NEW RESIDENCE

1425 BERNAL AVENUE, BURLINGAME, CA
A.P.N.: 026-054-030

DESIGN DATA

2016 CALIFORNIA BUILDING CODE
2016 CALIFORNIA MECHANICAL CODE
2016 CALIFORNIA PLUMBING CODE
2016 CALIFORNIA ELECTRICAL CODE
2016 CALIFORNIA ENERGY CODE
2016 CALIFORNIA RESIDENTIAL CODE

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.

ADOPTION OF THE 2016 EDITION OF THE CALIFORNIA STATE BUILDING CODES, TITLE 24, CALIFORNIA CODE OF REGULATIONS WAS MANDATED BY AB 4616 AND SB 2871, EFFECTIVE JANUARY 1, 2017. THE FOLLOWING LOCAL AMENDMENTS TO THE CALIFORNIA STATE BUILDING CODES WERE FILED WITH THE OFFICE OF HOUSING AND COMMUNITY DEVELOPMENT.

ENTIRE RESIDENCE, CRAWL SPACE AND ATTIC SHALL BE PROTECTED BY AUTOMATIC FIRE-EXTINGUISHING SYSTEM NFPA 13-D STANDARD.

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 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 OF 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 COMMISION.

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 DEPARMENT 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.

PROJECT DATA

1. SITE ADDRESS:	1425 BERNAL AVENUE BURLINGAME, CA 94010	
2. APN:	026-054-030	
3. TYPE OF CONSTRUCTION FOR:		
DWELLING AND GARAGE:	TYPE V-N	
OCCUPANCY GROUP FOR DWELLING:	R-3 & U-1	
OCCUPANCY GROUP FOR GARAGE:	U-1	
4. SITE AREA:	6,000.00 SF	
5. MAX. COVERED FLOOR AREA ALLOWED: (32% × 11,000 + 400 SF FOR GARAGE)	3,420.00 SF	
6. MAX. LOT COVERAGE ALLOWED (40%):	2,400.00 SF	
7. EXISTING STRUCTURE TO BE REMOVED:		
(E) RESIDENCE	2,124.00 SF	
8. PROPOSED FLOOR AREA		
(N) PROPOSED FIRST FLOOR	1,728.25 SF	
(N) PROPOSED SECOND FLOOR	1,258.50 SF	
(N) GARAGE	427.11 SF	
(N) FRONT PORCH	0 SF	
164.24 SF - 200 SF		
(N) TOTAL FLOOR AREA	3,413.86 SF	< 3,420.00 SF
(N) FLOOR AREA RATIO:	56.90 %	
9. LOT COVERED AREA		
(N) FIRST FLOOR	1,128.00 SF	
(N) GARAGE	427.11 SF	
(N) FRONT PORCH	164.24 SF	
(N) FIREPLACES	10.00 SF	
(N) CANTILEVER	23.00 SF	
(N) DECK STAIRS	20.00 SF	
(N) TOTAL FLOOR AREA	2,372.60 SF	< 2,400.00 SF
(N) FLOOR AREA RATIO:	39.54 %	

SHEET INDEX

ARCHITECTURAL

A.1	COVER SHEET
A.2	SITE DEMOLITION PLAN
A2.1	SITE DEVELOPMENT PLAN
A.3	PROPOSED FIRST & SECOND FLOOR PLAN
A.4	ELEVATIONS
A.5	ELEVATIONS
A.6	GARAGE FLOOR PLAN / ELEVATIONS
N.1	CONSTRUCTION BMP
AC.1	FLOOR AREA CALCULATION (PLANNER SET ONLY)

LANDSCAPE

L.1	LANDSCAPE PLAN
L.2	IRRIGATION PLAN

CIVIL

BOUNDARY & TOPOGRAPHIC SURVEY

PROJECT DIRECTORY

PROPERTY OWNER:
MR. RAYMOND WONG
1425 BERNAL AVE.,
BURLINGAME, CA 94010

CIVIL SURVEY:
QUIET RIVER LAND SERVICES, INC.
6747 SIERRA COURT, SUITE K
DUBLIN, CA 94568
TEL: (925) 734-6788

ARCHITECTURAL:
JAMES CHU
CHU DESIGN ASSOCIATES, INC.
55 W. 43RD AVE.
SAN MATEO, CA 94403
TEL: (650) 345-9286, EXT. 104
FAX: (650) 345-9287
EMAIL: James@chudesign.com

LANDSCAPE ARCHITECT:
BRUCE A. CHAN
923 ARGUELLO ST., SUITE 200
REDWOOD CITY, CA 94063
TEL: (650) 346-7645
FAX: (650) 367-8139
bacla@sbcglobal.net

CONSTRUCTION SCHEDULE

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 18.07.110.
   i. MONDAY THROUGH FRIDAY: 8AM TO 7PM
   ii. SATURDAYS: 9AM TO 6PM
   iii SUNDAY AND HOLIDAYS: NO WORK

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

REVISIONS	BY
PLANNING 01/07/19 1	PU

CHU DESIGN ASSOCIATES INC.
55 W. 43rd AVENUE
SAN MATEO, CALIFORNIA 94403
TEL: (650) 345-9286
FAX: (650) 345-9287

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
1425 BERNAL AVE.
BURLINGAME, CA
A.P.N.: 026-054-030

DATE: OCT 2018
SCALE: AS NOTED
DRAWN: PU
JOB:
SHEET NO.
A.1
OF SHEETS

Kielty Arborist Services LLC
Certified Arborist WE#0476A
P.O. Box 6187
San Mateo, CA 94403
650-515-9783

January 8, 2019, Revised January 27, 2019

Sequoia WCL Investments LLC
Attn: Raymond Wong
P.O. Box 16695
San Francisco, CA 94116

Site:1425 Bernal Avenue, Burlingame, CA

Dear Mr. Wong,

As requested on Tuesday, December 4, 2018, and again on January 7, 2019, I visited the above site to inspect and comment on the trees. A new home is proposed for this site and your concern for the future health and safety of the trees has prompted this visit. Site plans A.1 through A.6 dated October 2018 was reviewed for writing this report.

Method:
All inspections were made from the ground; the trees were not climbed for this inspection. The trees in question were located on a map provided by you. The trees were then measured for diameter at 54 inches above ground level (DBH or diameter at breast height). The trees were given a condition rating for form and vitality. The trees condition rating is based on 50 percent vitality and 50 percent form, using the following scale.

1 - 29	Very Poor
30 - 49	Poor
50 - 69	Fair
70 - 89	Good
90 - 100	Excellent

The height of the trees was measured using a Nikon Forestry 550 Hypsometer. The spread was paced off. Comments and recommendations for future maintenance are provided.

Survey:

Tree#	Species	DBH	CON	HT/SP	Comments
1R	Catalina ironwood *(Lyonothamnus floribundus)*	14.6	45	30/15	Fair to poor vigor, fair to poor form, pruned for utility line clearance on one side of canopy, recommended to prune back.
2*P	Coast live oak *(Quercus agrifolia)*	18est	70	30/25	Good vigor, fair form, irrigation under canopy on neighbor's side, well maintained through pruning, existing garage and hardscape on property side within tree root zone, garage slab damaged
3*P	Monterey cypress *(Cupressus macrocarpa)*	18est	40	30/25	Fair to poor vigor, poor form, topped for line clearance, canker in canopy, suppressed.
4*P	London plane *(Platanus x hispanica)*	15est	65	40/25	Fair vigor, fair form, multi leader at 8 feet, street tree.
5P	London plane *(Platanus x hispanica)*	37.2	65	50/30	Good vigor, fair form, multi leader at 8 feet, street tree, near water line.
6	Japanese maple *(Acer palmatum)*	5.5	80	10/8	Good vigor, good form.
7R	Camellia *(Camellia spp.)*	2"x6	65	12/10	Fair vigor, fair form, close to home, mature.
8R	Camellia *(Camellia spp.)*	2"x6	65	12/10	Fair vigor, fair form, close to home, mature.
9R	Privet *(Ligustrum japonicum)*	4-3	65	20/12	Fair vigor, fair form, suppressed, fair screen.
10R	Apple *(Malus spp.)*	10.8	20	12/10	Poor vigor, poor form, heavy decay on trunk.
11R	Fig *(Ficus carica)*	6.3	30	8/8	Poor vigor, poor form, in decline.
12R	Orange *(Citrus spp.)*	6.2	35	8/8	Fair to poor vigor, poor form, topped decay.
13R	Cherry *(Prunus spp.)*	3-3	45	10/10	Fair to poor vigor, fair form, sucker growth.

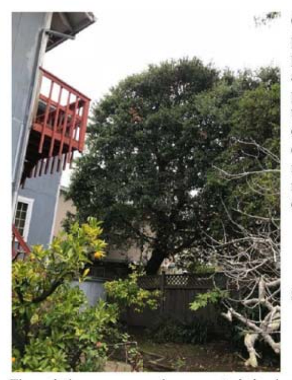
Survey:

Tree#	Species	DBH	CON	HT/SP	Comments
14R	Sweet bay *(Laurus nobilis)*	5.1	60	15/10	Fair vigor, poor form, suppressed, fair screen, keep as screen and heavily prune.

*-Indicates protected tree by city ordinance *-Indicates tree on neighboring property*
R-*Indicates proposed tree removal.*

Summary:
The trees on site are a mix of imported trees, with one native coast live oak tree surveyed on the neighbor's property to the south. Catalina ironwood tree #1 is proposed for removal to facilitate the construction of the proposed garage at the back of the property. This tree is not of a protected size, and no permit is needed for tree removal.

Showing Catalina ironwood tree #1



Coast live oak tree #2 is located on the neighbor's property to the south, only 2 feet from the existing property line fence. The tree is in good condition and has been well maintained in the past through proper pruning. On the neighbor's side it appears that irrigation is being provided underneath the canopy of this tree. Irrigation to native oak trees can raise risk of the tree being infected with an oak root fungus disease. For this reason irrigation is not recommended during dry summer months when in close proximity to the tree.

Showing oak tree #2 on the neighbor's property

The existing garage on the property is in close proximity to oak tree #2. It appears that the garage slab has been damaged by the tree's roots in the past. The existing grade at the garage slab is lower than the adjacent landscape area near this tree on the property, due to a step up from the garage exit to the existing landscaped area. A new driveway is proposed near oak tree #2 where the existing garage slab is located, as well as where the grade change of the existing landscape is located. The driveway leads to a garage in the southern corner of the property. After a site meeting with the architect and I, the plan was revised to show how the proposed driveway shall be built with the least amount of impacts to the neighbor's oak tree. Site plan A.5 shows the recommended construction of the driveway in order to reduce impacts to the neighbor's oak tree and the proposed driveway. Due to the difference in existing grades near this tree, the lower existing grade where the existing garage is located will be filled in to match the grade of the existing landscaped area near this tree. Any removal of existing hardscape material including garage slab, will need to be carefully removed by hand under the Project Arborist supervision. A jackhammer can be used to break the material into small hand manageable sized pieces. All encountered roots must remain intact and as damage free as possible. If roots are to be exposed for longer than 1 day, they must be wrapped in burlap and kept moist by spraying down the burlap multiple times a day with water. Areas where the fill will be greater than 6" should be permanently aerated by aeration tubes within the fill soil, that daylight somewhere near existing grade. This will help provide oxygen to the roots where the fill is the greatest. If possible fill soil shall consist of Structural Soil (CU Mix), that can be purchased at TMT Enterprises in San Jose, California. This mix looks like your average aggregate but larger pieces, and will help to provide a rootable area for the tree. This material can be compacted to engineering standards, while still allowing for future root growth. A small retaining wall will be needed closest to the tree to support the buildup of fill. The retaining wall

will need to be constructed as a pier and grade beam type of retaining wall. Small individual piers with a grade beam located on top of existing or proposed grade will help to reduce impacts while still supporting the fill soil. Any needed excavation into the trees root zone for base rock depth must be done by hand in combination with hand tools, in order to leave the roots intact and as damage free as possible. Structural Soil (CU Mix) shall be used as aggregate and packed around the tree roots and compacted. This will reduce impacts as no roots will need to be cut within the base rock layer. All excavation work within 18 feet from oak tree #2 must take place by hand with the Project Arborist on site to document and inspect. The Project Arborist must be on site to document the construction of the driveway. The contractor is recommended to meet with the Project Arborist on site before the driveway work (including and demolition of the existing driveway) is to take place in order for the contractor to clearly understand how the work shall be carried out. If the above recommendations are followed, the impacts to the neighbor's oak tree are expected to be minor.

Monterey cypress tree #3 is located on the neighbor's property to the north. This tree is in poor condition due to being located underneath high voltage utility lines and being poorly pruned for the needed line clearance pruning. Coryneum canker disease was also observed within the tree's canopy. No impacts are expected to this tree from the proposed construction as no construction is proposed in close proximity to the tree.

London plane trees #4 and #5 are both street trees located within the public right of way. These trees are both protected trees. Tree #4 is located on the neighbor's property to the south and is a good distance from the proposed construction. London plane tree #5 will need to be protected by tree protection fencing placed in a way that completely fences off the entire street tree planting pit. This will be required by the city of Burlingame. Any excavation within 20 feet of London plane tree #5 will need to be observed by the Project Arborist. If roots are encountered within the proposed driveway near this tree, they should be retained when possible. Roots within the required base rock area shall be retained, with base rock being packed around the roots. Excavation within 20 feet from this tree shall be carefully done by hand under the Project Arborist supervision.

Japanese maple tree #6 is in good condition and will be retained during construction. Trees #7-13 are proposed for removal to facilitate the proposed construction. None of these trees are of a protected size in the city of Burlingame. The following tree protection plan will help to reduce potential impacts to the retained trees on site.

Tree Protection Plan:

Tree Protection Zones
Tree protection zones should be installed and maintained throughout the entire length of the project. Prior to the commencement of any Development Project, a chain link fence shall be installed at the drip line of any protected tree which will or will not be affected by the construction. The drip line shall not be altered in any way so as to increase the encroachment of the construction. Fencing for the protection zones should be 6 foot tall metal chain link type supported my 2 inch metal poles pounded into the ground by no less than 2 feet. The support poles should be spaced no more than 10 feet apart on center. Signs should be placed on fencing signifying "Tree Protection Zone - Keep Out". No materials or equipment should be stored or cleaned inside the tree protection zones. Excavation, grading, soil deposits, drainage and leveling is prohibited within the tree protection zones. No wires, signs or ropes shall be attached to the protected trees on site. Utility services and irrigation lines shall all be place outside of the tree protection zones. On this site the entire street tree planting pits will need to be fenced off in order to protect the street tree.

Inspections
The site arborist will need to verify that tree protection fencing has been installed before the start of construction. The city of usually requires a letter stating the fencing is in place before any permits are to be granted. The site arborist must inspect the site anytime excavation work is to take place within 6 times the diameter of the protected tree on site. It is the contractors responsibility to contact the site arborist if excavation work is to take place within 6 times the diameter of the protected trees on site. Kielty Arborist Services can be reached at kkarbor0476@yahoo.com or by phone at (650) 515-9783 (Kevin). All driveway demolition and excavation must be inspected and documented.

Root Cutting and Grading
Any roots to be cut shall be monitored and documented. Large roots (2" in diameter or over) or large masses of roots to be cut, must be inspected by the Project Arborist. The Project Arborist, at this time, may recommend irrigation the root zone as well as other mitigation measures when needed. All roots needing to be cut should be cut clean with a saw or lopper. Roots to be left exposed for a period of time should be covered with layers of burlap and kept moist to avoid root desiccation. The existing grade underneath the dripline of the trees shall be retained when possible. If to be changed the Project Arborist must review and give mitigation measures.

Landscape Barrier zone
If for any reason a smaller tree protection zone is needed for access, a landscape buffer consisting of wood chips spread to a depth of six inches with plywood or steel plates placed on top will be placed where tree protection fencing is required. The landscape buffer will help to reduce compaction to the unprotected root zone.

Trenching and Excavation
Trenching for irrigation, drainage, electrical or any other reason shall be done by hand when inside the dripline of a protected tree. Hand digging and the careful placement of pipes below or besides protected roots will significantly reduce root loss, thus reducing trauma to the tree. All trenches shall be backfilled with native materials and compacted to near its original level, as soon as possible. Trenches to be left open for a period of time, will require the covering of all exposed roots with burlap and be kept moist. The trenches will also need to be covered with plywood to help protect the exposed roots.

Irrigation
Normal irrigation should be maintained throughout the entire length of the project. The imported trees on this site will require irrigation during the warm season months. Some irrigation may be required during the winter months depending on the seasonal rainfall. During the summer months the trees on this site should receive heavy flood type irrigation 2 times a month. During the fall and winter 1 time a month should suffice. Mulching the root zone of protected trees will help the soil retain moisture, thus reducing water consumption.

The information included in this report is believed to be true and based on sound arboricultural principles and practices.

Sincerely, Kevin R. Kielty
Certified Arborist WE#0476A

Kielty Arborist Services
P.O. Box 6187
San Mateo, CA 94403
650-515-9783

ARBORIST DISCLOSURE STATEMENT

Arborists are tree specialists who use their education, knowledge, training and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborist, or seek additional advice.

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like a medicine, cannot be guaranteed.

Treatment, pruning, and removal of trees may involve considerations beyond the scope of the arborist's services such as property boundaries, property ownership, site lines, disputes between neighbors, landlord-tenant matters, etc. Arborists cannot take such issues into account unless complete and accurate information is given to the arborist. The person hiring the arborist accepts full responsibility for authorizing the recommended treatment or remedial measures.

Trees can be managed, but they cannot be controlled. To live near a tree is to accept some degree of risk. The only way to eliminate all risks is to eliminate all trees.

Arborist: Kevin R. Kielty

Date: January 27, 2019

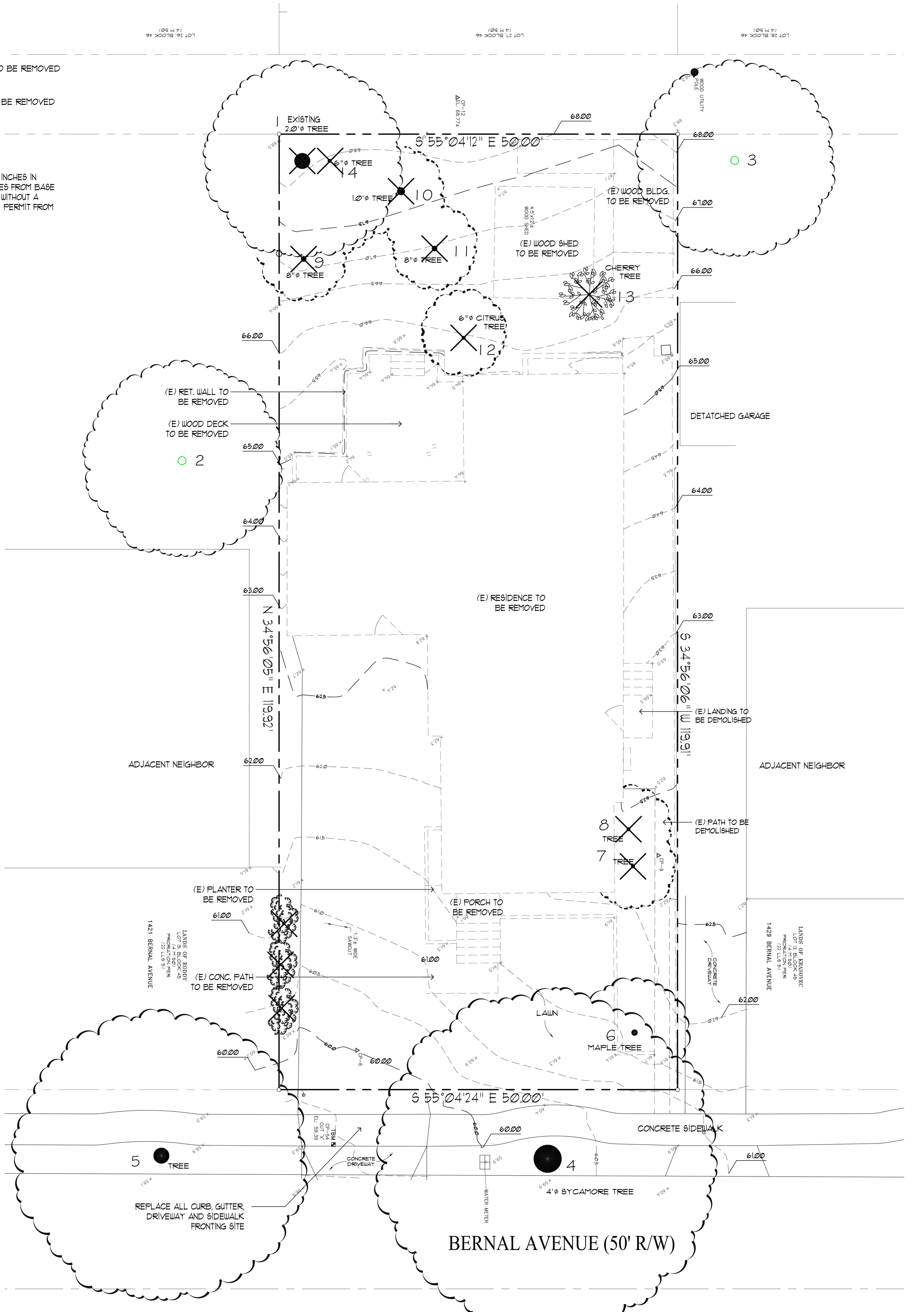
LEGEND:

TREE TO BE REMOVED

(E) TO BE REMOVED

NOTES:

NO EXISTING TREE OVER 48 INCHES IN CIRCUMFERENCE AT 54 INCHES FROM BASE OF TREE MAY BE REMOVED WITHOUT A PROTECTED TREE REMOVAL PERMIT FROM THE PARKS DIVISION.



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

REVISIONS	BY
PLANNING 01/07/19 △1	PU

CHU DESIGN ASSOCIATES INC.
55 W. 43rd AVENUE
SAN MATEO, CALIFORNIA 94403
TEL: (650) 345-9286
FAX: (650) 345-9287

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NEW RESIDENCE
1425 BERNAL AVE.
BURLINGAME, CA
A.P.N.: 026-054-030

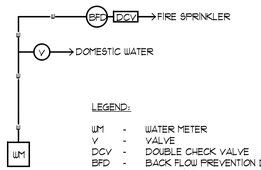
DATE: OCT 2018
SCALE: AS NOTED
DRAWN: PU
JOB:
SHEET NO. A.2
OF SHEETS

GENERAL NOTES:

1. SEE LANDSCAPE PLAN FOR DETAIL INFORMATION
2. MAXIMUM DRIVEWAY SLOPES SHALL NOT EXCEED FIFTEEN (15) PERCENT AT ANY POINT WITHOUT SPECIAL APPROVAL OF THE DEPARTMENT OF PUBLIC WORKS+ SLOPES IN EXCESS OF TWENTY (20) PERCENT SHALL REQUIRE APPROVAL OF THE PLANNING COMMISSION. TRANSITIONAL SLOPES ARE REQUIRED FOR DRIVEWAYS WHICH EXCEED TEN (10) PERCENT MAXIMUM SLOPE. NO TRANSITIONAL SLOPE SHALL EXTEND INTO A REQUIRED PARKING SPACE.
3. TOPOGRAPHY IS PREPARED BY:
   QUIET RIVER LAND SERVICES INC.
   6741 SIERRA COURT, SUITE K
   DUBLIN, CA 94568
   TEL: (925) 734-6788
4. A DEMOLITION PERMIT IS REQUIRED FOR SIDEWALK, SEWER AND WATER REPLACEMENT
5. REQUIRED PROTECTIVE FENCING MUST BE INSTALLED AND INSPECTED PRIOR TO DEMO PERMIT ISSUE.
6. SEWER BACKFLOW PROTECTION CERTIFICATE IS REQUIRED PER ORDINANCE NO. 1710. A DRAFT CERTIFICATION SHALL BE SUBMITTED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
7. THE SURVEYOR RECOMMENDS THE CITY VERIFY THAT THE PERTINENT RESIDENCES WERE USED IN THE CALCULATION.
8. GARAGE FOOTING SHALL NOT EXTEND INTO ONE FOOT SETBACK WITHOUT A LICENCED SURVEY AND FIELD STAKING REVIEWED BY INSPECTOR.
9. NEW WATER METER SHALL NOT ON PRIVATE PROPERTY. IT MUCH BE LOCATED ON PUBLIC PROPERTY FOR ACCESS BY METER READER.
10. NEW SEWER LINE WITH CLEANOUT FOR NEW HOUSE. CLEANOUT AT SEWER MAIN LINE TO BE IN PUBLIC EASEMENT FOR CITY ACCESS.
11. CONTRACTOR SHALL ENSURE THE DOUBLE VALE ASSEMBLY FOR FIRE PROTECTION SHALL BE TESTED AND APPROVED BY A SAN MATEO COUNTY ENVIRONMENTAL HEALTH APPROVED CONTRACTOR PRIOR TO SCHEDULING WATER DEPARTMENT FINAL.
12. PROVIDE ADEQUATE FIRE FLOW BASED UPON CONSTRUCTION AND SIZE OF BUILDING , SEE UFC APPENDIX 111A. MINIMUM 500 GPM REQUIRED. SEE TABLE NO. A-111-A-1.
13. MINIMUM 1" WATER METER REQUIRED
14. IF BACKWATER PROTECTION IS REQUIRED, CONTRACTOR SHALL PROVIDE AN ISOMETRIC DIAGRAM OF THE BUILDING SEWER INCLUDING ALL BACKWATER VALVES, RELIEF VALVES, AND ANY SEWER INJECTION SYSTEM DETAILS. CITY OF BURLINGAME MUNICIPAL CODE ORDINANCE 1710.
15. PROVIDE SURVEY STAKES PRIOR TO FOUNDATION INSPECTION TO VERIFY LOT LINES.
16. PROVIDE A PRESSURE ABSORBING DEVICES OR APPROVED MECHANICAL DEVICES ARE REQUIRED ON WATER LINES, LOCATED AS CLOSE AS POSSIBLE TO QUICK ACTING VALVES, THAT WILL ABSORB HIGH PRESSURES RESULTING FROM QUICK CLOSING OF QUICK-ACTING VALVES. CPC SECTION 608.10

PUBLIC WORK NOTES & CONDITIONS:

1. A REMOVE/REPLACE UTILITIES ENCROACHMENT PERMIT IS REQUIRED:
   - REPLACE ALL CURB, GUTTER, DRIVEWAY AND SIDEWALK FRONTING SITE.
   - PLUG ALL EXISTING SANITARY SEWER LATERAL CONNECTIONS AND INSTALL A NEW 6" LATERAL.
   - ALL WATER LINE CONNECTIONS TO CITYWATER MAINS FOR SERVICES OR FIRE LINE ARE TO BE INSTALLED PER CITY STANDARD PROCEDURES AND SPECIFICATION.
   - ANY OTHER UNDERGROUND UTILITY WORKS WITHIN CITY'S RIGHT OF WAY.
2. THE SANITARY SEWER LATERAL (BUILDING SEWER) SHALL BE TESTED PER ORDINANCE CODE CHAPTER 15.12. TESTING INFORMATION IS AVAILABLE AT THE BUILDING DEPARTMENT COUNTER. AN ENCROACHMENT PERMIT IS REQUIRED FROM THE PUBLIC WORKS DEPARTMENT WHENEVER THE CITY'S PORTION OF THE SEWER LATERAL OR CITY CLEANOUT IS TO BE LAID AND/OR CONNECTED TO THE SEWER MAINS.
3. SEWER BACKWATER PROTECTION CERTIFICATION IS REQUIRED FOR THE INSTALLATION OF ANY NEW SEWER FIXTURE PER ORDINANCE NO. 1710.
4. 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.
5. A SURVEY BY A LICENSED SURVEYOR OR ENGINEER IS REQUIRED. THE SURVEY SHALL SHOW HOW THE PROPERTY LINES WERE DETERMINED AND THAT THE PROPERTY CORNERS WERE SET WITH SURVEYORS LICENSE NUMBERSON DURABLE MONUMENTS. THIS SURVEY SHALL BE ATTACHED TO THE CONSTRUCTION PLANS. ALL CORNERS NEED TO BE MAINTAINED OR REINSTALLED BEFORE THE BUILDING FINAL. ALL PROPERTY CORNERS SHALL BE MAINTAINED DURING CONSTRUCTION OR RE-ESTABLISHED AT THE END OF THE PROJECT.
6. ENCROACHMENT PERMIT IS REQUIRED FOR ANY WORK IN THE CITY'S RIGHT-OF-WAY.
7. CONSTRUCTION AND BUILDING USE SHALL CONFORM TO CONDITIONS AS DESCRIBED BY PLANNING COMMISSION AND/OR CITY COUNCIL ACTIONS.
8. THE PROJECT SHALL COMPLY WITH THE CITY'S NPDES PERMIT REQUIREMENTS TO PREVENT STORM WATER POLLUTION.
9. NEW DRIVEWAY OR DRIVEWAY WIDENING MUST BE APPROVED BY THE CITY ENGINEER. SHOW DISTANCE BETWEEN THE PROPOSED DRIVEWAY OPENING TO THE CLOSEST ADJACENT DRIVEWAY ON SITE PLAN.
10. 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.
12. 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.



LEGEND:

WM	-	WATER METER
V	-	VALVE
DCV	-	DOUBLE CHECK VALVE
BFD	-	BACK FLOW PREVENTION DEVICE
—W—	-	WATER LINE 1-1/4"Ø TYP.

1. PROVIDE A BACFLOW PREVENTION DEVICE - USC APPROVED DOUBLE CHECK VALVE ASSEMBLY.
2. CONTRACTOR SHALL ENSURE THE DOUBLE CHECK VALVE ASSEMBLY FOR THE FIRE PROTECTION SHALL BE TESTED AND APPROVED BY A SAN MATEO COUNTY ENVIRONMENTAL HEALTH APPROVED CONTRACTOR PRIOR TO SCHEDULING WATER DEPARTMENT FINAL.
3. PROVIDE ADEQUATE FIRE FLOW BASED UPON CONSTRUCTION AND SIZE OF BUILDING, SEE UFC APPENDIX 111A.

1 SCHEMATIC WATER LATERAL LINE
NOT TO SCALE

DRAINAGE NOTES:

RAINWATER COLLECTION

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

SUMP PUMP MAY BE REQUIRED (SEE SITE PLAN)

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

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

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

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

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

FIRE NOTES:

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

FIRE SPRINKLER SHOP DRAWINGS ARE TO BE SUBMITTED DIRECTLY TO THE BURLINGAME FIRE DEPARTMENT AT 1399 ROLLINS ROAD, BURLINGAME ONLY AFTER FIRE SPRINKLER UNDERGROUNDS HAVE BEEN SUBMITTED TO THE BURLINGAME BUILDING DEPARTMENT.

NOTES:

1. CONTRACTOR SHALL PROVIDE ADEQUATE MEASURES TO AVOID EROSION OR SEDIMENT FROM LEAVING THE SITE AND FLOWING INTO THE STREET, CURB OR GUTTER. (USE STRAW WADDLES)
2. REPLACE DAMAGED OR DISPLACED CURB, GUTTER AND/OR SIDEWALK ALONG THE PROPERTY FRONTAGE. A CITY ENCROACHMENT PERMIT IS REQUIRED.
3. THE SANITARY SEWER LATERAL (BUILDING SEWER) SHALL BE TESTED PER ORDINANCE CODE CHAPTER 15.12. TESTING INFORMATION IS AVAILABLE AT THE BUILDING DEPARTMENT COUNTER. AN ENCROACHMENT PERMIT IS REQUIRED FROM THE PUBLIC WORKS DEPARTMENT WHENEVER THE CITY'S PORTION OF THE SEWER LATERAL OR CITY CLEANOUT IS TO BE LAID AND/OR CONNECTED TO THE SEWER MAINS.
4. 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.
5. A PROPERTY SURVEY IS REQUIRED IF ANY PART OF PERMANENT STRUCTURE INCLUDING FOOTING IS WITHIN 12" OF PROPERTY LINE.

TABLE NO. A-111-A-1
MINIMUM REQUIRED FIRE FLOW & FLOW DURATION BUILDINGS

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

PUBLIC WORK NOTES:

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

2. BASED ON THE SCOPE OF WORK, THIS IS A TYPE I PROJECT THAT REQUIRES A STORMWATER CONSTRUCTION POLLUTION PREVENTION PERMIT. THIS PERMIT IS REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT. AN INITIAL FIELD INSPECTION IS REQUIRED PRIOR TO THE START OF ANY CONSTRUCTION (ON PRIVATE PROPERTY OR IN THE PUBLIC RIGHT-OF-WAY).

3. A REMOVE/REPLACE UTILITIES ENCROACHMENT PERMIT IS REQUIRED TO (1) REPLACE ALL CURB, GUTTER, DRIVEWAY AND SIDEWALK FRONTING SITE, (2) PLUG ALL EXISTING SANITARY SEWER LATERAL CONNECTIONS AND INSTALL A NEW 4" LATERAL, (3) ALL WATER LINE CONNECTIONS TO CITY WATER MAINS FOR SERVICES OR FIRE LINE ARE TO BE INSTALLED PER CITY STANDARD PROCEDURES AND SPECIFICATION, (4) ANY OTHER UNDERGROUND UTILITY WORKS WITHIN CITY'S RIGHT-OFWAY.

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

5. NO STORM WATERS, UNDERGROUND WATERS DRAINING FROM ANY LOT, BUILDING, OR PAVED AREAS SHALL BE ALLOWED TO DRAIN TO ADJACENT PROPERTIES NOR SHALL THESE WATERS BE CONNECTED TO THE CITY'S SANITARY SEWER SYSTEM. THESE WATERS SHALL ALL DRAIN TO EITHER ARTIFICIAL OR NATURAL STORM DRAINAGE FACILITIES BY GRAVITY OR PUMPING REGARDLESS OF THE SLOPE OF THE PROPERTY. NO RAIN WATER FROM ROOFS OR OTHER RAIN WATER DRAINAGE SHALL DISCHARGE UPON A PUBLIC SIDEWALK (EXCEPT IN SINGLE FAMILY AREA) PER MUNICIPAL CODE SECTION 18.08.090.

6. ALL WATER LINES CONNECTIONS TO CITY WATER MAINS FOR SERVICES OR FIRE LINE PROTECTION ARE TO BE INSTALLED PER CITY STANDARD PROCEDURES AND MATERIAL SPECIFICATIONS. CONTACT THE CITY WATER DEPARTMENT FOR CONNECTION FEES. IF REQUIRED, ALL FIRE SERVICES AND SERVICES 2" AND OVER WILL BE INSTALLED BY BUILDER. ALL UNDERGROUND FIRE SERVICE CONNECTIONS SHALL BE SUBMITTED AS SEPARATE UNDERGROUND FIRE SERVICE PERMIT FOR REVIEW AND APPROVAL.

7. NO STRUCTURE SHALL BE BUILT INTO CITY'S RIGHT-OF-WAY. THE PROPERTY LINE ON BERNAL AVENUE IS APPROXIMATELY 10.75- FEET MEASURED FROM FACE OF CURB.

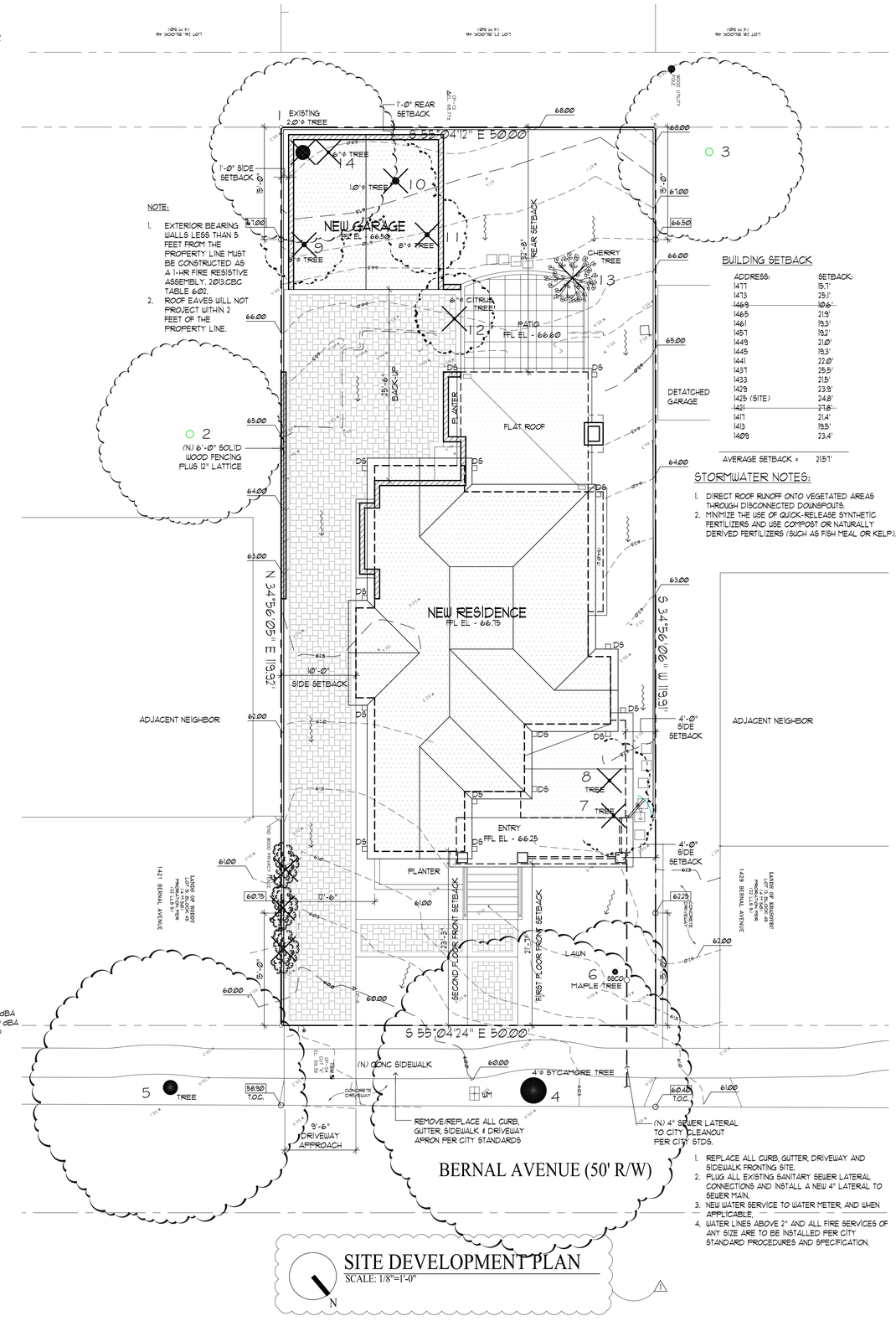
8. THE PROJECT SHALL COMPLY WITH THE CITY'S NPDES PERMIT REQUIREMENTS TO PREVENT STORM WATER POLLUTION.

9. ALL DEBRIS/GARBAGE CONTAINERS LOCATION SHALL BE ON PROPERTY. IN A SITUATION WHERE THAT IS NOT POSSIBLE, AN ENCROACHMENT PERMIT IS REQUIRED FROM PUBLIC WORKS DEPARTMENT FOR PLACING DEBRIS/GARBAGE CONTAINERS IN PUBLIC RIGHT-OF-WAY. NO WET GARBAGE FLUID SHALL ENTER PUBLIC RIGHT-OF-WAY OR THE STORM DRAIN SYSTEM.

10. 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.

AC NOTES:

AC EQUIPMENT WILL NOT EXCEED A MAXIMUM OUTDOOR NOISE LEVEL (dBA) OF SIXTY (60) dBA DAYTIME (7:00 AM - 10:00 PM) OR FIFTY (50) dBA NIGHTTIME (10:00 PM - 7:00 AM) AS MEASURED FROM THE PROPERTY LINE. BMC 25.58.050



BUILDING SETBACK

ADDRESS:	SETBACK:
1471	15.1'
1473	25.1'
~~1469~~	~~10.6'~~
1465	21.9'
1461	19.3'
1451	19.2'
1449	21.0'
1445	19.3'
1441	22.0'
1431	25.5'
1433	21.5'
1429	23.9'
1425 (SITE)	24.8'
~~1421~~	~~21.8'~~
1411	21.4'
1413	19.5'
1409	23.4'

DETACHED GARAGE

AVERAGE SETBACK = 21.51'

STORMWATER NOTES:

1. DIRECT ROOF RUNOFF ONTO VEGETATED AREAS THROUGH DISCONNECTED DOWNSPOUTS.
2. MINIMIZE THE USE OF QUICK-RELEASE SYNTHETIC FERTILIZERS AND USE COMPOST OR NATURALLY DERIVED FERTILIZERS (SUCH AS FISH MEAL OR KELP).

1. REPLACE ALL CURB, GUTTER, DRIVEWAY AND SIDEWALK FRONTING SITE.
2. PLUG ALL EXISTING SANITARY SEWER LATERAL CONNECTIONS AND INSTALL A NEW 4" LATERAL TO SEWER MAIN.
3. NEW WATER SERVICE TO WATER METER, AND WHEN APPLICABLE.
4. WATER LINES ABOVE 2" AND ALL FIRE SERVICES OF ANY SIZE ARE TO BE INSTALLED PER CITY STANDARD PROCEDURES AND SPECIFICATION.

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

REVISIONS	BY
PLANNING 01/07/19 1	PU

CHU DESIGN ASSOCIATES INC.
55 W. 43rd AVENUE
SAN MATEO, CALIFORNIA 94403
TEL: (650) 345-9286
FAX: (650) 345-9287

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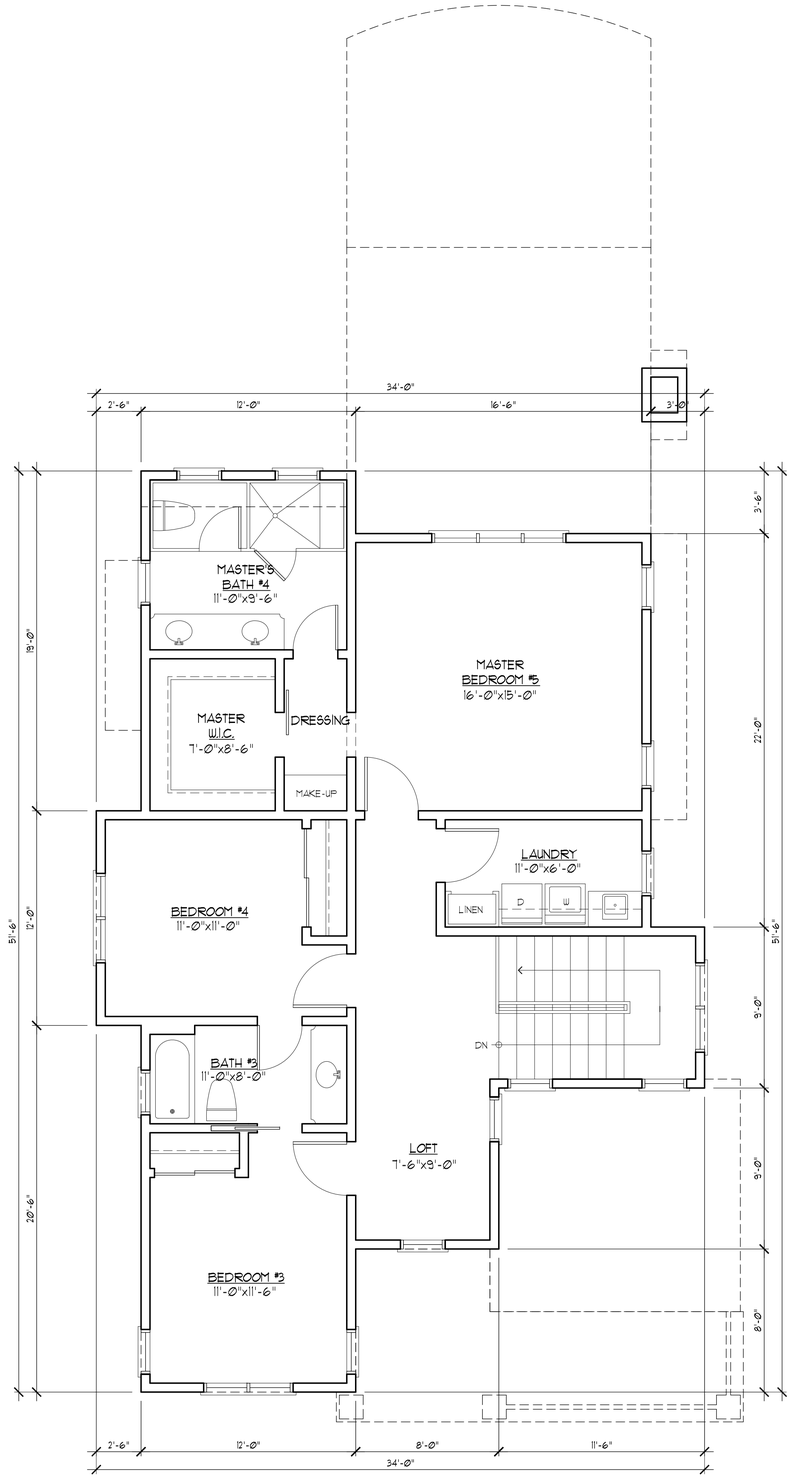
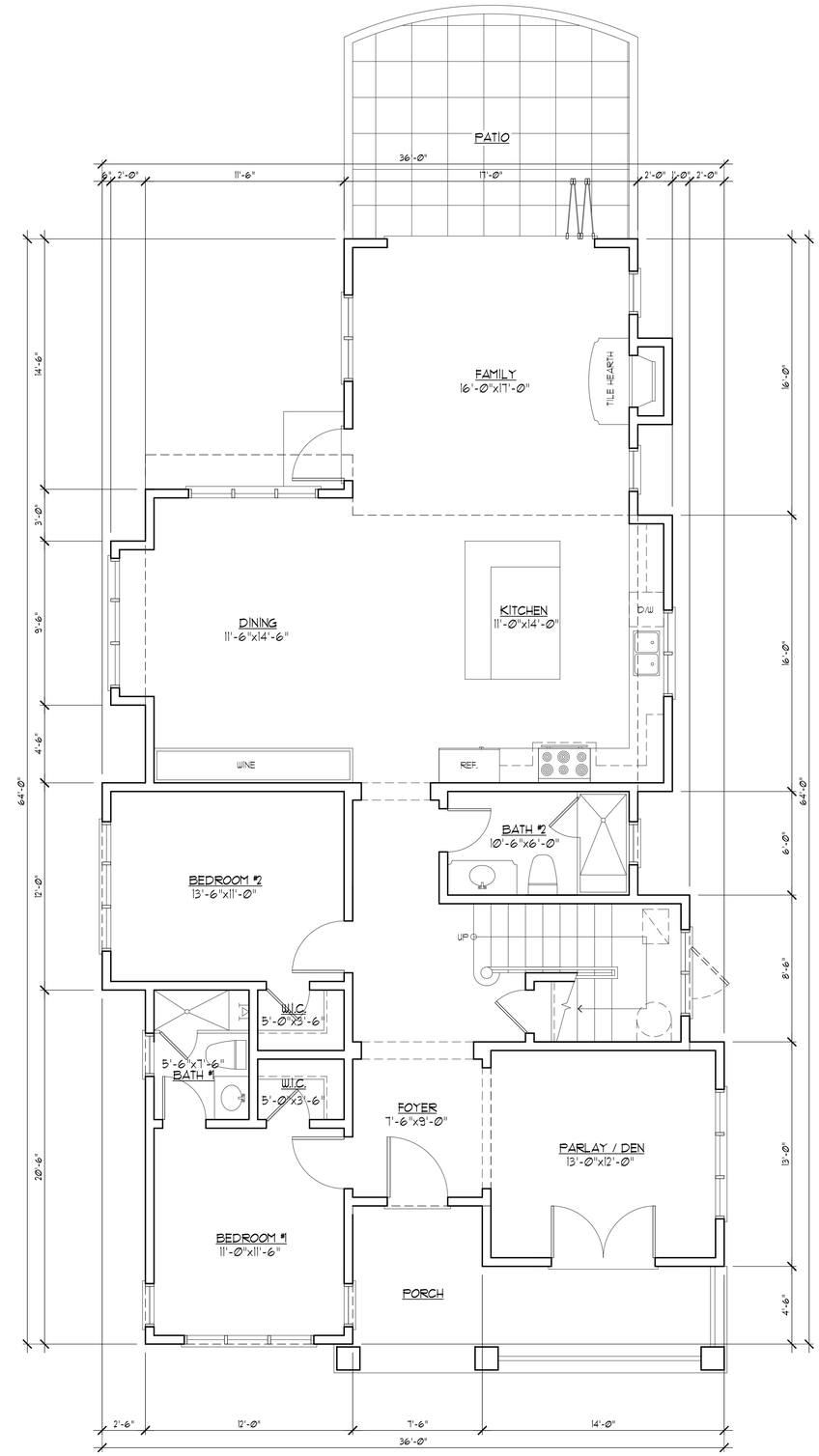
NEW RESIDENCE
1425 BERNAL AVE.
BURLINGAME, CA
A.P.N.: 026-054-030

DATE:	OCT 2018
SCALE:	AS NOTED
DRAWN:	PU
JOB:	
SHEET NO.	A.2.1

OF SHEETS



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



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

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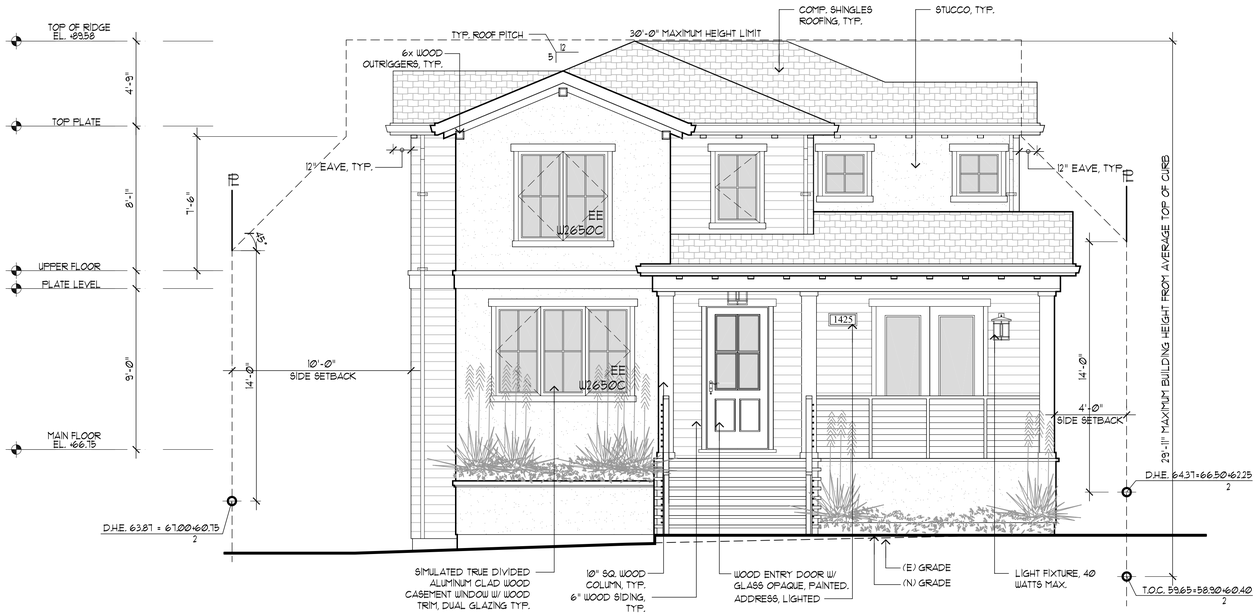
LEGEND

EE = EMERGENCY EGRESS

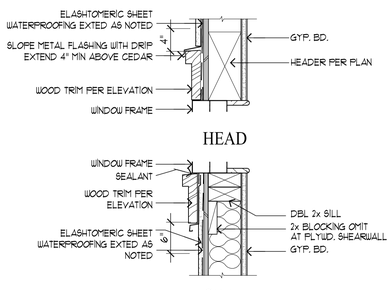


FRONT ELEVATION

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

RIGHT ELEVATION

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



1 TYP. HEAD + SILL DETAIL
SCALE: 1"=1'-0"

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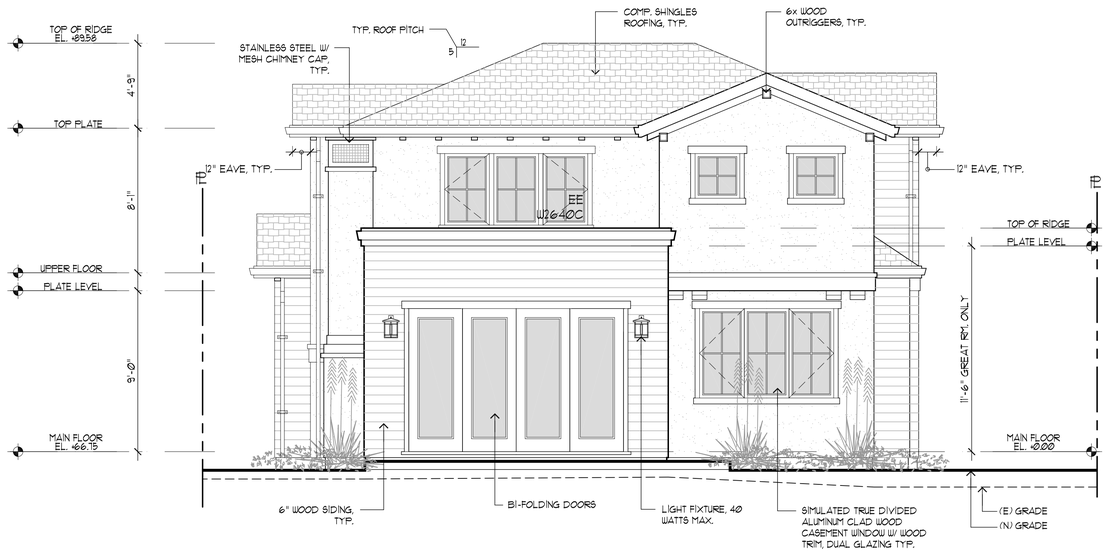
DATE: OCT 2018
SCALE: AS NOTED
DRAWN: PU
JOB:
SHEET NO.

A.4

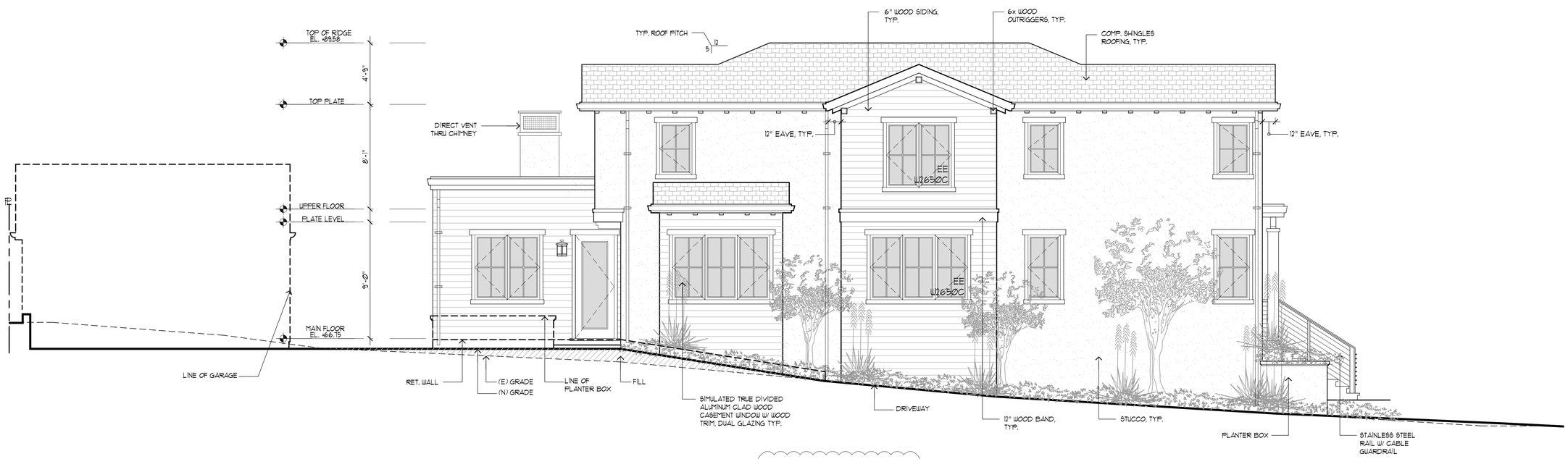
OF SHEETS

LEGEND

EE = EMERGENCY EGRESS



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



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

REVISIONS	BY
PLANNING 01/07/19 1	PU

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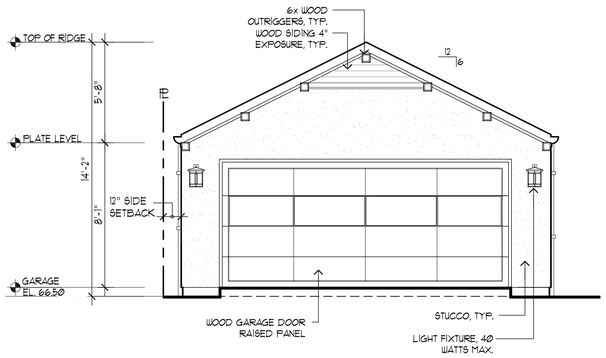
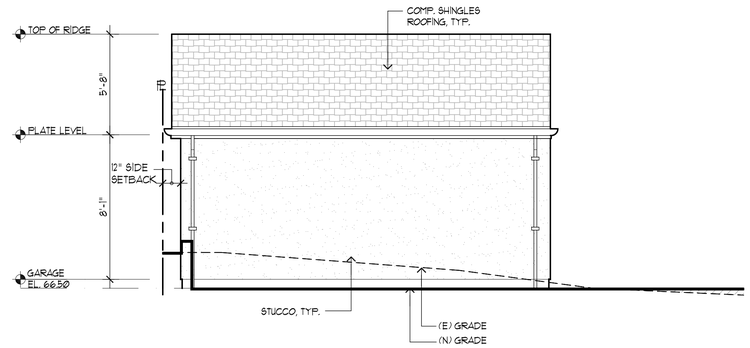
DATE:	OCT 2018
SCALE:	AS NOTED
DRAWN:	PU
JOB:	
SHEET NO.	A.5

OF SHEETS



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



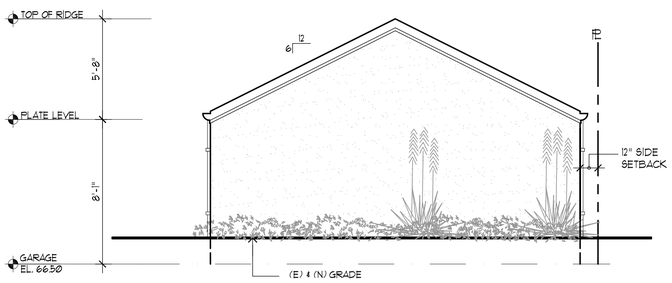
LEFT ELEVATION
SCALE: 1/4"=1'-0"

LEGEND

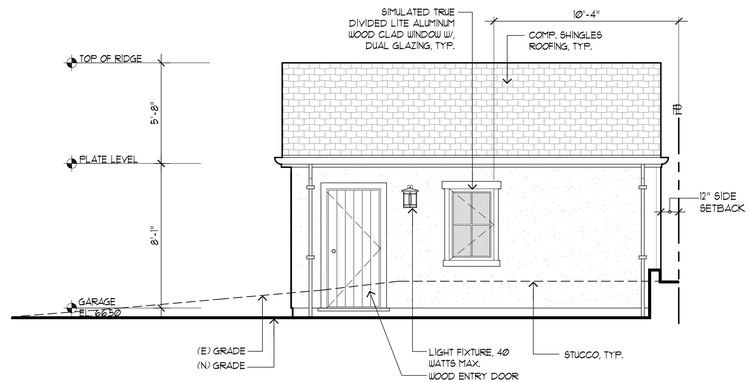
EE = EMERGENCY EGRESS

NOTES:

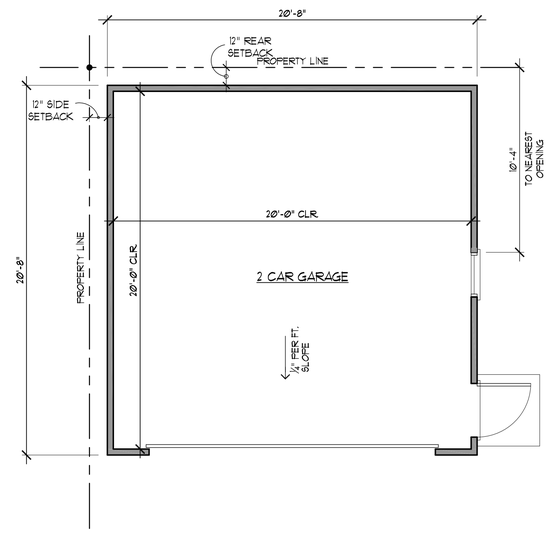
1. A MINIMUM 1/2" PER FT OF SLOPE AROUND THE BUILDING FOR DISTANCE OF AT LEAST 30 INCHES AWAY EXTERIOR WALLS.
2. 3-COAT STUCCO, 7/8" MIN THK, WITH WIRE MESH OVER 2 LAYERS OF GRADE D PAPER UNDER STUCCO WHERE OCCURS OVER PLYWOOD SHEATHING AND HAS 26 GA. GALVANIZED WEEP SCREED AT FOUNDATION PLATE LINE AT LEAST 4" ABOVE GRADE (OR 2" ABOVE CONCRETE OR PAVING). CBC 2510.6 & 2512
3. BUILDING ADDRESS: NUMBERS AND ADDRESSES SHALL BE PLACED ON ALL NEW AND EXISTING BUILDING IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FRONT THE STREET OR ROAD FRONTING THE PROPERTY. SAID NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, SHALL BE A MINIMUM OF ONE-HALF INCH STROKE BY TWO AND ONE-HALF INCHES HIGH, AND SHALL BE EITHER INTERNALLY OR EXTERNALLY ILLUMINATED IN ALL NEW CONSTRUCTION, ALTERATIONS OR REPAIR OF EXISTING CONSTRUCTION. THE POWER OF SUCH ILLUMINATION SHALL NOT BE NORMALLY SWITCHABLE. CITY OF BURLINGAME MUNICIPAL CODE 18.08.050. UBC502.
4. ALL MATERIALS APPLIED AS ROOF COVERING ON ANY STRUCTURE REGULATED BY THIS CODE SHALL HAVE A FIRE RETARDANT RATING OF CLASS A OR B AS SPECIFIED IN TABLE 15-A AS AMENDED BY CITY OF BURLINGAME MUNICIPAL CODE 18.08.060. ALL WOOD STRUCTURES ARE REQUIRED TO HAVE A MINIMUM OF CLASS B ROOF COVERING.



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



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



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

N

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PLANNING 01/07/19 1	PU

CHU DESIGN ASSOCIATES INC.
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SAN MATEO, CALIFORNIA 94403
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NEW RESIDENCE
1425 BERNAL AVE.
BURLINGAME, CA
A.P.N.: 026-054-030

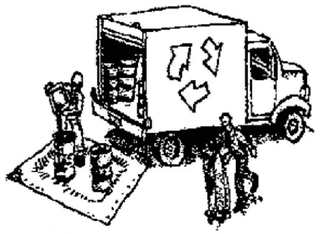
DATE: OCT 2018
SCALE: AS NOTED
DRAWN: PU
JOB:
SHEET NO.
A.6
OF SHEETS

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

Construction Best Management Practices (BMPs)

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

Materials & Waste Management



Non-Hazardous Materials

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

Hazardous Materials

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

Waste Management

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

Construction Entrances and Perimeter

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

Equipment Management & Spill Control

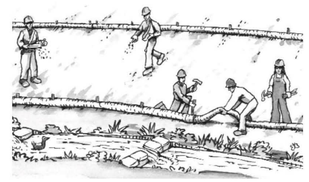
Maintenance and Parking

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

Spill Prevention and Control

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

Earthwork & Contaminated Soils



Erosion Control

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

Sediment Control

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

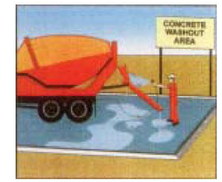
Paving/Asphalt Work

- ❑ Avoid paving and seal coating in wet weather, or when rain is forecast before fresh pavement will have time to cure.
- ❑ Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- ❑ Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- ❑ Do not use water to wash down fresh asphalt concrete pavement.

Sawcutting & Asphalt/Concrete Removal

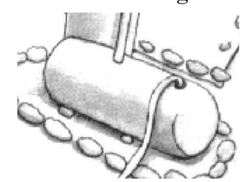
- ❑ Completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- ❑ Shovel, abosorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the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

Concrete, Grout & Mortar Application



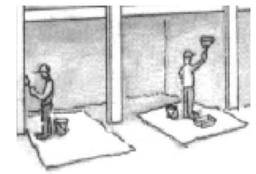
- ❑ Store concrete, grout and mortar under cover, on pallets and away from drainage areas. These materials must never reach a storm drain.
- ❑ Wash out concrete equipment/trucks offsite or in a contained area, so there is no discharge into the underlying soil or onto surrounding areas. Let concrete harden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

Dewatering



- ❑ Effectively manage all run-on, all runoff within the site, and all runoff that discharges from the site. Divert run-on water from offsite away from all disturbed areas or otherwise ensure compliance.
- ❑ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ❑ In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the Engineer to determine whether testing is required and how to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.

Painting & Paint Removal



Painting cleanup

- ❑ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or surface waters.
- ❑ For water-based paints, paint out brushes to the extent possible. Rinse to the sanitary sewer once you have gained permission from the local wastewater treatment authority. Never pour paint down a drain.
- ❑ For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of residue and unusable thinner/solvents as hazardous waste.

Paint removal

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

Landscape Materials

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

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

POLLUTION PREVENTION

REVISIONS	BY
PLANNING 01/07/19 △1	PU

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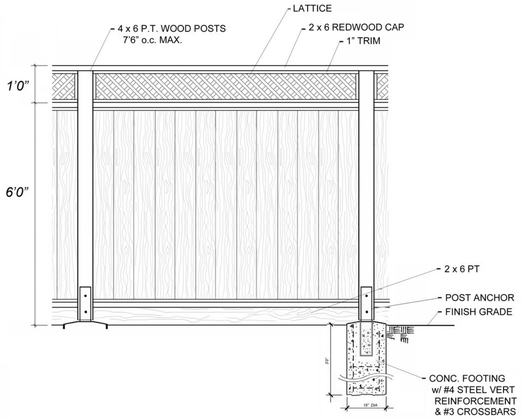

1 PERIMETER WOOD FENCE

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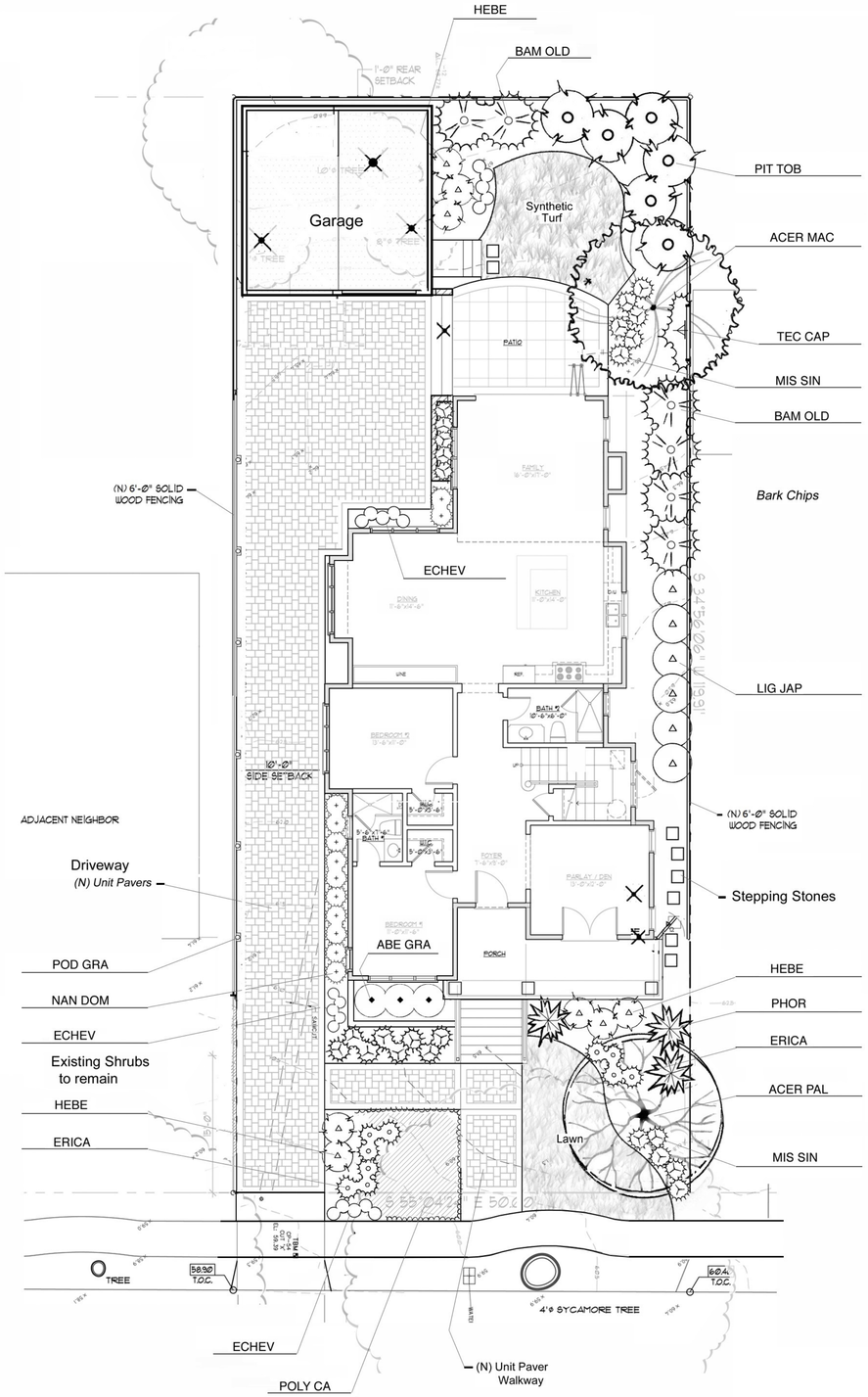

1 PLANTING PLAN

1/8" = 1'0"

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Plant List

No.	Botanical Name	Common Name	Qty*	Size	WI	Plant Type
ACER MAC	Acer macrophyllum	Bigleaf Maple	1	15 Gal.	M	Decid Tree
ACER PAL	Acer palmatum	Japanese Maple	1	Ext'g	M	Decid Tree
ABE GRA	Abelia grandiflora	Glossy Abelia		5 Gal	L	Evgn Shrub
	'Edward Goucher'					
BAM OLD	Bambusa oldhamii	Oldham Bamboo		15 Gal	L	Clumping Bamboo
ECHEV	Echeveria elegans	Hen and Chicks		1 Gal.	L	Perennial
ERICA	Erica carnea	Heath		1 Gal	L	Evgn Shrub
	'Myretoun Ruby'					
HEBE	Hebe 'Veronica Lake'	Veronica Lake Hebe		5 Gal	M	Evgn Shrub
LIG JAP	Ligustrum japonicum	Waxleaf Privet		5 Gal	M	Evgn Shrub
	'Texanum'					
MIS SIN	Miscanthus sinensis	Chinese Silver Grass		1 Gal	L	Clump Grass
	'Silverturn'					
NAN DOM	Nandian domestica	Heavenly Bamboo		5 Gal	L	Evgn Shrub
		Bamboo				
PHOR	Phormium tenax	Red Flax	11	1 Gal	L	Evgn Shrub
	'Monrovia Red'					
PIT TOB	Pittosporum tobira	Varigated Japanese		5 Gal	L	Evgn Shrub
	'Variegata'	Pittosporum				
POD GRA	Podocarpus gracilior	Fern Pine		5 Gal	M	Evgn Espalier
TEC CAP	Tecomaria capensis	Red Cape Honeysuckle		5 Gal	M	Evgn Vine
POLY CA	Polygonum capitatum	Knotweed		Flat	L	Groundcover
Note: Contractor to verify quantities						

PLANTING NOTES

1. **CONTRACTOR SHALL CONTACT UNDERGROUND SERVICES ADMINISTRATION** PRIOR TO EXCAVATION AND GRADING.
2. **ALL PLANTING AREAS SHALL BE CLEARED OF WEEDS AND OTHER DEBRIS.** THE CONTRACTOR SHALL VERIFY WITH THE OWNER WHICH EXISTING PLANTS ARE TO REMAIN. EXISTING PLANTS TO BE REMOVED SHALL BE VERIFIED WITH OWNER PRIOR TO REMOVAL. ALL IVY IN PROJECT AREA SHALL BE REMOVED; IVY SHALL BE SPRAYED WITH HERBICIDE TWO WEEKS PRIOR TO REMOVAL.
3. **SOIL TESTING SHALL BE UNDERTAKEN BY THE CONTRACTOR,** AND PERFORMED BY A CERTIFIED LABORATORY. A COPY OF THE REPORT SHALL BE PROVIDED TO THE OWNER AND LANDSCAPE ARCHITECT. RECOMMENDATIONS FOR AMENDMENTS AND FERTILIZATION SHALL REFLECT THE NUTRIENT REQUIREMENTS OF SPECIFIED PLANT SPECIES.
4. **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: REDWOOD NITRIFIED COMPOST 40%, COARSE SAND 30%, BLACK TOPSOIL 30%.
5. **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 THE FOLLOWING MIXTURE: 80% TO 20% IMPORTED SOIL TO EXISTING SOIL.
6. **SOIL BERMS SHALL BE FORMED AROUND ALL PLANTS** 1 GALLON SIZE AND LARGER. BASINS SHALL BE MULCHED WITH A 4" LAYER OF BARK CHIPS, MINIMUM OF 1" IN SIZE. **PLANTING AREAS SHALL BE COVERED** WITH A 3" INCH LAYER OF BARK CHIPS.
7. **ALL PLANTS SHALL BE FERTILIZED.** FERTILIZER SHALL BE COMMERCIALLY AVAILABLE TYPE, AGRIFORM OR EQUIVALENT. APPLICATION SHALL BE ACCORDING TO MANUFACTURER'S INSTRUCTIONS. **RESIDUAL WEED PRE-EMERGENT SHALL BE APPLIED** BY THE CONTRACTOR. APPLICATION SHALL BE ACCORDING TO MANUFACTURER'S INSTRUCTIONS.
8. **TREES SHALL BE STAKED WITH TWO PRESSURE TREATED 2" DIAMETER POLES.** TREE TRUNK SHALL BE SECURED WITH TWO RUBBER TIES OR STRAPS FORMING A FIGURE-EIGHT BETWEEN TRUNK AND STAKE.
9. NO EXISTING TREE OVER 48 INCHES IN CIRCUMFERENCE AT 54 INCHES FROM BASE OF TREE MAY BE REMOVED WITHOUT A PROTECTED TREE REMOVAL PERMIT FROM THE PARKS DIVISION. 650-558-7330

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Landscape Architecture
Environmental Design
Site Planning

1425 Bernal Avenue
Burlingame California

TITLE

Landscape Plan

REVISIONS

	Date	Notes
1		
2		
3		

PROJECT #:

DATE: 11-27-18

SHEET #:

L 1.1

Maximum Applied Water Allowance (MAWA) & Estimated Total Water Use (ETWU)

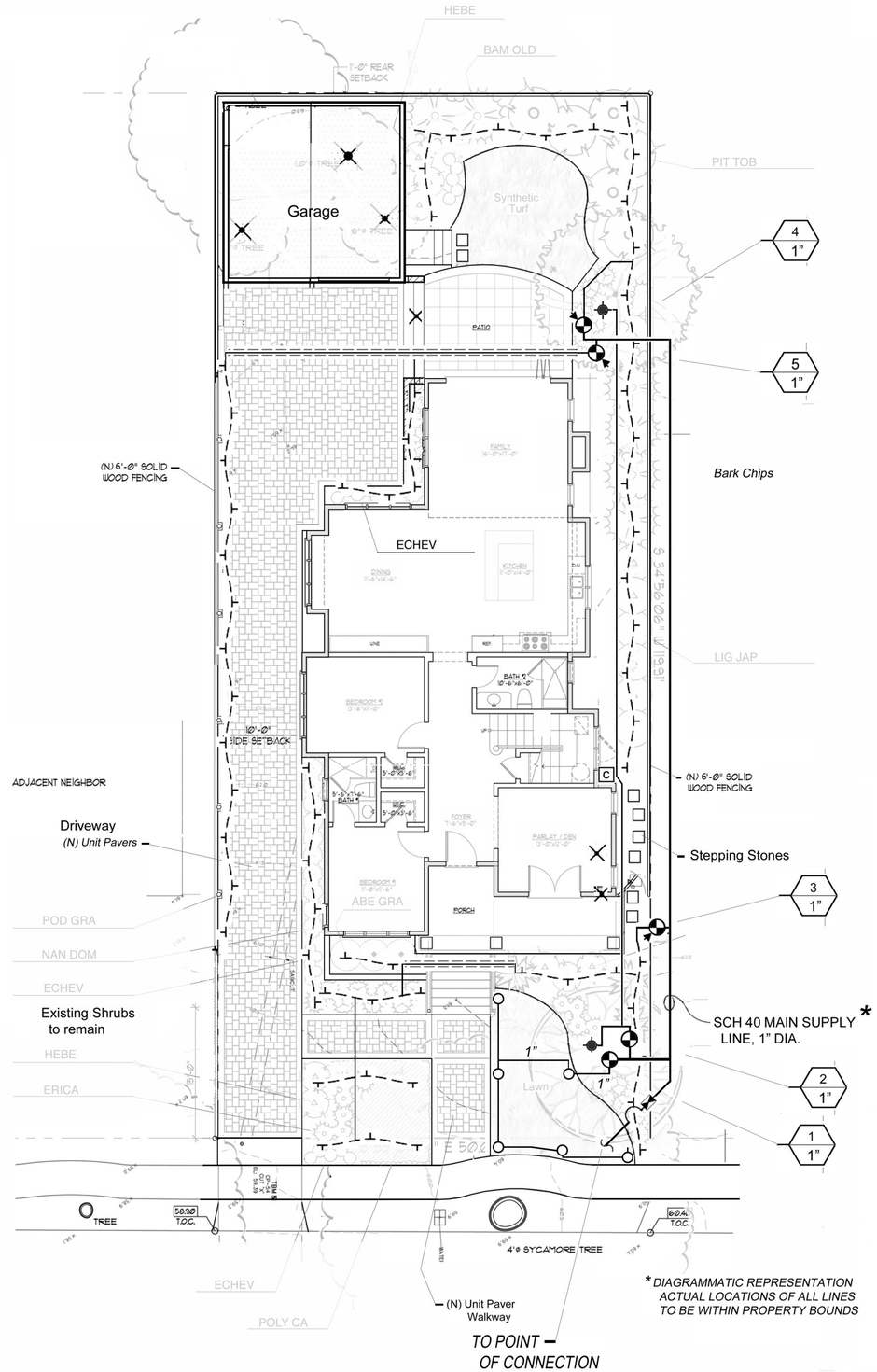
Hydrozone	Hydrozone Area (HA) (ft^2)	Plant Factor[3] (PF)	Plant Water Use Type	PF x HA (ft^2)
Zone 1	182	0.80	High	146
Zone 2	420	0.50	Medium	210
Zone 3	490	0.30	Low	147
Zone 4	610	0.30	Low	183
Zone 5	300	0.30	Low	90
Zone 6				-
Zone 7				-
Zone 8				-
Zone 9				-
Zone 10				-
Zone 11				-
Zone 12				-
Zone 13				-
Zone 14				-
Zone 15				-
Zone 16				-
Zone 17				-
Zone 18				-
Zone 19				-
Zone 20				-
Zone 21				-
Hydrozone Area (HA) (& PF x HA)	2,002			776
Special Landscape Area (SLA)	15	1.00	High	15
Total Landscape Area (TLA)	**2,017**			**791**
Irrigation Efficiency (IE)	0.71			

MAWA[1] =	**38,562.15**	gal.
	5,155.03	cu. ft.
	51.55	HCF
	0.12	acre-ft.
	0.04	millions of gal.
ETWU[2] =	**30,374.50**	gal.
	4,060.49	cu. ft.
ETWU complies with MAWA	**40.60**	HCF
	0.09	acre-ft.
	0.03	millions of gal.

[3]Plant Water Use Types	Plant Factor
Low	0 - 0.3
Medium	0.4 - 0.6
High	0.7 - 1.0

[1](ETo) x (0.62) x [(0.7 x HA)+(0.3 x SLA)], where ETo = 44.24
[2](ETo) x (0.62) x [(PF x HA/IE) + SLA]

MAWA / ETWU 2010-1215 Calculations based on California Dept. of Water Resources "Water Budget Workbook" Beta v. 1.0, Dec. 17, 2009



1 IRRIGATION PLAN

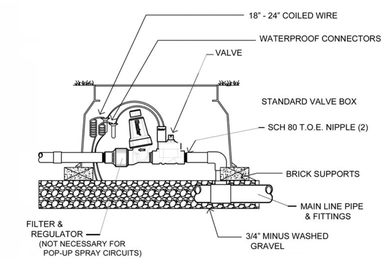
1/8" = 1'0"

IRRIGATION NOTES

1. **AN AUTOMATICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE INSTALLED ACCORDING TO LOCAL ORDINANCES AND BUILDING CODES.** THE SYSTEM SHALL CONSIST OF A DUAL PROGRAM CONTROLLER WITH RAIN SWITCH AND WATER BUDGETING FEATURE.
2. **AN APPROVED BACKFLOW PREVENTER SHALL BE INSTALLED**, ***IF NECESSARY*, PER LOCAL CODES AND MANUFACTURER'S INSTRUCTIONS.** THE BACKFLOW DEVICE SHALL BE A REDUCED PRESSURE DOUBLE CHECK TYPE INSTALLED IN A LOCKABLE ENCLOSURE. THE BACKFLOW DEVICE SHALL BE LOCATED IN THE VICINITY OF THE WATER METER, IF POSSIBLE.

700-OMR-100 SERIES/ LT-T SERIES	IRRITROL REMOTE CONTROL VALVE w/ PRESSURE REGULATION/ KBI PVC BALL VALVE
DZK-700/ LT-1000-T	TORO DRIP ZONE VALVE KIT - INCL REMOTE CONTROL VALVE, WYE FILTER w/ 150 MESH SCREEN AND PRESET PRESSURE REGULATOR/ KBI SCH 80 PVC BALL VALVE
975XL2-1"	WILKINS LEAD-FREE REDUCED PRESSURE BACKFLOW PREVENTER
C RD600-EXT-R	IRRITROL AUTOMATIC CONTROLLER, MODEL RD600-EXT-R 6 STATION OUTDOOR WALL MOUNT
	4" DIA. SMOOTHWALL PVC PIPE SLEEVE
	5/8" DIA. FLEXIBLE DRIP PIPE w/ EMITTERS
	POP-UP SPRINKLER HEAD, 4" PRESSURE COMPENSATING TYPE
	STREAM BUBBLER

3. **MAIN SUPPLY LINES SHALL BE PVC SCHEDULE 40,** SIZE AS NOTED, BURIED 24" DEEP. **LATERAL SUPPLY LINES** SHALL BE 3/4" DIA. UNLESS OTHERWISE NOTED, BURIED 18" DEEP. SOAKER PIPE SHALL BE BURIED 10" DEEP.
4. **CONTRACTOR SHALL LOCATE UNDERGROUND SERVICES** PRIOR TO PERFORMING ANY EXCAVATION.
5. **REMOTE CONTROL VALVES SHALL BE 1" WHEN CONNECTED TO MAIN SUPPLY LINES OF SAME SIZE,** AND SUPPLY A TOTAL NUMBER OF HEADS NOT TO EXCEED 14 GALLONS PER MINUTE DISCHARGE FOR THE CIRCUIT.
6. **A INTEGRATED CHECK VALVE SHALL BE INSTALLED INTO THE LOWEST** SPRINKLER HEAD ON EACH CIRCUIT.
7. **CONTRACTOR SHALL FLUSH ALL PIPES** PRIOR TO INSTALLING SPRINKLER HEADS **AND PRESSURE TEST THE MAIN SUPPLY LINE**. A THOROUGH CHECK FOR ANY LEAKS SHALL BE PERFORMED. THE ENTIRE SYSTEM SHALL BE CHECKED FOR LEAKS PRIOR TO BACKFILLING OF TRENCHES.
8. **FOR DRIP IRRIGATION CIRCUITS, A PRESSURE REDUCING DEVICE AND IN-LINE FILTER** SHALL BE INSTALLED. THE END OF THE SUPPLY LINE SHALL BE FURNISHED WITH A BALL VALVE.
9. **CONTRACTOR SHALL MAKE ADJUSTMENTS TO THE CLOCK** WATERING CYCLE AND DURATION TO PREVENT RUN-OFF. HEADS SHALL BE ADJUSTED SO THAT SPRAY DOES NOT HIT EXISTING TREE TRUNKS.
10. **THIS PLAN IS DIAGRAMATIC. THE CONTRACTOR SHALL MAKE FIELD ADJUSTMENTS AS NECESSARY TO ENSURE PROPER COVERAGE AND WATERING TO EACH PLANT. ADDITIONAL SPRINKLER HEADS OR EMITTERS SHALL BE FURNISHED AT THE CONTRACTOR'S EXPENSE TO ACHIEVE THIS.**



2 REMOTE CONTROL VALVE

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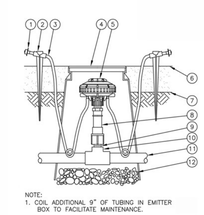

1. DIFFUSER BUG CAP: RAIN BIRD DBC-025 (1 OF 2 SHOWN, 8 POSSIBLE)
2. UNIVERSAL ¼" TUBING STAKE: RAIN BIRD TS-025 (1 OF 2 SHOWN, 8 POSSIBLE)
3. ¼" DISTRIBUTION TUBING: RAIN BIRD XQ TUBING (LENGTH AS REQUIRED) (1 OF 2 SHOWN, 8 POSSIBLE)
4. SUBTERRANEAN EMITTER BOX: RAIN BIRD SEB 7XB
5. MULTI-OUTLET EMISSION DEVICE: RAIN BIRD XERI-BIRD XBD-81
6. TOP OF MULCH
7. FINISH GRADE
8. PRESSURE REGULATOR: RAIN BIRD PRS-050-30
9. PVC SCH 80 CLOSE NIPPLE
10. PVC SCH 40 TEE OR ELL
11. PVC LATERAL PIPE
12. 3" MINIMUM DEPTH OF ¾" WASHED GRAVEL
13. XERI-BUG EMITTER, 1 GPH FLOW: RAIN BIRD XB-10PC (ONE OF 8 SHOWN, INCLUDED WITH XERI-BIRD XBD-81)

NOTE:
1. COIL ADDITIONAL 9" OF TUBING IN EMITTER BOX TO FACILITATE MAINTENANCE.

3 MULTI-OUTLET MANIFOLD ON PRESSURE REGULATOR w/ XERI-UG EMITTERS

NTS

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Landscape Architecture
Environmental Design
Site Planning

REGISTERED LANDSCAPE ARCHITECT
BRUCE ALLEN CHAN
No. 2324
EXP. 3-31-20
STATE OF CALIFORNIA

1425 Bernal Avenue
Burlingame California

TITLE

Irrigation Plan

REVISIONS

	Date	Notes
1		
2		
3		

PROJECT #:

DATE: *01-30-19*

SHEET #:

L 2.1

TOPOGRAPHIC SURVEY

LANDS OF RAYMOND WONG
LOT 14, BLOCK 45 OF MAP OF THE EASTON ADDITION #4
1425 BERNAL AVENUE

CITY OF BURLINGAME — SAN MATEO COUNTY — CALIFORNIA

SCALE: 1" = 5'

NOVEMBER 2018

QUIET RIVER
Land Services Inc.
6747 Sierra Court, Suite K
Dublin, CA 94568
(925) 734-6788 Phone

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 NOVEMBER 1, 2018 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.

11/8/18

KEVIN M. McGUIRE, CA PLS #6437 — DATE

LICENSED LAND SURVEYOR
KEVIN M. McGUIRE
Exp. 12-31-18
No. 6437
STATE OF CALIFORNIA

NOTES

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: NOVEMBER 1, 2018

3.) PROJECT BENCHMARK: CUT 'X' IN CONCRETE (CP-54) LOCATED IN DRIVEWAY WITHIN BERNAL AVENUE AT FRONT OF SUBJECT PARCEL, HAVING AN ELEVATION OF 59.39 (AMSL)

4.) CONTOURS SHOWN HEREON ARE ONE HALF FOOT (0.5')

SETBACK TABLE

HOUSE #	APN	FRONT SETBACK
1477	026-044-010	15.7'
1473	026-044-020	25.1'
1469	026-044-030	10.6'
1465	026-044-040	21.9'
1461	026-044-050	19.3'
1457	026-044-060	19.2'
1453	026-044-070	N/A
1449	026-044-080	21.0'
1445	026-044-090	19.3'
1441	026-044-100	22.0'
1437	026-044-110	25.5'
1433	026-054-010	21.5'
1429	026-054-020	23.9'
1425 (SUBJECT)	026-054-030	24.8'
1421	026-054-040	27.8'
1417	026-054-050	21.4'
1413	026-054-060	19.5'
1409	026-054-070	23.4'
	AVERAGE:	**21.3'**

BASIS OF BEARINGS

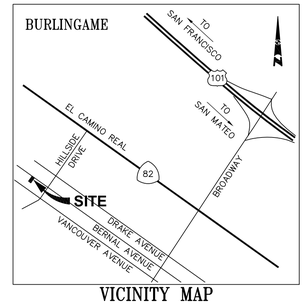
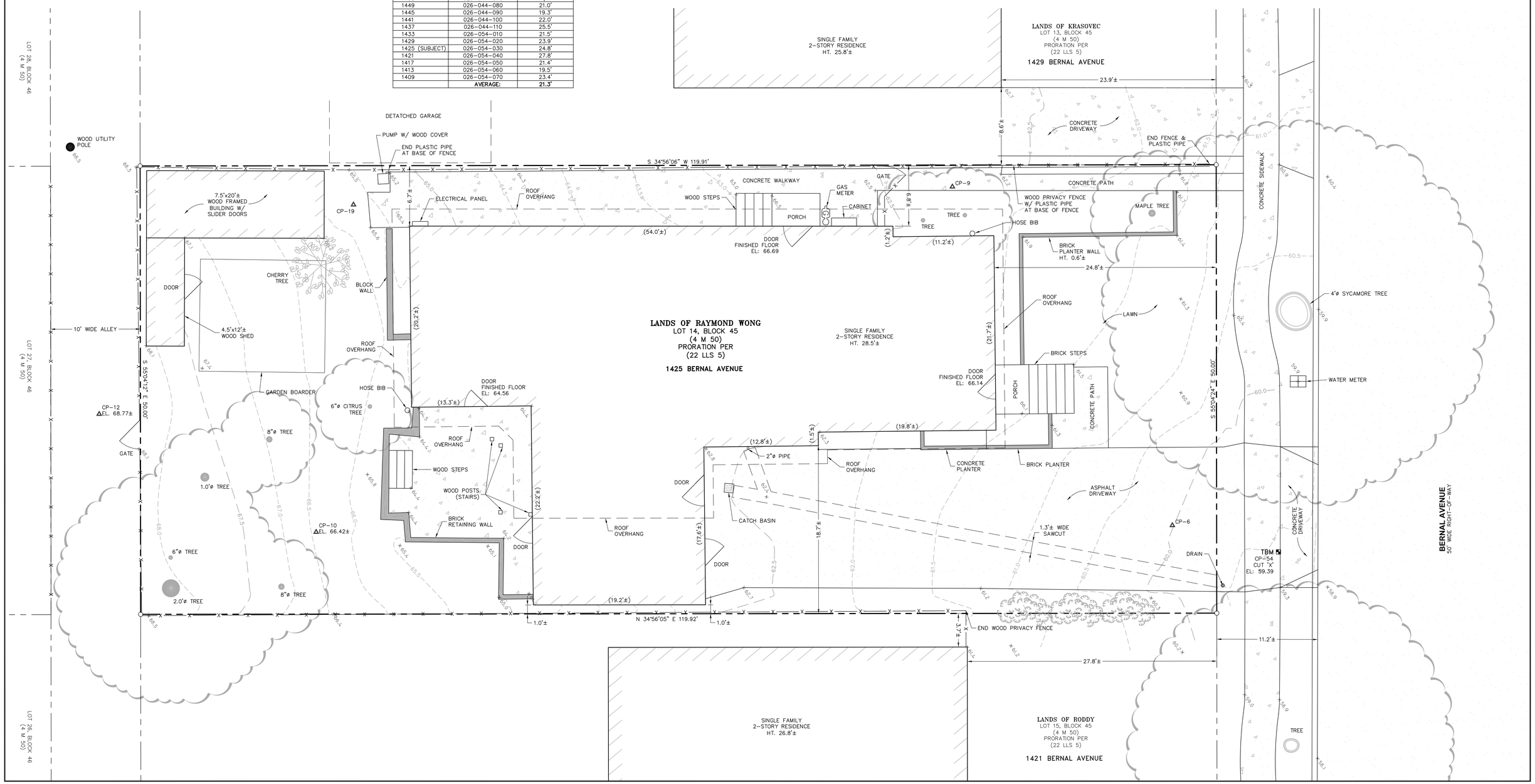
RECORD OF SURVEY MAP FILED FOR RECORD IN BOOK 22 OF L.L.S. MAPS AT PAGE 5, IN THE RECORDS OF SAN MATEO COUNTY AND TWO FOUND IRON PIPE MONUMENTS ON THE WEST LINE OF LOT 12, BLOCK 45 AS SHOWN ON SAID MAP TAKEN AS SOUTH 34°56'09" WEST

BASIS OF ELEVATION

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

LEGEND

- SUBJECT PROPERTY LINE
- ADJOINER PROPERTY LINE
- EXISTING FENCE LINE
- × 59.0 SPOT ELEVATION
- ○ SET 5/8" REBAR W/ YELLOW PLASTIC CAP STAMPED PLS #6437



VICINITY MAP
NOT TO SCALE