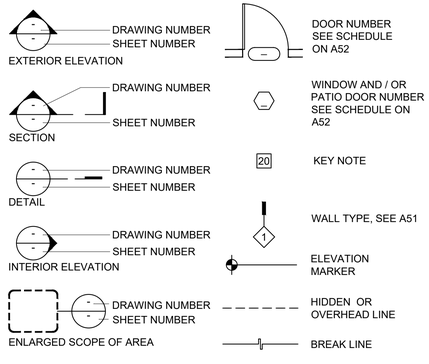
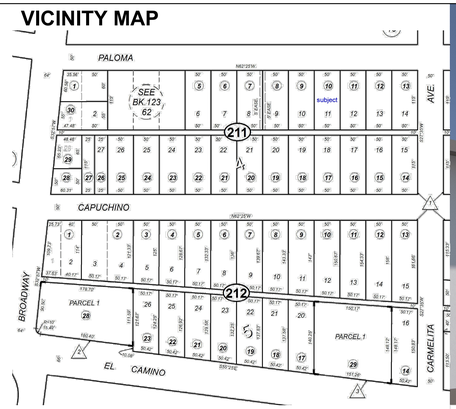
ABBREVIATIONS

@	AT	HDWD.	HARDWOOD
ACC	ACCESSIBLE	HDR.	HEADER
A.P.	ACCESS PANEL	HVAC	Heat Ventilation & Air Condition
ACOUS.	ACOUSTIC	HT.	HEIGHT
ADJ.	ADJUSTABLE OR ADJACENT	H.M.	HOLLOW METAL
ALUM.	ALUMINUM	HORIZ.	HORIZONTAL
AMP.	AMPERE	H.B.	HOSE BIBB
A.B.	ANCHOR BOLT	HW	HOT WATER
APPROX.	APPOXIMATE	IN.	INCH
ARCH.	ARCHITECTURAL	INCL.	INCLUDE / INCLUSIVE
A.C.	ASPHALT CONCRETE	INFO.	INFORMATION
AVE.	AVENUE	I.D.	INSIDE DIAMETER
BSMT.	BASEMENT	INSUL	INSULATE
BTW.	BETWEEN	INT.	INTERIOR
BLK.	BLOCK	LAM.	LAMINATE
BLKG.	BLOCKING	LAV.	LAVATORY
BD.	BOARD	L.H.	LEFT HAND
B.S.	BOTH SIDES	LGT.FIXT.	LIGHT FIXTURE
BOT	BOTTOM	L.P.	LOW POINT
BLDG.	BUILDING	M.B.	MACHINE BOLT
CAB.	CABINET	MAINT.	MAINTENANCE
CALC.	CALCULATION	MFR.	MANUFACTURE / MANUFACTURER
CPT.	CARPET	MAS	MASONRY
CSMT.	CASEMENT	M.O.	MASONRY OPENING
C.B.	CATCH BASIN	MAT.	MATERIAL
CLKG.	CAULKING	MAX.	MAXIMUM
CLG.	CEILING	MECH.	MECHANICAL
C.J.	CEILING JOIST	M.C.	MEDICINE CABINET
CEM.	CEMENT	MED.	MEDIUM
CEM.PLAS.	CEMENT PLASTER	MEMB.	MEMBRANE
CTR.	CENTER	MTL.	METAL
CL	CENTER LINE	MEZZ.	MEZZANINE
CER.	CERAMIC	MIR.	MIRROR
CO.	CLEANOUT	MISC.	MISCELLANEOUS
CLR.	CLEAR	MTD.	MOUNTED
CLO.	CLOSET	NEC.	NECESSARY
COL.	COLUMN	(N)	NEW
CONC.	CONCRETE	N.I.C.	NOT IN CONTRACT
CONC.BLK.	CONCRETE BLOCK	N.T.S.	NOT TO SCALE
C.O.	CASE OPENING	NO.	NUMBER
COND.	CONDITION	O.C.	ON CENTER
CONN.	CONNECT	OPNG.	OPENING
CONST.	CONSTRUCTION	OPP.	OPPOSITE
CONT.	CONTINUOUS	PLAS.	PLASTER
CONTR.	CONTRACTOR	P.LAM.	PLASTIC LAMINATE
CON.JT.	CONSTRUCTION JOINT	PL.	PROPERTY LINE
CSK.	COUNTERSINK	PLMBG.	PLUMBING
C.R.	CRUSHED ROCK	PLYWD.	PLYWOOD
DEMO.	DEMOLITION	PT.	POINT / PRESSURE TREATED
DEPT.	DEPARTMENT	PREFAB.	PREFABRICATED
DET.	DETAIL	PRELIM.	PRELIMINARY
DIAG.	DIAGONAL	P.S.I.	POUNDS PER SQUARE INCH
DIA.	DIAMETER	P.T.D.F.	PRESSURE TREATED DOUGLAS FIR
DIM.	DIMENSION	RAD.	RADIUS
D.W.	DISHWASHER	RWL.	RAIN WATER LEADER.
DR.	DOOR	RECT.	RECTANGULAR
DBL.	DOUBLE	RWD.	REDWOOD
DH	DOUBLE HUNG	REF.	REFERENCE
DN	DOWN	REQD.	REQUIRED
D.S.	DOWNSPOUT	R.	RISER
DWR.	DRAWER	RD.	ROAD
DWG.	DRAWING	R.D.	ROOF DRAIN
EA.	EACH	RM.	ROOM
E.W.	EACH WAY	R.O.	ROUGH OPENING
ELEV.	ELEVATION	R.S.	ROUGH SAWN
EN	EDGE NAIL	RND.	ROUND
EQ.	EQUAL	S	SILL
EQUIP.	EQUIPMENT	S.C.	SAW CUT
EST.	ESTIMATE	SCRN.	SCREEN
EXC.	EXCAVATE	SHTG.	SHEATHING
(E)	EXISTING	SHT.	SHEET
E.G.	EXISTING GRADE	SIM.	SIMILAR
EXP.	EXPANSION	SH	SINGLE HUNG
E.J.	EXPANSION JOINT	S.O.G.	SLAB ON GRADE
EXT.	EXTERIOR	SL.	SLIDING
F.O.C.	FACE OF CONCRETE	SPEC.	SPECIFICATION
F.O.M.	FACE OF MASONRY	S.B.	SPLASH BLOCK
F.O.S.	FACE OF STUD	SQ.	SQUARE
F.O.W.	FACE OF WALL	S.S.	STAINLESS STEEL
FT.	FEET / FOOT	STD.	STANDARD
FIN.	FINISH	STL.	STEEL
F.F.	FINISH FLOOR	STOR.	STORAGE
FRPF.	FIREPROOF	ST.	STREET
FIX.	FIXED	STRUCT.	STRUCTURAL
FLSHG.	FLASHING	TEMP.	TEMPERED
FN	FIELD NAIL	THK.	THICK
F.D.	FLOOR DRAIN	T&G	TONGUE AND GROOVE
F.J.	FLOOR JOIST	T&B	TOP AND BOTTOM
FLR.	FLOOR	T.O.	TOP OF
FLOUR.	FLUORESCENT	T	TREAD
FTG.	FOOTING	TYP.	TYPICAL
FDN.	FOUNDATION	U.O.N.	UNLESS OTHERWISE NOTED
FRMG.	FRAMING	UTIL.	UTILITIES
GA.	GAUGE	V.I.F.	VERIFY IN FIELD
GALV.	GALVANIZE	VERT.	VERTICAL
GL.	GLASS	VEST.	VESTIBULE
GLU-LAM	GLUE LAMINATE BEAM	WSCT.	WAINSCOT
G.B.	GRAB BAR	W.C.	WATER CLOSET
GRND.	GROUND	W.H.	WATER HEATER
G.W.B.	GYPSUM WALL BOARD	WIN.	WINDOW
GYP.BD.	GYPSUM BOARD	W/	WITH
HDW.	HARDWARE	W/O	WITHOUT
		WD.	WOOD

DRAWING SYMBOLS



VICINITY MAP







CODE DATA

CODES	BURLINGAME MUNICIPAL CODE		
	2019 CALIFORNIA BUILDING CODE, (Chapters 11A & 11B for Accessibility)		
	2019 CALIFORNIA MECHANICAL CODE		
	2019 CALIFORNIA ELECTRICAL CODE		
	2019 CALIFORNIA PLUMBING CODE		
	2019 CALIFORNIA FIRE CODE		
	2019 CALIFORNIA ENERGY CODE		
	2019 CALIFORNIA GREEN BUILDING CODE		
OCCUPANCY	R2		Section 310.3
CONSTRUCTION	**TYPE V-B, sprinkler without area & height increase**		
	60' maximum		Table 504.3
	3 story maximum		Table 504.4
	21,000 maximum		Table 506.2
	Fire Resistance rating 0		Table 601
	Fire Separation Distance X < 5' = 1 hour		Table 602
	Fire Separation Distance 5' ≤ X < 10' = 1 hour		
	Wall between condominium to be 1 hour		
FIRE SPRINKLER	Provide sprinkler protection under separate permit; Sprinkler protection required for exterior decks. Sprinkler drawings shall be submitted & approved by the Central County Fire Department prior to installation.		NFPA 13 & Section 903.3.1.1
FIRE ALARM	Fire sprinkler system shall be electronically monitored by an approved central receiving station.		

Exterior wall opening (2019 CBC Table 705.8)

Fire Separation Distance	Degree of Opening Protection	Allowable Area	Proposed wall area in s.f.	Proposed opening area in s.f. & %	
3 to < 5 feet	Unprotected, Sprinklered	15%	692	41.25	6%
	Protected	15%		0	
5 to < 10 feet	Unprotected, Sprinklered	25%	1797	341.25	19%
	Protected	25%		0	

Construction Hours

Weekdays: 8:00 a.m. – 7:00 p.m.
Saturdays: 9:00 a.m. – 6:00 p.m.
Sundays and Holidays: No Work Allowed
(See City of Burlingame Municipal Code, Section 18.07.110 for details.)

(See City of Burlingame Municipal Code, Section 13.04.100 for details on Holidays)
Construction hours in the City Public right-of-way are limited to weekdays & non-City Holidays between 8:00 a.m. & 5:00 p.m.
Construction hours for work in the public right of way must now be included on the plans.

Note on Certificate of Occupancy

Due to the extensive nature of this construction project the Certificate of Occupancy will be rescinded once construction begins. A new Certificate of Occupancy will be issued after the project has been final. No occupancy of the building is to occur until a new Certificate of Occupancy has been issued.

Note on Demolition Permit

When building permit documents submit to the Building Division for plan review, a completed Supplemental Demolition Permit Application will be provided. NOTE: The Demolition Permit will not be issued until a Building Permit is issued for the project.

PLANNING DEPARTMENT DATA

LOT AREA:	5750			
ZONING:	R3 -MEDIUM / HIGH DENSITY RESIDENTIAL			
	DEVELOPMENT STANDARD		PROPOSED	
UNIT DENSITY PER ACRE	50 / acre = 6 units		3	
HEIGHT LIMIT, Tier 1	46'		39'-10"	
FAR	N / A			
Setback - Front	15'		16'-9"	25.10.030
Setback - Right Side	4' 1st floor 5' 2nd floor 6' 3rd floor		4' 1st Floor 6' 2nd Floor 6' 3rd Floor	25.10.030 & 25.10.055.C
Setback - Left Side	4' 1st floor 5' 2nd floor 6' 3rd floor		18'-10" 1Flr. 8'-10" 2 Flr. 8'-10" 3 Flr.	
Setback - Rear	20'		20'	25.10.030
Lot Coverage Max. 50%	2875		2814	25.10.030 & 25.30.070.B.11
Front Setback Impervious Max.	50%		0%	25.10.030
Open Space Area per unit	175x3 units = 525			25.10.030
Common Open Space at rear yard			698	25.36.030.B.2
2 private decks at Unit A			96	
2 private decks at Unit B			90	25.36.030.B.1
2 private decks at Unit C			90	
Open Space: Common & Private combined =			974	
PARKING			6	

PROJECT DATA

OWNER:	Jeffery Chan		
CONTACT PERSON:	Simon Kwan		
ADDRESS	1113 - 1115 PALOMA AVE. (between Broadway & Camelita Ave.)		
APN	026-211-100		
LOT AREA:	5750		
EXISTING USE:	2 STORY, 2 FLATS		
SCOPE OF WORK:	3 CONDOMINIUMS, PRIVATELY FUNDED		
AREA:	GROSS FLOOR AREA REMOVED:		2506
	PROPOSED NEW GROSS FLOOR AREA:	UNIT A	2353
		UNIT B	2392
		UNIT C	2382
			7127
	PROPOSED NEW NET FLOOR AREA, (excluding decks & garages):	UNIT A	1815
		UNIT B	1848
		UNIT C	1845
			5508

DRAWING INDEX

		Architectural	
1		A00	PROJECT DATA
2		A01	ACCESSIBILITY DETAILS
3		A11E	SITE & 1ST FLOOR PLAN EXISTING
4		A11	SITE PLAN
5		A12	HARDSCAPE PLAN
6		A21E	1ST FLOOR EXISTING & DEMOLITION PLAN
7		A21	1ST FLOOR PLAN
8		A22E	2ND FLOOR EXISTING & DEMOLITION PLAN
9		A22	2ND FLOOR PLAN
10		A23	3RD FLOOR PLAN
11		A24E	EXISTING & DEMOLITION ROOF PLAN
12		A24	ROOF PLAN
13		A31E	(E) FRONT ELEVATION
14		A31	FRONT ELEVATION
15	2	A32E	(E) LEFT ELEVATION
16		A32	LEFT ELEVATION
17		A33	(E) & (N) BACK ELEVATION
18		A34E	(E) RIGHT ELEVATION
19		A34	RIGHT ELEVATION
20		A41	CROSS SECTIONS
21		A42	LONGITUDINAL SECTION
22		A71	DETAILS
		Civil	
23			ARCHITECTURAL TOPO SURVEY
24			TENTATIVE PARCEL MAP
25		C1	TITLE SHEET
26		C2	GRADING & DRAINAGE PLAN
27		C3	DETAILS
28	1	C4	STORMWATER CONTROL & BEST MANAGEMENT PRACTICES
		Landscape	
29	1	T1	ARBORIST'S REPORT
30		T2	ARBORIST'S REPORT
31	2	T3	ARBORIST'S REPORT
32		L1	PLANING PLAN
33		L2	HYDROZONE PLAN
34		L3	IRRIGATION PLAN
35		L4	DOCUMENTS & DETILS
36	2		**MATERIAL BOARD**

This set of document is for Planning Department review. Full set of Civil, Architectural, Structural, Green Building Mandatory Measures, & Landscape drawings will be provided after Planning Department approval.

REVISED

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08.22.25
CITY OF BURLINGAME
CDD-PLANNING DIVISION

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Burlingame, CA 94010

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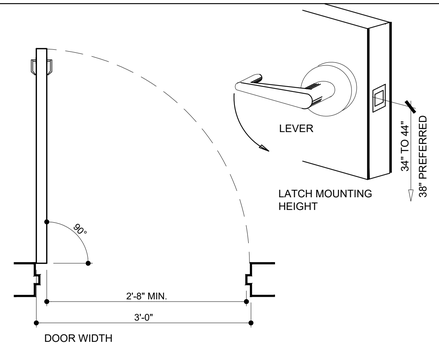
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3 Revised after June 23 hearing	07 / 11 / 25

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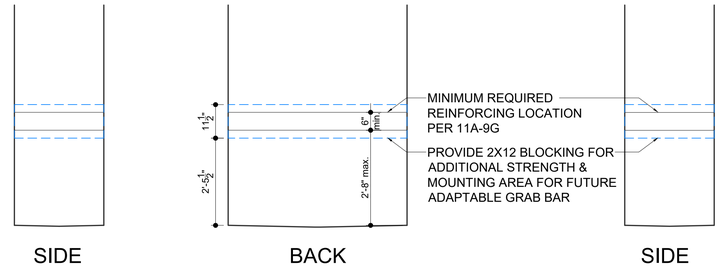
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SIMON KWAN
C-27228
10/31/2025
STATE OF CALIFORNIA

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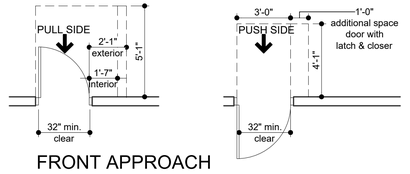
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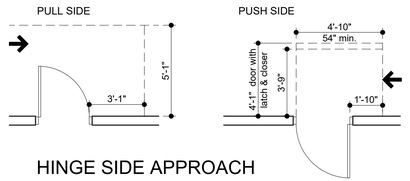


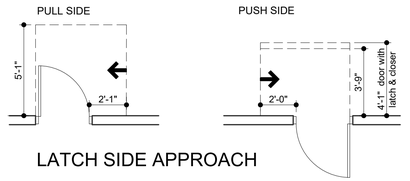
13 CLEAR WIDTH & HANDLE
1"=1'-0"



9 11A - REINFORCEMENT FOR ADAPTABLE SHOWER
1/2"=1'-0"



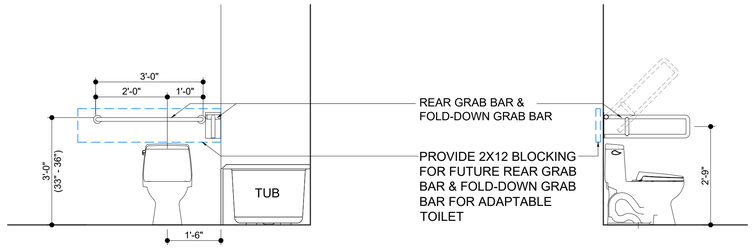




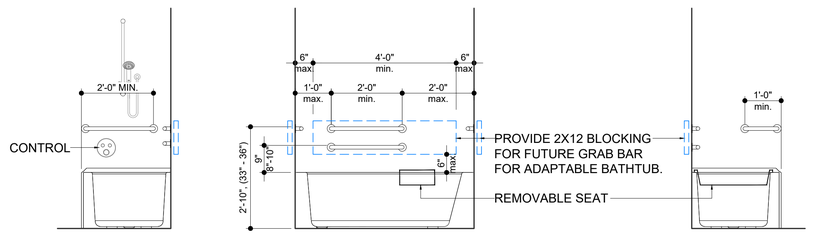
2 SWING DOOR CLEARANCES, 11A & 11B
1/4"=1'-0"



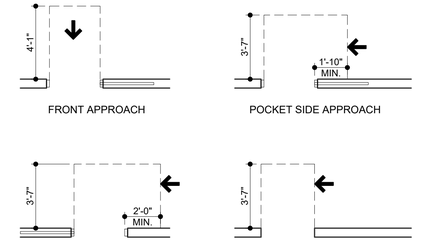
14 BLOCKING AT ADAPTABLE GRAB BAR
1"=1'-0"



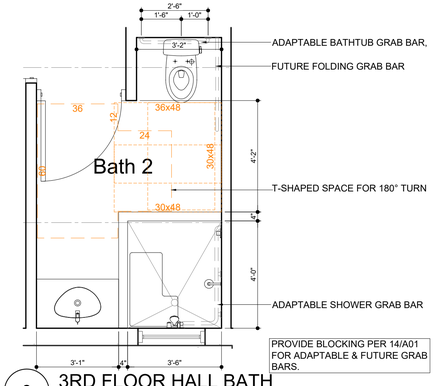
10 11A - REINFORCEMENT FOR ADAPTABLE TOILET
1/2"=1'-0"



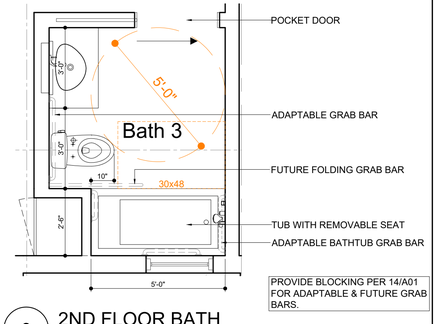
11 11A - REINFORCEMENT FOR ADAPTABLE TUBS WITH REMOVABLE SEAT
1/2"=1'-0"



3 OPENING, SLIDING OR FOLDING DOORS CLEARANCES, 11A & 11B
1/4"=1'-0"



0 3RD FLOOR HALL BATH
3/8"=1'-0"



0 2ND FLOOR BATH
3/8"=1'-0"

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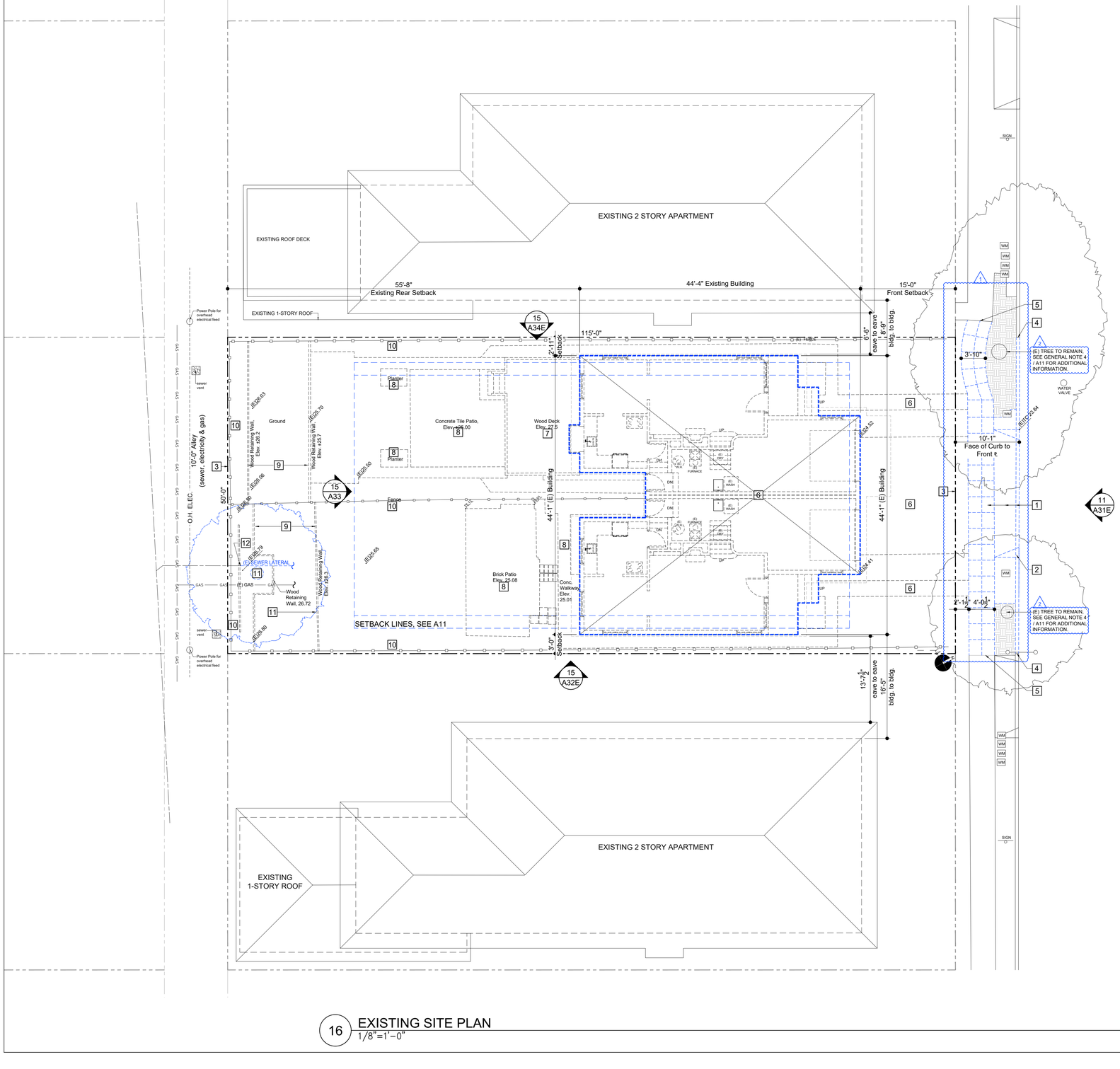
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STATE OF CALIFORNIA

Accessbility Details

A01



16 EXISTING SITE PLAN
1/8"=1'-0"

KEY PLAN NOTES

1. REMOVE (E) DRIVEWAY, CURB, GUTTER & SIDEWALK.
2. PROVIDE NEW 12' DRIVEWAY APPROACH PER CITY STANDARDS SW-1, SEE A11.
3. PROPERTY LINE.
4. (N) CURB & GUTTER END AT PROPERTY LINE.
5. REPLACE (E) SIDEWALK TO THE NEAREST JOINT AS SHOWN.
6. REMOVE (E) 2 STORY BUILDING, DRIVEWAY & WALKWAY.
7. REMOVE (E) DECK & STEPS.
8. REMOVE (E) CONCRETE WALK, PATIO, & WOOD PLANTERS.
9. REMOVE (E) WOOD RETAINING WALL.
10. REMOVE (E) FENCE.
11. REMOVE(1) TREE AT THE BACK. SEE ARBORIST REPORT ON SHEETS T1 TO T3 FOR REMOVAL INFORMATION.
12. REMOVE (E) SEWER TO WITHIN 24" FROM PROPERTY LINE; CAP & ABANDON THE REMAINING SEWER LATERAL.

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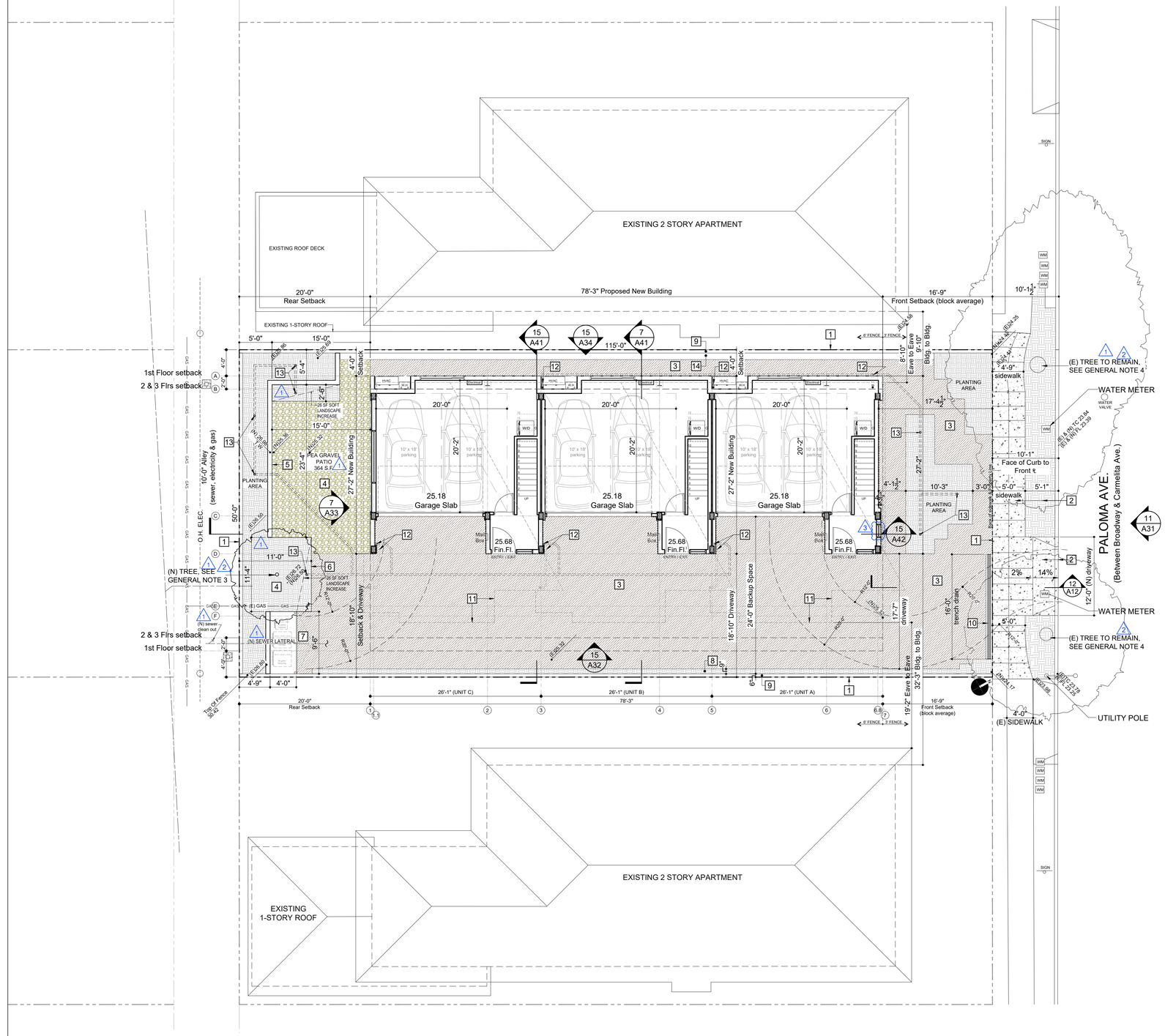
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Site & 1st Floor Plan Existing

A11E



16 PROPOSED SITE PLAN
1/8"=1'-0"

GENERAL NOTES & LEGEND

1 NO EXISTING TREE OVER 48 INCHES IN CIRCUMFERENCE MEASURED AT 54 INCHES FROM NATURAL GRADE MAY BE REMOVED WITHOUT A PROTECTED TREE REMOVAL PERMIT FROM THE PARKS DIVISION. (558-7330)

2 SEE L1 FOR PLANTING PLAN. PLANTS TO COMPLY WITH WATER EFFICIENT LANDSCAPE ORDINANCE (WELO).

3 IF CONSTRUCTION IS IN DRIP ZONE OF AN EXISTING PROTECTED SIZE TREE ON THIS SITE OR A NEIGHBORING SITE, AN ARBORIST REPORT AND TREE PROTECTION PLAN WILL BE REQUIRED.

NEW REPLACEMENT (1) BACKYARD TREE. 2
A PRIVATE PROTECTED TREE REMOVAL PERMIT IS REQUIRED FROM PARKS. TREE MUST REMAIN UNTIL BUILDING PERMIT IS ISSUED.
SEE ARBORIST REPORT (T1 TO T3) AND LANDSCAPE DRAWINGS (L1 TO L4) FOR ADDITIONAL INFORMATION.

PLANTING AREA

1 PERMEABLE PAVERS, SEE A12 & FOR ADDITIONAL INFO.

PEA GRAVEL

4 EXISTING STREET TREE: "CONSTRUCTION MAY NOT IMPACT ANY STREET TREE ROOT OVER 2" WITHOUT CITY ARBORIST APPROVAL. CONTRACTOR TO CONTACT CITY ARBORIST AT 650-558-7333 OR RHOLTZ@BURLINGAME.ORG FOR INSPECTION IF ROOTS OVER 2 INCHES ARE POTENTIALLY IMPACTED DURING CONSTRUCTION, INCLUDING PAVING OR UTILITY WORK." ALSO SEE ARBORIST REPORT (T1 TO T3) AND LANDSCAPE DRAWINGS (L1 TO L4) FOR ADDITIONAL INFORMATION.

KEY PLAN NOTES

1 PROPERTY LINE.

2 NEW PLANTING STRIP, CURB, GUTTER, DRIVEWAY & SIDEWALK PER CITY STANDARD SW-1.

3 PERMEABLE PAVER DRIVEWAY & WALKWAY, SEE A12 & L1.

4 698 S.F. COMMON OPEN SPACE AT THE BACK.

5 CONCRETE SEAT WALL. SEE 4/A71

6 CORTEN STEEL PLANTER.

7 TRASH ENCLOSURE, 4 FEET HIGH WITHOUT LID.

8 PLANTING STRIP.

9 FENCE.

10 TRENCH DRAIN

11 ROOF EAVE ABOVE.

12 ROOF DRAINS TO UNDERGROUND DRAIN.
LINE D - IN SOFFIT & DOWN GARAGE WALL
LINE B/3 & B/5 - AT CORNER OF HVAC EQUIPMENT RECESSED.
LINE B/6.8 - DOWNSPOUT AT LINE A.

13 POP-UP EMITTER CONNECT TO UNDERGROUND DRAIN TO DOWNSPOUT, SEE C2.

14 DECORATIVE COBBLES, SEE A12 & L1

1

IMPERVIOUS AREA SUMMARY

LOT AREA:		5750
PRE CONSTRUCTION IMPERVIOUS AREA		54.02%
PROPOSED IMPERVIOUS AREA	BUILDING PAD	1825
	TRASH BIN PAD	44
	SEAT WALL AT BACKYARD	26
		1895
POST CONSTRUCTION IMPERVIOUS AREA		**32.96%**

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Parcel 026211100
3 Condominium

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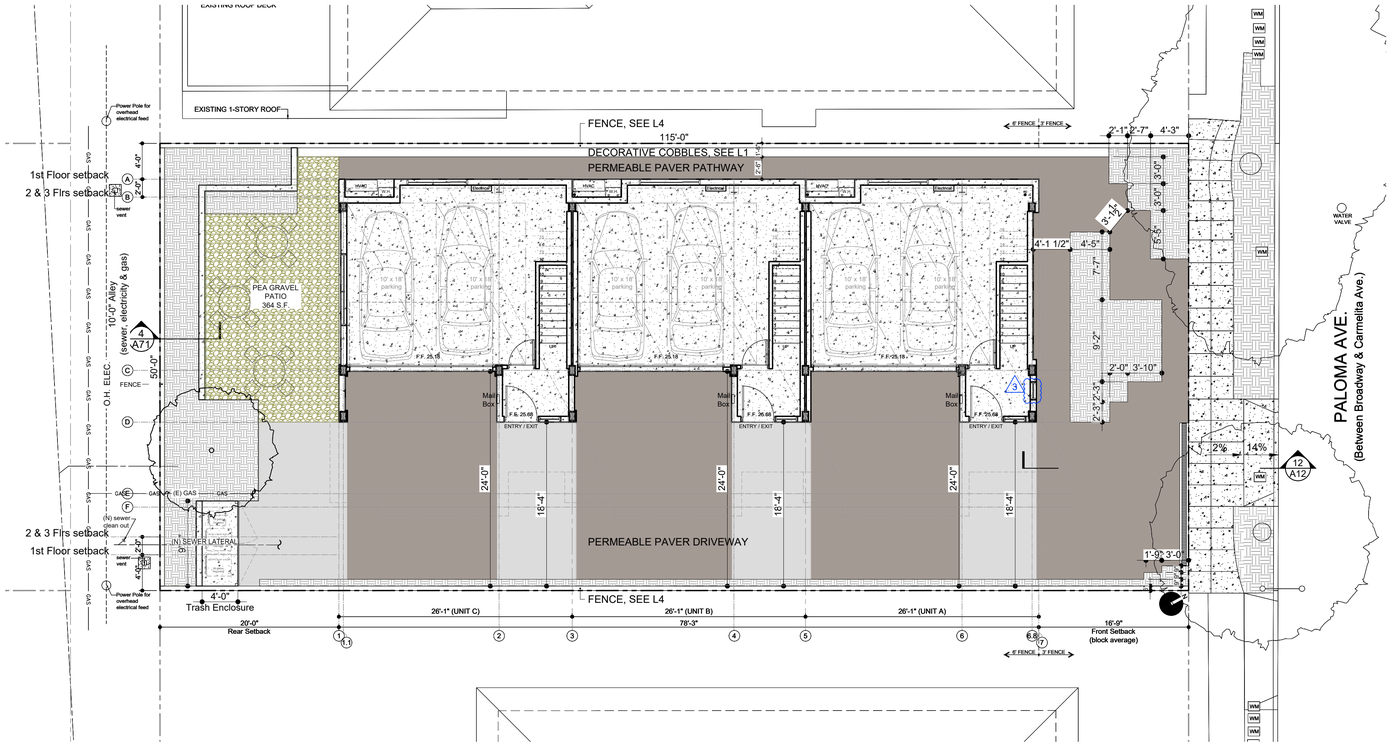
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SIMON KWAN
C-27228
10/31/2025
STATE OF CALIFORNIA

Site Plan

A11



PAVERS

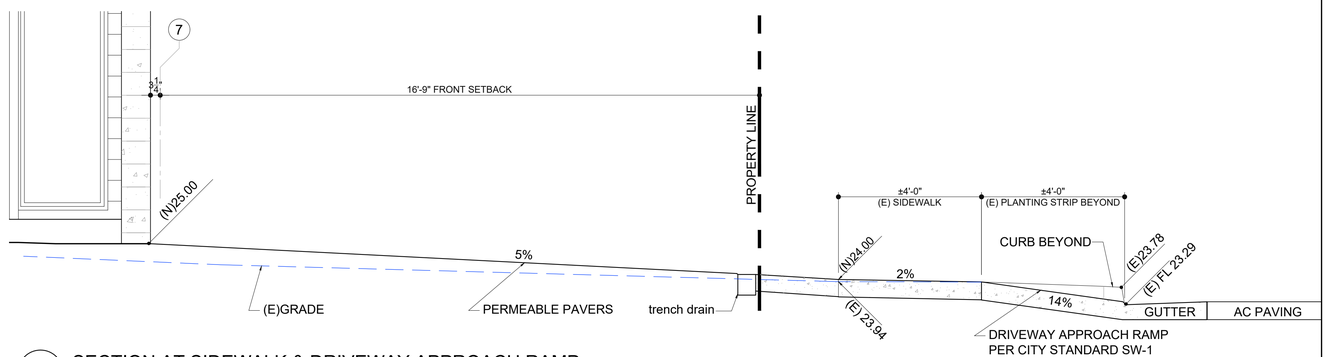
PERMEABLE PAVERS BY CAL STONE; LINEAR PAVERS, 3"X9"; COLOR 50 (WHITE) & COLOR 51 (GRAY)

PEA GRAVEL

PLANTING AREA

BUILDING & TRASH AREA CONCRETE PAD

11 HARDSCAPE PLAN
1/8"=1'-0"



12 SECTION AT SIDEWALK & DRIVEWAY APPROACH RAMP
1/2"=1'-0"

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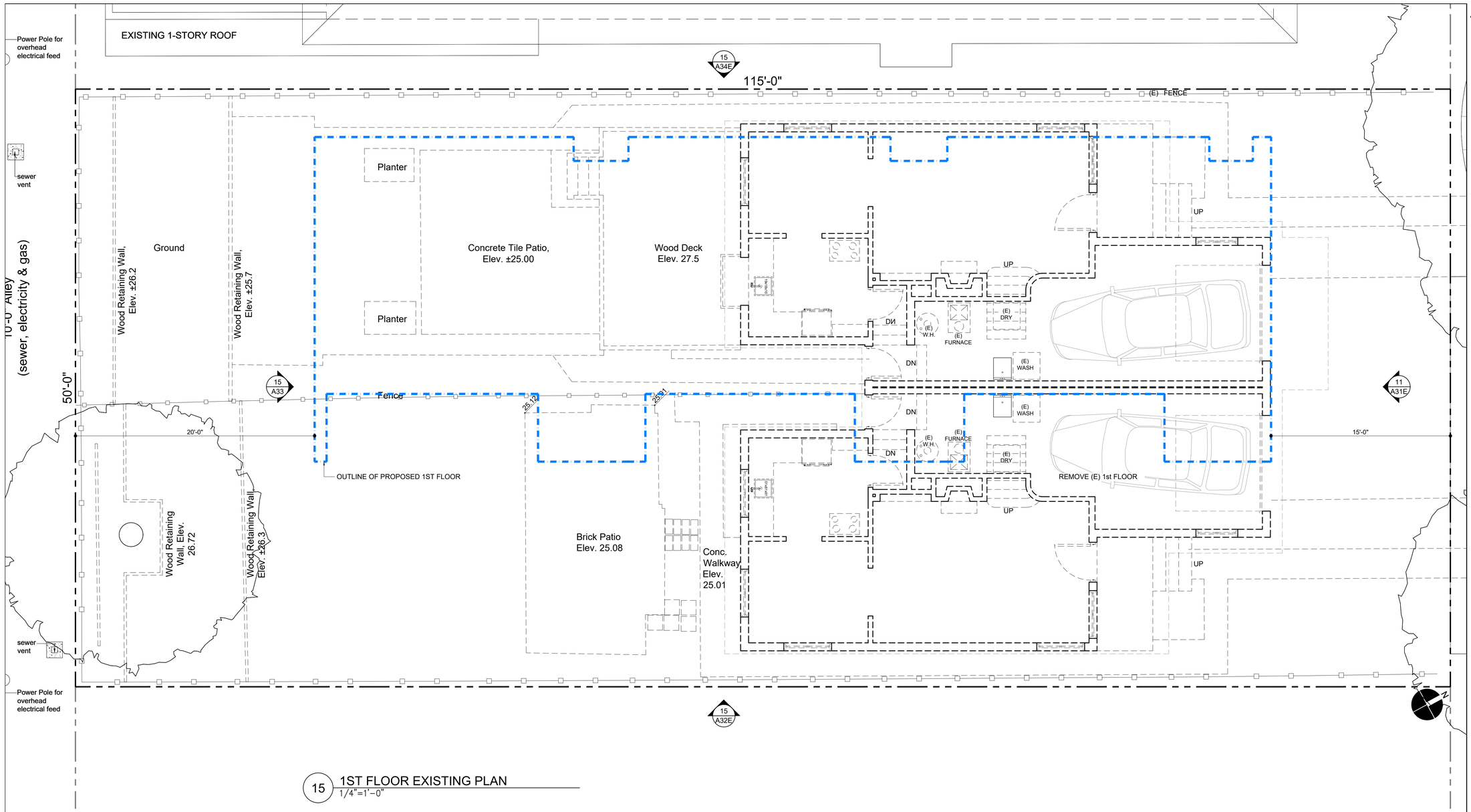
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Hardscape Plan & Detail

A12



15 1ST FLOOR EXISTING PLAN
1/4"=1'-0"

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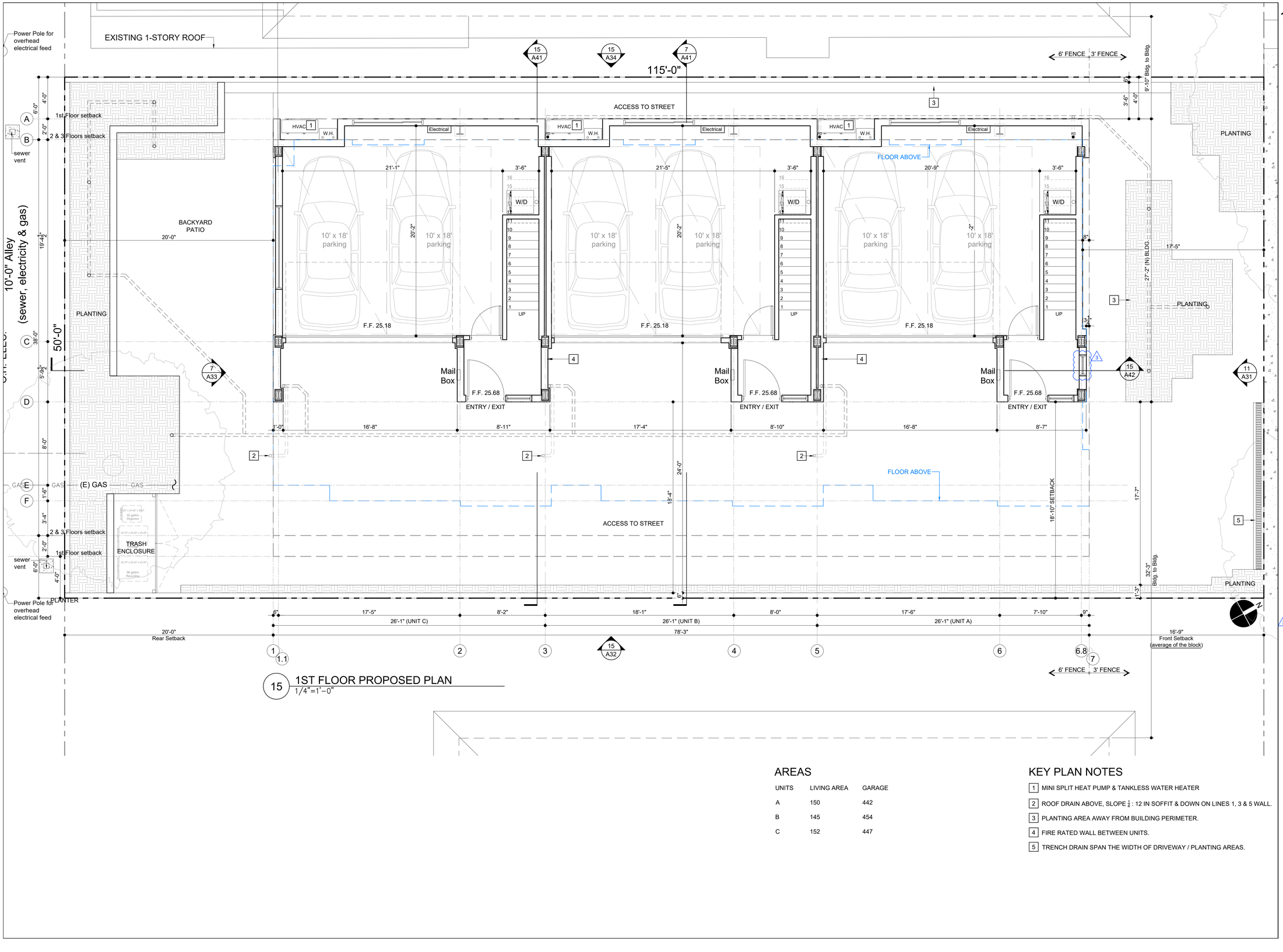
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10/31/2025
STATE OF CALIFORNIA

1st Floor Existing & Demolition Plan

A21E



15 1ST FLOOR PROPOSED PLAN

1/4"=1'-0"

AREAS

UNITS	LIVING AREA	GARAGE
A	150	442
B	145	454
C	152	447

KEY PLAN NOTES

1. MINI SPLIT HEAT PUMP & TANKLESS WATER HEATER
2. ROOF DRAIN ABOVE, SLOPE 1/4 : 12 IN SOFFIT & DOWN ON LINES 1, 3 & 5 WALL.
3. PLANTING AREA AWAY FROM BUILDING PERIMETER.
4. FIRE RATED WALL BETWEEN UNITS.
5. TRENCH DRAIN SPAN THE WIDTH OF DRIVEWAY / PLANTING AREAS.

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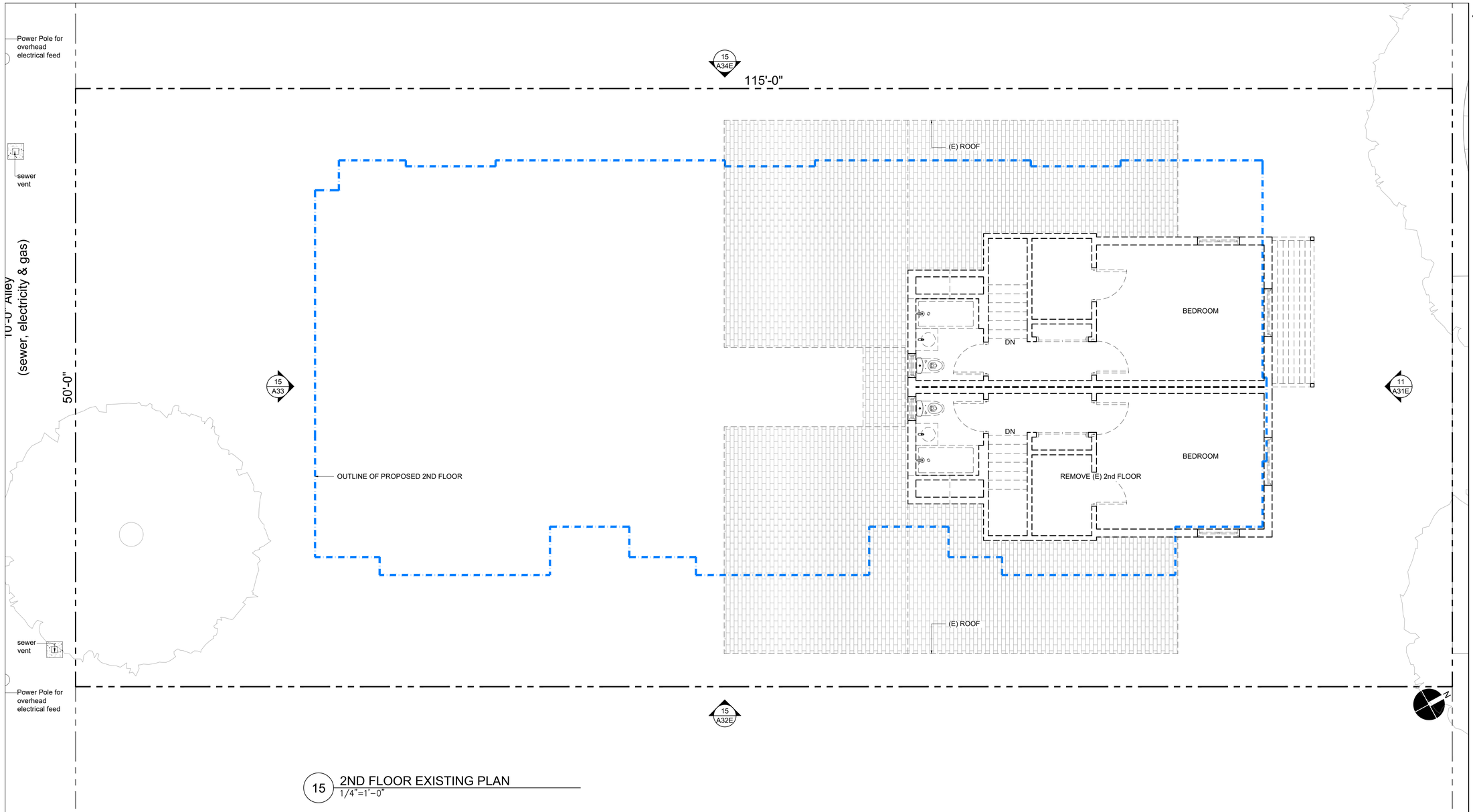
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LICENSED ARCHITECT
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10/31/2025
STATE OF CALIFORNIA

1st Floor Plan

A21



15 2ND FLOOR EXISTING PLAN
1/4"=1'-0"

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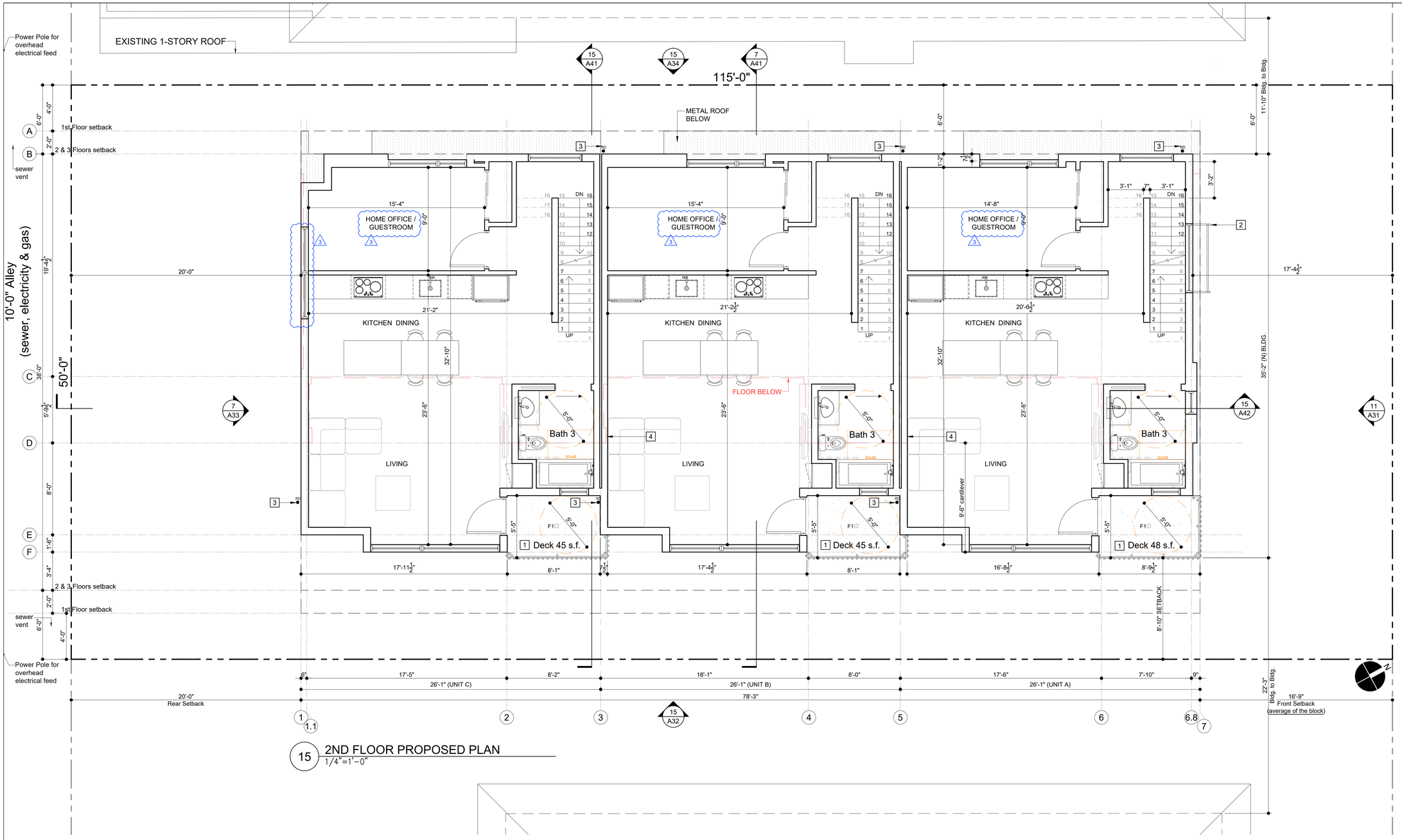
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LICENSED ARCHITECT
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2nd Floor Existing & Demolition Plan

A22E



15 2ND FLOOR PROPOSED PLAN
1/4"=1'-0"

LEGEND

F1○ EXTERIOR RECESSED DOWN LIGHT.

AREAS

UNITS	LIVING AREA	DECK
A	833	48
B	852	45
C	847	45

KEY PLAN NOTES

1. DECK WITH POLYURETHANES COATING & HARDWOOD RAILING.
2. WINDOW FRAME WITH WOOD SCREEN.
3. ROOF DRAIN.
4. FIRE RATED WALL WITH 1" AIR GAP BETWEEN, TYPICAL BETWEEN UNITS.

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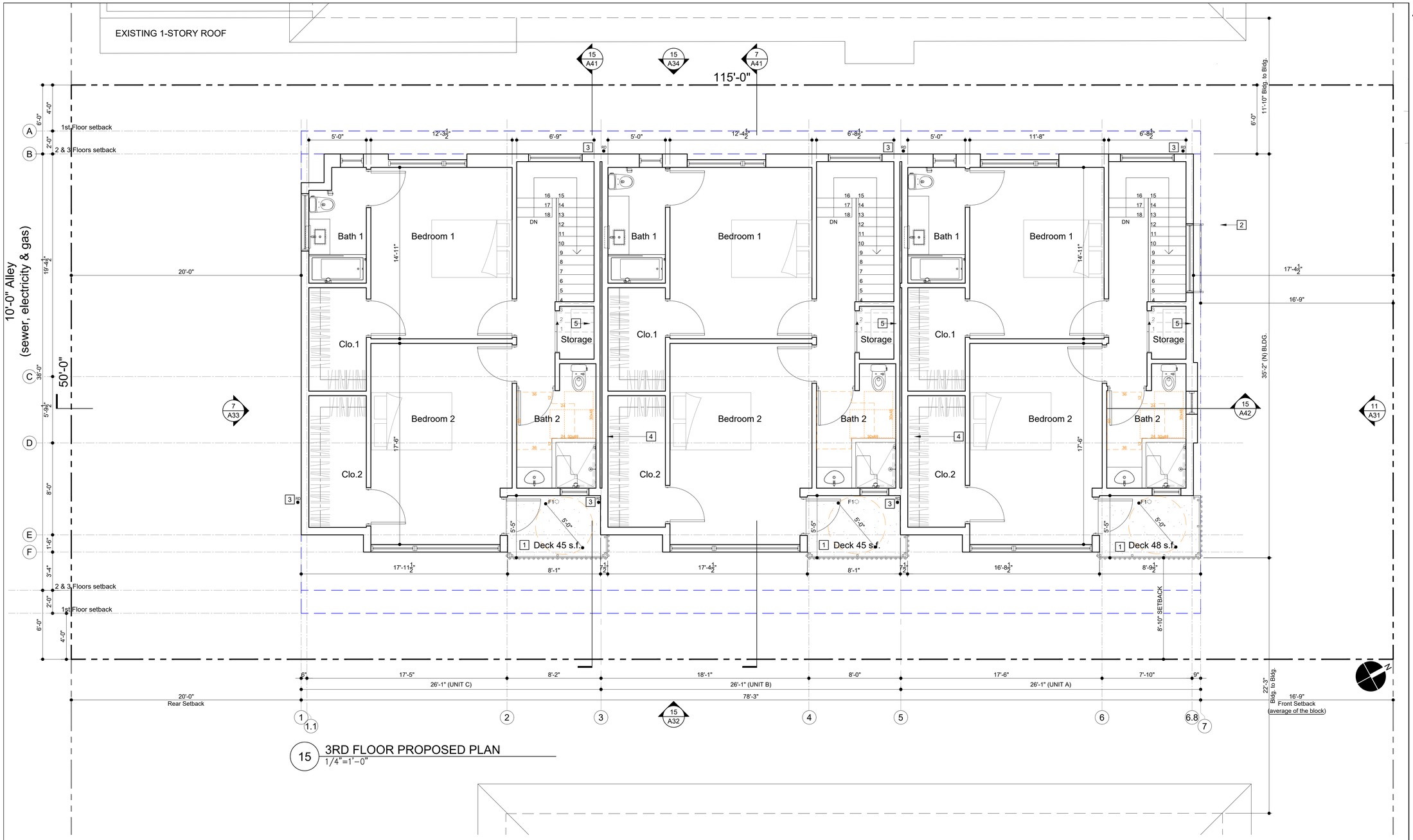
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LICENSED ARCHITECT
SIMON KWAN
C-27228
10/31/2025
STATE OF CALIFORNIA

2nd Floor Plan

A22



15 3RD FLOOR PROPOSED PLAN
1/4"=1'-0"

LEGEND

F1○ EXTERIOR RECESSED DOWN LIGHT AT ROOF OVERHANG.

AREAS

UNITS	LIVING AREA	DECK
A	833	48
B	852	45
C	847	45

KEY PLAN NOTES

1. DECK WITH POLYURETHANES COATING & HARDWOOD RAILING.
2. WINDOW FRAME WITH WOOD SCREEN.
3. ROOF DRAIN.
4. FIRE RATED WALL WITH 1" AIR GAP BETWEEN, TYPICAL BETWEEN UNITS.
5. STORGE ROOM WITH ROOF HATCH TO ACCESS ROOF.

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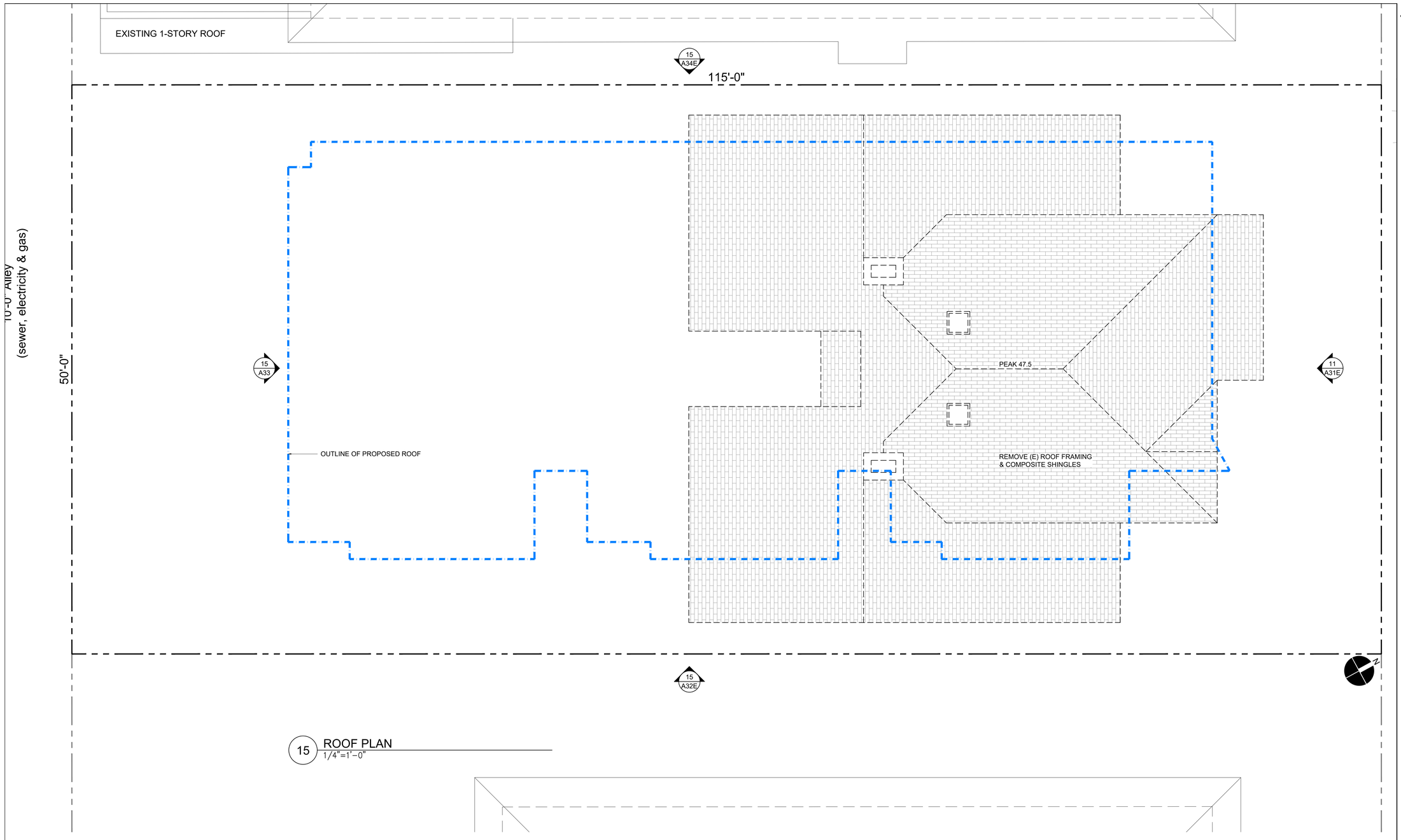
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3rd Floor Plan

A23



15 ROOF PLAN
1/4"=1'-0"

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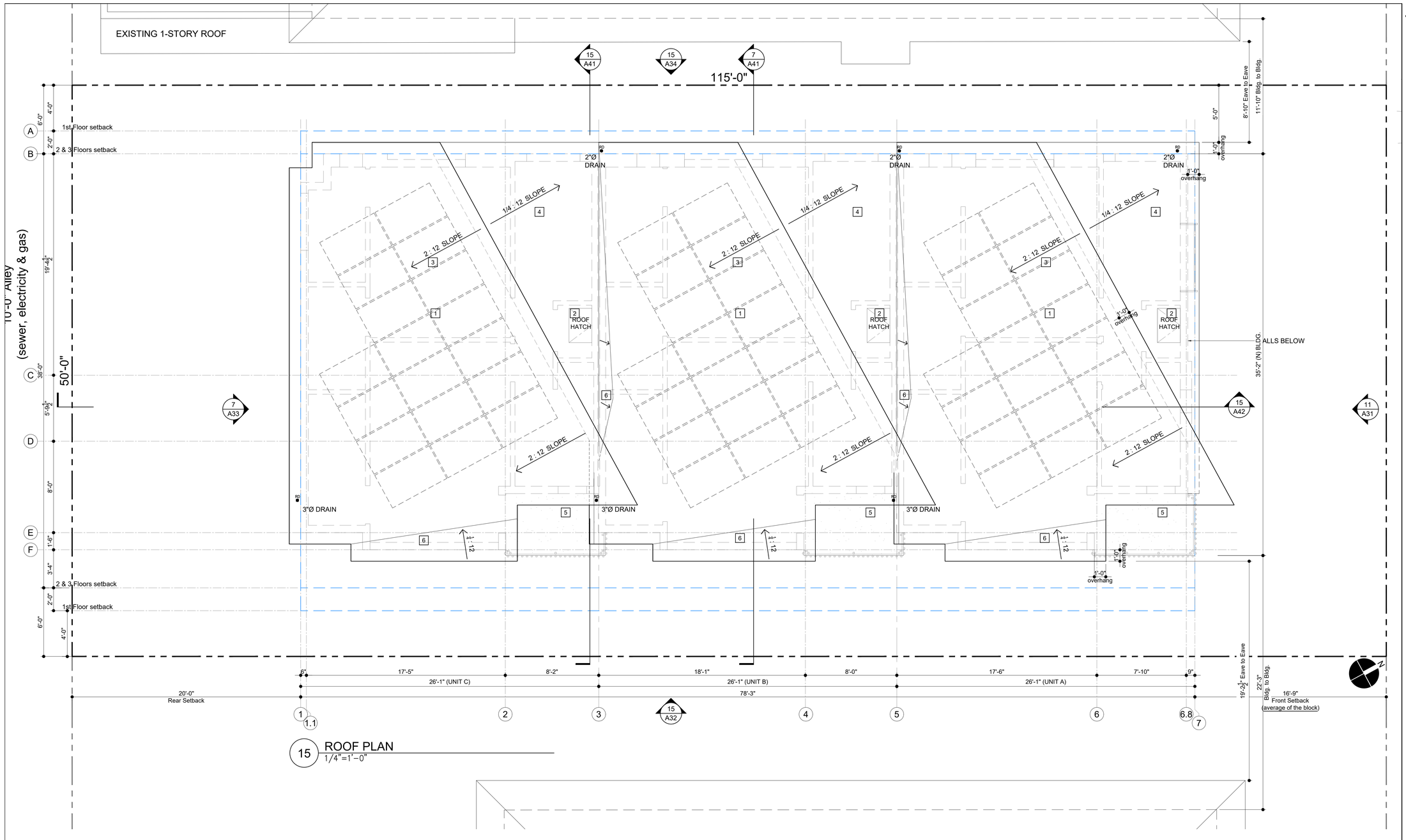
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10/31/2025
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Existing & Demolition Roof Plan

A24E



15 ROOF PLAN
1/4"=1'-0"

1 SOLAR PANELS FOR EACH UNIT.
(SOLAR PERMIT UNDER DEFERRED SUBMITTAL)

2 ROOF HATCH FOR ROOF & SOLAR PANELS MAINTENANCE

3 2:12 SLOPE WHITE MEMBRANE ROOF, TPO or PVC.

4 1/4:12 SLOPE WHITE MEMBRANE ROOF, TPO or PVC.

5 DECK BELOW.

6 CRICKET SLOPE TO DRAIN.

4 KEY NOTES

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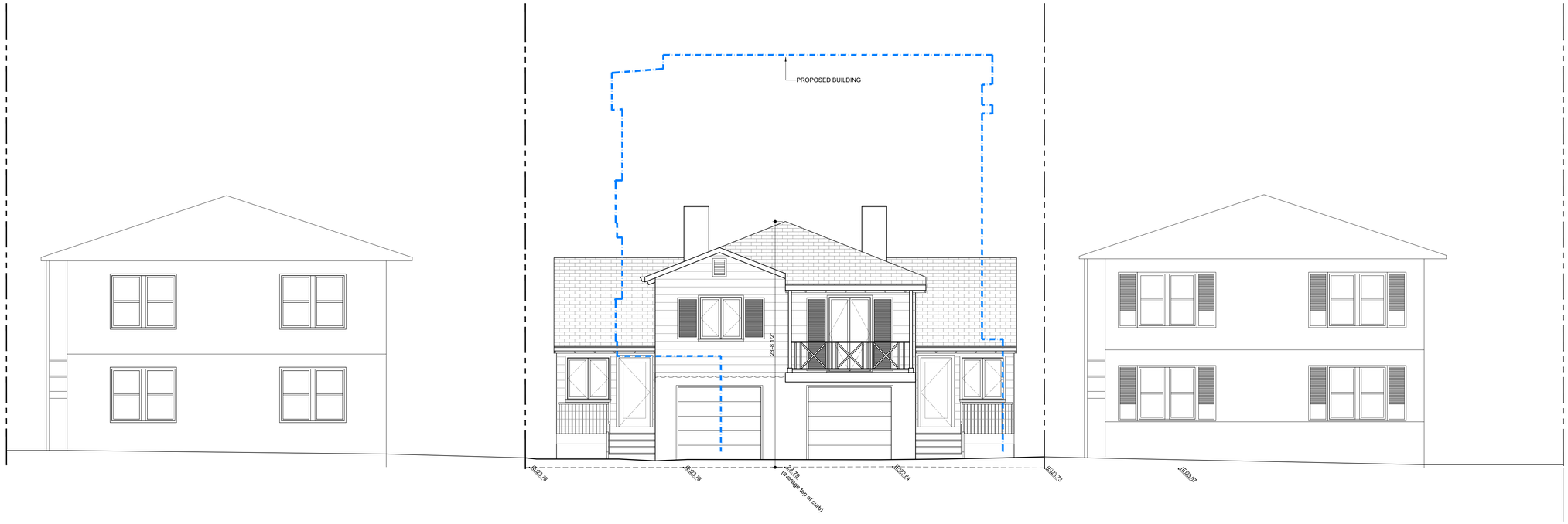
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LICENSED ARCHITECT
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Roof Plan

A24



11 EXISTING FRONT ELEVATION
3/16"=1'-0"

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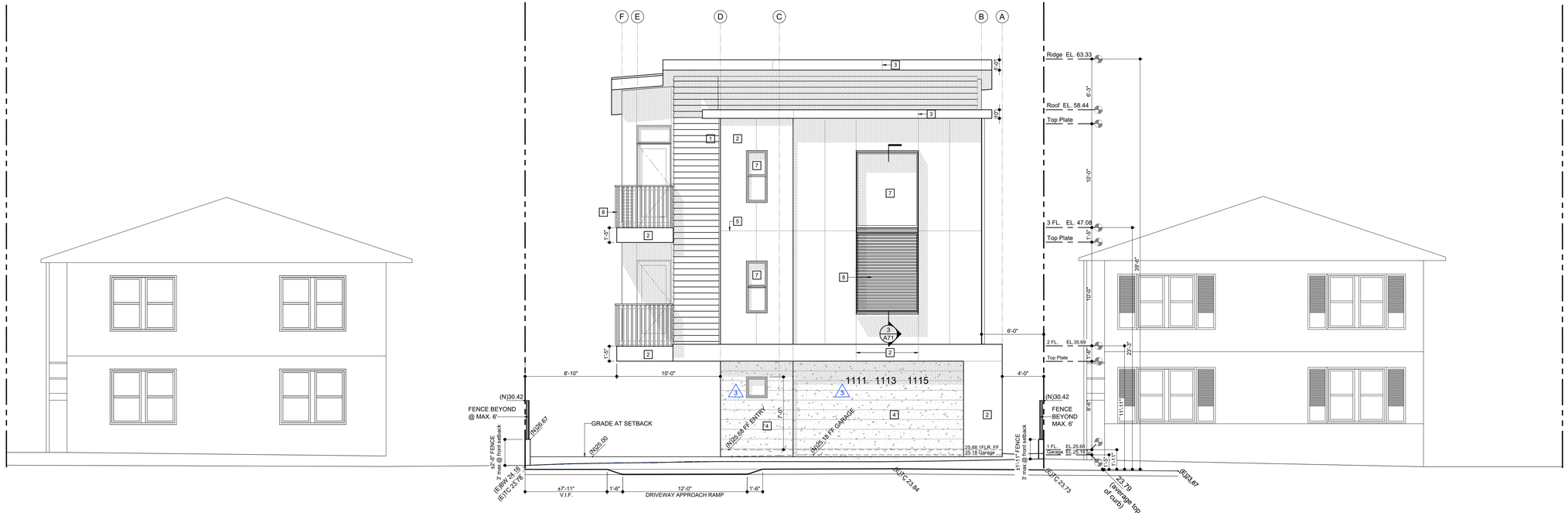
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C-27228
10/31/2025
STATE OF CALIFORNIA

(E) Front Elevation

A31E



11 PROPOSED FRONT ELEVATION
3/16"=1'-0"

1 ALL WINDOWS TO BE TRIMLESS BY FLEETWOOD, MAXIMUM U-FACTOR OF 0.30; COLOR - BLACK ALUMINUM.

2 ALL ENTRY DOOR TO BE PAINTED
COLOR - BENJAMIN MOORE, TOMATO RED

ALL GARAGE DOOR TO BE PAINTED
COLOR - BENJAMIN MOORE, WHITE HERON

3 ALL DECK RAILING & WINDOW SCREEN TO BE GARAPA HARDWOOD.
FINISH - OIL & WAX BLEND.

4 ALL LAP SIDING TO BE SMOOTH BY JAMES HARDIE;
COLOR - BENJAMIN MOORE, TAPLEY BROWN

5 ALL PANEL SIDING TO BE SMOOTH FIBER CEMENT BY JAMES HARDIE;
COLOR - BENJAMIN MOORE, WHITE HERON

6 CONCRETE WALL TO HAVE INTEGRAL COLOR BY DAVIS COLORS, KAILUA.
SAND FINISH WITH ACID ETCH.

14 HVAC EQUIPMENT SHALL NOT EXCEED A MAXIMUM OUTDOOR NOISE LEVEL (MEASURED IN A-WEIGHTED DECIBELS, OR DBA) OF 60 DBA FROM 7:00 AM TO 10:00 PM OR 50 DBA FROM 10:00 PM TO 7:00 AM, MEASURED FROM THE PROPERTY LINE OF THE PROPERTY ON WHICH THE EQUIPMENT IS LOCATED.

8 FINISH NOTES
1/4"=1'-0"

1 SMOOTH FIBER CEMENT 7" LAP SIDING. SEE FINISH NOTE 4.

2 SMOOTH FIBER CEMENT PANEL. USE 12 FEET PANELS TO MINIMIZE PANEL JOINTS. ALIGN JOINTS TO WALL PANELS. SEE FINISH NOTE 5 FOR COLOR.

3 EAVE FASCIA TO BE SMOOTH FIBER CEMENT PANEL. USE 12 FEET PANELS TO MINIMIZE PANEL JOINTS. ALIGN EAVE FASCIA PANEL JOINTS TO WALL PANEL JOINTS BELOW. WHERE THERE IS NO WALL PANEL JOINTS, MAKE EQUAL SPACING OF FASCIA PANELS. SEE FINISH NOTE 5 FOR COLOR.

4 KEY NOTES
1/4"=1'-0"

4 COLOR CONCRETE WITH 11.5" BOARD FORM. SEE FINISH NOTE 6 FOR COLOR.

5 ALUMINUM TRIM BETWEEN HARDIE SMOOTH PANELS.

6 WINDOWS WITH ALUMINIUM FRAME, TYPICAL. SEE A71 DETAILS.

7 ACID ETCHED GLASS WITH 75% TRANSPARENCY AT STAIR & 10% AT BATHROOMS.

8 IPE, GARAPA OR CUMARU DECK RAILING & WINDOW SCREEN.

9 SOLAR PANEL (SOLAR PERMIT UNDER DEFERRED SUBMITTAL)

10 COLOR CONCRETE WALL. SEE FINISH NOTE 5 FOR COLOR.

11 GARAGE DOOR PAINTED, SEE NOTE 5 FOR COLOR.

12 ROOF DRAIN CONNECT TO UNDERGROUND DRAIN PIPE & POP-UP EMITTER IN PLANTER AREA.

13 EGRESS WINDOW AT BEDROOMS:
MINIMUM NET CLEAR OPENING AREA OF 5.7 SQUARE FEET,
MINIMUM NET CLEAR WIDTH OPENING OF 20 INCHES,
MINIMUM NET CLEAR HEIGHT OPENING OF 24 INCHES.
MAXIMUM SILL HEIGHT 44 INCHES, FROM FIN. FLR. TO BOTTOM OF CLEAR OPENING.

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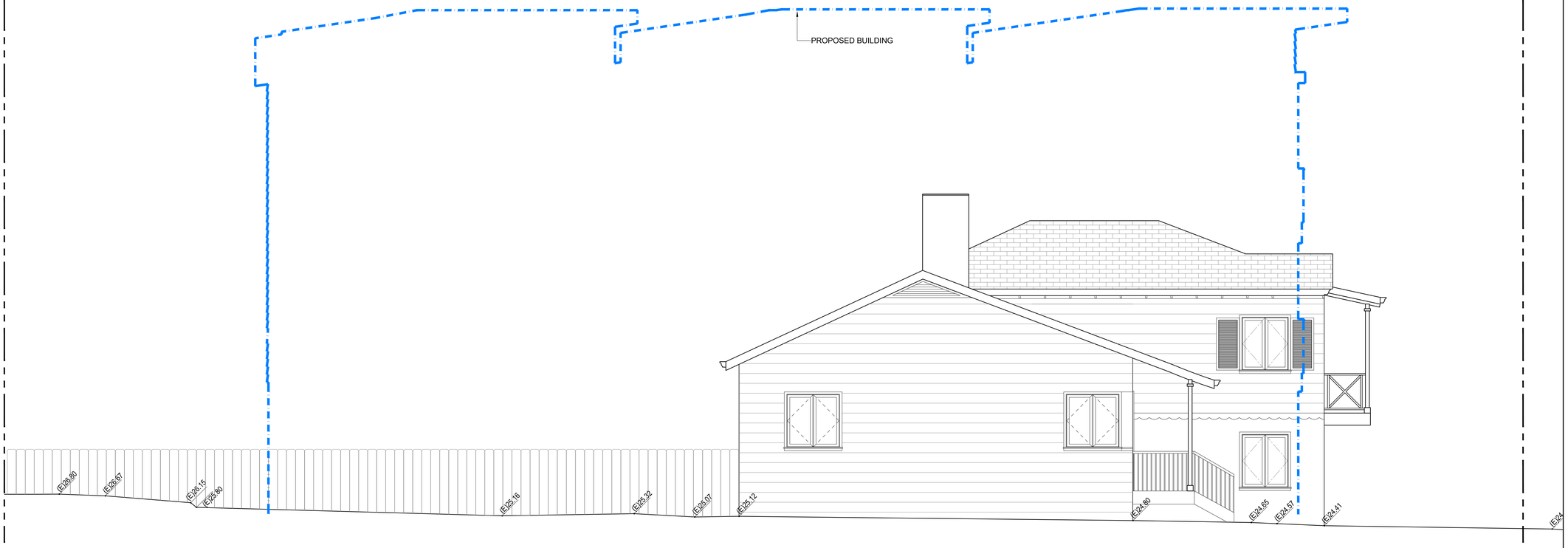
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SIMON KWAN
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10/31/2025
STATE OF CALIFORNIA

Front Elevation

A31



15 EXISTING LEFT ELEVATION
1/4"=1'-0"

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SIMON KWAN
C-27228
10/31/2025
STATE OF CALIFORNIA

(E) Left Elevation

A32E



15 PROPOSED LEFT ELEVATION
1/4"=1'-0"

1 ALL WINDOWS TO BE TRIMLESS BY FLEETWOOD, MAXIMUM U-FACTOR OF 0.30; COLOR - BLACK ALUMINUM.

2 ALL ENTRY DOOR TO BE PAINTED
COLOR - BENJAMIN MOORE, TOMATO RED

ALL GARAGE DOOR TO BE PAINTED
COLOR - BENJAMIN MOORE, WHITE HERON

3 ALL DECK RAILING & WINDOW SCREEN TO BE GARAPA HARDWOOD.
FINISH - OIL & WAX BLEND.

4 ALL LAP SIDING TO BE SMOOTH BY JAMES HARDIE;
COLOR - BENJAMIN MOORE, TAPLEY BROWN

5 ALL PANEL SIDING TO BE SMOOTH FIBER CEMENT BY JAMES HARDIE;
COLOR - BENJAMIN MOORE, WHITE HERON

6 CONCRETE WALL TO HAVE INTEGRAL COLOR BY DAVIS COLORS, KAILUA.
SAND FINISH WITH ACID ETCH.

8 FINISH NOTES
1/4"=1'-0"

14 HVAC EQUIPMENT SHALL NOT EXCEED A MAXIMUM OUTDOOR NOISE LEVEL (MEASURED IN A-WEIGHTED DECIBELS, OR DBA) OF 60 DBA FROM 7:00 AM TO 10:00 PM OR 50 DBA FROM 10:00 PM TO 7:00 AM, MEASURED FROM THE PROPERTY LINE OF THE PROPERTY ON WHICH THE EQUIPMENT IS LOCATED.

1 SMOOTH FIBER CEMENT 7" LAP SIDING. SEE FINISH NOTE 4.

2 SMOOTH FIBER CEMENT PANEL. USE 12 FEET PANELS TO MINIMIZE PANEL JOINTS. ALIGN JOINTS TO WALL PANELS. SEE FINISH NOTE 5 FOR COLOR.

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4 COLOR CONCRETE WITH 11.5" BOARD FORM. SEE FINISH NOTE 6 FOR COLOR.

5 ALUMINUM TRIM BETWEEN HARDIE SMOOTH PANELS.

6 WINDOWS WITH ALUMINIUM FRAME, TYPICAL. SEE A71 DETAILS.

7 ACID ETCHED GLASS WITH 75% TRANSPARENCY AT STAIR & 10% AT BATHROOMS.

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MINIMUM NET CLEAR HEIGHT OPENING OF 24 INCHES.
MAXIMUM SILL HEIGHT 44 INCHES, FROM FIN. FLR. TO BOTTOM OF CLEAR OPENING.

4 KEY NOTES
1/4"=1'-0"

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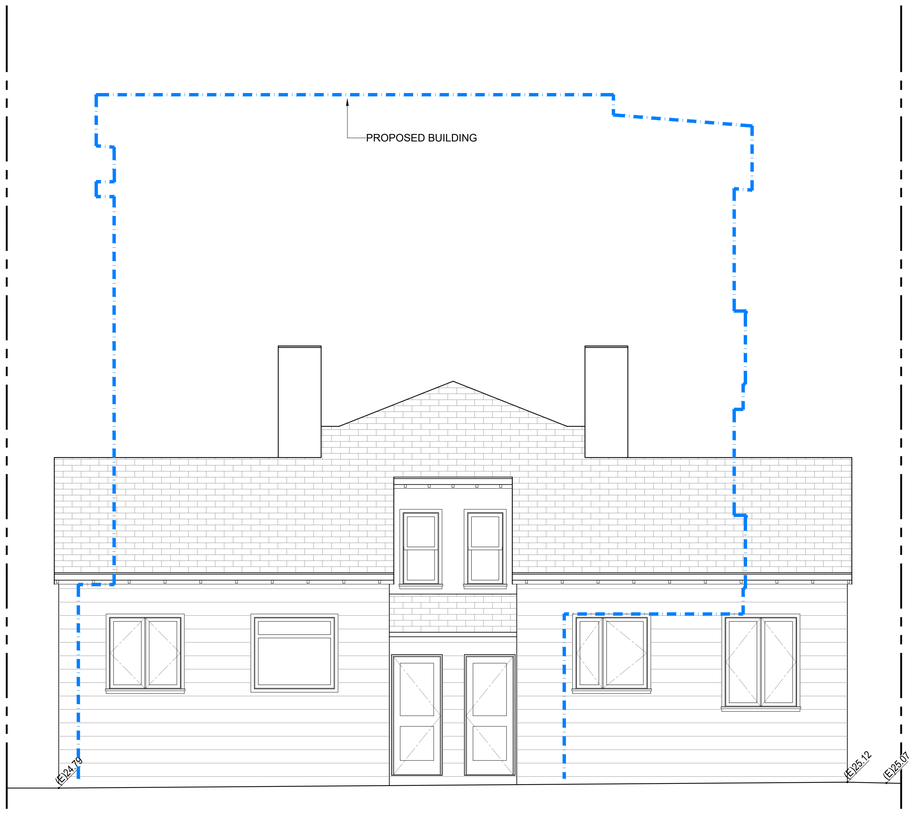
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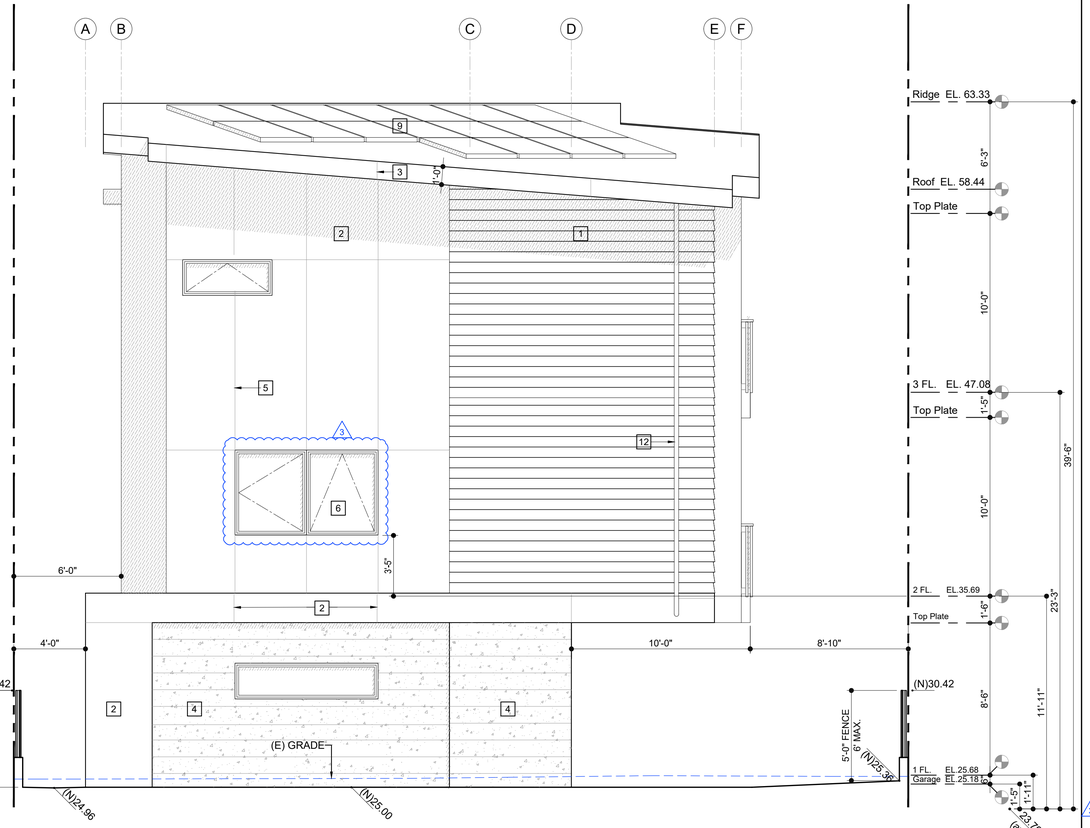
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LICENSED ARCHITECT
SIMON KWAN
C-27228
10/31/2025
STATE OF CALIFORNIA

Left Elevation
A32



15 EXISTING BACK ELEVATION
1/4"=1'-0"



7 PROPOSED BACK ELEVATION
1/4"=1'-0"

1 ALL WINDOWS TO BE TRIMLESS BY FLEETWOOD, MAXIMUM U-FACTOR OF 0.30; COLOR - BLACK ALUMINUM.

2 ALL ENTRY DOOR TO BE PAINTED
COLOR - BENJAMIN MOORE, TOMATO RED

ALL GARAGE DOOR TO BE PAINTED
COLOR - BENJAMIN MOORE, WHITE HERON

3 ALL DECK RAILING & WINDOW SCREEN TO BE GARAPA HARDWOOD.
FINISH - OIL & WAX BLEND.

4 ALL LAP SIDING TO BE SMOOTH BY JAMES HARDIE;
COLOR - BENJAMIN MOORE, TAPLEY BROWN

5 ALL PANEL SIDING TO BE SMOOTH FIBER CEMENT BY JAMES HARDIE;
COLOR - BENJAMIN MOORE, WHITE HERON

6 CONCRETE WALL TO HAVE INTEGRAL COLOR BY DAVIS COLORS, KAILUA.
SAND FINISH WITH ACID ETCH.

8 FINISH NOTES
1/4"=1'-0"

14 HVAC EQUIPMENT SHALL NOT EXCEED A MAXIMUM OUTDOOR NOISE LEVEL (MEASURED IN A-WEIGHTED DECIBELS, OR DBA) OF 60 DBA FROM 7:00 AM TO 10:00 PM OR 50 DBA FROM 10:00 PM TO 7:00 AM, MEASURED FROM THE PROPERTY LINE OF THE PROPERTY ON WHICH THE EQUIPMENT IS LOCATED.

1 SMOOTH FIBER CEMENT 7" LAP SIDING. SEE FINISH NOTE 4.

2 SMOOTH FIBER CEMENT PANEL. USE 12 FEET PANELS TO MINIMIZE PANEL JOINTS. ALIGN JOINTS TO WALL PANELS. SEE FINISH NOTE 5 FOR COLOR.

3 EAVE FASCIA TO BE SMOOTH FIBER CEMENT PANEL. USE 12 FEET PANELS TO MINIMIZE PANEL JOINTS. ALIGN EAVE FASCIA PANEL JOINTS TO WALL PANEL JOINTS BELOW. WHERE THERE IS NO WALL PANEL JOINTS, MAKE EQUAL SPACING OF FASCIA PANELS. SEE FINISH NOTE 5 FOR COLOR.

4 COLOR CONCRETE WITH 11.5" BOARD FORM. SEE FINISH NOTE 6 FOR COLOR.

5 ALUMINUM TRIM BETWEEN HARDIE SMOOTH PANELS.

6 WINDOWS WITH ALUMINIUM FRAME, TYPICAL. SEE A71 DETAILS.

7 ACID ETCHED GLASS WITH 75% TRANSPARENCY AT STAIR & 10% AT BATHROOMS.

8 IPE, GARAPA OR CUMARU DECK RAILING & WINDOW SCREEN.

9 SOLAR PANEL (SOLAR PERMIT UNDER DEFERRED SUBMITTAL)

10 COLOR CONCRETE WALL. SEE FINISH NOTE 5 FOR COLOR.

11 GARAGE DOOR PAINTED, SEE NOTE 5 FOR COLOR.

12 ROOF DRAIN CONNECT TO UNDERGROUND DRAIN PIPE & POP-UP EMITTER IN PLANTER AREA.

13 EGRESS WINDOW AT BEDROOMS:
MINIMUM NET CLEAR OPENING AREA OF 5.7 SQUARE FEET,
MINIMUM NET CLEAR WIDTH OPENING OF 20 INCHES,
MINIMUM NET CLEAR HEIGHT OPENING OF 24 INCHES.
MAXIMUM SILL HEIGHT 44 INCHES, FROM FIN. FLR. TO BOTTOM OF CLEAR OPENING.

4 KEY NOTES
1/4"=1'-0"

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3 Condominium

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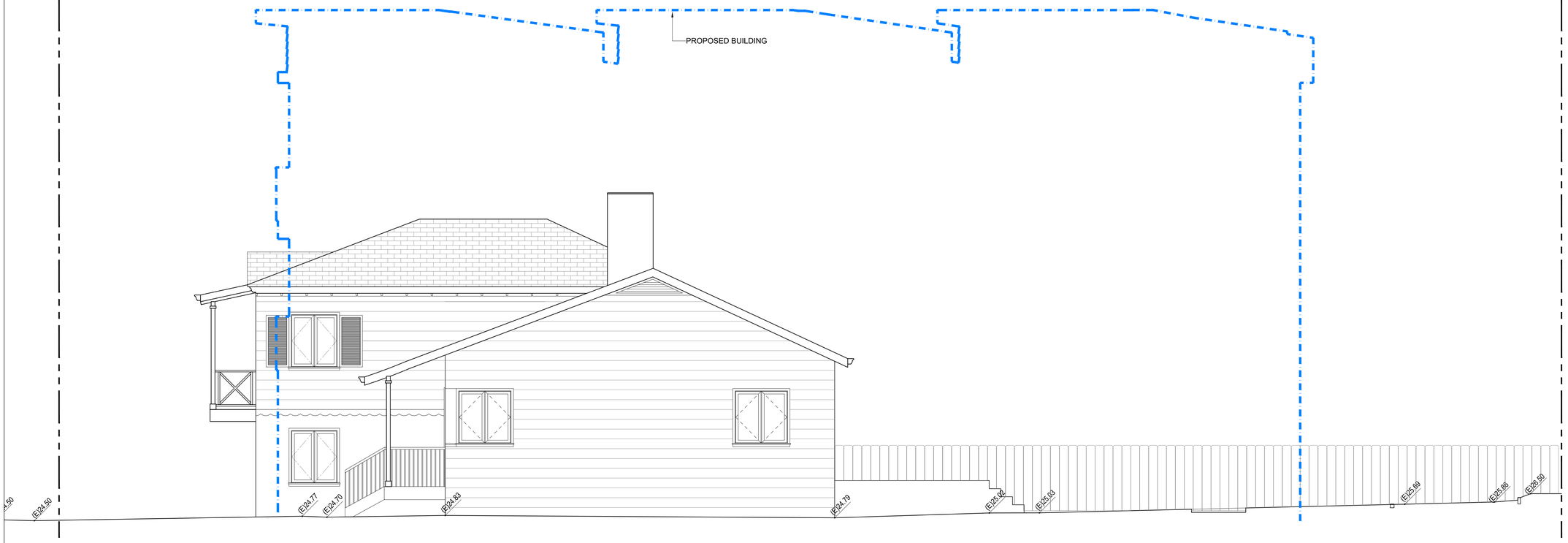
PRINT RECORD	
REVIEW	08 / 15 / 22
Initial P.C. Response	06 / 20 / 24
Revised after June 23 hearing	07 / 11 / 25

THE CONTRACTOR SHALL PERFORM THE WORK IN ACCORDANCE WITH ALL LAWS, ORDINANCES, RULES, AND REGULATIONS OF ALL GOVERNING AGENCIES

LICENSED ARCHITECT
SIMON KWAN
C-27228
10/31/2025
STATE OF CALIFORNIA

(E) & (N) Back Elevations

A33



15 EXISTING RIGHT ELEVATION
1/4"=1'-0"

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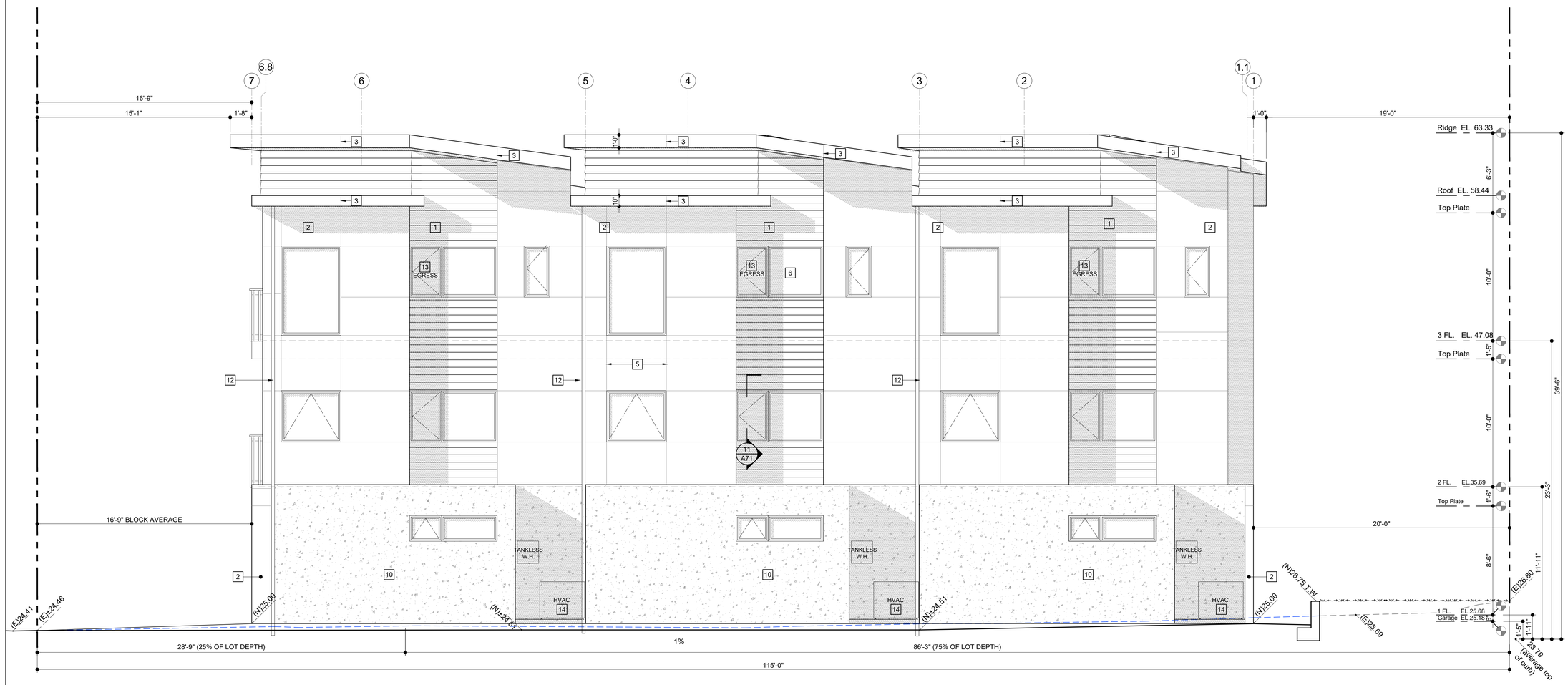
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LICENSED ARCHITECT
SIMON KWAN
C-27228
10/31/2025
STATE OF CALIFORNIA

(E) Right Elevation

A34E



15 PROPOSED RIGHT ELEVATION
1/4"=1'-0"

1 ALL WINDOWS TO BE TRIMLESS BY FLEETWOOD, MAXIMUM U-FACTOR OF 0.30; COLOR - BLACK ALUMINUM.

2 ALL ENTRY DOOR TO BE PAINTED
COLOR - BENJAMIN MOORE, TOMATO RED

ALL GARAGE DOOR TO BE PAINTED
COLOR - BENJAMIN MOORE, WHITE HERON

3 ALL DECK RAILING & WINDOW SCREEN TO BE GARAPA HARDWOOD.
FINISH - OIL & WAX BLEND.

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1/4"=1'-0"

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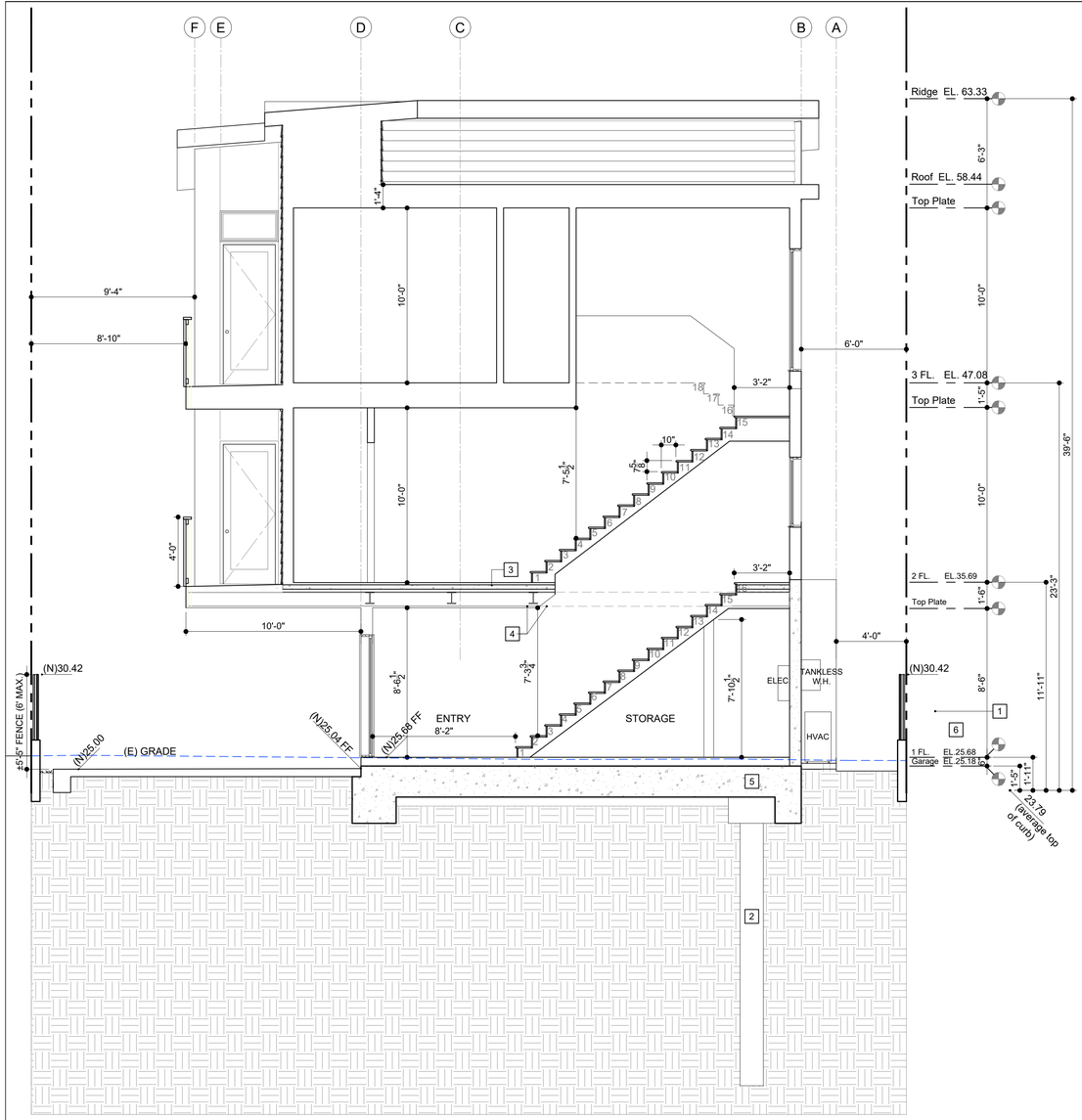
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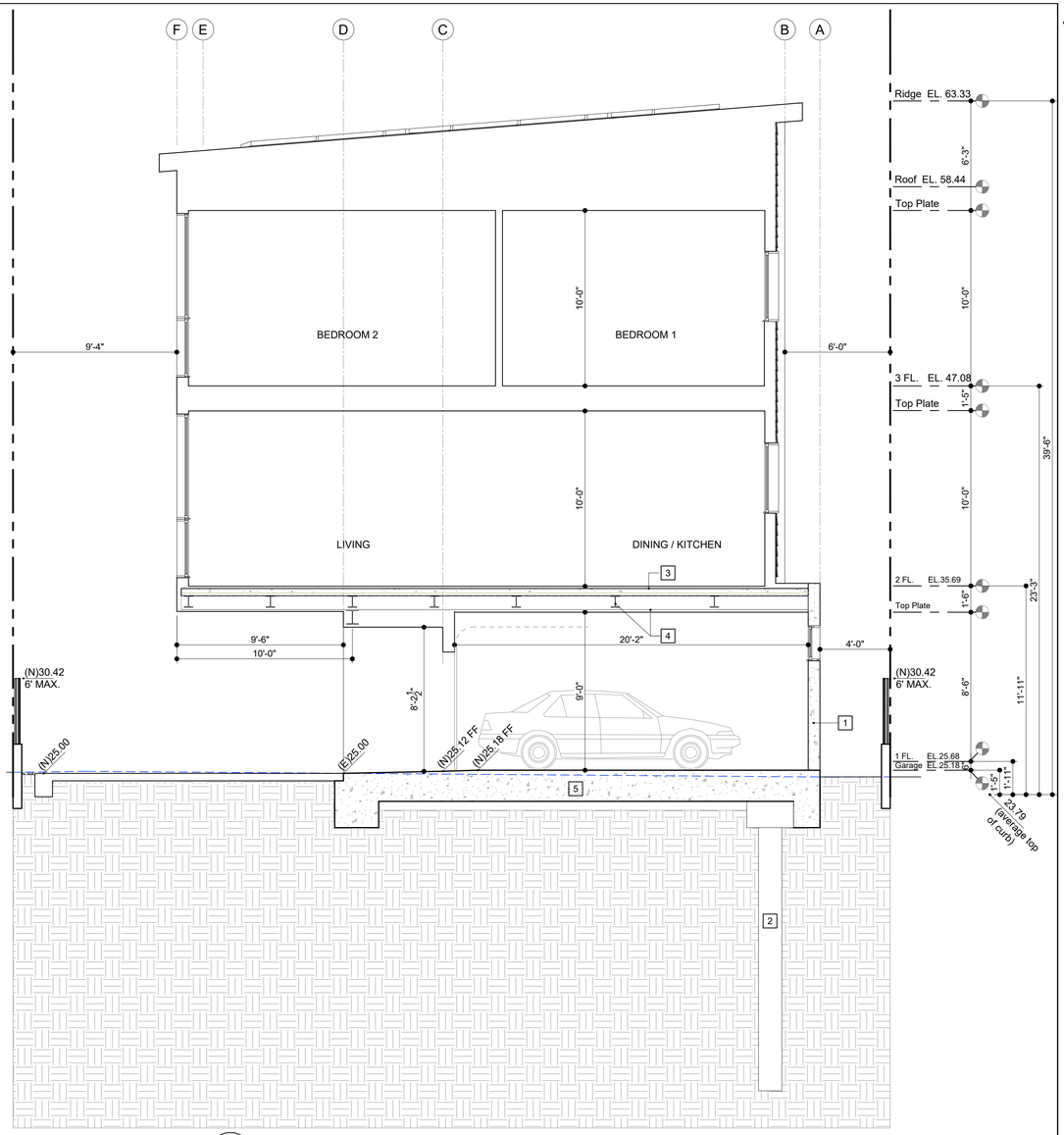
LICENSED ARCHITECT
SIMON KWAN
C-27228
10/31/2025
STATE OF CALIFORNIA

Right Elevation

A34



15 SECTION
1/4"=1'-0"



7 SECTION
1/4"=1'-0"

1 CONCRETE WALL AT 1ST FLOOR PERIMETER

2 CONCRETE PIERS

3 CONCRETE ON METAL DECKING

4 STEEL BEAM

5 MAT FOUNDATION

6 HVAC EQUIPMENT SHALL NOT EXCEED A MAXIMUM OUTDOOR NOISE LEVEL (MEASURED IN A-WEIGHTED DECIBELS, OR DBA) OF 60 DBA BETWEEN THE HOURS OF 7:00 A.M. AND 10:00 P.M. OR 50 DBA BETWEEN THE HOURS OF 10:00 P.M. AND 7:00 A.M., AS MEASURED FROM THE PROPERTY LINE OF THE PROPERTY ON WHICH THE EQUIPMENT IS LOCATED.

4 KEY NOTES
1/4"=1'-0"

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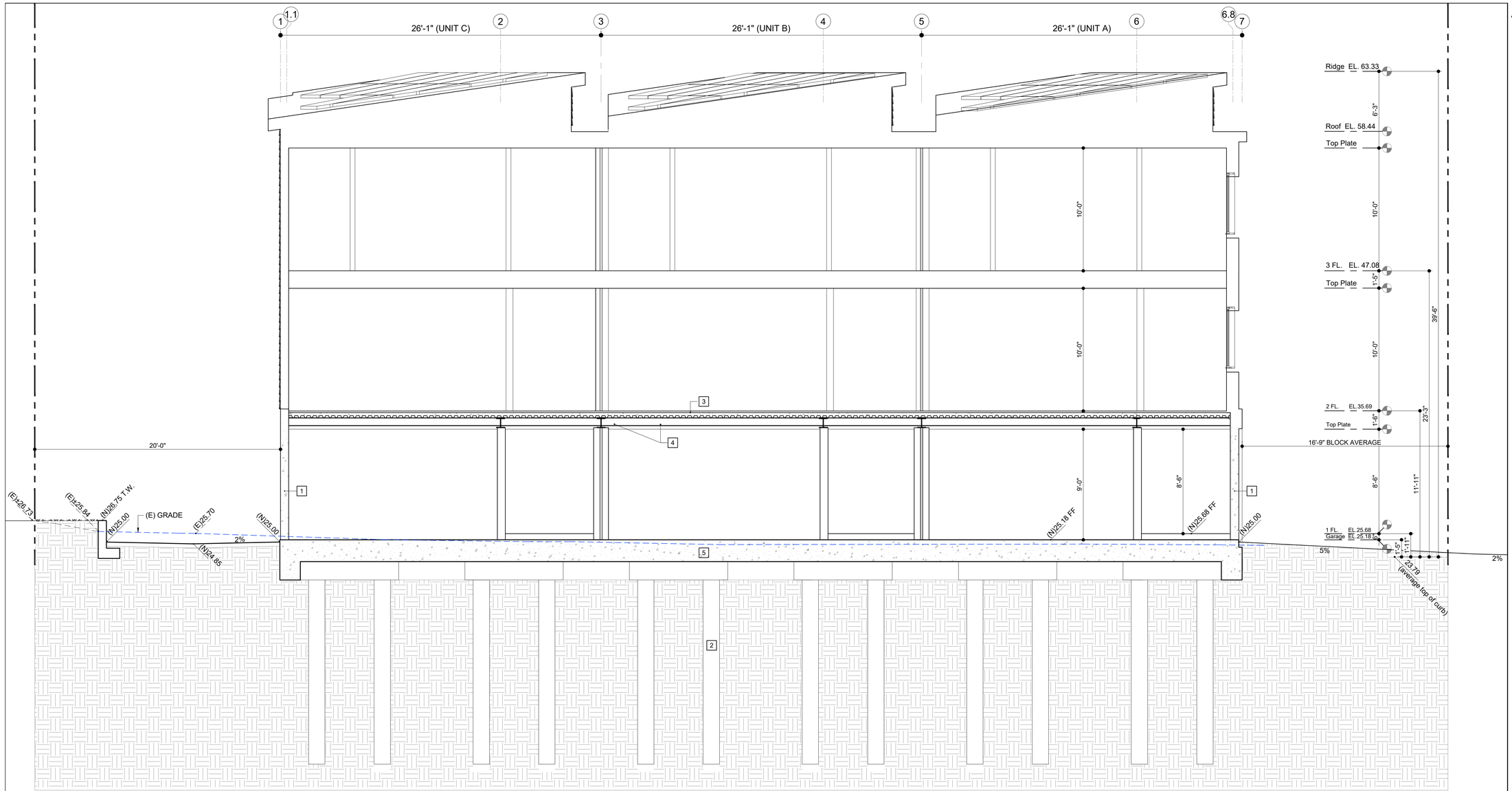
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THE CONTRACTOR SHALL PERFORM THE WORK IN ACCORDANCE WITH ALL LAWS, ORDINANCES, RULES, AND REGULATIONS OF ALL GOVERNING AGENCIES

LICENSED ARCHITECT
SIMON KWAN
C-27228
10/31/2025
STATE OF CALIFORNIA

Cross Sections

A41



15 SECTION
1/4"=1'-0"

1 CONCRETE WALL AT 1ST FLOOR PERIMETER

2 CONCRETE PIERS

3 CONCRETE ON METAL DECKING

4 STEEL BEAM

5 MAT FOUNDATION

6 HVAC EQUIPMENT SHALL NOT EXCEED A MAXIMUM OUTDOOR NOISE LEVEL (MEASURED IN A-WEIGHTED DECIBELS, OR DBA) OF 60 DBA BETWEEN THE HOURS OF 7:00 A.M. AND 10:00 P.M. OR 50 DBA BETWEEN THE HOURS OF 10:00 P.M. AND 7:00 A.M., AS MEASURED FROM THE PROPERTY LINE OF THE PROPERTY ON WHICH THE EQUIPMENT IS LOCATED.

4 KEY NOTES
1/4"=1'-0"

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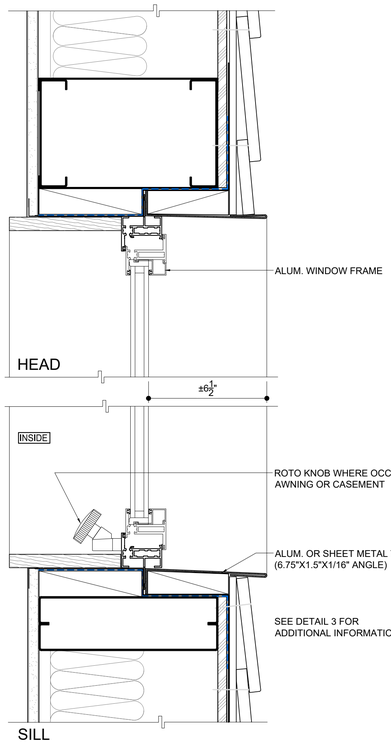
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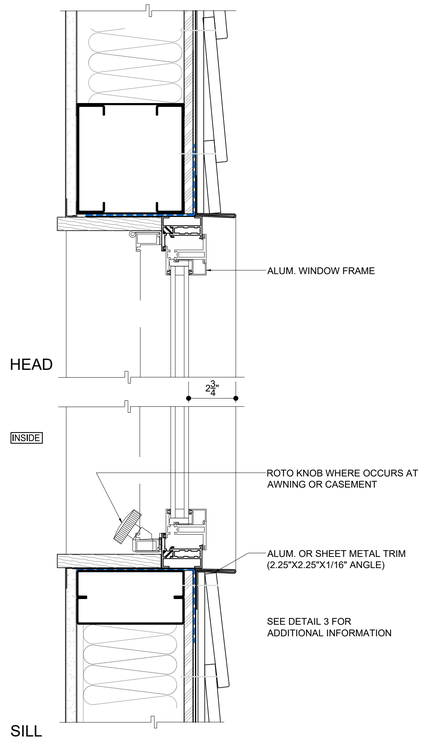
LICENSED ARCHITECT
SIMON KWAN
C-27228
10/31/2025
STATE OF CALIFORNIA

Longitudinal Section

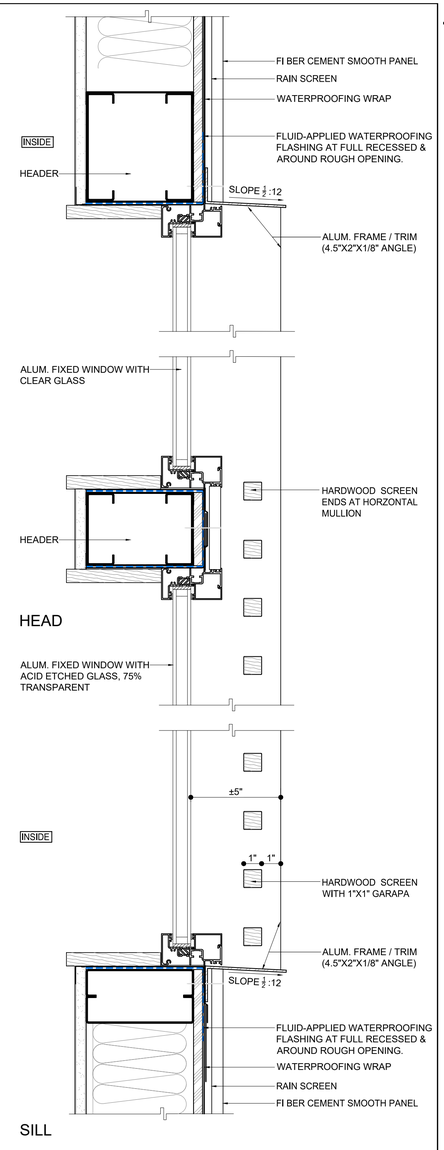
A42



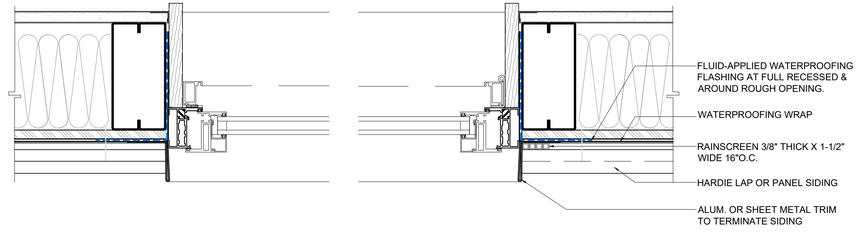
11 WINDOW @ LINE B
3"=1'-0"



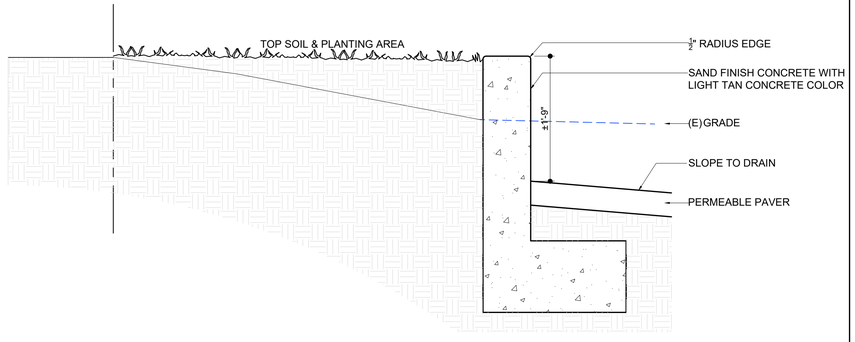
7 TYPICAL WINDOW
3"=1'-0"



3 FRONT WINDOW W/ PICTURE FRAME
3"=1'-0"



16 WINDOW JAMB
3"=1'-0"



4 SEAT WALL
1"=1'-0"

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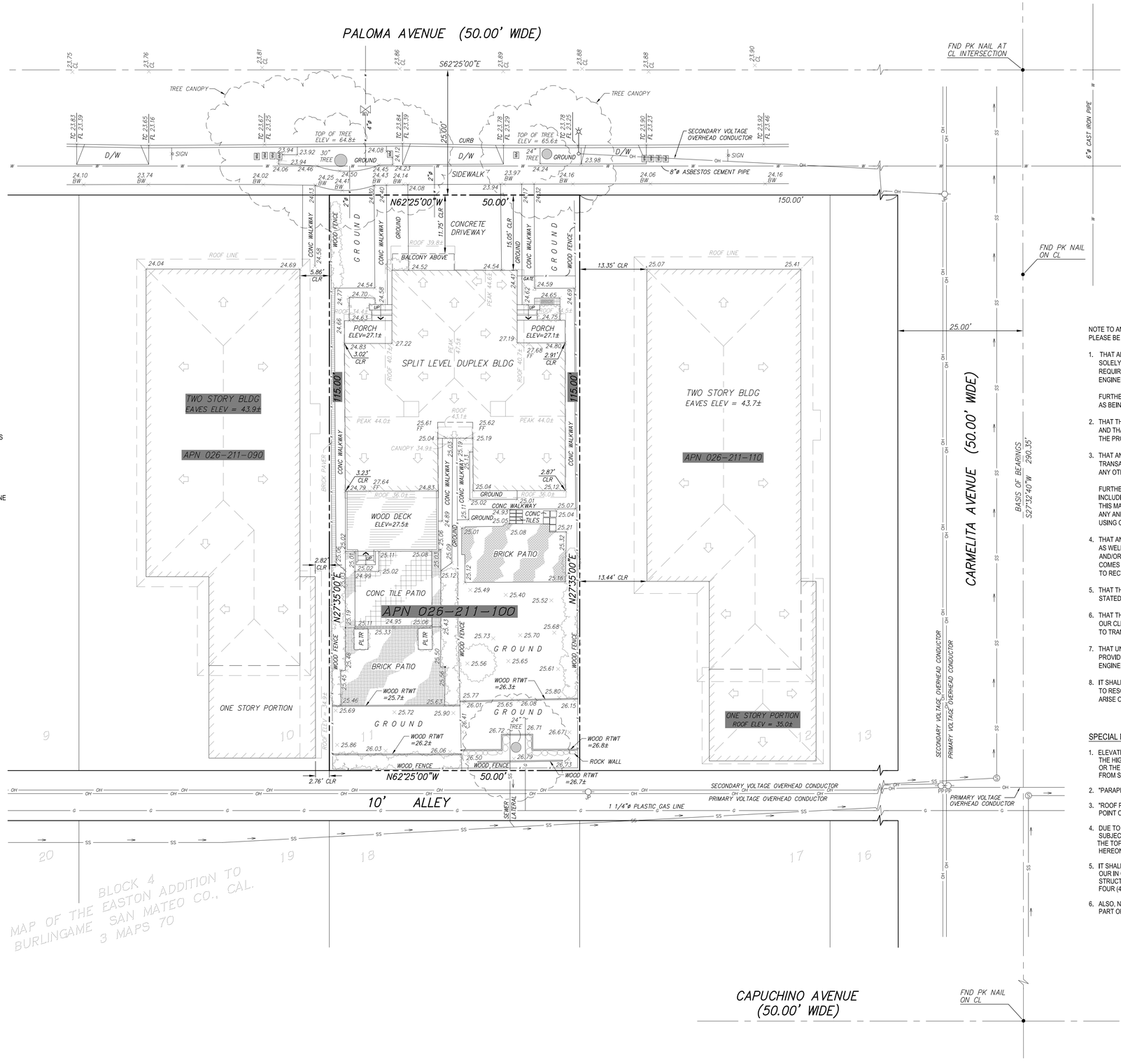
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LICENSED ARCHITECT
SIMON KWAN
C-27228
10/31/2025
STATE OF CALIFORNIA

Details

A71



GRAPHIC SCALE

10 0 5 10 20

1 inch = 10 feet

BASIS OF BEARINGS

THE BEARING OF THE CENTERLINE OF CARMELITA AVENUE AS SHOWN ON 17 LLS 20. TAKEN AS SOUTH 27°32'40" WEST.

TEMPORARY BENCHMARK

PALOMA AVENUE & CARMELITA AVENUE (S.E. CORNER)
THE TOP OF CURB AT THE WESTERLY END OF THE CURB RETURN. ELEV =24.00

LEGEND

- PROPERTY LINE
- ADJACENT PARCEL LINES
- RIGHT OF WAY LINE
- SURVEY CENTERLINE
- SEWER LINE
- GAS LINE
- WATER LINE
- OVERHEAD ELECTRIC LINE
- FENCE LINE
- BUILDING LINE
- FND PK NAIL
- ELECTROLIER
- JOINT POLE
- POWER POLE
- ROOF SLOPE
- SEWER MANHOLE
- SIGN POST
- WATER METER
- WATER VALVE

ABBREVIATIONS

APN	ASSESSOR'S PARCEL NUMBER
BLDG	BUILDING
BW	BACK OF WALK
CL	CENTERLINE
CLR	CLEAR
CONC	CONCRETE
D/W	DRIVEWAY
ELEV	ELEVATION
FF	FINISH FLOOR
FL	FLOW LINE
FND	FOUND
(M)	MEASURED
PLTR	PLANTER
RTWT	TOP OF RETAINING WALL
SQ FT	SQUARE FEET
TC	TOP OF CURB

NOTE TO ANYONE HAVE ANY INTEREST IN THIS MAP, PLEASE BE ADVISED OF THE FOLLOWING:

1. THAT ALL TITLE INFORMATION HEREON (INCLUDING EASEMENTS IF ANY) WAS PREPARED SOLELY FOR AND IN STRICT CONFORMANCE WITH OUR CLIENT'S AND/OR HIS AGENT'S REQUIREMENTS. THE FOLLOWING INFORMATION WAS SUPPLIED TO TRANSAMERICAN ENGINEERS; □ DEED □ TITLE REPORT □ A.P.N. □ ADDRESS OF THE P.I.Q.

   FURTHERMORE, WE HEREBY DISCLAIM ANY AND ALL TITLE SEARCH RESPONSIBILITIES AS BEING BEYOND OUR CONTRACT AND COMMITMENT TO OUR CLIENT.

2. THAT THIS MAP WAS PREPARED AS A PROFESSIONAL INSTRUMENT OR SERVICE AND THAT IT REMAINS THE PROPERTY OF TRANSAMERICAN ENGINEERS WHETHER THE PROJECT (IF ANY PROPOSED) ON THIS SITE IS CONSTRUCTED OR NOT.

3. THAT ANY INFORMATION ON THIS MAP AND ANY DOCUMENT(S) PREPARED BY TRANSAMERICAN ENGINEERS IN RELATION HEREOF SHALL NOT BE USED FOR ANY OTHER PURPOSE THAN FOR: BUILDING PERMITS.

   FURTHERMORE, THE USE OF THIS MAP FOR ANY OTHER PURPOSES WHATSOEVER INCLUDING ENGINEERING DESIGNS OF OFFSITE OR ONSITE IMPROVEMENTS IS BEYOND THIS MAP'S PURPOSE, INTENT & CONTRACT. TRANSAMERICAN ENGINEERS DISAVOWS ANY AND ALL RESPONSIBILITIES, LIABILITIES WHICH SHALL REST UPON THE PARTY USING OUR INFORMATION BEYOND THE ESTABLISHED LIMITATION ABOVE.

4. THAT ANY IMPROVEMENT CHANGES WITHIN THIS SITE OR THE ADJACENT SITES THEREOF AS WELL AS TITLE TRANSFERS OF THE PROPERTY IN QUESTION (EXCEPT FOR ALTA MAPS) AND/OR THE LAPSE OF 3 OR MORE YEARS FROM THE DATE OF THIS MAP (WHICHEVER COMES FIRST) SHALL VOID ALL INFORMATION HEREON UNLESS A RE-SURVEY IS ORDERED TO RECTIFY, UPDATE OR RE-CERTIFY THIS MAP.

5. THAT THIS INFORMATION SHALL NOT BE USED FOR ANY IMPROVEMENT STAKING UNLESS STATED IN ITEM NO. 3 ABOVE.

6. THAT THE USE OF THIS MAP BY OTHER CONSULTANTS OR CONTRACTORS ON BEHALF OF OUR CLIENT SHALL PROMPT THE IMMEDIATE FULFILLMENT OF ALL CLIENT'S OBLIGATIONS TO TRANSAMERICAN ENGINEERS UNLESS OTHERWISE AGREED TO.

7. THAT UNDERGROUND UTILITIES SHOWN HEREON WERE OBTAINED FROM INFORMATION PROVIDED TO TRANSAMERICAN ENGINEERS BY UTILITIES COMPANIES. TRANSAMERICAN ENGINEERS DOES NOT ASSUME ANY RESPONSIBILITY FOR THEIR EXISTENCE OR ACCURACY.

8. IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS INVOLVED TO RESOLVE ALL ISSUES REGARDING PROPERTY DISPUTES WHICH MAY ARISE OUT OF INFORMATION SHOWN HEREON.

SPECIAL NOTES

1. ELEVATIONS SHOWN AS "ROOF ELEV" HEREON ARE IN FACT THE ELEVATIONS OF THE HIGHEST POINT OF SIDE WALLS. THESE ELEVATIONS MAY BE EITHER THE ROOF OR THE PARAPET ELEVATION OF SUCH ROOF. FLAT ROOF LEVELS WERE NOT VISIBLE FROM SURVEY POINT.
2. "PARAPET ELEV" SHOWN HEREON ARE THE HIGHEST POINT OF SUCH PARAPET.
3. "ROOF PEAK ELEV" AND "EAVES ELEV" (IF ANY SHOWN HEREON) ARE THE HIGHEST POINT OF ROOF PEAKS AND THE LOWEST POINTS OF ROOF EAVES RESPECTIVELY.
4. DUE TO LIMITED ACCESS TO THE REAR OR THE ADJACENT AND/OR THE PARAPET SUBJECT BUILDING(S) AND/OR COVERED STRUCTURE(S) AT THE TIME OF THIS SURVEY, THE TOPOGRAPHIC DATA FOR THOSE BUILDING(S) AND/OR STRUCTURE(S) IS NOT SHOWN HEREON.
5. IT SHALL BE THE RESPONSIBILITY OF OUR CLIENT TO CALL OUR OFFICE IN ORDER TO HAVE OUR IN ORDER TO HAVE OUR SURVEYORS LOCATE ADDITIONAL INFORMATION AND/OR STRUCTURE(S) ONCE THE SITE HAS BEEN CLEARED. WE REQUIRE AN ADVANCE NOTICE OF FOUR (4) DAYS MORE OR LESS.
6. ALSO, NOTE THAT THERE WILL BE ADDITIONAL CHARGES FOR SUCH STAKING AS IT IS NOT A PART OF THE SCOPE OF THIS JOB'S CONTRACT.

Job No. 7119

Sheet No. 1 OF 1

Date: APRIL 2022

Surveyed by: DP/SH	Date: 04/22
Designed by: N/A	Date: N/A
Drawn by: JT	Date: 04/22
Checked by: BP	Date: 04/22

Scale: AS SHOWN

TRANSAMERICAN ENGINEERS
1390 Market Street, Suite 201
San Francisco, CA 94102
Tel: (415) 553-4092 Fax: (415) 553-4071
Email: Info@transamericanengineers.com

ARCHITECTURAL TOPOGRAPHIC SURVEY

APN 026-211-100
1113 - 1115 PALOMA AVENUE

CITY OF BURLINGAME, SAN MATEO COUNTY CALIFORNIA

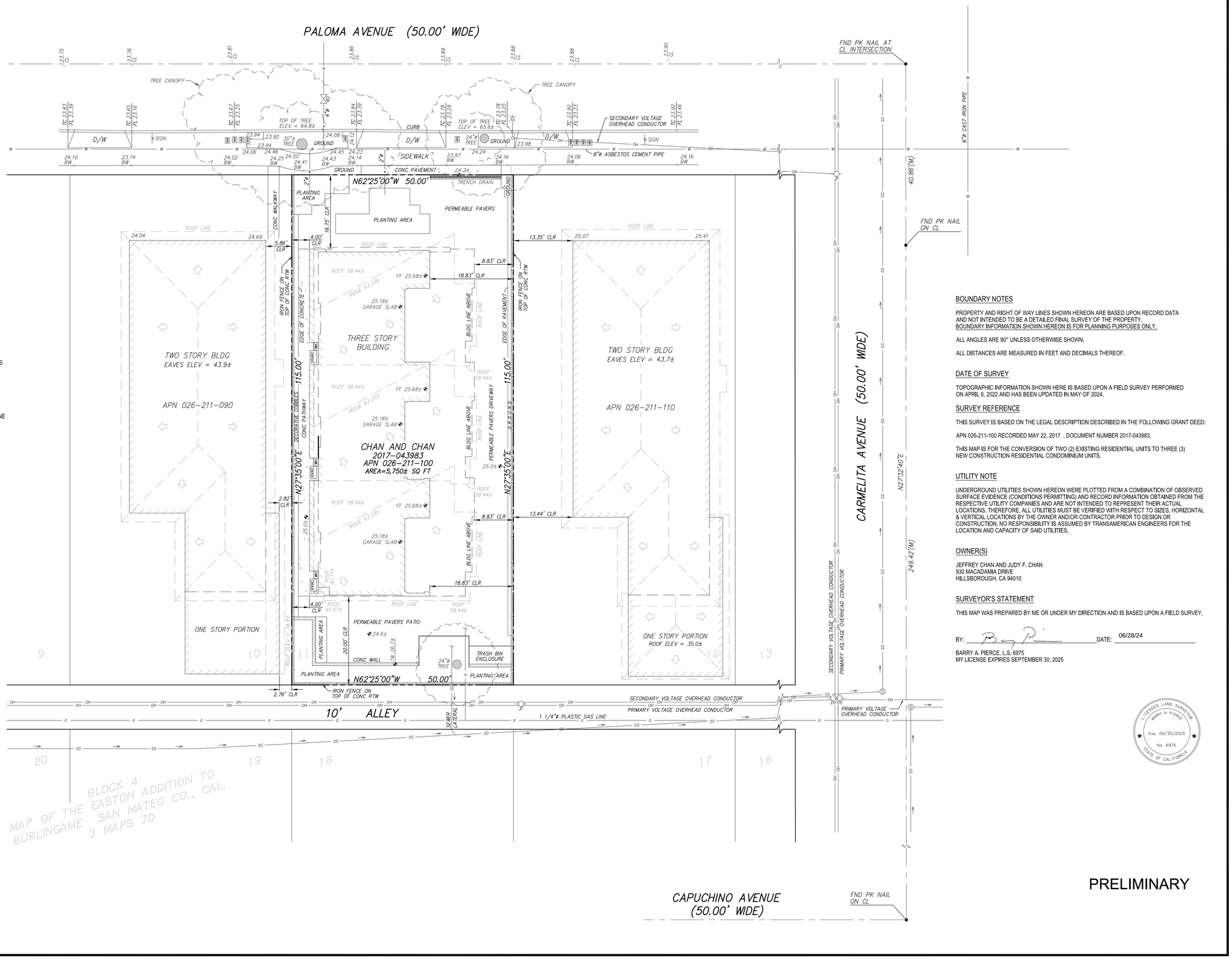
LICENSED LAND SURVEYOR
BARRY A. PIEMO
Exp. 09/30/2025
No. 6975
STATE OF CALIFORNIA

Approved by:

06/26/24

Chief Surveyor License No. 6975
Expires 9/30/2025

Revisions	By:
06/17/24 UPDATE BOUNDARY TIES & UTILITIES	JT



GRAPHIC SCALE

10 0 5 10 20

1 inch = 10 feet

TEMPORARY BENCHMARK

PALOMA AVENUE & CARMELITA AVENUE (S.E. CORNER)
THE TOP OF CURB AT THE WESTERLY END OF THE
CURB RETURN. ELEV =24.00

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- ADJACENT PARCEL LINES
- RIGHT OF WAY LINE
- SURVEY CENTERLINE
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ABBREVIATIONS

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CLR	CLEAR
CONC	CONCRETE
D/W	DRIVEWAY
ELEV	ELEVATION
FF	FINISH FLOOR
FL	FLOW LINE
FND	FOUND
HVAC	HEAT VENTILATION & AIR CONDITIONING
(M)	MEASURED
RTW	RETAINING WALL
SQ FT	SQUARE FEET
TC	TOP OF CURB
WH	WATER HEATER

BOUNDARY NOTES

PROPERTY AND RIGHT OF WAY LINES SHOWN HEREON ARE BASED UPON RECORD DATA AND NOT INTENDED TO BE A DETAILED FINAL SURVEY OF THE PROPERTY. BOUNDARY INFORMATION SHOWN HEREON IS FOR PLANNING PURPOSES ONLY.

ALL ANGLES ARE 90° UNLESS OTHERWISE SHOWN.

ALL DISTANCES ARE MEASURED IN FEET AND DECIMALS THEREOF.

DATE OF SURVEY

TOPOGRAPHIC INFORMATION SHOWN HERE IS BASED UPON A FIELD SURVEY PERFORMED ON APRIL 6, 2022 AND HAS BEEN UPDATED IN MAY OF 2024.

SURVEY REFERENCE

THIS SURVEY IS BASED ON THE LEGAL DESCRIPTION DESCRIBED IN THE FOLLOWING GRANT DEED:

APN 026-211-100 RECORDED MAY 22, 2017 , DOCUMENT NUMBER 2017-043983.

THIS MAP IS FOR THE CONVERSION OF TWO (2) EXISTING RESIDENTIAL UNITS TO THREE (3) NEW CONSTRUCTION RESIDENTIAL CONDOMINIUM UNITS.

UTILITY NOTE

UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM A COMBINATION OF OBSERVED SURFACE EVIDENCE (CONDITIONS PERMITTING) AND RECORD INFORMATION OBTAINED FROM THE RESPECTIVE UTILITY COMPANIES AND ARE NOT INTENDED TO REPRESENT THEIR ACTUAL LOCATIONS. THEREFORE, ALL UTILITIES MUST BE VERIFIED WITH RESPECT TO SIZES, HORIZONTAL & VERTICAL LOCATIONS BY THE OWNER AND/OR CONTRACTOR PRIOR TO DESIGN OR CONSTRUCTION. NO RESPONSIBILITY IS ASSUMED BY TRANSAMERICAN ENGINEERS FOR THE LOCATION AND CAPACITY OF SAID UTILITIES.

OWNER(S)

JEFFREY CHAN AND JUDY F. CHAN
930 MACADAMIA DRIVE
HILLSBOROUGH, CA 94010

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY,

BY: _____ DATE: 06/28/24

BARRY A. PIERCE, L.S. 6975
MY LICENSE EXPIRES SEPTEMBER 30, 2025

LICENSED LAND SURVEYOR
BARRY A. PIERCE
Exp. 09/30/2025
No. 6975
STATE OF CALIFORNIA

PRELIMINARY

Job No.
7119

Sheet No.
1 OF 1

Date:
APRIL 2024

Surveyed by: DP/SH	Date: 04/22
Designed by: NA	Date: NA
Drawn by: JT	Date: 06/24
Checked by: BP	Date: 06/24

Scale: AS SHOWN

TRANSAMERICAN ENGINEERS
1390 Market Street, Suite 201
San Francisco, CA 94102
Tel: (415) 553-4092 Fax: (415) 553-4071
Email: info@transamericanengineers.com

TENTATIVE PARCEL MAP

A THREE RESIDENTIAL UNIT CONDOMINIUM PROJECT. A SUBDIVISION OF LOT 11 IN BLOCK 4 AS SHOWN IN THAT CERTAIN "MAP OF THE EASTON ADDITION TO BURLINGAME SAN MATEO CO., CAL.", FILED AUGUST 7, 1905 IN BOOK "D" OF MAPS AT PAGE 51 AND A COPY ENTERED IN BOOK 3 OF MAPS AT PAGE 70, SAN MATEO COUNTY RECORDS

CITY OF BURLINGAME — SAN MATEO COUNTY — CALIFORNIA

Revisions	By:

1113–1115 PALOMA AVENUE
TITLE SHEET
BURLINGAME, CA 94010



NOT TO SCALE

VICINITY MAP

GENERAL NOTES:

1. ALL GRADING SHALL CONFORM TO THE UNIFORM BUILDING CODE, APPENDIX CHAPTER 33, AS AMENDED BY ORDINANCE NO. 457.
2. ALL PROPERTY CORNERS SHALL BE CLEARLY DELINEATED IN THE FIELD PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION/GRADING.
3. DURING ROUGH GRADING OPERATIONS AND PRIOR TO CONSTRUCTION OF PERMANENT DRAINAGE STRUCTURES, TEMPORARY DRAINAGE CONTROL SHOULD BE PROVIDED TO PREVENT PONDING WATER AND DAMAGE TO ADJACENT PROPERTIES.
4. DUST SHALL BE CONTROLLED BY WATERING OR OTHER APPROVED METHODS.
5. NO FILL SHALL BE PLACED ON EXISTING GROUND UNTIL THE GROUND HAS BEEN CLEARED OF WEEDS, DEBRIS, TOPSOIL AND OTHER DELETERIOUS MATERIAL.
6. MAXIMUM CUT AND FILL SLOPE = 2:1.
7. STABILITY CALCULATIONS WITH A FACTOR OF SAFETY OF AT LEAST ONE AND FIVE TENTH (1.5) SHALL BE SUBMITTED BY A SOILS ENGINEER TO THE BUILDING AND SAFETY DEPARTMENT FOR CUT AND FILL SLOPES OVER 30' IN VERTICAL HEIGHT.
8. PROVIDE 5' WIDE BY 1' HIGH BERM OR EQUIVALENT ALONG THE TOP OF ALL FILL SLOPES OVER 5' HIGH.
9. PROVIDE A BROW DITCH, DESIGNED TO HANDLE 100 YEAR Q STORM FLOWS, ALONG THE TOP OF THE CUT SLOPES.
10. MINIMUM BUILDING PAD AND DRAINAGE SWALE SLOPE SHALL BE = 1% IF CUT OR FILL IS LESS THAN 10%, 2% IF CUT OR FILL IS GREATER THAN 10'. DRAINAGE SWALES SHALL BE A MINIMUM OF 0.2" DEEP AND BE CONSTRUCTED A MINIMUM OF 2' FROM THE TOP OF CUT OR FILL SLOPES.
11. "NO OBSTRUCTION OF FLOOD PLAINS OR NATURAL WATER COURSE SHALL BE PERMITTED."
12. ALL EXISTING DRAINAGE COURSES ON THE PROJECT SITE MUST CONTINUE TO FUNCTION, ESPECIALLY DURING STORM CONDITIONS. PROTECTIVE MEASURES AND TEMPORARY DRAINAGE PROVISIONS MUST BE USED TO PROTECT ADJOINING PROPERTIES DURING GRADING OPERATIONS.
13. FINISH GRADE SHALL BE SLOPED AWAY FROM ALL EXTERIOR WALLS AT NOT LESS THAN ½" PER FOOT FOR A MINIMUM OF 3'.
14. CUT AND FILL SLOPES EQUAL TO OR GREATER THAN 3' IN VERTICAL HEIGHT SHALL BE PLANTED WITH GRASS OR GROUND COVER TO PROTECT THE SLOPE FROM EROSION AND INSTABILITY IN ACCORDANCE WITH ORDINANCE NO. 457 PRIOR TO FINAL GRADING INSPECTION.
15. EROSION CONTROL: ALL SLOPES REQUIRED TO BE PLANTED SHALL BE PROVIDED WITH ROSEA ICE PLANT (OR EQUAL) GROUND COVER AT 12" ON CENTER. SLOPES EXCEEDING 15' IN VERTICAL HEIGHT SHALL BE PLANTED WITH APPROVED TREES SPACED NOT TO EXCEED 20' ON CENTER OR SHRUBS NOT TO EXCEED 10', OR A COMBINATION OF
16. ALL GRADING SHALL BE DONE IN CONFORMANCE WITH RECOMMENDATIONS OF THE PRELIMINARY SOILS INVESTIGATION BY:
    WAYNE TING & ASSOCIATES, INC.
    REPORT NO: 6092
    DATED MAY 23, 2022
    TWO SETS OF THE FINAL COMPACTION REPORT SHALL BE SUBMITTED TO THE BUILDING AND SAFETY DEPARTMENT WHICH SHALL INCLUDE FOUNDATION DESIGN RECOMMENDATIONS AND CERTIFICATION THAT GRADING HAS BEEN DONE IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE SITEINVESTIGATION REPORT.
17. IF STEEP SLOPING TERRAIN OCCURS UPON WHICH FILL IS TO BE PLACED, IT MUST BE CLEARED, KEYED AND BENCHED INTO FIRM NATURAL SOIL FOR FULL SUPPORT. PREPARATION SHALL BE APPROVED BY A SUITABLY QUALIFIED AND REGISTERED PROFESSIONAL PRIOR TO PLACEMENT OF FILL MATERIAL.
18. ALL GRADING SHALL BE DONE UNDER THE SUPERVISION OF A COMPETENT SOILS ENGINEER WHO SHALL CERTIFY THAT ALL FILL HAS BEEN PROPERLY PLACED AND WHO SHALL SUBMIT A
19. FINAL COMPACTION REPORT FOR ALL FILLS OVER 1' DEEP. FINAL COMPACTION REPORT WILL BE REQUIRED FOR ALL FILLS GREATER THAN 1'.
20. A SUITABLY QUALIFIED AND REGISTERED PROFESSIONAL SHALL SUBMIT TO THE BUILDING AND SAFETY DEPARTMENT WRITTEN CERTIFICATION OF COMPLETION OF ROUGH GRADING IN ACCORDANCE WITH THE APPROVED GRADING PLAN PRIOR TO REQUESTING INSPECTION AND ISSUANCE OF THE BUILDING PERMIT. CERTIFICATION SHALL INCLUDE LINE, GRADE, ELEVATION AND LOCATION OF CUT/FILL SLOPES.
21. A SUITABLY QUALIFIED AND REGISTERED PROFESSIONAL SHALL SUBMIT CERTIFICATION OF BUILDING PAD ELEVATION. WHERE SPECIFIC ELEVATIONS ARE REQUIRED, THE ELEVATION (WITH RESPECT TO MEAN SEA LEVEL) SHALL BE GIVEN. IF AN ELEVATION WITH RESPECT TO ADJACENT GROUND SURFACE IS REQUIRED, THE ACTUAL DISTANCE ABOVE THE ADJACENT GROUND SHALL BE GIVEN.
22. A SUITABLY QUALIFIED AND REGISTERED PROFESSIONAL SHALL SUBMIT TO THE BUILDING AND SAFETY DEPARTMENT WRITTEN CERTIFICATION OF COMPLETION OF FINAL GRADING IN ACCORDANCE WITH THE APPROVED PLANS FOR ALL GRADING DESIGNATED AS "ENGINEERED GRADING."
23. THE CONTRACTOR SHALL NOTIFY THE DISTRICT BUILDING AND SAFETY DEPARTMENT AT LEAST 24 HOURS IN ADVANCE REQUESTING FINISH LOT GRADE AND DRAINAGE INSPECTION. THIS INSPECTION MUST BE APPROVED PRIOR TO BUILDING PERMIT FINAL INSPECTION FOR EACH
24. CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT, TWO DAYS BEFORE DIGGING BEGINS, AT 1–800–227–2600.

ABBREVIATIONS:

AC	ASPHALT CONCRETE	FS	FINISH SURFACE	SD	STORM DRAIN
BFD	BACKFLOW DEVICE	G	GAS	T	TELEPHONE
BW	BACK OF WALK	INV	INVERT	TC	TOP OF CURB
℄	CENTERLINE	PCC	PORTLAND CEMENT CONCRETE	W	WATER
DWY	DRIVEWAY	P.L.	PROPERTY LINE	WM	WATER METER
EP	EDGE OF PAVEMENT	PVC	POLYVINYL CHLORIDE PIPE	WV	WATER VALVE
EX	EXISTING	R.W.	RIGHT–OF–WAY	TW	TOP WALL
FG	FINISH GROUND	S	SEWER	TF	TOP FOOTING
FL	FLOW LINE	SCO	SEWER CLEANOUT	RD	ROOF DRAIN

OWNER:

JEFFERY CHAN
238 MICHELLE COURT
SAN FRANCISCO, CA 94080

CIVIL ENGINEER:

TOTAL ENGINEERING SERVICES, INC
15375 BARRANCA PARKWAY, SUITE A–209
IRVINE, CA 92618
ATTN: YASSER SALEM, P.E.
(714) 714–0429

SOIL ENGINEER:

WAYNE TING & ASSOCIATES, INC.
REPORT NO: 6092
DATED MAY 23, 2022
42329 OSGOOD ROAD, UNIT A
FREMONT, CA 94539

ASSESSOR'S PARCEL NUMBER:

A.P.N. 026–211–100

ZONING AND LAND USE:

EXISTING LAND USE: FLATS
PROPOSED LAND USE: CONDOMINIUMS
EXISTING ZONING: R–3

FLOOD ZONE:

FLOOD ZONE:

LEGAL DESCRIPTION:

IN THE CITY OF BURLINGAME, COUNTY OF SAN MATEO, STATE OF CALIFORNIA, BEING DESCRIBED AS FOLLOWS:

A.P.N. 026–211–100

TEMPORARY BENCHMARK:

PALOMA AVENUE & CARMELITA AVENUE (S.E. CORNER)
THE TOP OF CURB AT THE WESTERLY END OF THE CURB RETURN.

ASSUMED ELEVATION = 24.00 FEET

BASIS OF BEARINGS:

THE BEARING OF THE CENTERLINE OF CARMELITA AVENUE AS SHOWN ON 17 LLS 20. TAKEN AS SOUTH 27°32'40" WEST.

EARTHWORK ESTIMATE:

SHEET INDEX

1. TITLE SHEET
2. GRADING PLAN
3. DETAILS

ENGINEER'S NOTICE TO CONTRACTORS:

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND PIPES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. THESE LOCATIONS ARE APPROXIMATE AND WILL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR SO THAT ANY NECESSARY ADJUSTMENT CAN BE MADE IN ALIGNMENT AND/OR GRADE OF THE PROPOSED IMPROVEMENT. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURE TO PROTECT ANY UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.

THE ESTIMATED QUANTITIES HEREON ARE ONLY FOR THE PURPOSE OF OBTAINING THE NECESSARY PERMITS, AND THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF THE ESTIMATED QUANTITIES. THE CONTRACTOR SHALL PERFORM HIS OWN QUANTITY TAKEOFF A BID FOR ANY PORTION OF THE IMPROVEMENTS COVERED BY THESE PLANS.

THE ENGINEER WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING BEFORE SUBMITTING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

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

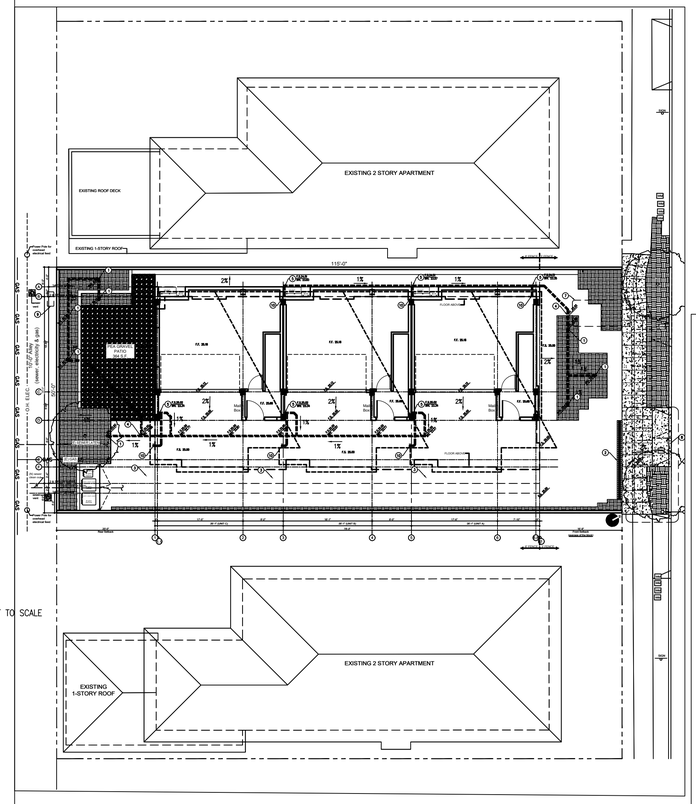
CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK.

PRIOR TO CONSTRUCTION OF ANY CONCRETE STRUCTURE, THE CONTRACTOR SHALL VERIFY WITH THE SOILS ENGINEER, THE TYPE OF CONCRETE RECOMMENDED.

NOTE:

QUANTITIES SHOWN ARE ESTIMATES FOR BONDING PURPOSES ONLY. CONTRACTOR IS RESPONSIBLE FOR HIS OWN PAY QUANTITIES.

ALL MATERIAL REMOVED FROM THE PROJECT SHALL BE DISPOSED OF IN A MANNER THAT IS IN COMPLIANCE WITH ALL RULES AND REGULATIONS OF ALL APPROPRIATE JURISDICTIONAL AGENCIES



NOT TO SCALE

INDEX MAP

UTILITY COMPANY CONTACTS

UTILITY	NAME	TELEPHONE NO.
ELECTRIC:	PACIFIC GAS AND ELECTRIC COMPANY (PG&E)	(877) 660–6789
	PENINSULA CLEAN ENERGY (PCE)	(866) 966–0110
GAS:	PACIFIC GAS AND ELECTRIC COMPANY (PG&E)	(877) 660–6789
WATER:	SAN FRANCISCO PUBLIC UTILITIES COMMISSION (SFPUC) VIA HETCH HETCHY REGIONAL WATER SYSTEM.	(415) 551–3000
STORM:	THE CITY OF BURLINGAME	(650) 558–7200

CALL BEFORE YOU DIG
Underground Service Alert of Southern California
Call: TOLL FREE
1-800 422-4133
TWO WORKING DAYS BEFORE YOU DIG

DIGALERT
DIAL BEFORE YOU DIG
TWO WORKING DAYS BEFORE YOU DIG
TOLL FREE 1-800-227-2600
A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

REVISIONS				
REV	BY	DESCRIPTION	APPROVED	DATE
1				
2				
3				
4				
5				
6				
7				
8				

PLANNING DEPARTMENT

APPROVED BY:_____ DATE:_____

CIIVIL ENGINEER

REGISTERED PROFESSIONAL ENGINEER
YASSER S. SALEM
C60678
EXP. 12/31/25
CIVIL
STATE OF CALIFORNIA

TOTAL ENGINEERING SERVICES, INC.
15375 BARRANCA PARKWAY, SUITE A–209
IRVINE, CA 92618
YASSER SALEM, PE
(714) 714–0429
EMAIL: office@tds–ae.com

PROJECT

TITLE SHEET

PROPOSED CONDOMINIUMS
APN NO. 026–211–100

1113–1115 PALOMA AVENUE
BURLINGAME, CA 94010

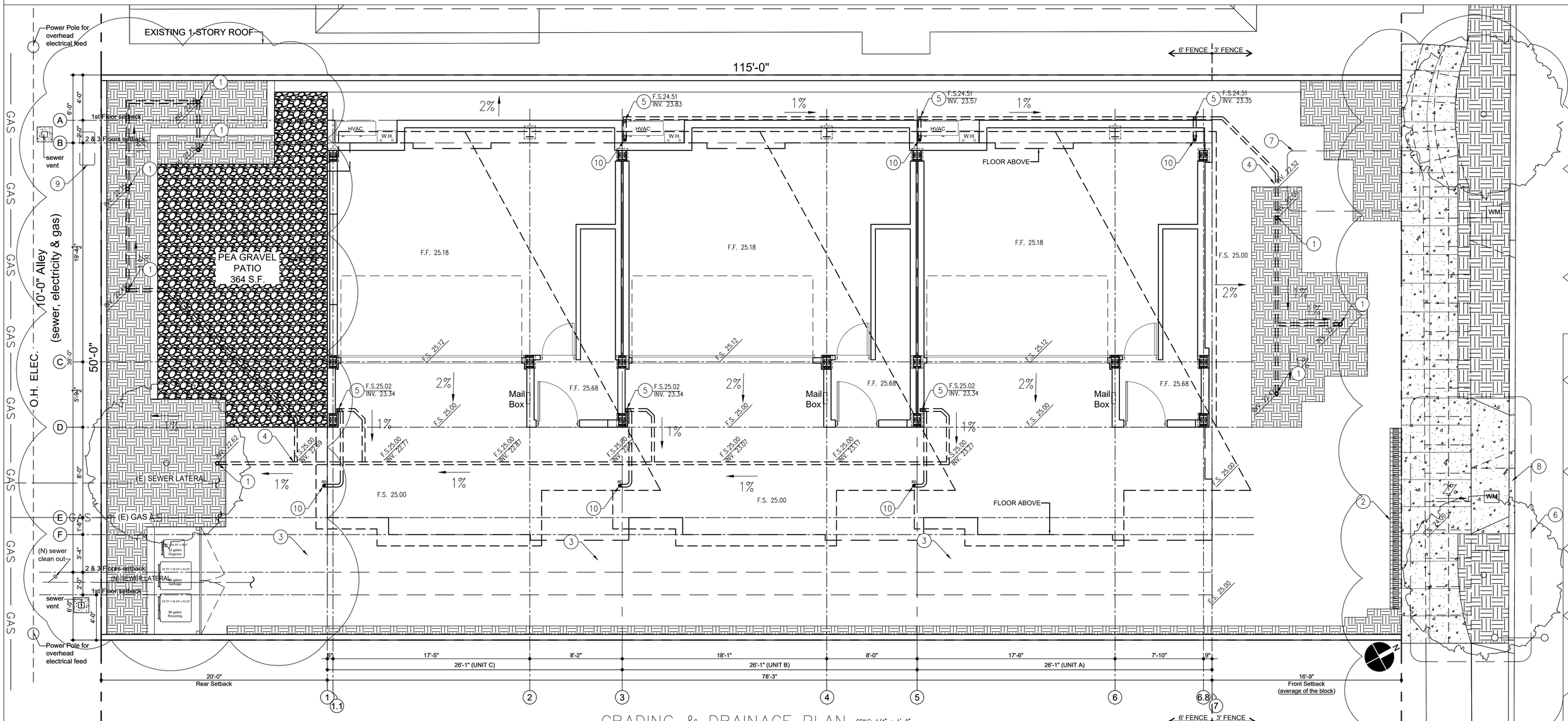
REFERENCE

W.O. NO.
SURVEY NO.
F. B. NO.
CAD FILENAME

SHEET C1 1 OF 4

1113-1115 PALOMA AVENUE, BURLINGAME, CA 94010

1113–1115 PALOMA AVENUE
GRADING PLAN
BURLINGAME, CA 94010



GRADING & DRAINAGE PLAN SCALE: 1/4" = 1'-0"

CONSTRUCTION KEY NOTES:

1. PROVIDE AND INSTALL POP-UP EMITTER PER DETAIL A/C3
2. PROVIDE TRENCH AT DRIVEWAY PER DETAIL B/C3
3. PROVIDE PERMEABLE PAVERS PER DETAIL C/C3
4. PROVIDE INLINE STORM DRAIN CLEANOUT PER DETAIL D/C3
5. PROVIDE TERMINAL STORM DRAIN CLEANOUT PER DETAIL E/C3
6. REPAIR SIDEWALK, DRIVEWAY, CURB, & GUTTER PER STANDARD SW-1
7. PROVIDE UTILITY TRENCH PER STANDARD SW-1
8. PROVIDE CURB DRAIN PER STANDARD SW-2
9. PROVIDE SEWER LATERAL PER STANDARD SS-1
10. ROOF DRAIN PER ARCHITECTURAL

LEGEND:

PROPERTY LINE/ CITY LIMITS		CUT FILL/ DAY LIGHT LINE	C / F
CENTERLINE		CONCRETE	
EXISTING CONTOUR	(420)	CURB	
PROPOSED CONTOUR	420	CURB/GUTTER	
PROPOSED ELEVATIONS	XXX.XX XXX.XX	DRAIN INLET	
EARTH SWALE		DRAIN PIPE	

1113-1115 PALOMA AVENUE, BURLINGAME, CA 94010

DIGALERT
DIAL BEFORE YOU DIG — TWO WORKING DAYS BEFORE YOU DIG
TOLL FREE 1-800-227-2600
A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

REVISIONS				
REV.	BY	DESCRIPTION	APPROVED	DATE
1				
2				
3				
4				
5				
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8				

PLANNING DEPARTMENT

APPROVED BY:_____ DATE:_____

CIIVIL ENGINEER

REGISTERED PROFESSIONAL ENGINEER YASSER S. SALEM C60678 EX. 12/31/26 CIVIL STATE OF CALIFORNIA

TOTAL ENGINEERING SERVICES, INC.
15375 BARRANCA PARKWAY, SUITE A-209
IRVINE, CA 92618
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PROJECT

PROPOSED CONDOMINIUMS
APN NO. 026-211-100
1113-1115 PALOMA AVENUE
BURLINGAME, CA 94010

REFERENCE

W.O. NO.
SURVEY NO.
F. B. NO.
CAD FILENAME

SHEET C2 2 OF 4

1113–1115 PALOMA AVENUE
GRADING PLAN
BURLINGAME, CA 94010

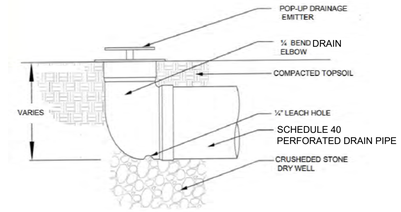
GRADING NOTES:

1. ALL GRADING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
2. CITY APPROVAL OF PLANS DOES NOT RELIEVE THE DEVELOPER FROM RESPONSIBILITY FOR THE CORRECTION OF ANY ERROR AND/OR OMISSION DISCOVERED DURING CONSTRUCTION. ANY SUBSTANTIAL CHANGES TO THE APPROVED GRADING PLAN OCCASIONED BY FIELD CONDITIONS, SITE PLAN CHANGES, ETC. SHALL BE ACCOMPLISHED PRIOR TO FINAL GRADING, AND SHALL BE REVIEWED AND APPROVED BY THE CITY ENGINEER PRIOR TO IMPLEMENTING CHANGES IN THE FIELD.
3. RETAINING WALLS WILL BE REQUIRED WHERE CUTTING OR FILLING ALONG PROPERTY LINES MAY CAUSE DAMAGE, BUT ALWAYS WHERE THE CUT OR FILL EXCEEDS ONE (1) VERTICAL FOOT.
4. WALLS SHOWN ON THIS PLAN ARE CHECKED FOR LOCATION ONLY. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE STRUCTURAL APPROVAL OF ANY WALLS OR RETAINING DEVICES SHOWN HEREON. A SEPARATE PLAN CHECK AND PERMIT MUST BE OBTAINED FROM THE CITY BUILDING DIVISION BEFORE THE CONSTRUCTION OF RETAINING WALLS.
5. ALL ON–SITE SLOPES SHALL NOT EXCEED A GRADE OF TWO (2) HORIZONTAL TO ONE (1) VERTICAL (2:1), UNLESS STEEPER SLOPES ARE AUTHORIZED BY THE SOILS ENGINEER AND APPROVED BY THE CITY ENGINEER.
6. ALL GRADING PERMIT MUST BE OBTAINED FROM THE CITY ENGINEERING DIVISION BY THE "OWNER", "DEVELOPER", OR "GENERAL CONTRACTOR" PRIOR TO CONDUCTING ANY GRADING, CLEARING, BRUSHING, OR GRUBBING ON NATURAL OR EXISTING GRADE THAT IS PREPARATORY TO GRADING.
7. A PRE–CONSTRUCTION MEETING IS REQUIRED PRIOR TO BEGINNING ANY GRADING OR CONSTRUCTION.
8. ALL ROUGH AND FINAL GRADING SHALL BE CERTIFIED TO BE IN COMPLIANCE WITH THE "APPROVED" GRADING PLAN AND CITY STANDARDS. THEIR CERTIFICATIONS SHALL BE IN WRITING TO THE CITY ENGINEER AND SHALL BE SIGNED AND STAMPED BY A "LICENSED PROFESSIONAL" "ENGINEER, LAND SURVEYOR, SOILS OR GEOTECHNICAL ENGINEER, AND GRADING CONTRACTOR". THESE CERTIFICATIONS SHALL BE FILED WITH THE CITY PRIOR TO THE RELEASE OF OCCUPANCY.
9. LANDSCAPING AND IRRIGATION PLANS AS REQUIRED SHALL BE APPROVED BY THE CITY DEPARTMENT OF COMMUNITY SERVICES.
10. PROVIDE STREET TREES AS REQUIRED BY THE CITY. NOTIFY DEPARTMENT OF COMMUNITY SERVICES FOR STREET TREE LOCATION AND PLANTING STANDARDS.
11. ALL FILL (1) FOOT OR GREATER SHALL BE TESTED AND CERTIFIED AS TO RELATIVE COMPACTION.
12. FILL SLOPES THREE (3) FEET OR GREATER IN HEIGHT SHALL BE COMPACTED TO THE FACE. THE SOILS ENGINEER SHALL INCLUDE SLOPE COMPACTION IN THE FINAL REPORT FOR ROUGH GRADING.
13. ALL UTILITY TRENCH BACKFILLS SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE SOILS ENGINEER. THE SOILS ENGINEER SHALL PROVIDE WRITTEN APPROVAL OF UTILITY TRENCH BACKFILL PRIOR TO FINAL GRADING RELEASE.
14. ALL FILL SHALL BE COMPACTED IN ACCORDANCE WITH THE LATEST EDITION OF THE UNIFORM BUILDING CODE OR RESPONSIBLE ENGINEERING RECOMMENDATIONS.
15. IN THE EVENT THAT THE LICENSED PROFESSIONAL ENGINEER, LAND SURVEYOR, SOILS ENGINEER, OR ENGINEERING GEOLOGIST WHO IS RESPONSIBLE FOR THE PROFESSIONAL SUPERVISION OF THAT PORTION OF THE GRADING WHICH IS WITHIN HIS AREA OF TECHNICAL COMPETENCE IS RELIEVED OF OR OTHERWISE TERMINATES HIS DUTIES PRIOR TO COMPLETION OF THE WORK SHOWN ON THESE PLANS, HE SHALL REPORT THIS FACT IN WRITING TO THE CITY ENGINEER WITHIN 48 HOURS OF HIS TERMINATION. PERSONS ASSUMING THE DUTIES OF ANY OF THESE CONSULTANTS SHALL PERFORM ANY INVESTIGATIONS THEY DEEM NECESSARY TO APPROVE THAT THE ENTIRE WORK INCLUDING HIS CERTIFICATION OF ALL WORK PREVIOUSLY ACCOMPLISHED AND HIS RESPONSIBILITY FOR THE REMAINDER OF THE PROJECT IN WRITING.
16. PRIOR TO SEPTEMBER 1ST OF EACH YEAR, THE CIVIL ENGINEER OR OTHER RESPONSIBLE INDIVIDUAL SHALL SUBMIT PLANS FOR REVIEW BY THE CITY ENGINEER DETAILING THE PLACING OF EROSION CONTROL FACILITIES TO PROTECT AREAS SUBJECT TO STORM DAMAGE. ALL DEVICES MUST BE IN PLACE AND WORKING BY OCTOBER 15TH. FAILURE TO PROVIDE THESE DEVICES WILL BE CAUSE TO REVOKE PERMITS OR APPROVALS BY THE CITY ENGINEER AND/OR BUILDING OFFICIAL.
17. A SEPARATE PERMIT IS REQUIRED FOR WORK PERFORMED IN PUBLIC RIGHT–OF–WAY.
18. A SEPARATE HAUL PERMIT IS REQUIRED FOR ALL IMPORT/EXPORT OVER 5,000 CUBIC YARDS.
19. WALKS AND SIDEWALKS SHALL HAVE A CONTINUOUS COMMON SURFACE, NOT INTERRUPTED BY STEPS OR BY ABRUPT CHANGES IN LEVEL EXCEEDING 1/2–INCH, AND SHALL BE A MINIMUM OF 48–INCHES IN WIDTH. SEC 1023.1. FIG 11B–27(a).
20. WHEN THE SLOPE IN THE DIRECTION OF TRAVEL OF ANY WALK EXCEEDS 1 VERTICAL TO 20 HORIZONTAL IT SHALL COMPLY WITH THE PROVISIONS OF SECTION 1007 AS A PEDESTRIAN RAMP. SEC 1023.3.
21. WALK AND SIDEWALK SURFACE CROSS SLOPES SHALL NO EXCEED 1/4–INCH PER FOOT EXCEPT WHEN THE ENFORCING AGENCY FINDS THAT DUE TO LOCAL CONDITIONS IT CREATES AN UNREASONABLE HARDSHIP, THE CROSS SLOPE CAN BE INCREASED TO A MAXIMUM OF 1/2–INCH PER FOOT FOR DISTANCES NOT TO EXCEED 20–FEET. SEC 1023.1.3.
22. VEHICULAR ACCESS MUST BE PROVIDED AND MAINTAINED SERVICEABLE THROUGHOUT CONSTRUCTION.
23. ALL UNSALVABLE DEMOLISHED MATERIALS SHALL BE DISPOSED OF BY THE CONTRACTOR AND HAULED OF SITE.
24. CONTRACTOR SHALL COORDINATE WITH ALL THE UTILITY COMPANIES PRIOR TO THE REMOVAL OF ANY UTILITIES. FIELD VERIFY THE EXACT LOCATION OF ALL UTILITY LINES.
25. ALL DEBRIS SHALL BE WET AT TIME OF HANDLING TO PREVENT DUST.
26. CALL FOR INSPECTION AT LEAST 24–HOURS BEFORE STARTING WORK.
27. APPROVAL OF PROTECTION FENCES AND CANOPIES IS REQUIRED PRIOR TO DEMOLITION.
28. COMPLETE SAFETY PRECAUTIONS TO BE TAKEN AT ALL TIMES IN AND AROUND THE PROJECT SITE DURING CONSTRUCTION.

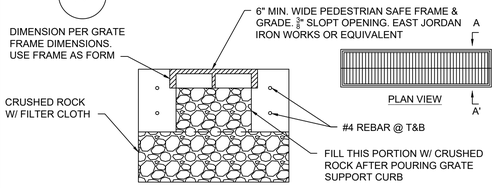
ENCROACHMENT NOTES:

1. AN APPROVED ENCROACHMENT PERMIT IS REQUIRED FOR ALL WORK ACTIVITIES WITHIN THE PUBLIC–RIGHT–WAY
2. A PUBLIC WORKS DEPARTMENT ENCROACHMENT PERMIT INSPECTION IS REQUIRED BEFORE THE BUILDING DEPARTMENT FINAL CAN BE ISSUED. AT THE TIME OF PUBLIC WORKS DEPARTMENT INSPECTION, IF ANY OF THE EXISTING PUBLIC IMPROVEMENTS SURROUNDING THE SITE IS DAMAGED, NEW CONCRETE SIDEWALK, CURB AND GUTTER, AND ALLEY/STREET PAVEMENT WILL BE REQUIRED. ADDITIONALLY, IF EXISTING UTILITIES INFRASTRUCTURE ARE DEEMED SUBSTANDARD, A NEW 1" WATER SERVICE, WATER METER BOX, SEWER LATERAL AND/OR CLEANOUTS WITH BOX AND LID WILL BE REQUIRED. 100% OF THE COST SHALL BE BORNE BY THE PROPERTY OWNER (MUNICIPAL CODES 14.24.020 AND 14.08.030). SAID DETERMINATIONS AND THE EXTENT OF THE REPAIR WORK SHALL BE MADE AT THE DISCRETION OF THE PUBLIC WORKS INSPECTOR.
3. AN ENCROACHMENT AGREEMENT IS REQUIRED FOR ALL NONSTANDARD IMPROVEMENTS WITHIN THE PUBLIC RIGHT OF WAY. ALL NONSTANDARD IMPROVEMENTS SHALL COMPLY WITH CITY COUNCIL POLICY L–6.
4. ALL WORK RELATED TO WASTEWATER IN THE PUBLIC RIGHT–OF–WAY SHALL BE PERFORMED BY A C–42 LICENSED SANITATION SEWER CONTRACTOR OR AM A LICENSED GENERAL ENGINEERING CONTRACTOR.
5. ISSUANCE A BUILDING PERMIT BY THE CITY OF NEWPORT BEACH DOES NOT RELIEVE APPLICANTS OF THE LEGAL REQUIREMENTS TO OBSERVE COVENANTS, CONDITIONS AND RESTRICTIONS WHICH MAY BE RECORDED AGAINST THE PROPERTY OR TO OBTAIN PLANS. OWNER SHOULD CONTACT HIS COMMUNITY ASSOCIATIONS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION AUTHORIZED BY THIS PERMIT

NOTES:
1. SEE SOILS REPORT BY: WAYNE TING & ASSOCIATES, INC. DATED MAY 23, 2022 REPORT NO: 6092 FOR ADDITIONAL RECOMMENDATIONS REGARDING OVER–EXCAVATION & SITE GRADING.
2. *AN ENCROACHMENT PERMIT IS REQUIRED FOR ALL WORK IN THE PUBLIC RIGHT–OF–WAY FROM PUBLIC SERVICES DEPARTMENT.*

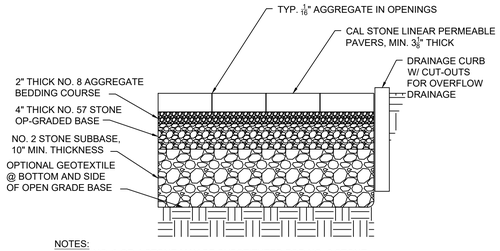


A POPUP EMITTER DETAIL



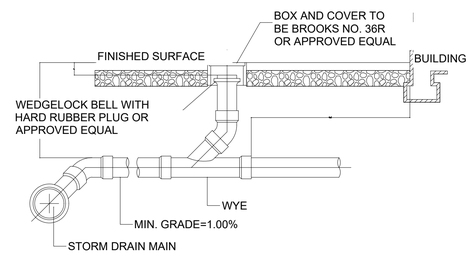
A. DIG A 24" WIDE X 18" MINIMUM DEPTH TRENCH
B. PLACE FILLER CLOTH IN TRENCH, LAP 12" @ TOP
C. FILL BOTTOM OF TRENCH WITH CRUSHED ROCK
D. FORM AND POUR PERIMETER CONCRETE CURB
E. FILL TRENCH BETWEEN CURBS WITH CRUSHED ROCK TO 4" FROM TOP OF TRENCH

B TRENCH DRAIN DETAIL

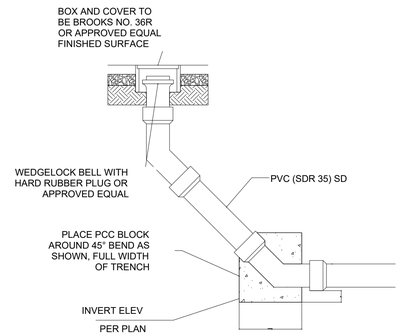


NOTES:
1. ASTM NO. 3 OR 4 STONE MAY BE SUBSTITUTED FOR NO. 2 STONE.
2. ASTM NO. 89 OR 9 STONE MAY BE USED IN PAVER OPENING
3. IF PAVING IS CLOSE TO A BUILDING, A BARRIER OR IMPERMEABLE LINER MAY BE REQUIRED TO KEEP WATER AWAY FROM THE BUILDING FOUNDATION.

C PERMEABLE PAVERS



D INLINE CLEANOUT



E TERMINAL CLEANOUT

1113-1115 PALOMA AVENUE, BURLINGAME, CA 94010

DIGALERT — DIAL BEFORE YOU DIG — TWO WORKING DAYS BEFORE YOU DIG
TOLL FREE 1-800-227-2600
A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

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PLANNING DEPARTMENT

APPROVED BY:_____ DATE:_____

CIIVIL ENGINEER

REGISTERED PROFESSIONAL ENGINEER — YASSER S. SALEM — C60678 EX. 12/31/26 — CIVIL — STATE OF CALIFORNIA

TOTAL ENGINEERING SERVICES, INC.
15375 BARRANCA PARKWAY, SUITE A–209
IRVINE, CA 92618
YASSER SALEM, PE
(714) 714–0429
EMAIL: office@tds–ae.com

PROJECT

DETAILS

PROPOSED CONDOMINIUMS
APN NO. 026–211–100

1113–1115 PALOMA AVENUE
BURLINGAME, CA 94010

REFERENCE

W.O. NO.	
SURVEY NO.	
F. B. NO.	
CAD FILENAME	
SHEET C3	3 OF 4

1113–1115 PALOMA AVENUE
FACT SHEETS
BURLINGAME, CA 94010

PERVIOUS PAVEMENT

Stormwater Control for Small Projects

Bay Area Stormwater Management Agencies Association



Permeable Interlocking Concrete Pavers

Pervious pavement, also referred to as permeable pavement, contains pores or separation joints that allow water to flow through and seep into a base material (typically gravel or drain rock). Types of pervious pavement include porous asphalt and concrete, open joint pavers, interlocking concrete or permeable pavers, and plastic or concrete grid systems with gravel-filled voids.

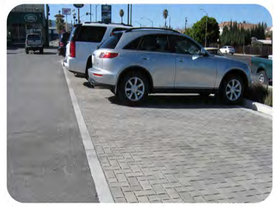
Pervious pavement systems allow infiltration of stormwater into soils, thereby reducing runoff and the amount of pollutants that enter creeks, San Francisco Bay, the Pacific Ocean, and other water bodies. This improves water quality, helps reduce creek erosion, and can facilitate groundwater recharge. Pervious pavement is available in many different types that offer environmentally-friendly and aesthetically pleasing options for driveways, walkways, parking areas, and patios.

Is Pervious Pavement Feasible for My Project?

Pervious pavement is appropriate in locations with the following characteristics:

- The location is flat or nearly flat (a maximum 2% slope).
- The location is not in a seasonally wet area.
- The location is not close to a building foundation, unless measures are taken to prevent infiltration under the structure. (See Design Checklist.)

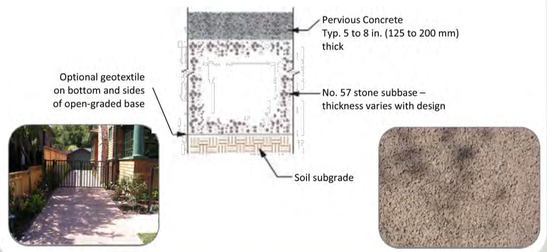




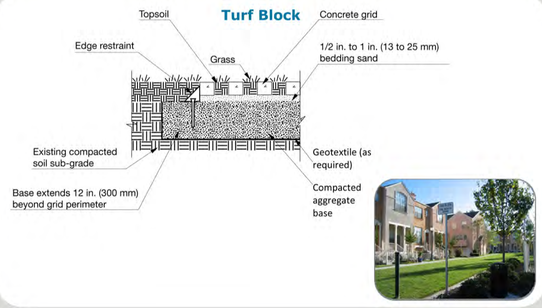
Approved August 23, 2012

Typical Materials and Example Applications

Pervious Concrete

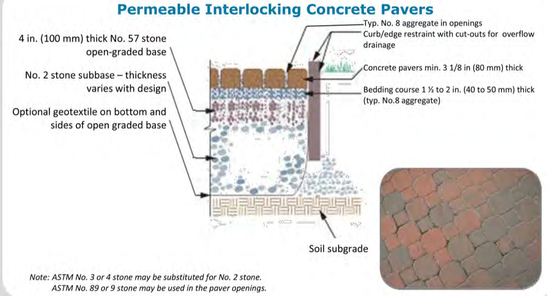


Turf Block



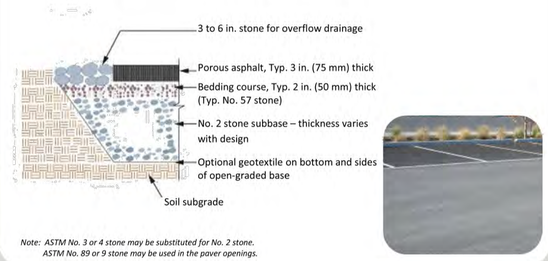
Typical Materials and Example Applications

Permeable Interlocking Concrete Pavers



Note: ASTM No. 3 or 4 stone may be substituted for No. 2 stone. ASTM No. 89 or 9 stone may be used in the paver openings.

Porous Asphalt



Note: ASTM No. 3 or 4 stone may be substituted for No. 2 stone. ASTM No. 89 or 9 stone may be used in the paver openings.

Design Checklist

When installing pervious pavement, the following design criteria should be considered.

- ❑ An open-graded base of crushed stone, which has 35 to 45 percent pore space, is installed below the surface pavement. The recommended base thickness is 6 inches for pedestrian use and 10 inches for driveways to provide adequate structural strength.
- ❑ Slope is flat or nearly flat (not greater than 2 percent).
- ❑ Flow directed to pervious pavement is dispersed so as not to be concentrated at a small area of pavement.
- ❑ No erodible areas drain onto the pavement.
- ❑ The subgrade is uniform and compaction is the minimum required for structural stability.
- ❑ If a subdrain is provided, its outlet elevation is a minimum of 3 inches above the bottom of the base course.
- ❑ A rigid edge is provided to retain granular pavements and unit pavers.
- ❑ If paving is close to a building, a barrier or impermeable liner may be required to keep water away from the building foundation.
- ❑ Pavers have a minimum thickness of 80 mm (3 1/8 inches) and are set in sand or gravel with minimum 3/8-inch gaps between pavers.
- ❑ Proprietary products must be installed per the manufacturer's specifications.
- ❑ The project complies with applicable sections of the current municipal code, including disabled access requirements and site drainage requirements, if applicable.

Maintenance Considerations

Once pervious pavement is installed, the following maintenance criteria should be followed:

- ❑ The use of leaf blowers on permeable pavement can force dirt and debris into pavement void spaces. Avoid blowing leaves, grass trimmings and other debris across permeable pavement.
- ❑ Remove weeds from pavement and replace missing sand or gravel between pavers as needed.
- ❑ Inspect subdrain outlets (if applicable) yearly to verify they are not blocked.
- ❑ Inspect pavement after rains for ponding or other visible problems. If there are problems with standing water, vacuum sweeping with specialized equipment may be required. Concrete grid pavers do not require sweeping.



Open Joint Pavers

The City of Los Angeles and Geosyntec Consultants are acknowledged for providing text, formatting and various images used in this fact sheet. The Interlocking Concrete Pavement Institute is acknowledged for contributing pavement sections, design details and specifications. The San Mateo Countywide Water Pollution Prevention Program, Santa Clara Valley Urban Runoff Pollution Prevention Program, and City of San Jose are acknowledged for images used in the fact sheet.

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 maintain 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, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ❑ If sawcut slurry enters a catch basin, clean it up immediately.

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!

DIGALERT
DIAL BEFORE YOU DIG — TWO WORKING DAYS BEFORE YOU DIG
TOLL FREE 1-800-227-2600
A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

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CIIVIL ENGINEER

REGISTERED PROFESSIONAL ENGINEER — YASSER S. SALEM — C60678 — EXP. 12/31/26 — CIVIL — CALIFORNIA

TOTAL ENGINEERING SERVICES, INC.
15375 BARRANCA PARKWAY, SUITE A–209
IRVINE, CA 92618
YASSER SALEM, PE
(714) 714–0429
EMAIL: office@tes–ae.com

PROJECT

FACT SHEETS
PROPOSED CONDOMINIUMS
APN NO. 026–211–100
1113–1115 PALOMA AVENUE
BURLINGAME, CA 94010

REFERENCE

W.O. NO.
SURVEY NO.
F. B. NO.
CAD FILENAME
SHEET C4 4 OF 4

1113-1115 PALOMA AVENUE, BURLINGAME, CA 94010

BUENA VISTA TREE SERVICE
"Big or Small, We do it All!"
925 448-1308 • 415 531-1247
Fully Insured/Lic. # 815538 - ISA# WE-7723A
PO Box 847, Livermore, CA 94551

Subject: **ARBORIST REPORT**
Mr. Jeffrey Chan
1113-1115 Paloma Ave.
Burlingame, CA. 94010



Photo 1. The subject property was located on Paloma Avenue in the Burlingame Terrace neighborhood. Two (2) city street trees located in a planting strip in front of the property (pictured), and one (1) on-site backyard tree will be impacted by development activities.

Background

You own the property at 1113-1115 Paloma Avenue in Burlingame. You plan to develop the site with the demolition of two (2) existing residential units, and the construction of three (3) condominiums.

There are three (3) trees that will be impacted by development activities; two (2) off-site street trees (photo 1), and one (1) on-site backyard tree.

As these trees are protected under the City of Burlingame Municipal Code Chapter 11.06 Urban Forest Reforestation and Tree Protection, a tree report by a certified arborist is required to determine the health of the trees, the effects of proposed development on the health and stability of the trees, tree suitability for preservation, precautions necessary for protection, justification for removal, and an appraisal of value of the assessed tree resource.

BUENA VISTA TREE SERVICE was asked to comply with city requirements. This report includes the following:

1. Assessment of the health and condition of two (2) off-site street trees, and one (1) on-site backyard tree from a visual inspection from the ground.
2. Determination of tree suitability for preservation, and potential impacts to the trees from construction activity including equipment and material staging and access, and justification for trees that will require removal.
3. Appraisal value of the subject trees utilizing the methods set forth in the *Guide for Plant Appraisal,* 10th Edition, and Species Classification and Group Assignment, Western Chapter International Society of Arboriculture, 9th Edition and Tree Disposition Plan.
4. Summary of methodologies applied, findings, and recommended actions.

Assessment

I conducted a site and tree assessment on December 9, 2024. Simon Kwan, project architect, was also present. The property was located one block to the southeast of Broadway in the

Burlingame Terrace neighborhood with easy access to downtown shopping, restaurants, and coffee houses. Recreation opportunities at Village Park and Laguna Park were nearby to the northwest, with Paloma Playground to the southeast. GreatSchools rated the public schools in the area including Roosevelt Elementary, Burlingame Intermediate, and Burlingame High School from moderate to good. Zillow described the location as a "walker's paradise" and "very bikeable". Main thoroughfares provided direct access to highways 101 to the north and 82 to the south.

The lot was rectangular in form with the northeast-facing residence closer to the frontage. Subject street trees #27 and 28 were located in a planting strip between Paloma Avenue and the public sidewalk, with backyard tree #29 along the southwestern fenceline (photo 2).
The tree assessment process involved the following activities:

1. Identify tree species.
2. Tag with numeric metal tag on the north side of the trunk.
3. Measure trunk diameter at four and one-half feet above ground level (DBH).
4. Assess tree health and structural condition within a range from healthy and vigorous to severe decline on a scale of 5-1, respectively (table 1).

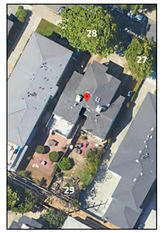


Photo 2. The rectangular lot faced to the northeast with street trees #27 and 28 at the frontage, and backyard tree #29 at the southwestern property line fence.

Photo source: Google Map data ©2025.

Table 1.	**Tree health and structural condition rating**
5	A healthy, vigorous tree with good form and structure.
4	Slight decline in vigor with minor dieback and defects.
3	Moderate vigor, defects, and dieback.
2	Tree in decline, epicormic shoots, significant defects.
1	Severe decline, dieback of branches and/or trunk.

Description of trees

Two (2) off-site and one (1) on-site backyard tree were represented by three (3) species and ranged in condition from 1.0 poor to 2.5 fair-poor (table 2).

Table 2. Species condition and frequency of occurrence
1113-1115 Paloma Avenue, Burlingame, CA. 94010

Scientific Name	Common Name	Poor 1-2	Fair-Poor 2.5	TOTALS
Ginkgo biloba	Maidenhair tree	–	1	1
Magnolia grandiflora	Southern magnolia		1	1
Fagus sylvatica	European beech	1	–	1
TOTALS		**1**	**2**	**3**
Percentage of total		33%	67%	100%

See **Table 3.Tree Assessment**, and **Tree Assessment Map** for details and locations, attached.

Maidenhair tree #27 (*Ginkgo biloba*) was a street tree located in a planting strip to the northeast of the property line. It was a semi-mature specimen, 21" in trunk diameter (DBH) with poor structure. Two (2) upright codominant stems of approximately equal diameter arose from the same location on the trunk with bark included between the stems. There was less overlapping branch tissue in the attachment as a result of the inclusion which weakened the union (photo 3).

Lower laterals were removed along the stems which created an upright habit with attenuated stems which reduced resistance to windthrow and put more stress on the weak unions. Decay developed at the wounds and weakened the stems. The branches were headed to the east, there were epicormic shoots at old wound sites, and the sidewalk and curb sections were displaced by tree roots within the critical root zone <3' from the trunk (photo 4).

Overall, the Maidenhair tree was in 2.5 fair-poor condition with moderate vigor.



Photo 3 (left). Codominant stems arose from the same location on the trunk (red arrows) with included bark between the attachment (green arrow).



Photo 4 (right). The curb and sidewalk sections were displaced by tree roots (yellow arrows).

Southern magnolia #28 (*Magnolia grandiflora*) was a street tree located in a planting strip to the north of the property line. It was a semi-mature specimen and the largest tree on site with a 29" DBH.

It was characterized with poor structure including a clockwise trunk torsion which was a sheer stress response, most likely from uneven wind load within the crown.

Typical of the species, the bark of Southern magnolia #28 was thin. There was evidence of damage to the bark from fungal decay with separation and shedding at branch unions and along lateral stems (photo 5). There were wounds along the trunk from lateral branch removal where decay developed and compromised wood strength within the stem.



Photo 5. Bark separation on Southern magnolia #28 was from decay from a fungus or other pathogen (red arrow).

The sidewalk between the planting strip and the property line was recently replaced and curved to provide more room for the massive surface roots. There was evidence that critical roots approximately 2" or greater in diameter were pruned on the south side of the planting strip, most likely for sidewalk repair. The bark was scraped off some of the surface roots and bark was separating from the roots and trunk (photo 6).

There were epicormics along the lateral branches, a symptom of stress. The magnolia was compromised in health and structure with a condition rating of 2.5 fair-poor, and fair-moderate vigor.



Photo 6. Roots within the critical root zone of Southern magnolia #28 were most likely pruned at the time of sidewalk repair (red arrows). Bark was scraped from a large root and separated from the trunk and roots by decay (green arrows).

European beech #29 (*Fagus sylvatica*) was a multi-trunked (13",8",7") semi-mature specimen in the backyard at the southwestern perimeter fence. It had poor structure with a straight trunk lean to the southeast (photo 7) and hollow buttress roots to the northwest (photo 8). The tree had dead stems and epicormic shoots in the crown. Mycelial fungal sheets of *Armillaria* root rot had progressed to the south stem (photo 9). The tree was almost dead and failing at the base with compromised root strength. It had a condition rating of 1.0 poor with low vigor.







Photo 7 (left). European beech #29 had a straight trunk lean to the southeast.
Photo 8 (center). Buttress roots on the west side of the tree were hollow (red arrows).
Photo 9 (right). Flat fungal sheets of mycelium were present under the bark, symptomatic of *Armillaria* root rot disease (red arrow).

Protected Tree Status

The relevant section of the City of Burlingame Municipal Code Urban Forest Reforestation and Tree Protection Chapter 11.06.020 defines "protected tree" as "any tree with a circumference of 48 inches or more when measured 54 inches above natural grade".

According to this criteria, two (2) off-site street trees and one (1) backyard tree qualified as a "protected tree" (table 4, following page).

Table 4. Protected tree status
1113-1115 Paloma Avenue, Burlingame, CA 94010

Tree No.	Scientific Name	Common Name	Diameter (in.)	Calculated Circum. (in.)
27	*Ginkgo biloba*	Maidenhair tree	21	66
28	*Magnolia grandiflora*	Southern magnolia	29	91
29	*Fagus sylvatica*	European beech	13,8,7	53

Appraisal of value

Four (4) factors were considered in determining tree value, which were:

1. The *size* of the tree in trunk diameter measured at four and one-half feet from ground level. The industry standard for multi-trunk specimens is to take the full value of the largest stem, and one-half the value of the second largest stem to determine the DBH.
2. Tree *species* factoring the tree's ability to thrive in the East Bay area.
3. The *condition* or health and structural integrity of the tree.
4. The *location* reflecting the site, placement, and contribution of the tree in its surroundings.

I applied the methodology as prescribed in the *Guide for Plant Appraisal,* 10th Edition, by the Council of Tree & Landscape Appraisers (CTLA), and companion *Species Classification and Group Assignment* by the Western Chapter International Society of Arboriculture (2004).
I utilized the cost approach to calculate the cost of replacing the trees by applying the trunk formula technique. This process calculates the cost to produce a tree of the same size as the subject tree by overlaying multiples of the largest, normally available nursery tree and average cost. This is common practice recommended by the CLTA.

Based on the above calculations, the appraised value of two (2) on-site street trees and one (1) backyard trees is **$23,850**.

For details, see **Table 5. Appraisal of Value and Tree Disposition Plan**, attached.

Suitability for preservation

The evaluation of suitability for preservation considers tree tolerance for construction activity based on health, species response, structural stability, tree age, and species invasiveness. The suitability for preservation rating of **high** represented trees in good health, **medium** trees were somewhat declining in health or with structural defects that can be treated and, **low** were trees in poor health with structural defects that cannot be abated with treatment (table 6).

Table 6.	**Suitability for preservation ratings**
High	Trees with good health and structural stability that have the potential for longevity at the site.
Medium	Trees with somewhat declining health and/or structural defects that can be abated with treatment.
Low	Trees in poor health or with significant structural defects that cannot be mitigated and are expected to decline regardless of treatment.

Therefore, the following apply:

- **Tree health**. Healthy trees are generally more tolerant of root injury from root pruning during excavation, soil disturbance, and compaction. Collectively the compromised condition and significant defects of the tree population reduced in their tolerance to root pruning, soil disturbance, and soil compaction.

- **Species response.** Species vary in response to root injury from construction impacts. Southern magnolia as a species have a moderate tolerance to root pruning outside the critical root zone, however they have a low tolerance to drought stress which is exacerbated by root loss, and low resistance to pathogens from wounding.

- **Structural stability**. Trees with significant structural defects that cannot be abated with treatment are generally not good candidates for preservation and require strict adherence to tree protection measures if they are to be retained, with a greater likelihood of decline following construction. The trees in the assessment were characterized with poor structure with codominant branching and trunk lean, defects that cannot be abated with treatment.

- **Tree age.** Young trees are more vigorous and better able to heal wounding and generate new tissue in response to root pruning than mature trees. The tree resource was comprised of semi-mature specimens. Combined with species response, structural defects, and compromised condition, they were overall less vigorous and able to heal from wounding, soil compaction, and root loss than young trees.

- **Species invasiveness.** The California Invasive Plant Council (CIPC) maintains an inventory of plants that are not native to the region, establish and spread quickly, and can cause harm to the environment and human health. The California Invasive Plant Inventory Database http://www.cal-ipc.org/plants/inventory/ is a listing of species categorized as invasive within the Central West Floristic Province, of which Burlingame is incorporated. None of the trees in the assessment were listed as an invasive species.

Considering the above criteria, the following suitability for preservation ratings apply:

High – None.
Medium – None.
Low – Maidenhair tree #27, Southern magnolia #28, and European beech #29.

Construction impacts

I utilized the Kwan Design Architects sheets A00-A71 for 1113-1115 Paloma Ave., Burlingame, CA 94010 (6/20/24), Total Engineering Services, Inc. sheets C1-C3 for 1113-1115 Paloma Ave., Burlingame, CA 94010, and Sue Oda, Landscape Architect sheets L1 – L4 for 1113-1115 Paloma Ave., Burlingame, CA 94010 (6/11/24), City of Burlingame Standard Details SW-1 (2/28/23) and SW-2 (8/29/06), as well as on-site conversation with Simon Kwan on December 9, 2024, to determine construction impacts from the proposed demolition, construction, and landscape design.

Demolition of the existing units, hardscape, and landscaping is proposed. Grading, compaction, and excavation will be required for the new foundation, utilities, hardscape, and landscape.

Some of the proposed work is within the driplines of off-site street trees #27 and 28, and backyard tree #29, including staging, and material and equipment access.

In order to preserve Maidenhair tree #27 and Southern magnolia #28, a calculated tree protection zone (TPZ) was established. This is a defined area measured from the trunk outward in four (4) cardinal directions where certain activities are prohibited or restricted to prevent or minimize damage to protected trees. I utilized the process outlined in *Managing Trees During Site Development and Construction*, Third Edition, Best Management Practices, International Society of Arboriculture (2023) to calculate the TPZ. A multiplication factor (MF) was employed based on the species tolerance to construction damage, and the relative age of the tree. The MF was then multiplied by the DBH to determine the TPZ. The calculated TPZ, work proposed within driplines, construction impacts, and tolerance for each tree are discussed below.

Maidenhair tree #27
Maidenhair tree #27 was a semi-mature specimen in 2.5 fair-poor condition with a low suitability for preservation which equated to a multiplication factor of 12. The DBH was 21". The calculation was performed in this manner: 12 x 21"/12=21'. The TPZ for Maidenhair tree #27 is 21' N, S, E and W.

1. Removal of driveway, driveway approach, and sidewalk with saw cuts to the full depth of 4-6" minimum is proposed as per City of Burlingame Standard Details SW-1. A width of 12" will be required for the drain pipe along the driveway approach. It is anticipated that roots >2" will be encountered during demolition, and damaged or severed. Some of these roots may be stuck to the bottom of the concrete slabs and torn or ripped during concrete removal.
2. Grading and compaction on site will require the use of heavy equipment and it is anticipated that roots >2" will be crushed from these activities.
3. A trench drain to the south is proposed. Excavation will be required to a depth of 10" per Total Engineering Services, Inc. sheet C3 at 8' from the trunk. It is anticipated that tree roots >2" will be encountered and severed, ripped or torn.

Impacts to critical roots >2" within the TPZ are outside tree tolerance and would compromise tree stability, health, and condition. Maidenhair tree #27 will require tree preservation measures prior to, during, and post construction.

Southern magnolia #28
Southern magnolia #28 was a semi-mature specimen in 2.5 fair-poor condition with a low suitability for preservation which equated to a multiplication factor of 12. The DBH was 29". The calculation was performed in this manner: 12 x 29"/12=29'. The TPZ for Southern magnolia #28 is 29' N, S, E and W.

1. Removal of driveway, driveway approach, and sidewalk with saw cuts to the full depth of 4-6" minimum is proposed as per City of Burlingame Standard Details SW-1. A width of 12" will be required for the drain pipe along the driveway approach. It is anticipated that roots >2" will be encountered during demolition, and damaged or severed. Some of these roots may be stuck to the bottom of the concrete slabs and torn or ripped during concrete removal.
2. Grading and compaction will require the use of heavy equipment and it is anticipated that roots >2" will be crushed.

3. Installation of a 24" boxed tree is proposed at 10-12' south of the trunk. American National Standards Institute (ANSI) *American Standard for Nursery Stock* states that the minimum standard size for a 24" box tree is a rootball measuring 24" in diameter and 14 3/8" in depth. The Landscape Notes sheet L1 state that a planting hole 2" less than the depth and twice the diameter of the rootball shall be dug with soil amendments incorporated to the depth. It is anticipated that roots >2" will be encountered and cut, crushed or torn during planting.

Impacts to critical roots >2" within the TPZ are outside tree tolerance and would compromise tree stability, health, and condition. Southern magnolia #28 will require tree preservation measures prior to, during, and post construction.

European beech #29
European beech #29 was a semi-mature specimen in 1.0 poor condition with a low suitability for preservation which equated to a multiplication factor of 12. The DBH was 17". The calculation was performed in this manner: 12 x 17"/12=17'. The TPZ for European beech #29 is 17' N, S, E and W.

1. Site disturbance from irrigation system installation, grading, soil preparation, and planting within the TPZ is outside tree tolerance. It is recommended that the tree be removed and replaced per the City of Burlingame Municipal Code Chapter 11.06 Urban Forest Reforestation and Tree Protection Section 11.06.090.

Tree removal permit replanting condition
As per the City of Burlingame Municipal Code Chapter 11.06 Urban Forest Reforestation and Tree Protection Section 11.06.090, permits for the removal of a protected tree includes a condition for replanting at the following sizes:

- Three (3) 15-gallon container, or
- One (1) 24-inch box, or
- One (1) 36-inch box.

Tree removal and replacement recommendations
The removal of tree #29 shall be performed by an International Society of Arboriculture Certified Arborist or Tree Worker and comply with *ANSI Standard Practices.*

1. Remove and dispose of all wood off-site.
2. Remove and dispose of all wood and roots in the soil from European beech #29 to the greatest extent possible. Plants susceptible to *Armillaria* root rot can become infected from decayed roots.
3. Replant with species resistant to *Armillaria* root rot.
4. No herbicides shall be used as a stump treatment as roots are cojoined with neighboring roots underground. Herbicides use this connected pathway to translocate to adjacent trees and plants and can result in severe damage or tree death.

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SHEET TITLE
ARBORIST'S REPORT

SCALE N/A DATE 09/27/22
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SHEET **T1** OF **3** SHEETS

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Tree preservation measures
A pre-construction meeting with the contractor and consulting arborist is recommended to map the TPZ for Maidenhair tree #27 and Southern magnolia #28. To avoid damage to tree roots, tree trunk, and canopy, temporary fencing must be erected to fully enclose the TPZ. As per City of Burlingame Project Comments – Planning Application "construction may not impact any street tree root over 2" without City Arborist approval. Contractor is to contact City Arborist at 650-558-7333 or rholtz@burlingame.org for inspection if roots over 2 inches are potentially impacted during construction, including paving or utility work." Special precautions must be taken to avoid damage to the trunk by wrapping to 6' or to the lowest branch with straw wattle.

All pre-construction, construction, and post-construction work shall be performed in compliance with the *American National Standard ANSI A300 Management of Tree and Shrubs During Site Planning, Site Development, and Construction* (2014).

All pruning must be performed by an International Society of Arboriculture Certified Arborist in compliance with *ANSI A-300 Standard Practices for Pruning*, and companion *Best Management Practices – Tree Pruning*, both latest editions. All removals must be performed by an International Society of Arboriculture Certified Arborist in compliance with *American National Standard ANSI A-300 Management of Tree and Shrubs During Site Planning, Site Development, and Construction* (2014).

The use of lime treatments to dry the soil, and concrete rinsates, pavement removal solvents, or disposal of any such kind of material within the dripline of Maidenhair tree #27 and Southern magnolia #28 is potentially harmful to the tree and is not allowed during construction. Rinsates and toxic chemicals must be removed from the site and properly disposed.

Impacts to Maidenhair tree #27 and Southern magnolia #28 on site during development activities can be minimized by coordinating activities and storage of materials outside and monitoring work within the tree protection zone (TPZ). Tree protection measures are designed to prevent damage to trees during construction, thereby promoting tree health and adding beauty, value, and environmental benefits to the property for years to come. The following recommendations will help to reduce impacts to redbud Maidenhair tree #27 and Southern magnolia #28 during site development.

Design recommendations and activities prior to construction

1. It is recommended that the contractor and consulting arborist meet to map the TPZ for Maidenhair tree #27 and Southern magnolia #28.
   The TPZ for Maidenhair tree #27 is 21' to the N, S, E and W.
   The TPZ for Southern magnolia is 29' to the N, S, E, and W.
2. TPZ fencing materials shall be 6' chain link fencing or other suitable material approved by the consulting arborist, which shall remain in place for the duration of the project. No work shall be performed, or storage of materials shall occur within the TPZ without consulting arborist approval and monitoring as needed to prevent damage to tree trunks and tree roots, and to document impacts.
3. Post signs in visible locations on the fencing stating TREE PROTECTION ZONE – NO ENTRY with the contractor's name, consulting arborist's name, and contact phone numbers.
4. It is recommended that all excavation and grading work within TPZ shall be monitored by the consulting arborist.

5. Wrap the trunk of Maidenhair tree #27 and Southern magnolia #28 with straw wattle to the lowest branch or 6', whichever is higher.
6. Remove concrete by hand within the TPZ of Maidenhair tree #27 and Southern magnolia #28 to avoid damage to tree roots.
7. Utilize the smallest equipment possible to do the work required.
8. Utilize hand tools when planting within tree driplines to avoid unintentional damage to tree roots.
9. Develop a storage plan for materials and equipment outside of the TPZ.
10. The use of lime treatments to stabilize soils is toxic to tree roots and must be restricted for use outside the TPZ and any soil areas that may lead to tree driplines as materials could percolate or otherwise be carried into the tree root zone.
11. Avoid the disposal or spill of any solvents or rinsates within the TPZ or in areas of excavated soil as materials could percolate or otherwise be carried into the tree root zones.
12. Perform crown reduction pruning to shorten branches of Maidenhair tree #27 and Southern magnolia #28 to balance the canopy over the root system. All tree pruning work shall be performed by a certified Arborist or Tree Worker, and comply with *ANSI Standard Practices – Pruning*, and companion *Best Management Practices – Pruning*, and comply with the Migratory Bird Treaty Act and California Fish and Wildlife Code 3503-3513 to avoid nesting bird disturbance.
13. No wires, signs, or ropes shall be attached to Maidenhair tree #27 and Southern magnolia #28.
14. Tree preservation notes shall be included on all construction drawings.

During construction

1. It is recommended that all grading and excavation work within the TPZ of Maidenhair tree #27 and Southern magnolia #28 be monitored by the consulting arborist. "Contractor is to contact City Arborist at 650-558-7333 or rholtz@burlingame.org for inspection if roots over 2 inches are potentially impacted during construction, including paving or utility work."
2. TPZ fencing is to remain in place for the duration of the project.
3. If any roots are encountered outside the TPZ, cut perpendicular to the root with a sharp saw or loppers. Do not tear the root or rip it from the soil. If roots larger than 2" are encountered, contact the consulting arborist for proper treatment.
4. No storage of materials, equipment, soil, waste, oil, gasoline, rinsates, etc. should be deposited in the TPZ.
5. Avoid idling of any equipment as the exhaust may damage foliage and branches of subject trees and other landscape plants in the area.

Post-construction
Maidenhair tree #27 and Southern magnolia #28 will experience a change in environment from the development on site. The health, structural stability, and vitality of the tree should be documented post-construction and monitored for changes in condition. With site disturbance, soil compaction, and root loss, tree decline is possible. Photo documentation is effective in monitoring any visible changes in tree health.

Employing best management practices including proper irrigation management, occasional pruning, and maintaining a dripline clear of materials and activities that cause root disturbance and compaction will promote tree health.

Please let me know if you have any questions or concerns regarding this report.
Prepared by

Carol Randisi
Certified Arborist WE #6481A
Buena Vista Tree Service

Attachments (3):
Table 3. Tree Assessment
Tree Assessment Map
Table 5. Appraisal of Value and Tree Disposition Plan

Table 5. Appraisal of Value and Tree Dispostion Plan
1113-1115 Paloma Avenue, Burlingame, CA. 94010

Tree No.	Scientific name	Common Name	Trunk Diameter	Calculated curcum.	Protected Tree	Tree Disposition	Appriasal of Value
			(in.)	(in.)	(Y/N)		Total
27	*Ginkgo biloba*	Maidenhair tree	21	66	Y	Preserve	$6,850
28	*Magnolia grandiflora*	Southern magnolia	29	91	Y	Preserve	$13,900
29	*Fagus sylvatica*	European beech	13,8,7	53	Y	Remove	$3,100
							$23,850

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Table 3. Tree Assessment

1113-1115 Paloma Avenue
Burlingame, CA 94010
December 9, 2024

Tree Tag #	Scientific Name	Common Name	Trunk Dia. (in.)	Calculated Circum. (in.)	Condition 1-poor 5-excellent	Protected Tree? Y/N	Driplines (ft.) N S E W	Comments	Recommendations
27	*Ginkgo biloba*	Maidenhair tree	21	66	2.5	Y	20 18 19 16	Street tree in sidewalk planting strip; poor structure; lowest branch 6' N; codominant branching 10'; upright stems; lower laterals removed; bulge and included bark at codominant attachment; headed to E; epicormics at old wound sites; sidewalk and curb displaced; at street light; moderate vigor.	Preserve.
28	*Magnolia grandiflora*	Southern magnolia	29	91	2.5	Y	28 28 24 27	Street tree in sidewalk planting strip; poor structure; clockwise trunk torsion; lowest branch 8' N; decay at branch wounds and along lateral stem to N; epicormic shoots along laterals; surface roots, skinned roots, and roots pruned for sidewalk repair; fair-moderate vigor.	Preserve.
29	*Fagus sylvatica*	European beech	13,8,7	53	1.0	Y	11 12 18 12	Backyard at SW perimeter fence; poor structure; hollow buttress roots to NW; trunk lean to SE; lowest branch 1' to S; dead stems to W and N;; mycellial fans of armillaria root rot on trunk; headed; soggy soil within dripine; epicormic shoots; low vigor and almost dead.	Remove; development impacts outside tree tolerance.

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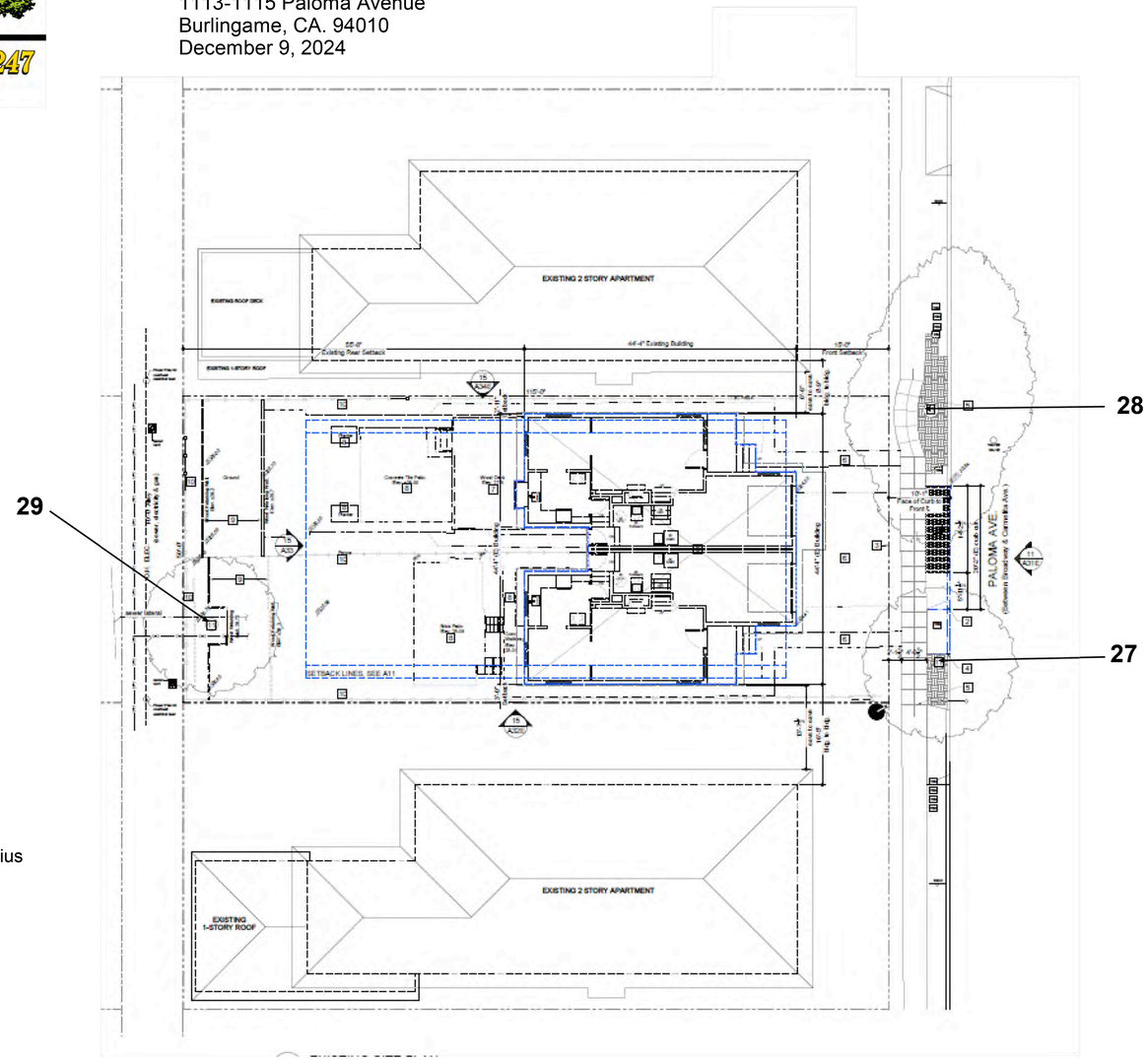
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Tree Assessment Map

1113-1115 Paloma Avenue
Burlingame, CA. 94010
December 9, 2024



Notes:

Base map entitled
1113-1115 Paloma Ave.
Burlingame, CA 94010
provided by
Kwan Design Architects
San Francisco, CA . 94102

Site & 1st Floor Plan Existing,
sheet A11E

See **Tree Assessment** for canopy radius dimensions.

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LANDSCAPE SHEET NOTES:

1. ONE LANDSCAPE TREE (NON-FRUIT) REQUIRED FOR EVERY 1,000 SF OF LIVING SPACE. PROJECT LIVING AREA = 5,554 S.F. FIVE 24'BOX TREES PROVIDED.

2. CONSTRUCTION MAY NOT IMPACT ANY STREET TREE ROOT OVER 2" WITHOUT CITY ARBORIST APPROVAL. CONTRACTOR IS TO CONTACT CITY ARBORIST AT 650-558+7333 OR RHOLTZ@BURLINGAME.ORG FOR INSPECTION IF ROOTS OVER 2 INCHES ARE POTENTIALLY IMPACTED DURING CONSTRUCTION, INCLUDING PAVING OR UTILITY WORK.

PLANT LIST

TREES

SYM.	SIZE	QUAN	LATIN NAME	COMMON NAME	HT X WIDTH	SPACING (O.C.)	WUCOLS WATER USE
T1	15G	3	LAGERSTROEMIA INDICA 'TUSCARORA'	CRAPE MYRTLE	20' X 15'	15'-0" O.C.	LOW
T2	15G	1	PLATANUS ACERIFOLIA 'BLOODGOOD'	LONDON PLANE	50' X 35'	AS SHOWN	LOW
T3	15G	1	CERCIS OCCIDENTALIS	WESTERN REDBUD	15' X 15'	AS SHOWN	VERY LOW
T4	15G	2	GINKGO BILOBA 'AUTUMN GOLD'	MAIDENHAIR TREE	30' X 30'	AS SHOWN	MODERATE

SUCCULENTS

SYM.	SIZE	QUAN	LATIN NAME	COMMON NAME	HT X WIDTH	SPACING (O.C.)	WUCOLS WATER USE
SC1	1G	41 SF	AEONIUM 'JOLLY GREEN'	AEONIUM	6" X 2'	2'-0" O.C.	LOW
SC2	5G	3	AGAVE ATTENUATA 'KARA'S STRIPES'	VARIEGATED FOXTAIL AGAVE	4' X 4'	4'-0" O.C.	LOW
SC3	4"P	18 SF	ECHEVERIA ELEGANS	MEXICAN SNOWBALL	4" X 4"	10" O.C.	LOW

SHRUBS

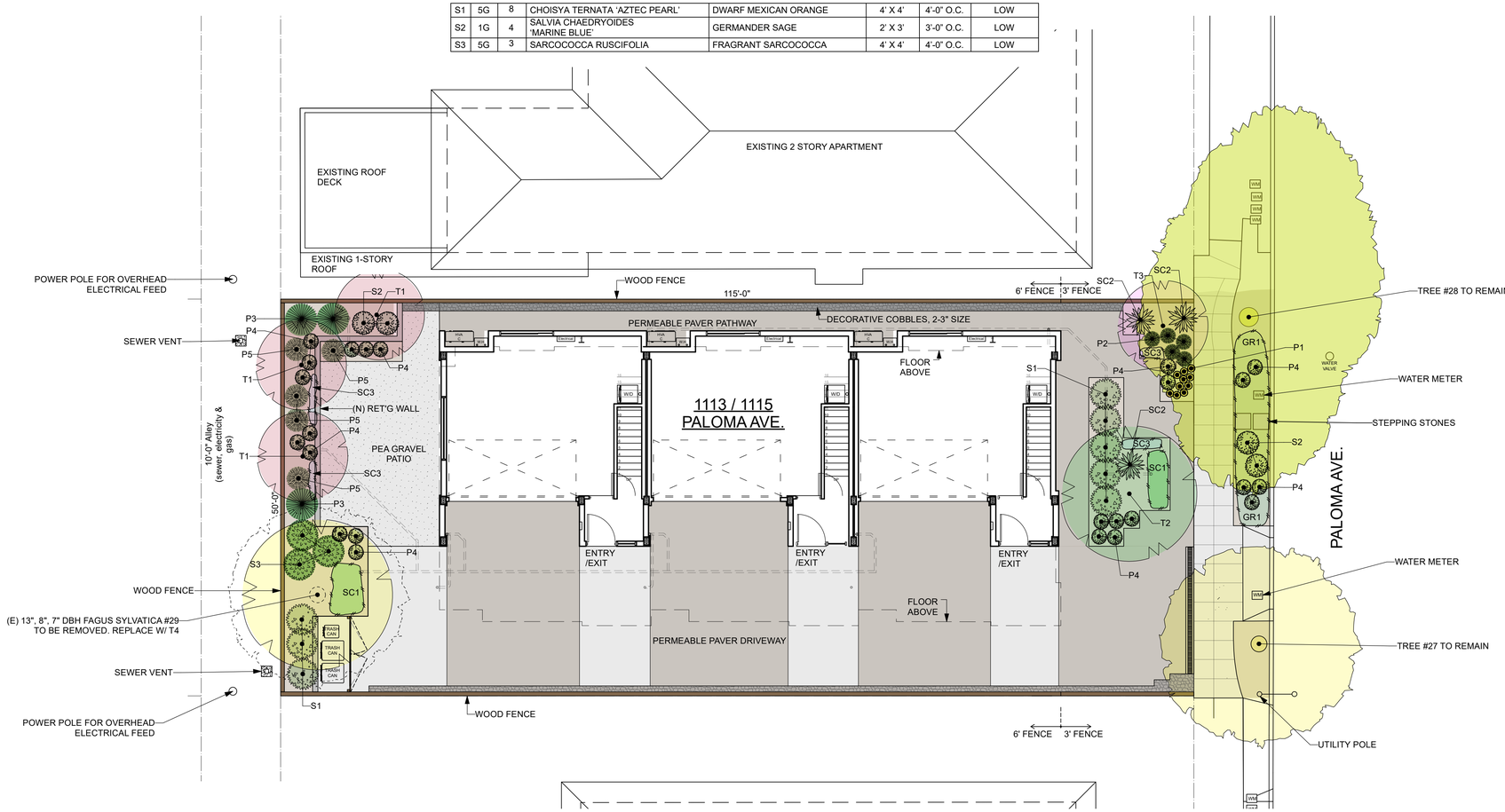
SYM.	SIZE	QUAN	LATIN NAME	COMMON NAME	HT X WIDTH	SPACING (O.C.)	WUCOLS WATER USE
S1	5G	8	CHOISYA TERNATA 'AZTEC PEARL'	DWARF MEXICAN ORANGE	4' X 4'	4'-0" O.C.	LOW
S2	1G	4	SALVIA CHAEDRYOIDES 'MARINE BLUE'	GERMANDER SAGE	2' X 3'	3'-0" O.C.	LOW
S3	5G	3	SARCOCOCCA RUSCIFOLIA	FRAGRANT SARCOCOCCA	4' X 4'	4'-0" O.C.	LOW

PERENNIALS

SYM.	SIZE	QUAN	LATIN NAME	COMMON NAME	HT X WIDTH	SPACING (O.C.)	WUCOLS WATER USE
P1	BULB	10	NARCISSUS 'KING ALFRED'	TRUMPET DAFFODIL	1' X 1'	AS SHOWN	LOW
P2	1G	5	CAREX DIVULSA	BERKELEY SEDGE	2' X 2'	2'-0" O.C.	LOW
P3	5G	3	CHONDROPETALUM TECTORUM	CAPE REED	4' X 4'	4'-0" O.C.	LOW
P4	1G	24	ERIGERON KARVINSKIANUS	SANTA BARBARA DAISY	2' X 2'	2'-0" O.C.	LOW
P5	3G	5	LOMANDRA 'PLATINUM BEAUTY'	VARIEGATED MAT RUSH	3' X 3'	3'-0" O.C.	LOW

GROUND COVER

SYM.	SIZE	S.F.	LATIN NAME	COMMON NAME	HT X WIDTH	SPACING (O.C.)	WUCOLS WATER USE
GR1	FLAT	90	DYMONDIA MARGARETAE	DYMONDIA	3" X 12"	12"	LOW



LANDSCAPE NOTES

GENERAL.

1. CONTRACTOR SHALL CONFINE HIS ACTIVITIES WITHIN THE PROJECT SITE.
2. DO NOT SCALE THESE DRAWINGS. IF THESE DRAWINGS ARE NOT 24" X 36" THEY HAVE BEEN REDUCED OR ENLARGED.
3. PLANTING SHALL BE PERFORMED BY PERSONS FAMILIAR WITH THIS TYPE OF WORK AND UNDER THE SUPERVISION OF A QUALIFIED FOREMAN.

SOIL PREPARATION.

1. SOIL PREPARATION SHALL FOLLOW FINE GRADING PROCEDURES. GRADE ALL PLANTING AREAS FOR SMOOTH TRANSITIONS AND POSITIVE DRAINAGE AWAY FROM STRUCTURES.
2. PRIOR TO AMENDING THE PLANTING SOIL, CONTRACTOR SHALL SUBMIT SOIL SAMPLES TO A QUALIFIED SOIL TESTING LABORATORY FOR ANALYSIS AND RECOMMENDATIONS. SOIL SAMPLING SHALL BE CONDUCTED IN ACCORDANCE WITH LABORATORY PROTOCOL, INCLUDING PROTOCOLS REGARDING ADEQUATE SAMPLING DEPTH FOR THE INTENDED PLANTS. SOIL ANALYSIS SHALL INCLUDE:
   A. SOIL TEXTURE
   B. INFILTRATION RATE DETERMINED BY LABORATORY TEST OR SOIL TEXTURE INFILTRATION RATE TABLE
   C. PH
   D. TOTAL SOLUABLE SALTS
   E. SODIUM
   F. PERCENT ORGANIC MATTER
   G. RECOMMENDATIONS FOR AMENDING THE SOIL WITH ORGANIC COMPOST TO BRING THE SOIL ORGANIC MATTER TO A MINIMUM OF 5% BY DRY WEIGHT AND INCORPORATING ORGANIC FERTILIZERS TO RECOMMENDED LEVELS FOR PLANTING AREA. ACCEPTABLE ORGANIC FERTILIZERS AND AMENDMENT PRODUCTS ARE THOSE ALLOWED FOR USE IN CROP PRODUCTION BY AT LEAST ONE OF THE FOLLOWING:
      i. ORGANIC MATERIALS REVIEW INSTITUTE'S GENERIC MATERIALS LIST
      ii. CALIFORNIA DEPT OF FOOD & AGRICULTURE'S ORGANIC INPUT MATERIALS PROGRAM
      iii. U.S. DEPT. OF AGRICULTURE'S NATIONAL ORGANIC PROGRAM
3. SOIL AMENDMENTS SHALL BE INCORPORATED ACCORDING TO RECOMMENDATIONS OF THE SOIL REPORT AND APPROPRIATENESS FOR THE PLANTS SELECTED. ORGANIC FERTILIZERS SHALL BE INCORPORATED AS RECOMMENDED BY THE SOIL ANALYSIS.

TREES, SHRUBS, GROUND COVER.

1. PLANTINGS MUST BE GROUPED INTO HYDROZONES BASED ON MICROCLIMATE, SOIL TYPE, PLANT TYPE, AND WATER USE CLASSIFICATION (SEE WUCOLS: WWW.UCNR.EDU/SITES/WUCOLS/).
2. PLANT TREES AND SHRUBS FIRST, THEN GROUND COVER PLANTS.
3. DIG HOLE NO DEEPER THAN 2" LESS THAN THE DEPTH OF THE SOIL IN THE CONTAINER OR DEPTH OF SOIL BALL. THE HOLE SHALL BE AT LEAST TWICE THE DIAMETER OF THE CONTAINER OR ROOT BALL.
4. PLANT PIT BACKFILL MIX SHALL BE PREPARED SOIL (SEE ABOVE).
5. REMOVE NURSERY STAKES FROM TREES AND PROVIDE STAKING AS DETAILED. LOCATE STAKES PERPENDICULAR TO PREVAILING WINDS. NAIL RUBBER TIES TO STAKE USING 2 GALVANIZED ROOFING NAILS AT EACH END OF TIE. ALLOW MINIMUM 4" OF PLAY IN EACH DIRECTION.
6. PROVIDE EARTH WATERING WELL FOR INDIVIDUAL CONTAINER PLANTS OR GROUP MASSING.
7. HAND WATER INDIVIDUAL PLANTS DEEPLY AND THOROUGHLY IMMEDIATELY AFTER PLANTING.

MULCH.

1. AFTER PLANTING IS COMPLETE, MULCH ALL PLANTED AREAS, INCLUDING BIORETENTION AREAS, WITH A 3" LAYER OF ORGANIC RECYCLED CHIPPED WOOD MULCH IN THE SHADE OF DARK BROWN COLOR. MULCH SIZE SHALL NOT EXCEED 1½" IN DIAMETER.

SITE CLEAN-UP.

1. REMOVE ALL SURPLUS MATERIAL AND DEBRIS FROM THE SITE UPON COMPLETION OF THE WORK.
2. MAINTENANCE PERIOD SHALL BE FOR 14 CALENDAR DAYS FROM THE DATE OF COMPLETION AND OWNER'S ACCEPTANCE.
3. MAINTENANCE SHALL CONSIST OF REPAIR OF EROSION OR SETTLING, REPLACING DEAD OR DYING OR DISEASED PLANT MATERIAL WITH STOCK OF SAME SIZE AND VARIETY AT NO ADDITIONAL COST.

STATEMENT OF CERTIFICATION BY LANDSCAPE ARCHITECT.

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SUE ODA
LANDSCAPE ARCHITECT
CLA #3798

DATED: SEPTEMBER 26, 2022

NORTH

0' 1' 5' 10' 20' 40'

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

SUE ODA
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LICENSE #CLA3798

REGISTERED LANDSCAPE ARCHITECT
SUE YOSHIWARA
No. 3798
REN: 9/30/25
DT: 03/10/25
STATE OF CALIFORNIA

REVISIONS

1	06/11/24	
2	12/04/24	
3	03/10/25	2ND REVIEW P.C.
4	05/07/25	3RD REVIEW P.C.

JOB TITLE
1113 / 1115 PALOMA AVENUE
BURLINGAME, CALIFORNIA

SHEET TITLE
PLANTING PLAN

SCALE 1/4" = 1'-0" DATE 09/27/22
DRAWN NR CHECKED SEO
SHEET **L1** OF **4** SHEETS

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LANDSCAPE SHEET NOTES:

1. ONE LANDSCAPE TREE (NON-FRUIT) REQUIRED FOR EVERY 1,000 SF OF LIVING SPACE. PROJECT LIVING AREA = 5,554 S.F. FIVE 24'BOX TREES PROVIDED.

2. CONSTRUCTION MAY NOT IMPACT ANY STREET TREE ROOT OVER 2" WITHOUT CITY ARBORIST APPROVAL. CONTRACTOR IS TO CONTACT CITY ARBORIST AT 650-558+7333 OR RHOLTZ@BURLINGAME.ORG FOR INSPECTION IF ROOTS OVER 2 INCHES ARE POTENTIALLY IMPACTED DURING CONSTRUCTION, INCLUDING PAVING OR UTILITY WORK.

PLANT LIST

TREES

SYM.	SIZE	QUAN	LATIN NAME	COMMON NAME	HT X WIDTH	SPACING (O.C.)	WUCOLS WATER USE
T1	15G	3	LAGERSTROEMIA INDICA 'TUSCARORA'	CRAPE MYRTLE	20' X 15'	15'-0" O.C.	LOW
T2	15G	1	PLATANUS ACERIFOLIA 'BLOODGOOD'	LONDON PLANE	50' X 35'	AS SHOWN	LOW
T3	15G	1	CERCIS OCCIDENTALIS	WESTERN REDBUD	15' X 15'	AS SHOWN	VERY LOW
T4	15G	2	GINKGO BILOBA 'AUTUMN GOLD'	MAIDENHAIR TREE	30' X 30'	AS SHOWN	MODERATE

SUCCULENTS

SYM.	SIZE	QUAN	LATIN NAME	COMMON NAME	HT X WIDTH	SPACING (O.C.)	WUCOLS WATER USE
SC1	1G	41 SF	AEONIUM 'JOLLY GREEN'	AEONIUM	6" X 2'	2'-0" O.C.	LOW
SC2	5G	3	AGAVE ATTENUATA 'KARA'S STRIPES'	VARIEGATED FOXTAIL AGAVE	4' X 4'	4'-0" O.C.	LOW
SC3	4"P	18 SF	ECHEVERIA ELEGANS	MEXICAN SNOWBALL	4" X 4"	10" O.C.	LOW

SHRUBS

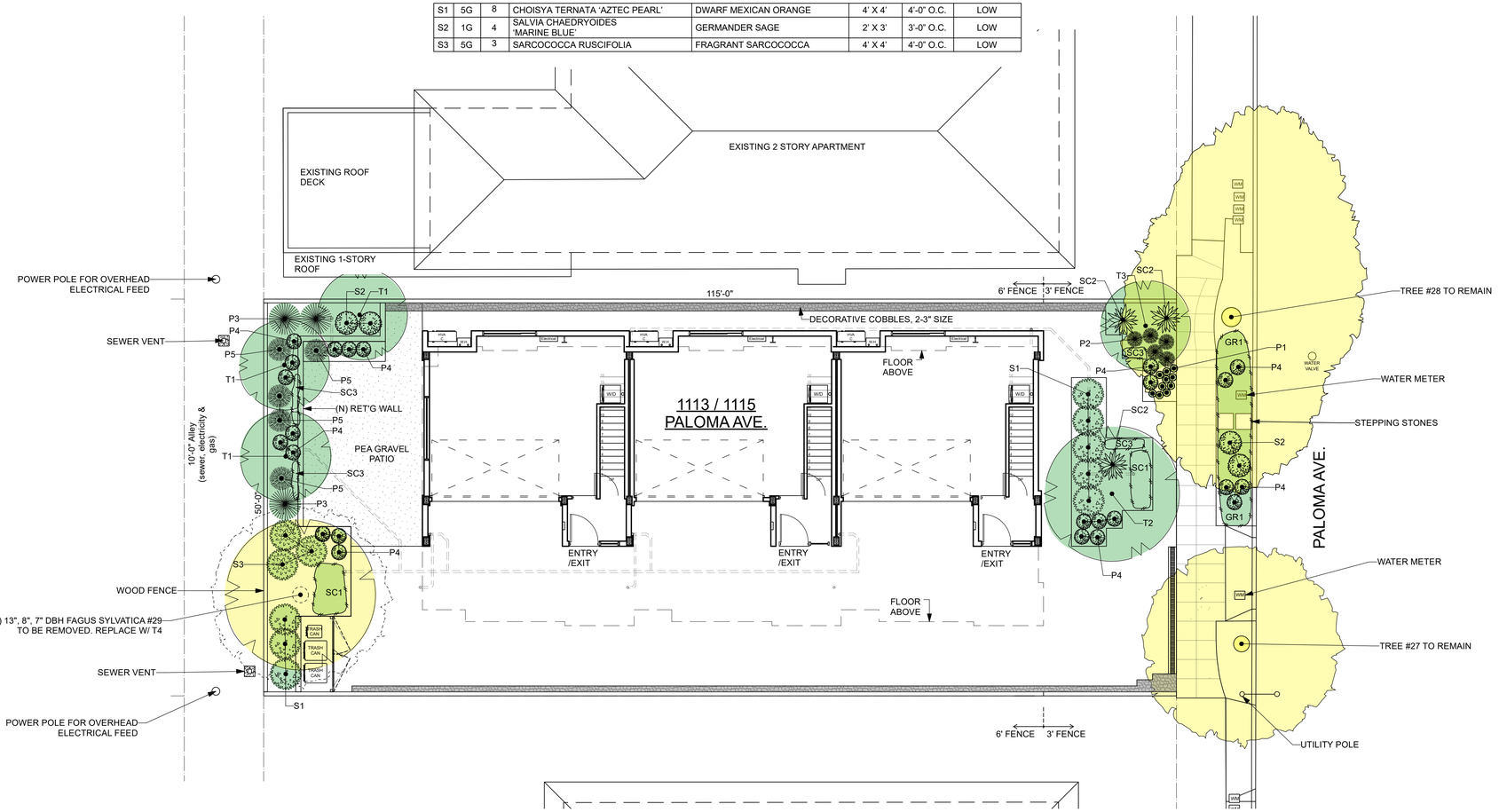
SYM.	SIZE	QUAN	LATIN NAME	COMMON NAME	HT X WIDTH	SPACING (O.C.)	WUCOLS WATER USE
S1	5G	8	CHOISYA TERNATA 'AZTEC PEARL'	DWARF MEXICAN ORANGE	4' X 4'	4'-0" O.C.	LOW
S2	1G	4	SALVIA CHAEDRYOIDES 'MARINE BLUE'	GERMANDER SAGE	2' X 3'	3'-0" O.C.	LOW
S3	5G	3	SARCOCOCCA RUSCIFOLIA	FRAGRANT SARCOCOCCA	4' X 4'	4'-0" O.C.	LOW

PERENNIALS

SYM.	SIZE	QUAN	LATIN NAME	COMMON NAME	HT X WIDTH	SPACING (O.C.)	WUCOLS WATER USE
P1	BULB	10	NARCISSUS 'KING ALFRED'	TRUMPET DAFFODIL	1' X 1'	AS SHOWN	LOW
P2	1G	5	CAREX DIVULSA	BERKELEY SEDGE	2' X 2'	2'-0" O.C.	LOW
P3	5G	3	CHONDROPETALUM TECTORUM	CAPE REED	4' X 4'	4'-0" O.C.	LOW
P4	1G	24	ERIGERON KARVINSKIANUS	SANTA BARBARA DAISY	2' X 2'	2'-0" O.C.	LOW
P5	3G	5	LOMANDRA 'PLATINUM BEAUTY'	VARIEGATED MAT RUSH	3' X 3'	3'-0" O.C.	LOW

GROUND COVER

SYM.	SIZE	S.F.	LATIN NAME	COMMON NAME	HT X WIDTH	SPACING (O.C.)	WUCOLS WATER USE
GR1	FLAT	90	DYMONDIA MARGARETAE	DYMONDIA	3" X 12"	12"	LOW



LANDSCAPE NOTES

GENERAL.

1. CONTRACTOR SHALL CONFINE HIS ACTIVITIES WITHIN THE PROJECT SITE.
2. DO NOT SCALE THESE DRAWINGS. IF THESE DRAWINGS ARE NOT 24" X 36" THEY HAVE BEEN REDUCED OR ENLARGED.
3. PLANTING SHALL BE PERFORMED BY PERSONS FAMILIAR WITH THIS TYPE OF WORK AND UNDER THE SUPERVISION OF A QUALIFIED FOREMAN.

SOIL PREPARATION.

1. SOIL PREPARATION SHALL FOLLOW FINE GRADING PROCEDURES. GRADE ALL PLANTING AREAS FOR SMOOTH TRANSITIONS AND POSITIVE DRAINAGE AWAY FROM STRUCTURES.
2. PRIOR TO AMENDING THE PLANTING SOIL, CONTRACTOR SHALL SUBMIT SOIL SAMPLES TO A QUALIFIED SOIL TESTING LABORATORY FOR ANALYSIS AND RECOMMENDATIONS. SOIL SAMPLING SHALL BE CONDUCTED IN ACCORDANCE WITH LABORATORY PROTOCOL, INCLUDING PROTOCOLS REGARDING ADEQUATE SAMPLING DEPTH FOR THE INTENDED PLANTS. SOIL ANALYSIS SHALL INCLUDE:
   A. SOIL TEXTURE
   B. INFILTRATION RATE DETERMINED BY LABORATORY TEST OR SOIL TEXTURE INFILTRATION RATE TABLE
   C. PH
   D. TOTAL SOLUABLE SALTS
   E. SODIUM
   F. PERCENT ORGANIC MATTER
   G. RECOMMENDATIONS FOR AMENDING THE SOIL WITH ORGANIC COMPOST TO BRING THE SOIL ORGANIC MATTER TO A MINIMUM OF 5% BY DRY WEIGHT AND INCORPORATING ORGANIC FERTILIZERS TO RECOMMENDED LEVELS FOR PLANTING AREA. ACCEPTABLE ORGANIC FERTILIZERS AND AMENDMENT PRODUCTS ARE THOSE ALLOWED FOR USE IN CROP PRODUCTION BY AT LEAST ONE OF THE FOLLOWING:
      i. ORGANIC MATERIALS REVIEW INSTITUTE'S GENERIC MATERIALS LIST
      ii. CALIFORNIA DEPT OF FOOD & AGRICULTURE'S ORGANIC INPUT MATERIALS PROGRAM
      iii. U.S. DEPT. OF AGRICULTURE'S NATIONAL ORGANIC PROGRAM
3. SOIL AMENDMENTS SHALL BE INCORPORATED ACCORDING TO RECOMMENDATIONS OF THE SOIL REPORT AND APPROPRIATENESS FOR THE PLANTS SELECTED. ORGANIC FERTILIZERS SHALL BE INCORPORATED AS RECOMMENDED BY THE SOIL ANALYSIS.

TREES, SHRUBS, GROUND COVER.

1. PLANTINGS MUST BE GROUPED INTO HYDROZONES BASED ON MICROCLIMATE, SOIL TYPE, PLANT TYPE, AND WATER USE CLASSIFICATION (SEE WUCOLS: WWW.UCNR.EDU/SITES/WUCOLS/).
2. PLANT TREES AND SHRUBS FIRST, THEN GROUND COVER PLANTS.
3. DIG HOLE NO DEEPER THAN 2" LESS THAN THE DEPTH OF THE SOIL IN THE CONTAINER OR DEPTH OF SOIL BALL. THE HOLE SHALL BE AT LEAST TWICE THE DIAMETER OF THE CONTAINER OR ROOT BALL.
4. PLANT PIT BACKFILL MIX SHALL BE PREPARED SOIL (SEE ABOVE).
5. REMOVE NURSERY STAKES FROM TREES AND PROVIDE STAKING AS DETAILED. LOCATE STAKES PERPENDICULAR TO PREVAILING WINDS. NAIL RUBBER TIES TO STAKE USING 2 GALVANIZED ROOFING NAILS AT EACH END OF TIE. ALLOW MINIMUM 4" OF PLAY IN EACH DIRECTION.
6. PROVIDE EARTH WATERING WELL FOR INDIVIDUAL CONTAINER PLANTS OR GROUP MASSING.
7. HAND WATER INDIVIDUAL PLANTS DEEPLY AND THOROUGHLY IMMEDIATELY AFTER PLANTING.

MULCH.

1. AFTER PLANTING IS COMPLETE, MULCH ALL PLANTED AREAS, INCLUDING BIORETENTION AREAS, WITH A 3" LAYER OF ORGANIC RECYCLED CHIPPED WOOD MULCH IN THE SHADE OF DARK BROWN COLOR. MULCH SIZE SHALL NOT EXCEED 1½" IN DIAMETER.

SITE CLEAN-UP.

1. REMOVE ALL SURPLUS MATERIAL AND DEBRIS FROM THE SITE UPON COMPLETION OF THE WORK.
2. MAINTENANCE PERIOD SHALL BE FOR 14 CALENDAR DAYS FROM THE DATE OF COMPLETION AND OWNER'S ACCEPTANCE.
3. MAINTENANCE SHALL CONSIST OF REPAIR OF EROSION OR SETTLING, REPLACING DEAD OR DYING OR DISEASED PLANT MATERIAL WITH STOCK OF SAME SIZE AND VARIETY AT NO ADDITIONAL COST.

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SUE ODA
LANDSCAPE ARCHITECT
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DATED: SEPTEMBER 26, 2022

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BURLINGAME, CALIFORNIA

SHEET TITLE
HYDROZONE PLAN

SCALE 1/4" = 1'-0" | DATE 09/27/22
DRAWN NR | CHECKED SEO
SHEET **L2** OF **4** SHEETS

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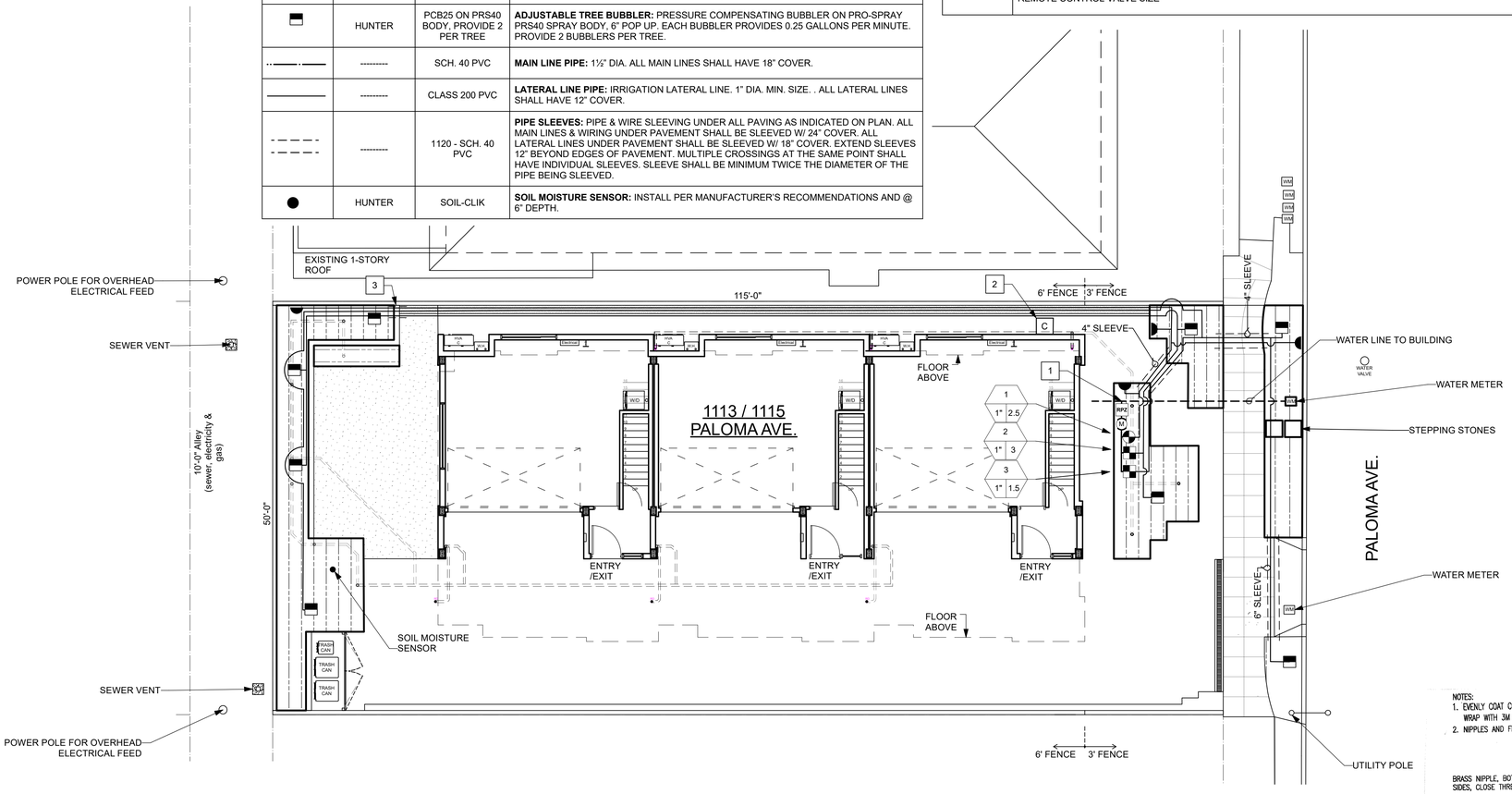
IRRIGATION SHEET NOTES

1. IRRIGATION POINT OF CONNECTION TO (N) IRRIGATION WATER METER.
2. IRRIGATION CONTROLLER: WALL MOUNT THE SPECIFIED CONTROLLER INSIDE GARAGE, ON WALL, AS DETAILED. SERVICE CONTROLLER WITH THE (E) 120 V.A.C./15 AMP ELECTRICAL SERVICE PER ELECTRICAL CODE FROM (E) ELECTRICAL SOURCE. WIFI RANGE MUST BE ACCESSIBLE TO THE CONTROLLER.
3. IRRIGATION SLEEVING: FOR INSTALLATION OF PIPING THROUGH WALL OR STRUCTURE COORDINATE WITH GENERAL CONTRACTOR PRIOR TO CONSTRUCTION OF SAID WALL OR STRUCTURE.

IRRIGATION EQUIPMENT LEGEND

SYMBOL	MANUF.	MODEL	DESCRIPTION
RPZ	WILKINS	375XL-3/4"	**BACKFLOW ASSEMBLY.** REDUCED PRESSURE BACKFLOW ASSEMBLY AND PRESSURE REGULATOR.
M	HUNTER	PGV-101G FLOW-CLIK FCT-100	**MASTER CONTROL VALVE & FLOW SENSOR:** HUNTER MASTER CONTROL VALVE, NORMALLY CLOSED, WITH FLOW-CLIK SENSOR AND TEE
C	HUNTER	HCC-800PL + SOIL-CLIK	**IRRIGATION CONTROLLER:** 8-STATION IRRIGATION CONTROLLER SYSTEM W/ WEATHER SHUT OFF & SOIL MOISTURE SENSOR. MOUNT CONTROLLER ON SIDE OF BUILDING WITH WIFI ACCESS. PROVIDE 120V SERVICE
	HUNTER	ICV-101G	**REMOTE CONTROL VALVE:** 1" REMOTE CONTROL VALVE W/ 40 PSI PRESSURE REGULATION, IN VALVE BOX. INSTALL W/ SAME SIZE APOLLO MANUAL BALL VALVE ON SUPPLY SIDE OF R.C. VALVE (PLACE IN OPEN POSITION).
	HUNTER	ICZ-101-LF-40	**DRIP REMOTE CONTROL VALVE:** 1" EMITTER REMOTE CONTROL VALVE W/ FILTER & 40 PSI PRESSURE REGULATION, IN VALVE BOX. INSTALL WITH SAME SIZE APOLLO MANUAL BALL VALVE ON SUPPLY SIDE OF R.C. VALVE (PLACE IN OPEN POSITION).
	HUNTER	PCB25 ON PRS40 BODY, PROVIDE 2 PER TREE	**ADJUSTABLE TREE BUBBLER:** PRESSURE COMPENSATING BUBBLER ON PRO-SPRAY PRS40 SPRAY BODY, 6" POP UP. EACH BUBBLER PROVIDES 0.25 GALLONS PER MINUTE. PROVIDE 2 BUBBLERS PER TREE.
	---------	SCH. 40 PVC	**MAIN LINE PIPE:** 1½" DIA. ALL MAIN LINES SHALL HAVE 18" COVER.
	---------	CLASS 200 PVC	**LATERAL LINE PIPE:** IRRIGATION LATERAL LINE. 1" DIA. MIN. SIZE. . ALL LATERAL LINES SHALL HAVE 12" COVER.
	---------	1120 - SCH. 40 PVC	**PIPE SLEEVES:** PIPE & WIRE SLEEVING UNDER ALL PAVING AS INDICATED ON PLAN. ALL MAIN LINES & WIRING UNDER PAVEMENT SHALL BE SLEEVED W/ 24" COVER. ALL LATERAL LINES UNDER PAVEMENT SHALL BE SLEEVED W/ 18" COVER. EXTEND SLEEVES 12" BEYOND EDGES OF PAVEMENT. MULTIPLE CROSSINGS AT THE SAME POINT SHALL HAVE INDIVIDUAL SLEEVES. SLEEVE SHALL BE MINIMUM TWICE THE DIAMETER OF THE PIPE BEING SLEEVED.
	HUNTER	SOIL-CLIK	**SOIL MOISTURE SENSOR:** INSTALL PER MANUFACTURER'S RECOMMENDATIONS AND @ 6" DEPTH.

	NETAFIM	TECHLINE TLCV26-1801	**DRIP LINE:** 17 MM DRIPLINE W/ PRESSURE COMPENSATING, SELF-FLUSHING EMITTERS, NETAFIM FITTINGS. STAPLE LINES AT 4' – 0" O.C. 18" EMITTER SPACING, 0.26 GPM EMITTERS, INSTALL TUBING AT A SPACING OF 18" BETWEEN ROWS, 4" – 6" FROM PAVEMENT OR LANDSCAPE EDGE. TRIANGULATE THE EMITTER PORTS BETWEEN ROWS. INSTALL EACH ZONE WITH AIR VALVE AND FLUSH VALVE. **EACH DRIP LINE TUBING ZONE SHALL INCLUDE THE FOLLOWING:** NETAFIM TECHLINE FLUSH VALVE #F-TLFV-1 INSTALLED AT THE PLACE FARTHEST AWAY FROM THE REMOTE CONTROL VALVE. INSTALL IN A VALVE BOX WITH GRAVEL SUMP. NETAFIM TECHLINE AIR/VACUUM RELIEF VALVE. INSTALL IN MIDDLE OF DRIPPERLINE SYSTEM TO EXHAUST AIR OR RELIEVE VACUUM.
	CONTROLLER STATION NO. FLOW (GPM) REMOTE CONTROL VALVE SIZE		



IRRIGATION NOTES

GENERAL.

1. CONTRACTOR QUALIFICATIONS: THE SYSTEM SHALL BE INSTALLED BY AN EXPERIENCED FIRM, REGULARLY ENGAGED IN IRRIGATION INSTALLATION. CONTRACTOR SHALL HAVE A MINIMUM OF THREE YEARS OF SUCCESSFUL EXPERIENCE WITH INSTALLATIONS.
2. CONTRACTOR SHALL OBTAIN PERMITS REQUIRED AND PROVIDE LABOR AND MATERIALS NECESSARY TO FULLY COMPLETE THE WORK IN ACCORDANCE WITH THE DRAWINGS.
3. PROTECTION: THE CONTRACTOR SHALL LOCATE AND PROTECT NEW AND EXISTING UTILITIES PRIOR TO EXCAVATION. PROTECT ALL MATERIALS AND WORK AGAINST INJURY FROM ANY CAUSE AND SHALL PROVIDE AND MAINTAIN ALL NECESSARY SAFEGUARDS FOR THE PROTECTION OF THE PUBLIC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMMEDIATE REPAIR OF ANY DAMAGE CAUSED BY HIS WORK. THIS ALSO APPLIES TO LAWN AREAS. DO NOT STORE PVC PIPE IN DIRECT SUNLIGHT. BEDS ON WHICH PIPE ARE STORED MUST EXTEND FULL LENGTH OF PIPE.
4. THE DRAWINGS ARE DIAGRAMMATIC. EQUIPMENT SHOWN IN PAVING IS FOR CLARITY ONLY – INSTALL IN PLANTING AREAS WHERE POSSIBLE. DUE TO THE SCALE OF THE DRAWINGS, ALL OFFSETS, FITTINGS, SLEEVES, ETC. WHICH MAY BE REQUIRED ARE NOT INDICATED. INVESTIGATE THE STRUCTURAL AND FINISHED CONDITIONS AFFECTING THE CONTRACT WORK INCLUDING OBSTRUCTIONS, GRADE DIFFERENCES OR AREA DIFFERENCES THAT MAY HAVE NOT BEEN CONSIDERED IN THE ENGINEERING. WHERE FIELD CHANGES EXIST, COORDINATE THE INSTALLATION WORK ACCORDINGLY BY NOTIFICATION AND SPPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE AS PER THE CONTRACT SPECIFICATIONS. COORDINATE IRRIGATION CONTRACT WORK WITH ALL APPLICABLE CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE, CONDUIT, OR SLEEVES OF PIPE, CONDUIT OR SLEEVES THROUGH OR UNDER WALLS, ROADWAYS, PAVING, STRUCTURE, ETC.
5. THE INTENT OF THIS IRRIGATION SYSTEM DESIGN IS TO PROVIDE THE MINIMUM AMOUNT OF WATER REQUIRED TO SUSTAIN GOOD PLANT HEALTH.
6. SCOPE OF WORK: THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT FOR A COMPLETE OPERATING UNDERGROUND IRRIGATION SYSTEM AS SPECIFIED HEREIN AND AS SHOWN ON THE DRAWINGS. WORK AND MATERIALS SHALL CONFORM TO ALL CURRENT STATE AND LOCAL LAWS, RULES, CODES OR REGULATIONS AS MAY BE APPLICABLE TO THIS WORK.
7. GUARANTY: MATERIALS, EQUIPMENT, AND WORKMANSHIP FURNISHED UNDER THIS CONTRACT SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE. THE GUARANTY SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING:
   A. FILLING DEPRESSIONS & REPLACING PLANTS DUE TO SETTLEMENT OF IRRIGATION TRENCHES.
   B. ENSURING THAT THE IRRIGATION SYSTEM HAS BEEN ADJUSTED TO SUPPLY PROPER WATER COVERAGE OF AREAS DESIGNED TO RECEIVE WATER.
   C. EXISTING SOD OR GRASS DAMAGED AS A RESULT OF IRRIGATION SYSTEM INSTALLATION WILL BE REPLACED.

INSTALLATION.

1. PRIOR TO COMMENCING CONSTRUCTION, VERIFY WATER PRESSURE AT POINT OF CONNECTION AND CONFIRM LOCATION OF ALL EXISTING SUBSURFACE UTILITIES.
2. TRENCHING AND BACKFILLING: CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING NEAR EXISTING UTILITIES AND STRUCTURES. TRENCHES SHALL BE EXCAVATED TO THE REQUIRED DEPTHS FOR PIPE INSTALLATION, AND SHALL BE STRAIGHT AND UNIFORM. BACKFILL MATERIAL SHALL BE SOIL FREE OF ROCK, GRAVEL LARGER THAN 2", ORGANIC MATERIAL, OR DEBRIS. BACKFILL SHALL BE COMPACTED BY UNIFORMLY TAMPING IN LOOSE LIFT THICKNESSES OF 8" TO A DENSITY APPROXIMATELY EQUAL TO THE ADJACENT UNDISTURBED SOIL.
3. INSTALLATION OF PLASTIC: PIPE SHALL BE SNAKED FROM ONE SIDE TO THE OTHER IN TRENCHES TO ALLOW FOR EXPANSION AND CONTRACTION. PIPE SHALL BE INSTALLED UNDER DRIVEWAYS OR PARKING AREAS IN SCHEDULE 40 SLEEVES AT LEAST 12" BELOW FINISH GRADE, 18" FOR MAINLINE PIPE. PIPE SLEEVES SHALL BE 2X THE DIAMETER OR SUM OF DIAMETERS OF PIPES BEING SLEEVED AND SHALL EXTEND MIN. 12" BEYOND EDGE OF PAVING, WALL, OR STRUCTURE BEING SLEEVED THROUGH. PARALLEL PIPES MAY BE INSTALLED IN A COMMON TRENCH. PROVIDE MINIMUM SEPARATION OF 3". DO NOT INSTALL PIPES DIRECTLY ABOVE ONE ANOTHER.

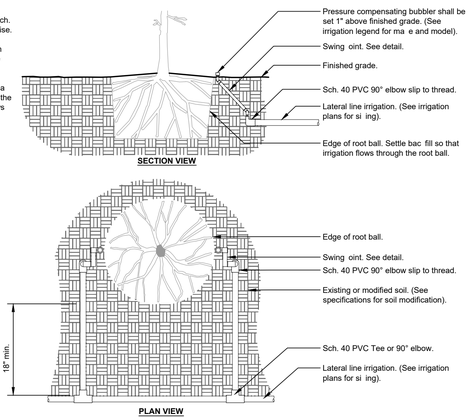
SITE CLEAN-UP.

1. REMOVE DEBRIS AND ACCUMULATION OF DEBRIS AS A RESULT OF IRRIGATION CONSTRUCTION FROM THE SITE AND LEAVE AREA IN A CLEAN CONDITION ACCEPTABLE TO THE OWNER.
2. CONTRACTOR SHALL SCHEDULE A FINAL WALK THROUGH WITH CLIENT.
3. AS-BUILT DRAWINGS – DURING THE COURSE OF THE INSTALLATION, THE IRRIGATION CONTRACTOR SHALL RECORD ALL CHANGES MADE TO THE IRRIGATION SYSTEM DURING INSTALLATION. CHANGES SHALL BE CAREFULLY DRAWN IN RED LINE ON A PRINT OF THE IRRIGATION SYSTEM DRAWING. UPON COMPLETION OF THE INSTALLATION, THIS RED LINE DRAWING SHALL BE GIVEN TO THE OWNER FOR USE AS AN AS-BUILT DRAWING.
4. MANAGEMENT INSTRUCTIONS: THE OWNER SHALL BE INSTRUCTED IN THE COMPLETE OPERATION AND MAINTENANCE OF THE SYSTEM.

Notes:
1- All irrigation fittings shall be Sch. 40 PVC unless specified otherwise.

2- All threaded connections from Sch. 40 to Sch. 80 PVC shall be made using teflon tape.

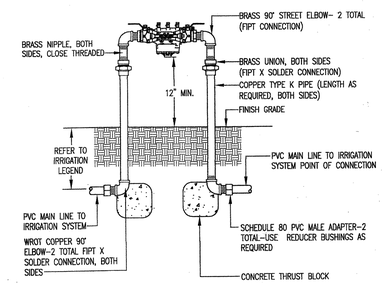
3- Contractor shall settle the area around the bubbler and edge of the root ball so that all irrigation flows through the root ball.



TREE BUBBLER (TWO BUBBLERS PER TREE)

NOT TO SCALE

NOTES:
1. EVENLY COAT COPPER FITTINGS EXPOSED TO SOIL WITH SCOTCHWRAP PIPE PRIMER AND THEN WRAP WITH 3M SCOTCHWRAP NO. 51 BLACK PVC TAPE (3/4" OVERLAP)
2. NIPPLES AND FITTINGS TO BE SAME IPT SIZE AS BACKFLOW ASSEMBLY.



REDUCED PRESSURE BACKFLOW

NOT TO SCALE

NORTH

0' 1' 5' 10' 20' 40'

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

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SHEET TITLE
IRRIGATION PLAN

SCALE	1/4" = 1'-0"	DATE	09/27/22
DRAWN	NR	CHECKED	SEO
SHEET	L3	OF	4 SHEETS

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MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO)
SHORT FORM PRESCRIPTIVE COMPLIANCE

Applicant Information:

Name: SUE ODA, INC.

Phone: 510.684.8789

Address: PO BOX 2674, EL CERRITO, CA 94530

Email: SUE@SUEODA.COM

Project

Site Address: 1113 / 1115 PALOMA AVENUE, BURLINGAME, CA

Project Type *(new dwelling, commercial, or rehab)*: NEW MULTI-FAMILY DWELLING

☑ This project does incorporate landscaping equal to or less than 2500 sq ft and will be using this form to identify prescriptive requirements which will be included as part of the landscape project. *(Please provide the information below specific to the landscape area and identify the location on the plans each design measure can be found using the LANDSCAPE WATER-EFFICIENCY (MWELO) APPENDIX – D CHECKLIST on page two)*:

Total Landscape Area (sq. ft.): 738 SF Turf Area (sq. ft.): 0 SF

Non-Turf Plan Area (sq. ft.): 738 SF Special Landscape Area (sq. ft.): 0 SF

Water Type *(potable, recycled, well)*: POTABLE

Name of water purveyor *(If not served by private well)*: CITY OF BURLINGAME WATER DIVISION

Signature

I certify the above information is correct and agree to comply with the requirements of the MWELO.

Signature of property owner or authorized representative — Date: 3/10/2025

LANDSCAPE WATER-EFFICIENCY (MWELO) APPENDIX – D CHECKLIST
(Can only be used when aggregate landscape areas are 2,500 square feet or less)

Landscape Parameter	Design Measures	Location on Plans
Compost	Incorporate compost at a rate of at least four (4) cubic yards per 1,000 sq. ft. to a depth of 6 inches into landscape area (unless contra-indicated by a soil test).	SHEET L1
Plant Water Use	Residential: Install climate adapted plants that require occasional, little or no summer water (average WUCOLS plant factor 0.3) for 75% of the plant area excluding edibles and areas using recycled water. Non-residential: Install climate adapted plants that require occasional, little or no summer water (average WUCOLS plant factor 0.3) for 100% of the plant area excluding edibles and areas using recycled water.	SHEET L1
Mulch	A minimum 3-inch layer of mulch should be applied on all exposed soil surfaces of planting areas, except in areas of turf or creeping or rooting groundcovers.	SHEET L1
Turf	Total turf area shall not exceed 25% of the landscape area. Turf is not allowed in non-residential projects.	NO TURF
	Turf (if utilized) is limited to slopes not exceeding 25% and is not used in parkways less than 10 feet in width.	NO TURF
	Turf, if utilized in parkways is irrigated by sub-surface irrigation or other technology that prevents overspray or runoff.	
Irrigation System	Irrigation controllers use evapotranspiration or soil moisture data and utilize a rain sensor.	SHEET L3
	Irrigation controller programming data will not be lost due to an interruption in the primary power source.	
	Areas less than 10 feet in any direction utilize sub-surface irrigation or other technology that prevents overspray or runoff.	
	A private landscape submeter is installed at non-residential landscape areas of 1,000 sq. ft. or more.	

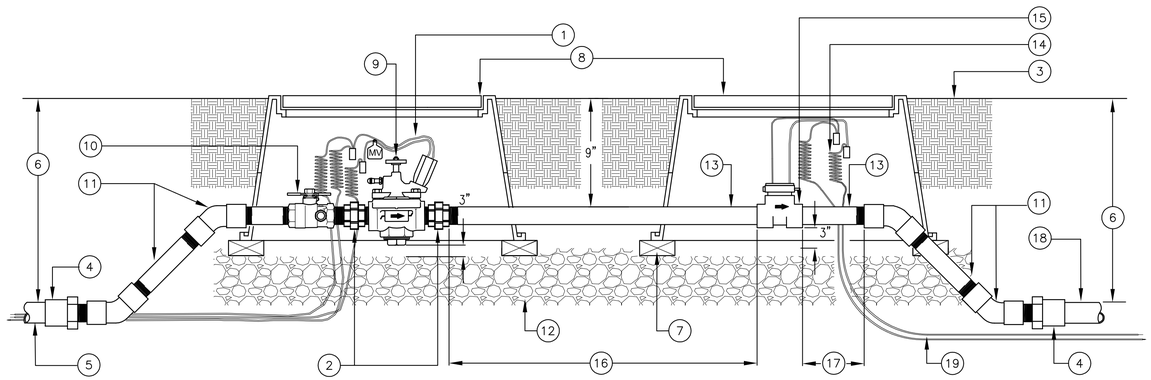
Signature

I agree to comply with the requirements of the prescriptive compliance option of the MWELO per Appendix D.

Signature of property owner or authorized representative — Date: 5/30/24

Note

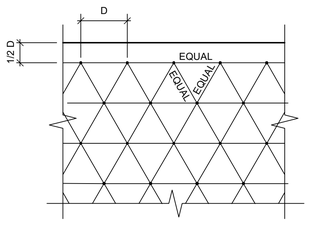
For the purposes of this for landscape area includes all the planting areas, turf areas, and water features in a landscape design plan subject to the Maximum Applied Water Allowance calculation. The landscape area does not include footprints of buildings or structures, sidewalks, driveways, parking lots, decks, patios, gravel or stone walks, other pervious or non-pervious hardscapes, and other non-irrigated areas designated for non-development (e.g., open spaces and existing native vegetation).



ITEM LIST AND INSTALLATION NOTES:

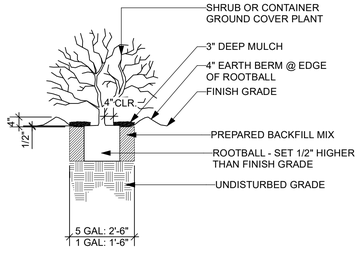
1. VALVE CONTROL WIRE – PROVIDE 3M DBY SEAL PACKS AT SPLICES, 36" OF EXCESS UF WIRE IN A 1" DIAMETER COIL AND VALVE TAG
2. UNION, PVC SCH 80, MIPT X THREAD, 2 TOTAL, KBI U-XXXX-TMV SERIES
3. FINISH GRADE
4. MALE ADAPTER, PVC (SCHEDULE AS SPECIFIED IN IRRIGATION LEGEND)
5. PVC MAIN LINE FROM BACKFLOW PREVENTION ASSEMBLY
6. REFER TO IRRIGATION LEGEND OR SPECIFICATIONS FOR SOIL COVER
7. COMMON BRICK, 8 TOTAL, INSTALL AT EACH CORNER OF EACH VALVE BOX
8. VALVE BOX, PLASTIC, RECTANGULAR WITH BOLT-DOWN LID. INSTALL BOX AS SHOWN IN BOX INSTALLATION DETAIL. TOP DIMENSION 11-3/4" X 17" X 12" DEEP.
9. MASTER CONTROL VALVE WITH FLOW CONTROL AND MANUAL BLEED (SIZE AS SPECIFIED IN IRRIGATION LEGEND OR SPECIFICATIONS)
10. BALL VALVE, BRASS, FULL PORT, THREADED
11. ELBOWS (45 DEG), NIPPLES (TBE), PVC SCH 80, THREADED, AS REQUIRED
12. PEA GRAVEL – 6" DEEP BELOW VALVE (NO SOIL IN VALVE BOX)
13. NIPPLE, PVC SCH 80, TOE (BETWEEN MASTER VALVE & FLOW SENSOR; AT DISCHARGE FROM FLOW SENSOR)
14. CONTROL WIRE: PROVIDE 3M DBY SEAL PACKS AT SPLICES, 36" OF EXCESS WIRE IN A 1" DIAMETER COIL (#14 AWG-UF WIRE) AND CONTROLLER I.D. TAG
15. FLOW SENSOR WITH SOLVENT WELD TEE, SIZE AS SPECIFIED IN LEGEND. INSTALL FLOW SENSOR TO ALLOW STRAIGHT-FLOW OF A MINIMUM OF TEN TIMES THE DIAMETER OF THE MAIN LINE PIPE ON THE INLET SIDE AND FIVE TIMES THE DIAMETER OF THE MAIN LINE PIPE ON THE OUTLET SIDE OF THE SENSOR. WIRE TO CONTROLLER AS DIRECTED BY MANUFACTURER'S REPRESENTATIVE. DO NOT ALLOW EXCESS SOLVENT CEMENT TO ENTER INSIDE THE TEE AND DISRUPT THE FLOW SENSOR MECHANISM.
16. PROVIDE TEN (10) X THE PIPE DIAMETER; EX: 10 X 1" PIPE = 10" MINIMUM
17. PROVIDE FIVE (5) X THE PIPE DIAMETER; EX: 5 X 1" = 5" MINIMUM
18. PVC MAIN LINE TO IRRIGATION SYSTEM
19. #14 AWG-UF FLOW SENSOR CONTROL WIRE FROM FLOW SENSOR TO CONTROLLER. PROVIDE AND INSTALL PULL BOXES EVERY 200 FEET AS NEEDED. DO NOT SPLICE SENSOR CABLE BETWEEN CONTROLLER AND FLOW SENSOR OR EXCEED 2000 FEET OF WIRE.

MASTER CONTROL VALVE AND FLOW SENSOR
NOT TO SCALE

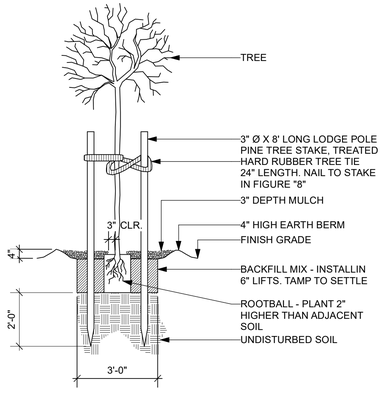


D= SPACING DISTANCE SPECIFIED

GROUND COVER PLANTING
NOT TO SCALE



SHRUB PLANTING
NOT TO SCALE



TREE PLANTING
NOT TO SCALE

MAXIMUM APPLIED WATER ALLOWANCE (MAWA)

WATER BUDGET CALCULATIONS

Maximum Applied Water Allowance (MAWA)

Formula:
MAWA = (Eto) (.62) [(ETAF x LA) + (1 - ETAF) x SLA]

Reference Annual Eto (in./year) =	39.0	x								
MAWA =	39.0	x	0.62	x	[(ETAF	x	L A)	+	(1 -	ETAF) x SLA]
MAWA =	39.0	x	0.62	x [(0.55	x	738)	+	(1 -	0.55	) x 0]
MAWA =	39.0	x	0.62	x [(	405.9	)	+	(	0	)]
MAWA =	**9,814.7 gallons per year**									

0.62 = Conversion factor
LA = Total Landscape Area in S.F.
SLA = Total Special Landsc. Area in S.F.
ETAF = 0.55 for residential, 0.45 for non-residential

ESTIMATED TOTAL WATER USAGE (ETWU)

Hydrozone Table for Calculating ETWU

Reference Evapotranspiration Eto) = 39.0

Hydrozone	Plant Factor (PF)	Irrigation Method *	Irrigation Efficiency (IE)**	ETAF (PF / IE)	Landscape Area (LA) in Sq. Ft.	% of Landscape Area	ETAF x Area	Estimated Total Water Use (ETWU)
VALVE 1	0.3	D	0.81	0.37	720	97.6%	266.67	6,448.0
VALVE 2	0.3	S	0.75	0.40	12	1.6%	4.80	116.1
VALVE 3	0.5	S	0.75	0.67	6	0.8%	4.00	96.7
				TOTALS:	738	100.0%	275.47	6,660.8
SLA - Special Landscape Areas								
						ETWU Total:		**6,660.8**
						Maximum Allowed Water Allowance (MAWA):		**9,814.7**

Plant Factor
High Water (HW) = 0.8
Medium Water (MW) = 0.5
Low Water (LW) = 0.3
Very Low Water (VLW) = 0.1

***Irrigation Method**
D = Drip
S = Spray
R = Rotor
B = Bubbler
MS = Micro-spray

****Irrigation Efficiency**
0.75 for Spay
0.81 for Drip

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LICENSE #CLA3798

REGISTERED LANDSCAPE ARCHITECT — SUE YOSHIWARA — No. 3798 — REN: 9/30/25 — DT: 03/10/25 — STATE OF CALIFORNIA

REVISIONS

1	06/11/24	
2	12/04/24	
3	03/10/25	2ND REVIEW P.C.
4	05/07/25	3RD REVIEW P.C.

JOB TITLE
1113 / 1115 PALOMA AVENUE
BURLINGAME, CALIFORNIA

SHEET TITLE
DOCUMENTS & DETAILS

SCALE VARIES | DATE 09/27/22
DRAWN NR | CHECKED SEO
SHEET L4 OF 4 SHEETS

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View from across the street



Site Perspective



View from left



View from back of lot



Sidewalk from right (proposed western redbud tree removed for clarity)



View from back alley

Aluminum Window



Hardwood Railing: Garapa



JAMES HARDIE, smooth fiber cement lap siding



JAMES HARDIE, smooth fiber cement panel siding

CALSTONE permeable pavers: Linear



DAVIS COLORS
Board Formed Concrete Color: Kailua



BENJAMIN MOORE
Paint Color: Tomato Red



BENJAMIN MOORE
Paint Color: White Heron

BENJAMIN MOORE
Paint Color: Tarpley Brown



1113 1115 Paloma Ave.
Burlingame, CA 94010

Parcel 026211100
3 Condominium

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PRINT RECORD	
REVIEW	08 / 15 / 22
Initial P.C. Response	06 / 20 / 24
3 Revised after June 23 hearing	07 / 11 / 25

THE CONTRACTOR SHALL PERFORM THE WORK IN ACCORDANCE WITH ALL LAWS, ORDINANCES, RULES, AND REGULATIONS OF ALL GOVERNING AGENCIES

Materials & Renderings