NEW RESIDENCE

1385 HILLSIDE CIRCLE, (LOT 3) BURLINGAME, CA
A.P.N.: 000-000-000

DESIGN DATA

2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA RESIDENTIAL CODE

ALL OTHER STATE AND LOCAL ORDINANCES AND REGULATIONS
ALL STRUCTURAL DESIGN DATA AS PER CBC SECTION 1603
ALL CONSTRUCTION AS PER CBC TABLE 601. TYPE V.

ADOPTION OF THE 2022 EDITION OF THE CALIFORNIA STATE BUILDING CODES, TITLE 24, CALIFORNIA CODE OF REGULATIONS WAS MANDATED BY AB 4616 AND SB 2871, EFFECTIVE JANUARY 1, 2017. THE FOLLOWING LOCAL AMENDMENTS TO THE CALIFORNIA STATE BUILDING CODES WERE FILED WITH THE OFFICE OF HOUSING AND COMMUNITY DEVELOPMENT.

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

GENERAL NOTES:

1. ALL DETAILS, MATERIALS, FINISHES AND ASSEMBLIES ARE NOT NECESSARILY SHOWN. THESE FINAL FINISH DETAILS INCLUDING CASEWORK AND MATERIAL SELECTIONS WILL BE COORDINATED BY THE OWNER.

2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE UNIFORM BUILDING CODE, APPLICABLE EDITION, AND ALL OTHER PERTINENT CODES, LAWS AND REQUIREMENTS OF THE LOCAL BUILDING OFFICIALS, WHETHER OR NOT SPECIFICALLY SHOWN ON THESE DOCUMENTS. THESE DOCUMENTS ARE NOT INTENDED TO SHOW EVERY DETAIL OR CONDITION. MANY DETAILS IN RESIDENTIAL CONSTRUCTION ARE BUILT ACCORDING TO PROFESSIONAL CONSTRUCTION PRACTICES, AND ARE THEREFORE NOT DETAILED IN THESE DOCUMENTS. CONTACT CHU DESIGN ASSOCIATES INC. IF CONDITIONS OR OTHER CIRCUMSTANCES REQUIRE CHANGES IN THE WORK SHOWN, OR REQUIRE CLARIFICATION. ALL WORK SHALL BE DONE IN A HIGH QUALITY MANNER, ACCORDING TO THE PREVAILING STANDARDS OF THE INDUSTRY FOR EACH TRADE.

3. THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, EQUIPMENT, SUPERVISION AND CLEAN-UP TO ACCOMPLISH ALL OF THE WORK SHOWN, INCLUDING ALL WARRANTIES AND INSTRUCTIONS, TO PROVIDE A COMPLETE WORKING INSTALLATION, AND TO LEAVE THE OWNER WITH AN APPROVED PRODUCT.

4. CONTRACTOR SHALL ASSUME COMPLETE AND SOLE RESPONSIBILITY FOR MEANS AND METHODS OF CONSTRUCTION, AND FOR ALL SAFETY MEASURES TO PROTECT ALL PROPERTY, PERSONNEL AND THIRD PARTIES FROM DAMAGE OR INJURY. THIS RESPONSIBILITY SHALL BE CONTINUOUS AND NOT SOLELY DURING WORKING HOURS. CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD HARMLESS CHU DESIGN ASSOCIATES INC. AND RELATED ENGINEERS FROM ANY CLAIMS OF LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF HIS WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF CHU DESIGN ASSOCIATES INC. AND RELATED ENGINEERS.

5. THESE DOCUMENTS DO NOT CONTAIN PROVISIONS FOR THE HANDLING OR REMOVAL OF ANY HAZARDOUS MATERIALS. SHOULD ANY SUCH MATERIALS BE SUSPECTED OR ENCOUNTERED, SPECIALISTS SHALL BE CALLED IN TO MAKE RECOMMENDATIONS.

6. PROVIDE ALL MANDATORY FEATURES REQUIRED BY THE T-24 ENERGY CODE, INCLUDING WEATHER-STRIPPING, BUILDING INSULATION, PIPE INSULATION, LIGHTING AND APPLIANCE MEASURES, AND OTHER FEATURES REQUIRED BY TITLE 24 OR OTHER STATE, FEDERAL OR LOCAL CODES.

7. NO PERSON SHALL ERECT (INCLUDING EXCAVATION AND GRADING), DEMOLISH, ALTER OR REPAIR ANY BUILDING OR STRUCTURE OTHER THAN BETWEEN THE HOURS PERMITTED BY THE LOCAL JURISDICTION.

8. ANY HIDDEN CONDITIONS THAT REQUIRE WORK TO BE PERFORMED BEYOND THE SCOPE OF THE BUILDING PERMIT ISSUED FOR THESE PLANS MAY REQUIRE FURTHER CITY APPROVALS INCLUDING REVIEW BY THE PLANNING COMMISSION.

9. PLUMBING CONTRACTOR WILL PROVIDE A SINGLE LINE DIAGRAM ON TIME OF INSPECTION AND ANY INSTALLATION PRIOR TO PLAN CHECK AND APPROVAL IS AT CONTRACTOR'S RISK.

10. FIRE SPRINKLERS SHALL BE INSTALLED AND SHOP DRAWINGS SHALL BE APPROVED BY THE FIRE DEPARTMENT PRIOR TO INSTALLATION.

11. IF GRADING PERMIT IS REQUIRED, IT SHOULD BE OBTAINED FROM DEPARTMENT OF PUBLIC WORKS.

12. IF PUBLIC WORKS REQUIRES SIDEWALK REPLACEMENT, POLICY FOR EXPANDING WIDTH OF PLANTER STRIP NEED TO BE IMPLEMENTED AND TREES NEED TO BE ADDED.

PROJECT DATA

1. SITE ADDRESS:		1385 HILLSIDE CIRCLE BURLINGAME, CA 94010
2. APN:		000-000-000
3. TYPE OF CONSTRUCTION FOR:		
DWELLING AND GARAGE:		TYPE V-N
OCCUPANCY GROUP FOR DWELLING:		R-3
OCCUPANCY GROUP FOR GARAGE:		U
4. SITE AREA:		13,226.00 SF
5. MAX. COVERED FLOOR AREA ALLOWED: (32% + 1,100 SF)		5,332.32 SF
6. MAX. LOT COVERAGE ALLOWED (40%):		5,290.40 SF
7. EXISTING FLOOR AREA		
(E) BASEMENT		4,794.00 SF
(E) MAIN FLOOR		3,961.00 SF
(E) UPPER FLOOR		2,548.00 SF
(E) MAIN GARAGE		1,856.00 SF
(E) DETACHED GARAGE		661.00 SF
(E) TOTAL FLOOR AREA		13,820 SF
8. PROPOSED FLOOR AREA		
(N) PROPOSED LOWER FLOOR		1,708.00 SF
(N) PROPOSED MAIN FLOOR		1,802.50 SF
(N) GARAGE		441.00 SF
(N) FRONT PORCH	78.50 SF - 200 SF	0.00 SF
(N) TOTAL FLOOR AREA		3,950.50 SF < 5,332.32 SF
(N) FLOOR AREA RATIO:		29.86 %
9. LOT COVERED AREA		
(N) MAIN FLOOR		1,802.50 SF
(N) GARAGE		441.00 SF
(N) FRONT PORCH		78.50 SF
(N) BALCONY / DECK		765.25 SF
(N) TOTAL FLOOR AREA		3,087.25 SF < 5,290.40 SF
(N) FLOOR AREA RATIO:		23.34 %
10. LOT SLOPE PERCENTAGE		19.79 %

NOTES

ILLUMINATED STREET ADDRESS
1. PROVIDE AN ILLUMINATED STREET ADDRESS AT THE ENTRY DOOR PER CITY ORDINANCE. APPROVED NUMBERS OR ADDRESSES SHALL BE PLACED IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.SAID NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, AND SHALL BE A MINIMUM OF 1/2 INCH STROKE BY 2-1/2 INCHES HIGH, SHALL BE EITHER INTERNALLY OR EXTERNALLY ILLUMINATED. THE POWER OF SUCH ILLUMINATION SHALL NOT BE NORMALLY SWITCHABLE.
2. EXTERIOR LIGHTING ON ALL RESIDENTIAL PROPERTIES SHALL BE DESIGNED AND LOCATED SO THAT THE CONE OF LIGHT AND/ OR GLARE FROM THE LIGHTING ELEMENT IS KEPT ENTIRELY ON THE PROPERTY OR BELOW THE TOP OF ANY FENCE, EDGE OR WALL. CITY OF BURLINGAME MUNICIPAL CODE 18.16.030.
3. ON ALL RESIDENTIAL PROPERTIES EXTERIOR LIGHTING OUTLETS AND FIXTURES SHALL NOT BE LOCATED MORE THAN NINE (9) FEET ABOVE ADJACENT GRADE OR REQUIRED LANDING ± WALLS OR PORTIONS OF WALLS SHALL NOT BE FLOOD-LIT ± ONLY SHIELDED LIGHT FIXTURES WHICH FOCUS LIGHT DOWNWARD SHALL BE ALLOWED, EXCEPT FOR ILLUMINATED STREET NUMBER REQUIRED BY THE FIRE DEPARTMENT. CITY OF BURLINGAME MUNICIPAL CODE 18.16.030.
** CONSTRUCTION, DEMOLITION, RECYCLING & WASTE REDUCTION FORMS WILL NEED TO BE SUBMITTED & APPROVED PRIOR TO ISSUANCE OF BUILDING PERMIT PER CITY OF BURLINGAME. CONTACT JOE McCLUSKY OER RECYCLING SPECIALIST @ (650) 558-7273.

SHEET INDEX

PROJECT DIRECTORY

PROPERTY OWNER:
SHERMAN CHIU
3314 CESAR CHAVEZ ST.,
SAN FRANCISCO, CA 94110
TEL: (415) 279-1290

ARCHITECTURAL:
JAMES CHU
CHU DESIGN ASSOCIATES INC.
210 INDUSTRIAL RD. SUITE 205
SAN CARLOS, CA 94070
TEL: (650) 345-9286, EXT. 1001
FAX: (650) 345-9287
EMAIL: James@chudesign.com

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

LANDSCAPE ARCHITECT:
RIPLEY DESIGN GROUP
1615 BONANZA STREET SUITE 314
WALNUT CREEK, CA 94596
TEL: (925) 938-7377

CIVIL GRADING:
PRECISION ENGINEERING & CONSTRUCTION, INC.
901 WALTERMIRE ST.
BELMONT, CA 94002
TEL: (650) 637-1590

REVISED

RECEIVED
November 17, 2025
City of Burlingame
CDD-Planning DIV

CONSTRUCTION SCHEDULE

1. NO PERSON SHALL ERECT (INCLUDING EXCAVATION AND GRADING), DEMOLISH, ALTER OR REPAIR ANY BUILDING OR STRUCTURE OTHER THAN BETWEEN THE FOLLOWING HOURS EXCEPT IN THE CASE OF URGENT NECESSITY IN THE INTEREST OF PUBLIC HEALTH AND SAFETY, AND THEN ONLY WITH PRIOR WRITTEN APPROVAL FROM THE BUILDING OFFICIAL, WHICH APPROVAL SHALL BE GRANTED FOR A PERIOD NOT TO EXCEED THREE DAYS. HOLIDAYS ARE THE FIRST DAY OF JANUARY, THE THIRD MONDAY OF FEBRUARY, THE LAST MONDAY OF MAY, THE FOURTH DAY OF JULY, THE FIRST MONDAY OF SEPTEMBER, THE ELEVENTH DAY OF NOVEMBER, THE FOURTH THURSDAY IN NOVEMBER AND THE TWENTY FIFTH DAY OF DECEMBER. IF THE FIRST DAY OF JANUARY, THE FOURTH DAY OF JULY, THE ELEVENTH DAY OF NOVEMBER AND THE TWENTY-FIFTH DAY OF DECEMBER FALLS UPON A SUNDAY THE FOLLOWING MONDAY IS A HOLIDAY. PROVIDE THE FOLLOWING CONSTRUCTION HOURS ON THE PLANS PER CITY OF BURLINGAME MUNICIPAL CODE 18.07.110.
   i. MONDAY THROUGH FRIDAY: 8AM TO 7PM
   ii. SATURDAYS: 9AM TO 6PM
   iii SUNDAY AND HOLIDAYS: NO WORK
2. CONSTRUCTION HOURS IN THE CITY PUBLIC RIGHT-OF-WAY ARE LIMITED TO WEEKDAYS AND NON-CITY HOLIDAYS BETWEEN 8:00AM TO 5:00PM.

REVISIONS | BY

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

NEW RESIDENCE
1385 HILLSIDE CIRCLE LOT 3
BURLINGAME, C.A.
A.P.N.: 000-000-000

DATE: 10/26/21
SCALE: AS NOTED
DRAWN: MC
JOB:
SHEET NO: A.1
OF SHEETS

ARBORIST REPORT

Kielty Arborist Services LLC
Certified Arborist WE#10724A TRAQ Qualified
P.O. Box 6187
San Mateo, CA 94403
650-532-4418

February 16th, 2024

Alpha Bay Builders
Attn: Jenny Ngo
3314 Cesar Chavez St.
San Francisco, CA 94110

Site: 1385 Hillside Circle, Burlingame, CA

Dear Ms. Ngo,

As requested on December 4th, 2023, Kielty Arborist Services visited the above site to provide a Tree Inventory Report/Tree Protection Plan for the proposed construction. 3 new homes are proposed for this site, and your concern as to the future health and safety of the tree has prompted this visit. Preliminary landscape plans L1 through L7 dated January 2024, lot 1 site plans A.1 through A.6 dated 10/26/22, lot 2 site plans A.1 through A.6 dated 10/26/21, and lot 3 plans A.1 through A.8 dated 10/26/21 were also reviewed for writing this report. This Tree Inventory Report is not a Tree Risk Assessment. As such, no trees were assessed for risk in accordance with industry standards, nor are there any tree risk ratings or risk mitigation recommendations provided within this preservation plan.

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

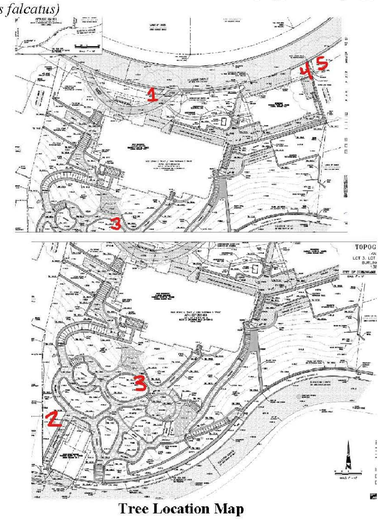
1 - 29 Very Poor
30 - 49 Poor
50 - 69 Fair
70 - 89 Good
90 - 100 Excellent

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

Survey Key:
DBH-Diameter at breast height (54" above grade) **CON**- Condition rating (1-100)
HT/SP- Tree height/ canopy spread *indicates neighbor's trees
P-*Indicates protected tree by city ordinance*
R-*Indicates proposed tree removal*

1385 Hillside (2)
Survey:

Tree#	Species	DBH	CON	HT/SP	Comments
1P	Coast live oak *(Quercus agrifolia)*	19.1	60	35/35	Good vigor, poor form, leans south over drive.
2P	Valley oak *(Quercus lobata)*	26.4	60	40/45	Good vigor, fair form, ivy on trunk.
3P	Coast live oak *(Quercus agrifolia)*	18.8	45	25/30	Fair vigor, poor form, leans south.
4R	Black acacia *(Acacia melanoxylon)*	8.0	40	30/25	Good vigor, poor form, ivy on trunk. topped
5*P	African fern pine *(Afrocarpus falcatus)*	24est	50	35/30	Good vigor, poor form, topped for utilities.



Tree Location Map

1385 Hillside (3)
Summary:
5 trees were surveyed. 3 native oak trees were observed as well as one invasive acacia tree and a neighboring African fern pine tree. All of the trees except acacia tree #4 are of a protected size in the city of Burlingame. Non-protected Black Acacia tree #4 is proposed for removal due to the tree's location near the proposed driveway/grading.

Impacts/Recommendations:
Oak tree #1 is to be retained. The tree is adjacent to an existing driveway. It is recommended to temporarily retain the existing driveway near this tree when underneath the dripline of the tree during the building phase of the project. Temporarily retaining the driveway will act as a tree protection measure and will help to increase staging and access to the site, as removing the driveway at the beginning of the project would make for a larger tree protection zone needed with the fencing being located at the tree's drip line. The existing grade within the tree's dripline is recommended to be retained as is where possible. No grading or excavation is recommended to take place within 10' from this tree (6x diameter) except for the removal of the driveway. At the end of the project, when it is time to demolish the existing driveway near this tree, the Project Arborist is recommended to be on-site to document and witness the removal of the driveway. A jackhammer is recommended to be used when working within the tree's dripline to break the concrete material into hand manageable-sized pieces. Once broken down the driveway material is recommended to be removed by hand. Exposed roots during the process are recommended to be wrapped in layers of wetted-down burlap to avoid root desiccation. The existing driveway area is recommended to be filled back in once the driveway has been removed so that no roots are exposed to the elements. When backfilling the soil in this area, the area is also to be irrigated. The proposed driveway is further from the tree than the existing driveway and outside of the 10' range and is not expected to have impacts on the tree. The tree is recommended to be deep water fertilized with Nutriroot once the work near the tree has taken place as a mitigation measure for any minor impacts that may take place.

Showing portion of driveway recommended to be retained until the landscape phase of the project.

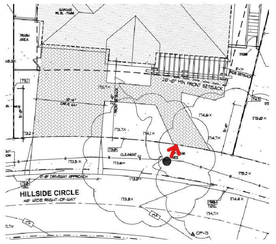
CHU DESIGN ASSOCIATES INC.
210 INDUSTRIAL RD. SUITE 205
SAN CARLOS, CALIFORNIA 94070
TEL: (650) 345-9286 EXT. 1001

REVISIONS | BY

NEW RESIDENCE
1385 HILLSIDE CIRCLE LOT 3
BURLINGAME, C.A.
A.P.N.: 000-000-000

DATE: 10/26/21
SCALE: AS NOTED
DRAWN: MC
JOB:
SHEET NO.
A.1.1
OF SHEETS

ARBORIST REPORT



Plan change needed:
A new pathway is proposed at 4' from oak tree #10. This is too close to the tree and impacts would be expected. It is recommended to maintain a minimal clearance of 10' from the tree to the pathway to keep impacts on the tree low. With this plan change implemented, impacts are expected to be minor and will be mitigated by the recommended deep water fertilizing with Nutriroot.

Showing the walkway at 4' from the tree

A new pathway is shown adjacent to valley oak tree #2. It is recommended to have the pathway no closer to the tree than the existing pathway next to the tree. This may result in a plan change. All landscaping work below the dripline of the tree is recommended to be done by hand under the direct supervision of the project arborist. Excavation is recommended not to exceed 6" for any landscaping when underneath the tree's dripline. No roots measuring larger than 1.5" in diameter shall be cut for landscaping purposes. No grading shall also take place underneath the tree's dripline.

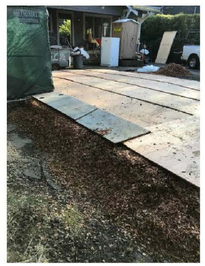
Many existing landscape features exist at the back of the property near the retained trees. Any existing hardscapes to be removed are recommended to be carefully removed under the Project Arborist supervision. No excavation beyond hardscape removal is recommended when within 6x the diameter of a retained tree on site. The following Tree Protection Plan will reduce the impacts to the retained trees during the construction process.

Tree Protection Plan:
Tree Protection Zones
Tree protection zones should be installed and maintained throughout the entire length of the project. Fencing for tree protection zones on this site will consist of the existing property line fences as the only trees protected are the neighboring trees. For any non-protected trees desired to be protected from construction activity, the following recommendations should be followed:
Tree protection fencing should be 6' tall, metal chain link material supported by metal 2" diameter poles, pounded into the ground to a depth of no less than 2'. No equipment or materials shall be stored or cleaned inside the protection zones. Areas where tree protection fencing needs to be reduced for access or any other reason, should be mulched with 6" of coarse wood chips with ½ inch plywood on top. The plywood boards should be attached together in order to minimize movement. The spreading of chips will help to reduce compaction and improve soil structure. All tree protection measures must be installed prior to any demolition or construction activity at the site. Whenever tree protection fencing needs to be moved or reduced for work to

take place, the Project Arborist shall be called out to the site to witness the moving of the fencing and to provide any other necessary protection measures as seen fit.

Avoid the following conditions:
DO NOT:

- **A.** Allow run off of spillage of damaging materials into the area below any tree canopy.
- **B.** Store materials, stockpile soil, or park or drive vehicles within the TPZ.
- **C.** Cut, break, skin, or bruise roots, branches, or trunks without first obtaining authorization from the Arborist.
- **D.** Allow fires under and adjacent to trees.
- **E.** Discharge exhaust into foliage.
- **F.** Secure cable, chain, or rope to trees or shrubs.
- **G.** Trench, dig, or otherwise excavate within the dripline or TPZ of the tree(s) without first obtaining authorization from the Arborist.
- **H.** Apply soil sterilant under pavement near existing trees.



Landscape Barrier
Where tree protection does not cover the entire root zone of the trees, or when a smaller tree protection zone is needed for access, a landscape barrier consisting of wood chips spread to a depth of four to six inches with plywood or steel plates placed on top will be placed where foot traffic is expected to be heavy. The landscape buffer will help to reduce compaction to the unprotected root zone. If plywood is to be used, the plywood pieces shall be attached together to minimize movement.

Landscape barrier example

Root Cutting and Grading
Any roots to be cut shall be monitored and documented. Large roots (over 2" diameter) or large masses of roots to be cut must be inspected by the site arborist. The Project Arborist, at this time, may recommend irrigation or fertilization of the root zone. All roots needing to be cut should be cut clean with a saw or loppers. Roots to be left exposed for a period should be covered with layers of burlap and kept moist to avoid root desiccation. Immediate irrigation is recommended within the tree protection zones whenever roots are impacted.

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

Irrigation
Normal irrigation shall be maintained on this site for the retained imported trees. Every two weeks during the dry season the trees shall receive supplemental irrigation. No irrigation to the native oak trees is needed unless roots are to be tramatized.

Inspections
It is the contractor's responsibility to contact the Project Arborist as directed in this report. Kielty Arborist Services LLC can be reached best through email at david@kieltyarborist.com or by phone at (650) 532-4418.

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

Sincerely,
David Beckham *David Beckham*
Certified Arborist WE#10724A
TRAQ Qualified

Kielty Arborists Services
P.O. Box 6187
San Mateo, CA 94403
650-532-4418

ASSUMPTIONS AND LIMITING CONDITIONS

1. Any legal description provided to the consultant/appraiser is assumed to be correct. Any titles and ownerships to any property are assumed to be good and marketable. No responsibility is assumed for matters legal in character. Any and all property is appraised or evaluated as though free and clear, under responsible ownership and competent management.

2. It is assumed that any property is not in violation of any applicable codes, ordinances, statutes, or other government regulations.

REVISIONS	BY

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

NEW RESIDENCE
1385 HILLSIDE CIRCLE LOT 3
BURLINGAME, C.A.
A.P.N.: 000-000-000

DATE: 10/26/21
SCALE: AS NOTED
DRAWN: MC
JOB:
SHEET NO.
A.1.2
OF SHEETS

LEGEND:

TREE TO BE REMOVED

(E) TO BE REMOVED

PARKS DIVISION NOTES:

ENSURE THAT TREE PROTECTION SPECIFICATIONS ARE SHOWN GRAPHICALLY ON SITE PLANS FOR CONTRACTOR TO FOLLOW, AS FOLLOWS:

LOCATION OF ALL TREE PROTECTION MEASURES INCLUDING BUT NOT LIMITED TO FENCING, TRUNK WRAP, ROOT BUFFER, ARE TO BE GRAPHICALLY SHOWN ON DEMO PLAN A2 SO THAT CONTRACTOR CAN EASILY INSTALL AND EXECUTE THE TREE PROTECTION MEASURES.

LOCATIONS OF HAND DIGGING AND LOCATIONS OF WORK TO BE UNDER PROJECT ARBORIST SUPERVISION ARE TO BE GRAPHICALLY SHOWN ON THE RELEVANT SITE PLAN SO THAT CONTRACTOR(S) CAN EASILY UNDERSTAND AND EXECUTE THE SPECIFICATIONS. WORK WITH THE PROJECT ARBORIST TO PRODUCE ACCURATE INFORMATION ON THE RELEVANT SITE PLAN. SOME OF THE INFORMATION WILL BE ON THE A SHEETS AND SOME ON THE L SHEETS.

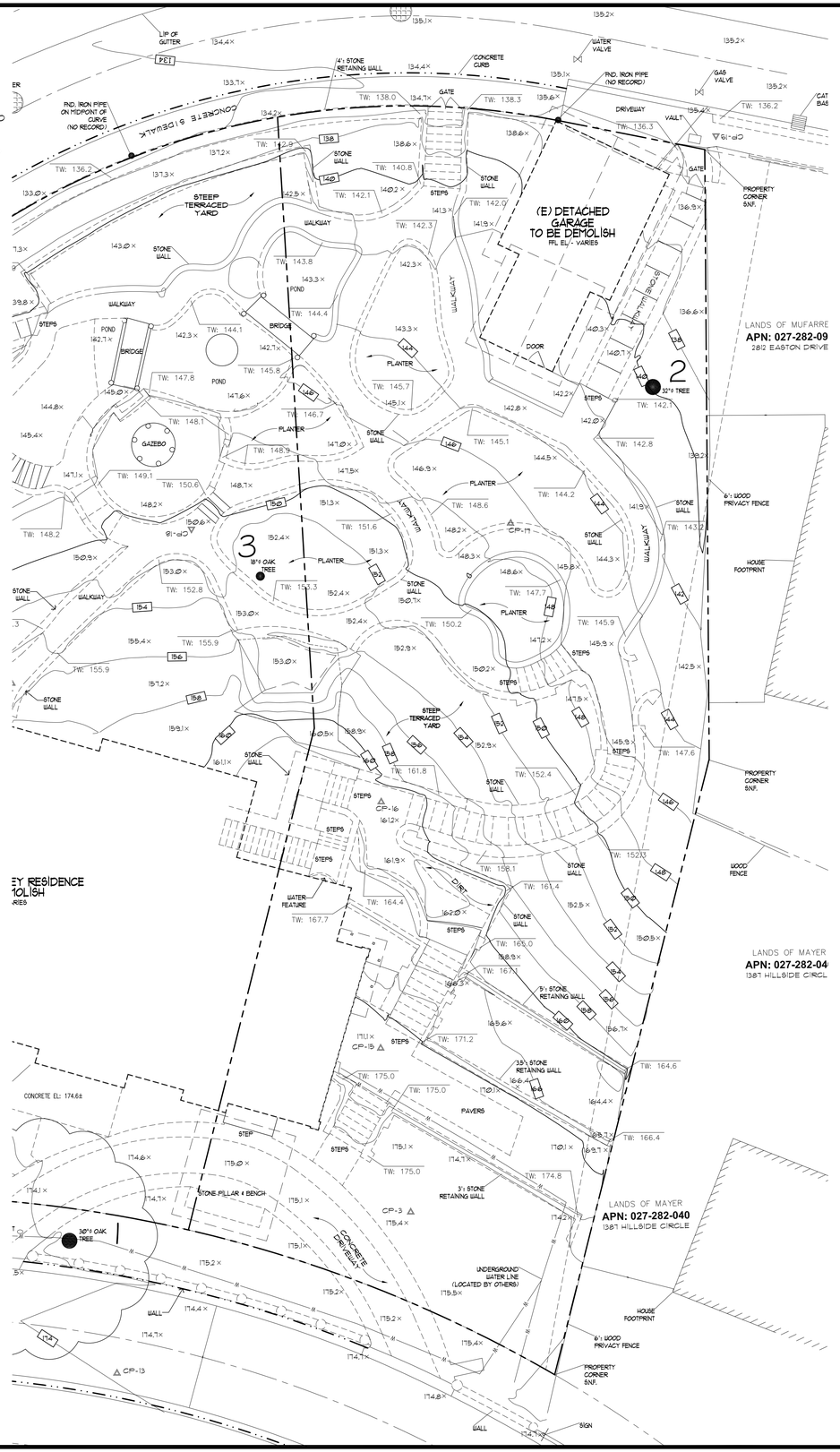
ARBORIST REPORT RECOMMENDS:
RETAINING SOME OF THE DRIVEWAY NEAR TREE 1 AND BREAKING IT DOWN BY HAND LATER IN THE PROJECT. PUT THIS ON DEMO PLAN A2 SO CONTRACTOR CAN FOLLOW IT.
CHANGING THE PATHWAY NEAR TREE 10 TO AVOID ROOT LOSS/DAMAGE. WHERE IS TREE 101 HAS THE PATHWAY BEEN CHANGED?
ARBORIST REPORT IS BASED ON REVIEWING L PLANS DATED JAN 2014, LOT 1 A PLANS DATED 10-26-22, LOT 2 A PLANS DATED 10-26-21 AND LOT 3 A PLANS DATED 10-26-21. NO CIVIL PLANS REVIEWED, NOTE THAT THE CONTENT OF CIVIL PLANS MAY NECESSITATE A CHANGE IN THE ARBORIST RECOMMENDATIONS.

INDICATE THAT AT LEAST 3 SINGLE-TRUNKED LANDSCAPE TREES WILL BE PRESENT ON EACH LOT, AS NOTED BELOW.
PER CHAPTER 11.06, THIS PROJECT REQUIRES 3 SINGLE-TRUNKED LANDSCAPE TREES FOR LOT 3:
TREES MAY BE EXISTING OR NEW.
REQUIRED TREES MAY NOT BE FRUIT OR NUT TREES, PALMS, ITALIAN CYPRESS OR JAPANESE MAPLE.
REQUIRED TREES MUST HAVE A MATURE HEIGHT OF OVER 15 FEET.
ALL REQUIRED TREES MUST BE IN GOOD CONDITION AT THE FINAL ARBORIST INSPECTION.
STREET TREES DO NOT COUNT TOWARDS THE REQUIRED TOTAL.

PROVIDE THE BOTANICAL NAME (GENUS AND SPECIES) AND LOCATION OF THE REQUIRED LANDSCAPE TREES, AND WHETHER THEY ARE EXISTING OR NEW, FOR EACH LOT.

INFORMATIONAL COMMENTS:
NO EXISTING TREE OVER 48 INCHES IN CIRCUMFERENCE MEASURED AT 54 INCHES FROM NATURAL GRADE MAY BE REMOVED WITHOUT A PROTECTED TREE REMOVAL PERMIT FROM THE PARKS DIVISION. CONTACT PARKS DIVISION (558-7330) FOR LINK TO APPLICATION. ONE APPLICATION IS ACCEPTABLE FOR ALL TREES PROPOSED FOR REMOVAL.

EXISTING CITY STREET TREE MAY NOT BE CUT, TRIMMED OR REMOVED WITHOUT PERMIT FROM PARKS DIVISION (558-7330)



SITE DEMOLITION PLAN
SCALE: 3/32"=1'-0"

N

REVISIONS	BY

CHU DESIGN ASSOCIATES INC.
210 INDUSTRIAL RD, SUITE 205
SAN CARLOS, CALIFORNIA 94070
TEL: (650) 345-9266 EXT. 1001

NEW RESIDENCE
1385 HILLSIDE CIRCLE LOT 3
BURLINGAME, C.A.
A.P.N.: 000-000-000

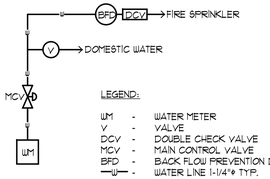
DATE:	10/26/21
SCALE:	AS NOTED
DRAWN:	MC
JOB:	
SHEET NO.	A.2
OF SHEETS	

GENERAL NOTES:

1. SEE LANDSCAPE PLAN FOR DETAIL INFORMATION
2. MAXIMUM DRIVEWAY SLOPES SHALL NOT EXCEED FIFTEEN (15) PERCENT AT ANY POINT WITHOUT SPECIAL APPROVAL OF THE DEPARTMENT OF PUBLIC WORKS. SLOPES IN EXCESS OF TWENTY (20) PERCENT SHALL REQUIRE APPROVAL OF THE PLANNING COMMISSION. TRANSITIONAL SLOPES ARE REQUIRED FOR DRIVEWAYS WHICH EXCEED TEN (10) PERCENT MAXIMUM SLOPE. NO TRANSITIONAL SLOPE SHALL EXTEND INTO A REQUIRED PARKING SPACE.
3. TOPOGRAPHY IS PREPARED BY:
   QUIET RIVER LAND SERVICES INC.
   6747 SIERRA COURT, SUITE K
   DUBLIN, CA 94568
   TEL: (925) 734-6788
4. A DEMOLITION PERMIT IS REQUIRED FOR SIDEWALK, SEWER AND WATER REPLACEMENT
5. REQUIRED PROTECTIVE FENCING MUST BE INSTALLED AND INSPECTED PRIOR TO DEMO PERMIT ISSUE.
6. SEWER BACKFLOW PROTECTION CERTIFICATE IS REQUIRED PER ORDINANCE NO. 1710. A DRAFT CERTIFICATION SHALL BE SUBMITTED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
7. THE SURVEYOR RECOMMENDS THE CITY VERIFY THAT THE PERTINENT RESIDENCES WERE USED IN THE CALCULATION.
8. GARAGE FOOTING SHALL NOT EXTEND INTO ONE FOOT SETBACK WITHOUT A LICENCED SURVEY AND FIELD STAKING REVIEWED BY INSPECTOR.
9. NEW WATER METER SHALL NOT ON PRIVATE PROPERTY, IT MUCH BE LOCATED ON PUBLIC PROPERTY FOR ACCESS BY METER READER.
10. NEW SEWER LINE WITH CLEANOUT FOR NEW HOUSE. CLEANOUT AT SEWER MAIN LINE TO BE IN PUBLIC EASEMENT FOR CITY ACCESS.
11. CONTRACTOR SHALL ENSURE THE DOUBLE VALE ASSEMBLY FOR FIRE PROTECTION SHALL BE TESTED AND APPROVED BY A SAN MATEO COUNTY ENVIRONMENTAL HEALTH APPROVED CONTRACTOR PRIOR TO SCHEDULING WATER DEPARTMENT FINAL.
12. PROVIDE ADEQUATE FIRE FLOW BASED UPON CONSTRUCTION AND SIZE OF BUILDING , SEE UFC APPENDIX III-A. MINIMUM 500 GPM REQUIRED, SEE TABLE NO. A-III-A-1.
13. MINIMUM 1" WATER METER REQUIRED
14. IF BACKWATER PROTECTION IS REQUIRED, CONTRACTOR SHALL PROVIDE AN ISOMETRIC DIAGRAM OF THE BUILDING SEWER INCLUDING ALL BACKWATER VALVES, RELIEF VALVES, AND ANY SEWER INJECTION SYSTEM DETAILS. CITY OF BURLINGAME MUNICIPAL CODE ORDINANCE 1710.
15. PROVIDE SURVEY STAKES PRIOR TO FOUNDATION INSPECTION TO VERIFY LOT LINES.
16. PROVIDE A PRESSURE ABSORBING DEVICES OR APPROVED MECHANICAL DEVICES ARE REQUIRED ON WATER LINES, LOCATED AS CLOSE AS POSSIBLE TO QUICK ACTING VALVES, THAT WILL ABSORB HIGH PRESSURES RESULTING FROM QUICK CLOSING OF QUICK-ACTING VALVES. CPC SECTION609.10

PUBLIC WORK NOTES & CONDITIONS:

1. A REMOVE/REPLACE UTILITIES ENCROACHMENT PERMIT IS REQUIRED:
   - REPLACE ALL CURB, GUTTER, DRIVEWAY AND SIDEWALK FRONTING SITE.
   - PLUG ALL EXISTING SANITARY SEWER LATERAL CONNECTIONS AND INSTALL A NEW 6" LATERAL.
   - ALL WATER LINE CONNECTIONS TO CITYWATER MAINS FOR SERVICES OR FIRE LINE ARE TO BE INSTALLED PER CITY STANDARD PROCEDURES AND SPECIFICATION.
   - ANY OTHER UNDERGROUND UTILITY WORKS WITHIN CITY'S RIGHT OF WAY.
2. THE SANITARY SEWER LATERAL (BUILDING SEWER) SHALL BE TESTED PER ORDINANCE CODE CHAPTER 15.12. TESTING INFORMATION IS AVAILABLE AT THE BUILDING DEPARTMENT COUNTER. AN ENCROACHMENT PERMIT IS REQUIRED FROM THE PUBLIC WORKS DEPARTMENT WHENEVER THE CITY'S PORTION OF THE SEWER LATERAL OR CITY CLEANOUT IS TO BE LAID AND/OR CONNECTED TO THE SEWER MAINS.
3. SEWER BACKWATER PROTECTION CERTIFICATION IS REQUIRED FOR THE INSTALLATION OF ANY NEW SEWER FIXTURE PER ORDINANCE NO. 1710. THE SEWER BACKWATER PROTECTION CERTIFICATE IS REQUIRED PRIOR TO THE ISSUANCE OF BUILDING PERMIT.
4. ALL WATER LINE CONNECTIONS TO CITY WATER MAINS FOR SERVICES OR FIRE LINE PROTECTION ARE TO BE INSTALLED PER CITY STANDARD PROCEDURES AND MATERIAL SPECIFICATIONS. CONTACT THE CITY WATER DEPARTMENT FOR CONNECTION FEES. ENCROACHMENT PERMIT IS REQUIRED FOR ANY WORK IN THE CITY'S RIGHT-OF-WAY.
5. A SURVEY BY A LICENSED SURVEYOR OR ENGINEER IS REQUIRED. THE SURVEY SHALL SHOW HOW THE PROPERTY LINES WERE DETERMINED AND THAT THE PROPERTY CORNERS WERE SET WITH SURVEYOR'S LICENSE NUMBERSON DURABLE MONUMENTS. THIS SURVEY SHALL BE ATTACHED TO THE CONSTRUCTION PLANS. ALL CORNERS NEED TO BE MAINTAINED OR REINSTALLED BEFORE THE BUILDING FINAL. ALL PROPERTY CORNERS SHALL BE MAINTAINED DURING CONSTRUCTION OR RE-ESTABLISHED AT THE END OF THE PROJECT.
6. ENCROACHMENT PERMIT IS REQUIRED FOR ANY WORK IN THE CITY'S RIGHT-OF-WAY.
7. CONSTRUCTION AND BUILDING USE SHALL CONFORM TO CONDITIONS AS DESCRIBED BY PLANNING COMMISSION AND/OR CITY COUNCIL ACTIONS.
8. THE PROJECT SHALL COMPLY WITH THE CITY'S NPDES PERMIT REQUIREMENTS TO PREVENT STORM WATER POLLUTION.
9. NEW DRIVEWAY OR DRIVEWAY WIDENING MUST BE APPROVED BY THE CITY ENGINEER, SHOW DISTANCE BETWEEN THE PROPOSED DRIVEWAY OPENING TO THE CLOSEST ADJACENT DRIVEWAY ON SITE PLAN.
11. NO STORM WATERS, UNDERGROUND WATERS DRAINING FROM ANY LOT, BUILDING, OR PAVED AREAS SHALL BE ALLOWED TO DRAIN TO ADJACENT PROPERTIES NOR SHALL THESE WATERS BE CONNECTED TO THE CITY'S SANITARY SEWER SYSTEM. THESE WATERS SHALL ALL DRAIN TO EITHER ARTIFICIAL OR NATURAL STORM DRAINAGE FACILITIES BY GRAVITY OR PUMPING REGARDLESS OF THE SLOPE OF THE PROPERTY." MUNICIPAL CODE SECTION 18.08.010 (1).
   - STORM WATER SHALL BE DRAINED THROUGH A CURB DRAIN OR TO THE STORM DRAINAGE SYSTEM. SEE CITY STANDARDS FOR CURB DRAIN DESIGN.
   - FLOOD ZONE 'C' REQUIRES FLOOD ZONE CONFIRMATION AND/OR PROTECTION OF HABITABLE SPACE.
   - PROVIDE ELEVATIONS TO CONFIRM DRAINAGE AND SITE DESIGN.
12. NEW DRIVEWAY OR DRIVEWAY WIDENING MUST BE APPROVED BY THE CITY ENGINEER, SHOW DISTANCE BETWEEN THE PROPOSED DRIVEWAY OPENING TO THE CLOSEST ADJACENT DRIVEWAY ON SITE PLAN.



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

1 SCHEMATIC WATER LATERAL LINE
NOT TO SCALE

DRAINAGE NOTES:

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

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

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

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

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

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

FIRE NOTES:

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

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

NOTES:

1. CONTRACTOR SHALL PROVIDE ADEQUATE MEASURES TO AVOID EROSION OR SEDIMENT FROM LEAVING THE SITE AND FLOWING INTO THE STREET, CURB OR GUTTER. (USE STRAW WADDLES)
2. REPLACE DAMAGED OR DISPLACED CURB, GUTTER AND/OR SIDEWALK ALONG THE PROPERTY FRONTAGE. A CITY ENCROACHMENT PERMIT IS REQUIRED.
3. THE SANITARY SEWER LATERAL (BUILDING SEWER) SHALL BE TESTED PER ORDINANCE CODE CHAPTER 15.12. TESTING INFORMATION IS AVAILABLE AT THE BUILDING DEPARTMENT COUNTER. AN ENCROACHMENT PERMIT IS REQUIRED FROM THE PUBLIC WORKS DEPARTMENT WHENEVER THE CITY'S PORTION OF THE SEWER LATERAL OR CITY CLEANOUT IS TO BE LAID AND/OR CONNECTED TO THE SEWER MAINS. A PASSED SEWER LATERAL TEST CERTIFICATE MUST BE IN PLACE PRIOR TO FINAL OF THE BUILDING PERMIT.
4. NEW DRIVEWAY OR DRIVEWAY WIDENING MUST BE APPROVED BY THE CITY ENGINEER, SHOW DISTANCE BETWEEN THE PROPOSED DRIVEWAY OPENING TO THE CLOSEST ADJACENT DRIVEWAY ON SITE PLAN.
5. A PROPERTY SURVEY IS REQUIRED IF ANY PART OF PERMANENT STRUCTURE INCLUDING FOOTING IS WITHIN 12" OF PROPERTY LINE.
6. 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. (FILE LETTER DATED 8-11-88)
7. PLUMBING CONTRACTOR SHALL PROVIDE A SINGLE LINE DIAGRAM AT TIME OF INSPECTION AND ANY INSTALLATION PRIOR TO PLAN CHECK AND APPROVAL IS AT CONTRACTOR'S RISK.

GREEN BUILDING NOTES:

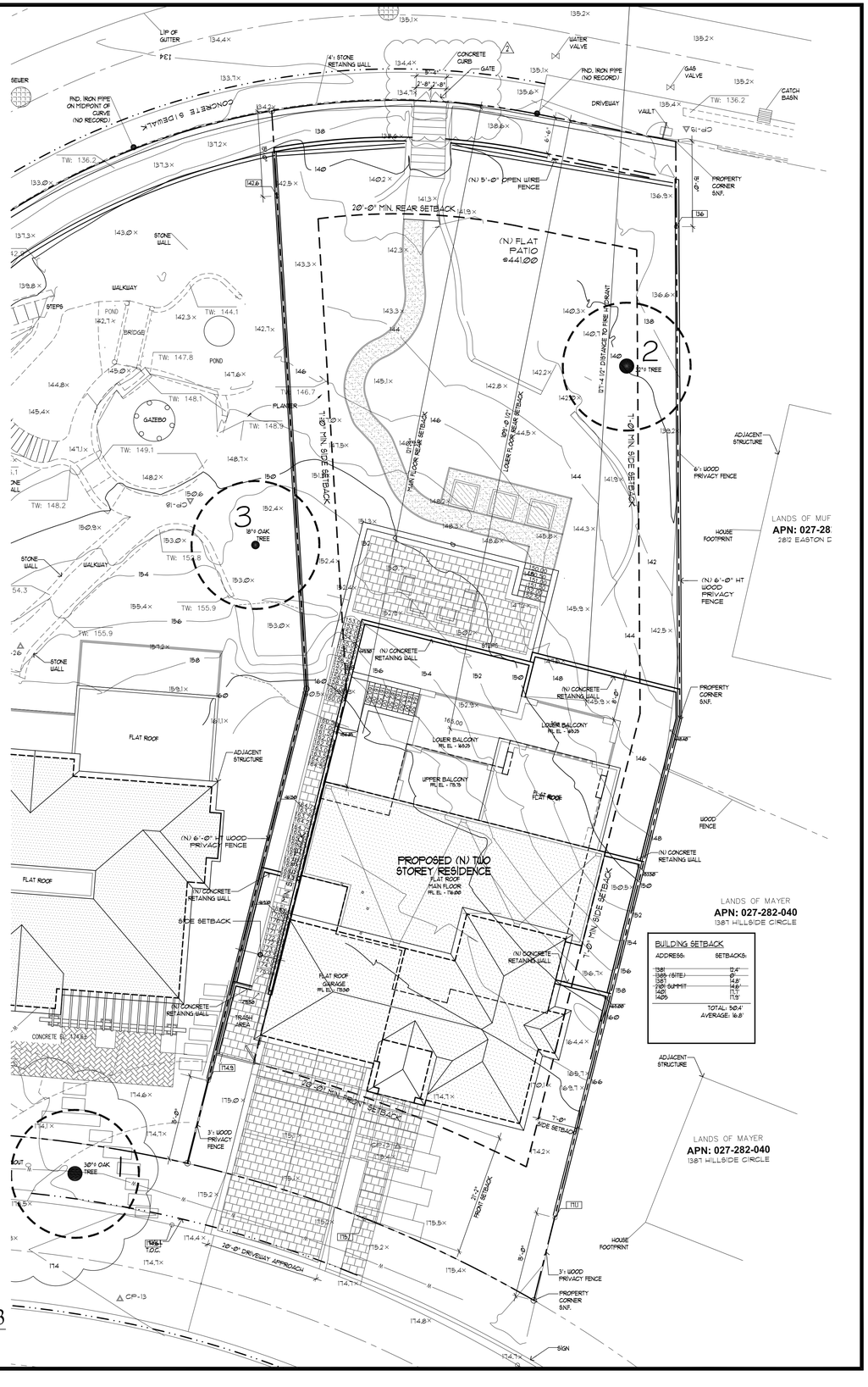
1. PROJECTS THAT DISTURB LESS THAN ONE ACRE SHALL DEVELOP AND IMPLEMENT A PLAN TO MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION. A BMP PAGE IS SUFFICIENT.
2. PLANS SHALL INDICATE HOW GRADING AND PAVING WILL PREVENT SURFACE WATER FLOWS FROM ENTERING BUILDINGS. EXCEPTION: PROJECTS THAT DO NOT ALTER DRAINAGE PATH.
3. 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 0.0929 for m2					x 3.785 for L/min.	
Type I-F.R. II-F.R.1	Type II One-HR. III One-HR.1	Type IV-H.T. V-One-Hr.1	Type II-N II-N1	Type V-N1		
0-22,700	0-12,700	0-8,200	0-5,900	0-3,600	1,500	2
22,701-30,200	12,701-17,000	8,201-10,900	5,901-7,900	3,601-4,800	1,750	
30,201-38,700	17,001-21,800	10,901-12,900	7,901-9,800	4,801-6,200	2,000	
38,701-48,300	21,801-24,200	12,901-17,400	9,801-12,600	6,201-7,700	2,250	
48,301-59,000	24,201-33,200	17,401-21,300	12,601-15,400	7,701-9,400	2,500	
59,001-70,900	33,201-39,700	21,301-25,500	15,401-18,400	9,401-11,300	2,750	
70,901-83,700	39,701-47,100	25,501-30,100	18,401-21,800	11,301-13,400	3,000	3
83,701-97,700	47,101-54,900	30,101-35,200	21,801-25,900	13,401-15,600	3,250	
97,701-112,700	54,901-63,400	35,201-40,600	25,901-29,300	15,601-18,000	3,500	
112,701-128,700	63,401-72,400	40,601-46,400	29,301-33,500	18,001-20,600	3,750	
128,701-145,900	72,401-82,100	46,401-52,500	33,501-37,900	20,601-23,300	4,000	4
145,901-164,200	82,101-92,400	52,501-59,100	37,901-42,700	23,301-26,300	4,250	
164,201-183,400	92,401-103,100	59,101-66,000	42,701-47,700	26,301-29,300	4,500	
183,401-203,700	103,101-114,600	66,001-73,300	47,701-53,000	29,301-32,600	4,750	
203,701-225,200	114,601-126,700	73,301-81,100	53,001-58,600	32,601-36,000	5,000	
225,201-247,700	126,701-139,400	81,101-89,200	58,601-65,400	36,001-39,600	5,250	
247,701-271,200	139,401-152,600	89,201-97,700	65,401-70,600	39,601-43,400	5,500	
271,201-295,900	152,601-166,500	97,701-106,500	70,601-77,000	43,401-47,400	5,750	
295,901-Greater	166,601-Greater	106,501-115,800	77,001-83,700	47,401-51,500	6,000	
"	"	115,801-125,500	83,701-90,600	51,501-55,700	6,250	
"	"	125,501-135,500	90,601-97,900	55,701-60,200	6,500	
"	"	135,501-145,800	97,901-105,800	60,201-64,800	6,750	
"	"	145,801-156,700	106,801-113,200	64,801-69,600	7,000	
"	"	156,701-167,900	113,201-121,300	69,601-74,600	7,250	
"	"	167,901-179,400	121,301-129,600	74,601-79,800	7,500	
"	"	179,401-191,400	129,601-138,300	79,801-85,100	7,750	
"	"	191,401-Greater	128,301-Greater	85,101-Greater	8,000	

FIRE FLOW FOR FIRE HYDRANTS:

FIRE FLOW CALCULATION	AUTOMATIC SPRINKLER SYTEM	MIN. FIRE FLOW	FLOW DURATION
3,950 SQ. FT.	NO AUTOMATIC SPRINKLER SYS.	1,750	2 HOURS



SITE DEVELOPMENT PLAN LOT 3
SCALE: 3/32"=1'-0"

N

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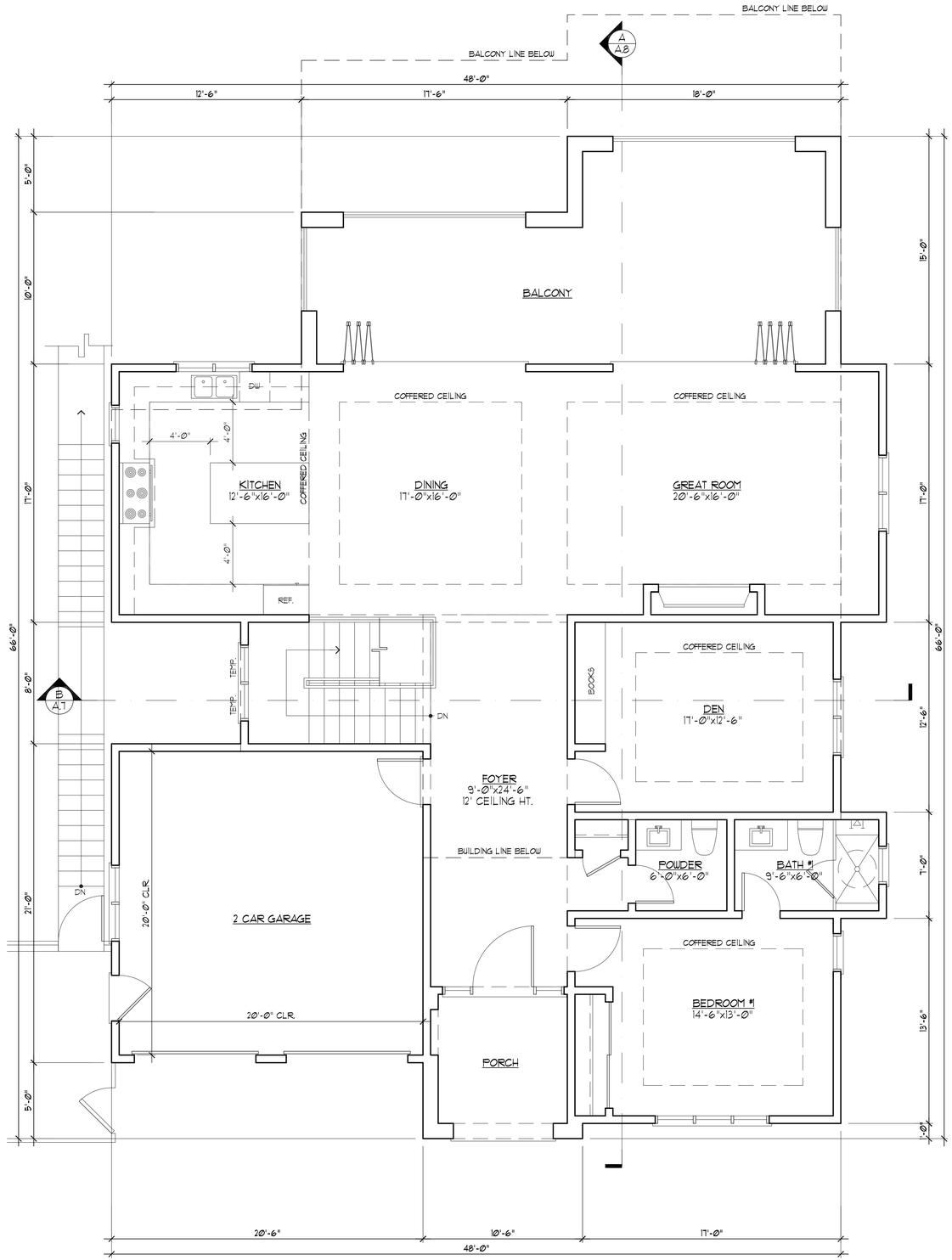
PLANNING 10/06/25 1	PU
PLANNING 11/12/25 2	PU

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

NEW RESIDENCE
1385 HILLSIDE CIRCLE LOT 3
BURLINGAME, C.A.
A.P.N.: 000-000-000

DATE: 10/26/21
SCALE: AS NOTED
DRAWN: MC
JOB:
SHEET NO. A.2.1
OF SHEETS



MAIN FLOOR PLAN

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

N

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NEW RESIDENCE
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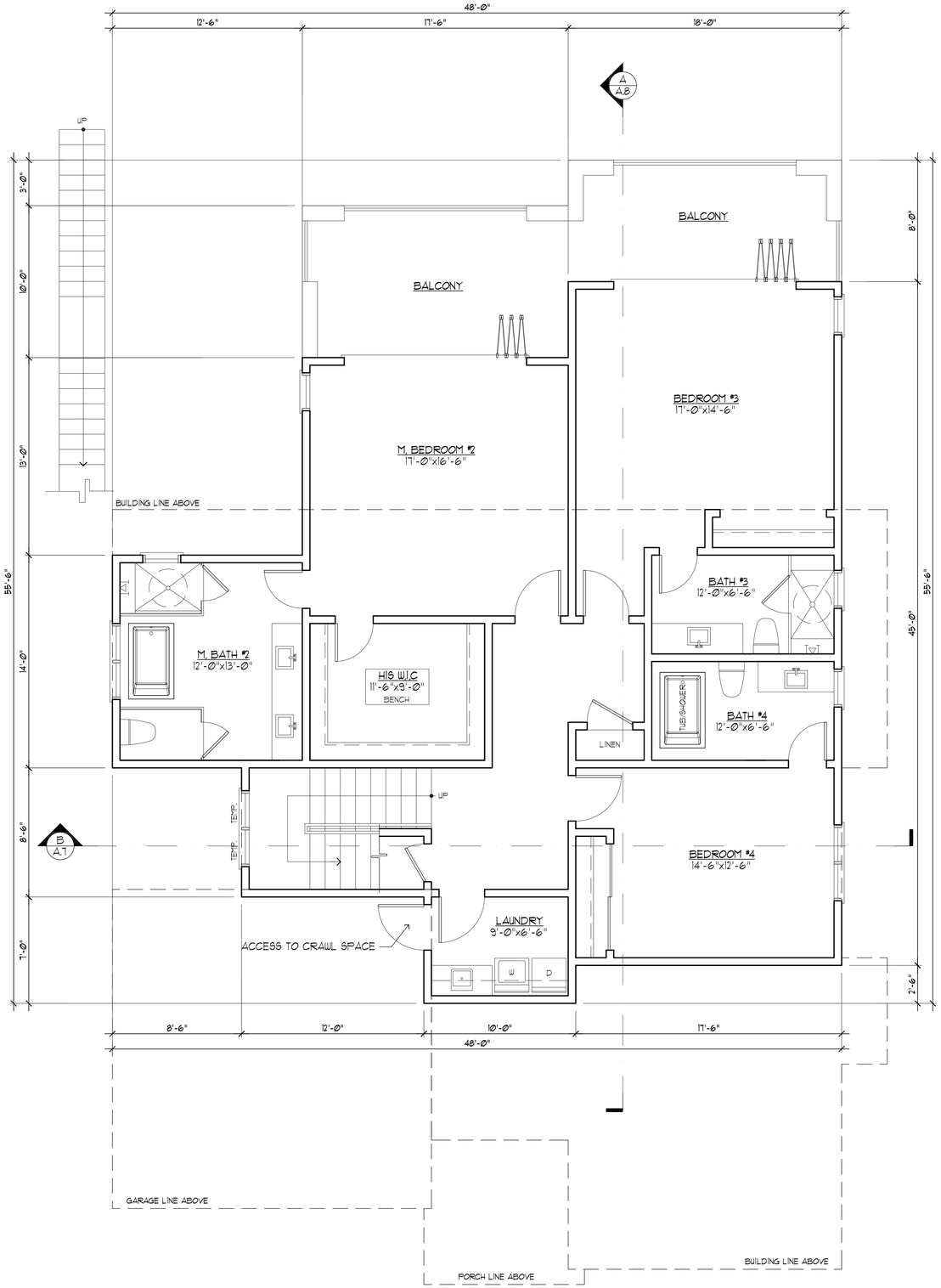
DATE: 10/26/21
SCALE: AS NOTED
DRAWN: MC
JOB:
SHEET NO.

A.3

OF SHEETS



LOWER FLOOR PLAN

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

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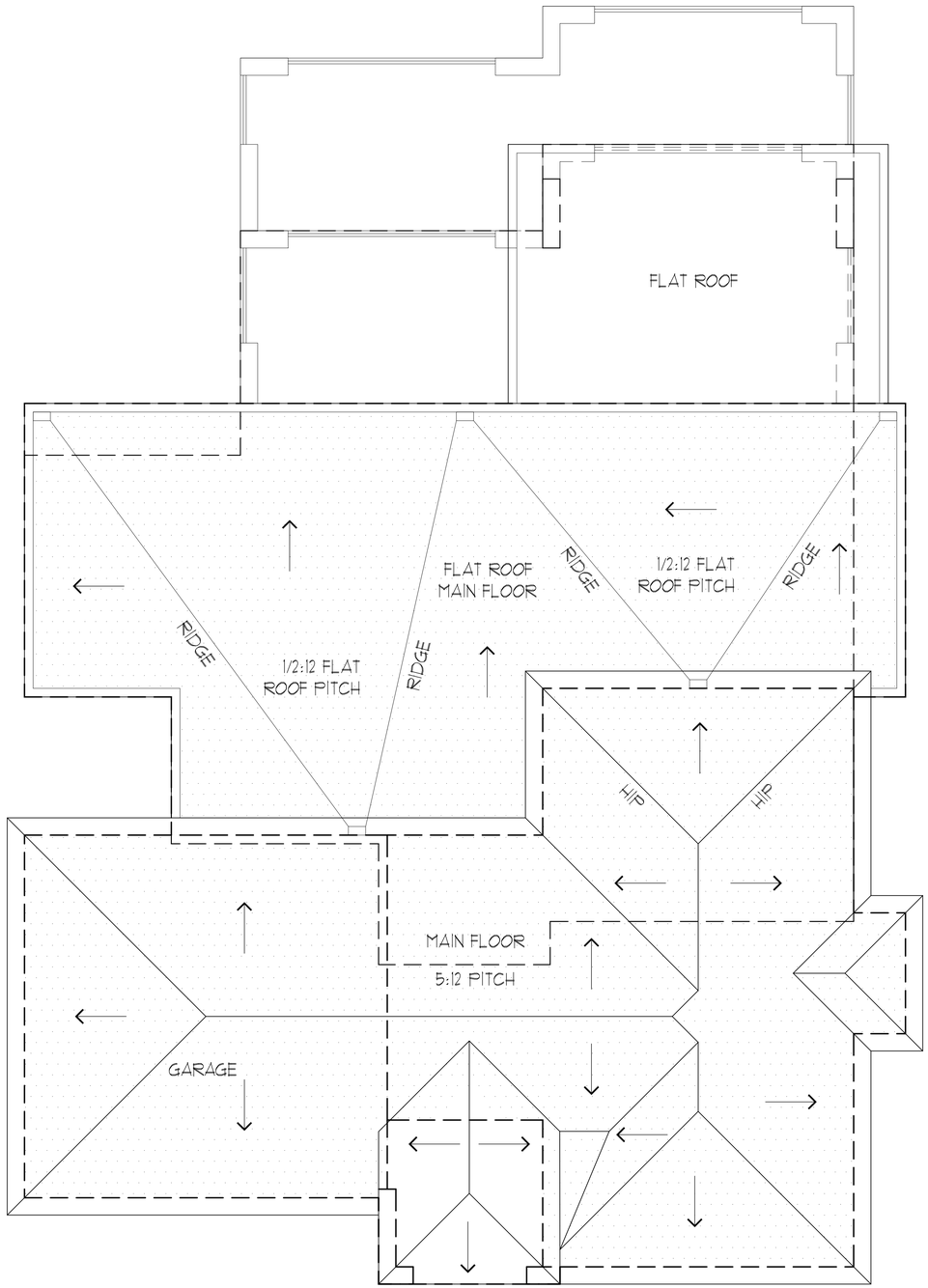
NEW RESIDENCE
1385 HILLSIDE CIRCLE LOT 3
BURLINGAME, C.A.
A.P.N.: 000-000-000

DATE:	10/26/21
SCALE:	AS NOTED
DRAWN:	MC
JOB:	
SHEET NO.	A.3.1
	OF SHEETS



N

ROOF PLAN

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

2

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NEW RESIDENCE
1385 HILLSIDE CIRCLE LOT 3
BURLINGAME, C.A.
A.P.N.: 000-000-000

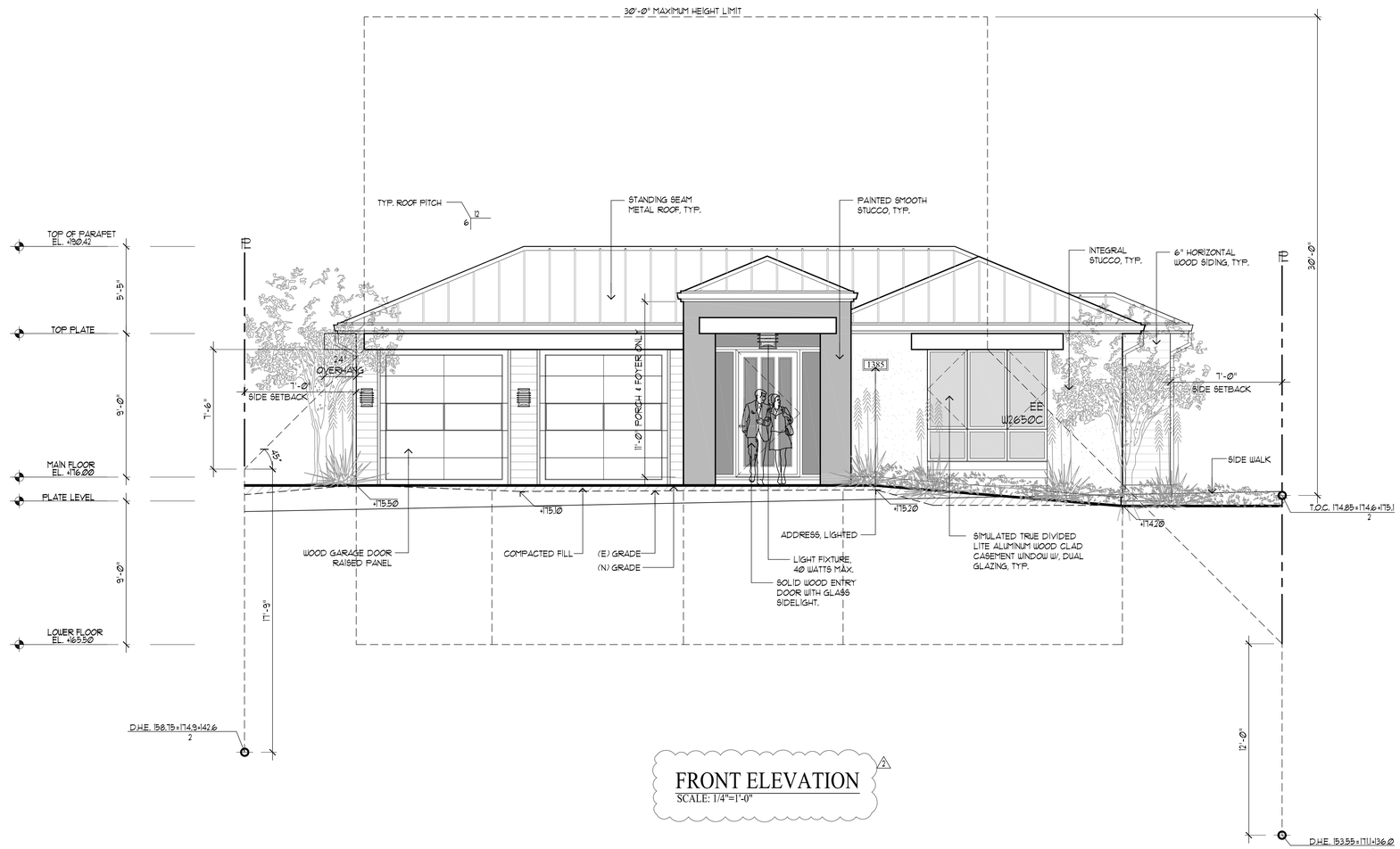
DATE: 10/26/21
SCALE: AS NOTED
DRAWN: MC
JOB:
SHEET NO.

A.3.2

OF SHEETS

LEGEND

EE = EMERGENCY EGRESS



FRONT ELEVATION

2

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

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NEW RESIDENCE
1385 HILLSIDE CIRCLE LOT 3
BURLINGAME, C.A.
A.P.N.: 000-000-000

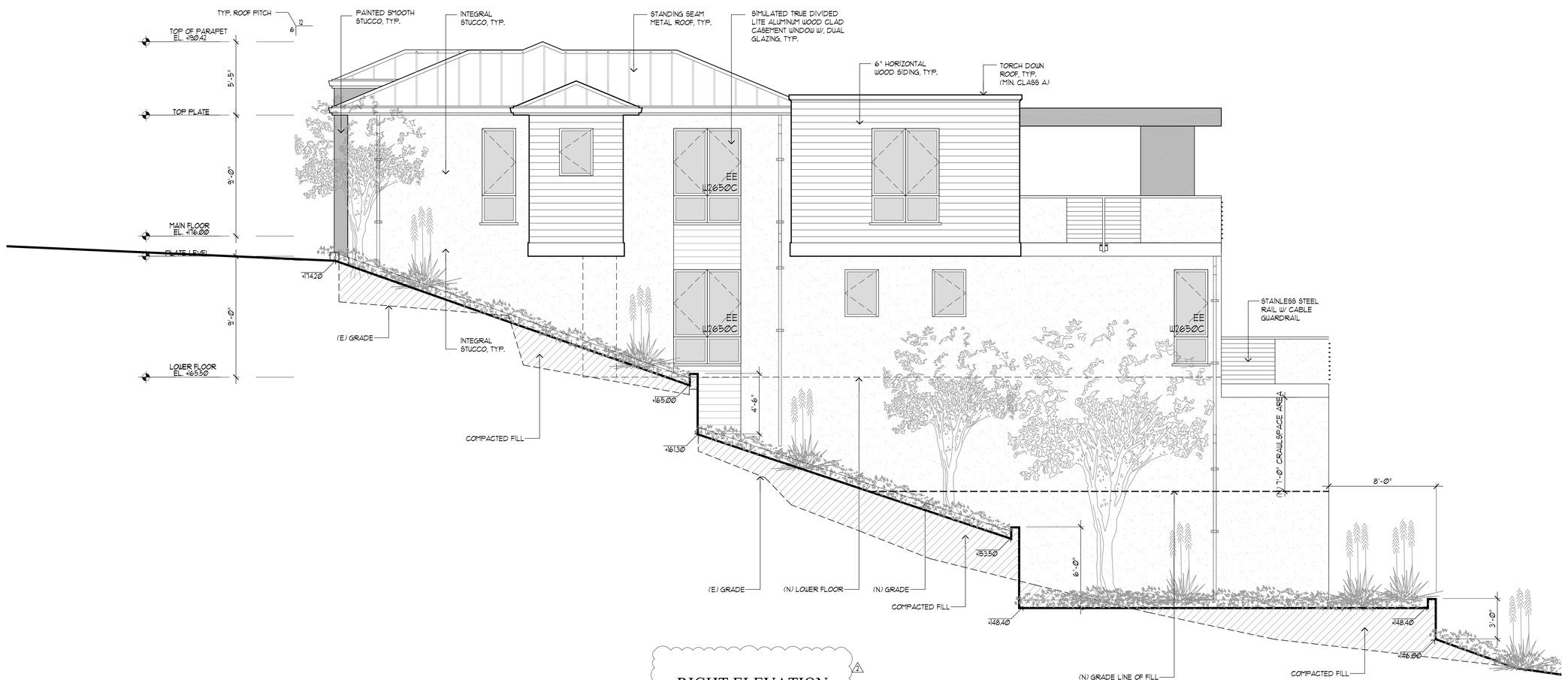
DATE: 10/26/21
SCALE: AS NOTED
DRAWN: MC
JOB:
SHEET NO.

A.4

OF SHEETS

LEGEND

EE = EMERGENCY EGRESS



RIGHT ELEVATION

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

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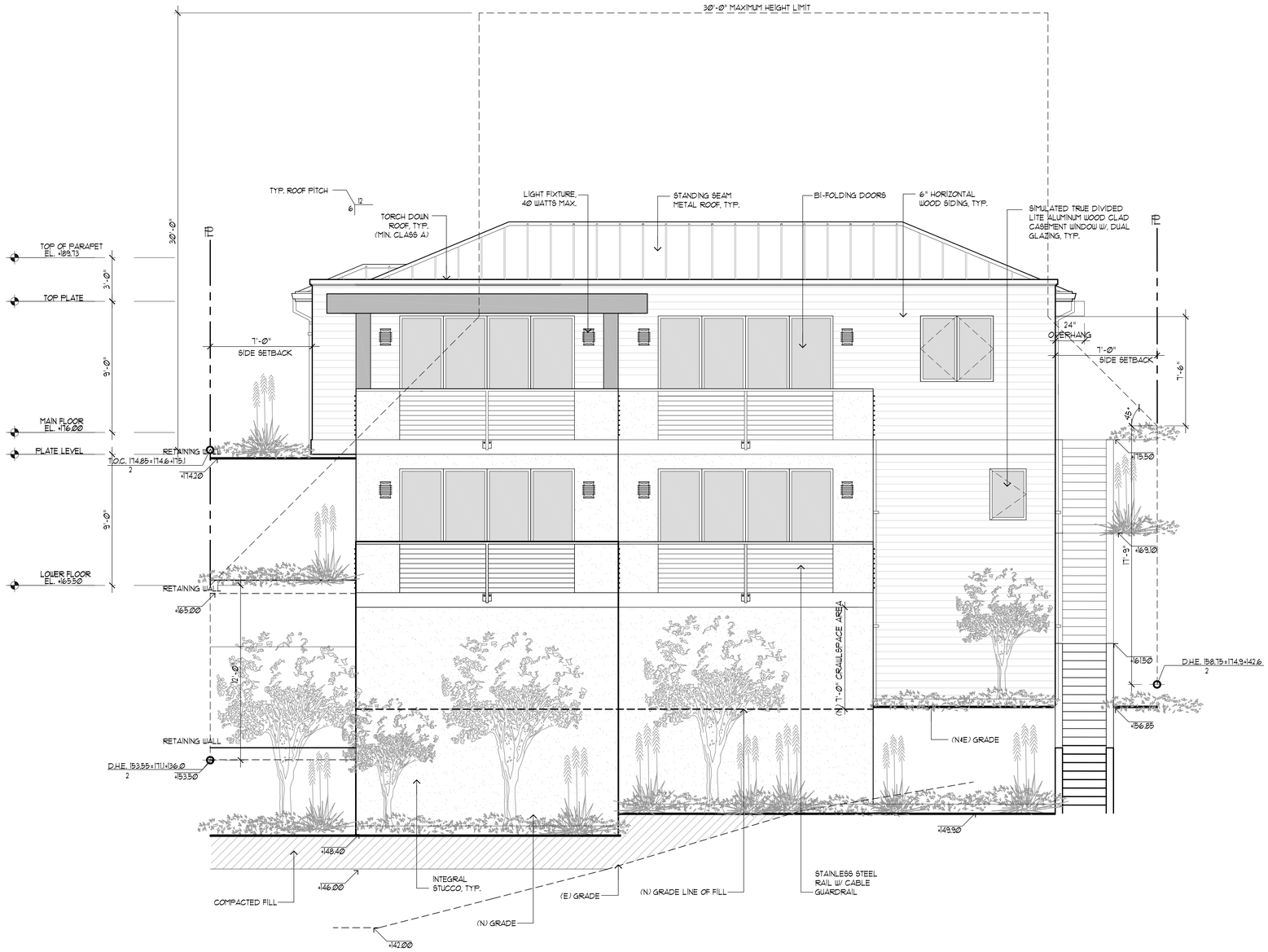
NEW RESIDENCE
1385 HILLSIDE CIRCLE LOT 3
BURLINGAME, C.A.
A.P.N.: 000-000-000

DATE:	10/26/21
SCALE:	AS NOTED
DRAWN:	MC
JOB:	
SHEET NO.	A.5
OF SHEETS	

LEGEND

EE = EMERGENCY EGRESS



REAR ELEVATION

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

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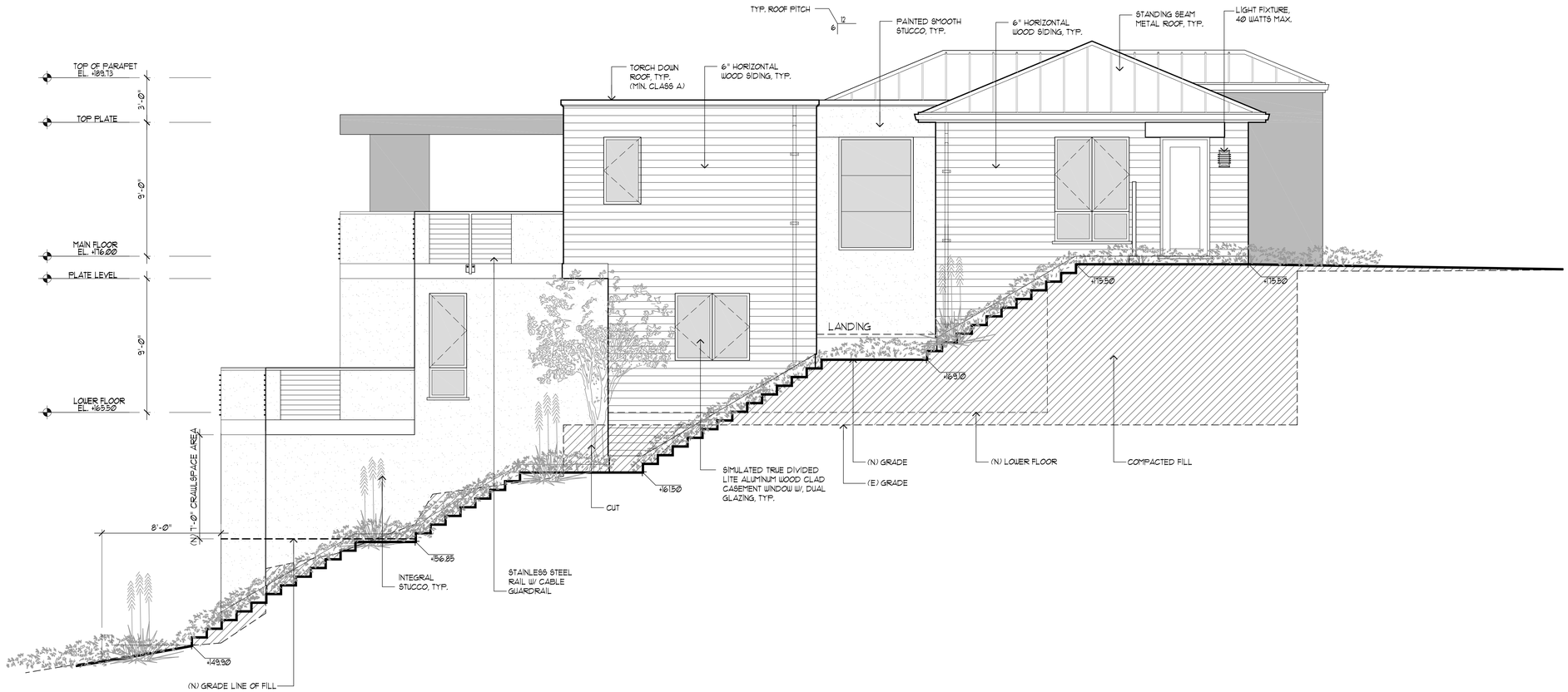
NEW RESIDENCE
1385 HILLSIDE CIRCLE LOT 3
BURLINGAME, C.A.
A.P.N.: 000-000-000

DATE: 10/26/21
SCALE: AS NOTED
DRAWN: MC
JOB:
SHEET NO. A.6
OF SHEETS

LEGEND

EE = EMERGENCY EGRESS



LEFT ELEVATION

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

REVISIONS		BY
PLANNING 10/06/25	1	PU
PLANNING 11/12/25	2	PU

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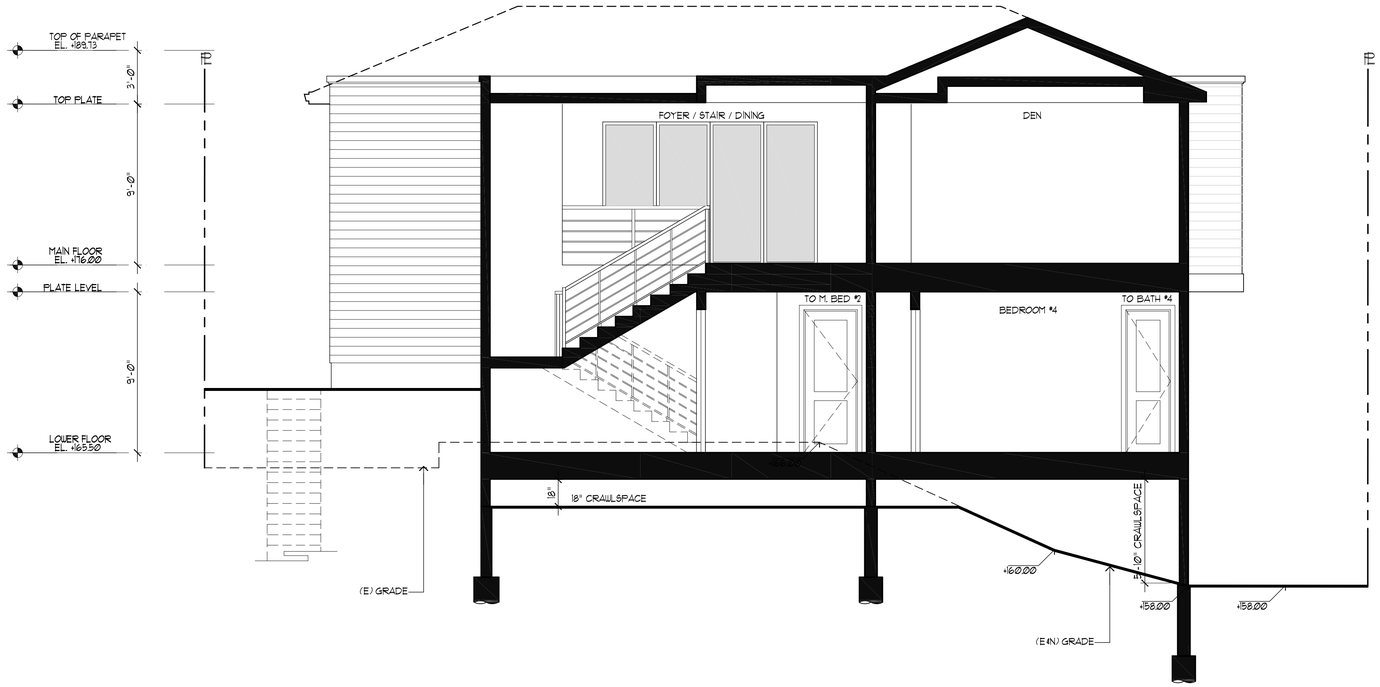
NEW RESIDENCE
1385 HILLSIDE CIRCLE LOT 3
BURLINGAME, C.A.
A.P.N.: 000-000-000

DATE: 10/26/21
SCALE: AS NOTED
DRAWN: MC
JOB:
SHEET NO.: A.7
OF SHEETS

LEGEND

EE = EMERGENCY EGRESS



BUILDING SECTION B-B

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

REVISIONS	BY
PLANNING 10/06/25 1	PU
PLANNING 11/12/25 2	PU

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NEW RESIDENCE
1385 HILLSIDE CIRCLE LOT 3
BURLINGAME, C.A.
A.P.N.: 000-000-000

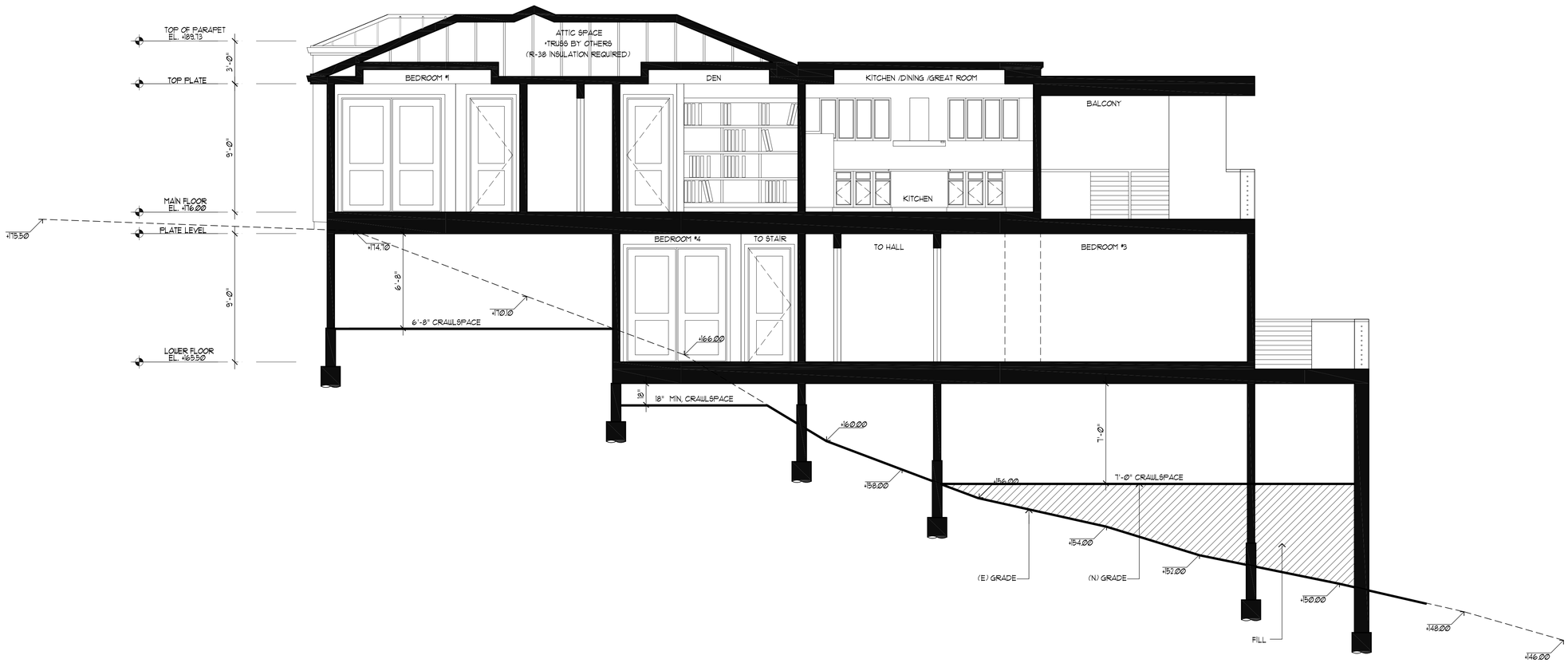
DATE: 10/26/21
SCALE: AS NOTED
DRAWN: MC
JOB:
SHEET NO.

A.8

OF SHEETS

LEGEND

EE = EMERGENCY EGRESS



BUILDING SECTION A-A

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

REVISIONS	BY
PLANNING 10/06/25 1	PU
PLANNING 11/12/25 2	PU

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

NEW RESIDENCE
1385 HILLSIDE CIRCLE LOT 3
BURLINGAME, C.A.
A.P.N.: 000-000-000

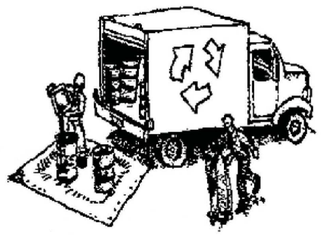
DATE: 10/26/21
SCALE: AS NOTED
DRAWN: MC
JOB:
SHEET NO.: A.9
OF SHEETS

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

Construction Best Management Practices (BMPs)

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

Materials & Waste Management



Non-Hazardous Materials

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

Hazardous Materials

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

Waste Management

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

Construction Entrances and Perimeter

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

Equipment Management & Spill Control

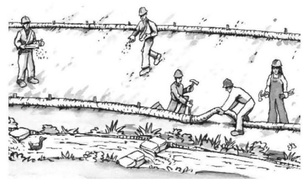
Maintenance and Parking

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

Spill Prevention and Control

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

Earthwork & Contaminated Soils



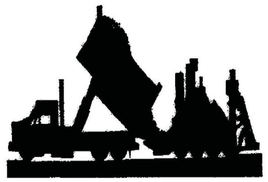
Erosion Control

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

Sediment Control

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

Paving/Asphalt Work

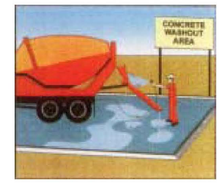


- ❑ Avoid paving and seal coating in wet weather, or when rain is forecast before fresh pavement will have time to cure.
- ❑ Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- ❑ Collect and recycle or appropriately dispose of excess abrasive gravel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

Sawcutting & Asphalt/Concrete Removal

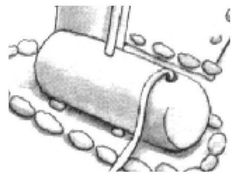
- ❑ Completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- ❑ Shovel, abosorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the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

Concrete, Grout & Mortar Application



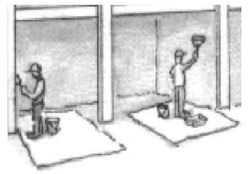
- ❑ Store concrete, grout and mortar under cover, on pallets and away from drainage areas. These materials must never reach a storm drain.
- ❑ Wash out concrete equipment/trucks offsite or in a contained area, so there is no discharge into the underlying soil or onto surrounding areas. Let concrete harden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

Dewatering



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

Painting & Paint Removal



Painting cleanup

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

Paint removal

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

Landscape Materials

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

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

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REVISIONS | BY

NEW RESIDENCE
1385 HILLSIDE CIRCLE LOT 3
BURLINGAME, C.A.
A.P.N.: 000-000-000

DATE: 10/26/21
SCALE: AS NOTED
DRAWN: MC
JOB:
SHEET NO.
N.1
OF SHEETS

MAIN FLR FLOOR AREA:

A	18'-0"x8'-6"	=	153.00 SF
B	3'-0"x7'-0"	=	21.00 SF
C	27'-0"x24'-6"	=	661.50 SF
D	12'-6"x8'-0"	=	100.00 SF
E	51'-0"x17'-0"	=	867.00 SF
P1	9'-0"x4'-6"	=	
P2	9'-6"x4'-0"	=	

(PORCH) 78.50 SF < 200 SF = 0 SF

TOTAL MAIN FLR AREA: = 1,802.50 SF

LOWER FLR FLOOR AREA:

A	27'-6"x40'-0"	=	1,100.00 SF
B	10'-0"x2'-6"	=	25.00 SF
C	12'-0"x8'-6"	=	102.00 SF
D	20'-6"x14'-0"	=	287.00 SF
E	8'-0"x13'-0"	=	104.00 SF
F	18'-0"x5'-0"	=	90.00 SF

TOTAL LOWER FLR AREA: = 1,708.00 SF

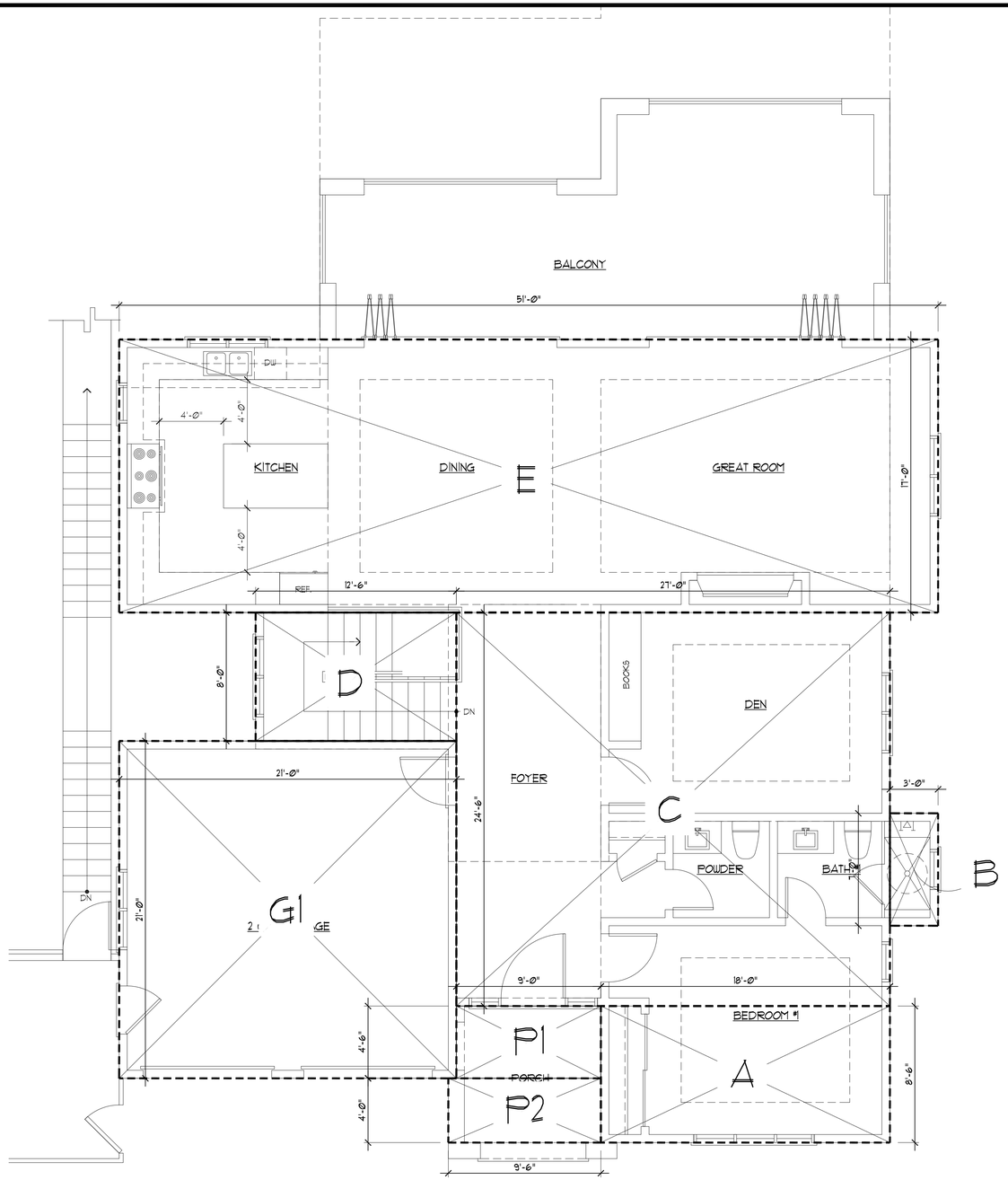
GARAGE:

G1	21'-0"x21'-0"	=	441.00 SF

TOTAL GARAGE AREA: = 441.00 SF

MAIN FLR AREA:		1,802.50 SF
LOWER FLOOR AREA:	+	1,708.00 SF
GARAGE:	+	441.50 SF

GRAND TOTAL FLOOR AREA:
3,951.50 SF



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

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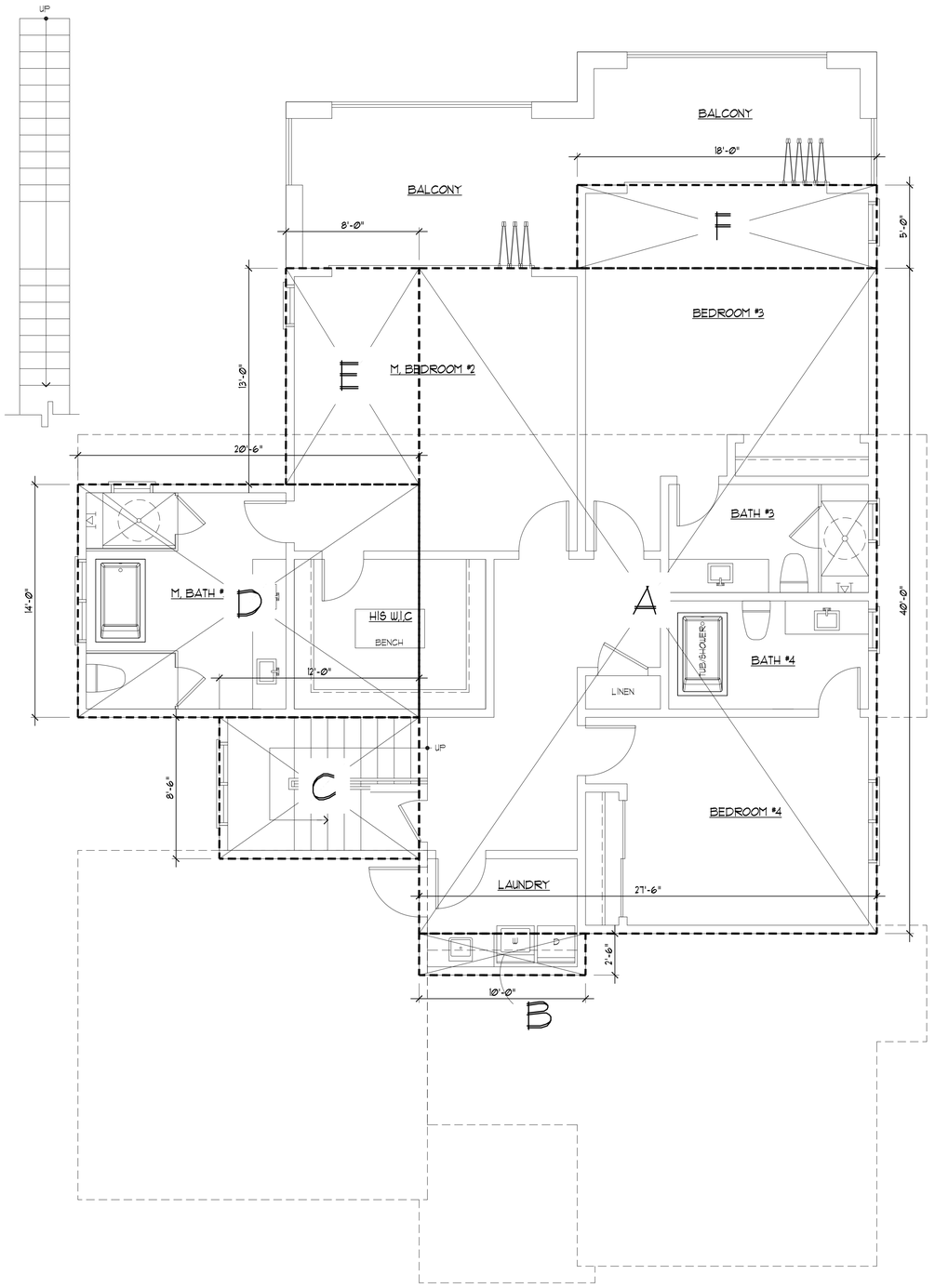

LOWER FLOOR AREA CALCULATION

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

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DATE:	10/26/21
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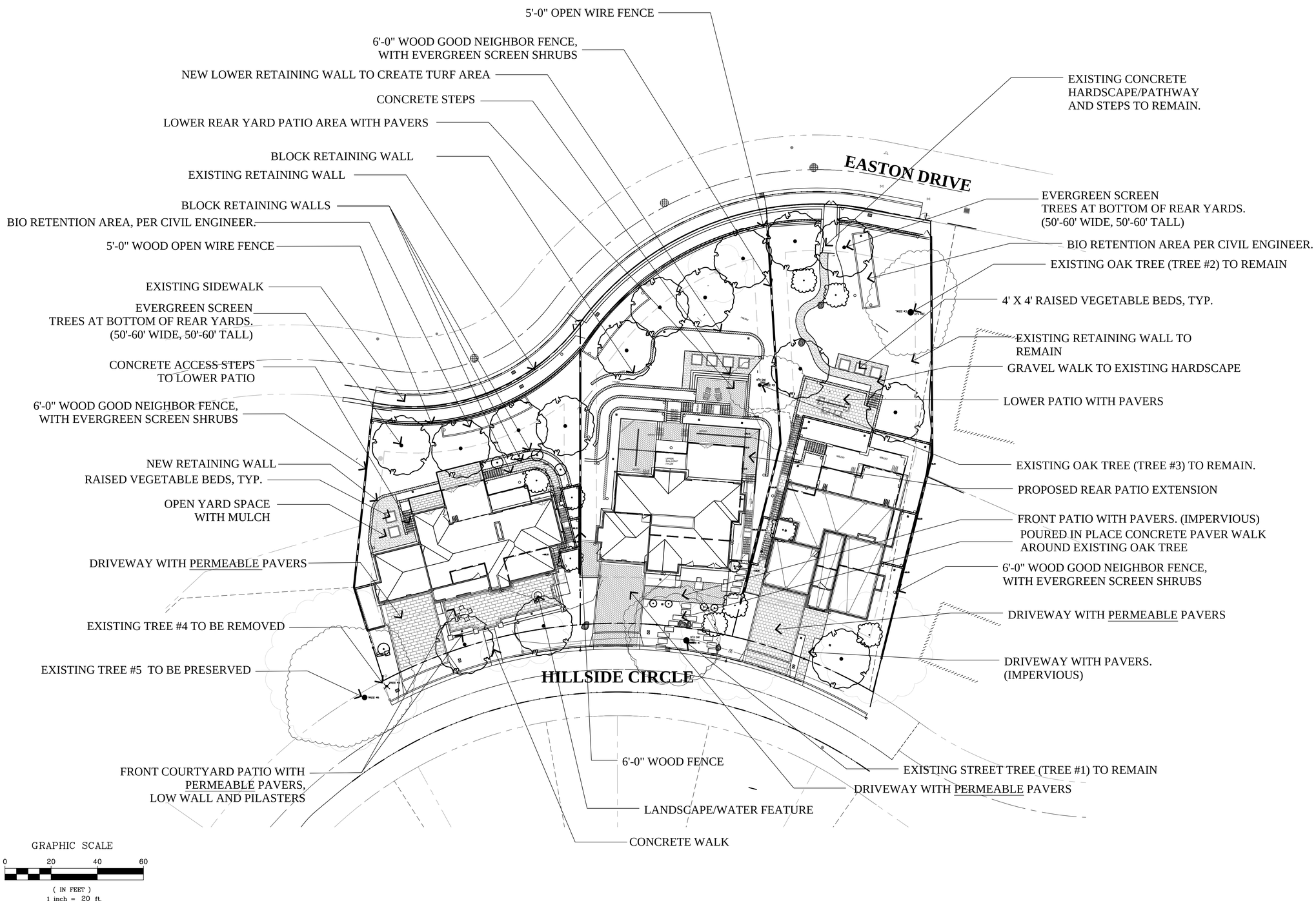
DRAWN:	MC
JOB:	
SHEET NO.	AC.2
OF SHEETS	



RIPLEY DESIGN GROUP
LANDSCAPE ARCHITECTURE
LAND PLANNING
1615 BONANZA STREET
SUITE 314
WALNUT CREEK, CA 94596
TEL: 925.938.7377
FAX: 925.9387436

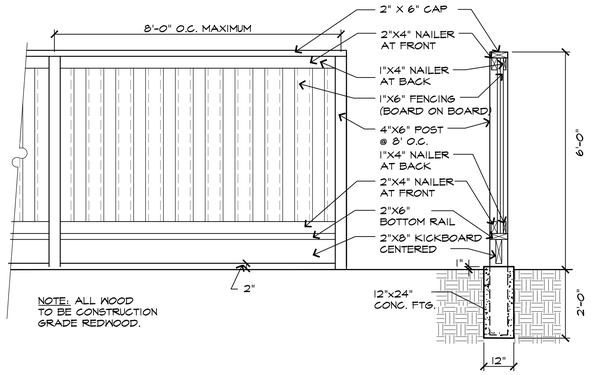
Preliminary Landscape Plan

1385 Hillside Circle

Burlingame, California

November 2025

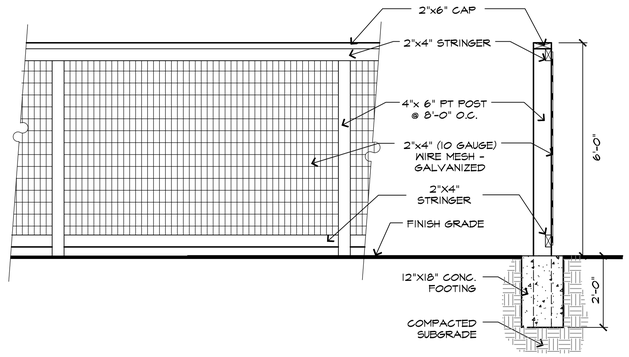
L1



WOOD FENCE W/KICKERBOARD

SCALE: 1/2" = 1'-0"

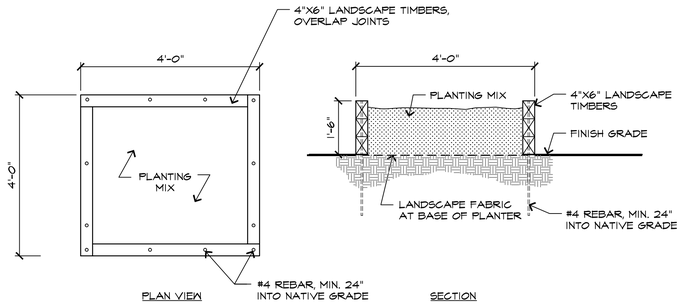
024 - FncRur



OPEN WIRE FENCE

SCALE : NTS

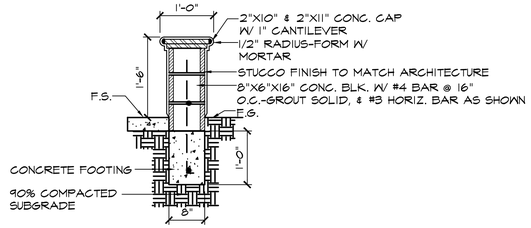
032 - FncOM



RAISED PLANTER

SCALE : 1/2"=1'-0"

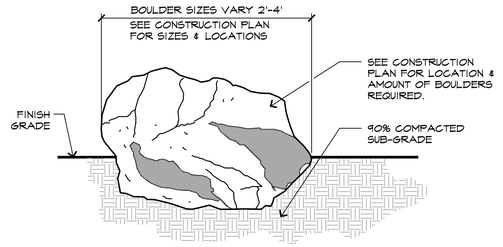
024 - PrfrRadB



18" STUCCO WALL

SCALE: 3/4" = 1'-0"

016 - XXXXX

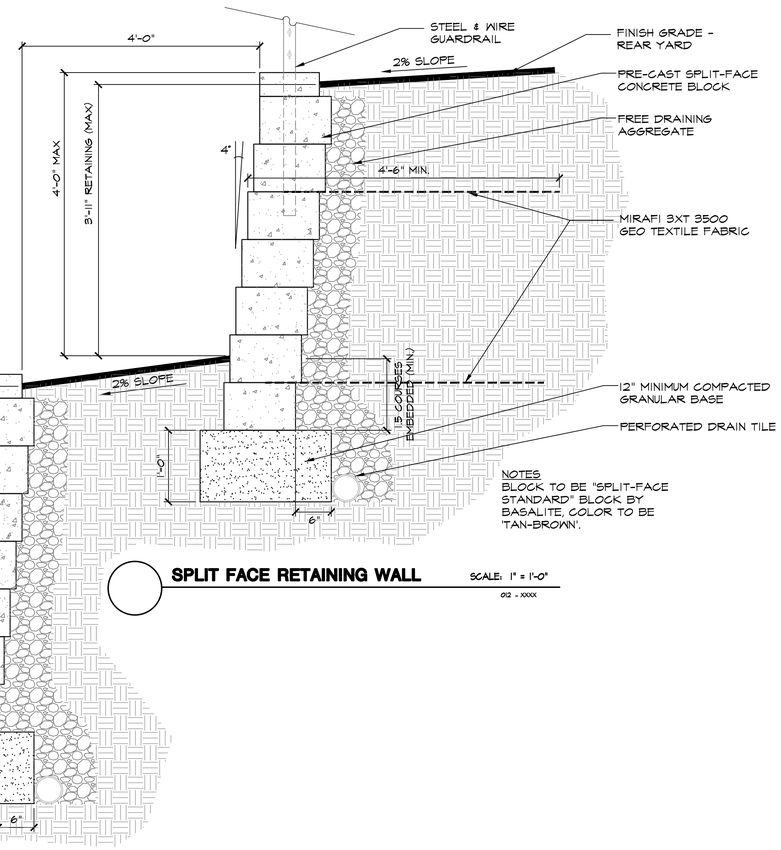


NOTE:
BOULDERS TO BE SET IN THE FIELD UNDER THE DIRECTION OF THE LANDSCAPE ARCHITECT.

BOULDER INSET FINISHED GRADE

N.T.S

008 - Bldr

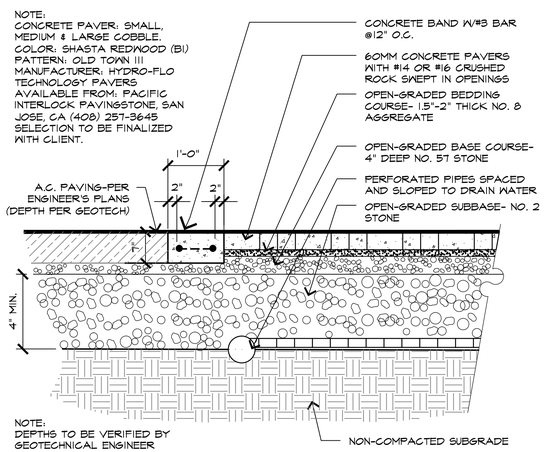


SPLIT FACE RETAINING WALL

SCALE: 1" = 1'-0"

012 - xxxx

NOTE:
CONCRETE PAVER, SMALL, MEDIUM & LARGE COBBLE,
COLOR: SHASTA REDWOOD (BI)
PATTERN: OLD TOWN III
MANUFACTURER: HYDRO-FLO TECHNOLOGY PAVERS
AVAILABLE FROM: PACIFIC INTERLOCK PAVINGSTONE, SAN JOSE, CA (408) 257-3645
SELECTION TO BE FINALIZED WITH CLIENT.



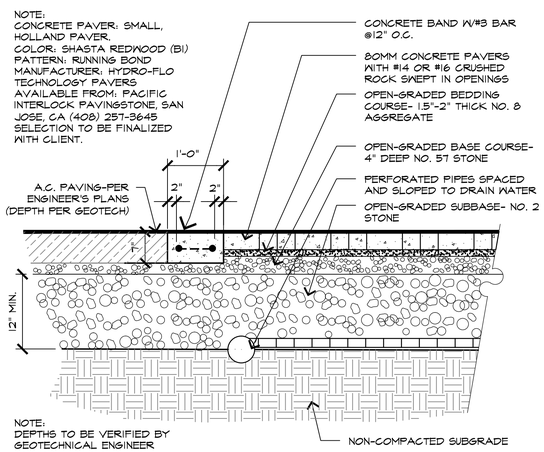
NOTE:
DEPTHS TO BE VERIFIED BY GEOTECHNICAL ENGINEER

PERMEABLE PEDESTRIAN WALK

SCALE : 3/4"=1'-0"

016 - PvPreCast

NOTE:
CONCRETE PAVER, SMALL, HOLLAND PAVER,
COLOR: SHASTA REDWOOD (BI)
PATTERN: RUNNING BOND
MANUFACTURER: HYDRO-FLO TECHNOLOGY PAVERS
AVAILABLE FROM: PACIFIC INTERLOCK PAVINGSTONE, SAN JOSE, CA (408) 257-3645
SELECTION TO BE FINALIZED WITH CLIENT.



NOTE:
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PERMEABLE VEHICULAR PAVING

SCALE : 3/4"=1'-0"

016 - PvPreCast

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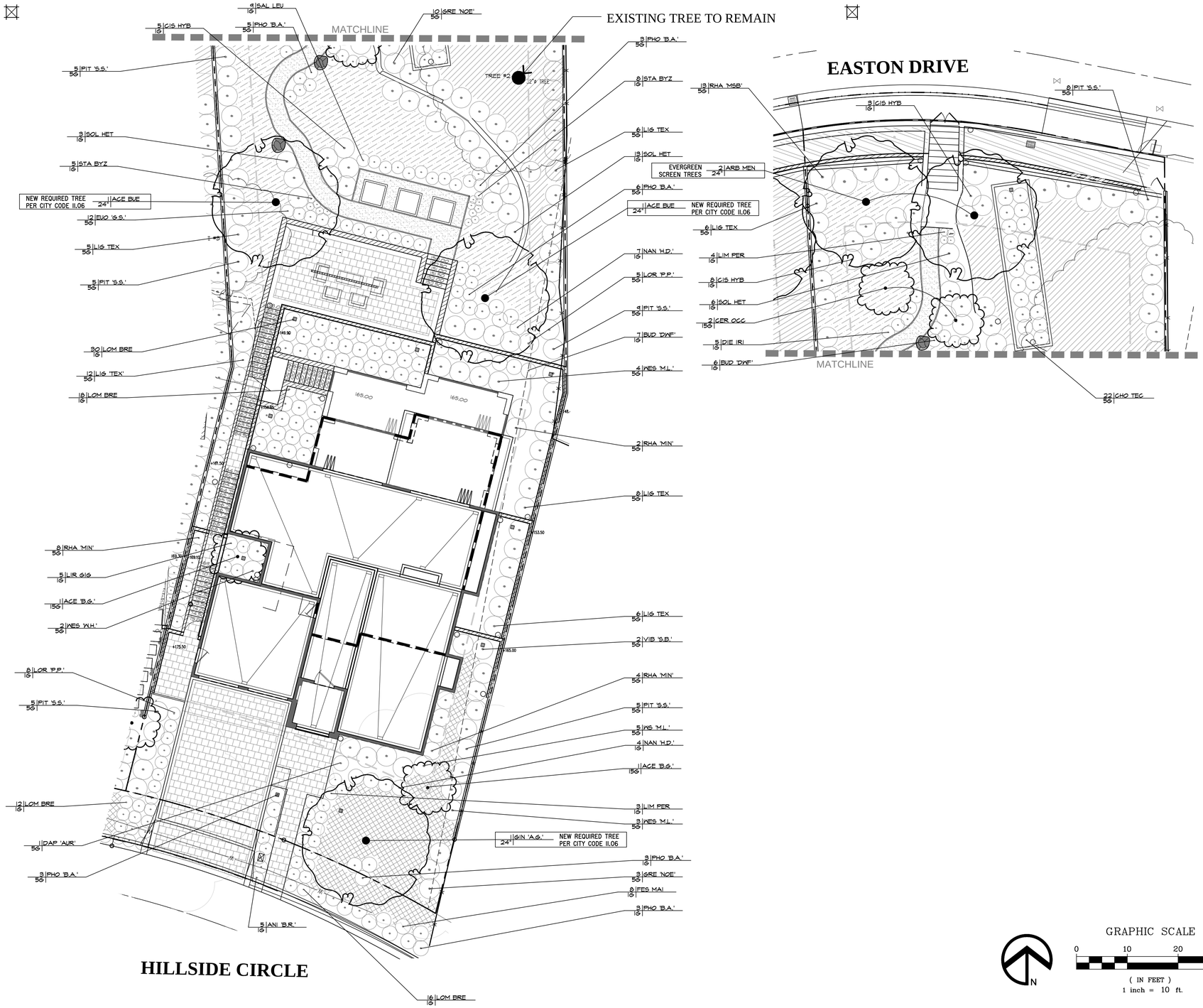
L2



PROPOSED PLANT PALETTE

SYMBOL	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	WATER USE	SIZE HEIGHT/WIDTH
TREES					
ACE BUE	ACER BUERGERIANUM	TRIDENT MAPLE	24" BOX	LOW	25'X20,
ACE 'B.G.'	ACER PALMATUM 'BLOOD GOOD'	JAPANESE MAPLE	15 GALLON	LOW	15'X15'
ARB MEN	ABRBUTUS MENZIESII	PACIFIC MADRONE	24" BOX	LOW	60'X50'
CER OCC	CERCIS OCCIDENTALIS	WESTERN REDBUD	15 GALLON	LOW	20'X20'
GIN 'P.S.'	GINKGO B. 'PRINCETON SENTRY'	MAIDENHAIR TREE	24" BOX	LOW	30'X20'
LAG IND	LAGERSTROEMIA INDICA	CRAPE MYRTLE	15 GALLON	LOW	20'X15'
OLE 'S.H.'	OLEA EUROPAEA 'SWAN HILL'	FRUITLESS OLIVE	24" BOX	LOW	20X25'
PYR KAW	PYRUS KAWAKAMII	EVERGREEN PEAR	24" BOX	MEDIUM	30X20'
SHRUBS					
ABU 'HYB'	ABUTILON 'HYBRID'	FLOWERING MAPLE	5 GALLON	LOW	5'X5'
ANI 'B.R.'	ANIGOZANTHOS 'BUSH RANGER'	KANGAROO PAW	1 GALLON	LOW	3'X2'
ARC 'H.M.'	ARCTOSTAPHYLOS 'HOWARD MCMINN'	MANZANITA	5 GALLON	LOW	6'X6'
BUD 'B.K.'	BUDDLEJA DAVIDII 'BLACK KNIGHT'	BUTTERFLY BUSH	5 GALLON	LOW	5'X5'
BUD 'DWF'	BUDDLEJA DAVIDII 'LOW AND BEHOLD'	DWARF BUTTERFLY BUSH	1 GALLON	LOW	2'X2.5'
CHO TEC	CHONDROPETALUM TECTORUM*	DWARF CAPE RUSH	5 GALLON	LOW	4'X3'
CIS HYB	CISTUS HYBRIDUS	ROCKROSE	5 GALLON	LOW	4'X4'
DAP 'AUR'	DAPHNE O. 'AUREOMARGINATA'	WINTER FLOWERING DAPHNE	5 GALLON	LOW	4'X4'
DIE BIC	DIETES BICOLOR	FORTNIGHT LILY	1 GALLON	LOW	3'X4'
DIE IRI	DIETES IRIDIODES	FORTNIGHT LILY	1 GALLON	LOW	3'X4'
ERI KAR	ERIGERON KARVINSKIANUS	SANTA BARBARA DAISY	1 GALLON	LOW	2'X3'
ERY 'B.M.'	ERYSIMUM 'BOWLES MAUVE'	MAUVE CLUSTERS	1 GALLON	LOW	2'X2'
EUO 'G.S.'	EUONYMUS J. 'GREEN SPIRE'	GREEN SPIRE EUONYMUS	5 GALLON	LOW	4'X2'
EUO 'MIC'	EUONYMUS J. 'MICROPHYLLUS'	BOXLEAF EUONYMUS	5 GALLON	LOW	2'X2'
EUR 'MUN'	EURYOPS P. 'MUNCHKIN'	DWARF EURYOPS	1 GALLON	LOW	3'X3'
FEI SEL	FEIJOA SELLOWIANA	PINEAPPLE GUAVA	5 GALLON	LOW	6'X6'
FES GLA	FESTUCA GLAUCA	BLUE FESCUE	1 GALLON	LOW	1.5'X1.5'
FES MAI	FESTUCA MAIREI	ATLAS FESCUE	1 GALLON	LOW	2.5'X2.5'
GRE 'NOE'	GREVILLEA 'NOELLI'	WOOLY GREVILLEA	5 GALLON	LOW	4'X5'
JUN PAT	JUNCUS PATENS*	CAL. GREY RUSH	1 GALLON	LOW	2'X2'
JUN 'MED'	JUNIPERUS S. 'MEDORA'	COLUMNAR JUNIPER	5 GALLON	LOW	6'X2'
LAV 'MUN'	LAVANDULA 'MUNSTEAD'	MUNSTEAD LAVENDER	1 GALLON	LOW	2'X2'
LAN MON	LANTANA MONTEVIDENSIS	TRAILING LANTANA	1 GALLON	LOW	1'X5'
LAV MAR	LAVATERA MARITIMA	TREE MALLOW	5 GALLON	LOW	5'X5'
LIG 'TEX'	LIGUSTRUM J. 'TEXANUM'	WAX LEAF PRIVET	5 GALLON	LOW	8'X5'
LIM PER	LIMONIUM PEREZEI	SEA LAVENDER	1 GALLON	LOW	2'X2'
LIR 'GIG'	LIRIOPE 'GIAGANTEA'	GIANT LILY TURF	1 GALLON	LOW	2'X2'
LOR 'P.P.'	LOROPETALUM C. 'PURPLE PIXIE'	DWARF CHINESE FRINGE FLR	5 GALLON	LOW	2'X2.5'
MYR 'COM'	MYRTUS C. 'COMPACTA'	DWARF MYRTLE	5 GALLON	LOW	3'X3'
NAN 'G.S.'	NANDINA D. 'GULF STREAM'	HEAVENLY BAMBOO	1 GALLON	LOW	2.5'X2.5'
NAN 'H.D.'	NANDINA D. 'HARBOR DWARF'	DWARF HEAVENLY BAMBOO	1 GALLON	LOW	2'X2'
OLE 'L.O.'	OLEA E. 'LITTLE OLLIE'	DWARF OLIVE	5 GALLON	LOW	4'X4'
PHO 'B.A.'	PHORMIUM 'BLACK ADDER'	NEW ZEALAND FLAX	5 GALLON	LOW	4'X2.5'
PHO 'D.D.'	PHORMIUM 'DARK DELIGHT'	NEW ZEALAND FLAX	5 GALLON	LOW	4'X4'
PHO 'M.Q.'	PHORMIUM 'MAORI QUEEN'	NEW ZEALAND FLAX	5 GALLON	LOW	4'X3'
PIT 'S.S.'	PITTOSPORUM T. 'SILVER SHEEN'	SILVER SHEEN TIBORA	5 GALLON	LOW	8'X5'
PRU 'B&T'	PRUNUS 'BRIGHT AND TIGHT'	B & T LAUREL	5 GALLON	LOW	6'X4'
RHA 'MSB'	RHAMNUS CAL. 'MOUND SAN BRUNO'	COFFEEBERRY	5 GALLON	LOW	4'X6'
RHA 'MIN'	RHAPHIOLEPIS UMBELLATA 'MINOR'	DWARF YEDDO HAWTHORN	5 GALLON	LOW	4'X3'
ROS 'T.B.'	ROSMARINUS O. 'TUSCAN BLUE'	ROSEMARY	5 GALLON	LOW	5'X4'
SOL HET	SOLLYA HETEROPHYLLA	AUSTRALIAN BLUEBELL	5 GALLON	LOW	4'X4'
STA BYZ	STACHY'S BYZANTINA	LAMB'S EARS	1 GALLON	LOW	2'X2'
TEU CHA	TEUCRIUM CHAMAEDRYS	WALL GERMANDER	1 GALLON	LOW	2'X2.5'
VIB 'S.B.'	VIBURNUM L. 'SPRING BOUQUET'	SPRING BOUQUET VIBURNUM	5 GALLON	LOW	6'X4'
WES 'G.B.'	WESTRINGIA F. 'GREY BOX'	DWARF COAST ROSEMARY	5 GALLON	LOW	2.5'X2.5'
WES 'W.H.'	WESTRINGIA F. 'WYNYABBIE HIGHLIGHT'	COAST ROSEMARY	5 GALLON	LOW	3.5'X3.5'
XYL 'COM'	XYLOSMA C. 'COMPACTA'	COMPACT XYLOSMA	5 GALLON	LOW	6'X5'

* = C3 BIO RETENTION PLANT

GROUNDCOVERS

	APTENIA 'RED APPLE' 1 GALLON @ 36" O.C.	NO COMMON NAME	LOW	1'X4'
	ARCTOSTAPHYLOS D. 'EMERALD CARPET' 1 GALLON @ 36" O.C.	BEARBERRY	LOW	1'X4'
	BACCHARIS PILULARIS 'PIGEON POINT' 1 GALLON @ 36" O.C.	COYOTE BUSH	LOW	2'X6'
	CEANOTHUS 'DIAMOND HEIGHTS' 1 GALLON @ 24" O.C.	DIAMOND HEIGHTS WILD LILAC	LOW	1'X3'
	MYOPORUM PARVIFOLIUM 1 GALLON @ 36" O.C.	MYOPORUM	LOW	1'X6'
	ROSMARINUS 'PROSTRATUS' 1 GALLON @ 36" O.C.	ROSEMARY	LOW	1'X4'

N

GRAPHIC SCALE

0 10 20 30

(IN FEET)

1 inch = 10 ft.

RIPLEY DESIGN GROUP

LANDSCAPE ARCHITECTURE
LAND PLANNING
1615 BONANZA STREET
SUITE 314
WALNUT CREEK, CA 94596
TEL: 925.938.7377
FAX: 925.9387436

Preliminary Planting Plan Lot 3

1385 Hillside Circle

Burlingame, California

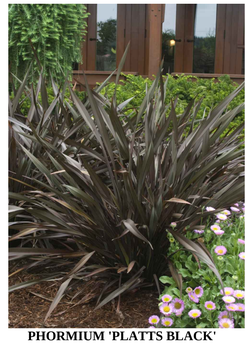
November 2025

L5

ARBUTUS MARINA
MARINA STRAWBERRY TREE

ANIGOZANTHOS FLAVIDUS
KANGAROO PAW

PHORMIUM H. 'MAORI QUEEN'
RED NEW ZEALAND FLAX



PHORMIUM 'PLATTS BLACK'
PLATTS BLACK NEW ZEALAND FLAX

APTENIA 'RED APPLE'
BABY SUN ROSE

RHAMNUS CALIFORNICA
COFFEEBERRY

PRUNUS C. 'MONUS'
BRIGHT AND TIGHT LAUREL

ACER PALMATUM 'BLOOD GOOD'
JAPANESE MAPLE

CERCIS OCCIDENTALIS
WESTERN REDBUD

BUDDLEJA DAVIDII 'BLACK KNIGHT'
PRUPLE BUTTERFLY BUSH

CHONDROPETALUM TECTORUM
CAPE REED

LIMONIUM PREZII
SEA LAVENDER

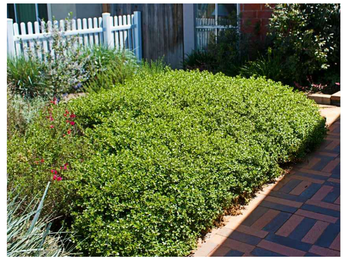
EUONYMUS J. 'MICROPHYLLUS'
BOXLEAF EUONYMUS

LIGUSTRUM J. 'TEXANUM'
WAXLEAF PRIVET

RHAMNUS CALIFORNICA 'EVE CASE'
COFFEEBERRY

ACER BERGERANUM
TRIDENT MAPLE

LAGERSTROEMA INDICA 'CATAWBA'
PURPLE CRAPE TREE



BACCHARIS PIULARIS 'PIGEON POINT'
DWARF COYOTE BRUSH

CISTUS SKANBERGII
PINK CORAL ROCKROSE

GREVILLEA 'NOELLI'
NOEL'S GREVILLEA

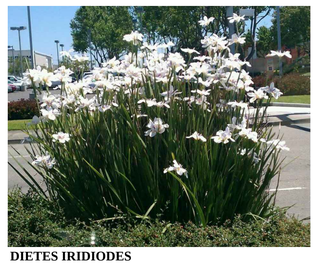
FEIJOA SELLOWIANA
PINEAPPLE GUAVA

LAVATERA MARITIMA
TREE MALLOW

LAVANDULA A. MUNSTEAD'
DWARF ENGLISH LAVENDER

STACHY'S BYZANTINA
LAMBS EAR

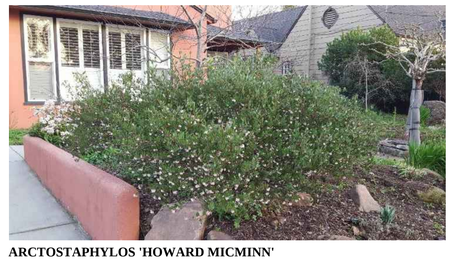
LIRIOPE GIGANTEA
GIANT LILY TURF



DIETES IRIDIODES
AFRICAN ISIS

OLEA E. 'LITTLE OLLIE'
DWARF OLIVE

LANTANA MONTEVIDENSIS 'SELLOWIANA'
PURPLE TRAILING LANTANA



ARCTOSTAPHYLOS 'HOWARD MICMINN'
MANZANITA

RIPLEY DESIGN GROUP

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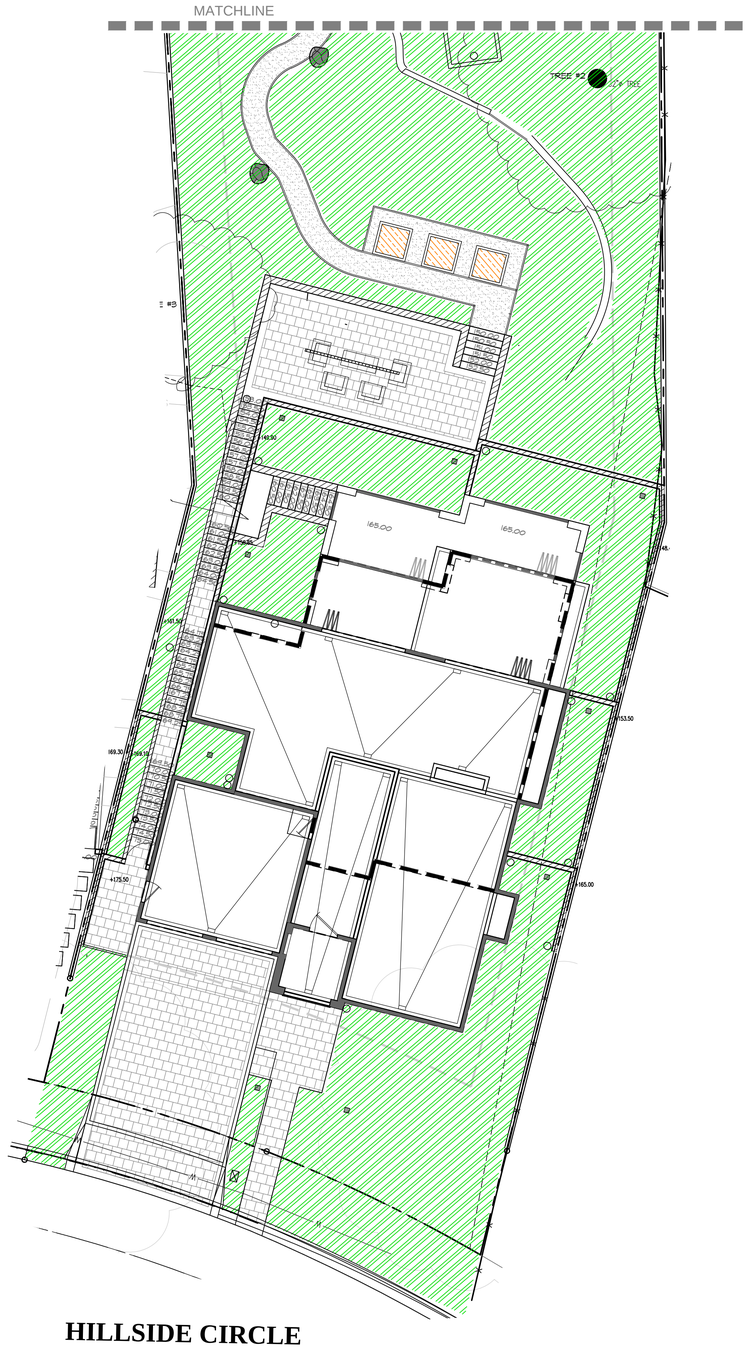
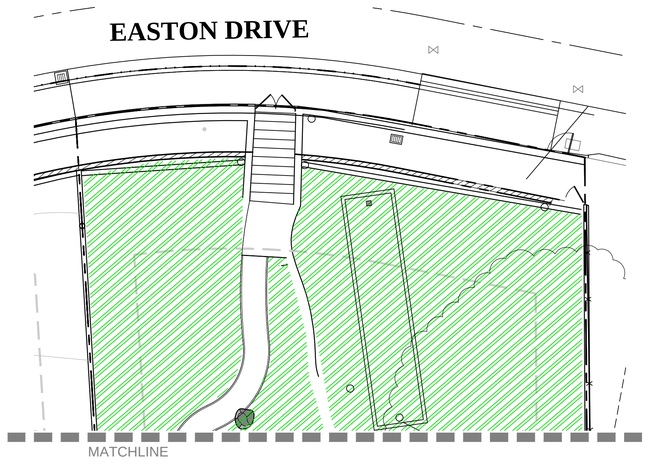
Plant Imagery

1385 Hillside Circle
Burlingame, California

November 2025

L6





WATER BUDGET CALCULATIONS:

LOW WATER USE SHRUB PLANTING AREA = 7,019 SF
MED WATER USE TREE PLANTING AREA = 80 SF
MED WATER USE VEGETABLE BEDS = 50 SF

TOTAL PLANTING AREA = 7,149 SF

ESTIMATED TOTAL WATER USE:

ETWU (LOW WATER USE) = (42.7) X (0.62) X $\frac{(0.2 \times 7{,}019)}{0.71}$ =52,344 GAL/YR

ETWU (MED WATER USE) = (42.7) X (0.62) X $\frac{(0.4 \times 130)}{0.71}$ = 1,939 GAL/YR

TOTAL ETWU = 54,283 GAL/YR

MAXIMUM APPLIED WATER ALLOWANCE:

MAWA(TOTAL LANDSCAPED AREA) = (42.7) X (0.62) X (0.45 X 7,149) = 85,168 GAL/YR

LANDSCAPE HYDROZONE LEGEND

ZONE A:
RESIDENTIAL: PARTIAL TO FULL SUN, DROUGHT TOLERANT PLANTING WITH DRIP EMITTERS. LOW WATER USE.

ZONE B:
RAISED BED PLANTING WITH DRIP EMITTERS, MODERATE WATER USE

ZONE C:
STREET TREES AND ACCENT TREES WITH INDIVIDUAL BUBBLERS (NOT SHOWN) MODERATE WATER USE

IRRIGATION SYSTEM LEGEND

SYMBOL	DESCRIPTION	SPECIFICATION	NOZZLE GPM	OPERATING PSI
M	IRRIGATION WATER METER	-BY OTHER SECTION OF CONTRACT		
R	3/4" IRRIGATION SUBMETER	-HUNTER-HC-075-FLOW		
A	ELECTRIC CONTROLLER	-HUNTER-ICORE-IC-600-PP W/SOLAR SYNC (ET-BASED)		
NOT SHOWN	WEATHER SENSOR	-HUNTER SOLAR-SYNC SENSOR (INSTALL PER MANUF)		
	REMOTE CONTROL VALVES	-IRRITROL-2500T OR EQUAL		
	REMOTE CONTROL VALVES	-IRRITROL-2500TF/REGULATOR & FILTER OR EQUAL		
	BALL VALVE	-NIBCO-T-560-BR-20-IRR-LINE SIZE		
•	BUBBLER (TREE)	-RAIN BIRD-1401	.25	30
▲	BUBBLER (SHRUB)	-PEPCO-OCTA-BUBBLER (2 GPH)	.27	30
	IRRIGATION SUPPLYLINE- 1"	-1120/SCHEDULE 40 PVC PIPE -18" COVER		
	IRRIGATION SPRINKLERLINE	-1120/CLASS 200 PVC PIPE -12" COVER		
E	ELECTRICAL CONDUIT	-1120/SCHEDULE 40 PVC PIPE -24" COVER		
	SLEEVING	-1120/SCHEDULE 40 PVC PIPE -24" COVER		
STA SIZE /////	CONTROLLER STATION NUMBER CONTROL VALVE SIZE IRRIGATED AREA	NOTE: EQUIVALENT SUBSTITUTIONS ACCEPTABLE		

N

GRAPHIC SCALE
0 10 20 30
(IN FEET)
1 inch = 10 ft.

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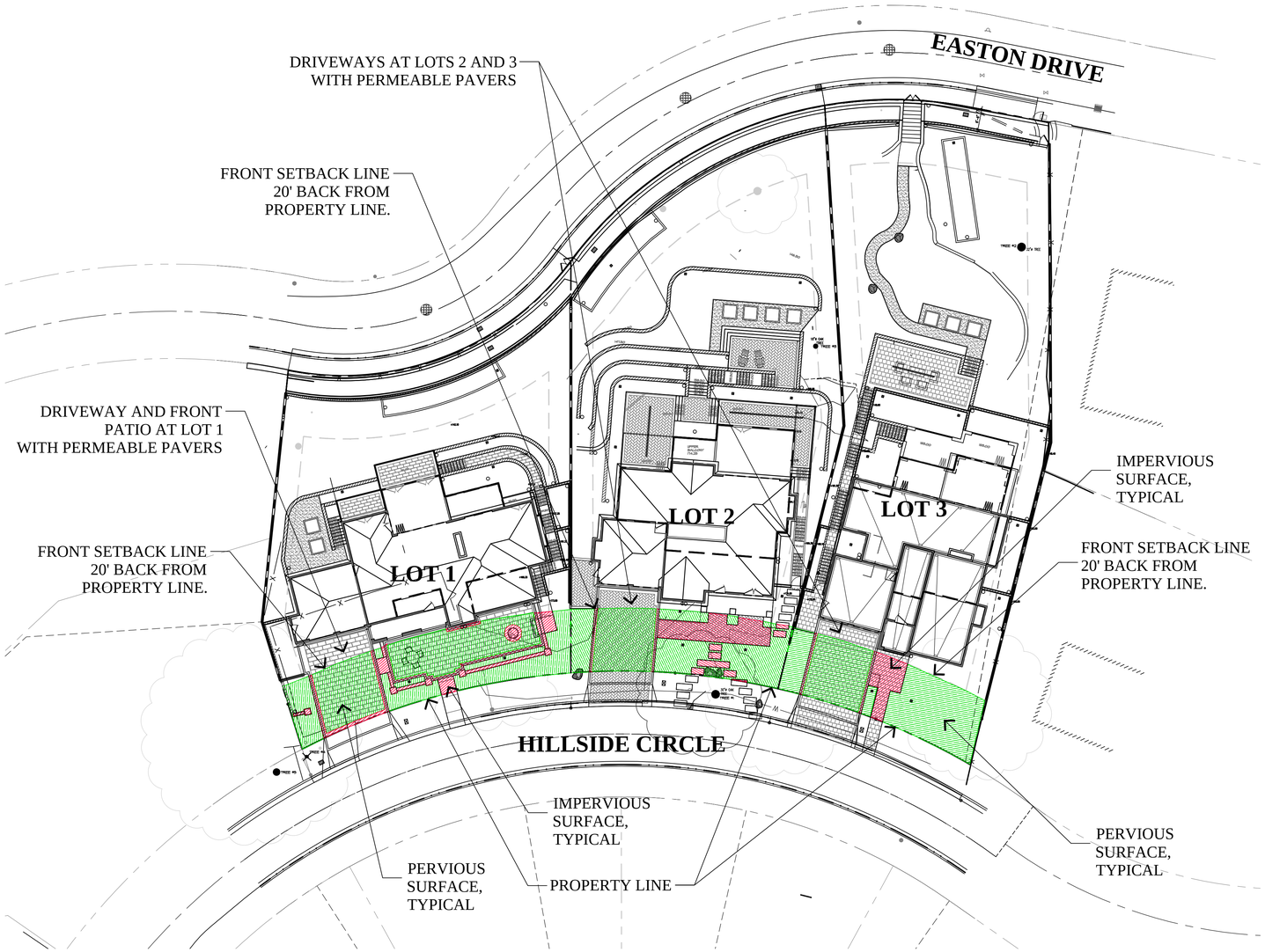
Hydrozone/Preliminary Typical Irrigation

1385 Hillside Circle

Burlingame, California

November 2025

L7



IMPERVIOUS SURFACE CALCULATIONS

LOT 1:

IMPERVIOUS AREA = 314 SQ. FEET

PERVIOUS AREA = 1,521 SQ. FEET

TOTAL AREA* = 1,835 SQ FEET

PERCENT OF IMPERVIOUS AREA = 17.11% (314/1,835 X 100)

LOT 2:

IMPERVIOUS AREA = 353 SQ. FEET

PERVIOUS AREA = 1,015 SQ. FEET

TOTAL AREA* = 1,368 SQ FEET

PERCENT OF IMPERVIOUS AREA = 25.8% (353/1,368 X 100)

LOT 3:

IMPERVIOUS AREA = 187 SQ. FEET

PERVIOUS AREA = 1,112 SQ. FEET

TOTAL AREA* = 1,299 SQ FEET

PERCENT OF IMPERVIOUS AREA = 14.4% (187/1,299 X 100)

* TOTAL AREA IS CALCULATED AS TOTAL SQUARE FOOTAGE AREA OF IMPERVIOUS AND PERVIOUS SURFACES BETWEEN THE FRONT PROPERTY LINE, AND 20 FOOT SETBACK LINE.

RIPLEY DESIGN GROUP

LANDSCAPE ARCHITECTURE
LAND PLANNING
1615 BONANZA STREET
SUITE 314
WALNUT CREEK, CA 94596
TEL: 925.938.7377
FAX: 925.9387436

Preliminary Impervious Calculations

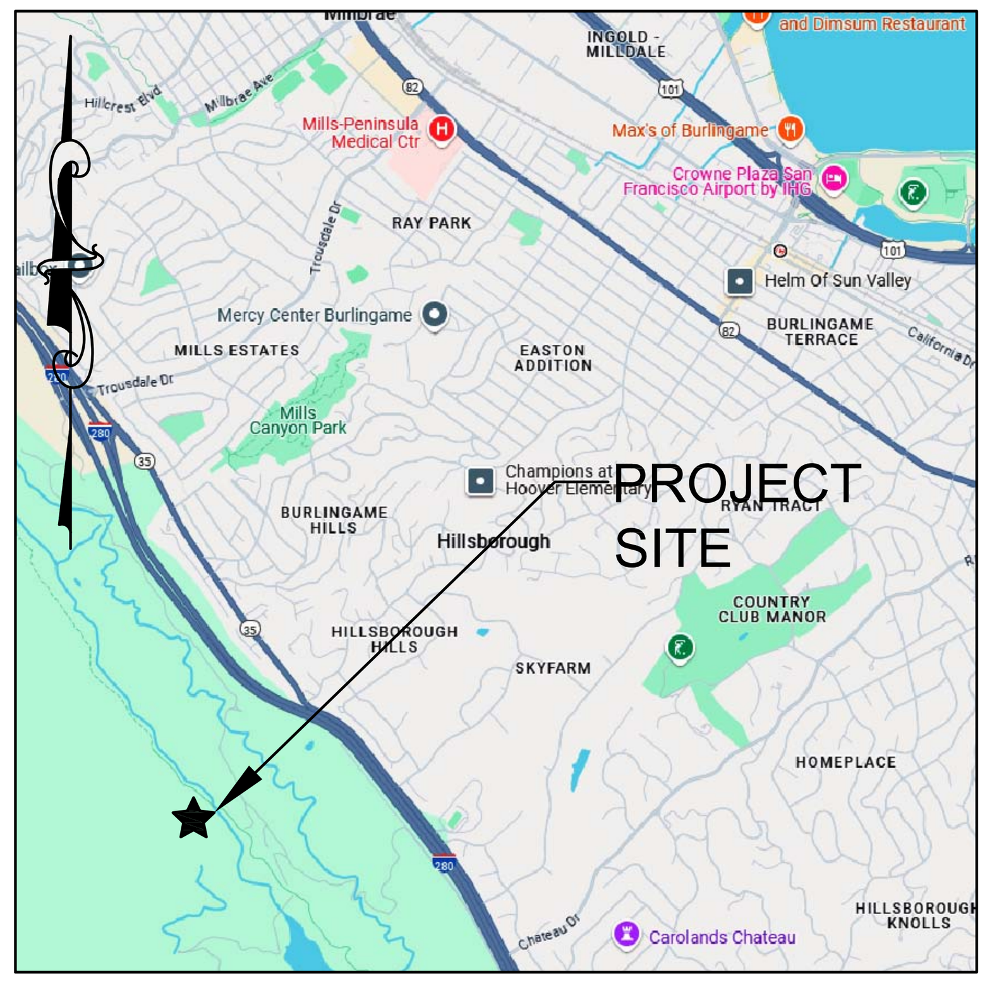
1385 Hillside Circle

Burlingame, California

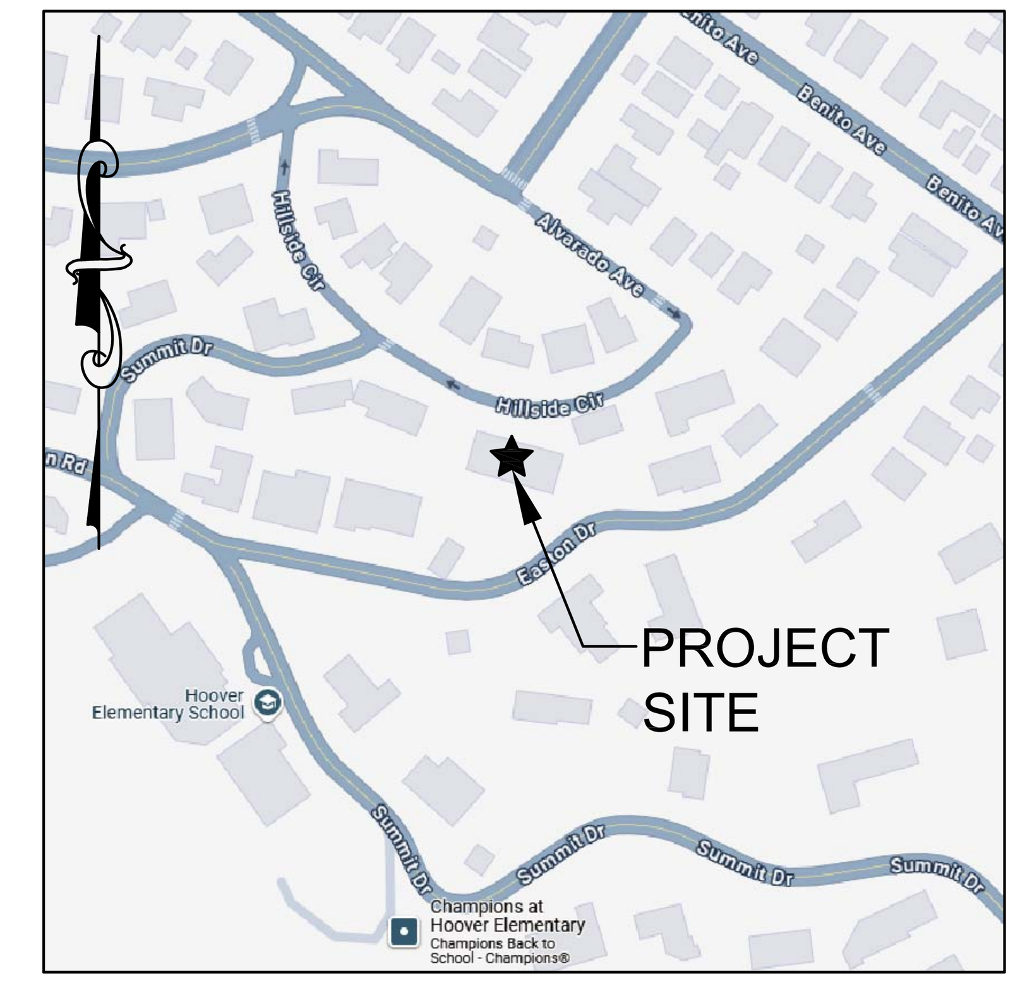
November 2025

L8

NEW RESIDENCE
1385 HILLSIDE CIRCLE LOT 3
BURLINGAME, CA 94010



VICINITY MAP
N.T.S.



LOCATION MAP
N.T.S.

ABBREVIATIONS

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
AD	AREA DRAIN
ATD	ATRIUM DRAIN
BFP	BACK FLOW PREVENTION DEVICE
BW	BOTTOM OF WALL ELEVATION
CB	CATCH BASIN
CL	CENTER LINE
CS	CRAWL SPACE ELEVATION
CIP	CAST IRON PIPE
CONC	CONCRETE
DD	DECK DRAIN
DDCV	DOUBLE DETECTOR CHECK VALVE
DG	DECOMPOSED GRANITE
DIP	DUCTILE IRON PIPE
DS	ROOF DOWN SPOUT
DWY	DRIVEWAY
(E)	EXISTING
ELEC	ELECTRICAL
EM	ELECTRICAL METER
EP	EDGE OF PAVEMENT
FC	FACE OF CURB ELEVATION
FDC	FIRE DEPARTMENT CONNECTION
FF	FINISHED FLOOR ELEVATION
FG	FINISHED GROUND ELEVATION
FL	FLOW LINE ELEVATION
FM	FORCE MAIN LINE
FS	FINISHED SURFACE ELEVATION
FP	FINISHED PAVEMENT ELEVATION
FW	FIRE WATER LINE
GB	GRADE BREAK
GM	GAS METER
GR	GRATE ELEVATION
GV	GATE VALVE
HP	HIGH POINT
HW	HEATED WATER LINE
INV	PIPE INVERT ELEVATION
JT	JOINT TRENCH
JP	JOINT POLE
LD	LANDSCAPE DRAIN
LF	LINEAR FEET
LP	LOW POINT
(N)	NEW
PIV	POST INDICATOR VALVE
POC	POINT OF CONNECTION
RIM	RIM ELEVATION
S	SLOPE
SAP	SEE ARCHITECTURAL PLANS
SBD	STORM SUB DRAIN
SBDCO	STORM SUB DRAIN CLEANOUT
SD	STORM DRAIN
SDCO	STORM DRAIN CLEANOUT
SGR	SEE GEOTECHNICAL REPORT
SICB	SIDE INLET CATCH BASIN
SLP	SEE LANDSCAPE PLANS
SPP	SEE PLUMBING PLANS
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SSP	SEE STRUCTURAL PLANS
TW	TOP OF WALL ELEVATION
TYP	TYPICAL
VD	PIPE VERTICAL DROP
W	DOMESTIC WATER LINE
WM	WATER METER

EARTHWORK QUANTITIES

GROSS QUANTITIES:

CUT	145 C.Y.
FILL	460 C.Y.
TOTAL TO BE MOVED	605 C.Y.
BALANCE	315 C.Y. FILL (IMPORT)

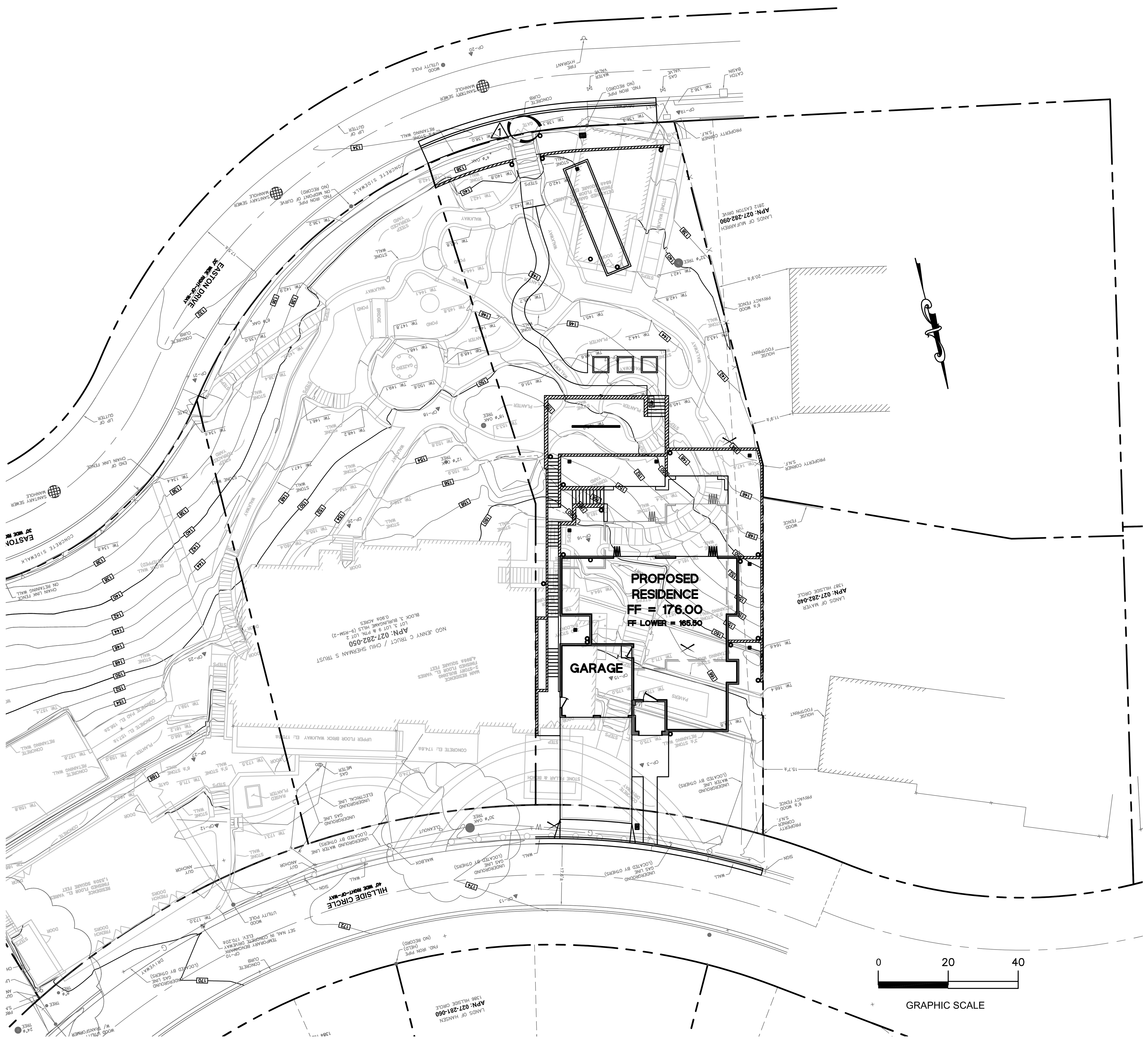
NET QUANTITIES (BUILDING AND STRUCTURES OMITTED):

CUT	70 C.Y.
FILL	365 C.Y.
TOTAL TO BE MOVED	435 C.Y.
BALANCE	295 C.Y. FILL (IMPORT)

QUANTITY BREAKDOWN:

BUILDINGS:		
	CUT	75 C.Y.
	FILL	95 C.Y.
SITE WORK:		
	CUT	70 C.Y.
	FILL	365 C.Y.

EARTHWORK QUANTITIES SHOWN ABOVE ARE FOR PLANNING PURPOSES ONLY. CONTRACTOR SHALL CALCULATE THEIR OWN EARTHWORK QUANTITIES, AND USE THEIR CALCULATIONS FOR BIDDING AND COST ESTIMATING PURPOSES.



LEGEND:

EXISTING	PROPOSED	
SS	SS	SANITARY SEWER
SD	SD	STORM DRAIN
		STORM SUB-DRAIN (PERFORATED PIPE)
		TRANSITION FROM PERF. PIPE TO SOLID PIPE
FM	FM	FORCE MAIN
FW	FW	FIRE WATER LINE
W	W	DOMESTIC WATER SERVICE
IRR	IRR	IRRIGATION SERVICE
G	GAS	NATURAL GAS
E	E	ELECTRIC
JT	JT	JOINT TRENCH
X		FENCE
		CLEAN OUT
		DOUBLE DETECTOR CHECK VALVE
		POST INDICATOR VALVE
		VALVE
		METER BOX
		STREET LIGHT
		AREA DRAIN
		CATCH BASIN
		FIRE HYDRANT
		FIRE DEPARTMENT CONNECTION
		BENCHMARK
		MANHOLE
		SIGN
		DOWNSPOUT
		SPLASH BLOCK
		CONTOURS
		PROPERTY LINE
		SETBACK
		GRASS SWALE
		RETAINING WALL/ BUILDING STEMWALL
		(E) TREE TO BE REMOVED

SHEET INDEX

SHEET NO.	DESCRIPTION
C-0	TITLE SHEET
C-1	NOTES SHEET
C-2	GRADING AND UTILITY PLAN
C-2.1	GRADING AND UTILITY PLAN
C-3	EROSION AND SEDIMENT CONTROL PLAN
C-3.1	BEST MANAGEMENT PRACTICES (BMPs)
C-4	DETAIL SHEET
C-4.1	DETAIL SHEET
C-4.2	DETAIL SHEET
C-5	STORMWATER TREATMENT

HYDROLOGY

(E) IMPERVIOUS AREA	(N) IMPERVIOUS AREA	REQUIRED STORAGE VOL.	STORAGE VOL. PROVIDED
4,733 SF	4,264 SF	0 CF	177 CF

CALL BEFORE YOU DIG 811 USA UNDERGROUND SERVICE ALERT

PRECISION ENGINEERING AND CONSTRUCTION, INC.
1331B Old County Road
Belmont, CA 94002
T: 650.226.8640
Travis@precision-ec.com

	REVISIONS:	DATE:
1	CITY COMMENTS	07/09/2025

REGISTERED PROFESSIONAL ENGINEER TRAVIS R. LUTZ 73638 CIVIL STATE OF CALIFORNIA

TITLE SHEET
NEW RESIDENCE
1385 HILLSIDE CIRCLE LOT 3
BURLINGAME, CA 94010

Date: 05/28/2025
Scale: AS SHOWN
Design: AJP
Check: TRL
Drawing Number: C-0
PEC Job No. PEC 25-033

CAUTION:

1. THE LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS PLAN WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. THE CONTRACTOR IS CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. (A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES). CONTRACTOR SHALL VERIFY LOCATION AND DEPTH PRIOR TO ANY EXCAVATION OR IMPROVEMENT.

2. CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT FOR LOCATION OF UNDERGROUND UTILITIES AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION- PHONE (800) 642-2444. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES AND SHALL CLEARLY MARK (AND THEN PRESERVE THESE MARKERS) FOR THE DURATION OF CONSTRUCTION OF ALL TELEPHONE, DATA, STREET LIGHT, SIGNAL LIGHT AND POWER FACILITIES THAT ARE IN OR NEAR THE AREA OF CONSTRUCTION PRIOR TO BEGINNING ANY WORK ON THIS SITE.

3. THESE DRAWINGS DO NOT ADDRESS CONTRACTOR MEANS AND METHODS OF CONSTRUCTION OR PROCESSES THAT MAY BE ASSOCIATED WITH ANY TOXIC SOILS IF FOUND ON SITE. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL CITY AND COUNTY STANDARDS AND APPROPRIATE REGULATIONS IF TOXIC SOILS ARE ENCOUNTERED OR SUSPECTED OF BEING CONTAMINATED.

GENERAL SITE NOTES:

1. CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING ON THIS WORK AND CONSIDER THE EXISTING CONDITIONS AND SITE CONSTRAINTS IN THE BID. CONTRACTOR SHALL BE IN THE POSSESSION OF AND FAMILIAR WITH ALL APPLICABLE GOVERNING AGENCIES STANDARD DETAILS AND SPECIFICATIONS PRIOR TO SUBMITTING OF A BID.

2. THE CONTRACTOR SHALL MAINTAIN ALL SAFETY DEVICES, AND SHALL BE RESPONSIBLE FOR CONFORMANCE TO ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS LAWS AND REGULATIONS.

3. ALL WORK ON-SITE AND IN THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO ALL APPLICABLE GOVERNING AGENCIES STANDARD DETAILS & SPECIFICATIONS.

4. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT INCLUDING SAFETY OF ALL PERSONS AND PROPERTY THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND THAT THE CONTRACTOR SHALL DEFEND INDEMNIFY AND HOLD THE OWNER, THE CONSULTING ENGINEER AND THE CITY HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE CONSULTING ENGINEER.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING THE JOB SITE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT UNAUTHORIZED PERSONS ON THE JOB SITE BY PROVIDING A CONSTRUCTION FENCE AROUND THE ENTIRE AREA OF DEMOLITION AND CONSTRUCTION, INCLUDING ALL STAGING AND STORAGE AREAS. CONSTRUCTION FENCE SHALL BE A MINIMUM OF A 6' HIGH GALVANIZED CHAIN LINK WITH GREEN WINDSCREEN FABRIC ON THE OUTSIDE OF THE FENCE.

7. EXISTING PEDESTRIAN WALKWAYS, BIKE PATHS AND ACCESSIBLE PATHWAYS SHALL BE MAINTAINED, WHERE FEASIBLE, DURING CONSTRUCTION.

8. IF A CONFLICT ARISES BETWEEN THE SPECIFICATIONS AND THE PLAN NOTES, THE MORE STRINGENT REQUIREMENT SHALL GOVERN.

9. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT BY GEOFOUNDATION, INC. DATED AUGUST 2024.

EXISTING CONDITIONS:

1. EXISTING TOPOGRAPHIC SURVEYS PERFORMED BY QUIET RIVER LAND SERVICES ON APRIL, 2022. GRADES ENCOUNTERED ON-SITE MAY VARY FROM THOSE SHOWN. CONTRACTOR SHALL REVIEW THE PLANS AND CONDUCT FIELD INVESTIGATIONS AS REQUIRED TO VERIFY EXISTING CONDITIONS AT THE PROJECT SITE.

2. CLIENT AGREES TO HOLD ENGINEER HARMLESS FROM ANY AND ALL OCCURRENCES RESULTING FROM THE INACCURACIES OF THE CLIENT SUPPLIED TOPOGRAPHIC AND/OR BOUNDARY SURVEY (PREPARED BY OTHERS).

SURVEYOR'S NOTES:

BASIS OF BEARINGS:

BURLINGAME HILLS TRACT MAP FILED IN BOOK 9 AT PAGE 2 IN THE RECORDS OF SAN MATEO COUNTY, AND TWO FOUND MONUMENTS AS SHOWN.

BASIS OF ELEVATIONS:

THE ELEVATIONS SHOWN HEREON WERE DERIVED FORM L-1/L-2 DATA COLLECTED USING NAVSTAR GLOBAL POSITIONING SYSTEM (GPS) AND A CHCX9D-OPUS RECEIVER AND POST-PROCESSED USING THE CORS NETWORK. ALL ELEVATION EXPRESSED IN NAVD 1988 DATUM.

TREE/PLANT PROTECTION NOTES:

1. PRIOR TO BEGINNING CONSTRUCTION ON SITE, CONTRACTOR SHALL IDENTIFY AND PROTECT EXISTING TREES AND PLANTS DESIGNATED AS TO REMAIN.

2. PROTECT EXISTING TREES TO REMAIN FROM SPILLED CHEMICALS, FUEL OIL, MOTOR OIL, GASOLINE AND ALL OTHER CHEMICALLY INJURIOUS MATERIAL; AS WELL AS FROM PUDDLING OR CONTINUOUSLY RUNNING WATER. SHOULD A SPILL OCCUR, STOP WORK IN THAT AREA AND CONTACT THE CITY'S ENGINEER/INSPECTOR IMMEDIATELY. CONTRACTOR SHALL BE RESPONSIBLE TO MITIGATE DAMAGE FROM SPILLED MATERIAL AS WELL AS MATERIAL CLEAN UP.

3. CONTRACTOR SHALL BE RESPONSIBLE FOR ONGOING MAINTENANCE OF ALL TREES DESIGNATED TO REMAIN AND FOR MAINTENANCE OF RELOCATED TREES STOCKPILED DURING CONSTRUCTION. CONTRACTOR WILL BE REQUIRED TO REPLACE TREES THAT DIE DUE TO LACK OF MAINTENANCE.

HORIZONTAL CONTROL NOTES:

1. ALL DIMENSIONS ON THE PLANS ARE IN FEET OR DECIMALS THEREOF UNLESS SPECIFICALLY CALLED OUT AS FEET AND INCHES.

RECORD DRAWINGS:

1. THE CONTRACTOR SHALL KEEP UP-TO-DATE AND ACCURATE A COMPLETE RECORD SET OF PRINTS OF THE CONTRACT DRAWINGS SHOWING EVERY CHANGE FROM THE ORIGINAL DRAWINGS MADE DURING THE COURSE OF CONSTRUCTION INCLUDING EXACT FINAL LOCATION, ELEVATION, SIZES, MATERIALS, AND DESCRIPTION OF ALL WORK. RECORDS SHALL BE "REDLINED" ON A SET OF CONSTRUCTION PLAN DRAWINGS. A COMPLETE SET OF CORRECTED AND COMPLETED RECORD DRAWING PRINTS SHALL BE SUBMITTED TO THE OWNER PRIOR TO FINAL ACCEPTANCE .

DEMOLITION NOTES :

1. PRIOR TO BEGINNING DEMOLITION WORK ACTIVITIES, CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES OUTLINED IN THE EROSION CONTROL PLAN & DETAILS.

2. THE CONTRACTOR SHALL MAINTAIN ALL SAFETY DEVICES, AND SHALL BE RESPONSIBLE FOR CONFORMANCE TO ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS LAWS AND REGULATIONS.

3. CONTRACTOR IS TO COMPLY WITH ALL LOCAL, STATE AND FEDERAL REQUIREMENTS, INCLUDING BUT NOT LIMITED TO, THE SAFETY AND HEALTH STANDARDS LAWS AND REGULATIONS AND REMOVAL AND DISPOSAL OF HAZARDOUS MATERIAL(S).

4. CONTRACTOR'S BID IS TO INCLUDE ALL VISIBLE SURFACE AND ALL SUBSURFACE FEATURES IDENTIFIED TO BE REMOVED OR ABANDONED IN THESE DOCUMENTS.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR A SITE INSPECTION TO FULLY ACKNOWLEDGE THE EXTENT OF THE DEMOLITION WORK.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL PERMITS NECESSARY FOR ENCROACHMENT, GRADING, DEMOLITION, AND DISPOSAL OF SAID MATERIALS AS REQUIRED BY PRIVATE, LOCAL AND STATE JURISDICTIONS. THE CONTRACTOR SHALL PAY ALL FEES ASSOCIATED WITH THE DEMOLITION WORK.

7. BACKFILL ALL DEPRESSIONS AND TRENCHES FROM DEMOLITION. REMOVAL OF LANDSCAPING SHALL INCLUDE ROOTS AND ORGANIC MATERIALS.

8. REMOVAL OF LANDSCAPING SHALL INCLUDE ROOTS AND ORGANIC MATERIALS TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER.

9. THE CONTRACTOR SHALL PROTECT FROM DAMAGE ALL EXISTING IMPROVEMENTS FACILITIES AND STRUCTURES WHICH ARE TO REMAIN. ANY ITEMS DAMAGED BY THE CONTRACTOR OR HIS AGENTS OR ANY ITEMS REMOVED FOR HIS USE SHALL BE REPLACED IN EQUAL OR BETTER CONDITION AS APPROVED BY THE OWNER.

10. COORDINATE ALL UTILITY SHUT-DOWN/DISCONNECT LOCATIONS WITH APPROPRIATE DRAWINGS (ELECTRICAL, MECHANICAL, ARCHITECTURAL, ETC.). CONTRACTOR IS TO SHUT OFF ALL UTILITIES AS NECESSARY PRIOR TO DEMOLITION. CONTRACTOR IS TO COORDINATE SERVICE INTERRUPTIONS WITH THE OWNER. DO NOT INTERRUPT SERVICES TO ADJACENT OFF-SITE OWNERS. ANY EXISTING UNDERGROUND UTILITY LINES TO BE ABANDONED, SHOULD BE REMOVED FROM WITHIN THE PROPOSED BUILDING ENVELOPE AND THEIR ENDS CAPPED OUTSIDE OF THE BUILDING ENVELOPE.

11. THIS PLAN IS NOT INTENDED TO BE A COMPLETE CATALOGUE OF ALL EXISTING STRUCTURES AND UTILITIES. THIS PLAN INTENDS TO DISCLOSE GENERAL INFORMATION KNOWN BY THE ENGINEER AND TO SHOW THE LIMITS OF THE AREA WHERE WORK WILL BE PERFORMED. THIS PLAN SHOWS THE EXISTING FEATURES TAKEN FROM A FIELD SURVEY, FIELD INVESTIGATIONS AND AVAILABLE INFORMATION. THIS PLAN MAY OR MAY NOT ACCURATELY REFLECT THE TYPE OR EXTENT OF THE ITEMS TO BE ENCOUNTERED AS THEY ACTUALLY EXIST. WHERE EXISTING FEATURES ARE NOT SHOWN, IT IS NOT IMPLIED THAT THEY ARE NOT TO BE DEMOLISHED OR REMOVED. THE CONTRACTOR SHALL PERFORM A THOROUGH FIELD INVESTIGATION AND REVIEW OF THE SITE WITHIN THE LIMIT OF WORK SHOWN IN THIS PLAN SET TO DETERMINE THE TYPE, QUANTITY AND EXTENT OF ANY AND ALL ITEMS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DETERMINING THE EXTENT OF EXISTING STRUCTURES AND UTILITIES AND QUANTITY OF WORK INVOLVED IN REMOVING THESE ITEMS FROM THE SITE.

STORM DRAIN NOTES:

1. USE DETECTABLE METALIZED WARNING TAPE APPROXIMATELY 6" BELOW THE SURFACE. TAPE SHALL BE A BRIGHT COLOR AND IMPRINTED WITH "CAUTION-BURIED STORM DRAIN LINE BELOW".

2. PRIVATE STORM DRAIN LINE 4-INCH THROUGH 12-INCH IN NON-TRAFFIC AREAS SHALL BE INSTALLED WITH A MINIMUM OF EIGHTEEN (18) INCHES OF COVER AND SHALL BE POLYVINYL CHLORIDE (PVC) SDR 35. ALL DIRECTION CHANGES SHALL BE MADE WITH WYE CONNECTIONS, 22.5° ELBOWS, 45° ELBOWS OR LONG SWEEP ELBOWS, 90° ELBOWS AND TEE's ARE PROHIBITED.

3. PRIVATE STORM DRAIN LINE 4-INCH THROUGH 12-INCH WITHIN VEHICULAR TRAFFIC AREAS SHALL BE INSTALLED WITH A MINIMUM OF EIGHTEEN (18) INCHES OF COVER AND SHALL BE POLYVINYL CHLORIDE (PVC) SDR 35 PIPE. ALL DIRECTION CHANGES SHALL BE MADE WITH WYE CONNECTIONS, OBTUSE ELBOWS OR LONG SWEEP ELBOWS, 90° ELBOWS AND TEE's ARE PROHIBITED.

4. PAINT THE TOP OF THE CURBS ADJACENT TO EACH CATCH BASIN INSTALLED UNDER THIS WORK OR ADJACENT TO THIS SITE WITH THE WORDS "NO DUMPING". WORDING TO BE BLUE 4" HIGH LETTERS ON A PAINTED WHITE BACKGROUND.

5. ALL AREA DRAINS AND CATCH BASINS GRATES WITHIN PEDESTRIAN ACCESSIBLE AREAS SHALL MEET ADA REQUIREMENTS.

6. DRAINS SHOWN ON CIVIL PLANS ARE NOT INTENDED TO BE THE FINAL NUMBER AND LOCATION OF ALL DRAINS. PLACEMENT AND NUMBER OF LANDSCAPING DRAINS ARE HIGHLY DEPENDENT ON GROUND COVER TYPE AND PLANT MATERIAL. CONTRACTOR SHALL ADD ADDITIONAL AREA DRAINS AS NEEDED AND AS DIRECTED BY THE LANDSCAPE ARCHITECT/OWNER.

7. WHERE FEASIBLE ALL DOWNSPOUTS SHALL DISCHARGE TO A SPLASHBLOCK OR IMPERVIOUS SURFACE AND FLOW TO LANDSCAPED FEATURES BEFORE ENTERING THE DRAINAGE SYSTEM. USE OF AREA DRAINS (RATHER THAN DIRECT CONNECTION TO DRAINAGE SYSTEM) TO COLLECT ROOF/SURFACE WATER IS STRONGLY ENCOURAGED IN CONFORMANCE WITH COUNTYWIDE C.3 REQUIREMENTS. OTHERWISE, DOWNSPOUTS SHALL BE CONNECTED TO THE STORM DRAIN SYSTEM WITH 4" PVC SDR 35 PIPE WHERE SHOWN ON PLANS. SEE ARCHITECTURE PLANS FOR EXACT LOCATION OF THE DOWN SPOUTS.

8. CONTRACTOR SHALL INSTALL RAIN GUTTER GUARDS OR WIRE MESH ON ALL ROOF GUTTERS TO REDUCE THE AMOUNT TO LEAVES AND DEBRIS FROM ENTERING THE STORM DRAIN SYSTEM.

9. CONTRACTOR TO COORDINATE ANY VENT WELL DRAINS AND RAT SLAB DRAINS WITH PERIMETER SUB-DRAIN SYSTEM. SEE ARCHITECTURAL PLANS FOR VENT WELL LOCATIONS. SEE STRUCTURAL PLANS FOR FOUNDATION AND RAT SLAB.

10. INSTALL SEPARATE SUB-DRAIN SYSTEM BEHIND RETAINING WALLS PER GEOTECHNICAL REPORT AND CONNECT TO STORM DRAIN SYSTEM AT SUMP PUMP.

FIRE PROTECTION NOTES:

1. CONTRACTOR SHALL INSTALL THE DESIGN BUILD FIRE SERVICE LINE, BACKFLOW PREVENTOR, SPRINKLERS AND EQUIPMENT IN ACCORDANCE WITH THE FIRE PROTECTION CONSULTANT'S PLANS, SPECIFICATIONS, LATEST EDITION OF THE UNIFORM/CALIFORNIA FIRE CODE AND CITY/TOWN STANDARDS.

2. THE UNDERGROUND FIRE PROTECTION SYSTEM INSTALLER SHALL PREPARE SHOP DRAWINGS SHOWING ALL INFORMATION REQUIRED BY THE LOCAL FIRE MARSHAL, INCLUDING ANGLES, THRUST BLOCKS, VALVES, FIRE HYDRANTS, PIV's, FDC's, BACKFLOW ASSEMBLIES, FLEXIBLE CONNECTIONS, VAULTS, ETC.

3. SHOP DRAWINGS SHALL BE SUBMITTED TO THE LOCAL FIRE MARSHAL, THE RATING AGENCY AND THE PROJECT MANAGER, ALLOWING TIME FOR REVIEW AND ACCEPTANCE, PRIOR TO START OF WORK.

4. THE UNDERGROUND FIRE PROTECTION SYSTEM INSTALLER SHALL OBTAIN ALL APPROVALS AND PERMITS PRIOR TO ORDERING MATERIALS, FABRICATING SYSTEMS OR ANY INSTALLATION.

5. GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL DIMENSIONS AND EQUIPMENT LOCATIONS. RISER LOCATIONS ARE SHOWN ON ARCHITECTURAL AND PLUMBING DRAWINGS AND ARE TO BE COORDINATED WITH ACTUAL FIELD CONDITIONS.

GRADING NOTES:

1. PROVIDE POSITIVE SURFACE DRAINAGE AWAY FROM ALL STRUCTURES BY SLOPING THE FINISHED GROUND SURFACE AT LEAST 5%, UNLESS OTHERWISE NOTED ON THE PLANS. SLOPE LANDINGS 2% (1/4" PER FOOT) AWAY FROM, STRUCTURES UNLESS OTHERWISE NOTED ON PLANS. ANY AREAS ON THE SITE NOT CONFORMING TO THESE BASIC RULES DUE TO EXISTING CONDITIONS OR DISCREPANCIES IN THE DOCUMENTS ARE TO BE REPORTED TO THE CIVIL ENGINEER PRIOR TO PROCEEDING WITH PLACEMENT OF BASE ROCK OR FORMWORK FOR CURBS AND/OR FLATWORK.

2. CONTRACTOR SHALL DETERMINE EARTHWORK QUANTITIES BASED ON THE TOPOGRAPHIC SURVEY, THE GEOTECHNICAL INVESTIGATION AND THE PROPOSED SURFACE THICKNESS AND BASE THE BID ACCORDINGLY. IT IS THE CONTRACTORS RESPONSIBILITY TO CONFIRM IF A SEPARATE DEMOLITION CONTRACT HAS BEEN ISSUED TO TAKE THE SITE FROM THE WAY IT IS AT THE TIME OF THE BID TO THE CONDITIONS DESCRIBED IN THESE DOCUMENTS. BRING ANY DIFFERENCES BETWEEN THE STATE IN WHICH THE SITE IS DELIVERED TO THE CONTRACTOR AND THESE DOCUMENTS TO THE ATTENTION OF THE CIVIL ENGINEER.

3. ALL FILL SHALL BE COMPACTED PER THE GEOTECHNICAL REPORT AND THE CONTRACTOR SHALL COORDINATE AND COMPLY WITH THE GEOTECHNICAL ENGINEER TO TAKE THE APPROPRIATE TESTS TO VERIFY COMPACTION VALUES.

4. IMPORT SOILS SHOULD MEET THE REQUIREMENTS OF THE SOILS REPORT AND SPECIFICATIONS.

5. DO NOT ADJUST GRADES ON THIS PLAN WITHOUT PRIOR WRITTEN APPROVAL OF THE CIVIL ENGINEER.

6. SITE STRIPPINGS THAT CONTAIN ONLY ORGANIC MATERIAL (NO DEBRIS TRASH, BROKEN CONC. OR ROCKS GREATER THAN 1" IN DIAMETER) MAY BE USED IN LANDSCAPE AREAS, EXCEPT FOR AREAS IDENTIFIED AS IMPORT TOP SOIL BY THE LANDSCAPE DRAWINGS. EXCESS STRIPPINGS SHALL BE REMOVED FROM SITE.

7. ROUGH GRADING TO BE WITHIN 0.1' AND FINISH GRADES ARE TO BE WITHIN 0.05', HOWEVER CONTRACTOR SHALL NOT CONSTRUCT ANY IMPROVEMENTS THAT WILL CAUSE WATER TO POND OR NOT MEET REQUIREMENTS IN GRADING NOTE #1.

8. THE CONTRACTOR SHALL EXERCISE EXTREME CARE TO CONFORM TO THE LINES, GRADES, SECTIONS, AND DIMENSIONS AS SET FORTH ON THESE PLANS. ALL GRADED AREAS SHALL CONFORM TO THE VERTICAL ELEVATIONS SHOWN WITH A TOLERANCE OF ONE-TENTH OF A FOOT. WHERE GRADED AREAS DO NOT CONFORM TO THESE TOLERANCES, THE CONTRACTORS SHALL BE REQUIRED TO DO CORRECTIVE GRADING, AT NO EXTRA COST TO THE CLIENT.

9. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM THE GROUND ELEVATIONS AND OVERALL TOPOGRAPHY OF THE SITE PRIOR TO THE START OF CONSTRUCTION AS TO THE ACCURACY BETWEEN THE WORK SET FORTH ON THESE PLANS AND THE WORK IN THE FIELD. ANY DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE CONSTRUCTION MANAGER AND CIVIL ENGINEER IN WRITING PRIOR TO START OF CONSTRUCTION WHICH MAY REQUIRE CHANGES IN DESIGN AND/OR AFFECT THE EARTHWORK QUANTITIES.

10. THE CONTRACTOR SHALL ADJUST TO FINAL GRADE ALL EXISTING MANHOLES, CURB INLETS, CATCH BASINS, VALVES, MONUMENT COVERS, AND OTHER CASTINGS WITHIN THE WORK AREA TO FINAL GRADE IN PAVEMENT AND LANDSCAPE AREAS UNLESS NOTED OTHERWISE.

WATER SYSTEM NOTES:

1. USE DETECTABLE METALIZED WARNING TAPE APPROXIMATELY 6" BELOW THE SURFACE. TAPE SHALL BE A BRIGHT COLOR AND IMPRINTED WITH "CAUTION-BURIED WATER LINE BELOW".

2. ALL WATER SERVICE CONNECTIONS, INCLUDING BUT NOT LIMITED TO WATER VALVES TEMPORARY AND PERMANENT AIR RELEASE VALVES AND BLOW OFF VALVES, SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY/COUNTY OR APPLICABLE WATER DISTRICT STANDARDS.

3. CONTRACTOR SHALL SIZE AND INSTALL ALL NEW DESIGN BUILD DOMESTIC IRRIGATION AND FIRE WATER LINE(S) IN ACCORDANCE WITH THE LATEST EDITION OF THE UNIFORM/CALIFORNIA PLUMBING AND FIRE CODES. (ALL FIXTURE UNIT COUNTS SHALL BE REVIEWED AND APPROVED BY THE CITY'S BUILDING AND/OR WATER DEPARTMENT PRIOR TO CONSTRUCTION.)

4. ALL WATER LINES SHALL BE INSTALLED WITH 36" MINIMUM COVER.

5. PUBLIC AND PRIVATE WATER MAIN AND WATER SERVICE LINE4" THROUGH 12-INCH SHALL BE POLYVINYL CHLORIDE (PVC) AND SHALL MEET AWWA C900, RATED FOR 200 PSI CLASS PIPE WITH EPOXY COATED DUCTILE IRON FITTINGS AND FUSION EPOXY COATED GATE VALVES. ALL JOINTS SHALL BE FACTORY MANUFACTURED WITH BELL AND SPIGOT ENDS AND RUBBER GASKETS.

6. ALL WATER LINES 2" OR SMALLER SHALL BE TYPE K COPPER WITH SILVER BRAZED JOINTS. CONTRACTOR TO VERIFY PRESSURES FROM EXISTING LINES ARE ADEQUATE TO SERVICE BUILDINGS AS SPECIFIED BY THE PLUMBING PLANS.

7. CONNECTIONS TO THE EXISTING WATER MAIN SHALL BE APPROVED BY THE APPLICABLE WATER DISTRICT STANDARDS. THE CONTRACTOR SHALL PAY THE ACTUAL COSTS OF CONSTRUCTION. THE CONTRACTOR SHALL PERFORM ALL EXCAVATION, PREPARE THE SITE, FURNISH ALL MATERIALS, INSTALL TAPPING TEE, VALVE AND ALL THRUST BLOCKS, BACKFILL, RESTORE THE SURFACE, AND CLEAN UP. THE APPLICABLE WATER DISTRICT STANDARDS WILL PROVIDE THE CONTRACTOR WITH A LIST OF APPROVED CONTRACTORS FOR MAKING WET TAPS.

8. ALL WATER VALVES SHALL BE CLUSTERED, UNLESS OTHERWISE DIRECTED BY THE CITY/COUNTY OR APPLICABLE WATER DISTRICT.

9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COLLECTING AND DELIVERING WATER SAMPLES FOR ANALYSIS TO A CITY/COUNTY/APPLICABLE WATER DISTRICT APPROVED LAB.

10. ALL ON AND OFF-SITE LANDSCAPE IRRIGATION SYSTEMS SHALL BE IN ACCORDANCE WITH THE LANDSCAPE ARCHITECTURAL PLANS AND SPECIFICATIONS AND SHALL BE CONNECTED TO THE EXISTING AND/OR NEW WATER SYSTEM AND METERED ACCORDINGLY.

11. INSTALL CITY/COUNTY/APPLICABLE WATER DISTRICT APPROVED PRESSURE REGULATOR AND REDUCED BACKFLOW PREVENTOR ON WATER LINE AT ENTRANCE TO BUILDING. REFERENCE PLUMBING PLANS FOR MORE DETAIL.

PAVEMENT SECTION:

1. SEE STRUCTURAL DRAWINGS FOR BUILDING SLAB SECTIONS AND PAD PREPARATIONS.

2. SEE GEOTECHNICAL REPORT FOR ALL FLATWORK, VEHICULAR PAVEMENT SECTIONS, BASE AND COMPACTION REQUIREMENTS.

3. THE FINAL OR SURFACE LAYER OF ASPHALT CONCRETE SHALL NOT BE PLACED UNTIL ALL ON-SITE IMPROVEMENTS HAVE BEEN COMPLETED, INCLUDING ALL GRADING, AND ALL UNACCEPTABLE CONCRETE WORK HAS BEEN REMOVED AND REPLACED, UNLESS OTHERWISE APPROVED BY THE CITY/COUNTY ENGINEER AND/OR DEVELOPER'S CIVIL ENGINEER.

4. ALL PAVING SHALL BE IN CONFORMANCE WITH SECTION 26 "AGGREGATE BASE" AND SECTION 39 "ASPHALT CONCRETE" PER LATEST EDITION OF CALTRANS STANDARD SPECIFICATIONS.

GENERAL UTILITY SYSTEM NOTES :

1. UNDERGROUND UTILITIES OR STRUCTURES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS AND EXTENT BASED UPON FIELD OBSERVATION ONLY. NO GUARANTEE IS MADE TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. THE CONTRACTOR SHALL VERIFY THE TYPE, SIZE, LOCATION AND DEPTH OF ALL THE UTILITIES AND CROSSINGS TO ENSURE THEY ARE CORRECT AS SHOWN. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN EXCAVATING AND SHALL PROTECT ALL EXISTING UTILITIES FROM DAMAGE DUE TO CONSTRUCTION OPERATIONS.

2. CONTRACTOR SHALL PREPARE AN ACCURATE COMPOSITE UTILITY PLAN THAT TAKES INTO ACCOUNT THE ACTUAL LOCATIONS OF EXISTING UTILITIES AS DETERMINED DURING THE DEMOLITION WORK, AND ALL PROPOSED UTILITIES SHOWN ON THE CIVIL, ELECTRICAL, JOINT TRENCH AND FIRE SPRINKLER DRAWINGS.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING APPROPRIATE UTILITIES AND REQUESTING VERIFICATION OF SERVICE POINTS, FIELD VERIFICATION OF LOCATION, SIZE, DEPTH, ETC. FOR ALL THEIR FACILITIES AND TO COORDINATE WORK SCHEDULES.

4. CONTRACTOR SHALL REPLACE ALL COVERS AND GRATE LIDS FOR MANHOLES, VAULTS, CATCH BASINS, ETC., WITH VEHICULAR-RATED STRUCTURES IN ALL TRAFFIC ACCESSIBLE AREAS.

5. TRENCHES SHALL NOT BE LEFT OPEN OVERNIGHT IN EXISTING PUBLIC STREET AREAS. CONTRACTOR SHALL BACKFILL TRENCHES, OR PLACE STEEL PLATING WITH ADEQUATE CUTBACK TO PREVENT SHIFTING OF STEEL PLATE AND/OR HOT-MIX ASPHALT REQUIRED TO PROTECT OPEN TRENCHES AT THE END OF THE WORKING DAY.

6. ALL TRENCHES SHALL BE BACK FILLED PER THE SPECIFICATIONS WITH APPROPRIATE TESTS BY THE GEOTECHNICAL ENGINEER TO VERIFY COMPACTION VALUES.

7. CLEAN OUTS, CATCH BASINS, MANHOLES, AREA DRAINS AND UTILITY VAULTS ARE TO BE ACCURATELY LOCATED BY THEIR RELATIONSHIP TO THE BUILDING, FLATWORK, ROOF DRAINS, AND/OR CURB LAYOUT, NOT BY THE LENGTH OF PIPE SPECIFIED IN THE DRAWINGS (WHICH IS APPROXIMATE). CONTRACTOR SHALL STAKE LOCATIONS OF ABOVE GROUND UTILITY EQUIPMENT (BACKFLOW PREVENTOR, TRANSFORMER, UTILITY METERS, ETC.) AND MEET WITH OWNER TO REVIEW LOCATION PRIOR TO INSTALLATION.

8. ALL UTILITY SYSTEMS (SANITARY SEWER, STORM DRAIN, WATER SYSTEM, ETC.) ARE DELINEATED IN A SCHEMATIC MANNER ON THESE PLANS. CONTRACTOR IS TO PROVIDE ALL FITTINGS, ACCESSORIES AND WORK NECESSARY TO COMPLETE THE UTILITY SYSTEM SO THAT IT IS FULLY FUNCTIONING FOR THE PURPOSE INTENDED.

9. CONTRACTOR SHALL VERIFY ALL EXISTING INVERT ELEVATIONS FOR STORM DRAIN AND SANITARY SEWER CONSTRUCTION PRIOR TO COMMENCEMENT OF ANY WORK. ALL WORK FOR STORM AND SANITARY SEWER INSTALLATION SHALL BEGIN AT THE DOWNSTREAM CONNECTION POINT TO ALLOW FOR ANY NECESSARY ADJUSTMENTS TO BE MADE PRIOR TO THE INSTALLATION OF THE ENTIRE LINE. IF THE CONTRACTOR FAILS TO BEGIN AT THE DOWNSTREAM CONNECTION POINT AND WORKS UP STREAM, HE SHALL PROCEED AT HIS OWN RISK AND BE RESPONSIBLE FOR ANY ADJUSTMENTS NECESSARY. CONTRACTOR SHALL VERIFY LOCATION OF SANITARY SEWER LATERAL WITH OWNER PRIOR TO CONSTRUCTION.

10. CONTRACTOR SHALL UNCOVER AND EXPOSE ALL EXISTING UTILITIES WHERE THEY ARE TO BE CROSSED ABOVE OR BELOW BY THE NEW FACILITY BEING CONSTRUCTED IN ORDER TO VERIFY THE GRADE AND TO ASSURE THAT THERE IS SUFFICIENT HORIZONTAL AND VERTICAL CLEARANCE. BRING ANY DISCREPANCIES TO THE ATTENTION OF THE CIVIL ENGINEER PRIOR TO INSTALLATION.

11. VERTICAL SEPARATION REQUIREMENTS:

    A MINIMUM OF SIX (6) INCHES VERTICAL CLEARANCE SHALL BE PROVIDED BETWEEN CROSSING UTILITY PIPES, EXCEPT THAT THE MINIMUM VERTICAL CLEARANCE BETWEEN WATER AND SANITARY SEWER PIPELINES SHALL BE 12 INCHES AND ALL NEW WATER PIPES SHALL BE TYPICALLY INSTALLED TO CROSS ABOVE/OVER EXISTING SANITARY SEWER PIPELINES.

    WHERE NEW WATER PIPELINES ARE REQUIRED TO CROSS UNDER EXISTING AND/OR NEW SANITARY SEWER PIPELINES, THE MINIMUM VERTICAL SEPARATION SHALL BE 12 INCHES. WATER LINE PIPE ENDS SHALL BE INSTALLED NO CLOSER THAN 10' MINIMUM HORIZONTAL DISTANCE FROM CENTERLINE OF UTILITY CROSSINGS, WHERE FEASIBLE.

    HORIZONTAL SEPARATION REQUIREMENTS:

    A MINIMUM HORIZONTAL SEPARATION BETWEEN NEW PIPELINES AND ANY EXISTING UTILITIES SHALL BE 5' FEET, EXCEPT THAT THE MINIMUM HORIZONTAL SEPARATION FOR WATER AND SANITARY SEWER PIPELINES SHALL BE 10' MINIMUM, UNLESS OTHERWISE NOTED. WHERE WATER LINES HAVE TO CROSS SANITARY SEWER LINES, DO SO AT A 90° ANGLE AND WATER LINES SHALL BE A MINIMUM OF 12" ABOVE TOP OF SANITARY SEWER LINES.

    A MINIMUM HORIZONTAL SEPARATION BETWEEN NEW PIPELINES AND JOINT TRENCH SHALL BE 5 FEET.

SANITARY SEWER NOTES:

1. USE DETECTABLE METALIZED WARNING TAPE APPROXIMATELY 6" BELOW THE SURFACE. TAPE SHALL BE A BRIGHT COLOR AND IMPRINTED WITH "CAUTION-BURIED SANITARY SEWER LINE BELOW".

2. ALL SEWER WORK SHALL BE IN CONFORMANCE WITH THE CITY OR APPROPRIATE SANITARY SEWER DISTRICT.

3. PUBLIC AND PRIVATE SANITARY SEWER MAIN AND SERVICE LINE 4-INCH THROUGH 8-INCH WITH A MINIMUM OF TWENTY FOUR (24) INCHES OF COVER SHALL BE POLYVINYL CHLORIDE (PVC) SDR 26 GREEN SEWER PIPE AND SHALL CONFORM TO THE REQUIREMENTS OF ASTM DESIGNATION D 3034-73 WITH GLUED JOINTS. ALL DIRECTION CHANGES SHALL BE MADE WITH WYE CONNECTIONS, 22.5° ELBOWS or 45° ELBOWS, 90° ELBOWS AND TEE's ARE PROHIBITED.

4. ALL LATERALS SHALL HAVE A CLEANOUT AT FACE OF BUILDING, AT THE PROPERTY LINE AND AS SHOWN ON PLANS PER THE CITY STANDARD OR APPROPRIATE SANITARY SEWER DISTRICT.

5. ABANDON EXISTING SEWER LATERAL AS FOLLOWS: PLUG WITH NON SHRINK GROUT A MINIMUM OF 5' AT BOTH THE UPSTREAM AND DOWNSTREAM SIDES OF ALL PIPE SEGMENTS TO BE ABANDONED. UPPER PIPE SECTIONS TO BE PLUGGED MAY REQUIRE INSTALLING SOMETHING IN THE PIPE TO PREVENT NON SHRINK GROUT FROM FLOWING FURTHER DOWN THE ABANDONED MAIN, IN LIEU OF FILLING THE ENTIRE PIPE SECTION WITH NON SHRINK GROUT.

SITE MAINTENANCE

1. UPON PROJECT COMPLETION THE OWNER SHALL BE SOLELY RESPONSIBLE TO ROUTINELY INSPECT AND MAINTAIN ALL ON-SITE STORM DRAIN FACILITIES. STORM DRAIN FACILITIES INCLUDE; ROOF GUTTERS AND DOWNSPOUTS, SURFACE DRAINS, FLOW-THRU PLANTER AND DISCHARGE POINTS (BUBBLE UP BOX, CURB DRAIN). STORM DRAIN SYSTEM SHALL BE CLEANED AND/OR FLUSHED ON A BIANNUAL BASIS OR AS FOUND NECESSARY.

PUBLIC WORKS CONDITIONS:

1. ANY WORK IN THE CITY RIGHT-OF-WAY, SUCH AS STREET, SIDEWALK AREA, PUBLIC EASEMENTS, UTILITY EASEMENTS, OR USE OF THE RIGHT-OF-WAY SUCH AS PLACEMENT OF DEBRIS BOX OR CONSTRUCTION PARKING IS REQUIRED TO OBTAIN AN ENCROACHMENT PERMIT PRIOR TO STARTING WORK. FOR REQUIREMENTS RELATED TO ISSUANCE OF AN ENCROACHMENT PERMIT, VISIT: HTTPS://WWW.BURLINGAME.ORG/DEPARTMENTS/PUBLIC_WORKS/ENCROACHMENT_PERMIT.PHP WORK WITHOUT THE BENEFIT OF AN ENCROACHMENT PERMIT WILL BE CHARGED DOUBLE THE PERMIT FEE.

2. ALL WORK WITHIN CITY RIGHT-OF-WAY SHALL COMPLY WITH CITY STANDARDS AND DETAILS. STANDARD DETAILS ARE AVAILABLE AT: HTTPS://WWW.BURLINGAME.ORG/DEPARTMENTS/PUBLIC_WORKS/CITY_STANDARD_DETAILS.PHP.

3. PUBLIC WORKS CONSTRUCTION HOURS IN THE RIGHT-OF-WAY ARE LIMITED TO WEEKDAYS AND NON-CITY HOLIDAYS BETWEEN 8:00 A.M. AND 5:00 P.M. THIS INCLUDES CONSTRUCTION HAULING. IF APPLICANT/CONTRACTOR WISHES TO WORK BEYOND THE NORMAL CONSTRUCTION HOURS, A WAIVER OF WORKING HOUR FORM MAY BE SUBMITTED TO THE PUBLIC WORKS DEPARTMENT TEN (10) WORKING DAYS IN ADVANCE FOR REVIEW AND APPROVAL BY PUBLIC WORKS AND BUILDING DEPARTMENT.

4. FOR PROJECTS IN THE BURLINGAME PLAZA, BROADWAY, AND BURLINGAME DOWNTOWN DISTRICTS; CONSTRUCTION IN THE PUBLIC RIGHT-OF-WAY IS PROHIBITED DURING THE HOLIDAY SHOPPING MORATORIUM PERIOD, FROM FIRST SATURDAY OF NOVEMBER THROUGH THE FIRST SATURDAY AFTER NEW YEAR'S DAY.

5. FOR DOWNTOWN BURLINGAME AVENUE PROJECTS, PER CITY OF BURLINGAME MUNICIPAL CODE 12.05, ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE APPROVAL FROM THE PUBLIC WORKS DEPARTMENT AND SHALL COMPLY WITH THE FOLLOWING SPECIAL CONDITIONS, SPECIFICATIONS, DETAILS, AND CONSTRUCTION MORATORIUM.

6. FOR PROJECTS FACING EL CAMINO REAL: ANY WORK IN THE CALTRAN'S RIGHT-OF-WAY, SUCH AS STREET AND SIDEWALK AREA IS REQUIRED TO OBTAIN AN ENCROACHMENT PERMIT FROM CALTRAN PRIOR TO STARTING WORK. IT IS THE APPLICANT'S RESPONSIBILITY TO OBTAIN ALL REQUIRED PERMITS.

7. NO STRUCTURE SHALL BE BUILT INTO CITY'S RIGHT-OF-WAY, THIS INCLUDES ALL EXISTING AND OVERHANG PROJECTIONS. ON HILLSIDE CIRCLE, THIS MEASUREMENT IS NINE AND EIGHT TENTH FEET (9.8') MEASURED FROM FACE OF CURB.

8. FOR NEW SINGLE FAMILY HOMES OR REMODELS THAT ARE 50% AND GREATER: SHOW ON THE SITE PLAN - (1) REPLACEMENT OF ALL CURB, GUTTER, DRIVEWAY AND SIDEWALK FRONTING SITE, (2) PLUG ALL EXISTING SANITARY SEWER LATERAL CONNECTIONS AND INSTALL A NEW 4" LATERAL TO CITY'S SEWER CLEANOUT, (3) NEW WATER SERVICE TO WATER METER, AND WHEN APPLICABLE, (4) WATER LINES ABOVE 2" AND ALL FIRE SERVICES OF ANY SIZE ARE TO BE INSTALLED BY APPLICANT AND PER CITY STANDARD PROCEDURES AND SPECIFICATION.

9. SEWER BACKWATER PROTECTION CERTIFICATION IS REQUIRED FOR THE INSTALLATION OF ANY NEW SEWER FIXTURE PER ORDINANCE NO. 1710. THE SEWER BACKWATER PROTECTION CERTIFICATE IS REQUIRED PRIOR TO THE ISSUANCE OF BUILDING PERMIT AND THE BACKWATER DEVICE MUST BE PLACED ON PRIVATE PROPERTY.

10. FOR REMODEL PROJECTS (LESS THAN 50% REMODEL), ALL DAMAGED AND DISPLACED CURB, GUTTER, SIDEWALK, AND DRIVEWAY APPROACH FRONTING SITE MUST BE REPLACED PRIOR TO FINAL OF BUILDING PERMIT. A PRE-INSPECTION BY PUBLIC WORKS OF THE CONDITION OF THE SIDEWALK IS RECOMMENDED, BUT NOT REQUIRED. HOWEVER, IF A PRE-INSPECTION IS NOT CONDUCTED, THE APPLICANT/CONTRACTOR WAIVES THE RIGHT TO CONTEST THE LIMITS OF THE REPAIRS CAUSED BY THE CONSTRUCTION ACTIVITIES.

11. FRONT LANDSCAPE (HARDSCAPE) IMPROVEMENTS THAT ARE NOT SHOWN ON THE PLANS, THIS WILL BE SUBJECT TO A PUBLIC WORKS INSPECTION PRIOR TO BUILDING PERMIT FINAL TO CONFIRM THAT NO ENCROACHMENTS EXIST BEYOND THE PROPERTY LINE.

12. IF APPLICABLE, FOR LARGE DEVELOPMENTS (4-UNITS OR MORE), OR IMPROVEMENTS IN DOWNTOWN AREA: CONTRACTOR SHALL COORDINATE A MEETING WITH THE CITY PUBLIC WORKS ENGINEERING INSPECTOR 48 HOURS PRIOR TO INITIATION OF THE SITE WORK. THE PURPOSE IS TO DISCUSS AND CLEARLY UNDERSTAND THE FOLLOWING:
    A. PLAN OF WORK WITHIN CITY'S RIGHT OF WAY, INCLUDING, BUT NOT LIMITED TO, HOURS OF WORK, DELIVERIES,TRAFFIC CONTROL AND/OR PEDESTRIAN ACCESS WITHIN PUBLIC RIGHT OF WAY, SIDEWALK ISSUES, PARKING, STORAGE, LOADING OF MATERIALS, REPAIR OF DAMAGED PUBLIC FACILITIES SUCH AS SIDEWALK, ROAD PAVEMENT, ETC., AND COORDINATION WITH CITY PROJECTS WITHIN THE VICINITY.
    B. CONTRACTOR SHALL PROVIDE FIELD CONTACT NAMES AND NUMBERS OF RESPONSIBLE FIELD PERSONNEL.

13. THE PROJECT SHALL COMPLY WITH THE CITY'S NPDES PERMIT REQUIREMENTS TO PREVENT STORM WATER POLLUTION. ALL CONSTRUCTION WORK SHALL BE DONE IN ACCORDANCE WITH THE MOST CURRENT APWA-AGC STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, THE CALIFORNIA STORMWATER QUALITY ASSOCIATION'S STORMWATER BEST MANAGEMENT PRACTICE HANDBOOK, AND THE CITY OF BURLINGAME STORMWATER MANAGEMENT AND DISCHARGE CONTROL ORDINANCE (MUNICIPAL CODE CHAPTER 15.14). A COPY OF THE STORMWATER CONSTRUCTION BEST MANAGEMENT PRACTICES CAN BE FOUND AT HTTP://WWW.FLOWSTOBAY.ORG/BROCHURES. UPON COMPLETION OF THE WORK, ALL STORMWATER PROTECTION MEASURES SHALL BE ENTIRELY REMOVED AND THE RIGHT-OF-WAY SHALL BE LEFT IN AS PRESENTABLE A CONDITION AS EXISTED BEFORE WORK STARTED. PLEASE BE AWARE THAT DURING WINTER MONTHS (OCTOBER 15TH TO APRIL 15TH) APPLICANT/CONTRACTOR ARE RESPONSIBLE TO REMOVE PROJECTS STORMWATER INLET PROTECTION DEVICE(S) (SANDBAGS/FILTERS/ETC.) IN THE PUBLIC RIGHT-OF-WAY TO PREVENT FLOODING DURING RAIN EVENTS, AND REINSTALL DEVICES ONCE THE RAIN EVENT ENDS. ALL PRIVATE PROPERTY STORMWATER PROTECTION MEASURES MUST BE PROTECTED AND REPAIRED AFTER EACH RAIN EVENT.

14. PER MUNICIPAL CODE SECTION 18.08.090, NO STORM WATER OR UNDERGROUND WATER DRAINING FROM ANY LOT, BUILDING, OR PAVED AREA SHALL BE ALLOWED TO DRAIN TO ADJACENT PROPERTIES NOR SHALL THIS WATER BE CONNECTED TO THE CITY'S SANITARY SEWER SYSTEM. REGARDLESS OF THE SLOPE OF THE SOURCE PROPERTY, SUCH WATER SHALL DRAIN TO EITHER ARTIFICIAL OR NATURAL STORM DRAINAGE FACILITIES BY GRAVITY OR PUMPING.

15. 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'S WATER DEPARTMENT FOR CONNECTION FEES. DOMESTIC WATER SERVICES 2" AND OVER SHALL BE INSTALLED BY BUILDER.

16. IF REQUIRED, ALL FIRE SERVICES SHALL BE INSTALLED BY BUILDER. ALL UNDERGROUND FIRE SERVICE CONNECTIONS SHALL BE SUBMITTED AS SEPARATE UNDERGROUND FIRE SERVICE PERMIT FOR REVIEW AND APPROVAL.

17. ALL DEBRIS/GARBAGE CONTAINERS LOCATION SHALL BE ON PROPERTY. NO WET GARBAGE FLUID SHALL ENTER PUBLIC RIGHT-OF-WAY OR THE STORM DRAIN SYSTEM.

18. PORTA POTTY'S MUST BE PLACED ON PRIVATE PROPERTY AND ARE NOT ALLOWED IN THE PUBLIC RIGHT-OF-WAY.

19. 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.

PRECISION ENGINEERING
AND
CONSTRUCTION,INC.
1331B Old County Road
Belmont, CA 94002
T: 650.226.8640
Travis@precision-ec.com

REVISIONS:	DATE:
1 CITY COMMENTS	07/09/2025

TRAVIS R. LUTZ
73638
CIVIL

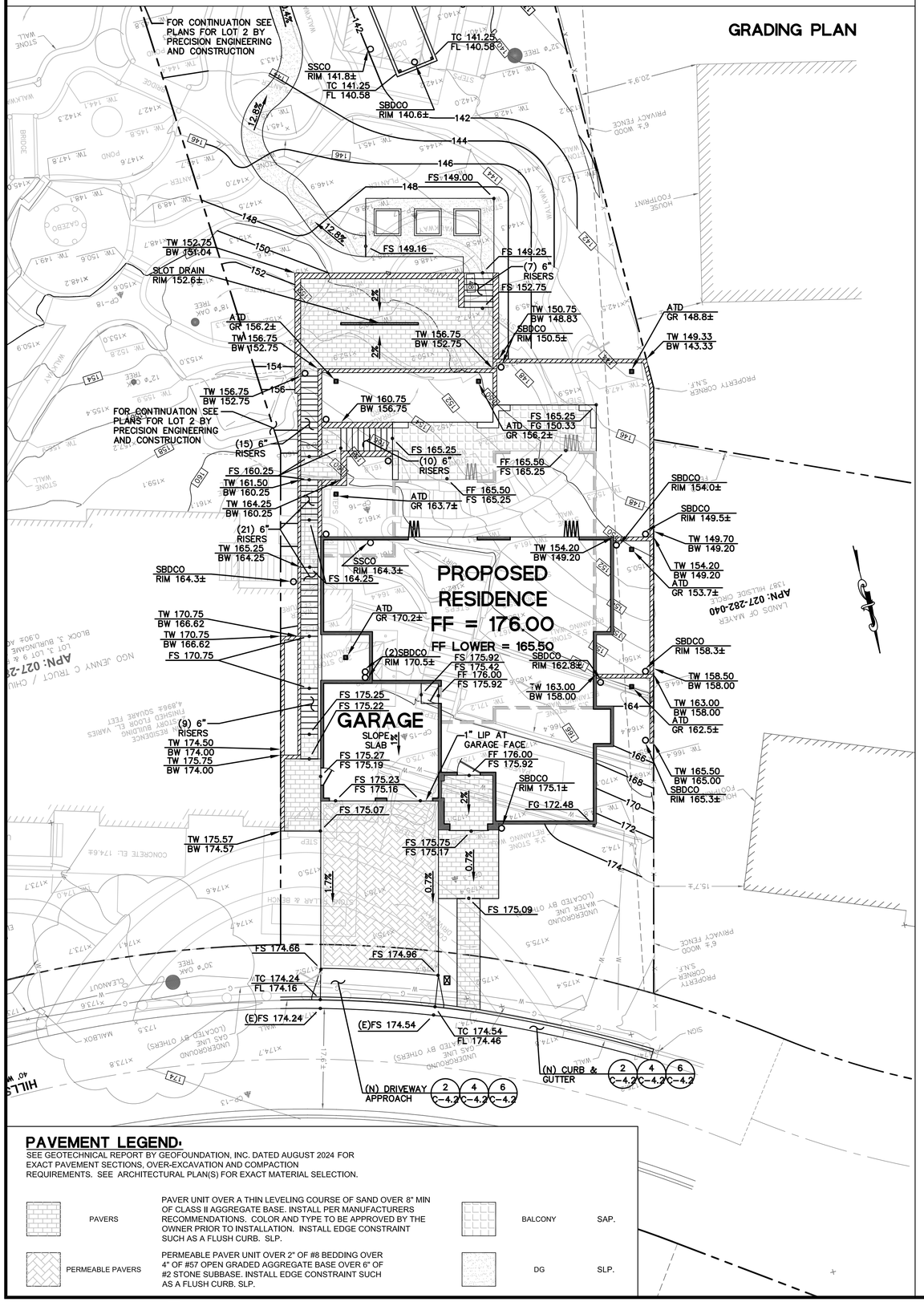
NOTES SHEET
NEW RESIDENCE
1385 HILLSIDE CIRCLE LOT 3
BURLINGAME, CA 94010

Date: 05/28/2025
Scale: NONE
Design: AJP
Check: TRL
Drawing Number: C-1
PEC Job No. PEC 25-033

DRAWING NAME: G:\Shared drives\PEC Project Files\2025\PEC 25-033 - 1385 Hillside Circle, Burlingame\Dwg\Lot 3\PEC 25-033 SHEETS LOT 3.dwg
PLOT TIME: 07-09-25
PLOTTED BY: Windows

FOR CONTINUATION SEE SHEET C-2.1

GRADING PLAN



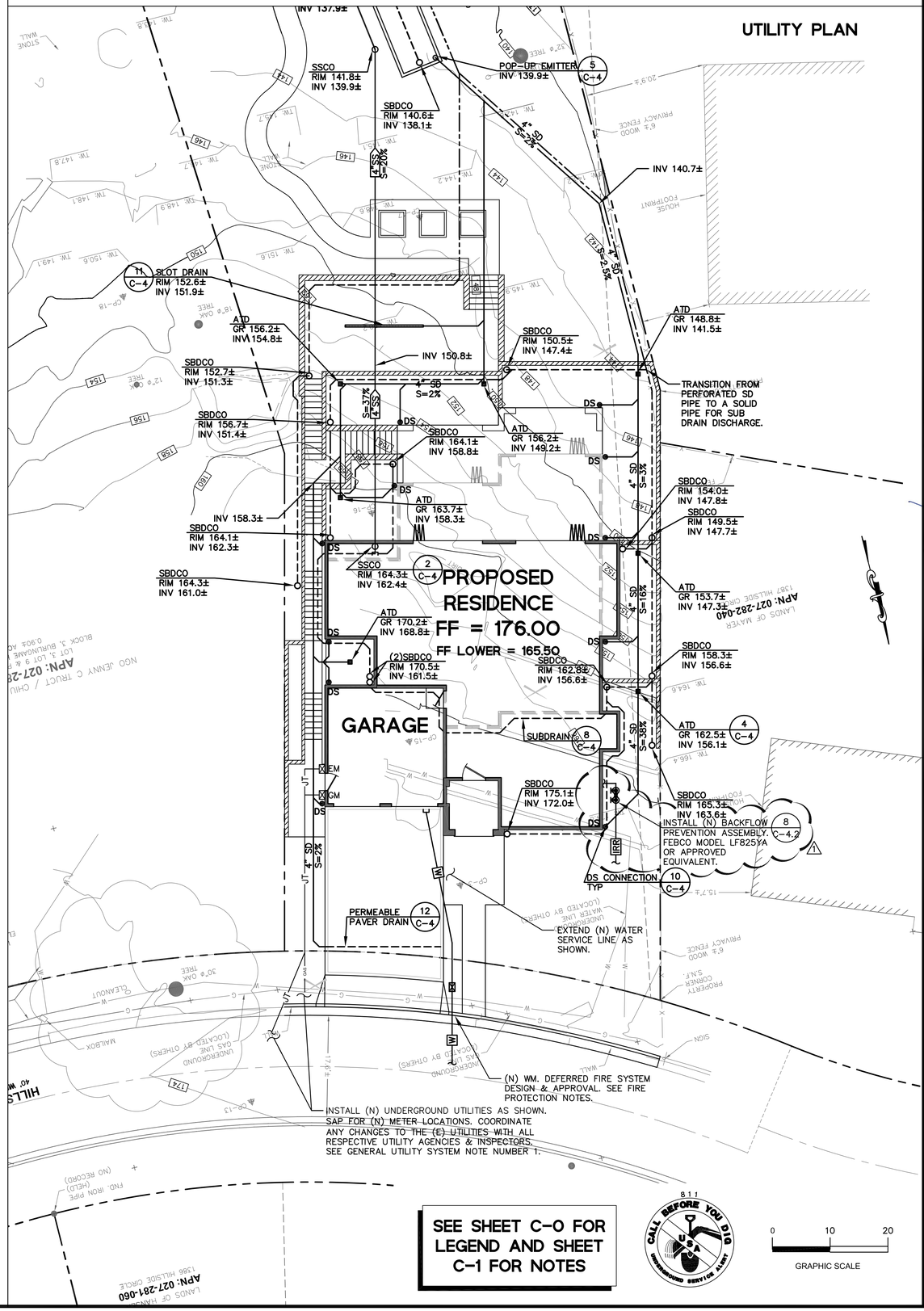
PAVEMENT LEGEND:

SEE GEOTECHNICAL REPORT BY GEOFOUNDATION, INC. DATED AUGUST 2024 FOR EXACT PAVEMENT SECTIONS, OVER-EXCAVATION AND COMPACTION REQUIREMENTS. SEE ARCHITECTURAL PLAN(S) FOR EXACT MATERIAL SELECTION.

PAVERS	PAVER UNIT OVER A THIN LEVELING COURSE OF SAND OVER 8" MIN OF CLASS II AGGREGATE BASE. INSTALL PER MANUFACTURERS RECOMMENDATIONS. COLOR AND TYPE TO BE APPROVED BY THE OWNER PRIOR TO INSTALLATION. INSTALL EDGE CONSTRAINT SUCH AS A FLUSH CURB. SLP.	BALCONY	SAP.
PERMEABLE PAVERS	PERMEABLE PAVER UNIT OVER 2" OF #8 BEDDING OVER 4" OF #57 OPEN GRADED AGGREGATE BASE OVER 6" OF #2 STONE SUBBASE. INSTALL EDGE CONSTRAINT SUCH AS A FLUSH CURB. SLP.	DG	SLP.

FOR CONTINUATION SEE SHEET C-2.1

UTILITY PLAN



SEE SHEET C-0 FOR LEGEND AND SHEET C-1 FOR NOTES

811 CALL BEFORE YOU DIG

0 10 20 GRAPHIC SCALE

PRECISION ENGINEERING AND CONSTRUCTION, INC.
13318 Old County Road
Belmont, CA 94002
T: 650.226.8640
Travis@precision-ec.com

REVISIONS:
		DATE:
1	CITY COMMENTS	07/09/2025

REGISTERED PROFESSIONAL ENGINEER TRAVIS R. LUTTER 73638 CIVIL STATE OF CALIFORNIA

GRADING AND UTILITY PLAN
NEW RESIDENCE
1385 HILLSIDE CIRCLE LOT 3
BURLINGAME, CA 94010

Date: 05/28/2025
Scale: 1" = 10'
Design: AJP
Check: TRL
Drawing Number: C-2
PEC Job No. PEC 25-033

DRAWING NAME: G:\Shared drives\PEC Project Files\2025\PEC 25-033 - 1385 Hillside Circle, Burlingame\Dwg\Lot 3\PEC 25-033 SHEETS LOT 3.dwg
PLOTTED BY: William

PAVEMENT LEGEND:

SEE GEOTECHNICAL REPORT BY GEOFOUNDATION, INC. DATED AUGUST 2024 FOR EXACT PAVEMENT SECTIONS, OVER-EXCAVATION AND COMPACTION REQUIREMENTS. SEE ARCHITECTURAL PLAN(S) FOR EXACT MATERIAL SELECTION.

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BALCONY	SAP.
DG	SLP.

GRADING PLAN

REMOVE AND REPLACE ALL (E) CURB, GUTTER AND SIDEWALK. REPLACE (E) DRIVEWAY APRON WITH (N) CURB, GUTTER AND SIDEWALK AS SHOWN PER CITY STANDARDS.

(E) GATE TO BE REMOVED

(E) RETAINING WALL TO REMAIN.

FOR CONTINUATION SEE PLANS FOR LOT 2 BY PRECISION ENGINEERING AND CONSTRUCTION

FOR CONTINUATION SEE PLANS FOR LOT 2 BY PRECISION ENGINEERING AND CONSTRUCTION

PROPOSED RESIDENCE
FF = 176.00
FF LOWER = 165.50

GARAGE
SLOPE

FOR CONTINUATION SEE SHEET C-2

UTILITY PLAN

CONTRACTOR TO INSTALL 4" SS LINE AS SHOWN. FIELD LOCATE, POTHOLE, AND CONNECT TO (E) SS MAIN AND ENSURE THAT A 2% MINIMUM SLOPE CAN BE ACHIEVED PRIOR TO INSTALLATION. BRING ANY DISCREPANCIES TO THE ATTENTION OF THE CIVIL ENGINEER PRIOR TO INSTALLATION. SEE SANITARY SEWER NOTE NUMBER 5.

CURB DRAINS
INV TO MATCH (E)
FL INV 135.0±

SLOT DRAIN
RIM 152.6±
INV 151.9±

TRANSITION FROM PERFORATED SD PIPE TO A SOLID PIPE FOR SUB DRAIN DISCHARGE.

PROPOSED RESIDENCE

FOR CONTINUATION SEE SHEET C-2

SEE SHEET C-0 FOR LEGEND AND SHEET C-1 FOR NOTES

811 CALL BEFORE YOU DIG USA UNDERGROUND SERVICE ALERT

0 10 20
GRAPHIC SCALE

PRECISION ENGINEERING AND CONSTRUCTION, INC.
T: 650.226.8640
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13316 Old County Road
Belmont, CA 94002

REVISIONS:
1 CITY COMMENTS 07/09/2025
DATE:

REGISTERED PROFESSIONAL ENGINEER
TRAVIS R. LITZ
73638
CIVIL
STATE OF CALIFORNIA

GRADING AND UTILITY PLAN
NEW RESIDENCE
1385 HILLSIDE CIRCLE LOT 3
BURLINGAME, CA 94010

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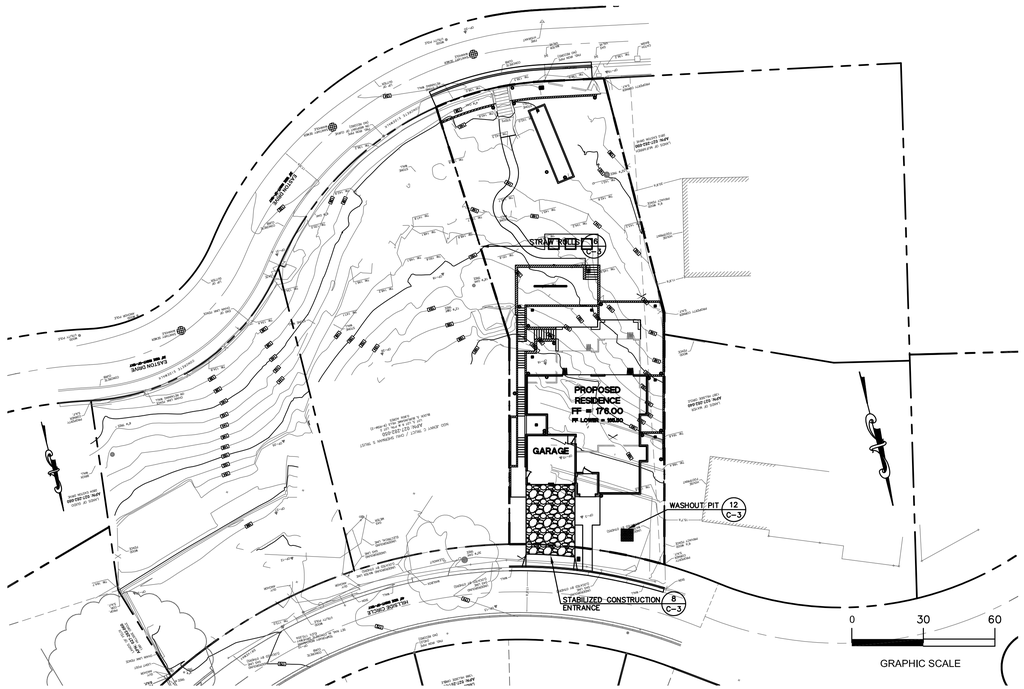
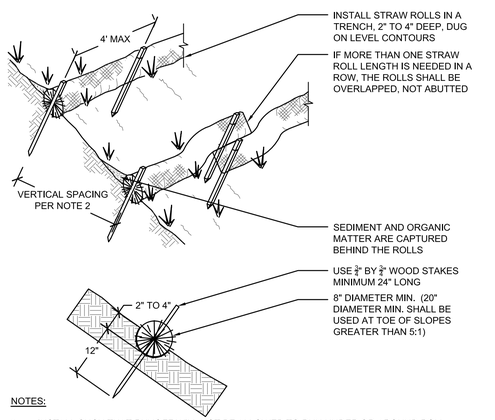




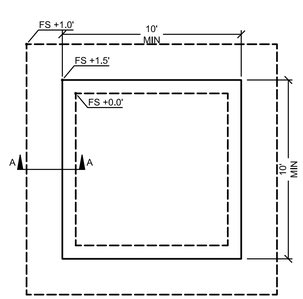
NOTES:

1. INSTALL SUCH THAT RUNOFF WILL NOT BE ALLOWED TO RUN UNDER OR AROUND ROLL. TURN ENDS UP SLOPE TO PREVENT RUNOFF FROM GOING AROUND ROLL.
2. SPACE STRAW ROLLS AS FOLLOWS:
   - SLOPE OF 4:1 OR FLATTER = 20 FEET APART
   - SLOPE BETWEEN 4:1 AND 2:1 = 15 FEET APART
   - SLOPE OF 2:1 OR GREATER = 10 FEET APART
3. INSPECT AND REPAIR STRAW ROLLS AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE.
4. IN LIEU OF STRAW ROLL INSTALLATION AROUND PROJECT PERIMETER, CONTRACTOR HAS OPTION TO PRESERVE A NATURAL VEGETATED BUFFER 3 FOOT MINIMUM IN WIDTH OR A 6 INCH HIGH BERM.

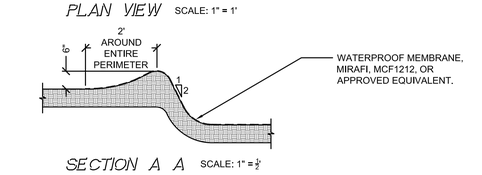
16 STRAW ROLL

SCALE : 3/4"=1'-0"

STRAW ROLL-016-*MSTR



PLAN VIEW SCALE: 1" = 1'



SECTION A A SCALE: 1" = ½'

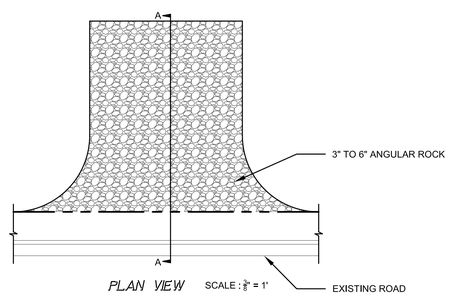
NOTES:

1. LOCATE AWAY FROM STORM DRAIN INLETS, DRAINAGE FACILITIES, OR WATERCOURSES. DO NOT DISCHARGE WASH WATER TO STORM DRAINS OR WATERCOURSES.
2. BERM UP EDGES AS SHOWN IN SECTION A-A TO CONTAIN WASH WATERS AND TO PREVENT RUNON AND RUNOFF.
3. IF WASH WATER REACHES WITHIN 3" OF THE TOP OF BERM, CONTRACTOR SHALL UTILIZE SUMP PUMP AND DESILTING BASIN TO REMOVE SEDIMENT LADEN WASH WATER.

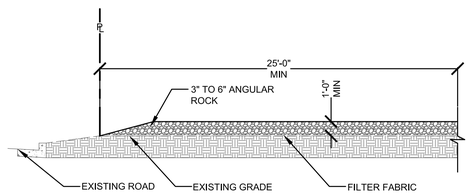
12 TEMPORARY WASHOUT PIT

SCALE : AS SHOWN

WASHOUT PIT-024-*MSTR



PLAN VIEW SCALE : ⅛" = 1'



SECTION A A SCALE : ⅛" = 1'

NOTES:

1. PROVIDE A FANNED STABILIZED CONSTRUCTION ENTRANCE TO ACCOMMODATE THE TURNING RADIUS OF CONSTRUCTION EQUIPMENT ON AND OFF THE PUBLIC STREET.

8 GRAVEL CONSTRUCTION ENTRANCE

SCALE : AS SHOWN

TEMP GRAV CONST ENT-060-*MSTR

EROSION AND SEDIMENT CONTROL NOTES:

1. ALL EROSION CONTROL MATERIALS, INCLUDING SILT FENCE(S), FIBER ROLL(S) AND STABILIZED CONSTRUCTION ENTRY, SHALL BE FURNISHED AND INSTALLED BY CONTRACTOR BY SEPTEMBER 15TH AND SHALL REMAIN IN PLACE UNTIL THE PERMANENT LANDSCAPING GROUND COVER AND FLATWORK IS INSTALLED. CONTRACTOR SHALL CONTINUOUSLY MONITOR THESE MEASURES, FOLLOWING AND DURING ALL RAIN EVENTS, TO ENSURE THEIR PROPER FUNCTION.
2. BMP'S AS OUTLINED IN THE CALIFORNIA STORMWATER QUALITY ASSOCIATION'S (CASQA) BMP HANDBOOK, JANUARY 2015, OR THE LATEST EDITION, SHALL APPLY DURING THE CONSTRUCTION OF THE PROJECT. ALL CONSTRUCTION IMPROVEMENTS SHALL ADHERE TO NPDES (NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM) BEST MANAGEMENT PRACTICES FOR SEDIMENTATION PREVENTION AND EROSION CONTROL TO PREVENT DELETERIOUS MATERIALS OR POLLUTANTS FROM ENTERING THE TOWN/CITY STORM DRAIN SYSTEMS AND PUBLIC RIGHT OF WAYS. ADDITIONAL MEASURES MAY BE REQUIRED IF DEEMED APPROPRIATE BY TOWN/CITY INSPECTORS.
3. SEDIMENTS AND OTHER MATERIALS MUST BE RETAINED ON SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA VEHICLE TRAFFIC, SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES, OR WIND. THE CONTRACTOR SHALL INSTALL A STABILIZED CONSTRUCTION ENTRANCE PRIOR TO THE INCEPTION OF ANY WORK ONSITE AND MAINTAIN IT FOR THE DURATION OF THE CONSTRUCTION PROCESS SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC RIGHT-OF-WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
4. STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER. COVER STOCKPILED MATERIAL WITH PLASTIC UNTIL THE MATERIAL IS REMOVED FROM THE SITE.
5. CONTRACTOR SHALL MAINTAIN ADJACENT STREETS IN A NEAT, CLEAN, DUST FREE AND SANITARY CONDITION AT ALL TIMES AND TO THE SATISFACTION OF THE TOWN/CITY AND HOME OWNER. THE ADJACENT STREET SHALL BE KEPT CLEAN OF DEBRIS, WITH DUST AND OTHER NUISANCE BEING CONTROLLED AT ALL TIMES. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CLEAN UP ON ADJACENT STREETS AFFECTED BY THEIR CONSTRUCTION, METHOD OF STREET CLEANING SHALL BE BY DRY SWEEPING.
6. THE CONTRACTOR SHALL PROTECT DOWN SLOPE DRAINAGE COURSES, STREAMS AND STORM DRAINS WITH ROCK FILLED SAND BAGS, TEMPORARY SWALES, SILT FENCES, AND EARTH BERMS IN CONJUNCTION WITH PROPERLY INSTALLED INLET FILTERS.
7. THE CONTRACTOR IS RESPONSIBLE FOR ALL DUST CONTROL MEASURES AND FOR OBTAINING ALL REQUIRED DUST CONTROL PLANS, APPROVALS AND PERMITS. THE CONTRACTOR SHALL DEMONSTRATE DUST SUPPRESSION MEASURES, SUCH AS REGULAR WATERING, WHICH SHALL BE IMPLEMENTED TO REDUCE EMISSIONS DURING CONSTRUCTION AND GRADING IN A MANNER MEETING THE APPROVAL OF THE TOWN/CITY.
8. THE CONTRACTOR SHALL PROVIDE SUFFICIENT DUST CONTROL FOR THE ENTIRE PROJECT SITE AT ALL TIMES AND SHALL IMPLEMENT WATER TRUCKS AS NEEDED TO CONTROL DUST. ALL PORTIONS OF THE SITE SUBJECT TO BLOWING DUST SHALL BE WATERED AS OFTEN AS DEEMED NECESSARY BY THE TOWN/CITY IN ORDER TO INSURE PROPER CONTROL OF BLOWING DUST FOR THE DURATION OF THE PROJECT. IN THE EVENT THAT THE CONTRACTOR NEGLECTS TO USE ADEQUATE MEASURES TO CONTROL DUST, THE HOME OWNER RESERVES THE RIGHT TO TAKE WHATEVER MEASURES ARE NECESSARY TO CONTROL DUST AND CHARGE THE COST TO THE CONTRACTOR.
9. ALL DEBRIS BINS SHALL BE COVERED AT THE END OF EACH WORKING DAY WITH WATERTIGHT COVER TO MITIGATE BLOWING TRASH/DEBRIS AND LEACHING DUE TO RAINFALL.
10. CONTRACTOR SHALL ASSUME THE CONCEPTS ON THE EROSION CONTROL PLAN, WHICH ARE SCHEMATIC MINIMUM REQUIREMENTS, THE FULL EXTENT OF WHICH ARE TO BE DETERMINED BY THE CONTRACTOR AT THE TIME OF CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR THE EXACT DESIGN AND EXTENT OF THE EROSION CONTROL SYSTEM SO THAT IT WORKS WITH THE INTENDED USE AND MANAGEMENT OF THE CONSTRUCTION SITE.
11. ALL EROSION CONTROL FACILITIES SHALL BE INSPECTED BY THE CONTRACTOR AT THE CONCLUSION OF EACH WORKING DAY AND SHALL MAKE NECESSARY REPAIRS PRIOR TO ANTICIPATED STORMS AND AT REASONABLE INTERVALS DURING STORMS OF EXTENDED DURATION. REPAIRS TO DAMAGED FACILITIES SHALL BE MADE IMMEDIATELY UPON DISCOVERY.
12. FOLLOWING EACH STORM AND AS NEEDED, THE CONTRACTOR SHALL REMOVE ANY ACCUMULATION OF SILT OR DEBRIS IN THE STREET AND FROM THE EROSION CONTROL SEDIMENT BASINS AND SHALL CLEAR THE OUTLET PIPES OF ANY BLOCKAGES.
13. NECESSARY EROSION CONTROL MATERIALS SHALL BE AVAILABLE ON SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID INSTALLATION AND REPLACEMENT OF TEMPORARY DEVICES WHEN RAIN IS IMMINENT.
14. ANY SLOPES WITH DISTURBED SOILS OR DENUDED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER. PROTECT UNDISTURBED AREAS FROM CONSTRUCTION IMPACTS USING VEGETATIVE BUFFER STRIPS, SEDIMENT BARRIERS OR FILTERS, DIKES, MULCHING OR OTHER MEASURES SEEN APPROPRIATE.
15. ALL TRUCKS HAULING SOIL, SAND, AND OTHER LOOSE MATERIALS SHALL BE COVERED WITH TARPAULINS OR OTHER EFFECTIVE COVERS.
16. WHEEL WASHERS SHALL BE USED AS NEEDED TO CLEAN ALL TRUCKS AND EQUIPMENT LEAVING THE CONSTRUCTION SITE. IF WHEEL WASHERS CANNOT BE INSTALLED, TIRES OR TRACKS OF ALL TRUCKS AND EQUIPMENT SHALL BE WASHED OFF BEFORE LEAVING THE CONSTRUCTION SITE.
17. FUELS, OILS, SOLVENTS, AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY USING DRY METHODS AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM. CALL 911 IN CASE OF A HAZARDOUS SPILL.
18. EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC RIGHT-OF-WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE. NEVER CLEAN MACHINERY, EQUIPMENT OR TOOLS INTO A STREET, GUTTER OR STORM DRAIN.
19. TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION AND DISPERSAL BY WIND.
20. UPON SATISFACTORY COMPLETION OF THE WORK, THE ENTIRE WORK SITE SHALL BE CLEANED BY THE CONTRACTOR AND LEFT WITH A SMOOTH AND NEATLY GRADED SURFACE FREE OF CONSTRUCTION WASTE, RUBBISH, AND DEBRIS OF ANY NATURE.
21. SITE CONDITIONS AT TIME OF PLACEMENT OF EROSION CONTROL MEASURES WILL VARY. THE CONTRACTOR SHALL ADJUST EROSION CONTROL MEASURES AS THE SITE CONDITIONS CHANGE AND AS THE NEED OF CONSTRUCTION SHIFT TO PREVENT EROSION AND SEDIMENTATION FROM LEAVING SITE
22. PLANS SHALL BE DESIGNED TO MEET THE C.3 REQUIREMENTS OF THE MUNICIPAL REGIONAL STORMWATER NPDES PERMIT ("MRP") CAS612008.
23. THE CONTRACTOR MUST INSTALL ALL EROSION AND SEDIMENTATION CONTROL MEASURES PRIOR TO THE INCEPTION OF ANY WORK ONSITE AND MAINTAIN THE MEASURES UNTIL THE COMPLETION OF ALL LANDSCAPING.
24. ALL EXPOSED SLOPES THAT ARE NOT VEGETATED SHALL BE HYDROSEEDED. IF HYDROSEEDING IS NOT USED OR IS NOT EFFECTIVE BY OCTOBER 1, THEN OTHER IMMEDIATE METHODS SHALL BE IMPLEMENTED, SUCH AS EROSION CONTROL BLANKET. HYDROSEEDING SHALL BE IN ACCORDANCE WITH THE PROVISION OF SECTION 20 "EROSION CONTROL AND HIGHWAY PLANTING" OF THE STANDARD SPECIFICATION OF THE STATE OF CALIFORNIA OF TRANSPORTATION, AS LAST REVISED.
25. THE CONTRACTOR SHALL PROVIDE SECONDARY CONTAINMENT FOR PORTABLE TOILETS.

SEE SHEET C-0 FOR LEGEND AND SHEET C-1 FOR NOTES

811 CALL BEFORE YOU DIG UNDERGROUND SERVICE ALERT

PRECISION ENGINEERING AND CONSTRUCTION INC.
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13316 Old County Road
Belmont, CA 94002

REVISIONS:
1 CITY COMMENTS DATE: 07/09/2025

REGISTERED PROFESSIONAL ENGINEER
TRAVIS R. LITZ
73638
CIVIL
STATE OF CALIFORNIA

EROSION AND SEDIMENT CONTROL PLAN
NEW RESIDENCE
1385 HILLSIDE CIRCLE LOT 3
BURLINGAME, CA 94010

Date: 05/28/2025
Scale: AS SHOWN
Design: AJP
Check: TRL
Drawing Number: C-3
PEC Job No. PEC 25-033

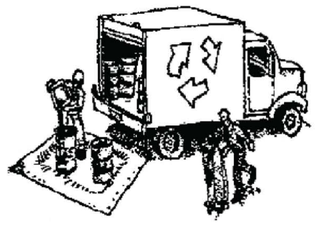
DRAWING NAME: C:\Users\d rives\PEC Project Files\2025\PEC 25-033 - 1385 Hillside Circle, Burlingame\Dwg\Lot 3\PEC 25-033 SHEETS LOT 3.dwg
PLOTTED BY: d rives
PLOT DATE: 07-09-25

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

Construction Best Management Practices (BMPs)

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

Materials & Waste Management



Non-Hazardous Materials

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

Hazardous Materials

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

Waste Management

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

Construction Entrances and Perimeter

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

Equipment Management & Spill Control

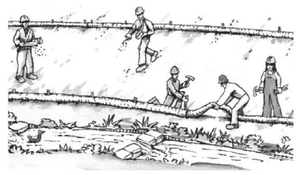
Maintenance and Parking

- ❑ Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- ❑ Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- ❑ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths 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, or steam cleaning equipment.

Spill Prevention and Control

- ❑ Keep spill cleanup materials (e.g., rags, absorbents and cat litter) 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).

Earthmoving



- ❑ Schedule grading and excavation work during dry weather.
- ❑ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ❑ Remove existing vegetation only when absolutely necessary, and seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.
- ❑ Prevent sediment from migrating offsite and protect storm drain inlets, gutters, ditches, and drainage courses by installing and maintaining appropriate BMPs, such as fiber rolls, silt fences, sediment basins, gravel bags, berms, etc.
- ❑ Keep excavated soil on site and transfer it to dump trucks on site, not in the streets.

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.

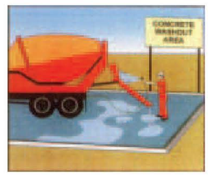
Paving/Asphalt Work

- ❑ Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- ❑ 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

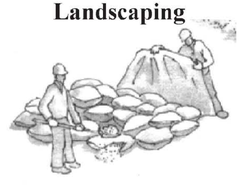
- ❑ Protect nearby storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- ❑ Shovel, abosorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work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

Concrete, Grout & Mortar Application



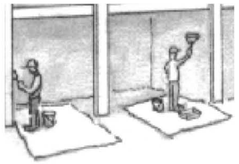
- ❑ Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- ❑ Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that will prevent leaching into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- ❑ When washing exposed aggregate, prevent washwater from entering storm drains. Block any inlets and vacuum gutters, hose washwater onto dirt areas, or drain onto a bermed surface to be pumped and disposed of properly.

Landscaping



- ❑ Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- ❑ Stack bagged material on pallets and under cover.
- ❑ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

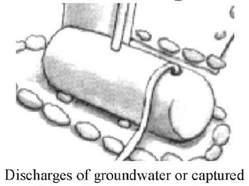
Painting & Paint Removal



Painting Cleanup and Removal

- ❑ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- ❑ For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm 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 excess liquids 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.
- ❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead based paint removal requires a state-certified contractor.

Dewatering



- ❑ Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer call your local wastewater treatment plant.
- ❑ Divert run-on water from offsite away from all disturbed areas.
- ❑ 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 or suspected contamination, call your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.

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

PRECISION ENGINEERING AND CONSTRUCTION INC.
13316 Old County Road
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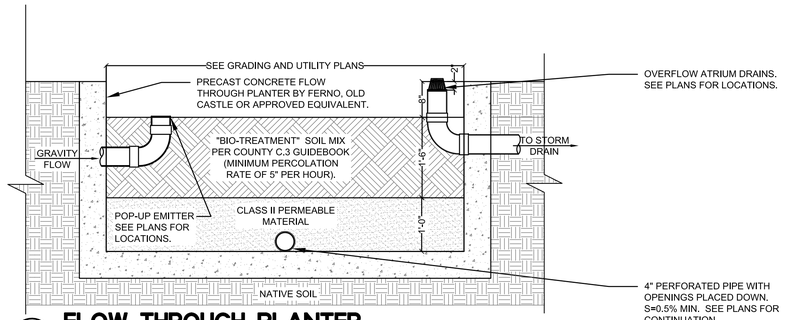
REVISIONS:
1 CITY COMMENTS 07/09/2025

REGISTERED PROFESSIONAL ENGINEER
TRAVIS R. LUTZ
73638
CIVIL
STATE OF CALIFORNIA

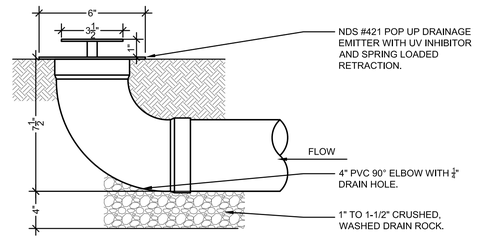
BEST MANAGEMENT PRACTICES
NEW RESIDENCE
1385 HILLSIDE CIRCLE LOT 3
BURLINGAME, CA 94010

Date: 05/28/2025
Scale: NONE
Design: AJP
Check: TRL
Drawing Number: C-3.1
PEC Job No. PEC 25-033

DRAWING NAME: G:\Shared Drives\PEC Project Files\2025\PEC 25-033 - 1385 Hillside Circle, Burlingame\Dwg\Set 2\PEC 25-033 SHEETS LOT 3.dwg
PLOTTED BY: Travis Lutz
PLOTTED ON: 07/10/25



13 FLOW THROUGH PLANTER

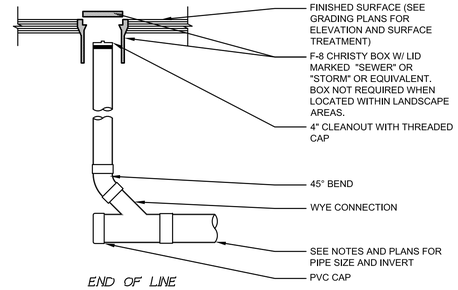


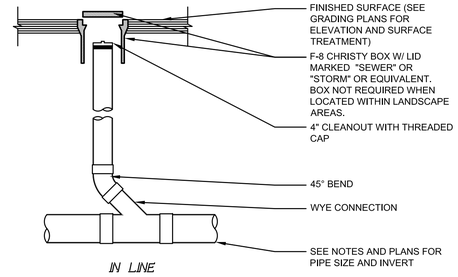
NOTE: GLUED FITTINGS MAY BE SUBSTITUTED FOR GASKETED FITTINGS AT THE OPTION OF THE INSTALLATION CONTRACTOR.

5 4" POP UP EMITTER

SCALE : 3"=1'-0"

POP UP EMITTER-004-*MSTR

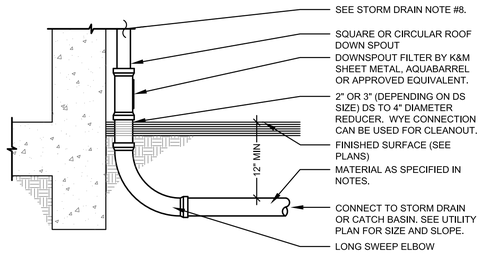




2 CLEANOUT NON-TRAFFIC RATED

SCALE : 3/4"=1'-0"

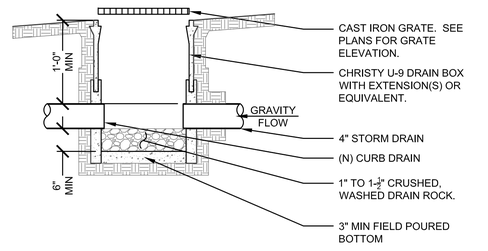
CLEANOUT RES-016-*MSTR



10 DOWNSPOUT CONNECTION

SCALE : 3/4"=1'-0"

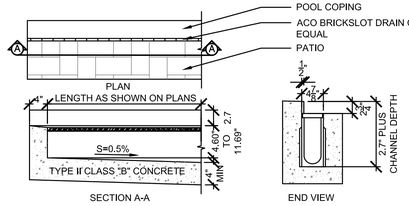
DS CONNECT-016-*MSTR



6 BUBBLE BOX - CLOSED BOTTOM

SCALE : 1"=1'-0"

BUBBLE BOX-012-*MSTR

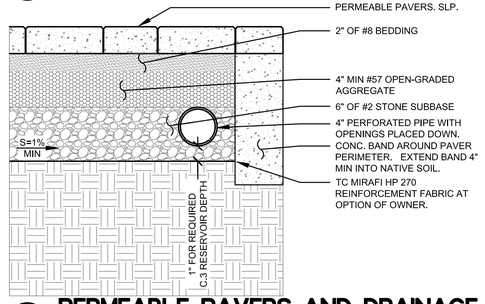


NOTE:
ACO BRICKSLOT 0.5% SLOPED CHANNELS IN METER LENGTHS AND 30 DEPTHS WHICH CONNECT TO CREATE CONTINUOUSLY SLOPING RUN. HALF METER CHANNELS AND NEUTRAL SLOPING CHANNELS ARE ALSO AVAILABLE. INSTALL PER MANUFACTURERS RECOMMENDATIONS.

11 ACO BRICKSLOT TRENCH DRAIN

SCALE : 3/4"=1'-0"

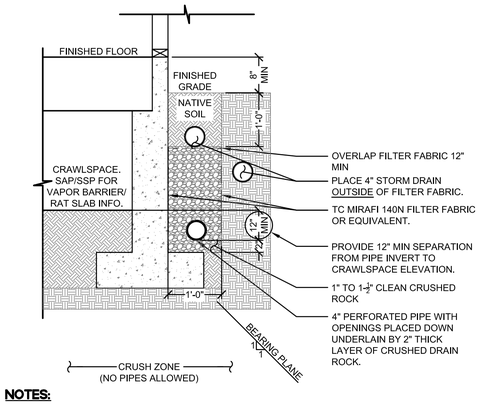
BRICKSLOT TRENCH DRAIN-016-*MSTR



12 PERMEABLE PAVERS AND DRAINAGE

SCALE : NO SCALE

PERM PAVER DRAIN-001-*MSTR



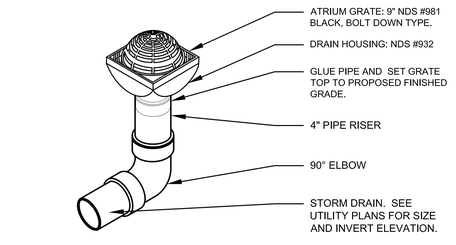
NOTES:

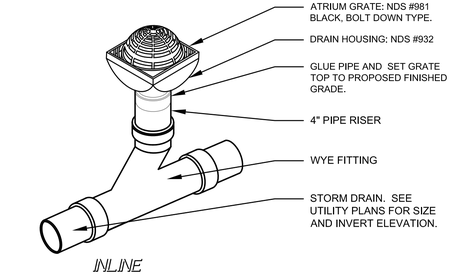
1. PROVIDE A MINIMUM SLOPE OF 0.5% ON SUB-DRAIN TRENCH AND PIPE. SEE PLANS FOR CLEANOUT LOCATIONS AND INVERT ELEVATIONS.
2. NEVER LOCATE ANY UTILITY TRENCH BELOW THE BEARING PLANE OF THE BUILDING FOUNDATION. SUB-DRAIN SYSTEM MAY NEED TO BE MOVED AWAY FROM THE BUILDING FACE IN ORDER TO MAINTAIN SLOPE WHILE ALSO AVOIDING THE FOUNDATION BEARING PLANE.
3. SEE GEOTECHNICAL REPORT FOR ALL COMPACTION RECOMMENDATIONS. GEOTECHNICAL ENGINEER SHALL INSPECT AND APPROVE THE FINAL INSTALLATION OF THE SUB-DRAIN SYSTEM.
4. SEE STRUCTURAL PLANS FOR FOOTING AND FOUNDATION DESIGN.

8 SUB-DRAIN

SCALE : NO SCALE

SUB-DRAIN.DTG.*MSTR





4 SQUARE ATRIUM DRAIN

SCALE : 1"=1'-0"

SQUARE ATRIUM DRAIN-012-*MSTR

PRECISION ENGINEERING AND CONSTRUCTION INC.
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Travis@precision-ec.com
13316 Old County Road
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REVISIONS:
1 CITY COMMENTS 07/09/2025
DATE:

REGISTERED PROFESSIONAL ENGINEER
TRAVIS R. LUTZ
73638
CIVIL
STATE OF CALIFORNIA

DETAIL SHEET
NEW RESIDENCE
1385 HILLSIDE CIRCLE LOT 3
BURLINGAME, CA 94010

Date: 05/28/2025
Scale: AS SHOWN
Design: AJP
Check: TRL
Drawing Number: C-4
PEC Job No. PEC 25-033

PRECISION ENGINEERING AND CONSTRUCTION INC.
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REVISIONS: 1 CITY COMMENTS DATE: 07/09/2025

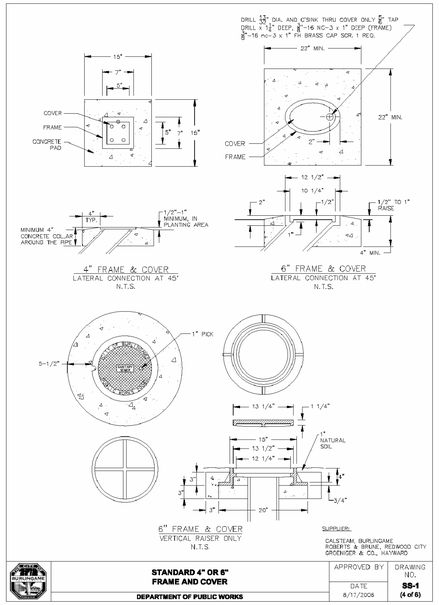
REGISTERED PROFESSIONAL ENGINEER — TRAVIS R. LUTTER — 73638 — CIVIL — STATE OF CALIFORNIA

REQUIREMENTS FOR CONSTRUCTION OF BUILDING SEWERS IN PUBLIC RIGHT-OF-WAY

1. ALL NEW RESIDENTIAL, APARTMENT, INDUSTRIAL AND COMMERCIAL BUILDINGS SHALL REQUIRE A NEW SEWER LATERAL. A MINIMUM 4 INCH (4") LATERAL SHALL BE INSTALLED FOR 2 OR LESS APARTMENT UNITS AND A 6 INCH (6") LATERAL FOR MORE THAN 2 APARTMENT UNITS. ACTUAL SIZE DEPENDS ON NUMBER OF CONNECTED "FIXTURE UNITS" IN BUILDINGS. INDUSTRIAL AND COMMERCIAL BUILDINGS SHALL REQUIRE A MINIMUM 6 INCH (6") LATERAL.
2. THE LATERAL, INCLUDING CONNECTION TO THE MAIN, RISER AND WYE, SHALL BE CAST IRON, PLASTIC SDR 26, HIGH DENSITY POLYETHYLENE (HDPE), C-900, OR VITRIFIED CLAY PIPE IN CONFORMANCE WITH UNIFORM PLUMBING CODE UNLESS OTHERWISE APPROVED BY THE ENGINEER.
3. MINIMUM SLOPE OF LATERAL SHALL BE 1/4 INCH (1/4") PER FOOT. OVER 3/8" IS NOT RECOMMENDED BECAUSE LIQUIDS TEND TO DRAIN AWAY, LEAVING SOLIDS TO CLOG THE PIPE.
4. A WYE CONNECTION MAY BE USED AT ANY DEPTH AND TO ANY SIZE OF MAIN. A SADDLE CONNECTION MAY BE USED ONLY AT A DEPTH OF 6 FEET (6') OR MORE AND TO A MAIN WHICH IS LARGER IN SIZE THAN THE LATERAL ITSELF.
5. A MANUFACTURER'S COUPLING WITH STAINLESS STEEL SHEAR BAND AND FOUR STRIPS SHALL BE USED FOR ALL JOINT CONNECTIONS. NO CONCRETE SHALL BE USED FOR JOINT CONNECTION.
6. REGARDLESS OF THE PIPE MATERIAL USED, THE BUILDING SEWER PIPE SHALL BE LAID ON A CONTINUOUS, FIRM BED THROUGHOUT ITS ENTIRE LENGTH.
7. THE DEPARTMENT OF PUBLIC WORKS SHALL INSPECT ALL SEWER CONNECTIONS BEFORE BACKFILLING. ALL BACKFILL MATERIALS SHALL BE APPROVED BY THE ENGINEER AND SHALL BE COMPACTED TO A MINIMUM OF 90% IN THE PLANTING STRIP AREAS AND 95% IN THE STREETS. TWENTY FOUR (24) HOURS NOTICE SHALL BE GIVEN FOR AN INSPECTION.
8. THE CLEANOUT SHALL BE LOCATED ADJACENT TO AND APPROXIMATELY 2 FEET TO 4 FEET (2' – 4') BACK FROM THE FACE OF THE CURB OR SHOULDER ALONG STREETS WITHIN EASEMENT LINES ALONG EASEMENTS UNLESS OTHERWISE APPROVED BY THE ENGINEER. THE CLEANOUT IN PLANTING AREA SHALL BE SET 1 INCH TO 2 INCHES (1" – 2") ABOVE THE ADJACENT GRADE OR CURB GRADE. THE PAD AND SIDEWALK SHALL BE RAMPED FROM 6 INCHES (6") TO THE CLEANOUT LEVEL IN SIDEWALK AREA OR FROM 12 INCHES (12") OR MORE, TO THE CLEANOUT LEVEL IN PLANTING AREA. PONDING OVER THE CLEANOUT IS PROHIBITED. CLEANOUT IN EASEMENT AREA SHALL BE 18 INCHES TO 24 INCHES (18" – 24") FROM FENCE. SEE STANDARD DRAWING SS-1 (5 OF 6) FOR CLEANOUT PLACEMENT GUIDELINES.
9. ON WORK IN STREETS, PAVEMENT SHALL BE SAW CUT AND REPLACED TO THE REQUIREMENTS OF THE ENGINEER BUT IN NO CASE SHALL BE LESS THAN 3 INCHES (3") A.C. ON 8 INCHES (8") CLASS 2 A.B. EXCAVATION SHALL BE ACCOMPLISHED SO THAT TRENCH EDGES ARE STRAIGHT AND PARALLEL LINES AND NOR JAGGED BEFORE PAVEMENT RESTORATION. PAVEMENT SECTION SHALL BE REPLACED TO AT LEAST 6 INCHES (6") OUTSIDE OF ANY EXCAVATION AREA.
10. ALL TRENCHES OVER 5 FEET (5') IN DEPTH SHALL BE SHORED OR SLOPED IN ACCORDANCE WITH O.S.H.A. REQUIREMENTS. O.S.H.A. PERMIT IS REQUIRED FOR ALL EXCAVATIONS OVER 5 FEET (5') IN DEPTH.
11. LATERAL LINES SHALL HAVE A MINIMUM COVER OF 18 INCHES (18") AND THE MAIN LINES SHALL HAVE A MINIMUM COVER OF 24 INCHES (24") IN PRIVATE PROPERTY. SEWER LATERALS IN STREET RIGHT-OF-WAY SHALL HAVE A 30 INCH (30") MINIMUM COVER.
12. ALL ABANDONED SEWER LATERALS SHALL HAVE THE WYES OR SADDLES REMOVED OFF THE MAIN.
13. ABANDONED BUILDING SEWER PIPE(S) (BUILDING TO STREET CLEANOUT) SHALL BE REMOVED, OR PROPERLY DISCONNECTED FROM THE BUILDING DRAIN AND THE CITY SEWER LATERAL AND PLUGGED AT BOTH ENDS WITH CONCRETE OR OTHER APPROVED MATERIALS/DEVICES. THE PLUG AT THE DOWNSTREAM (STREET) END OF THE BUILDING SEWER PIPE SHALL BE WITHIN 5 FEET OF THE PROPERTY LINE. CONTACT THE BUILDING OFFICIAL FOR LOCATION OF THE UPSTREAM END OF THE BUILDING SEWER. YOU MAY ALSO BE REQUIRED TO CAP THE UPSTREAM END OF THE CITY SEWER LATERAL (FROM THE SEWER MAIN) OR TO ENTIRELY REMOVE THIS LATERAL: CONTACT THE SEWER DEPARTMENT AT (650) 558-7674 FOR DETAILS. REMOVAL OR PLUGGING REQUIRED PERMITS, AND MUST BE INSPECTED AND APPROVED IN WRITING ON THE PERMITS BY THE CITY BUILDING AND PUBLIC WORKS INSPECTOR PRIOR TO BACKFILL.

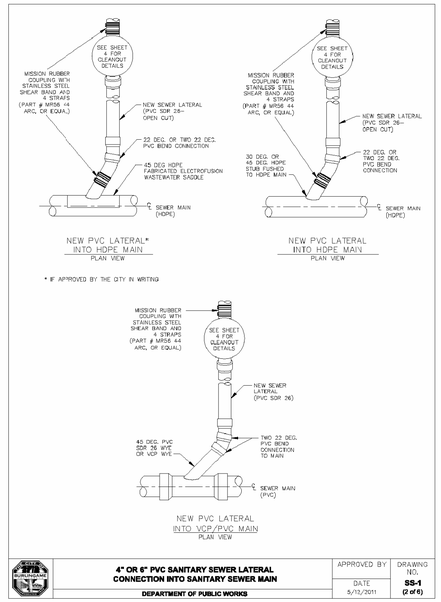
REQUIREMENTS FOR CONSTRUCTION OF BUILDING SEWERS IN PUBLIC RIGHT-OF-WAY	APPROVED BY	DRAWING NO.
DEPARTMENT OF PUBLIC WORKS	DATE 08/19/2013	SS-1 (6 of 6)

14 SS NOTES



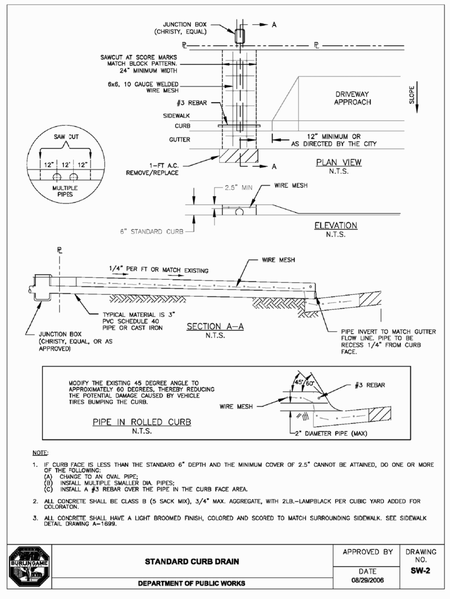
STANDARD 4" OR 6" FRAME AND COVER	APPROVED BY	DRAWING NO.
DEPARTMENT OF PUBLIC WORKS	DATE 8/17/2006	SS-1 (4 of 6)

10 SS CLEANOUT COVER



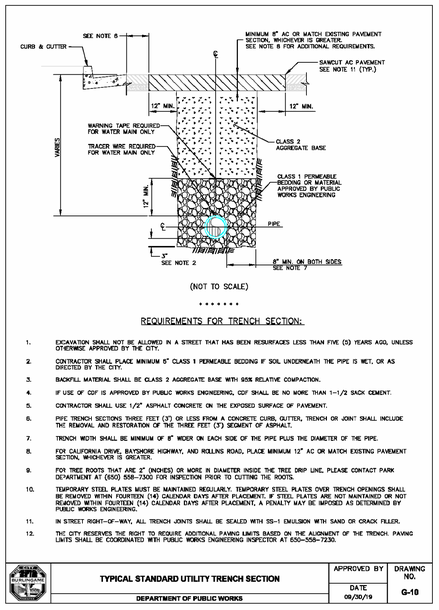
4" OR 6" PVC SANITARY SEWER LATERAL CONNECTION INTO SANITARY SEWER MAIN	APPROVED BY	DRAWING NO.
DEPARTMENT OF PUBLIC WORKS	DATE 5/12/2011	SS-1 (2 of 6)

6 SS LATERAL



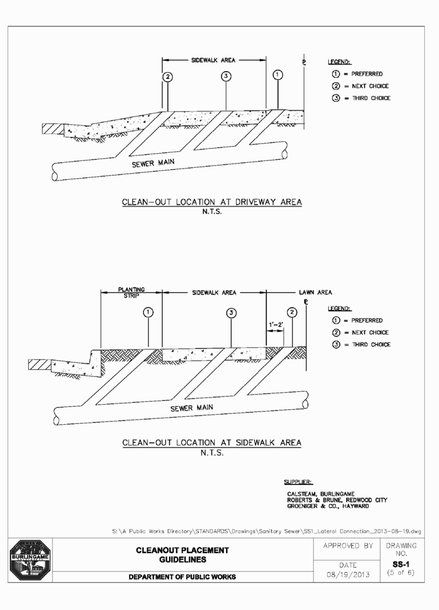
STANDARD CURB DRAIN	APPROVED BY	DRAWING NO.
DEPARTMENT OF PUBLIC WORKS	DATE 08/28/2006	SW-2

2 CURB DRAIN



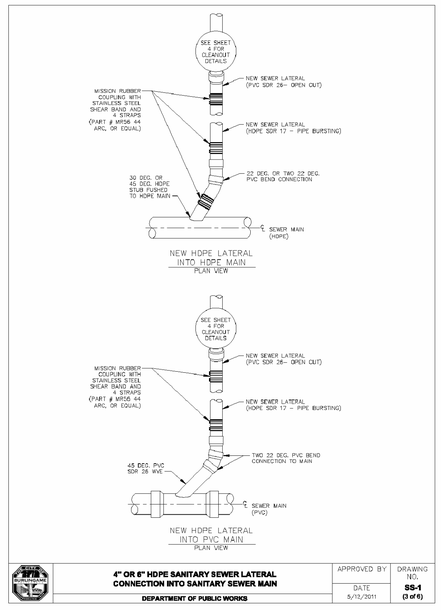
TYPICAL STANDARD UTILITY TRENCH SECTION	APPROVED BY	DRAWING NO.
DEPARTMENT OF PUBLIC WORKS	DATE 09/30/19	G-18

16 UTILITY TRENCH



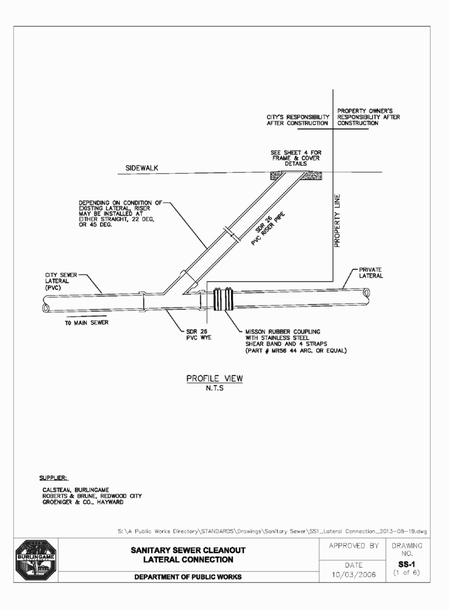
CLEANOUT PLACEMENT GUIDELINES	APPROVED BY	DRAWING NO.
DEPARTMENT OF PUBLIC WORKS	DATE 08/19/2013	SS-1 (5 of 6)

12 SS CLEANOUT LOCATION



4" OR 6" HDPE SANITARY SEWER LATERAL CONNECTION INTO SANITARY SEWER MAIN	APPROVED BY	DRAWING NO.
DEPARTMENT OF PUBLIC WORKS	DATE 5/12/2011	SS-1 (3 of 6)

8 SS LATERAL



SANITARY SEWER CLEANOUT LATERAL CONNECTION	APPROVED BY	DRAWING NO.
DEPARTMENT OF PUBLIC WORKS	DATE 10/03/2006	SS-1 (1 of 6)

4 SS CLEANOUT

DETAIL SHEET
NEW RESIDENCE
1385 HILLSIDE CIRCLE LOT 3
BURLINGAME, CA 94010

Date: 05/28/2025
Scale: AS SHOWN
Design: AJP
Check: TRL
Drawing Number: C-4.1
PEC Job No. PEC 25-033

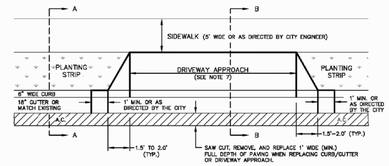
DRAWING NAME: G:\Shared drives\PEC Projects Files\2025\PEC 25-033 - 1385 Hillside Circle, Burlingame\dwg\Lot 3\PEC 25-033 SHEETS LOT 3.dwg
PLOTTED BY: Travis Lutter
PLOT DATE: 5/28/2025

REQUIREMENTS FOR CONSTRUCTION OF
SIDEWALK, DRIVEWAY, CURB AND GUTTER
(UNLESS OTHERWISE APPROVED BY ENGINEER)

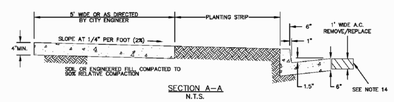
1. SUBGRADE SHALL BE COMPACTED TO A MINIMUM OF 90% RELATIVE COMPACTION IN SIDEWALK AREA OR 95% IN DRIVEWAY.
2. ALL DRIVEWAY APPROACH RAMPS SHALL BE A MINIMUM 4' WIDE MEASURED FROM FACE OF CURB EXCEPT IN THE SINGLE FAMILY AREA WHERE THE RAMP MAY MATCH EXISTING. WHERE THE PARKING STRIP WIDTH IS LESS THAN 4', THE RAMP SHALL BE CONSTRUCTED INTO SIDEWALK AREA. BEHIND THE RAMP, SIDEWALK WIDTH SHALL BE A MINIMUM OF 4'-0" IN COMMERCIAL, INDUSTRIAL AND MULTI-FAMILY AREAS.
3. ALL CONCRETE SHALL BE CLASS B (5 SACK MIX), 3/4" MAX. AGGREGATE, WITH 2LB.-LAMPBLACK PER CUBIC YARD ADDED FOR COLORATION.
4. SIDEWALK SHALL HAVE A LIGHT BROOMED FINISH, COLORED AND SCORED TO MATCH SURROUNDING SIDEWALK.
5. EXPANSION JOINTS SHALL BE INSTALLED ON EACH SIDE OF DRIVEWAY AND A MAXIMUM AT 20' CENTERS ALONG SIDEWALKS, CURBS AND GUTTERS.
6. DRIVEWAY OR SIDEWALK ADJACENT TO CURB/GUTTER SHALL BE POURED MONOLITHIC WITH CURB AND GUTTER.
7. DRIVEWAY WIDTH MAY VARY TO MEET SPECIAL CONDITIONS WITH APPROVAL OF THE CITY. (SEE MUNICIPAL CODE SECTION 12.04.060).
8. CONCRETE THICKNESS FOR DRIVEWAYS IN INDUSTRIAL AREAS IS 8" MINIMUM. CONCRETE THICKNESS FOR DRIVEWAYS IN RESIDENTIAL, MULTI-FAMILY AND COMMERCIAL AREAS IS 6" MINIMUM.
9. ALL CONSTRUCTION SHALL CONFORM TO CITY STANDARDS AND THE LATEST CALTRANS STANDARDS.
10. ALL TREES IN PARKING STRIP MUST BE PROTECTED FROM DAMAGE.
11. NO TREE ROOTS LARGER THAN 2" ARE TO BE CUT UNLESS SPECIFICALLY APPROVED BY THE PARKS DEPARTMENT AT (650) 558-7300.
12. ALL CONCRETE SHALL BE CURED FOR A PERIOD OF 72 HOURS. (CALTRANS SECTION 90-7)
13. ALL CONCRETE REMOVALS SHALL BE SAWCUT FULL DEPTH.
14. SAWCUT AND REMOVE\REPLACE A.C. PAVING 1' WIDE (MIN.) WITH HOT MIX A.C.
15. THE NEW DRIVEWAY MUST NOT ENCROACH TO NEIGHBOR'S PROPERTY LINE PROJECTION INTO THE STREET WITHOUT WRITTEN APPROVAL FROM THE NEIGHBOR.
16. ALL SIDEWALK MUST MEET CURRENT ADA REQUIREMENTS.
17. ACTUAL DRIVEWAY WIDTH SHALL BE DETERMINE UPON APPLICATION OF THE CITY ENCROACHMENT PERMIT.

	SIDEWALK, DRIVEWAY, CURB AND GUTTER	APPROVED BY	DRAWING NO.
	DEPARTMENT OF PUBLIC WORKS	DATE 8/29/2006	SW-1 (3 of 3)

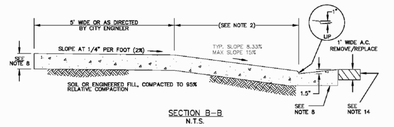
6 SIDEWALK DRIVEWAY, CURB & GUTTER



DRIVEWAY (DETACHED)
PLAN VIEW
N.T.S.



SECTION A-A
N.T.S.

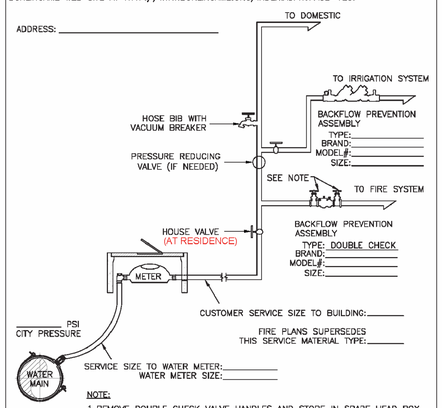


SECTION B-B
N.T.S.

	SIDEWALK, DRIVEWAY, CURB AND GUTTER	APPROVED BY	DRAWING NO.
	DEPARTMENT OF PUBLIC WORKS	DATE 8/29/2006	SW-1 (1 of 3)

2 SIDEWALK DRIVEWAY, CURB & GUTTER

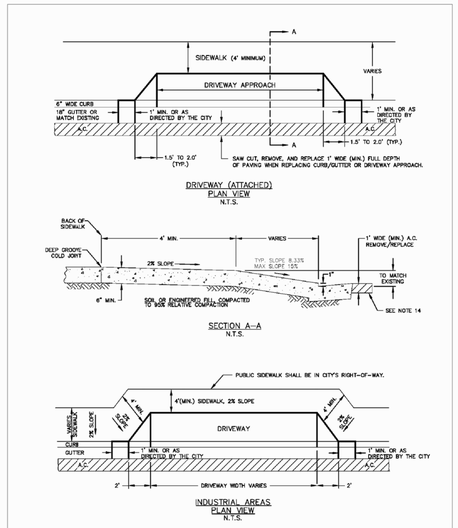
ALL BACKFLOW PREVENTION ASSEMBLIES MUST BE APPROVED BY THE UNIVERSITY OF SOUTHERN CALIFORNIA (USC) AND TESTED BY A SAN MATEO COUNTY CERTIFIED TESTER BEFORE APPROVAL OF THE WATER SYSTEM. SEE THE SAN MATEO COUNTY WEB SITE FOR APPROVED LIST OF CERTIFIED TESTER'S AT HTTP://SMCHEALTH.ORG/NODE/426. FOR ADDITIONAL INFORMATION ON USC APPROVED DEVICES PLEASE CALL THE WATER DIVISION AT (650) 558-7670. PLEASE COMPLETE THE "WATER DEMAND WORKSHEET" FOR DETERMINING THE WATER SERVICE AND METER SIZE. THE WORKSHEET IS AVAILABLE AT THE BUILDING DEPARTMENT OR ON THE CITY OF BURLINGAME WEB SITE AT HTTP://WWW.BURLINGAME.ORG/INDEX.ASPX?PAGE=125.



NOTE:
1. REMOVE DOUBLE CHECK VALVE HANDLES AND STORE IN SPARE HEAD BOX

	TYPICAL RESIDENTIAL WATER SERVICE DETAIL (WITH FIRE SYSTEM)	DEC 2020	W-1760
		NONE	1 OF 1

8 WATER SERVICE DETAIL



DRIVEWAY (ATTACHED)
PLAN VIEW
N.T.S.

SECTION A-A
N.T.S.

INDUSTRIAL AREAS
PLAN VIEW
N.T.S.

	SIDEWALK, DRIVEWAY, CURB AND GUTTER	APPROVED BY	DRAWING NO.
	DEPARTMENT OF PUBLIC WORKS	DATE 8/29/2006	SW-1 (2 of 3)

4 SIDEWALK DRIVEWAY, CURB & GUTTER

PRECISION ENGINEERING AND CONSTRUCTION INC.
T: 650.226.8640
Travis@precision-ec.com
13316 Old County Road
Belmont, CA 94002

REVISIONS:
1 CITY COMMENTS DATE: 07/09/2025

REGISTERED PROFESSIONAL ENGINEER
TRAVIS R. LUTZ
73638
CIVIL
STATE OF CALIFORNIA

DETAIL SHEET
NEW RESIDENCE
1385 HILLSIDE CIRCLE LOT 3
BURLINGAME, CA 94010

Date: 05/28/2025
Scale: AS SHOWN
Design: AJP
Check: TRL
Drawing Number: C-4.2
PEC Job No. PEC 25-033

DRAWING NAME: C:\Users\travi\OneDrive\PEC Project Files\2025\PEC 25-033 - 1385 Hillside Circle, Burlingame\Dwg\Set 3\PEC 25-033 SHEETS LOT 3.dwg
PLOTTED BY: Travis
PLOTTED: 07/09/25

DRAINAGE MANAGEMENT AREA 1

IMPERVIOUS AREA REQUIRED TO BE TREATED	C.3 REQUIRED TREATMENT AREA	TREATMENT AREA PROVIDED
4,141 S.F.	166 S.F.	*208 S.F.

TREATMENT AREA SIZING CRITERIA: SAN MATEO COUNTYWIDE WATER POLLUTION PREVENTION PROGRAM: C.3 STORMWATER TECHNICAL GUIDANCE.

*PROVIDED BY FLOW-THRU PLANTER = 208 SF

DRAINAGE MANAGEMENT AREA 2

IMPERVIOUS AREA REQUIRED TO BE TREATED	C.3 REQUIRED TREATMENT AREA	TREATMENT AREA PROVIDED
277 S.F.	11 S.F.	*40 S.F.

TREATMENT AREA SIZING CRITERIA: SAN MATEO COUNTYWIDE WATER POLLUTION PREVENTION PROGRAM: C.3 STORMWATER TECHNICAL GUIDANCE.

*PROVIDED BY SILVA CELLS = 4 X 10 = 40 SF
(SEE CIVIL PLANS FOR LOT 2 FOR LOCATION)

DRAINAGE MANAGEMENT AREA 3

IMPERVIOUS AREA REQUIRED TO BE TREATED	C.3 REQUIRED TREATMENT AREA	TREATMENT AREA PROVIDED
597 S.F.	24 S.F.	*80 S.F.

TREATMENT AREA SIZING CRITERIA: SAN MATEO COUNTYWIDE WATER POLLUTION PREVENTION PROGRAM: C.3 STORMWATER TECHNICAL GUIDANCE.

*PROVIDED BY SILVA CELLS = 8 X 10 = 80 SF
(SEE CIVIL PLANS FOR LOT 2 FOR LOCATION)

PERMEABLE PAVER AREA

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

Worksheet for Calculating the Water Quality Design Volume (80 percent capture method)

Instructions: After completing Section 1, make as many copies of this Excel file as needed to fill out the worksheet for each Drainage Management Area of the project. Enter information specific to the project and DMA in the cells shaded in yellow. Cells shaded in light blue contain formulas and values that will be automatically calculated.

1.0 Project Information

1-1	Project Name:	New Residence	The calculations presented here are based on the 80% capture method of sizing **volume-based treatment measures** provided in the Countywide Program's C.3 Technical Guidance, v. 5.0 (2015). The steps presented below are explained in Section 5.5 of the Guidance, applicable portions of which are included in this file, in the sheet named "Guidance from Chapter 5".
1-2	City application ID:		
1-3	Site Address or APN:	1385 Hillside Circle LOT 3	
1-4	Tract or Parcel Map No:		
1-5	Rainfall Region	6	
1-6	Region Mean Annual Precipitation (MAP)	20.10	
1-7	SiteMean Annual Precipitation (MAP)	26	Click here for map
1-8	***MAP adjustment factor is automatically calculated as:***	1.29	

(The "Site Mean Annual Precipitation (MAP)" is divided by the MAP for the applicable rain gauge, shown in Table 5-3, below.)
Refer to the map in Appendix C of the C.3 Technical Guidance to identify the Rainfall Region for the site.

2.0 Calculate Percentage of Impervious Surface for Drainage Management Area (DMA)

2-1 Name of DMA: DMA 1

For items 2-2 and 2-3, enter the areas in square feet for each type of surface within the DMA.

	Type of Surface	Area of surface type within DMA (Sq. Ft)	Adjust Pervious Surface	Effective Impervious Area
2-2	Impervious surface		1.0	
2-3	Pervious service	607	0.1	61
	Total DMA Area (square feet) =	607		
2-4	***Total Effective Impervious Area (EIA)***		61	Square feet

3.0 Calculate Unit Basin Storage Volume in Inches

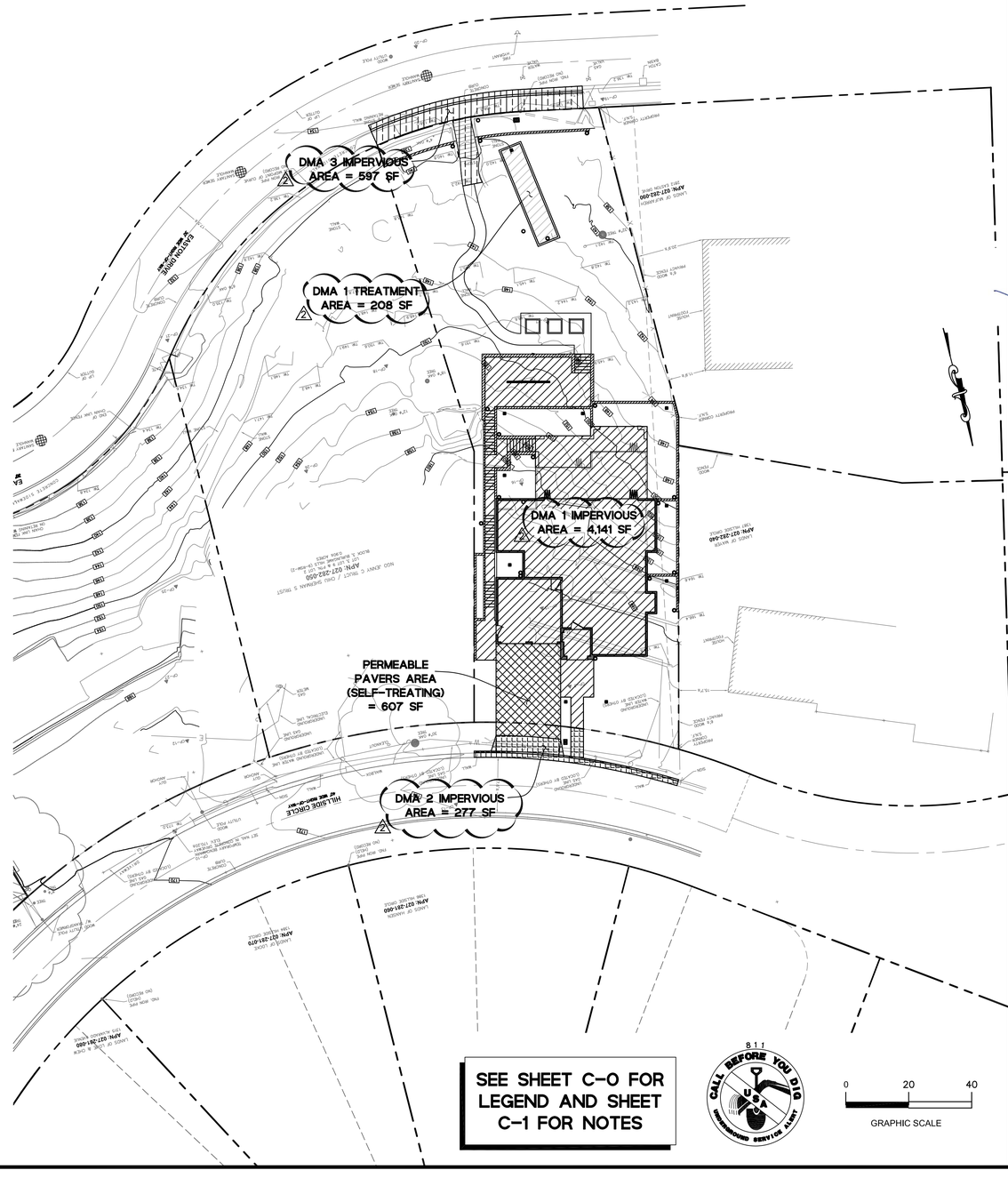
Table 5-3. Unit Basin Storage Volumes in Inches for 80 Percent Capture Using 48-Hour Drawdowns, based on runoff coefficient

Region	Station, and Mean Annual Precipitation (Inches)	Runoff Coefficient of 1.0
1	Boulder Creek, 55.9"	2.04"
2	La Honda, 24.4"	0.86"
3	Half Moon Bay, 25.92"	0.82"
4	Palo Alto, 14.6"	0.64"
5	San Francisco, 21.7"	0.78"
6	San Francisco airport, 20.1"	0.85"
7	San Francisco Downtown, 19.7"	0.72"

3-1	***Unit basin storage volume from Table 5-3:*** *(The coefficient for this method is 1.00, due to the conversion of any landscaping to effective impervious area)*	0.85	Inches
3-2	***Adjusted unit basin storage volume:*** *(The unit basin storage volume is adjusted by applying the MAP adjustment factor.)*	1.10	Inches
3-3	***Required Capture Volume (in cubic feet):*** *(The adjusted unit basin sizing volume [inches] is multiplied by the size of the DMA and converted to feet)*	6	Cubic feet
3-4	***To size an infiltration trench, enter the surface area available:***	607	Square feet
3-5	***Required depth of infiltration trench, given the surface area available (in 3-4):*** *(Assumes 35% void space in rectangular trench with vertical sides.)* *(Note: Infiltration trench depths are typically between 3 and 8 feet.)*	0.03	Feet

Volume (80% Capture) 1 Revised August 2017

PERMEABLE PAVER AREA	C.3 REQUIRED VOLUME	VOLUME PROVIDED
607 S.F.	6 S.F.	18 S.F.



PRECISION ENGINEERING AND CONSTRUCTION, INC.
1321B Old County Road
Belmont, CA 94002
T: 650.228.8640
Travis@precision-etc.com

REVISIONS:		DATE:
1	CITY COMMENTS	07/09/2025
2	CITY COMMENTS	08/14/2025

REGISTERED PROFESSIONAL ENGINEER
TRAVIS R. LUTH
73838
CIVIL
STATE OF CALIFORNIA

STORMWATER TREATMENT PLAN
NEW RESIDENCE
1385 HILLSIDE CIRCLE LOT 3
BURLINGAME, CA 94010

Date: 05/28/2025
Scale: 1" = 20'
Design: AJP
Check: TRL
Drawing Number: C-5
PEC Job No. PEC 25-033

DRAWING NAME: G:\Shared drives\PEC Project Files\2025\PEC 25-033 - 1385 Hillside Circle, Burlingame\Dwg\Lot 3\PEC 25-033 SHEETS LOT 3.dwg
PLOTTED BY: Travis Luth

TOPOGRAPHIC SURVEY

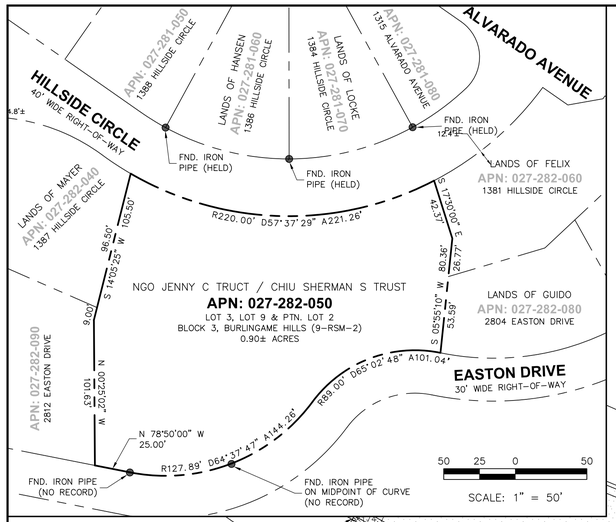
LANDS OF NGO & CHUI
LOT 3, LOT 9 & PTN. LOT 2, BLOCK 3
BURLINGAME HILLS (9 RSM 2)
1385 HILLSIDE CIRCLE

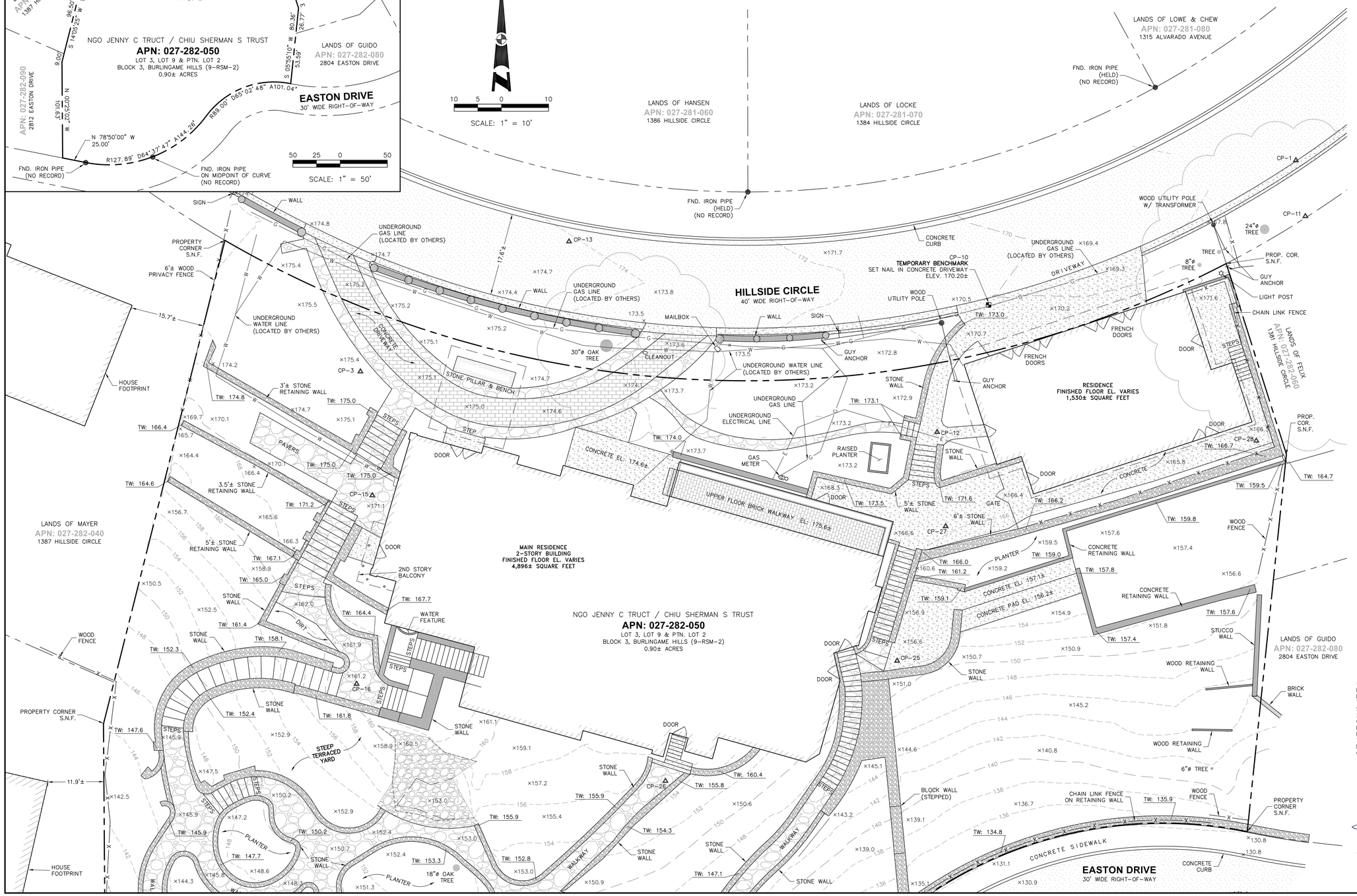
CITY OF BURLINGAME | SAN MATEO COUNTY | CALIFORNIA

SCALE: 1" = 10' | MAY 2025

SETBACK TABLE

12.4'	1381 HILLSIDE CIRCLE	APN: 027-282-060
0.0'	1385 HILLSIDE CIRCLE	APN: 027-282-040
14.8'	1387 HILLSIDE CIRCLE	APN: 027-282-040
14.6'	2101 SUMMIT DRIVE	APN: 027-282-030
17.7'	1401 HILLSIDE CIRCLE	APN: 027-104-380
17.9'	1405 HILLSIDE CIRCLE	APN: 027-104-370





BASIS OF BEARINGS

BURLINGAME HILLS TRACT MAP FILED IN BOOK 9 AT PAGE 2 IN THE RECORDS OF SAN MATEO COUNTY, AND TWO FOUND MONUMENTS AS SHOWN.

BASIS OF ELEVATION

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

NOTES

1.) THIS MAP IS NOT A PROPERTY BOUNDARY SURVEY, THIS IS TOPOGRAPHY MAP. NO PROPERTY CORNER MONUMENTS WERE SET FOR THIS PROJECT.

2.) 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.

3.) DATE OF FIELD SURVEY: APRIL 23, 24 & 30, 2019, APRIL 20, 2022 & NOVEMBER 26, 2024

4.) PROJECT BENCHMARK: SET NAIL IN CONCRETE DRIVEWAY ELEV. 170.20±

5.) CONTOURS SHOWN HEREON ARE AT 2 FOOT INTERVALS

LEGEND

- SUBJECT PROPERTY LINE
- ADJOINER PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING FENCE LINE
- × 164.0 SPOT ELEVATION
- S.N.F. SEARCHED FOR, NOT FOUND
- STONE WALL
- PAVERS
- ROCKS

QUIET RIVER
Land Services Inc.
11501 Dublin Boulevard, Suite 200
Dublin, CA 94568
(925) 734-6788 Phone

SURVEYOR'S STATEMENT

I, KEVIN M. MCGUIRE, A REGISTERED PROFESSIONAL LAND SURVEYOR DULY LICENSED BY THE LAWS OF THE STATE OF CALIFORNIA DO HEREBY STATE THAT THE TOPOGRAPHY, SPOT ELEVATIONS, LOCATIONS OF IMPROVEMENTS AS SHOWN, ARE BASED UPON A FIELD SURVEY PERFORMED APRIL 23, 24, 30, 2019 & APRIL 20, 2022 & NOVEMBER 26, 2024 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.

LICENSED LAND SURVEYOR
KEVIN M. McGUIRE
No. 6437
STATE OF CALIFORNIA

5/7/2025
KEVIN M. McGUIRE, CA PLS #6437 DATE

M:\Archive_2019 TO BE ARCHIVED\CHIU1901\dwg\CHIU1901.dwg May. 07, 2025 - 10:23am Ryan

TOPOGRAPHIC SURVEY

LANDS OF NGO & CHUI
LOT 3, LOT 9 & PTN. LOT 2, BLOCK 3
BURLINGAME HILLS (9 RSM 2)
1385 HILLSIDE CIRCLE

CITY OF BURLINGAME SAN MATEO COUNTY CALIFORNIA

SCALE: 1" = 10' MAY 2025

MAIN RESIDENCE
2-STORY BUILDING
FINISHED FLOOR EL. VARIES
4,896± SQUARE FEET

RESIDENCE
FINISHED FLOOR EL. VARIES
1,530± SQUARE FEET

NGO JENNY C TRUCT / CHIU SHERMAN S TRUST
APN: 027-282-050
LOT 3, LOT 9 & PTN. LOT 2
BLOCK 3, BURLINGAME HILLS (9-RSM-2)
0.90± ACRES

LANDS OF MAYER
APN: 027-282-040
1387 HILLSIDE CIRCLE

LANDS OF GUIDO
APN: 027-282-080
2804 EASTON DRIVE

LANDS OF MUFARREH
APN: 027-282-090
2812 EASTON DRIVE

DETATCHED GARAGE
FINISHED FLOOR EL. VARIES
684± SQUARE FEET

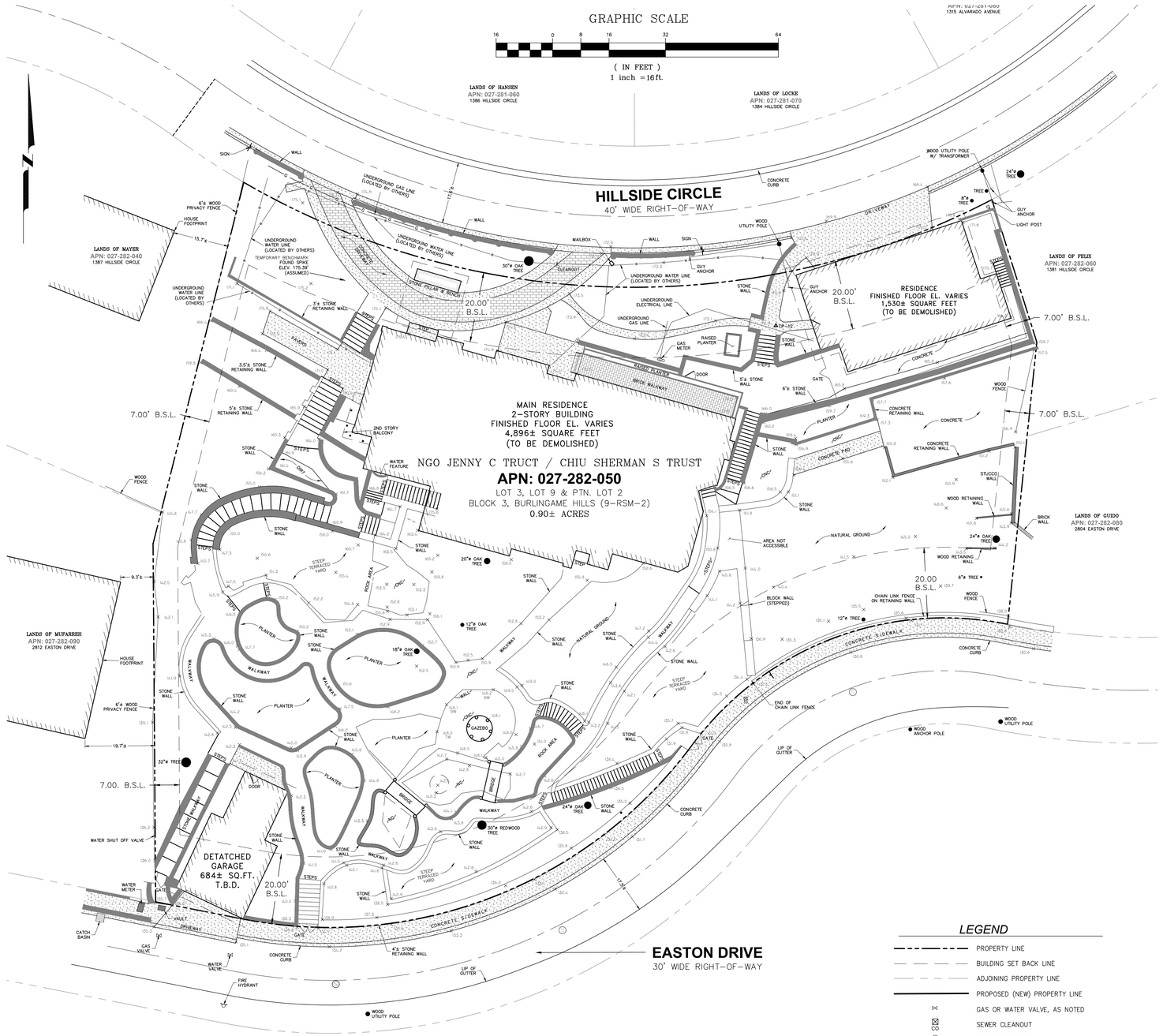
EASTON DRIVE
30' WIDE RIGHT-OF-WAY

LEGEND

- SUBJECT PROPERTY LINE
- ADJOINER PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING FENCE LINE
- × 164.0 SPOT ELEVATION
- S.N.F. SEARCHED FOR, NOT FOUND
- STONE WALL
- PAVERS
- ROCKS

SCALE: 1" = 10'

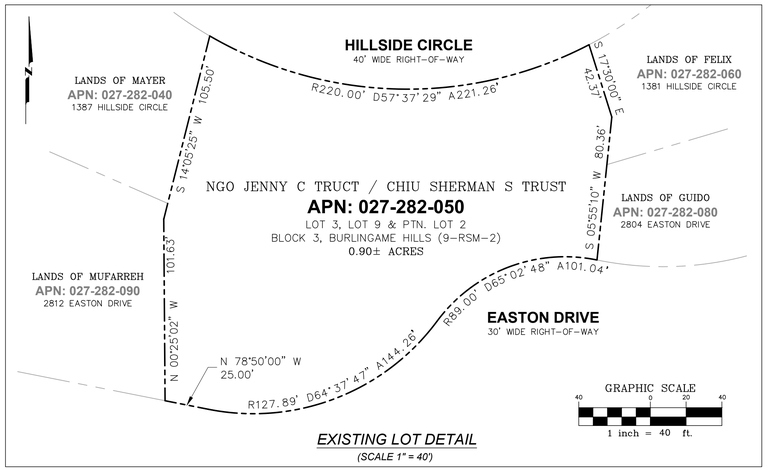
QUIET RIVER
Land Services Inc.
11501 Dublin Boulevard, Suite 200
Dublin, CA 94568
(925) 734-6788 Phone



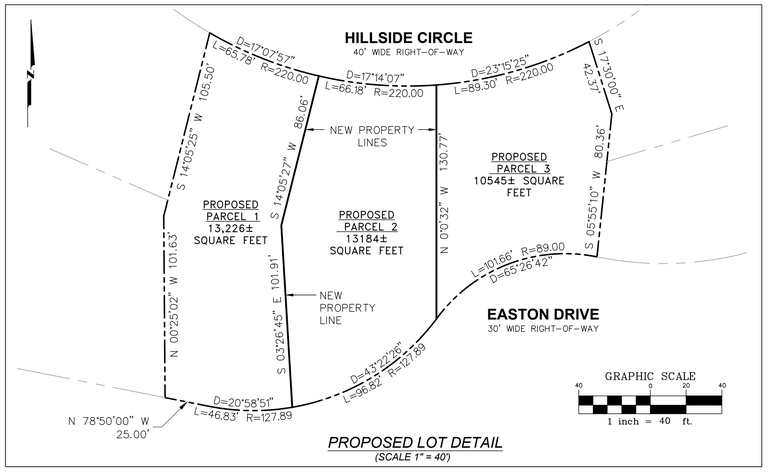
EXISTING CONDITIONS
(SCALE 1" = 16')

LEGEND

	PROPERTY LINE
	BUILDING SET BACK LINE
	ADJOINING PROPERTY LINE
	PROPOSED (NEW) PROPERTY LINE
GV	GAS OR WATER VALVE, AS NOTED
CO	SEWER CLEANOUT
	SEWER MANHOLE
	BUILDING FOOTPRINT
CNC	CONCRETE OR ROCK AREA
B.S.L.	BUILDING SET BACK LINE
T.B.D.	TO BE DEMOLISHED
NG	NATURAL GROUND



EXISTING LOT DETAIL
(SCALE 1" = 40')



PROPOSED LOT DETAIL
(SCALE 1" = 40')

GENERAL NOTES:

1. *ALL DISTANCES ARE IN DECIMAL FEET UNLESS OTHERWISE NOTED.*
2. *ALL ANGLES ARE AT 90° UNLESS OTHERWISE NOTED.*
3. *THIS MAP REPRESENTS THE SITE CONDITIONS ON DATE OF FIELD SURVEY. MAY 26, 2021.*
4. *ELEVATIONS ARE ASSUMED.*
5. *EXISTING STRUCTURES AND IMPROVEMENTS ARE TO BE DEMOLISHED.*

BOUNDARY NOTE:

BOUNDARY INFORMATION SHOWN HEREON IS FOR PLANNING PURPOSES ONLY. PROPERTY AND RIGHT-OF-WAY LINES SHOWN HEREON ARE BASED ON RECORD DATA AND EXISTING IMPROVEMENTS AND ARE NOT INTENDED TO BE A FINAL BOUNDARY SURVEY OF THE PROPERTY WHICH REQUIRES FILING A RECORD OF SURVEY OR SUBDIVISION MAP WITH THE COUNTY RECORDER. NO PROPERTY LINES OR CORNERS WERE SET ON THIS SURVEY.

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY AT THE REQUEST OF SHERMAN CHIU IN MAY 2021.

BY: _____
DANIEL J. WESTOVER, L.S. 7779

DATE: 7/16/2021

PROFESSIONAL LAND SURVEYOR
DANIEL J. WESTOVER
P.L.S. 7779
STATE OF CALIFORNIA

WS
Westover Surveying
336 CLAREMONT BLVD. STE 1
SAN FRANCISCO, CA 94127
(415) 242-5400
www.westoversurveying.com

NO.	DATE	COMMENTS

JOB NO. 21037

DRAWN BY: SDA
CHECKED BY: DJW
DATE: 07/12/2021
SCALE: VARIES

TENTATIVE MAP

1385 HILLSIDE DRIVE
LOT 3, LOT 9 & PTN. LOT 2, BLOCK 3, BURLINGAME HILLS (9-RSM-2)
APN: 027-282-050
CITY OF BURLINGAME, SAN MATEO COUNTY, CALIFORNIA

~SHEET~
1 OF 1