

CHIBBER RESIDENCE

1406 DRAKE AVE., BURLINGAME, CA

A.P.N.: 026-052-110

DESIGN DATA	PROJECT DATA	SHEET INDEX	PROJECT DIRECTORY
2022 CALIFORNIA BUILDING CODE 2022 CALIFORNIA MECHANICAL CODE 2022 CALIFORNIA PLUMBING CODE 2022 CALIFORNIA ELECTRICAL CODE 2022 CALIFORNIA ENERGY CODE 2022 CALIFORNIA RESIDENTIAL CODE ALL OTHER STATE AND LOCAL ORDINANCES AND REGULATIONS ALL STRUCTURAL DESIGN DATA AS PER CBC SECTION 1603 ALL CONSTRUCTION AS PER CBC TABLE 601, TYPE V. ADOPTION OF THE 2022 EDITION OF THE CALIFORNIA STATE BUILDING CODES, TITLE 24, CALIFORNIA CODE OF REGULATIONS WAS MANDATED BY AB 4616 AND SB 2811, EFFECTIVE JANUARY 1, 2022, THE FOLLOWING LOCAL AMENDMENTS TO THE CALIFORNIA STATE BUILDING CODES WERE FILED WITH THE OFFICE OF HOUSING AND COMMUNITY DEVELOPMENT. ENTIRE RESIDENCE, CRAWL SPACE AND ATTIC SHALL BE PROTECTED BY AUTOMATIC FIRE-EXTINGUISHING SYSTEM NFPA 13-D STANDARD. GENERAL NOTES: 1. ALL DETAILS, MATERIALS, FINISHES AND ASSEMBLIES ARE NOT NECESSARILY SHOWN. THESE FINAL FINISH DETAILS INCLUDING CASEWORK AND MATERIAL SELECTIONS WILL BE COORDINATED BY THE OWNER. 2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE UNIFORM BUILDING CODE, APPLICABLE EDITION, AND ALL OTHER PERTINENT CODES, LAWS AND REQUIREMENTS OF THE LOCAL BUILDING OFFICIALS, WHETHER OR NOT SPECIFICALLY SHOWN ON THESE DOCUMENTS. THESE DOCUMENTS ARE NOT INTENDED TO SHOW EVERY DETAIL OR CONDITION. MANY DETAILS IN RESIDENTIAL CONSTRUCTION ARE BUILT ACCORDING TO PROFESSIONAL CONSTRUCTION PRACTICES, AND ARE THEREFORE NOT DETAILED IN THESE DOCUMENTS. CONTACT CHU DESIGN ASSOCIATES INC. IF CONDITIONS OR OTHER CIRCUMSTANCES REQUIRE CHANGES IN THE WORK SHOWN, OR REQUIRE CLARIFICATION. ALL WORK SHALL BE DONE IN A HIGH QUALITY MANNER, ACCORDING TO THE PREVAILING STANDARDS OF THE INDUSTRY FOR EACH TRADE. 3. THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, EQUIPMENT, SUPERVISION AND CLEAN-UP TO ACCOMPLISH ALL OF THE WORK SHOWN, INCLUDING ALL WARRANTIES AND INSTRUCTIONS, TO PROVIDE A COMPLETE WORKING INSTALLATION, AND TO LEAVE THE OWNER WITH AN APPROVED PRODUCT. 4. CONTRACTOR SHALL ASSUME COMPLETE AND SOLE RESPONSIBILITY FOR MEANS AND METHODS OF CONSTRUCTION, AND FOR ALL SAFETY MEASURES TO PROTECT ALL PROPERTY, PERSONNEL AND THIRD PARTIES FROM DAMAGE OR INJURY. THIS RESPONSIBILITY SHALL BE CONTINUOUS AND NOT SOLELY DURING WORKING HOURS. CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD HARMLESS CHU DESIGN ASSOCIATES INC. AND RELATED ENGINEERS FROM ANY CLAIMS OF LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF HIS WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF CHU DESIGN ASSOCIATES INC. AND RELATED ENGINEERS. 5. THESE DOCUMENTS DO NOT CONTAIN PROVISIONS FOR THE HANDLING OR REMOVAL OF ANY HAZARDOUS MATERIALS. SHOULD ANY SUCH MATERIALS BE SUSPECTED OR ENCOUNTERED, SPECIALISTS SHALL BE CALLED IN TO MAKE RECOMMENDATIONS. 6. PROVIDE ALL MANDATORY FEATURES REQUIRED BY THE T-24 ENERGY CODE, INCLUDING WEATHER-STRIPPING, BUILDING INSULATION, PIPE INSULATION, LIGHTING AND APPLIANCE MEASURES, AND OTHER FEATURES REQUIRED BY TITLE 24 OR OTHER STATE, FEDERAL OR LOCAL CODES. 7. NO PERSON SHALL ERECT (INCLUDING EXCAVATION AND GRADING), DEMOLISH, ALTER OR REPAIR ANY BUILDING OR STRUCTURE OTHER THAN BETWEEN THE HOURS PERMITTED BY THE LOCAL JURISDICTION. 8. ANY HIDDEN CONDITIONS THAT REQUIRE WORK TO BE PERFORMED BEYOND THE SCOPE OF THE BUILDING PERMIT ISSUED FOR THESE PLANS MAY REQUIRE FURTHER CITY APPROVALS INCLUDING REVIEW BY THE PLANNING COMMISSION. 9. PLUMBING CONTRACTOR WILL PROVIDE A SINGLE LINE DIAGRAM ON TIME OF INSPECTION AND ANY INSTALLATION PRIOR TO PLAN CHECK AND APPROVAL IS AT CONTRACTOR'S RISK. 10. FIRE SPRINKLERS SHALL BE INSTALLED AND SHOP DRAWINGS SHALL BE APPROVED BY THE FIRE DEPARTMENT PRIOR TO INSTALLATION. 11. IF GRADING PERMIT IS REQUIRED, IT SHOULD BE OBTAINED FROM DEPARTMENT OF PUBLIC WORKS. 12. IF PUBLIC WORKS REQUIRES SIDEWALK REPLACEMENT, POLICY FOR EXPANDING WIDTH OF PLANTER STRIP NEED TO BE IMPLEMENTED AND TREES NEED TO BE ADDED.	1. SITE ADDRESS:1406 DRAKE AVENUE BURLINGAME, CA 94010 2. APN:026-052-110 3. TYPE OF CONSTRUCTION FOR: DWELLING AND GARAGE: OCCUPANCY GROUP FOR DWELLING: OCCUPANCY GROUP FOR GARAGE: 4. SITE AREA:1,988.80 SF 5. MAX. COVERED FLOOR AREA ALLOWED: (32% + 1100) 6. MAX. LOT COVERAGE ALLOWED (40%):2,819.52 SF 7. PROPOSED FLOOR AREA: (N) PROPOSED FIRST FLOOR (N) PROPOSED SECOND FLOOR (N) FRONT PORCH (N) GARAGE (N) ADU (850 MAX. ADU FAR) - 352.50 SF = (N) TOTAL FLOOR AREA3,395.83 SF < 3,403.62 SF (N) FLOOR AREA RATIO:41.11 % 8. LOT COVERED AREA: (N) FIRST FLOOR (N) GARAGE (N) FRONT PORCH (N) ADU - 352.50 SF NOT INCLUDED (N) FIREPLACES (N) DECK (N) TOTAL FLOOR AREA2,602.12 SF < 2,819.52 SF (N) LOT COVERAGE RATIO:36.15 %	ARCHITECTURAL A.1 COVER SHEET A.2 SITE DEMOLITION PLAN A.2.1 SITE DEVELOPMENT PLAN A.3 PROPOSED FIRST & SECOND FLOOR PLAN A.4 PROPOSED FRONT AND RIGHT ELEVATION A.5 PROPOSED REAR AND LEFT ELEVATION A.6 ADU FLOOR PLAN, ELEVATIONS & SECTION A.7 BUILDING SECTION N.1 CONSTRUCTION BMP AC.1 FLOOR AREA CALCULATIONS (PLANNER SET ONLY) LANDSCAPE L.1 LANDSCAPE PLAN L.2 IRRIGATION PLAN CIVIL 60.1 BOUNDARY & TOPOGRAPHIC SURVEY	PROPERTY OWNER: MR. & MRS. AMIT & KARUNA CHIBBER 1406 DRAKE AVENUE BURLINGAME, CA 94010 CIVIL SURVEY: QUIET RIVER LAND SERVICES, INC. 6141 SIERRA COURT, SUITE K DUBLIN, CA 94568 TEL: (925) 734-6788 ARCHITECTURAL: JAMES CHU CHU DESIGN ASSOCIATES INC. 210 INDUSTRIAL RD., SUITE 205 SAN CARLOS, CA 94070 TEL: (650) 345-9286, EXT. 1001 FAX: (650) 345-9287 EMAIL: James@chudesign.com LANDSCAPE ARCHITECT: ROBERT MOWAT ASSOCIATES, 2068 3RD. ST. #6, SAN FRANCISCO, CA 94107 TEL: (415) 777-4656
CONSTRUCTION SCHEDULE	NOTES	1. THESE DRAWINGS ARE THE PROPRIETARY WORK PRODUCT AND PROPERTY OF SARGENT DEVELOPMENT, DEVELOPED FOR THE EXCLUSIVE USE OF SARGENT DEVELOPMENT. USE OF THESE DRAWINGS AND CONCEPTS CONTAINED THEREIN WITHOUT THE WRITTEN PERMISSION OF SARGENT DEVELOPMENT IS PROHIBITED, IS A VIOLATION OF COPYRIGHT LAW AND MAY SUBJECT YOU TO A CLAIM FOR COMPENSATORY AND PUNITIVE DAMAGES. WEEKDAYS: 8:00 AM. - 7:00 PM. SATURDAYS: 9:00 AM. - 6:00 PM. SUNDAYS AND HOLIDAYS: NO WORK ALLOWED 2. CONSTRUCTION HOURS IN THE CITY PUBLIC RIGHT-OF-WAY ARE LIMITED TO WEEKDAYS AND NON-CITY HOLIDAYS BETWEEN 8:00AM TO 5:00PM.	

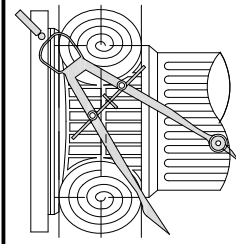
RECEIVED

10/28/25

CITY OF BURLINGAME
CDD-PLANNING DIVISION

REVISIONS	BY
PLANNING 10/01/25	PU

CHU DESIGN ASSOCIATES INC.
210 Industrial Rd. Suite 205
San Carlos, CA 94070
TEL: (650) 345-9286 x 1001



The drawing on this sheet, specification ideas, designs and arrangements represented thereby are and shall remain the property of CHU DESIGN ASSOCIATES INC., and in no part thereof shall be copied, disclosed to others 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.

NEW RESIDENCE
1406 DRAKE AVE.,
BURLINGAME CA
A.P.N.: 026-052-110

DATE:	FEB. 2025
SCALE:	AS NOTED
DRAWN:	PU
CIB:	
SHEET NO.	

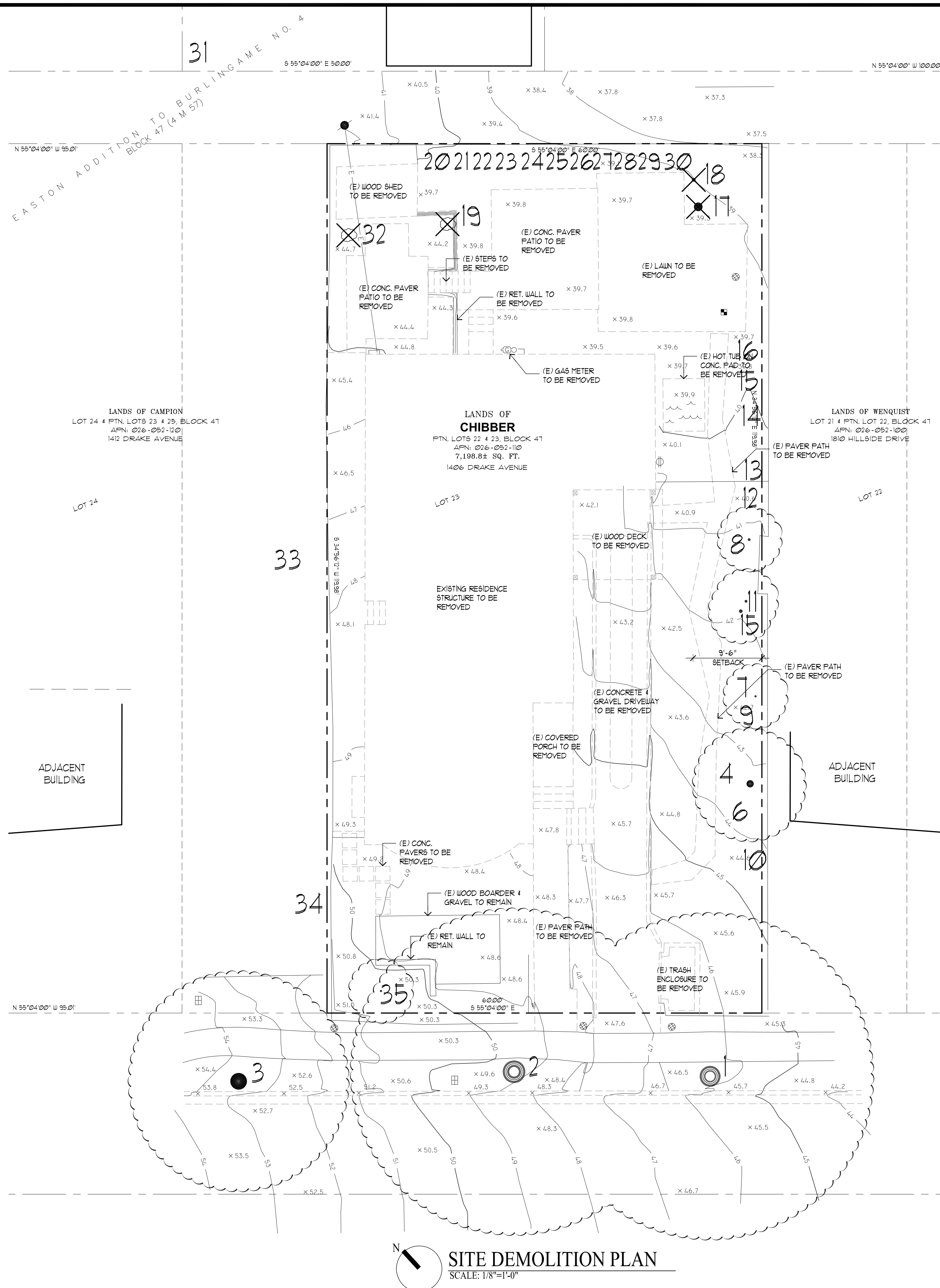
A.1

OF SHEETS

----- (E) TO BE REMOVED

NO EXISTING TREE OVER 48 INCHES IN CIRCUMFERENCE AT 54 INCHES FROM BASE OF TREE MAY BE REMOVED WITHOUT A PROTECTED TREE REMOVAL PERMIT FROM THE PARKS DIVISION.

1. NO PROTECTED SIZE TREE MAY BE REMOVED WITHOUT PERMIT FROM PARKS DIVISION (558-7330)
2. CITY STREET TREE REQUIRES TREE WORK PLAN PERMIT FROM PARKS DIVISION (558-7330)



The drawing on this sheet, specification ideas, designs, and arrangements represented hereby are and shall remain the property of CHU DESIGN ASSOCIATES INC., and in no part thereof shall be copied, disclosed to others 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.

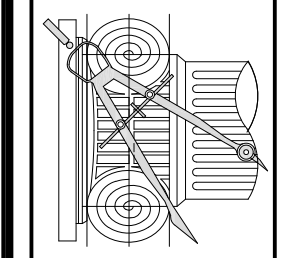
NEW RESIDENCE
11406 DRAKE AVE.,
BURLINGAME CA
A.P.N.: 026-052-110

DATE:	FEB. 2025
SCALE:	AS NOTED
DRAWN:	PU
JOB:	
SHEET NO	

A.2

OF SHEET

CHU DESIGN ASSOCIATES INC.
2110 Industrial Rd. Suite 205
San Carlos, CA 94070
TEL: (650) 345-9286 x 1001



GENERAL NOTES:

- SEE LANDSCAPE PLAN FOR DETAIL INFORMATION
- MAXIMUM DRIVEWAY SLOPES SHALL NOT EXCEED FIFTEEN (15) PERCENT AT ANY POINT WITHOUT SPECIAL APPROVAL OF THE DEPARTMENT OF PUBLIC WORKS. SLOPES IN EXCESS OF TWENTY (20) PERCENT SHALL REQUIRE APPROVAL OF THE PLANNING COMMISSION. TRANSITIONAL SLOPES ARE REQUIRED FOR DRIVEWAYS WHICH EXCEED TEN (10) PERCENT MAXIMUM SLOPE. NO TRANSITIONAL SLOPE SHALL EXTEND INTO A REQUIRED PARKING SPACE.
- TOPOGRAPHY IS PREPARED BY: QUIET RIVER LAND SERVICES, INC. 6141 SIERRA COURT, SUITE K DUBLIN, CA 94568 TEL: (925) 734-6788

- A DEMOLITION PERMIT IS REQUIRED FOR SIDEWALK, SEWER AND WATER REPLACEMENT
- REQUIRED PROTECTIVE FENCING MUST BE INSTALLED AND INSPECTED PRIOR TO DEMO PERMIT ISSUE.
- SEWER BACKFLOW PROTECTION CERTIFICATE IS REQUIRED PER ORDINANCE NO. 1110. A DRAFT CERTIFICATION SHALL BE SUBMITTED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

- THE SURVEYOR RECOMMENDS THE CITY VERIFY THAT THE PERTINENT RESIDENCES WERE USED IN THE CALCULATION.
- GARAGE FOOTING SHALL NOT EXTEND INTO ONE FOOT SETBACK WITHOUT A LICENCED SURVEY AND FIELD STAKING REVIEWED BY INSPECTOR.
- NEW WATER METER SHALL NOT ON PRIVATE PROPERTY. IT MUST BE LOCATED ON PUBLIC PROPERTY FOR ACCESS BY METER READER.
- NEW SEWER LINE WITH CLEANOUT FOR NEW HOUSE. CLEANOUT AT SEWER MAIN LINE TO BE IN PUBLIC EASEMENT FOR CITY ACCESS.
- CONTRACTOR SHALL ENSURE THE DOUBLE V-ALVE ASSEMBLY FOR FIRE PROTECTION SHALL BE TESTED AND APPROVED BY A SAN MATEO COUNTY ENVIRONMENTAL HEALTH APPROVED CONTRACTOR PRIOR TO SCHEDULING WATER DEPARTMENT FINAL.

- PROVIDE ADEQUATE FIRE FLOW BASED UPON CONSTRUCTION AND SIZE OF BUILDING. SEE UPC APPENDIX IIIA. MINIMUM 500 GPM REQUIRED. SEE TABLE NO. A-III-A-1.

- MINIMUM 1" WATER METER REQUIRED
- IF BACKWATER PROTECTION IS REQUIRED, CONTRACTOR SHALL PROVIDE AN EROSION DIAGRAM OF THE BUILDING SEWER INCLUDING ALL BACKWATER VALVES, RELIEF VALVES, AND ANY SEWER INJECTION SYSTEM DETAILS. CITY OF BURLINGAME MUNICIPAL CODE ORDINANCE 1110.
- PROVIDE SURVEY STAKES PRIOR TO FOUNDATION INSPECTION TO VERIFY LOT LINES.
- PROVIDE A PRESSURE ABSORBING DEVICES OR APPROVED MECHANICAL DEVICES ARE REQUIRED ON WATER LINES LOCATED AS CLOSE AS POSSIBLE TO QUICK ACTING VALVES THAT WILL ABSORB HIGH PRESSURES RESULTING FROM QUICK CLOSING OF QUICK-ACTING VALVES. CPC SECTION 60910

PUBLIC WORK NOTES & CONDITIONS:

- A REMOVE/REPLACE UTILITIES ENCROACHMENT PERMIT IS REQUIRED:
 - REPLACE ALL CURB, GUTTER, DRIVEWAY AND SIDEWALK FRONTING SITE.
 - PLUG ALL EXISTING SANITARY SEWER LATERAL CONNECTIONS AND INSTALL A NEW 4" LATERAL.
 - ALL WATER LINE CONNECTIONS TO CITY WATER MAINS FOR SERVICES OR FIRE LINE ARE TO BE INSTALLED PER CITY STANDARD PROCEDURES AND SPECIFICATION.
 - ANY OTHER UNDERGROUND UTILITY WORKS WITHIN CITY'S RIGHT OF WAY.

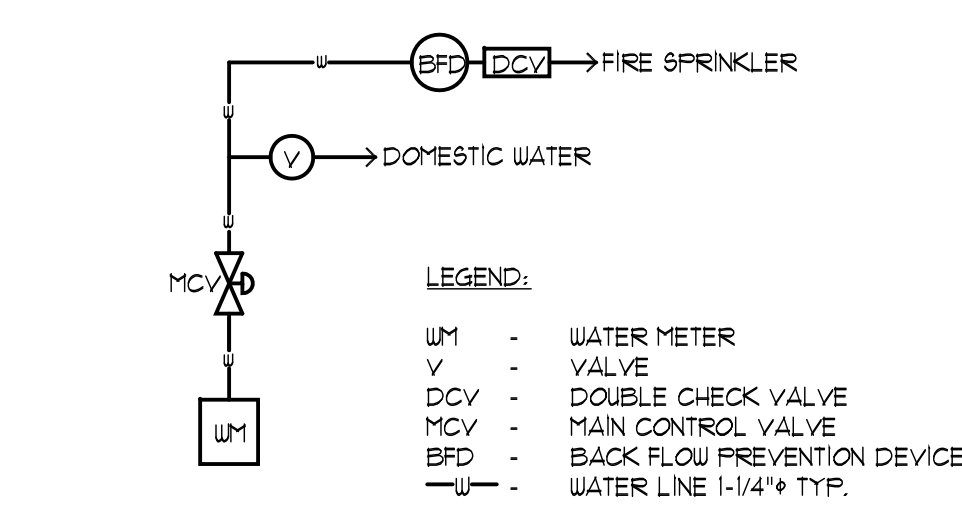
- THE SANITARY SEWER LATERAL (BUILDING SEWER) SHALL BE TESTED PER ORDINANCE CODE CHAPTER B12. TESTING INFORMATION IS AVAILABLE AT THE BUILDING DEPARTMENT COUNTER. AN ENCROACHMENT PERMIT IS REQUIRED FROM THE PUBLIC WORKS DEPARTMENT WHENEVER THE CITY'S PORTION OF THE SEWER LATERAL OR CITY CLEANOUT IS TO BE LAID AND/OR CONNECTED TO THE SEWER MAINS.

- SEWER BACKWATER PROTECTION CERTIFICATION IS REQUIRED FOR THE INSTALLATION OF ANY NEW SEWER FUTURE PER ORDINANCE NO. 1110. THE SEWER BACKWATER PROTECTION CERTIFICATE IS REQUIRED PRIOR TO THE ISSUANCE OF BUILDING PERMIT.

- ALL WATER LINE CONNECTIONS TO CITY WATER MAINS FOR SERVICES OR FIRE LINE PROTECTION ARE TO BE INSTALLED PER CITY STANDARD PROCEDURES AND MATERIAL SPECIFICATIONS. CONTACT THE CITY WATER DEPARTMENT FOR CONNECTION FEES. ENCROACHMENT PERMIT IS REQUIRED FOR ANY WORK IN THE CITY'S RIGHT-OF-WAY. IF REQUIRED, ALL FIRE SERVICES AND SERVICES 2" AND OVER WILL BE INSTALLED BY BUILDER. ALL UNDERGROUND FIRE SERVICE CONNECTIONS SHALL BE SUBMITTED AS SEPARATE UNDERGROUND FIRE SERVICE PERMIT FOR REVIEW AND APPROVAL.

- A SURVEY BY A LICENSED SURVEYOR OR ENGINEER IS REQUIRED. THE SURVEY SHALL SHOW HOW THE PROPERTY LINES WERE DETERMINED AND THAT THE PROPERTY CORNERS WERE SET WITH SURVEYORS LICENSE NUMBER/DURABLE MONUMENTS. THIS SURVEY SHALL BE ATTACHED TO THE CONSTRUCTION PLANS. ALL CORNERS NEED TO BE MAINTAINED OR RE-INSTALLED BEFORE THE BUILDING FINAL. ALL PROPERTY CORNERS SHALL BE MAINTAINED DURING CONSTRUCTION OR RE-ESTABLISHED AT THE END OF THE PROJECT.
- ENCROACHMENT PERMIT IS REQUIRED FOR ANY WORK IN THE CITY'S RIGHT-OF-WAY.
- CONSTRUCTION AND BUILDING USE SHALL CONFORM TO CONDITIONS AS DESCRIBED BY PLANNING COMMISSION AND/OR CITY COUNCIL ACTIONS.
- THE PROJECT SHALL COMPLY WITH THE CITY'S NPDES PERMIT REQUIREMENTS TO PREVENT STORM WATER POLLUTION.
- NEW DRIVEWAY OR DRIVEWAY WIDENING MUST BE APPROVED BY THE CITY ENGINEER. SHOW DISTANCE BETWEEN THE PROPOSED DRIVEWAY OPENING TO THE CLOSEST ADJACENT DRIVEWAY ON SITE PLAN.

- NO STORM WATERS, UNDERGROUND WATERS DRAINING FROM ANY LOT, BUILDING, OR PAVED AREAS SHALL BE ALLOWED TO DRAIN TO ADJACENT PROPERTIES NOR SHALL THESE WATERS BE CONNECTED TO THE CITY'S SANITARY SEWER SYSTEM. THESE WATERS SHALL ALL DRAIN TO EITHER ARTIFICIAL OR NATURAL STORM DRAINAGE FACILITIES BY GRAVITY OR PUMPING REGARDLESS OF THE SLOPE OF THE PROPERTY. MUNICIPAL CODE SECTION 18.02.010 (1)
 - STORM WATER SHALL BE DRAINED THROUGH A CURB DRAIN OR TO THE STORM DRAINAGE SYSTEM. SEE CITY STANDARDS FOR CURB DRAIN DESIGN.
 - FLOOD ZONE 'C' REQUIRES FLOOD ZONE CONFIRMATION AND/OR PROTECTION OF HABITABLE SPACE.
 - PROVIDE ELEVATIONS TO CONFIRM DRAINAGE AND SITE DESIGN.
- NEW DRIVEWAY OR DRIVEWAY WIDENING MUST BE APPROVED BY THE CITY ENGINEER. SHOW DISTANCE BETWEEN THE PROPOSED DRIVEWAY OPENING TO THE CLOSEST ADJACENT DRIVEWAY ON SITE PLAN.
- IF POST-CONSTRUCTION IMPERVIOUS AREA IS GREATER THAN 40% OF TOTAL SIZE, MITIGATION OF THE ADDITIONAL STORM RUNOFF IN EXCESS OF 40% TOTAL LOT SIZE MUST BE ADDRESSED. PLEASE SHOW HOW THE POST-CONSTRUCTION DESIGN WILL ADDRESS THE ADDITIONAL STORMOFF.



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

SCHEMATIC WATER LATERAL LINE NOT TO SCALE

DRAINAGE NOTES:

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

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

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

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

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

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

FIRE NOTES:

CONTRACTOR SHALL OBTAIN SEPARATE FIRE SPRINKLER PERMIT FOR THE INSTALLATION OF THE FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 1104.030 OF THE BURLINGAME MUNICIPAL CODE. THE MINIMUM SIZE SERVICE FOR FIRE SPRINKLER SYSTEM SHALL CONFORM TO NFPA 13 OR ISR 15 2". FOR NFPA 13D SYSTEMS THE MINIMUM SIZE IS 1".

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

FIRE FLOW SHALL MEET REQUIREMENTS OF CALIFORNIA FIRE CODE APPENDIX B. FIRE FLOW FOR RESIDENTIAL BUILDINGS LESS THAN 3600 SQ. FT. SHALL BE PROVIDED AT 1000 GPM UNLESS PROTECTED BY AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM, THEN IT MAY BE REDUCED BY 50%. CONTACT BURLINGAME ENGINEERING DEPARTMENT.

GREEN BUILDING NOTES:

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

NOTES:

- WHERE THE PROPERTY LINE IS LESS THAN TEN (10) FEET FROM THE EXIT TERMINAL OF ANY NEWLY INSTALLED OR REPLACEMENT HIGH EFFICIENCY MECHANICAL EQUIPMENT THE PIPE SIZE OF THE FINAL TEN (10) FEET OF ANY TERMINAL MUST BE INCREASED TO THREE INCHES (3") OR, AS AN ALTERNATIVE, MANUFACTURER-APPROVED Baffles MUST BE INSTALLED.
- CONTRACTOR SHALL PROVIDE ADEQUATE MEASURES TO AVOID EROSION OR SEDIMENT FROM LEAVING THE SITE AND FLOWING INTO THE STREET, CURB OR GUTTER. (USE STRAW WADDOLES)
- REPLACE DAMAGED OR DISPLACED CURB, GUTTER AND/OR SIDEWALK ALONG THE PROPERTY FRONTAGE. A CITY ENCROACHMENT PERMIT IS REQUIRED.
- THE SANITARY SEWER LATERAL (BUILDING SEWER) SHALL BE TESTED PER ORDINANCE CODE CHAPTER B12. TESTING INFORMATION IS AVAILABLE AT THE BUILDING DEPARTMENT COUNTER. AN ENCROACHMENT PERMIT IS REQUIRED FROM THE PUBLIC WORKS DEPARTMENT WHENEVER THE CITY'S PORTION OF THE SEWER LATERAL OR CITY CLEANOUT IS TO BE LAID AND/OR CONNECTED TO THE SEWER MAINS.
- NEW DRIVEWAY OR DRIVEWAY WIDENING MUST BE APPROVED BY THE CITY ENGINEER. SHOW DISTANCE BETWEEN THE PROPOSED DRIVEWAY OPENING TO THE CLOSEST ADJACENT DRIVEWAY ON SITE PLAN.
- A PROPERTY SURVEY IS REQUIRED IF ANY PART OF PERMANENT STRUCTURE INCLUDING FOOTING IS WITHIN 12" OF PROPERTY LINE.

STORM WATER NOTES:

- PROJECTS THAT CREATE AND/OR REPLACE 7500 SQUARE FEET TO 10000 SQUARE FEET OF IMPERVIOUS SURFACE (E.G. NEW ROOF, DRIVEWAY, OR OTHER NON-PERVIOUS SURFACE) MUST COMPLY WITH THE SAN FRANCISCO BAY MUNICIPAL REGIONAL STORMWATER NPDES PERMIT. PLEASE SHOW ON PLANS WHICH SITE DESIGN MEASURE(S) LISTED ON THE STORMWATER CHECKLIST FOR SMALL PROJECTS WILL BE INSTALLED TO MEET THIS REQUIREMENT. A COPY OF THE SMALL PROJECTS CHECKLIST IS ACCESSIBLE HERE: <https://www.burlingame.org/stormwaterdevelopment>.
- DESIGN MEASURES:
 - DIRECT ROOF RUNOFF ONTO VEGETATED AREAS USING A DISCONNECTED DOWNSPOUT.

TABLE NO. A-III-A-1

MINIMUM REQUIRED FIRE FLOW & FLOW DURATION BUILDINGS

FIRE AREA (square feet)				FIRE FLOW (gallons per minute)	FLOW DURATION (hours)
Type I-F-R	Type II One-HR-I	Type IV-H-T	Type V-N1		
B-F R-1	II One-HR-1	V One-H-T-1	V-N1	3,785 for 1 min	
0-22,700	0-12,700	0-4,200	0-5,800	1,500	
22,701-32,200	12,701-17,000	12,901-13,800	5,801-7,800	3,601-4,800	1,750
32,201-38,700	17,001-21,800	13,801-12,800	7,801-9,800	4,801-6,200	2,000
38,701-48,300	21,801-24,200	12,801-17,400	9,801-12,600	6,201-7,700	2,250
48,301-59,000	24,201-33,200	17,401-21,300	12,601-15,400	7,701-9,400	2,500
59,001-70,800	33,201-38,700	21,301-25,900	15,401-18,400	9,401-11,300	2,750
70,801-83,700	38,701-47,100	25,501-30,100	18,401-21,800	11,301-13,400	3,000
83,701-97,700	47,101-54,900	30,101-35,200	21,801-25,900	13,401-15,600	3,250
97,701-112,700	54,901-63,400	35,201-40,600	25,901-29,300	15,601-18,000	3,500
112,701-128,700	63,401-72,100	40,601-46,400	29,301-33,500	18,001-20,600	3,750
128,701-145,900	72,401-82,100	46,401-52,500	33,501-37,900	20,601-23,300	4,000
145,901-164,200	82,101-92,400	52,501-59,100	37,901-42,700	23,301-26,300	4,250
164,201-183,400	92,401-103,100	59,101-66,000	42,701-47,700	26,301-29,300	4,500
183,401-203,700	103,101-114,600	66,001-73,300	47,701-53,000	29,301-32,600	4,750
203,701-225,200	114,601-128,700	73,301-81,100	53,001-58,600	32,601-36,000	5,000
225,201-247,700	128,701-139,400	81,101-89,200	58,601-65,400	36,001-39,600	5,250
247,701-271,200	139,401-152,600	89,201-97,700	65,401-70,800	39,601-43,400	5,500
271,201-296,900	152,601-168,500	97,701-108,500	70,801-77,000	43,401-47,400	5,750
296,901-Greater	168,501-Greater	108,501-115,800	77,001-83,700	47,401-51,500	6,000
-	-	115,801-125,500	83,701-90,800	51,501-55,700	6,250
-	-	125,501-133,500	90,801-97,900	55,701-60,200	6,500
-	-	133,501-145,800	97,901-106,800	60,201-64,800	6,750
-	-	145,801-158,700	106,801-113,200	64,801-69,600	7,000
-	-	158,701-167,800	113,201-121,300	69,601-74,600	7,250
-	-	167,801-173,400	121,301-129,600	74,601-79,900	7,500
-	-	173,401-191,400	129,601-138,300	79,901-85,100	7,750
-	-	191,401-Greater	128,301-Greater	85,101-Greater	8,000

PUBLIC WORK NOTES:

1. ANY WORK IN THE CITY RIGHT-OF-WAY, SUCH AS STREET, SIDEWALK AREA PUBLIC EASEMENTS, AND UTILITY EASEMENTS, IS REQUIRED TO OBTAIN AN ENCROACHMENT PERMIT PRIOR TO STARTING WORK.

2. BASED ON THE SCOPE OF WORK, THIS IS A TYPE I PROJECT THAT REQUIRES A STORMWATER CONSTRUCTION POLLUTION PREVENTION PERMIT. THIS PERMIT IS REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT. AN INITIAL FIELD INSPECTION IS REQUIRED PRIOR TO THE START OF ANY CONSTRUCTION (ON PRIVATE PROPERTY OR IN THE PUBLIC RIGHT-OF-WAY).

3. A REMOVE/REPLACE UTILITIES ENCROACHMENT PERMIT IS REQUIRED TO (1) REPLACE ALL CURB, GUTTER, DRIVEWAY AND SIDEWALK FRONTING SITE; (2) PLUG ALL EXISTING SANITARY SEWER LATERAL CONNECTIONS AND INSTALL A NEW 4" LATERAL; (3) ALL WATER LINE CONNECTIONS TO CITY WATER MAINS FOR SERVICES OR FIRE LINE ARE TO BE INSTALLED PER CITY STANDARD PROCEDURES AND SPECIFICATION; (4) ANY OTHER UNDERGROUND UTILITY WORKS WITHIN CITY'S RIGHT-OF-WAY.

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

5. NO STORM WATERS, UNDERGROUND WATERS DRAINING FROM ANY LOT, BUILDING, OR PAVED AREAS SHALL BE ALLOWED TO DRAIN TO ADJACENT PROPERTIES NOR SHALL THESE WATERS BE CONNECTED TO THE CITY'S SANITARY SEWER SYSTEM. THESE WATERS SHALL ALL DRAIN TO EITHER ARTIFICIAL OR NATURAL STORM DRAINAGE FACILITIES BY GRAVITY OR PUMPING REGARDLESS OF THE SLOPE OF THE PROPERTY. NO RAIN WATER FROM ROOFS OR OTHER RAIN WATER DRAINAGE SHALL DISCHARGE UPON A PUBLIC SIDEWALK (EXCEPT IN SINGLE-FAMILY AREAS). PER MUNICIPAL CODE SECTION 18.02.020.

6. ALL WATER LINES CONNECTIONS TO CITY WATER MAINS FOR SERVICES OR FIRE LINE PROTECTION ARE TO BE INSTALLED PER CITY STANDARD PROCEDURES AND MATERIAL SPECIFICATIONS. CONTACT THE CITY WATER DEPARTMENT FOR CONNECTION FEES. IF REQUIRED, ALL FIRE SERVICES AND SERVICES 2" AND OVER WILL BE INSTALLED BY BUILDER. ALL UNDERGROUND FIRE SERVICE CONNECTIONS SHALL BE SUBMITTED AS SEPARATE UNDERGROUND FIRE SERVICE PERMIT FOR REVIEW AND APPROVAL.

7. NO STRUCTURE SHALL BE BUILT INTO CITY'S RIGHT-OF-WAY. THE PROPERTY LINE ON BERNAL AVENUE IS APPROXIMATELY 10' FEET MEASURED FROM FACE OF CURB.

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

9. ALL DEBRIS/GARBAGE CONTAINERS LOCATION SHALL BE ON PROPERTY. IN A SITUATION WHERE THAT IS NOT POSSIBLE, AN ENCROACHMENT PERMIT IS REQUIRED FROM PUBLIC WORKS DEPARTMENT FOR PLACING DEBRIS/GARBAGE CONTAINERS IN PUBLIC RIGHT-OF-WAY. NO LIET GARBAGE FLUID SHALL ENTER PUBLIC RIGHT-OF-WAY OR THE STORM DRAIN SYSTEM.

10. IT IS THE RESPONSIBILITY OF THE OWNER AND/OR CONTRACTOR TO NOTIFY UNDERGROUND SERVICE ALERT (USA) AT LEAST 48 HOURS BEFORE THE START OF ANY EXCAVATION WORK.

11. IF PUBLIC WORKS REQUIRES SIDEWALK REPLACEMENT, POLICY FOR EXPANDING WIDTH OF PLANTER STRIP MUST BE IMPLEMENTED AROUND NEW OR EXISTING CITY STREET TREE.

PUBLIC WORKS SITE NOTES:

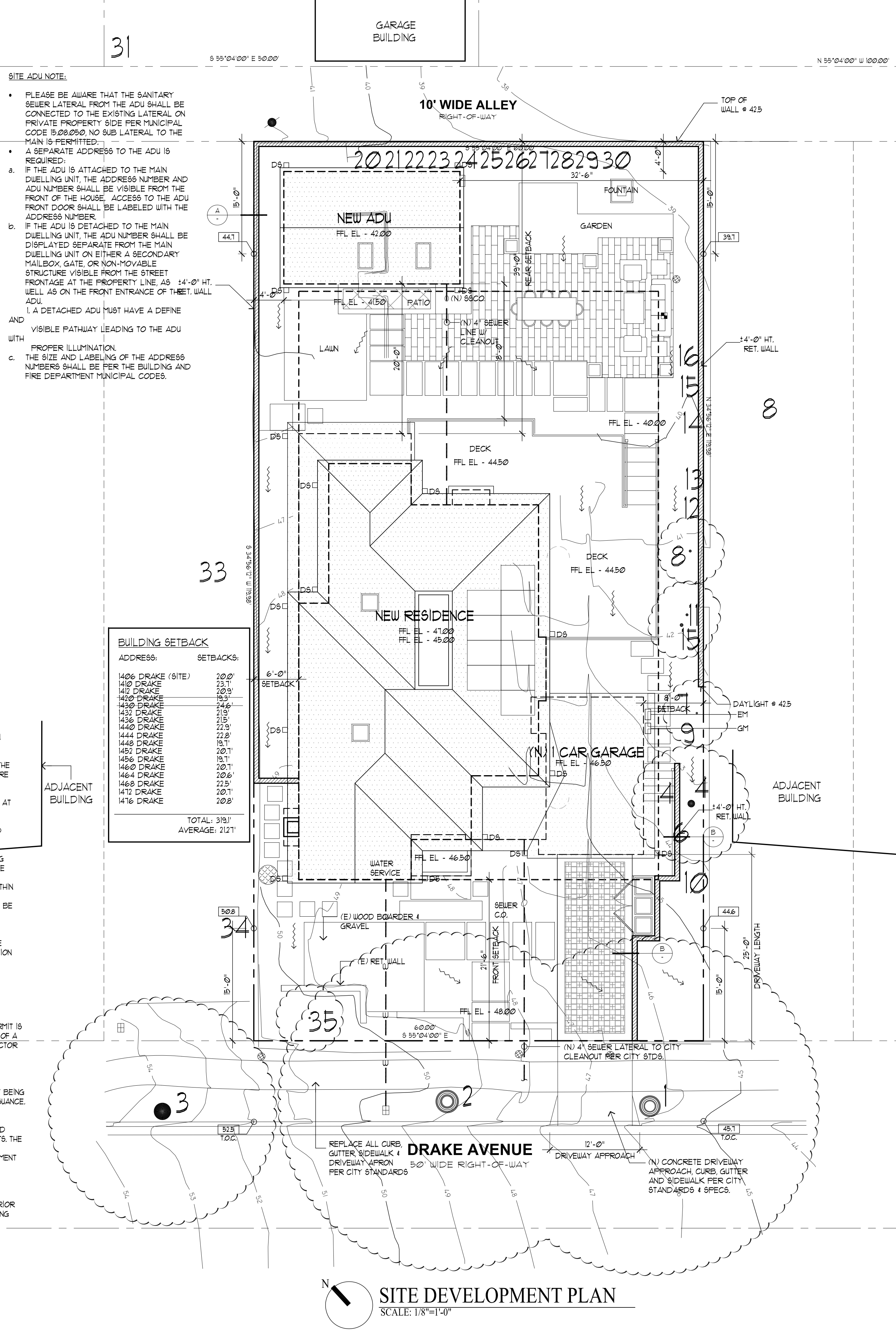
- ALL ABANDONED SEWER LATERALS SHALL HAVE TEES OR SADDLES REMOVED OFF THE MAIN AND REPLACE WITH NEWS STRAIGHT SECTION.
- ALL ABANDONED EXISTING WATER SERVICES, 2-INCH OR BELOW SHALL BE CUT AND CUP AT THE EXISTING MAIN CONNECTION AND DISCONNECT AT SERVICE SADDLE. ABANDONED VALVE WHERE APPLICABLE.
- ALL ABANDONED EXISTING WATER SERVICES, GREATER THAN 2", SHALL HAVE TEES REMOVED AT MAIN AND REPLACE WITH STRAIGHT PIPE PER CITY STANDARDS AND DETAILS.
- NO PERMANENT STRUCTURES (RETAINING WALLS, FENCES, COLUMNS, MAILBOX, ETC.) PROPOSED BEYOND THE PROPERTY LINE AND INTO THE PUBLIC RIGHT-OF-WAY.
- REPLACE ALL CURB, GUTTER, DRIVEWAY AND SIDEWALK FRONTING SITE; (2) PLUG ALL EXISTING SANITARY SEWER LATERAL CONNECTIONS AND INSTALL A NEW 4" LATERAL; (3) ALL WATER LINE CONNECTIONS TO CITY WATER MAINS FOR SERVICES OR FIRE LINE ARE TO BE INSTALLED PER CITY STANDARD PROCEDURES AND SPECIFICATION; (4) ANY UNDERGROUND UTILITY WORKS WITHIN CITY'S RIGHT-OF-WAY; ALL ABANDONED SEWER LATERAL OR WATER SERVICE SHALL BE DISCONNECTED AT THE MAIN AND PER CITY WORKS REQUIREMENTS. AN ENCROACHMENT PERMIT WILL BE REQUIRED FOR THESE ITEMS.
- IF THE STRUCTURE (ADU AND/OR GARAGE) IS PROPOSED TO BE BUILT WITHIN 24" OF THE PROPERTY LINE, PLEASE ADD THE FOLLOWING STATEMENT: DUE TO THE CONSTRUCTION OF THE ADU AND/OR GARAGE UP AGAINST THE REAR AND/OR SIDE PROPERTY LINE(S), A CONSTRUCTION STRING LINE REPRESENTING THE PROPERTY LINE SHALL BE ESTABLISHED DURING THE FINAL PUBLIC WORKS INSPECTION TO CONFIRM NO ENCROACHMENTS EXIST.

BUILDING NOTES:

- BASED ON THE SCOPE OF WORK, THIS PROJECT IS CONSIDERED A "TYPE I" PROJECT THAT REQUIRES A STORM WATER CONSTRUCTION POLLUTION PREVENTION PERMIT. NOTE: THIS PERMIT IS REQUIRED TO BE OBTAINED BY THE PUBLIC WORKS DEPARTMENT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. IN ADDITION, AN INITIAL FIELD INSPECTION BY THE PUBLIC WORKS INSPECTOR IS REQUIRED PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION WORK ON PRIVATE PROPERTY OR IN THE PUBLIC RIGHT-OF-WAY.
- PUBLIC WORKS REQUIRE A SEWER BACKWATER PROTECTION CERTIFICATE PRIOR TO PERMIT BEING ISSUED. PLEASE CONTACT PUBLIC WORKS AT 650-558-1230 PRIOR TO BUILDING PERMIT ISSUANCE.
- DEMOLITION OF A STRUCTURE REQUIRE THE OWNER TO OBTAIN A PERMIT FROM BAAQMD AND REQUIRE SIGN-OFFS FROM THE WATER, SEWER, AND PLANNING AND RECYCLING DEPARTMENTS. THE DEMOLITION PERMIT APPLICATION, AVAILABLE ON THE CITY OF BURLINGAME BUILDING DEPARTMENT'S WEB SITE, WILL NEED NEED TO BE COMPLETED PRIOR TO BUILDING DEPARTMENT APPROVAL AND THE START OF WORK. OWNER SHOULD CALL BAAQMD FOR QUESTIONS CONCERNING OBTAINING A PERMIT FROM THE BAY AREA QUALITY MANAGEMENT DISTRICT.
- RECYCLING AND WASTE REDUCTION FORM WILL NEED TO BE SUBMITTED AND APPROVED PRIOR TO ISSUANCE OF BUILDING PERMIT. THE OWNER SHOULD CONTACT JOE MACLUSKEY RECYCLING SPECIALIST # 650-558-1213

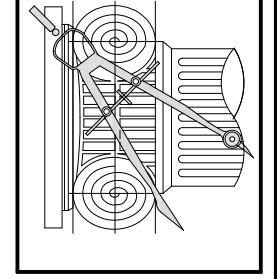
POST-CONSTRUCTION IMPERVIOUS AREA CALCULATION:

1. LOT SIZE	1,788.20 SQ. FT.
2. 40% POST CONSTRUCTION IMPERVIOUS AREA:	2,879.52 SQ. FT.
(N) RESIDENCE	16,154.93 SQ. FT.
(N) ADU	382.50 SQ. FT.
(N) GARAGE	211.46 SQ. FT.
TOTAL	22,933.33 SQ. FT. < 2,879.52 SQ. FT.
	32%



REVISIONS	BY
PLANNING 10/01/25	PU
PLANNING 10/17/25	PU

CHU DESIGN ASSOCIATES INC.
210 Industrial Rd. Suite 205
San Carlos, CA 94070
TEL: (650) 345-9286 x 1001

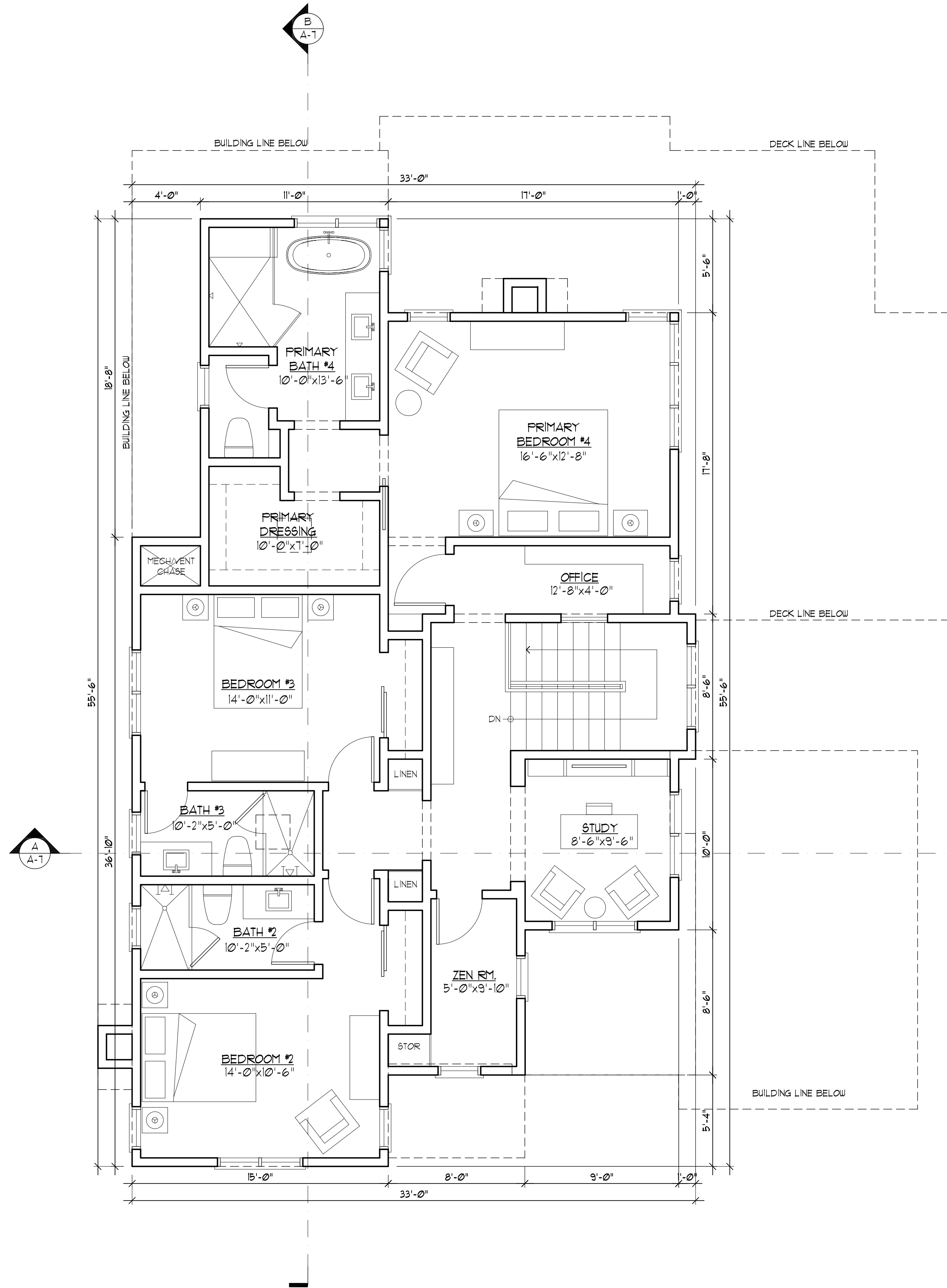


The drawing on this sheet, specification ideas, designs and arrangements represented hereby are and shall remain the property of CHU DESIGN ASSOCIATES INC., and in no part thereof shall be copied, disclosed to others or used in connection with any work or project other than the specified project for 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.

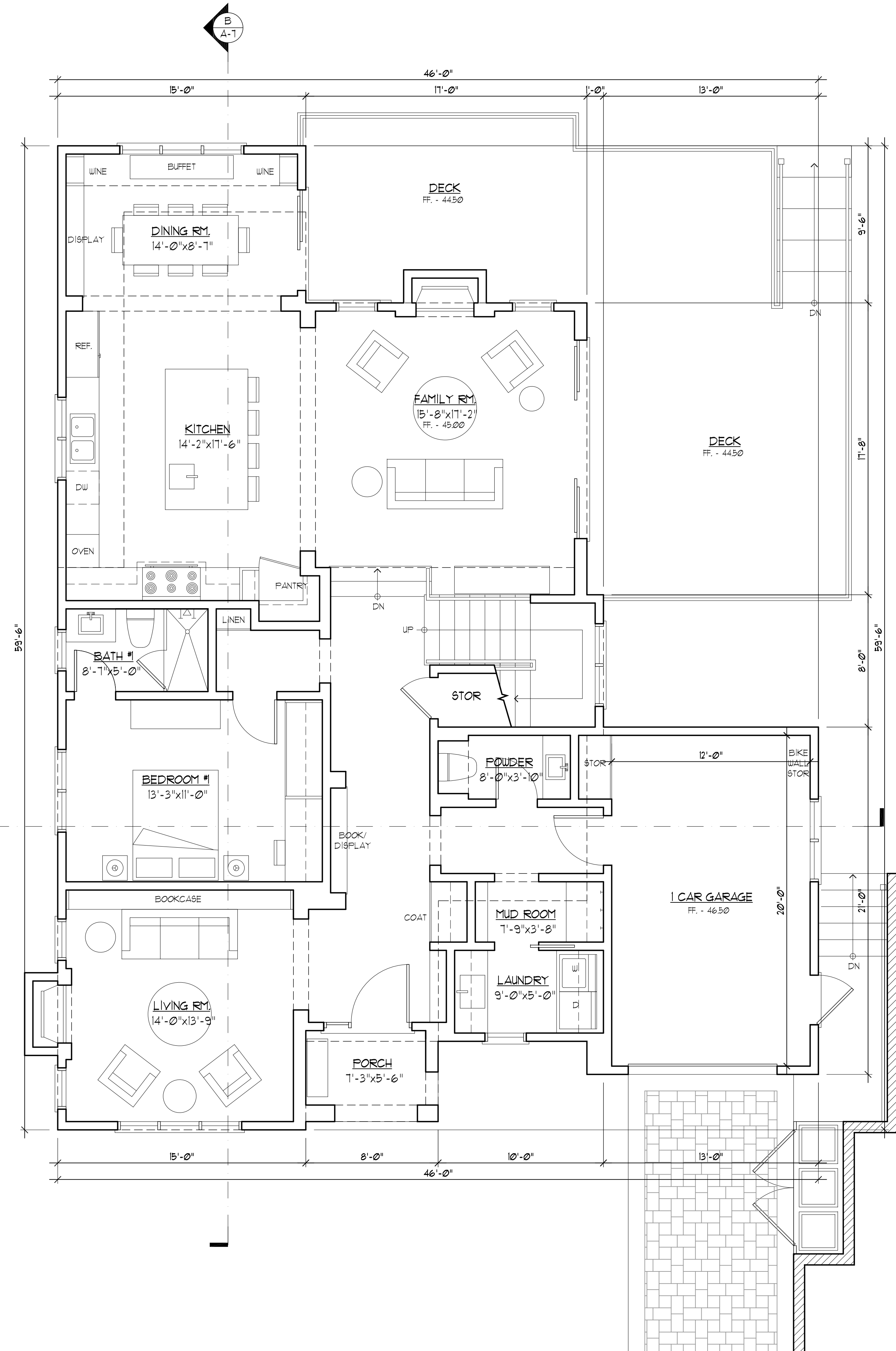
NEW RESIDENCE
1406 DRAKE AVE.,
BURLINGAME CA
A.P.N.: 026-052-110

DATE:	FEB. 2025
SCALE:	AS NOTED
DRAWN:	PU
CVR:	
SHEET NO.	

A.2.1



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



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

REVISIONS	BY

CHU DESIGN ASSOCIATES INC.
210 Industrial Rd. Suite 205
San Carlos, CA 94070
TEL: (650) 345-9286 x 1001

The drawing on this sheet, specification ideas, designs, and arrangements represented hereby are and shall remain the property of CHU DESIGN ASSOCIATES INC., and in no part thereof shall be copied, disclosed to others 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.

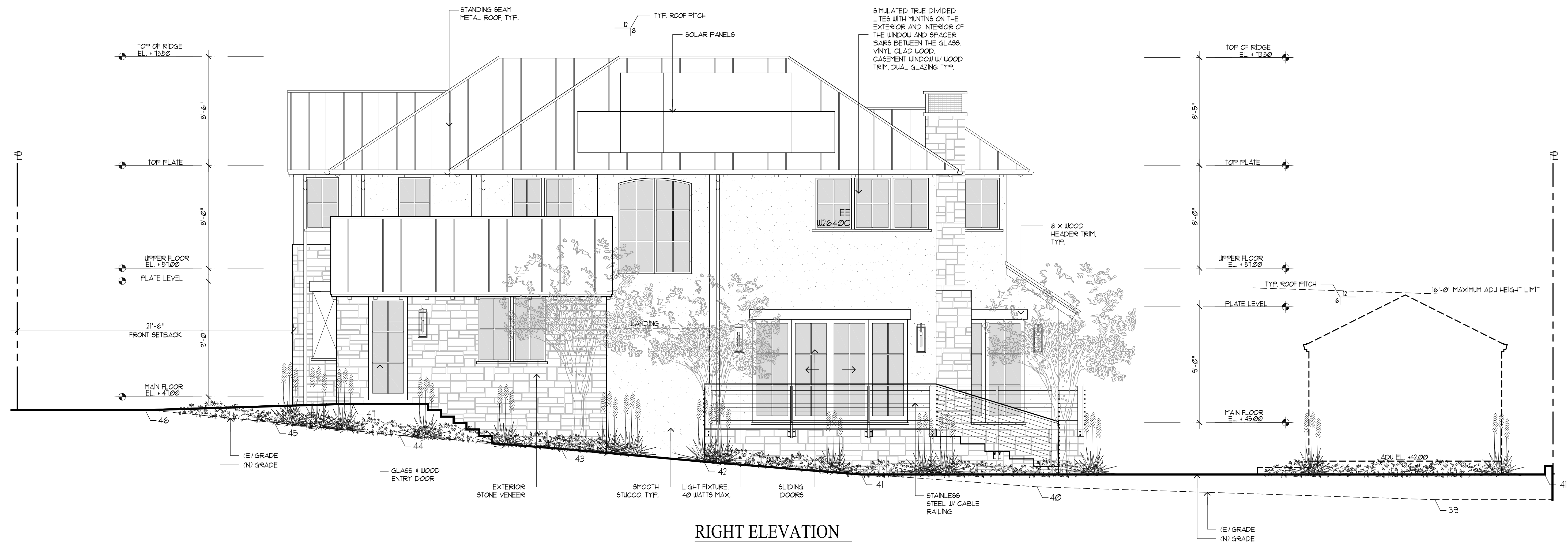
NEW RESIDENCE
1406 DRAKE AVE.,
BURLINGAME CA
A.P.N.: 026-052-110

DATE:	FEB. 2025
SCALE:	AS NOTED
DRAWN:	PU
FOR:	
SHEET NO.	

LEGEND
EE = EMERGENCY EGRESS



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



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

REVISIONS

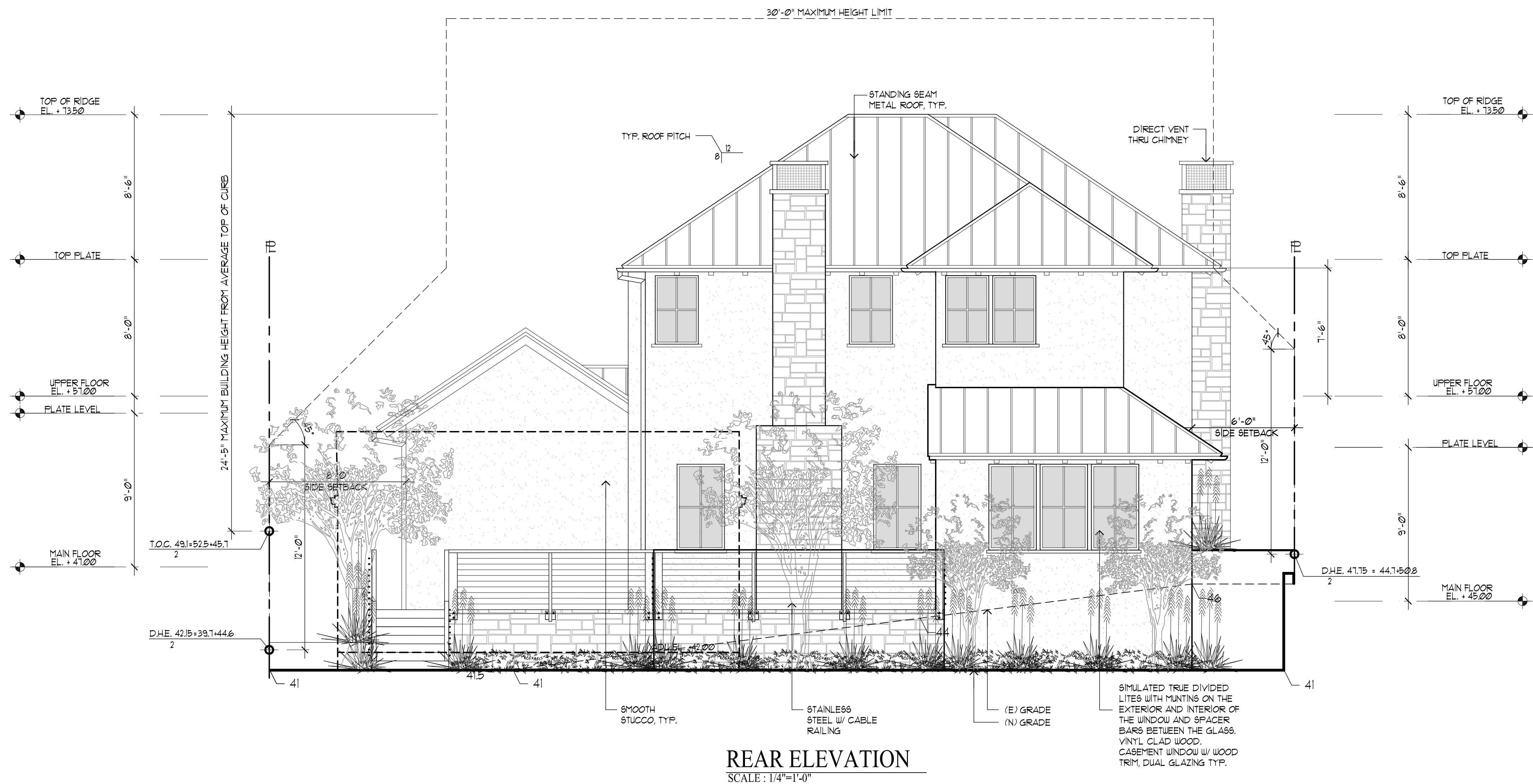
NO.	DATE	BY	REVISION
1	10/01/25	PU	PLANNING
2	10/17/25	PU	PLANNING

CHU DESIGN ASSOCIATES INC.
210 Industrial Rd. Suite 205
San Carlos, CA 94070
TEL: (650) 345-9286 x 1001

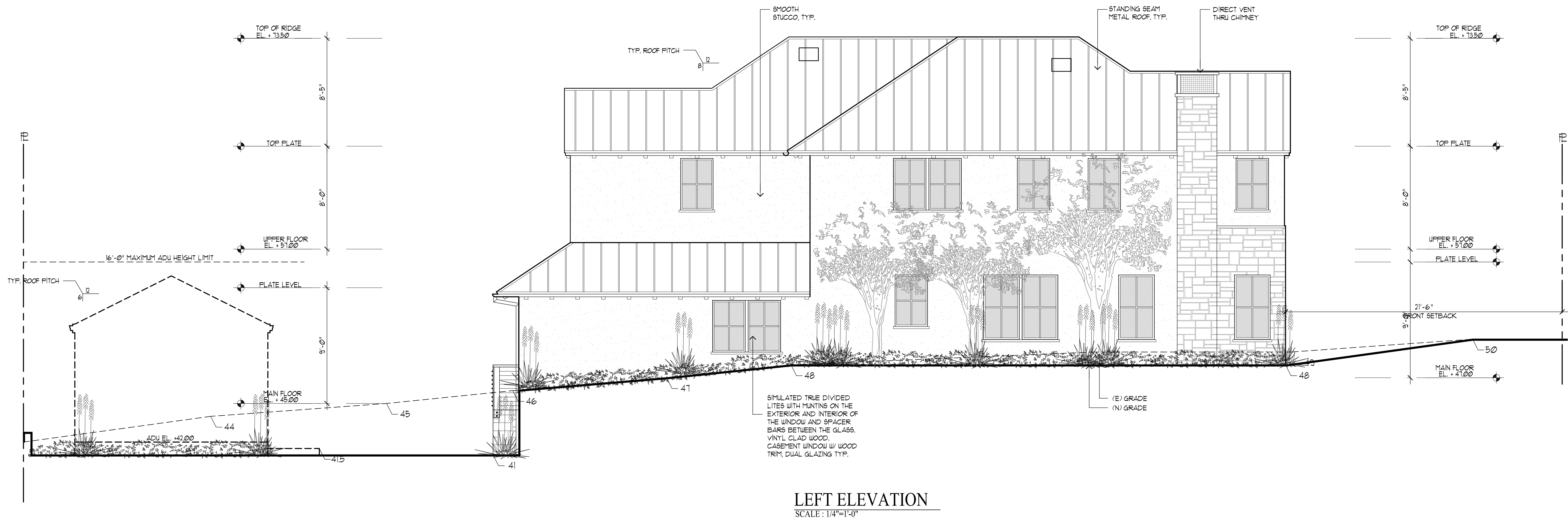
The drawing on this sheet, specification ideas, designs, and arrangements represented hereby are and shall remain the property of CHU DESIGN ASSOCIATES INC., and in no part thereof shall be copied, disclosed to others or used in connection with any work or project other than the specified project for 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.

NEW RESIDENCE
1406 DRAKE AVE.,
BURLINGAME CA
A.P.N.: 026-052-110

DATE: FEB. 2025
SCALE: AS NOTED
DRAWN: PU
XBR:
SHEET NO.



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



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

REVISIONS		BY
PLANNING	10/01/25	PU
PLANNING	10/17/25	PU

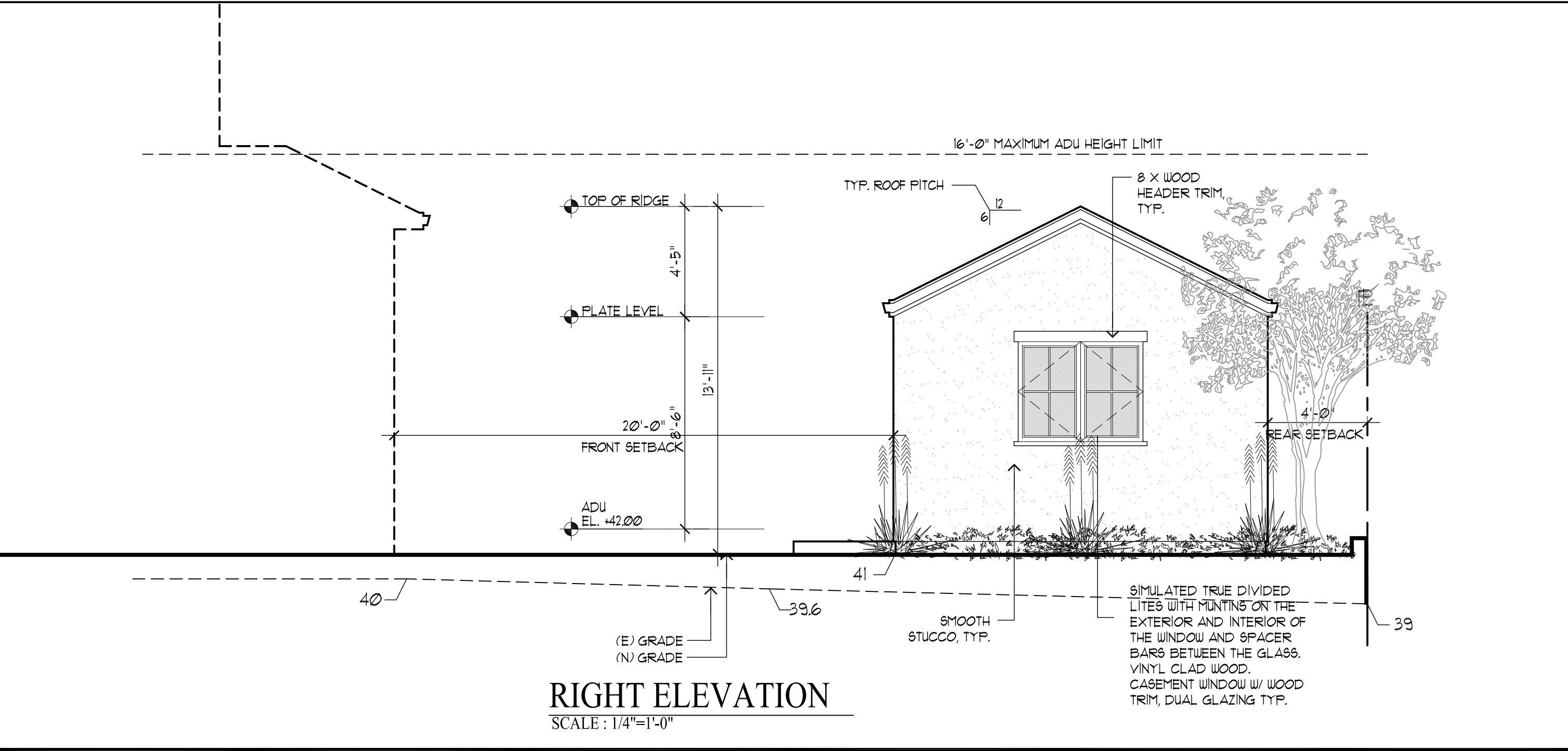
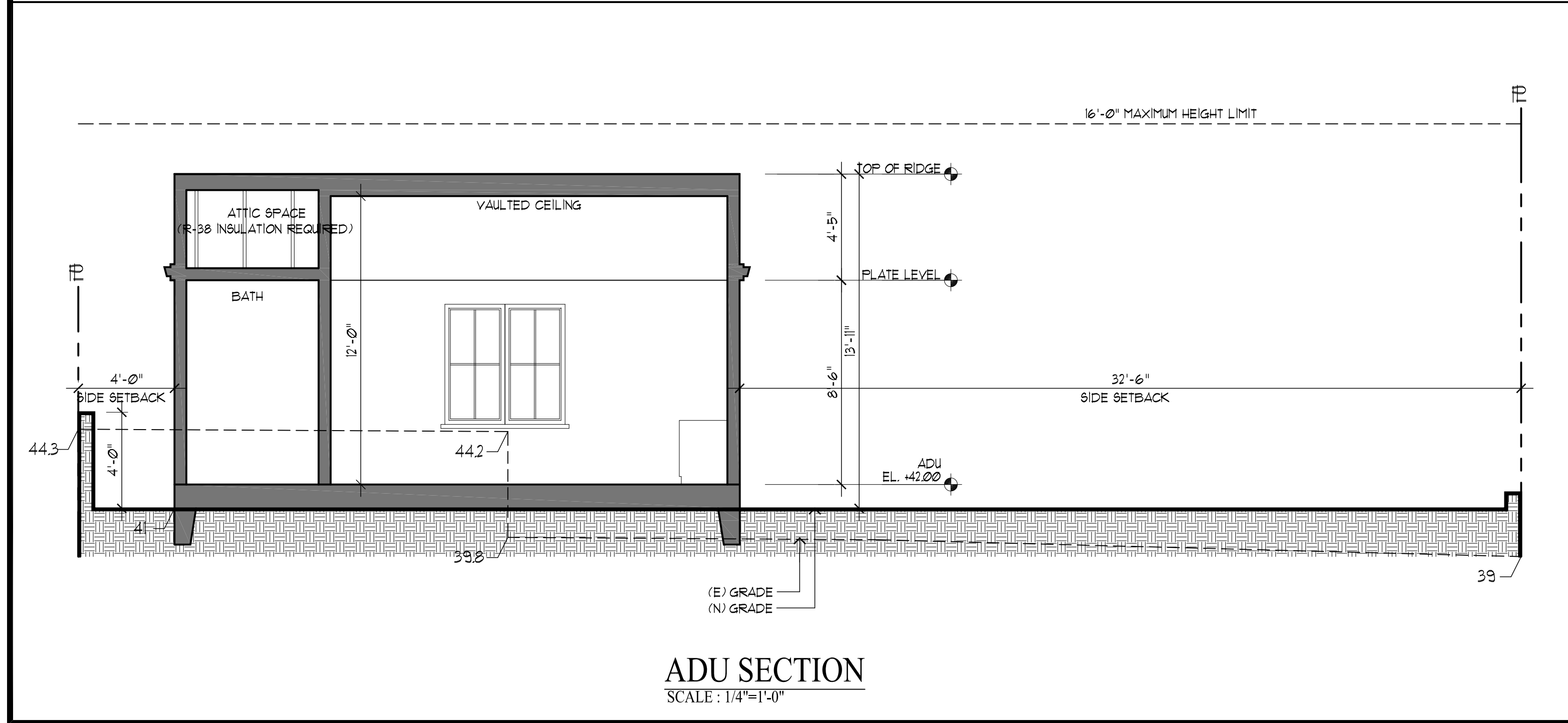
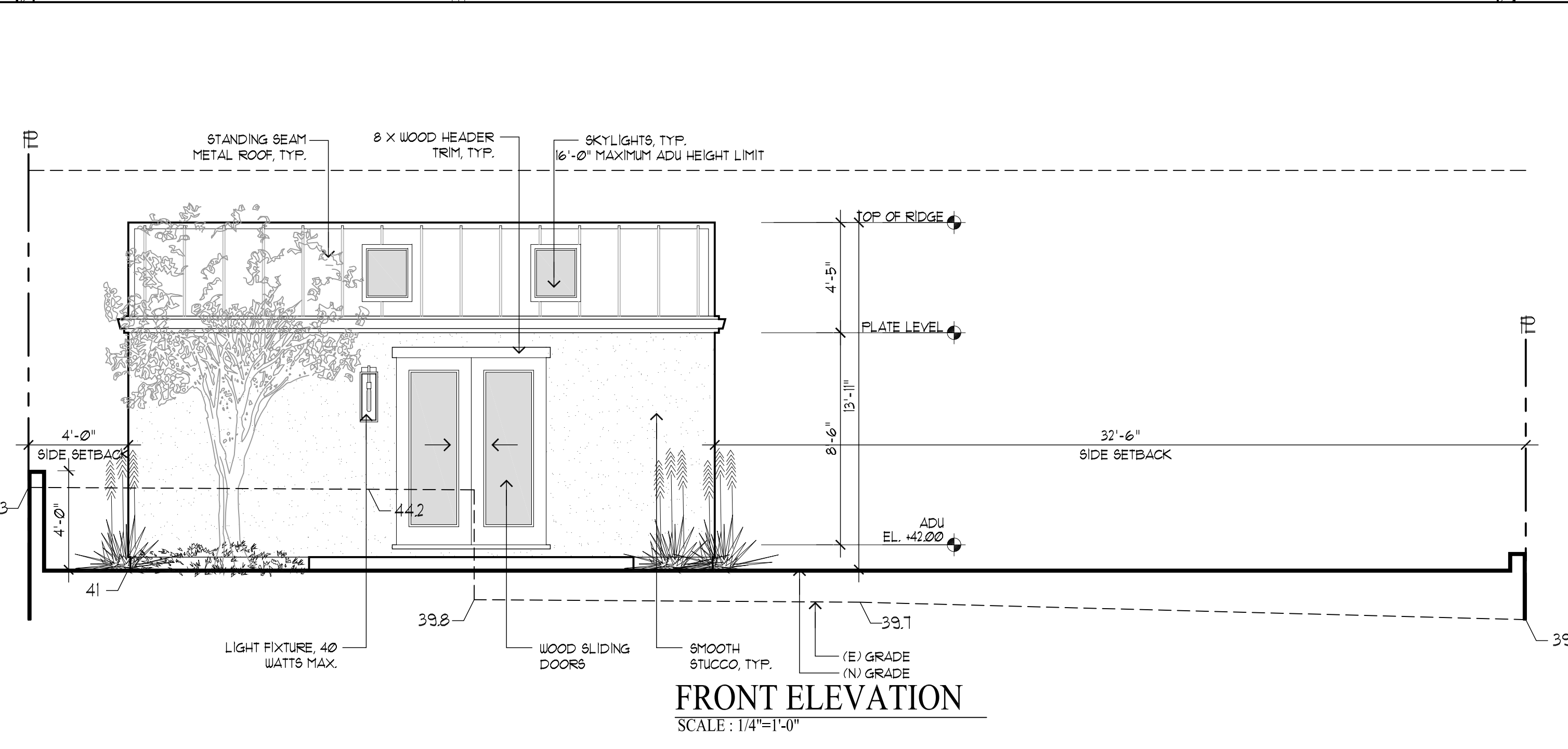
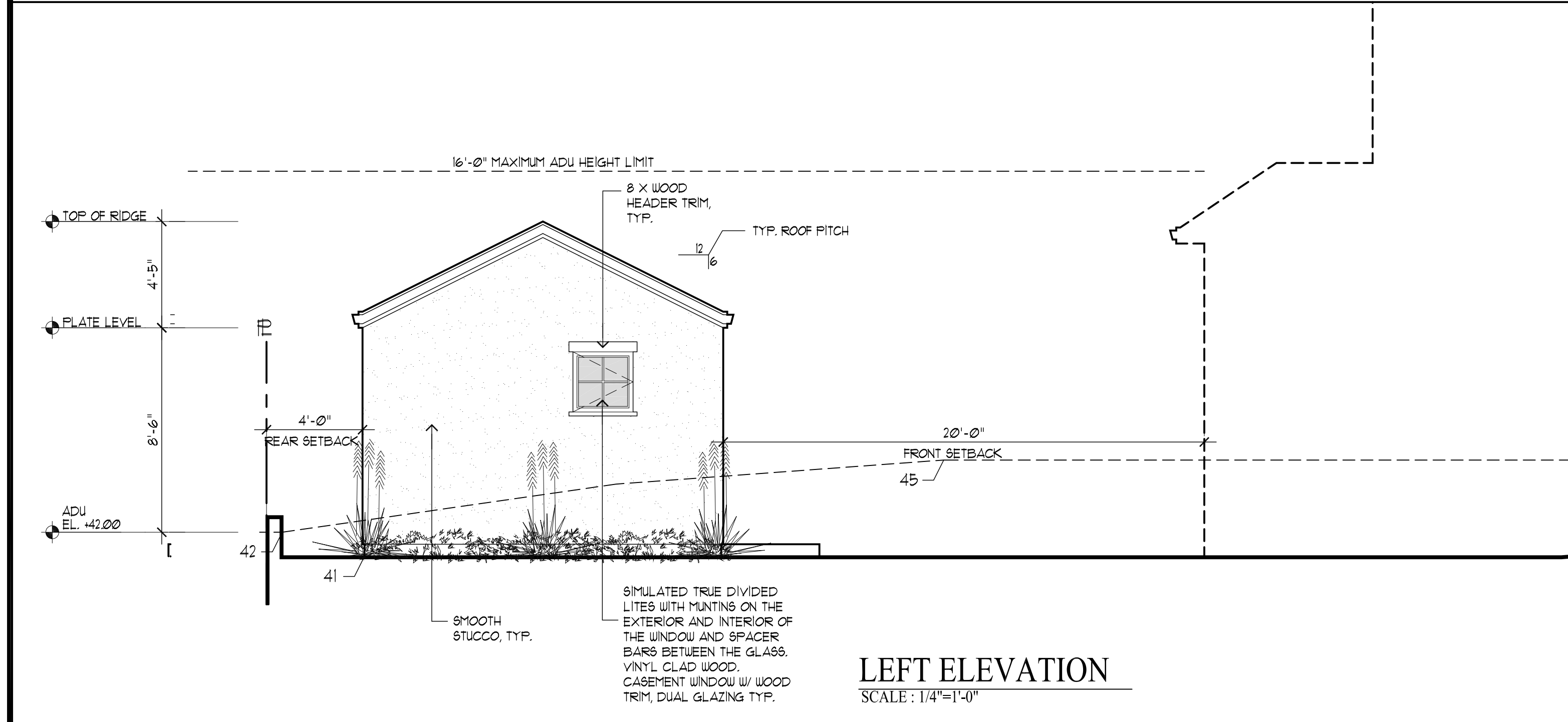
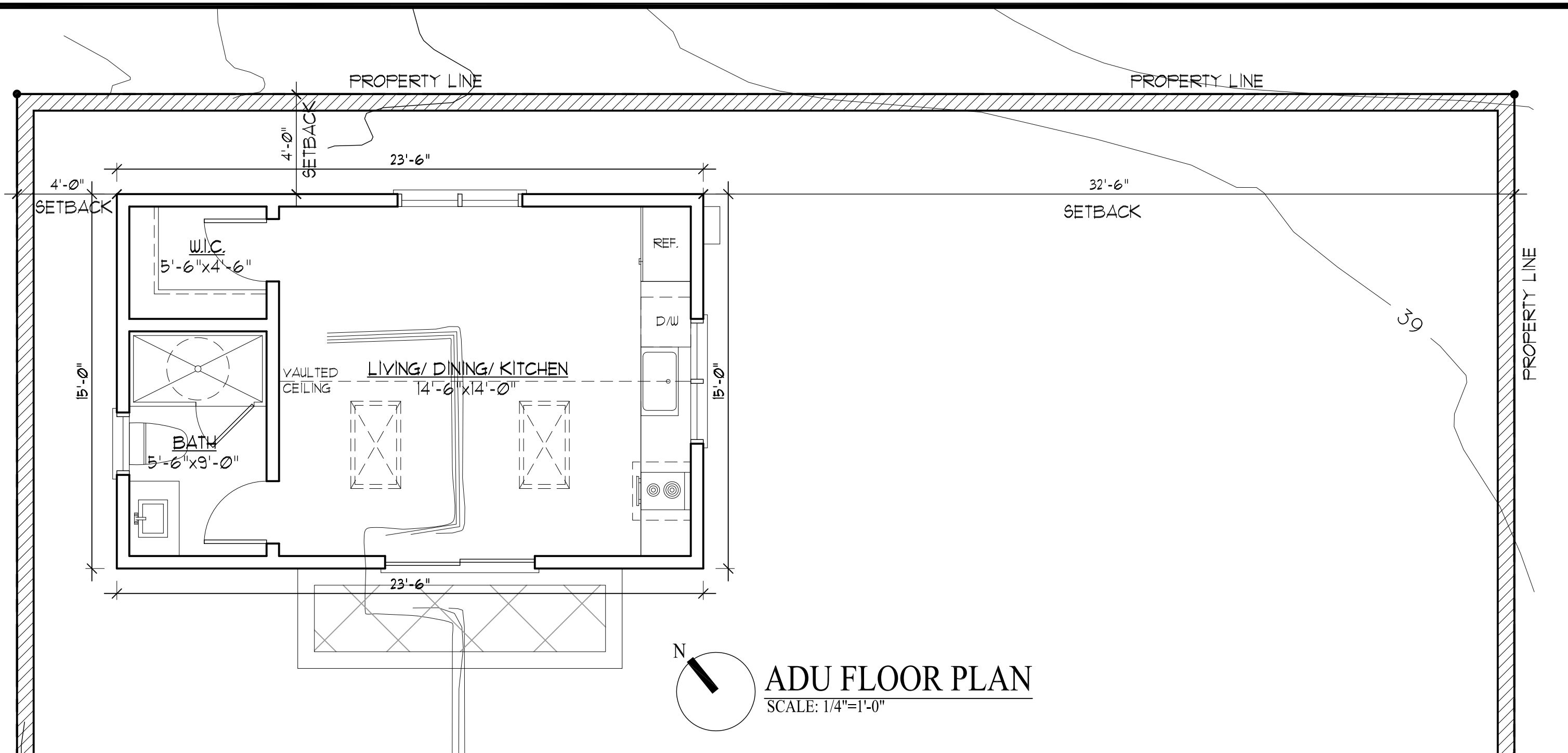
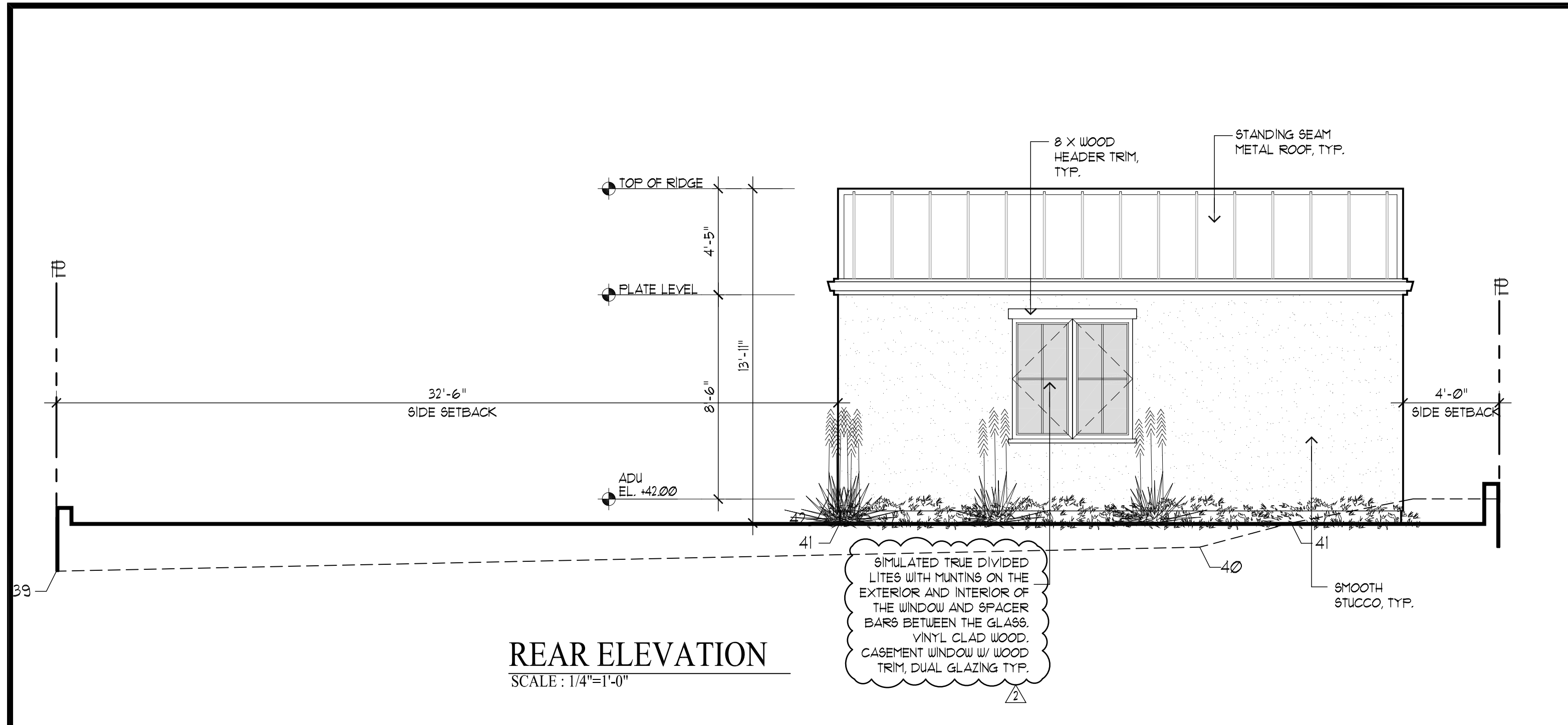
CHU DESIGN ASSOCIATES INC.
210 Industrial Rd. Suite 205
San Carlos, CA 94070
TEL: (650) 345-9286 x 1001

The drawing on this sheet, specification ideas, designs, and arrangements represented hereby are and shall remain the property of CHU DESIGN ASSOCIATES INC., and in no part thereof shall be copied, disclosed to others 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.

NEW RESIDENCE
1406 DRAKE AVE.,
BURLINGAME CA
A.P.N.: 026-052-110

DATE:	FEB. 2025
SCALE:	AS NOTED
DRAWN:	PU
FOR:	
SHEET NO.	

A.5
OF SHEETS



REVISIONS	BY
PLANNING 10/01/25	PU
PLANNING 10/17/25	PU

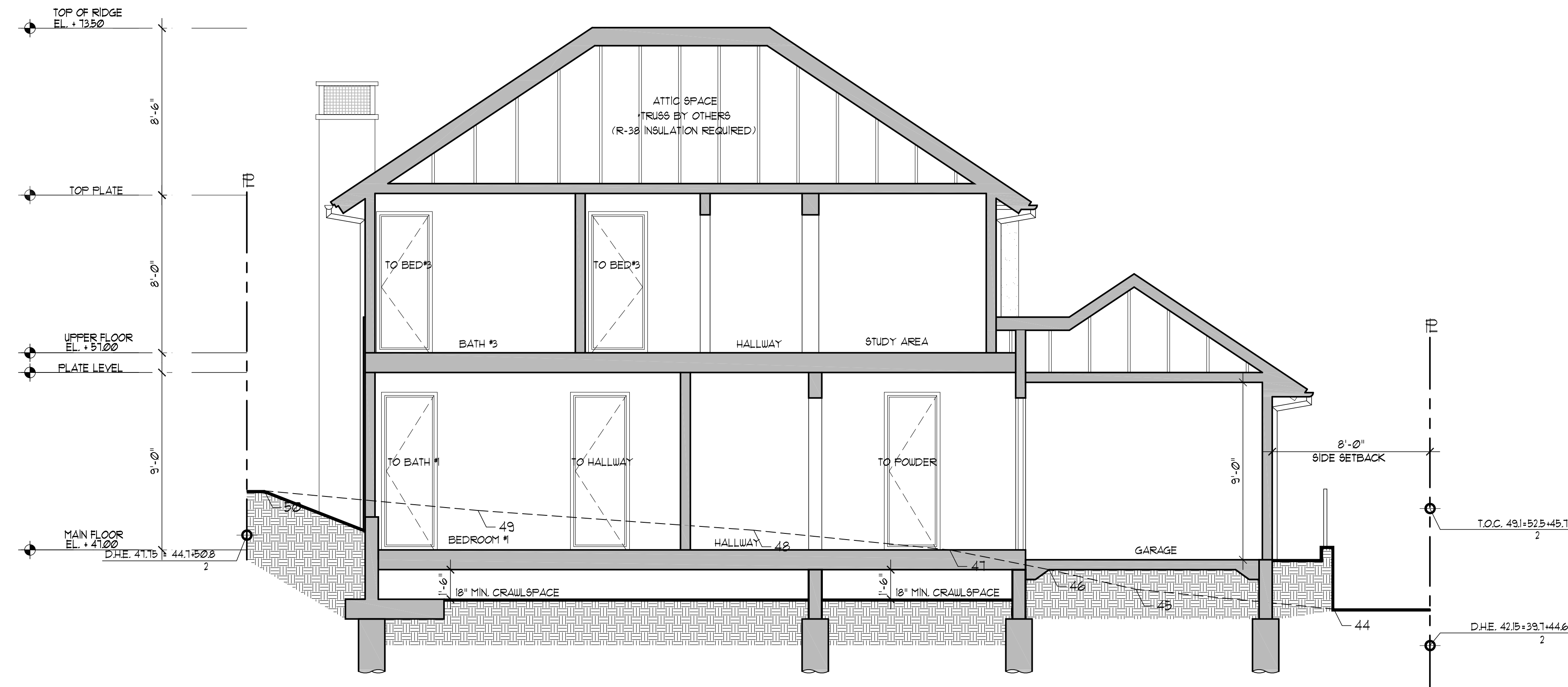
CHU DESIGN ASSOCIATES INC.
210 Industrial Rd. Suite 205
San Carlos, CA 94070
TEL: (650) 345-9286 x 1001

The drawing on this sheet, specification ideas, designs, and arrangements represented hereby are and shall remain the property of CHU DESIGN ASSOCIATES INC., and in no part thereof shall be copied, disclosed to others 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.

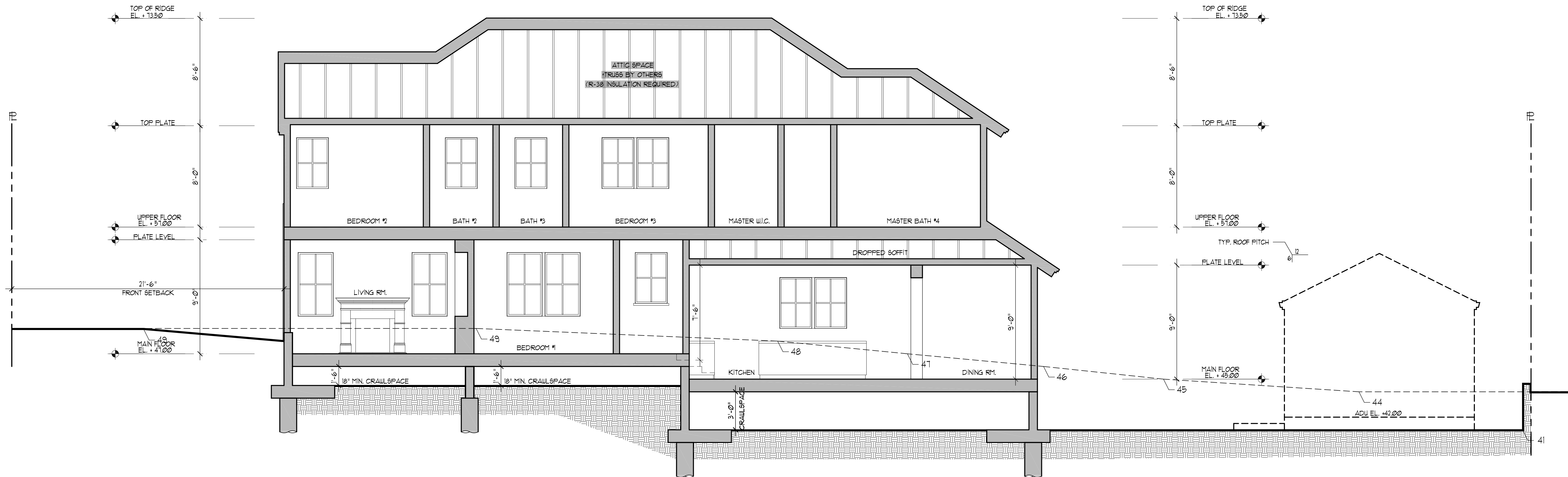
NEW RESIDENCE
1406 DRAKE AVE.,
BURLINGAME CA
A.P.N.: 026-052-110

DATE: FEB. 2025
SCALE: AS NOTED
DRAWN: PU
FOR: [blank]
SHEET NO. [blank]

LEGEND
EE = EMERGENCY EGRESS



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



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

REVISIONS	BY
PLANNING 10/01/25	PU
PLANNING 10/17/25	PU

CHU DESIGN ASSOCIATES INC.
210 Industrial Rd. Suite 205
San Carlos, CA 94070
TEL: (650) 345-9286 x 1001

The drawing on this sheet, specification ideas, designs, and arrangements represented hereby are and shall remain the property of CHU DESIGN ASSOCIATES INC., and in no part thereof shall be copied, disclosed to others 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.

NEW RESIDENCE
1406 DRAKE AVE.,
BURLINGAME CA
A.P.N.: 026-052-110

DATE:	FEB. 2025
SCALE:	AS NOTED
DRAWN:	PU
CHK:	
SHEET NO.	



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 five construction workers on a bridge under construction. Two workers are on the left side of the bridge, one standing and one walking. Two workers are on the right side, one using a hammer and another using a shovel. A fifth worker stands on the far right. The bridge has a simple railing, and the river below is filled with rocks and some vegetation.

- ❑ 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.

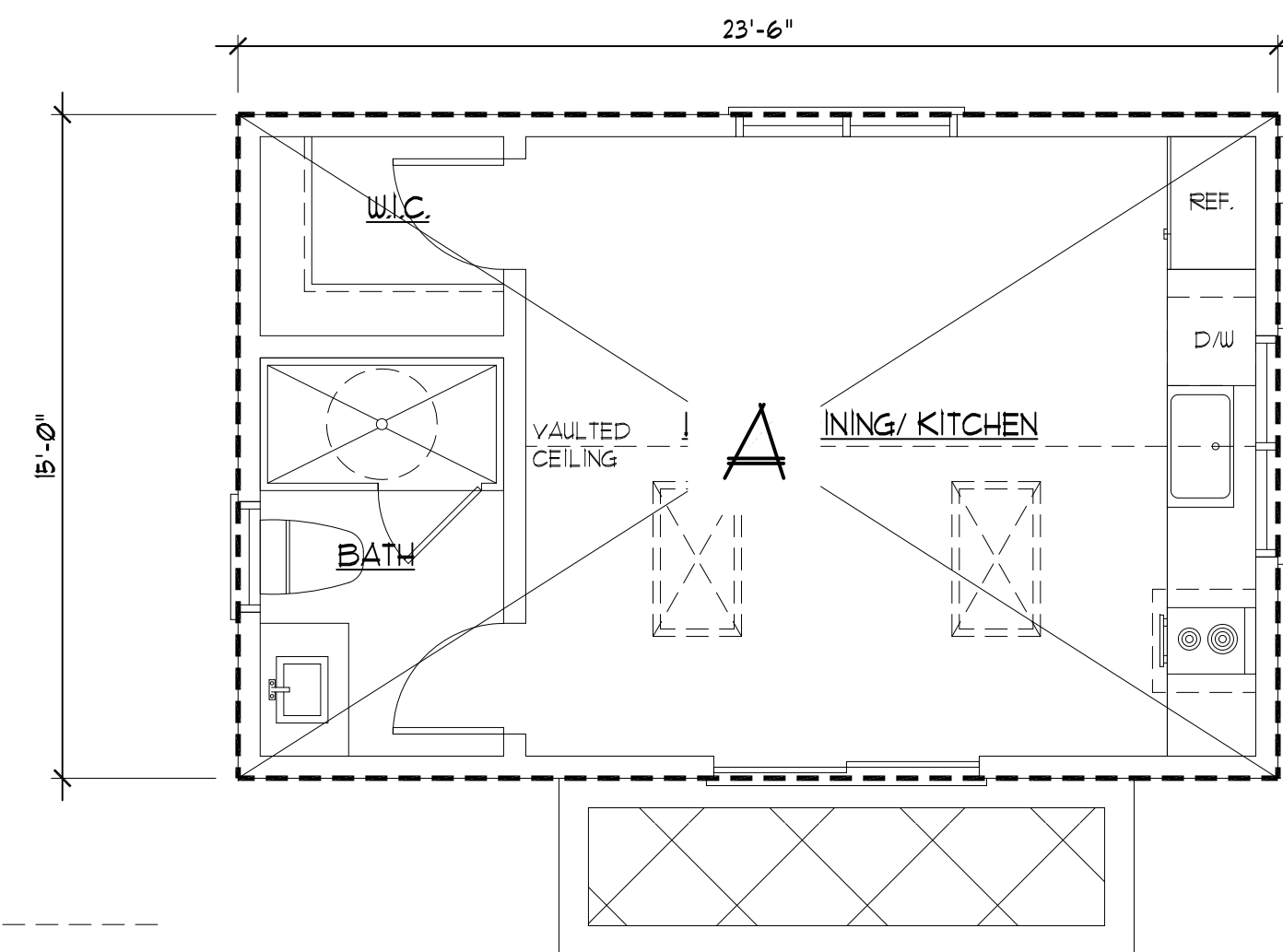
- ❑ Effectively manage all run-on, all runoff within the site, and all runoff that discharges from the site. Divert run-on water from off-site away from all disturbed areas or otherwise ensure compliance.
- ❑ When dewatering, notify and obtain approval from the local municipality before discharging water 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!



ADU AREA CALCULATION

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

MAIN FLR FLOOR AREA:

A	$15^{\circ}-0^{\prime \prime} \times 23^{\circ}-10^{\prime \prime}$	=	357.50 SF
B	$7^{\circ}-3^{\prime \prime} \times 17^{\circ}-10^{\prime \prime}$	=	129.29 SF
C	$11^{\circ}-3^{\prime \prime} \times 14^{\circ}-8^{\prime \prime}$	=	165.00 SF
D	$9^{\circ}-3^{\prime \prime} \times 3^{\circ}-10^{\prime \prime}$	=	35.46 SF
E	$33^{\circ}-0^{\prime \prime} \times 8^{\circ}-6^{\prime \prime}$	=	280.50 SF
F	$32^{\circ}-0^{\prime \prime} \times 17^{\circ}-8^{\prime \prime}$	=	565.09 SF
H	$15^{\circ}-0^{\prime \prime} \times 3^{\circ}-6^{\prime \prime}$	=	142.50 SF
P1	$7^{\circ}-3^{\prime \prime} \times 5^{\circ}-6^{\prime \prime}$	=	39.875 SF
P2	$9^{\circ} \times 4^{\circ}-10^{\prime \prime}$	=	3.645 SF

(PORCH) 43.52 SF < 200 SF = 0.00 SF

TOTAL MAIN FLR AREA: = 1,675.34 SF

UPPER FLR FLOOR AREA:

A	$15^1 \cdot 0^1 \times 5^1 \cdot 4^1$	=	80.00 SF
B	$23^1 \cdot 0^1 \times 3^1 \cdot 6^1$	=	124.50 SF
C	$9^1 \cdot 0^1 \times 10^1 \cdot 0^1$	=	90.00 SF
D	$10^1 \cdot 0^1 \times 8^1 \cdot 6^1$	=	85.00 SF
E	$9^1 \cdot 0^1 \times 4^1 \cdot 6^1$	=	40.50 SF
F	$11^1 \cdot 0^1 \times 18^1 \cdot 8^1$	=	205.20 SF
H	$17^1 \cdot 0^1 \times 13^1 \cdot 2^1$	=	223.83 SF

TOTAL UPPER FLR AREA: = 1,449.03 SF

MAIN FLR AREA:	+	1,675.34 SF
UPPER FLOOR AREA:	+	1,449.03 SF
GARAGE:	+	271.46 SF

GRAND TOTAL FLOOR AREA:

3,395.83 SF

ADU:

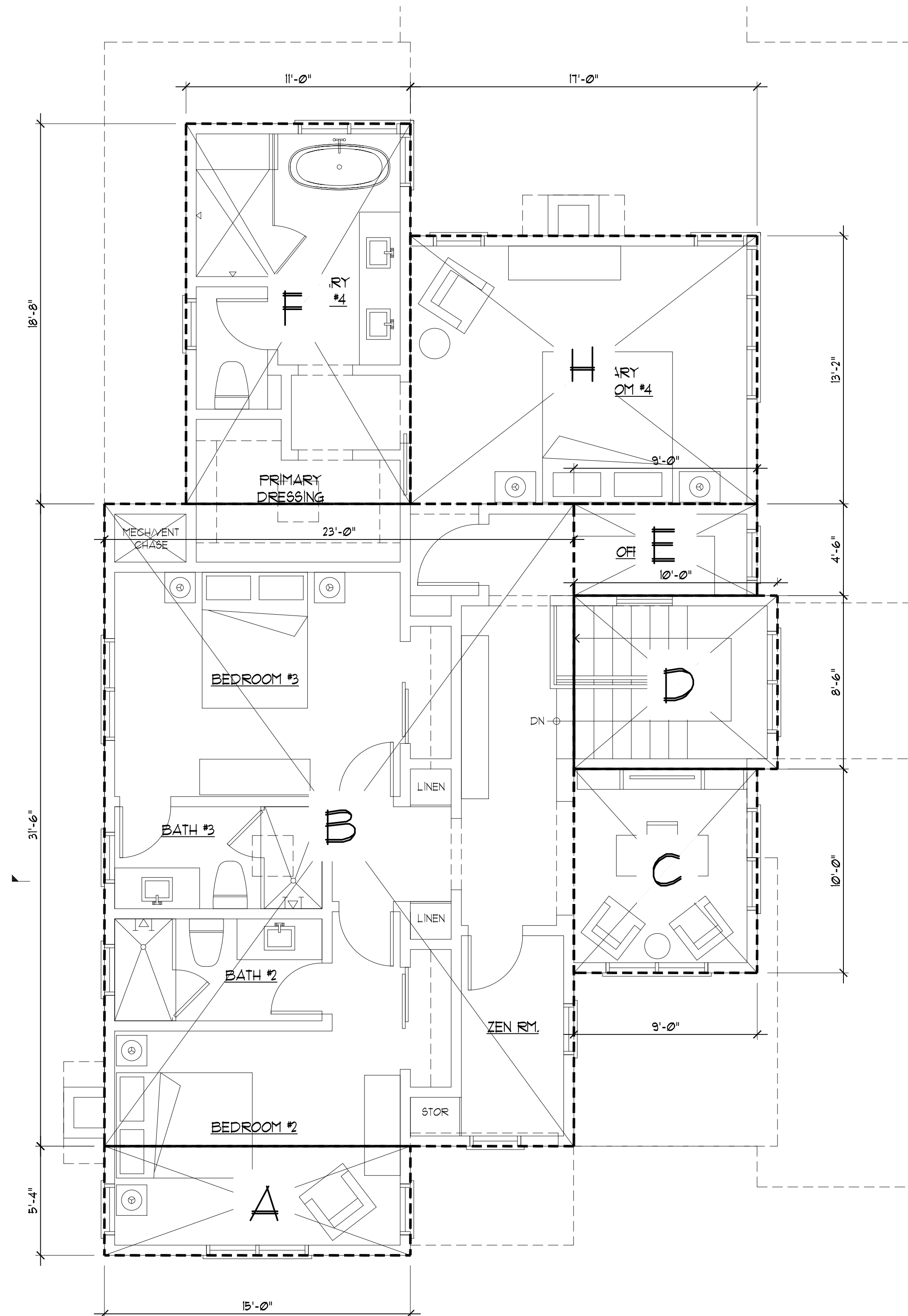
A 23'-6" x 15'-0" = 352.50 SF

ADU TOTAL FLR. AREA = 352.50 SF < SF = 850.00 SF

GARAGE:

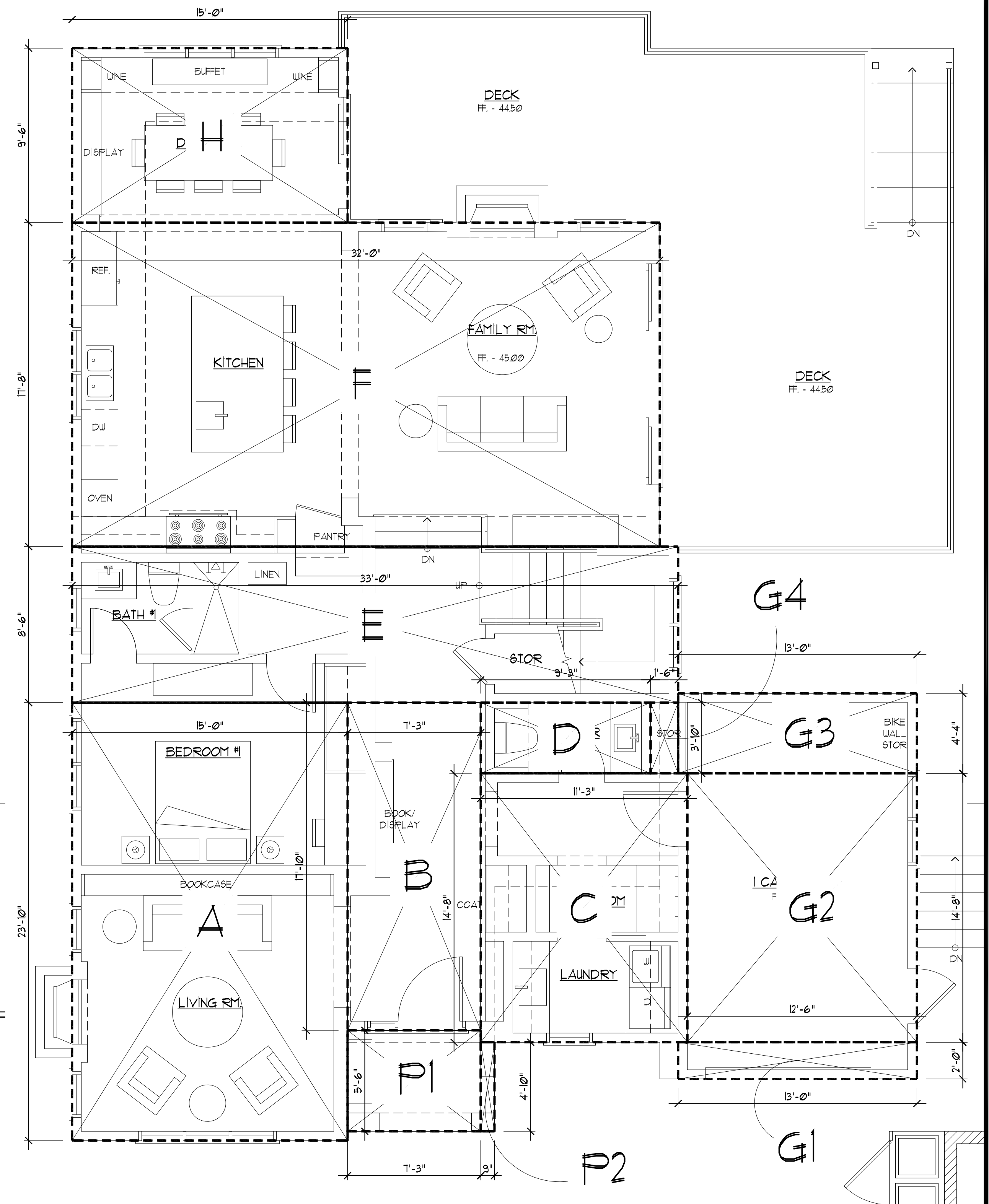
G1	13'-0"x2'-0"	=	26.00 SF
G2	12'-6"x14'-8"	=	183.37 SF
G3	13'-0"x4'-4"	=	56.33 SF
G4	1'-6"x3'-10"	=	5.76 SF

TOTAL FLR. AREA = 271.46 SF



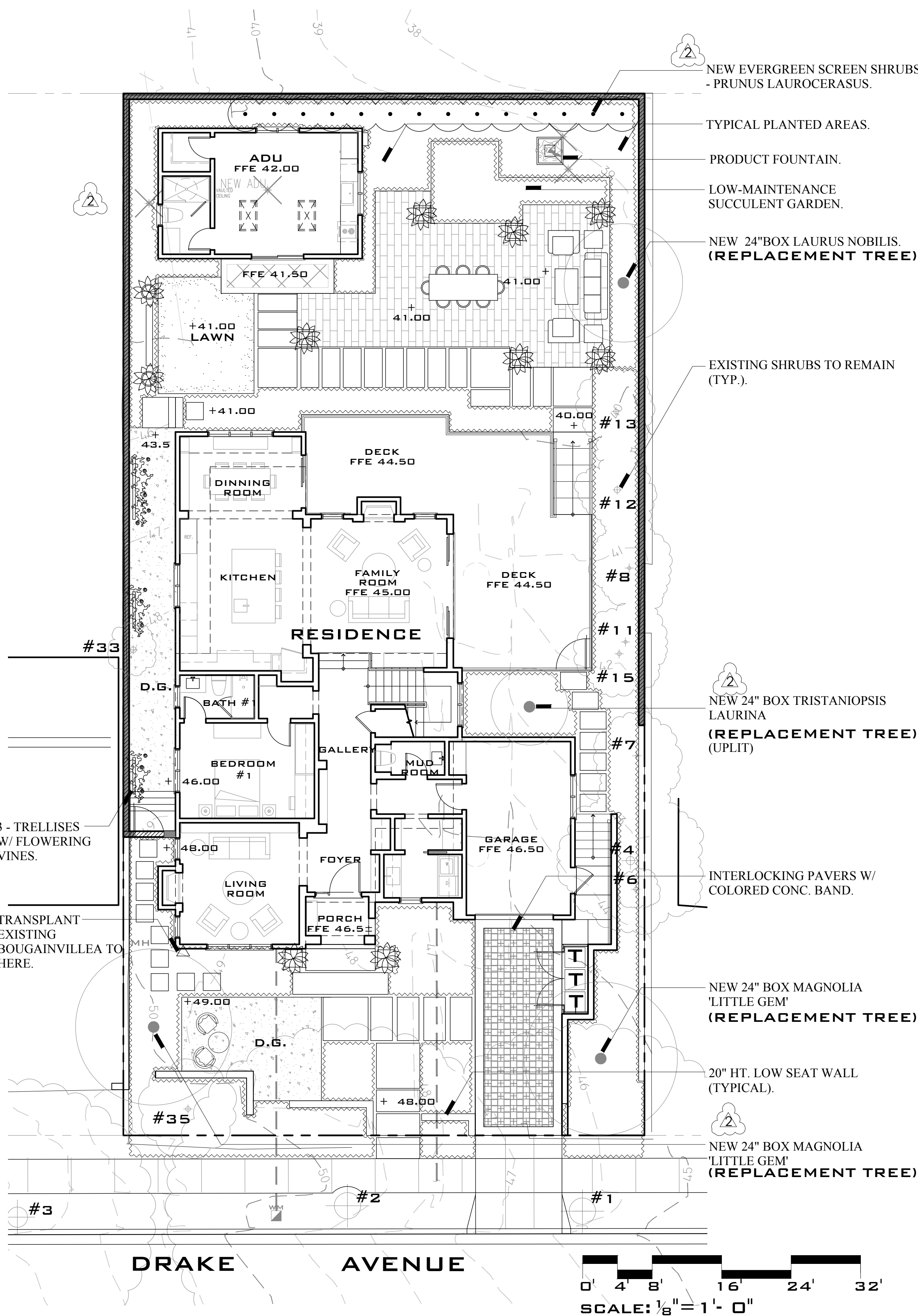
UPPER FLOOR AREA CALCULATION

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



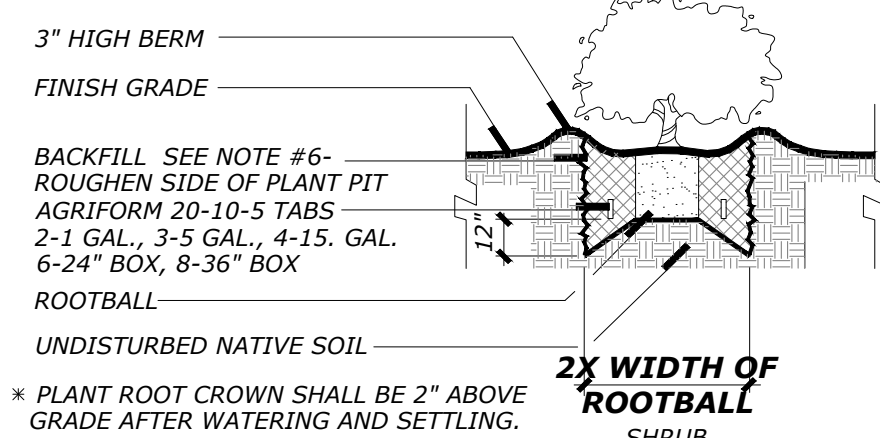
MAIN FLOOR AREA CALCULATION

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



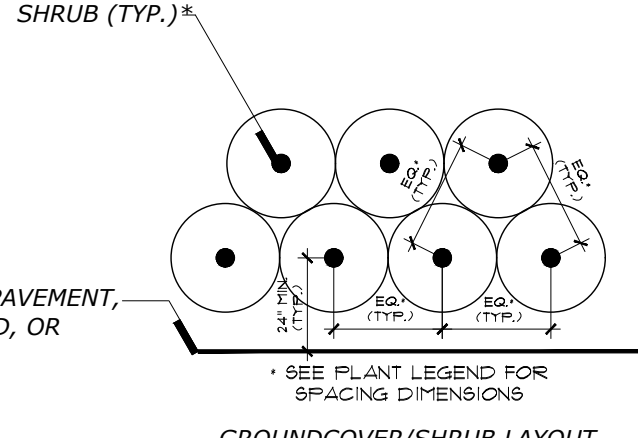
PLANTING NOTES

- ALL WORK SHALL BE PERFORMED BY A LICENSED LANDSCAPE CONTRACTOR AND PERSONNEL FAMILIAR WITH THE WORK AND UNDER THE SUPERVISION OF A QUALIFIED PLANTING FOREMAN.
- PLANT MATERIAL LOCATIONS ARE DIAGRAMMATIC AND SUBJECT TO CHANGE IN THE FIELD AS DIRECTED BY THE LANDSCAPE ARCHITECT. LOCATE PLANT MATERIALS TO SCREEN UTILITIES, IRRIGATION DEVICES, ETC. AS MUCH AS POSSIBLE YET ALLOW ACCESS TO THEM.
- ALL TREES SHALL BE STAKED AS SHOWN IN THE DETAILS.
- THE OWNER RESERVES THE RIGHT TO MAKE SUBSTITUTIONS, ADDITIONS AND DELETIONS IN THE PLANTING SCHEME AS NECESSARY WHILE WORK IS IN PROGRESS. SUCH CASES ARE TO BE ACCOMPANIED BY EQUITABLE ADJUSTMENTS IN THE CONTRACT PRICE IF/WHEN NECESSARY.
- THE PLANT COUNT IS FOR THE CONTRACTOR'S CONVENIENCE. IN CASE OF A DISCREPANCY, THE PLAN SHALL GOVERN.
- LOOSEN THE TOP 10" OF TOPSOIL AND BLEND THE TOP 4" LAYER OF SOIL W/ FOLLOWING AMOUNTS / 1000 SQUARE FEET:
4.0 CU. YDS. NITROGEN STABILIZED ORGANIC AMENDMENT* (4" LAYER)
50.0 LBS. GYPSUM
25.0 LBS. NITROFORM (38-0-0)
50.0 LBS. TREBLE SUPERPHOSPHATE (0-45-0)
25.0 LBS. POTASSIUM SULFATE (0-0-50)
15.0 LBS. FERRIC SULFATE (10% FE)
THE TOP 12" OF PLANT BACKFILL AROUND THE SIDES OF THE ROOTBALL OF TREES AND SHRUBS SHALL CONSIST OF THE ABOVE AMENDED SOIL PREPARED AS FOLLOWS:
3 PARTS PULVERIZED SITE SOIL
1 PART NITROGEN STABILIZED ORGANIC AMENDMENT*
1.0 LBS. IRON SULFATE
UNIFORMLY BLENDED WITH: (AMOUNT / CUBIC YARD BACKFILL MIX)
3/4 POUND 6-20-20 COMPLETE FERTILIZER
1/4 POUND POTASSIUM SULFATE (0-0-50)
- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES FOR A PERIOD OF ONE YEAR AND ALL SHRUBS AND GROUND COVERS FOR A PERIOD OF 90 DAYS.
- ANY REQUIREMENTS IN THE PLANS SHALL BE CONSIDERED BINDING. IN CASE OF DISCREPANCIES THE OWNER AND LAND ARCH. SHALL BE IMMEDIATELY NOTIFIED FOR A DECISION BEFORE PROCEEDING WITH THE WORK.
- THERE SHALL BE REGULAR SITE VISITS BY THE LANDSCAPE ARCHITECT AND THE OWNER THROUGHOUT CONSTRUCTION AND A FINAL SITE REVIEW.
 - TO INSPECT PLANTS ON ARRIVAL FROM NURSERY
 - AT TIME OF PLANTING
 - A FINAL SITE REVIEW
- ALL PLANT MATERIAL NOT APPROVED BY LANDSCAPE ARCHITECT MAY BE SUBJECT TO REJECTION.
- ALL WORK SHALL BE INSTALLED IN CONFORMANCE WITH ALL LOCAL CODES AND ORDINANCES. THE LANDSCAPE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS.
- PROTECT EXISTING TREES AS NECESSARY. FENCE AS NECESSARY. LOCATE ALL UTILITIES COORDINATE ALL DIGGING AND TRENCHING BEFORE PROCEEDING WITH THE WORK. PRIOR TO BEGINNING WORK WITH THE PROJECT SUPERVISOR FIRST.
- THE DESIGN INTENT OF THE PLANTING PLAN IS TO ESTABLISH AND IMMEDIATE, ATTRACTIVE AND MATURE LANDSCAPE APPEARANCE. FUTURE PLANT GROWTH WILL NECESSITATE TRIMMING, SHAPING, PRUNING AND IN MOST CASES, REMOVAL OF TREES AND SHRUBS AS PART OF AN ON-GOING MAINTENANCE PROGRAM.
- ALL PLANT PITS SHALL BE FREE FROM ROCKS AND DEBRIS GREATER THAN 2" IN DIAMETER.
- APPLY "RONSTAR" OR "ELANCO XL" PRE-EMERGENT HERBICIDE TO ALL PLANTED AREAS. APPLY HERBICIDE IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECS. THE LANDSCAPE SHALL BE WEED FREE AT THE TIME OF THE FINAL WALK-THROUGH.
- FOR A PERIOD OF 10 DAYS FOLLOWING OWNER'S ACCEPTANCE OF THE COMPLETION OF THE FINAL PUNCH LIST AS PART OF HIS BID. ALL PRUNING, SPRAYING, FERTILIZING, MOWING, CLEAN-UP AND ASSOCIATED LANDSCAPE PRACTICES SHALL BE INCLUDED. THE 10 DAY MAINTENANCE PERIOD DOES NOT END UNTIL FINAL ACCEPTANCE BY THE OWNER IS GRANTED.
- CONTRACTOR TO SUBMIT UNIT PRICES FOR THE POSSIBLE ADDITION OF PLANTS TO THE PROJECT. SUBMIT UNIT PRICES FOR 15 GALLON TREES, 5 GALLON SHRUBS, 1 GALLON SHRUBS, LAWN AND GROUND COVER AT SQ. FT. PRICES.
- CONTRACTOR SHALL INSTALL EPOXY VINE TIES AT ALL VINES PLANTING LOCATIONS TO TIE VINES TO WALLS AND POSTS AS NEEDED.
- 3" LAYER OF SHREDDED FIR BARK OVER ALL PLANTED AND IRRIGATED AREAS.
- ON ALL SLOPES 3:1 OR GREATER, INSTALL JUTE MESH NETTING, LAP MIN. 12", STAPLE AT 24" O.C. TYP.
- ALL PLANT MATERIAL SHALL BE OF THE QUALITY AND SIZE IN ACCORDANCE WITH THE AMERICAN STANDARDS FOR NURSERY STOCK GUIDELINES, LATEST EDITION.
- THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL FROM THE OWNER'S PROPERTY ALL WASTE MATERIAL GENERATED BY FROM THE PLANTING OPERATIONS. (2X WEEKLY).
- LANDSCAPE CONTRACTOR SHALL COORDINATE ALL WORK WITH RELATED SUB-CONTRACTORS AND WITH THE GENERAL CONSTRUCTION CONTRACTOR OF THE PROJECT.

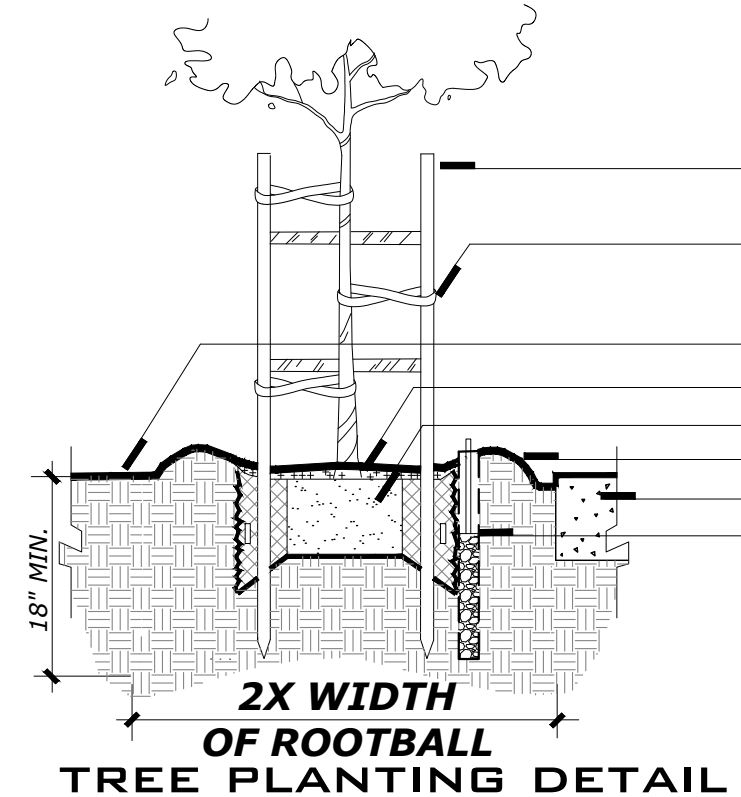


SHRUB PLANTING DETAIL

NOT TO SCALE



426.67 PLANTING DETAIL



TREE PLANTING DETAIL

NOT TO SCALE

426.63 ROOT BARRIER DETAIL

PROPOSED PLANTING LEGEND

SYMBOL	SIZE	BOTANICAL NAME	COMMON NAME	QUANTITY	WATER USE	SPACING
TREES:						
Lau. nob.	24" BOX	Laurus nobilis - REPLACEMENT TREE	Grecian laurel	1	MOD	PER PLAN
Mag. 'L. G.'	24" BOX	Magnolia 'Little Gem' - REPLACEMENT TREE	Magnolia	1	MOD	PER PLAN
Tri. lau.	24" BOX	Tristanopsis laurina - REPLACEMENT TREE	Water Gum	2	LOW	PER PLAN
SHRUBS:						
Ach. mil.	1 GAL	Agapanthus Spp.	Lily of the Nile		LOW	12" O.C.
Aza. hyb.	5 GAL	Buddleja Davidii	Butterfly Bush		MOD	24" O.C.
Bux. 'G.M.'	1 GAL	Buxus 'Green Mountain'	Boxwood		MOD	18" O.C.
Cam. sas.	5 GAL	Camellia sasanqua - Single/Double White	White Camellia		MOD	48" O.C.
Das. whe.	5 GAL	Dasyliiron wheeleri	Spoon Yucca		LOW	36" O.C.
Die. bic.	1 GAL	Diets bicolor	Yellow Fortnight Lily		LOW	24" O.C.
Esc. spp.	1 GAL	Escallonia Spp. - Dwarf	Escallonia - Dwarf		LOW	36" O.C.
Fes. gla.	5 GAL	Festuca Glauca	Blue Fescue		LOW	8" O.C.
Heb. spp.	1 GAL	Hebe Spp.	Hebe Species		MOD	36" O.C.
Lav. int.	1 GAL	Lavandula Intermedia	Lavander		LOW	18" O.C.
Lig. 'Tex.'	5 GAL	Ligustrum japonicum 'Texanum'	Waxleaf Privet - Columnar		MOD	18" O.C.
Lir. gig.	1 GAL	Liriope gigantea	Giant Lily Turf		MOD	48" O.C.
Ner. ole.	1 GAL	Nerium Oleander - Pink / Red	Oleander		MOD	36" O.C.
Pho. 'Jes.'	5 GAL	Phormium 'Jester'	Jester Flax		MOD	36" O.C.
Pri. lau.	5 GAL	Prunus laurocerasus	English Laurel		MOD	48" O.C.
Sal. leu.	5 GAL	Salvia leucantha	Mexican Bush Sage		LOW	48" O.C.
Tra. jas.	5 GAL	Trachelospermum Jasminoides	Jasmine		LOW	48" O.C.

GROUND COVERS:

	1 GAL	Abelia Grandiflora 'Prostrata'	Prostrate Glossy Abelia		LOW	12" O.C.
	1 GAL	Agapanthus orientalis 'Henryi'	White Lily of the Nile		MOD	12" O.C.
	FLATS	Dymondia margaretae	Silver Carpet		LOW	48" O.C.
	1 GAL	Gazania spp. - Purple	African Daisy - Purple		LOW	12" O.C.
	FLATS	Myoporum parvifolium	Creeping Myoporum		LOW	6" O.C.
	FLATS	Viola hederacea	Australian Violet		MOD	12" O.C.

VINES:

	5 GAL	Gelsemium sempervirens	Carolina Jessamine		MOD	N/A
	5 GAL	Rosa Banksiae	Lady Banks' Rose		MOD	48" O.C.
	5 GAL	Wisteria chinensis - Blue	Blue Wisteria		MOD	48" O.C.
		Transplant existing Bougainvillea				

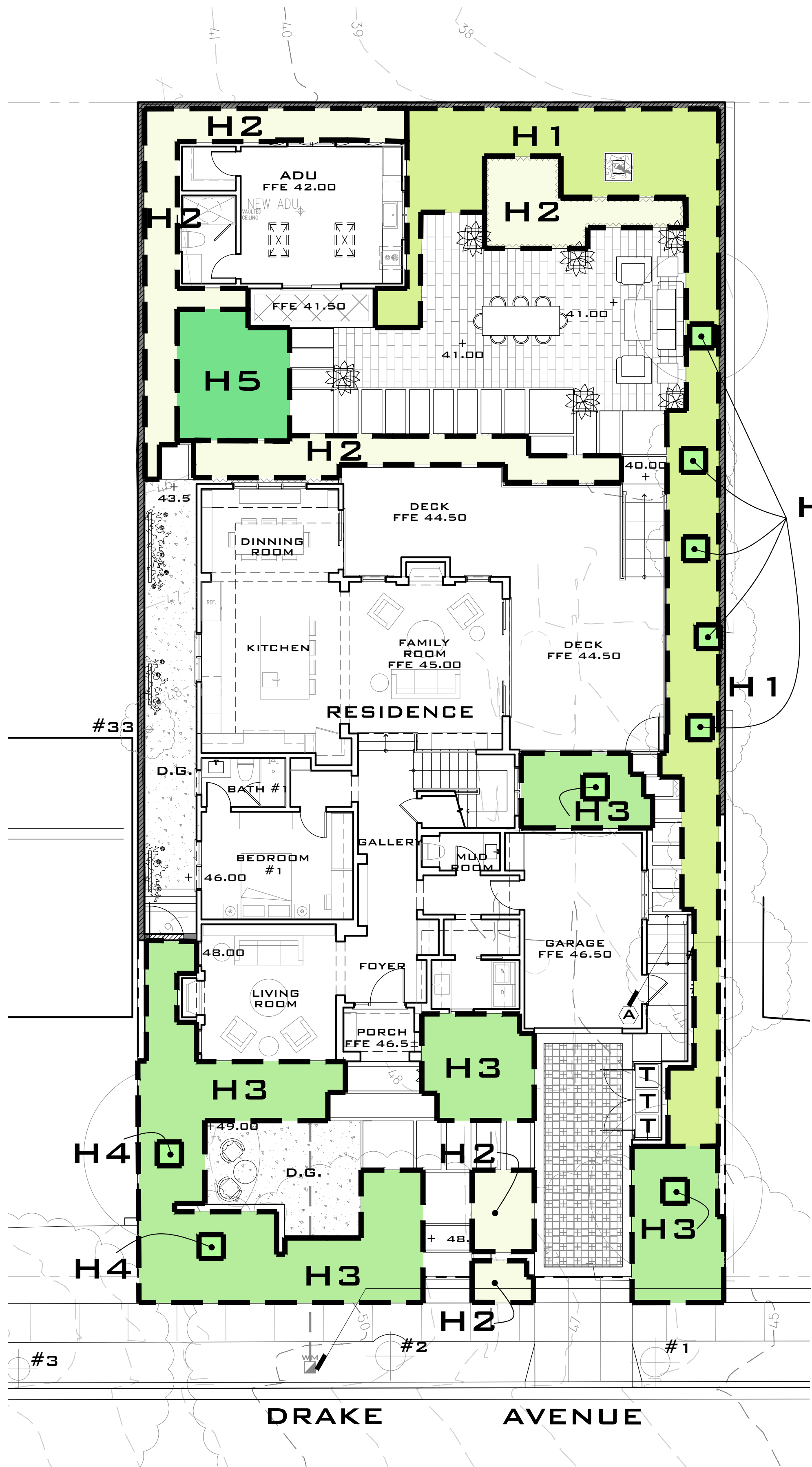
EXISTING TREES TO REMAIN (TYP.). SEE ARBORIST'S REPORT PREPARED BY KELTY ARBORISTS SERVICES, LLC., DATED ON APRIL 28, 2025

PROPOSED TREES (24" BOX) - REPLACEMENT TREE (4 EACH TOTAL)

D.G. DECOMPOSED (GOLD) GRANITE PATIO

ALL EXISTING OR NEW REQUIRED TREES SHALL BE PLANTED AND STAKED PER CITY DETAIL.

TREES TO BE REMOVED



CONTROLLER 'A'. INSTALL PER ALL CODES, ORDINANCES & MFR'S SPECS. HOOK UP TO NEAREST 110V POWER PER ALL CODES & ORDINANCES.

EXISTING 5/8" WATER METER, VERIFY SIZE & PRESSURE IN FIELD.

0' 4' 8' 16' 24' 32'
SCALE: 1/8" = 1' - 0"

MWELD CALCULATIONS

SYMBOL:	HYDROZONE TYPE:	PLANT FACTOR (PF):	HYDROZONE AREA - SF (HA):	IRRIGATION EFFICANCY (IE):	(PF X HA) IE
H1	GROUND COVER/SHRUBS LOW WATER USE DRIP	0.3	608	.81	225
H2	SHRUBS LOW WATER USE BUBBLER	0.3	553	.81	235
H3	SHRUBS/GROUNDCOVER LOW WATER USE MP ROTATOR STREAM	0.3	795	.75	318
H4	TREES - MOD WATER USE BUBBLER	0.5	180	.81	111
H5	LAWN - MOD WATER USE MP ROTATOR STREAM	0.5	162	.81	100
TOTAL:			2298		989

ETWU:	42.7 X 0.62 (989+0)	= 26,182 GAL/YR
MAWA:	42.7X 0.62 [(0.55 X 2298)+(1.0-.55) X0]	= 33,460 GAL/YR

MWELD CALCULATION REFERENCE

ETWU: ESTIMATED TOTAL WATER USE (GALLONS PER YEAR)

CALCULATION FORMULA: $ET_o \times 0.62 \left(\frac{PF \times HA}{IE} + SLA \right)$

ET_o: REFERENCE EVAPOTRANSPIRATION (43.0 INCHES PER YEAR IN BURLINGAME)
0.62: CONVERSION FACTOR (INCHES PER SQAURE FOOT TO GALLONS PER SQUARE FEET)
PF: PLANT FACTOR FROM WUCOLS IV, REGION 2
HA: HYDROZONE AREA [HIGH, MEDIUM AND LOW WATER USE AREAS] (IN SQUARE FEET)
IE: IRRIGATION EFFICIENCY (MINIMUM 0.70)
SLA: SPECIAL LANDSCAPED AREA (SQUARE FEET)

MAWA: MAXIMUM APPLIED WATER ALLOWANCE (GALLONS PER YEAR)

CALCULATION FORMULA: $(ET_o) \times (0.62) \times [(0.55 \times LA) + (1.0 - 0.55) \times SLA]$

ET_o: REFERENCED EVAPOTRANSPIRATION (44.2 INCHES PER YEAR IN UNION CITY)
0.62: CONVERSION FACTOR (INCHES PER SQAURE FOOT TO GALLONS PER SQUARE FEET)
0.55: RESIDENTIAL REFERENCE EVAPOTRANSPIRATION ADJUSTMENT FACTOR (ETAF)
LA: LANDSCAPED AREA INCLUDING SLA (SQUARE FEET)
0.55: ADDITIONAL WATER ALLOWANCE FOR SLA
SLA: SPECIAL LANDSCAPED AREA (SQUARE FEET)

- A CONTROLLER - PROPOSED LOCATION.
- EXISTING 5/8" WATER METER, VERIFY SIZE & PRESSURE IN FIELD.
- EXISTING TREES TO REMAIN.
- PROPOSED TREES

IRRIGATION NOTES

- THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, ETC. SHOWN WITHIN THE PAVED AREAS OR BUILDINGS IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS WHERE POSSIBLE. AVOID CONFLICTS WITH PLANTING, PIPINGS, UTILITIES AND ARCHITECTURE WHERE POSSIBLE.
- DO NOT WILLFULLY INSTALL THE SYSTEMS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES, GPM AVAILABILITY, OR PRESSURES EXIST THAT MAY NOT HAVE BEEN INCLUDED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE CITY AND LAND ARCH. FOR A DECISION. IN THE EVENT THAT NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
- 120 VOLT ELECTRICAL POWER OUTLET AT THE ELECTROLIER LOCATION SHALL BE PROVIDED BY OTHERS. THE IRRIGATION CONTRACTOR SHALL MAKE FINAL HOOK-UP FROM REMOTE CONTROL VALVES TO CONTROLLER.
- IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE THEMSELVES WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, RETAINING WALLS, UTILITIES, PIPING, BUILDINGS, ETC. THE IRRIGATION CONTRACTOR SHALL COORDINATE HIS WORK WITH THE GENERAL CONTRACTOR FOR THE INSTALLATION OR PIPE SLEEVES THROUGH WALLS, UNDER ROADWAYS, STRUCTURES, ETC.
- THE IRRIGATION SYSTEM SHALL BE INSTALLED IN CONFORMANCE WITH ALL APPLICABLE STATE AND LOCAL CODES AND ORDINANCES BY A LICENSED LANDSCAPE CONTRACTOR AND EXPERIENCED INSTALLERS. CONTRACTOR TO OBTAIN AND PAY FOR ALL IRRIGATION PERMITS AND REQUIRED FEES.
- CONTRACTOR IS TO CONFIRM THE LOCATION OF EXISTING UTILITIES AND UNDERGROUND STRUCTURES PRIOR TO THE EXCAVATION OF TRENCHES. CONTRACTOR TO REPAIR ANY DAMAGE CAUSED BY, OR DURING THE PERFORMANCE OF THEIR WORK AT NO ADDITIONAL COST TO THE OWNER. CALL USA ALERT 3 DAYS PRIOR TO ANY EXCAVATION (800) 227-2600.(811)
- SYSTEM IS BASED UPON A STATIC MAINLINE PRESSURE OF 60 P.S.I. A PRESSURE REDUCER MAY (MAY NOT) BE REQUIRED SO THAT THE STATIC MAINLINE PRESSURE AS MEASURED AT THE POINT OF CONNECTION (AFTER THE BACK FLOW DEVICE) IS 80 P.S.I. AFTER CALCULATING PRESSURE LOSSES, THE SYSTEM IS DESIGNED TO OPERATE AT APPROXIMATELY 40 P.S.I. WORKING PRESSURE AT THE HEADS. THROUGH ANY ONE VALVE, THE SYSTEM IS DESIGNED TO OPERATE AT A MAXIMUM OF 16 GPM ON 5/8" METER, AND NO MORE THAN 1 VALVE SHALL BE RUN AT THE ANY ONE TIME.
- TRENCHES ARE TO BE OF SUFFICIENT DEPTH TO PROVIDE 18" OF COVER OVER MAINLINE. MAINLINE TO BE VISUALLY INSPECTED FOR LEAKS UNDER FULL OPERATING PRESSURE PRIOR TO BACKFILLING. MAINLINE UNDER STREETS TO BE 24" DEEP, MINIMUM.
- FLUSH MAINLINES PRIOR TO THE INSTALLATION OF REMOTE CONTROL VALVES. FLUSH LATERAL LINES PRIOR TO THE INSTALLATION OF IRRIGATION HEADS. MAINLINE TO BE VISUALLY INSPECTED FOR LEAKS UNDER FULL OPERATING PRESSURE PRIOR TO BACKFILLING.
- IRRIGATION CONTROL WIRE SHALL BE #14 U.L. APPROVED FOR DIRECT BURIAL. COMMON WIRE SHALL BE #14 U.L. APPROVED FOR DIRECT BURIAL. WHITE IN COLOR. INSTALL DRY SPLICER "SPEARS" CONNECTORS. WIRES TO INDIVIDUAL REMOTE CONTROL VALVES SHALL BE A COLOR OTHER THAN WHITE. ALL SPLICES SHALL BE MADE WITHIN REMOTE CONTROL VALVE BOXES. LEAVE 24" EXCESS WIRE COIL AT REMOTE CONTROL LOCATIONS. RUNS OVER 250' SHALL BE #12 U.L. APPROVED WIRES. INSTALL ONE SPARE FROM CONTROLLER TO EACH GANGED VALVE LOCATION.
- ALL EXCAVATIONS SHALL BE BACKFILLED TO 90% COMPACTION (MIN.). CONTRACTOR TO REPAIR SETTLED TRENCHES FOR ONE YEAR AFTER COMPLETION OF WORK.
- CONTRACTOR TO MAKE MINOR ADJUSTMENTS IN HEAD LOCATIONS AND ADJUST AND ADD HEADS IF NECESSARY FOR RADIUS (ARC IF APPLICABLE), FOR OPTIMUM COVERAGE AND ELIMINATE SPRAYING ONTO PAVEMENT, BUILDINGS, AND WALLS. USE FLAT SPRAY NOZZLES NEAR ANY BUILDING.
- CONTRACTOR TO MAINTAIN A SET OF "AS-BUILT" DRAWINGS THROUGHOUT THE COURSE OF CONSTRUCTION AND DELIVER THESE DRAWINGS TO THE OWNER UPON THE COMPLETION OF THE WORK. THE DRAWINGS SHALL BE IN REPRODUCIBLE FORM.
- CONTRACTOR SHALL GUARANTEE THE SYSTEM AND MATERIALS TO BE FREE FROM DEFECTS FOR A PERIOD OF ONE YEAR STARTING WITH ACCEPTANCE AT THE FINAL SITE REVIEW.
- ALL HEADS WHICH MAY EXPERIENCE LOW HEAD DRAINAGE SHOULD HAVE IN-LINE OR IN-HEAD CHECK VALVES INSTALLED.
- THE IRRIGATION CONTRACTOR SHOULD ARRANGE WITH THE LAND ARCH. & OWNER FOR A SITE REVIEW OF THE SYSTEM. CALL WITH TWO DAYS PRIOR NOTICE TO ARRANGE REVIEW DATES. REVIEWS WILL BE SCHEDULED TO REVIEW:
 - PRESSURE TEST TO MAIN LINE PRIOR TO BACKFILLING TRENCHES, 100 PSI - 48 HRS.
 - COVERAGE TEST OF SPRINKLER SYSTEM PRIOR TO PLANTING.
 - FINAL WALK-THROUGH OF ALL ASPECTS OF THE IRRIGATION SYSTEM.

ROBERT MOWAT ASSOCIATES

LANDSCAPE ARCHITECTURE + LAND PLANNING
1501 N. Broadway Suite 400 Walnut Creek, CA 94596
Phone 925.705.7424 Fax 925.954.1390
www.rmlandscape.com

CHIBBER RESIDENCE

1406 DRAKE AVENUE
BURLINGAME, CA 94010

IRRIGATION PLAN, WELD CALCULATIONS & HYDRO-ZONES

DATE

7-24-2025

REVISIONS

1	ARCH DWG REV.	9-3-2025
2	PARKS & PLANNING COM. REV.	10-2-2025

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



L-2
OF 2

PRINT DATE: 10-2-25

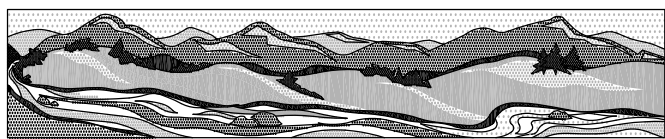
BOUNDARY &
TOPOGRAPHIC SURVEY

OF THE LANDS OF CHIBBER
PORTION OF LOTS 22 & 23, BLOCK 47
'EASTON ADDITION TO BURLINGAME NO. 4'
BOOK 4 OF MAPS AT PAGE 57
1406 DRAKE AVENUE

BURLINGAME SAN MATEO COUNTY CALIFORNIA

SCALE: AS NOTED

JANUARY 2025



QUIET RIVER
Land Services Inc.

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

BASIS OF BEARINGS

CORNER RECORD NO. 1319 RECORDED DECEMBER 6, 2007, RECORDS
OF SAN MATEO COUNTY AND TWO FOUND MONUMENTS ALONG
DRAKE AVENUE AS SHOWN AND TAKEN AS NORTH 62°11'30"WEST.

BASIS OF ELEVATION

THE ELEVATIONS SHOWN HEREON WERE DERIVED FROM L-1/L-2
DATA COLLECTED USING NAVSTAR GLOBAL POSITIONING SYSTEM
(GPS) AND A IGA173 RECEIVER AND POST-PROCESS USING THE
CORS NETWORK. ALL ELEVATION EXPRESSED IN NAVD 1988 DATUM.

NOTES

- 1.) UNDERGROUND UTILITY LINES WERE NOT LOCATED FOR THIS SURVEY.
- 3.) DATE OF FIELD SURVEY: JANUARY 16, 2025
- 4.) PROJECT BENCHMARK: SET SPIKE IN REAR LAWN SHOWN
HEREON AS 'TBM- SPIKE' HAVING AN ELEVATION OF 39.81
AMSL (NAVD88).
- 5.) 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.

LEGEND

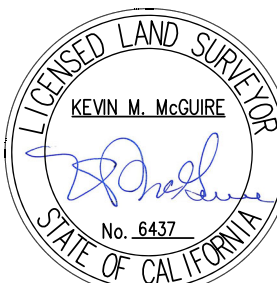
---	SUBJECT PROPERTY LINE
---	ADJOINER PROPERTY LINE
---	EXISTING EASEMENT LINE
---	ORIGINAL LOT LINE
-X-X-	EXISTING FENCE LINE
APN:	ASSESSOR'S PARCEL NUMBER
CP	CONTROL POINT
EL.	ELEVATION
FF	FINISHED FLOOR
HB	HOSE BIB
HT.	HEIGHT
ICV	IRRIGATION CONTROL VALVE
TBM	TEMPORARY BENCHMARK
x 44.5	SPOT ELEVATION
▲	SURVEY CONTROL POINT
■	PROJECT BENCHMARK
+	HOSE BIB
⊗	VALVE AS NOTED
⊗	WOOD UTILITY POLE
AD ⊕	AREA DRAIN
FND.	FOUND
PTN.	PORTION
●	FOUND 3/4" IRON PIPE LS #7701 UNLESS NOTED OTHERWISE
✂	FOUND BRASS TAG 'LS #7701' AND TAG
●	FOUND REBAR & CAP 'LS #8475' (CR 2483)

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 JANUARY 16, 2025 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 DIRECTION
INFORMATION AS SHOWN, WERE DONE UNDER MY SUPERVISION AND BELIEF.

KEVIN M. MCGUIRE, CA PLS #6437

1/23/2025
DATE



SETBACK TABLE	
ADDRESS	SETBACK
1406 DRAKE AVENUE	20.0'
1410 DRAKE AVENUE	23.7'
1412 DRAKE AVENUE	20.9'
1420 DRAKE AVENUE	19.3'
1430 DRAKE AVENUE	24.6'
1432 DRAKE AVENUE	21.9'
1436 DRAKE AVENUE	21.5'
1440 DRAKE AVENUE	22.9'
1444 DRAKE AVENUE	22.8'
1448 DRAKE AVENUE	19.7'
1452 DRAKE AVENUE	20.7'
1456 DRAKE AVENUE	19.7'
1460 DRAKE AVENUE	20.7'
1464 DRAKE AVENUE	20.6'
1468 DRAKE AVENUE	22.5'
1472 DRAKE AVENUE	20.7'
1476 DRAKE AVENUE	20.8'
TOTAL:	21.4'

AVERAGE TOP OF CURB GRADE = 47.8± (AMSL)

