

1549 BURLINGAME AVE., BURLINGAME, CA
A.P.N.: 028-285-160

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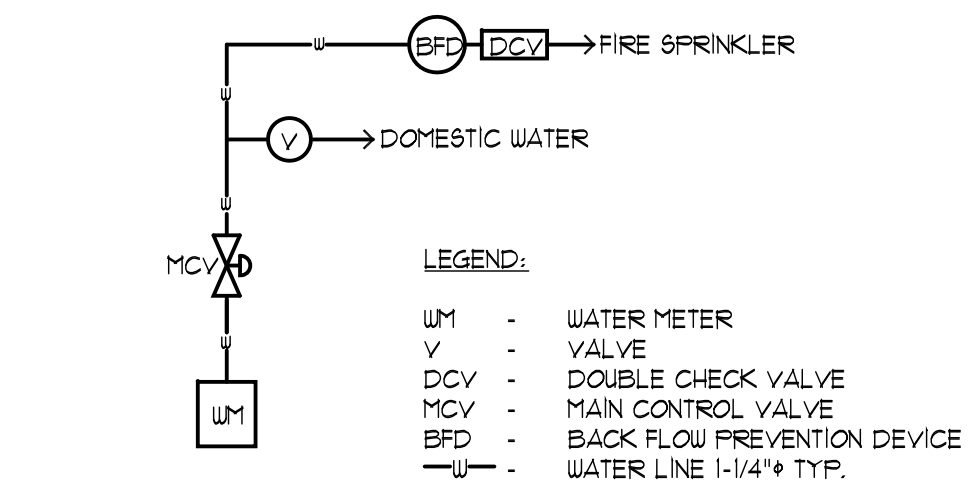
GENERAL NOTES:

- SEE LANDSCAPE PLAN FOR DETAIL INFORMATION
- MAXIMUM DRIVEWAY SLOPES SHALL NOT EXCEED FIFTEEN (15) PERCENT AT ANY POINT WITHOUT SPECIAL APPROVAL OF THE DEPARTMENT OF PUBLIC WORKS. SLOPES IN EXCESS OF TWENTY (20) PERCENT SHALL REQUIRE APPROVAL OF THE PLANNING COMMISSION. TRANSITIONAL SLOPES ARE REQUIRED FOR DRIVEWAYS WHICH EXCEED TEN (10) PERCENT MAXIMUM SLOPE. NO TRANSITIONAL SLOPE SHALL EXTEND INTO A REQUIRED PARKING SPACE.
- TOPOGRAPHY IS PREPARED BY:
QUIET RIVER LAND SERVICES
6141 SIERRA COURT, SUITE K
DUBLIN, CA 94568
TEL: (925) 134-6188
- A DEMOLITION PERMIT IS REQUIRED FOR SIDEWALK, SEWER AND WATER REPLACEMENT
- REQUIRED PROTECTIVE FENCING MUST BE INSTALLED AND INSPECTED PRIOR TO DEMO PERMIT ISSUE.
- SEWER BACKWATER PROTECTION CERTIFICATION IS REQUIRED FOR THE INSTALLATION OF ANY NEW SEWER FIXTURE PER ORDINANCE NO. 1110. THE SEWER BACKWATER PROTECTION CERTIFICATE IS REQUIRED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

- THE SURVEYOR RECOMMENDS THE CITY VERIFY THAT THE PERTINENT RESIDENCES WERE USED IN THE CALCULATION.
- GARAGE FOOTING SHALL NOT EXTEND INTO ONE FOOT SETBACK WITHOUT A LICENSED SURVEY AND FIELD STAKING REVIEWED BY INSPECTOR
- NEW WATER METER SHALL NOT ON PRIVATE PROPERTY. IT MUST BE LOCATED ON PUBLIC PROPERTY FOR ACCESS BY METER READER.
- NEW SEWER LINE WITH CLEANOUT FOR NEW HOUSE. CLEANOUT AT SEWER MAIN LINE TO BE IN PUBLIC EASEMENT FOR CITY ACCESS.
- CONTRACTOR SHALL ENSURE THE DOUBLE VALE ASSEMBLY FOR FIRE PROTECTION SHALL BE TESTED AND APPROVED BY A SAN MATEO COUNTY ENVIRONMENTAL HEALTH APPROVED CONTRACTOR PRIOR TO SCHEDULING WATER DEPARTMENT FINAL.
- PROVIDE ADEQUATE FIRE FLOW BASED UPON CONSTRUCTION AND SIZE OF BUILDING. SEE UPC APPENDIX IIIA. MINIMUM 500 GPM REQUIRED. SEE TABLE NO. A-III-A-I.
- MINIMUM 1" WATER METER REQUIRED
- IF BACKWATER PROTECTION IS REQUIRED, CONTRACTOR SHALL PROVIDE AN ISOMETRIC DIAGRAM OF THE BUILDING SEWER INCLUDING ALL BACKWATER VALVES, RELIEF VALVES, AND ANY SEWER INJECTION SYSTEM DETAILS. CITY OF BURLINGAME MUNICIPAL CODE ORDINANCE 1110.
- PROVIDE SURVEY STAKES PRIOR TO FOUNDATION INSPECTION TO VERIFY LOT LINES.
- PROVIDE A PRESSURE ABSORBING DEVICES OR APPROVED MECHANICAL DEVICES ARE REQUIRED ON WATER LINES LOCATED AS CLOSE AS POSSIBLE TO QUICK ACTING VALVES, THAT WILL ABSORB HIGH PRESSURES RESULTING FROM QUICK CLOSING OF QUICK-CLOSING VALVES. OFC SECTION 609.10

PUBLIC WORK NOTES & CONDITIONS:

- A REMOVE/REPLACE UTILITIES ENCROACHMENT PERMIT IS REQUIRED:
 - REPLACE ALL CURB, GUTTER, DRIVEWAY AND SIDEWALK FRONTING SITE.
 - PLUG ALL EXISTING SANITARY SEWER LATERAL CONNECTIONS AND INSTALL A NEW 6" LATERAL.
 - ALL WATER LINE CONNECTIONS TO CITY WATER MAINS FOR SERVICES OR FIRE LINE ARE TO BE INSTALLED PER CITY STANDARD PROCEDURES AND SPECIFICATION.
 - ANY OTHER UNDERGROUND UTILITY WORKS WITHIN CITY'S RIGHT OF WAY.
- THE SANITARY SEWER LATERAL (BUILDING SEWER) SHALL BE TESTED PER ORDINANCE CODE CHAPTER 5.12. TESTING INFORMATION IS AVAILABLE AT THE BUILDING DEPARTMENT COUNTER. AN ENCROACHMENT PERMIT IS REQUIRED FROM THE PUBLIC WORKS DEPARTMENT WHENEVER THE CITY'S PORTION OF THE SEWER LATERAL OR CITY CLEANOUT IS TO BE LAID AND/OR CONNECTED TO THE SEWER MAINS.
- SEWER BACKWATER PROTECTION CERTIFICATION IS REQUIRED FOR THE INSTALLATION OF ANY NEW SEWER FIXTURE PER ORDINANCE NO. 1110. THE SEWER BACKWATER PROTECTION CERTIFICATE IS REQUIRED PRIOR TO THE ISSUANCE OF BUILDING PERMIT.
- ALL WATER LINE CONNECTIONS TO CITY WATER MAINS FOR SERVICES OR FIRE LINE PROTECTION ARE TO BE INSTALLED PER CITY STANDARD PROCEDURES AND MATERIAL SPECIFICATIONS. CONTACT THE CITY WATER DEPARTMENT FOR CONNECTION FEES. ENCROACHMENT PERMIT IS REQUIRED FOR ANY WORK IN THE CITY'S RIGHT-OF-WAY. IF REQUIRED, ALL FIRE SERVICES AND SERVICES 2" AND OVER WILL BE INSTALLED BY BUILDER. ALL UNDERGROUND FIRE SERVICE CONNECTIONS SHALL BE SUBMITTED AS SEPARATE UNDERGROUND FIRE SERVICE PERMIT FOR REVIEW AND APPROVAL.
- A SURVEY BY A LICENSED SURVEYOR OR ENGINEER IS REQUIRED. THE SURVEY SHALL SHOW HOW THE PROPERTY LINES WERE DETERMINED AND THAT THE PROPERTY CORNERS WERE SET BY SURVEYORS LICENSE NUMBER(S) Durable monuments. THIS SURVEY SHALL BE ATTACHED TO THE CONSTRUCTION PLANS. ALL CORNERS NEED TO BE MAINTAINED OR REINSTALLED BEFORE THE BUILDING FINAL. ALL PROPERTY CORNERS SHALL BE MAINTAINED DURING CONSTRUCTION OR RE-ESTABLISHED AT THE END OF THE PROJECT.
- ENCROACHMENT PERMIT IS REQUIRED FOR ANY WORK IN THE CITY'S RIGHT-OF-WAY.
- CONSTRUCTION AND BUILDING USE SHALL CONFORM TO CONDITIONS AS DESCRIBED BY PLANNING COMMISSION AND/OR CITY COUNCIL ACTIONS.
- THE PROJECT SHALL COMPLY WITH THE CITY'S NPDES PERMIT REQUIREMENTS TO PREVENT STORM WATER POLLUTION.
- NEW DRIVEWAY OR DRIVEWAY WIDENING MUST BE APPROVED BY THE CITY ENGINEER. SHOW DISTANCE BETWEEN THE PROPOSED DRIVEWAY OPENING TO THE CLOSEST ADJACENT DRIVEWAY ON SITE PLAN.
- NO STORM WATERS, UNDERGROUND WATERS DRAINING FROM ANY LOT, BUILDING, OR PAVED AREAS SHALL BE ALLOWED TO DRAIN TO ADJACENT PROPERTIES NOR SHALL THESE WATERS BE CONNECTED TO THE CITY'S SANITARY SEWER SYSTEM. THESE WATERS SHALL ALL DRAIN TO EITHER ARTIFICIAL OR NATURAL STORM DRAINAGE FACILITIES BY GRAVITY OR PUMPING REGARDLESS OF THE SLOPE OF THE PROPERTY." MUNICIPAL CODE SECTION 18.020.010 (1)
 - STORM WATER SHALL BE DRAINED THROUGH A CURB DRAIN OR TO THE STORM DRAINAGE SYSTEM. SEE CITY STANDARDS FOR CURB DRAIN DESIGN.
 - FLOOD ZONE 'C' REQUIRES FLOOD ZONE CONFIRMATION AND/OR PROTECTION OF HABITABLE SPACE.
 - PROVIDE ELEVATIONS TO CONFIRM DRAINAGE AND SITE DESIGN.
- NEW DRIVEWAY OR DRIVEWAY WIDENING MUST BE APPROVED BY THE CITY ENGINEER. SHOW DISTANCE BETWEEN THE PROPOSED DRIVEWAY OPENING TO THE CLOSEST ADJACENT DRIVEWAY ON SITE PLAN.
- IF POST-CONSTRUCTION IMPERVIOUS AREA IS GREATER THAN 40% OF TOTAL SIZE, MITIGATION OF THE ADDITIONAL STORM RUNOFF IN EXCESS OF 40% TOTAL LOT SIZE MUST BE ADDRESSED. PLEASE SHOW HOW THE POST-CONSTRUCTION DESIGN WILL ADDRESS THE ADDITIONAL STORMOFF.



- PROVIDE A BACKFLOW PREVENTION DEVICE - USC APPROVED DOUBLE CHECK VALVE ASSEMBLY.
- CONTRACTOR SHALL ENSURE THE DOUBLE CHECK VALVE ASSEMBLY FOR THE FIRE PROTECTION SHALL BE TESTED AND APPROVED BY A SAN MATEO COUNTY ENVIRONMENTAL HEALTH APPROVED CONTRACTOR PRIOR TO SCHEDULING WATER DEPARTMENT FINAL.
- PROVIDE ADEQUATE FIRE FLOW BASED UPON CONSTRUCTION AND SIZE OF BUILDING. SEE UPC APPENDIX IIIA.

SCHEMATIC WATER LATERAL LINE
NOT TO SCALE

STORM WATER NOTES:

- PROJECTS THAT CREATE AND/OR REPLACE 2500 SQUARE FEET TO 10000 SQUARE FEET OF IMPERVIOUS SURFACE (E.G. NEW ROOF, DRIVEWAY, OR OTHER NON-PERVIOUS SURFACE) MUST COMPLY WITH THE SAN FRANCISCO BAY MUNICIPAL REGIONAL STORMWATER NPDES PERMIT. PLEASE SHOW ON PLANS WHICH SITE DESIGN MEASURE(S) LISTED ON THE STORMWATER CHECKLIST FOR SMALL PROJECTS WILL BE INSTALLED TO MEET THIS REQUIREMENT. A COPY OF THE SMALL PROJECTS CHECKLIST IS ACCESSIBLE HERE: <https://www.burlingame.or/stormwaterdevelopment>.
- DESIGN MEASURE: DIRECT ROOF RUNOFF ONTO VEGETATED AREAS (E.G. USING A DISCONNECTED DOWNSPOUT AND PROVIDE CONSTRUCTION DETAILS OF SPLASH BLOCK OR CONNECT DOWNSPOUT TO DRAIN PIPE WITH POP-UP EMITTERS).
- PROJECTS THAT INVOLVE DEMOLITION OF A BUILDING WILL NEED TO ENSURE THAT POLYCHLORINATED BIPHENYLS DO NOT ENTER THE STORM DRAINS PER MUNICIPAL CODE 5.15

FIRE NOTES:

CONTRACTOR SHALL OBTAIN SEPARATE FIRE SPRINKLER PERMIT FOR THE INSTALLATION OF THE FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 17.020.030 OF THE BURLINGAME MUNICIPAL CODE. THE MINIMUM SIZE SERVICE FOR FIRE SPRINKLER SYSTEM SHALL CONFORM TO NFPA 13 OR 13R IS 2". FOR NFPA 13D SYSTEMS THE MINIMUM SIZE IS 1".

FIRE SPRINKLER SHOP DRAWINGS ARE TO BE SUBMITTED DIRECTLY TO THE BURLINGAME FIRE DEPARTMENT AT 1999 ROLLING ROAD, BURLINGAME ONLY AFTER FIRE SPRINKLER UNDERGROUNDS HAVE BEEN SUBMITTED TO THE BURLINGAME BUILDING DEPARTMENT.

PUBLIC WORKS SITE NOTES:

- ALL ABANDONED SEWER LATERALS SHALL HAVE WYES OR SADDLES REMOVED OFF THE MAIN AND REPLACE WITH NEWS STRAIGHT SECTION.
- ALL ABANDONED EXISTING WATER SERVICES, 2-INCH OR BELOW, SHALL BE CUT AND CLIP AT THE EXISTING MAIN CONNECTION AND DISCONNECT AT SERVICE SADDLE. ABANDONED VALVE WHERE APPLICABLE.
- ALL ABANDONED EXISTING WATER SERVICES, GREATER THAN 2", SHALL HAVE TEES REMOVED AT MAIN AND REPLACE WITH STRAIGHT PIPE PER CITY STANDARDS AND DETAILS.
- NO PERMANENT STRUCTURES (RETAINING WALLS, FENCES, COLUMNS, MAILBOX, ETC.) PROPOSED BEYOND THE PROPERTY LINE AND INTO THE PUBLIC RIGHT-OF-WAY.
- REPLACE ALL CURB, GUTTER, DRIVEWAY AND SIDEWALK FRONTING SITE, (2) PLUG ALL EXISTING SANITARY SEWER LATERAL CONNECTIONS AND INSTALL A NEW 4" LATERAL, (3) ALL WATER LINE CONNECTIONS TO CITY WATER MAINS FOR SERVICES OR FIRE LINE ARE TO BE INSTALLED PER CITY STANDARD PROCEDURES AND SPECIFICATION, (4) ANY UNDERGROUND UTILITY WORKS WITHIN CITY'S RIGHT-OF-WAY.

BUILDING NOTES:

- BASED ON THE SCOPE OF WORK, THIS PROJECT IS CONSIDERED A TYPE I PROJECT THAT REQUIRES A STORM WATER CONSTRUCTION POLLUTION PREVENTION PERMIT. NOTE: THIS PERMIT IS REQUIRED TO BE OBTAINED BY THE PUBLIC WORKS DEPARTMENT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. IN ADDITION, AN INITIAL FIELD INSPECTION BY THE PUBLIC WORKS INSPECTOR IS REQUIRED PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION WORK ON PRIVATE PROPERTY OR IN THE PUBLIC RIGHT-OF-WAY.
- PUBLIC WORKS REQUIRE A SEWER BACKWATER PROTECTION CERTIFICATE PRIOR TO PERMIT BEING ISSUED. PLEASE CONTACT PUBLIC WORKS AT 650-558-1230 PRIOR TO BUILDING PERMIT ISSUANCE.
- DEMOLITION OF A STRUCTURE REQUIRE THE OWNER TO OBTAIN A PERMIT FROM BAAQMD AND REQUIRE SIGN-OFFS FROM THE WATER, SEWER, AND PLANNING AND RECYCLING DEPARTMENTS. THE DEMOLITION PERMIT APPLICATION, AVAILABLE ON THE CITY OF BURLINGAME BUILDING DEPARTMENTS WEB SITE, WILL NEED NEED TO BE COMPLETED PRIOR TO BUILDING DEPARTMENT APPROVAL AND THE START OF WORK. OWNER SHOULD CALL BAAQMD FOR QUESTIONS CONCERNING OBTAINING A PERMIT FROM THE BAY AREA QUALITY MANAGEMENT DISTRICT.
- RECYCLING AND WASTE REDUCTION FORM WILL NEED TO BE SUBMITTED AND APPROVED PRIOR TO ISSUANCE OF BUILDING PERMIT. THE OWNER SHOULD CONTACT JOE MACLUSKEY RECYCLING SPECIALIST @ 650-558-1213

TABLE NO. A-III-A-I

MINIMUM REQUIRED FIRE FLOW & FLOW DURATION BUILDINGS

FIRE AREA (square feet)					FIRE FLOW (gallons per minute)	FLOW DURATION (hours)
X 0.0229 for m2						
Type I-F.R.	Type II One-H.R.	Type IV-H.T.	Type I-H	Type V-A1	x 3.15% for Urban	
sq ft	One-H.R.	V-One-H.T.	sq ft	sq ft		
0-22,700	0-12,700	0-5,200	0-5,900	0-3,600	1,500	
22,701-30,200	12,701-17,000	5,201-7,900	5,901-7,900	3,601-4,800	1,750	2
30,201-38,700	17,001-21,800	7,901-10,900	7,901-9,800	4,801-6,200	2,000	
38,701-48,300	21,801-24,200	10,901-12,900	9,801-12,600	6,201-7,700	2,250	
48,301-59,000	24,201-33,200	12,901-17,400	12,601-15,400	7,701-9,400	2,500	
59,001-70,900	33,201-39,700	17,401-21,300	15,401-18,400	9,401-11,300	2,750	
70,901-83,700	39,701-47,100	21,301-25,500	18,401-21,800	11,301-13,400	3,000	
83,701-97,700	47,101-54,900	25,501-30,100	21,801-25,900	13,401-15,600	3,250	3
97,701-112,700	54,901-63,400	30,101-35,200	25,901-29,200	15,601-18,000	3,500	
112,701-128,700	63,401-72,400	35,201-40,600	29,201-33,600	18,001-20,600	3,750	
128,701-145,900	72,401-82,100	40,601-46,400	33,501-37,900	20,601-23,300	4,000	
145,901-164,200	82,101-92,400	46,401-52,500	37,901-42,700	23,301-26,200	4,250	
164,201-183,400	92,401-103,100	52,501-59,100	42,701-47,700	26,201-29,300	4,500	
183,401-203,700	103,101-114,600	59,101-66,000	47,701-53,000	29,301-32,600	4,750	
203,701-225,200	114,601-126,700	66,001-73,300	53,001-58,800	32,601-36,000	5,000	
225,201-247,700	126,701-139,400	73,301-81,100	58,801-65,400	36,001-39,600	5,250	
247,701-271,200	139,401-152,600	81,101-90,200	65,401-70,600	39,601-43,400	5,500	
271,201-295,900	152,601-168,500	90,201-97,700	70,601-77,000	43,401-47,400	5,750	
295,901-Greater	168,501-Greater	97,701-106,500	77,001-83,700	47,401-51,500	6,000	4
-	-	106,501-115,800	83,701-90,900	51,501-55,700	6,250	
-	-	115,801-125,500	90,901-97,900	55,701-60,200	6,500	
-	-	125,501-135,500	97,901-106,800	60,201-64,800	6,750	
-	-	135,501-145,800	106,801-113,200	64,801-69,800	7,000	
-	-	145,801-156,700	113,201-121,300	69,801-74,600	7,250	
-	-	156,701-167,800	121,301-128,600	74,601-79,800	7,500	
-	-	167,801-179,400	128,601-138,300	79,801-85,100	7,750	
-	-	179,401-191,400	138,301-148,400	85,101-90,200	8,000	
-	-	191,401-Greater	148,401-Greater	90,201-Greater	8,250	

DRAINAGE NOTES:

RAINWATER COLLECTION
ALL NEW ROOF RAINWATER SHALL BE COLLECTED BY MEANS OF GALVANIZED METAL GUTTERS, UNLESS NOTED OTHERWISE, LOCATED AT THE EAVES. PAINT TO MATCH COLOR SCHEME OF RESIDENCE. GUTTER SHALL LEAD TO 2" X 4" RECTANGULAR METAL DOWNSPOUTS OR DOWNSPOUTS TO MATCH EXISTING AND/OR COPPER RAINWATER LEADER. DOWNSPOUTS SHALL TERMINATE BELOW GRADE TO A PERIMETER 4" DIAMETER ABS SOLID DRAINPIPE. RUN 4" DIAMETER (OR SIZE AS NOTED ON SITE PLAN) SOLID PIPE THROUGH FACE OF CURB SO THAT WATER WILL EMPTY INTO THE STREET GUTTER SYSTEM. SLOPE ALL PIPES FOR ADEQUATE DRAINAGE. INSURE THAT THE LOCATION CHOSEN FOR THE PIPE TO GO THROUGH THE FACE OF CURB IS ADEQUATE TO CARRY THE WATER FROM THE SITE TO A CITY MAINTAINED WATER COLLECTION SYSTEM. IN SINGLE-FAMILY RESIDENCES THE WATER MAY FLOW TO THE STREET BY GRAVITY METHOD PROVIDED THERE IS SUFFICIENT GRADE TO INSURE FLOW TO THE STREET GUTTER AND THAT WATER DOES NOT FLOW ONTO ADJOINING PROPERTIES.

SUMP PUMP MAY BE REQUIRED (SEE SITE PLAN)
IF THE GRAVITY METHOD OF DRAINAGE CANNOT BE USED, PROVIDE A SUMP PUMP OF ADEQUATE SIZE TO CARRY ALL WATER THROUGH A 2" DIAMETER ABS PIPE THROUGH THE FACE OF THE CURB SO THAT THE WATER WILL EMPTY INTO THE GUTTER SYSTEM. INSURE THAT THE LOCATION CHOSEN FOR THE PIPE TO GO THROUGH THE FACE OF CURB IS ADEQUATE TO CARRY THE WATER FROM THE SITE TO A CITY MAINTAINED WATER COLLECTION SYSTEM.

PROVIDE A BACKFLOW PREVENTER/DEVICE AT A LOCATION NEAR THE TERMINATION OF THE SOLID PIPE THROUGH THE FACE OF CURB AS REQUIRED TO PREVENT RAINWATER FROM THE GUTTER SYSTEM ENTERING THE SUMP PUMP SYSTEM.

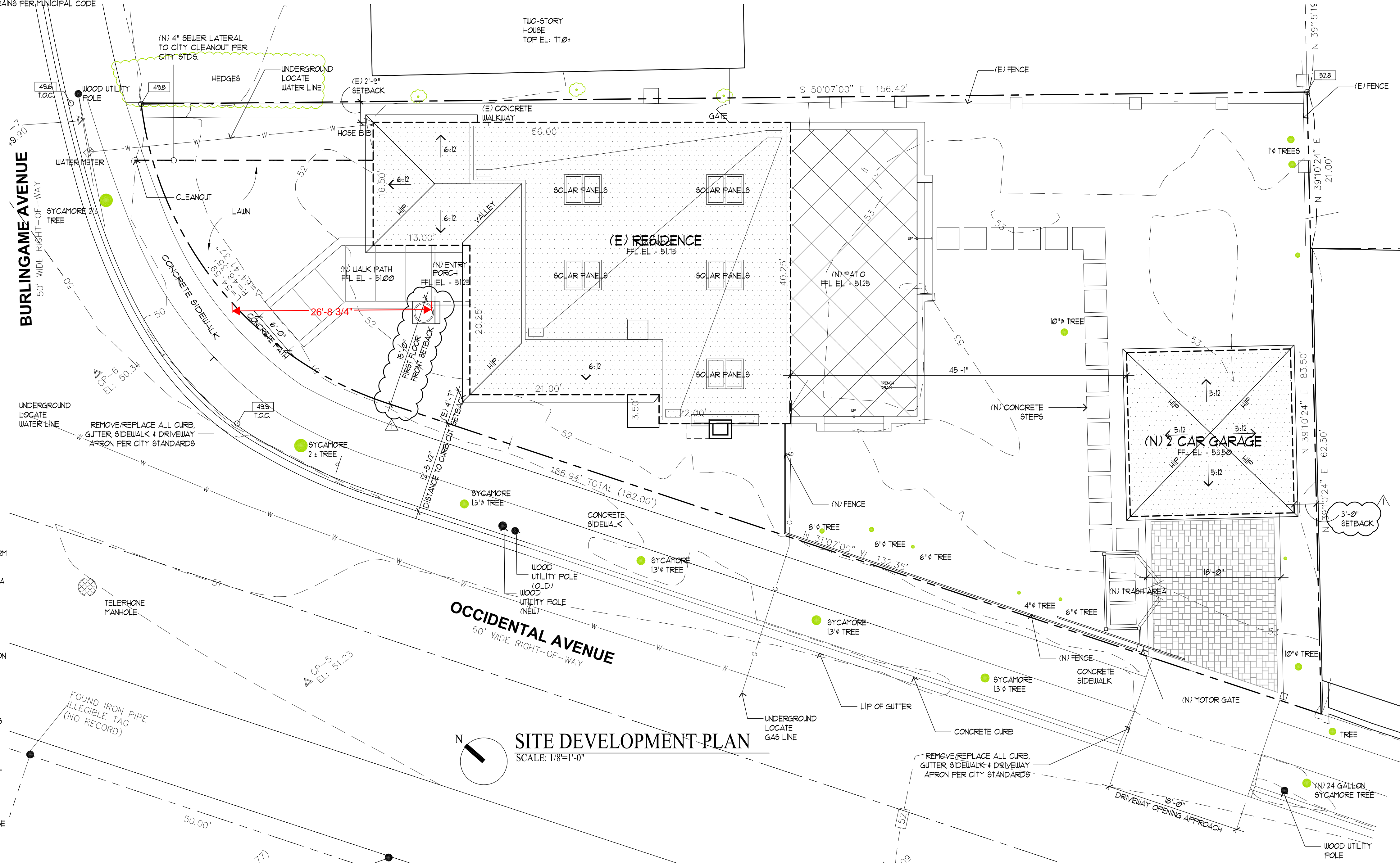
SUMP PUMP AT A MINIMUM SHALL BE A 1/4 HP AUTOMATIC SUBMERSIBLE SUMP PUMP WITH PERFORMANCE AS LISTED BELOW (MINIMUM). INSTALL AS PER MANUFACTURERS SPECIFICATIONS AND RECOMMENDATIONS.

DISCHARGE FEET OF HEAD 5 10 15
PERFORMANCE (GALLONS PER HOUR) 2280 1620 660

SUMP PIT - INSTALL PUMP IN SUMP PIT (CATCH BASIN) WITH THE MINIMUM CLEARANCES AND DEPTHS AS PER MANUFACTURER SPECIFICATIONS AND RECOMMENDATIONS.

PUBLIC WORK NOTES :

- ANY WORK IN THE CITY RIGHT-OF-WAY, SUCH AS PLACEMENT OF DEBRIS IN STREET, CONSTRUCTION PARKING, WORK IN SIDEWALK AREA, PUBLIC EASEMENTS, AND UTILITY EASEMENTS IS REQUIRED TO OBTAIN AN ENCROACHMENT PERMIT PRIOR TO STARTING WORK. A POST-CONSTRUCTION INSPECTION WILL BE REQUIRED TO VERIFY THAT THE PERMIT WILL BE DOUBLE THE PERMIT FEE.
- BASED ON THE SCOPE OF WORK, THIS IS A TYPE I PROJECT THAT REQUIRES A STORMWATER CONSTRUCTION POLLUTION PREVENTION PERMIT. THIS PERMIT IS REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT. AN INITIAL FIELD INSPECTION IS REQUIRED PRIOR TO THE START OF ANY CONSTRUCTION (ON PRIVATE PROPERTY OR IN THE PUBLIC RIGHT-OF-WAY).
- A REMOVE/REPLACE UTILITIES ENCROACHMENT PERMIT IS REQUIRED TO (1) REPLACE ALL CURB, GUTTER, DRIVEWAY AND SIDEWALK FRONTING SITE, (2) PLUG ALL EXISTING SANITARY SEWER LATERAL CONNECTIONS AND INSTALL A NEW 4" LATERAL, (3) ALL WATER LINE CONNECTIONS TO CITY WATER MAINS FOR SERVICES OR FIRE LINE ARE TO BE INSTALLED PER CITY STANDARD PROCEDURES AND SPECIFICATION, (4) ANY OTHER UNDERGROUND UTILITY WORKS WITHIN CITY'S RIGHT-OF-WAY.
- CONSTRUCTION HOURS IN THE CITY PUBLIC RIGHT-OF-WAY ARE LIMITED TO WEEKDAYS AND NON-CITY HOLIDAYS BETWEEN 8:00 AM AND 5:00 PM. THIS INCLUDES CONSTRUCTION HAULING.
- PER MUNICIPAL CODE SECTION 18.020.030, NO STORM WATER OR UNDERGROUND WATER DRAINING FROM ANY LOT, BUILDING, OR PAVED AREA SHALL BE ALLOWED TO DRAIN TO ADJACENT PROPERTIES NOR SHALL THIS WATER BE CONNECTED TO THE CITY'S SANITARY SEWER SYSTEM. REGARDLESS OF THE SLOPE OF THE SOURCE PROPERTY, SUCH WATER SHALL DRAIN TO EITHER ARTIFICIAL OR NATURAL STORM DRAINAGE FACILITIES BY GRAVITY OR PUMPING.
- ALL WATER LINES CONNECTIONS TO CITY WATER MAINS FOR SERVICES OR FIRE LINE PROTECTION ARE TO BE INSTALLED PER CITY STANDARD PROCEDURES AND MATERIAL SPECIFICATIONS. CONTACT THE CITY WATER DEPARTMENT FOR CONNECTION FEES. IF REQUIRED, ALL FIRE SERVICES AND SERVICES 2" AND OVER WILL BE INSTALLED BY BUILDER. ALL UNDERGROUND FIRE SERVICE CONNECTIONS SHALL BE SUBMITTED AS SEPARATE UNDERGROUND FIRE SERVICE PERMIT FOR REVIEW AND APPROVAL.
- NO STRUCTURE SHALL BE BUILT INTO CITY'S RIGHT-OF-WAY. THE PROPERTY LINE ON BLOOMFIELD AVENUE IS APPROXIMATELY ELEVEN FEET (11') MEASURED FROM FACE OF CURB.
- THE PROJECT SHALL COMPLY WITH THE CITY'S NPDES PERMIT REQUIREMENTS TO PREVENT STORM WATER POLLUTION.
- ALL DEBRIS/GARBAGE CONTAINERS LOCATION SHALL BE ON PROPERTY. IN A SITUATION WHERE THAT IS NOT POSSIBLE, AN ENCROACHMENT PERMIT IS REQUIRED FROM PUBLIC WORKS DEPARTMENT FOR PLACING DEBRIS/GARBAGE CONTAINERS IN PUBLIC RIGHT-OF-WAY. NO WET GARBAGE FLUID SHALL ENTER PUBLIC RIGHT-OF-WAY OR THE STORM DRAIN SYSTEM.
- IT IS THE RESPONSIBILITY OF THE OWNER AND/OR CONTRACTOR TO NOTIFY UNDERGROUND SERVICE ALERT (USA) AT LEAST 48 HOURS BEFORE THE START OF ANY EXCAVATION WORK.
- POST-CONSTRUCTION IMPERVIOUS AREA APPEARS TO BE GREATER THAN 40% OF TOTAL LOT SIZE. MITIGATION OF THE ADDITIONAL STORM RUNOFF IN EXCESS OF 40% TOTAL LOT SIZE MUST BE ADDRESSED. PLEASE SHOW HOW THE POST-CONSTRUCTION DESIGN WILL ADDRESS THE ADDITIONAL STORM RUNOFF.



REVISIONS BY
PLNG PC1 10/13/22 Δ PU

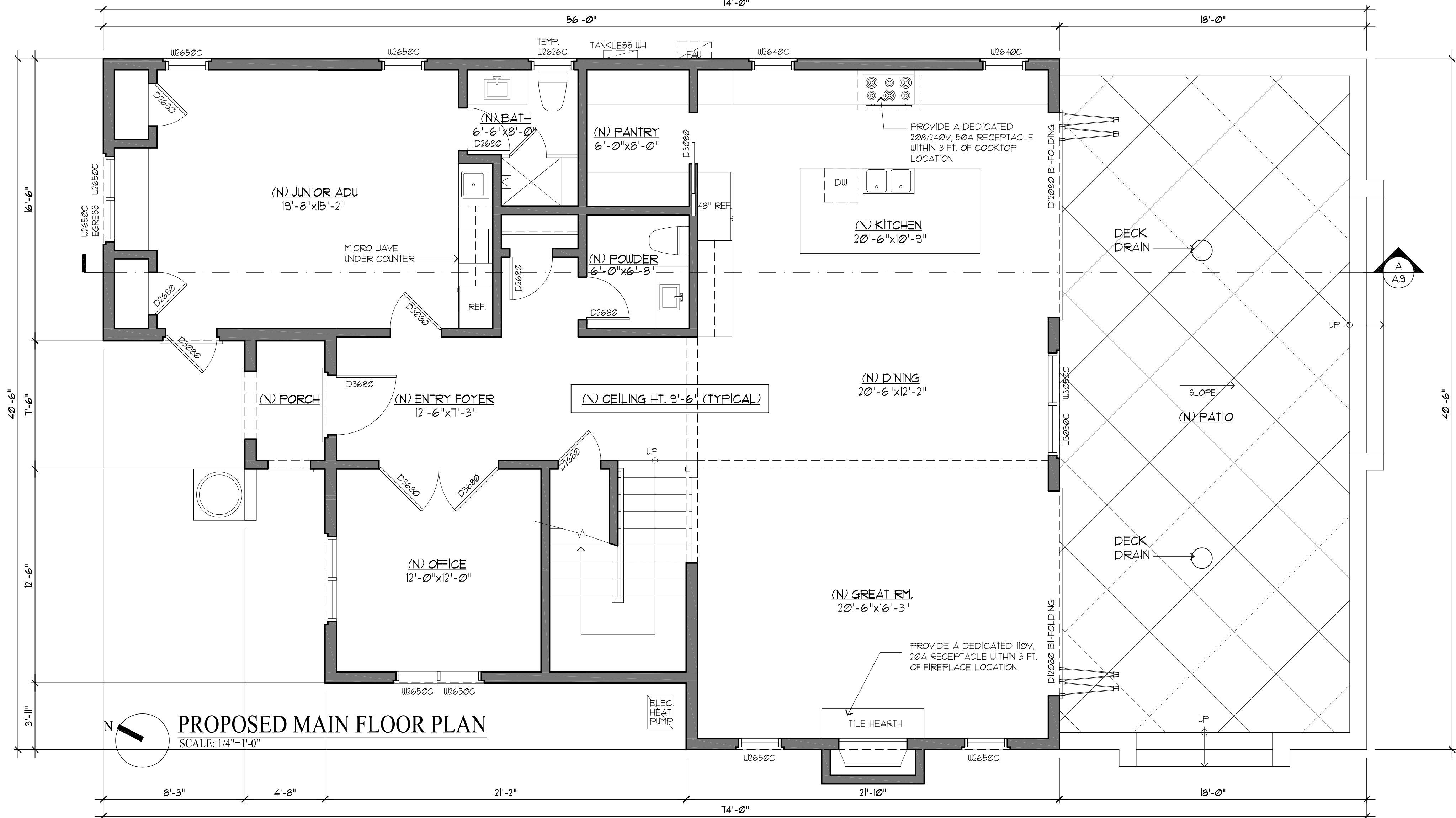
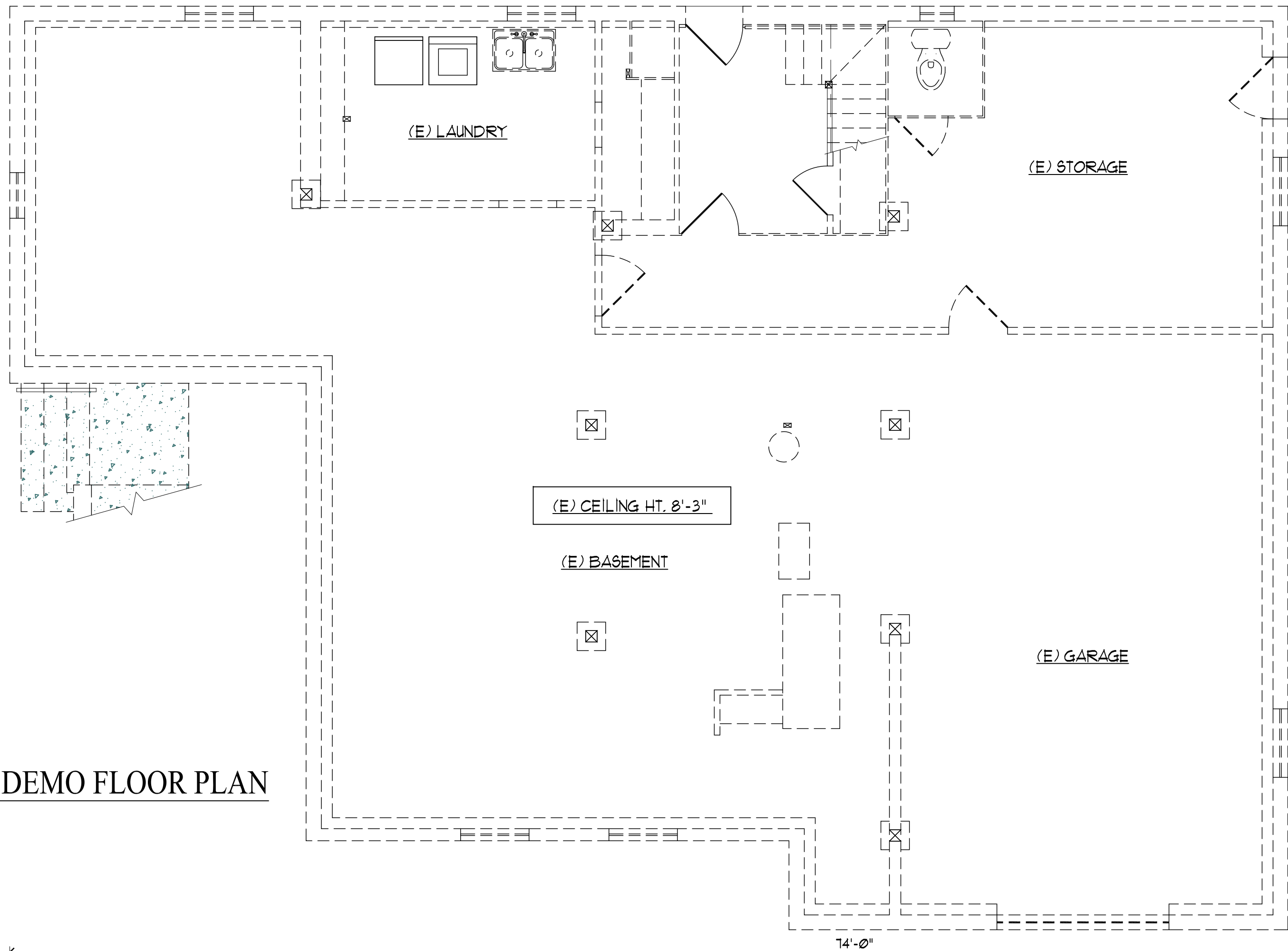
CHU DESIGN ASSOCIATES INC.
210 INDUSTRIAL RD, SUITE 205
SAN CARLOS, CALIFORNIA 94070
TEL: (650) 345-9286 EXT. 1001

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RES. REMODEL(N) JADU(N) GAR.
1549 BURLINGAME AVE.,
BURLINGAME, C.A.
A.P.N.: 028-285-160

DATE: 09/07/21
SCALE: AS NOTED
DRAWN: PU
FOR: PU
SHEET NO.

(E) MAIN DEMO FLOOR PLAN
SCALE: 1/4"=1'-0"



REVISIONS

BY	DATE	DESCRIPTION
PU	10/13/22	PLING PC1

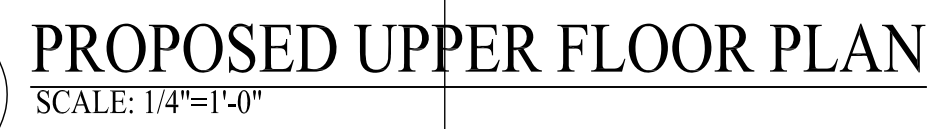
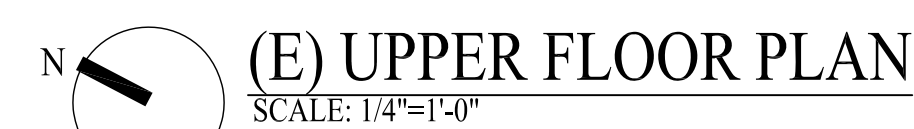
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DATE: 09/07/21
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A.3
OF SHEETS



LEGEND:

== (E) WALL TO REMAIN

== (N) WALL

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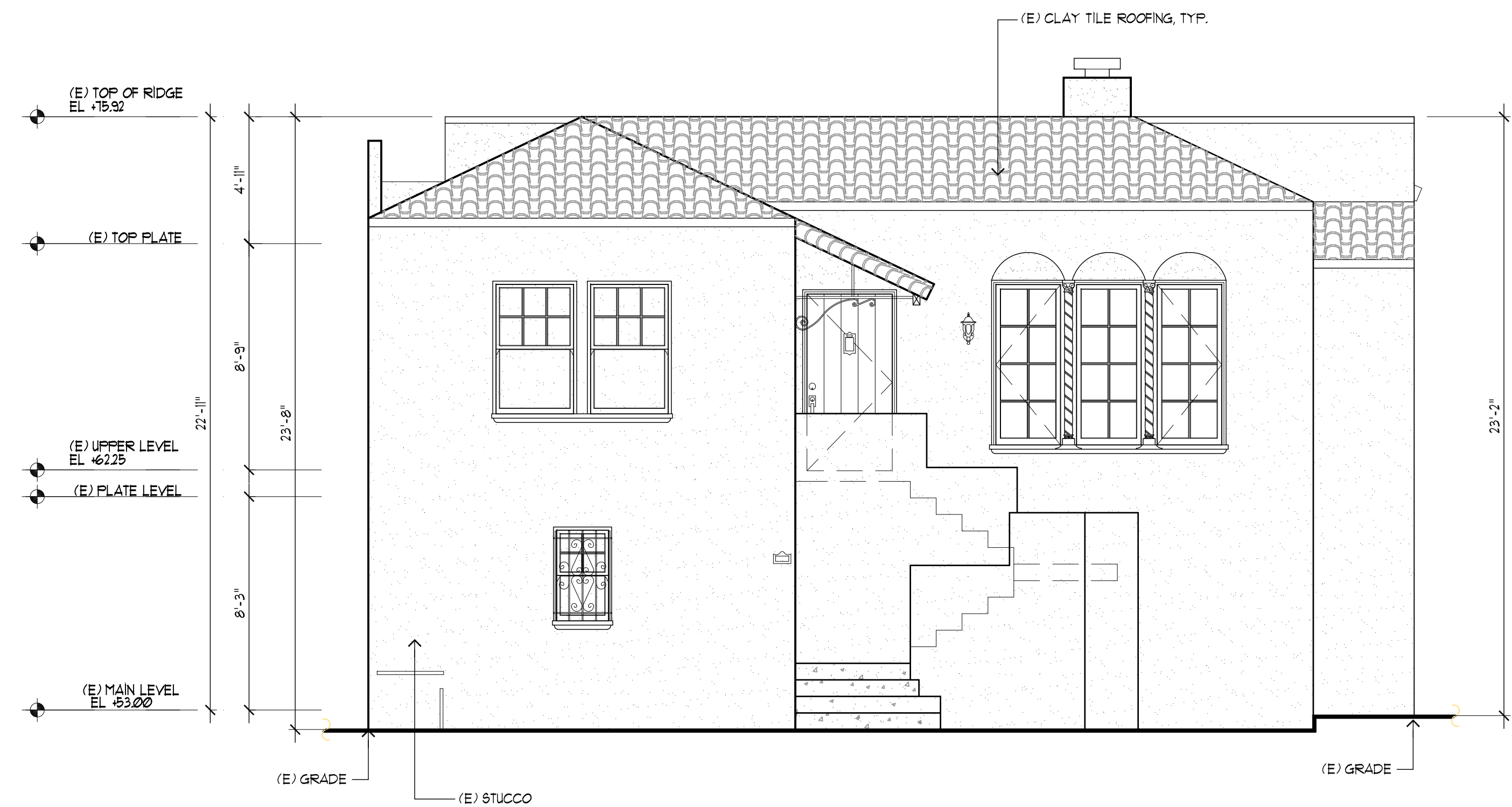
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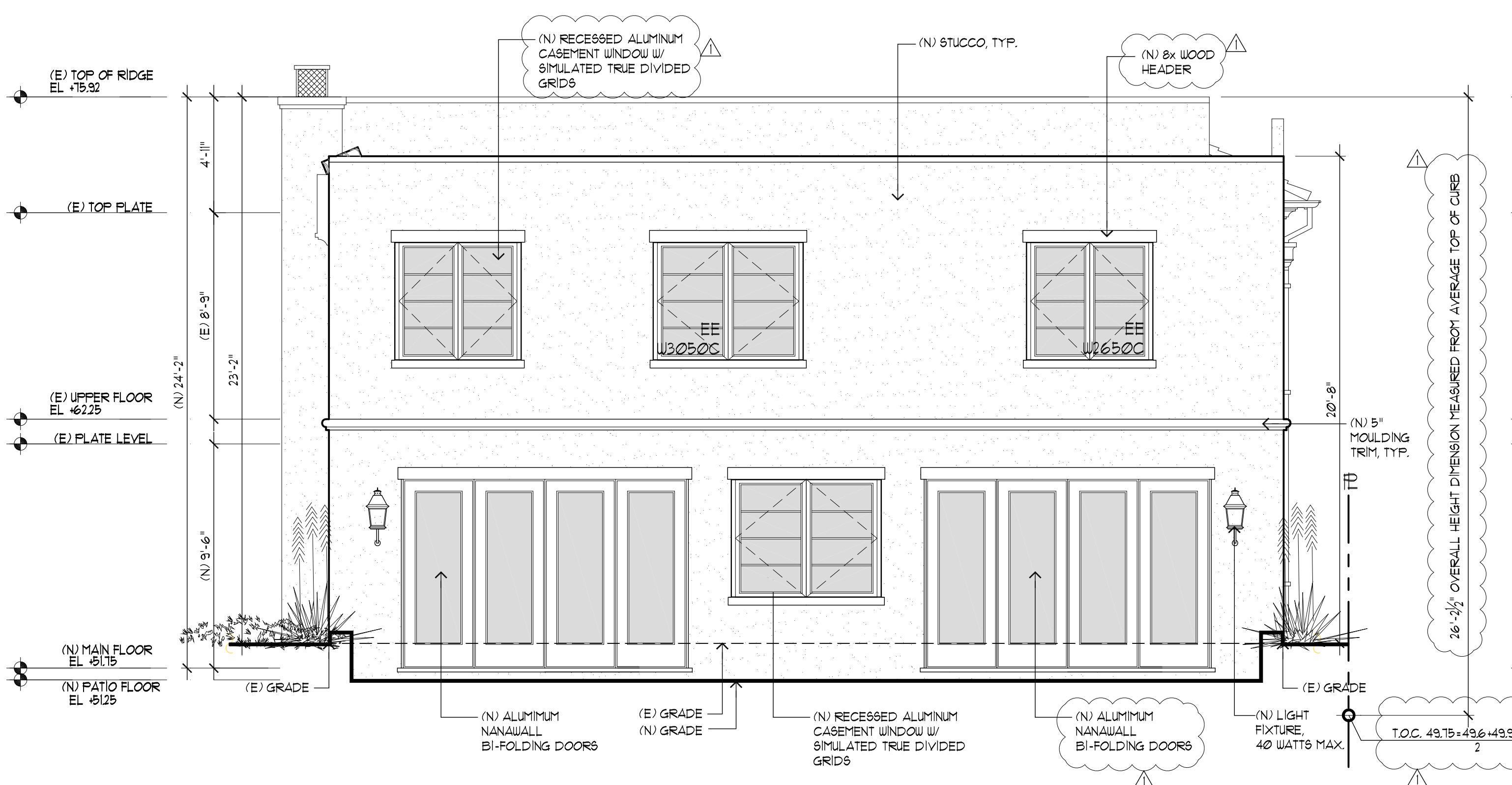
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OF SHEETS



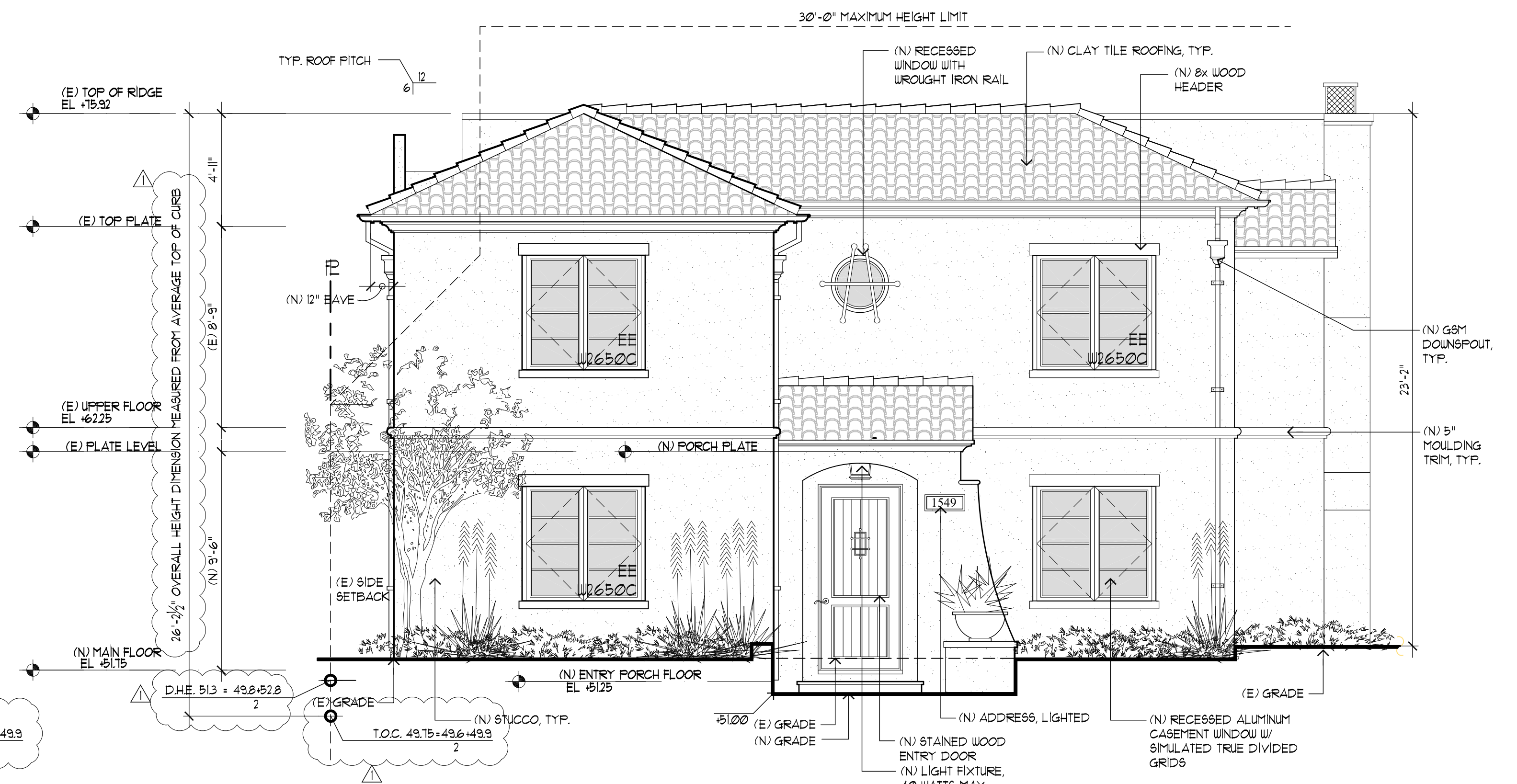
(E) REAR ELEVATION
SCALE : 1/4"=1'-0"



(E) FRONT ELEVATION
SCALE : 1/4"=1'-0"



PROPOSED REAR ELEVATION
SCALE : 1/4"=1'-0"



PROPOSED FRONT ELEVATION
SCALE : 1/4"=1'-0"

REVISIONS	BY
PLNG, PC1 10/13/22	PU

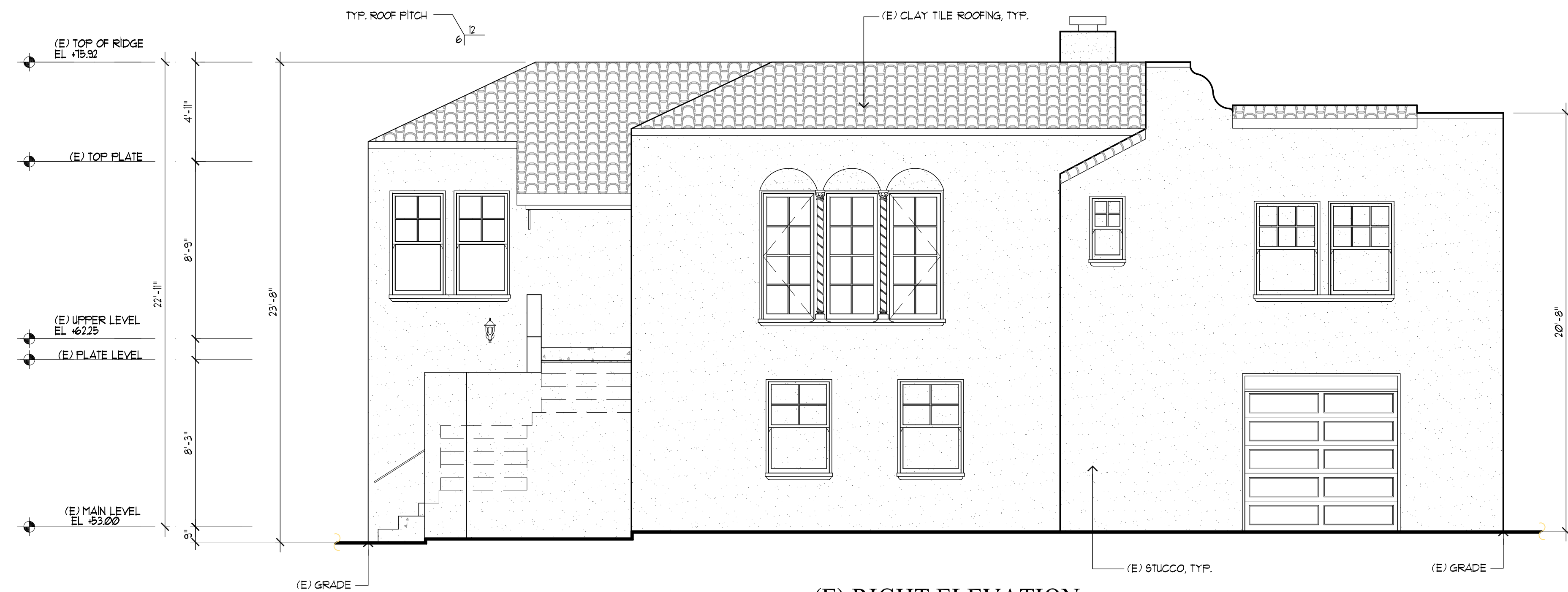
CHU DESIGN ASSOCIATES INC.
210 INDUSTRIAL RD, SUITE 205
SAN CARLOS, CALIFORNIA 94070
TEL: (650) 345-9286 EXT. 1001

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RES. REMODEL(N) JADU(N) GAR.
1549 BURLINGAME AVE.,
BURLINGAME, C.A.
A.P.N.: 028-285-160

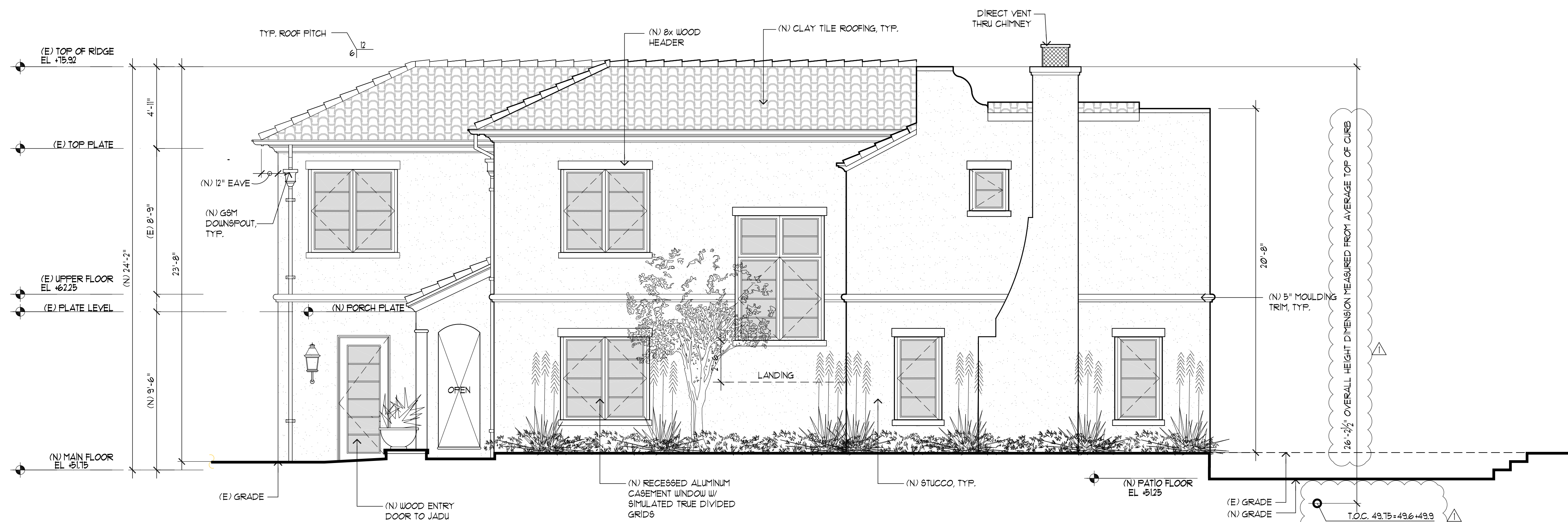
DATE:	09/07/21
SCALE:	AS NOTED
DRAWN:	PU
FOR:	
SHEET NO.	

A.5
OF SHEETS



(E) RIGHT ELEVATION

SCALE: 1/4"=1'-0"

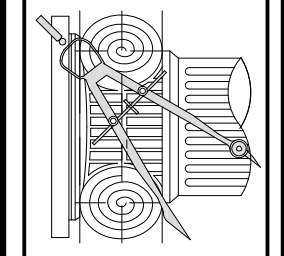


PROPOSED RIGHT ELEVATION

SCALE: 1/4"=1'-0"

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1549 BURLINGAME AVE.,
BURLINGAME, C.A.
A.P.N.: 028-285-160

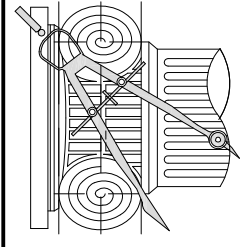
DATE:	09/07/21
SCALE:	AS NOTED
DRAWN:	PU
CHK:	
SHEET NO.	

A.6

OF SHEETS

REVISIONS	BY
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210 INDUSTRIAL RD. SUITE 205
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TEL.: (650) 345-9286 EXT. 1001

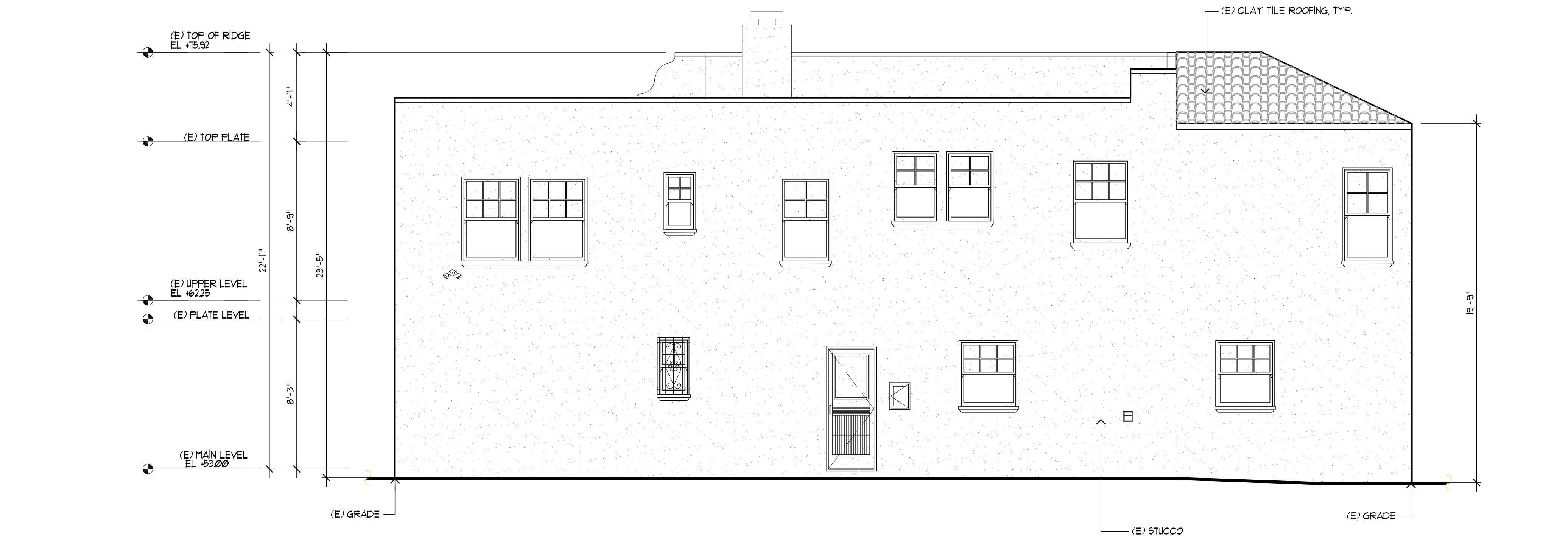


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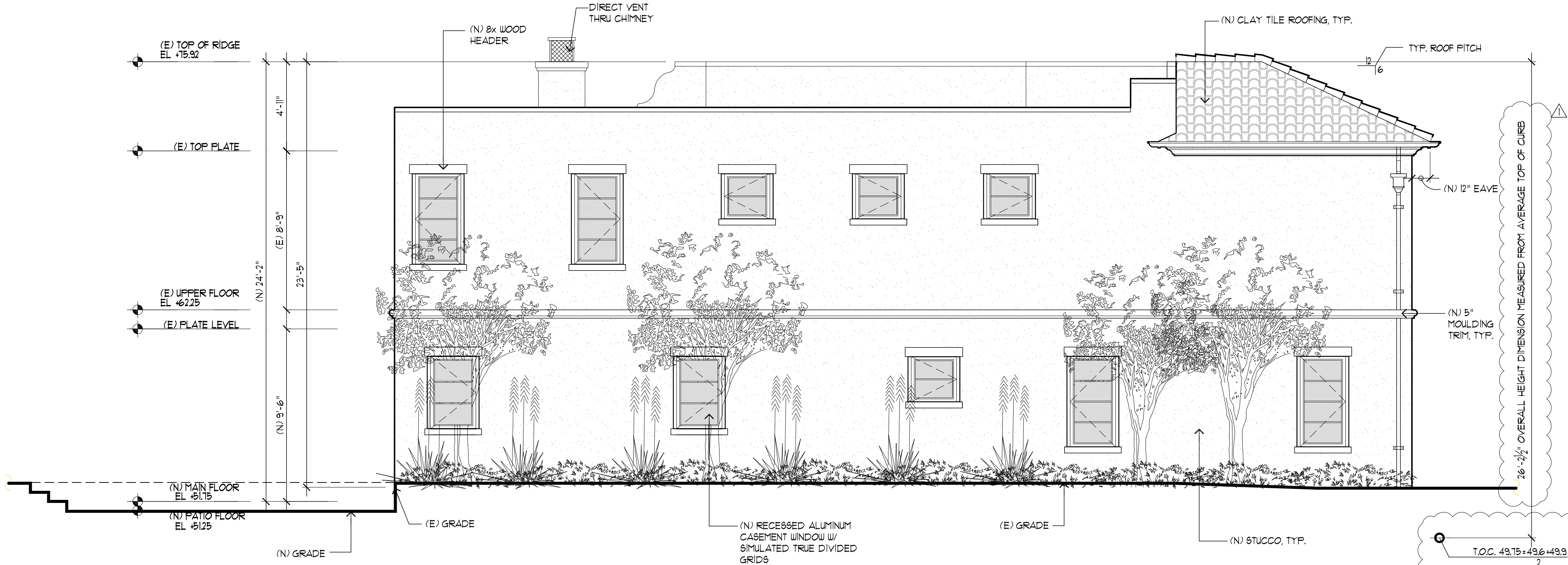
RES. REMODEL/(N) JADU/(N) GAR.
1549 BURLINGAME AVE.,
BURLINGAME, C.A.
A.P.N.: 028-285-160

DATE:	09/07/21
SCALE:	AS NOTED
DRAWN:	PU
CVR:	
SHEET NO.	

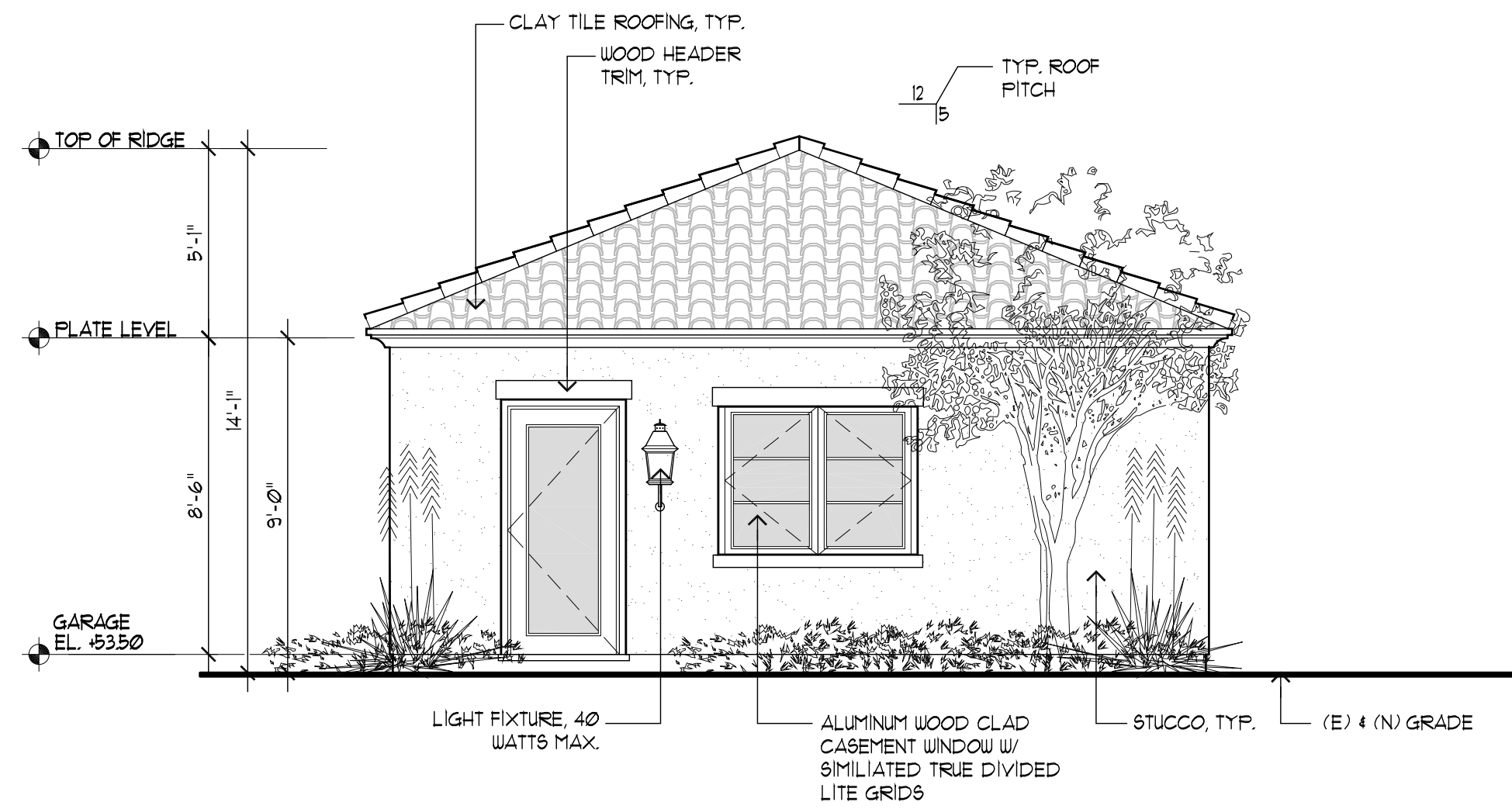
A.7
OF SHEETS



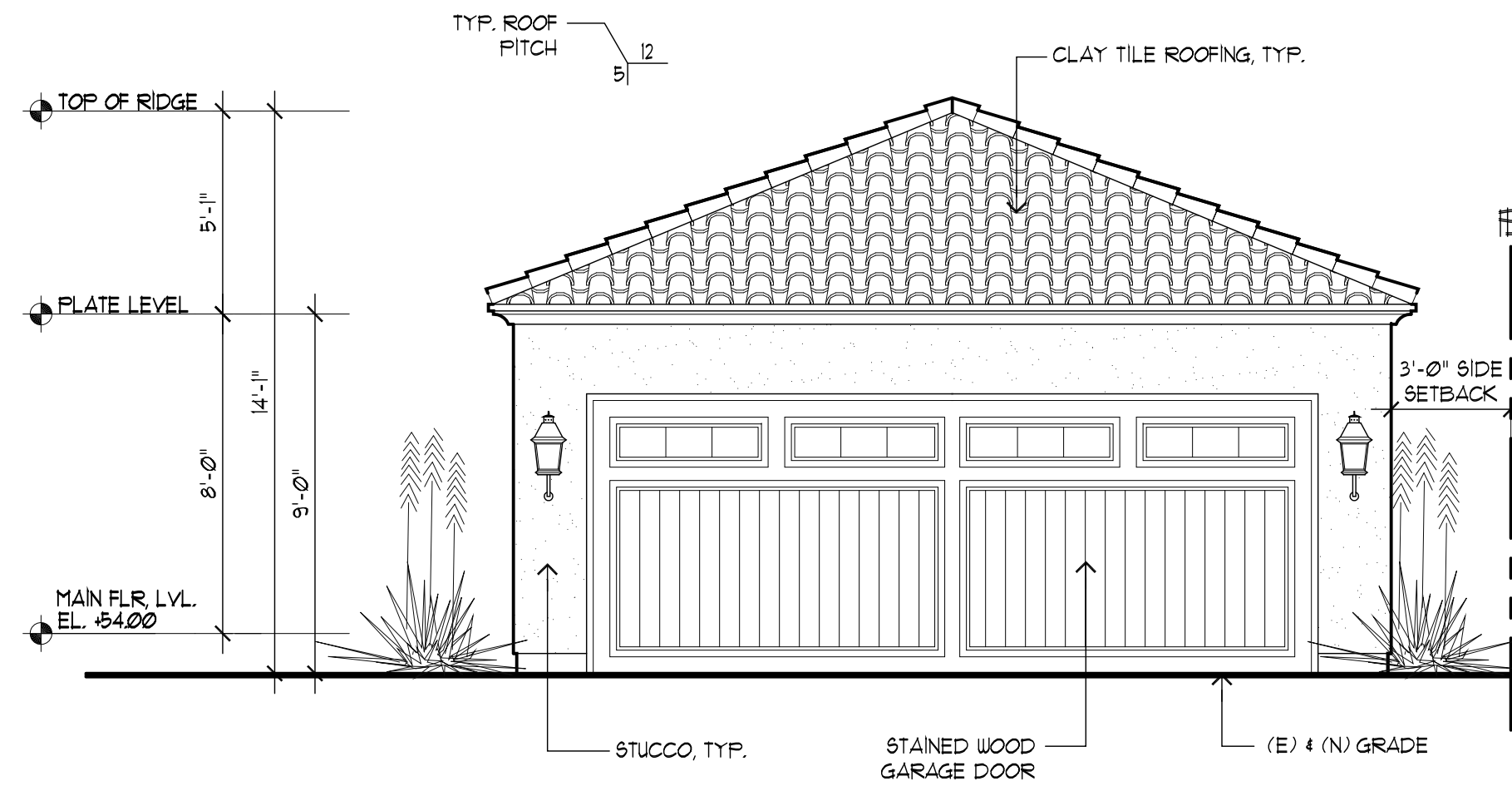
(E) LEFT ELEVATION
SCALE: 1/4"=1'-0"



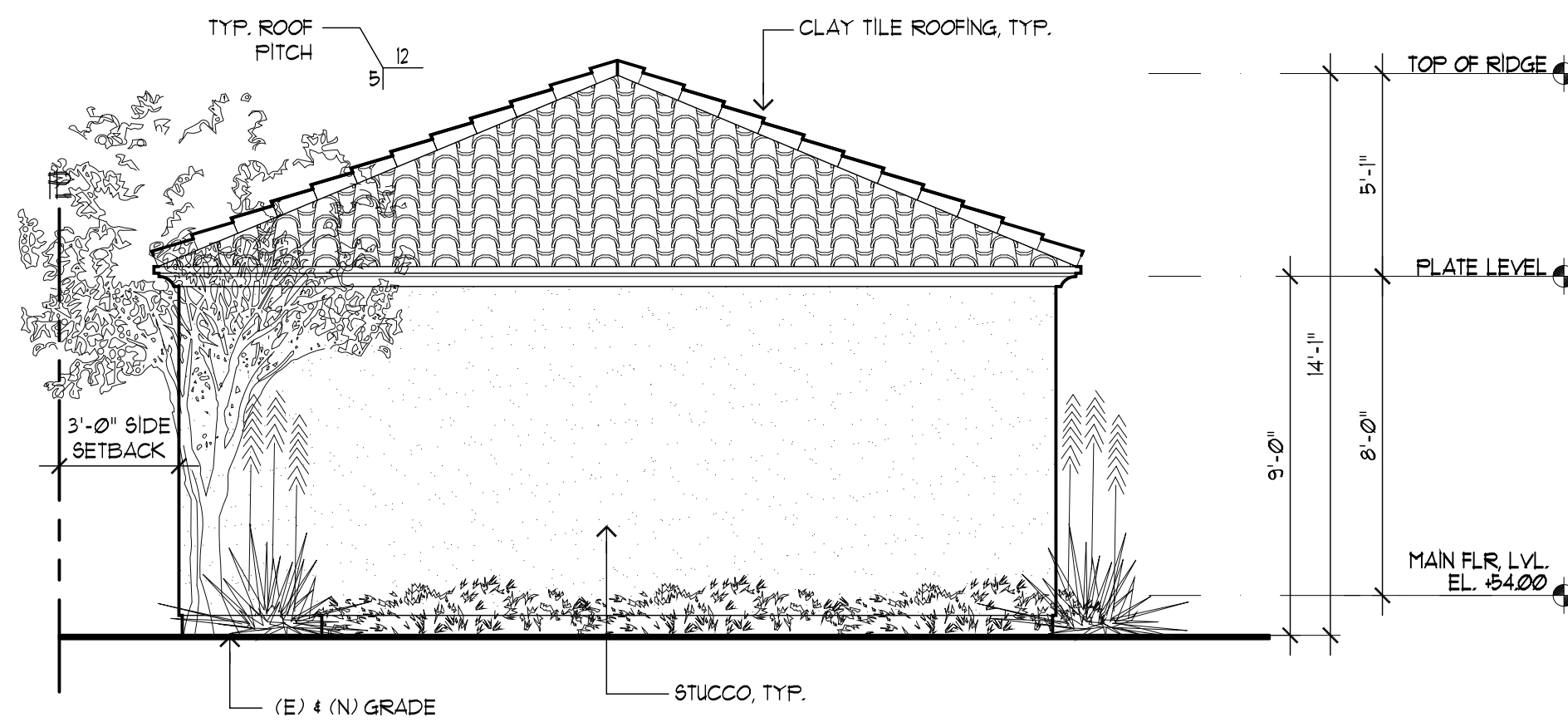
PROPOSED LEFT ELEVATION
SCALE: 1/4"=1'-0"



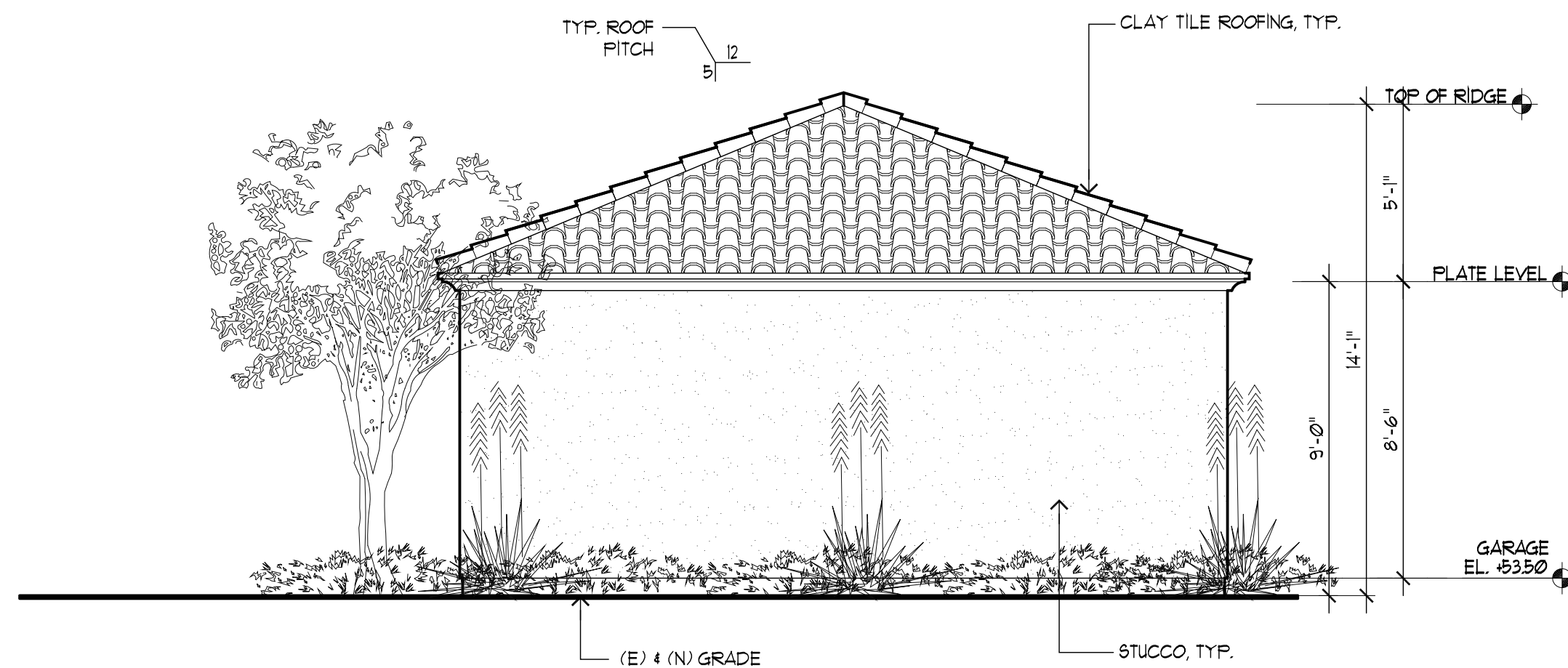
PROPOSED GARAGE LEFT SIDE ELEVATION
SCALE : 1/4"=1'-0"



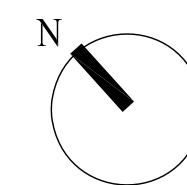
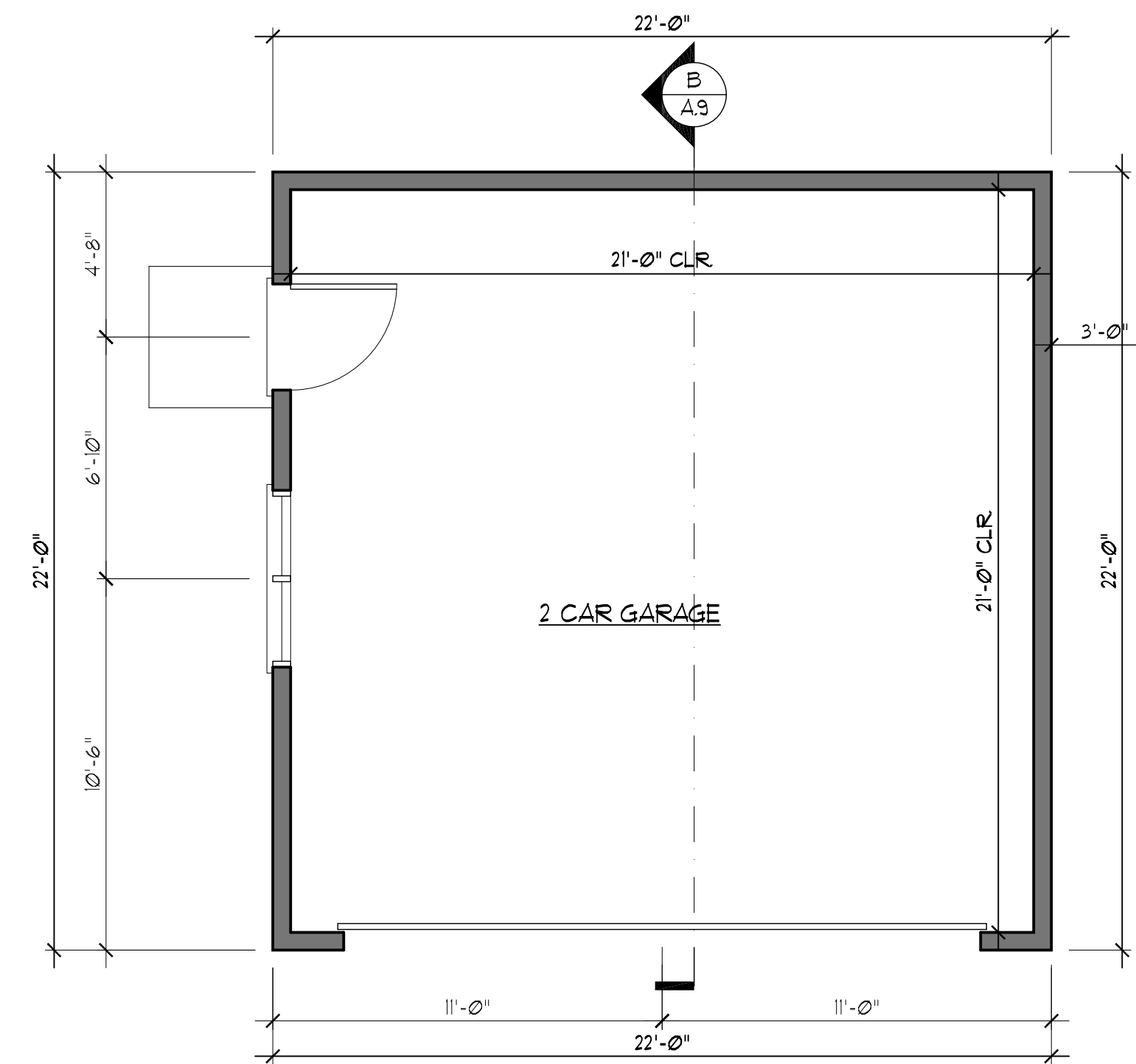
PROPOSED GARAGE FRONT ELEVATION
SCALE : 1/4"=1'-0"



PROPOSED GARAGE REAR ELEVATION
SCALE : 1/4"=1'-0"



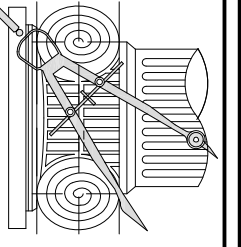
PROPOSED GARAGE RIGHT SIDE ELEVATION
SCALE : 1/4"=1'-0"



PROPOSED GARAGE FLOOR PLAN
SCALE: 1/4"=1'-0"

REVISIONS	BY
PLNG. PC1 10/13/22	PU

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RES. REMODEL(N) JADU(N) GAR.
1549 BURLINGAME AVE.,
BURLINGAME, C.A.
A.P.N.: 028-285-160

DATE:	09/07/21
SCALE:	AS NOTED
DRAWN:	PU
CHK:	

SHEET NO.

A.8
OF SHEETS



Clean Water. Healthy Community.

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

☐ Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.

- ## 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.

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

- ❑ 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.

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

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

A black and white line drawing showing five workers in a trench. One worker on the left carries a bucket. Another in the center carries a pipe section. Two workers on the right are using tools to install a pipe into the trench. A fifth worker stands on the right. The trench is lined with concrete blocks, and there are some plants and debris in the foreground.

- ❑ Schedule grading and excavation work for dry weather only.
- ❑ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ❑ Seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.

- ☐ Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, fiber rolls, berms, etc.
- ☐ Prevent sediment from migrating offsite by installing and maintaining sediment controls, such as fiber rolls, silt fences, or sediment basins.
- ☐ Keep excavated soil on the site where it will not collect into the street.
- ☐ Transfer excavated materials to dump trucks on the site, not in the street.
- ☐ Contaminated Soils
- ☐ If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
 - Unusual soil conditions, discoloration, or odor.
 - Abandoned underground tanks.
 - Abandoned wells
 - Buried barrels, debris, or trash.

- ❑ Avoid paving and seal coating in wet weather, or when rain is forecast before fresh pavement will have time to cure.
- ❑ 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.

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

A yellow concrete mixer truck is shown discharging its load into a designated 'CONCRETE WASHOUT AREA'. The area is marked with a sign and contains a red fire extinguisher and a yellow hose. The truck is parked on a yellow surface, and the washout area is a grey rectangular patch on the ground.

- ❑ Store concrete, grout and mortar under cover, on pallets and away from drainage areas. These materials must never reach a storm drain.
- ❑ Wash out concrete equipment/trucks offsite or in a contained area, so there is no discharge into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- ❑ Collect the wash water from washing exposed aggregate concrete and remove it for appropriate disposal offsite.

- ❑ Effectively manage all run-on, all runoff within the site, and all runoff that discharges from the site. Divert run-on water from offsite away from all disturbed areas or otherwise ensure compliance.
- ❑ 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 contamination, testing is required prior to reuse or discharge of groundwater. Consult with the Engineer to determine whether testing is required and how to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.

- ❑ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or surface waters.

- ❑ For water-based paints, paint out brushes to the extent possible. Rinse to the sanitary sewer once you have gained permission from the local wastewater treatment authority. Never pour paint down a 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 residue and unusable thinner/solvents as hazardous waste.

- ❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead or tributyltin must be disposed of as hazardous waste.
- ❑ Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.

- ❑ Contain stockpiled landscaping materials by storing them under tarps when they are not actively being used.
- ❑ Stack erodible landscape material on pallets. Cover or store these materials when they are not actively being used or applied.
- ❑ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

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

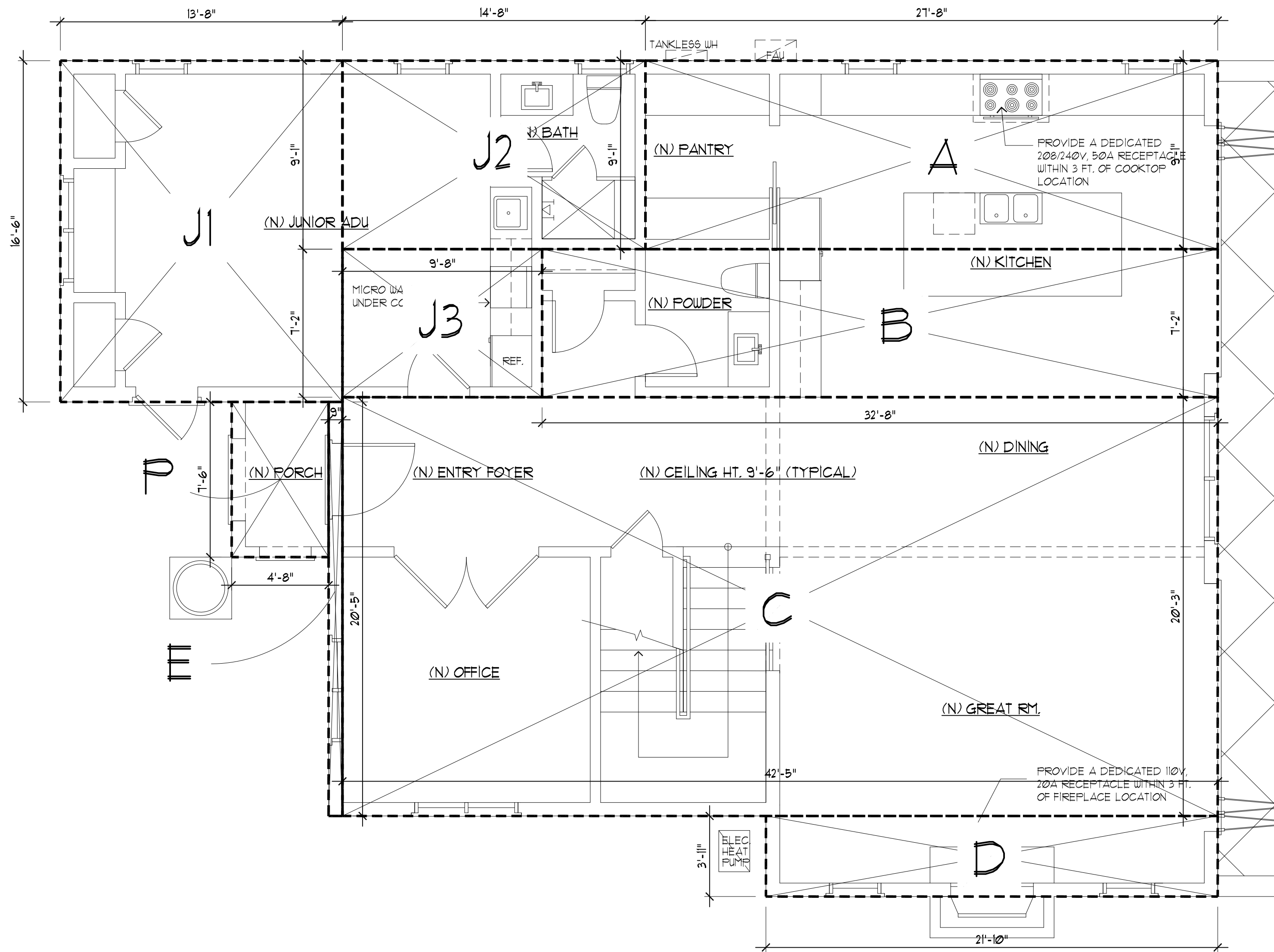
[illegible]

CHU DESIGN ASSOCIATES INC.
2210 INDUSTRIAL RD. SUITE 205
SAN CARLOS, CALIFORNIA 94070
TEL: (650) 345-9286 EXT. 1001

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RES. REMODEL / NEW ADU
1549 BURLINGAME AVE.,
BURLINGAME, C.A.
A.P.N.: 028-285-160

DATE:	09/07/21
SCALE:	AS NOTED
DRAWN:	PU
JOB:	
SHEET NO.	
N.2	
OF SHEETS	



MAIN FLOOR AREA CALCULATION
SCALE: 1/4"=1'-0"

JADU FLOOR AREA:

J1	13'-8"x16'-6"	=	225.50 SF
J2	14'-8"x9'-1"	=	133.22 SF
J3	9'-8"x7'-2"	=	69.28 SF

TOTAL ADU FLR AREA: = 428.00 SF

MAIN FLR FLOOR AREA:

A	27'-8"x9'-1"	=	251.30 SF
B	32'-8"x7'-2"	=	234.10 SF
C	42'-5"x20'-3"	=	858.90 SF
D	21'-10"x3'-11"	=	85.50 SF
E	0'-9"x20'-6"	=	15.30 SF
P	7'-6"x4'-8"	=	35.00 SF
(PORCH) -200 SF			
35.00	-200 SF	=	0 SF

TOTAL MAIN FLR AREA: = 1,445.10 SF

UPPER FLR FLOOR AREA:

A	13'-0"x16'-6"	=	214.50 SF
B	43'-0"x36'-7"	=	1,573.08 SF
C	21'-10"x3'-11"	=	85.51 SF

TOTAL UPPER FLR AREA: = 1,873.10 SF

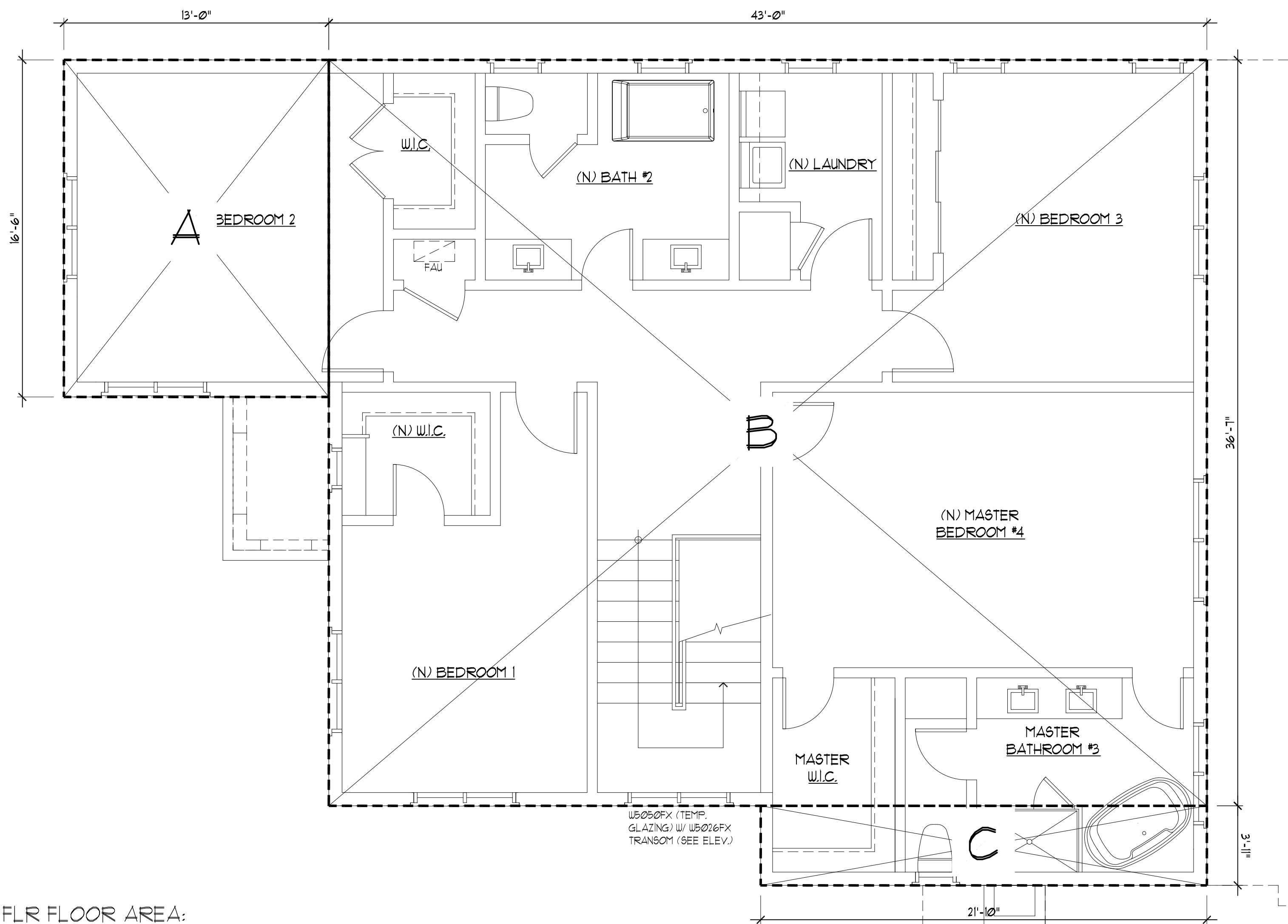
GARAGE:

G	22'-0"x22'-0"	=	484.00 SF
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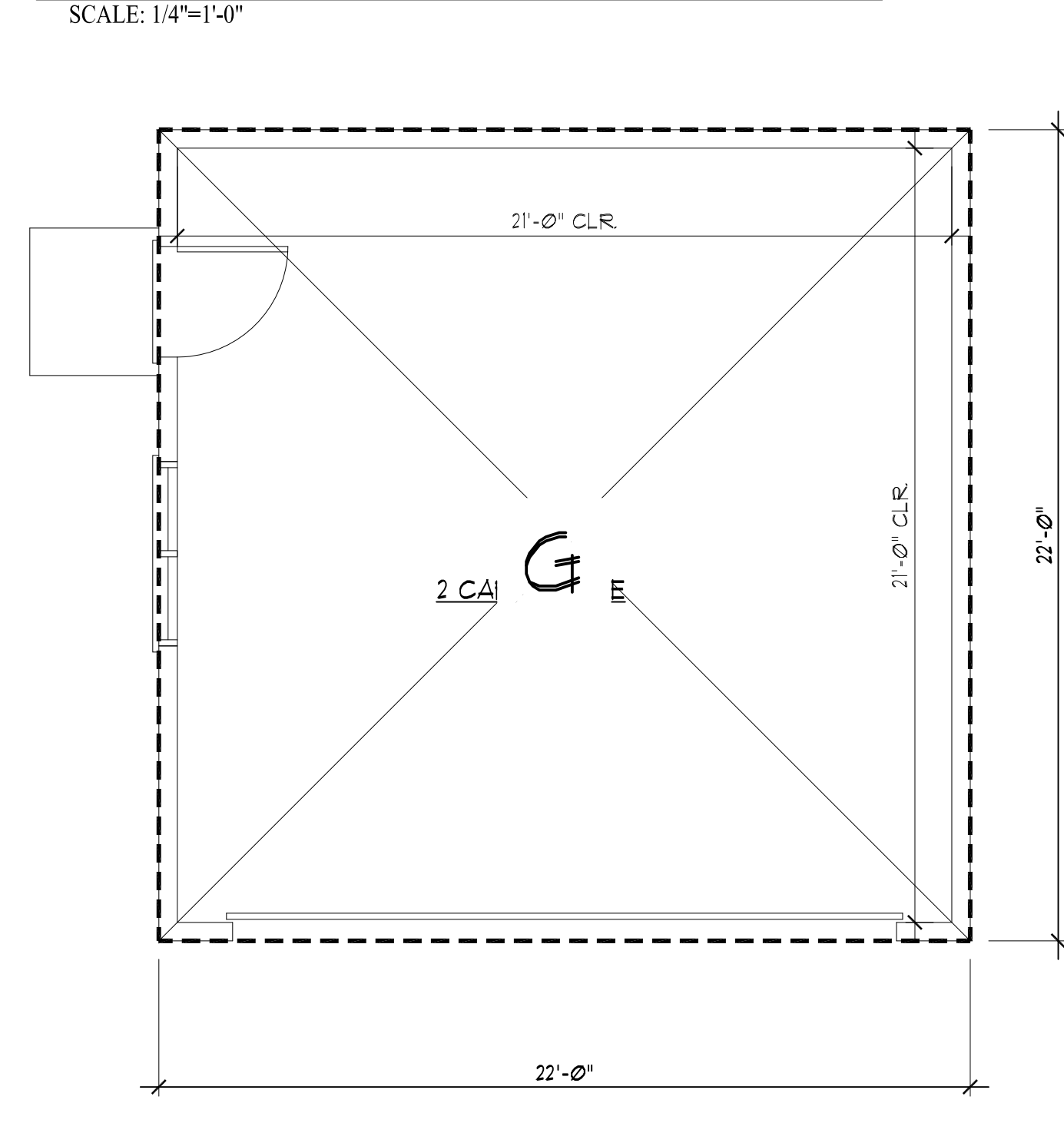
MAIN FLR AREA:	+	1,445.10 SF
UPPER FLOOR AREA:	+	1,873.10 SF
GARAGE:	+	484.00 SF

GRAND TOTAL FLOOR AREA:

3,802.20 SF



UPPER FLOOR AREA CALCULATION
SCALE: 1/4"=1'-0"



GARAGE AREA CALCULATION
SCALE: 1/4"=1'-0"

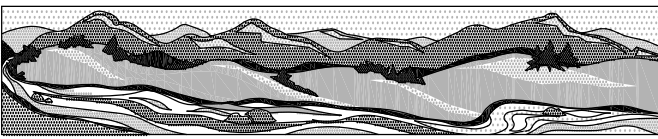
TOPOGRAPHIC SURVEY

LOT 29 OF BLOCK 3, AS SHOWN UPON THAT CERTAIN
MAP ENTITLED "MAP OF SUBDIVISION NO. 2
BURLINGAME PARK",
RECORDED IN BOOK 3 OF MAPS AT PAGE 77,
SAN MATEO COUNTY RECORDS.
1549 BURLINGAME AVENUE

BURLINGAME SAN MATEO COUNTY CALIFORNIA

SCALE: 1" = 10'

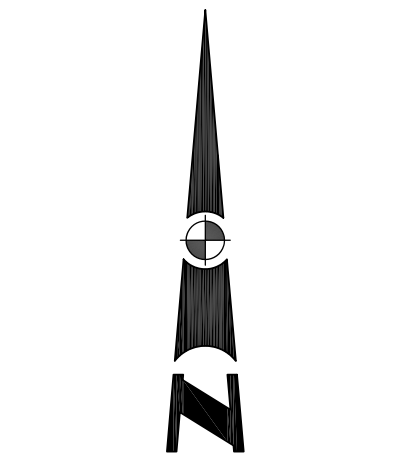
AUGUST, 2021



QUIET RIVER

Land Services Inc.

6747 Sierra Court, Suite K
Dublin, CA 94568
(925) 734-6788 Phone



SCALE: 1" = 10'

BASIS OF BEARINGS

TRACT MAP ENTITLED "MAP OF SUBDIVISION NO. 2 BURLINGAME PARK",
RECORDED IN BOOK 3 OF MAPS AT PAGE 77, SAN MATEO COUNTY
RECORDS AND BEST FIT WITH EXISTING IMPROVEMENTS AS SHOWN.

BASIS OF ELEVATION

THE ELEVATIONS SHOWN HEREON WERE DERIVED FROM L-1/L-2 DATA
COLLECTED USING NAVSTAR GLOBAL POSITIONING SYSTEM (GPS) AND A
CHCX900-OPUS RECEIVER AND POST-PROCESSED USING THE CORS
NETWORK. ALL ELEVATION EXPRESSED IN NAVD 1988 DATUM.

LEGEND

---	SUBJECT PROPERTY LINE
---	ADJOINER PROPERTY LINE
-X-X-	EXISTING FENCE LINE
x 52.8	SPOT ELEVATION
●	FOUND IRON PIPE, AS NOTED
▲	SURVEY CONTROL POINT

NOTES

- 1.) DATE OF FIELD SURVEY: JULY 27, 2021 AUGUST 10, 2021,
AUGUST 13, 2021
- 2.) PROJECT BENCHMARK: SET VARIOUS MARKERS LABELED
(CP-1 THRU CP-26) WITH ELEVATIONS AS NOTED ON MAP.
- 3.) NO TITLE REPORTS WERE SUPPLIED FOR THIS PROJECT AND ONLY
LIMITED PROPERTY/DEED RESEARCH WAS DONE, CONSEQUENTLY
EASEMENTS OF RECORD, IF ANY, AND ANY RECENT CHANGES IN
LAND/PARCEL BOUNDARIES WILL NOT BE REFLECTED HEREON. THIS MAP AND
THE ITEMS AND INFORMATION AS SHOWN, WERE DONE UNDER MY SUPERVISION
AND DIRECTION AND ARE TRUE AND ACCURATE TO THE BEST OF MY
KNOWLEDGE AND BELIEF.
- 3.) CONTOURS SHOWN HEREON ARE AT ONE FOOT (1') INTERVALS

SURVEYOR'S STATEMENT

I, KEVIN M. MCGUIRE, A REGISTERED PROFESSIONAL LAND SURVEYOR DULY
LICENSED BY THE LAWS OF THE STATE OF CALIFORNIA DO HEREBY STATE
THAT THE TOPOGRAPHY, SPOT ELEVATIONS, LOCATIONS OF IMPROVEMENTS AS
SHOWN, ARE BASED UPON A FIELD SURVEY PERFORMED JULY 27, AUGUST 10
AND AUGUST 13, 2021 BY OUR COMPANY FIELD CREW; AND I FURTHERMORE
DO STATE THAT THE PROPERTY BOUNDARY LINES, RIGHTS-OF-WAY AND
EASEMENTS, IF ANY, ARE BASED UPON ITEMS OF PUBLIC RECORD AND FIT TO
FOUND MONUMENTS AS SHOWN AND REFERENCED HEREON. THIS MAP AND
THE ITEMS AND INFORMATION AS SHOWN, WERE DONE UNDER MY SUPERVISION
AND DIRECTION AND ARE TRUE AND ACCURATE TO THE BEST OF MY
KNOWLEDGE AND BELIEF.



KEVIN M. MCGUIRE, CA PLS #6437

8/24/2021
DATE