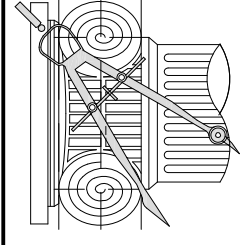




1385 HILLSIDE CIRCLE - LOT 1, 2 & 3 FRONT AERIAL VIEW

REVISIONS	BY



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

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NEW RESIDENCE
1385 HILLSIDE CIRCLE LOT 1
BURLINGAME, C.A.
A.P.N.: 000-000-000

DATE:	10/26/22
SCALE:	AS NOTED
DRAWN:	MC
FOR:	

SHEET NO.
A.1a
OF SHEETS

1385 HILLSIDE CIRCLE, (LOT 1) BURLINGAME, CA
A.P.N.: 000-000-000

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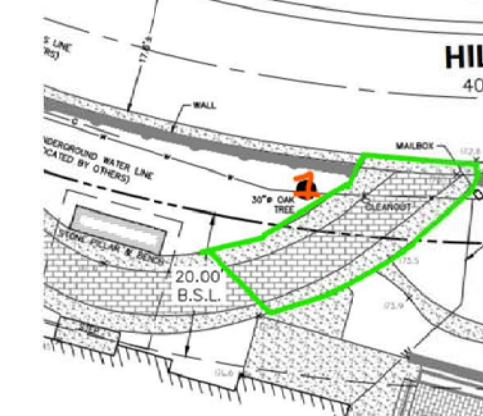
1385 Hillside		(2)			
Survey:					
Tree#	Species	DBH	CON	HT/SP	Comments
1P	Coast live oak (<i>Quercus agrifolia</i>)	19.1	60	35/35	Good vigor, poor form, leans south over drive.
2P	Valley oak (<i>Quercus lobata</i>)	26.4	60	40/45	Good vigor, fair form, ivy on trunk.
3P	Coast live oak (<i>Quercus agrifolia</i>)	18.8	45	25/30	Fair vigor, poor form, leans south.
4R	Black acacia (<i>Acacia melanoxylon</i>)	8.0	40	30/25	Good vigor, poor form, ivy on trunk topped
5*P	African fern pine (<i>Afrocarpus falcatus</i>)	24est	50	35/30	Good vigor, poor form, topped for utilities.

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 drip line 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.

Kiely 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, Kieilty 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)

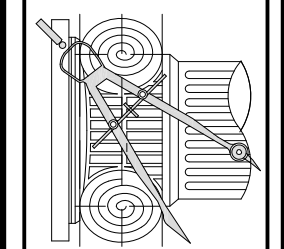
HT/SP- Tree height/ canopy spread *indicates neighbor's trees

P-Indicates protected tree by city ordinance

R-Indicates proposed tree removal

REVISIONS	BY

CHU DESIGN ASSOCIATES INC.
2210 INDUSTRIAL RD. SUITE 205
SAN CARLOS, CALIFORNIA 94070
TEL: (650) 345-9286 EXT. 1001



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NEW RESIDENCE
1385 HILLSIDE CIRCLE LOT 1
BURLINGAME, C.A.
A.P.N.: 000-000-000

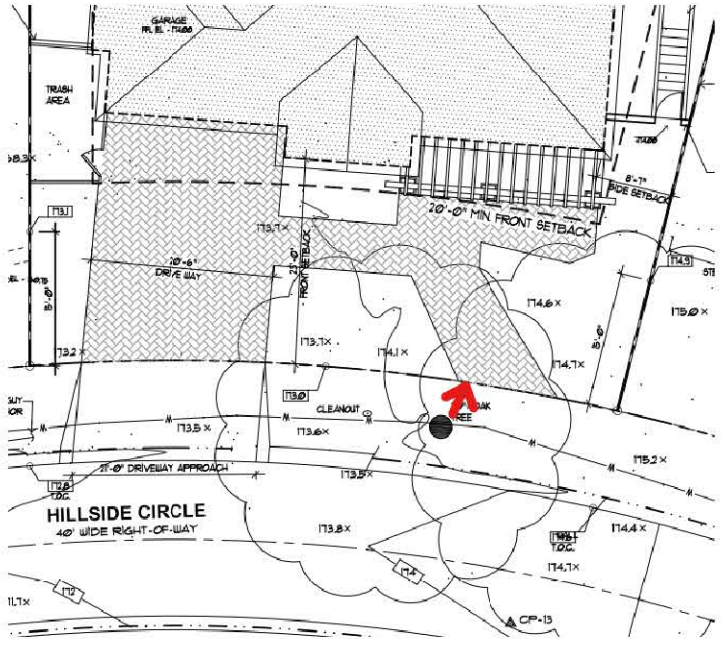
DATE:	10/26/22
SCALE:	AS NOTED
DRAWN:	MC
JOB:	
SHEET NO.	

A.1.1

ARBORIST REPORT

1385 Hillside

(4)



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

1385 Hillside

(5)

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.

1385 Hillside

(6)

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 tramitized.

Inspections

It is the contractor's responsibility to contact the Project Arborist as directed in this report. Kietly Arborist Services LLC can be reached best through email at david@kietlyarborist.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
Certified Arborist WE#10724A
TRAQ Qualified

Kietly Arborists Services

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

ASSUMPTIONS AND LIMITING CONDITIONS

- 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.
- 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.
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SAN CARLOS, CALIFORNIA 94070
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NEW RESIDENCE
1385 HILLSIDE CIRCLE LOT 1
BURLINGAME, C.A.
A.P.N.: 000-000-000

DATE:	10/26/22
SCALE:	AS NOTED
DRAWN:	MC
FOR:	
SHEET NO.	

A.1.2

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 10? HAS THE PATHWAY BEEN CHANGED?

ARBORIST REPORT IS BASED ON REVIEWING L PLANS DATED JAN 2024, 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 CYPRRESS 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.

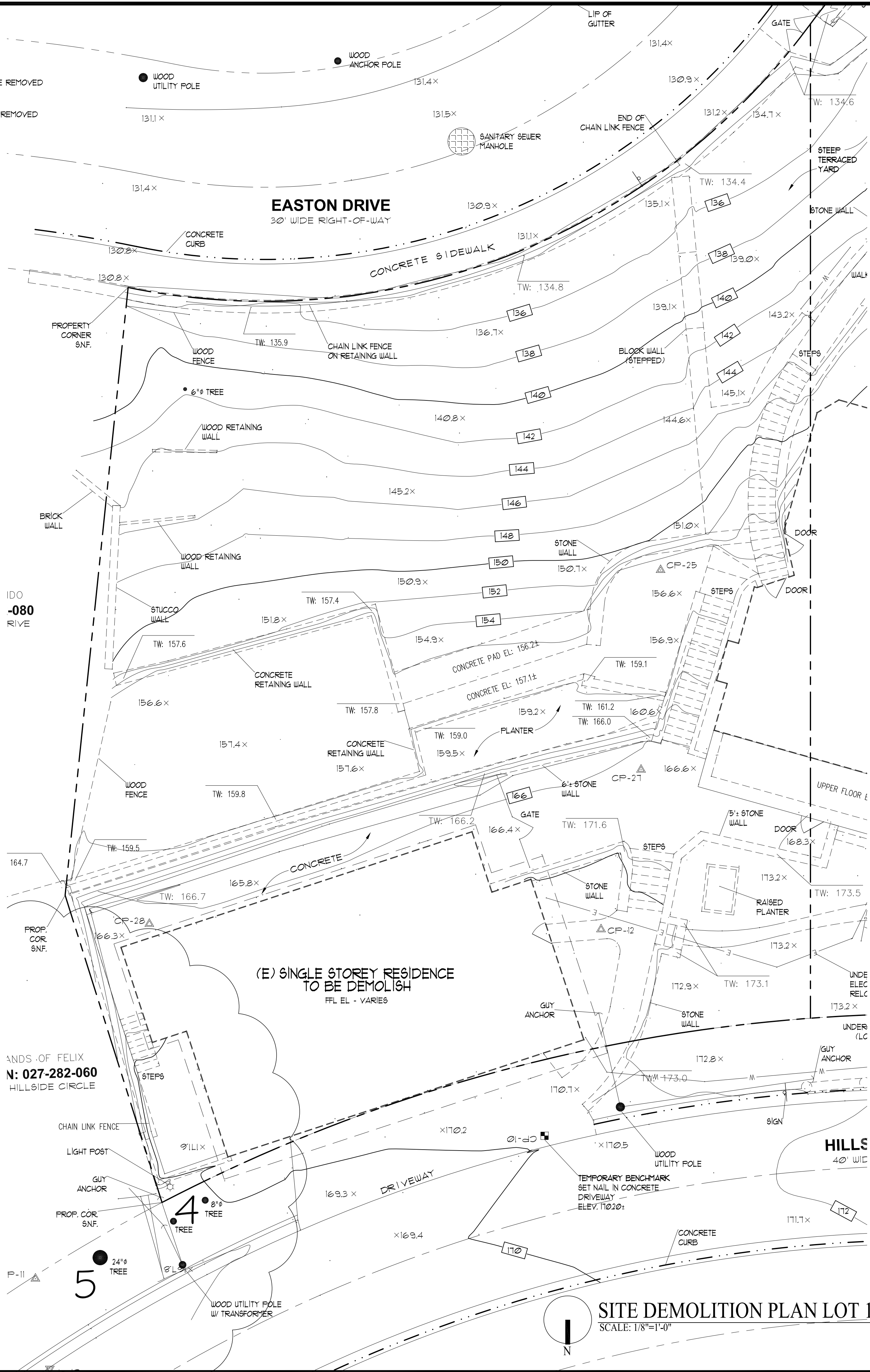
PROVIDE THE BOTANICAL NAME (GENUS AND SPECIES) AND LOCATION OF THE REQUIRED LANDSCAPE TREES, AND WHETHER THEY ARE EXISTING OR NEW, FOR EACH LOT.

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 (558-1330) 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 (558-1330).

LEGEND:

-  TREE TO BE REMOVED
-  (E) TO BE REMOVED



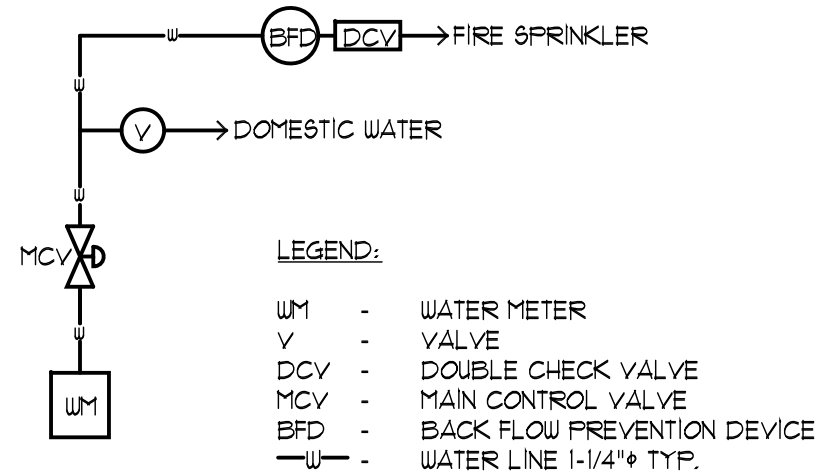
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NEW RESIDENCE
1385 HILLSIDE CIRCLE LOT 1
BURLINGAME, C.A.
A.P.N.: 000-000-000

DATE: 10/26/22
SCALE: AS NOTED
DRAWN: MC
FOR: MC
SHEET NO.

A.2
OF SHEETS

1. SEE LANDSCAPE PLAN FOR DETAILED INFORMATION
2. MAXIMUM DRIVEWAY SLOPES SHALL NOT EXCEED FIFTEEN (15) PERCENT AT ANY POINT WITHOUT THE PRIOR 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:
OUST RIVERS LAND SERVICES INC.
6141 SIERRA CIRCLE, 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. 1110. A DRAFT CERTIFICATION SHALL BE SUBMITTED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

1. THE SURVEYOR RECOMMENDS THE CITY VERIFY THAT THE PERTINENT RESIDENCES WERE USED IN THE CALCULATION.
2. GARAGE FOOTING SHALL NOT EXTEND INTO ONE FOOT SETBACK WITHOUT A LICENCED SURVEY AND FIELD STAKING REVIEWED BY INSPECTOR.
3. NEW WATER METER SHALL NOT ON PRIVATE PROPERTY, IT MUST BE LOCATED ON PUBLIC PROPERTY FOR ACCESS BY METER READER.
4. NEW SEWER LINE WITH CLEANOUT FOR NEW HOUSE, CLEANOUT AT SEWER MAIN LINE TO BE IN PUBLIC EASEMENT FOR CITY ACCESS.
5. 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 UPC APPENDIX IIIA. 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 ISOTHERMIC DIAGRAM OF THE BUILDING SEWER INCLUDING ALL BACKWATER VALVES, RELIEF VALVES, AND ANY SEWER INJECTION SYSTEM DETAILS. CITY OF BURLINGAME MUNICIPAL CODE ORDINANCE 110.

15. PROVIDE SURVEY STAKES PRIOR TO FOUNDATION INSPECTION TO VERIFY LOT LINES.
16. PROVIDE A PRESSURE ABSORBING DEVICES OR APPROVED MECHANICAL DEVICES ARE REQUIRED ON WATER LINES, LOCATED AS CLOSE AS POSSIBLE TO QUICK ACTING VALVES, THAT WILL ABSORB HIGH PRESSURES RESULTING FROM QUICK CLOSING OF QUICK-ACTING VALVES. CPC SECTION 09310

A REMOVE/REPLACE UTILITIES ENCROACHMENT PERMIT IS REQUIRED:

- REPLACE ALL CURB, GUTTER, DRIVEWAY AND SIDEWALK FRONTING SITE
- PLUG ALL EXISTING SANITARY SEWER LATERAL CONNECTIONS AND INSTALL A NEW 6" LATERAL.
- ALL WATER LINE CONNECTIONS TO CITY WATER MAINS FOR SERVICES OR FIRE LINE ARE TO BE INSTALLED PER CITY STANDARD PROCEDURES AND SPECIFICATION.
- ANY OTHER UNDERGROUND UTILITY WORKS WITHIN CITY'S RIGHT OF WAY.

2. THE SANITARY SEWER LATERAL (BUILDING SEWER) SHALL BE TESTED PER ORDINANCE CODE CHAPTER B.12. TESTING INFORMATION IS AVAILABLE AT THE BUILDING DEPARTMENT COUNTER. AN ENCROACHMENT PERMIT IS REQUIRED PRIOR TO THE PUBLIC WORKS DEPARTMENT WHENEVER THE CITY'S PORT OF THE SANITARY SEWER OR CITY GLEANOUT IS TO BE LAID AND/OR CONNECTED TO THE SEWER MAIN.
3. SEWER BACKWATER PROTECTION CERTIFICATION IS REQUIRED FOR THE INSTALLATION OF ANY NEW SEWER FIXTURE PER ORDINANCE NO. 110. THE SEWER BACKWATER PROTECTION CERTIFICATE IS REQUIRED PRIOR TO THE ISSUANCE OF BUILDING PERMIT.
4. ALL WATER LINE CONNECTIONS TO CITY WATER MAINS FOR SERVICES OR FIRE LINE PROTECTION ARE TO BE INSTALLED PER CITY STANDARD PROCEDURE AND MATERIAL SPECIFICATIONS. CONTACT THE CITY WATER DEPARTMENT FOR CONNECTION FEES. ENCROACHMENT PERMIT IS REQUIRED FOR ANY WORK IN THE CITY'S RIGHT-OF-WAY.

5. A SURVEY BY A LICENSED SURVEYOR OR ENGINEER IS REQUIRED. THE SURVEY SHALL SHOW HOW THE PROPERTY LINES WERE DETERMINED AND THAT THE PROPERTY CORNERS WERE SET WITH SURVEYORS LICENSE NUMBERSON DURABLE MONUMENTS. THIS SURVEY SHALL BE ATTACHED TO THE CONSTRUCTION PLANS. ALL CORNERS NEED TO BE MAINTAINED OR REINSTALLED BEFORE THE BUILDING FINAL. ALL PROPERTY CORNERS SHALL BE MAINTAINED DURING CONSTRUCTION OR RE-ESTABLISHED AT THE END OF THE PROJECT.

6. ENCROACHMENT PERMIT IS REQUIRED FOR ANY WORK IN THE CITY'S RIGHT-OF-WAY.
7. CONSTRUCTION AND BUILDING USE SHALL CONFORM TO CONDITIONS AS DESCRIBED BY PLANNING COMMISSION AND/OR CITY COUNCIL ACTIONS.
8. THE PROJECT SHALL COMPLY WITH THE CITY'S NPDES PERMIT REQUIREMENT 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

- STORM WATER SHALL BE DRAIN 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.

FIRE AREA (square feet)					FIRE CW (gallons per minute)	FLOW DURATION (hours)
X0.0029 for M-2						
Type I-F-R	Type II One-HR	Type II One-HR	Type I-B-N	Type V-N	X 3/8" g gallons	
I-F-R I	II One-HR I	V-One-HR I	I-B-N I	V-N I	L/min	
0.92-700	0.12-700	0.8-200	0.5-500	0.3-600	1,500	
30.21-30.300	12.01-17.100		8.901-8.900	3.801-8.400	1,750	
30.31-38.700	17.01-21.500	7.901-9.100	7.901-9.100	4.801-20.300	2,000	
38.81-40.000	21.61-24.300	12.901-17.400	10.901-16.000	6.201-7.700	2,250	
40.10-50.000	24.41-33.300	17.41-21.300	12.601-14.500	7.701-4.000	2,500	
50.10-70.000	33.41-39.700	21.41-25.100	14.61-15.100	9.401-11.300	3,000	
70.10-83.700	39.81-47.100	25.21-30.100	18.201-21.800	11.301-13.400	3,000	
83.81-97.000	47.21-54.500	30.21-35.200	21.801-25.200	13.401-16.000	3,250	
97.10-112.700	54.61-65.500	35.31-40.300	25.301-28.700	16.001-18.500	3,500	
112.81-128.700	65.61-72.800	40.401-46.000	29.301-33.500	18.001-20.600	3,750	
128.81-144.500	72.91-82.100	46.101-52.600	33.501-37.700	20.001-23.300	4,000	
144.601-164.200	82.21-92.400	52.71-59.100	37.801-42.700	23.301-26.300	4,250	
164.301-184.000	92.51-103.100	59.21-65.600	42.81-47.600	26.301-29.300	4,500	
184.101-203.700	103.21-114.600	65.701-73.300	47.701-53.500	29.301-32.600	4,750	
203.81-223.500	114.71-126.700	73.401-81.100	53.601-59.400	32.601-36.000	5,000	
223.601-243.300	126.81-138.400	81.201-89.700	59.501-65.300	36.001-39.400	5,250	
243.41-271.200	138.51-152.600	89.801-97.700	65.401-70.700	39.401-43.400	5,500	
271.201-290.900	152.61-166.500	97.801-106.800	70.801-76.000	43.401-47.700	5,750	
291.001-310.700	166.61-180.500	106.901-115.500	76.101-81.300	47.701-51.500	6,000	
310.801-330.500	180.61-194.500	115.601-125.500	81.301-86.600	51.501-55.700	6,250	
-	-	125.61-135.500	90.601-95.900	55.701-60.200	6,500	
-	-	135.61-145.500	95.901-106.800	60.201-64.600	6,750	
-	-	145.61-155.500	106.801-117.700	64.601-69.000	7,000	
-	-	155.61-167.900	117.801-123.100	69.001-74.000	7,250	
-	-	167.901-179.400	123.201-129.600	74.001-79.000	7,500	
-	-	179.401-191.400	129.701-136.000	79.001-84.000	7,750	
-	-	191.401-203.700	136.101-142.400	84.001-89.000	8,000	

FIRE FLOW CALCULATION	AUTOMATIC SPRINKLER SYTEM	MIN. FIRE FLOW	FLOW DURATION
4255.00 SQ. FT.	NO AUTOMATIC SPRINKLER SYS.	1,750	2 HOURS

RAINFALL COLLECTION

ALL NEW ROOF RAINWATER SHALL BE COLLECTED BY MEANS OF GALVANIZED METAL GUTTERS, UNLESS NOTED OTHERWISE. LOCATED AT LEAST 2" X 4" RECTANGULAR INCH SCHEIE OF RESIDENCE. GUTTER SHALL BE 10' X 4" RECTANGULAR INCH SCHEIE OF RESIDENCE. GUTTER SHALL MATCH EXISTING COLOR OF COFFER WOOD TRIM. DOWNPOUNTS SHALL TERMINATE BELOW GRADE TO A PERIMETER 4" DIAMETER ABS SOLID DRAINPIPE. RUN 4" DIAMETER (OR SIZE AS NOTED ON SITE PLAN) SLOD 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 THROU THE FACE OF CURB IS ADEQUATE TO CARRY THE WATER FROM THE SITE TO THE MAIN DRAINAGE WATER COLLECTION SYSTEM. INSURE THERE IS SUFFICIENT WATER MAY FLOW TO THE STREET BY GRAVITY METHOD PROVIDED THERE IS REQUIRED GRADE TO INSURE FLOW TO THE STREET GUTTER AND THAT WATER DOES NOT FLOW OUT 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

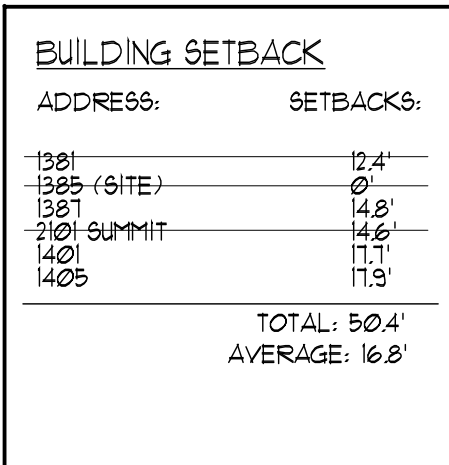
SUMP PIT- INSTALL PUMP IN SUMP PIT (CATCH BASIN) WITH THE MINIMUM CLEARANCES AND DEPTHS AS PER MANUFACTURER SPECIFICATIONS AND RECOMMENDATIONS.

CONTRACTOR SHALL OBTAIN SEPARATE FIRE SPRINKLER PERMIT FOR THE INSTALLATION OF THE FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 1704.030 OF THE BURLINGAME MUNICIPAL CODE. THE MINIMUM SIZE SERVICE FOR FIRE SPRINKLER SYSTEM SHALL CONFORM TO NFPA 13 OR 13R 1/2". FOR NFPA 13D SYSTEMS THE MINIMUM SIZE IS 1".

FIRE SPRINKLER SHOP DRAWINGS ARE TO BE SUBMITTED DIRECTLY TO THE BURLINGAME FIRE DEPARTMENT AT 1999 ROLLINS ROAD, BURLINGAME ONLY AFTER FIRE SPRINKLER UNDERGROUNDS HAVE BEEN SUBMITTED TO THE BURLINGAME BUILDING DEPARTMENT.

1. CONTRACTOR SHALL PROVIDE ADEQUATE MEASURES TO AVOID EROSION OR SEDIMENT FROM LEAVING THE SITE AND FLOWING INTO THE STREET, CURB OR GUTTER. (SEE STRAW/WADDED?)
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 CITY ENGINEER'S 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. (PUE LETTER DATED 8-11-88)

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.



LANDS OF FELIX
APN: 027-282-060
1381 HILLSIDE CIRCLE

ADJACENT
STRUCTURE

SITE DEVELOPMENT PLAN LOT 1

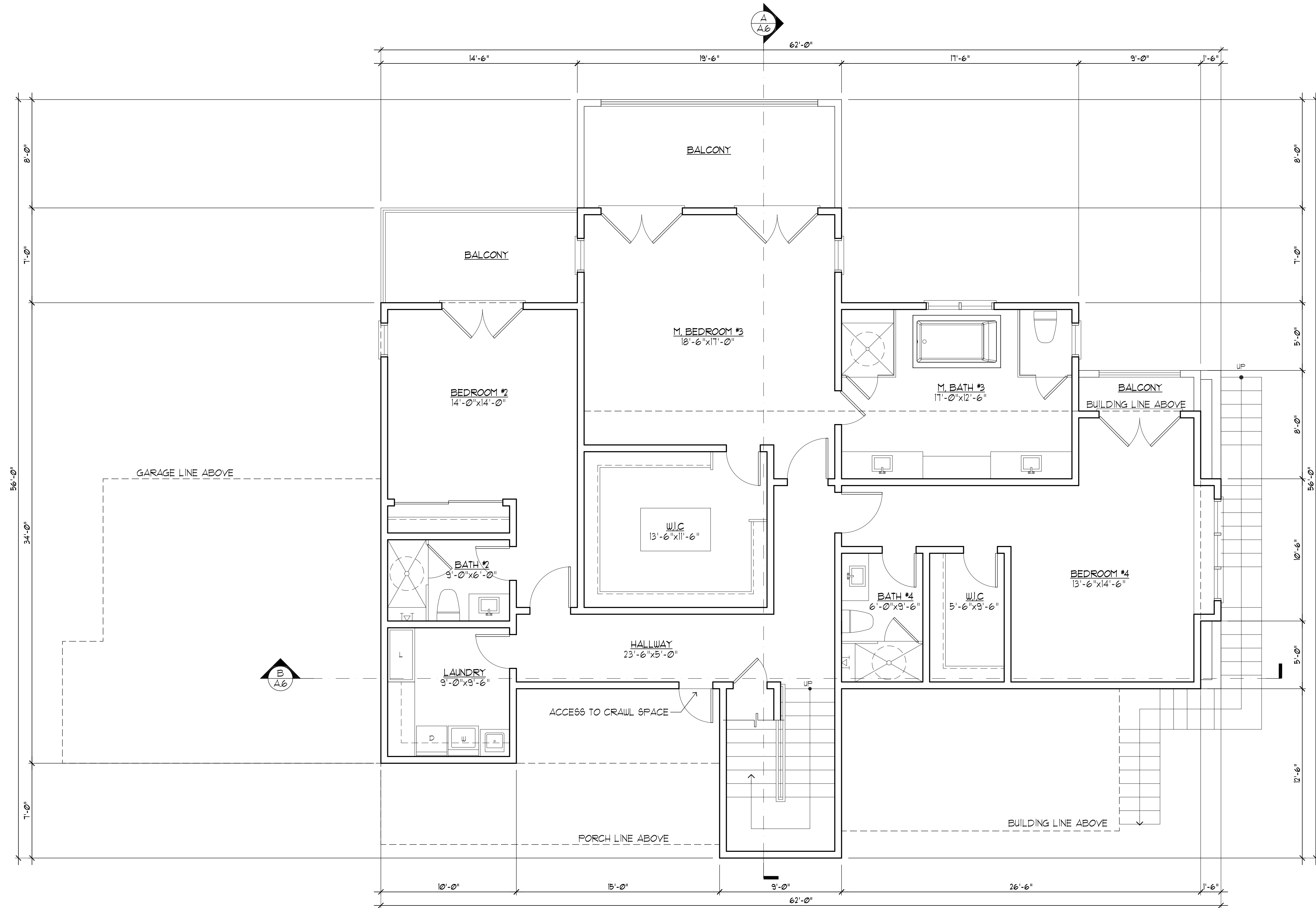
CHU DESIGN ASSOCIATES INC.
210 INDUSTRIAL RD. SUITE 205
SAN CARLOS, CALIFORNIA 94070
TEL: (650) 345-9286 EXT. 1001

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NEW RESIDENCE
1385 HILLSIDE CIRCLE LOT 1
BURLINGAME, C.A.
A.P.N.: 000-000-000

DATE:	10/26/22
SCALE:	AS NOTED
DRAWN:	MC
JOB:	
SHEET NO.	

A.2.1



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

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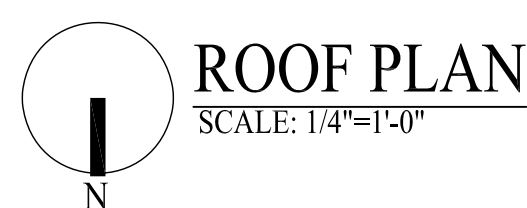
NEW RESIDENCE
1385 HILLSIDE CIRCLE LOT 1
BURLINGAME, C.A.
A.P.N.: 000-000-000

DATE: 10/26/22
SCALE: AS NOTED
DRAWN: MC
FOR: MC
SHEET NO.

A.3.1

OF SHEETS

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 1
BURLINGAME, C.A.
A.P.N.: 000-000-000

DATE:	10/26/22
SCALE:	AS NOTED
DRAWN:	MC
JOB:	
SHEET NO:	

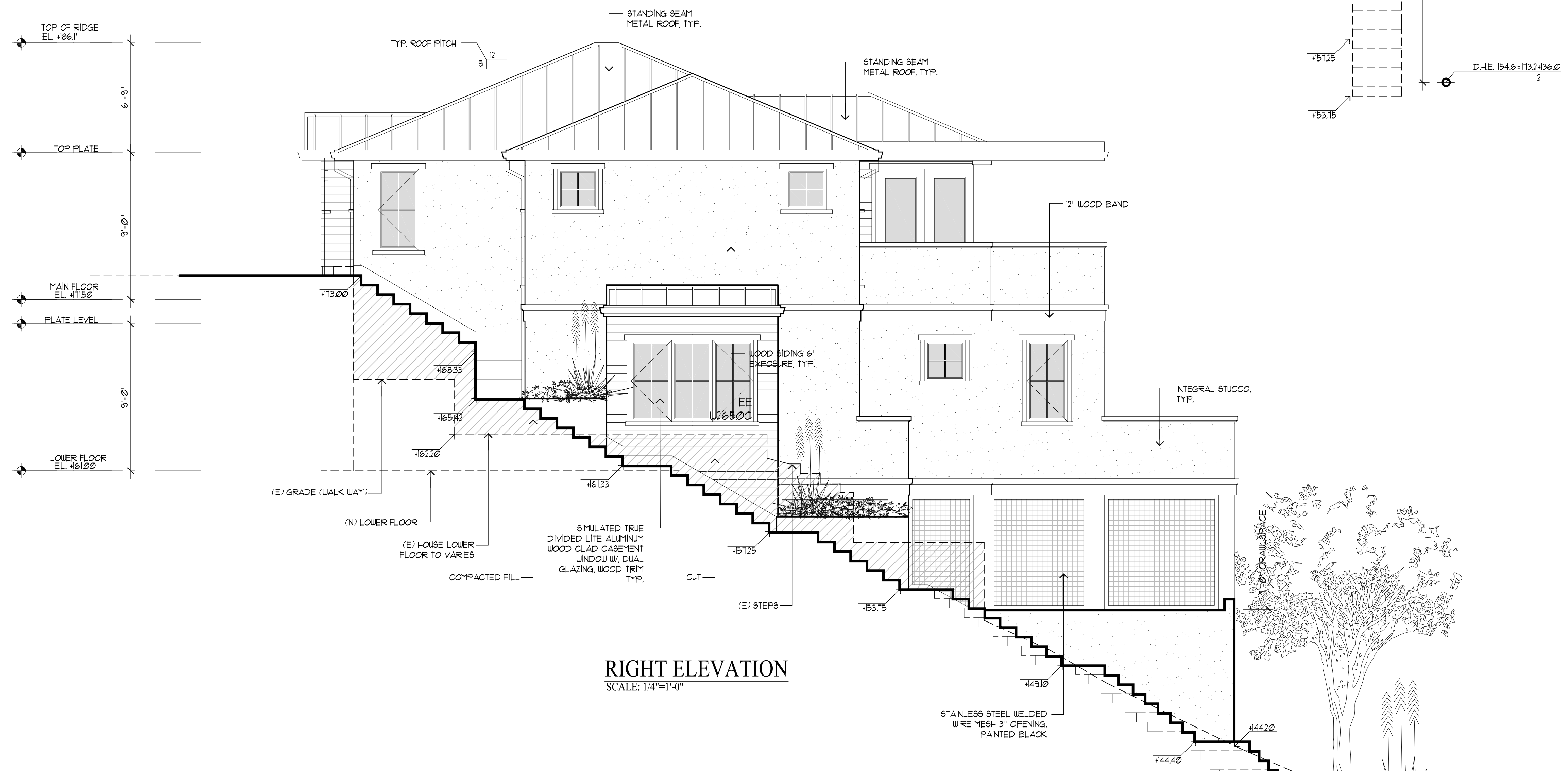
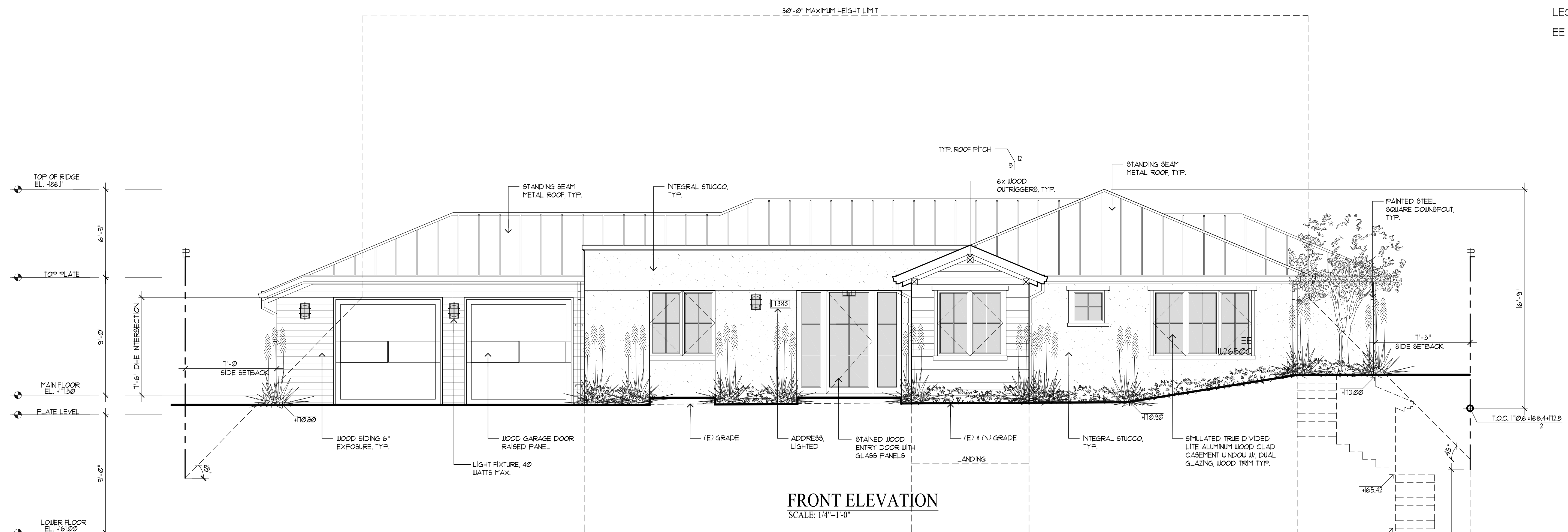
A.3.2

OF SHEETS

CHU DESIGN ASSOCIATES INC.
2110 INDUSTRIAL RD. SUITE 205
SAN CARLOS, CALIFORNIA 94070
TEL: (650) 345-9286 EXT. 1001

A technical drawing of a mechanical part, possibly a gear or a pulley, with a compass and pencil. The drawing is a cross-section showing concentric circles and a central shaft. A compass is used to draw the circles, and a pencil is used to draw the shaft. The drawing is a technical illustration of a mechanical part.

[illegible]

[illegible]

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SAN CARLOS, CALIFORNIA 94070
TEL: (650) 345-9286 EXT. 1001

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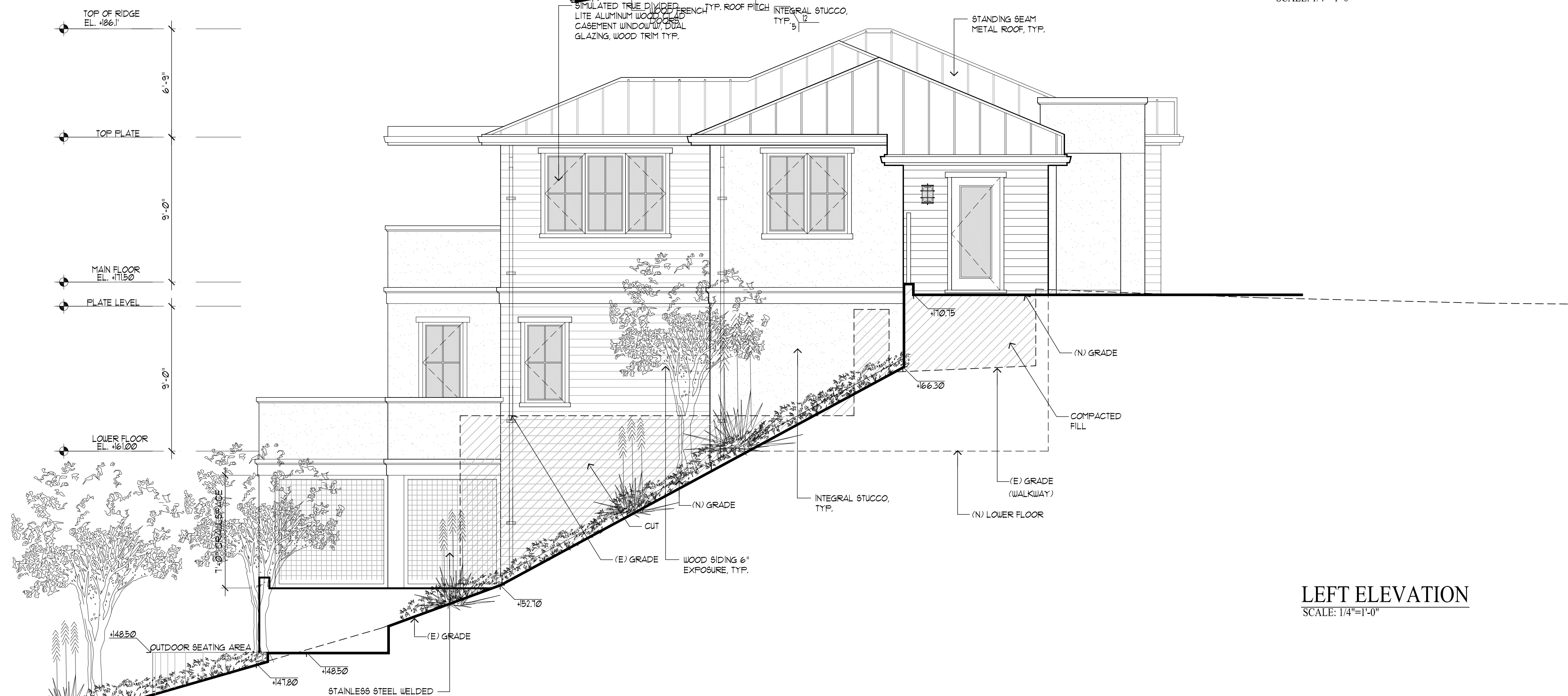
NEW RESIDENCE
1385 HILLSIDE CIRCLE LOT 1
BURLINGAME, C.A.
A.P.N.: 000-000-000

DATE:	10/26/22
SCALE:	AS NOTED
DRAWN:	MC
JOB:	
SHEET NO	

A.4



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



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

[illegible]

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NEW RESIDENCE
1385 HILLSIDE CIRCLE LOT 1
BURLINGAME, C.A.
A.P.N.: 000-000-000

DATE:	10/26/22
SCALE:	AS NOTED
DRAWN:	MC
JOB:	
SHEET NO.	
A.5	
OF SHEETS	



Clean Water. Healthy Community.

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

- ☐ 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.

- ❑ 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.

- ❑ 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.

- ❑ 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.

- ❑ 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.

- ❑ 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).

A black and white line drawing showing four workers in overalls and hard hats laying a long, narrow concrete drainage ditch. One worker is standing on the left, another is walking towards the ditch, and two others are working on the right side, one using a tool to shape the ditch. The ditch is being laid in a field with some vegetation and a fence in the background.

- ❑ 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.

- ☐ 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.

- ❑ 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.

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

- ❑ 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.

- ❑ 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.

- ❑ 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.

- ❑ 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.

- ❑ 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!

[illegible]

CITIC DESIGN ASSOCIATES INC.
2210 INDUSTRIAL RD. SUITE 205
SAN CARLOS, CALIFORNIA 94070
TEL: (650) 345-9286 EXT. 1001

A technical drawing of a mechanical part, possibly a gear or a pulley, with a compass and a pencil. The drawing shows a circular part with a central hole and a smaller hole on the right side. A compass is used to draw the outer circle, and a pencil is used to draw the inner circle. The drawing is a cross-section view, showing the internal structure of the part.

any part thereof shall be copied, disclosed or used in connection with any work or project other than the specified project for which they have been prepared and developed without the written consent of CHU DESIGN ASSOCIATES, INC. Visual contact with these plans or specifications shall constitute conclusive evidence of acceptance to these restrictions.

1385 HILLSIDE CIRCLE LOT 1
BURLINGAME, C.A.
A.P.N.: 000-000-000

10/26/22
AS NOTED
MC

N.1

A	$20^1-6^{II} \times 10^1-6^{II}$	=	215.25 SF
B	$26^1-6^{II} \times 20^1-6^{II}$	=	543.25 SF
C	$9^1-0^{II} \times 33^1-0^{II}$	=	297.00 SF
D	$25^1-0^{II} \times 26^1-0^{II}$	=	650.00 SF
E	$15^1-0^{II} \times 8^1-0^{II}$	=	120.00 SF

PI 25'-0" x 6'-0" =
(PORCH) 150.00 SF < 200 SF = 0 SF

TOTAL MAIN FLR AREA: = 1825.50 SF

A	$9^{\circ}-0^{\prime \prime} \times 5^{\circ}-0^{\prime \prime}$	=	45.00 SF
B	$10^{\circ}-6^{\prime \prime} \times 10^{\circ}-6^{\prime \prime}$	=	110.25 SF
C	$9^{\circ}-0^{\prime \prime} \times 5^{\circ}-0^{\prime \prime}$	=	45.00 SF
D	$51^{\circ}-6^{\prime \prime} \times 28^{\circ}-6^{\prime \prime}$	=	1,467.15 SF
E	$10^{\circ}-0^{\prime \prime} \times 5^{\circ}-6^{\prime \prime}$	=	55.00 SF
F	$19^{\circ}-6^{\prime \prime} \times 7^{\circ}-0^{\prime \prime}$	=	136.50 SF
H	$9^{\circ}-0^{\prime \prime} \times 12^{\circ}-6^{\prime \prime}$	=	112.50 SF

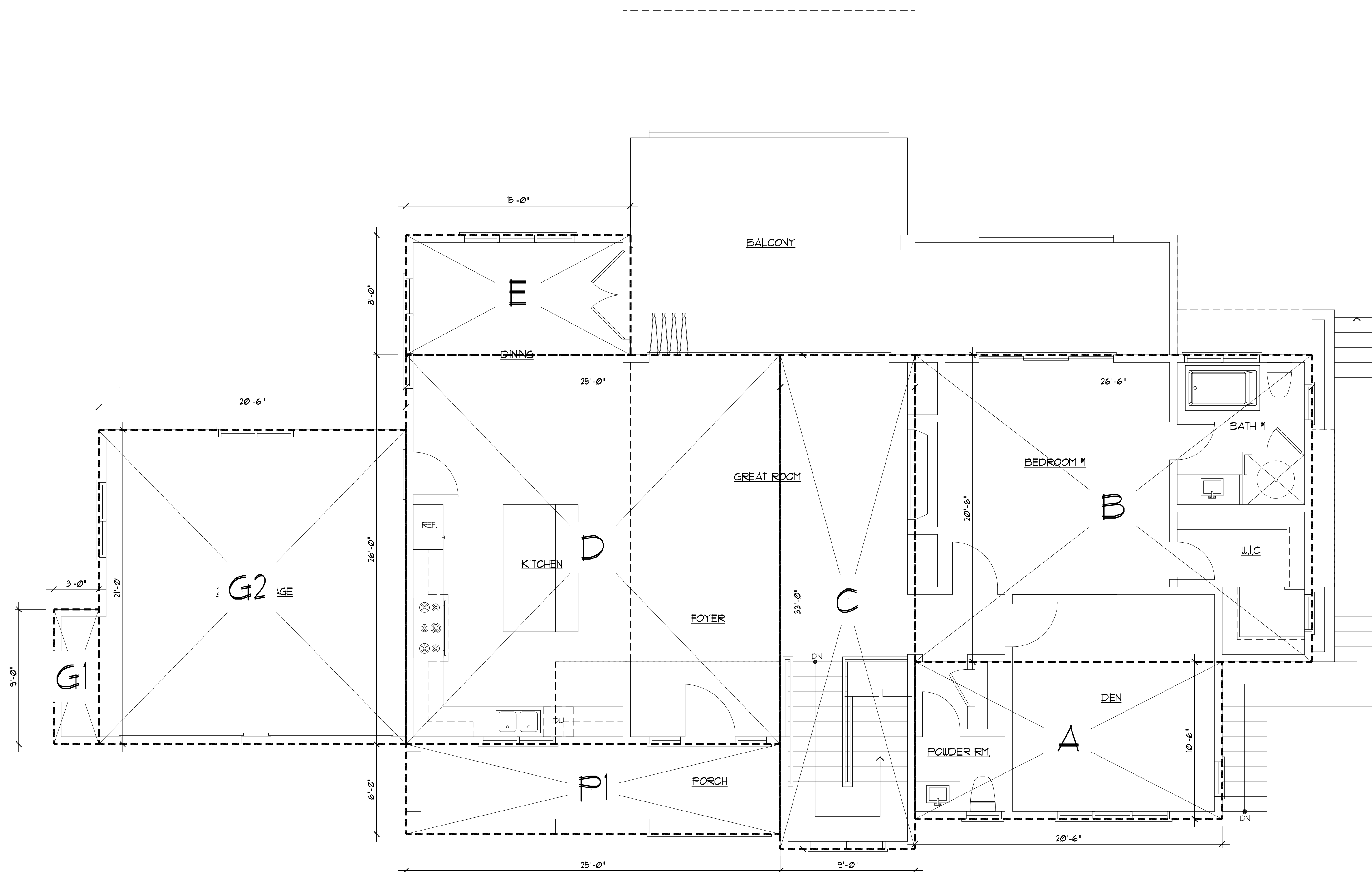
TOTAL LOWER FLR AREA: = 1,972.00 SF

G1	3'-0" x 9'-0"	=	27.00 SF
G2	20'-6" x 21'-0"	=	430.50 SF

TOTAL GARAGE AREA: = 457.50 SF

MAIN FLR AREA:	+	1,825.50 SF
LOWER FLOOR AREA:	+	1,972.00 SF
GARAGE:		457.50 SF

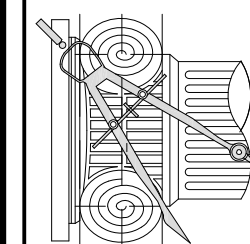
4,255.00 SF



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

[illegible]

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




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NEW RESIDENCE
1385 HILLSIDE CIRCLE LOT 1
BURLINGAME, C.A.
A.P.N.: 000-000-000

DATE:	10/26/22
SCALE:	AS NOTED
DRAWN:	MC
JOB:	
SHEET NO	

AC.1

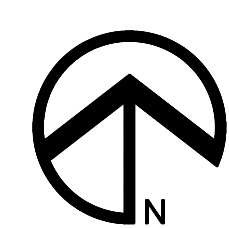
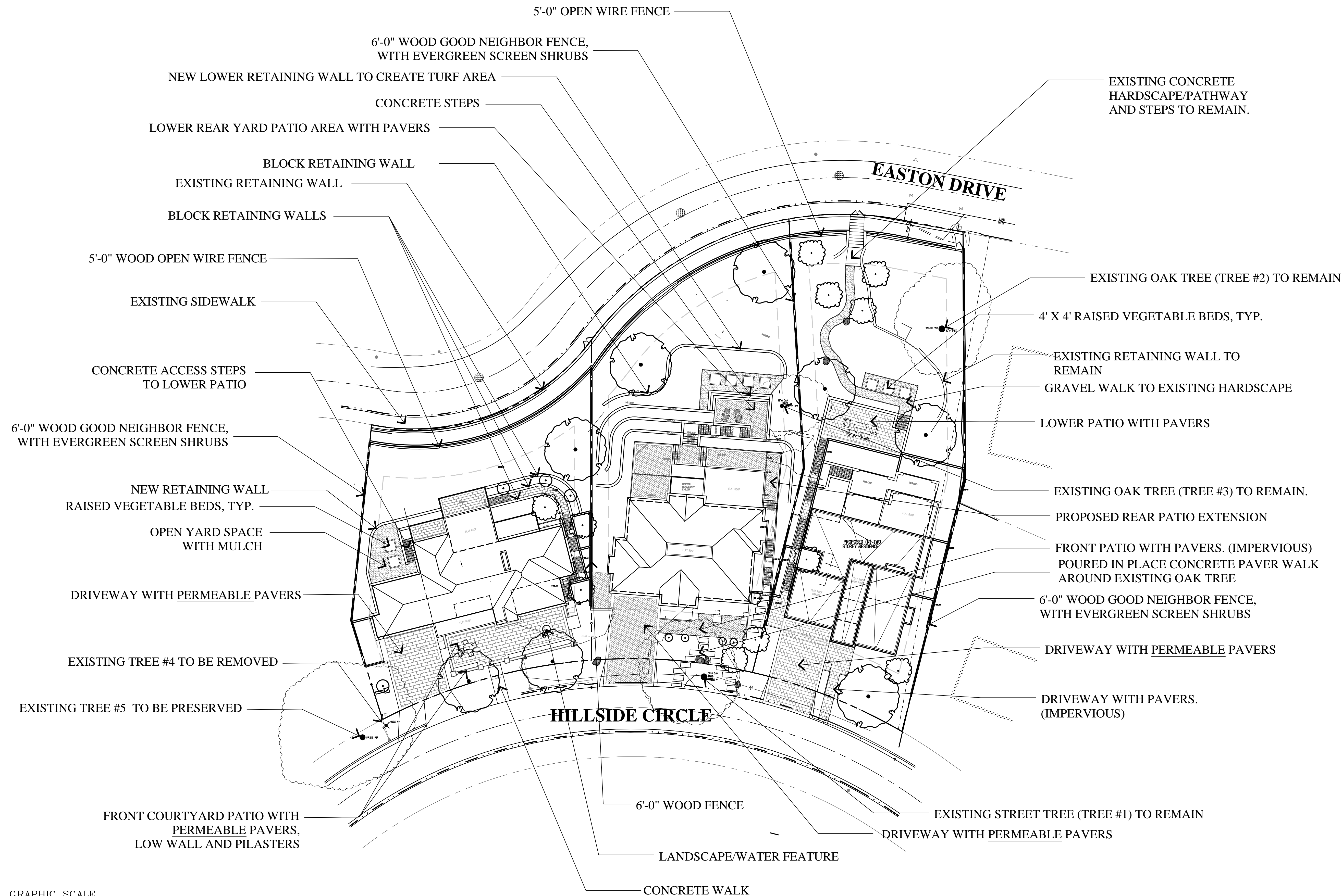


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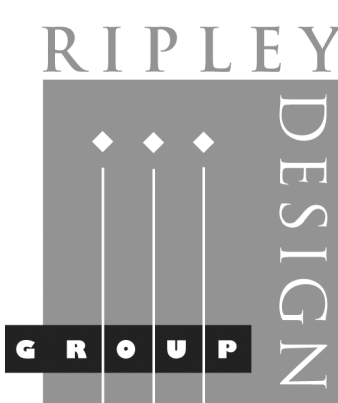
NEW RESIDENCE
1385 HILLSIDE CIRCLE LOT 1
BURLINGAME, C.A.
A.P.N.: 000-000-000

AC.2

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



GRAPHIC SCALE
0 20 40 60
(IN FEET)
1 inch = 20 ft.



LANDSCAPE ARCHITECTURE
LAND PLANNING
1615 BONANZA STREET
SUITE 314
WALNUT CREEK, CA 94596
TEL: 925.938.7377
FAX: 925.938.7436



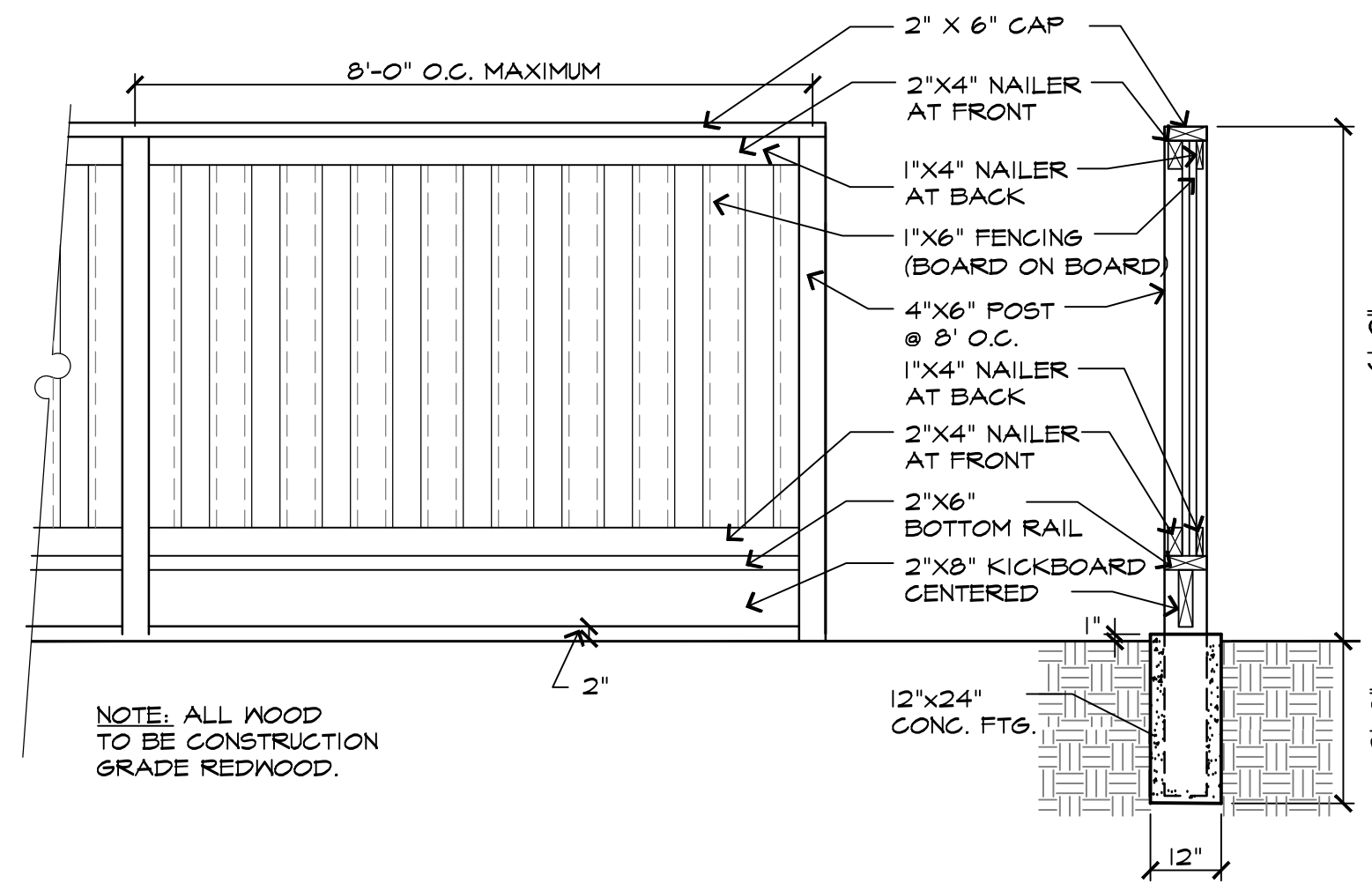
1385 Hillside Circle

Burlingame, California

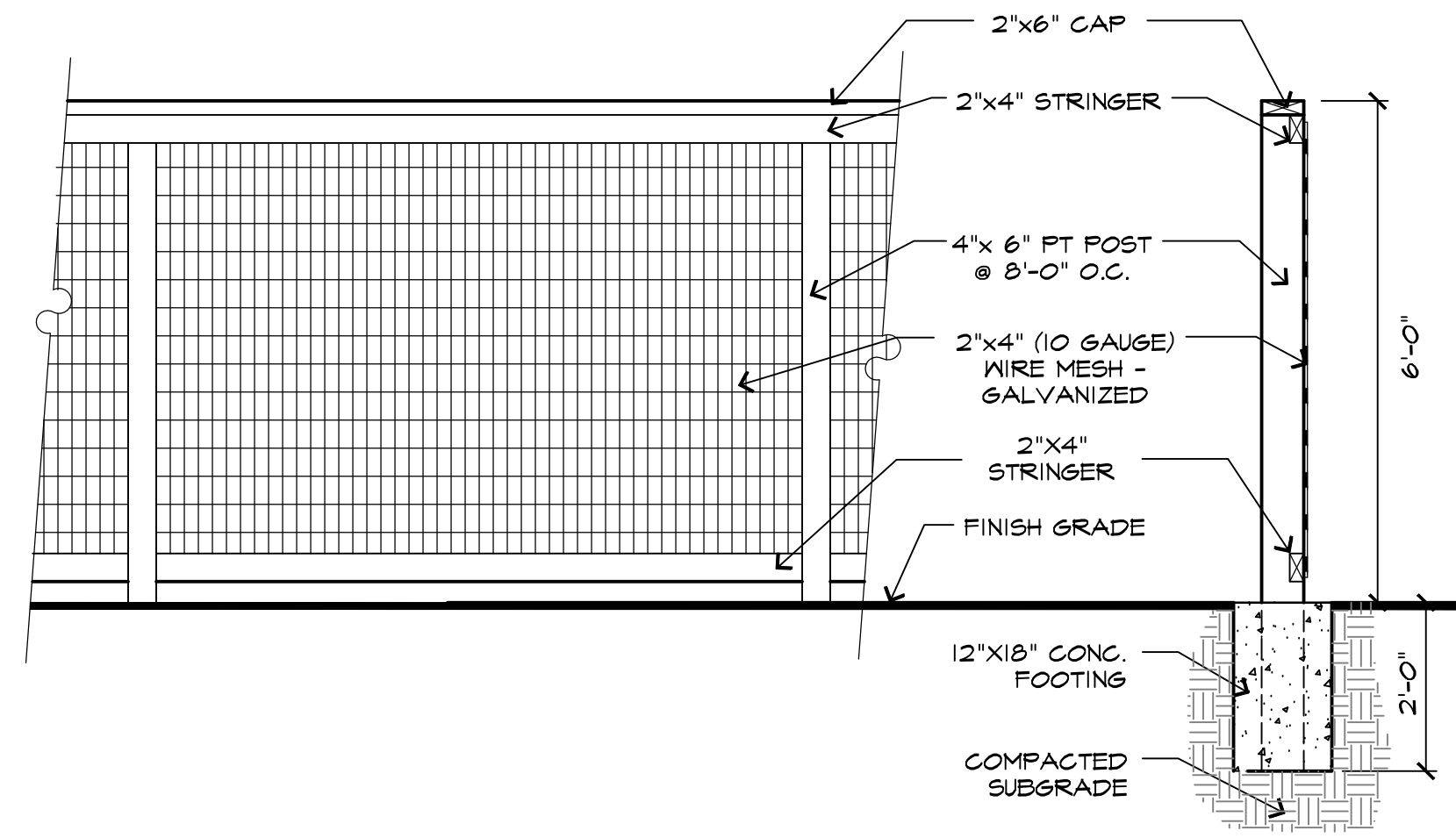
Preliminary Landscape Plan

May 2025

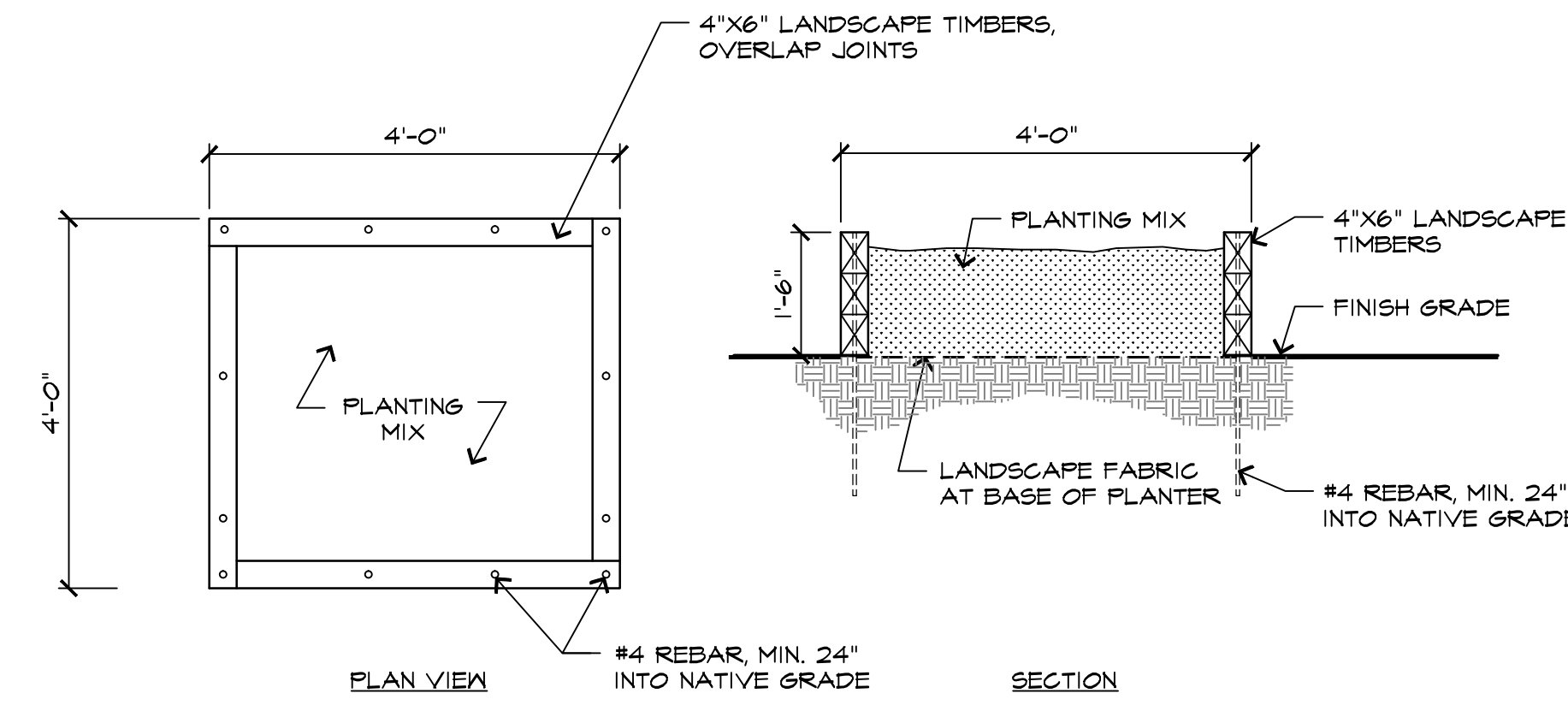
L1



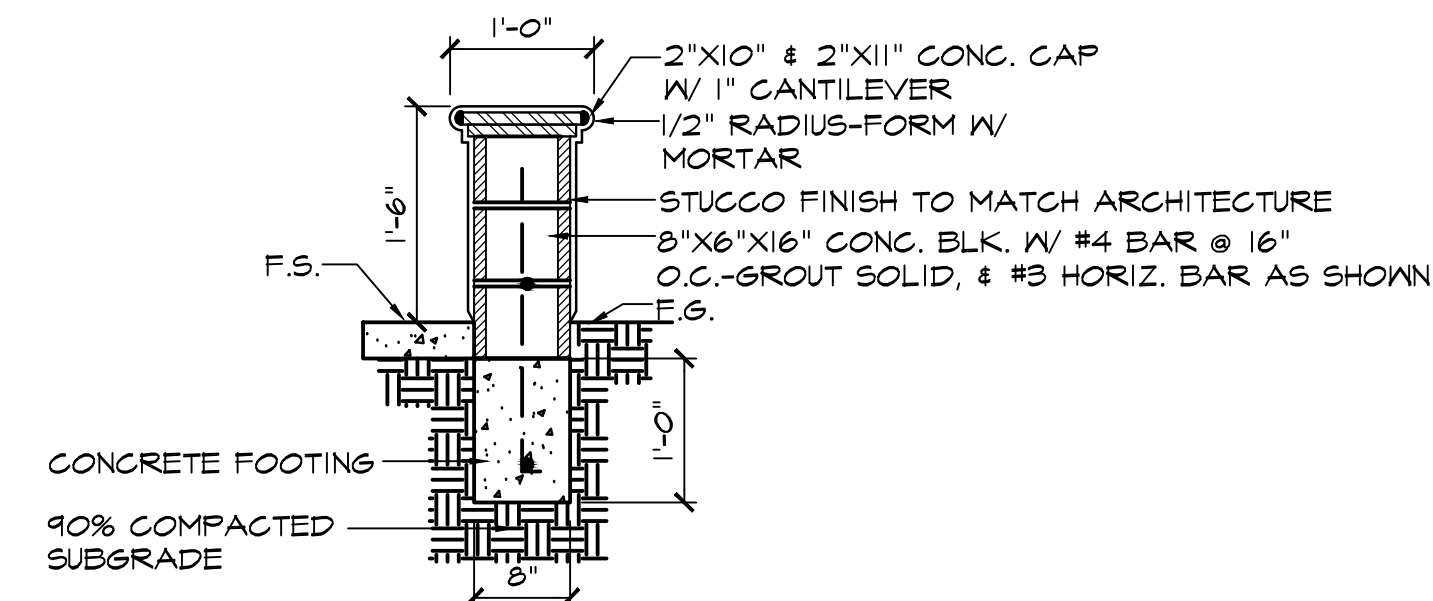
WOOD FENCE W/KICKERBOARD SCALE: 1/2" = 1'-0"



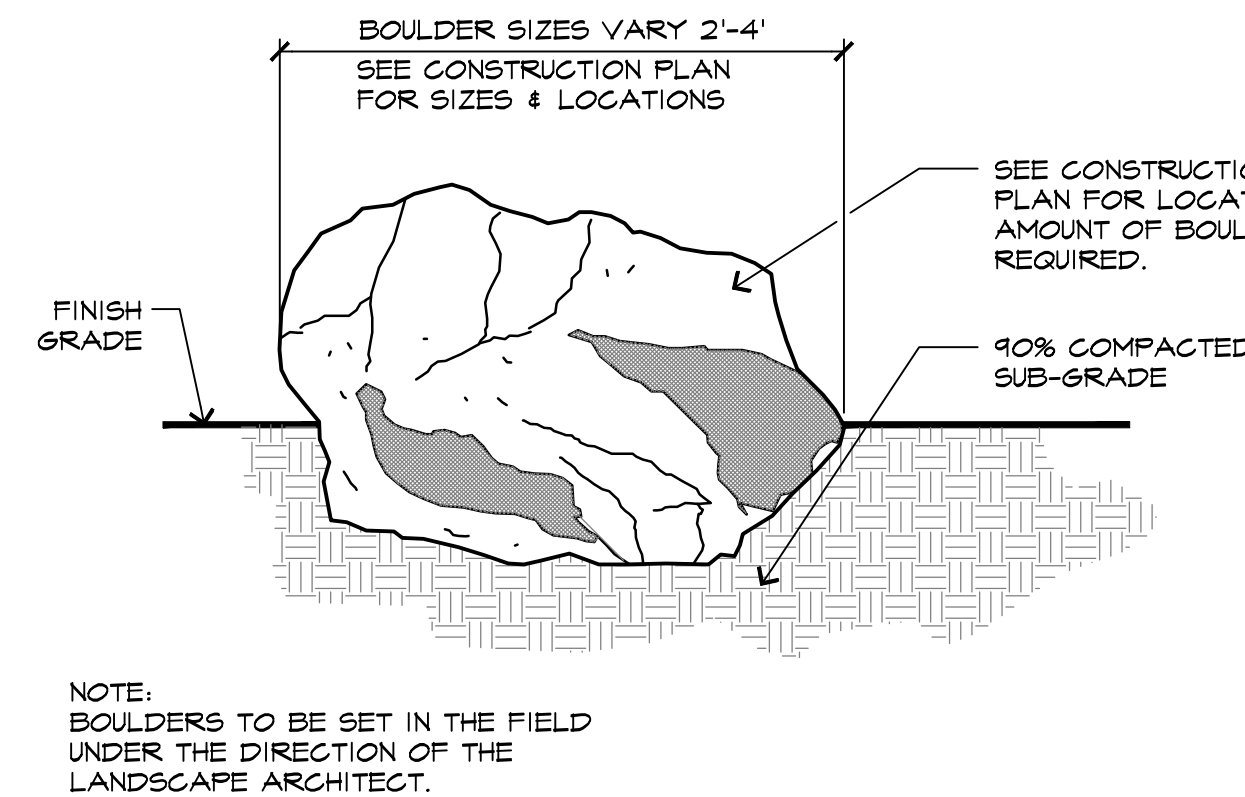
OPEN WIRE FENCE



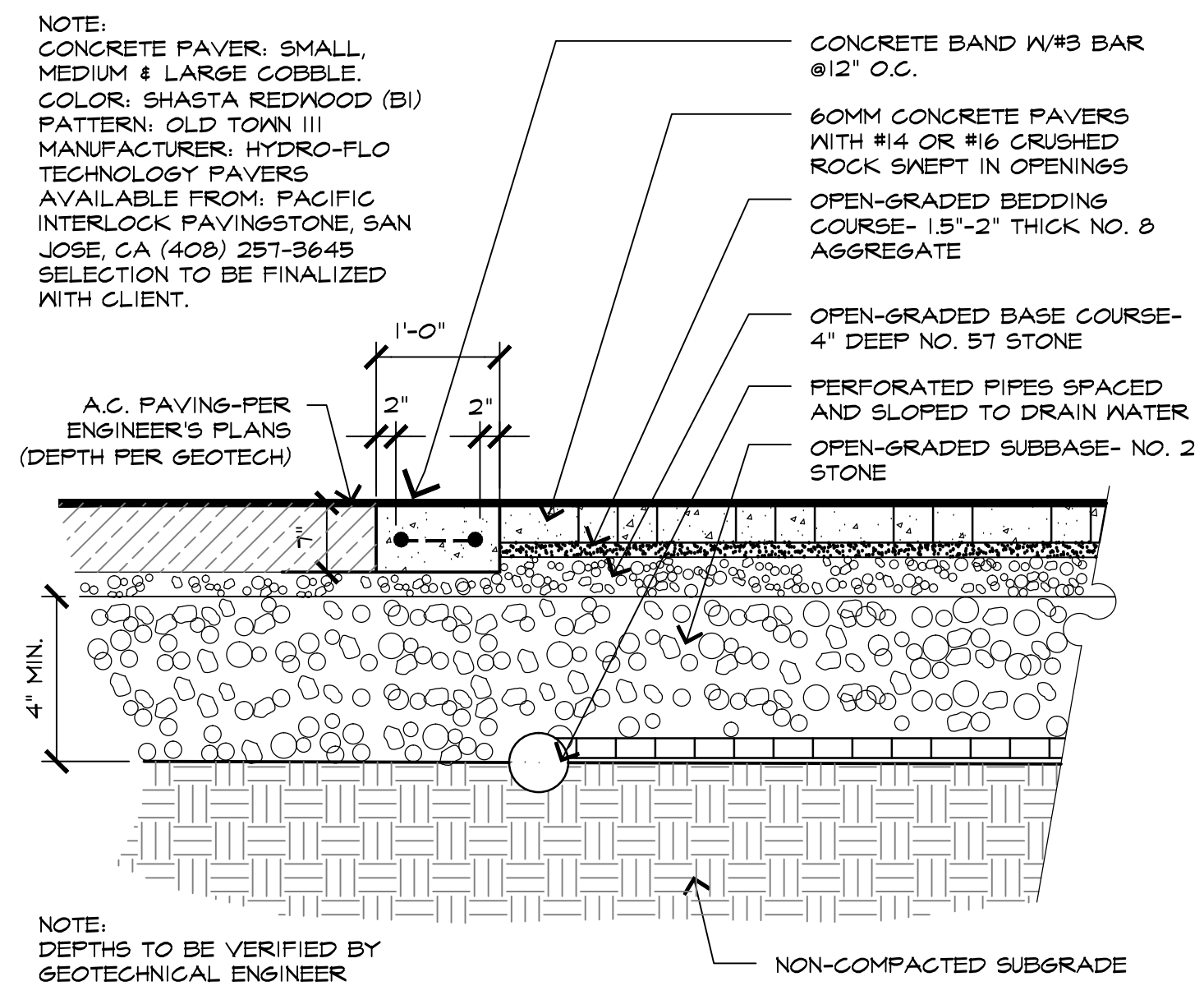
RAISED PLANTER



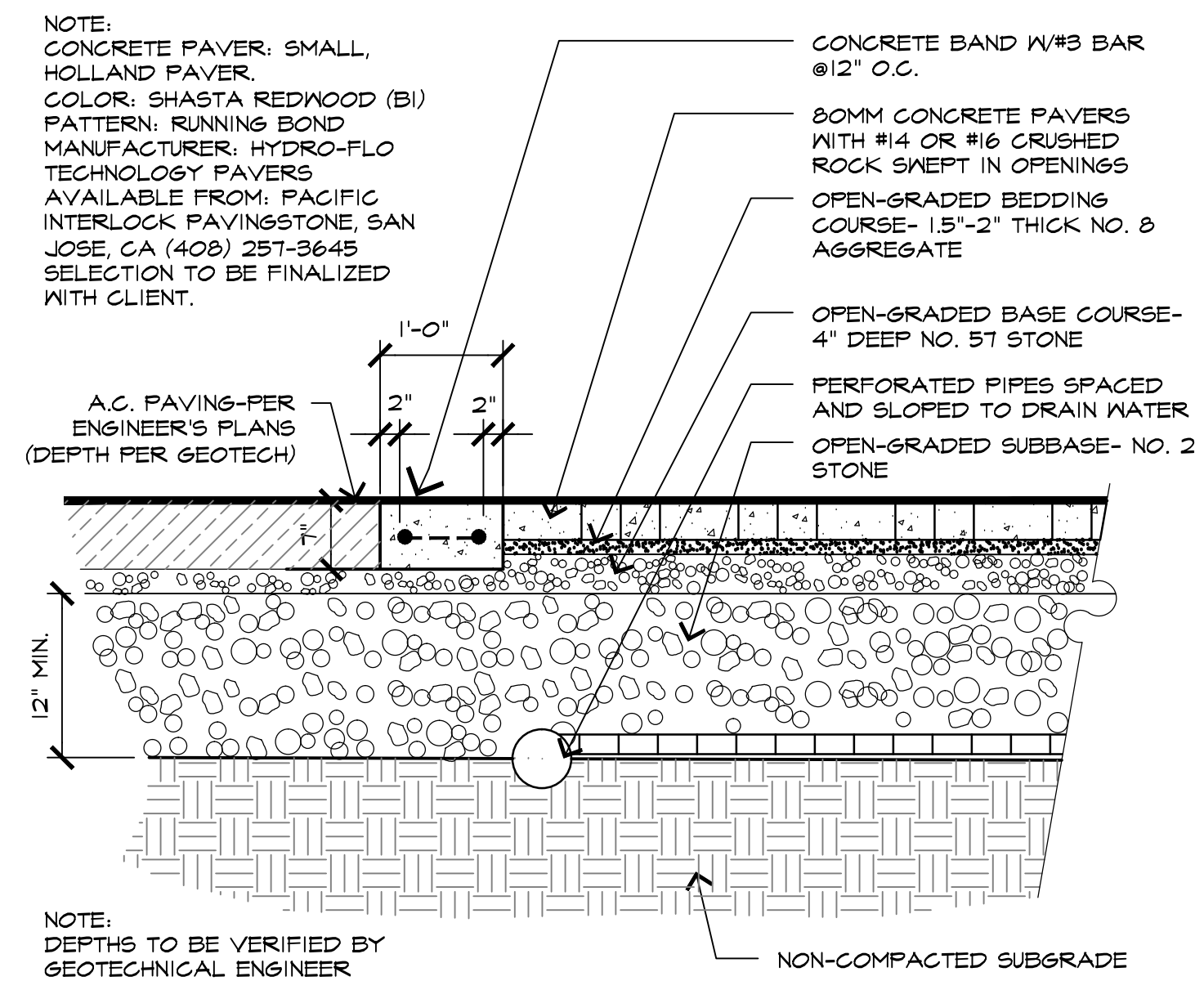
18" STUCCO WALL



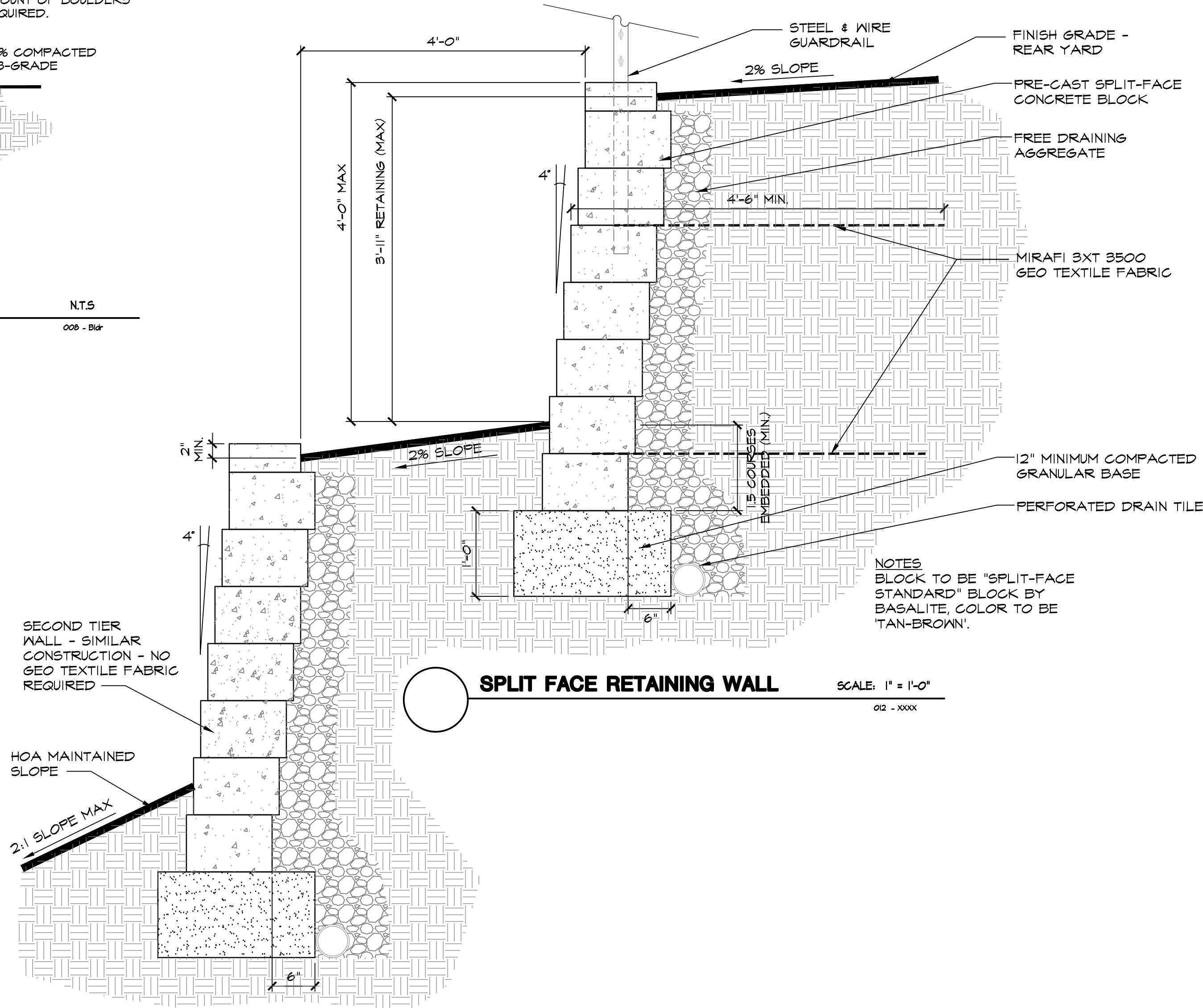
BOULDER INSET FINISHED GRADE



PERMEABLE PEDESTRIAN WALK SCALE: 3/4" = 1'-0"



PERMEABLE VEHICULAR PAVING SCALE: 3/4" = 1'-0"


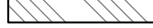
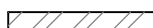
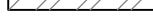




SPLIT FACE RETAINING WALL SCALE: 1" = 1'-0"

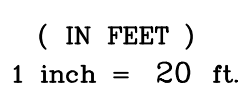


SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
TREES				
ACE BUE	ACER BUERGERIANUM	TRIDENT MAPLE	24" BOX	LOW
ACE 'B.G.'	ACER PALMATUM 'BLOOD GOOD'	JAPANESE MAPLE	15 GALLON	LOW
ARB 'MAR'	ARBRUTUS 'MARINA'	MARINA MADRONE	24" BOX	LOW
CRP OCC	CERIS OCCIDENTALIS	WESTERN REDBUD	15 GALLON	LOW
GIN 'P.S.'	GINO S. 'PRINCETON' SENTRY	MAIDENHAIR TREE	24" BOX	LOW
LAG IND	LAGERSTROEMIA INDICA	CRAPE MYRTLE	15 GALLON	LOW
OLE 'S.H.'	OLEA EUROPAEA 'SWAN HILL'	FRUITLESS OLIVE	24" BOX	LOW
PYR KAW	PYRUS KAWAKAMII	EVERGREEN PEAR	24" BOX	MEDIUM
SHRUBS				
ABU 'HYB'	ABUTILON 'HYBRID'	FLOWERING MAPLE	5 GALLON	LOW
ANI 'B.R.'	ANIGOZANTHOS 'BUSH RANGER'	KANGAROO PAW	1 GALLON	LOW
ARC 'H.M.'	ARCTOSTAPHYLOS 'HOWARD MCMINN'	MANZANITA	5 GALLON	LOW
BUD 'B.K.'	BUDDELEJA DAVIDII 'BLACK KNIGHT'	BUTTERFLY BUSH	5 GALLON	LOW
BUD 'DWF'	BUDDELEJA DAVIDII 'LOW AND BEHOLD'	DWARF BUTTERFLY BUSH	1 GALLON	LOW
CHO TEC	CHONDROPETALUM TECTORUM	WAXY CAPE RUSH	5 GALLON	LOW
CIS HYB	CISTUS HYBRIDUS	ROCKROSE	5 GALLON	LOW
DAP 'AUR'	DAPHNE O. 'AUROMARGINATA'	WINTER FLOWERING DAPHNE	5 GALLON	LOW
DIE BIC	DIETES BICOLOR	FORTNIGHT LILY	1 GALLON	LOW
DIE IRI	DIETES IRIODOIDES	FORTNIGHT LILY	1 GALLON	LOW
ERI KAR	ERIGERON KARVINSKIANUS	SANTA BARBARA DAISY	1 GALLON	LOW
ERY 'B.M.'	ERYSIMUM 'BOWLES MAUVE'	MAUVE CLUSTERS	1 GALLON	LOW
EYO 'G.S.'	EUONYMUS J. 'GREEN SPIRE'	GREEN SPIRE EUONYMUS	5 GALLON	LOW
EYO 'MIC'	EUONYMUS J. 'MICROPHYLLUS'	BOXLEAF EUONYMUS	5 GALLON	LOW
EUR 'MUN'	EUYRUPS P. 'MUNCHKIN'	DWARF EUYRUPS	1 GALLON	LOW
FEI SEL	FEOUDA SELLOWIANA	PINEAPPLE GUAVA	5 GALLON	LOW
FES GLA	FESTUCA GLAUCA	BLUE FESCUE	1 GALLON	LOW
FES MAI	FESTUCA MAIREII	ATLAS FESCUE	1 GALLON	LOW
GRE 'NOE'	GREVILLEA 'NOELLI'	WOOLY GREVILLEA	5 GALLON	LOW
JUN 'MED'	JUNIPERUS S. 'MEDORA'	COLUMNAR JUNIPER	5 GALLON	LOW
LAV 'MUN'	LAVANDULA 'MUNSTEAD'	MUNSTEAD LAVENDER	1 GALLON	LOW
LAN 'MON'	LANTANA MONTEVIDEENSIS	TRAILING LANTANA	5 GALLON	LOW
LAV MAR	LAVATERA MARITIMA	TREE MALLOW	5 GALLON	LOW
LIG 'TEX'	LIGUSTRUM J. 'TEXANUM'	WAX LEAF PRIVET	5 GALLON	LOW
LIM PER	LIMONIUM PEREZEI	SEA LAVENDER	1 GALLON	LOW
LIR 'GIG'	LIRIOPE 'GIAGANTEA'	GIANT LILY TURF	1 GALLON	LOW
LOR 'P.P.'	LOROPETALUM C. 'PURPLE PIXIE'	DWARF CHINESE FRINGE FLR	5 GALLON	LOW
LOR MYR	MYRTUS C. 'COMPACTA'	DWARF MYRTLE	5 GALLON	LOW
NAN 'G.S.'	NANDINA D. 'GULF STREAM'	HEAVENLY BAMBOO	1 GALLON	LOW
NAN 'H.D.'	NANDINA D. 'HARBOR DWARF'	DWARF HEAVENLY BAMBOO	1 GALLON	LOW
OLE 'L.O.'	OLEA E. 'LITTLE OLLIE'	DWARF OLIVE	5 GALLON	LOW
PHO 'B.A.'	PORPHYRIUM 'BLACK ADDER'	NEW ZEALAND FLAX	5 GALLON	LOW
PHO 'P.D.'	PHORADENDRON 'DARK DELIGHT'	NEW ZEALAND FLAX	5 GALLON	LOW
PHO 'M.Q.'	PORPHYRIUM 'MAORI QUEEN'	NEW ZEALAND FLAX	5 GALLON	LOW
PIT 'S.S.'	PITTIOSPORUM T. 'SILVER SHEEN'	SILVER SHEEN TIBORA	5 GALLON	LOW
PRU 'B&T'	PRUNUS 'BRIGHT AND TIGHT'	B & T LAUREL	5 GALLON	LOW
RHA 'MSB'	RAMNUS CAL. 'MOUNT SAN BRUNO'	ROSEBERRY	5 GALLON	LOW
RHA 'MIN'	RHAPHIS UMBELLATA 'MINOR'	DWARF YEDDO HAWTHORN	5 GALLON	LOW
ROS 'T.B.'	ROSMARINUS O. 'TUSCAN BLUE'	COFFEEBERRY	5 GALLON	LOW
SOL HET	SOLLIA HETEROPHYLLA	AUSTRALIAN BLUEBELL	5 GALLON	LOW
STA BYZ	STACHYS BYZANTINA	LAMB'S EARS	1 GALLON	LOW
TEU CHA	TEUCRIUM CHAMAEADRYS	WALL GERMANDER	1 GALLON	LOW
VIB 'S.B.'	VIBURNUM L. 'SPRING BOUQUET'	SPRING BOUQUET VIBURNUM	5 GALLON	LOW
WE 'G.R.F.'	WEINMANNIA F. 'GREY BOX'	DWARF COAST ROSEMARY	5 GALLON	LOW
WES 'W.H.'	WESTRINGIA F. 'WYNNABIE HIGHLIGHT'	COAST ROSEMARY	5 GALLON	LOW
XYL 'COM'	XYLOSMA C. 'COMPACTA'	COMPACT XYLOSMA	5 GALLON	LOW

GROUNDCOVERS

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

1. ALL TREES SHALL BE PLANTED AND STAKED PER CITY STANDARDS.
2. TREES BE PLANTED WITHIN 3' OF HARDSCAPE ELEMENTS, SHALL HAVE A LINEAR ROOT BARRIER INSTALLED ADJACENT TO THE HARDSCAPE ELEMENT AT TIME OF TREE PLANTING.
3. LANDSCAPE AND IRRIGATION SHALL COMPLY WITH CITY'S CURRENT WATER-EFFICIENT LANDSCAPE ORDINANCE.
4. ALL PLANTING AREAS SHALL BE AUTOMATICALLY IRRIGATED PER CITY STANDARDS, USING LOW-FLOW SPRAY, BUBBLERS OR DRIP METHODS.
5. ALL PLANTING AREAS SHALL BE MULCHED TO A MINIMUM DEPTH OF 3".





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



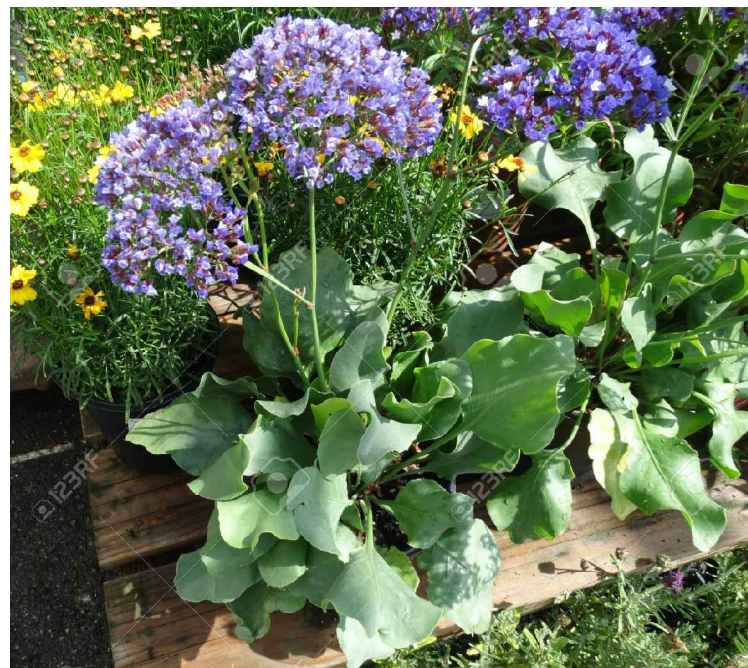
CERCIS OCCIDENTALIS
WESTERN REDBUD



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



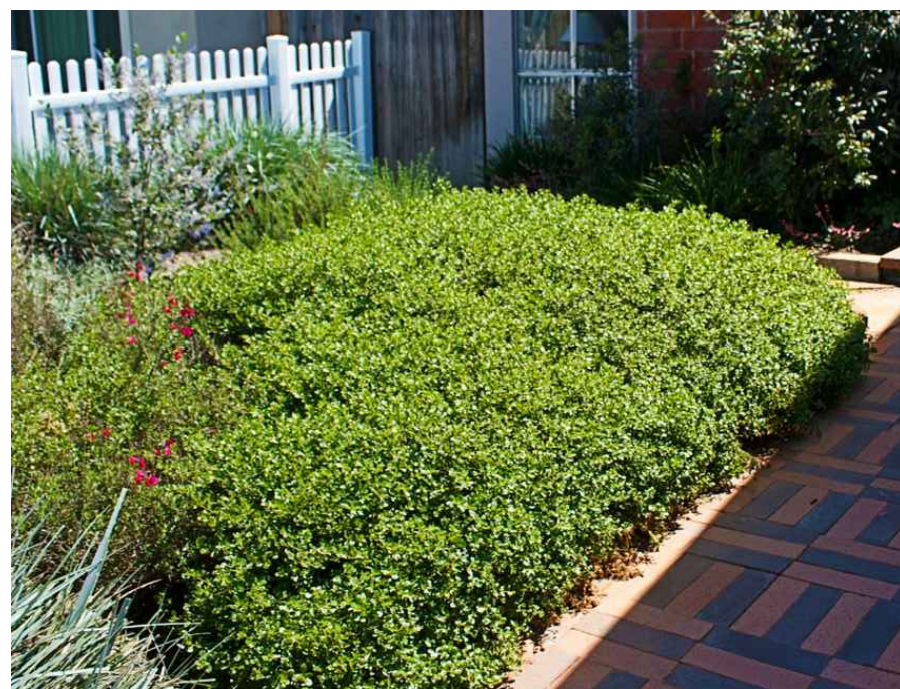
RHAMNUS CALIFORNICA 'EVE CASE'
COFFEEBERRY



ACER BERGERANUM
TRIDENT MAPLE



LAGERSTROEAMA INDICA 'CATAWBA'
PURPLE CRAPE TREE



BACCHARIS PIULARIS 'PIGEON POINT'
DWARF COYOTE BRUSH



CISTUS SKANBERGII
PINK CORAL ROCKROSE



GREVILLEA 'NOELLI'
NOEL'S GREVILLEA



FELIOA SELLOWIANA
PINEAPPLE GUAVA



LAVATERA MARITIMA
TREE MALLOW



LAVANDULA A. MUNSTEAD'
DWARF ENGLISH LAVENDER



STACHY'S BYZANTINA
LAMBS EAR



LIRIOPE GIGANTEA
GIANT LILY TURF



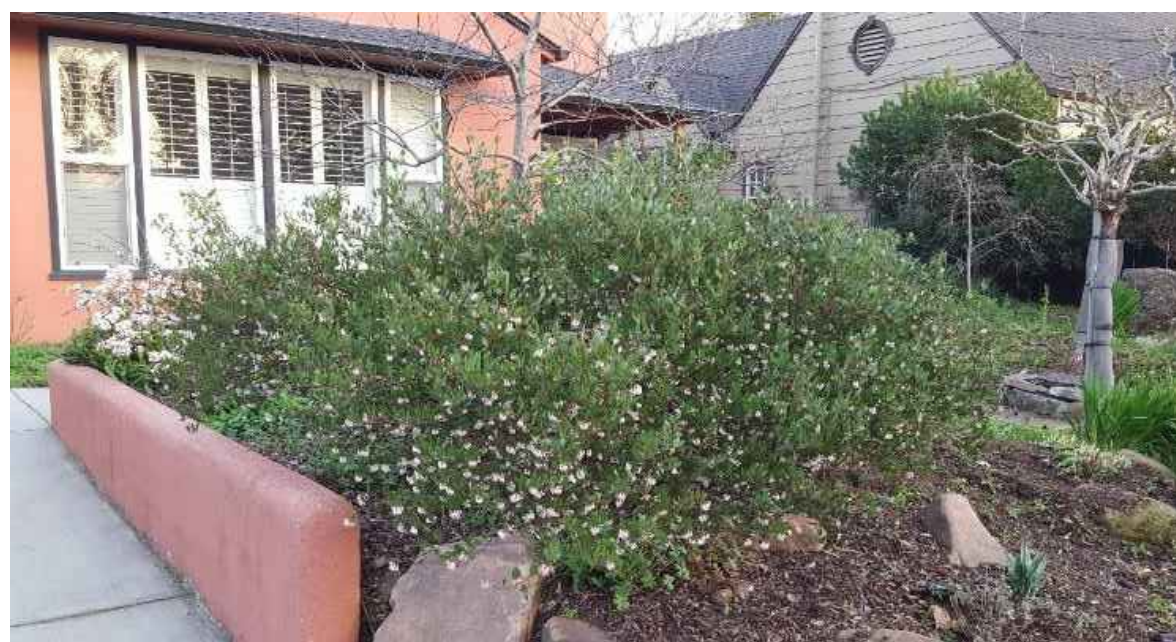
DIETES IRIDIODES
AFRICAN ISIS



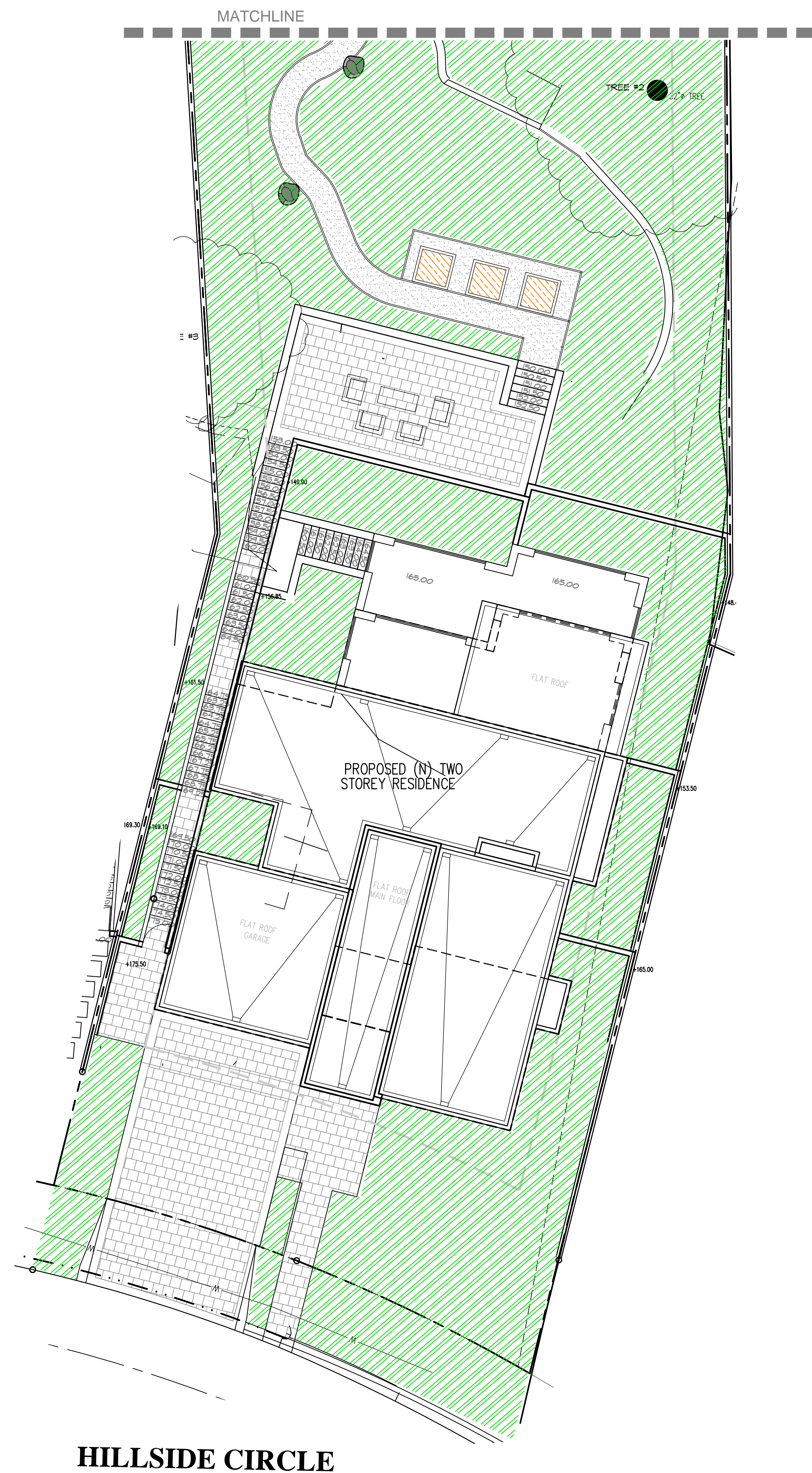
OLEA E. 'LITTLE OLLIE'
DWARF OLIVE



LANTANA MONTEVIDENSIS 'SELLOWIANA'
PURPLE TRAILING LANTANA



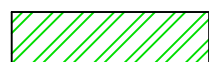
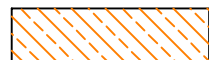
ARCTOSTAPHYLOS 'HOWARD MICMINN'
MANZANITA

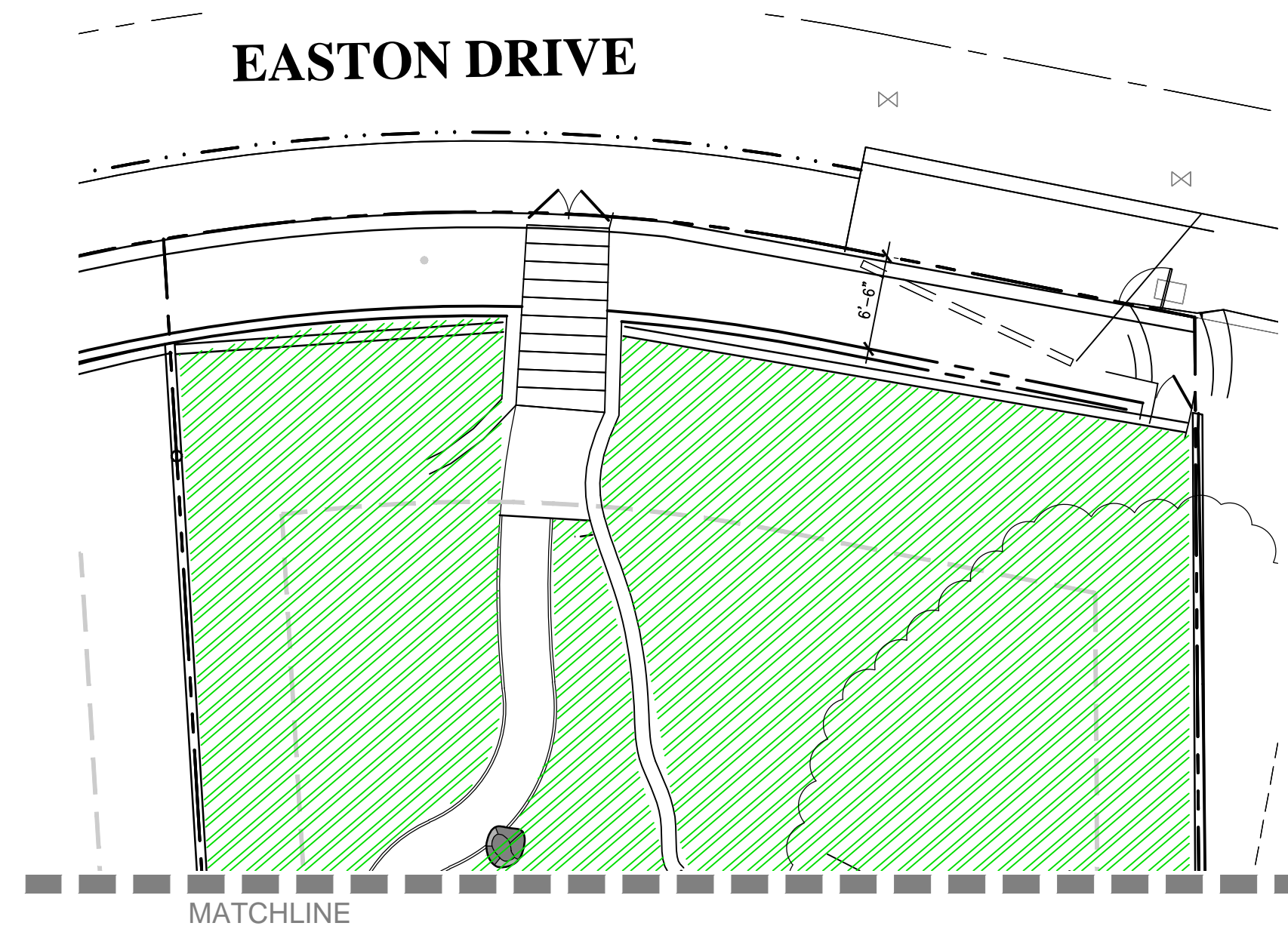


WATER BUDGET CALCULATIONS:
















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	

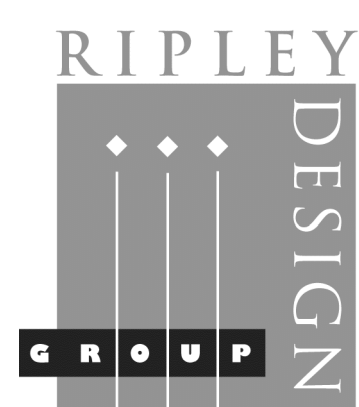
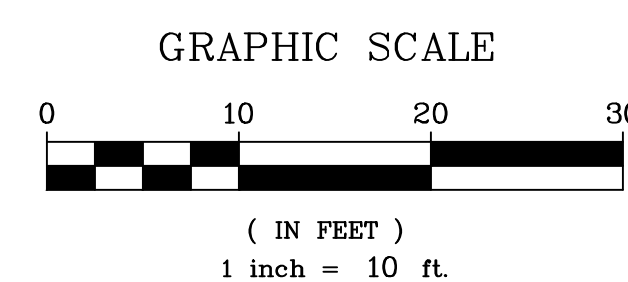
LANDSCAPE HYDROZONE LEGEND

-  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
	IRRIGATION WATER METER	-BY OTHER SECTION OF CONTRACT		
	3/4" IRRIGATION SUBMETER	-HUNTER-HC-075-FLOW		
	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	
	ELECTRICAL CONDUIT	-1120/SCHEDULE 40 PVC PIPE	-24" COVER	
	SLEEVING	-1120/SCHEDULE 40 PVC PIPE	-24" COVER	
	CONTROLLER STATION NUMBER	NOTE: EQUIVALENT SUBSTITUTIONS ACCEPTABLE		
	CONTROL VALVE SIZE			
	IRRIGATED AREA			



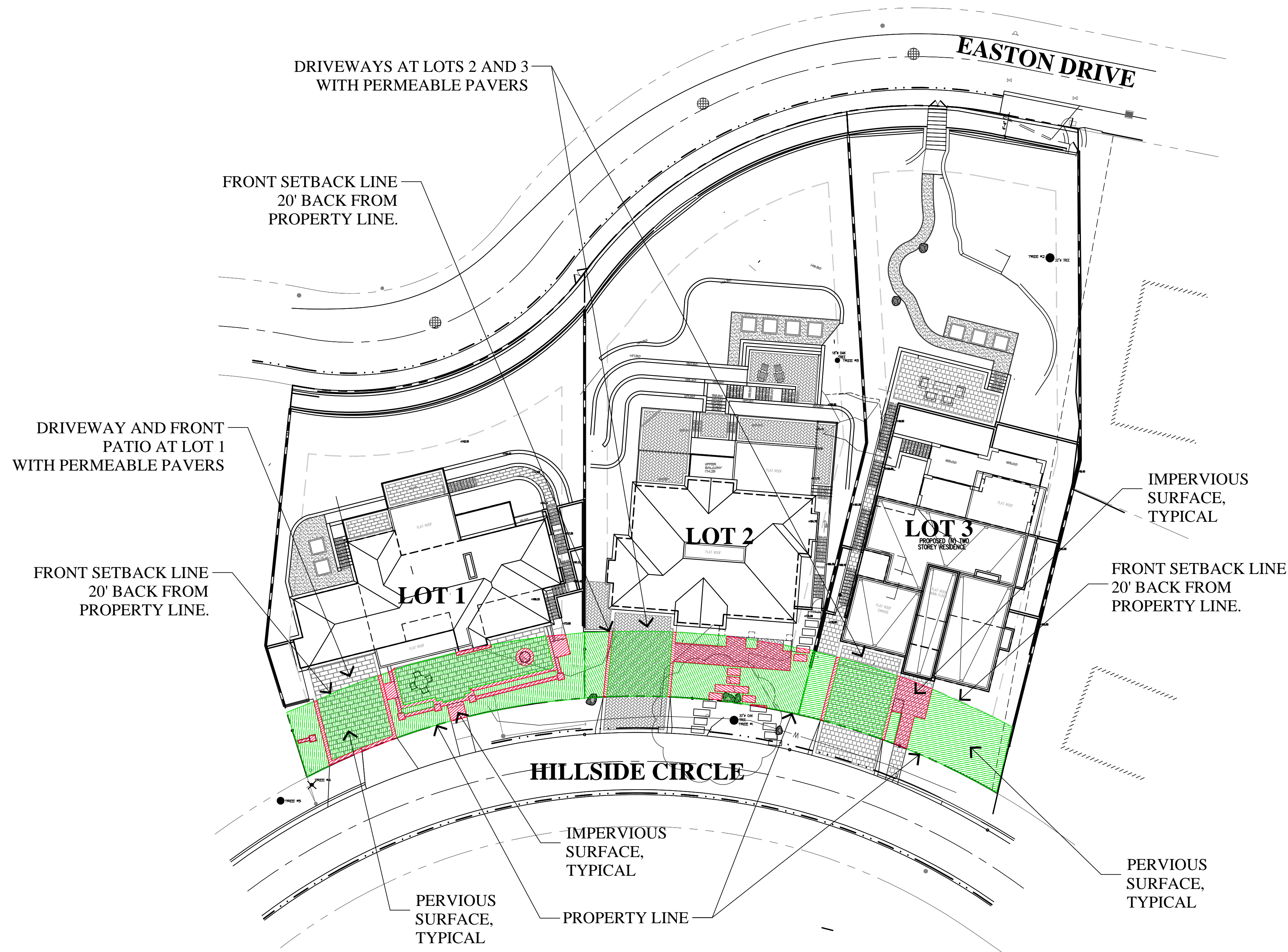
LANDSCAPE ARCHITECTURE
LAND PLANNING
1615 BONANZA STREET
SUITE 314
WALNUT CREEK, CA 94596
TEL: 925.938.7377
FAX: 925.9387436

Hydrozone/Preliminary Typical Irrigation

1385 Hillside Circle
Burlingame, California

May 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:

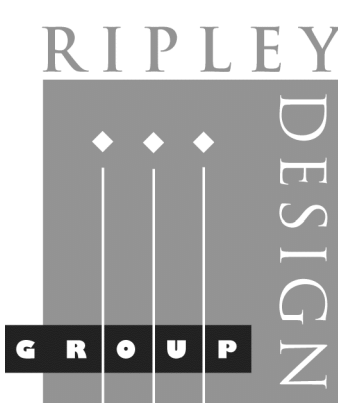
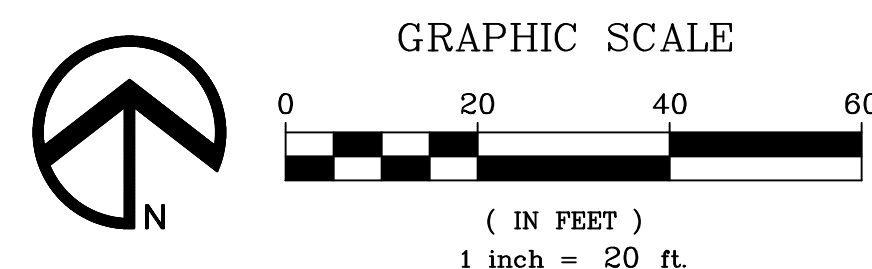
IMPERVIOUS AREA = 187 SQ. FEET

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.



LANDSCAPE ARCHITECTURE
LAND PLANNING
1615 BONANZA STREET
SUITE 314
WALNUT CREEK, CA 94596
TEL: 925.938.7377
FAX: 925.938.7436

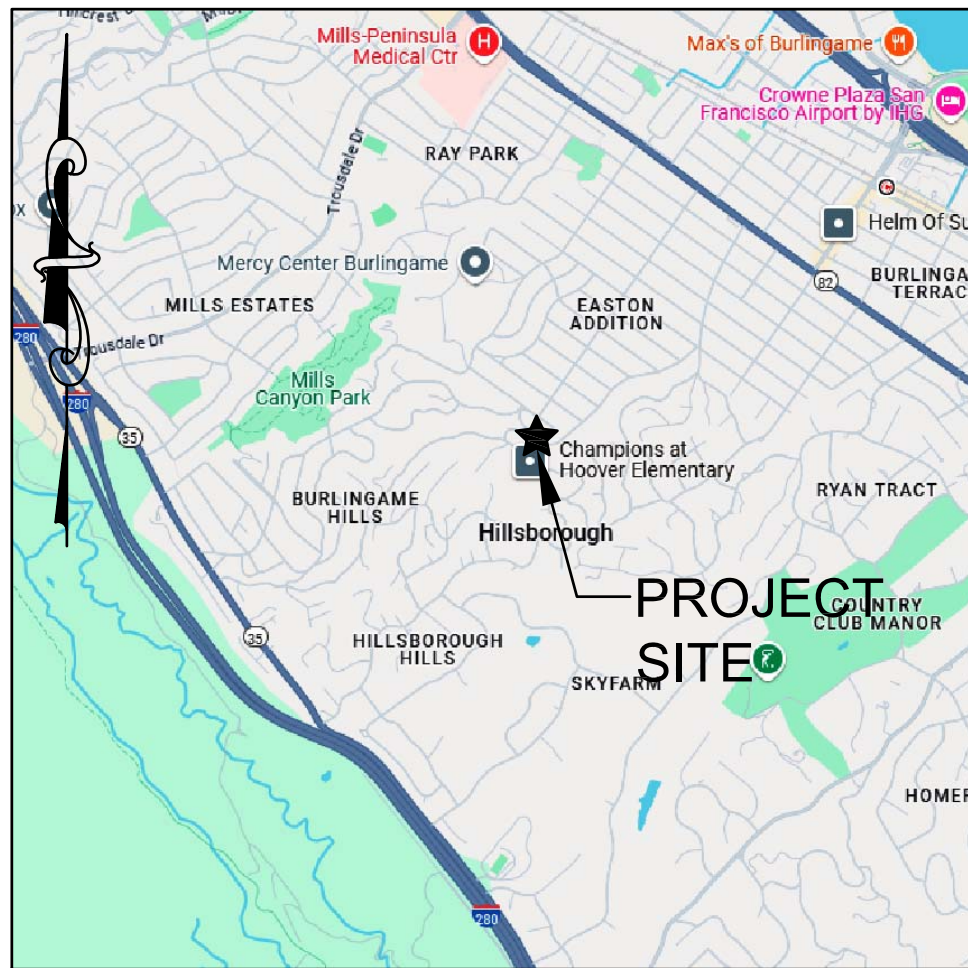
Preliminary Impervious Calculations

1385 Hillside Circle

Burlingame, California

May 2025

L8



VICINITY MAP
N.T.S.

ABBREVIATIONS

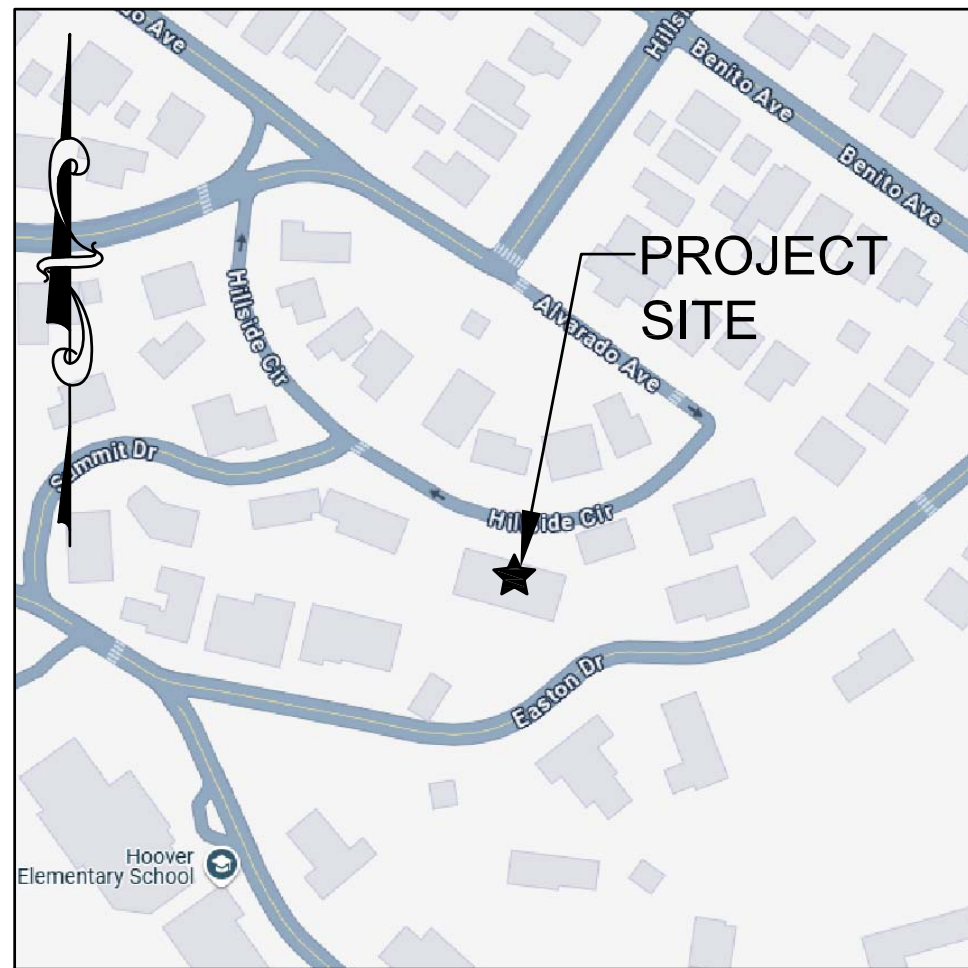
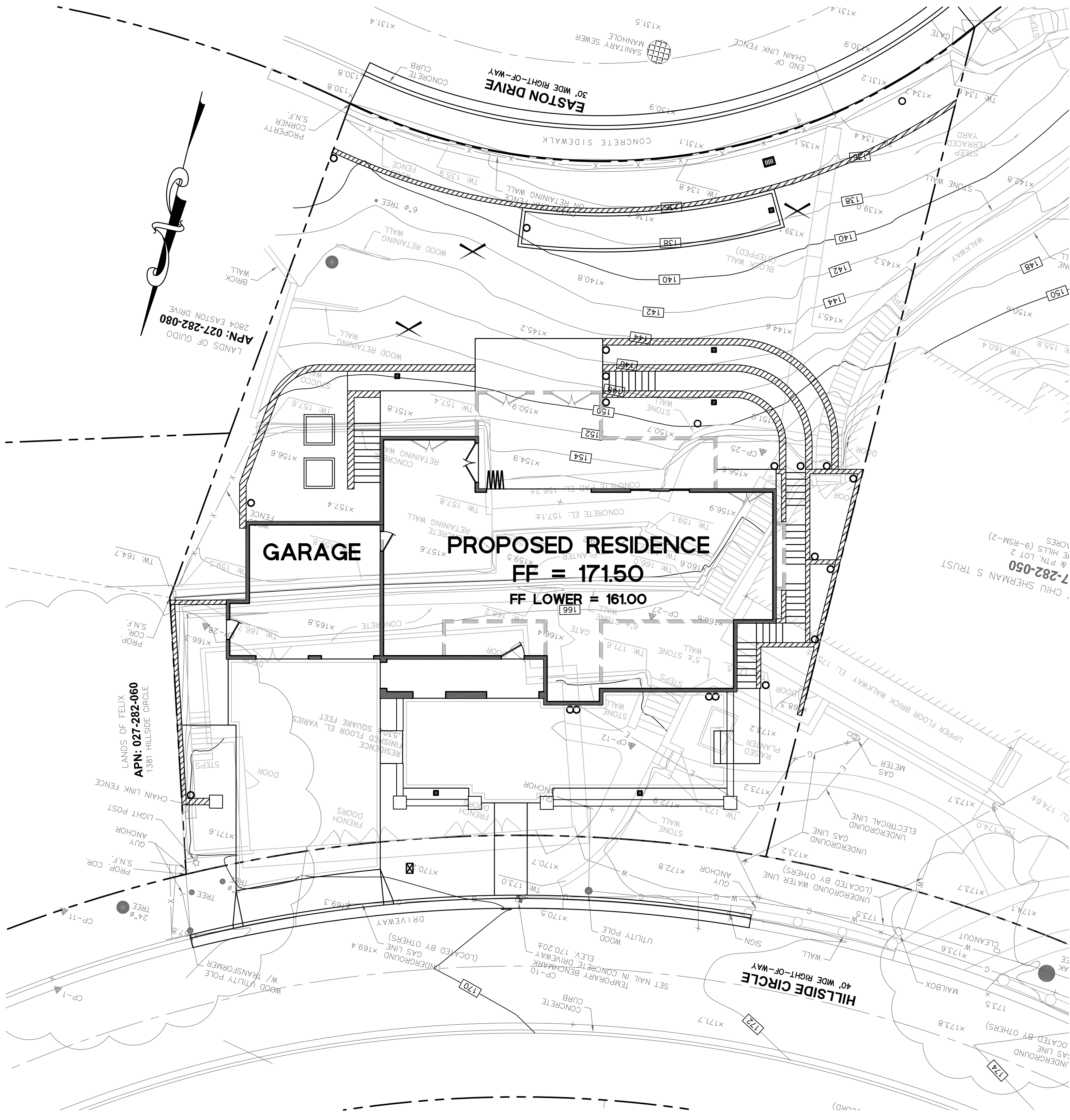
AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
AD	AREA DRAIN
ATD	ATRIUM DRAIN
BFP	BACK FLOW PREVENTION DEVICE
BW	BOTTOM OF WALL ELEVATION
CB	CATCH BASIN
CL	CENTER LINE
CS	CRAWL SPACE ELEVATION
CIP	CAST IRON PIPE
CONC	CONCRETE
DD	DECK DRAIN
DDCV	DOUBLE DETECTOR CHECK VALVE
DG	DECOMPOSED GRANITE
DIP	DUCTILE IRON 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
SIP	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:		QUANTITY BREAKDOWN:	
CUT	310 C.Y.	BUILDINGS:	
FILL	465 C.Y.	CUT	230 C.Y.
TOTAL TO BE MOVED	775 C.Y.	FILL	0 C.Y.
BALANCE	155 C.Y. FILL (IMPORT)	SITE WORK:	
		CUT	80 C.Y.
		FILL	465 C.Y.
NET QUANTITIES (BUILDING AND STRUCTURES OMITTED):			
CUT	80 C.Y.		
FILL	465 C.Y.		
TOTAL TO BE MOVED	545 C.Y.		
BALANCE	385 C.Y. FILL (IMPORT)		

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.

NEW RESIDENCE
1385 HILLSIDE CIRCLE LOT 1
BURLINGAME, CA 94010



LOCATION MAP
N.T.S.

EXISTING	PROPOSED	LEGEND:
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	G	NATURAL GAS
E	E	ELECTRIC
JT	JT	JOINT TRENCH
X	X	FENCE
O	O	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

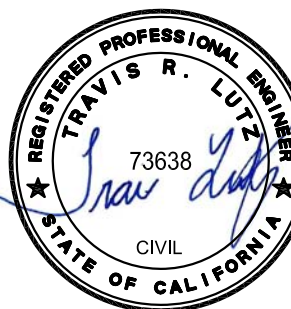
SHEET NO.	DESCRIPTION
C-0	TITLE SHEET
C-1	NOTES SHEET
C-2	GRADING AND UTILITY PLAN
C-3	EROSION AND SEDIMENT CONTROL PLAN
C-3.1	BEST MANAGEMENT PRACTICES (BMPs)
C-4	DETAIL SHEET
C-4.1	DETAIL SHEET
C-4.2	DETAIL SHEET
C-5	STORMWATER TREATMENT PLAN

HYDROLOGY

(E) IMPERVIOUS AREA	(N) IMPERVIOUS AREA	REQUIRED STORAGE VOL.	STORAGE VOL. PROVIDED
3,610 SF	3,707 SF	4 CF	166 CF



DATE:	07/09/2025
REVISIONS:	
CITY COMMENTS	



TITLE SHEET
NEW RESIDENCE
1385 HILLSIDE CIRCLE LOT 1
BURLINGAME, CA 94010

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

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 A UTILITY EXCAVATION WILL REVEAL THE TYPE, EXTENT, DEPTHS, LOCATIONS AND DEPTHS OF SUCH UTILITIES. UNDER NO CIRCUMSTANCES SHOULD THE CONTRACTOR LOCATE, 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.

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 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.

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).

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.

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 HARMFUL MATERIAL, AS WELL AS FROM PUDDING 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.

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 .

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.

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 DEPENDANT ON GROUND COVER TYPE AND PLANT MATERIAL. CONTRACTOR SHALL ADD ADDITIONAL AREA DRAINS AS NEEDED AND AS DIRECTED BY THE LANDSCAPE ARCHITECT/OWNER.

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.

- 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 CONTRACTOR'S 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 EXTERME 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 AN INCH. UNGRADED 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 THE PLANS AND 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.

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.

- 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.

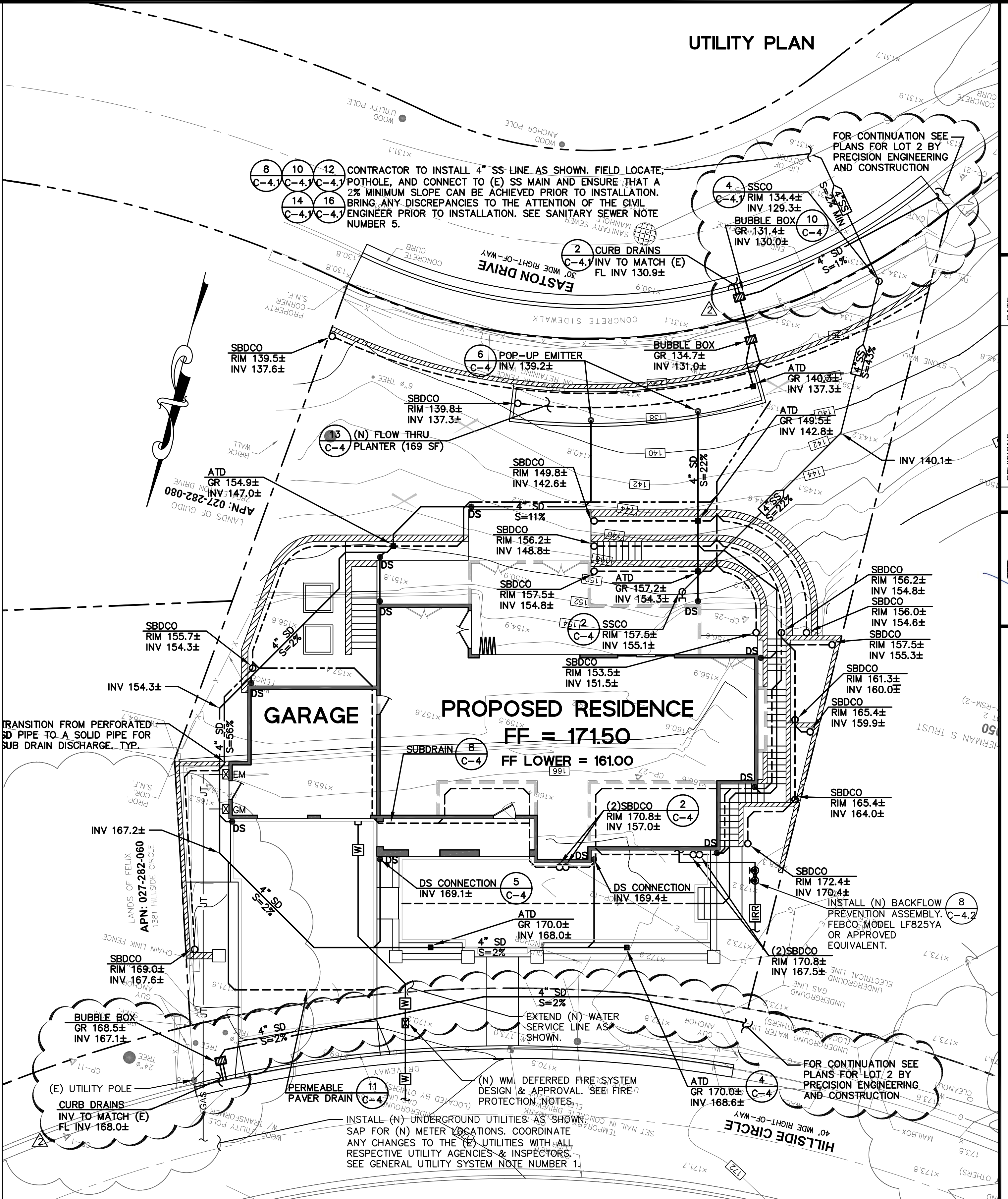
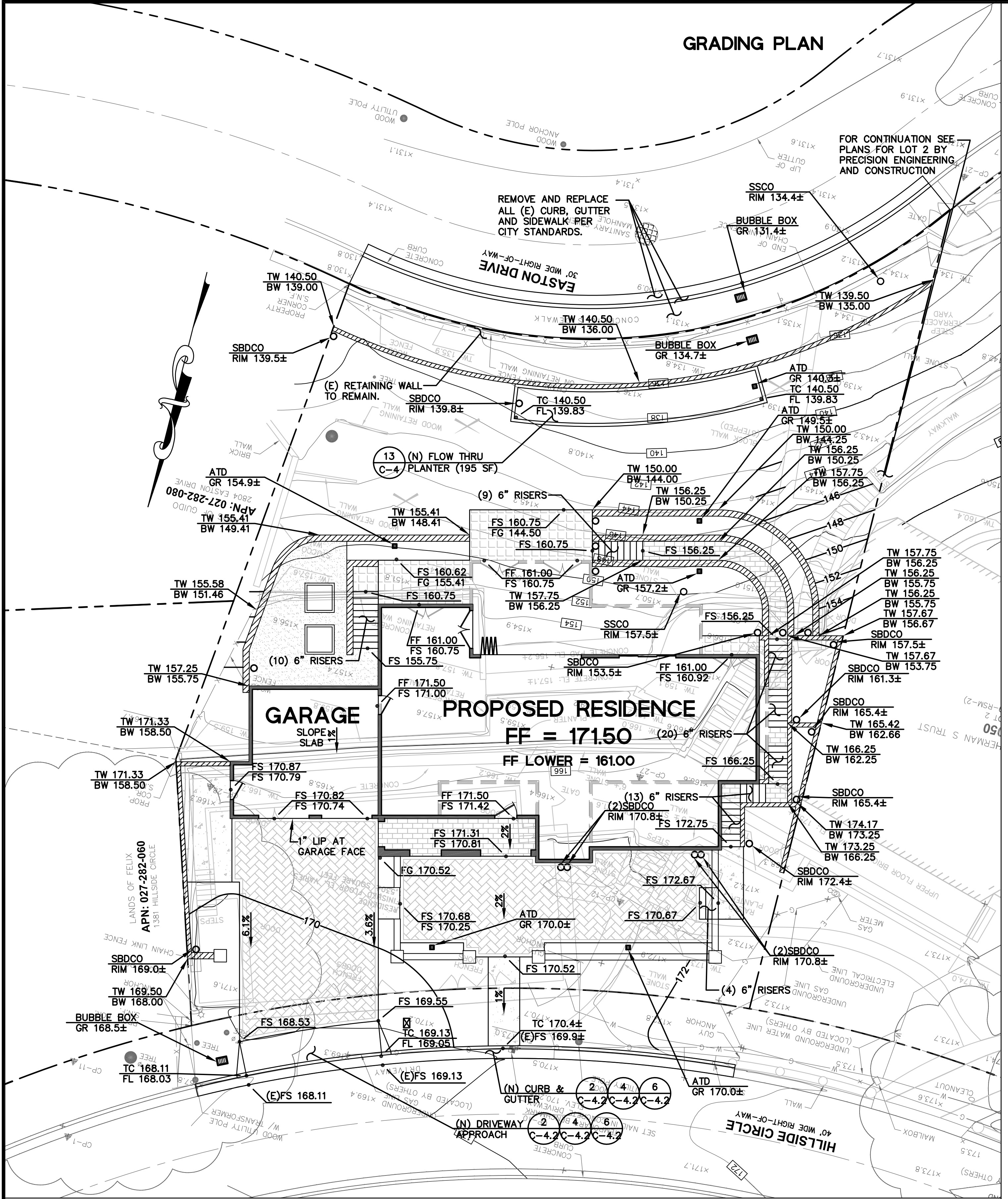
1. SEE STRUCTURAL DRAWINGS FOR BUILDING SLAB SECTIONS AND PAD PREPARATIONS.
2. SEE GEOTECHNICAL REPORT FOR ALL FLATWORK, VEHICULAR PAVEMENT SECTIONS, BASE AND COMPACTION REQUIREMENTS.
3. THE FINAL OR SURFACE LAYER OF ASPHALT CONCRETE SHALL NOT BE PLACED UNTIL ALL ON-SITE IMPROVEMENTS HAVE BEEN COMPLETED, 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.

- 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. THE 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:

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

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 BIENNIAL BASIS OR AS FOUND NECESSARY.

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](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_STANDARDS_DETAILS.PHP](https://www.burlingame.org/departments/public_works/city_standards_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 HOURS 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 CALTRANS RIGHT-OF-WAY, SUCH AS STREET AND SIDEWALK AREA IS REQUIRED TO OBTAIN AN ENCROACHMENT PERMIT FROM CALTRANS 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 INITIAL ATION OF ANY NEW SEWER DISCHARGE. 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 NOT RECOMMENDED, BUT NOT REQUIRED. HOWEVER, IF A PRE-INSPECTION IS NOT CONDUCTED, THE APPLICANT/CONTRACTOR WAIVES THE RIGHT TO CHALLENGE THE LIMITS OF THE REPAIRS CAUSED BY THE CONSTRUCTION ACTIVITIES.



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		CONCRETE	
	PERMEABLE PAVERS		DG	
	BALCONY		SAP	

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

CALL BEFORE YOU DIG

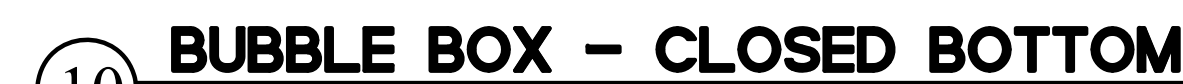
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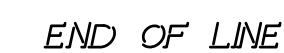
PRECISION ENGINEERING AND CONSTRUCTION, INC.
13318 Old County Road
Belmont, CA 94002
T: 650.226.8640
Trevi@precisionec.com

DATE: 05/28/2025
SCALE: 1" = 10'
DESIGN: AJP
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DRAWING NUMBER: C-2
PEC Job No.: PEC 25-033

**GRADING AND UTILITY PLAN
NEW RESIDENCE
1385 HILLSIDE CIRCLE LOT 1
BURLINGAME, CA 94010**



- 8 SUB-DRAIN**
SCALE : NO SCALE



- 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 ONE SINGLE-FAMILY HOME. ALL EXISTING BUILDINGS SHALL HAVE A MINIMUM 6 INCH (6") LATERAL. ALL BUILDINGS SHALL BE CONNECTED "FUTURE UNITS" IN BUILDINGS. ALL INDUSTRIAL AND COMMERCIAL BUILDINGS SHALL REQUIRE A MINIMUM 8 INCH (8") LATERAL.
- A LATERAL, INCLUDING CONNECTION TO THE MAIN, RISES AND WYES, SHALL BE CAST IRON, PLASTIC SD-20, HIGH DENSITY POLYETHYLENE (HDPE), C-900, OR VITRIFIED CLAY PIPE IN CONFORMANCE WITH UNIFORM CODE BOOKS THROUGHOUT THE CITY OF CHICAGO.
- A MINIMUM SIZE OF LATERAL SHALL BE 4 INCHES (4") P.S.D. BUT NOT SMALLER THAN 3/8" IS NOT RECOMMENDED BECAUSE LIQUIDS TEND TO DRAIN AWAY, LEAVING SOLIDS TO CLOG THE MAIN.
- A WYE CONNECTION MAY BE USED AT ANY DEPTH AND AT ANY SIZE OF MAIN. A SADDLE CONNECTION WILL BE USED ONLY AT A DEPTH OF 6 FEET (6') OR MORE AND TO A MAIN WHICH IS LARGER IN SIZE THAN THE BRANCH ITSELF.
- 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.
- REGARDLESS OF THE PIPE MATERIAL USED, THE BUILDING SEWER PIPE SHALL BE LAID ON A CONTINUOUS, UNBROKEN SLOPE THROUGHOUT ITS ENTIRE LENGTH.
- 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 95% RELATIVE COMPACTION. ALL EXISTING MAINS AND BOXES IN THE STREET TWENTY FOUR (24) HOURS NOTICE SHALL BE GIVEN FOR AN INSPECTION.
- THE EASEMENT SHALL BE LOCATED ADJACENT TO AND APPROXIMATELY 2' (2') ABOVE (2'-4") BACK FROM THE CURB OR SHOULDER ALONG STREETS WITHIN EASEMENT LINES ALONG EASTMANSVILLE PARKWAY. APPROXIMATELY 2' (2') ABOVE (2'-4") BACK FROM THE CURB OR SHOULDER ALONG EASTMANSVILLE PARKWAY TO 2' (2') ABOVE THE ADJACENT GRADE OR CURB GRADE. THE PAD AND SIDEWALK SHALL BE MAINTAINED AT THE SAME LEVEL AS THE ADJACENT SIDEWALK. A MINIMUM CLEARANCE OF 12 INCHES (12") FROM THE EASEMENT LINE TO THE EASEMENT LINE IN PLANTING AREA. PONDING OVER THE EASEMENT IS PROHIBITED. THERE SHALL BE NO OBSTACLE OR ENCUMBRANCE TO THE EASEMENT. THE EASEMENT SHALL BE 24" FROM FENCE, SEE STANDARD DRAWING SS-1 (5 OF 6) FOR EASEMENT PLACEMENT GUIDELINES.
- ON WORK IN STREETS, PAVERMENT SHALL BE SAW CUT AND REPLACED TO THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS FOR ROADWORK. WHEN THE EXCAVATION IS COMPLETE, THE SURFACE OF THE EXCAVATION SHALL BE ACCOMPISHED SO THAT TRENCH EDGES ARE STRAIGHT AND PARALLEL LINES AND THE FINISH GRADE SHALL BE RESTORED TO ORIGINAL GRADE. THE PAVEMENT SECTION SHALL BE REPLACED TO AT LEAST 60 INCHES (60") WIDE OF EACH END OF THE EXCAVATION AREA.
- ALL TRENCHES OVER 5 FEET (5') OF ANY 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.
- LATERAL LINES SHALL HAVE A MINIMUM COVER OF 18 INCHES (18") AND THE MAIN LINES SHALL HAVE A MINIMUM COVER OF 21 INCHES (21"). ALL EXCAVATIONS SHALL BE PROTECTED BY SAFETY LATERALS IN STREET RIGHT-OF-WAY. SHALL HAVE A 30 INCH (30") MINIMUM COVER.
- ALL ABANDONED SEWER MAINS SHALL HAVE THE WYES OR SADDLES REMOVED OFF THE MAIN.



APPROVED BY	DRAWING NO.
DATE 08/19/2013	SS-1 (6 of 6)

(14)



**STANDARD 4" OR 6"
FRAME AND COVER**

APPROVED BY	DRAWING NO.
DATE 8/17/2008	SS-1 (4 of 6)

10



**4" OR 6" PVC SANITARY SEWER LATERAL
CONNECTION INTO SANITARY SEWER MAIN**

DEPARTMENT OF PUBLIC WORKS

APPROVED BY	DRAWING NO.
DATE 5/12/2011	SS-1 (2 of 6)

6



STANDARD CURB DRAIN

DEPARTMENT OF PUBLIC WORKS

	NO.
DATE 08/28/2006	SW-2

(2)



STANDARD UTILITY TRENCH SECTION

APPROVED BY	DRAWING NO. G-10
DATE 09/30/19	

(16)



CLEANOUT PLACEMENT GUIDELINES

APPROVED BY	DRAWING NO.
DATE	SS-1
08/19/2013	(5 of 6)

12



4" OR 6" HDPE SANITARY SEWER LATERAL CONNECTION INTO SANITARY SEWER MAIN

APPROVED BY	DRAWING NO.
-------------	-------------

8



**SANITARY SEWER CLEANOUT
LATERAL CONNECTION**

DEPARTMENT OF PUBLIC WORKS

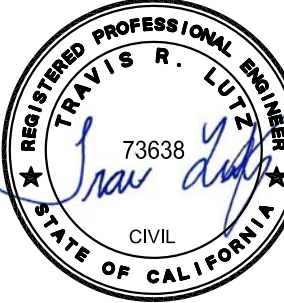
APPROVED BY	DRAWING NO.
DATE 10/03/2006	SS-1 (1 of 6)

(4)

1331B Old County Road
Belmont, CA 94002
T: 650.226.8640
Travis@precision-ec.com

DATE: _____

REVISIONS:



DETAIL SHEET
NEW RESIDENCE
1385 HILLSIDE CIRCLE LOT 1
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

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

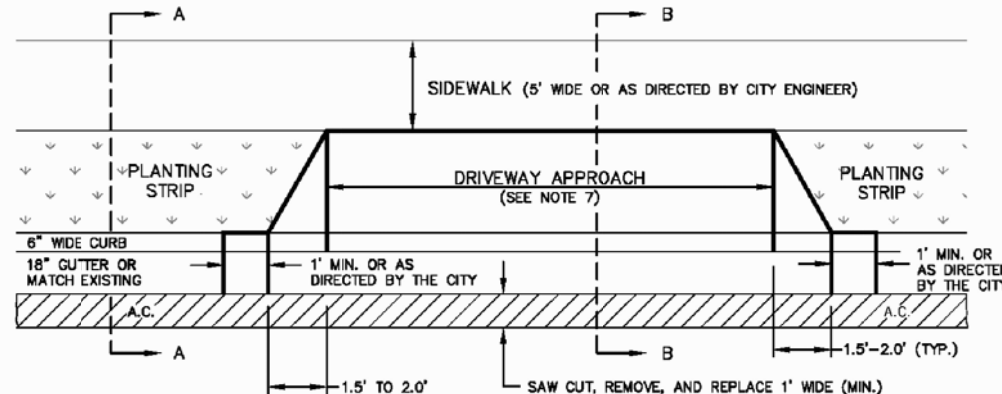
- SUBGRADE SHALL BE COMPACTED TO A MINIMUM OF 90% RELATIVE COMPACTION IN SIDEWALK AREA OR 90% IN DRIVEWAY.
- ALL DRIVEWAY APPROACH RAMP SHALL BE A MINIMUM 4" WIDE MEASURED FROM FACE OF CURB EXCEPT IN THE SINGLE FAMILY AREA WHERE THE RAMP MAY MATCH EXISTING. WHERE THE PARKING STRIP WIDTH IS LESS THAN 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.
- ALL CONCRETE SHALL BE CLASS 8 (5 SACK MIX), 3/4" MAX. AGGREGATE, WITH 2LB-LAMPBLACK PER CUBIC YARD ADDED FOR COLORATION.
- SIDEWALK SHALL HAVE A LIGHT BROOMED FINISH, COLORED AND SCORED TO MATCH SURROUNDING SIDEWALK.
- EXPANSION JOINTS SHALL BE INSTALLED ON EACH SIDE OF DRIVEWAY AND A MAXIMUM AT 20' CENTERS ALONG SIDEWALKS, CURBS AND GUTTERS.
- DRIVEWAY OR SIDEWALK ADJACENT TO CURB/GUTTER SHALL BE POURED MONOLITHIC WITH CURB AND GUTTER.
- DRIVEWAY WIDTH MAY VARY TO MEET SPECIAL CONDITIONS WITH APPROVAL OF THE CITY. (SEE MUNICIPAL CODE SECTION 15.06.060).
- CONCRETE THICKNESS FOR DRIVEWAYS IN INDUSTRIAL AREAS IS 8" MINIMUM. CONCRETE THICKNESS FOR DRIVEWAYS IN RESIDENTIAL MULTI-FAMILY AND COMMERCIAL AREAS IS 6" MINIMUM.
- ALL CONSTRUCTION SHALL CONFORM TO CITY STANDARDS AND THE LATEST CALTRANS STANDARDS.
- ALL TREES IN PARKING STRIP MUST BE PROTECTED FROM DAMAGE.
- NO TREE ROOTS LARGER THAN 2" ARE TO BE CUT UNLESS SPECIFICALLY APPROVED BY THE PARKS DEPARTMENT AT (650) 558-7300.
- ALL CONCRETE SHALL BE CURED FOR A PERIOD OF 72 HOURS. (CALTRANS SECTION 90-7)
- ALL CONCRETE REMOVALS SHALL BE SAWCUT FULL DEPTH.
- SAWCUT AND REMOVE/REPLACE A.C. PAVING 1" WIDE (MIN.) WITH HOT MIX A.C.
- THE NEW DRIVEWAY MUST NOT ENCROACH TO NEIGHBOR'S PROPERTY LINE PROJECTION INTO THE STREET WITHOUT WRITTEN APPROVAL FROM THE NEIGHBOR.
- ALL SIDEWALK MUST MEET CURRENT ADA REQUIREMENTS.
- ACTUAL DRIVEWAY WIDTH SHALL BE DETERMINE UPON APPLICATION OF THE CITY ENCROACHMENT FORM.



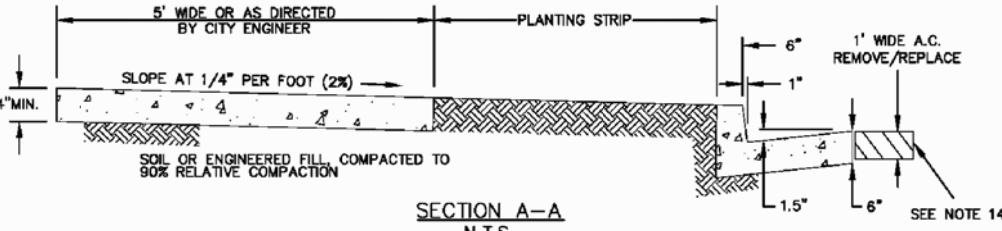
SIDEWALK, DRIVEWAY, CURBS AND GUTTER

APPROVED BY
NO.
DATE
8/29/2008
DRAWING
NO.
SW-1
(3 of 3)

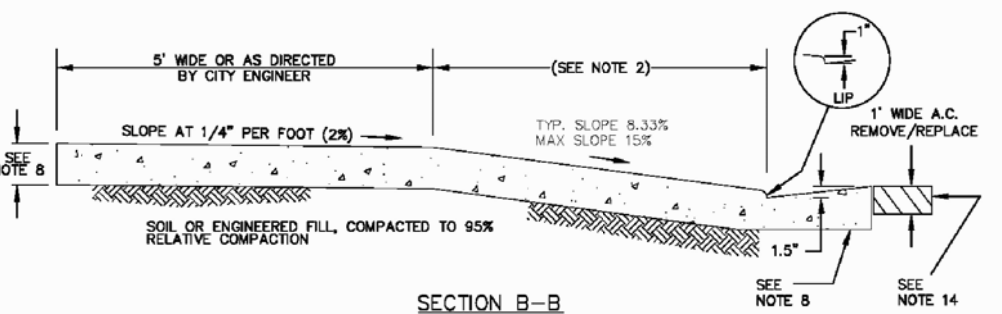
DEPARTMENT OF PUBLIC WORKS



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



SECTION A-A
N.T.S.



SECTION B-B
N.T.S.



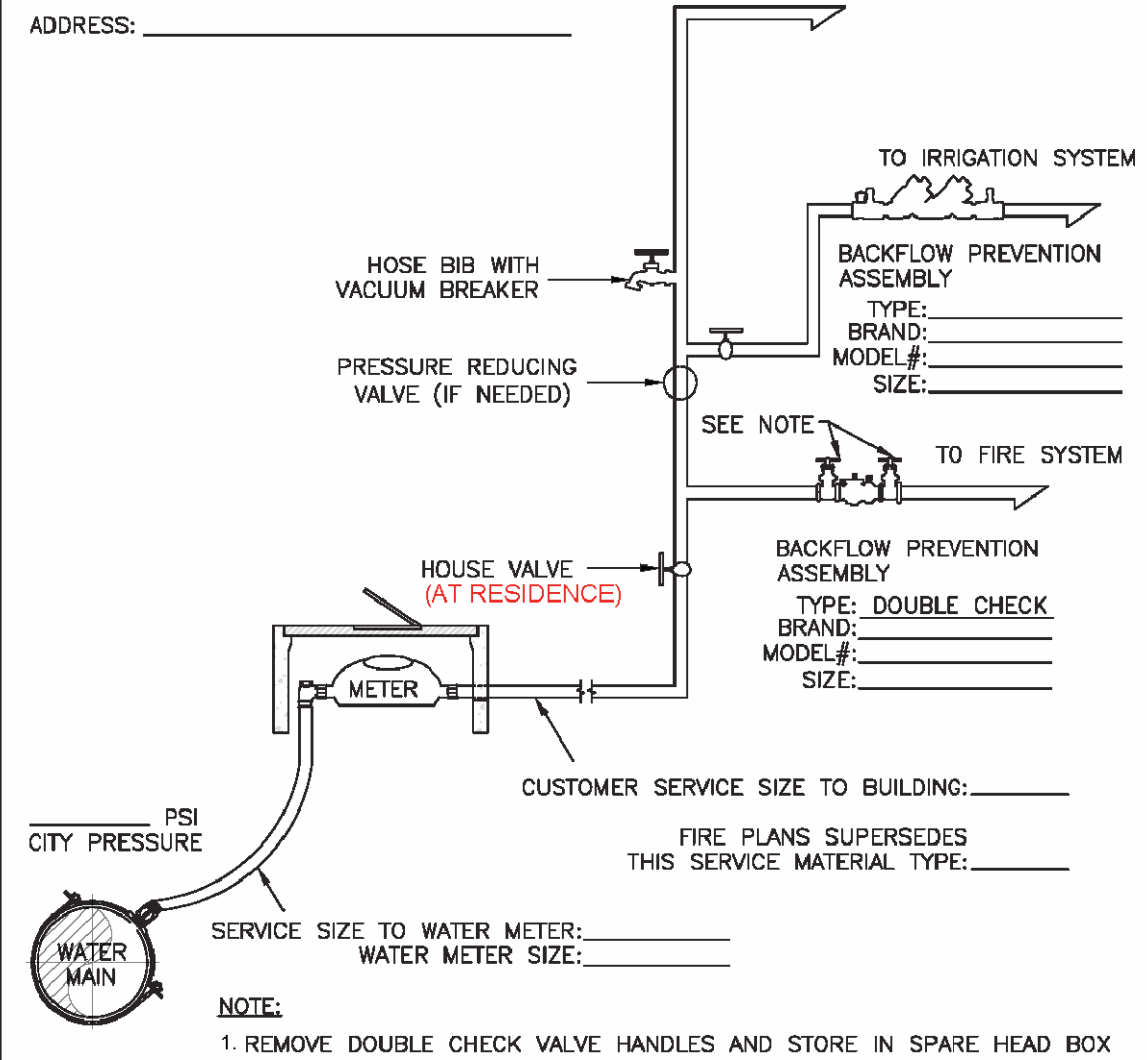
SIDEWALK, DRIVEWAY, CURB AND GUTTER

APPROVED BY
NO.
DATE
8/29/2008
DRAWING
NO.
SW-1
(1 of 3)

DEPARTMENT OF PUBLIC WORKS

6 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://SMOHEALTH.ORG/NODE/428](http://smohealth.org/node/428). 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](http://www.burlingame.org/index.aspx?page=125).

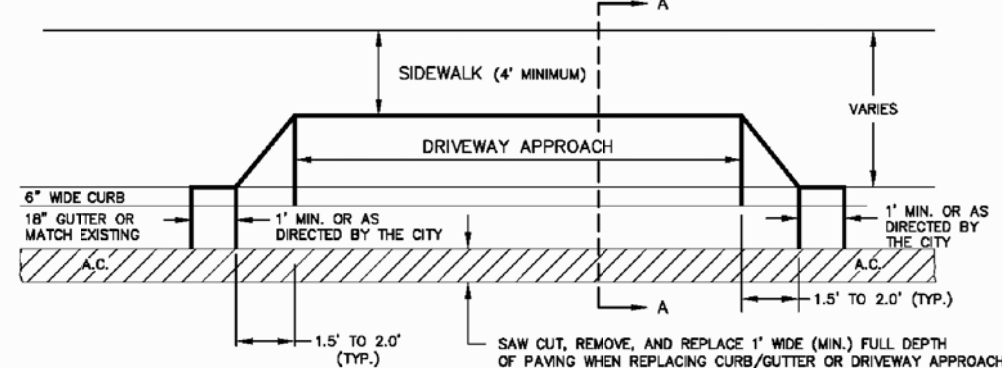


TYPICAL RESIDENTIAL WATER SERVICE DETAIL
(WITH FIRE SYSTEM)

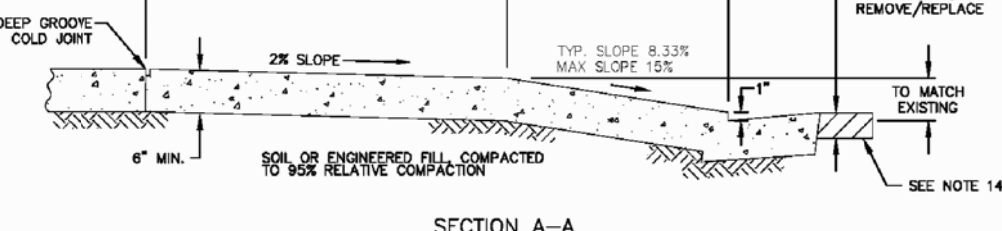
DEC 2020 W-760
NONE 1 OF 1

8 WATER SERVICE DETAIL

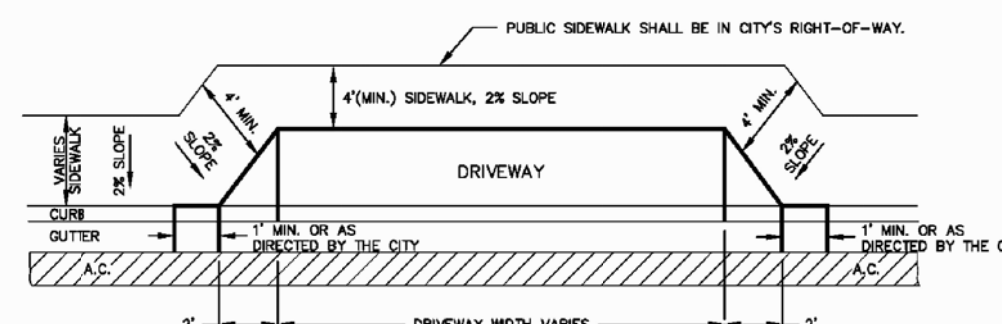
2 SIDEWALK DRIVEWAY, CURB
& GUTTER



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
NO.
DATE
8/29/2008
DRAWING
NO.
SW-1
(2 of 3)

DEPARTMENT OF PUBLIC WORKS

4 SIDEWALK DRIVEWAY, CURB
& GUTTER

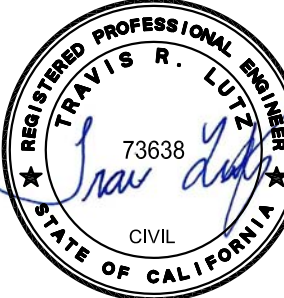
DATE:

07/09/2025

REVISIONS:

CITY COMMENTS

1



DETAIL SHEET
NEW RESIDENCE
1385 HILLSIDE CIRCLE LOT 1
BURLINGAME, CA 94010

Date: 05/28/2025

Scale: AS SHOWN

Design: AJP

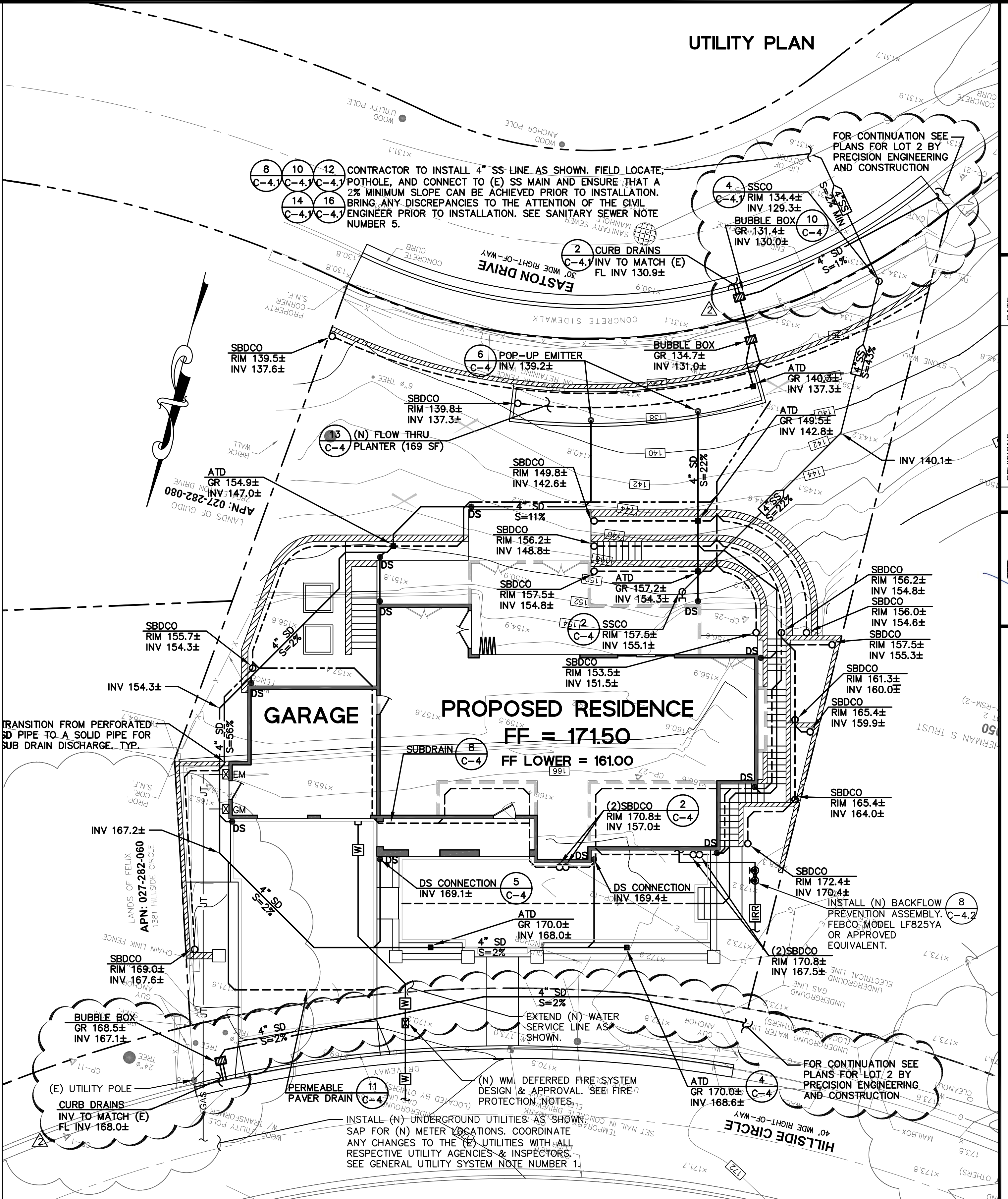
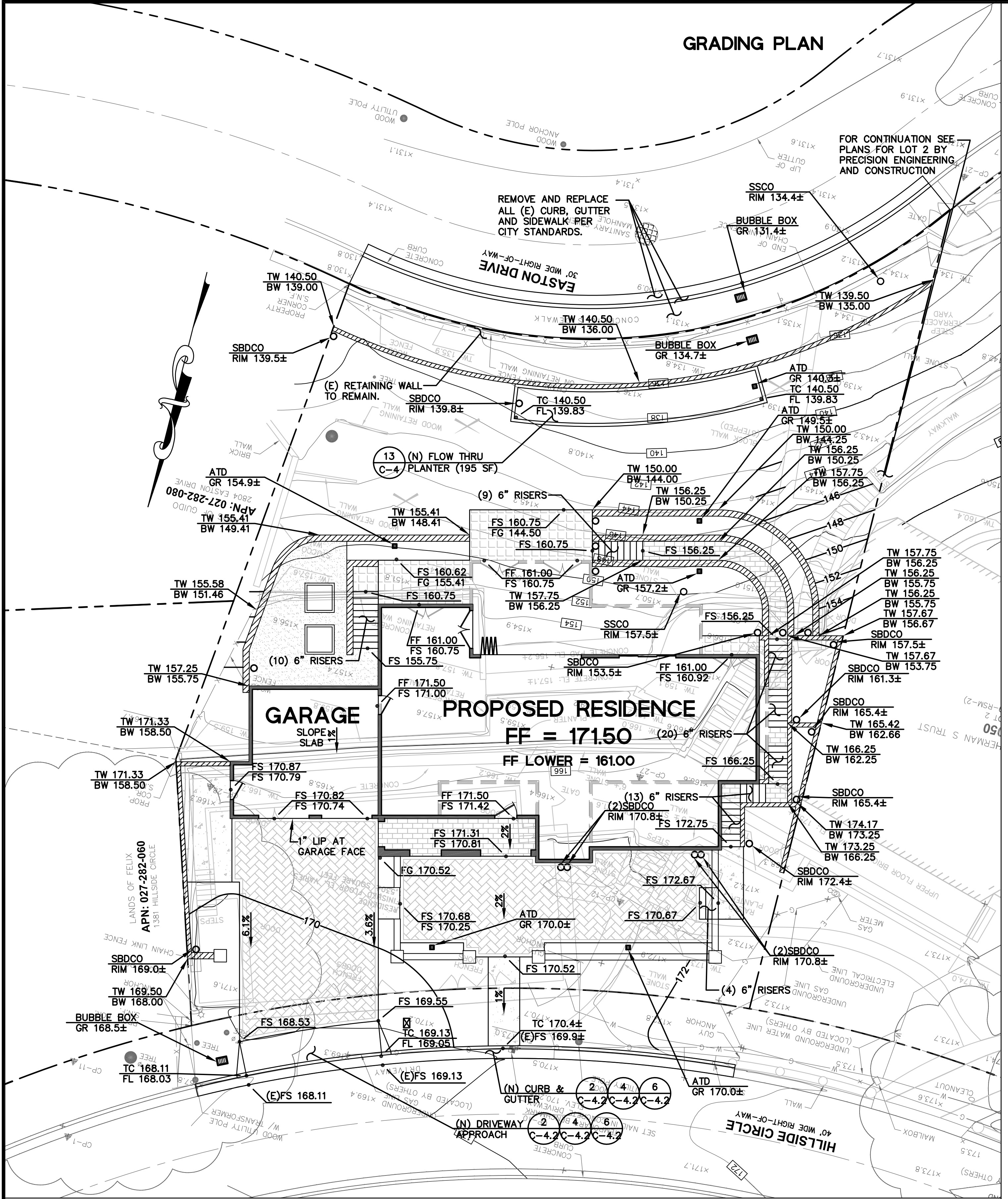
Check: TRL

Drawing Number:

C-4.2

PEC Job No.

PEC 25-033



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		CONCRETE	
	PERMEABLE PAVERS		DG	
	BALCONY		SAP	

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



PRECISION ENGINEERING AND CONSTRUCTION, INC.

13318 Old County Road
Belmont, CA 94002
T: 650.226.8640
Trevi@precisionec.com

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

GRADING AND UTILITY PLAN

NEW RESIDENCE

1385 HILLSIDE CIRCLE LOT 1

BURLINGAME, CA 94010

Date: **05/28/2025**

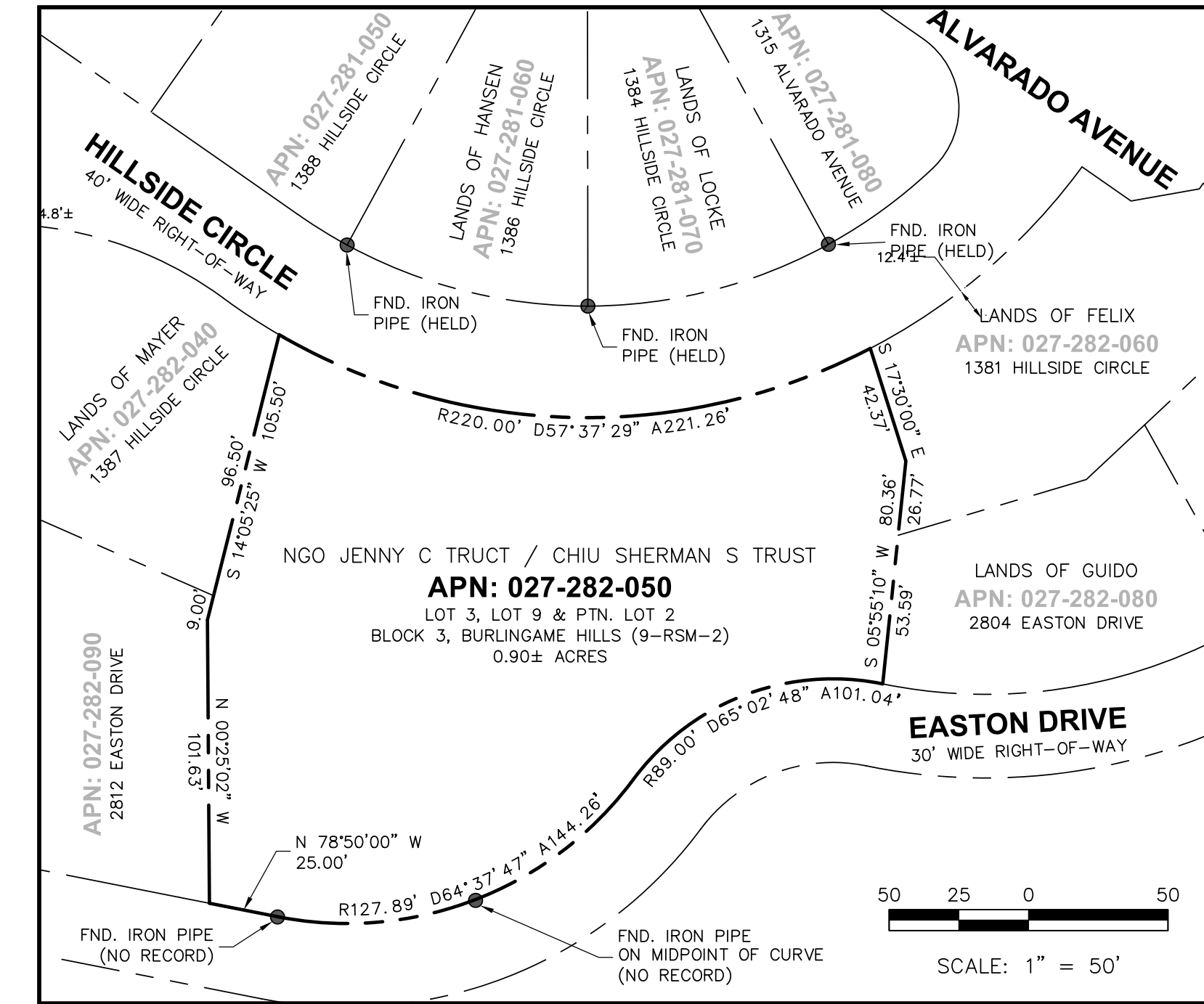
Scale: **1" = 10'**

Design: **AJP**

Check: **TRL**

Drawing Number: **C-2**

PEC Job No. **PEC 25-033**

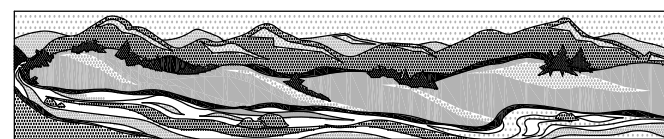


SETBACK TABLE		
12.4'	1381 HILLSIDE CIRCLE	APN: 027-282-060
0.0'	1385 HILLSIDE CIRCLE	APN: 027-282-040
14.8'	1387 HILLSIDE CIRCLE	APN: 027-282-040
14.6'	2101 SUMMIT DRIVE	APN: 027-282-030
17.7'	1401 HILLSIDE CIRCLE	APN: 027-104-380
17.9'	1405 HILLSIDE CIRCLE	APN: 027-104-370

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



QUIET RIVER
Land Services Inc.

11501 Dublin Boulevard, Suite 200
Dublin, CA 94568
(925) 734-6788 Phone

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 CHCX900-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
- SPOT ELEVATION
- S.N.F. SEARCHED FOR, NOT FOUND
- STONE WALL
- PAVERS
- ROCKS

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.

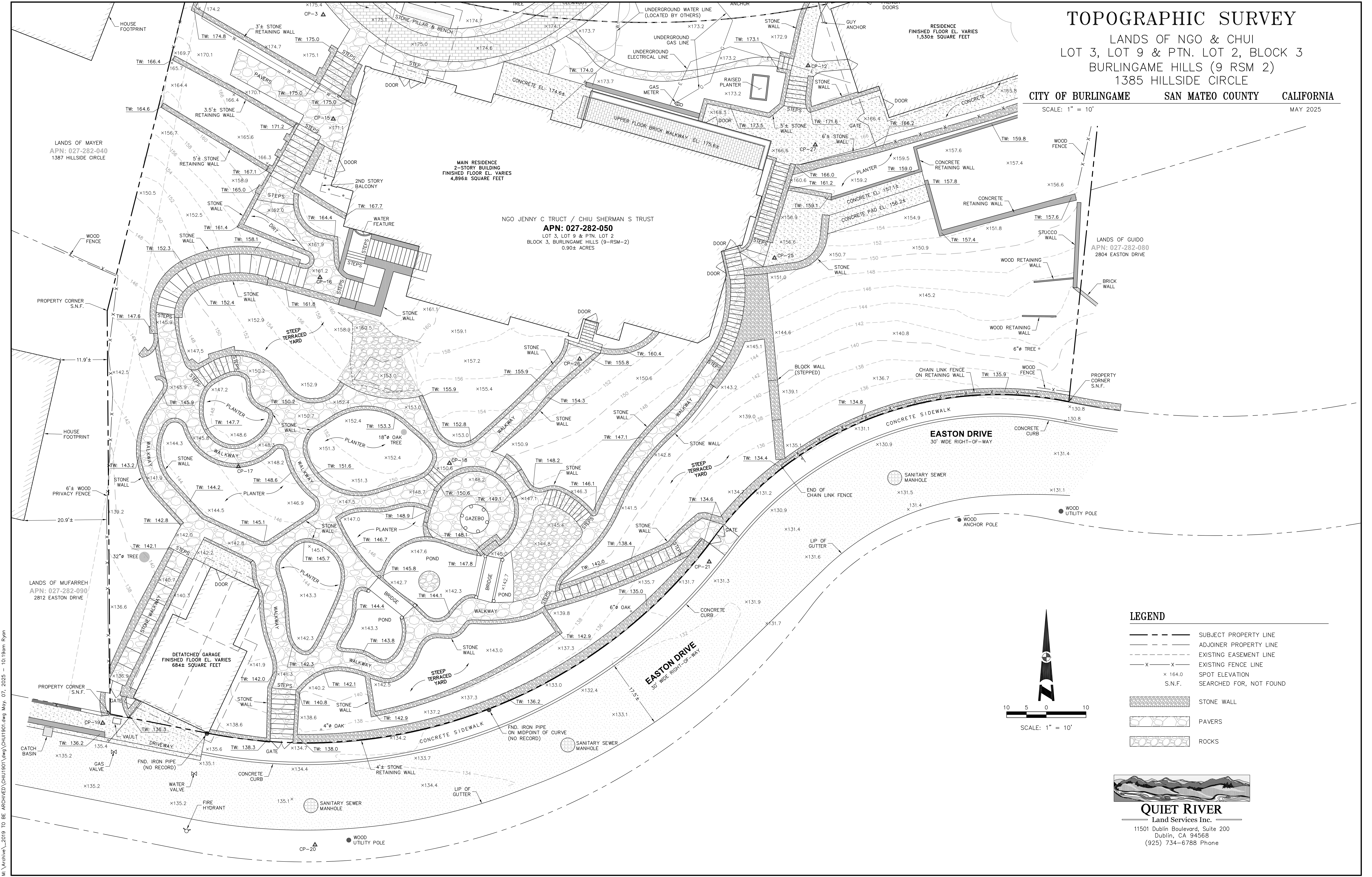


KEVIN M. MCGUIRE, CA PLS #6437 5/7/2025
DATE

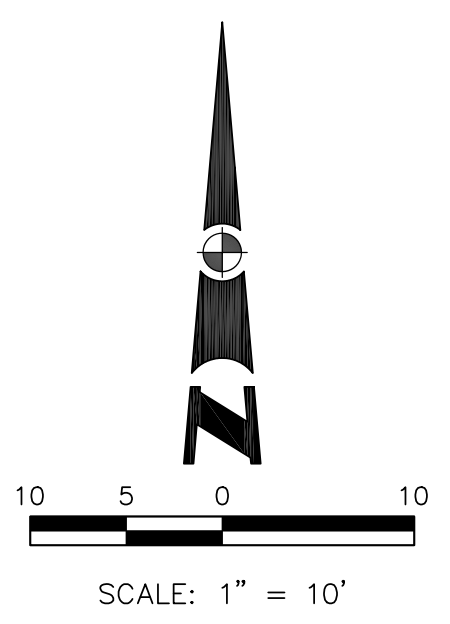
TOPOGRAPHIC SURVEY

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

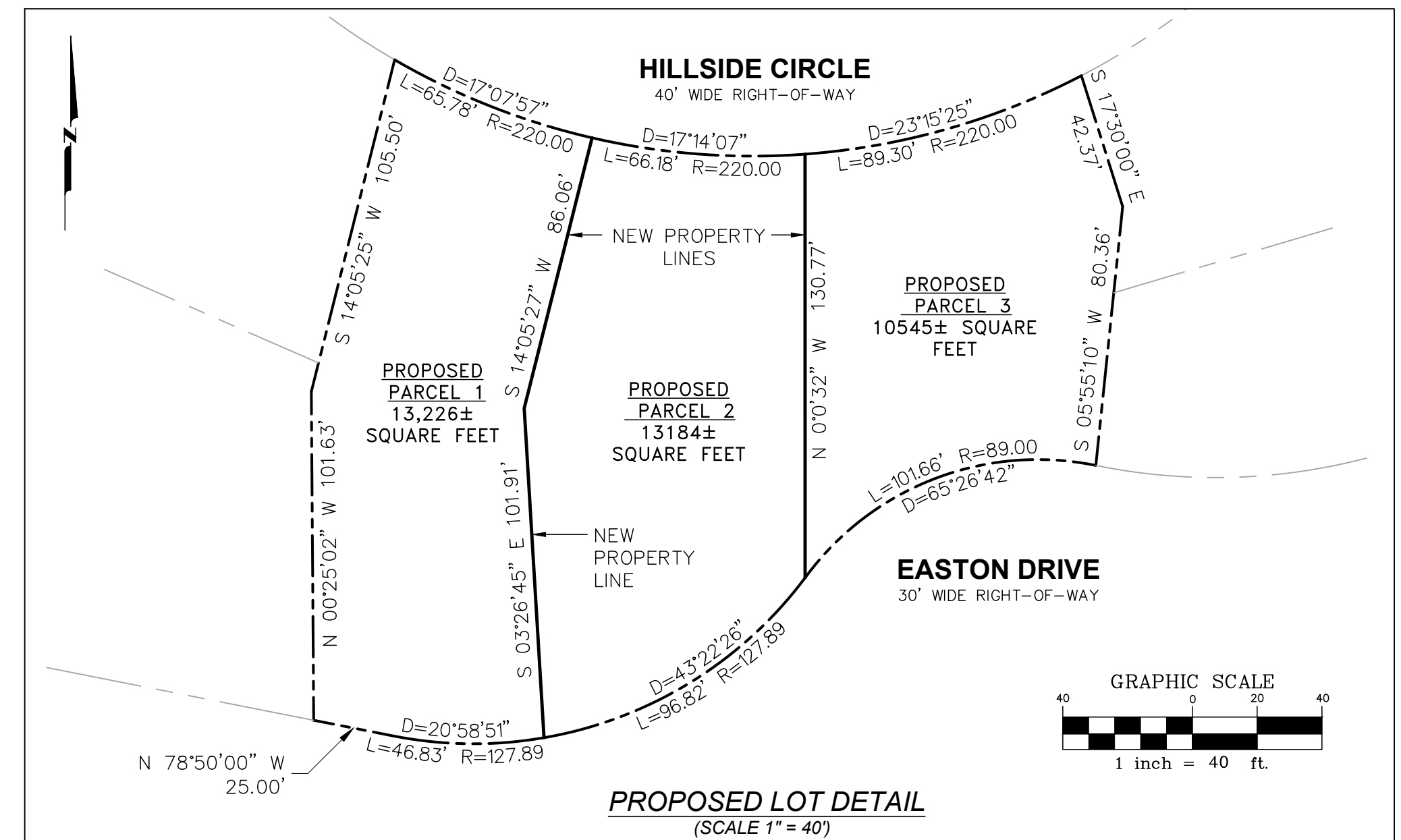
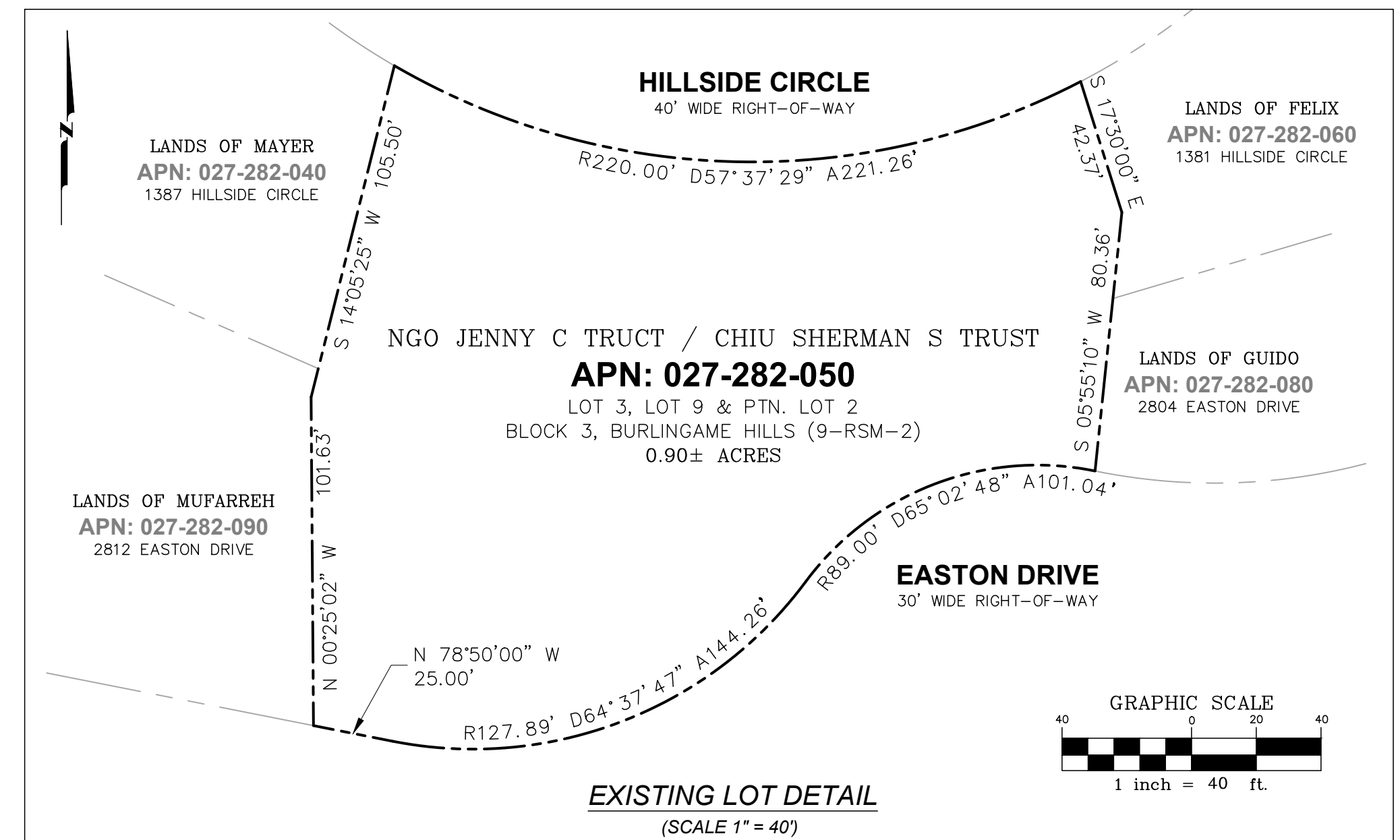
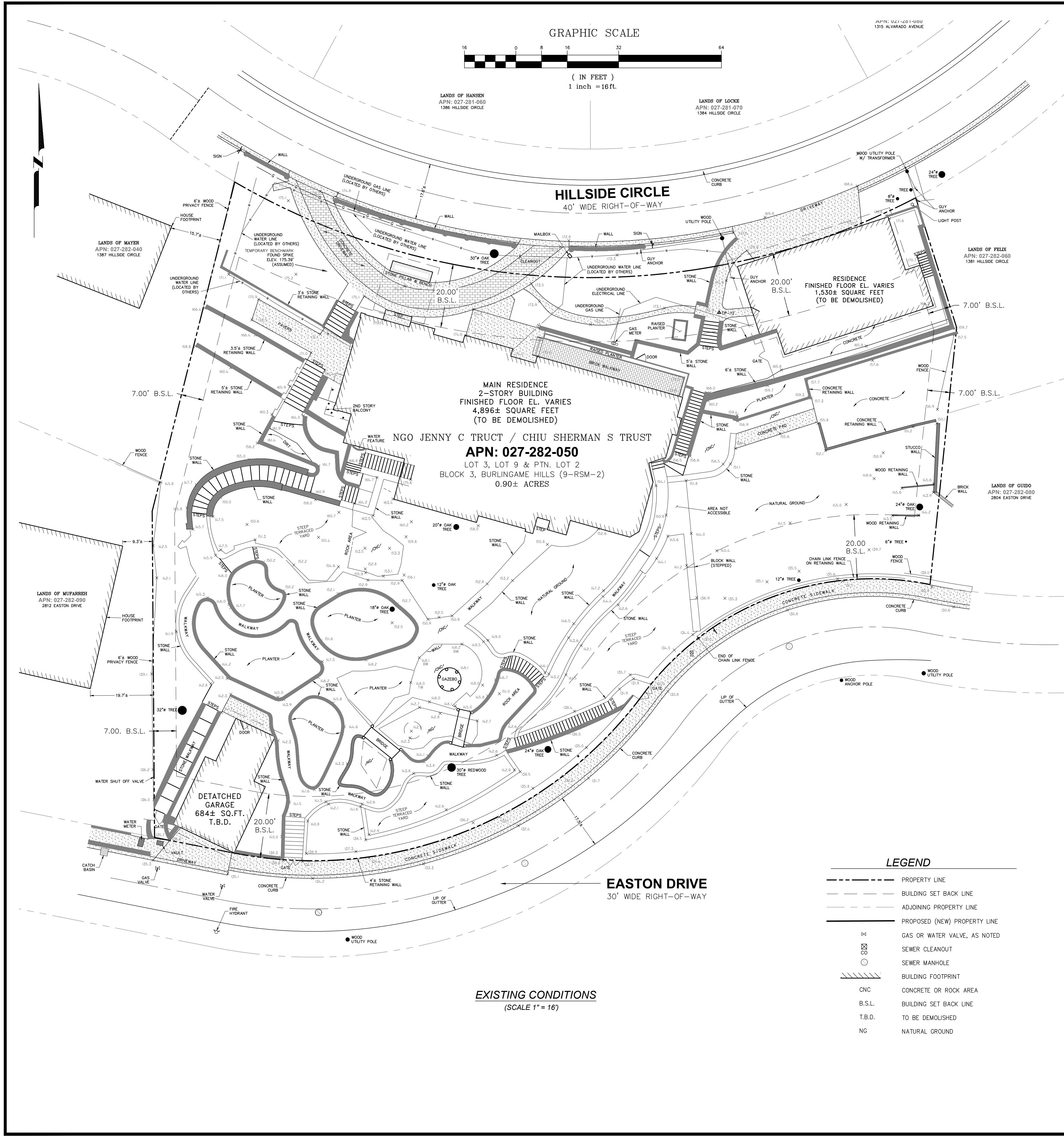


- LEGEND**
- SUBJECT PROPERTY LINE
 - ADJOINER PROPERTY LINE
 - EXISTING EASEMENT LINE
 - EXISTING FENCE LINE
 - SPOT ELEVATION
 - S.N.F. SEARCHED FOR, NOT FOUND
 - STONE WALL
 - PAVERS
 - ROCKS



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

M:\Archive\2019 TO BE ARCHIVED\CHUI1901.dwg CHUI1901.dwg May 07, 2025 - 10:18am Ryan



- GENERAL NOTES:
- ALL DISTANCES ARE IN DECIMAL FEET UNLESS OTHERWISE NOTED.
 - ALL ANGLES ARE AT 90° UNLESS OTHERWISE NOTED.
 - THIS MAP REPRESENTS THE SITE CONDITIONS ON DATE OF FIELD SURVEY, MAY 26, 2021.
 - ELEVATIONS ARE ASSUMED.
 - 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*
DANIEL J. WESTOVER, L.S. 7779

DATE: 7/16/2021



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

WS
Westover
Surveying

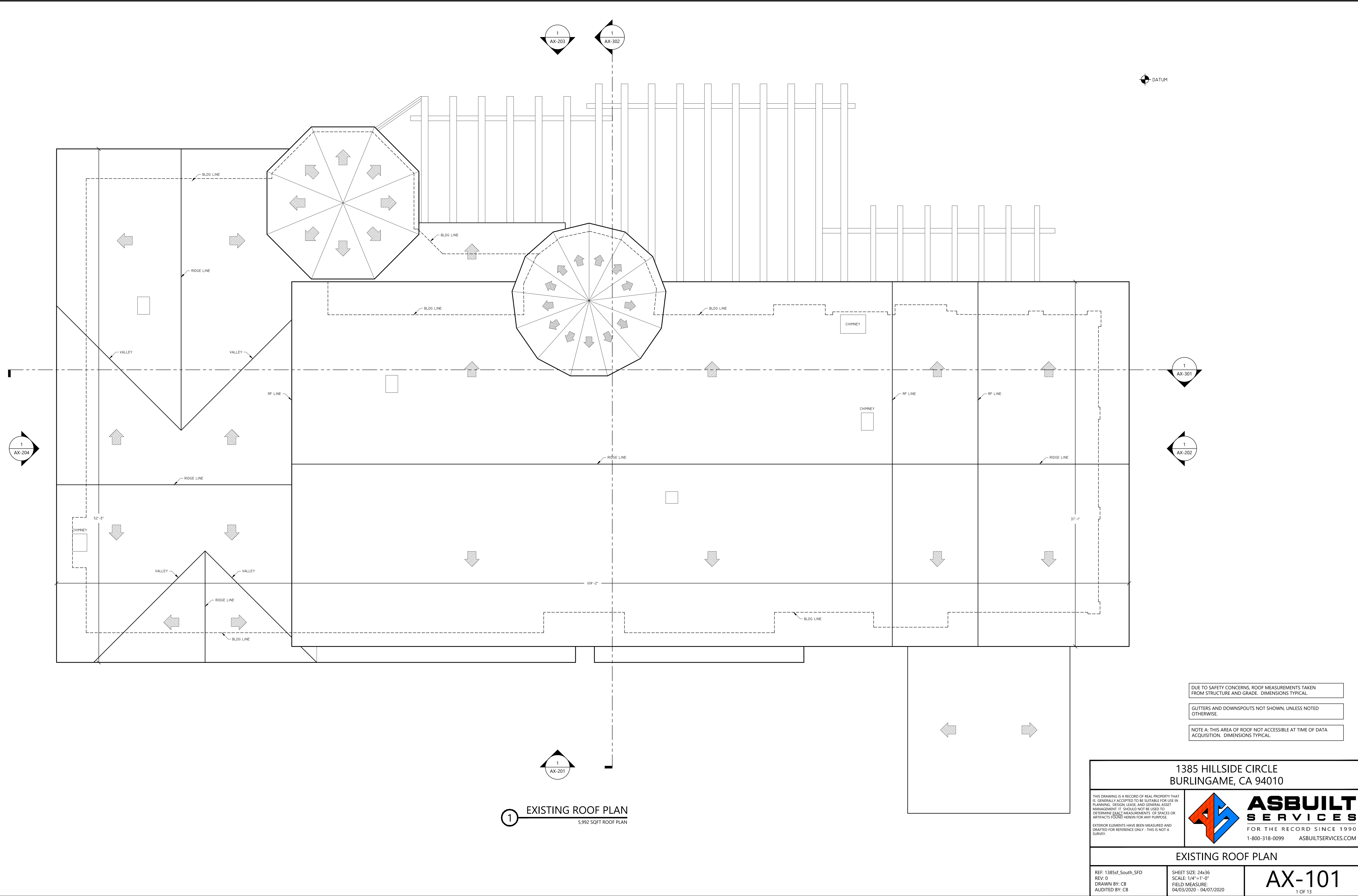
NO.	DATE	COMMENTS
1	05/26/2021	FIELD SURVEY

DRAWN BY: SPA
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



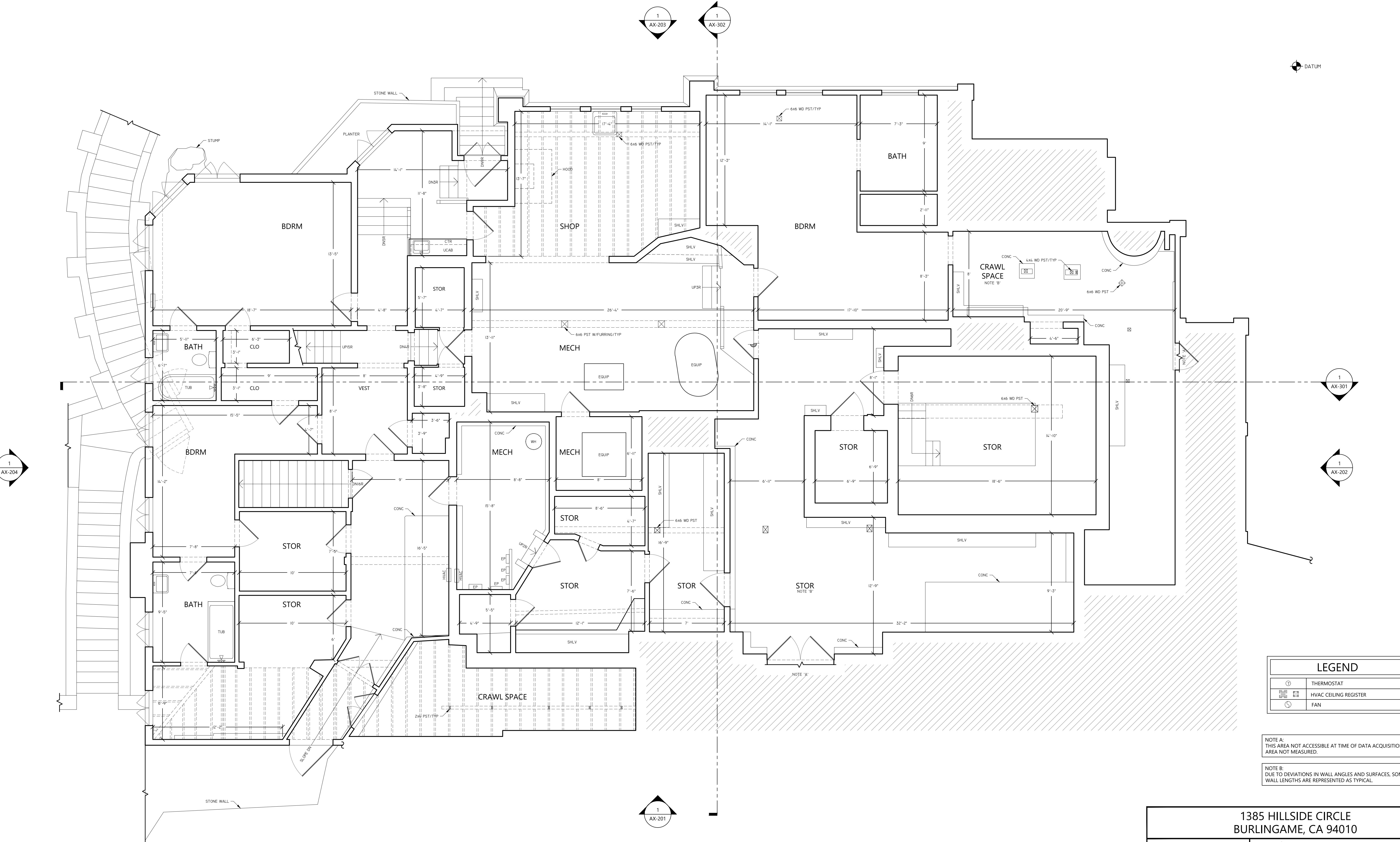
1 EXISTING ROOF PLAN
5,992 SQFT ROOF PLAN

DUE TO SAFETY CONCERNS, ROOF MEASUREMENTS TAKEN FROM STRUCTURE AND GRADE. DIMENSIONS TYPICAL.

GUTTERS AND DOWNSPOUTS NOT SHOWN, UNLESS NOTED OTHERWISE.

NOTE A: THIS AREA OF ROOF NOT ACCESSIBLE AT TIME OF DATA ACQUISITION. DIMENSIONS TYPICAL.

1385 HILLSIDE CIRCLE BURLINGAME, CA 94010		
<small>THIS DRAWING IS A RECORD OF REAL PROPERTY THAT IS GENERALLY ACCEPTED TO BE SUITABLE FOR USE IN PLANNING, DESIGN, LEASE, AND GENERAL ASSET MANAGEMENT. IT SHOULD NOT BE USED TO DETERMINE EXACT MEASUREMENTS OF SPACES OR ARTIFACTS FOUND HEREIN FOR ANY PURPOSE. EXTERIOR ELEMENTS HAVE BEEN MEASURED AND QUOTED FOR REFERENCE ONLY. THIS IS NOT A SURVEY.</small>		
 ASBUILT SERVICES <small>FOR THE RECORD SINCE 1990 1-800-318-0099 ASBUILTSERVICES.COM</small>		
EXISTING ROOF PLAN		
REF: 1385sf_South_SFD REV: 0 DRAWN BY: CB AUDITED BY: CB	SHEET SIZE: 24x36 SCALE: 1/4"=1'-0" FIELD MEASURE: 04/03/2020 - 04/07/2020	AX-101 <small>1 OF 13</small>



1 EXISTING BASEMENT LEVEL FLOOR PLAN
4,794 SQFT GROSS MEASURED AREA
553 SQFT MEASURED EXTERIOR SURFACES

LEGEND	
	THERMOSTAT
	HVAC CEILING REGISTER
	FAN

NOTE A:
THIS AREA NOT ACCESSIBLE AT TIME OF DATA ACQUISITION.
AREA NOT MEASURED.

NOTE B:
DUE TO DEVIATIONS IN WALL ANGLES AND SURFACES, SOME
WALL LENGTHS ARE REPRESENTED AS TYPICAL.

1385 HILLSIDE CIRCLE
BURLINGAME, CA 94010

THIS DRAWING IS A RECORD OF REAL PROPERTY THAT IS GENERALLY ACCEPTED TO BE SUITABLE FOR USE IN PLANNING, DESIGN, LEASE, AND GENERAL ASSET MANAGEMENT. IT SHOULD NOT BE USED TO DETERMINE EXACT MEASUREMENTS OF SPACES OR ARTIFACTS FOUND HEREIN FOR ANY PURPOSE. EXTERIOR ELEMENTS HAVE BEEN MEASURED AND QUOTED FOR REFERENCE ONLY. THIS IS NOT A SURVEY.

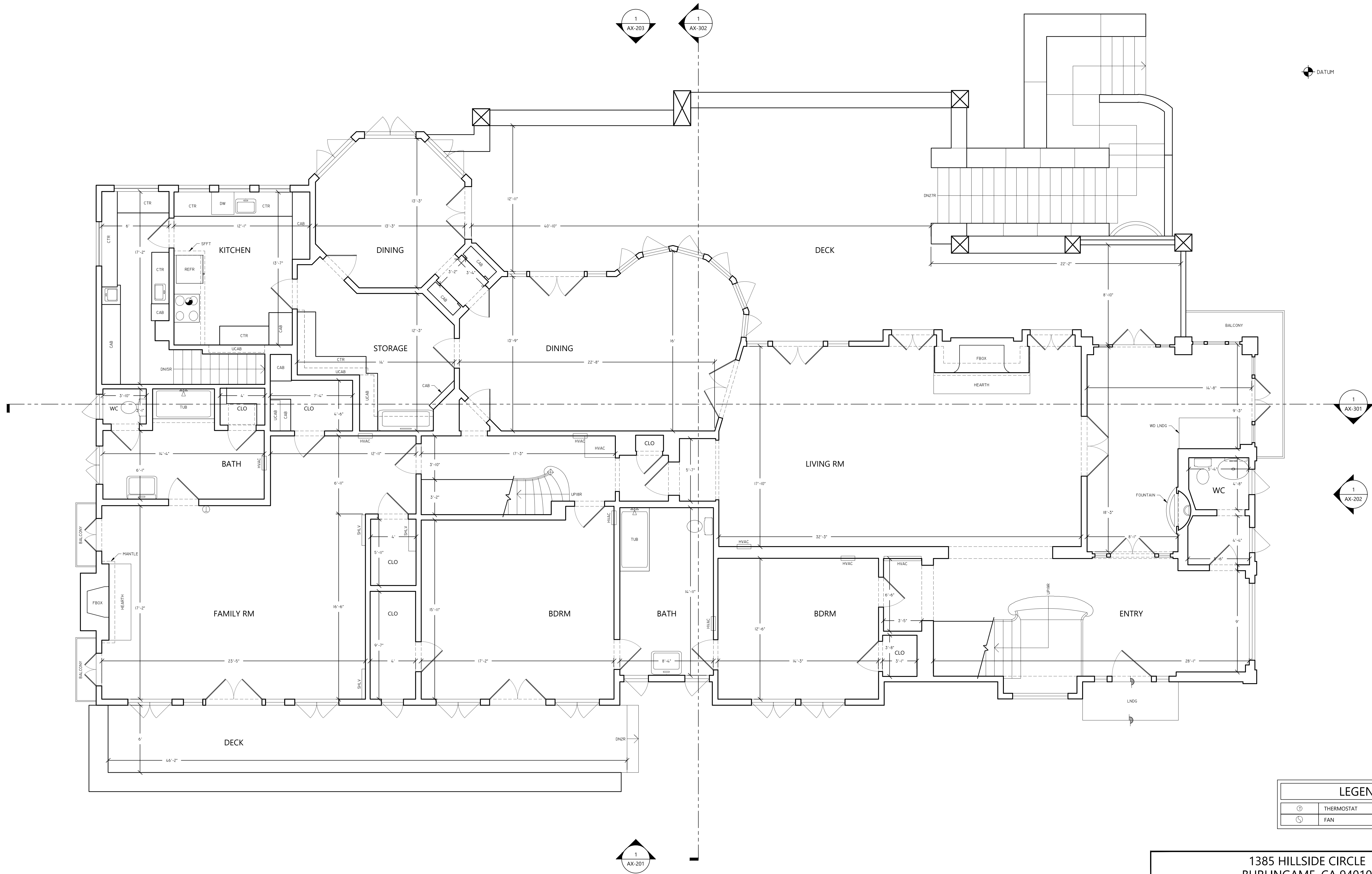
**ASBUILT
SERVICES**
FOR THE RECORD SINCE 1990
1-800-318-0099 ASBUILTSERVICES.COM

EXISTING FLOOR PLAN

REF: 1385sf_South_SFD
REV: 0
DRAWN BY: CB
AUDITED BY: CB

SHEET SIZE: 24x36
SCALE: 1/4"=1'-0"
FIELD MEASURE:
04/03/2020 - 04/07/2020

AX-102
2 OF 13

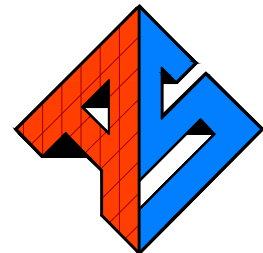


1 EXISTING ENTRY LEVEL FLOOR PLAN
3,961 SQFT GROSS MEASURED AREA
1,711 SQFT MEASURED EXTERIOR SURFACES

LEGEND	
ⓘ	THERMOSTAT
Ⓢ	FAN

1385 HILLSIDE CIRCLE
BURLINGAME, CA 94010

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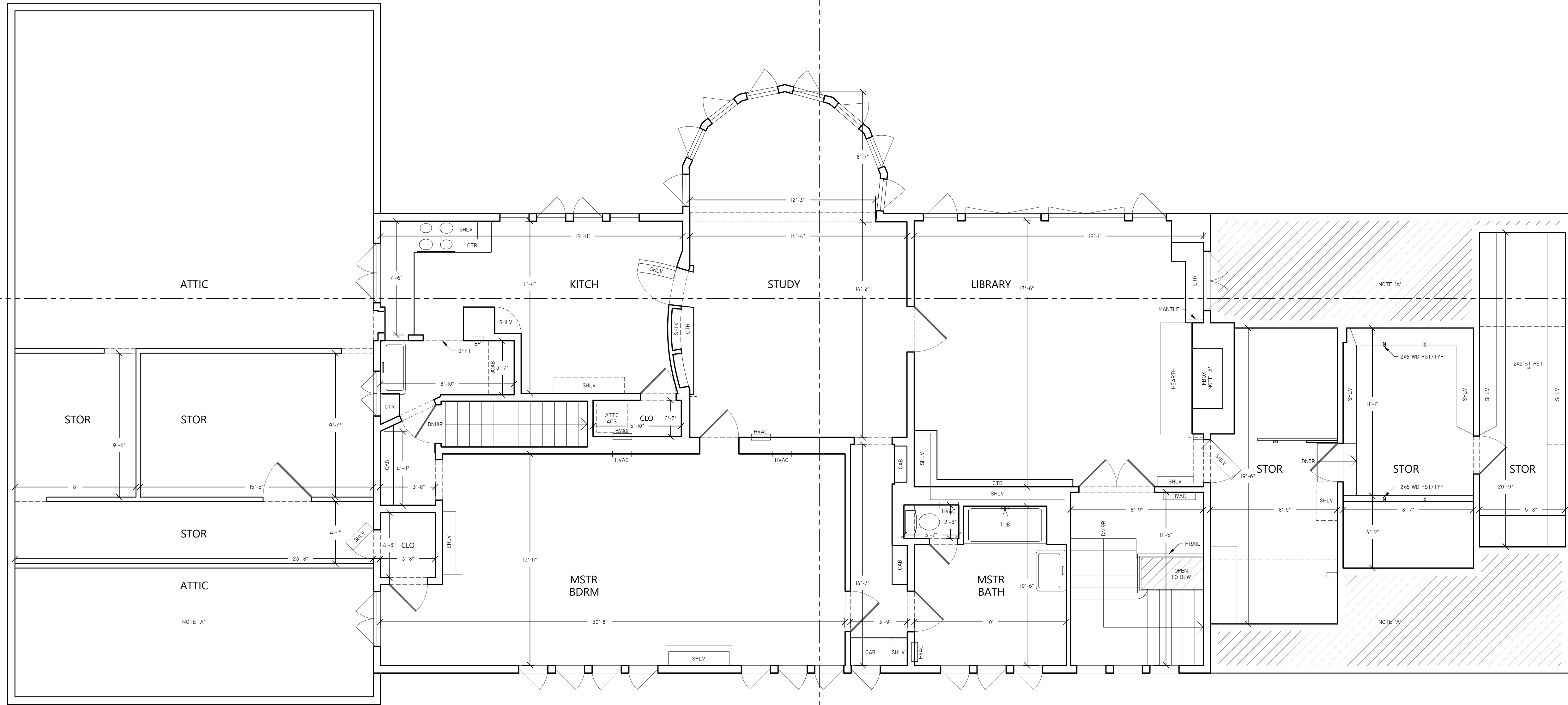
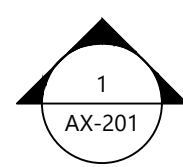
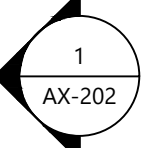
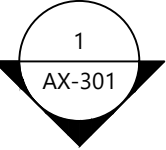
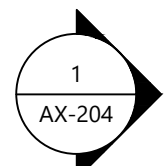
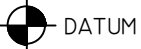
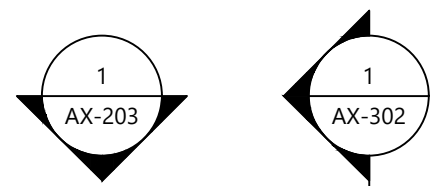
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FOR THE RECORD SINCE 1990
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EXISTING FLOOR PLAN

REF: 1385sf_South_SFD
REV: 0
DRAWN BY: CB
AUDITED BY: CB

SHEET SIZE: 24x36
SCALE: 1/4"=1'-0"
FIELD MEASURE:
04/03/2020 - 04/07/2020

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LEGEND	
Ⓢ	THERMOSTAT
Ⓣ	FAN

NOTE A:
THIS AREA NOT ACCESSIBLE AT TIME OF DATA ACQUISITION.
AREA NOT MEASURED.

1 EXISTING SECOND LEVEL FLOOR PLAN
2,548 SQFT GROSS MEASURED AREA

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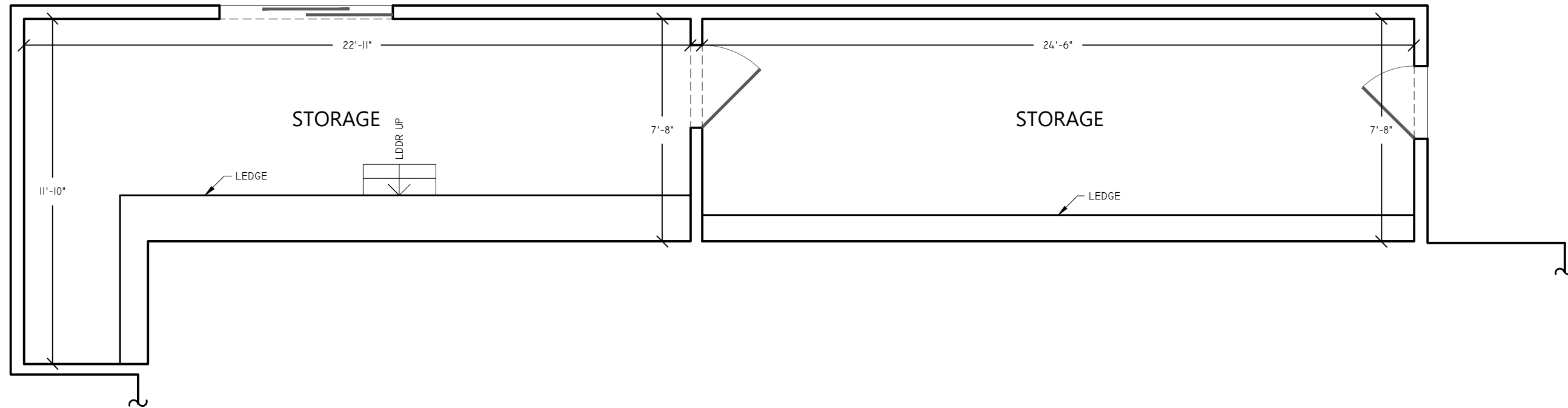
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EXISTING FLOOR PLAN

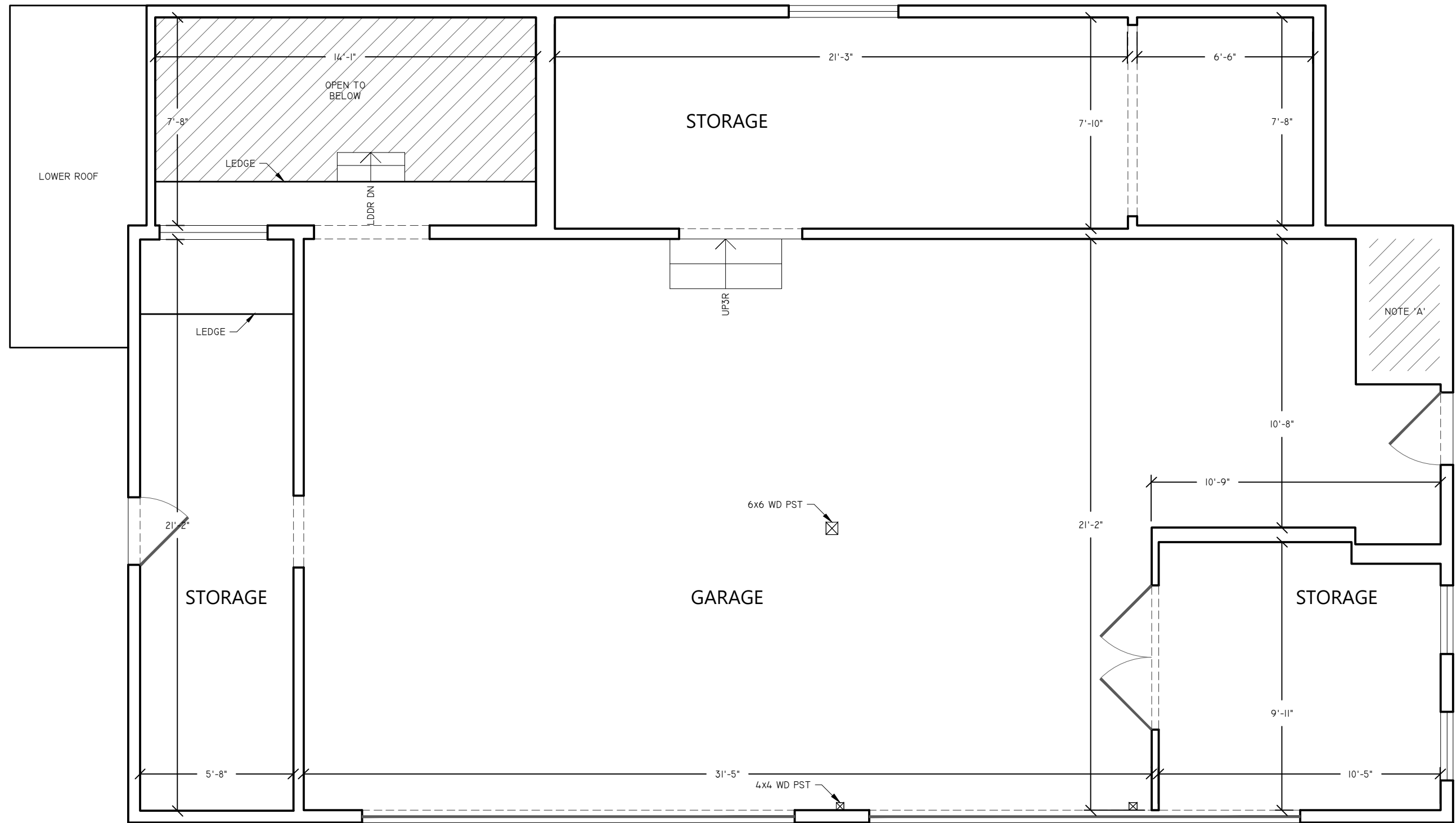
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REV: 0
DRAWN BY: CB
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SHEET SIZE: 24x36
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FIELD MEASURE:
04/03/2020 - 04/07/2020

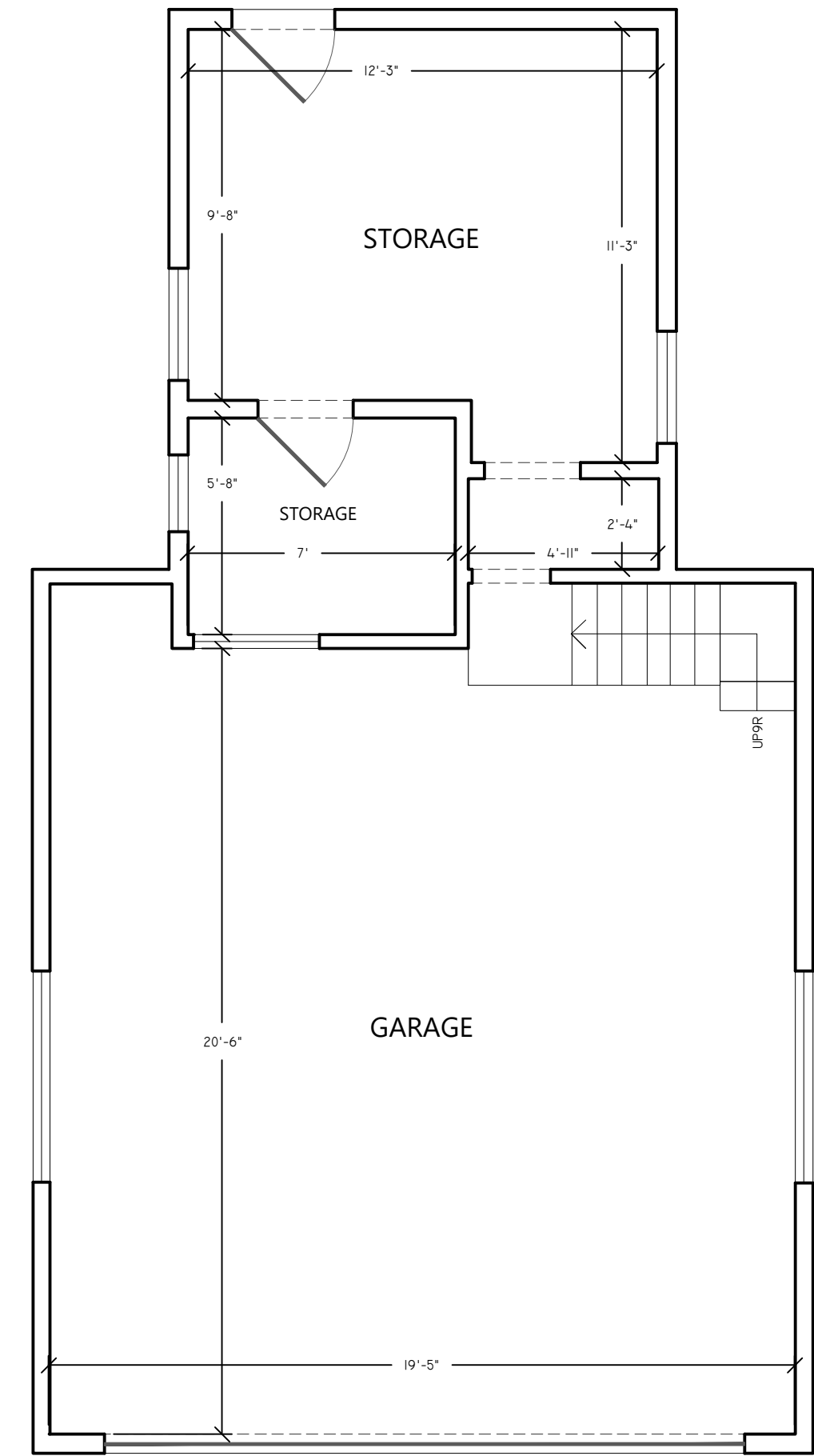
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2 EXISTING GARAGE -1 LOWER LEVEL FLOOR PLAN
416 SQFT GROSS MEASURED AREA



1 EXISTING GARAGE - 1 ENTRY LEVEL FLOOR PLAN
1,440 SQFT GROSS MEASURED AREA



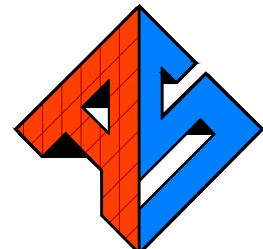
3 EXISTING GARAGE - 2 FLOOR PLAN
661 SQFT GROSS MEASURED AREA

NOTE A:
THIS AREA NOT ACCESSIBLE AT TIME OF DATA ACQUISITION.
AREA NOT MEASURED.

THESE ARE BASIC FLOOR PLANS. NO INTERIOR ELEMENTS SHOWN,
UNLESS NOTED OTHERWISE.

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EXISTING GARAGE FLOOR PLANS

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FIELD MEASURE:
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NOTE A:
THIS ELEMENT NOT MEASURED, ILLUSTRATORS RENDERING.

1 EXISTING WEST ELEVATION

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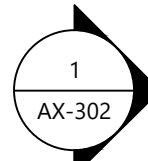
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EXISTING EXTERIOR ELEVATION

REF: 1385sf_South_SFD
REV: 0
DRAWN BY: CB
AUDITED BY: CB

SHEET SIZE: 24x36
SCALE: 1/4"=1'-0"
FIELD MEASURE:
04/03/2020 - 04/07/2020

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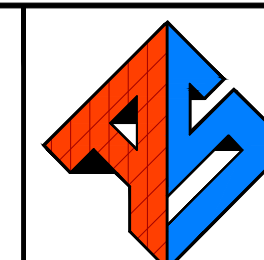


NOTE A:
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1 EXISTING SOUTH ELEVATION

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BURLINGAME, CA 94010

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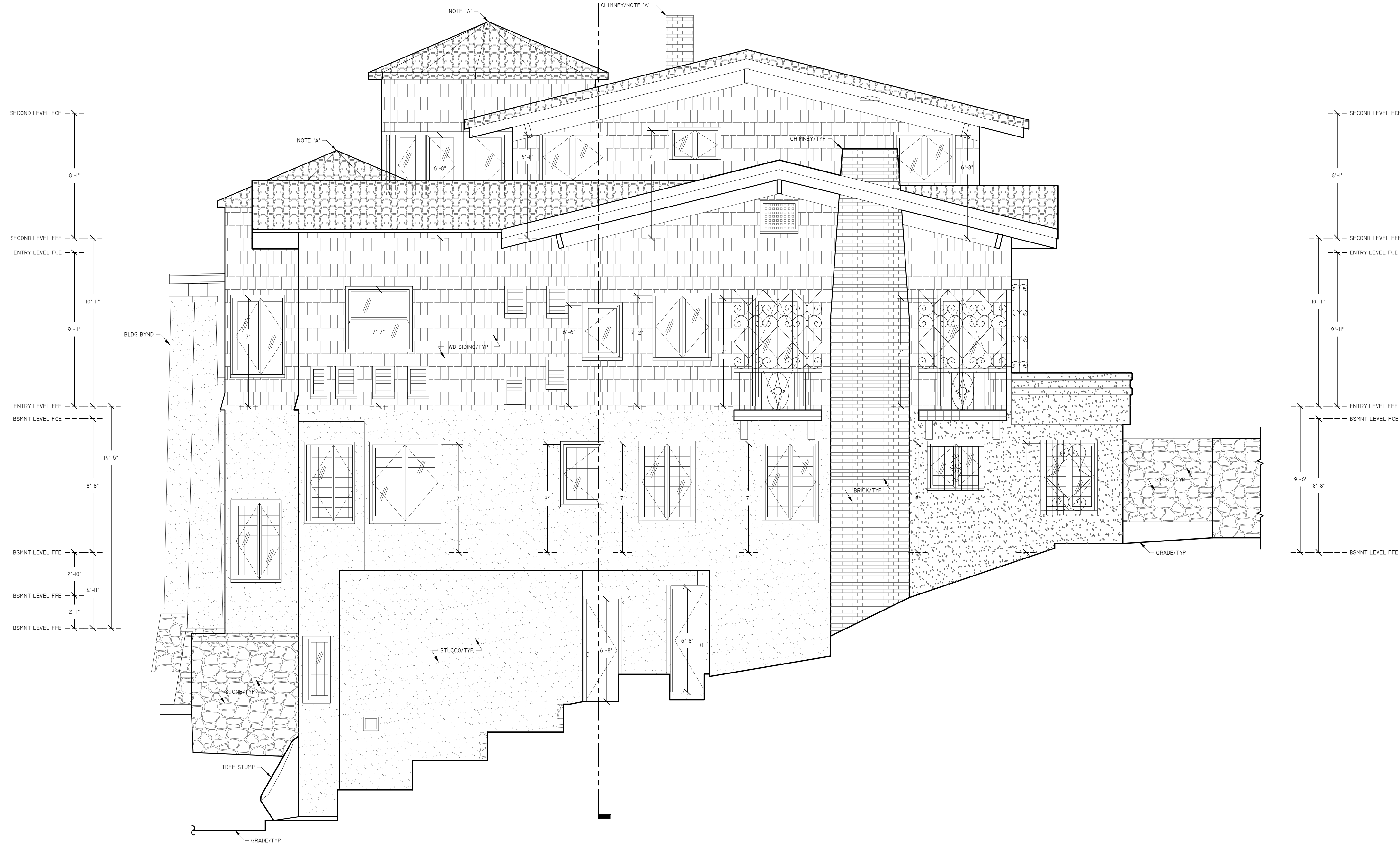
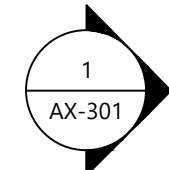
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EXISTING EXTERIOR ELEVATION

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1 EXISTING EAST ELEVATION

NOTE A:
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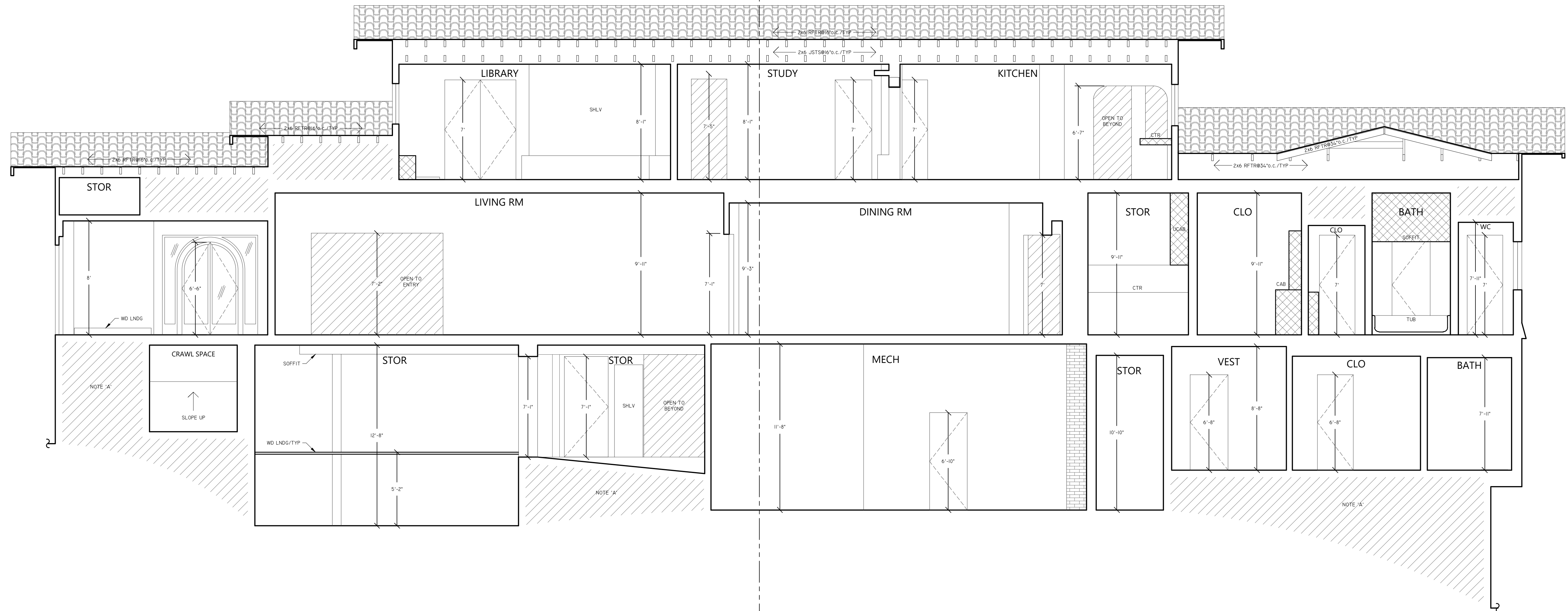
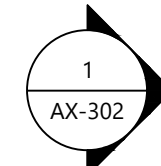


EXISTING EXTERIOR ELEVATION

REF: 1385sf_South_SFD
REV: 0
DRAWN BY: CB
AUDITED BY: CB

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SCALE: 1/4"=1'-0"
FIELD MEASURE:
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NOTE: CEILING HEIGHT ANNOTATIONS TYPICAL. FOR HEIGHTS AT SPECIFIC LOCATIONS PLEASE VERIFY IN FIELD.

NOTE: DEVIATIONS IN SLAB THICKNESS AND FLOOR/CEILING SLOPES CAUSED BY STRUCTURAL SETTLING NOT SHOWN UNLESS NOTED OTHERWISE.

NOTE A:
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1 EXISTING LONGITUDINAL SECTION

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EXISTING BUILDING SECTION

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SCALE: 1/4"=1'-0"
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1 EXISTING CROSS SECTION

NOTE: CEILING HEIGHT ANNOTATIONS TYPICAL. FOR HEIGHTS AT SPECIFIC LOCATIONS PLEASE VERIFY IN FIELD.

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