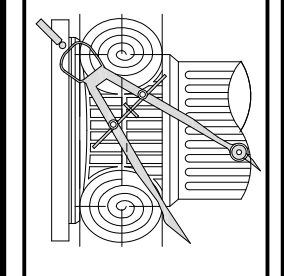


LEGEND
EE = EMERGENCY EGRESS

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PLNG PC1 5/19/21	PU

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210 INDUSTRIAL RD. SUITE 205
SAN CARLOS, CALIFORNIA 94070
TEL. (650) 345-9286 EXT. 1001

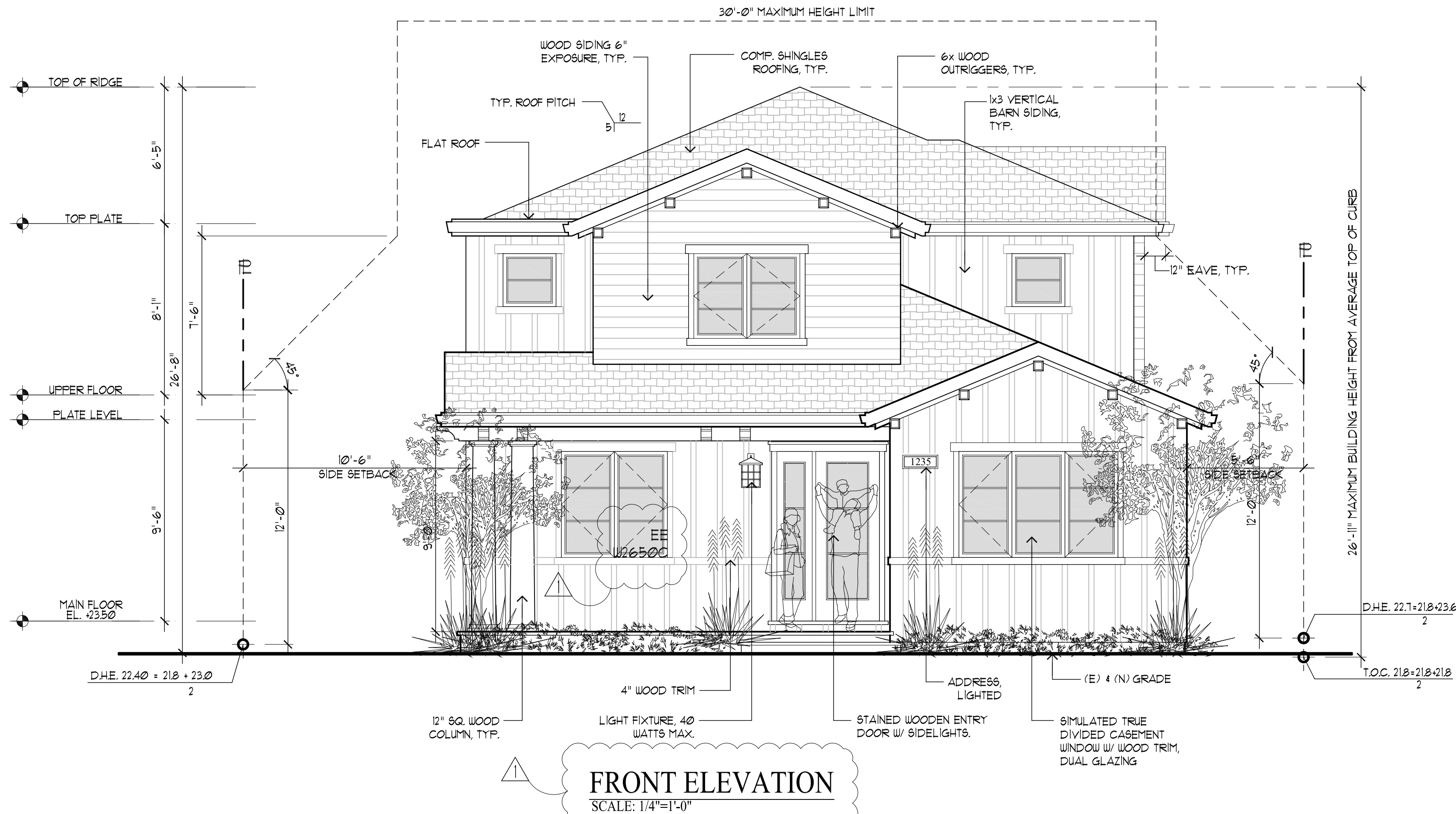


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NEW RESIDENCE
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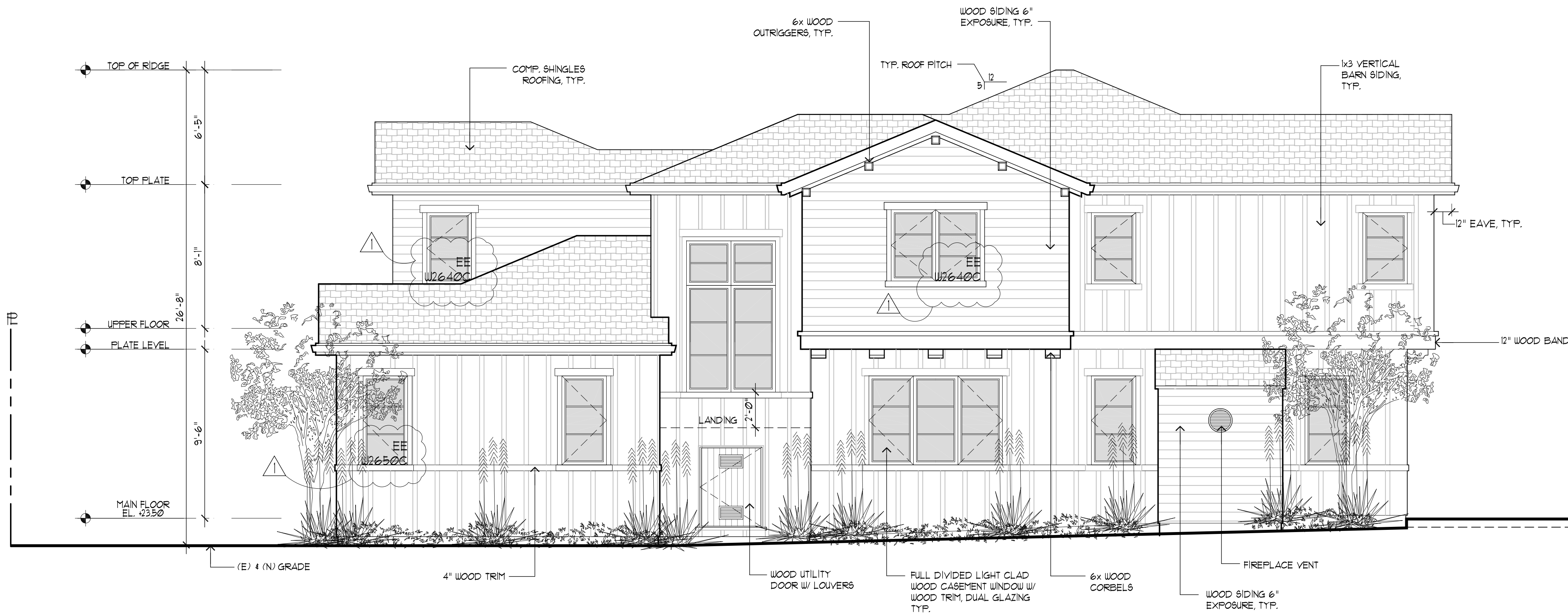
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A.4
OF SHEETS



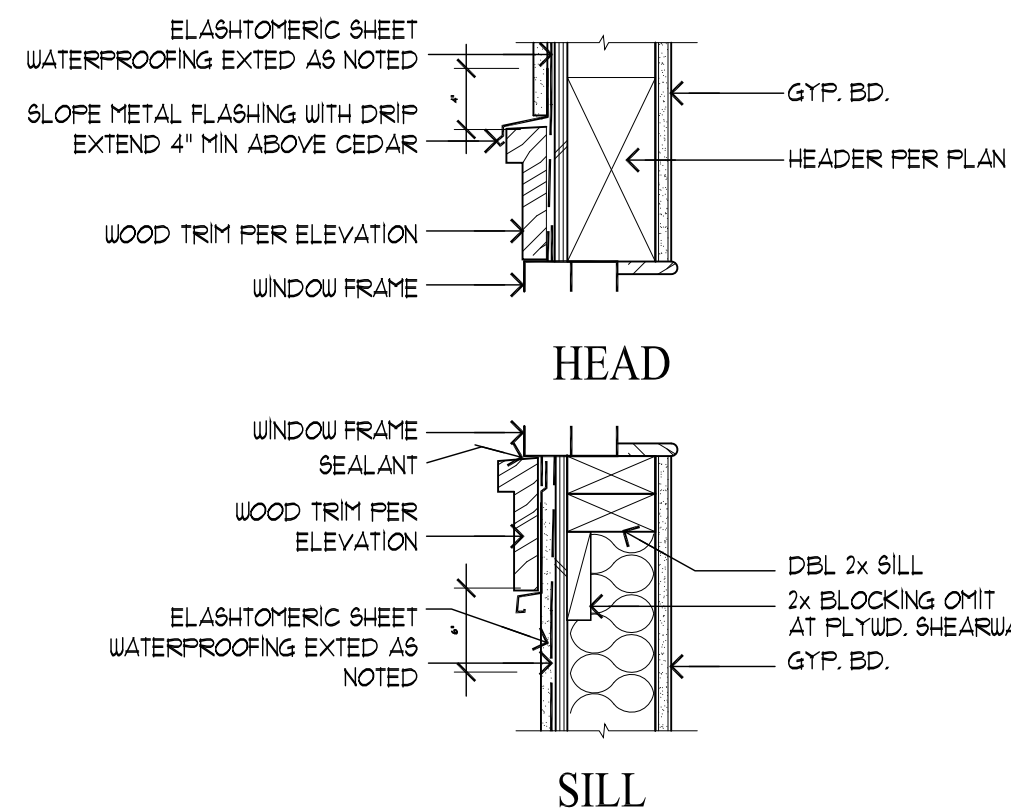
FRONT ELEVATION

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RIGHT ELEVATION

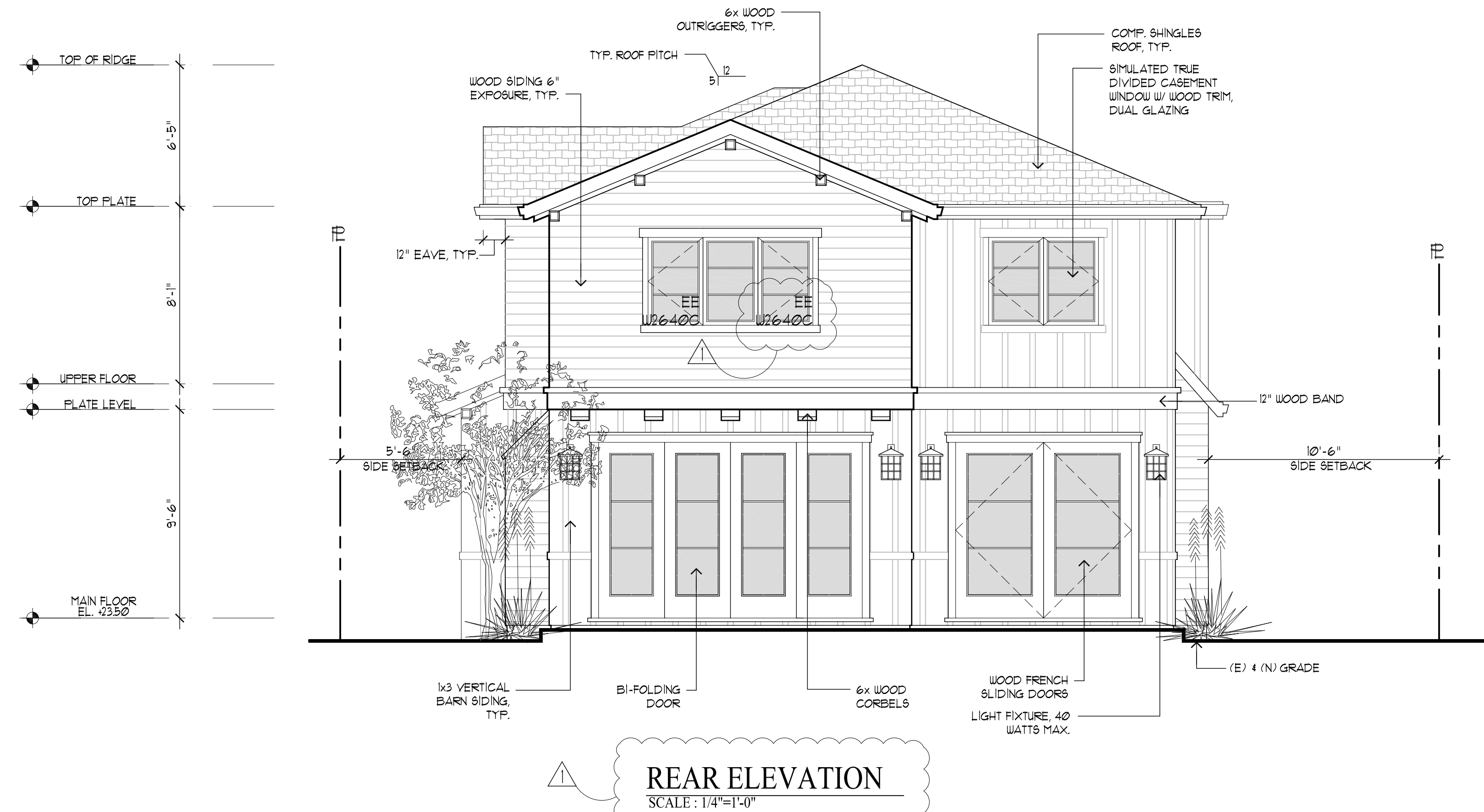
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1 TYP. HEAD + SILL DETAIL
SCALE: 1"=1'-0"

LEGEND

EE = EMERGENCY EGRESS



REAR ELEVATION

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

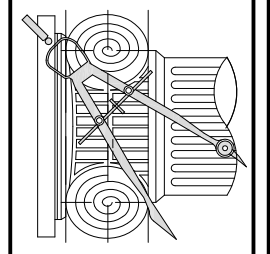


LEFT ELEVATION

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

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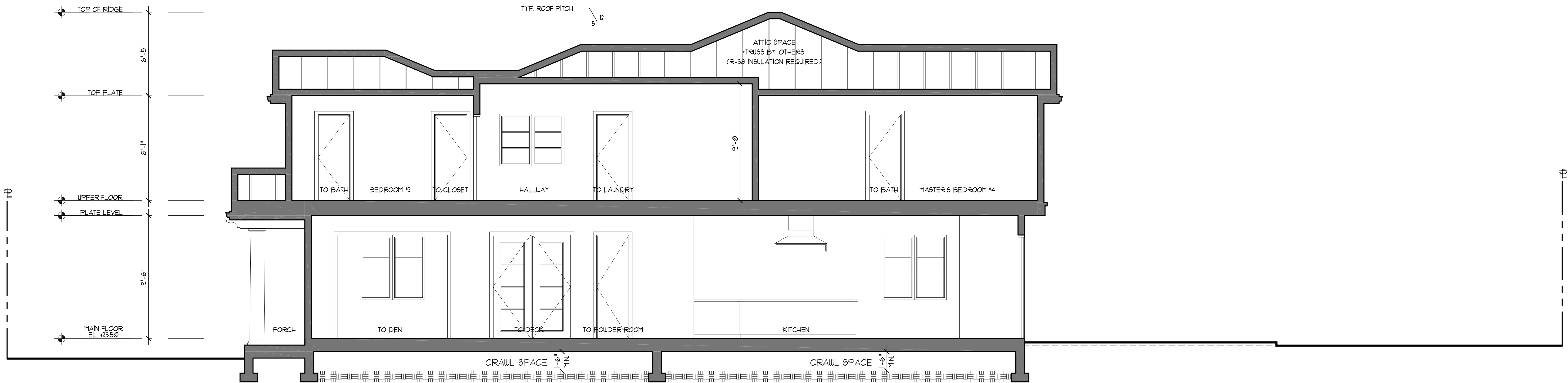


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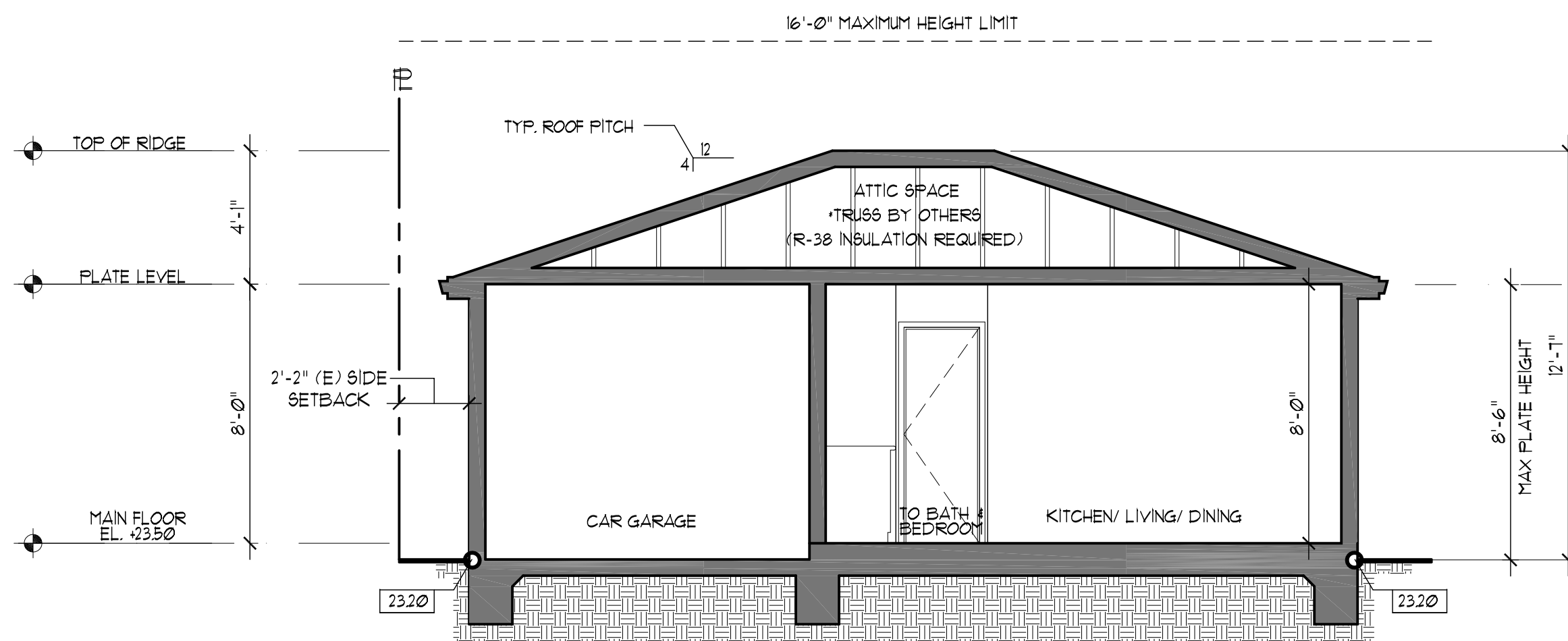
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SCALE:	AS NOTED
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CHK:	
SHEET NO.	

A.5
OF SHEETS



BUILDING SECTION A-A

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



BUILDING SECTION B-B

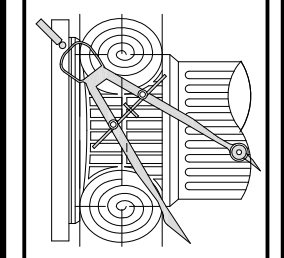
SCALE : 1/4"=1'-0"

LEGEND

EE = EMERGENCY EGRESS

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DATE:	02/08/21
SCALE:	AS NOTED
DRAWN:	MC
CHK:	
SHEET NO.	

A.7
OF SHEETS

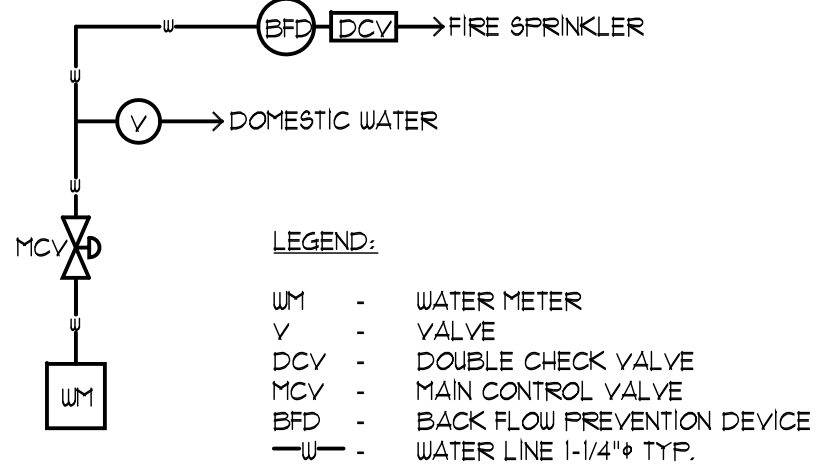
GENERAL NOTES:

- SEE LANDSCAPE PLAN FOR DETAIL INFORMATION
- MAXIMUM DRIVEWAY SLOPES SHALL NOT EXCEED FIFTEEN (15) PERCENT AT ANY POINT WITHOUT SPECIAL APPROVAL OF THE DEPARTMENT OF PUBLIC WORKS. SLOPES IN EXCESS OF TWENTY (20) PERCENT SHALL REQUIRE APPROVAL OF THE PLANNING COMMISSION. TRANSITIONAL SLOPES ARE REQUIRED FOR DRIVEWAYS WHICH EXCEED TEN (10) PERCENT MAXIMUM SLOPE. NO TRANSITIONAL SLOPE SHALL EXTEND INTO A REQUIRED PARKING SPACE.
- TOPOGRAPHY IS PREPARED BY:
QUIET RIVER LAND SERVICES, INC.
6141 SIERRA COURT, SUITE K
DUBLIN, CA 94568
TEL.: (925) 134-6188
- 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. 1102. 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 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 IIIA. MINIMUM 500 GPM REQUIRED. SEE TABLE NO. A-III-A-1.
- MINIMUM 1" WATER METER REQUIRED
- IF BACKWATER PROTECTION IS REQUIRED, CONTRACTOR SHALL PROVIDE AN ISOMETRIC DIAGRAM OF THE BUILDING SEWER INCLUDING ALL BACKWATER VALVES, RELIEF VALVES, AND ANY SEWER INJECTION SYSTEM DETAILS. CITY OF BURLINGAME MUNICIPAL CODE ORDINANCE 1102.
- 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 609.010

PUBLIC WORK NOTES & CONDITIONS:

- A REMOVE/REPLACE UTILITIES ENCROACHMENT PERMIT IS REQUIRED:
 - REPLACE ALL CURB, GUTTER, DRIVEWAY AND SIDEWALK FRONTING SITE.
 - PLUG ALL EXISTING SANITARY SEWER LATERAL CONNECTIONS AND INSTALL A NEW 6" LATERAL.
 - ALL WATER LINE CONNECTIONS TO CITY WATER MAINS FOR SERVICES OR FIRE LINE ARE TO BE INSTALLED PER CITY STANDARD PROCEDURES AND SPECIFICATION.
 - ANY OTHER UNDERGROUND UTILITY WORKS WITHIN CITY'S RIGHT-OF-WAY.
- THE SANITARY SEWER LATERAL (BUILDING SEWER) SHALL BE TESTED PER ORDINANCE CODE CHAPTER 15.12. TESTING INFORMATION IS AVAILABLE AT THE BUILDING DEPARTMENT CENTER. 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 FITTURE PER ORDINANCE NO. 1102. THE SEWER BACKWATER PROTECTION CERTIFICATE IS REQUIRED PRIOR TO THE ISSUANCE OF BUILDING PERMIT.
- ALL WATER LINE CONNECTIONS TO CITY WATER MAINS FOR SERVICES OR FIRE LINE PROTECTION ARE TO BE INSTALLED PER CITY STANDARD PROCEDURES AND MATERIAL SPECIFICATIONS. CONTACT THE CITY WATER DEPARTMENT FOR CONNECTION FEES. ENCROACHMENT PERMIT IS REQUIRED FOR ANY WORK IN THE CITY'S RIGHT-OF-WAY. IF 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.
- 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 SURVEYOR'S LICENSE NUMBER/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.
- IF POST-CONSTRUCTION IMPERVIOUS AREA IS GREATER THAN 40% OF TOTAL SIZE, MITIGATION OF THE ADDITIONAL STORM RUNOFF IN EXCESS OF 40% TOTAL LOT SIZE MUST BE ADDRESSED. PLEASE SHOW HOW THE POST-CONSTRUCTION DESIGN WILL ADDRESS THE ADDITIONAL STORMOFF.



- 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 IIIA.

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 PIPE FOR FIRE SPRINKLER SYSTEM SHALL CONFORM TO NFPA 13 OR ISR 15 2". FOR NFPA 13D SYSTEMS THE MINIMUM SIZE IS 1".

FIRE SPRINKLER SHOP DRAININGS ARE TO BE SUBMITTED DIRECTLY TO THE BURLINGAME FIRE DEPARTMENT AT 1399 ROLLINS ROAD, BURLINGAME. ONLY AFTER FIRE SPRINKLER UNDERGROUND HAS BEEN SUBMITTED TO THE BURLINGAME BUILDING DEPARTMENT.

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.

BUILDING NOTES:

- A STORM WATER CONSTRUCTION POLLUTION PREVENTION PERMIT IS REQUIRED TO BE OBTAINED BY THE PUBLIC WORKS DEPARTMENT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. THIS PROJECT FALLS UNDER THE CATEGORY OF A (TYP-1) SINGLE - FAMILY HOUSING PROJECT. A (TYP-1) IS ANY ADDITION OF A 1ST OR 2ND STORY ADDITION ON A LOT UP TO 10,000 SF. NOTE AN INITIAL FIELD INSPECTION IS REQUIRED PRIOR TO THE START OF ANY CONSTRUCTION (ON PRIVATE PROPERTY OR IN THE PUBLIC RIGHT-OF-WAY.)
- PUBLIC WORKS REQUIRE A SEWER BACKWATER PROTECTION CERTIFICATE PRIOR TO PERMIT BEING ISSUED. OWNER TO CONTACT PRIOR TO BUILDING PERMIT ISSUANCE.
- DEMOLITION OF A STRUCTURE REQUIRE THE OWNER TO OBTAIN A PERMIT FROM BAAQMD AND REQUIRE SIGN-OFFS FROM THE WATER, SEWER, AND PLANNING AND RECYCLING DEPARTMENTS. THE DEMOLITION PERMIT APPLICATION, AVAILABLE ON THE CITY OF BURLINGAME BUILDING DEPARTMENTS WEB SITE, WILL NEED NEED TO BE COMPLETED PRIOR TO BUILDING DEPARTMENT APPROVAL AND THE START OF WORK. OWNER SHOULD CALL BAAQMD FOR QUESTIONS CONCERNING OBTAINING A PERMIT FROM THE BAY AREA QUALITY MANAGEMENT DISTRICT.
- RECYCLING AND WASTE REDUCTION FORM WILL NEED TO BE SUBMITTED AND APPROVED PRIOR TO ISSUANCE OF BUILDING PERMIT. THE OWNER SHOULD CONTACT JOE MACLUSKEY RECYCLING SPECIALIST @ 650-558-1213

STORM WATER NOTES:

PROJECTS THAT CREATE AND/OR REPLACE >2500 SQUARE FEET TO <10,000 SQUARE FEET OF IMPERVIOUS SURFACE (E.G. NEW ROOF, DRIVEWAY, OR OTHER NON-PERVIOUS SURFACE) MUST COMPLY WITH THE SAN FRANCISCO BAY MUNICIPAL REGIONAL STORMWATER NPDES PERMIT. PLEASE SHOW ON PLANS WHICH SITE DESIGN MEASURE(S) LISTED ON THE STORMWATER CHECKLIST FOR SMALL PROJECTS WILL BE INSTALLED TO MEET THIS REQUIREMENT. A COPY OF THE SMALL PROJECTS CHECKLIST IS ACCESSIBLE HERE: <https://www.burlingame.org/stormwaterdevelopment>

DESIGN MEASURE: DIRECT ROOF RUNOFF ONTO VEGETATED AREAS USING A DISCONNECTED DOWNSPOUT.

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 V-ONE-H	Type II-N	Type V-N1		
X 0.0929 for m2						
I-F R-1	III One-HR-1	V-ONE-H-1	II-N	Type V-N1		
0-22,700	0-12,700	0-9,200	0-5,900	0-3,600	x 3.785 for L/min	
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	
38,701-48,300	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	
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	35,201-40,800	25,901-29,300	15,601-18,000	3,500	3
112,701-128,700	63,401-72,400	40,801-46,400	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	82,101-102,400	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	4
295,901-Greater	166,501-Greater	106,501-115,900	77,001-83,700	47,401-51,500	6,000	
-	-	115,901-125,500	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	69,601-74,900	7,250	
-	-	167,901-179,400	121,301-129,600	74,901-79,800	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:

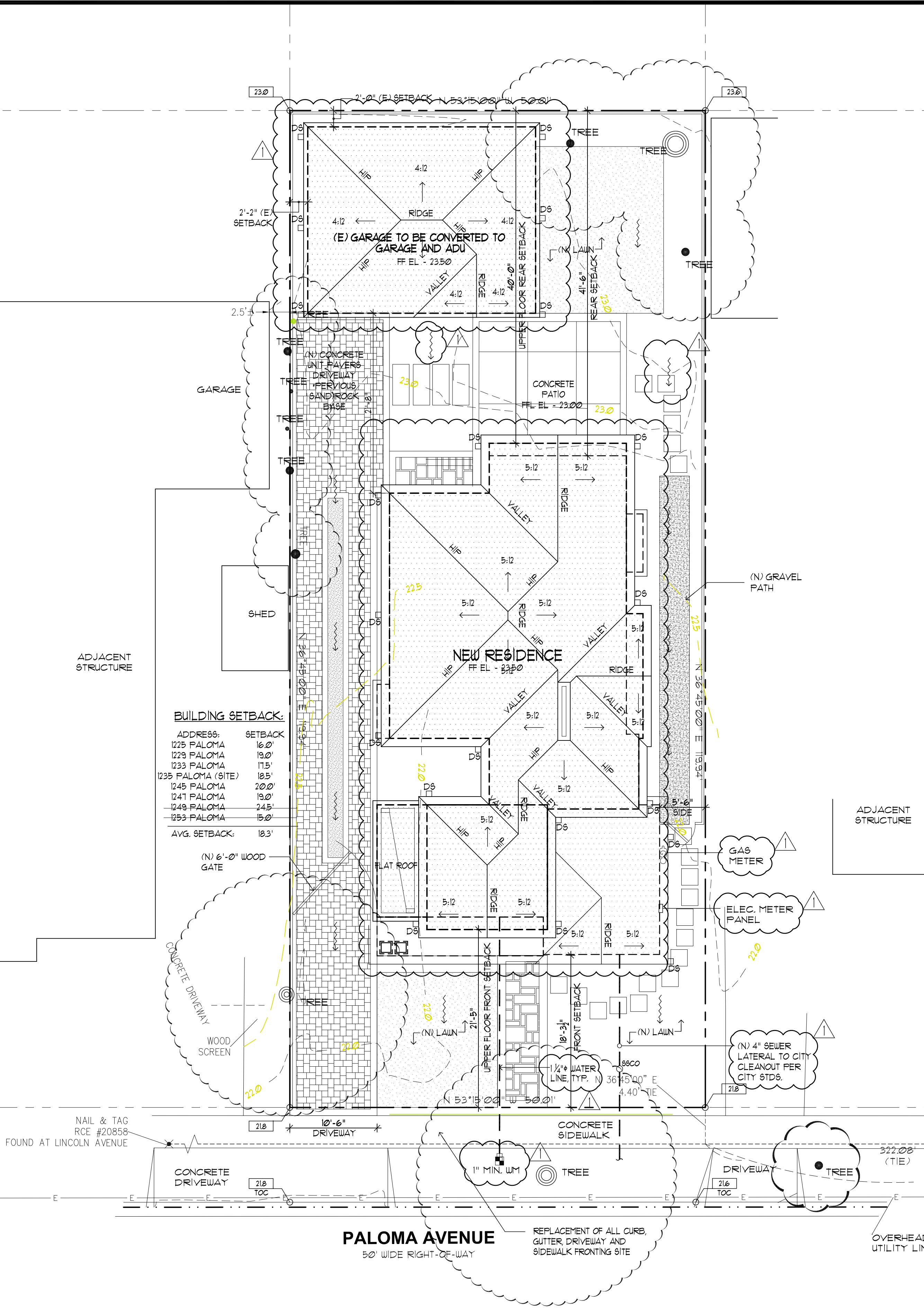
- ANY WORK IN THE CITY RIGHT-OF-WAY, SUCH AS STREET, SIDEWALK AREA, PUBLIC EASEMENTS, AND UTILITY EASEMENTS, IS REQUIRED TO OBTAIN AN ENCROACHMENT PERMIT PRIOR TO STARTING WORK.
- BASED ON THE SCOPE OF WORK, THIS IS A TYPE I PROJECT THAT REQUIRES A STORMWATER CONSTRUCTION POLLUTION PREVENTION PERMIT. THIS PERMIT IS REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT. AN INITIAL FIELD INSPECTION IS REQUIRED PRIOR TO THE START OF ANY CONSTRUCTION (ON PRIVATE PROPERTY OR IN THE PUBLIC RIGHT-OF-WAY).
- A REMOVE/REPLACE UTILITIES ENCROACHMENT PERMIT IS REQUIRED TO (1) REPLACE ALL CURB, GUTTER, DRIVEWAY AND SIDEWALK FRONTING SITE, (2) PLUG ALL EXISTING SANITARY SEWER LATERAL CONNECTIONS AND INSTALL A NEW 4" LATERAL, (3) ALL WATER LINE CONNECTIONS TO CITY WATER MAINS FOR SERVICES OR FIRE LINE ARE TO BE INSTALLED PER CITY STANDARD PROCEDURES AND SPECIFICATION, (4) ANY OTHER UNDERGROUND UTILITY WORKS WITHIN CITY'S RIGHT-OF-WAY.
- CONSTRUCTION HOURS IN THE CITY PUBLIC RIGHT-OF-WAY ARE LIMITED TO WEEKDAYS AND NON-CITY HOLIDAYS BETWEEN 8:00AM AND 5:00 PM. THIS INCLUDES CONSTRUCTION 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. IF REQUIRED, ALL FIRE SERVICES AND SERVICES 2" AND OVER WILL BE INSTALLED BY BUILDER. ALL UNDERGROUND FIRE SERVICE CONNECTIONS SHALL BE SUBMITTED AS SEPARATE UNDERGROUND FIRE SERVICE PERMIT FOR REVIEW AND APPROVAL.
- NO STRUCTURE SHALL BE BUILT INTO CITY'S RIGHT-OF-WAY. THE PROPERTY LINE ON BENITO AVENUE IS APPROXIMATELY 120'- 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.
- IF PUBLIC WORKS REQUIRES SIDEWALK REPLACEMENT, POLICY FOR EXPANDING WIDTH OF PLANTER STRIP MUST BE IMPLEMENTED AROUND NEW OR EXISTING CITY STREET TREE.

NOTES:

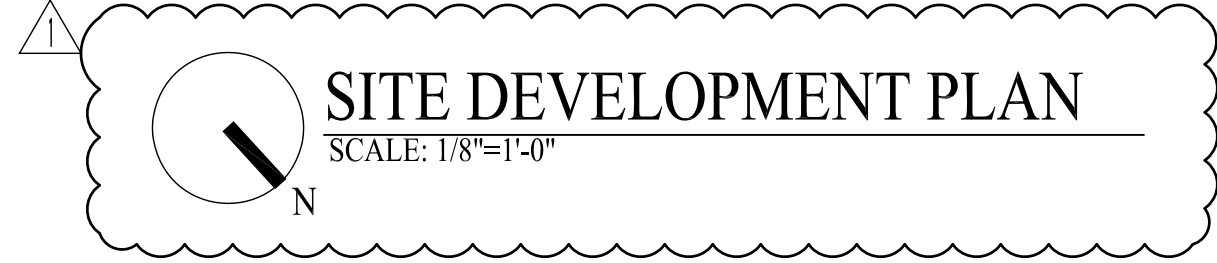
- WHERE THE PROPERTY LINE IS LESS THAN TEN (10) FEET FROM THE EXIT TERMINAL OF ANY NEWLY INSTALLED OR REPLACEMENT HIGH EFFICIENCY MECHANICAL EQUIPMENT THE PIPE SIZE OF THE FINAL TEN (10) FEET OF ANY TERMINAL MUST BE INCREASED TO THREE INCHES (3") OR, AS AN ALTERNATIVE, MANUFACTURER-APPROVED Baffles MUST BE INSTALLED.
- CONTRACTOR SHALL PROVIDE ADEQUATE MEASURES TO AVOID EROSION OR SEDIMENT FROM LEAVING THE SITE AND FLOWING INTO THE STREET, CURB OR GUTTER. (USE STRAW 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 15.12. TESTING INFORMATION IS AVAILABLE AT THE BUILDING DEPARTMENT CENTER. 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.

PUBLIC WORKS SITE NOTES:

- PLUG ALL EXISTING SANITARY SEWER LATERAL CONNECTIONS AND INSTALL A NEW 4" LATERAL.
- ALL WATER LINE CONNECTIONS TO CITY WATER MAINS FOR SERVICES OR FIRE LINE ARE TO BE INSTALLED PER CITY STANDARD PROCEDURES AND SPECIFICATION, 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. AN ENCROACHMENT PERMIT WILL BE REQUIRED FOR THESE ITEMS.
- NO PERMANENT STRUCTURES (RETAINING WALLS, FENCES, COLUMNS, MAILBOX, ETC.) PROPOSED BEYOND THE PROPERTY LINE AND INTO THE PUBLIC RIGHT-OF-WAY.

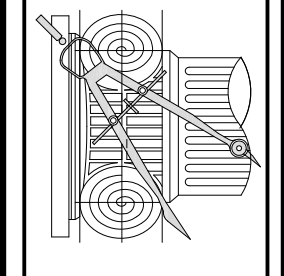


AC NOTES:
AC EQUIPMENT WILL NOT EXCEED A MAXIMUM OUTDOOR NOISE LEVEL (dBA) OF 91XTY (60) dBA DAYTIME (7:00 AM - 10:00 PM) OR FIFTY (50) dBA NIGHTTIME (10:00 PM - 7:00 AM) AS MEASURED FROM THE PROPERTY LINE. BMC 25.58.050



REVISIONS	BY
PUNING PC1 5/19/21	PU

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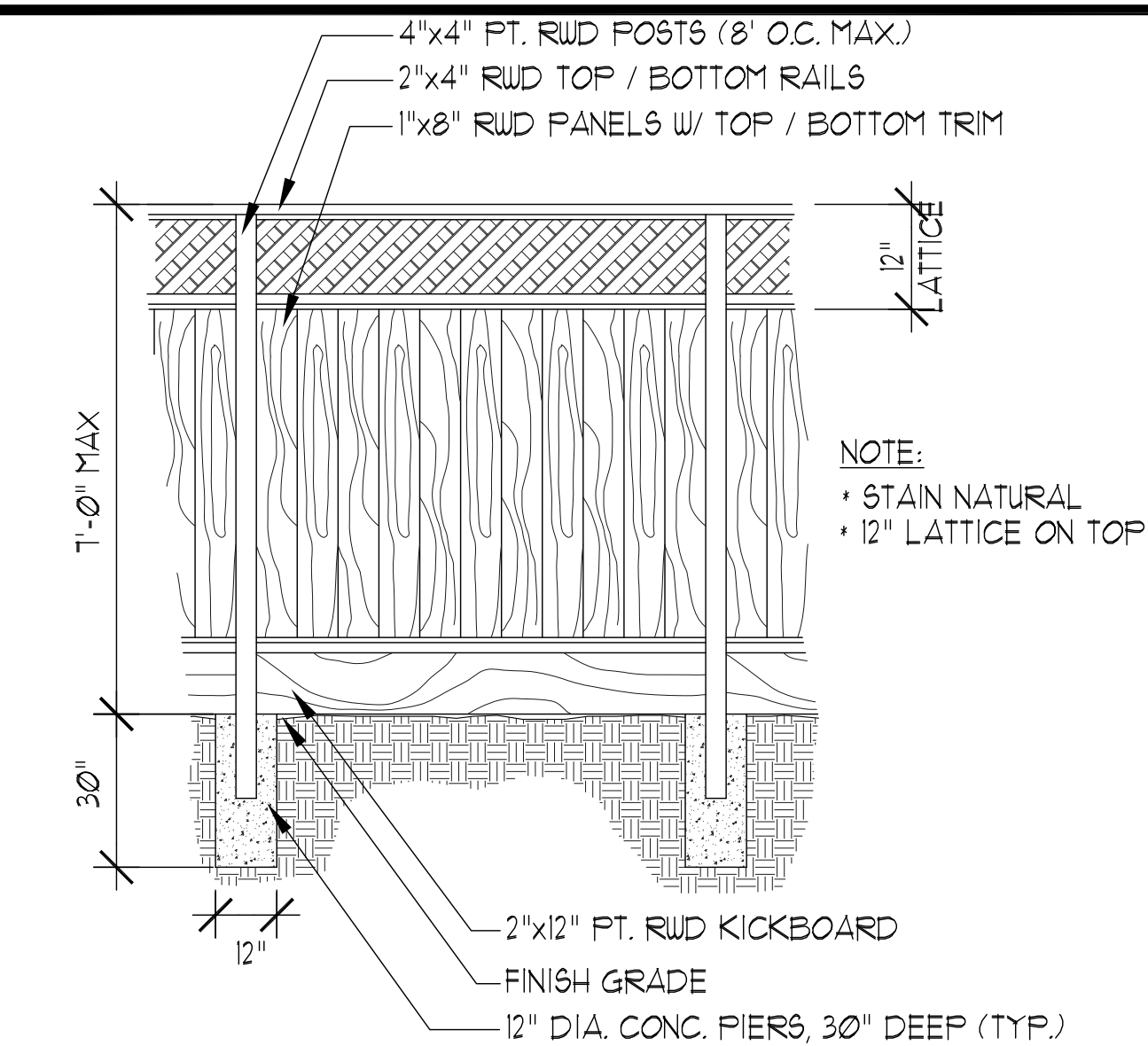


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NEW RESIDENCE
1235 PALOMA AVE.
BURLINGAME CA
A.P.N.: 000-000-000

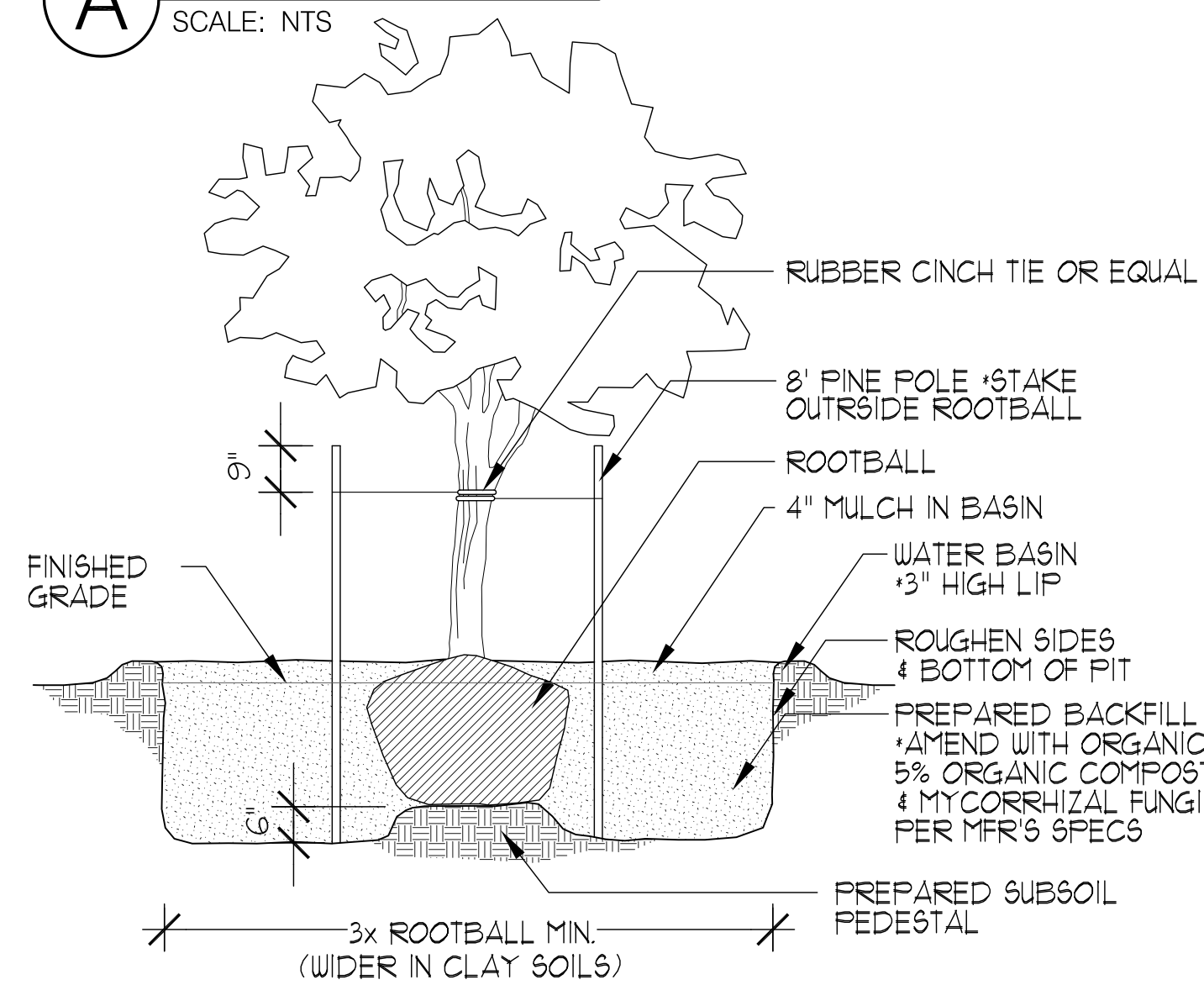
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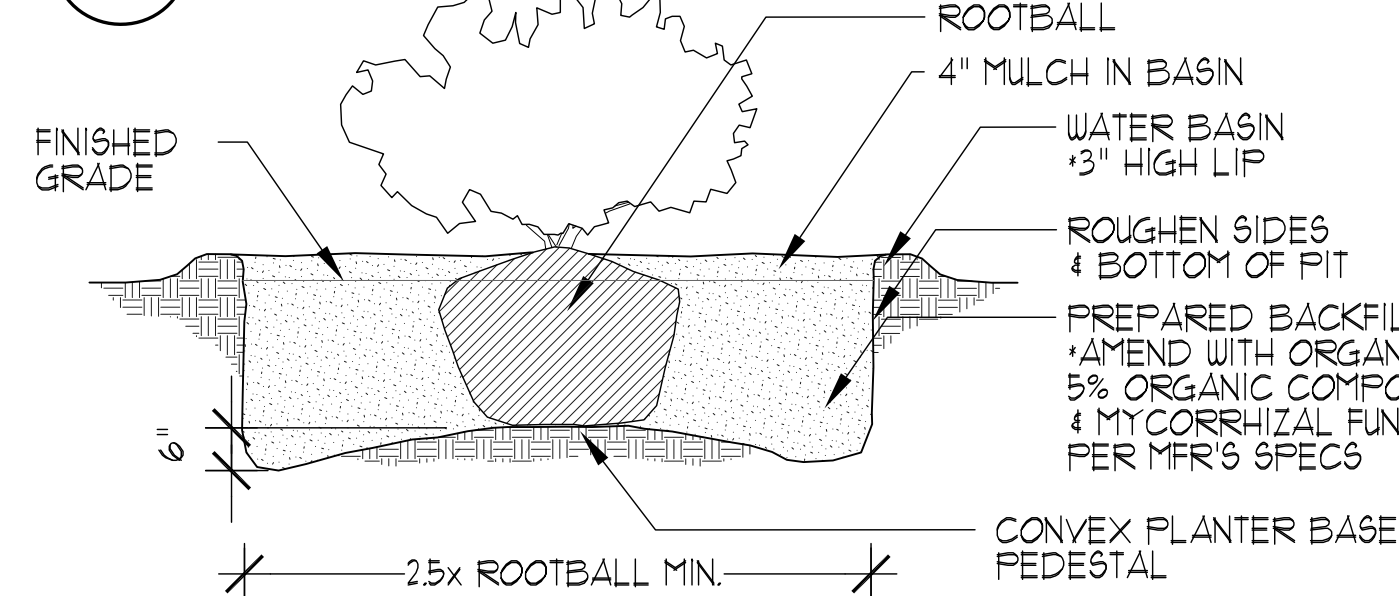
A WOOD FENCE

SCALE: NTS



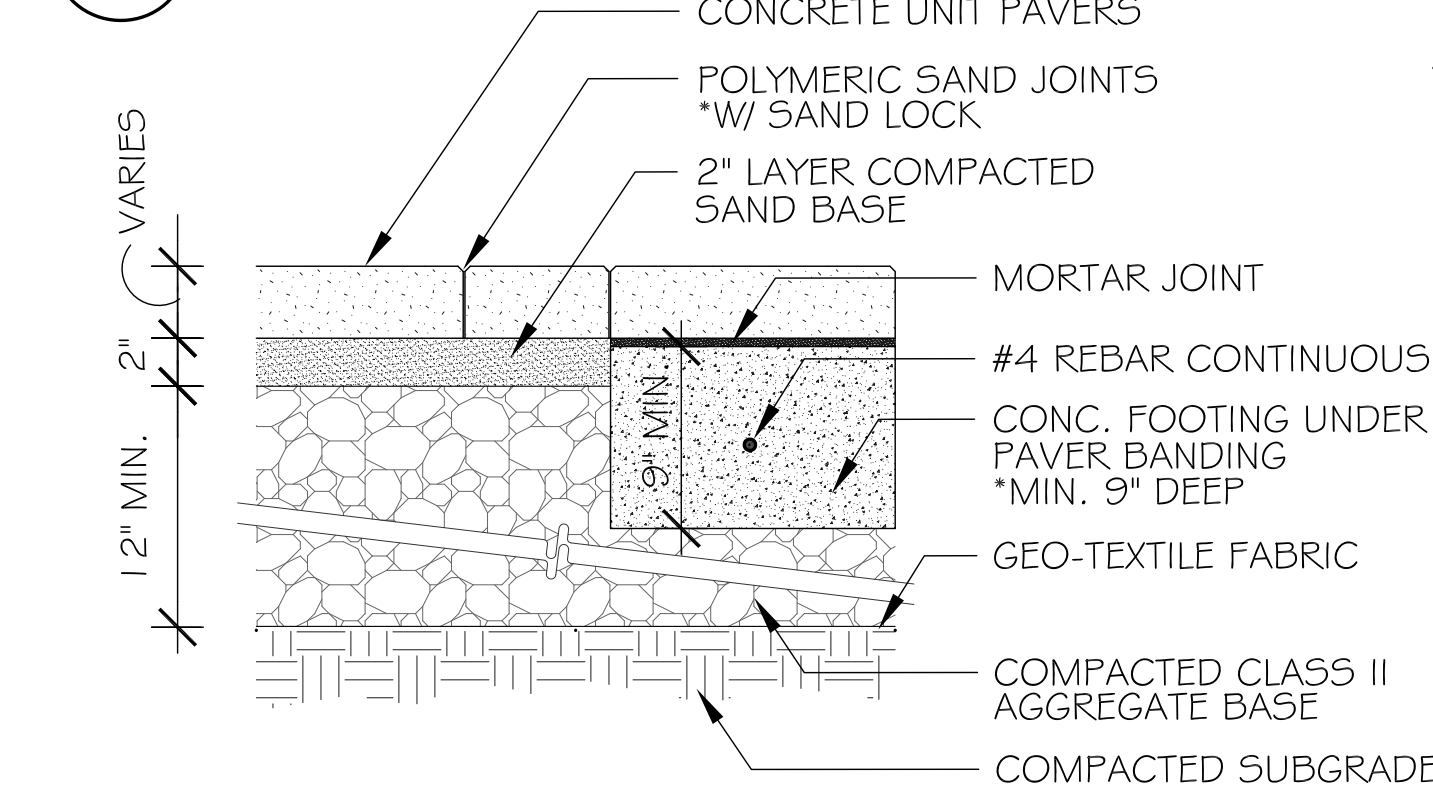
B TREE PLANTING

SCALE: NTS



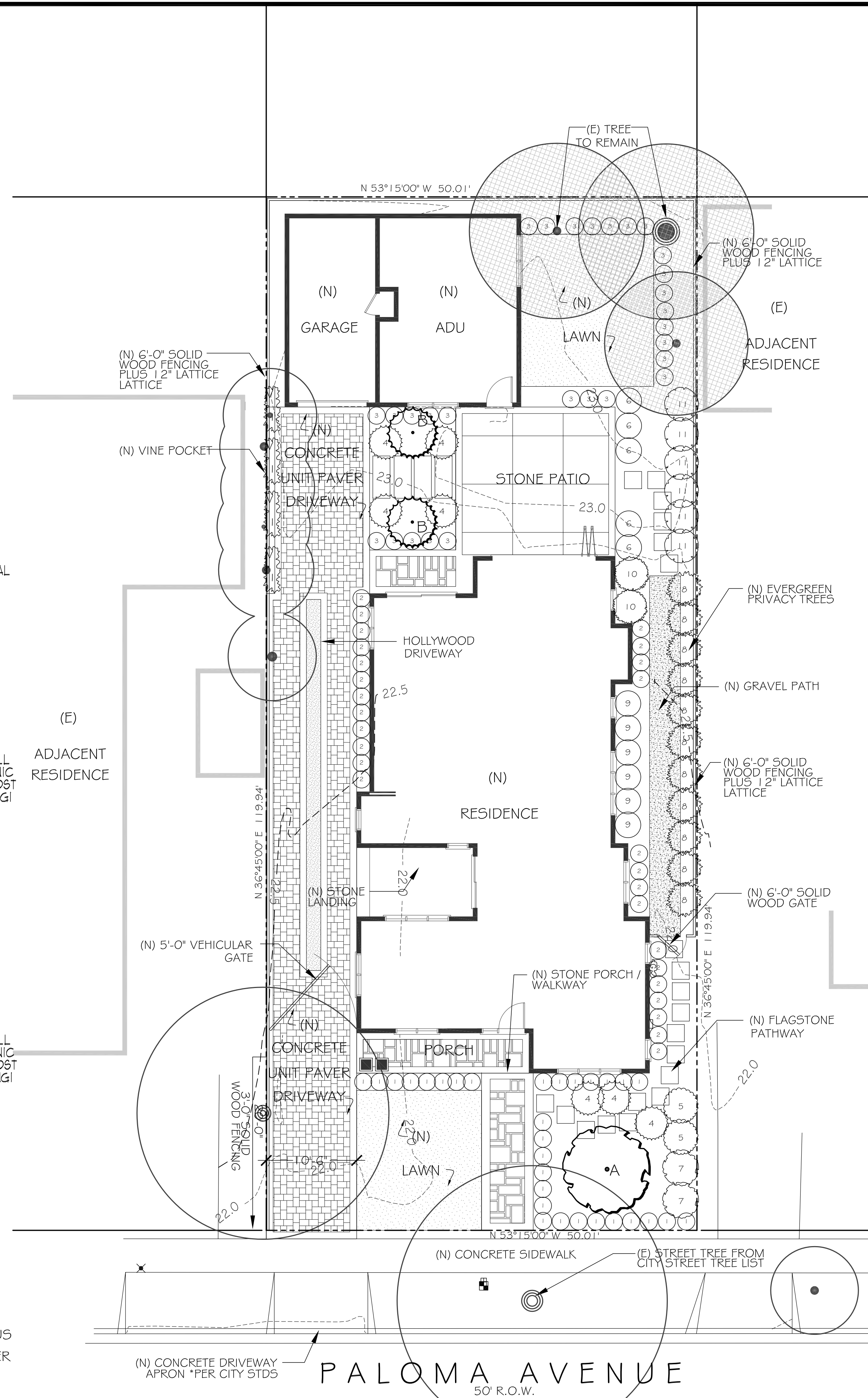
C SHRUB PLANTING

SCALE: NTS



D VEHICULAR UNIT PAVER PAVING

SCALE: NTS



LANDSCAPE PLAN

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

PLANT LIST					
1235 PALOMA AVE. BURLINGAME, CA					
TREES					
SYM	BOTANICAL NAME	COMMON NAME	QTY.	SIZE/SPACING	GROWTH RATE
A	ACER PALMATUM 'SANGU KAKU'	JAPANESE MAPLE	1	24" BOX	SLOW
B	CITRUS SPP. 'DWARF'	DWARF CITRUS	2	15 GAL.	FAST
SHRUBS					
1	BUXUS SEMPERVIRENS	ENGLISH BOXWOOD	30	5 GALLON	MODERATE
2	ROSA 'FLOWERING CARPET'	GROUNDCOVER ROSE	21	5 GALLON	MODERATE
3	ANIGOZANTHOS 'DWARF RED'	ANIGOZANTHOS DWARF	28	5 GALLON	FAST
4	ROSA 'ICEBERG'	'ICEBERG' ROSE	1	5 GALLON	FAST
5	ESCALLONIA RUBRA	ESCALLONIA RUBRA	2	15 GALLON	FAST
6	BUXUS 'SPHERE'	BUXUS SPHERE	5	15 GALLON	SLOW
7	LOROPETALUM CHINENSE 'SFP'	LOROPETALUM	2	15 GALLON	MODERATE
8	PITTOSPORUM TENUIFOLIUM	PITTOSPORUM	11	15 GALLON	MODERATE
9	AZALEA 'WHITE'	AZALEA WHITE	6	15 GALLON	MODERATE
10	PIERIS JAPONICA 'VARIEGATA'	VARIEGATED JAPANESE PIERIS	2	15 GALLON	SLOW
11	PITTOSPORUM TENUIFOLIUM 'MARJORIE CHANNON'	PITTOSPORUM	6	15 GALLON	MODERATE
VINES					
V-1	TRACHELOSPERMUM JASMINOIDES 'ESPALER'	STAR JASMINE	4	15 GALLON	MODERATE
GROUNDCOVER					
LAWN					
BOLERO BLEND, DELTA BLUEGRASS CO.			640 SF	ROLLS	SLOW

GENERAL NOTES

- CONTRACTOR SHALL VERIFY ON SITE ALL GRADES, PROPERTY LINES, EASEMENTS, SETBACKS, UTILITIES, SITE IMPROVEMENTS, WATERPROOFING AND UNDERGROUND PIPING BEFORE CONSTRUCTION BEGINS. ALL DISCREPANCIES OR PROBLEMATIC SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
- FINISHED GRADES SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURES AND SHALL BE PROPERLY INSTALLED TO PREVENT ANY STANDING WATER. CONCRETE/HARDSCAPE SHALL HAVE A MINIMUM GRADE OF 2% UNLESS NOTED OTHERWISE.
- JUTE MESH EROSION CONTROL NETTING SHALL BE USED ON ALL 3:1 OR GREATER SLOPES. STAKE NETTING APPROPRIATELY AND PLANT SPECIFIED GROUNDCOVER.
- CONTRACTOR SHALL OBTAIN ALL PERMITS NECESSARY TO COMPLETE PROPOSED WORK AS PER CITY/TOWN REQUIREMENTS.
- CONTRACTOR SHALL PROVIDE PROTECTION FOR EXISTING TREES BY INSTALLING TEMPORARY FENCING AT THE DRIPLINE AROUND THE TREES. IN THE EVENT THAT TREE ROOTS OVER 6" ARE DISCOVERED, THE LANDSCAPE ARCHITECT SHOULD BE CONTACTED.
- REFER TO ARCHITECTURAL AND ENGINEERING DRAWINGS FOR ANY CALCULATIONS, DETAILS AND SPECIFICATIONS REGARDING BUILDING STRUCTURE, FOUNDATIONS AND GRADING, SOILS, GAS AND ELECTRICAL.
- THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH SOILS REPORT, POOL PLANS AND GRADING AND DRAINAGE REQUIREMENTS PER CIVIL ENGINEER.
- THIS PLAN IS NOT A SURVEY OR CONSTRUCTION DOCUMENT. IT IS PROVIDED FOR CONCEPTUAL PURPOSES AND SHOULD BE USED FOR PLANNING PURPOSES.
- LANDSCAPE ARCHITECT MAY MAKE SITE OBSERVATIONS DURING CONSTRUCTION BUT SHALL NOT BE UTILIZED TO SUPERVISE CONSTRUCTION ONSITE.
- THE LANDSCAPE ARCHITECT AND ENGINEER ASSUMES NO LIABILITY FOR DISCREPANCIES BETWEEN THE PLANS AND ACTUAL FIELD CONDITIONS. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS.
- WORK WITHIN THE RIGHT OF WAY IS SUBJECT TO INSPECTION AND APPROVAL BY THE CITY. OBTAIN ENCROACHMENT PERMIT FROM PUBLIC WORKS DEPARTMENT PRIOR TO WORK WITHIN THE RIGHT OF WAY. THIS WORK MAY INCLUDE LANDSCAPING IN THE RIGHT OF WAY, NEW CURB DRAINS, AND PARKING STRIP.

PLANTING NOTES

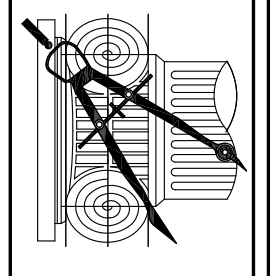
- ALL PLANTING AREAS WITH A SLOPE OF LESS THAN 1/6% SHALL BE CULTIVATED AND ROTOTILLED TO A DEPTH OF 9" (6) INCHES WITH FIVE (5) CUBIC YARDS OF SOIL MIX PER 1000 SQUARE FEET.
- SOIL AMENDMENTS SHALL BE FREE OF DEBRIS SUCH AS LITTER, BROKEN CLAY POTS, AND OTHER FOREIGN MATERIAL. ROCKS LARGER THAN ONE INCH DIAMETER WILL NOT BE PERMITTED. SOIL AMENDMENTS SHALL HAVE THE FOLLOWING CONTENT: SOIL MIX EQUALING 10% REDWOOD NITRIFIED COMPOST, 30% SANDY LOAM.
- PLANT HOLES SHALL BE DOUBLE THE SIZE OF THE CONTAINER (GENERALLY). THE WALLS AND BASES OF PLANT HOLES SHALL BE SCARIFIED. HOLES SHALL BE BACKFILLED WITH A MIXTURE OF IMPORTED SOIL TO EXISTING SOIL AT A RATIO OF 80/20.
- SOIL BERM'S SHALL BE FORMED AROUND ALL PLANTS 1 GALLON SIZE AND LARGER. BASINS SHALL BE MULCHED WITH A 2" LAYER OF BARK CHIPS. CHIPS SHALL BE A MINIMUM OF 1 1/2" IN SIZE.
- ALL PLANTS SHALL BE FERTILIZED. FERTILIZER SHALL BE COMMERCIALY AVAILABLE TYPE, AGRIFORM (OR EQUIVALENT). APPLICATION SHALL BE ACCORDING TO MANUFACTURER'S INSTRUCTIONS.
- RESIDUAL WEED PRE-EMERGENT SHALL BE APPLIED BY THE CONTRACTOR. THE TYPE AND BRAND CHOSEN BY THE CONTRACTOR SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT. APPLICATION SHALL BE ACCORDING TO MANUFACTURER'S INSTRUCTIONS.
- TREES SHALL BE STAKED WITH TWO PRESSURE TREATED 2" DIA. POLES. TREE TRUNK SHALL BE SECURED WITH TWO RUBBER TIES OR STRAPS FORMING A FIGURE-EIGHT BETWEEN TRUNK AND STAKE.
- ALL PLANTING AREAS SHALL BE COVERED WITH A LAYER OF BARK MULCH, MINIMUM THICKNESS OF 2 INCHES, AND CHIP SIZE OF NO LESS THAN ONE INCH.
- LAWN TYPE SHALL BE DWARF FESCUE/RYE BLEND, 90/10. ALL TURF AREAS SHALL BE FERTILIZED AT TIME OF INSTALLATION.
- LANDSCAPE CONTRACTOR SHALL VERIFY PLANT AND SOD QUANTITIES PRIOR TO SUBMITTING BID FOR WORK. DOCUMENTATION OF PLANTS INSTALLED AT THE JOBSITE IS REQUIRED, WITH A LETTER PROVIDED TO THE OWNER STATING FINAL QUANTITIES.
- LANDSCAPE ARCHITECT CANNOT GUARANTEE PLANT MATERIAL AS DEER RESISTANT DUE TO CHANGING HABITS OF DEER.

HARDSCAPE NOTES

- CONCRETE PAVING SHALL BE 4" THICK WITH #3 REBAR AT 18" O.C. COLOR: TAN. DRIVEWAY SHALL BE: UNIT PAVERS. TYPE: QUARRY STONE. PATTERN: OLD TOWN. COLOR: TAN / GREY. STONE SHALL BE: BLUESTONE. COLOR: TAN / GREY.
- STEEL REINFORCEMENT SHALL BE TIED AND SET CENTERED IN THE THICKNESS SPECIFIED ABOVE.
- ROUGH GRADING AND FINAL GRADING SHALL BE PERFORMED BY THE LANDSCAPE CONTRACTOR. THE SOIL SHALL BE GRADED SUCH THAT IT SLOPES AWAY FROM THE BUILDING FOUNDATIONS.
- CONTRACTOR SHALL VERIFY ALL PROPERTY LINES ADJACENT TO THE AREA OF WORK. NO ENCROACHMENT SHALL BE PERMITTED ON ADJACENT LANDS UNLESS WRITTEN PERMISSION IS OBTAINED FROM THE LAND OWNER OR CITY BUILDING DEPARTMENTS.

REVISIONS	BY
PLING PC1 5/19/21	PU

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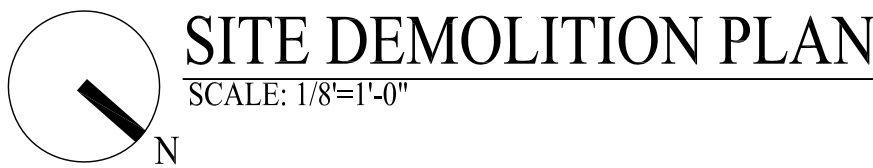
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NEW RESIDENCE
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SHEET NO.	

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OF SHEETS



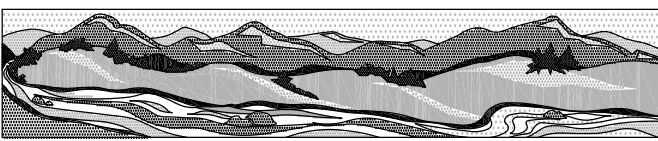
TOPOGRAPHIC &
BOUNDARY SURVEY

LANDS OF ALTOS HEIGHTS INVESTMENTS LLC
LOT 8, BLOCK 16 OF SUBDIVISION MAP
"BURLINGAME GROVE" (4 M 46)
1235 PALOMA AVENUE

CITY OF BURLINGAME SAN MATEO COUNTY CALIFORNIA

SCALE: 1" = 10'

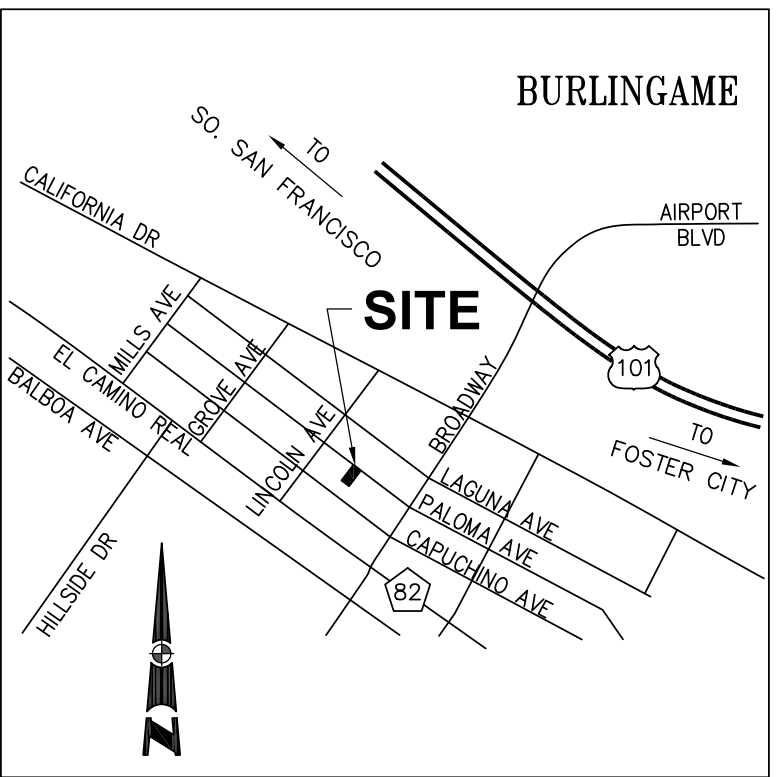
MARCH 2021



QUIET RIVER

Land Services Inc.

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



VICINITY MAP
NOT TO SCALE

SETBACK TABLE

HOUSE #	APN	FRONT SETBACK
1225	026-095-090	16.0'
1229	026-095-080	19.0'
1233	026-095-070	17.5'
1235 (SUBJECT)	026-095-060	18.5'
1245	026-095-050	20.0'
1247	026-095-040	19.0'
1249	026-095-030	24.5'
1253	026-095-370	15.0'
AVERAGE:		18.7'

BASIS OF BEARINGS

SUBDIVISION MAP 08-02 ENTITLED "MIS PALOMA CONDOMINIUMS" FILED IN BOOK 137 OF MAPS AT PAGE 48 IN THE RECORDS OF SAN MATEO COUNTY, AND TWO FOUND NAIL & TAG MONUMENTS ALONG THE WORKLINE OF PALOMA AVENUE BETWEEN LINCOLN AVENUE AND BROADWAY AS SHOWN ON SAID MAP TAKEN AS NORTH 53°15'00" 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 CHCX900-OPUS RECEIVER AND POST-PROCESS USING THE CORS NETWORK. ALL ELEVATION EXPRESSED IN NAVD 1988 DATUM.

NOTES

- TITLE REPORT FOR THIS PROPERTY WAS PROVIDED BY FIDELITY NATIONAL TITLE COMPANY, REPORT NO. FSM0-3052002170-MG, DATED AS OF NOVEMBER 20, 2020.
- DATE OF FIELD SURVEY: FEBRUARY 26, 2021
- PROJECT BENCHMARK: TOP OF WATER METER LID LOCATED IN THE RIGHT-OF-WAY AT 1235 PALOMA AVENUE, HAVING AN ELEVATION OF 21.73 (AMSL)
- CONTOURS SHOWN HEREON ARE ONE HALF FOOT (0.5')

LEGEND

- SUBJECT PROPERTY LINE
- ADJOINER PROPERTY LINE
- WORKLINE PER (137 M 48)
- TIE LINE
- OLD BOUNDARY LINE
- EXISTING FENCE LINE AS NOTED
- SPOT ELEVATION
- DIMENSIONS IN PARENTHESIS PER 4 M 46
- SET 5/8" REBAR W/ ORANGE PLASTIC CAP STAMPED PLS #6437
- FOUND NAIL AND BRASS TAG RCE #20858

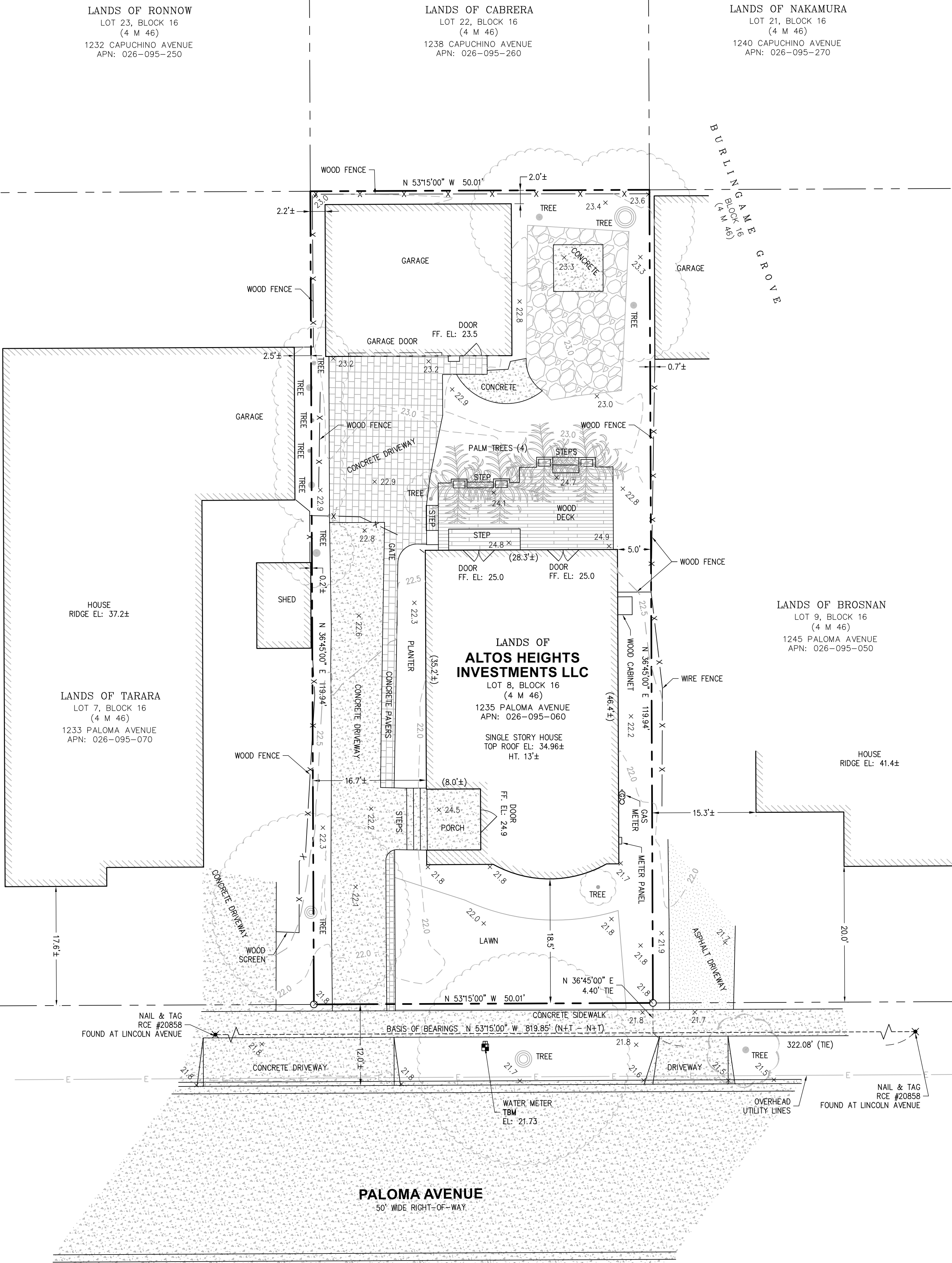
SURVEYOR'S STATEMENT

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 FEBRUARY 26, 2021 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

3/15/21

DATE



10 5 0 10

SCALE: 1" = 10'