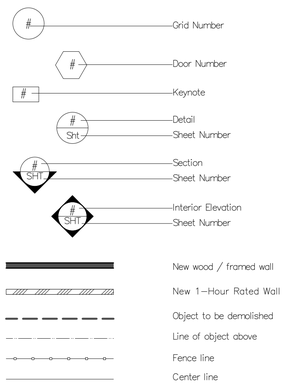
Abbreviations

A.B.	Anchor Bolt	GL.	Glass	T.O.C.	Top Of Concrete
A.C.	Asphalt Concrete	GR.	Grade	T.O.P.	Top Of Pavement
ADJ.	Adjustable			T.O.S.	Top Of Sidewalk
ALUM.	Aluminum	H.B.	Hose Bib	T.O.W.	Top Of Wall
APPROX.	Approximately	H.C.	Hollow Core		
ARCH.	Architectural	H.M.	Hollow Metal	U.O.N.	Unless Otherwise Noted
ASPH.	Asphalt	HR.	Hour		
		HT.	Height	W	Waste
B.U.	Built-Up			W.C.	Water Closet
BD.	Board	I.D.	Inside Diameter	W/	With
BLDG.	Building	INSUL.	Insulation	W/O	Without
BLK.	Block	INT.	Interior	WD.	Wood
BLKG.	Blocking			WP.	Waterproof
BM.	Beam	J.H.	Joist Hanger	WT.	Weight
BOT.	Bottom	JAN.	Janitor		
		JT.	Joint		
C.	Conduit				
C.B.	Catch Basin	LAM.	Laminate		
C.I.	Cast Iron	LAV.	Lavatory		
C.J.	Construction Joint	LT.	Light		
C.O.T.G.	Clean Out To Grade				
CAB.	Cabinet	MAX.	Maximum		
CEM	Cement	MEMB.	Membrane		
CLG.	Ceiling	MFR.	Manufacturer		
CL.	Closet	MIN.	Minimum		
CLR.	Clear	MTD.	Mounted		
COL.	Column	MTL.	Metal		
COMP.	Composition				
CONC.	Concrete	N.I.C.	Not In Contract		
CONST.	Construction	NOM.	Nominal		
CONT.	Continuous	N.T.S.	Not To Scale		
CORR.	Corridor				
CTR.	Center	O.C.	On Center		
CW	Cold Water	O.H.	Overhang		
		OPG.	Opening		
D.S.	Downspout	OPP.	Opposite		
DBL.	Double				
DEPT.	Department	P.LAM.	Plastic Laminate		
DET.	Detail	PL.	Plate		
DIA.	Diameter	PLAS.	Plaster		
DIM.	Dimension	PLWD.	Plywood		
DN.	Down	PTDF	Pressure Treated Douglas Fir		
DWG.	Drawing				
E.F.	Exhaust Fan	R.O.	Rough Opening		
E.J.	Expansion Joint	R.W.L.	Rain Water Leader		
E.P.	Electrical Panel	REF.	Refer To:		
EA.	Each	REINF.	Reinforced		
ELEC.	Electrical	REQD	Required		
ELEV.	Elevation	RESIL.	Resiliient		
EMER.	Emergency	RM.	Room		
E.N.	End Nailing	RWD.	Redwood		
ENCL.	Enclosure				
EQ.	Equal	S.B.	Solid Blocking		
EQUIP.	Equipment	S.C.	Solid Core		
		S.O.V.	Shut Off Valve		
F.A.	Fire Alarm	S.S.	Sewer System		
F.D.	Floor Drain	SCHED.	Schedule		
F.E.	Fire Extinguisher	SEC.	Section		
F.G.	Finished Grade	SHT.	Sheet		
F.P.	Fireproof				
FDN.	Foundation	SPEC.	Specification		
FIN.	Finish	SPL.	Splash		
F.O.C.	Face Of Conc	STA.	Station		
F.O.F.	Face Of Finish	STD.	Standard		
F.O.S.	Face Of Stud	STRUC.	Structural		
FTG.	Footing	SUSP.	Suspended		
G.I.	Galvanized Iron				
GA.	Gauge				
GALV.	Galvanized				

Legend



Green Building Measures

Green Building Mandatory Measures Checklist will be submitted w/ Building Permit submittal.
Walls with 2x6 and larger framing require R-19 insulation
Hot water piping insulation as specified in CPC Section 609.11
New Third party HERS verification for ventilation and indoor air quality

Water Efficiency and Conservation
Plumbing fixtures (water closets and urinals) will comply with the following:
1. The effective flush volume of all water closets will not exceed 1.28 gal/flush. 2022 CGC 4.303.1.1
2. The effective flush volume of urinals will not exceed 05. gal/flush. 2022 CGC 4.303.1.2 The fittings for faucets and showerheads shall meet the following standards: 1.5 GPM for faucets and 2.0 GPM for showers. 2022 CGC 4.303.1.3 and 4.303.1.4

Enhanced Durability and Reduced Maintenance: Annular spaces around pipes, electric cables, conduits, or other openings in sole/bottom plates at exterior walls will be rodent-proofed by closing such openings with cement mortar, concrete masonry, or similar method acceptable to enforcing agency. 2022 CGC 4.406.1

Construction Waste Reduction, Disposal and Recycling: A minimum of 60% of the non-hazardous construction demolition waste generated at the site will be divertedto an offiste recycle, diversion, or salvage facility per City of Burlingame Ordinance #1704 and 2022 CGC Section 4.408

Building Maintenance and Operation: An operation and maintenance manual will be provided to the building occupant or owner. 2022 CGC 4.410.1

Fireplaces: Any gas fireplaces will be direct-vent, sealed-combustable type. 2022 CGC 4.503.1

Pollutant Control
1. At the time of rough installation, during storage on the construction site, and until final startup of the heating, cooling and ventilation equipment, all duct and other related air distribution components will be covered w/ tape, plastic, sheet metal, or other methods acceptable to the enforcing agency to reduce the amount of water, dust, or debris that may enter the system. 2022 CGC 4.504.1
2. Adhesives, sealants, and caulks used on the project shall follow local and regional air pollution or air quality management district standards per 2022 CGC 4.504.2.1
3. Paints and coatings will comply with VOC limits per 2022 CGC 4.504.2.2
4. Aerosol paints and coatings will meet the Product-wighted MIR limits for ROC and other requirements. 2022 CGC 4.504.2.3
5. Documentation provided that verifies compliance with VOC finish materials. 2022 CGC 4.504.2.4
6. Carpet system installed in the building interior will meet testing and product requirements found in the 2019 California Green Building Code. 2022 CGC 4.504.2.2
7. Where resilient flooring is installed, at least 80% of the floor area receiving resilient flooring will comply with the California Green Building Code requirements. 2022 CGC 4.504.4
8. Hardwood plywood, particleboard, and medium density fiberboard composite wood products used on the interior and exterior of the building will comply with the low formaldehyde emission standards. 2022 CGC 4.504.5

Interior Moisture Control: A capillary break will be installed if a slab on grade foundation system is used per 2022 CGC 4.502.2. Bldg. materials with the visible signs of water damage will not be installed. Wall and floor framing will not be enclosed when the framing members exceed 19% moisture content. Moisture content will be verified prior to finish material being applied per 2022 CGC 4.505.3.

Indoor Air Quality and Exhaust
1. Exhaust fans that are ENERGY Star-compliant, ducted, and that terminate outside the building will be provided in every bathroom. 2022 CGC 4.506.1
2. Unless functioning as a component of a whole-house ventilation system, fans must be controlled by a humidistat. 2022 CGC 4.506.1

Environmental Comfort
The heating and air-conditioning system has been sized, designed, and have their equipment selected using the following methods:
1. Heat Loss/Heat Gain values in accordance with ANSI/ACCA 2 Manual J-2016 or equivalent;
2. Duct systems are sized according to ANSI/ACCA 1, Manual D-2016 or equivalent;
3. Select heating and cooling equipment in accordance with ANSI/ACCA 3, Manual S-2014 or equivalent. 2022 CGC 4.507

Installer Special Inspector Qualification: HVAC system installers will be trained and certified in the proper installation of HVAC systems and equipment by a recognized training/certification program per 2022 CGC 702.1. When required by the enforcing agency, shall employ Special Inspectors. 2022 CGC 702.2

Verification: Upon request, verification of compliance w/ this code may include construction documents, plans, specifications, builder/installer certification, inspection reports, or other methods acceptable to the Building Div that show substantial conformance w/ the 2022 Code requirements. 2022 CGC 703.1

Construction Hours

No person shall erect (including excavation and grading), demolish, alter, or repair any building or structure other than between the following hours except in the case of urgent necessity in the interest of public health and safety, and then only with prior written approval from the Building Official, which approval shall be granted for a period not to exceed three days. Holidays are the first day of January, the third Monday of January, the third Monday of February, the last Monday of May, the fourth day of July, the first Monday of September, the second Monday of October, the eleventh day of November, the fourth Thursday in November and the twenty-fifth day of December. If the first day of January, the fourth day of July, the eleventh day of November, or the twenty-fifth day of December falls upon a Sunday, the following Monday is a holiday.

Construction hours per Burlingame Municipal Code Section

Monday through Friday: 8AM to 7PM
Saturdays: 9AM to 6PM
Sundays and Holidays: No work

Construction hours in the City Public right-of-way are limited to weekdays and non-City Holidays between 8:00 AM and 5:00 PM.

Sheet Index

Architectural

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A1.1D	Site Plan: Demo
A1.1	Site Plan
A1.2	Utility Pan
A1.3	Storm Water Management Plan
A1.4	City Details / Alternate Means of Protection
A1.5	Block Average Calculations
A2.1	Main House – First Floor Plan
A2.2	Main House – Second Floor Plan
A2.3	ADU Floor Plan
A2.4	Garage Floor Plan
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A3.1	Roof Plan: Main House
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A4.1	Exterior Elevations: Main House
A4.2	Exterior Elevations: Main House
ADU4.1	Exterior Elevations: ADU
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G4.2	Exterior Elevations: Garage
A5.1	Building Section: Main House

Landscape

L1.1	Landscape Plan
L1.2	Irrigation Plan
L1.3	Planting List

Erosion Control

BMP1.1	Best Management Practices

Project Data

Zoning	R-2
Occupancy	R-3/4 (Dwelling with Garage)
Building Code	2022 CBC
Construction Type	V-B
Stories	2
Lot Coverage	
(E) Lot Area	10,892 s.f.
(N) House	2,203 s.f.
(N) ADU	EXEMPT
(N) Garage	444 s.f.
Total Lot Cooverage	2,647 s.f.
Lot Coverage Percentage	
Proposed: 2,647 s.f. / 10,892 s.f. =	24%
Max Lot Coverage Allowed:	40%

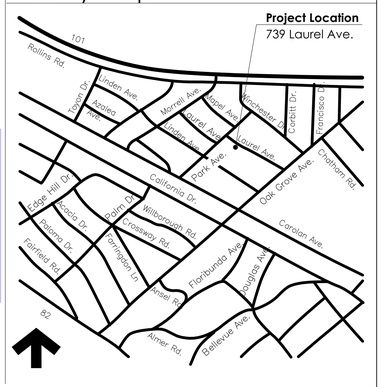
Scope of Work

- Demo all existing structures
- Demo all landscaping
- Construct New House, detached Garage and ADU
- New site landscaping

Deferred Approvals

- New Fire Sprinkler System throughout new residence: House, Garage and ADU
- Solar (P.V.) Panels

Vicinity Map



Project Directory

Owner:
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Cell: (650) 759-1211
Fax: (650) 343-9685

Structural Engineer
Sean Cheng
Sung Engineering
29300 Kohoutek Way
Union City, CA 94587
Voice: (510) 475-7900

RECEIVED
September 5, 2025
City of Burlingame
CDD-Planning DIV

General Notes

These Drawings and their content are and shall remain the property of Dreiling Terrones Architecture whether the project for which they were prepared is executed or not. They are not to be used by any person other than the Owner or for any other project or extension to this project except by agreement in writing with the Architect.

The Architect expressly reserves his common law copyright and other property rights relating to these Drawings and their content. These Drawings are not to be reproduced, altered or otherwise modified in any manner whatsoever except by the Architect. These Drawings and their content may not be assigned to a third party without written consent of the Architect. In the event of unauthorized use of these Drawings by a third party, the third party shall hold harmless and indemnify the Architect.

These Drawings are an instrument of services performed by the Architect for the benefit of the Owner. They are intended for use in a negotiated construction contract and, therefore, may not detail or specify all materials, manufacturers or assemblies. Details, assemblies and products commonly known to be industry standard for any given trade may not be fully detailed or specified. Where necessary, the Contractor shall provide samples, data, product literature as required to assist the Owner or the Owner's agent in making selections. For the purpose of estimating items not fully detailed the Contractor shall provide an allowance amount and so condition such estimates. The Owner and/or Contractor shall submit to the Architect, in writing, any requests for modifications to the plans or specifications by means of shop drawings, samples or other means as appropriate. Shop drawings that are submitted to the Architect for review do not constitute "in writing" unless it is brought to the attention of the Architect that specific changes are being suggested.

No guarantee for quality of construction is implied or intended by these Documents. The Contractor shall assume full responsibility for any construction deficiencies.

The Owner and Contractor shall hold harmless, indemnify and defend the Architect from any action initiated by the initial Owner, or any subsequent owner, for construction deficiencies, modifications, substitutions, maintenance or any such condition which is beyond the control of the Architect.

All Contract Documents described in the Construction Contract shall be considered one document and are intended to be used as one document. Contractor and all sub-contractors shall review all documents prior to bidding. Sub-contractors are responsible for any information pertaining to their work no matter where it may occur in these Documents.
It is the intent of these Documents to provide for the construction of a moisture proof enclosure of interior space. If the Owner, Contractor or any Sub-contractors become aware of any assembly or condition, either shown in the Drawings or constructed on-site, which does not, in their opinion, satisfy this intent, it is their responsibility to notify the Architect within a reasonable amount of time so that the condition or assembly can be reviewed, and, if necessary, modifications can be made to the Documents or to the Work without impacting the progress of the Work.

All information pertaining to the site shall be, and shall remain, the Owner's responsibility. This information shall include legal description, deed restrictions, easements, site survey, topographic survey, location of existing improvements, soils report, and all related data.

Code Compliance
All work shall comply with applicable codes and trade standards including but not limited to the latest adopted edition of the following:

2022 California Building Codes, 2022 Residential Building Code (where applicable), 2022 California Mechanical Code, 2022 California Electrical Code, 2022 California Plumbing Code, including all amendments as adopted in Ordinance 1989, and 2022 California Energy Efficiency Standards (Title 24), including Cool Roof requirements.

All applicable state and local codes, ordinances, legislation, as adopted by the City of Burlingame at time of permit application. This includes the 2022 Reach Code Ordinance #1979.

It is the Contractors responsibility to identify and familiarize himself with current codes and ordinances including local variations on national or regional codes Requirements of adopted codes shall supersede any conflicting requirements defined in these Documents. When a conflict is suspected the Contractor shall so advise the Architect in writing within a reasonable time so that the conflict, if it exists, can be resolved without impacting the progress of the Work.

The Contractor shall include and implement all pertinent requirements of this project as set forth in any conditions of approval attached to the project by governing agencies. These conditions shall become a part of the Contract Documents.

Site Examination
The Contractor shall thoroughly examine the site and satisfy himself as to the conditions under which the Work is to be performed. The Contractor shall verify at the site all measurements and conditions affecting his work and shall be responsible for same unless brought to the attention of the Owner or his agent prior to proceeding with the Work.

Dimension Control
It is the responsibility of the Contractor to check and verify all conditions, dimensions, lines and levels alignments indicated; proper fit and attachment of all parts is required. Should there be any differences between the Documents and the actual conditions, the Contractor shall notify the Owner or his agent in writing for clarification and/or adjustment. In the event of failure to do so, the Contractor shall be responsible for corrections required or subsequent changes occurring as a result of these differences.

Note to Subcontractors: Location of many items or assemblies is critical for alignment of other assemblies which may be installed by other trades and which may not be installed at the time of installation of your work. All Sub-contractors shall review the manner in which their work fits, aligns or comes into contact with work of other trades. The Contractor and each Sub-contractor shall review all Documents and will be responsible for information contained at any location within the Documents which pertains to their work. Deficiencies resulting from failure to do so will be removed and corrected at Contractors expense.

All dimensions and conditions shall be checked and verified, both in the Documents and on the job, by each Sub-contractor before they proceed with their work. Any errors, omissions, discrepancies or deficiencies shall be brought to the attention of the General Contractor prior to proceeding with the Work. The Contractor shall notify the Owner in writing for resolution.

Commencement of work by any Sub-contractor shall indicate a knowledge and acceptance of all conditions described in the Documents or existing on site which could affect their work.

All dimensions take precedent over scale. Where dimensions are not entirely clear the Contractor shall notify the Architect and request clarification.

DRAWINGS SHALL NOT BE SCALED.

Moisture Protection During Construction
Should any special situations or climatic conditions occur during construction the Owner, Contractor and Sub-contractors shall so notice and implement any measures required to assure the protection of materials and assemblies.
The Contractor shall take all necessary measures to protect new or existing construction and materials from damage due to weather or any other adverse conditions.

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

No existing tree over 48 inches in circumference at 54 inches from base of tree may be removed without a Protected Tree Permit from the Parks Division.

Any recycling containers, debris boxes or dumpsters for the construction project shall be placed upon the private property, if feasible, as determined by the Community Development Director

The project shall comply with the Construction and Demolition Debris Recycling Ordinance which requires affected demolition, new construction and alteration projects to submit a Waste Reduction and Recycling plan and meet requirements; any partial or full demolition of a structure, interior or exterior, shall require a demolition permit

Prior to scheduling the framing inspection the project architect or residential designer, or another architect or residential design professional, shall provide an architectural certification that the architectural details shown in the approved design which should be evident at framing, such as window locations and bays, are built as shown on the approved plans; architectural certification documenting framing compliance with approved design shall be submitted to the Building Division before the final framing inspection shall be scheduled

Per SB 407 (2009), all non-compliant plumbing fixtures shall be replaced with water conserving fixtures.

Tree Ordinance: This project is subject to the updated version of BMMC 11.06 (Ord. No. 2037, adopted 12-16-24) found at http://ecode360.com/BU4910/laws/F2247021.pdf

New Single Unit Dwelling & ADU at

739 Laurel Ave

Burlingame, California

APN # 029-061-080

DTA
Dreiling Terrones Architecture Inc.
Architecture
Infrastructure
Environments

1103 Juanita Avenue
Burlingame, California
94010

650 696 1200

314 Center Street #220
Healdsburg, California
95448

707 431 1305

Single Unit Dwelling & ADU
Christensen Residence
739 Laurel Ave
Burlingame, CA 94010
APN: 029-061-080

Planning Submittal 01: 06/20/2025
Planning Re-Submittal 02: 08/04/2025
Planning Re-Submittal 03: 09/04/2025

Proj. Data, Index, Directory, Legend, Vicinity Map, Green Buil

2505

A0.0



1 Street View Rendering

DTA
Dreiling Terrones Architecture Inc.
Architecture
Infrastructure
Environments

1103 Juanita Avenue
Burlingame, California
94010
650.696.1200

314 Center Street #220
Healdsburg, California
95448
707.431.1305

LICENSED ARCHITECT
RICHARD M. TERRONES
No. C 28725
REN. 08/31/25
STATE OF CALIFORNIA

Single Unit Dwelling & ADU

Christensen Residence

739 Laurel Ave
Burlingame, CA 94010

APN: 029-061-080

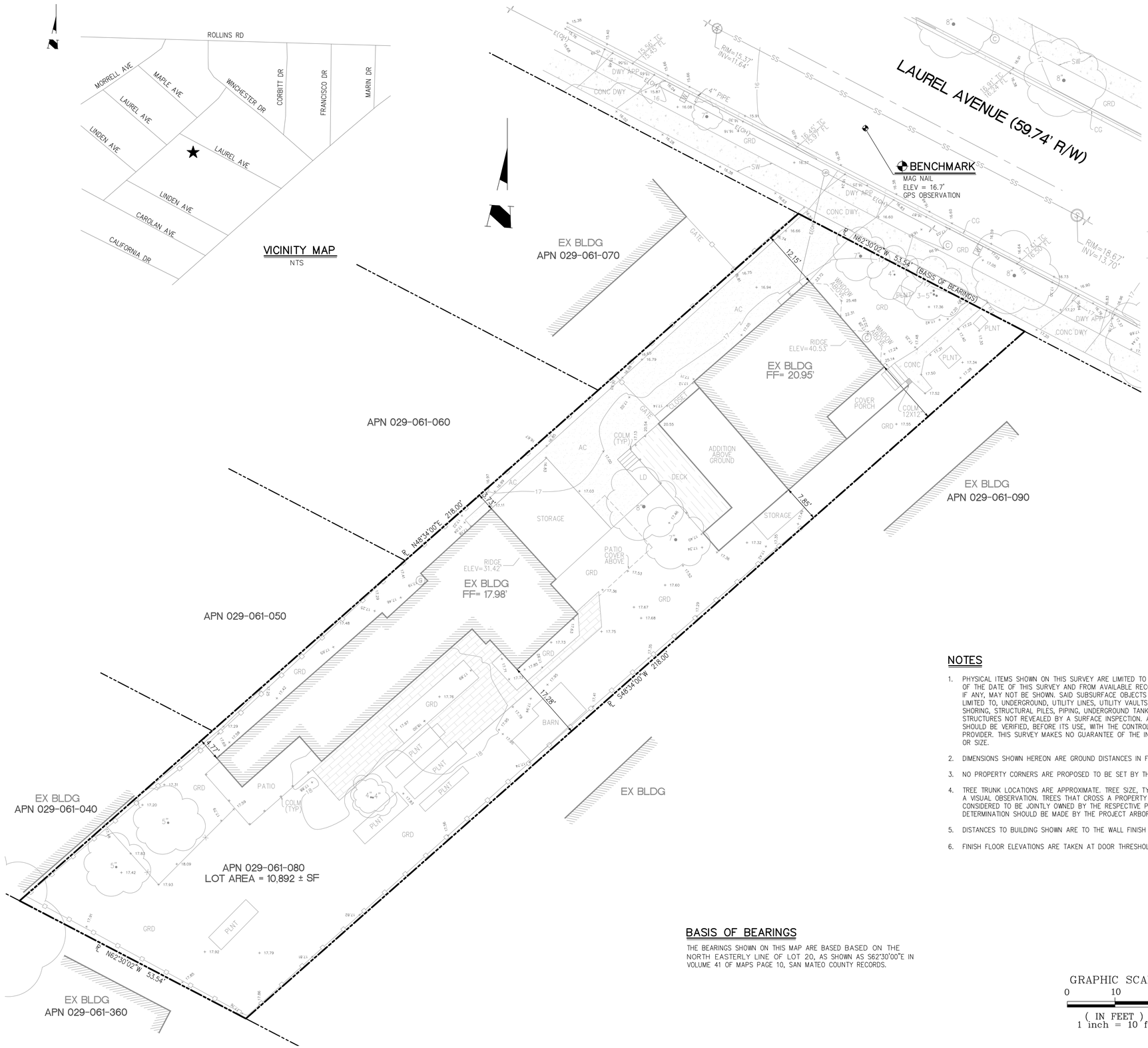
Planning Re-Submittal 02: 08/04/2025
Planning Re-Submittal 03: 09/04/2025

Rendering

2505

A0.1

VICINITY MAP
NTS



LEGEND & ABBREVIATIONS

AREA DRAIN	BENCHMARK
BOLLARD	BORDER LINE
BOUNDARY	BUILDING OUTLINE
CATCH BASIN	CENTERLINE
BRICK	CONCRETE
WOOD	ELECTRIC OVERHEAD
EXISTING CONTOUR	EASEMENT LINE
ELECTRICAL METER	EXISTING ELEVATION
EXISTING CHAIN LINK FENCE	EXISTING HYDRANT
EXISTING WOOD FENCE	EXISTING TREE AND DIAMETER
FLOW LINE	GAS METER
GUY POLE	GUY WIRE ANCHOR
INLET	JOINT POLE
LIGHT POST	MANHOLE
MONUMENT LINE	MAIL BOX
PROPERTY CORNER MONUMENT	PARCEL LINE / RIGHT OF WAY
PVC PIPE AND DIAMETER	SANITARY SEWER
SANITARY SEWER CLEAN OUT	SANITARY SEWER MANHOLE
SETBACK LINE	STORM DRAIN MANHOLE
STREET MONUMENT	STREET SIGN
STUMP	TELECOMMUNICATION BOX
TREE STUMP AND DIAMETER	UTILITY BOX
UTILITY: EXISTING	WATER METER
WATER VALVE	

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
AD	AREA DRAIN
AE	ANCHOR EASEMENT
APN	ACCESSOR'S PARCLE NUMBER
BB	BUBBLER BOX
BD	BRASS DISK
BLDG	BUILDING
BSL	BUILDING SETBACK LINE
BW	BOTTOM OF WALL/BACK OF WALK
CED	COBBLE ROCK ENERGY DISSIPATOR
CG	CURB & GUTTER
℄	CENTERLINE
CLF	CHAIN LINK FENCE
CLM	COLUMN
CLST	CLOSET
CO	SANITARY SEWER CLEANOUT
COP	CURB OPENING
CONC	CONCRETE
CSD	CITY STANDARD DETAIL
DE	DRAINAGE EMITTER
DI	DRAINAGE INLET
DS	DOWNSPOUT
DMG	DAMAGE
DWY	DRIVEWAY
EA	EASEMENT
ELEV	ELEVATION
EM	ELECTRIC METER
E(OH)	ELECTRIC OVERHEAD
E(UG)	ELECTRIC UNDERGROUND
EG	EDGE OF GUTTER
EDG	EDGING
EP	EDGE OF PAVEMENT
EX	EXISTING
FC	FACE OF CURB
FD	FOUND
FF	FINISH FLOOR
FG	GROUND FINISH GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
G	GARAGE SLAB ELEVATION/GAS LINE
GD	GROUND
GPE	GENERAL PUBLIC EASEMENT
GSB	GRADING SETBACK
GM	GAS METER
HP	HI POINT
INV	INVERT
IP	IRON PIPE
LIP	LIP OF GUTTER
LS	LANDSCAPED AREA MAX MAXIMUM
MH	MANHOLE
MIN	MINIMUM
MW	MONUMENT WELL
(N)	NEW
N&S	NAIL AND SILVER
NTS	NOT TO SCALE
OH	OVERHEAD
OG	ORIGINAL GROUND
P	PAVEMENT FINISH GRADE
PN	PIN
PAD	PAD ELEVATION
℄	PROPERTY LINE
PEE	PEDESTRIAN EQUESTRIAN EASEMENT
PERF	PERFORATED
PP	POWER POLE PROP PROPOSED
PSE	PUBLIC SERVICE EASEMENT
PUE	PUBLIC UTILITY EASEMENT
PVMT	PAVEMENT
PVC	POLYVINYL CHLORIDE
R	RADIUS
RW	RETAINING WALL
REM	REMOVE
RRR	ROCK RIPRAP
R/W	RIGHT OF WAY
SD	STORM DRAIN
SDE	STORM DRAIN EASEMENT
SE	SLOPE EASEMENT
SS	SANITARY SEWER/LATERAL
SSE	SANITARY SEWER EASEMENT
STA	STATION
STD	STANDARD DETAIL
SW	SIDEWALK
TB	TOP OF BANK
TC	TOP OF CURB
TEMP	TEMPORARY
TOC	TOP OF COVER
TOE	TOE OF BANK
TG	TOP OF GRATE
TPF	TREE PROTECTION FENCE
TW	TOP OF WALL
TYP	TYPICAL
VG	VALLEY GUTTER
YS	YELLOW STRIPE
W	WATER
WCE	WIRE CLEARANCE EASEMENT
WLK	WALKWAY
WM	WATER METER
WOE	WIRE OVERHANG EASEMENT
WV	WATER VALVE
WS	WHITE STRIPE
WSO	WHITE STRIPE OLD

NOTES

1. PHYSICAL ITEMS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SURFACE ITEMS VISIBLE AS OF THE DATE OF THIS SURVEY AND FROM AVAILABLE RECORD DATA. SUBSURFACE OBJECTS, IF ANY, MAY NOT BE SHOWN. SAID SUBSURFACE OBJECTS MAY INCLUDE, BUT ARE NOT LIMITED TO, UNDERGROUND, UTILITY LINES, UTILITY VAULTS, CONCRETE FOOTINGS, SLABS, SHORING, STRUCTURAL PILES, PIPING, UNDERGROUND TANKS, AND ANY OTHER SUBSURFACE STRUCTURES NOT REVEALED BY A SURFACE INSPECTION. ANY USE OF THIS INFORMATION SHOULD BE VERIFIED, BEFORE ITS USE, WITH THE CONTROLLING MUNICIPALITY OR UTILITY PROVIDER. THIS SURVEY MAKES NO GUARANTEE OF THE INSTALLED ACTUAL LOCATION, DEPTHS OR SIZE.
2. DIMENSIONS SHOWN HEREON ARE GROUND DISTANCES IN FEET AND DECIMALS THEREOF.
3. NO PROPERTY CORNERS ARE PROPOSED TO BE SET BY THIS SURVEY.
4. TREE TRUNK LOCATIONS ARE APPROXIMATE. TREE SIZE, TYPE AND DRIPLINES ARE BASED ON A VISUAL OBSERVATION. TREES THAT CROSS A PROPERTY LINE AT GROUND LEVEL SHOULD BE CONSIDERED TO BE JOINTLY OWNED BY THE RESPECTIVE PROPERTY OWNERS. FINAL DETERMINATION SHOULD BE MADE BY THE PROJECT ARBORIST.
5. DISTANCES TO BUILDING SHOWN ARE TO THE WALL FINISH SURFACE.
6. FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLD (EXTERIOR).

BASIS OF BEARINGS

THE BEARINGS SHOWN ON THIS MAP ARE BASED BASED ON THE NORTH EASTERLY LINE OF LOT 20, AS SHOWN AS S62°30'00"E IN VOLUME 41 OF MAPS PAGE 10, SAN MATEO COUNTY RECORDS.

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

SURVEYOR'S STATEMENT

THIS TOPOGRAPHIC SURVEY WAS PERFORMED BY ME OR UNDER MY DIRECTION.

H. W. CHUI
RCE NO. 32912 EXP.06-30-2024

REGISTERED PROFESSIONAL ENGINEER
H. W. CHUI
No. 32912
CIVIL
STATE OF CALIFORNIA

01/03/2024
DATE

NO.	REVISIONS	APP'D	DATE	BY

TT	01/03/2024	SCALE	1" = 10'
DESIGNED	DATE	DRAWN	DATE
TT	01/03/2024	VL	01/03/2024
CHECKED	DATE		

LC ENGINEERING
598 E Santa Clara St #270
San Jose, CA 95112
Phone: (408) 806-7187

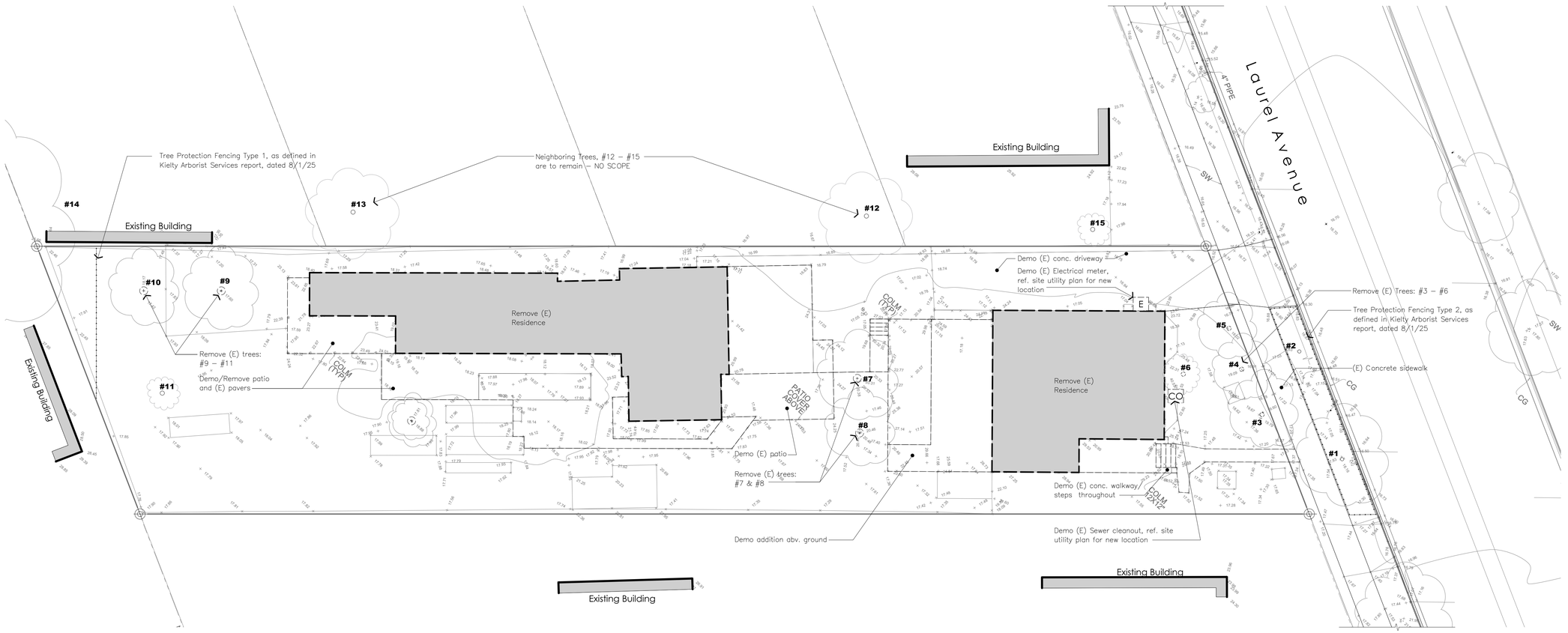
TOPOGRAPHIC SURVEY
739 LAUREL AVENUE
APN 029-061-080
Burlingame California

PROJECT NO.
CONTRACT NO.
DRAWING NO.
SHT NO. 1 OF 1
FILE NO.

ROAD NAME : LAUREL AVENUE

Demo Site Notes

1. Topographic information used for design and represented in these Documents has been obtained entirely from boundary and topographic survey prepared by others. The Architect bears no responsibility for accuracy of this information.
2. Existing finish grades shall be restored upon completion of construction unless changes are specified in the Drawings.
3. The work zone limits are shown on the plans. The Contractor shall confine all operations, including delivery of materials, to the Work Zone unless explicit agreement has been made with the Owner.
4. Roadways shall be maintained clear of construction equipment and materials at all times.
5. The Contractor shall notify all adjacent tenants and the Property Owner on days when deliveries or other operations may impact areas outside the Work Zone.
6. The contractor shall maintain a clean work site. Construction debris and materials to be recycled shall be removed in a timely manner. Construction equipment and materials awaiting installation shall be stored in an orderly manner that reduces both damage to materials and reduces the visual impacts of the work site to the surrounding neighborhood.
7. Dust control measures shall be implemented as necessary. Measures may include watering, application of ground treatments, placement of rock and any other measure required to reduce or eliminate excessive dust.
8. All tree protection fencing is to be installed prior to the commencement of any construction.



1 Site Demolition Plan

1" = 10'-0"

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1103 Juanita Avenue
Burlingame, California
94010
650 696 1200

314 Center Street #220
Healdsburg, California
95448
707 431 1305

Single Unit Dwelling & ADU
Christensen Residence
739 Laurel Ave
Burlingame, CA 94010
APN: 029-061-080

Planning Submittal 01: 06/20/2025
Planning Re-Submittal 02: 08/04/2025
Planning Re-Submittal 03: 09/04/2025

Site Plan: Demo

2505 A1.1d

CCFD Alternate Means of Protection

Per the approved **Alternate Means of Protection** (AMP) from Central County Fire District, the ADU shall include the following provisions:

1. ADU exterior walls shall be 1–hour fire rated construction, including the following: (1) layer 5/8" Type 'X' Gyp at Interior, 3–coat exterior cement plaster ("stucco") at exterior, +/– 7/8" thick
2. Fire Sprinkler System for ADU shall include all attic spaces, crawlspaces, mechanical spaces, and include an increased density for overall coverage.
3. Glazing for all ADU windows shall be double–paned, with 1 pane either tempered, or 20 minute rated.
4. See Sheet A1.4 for scan of approved Request for AMP

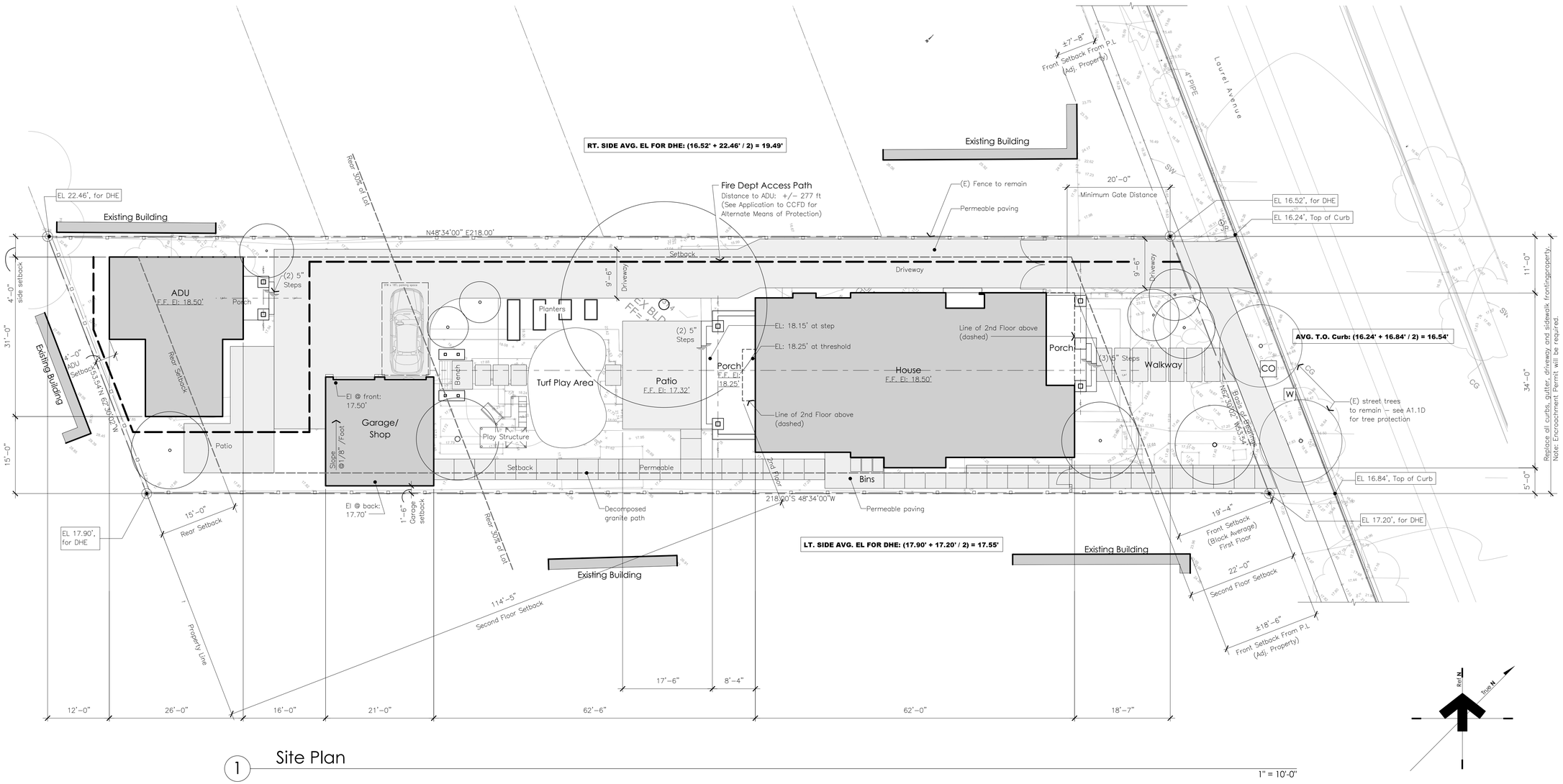
Legend

W	Water Meter
CO	Sewer Clean Out
E	Electric Meter
B	Backflow Preventer
— — —	Indicates Fire Dept. Access Path

Site Notes

1. Topographic information used for design and represented in these Documents has been obtained entirely from boundary and topographic survey prepared by others. The Architect bears no responsibility for accuracy of this information.
2. Design contours and drainage shown are schematic only and shall not be taken to represent final grading and drainage plans.
3. Refer to Floor Plans and Sections for all dimensional information.
4. Existing landscaping shall be protected as required to prevent any damage to plants and trees unless specified for removal in plans or by Owner.
5. Existing finish grades shall be restored upon completion of construction unless changes are specified in the Drawings.
6. The work zone limits are shown on the plans. The Contractor shall confine all operations, including delivery of materials, to the Work Zone unless explicit agreement has been made with the Owner.
7. Roadways shall be maintained clear of construction equipment and materials at all times.
8. The Contractor shall notify all adjacent tenants and the Property Owner on days when deliveries or other operations may impact areas outside the Work Zone.
9. The contractor shall maintain a clean work site. Construction debris and materials to be recycled shall be removed in a timely manner. Construction equipment and materials awaiting installation shall be stored in an orderly manner that reduces both damage to materials and reduces the visual impacts of the work site to the surrounding neighborhood.
10. Dust control measures shall be implemented as necessary. Measures may include watering, application of ground treatments, placement of rock and any other measure required to reduce or eliminate excessive dust.
11. The minimum front setback requirement is 15'–0" to 1st floor and 20'–0" to 2nd floor, or the block average, whichever is greater.
12. Addresses and Numbers shall contrast with their background, shall be min. of 1/2" stroke by 4" high. The power of such illumination shall not be normally switchable. City of Burlingame Municipal Code 18.08.010

NOTE: There shall be no permanent structures (retaining walls, fences, columns, mailbox, etc.) proposed or constructed beyond the property line and into the public right–of–way.



1 Site Plan

1" = 10'-0"

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Single Unit Dwelling & ADU

Christensen Residence

739 Laurel Ave
Burlingame, CA 94010
APN: 029-061-080

Planning Submittal 01: 06/20/2025
Planning Re-Submittal 02: 08/04/2025
Planning Re-Submittal 03: 09/04/2025

Site Plan

2505

A1.1

Fire Division Notes

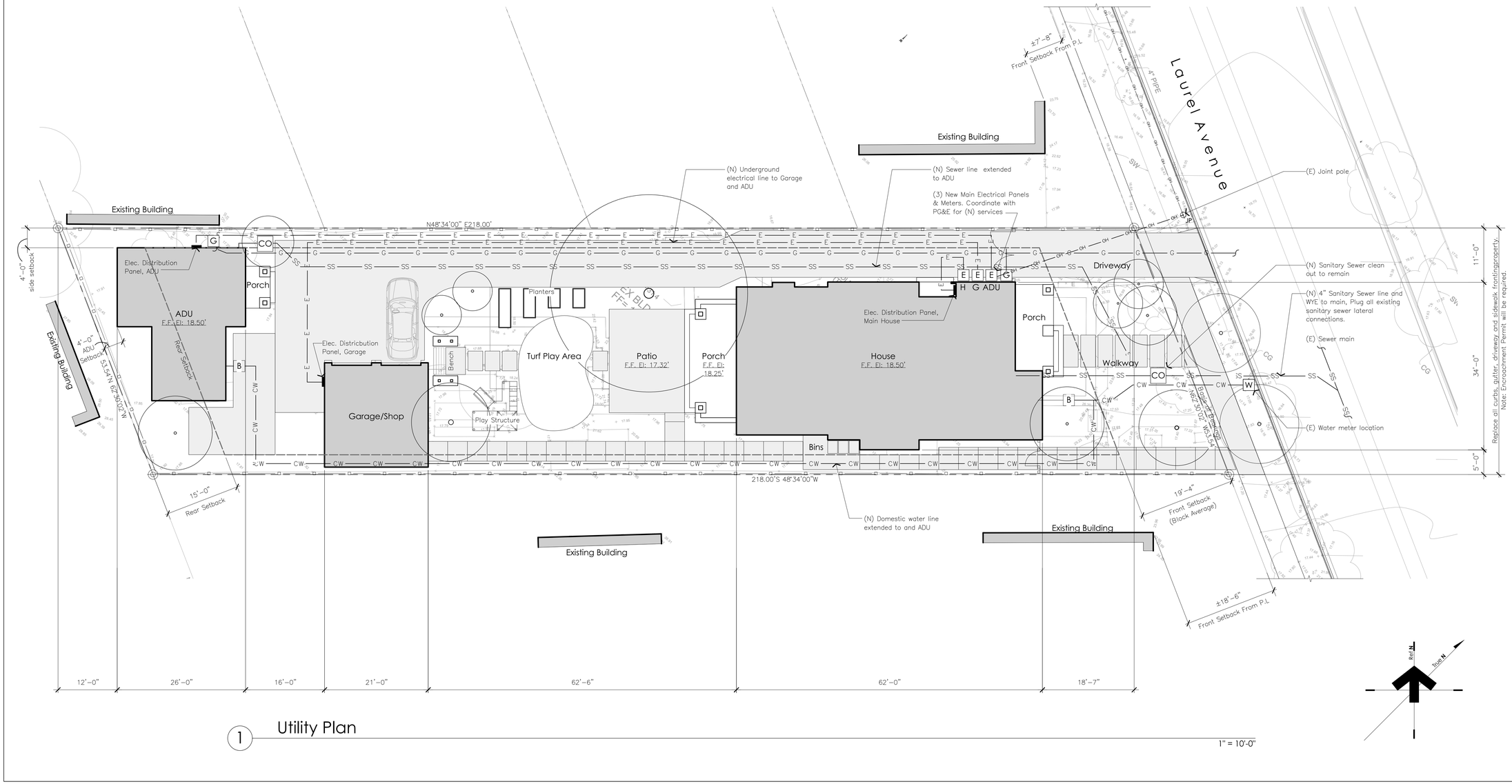
1. Provide a fire sprinkler system throughout building. Fire sprinkler plans shall be submitted under seperate permit through the fire department for approval prior to instalation.
2. Minimum water meter size shall accomadate both domestic and fire sprinkler system demand totals.
3. Fire flow shall meet fire requirements of California Fire Code Apendix B. Fire flow for residential buildings less than 3600 sq.ft shall be provided at 1,000 gpm unless protection by an automatic fire sprinkler system then it may be reduced by 50% contact Burlingame Engineering Department.

Legend

W	Water Meter
CO	Sewer Clean Out
E	Electric Meter
B	Backflow Preventer for Fire Service
G G	Gas Line
CW CW	Cold Water Line
SS SS	Sanitary Sewer Line
E E	Electric Line (underground)
OH OH	Electric Line (over head)

Public Work Notes

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 City Encroachment Permit, visit the City of Burlingame website. Work without the benefit of an encroachment permit will be charged double the permit fee. It is the applicant's responsibility to obtain all required permits. Porta potty's are not allowed to be placed in the City right–of–way.
2. All work within City right–of–way shall comply with City Standards and Details. Standard Details are available at the City of Burlingame website.
3. Public Work Construction hours in the City Public right–of–way are limited to weekdays and non–City Holidays between 8am and 5pm. This includes construction hauling. If applicant / contractor wishes to work beyond the normal construction hours, a waiver of working hour may be submitted to the public works department ten (10) days in advance for review and approval by public works and building department.
4. Per Municipal Code section 18.08.090, no storm water or underground water draining from any lot, building, or paved area shall be allowed to drain to adjacent properties nor shall this water be connected to the City's sanitary sewer system. Regardless of the slope of the source property, such water shall drain to either artificial or natural storm drainage facilities by gravity or pumping.
5. 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 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.
6. Sewer Backwater Protection Certification is required for the installation of any new sewer fixture per Ordinance No. 1710. The Sewer Backwater Protection Certificate is required prior to the issuance of Building Permit and the backwater device must be placed on private property.
7. The sanitary sewer lateral (building sewer) shall be tested per Ordinance Code Chapter 15.12. A encroachment permit for the Sewer Lateral Test is required. A PASSED sewer lateral test certificate must be in place prior to final of Building Permit.
8. The sanitary sewer lateral from the accessory dwelling unit shall be connected to the existing lateral on private property side per municipal code 15.08.050, no sublateral to the main sewer is permitted.
9. The project shall comply with the City's NPDES permit requirements to prevent storm water pollution. All construction work shall be done in accordance with the most current APWA–AGC Standard Specifications for Public Works Construction, the California Stormwater Quality Association's Stormwater Best Management Practice Handbook, and the City of Burlingame Stormwater Management and Discharge Control Ordinance (Municipal Code Chapter 15.14). A copy of the Stormwater Construction Best Management Practices can be found at http://www.flowstobay.org Upon completion of the work, all stormwater protection measures shall be entirely removed and the right of way shall be left in as presentable a condition as existed before work started. Please be aware that during winter months (October 15th to April 15th) applicant c/contractor are responsible to remove projects stormwater inlet protection devices (sandbags/filters/etc.) in the public right of way to prevent flooding during rain events, and reinstall devices once the rain event ends. All private property stormwater protection measures must be protected and repaired after each rain event.
10. All debris/garbage containers location shall be on property. In a situation where that is not possible, an encroachment permit is required from Public Works Department for placing debris/garbage containers in public right–of–way. No wet garbage fluid shall enter public right–of–way or the storm drain system.
11. 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.
12. No permanent structures (retaining walls, fences, columns, mailboxes, etc.) shall be built beyond the property line and into the public right–of–way.
13. The design and installation of the fire service line shall follow City of Burlingame Water System Standard Specifications and Standard Drawings and directions from the Water Yard.
14. 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).
15. For projects in the Burlingame Plaza, Broadway, and the 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 years day.
16. 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 sjhall comply with the following special conditions, specifications, details, and constructions moratorium.
17. 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 Caltran prior to start of work. It is the applicants responsibility to obtain all required permits.
18. For new single family or substantial remodels (greater than 50% remodel/ addition): show on the site plan – (1) Replacement of all curb, gutter, driveway and sidewalk fronting site, (2) plug all existing sewer lateral connections and install new 4" or 6" lateral to sewer main including wye, (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 specifications.
20. For remodel projects (less than 50% remodel) All damaged and displaced curbs, gutter, sidewalks and driveway approach fronting site must be replaced prior to final of building permit. A pre inspection by public works of the condition of the sidewalk is recommended, but not required. However if a pre–inspection is not conducted, the applicant / contractor waives the right to contest the limits of the repairs caused by the construction activities.
21. Front landscape (hardscape) improvements that are not shown on the plans, this will be subject to a public works inspection prior to building permit final to confirm that no encroachment existing beyond the property line.



1 Utility Plan

1" = 10'-0"

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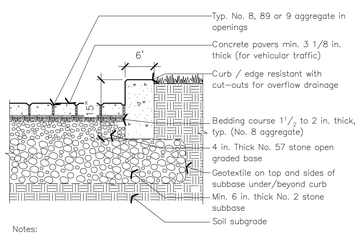
APN: 029-061-080

Planning Submittal 01: 06/20/2025
Planning Re-Submittal 02: 08/04/2025
Planning Re-Submittal 03: 09/04/2025

Utility Plan

2505

A1.2



Notes:
1. 2 3/8in. thick pavers may be used in pedestrian and residential applications.
2. No. 2 stone subbase thickness varies with design
3. No. 2 stone may be substituted w/ No. 3 or No. 4 stone

2 Permeable Paving
(Driveway, Patios, Walkways) N.T.S

Legend

- Impervious Surface
- Pervious Paving, D.G.
- DS — Downspout: Drains into Landscape Planting Areas *
- SD — Storm Drain Line

Note: All planting areas where DS's discharge shall be graded to slope to site, 2% min and away from adjacent properties.

Impervious Area

Location	Description	Area
House, Porch	Roof Surface Area, Uncovered Porch Area and Steps	2,296 s.f.
ADU, Porch	Roof Surface Area, Uncovered Porch Area and Steps	690 s.f.
Garage	Roof Surface Area	436 s.f.
Off-site	Sidewalk & Curb	345 s.f.
	Total Proposed Impervious Areas	3,767 s.f. (32.6% of 11,553 s.f. total project area)

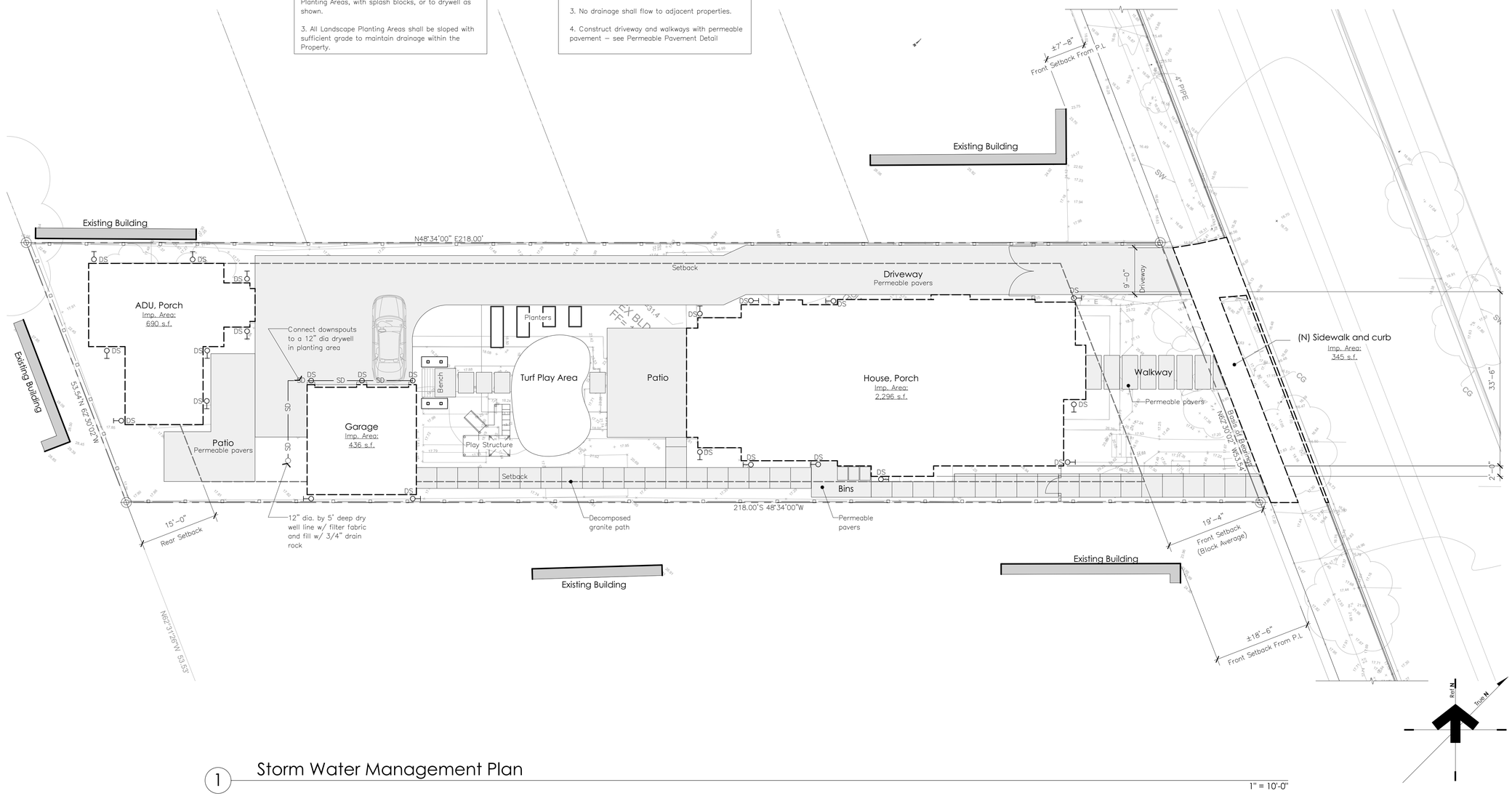
Refer to A1.4 for Stormwater Checklist for Small Projects

Roof Drainage:

1. Downspouts are shown on Proposed Utility Plan as well as the Roof Plan.
2. All Downspouts shall either drain to Landscape Planting Areas, with splash blocks, or to drywell as shown.
3. All Landscape Planting Areas shall be sloped with sufficient grade to maintain drainage within the Property.

Storm Water Mitigation Measures:

1. All downspouts shall drain to planting areas.
2. Any new paving shall be sloped to drain into planting areas.
3. No drainage shall flow to adjacent properties.
4. Construct driveway and walkways with permeable pavement – see Permeable Pavement Detail



1 Storm Water Management Plan
1" = 10'-0"

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Planning Re-Submittal 03: 09/04/2025

Storm Water Management Plan

2505 A1.3

SAN MATEO COUNTYWIDE Water Pollution Prevention Program

Stormwater Checklist for Small Projects

Municipal Regional Stormwater Permit (MRP 3.0)

City of Burlingame
501 Primrose Road
Burlingame, CA 94010
650-558-7230
burlingame.org/stormwaterdevelopment

Complete this form for smaller detached single-family home projects that are not part of a larger plan of development and create and/or replace less than 10,000 square feet of impervious surface; or for all other types of projects that create and/or replace 2,500 square feet or more and less than 5,000 square feet of impervious surface.

For larger detached single-family home projects that create and/or replace 10,000 square feet of impervious surface and other projects that create and/or replace 5,000 square feet or more of impervious surface, use the C.3-C.6 Development Review Checklist.

A. Project Information

A.1 Project Name: New Single Unit Dwelling and ADU

A.2 Project Address: 739 Laurel Ave

A.3 Project APN: 029-061-080

B. Select Appropriate Site Design Measures

B.1 Does the project create and/or replace 2,500 square feet or more of impervious surface? (●) Yes ( ) No

- *If yes, the project must include at least one of the Site Design Measures listed below in section a through f.[1] Fact sheets regarding site design measures a through f may be downloaded on the New Development page of the Flowstobay website: (https://www.flowstobay.org/preventing-stormwater-pollution/with-new-redevelopment/c-3-regulated-projects)*
- *If no, the project applicant shall be encouraged to implement appropriate site design measures from the list below, which may be required at municipality discretion. Consult with municipal staff about requirements for your project.*

B.2 On the list below, indicate whether each site design measure is included in the project plans and the plan sheet number:

Yes	No	Plan Sheet No.	Site Design Measure
○	●	N/A	a. Direct roof runoff into cisterns or rain barrels and use rainwater for irrigation or other non-potable use.
●	○	A1.2	b. Direct roof runoff onto vegetated areas.
●	○	A1.2	c. Direct runoff from sidewalks, walkways, and/or patios onto vegetated areas.
●	○	A1.2	d. Direct runoff from driveways and/or uncovered parking lots onto vegetated areas.
●	○	A1.1	e. Construct sidewalks, walkways, and/or patios with permeable surfaces.
●	○	A1.1	f. Construct bike lanes, driveways, and/or uncovered parking lots with permeable surfaces.
○	●	N/A	g. Minimize land disturbance and impervious surface (especially parking lots).
○	●	N/A	h. Maximize permeability by clustering development and preserving open space.
○	●	N/A	i. Use micro-detention, including distributed landscape-based detention.
○	●	N/A	j. Protect sensitive areas, including wetland and riparian areas, and minimize changes to the natural topography.
○	●	N/A	k. Self-treating area (see Section 4.1 of the C.3 Regulated Projects Guide)
○	●	N/A	l. Self-retaining area (see Section 4.2 of the C.3 Regulated Projects Guide)

[1] See MRP Provision C.3.i.i

C. Select appropriate source controls *(Encouraged for all projects; may be required at municipal discretion. Consult municipal staff.)*

Are these features in project? Yes	No	Features that require source controls	Source control measures[2] (Refer to Local Source Control List for detailed requirements)	Is source control measure included in project plans? Yes	No	Plan Sheet No.
☐	☒	Storm Drain	▪ Mark on-site inlets with the words "No Dumping! Flows to Bay" or equivalent.	☐	☒	
☐	☒	Floor Drains	▪ Plumb interior floor drains to sanitary sewer[3] [or prohibit].	☐	☒	
☐	☒	Parking garage	▪ Plumb interior parking garage floor drains to sanitary sewer.[4]	☐	☒	
☒	☐	Landscaping	▪ Retain existing vegetation as practicable & consider regenerative practices.[4] ▪ Select diverse species appropriate to the site. Include plants that are pest- and/or disease-resistant, drought-tolerant, and/or attract beneficial insects. ▪ Use Integrated Pest Management (i.e., minimize pesticide & fertilizer use.) ▪ Use efficient irrigation system; design to minimize runoff.	☒	☐	L1.1
☐	☒	Pool/Spa/Fountain	▪ Provide connection to the sanitary sewer to facilitate draining.[4]	☐	☒	
☐	☒	Food Service Equipment (non-residential)	Provide a sink or other area for equipment cleaning, which is: ▪ Connected to a grease interceptor prior to sanitary sewer discharge.[4] ▪ Large enough for the largest mat or piece of equipment to be cleaned. ▪ Indoors or in an outdoor roofed area designed to prevent stormwater run-on and run-off, and signed to require equipment washing in this area.	☐	☒	
☐	☒	Refuse Areas	▪ Provide a roofed and enclosed area for dumpsters, recycling containers, etc., designed to prevent stormwater run-on and runoff. ▪ Connect any drains in or beneath dumpsters, compactors, and tallow bin areas serving food service facilities to the sanitary sewer.[4]	☐	☒	
☐	☒	Outdoor Process Activities[5]	▪ Perform process activities either indoors or in roofed outdoor area, designed to prevent stormwater run-on and runoff, and to drain to the sanitary sewer.[4]	☐	☒	
☐	☒	Outdoor Equipment/ Materials Storage	▪ Cover the area or design to avoid pollutant contact with stormwater runoff. ▪ Select area only on paved and contained areas. ▪ Roof storage areas that will contain non-hazardous liquids, drain to sanitary sewer[3], and contain by berms or similar.	☐	☒	
☐	☒	Vehicle/ Equipment Cleaning	▪ Roof, pave and berm wash area to prevent stormwater run-on and runoff, plumb to the sanitary sewer[4], and sign as a designated wash area. ▪ Commercial car wash facilities shall discharge to the sanitary sewer.[4]	☐	☒	
☐	☒	Vehicle/ Equipment Repair and Maintenance	▪ Designate repair/maintenance area indoors, or an outdoors area designed to prevent stormwater run-on and runoff and provide secondary containment. Do not install drains in the secondary containment areas. ▪ No floor drains unless pretreated prior to discharge to the sanitary sewer.[4] ▪ Connect containers or sinks used for parts cleaning to the sanitary sewer.[4]	☐	☒	
☐	☒	Fuel Dispensing Areas	▪ Fueling areas shall have impermeable surface that is a) minimally graded to prevent ponding and b) separated from the rest of the site by a grade break. ▪ Canopy shall extend at least 10 ft. in each direction from each pump and drain away from fueling area.	☐	☒	
☐	☒	Loading Docks	▪ Cover and/or grade to minimize run-on to and runoff from the loading area. ▪ Position downspouts to direct stormwater away from the loading area. ▪ Drain water from covered/roofed loading dock areas to the sanitary sewer.[4] ▪ Install door skirts between the trailers and the building.	☐	☒	
☒	☐	Fire Sprinklers	▪ Design for discharge of fire sprinkler test water to landscape or sanitary sewer[4]	☐	☒	
☐	☒	Miscellaneous Drain or Wash Water	▪ Drain condensate of air conditioning units to landscaping. Large air conditioning units may connect to the sanitary sewer.[4] ▪ Roof drains shall drain to unpaved areas where practicable. ▪ Drain boiler drain lines, roof top equipment, all washwater to sanitary sewer[4].	☐	☒	
☐	☒	Architectural Copper	▪ Drain rinse water to landscaping, discharge to sanitary sewer[4], or collect and dispose properly offsite. See flyer "Requirements for Architectural Copper."	☐	☒	

[2] See MRP Provision C.3.a.i.(7).
[3] Any connection to the sanitary sewer system is subject to sanitary district approval.
[4] See the regenerative landscaping principles and practices developed by ReScape California (formerly Bay-Friendly) at www.rescapeca.org
[5] Businesses that may have outdoor process activities/equipment include machine shops, auto repair, industries with pretreatment facilities.

D. Implement construction Best Management Practices (BMPs) *(Required for all projects.)*

D.1 Is the site a "High Priority Site"? *(Municipal staff will make this determination; if the answer is yes, the project will be referred to construction site inspection staff for monthly stormwater inspections during the wet season - October 1 through April 30.)* ("High Priority Sites" require a grading permit, are "hillside projects" [defined as disturbing ≥ 5,000 sq. ft. of land area and a slope based on municipal criteria or map or ≥ 15%] are adjacent to a creek, or are otherwise high priority for stormwater protection during construction per MRP Provision C.6.e.ii(2).) ☐ Yes ☒ No

D.2 All projects require appropriate stormwater BMPs during construction - indicate which BMPs are included in the project, below.

Yes	No	Best Management Practice (BMP)
☒	☐	Attach the San Mateo Countywide Water Pollution Prevention Program's construction BMP plan sheet to project plans and require contractor to implement the applicable BMPs on the plan sheet.[6]
☐	☒	Temporary erosion controls to stabilize all denuded areas until permanent erosion controls are established.
☐	☒	Delineate with field markers the following areas: clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees to be protected and retained, and drainage courses.
☐	☒	Provide notes, specifications, or attachments describing the following: ▪ Construction, operation and maintenance of erosion and sediment controls, include inspection frequency; ▪ Methods and schedule for grading, excavation, filling, clearing of vegetation, and storage and disposal of excavated or cleared material; ▪ Specifications for vegetative cover & mulch, include methods and schedules for planting and fertilization; ▪ Provisions for temporary and/or permanent irrigation.
☒	☐	Perform clearing and earth moving activities only during dry weather.
☐	☒	Use sediment controls or filtration to remove sediment when dewatering and obtain all necessary permits.
☒	☐	Protect all stormdrain inlets in vicinity of site using sediment controls (e.g., berms, socks, fiber rolls, or filters.)
☐	☒	Trap sediment on-site, using BMPs such as sediment basins or traps, earthen dikes or berms, silt fences, check dams, compost blankets or jute mats, covers for soil stockpiles, etc.
☐	☒	Divert on-site runoff around exposed areas; divert off-site runoff around the site (e.g., swales and dikes).
☒	☐	Protect adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.
☒	☐	Limit construction access routes and stabilize designated access points.
☒	☐	No cleaning, fueling, or maintaining vehicles on-site, except in a designated area where washwater is contained and treated.
☒	☐	Store, handle, and dispose of construction materials/wastes properly to prevent contact with stormwater.
☒	☐	Contractor shall train and provide instruction to all employees/subcontractors re: construction BMPs.
☒	☐	Control and prevent the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, washwater or sediments, rinse water from architectural copper, and non-stormwater discharges to storm drains and watercourses.

Name of applicant completing the form: Richard Terrones

Signature: _____ Date: 06/19/2025

E. Comments (for municipal staff use only):

F. NOTES (for municipal staff use only):

Section A Notes:

Section B Notes:

Section C Notes:

Section D Notes:

[6] Ask municipal staff for the SMCWPPP Construction BMP Plan Sheet.

CENTRAL COUNTY FIRE — Central County Fire Department
Serving the communities of Burlingame, Hillsborough and Millbrae

Request for Alternate Means of Protection or Methods of Construction

DSR25-0013

Date Submitted: 7/16/25 Planning/Building Dept. Appl. Number: TBD

In accordance with section §104.9, California Fire Code, the undersigned requests approval of alternate means of protection for:

Project Name: Christensen Residence

Project Address: 739 Laurel Avenue

Subject of Alternative (separate forms must be completed for each different subject):

1 hr fire rated construction for all exterior walls of ADU, double pane windows - 1 pane tempered or 20 min fire resistant rating & increased design density of sprinkler system for ADU.

Code Requirement Requesting Mitigation For (specify code edition and section):

2022 CRC 503.1

Proposed Mitigations (may also attach separate justifying documents):

Fire-rated construction at all exterior walls of ADU will limit spread of fire from ADU. Sprinkler system will be provided throughout ADU, including attic spaces, crawlspaces, mech. spaces, to increased design density. In addition, glazing at ADU shall be double-paned - 1 pane tempered or 20 minute fire rated.

Alternate Requested By: Richard Terrones, Architect (Print Name) _____ (Signature)

Requestor Address: 1103 Juanita Ave, Burlingame CA 94010

Requestor Phone: (650) 696-1200 **Email:** rt@dtbarch.com

For Staff Use Only

Date Reviewed: 7/22/25 **AMP #:** AMP25-6007

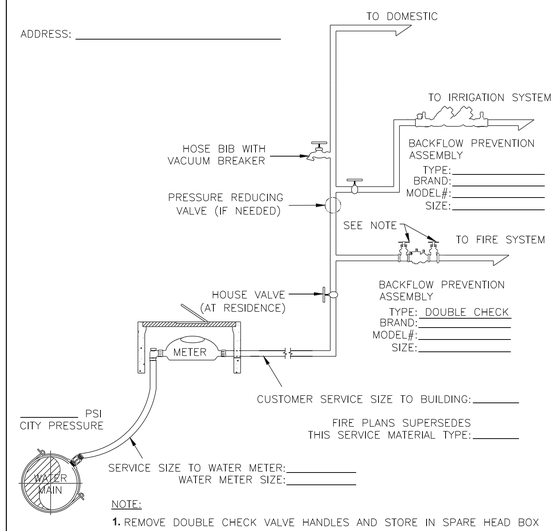
Findings: approved as submitted above. Include this form and mitigation details in Planning/Building plans

Approved ☒ **Denied** ☐ **Review Fee Paid:** $448

Fire Marshal: _____

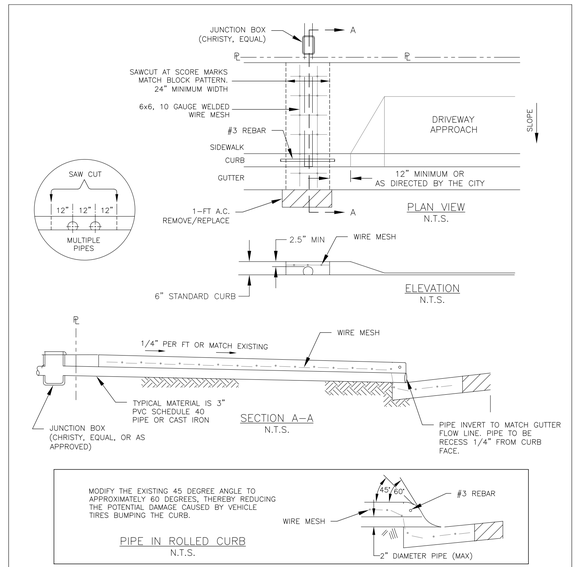
1399 Rollins Road | Burlingame, CA 94010
(650) 558-7600 | www.ccfd.org | @centralcountyfd

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



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

BURLINGAME	TYPICAL RESIDENTIAL WATER SERVICE DETAIL (WITH FIRE SYSTEM)	FEB 2022	W-1780
		NONE	1 OF 1



NOTE:
1. IF CURB FACE IS LESS THAN THE STANDARD 6" DEPTH AND THE MINIMUM COVER OF 2.5" CANNOT BE ATTAINED, DO ONE OR MORE OF THE FOLLOWING:
   (A) CHANGE TO AN OVAL PIPE;
   (B) INSTALL MULTIPLE SMALLER DIA. PIPES;
   (C) INSTALL A #3 REBAR OVER THE PIPE IN THE CURB FACE AREA.
2. ALL CONCRETE SHALL BE CLASS B (5 SACK MIX), 3/4" MAX. AGGREGATE, WITH 2LB.-LAMPBLACK PER CUBIC YARD ADDED FOR COLORATION.
3. ALL CONCRETE SHALL HAVE A LIGHT BROOMED FINISH, COLORED AND SCORED TO MATCH SURROUNDING SIDEWALK. SEE SIDEWALK DETAIL DRAWING A-1699.

BURLINGAME	STANDARD CURB DRAIN	APPROVED BY	DRAWING NO.
		DATE 08/29/2006	SW-2
	DEPARTMENT OF PUBLIC WORKS		

DTA Dreiling Terrones Architecture Inc.
Architecture Infrastructure Environments
1103 Juanita Avenue Burlingame, California 94010 650.696.1200
314 Center Street #220 Healdsburg, California 95448 707.431.1305

Single Unit Dwelling & ADU
Christensen Residence
739 Laurel Ave
Burlingame, CA 94010
APN: 029-061-080

Planning Submittal 01: 06/20/2025
Planning Re-Submittal 02: 08/04/2025
Planning Re-Submittal 03: 09/04/2025

City Details
Alternate Means of Protection

2505 A1.4

Note:
The R1 zoning district requires the front setback line for any new structure to be the average of the actual front setback of such existing structures, including the existing structure on the subject property, located on the same side of the same block, if such average exceeds 15 feet. The measurment shall be taken from the front property line to the nearest wall or covered projection of any existing structures.

Excluded from the average front setback calculation shall be corner lots and the least and greatest existing front setbacks. For blocks that contain fewer than five parcels, the average front setback shall be based on the interior lots.

Block Average Calcs.

Address	Distance	Description
707 Laurel	21'–5"	
711 Laurel	21'–4"	
715 Laurel	23'–6"	Greatest existing front setback (not used)
721 Laurel	16'–6"	
723 Laurel	20'–4"	
725 Laurel	23'–0"	
727 Laurel	19'–6"	
731 Laurel	14'–6"	
735 Laurel	18'–6"	
739 Laurel	13'–6"	Project address, least existing front setback (not used)
Total: 159'–10" / 8 = 19'–4" (N) Front Setback		



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Block Average Calculations

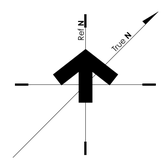
2505

A1.5



1 Main House - First Floor Plan

1/4" = 1'-0"



Floor Plan Notes

Coordinate in Field w/ Architect for all trims, fixtures & accessories not shown, and for critical alignments of openings, trims and millwork.

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Floor Plan Key Notes

Mark	Description
	Division 1: General
1.0	Allign as Indicated
1.1	Line of Soffit/Cabinet/Structure Above
	Division 3: Concrete
3.0	New Permeable Driveway
3.1	New Concrete Landing / Porch
3.2	New Concrete Paving / Pavers
3.3	New Concrete Steps
	Division 5: Metal
5.1	Metal Railing, Powder Coated – 1" pickets at 4" on center
	Division 6: Wood, Plastics
6.5	Base Cabinet
6.6	Line of Upper Cabinet
6.7	Full Height Cabinet
6.8	Closet Shelving
6.9	Built-Ins Cabinet (dresser/bench/desk/media cabinets)
6.10	Wood Trims: Casing/Sills/Fascias/Knee Braces/Belly Band, painted
6.11	Structural Post w/ Cladding – Medium Density Overlay (MDO), painted
6.12	Wood Gate, Stained
	Division 7: Thermal and Moisture Protection
7.1	Class-A Composition Shingle Roof
7.2	GSM Gutter
7.3	GSM Downspout / "Chain" indicates Downspout Chain
7.4	Insulation
7.5	Wood Attic Vent, painted
	Division 8: Doors / Windows
8.1	Aluminum Clad Wood Windows
8.2	Aluminum Clad Wood Doors
8.3	Wood Carriage Garage Door
8.4	Wood Entry Door, Painted
	Division 9: Finishes
9.1	Synthetic Shingles, pre-finished
9.2	3-coat, Exterior Cement Plaster (Stucco)
9.3	5/8" Gyp. Brd., Painted
9.4	Pre-cast Stone Coping
9.5	Solid Surface Countertop
9.6	Hardwood Flooring
9.7	Tile Flooring
	Division 11: Equipment
11.1	Range/Cooktop
11.2	Refrigerator
11.3	Laundry/Appliance
11.4	Gas Fireplace
	Division 15: Mechanical
15.1	Mechanical/Plumbing Equipment, ref. MEP Plans
	Division 16: Electrical
16.1	New Light Fixture – Max. 40w Equiv., Downcast

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Main House First Floor Plan

2505

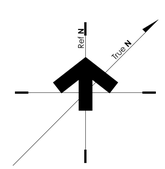
A2.1



Indicates area of Attic that are less than 7'–0" in height

1 Main House - Second Floor Plan

1/4" = 1'-0"



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	Division 1: General
1.0	Allign as Indicated
1.1	Line of Soffit/Cabinet/Structure Above
	Division 3: Concrete
3.0	New Permeable Driveway
3.1	New Concrete Landing / Porch
3.2	New Concrete Paving / Pavers
3.3	New Concrete Steps
	Division 5: Metal
5.1	Metal Railing, Powder Coated – 1" pickets at 4" on center
	Division 6: Wood, Plastics
6.5	Base Cabinet
6.6	Line of Upper Cabinet
6.7	Full Height Cabinet
6.8	Closet Shelving
6.9	Built–Ins Cabinet (dresser/bench/desk/media cabinets)
6.10	Wood Trims: Casing/Sills/Fascias/Knee Braces/Belly Band, painted
6.11	Structural Post w/ Cladding – Medium Density Overlay (MDO), painted
6.12	Wood Gate, Stained
	Division 7: Thermal and Moisture Protection
7.1	Class–A Composition Shingle Roof
7.2	GSM Gutter
7.3	GSM Downspout / "Chain" indicates Downspout Chain
7.4	Insulation
7.5	Wood Attic Vent, painted
	Division 8: Doors / Windows
8.1	Aluminum Clad Wood Windows
8.2	Aluminum Clad Wood Doors
8.3	Wood Overhead Garage Door
8.4	Wood Entry Door, Painted
	Division 9: Finishes
9.1	Synthetic Shingles, pre–finished
9.2	3–coat, Exterior Cement Plaster (Stucco)
9.3	5/8" Gyp. Brd., Painted
9.4	Pre–cast Stone Coping
9.5	Solid Surface Countertop
9.6	Hardwood Flooring
9.7	Tile Flooring
	Division 11: Equipment
11.1	Range/Cooktop
11.2	Refrigerator
11.3	Laundry/Appliance
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	Division 15: Mechanical
15.1	Mechanical/Plumbing Equipment, ref. MEP Plans
	Division 16: Electrical
16.1	New Light Fixture – Max. 40w Equiv., Downcast

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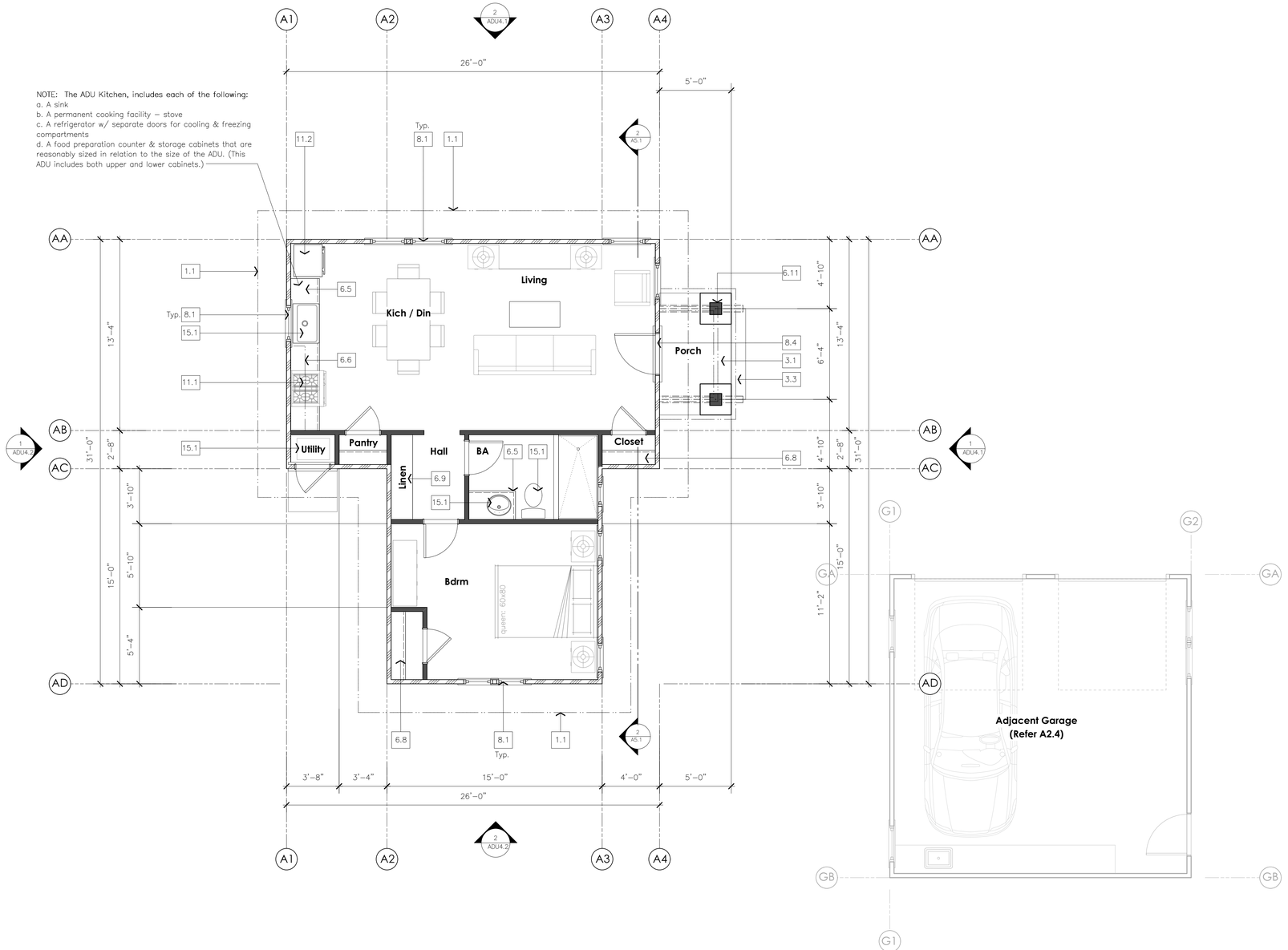
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Main House Second Floor Plan

2505

A2.2



1 ADU Floor Plan

1/4" = 1'-0"

Floor Plan Notes

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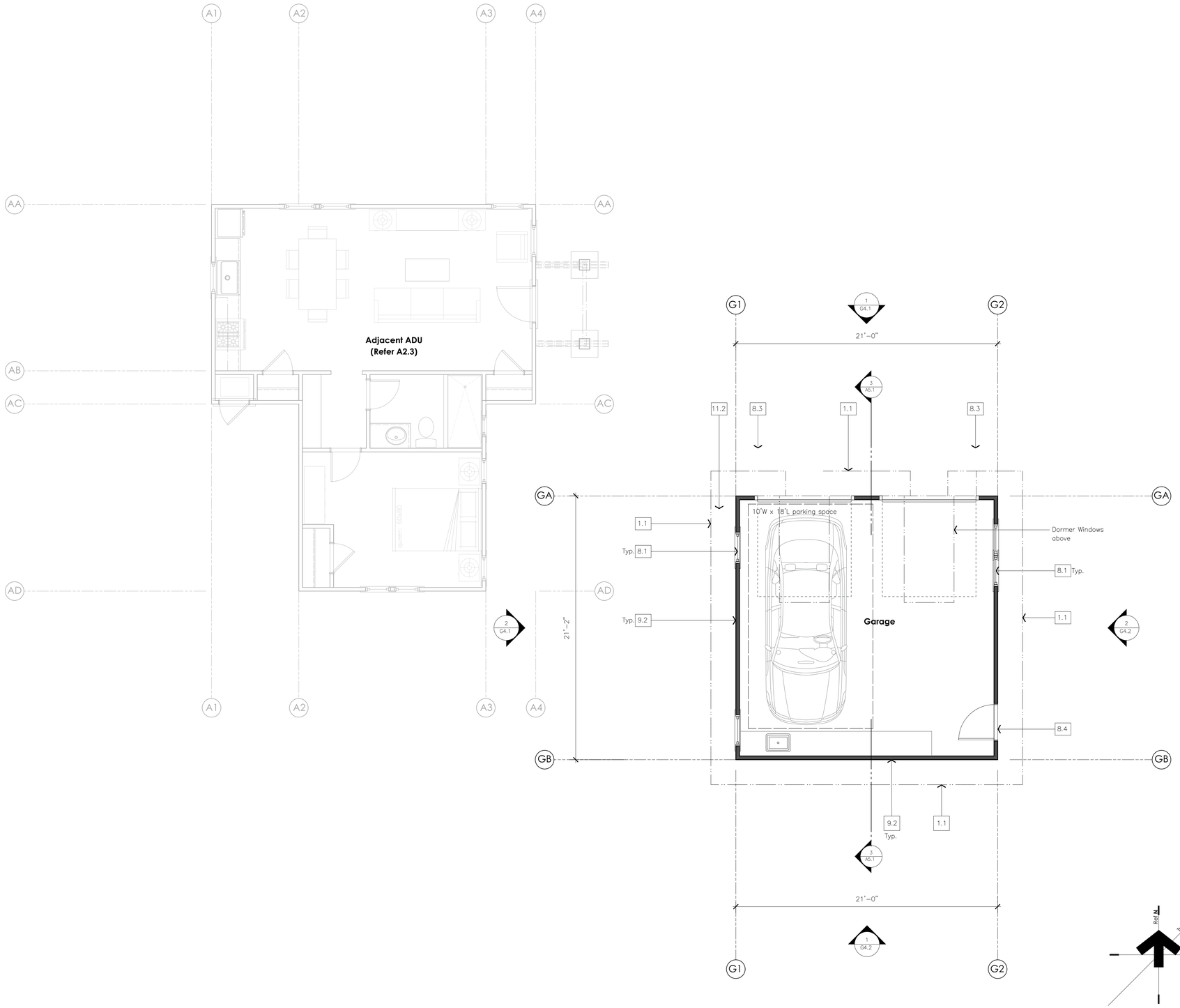
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ADU Floor Plan

2505

A2.3



1 Garage Floor Plan

1/4" = 1'-0"

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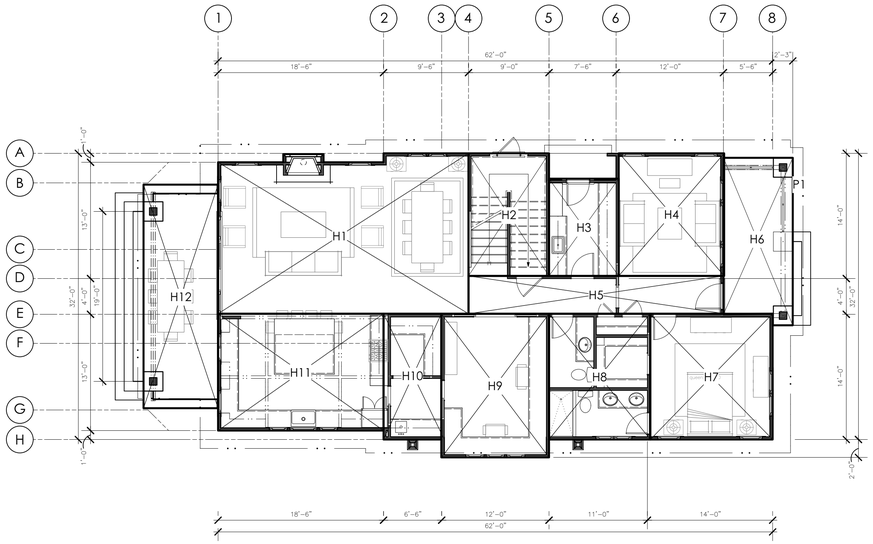
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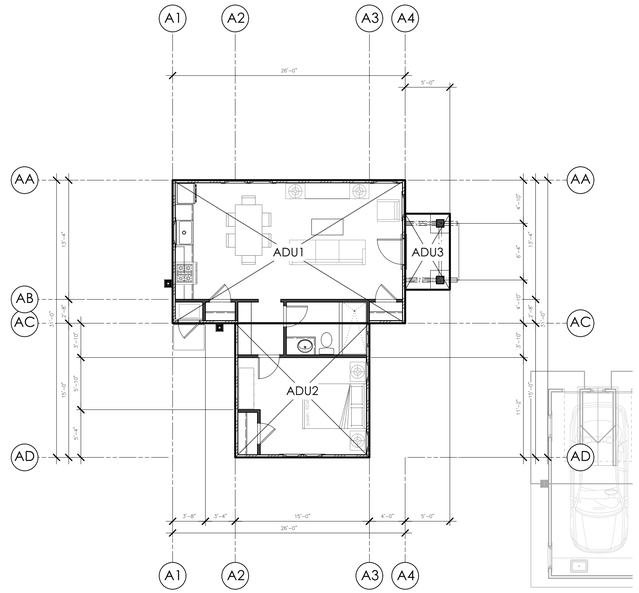
2505

A2.4



1 Main House - FIrst Floor Plan

1/8" = 1'-0"



2 ADU Floor Plan

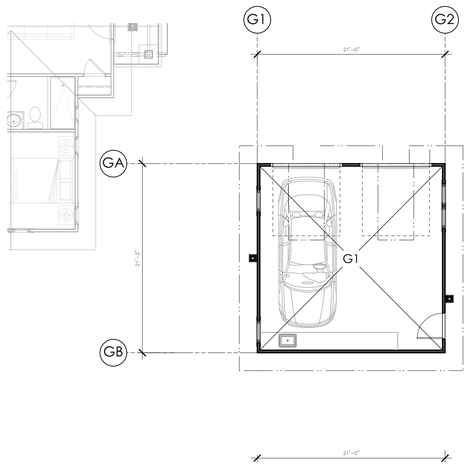
1/8" = 1'-0"

Main House - Lot Coverage

Label	Description	Area
H1	Family Room/ Dining	488 s.f.
H2	Stairs	123 s.f.
H3	Mud Room	85 s.f.
H4	Parlor	162 s.f.
H5	Hallway	121 s.f.
H6	Front Porch	138 s.f.
H7	Bedroom #4	193 s.f.
H8	Bathroom #3 / Powder/ Closets	159 s.f.
H9	Office	193 s.f.
H10	Prep / Pantry	91 s.f.
H11	Kitchen	242 s.f.
H12	Rear Porch	208 s.f.
	Main House Subtotal	2,203 s.f.

ADU / Garage - Lot Coverage

Label	Description	Area
ADU1	Kitchen / Dining / Bathroom / Hall	416 s.f.
ADU2	Bedroom	225 s.f.
ADU3	Porch	43 s.f.
G1	Garage	444 s.f.
	ADU / Garage Subtotal	1,128 s.f.
	Total Lot Coverage	2,890 s.f.



4 Garage Floor Plan

1/8" = 1'-0"

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707.431.1305

Single Unit Dwelling & ADU

Christensen Residence

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Burlingame, CA 94010

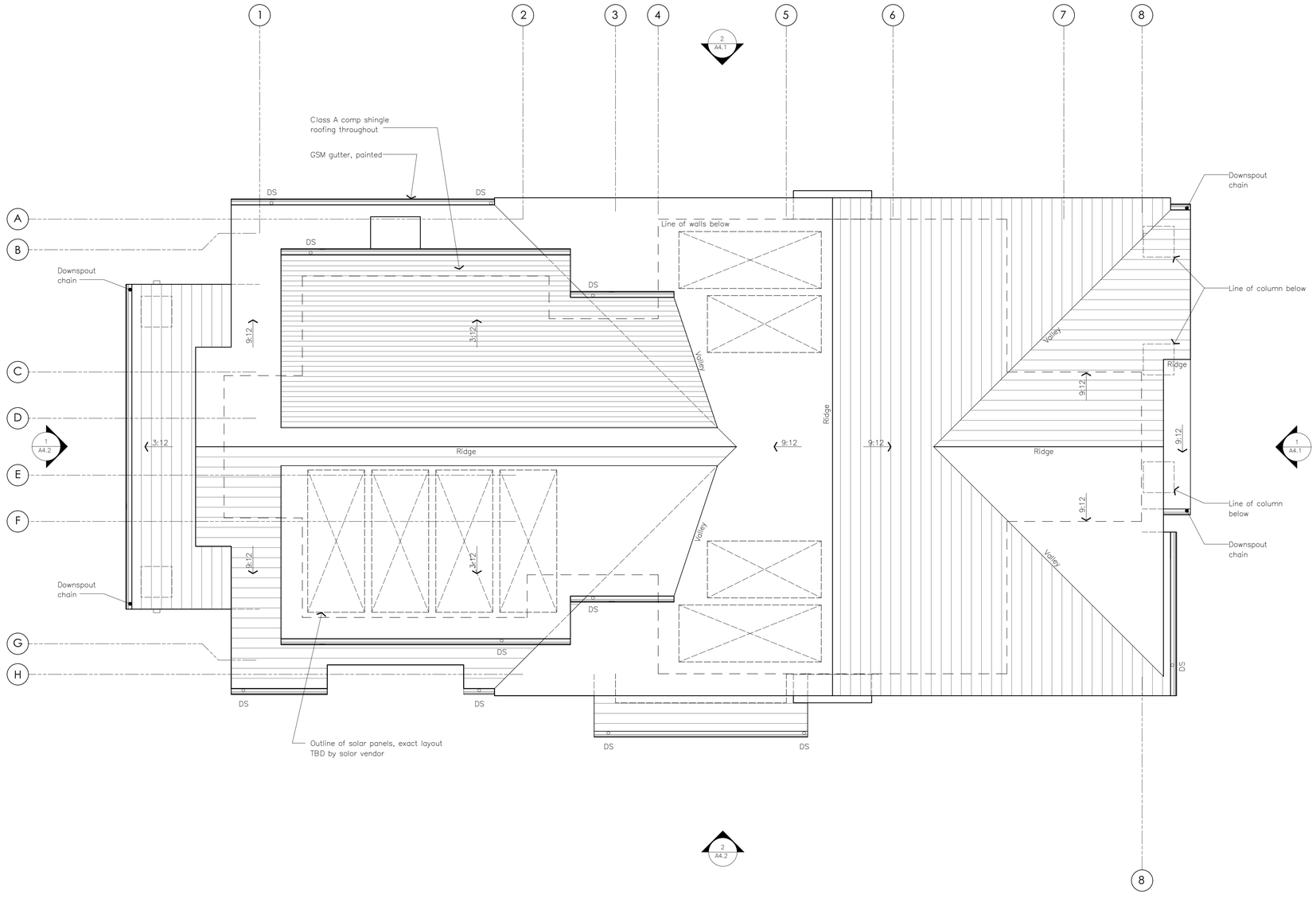
APN: 029-061-080

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Lot Coverage Calculations

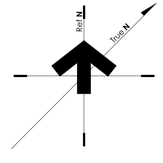
2505

A2.5



1 Roof Plan: Main House

1/4" = 1'-0"



Roof Plan Notes

All roof materials shall all be part of a specified roofing system as defined by the system manufacturer specified. All materials shall be from a single source and shall be assembled and integrated as specified. by the manufacturer. In no case materials be subsituted which are not listed in specified manufactureer information.

Provide positive drainage for all roof surfaces. Provisions shall be tested by application of water at all areas.

Roof shall be installed per roof manufacturer's standard such that all warranties are maintained. Contractor shall note any conflicts between manufacturer's instructions and requirements of these drawings.

Roofing substrate, base sheets and any installed components shall be full protected from the subsequent construction activities until completion of project. Contractor shall provide temporary protection for all roof components where subsequent work may occur.

Contractor shall protect all roof components from exposure to sunlight where such sun exposure may damage materials. Instalation of felts or base sheets shall be covered immediately by either subsequent roof layers or protective materials to avoid exposure to sun or general drying of materials.

Contractor shall fully seal all roof penetrations per roof manufactureers specifications. Provide flashing, counter flashing, coping and reglets as necessary to ensure a positive drainage across all surfaces.

Provide gutters, rainwatter leaders and down spouts. Integrated gutters shall be constructed in simmilar fashion.

Gutters shall be fully soldered and shall be fabricated in minimum of 20' lengths, or single piece lengths if less than 20', to reduce the number of joints.

Roofs shall comply with the requirements of section R337.5 and R902 including:

R337.5.2 Roof coverings: Where the roof profile allows a space in between the roof covering and roof decking, the spaces shall be constructed to prevent the intrusion of flames and embers, be fire stopped with approved materials or have one layer of minimum 72 pound mineral–surfaced non perforated cap sheet complying with ASTM D 3909 installed over the combustible decking.

R337.5.3 Roof valleys: Where valley flashing is installed, the flashing shall not be less than 0.019–inch NO.26 gage galvanized sheet corrosion–resistant metal installed over not less than one layer of minimum 72 pound mineeral surfaced non perforated cap sheet complying with ASTM D 3909, at least 36–inch–side running with full length of the valley.

R337.5.4 Roof gutters: Roof gutters shall be provided with the means to prevent the accumulation of leaves and debris in the gutter.

Roof shall have a roofing assembly installed in accordance with its listing and the manufactureers installation instructions.

Key Notes

Mark	Description
	Division 1: General
1.0	Allign as Indicated
1.1	Line of Soffit/Cabinet/Structure Above
	Division 3: Concrete
3.0	New Permeable Driveway
3.1	New Concrete Landing / Porch
3.2	New Concrete Paving / Pavers
3.3	New Concrete Steps
	Division 5: Metal
5.1	Metal Railing, Powder Coated – 1" pickets at 4" on center
	Division 6: Wood, Plastics
6.5	Base Cabinet
6.6	Line of Upper Cabinet
6.7	Full Height Cabinet
6.8	Closet Shelving
6.9	Built–Ins Cabinet (dresser/bench/desk/media cabinets)
6.10	Wood Trims: Casing/Sills/Fascias/Knee Braces/Belly Band, painted
6.11	Structural Post w/ Cladding – Medium Density Overlay (MDO), painted
6.12	Wood Gate, Stained
	Division 7: Thermal and Moisture Protection
7.1	Class–A Composition Shingle Roof
7.2	GSM Gutter
7.3	GSM Downspout / "Chain" indicates Downspout Chain
7.4	Insulation
7.5	Wood Attic Vent, painted
	Division 8: Doors / Windows
8.1	Aluminum Clad Wood Windows
8.2	Aluminum Clad Wood Doors
8.3	Wood Carriage Garage Door
8.4	Wood Entry Door, Painted
	Division 9: Finishes
9.1	Synthetic Shingles, pre–finished
9.2	3–coat, Exterior Cement Plaster (Stucco)
9.3	5/8" Gyp. Brd., Painted
9.4	Pre–cast Stone Coping
9.5	Solid Surface Countertop
9.6	Hardwood Flooring
9.7	Tile Flooring
	Division 11: Equipment
11.1	Range/Cooktop
11.2	Refrigerator
11.3	Laundry/Appliance
11.4	Gas Fireplace
	Division 15: Mechanical
15.1	Mechanical/Plumbing Equipment, ref. MEP Plans
	Division 16: Electrical
16.1	New Light Fixture – Max. 40w Equiv., Downcast

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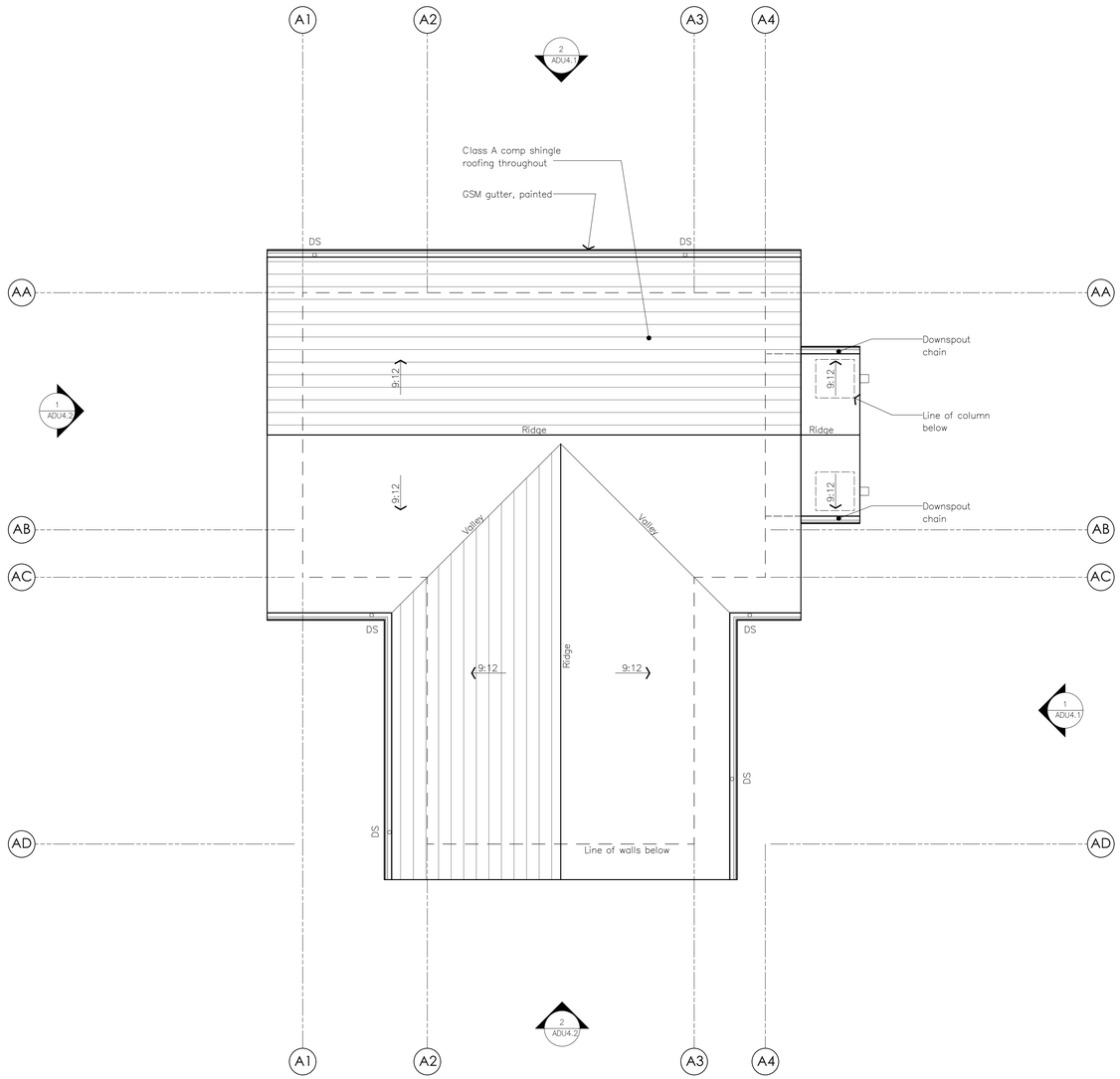
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Planning Re-Submittal 03: 09/04/2025

Roof Plans: Main House

2505

A3.1



1 Roof Plan: ADU

1/4" = 1'-0"

Roof Plan Notes

All roof materials shall all be part of a specified roofing system as defined by the system manufacturer specified. All materials shall be from a single source and shall be assembled and integrated as specified. by the manufacturer. In no case materials be subsituted which are not listed in specified manufactureer information.

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Gutters shall be fully soldered and shall be fabricated in minimum of 20' lengths, or single piece lengths if less than 20', to reduce the number of joints.

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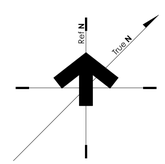
R337.5.3 Roof valleys: Where valley flashing is installed, the flashing shall not be less than 0.019–inch NO.26 gage galvanized sheet corrosion–resistant metal installed over not less than one layer of minimum 72 pound mineeral surfaced non perforated cap sheet complying with ASTM D 3909, at least 36–inch–side running with full length of the valley.

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Key Notes

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3.3	New Concrete Steps
	Division 5: Metal
5.1	Metal Railing, Powder Coated – 1" pickets at 4" on center
	Division 6: Wood, Plastics
6.5	Base Cabinet
6.6	Line of Upper Cabinet
6.7	Full Height Cabinet
6.8	Closet Shelving
6.9	Built–Ins Cabinet (dresser/bench/desk/media cabinets)
6.10	Wood Trims: Casing/Sills/Fascias/Knee Braces/Belly Band, painted
6.11	Structural Post w/ Cladding – Medium Density Overlay (MDO), painted
6.12	Wood Gate, Stained
	Division 7: Thermal and Moisture Protection
7.1	Class–A Composition Shingle Roof
7.2	GSM Gutter
7.3	GSM Downspout / "Chain" indicates Downspout Chain
7.4	Insulation
7.5	Wood Attic Vent, painted
	Division 8: Doors / Windows
8.1	Aluminum Clad Wood Windows
8.2	Aluminum Clad Wood Doors
8.3	Wood Carriage Garage Door
8.4	Wood Entry Door, Painted
	Division 9: Finishes
9.1	Synthetic Shingles, pre–finished
9.2	3–coat, Exterior Cement Plaster (Stucco)
9.3	5/8" Gyp. Brd., Painted
9.4	Pre–cast Stone Coping
9.5	Solid Surface Countertop
9.6	Hardwood Flooring
9.7	Tile Flooring
	Division 11: Equipment
11.1	Range/Cooktop
11.2	Refrigerator
11.3	Laundry/Appliance
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15.1	Mechanical/Plumbing Equipment, ref. MEP Plans
	Division 16: Electrical
16.1	New Light Fixture – Max. 40w Equiv., Downcast



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Christensen Residence

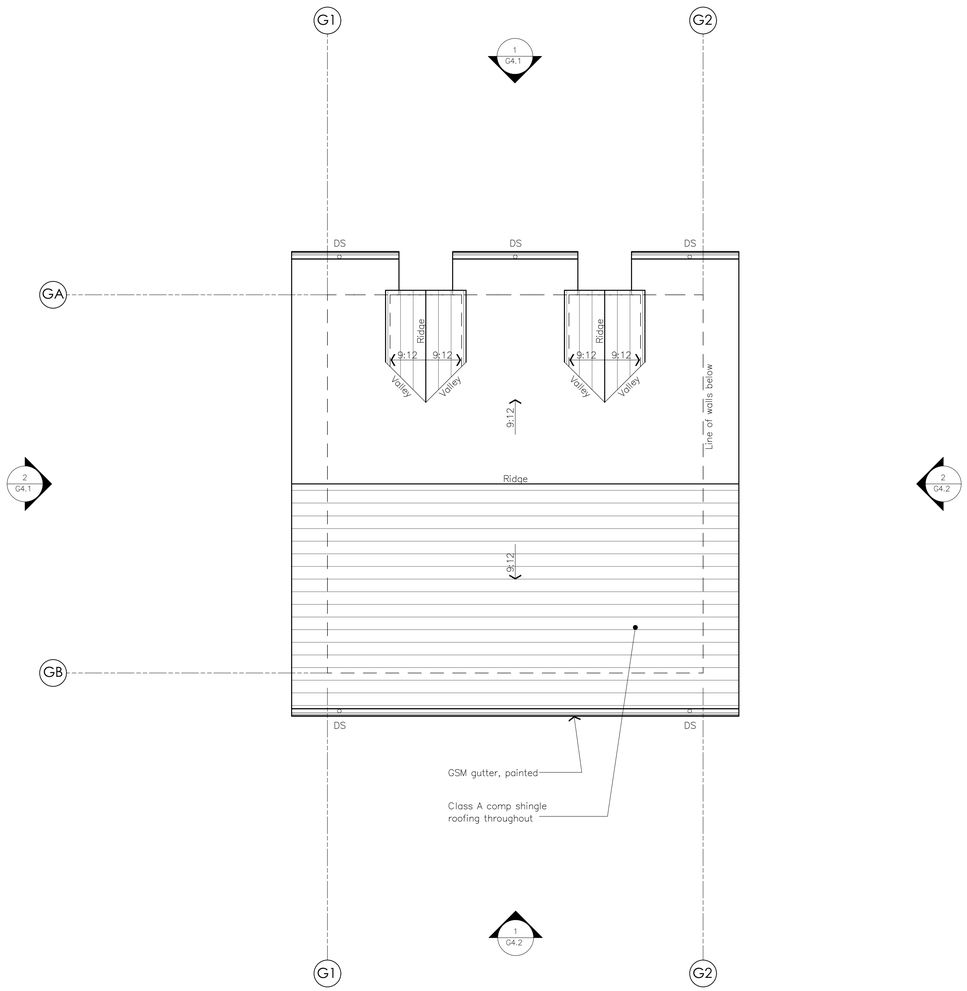
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Planning Submittal 01: 06/20/2025
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Planning Re-Submittal 03: 09/04/2025

Roof Plans: ADU

2505

A3.2



1 Roof Plan: Garage

1/4" = 1'-0"

Roof Plan Notes

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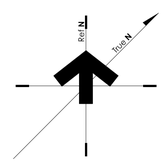
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3.1	New Concrete Landing / Porch
3.2	New Concrete Paving / Pavers
3.3	New Concrete Steps
	Division 5: Metal
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	Division 6: Wood, Plastics
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6.6	Line of Upper Cabinet
6.7	Full Height Cabinet
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6.11	Structural Post w/ Cladding – Medium Density Overlay (MDO), painted
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7.3	GSM Downspout / "Chain" indicates Downspout Chain
7.4	Insulation
7.5	Wood Attic Vent, painted
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9.2	3–coat, Exterior Cement Plaster (Stucco)
9.3	5/8" Gyp. Brd., Painted
9.4	Pre–cast Stone Coping
9.5	Solid Surface Countertop
9.6	Hardwood Flooring
9.7	Tile Flooring
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15.1	Mechanical/Plumbing Equipment, ref. MEP Plans
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Roof Plan: Garage

2505

A3.3



1 Exterior Elevation: Main House - Front / Northeast

1/4" = 1'-0"



2 Exterior Elevation: Main House - Front / Northwest

1/4" = 1'-0"

Exterior Elevation Notes

Refer floor plans for additional detail references.
Refer roof plans for roof detail callouts.
Refer site plan drawings for grading, drainage.
Coordinate location of all items shown on these elevations via the floor plans to ensure proper alignments. Many items are not dimensioned but occur in explicit relationship to other items (such as alignment of centerlines or grid lines.)
The contractor shall become fully familiar with the overall plans to ensure that items shown on the exterior elevations can occur where intended. Coordination may require early consideration of exterior elements long before work on the exterior portions of the building occurs. Removal or repair of any items not properly coordinated shall be performed at no expense to the Owner.
Coordinate locations of all light fixtures, electrical equipment, plumbing equipment not shown on these elevations.
All pre-manufactured equipment may vary from these elevations based on changes in product design or manufacturing. Should such variations occur the Contractor shall notify the Architect within a reasonable time to allow for a timely resolution.
All exterior surfaces shall be cleaned and painted.

Maintenance Notes: Exterior finishes shall be cleaned and/or replaced regularly by Owner. Paint shall not be allowed to crack, peel or otherwise fail in any way without immediate replacement.
Windows shall be cleaned and maintained by Owner per mfr.'s recommendations.
Insect debris (spider webs, etc.) shall be removed regularly.
Landscape irrigation shall not be allowed to spray on any portion of structure.
Downspouts and splash blocks shall be adjusted so that no water splashes onto structure.
Slope all finish grades away from structure at 2% for min. 18" to swale.

Proposed lighting to meet City of Burlingame section 18.16.030 410.10(G). The cone of the light and or/glare from the lighting element is kept entirely on the property or below the top of any fence, edge or wall. All exterior lightings outlets and fixtures shall not be located more than nine (9) feet above adjacent grade or req'd landing, walls or portions of walls shall not be floodlit; only shielded light fixtures which focus light downward shall be allowed, except for illuminated street numbers per the fire department.

Elevation Key Notes

Mark	Description
	Division 1: General
1.0	Allign as Indicated
1.1	Line of Soffit/Cabinet/Structure Above
	Division 3: Concrete
3.0	New Permeable Driveway
3.1	New Concrete Landing / Porch
3.2	New Concrete Paving / Pavers
3.3	New Concrete Steps
	Division 5: Metal
5.1	Metal Railing, Powder Coated – 1" pickets at 4" on center
	Division 6: Wood, Plastics
6.10	Wood Trims: Casing/Sills/Fascias/Knee Braces/Belly Band, painted
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9.2	3-coat, Exterior Cement Plaster (Stucco)
9.3	5/8" Gyp. Brd., Painted
9.4	Pre-cast Stone Coping
9.5	Solid Surface Countertop
9.6	Hardwood Flooring
9.7	Tile Flooring
	Division 11: Equipment
11.1	Range/Cooktop
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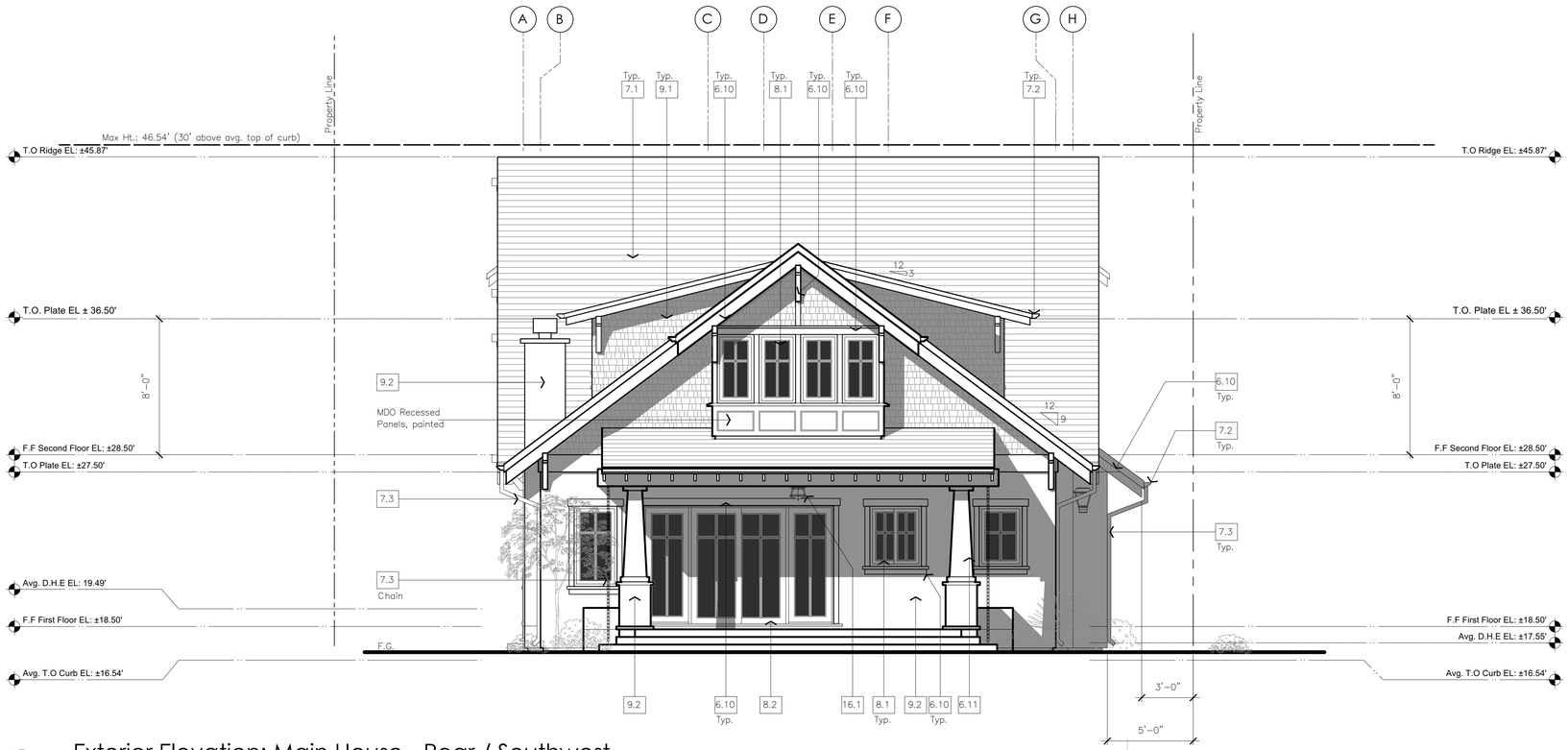
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Planning Re-Submittal 03: 09/04/2025

Exterior Elevations - Main House

2505

A4.1

For Exterior Elevation Notes & Keynotes,
Refer to Sheet A4.1



1 Exterior Elevation: Main House - Rear / Southwest

1/4" = 1'-0"



2 Exterior Elevation: Main House - Left Side / Southeast

1/4" = 1'-0"

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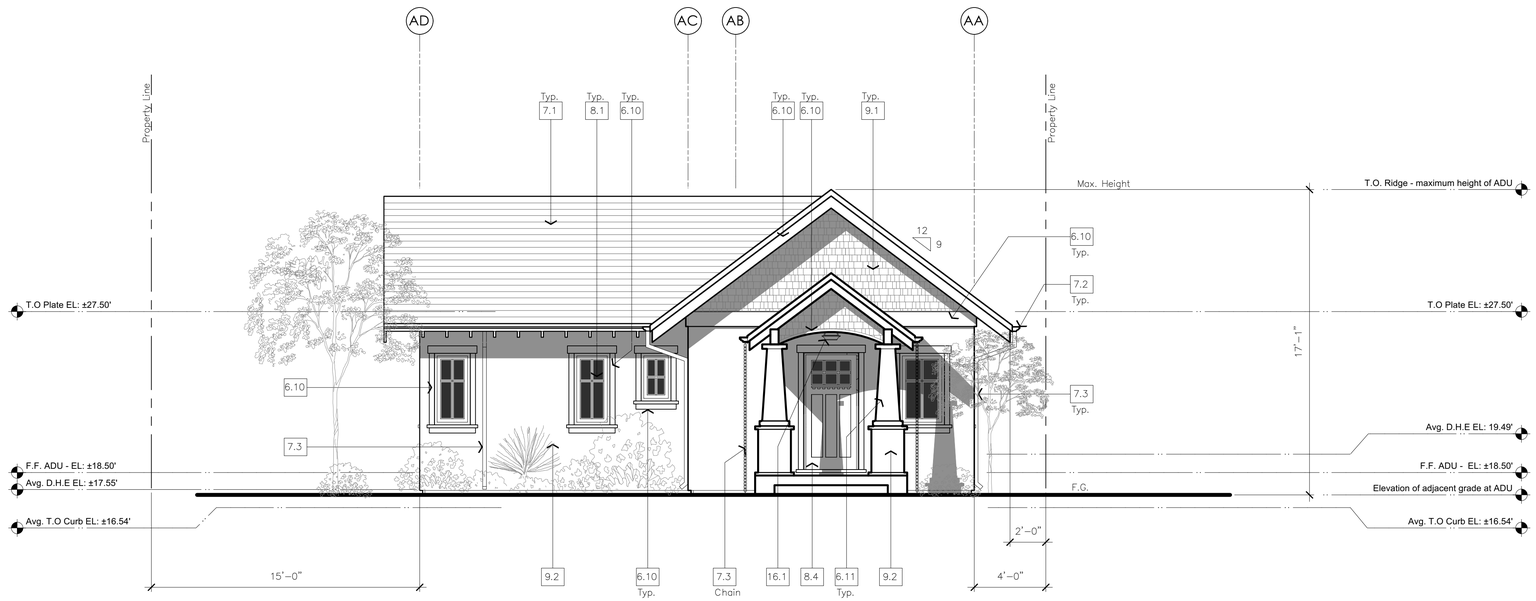
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Exterior Elevations - Main House

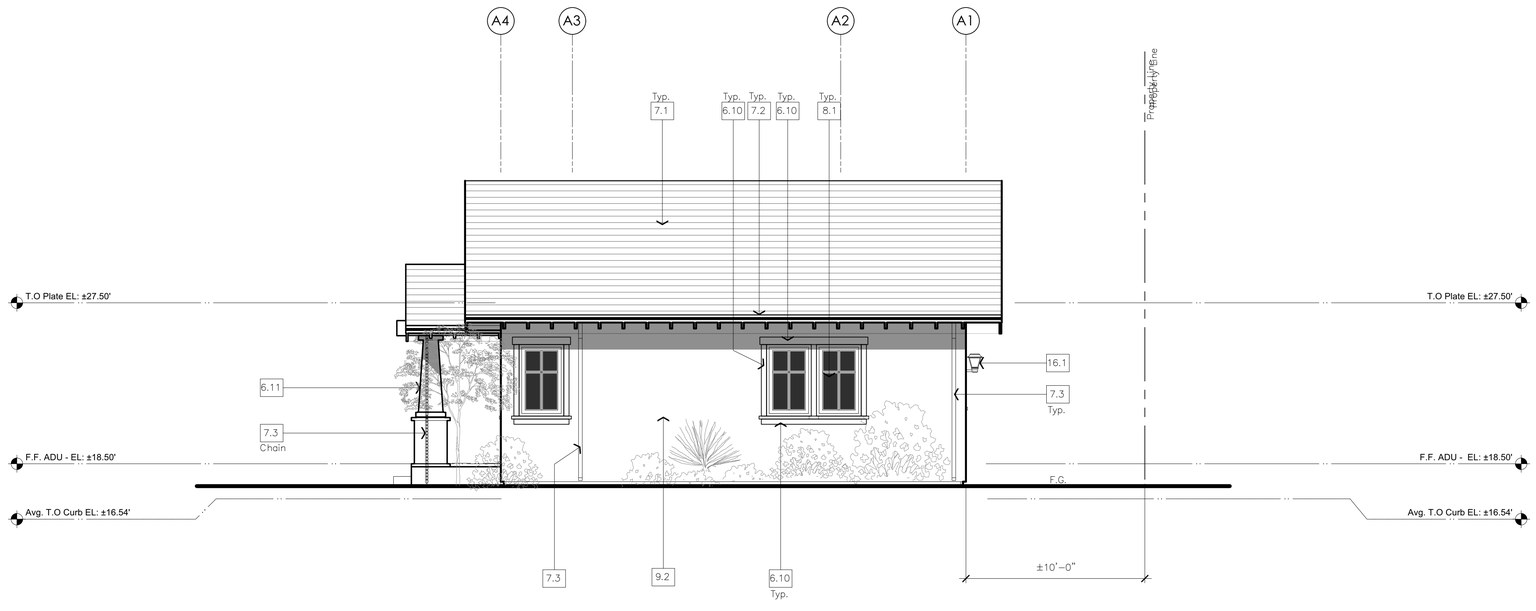
2505

A4.2



1 Exterior Elevation: ADU - Front / Northeast

1/4" = 1'-0"



2 Exterior Elevation: ADU - Right Side/ Northwest

1/4" = 1'-0"

Exterior Elevation Notes

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Slope all finish grades away from structure at 2% for min. 18" to swale.

Proposed lighting to meet City of Burlingame section 18.16.030 410.10(G). The cone of the light and or/glare from the lighting element is kept entirely on the property or below the top of any fence, edge or wall. All exterior lightings outlets and fixtures shall not be located more than nine (9) feet above adjacent grade or req'd landing, walls or portions of walls shall not be floodlit; only shielded light fixtures which focus light downward shall be allowed, except for illuminated street numbers per the fire department.

Elevation Key Notes

Mark	Description
	Division 1: General
1.0	Allign as Indicated
1.1	Line of Soffit/Cabinet/Structure Above
	Division 3: Concrete
3.0	New Permeable Driveway
3.1	New Concrete Landing / Porch
3.2	New Concrete Paving / Pavers
3.3	New Concrete Steps
	Division 5: Metal
5.1	Metal Railing, Powder Coated – 1" pickets at 4" on center
	Division 6: Wood, Plastics
6.10	Wood Trims: Casing/Sills/Fascias/Knee Braces/Belly Band, painted
6.11	Structural Post w/ Cladding – Medium Density Overlay (MDO), painted
6.12	Wood Gate, Stained
	Division 7: Thermal and Moisture Protection
7.1	Class-A Composition Shingle Roof
7.2	GSM Gutter
7.3	GSM Downspout / "Chain" indicates Downspout Chain
7.4	Insulation
7.5	Wood Attic Vent, painted
	Division 8: Doors / Windows
8.1	Aluminum Clad Wood Windows
8.2	Aluminum Clad Wood Doors
8.3	Wood Overhead Garage Door
8.4	Wood Entry Door, Painted
	Division 9: Finishes
9.1	Synthetic Shingles, pre-finished
9.2	3-coat, Exterior Cement Plaster (Stucco)
9.3	5/8" Gyp. Brd., Painted
9.4	Pre-cast Stone Coping
9.5	Solid Surface Countertop
9.6	Hardwood Flooring
9.7	Tile Flooring
	Division 11: Equipment
11.1	Range/Cooktop
11.2	Refrigerator
11.3	Laundry/Appliance
11.4	Gas Fireplace
	Division 16: Electrical
16.1	New Light Fixture – Max. 40w Equiv., Downcast

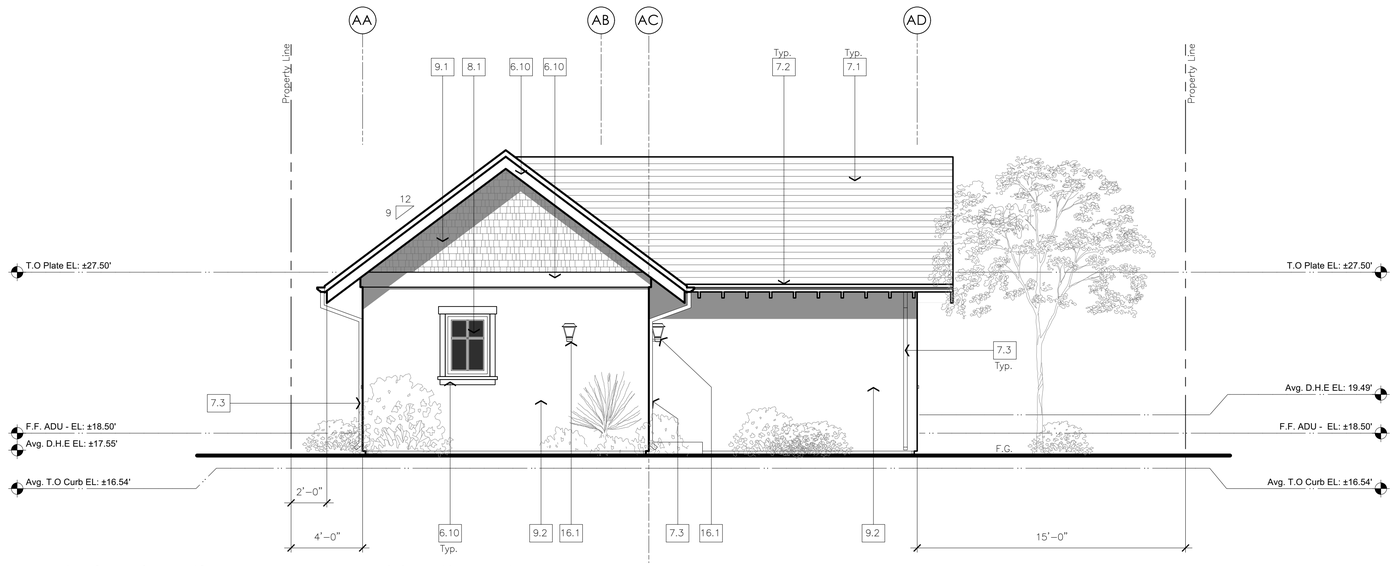
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Single Unit Dwelling & ADU
Christensen Residence
739 Laurel Ave
Burlingame, CA 94010
APN: 029-061-080

Planning Submittal 01: 06/20/2025
Planning Re-Submittal 02: 08/04/2025
Planning Re-Submittal 03: 09/04/2025

Exterior Elevations - ADU

2505 ADU4.1



1 Exterior Elevation: ADU - Rear / Southwest

1/4" = 1'-0"



2 Exterior Elevation: ADU - Left Side/ Southeast

1/4" = 1'-0"

Exterior Elevation Notes

Refer floor plans for additional detail references.
Refer roof plans for roof detail callouts.
Refer site plan drawings for grading, drainage.
Coordinate location of all items shown on these elevations via the floor plans to ensure proper alignments. Many items are not dimensioned but occur in explicit relationship to other items (such as alignment of centerlines or grid lines.)
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All exterior surfaces shall be cleaned and painted.

Maintenance Notes: Exterior finishes shall be cleaned and/or replaced regularly by Owner. Paint shall not be allowed to crack, peel or otherwise fail in any way without immediate replacement.
Windows shall be cleaned and maintained by Owner per mfr.'s recommendations.
Insect debris (spider webs, etc.) shall be removed regularly.
Landscape irrigation shall not be allowed to spray on any portion of structure.
Downspouts and splash blocks shall be adjusted so that no water splashes onto structure.
Slope all finish grades away from structure at 2% for min. 18" to swale.

Proposed lighting to meet City of Burlingame section 18.16.030 410.10(G). The cone of the light and or/glare from the lighting element is kept entirely on the property or below the top of any fence, edge or wall. All exterior lightings outlets and fixtures shall not be located more than nine (9) feet above adjacent grade or req'd landing, walls or portions of walls shall not be floodlit; only shielded light fixtures which focus light downward shall be allowed, except for illuminated street numbers per the fire department.

Elevation Key Notes

Mark	Description
	Division 1: General
1.0	Allign as Indicated
1.1	Line of Soffit/Cabinet/Structure Above
	Division 3: Concrete
3.0	New Permeable Driveway
3.1	New Concrete Landing / Porch
3.2	New Concrete Paving / Pavers
3.3	New Concrete Steps
	Division 5: Metal
5.1	Metal Railing, Powder Coated – 1" pickets at 4" on center
	Division 6: Wood, Plastics
6.10	Wood Trims: Casing/Sills/Fascias/Knee Braces/Belly Band, painted
6.11	Structural Post w/ Cladding – Medium Density Overlay (MDO), painted
6.12	Wood Gate, Stained
	Division 7: Thermal and Moisture Protection
7.1	Class-A Composition Shingle Roof
7.2	GSM Gutter
7.3	GSM Downspout / "Chain" indicates Downspout Chain
7.4	Insulation
7.5	Wood Attic Vent, painted
	Division 8: Doors / Windows
8.1	Aluminum Clad Wood Windows
8.2	Aluminum Clad Wood Doors
8.3	Wood Overhead Garage Door
8.4	Wood Entry Door, Painted
	Division 9: Finishes
9.1	Synthetic Shingles, pre-finished
9.2	3-coat, Exterior Cement Plaster (Stucco)
9.3	5/8" Gyp. Brd., Painted
9.4	Pre-cast Stone Coping
9.5	Solid Surface Countertop
9.6	Hardwood Flooring
9.7	Tile Flooring
	Division 11: Equipment
11.1	Range/Cooktop
11.2	Refrigerator
11.3	Laundry/Appliance
11.4	Gas Fireplace
	Division 16: Electrical
16.1	New Light Fixture – Max. 40w Equiv., Downcast

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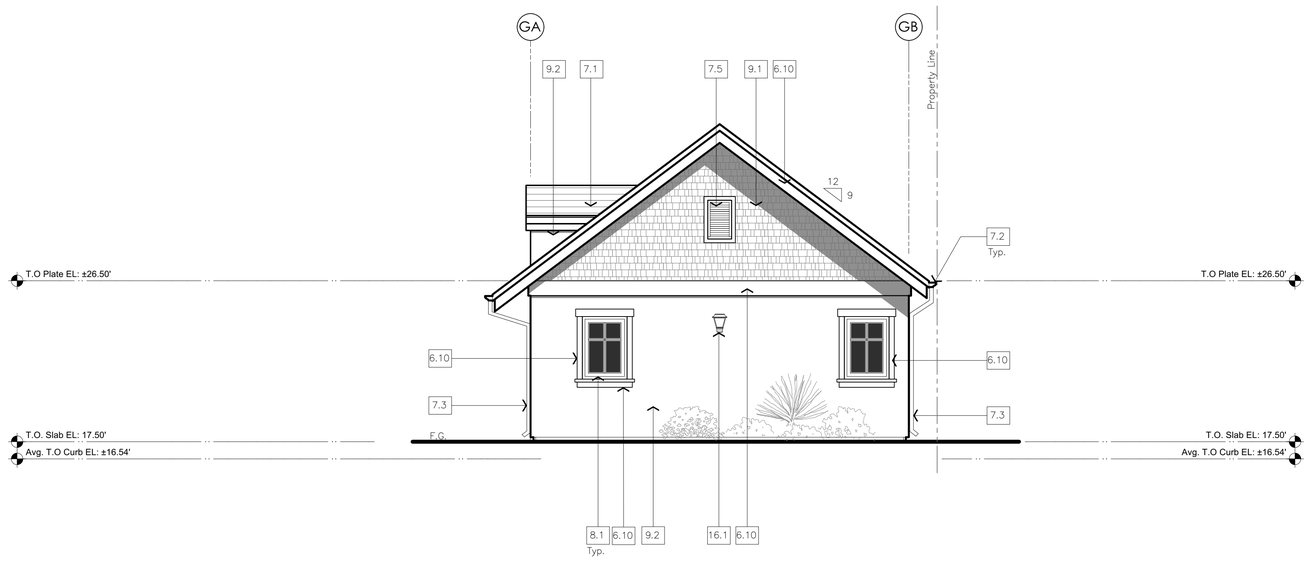
Exterior Elevations - ADU

2505 ADU4.2



1 Exterior Elevation: Garage - Front / Northwest

1/4" = 1'-0"



2 Exterior Elevation: Garage - Right Side / Southwest

1/4" = 1'-0"

Exterior Elevation Notes

Refer floor plans for additional detail references.
Refer roof plans for roof detail callouts.
Refer site plan drawings for grading, drainage.
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	Division 1: General
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1.1	Line of Soffit/Cabinet/Structure Above
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3.0	New Permeable Driveway
3.1	New Concrete Landing / Porch
3.2	New Concrete Paving / Pavers
3.3	New Concrete Steps
	Division 5: Metal
5.1	Metal Railing, Powder Coated – 1" pickets at 4" on center
	Division 6: Wood, Plastics
6.10	Wood Trims: Casing/Sills/Fascias/Knee Braces/Belly Band, painted
6.11	Structural Post w/ Cladding – Medium Density Overlay (MDO), painted
6.12	Wood Gate, Stained
	Division 7: Thermal and Moisture Protection
7.1	Class-A Composition Shingle Roof
7.2	GSM Gutter
7.3	GSM Downspout / "Chain" indicates Downspout Chain
7.4	Insulation
7.5	Wood Attic Vent, painted
	Division 8: Doors / Windows
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9.4	Pre-cast Stone Coping
9.5	Solid Surface Countertop
9.6	Hardwood Flooring
9.7	Tile Flooring
	Division 11: Equipment
11.1	Range/Cooktop
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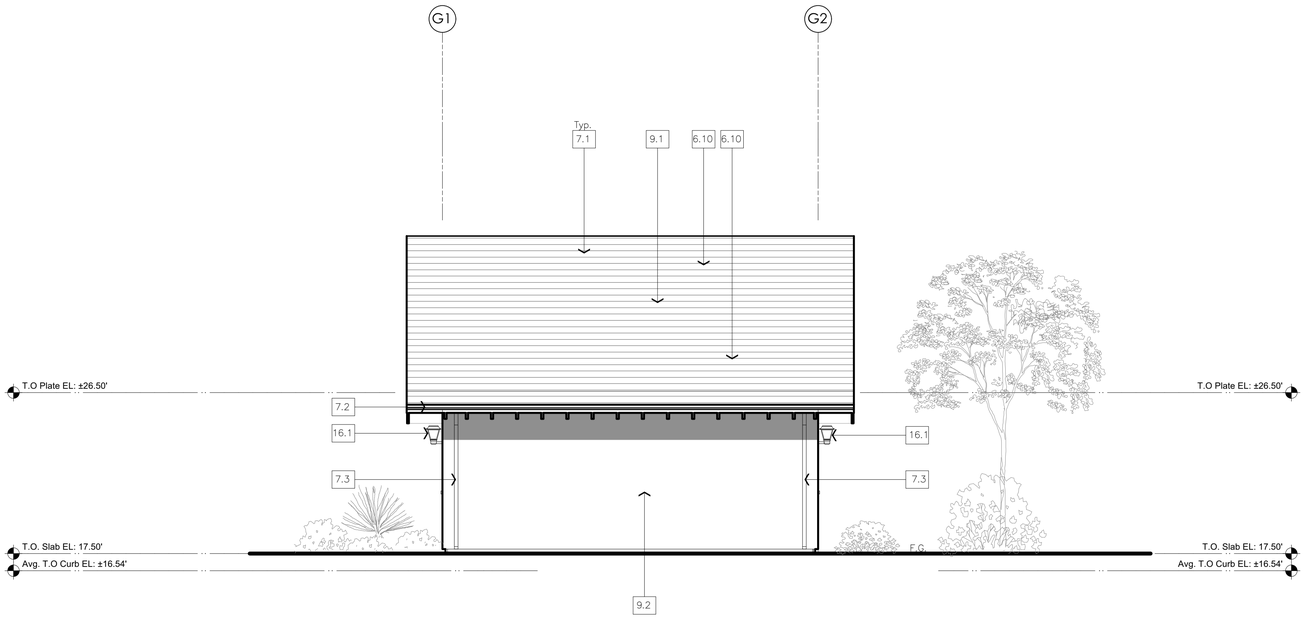
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Exterior Elevations - Garage

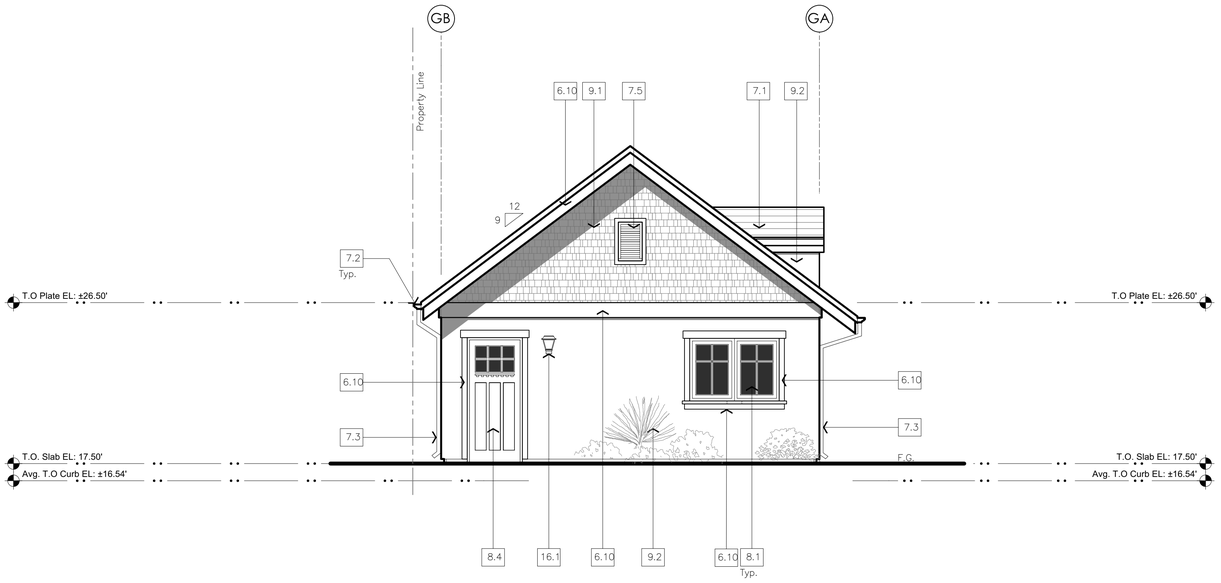
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G4.1



1 Exterior Elevation: Garage - Rear / Southeast

1/4" = 1'-0"



2 Exterior Elevation: Garage - Rear / Southeast

1/4" = 1'-0"

Exterior Elevation Notes

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3.3	New Concrete Steps
	Division 5: Metal
5.1	Metal Railing, Powder Coated – 1" pickets at 4" on center
	Division 6: Wood, Plastics
6.10	Wood Trims: Casing/Sills/Fascias/Knee Braces/Belly Band, painted
6.11	Structural Post w/ Cladding – Medium Density Overlay (MDO), painted
6.12	Wood Gate, Stained
	Division 7: Thermal and Moisture Protection
7.1	Class-A Composition Shingle Roof
7.2	GSM Gutter
7.3	GSM Downspout / "Chain" indicates Downspout Chain
7.4	Insulation
7.5	Wood Attic Vent, painted
	Division 8: Doors / Windows
8.1	Aluminum Clad Wood Windows
8.2	Aluminum Clad Wood Doors
8.3	Wood Overhead Garage Door
8.4	Wood Entry Door, Painted
	Division 9: Finishes
9.1	Synthetic Shingles, pre-finished
9.2	3-coat, Exterior Cement Plaster (Stucco)
9.3	5/8" Gyp. Brd., Painted
9.4	Pre-cast Stone Coping
9.5	Solid Surface Countertop
9.6	Hardwood Flooring
9.7	Tile Flooring
	Division 11: Equipment
11.1	Range/Cooktop
11.2	Refrigerator
11.3	Laundry/Appliance
11.4	Gas Fireplace
	Division 16: Electrical
16.1	New Light Fixture – Max. 40w Equiv., Downcast

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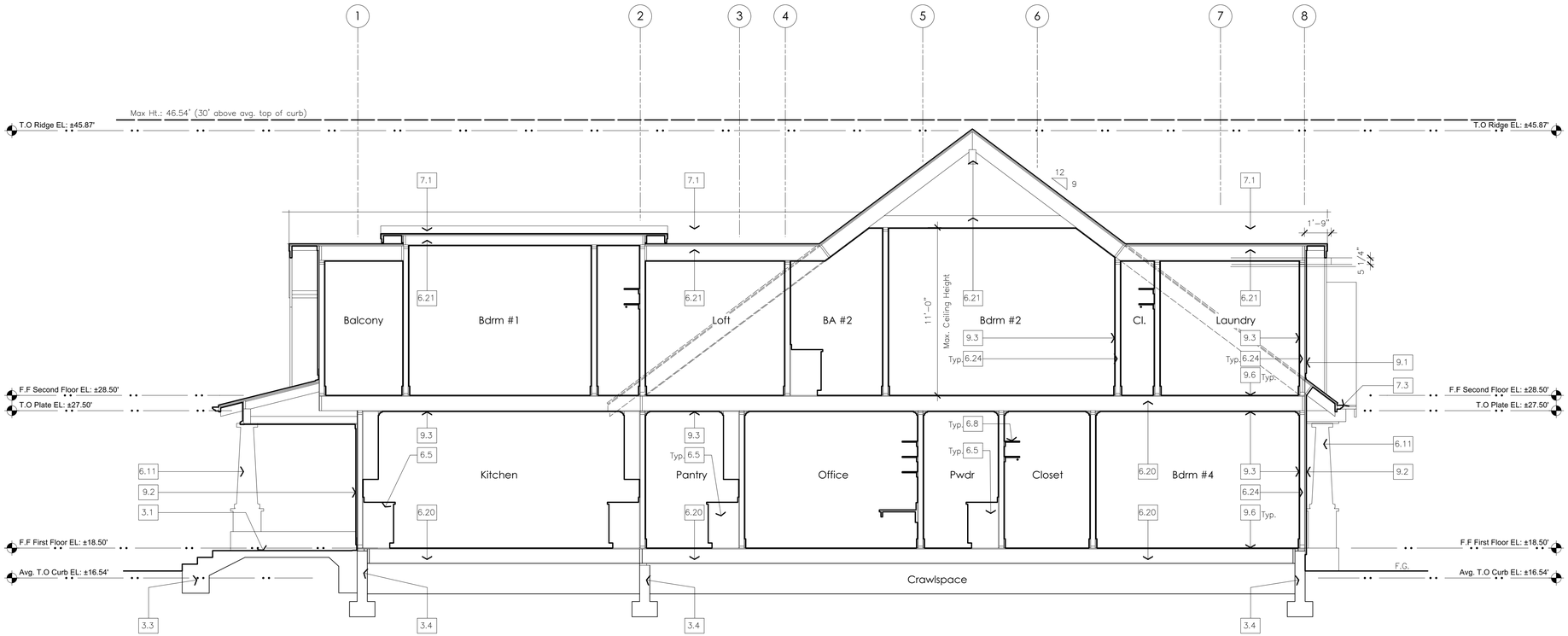
Single Unit Dwelling & ADU
Christensen Residence
739 Laurel Ave
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APN: 029-061-080

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Exterior Elevations - Garage

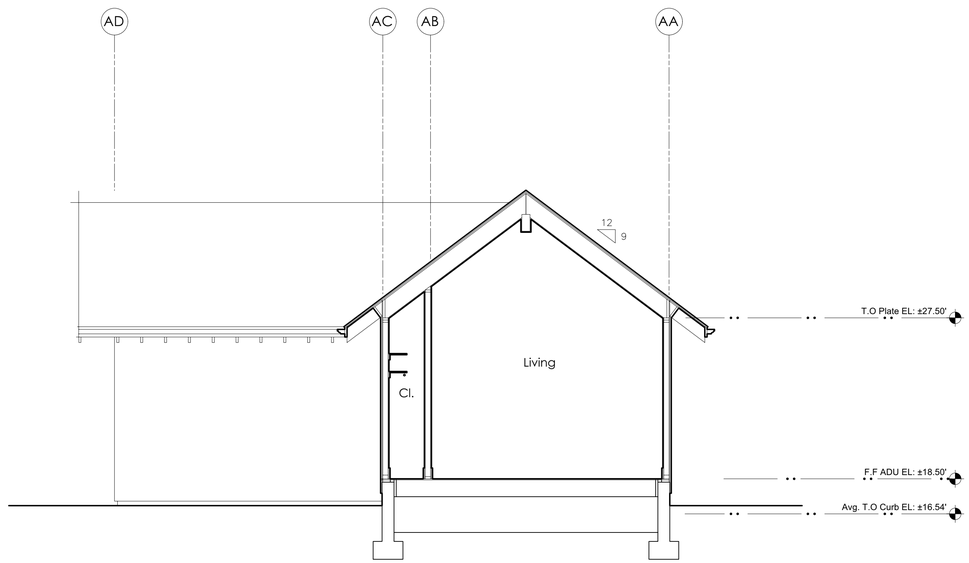
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G4.2



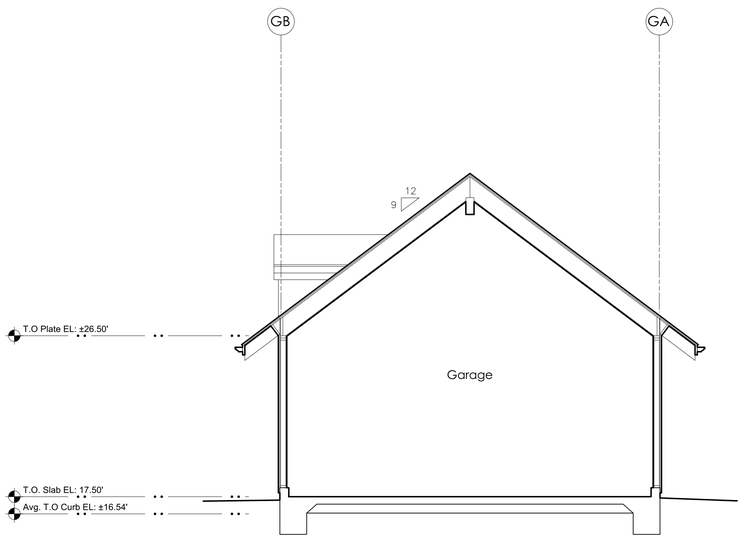
1 Building Section: Main House

1/4" = 1'-0"



2 Building Section: ADU

1/4" = 1'-0"



3 Building Section: Garage

1/4" = 1'-0"

Section Notes

These drawings are intended to represent the basic configuration of the new construction. Sections include standard framing methods and circumstances but may not include all structural members or represent all special situations. Refer to noted details for all special construction.

Refer structural drawings for all framing sizes not shown.

Refer structural drawings for actual footing profiles. Profiles shown here are schematic only.

Interior elevations, or interior elements shown here (cabinets, shelving, etc.) are for reference only and shall not take precedence over interior elevation sheets.

Insulation, gaskets, sealants, barriers shall be installed in compliance with CAC Title 24 as represented in Title 24 compliance forms included as part of these Documents (under separate cover).

Contractor to provide required insulation certification.

Section Key Notes

Mark	Description
	Division 1: General
1.0	Allign as Indicated
1.1	Line of Soffit/Cabinet/Structure Above
	Division 3: Concrete
3.0	New Permeable Driveway
3.1	New Concrete Landing / Porch
3.2	New Concrete Paving / Pavers
3.3	New Concrete Steps
3.4	New Concrete Footings, refer to Structural Drawings
3.5	New Concrete Slab on Grade, refer to Structural Drawings
	Division 5: Metal
5.1	Metal Railing, Powder Coated – 1" pickets at 4" on center
	Division 6: Wood, Plastics
6.5	Base Cabinet
6.6	Line of Upper Cabinet
6.7	Full Height Cabinet
6.8	Closet Shelving
6.9	Built–Ins Cabinet (dresser/bench/desk/media cabinets)
6.10	Wood Trims: Casing/Sills/Fascias/Knee Braces/Belly Band, painted
6.11	Structural Post w/ Cladding – Medium Density Overlay (MDO), painted
6.12	Wood Gate, Stained
6.20	Floor Framing, rerer to Structural Drawings
6.21	Roof Framing, refer to Sructural Drawings
6.24	2x4's @ 16" o.c., wall framing
	Division 7: Thermal and Moisture Protection
7.1	Class–A Composition Shingle Roof
7.2	GSM Gutter
7.3	GSM Downspout / "Chain" indicates Downspout Chain
7.4	Insulation
7.5	Wood Attic Vent, painted
	Division 8: Doors / Windows
8.1	Aluminum Clad Wood Windows
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8.4	Wood Entry Door, Painted
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9.3	5/8" Gyp. Brd., Painted
9.4	Pre–cast Stone Coping
9.5	Solid Surface Countertop
9.6	Hardwood Flooring
9.7	Tile Flooring
	Division 11: Equipment
11.1	Range/Cooktop
11.2	Refrigerator
11.3	Laundry/Appliance
11.4	Gas Fireplace
	Division 15: Mechanical
15.1	Mechanical/Plumbing Equipment, ref. MEP Plans
	Division 16: Electrical
16.1	New Light Fixture – Max. 40w Equiv., Downcast

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Building Sections

2505

A5.1

Landscape Tree Requirements

Per City of Burlingame Ordinance Sec. 11.06.100, (1) Landscape Tree per 1,000 sf of habitable space on the lot.

Proposed Habitable Areas	
Main House – First Floor	1,849 s.f.
Main House – Second Floor	1,488 s.f.
ADU	641 s.f.
Total Habitable Area	3,978 s.f.

Approx. 4,000 sf of habitable area proposed, therefore **four (4)** Landscape Trees are required

Proposed Trees (*not* including fruit trees or japanese maples	
Oak Trees – 24" box minimum	(2)
Birch Trees – 24" box minimum	(3)
Dogwood Trees – 24" box minimum	(1)
Chinese Pistache Trees – 24" box minimum	(1)
Total New Landscape Trees Proposed	(7)

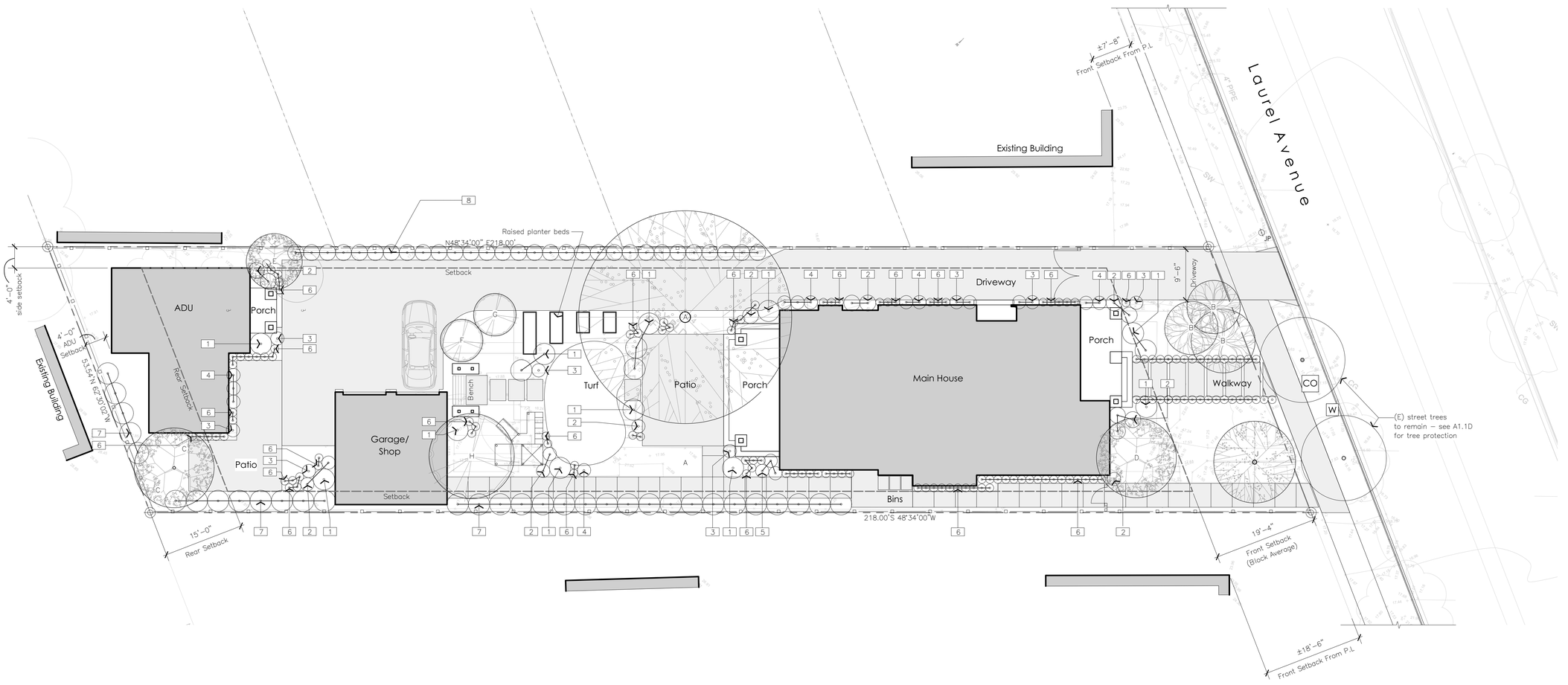
Planting List

Trees	Common Name	Botanical Name	Size	Sunset Zone	WUCOLS Factor
A	Coast Live Oak H:50' W:40'	Quercus agrifolia	24" Box	7–9, 14–24	0.1
B	European White Birch H:30' W:15'	Betula pendula	24" Box	1–24	0.80
C	Chinese Pistache H:35' W:20'	Pistacia chinensis	24" Box	4–23	0.20
D	Western Dogwood H:15' W:15'	Cornus nuttallii	24" Box	3–9, 14–20	0.80
E	Japanese Maple H:15' W:15'	Acer palmatum	24" Box	4–8	0.50
F	Meyer Lemon H:15' W:15'	Citrus x limon 'Meyer'	24" Box	8–24	0.50
G	Santa Rosa Plum H:15' W:15'	Prunus salicina 'Santa Rosa'	24" Box	5–22	0.50
H	Honey Crisp H:20' W:20'	Malus domestica 'Honeycrisp'	24" Box	38–9, 12–16	0.50
J	Dwarf Magnolia H:15' W:15'	Magnolia stellata 'Royal Star'	24" Box	5 –10	0.50

Plants & Shrubs	Common Name	Botanical Name	Size	Sunset Zone	WUCOLS Factor
1	McMinn Manzanita H:4' W:6'	Arctostaphylos viridissima	5 gal.	7–9, 14–24	0.2
2	Breath of Heaven H:4' W:4'	Coleonema pulchellum	5 gal.	7–9, 14–24	0.5
3	English Lavender H:2' W:2'	Lavandula 'Hidcote'	1 gal.	5–9, 2–24	0.2
4	Dwarf Loropetalum H:2' W:3'	Loropetalum 'Dwarf'	1 gal.	7–10B,	0.5
5	Purple Thee Awn H:2' W:2'	Aristida purpurea	1 gal.	38–24	0.2
6	Mother of Thyme H:4" W:24"	Thymus praecox	Flats	4–9	0.2
7	Crimson Point Plum H:20' W:5'	Prunus x cerasifera 'Cripoizam'	10 gal.	4–9	0.5
8	Pittosporum H:12' W:3'	Pittosporum tenu–ifolium, "silver sheen"	1 gal.	9, 14–17, 19–24	0.3

Planting Notes

1. Irrigation system shall be installed and fully functional prior to installation of any planting.
2. A certificate of completion shall be filled out and crtified by either the designer of the landscape plans, irrigation plans, or the licensed landscape contractor for the project.
3. Existing topsoil shall be removed from work area and stockpiled to be used for finish grading upon completion.
4. Top soil in excess of that required finished grading shall be stored on site or disposed as directed by the Owner. Waste excavation from foundation trenches that s not suitable for landscape use and is in excess of that required for foundation backfill shall be removed by contractor.
5. Existing landscape shall be protected as required to prevent any damage to plants and trees unless specified by the Owner.
6. Protect existing trees in work zone with fencing and barricades. Barricades shall form a minimum encompasses all sides of the tree and provide a min. 6" clear from the base of the tree.
7. Protect existing roots during excavation. Ensure that equipment is placd outside of the drip line.
8. Provide watering of exposed roots during excavation. Backfill around exposed roots shall include previously removed topsoil.
9. Installation shall include a new automatic irrigation system throughout.
10. All landscaped and hardscaped areas shall be graded and finished, so as not to drain onto adjacent properties.
11. Landscape is classified as Tier 2 Per section 17.17.020 of the "water conversation and landscape regulations"
12. Recirculating water systmes shall be used for water features.
13. At least 80% of the plants shall be native plants, low water using plants, or no–water using plants.
14. Fire–prone plant materials and highly flammable mulches will not be used.
15. Invasive and/or noxious plant species will not be used.
16. A minimum 3" layer of mulch will be applied on all exposed soil surfaces of planting areas except turf area, creeping or rooting groundcovers, or direct seeding applications where mulch is contraindicated.
17. Soil amenddments, such as compost, will be incorporated according to the soil conditions at the project site and based on what is appropriate for the slected plants.
18. For soil less than 6% organic matter in the top 6" of soil, compost at a rate of a minimum of 4 cubic yards per 1,000 square feet of permeable area shall be incorporated to a depth of 6" into the soil.
19. No existing tree over 48 inches in circumfrence measured at 54 inches from natural grade may be removed without a Protected Tree Removal Permit froom the parks division. Contact Parks Division (558–7330) for link to application.



1 Landscape Plan

1" = 10'-0"

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Single Unit Dwelling & ADU

Christensen Residence

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APN: 029-061-080

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Landscape Plan

2505

L1.1

Legend

- W — Water Meter
- B — Backflow Preventer
- C — Irrigation Controller
- V# — Irrigation Valve, w/ valve # (indicates zone)
- Mainline (PVC) – Schedule 40
- Lateral (PVC) – 3/4" Schedule 40

Hydrozone & Valve Schedule

Zone	Water Use	Type	Valve	GPM	Irrigation Schedule
V1	Low	Drip	3/4"	0.016 GPM	Every other day 30–40 mins. ea.
V2	Low	Drip		0.016 GPM	Every other day 30–40 mins. ea.
V3	Moderate	Spray		0.05 GPM	Every other day 30–40 mins. ea.
V4	Low	Drip		0.016 GPM	Every other day 30–40 mins. ea.
V5	Low	Drip		0.016 GPM	Every other day 30–40 mins. ea.
V6	Low	Drip		0.016 GPM	Every other day 30–40 mins. ea.
V7	Low	Drip		0.016 GPM	Every other day 30–40 mins. ea.
V8	Low	Drip		0.016 GPM	Every other day 30–40 mins. ea.
V9	Low	Drip		0.016 GPM	Every other day 30–40 mins. ea.
V10	Low	Drip		0.016 GPM	Every other day 30–40 mins. ea.
V11	Low–moderate	Drip		0.033 GPM	Every other day 30–40 mins. ea.
V12	Low–moderate	Drip		0.033 GPM	Every other day 30–40 mins. ea.
V13	Low	Drip		0.016 GPM	Every other day 30–40 mins. ea.
V14	Low	Drip		0.016 GPM	Every other day 30–40 mins. ea.
V15	Low	Drip		0.016 GPM	Every other day 30–40 mins. ea.

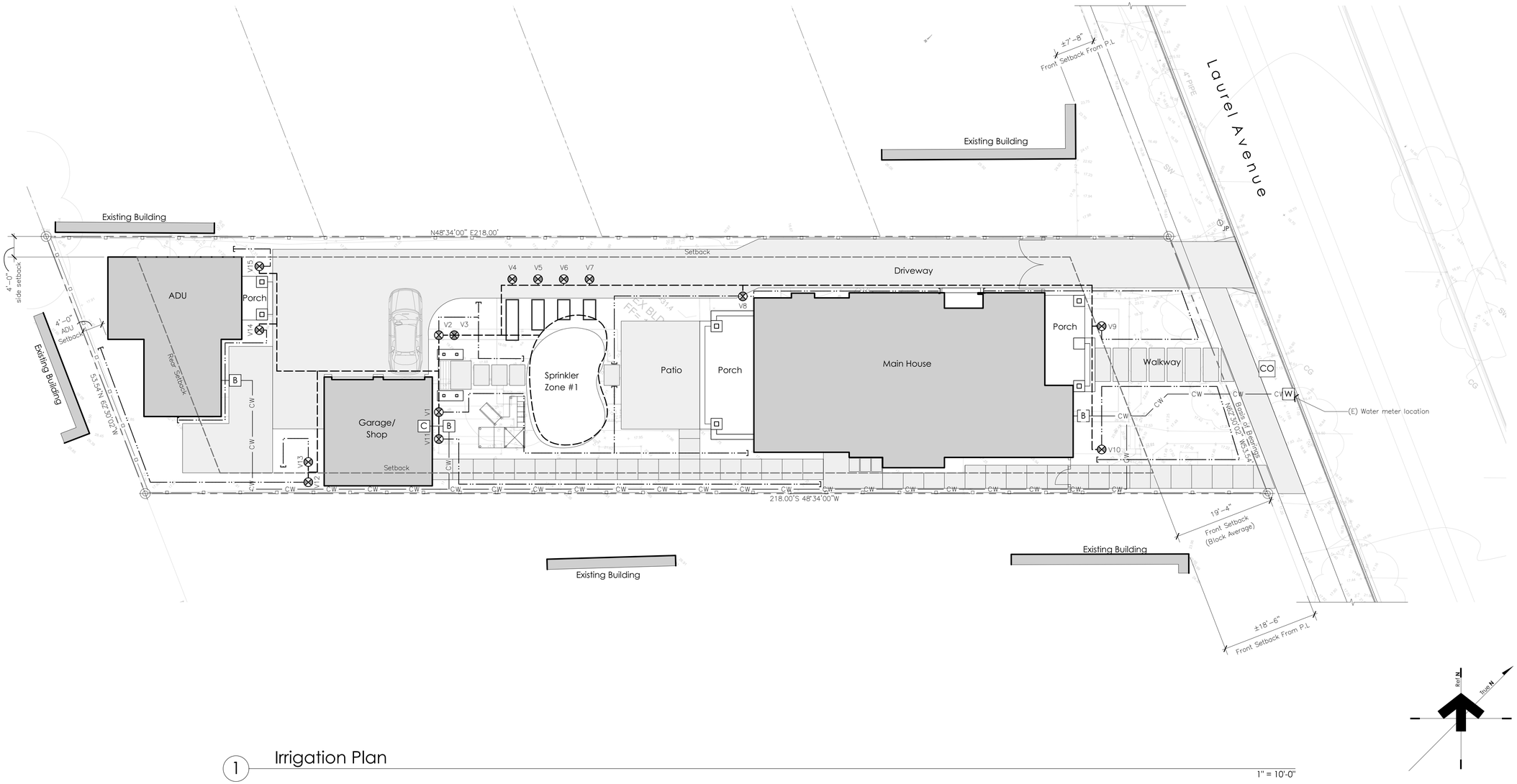
Irrigation Notes

Irrigation System:

1. Irrigation system shall be installed and fully functional prior to installation of any planting.
2. Automatic irrigation controllers that utilize either evapotranspiration or soil moisture sensor data for irrigation scheduling will be installed.
3. A pressure regulators shall be installed on the irrigation system to ensure dynamic pressure of the system is within the manufacturer's recommended preassure range.
4. Manual–shut–off valves shall be installed as close as possible to the point of connection of the water supply.
5. Areas less than 10–feet in width in any directionshall be irrigated with subsurface irrigation or other means that produces no runoff or overspray.
6. For no–residential projects with landscapes areas of 1,000 sq.ft or more, private submeter(s) to measure landscape water use shall be installed.
7. At the time of final inspection, the permit applicant must provide the owner of the property with a certificate of completion, certificate of installation, irrigation schedule of landscape and irrigation maintenance.
8. Sensors, either integral or auxillary, that suspend or alter irrigation operation during unfavorable weather conditions will be installed.
9. The irrigations system will be designed to prevent runoff, low head drainage, overspray, or other simmilar conditions.
10. In areas with slope greater than 25% and within 24–inches of a non–permeable surfaces, or in narrow or odd shaped areas that are less than eight feet in width, low volume irrigation will be installed in mulched areas.
11. Irrigation systems shall be designed, maintained, and managed to meet an average landscape irrigation efficiency of 70% or more.
12. Irrigation shall be scheduled between 8:00 pm and 10:00 a.m.
13. Install all piping and valves in common trenches where feasible and inside planting areas whenever possible. All vlves shall be located in groundcover or shrub areas.
14. Install irrigation in accordance with local codes and manufactureers specifications.
15. Connect backflow assembly with the point of connection using brass fittings.
16. Install sleeves at the necessary depths prior to pavement installation. Sleeving shall extend 1'–0" from edge of pavement into planting areas.
17. Install controller per drawings and fasten securely to wall. All above grade conduit either low voltage or line voltage, shall be rigid steel and securely fastned to structure and controller.
18. The automatic irrigation system controllers shall be weather–based to conform with all CALGreen requirements.
19. Irrigation controller programming data will not be lost due to an interruption in the primary source of power.

Hydrozone:

20. Each valve will irrigate a hydrozone with similar site, slope, sun exposure, soil conditions, and plant materials with simmilar water use.
21. Sprinkler heads and other emissin devices will be selected based on what is appropriate for the plant type within that hydrozone.
22. Where feasible, trees will be placed on seperate valves from shrubs, groundcovers and turf.



1 Irrigation Plan

1" = 10'-0"

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Irrigation Plan

2505

L1.2



Coast Live Oak
Quercus agrifolia
A



European White Birch
Betula pendula
B



Chinese Pistache
Pistachia chinensis
C



Western Dogwood
Cornus sericea
D



Japanese Maple
Acer palmatum
E



Meyer Lemon
Citrus x limon 'Meyer'
F



Santa Rosa Plum
Prunus salicina 'Santa Rosa'
G



Honeycrisp Apple
Malus domestica 'Honeycrisp'
H



Dwarf Magnolia
Magnolia stallata, "Royal Star"
J



1 McMinn Manzanita
Arctostaphylos viridissima



2 Breath of heaven
Coleonema pulchellum



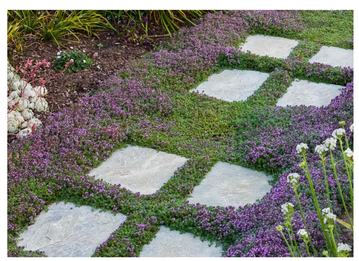
3 English Lavender
Lavandula 'Hidcote'



4 Dwarf Loropetalum
Loropetalum 'Dwarf'



5 Purple Thee Awn
Aristida purpurea



6 Mother of Thyme
Thymus praecox



7 Flowering Plum
Prunus cerasifera 'purple pony'



8 Pittosporum
tenuifolium, 'silver sheen'

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Plant List

2505

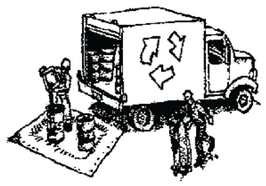
L1.3

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

Construction Best Management Practices (BMPs)

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

Materials & Waste Management



Non-Hazardous Materials

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

Hazardous Materials

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

Waste Management

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

Construction Entrances and Perimeter

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

Equipment Management & Spill Control



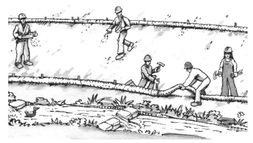
Maintenance and Parking

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

Spill Prevention and Control

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

Earthmoving



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

Contaminated Soils

- ❑ If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
  - Unusual soil conditions, discoloration, or odor.
  - Abandoned underground tanks.
  - Abandoned wells
  - Buried barrels, debris, or trash.

Paving/Asphalt Work

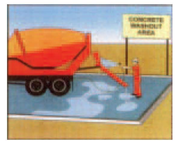


- ❑ Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- ❑ Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- ❑ Collect and recycle or appropriately dispose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

Sawcutting & Asphalt/Concrete Removal

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

Concrete, Grout & Mortar Application



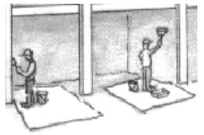
- ❑ Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- ❑ Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that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

Landscaping



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

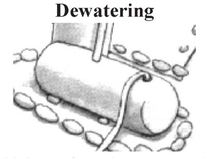
Painting & Paint Removal



Painting Cleanup and Removal

- ❑ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- ❑ For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- ❑ For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- ❑ Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.
- ❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead based paint removal requires a state-certified contractor.

Dewatering



- ❑ Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer call your local wastewater treatment plant.
- ❑ Divert run-on water from offsite away from all disturbed areas.
- ❑ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ❑ In areas of known or suspected contamination, call your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.

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

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Best Management Practices

2505 BMP1.1