

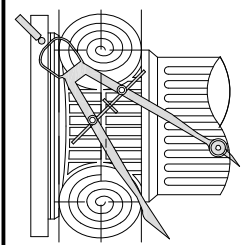
NEW RESIDENCE

1319 CAPUCHINO AVE. BURLINGAME, CA
A.P.N.: 026-086-090

DESIGN DATA	PROJECT DATA	SHEET INDEX	PROJECT DIRECTORY																																										
<p>2016 CALIFORNIA BUILDING CODE 2016 CALIFORNIA MECHANICAL CODE 2016 CALIFORNIA PLUMBING CODE 2016 CALIFORNIA ELECTRIC CODE 2016 CALIFORNIA ENERGY 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 2016 EDITION OF THE CALIFORNIA STATE BUILDING CODES, TITLE 24, CALIFORNIA CODE OF REGULATIONS WAS MANDATED BY AB 4616 AND SB 281, EFFECTIVE JANUARY 1, 2017. 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:</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>6. PROVIDE ALL MANDATORY FEATURES REQUIRED BY THE T-24 ENERGY CODE, INCLUDING WEATHER-STRIPPING, BUILDING INSULATION, PIPE INSULATION, LIGHTING AND APPLIANCE MEASURES, AND OTHER FEATURES REQUIRED BY TITLE 24 OR OTHER STATE, FEDERAL OR LOCAL CODES.</p> <p>7. NO PERSON SHALL ERECT (INCLUDING EXCAVATION AND GRADING), DEMOLISH, ALTER OR REPAIR ANY BUILDING OR STRUCTURE OTHER THAN BETWEEN THE HOURS PERMITTED BY THE LOCAL JURISDICTION.</p> <p>8. ANY HIDDEN CONDITIONS THAT REQUIRE WORK TO BE PERFORMED BEYOND THE SCOPE OF THE BUILDING PERMIT ISSUED FOR THESE PLANS MAY REQUIRE FURTHER CITY APPROVALS INCLUDING REVIEW BY THE PLANNING COMMISSION.</p> <p>9. PLUMBING CONTRACTOR WILL PROVIDE A SINGLE LINE DIAGRAM ON TIME OF INSPECTION AND ANY INSTALLATION PRIOR TO PLAN CHECK AND APPROVAL IS AT CONTRACTOR'S RISK.</p> <p>10. FIRE SPRINKLERS SHALL BE INSTALLED AND SHOP DRAWINGS SHALL BE APPROVED BY THE FIRE DEPARTMENT PRIOR TO INSTALLATION.</p> <p>11. IF GRADING PERMIT IS REQUIRED, IT SHOULD BE OBTAINED FROM DEPARTMENT OF PUBLIC WORKS.</p> <p>12. IF PUBLIC WORKS REQUIRES SIDEWALK REPLACEMENT, POLICY FOR EXPANDING WIDTH OF PLANTER STRIP NEED TO BE IMPLEMENTED AND TREES NEED TO BE ADDED.</p>	<table><tr><td>1. SITE ADDRESS:</td><td>1319 CAPUCHINO AVE. BURLINGAME, CA 94010</td></tr><tr><td>2. APN:</td><td>026-086-090</td></tr><tr><td>3. TYPE OF CONSTRUCTION FOR: DWELLING AND GARAGE: OCCUPANCY GROUP FOR DWELLING: OCCUPANCY GROUP FOR GARAGE:</td><td>TYPE V-N R-3 U</td></tr><tr><td>4. SITE AREA:</td><td>6,000.00 SF</td></tr><tr><td>5. MAX. COVERED FLOOR AREA ALLOWED: (32% + 1100 SF + 400 SF)</td><td>3,420.00 SF</td></tr><tr><td>6. MAX. LOT COVERAGE ALLOWED (40%):</td><td>2,400.00 SF</td></tr><tr><td>7. EXISTING STRUCTURE TO BE REMOVED: (E) RESIDENCE (E) GARAGE</td><td>1,065.00 SF 213.00 SF</td></tr><tr><td>8. 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SAN MATEO, CA 94403 TEL: (650) 345-9286, EXT. 104 FAX: (650) 345-9287 EMAIL: James@chudesign.com</p> <p>CIVIL SURVEY:</p> <p>QUIET RIVER LAND SERVICES INC. 6747 SIERRA COURT, SUITE K DUBLIN, CA 94568 TEL: (925) 734-6788</p>
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REVISIONS	BY
PLANNING 7/25/19	△ PU
PLANNING 8/27/19	△ 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
1319 CAPUCHINO AVE.,
BURLINGAME CA
A.P.N.: 026-086-090

DATE:	MAY 2019
SCALE:	AS NOTED
DRAWN:	PU
FOR:	
SHEET NO.	

A.1

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) 734-6188
- A DEMOLITION PERMIT IS REQUIRED FOR SIDEWALK, SEWER AND WATER REPLACEMENT
- REQUIRED PROTECTIVE FENCING MUST BE INSTALLED AND INSPECTED PRIOR TO DEMO PERMIT ISSUE.
- SEWER 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 LICENSED SURVEY AND FIELD STAKING PROVIDED BY INSPECTOR.
- NEW WATER METER SHALL NOT ON PRIVATE PROPERTY. IT MUST BE LOCATED ON PUBLIC PROPERTY FOR ACCESS BY METER READER.
- NEW SEWER LINE WITH CLEANOUT FOR NEW HOUSE, CLEANOUT AT SEWER MAIN LINE TO BE IN PUBLIC EASEMENT FOR CITY ACCESS.

- CONTRACTOR SHALL ENSURE THE DOUBLE VALE ASSEMBLY FOR FIRE PROTECTION SHALL BE TESTED AND APPROVED BY A SAN MATEO COUNTY ENVIRONMENTAL HEALTH APPROVED CONTRACTOR PRIOR TO SCHEDULING WATER DEPARTMENT FINAL.
- PROVIDE ADEQUATE FIRE FLOW BASED UPON CONSTRUCTION AND SIZE OF BUILDING. SEE UPC APPENDIX III.A. MINIMUM 500 GPM REQUIRED. SEE TABLE NO. A-II-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. CPC SECTION 603.10

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.

- CONTRACTOR SHALL OBTAIN SEPARATE FIRE SPRINKLER PERMIT FOR THE INSTALLATION OF THE FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 1104.030 OF THE BURLINGAME MUNICIPAL CODE. THE MINIMUM SIZE SERVICE FOR FIRE SPRINKLER SYSTEM SHALL CONFORM TO NFPA 1 OR ISR 12". FOR NFPA 13D SYSTEMS THE MINIMUM SIZE IS 1".

- 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.

- 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 NUMBERS Durable Monuments. THIS SURVEY SHALL BE ATTACHED TO THE CONSTRUCTION PLANS. ALL CORNERS NEED TO BE MAINTAINED OR REINSTALLED BEFORE THE BUILDING FINAL. ALL PROPERTY CORNERS SHALL BE MAINTAINED DURING CONSTRUCTION OR RE-ESTABLISHED AT THE END OF THE PROJECT.

- ENCROACHMENT PERMIT IS REQUIRED FOR ANY WORK IN THE CITY'S RIGHT-OF-WAY.

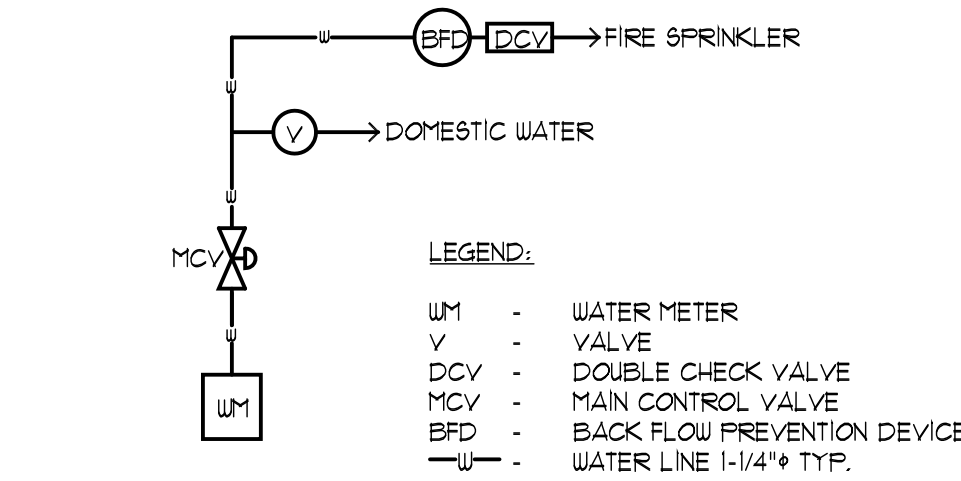
- CONSTRUCTION AND BUILDING USE SHALL CONFORM TO CONDITIONS AS DESCRIBED BY PLANNING COMMISSION AND/OR CITY COUNCIL ACTIONS.

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

- NEW DRIVEWAY OR DRIVEWAY WIDENING MUST BE APPROVED BY THE CITY ENGINEER. SHOW DISTANCE BETWEEN THE PROPOSED DRIVEWAY OPENING TO THE CLOSEST ADJACENT DRIVEWAY ON SITE PLAN.

- NO STORM WATERS, UNDERGROUND WATERS DRAINING FROM ANY LOT, BUILDING, OR PAVED AREAS SHALL BE ALLOWED TO DRAIN TO ADJACENT PROPERTIES NOR SHALL THESE WATERS BE CONNECTED TO THE CITY'S SANITARY SEWER SYSTEM. THESE WATERS SHALL ALL DRAIN TO EITHER ARTIFICIAL OR NATURAL STORM DRAINAGE FACILITIES BY GRAVITY OR PUMPING REGARDLESS OF THE SLOPE OF THE PROPERTY." MUNICIPAL CODE SECTION 18.08.010 (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.



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

1 SCHEMATIC WATER LATERAL LINE

NOT TO SCALE

DRAINAGE NOTES:

RAINFALL 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 PROVIDED THERE IS SUFFICIENT GRADE TO INSURE FLOW TO THE STREET GUTTER AND THAT WATER DOES NOT FLOW ONTO ADJOINING PROPERTIES.

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

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

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

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

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

FIRE NOTES:

CONTRACTOR SHALL OBTAIN SEPARATE FIRE SPRINKLER PERMIT FOR THE INSTALLATION OF THE FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 1104.030 OF THE BURLINGAME MUNICIPAL CODE. THE MINIMUM SIZE SERVICE FOR FIRE SPRINKLER SYSTEM SHALL CONFORM TO NFPA 1 OR ISR 12". FOR NFPA 13D SYSTEMS THE MINIMUM SIZE IS 1".

FIRE SPRINKLER SHOP DRAWINGS ARE TO BE SUBMITTED DIRECTLY TO THE BURLINGAME FIRE DEPARTMENT AT 1939 ROLLING ROAD, BURLINGAME ONLY AFTER FIRE SPRINKLER UNDERGROUNDS HAVE BEEN SUBMITTED TO THE BURLINGAME BUILDING DEPARTMENT.

NOTES:

- CONTRACTOR SHALL PROVIDE ADEQUATE MEASURES TO AVOID EROSION OR SEDIMENT FROM LEAVING THE SITE AND FLOWING INTO THE STREET, CURB OR GUTTER. (USE STRAW WADDLERS)
- 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. A PASSED SEWER LATERAL TEST CERTIFICATE MUST BE IN PLACE PRIOR TO FINAL OF THE BUILDING PERMIT.
- 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.
- A SURVEY OF THE PROPERTY LINES FOR ANY STRUCTURE WITHIN ONE FOOT OF THE PROPERTY LINE WILL BE PROVIDED AT THE TIME OF THE FOUNDATION AND STEEL INSPECTION (TRUE LETTER DATED 8-11-88)

- PLUMBING CONTRACTOR SHALL PROVIDE A SINGLE LINE DIAGRAM AT TIME OF INSPECTION. INSTALLATION PRIOR TO PLAN CHECK AND APPROVAL IS AT CONTRACTOR'S RISK.

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.

TABLE NO. A-III-A-1

MINIMUM REQUIRED FIRE FLOW & FLOW DURATION BUILDINGS

FIRE AREA (square feet)					FIRE FLOW (gallons per minute)	FLOW DURATION (hours)
X 0.0939 for m2						
Type I-F-R	Type II One-HR	Type I-V-T	Type I-N	Type V-N1	x 3.785 for L/min.	
0-22,700	0-12,700	0-8,200	0-5,900	0-3,600	1,500	
22,701-30,200	12,701-17,000	8,201-10,900	5,901-7,900	3,601-4,800	1,750	2
30,201-38,700	17,001-21,800	10,901-12,900	7,901-9,800	4,801-6,200	2,000	
38,701-43,300	21,801-24,200	12,901-14,400	9,801-12,600	6,201-7,700	2,250	
43,301-49,000	24,201-33,200	14,401-21,300	12,601-15,400	7,701-9,400	2,500	
49,001-70,900	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	
83,701-97,700	47,101-54,900	30,101-35,200	21,801-25,900	13,401-15,600	3,250	3
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	33,501-37,000	20,601-23,300	4,000	
145,901-164,200	82,101-92,400	52,501-59,100	37,001-42,700	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	166,501-Greater	106,501-115,800	77,001-83,700	47,401-51,500	6,000	4
		115,801-125,500	83,701-90,000	51,501-55,700	6,250	
		125,501-135,500	90,001-97,900	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	138,301-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-OF-WAY.

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

5. NO STORM WATERS, UNDERGROUND WATERS DRAINING FROM ANY LOT, BUILDING, OR PAVED AREAS SHALL BE ALLOWED TO DRAIN TO ADJACENT PROPERTIES NOR SHALL THESE WATERS BE CONNECTED TO THE CITY'S SANITARY SEWER SYSTEM. THESE WATERS SHALL ALL DRAIN TO EITHER ARTIFICIAL OR NATURAL STORM DRAINAGE FACILITIES BY GRAVITY OR PUMPING REGARDLESS OF THE SLOPE OF THE PROPERTY. NO RAIN WATER FROM ROOFS OR OTHER RAIN WATER DRAINAGE SHALL DISCHARGE UPON A PUBLIC SIDEWALK (EXCEPT IN SINGLE FAMILY AREA) PER MUNICIPAL CODE SECTION 18.08.030.

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 CAPUCHINO AVENUE IS APPROXIMATELY 13.5 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 JET 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.

11. FOR ALL NEW IMPERVIOUS AREA OR MODIFICATIONS TO ROOF, INCLUDING BUT NOT LIMITED TO ADDITIONS, STORMWATER SHALL BE RETAINED ON SITE.

12. 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 ISSUANCE OF BUILDING PERMIT.

13. ALL EXISTING SANITARY SEWER LATERAL CONNECTION TO BE PLUGGED. SEE SITE PLAN FOR NEW 4" LATERAL AND WATER SERVICE WHEN APPLICABLE WATER LINES ABOVE 2" AND ALL FIRE SERVICES OF ANY SIZE ARE TO BE INSTALLED BY APPLICANT AND PER CITY STANDARD PROCEDURES AND SPECIFICATION.

14. A REEVALUATION OF THE STORM DRAIN FEE MAY BE REQUIRED IF PREVIOUSLY DETERMINED RATIO OF PERVIOUS VERSUS IMPERVIOUS SURFACE ON THE PROPERTY IS SIGNIFICANTLY MODIFIED BY THIS BUILDING PERMIT.

ARBORIST NOTES:

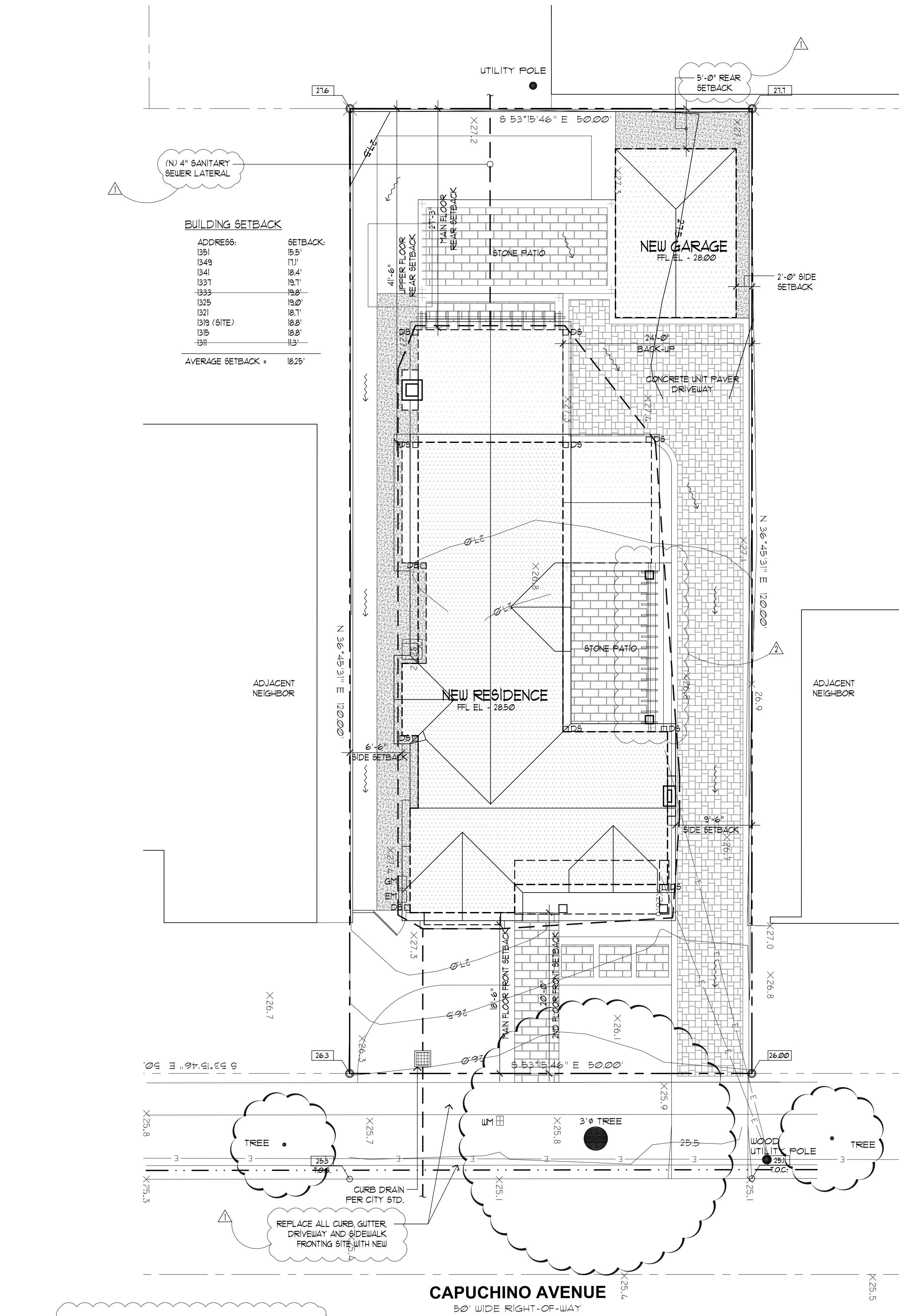
- LIQUID FERTILIZE MAGNOLIA TREE IN SPRING PRIOR TO START OF CONSTRUCTION.

MECHANICAL / 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. BNC 25.58.050
- WHERE THE PROPERTY LINE IS LESS THAN (10) FEET FROM THE EXIT OF ANY NEWLY INSTALLED OR REPLACEMENT HIGH EFFICIENCY MECHANICAL EQUIPMENT THE PIPE SIZE OF THE FINAL TEN (10) FEET OF ANY TERMINAL MUST BE INCREASED TO THREE INCHES (3") OR, AS AN ALTERNATIVE, MANUFACTURER-APPROVED Baffles MUST BE INSTALLED. 18.10.100 APPENDIX C, FIGURE C AMENDED.

PUBLIC WORKS NOTE:

- ALL WORK WITHIN CITY RIGHT-OF-WAY SHALL COMPLY WITH CITY STANDARDS AND DETAILS. STANDARD DETAILS ARE AVAILABLE AT: http://www.dot.ca.gov/hq/esc/oc/construction_standards.html.



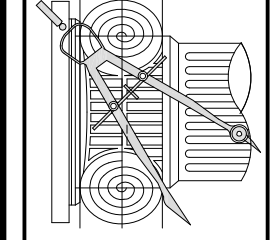
- REPLACEMENT OF ALL CURB, GUTTER, DRIVEWAY AND SIDEWALK FRONTING SITE.
- PLUG ALL EXISTING SANITARY SEWER LATERAL CONNECTIONS AND INSTALL A NEW 4" LATERAL TO SEWER MAIN.
- ALL WATER LINE CONSTRUCTION METER AND ANY OTHER UNDERGROUND UTILITY WORKS WITHIN CITY'S RIGHT-OF-WAY.
- ALL ABANDONED SEWER LATERAL OR WATER SERVICE SHALL BE DISCONNECTED AT THE MAIN AND PER CITY REQUIREMENTS.

SITE DEVELOPMENT PLAN

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

REVISIONS	BY
PLANNING 7/25/19	PU
PLANNING 8/27/19	PU

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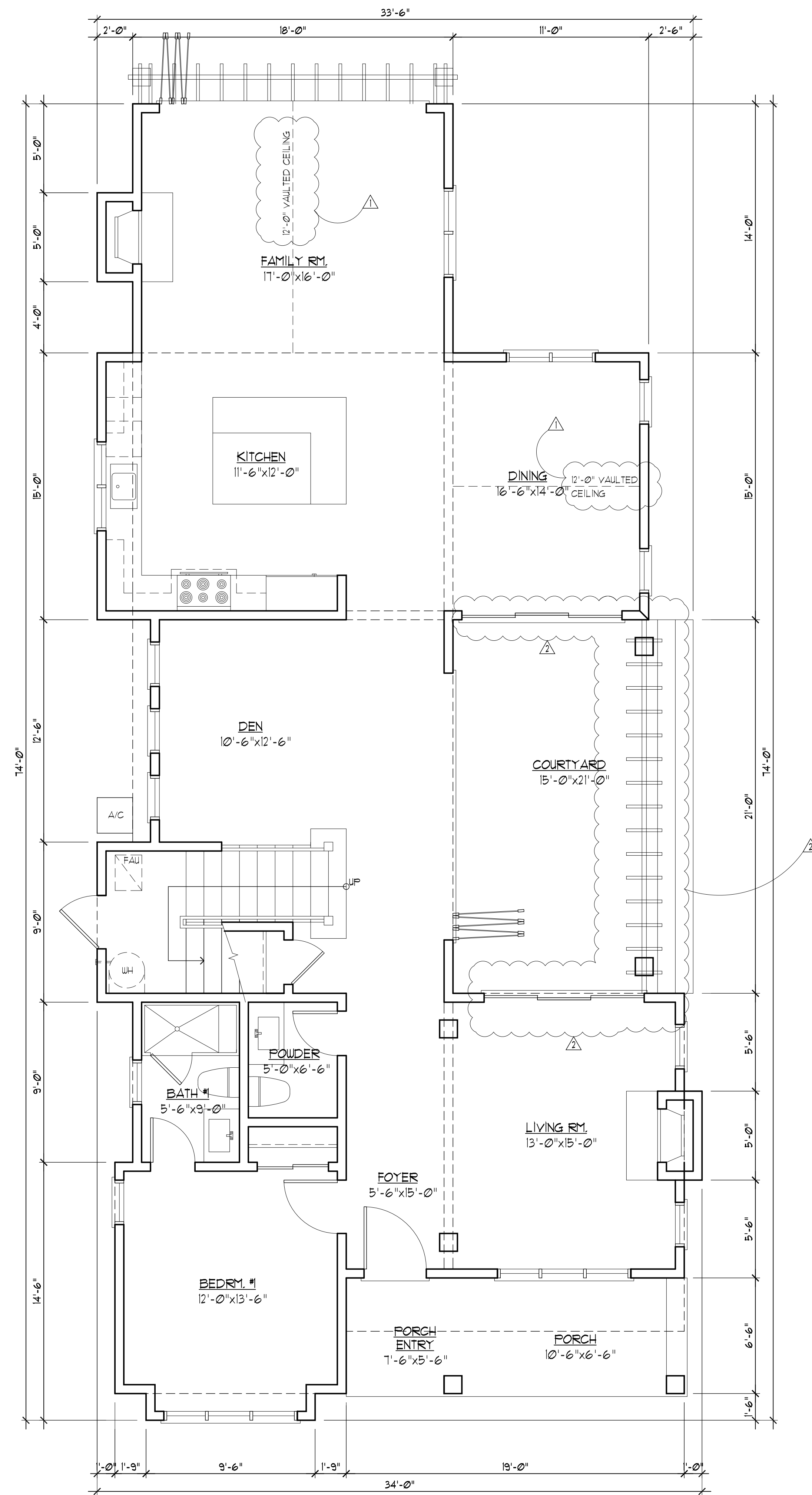
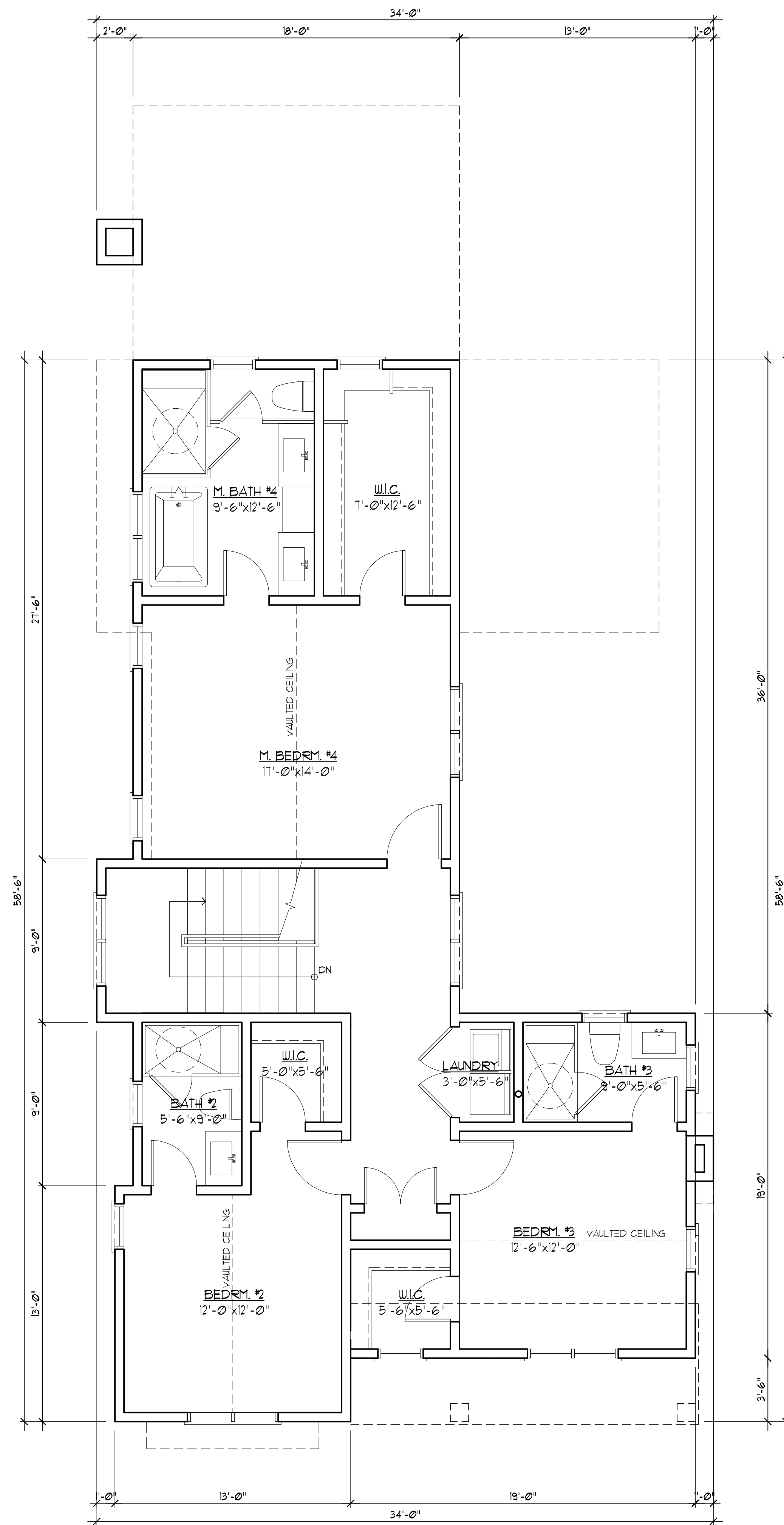


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NEW RESIDENCE
1319 CAPUCHINO AVE.,
BURLINGAME CA
A.P.N.: 026-086-090

DATE:	MAY 2019
SCALE:	AS NOTED
DRAWN:	PU
COR:	
SHEET NO.	

A.2.1
OF SHEETS



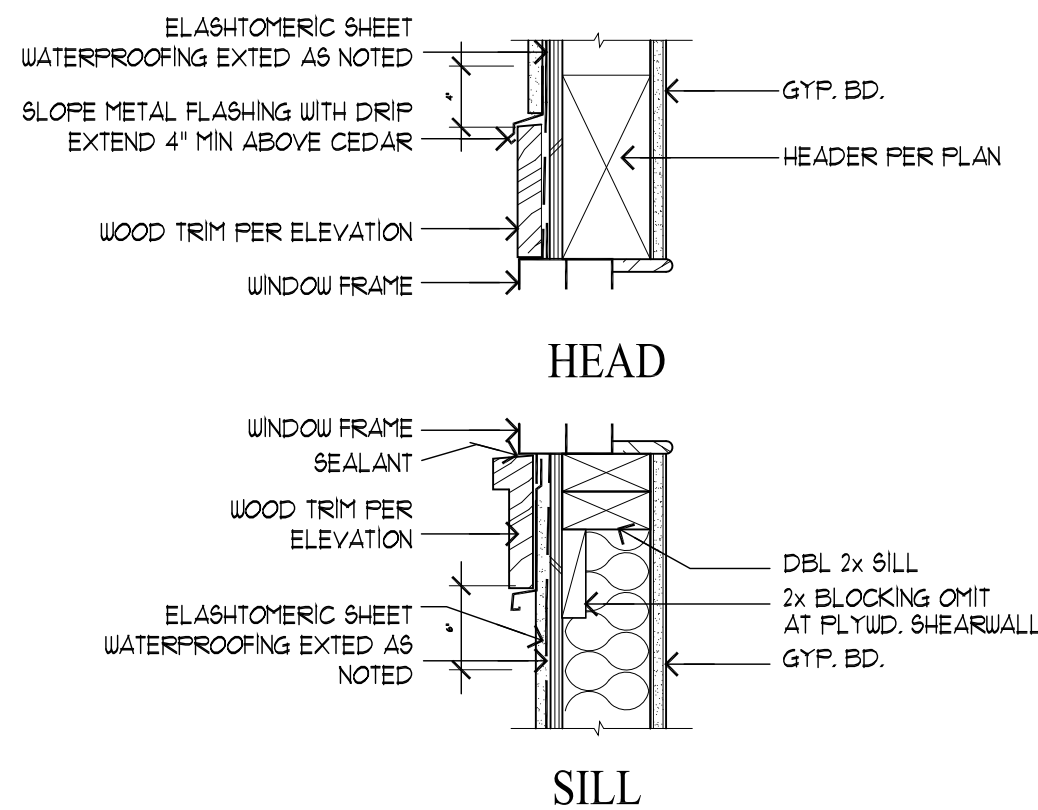
LEGEND
EE = EMERGENCY EGRESS



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



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



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

REVISIONS
BY
7/25/19
7/25/19
6/27/19
PU
PU
PU

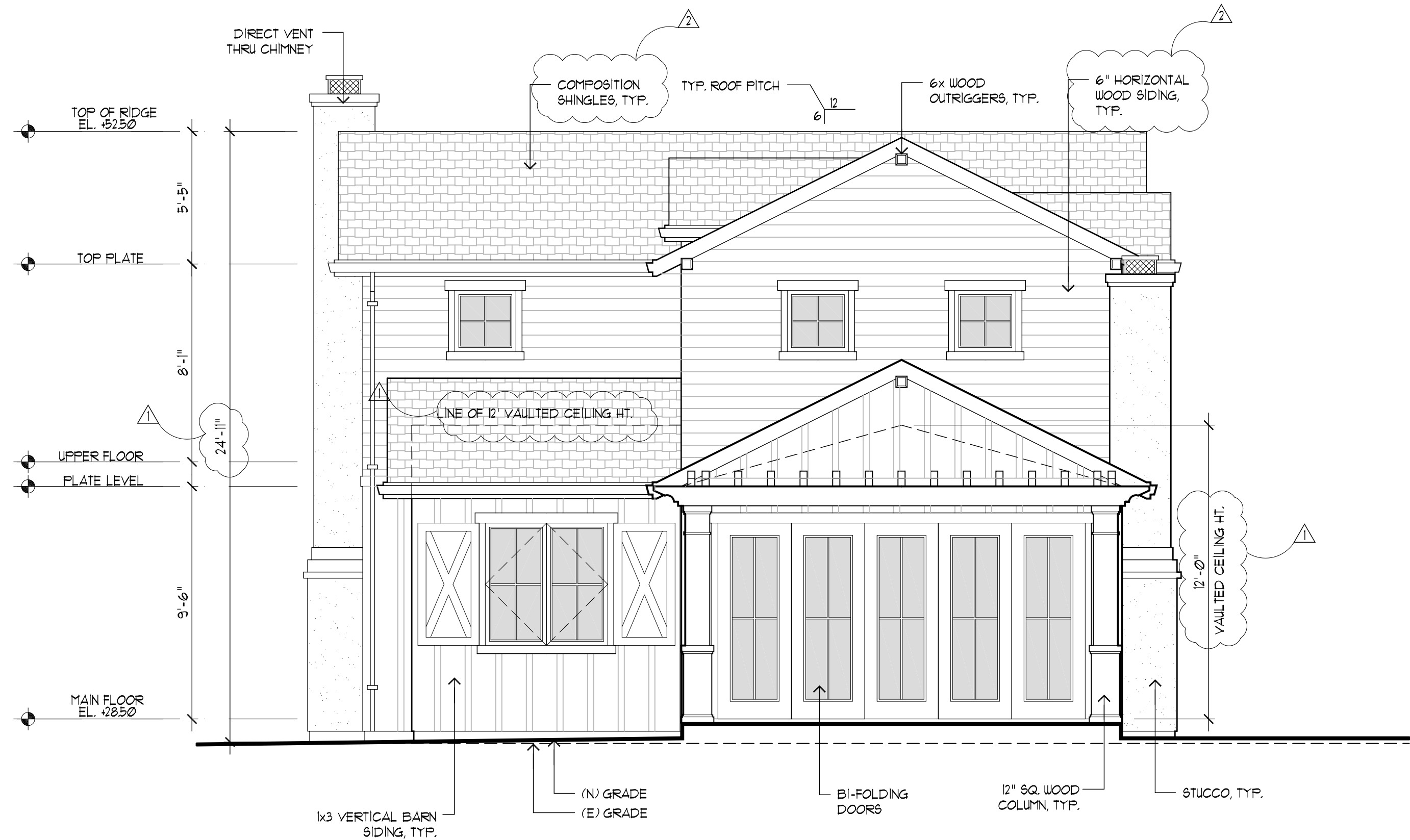
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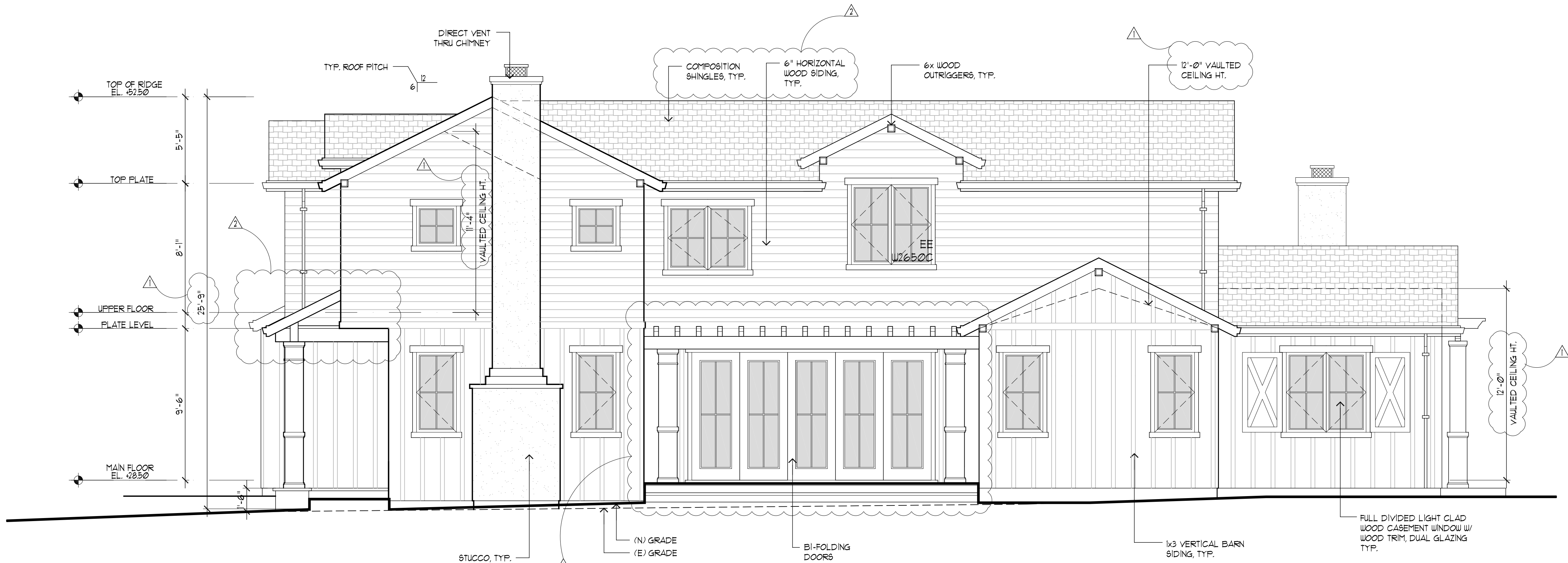
DATE: MAY 2019
SCALE: AS NOTED
DRAWN: PU
FOR: PU
SHEET NO.

LEGEND
EE EMERGENCY EGRESS



REAR ELEVATION

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

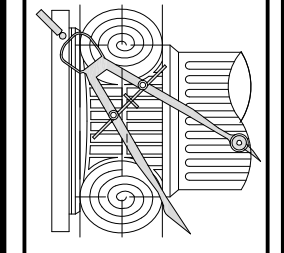


RIGHT ELEVATION

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

REVISIONS	BY
PLANNING 7/25/19	PU
PLANNING 8/27/19	PU

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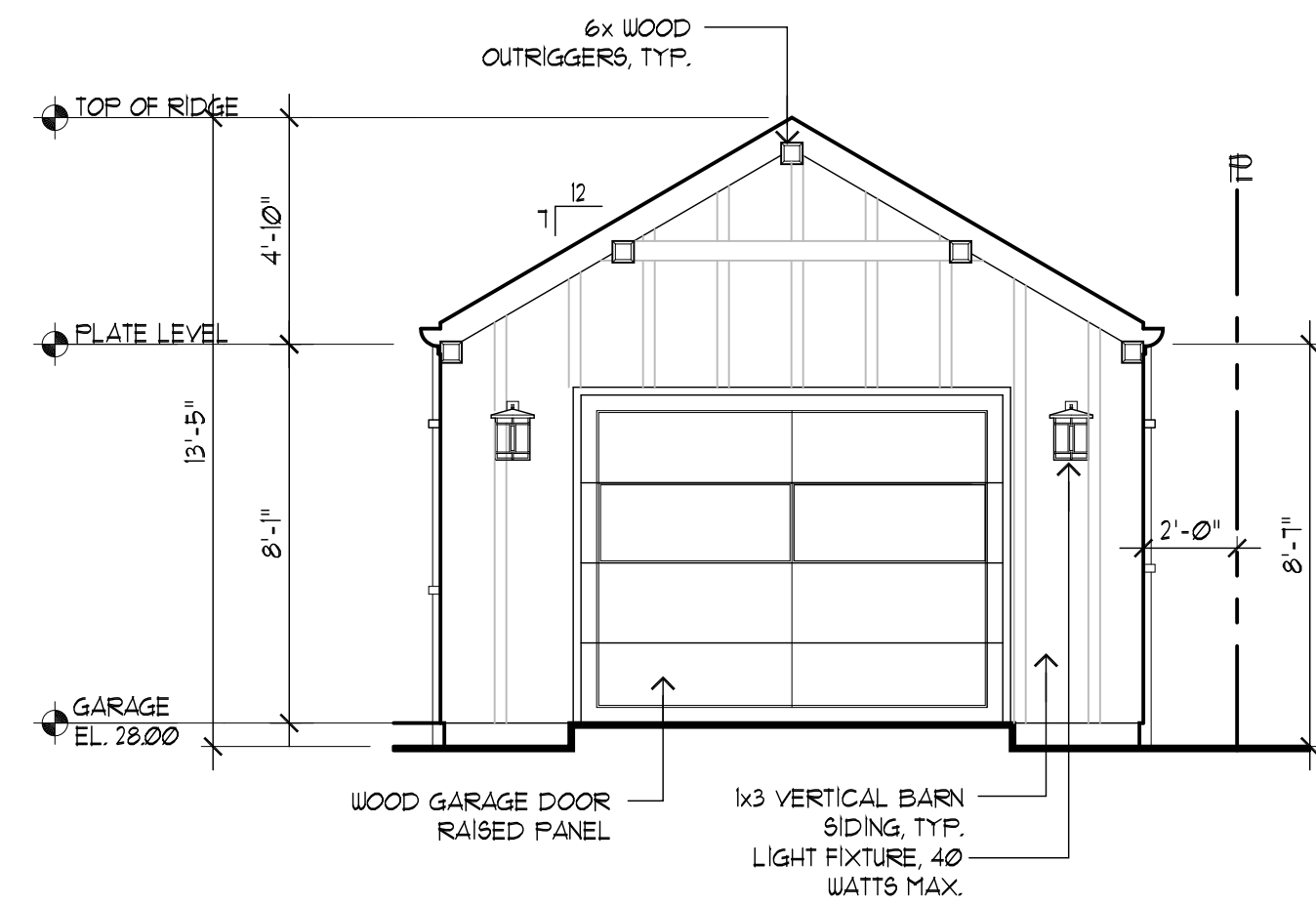


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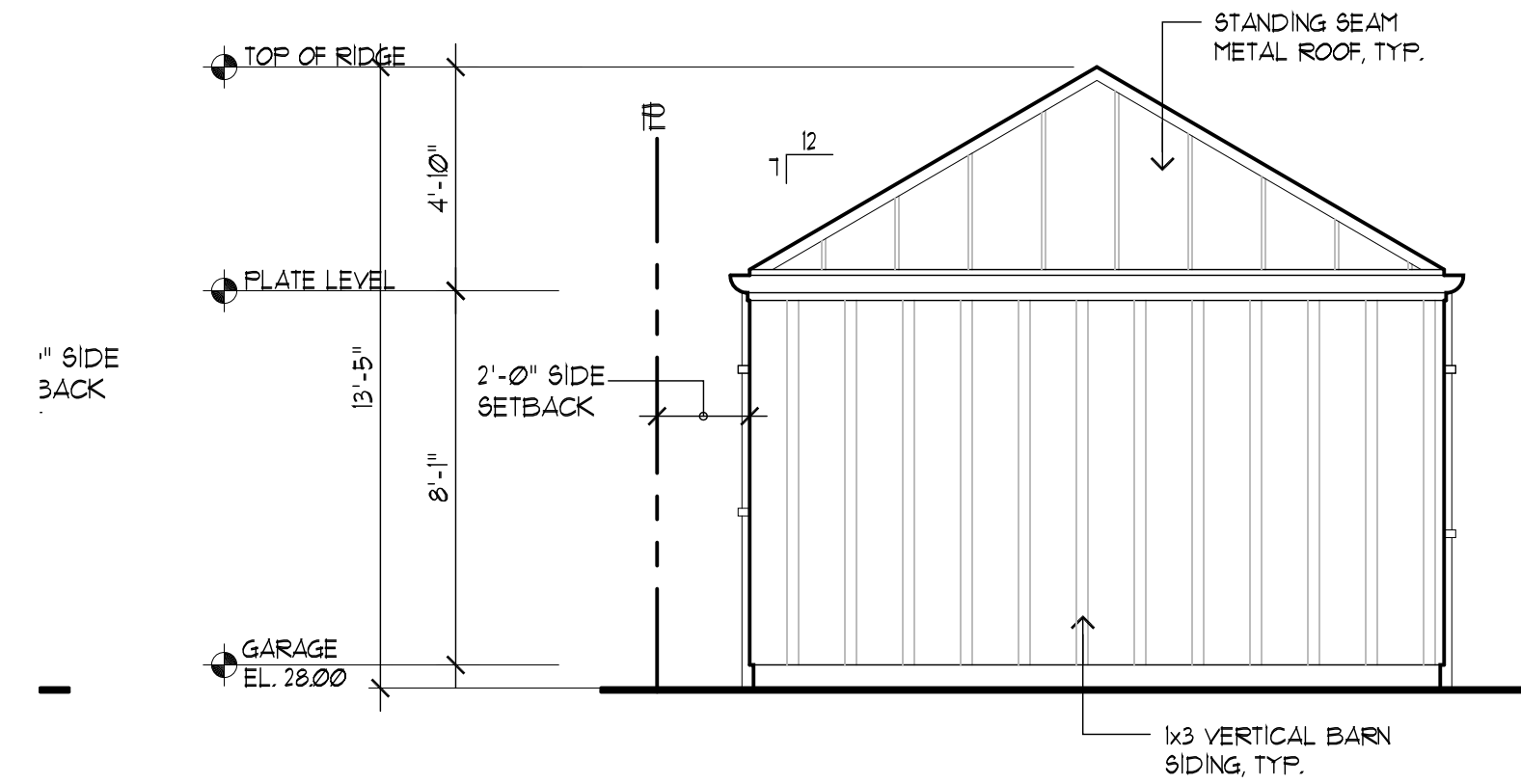
NEW RESIDENCE
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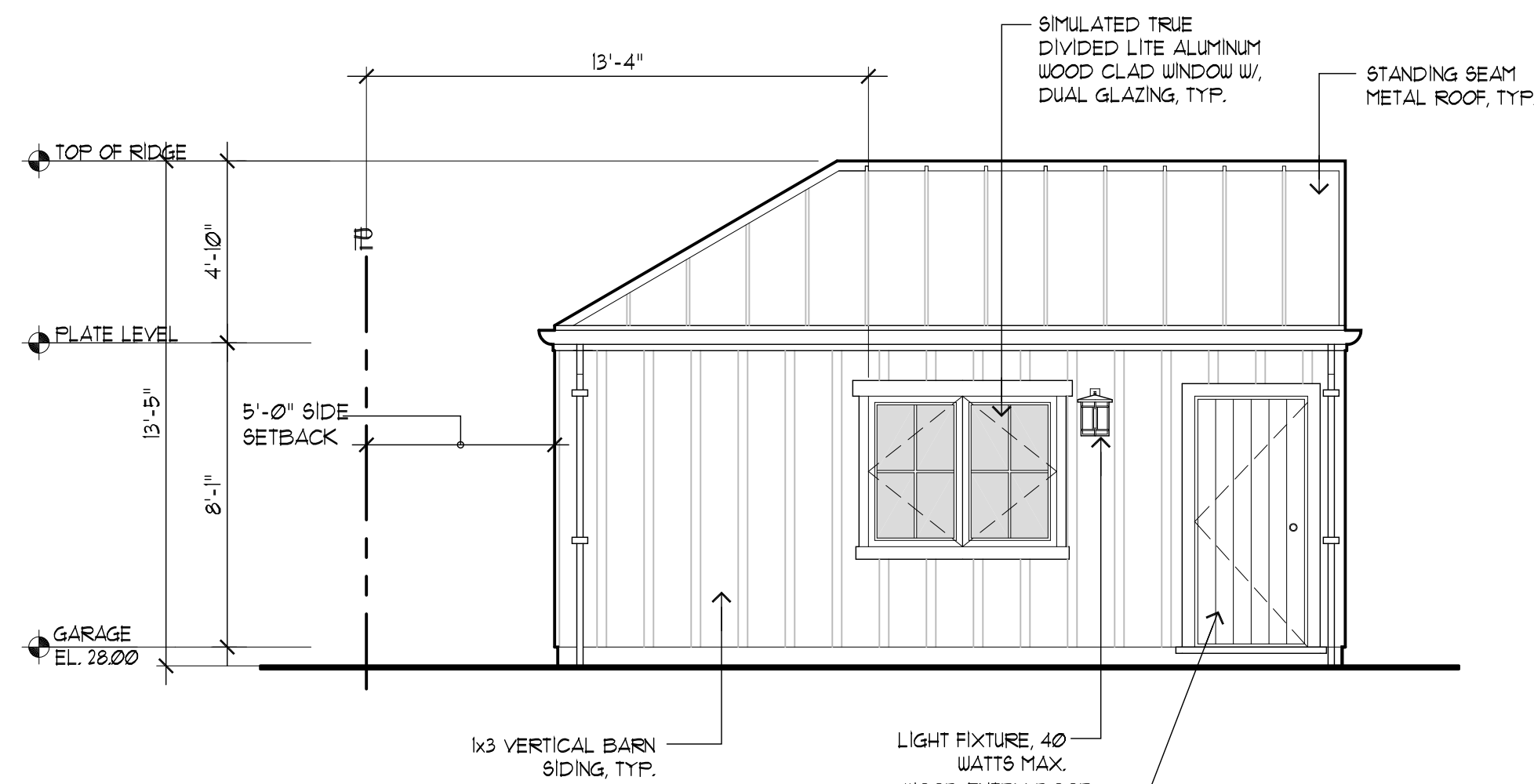
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OF SHEETS



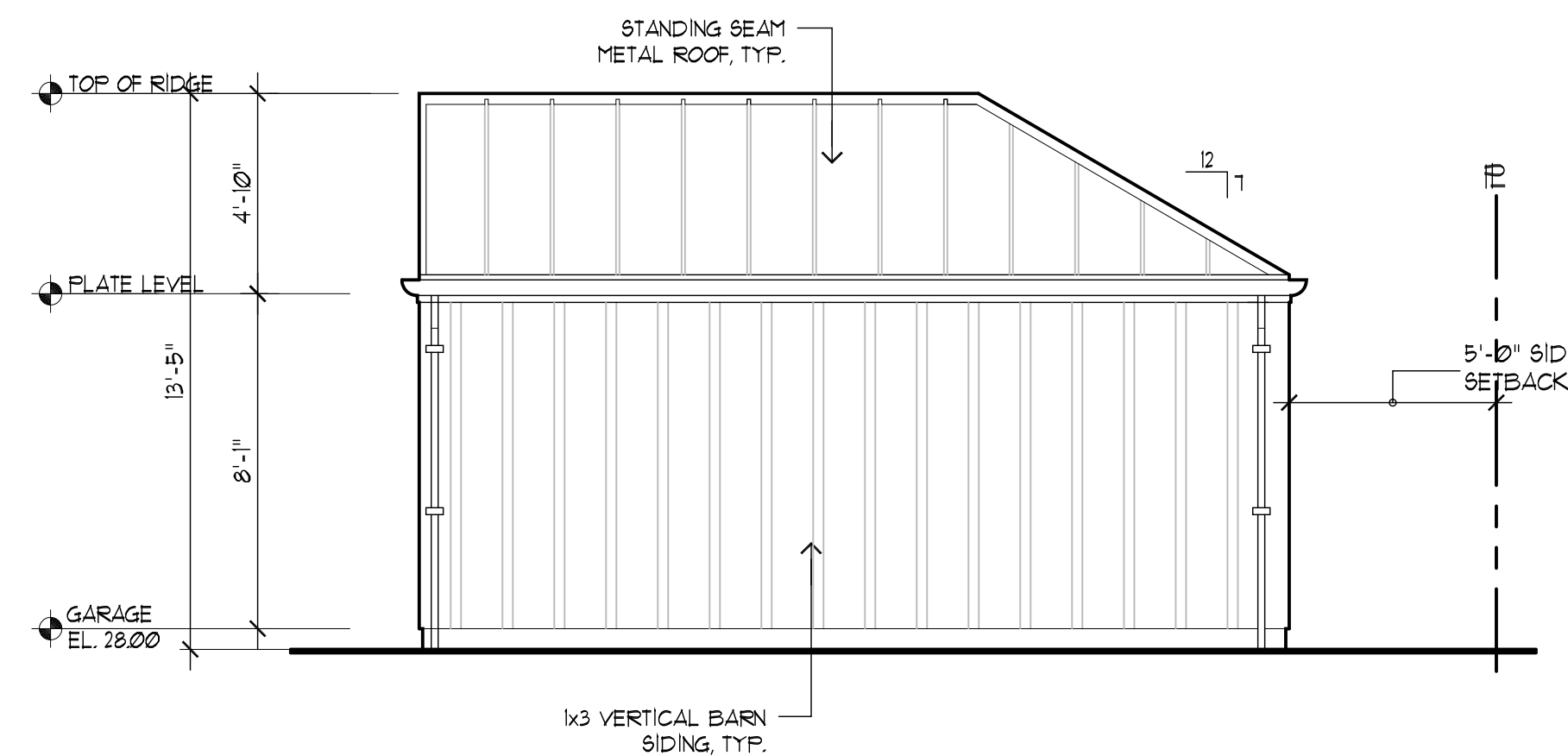
FRONT ELEVATION
SCALE: 1/4"=1'-0"



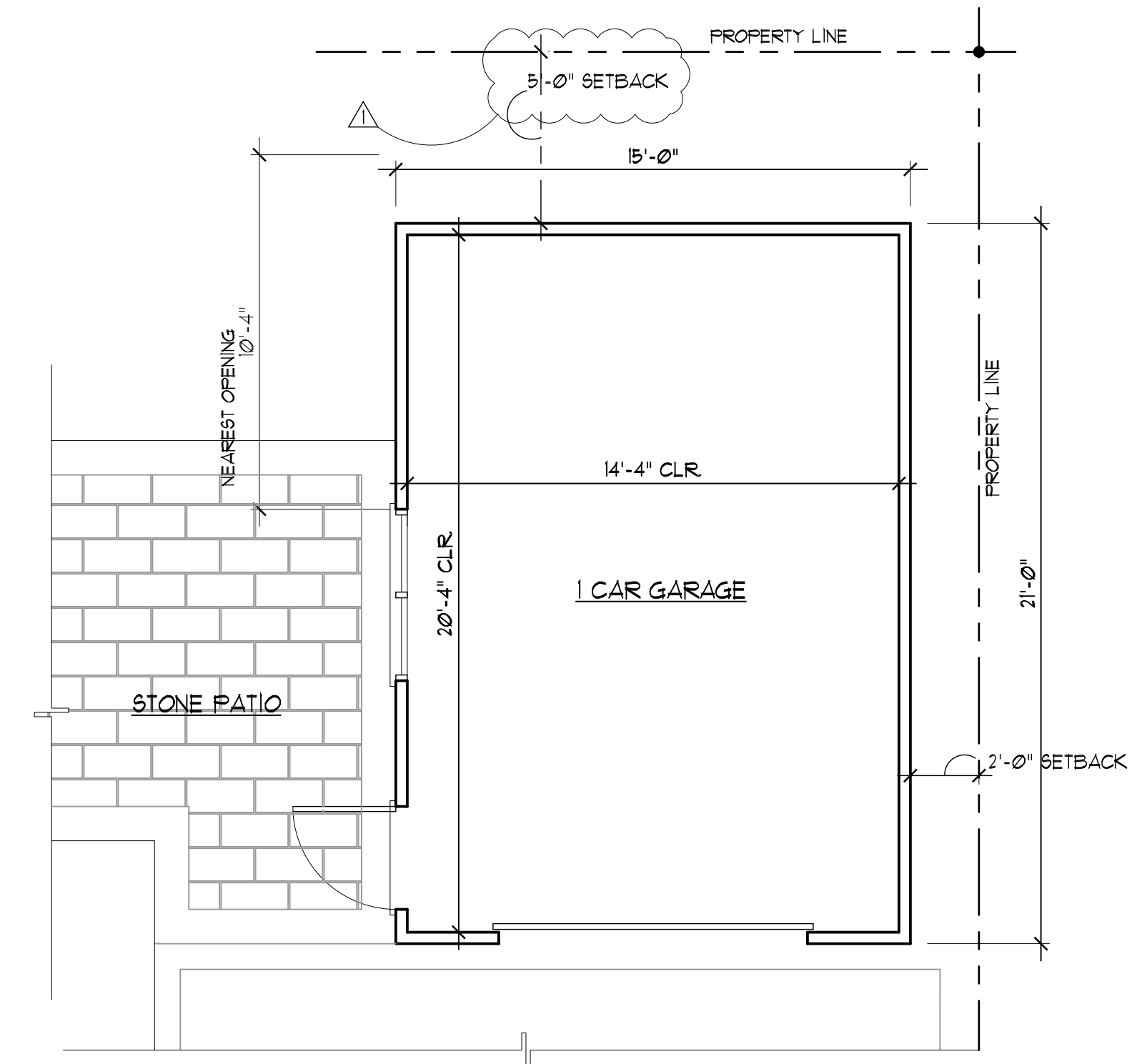
REAR ELEVATION
SCALE: 1/4"=1'-0"



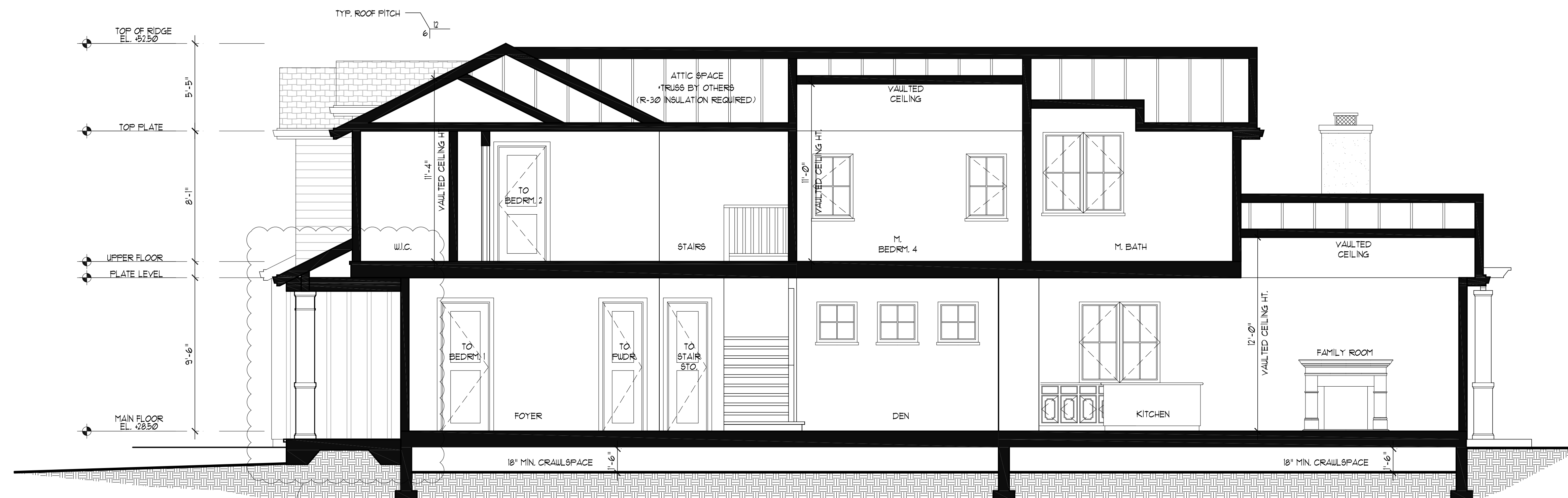
LEFT ELEVATION
SCALE: 1/4"=1'-0"



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



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



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

REVISIONS	BY
PLANNING 7/25/19	PU
PLANNING 8/27/19	PU

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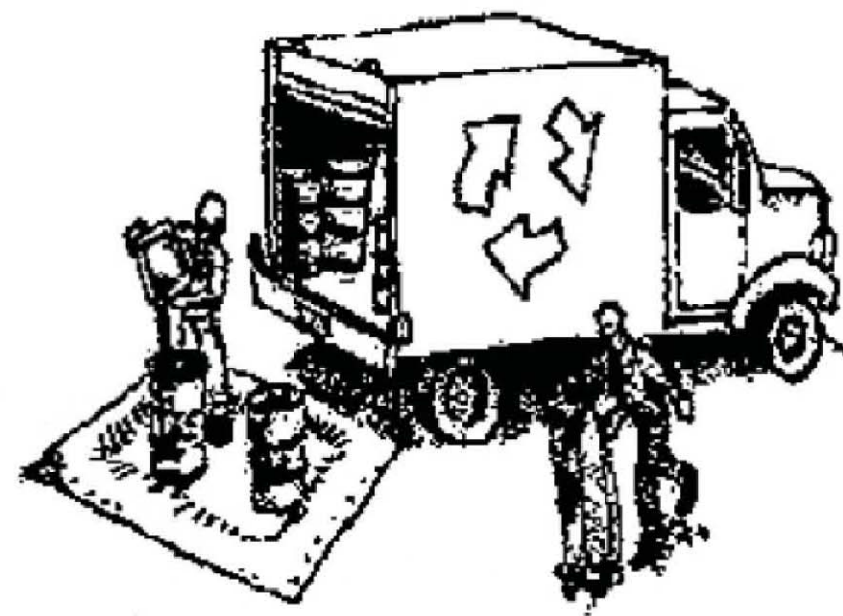
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SHEET NO.	

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



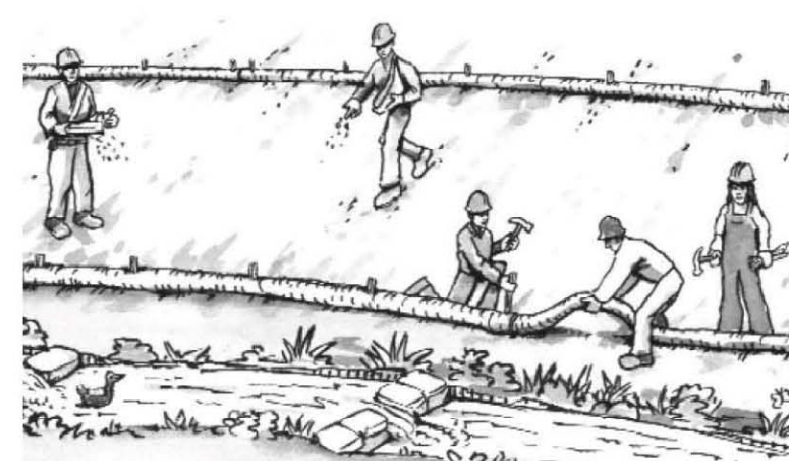
Maintenance and Parking

- ❑ 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

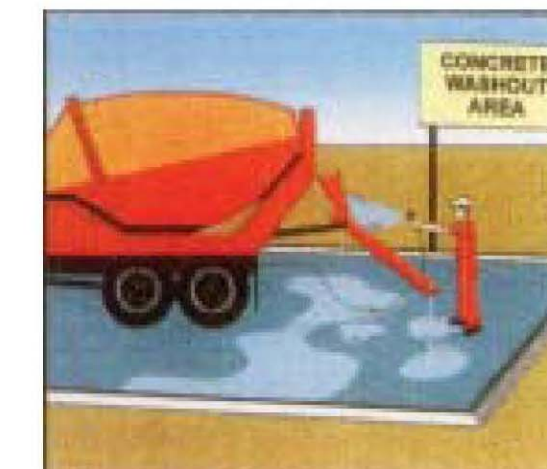


- ❑ Avoid paving and seal coating in wet weather, or when rain is forecast before fresh pavement will have time to cure.
- ❑ Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- ❑ Collect and recycle or appropriately dispose of excess abrasive gravel 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

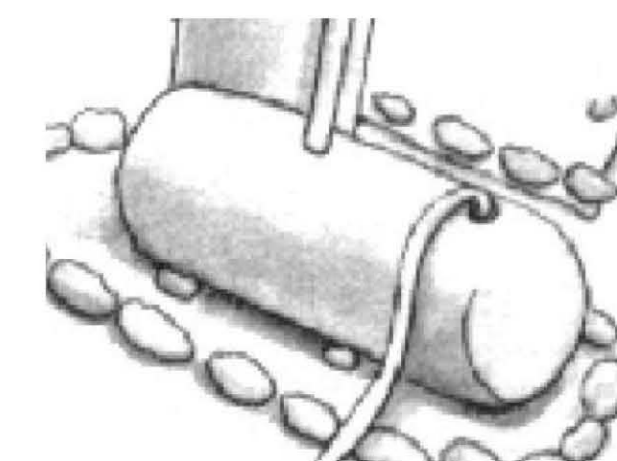
- ❑ Completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- ❑ Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the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

Concrete, Grout & Mortar Application



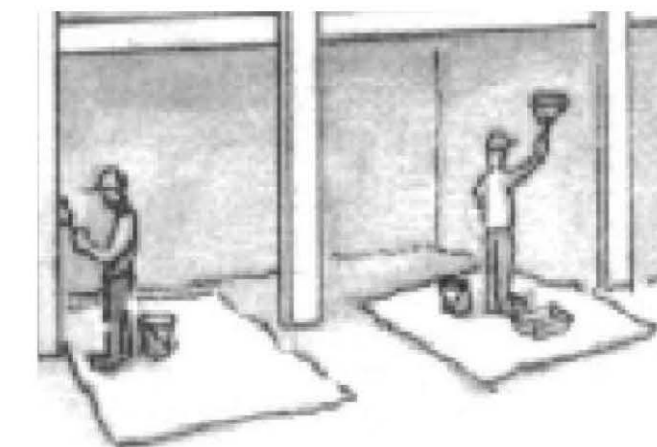
- ❑ Store concrete, grout and mortar under cover, on pallets and away from drainage areas. These materials must never reach a storm drain.
- ❑ Wash out concrete equipment/trucks offsite or in a contained area, so there is no discharge into the underlying soil or onto surrounding areas. Let concrete harden 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.

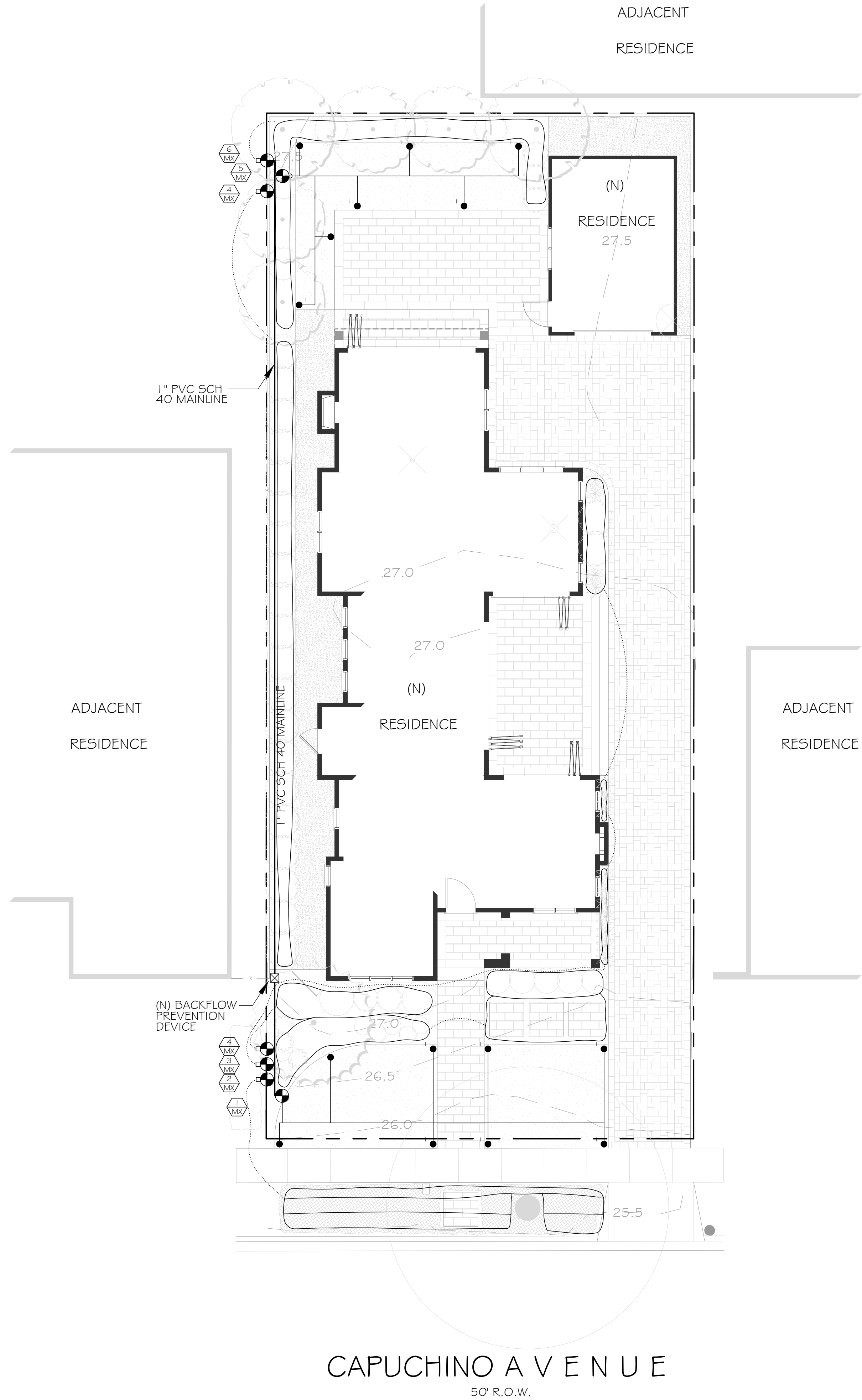
Landscape Materials



- ❑ 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!





IRRIGATION LEGEND

SYM	DESCRIPTION	PSI	GPM	REMARKS
	IRRIGATION METHOD (SPY: SPRAY DRP: DRIP BUB: BUBBLER SUB: SUB-SURFACE)			
	WATER USE (VL: VERY LOW L: LOW M: MEDIUM H: HIGH MX: MIXED)			
	WEATHERMATIC SMARTLINE SERIES CONTROLLER	-	-	W/ WEATHER STATION
	FESCO 825Y REDUCED PRESSURE ASSEMBLY	175 max.	-	W/ SHUT-OFF VALVES
	SHUT-OFF VALVE	60-100	-	BRASS BALL VALVE
	HOSEBIB	60-100	-	30" TALL BRASS LINE # FIXTURE
	IRRITROL 100 SERIES CONTROL VALVE	60-100	-	W/ GLOBE VALVE
	FILTER / PRESSURE REGULATOR	-	-	AS NEEDED PER MFR'S SPECS
	HUNTER MPR40 BODY W/ MP ROTATOR SERIES	30-55	.07-2.63	(C)-CORNER, (I)-1000 etc.
	HUNTER MPR40 BODY W/ MP STRIP SERIES	30-55	.14-.55	(L)-LEFT, (S)-SIDE, (R)-RIGHT
	RAINBIRD XERI-POP W/ MPR NOZZLE	20-50	.02-.41	(5)-5 SERIES, (8)-8 SERIES
	RAINBIRD XERI-POP W/ SQ NOZZLE	20-50	.13-.52	(Q)-QUARTER, (H)-HALF, (F)-FULL
	RAINBIRD XERI-BUBBLER SPIKE *NOT SHOWN	15-30	.02-.22	AS NEEDED, SEE DETAIL
	PVC SCH 40 MAINLINE	60-100	-	SEE PLAN FOR SIZING
	PVC SCH 40 LATERAL PIPING	30-55	-	SIZING TBD BY CONTRACTOR
	NETAFIM TECHLINE CV DRIPLINE	-	-	SIZING TBD BY CONTRACTOR
	NETAFIM TECHLINE CV (SUBSURFACE)	10-30	-	INSTALL PER MFR'S SPECS
	PVC SCH 40 SLEEVING	-	-	UNDER ALL PAVING / WALLS

- IRRIGATION NOTES
- THE CONCEPTS ON THE IRRIGATION PLAN ARE SCHEMATIC MINIMUM REQUIREMENTS, THE FULL EXTENT OF WHICH ARE TO BE DETERMINED BY THE CONTRACTOR. THE CONTRACTOR SHALL MAKE ADJUSTMENTS AS NECESSARY BASED ON ACTUAL SITE CONDITIONS.
 - ALL IRRIGATION SYSTEM COMPONENTS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS. MANUFACTURER'S SPECIFICATIONS SUPERSEDE ANY SPECS ON THESE PLANS / DETAILS.
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 - VALVES SHALL BE HOUSED IN WEATHER-PROOF PLASTIC BOXES, WITH LOCKABLE LIDS MARKED WATER.
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 - MAIN SUPPLY LINES & FITTINGS SHALL BE PVC SCH 40, SIZE AS NOTED ON PLAN, BURIED 12" - 16" DEEP.
 - LATERAL SUPPLY LINES & FITTINGS SHALL BE PVC SCH 40, SIZE TO BE DETERMINED BY CONTRACTOR, BURIED 9" - 12" DEEP.
 - FLEXIBLE POLY PIPE TO BE 1/2" - 3/4", DETERMINED BY CONTRACTOR. ALL 1/2" FLEXIBLE DISTRIBUTION LINES TO BE A MAXIMUM OF 5'-0" IN LENGTH & ARE TO BE STAKED.
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WATER CONSERVATION IN LANDSCAPING ORDINANCE COMPLIANCE

THESE PLANS COMPLY WITH THE CRITERIA OF THE WATER CONSERVATION IN LANDSCAPING ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN PLAN.

IRRIGATION PLAN

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

REVISIONS

83 Bevel Road #314
San Mateo, CA 94402
Tel: 650-372-8119
Fax: 650-372-8119
mike@michaelcallan.com

michaelcallan

landscape architect

REGISTERED LANDSCAPE ARCHITECT
MICHAEL D. CALLAN
No. 4076
JANUARY
STATE OF CALIFORNIA

NEW RESIDENCE

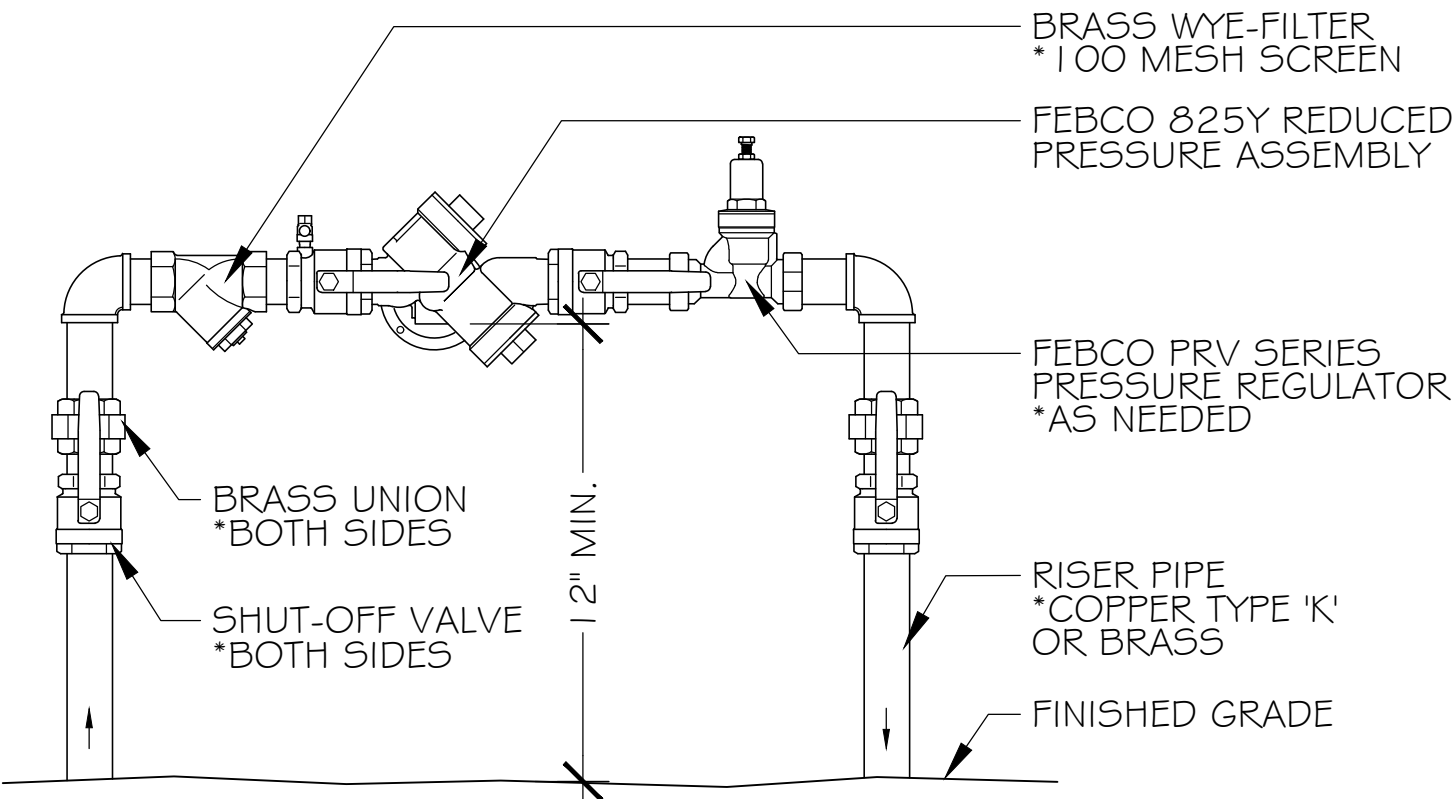
1319 CAPUCHINO AVE BURLINGAME, CALIFORNIA

DATE: SEPTEMBER 00, 2015

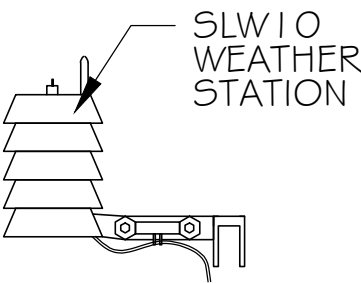
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SHEET NO: L2.0

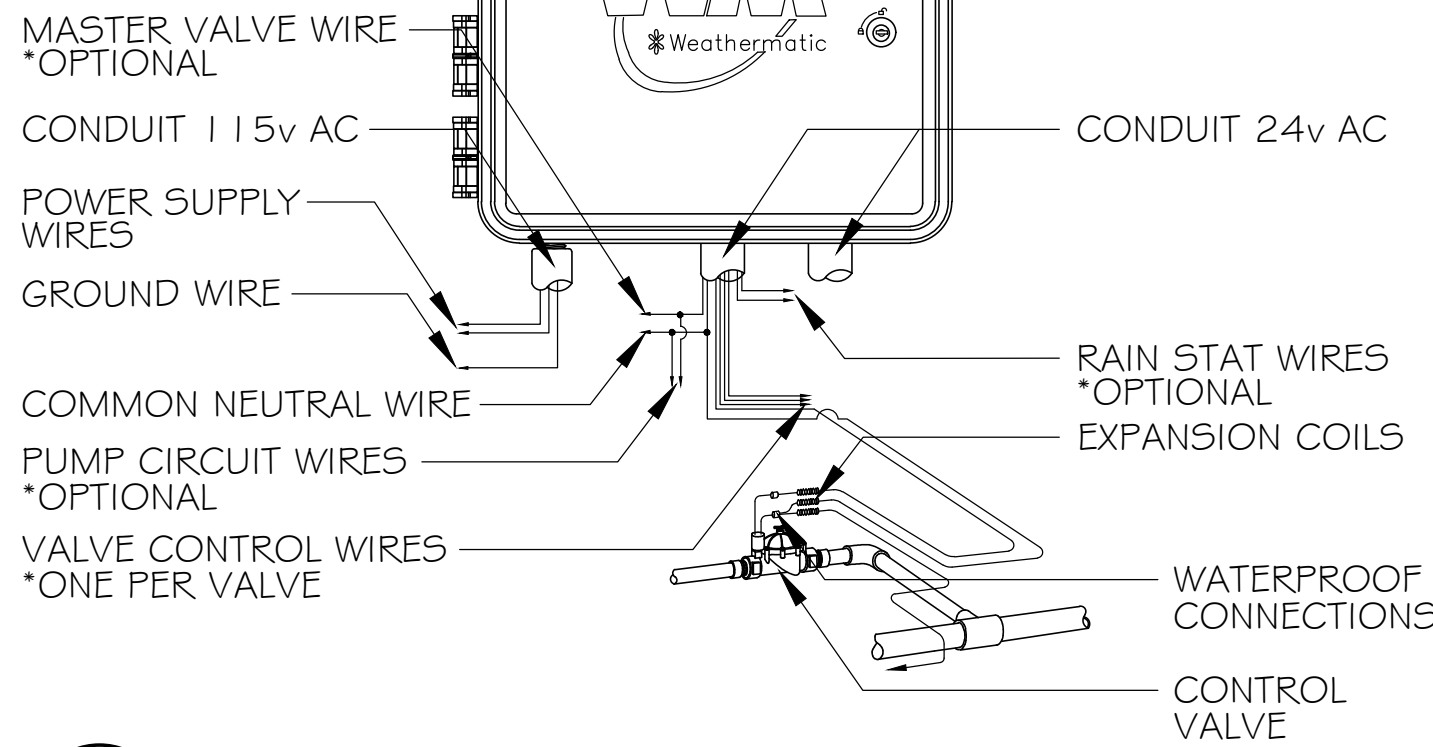
NOTE:
REDUCED PRESSURE ASSEMBLY
TO BE INSTALLED PER MFR'S
SPECS & APPLICABLE CODES



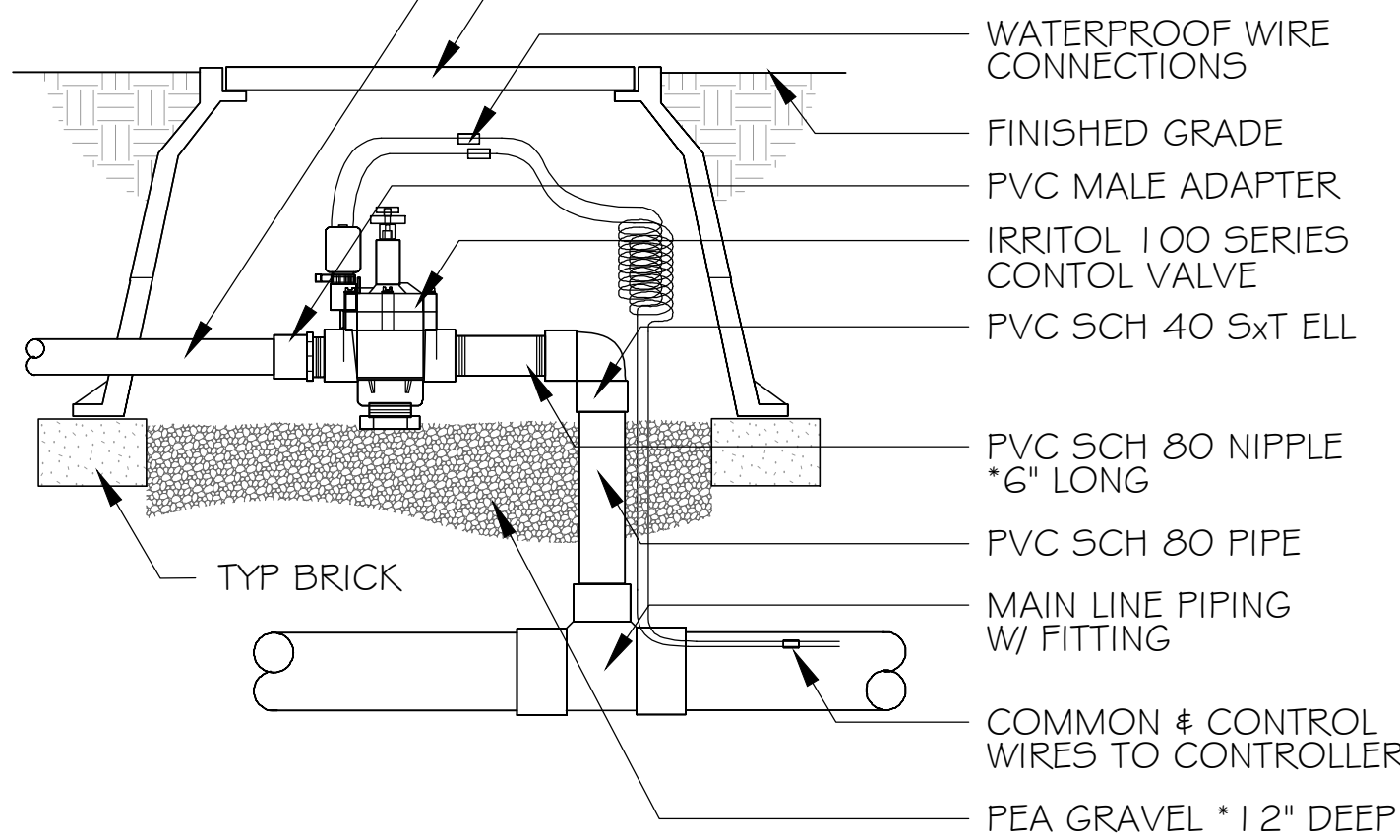
A REDUCED PRESSURE ASSEMBLY
SCALE: NTS



NOTE:
ALL ELECTRICAL WORK TO COMPLY
WITH APPLICABLE CODES

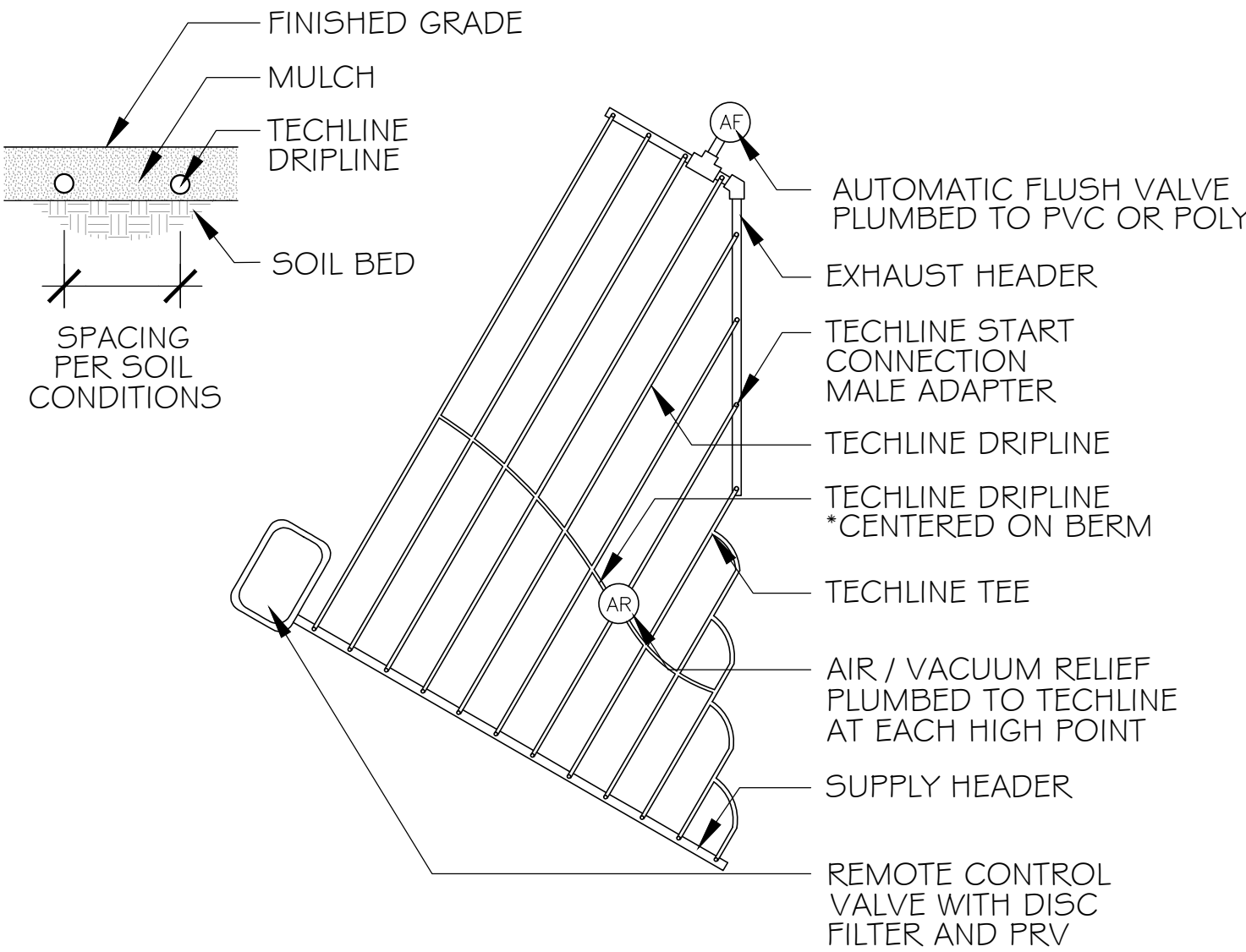
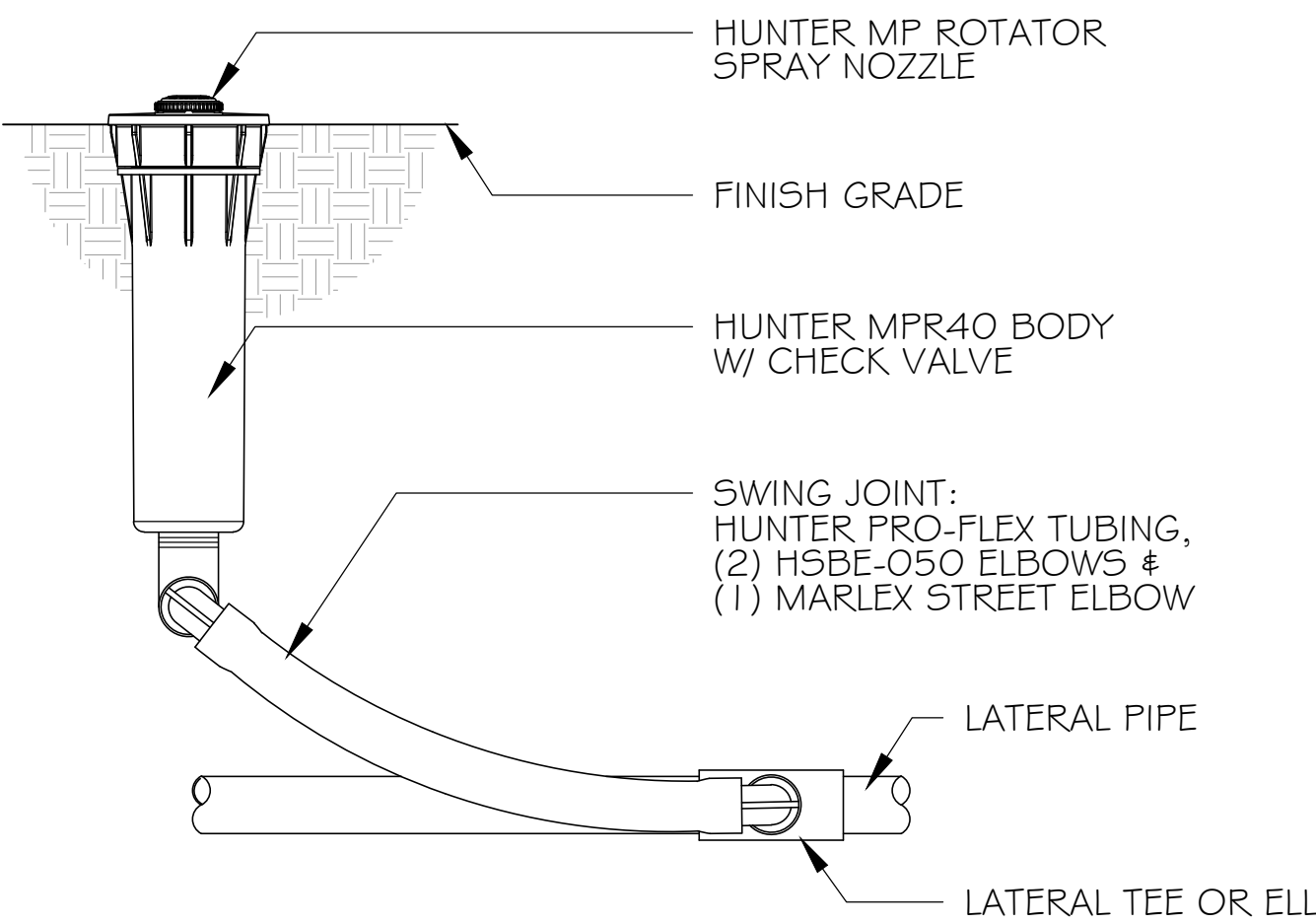


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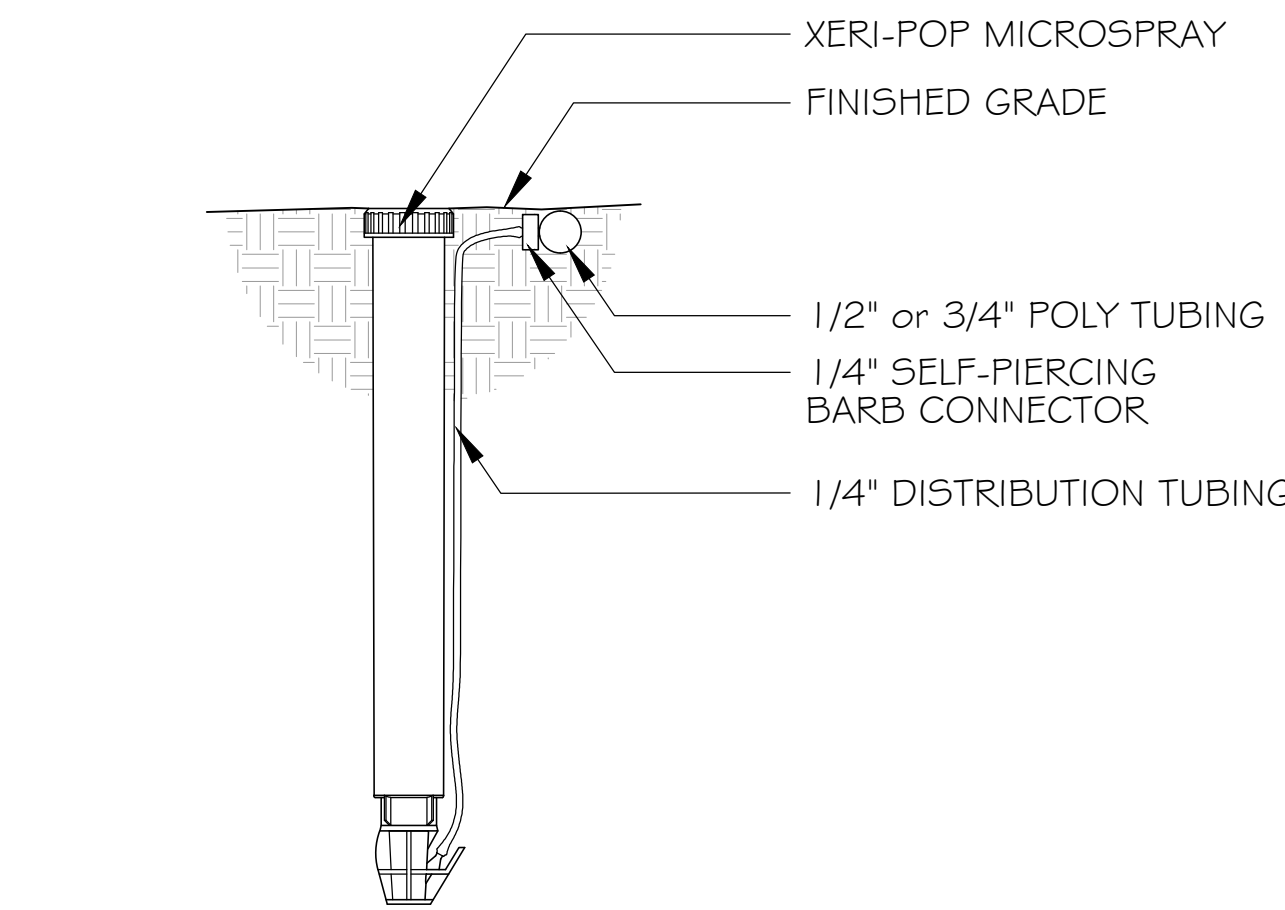


C CONTROL VALVE
SCALE: NTS

NOTE:
LAWN SPRAY RISER: 6" POP-UP
MEADOW SPRAY RISER: 12" POP-UP



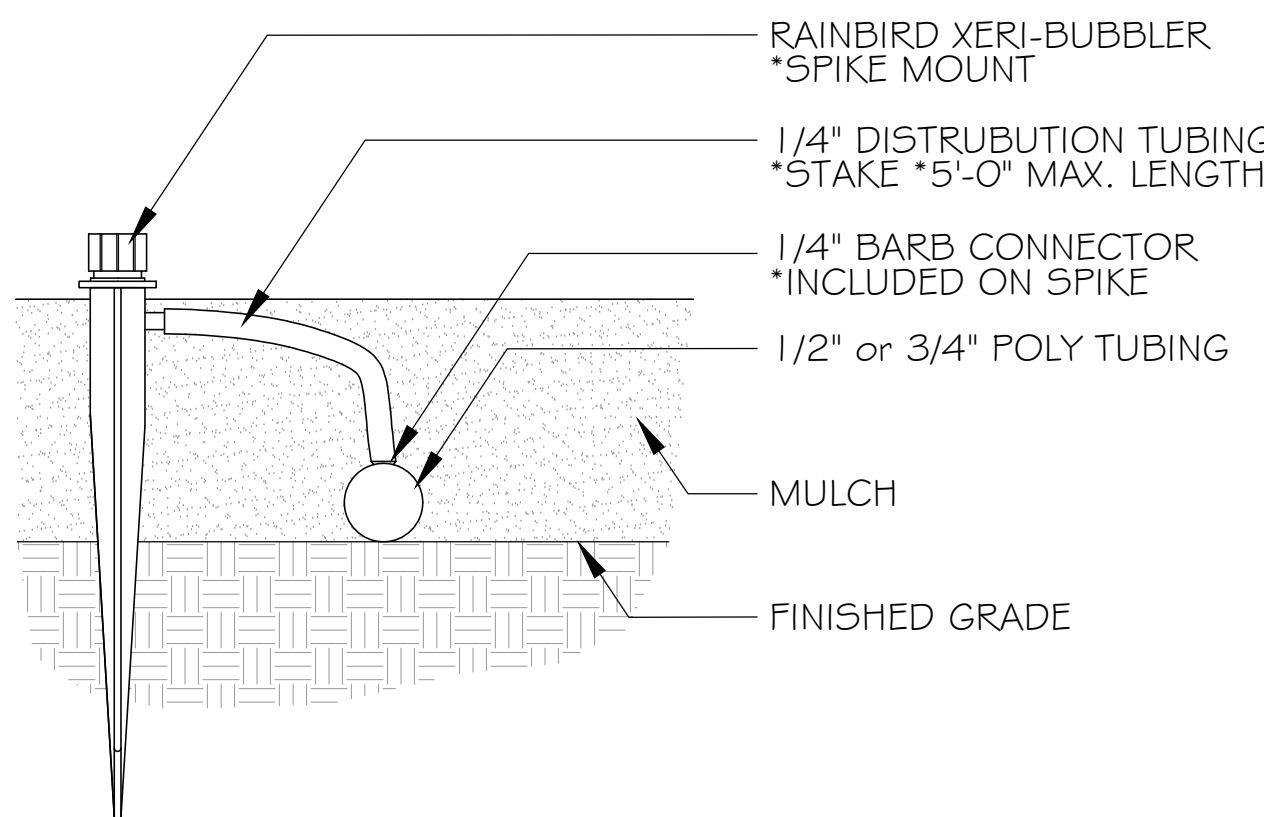
NOTE:
LAWN SPRAY RISER: 6" POP-UP
MEADOW, SHRUB SPRAY RISER: 12" POP-UP



E DRIPLINE SAMPLE LAYOUT
SCALE: NTS

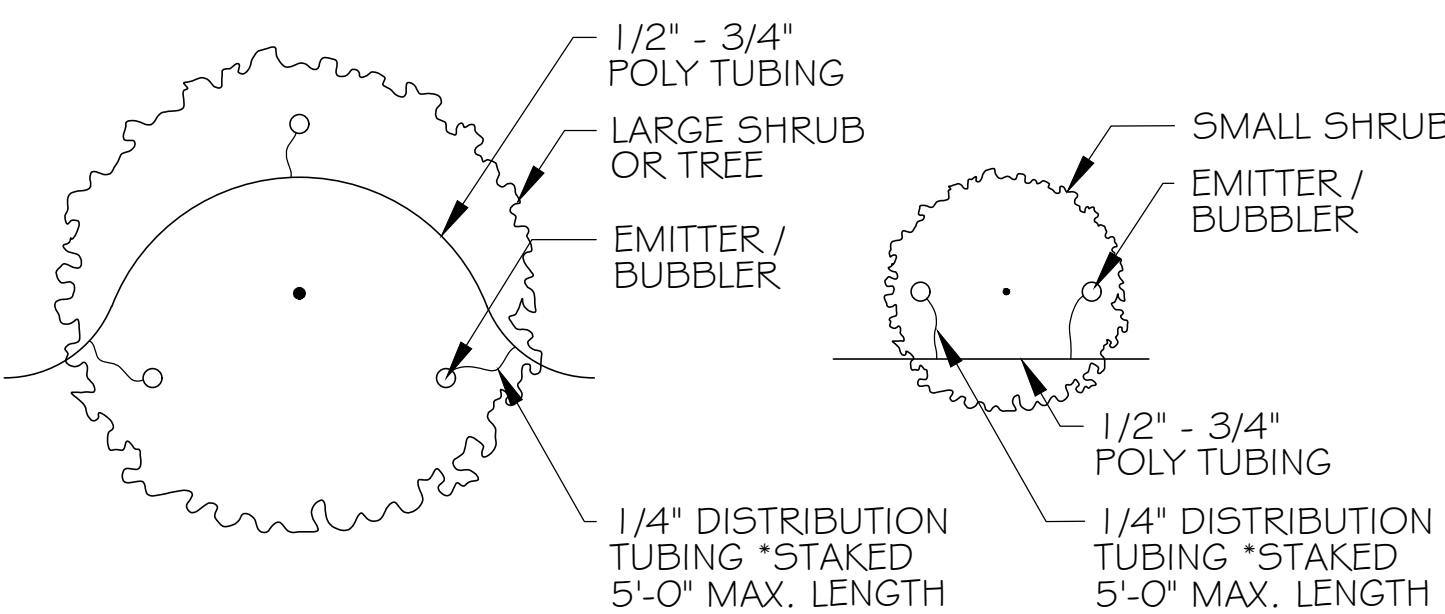
F POP-UP MICROSPRAY
SCALE: NTS

NOTE:
USE RAINBIRD XERI-MAN TOOL TO
INSERT BARB INTO POLY TUBING



H SPIKE MOUNT BUBBLERS
SCALE: NTS

NOTES:
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I EMITTER SPACING
SCALE: NTS

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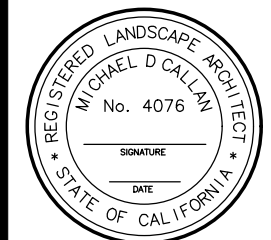
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REVISIONS

NO.	DATE	DESCRIPTION

83 Bavel Road #814
San Mateo, CA 94402
Tel: 650-572-8119
Fax: 650-572-8119
mike@michaelcallan.com

michaelcallan
landscape architect



NEW RESIDENCE
1319 CAPUCHINO AVE BURLINGAME, CALIFORNIA

DATE: SEPTEMBER 00, 2015

NOTES / DETAILS

SHEET NO.

L2.5

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 MAY 20, 2019 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
KEVIN M. MCGUIRE, CA PLS #6437

5/22/19
DATE



NOTES

- 1.) TITLE REPORT FOR THIS PROPERTY WAS PROVIDED BY FIRST AMERICAN TITLE COMPANY, FILE NO. 4101-5879389 (RW), DATED AS OF APRIL 19, 2019, AMENDED MAY 10, 2019
- 2.) UNDERGROUND UTILITY LINES WERE NOT LOCATED FOR THIS SURVEY.
- 3.) DATE OF FIELD SURVEY: MAY 20, 2019
- 4.) PROJECT BENCHMARK: SPIKE IN GROUND LOCATED IN DRIVEWAY AT TOP OF CONCRETE APRON (CP-43) WITHIN CAPUCHINO AVENUE AT FRONT OF SUBJECT PARCEL, HAVING AN ELEVATION OF 25.83 (AMSL)
- 5.) CONTOURS SHOWN HEREON ARE ONE HALF FOOT (0.5')

SETBACK TABLE

HOUSE #	APN	FRONT SETBACK
1351	026-086-020	15.5'
1349	026-086-030	17.1'
1341	026-086-040	18.4'
1337	026-086-050	19.7'
1333	026-086-060	19.8'
1325	026-086-070	19.0'
1321	026-086-080	18.7'
1319 (SUBJECT)	026-086-090	18.8'
1315	026-086-100	18.8'
1311	026-086-110	11.3'
AVERAGE:		17.7'

BASIS OF BEARINGS

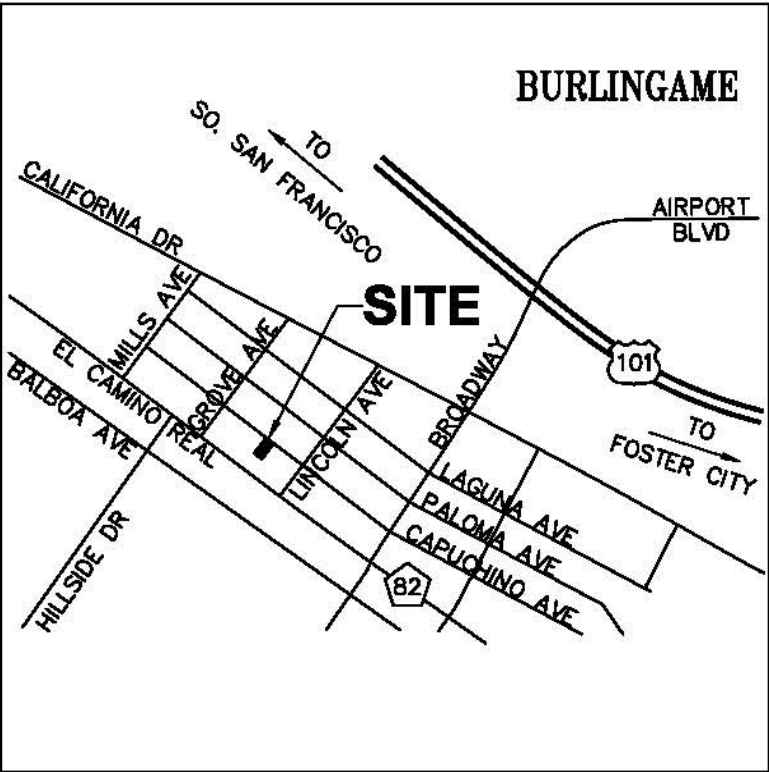
RECORD OF SURVEY NO. 2084 FILED IN BOOK 33 AT PAGE 70 IN THE RECORDS OF SAN MATEO COUNTY, AND TWO FOUND MONUMENTS ALONG LINCOLN AVENUE BETWEEN PALOMA AVENUE AND CAPUCHINO AVENUE AS SHOWN ON SAID MAP TAKEN AS NORTH 36°45'31" EAST.

BASIS OF ELEVATION

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

LEGEND

- SUBJECT PROPERTY LINE
- - - ADJOINER PROPERTY LINE
- X-X- EXISTING FENCE LINE
- x 27.5 SPOT ELEVATION
- o SET 5/8" REBAR W/ ORANGE PLASTIC CAP STAMPED PLS #6437
- ⊗ SET NAIL & BRASS TAG STAMPED PLS #6437



VICINITY MAP
NOT TO SCALE

TOPOGRAPHIC SURVEY

LANDS OF GILSON
LOT 26, BLOCK 6
MAP OF BURLINGAME GROVE (4-M-46)
1319 CAPUCHINO AVENUE

CITY OF BURLINGAME SAN MATEO COUNTY CALIFORNIA

SCALE: AS NOTED

MAY 2019



QUIET RIVER
Land Services Inc.

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

