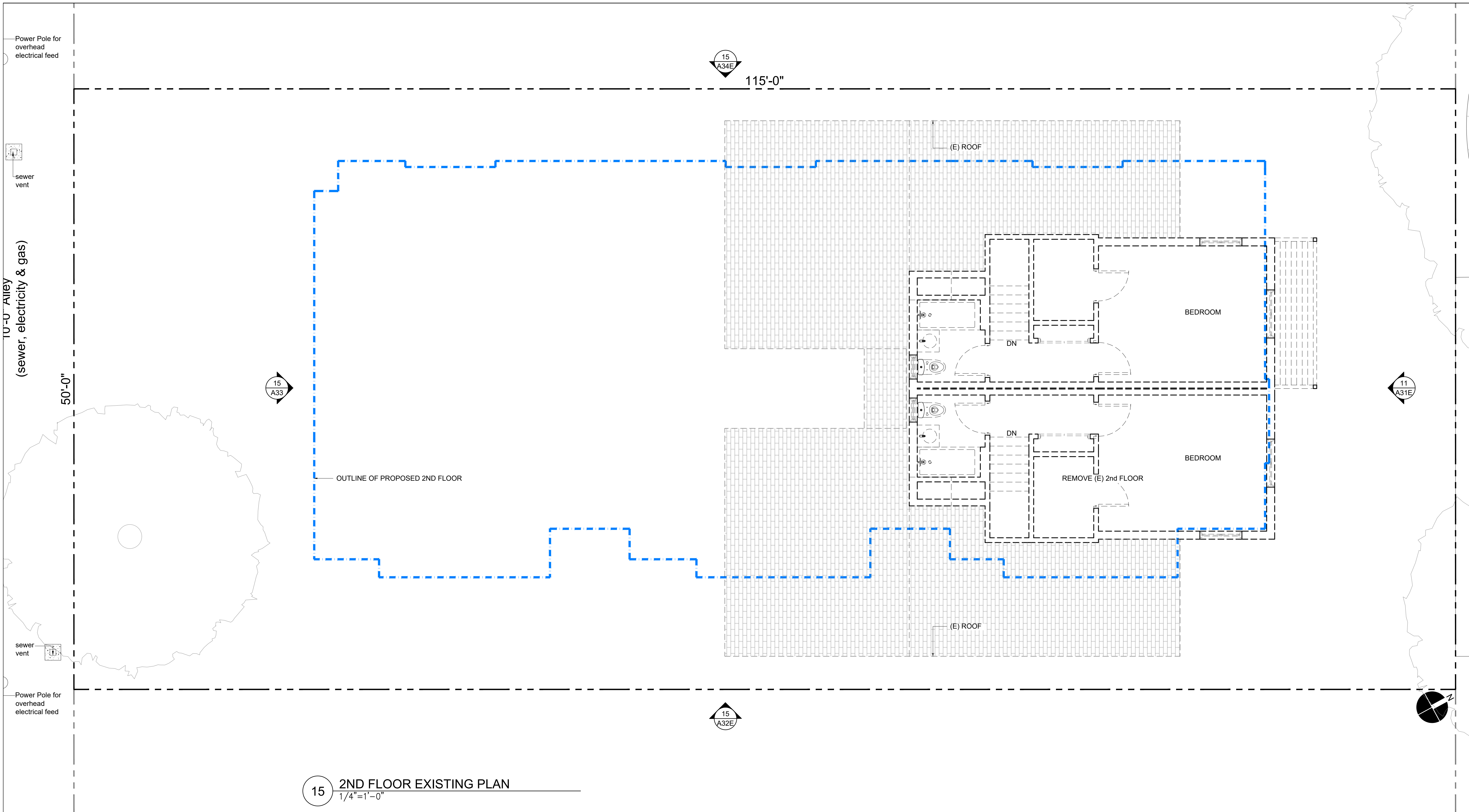
AREAS

UNITS	LIVING AREA	GARAGE
A	150	442
B	145	454
C	152	447

KEY PLAN NOTES

- MINI SPLIT HEAT PUMP & TANKLESS WATER HEATER
- ROOF DRAIN ABOVE, SLOPE  $\frac{1}{2}$ ": 12 IN SOFFIT & DOWN ON LINES 1, 3 & 5 WALL.
- PLANTING AREA AWAY FROM BUILDING PERIMETER.
- FIRE RATED WALL BETWEEN UNITS.
- TRENCH DRAIN SPAN THE WIDTH OF DRIVEWAY / PLANTING AREAS.





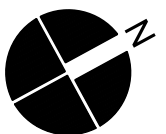
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Parcel 026211100  
3 Condominium

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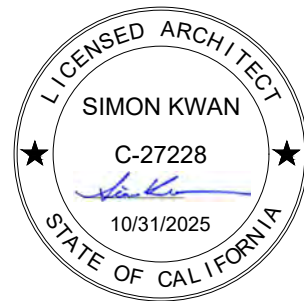
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simon@kdarchitects.com



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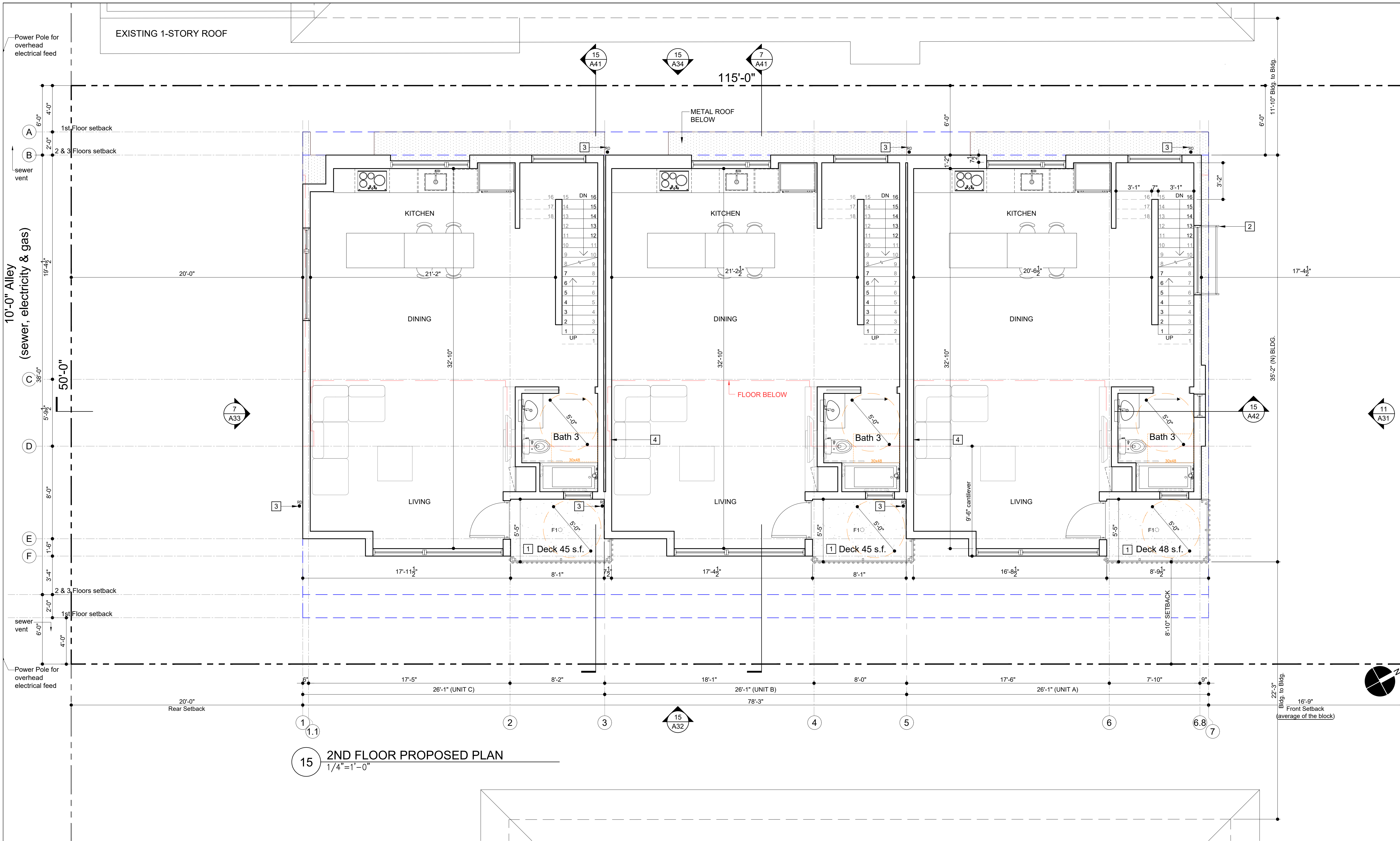
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2nd Floor  
Existing &  
Demolition  
Plan

A22E





15 2ND FLOOR PROPOSED PLAN  
1/4"=1'-0"

LEGEND

F1○ EXTERIOR RECESSED DOWN LIGHT.

AREAS

UNITS	LIVING AREA	DECK
A	833	48
B	852	45
C	847	45

KEY PLAN NOTES

- 1 DECK WITH POLYURETHANES COATING & HARDWOOD RAILING.
- 2 WINDOW FRAME WITH WOOD SCREEN.
- 3 ROOF DRAIN.
- 4 FIRE RATED WALL WITH 1" AIR GAP BETWEEN, TYPICAL BETWEEN UNITS.

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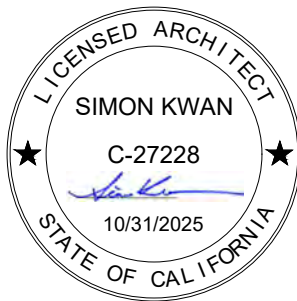
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PRINT RECORD

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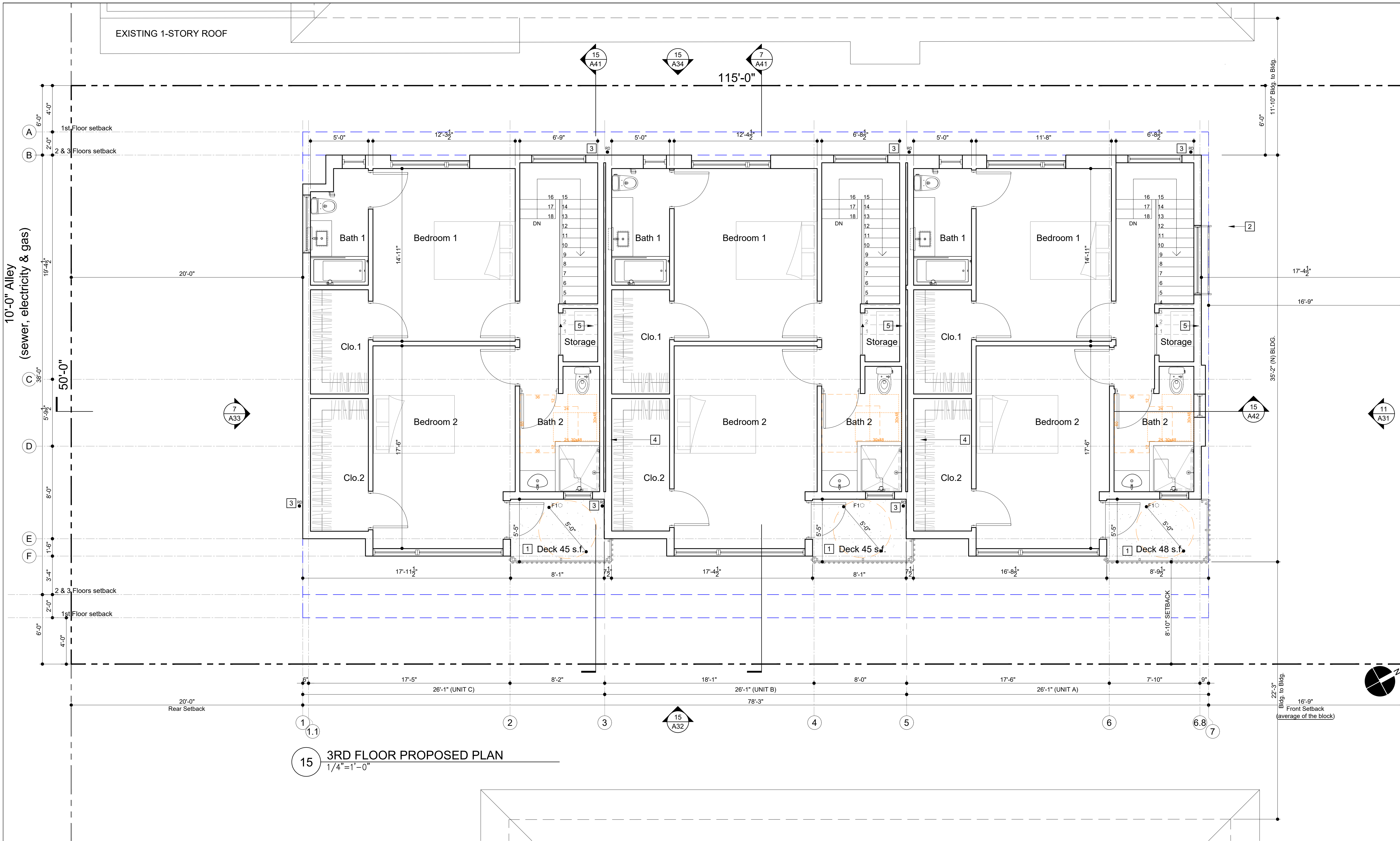
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2nd Floor  
Plan

A22





15 3RD FLOOR PROPOSED PLAN  
1/4"=1'-0"

LEGEND

F1○ EXTERIOR RECESSED DOWN LIGHT AT ROOF OVERHANG.

AREAS

UNITS	LIVING AREA	DECK
A	833	48
B	852	45
C	847	45

KEY PLAN NOTES

- 1 DECK WITH POLYURETHANES COATING & HARDWOOD RAILING.
- 2 WINDOW FRAME WITH WOOD SCREEN.
- 3 ROOF DRAIN.
- 4 FIRE RATED WALL WITH 1" AIR GAP BETWEEN, TYPICAL BETWEEN UNITS.
- 5 STORGE ROOM WITH ROOF HATCH TO ACCESS ROOF.

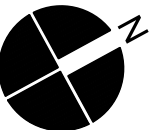
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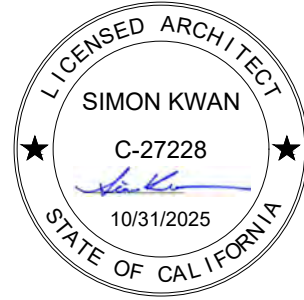
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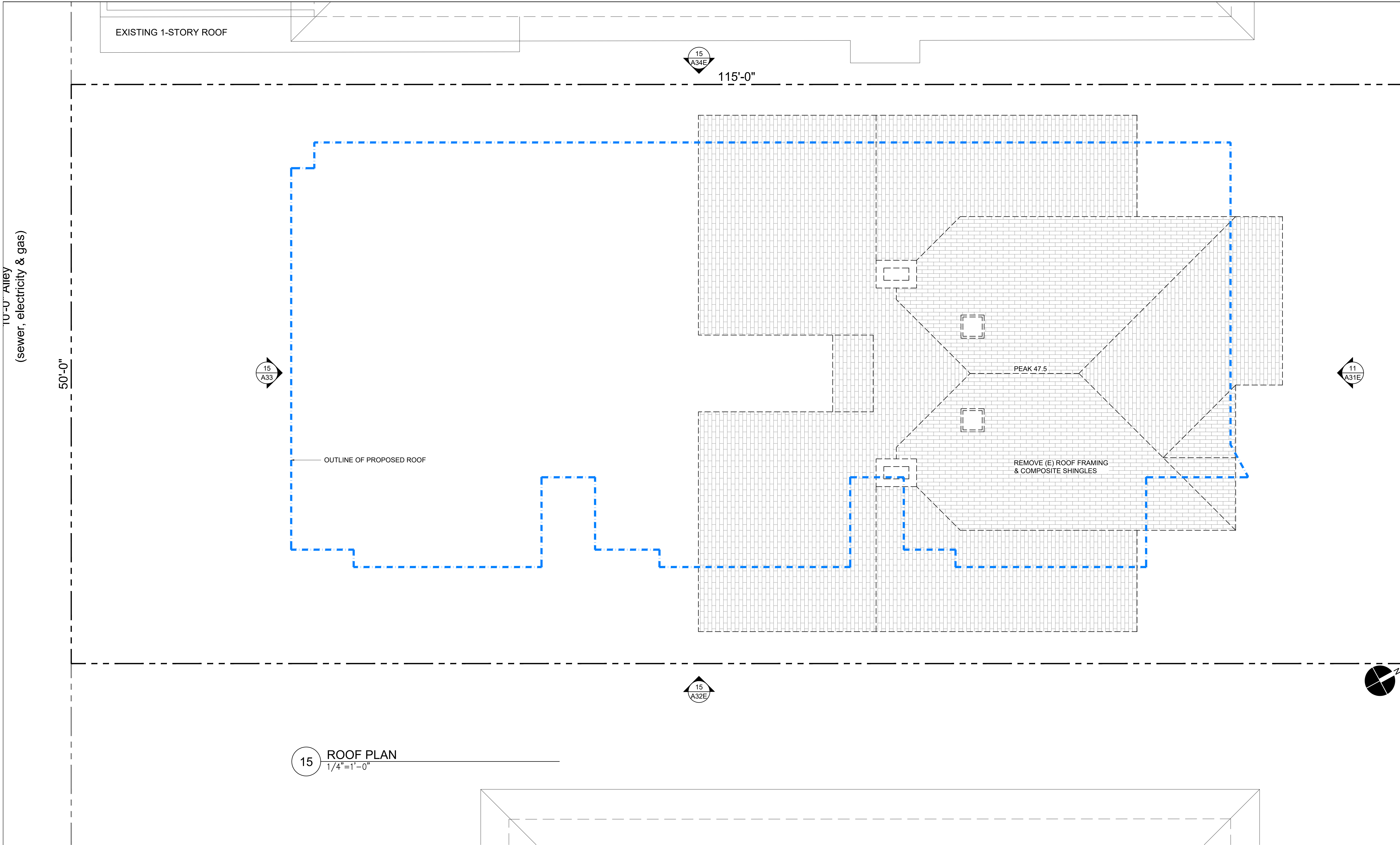
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3rd Floor Plan  
**A23**





15 ROOF PLAN  
1/4"=1'-0"

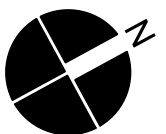
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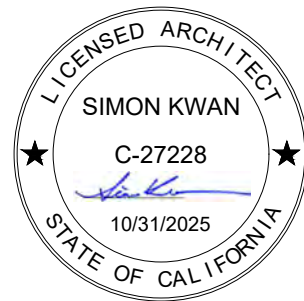
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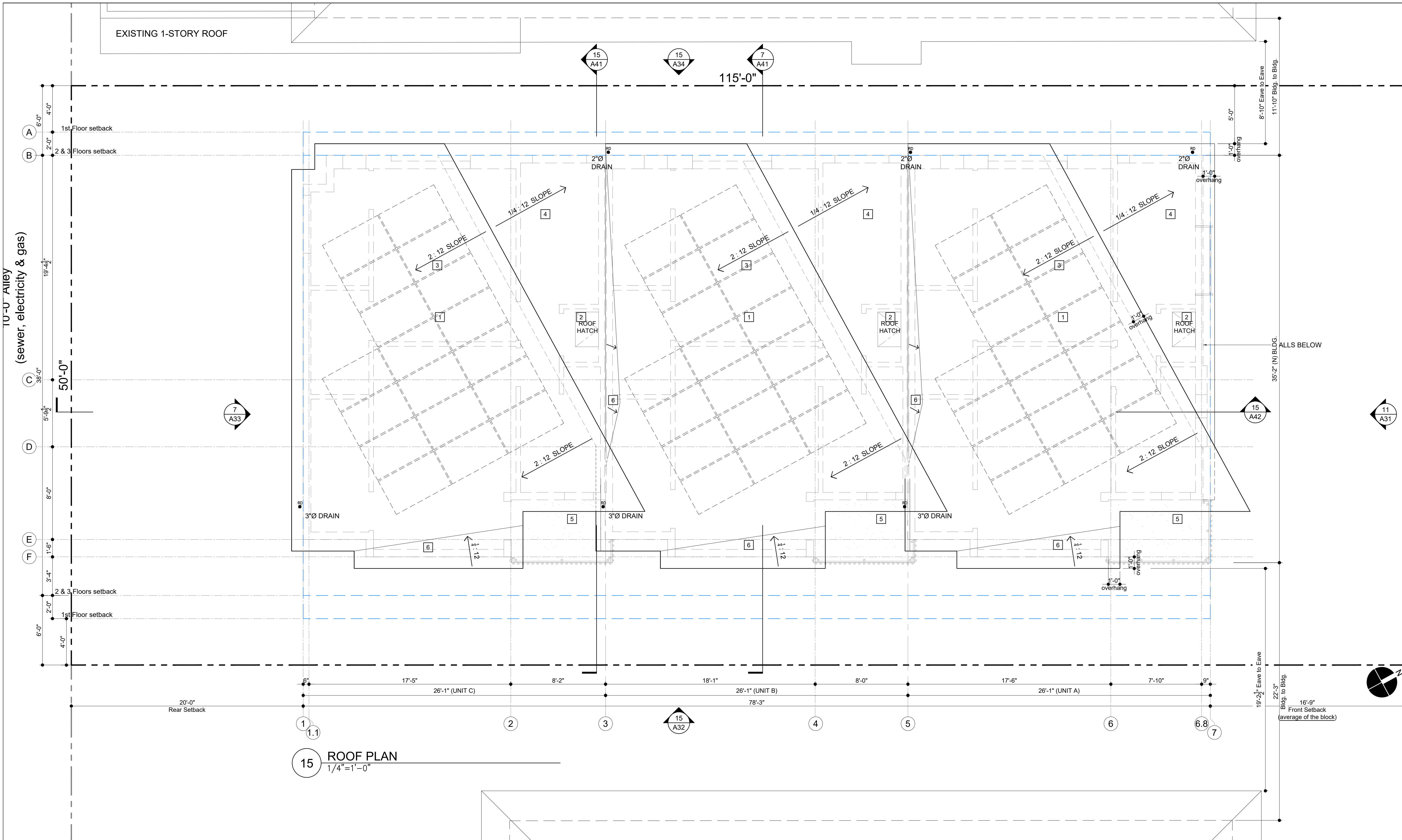
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Existing &  
Demolition  
Roof Plan

A24E





15 ROOF PLAN  
1/4"=1'-0"

- 1 SOLAR PANELS FOR EACH UNIT.  
(SOLAR PERMIT UNDER DEFERRED SUBMITTAL)
- 2 ROOF HATCH FOR ROOF & SOLAR PANELS MAINTENANCE
- 3 2:12 SLOPE WHITE MEMBRANE ROOF, TPO or PVC.
- 4 1/4:12 SLOPE WHITE MEMBRANE ROOF, TPO or PVC.
- 5 DECK BELOW.
- 6 CRICKET SLOPE TO DRAIN.

4 KEY NOTES

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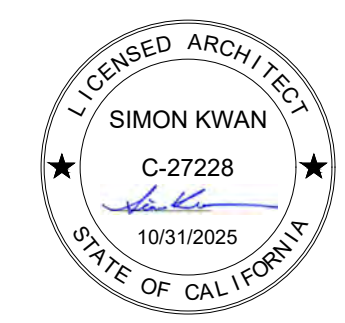
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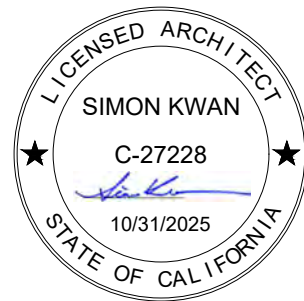
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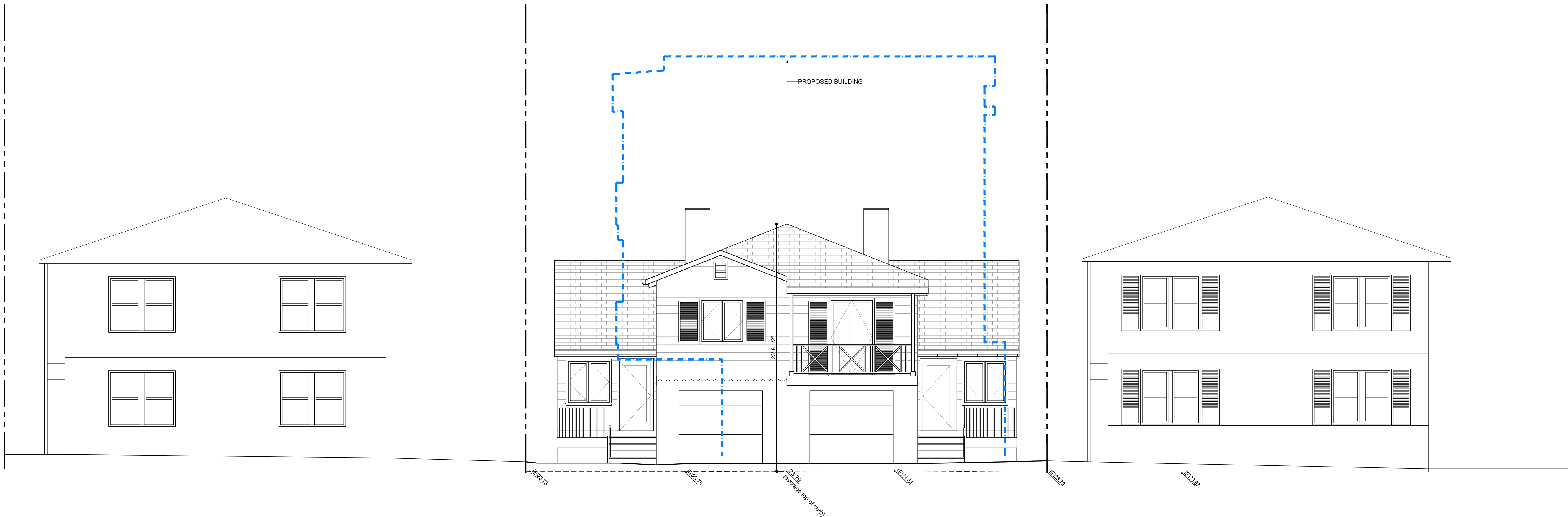
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(E) Front  
Elevation  
**A31E**



11 EXISTING FRONT ELEVATION  
3/16"=1'-0"



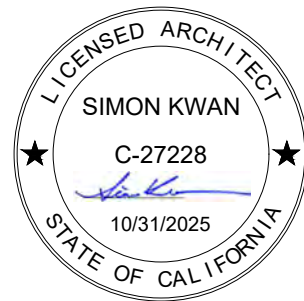
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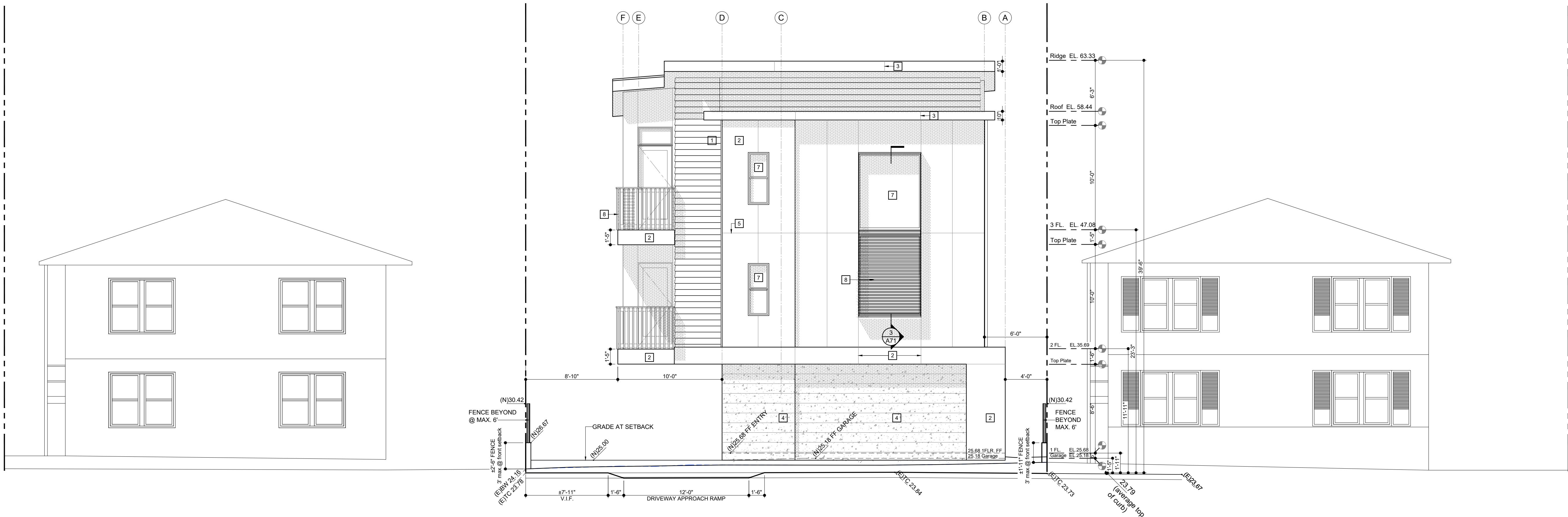
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Front  
Elevation  
A31



11 PROPOSED FRONT ELEVATION  
3/16"=1'-0"

- ALL WINDOWS TO BE TRIMLESS BY FLEETWOOD, MAXIMUM U-FACTOR OF 0.30; COLOR - BLACK ALUMINUM.
- ALL ENTRY DOOR TO BE PAINTED  
COLOR - BENJAMIN MOORE, TOMATO RED  
  
ALL GARAGE DOOR TO BE PAINTED  
COLOR - BENJAMIN MOORE, WHITE HERON
- ALL DECK RAILING & WINDOW SCREEN TO BE GARAPA HARDWOOD.  
FINISH - OIL & WAX BLEND.
- ALL LAP SIDING TO BE SMOOTH BY JAMES HARDIE;  
COLOR - BENJAMIN MOORE, TAPLEY BROWN
- ALL PANEL SIDING TO BE SMOOTH FIBER CEMENT BY JAMES HARDIE;  
COLOR - BENJAMIN MOORE, WHITE HERON
- CONCRETE WALL TO HAVE INTEGRAL COLOR BY DAVIS COLORS, KAILUA.  
SAND FINISH WITH ACID ETCH.

8 FINISH NOTES  
1/4"=1'-0"

- HVAC EQUIPMENT SHALL NOT EXCEED A MAXIMUM OUTDOOR NOISE LEVEL (MEASURED IN A-WEIGHTED DECIBELS, OR DBA) OF 60 DBA FROM 7:00 AM TO 10:00 PM OR 50 DBA FROM 10:00 PM TO 7:00 AM, MEASURED FROM THE PROPERTY LINE OF THE PROPERTY ON WHICH THE EQUIPMENT IS LOCATED.

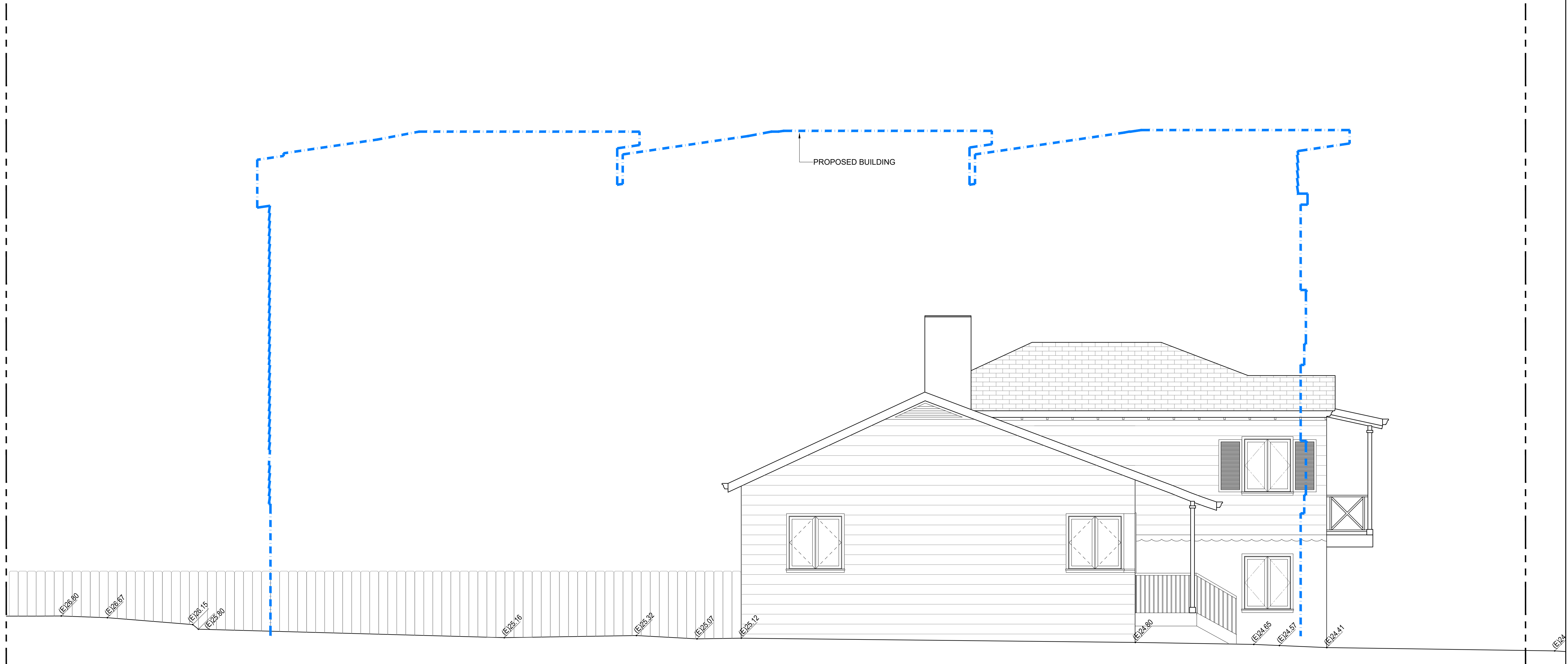
4 KEY NOTES  
1/4"=1'-0"

- SMOOTH FIBER CEMENT 7" LAP SIDING. SEE FINISH NOTE 4.
- SMOOTH FIBER CEMENT PANEL. USE 12 FEET PANELS TO MINIMIZE PANEL JOINTS. ALIGN JOINTS TO WALL PANELS. SEE FINISH NOTE 5 FOR COLOR.
- EAVE FASCIA TO BE SMOOTH FIBER CEMENT PANEL. USE 12 FEET PANELS TO MINIMIZE PANEL JOINTS. ALIGN EAVE FASCIA PANEL JOINTS TO WALL PANEL JOINTS BELOW. WHERE THERE IS NO WALL PANEL JOINTS, MAKE EQUAL SPACING OF FASCIA PANELS. SEE FINISH NOTE 5 FOR COLOR.
- COLOR CONCRETE WITH 11.5" BOARD FORM. SEE FINISH NOTE 6 FOR COLOR.
- ALUMINUM TRIM BETWEEN HARDIE SMOOTH PANELS.
- WINDOWS WITH ALUMINIUM FRAME, TYPICAL. SEE A71 DETAILS.
- ACID ETCHED GLASS WITH 75% TRANSPARENCY AT STAIR & 10% AT BATHROOMS.
- IPE, GARAPA OR CUMARU DECK RAILING & WINDOW SCREEN.
- SOLAR PANEL (SOLAR PERMIT UNDER DEFERRED SUBMITTAL)
- COLOR CONCRETE WALL. SEE FINISH NOTE 5 FOR COLOR.
- GARAGE DOOR PAINTED, SEE NOTE 5 FOR COLOR.
- ROOF DRAIN CONNECT TO UNDERGROUND DRAIN PIPE & POP-UP EMITTER IN PLANTER AREA.
- EGRESS WINDOW AT BEDROOMS:  
MINIMUM NET CLEAR OPENING AREA OF 5.7 SQUARE FEET.  
MINIMUM NET CLEAR WIDTH OPENING OF 20 INCHES.  
MINIMUM NET CLEAR HEIGHT OPENING OF 24 INCHES.  
MAXIMUM SILL HEIGHT 44 INCHES, FROM FIN. FLR. TO BOTTOM OF CLEAR OPENING.



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15 EXISTING LEFT ELEVATION  
1/4"=1'-0"

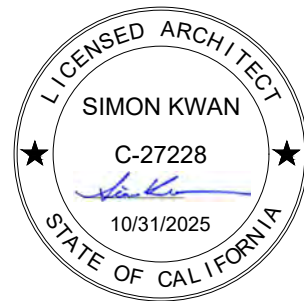
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(E) Left  
Elevation  
**A32E**





15 PROPOSED LEFT ELEVATION  
1/4"=1'-0"

- 1 ALL WINDOWS TO BE TRIMLESS BY FLEETWOOD, MAXIMUM U-FACTOR OF 0.30; COLOR - BLACK ALUMINUM.
- 2 ALL ENTRY DOOR TO BE PAINTED  
COLOR - BENJAMIN MOORE, TOMATO RED  
  
ALL GARAGE DOOR TO BE PAINTED  
COLOR - BENJAMIN MOORE, WHITE HERON
- 3 ALL DECK RAILING & WINDOW SCREEN TO BE GARAPA HARDWOOD.  
FINISH - OIL & WAX BLEND.
- 4 ALL LAP SIDING TO BE SMOOTH BY JAMES HARDIE;  
COLOR - BENJAMIN MOORE, TAPLEY BROWN
- 5 ALL PANEL SIDING TO BE SMOOTH FIBER CEMENT BY JAMES HARDIE;  
COLOR - BENJAMIN MOORE, WHITE HERON
- 6 CONCRETE WALL TO HAVE INTEGRAL COLOR BY DAVIS COLORS, KAILUA.  
SAND FINISH WITH ACID ETCH.

- 14 HVAC EQUIPMENT SHALL NOT EXCEED A MAXIMUM OUTDOOR NOISE LEVEL (MEASURED IN A-WEIGHTED DECIBELS, OR DBA) OF 60 DBA FROM 7:00 AM TO 10:00 PM OR 50 DBA FROM 10:00 PM TO 7:00 AM, MEASURED FROM THE PROPERTY LINE OF THE PROPERTY ON WHICH THE EQUIPMENT IS LOCATED.

- 1 SMOOTH FIBER CEMENT 7" LAP SIDING. SEE FINISH NOTE 4.
- 2 SMOOTH FIBER CEMENT PANEL. USE 12 FEET PANELS TO MINIMIZE PANEL JOINTS. ALIGN JOINTS TO WALL PANELS. SEE FINISH NOTE 5 FOR COLOR.
- 3 EAVE FASCIA TO BE SMOOTH FIBER CEMENT PANEL. USE 12 FEET PANELS TO MINIMIZE PANEL JOINTS. ALIGN EAVE FASCIA PANEL JOINTS TO WALL PANEL JOINTS BELOW. WHERE THERE IS NO WALL PANEL JOINTS, MAKE EQUAL SPACING OF FASCIA PANELS. SEE FINISH NOTE 5 FOR COLOR.
- 4 COLOR CONCRETE WITH 11.5" BOARD FORM. SEE FINISH NOTE 6 FOR COLOR.
- 5 ALUMINUM TRIM BETWEEN HARDIE SMOOTH PANELS.
- 6 WINDOWS WITH ALUMINIUM FRAME, TYPICAL. SEE A71 DETAILS.
- 7 ACID ETCHED GLASS WITH 75% TRANSPARENCY AT STAIR & 10% AT BATHROOMS.
- 8 IPE, GARAPA OR CUMARU DECK RAILING & WINDOW SCREEN.
- 9 SOLAR PANEL (SOLAR PERMIT UNDER DEFERRED SUBMITTAL)
- 10 COLOR CONCRETE WALL. SEE FINISH NOTE 5 FOR COLOR.
- 11 GARAGE DOOR PAINTED, SEE NOTE 5 FOR COLOR.
- 12 ROOF DRAIN CONNECT TO UNDERGROUND DRAIN PIPE & POP-UP EMITTER IN PLANTER AREA.
- 13 EGRESS WINDOW AT BEDROOMS:  
MINIMUM NET CLEAR OPENING AREA OF 5.7 SQUARE FEET.  
MINIMUM NET CLEAR WIDTH OPENING OF 20 INCHES.  
MINIMUM NET CLEAR HEIGHT OPENING OF 24 INCHES.  
MAXIMUM SILL HEIGHT 44 INCHES, FROM FIN. FLR. TO BOTTOM OF CLEAR OPENING.

8 FINISH NOTES  
1/4"=1'-0"

4 KEY NOTES  
1/4"=1'-0"

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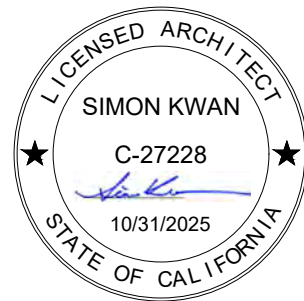
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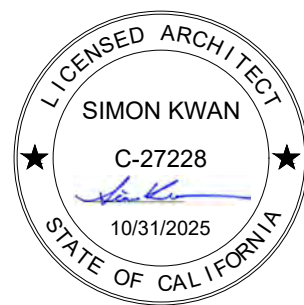
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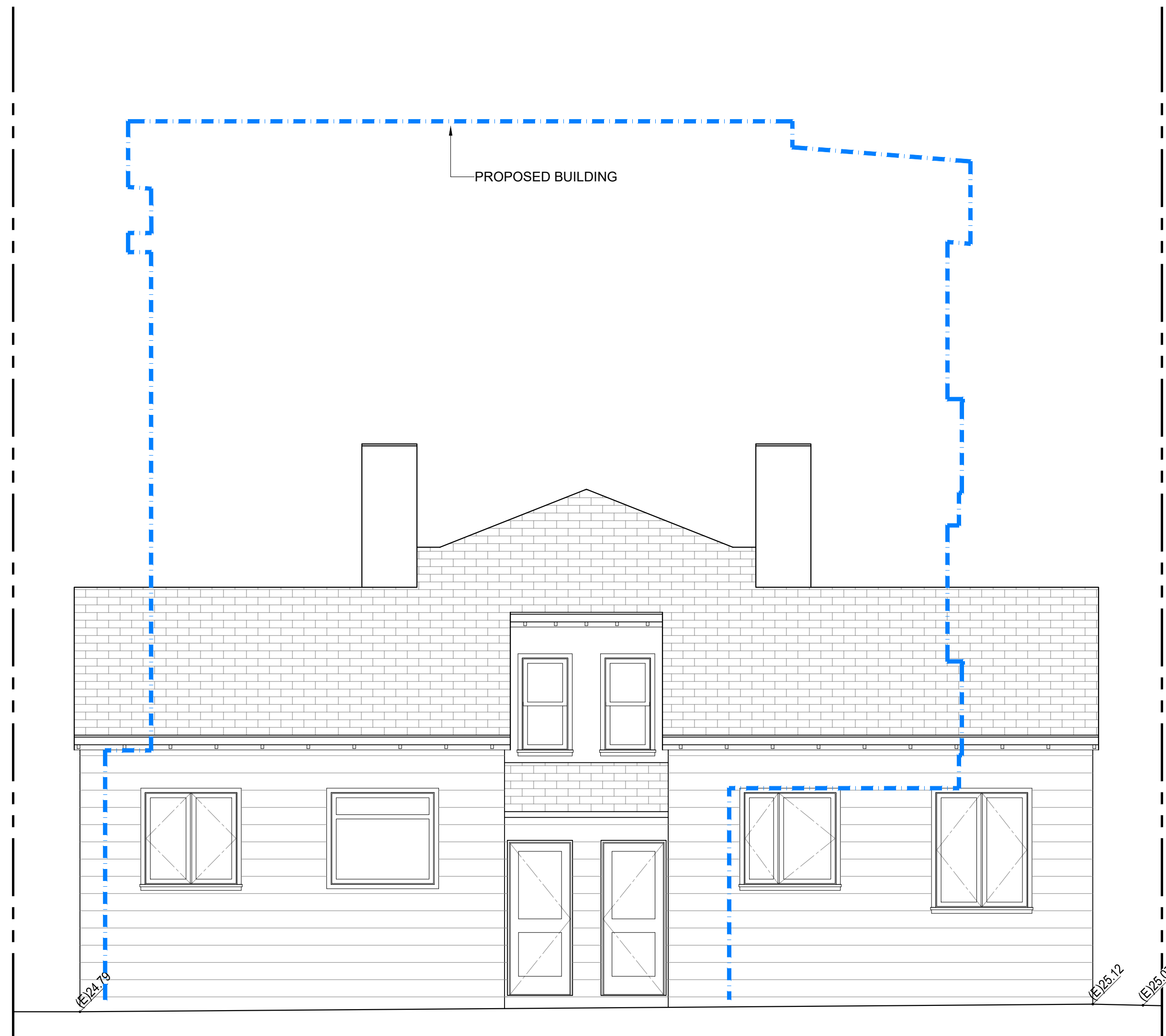
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(E) & (N) Back  
Elevations

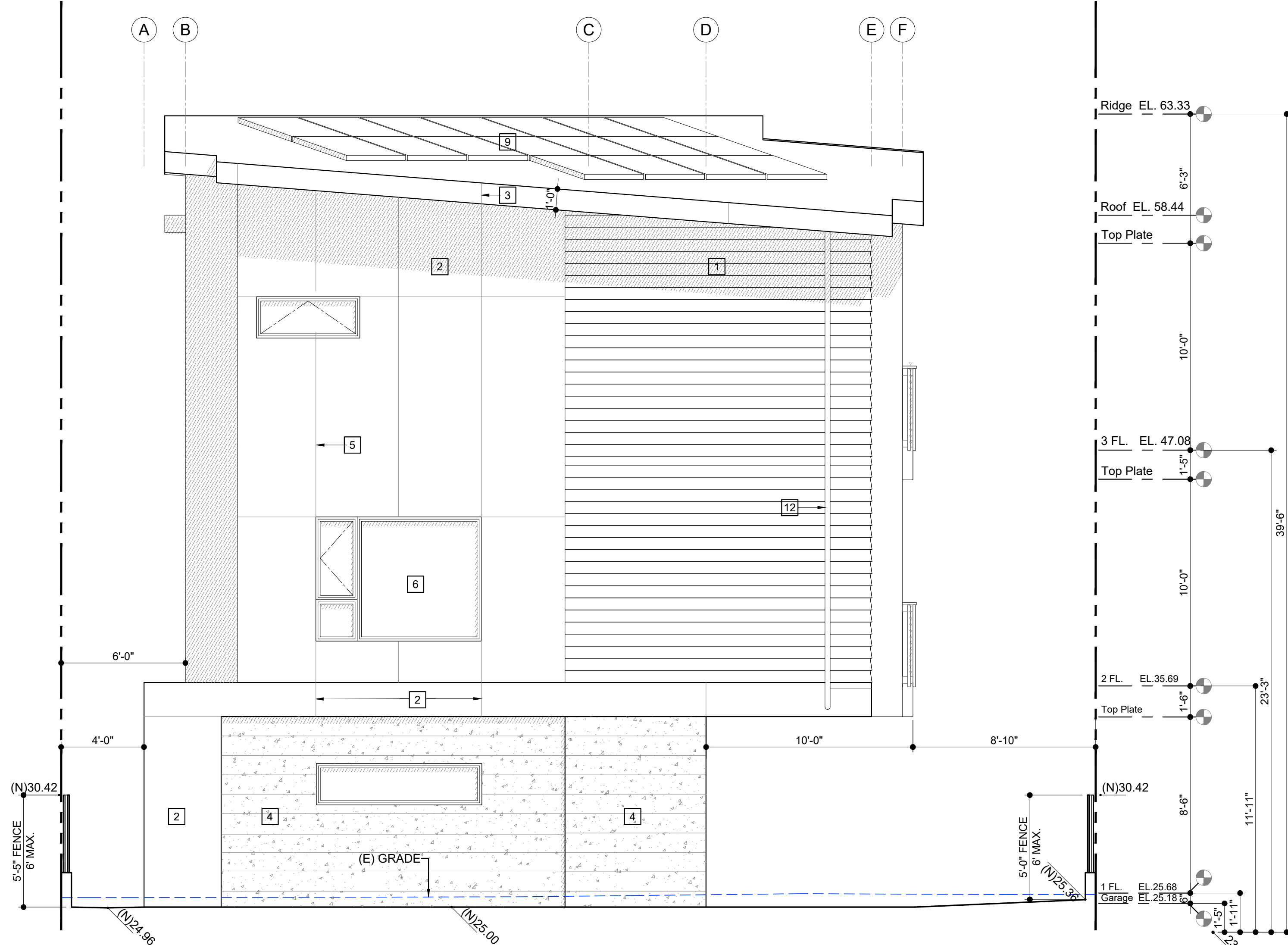
A33



15 EXISTING BACK ELEVATION  
1/4"=1'-0"

- ALL WINDOWS TO BE TRIMLESS BY FLEETWOOD, MAXIMUM U-FACTOR OF 0.30; COLOR - BLACK ALUMINUM.
- ALL ENTRY DOOR TO BE PAINTED  
COLOR - BENJAMIN MOORE, TOMATO RED  
  
ALL GARAGE DOOR TO BE PAINTED  
COLOR - BENJAMIN MOORE, WHITE HERON
- ALL DECK RAILING & WINDOW SCREEN TO BE GARAPA HARDWOOD.  
FINISH - OIL & WAX BLEND.
- ALL LAP SIDING TO BE SMOOTH BY JAMES HARDIE;  
COLOR - BENJAMIN MOORE, TAPLEY BROWN
- ALL PANEL SIDING TO BE SMOOTH FIBER CEMENT BY JAMES HARDIE;  
COLOR - BENJAMIN MOORE, WHITE HERON
- CONCRETE WALL TO HAVE INTEGRAL COLOR BY DAVIS COLORS, KAILUA.  
SAND FINISH WITH ACID ETCH.

8 FINISH NOTES  
1/4"=1'-0"



7 PROPOSED BACK ELEVATION  
1/4"=1'-0"

- HVAC EQUIPMENT SHALL NOT EXCEED A MAXIMUM OUTDOOR NOISE LEVEL (MEASURED IN A-WEIGHTED DECIBELS, OR DBA) OF 60 DBA FROM 7:00 AM TO 10:00 PM OR 50 DBA FROM 10:00 PM TO 7:00 AM, MEASURED FROM THE PROPERTY LINE OF THE PROPERTY ON WHICH THE EQUIPMENT IS LOCATED.

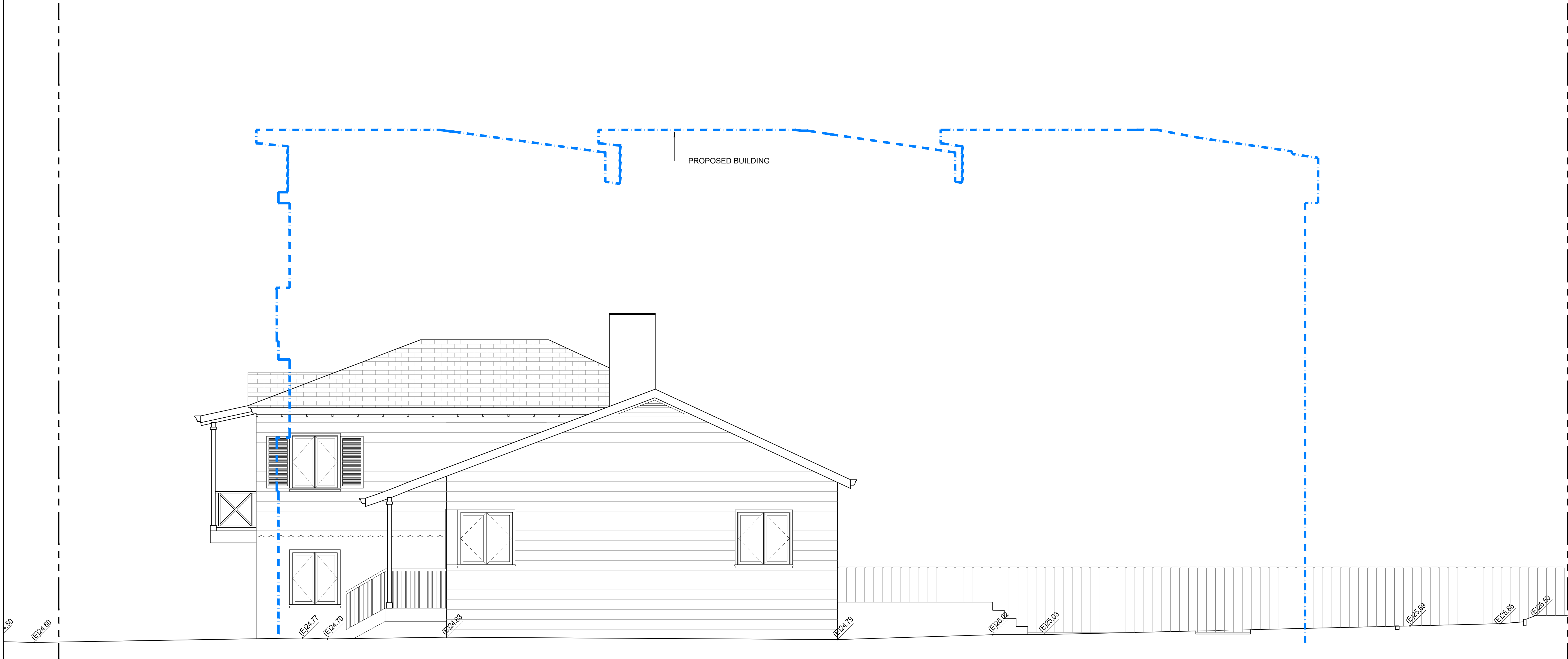
4 KEY NOTES  
1/4"=1'-0"

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- COLOR CONCRETE WITH 11.5" BOARD FORM. SEE FINISH NOTE 6 FOR COLOR.
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- WINDOWS WITH ALUMINIUM FRAME, TYPICAL. SEE A71 DETAILS.
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- IPE, GARAPA OR CUMARU DECK RAILING & WINDOW SCREEN.
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15 EXISTING RIGHT ELEVATION  
1/4"=1'-0"

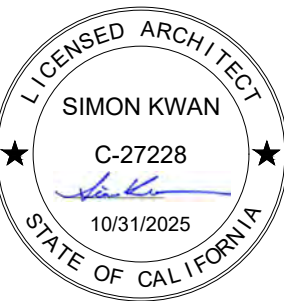
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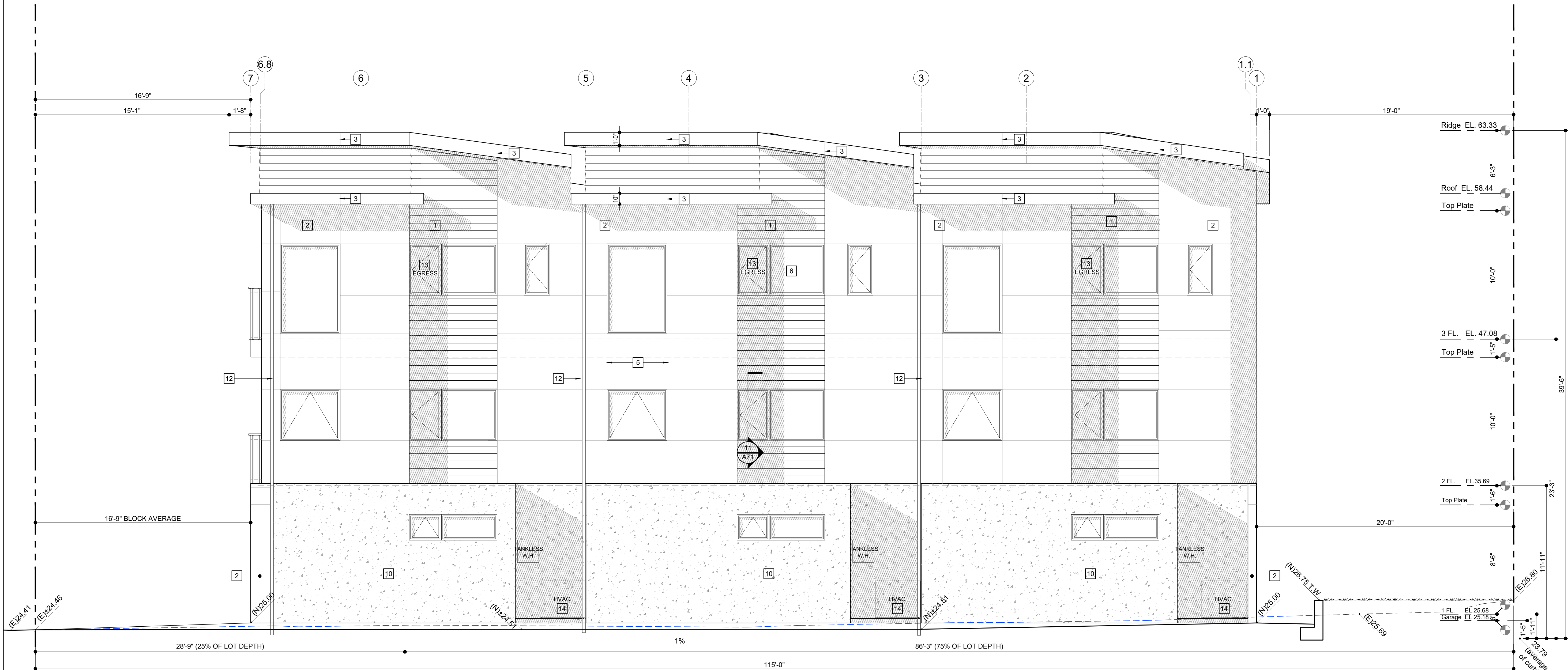
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(E) Right  
Elevation  
**A34E**





15 PROPOSED RIGHT ELEVATION  
1/4"=1'-0"

- 1 ALL WINDOWS TO BE TRIMLESS BY FLEETWOOD, MAXIMUM U-FACTOR OF 0.30; COLOR - BLACK ALUMINUM.
- 2 ALL ENTRY DOOR TO BE PAINTED  
COLOR - BENJAMIN MOORE, TOMATO RED  
  
ALL GARAGE DOOR TO BE PAINTED  
COLOR - BENJAMIN MOORE, WHITE HERON
- 3 ALL DECK RAILING & WINDOW SCREEN TO BE GARAPA HARDWOOD.  
FINISH - OIL & WAX BLEND.
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COLOR - BENJAMIN MOORE, TAPLEY BROWN
- 5 ALL PANEL SIDING TO BE SMOOTH FIBER CEMENT BY JAMES HARDIE;  
COLOR - BENJAMIN MOORE, WHITE HERON
- 6 CONCRETE WALL TO HAVE INTEGRAL COLOR BY DAVIS COLORS, KAILUA.  
SAND FINISH WITH ACID ETCH.

- 14 HVAC EQUIPMENT SHALL NOT EXCEED A MAXIMUM OUTDOOR NOISE LEVEL (MEASURED IN A-WEIGHTED DECIBELS, OR DBA) OF 60 DBA FROM 7:00 AM TO 10:00 PM OR 50 DBA FROM 10:00 PM TO 7:00 AM, MEASURED FROM THE PROPERTY LINE OF THE PROPERTY ON WHICH THE EQUIPMENT IS LOCATED.

- 1 SMOOTH FIBER CEMENT 7" LAP SIDING. SEE FINISH NOTE 4.
- 2 SMOOTH FIBER CEMENT PANEL. USE 12 FEET PANELS TO MINIMIZE PANEL JOINTS. ALIGN JOINTS TO WALL PANELS. SEE FINISH NOTE 5 FOR COLOR.
- 3 EAVE FASCIA TO BE SMOOTH FIBER CEMENT PANEL. USE 12 FEET PANELS TO MINIMIZE PANEL JOINTS. ALIGN EAVE FASCIA PANEL JOINTS TO WALL PANEL JOINTS BELOW. WHERE THERE IS NO WALL PANEL JOINTS, MAKE EQUAL SPACING OF FASCIA PANELS. SEE FINISH NOTE 5 FOR COLOR.
- 4 COLOR CONCRETE WITH 11.5" BOARD FORM. SEE FINISH NOTE 6 FOR COLOR.
- 5 ALUMINUM TRIM BETWEEN HARDIE SMOOTH PANELS.
- 6 WINDOWS WITH ALUMINIUM FRAME, TYPICAL. SEE A71 DETAILS.
- 7 ACID ETCHED GLASS WITH 75% TRANSPARENCY AT STAIR & 10% AT BATHROOMS.
- 8 IPE, GARAPA OR CUMARU DECK RAILING & WINDOW SCREEN.
- 9 SOLAR PANEL (SOLAR PERMIT UNDER DEFERRED SUBMITTAL)
- 10 COLOR CONCRETE WALL. SEE FINISH NOTE 5 FOR COLOR.
- 11 GARAGE DOOR PAINTED, SEE NOTE 5 FOR COLOR.
- 12 ROOF DRAIN CONNECT TO UNDERGROUND DRAIN PIPE & POP-UP EMITTER IN PLANTER AREA.
- 13 EGRESS WINDOW AT BEDROOMS:  
MINIMUM NET CLEAR OPENING AREA OF 5.7 SQUARE FEET.  
MINIMUM NET CLEAR WIDTH OPENING OF 20 INCHES.  
MINIMUM NET CLEAR HEIGHT OPENING OF 24 INCHES.  
MAXIMUM SILL HEIGHT 44 INCHES, FROM FIN. FLR. TO BOTTOM OF CLEAR OPENING.

8 FINISH NOTES  
1/4"=1'-0"

4 KEY NOTES  
1/4"=1'-0"

Kwan Design Architects

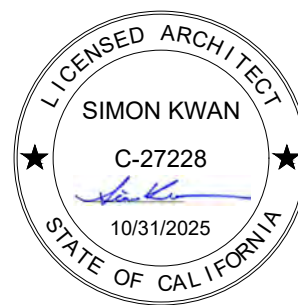
490 POST STREET, SUITE 1543  
SAN FRANCISCO, CA 94102  
T.415.615.0000, F.415.615.0001  
WWW.KDARCHITECTS.COM

CONTACT PERSON: SIMON KWAN  
simon@kdarchitects.com

P R I N T R E C O R D

REVIEW	08 / 15 / 22
Initial P.C. Response	06 / 20 / 24

THE CONTRACTOR SHALL PERFORM THE WORK IN ACCORDANCE WITH ALL LAWS, ORDINANCES, RULES, AND REGULATIONS OF ALL GOVERNING AGENCIES





1113 1115 Paloma Ave.  
Burlingame, CA 94010

Parcel 02621100  
3 Condominium

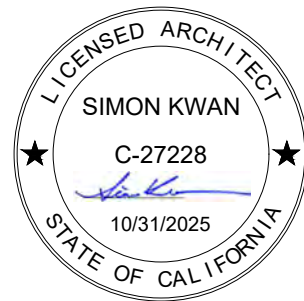
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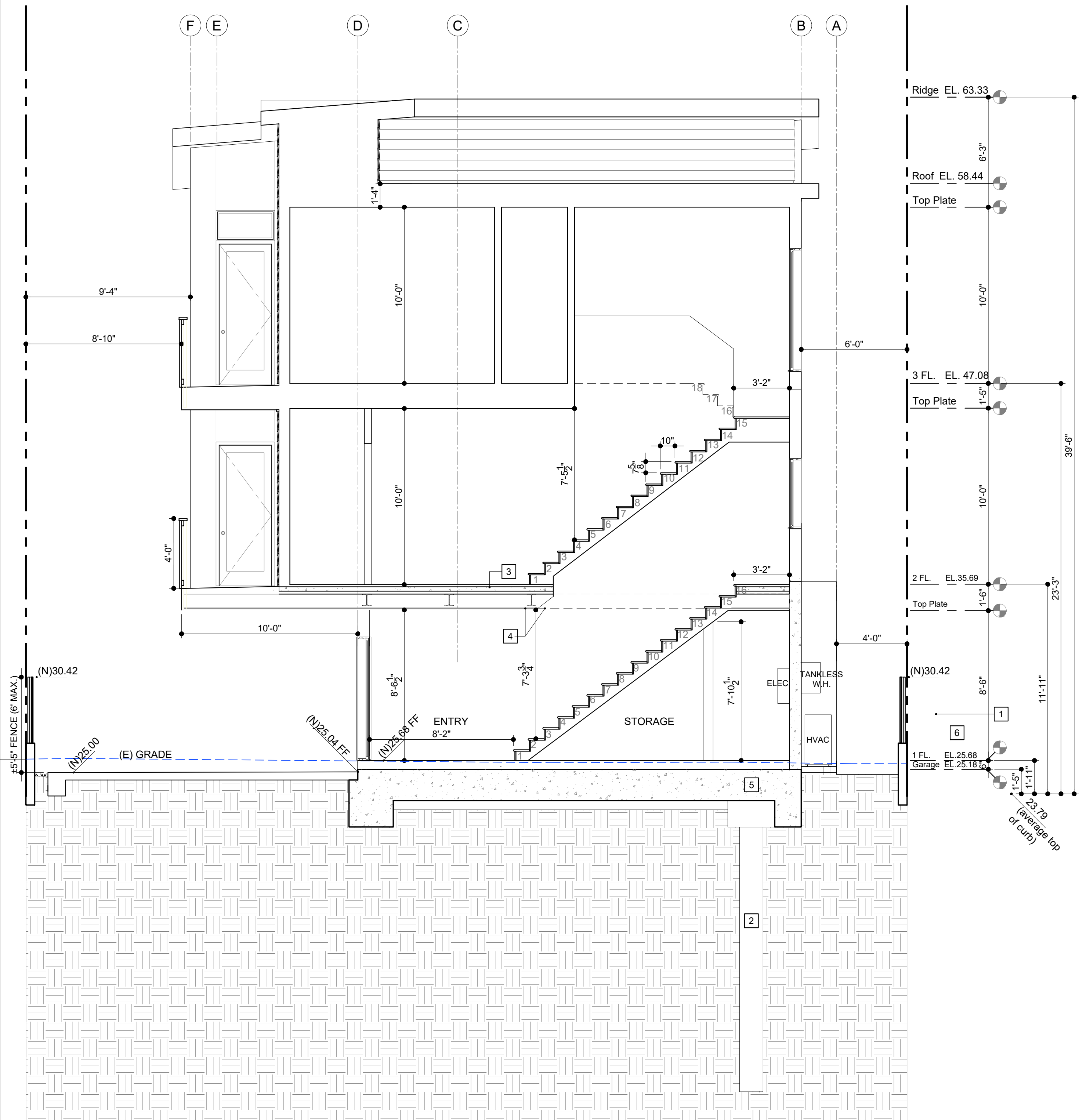
CONTACT PERSON: SIMON KWAN  
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REVIEW	08 / 15 / 22
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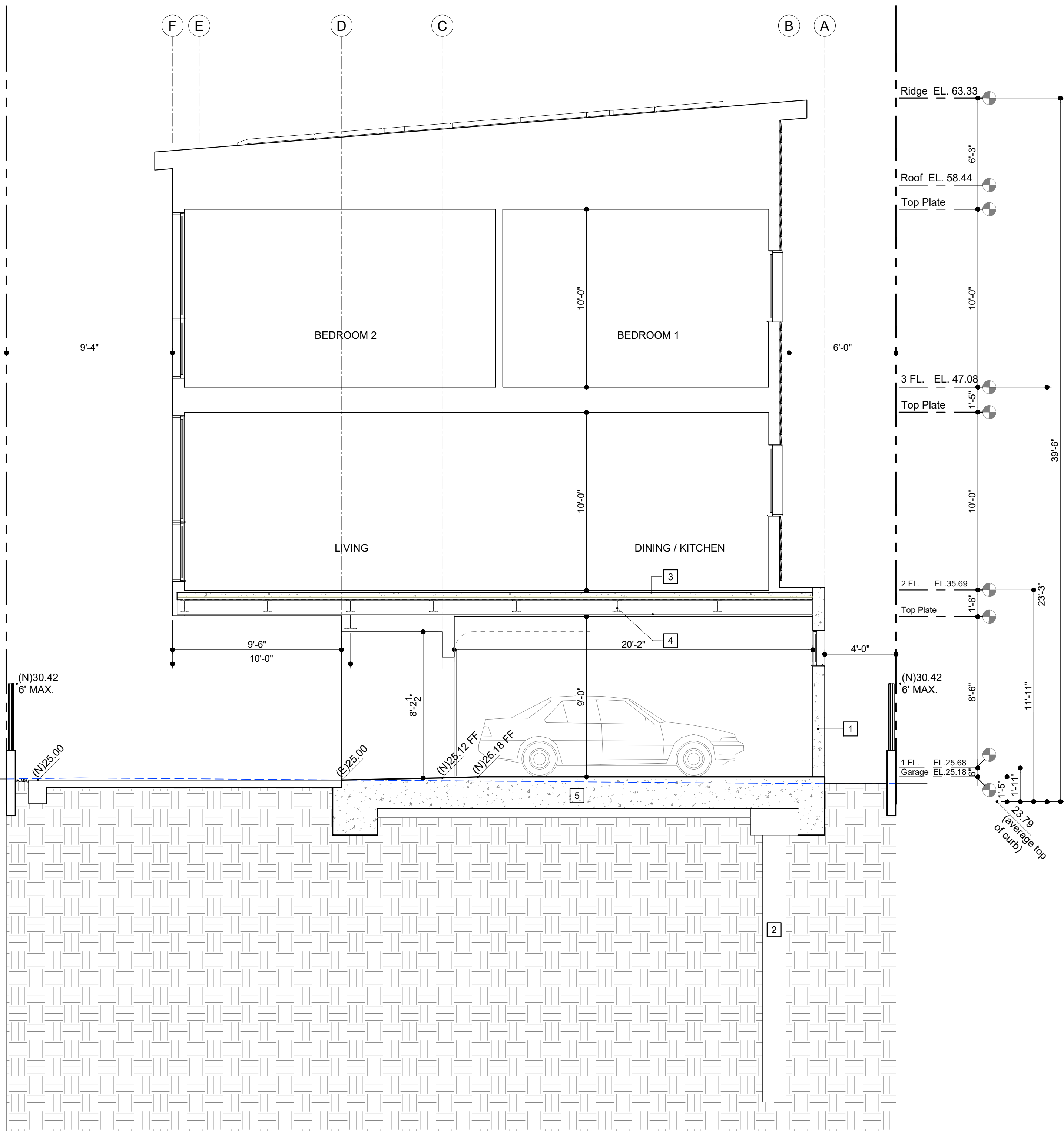
THE CONTRACTOR SHALL PERFORM THE WORK IN ACCORDANCE WITH ALL LAWS, ORDINANCES, RULES, AND REGULATIONS OF ALL GOVERNING AGENCIES



Cross  
Sections  
**A41**



SECTION  
1/4"=1'-0"



SECTION  
1/4"=1'-0"

- 1 CONCRETE WALL AT 1ST FLOOR PERIMETER
- 2 CONCRETE PIERS
- 3 CONCRETE ON METAL DECKING
- 4 STEEL BEAM
- 5 MAT FOUNDATION
- 6 HVAC EQUIPMENT SHALL NOT EXCEED A MAXIMUM OUTDOOR NOISE LEVEL (MEASURED IN A-WEIGHTED DECIBELS, OR DBA) OF 60 DBA BETWEEN THE HOURS OF 7:00 A.M. AND 10:00 P.M. OR 50 DBA BETWEEN THE HOURS OF 10:00 P.M. AND 7:00 A.M., AS MEASURED FROM THE PROPERTY LINE OF THE PROPERTY ON WHICH THE EQUIPMENT IS LOCATED.

KEY NOTES  
1/4"=1'-0"



1113 1115 Paloma Ave.  
Burlingame, CA 94010

Parcel 02621100  
3 Condominium

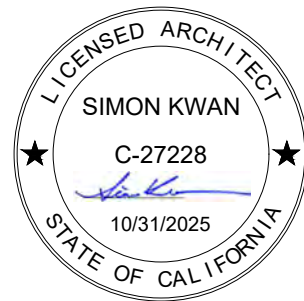
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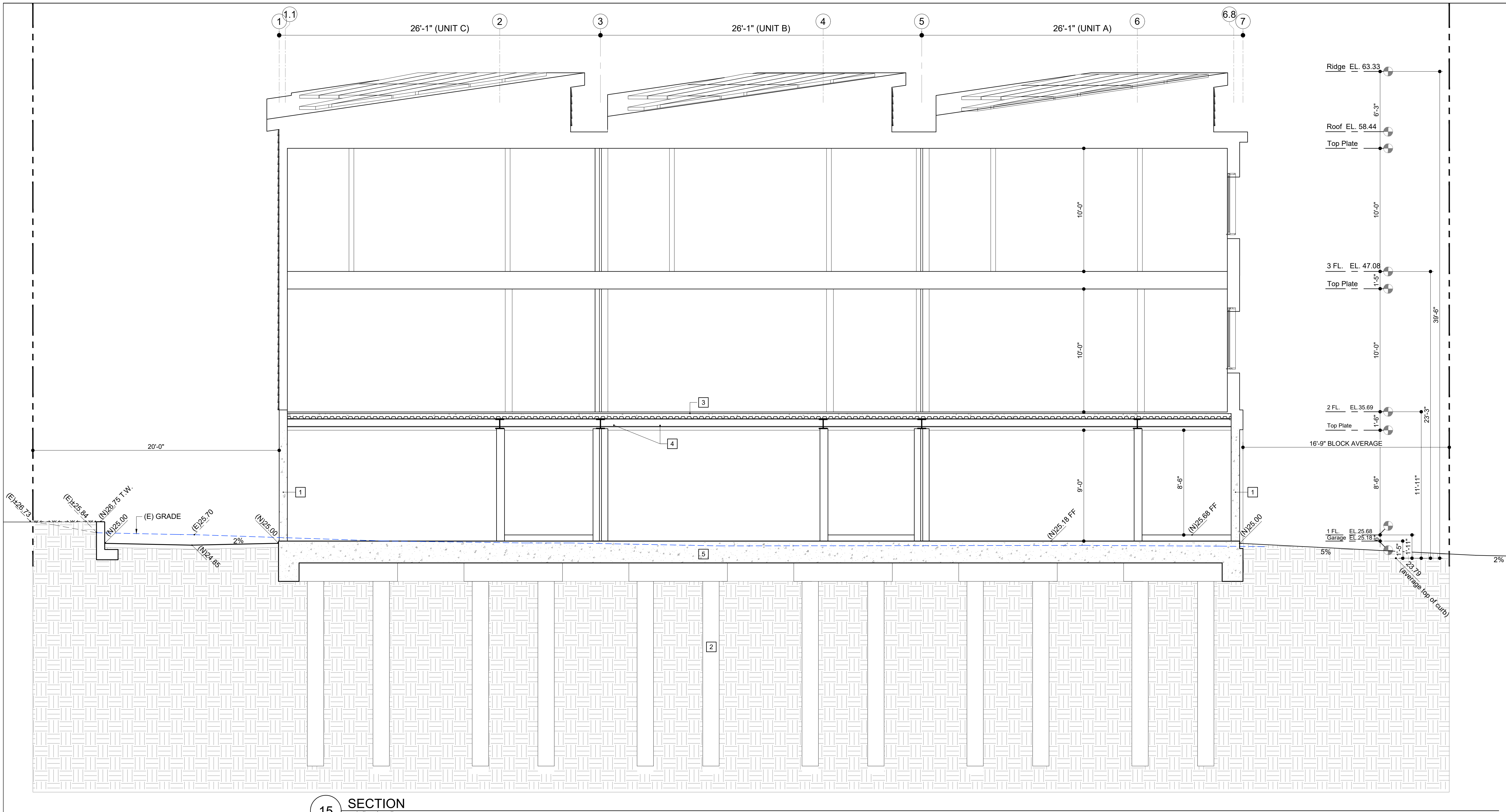
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REVIEW	08 / 15 / 22
Initial P.C. Response	06 / 20 / 24

THE CONTRACTOR SHALL PERFORM THE WORK IN ACCORDANCE WITH ALL LAWS, ORDINANCES, RULES, AND REGULATIONS OF ALL GOVERNING AGENCIES



Longitudinal  
Section

A42



15 SECTION  
1/4"=1'-0"

- 1 CONCRETE WALL AT 1ST FLOOR PERIMETER
- 2 CONCRETE PIERS
- 3 CONCRETE ON METAL DECKING
- 4 STEEL BEAM
- 5 MAT FOUNDATION
- 6 HVAC EQUIPMENT SHALL NOT EXCEED A MAXIMUM OUTDOOR NOISE LEVEL (MEASURED IN A-WEIGHTED DECIBELS, OR DBA) OF 60 DBA BETWEEN THE HOURS OF 7:00 A.M. AND 10:00 P.M. OR 50 DBA BETWEEN THE HOURS OF 10:00 P.M. AND 7:00 A.M., AS MEASURED FROM THE PROPERTY LINE OF THE PROPERTY ON WHICH THE EQUIPMENT IS LOCATED.

4 KEY NOTES  
1/4"=1'-0"



1113 1115 Paloma Ave.  
Burlingame, CA 94010

Parcel 026211100  
3 Condominium

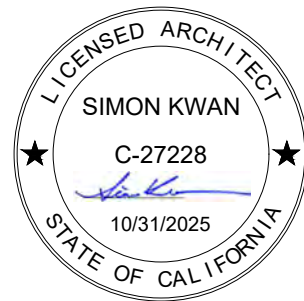
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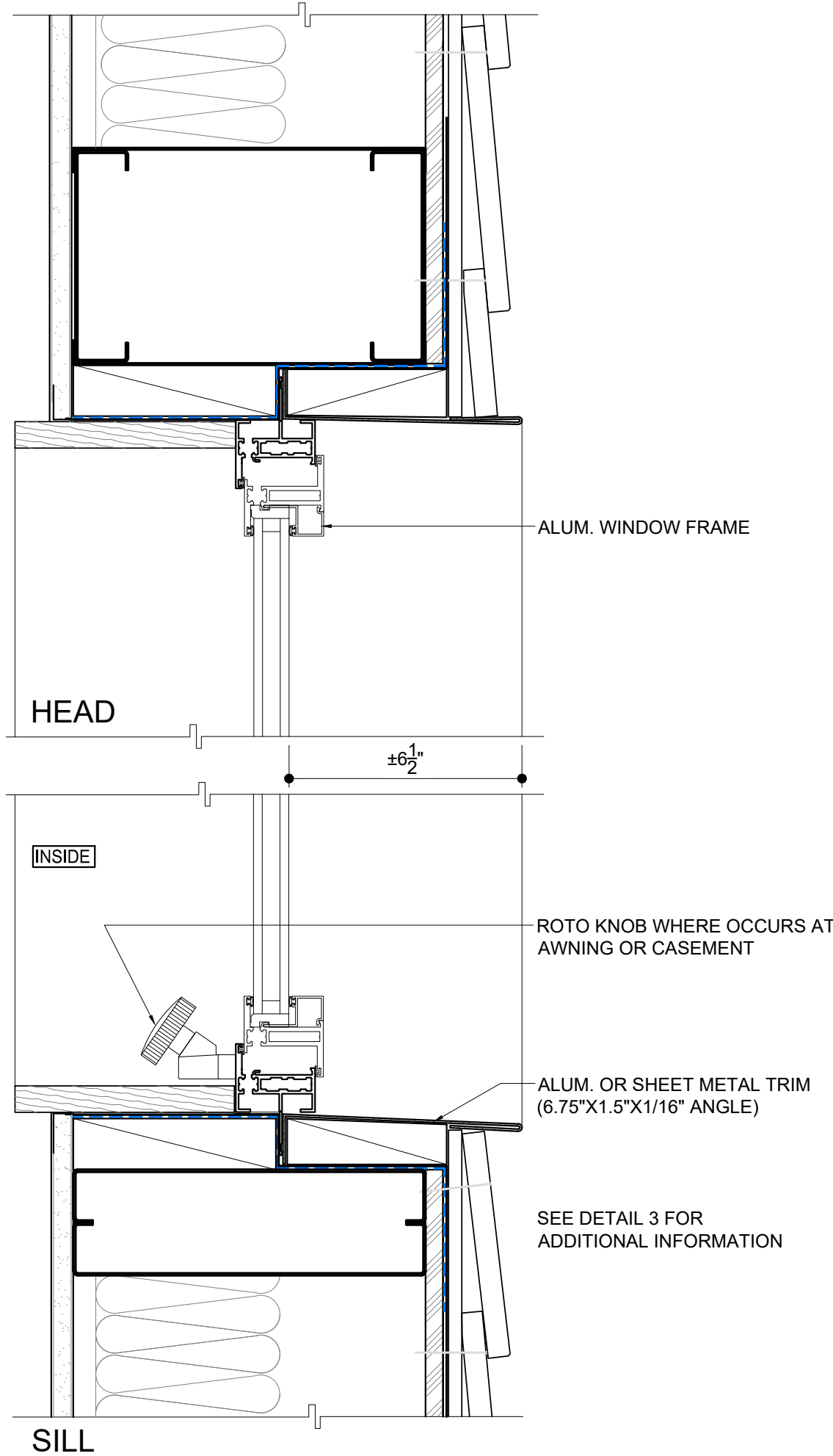
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THE CONTRACTOR SHALL PERFORM THE WORK IN ACCORDANCE WITH ALL LAWS, ORDINANCES, RULES, AND REGULATIONS OF ALL GOVERNING AGENCIES

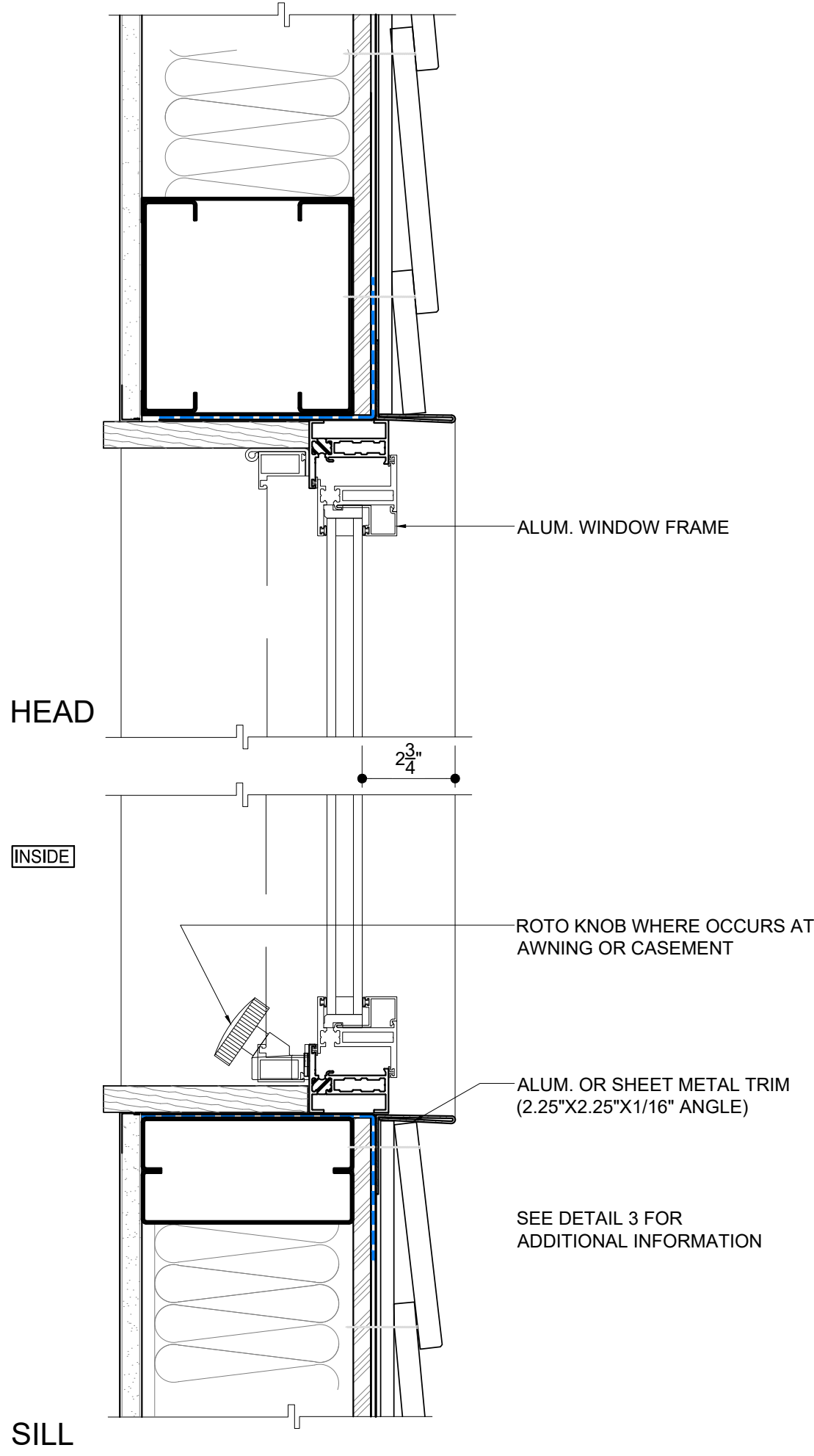


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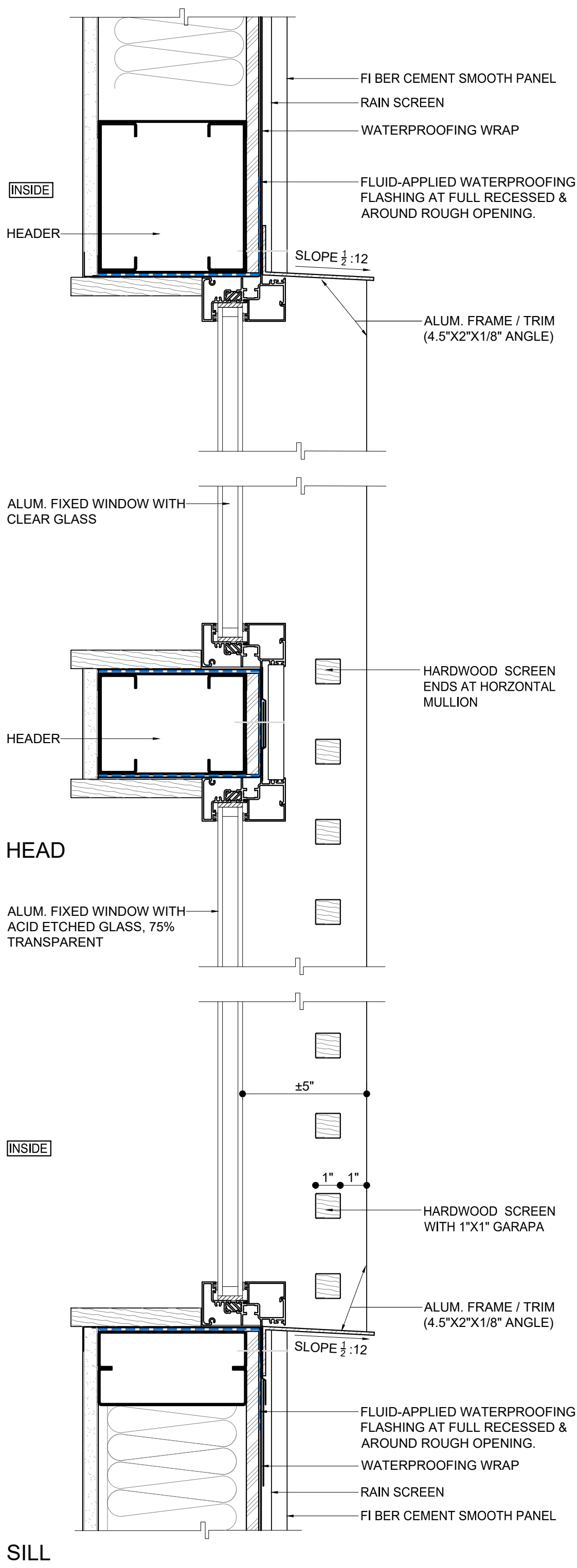
A71



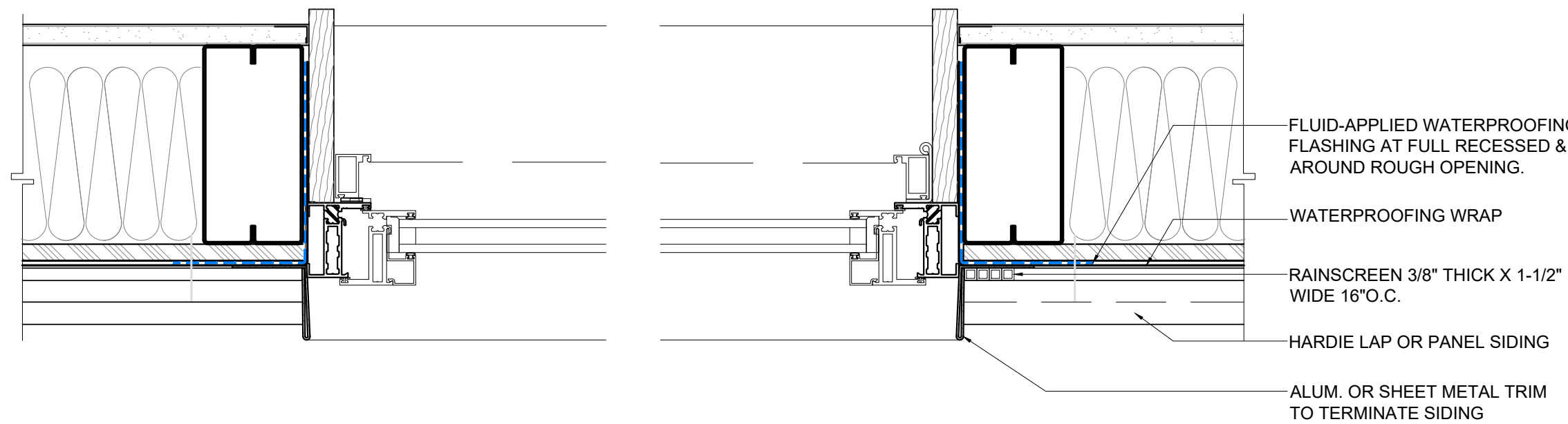
11 WINDOW @ LINE B  
3"=1'-0"



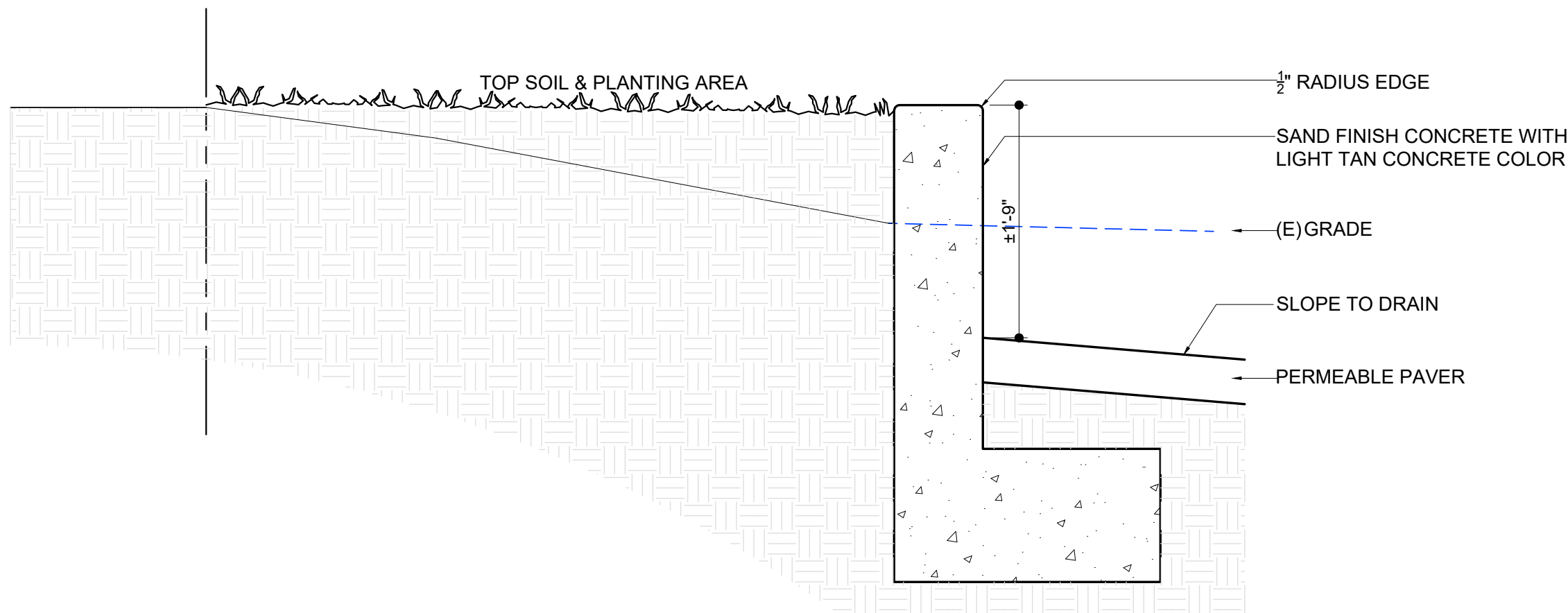
7 TYPICAL WINDOW  
3"=1'-0"



3 FRONT WINDOW W/ PICTURE FRAME  
3"=1'-0"

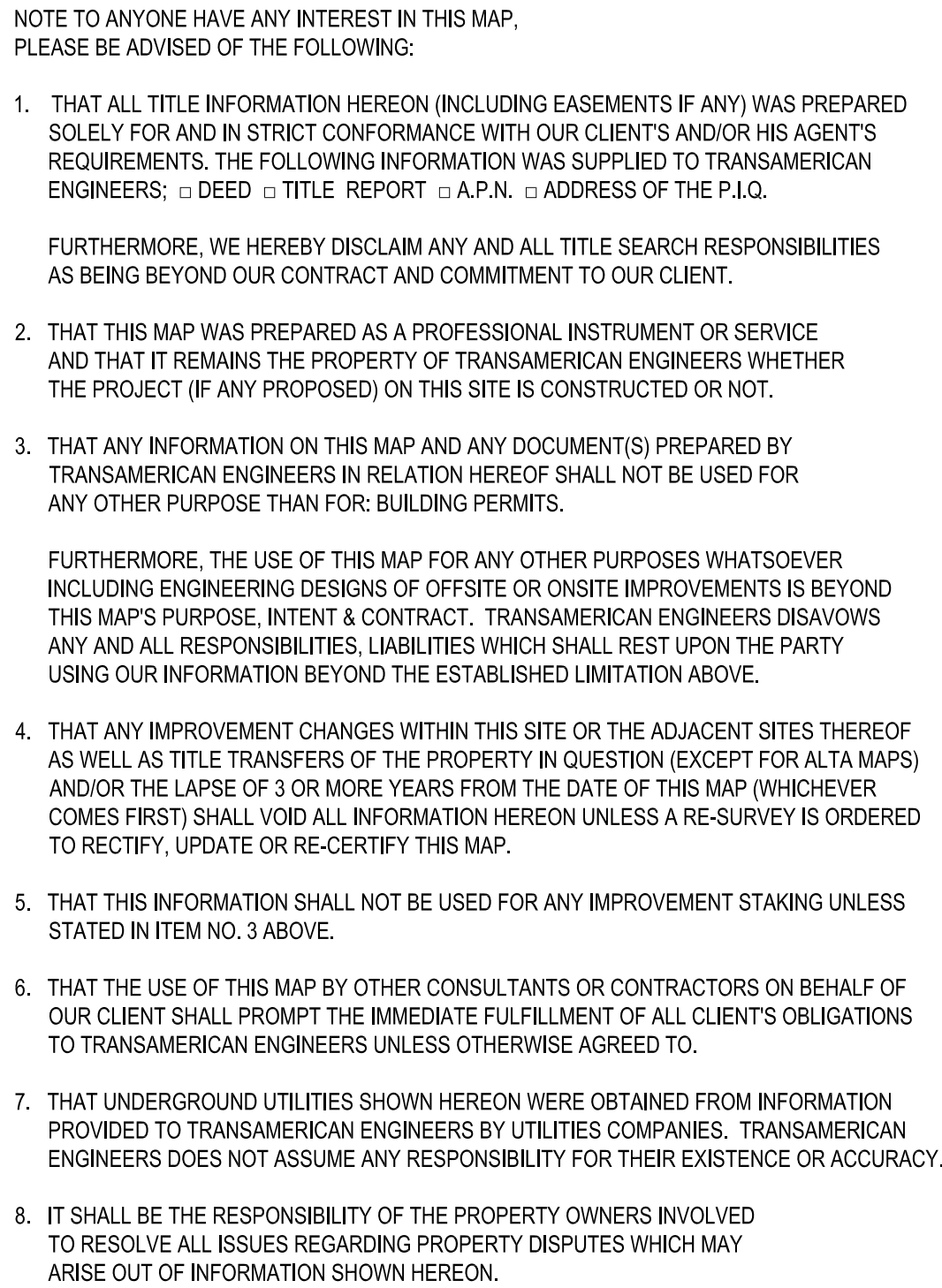
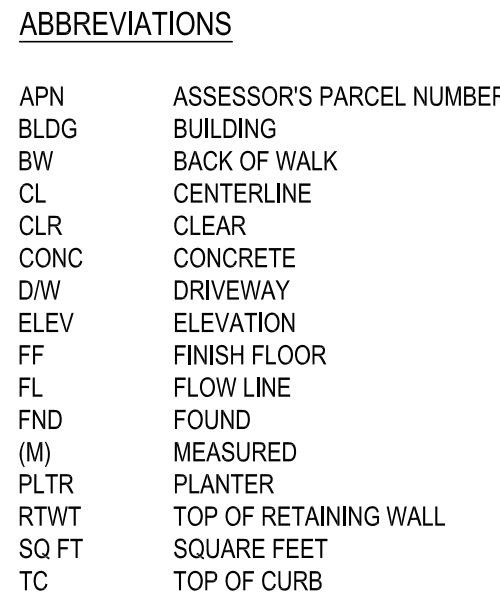


16 WINDOW JAMB  
3"=1'-0"



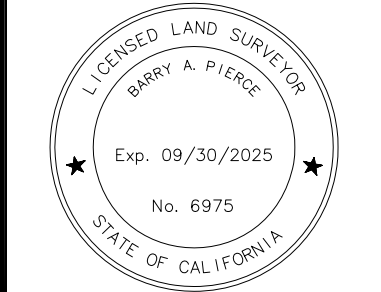
4 SEAT WALL  
1"=1'-0"



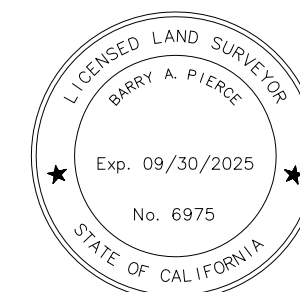
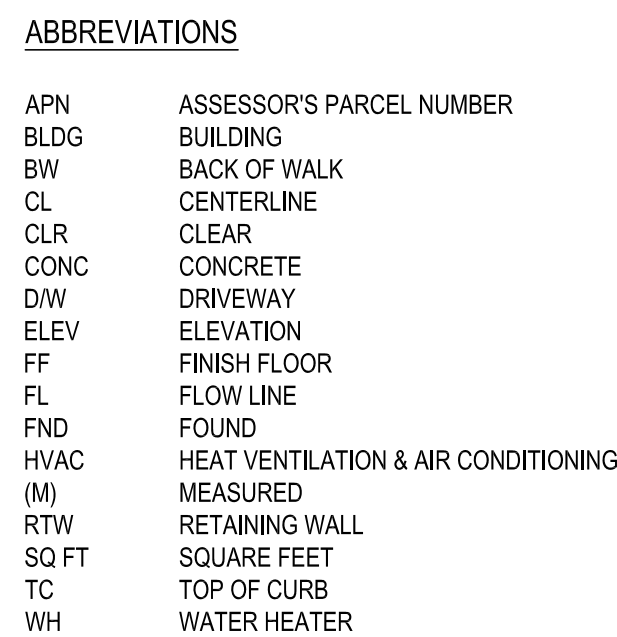


## SPECIAL NOTES

1. ELEVATIONS SHOWN AS "ROOF ELEV" HEREON ARE IN FACT THE ELEVATIONS OF THE HIGHEST POINT OF SIDE WALLS. THESE ELEVATIONS MAY BE EITHER THE ROOF OR THE PARAPET ELEVATION OF SUCH ROOF. FLAT ROOF LEVELS WERE NOT VISIBLE FROM SURVEY POINT.
2. "PARAPET ELEV" SHOWN HEREON ARE THE HIGHEST POINT OF SUCH PARAPET.
3. "ROOF PEAK ELEV" AND "EAVES ELEV" (IF ANY SHOWN HEREON) ARE THE HIGHEST POINT OF ROOF PEAKS AND THE LOWEST POINTS OF ROOF EAVES RESPECTIVELY.
4. DUE TO LIMITED ACCESS TO THE REAR OR THE ADJACENT AND/OR THE PARAPET SUBJECT BUILDING(S) AND/OR COVERED STRUCTURE(S) AT THE TIME OF THIS SURVEY, THE TOPOGRAPHIC DATA FOR THOSE BUILDING(S) AND/OR STRUCTURE(S) IS NOT SHOWN HEREON.
5. IT SHALL BE THE RESPONSIBILITY OF OUR CLIENT TO CALL OUR OFFICE IN ORDER TO HAVE OUR IN ORDER TO HAVE OUR SURVEYORS LOCATE ADDITIONAL INFORMATION AND/OR STRUCTURE(S) ONCE THE SITE HAS BEEN CLEARED. WE REQUIRE AN ADVANCE NOTICE OF FOUR (4) DAYS MORE OR LESS.
6. ALSO, NOTE THAT THERE WILL BE ADDITIONAL CHARGES FOR SUCH STAKING AS IT IS NOT A PART OF THE SCOPE OF THIS JOB'S CONTRACT.

[illegible]





BARRY A. PIERCE, L.S. 6975  
MY LICENSE EXPIRES SEPTEMBER 30, 2025

# PRELIMINARY








[illegible]

1	PROVIDE AND INSTALL POP-UP EMITTER PER DETAIL A/C3	6	REPAIR SIDEWALK, DRIVEWAY, CURB, & GUTTER PER STANDARD SW-1
2	PROVIDE TRENCH AT DRIVEWAY PER DETAIL B/C3	7	PROVIDE UTILITY TRENCH PER STANDARD SW-1
3	PROVIDE PERMEABLE PAVERS PER DETAIL C/C3	8	PROVIDE CURB DRAIN PER STANDARD SW-2
4	PROVIDE INLINE STORM DRAIN CLEANOUT PER DETAIL D/C3	9	PROVIDE SEWER LATERAL PER STANDARD SS-1
5	PROVIDE TERMINAL STORM DRAIN CLEANOUT PER DETAIL E/C3	10	ROOF DRAIN PER ARCHITECTURAL

# DIGALERT



**DIAL  
BEFORE  
YOU DIG**

TOLL FREE      1-800-227-2600

A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

**TWO WORKING  
DAYS BEFORE  
YOU DIG**

<b>REVISIONS</b>				
REV	BY	DESCRIPTION	APPROVED	DATE
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APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

TOTAL ENGINEERING SERVICES, INC.  
15375 BARRANCA PARKWAY, SUITE A-209  
IRVINE, CA 92618  
YASSER SALEM, PE  
(714) 714-0429  
EMAIL: office@tds-oe.com

PROPOSED CONDOMINIUMS  
APN NO. 026-211-100  
1113-1115 PALOMA AVENUE  
BURLINGAME, CA 94010

W.O. NO.
SURVEY NO.
F. B. NO.
CAD FILENAME
SHEET C2 2 OF 4

11113-1115 PALOMA AVENUE, BURLINGAME, CA 94010



1113-1115 PALOMA AVENUE  
GRADING PLAN  
BURLINGAME, CA 94010

GRADING NOTES:

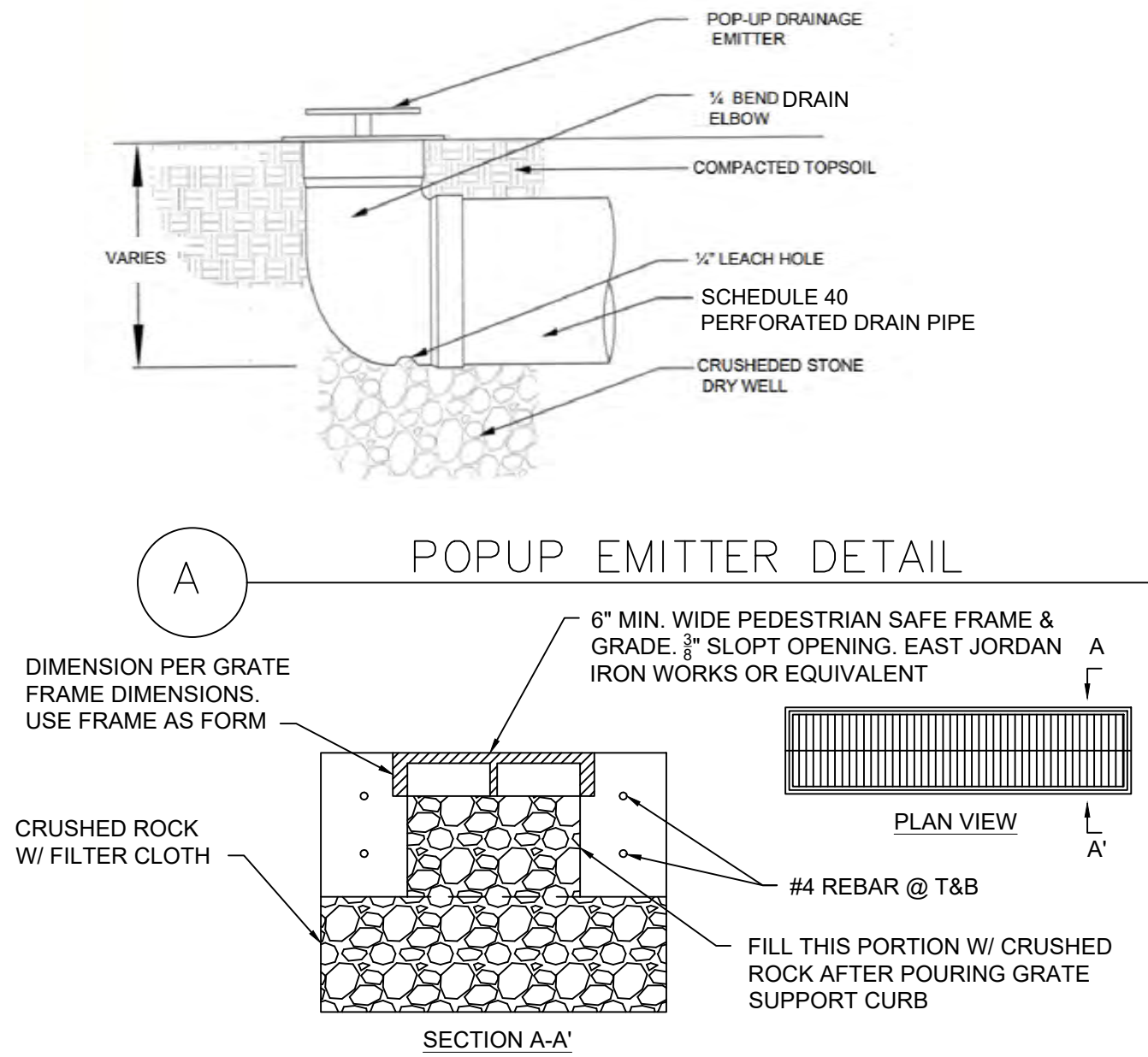
- ALL GRADING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
- CITY APPROVAL OF PLANS DOES NOT RELIEVE THE DEVELOPER FROM RESPONSIBILITY FOR THE CORRECTION OF ANY ERROR AND/OR OMISSION DISCOVERED DURING CONSTRUCTION. ANY SUBSTANTIAL CHANGES TO THE APPROVED GRADING PLAN OCCASIONED BY FIELD CONDITIONS, SITE PLAN CHANGES, ETC. SHALL BE ACCOMPLISHED PRIOR TO FINAL GRADING, AND SHALL BE REVIEWED AND APPROVED BY THE CITY ENGINEER PRIOR TO IMPLEMENTING CHANGES IN THE FIELD.
- RETAINING WALLS WILL BE REQUIRED WHERE CUTTING OR FILLING ALONG PROPERTY LINES MAY CAUSE DAMAGE, BUT ALWAYS WHERE THE CUT OR FILL EXCEEDS ONE (1) VERTICAL FOOT.
- WALLS SHOWN ON THIS PLAN ARE CHECKED FOR LOCATION ONLY. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE STRUCTURAL APPROVAL OF ANY WALLS OR RETAINING DEVICES SHOWN HEREON. A SEPARATE PLAN CHECK AND PERMIT MUST BE OBTAINED FROM THE CITY BUILDING DIVISION BEFORE THE CONSTRUCTION OF RETAINING WALLS.
- ALL ON-SITE SLOPES SHALL NOT EXCEED A GRADE OF TWO (2) HORIZONTAL TO ONE (1) VERTICAL (2:1), UNLESS STEEPER SLOPES ARE AUTHORIZED BY THE SOILS ENGINEER AND APPROVED BY THE CITY ENGINEER.
- ALL GRADING PERMIT MUST BE OBTAINED FROM THE CITY ENGINEERING DIVISION BY THE "OWNER", "DEVELOPER", OR "GENERAL CONTRACTOR" PRIOR TO CONDUCTING ANY GRADING, CLEARING, BRUSHING, OR GRUBBING ON NATURAL OR EXISTING GRADE THAT IS PREPARATORY TO GRADING.
- A PRE-CONSTRUCTION MEETING IS REQUIRED PRIOR TO BEGINNING ANY GRADING OR CONSTRUCTION.
- ALL ROUGH AND FINAL GRADING SHALL BE CERTIFIED TO BE IN COMPLIANCE WITH THE "APPROVED" GRADING PLAN AND CITY STANDARDS. THEIR CERTIFICATIONS SHALL BE IN WRITING TO THE CITY ENGINEER AND SHALL BE SIGNED AND STAMPED BY A "LICENSED PROFESSIONAL" ENGINEER, LAND SURVEYOR, SOILS OR GEOTECHNICAL ENGINEER, AND GRADING CONTRACTOR". THESE CERTIFICATIONS SHALL BE FILED WITH THE CITY PRIOR TO THE RELEASE OF OCCUPANCY.
- LANDSCAPING AND IRRIGATION PLANS AS REQUIRED SHALL BE APPROVED BY THE CITY DEPARTMENT OF COMMUNITY SERVICES.
- PROVIDE STREET TREES AS REQUIRED BY THE CITY. NOTIFY DEPARTMENT OF COMMUNITY SERVICES FOR STREET TREE LOCATION AND PLANTING STANDARDS.
- ALL FILL (1) FOOT OR GREATER SHALL BE TESTED AND CERTIFIED AS TO RELATIVE COMPACTION.
- FILL SLOPES THREE (3) FEET OR GREATER IN HEIGHT SHALL BE COMPACTED TO THE FACE. THE SOILS ENGINEER SHALL INCLUDE SLOPE COMPACTION IN THE FINAL REPORT FOR ROUGH GRADING.
- ALL UTILITY TRENCH BACKFILLS SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE SOILS ENGINEER. THE SOILS ENGINEER SHALL PROVIDE WRITTEN APPROVAL OF UTILITY TRENCH BACKFILL PRIOR TO FINAL GRADING RELEASE.
- ALL FILL SHALL BE COMPACTED IN ACCORDANCE WITH THE LATEST EDITION OF THE UNIFORM BUILDING CODE OR RESPONSIBLE ENGINEERING RECOMMENDATIONS.
- IN THE EVENT THAT THE LICENSED PROFESSIONAL ENGINEER, LAND SURVEYOR, SOILS ENGINEER, OR ENGINEERING GEOLOGIST WHO IS RESPONSIBLE FOR THE PROFESSIONAL SUPERVISION OF THAT PORTION OF THE GRADING WHICH IS WITHIN HIS AREA OF TECHNICAL COMPETENCE IS RELIEVED OF OR OTHERWISE TERMINATES HIS DUTIES PRIOR TO COMPLETION OF THE WORK SHOWN ON THESE PLANS, HE SHALL REPORT THIS FACT IN WRITING TO THE CITY ENGINEER WITHIN 48 HOURS OF HIS TERMINATION. PERSONS ASSUMING THE DUTIES OF ANY OF THESE CONSULTANTS SHALL PERFORM ANY INVESTIGATIONS THEY DEEM NECESSARY TO APPROVE THAT THE ENTIRE WORK INCLUDING HIS CERTIFICATION OF ALL WORK PREVIOUSLY ACCOMPLISHED AND HIS RESPONSIBILITY FOR THE REMAINDER OF THE PROJECT IN WRITING.
- PRIOR TO SEPTEMBER 1ST OF EACH YEAR, THE CIVIL ENGINEER OR OTHER RESPONSIBLE INDIVIDUAL SHALL SUBMIT PLANS FOR REVIEW BY THE CITY ENGINEER DETAILING THE PLACING OF EROSION CONTROL FACILITIES TO PROTECT AREAS SUBJECT TO STORM DAMAGE. ALL DEVICES MUST BE IN PLACE AND WORKING BY OCTOBER 15TH. FAILURE TO PROVIDE THESE DEVICES WILL BE CAUSE TO REVOKE PERMITS OR APPROVALS BY THE CITY ENGINEER AND/OR BUILDING OFFICIAL.
- A SEPARATE PERMIT IS REQUIRED FOR WORK PERFORMED IN PUBLIC RIGHT-OF-WAY.
- A SEPARATE HAUL PERMIT IS REQUIRED FOR ALL IMPORT/EXPORT OVER 5,000 CUBIC YARDS.
- WALKS AND SIDEWALKS SHALL HAVE A CONTINUOUS COMMON SURFACE, NOT INTERRUPTED BY STEPS OR BY ABRUPT CHANGES IN LEVEL EXCEEDING 1/2-INCH, AND SHALL BE A MINIMUM OF 48-INCHES IN WIDTH. SEC 1023.1. FIG 11B-27(c).
- WHEN THE SLOPE IN THE DIRECTION OF TRAVEL OF ANY WALK EXCEEDS 1 VERTICAL TO 20 HORIZONTAL IT SHALL COMPLY WITH THE PROVISIONS OF SECTION 1007 AS A PEDESTRIAN RAMP. SEC 1023.3.
- WALK AND SIDEWALK SURFACE CROSS SLOPES SHALL NO EXCEED 1/4-INCH PER FOOT EXCEPT WHEN THE ENFORCING AGENCY FINDS THAT DUE TO LOCAL CONDITIONS IT CREATES AN UNREASONABLE HARDSHIP, THE CROSS SLOPE CAN BE INCREASED TO A MAXIMUM OF 1/2-INCH PER FOOT FOR DISTANCES NOT TO EXCEED 20- FEET. SEC 1023.1.3.
- VEHICULAR ACCESS MUST BE PROVIDED AND MAINTAINED SERVICEABLE THROUGHOUT CONSTRUCTION.
- ALL UNSALVABLE DEMOLISHED MATERIALS SHALL BE DISPOSED OF BY THE CONTRACTOR AND HAULED OFF SITE.
- CONTRACTOR SHALL COORDINATE WITH ALL THE UTILITY COMPANIES PRIOR TO THE REMOVAL OF ANY UTILITIES. FIELD VERIFY THE EXACT LOCATION OF ALL UTILITY LINES.
- ALL DEBRIS SHALL BE WET AT TIME OF HANDLING TO PREVENT DUST.
- CALL FOR INSPECTION AT LEAST 24-HOURS BEFORE STARTING WORK.
- APPROVAL OF PROTECTION FENCES AND CANOPIES IS REQUIRED PRIOR TO DEMOLITION.
- COMPLETE SAFETY PRECAUTIONS TO BE TAKEN AT ALL TIMES IN AND AROUND THE PROJECT SITE DURING CONSTRUCTION.

ENCROACHMENT NOTES:

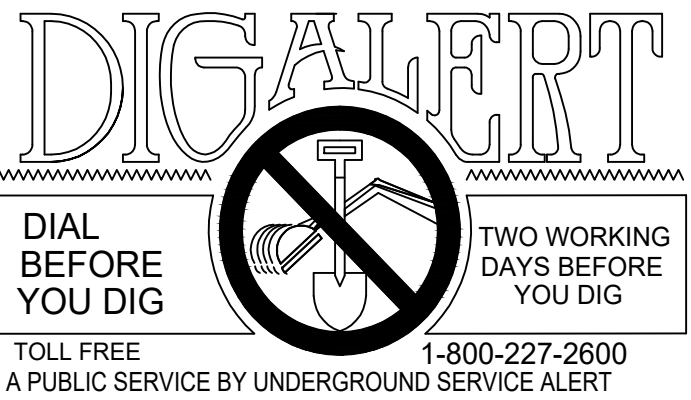
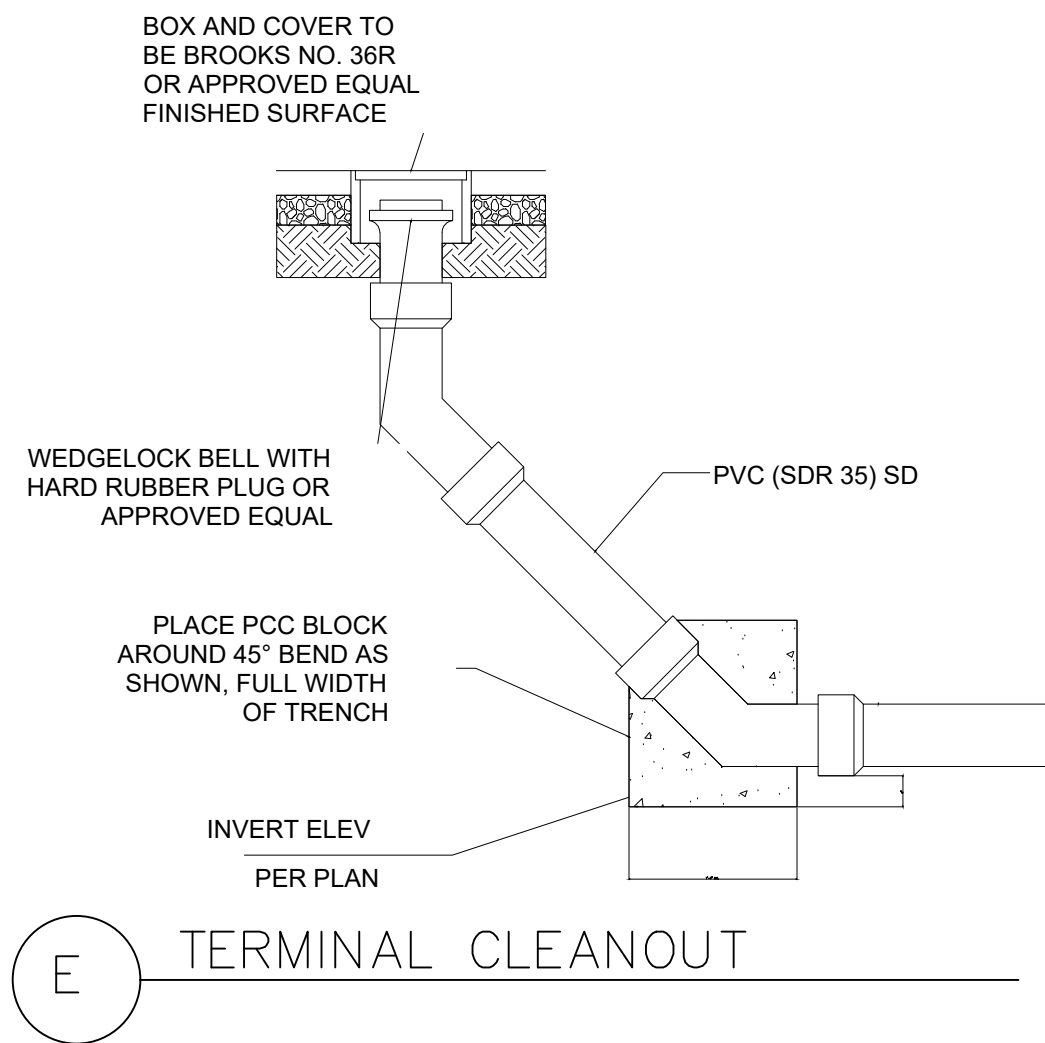
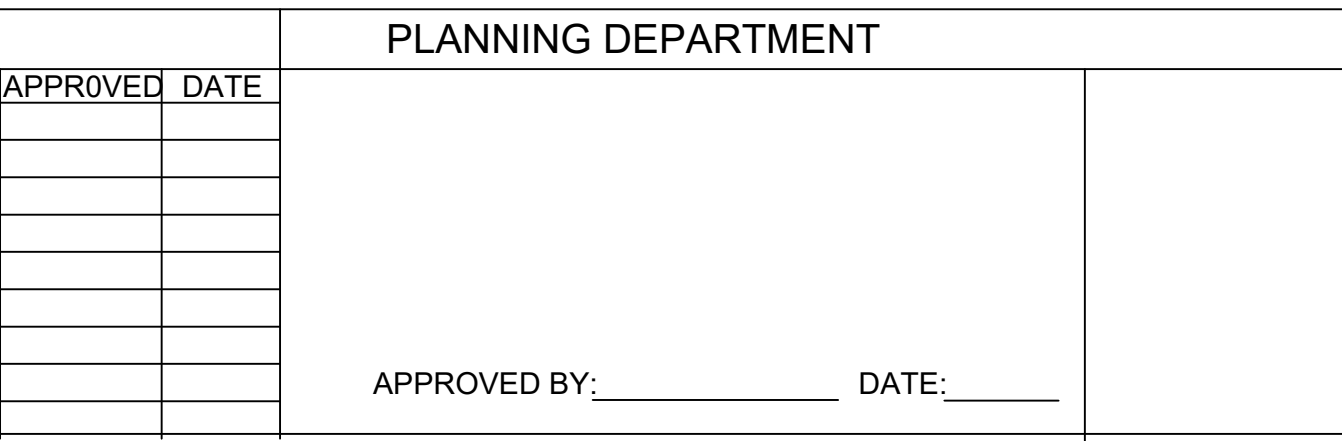
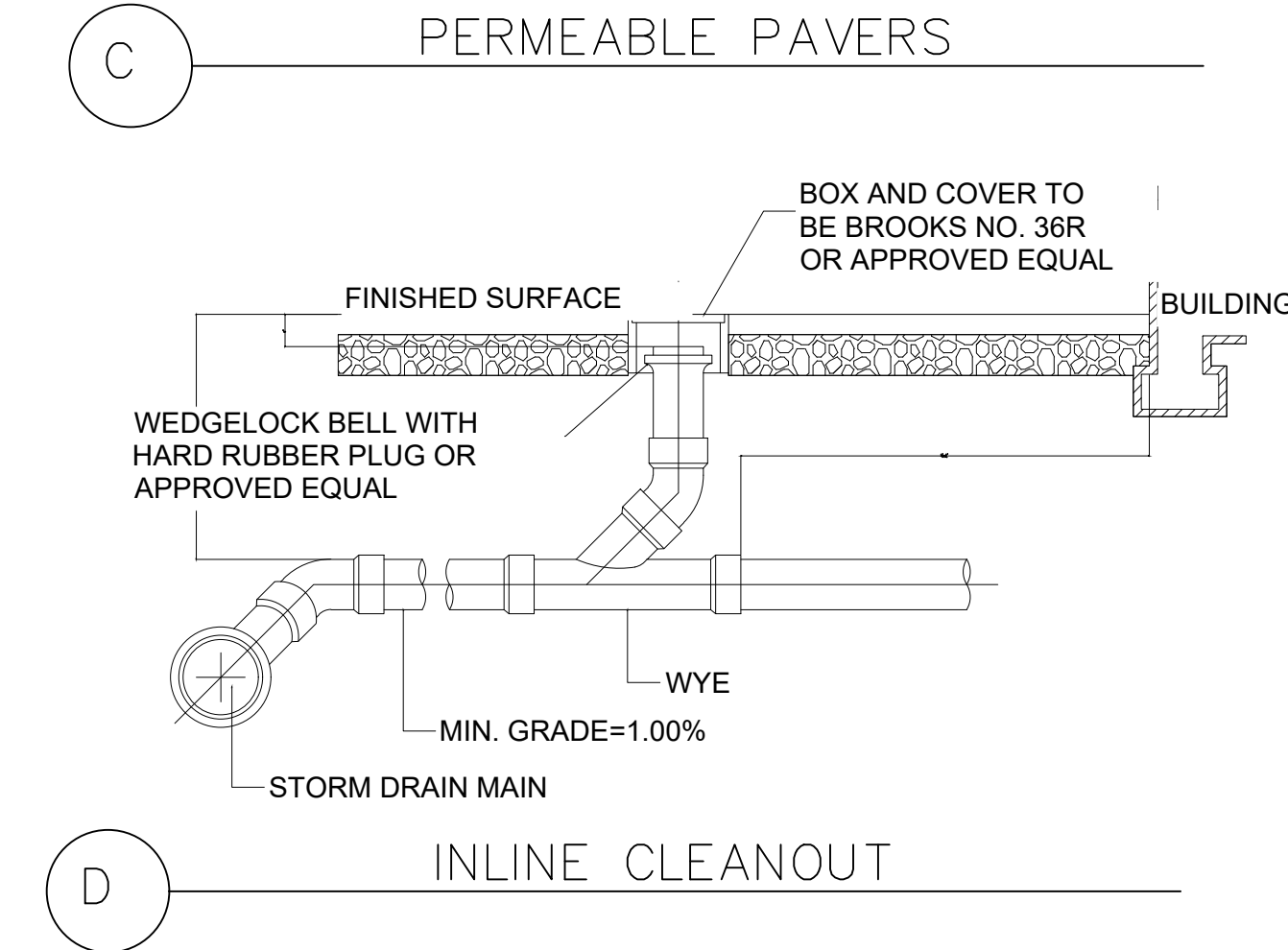
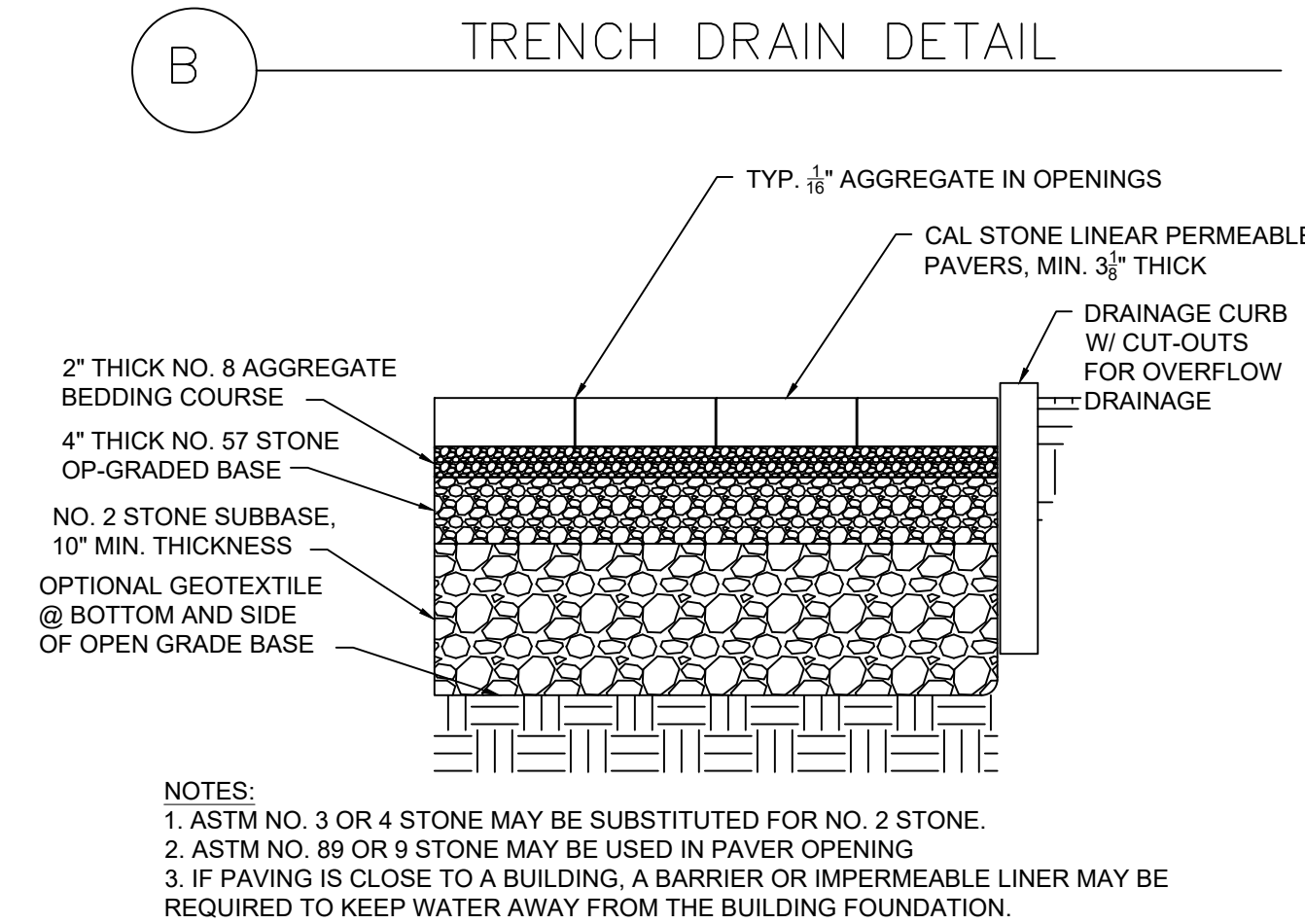
- AN APPROVED ENCROACHMENT PERMIT IS REQUIRED FOR ALL WORK ACTIVITIES WITHIN THE PUBLIC-RIGHT-WAY
- A PUBLIC WORKS DEPARTMENT ENCROACHMENT PERMIT INSPECTION IS REQUIRED BEFORE THE BUILDING DEPARTMENT FINAL CAN BE ISSUED. AT THE TIME OF PUBLIC WORKS DEPARTMENT INSPECTION, IF ANY OF THE EXISTING PUBLIC IMPROVEMENTS SURROUNDING THE SITE IS DAMAGED, NEW CONCRETE SIDEWALK, CURB AND GUTTER, AND ALLEY/STREET PAVEMENT WILL BE REQUIRED. ADDITIONALLY, IF EXISTING UTILITIES INFRASTRUCTURE ARE DEEMED SUBSTANDARD, A NEW 1" WATER SERVICE, WATER METER BOX, SEWER LATERAL AND/OR CLEANOUTS WITH BOX AND LID WILL BE REQUIRED. 100% OF THE COST SHALL BE BORNE BY THE PROPERTY OWNER (MUNICIPAL CODES 14.24.020 AND 14.08.030). SAID DETERMINATIONS AND THE EXTENT OF THE REPAIR WORK SHALL BE MADE AT THE DISCRETION OF THE PUBLIC WORKS INSPECTOR.
- AN ENCROACHMENT AGREEMENT IS REQUIRED FOR ALL NONSTANDARD IMPROVEMENTS WITHIN THE PUBLIC RIGHT OF WAY. ALL NONSTANDARD IMPROVEMENTS SHALL COMPLY WITH CITY COUNCIL POLICY L-6.
- ALL WORK RELATED TO WASTEWATER IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A C-42 LICENSED SANITATION SEWER CONTRACTOR OR AM A LICENSED GENERAL ENGINEERING CONTRACTOR.
- ISSUANCE A BUILDING PERMIT BY THE CITY OF NEWPORT BEACH DOES NOT RELIEVE APPLICANTS OF THE LEGAL REQUIREMENTS TO OBSERVE COVENANTS, CONDITIONS AND RESTRICTIONS WHICH MAY BE RECORDED AGAINST THE PROPERTY OR TO OBTAIN PLANS. OWNER SHOULD CONTACT HIS COMMUNITY ASSOCIATIONS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION AUTHORIZED BY THIS PERMIT

NOTES:

- SEE SOILS REPORT BY: WAYNE TING & ASSOCIATES, INC. DATED MAY 23, 2022 REPORT NO: 6092 FOR ADDITIONAL RECOMMENDATIONS REGARDING OVER-EXCAVATION & SITE GRADING.
- AN ENCROACHMENT PERMIT IS REQUIRED FOR ALL WORK IN THE PUBLIC RIGHT-OF-WAY FROM PUBLIC SERVICES DEPARTMENT.



- SECTION A-A'
- DIG A 24" WIDE X 18" MINIMUM DEPTH TRENCH
  - PLACE FILLER CLOTH IN TRENCH, LAP 12" @ TOP
  - FILL BOTTOM OF TRENCH WITH CRUSHED ROCK
  - FORM AND POUR PERIMETER CONCRETE CURB
  - FILL TRENCH BETWEEN CURBS WITH CRUSHED ROCK TO 4" FROM TOP OF TRENCH



REVISIONS			
REV	BY	DESCRIPTION	APPROVED DATE

PLANNING DEPARTMENT

APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_



TOTAL ENGINEERING SERVICES, INC.  
15375 BARRANCA PARKWAY, SUITE A-209  
IRVINE, CA 92618  
YASSER SALEM, PE  
(714) 714-0429  
EMAIL: office@tds-ae.com

PROJECT		REFERENCE	
DETAILS		W.O. NO.	
PROPOSED CONDOMINIUMS		SURVEY NO.	
APN NO. 026-211-100		F. B. NO.	
1113-1115 PALOMA AVENUE		CAD FILENAME	
BURLINGAME, CA 94010		SHEET C3 3 OF 4	

1113-1115 PALOMA AVENUE, BURLINGAME, CA 94010



1113-1115 PALOMA AVENUE  
FACT SHEETS  
BURLINGAME, CA 94010

PERVIOUS PAVEMENT

Stormwater Control for Small Projects



Permeable Interlocking Concrete Pavers

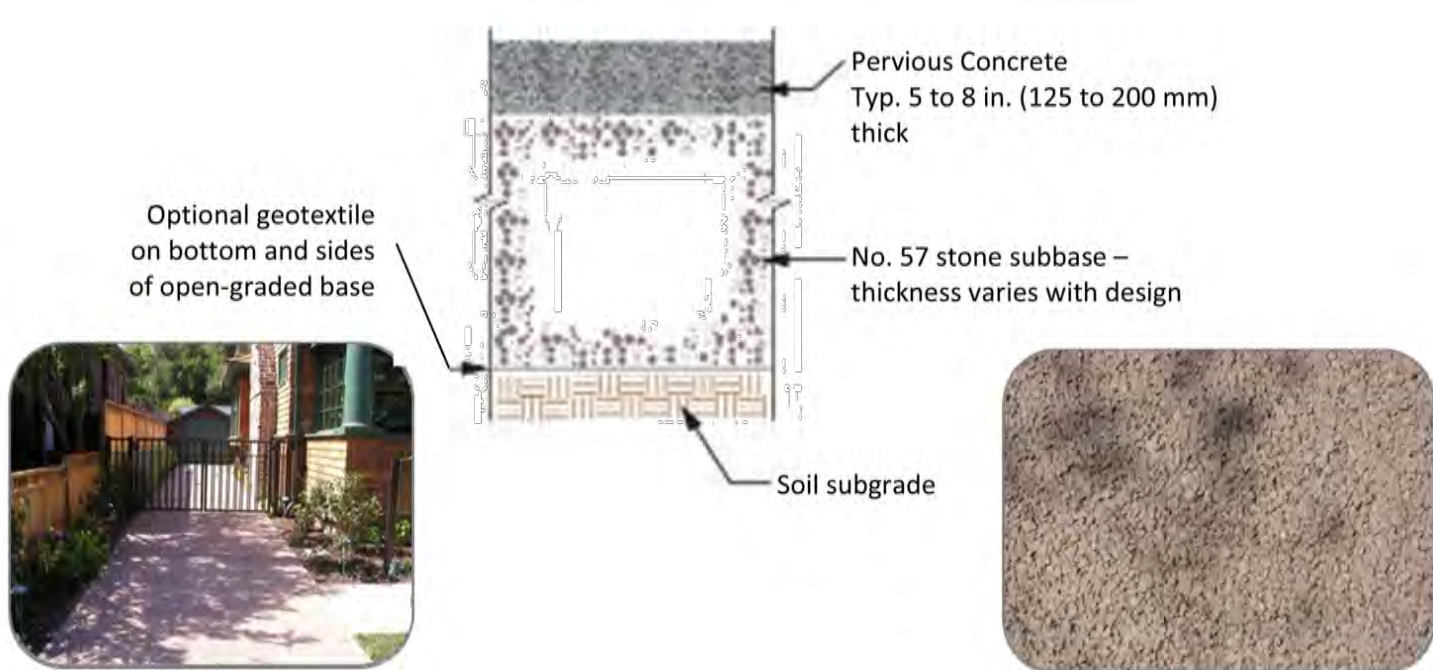
Pervious pavement, also referred to as permeable pavement, contains pores or separation joints that allow water to flow through and seep into a base material (typically gravel or drain rock). Types of pervious pavement include porous asphalt and concrete, open joint pavers, interlocking concrete or permeable pavers, and plastic or concrete grid systems with gravel-filled voids.

Pervious pavement systems allow infiltration of stormwater into soils, thereby reducing runoff and the amount of pollutants that enter creeks, San Francisco Bay, the Pacific Ocean, and other water bodies. This improves water quality, helps reduce creek erosion, and can facilitate groundwater recharge. Pervious pavement is available in many different types that offer environmentally-friendly and aesthetically pleasing options for driveways, walkways, parking areas, and patios.



Typical Materials and Example Applications

Pervious Concrete



Is Pervious Pavement Feasible for My Project?

Pervious pavement is appropriate in locations with the following characteristics:

- The location is flat or nearly flat (a maximum 2% slope).
- The location is not in a seasonally wet area.
- The location is not close to a building foundation, unless measures are taken to prevent infiltration under the structure. (See Design Checklist.)



Approved August 23, 2012

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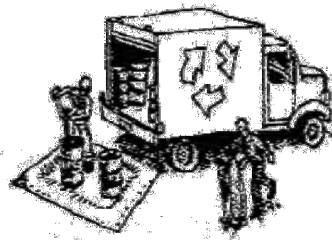
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Construction Best Management Practices (BMPs)

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

SAN MATEO COUNTYWIDE  
Water Pollution  
Prevention Program  
Clean Water. Healthy Community.

Materials & Waste Management



Non-Hazardous Materials

- Item 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, dry board, pipe, etc.).
- Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids in 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



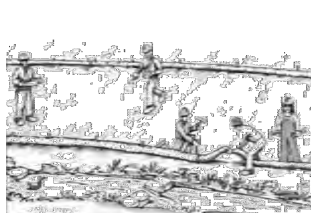
Maintenance and Parking

- Designate an area, lined 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 cloth 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 dirty 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 or spill-dry materials immediately. Do not try to wash them away with water or hazy 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) (800) 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 control (such as erosion control fabric or bonded fiber matting) 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 filter rolls, silt fences, sediment basins, gravel bags, berms, etc.

Contaminated Soil

- 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.

Sweeping & Asphalt/Concrete Removal

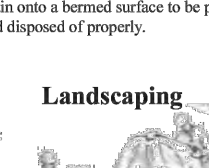
- Protect nearby storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- Block any inlets and vacuum gutters, base washwater onto dirt areas, or drain onto a bermed surface to be pumped and disposed of properly.

Concrete, Grout & Mortar Application



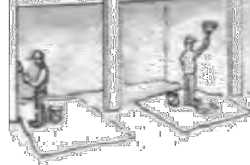
- Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that will prevent leaching into the underlying soil or onto surrounding areas. Let concrete harden and dispose of it at a 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 at a trash.
- Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or ethyltin must be disposed of as hazardous waste. Lead-based paint removal requires a state-certified contractor.

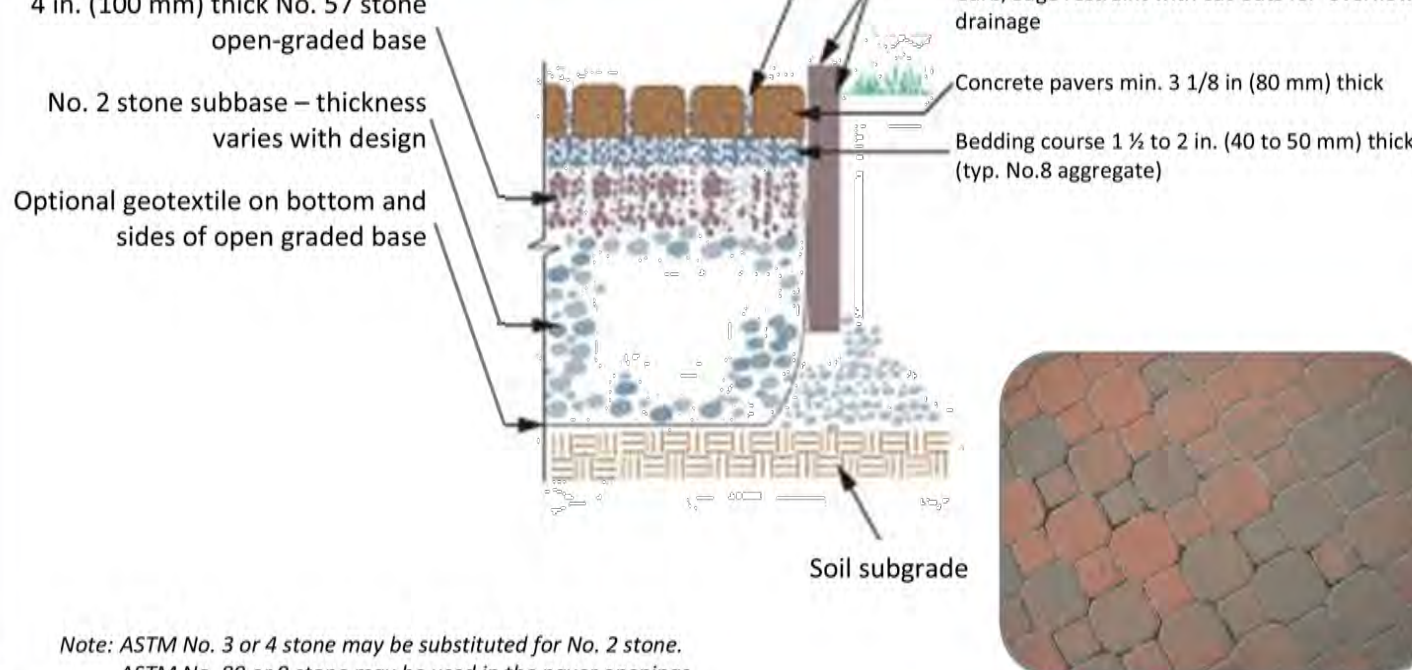
Dewatering



- 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 rain or 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.

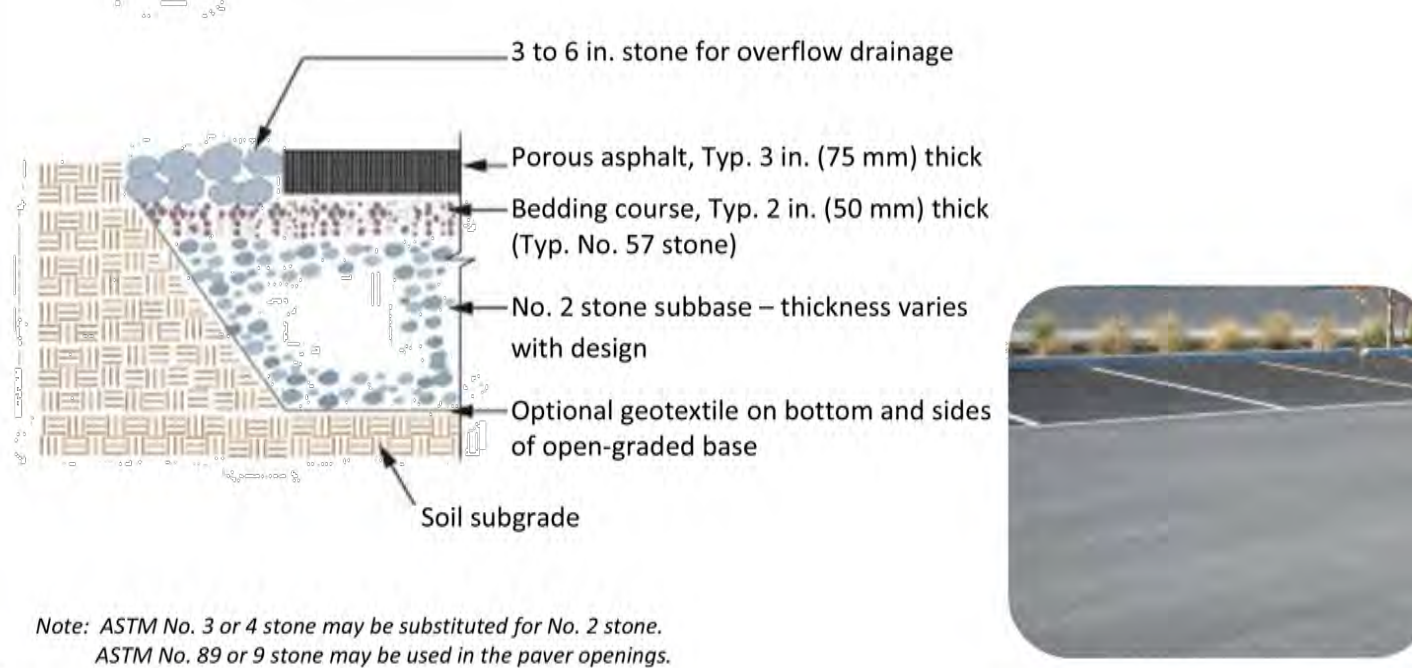
Typical Materials and Example Applications

Permeable Interlocking Concrete Pavers



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Porous Asphalt



Design Checklist

When installing pervious pavement, the following design criteria should be considered.

- An open-graded base of crushed stone, which has 35 to 45 percent pore space, is installed below the surface pavement. The recommended base thickness is 6 inches for pedestrian use and 10 inches for driveways to provide adequate structural strength.
- Slope is flat or nearly flat (not greater than 2 percent).
- Flow directed to pervious pavement is dispersed so as not to be concentrated at a small area of pavement.
- No erodible areas drain onto the pavement.
- The subgrade is uniform and compaction is the minimum required for structural stability.
- If a subdrain is provided, its outlet elevation is a minimum of 3 inches above the bottom of the base course.
- A rigid edge is provided to retain granular pavements and unit pavers.
- If paving is close to a building, a barrier or impermeable liner may be required to keep water away from the building foundation.
- Pavers have a minimum thickness of 80 mm (3 1/8 inches) and are set in sand or gravel with minimum 3/8-inch gaps between pavers.
- Proprietary products must be installed per the manufacturer's specifications.
- The project complies with applicable sections of the current municipal code, including disabled access requirements and site drainage requirements, if applicable.

Maintenance Considerations

Once pervious pavement is installed, the following maintenance criteria should be followed:

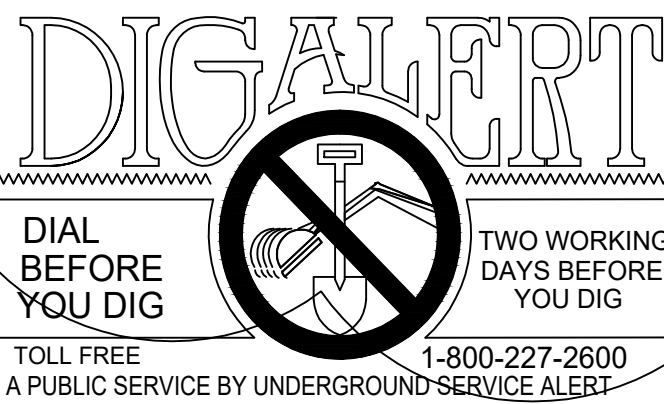
- The use of leaf blowers on permeable pavement can force dirt and debris into pavement void spaces. Avoid blowing leaves, grass trimmings and other debris across permeable pavement.
- Remove weeds from pavement and replace missing sand or gravel between pavers as needed.
- Inspect subdrain outlets (if applicable) yearly to verify they are not blocked.
- Inspect pavement after rains for ponding or other visible problems. If there are problems with standing water, vacuum sweeping with specialized equipment may be required. Concrete grid pavers do not require sweeping.



Open Joint Pavers

The City of Los Angeles and Geosyntec Consultants are acknowledged for providing text, formatting and various images used in this fact sheet. The Interlocking Concrete Pavement Institute is acknowledged for contributing pavement sections, design details and specifications. The San Mateo Countywide Water Pollution Prevention Program, Santa Clara Valley Urban Runoff Pollution Prevention Program, and City of San Jose are acknowledged for images used in the fact sheet.

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REVISIONS			
REV	BY	DESCRIPTION	APPROVED DATE

PLANNING DEPARTMENT

APPROVED BY: DATE:

CIVIL ENGINEER



TOTAL ENGINEERING SERVICES, INC.  
15375 BARRANCA PARKWAY, SUITE A-209  
IRVINE, CA 92618  
YASSER SALEM, PE  
(714) 714-0429  
EMAIL: office@tds-ae.com

PROJECT

FACT SHEETS  
PROPOSED CONDOMINIUMS  
APN NO. 026-211-100  
1113-1115 PALOMA AVENUE  
BURLINGAME, CA 94010

REFERENCE

W.O. NO.  
SURVEY NO.  
F. B. NO.  
CAD FILENAME

SHEET C-4 4 OF 4

1113-1115 PALOMA AVENUE, BURLINGAME, CA 94010





**Subject:** ARBORIST REPORT  
Mr. Jeffrey Chan  
1113-1115 Paloma Ave.  
Burlingame, CA. 94010

**Background**  
You own the property at 1113-1115 Paloma Avenue in Burlingame. You plan to develop the site with the demolition of two (2) existing residential units, and the construction of three (3) condominiums.

There are three (3) trees that will be impacted by development activities; two (2) off-site street trees (photo 1), and one (1) on-site backyard tree.

As these trees are protected under the City of Burlingame Municipal Code Chapter 11.06 Urban Forest Reforestation and Tree Protection, a tree report by a certified arborist is required to determine the health of the trees, the effects of proposed development on the health and stability of the trees, tree suitability for preservation, precautions necessary for protection, justification for removal, and an appraisal of value of the assessed tree resource.

BUENA VISTA TREE SERVICE was asked to comply with city requirements. This report includes the following:

1. Assessment of the health and condition of two (2) off-site street trees, and one (1) on-site backyard tree from a visual inspection from the ground.
2. Determination of tree suitability for preservation, and potential impacts to the trees from construction activity including equipment and material staging and access, and justification for trees that will require removal.
3. Appraisal value of the subject trees utilizing the methods set forth in the *Guide for Plant Appraisal*, 10<sup>th</sup> Edition, and Species Classification and Group Assignment, Western Chapter International Society of Arboriculture, 9<sup>th</sup> Edition and Tree Disposition Plan.
4. Summary of methodologies applied, findings, and recommended actions.

#### Assessment

I conducted a site and tree assessment on December 9, 2024. Simon Kwan, project architect, was also present. The property was located one block to the southeast of Broadway in the

BUENA VISTA TREE SERVICE ARBORIST REPORT  
ARBORIST REPORT 1113-1115 PALOMA AVENUE, BURLINGAME, CA. 94010

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**Photo 1.** The subject property was located on Paloma Avenue in the Burlingame Terrace neighborhood. Two (2) city street trees located in a planting strip in front of the property (pictured), and one (1) on-site backyard tree will be impacted by development activities.

Burlingame Terrace neighborhood with easy access to downtown shopping, restaurants, and coffee houses. Recreation opportunities at Village Park and Laguna Park were nearby to the northwest, with Paloma Playground to the southeast. GreatSchools rated the public schools in the area including Roosevelt Elementary, Burlingame Intermediate, and Burlingame High School from moderate to good. Zillow described the location as a "walker's paradise" and "very bikeable". Main thoroughfares provided direct access to highways 101 to the north and 82 to the south.

The lot was rectangular in form with the northeast-facing residence closer to the frontage. Subject street trees #27 and 28 were located in a planting strip between Paloma Avenue and the public sidewalk, with backyard tree #29 along the southwestern fenceline (photo 2).

The tree assessment process involved the following activities:

1. Identify tree species.
2. Tag with numeric metal tag on the north side of the trunk.
3. Measure trunk diameter at four and one-half feet above ground level (DBH).
4. Assess tree health and structural condition within a range from healthy and vigorous to severe decline on a scale of 5-1, respectively (table 1).

Table 1.	Tree health and structural condition rating
5	A healthy, vigorous tree with good form and structure.
4	Slight decline in vigor with minor dieback and defects.
3	Moderate vigor, defects, and dieback.
2	Tree in decline, epicormic shoots, significant defects.
1	Severe decline, dieback of branches and/or trunk.

#### Description of trees

Two (2) off-site and one (1) on-site backyard tree were represented by three (3) species and ranged in condition from 1.0 poor to 2.5 fair-poor (table 2).

Table 2. Species condition and frequency of occurrence 1113-1115 Paloma Avenue, Burlingame, CA. 94010				
Scientific Name	Common Name	Poor 1-2	Fair-Poor 2-5	TOTALS
<i>Ginkgo biloba</i>	Maidenhair tree	–	1	1
<i>Magnolia grandiflora</i>	Southern magnolia	–	1	1
<i>Fagus sylvatica</i>	European beech	1	–	1
TOTALS		1	2	3
Percentage of total		33%	67%	100%

See **Table 3. Tree Assessment**, and **Tree Assessment Map** for details and locations, attached.

BUENA VISTA TREE SERVICE ARBORIST REPORT  
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**Photo 2.** The rectangular lot faced to the northeast with street trees #27 and 28 at the frontage, and backyard tree #29 at the southwestern property line fence.

Photo source: Google Map data ©2025.

**Maidenhair tree #27** (*Ginkgo biloba*) was a street tree located in a planting strip to the northeast of the property line. It was a semi-mature specimen, 21" in trunk diameter (DBH) with poor structure. Two (2) upright codominant stems of approximately equal diameter arose from the same location on the trunk with bark included between the stems. There was less overlapping branch tissue in the attachment as a result of the inclusion which weakened the union (photo 3).

Lower laterals were removed along the stems which created an upright habit with attenuated stems which reduced resistance to windthrow and put more stress on the weak unions. Decay developed at the wounds and weakened the stems. The branches were headed to the east, there were epicormic shoots at old wound sites, and the sidewalk and curb sections were displaced by tree roots within the critical root zone <3' from the trunk (photo 4).

Overall, the Maidenhair tree was in 2.5 fair-poor condition with moderate vigor.



Photo 3 (left). Codominant stems arose from the same location on the trunk (red arrows) with included bark between the attachment (green arrow).

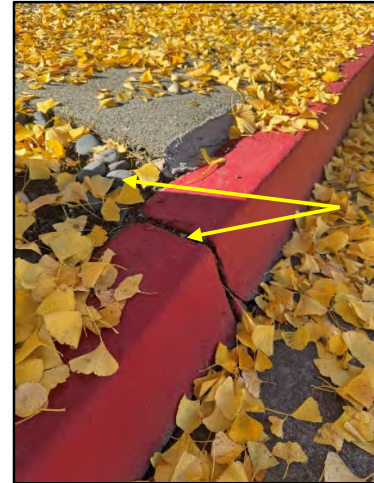


Photo 4 (right). The curb and sidewalk sections were displaced by tree roots (yellow arrows).

**Southern magnolia #28** (*Magnolia grandiflora*) was a street tree located in a planting strip to the north of the property line. It was a semi-mature specimen and the largest tree on site with a 29" DBH.

It was characterized with poor structure including a clockwise trunk torsion which was a sheer stress response, most likely from uneven wind load within the crown.

Typical of the species, the bark of Southern magnolia #28 was thin. There was evidence of damage to the bark from fungal decay with separation and shedding at branch unions and along lateral stems (photo 5). There were wounds along the trunk from lateral branch removal where decay developed and compromised wood strength within the stem.



Photo 5. Bark separation on Southern magnolia #28 was from decay from a fungus or other pathogen (red arrow).

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Some of the proposed work is within the driplines of off-site street trees #27 and 28, and backyard tree #29, including staging, and material and equipment access.

In order to preserve Maidenhair tree #27 and Southern magnolia #28, a calculated tree protection zone (TPZ) was established. This is a defined area measured from the trunk outward in four (4) cardinal directions where certain activities are prohibited or restricted to prevent or minimize damage to protected trees. I utilized the process outlined in *Managing Trees During Site Development and Construction*, Third Edition, Best Management Practices, International Society of Arboriculture (2023) to calculate the TPZ. A multiplication factor (MF) was employed based on the species tolerance to construction damage, and the relative age of the tree. The MF was then multiplied by the DBH to determine the TPZ. The calculated TPZ, work proposed within driplines, construction impacts, and tolerance for each tree are discussed below.

#### Maidenhair tree #27

Maidenhair tree #27 was a semi-mature specimen in 2.5 fair-poor condition with a low suitability for preservation which equated to a multiplication factor of 12. The DBH was 21". The calculation was performed in this manner: 12 x 21"/12=21'. The TPZ for Maidenhair tree #27 is 21' N, S, E and W.

1. Removal of driveway, driveway approach, and sidewalk with saw cuts to the full depth of 4-6" minimum is proposed as per City of Burlingame Standard Details SW-1. A width of 12" will be required for the drain pipe along the driveway approach. It is anticipated that roots >2" will be encountered during demolition, and damaged or severed. Some of these roots may be stuck to the bottom of the concrete slabs and torn or ripped during concrete removal.
2. Grading and compaction on site will require the use of heavy equipment and it is anticipated that roots >2" will be crushed from these activities.
3. A trench drain to the south is proposed. Excavation will be required to a depth of 10" per Total Engineering Services, Inc. sheet C3 at 8' from the trunk. It is anticipated that tree roots >2" will be encountered and severed, ripped or torn.

Impacts to critical roots >2" within the TPZ are outside tree tolerance and would compromise tree stability, health, and condition. Maidenhair tree #27 will require tree preservation measures prior to, during, and post construction.

#### Southern magnolia #28

Southern magnolia #28 was a semi-mature specimen in 2.5 fair-poor condition with a low suitability for preservation which equated to a multiplication factor of 12. The DBH was 29". The calculation was performed in this manner: 12 x 29"/12=29'. The TPZ for Southern magnolia #28 is 29' N, S, E and W.

1. Removal of driveway, driveway approach, and sidewalk with saw cuts to the full depth of 4-6" minimum is proposed as per City of Burlingame Standard Details SW-1. A width of 12" will be required for the drain pipe along the driveway approach. It is anticipated that roots >2" will be encountered during demolition, and damaged or severed. Some of these roots may be stuck to the bottom of the concrete slabs and torn or ripped during concrete removal.
2. Grading and compaction will require the use of heavy equipment and it is anticipated that roots >2" will be crushed.

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The sidewalk between the planting strip and the property line was recently replaced and curved to provide more room for the massive surface roots. There was evidence that critical roots approximately 2" or greater in diameter were pruned on the south side of the planting strip, most likely for sidewalk repair. The bark was scraped off some of the surface roots and bark was separating from the roots and trunk (photo 6).



There were epicormics along the lateral branches, a symptom of stress. The magnolia was compromised in health and structure with a condition rating of 2.5 fair-poor, and fair-moderate vigor.

Photo 6. Roots within the critical root zone of Southern magnolia #28 were most likely pruned at the time of sidewalk repair (red arrows). Bark was scraped from a large root and separated from the trunk and roots by decay (green arrows).

**European beech #29** (*Fagus sylvatica*) was a multi-trunked (13", 8", 7") semi-mature specimen in the backyard at the southwestern perimeter fence. It had poor structure with a straight trunk lean to the southeast (photo 7) and hollow buttress roots to the northwest (photo 8). The tree had dead stems and epicormic shoots in the crown. Mycelial fungal sheets of *Armillaria* root rot had progressed to the south stem (photo 9). The tree was almost dead and failing at the base with compromised root strength. It had a condition rating of 1.0 poor with low vigor.



Photo 7 (left). European beech #29 had a straight trunk lean to the southeast. Photo 8 (center). Buttress roots on the west side of the tree were hollow (red arrows). Photo 9 (right). Flat fungal sheets of mycelium were present under the bark, symptomatic of *Armillaria* root rot disease (red arrow).

#### Protected Tree Status

The relevant section of the City of Burlingame Municipal Code Urban Forest Reforestation and Tree Protection Chapter 11.06.020 defines "protected tree" as "any tree with a circumference of 48 inches or more when measured 54 inches above natural grade".

According to this criteria, two (2) off-site street trees and one (1) backyard tree qualified as a "protected tree" (table 4, following page).

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Table 4. Protected tree status 1113-1115 Paloma Avenue, Burlingame, CA. 94010				
Tree No.	Scientific Name	Common Name	Diameter (in.)	Calculated Circum. (in.)
27	<i>Ginkgo biloba</i>	Maidenhair tree	21	66
28	<i>Magnolia grandiflora</i>	Southern magnolia	29	91
29	<i>Fagus sylvatica</i>	European beech	13,8,7	53

#### Appraisal of value

Four (4) factors were considered in determining tree value, which were:

1. The *size* of the tree in trunk diameter measured at four and one-half feet from ground level. The industry standard for multi-trunk specimens is to take the full value of the largest stem, and one-half the value of the second largest stem to determine the DBH.
2. Tree *species* factoring the tree's ability to thrive in the East Bay area.
3. The *condition* or health and structural integrity of the tree.
4. The *location* reflecting the site, placement, and contribution of the tree in its surroundings.

I applied the methodology as prescribed in the *Guide for Plant Appraisal*, 10<sup>th</sup> Edition, by the Council of Tree & Landscape Appraisers (CTLA), and companion *Species Classification and Group Assignment* by the Western Chapter International Society of Arboriculture (2004).

I utilized the cost approach to calculate the cost of replacing the trees by applying the trunk formula technique. This process calculates the cost to produce a tree of the same size as the subject tree by overlaying multiples of the largest, normally available nursery tree and average cost. This is common practice recommended by the CTLA.

Based on the above calculations, the appraised value of two (2) on-site street trees and one (1) backyard trees is **\$23,850**.

For details, see **Table 5. Appraisal of Value and Tree Disposition Plan**, attached.

#### Suitability for preservation

The evaluation of suitability for preservation considers tree tolerance for construction activity based on health, species response, structural stability, tree age, and species invasiveness. The suitability for preservation rating of **high** represented trees in good health, **medium** trees were somewhat declining in health or with structural defects that can be treated and, **low** were trees in poor health with structural defects that cannot be abated with treatment (table 6).

Table 6. Suitability for preservation ratings	
High	Trees with good health and structural stability that have the potential for longevity at the site.
Medium	Trees with somewhat declining health and/or structural defects that can be abated with treatment.
Low	Trees in poor health or with significant structural defects that cannot be mitigated and are expected to decline regardless of treatment.

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Therefore, the following apply:

- **Tree health.** Healthy trees are generally more tolerant of root injury from root pruning during excavation, soil disturbance, and compaction. Collectively the compromised condition and significant defects of the tree population reduced in their tolerance to root pruning, soil disturbance, and soil compaction.
- **Species response.** Species vary in response to root injury from construction impacts. Southern magnolia as a species have a moderate tolerance to root pruning outside the critical root zone, however they have a low tolerance to drought stress which is exacerbated by root loss, and low resistance to pathogens from wounding.
- **Structural stability.** Trees with significant structural defects that cannot be abated with treatment are generally not good candidates for preservation and require strict adherence to tree protection measures if they are to be retained, with a greater likelihood of decline following construction. The trees in the assessment were characterized with poor structure with codominant branching and trunk lean, defects that cannot be abated with treatment.
- **Tree age.** Young trees are more vigorous and better able to heal wounding and generate new tissue in response to root pruning than mature trees. The tree resource was comprised of semi-mature specimens. Combined with species response, structural defects, and compromised condition, they were overall less vigorous and able to heal from wounding, soil compaction, and root loss than young trees.
- **Species invasiveness.** The California Invasive Plant Council (CIPC) maintains an inventory of plants that are not native to the region, establish and spread quickly, and can cause harm to the environment and human health. The California Invasive Plant Inventory Database <http://www.cal-ipc.org/plants/inventory/> is a listing of species categorized as invasive within the Central West Floristic Province, of which Burlingame is incorporated. None of the trees in the assessment were listed as an invasive species.

Considering the above criteria, the following suitability for preservation ratings apply:

**High –** None.  
**Medium –** None.  
**Low –** Maidenhair tree #27, Southern magnolia #28, and European beech #29.

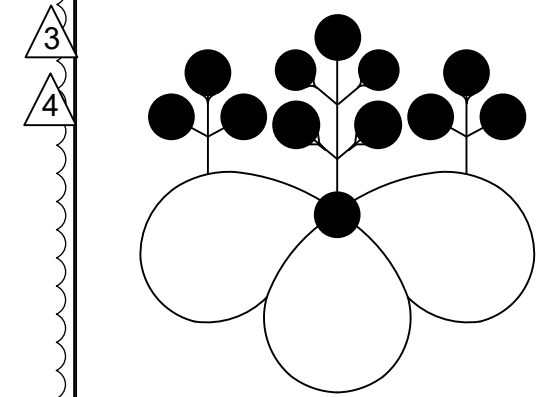
#### Construction impacts

I utilized the Kwan Design Architects sheets A00-A71 for 1113-1115 Paloma Ave., Burlingame, CA 94010 (6/20/24). Total Engineering Services, Inc. sheets C1-C3 for 1113-1115 Paloma Ave., Burlingame, CA 94010, and Sue Oda, Landscape Architect sheets L1 – L4 for 1113-1115 Paloma Ave., Burlingame, CA 94010 (6/11/24). City of Burlingame Standard Details SW-1 (2/28/23) and SW-2 (8/29/06), as well as on-site conversation with Simon Kwan on December 9, 2024, to determine construction impacts from the proposed demolition, construction, and landscape design.

Demolition of the existing units, hardscape, and landscaping is proposed. Grading, compaction, and excavation will be required for the new foundation, utilities, hardscape, and landscape.

BUENA VISTA TREE SERVICE ARBORIST REPORT  
ARBORIST REPORT 1113-1115 PALOMA AVENUE, BURLINGAME, CA. 94010

Page 6  
April 2025



SUE ODA  
LANDSCAPE ARCHITECT

POST OFFICE BOX 2674  
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LICENSE #CLA3798



## REVISIONS

1	06/11/24	
2	12/04/24	
3	03/10/25	2ND REVIEW P.C.
4	05/07/25	3RD REVIEW P.C.

JOB TITLE

1113 / 1115 PALOMA AVENUE  
BURLINGAME, CALIFORNIA

SHEET TITLE

ARBORIST'S REPORT

SCALE N/A DATE 09/27/22  
DRAWN NR CHECKED SEO

SHEET T1 OF 3 SHEETS



Tree preservation measures

A pre-construction meeting with the contractor and consulting arborist is recommended to map the TPZ for Maidenhair tree #27 and Southern magnolia #28. To avoid damage to tree roots, tree trunk, and canopy, temporary fencing must be erected to fully enclose the TPZ. As per City of Burlingame Project Comments – Planning Application “construction may not impact any street tree root over 2” without City Arborist approval. Contractor is to contact City Arborist at 650-558-7333 or rholtz@burlingame.org for inspection if roots over 2 inches are potentially impacted during construction, including paving or utility work.” Special precautions must be taken to avoid damage to the trunk by wrapping to 6’ or to the lowest branch with straw wattle.

All pre-construction, construction, and post-construction work shall be performed in compliance with the *American National Standard ANSI A300 Management of Tree and Shrubs During Site Planning, Site Development, and Construction* (2014).

All pruning must be performed by an International Society of Arboriculture Certified Arborist in compliance with *ANSI A-300 Standard Practices for Pruning*, and companion *Best Management Practices – Tree Pruning*, both latest editions. All removals must be performed by an International Society of Arboriculture Certified Arborist in compliance with *American National Standard ANSI A-300 Management of Tree and Shrubs During Site Planning, Site Development, and Construction* (2014).

The use of lime treatments to dry the soil, and concrete rinsates, pavement removal solvents, or disposal of any such kind of material within the dripline of Maidenhair tree #27 and Southern magnolia #28 is potentially harmful to the tree and is not allowed during construction. Rinsates and toxic chemicals must be removed from the site and properly disposed.

Impacts to Maidenhair tree #27 and Southern magnolia #28 on site during development activities can be minimized by coordinating activities and storage of materials outside and monitoring work within the tree protection zone (TPZ). Tree protection measures are designed to prevent damage to trees during construction, thereby promoting tree health and adding beauty, value, and environmental benefits to the property for years to come. The following recommendations will help to reduce impacts to rebud Maidenhair tree #27 and Southern magnolia #28 during site development.

Design recommendations and activities prior to construction

- It is recommended that the contractor and consulting arborist meet to map the TPZ for Maidenhair tree #27 and Southern magnolia #28.  
**The TPZ for Maidenhair tree #27 is 21’ to the N, S, E and W.**  
**The TPZ for Southern magnolia is 29’ to the N, S, E, and W.**
- TPZ fencing materials shall be 6’ chain link fencing or other suitable material approved by the consulting arborist, which shall remain in place for the duration of the project. No work shall be performed, or storage of materials shall occur within the TPZ without consulting arborist approval and monitoring as needed to prevent damage to tree trunks and tree roots, and to document impacts.
- Post signs in visible locations on the fencing stating TREE PROTECTION ZONE – NO ENTRY with the contractor’s name, consulting arborist’s name, and contact phone numbers.
- It is recommended that all excavation and grading work within TPZ shall be monitored by the consulting arborist.

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- Wrap the trunk of Maidenhair tree #27 and Southern magnolia #28 with straw wattle to the lowest branch or 6’, whichever is higher.
- Remove concrete by hand within the TPZ of Maidenhair tree #27 and Southern magnolia #28 to avoid damage to tree roots.
- Utilize the smallest equipment possible to do the work required.
- Utilize hand tools when planting within tree driplines to avoid unintentional damage to tree roots.
- Develop a storage plan for materials and equipment outside of the TPZ.
- The use of lime treatments to stabilize soils is toxic to tree roots and must be restricted for use outside the TPZ and any soil areas that may lead to tree driplines as materials could percolate or otherwise be carried into the tree root zone.
- Avoid the disposal or spill of any solvents or rinsates within the TPZ or in areas of excavated soil as materials could percolate or otherwise be carried into the tree root zones.
- Perform crown reduction pruning to shorten branches of Maidenhair tree #27 and Southern magnolia #28 to balance the canopy over the root system. All tree pruning work shall be performed by a certified Arborist or Tree Worker, and comply with *ANSI Standard Practices – Pruning*, and companion *Best Management Practices – Pruning*, and comply with the Migratory Bird Treaty Act and California Fish and Wildlife Code 3503-3513 to avoid nesting bird disturbance.
- No wires, signs, or ropes shall be attached to Maidenhair tree #27 and Southern magnolia #28.
- Tree preservation notes shall be included on all construction drawings.

During construction

- It is recommended that all grading and excavation work within the TPZ of Maidenhair tree #27 and Southern magnolia #28 be monitored by the consulting arborist.  
“Contractor is to contact City Arborist at 650-558-7333 or rholtz@burlingame.org for inspection if roots over 2 inches are potentially impacted during construction, including paving or utility work.”
- TPZ fencing is to remain in place for the duration of the project.
- If any roots are encountered outside the TPZ, cut perpendicular to the root with a sharp saw or loppers. Do not tear the root or rip it from the soil. If roots larger than 2” are encountered, contact the consulting arborist for proper treatment.
- No storage of materials, equipment, soil, waste, oil, gasoline, rinsates, etc. should be deposited in the TPZ.
- Avoid idling of any equipment as the exhaust may damage foliage and branches of subject trees and other landscape plants in the area.

Post-construction

Maidenhair tree #27 and Southern magnolia #28 will experience a change in environment from the development on site. The health, structural stability, and vitality of the tree should be documented post-construction and monitored for changes in condition. With site disturbance, soil compaction, and root loss, tree decline is possible. Photo documentation is effective in monitoring any visible changes in tree health.

Employing best management practices including proper irrigation management, occasional pruning, and maintaining a dripline clear of materials and activities that cause root disturbance and compaction will promote tree health.

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April 2025

Please let me know if you have any questions or concerns regarding this report.

Prepared by

*Carol Randisi*

Carol Randisi  
Certified Arborist WE #6481A  
Buena Vista Tree Service

Attachments (3):

Table 3. Tree Assessment

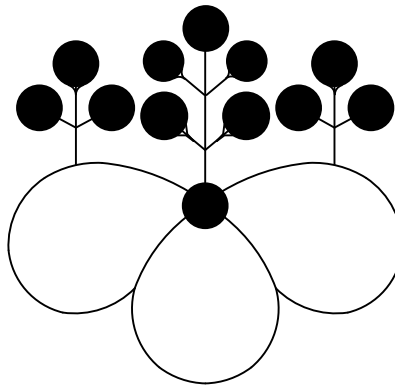
Tree Assessment Map

Table 5. Appraisal of Value and Tree Disposition Plan

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1113-1115 Paloma Avenue, Burlingame, CA. 94010

Tree No.	Scientific name	Common Name	Trunk Diameter (in.)	Calculated circum. (in.)	Protected Tree (Y/N)	Tree Disposition	Appraisal of Value
							Total
27	<i>Ginkgo biloba</i>	Maidenhair tree	21	66	Y	Preserve	\$6,850
28	<i>Magnolia grandiflora</i>	Southern magnolia	29	91	Y	Preserve	\$13,900
29	<i>Fagus sylvatica</i>	European beech	13.8.7	53	Y	Remove	\$3,100
							\$23,850



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Table 3. Tree Assessment

1113-1115 Paloma Avenue  
Burlingame, CA 94010  
December 9, 2024

Tree Tag #	Scientific Name	Common Name	Trunk Dia. (in.)	Calculated Circum. (in.)	Condition 1-poor 5-excellent	Protected Tree? Y/N	Driplines (ft.) N S E W	Comments	Recommendations
27	<i>Ginkgo biloba</i>	Maidenhair tree	21	66	2.5	Y	20 18 19 16	Street tree in sidewalk planting strip; poor structure; lowest branch 6' N; codominant branching 10'; upright stems; lower laterals removed; bulge and included bark at codominant attachment; headed to E; epicormics at old wound sites; sidewalk and curb displaced; at street light; moderate vigor.	Preserve.
28	<i>Magnolia grandiflora</i>	Southern magnolia	29	91	2.5	Y	28 28 24 27	Street tree in sidewalk planting strip; poor structure; clockwise trunk torsion; lowest branch 8' N; decay at branch wounds and along lateral stem to N; epicormic shoots along laterals; surface roots, skinned roots, and roots pruned for sidewalk repair; fair-moderate vigor.	Preserve.
29	<i>Fagus sylvatica</i>	European beech	13.8.7	53	1.0	Y	11 12 18 12	Backyard at SW perimeter fence; poor structure; hollow buttress roots to NW; trunk lean to SE; lowest branch 1' to S; dead stems to W and N; mycelial fans of armillaria root rot on trunk; headed; soggy soil within dripine; epicormic shoots; low vigor and almost dead.	Remove; development impacts outside tree tolerance.

Page 1

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BURLINGAME, CALIFORNIA

SHEET TITLE

ARBORIST'S REPORT

SCALE N/A DATE 09/27/22

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SHEET T2 OF 3 SHEETS



**BUENA VISTA**  
**TREE SERVICE**  
*"Big or Small, We do it All!"*

**925 449-1203 • 415 531-1247**  
Fully Insured/Lic. # 815538 - ISA# WE-7723A  
PO Box 847, Livermore, CA 94551

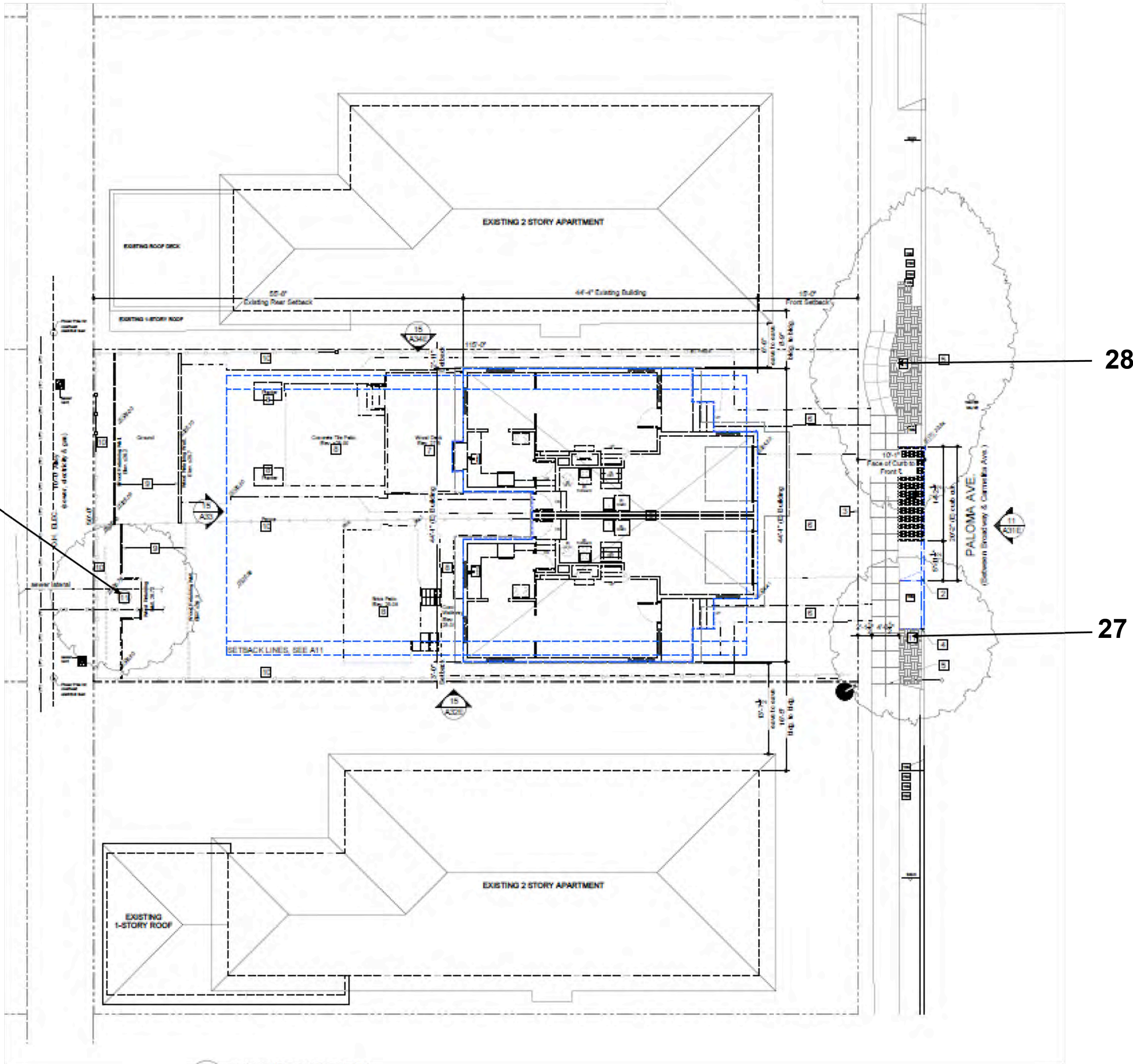
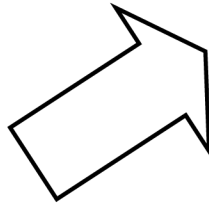
**Tree Assessment Map**

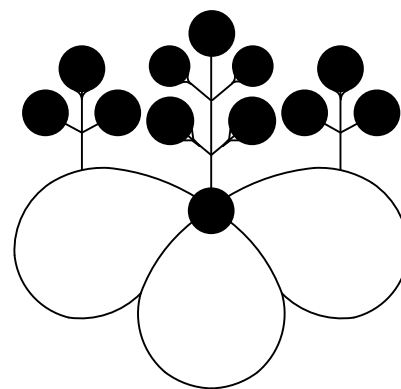
1113-1115 Paloma Avenue  
Burlingame, CA. 94010  
December 9, 2024

Notes:  
Base map entitled  
1113-1115 Paloma Ave.  
Burlingame, CA 94010  
provided by  
Kwan Design Architects  
San Francisco, CA . 94102

Site & 1st Floor Plan Existing,  
sheet A11E


See **Tree Assessment** for canopy radius  
dimensions.





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**1113 / 1115 PALOMA AVENUE  
BURLINGAME, CALIFORNIA**

SHEET TITLE		
ARBORIST'S REPORT		
SCALE	N/A	DATE 09/27/22
DRAWN	NR	CHECKED SEO
SHEET	<b>T3</b>	OF <b>3</b> SHEETS



LANDSCAPE SHEET NOTES:

1. ONE LANDSCAPE TREE (NON-FRUIT) REQUIRED FOR EVERY 1,000 SF OF LIVING SPACE. PROJECT LIVING AREA = 5,554 S.F. FIVE 24" BOX TREES PROVIDED.
2. CONSTRUCTION MAY NOT IMPACT ANY STREET TREE ROOT OVER 2" WITHOUT CITY ARBORIST APPROVAL. CONTRACTOR IS TO CONTACT CITY ARBORIST AT 650-558+7333 OR RHOLTZ@BURLINGAME.ORG FOR INSPECTION IF ROOTS OVER 2 INCHES ARE POTENTIALLY IMPACTED DURING CONSTRUCTION, INCLUDING PAVING OR UTILITY WORK.

PLANT LIST

TREES

SYM.	SIZE	QUAN	LATIN NAME	COMMON NAME	HT X WIDTH	SPACING (O.C.)	WUCOLS WATER USE
T1	15G	3	LAGERSTROEMIA INDICA 'TUSCARORA'	CRAPE MYRTLE	20' X 15'	15'-0" O.C.	LOW
T2	15G	1	PLATANUS ACERIFOLIA 'BLOODGOOD'	LONDON PLANE	50' X 35'	AS SHOWN	LOW
T3	15G	1	CERCIS OCCIDENTALIS	WESTERN REDBUD	15' X 15'	AS SHOWN	VERY LOW
T4	15G	2	GINKGO BILOBA 'AUTUMN GOLD'	MAIDENHAIR TREE	30' X 30'	AS SHOWN	MODERATE

SUCCULENTS

SYM.	SIZE	QUAN	LATIN NAME	COMMON NAME	HT X WIDTH	SPACING (O.C.)	WUCOLS WATER USE
SC1	1G	41 SF	AEONIUM 'JOLLY GREEN'	AEONIUM	6" X 2"	2'-0" O.C.	LOW
SC2	5G	3	AGAVE ATTENUATA 'KARA'S STRIPES'	VARIEGATED FOXTAIL AGAVE	4' X 4'	4'-0" O.C.	LOW
SC3	4" P	18 SF	ECHEVERIA ELEGANS	MEXICAN SNOWBALL	4" X 4"	10" O.C.	LOW

SHRUBS

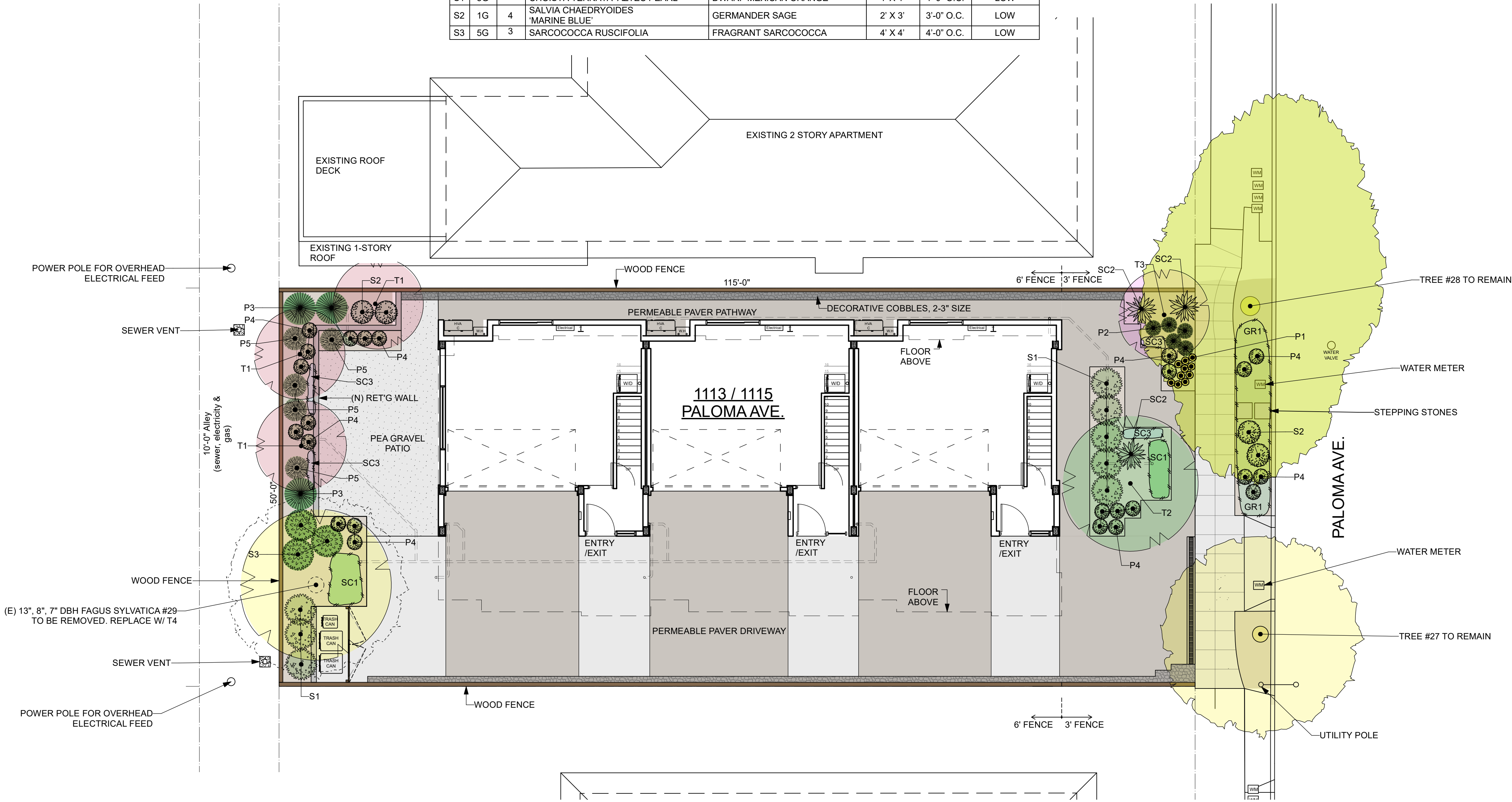
SYM.	SIZE	QUAN	LATIN NAME	COMMON NAME	HT X WIDTH	SPACING (O.C.)	WUCOLS WATER USE
S1	5G	8	CHOISYA TERNATA 'AZTEC PEARL'	DWARF MEXICAN ORANGE	4' X 4'	4'-0" O.C.	LOW
S2	1G	4	SALVIA CHAEDRYOIDES 'MARINE BLUE'	GERMANDER SAGE	2' X 3'	3'-0" O.C.	LOW
S3	5G	3	SARCOCocca RUSCIFOLIA	FRAGRANT SARCOCocca	4' X 4'	4'-0" O.C.	LOW

PERENNIALS

SYM.	SIZE	QUAN	LATIN NAME	COMMON NAME	HT X WIDTH	SPACING (O.C.)	WUCOLS WATER USE
P1	BULB	10	NARCISSUS 'KING ALFRED'	TRUMPET DAFFODIL	1' X 1'	AS SHOWN	LOW
P2	1G	5	CAREX DIVULSA	BERKELEY SEDGE	2' X 2'	2'-0" O.C.	LOW
P3	5G	3	CHONDROPETALUM TECTORUM	CAPE REED	4' X 4'	4'-0" O.C.	LOW
P4	1G	24	ERIGERON KARVINSKIANUS	SANTA BARBARA DAISY	2' X 2'	2'-0" O.C.	LOW
P5	3G	5	LOMANDRA 'PLATINUM BEAUTY'	VARIEGATED MAT RUSH	3' X 3'	3'-0" O.C.	LOW

GROUND COVER

SYM.	SIZE	S.F.	LATIN NAME	COMMON NAME	HT X WIDTH	SPACING (O.C.)	WUCOLS WATER USE
GR1	FLAT	90	DYMONDIA MARGARETAE	DYMONDIA	3' X 12"	12"	LOW



LANDSCAPE NOTES

GENERAL

1. CONTRACTOR SHALL CONFINE HIS ACTIVITIES WITHIN THE PROJECT SITE.
2. DO NOT SCALE THESE DRAWINGS. IF THESE DRAWINGS ARE NOT 24" X 36" THEY HAVE BEEN REDUCED OR ENLARGED.
3. PLANTING SHALL BE PERFORMED BY PERSONS FAMILIAR WITH THIS TYPE OF WORK AND UNDER THE SUPERVISION OF A QUALIFIED FOREMAN.

SOIL PREPARATION

1. SOIL PREPARATION SHALL FOLLOW FINE GRADING PROCEDURES. GRADE ALL PLANTING AREAS FOR SMOOTH TRANSITIONS AND POSITIVE DRAINAGE AWAY FROM STRUCTURES.
2. PRIOR TO AMENDING THE PLANTING SOIL, CONTRACTOR SHALL SUBMIT SOIL SAMPLES TO A QUALIFIED SOIL TESTING LABORATORY FOR ANALYSIS AND RECOMMENDATIONS. SOIL SAMPLING SHALL BE CONDUCTED IN ACCORDANCE WITH LABORATORY PROTOCOL, INCLUDING PROTOCOLS REGARDING ADEQUATE SAMPLING DEPTH FOR THE INTENDED PLANTS. SOIL ANALYSIS SHALL INCLUDE:
- A. SOIL TEXTURE
  - B. INFILTRATION RATE DETERMINED BY LABORATORY TEST OR SOIL TEXTURE INFILTRATION RATE TABLE
  - C. PH
  - D. TOTAL SOLUBLE SALTS
  - E. SODIUM
  - F. PERCENT ORGANIC MATTER
- G. RECOMMENDATIONS FOR AMENDING THE SOIL WITH ORGANIC COMPOST TO BRING THE SOIL ORGANIC MATTER TO A MINIMUM OF 5% BY DRY WEIGHT AND INCORPORATING ORGANIC FERTILIZERS TO RECOMMENDED LEVELS FOR PLANTING AREA. ACCEPTABLE ORGANIC FERTILIZERS AND AMENDMENT PRODUCTS ARE THOSE ALLOWED FOR USE IN CROP PRODUCTION BY AT LEAST ONE OF THE FOLLOWING:
- i. ORGANIC MATERIALS REVIEW INSTITUTE'S GENERIC MATERIALS LIST
  - ii. CALIFORNIA DEPT. OF FOOD & AGRICULTURE'S ORGANIC INPUT MATERIALS PROGRAM
  - iii. U.S. DEPT. OF AGRICULTURE'S NATIONAL ORGANIC PROGRAM
3. SOIL AMENDMENTS SHALL BE INCORPORATED ACCORDING TO RECOMMENDATIONS OF THE SOIL REPORT AND APPROPRIATENESS FOR THE PLANTS SELECTED. ORGANIC FERTILIZERS SHALL BE INCORPORATED AS RECOMMENDED BY THE SOIL ANALYSIS.

TREES, SHRUBS, GROUND COVER

1. PLANTINGS MUST BE GROUPED INTO HYDROZONES BASED ON MICROCLIMATE, SOIL TYPE, PLANT TYPE, AND WATER USE CLASSIFICATION (SEE WUCOLS: WWW.UICNR.EDU/SITES/WUCOLS).
2. PLANT TREES AND SHRUBS FIRST, THEN GROUND COVER PLANTS.
3. DIG HOLE NO DEEPER THAN 2" LESS THAN THE DEPTH OF THE SOIL IN THE CONTAINER OR DEPTH OF SOIL BALL. THE HOLE SHALL BE AT LEAST TWICE THE DIAMETER OF THE CONTAINER OR ROOT BALL.
4. PLANT PIT BACKFILL MIX SHALL BE PREPARED SOIL (SEE ABOVE).
5. REMOVE NURSERY STAKES FROM TREES AND PROVIDE STAKING AS DETAILED. LOCATE STAKES PERPENDICULAR TO PREVAILING WINDS. NAIL RUBBER TIES TO STAKE USING 2 GALVANIZED ROOFING NAILS AT EACH END OF TIE. ALLOW MINIMUM 4" OF PLAY IN EACH DIRECTION.
6. PROVIDE EARTH WATERING WELL FOR INDIVIDUAL CONTAINER PLANTS OR GROUP MASSING.
7. HAND WATER INDIVIDUAL PLANTS DEEPLY AND THOROUGHLY IMMEDIATELY AFTER PLANTING.

MULCH

1. AFTER PLANTING IS COMPLETE, MULCH ALL PLANTED AREAS, INCLUDING BIORETENTION AREAS, WITH A 3" LAYER OF ORGANIC RECYCLED CHIPPED WOOD MULCH IN THE SHADE OF DARK BROWN COLOR. MULCH SIZE SHALL NOT EXCEED 1 1/2" IN DIAMETER.

SITE CLEAN-UP

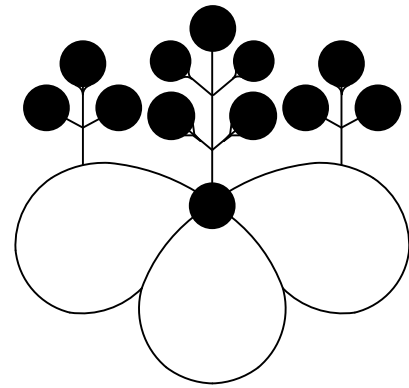
1. REMOVE ALL SURPLUS MATERIAL AND DEBRIS FROM THE SITE UPON COMPLETION OF THE WORK.
2. MAINTENANCE PERIOD SHALL BE FOR 14 CALENDAR DAYS FROM THE DATE OF COMPLETION AND OWNER'S ACCEPTANCE.
3. MAINTENANCE SHALL CONSIST OF REPAIR OF EROSION OR SETTling, REPLACING DEAD OR DYING OR DISEASED PLANT MATERIAL WITH STOCK OF SAME SIZE AND VARIETY AT NO ADDITIONAL COST.

STATEMENT OF CERTIFICATION BY LANDSCAPE ARCHITECT

I CERTIFY THAT I AM THE PROJECT LANDSCAPE ARCHITECT ON THE LANDSCAPE PROJECT AT 1113 / 1115 PALOMA AVENUE, BURLINGAME, CA. I HAVE COMPLIED WITH THE CRITERIA OF CITY OF BURLINGAME BAY-FRIENDLY WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN PLAN.

*Sue Oda*  
SUE ODA  
LANDSCAPE ARCHITECT  
CLA #3798

DATED: SEPTEMBER 26, 2022



SUE ODA  
LANDSCAPE ARCHITECT

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BURLINGAME, CALIFORNIA

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PLANTING PLAN

SCALE 1/4" = 1'-0" DATE 09/27/22

DRAWN NR CHECKED SEO

SHEET L1 OF 4 SHEETS



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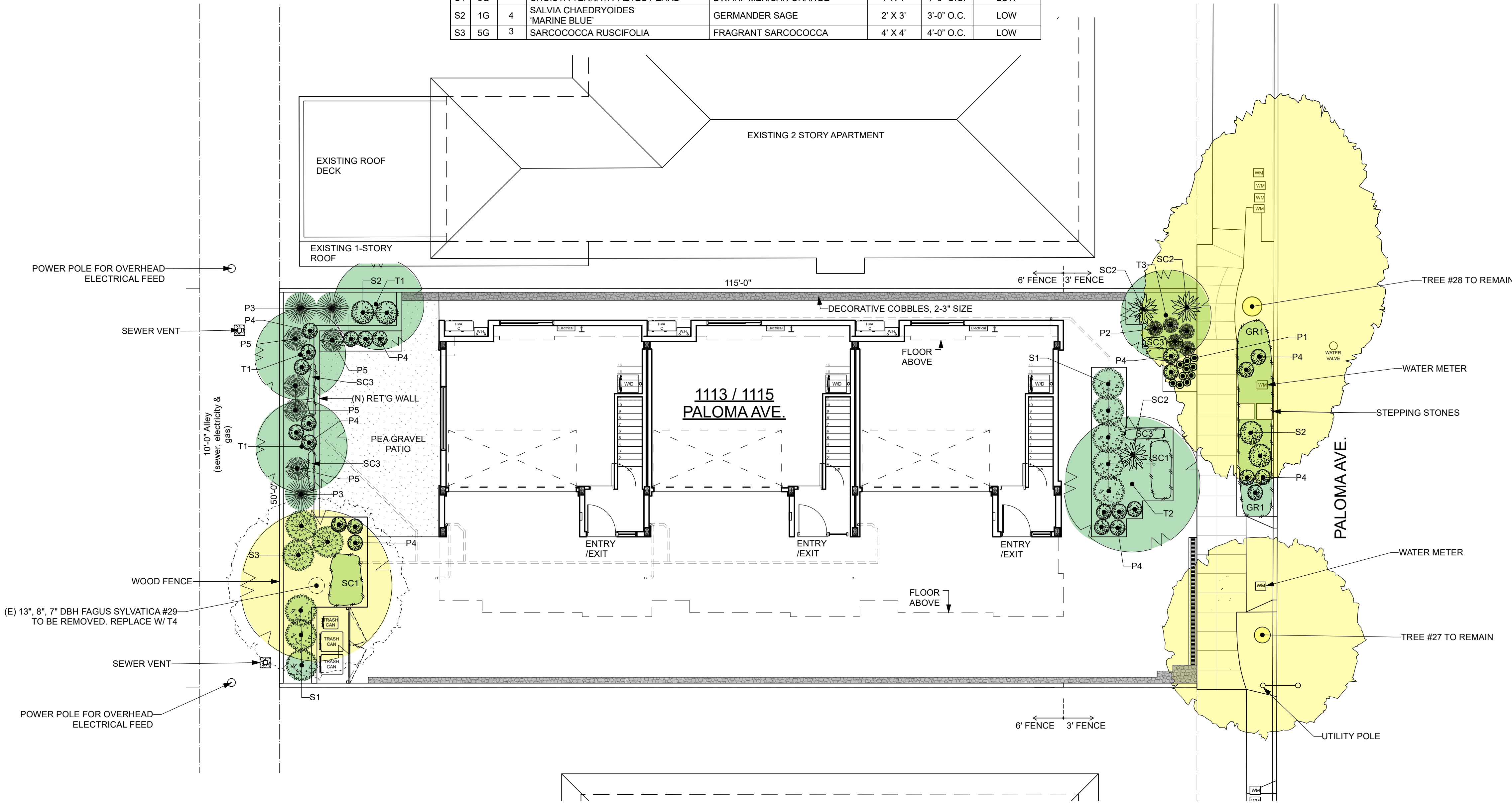
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GROUND COVER

SYM.	SIZE	S.F.	LATIN NAME	COMMON NAME	HT X WIDTH	SPACING (O.C.)	WUCOLS WATER USE
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LANDSCAPE NOTES

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- E. SODIUM
- F. PERCENT ORGANIC MATTER

- G. RECOMMENDATIONS FOR AMENDING THE SOIL WITH ORGANIC COMPOST TO BRING THE SOIL ORGANIC MATTER TO A MINIMUM OF 5% BY DRY WEIGHT AND INCORPORATING ORGANIC FERTILIZERS TO RECOMMENDED LEVELS FOR PLANTING AREA. ACCEPTABLE ORGANIC FERTILIZERS AND AMENDMENT PRODUCTS ARE THOSE ALLOWED FOR USE IN CROP PRODUCTION BY AT LEAST ONE OF THE FOLLOWING:

- i. ORGANIC MATERIALS REVIEW INSTITUTE'S GENERIC MATERIALS LIST
- ii. CALIFORNIA DEPT. OF FOOD & AGRICULTURE'S ORGANIC INPUT MATERIALS PROGRAM
- iii. U.S. DEPT. OF AGRICULTURE'S NATIONAL ORGANIC PROGRAM

3. SOIL AMENDMENTS SHALL BE INCORPORATED ACCORDING TO RECOMMENDATIONS OF THE SOIL REPORT AND APPROPRIATENESS FOR THE PLANTS SELECTED. ORGANIC FERTILIZERS SHALL BE INCORPORATED AS RECOMMENDED BY THE SOIL ANALYSIS.

TREES, SHRUBS, GROUND COVER

1. PLANTINGS MUST BE GROUPED INTO HYDROZONES BASED ON MICROCLIMATE, SOIL TYPE, PLANT TYPE, AND WATER USE CLASSIFICATION (SEE WUCOLS: WWW.UICNR.EDU/SITES/WUCOLS).
2. PLANT TREES AND SHRUBS FIRST, THEN GROUND COVER PLANTS.
3. DIG HOLE NO DEEPER THAN 2" LESS THAN THE DEPTH OF THE SOIL IN THE CONTAINER OR DEPTH OF SOIL BALL. THE HOLE SHALL BE AT LEAST TWICE THE DIAMETER OF THE CONTAINER OR ROOT BALL.
4. PLANT PIT BACKFILL MIX SHALL BE PREPARED SOIL (SEE ABOVE).
5. REMOVE NURSERY STAKES FROM TREES AND PROVIDE STAKING AS DETAILED. LOCATE STAKES PERPENDICULAR TO PREVAILING WINDS. NAIL RUBBER TIES TO STAKE USING 2 GALVANIZED ROOFING NAILS AT EACH END OF TIE. ALLOW MINIMUM 4" OF PLAY IN EACH DIRECTION.
6. PROVIDE EARTH WATERING WELL FOR INDIVIDUAL CONTAINER PLANTS OR GROUP MASSING.
7. HAND WATER INDIVIDUAL PLANTS DEEPLY AND THOROUGHLY IMMEDIATELY AFTER PLANTING.

MULCH

1. AFTER PLANTING IS COMPLETE, MULCH ALL PLANTED AREAS, INCLUDING BIORETENTION AREAS, WITH A 3" LAYER OF ORGANIC RECYCLED CHIPPED WOOD MULCH IN THE SHADE OF DARK BROWN COLOR. MULCH SIZE SHALL NOT EXCEED 1 1/2" IN DIAMETER.

SITE CLEAN-UP

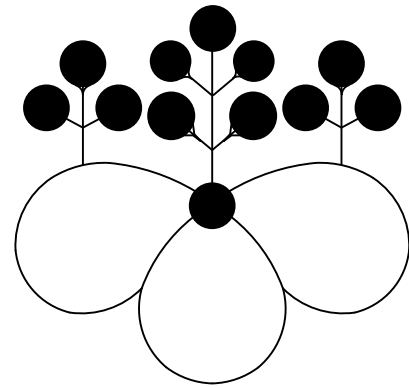
1. REMOVE ALL SURPLUS MATERIAL AND DEBRIS FROM THE SITE UPON COMPLETION OF THE WORK.
2. MAINTENANCE PERIOD SHALL BE FOR 14 CALENDAR DAYS FROM THE DATE OF COMPLETION AND OWNER'S ACCEPTANCE.
3. MAINTENANCE SHALL CONSIST OF REPAIR OF EROSION OR SETTling, REPLACING DEAD OR DYING OR DISEASED PLANT MATERIAL WITH STOCK OF SAME SIZE AND VARIETY AT NO ADDITIONAL COST.

STATEMENT OF CERTIFICATION BY LANDSCAPE ARCHITECT

I CERTIFY THAT I AM THE PROJECT LANDSCAPE ARCHITECT ON THE LANDSCAPE PROJECT AT 1113 / 1115 PALOMA AVENUE, BURLINGAME, CA. I HAVE COMPLIED WITH THE CRITERIA OF CITY OF BURLINGAME BAY-FRIENDLY WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN PLAN.

*Sue Oda*  
SUE ODA  
LANDSCAPE ARCHITECT  
CLA #3798

DATED: SEPTEMBER 26, 2022



SUE ODA  
LANDSCAPE ARCHITECT

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REVISIONS

1	06/11/24	
2	12/04/24	
3	03/10/25	2ND REVIEW P.C.
4	05/07/25	3RD REVIEW P.C.

JOB TITLE

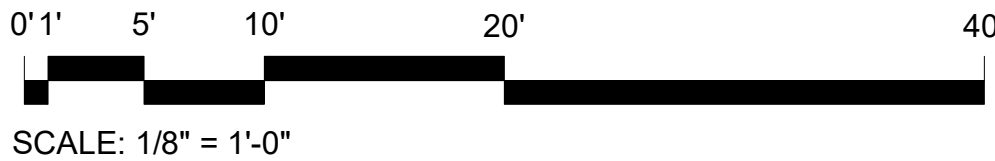
1113 / 1115 PALOMA AVENUE  
BURLINGAME, CALIFORNIA

SHEET TITLE  
HYDROZONE PLAN

SCALE 1/4" = 1'-0" DATE 09/27/22

DRAWN NR CHECKED SEO

SHEET L2 OF 4 SHEETS





IRRIGATION SHEET NOTES

- 1

IRRIGATION POINT OF CONNECTION TO (N) IRRIGATION WATER METER.
- 2

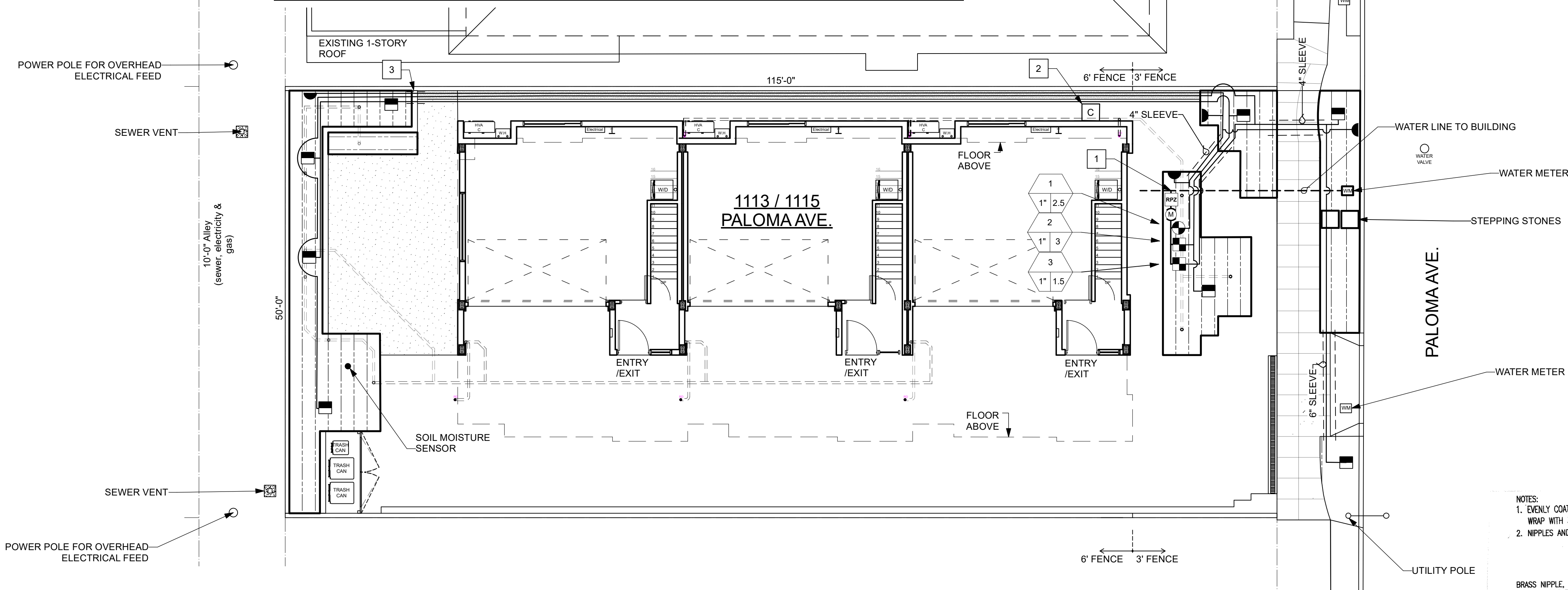
IRRIGATION CONTROLLER: WALL MOUNT THE SPECIFIED CONTROLLER INSIDE GARAGE, ON WALL, AS DETAILED. SERVICE CONTROLLER WITH THE (E) 120 V.A.C./15 AMP ELECTRICAL SERVICE PER ELECTRICAL CODE FROM (E) ELECTRICAL SOURCE. WIFI RANGE MUST BE ACCESSIBLE TO THE CONTROLLER.
- 3

IRRIGATION SLEEVING: FOR INSTALLATION OF PIPING THROUGH WALL OR STRUCTURE COORDINATE WITH GENERAL CONTRACTOR PRIOR TO CONSTRUCTION OF SAID WALL OR STRUCTURE.

IRRIGATION EQUIPMENT LEGEND

SYMBOL	MANUF.	MODEL	DESCRIPTION
	WILKINS	375XL-3/4"	<b>BACKFLOW ASSEMBLY:</b> REDUCED PRESSURE BACKFLOW ASSEMBLY AND PRESSURE REGULATOR.
	HUNTER	PGV-101G FLOW-CLIK FCT-100	<b>MASTER CONTROL VALVE &amp; FLOW SENSOR:</b> HUNTER MASTER CONTROL VALVE, NORMALLY CLOSED, WITH FLOW-CLIK SENSOR AND TEE
	HUNTER	HCC-800PL + SOIL-CLIK	<b>IRRIGATION CONTROLLER:</b> 8-STATION IRRIGATION CONTROLLER SYSTEM W/ WEATHER SHUT OFF & SOIL MOISTURE SENSOR. MOUNT CONTROLLER ON SIDE OF BUILDING WITH WIFI ACCESS. PROVIDE 120V SERVICE
	HUNTER	ICV-101G	<b>REMOTE CONTROL VALVE:</b> 1" REMOTE CONTROL VALVE W/ 40 PSI PRESSURE REGULATION. IN VALVE BOX. INSTALL W/ SAME SIZE APOLLO MANUAL BALL VALVE ON SUPPLY SIDE OF R.C. VALVE (PLACE IN OPEN POSITION).
	HUNTER	ICZ-101-LF-40	<b>DRIP REMOTE CONTROL VALVE:</b> 1" EMITTER REMOTE CONTROL VALVE W/ FILTER & 40 PSI PRESSURE REGULATION. IN VALVE BOX. INSTALL WITH SAME SIZE APOLLO MANUAL BALL VALVE ON SUPPLY SIDE OF R.C. VALVE (PLACE IN OPEN POSITION).
	HUNTER	PCB25 ON PRS40 BODY, PROVIDE 2 PER TREE	<b>ADJUSTABLE TREE BUBBLER:</b> PRESSURE COMPENSATING BUBBLER ON PRO-SPRAY PRS40 SPRAY BODY, 6" POP UP. EACH BUBBLER PROVIDES 0.25 GALLONS PER MINUTE. PROVIDE 2 BUBBLERS PER TREE.
		SCH. 40 PVC	<b>MAIN LINE PIPE:</b> 1/2" DIA. ALL MAIN LINES SHALL HAVE 18" COVER.
		CLASS 200 PVC	<b>LATERAL LINE PIPE:</b> IRRIGATION LATERAL LINE. 1" DIA. MIN. SIZE. . ALL LATERAL LINES SHALL HAVE 12" COVER.
		1120 - SCH. 40 PVC	<b>PIPE SLEEVES:</b> PIPE & WIRE SLEEVING UNDER ALL PAVING AS INDICATED ON PLAN. ALL MAIN LINES & WIRING UNDER PAVEMENT SHALL BE SLEEVED W/ 24" COVER. ALL LATERAL LINES UNDER PAVEMENT SHALL BE SLEEVED W/ 18" COVER. EXTEND SLEEVES 12" BEYOND EDGES OF PAVEMENT. MULTIPLE CROSSINGS AT THE SAME POINT SHALL HAVE INDIVIDUAL SLEEVES. SLEEVE SHALL BE MINIMUM TWICE THE DIAMETER OF THE PIPE BEING SLEEVED.
	HUNTER	SOIL-CLIK	<b>SOIL MOISTURE SENSOR:</b> INSTALL PER MANUFACTURER'S RECOMMENDATIONS AND @ 6" DEPTH.

	NETAFIM	TECHLINE TLCV26-1801	<b>DRIP LINE:</b> 17 MM DRIPLINE W/ PRESSURE COMPENSATING, SELF-FLUSHING EMITTERS, NETAFIM FITTINGS. STAPLE LINES AT 4" – 0" O.C. 18" EMITTER SPACING, 0.26 GPM EMITTERS. INSTALL TUBING AT A SPACING OF 18" BETWEEN ROWS, 4" – 6" FROM PAVEMENT OR LANDSCAPE EDGE. TRIANGULATE THE EMITTER PORTS BETWEEN ROWS. INSTALL EACH ZONE WITH AIR VALVE AND FLUSH VALVE. <b>EACH DRIP LINE TUBING ZONE SHALL INCLUDE THE FOLLOWING:</b> NETAFIM TECHLINE FLUSH VALVE #F-TLFV-1 INSTALLED AT THE PLACE FARTHEST AWAY FROM THE REMOTE CONTROL VALVE. INSTALL IN A VALVE BOX WITH GRAVEL SUMP. NETAFIM TECHLINE AIR/VACUUM RELIEF VALVE. INSTALL IN MIDDLE OF DRIPPERLINE SYSTEM TO EXHAUST AIR OR RELIEVE VACUUM.
	CONTROLLER STATION NO.		
	FLOW (GPM)		
	REMOTE CONTROL VALVE SIZE		



IRRIGATION NOTES

GENERAL.

1. CONTRACTOR QUALIFICATIONS: THE SYSTEM SHALL BE INSTALLED BY AN EXPERIENCED FIRM, REGULARLY ENGAGED IN IRRIGATION INSTALLATION. CONTRACTOR SHALL HAVE A MINIMUM OF THREE YEARS OF SUCCESSFUL EXPERIENCE WITH INSTALLATIONS.
2. CONTRACTOR SHALL OBTAIN PERMITS REQUIRED AND PROVIDE LABOR AND MATERIALS NECESSARY TO FULLY COMPLETE THE WORK IN ACCORDANCE WITH THE DRAWINGS.
3. PROTECTION: THE CONTRACTOR SHALL LOCATE AND PROTECT NEW AND EXISTING UTILITIES PRIOR TO EXCAVATION. PROTECT ALL MATERIALS AND WORK AGAINST INJURY FROM ANY CAUSE AND SHALL PROVIDE AND MAINTAIN ALL NECESSARY SAFEGUARDS FOR THE PROTECTION OF THE PUBLIC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMMEDIATE REPAIR OF ANY DAMAGE CAUSED BY HIS WORK. THIS ALSO APPLIES TO LAWN AREAS. DO NOT STORE PVC PIPE IN DIRECT SUNLIGHT. BEDS ON WHICH PIPE ARE STORED MUST EXTEND FULL LENGTH OF PIPE.
4. THE DRAWINGS ARE DIAGRAMMATIC. EQUIPMENT SHOWN IN PAVING IS FOR CLARITY ONLY – INSTALL IN PLANTING AREAS WHERE POSSIBLE. DUE TO THE SCALE OF THE DRAWINGS, ALL OFFSETS, FITTINGS, SLEEVES, ETC. WHICH MAY BE REQUIRED ARE NOT INDICATED. INVESTIGATE THE STRUCTURAL AND FINISHED CONDITIONS AFFECTING THE CONTRACT WORK INCLUDING OBSTRUCTIONS, GRADE DIFFERENCES OR AREA DIFFERENCES THAT MAY HAVE NOT BEEN CONSIDERED IN THE ENGINEERING. WHERE FIELD CHANGES EXIST, COORDINATE THE INSTALLATION WORK ACCORDINGLY BY NOTIFICATION AND SPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE AS PER THE CONTRACT SPECIFICATIONS. COORDINATE IRRIGATION CONTRACT WORK WITH ALL APPLICABLE CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE, CONDUIT, OR SLEEVES OF PIPE, CONDUIT OR SLEEVES THROUGH OR UNDER WALLS, ROADWAYS, PAVING, STRUCTURE, ETC.
5. THE INTENT OF THIS IRRIGATION SYSTEM DESIGN IS TO PROVIDE THE MINIMUM AMOUNT OF WATER REQUIRED TO SUSTAIN GOOD PLANT HEALTH.
6. SCOPE OF WORK: THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT FOR A COMPLETE OPERATING UNDERGROUND IRRIGATION SYSTEM AS SPECIFIED HEREIN AND AS SHOWN ON THE DRAWINGS. WORK AND MATERIALS SHALL CONFORM TO ALL CURRENT STATE AND LOCAL LAWS, RULES, CODES OR REGULATIONS AS MAY BE APPLICABLE TO THIS WORK.
7. GUARANTY: MATERIALS, EQUIPMENT, AND WORKMANSHIP FURNISHED UNDER THIS CONTRACT SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE. THE GUARANTY SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING:

A. FILLING DEPRESSIONS & REPLACING PLANTS DUE TO SETTLEMENT OF IRRIGATION TRENCHES.

B. ENSURING THAT THE IRRIGATION SYSTEM HAS BEEN ADJUSTED TO SUPPLY PROPER WATER COVERAGE OF AREAS DESIGNED TO RECEIVE WATER.

C. EXISTING SOD OR GRASS DAMAGED AS A RESULT OF IRRIGATION SYSTEM INSTALLATION WILL BE REPLACED.

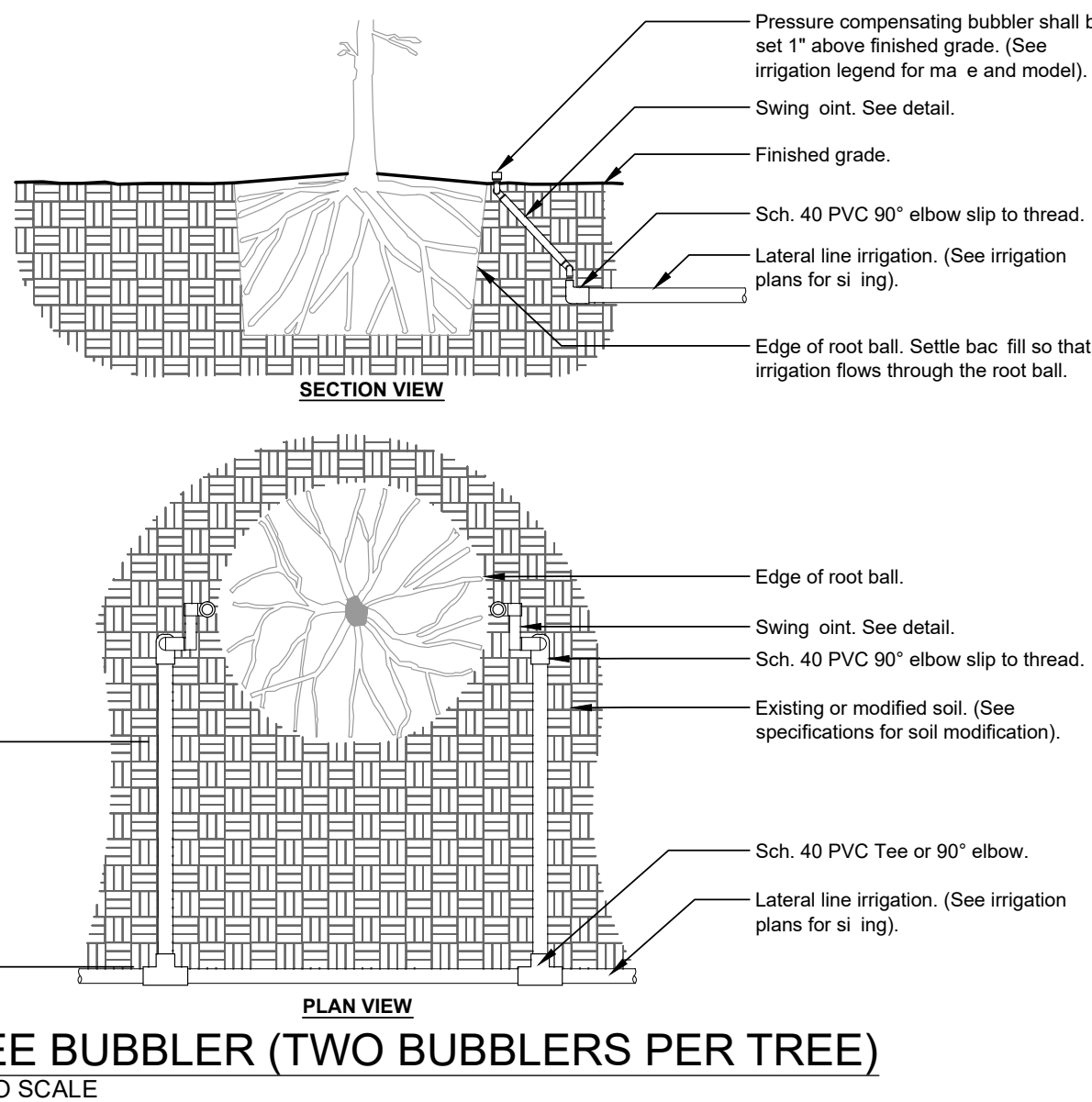
INSTALLATION.

1. PRIOR TO COMMENCING CONSTRUCTION, VERIFY WATER PRESSURE AT POINT OF CONNECTION AND CONFIRM LOCATION OF ALL EXISTING SUBSURFACE UTILITIES.
2. TRENCHING AND BACKFILLING: CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING NEAR EXISTING UTILITIES AND STRUCTURES. TRENCHES SHALL BE EXCAVATED TO THE REQUIRED DEPTHS FOR PIPE INSTALLATION, AND SHALL BE STRAIGHT AND UNIFORM. BACKFILL MATERIAL SHALL BE SOIL FREE OF ROCK, GRAVEL LARGER THAN 2", ORGANIC MATERIAL, OR DEBRIS. BACKFILL SHALL BE COMPACTED BY UNIFORMLY TAMPING IN LOOSE LIFT THICKNESSES OF 8" TO A DENSITY APPROXIMATELY EQUAL TO THE ADJACENT UNDISTURBED SOIL.
3. INSTALLATION OF PLASTIC: PIPE SHALL BE SNAKED FROM ONE SIDE TO THE OTHER IN TRENCHES TO ALLOW FOR EXPANSION AND CONTRACTION. PIPE SHALL BE INSTALLED UNDER DRIVEWAYS OR PARKING AREAS IN SCHEDULE 40 SLEEVES AT LEAST 12" BELOW FINISH GRADE. 18" FOR MAINLINE PIPE. PIPE SLEEVES SHALL BE 2X THE DIAMETER OR SUM OF DIAMETERS OF PIPES BEING SLEEVED AND SHALL EXTEND MIN. 12" BEYOND EDGE OF PAVING, WALL, OR STRUCTURE BEING SLEEVED THROUGH. PARALLEL PIPES MAY BE INSTALLED IN A COMMON TRENCH. PROVIDE MINIMUM SEPARATION OF 3". DO NOT INSTALL PIPES DIRECTLY ABOVE ONE ANOTHER.

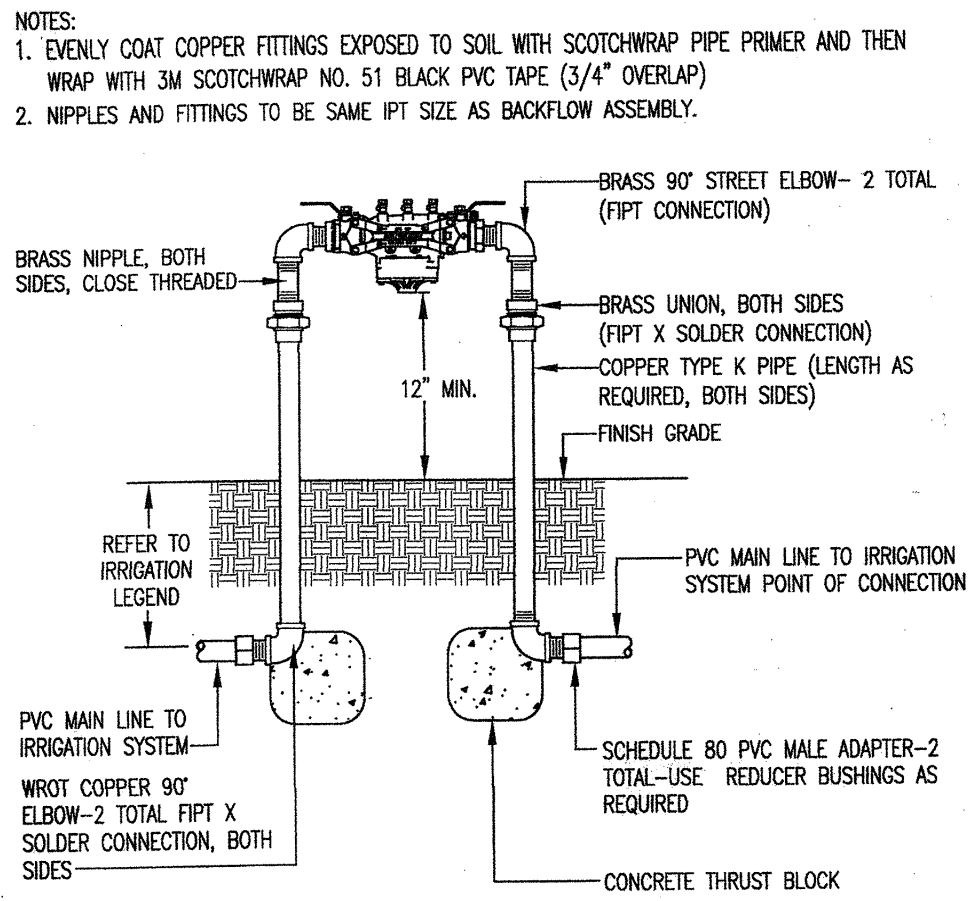
SITE CLEAN-UP.

1. REMOVE DEBRIS AND ACCUMULATION OF DEBRIS AS A RESULT OF IRRIGATION CONSTRUCTION FROM THE SITE AND LEAVE AREA IN A CLEAN CONDITION ACCEPTABLE TO THE OWNER.
2. CONTRACTOR SHALL SCHEDULE A FINAL WALK THROUGH WITH CLIENT.
3. AS-BUILT DRAWINGS – DURING THE COURSE OF THE INSTALLATION, THE IRRIGATION CONTRACTOR SHALL RECORD ALL CHANGES MADE TO THE IRRIGATION SYSTEM DURING INSTALLATION. CHANGES SHALL BE CAREFULLY DRAWN IN RED LINE ON A PRINT OF THE IRRIGATION SYSTEM DRAWING. UPON COMPLETION OF THE INSTALLATION, THIS RED LINE DRAWING SHALL BE GIVEN TO THE OWNER FOR USE AS AN AS-BUILT DRAWING.
4. MANAGEMENT INSTRUCTIONS: THE OWNER SHALL BE INSTRUCTED IN THE COMPLETE OPERATION AND MAINTENANCE OF THE SYSTEM.

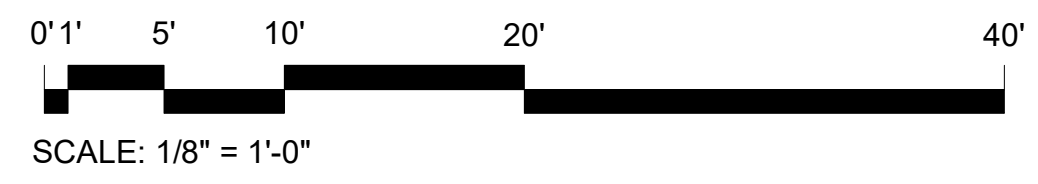
- Notes:
- 1- All irrigation fittings shall be Sch. 40 PVC unless specified otherwise.
- 2- All threaded connections from Sch. 40 to Sch. 80 PVC shall be made using teflon tape.
- 3- Contractor shall settle the area around the bubbler and edge of the root ball so that all irrigation flows through the root ball.



TREE BUBBLER (TWO BUBBLERS PER TREE)  
NOT TO SCALE



REDUCED PRESSURE BACKFLOW  
NOT TO SCALE



SUE ODA  
LANDSCAPE ARCHITECT

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REVISIONS		
	06/11/24	
	12/04/24	
	03/10/25	2ND REVIEW P.C.
	05/07/25	3RD REVIEW P.C.

JOB TITLE

1113 / 1115 PALOMA AVENUE  
BURLINGAME, CALIFORNIA

SHEET TITLE

IRRIGATION PLAN

SCALE 1/4" = 1'-0" DATE 09/27/22

DRAWN NR CHECKED SEO

SHEET L3 OF 4 SHEETS



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

Applicant Information:

Name: SUE ODA, INC.  
Phone: 510.684.8789  
Address: PO BOX 2674, EL CERRITO, CA 94530  
Email: SUE@SUEODA.COM

Project

Site Address: 1113 / 1115 PALOMA AVENUE, BURLINGAME, CA  
Project Type (new dwelling, commercial, or rehab): NEW MULTI-FAMILY DWELLING

☒ This project does incorporate landscaping equal to or less than 2500 sq ft and will be using this form to identify prescriptive requirements which will be included as part of the landscape project. (Please provide the information below specific to the landscape area and identify the location on the plans each design measure can be found using the LANDSCAPE WATER-EFFICIENCY (MWELO) APPENDIX – D CHECKLIST on page two):

Total Landscape Area (sq. ft.): 738 SF Turf Area (sq. ft.): 0 SF  
Non-Turf Plan Area (sq. ft.): 738 SF Special Landscape Area (sq. ft.): 0 SF

Water Type (potable, recycled, well): POTABLE

Name of water purveyor (if not served by private well): CITY OF BURLINGAME WATER DIVISION

Signature

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

Signature of property owner or authorized representative  
Date

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

Landscape Parameter	Design Measures	Location on Plans
Compost	Incorporate compost at a rate of at least four (4) cubic yards per 1,000 sq. ft. to a depth of 6 inches into landscape area (unless contra-indicated by a soil test).	SHEET L1
Plant Water Use	<b>Residential:</b> Install climate adapted plants that require occasional, little or no summer water (average WUCOLS plant factor 0.3) for 75% of the plant area excluding edibles and areas using recycled water. <b>Non-residential:</b> Install climate adapted plants that require occasional, little or no summer water (average WUCOLS plant factor 0.3) for 100% of the plant area excluding edibles and areas using recycled water.	SHEET L1
Mulch	A minimum 3-inch layer of mulch should be applied on all exposed soil surfaces of planting areas, except in areas of turf or creeping or rooting groundcovers.	SHEET L1
Turf	Total turf area shall not exceed 25% of the landscape area. Turf is not allowed in non-residential projects. Turf (if utilized) is limited to slopes not exceeding 25% and is not used in parkways less than 10 feet in width. Turf, if utilized in parkways is irrigated by sub-surface irrigation or other technology that prevents overspray or runoff.	NO TURF
Irrigation System	Irrigation controllers use evapotranspiration or soil moisture data and utilize a rain sensor. Irrigation controller programming data will not be lost due to an interruption in the primary power source. Areas less than 10 feet in any direction utilize sub-surface irrigation or other technology that prevents overspray or runoff. A private landscape submeter is installed at non-residential landscape areas of 1,000 sq. ft. or more.	SHEET L3

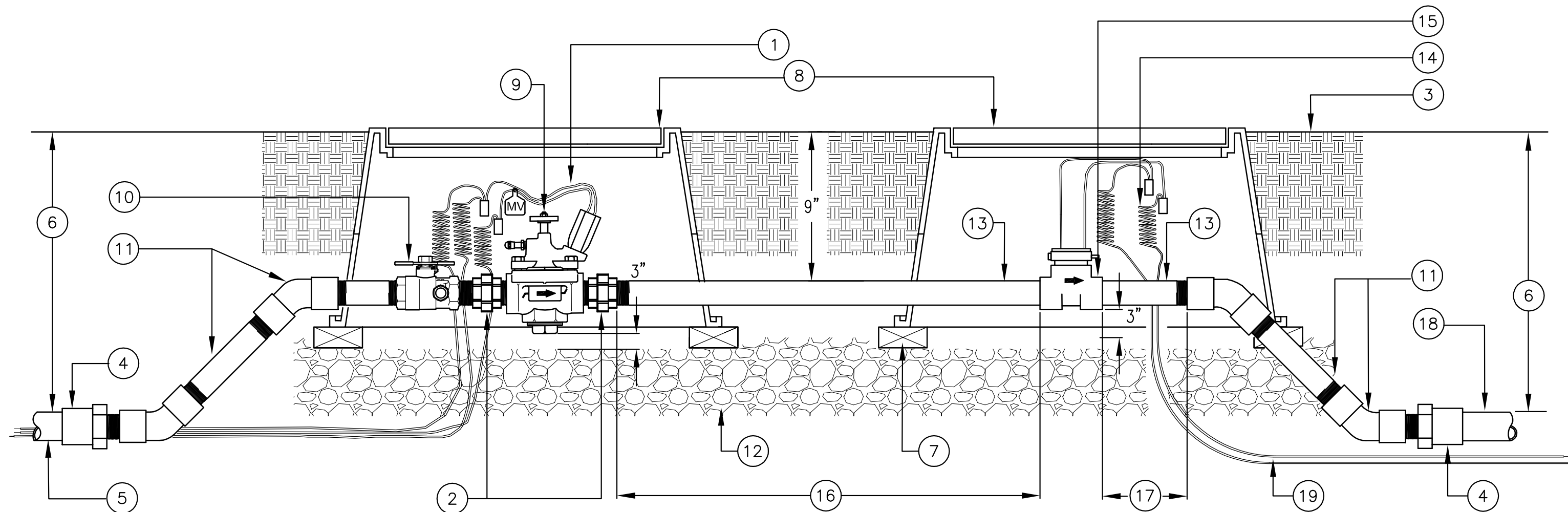
Signature

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

Signature of property owner or authorized representative  
Date

Note

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

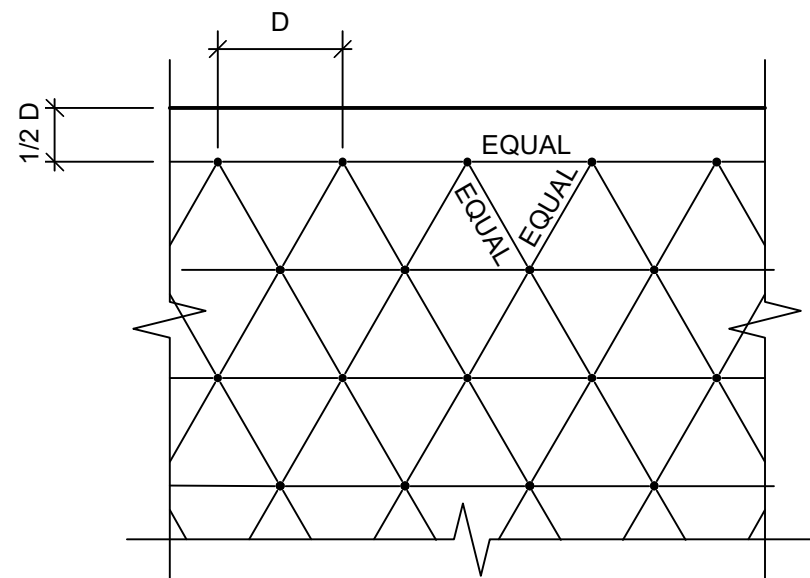


ITEM LIST AND INSTALLATION NOTES:

1. VALVE CONTROL WIRE – PROVIDE 3M DBY SEAL PACKS AT SPLICES, 36" OF EXCESS UF WIRE IN A 1" DIAMETER COIL AND VALVE TAG
2. UNION, PVC SCH 80, MIPT X THREAD, 2 TOTAL, KBI U-XXXX-TMV SERIES
3. FINISH GRADE
4. MALE ADAPTER, PVC (SCHEDULE AS SPECIFIED IN IRRIGATION LEGEND)
5. PVC MAIN LINE FROM BACKFLOW PREVENTION ASSEMBLY
6. REFER TO IRRIGATION LEGEND OR SPECIFICATIONS FOR SOIL COVER
7. COMMON BRICK, 8 TOTAL, INSTALL AT EACH CORNER OF EACH VALVE BOX
8. VALVE BOX, PLASTIC, RECTANGULAR WITH BOLT-DOWN LID. INSTALL BOX AS SHOWN IN BOX INSTALLATION DETAIL. TOP DIMENSION 11-3/4" X 17" X 12" DEEP.
9. MASTER CONTROL VALVE WITH FLOW CONTROL AND MANUAL BLEED (SIZE AS SPECIFIED IN IRRIGATION LEGEND OR SPECIFICATIONS)
10. BALL VALVE, BRASS, FULL PORT, THREADED
11. ELBOWS (45 DEG), NIPPLES (TBE), PVC SCH 80, THREADED, AS REQUIRED
12. PEA GRAVEL – 6" DEEP BELOW VALVE (NO SOIL IN VALVE BOX)
13. NIPPLE, PVC SCH 80, TOE (BETWEEN MASTER VALVE & FLOW SENSOR; AT DISCHARGE FROM FLOW SENSOR)
14. CONTROL WIRE: PROVIDE 3M DBY SEAL PACKS AT SPLICES, 36" OF EXCESS WIRE IN A 1" DIAMETER COIL (#14 AWG-UF WIRE) AND CONTROLLER I.D. TAG
15. FLOW SENSOR WITH SOLVENT WELD TEE, SIZE AS SPECIFIED IN LEGEND. INSTALL FLOW SENSOR TO ALLOW STRAIGHT-FLOW OF A MINIMUM OF TEN TIMES THE DIAMETER OF THE MAIN LINE PIPE ON THE INLET SIDE AND FIVE TIMES THE DIAMETER OF THE MAIN LINE PIPE ON THE OUTLET SIDE OF THE SENSOR. WIRE TO CONTROLLER AS DIRECTED BY MANUFACTURER'S REPRESENTATIVE. DO NOT ALLOW EXCESS SOLVENT CEMENT TO ENTER INSIDE THE TEE AND DISRUPT THE FLOW SENSOR MECHANISM.
16. PROVIDE TEN (10) X THE PIPE DIAMETER; EX: 10 X 1" PIPE = 10" MINIMUM
17. PROVIDE FIVE (5) X THE PIPE DIAMETER; EX: 5 X 1" = 5" MINIMUM
18. PVC MAIN LINE TO IRRIGATION SYSTEM
19. #14 AWG-UF FLOW SENSOR CONTROL WIRE FROM FLOW SENSOR TO CONTROLLER. PROVIDE AND INSTALL PULL BOXES EVERY 200 FEET AS NEEDED. DO NOT SPLICE SENSOR CABLE BETWEEN CONTROLLER AND FLOW SENSOR OR EXCEED 2000 FEET OF WIRE.

MASTER CONTROL VALVE AND FLOW SENSOR

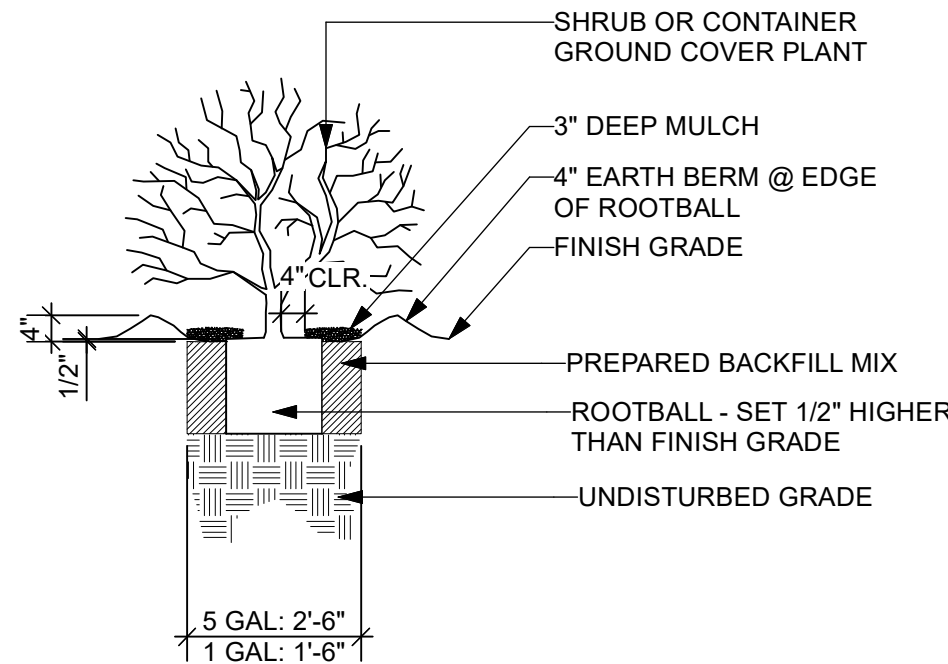
NOT TO SCALE



D= SPACING DISTANCE SPECIFIED

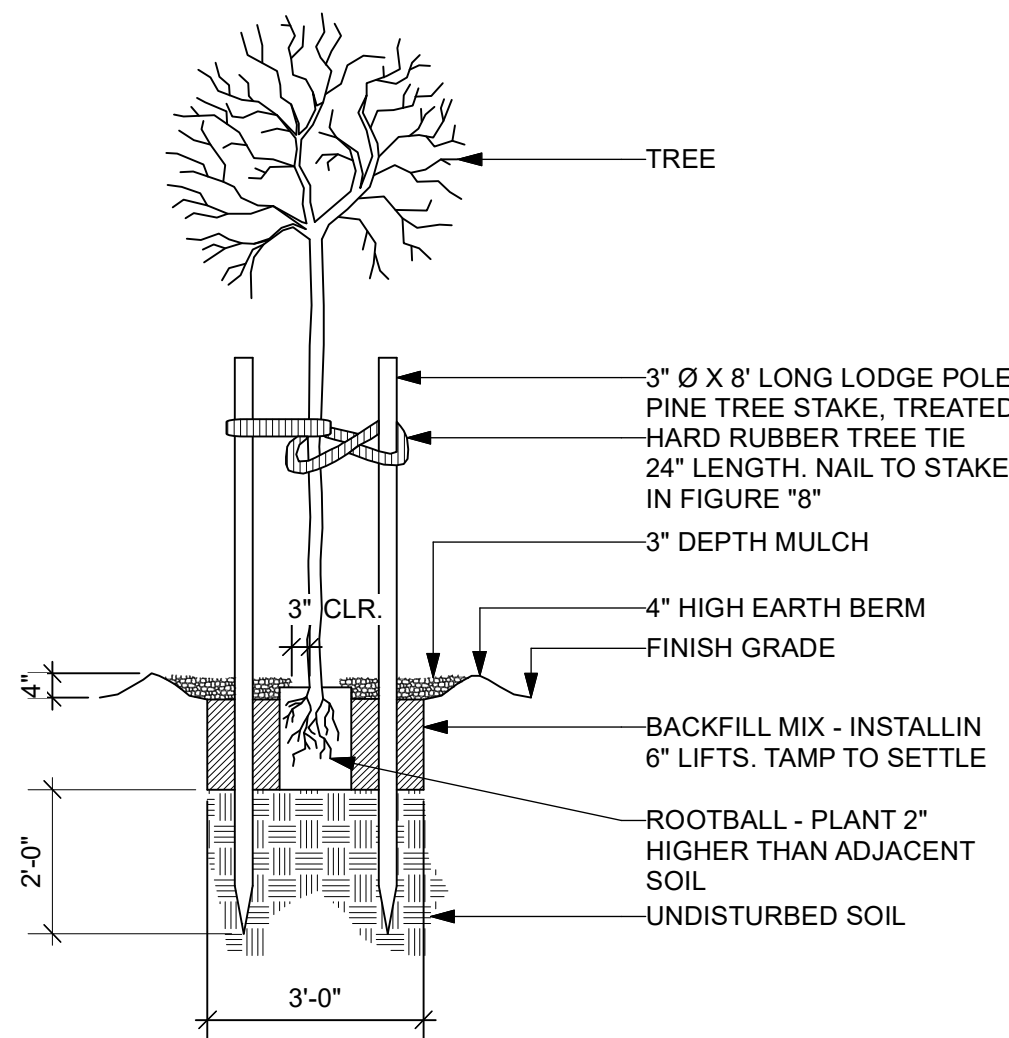
GROUND COVER PLANTING

NOT TO SCALE



SHRUB PLANTING

NOT TO SCALE



TREE PLANTING

NOT TO SCALE

MAXIMUM APPLIED WATER ALLOWANCE (MAWA)

WATER BUDGET CALCULATIONS

Maximum Applied Water Allowance (MAWA)

Formula:

$$MAWA = (Eto) (.62) [ (ETAF \times LA) + (1 - ETAF) \times SLA ]$$

Reference Annual

$$Eto \text{ (in./year)} = 39.0 \times$$

$$MAWA = 39.0 \times 0.62 \times [ (ETAF \times LA) + (1 - ETAF) \times SLA ]$$

$$MAWA = 39.0 \times 0.62 \times [ (0.55 \times 738) + (1 - 0.55) \times 0 ]$$

$$MAWA = 39.0 \times 0.62 \times [ (405.9) + (0) ]$$

$$MAWA = 9,814.7 \text{ gallons per year}$$

0.62 = Conversion factor

LA = Total Landscape Area in S.F.

SLA = Total Special Landsc. Area in S.F.

ETAF = 0.55 for residential, 0.45 for non-residential

ESTIMATED TOTAL WATER USAGE (ETWU)

Hydrozone Table for Calculating ETWU

Reference Evapotranspiration Eto) = 39.0

Hydrozone	Plant Factor (PF)	Irrigation Method *	Irrigation Efficiency (IE)**	ETAF (PF / IE)	Landscape Area (LA) in Sq. Ft.	% of Landscape Area	ETAF x Area	Estimated Total Water Use (ETWU)
VALVE 1	0.3	D	0.81	0.37	720	97.6%	266.67	6,448.0
VALVE 2	0.3	S	0.75	0.40	12	1.6%	4.80	116.1
VALVE 3	0.5	S	0.75	0.67	6	0.8%	4.00	96.7
TOTALS:					738	100.0%	275.47	6,660.8

SLA - Special Landscape Areas

ETWU Total:								6,660.8
Maximum Allowed Water Allowance (MAWA):								9,814.7

Plant Factor

High Water (HW) = 0.8

Medium Water (MW) = 0.5

Low Water (LW) = 0.3

Very Low Water (VLW) = 0.1

\*Irrigation Method

D = Drip

S = Spray

R = Rotor

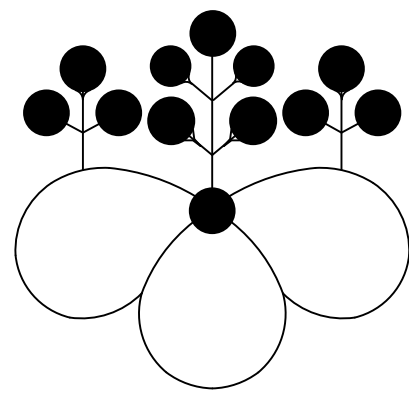
B = Bubbler

MS = Micro-spray

\*\* Irrigation Efficiency

0.75 for Spay

0.81 for Drip



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REVISIONS

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3	03/10/25	2ND REVIEW P.C.
4	05/07/25	3RD REVIEW P.C.

JOB TITLE

1113 / 1115 PALOMA AVENUE  
BURLINGAME, CALIFORNIA

SHEET TITLE

DOCUMENTS & DETAILS

SCALE VARIES DATE 09/27/22

DRAWN NR CHECKED SEO

SHEET L4 OF 4 SHEETS





View from across the street



View from left



Sidewalk from right (proposed western redbud tree removed for clarity)



Site Perspective



View from back of lot



View from back alley

1113 1115 Paloma Ave.  
Burlingame, CA 94010

Parcel 026211100  
3 Condominium

Kwan Design Architects

490 POST STREET, SUITE 1543  
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P R I N T R E C O R D	
REVIEW	08 / 15 / 22
Initial P.C. Response	06 / 20 / 24

THE CONTRACTOR SHALL PERFORM THE WORK IN ACCORDANCE WITH ALL LAWS, ORDINANCES, RULES, AND REGULATIONS OF ALL GOVERNING AGENCIES

Aluminum Window

Hardwood Railing: Garapa

JAMES HARDIE, smooth fiber cement lap siding

JAMES HARDIE, smooth fiber cement panel siding

CALSTONE permeable pavers: Linear

DAVIS COLORS  
Board Formed Concrete Color: Kailua

BENJAMIN MOORE  
Paint Color: Tomato Red

BENJAMIN MOORE  
Paint Color: White Heron

BENJAMIN MOORE  
Paint Color: Tarpley Brown

Materials &  
Renderings