





NEW RESIDENCE & ADU

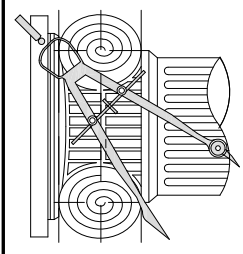
124 OCCIDENTAL AVE., BURLINGAME, CA
A.P.N.: 028-316-210

RECEIVED
1.31.24
CITY OF BURLINGAME
CDD-PLANNING DIVISION

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 2811, 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 NFPA 13-D STANDARD.</p> <p>GENERAL NOTES: 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 ASSOCIATES 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. 7. NO PERSON SHALL ERECT (INCLUDING EXCAVATION AND GRADING), DEMOLISH, ALTER OR REPAIR ANY 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 BUILDING PERMIT ISSUED FOR THESE PLANS MAY REQUIRE FURTHER CITY APPROVALS INCLUDING REVIEW BY THE PLANNING COMMISSION. 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. 10. FIRE SPRINKLERS SHALL BE INSTALLED AND SHOP DRAWINGS SHALL BE APPROVED BY THE FIRE DEPARTMENT PRIOR TO INSTALLATION. 11. IF GRADING PERMIT IS REQUIRED, IT SHOULD BE OBTAINED FROM DEPARTMENT OF PUBLIC WORKS. 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: 124 OCCIDENTAL AVE. BURLINGAME, CA 94010 028-316-210</p> <p>2. APN:</p> <p>3. TYPE OF CONSTRUCTION FOR: DWELLING AND GARAGE: OCCUPANCY GROUP FOR DWELLING: OCCUPANCY GROUP FOR GARAGE:</p> <p>4. SITE AREA: 151120 SF</p> <p>5. MAX. COVERED FLOOR AREA ALLOWED: (32% + 1100 + 400 SF FOR GARAGE) 392410 SF</p> <p>6. MAX. LOT COVERAGE ALLOWED (40%): 303088 SF</p> <p>7. EXISTING STRUCTURE TO BE REMOVED (E) RESIDENCE + GARAGE 420000 SF</p> <p>8. PROPOSED FLOOR AREA: (N) PROPOSED FIRST FLOOR 1938.75 SF (N) PROPOSED SECOND FLOOR 1564.50 SF (N) FRONT PORCH 134.50 SF - 200 SF 0 SF</p> <p>(N) TOTAL LIVING FLOOR AREA 3503.25 SF < 3524.10 SF</p> <p>(N) GARAGE 273 SF (N) ADU (850 MAX. ADU FAR) - 817 SF - 850 SF = 0 SF</p> <p>(N) TOTAL FLOOR AREA 3776.25 SF < 3791.10 SF (N) FLOOR AREA RATIO: 49.84 %</p> <p>(N) ADU (850 MAX. ADU FAR)</p> <p>9. LOT COVERED AREA: (N) FIRST FLOOR 1938.75 SF (N) GARAGE 273.00 SF (N) FRONT PORCH 134.50 SF (N) ADU - 108.00 SF NOT INCLUDED 0 SF (N) CANTILEVER 26.00 SF (N) COVERED LANDING 24.50 SF</p> <p>(N) TOTAL FLOOR AREA 2396.25 SF < 3030.88 SF (N) LOT COVERAGE RATIO: 31.63 %</p>	<p>ARCHITECTURAL</p> <p>A1 COVER SHEET A2 SITE DEMOLITION PLAN A2.1 SITE DEVELOPMENT PLAN A3 PROPOSED MAIN AND UPPER FLOOR PLAN A4 PROPOSED FRONT AND LEFT ELEVATION A5 PROPOSED REAR AND RIGHT ELEVATION A6 ADU + GARAGE FLOOR PLAN AND ELEVATIONS A7 BUILDING SECTIONS N1 CONSTRUCTION BMP AC FLOOR AREA CALCULATIONS (PLANNING SET ONLY)</p> <p>LANDSCAPE</p> <p>L1 LANDSCAPE PLAN</p> <p>CIVIL</p> <p>S1 BOUNDARY + TOPOGRAPHIC SURVEY</p>	<p>PROPERTY OWNER: JACOB + ELLEN CHRISTIE 124 OCCIDENTAL AVE., BURLINGAME, CA 94010</p> <p>ARCHITECTURAL: JAMES CHU CHU DESIGN ASSOCIATES INC. 210 INDUSTRIAL RD., SUITE 205 SAN CARLOS, CA 94010 TEL: (650) 345-9286, EXT. 1001 FAX: (650) 345-9281 EMAIL: James@chudesign.com</p> <p>CIVIL SURVEY: QUIET RIVER LAND SERVICES, INC. 6747 SIERRA COURT, SUITE K DUBLIN, CA 94568 TEL: (925) 734-6188</p>
		<p>CONSTRUCTION SCHEDULE</p> <p>1. NO PERSON SHALL ERECT (INCLUDING EXCAVATION AND GRADING), DEMOLISH, ALTER, OR REPAIR ANY BUILDING OR STRUCTURE OTHER THAN BETWEEN THE FOLLOWING HOURS EXCEPT IN THE CASE OF URGENT NECESSITY IN THE INTEREST OF PUBLIC HEALTH AND SAFETY, AND THEN ONLY WITH PRIOR WRITTEN APPROVAL FROM THE BUILDING OFFICIAL, WHICH APPROVAL SHALL BE GRANTED FOR A PERIOD NOT TO EXCEED THREE DAYS. HOLIDAYS ARE THE FIRST DAY OF JANUARY, THE THIRD MONDAY OF 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 18.01.110.</p> <div><p>"CONSTRUCTION HOURS" WEEKDAYS: 8:00 AM. - 1:00 PM. SATURDAYS: 9:00 AM. - 6:00 PM. SUNDAYS AND HOLIDAYS: NO WORK ALLOWED (SEE CITY OF BURLINGAME MUNICIPAL CODE, SECTION 18.01.110 FOR DETAILS.) (SEE CITY OF BURLINGAME MUNICIPAL CODE, SECTION 13.04.100 FOR DETAILS.) 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. NOTE: CONSTRUCTION HOURS FOR WORK IN THE PUBLIC RIGHT OF WAY MUST NOW BE INCLUDED ON THE PLANS.</p></div>	

REVISIONS	BY
PLANNING 01/04/24	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 thereby 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 & ADU
124 OCCIDENTAL AVE.,
BURLINGAME CA
A.P.N.: 028-316-210

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

A.1

OF SHEETS

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, INC. 6141 SIERRA COURT, SUITE K DUBLIN, CA 94568 TEL: (925) 334-6788
- 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 BACKFLOW PROTECTION CERTIFICATE IS REQUIRED PER ORDINANCE NO. 1110. A DRAFT CERTIFICATION SHALL BE SUBMITTED 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 LICENCED 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 UFG APPENDIX IIIA. MINIMUM 500 GPM REQUIRED. SEE TABLE NO. A-III-A-1.
- 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-ACTING VALVES. CFC 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 15.2. 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 FUTURE 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 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 LICENCED 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 NUMBERS Durable MONUMENTS. THIS SURVEY SHALL BE ATTACHED TO THE CONSTRUCTION PLANS. ALL CORNERS NEED TO BE MAINTAINED OR RE-INSTALLED 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 18.08.010 (1).

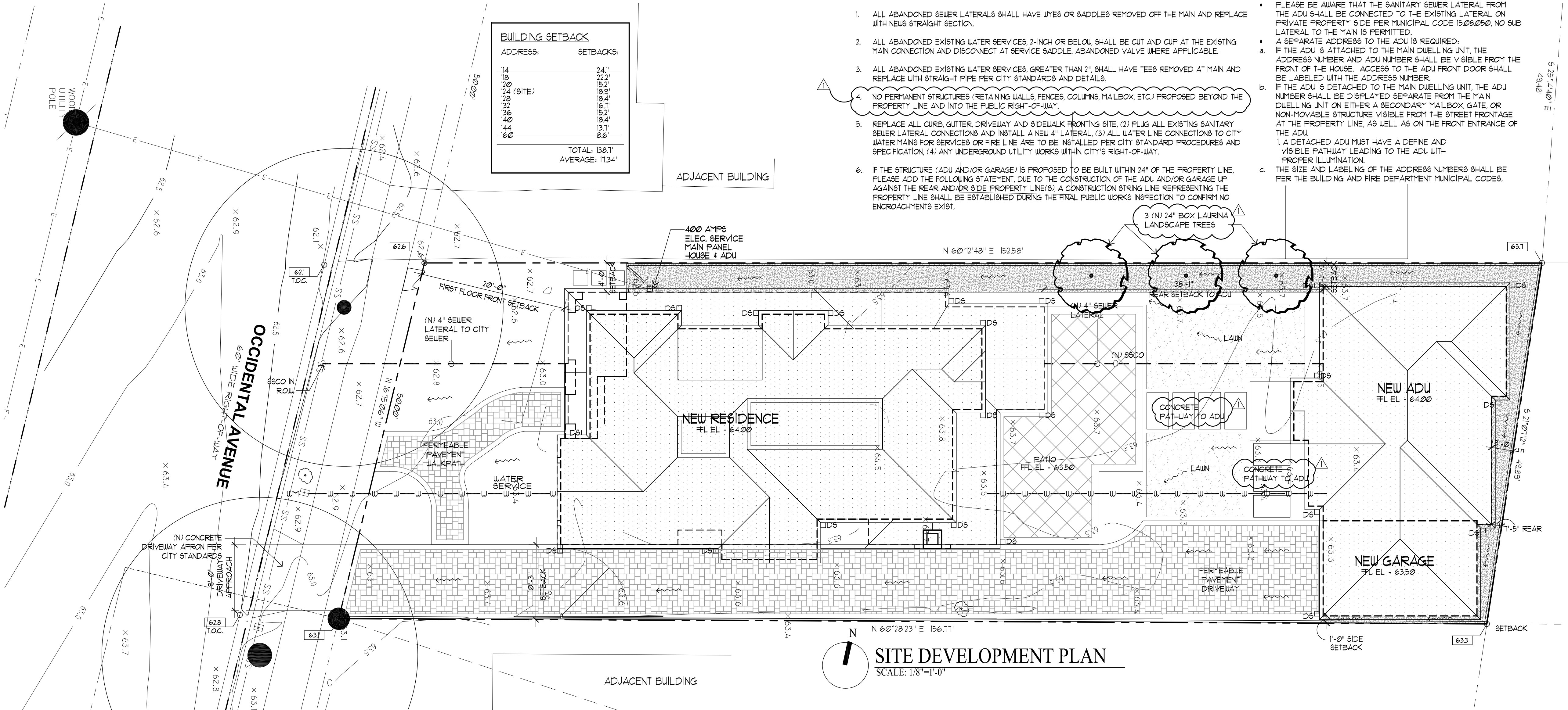
- STORM WATER SHALL BE DRAINED THROUGH A CURB DRAIN OR TO THE STORM DRAINAGE SYSTEM. SEE CITY STANDARDS FOR CURB DRAIN DESIGN.

- 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 OR 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.



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 CUP 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.
- IF THE STRUCTURE (ADU AND/OR GARAGE) IS PROPOSED TO BE BUILT WITHIN 24" OF THE PROPERTY LINE, PLEASE ADD THE FOLLOWING STATEMENT, DUE TO THE CONSTRUCTION OF THE ADU AND/OR GARAGE UP AGAINST THE REAR AND/OR SIDE PROPERTY LINE(S). A CONSTRUCTION STRING LINE REPRESENTING THE PROPERTY LINE SHALL BE ESTABLISHED DURING THE FINAL PUBLIC WORKS INSPECTION TO CONFIRM NO ENCRoACHMENTS EXIST.

SITE ADU NOTES:

- PLEASE BE AWARE THAT THE SANITARY SEWER LATERAL FROM THE ADU SHALL BE CONNECTED TO THE EXISTING LATERAL ON PRIVATE PROPERTY SIDE PER MUNICIPAL CODE 18.08.050. NO SUB LATERAL TO THE MAIN IS PERMITTED.
- A SEPARATE ADDRESS TO THE ADU IS REQUIRED.
- IF THE ADU IS ATTACHED TO THE MAIN DWELLING UNIT, THE ADDRESS NUMBER AND ADU NUMBER SHALL BE VISIBLE FROM THE FRONT OF THE HOUSE. ACCESS TO THE ADU FRONT DOOR SHALL BE LABELED WITH THE ADDRESS NUMBER.
- IF THE ADU IS DETACHED TO THE MAIN DWELLING UNIT, THE ADU NUMBER SHALL BE DISPLAYED SEPARATE FROM THE MAIN DWELLING UNIT ON EITHER A SECONDARY MAILBOX, GATE, OR NON-MOVABLE STRUCTURE VISIBLE FROM THE STREET FRONTAGE AT THE PROPERTY LINE, AS WELL AS ON THE FRONT ENTRANCE OF THE ADU.
- A DETACHED ADU MUST HAVE A DEFINE AND VISIBLE PATHWAY LEADING TO THE ADU WITH PROPER ILLUMINATION.
- THE SIZE AND LABELING OF THE ADDRESS NUMBERS SHALL BE PER THE BUILDING AND FIRE DEPARTMENT MUNICIPAL CODES.

SITE DEVELOPMENT PLAN
SCALE: 1/8"=1'-0"

PUBLIC WORK NOTES:

- 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.
- 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 8:00AM AND 5:00 PM. THIS INCLUDES CONSTRUCTION.

- 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 AREAS) PER MUNICIPAL CODE SECTION 18.08.050.

- 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 BERNAL AVENUE IS APPROXIMATELY 100' FEET MEASURED FROM FACE OF CURB.

- THE PROJECT SHALL COMPLY WITH THE CITY'S NPDES PERMIT REQUIREMENTS TO PREVENT STORM WATER POLLUTION.

- ALL DEBRIS/GARAGE 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/GARAGE CONTAINERS IN PUBLIC RIGHT-OF-WAY. NO LET 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.

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

STORM WATER NOTES:

- PROJECTS THAT CREATE AND/OR REPLACE 2500 SQUARE FEET TO 10,000 SQUARE FEET OF IMPERVIOUS SURFACE (EG. 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 MEASURES(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.org/stormwaterdevelopment>.
- DESIGN MEASURES:
 - DIRECT ROOF RUNOFF ONTO VEGETATED AREAS USING A DISCONNECTED DOWNPOUT.
 - CONSTRUCT DRIVEWAY WITH PERMEABLE PAVEMENTS.

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 MACLUKEY RECYCLING SPECIALIST @ 650-558-1213

- PROVIDE LIGHTING AT ALL EXTERIOR LANDINGS. 2022 CRC §303.8 OR 2022 CBC §303.8. AND 2022 CBC §303.8 SPECIFICALLY THE ENTRANCE TO THE NEW MAIN HOUSE AND THE NEW PROPOSED ADU.

- ACKNOWLEDGE THAT WHEN YOU SUBMIT YOUR PLANS TO THE BUILDING DIVISION FOR PLAN REVIEW THAT A COMPLETED SUPPLEMENTAL DEMOLITION PERMIT APPLICATION WILL BE PROVIDED. NOTE: THE DEMOLITION PERMIT WILL NOT BE ISSUED UNTIL A BUILDING PERMIT IS ISSUED FOR THE PROJECT.

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.
- PLANS SHALL INDICATE HOW GRADING AND PAVING WILL PREVENT SURFACE WATER FLOWS FROM ENTERING BUILDINGS. EXCEPTION: PROJECTS THAT DO NOT ALTER DRAINAGE PATH.
- ELECTRIC VEHICLE (EV) CHARGING, PARKING SPACES: COMPLY WITH ALL RELEVANT SECTIONS.

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 NIGHTTIME (10:00 PM - 1:00 AM) AS MEASURED FROM THE PROPERTY LINE. B.M.C 2538.050

FIRE NOTES:

- CONTRACTOR SHALL OBTAIN SEPARATE FIRE SPRINKLER PERMIT FOR THE INSTALLATION OF THE FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 1104.020 OF THE BURLINGAME MUNICIPAL CODE. THE MINIMUM SIZE SERVICE FOR FIRE SPRINKLER SYSTEM SHALL CONFORM TO NFPA 13 OR 13R IF 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 ROLLINS 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 1000 GPM UNLESS PROTECTED BY AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM THEN IT MAY BE REDUCED BY 50%. CONTACT BURLINGAME ENGINEERING DEPARTMENT.

NOTES:

- 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 BAPLES MUST BE INSTALLED.
- CONTRACTOR SHALL PROVIDE ADEQUATE MEASURES TO AVOID EROSION OR SEDIMENT FROM LEAVING THE SITE AND FLOWING INTO THE STREET, CURB OR GUTTER. (USE STRAW WADDELES)
- REPLACE DAMAGED OR DISPLACED CURB, GUTTER AND/OR SIDEWALK ALONG THE PROPERTY FRONTAGE. A CITY ENCRoACHMENT PERMIT IS REQUIRED.
- THE SANITARY SEWER LATERAL (BUILDING SEWER) SHALL BE TESTED PER ORDINANCE CODE CHAPTER 15.2. 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.
- 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.
- A PROPERTY SURVEY IS REQUIRED IF ANY PART OF PERMANENT STRUCTURE INCLUDING FOOTING IS WITHIN 12" OF PROPERTY LINE.

- 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.

- A PROPERTY SURVEY IS REQUIRED IF ANY PART OF PERMANENT STRUCTURE INCLUDING FOOTING IS WITHIN 12" OF PROPERTY LINE.

- 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 OR 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.

POST-CONSTRUCTION IMPERVIOUS AREA CALCULATION:

1. LOT SIZE = 131120 SQ. FT.	
2. 40% POST CONSTRUCTION IMPERVIOUS AREA: 3,050 SQ. FT.	
(N) STRUCTURE = 22115 SQ. FT.	
(N) ADU = 108 SQ. FT.	
TOTAL	29195 SQ. FT. < 3,050 SQ. FT.

REVISIONS

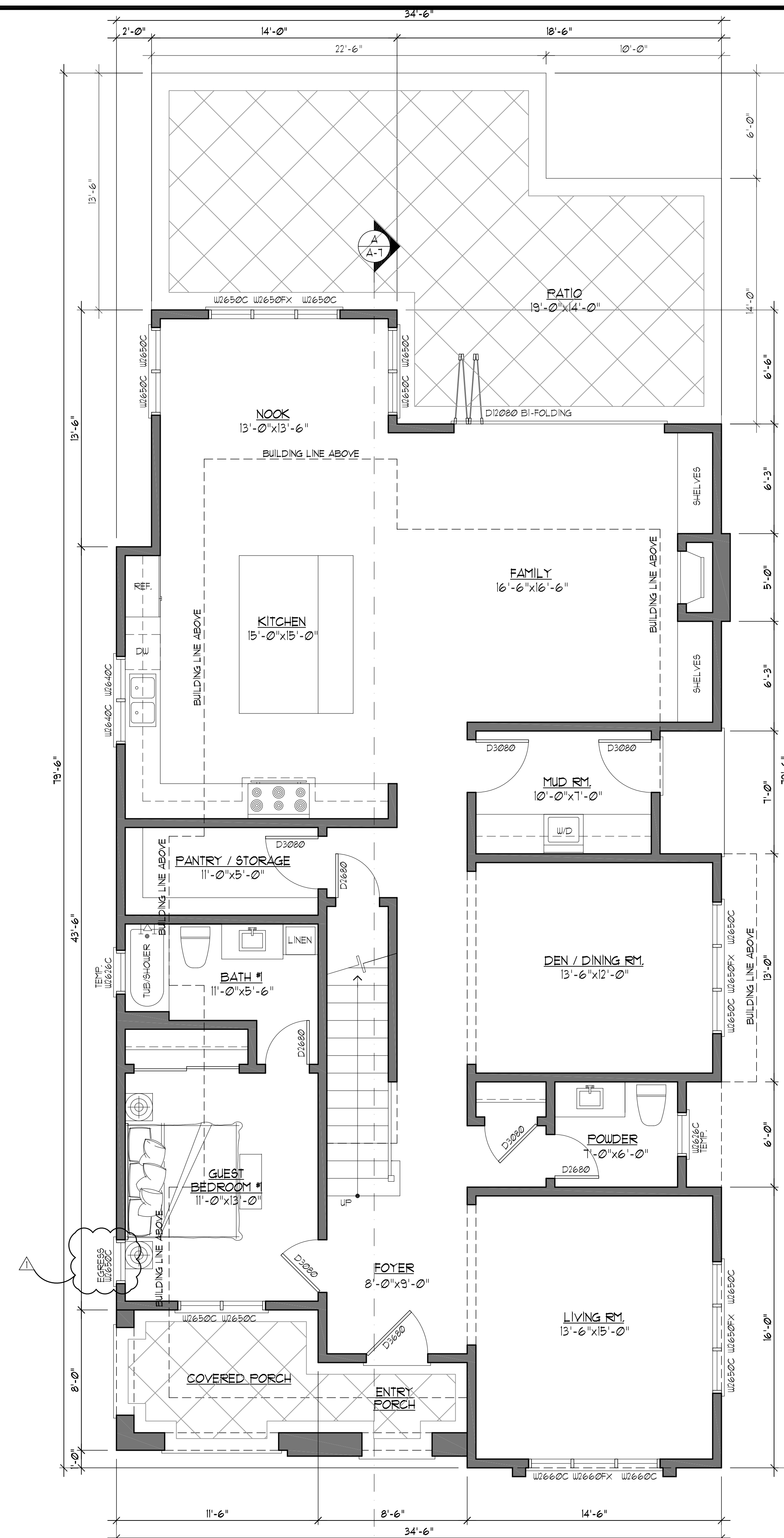
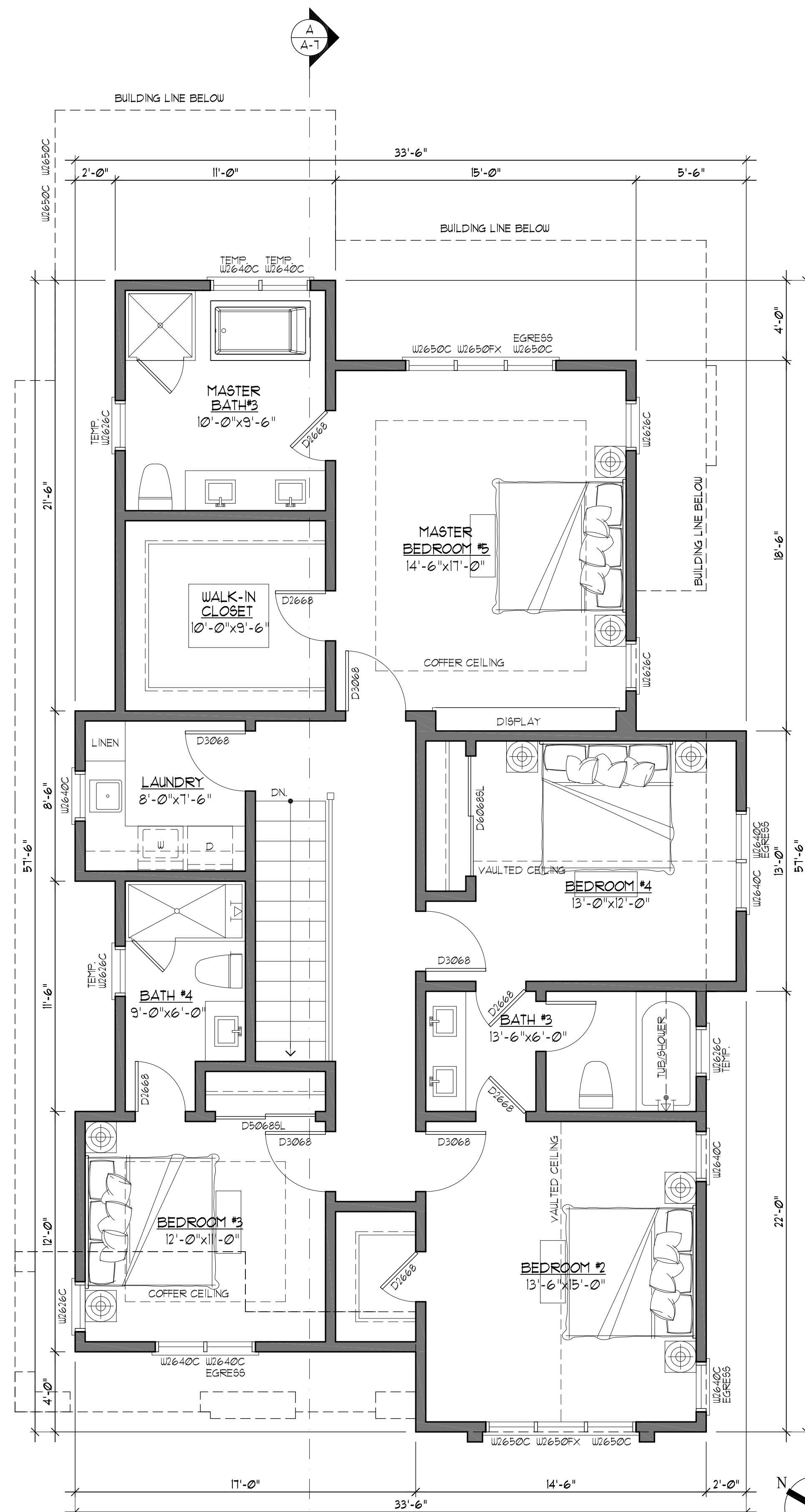
BY	DATE	DESCRIPTION
PU	01/04/24	PLANNING

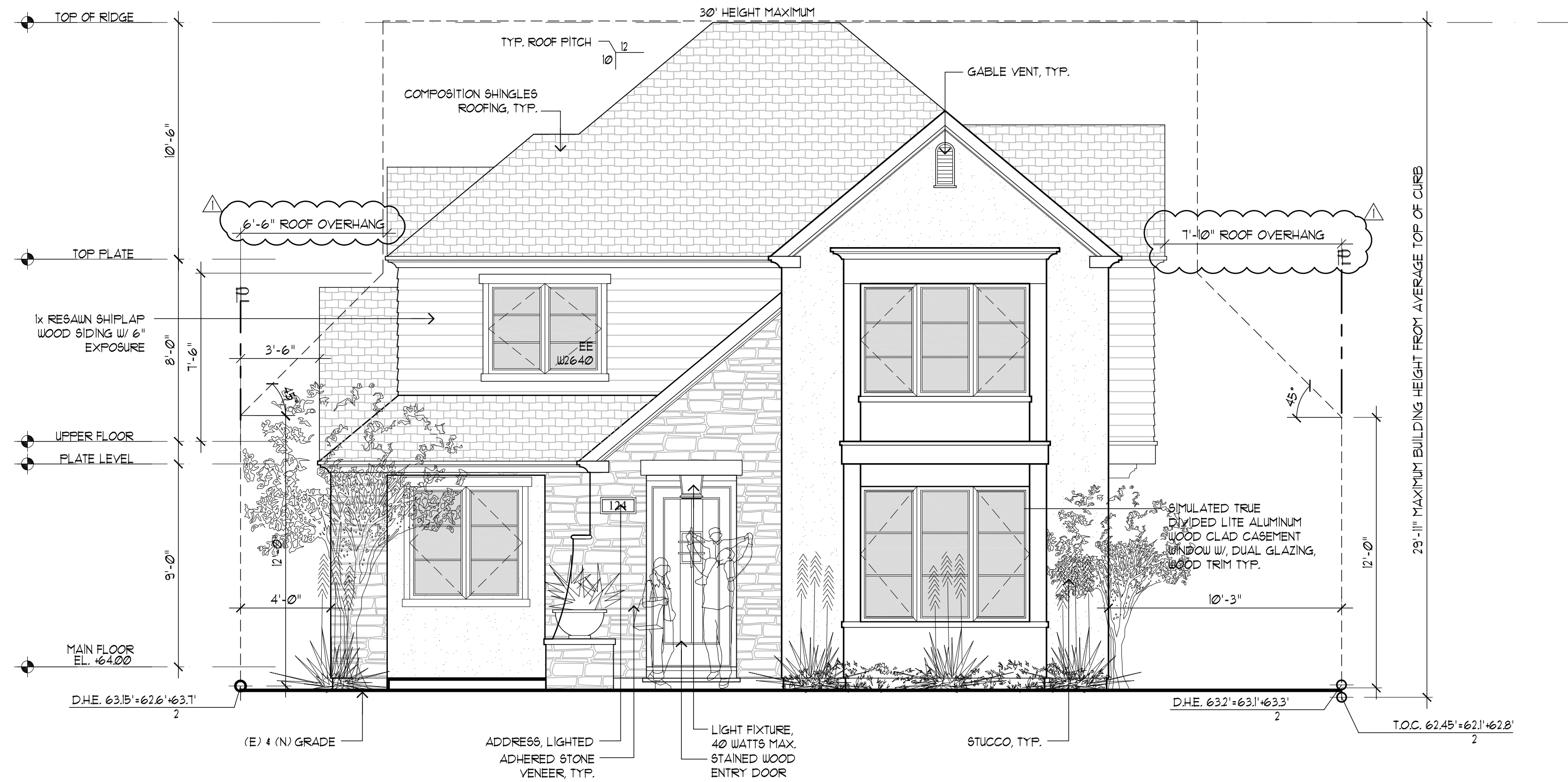
CHU DESIGN ASSOCIATES INC.
210 Industrial Rd. Suite 205
San Carlos, CA 94070
TEL: (650) 345-9286 x 1001

The drawing on this sheet, specification ideas, designs and arrangements represented thereby 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 & ADU
124 OCCIDENTAL AVE.
BURLINGAME CA
A.P.N.: 028-316-210





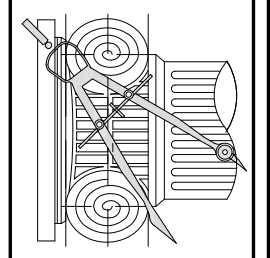
FRONT ELEVATION
SCALE: 1/4"=1'-0"



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

REVISIONS	BY
PLANNING 01/04/24	PU

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



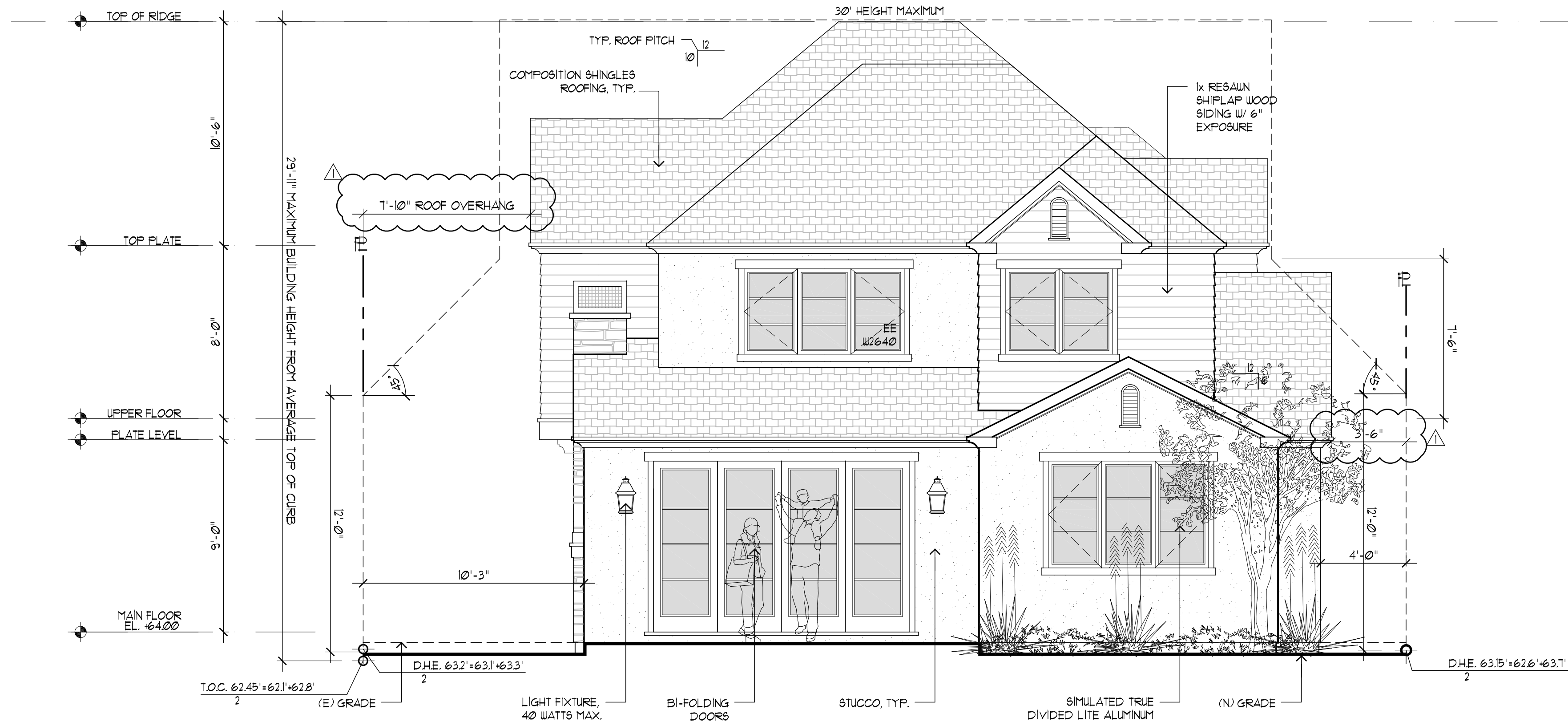
The drawing on this sheet, specification ideas, designs, and arrangements represented hereby are and shall remain the property of CHU DESIGN ASSOCIATES INC., and in no part thereof shall be copied, disclosed to others or used in connection with any work or project other than the specified project for 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 & ADU
124 OCCIDENTAL AVE.
BURLINGAME CA
A.P.N.: 028-316-210

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

A.4
OF SHEETS



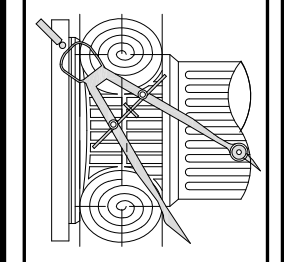
REAR ELEVATION
SCALE: 1/4"=1'-0"



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

REVISIONS	BY
PLANNING 01/04/24	PU

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



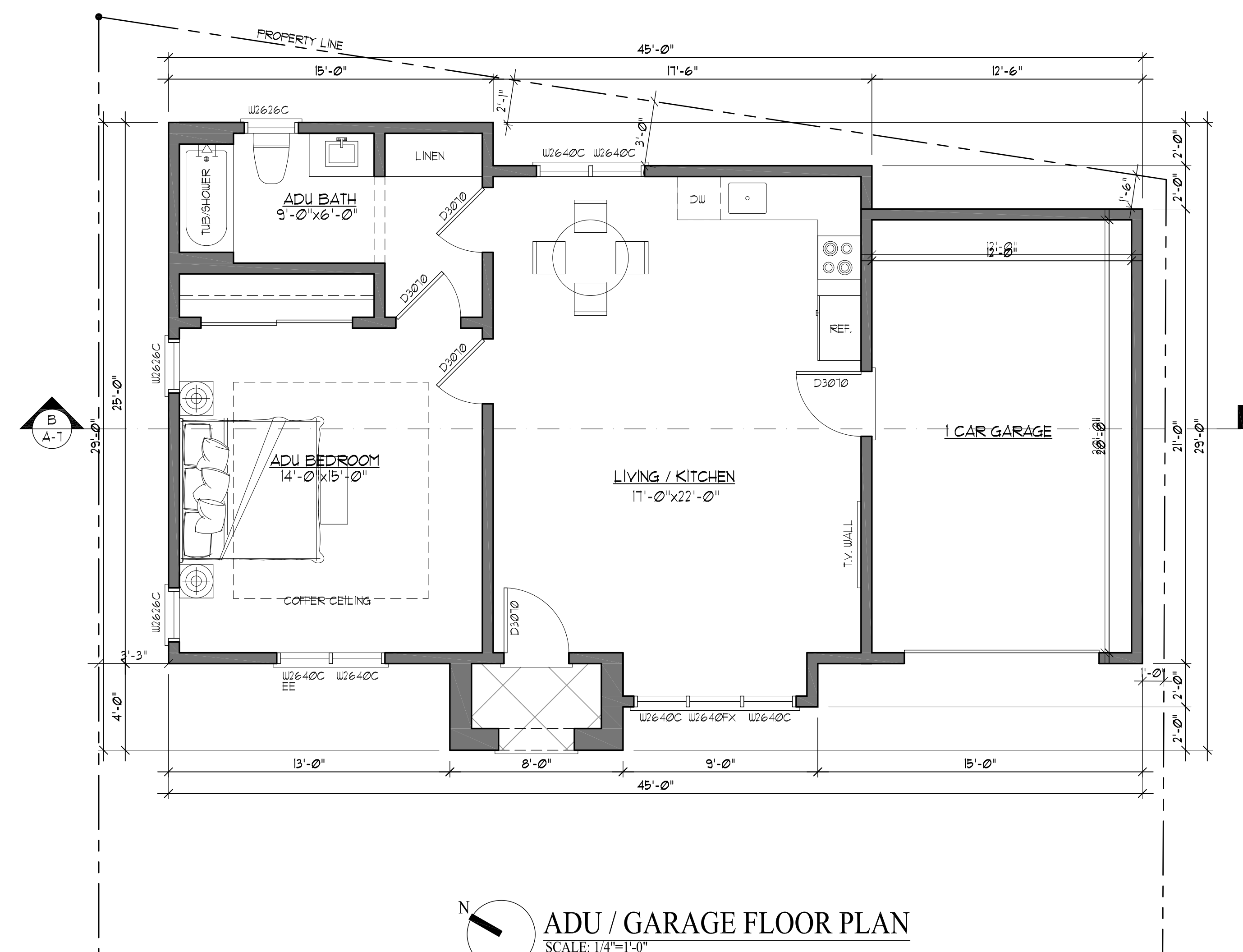
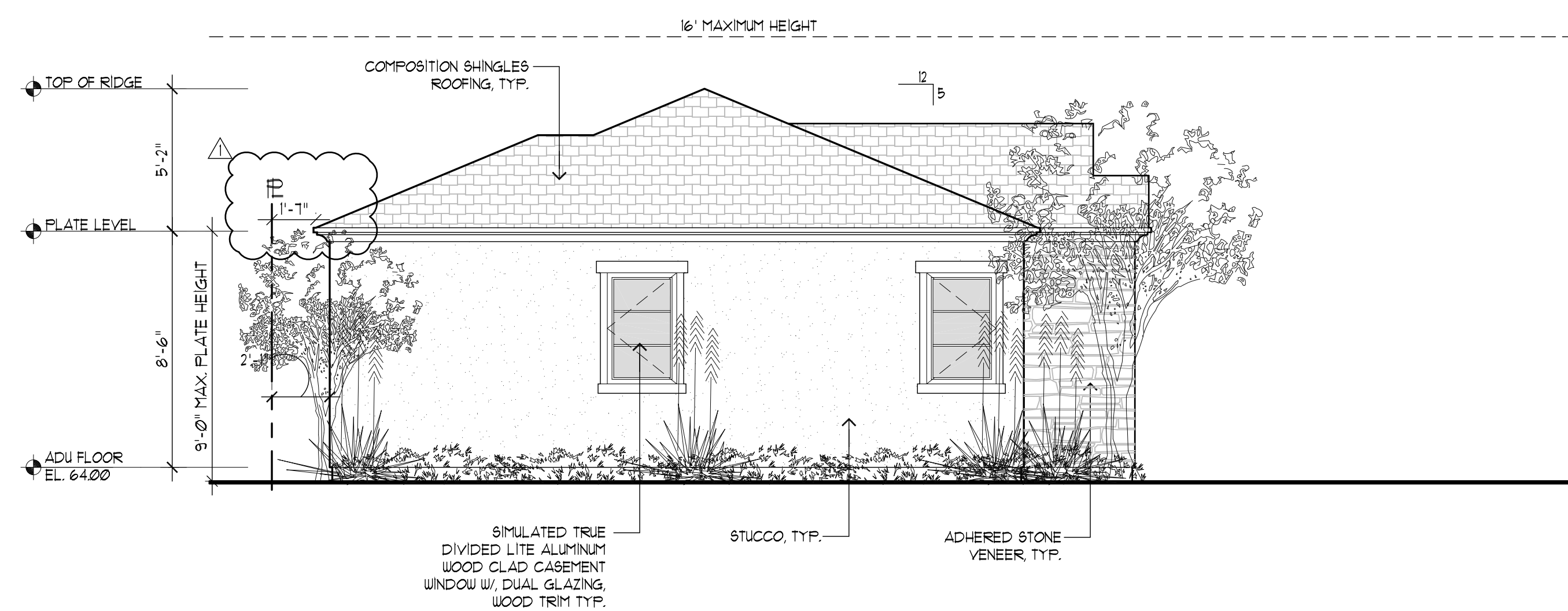
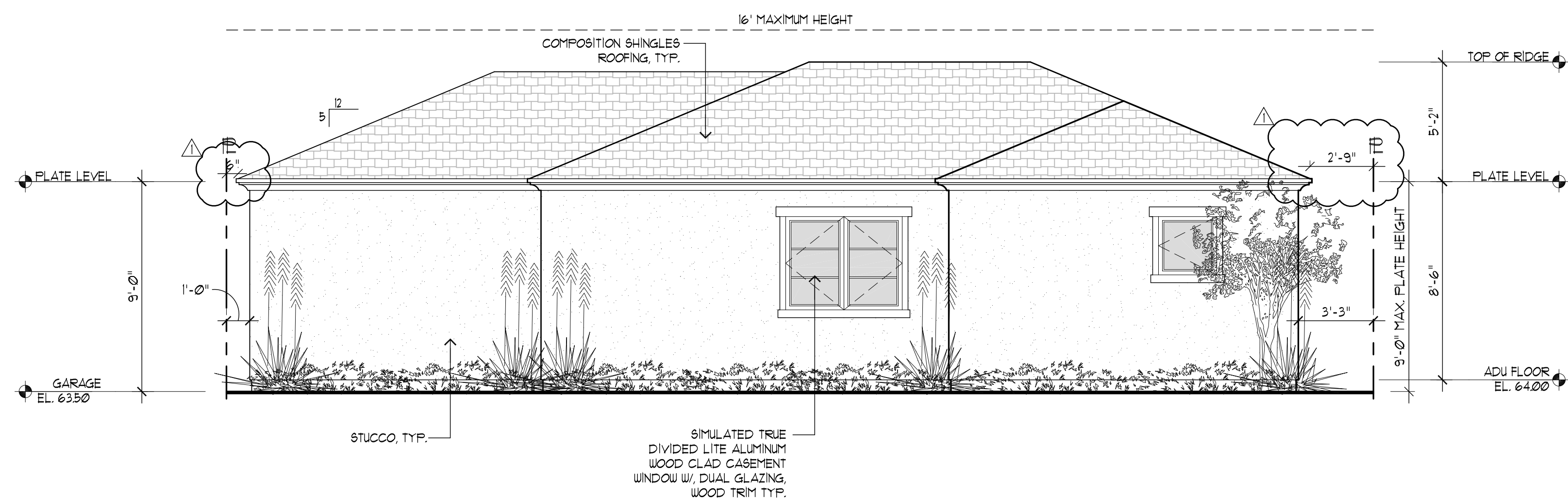
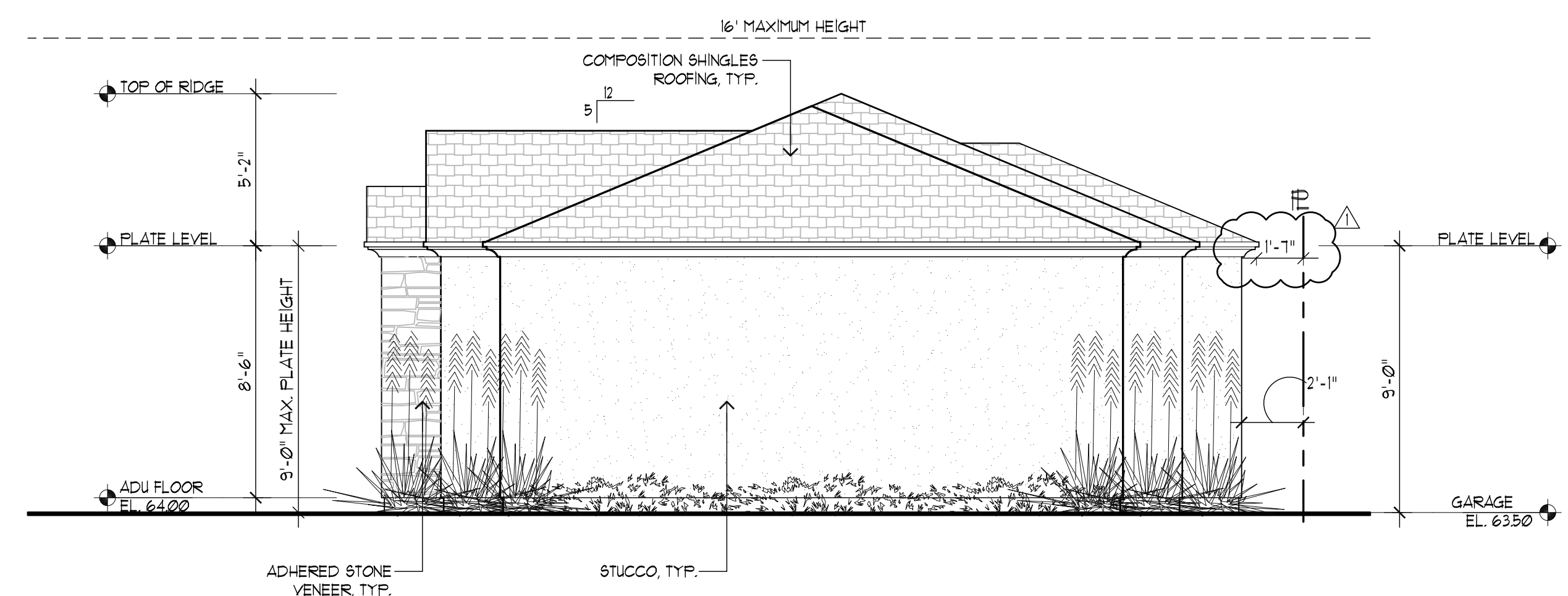
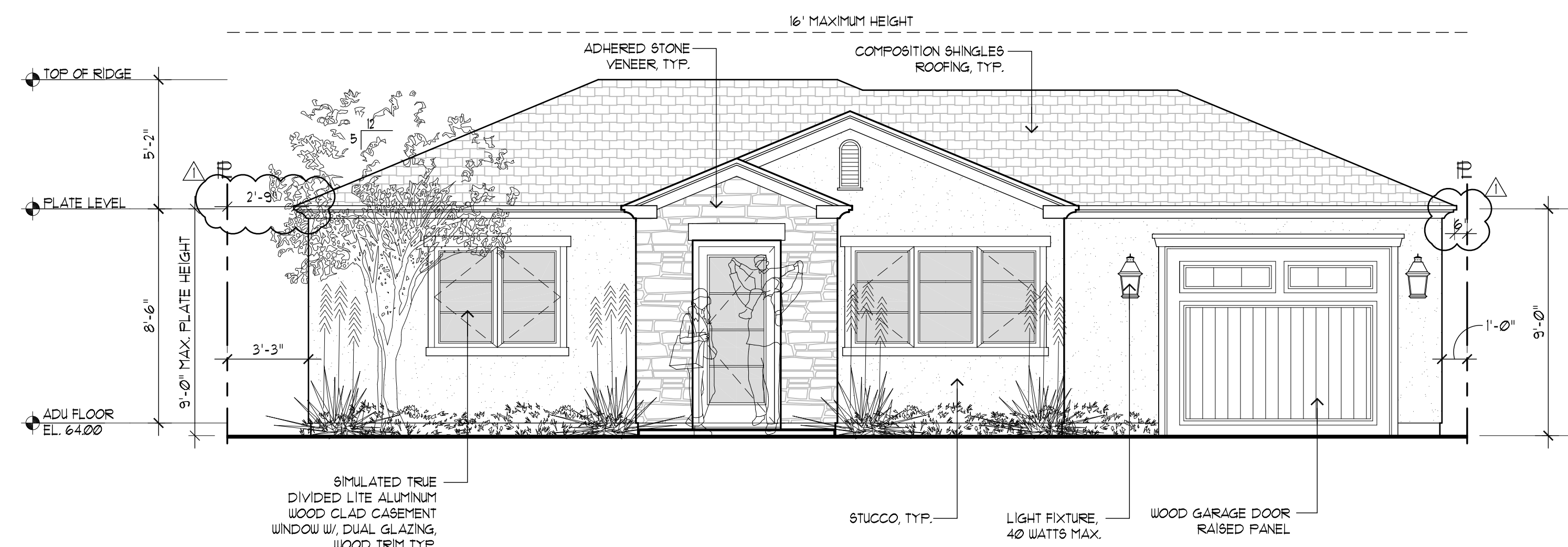
The drawing on this sheet, specification ideas, designs, and arrangements represented thereby are and shall remain the property of CHU DESIGN ASSOCIATES INC., and in no part thereof shall be copied, disclosed to others or used in connection with any work or project other than the specified project for 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 & ADU
124 OCCIDENTAL AVE.
BURLINGAME CA
A.P.N.: 028-316-210

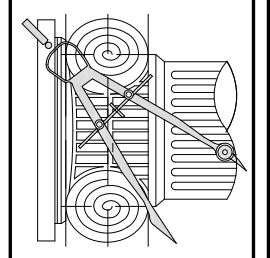
DATE:	AUG. 2023
SCALE:	AS NOTED
DRAWN:	PU
CHECKED:	
SHEET NO.	

A.5
OF SHEETS



REVISIONS	BY
PLANNING 01/04/24 	PU

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



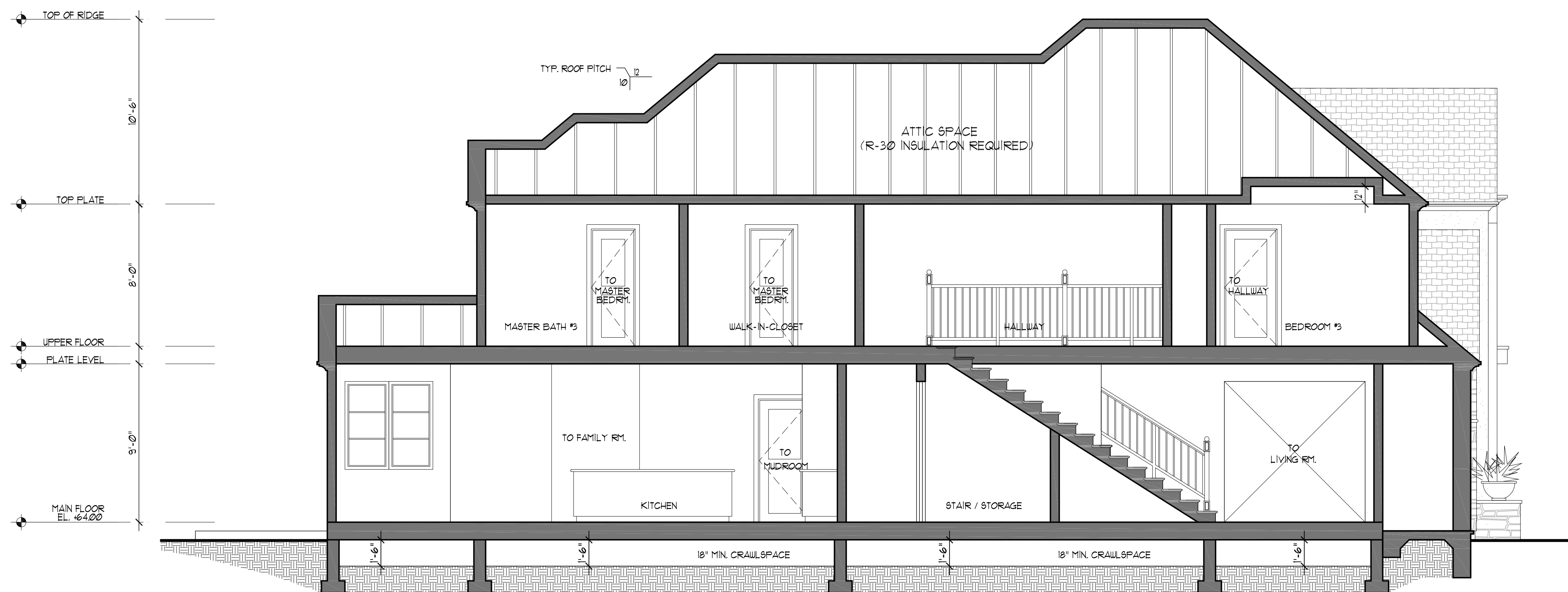
The drawing on this sheet, specification ideas, designs, and arrangements represented thereby are and shall remain the property of CHU DESIGN ASSOCIATES INC., and no part thereof shall be copied, disclosed to others or used in connection with any work or project other than the specified project for which 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.



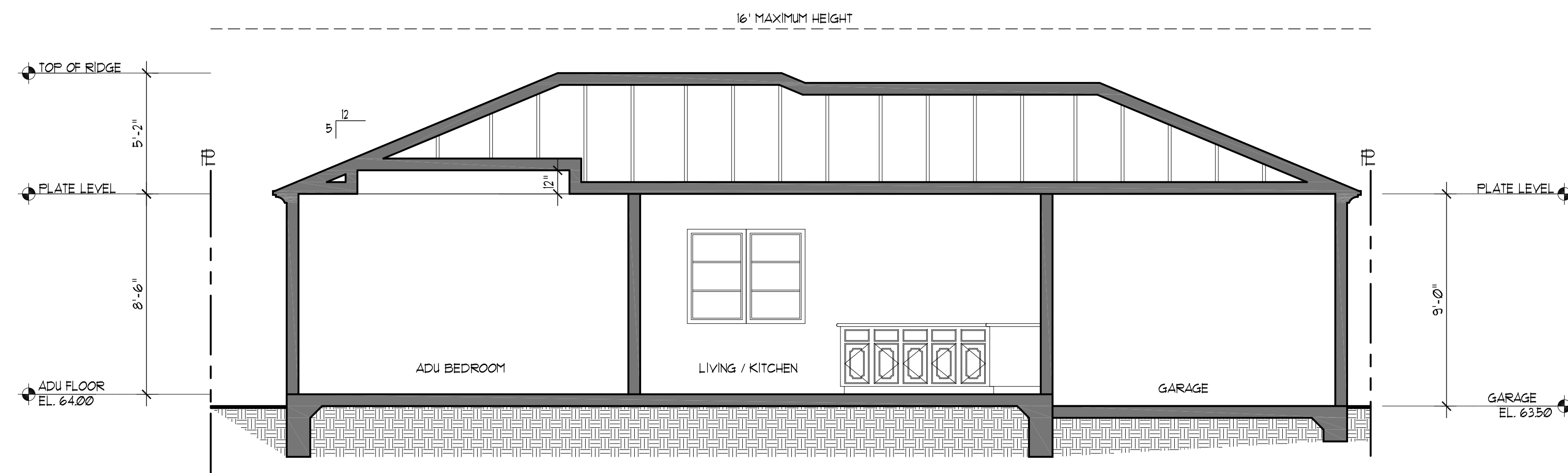
NEW RESIDENCE & ADU
124 OCCIDENTAL AVE.
BURLINGAME CA
A.P.N.: 028-316-210

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

A.6



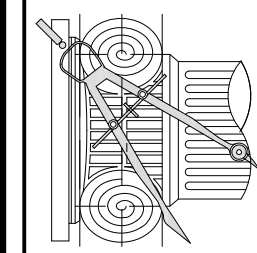
SECTION THRU A
SCALE : 1/4"=1'-0"



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

[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 thereby are and shall remain the property of CHU DESIGN ASSOCIATES INC., and 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 by these restrictions.



NEW RESIDENCE & ADU
1124 OCCIDENTAL AVE.
BURLINGAME CA
A.P.N.: 028-316-210

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

A.7
OF SHEETS



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).

A black and white line drawing showing four workers in overalls and hats. Two workers are standing on a completed section of a stone wall, while two others are actively building a new section. They are using tools like hammers and trowels. The ground in the foreground is uneven with some rocks and sparse vegetation.

- ❑ 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.

- ❑ 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.
2110 Industrial Rd. Suite 205
San Carlos, CA 94070
TEL: (650) 345-9286 x 1001

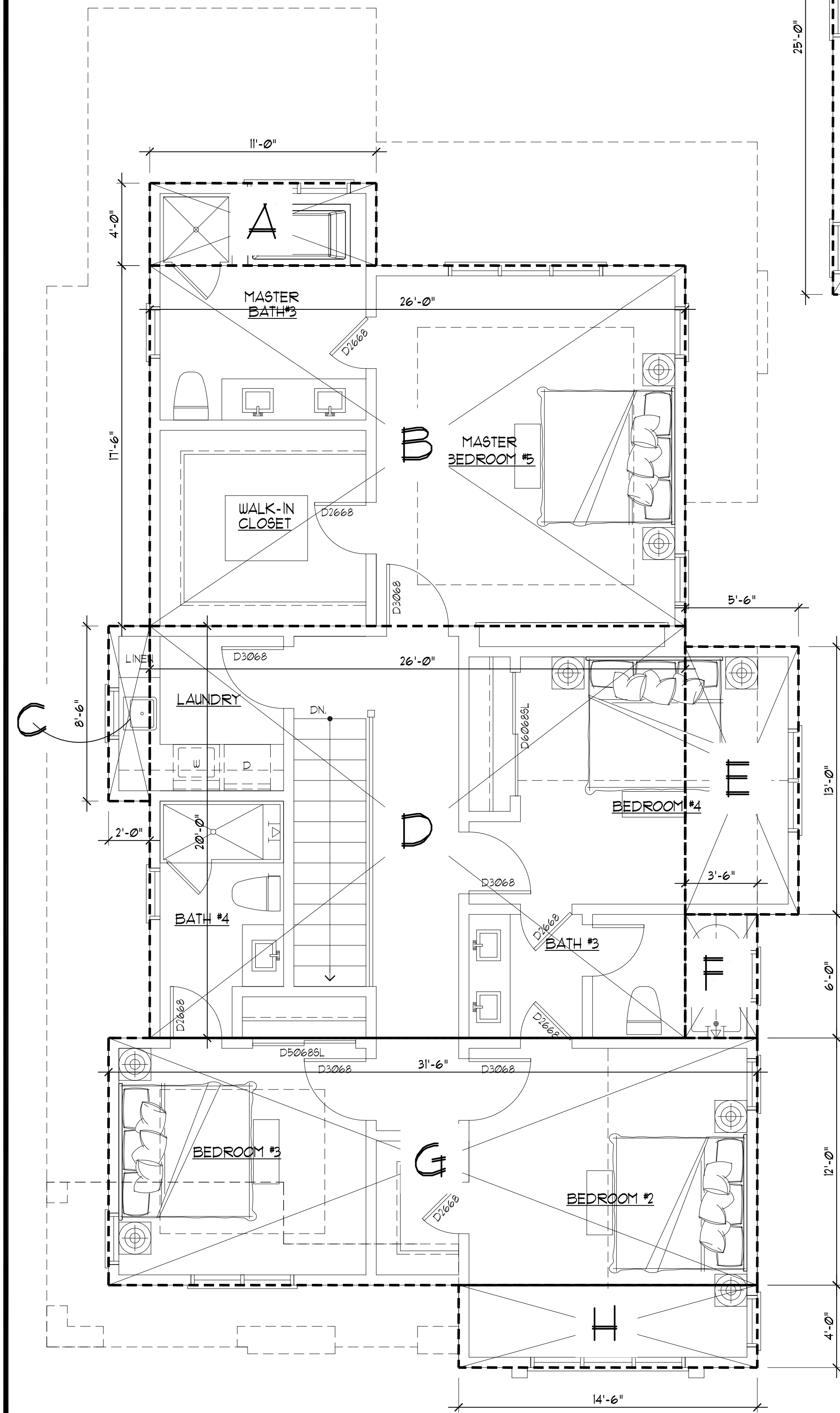
and hereby are and shall remain the property of CHU DESIGN ASSOCIATES INC., and no part thereof shall be copied, disclosed or used in connection with any work or project other than the specified project for which they have been prepared and developed without the written consent of CHU DESIGN ASSOCIATES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

REGISTERED PROFESSIONAL ENGINEER
JOHNSON CHU
C-55421
Exp. 12-31-2024
CIVIL
STATE OF CALIFORNIA

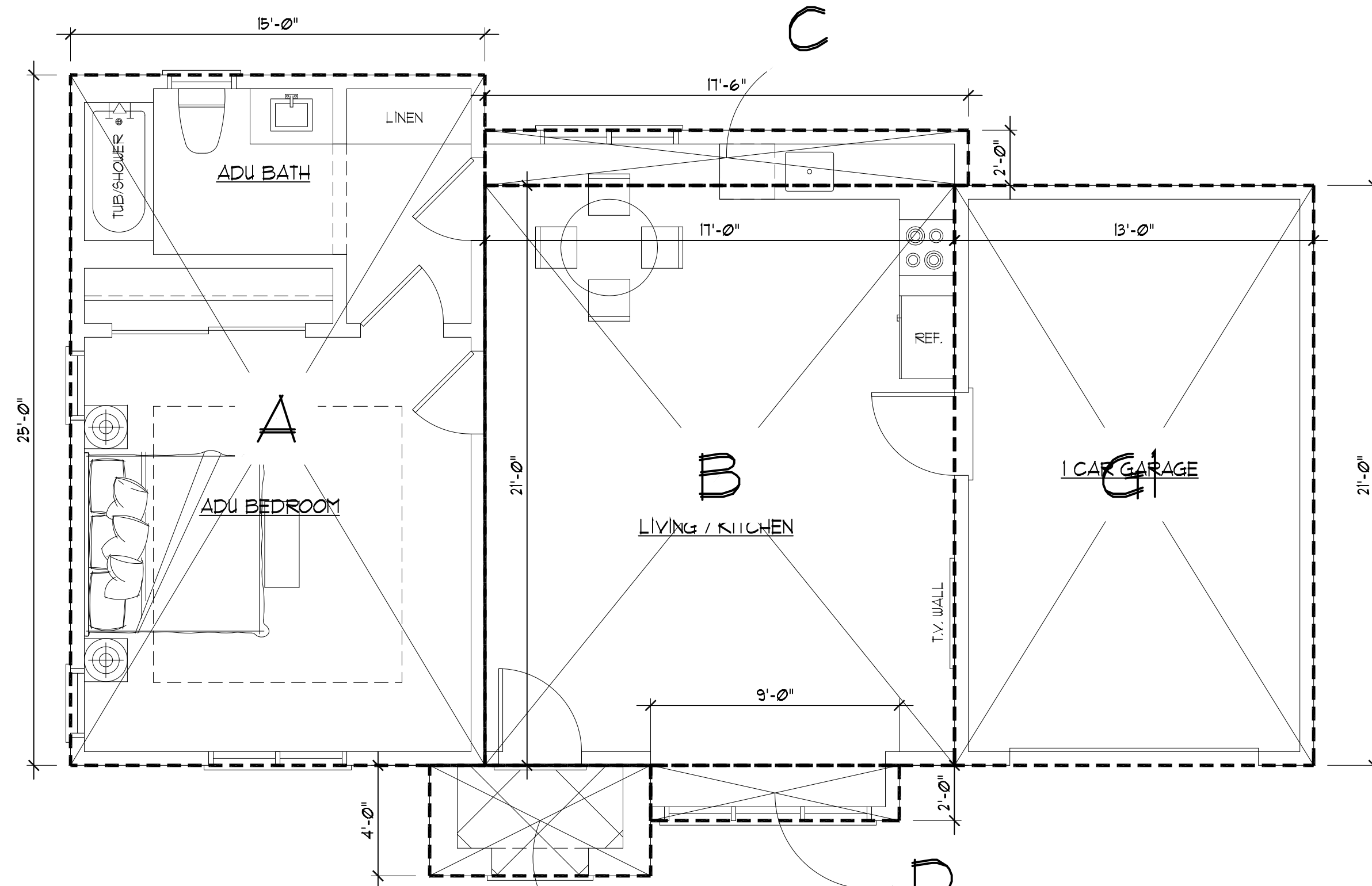
NEW RESIDENCE & ADU
1124 OCCIDENTAL AVE.
BURLINGAME CA
A.P.N.: 028-316-210

DATE:	AUG. 2023
REMARKS:	AS NOTED
BY:	PU
PROJECT 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	14'-0"x6'-6"	=	91.00 SF
B	18'-0"x7'-0"	=	126.00 SF
C	14'-6"x17'-6"	=	253.75 SF
D	20'-0"x43'-6"	=	870.00 SF
E	11'-0"x7'-0"	=	77.00 SF
F	14'-6"x13'-0"	=	188.50 SF
G	12'-6"x6'-0"	=	75.00 SF
H	14'-6"x16'-0"	=	232.00 SF
I	8'-6"x3'-0"	=	25.50 SF

PI	11'-6"x8'-0"	=	92.00 SF
P2	8'-6"x5'-0"	=	42.50 SF
(PORCH) 134.50 SF < 200 SF = 0.00 SF			

TOTAL MAIN FLR AREA: = 1,938.75 SF

UPPER FLR FLOOR AREA:

A	11'-0"x4'-0"	=	44.00 SF
B	26'-0"x17'-6"	=	455.00 SF
C	2'-0"x8'-6"	=	17.00 SF
D	26'-0"x20'-0"	=	520.00 SF
E	5'-6"x13'-0"	=	71.50 SF
F	3'-6"x6'-0"	=	21.00 SF
G	31'-6"x12'-0"	=	378.00 SF
H	14'-6"x4'-0"	=	58.00 SF

TOTAL UPPER FLR AREA: = 1,564.50 SF

MAIN FLR AREA:	1,938.75 SF
UPPER FLOOR AREA:	+ 1,564.50 SF
GARAGE:	+ 273.00 SF

GRAND TOTAL FLOOR AREA:
3,776.25 SF

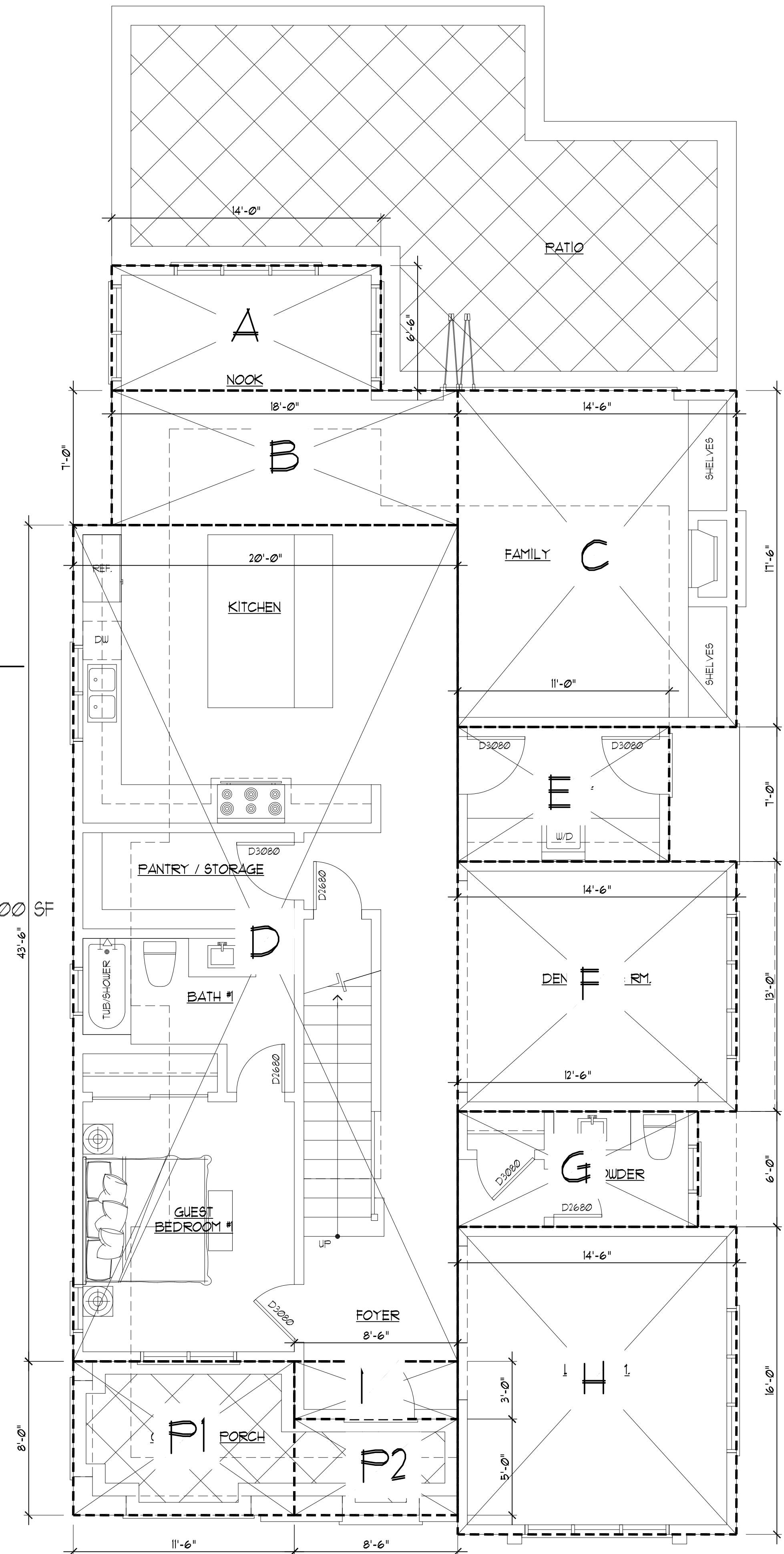
ADU:

A	15'-0"x25'-0"	=	375.00 SF
B	17'-0"x21'-0"	=	357.00 SF
C	17'-6"x2'-0"	=	35.00 SF
D	9'-0"x2'-0"	=	18.00 SF
PI	8'-0"x4'-0"	=	32.00 SF

ADU TOTAL FLR AREA = 817.00 SF < SF = 850.00 SF

GARAGE:

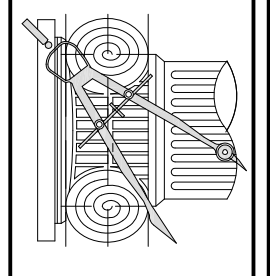
G1	13'-0"x21'-0"	=	273.00 SF
----	---------------	---	-----------



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

REVISIONS	BY

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



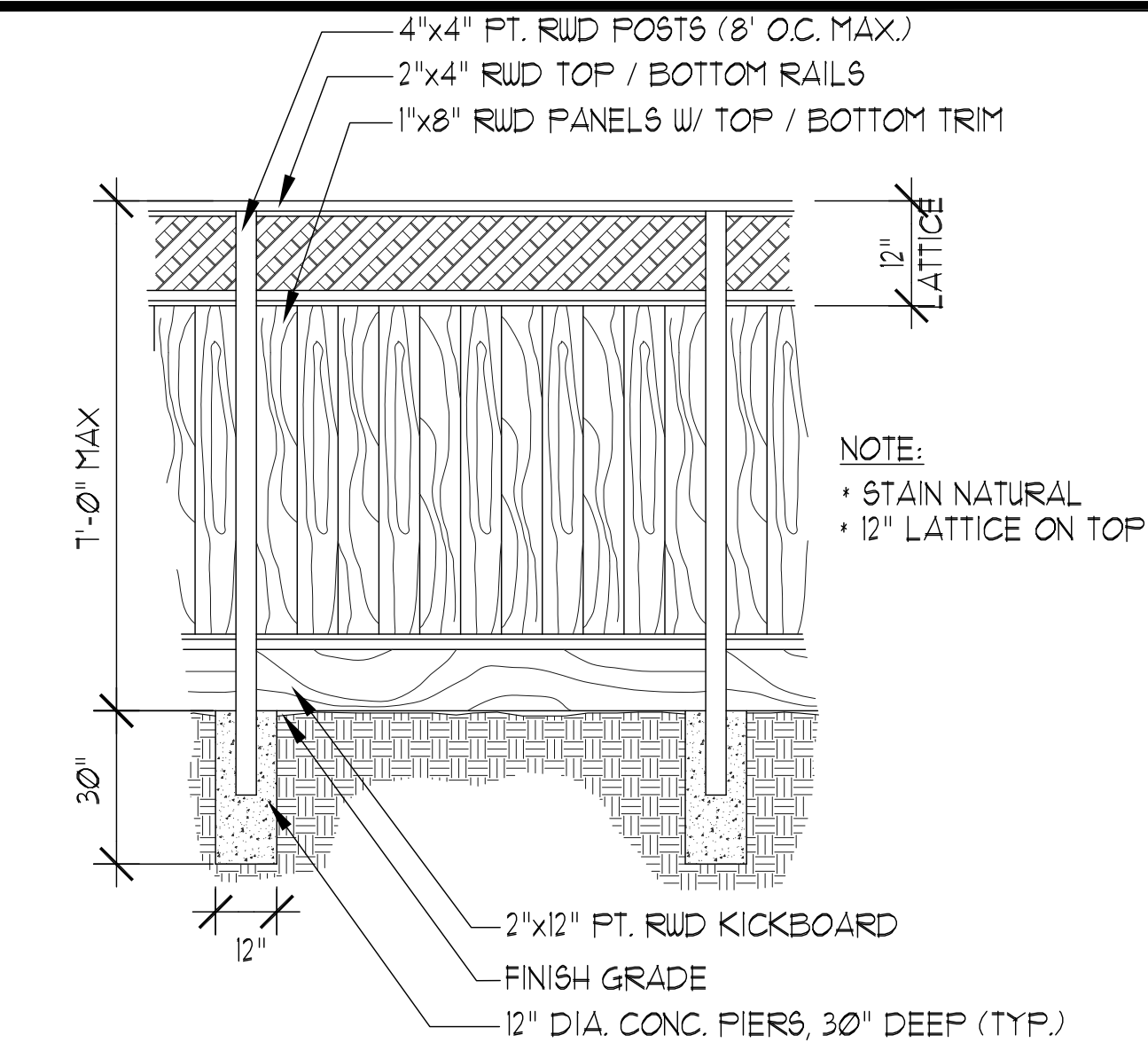
The drawing on this sheet, specification ideas, designs and arrangements represented thereby are and shall remain the property of CHU DESIGN ASSOCIATES INC., and in no part thereof shall be copied, disclosed to others or used in connection with any work or project other than the specified project for 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 & ADU
124 OCCIDENTAL AVE.
BURLINGAME CA
A.P.N.: 028-316-210

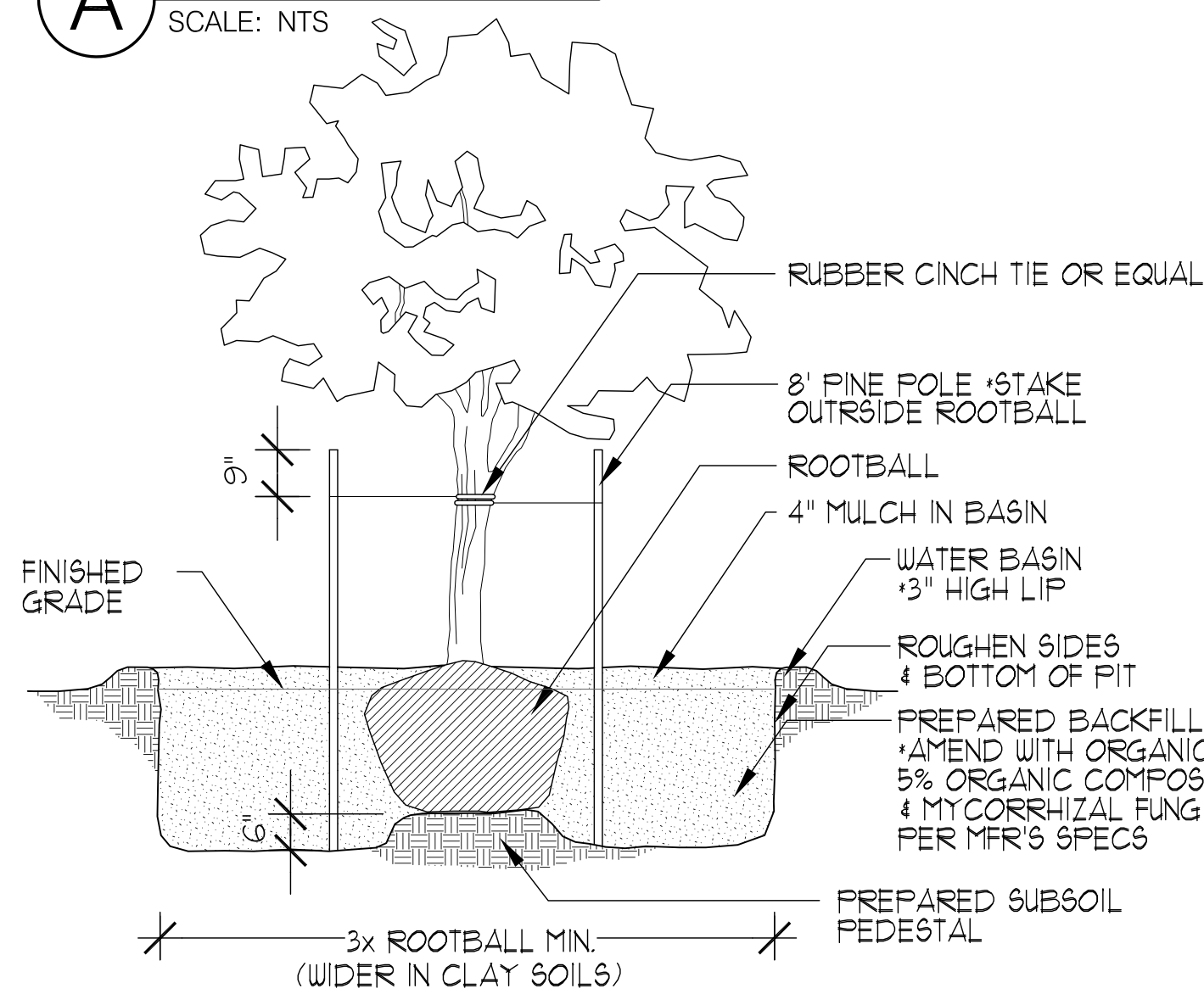
DATE:	AUG. 2023
SCALE:	AS NOTED
DRAWN:	PU
CHK:	
SHEET NO.	

AC
OF SHEETS



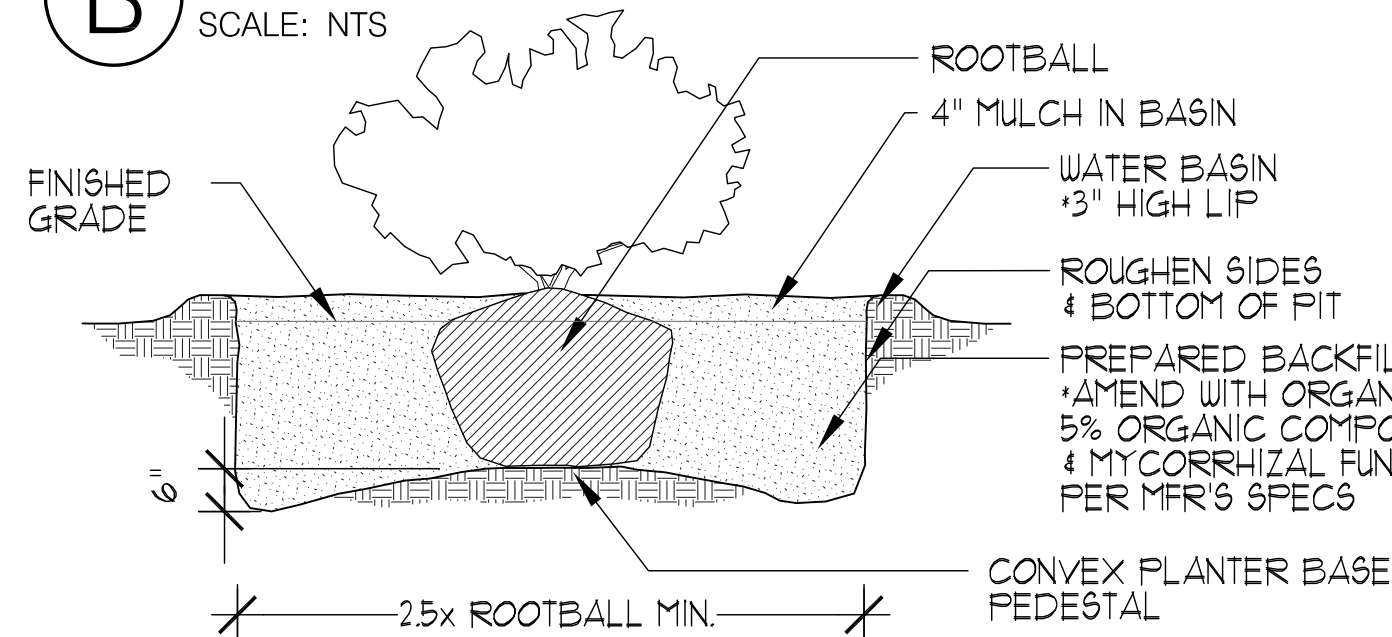
A WOOD FENCE

SCALE: NTS



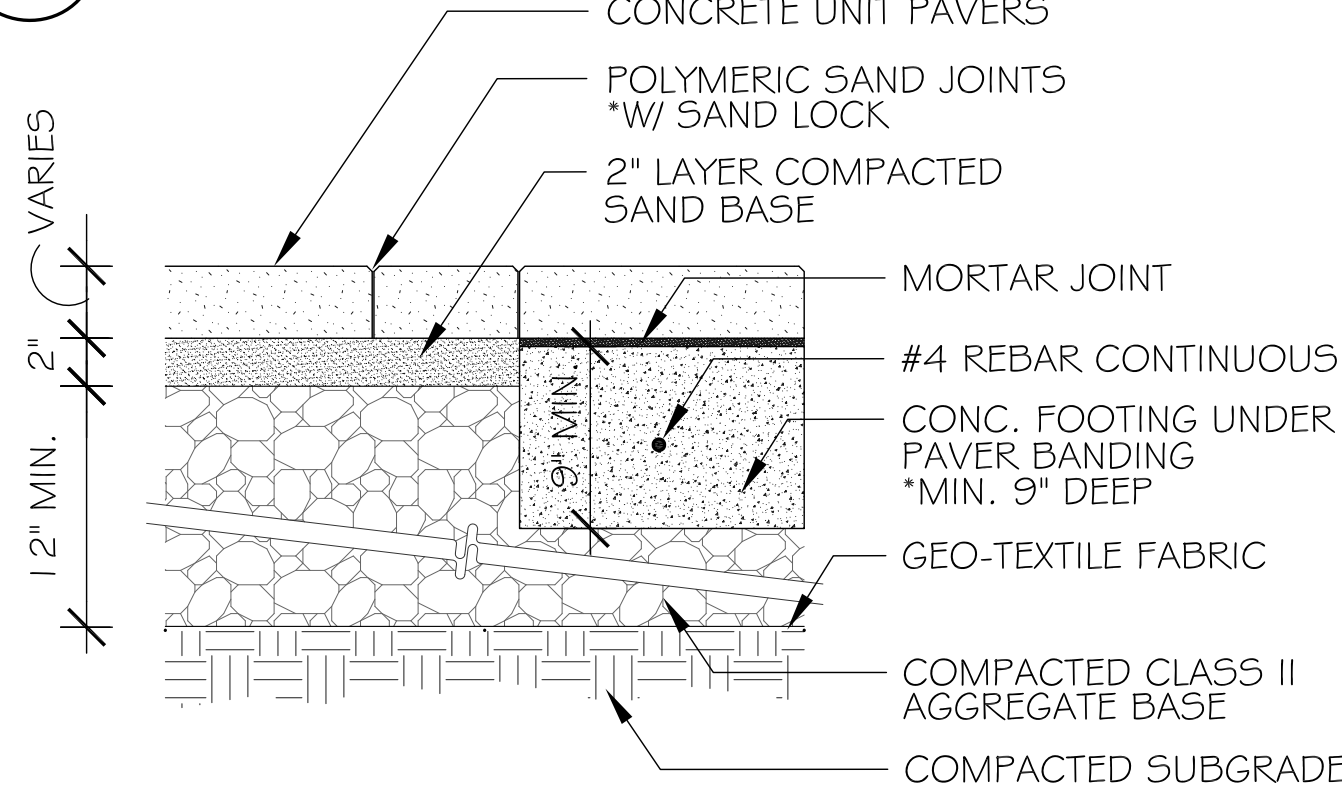
B TREE PLANTING

SCALE: NTS



C SHRUB PLANTING

SCALE: NTS



D VEHICULAR UNIT PAVER PAVING

SCALE: NTS

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.
- AUTE MESH EROSION CONTROL NETTING SHALL BE USED ON ALL 3:1 OR GREATER SLOPES. STAKE NETTING APPROPRIATELY AND PLANT SPECIFIED GROUNDCOVER.
- 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 DRIFLINE 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 ON SITE.
- 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 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.
- 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% REDUCED 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 BERMS 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 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.
- 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.

PLANT LIST

124 OCCIDENTAL AVE. BURLINGAME, CA

TREES

SYM	BOTANICAL NAME	COMMON NAME	QTY.	SIZE/SPACING	GROWTH RATE
A	ACER PALMATUM VAR. DISSECTUM 'RED DRAGON'	DISSECTUM JAPANESE MAPLE	3	24" BOX	MODERATE
B	TRISTANOPSIS LAURINA 'ELEGANT' (STD)	SWAMP MYRTLE	3	24" BOX	MODERATE

SHRUBS

1	HEUCHERA MICRANTHA 'PALACE PURPLE'	PALACE PURPLE CORAL BELLS	26	1 GALLON	MODERATE
2	BOXIS SEMPERVIRENS	ENGLISH BOX WOOD	30	1 GALLON	MODERATE
3	HEMEROCALLIS 'DWARF RED'	DAYLILY	29	1 GALLON	MODERATE
4	PHORMIUM 'GUARDSMAN'	GUARDSMAN FLAX	6	5 GALLON	MODERATE
5	CAMELLIA SASANQUA	SASANQUA CAMELLIA	4	5 GALLON	MODERATE
6	CHOISYA TERNATA	MEXICAN ORANGE	4	5 GALLON	FAST
7	ROSA	ROSE	5	5 GALLON	FAST
8	LAVANDULA AUGUSTIFOLIA	ENGLISH LAVANDER	5	5 GALLON	MODERATE
9	ROSA SPP.	ROSE	5	5 GALLON	MODERATE
10	PLUMBAGO ALINGULATA	CAPE PLUMBAGO	2	5 GALLON	MODERATE

VINES

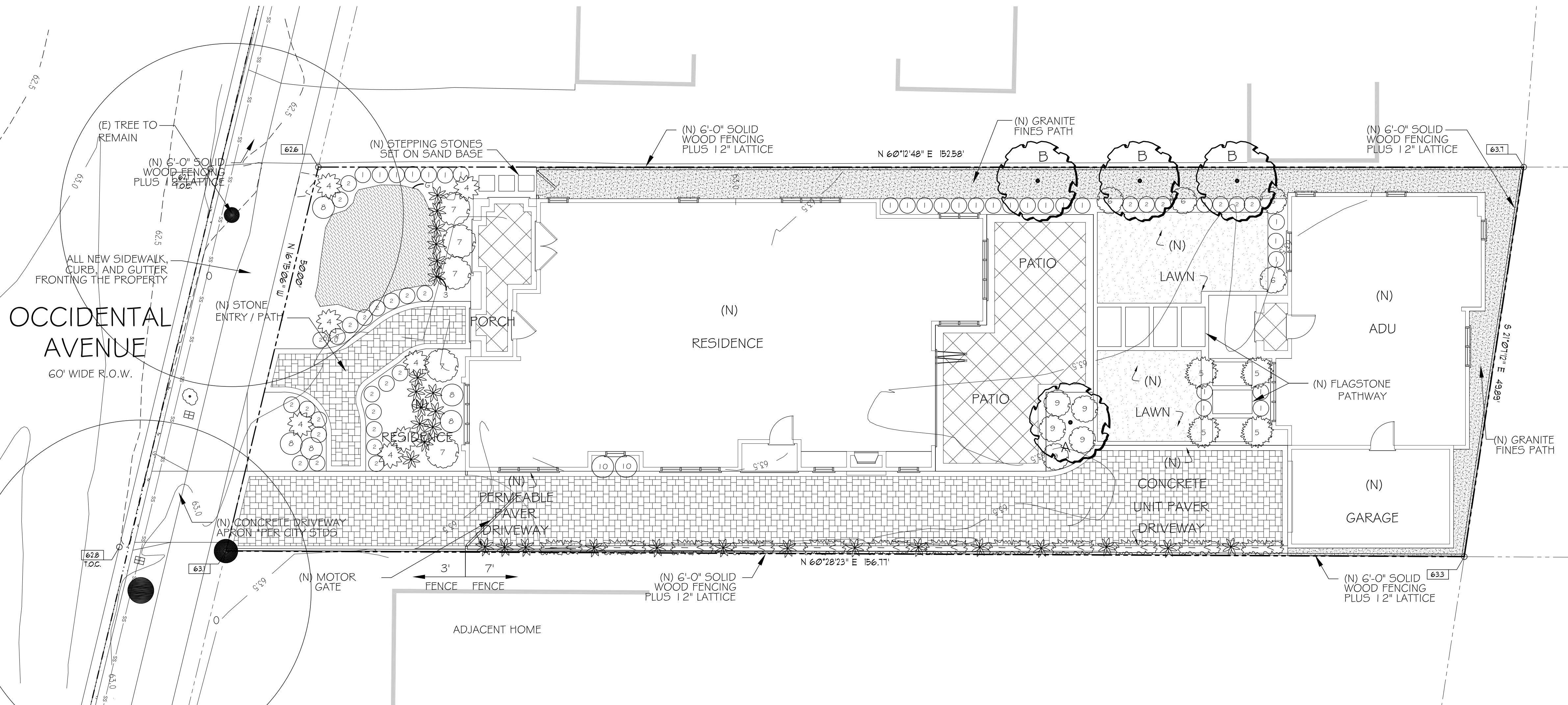
V1	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	12	5 GALLON	MODERATE
----	-----------------------------	--------------	----	----------	----------

GROUNDCOVER

G1	DYMONDIA MARGARETAE	SILVER CARPET	30	FLATS	MODERATE
----	---------------------	---------------	----	-------	----------

LAWN

	BOLEERO BLEND, DELTA BLUEGRASS CO.	300 SF	ROLLS	SLOW	
--	------------------------------------	--------	-------	------	--

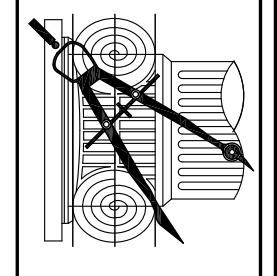


LANDSCAPE PLAN

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

REVISIONS	BY
PLANNING 01/04/24	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 thereby 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 & ADU
124 OCCIDENTAL AVE.
BURLINGAME CA
A.P.N.: 028-316-210

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

L.1

OF SHEETS

SCALE: AS NOTED

AUGUST 2023



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

- 1.) 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. UNDERGROUND UTILITY LINES WERE NOT LOCATED FOR THIS SURVEY.
- 2.) DATE OF FIELD SURVEY: AUGUST 4, 2023
- 3.) PROJECT BENCHMARK: VARIOUS CONTROL POINTS SET WITHIN SUBJECT PARCEL SHOWN AS "CP--XX" ALL ELEVATIONS SHOWN ARE AMSL (NAV88).
- 4.) CONTOURS SHOWN HEREON ARE ONE HALF FOOT (0.5') INTERVALS.

RECORD OF SURVEY MAP, FILED FOR RECORD IN BOOK 52 OF LICENSED SURVEYOR'S MAPS, AT PAGE 37, RECORDS OF SAN MATEO COUNTY AND TWO FOUND IRON PIPE MONUMENTS AS SHOWN.

THE ELEVATIONS SHOWN HEREON WERE DERIVED FROM L-1/L-2 DATA
COLLECTED USING NAVSTAR GLOBAL POSITIONING SYSTEM (GPS) AND A
CHCX90D-OPUS RECEIVER AND POST-PROCESS USING THE CORS NETWORK.
ALL ELEVATION EXPRESSED IN NAVD 1988 DATUM.

————— ———— ———— ————	SUBJECT PROPERTY LINE
————— ———— ———— ————	ADJONER PROPERTY LINE
————— ———— ———— ————	ROOF OVERHANG
————— ———— ———— ————	MAJOR CONTOUR
————— ———— ———— ————	MINOR CONTOUR
————— X ————— X —————	EXISTING WOOD FENCE AS NOTED
+	HOSE BIB
⊥	IRRIGATION CONTROL VALVE
⤿	FIRE HYDRANT
APN:	ASSESSOR'S PARCEL NUMBER
CP	CONTROL POINT
EL.	ELEVATION
HT.	HEIGHT
GM	GAS METER
FF	FINISHED FLOOR
F/L	FLOWLINE
P/L	PROPERTY LINE
x 165.0	SPOT ELEVATION
⊥	WOOD UTILITY POLE
▲	SURVEY CONTROL POINT
⊞	WATER METER
●	FOUND PROPERTY MARKER AS NOTED
X	FOUND CUT "X" AS NOTED

OCCIDENTAL AVENUE FRONT SETBACK TABLE			
HOUSE NO.	ASSESSORS	PARCEL NO.	FRONT SETBACK
114	APN: 028-316-180		24.1'
118	APN: 028-316-190		22.2'
120	APN: 028-316-200		15.2'
124 (SUBJECT)	APN: 028-316-210		18.9'
128	APN: 028-316-220		18.4'
132	APN: 028-316-230		15.7'
136	APN: 028-316-240		15.2'
140	APN: 028-316-250		18.4'
144	APN: 028-316-260		13.7'
160	APN: 028-316-270		8.6'
SETBACK AVERAGE			8.6'

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 AUGUST 4, 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 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

