05.01.23 CITY OF BURLINGAME **CDD-PLANNING DIVISION**

NO PERSON SHALL ERECT (INCLUDING EXCAVATION AND GRADING), DEMOLISH, ALTER OR

REPAIR ANY BUILDING OR STRUCTURE OTHER THAN BETWEEN THE FOLLOWING HOURS

EXCEPT IN THE CASE OF URGENT NECESSITY IN THE INTEREST OF PUBLIC HEALTH AND

WHICH APPROVAL SHALL BE GRANTED FOR A PERIOD NOT TO EXCEED THREE DAYS.

MONDAY OF MAY, THE FOURTH DAY OF JULY, THE FIRST MONDAY OF SEPTEMBER, THE

HOURS ON THE PLANS PER CITY OF BURLINGAME MUNICIPAL CODE 18.07.110.

9AM TO 6PM

MONDAY THROUGH FRIDAY: 8AM TO 1PM

AND NON-CITY HOLIDAYS BETWEEN 8:00AM TO 5:00PM.

III SUNDAY AND HOLIDAYS: NO WORK

II. SATURDAYS:

ELEVENTH DAY OF NOVEMBER, THE FOURTH THURSDAY IN NOVEMBER AND THE TWENTY

CONSTRUCTION HOURS IN THE CITY PUBLIC RIGHT-OF-WAY ARE LIMITED TO WEEKDAYS

FIFTH DAY OF DECEMBER. IF THE FIRST DAY OF JANUARY, THE FOURTH DAY OF JULY, THE

ELEVENTH DAY OF NOVEMBER AND THE TWENTY-FIFTH DAY OF DECEMBER FALLS UPON A

SUNDAY THE FOLLOWING MONDAY IS A HOLIDAY, PROVIDE THE FOLLOWING CONSTRUCTION

SAFETY, AND THEN ONLY WITH PRIOR WRITTEN APPROVAL FROM THE BUILDING OFFICIAL,

HOLIDAYS ARE THE FIRST DAY OF JANUARY, THE THIRD MONDAY OF FEBRUARY, THE LAST

RECEIVED

1528 BERNAL AVE., BURLINGAME, CA A.P.N.: 026-033-190

DESIGN DATA PROJECT DATA DIRECTORY INDEX PROJECT SHEET 2022 CALIFORNIA BUILDING CODE 1528 BERNAL AVE. 1. SITE ADDRESS: 2022 CALIFORNIA MECHANICAL CODE PROPERTY OWNER: BURLINGAME, CA 94010 2022 CALIFORNIA PLUMBING CODE COVER SHEET 026-033-180 1528 BERNAL AVE. LLC 2022 CALIFORNIA ELECTRICAL CODE SITE DEMOLITION PLAN MANAGER: RICH SARGENT 3. TYPE OF CONSTRUCTION FOR: 2022 CALIFORNIA ENERGY CODE SITE DEVELOPMENT PLAN 1534 PLAZA LANE, #132 TYPE V-N DWELLING AND GARAGE 2022 CALIFORNIA RESIDENTIAL CODE BURLINGAME, CA 94010 PROPOSED FIRST & SECOND FLOOR PLAN **R**-3 OCCUPANCY GROUP FOR DWELLING: TEL: (650) 344-9100 SCHEDULE OF DOORS AND WINDOWS ALL OTHER STATE AND LOCAL ORDINANCES AND REGULATIONS OCCUPANCY GROUP FOR GARAGE: ELEVATIONS ALL STRUCTURAL DESIGN DATA AS PER CBC SECTION 1603 6,000.00 SF ELEVATIONS ALL CONSTRUCTION AS PER CBC TABLE 601, TYPE V. ARCHITECTURAL: 3,420.00 SF 5. MAX. COVERED FLOOR AREA ALLOWED: ADU / GARAGE FLOOR PLAN, ELEVATIONS AND SECTION (32% + 1,100 + 400 SF FOR GARAGE ADOPTION OF THE 2022 EDITION OF THE CALIFORNIA STATE BUILDING CODES, TITLE 24, MAIN HOUSE BUILDING SECTIONS JAMES CHU 2,400.00 SF CALIFORNIA CODE OF REGULATIONS WAS MANDATED BY AB 4616 AND SB 2871, EFFECTIVE 6. MAX. LOT COVERAGE ALLOWED (40%): CHU DESIGN ASSOCIATES INC. AREA CALCS, (PLANNER SET ONLY) JANUARY 1, 2022. THE FOLLOWING LOCAL AMENDMENTS TO THE CALIFORNIA STATE BUILDING 210 INDUSTRIAL RD., SUITE 205 1. EXISTING STRUCTURE TO BE REMOVED CONSTRUCTION BMP CODES WERE FILED WITH THE OFFICE OF HOUSING AND COMMUNITY DEVELOPMENT. SAN CARLOS, CA 94070 (E) RESIDENCE & GARAGE ±2,000.00 SF GREEN BUILDING MEASURE CHECK LIST TEL: (650) 345-9286, EXT, 1001 ENTIRE RESIDENCE, CRAWL SPACE AND ATTIC SHALL BE PROTECTED BY AUTOMATIC 8. PROPOSED FLOOR AREA: FAX: (650) 345-9287 FIRE-EXTINGUISHING SYSTEM NFPA 13-D STANDARD. LANDSCAPE 1549.50 SF EMAIL: James@chudesign.com (N) PROPOSED FIRST FLOOR GENERAL NOTES: (N) PROPOSED SECOND FLOOR L1 LANDSCAPE PLAN 1. ALL DETAILS, MATERIALS, FINISHES AND ASSEMBLIES ARE NOT NECESSARILY SHOWN. THESE FINAL FINISH (N) FRONT PORCH 199.75 SF - 2*00* SF CIVIL SURVEY: DETAILS INCLUDING CASEWORK AND MATERIAL SELECTIONS WILL BE COORDINATED BY THE OWNER. 3,017.00 SF × 3,020.00 SF (N) TOTAL LIVING FLOOR AREA QUIET RIVER LAND SERVICES, INC. CIVIL 252 SF 2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE UNIFORM BUILDING CODE, APPLICABLE EDITION, (N) GARAGE 6747 SIERRA COURT, SUITE K AND ALL OTHER PERTINENT CODES, LAWS AND REQUIREMENTS OF THE LOCAL BUILDING OFFICIALS, SUI BOUNDARY & TOPOGRAPHIC SURVEY (N) ADU - 327.00 SF NOT INCLUDED ØSF DUBLIN, CA 94568 WHETHER OR NOT SPECIFICALLY SHOWN ON THESE DOCUMENTS, THESE DOCUMENTS ARE NOT INTENDED TO \sim SHOW EVERY DETAIL OR CONDITION, MANY DETAILS IN RESIDENTIAL CONSTRUCTION ARE BUILT ACCORDING TEL: (925) 734-6788 (N) TOTAL FLOOR AREA 3,269.00 SF)< TO PROFESSIONAL CONSTRUCTION PRACTICES, AND ARE THEREFORE NOT DETAILED IN THESE DOCUMENTS. ~ 54,48 % (N) FLOOR AREA RATIO: CONTACT CHU DESIGN AND ENGINEERING INC. IF CONDITIONS OR OTHER CIRCUMSTANCES REQUIRE CHANGES IN THE WORK SHOWN, OR REQUIRE CLARIFICATION. ALL WORK SHALL BE DONE IN A HIGH QUALITY MANNER, 9. LOT COVERED AREA: ACCORDING TO THE PREVAILING STANDARDS OF THE INDUSTRY FOR EACH TRADE. \sim 1,549.00 SF (N) FIRST FLOOR 252.00 SF 3, THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, EQUIPMENT, SUPERVISION AND CLEAN-UP TO (N) GARAGE ACCOMPLISH ALL OF THE WORK SHOWN, INCLUDING ALL WARRANTIES AND INSTRUCTIONS, TO PROVIDE A (N) FRONT PORCH 199.75 SF COMPLETE WORKING INSTALLATION, AND TO LEAVE THE OWNER WITH AN APPROVED PRODUCT. (N) ADU - 327.00 SF NOT INCLUDED ∕~&SE (24.00 SF) (N) CANTILEVER 4. CONTRACTOR SHALL ASSUME COMPLETE AND SOLE RESPONSIBILITY FOR MEANS AND METHODS OF 150.00 SF (N) COVERED PATIO (IN ADU) CONSTRUCTION, AND FOR ALL SAFETY MEASURES TO PROTECT ALL PROPERTY, PERSONNEL AND THIRD PARTIES FROM DAMAGE OR INJURY, THIS RESPONSIBILITY SHALL BE CONTINUOUS AND NOT SOLELY DURING (N) TOTAL FLOOR AREA WORKING HOURS. CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD HARMLESS CHU DESIGN ASSOCIATES (N) LOT COVERAGE RATIO: INC. AND RELATED ENGINEERS FROM ANY CLAIMS OF LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF HIS WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF CHU DESIGN ASSOCIATES INC. AND RELATED ENGINEERS. 5. THESE DOCUMENTS DO NOT CONTAIN PROVISIONS FOR THE HANDLING OR REMOVAL OF ANY HAZARDOUS NOTES MATERIALS, SHOULD ANY SUCH MATERIALS BE SUSPECTED OR ENCOUNTERED, SPECIALISTS SHALL BE CALLED IN TO MAKE RECOMMENDATIONS. ILLUMINATED STREET ADDRESS 6. PROVIDE ALL MANDATORY FEATURES REQUIRED BY THE T-24 ENERGY CODE, INCLUDING PROVIDE AN ILLUMINATED STREET ADDRESS AT THE ENTRY DOOR PER CITY WEATHER-STRIPPING, BUILDING INSULATION, PIPE INSULATION, LIGHTING AND APPLIANCE MEASURES, AND ORDINANCE. APPROVED NUMBERS OR ADDRESSES SHALL BE PLACED IN SUCH A POSITION NOTES CONSTRUCTION SCHEDULE OTHER FEATURES REQUIRED BY TITLE 24 OR OTHER STATE, FEDERAL OF LOCAL CODES. AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE

ALL FINAL PLANS (I.E. THAT ARE TO BE RELEASED FOR CONSTRUCTION) MUST BEAR THE

ENGINEER'S SEAL OR WET STAMP AS WELL AS THE WET SIGNATURE AND EXPIRATION DATE OF

THE REGISTRATION AND THE DATE THAT PLANS WERE SIGNED, IF THE STRUCTURAL ELEMENTS

ARE SHOWN ON THE ARCHITECTURAL PLANS, THE ENGINEER SHOULD MAKE IT CLEAR ON ALL

DOCUMENTS THAT HIS OR HER RESPONSIBILITY IS LIMITED TO STRUCTURAL PORTIONS ONLY.

SUBMITTED, AT A MINIMUM, THE ENGINEER'S "WET' STAMP, SIGNATURE, REGISTRATION NUMBER,

2. "PRIOR TO PLACEMENT OF FOUNDATION, A LAND SURVEYOR REGISTERED IN THE STATE

BUILDING. THE DISTANCE BETWEEN THE EXTERIOR FINISH OF THE WALL AND THE PROPERTY

WHEN STRUCTURAL CALCULATIONS AND SPECIFICATIONS OR OTHER REPORTS ARE

STAMPING IS REQUIRED ON THE FIRST SHEET (COVER SHEET).

LINE SHALL BE IN ACCORDANCE WITH THE APPROVED PLANS.")

EXPIRATION DATE OF THE CERTIFICATE AND THE DATE OF SIGNING AND SEALING OR

OF CALIFORNIA SHALL SUBMIT A LETTER TO THE CITY VERIFYING THE LOCATION OF THE

PROPERTY.SAID NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, AND SHALL BE A

EXTERNALLY ILLUMINATED. THE POWER OF SUCH ILLUMINATION SHALL NOT BE NORMALLY

LOCATED SO THAT THE CONE OF LIGHT AND/ OR GLARE FROM THE LIGHTING ELEMENT IS

NOT BE LOCATED MORE THAN NINE (9) FEET ABOVE ADJACENT GRADE OR REQUIRED

LIGHT FIXTURES WHICH FOCUS LIGHT DOWNWARD SHALL BE ALLOWED, EXCEPT FOR

SUBMITTED & APPROVED PRIOR TO ISSUANCE OF BUILDING PERMIT PER CITY OF

LANDING + WALLS OR PORTIONS OF WALLS SHALL NOT BE FLOOD-LIT + ONLY SHIELDED

ILLUMINATED STREET NUMBER REQUIRED BY THE FIRE DEPARTMENT. CITY OF BURLINGAME

** CONSTRUCTION, DEMOLITION, RECYCLING & WASTE REDUCTION FORMS WILL NEED TO BE

BURLINGAME, CONTACT JOE MCCLUSKY OER RECYCLING SPECIALIST @ (650) 558-7273.

EXTERIOR LIGHTING ON ALL RESIDENTIAL PROPERTIES SHALL BE DESIGNED AND

KEPT ENTIRELY ON THE PROPERTY OR BELOW THE TOP OF ANY FENCE, EDGE OR WALL, CIT'

ON ALL RESIDENTIAL PROPERTIES EXTERIOR LIGHTING OUTLETS AND FIXTURES SHALL

MINIMUM OF 1/2 INCH STROKE BY 2-1/2 INCHES HIGH, SHALL BE EITHER INTERNALLY OR

SWITCHABLE,

OF BURLINGAME MUNICIPAL CODE 18,16,030.

MUNICIPAL CODE 18.16.030.

T. NO PERSON SHALL ERECT (INCLUDING EXCAVATION AND GRADING), DEMOLISH, ALTER OR REPAIR ANY

BUILDING PERMIT ISSUED FOR THESE PLANS MAY REQUIRE FURTHER CITY APPROVALS INCLUDING REVIEW

BUILDING OR STRUCTURE OTHER THAN BETWEEN THE HOURS PERMITTED BY THE LOCAL JURISDICTION.

8. ANY HIDDEN CONDITIONS THAT REQUIRE WORK TO BE PERFORMED BEYOND THE SCOPE OF THE

9. PLUMBING CONTRACTOR WILL PROVIDE A SINGLE LINE DIAGRAM ON TIME OF INSPECTION AND ANY

10. FIRE SPRINKLERS SHALL BE INSTALLED AND SHOP DRAWINGS SHALL BE APPROVED BY THE FIRE

11. IF GRADING PERMIT IS REQUIRED, IT SHOULD BE OBTAINED FROM DEPARMENT OF PUBLIC WORKS.

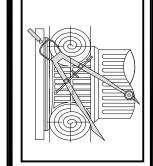
12. IF PUBLIC WORKS REQUIRES SIDEWALK REPLACEMENT, POLICY FOR EXPANDING WIDTH OF PLANTER

INSTALLATION PRIOR TO PLAN CHECK AND APPROVAL IS AT CONTRACTOR'S RISK.

STRIP NEED TO BE IMPLEMENTED AND TREES NEED TO BE ADDED.

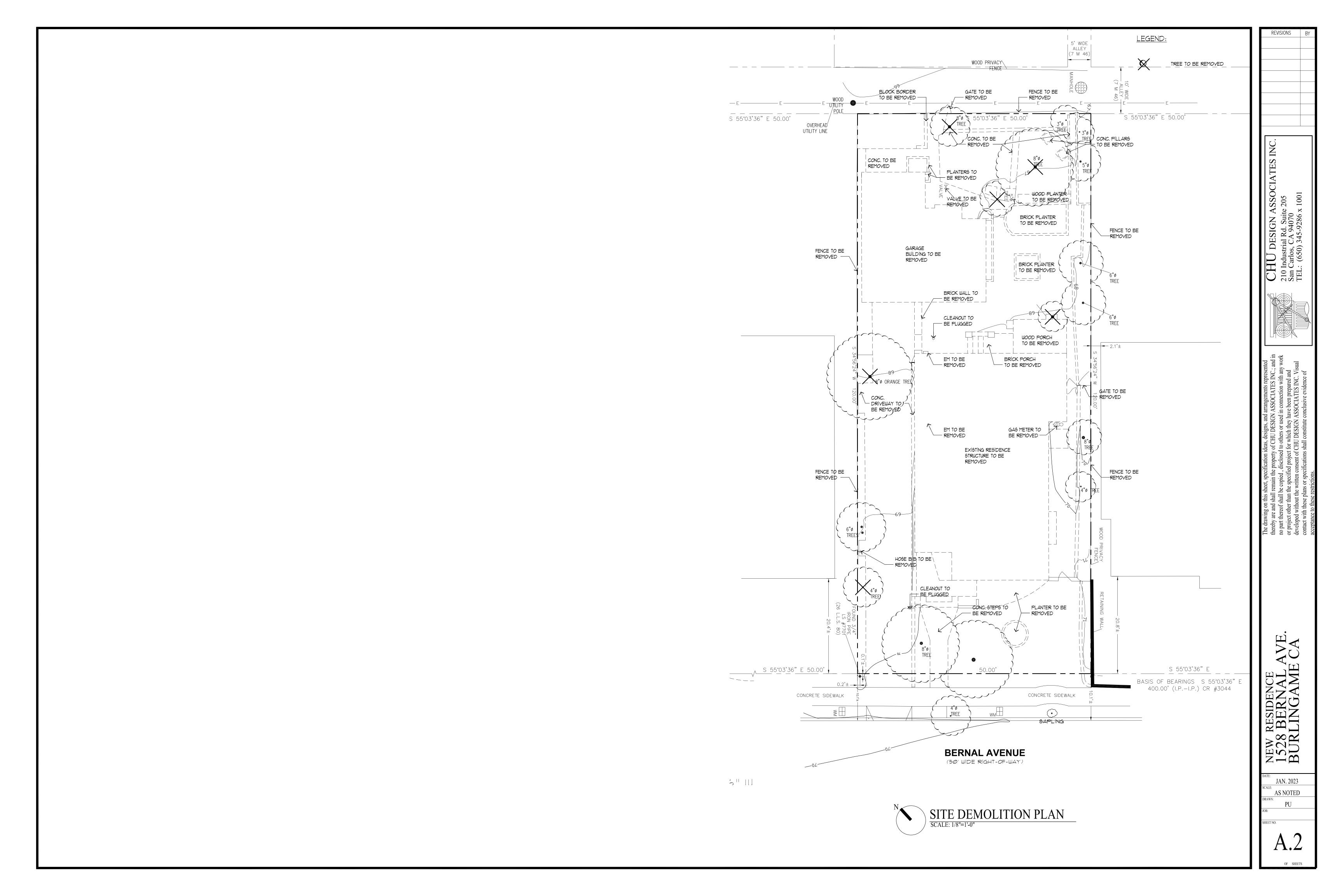
BY THE PLANNING COMMISION.

DEPARTMENT PRIOR TO INSTALLATION.



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AS NOTED



GENERAL NOTES:

- 1. SEE LANDSCAPE PLAN FOR DETAIL INFORMATION
- 2. 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.
- 3. TOPOGRAPHY IS PREPARED BY:
 QUIET RIVER LAND SERVICES, INC.
 6141 SIERRA COURT, SUITE K
 DUBLIN, CA 94568
 TEL: (925) 134-6188
- 4. A DEMOLITION PERMIT IS REQUIRED FOR SIDEWALK, SEWER AND WATER REPLACEMENT
- 5. REQUIRED PROTECTIVE FENCING MUST BE INSTALLED AND INSPECTED PRIOR TO DEMO PERMIT ISSUE.
- 6. SEWER BACKFLOW PROTECTION CERTIFICATE IS REQUIRED PER ORDINANCE NO. 1710. A DRAFT CERTIFICATION SHALL BE SUBMITTED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- 1. THE SURVEYOR RECOMMENDS THE CITY VERIFY THAT THE PERTINENT RESIDENCES WERE USED IN THE CALCULATION.
- 8. GARAGE FOOTING SHALL NOT EXTEND INTO ONE FOOT SETBACK WITHOUT A LICENCED SURVEY AND FIELD STAKING REVIEWED BY INSPECTOR.
- 9. NEW WATER METER SHALL NOT ON PRIVATE PROPERTY. IT MUCH BE LOCATED ON PUBLIC PROPERTY FOR ACCESS BY METER READER.
- 10. NEW SEWER LINE WITH CLEANOUT FOR NEW HOUSE, CLEANOUT AT SEWER MAIN LINE TO BE IN PUBLIC EASEMENT FOR CITY ACCESS.
- 11. 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.
- 12. PROVIDE ADEQUATE FIRE FLOW BASED UPON CONSTRUCTION AND SIZE OF BUILDING, SEE UFC APPENDIX III.A. MINIMUM 500 GPM REQUIRED. SEE TABLE NO. A-111-A-1.
- 13. MINIMUM I" WATER METER REQUIRED
- 14. 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 1710.
- 15. PROVIDE SURVEY STAKES PRIOR TO FOUNDATION INSPECTION TO VERIFY LOT LINES.
- 16. 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-ACTING VALVES. CPC 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.

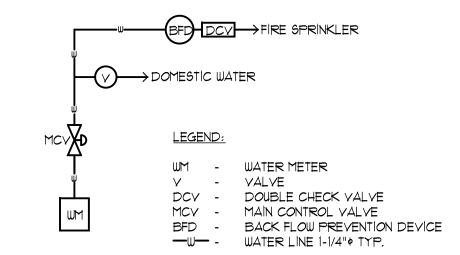
 ALL WATER LINE CONNECTIONS TO CITYWATER MAINS FOR SERVICES OR FIRE LINE ARE TO BE INSTALLED PER CITY STANDARD PROCEDURES
- AND SPECIFICATION.

 ANY OTHER UNDERGROUND UTILITY WORKS WITHIN CITY'S RIGHT OF WAY.
- THE SANITARY SEWER LATERAL (BUILDING SEWER) SHALL BE TESTED PER ORDINANCE CODE CHAPTER 15.12. 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.
- 3. SEWER BACKWATER PROTECTION CERTIFICATION IS REQUIRED FOR THE INSTALLATION OF ANY NEW SEWER FIXTURE PER ORDINANCE NO. 1710. 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.
- 5. 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 WITH SURVEYORS LICENSE NUMBERSON 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.
- 8. THE PROJECT SHALL COMPLY WITH THE CITY'S NPDES PERMIT REQUIREMENTS TO PREVENT STORM WATER POLLUTION.
- 9. 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 PAYED 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 18.08.010 (1).

 STORM WATER SHALL BE DRAINED THROUGH A CURB DRAIN OR TO THE STORM DRAINAGE SYSTEM. SEE CITY STANDARDS FOR CURB
- FLOOD ZONE 'C' REQUIRES FLOOD ZONE CONFIRMATION AND/OR

 PROJECTION OF HARITARIE GRACE
- 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.



- 1. PROVIDE A BACFLOW PREVENTION DEVICE USC APPROVED DOUBLE CHECK VALVE ASSEMBLY.
- 2. 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.
- 3. PROVIDE ADEQUATE FIRE FLOW BASED UPON CONSTRUCTION AND SIZE OF BUILDING, SEE UFC APPENDIX IIIA.

1) SCHEMATIC WATER LATERAL LINE NOT TO SCALE

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 PERFORMANCES AS LISTED BELOW (MINIMUM). INSTALL AS PER MANUFACTURERS SPECIFICATIONS

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.

FIRE NOTES:

AND RECOMMENDATIONS.

CONTRACTOR SHALL OBTAIN SEPARATE FIRE SPRINKLER PERMIT FOR THE INSTALLATION OF THE FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 17.04.030 OF THE BURLINGAME MUNICIPAL CODE. THE MINIMUM SIZE SERVICE FOR FIRE SPRINKLER SYSTEM SHALL CONFORMS TO NFPA 13 OR 13R 15 2". FOR NFPA 13D SYSTEMS THE MINIMUM SIZE 15 1".

FIRE SPRINKLER SHOP DRAWINGS ARE TO BE SUBMITTED DIRECTLY TO THE BURLINGAME FIRE DEPARTMENT AT 1393 ROLLING ROAD, BURLINGAME ONLY AFTER FIRE SPRINKLER UNDERGROUNDS HAVE BEEN SUBMITTED TO THE BURLINGAME BUILDING DEPARTMENT.

FIRE FLOW SHALL MEET REQUIREMENTS OF CALIFORNIA FIRE CODE APPENDIX B. FIRE FLOW RESIDENTIAL BUILDINGS LESS THAN 3600 SQ. FT. SHALL BE PROVIDED AT 1,000 GPM UNLESS PROTECTED BY AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM, THEN IT MAY BE REDUCED BY 50%. CONTACT BURLINGAME ENGINEERING DEPARTMENT.

- GREEN BUILDING NOTES:
 PROJECTS THAT DISTURB LESS THAN ONE ACRE SHALL DEVELOP AND IMPLEMENT A PLAN
 TO MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION. A BMP PAGE IS SUFFICIENT.
- 2. PLANS SHALL INDICATE HOW GRADING AND PAYING WILL PREVENT SURFACE WATER FLOWS FROM ENTERING BUILDINGS, EXCEPTION: PROJECTS THAT DO NOT ALTER DRAINAGE PATH.
- 3. ELECTRIC VEHICLE (EV) CHARGING, PARKING SPACES: COMPLY WITH ALL RELEVANT SECTIONS.

NOTES

- 1. WHERE THE PROPERTY LINE IS LESS THAN TEN (10) FEET FROM THE EXIT TERMINAL OF ANY NEWLY INSTALLED OR REPLACEMENT HIGH EFFICIENCY MECHANICAL EQUIPMENT THE PIPE SIZE OF THE FINAL TEN (10) FEET OF ANY TERMINAL MUST BE INCREASED TO THREE INCHES (3") OR, AS AN ALTERNATIVE, MANUFACTURER-APPROVED BAFFLES MUST BE INSTALLED.
- 2. CONTRACTOR SHALL PROVIDE ADEQUATE MEASURES TO AVOID EROSION OR SEDIMENT FROM LEAVING THE SITE AND FLOWING INTO THE STREET, CURB OR GUTTER. (USE STRAW WADDLES)
- 3. REPLACE DAMAGED OR DISPLACED CURB, GUTTER AND/OR SIDEWALK ALONG THE PROPERTY FRONTAGE. A CITY ENCROACHMENT PERMIT IS REQUIRED.
- 4. THE SANITARY SEWER LATERAL (BUILDING SEWER) SHALL BE TESTED PER ORDINANCE CODE CHAPTER 15.12. 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.
- 5. 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.
- 6. A PROPERTY SURVEY IS REQUIRED IF ANY PART OF PERMANENT STRUCTURE INCLUDING FOOTING IS WITHIN 12" OF PROPERTY LINE.

STORM WATER NOTES:

I. PROJECTS THAT CREATE AND/OR REPLACE 2,500 SQUARE FEET TO 10,000 SQUARE FEET OF IMERVIOUS 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.

2. DESIGN MEASURES:
- DIRECT ROOF RUNOFF ONTO VEGETATED AREAS USING A DISCONNECTED DOWNSPOUT.

- CONSTRUCT DRIVEWAY WITH PERMEABLE PAVEMENTS.

TABLE NO. A-111-A-1

MINIMUM REQUIRED FIRE FLOW & FLOW DURATION BUILDINGS

DURATION	FIRE AREA (square feet) FIRE AREA (square feet) FIRE AREA (square feet) (gallons					
(hours)	X 0.0929 for m2 per minute)					
	x 3.785 for	Type V-N1	Type II-N	Type IV-H.T.	Type II One-HR.	Type I-F.R.
	L/min.		II-N1	V-One-Hr.1	III One-HR.1	I⊦F.R.1
2	1,500	0-3,600	0-5,900	0-8,200	0-12,700	0-22,700
	1,750	3,601-4,800	5,901-7,900	8,201-10,900	12,701-17,000	22,701-30,200
	2,000	4,801-6,200	7,901-9.800	10,901-12,900	17,001-21,800	30,201-38,700
	2,250	6,201-7,700	9,801-12,600	12,901-17,400	21,801-24,200	38,701-48,300
	2,500	7,701-9,400	12,601-15,400	17,401-21,300	24,201-33,200	48,301-59,000
	2,750	9,401-11,300	15,401-18,400	21,301-25,500	33,201-39,700	59,001-70,900
3	3,000	11,301-13,400	18,401-21,800	25,501-30,100	39,701-47,100	70,901-83,700
	3,250	13,401-15,600	21,801-25,900	30,101-35,200	47,101-54,900	83,701-97,700
	3,500	15,601-18,000	25,901-29,300	35,201-40,600	54,901-63,400	97,701-112,700
	3,750	18,001-20,600	29,301-33,500	40,601-46,400	63,401-72,400	112,701-128,700
4	4,000	20,601-23,300	33,501-37,900	46,401-52,500	72,401-82,100	128,701-145,900
	4,250	23,301-26,300	37,901-42,700	52,501-59,100	82,101-92,400	145,901-164,200
	4,500	26,301-29,300	42,701-47,700	59,101-66,000	92,401-103,100	164,201-1;83,400
	4,750	29,301-32,600	47,701-53,000	66,001-73,300	103,101-114,600	183,401-203,700
	5,000	32,601-36,000	53,001-58,600	73,301-81,100	114,601-126,700	203,701-225,200
	5,250	36,001-39,600	58,601-65,400	81,101-89,200	126,701-139,400	225,201-247,700
	5,500	39,601-43,400	65,401-70,600	89,201-97,700	139,401-152,600	247,701-271,200
	5,750	43,401-47,400	70,601-77,000	97,701-106,500	152,601-166,500	271,201-295,900
	6,000	47,401-51,500	77,001-83,700	106,501-115,800	166,601-Greater	295,901-Greater
	6,250	51,501-55,700	83,701-90,600	115,801-125,500	"	"
	6,500	55,701-60,200	90,601-97,900	125,501-135,500	"	"
	6,750	60,201-64,800	97,901-106,800	135,501-145,800	"	"
	7,000	64,801-69,600	106,801-113,200	145,801-156,700	"	"
	7,250	69,601-74,600	113,201-121,300	156,701-167,900	"	"
	7,500	74,601-79,800	121,301-129,600	167,901-179,400	"	"
	7,750	79,801-85,100	129,601-138,300	179,401-191,400	"	"
	8,000	85,101-Greater	128,301-Greater	191,401-Greater	"	"

PUBLIC WORK NOTES

I. ANY WORK IN THE CITY RIGHT-OF-WAY, SUCH AS STREET, SIDEWALK AREA, PUBLIC EASEMENTS, AND UTILITY EASEMENTS, IS REQUIRED TO OBTAIN AN ENCROACHMENT PERMIT PRIOR TO STARTING WORK.

2. 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).

3. 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-OFWAY.

4, CONSTRUCTION HOURS IN THE CITY PUBLIC RIGHT-OF-WAY ARE LIMITED TO WEEKDAYS AND NON-CITY HOLIDAYS BETWEEN 8:00AM, AND 5:00 PM. THIS INCLUDES CONSTRUCTION HAULING.

5. 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, NO RAIN WATER FROM ROOFS OR OTHER RAIN WATER DRAINAGE SHALL DISCHARGE UPON A PUBLIC SIDEWALK (EXCEPT IN SINGLE FAMILY AREA) PER MUNICIPAL CODE SECTION 18.08.090.

6. 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.

1, NO STRUCTURE SHALL BE BUILT INTO CITY'S RIGHT-OF-WAY, THE PROPERTY LINE ON BERNAL AVENUE IS APPROXIMATELY 10.1- FEET MEASURED FROM FACE OF CURB,

8. THE PROJECT SHALL COMPLY WITH THE CITY'S NPDES PERMIT REQUIREMENTS TO PREVENT STORM

9. 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.

IØ. 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.

II. IF PUBLIC WORKS REQUIRES SIDEWALK REPLACEMENT, POLICY FOR EXPANDING WIDTH OF PLANTER STRIP MUST BE IMPLEMENTED AROUND NEW OR EXISTING CITY STREET TREE.

PUBLIC WORKS SITE NOTES:

- 1. ALL ABANDONED SEWER LATERALS SHALL HAVE WYES OR SADDLES REMOVED OFF THE MAIN AND REPLACE WITH NEWS STRAIGHT SECTION.
- 2. ALL ABANDONED EXISTING WATER SERVICES, 2-INCH OR BELOW, SHALL BE CUT AND CUP AT THE EXISTING MAIN CONNECTION AND DISCONNECT AT SERVICE SADDLE.
 ABANDONED VALVE WHERE APPLICABLE.
- 3. ALL ABANDONED EXISTING WATER SERVICES, GREATER THAN 2", SHALL HAVE TEES REMOVED AT MAIN AND REPLACE WITH STRAIGHT PIPE PER CITY STANDARDS AND
- DETAILS.

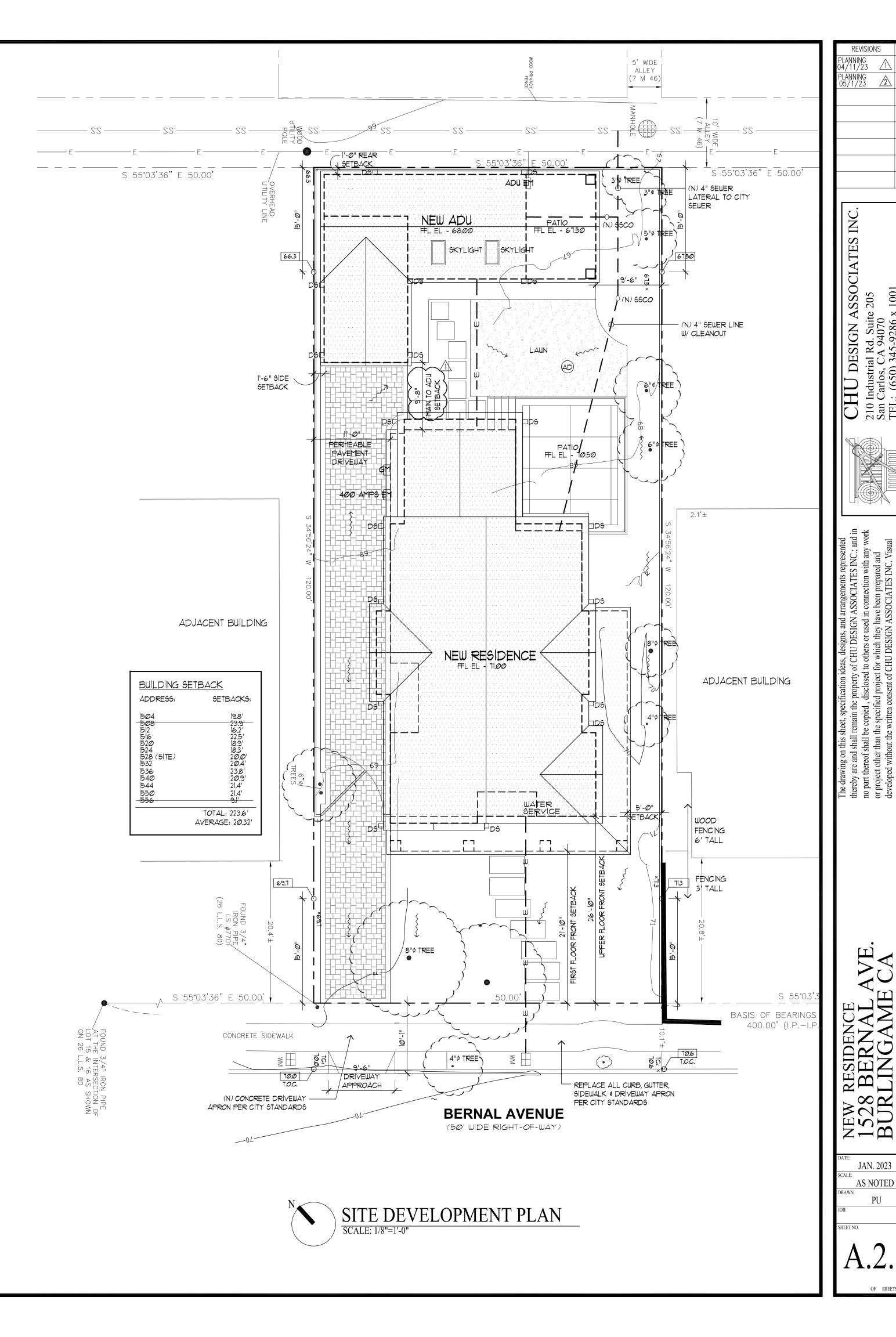
 4. NO PERMANENT STRUCTURES (RETAINING WALLS, FENCES, COLUMNS, MAILBOX, ETC.)
 PROPOSED BEYOND THE PROPERTY LINE AND INTO THE PUBLIC RIGHT-OF-WAY.
- 5. REPLACE ALL CURB, GUTTER, DRIVEWAY AND SIDEWALK FRONTING SITE, (2) PLUG ALL EXISTING SANITARY SEWER LATERAL CONNECTIONS AND INSTALL A NEW 4" LATERAL, (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.

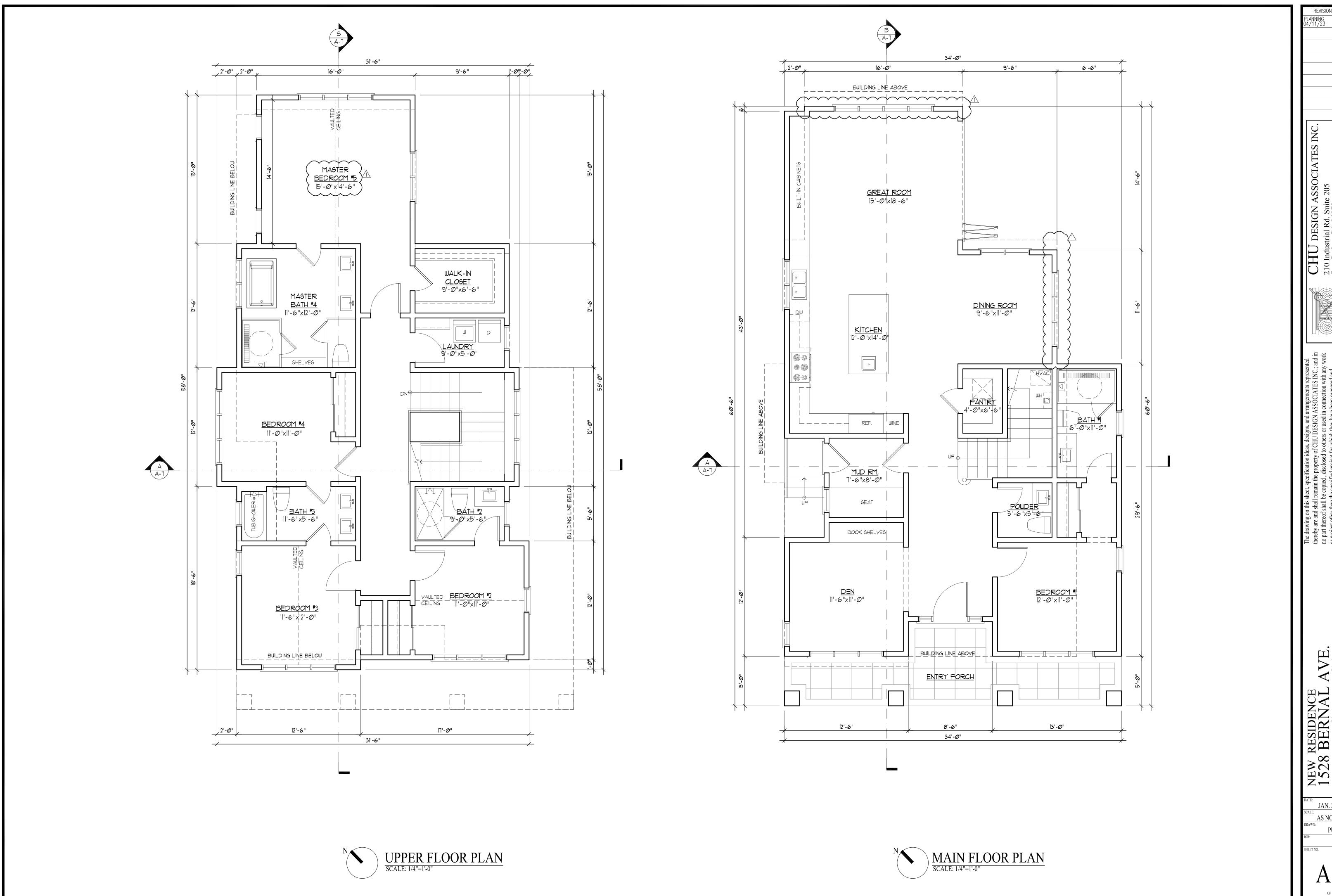
BUILDING NOTES:

- 1. 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 199UED. PLEASE CONTACT PUBLIC WORKS AT 650-558-7230 PRIOR TO BUILDING PERMIT 199UANCE.
- 3. DEMOLÍTION OF A STRUCTURE REQUIRE THE OWNER TO OBTAÍN A PERMIT FROM BAAQMD AND REQUIRE SIGN-OFFS FROM THE WATER, SEWER, AND PLANNING AND RECYCLING DEPARTMENTS. THE DEMOLÍTION 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 OBTAÍNING A PERMIT FROM THE BAY AREA QUALITY MANAGEMENT DISTRICT.
- 4. 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

AC NOTES:

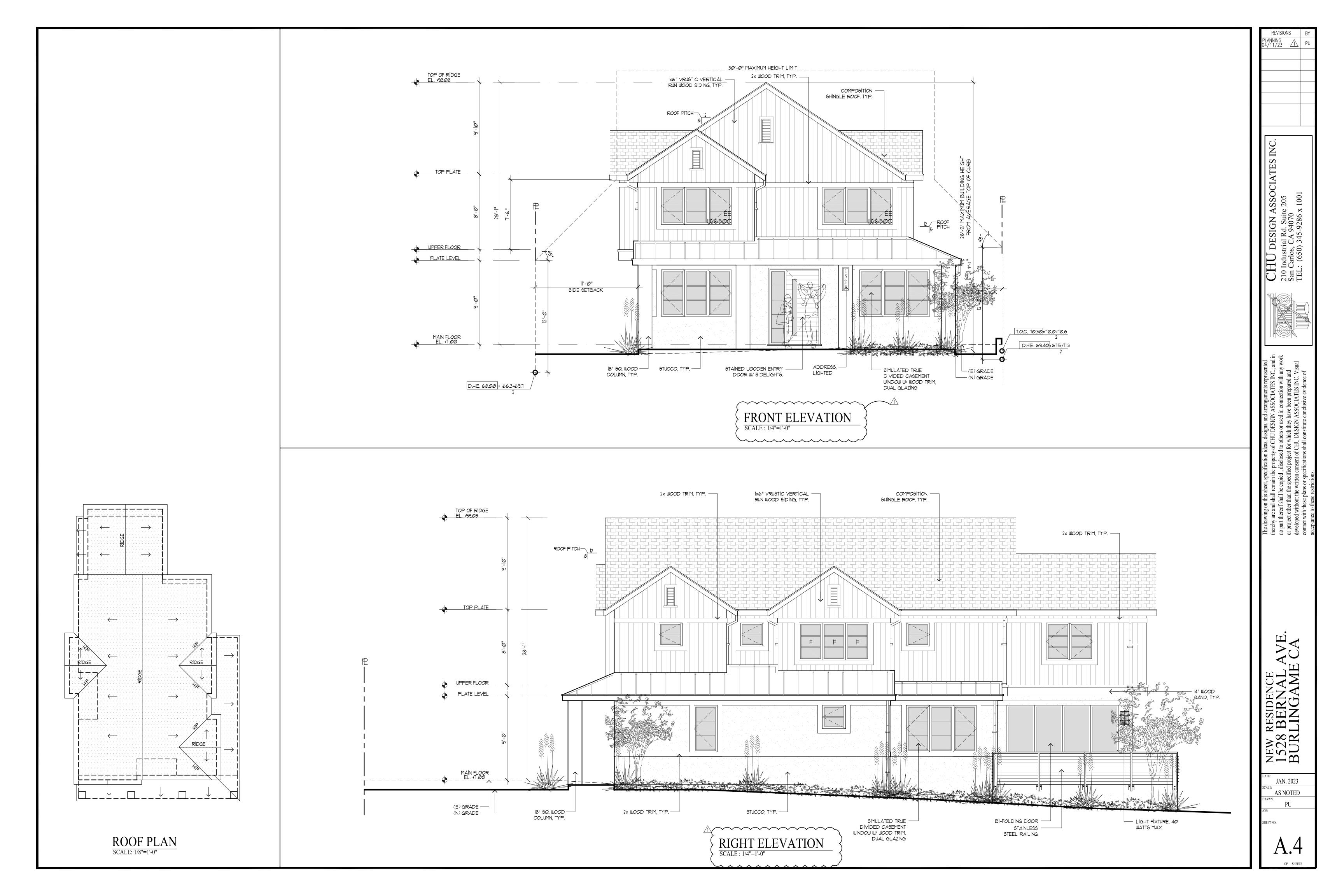
AC EQUIPMENT WILL NOT EXCEED A MAXIMUM
OUTDOOR NOISE LEVEL (dBA) OF SIXTY (60) dBA
DAYTIME (1:00 AM - 10:00 PM) OR FIFTY (50) dBA
NIGHTIME (10:00 PM - 1:00 AM) AS MEASURED
FROM THE PROPERTY LINE, BMC 25.58.050

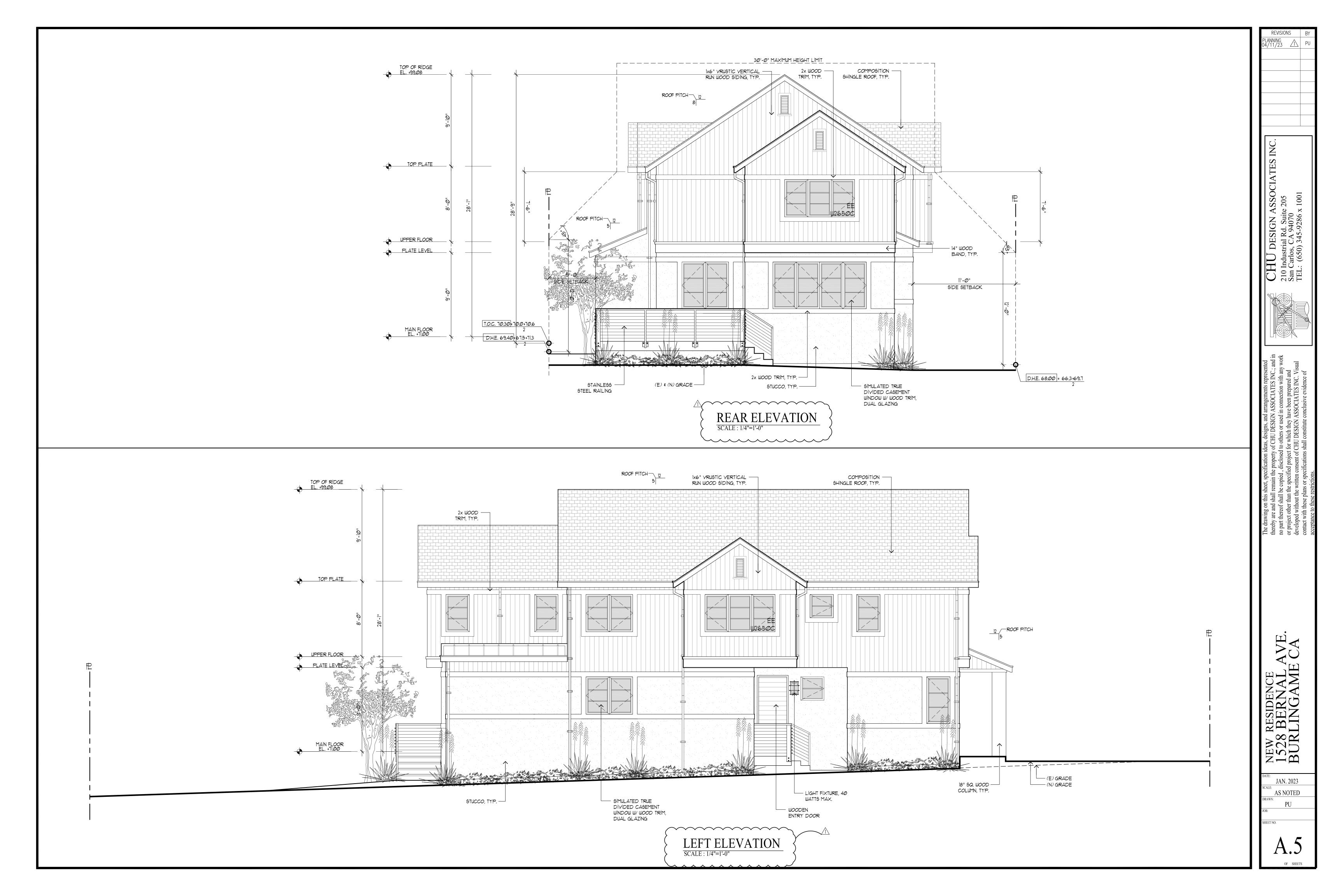


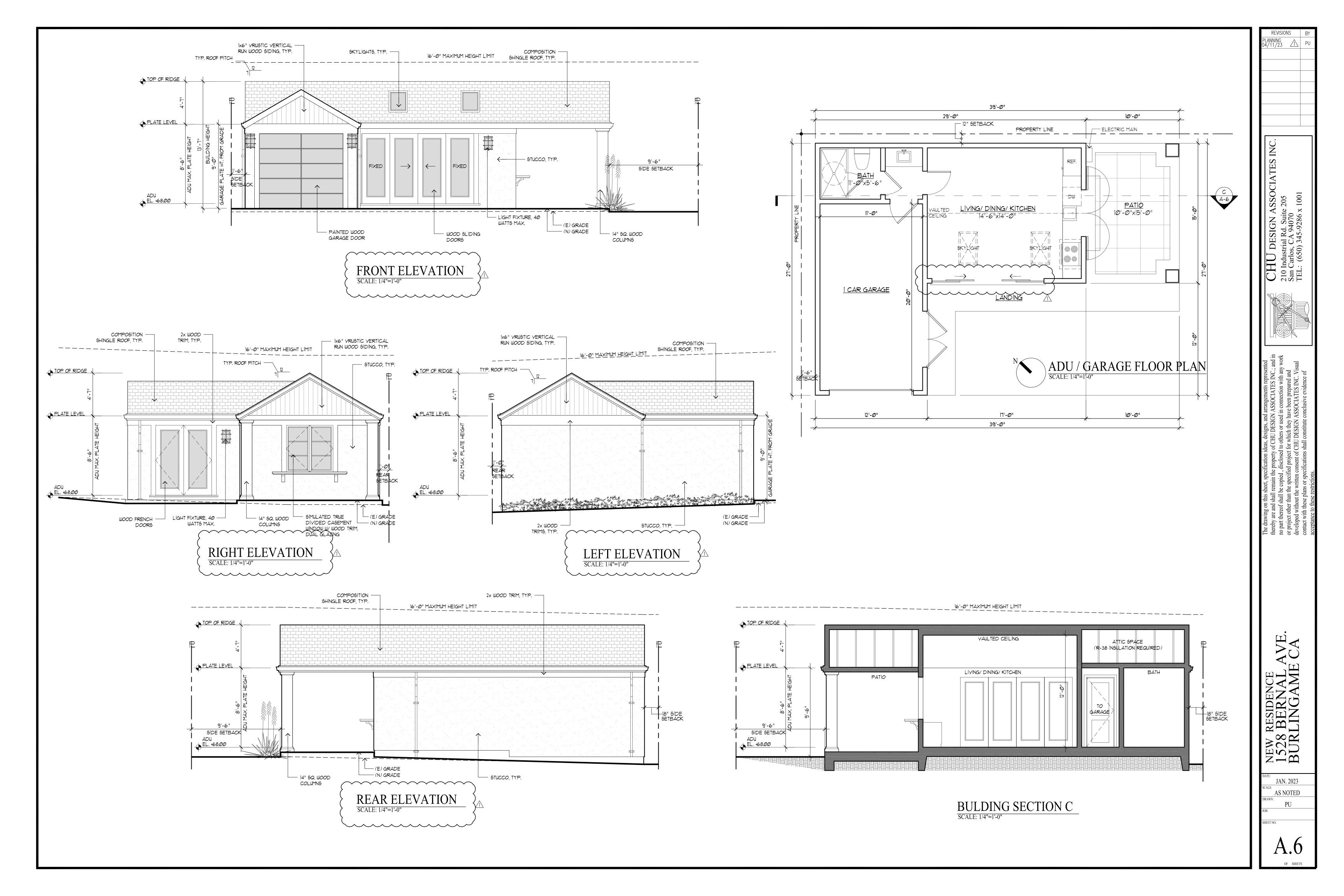


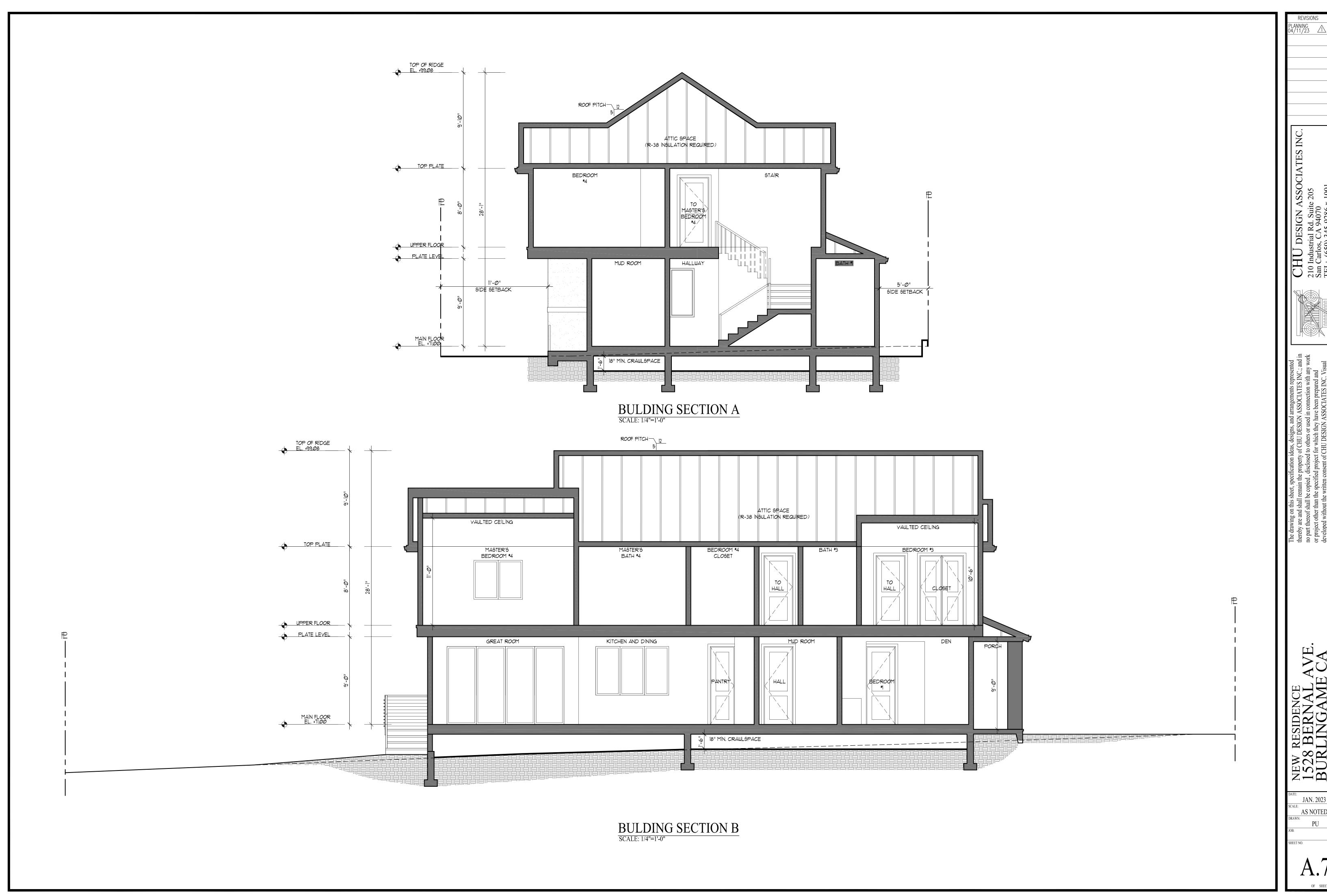
JAN. 2023

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JAN. 2023 AS NOTED



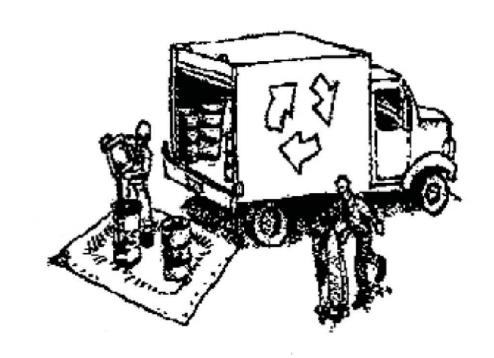
Construction Best Management Practices (BMPs)

Water Pollution Prevention Program

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

Clean Water. Healthy Community.

Materials & Waste Management



Non-Hazardous Materials

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

Hazardous Materials

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

Waste Management

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

Construction Entrances and Perimeter

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

Equipment Management & Spill Control



Maintenance and Parking

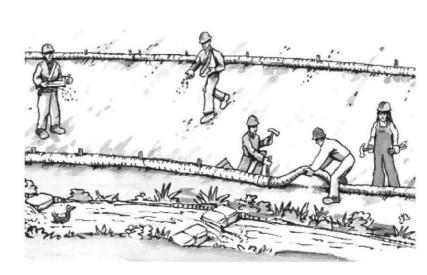
- ☐ Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- ☐ Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- ☐ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan 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.

Spill Prevention and Control

- ☐ 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).

Earthwork & Contaminated Soils



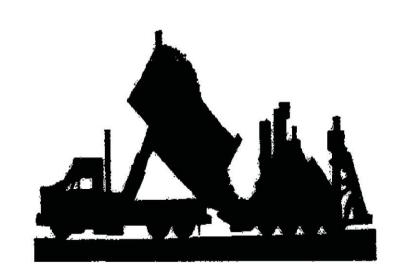
Erosion Control

- ☐ 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.

Sediment Control

- ☐ 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.

Paving/Asphalt Work



- 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.

Sawcutting & Asphalt/Concrete Removal

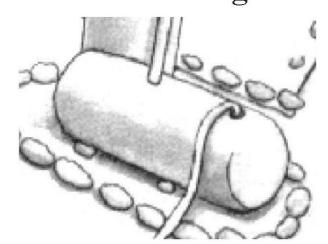
- ☐ Completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- ☐ Shovel, abosorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the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

Concrete, Grout & Mortar Application



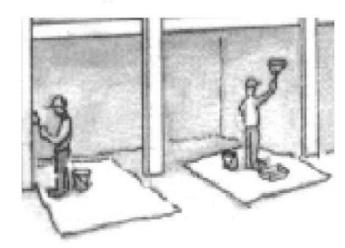
- ☐ Store concrete, grout and mortar under cover, on pallets and away from drainage areas. These materials must never reach a storm drain.
- ☐ Wash out concrete equipment/trucks offsite or in a contained area, so there is no discharge into the underlying soil or onto surrounding areas. Let concrete harden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

Dewatering



- ☐ 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.

Painting & Paint Removal



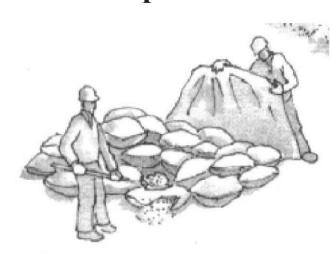
Painting cleanup

- ☐ 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.

Paint removal

- ☐ 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.

Landscape Materials

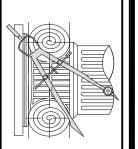


- ☐ Contain stockpiled landscaping materials by storing them under tarps when they are not actively being used.
- ☐ Stack erodible landscape material on pallets. Cover or store these materials when they are not actively being used or applied.
- ☐ Discontinue application of any erodible landscape material 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!

ASSOCIATES INC 2 205

CHU DESIGN ASS 210 Industrial Rd. Suite 20 San Carlos, CA 94070 TEL: (650) 345-9286 x 10



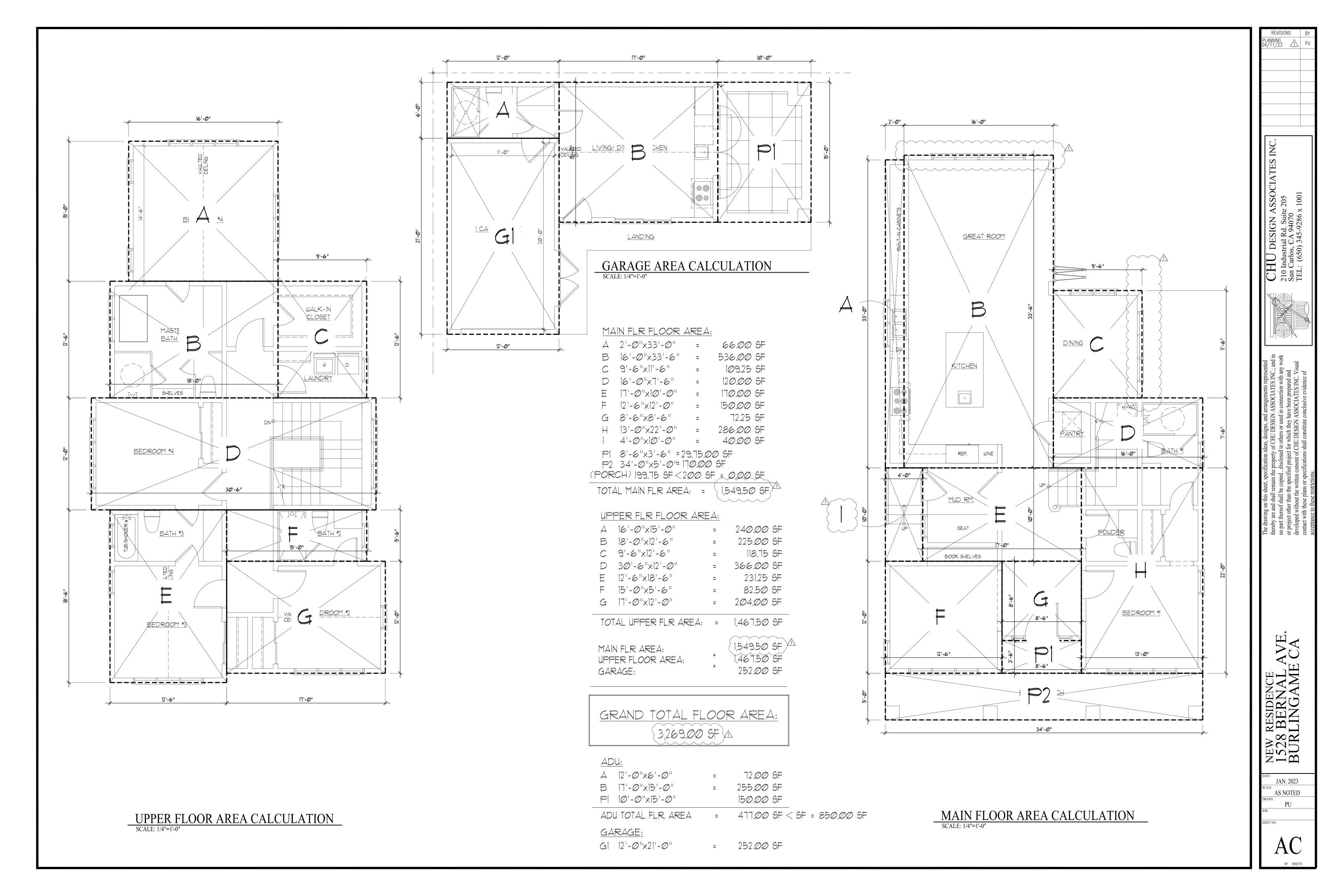
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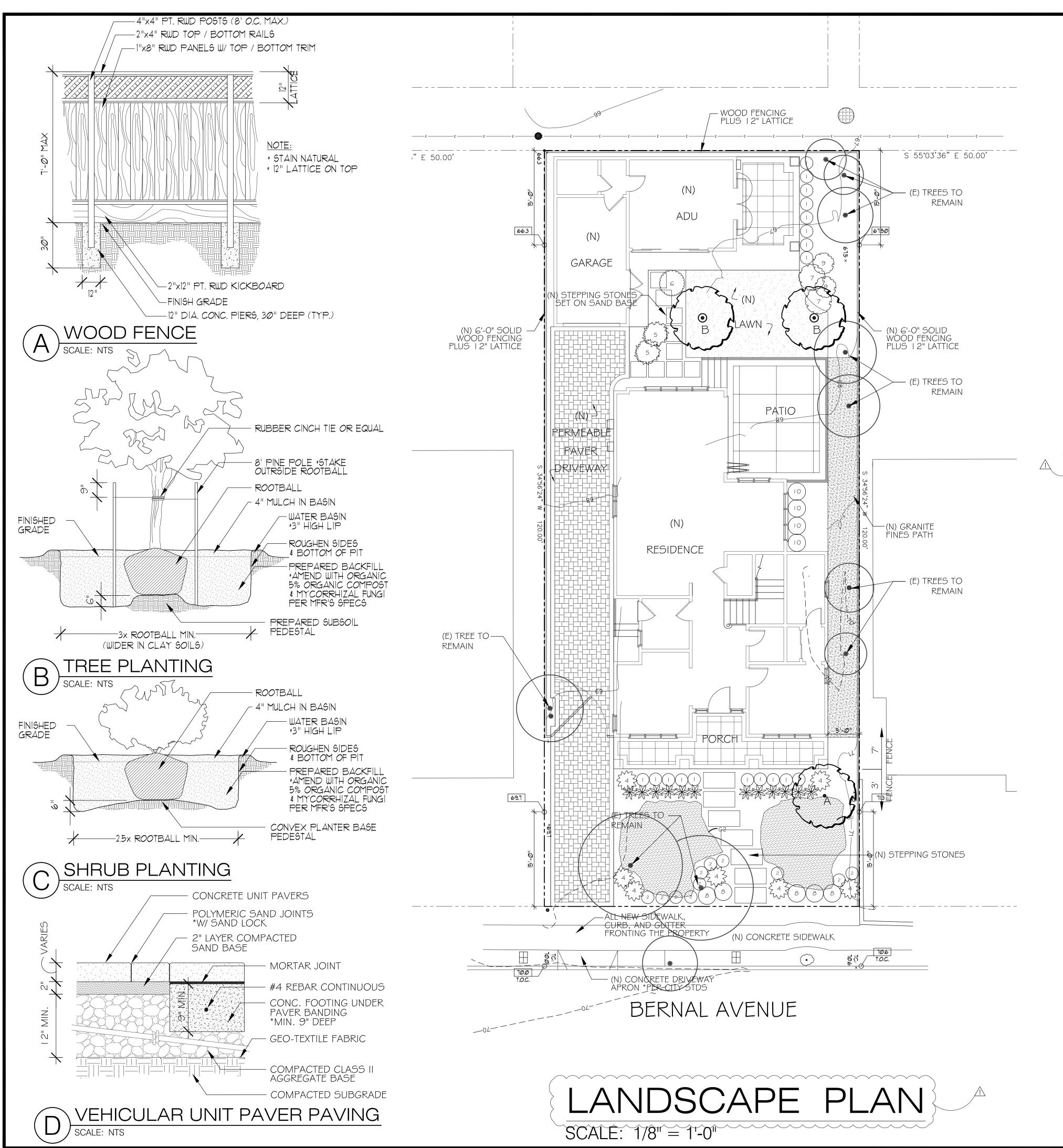
NEW RESIDENCE 1528 BERNAL AVE BURLINGAME CA

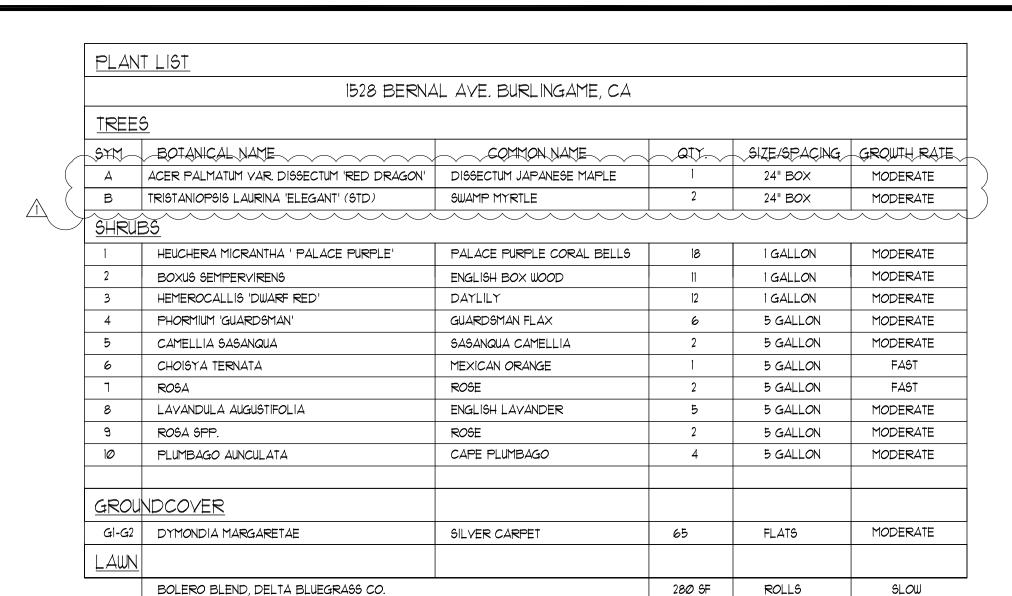
JAN. 2023
SCALE:
AS NOTED

PI JOB:

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GENERAL NOTES

I. CONTRACTOR SHALL VERIFY ON SITE ALL GRADES, PROPERTY LINES, EASEMENTS, SETBACKS, UTILITIES, SITE IMPROVEMENTS, WATERPROOFING AND UNDERGROUND PIPING BEFORE CONSTRUCTION BEGINS. ALL DISCREPANCIES OR PROBLEMATIC SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.

2. FINISHED GRADES SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURES AND SHALL BE PROPERLY INSTALLED TO PREVENT ANY STANDING WATER. CONCRETE/HARDSCAPE SHALL HAVE A MINIMUM GRADE OF 2% UNLESS NOTED OTHERWISE.

3. JUTE MESH EROSION CONTROL NETTING SHALL BE USED ON ALL 3:1 OR GREATER SLOPES. STAKE NETTING APPROPRIATELY AND PLANT SPECIFIED GROUNDCOVER.

4. CONTRACTOR SHALL OBTAIN ALL PERMITS NECESSARY TO COMPLETE PROPOSED WORK AS PER CITY/TOWN REQUIREMENTS.

5. CONTRACTOR SHALL PROVIDE PROTECTION FOR EXISTING TREES BY INSTALLING TEMPORARY FENCING AT THE DRIPLINE AROUND THE TREES. IN THE EVENT THAT TREE ROOTS OVER 2" ARE DISCOVERED, THE LANDSCAPE ARCHITECT SHOULD BE CONTACTED.

6. REFER TO ARCHITECTURAL AND ENGINEERING DRAWINGS FOR ANY CALCULATIONS, DETAILS AND SPECIFICATIONS REGARDING BUILDING STRUCTURE, FOUNDATIONS AND GRADING,

1. THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH SOILS REPORT, POOL PLANS AND GRADING AND DRAINAGE REQUIREMENTS PER CIVIL ENGINEER.

8. THIS PLAN IS NOT A SURVEY OR CONSTRUCTION DOCUMENT. IT IS PROVIDED FOR CONCEPTUAL PURPOSES AND SHOULD BE USED FOR PLANNING PURPOSES.

9. LANDSCAPE ARCHITECT MAY MAKE SITE OBSERVATIONS DURING CONSTRUCTION BUT SHALL NOT BE UTILIZED TO SUPERVISE CONSTRUCTION ONSITE.

10. THE LANDSCAPE ARCHITECT AND ENGINEER ASSUMES NO LIABILITY FOR DISCREPANCIES BETWEEN THE PLANS AND ACTUAL FIELD CONDITIONS. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS.

11. WORK WITHIN THE RIGHT OF WAY 16 SUBJECT TO INSPECTION AND APPROVAL BY THE CITY. OBTAIN ENCROACHMENT PERMIT FROM PUBLIC WORKS DEPARTMENT PRIOR TO WORK WITIN THE RIGHT OF WAY. THIS WORK MAY INCLUDE LANDSCAPING IN THE RIGHT OF WAY, NEW CURB DRAINS, AND PARKING STRIP.

PLANTING NOTES

1. ALL PLANTING AREAS WITH A SLOPE OF LESS THAN 16%, SHALL BE CULTIVATED AND ROTOTILLED TO A DEPTH OF SIX (6) INCHES WITH FIVE (5) CUBIC YARDS OF SOIL MIX PER 1000 SQUARE FEET.

2. SOIL AMENDMENTS SHALL BE FREE OF DEBRIS SUCH AS LITTER, BROKEN CLAY POTS, AND OTHER FOREIGN MATERIAL. ROCKS LARGER THAN ONE INCH DIAMETER WILL NOT BE PERMITTED. SOIL AMENDMENTS SHALL HAVE THE FOLLOWING CONTENT: SOIL MIX EQUALING 10% REDWOOD NITRIFIED COMPOST, 30% SANDY LOAM.

3. PLANT HOLES SHALL BE DOUBLE THE SIZE OF THE CONTAINER (GENERALLY). THE WALLS AND BASES OF PLANT HOLES SHALL BE SCARIFIED. HOLES SHALL BE BACKFILLED WITH A MIXTURE OF IMPORTED SOIL TO EXISTING SOIL AT A RATIO OF 80/20.

4. SOIL BERMS SHALL BE FORMED AROUND ALL PLANTS I GALLON SIZE AND LARGER. BASINS SHALL BE MULCHED WITH A 2" LAYER OF BARK CHIPS. CHIPS SHALL BE A MINIMUM OF I

5. ALL PLANTS SHALL BE FERTILIZED. FERTILIZER SHALL BE COMMERCIALLY AVAILABLE TYPE, AGRIFORM (OR EQUIVALENT). APPLICATION SHALL BE ACCORDING TO MANUFACTURER'S INSTRUCTIONS.

6. RESIDUAL WEED PRE-EMERGENT SHALL BE APPLIED BY THE CONTRACTOR. THE TYPE AND BRAND CHOSEN BY THE CONTRACTOR SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT. APPLICATION SHALL BE ACCORDING TO MANUFACTURER'S INSTRUCTIONS.

1. TREES SHALL BE STAKED WITH TWO PRESSURE TREATED 2" DIA. POLES. TREE TRUNK SHALL BE SECURED WITH TWO RUBBER TIES OR STRAPS FORMING A FIGURE-EIGHT BETWEEN TRUNK AND STAKE.

8. ALL PLANTING AREAS SHALL BE COVERED WITH A LAYER OF BARK MULCH, MINIMUM THICKNESS OF 2 INCHES, AND CHIP SIZE OF NO LESS THAN ONE INCH.

9. LAWN TYPE SHALL BE DWARF FESCUE/RYE BLEND, 90/10. ALL TURF AREAS SHALL BE FERTILIZED AT TIME OF INSTALLATION.

10. LANDSCAPE CONTRACTOR SHALL VERIFY PLANT AND SOD QUANTITIES PRIOR TO SUBMITTING BID FOR WORK. DOCUMENTATION OF PLANTS INSTALLED AT THE JOBSITE IS REQUIRED, WITH A LETTER PROVIDED TO THE OWNER STATING FINAL QUANTITIES.

II. LANDSCAPE ARCHITECT CANNOT GUARANTEE PLANT MATERIAL AS DEER RESISTANT DUE TO CHANGING HABITS OF DEER.

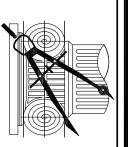
HARDSCAPE NOTES

1. CONCRETE PAYING SHALL BE 4" THICK WITH #3 REBAR AT 18" O.C. COLOR: TAN DRIVEWAY SHALL BE: UNIT PAVERS TYPE: QUARRY STONE PATTERN: OLD TOWN COLOR: TAN / GREY STONE SHALL BE: BLUESTONE COLOR: TAN / GREY

2. STEEL REINFORCEMENT SHALL BE TIED AND SET CENTERED IN THE THICKNESS SPECIFIED ABOVE

3. ROUGH GRADING AND FINAL GRADING SHALL BE PERFORMED BY THE LANDSCAPE CONTRACTOR. THE SOIL SHALL BE GRADED SUCH THAT IT SLOPES AWAY FROM THE BUILDING FOUNDATIONS.

4. CONTRACTOR SHALL VERIFY ALL PROPERTY LINES ADJACENT TO THE AREA OF WORK. NO ENCROACHMENT SHALL BE PERMITTED ON ADJACENT LANDS UNLESS WRITTEN PERMISSION IS OBTAINED FROM THE LAND OWNER OR CITY BUILDING DEPARTMENTS.



SIDE ERN NG RE B 28 JR NE 15 BL

> JAN. 2023 AS NOTED

