

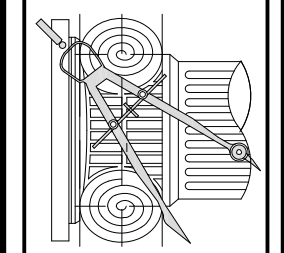
1528 BERNAL AVE., BURLINGAME, CA  
A.P.N.: 026-033-190

**05.01.23**

CITY OF BURLINGAME  
CDD-PLANNING DIVISION

[illegible]

**CHU DESIGN ASSOCIATES INC.**  
210 Industrial Rd. Suite 205  
San Carlos, CA 94070  
TEL: (650) 345-9286 x 1001



The drawing on this sheet, specification ideas, designs, and arrangements represented hereby are and shall remain the property of CHU DESIGN ASSOCIATES INC., and in no part thereof shall be copied, disclosed to others or used in connection with any work for any project other than the specified project for which they have been prepared and developed without the written consent of CHU DESIGN ASSOCIATES INC. Visual contrast with these plans or specifications shall constitute conclusive evidence of acceptance by these restrictions.

NEW RESIDENCE  
1528 BERNAL AVE.  
BURLINGAME CA

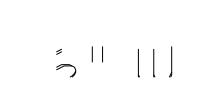
DATE:	JAN. 2023
SCALE:	AS NOTED
DRAWN:	PU
JOB:	

## A.1

OF SHEETS

DESIGN DATA	PROJECT DATA	SHEET INDEX	PROJECT DIRECTORY
<p>2022 CALIFORNIA BUILDING CODE 2022 CALIFORNIA MECHANICAL CODE 2022 CALIFORNIA PLUMBING CODE 2022 CALIFORNIA ELECTRICAL CODE 2022 CALIFORNIA ENERGY CODE 2022 CALIFORNIA RESIDENTIAL CODE</p> <p>ALL OTHER STATE AND LOCAL ORDINANCES AND REGULATIONS ALL STRUCTURAL DESIGN DATA AS PER CBC SECTION 1603 ALL CONSTRUCTION AS PER CBC TABLE 601 TYPE V.</p> <p>ADOPTION OF THE 2022 EDITION OF THE CALIFORNIA STATE BUILDING CODES, TITLE 24, CALIFORNIA CODE OF REGULATIONS WAS MANDATED BY AB 4616 AND SB 281, EFFECTIVE JANUARY 1, 2022. THE FOLLOWING LOCAL AMENDMENTS TO THE CALIFORNIA STATE BUILDING CODES WERE FILED WITH THE OFFICE OF HOUSING AND COMMUNITY DEVELOPMENT.</p> <p>ENTIRE RESIDENCE, CRAWL SPACE AND ATTIC SHALL BE PROTECTED BY AUTOMATIC FIRE-EXTINGUISHING SYSTEM NPFA 13-D STANDARD.</p> <p><u>GENERAL NOTES:</u> 1. ALL DETAILS, MATERIALS, FINISHES AND ASSEMBLIES ARE NOT NECESSARILY SHOWN. THESE FINAL FINISH DETAILS INCLUDING CASEWORK AND MATERIAL SELECTIONS WILL BE COORDINATED BY THE OWNER.  2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE UNIFORM BUILDING CODE, APPLICABLE EDITION, AND ALL OTHER PERTINENT CODES, LAWS AND REQUIREMENTS OF THE LOCAL BUILDING OFFICIALS. WHETHER OR NOT SPECIFICALLY SHOWN ON THESE DOCUMENTS, THESE DOCUMENTS ARE NOT INTENDED TO SHOW EVERY DETAIL OR CONDITION. MANY DETAILS IN RESIDENTIAL CONSTRUCTION ARE BUILT ACCORDING TO PROFESSIONAL CONSTRUCTION PRACTICES, AND ARE THEREFORE NOT DETAILED IN THESE DOCUMENTS. 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, ACCORDING TO THE PREVAILING STANDARDS OF THE INDUSTRY FOR EACH TRADE.  3. THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, EQUIPMENT, SUPERVISION AND CLEAN-UP TO ACCOMPLISH ALL OF THE WORK SHOWN, INCLUDING ALL WARRANTIES AND INSTRUCTIONS, TO PROVIDE A COMPLETE WORKING INSTALLATION, AND TO LEAVE THE OWNER WITH AN APPROVED PRODUCT.  4. CONTRACTOR SHALL ASSUME COMPLETE AND SOLE RESPONSIBILITY FOR MEANS AND METHODS OF 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 WORKING HOURS. CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD HARMLESS CHU DESIGN ASSOCIATES 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 MATERIALS. SHOULD ANY SUCH MATERIALS BE SUSPECTED OR ENCOUNTERED, SPECIALISTS SHALL BE CALLED IN TO MAKE RECOMMENDATIONS.  6. PROVIDE ALL MANDATORY FEATURES REQUIRED BY THE T-24 ENERGY CODE, INCLUDING WEATHER-STRIPPING, BUILDING INSULATION, PIPE INSULATION, LIGHTING AND APPLIANCE MEASURES, AND OTHER FEATURES REQUIRED BY TITLE 24 OR OTHER STATE, FEDERAL OR LOCAL CODES.</p> <p>7. NO PERSON SHALL ERRECT (INCLUDING EXCAVATION AND GRADING), DEMOLISH, ALTER OR REPAIR ANY BUILDING OR STRUCTURE OTHER THAN BETWEEN THE HOURS PERMITTED BY THE LOCAL JURISDICTION.</p> <p>8. ANY HIDDEN CONDITIONS THAT REQUIRE WORK TO BE PERFORMED BEYOND THE SCOPE OF THE BUILDING PERMIT ISSUED FOR THESE PLANS MAY REQUIRE FURTHER CITY APPROVALS INCLUDING REVIEW BY THE PLANNING COMMISSION.</p> <p>9. PLUMBING CONTRACTOR WILL PROVIDE A SINGLE LINE DIAGRAM ON TIME OF INSPECTION AND ANY INSTALLATION PRIOR TO PLAN CHECK AND APPROVAL IS AT CONTRACTOR'S RISK.</p> <p>10. FIRE SPRINKLERS SHALL BE INSTALLED AND SHOP DRAWINGS SHALL BE APPROVED BY THE FIRE DEPARTMENT PRIOR TO INSTALLATION.</p> <p>11. IF GRADING PERMIT IS REQUIRED, IT SHOULD BE OBTAINED FROM DEPARMENT OF PUBLIC WORKS.</p> <p>12. IF PUBLIC WORKS REQUIRES SIDEWALK REPLACEMENT, POLICY FOR EXPANDING WIDTH OF PLANTER STRIP NEED TO BE IMPLEMENTED AND TREES NEED TO BE ADDED.</p>	<p>1. SITE ADDRESS:  1528 BERNAL AVE. BURLINGAME, CA 94010</p> <p>2. APN:  026-033-180</p> <p>3. TYPE OF CONSTRUCTION FOR: DWELLING AND GARAGE: OCCUPANCY GROUP FOR DWELLING: OCCUPANCY GROUP FOR GARAGE:</p> <p>TYPE V-N R-3 U</p> <p>4. SITE AREA:  6,000.00 SF</p> <p>5. MAX. COVERED FLOOR AREA ALLOWED: (32% + 1,100 + 400 SF FOR GARAGE)</p> <p>3,420.00 SF</p> <p>6. MAX. LOT COVERAGE ALLOWED (40%):  2,400.00 SF</p> <p>7. EXISTING STRUCTURE TO BE REMOVED (E) RESIDENCE &amp; GARAGE</p> <p>+2,000.00 SF</p> <p>8. PROPOSED FLOOR AREA: (N) PROPOSED FIRST FLOOR (N) PROPOSED SECOND FLOOR (N) FRONT PORCH</p> <p>1549.50 SF 1481.30 SF 199.15 SF - 200 SF</p> <p>(N) TOTAL LIVING FLOOR AREA (N) GARAGE (N) ADU - 321.00 SF NOT INCLUDED</p> <p>3,017.00 SF 252 SF 0 SF</p> <p>(N) TOTAL FLOOR AREA (N) FLOOR AREA RATIO:</p> <p>3,269.00 SF 54.28%</p> <p>9. LOT COVERED AREA: (N) FIRST FLOOR (N) GARAGE (N) FRONT PORCH (N) ADU - 321.00 SF NOT INCLUDED (N) CANTILEVER (N) COVERED PATIO (IN ADU)</p> <p>1549.00 SF 251.00 SF 199.15 SF 24.00 SF 150.00 SF</p> <p>(N) TOTAL FLOOR AREA (N) LOT COVERAGE RATIO:</p> <p>2115.25 SF 36.25% 2,400.00 SF</p>	<p><u>ARCHITECTURAL</u> A1 COVER SHEET A2 SITE DEMOLITION PLAN A2.1 SITE DEVELOPMENT PLAN A3 PROPOSED FIRST &amp; SECOND FLOOR PLAN A3.1 SCHEDULE OF DOORS AND WINDOWS A4 ELEVATIONS A5 ELEVATIONS A6 ADU / GARAGE FLOOR PLAN, ELEVATIONS AND SECTION A.7 MAIN HOUSE BUILDING SECTIONS A.C AREA CALC.S. (PLANNER SET ONLY) N1 CONSTRUCTION BMP CG GREEN BUILDING MEASURE CHECK LIST</p> <p><u>LANDSCAPE</u> L1 LANDSCAPE PLAN</p> <p><u>CIVIL</u> SU.1 BOUNDARY &amp; TOPOGRAPHIC SURVEY</p>	<p>PROPERTY OWNER:  1528 BERNAL AVE. LLC MANAGER: RICH SARGENT 1534 PLAZA LANE, #132 BURLINGAME, CA 94010 TEL: (650) 344-9100</p> <p>ARCHITECTURAL:  JAMES CHU CHU DESIGN ASSOCIATES INC. 210 INDUSTRIAL RD., SUITE 205 SAN CARLOS, CA 94070 TEL: (650) 345-9286, EXT. 1001 FAX: (650) 345-9281 EMAIL: James@chudesign.com</p> <p>CIVIL SURVEY:  QUIET RIVER LAND SERVICES, INC. 6141 SIERRA COURT, SUITE K DUBLIN, CA 94568 TEL: (925) 734-6188</p>
	NOTES	NOTES	CONSTRUCTION SCHEDULE
	<p>ILLUMINATED STREET ADDRESS</p> <p>1. PROVIDE AN ILLUMINATED STREET ADDRESS AT THE ENTRY DOOR PER CITY ORDINANCE. APPROVED NUMBERS OR ADDRESSES SHALL BE PLACED IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY SAID NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, AND SHALL BE A MINIMUM OF 1/2 INCH STROKE BY 2-1/2 INCHES HIGH, SHALL BE EITHER INTERNALLY OR EXTERNALLY ILLUMINATED. THE POWER OF SUCH ILLUMINATION SHALL NOT BE NORMALLY SWITCHABLE.</p> <p>2. EXTERIOR LIGHTING ON ALL RESIDENTIAL PROPERTIES SHALL BE DESIGNED AND LOCATED SO THAT THE CONE OF LIGHT AND/OR GLARE FROM THE LIGHTING ELEMENT IS KEPT ENTIRELY ON THE PROPERTY OR BELOW THE TOP OF ANY FENCE, EDGE OR WALL. CITY OF BURLINGAME MUNICIPAL CODE 18.16.030.</p> <p>3. ON ALL RESIDENTIAL PROPERTIES EXTERIOR LIGHTING OUTLETS AND FIXTURES SHALL NOT BE LOCATED MORE THAN NINE (9) FEET ABOVE ADJACENT GRADE OR REQUIRED LANDING : WALLS OR PORTIONS OF WALLS SHALL NOT BE FLOOD-LIT : ONLY SHIELDED LIGHT FIXTURES WHICH FOCUS LIGHT DOWNWARD SHALL BE ALLOWED, EXCEPT FOR ILLUMINATED STREET NUMBER REQUIRED BY THE FIRE DEPARTMENT. CITY OF BURLINGAME MUNICIPAL CODE 18.16.030.</p> <p>** CONSTRUCTION, DEMOLITION, RECYCLING &amp; WASTE REDUCTION FORMS WILL NEED TO BE SUBMITTED &amp; APPROVED PRIOR TO ISSUANCE OF BUILDING PERMIT PER CITY OF BURLINGAME. CONTACT JOE MCCLUSKY OER RECYCLING SPECIALIST @ (650) 558-1213.</p>	<p>1. 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. WHEN STRUCTURAL CALCULATIONS AND SPECIFICATIONS OR OTHER REPORTS ARE SUBMITTED, AT A MINIMUM, THE ENGINEER'S "WET" STAMP, SIGNATURE, REGISTRATION NUMBER, EXPIRATION DATE OF THE CERTIFICATE AND THE DATE OF SIGNING AND SEALING OR STAMPING IS REQUIRED ON THE FIRST SHEET (COVER SHEET).</p> <p>2. "PRIOR TO PLACEMENT OF FOUNDATION, A LAND SURVEYOR REGISTERED IN THE STATE OF CALIFORNIA SHALL SUBMIT A LETTER TO THE CITY VERIFYING THE LOCATION OF THE BUILDING, THE DISTANCE BETWEEN THE EXTERIOR FINISH OF THE WALL AND THE PROPERTY LINE SHALL BE IN ACCORDANCE WITH THE APPROVED PLANS."</p>	<p>1. NO PERSON SHALL ERRECT (INCLUDING EXCAVATION AND GRADING), DEMOLISH, ALTER OR REPAIR ANY BUILDING OR STRUCTURE OTHER THAN BETWEEN THE FOLLOWING HOURS EXCEPT IN THE CASE OF URGENT NECESSITY IN THE INTEREST OF PUBLIC HEALTH AND SAFETY, AND THEN ONLY WITH PRIOR WRITTEN APPROVAL FROM THE BUILDING OFFICIAL, WHICH APPROVAL SHALL BE GRANTED FOR A PERIOD NOT TO EXCEED THREE DAYS. HOLIDAYS ARE THE FIRST DAY OF JANUARY, THE THIRD MONDAY OF FEBRUARY, THE LAST MONDAY OF MAY, THE FOURTH DAY OF JULY, THE FIRST MONDAY OF SEPTEMBER, THE ELEVENTH DAY OF NOVEMBER, THE FOURTH THURSDAY IN NOVEMBER AND THE TWENTY-FIFTH DAY OF DECEMBER. IF THE FIRST DAY OF JANUARY, THE FOURTH DAY OF JULY, THE ELEVENTH DAY OF NOVEMBER AND THE TWENTY-FIFTH DAY OF DECEMBER FALLS UPON A SUNDAY THE FOLLOWING MONDAY IS A HOLIDAY. PROVIDE THE FOLLOWING CONSTRUCTION HOURS ON THE PLANS PER CITY OF BURLINGAME MUNICIPAL CODE 18.07.110.</p> <p>i. MONDAY THROUGH FRIDAY: 8AM TO 7PM ii. SATURDAYS: 9AM TO 6PM iii. SUNDAY AND HOLIDAYS: NO WORK</p> <p>2. CONSTRUCTION HOURS IN THE CITY PUBLIC RIGHT-OF-WAY ARE LIMITED TO WEEKDAYS AND NON-CITY HOLIDAYS BETWEEN 8:00AM TO 5:00PM.</p>



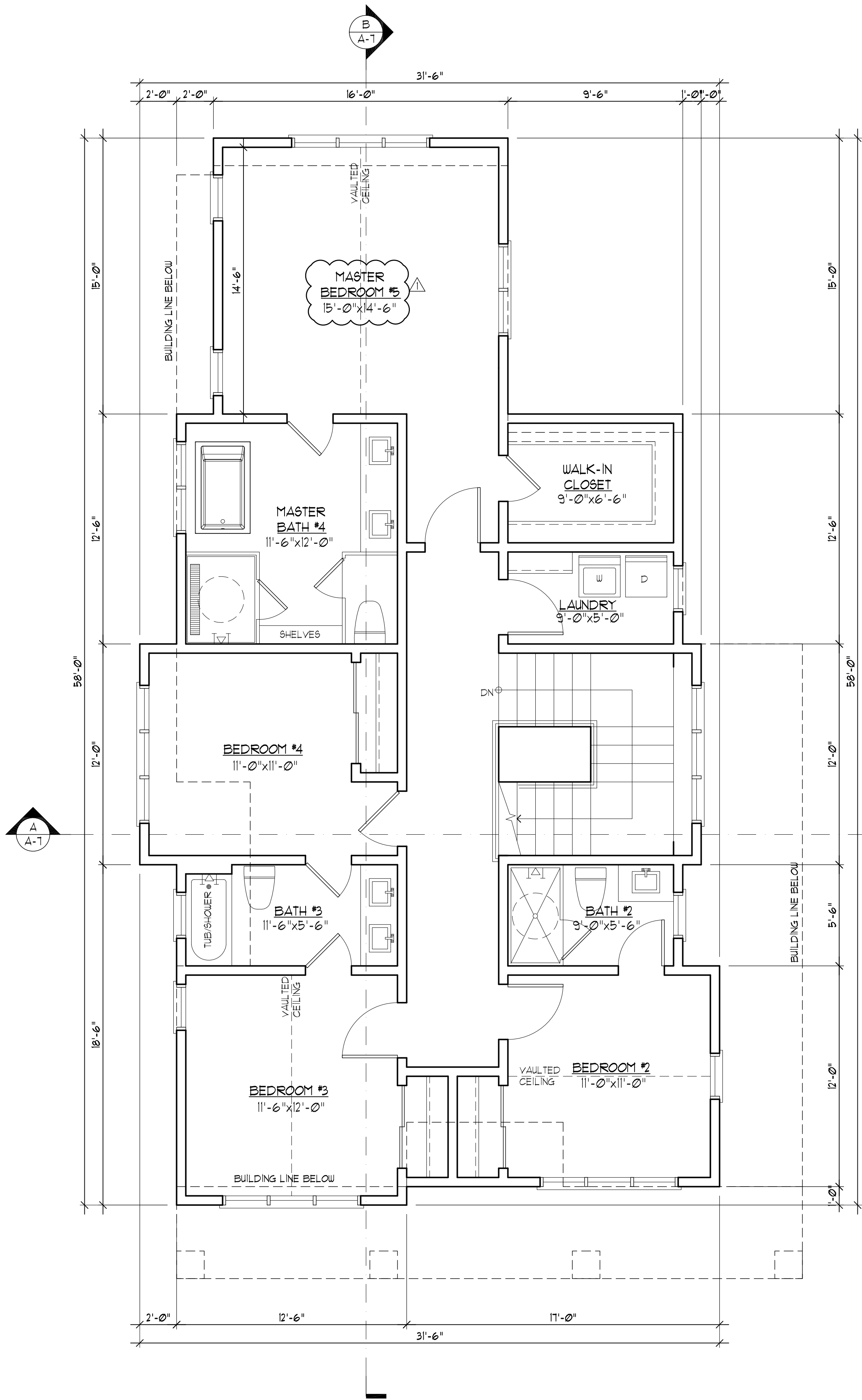


# SITE DEMOLITION PLAN

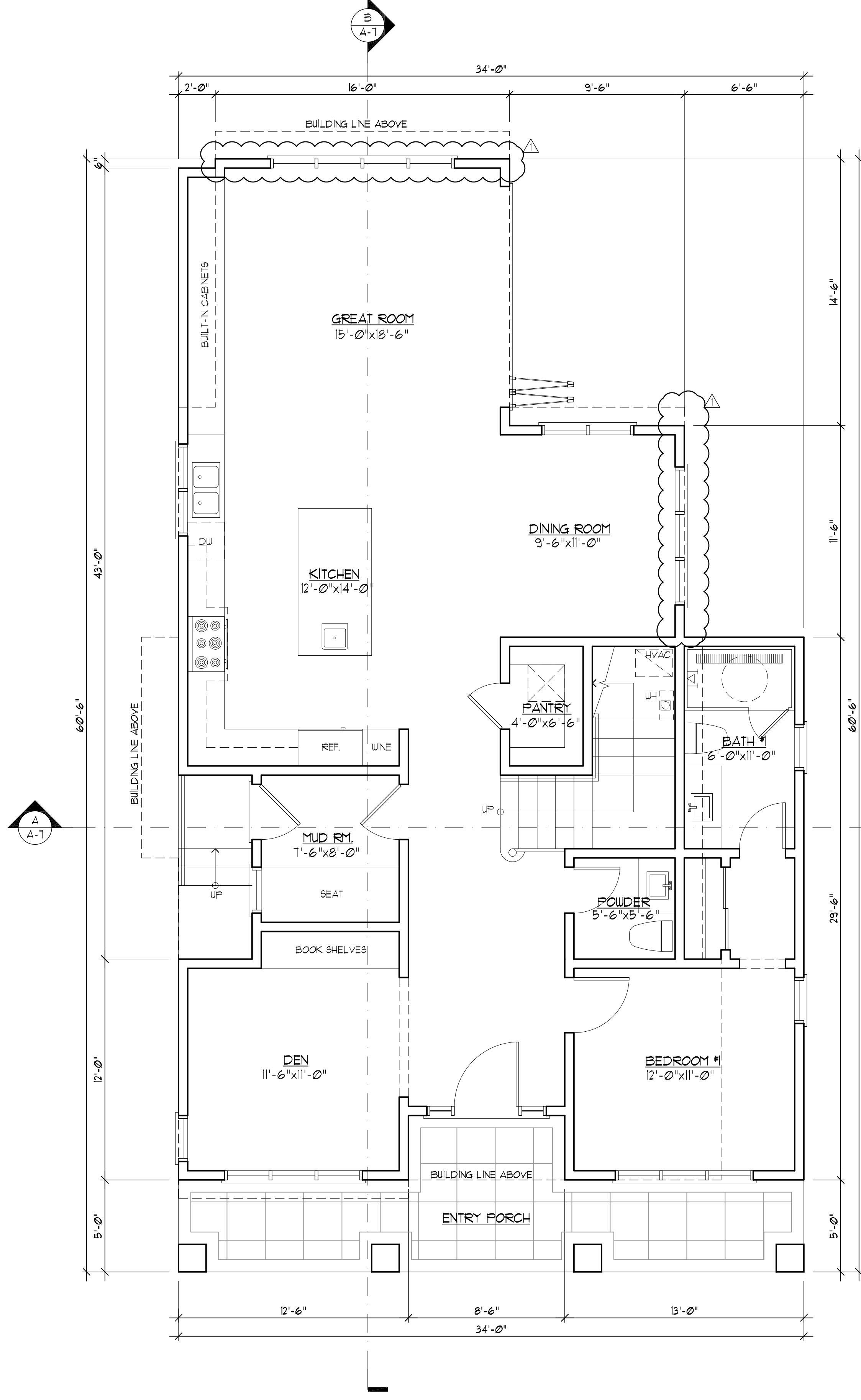
SCALE: 1/8"=1'-0"

## A.2





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



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

REVISIONS	BY
PLANNING 04/11/23	PU

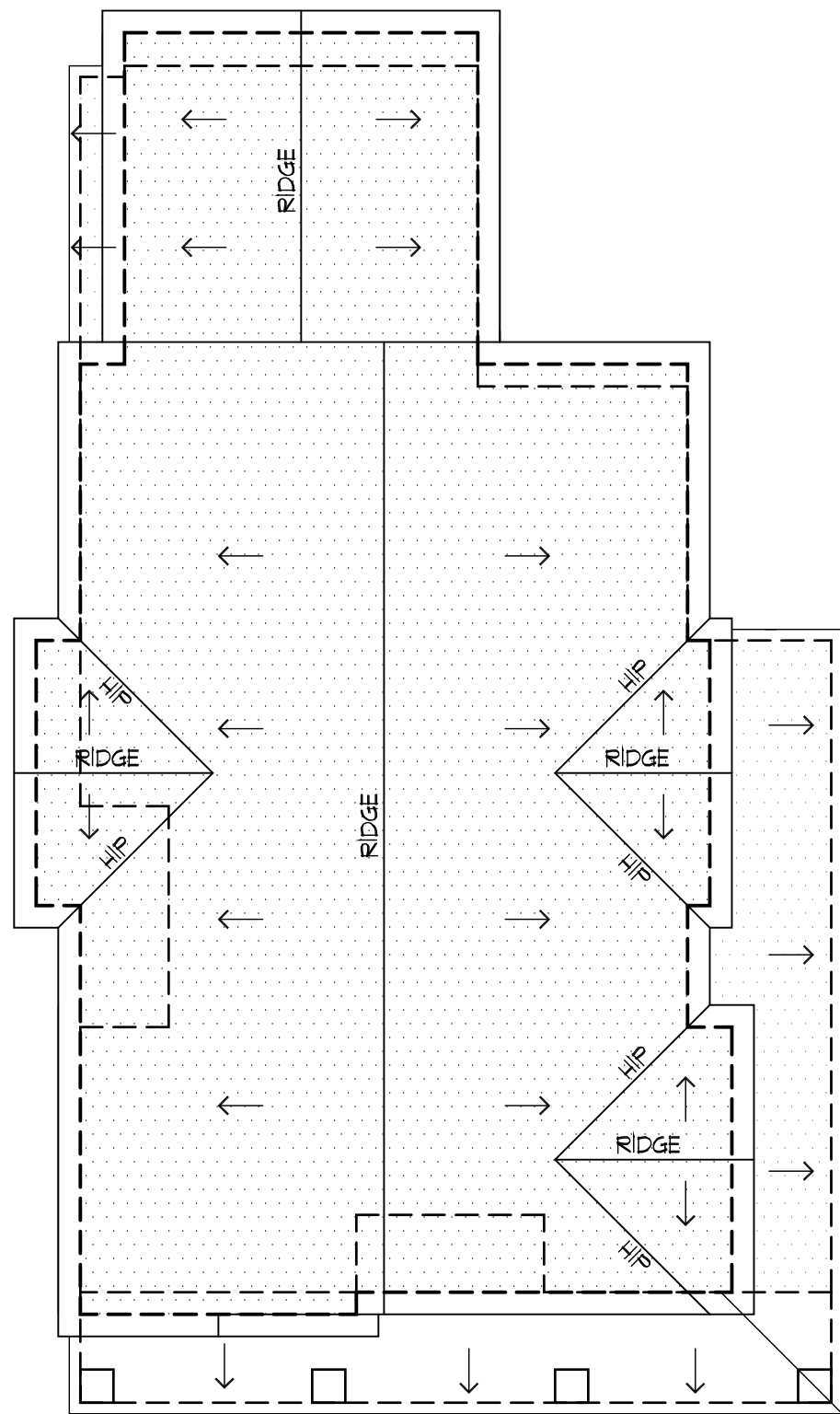
CHU DESIGN ASSOCIATES INC.  
210 Industrial Rd. Suite 205  
San Carlos, CA 94070  
TEL: (650) 345-9286 x 1001

The drawing on this sheet, specification ideas, designs, and arrangements represented hereby are and shall remain the property of CHU DESIGN ASSOCIATES INC., and in no part thereof shall be copied, disclosed to others or used in connection with any work or project other than the specified project for which they have been prepared and developed without the written consent of CHU DESIGN ASSOCIATES INC. Visual contact with these plans or specifications shall constitute conclusive evidence of acceptance to these restrictions.

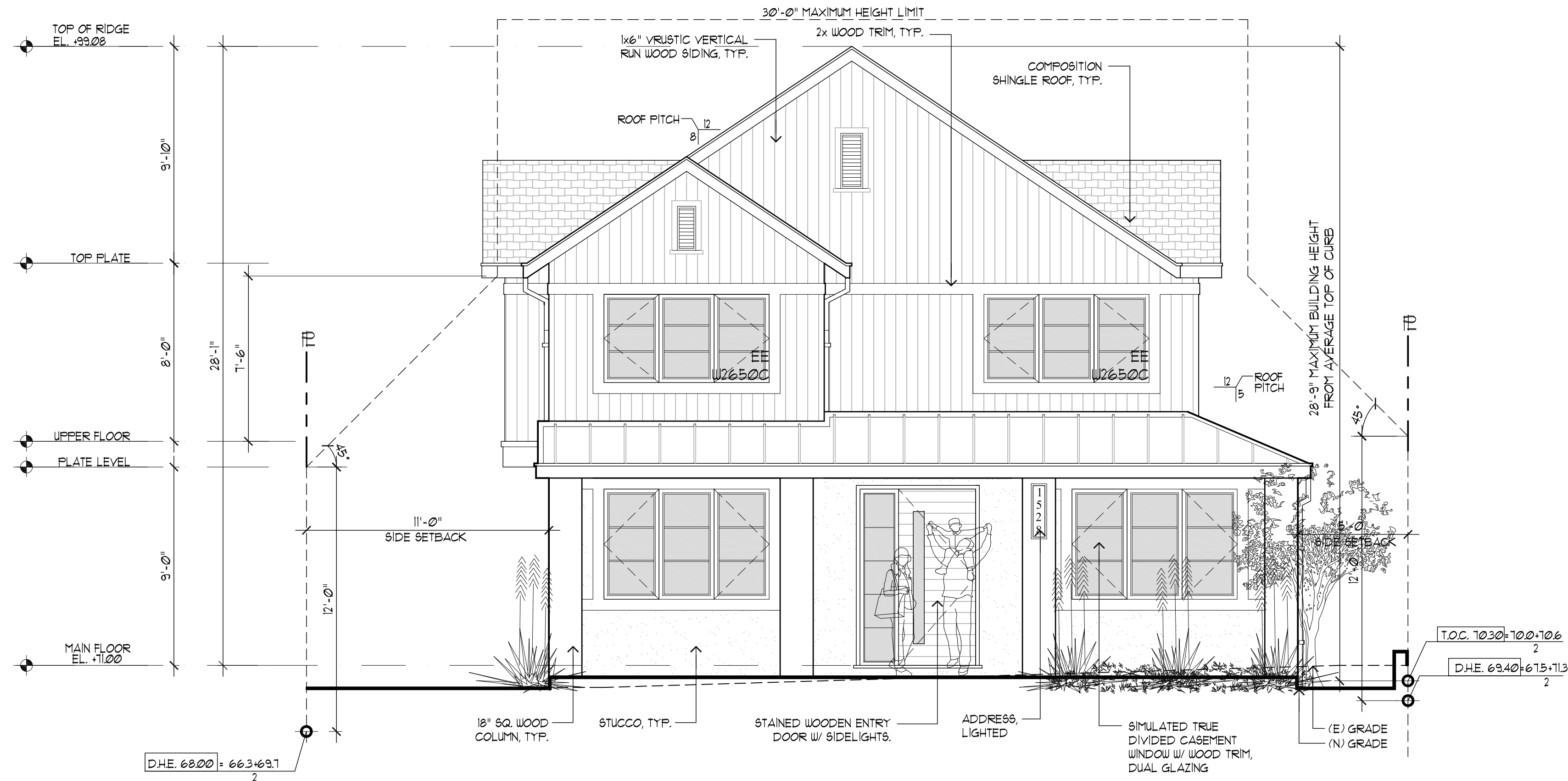
NEW RESIDENCE  
1528 BERNAL AVE.  
BURLINGAME CA

DATE:	JAN. 2023
SCALE:	AS NOTED
DRAWN:	PU
CHK:	
SHEET NO.	





ROOF PLAN  
SCALE: 1/8"=1'-0"



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



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

REVISIONS	BY
PLANNING 04/11/23	PU

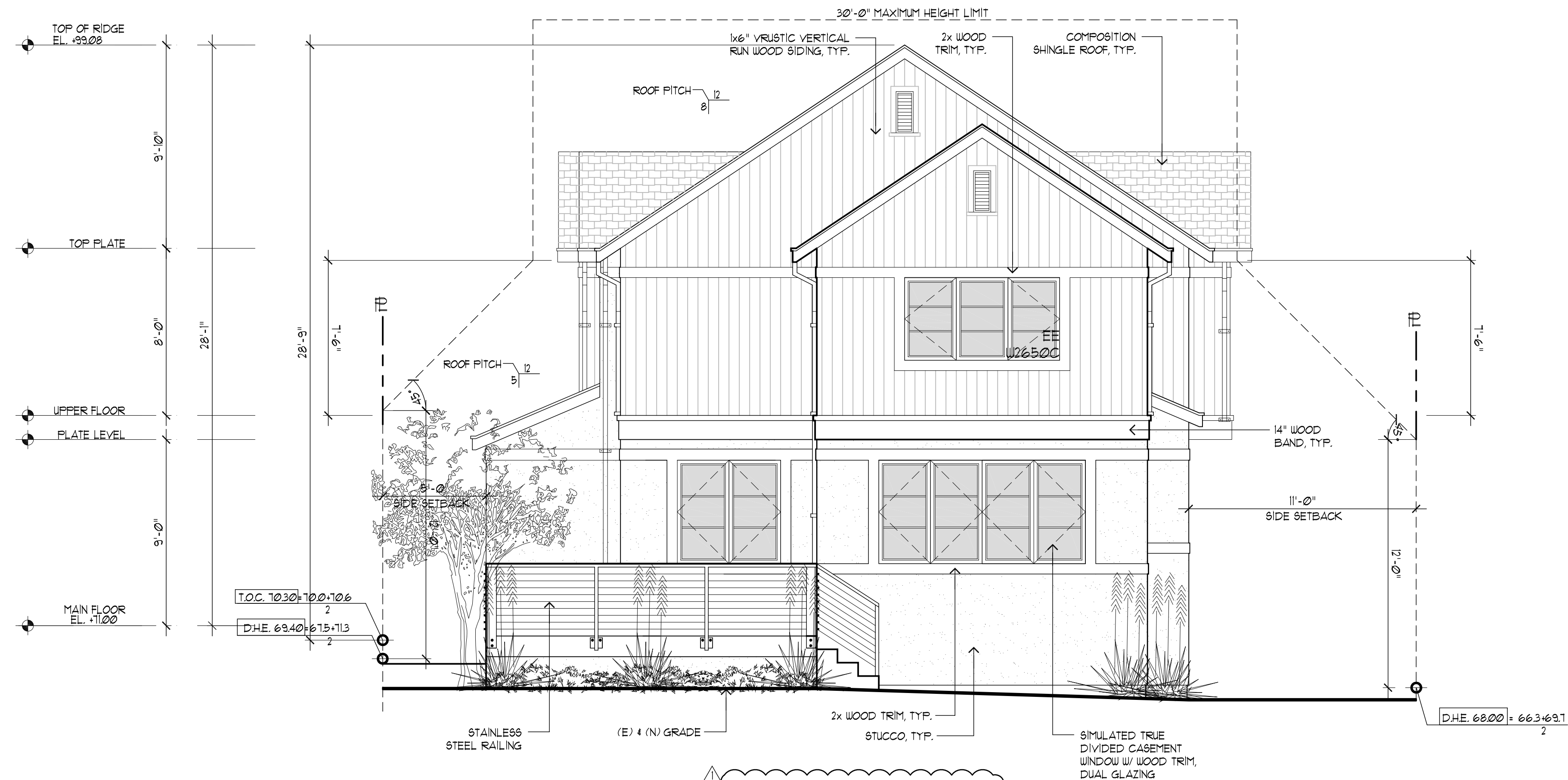
CHU DESIGN ASSOCIATES INC.  
210 Industrial Rd. Suite 205  
San Carlos, CA 94070  
TEL: (650) 345-9286 x 1001

The drawing on this sheet, specification ideas, designs, and arrangements represented hereby are and shall remain the property of CHU DESIGN ASSOCIATES INC., and in no part thereof shall be copied, disclosed to others or used in connection with any work or project other than the specified project for which they have been prepared and developed without the written consent of CHU DESIGN ASSOCIATES INC. Visual contact with these plans or specifications shall constitute conclusive evidence of acceptance to these restrictions.

NEW RESIDENCE  
1528 BERNAL AVE.  
BURLINGAME CA

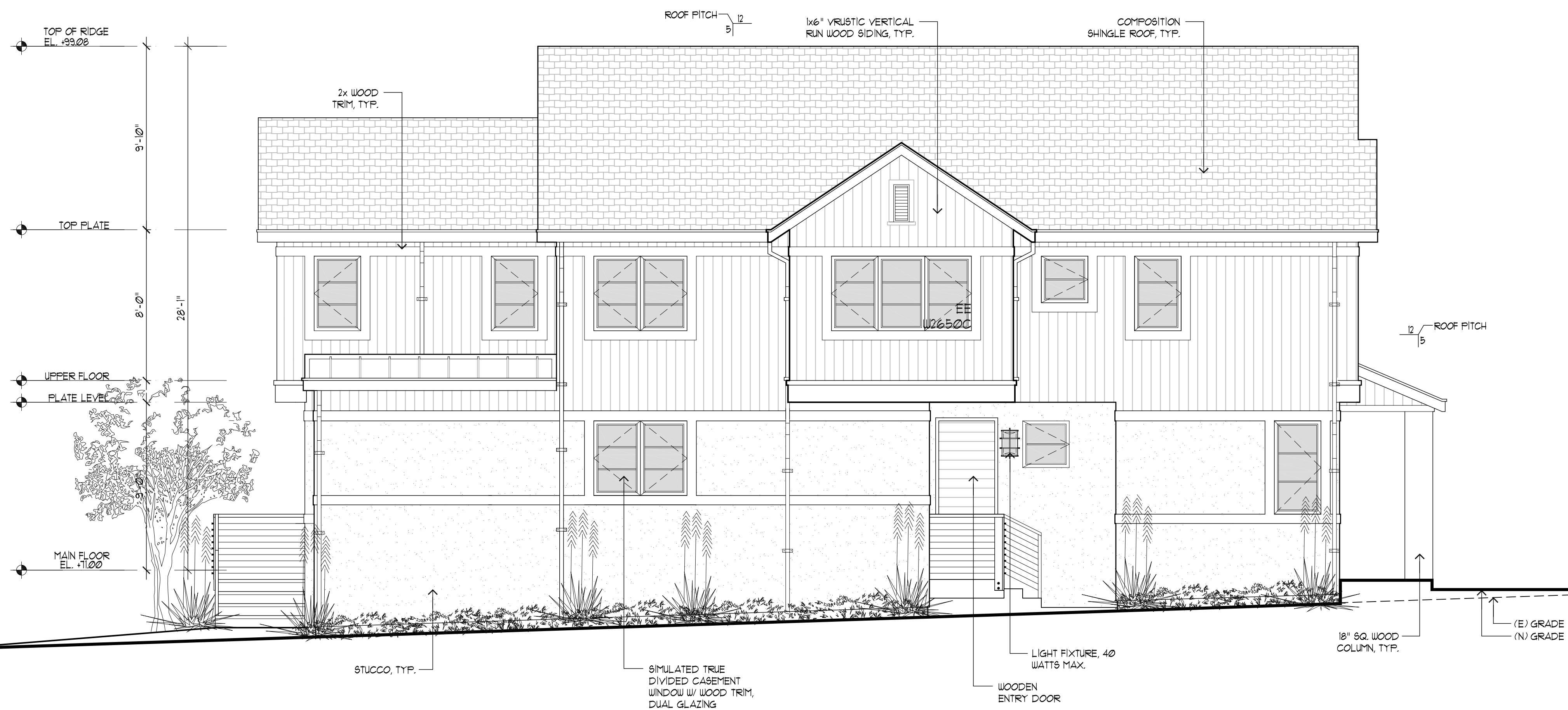
DATE:	JAN. 2023
SCALE:	AS NOTED
DRAWN:	PU
CHK:	
SHEET NO.	

A.4  
OF SHEETS



### REAR ELEVATION

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

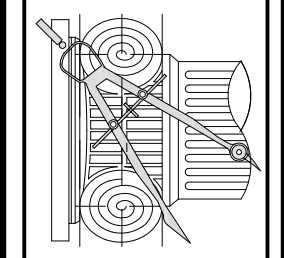


### LEFT ELEVATION

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

REVISIONS	BY
PLANNING 04/11/23	PU

CHU DESIGN ASSOCIATES INC.  
210 Industrial Rd. Suite 205  
San Carlos, CA 94070  
TEL : (650) 345-9286 x 1001



The drawing on this sheet, specification ideas, designs, and arrangements represented hereby are and shall remain the property of CHU DESIGN ASSOCIATES INC., and in no part thereof shall be copied, disclosed to others or used in connection with any work or project other than the specified project for which they have been prepared and developed without the written consent of CHU DESIGN ASSOCIATES INC. Visual contact with these plans or specifications shall constitute conclusive evidence of acceptance to these restrictions.

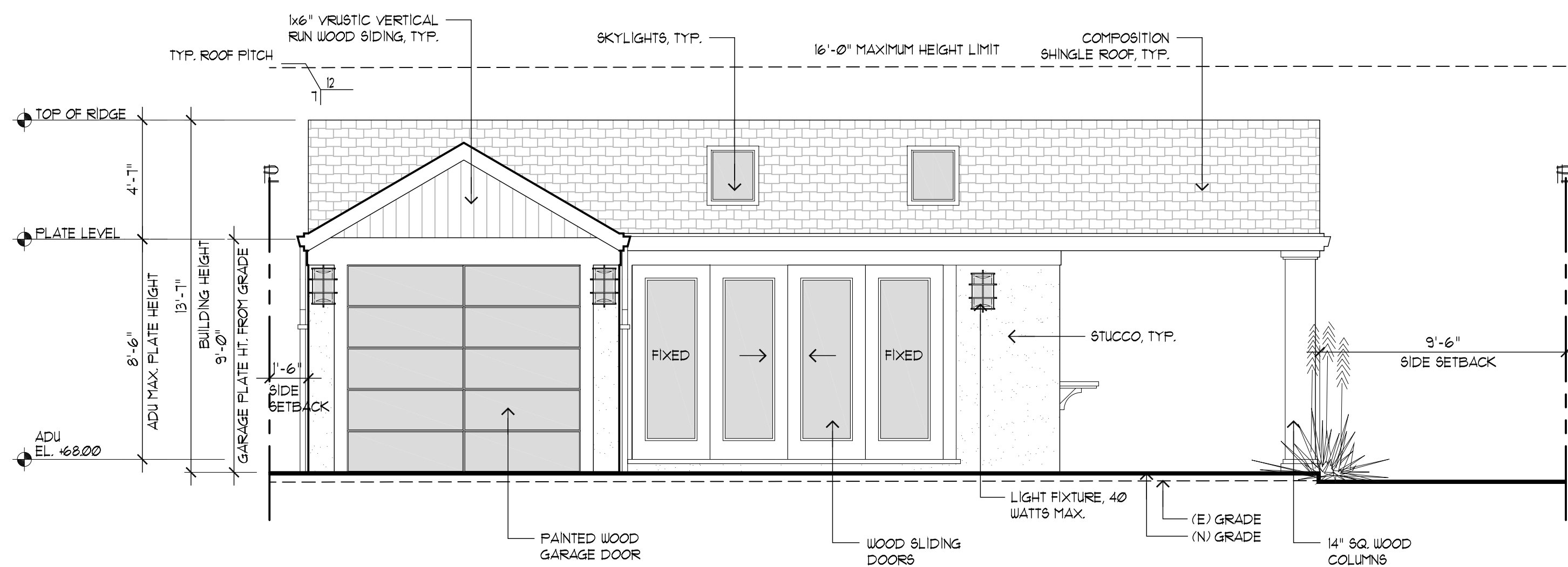
NEW RESIDENCE  
1528 BERNAL AVE.  
BURLINGAME CA

DATE:	JAN. 2023
SCALE:	AS NOTED
DRAWN:	PU
CHK:	
SHEET NO.	

A.5

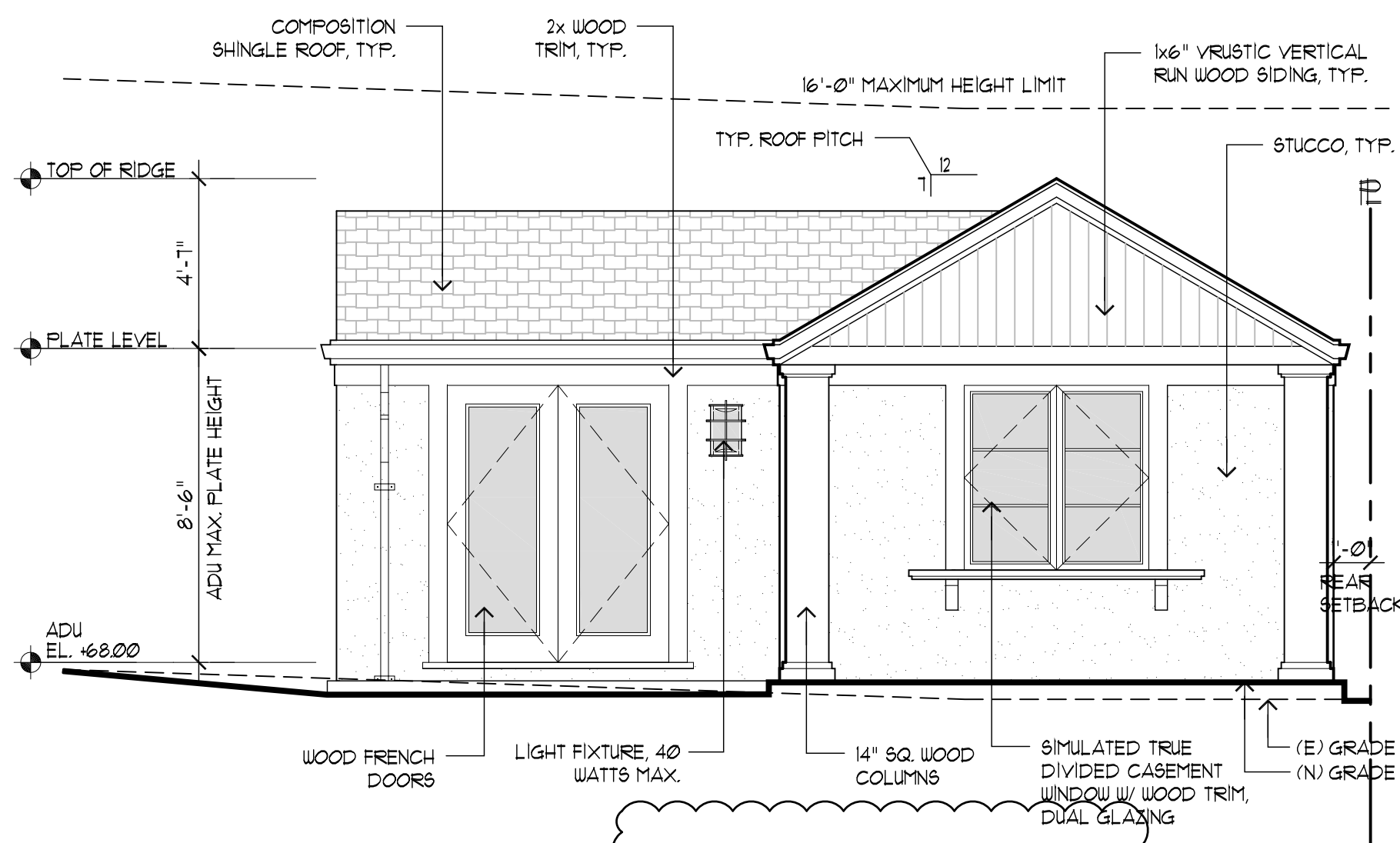
OF SHEETS





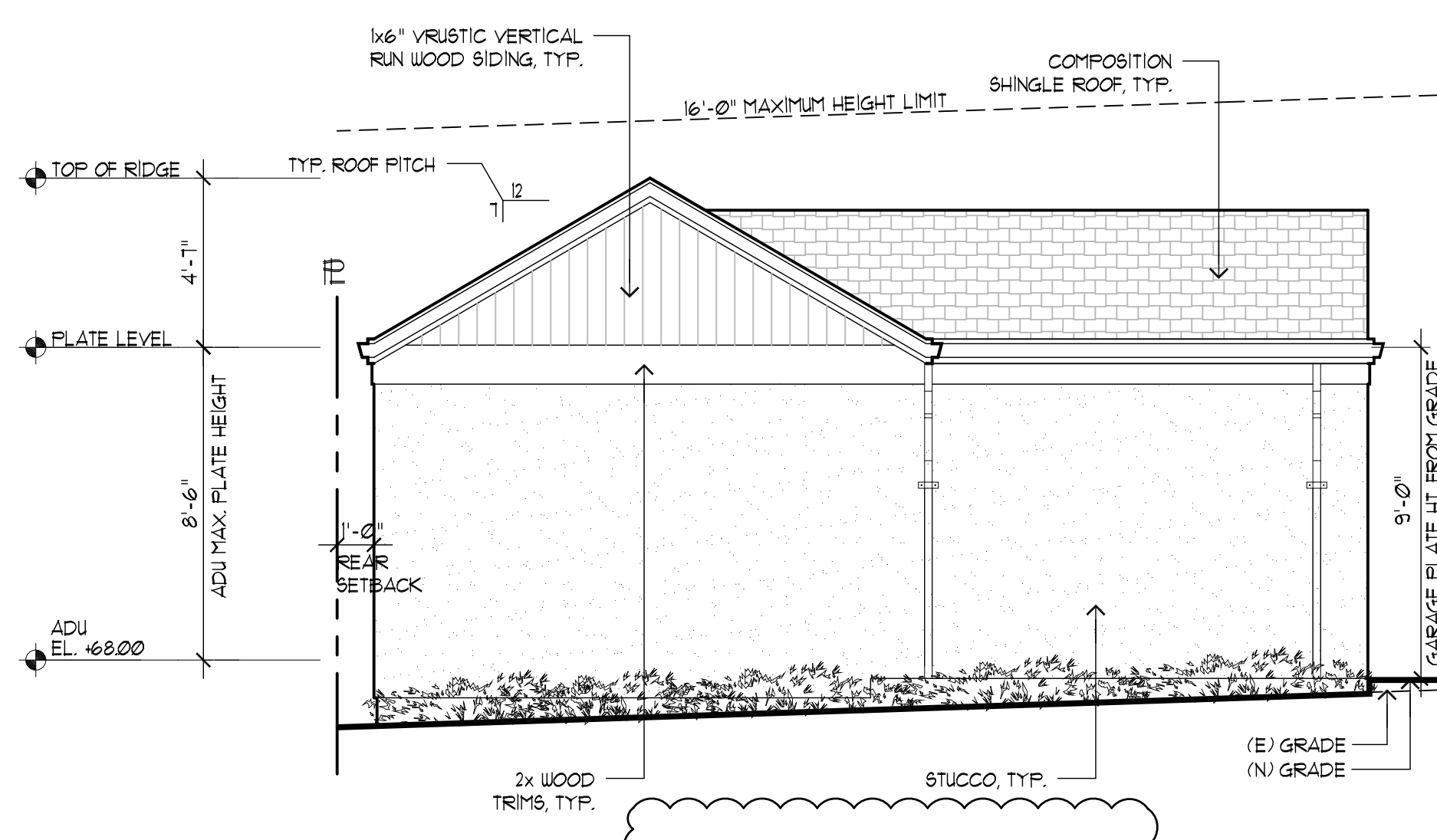
FRONT ELEVATION

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



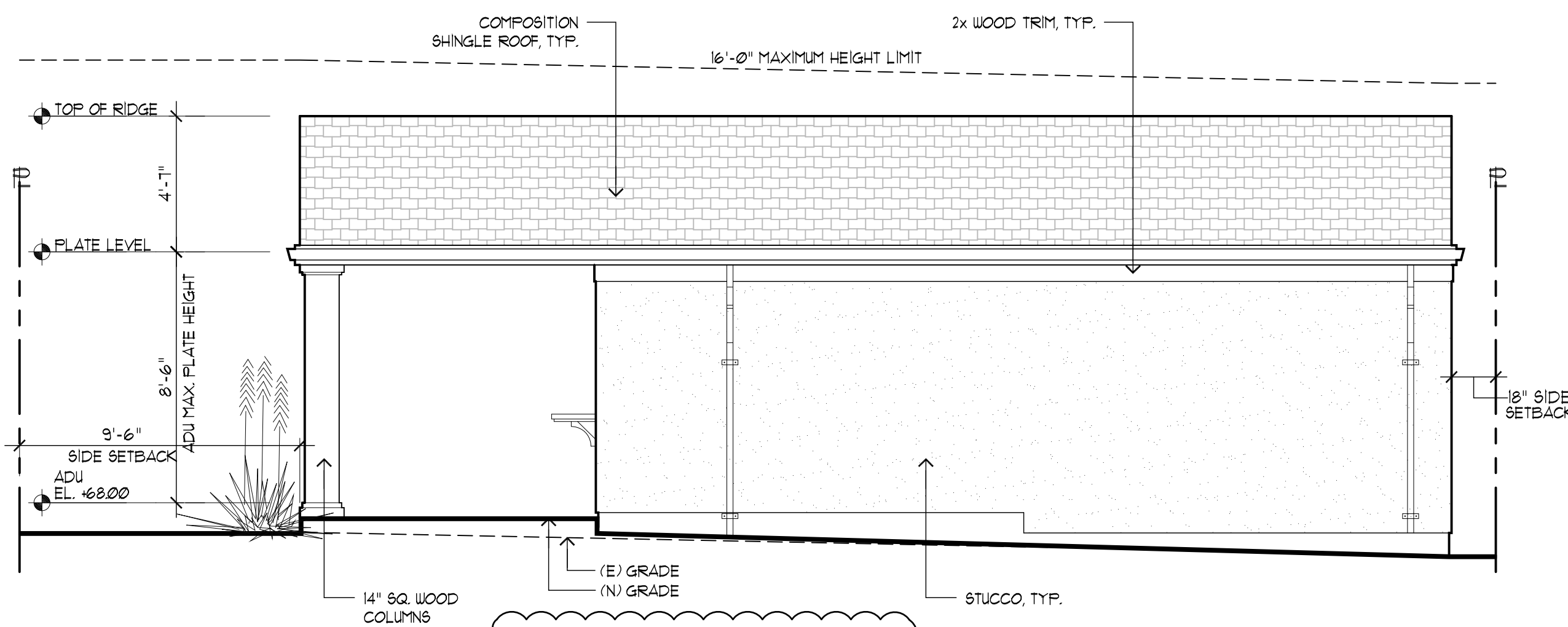
RIGHT ELEVATION

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



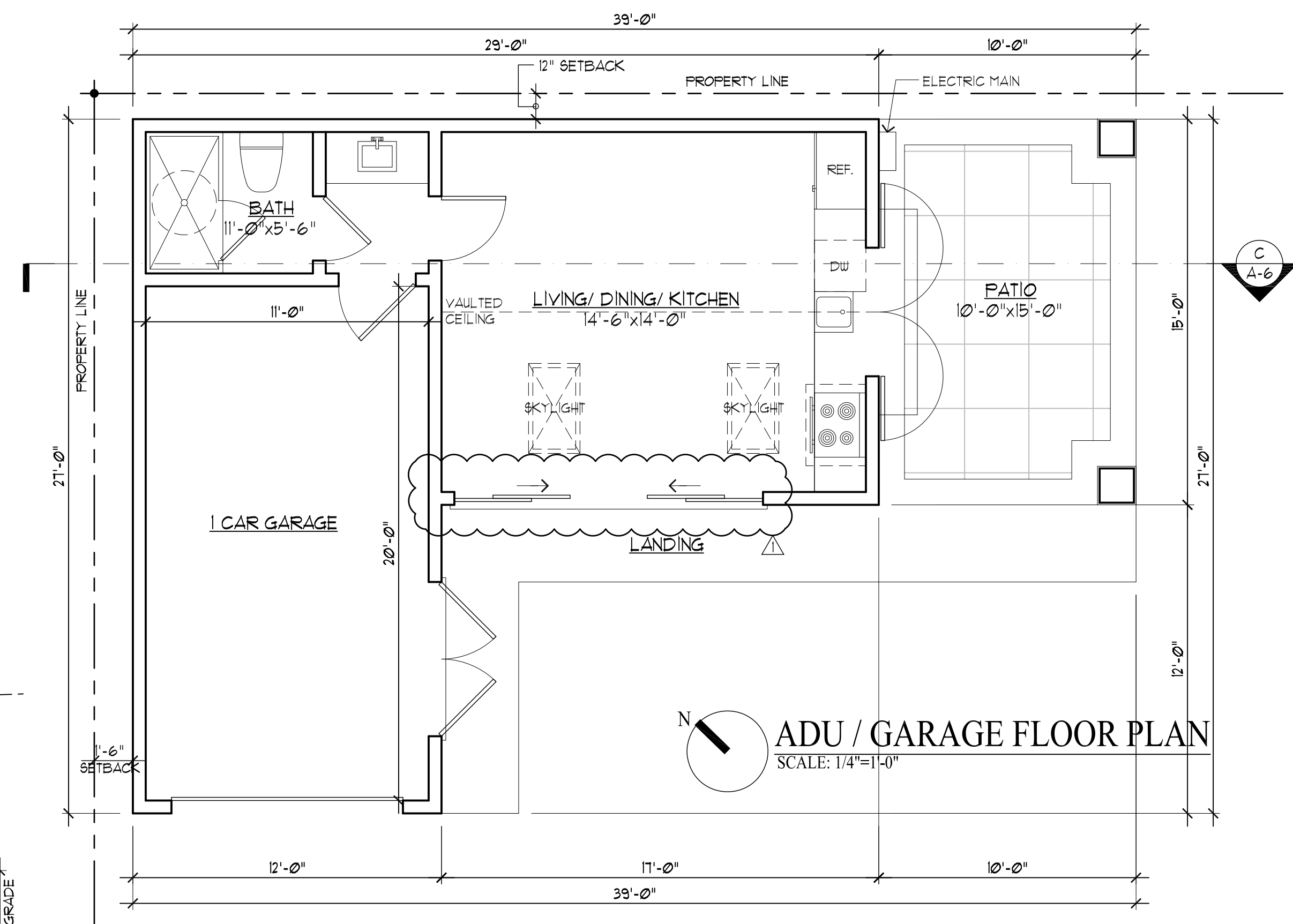
LEFT ELEVATION

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



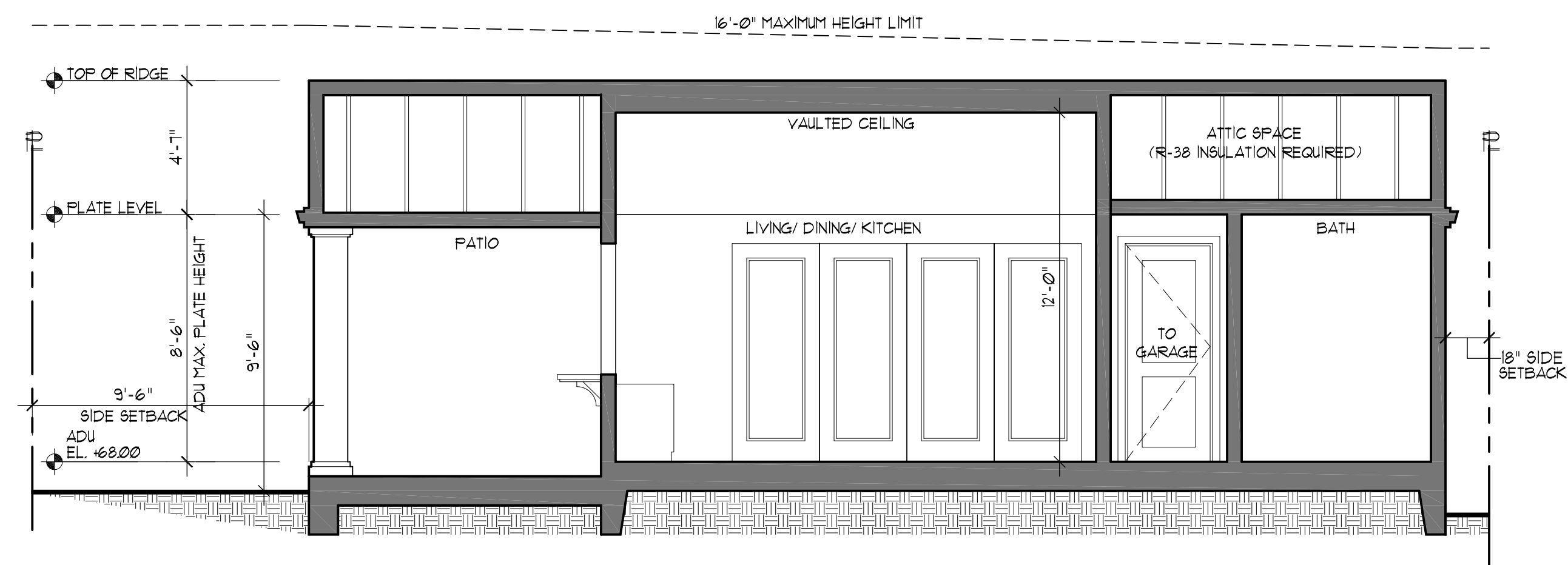
REAR ELEVATION

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



ADU / GARAGE FLOOR PLAN

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

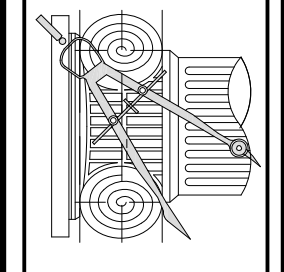


BUILDING SECTION C

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

REVISIONS	BY
PLANNING 04/11/23	PU

CHU DESIGN ASSOCIATES INC.  
210 Industrial Rd. Suite 205  
San Carlos, CA 94070  
TEL: (650) 345-9286 x 1001

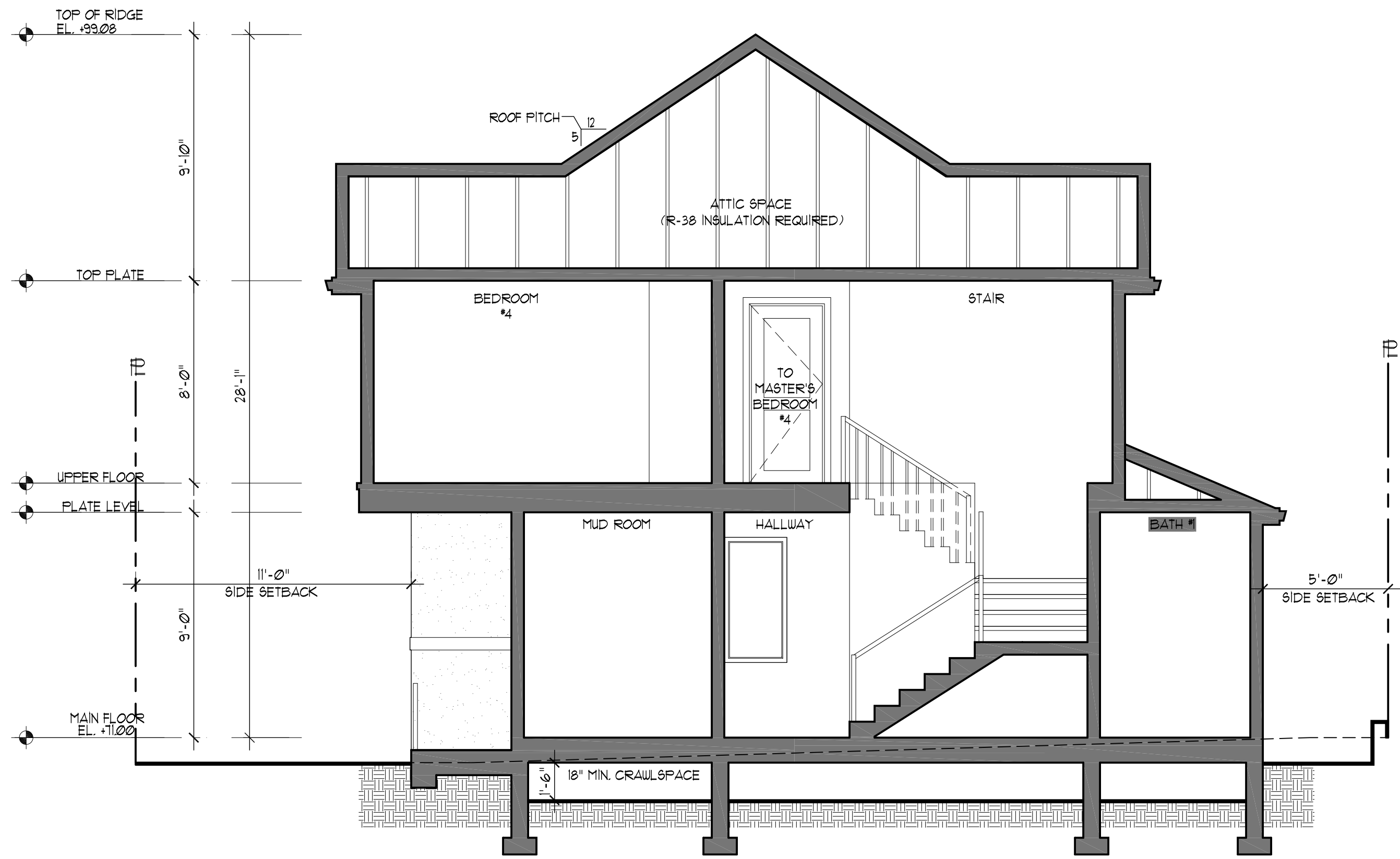


The drawing on this sheet, specification ideas, designs, and arrangements represented hereby are and shall remain the property of CHU DESIGN ASSOCIATES INC., and in no part thereof shall be copied, disclosed to others or used in connection with any work or project other than the specified project for which they have been prepared and developed without the written consent of CHU DESIGN ASSOCIATES INC. Visual contact with these plans or specifications shall constitute conclusive evidence of acceptance to these restrictions.

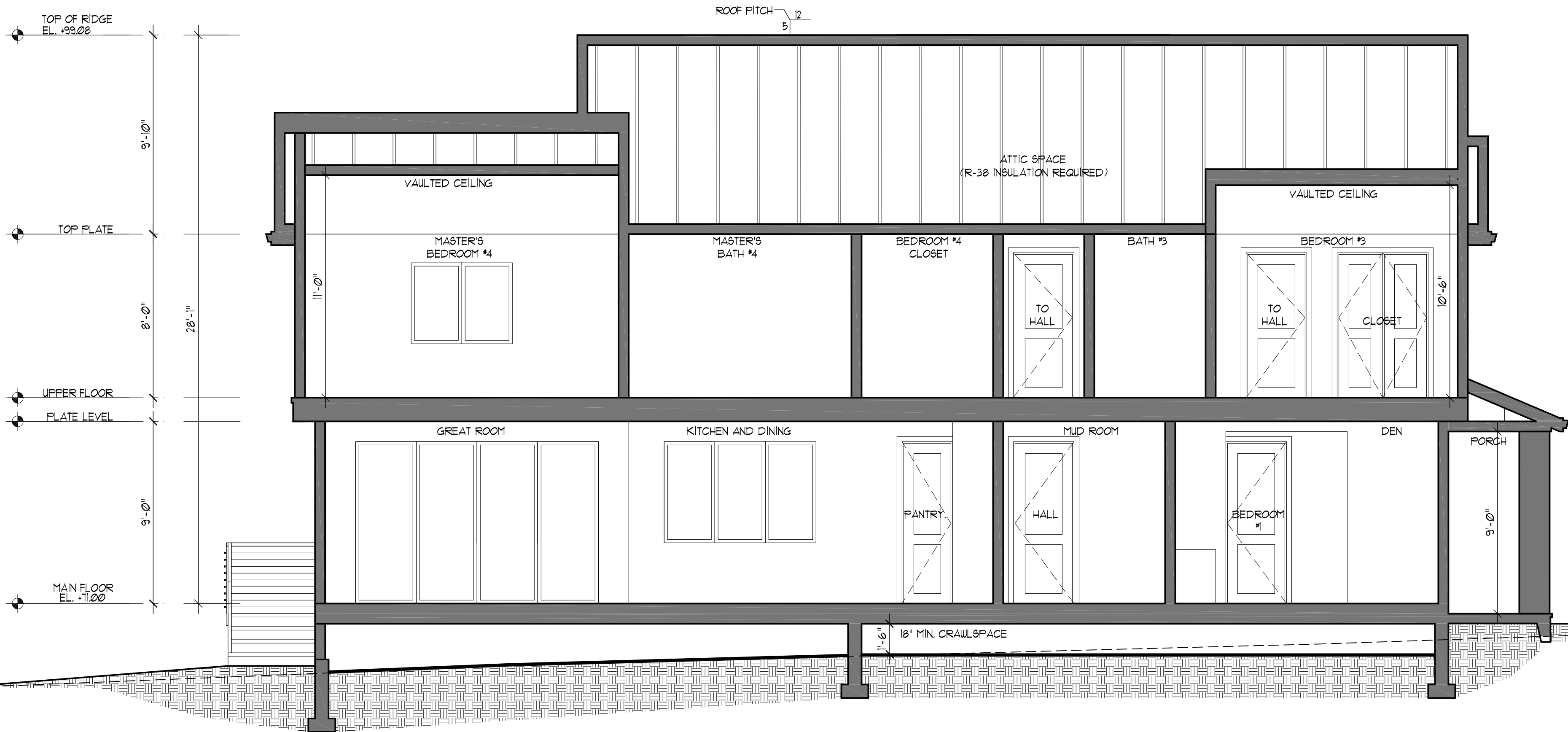
NEW RESIDENCE  
1528 BERNAL AVE.  
BURLINGAME CA

DATE:	JAN. 2023
SCALE:	AS NOTED
DRAWN:	PU
FOR:	
SHEET NO.	

A.6  
OF SHEETS



BUILDING SECTION A  
SCALE: 1/4"=1'-0"



BUILDING SECTION B  
SCALE: 1/4"=1'-0"

REVISIONS		BY
PLANNING	04/11/23	PU

CHU DESIGN ASSOCIATES INC.  
210 Industrial Rd. Suite 205  
San Carlos, CA 94070  
TEL: (650) 345-9286 x 1001

The drawing on this sheet, specification ideas, designs, and arrangements represented hereby are and shall remain the property of CHU DESIGN ASSOCIATES INC., and in no part thereof shall be copied, disclosed to others or used in connection with any work or project other than the specified project for which they have been prepared and developed without the written consent of CHU DESIGN ASSOCIATES INC. Visual contact with these plans or specifications shall constitute conclusive evidence of acceptance to these restrictions.

NEW RESIDENCE  
1528 BERNAL AVE.  
BURLINGAME CA

DATE:	JAN. 2023
SCALE:	AS NOTED
DRAWN:	PU
FOR:	
SHEET NO.	





**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.
- ☐ Use (but don't overuse) reclaimed water for dust control.

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

- ❑ 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).

- ❑ 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.

CONCRETE WASHOUT AREA

- ❑ 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 off-site 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, CA 94070  
TEL: (650) 345-9286 x 1001

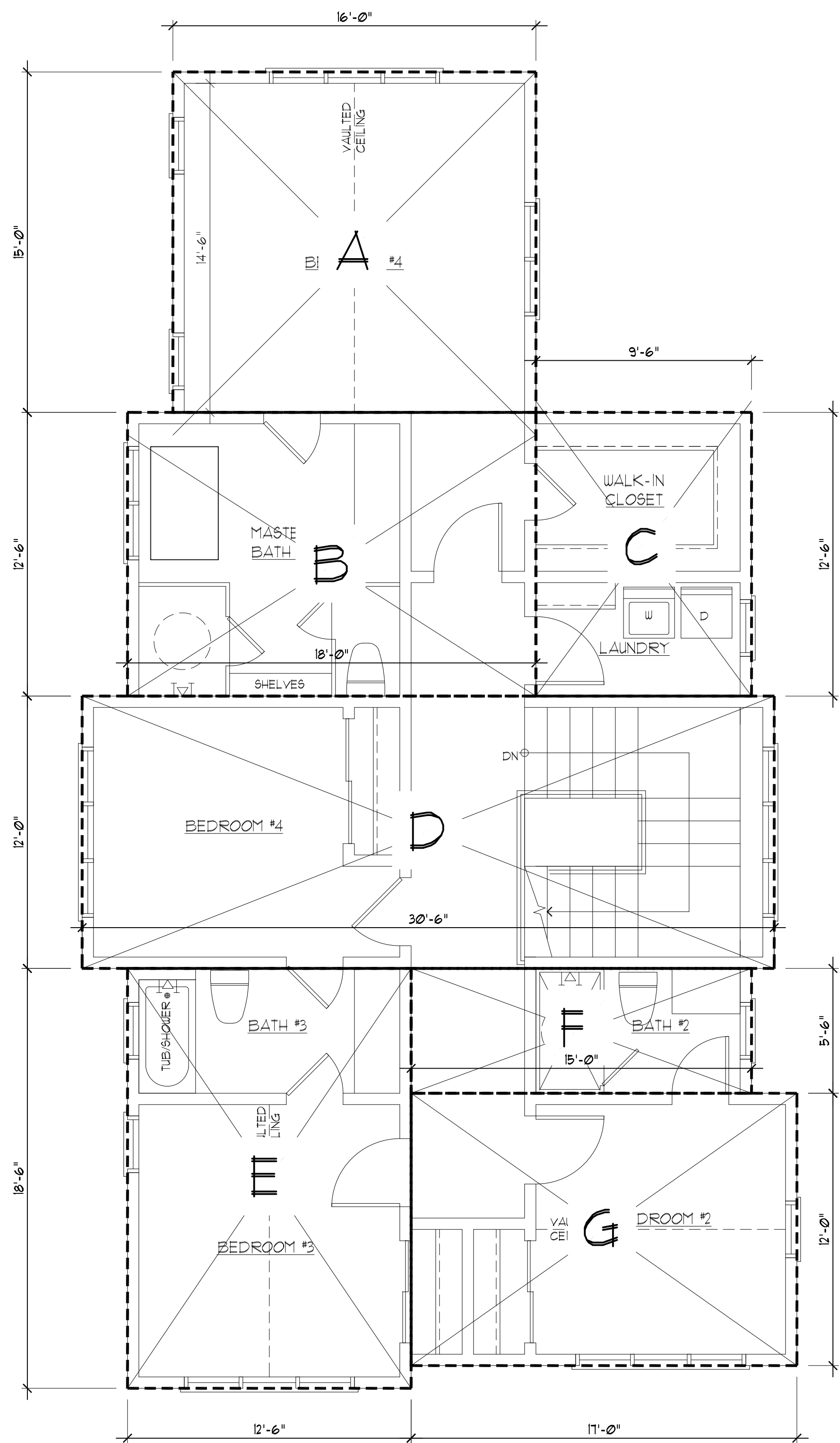
The drawing on this sheet, specification ideas, designs, and arrangements represented hereby are and shall remain the property of CHU DESIGN ASSOCIATES INC.; and in no event shall any part thereof shall be copied, disclosed to others or used in connection with any work for or project other than the specified project for which they have been prepared and developed without the written consent of CHU DESIGN ASSOCIATES INC. Visual contact with these plans or specifications shall constitute conclusive evidence of acceptance to these restrictions.

NEW RESIDENCE  
1528 BERNAL AVE.  
BURLINGAME CA

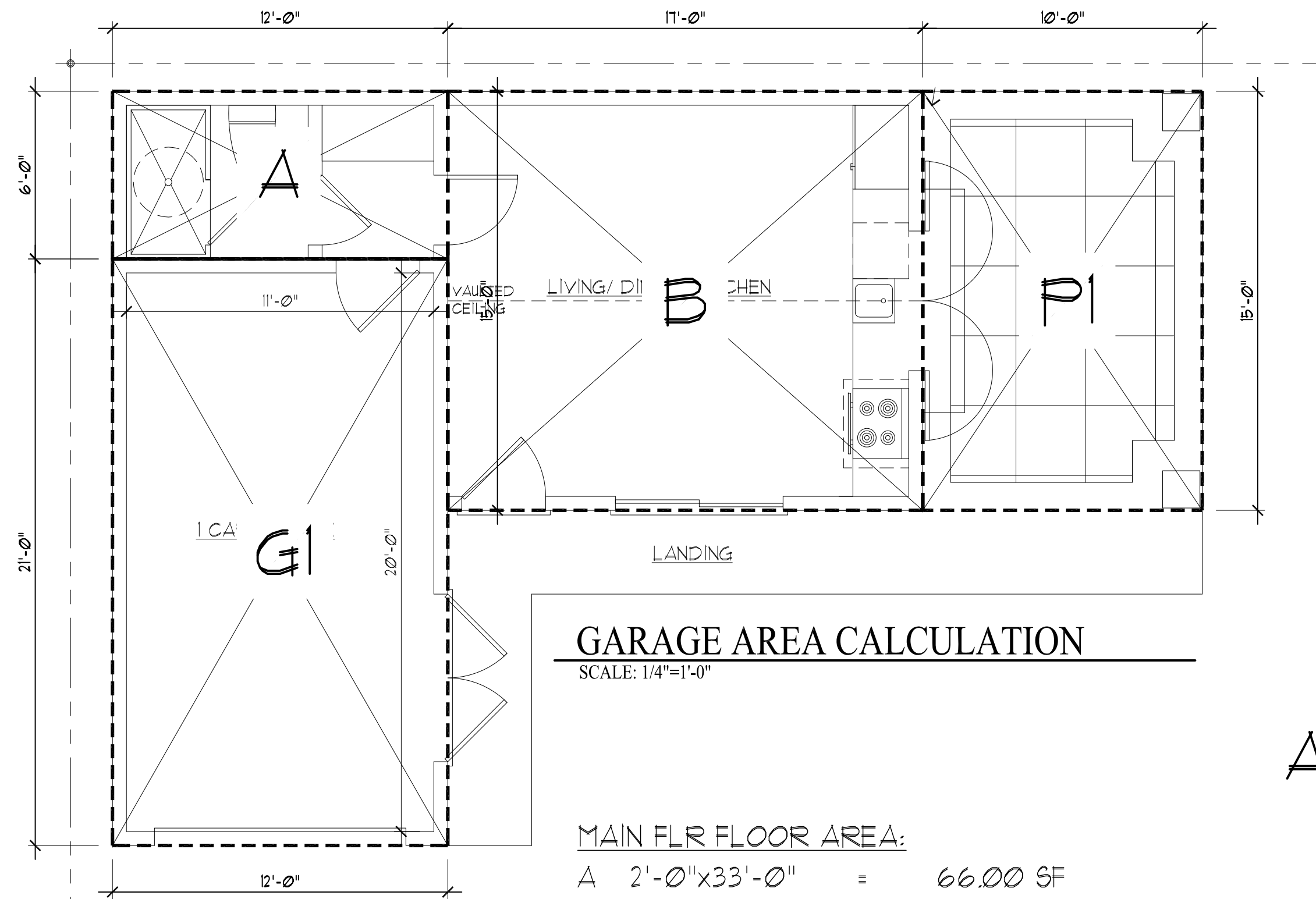
DATE:	JAN. 2023
SCALE:	AS NOTED
DRAWN:	PU
JOB:	
SHEET NO	

# N.1





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



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

MAIN FLR FLOOR AREA:

A	2'-0" x 33'-0"	=	66.00 SF
B	16'-0" x 33'-6"	=	536.00 SF
C	9'-6" x 11'-6"	=	109.25 SF
D	16'-0" x 7'-6"	=	120.00 SF
E	17'-0" x 10'-0"	=	170.00 SF
F	12'-6" x 12'-0"	=	150.00 SF
G	8'-6" x 8'-6"	=	72.25 SF
H	13'-0" x 22'-0"	=	286.00 SF
I	4'-0" x 10'-0"	=	40.00 SF
P1	8'-6" x 3'-6"	=	29.75 SF
P2	34'-0" x 5'-0"	=	170.00 SF
(PORCH)	199.75 SF < 200 SF	=	0.00 SF
TOTAL MAIN FLR AREA:		=	1,549.50 SF

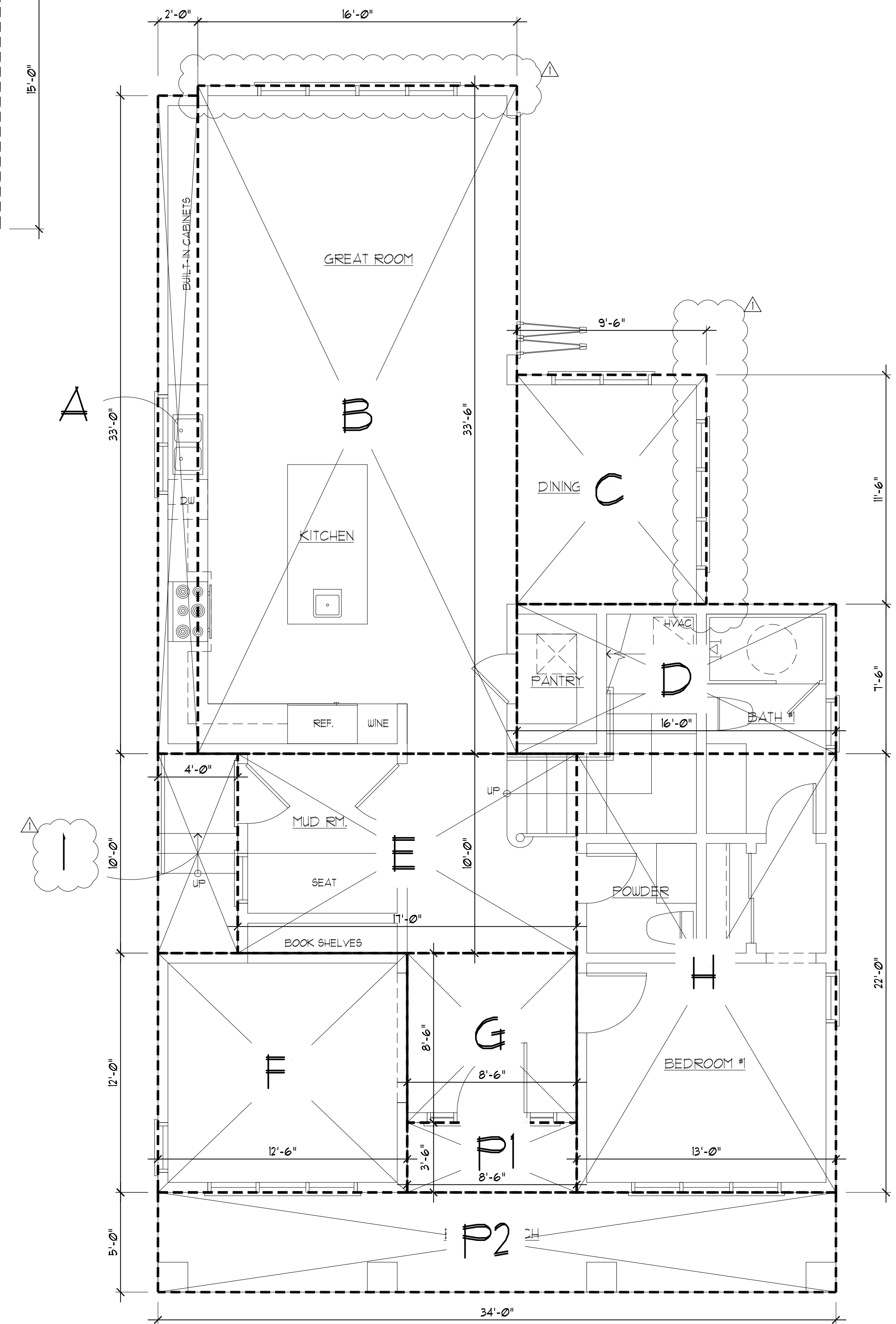
UPPER FLR FLOOR AREA:

A	16'-0" x 15'-0"	=	240.00 SF
B	18'-0" x 12'-6"	=	225.00 SF
C	9'-6" x 12'-6"	=	118.75 SF
D	30'-6" x 12'-0"	=	366.00 SF
E	12'-6" x 18'-6"	=	231.25 SF
F	15'-0" x 5'-6"	=	82.50 SF
G	17'-0" x 12'-0"	=	204.00 SF
TOTAL UPPER FLR AREA:		=	1,467.50 SF
MAIN FLR AREA:		=	1,549.50 SF
UPPER FLOOR AREA:		=	1,467.50 SF
GARAGE:		=	252.00 SF

GRAND TOTAL FLOOR AREA:  
3,269.00 SF

ADU:

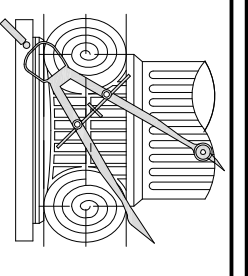
A	12'-0" x 6'-0"	=	72.00 SF
B	17'-0" x 15'-0"	=	255.00 SF
P1	10'-0" x 15'-0"	=	150.00 SF
ADU TOTAL FLR. AREA		=	477.00 SF < 5F = 850.00 SF
GARAGE:			
G1	12'-0" x 21'-0"	=	252.00 SF



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

REVISIONS	BY
PLANNING	PU
04/11/23	

CHU DESIGN ASSOCIATES INC.  
210 Industrial Rd. Suite 205  
San Carlos, CA 94070  
TEL: (650) 345-9286 x 1001



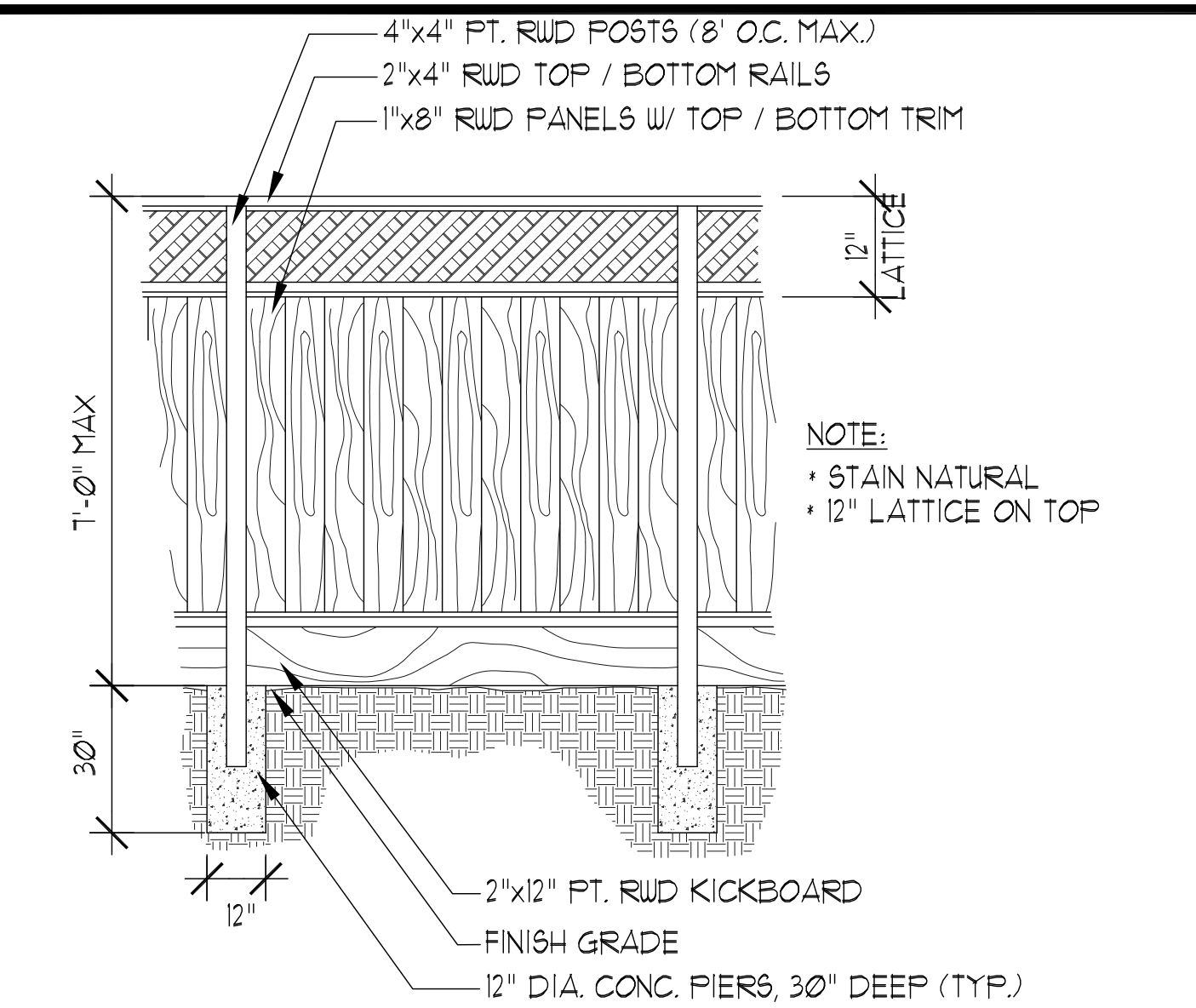
The drawing on this sheet, specification ideas, designs and arrangements represented hereby are and shall remain the property of CHU DESIGN ASSOCIATES INC., and in no part thereof shall be copied, disclosed to others or used in connection with any work or project other than the specified project for which they have been prepared and developed without the written consent of CHU DESIGN ASSOCIATES INC. Visual contact with these plans or specifications shall constitute conclusive evidence of acceptance to these restrictions.

NEW RESIDENCE  
1528 BERNAL AVE.  
BURLINGAME CA

DATE:	JAN. 2023
SCALE:	AS NOTED
DRAWN:	PU
FOR:	
SHEET NO.	

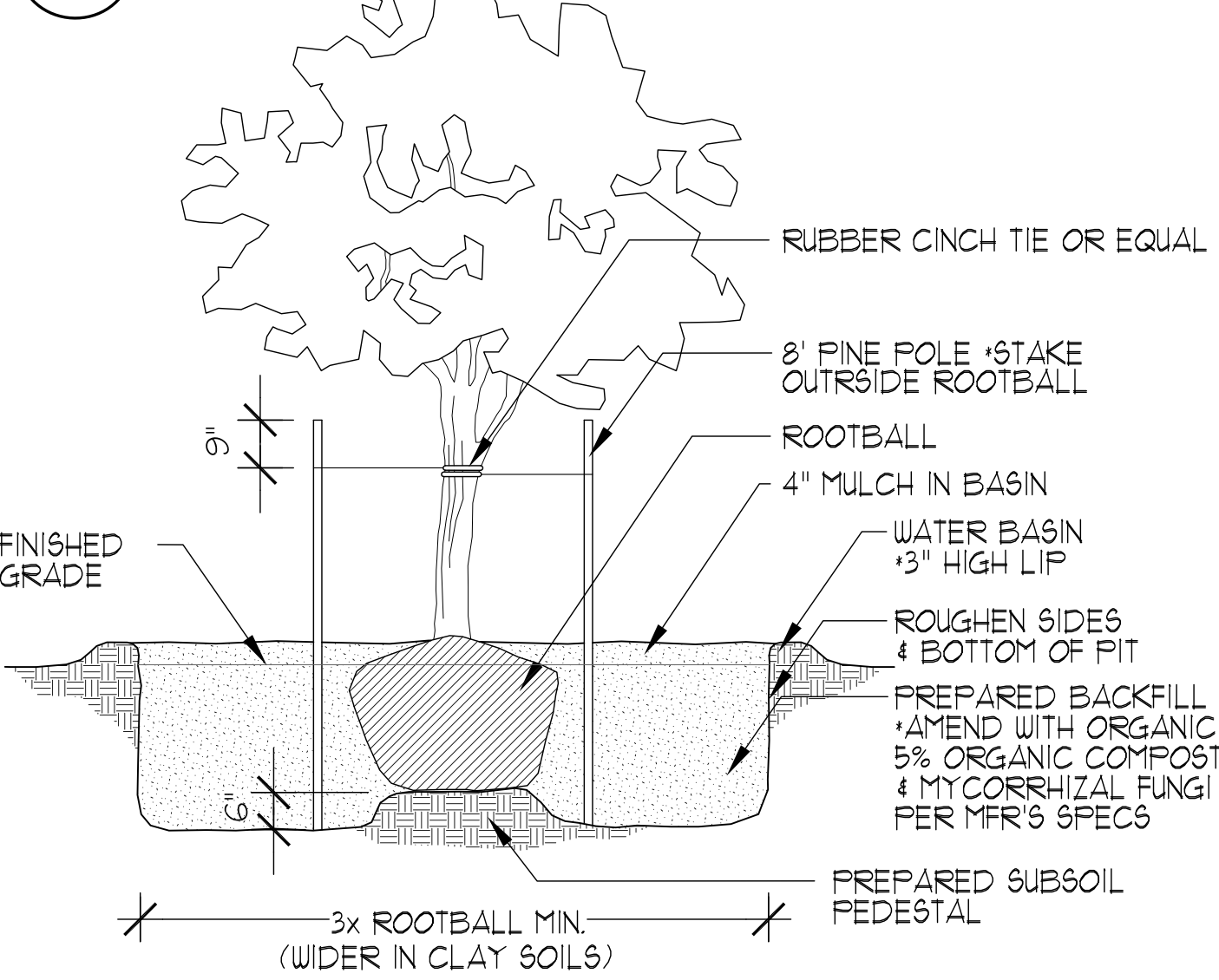
AC  
OF SHEETS





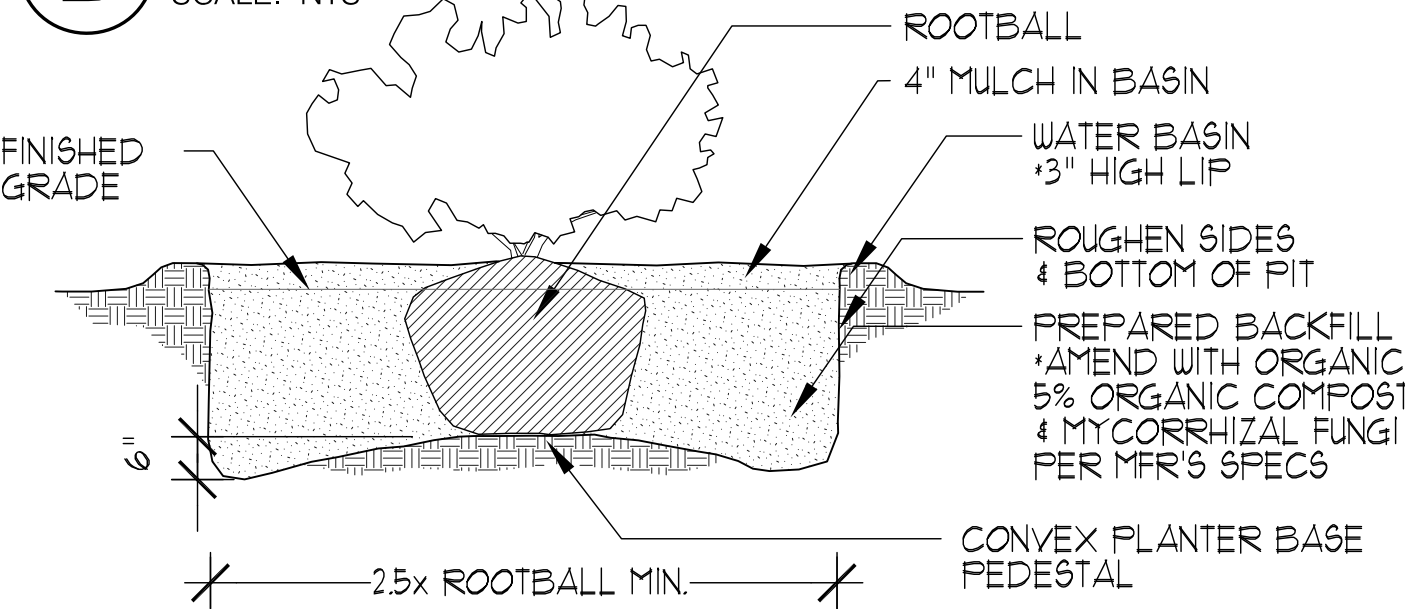
## A WOOD FENCE

SCALE: NTS



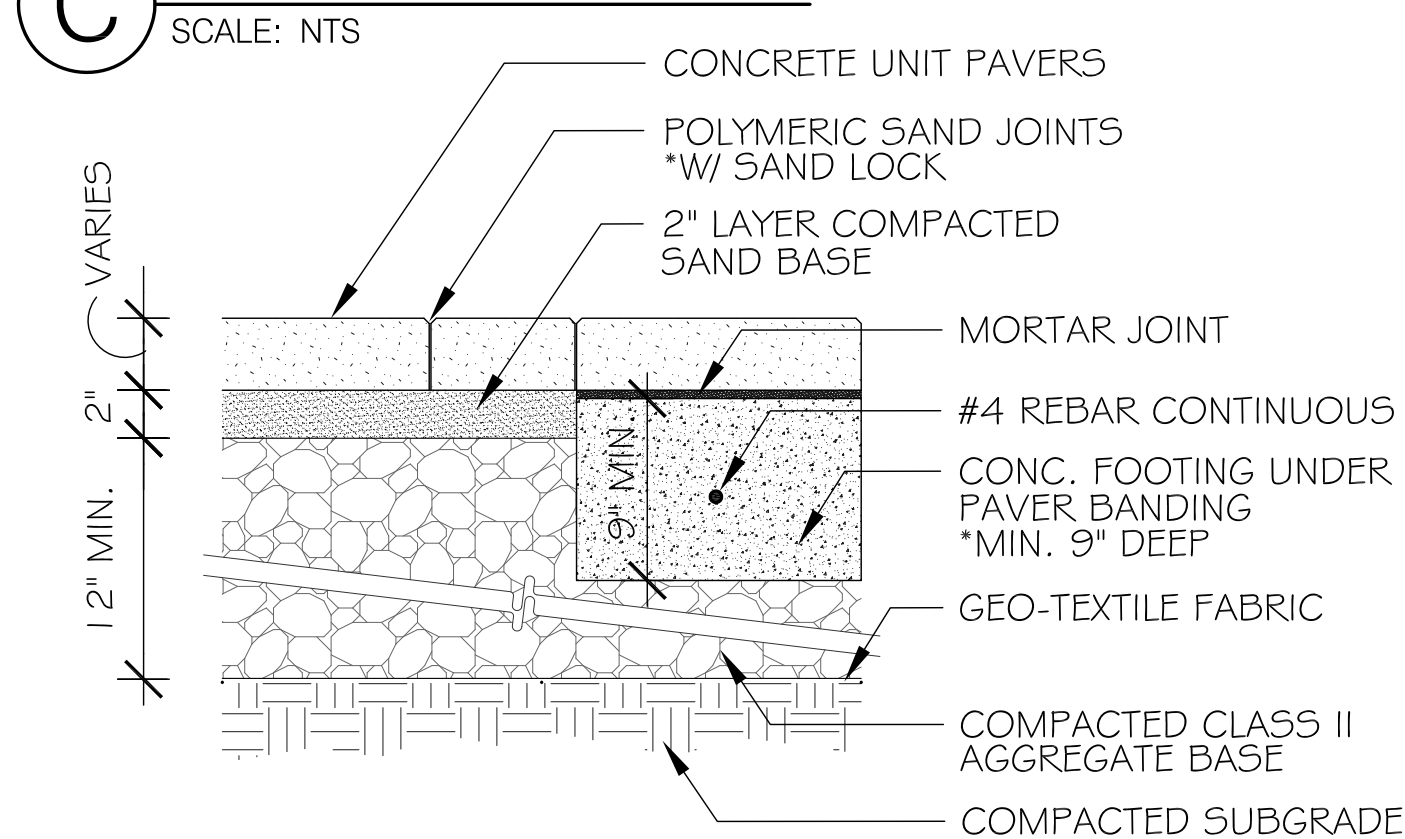
## B TREE PLANTING

SCALE: NTS



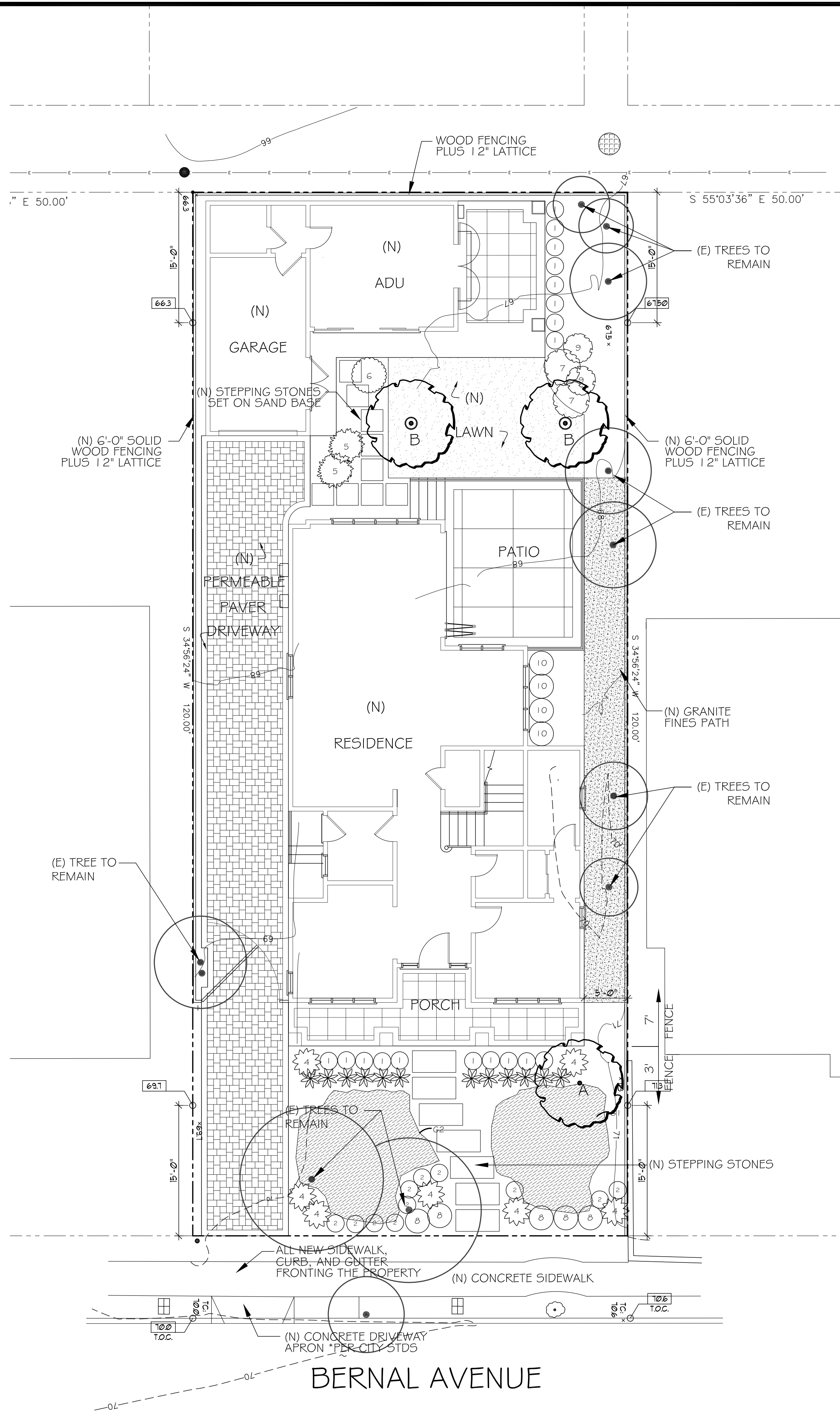
## C SHRUB PLANTING

SCALE: NTS



## D VEHICULAR UNIT PAVER PAVING

SCALE: NTS



# LANDSCAPE PLAN

SCALE: 1/8" = 1'-0"

PLANT LIST					
1528 BERNAL AVE. BURLINGAME, CA					
TREES					
SYM	BOTANICAL NAME	COMMON NAME	QTY.	SIZE/SPACING	GROWTH RATE
A	ACER PALMATUM VAR. DISSECTUM 'RED DRAGON'	DISSECTUM JAPANESE MAPLE	1	24" BOX	MODERATE
B	TRISTANOPSIS LAURINA 'ELEGANT' (STD)	SWAMP MYRTLE	2	24" BOX	MODERATE
SHRUBS					
1	HEUCHERA MICRANTHA 'PALACE PURPLE'	PALACE PURPLE CORAL BELLS	10	1 GALLON	MODERATE
2	BOXYS SEMPERVIRENS	ENGLISH BOX WOOD	11	1 GALLON	MODERATE
3	HEMEROCALLIS 'DWARF RED'	DAYLILY	12	1 GALLON	MODERATE
4	PHORHUM 'GUARDSMAN'	GUARDSMAN FLAX	6	5 GALLON	MODERATE
5	CAMELLIA SASANKUA	SASANKUA CAMELLIA	2	5 GALLON	MODERATE
6	CHOISYA TERNATA	MEXICAN ORANGE	1	5 GALLON	FAST
7	ROSA	ROSE	2	5 GALLON	FAST
8	LAVANDULA AUGUSTIFOLIA	ENGLISH LAVENDER	5	5 GALLON	MODERATE
9	ROSA SPF.	ROSE	2	5 GALLON	MODERATE
10	PLUMBAGO AUNCULATA	CAPE PLUMBAGO	4	5 GALLON	MODERATE
GROUND COVER					
G1-G2	DYMONDIA MARGARETAE	SILVER CARPET	65	FLATS	MODERATE
LAWN					
	BOLERO BLEND, DELTA BLUEGRASS CO.		280 SF	ROLLS	SLOW

### GENERAL NOTES

- 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.
- 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.
- JUTE MESH EROSION CONTROL NETTING SHALL BE USED ON ALL 3:1 OR GREATER SLOPES. STAKE NETTING APPROPRIATELY AND PLANT SPECIFIED GROUND COVER.
- CONTRACTOR SHALL OBTAIN ALL PERMITS NECESSARY TO COMPLETE PROPOSED WORK AS PER CITY/TOWN REQUIREMENTS.
- 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.
- REFER TO ARCHITECTURAL AND ENGINEERING DRAWINGS FOR ANY CALCULATIONS, DETAILS AND SPECIFICATIONS REGARDING BUILDING STRUCTURE, FOUNDATIONS AND GRADING, SOILS, GAS AND ELECTRICAL.

- THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH SOILS REPORT, POOL PLANS AND GRADING AND DRAINAGE REQUIREMENTS PER CIVIL ENGINEER.
- THIS PLAN IS NOT A SURVEY OR CONSTRUCTION DOCUMENT. IT IS PROVIDED FOR CONCEPTUAL PURPOSES AND SHOULD BE USED FOR PLANNING PURPOSES.
- LANDSCAPE ARCHITECT MAY MAKE SITE OBSERVATIONS DURING CONSTRUCTION BUT SHALL NOT BE UTILIZED TO SUPERVISE CONSTRUCTION ONSITE.
- THE LANDSCAPE ARCHITECT AND ENGINEER ASSUMES NO LIABILITY FOR DISCREPANCIES BETWEEN THE PLANS AND ACTUAL FIELD CONDITIONS. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS.
- WORK WITHIN THE RIGHT OF WAY IS SUBJECT TO INSPECTION AND APPROVAL BY THE CITY. OBTAIN ENCROACHMENT PERMIT FROM PUBLIC WORKS DEPARTMENT PRIOR TO WORK WITHIN THE RIGHT OF WAY. THIS WORK MAY INCLUDE LANDSCAPING IN THE RIGHT OF WAY, NEW CURB DRAINS, AND PARKING STRIP.

### PLANTING NOTES

- ALL PLANTING AREAS WITH A SLOPE OF LESS THAN 1/6% SHALL BE CULTIVATED AND ROTOTILLED TO A DEPTH OF 9 IN (6) INCHES WITH FIVE (5) CUBIC YARDS OF SOIL MIX PER 1000 SQUARE FEET.
- 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.
- 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.
- SOIL BERM'S SHALL BE FORMED AROUND ALL PLANTS 1 GALLON SIZE AND LARGER. BASINS SHALL BE MULCHED WITH A 2" LAYER OF BARK CHIPS. CHIPS SHALL BE A MINIMUM OF 1 1/2" IN SIZE.
- ALL PLANTS SHALL BE FERTILIZED. FERTILIZER SHALL BE COMMERCIALY AVAILABLE TYPE, AGRIFORM (OR EQUIVALENT). APPLICATION SHALL BE ACCORDING TO MANUFACTURER'S INSTRUCTIONS.
- 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.
- 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.
- 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.
- LAWN TYPE SHALL BE DWARF FESCUE/RYE BLEND, 90/10. ALL TURF AREAS SHALL BE FERTILIZED AT TIME OF INSTALLATION.
- LANDSCAPE CONTRACTOR SHALL VERIFY PLANT AND SOOD 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.
- LANDSCAPE ARCHITECT CANNOT GUARANTEE PLANT MATERIAL AS DEER RESISTANT DUE TO CHANGING HABITS OF DEER.

### HARDSCAPE NOTES

- CONCRETE PAVING 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.
- STEEL REINFORCEMENT SHALL BE TIED AND SET CENTERED IN THE THICKNESS SPECIFIED ABOVE.
- 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.
- 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.

REVISIONS

PLANNING 04/11/23	BY	PU
PLANNING 05/11/23	BY	PU

CHU DESIGN ASSOCIATES INC.  
210 Industrial Rd. Suite 205  
San Carlos, CA 94070  
TEL: (650) 345-9286 x 1001

The drawing on this sheet, specification ideas, designs and arrangements represented hereby are and shall remain the property of CHU DESIGN ASSOCIATES INC., and in no part thereof shall be copied, disclosed to others or used in connection with any work or project other than the specified project for which they have been prepared and developed without the written consent of CHU DESIGN ASSOCIATES INC. Visual contact with these plans or specifications shall constitute conclusive evidence of acceptance to these restrictions.

NEW RESIDENCE  
1528 BERNAL AVE.  
BURLINGAME CA

DATE: JAN. 2023  
SCALE: AS NOTED  
DRAWN: PU  
FOR: L.1  
SHEET NO.

L.1

OF SHEETS



SETBACK TABLE		
HOUSE #	APN	FRONT SETBACK
1504	025-211-130	19.8'
1508	026-033-140	23.9'
1512	026-033-150	16.2'
1516	026-033-160	22.5'
1520	026-033-170	18.9'
1524	026-033-180	18.3'
1528 (SUBJECT)	026-033-190	20.0'
1532	026-033-200	20.4'
1536	026-033-210	23.8'
1540	026-033-220	20.9'
1544	026-033-300	21.4'
1550	026-033-310	21.4'
1556	025-213-100	9.1'
AVERAGE:		19.7'

### BASIS OF BEARINGS

CORNER RECORD #3044 FILED IN THE RECORDS OF SAN MATEO COUNTY AND IRON PIPE MONUMENTS ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF BERNAL AVENUE AS SHOWN ON SAID MAP, TAKEN AS SOUTH 55°03'36" WEST.

### BASIS OF ELEVATION

THE ELEVATIONS SHOWN HEREON WERE DERIVED FROM L-1/L-2 DATA COLLECTED USING NAVSTAR GLOBAL POSITIONING SYSTEM (GPS) AND A CHIX900-OPUS RECEIVER AND POST-PROCESS USING THE CORS NETWORK. ALL ELEVATION EXPRESSED IN NAVD 1988 DATUM.

### NOTES

- 1.) TITLE REPORT FOR THIS PROPERTY WAS PROVIDED BY DOMA TITLE OF CALIFORNIA, INC., REPORT NUMBER 55913-23-02160, AND DATED AS OF DECEMBER 15, 2022.
- 2.) DATE OF FIELD SURVEY: JANUARY 30, 2023.
- 3.) CONTOURS SHOWN HEREON ONE FOOT (1.0') INTERVALS.

### LEGEND

- SUBJECT PROPERTY LINE
- - - ADJOINER PROPERTY LINE
- X-X- EXISTING FENCE LINE
- × 75.0 SPOT ELEVATION

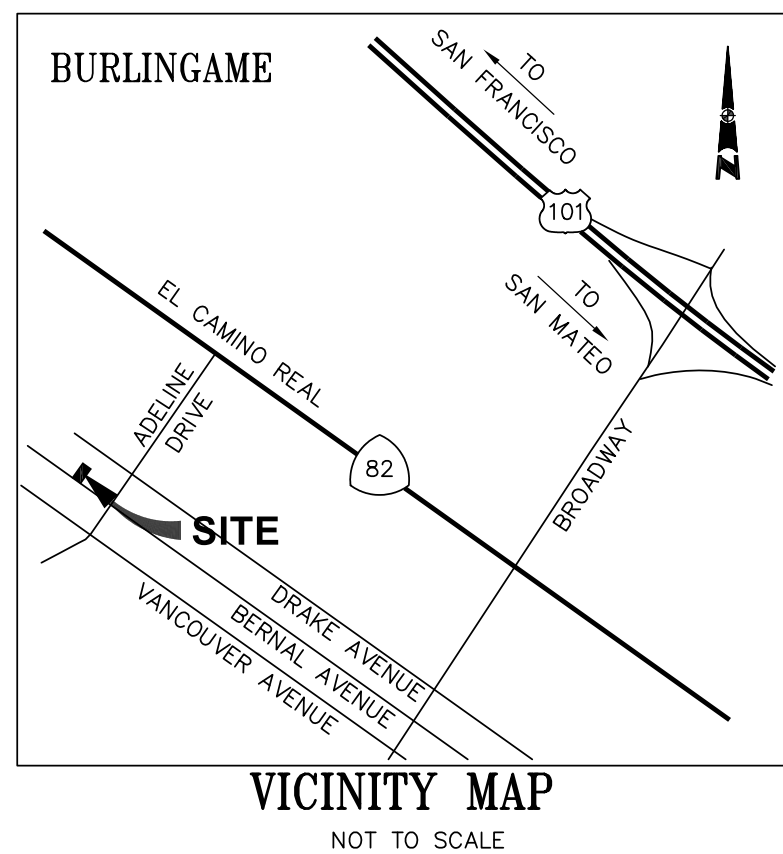
### SURVEYOR'S STATEMENT

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 JANUARY 30, 2023 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 DIRECTION INFORMATION AS SHOWN, WERE DONE UNDER MY SUPERVISION AND BELIEF.



KEVIN M. MCGUIRE, CA PLS #6437

2/2/2023  
DATE

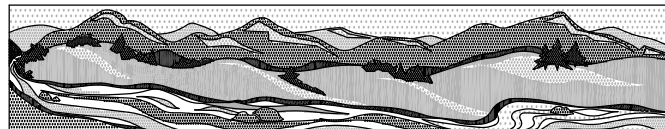
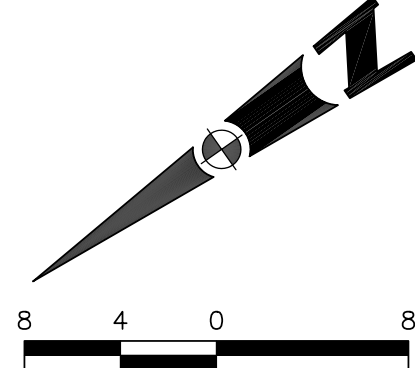


## TOPOGRAPHIC & BOUNDARY SURVEY

LANDS OF SARGENT DEVELOPMENT  
LOT 17, BLOCK 55 (7 M 46)  
EASTON ADDITION TO BURLINGAME NO. 5  
1528 BERNAL AVENUE

CITY OF BURLINGAME SAN MATEO COUNTY CALIFORNIA

SCALE: 1" = 8'



QUIET RIVER  
Land Services Inc.

11501 Dublin Boulevard, Suite 200  
Dublin, CA 94568  
(925) 734-6788 Phone

FEBRUARY 2023

LOT 7  
APN: 026-033-050

LOT 8  
APN: 026-033-040

LOT 9  
APN: 026-033-280

APN: 026-034-060

APN: 026-034-050

APN: 026-034-040

EASTON ADDITION TO BURLINGAME NO. 5  
BLOCK 55  
(7 M 46)

EASTON ADDITION TO BURLINGAME NO. 5  
BLOCK 56  
(7 M 46)