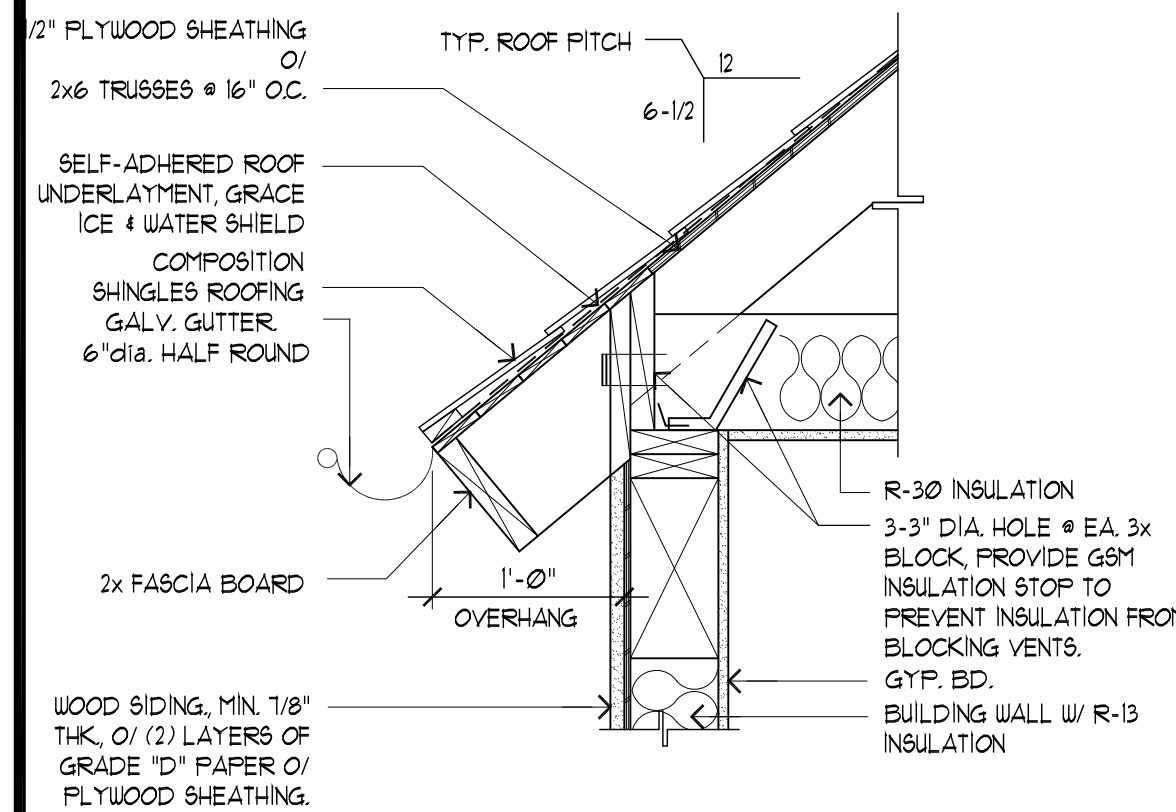
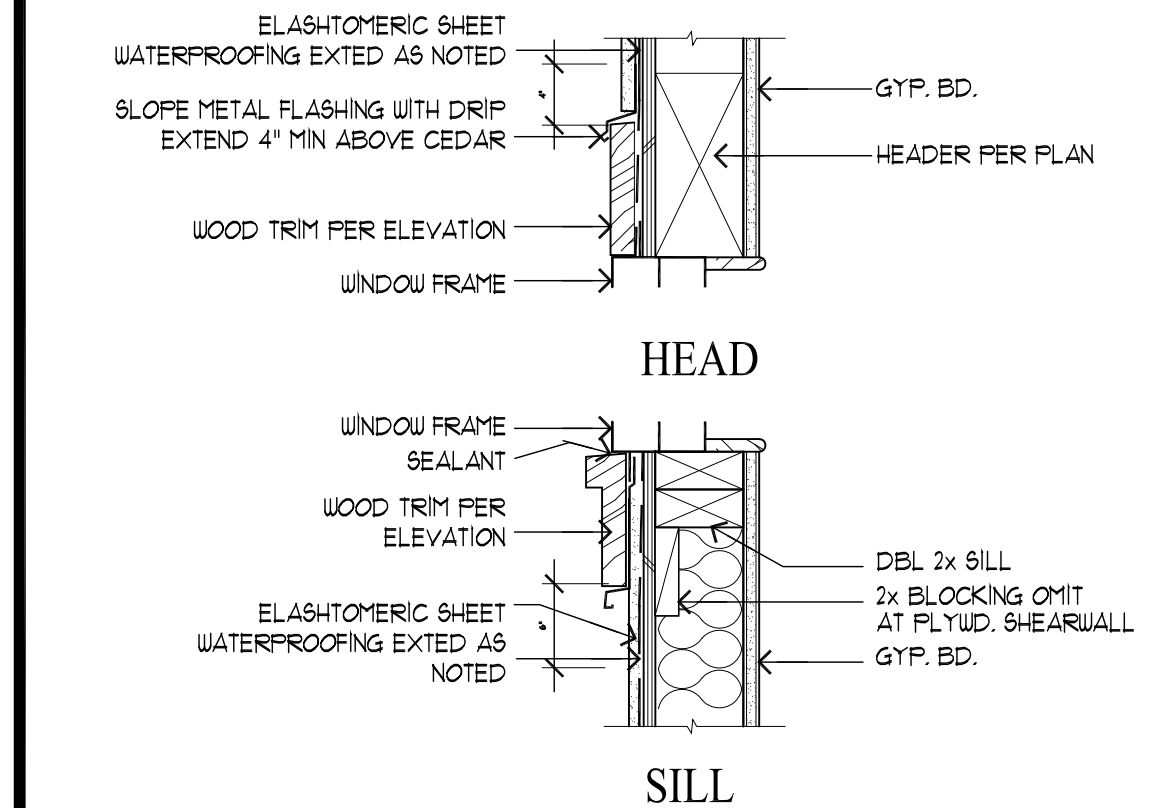


FRONT ELEVATION
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1 TYPICAL EAVE DETAIL
SCALE: 1"=1'-0"

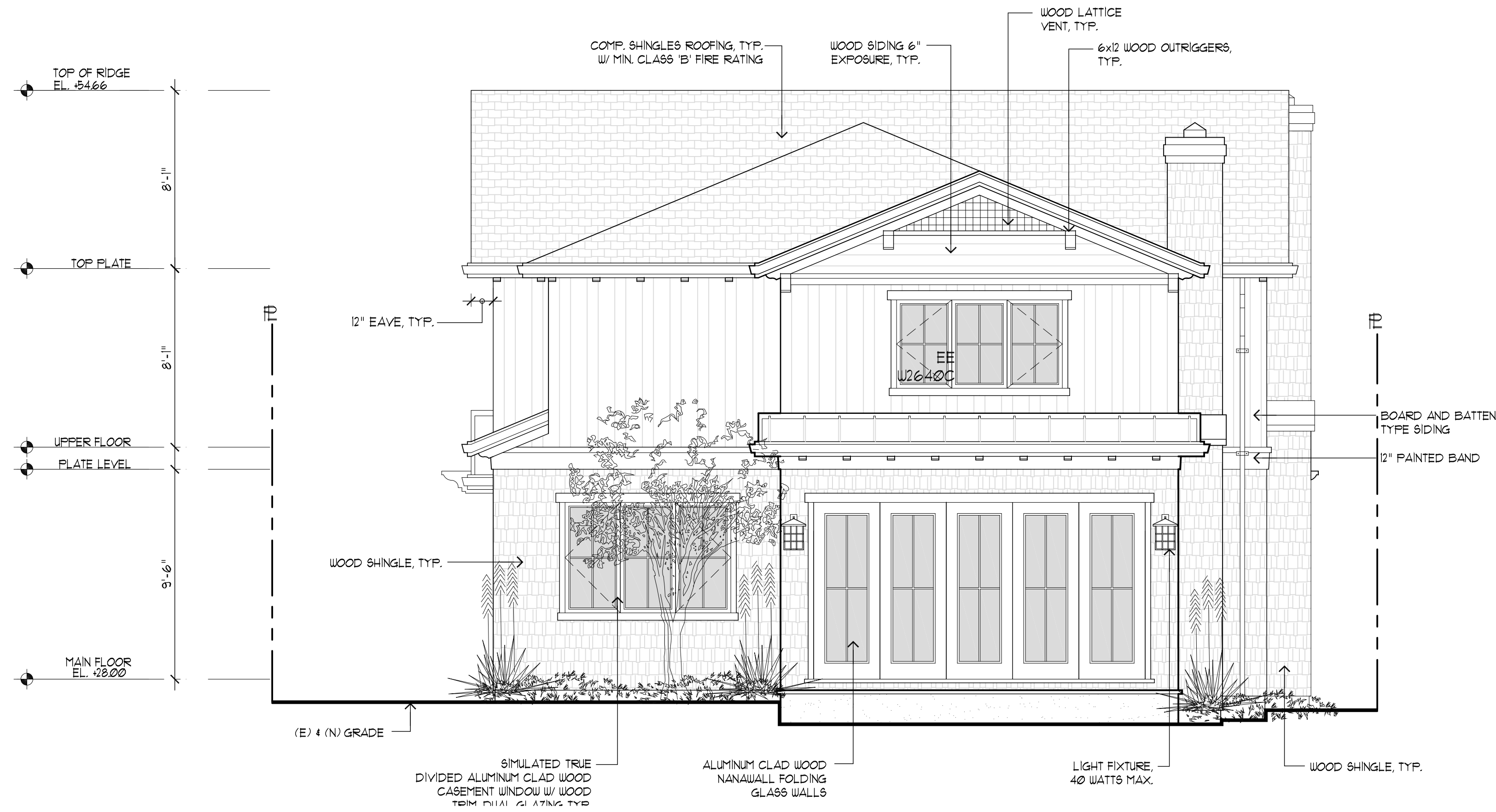


2 TYP. HEAD + SILL DETAIL
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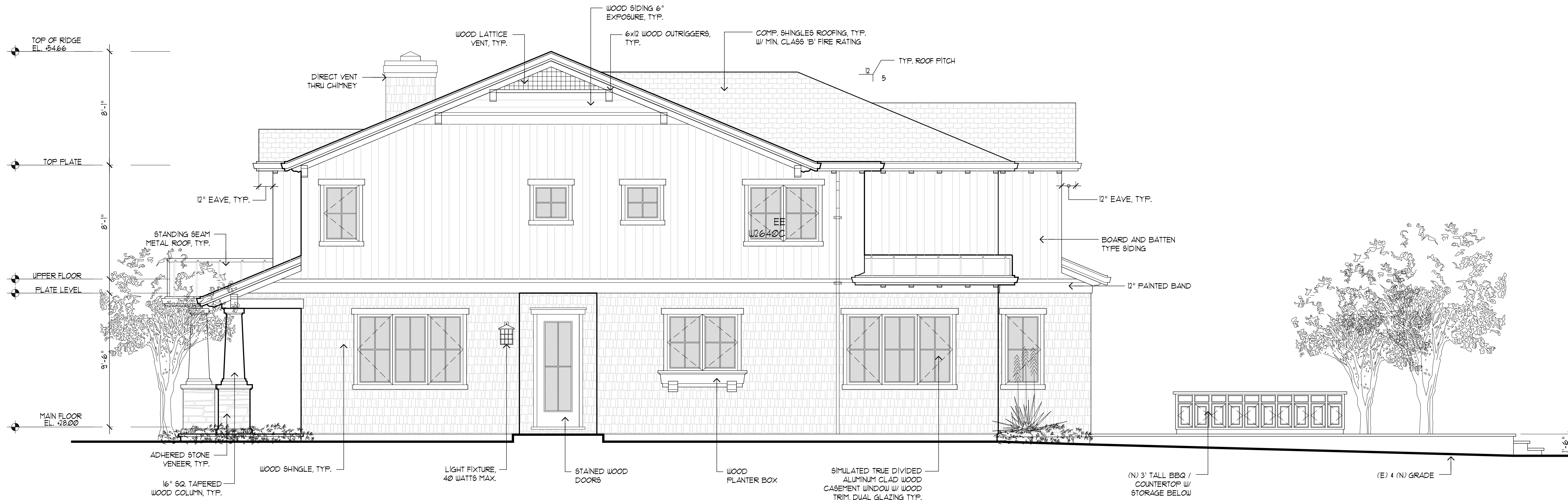


LEFT ELEVATION
SCALE: 1/4"=1'-0"

LEGEND
EE : EMERGENCY EGRESS



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



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

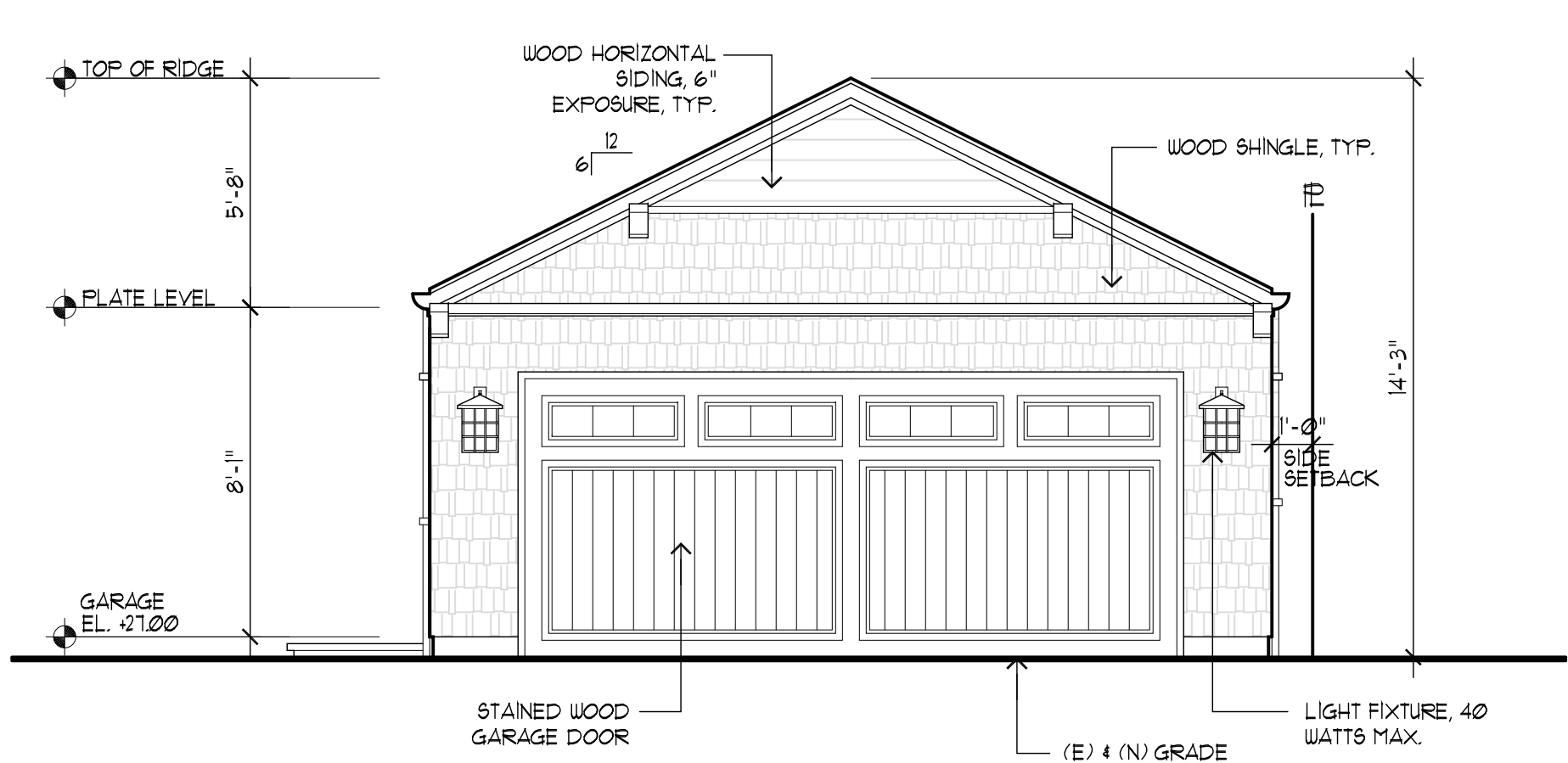
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A.P.N.: 029-253-210

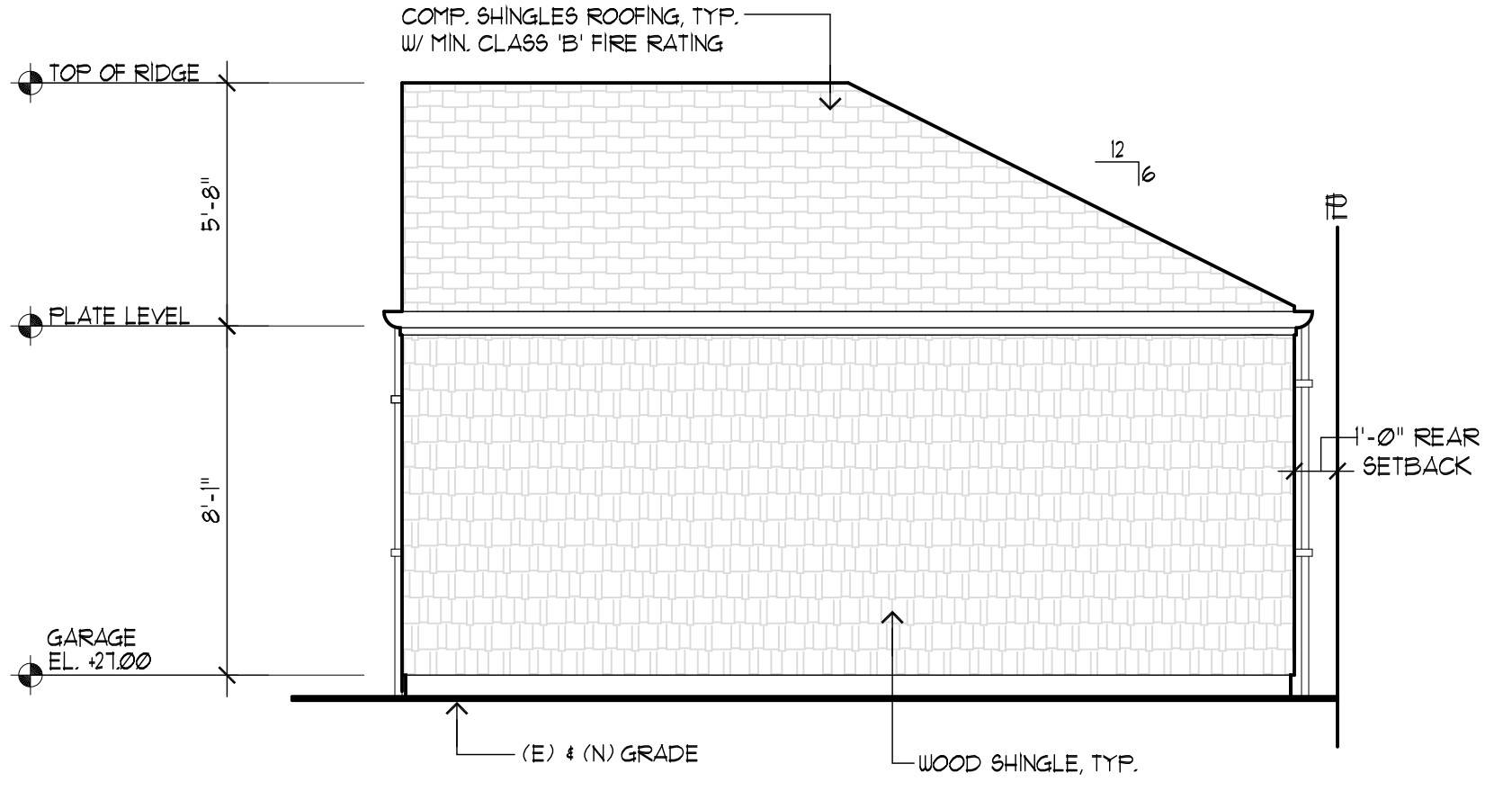
DATE: NOV. 2019
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FOR:
SHEET NO.

A.5
OF SHEETS

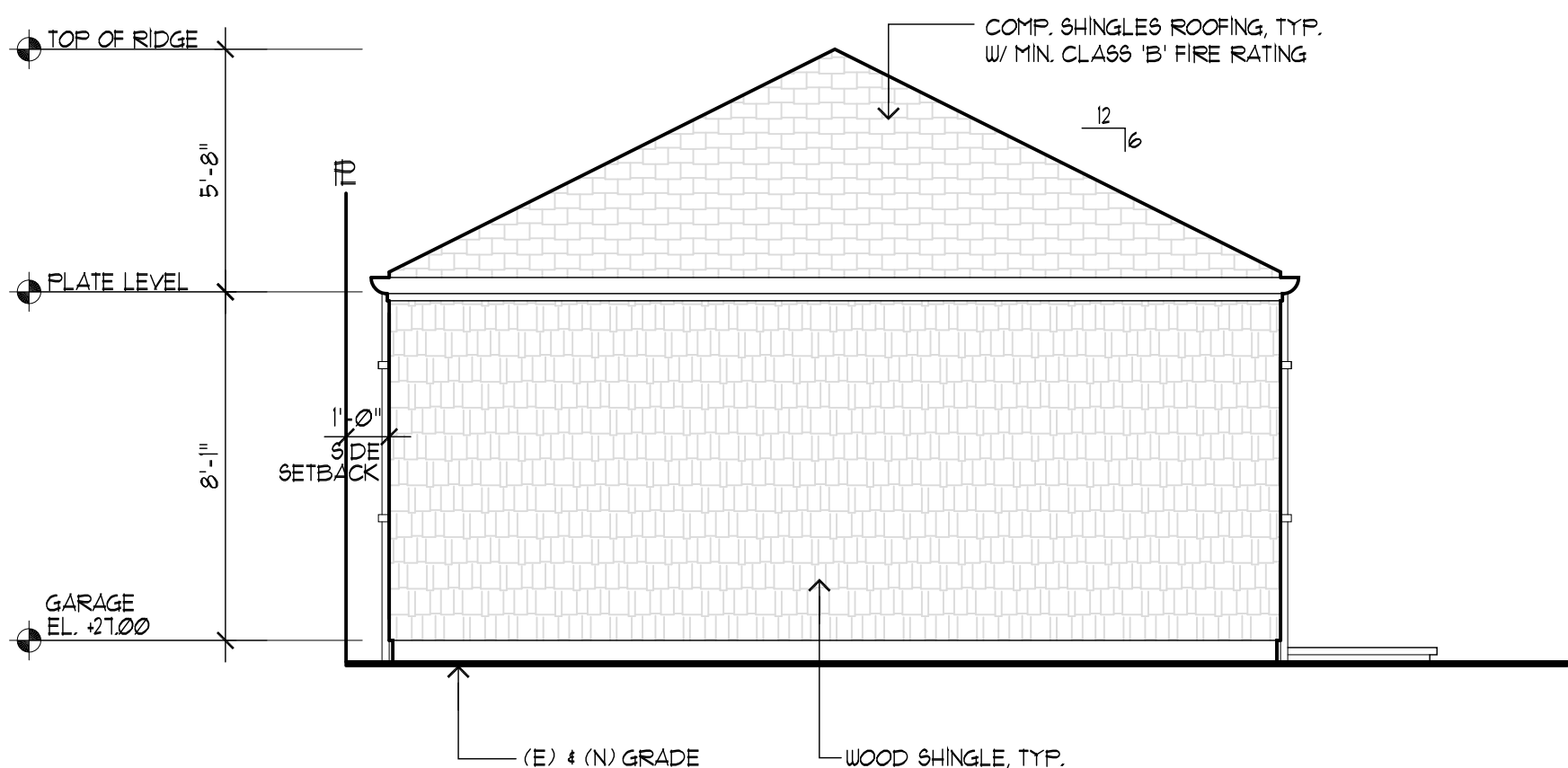
CHU DESIGN ASSOCIATES INC.
55 W. 43rd AVENUE
SAN MATEO, CALIFORNIA 94403
TEL.: (650) 345-9286
FAX: (650) 345-9287



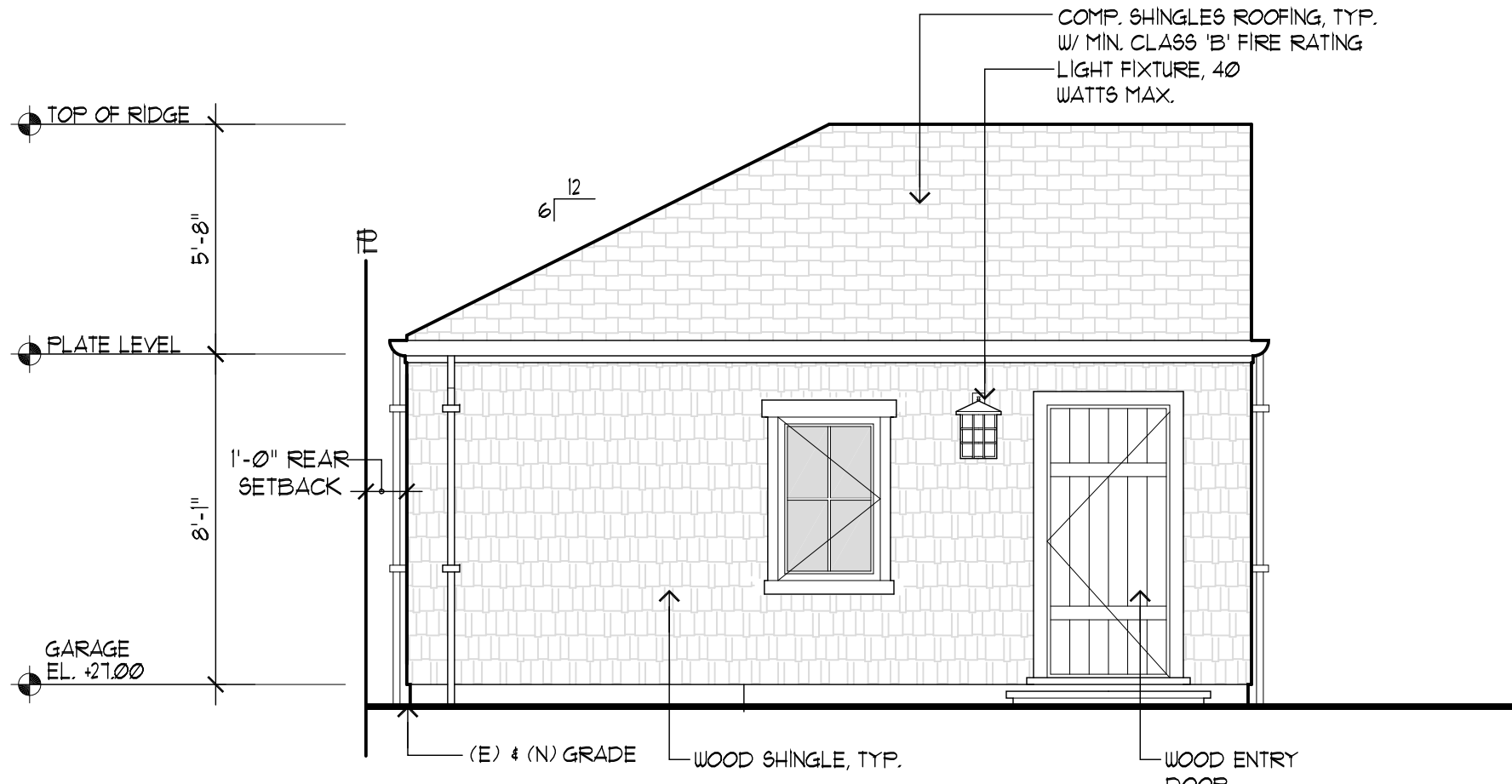
FRONT ELEVATION
SCALE: 1/4"=1'-0"



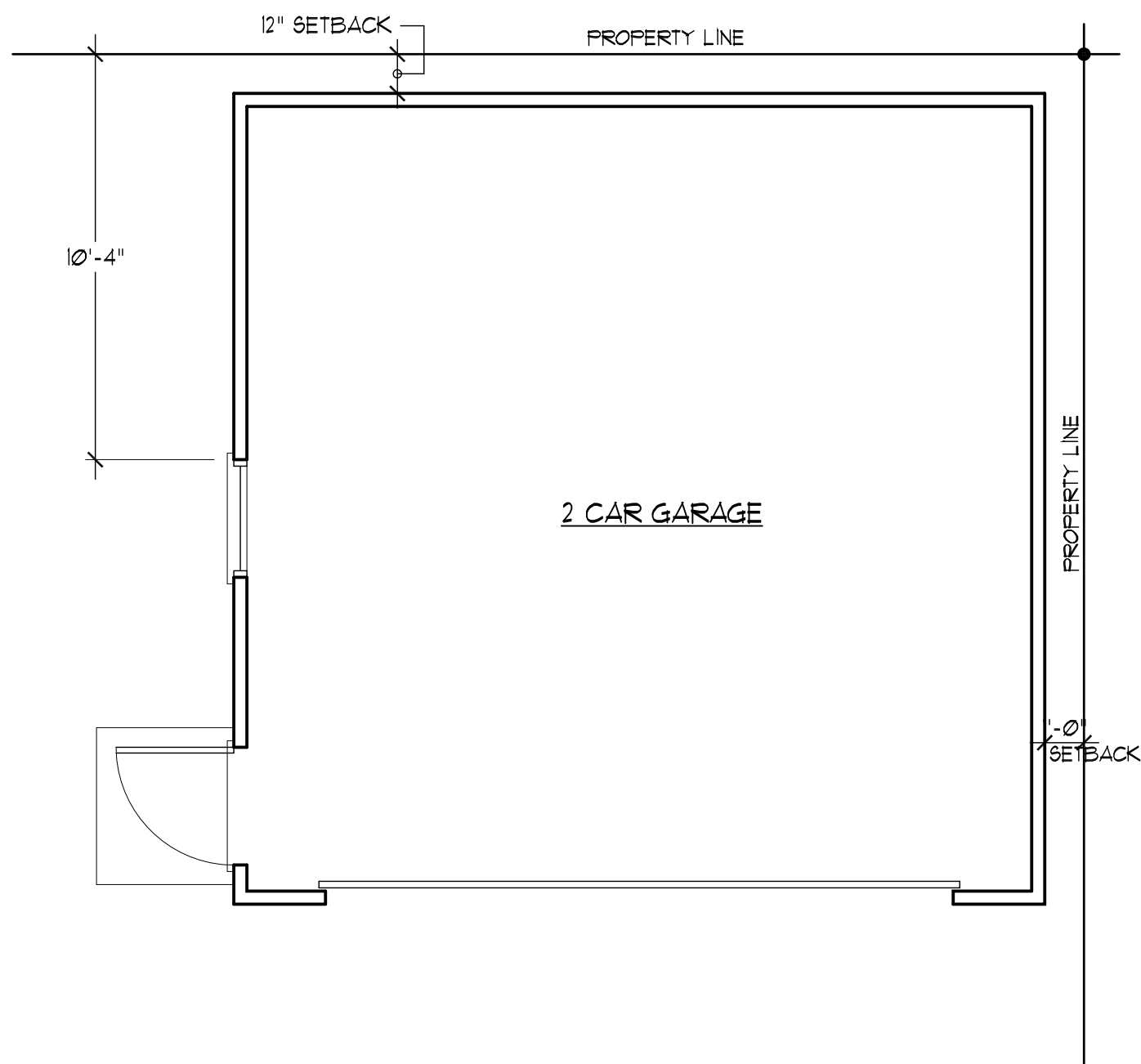
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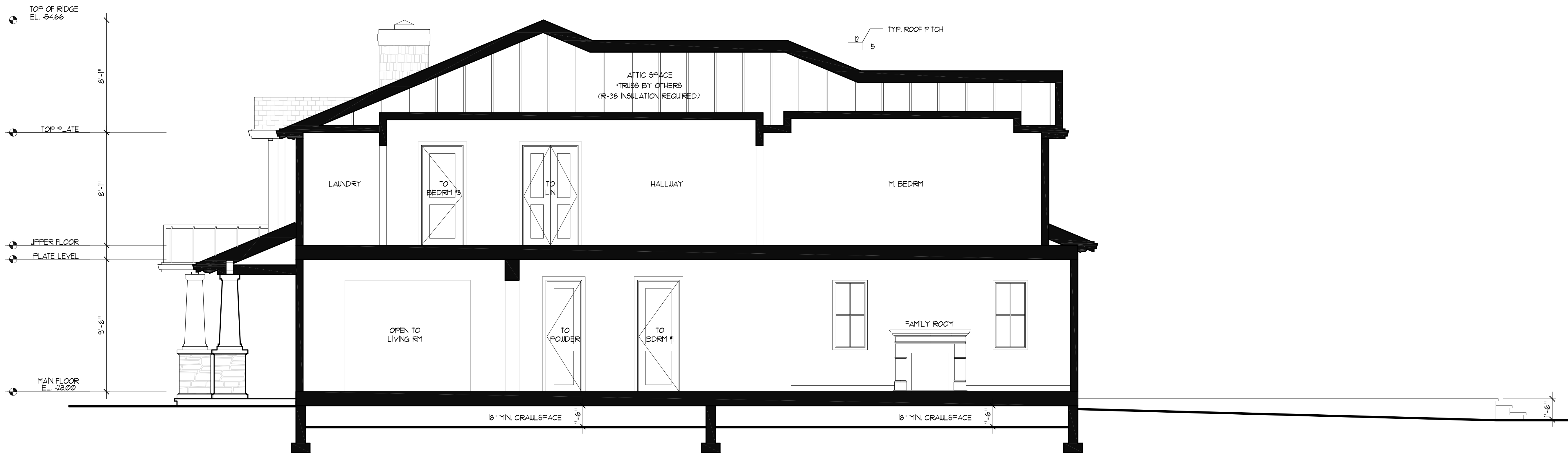
REAR ELEVATION
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LEFT ELEVATION
SCALE: 1/4"=1'-0"



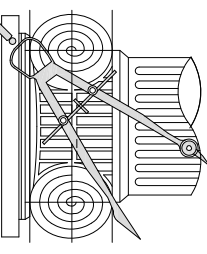
GARAGE FLOOR PLAN
SCALE: 10"=1'-0"



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

REVISIONS	BY

CHU DESIGN ASSOCIATES INC.
55 W. 43rd AVENUE
SAN MATEO, CALIFORNIA 94403
TEL: (650) 345-9286
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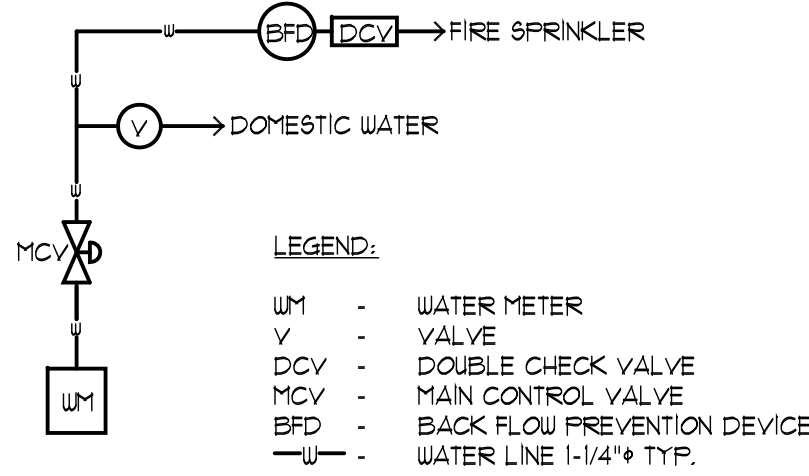
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SHEET NO.	

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:
B4H SURVEYING, INC.
301 WALTERMIRE ST.
BELMONT, CA 94002
TEL: (650) 631-1530
- A DEMOLITION PERMIT IS REQUIRED FOR SIDEWALK, SEWER AND WATER REPLACEMENT
- REQUIRED PROTECTIVE FENCINGS MUST BE INSTALLED AND INSPECTED PRIOR TO DEMO PERMIT ISSUE.
- SEWER BACKFLOW PROTECTION CERTIFICATE IS REQUIRED PER ORDINANCE NO. 110. 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 REVIEWED BY INSPECTOR.
- NEW WATER METER SHALL NOT ON PRIVATE PROPERTY. IT MUST BE LOCATED ON PUBLIC PROPERTY FOR ACCESS BY METER READER.
- NEW SEWER LINE WITH CLEANOUT FOR NEW HOUSE. CLEANOUT AT SEWER MAIN LINE TO BE IN PUBLIC EASEMENT FOR CITY ACCESS.
- CONTRACTOR SHALL ENSURE THE DOUBLE VALVE 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 UFC APPENDIX IIIA.
- 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 110.
- PROVIDE SURVEY STAKES PRIOR TO FOUNDATION INSPECTION TO VERIFY LOT LINES.
- PROVIDE A PRESSURE ABSORBING DEVICES OR APPROVED MECHANICAL DEVICES ARE REQUIRED ON WATER LINES LOCATED AS CLOSE AS POSSIBLE TO QUICK ACTING VALVES THAT WILL ABSORB HIGH PRESSURES RESULTING FROM QUICK CLOSING OF QUICK-ACTING VALVES. CFC SECTION 60910

- REPLACE ALL CURB, GUTTER, DRIVEWAY AND SIDEWALK FRONTING SITE. PLUG ALL EXISTING SANITARY SEWER LATERAL CONNECTIONS AND INSTALL A NEW 6" LATERAL.
- ALL WATER LINE CONNECTIONS TO CITY WATER MAINS FOR SERVICES OR FIRE LINE ARE TO BE INSTALLED PER CITY STANDARD PROCEDURES AND SPECIFICATION.
- ANY OTHER UNDERGROUND UTILITY WORKS WITHIN CITY'S RIGHT OF WAY.
- THE CONTRACTOR SEWER LATERAL (BUILDING SEWER) SHALL BE TESTED PER ORDINANCE CODE CHAPTER 15.2. TESTING INFORMATION IS AVAILABLE AT THE BUILDING DEPARTMENT COUNTER. AN ENCROACHMENT PERMIT IS REQUIRED FROM THE PUBLIC WORKS DEPARTMENT WHENEVER THE CITY'S PORTION OF THE SEWER LATERAL OR CITY CLEANOUT IS TO BE LAID AND/OR CONNECTED TO THE SEWER MAINS.
- SEWER BACKWATER PROTECTION CERTIFICATION IS REQUIRED FOR THE INSTALLATION OF ANY NEW SEWER FIXTURE PER ORDINANCE NO. 110. 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 NUMBER ON DURABLE MONUMENTS. THIS SURVEY SHALL BE ATTACHED TO THE CONSTRUCTION PLANS. ALL CORNERS NEED TO BE MAINTAINED OR RE-ESTABLISHED 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.



1 SCHEMATIC WATER LATERAL LINE
NOT TO SCALE

DRAINAGE NOTES:

RAINWATER COLLECTION
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. 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 PERFORMANCE AS LISTED BELOW (MINIMUM). INSTALL AS PER MANUFACTURERS SPECIFICATIONS AND RECOMMENDATIONS.

DISCHARGE FEET OF HEAD
PERFORMANCE (GALLONS PER HOUR)

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

FIRE NOTES:

FIRE SPRINKLER SHOP DRAWINGS ARE TO BE SUBMITTED DIRECTLY TO THE BURLINGAME FIRE DEPARTMENT AT 1399 ROLLINS ROAD, BURLINGAME, CA 94002. 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 WADDLES)
- REPLACE DAMAGED OR DISPLACED CURB, GUTTER AND/OR SIDEWALK ALONG THE PROPERTY FRONTAGE. A CITY ENCROACHMENT PERMIT IS REQUIRED.
- THE SANITARY SEWER LATERAL (BUILDING SEWER) SHALL BE TESTED PER ORDINANCE CODE CHAPTER 15.2. TESTING INFORMATION IS AVAILABLE AT THE BUILDING DEPARTMENT COUNTER. AN ENCROACHMENT PERMIT IS REQUIRED FROM THE PUBLIC WORKS DEPARTMENT WHENEVER THE CITY'S PORTION OF THE SEWER LATERAL OR CITY CLEANOUT IS TO BE LAID AND/OR CONNECTED TO THE SEWER MAINS.
- NEW DRIVEWAY OR DRIVEWAY WIDENING MUST BE APPROVED BY THE CITY ENGINEER. SHOW DISTANCE BETWEEN THE PROPOSED DRIVEWAY OPENING TO THE CLOSEST ADJACENT DRIVEWAY ON SITE PLAN.
- A PROPERTY SURVEY IS REQUIRED IF ANY PART OF PERMANENT STRUCTURE INCLUDING FOOTING IS WITHIN 12' OF PROPERTY LINE.

GREEN BUILDING NOTES:

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

AC NOTES:

AC EQUIPMENT WILL NOT EXCEED A MAXIMUM OUTDOOR SOUND 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. BNC 25.58.050

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)
Type I-F-R	Type II One-HR	Type III One-HR	Type IV-H	Type V-NI		
X 0.0229 for m2					x 3.785 for L/min	
0-22,700	0-12,700	0-5,900	0-5,900	0-3,600	1,500	
22,701-30,200	12,701-17,000	5,901-10,900	5,901-7,900	3,601-4,800	1,750	
30,201-38,700	17,001-21,300	10,901-12,900	7,901-8,900	4,801-6,000	2,000	
38,701-48,300	21,301-24,200	12,901-17,400	8,901-12,900	6,001-7,700	2,250	
48,301-58,000	24,201-33,200	17,401-21,300	12,901-15,400	7,701-9,400	2,500	
58,001-70,900	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	18,401-21,300	11,301-13,400	3,000	
83,701-97,700	47,101-54,900	30,101-35,200	21,301-25,900	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	18,001-20,800	3,750	
128,701-145,900	72,401-82,100	46,401-52,500	33,501-37,900	20,801-23,300	4,000	
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	166,501-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	
		156,701-167,800	113,201-121,300	69,601-74,600	7,250	
		167,801-178,400	121,301-129,600	74,601-79,800	7,500	
		178,401-191,400	129,601-138,300	79,801-85,100	7,750	
		191,401-Greater	138,301-Greater	85,101-Greater	8,000	

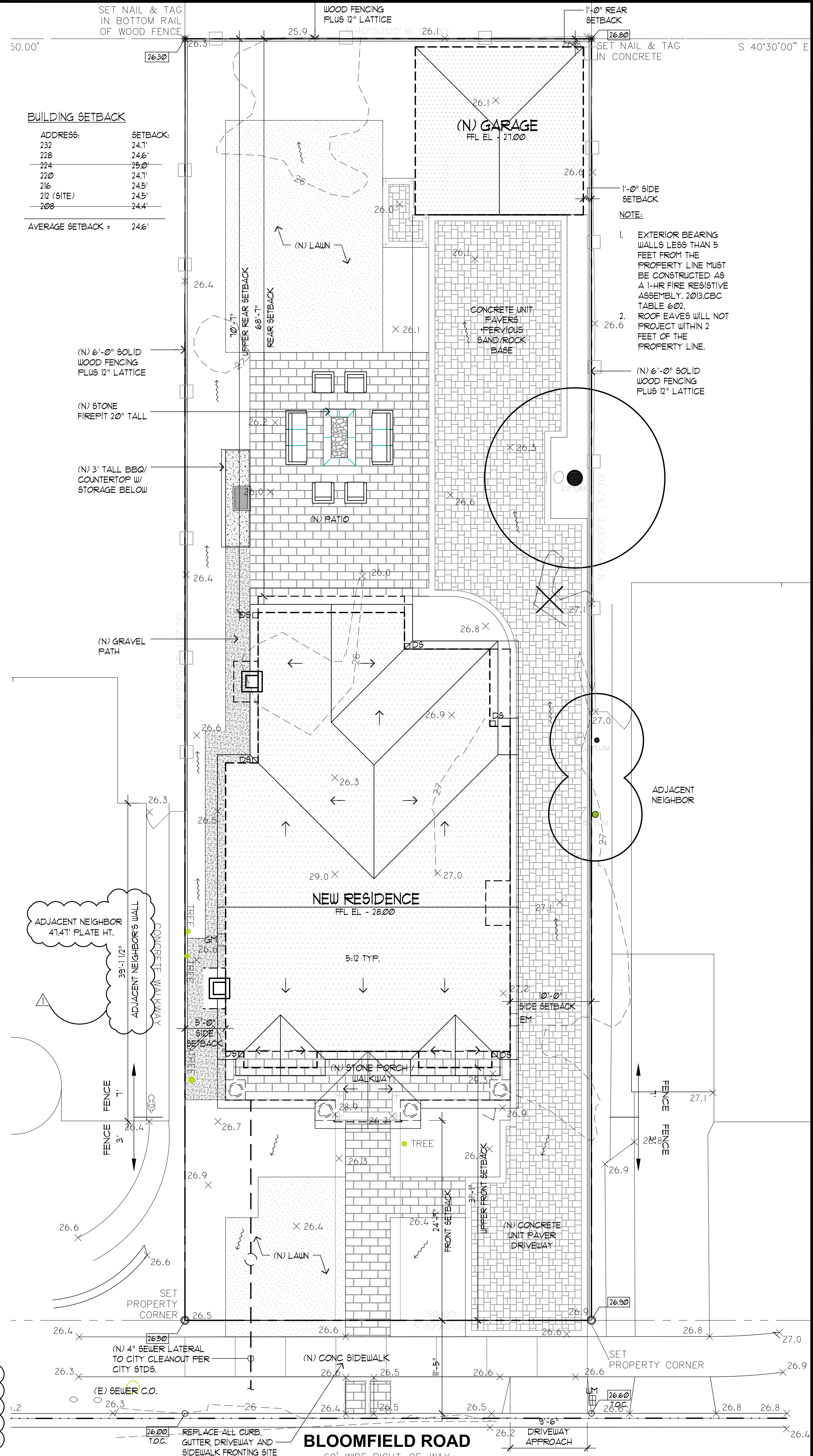
2526.075 DECLINING HEIGHT ENVELOPE

- THERE SHALL BE A DECLINING HEIGHT ENVELOPE IN THIS DISTRICT DEPARTING FROM A HEIGHT OF TWELVE (12) FEET ABOVE ORIGINAL EXISTING GRADE AT EACH SIDE PROPERTY LINE AS DETERMINED BY THE AVERAGE OF THE ELEVATIONS AT THE FRONT AND REAR PROPERTY LINE CORNERS AT EACH SIDE. AT TWELVE (12) FEET ABOVE GRADE, AN ANGLE OF FORTY-FIVE (45) DEGREES SHALL BE SET UNTIL IT INTERSECTS WITH A POINT SEVEN AND ONE-HALF (7 1/2) FEET ABOVE THE SECOND STORY FINISHED FLOOR. THEN THE LINE SHALL EXTEND VERTICALLY TO A MAXIMUM OF THIRTY (30) FEET OR TWO AND ONE-HALF (2 1/2) STORIES.
- NO STRUCTURE SHALL EXTEND ABOVE OR BEYOND SAID ENVELOPE EXCEPT:
 - CHIMNEYS OR FLUES, EAVES TO A MAXIMUM OF TWO (2) FEET OR ONE-HALF THE DISTANCE TO PROPERTY LINE WHICHEVER IS LESS, AND ARCHITECTURAL FEATURES INCLUDING GABLES WITHOUT WINDOWS WHICH DO NOT CREATE IMPROVED SPACE AND DO NOT EXTEND WITHIN THE FIRST STORY SIDE SETBACK.
 - WINDOW ENCLOSURES WHICH CREATE NO MORE THAN THIRTY-FIVE (35) SQUARE FEET OF FLOOR AREA WITHIN THE STRUCTURE AND HAVE A LENGTH NO GREATER THAN TEN (10) FEET. AT LEAST TWENTY-FIVE (25) PERCENT OF THE FACE OF SUCH ENCLOSURE AS MEASURED BETWEEN THE FINISHED FLOOR AND THE PLATE LINE SHALL BE WINDOW AREA.
 - THE SIDE OF A SINGLE-FAMILY OR DUPLEX STRUCTURE WHICH IS LOCATED ADJACENT TO AN EXISTING TWO (2) STORY RESIDENTIAL STRUCTURE SO THAT THE PROPERTIES ON WHICH THEY ARE LOCATED SHARE A SIDE PROPERTY LINE PROVIDED:
 - THE SECOND STORY IS NOT CLOSER TO THE PROPERTY LINE THAN THE REQUIRED FIRST FLOOR SETBACK; AND
 - IF THE SECOND STORY WALL IS OUTSIDE OF THE DECLINING HEIGHT ENVELOPE AND ADJACENT TO AN EXISTING TWO (2) STORY WALL, THE SECOND STORY PLATE LINE IS NO HIGHER AND NO LONGER THAN THE SECOND STORY PLATE LINE ON THE ADJACENT PROPERTY; AND
 - IF THERE IS A TWO (2) STORY RESIDENTIAL STRUCTURE ON EACH SIDE OF A LOT, ONLY ONE SIDE WALL MAY BE EXEMPT FROM THE DECLINING HEIGHT ENVELOPE; AND
 - IF ANY PORTION OF THE SECOND STORY OF AN EXISTING TWO (2) STORY HOUSE ADJACENT TO EITHER SIDE OF THE LOT COMPLES WITH THE DECLINING HEIGHT REQUIREMENTS, THE ADJACENT WALL OF THE NEW CONSTRUCTION SHALL NOT BE EXEMPT.
 - WHERE THE SLOPE ON A LOT BETWEEN THE FRONT SETBACK AND REAR SETBACK LINES ON EITHER SIDE PROPERTY LINE VARIES BY TWO (2) FEET OR MORE, THE MEASUREMENT FOR THE DECLINING HEIGHT ENVELOPE POINT OF DEPARTURE SHALL BE THE AVERAGE ELEVATION AS TAKEN AT THE INTERSECTION OF THE ADJACENT SIDE PROPERTY LINES WITH THE FIFTEEN (15) FOOT FRONT SETBACK LINE AND THE FIFTEEN (15) FOOT REAR SETBACK LINE.
 - WHERE THE FINISHED FIRST FLOOR OF A HOUSE IS MORE THAN THREE (3) FEET ABOVE AVERAGE FINISHED GRADE AND THE AREA BELOW OR BASEMENT IS NOT IMPROVED AREA, THE MEASUREMENT FOR THE DECLINING HEIGHT ENVELOPE SHALL BE FOURTEEN (14) FEET ABOVE THE SIDE PROPERTY LINE. (ORD. 1963 § 10. (20))

PUBLIC WORK NOTES:

- ANY WORK IN THE CITY RIGHT-OF-WAY, SUCH AS STREET, SIDEWALK AREA, PUBLIC EASEMENTS, AND UTILITY EASEMENTS IS REQUIRED TO OBTAIN AN ENCROACHMENT PERMIT PRIOR TO STARTING WORK.
- BASED ON THE SCOPE OF WORK, THIS IS A TYPE I PROJECT THAT REQUIRES A STORMWATER CONSTRUCTION POLLUTION PREVENTION PERMIT. THIS PERMIT IS REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT. AN INITIAL FIELD INSPECTION IS REQUIRED PRIOR TO THE START OF ANY CONSTRUCTION (ON PRIVATE PROPERTY OR IN THE PUBLIC RIGHT-OF-WAY).
- A REMOVE/REPLACE UTILITIES ENCROACHMENT PERMIT IS REQUIRED TO (1) REPLACE ALL CURB, GUTTER, DRIVEWAY AND SIDEWALK FRONTING SITE, (2) PLUG ALL EXISTING SANITARY SEWER LATERAL CONNECTIONS AND INSTALL A NEW 4" LATERAL, (3) ALL WATER LINE CONNECTIONS TO CITY WATER MAINS FOR SERVICES OR FIRE LINE ARE TO BE INSTALLED PER CITY STANDARD PROCEDURES AND SPECIFICATION, (4) ANY OTHER UNDERGROUND UTILITY WORKS WITHIN CITY'S RIGHT-OF-WAY.
- CONSTRUCTION HOURS IN THE CITY PUBLIC RIGHT-OF-WAY ARE LIMITED TO WEEKDAYS AND NON-CITY HOLIDAYS BETWEEN 8:00 AM AND 5:00 PM. THIS INCLUDES CONSTRUCTION HAULING.
- 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.
- 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. ENCROACHMENT PERMIT IS REQUIRED. ALL FIRE SERVICES 2" AND OVER WILL BE INSTALLED BY BUILDER. ALL UNDERGROUND FIRE SERVICE CONNECTIONS SHALL BE SUBMITTED AS SEPARATE UNDERGROUND FIRE SERVICE PERMIT FOR REVIEW AND APPROVAL.
- NO STRUCTURE SHALL BE BUILT INTO CITY'S RIGHT-OF-WAY. THE PROPERTY LINE ON BLOOMFIELD AVENUE IS APPROXIMATELY 11'-5" FEET MEASURED FROM FACE OF CURB.
- THE PROJECT SHALL COMPLY WITH THE CITY'S NPDES PERMIT REQUIREMENTS TO PREVENT STORM WATER POLLUTION.
- 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.
- 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.

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



REVISIONS	BY
PLANNING 01/17/2020	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
212 BLOOMFIELD RD.
BURLINGAME, CA
A.P.N.: 029-253-210

DATE:	NOV. 2019
SCALE:	AS NOTED
DRAWN:	PU
CVR:	
SHEET NO:	A.2.1
OF SHEETS	

Kiely Arborist Services

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

November 18, 2019

Mr. Bob Gilson
530 Occidental Avenue
San Mateo, CA 94402

Site: 212 Bloomfield, Burlingame, CA

Dear Mr. Gilson,

As requested on Saturday, November 9, 2019, I visited the above site to impact and comment on the trees. New construction is planned for the site and as required a survey of the tree and a tree protection plan will be included. Your concern as to the future health and safety of the trees has prompted this visit.

Method:

All inspections were made from the ground; the tree was not climbed for this inspection. The tree in question was located on a map provided by you. The tree was then measured for diameter at 54 inches above ground level (DBH or diameter at breast height). The tree was 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 tree 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
1*	Flowering eucalyptus (<i>Eucalyptus fulgens</i>)	16.9	65	30/25	Good vigor, fair form, street tree.
2	Birch (<i>Betula pendula</i>)	17.8	60	30/35	Good vigor, poor-fair form, topped
3	Evergreen pear (<i>Pyrus kawakamii</i>)	8.2	55	15/20	Good vigor, poor form, suppressed.

212 Bloomfield 11/18/19 (2)

Tree#	Species	DBH	CON	HT/SP	Comments
4	Birch (<i>Betula pendula</i>)	8.9	60	30/20	Good vigor, fair form, near driveway.
5	Plum (<i>Prunus spp</i>)	14.6	45	20/20	Fair vigor, poor form, heavily
6	Plum (<i>Prunus spp</i>)	7.9	40	25/15	Fair vigor, poor form, poor location.
7	Plum (<i>Prunus spp</i>)	7.9	40	25/15	Fair vigor, poor form, poor location.
8	Plum (<i>Prunus spp</i>)	6.2	40	25/15	Fair vigor, fair form, poor location.
9	Bay laurel (<i>Umbellularia californica</i>)	8.3	50	25/15	Fair vigor, poor form poor location, near garage.
10	Valley oak (<i>Quercus lobata</i>)	22.7	55	35/45	Fair vigor, poor-fair form, heavy over neighboring home.
11	Coast live oak (<i>Quercus agrifolia</i>)	15.5	50	35/30	Fair vigor, poor form, poor crotch at 15 feet.
12	Coast live oak (<i>Quercus agrifolia</i>)	11.2	45	30/25	Fair vigor, poor form, bends east.
13	Holly (<i>Ilex aquifolium</i>)	7.8	45	30/30	Fair vigor, poor form, multi leader at 15 feet.
14	Coast live oak (<i>Quercus agrifolia</i>)	17.8	45	35/25	Good vigor, poor form, poor crotch at 3 feet.
15	Privet (<i>Ligustrum japonicum</i>)	8.9	50	25/20	Fair vigor, poor-fair form, poor species.
16	Privet (<i>Ligustrum japonicum</i>)	7.1	40	25/20	Poor vigor, poor form, near property
17	Coast live oak (<i>Quercus agrifolia</i>)	11.9	50	30/25	Good vigor, poor form, suppressed.

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P.O. Box 6187, San Mateo, CA 94403 • TEL: (650) 515-9783 • kbarbort45@yahoo.com
kbarbort45@yahoo.com

-2-

212 Bloomfield 11/18/19 (3)

Tree#	Species	DBH	CON	HT/SP	Comments
18	Coast live oak (<i>Quercus agrifolia</i>)	9.1	45	30/25	Good vigor, poor form, suppressed, leans east.
19	Privet (<i>Ligustrum japonicum</i>)	7.9	45	25/20	Good vigor, poor form, poor crotch at 10 feet.
20	Monterey pine (<i>Pinus radiata</i>)	31.8	45	50/60	Poor-fair vigor, poor form, in decline.
21	Pittosporum (<i>Pittosporum crassifolium</i>)	9.6	50	20/20	Good vigor, poor form, over-mature hedge.
22	Pittosporum (<i>Pittosporum crassifolium</i>)	7.1	50	20/15	Good vigor, poor form, over-mature
23	Catalina cherry (<i>Prunus ilicifolia</i>)	10.4	50	30/20	Good vigor, poor form, over-mature
24	Hackberry (<i>Celtis sinensis</i>)	10.4	50	30/20	Good vigor, poor form, over-mature
25	Orange (<i>Citrus sinensis</i>)	7.9	45	25/25	Poor-fair vigor, poor form, poor
26	Privet (<i>Ligustrum japonicum</i>)	9.8	45	30/20	Poor-fair vigor, poor form.
27	Japanese maple (<i>Acer palmatum</i>)	7.6	55	25/30	Fair vigor, fair form, 2 feet from house.

*indicates neighbor's tree.

Summary:

The trees on site are a mix of native oaks, bay and several species of imported trees. The imported trees are a mix of small privets, birches, plums, pittosporums and one very large Monterey pine. The Monterey pine is an over-mature tree that is in decline and has a short life span. The pine will die within 1-3 years. Removal of the pine is recommended while the lot is clear and access is good.

212 Bloomfield 11/18/19 (4)

The coast live oaks are in poor condition from being grown in a crowded space. The suppressed trees all have poor-fair-poor form. The valley oak will be removed to facilitate the driveway leading to the garage in the rear eastern corner. The tree is quite heavy over the neighbor's home. The following tree protection plan will help to reduce the impacts to retained trees.

Tree Protection Plan:

Tree protection zones should be installed and maintained throughout the entire length of the project. Fencing for the protection zones should be 6 foot chain link fencing supported by metal poles or stakes pounded into the ground. The support poles should be spaced no more than 10 feet apart on center. The location for the protection fencing should be as close to the dripline as possible still allowing room for construction to safely continue. 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.

Any roots to be cut should be monitored and documented. Large roots or large masses of roots to be cut should be inspected by the site arborist. The site arborist may recommend fertilizing or irrigation if root cutting is significant. Cut all roots clean with a saw or loppers. Roots to be left exposed for a period of time should be covered with layers of burlap and kept moist.

Trenching for irrigation, electrical, drainage or any other reason should be hand dug when beneath the driplines of protected trees. Hand digging and carefully laying pipes below or beside protected roots will dramatically reduce root loss of desired trees thus reducing trauma to the entire tree. Trenches should be backfilled as soon as possible with native material and compacted to near its original level. Trenches that must be left exposed for a period of time should also be covered with layers of burlap or straw wattle and kept moist. Plywood over the top of the trench will also help protect exposed roots below.

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 native oaks should not require irrigation unless their root crown is traumatized.

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-4-

212 Bloomfield 11/18/19 (5)

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

Sincerely,

Kevin R. Kiely
Certified Arborist WE:0476A

DATE:

NOV. 2019

SCALE:

AS NOTED

DRAWN:

PU

FOR:

SHEET NO.

A.2

OF SHEETS

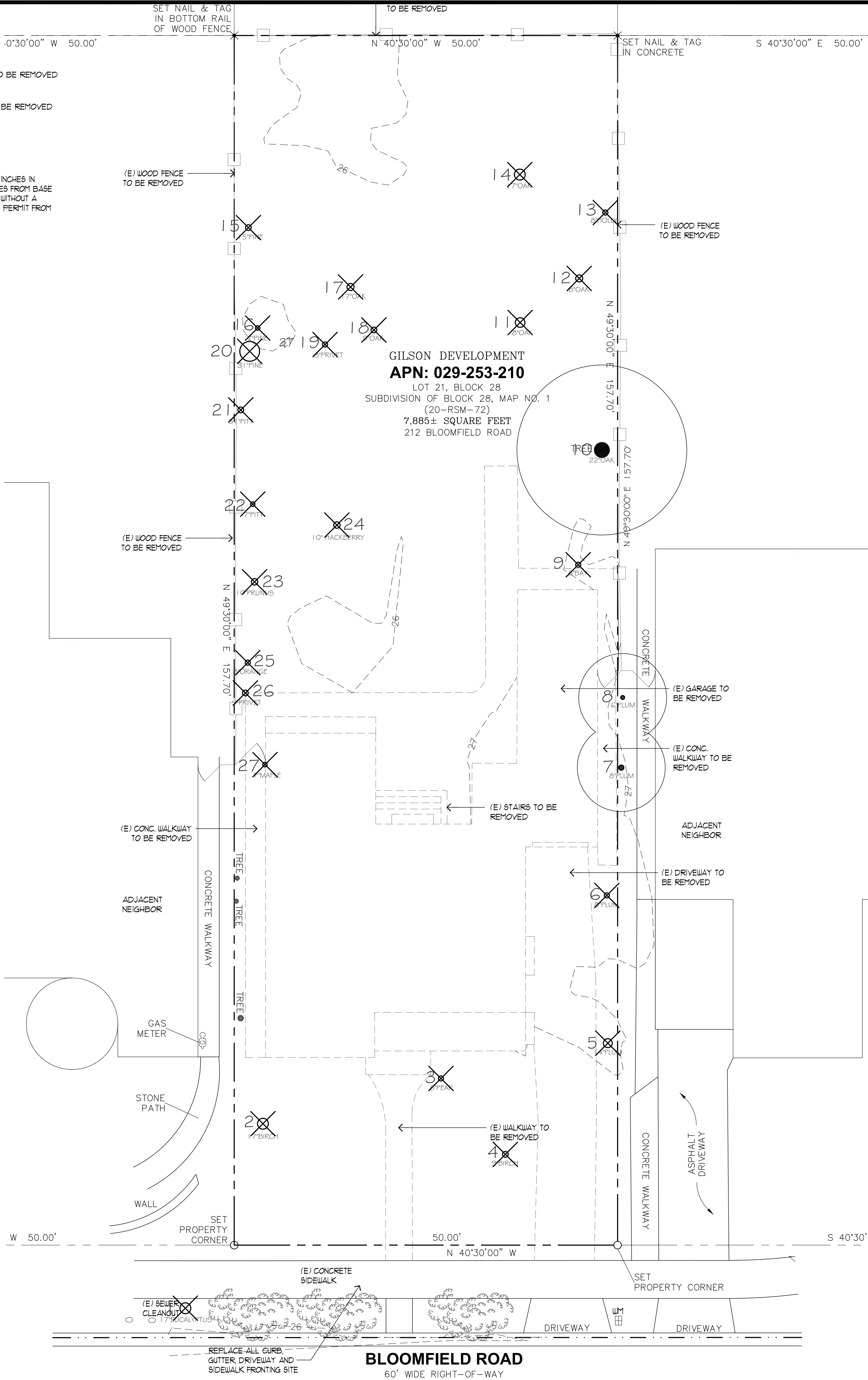
LEGEND:

--- X --- 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.

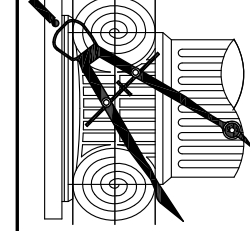


SITE DEMOLITION PLAN

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

CHU DESIGN ASSOCIATES INC.

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NEW RESIDENCE
212 BLOOMFIELD RD.
BURLINGAME, CA
A.P.N.: 029-253-210



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
	FIBCO 825Y REDUCED PRESSURE ASSEMBLY	175 max.	-	W/ SHUT-OFF VALVES
	SHUT-OFF VALVE	60-100	-	BRASS BALL VALVE
	HOSE BIB	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 SLEEVEING	-	-	UNDER ALL PAVING / WALLS

PLANT LIST

GILSON RESIDENCE, 202 BLOOMFIELD RD						12/3/19	
SYM	SCIENTIFIC NAME	COMMON NAME	QTY	SIZE	GROWTH	WUCOLS	
TREES							
A	Lagerstroemia indica 'Tuscarora'	Crape Myrtle	2	24" BOX	FAST	L	
B	Acer rubrum	Red Maple	2	24" BOX	FAST	M	
C	Tristania Laurina	Tristania Laurina	1	24" BOX	MOD.	-	
D	Prunus laurocerasus	English Laurel	9	15 GAL	MOD.	M	
E	Acer palmatum 'Sangu Kaku'	Japanese Maple	1	24" BOX	SLOW	M	
F	Prunus caroliniana	Carolina Laurel	2	24" BOX	FAST	L	
G	Citrus spp. 'Dwarf'	Citrus	2	15 GAL	MOD.	M	
SHRUBS / PERENNIALS							
1	Buxus sempervirens	English Boxwood	106	5 GAL	MOD.	M	
2	Rosa 'Flowering Carpet'	Groundcover Rose	10	5 GAL	MOD.	M	
3	Anigozanthos 'Dwarf red'	Anigozanthos Dwarf	26	5 GAL	FAST	L	
4	Rosa 'Iceberg'	Iceberg Rose	2	5 GAL	FAST	M	
5	Escallonia rubra	Escallonia rubra	3	15 GAL	FAST	M	
6	Buxus 'Sphere'	Buxus Sphere	4	15 GAL	SLOW	L	
7	Loropetalum chinense 'app'	Loropetalum	4	15 GAL	MOD.	L	
8	Pittosporum tenuifolium	Pittosporum	23	15 GAL	MOD.	M	
9	Azalea 'white'	Azalea white	12	15 GAL	MOD.	L	
10	Pieris japonica 'Variegata'	Variegated Japanese Pieris	4	15 GAL	SLOW	M	
11	Pittosporum tenuifolium 'Marjorie Channon'	Pittosporum	10	15 GAL	MOD.	M	
12	Camellia japonica	Camellia	2	15 GAL	MOD.	M	
13	Rosa 'Floribunda'	Rosa Floribunda	2	5 GAL	FAST	L	
GROUNDCOVERS							
G-1	Dymondia spp	Silver Carpet	25	FLATS	MOD.	L	

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.
- IRRIGATION SYSTEM SHALL USE PRESSURE REGULATORS AS NEEDED TO KEEP ALL COMPONENTS WITHIN OPTIMAL PSI RANGE, PER MANUFACTURER'S SPECS.
- CONTROLLER TYPE SHALL BE A SMART CONTROLLER. RAIN SENSORS AND / OR WEATHER STATIONS ARE RECOMMENDED.
- CONTROLLER SHALL BE SET TO IRRIGATE BETWEEN THE HOURS OF 8PM AND 10AM. CONTROLLER SHALL BE SET TO IRRIGATE DEEPLY AND LESS FREQUENTLY TO ENCOURAGE DROUGHT RESISTANT ROOT GROWTH. IRRIGATION SCHEDULE TO BE DETERMINED BY AUDITOR / CONTRACTOR.
- PIPING BETWEEN THE WATER METER AND A REDUCED PRESSURE ASSEMBLY SHALL BE BRASS OR COPPER TYPE 'K'.
- THE BOTTOM OF THE REDUCED PRESSURE ASSEMBLY SHALL BE INSTALLED MIN. 12" ABOVE THE GROUND.
- A 100 MESH FILTER SHALL BE INSTALLED ON THE MAINLINE BEFORE THE REDUCED PRESSURE ASSEMBLY.
- VALVES SHALL BE HOUSED IN WEATHER-PROOF PLASTIC BOXES, WITH LOCKABLE LIDS MARKED WATER.
- CONTROL WIRE CONNECTIONS SHALL BE MADE WITH WATERPROOF PLASTIC WIRE NUTS.
- 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.
- BUBBLERS SHALL BE SPACED TO CREATE AN EVEN WET ZONE ABOUT THE SIZE OF THE CANOPY OF ALL NEW SHRUBS, NEW TREES & EXISTING IMMATURE NON-NATIVE TREES. BUBBLERS SHALL BE PLACED TO AVOID AS MUCH AS POSSIBLE IRRIGATING OAK TREES & ANY OTHER EXISTING, MATURE NATIVE OR DROUGHT TOLERANT PLANTS.
- HOSE BIBS SHALL BE MOUNTED ON GALVANIZED STEEL RISERS 30" ABOVE FINISHED GRADE. SECURE TO A #4 STEEL BAR DRIVEN 18" INTO SOLID GROUND.
- CHECK VALVES SHALL BE INSTALLED ON ALL DOWNHILL DRIPLINE & DISTRIBUTION LINE.
- RISER HEIGHT IN LAWN AREAS SHALL BE 4". RISER HEIGHT IN MEADOW AREAS AND OTHER LANDSCAPE AREAS SHALL BE 12". THE RISERS FOR SPRINKLERS ON SLOPES SHALL BE SET APPROXIMATELY PERPENDICULAR TO THE PLANE OF THE SLOPE.
- IF LOCATION OF A SUPPLY LINE INTERFERES WITH THE DRILLING OF THE PLANT HOLES, THE PLANT HOLES SHALL BE LOCATED AS TO CLEAR THE SUPPLY LINES.
- ALL LINES SHALL BE THOROUGHLY FLUSHED OUT PRIOR TO ATTACHMENT OF VALVES, SPRINKLERS, EMITTERS, & OTHER TERMINAL FITTINGS.
- THE CONTRACTOR SHALL MAKE FINAL ADJUSTMENTS TO THE IRRIGATION SYSTEM TO ENSURE PROPER COVERAGE AND PREVENT WATER RUN-OFF AND EXCESS SPRAY.
- ALL SPRAY AND DRIP ZONES TO BE MIN. 5'-0" AND PREFERABLY 10'-0" AWAY FROM OAK TREE TRUNKS.

LANDSCAPE/ IRRIGATION PLANS

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

REVISIONS

83 Bavel Road #814
San Mateo, CA 94402
Tel: 650-372-8119
Fax: 650-372-8119
mte@michaelcallan.com

michaelcallan
landscape architect

GILSON RESIDENCE
212 BLOOMFIELD RD BURLINGAME, CALIFORNIA

DATE: DECEMBER 5, 2019
TITLE: LANDSCAPE PLAN
SHEET NO: L1.0

CITY OF BURLINGAME SAN MATEO COUNTY CALIFORNIA
 SCALE: AS NOTED JANUARY 2020

RECORD OF SURVEY MAP FILED IN BOOK 41 AT PAGE 82 IN THE RECORDS OF
SAN MATEO COUNTY, AND TWO FOUND MONUMENTS AS SHOWN.

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

- 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: OCTOBER 11 & 21, 2019
- 3.) PROJECT BENCHMARK: SET MAG NAIL IN BLOOMFIELD ROAD
ELEV. 26.76±
- 4.) CONTOURS SHOWN HEREON ARE AT ONE FOOT (1') INTERVALS

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 OCTOBER 11, 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, CA PLS #6437 DATE



SETBACK TABLE		
HOUSE #	APN	FRONT SETBACK
232	029-253-260	24.7'
228	029-253-250	24.6'
224	029-253-240	25.0'
220	029-253-230	24.7'
216	029-253-220	24.5'
212 (SUBJECT)	029-253-210	24.5'
208	029-253-200	24.4'
	AVERAGE:	24.6'

— — — — —	SUBJECT PROPERTY LINE
— — — — —	ADJOINER PROPERTY LINE
— — — — —	HOUSE OVERHANG/GUTTERS
— X — X —	EXISTING FENCE LINE
× 00.0	SPOT ELEVATION
▲	SURVEY CONTROL POINT
■	PROJECT BENCHMARK
●	FOUND IRON PIPE MONUMENT (PER RECORD MAP)
○	SET 1/2" REBAR W/ ORANGE CAP, LS #6437
⊙	FOUND 1" IRON PIN MONUMENT

