123 PRIMROSE

123-135 PRIMROSE RD, BURLINGAME, CA 94010

PRE PLAN CHECK SUBMITTAL	03.30.2018
PLAN CHECK RESPONSE	07.06.2018
PLAN CHECK RESPONSE	12.06.2019
PLAN CHECK RESPONSE	01.07.2021
PLAN CHECK RESPONSE	06.07.2021
STUDY SESSION RESPONSE	10.18.2021
PLAN CHECK RESPONSE	12.28.2022
PLAN CHECK RESPONSE	02.15.2023
PLAN CHECK RESPONSE	04.26.2023
PLAN CHECK RESPONSE	05.03.2023

PROJECT DATA

ADDRESS: 123 AND 135 PRIMROSE RD, BURLINGAME, CA 94010
APN NO. : 029-221-040 AND 029-221-050

SCOPE OF WORK:

- DEMOLITION OF EXISTING BUILDING STRUCTURE.
- CONSTRUCTION OF A NEW FOUR STORY 29151 SQ.FT BUILDING
- PARKING GARAGE AND LOBBY ON FIRST FLOOR, THREE LEVELS OF RESIDENTIAL BUILDING ABOVE WITH 14 APARTMENTS AND A ROOF DECK
- NEW DRIVEWAY AND LANDSCAPING.

ZONING ANALYSIS

ZONING: HMU (HOWARD MIXED USE) DISTRICT
OCCUPANCY: M , R-2
TYPE OF CONSTRUCTION: TYPE I A AND TYPE II A, SPRINKLERED

SEE SHEET A0.3 FOR PROPOSED SETBACKS

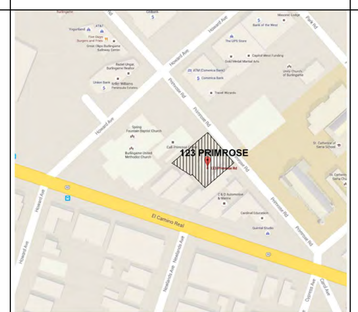
PARKING SPACES PROVIDED:
SEE DETAILS ON SHEET A0.3

AREA SUMMARY

LOT AREA	: 10716.0 SQ.FT.
MAX. ALLOWABLE FLOOR AREA	: UNLIMITED
ALLOWABLE GROUND COVERAGE	: 10716.0 SQ.FT.
GROSS FLOOR AREA OF EXISTING BUILDING	: 1414.0 SQ.FT.
GROSS FLOOR AREA OF PROPOSED BUILDING	: 29151.0 SQ.FT.
GROUND COVERAGE OF PROPOSED BUILDING	: 7908.5 SQ.FT.

(REFER **A0.3** FOR ZONING AND AREA ANALYSIS)

VICINITY MAP



AMP APPROVAL

1. AMP REQUESTED FOR THIS PROJECT, SEE ATTACHED AMP APPROVAL LETTER & CONDITIONS OF APPROVAL. SEE SHEET A0.2b.

DEFERRED SUBMITTAL

1. UL LISTED FIRE ALARM SYSTEM
2. AUTOMATIC SPRINKLER SYSTEM WITH AMP CONDITIONS.
3. APPROVED EMERGENCY RADIO COMMUNICATION CAPABILITY IS REQUIRED THROUGHOUT THE BUILDING. ERRC PERMIT REQUIRED TO BE OBTAINED THROUGH THE CENTRAL COUNTRY FIRE DEPARTMENT PRIOR TO INSTALLATION.

GENERAL NOTES

1. PROJECT WILL COMPLY WITH THE FOLLOWING CODES:
   2022 CALIFORNIA ADMINISTRATIVE CODE, TITLE 24 PART 1
   2022 CALIFORNIA BUILDING CODE, TITLE 24 PART 2
   2022 CALIFORNIA RESIDENTIAL CODE, TITLE 24 PART 2.5
   2022 CALIFORNIA ELECTRICAL CODE, TITLE 24 PART 3
   2022 CALIFORNIA MECHANICAL CODE, TITLE 24 PART 4
   2022 CALIFORNIA PLUMBING CODE, TITLE 24 PART 5
   2022 CALIFORNIA ENERGY CODE, TITLE 24 PART 6
   2022 CALIFORNIA FIRE CODE, TITLE 24 PART 9

   2022 CALIFORNIA EXISTING BUILDING CODE, TITLE 24, PART 10 (INCLUDING PARTS 8 & 12)
   2022 CALIFORNIA GREEN BUILDING STANDARDS CODE, TITLE 24 PART 11
   2022 CALIFORNIA FIRE CODE (WITH LOCAL AND STATE AMENDMENTS)
   NFPA#13, 2022 EDITION " SPRINKLER SYSTEMS "
   NFPA#14, 2019 EDITION " STANDPIPE AND HOSE SYSTEMS "
   NFPA#72, 2022 EDITION " FIRE ALARM AND SIGNALING CODE "
   2021 INTERNATIONAL PROPERTY MAINTENANCE CODE
   CITY OF BURLINGAME MUNICIPAL CODE
   INCLUDE ALL LOCAL AMENDMENTS AND ORDINANCES TO THE ABOVE LISTED CODES.
2. " CONSTRUCTION HOURS"
   WEEKDAYS: 8:00AM - 7:00 PM
   SATURDAYS: 9:00AM - 6:00 PM
   SUNDAYS AND HOLIDAYS NO WORK ALLOWED
   (SEE CITY OF BURLINGAME MUNICIPAL CODE , SECTION 18.07.110 OR DETAILS)

   (SEE CITY OF BURLINGAME MUNICIPAL CODE , SECTION 13.04.100 OR DETAILS)
   CONSTRUCTION HOURS IN PUBLIC RIGHT-OF-WAY ARE LIMITED TO WEEKDAYS AND NON CITY HOLIDAYS BETWEEN 8:00AM AND 5:00 PM
3. OSHA PERMIT WILL BE OBTAINED PER CAL/OSHA REQUIREMENT. SEE THE CAL/OSHA HANDBOOK AT : HTTP://WWW. CA-OSHA.COM/PDFPUBS/OSHA_USERGUIDE.PDF
   * CONSTRUCTION SAFETY ORDERS: CHAPTER 4, SUBCHAPTER4, ARTICLE 6, SECTION 1541.1
4. ANY HIDDEN CONDITIONS THAT REQUIRE WORK TO BE PERFORMED BEYOND THE SCOPE OF THE BUILDING PERMIT ISSUED FOR THESE PLANS MAY REQUIRE FURTHER CITY APPROVALS INCLUDING REVIEW BY THE PLANNING COMMISSION.. A REVISION OF COPY SHALL BE SUBMITTED TO THE CITY FOR ANY WORK NOT GRAPHICALLY ILLUSTRATED ON THE JOB COPY PRIOR TO PERFORMING THE WORK.
5. THE PROJECT WILL COMPLY WITH THE CALIFORNIA BUILDING CODE , CHAPTER 11A AND CHAPTER 11B FOR ACCESS COMPLIANCE AND MEET ADA REGULATIONS FOR THE PUBLIC ACCOMMODATION PORTION OF THE PROJECT.
6. NO PUBLIC MONEY WILL BE USED TO CONSTRUCT THE PROJECT. PROJECT SHALL BE PRIVATELY FUNDED.
7. NO TAX CREDITS OR TAX REBATES WILL BE SUBMITTED ON THIS PROJECT.
8. ALL PATH OF TRAVEL AND COMMON USE SPACES WILL BE ACCESSIBLE AND ALL LIVING UNITS WILL BE ADAPTABLE, SEE SHEET A0.6 FOR PATH OF TRAVEL AND A0.9a,b,c,d FOR ACCESSIBILITY DIAGRAMS.
9. CONSTRUCTION DIMENSIONS FOR ACCESSIBLE FEATURES THAT ARE BELOW THE MAXIMUM AND ABOVE THE MINIMUM DIMENSION REQUIRED AS CONSTRUCTION TOLERANCES GENERALLY DO NOT APPLY TO ACCESSIBLE FEATURES
10. A COMPLETE UNDERGROUND FIRE SPRINKLER PLAN SHALL BE SUBMITTED WITH BUILDING PERMIT.

SHEET INDEX

A0.1	TITLE SHEET
A0.2	SITE AND NEIGHBORHOOD CONTEXT
A0.2a	PUBLIC TRANSPORT AVAILABILITY NEAR PROJECT SITE
A0.2b	AMP APPROVAL & CONDITIONS OF APPROVAL
A0.3	ZONING PLAN AND AREA ANALYSIS
A0.4	CONCEPT SHEET - MATERIAL AND FEATURES
A0.5	3D VIEWS
A0.7a	SHADOW STUDY
A0.7b	SHADOW STUDY
A0.7c	SHADOW STUDY
L1.0	LANDSCAPE PLAN- FIRST FLOOR
L2.0	LANDSCAPE PLAN-ROOF
A1.0	SITE PLAN
A1.1	DEMOLITION PLAN AND ELEVATION
A2.1	FIRST FLOOR PLAN
A2.2	SECOND FLOOR PLAN
A2.3	THIRD FLOOR PLAN
A2.4	FOURTH FLOOR PLAN
A2.5	ROOF PLAN
A2.6	ENLARGED PLANS #1,2,6,7,11,12
A2.7	ENLARGED PLANS #3,4,8,9,13
A2.8	ENLARGED PLANS #5,10,14
A4.1	SECTIONS
A4.2	SECTIONS
A5.1	RENDERED ELEVATIONS
A5.1a	ELEVATIONS
A5.2	RENDERED ELEVATIONS
A5.2a	ELEVATIONS
C1	TITLE SHEET
C2	TOPOGRAPHY SURVEY
C3	IMPERVIOUS AREAS
C4	GRADING AND DRAINAGE PLANS
C5	UTILITY PLAN
C6	BEST MANAGEMENT PRACTICES
C7	EROSION CONTROL PLAN
C8	DETAILS

PROJECT DIRECTORY

OWNER:
ALBERT K WONG
330 PRIMROSE RD
BURLINGAME, CA 94010-4087
PH: 650-340-8133

ARCHITECT:
CARRASCO & ASSOCIATES
1885 EL CAMINO REAL
PALO ALTO, CA 94306
EMAIL : abha@carrasco.com
PH. : 650-322-2288

LANDSCAPE CONSULTANT:
LINN B WINTERBOTHAM
1134 CRANE STREET, SUITE 216
MENLO PARK, CA 94025
CALIF. LICENCE #1743

SURVEY ENGINEER:
MIKE NYAKINA
TRIAD HOLMES ASSOCIATES
CIVIL ENGINEERING AND LAND SURVEYING
REDWOOD CITY

CIVIL ENGINEER:
MATHEW PETRONI
TRIAD HOLMES ASSOCIATES
CIVIL ENGINEERING
REDWOOD CITY OFFICE
777 WOODSIDE ROAD, SUITE 2A
REDWOOD CITY, CA 94061
(650) 366-0216
E-MAIL: mpetroni@thainc.com

SHEET

sheet title
TITLE SHEET

REVISED

RECEIVED
May 31, 2023
CITY OF BURLINGAME
CDD-PLANNING DIVISION

sheet no.
A0.1

CARRASCO & ASSOCIATES
ARCHITECTS . A PROFESSIONAL CORPORATION

LICENSED ARCHITECT
ANTHONY A. CARRASCO
#C014132
REN: SEPT 30, 2023
STATE OF CALIFORNIA

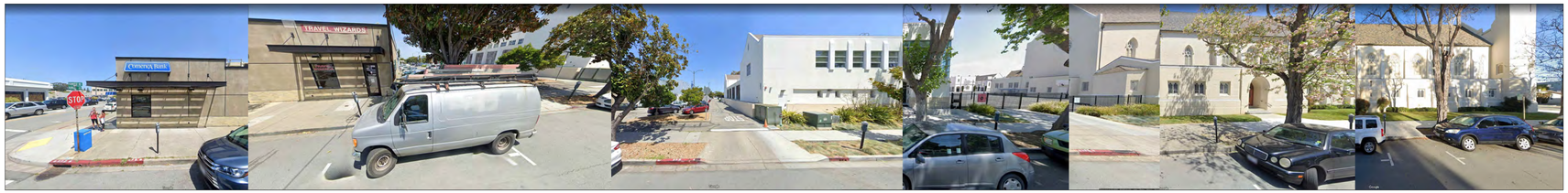
PLANNING SUBMITTAL

123 PRIMROSE

123 PRIMROSE ROAD
BURLINGAME, CA 94010
APN NO. : 029-221-050

117 PRIMROSE ROAD | 119 PRIMROSE ROAD | 123 AND 135 PRIMROSE ROAD | 139 PRIMROSE ROAD | 201 PRIMROSE ROAD

VIEW -1



1351 HOWARD AVENUE | 1351 HOWARD AVENUE | 120 PRIMROSE ROAD | 120 PRIMROSE ROAD | 128 PRIMROSE ROAD | 128 PRIMROSE ROAD | 128 PRIMROSE ROAD

VIEW -2

LOCATION MAP

Scale: NTS

date	03/30/2018
PC Response	07/06/2018
PC Response	12/09/2019
PC Response	01/07/2021
Study Session Response	10/18/2021
PC Response	12/28/2022
PC Response	02/15/2023
PC Response	04/26/2023

sheet title

SITE AND NEIGHBORHOOD CONTEXT

scale **NTS**

NORTH

sheet no.

A0.2

of

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1885 El Camino Real, Palo Alto, CA 94306
PH: 650-322-2288 FAX: 650-322-2316

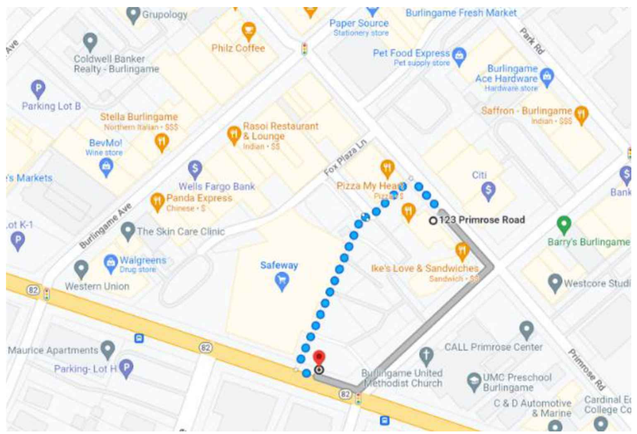
CARRASCO & ASSOCIATES
ARCHITECTS . A PROFESSIONAL CORPORATION

LICENSED ARCHITECT
ANTHONY A. CARRASCO
#C014132
REN: SEPT 30, 2023
STATE OF CALIFORNIA

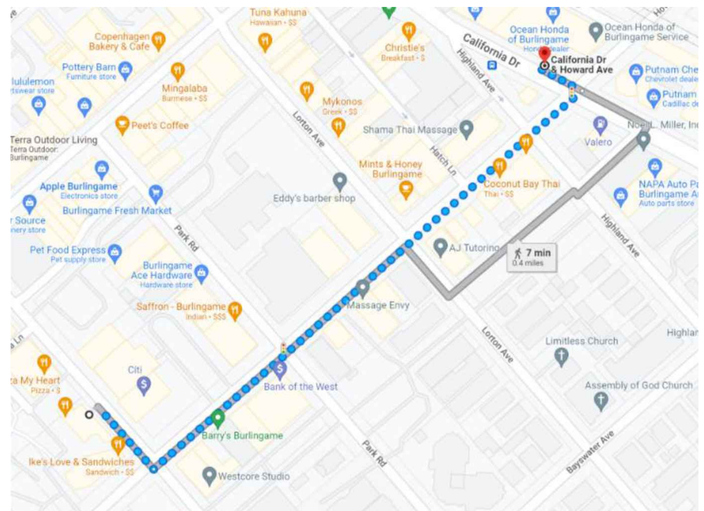
PLANNING SUBMITTAL

123 PRIMROSE

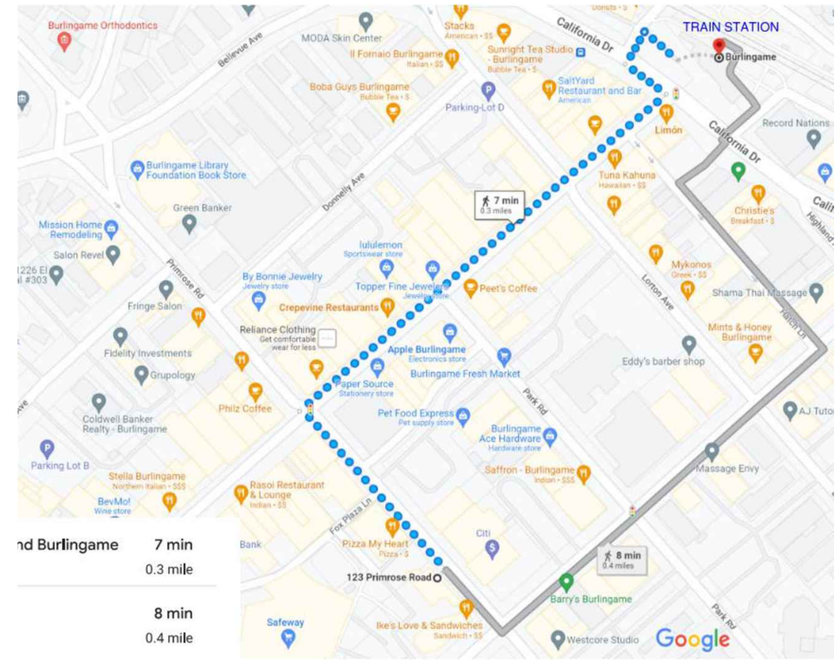
123 PRIMROSE ROAD
BURLINGAME, CA 94010
APN NO. : 029-221-050



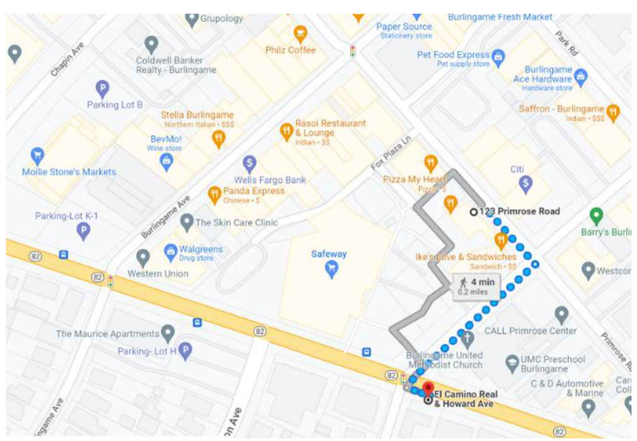
DISTANCE TO NORTH BOUND BUS ON EL CAMINO REAL FROM PROJECT SITE
DISTANCE: 0.1 MILES
BUS SERVICE: ECR & #397
12 MIN,16 MIN,34 & 48 MIN



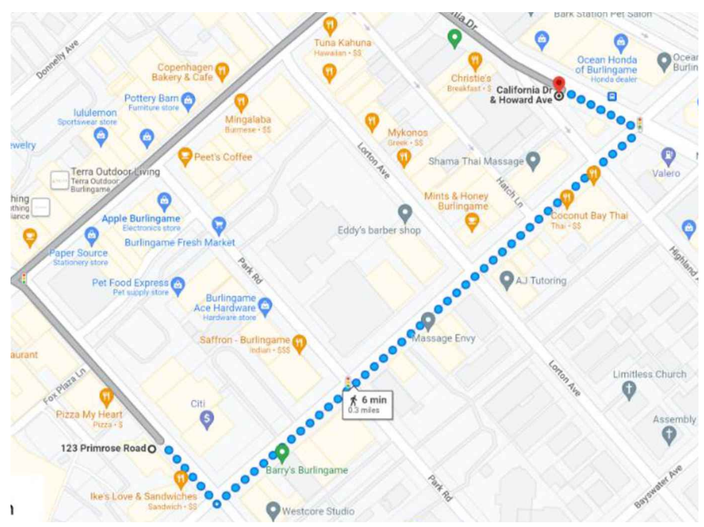
DISTANCE TO NORTH BOUND BUS ON CALIFORNIA DRIVE FROM PROJECT SITE
DISTANCE: 0.3 MILES
BUS SERVICE: #292
15MIN.



DISTANCE TO TRAIN STATION FROM PROJECT SITE
DISTANCE: 0.4 MILES



DISTANCE TO SOUTH BOUND BUS ON EL CAMINO REAL FROM PROJECT SITE
DISTANCE: 0.1 MILES
BUS SERVICE: ECR & #397
12 MIN,16 MIN,34 & 48 MIN



DISTANCE TO SOUTH BOUND BUS ON CALIFORNIA DRIVE FROM PROJECT SITE
DISTANCE: 0.3 MILES
BUS SERVICE: #292
15MIN.

NOTE:
MEETS REQUIREMENT OF PUBLIC TRANSPORT LESS THAN $\frac{1}{2}$ MILE FROM PROJECT SITE & WITH TWO BUS SERVICES 15 MINUTE OR LESS.

date	03/30/2018
PC Response	07/06/2018
PC Response	12/09/2019
PC Response	01/07/2021
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PC Response	12/28/2022
PC Response	02/15/2023
PC Response	04/26/2023

sheet title
PUBLIC TRANSPORT AVAILABILITY NEAR PROJECT SITE

scale NTS

NORTH

sheet no.
A0.2a

of

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1885 El Camino Real, Palo Alto, CA 94306
PH: 650-322-2288 FAX: 650-322-2316

Central County Fire Department
Serving the communities of Burlingame, Hillsborough and Millbrae

Request for Alternate Means of Protection or Methods of Construction

Date Submitted: 05.07.2023 Planning/Building Dept. Appl. Number: DSR18-0054

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

Project Name: 123 Primrose

Project Address: 123-135 Primrose, Burlingame, California

Subject of Alternative (separate forms must be completed for each different subject):
Protection of areas beyond 150 feet from public way and for first floor wall 4' away from West property line.

Code Requirement Requesting Mitigation For (specify code edition and section):
Code Section CFC 503.1.1

Proposed Mitigations (may also attach separate justifying documents):
Allow the new fire sprinkler system to be upgraded to "Extra Hazard Group 2" at the first floor garage level to meet CFC 503.1.1.
Allow for additional sprinkler coverage to meet CFC 503.1.1 for residential occupancies beyond 150 feet from public way along the South wall

Alternate Requested By: Abha Nehru (Print Name) Abha Nehru (Signature)

Requestor Address: 1885 El Camino Real, Palo Alto CA

Requestor Phone: 510-708-4879 **Email:** abha@carrasco.com

For Staff Use Only

Date Reviewed: 6/5/23 **AMP #:** 23-0020

Findings: See attached letter

Approved: ☒ **Denied:** ☐ **Review Fee Paid:** Yes

Fire Marshal: Christine Reed

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

Central County Fire Department
Serving the communities of Burlingame, Hillsborough and Millbrae

May 30, 2023

Ms. Abha Nehru
Carrasco & Associates
1885 El Camino Real
Palo Alto, CA 94306

Subject: Alternate Means of Protection Request – 123-135 Primrose Ave., Burlingame

Dear Ms. Nehru,

I have reviewed your Alternate Means of Protection request application submitted for the new four-story building construction project at the above address. The fire access distance of the furthest portion of the building from the public way exceeds 150' as required by the California Fire Code. With consideration of the project scopeand evaluation of CCFD's operational capabilities for site and fire water supply access, the following clarified mitigation and additional mitigations are required in lieu of meeting Fire Code fire apparatus access requirements:

1. The proposed mitigation is clarified - the entire first floor will be upgraded to Extra Hazard Group 2, to include all occupied areas of the floor.
2. All residential units and their adjoining corridors shall be equipped with residential fast response sprinkler heads.
3. The building's standpipe system shall extend to include at least one roof outlet immediately adjacent to a roof level stairwell door. The standpipe system shall be interconnected with the fire sprinkler system.

If you accept the above conditions, please sign the bottom of this letter. Once the signed letter is received, the AMP request application will be signed and sent to you. The approved AMP request packet shall be integrated into the entire plan set resubmitted to the Burlingame Planning and Building Departments and each mitigation must be detailed on the title page/section detail sheets. *Sprinkler permit plans must include these approved AMP documents.* Approval of this Alternate Means of Protection is specific to this project and is not intended to set a precedent for other projects. An application review fee of $263.00 has been received.

Sincerely,

Christine Reed
Fire Marshal

Abha Nehru
Digitally signed by Abha Nehru
DN: C=US, E=abha@carrasco.com, O=Carrasco & Associates, CN=Abha Nehru
I attest that I have reviewed this document
Contact Info: Principal
Date: 2023.05.31 09:56:26 -07'00'

Abha Nehru

05.31.2023
Date

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

LICENSED ARCHITECT
ANTHONY A. CARRASCO
#C04132
REN: SEPT 30, 2023
STATE OF CALIFORNIA

PLANNING SUBMITTAL

123 PRIMROSE

123 PRIMROSE ROAD
BURLINGAME, CA 94010
APN NO. : 029-221-050

date	03/30/2018
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Study Session Response	10/18/2021
PC Response	12/28/2022
PC Response	02/15/2023
PC Response	04/26/2023
PC Response	05/03/2023

sheet title

AMP APPROVAL & CONDITIONS OF APPROVAL

scale NTS

sheet no.

A0.2b

of

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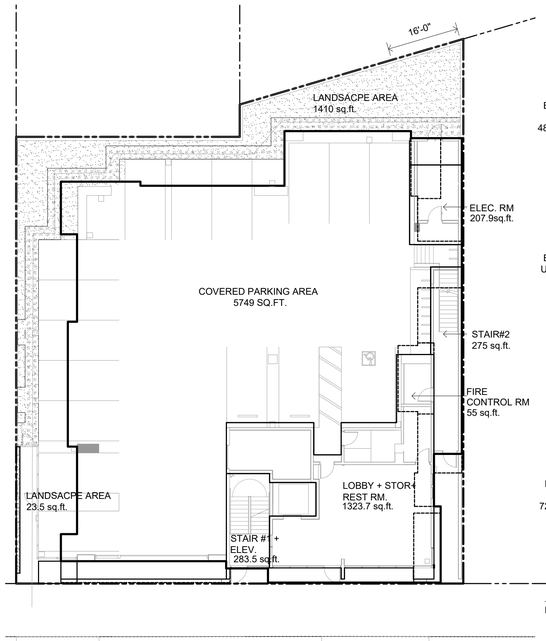
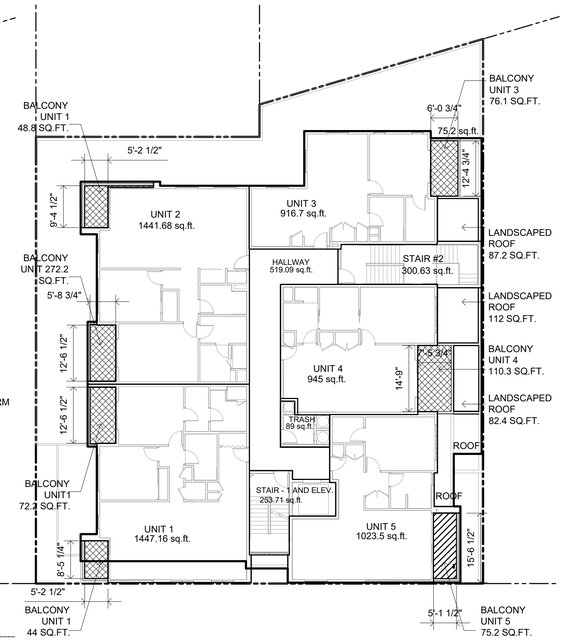


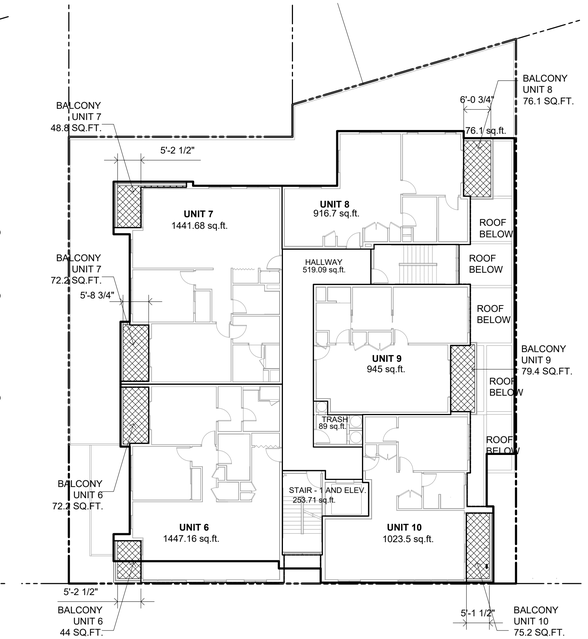
FIRST FLOOR AREA

TOTAL AREA =7908.5 SQ.FT.



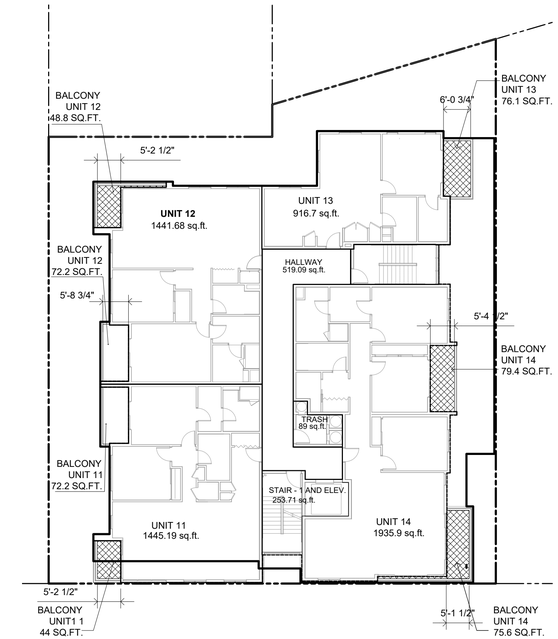
SECOND FLOOR AREA

TOTAL AREA =6937 SQ.FT.



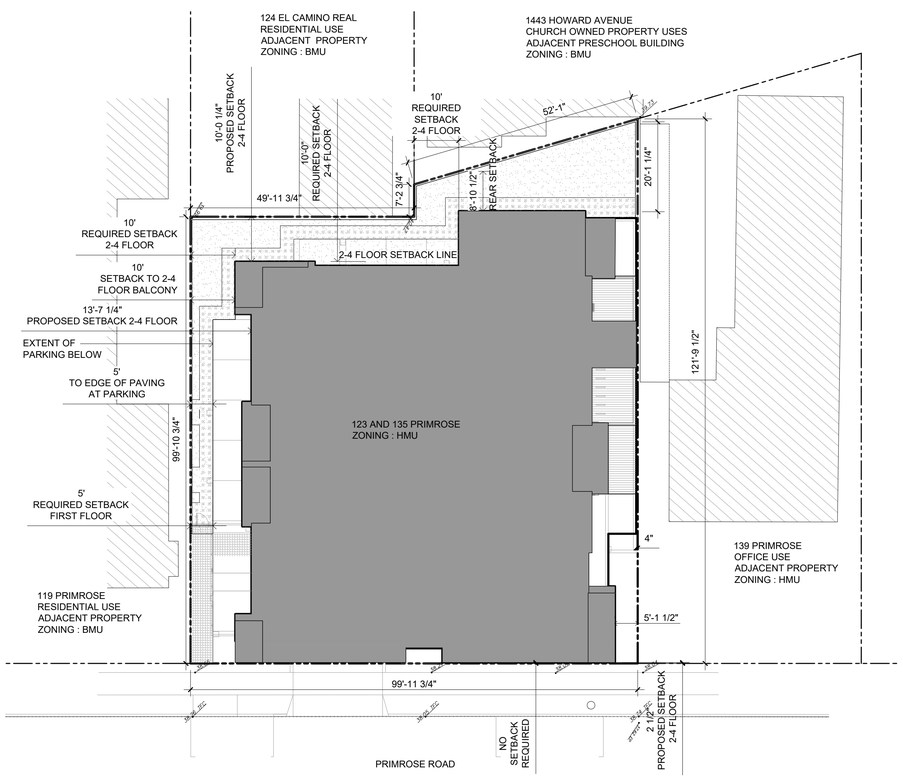
THIRD FLOOR AREA

TOTAL AREA = 6812 SQ.FT.



FOURTH FLOOR AREA

TOTAL AREA = 6799 SQ.FT.



AVERAGE TOP OF CURB= (38.26+37.84)/2= 38.05'

ZONING PLAN

Scale: 1/16" = 1'-0"

ZONING AND AREA ANALYSIS

ZONING ANALYSIS:

ZONING:	HMU (HOWARD MIXED USE) DISTRICT
OCCUPANCY:	M , R-2
TYPE OF CONSTRUCTION:	TYPE I A, TYPE V A, SPRINKLERED

SETBACK REQUIREMENT:
ALLOWABLE SETBACKS:

FRONT :	0'-0"
LEFT SIDE :	8'-0"
RIGHT SIDE :	0'-0"
REAR :	8'-0" AND 0'-0"
MAX. ALLOWABLE HEIGHT	55'-0"

PROPOSED SETBACKS:

FRONT :	0'-2 1/2"
LEFT SIDE :	5'-0" GROUND LEVEL AND 10'-0 1/4" ABOVE(TO BALCONY)
RIGHT SIDE :	0'-4" AT GROUND LVL / 5'-0 3/4" ABOVE(TO BALCONY)
REAR :	10'-0 1/4" AND 8'-6 1/4"
PROPOSED HEIGHT	53'-7" FROM AVERAGE TOP OF CURB

AREA ANALYSIS:

LOT AREA	: 10,716.0 SQ.FT.
MAX. ALLOWABLE FLOOR AREA	: UNLIMITED
ALLOWABLE GROUND COVERAGE	: 10716.0 SQ.FT.

GROSS FLOOR AREA OF EXISTING BUILDING	: 1414.0 SQ.FT.
GROSS FLOOR AREA OF PROPOSED BUILDING	: 29151.0 SQ.FT.
GROUND COVERAGE OF PROPOSED BUILDING	: 7908.5 SQ.FT.

AVERAGE MAX. UNIT SIZE ALLOWED	: 1250 SQ.FT
AVERAGE MAX. UNIT SIZE PROPOSED	**: 1237 SQ.FT**

OPEN SPACE ANALYSIS:
REQUIRED PRIVATE OPEN SPACE FOR EACH UNIT = 75 SQ.FT
REQUIRED COMMON OPEN SPACE CONDOMINIUMS
(100 SQ.FT PER EACH UNIT) = 14X100 = 1400 SQ.FT

PRIVATE OPEN SPACE PROVIDED FOR UNITS (SEE ADJ. TABLE FOR DETAILS)
ONE BEDROOM UNIT (AVG.) = 95.3 SQ.FT.
TWO BEDROOM UNIT (AVG.) = 147 SQ.FT.
THREE BEDROOM UNIT (AVG.) = 193.4 SQ.FT.

COMMON OPEN SPACE PROVIDED:
REAR YARD COMMON LANDSCAPED AREA = 1410 SQ.FT.
SECOND FLOOR LANDSCAPED ROOF AREA= 292 SQ. FT.
TERRACE GARDEN LANDSCAPED AREA = 450 SQ.FT
TERRACE GARDEN PAVED AREA = 1406 SQ.FT.
TOTAL COMMON OPEN SPACE AREA = 1410+ 1406= **2816 SQ.FT**

PARKING ANALYSIS :
PARKING REQUIREMENT PER BURLINGAME MUNICIPAL CODE SEC 25.70.032 (b) :

7 (ONE BEDROOM UNITS - 1 SPACE)	= 7 SPACES
6 (TWO BEDROOM UNITS - 1.5 SPACES)	= 9 SPACES
1 (THREE BEDROOM UNIT - 2 SPACES)	= 2 SPACES
1 SERVICE PARKING	= 1 SPACE
GUEST PARKING - NOT REQUIRED	
TOTAL PARKING SPACES REQUIRED	= 19 SPACES

REQUESTING REDUCTION IN PARKING SPACES WITH IMPLEMENTATION OF STATE BILL AB 2097 = 3 SPACES
TOTAL PARKING SPACES REQUIRED WITH REDUCTION **= 16 SPACES**

PARKING SPACES PROVIDED:
RESIDENTIAL

STANDARD SPACES-9'x18' STALLS	15
HC VAN PARKING- 12'X18'	1
TOTAL	16

TOTAL PARKING SPACES = **16 PROVIDED**

TOTAL BIKE PARKING PROVIDED = 14 CLASS II BIKE RACKS (ONE PER UNIT) SEE LOCATION ON A2.1

EV PARKING SPACES SUMMARY
1. ALL 16 PARKING SPACES PROVIDED WITH LEVEL 2 CHARGING STATION
2. DUAL LEVEL 2 STATIONS: 6 NOS.
3. SINGLE LEVEL 2 CHARGING STATIONS: 4 NOS.

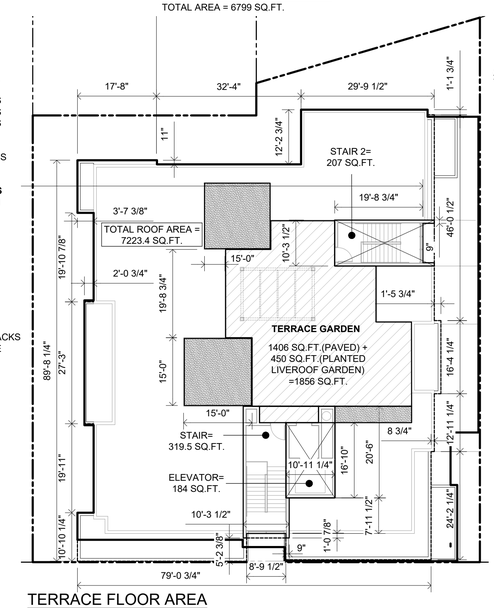
BUILT UP AREA ANALYSIS

LEVELS	FLOOR AREA (SQFT)	FLOOR AREA (SQFT)	COMMENTS
FIRST FLOOR AREA	7908.5	1323.7+5749+835.8	LOBBY + PARKING+ STAIR,ELEV, ACCESSORY
SECOND FLOOR AREA	6937	5785+1152	UNITS + STAIR,ELEV, HALLWAY, TRASH, ETC.
THIRD FLOOR AREA	6812	5785+1027	UNITS + STAIR,ELEV, HALLWAY, TRASH, ETC.
FOURTH FLOOR AREA	6774	5747+1027	UNITS + STAIR,ELEV, HALLWAY, TRASH, ETC.
ROOF AREA*	710.5		STAIRS + ELEVATOR** (OPEN TRELLIS NOT INCL.)
TOTAL BUILT UP AREA	29151		

*ALLOWABLE % OF ROOF AREA 10' OR LESS ABOVE MAXIMUM HEIGHT PER EXCEPTION 25.33.070: 710.5/7223.4 x 100 = 9.8% < 10 % OK
%OF TOTAL ROOF AREA ABOVE MAX. HT. LIMIT: NONE
**HEIGHT OF ELEVATOR AREA IS WITHIN ALLOWABLE MAX.HEIGHT LIMIT:
TRELLIS IS DESIGNED AS AN OPEN STEEL FRAME WITH NO COVER:
***ELEVATOR & TWO STAIRS REQUIRED FOR ROOF GARDEN ACCESS PER BUILDING CODE.*

OPEN SPACE ANALYSIS

LOCATION	OPEN SPACE (SQ.FT.)
FIRST FLOOR	1596
S. F. LANDSCAPE	281.6
PRIVATE OPEN SPACE UNITS	1663.2
TERRACE GARDEN AREA	1717
TOTAL OPEN SPACE AREA	5257.8 SQFT



TERRACE FLOOR AREA

UNIT AREA ANALYSIS

CONDOS	NO. BR.	FLOOR AREA (SQ.FT.)	OPEN SPACE (SQ.FT.)
UNIT 1	2	1447.16	116.2
UNIT 2	2	1441.68	121
UNIT 3	1	916.7	75.2
UNIT 4	1	945	110.3
UNIT 5	1	1023.5	75.2
UNIT 6	2	1447.16	116.2
UNIT 7	2	1441.68	121
UNIT 8	1	916.7	76.1
UNIT 9	1	945	79.4
UNIT 10	1	1023.5	75.2
UNIT 11	2	1447.16	116.2
UNIT 12	2	1441.68	121
UNIT 13	1	916.7	76.1
UNIT 14	3	1935.9	155
TOTAL UNIT AREA		17319.5	1663.2

OPEN SPACE AREA CALCULATED TO INNER FACE OF BALCONY RAILING

AREA CALCULATIONS (TO EXTERIOR WALL FINISH)

CONDOS	AVG. FLOOR AREA	NO. OF UNITS	FLOOR AREA PER UNIT TYPE
1 BEDROOM UNIT	957.6	7	6707.1
2 BEDROOM UNIT	1442.9	6	8666.5
3 BEDROOM UNIT	1945.9	1	1945.9
TOTAL FLOOR AREA		14	17319.5

AVERAGE AREA PER UNIT : 17319.5/14=1237 SQFT< 1250 SQ.FT. OK

AREA BLOCKS LEGEND

- PRIVATE DECK AREA
- COMMON OPEN AREA (TERRACE GARDEN)
- LANDSCAPED AREA

LICENSED ARCHITECT
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#C014132
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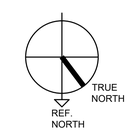
PC Response	05/03/2023

sheet title

ZONING PLAN AND AREA ANALYSIS

scale **1" = 16'-0"**



sheet no.

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WOOD CLADDING ON WALLS:

WOOD / WOOD LIKE CLADDING FOR BALCONY WALLS AND SOFFIT TO BRING WARMTH TO THE MATERIAL COMPOSITION. THE CORNER BUILDING BLOCK PROTRUSIONS ARE CONSISTENT WITH THE DESIGN INTENT OF THE BUILDING

TILE TECH:
WOOD PLANK-MOCHA PORCELAIN PAVER
@FOURTH FLOOR BALCONIES

GLASS GUARDRAIL:

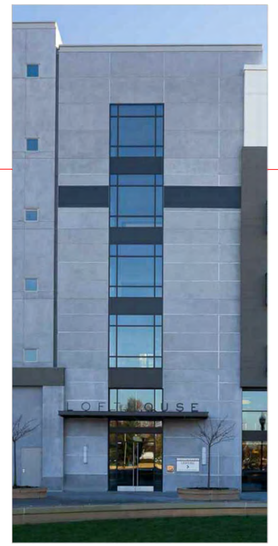
GLASS GUARDRAIL- WITH TEMPERED & FROSTED GLASS

GLASS GUARDRAIL:

WOOD CLADDING & FROSTED GUARDRAIL COMBINATION AT BALCONIES

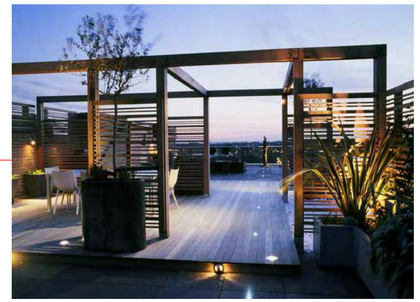
NARROW WINDOW PROFILES:

TALL RECTANGULAR WINDOWS WITH THIN SIGHT LINES FRAME THE VIEWS



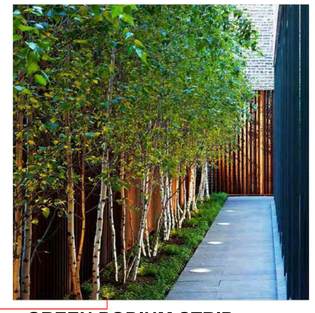
STAIRCASE FACADE:

VERTICAL FRAMED GLASS FACADE WITH MULLIONS EMPHASIZE THE BUILDING VERTICALITY AND BREAK THE BUILDING INTO TWO BLOCKS



TERRACE GARDEN:

LANDSCAPED GREEN TERRACE SPACE CATERS TO ALL THE RESIDENTS AND A GREAT OUTDOOR ACTIVITY SPACE



GREEN PODIUM STRIP:

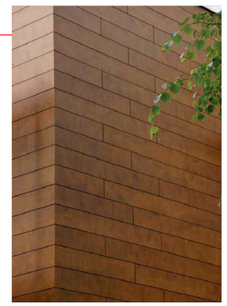
TREE LINED PLANTER STRIP AT PODIUM ACTS AS A BUFFER BETWEEN THE BUILDING AND NEIGHBORS

WHITE STUCCO - SUBTLE WHITE TONE

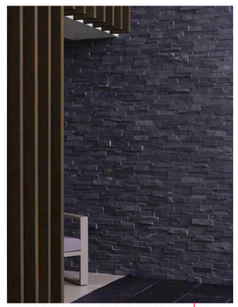
GREY STUCCO - WARM GREY WITH EARTHY TONE

SCORED STUCCO:

THE USE OF GRID ABSORBS CONTROL JOINTS AND HELPS TO BREAKDOWN THE MASS OF THE BUILDING



WOOD CLADDING : PRODEMA CLADDING



STONE CLADDING : PORCELANOSA - GLOBE BRICK BHUTAN

EARTHY COMPOSITION:

THE BLEND OF WOOD, STONE AND EARTHY STUCCO COLOR PALETTE GIVE THE BUILDING A CONTEMPORARY MINIMALIST APPEARANCE

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CONCEPT SHEET

MATERIAL AND FEATURES

scale NTS

sheet no.

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VIEW - 2

LOOKING EAST ON PRIMROSE ROAD

VIEW - 1

LOOKING WEST ON PRIMROSE ROAD

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sheet title

3D VIEWS

scale **NTS**

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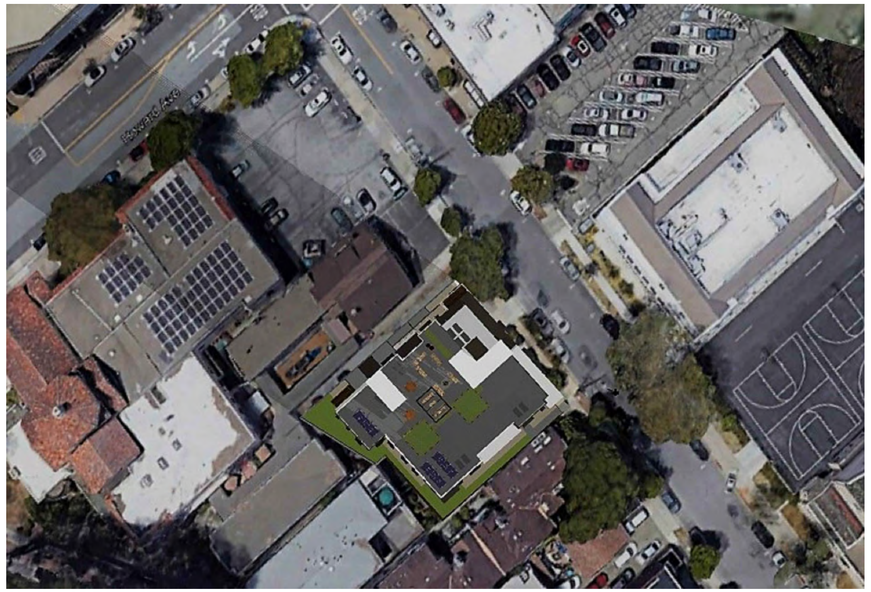
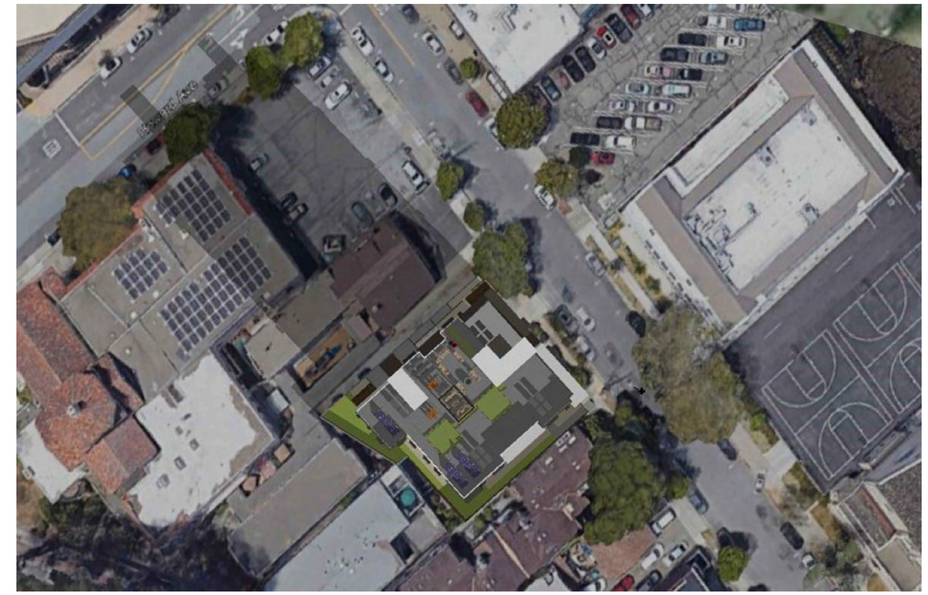
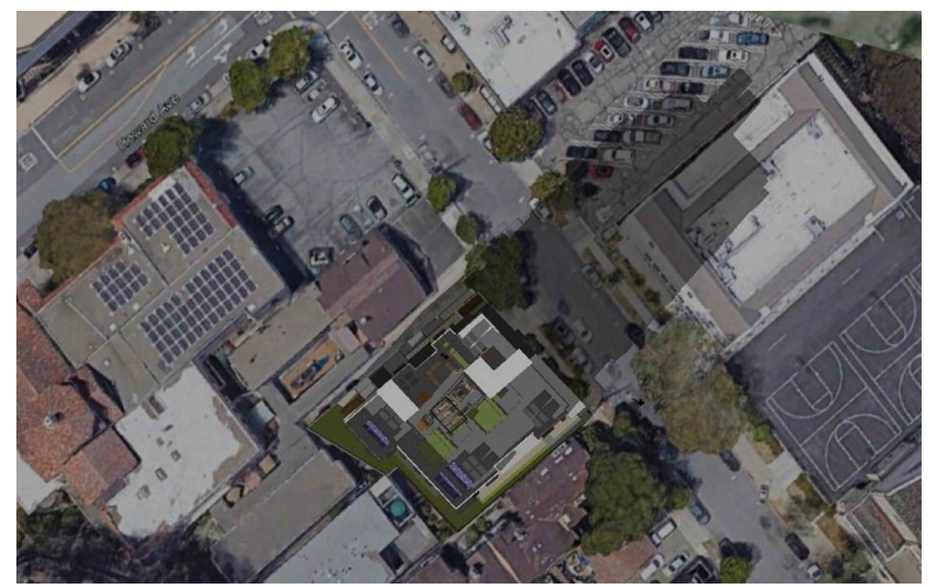


1 SHADOW STUDY - DECEMBER 21, 9AM (UTC-7)



2 SHADOW STUDY - DECEMBER 21, 10AM (UTC-7)

3 SHADOW STUDY - DECEMBER 21, 1PM (UTC-7)



4 SHADOW STUDY - DECEMBER 21, 4PM (UTC-7)

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sheet title

SHADOW STUDY

scale **NTS**

TRUE NORTH

sheet no.

A0.7a

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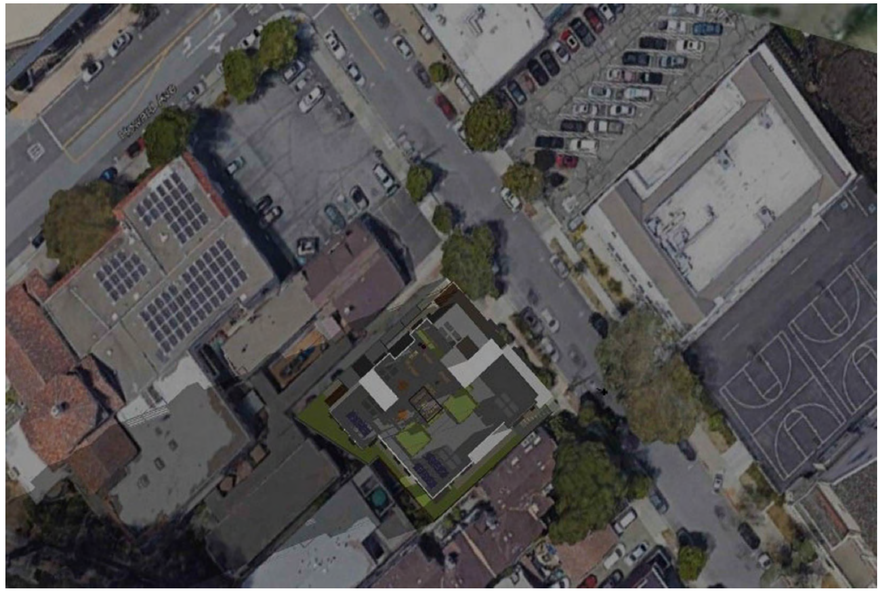
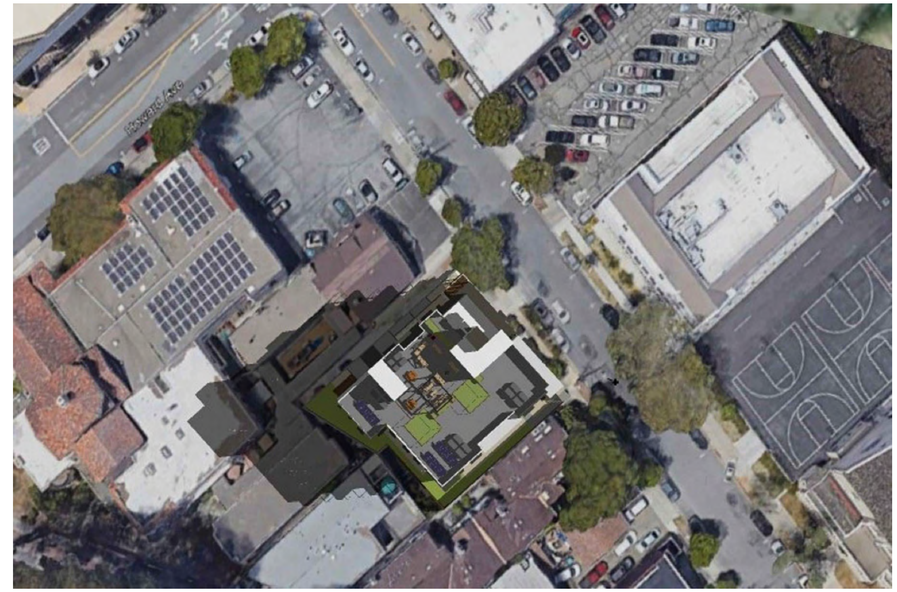
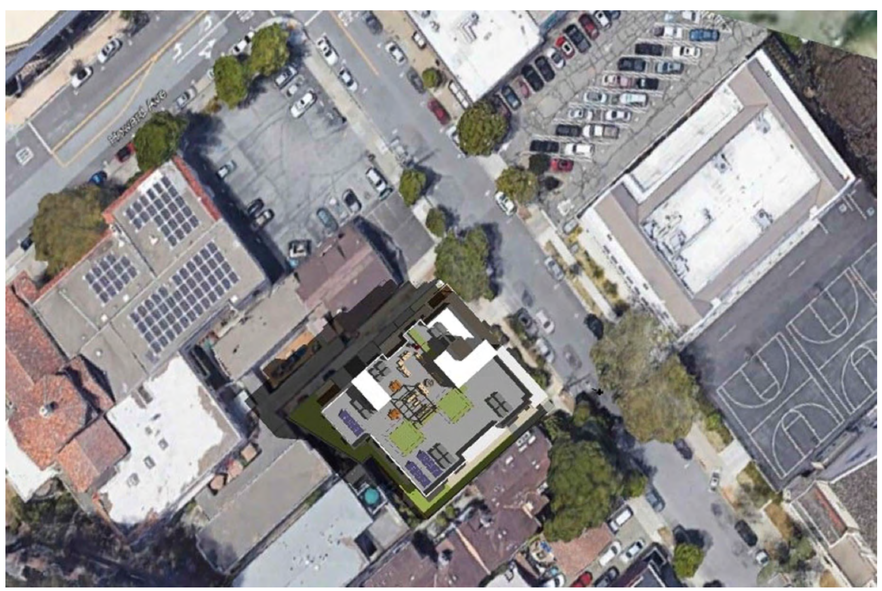


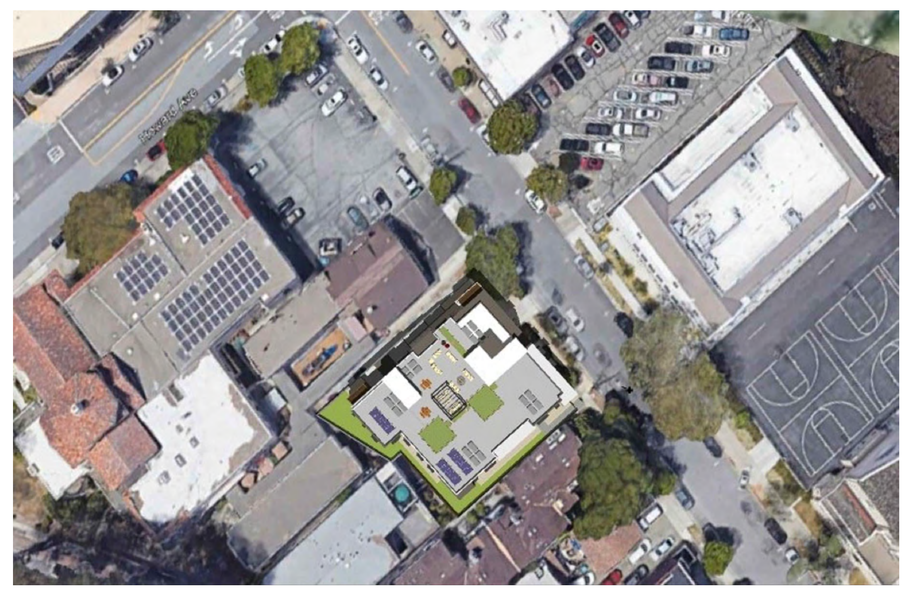
1 SHADOW STUDY - JUNE 21, 7AM (UTC-7)



2 SHADOW STUDY - JUNE 21, 8.30AM (UTC-7)



3 SHADOW STUDY - JUNE 21, 10AM (UTC-7)



4 SHADOW STUDY - JUNE 21, 1PM (UTC-7)

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SHADOW STUDY

scale NTS

TRUE NORTH

sheet no.

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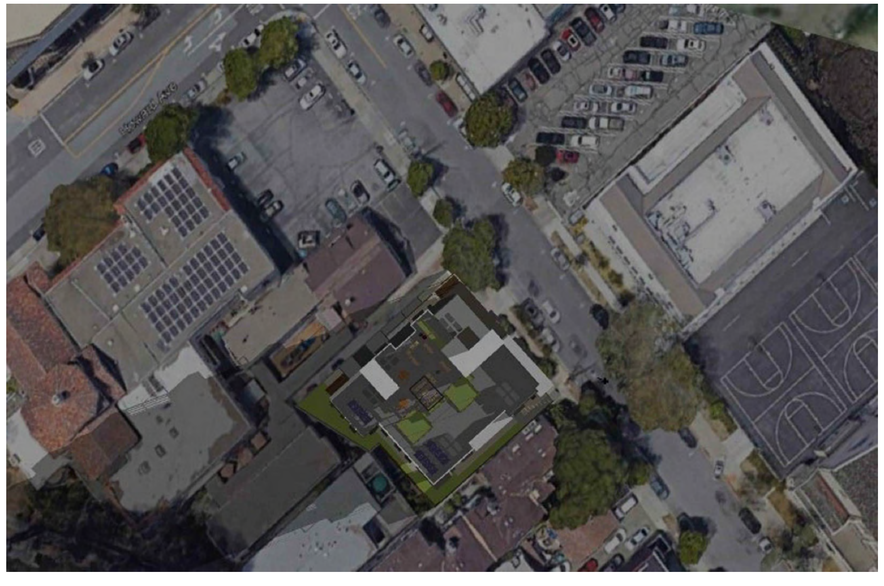
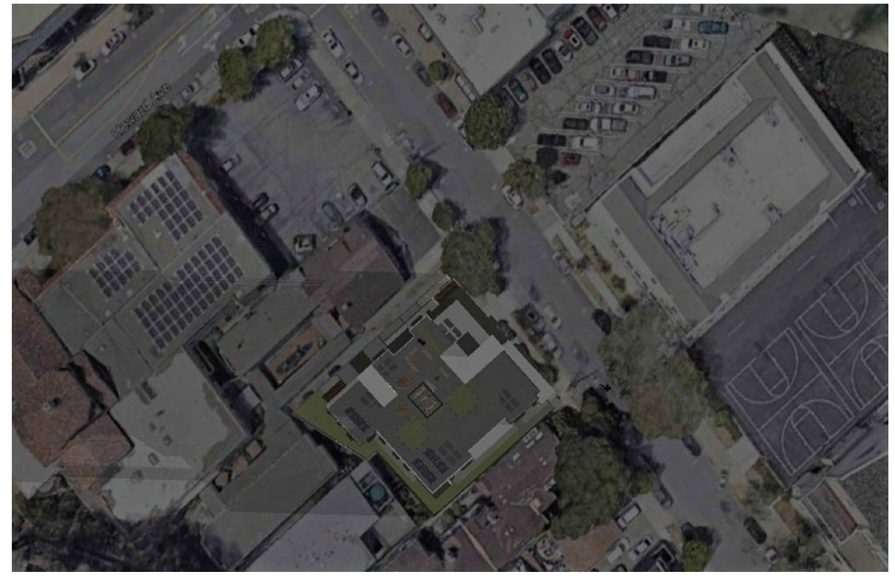
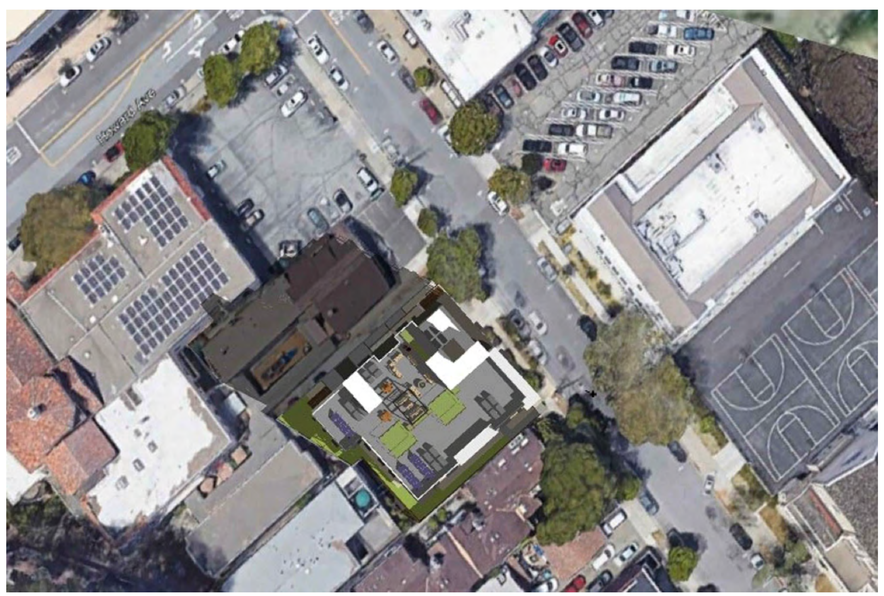


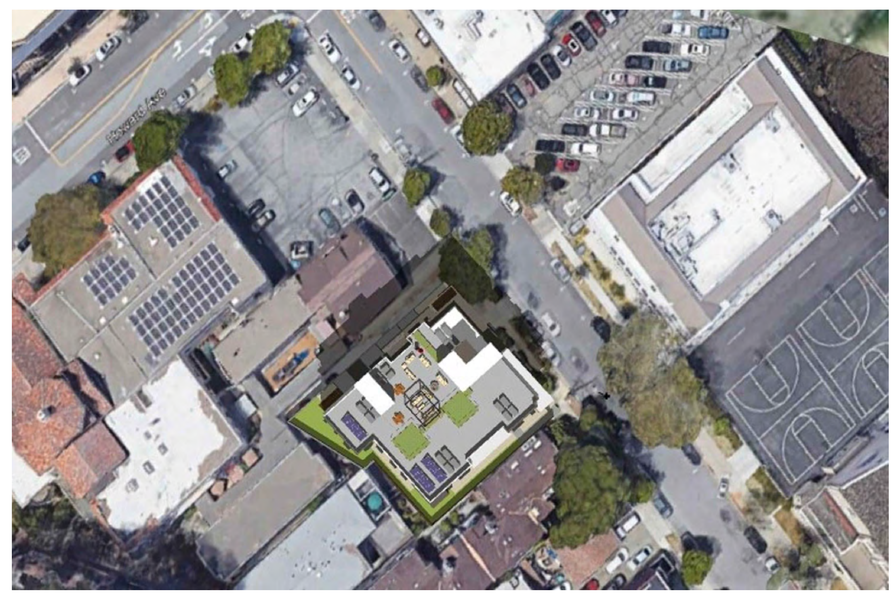
1 SHADOW STUDY - JUNE 21, 4PM (UTC-7)



2 SHADOW STUDY - MARCH 21, 7.30AM (UTC-7)



3 SHADOW STUDY - MARCH 21, 10AM (UTC-7)



4 SHADOW STUDY - MARCH 21, 1PM (UTC-7)

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SHADOW STUDY

scale NTS

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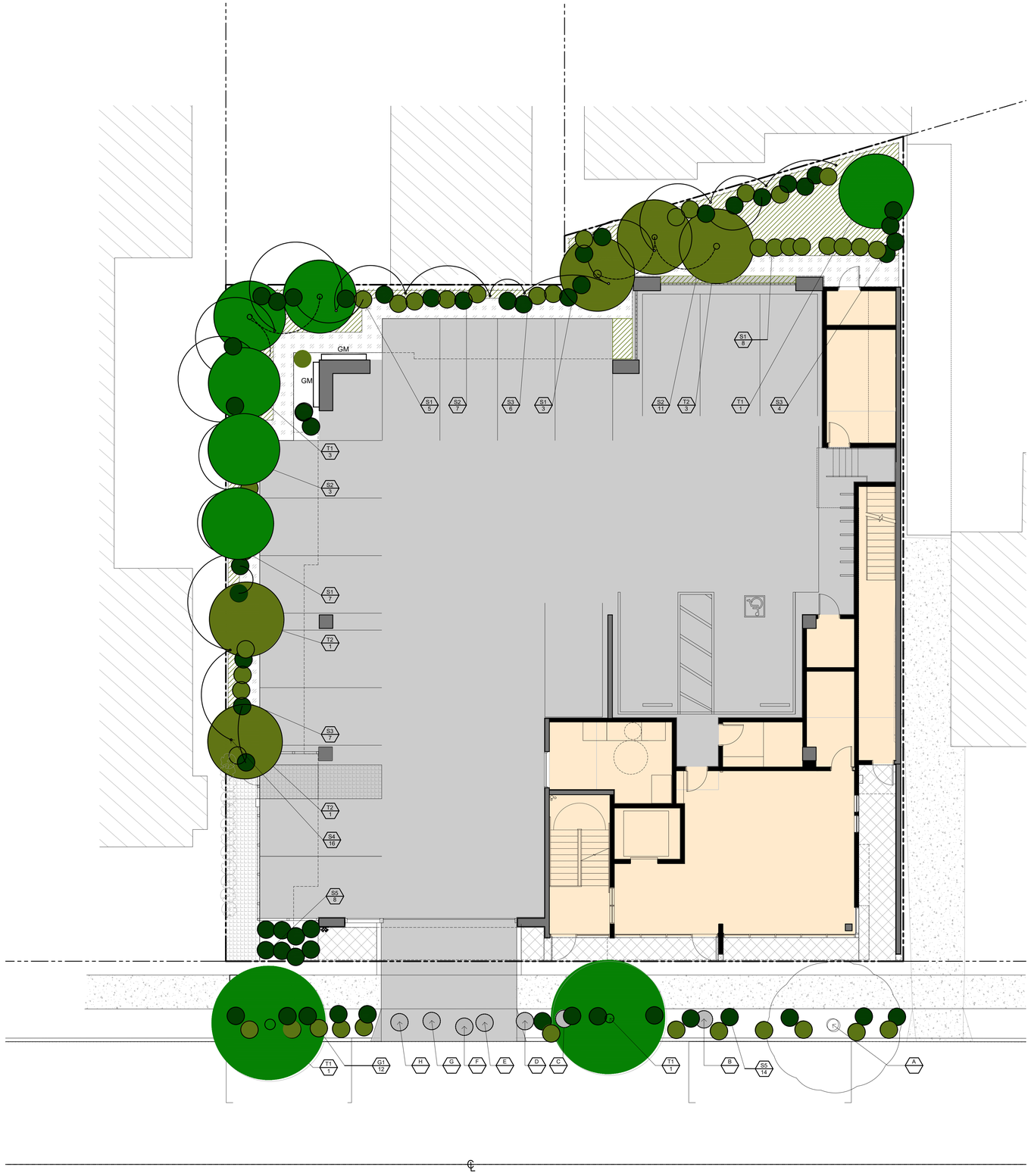

Existing Tree Inventory

Symbol	Botanical & Common Name	DBH	Condition	Disposition
A	Platanus sp./ Sycamore	18"	Fair	Remain
B	Platanus sp./ Sycamore	3"	Poor	Remove
C	Fraxinus sp./ Ash	2"	Fair	Remove
D	Lagerstroemia sp./ Crape Myrtle	3"	Poor	Remove
E	Acer sp. / Maple	1"	Poor	Remove
F	Lagerstroemia sp./ Crape Myrtle	2"	Poor	Remove
G	Lagerstroemia sp./ Crape Myrtle	1"	Poor	Remove
H	Lagerstroemia sp./ Crape Myrtle	2"	Poor	Remove

New Plant & Tree Legend

Key	Botanical & Common Name	Size	Comments
	Trees:		
T1	Acer P. " Sangokaku" / Coral Bark Maple	6	24" box low Branch
T2	Acer microphylla / boxleaf Azara	5	24" box low Branch
	Shrubs:		
S1	Helleborous orientalis / lenten rose	23	5 gl.
S2	Nandina d. " gulf stream" / heavenly bamboo	27	5 gl.
S3	Pieris j. "Purity"/ Lily-of-the-valley	17	5 gl.
S4	Podocarpus gracillor/Fern Pine	20	15 gl. espaller
S5	Agapanthus Galaxy Blue	18	5gl
	Grasses		
G1	Helictotrichons. " Sapphire"/Blue Oat Grass	12	5gl

Groundcover:
Vinca minor / dwarf periwinkle — as required 1 gl. Set @ 18" o.c

Notes:

1. Location of trees and shrubs shrubs shown on plan are schematic and shall be adjusted in the field to avoid conflicts with utilities, footings, etc.
2. indicates plant key
   indicates plant count
3. Plant counts in the legends is for general reference only (verify count per plan).

LEGEND:

- PROPERTY LINE
- WOOD FENCE
- SETBACK LINE
- BUILDING OUTLINE ABOVE
- BALCONY ABOVE
- CONCRETE
- LANDSCAPE AREA
- NEW DRIVEWAY AND PARKING
- CONCRETE PAVERS
- COLORED CONCRETE PAVING W/ SCORED PATTERN
- (E) TREE TO REMAIN
- (E) TREES TO REMOVE
- (N)TREES ,SHRUBS , GRASSES
- Syzygium paniculatum
- (E)EVERGREEN SHRUBS TO BE SAVED - "syzygium paniculatum"

EM ELECTRIC METER
GM GAS METER
WMB WATER METER BOX
PP POWER POLE

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LANDSCAPE PLAN FIRST FLOOR

scale 1/8" = 1'-0"

TRUE NORTH
REF. NORTH

sheet no.

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LEGEND:

PROPERTY LINE

SETBACK LINE

2X WOOD STUD WALLS

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LANDSCAPE PLAN ROOF

scale 1/16" = 1'-0"

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REF. NORTH

sheet no.

L2.0

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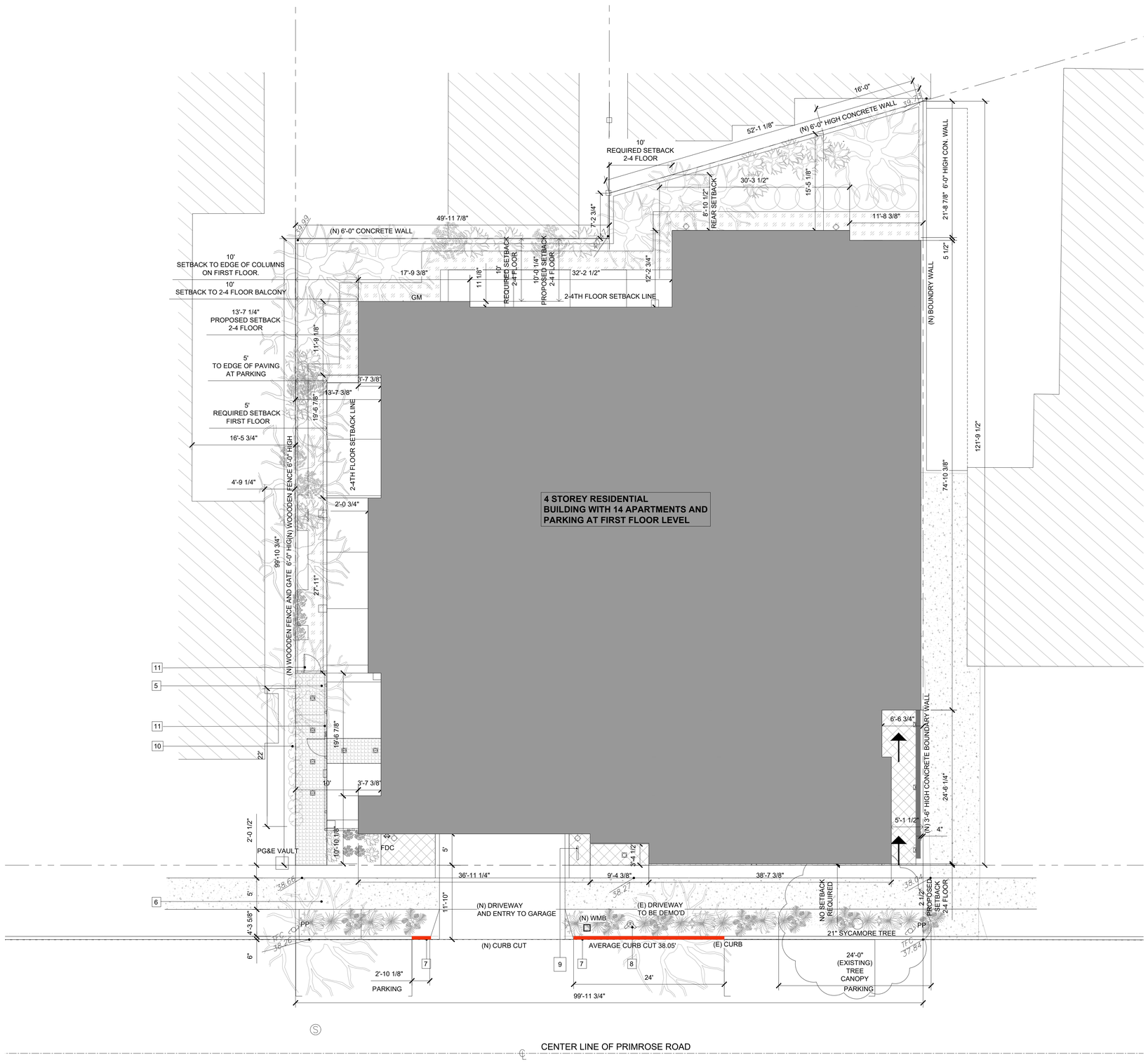

SITE SHEET NOTES:

1. ENTIRE SITE SHALL COMPLY WITH ALL APPLICABLE ACCESSIBILITY STANDARDS. SEE SHEETS A0.9a,b,c,d FOR APPLICABLE DETAILS.
2. NO SLOPES OR CROSS SLOPES ON ACCESSIBLE ROUTES SHALL EXCEED 1/4" PER FOOT.
3. SEE SHEET A0.6 a,b,c. FOR ACCESSIBLE PATH OF TRAVEL.
4. SEE DETAIL 6/ A0.9d FOR DIMENSIONED DETAILS AT ACCESSIBLE PARKING
5. METAL MESH GATE & FENCE 6 FEET HIGH.
6. EXISTING DRIVEWAY TO BE DEMOED & REPLACED WITH SIDEWALK & PLANTING STRIP. SEE CIVIL PLANS FOR DETAILS.
7. RED PAINTED CURB FOR LENGTH AS DIMENSIONED.
8. NEW PROPOSED FIRE HYDRANT. SEE NOTE # 2 UNDER FIRE DEPARTMENT NOTES.
9. DUAL BICYCLE RACK-CIRCLE BIKE RACK FROM "ULINE"
10. EXISTING EVERGREEN SHRUBS TO BE SAVED TO THE EXTENT INDICATED DURING CONSTRUCTION. IF DAMAGED GC TO REPLACE WITH SIMILAR TYPE,SIZE & HEIGHT.
    EXISTING SHRUBS: MAGENTA CHERRY AKA 'SYZYGIUM PANICULATUM'.
11. METAL MESH FENCE & GATE 6 FEET HIGH ALONG WALKWAY.

FIRE DEPARTMENT NOTES:

1. PER CFC APPENDIX B THE REQUIRED FIRE FLOW FOR THIS PROJECT IS 1000 CFM.SEE CALCULATIONS AT NOTE 3.
2. FIRE HYDRANT GPM FLOW FOR HYDRANT AT 100 BLOCK OF PRIMROSE IS 1160 GPM. STATIC= 66PSI & RESIDUAL: 62 PSI. HYDRANT NUMBER IS F7-13006. THIS HYDRANT IS LESS THAN 450 FEET AWAY. A NEW FIRE HYDRANT IS PROPOSED ALONG THE FRONTAGE TO MEET THE FIRE FLOW.
3. PER APPENDIX B, TABLE B105.1(2). REQUIRED FIRE FLOW FOR 2 HOUR DURATION FOR BUILDINGS::
   TYPE IA AREA: 7908 SQ.FT.: REQUIRED FIRE FLOW=1500GPM
   TYPE IIIA AREA: 21,243 SQ.FT.: REQUIRED FIRE FLOW: 2000 GPM
   AT 50% REDUCTION REQUIRED FIRE FLOW IS 1000 GPM.
4. PROJECT SHALL MEET THE REQUIREMENTS OF THE 2022 FIRE AND BUILDING CODE AS AMENDED BY CENTRAL COUNTY FIRE.
5. THE BUILDING SHALL BE EQUIPPED WITH AN APPROVED CLASS III NFPA 14 STANDPIPE SYSTEM. THE STANDPIPE SYSTEM SHALL BE SUBMITTED AND APPROVED BY THE CENTRAL COUNTY FIRE DEPARTMENT PRIOR TO INSTALLATION. OUTLETS SHALL BE LOCATED ON THE INTERMEDIATE STAIR LANDING OF EACH FLOOR.
6. PHASE I & II ELEVATOR RECALL FOR FIREFIGHTER EMERGENCY OPERATION REQUIRED.
7. ELEVATOR SHUNT TRIP (CAUSING LOSS OF POWER) IS NOT ALLOWED. SPRINKLER HEAD AT TOP OF ELEVATOR SHAFT AND IN MACHINE ROOM NOT ALLOWED. THE ELEVATOR MACHINE ROOM MUST BE CONSTRUCTED OF THE SAME RATING AS THE ELEVATOR SHAFT.
8. ELEVATOR CAR SHALL BE SIZED TO ACCOMMODATE AN AMBULANCE STRETCHER OF 24" X 84
9. ALL BUILDINGS SHALL HAVE A KNOX KEY BOX FOR EMERGENCY FIRE DEPT. ACCESS. ELECTRONIC GATES ACROSS FIRE ACCESS ROADS SHALL HAVE A KNOX KEY SWITCH CONNECTED TO THE GATE.
10. PROVIDE AN EGRESS PLAN SHOWING EXIT ACCESS, EXIT AND EXIT DISCHARGE PATHS TO THE PUBLIC WAY. PLAN TO DETAIL EXIT TRAVEL DISTANCES AND OCCUPANT LOAD CALCULATIONS.
11. FIRE DEPARTMENT CONNECTION SHALL BE LOCATED WITHIN 5 FEET OF THE SIDEWALK AND NOT WITHIN CITY RIGHT-OF-WAY, AND WITHIN 100' OF A FIRE HYDRANT.
12. REQUIRED STANDPIPE SYSTEM OUTLETS SHALL BE LOCATED ON THE INTERMEDIATE STAIR LANDING OF EACH FLOOR.
13. THE APPLICANT SHALL ENSURE PROPER DRAINAGE IN ACCORDANCE WITH THE CITY OF BURLINGAME ENGINEERING STANDARDS IS AVAILABLE FOR THE FIRE SPRINKLER MAIN DRAIN AND INSPECTOR TEST ON THE BUILDING PLUMBING DRAWINGS. THESE ITEMS MAY DRAIN DIRECTLY TO THE LANDSCAPE OR IN THE SEWER WITH AN AIR GAP.
14. THE FIRE PROTECTION UNDERGROUND WATER LINE SHALL BE SUBMITTED AND APPROVED THROUGH THE BURLINGAME BUILDING DEPARTMENT PRIOR TO APPROVAL OF ABOVEGROUND FIRE SPRINKLER PERMIT.
15. THE BUILDING SHALL BE EQUIPPED WITH AN APPROVED CLASS III NFPA 14 STANDPIPE SYSTEM. THE STANDPIPE SYSTEM SHALL BE SUBMITTED AND APPROVED BY THE CENTRAL COUNTY FIRE DEPARTMENT PRIOR TO INSTALLATION. OUTLETS SHALL BE LOCATED ON THE INTERMEDIATE STAIR LANDING OF EACH FLOOR.
16. PROJECT IS REQUESTING AMMR FOR THE INACCESSIBLE WEST WALL AT FIRST FLOOR & SOUTH WALL PORTION AT ALL LEVELS BEYOND 150 FEET FROM THE STREET. ADDITIONAL PROTECTION USING SPRINKLERS.
17. GARAGE AT FIRST FLOOR SHALL BE CONSIDERED AS "EXTRA HAZARD GROUP-2" FOR SPRINKLER DESIGN.

LEGEND:

- PROPERTY LINE
- ADJACENT BUILDING OUTLINE
- CENTERLINE
- WOOD FENCE
- SETBACK LINE
- BUILDING OUTLINE ABOVE
- BALCONY ABOVE
- UTILITY POLE
- SEWER MANHOLE
- CONCRETE
- LANDSCAPE AREA
- CONCRETE PAVERS
- PERMEABLE CONCRETE PATH
- COLORED CONCRETE PAVING W/ SCORED PATTERN
- (E)SHRUBS ALONG EAST PL TO REMAIN,SEE SITE SHEET NOTE #10.
- (E) TREE
- (N) TREES (REFER LANDSCAPE SHEETS FOR DETAILS)

EM ELECTRIC METER
GM GAS METER
WMB WATER METER BOX
PP POWER POLE
→ ACCESS PATH FOR FIRE DEPARTMENT

LICENSED ARCHITECT
ANTHONY A. CARRASCO
#C014132
REN: SEPT 30, 2023
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123 PRIMROSE

123 PRIMROSE ROAD
BURLINGAME, CA 94010
APN NO. : 029-221-050

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sheet title

SITE PLAN

scale **1/8" = 1'-0"**

TRUE NORTH
REF. NORTH

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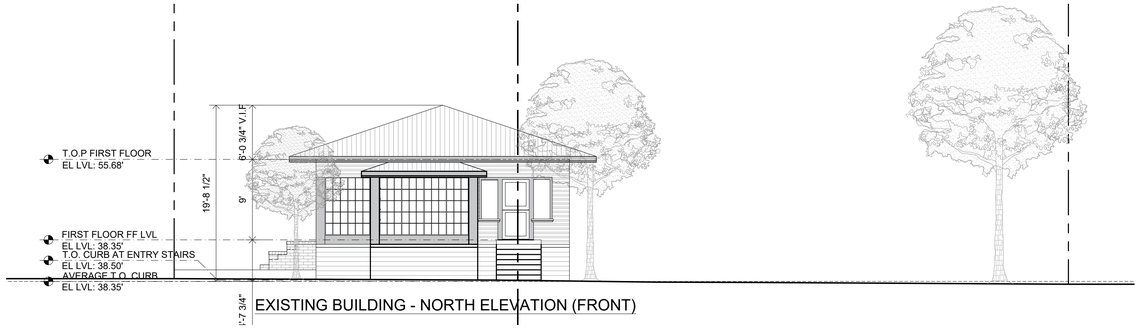
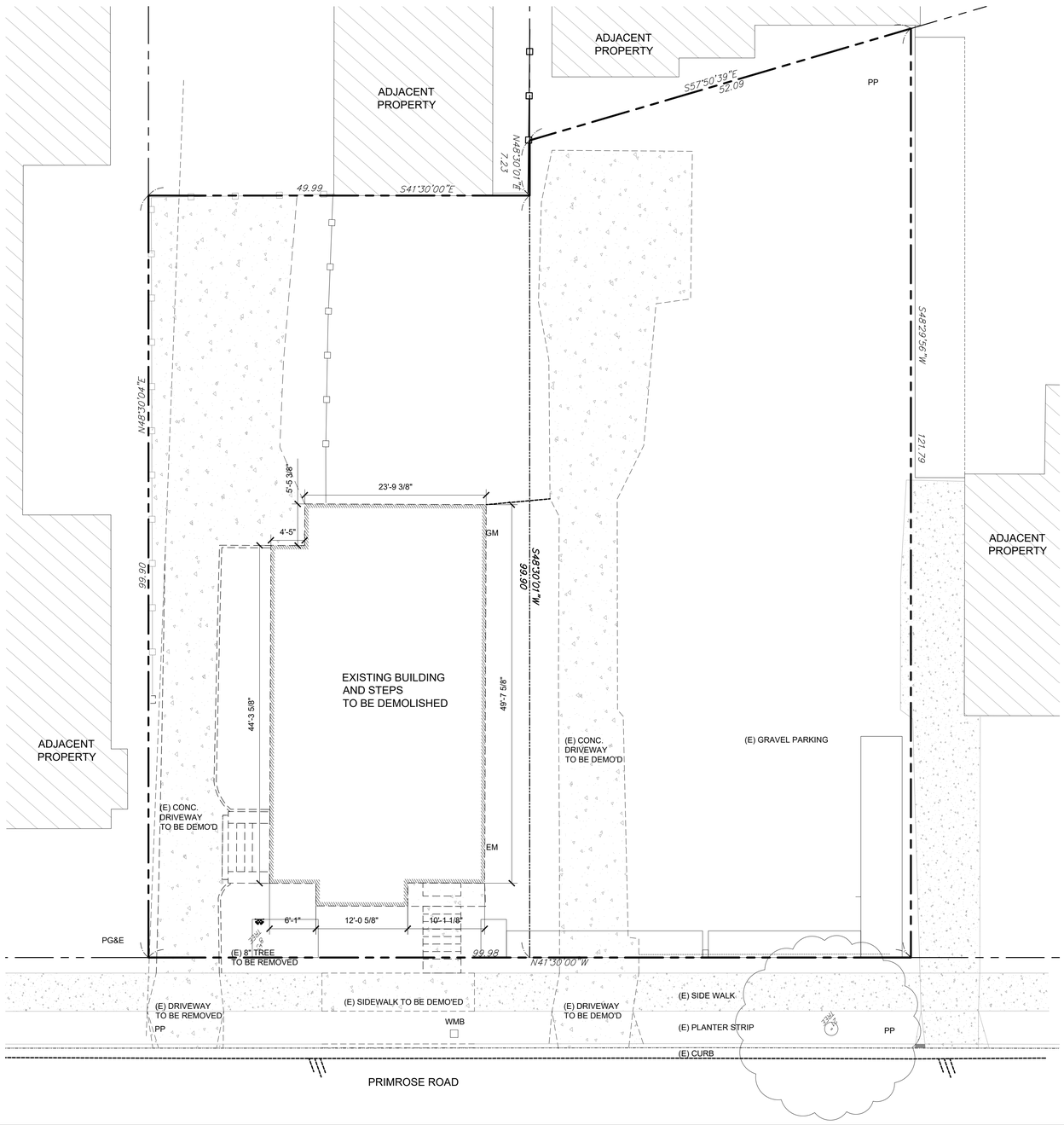


EXISTING BUILDING - NORTH ELEVATION (FRONT)



LEGEND:

	PROPERTY LINE
	ADJACENT BUILDING OUTLINE
	CENTERLINE
	WOOD FENCE
	TO BE DEMOLISHED
	UTILITY POLE
	SEWER MANHOLE
	CONCRETE TO BE DEMO'D
	(E) TREE
EM	ELECTRIC METER
GM	GAS METER
PP	POWER POLE
WMB	WATER METER BOX

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DEMOLITION PLAN AND ELEVATION

scale **1/8" = 1'-0"**

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REF. NORTH

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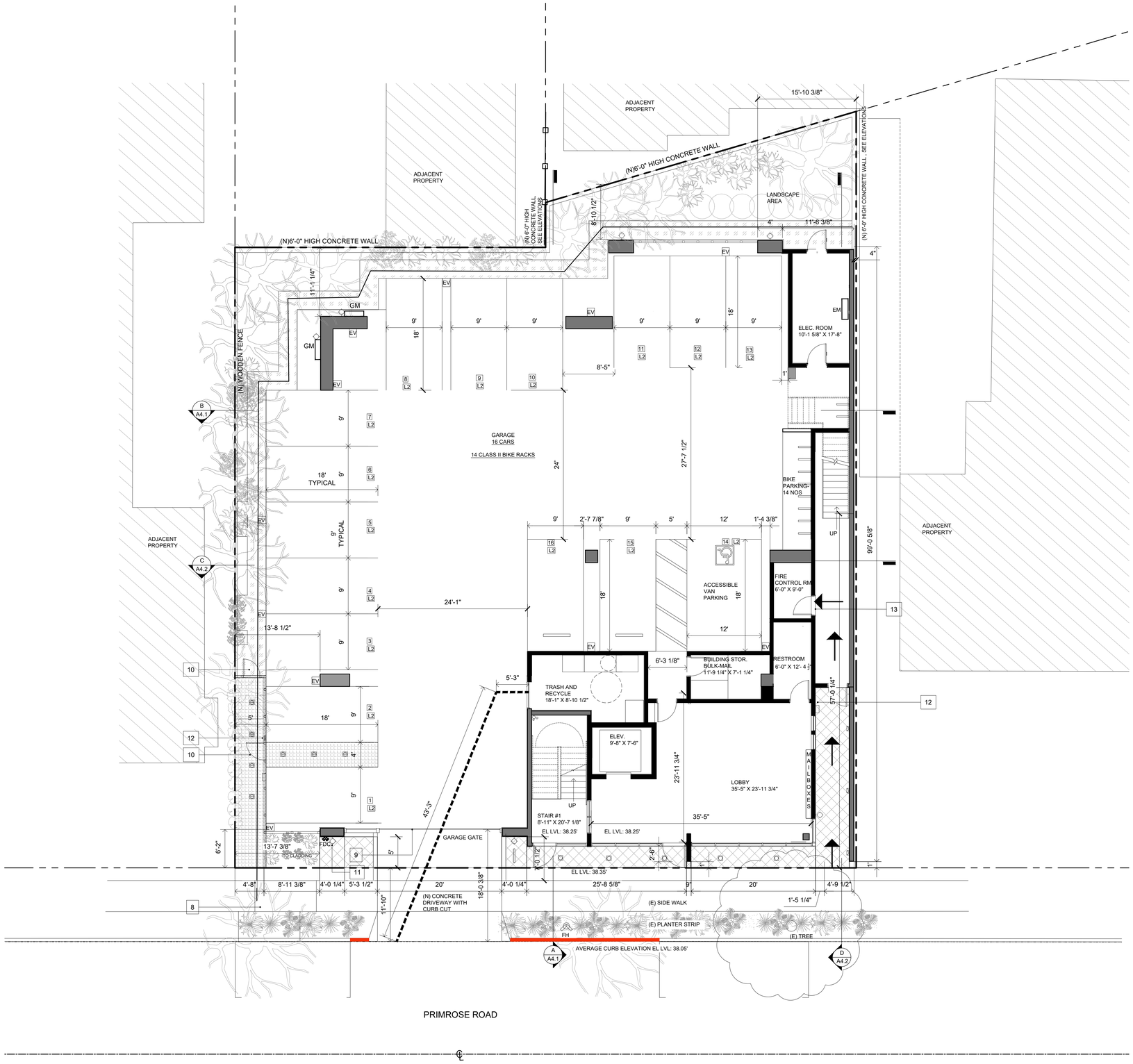

SHEET NOTES:

1. SEE SHEETS A0.9a,b,c,d FOR APPLICABLE ACCESSIBILITY DETAILS.
2. PROVIDE A LEVEL LANDING, SLOPE, AND CROSS SLOPE ON EACH SIDE OF THE DOOR AT ALL REQUIRED ENTRANCES AND EXITS.
3. NO SLOPES OR CROSS SLOPES ON ACCESSIBLE ROUTES SHALL EXCEED 1/4" PER FOOT.
4. SEE DETAIL 1,2,4,6, SHEET A0.9C FOR ELEVATOR ACCESSIBLE STANDARDS.
5. SEE DETAIL 1,2,3A0.10 FOR ROOM NO. SIGNAGE AND GENERAL MOUNTING HEIGHTS
6. SEE DETAIL 7, 9/A0.10 FOR STAIR SIGNAGE.
7. SEE DETAIL 4,5/A0.10 FOR MAXIMUM OCCUPANCY AND ETS SIGNAGE RESPECTIVELY.
8. EXISTING CURB CUT TO BE REMOVED,CONSTRUCT PLANTING STRIP & SIDE WALK REPAIRED TO MATCH EXISTING ADJACENT. WORK TO BE DONE PER CITY STANDARDS. SEE CIVIL PLANS FOR DETAILS.
9. ROLL-UP GARAGE GATE TO REMAIN OPEN FROM 7AM-7PM TO AVOID BACKUP AT THE SIDEWALK. THE GARAGE GATE SHALL BE OPEN DURING THE DAY WHEN PEDESTRIANS ARE MORE LIKELY TO BE PRESENT.
10. METAL MESH GATE & FENCE 6 FEET HIGH.
11. FIRE DEPARTMENT CONNECTION
12. KNOX BOXES TO INCLUDE 4 SETS OF KEYS REQUIRED TO ACCESS EQUIPMENT ROOM. UTILITY ROOM, ROOF, BUILDING AND ANY OTHER KEY REQUIRED FOR EMERGENCY OPERATIONS BY FIRE DEPARTMENT. SEE LOCATION OF THE TWO KNOX BOXES ON PLAN.
13. DURABLE SIGNAGE SHALL BE PROVIDED ON THE EXTERIOR SIDE OF THE ACCESS DOOR TO IDENTIFY THE FIRE CONTROL ROOM.
14. FIRE FLOW REQUIRED PER APPENDIX A TABLE B105.1(2):1000 CFM FOR GROSS AREA OF 21,243 SQ.FT.; FIRE FLOW REQUIRED PER APPENDIX B: 2000CFM. EXISTING FIRE HYDRANT CLOSEST TO THE SITE IS AT THE STREET INTERSECTION BETWEEN PRIMROSE & BAYSWATER AVENUE, SEE SHEET A0.2 FOR LOCATION. A NEW FIRE HYDRANT IS PROPOSED AT THE PROJECT FRONTAGE, SEE SITE PLAN FOR LOCATION & RELATED SHEET NOTES.
15. PROVIDE FORTY PERCENT(40%) OF THE PARKING SPACES TO BE: LEVEL 2 EV READY
    SIXTY PERCENT (60%) OF PARKING SPACES TO BE: LEVEL 1 READY.
16. LOCATION OF FREE STANDING EV CHARGING STATIONS FROM" LEVITON"- EVR-GREEN 4000 LEVEL 2, SHOWN IN PLAN, A MIX OF SINGLE & DUAL CHARGING STATIONS. ALL CHARGING STATIONS TO BE LEVEL 2.

TRAFFIC NOTE:
FOR THE "NEAR-SIDE" TRAFFIC ADD RED-CURB BASED ON CALTRANS' STOPPING SIGHT DISTANCE. THESE ARE THE VEHICLES THAT WOULD HAVE THE "FIRST" CONFLICT WITH VEHICLES EXITING THE DRIVEWAY. FOR THE OTHER SIDE OF THE DRIVEWAY THEY CAN PAINT LESS THAN 15-FEET. JUST LIKE ENTERING AN UNCONTROLLED INTERSECTION, THE EXPECTATION IS THAT VEHICLES FIRST STOP, THEN MOVE FORWARD ONCE THE DRIVER DEEMS IT CLEAR FOR EACH DIRECTION. DRIVERS EXITING THE DRIVEWAY SHOULD BE ABLE TO SEE THE "FAR-SIDE" TRAFFIC ONCE THEY HAVE CREPT FORWARD. DRIVERS SHOULD NOT EXPECT TO EXIT THE DRIVEWAY WITHOUT STOPPING

LEGEND:

- PROPERTY LINE
- SETBACK LINE
- FLOOR ABOVE
- 2X METAL STUD WALLS
- CONCRETE WALLS
- BIKE HOOK/WALL MOUNTED BIKE RACK
- METAL MESH FENCING
- PERMEABLE CONCRETE PATH
- CONCRETE PAVERS
- COLORED CONCRETE PAVING W/ SCORED PATTERN
- ACCESS PATH FOR FIRE DEPARTMENT
- EV — EV CHARGER,SEE SHEET NOTE #16.
- L2 — L2 EV CHARGER,SEE SHEET NOTE #16.

SITE LIGHTING LEGEND

- LED INGROUND PEDESTRIAN/DRIVEOVER LIGHTS
- LED CEILING LIGHTS
- RECESSED LED WALL LIGHTS
- LED SHIELDED WALL SCONCE
- LED STRIP LIGHT

LICENSED ARCHITECT
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sheet title

FIRST FLOOR PLAN

scale **1/8" = 1'-0"**

TRUE NORTH
REF. NORTH

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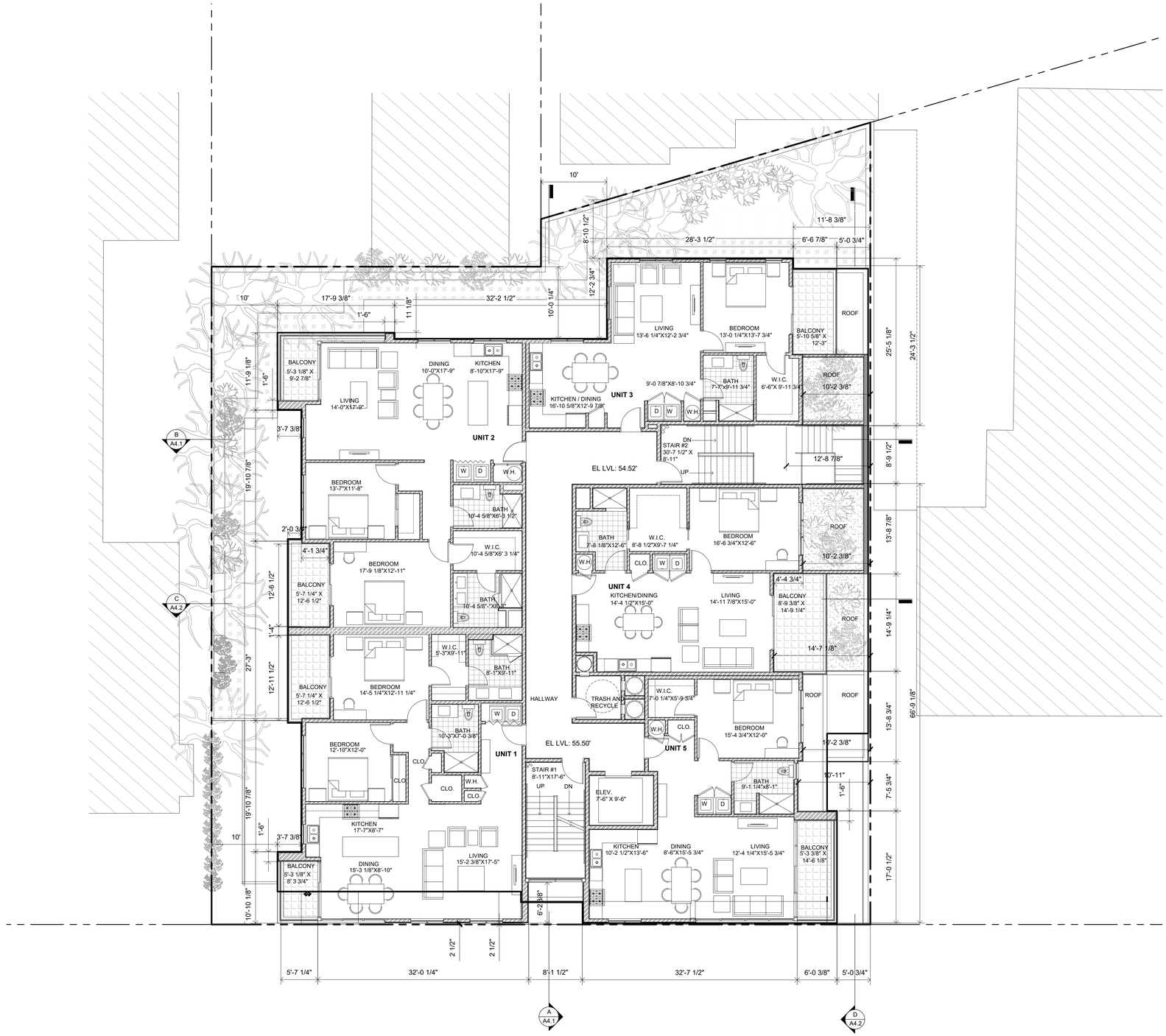

SHEET NOTES:

1. SEE SHEETS A0.9a,b,c,d FOR APPLICABLE ACCESSIBILITY DETAILS.
2. PROVIDE A LEVEL LANDING, SLOPE, AND CROSS SLOPE ON EACH SIDE OF THE DOOR AT ALL REQUIRED ENTRANCES AND EXITS.
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7. SEE DETAIL 4,5/A0.10 FOR MAXIMUM OCCUPANCY AND ETS SIGNAGE RESPECTIVELY.
8. EXISTING CURB CUT TO BE REMOVED,CONSTRUCT PLANTING STRIP & SIDE WALK REPAIRED TO MATCH EXISTING ADJACENT. WORK TO BE DONE PER CITY STANDARDS. SEE CIVIL PLANS FOR DETAILS.
9. ROLL-UP GARAGE GATE TO REMAIN OPEN FROM 7AM-7PM TO AVOID BACKUP AT THE SIDEWALK. THE GARAGE GATE SHALL BE OPEN DURING THE DAY WHEN PEDESTRIANS ARE MORE LIKELY TO BE PRESENT.
10. METAL MESH GATE & FENCE 6 FEET HIGH.
11. FIRE DEPARTMENT CONNECTION

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123 PRIMROSE

123 PRIMROSE ROAD
BURLINGAME, CA 94010
APN NO. : 029-221-050

LEGEND:

- PROPERTY LINE
- SETBACK LINE
- 2X WOOD STUD WALLS

UNIT ANALYSIS

UNIT 1 - 2 BEDROOM	1447.2 SQ.FT. BUILT UP AREA WITH 116.2 PRIVATE OPEN SPACE
UNIT 2 - 2 BEDROOM	1441.7 SQ.FT. BUILT UP AREA WITH 121 SQ.FT.PRIVATE OPEN SPACE
UNIT 3 - 1 BEDROOM	916.7 SQ.FT. BUILT UP AREA WITH 75.2 SQ.FT.PRIVATE OPEN SPACE
UNIT 4 - 1 BEDROOM	945 SQ.FT. BUILT UP AREA WITH 110.3 SQ.FT.PRIVATE OPEN SPACE
UNIT 5 - 1 BEDROOM	1023.5 SQ.FT. BUILT UP AREA WITH 75.2 SQ.FT.PRIVATE OPEN SPACE

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SECOND FLOOR PLAN

scale **1/8" = 1'-0"**

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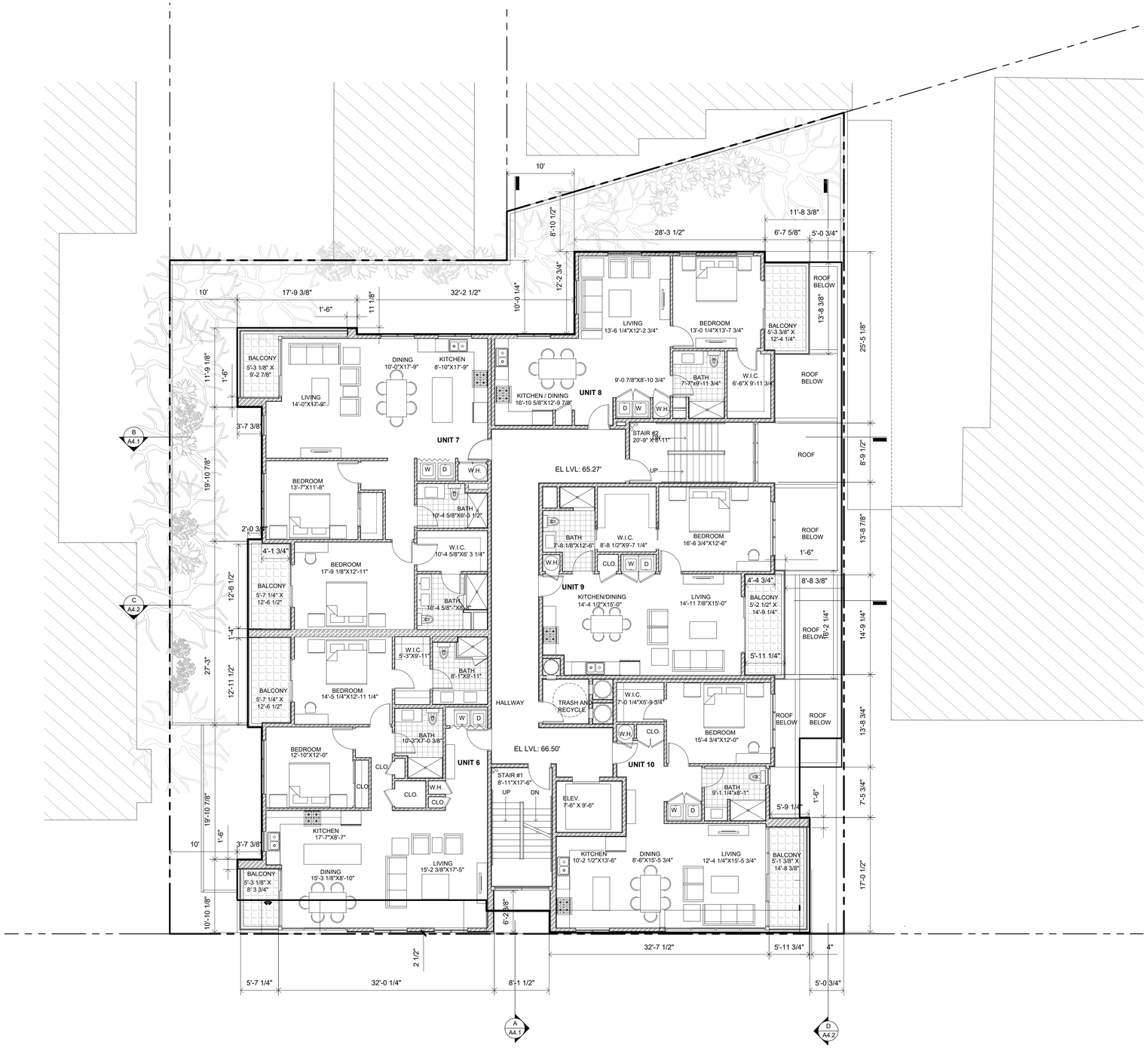

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8. EXISTING CURB CUT TO BE REMOVED,CONSTRUCT PLANTING STRIP & SIDE WALK REPAIRED TO MATCH EXISTING ADJACENT. WORK TO BE DONE PER CITY STANDARDS. SEE CIVIL PLANS FOR DETAILS.
9. ROLL-UP GARAGE GATE TO REMAIN OPEN FROM 7AM-7PM TO AVOID BACKUP AT THE SIDEWALK. THE GARAGE GATE SHALL BE OPEN DURING THE DAY WHEN PEDESTRIANS ARE MORE LIKELY TO BE PRESENT.
10. METAL MESH GATE & FENCE 6 FEET HIGH.
11. FIRE DEPARTMENT CONNECTION

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UNIT ANALYSIS

UNIT 6 - 2 BEDROOM	1447.2 SQ.FT. BUILT UP AREA WITH 116.2 PRIVATE OPEN SPACE
UNIT 7 - 2 BEDROOM	1441.7 SQ.FT. BUILT UP AREA WITH 121 SQ.FT.PRIVATE OPEN SPACE
UNIT 8 - 1 BEDROOM	916.7 SQ.FT. BUILT UP AREA WITH 75.2 SQ.FT.PRIVATE OPEN SPACE
UNIT 9 - 1 BEDROOM	945 SQ.FT. BUILT UP AREA WITH 79.4 SQ.FT.PRIVATE OPEN SPACE
UNIT 10 - 1 BEDROOM	1023.5 SQ.FT. BUILT UP AREA WITH 75.2 SQ.FT.PRIVATE OPEN SPACE

LEGEND:

PROPERTY LINE
SETBACK LINE
2X WOOD STUD WALLS

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THIRD FLOOR PLAN

scale 1/8" = 1'-0"

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SHEET NOTES:

1. SEE SHEETS A0.9a,b,c,d FOR APPLICABLE ACCESSIBILITY DETAILS.
2. PROVIDE A LEVEL LANDING, SLOPE, AND CROSS SLOPE ON EACH SIDE OF THE DOOR AT ALL REQUIRED ENTRANCES AND EXITS.
3. NO SLOPES OR CROSS SLOPES ON ACCESSIBLE ROUTES SHALL EXCEED 1/4" PER FOOT.
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5. SEE DETAIL 1,2,3A0.10 FOR ROOM NO. SIGNAGE AND GENERAL MOUNTING HEIGHTS
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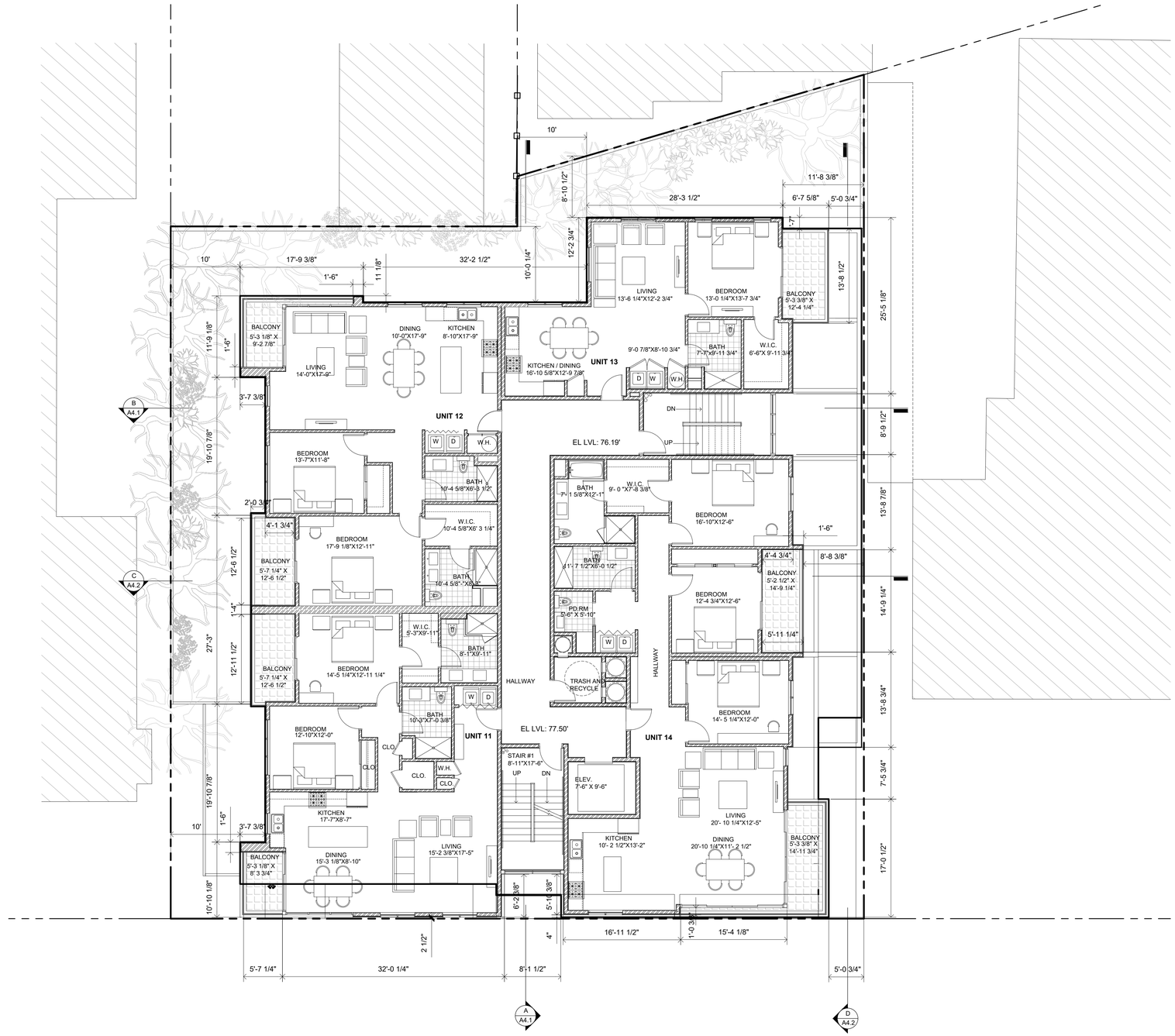
10. METAL MESH GATE & FENCE 6 FEET HIGH.
11. FIRE DEPARTMENT CONNECTION



UNIT ANALYSIS
UNIT 11 - 2 BEDROOM 1447.2 SQ.FT. BUILT UP AREA WITH 116.2 PRIVATE OPEN SPACE
UNIT 12 - 2 BEDROOM 1441.7 SQ.FT. BUILT UP AREA WITH 121 SQ.FT.PRIVATE OPEN SPACE
UNIT 13 - 1 BEDROOM 916.7SQ.FT. BUILT UP AREA WITH 76.1 SQ.FT.PRIVATE OPEN SPACE
UNIT 14 - 1 BEDROOM 1935.9 SQ.FT. BUILT UP AREA WITH 155 SQ.FT.PRIVATE OPEN SPACE

LICENSED ARCHITECT
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sheet title

FOURTH FLOOR PLAN

scale 1/8" = 1'-0"

LEGEND:

PROPERTY LINE
SETBACK LINE
2X WOOD STUD WALLS

TRUE NORTH
REF. NORTH

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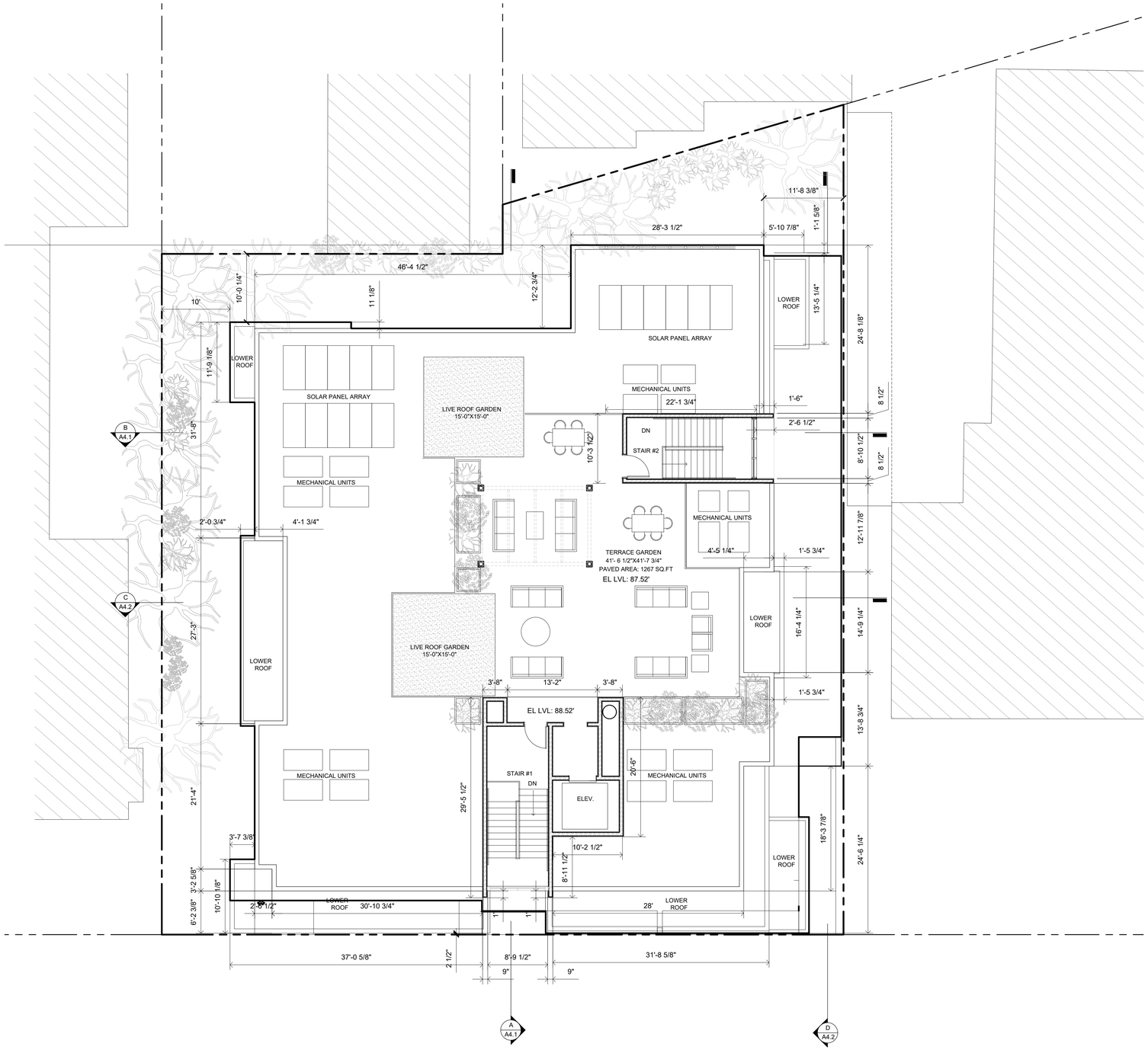

SHEET NOTES:

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7. SEE DETAIL 4,5/A0.10 FOR MAXIMUM OCCUPANCY AND ETS SIGNAGE RESPECTIVELY.
8. EXISTING CURB CUT TO BE REMOVED,CONSTRUCT PLANTING STRIP & SIDE WALK REPAIRED TO MATCH EXISTING ADJACENT. WORK TO BE DONE PER CITY STANDARDS. SEE CIVIL PLANS FOR DETAILS.
9. ROLL-UP GARAGE GATE TO REMAIN OPEN FROM 7AM-7PM TO AVOID BACKUP AT THE SIDEWALK. THE GARAGE GATE SHALL BE OPEN DURING THE DAY WHEN PEDESTRIANS ARE MORE LIKELY TO BE PRESENT.
10. METAL MESH GATE & FENCE 6 FEET HIGH.
11. FIRE DEPARTMENT CONNECTION

LEGEND:

- PROPERTY LINE
- SETBACK LINE
- 2X WOOD STUD WALLS

LICENSED ARCHITECT
ANTHONY A. CARRASCO
#C31413
REN: SEPT 30, 2023
STATE OF CALIFORNIA

PLANNING SUBMITTAL

123 PRIMROSE

123 PRIMROSE ROAD
BURLINGAME, CA 94010
APN NO. : 029-221-050

date	03/30/2018
PC Response	07/06/2018
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PC Response	02/15/2023
PC Response	04/26/2023
PC Response	05/03/2023

sheet title

ROOF PLAN

scale 1/8" = 1'-0"

TRUE NORTH
REF. NORTH

sheet no.

A2.5

of

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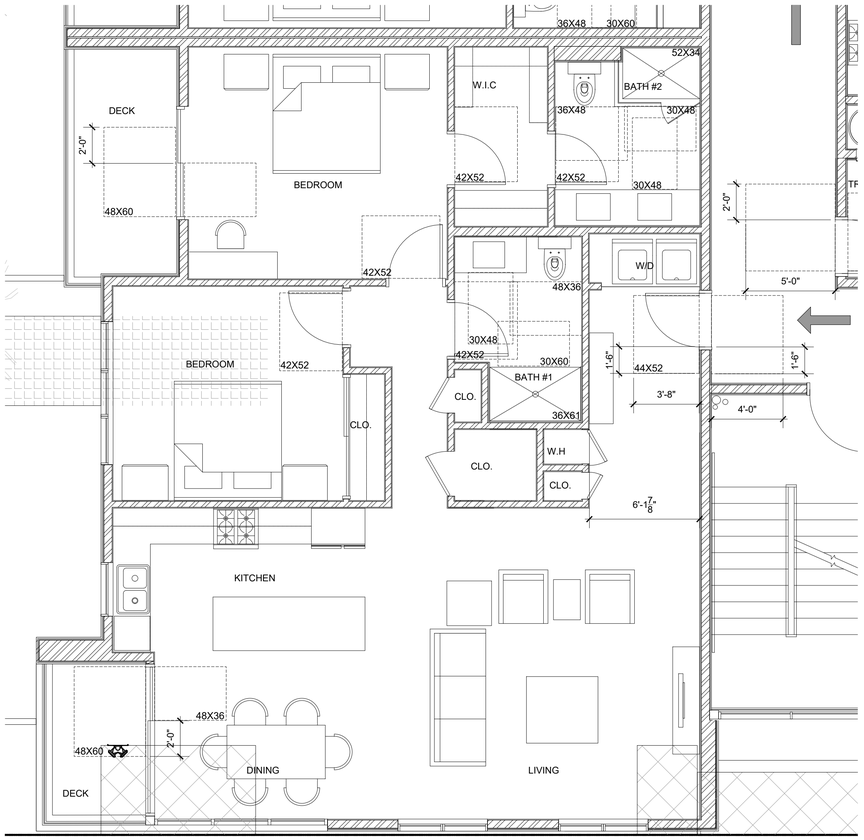
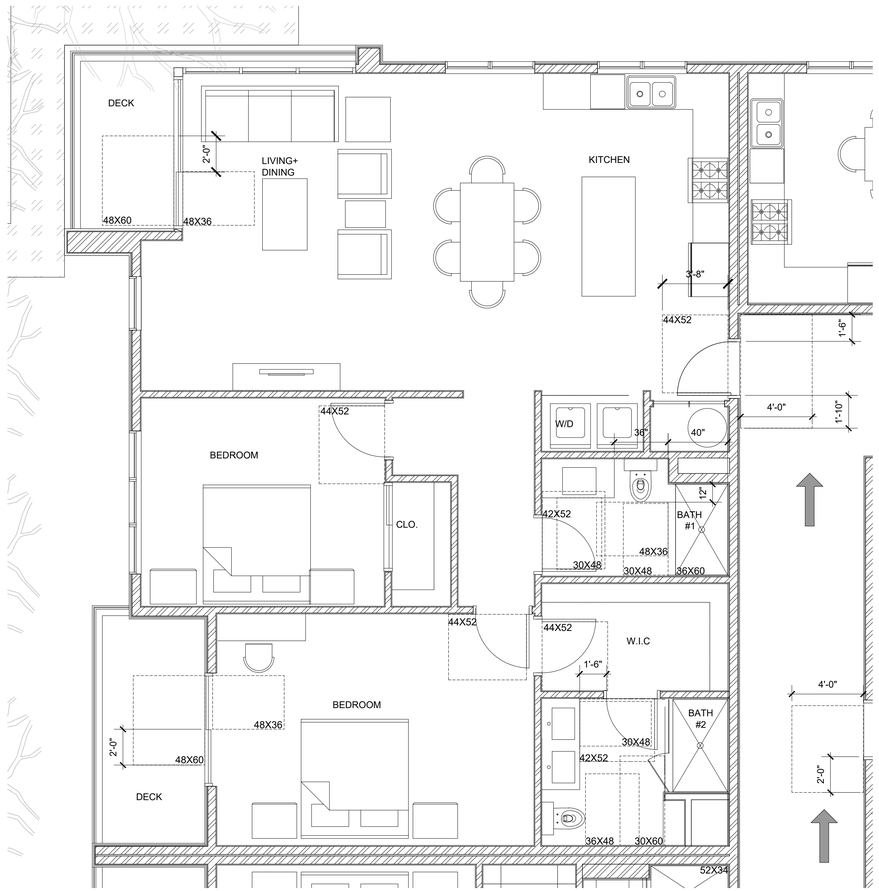


UNIT TYPE 1,UNIT 6 & UNIT 11
Scale: 1/4" = 1'-0"



UNIT TYPE 2, UNIT 7 & UNIT 12
Scale: 1/4" = 1'-0"

GENERAL NOTES

1. ALL ACCESSIBLE & ADAPTABLE BATHROOMS MUST COMPLY WITH ITEMS #1-12 UNDER OPTION #2 OF CBC SECTION 1134A.2. SECONDARY BATHROOMS TO COMPLY WITH ITEMS #8-12 UNDER OPTION #2 OF CBC SECTION 1134A.2.
2. TYPICAL BATHROOM DESIGNATIONS FOR COMPLIANCE WITH 1134A.2:
   2.1 PRIMARY BATHROOMS--- BATH #1
   2.2 SECONDARY BATHROOM- BATH #2
3. PROVIDE BACKING FOR GRAB BARS AT WATER CLOSETS AND SHOWERS IN ALL BATHROOMS.
4. SEE ADDITIONAL CLEARANCE REQUIREMENTS FOR ACCESSIBILITY SHEET A0.9a,b & c.
5. ½" MAXIMUM DROP AT SLIDING DOORS LEADING TO DECK WITH ACCESSIBILITY COMPLIANT THRESHOLD.
6. ALL DOORS ARE 34" CLEAR MINIMUM.
7. ALL DWELLING UNIT INTERIOR DOORS SHALL COMPLY WITH STRIKE SIDE CLEARANCES PER CBC 1132A.5.2. SEE CLEARANCE OUTLINES ON ENLARGED UNIT PLANS, ALSO SEE 11/A0.9a AND 1,2,3,4,5/A0.9b

LEGEND

#X# CLEAR SPACE WITH DIMENSIONS IN INCHES

APPROACH

LICENSED ARCHITECT
ANTHONY A. CARRASCO
#C014132
REN: SEPT 30, 2023
STATE OF CALIFORNIA

PLANNING SUBMITTAL

123 PRIMROSE

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BURLINGAME, CA 94010
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PC Response	04/26/2023

sheet title

ENLARGED UNIT PLANS #1,2,6,7,11 & 12

scale 1/4" = 1'-0"

TRUE NORTH
REF. NORTH

sheet no.

A2.6

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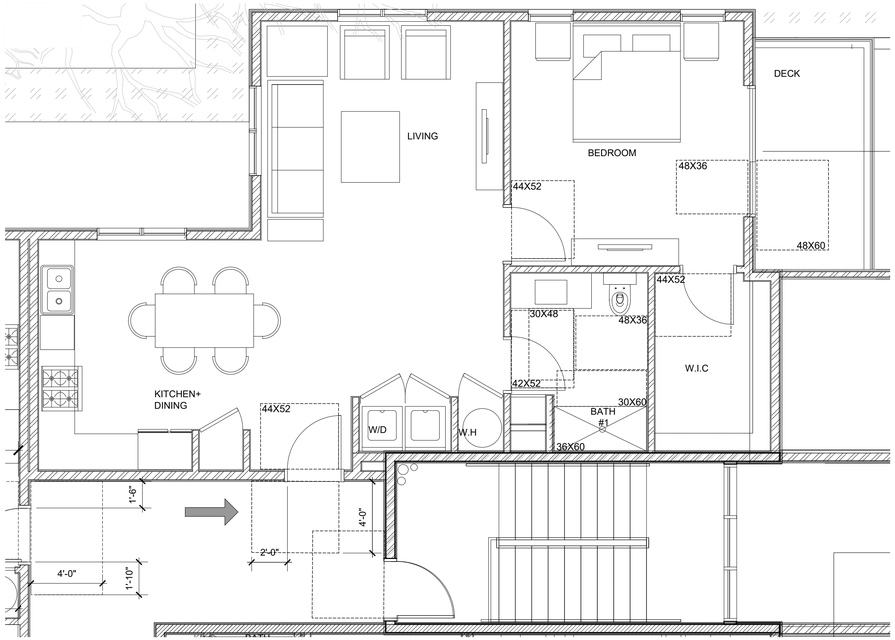
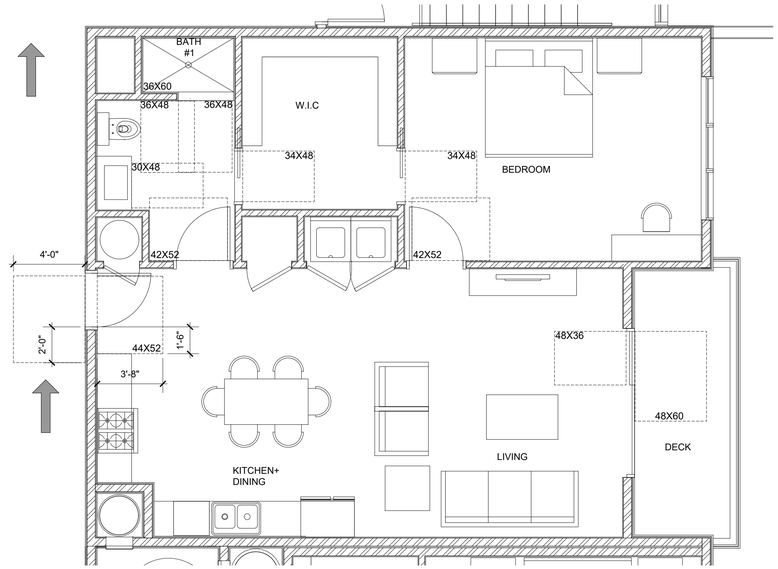


UNIT 3 ,UNIT 8 & UNIT 13
Scale: 1/10" = 1'-0"



UNIT 4 & UNIT 9
Scale: 1/10" = 1'-0"

GENERAL NOTES

1. ALL ACCESSIBLE & ADAPTABLE BATHROOMS MUST COMPLY WITH ITEMS #1-12 UNDER OPTION #2 OF CBC SECTION 1134A.2. SECONDARY BATHROOMS TO COMPLY WITH ITEMS #8-12 UNDER OPTION #2 OF CBC SECTION 1134A.2.
2. TYPICAL BATHROOM DESIGNATIONS FOR COMPLIANCE WITH 1134A.2:
   2.1 PRIMARY BATHROOMS--- BATH #1
   2.2 SECONDARY BATHROOM- BATH #2
3. PROVIDE BACKING FOR GRAB BARS AT WATER CLOSETS AND SHOWERS IN ALL BATHROOMS.
4. SEE ADDITIONAL CLEARANCE REQUIREMENTS FOR ACCESSIBILITY SHEET A0.9a,b & c.
5. ½" MAXIMUM DROP AT SLIDING DOORS LEADING TO DECK WITH ACCESSIBILITY COMPLIANT THRESHOLD.
6. ALL DOORS ARE 34" CLEAR MINIMUM.
7. ALL DWELLING UNIT INTERIOR DOORS SHALL COMPLY WITH STRIKE SIDE CLEARANCES PER CBC 1132A.5.2. SEE CLEARANCE OUTLINES ON ENLARGED UNIT PLANS, ALSO SEE 11/A0.9a AND 1,2,3,4,5/A0.9b

LEGEND

#X# CLEAR SPACE WITH DIMENSIONS IN INCHES

APPROACH

LICENSED ARCHITECT
ANTHONY A. CARRASCO
#C8141321
REN: SEPT 30, 2023
STATE OF CALIFORNIA

PLANNING SUBMITTAL

123 PRIMROSE

123 PRIMROSE ROAD
BURLINGAME, CA 94010
APN NO. : 029-221-050

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PC Response	04/26/2023

sheet title

ENLARGED UNITS PLANS #3,4,8,9 &13

scale **1/4" = 1'-0"**

TRUE NORTH
REF. NORTH

sheet no.

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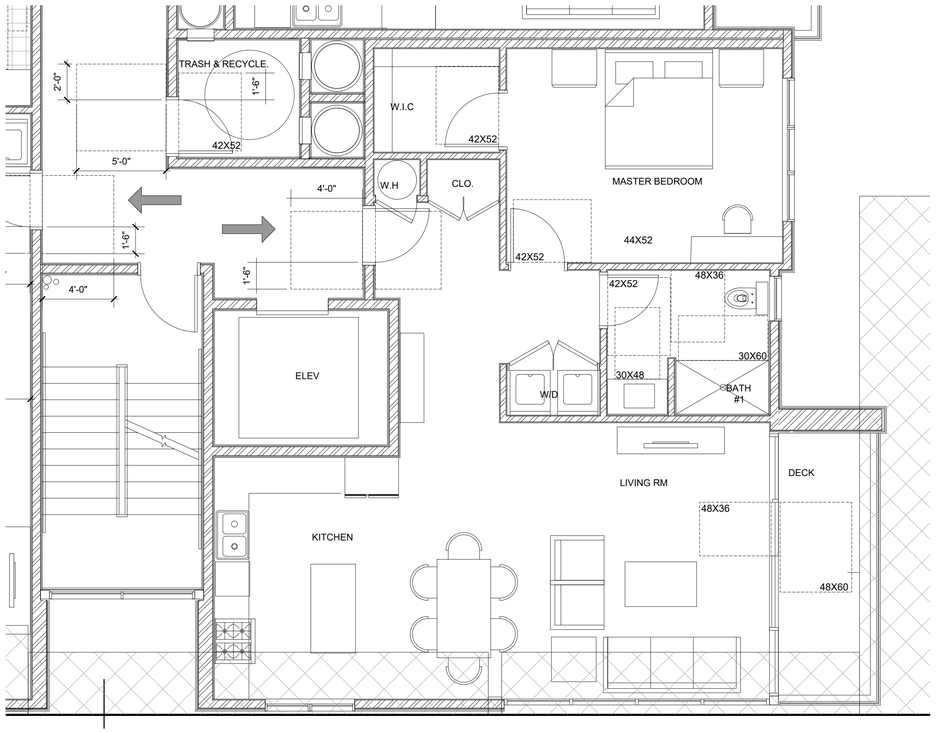
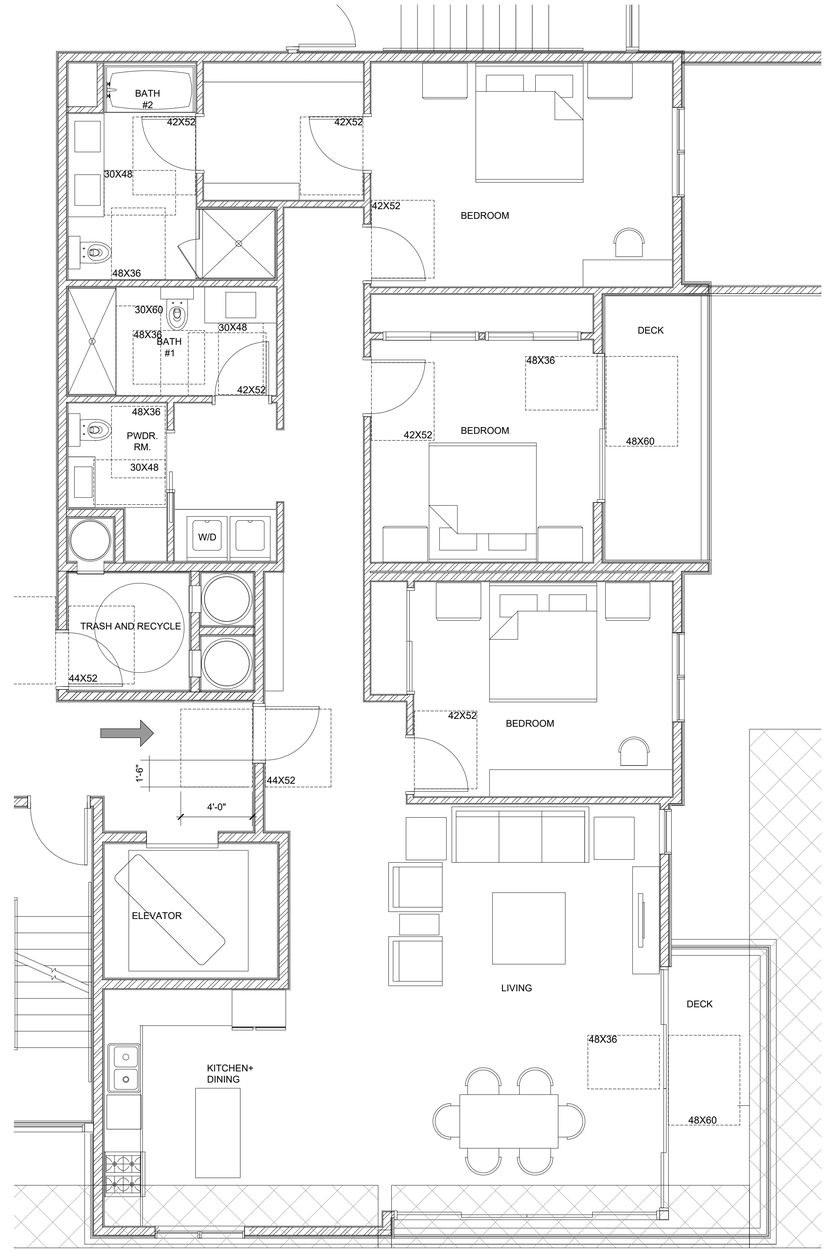


UNIT TYPE 5 & UNIT 10
Scale: 1/4" = 1'-0"



UNIT 14
Scale: 1/4" = 1'-0"

GENERAL NOTES

1. ALL ACCESSIBLE & ADAPTABLE BATHROOMS MUST COMPLY WITH ITEMS #1-12 UNDER OPTION #2 OF CBC SECTION 1134A.2. SECONDARY BATHROOMS TO COMPLY WITH ITEMS #8-12 UNDER OPTION #2 OF CBC SECTION 1134A.2.
2. TYPICAL BATHROOM DESIGNATIONS FOR COMPLIANCE WITH 1134A.2:
   2.1 PRIMARY BATHROOMS--- BATH #1
   2.2 SECONDARY BATHROOM- BATH #2
3. PROVIDE BACKING FOR GRAB BARS AT WATER CLOSETS AND SHOWERS IN ALL BATHROOMS.
4. SEE ADDITIONAL CLEARANCE REQUIREMENTS FOR ACCESSIBILITY SHEET A0.9a,b & c.
5. ½" MAXIMUM DROP AT SLIDING DOORS LEADING TO DECK WITH ACCESSIBILITY COMPLIANT THRESHOLD.
6. ALL DOORS ARE 34" CLEAR MINIMUM.
7. ALL DWELLING UNIT INTERIOR DOORS SHALL COMPLY WITH STRIKE SIDE CLEARANCES PER CBC 1132A.5.2. SEE CLEARANCE OUTLINES ON ENLARGED UNIT PLANS, ALSO SEE 11/A0.9a AND 1,2,3,4,5/A0.9b

LEGEND

#X# — CLEAR SPACE WITH DIMENSIONS IN INCHES

APPROACH

LICENSED ARCHITECT
ANTHONY A. CARRASCO
#C014132
REN: SEPT 30, 2023
STATE OF CALIFORNIA

PLANNING SUBMITTAL

123 PRIMROSE

123 PRIMROSE ROAD
BURLINGAME, CA 94010
APN NO. : 029-221-050

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PC Response	04/26/2023

sheet title

ENLARGED UNIT PLANS #5,10 & 14

scale **1/4" = 1'-0"**

TRUE NORTH
REF. NORTH

sheet no.

A2.8

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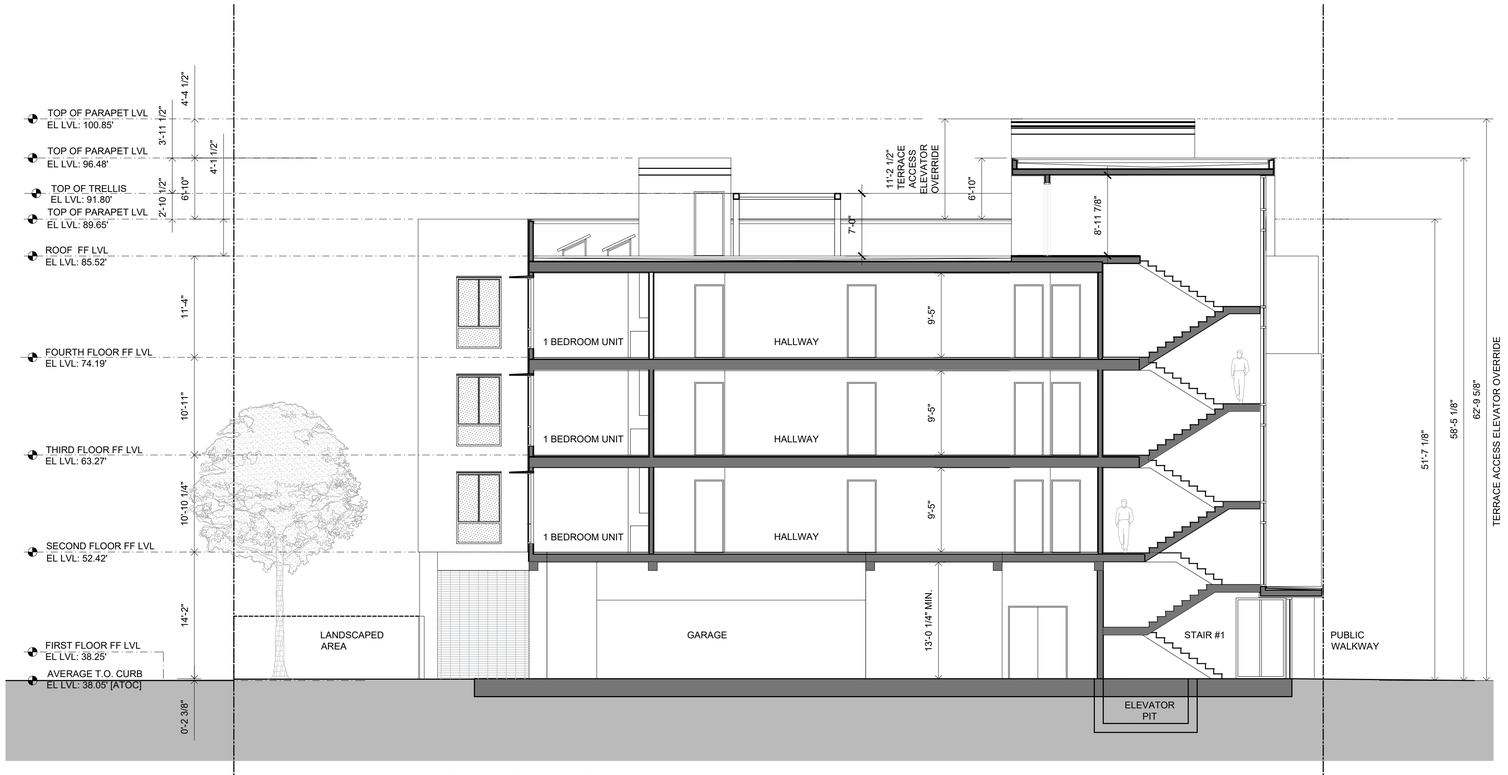
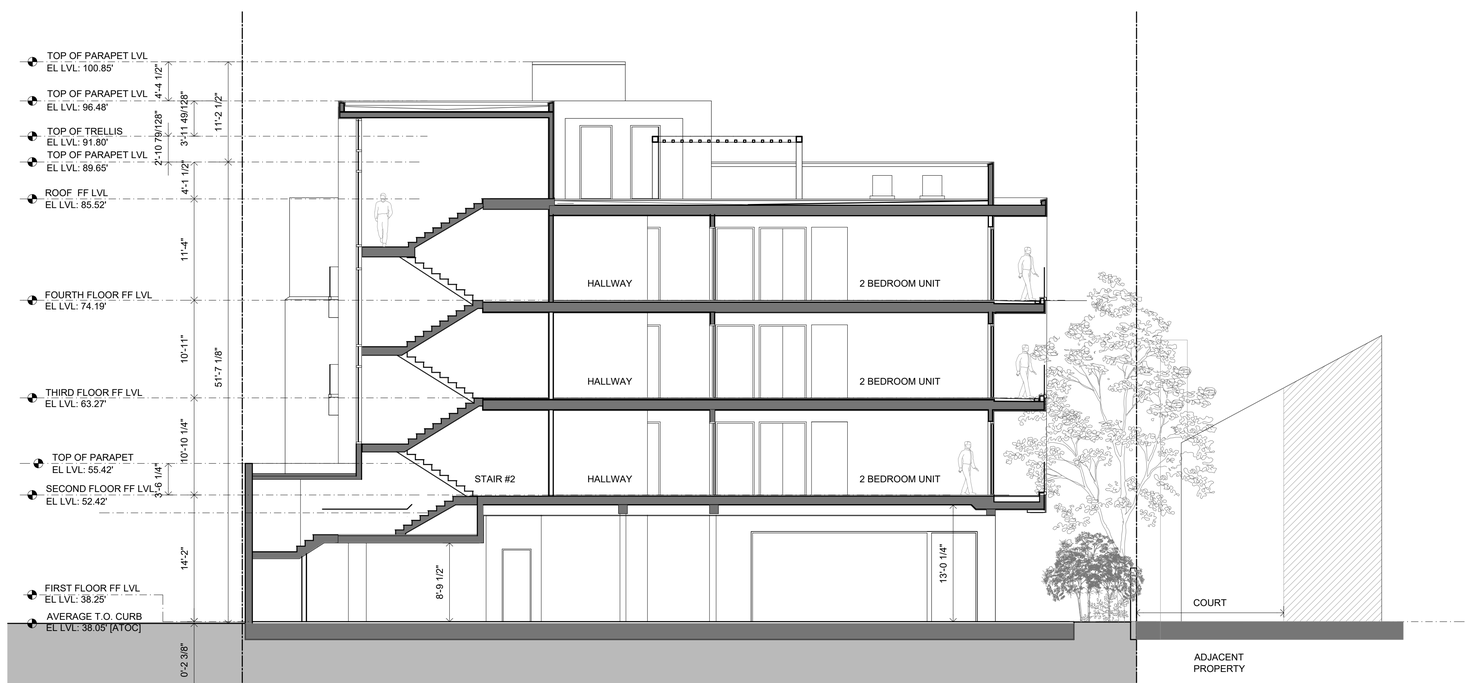
SHEET NOTES:

1. GLASS GUARDRAILS SHALL RESIST THE LOADS PER THE 2016 CBC SECTION 1607.8
2. GLASS GUARD RAILS SHALL BE INSTALLED WITH RAILS AT THE TOP OF THE GLASS PER CBC SECTION 2407.1.2.



SECTION AA- SECTION THRU STAIR #1



SECTION BB

PLANNING SUBMITTAL

123 PRIMROSE

123 PRIMROSE ROAD
BURLINGAME, CA 94010
APN NO. : 029-221-050

date	03/30/2018
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sheet title

SECTIONS

scale **1/8" = 1'-0"**

sheet no.

A4.1

of

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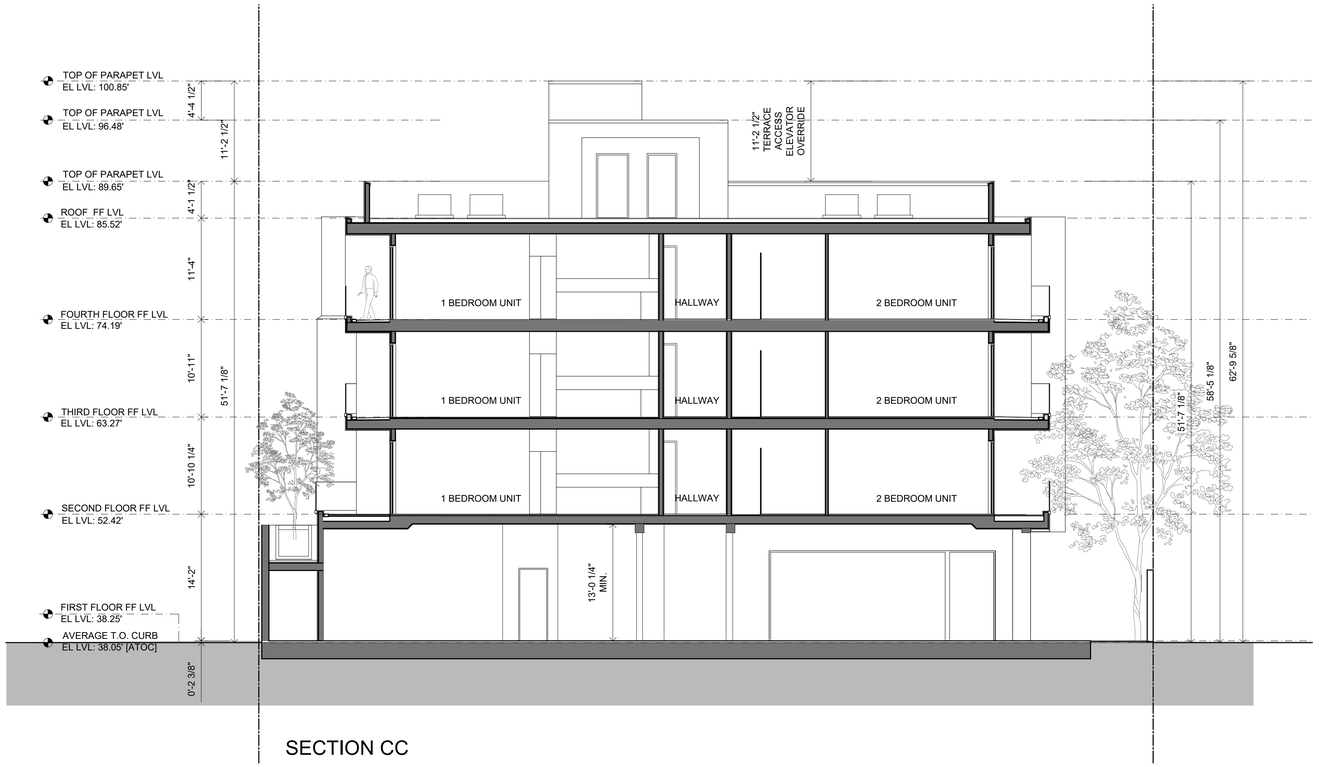

SECTION CC

SECTION DD THROUGH EXIT STAIR #2

SHEET NOTES:

1. GLASS GUARDRAILS SHALL RESIST THE LOADS PER THE 2016 CBC SECTION 1607.8
2. GLASS GUARD RAILS SHALL BE INSTALLED WITH RAILS AT THE TOP OF THE GLASS PER CBC SECTION 2407.1.2.

LICENSED ARCHITECT
ANTHONY A. CARRASCO
#C014132
REN: SEPT 30, 2023
STATE OF CALIFORNIA

PLANNING SUBMITTAL

123 PRIMROSE

123 PRIMROSE ROAD
BURLINGAME, CA 94010
APN NO. : 029-221-050

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PC Response	04/26/2023

sheet title

SECTIONS

scale **1/8" = 1'-0"**

sheet no.

A4.2

of

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NORTH ELEVATION (FRONT)

WEST ELEVATION (SIDE)

MATERIAL NOTES

1. 1" THK SMOOTH STUCCO - COLOR 1
2. 1" THK SMOOTH STUCCO - COLOR 2
3. STONE CLADDING : PORCELANOSA - GLOBE BRICK BHUTAN
4. WOOD CLADDING : PRODEMA CLADDING
5. ALUMINUM CLAD WOOD WINDOW-DARK BRONZE COLOR ON EXTERIOR SIDE
6. ALUMINUM CLAD WOOD DOORS/STEEL DOORS -WOOD COLOR ON EXTERIOR SIDE AT CORNER BALCONIES.
7. LAMINATED & FROSTED GLASS RAILING
8. C-CHANNEL METAL BAND
9. GARAGE DOOR - PERFORATED METAL
10. EXPOSED CONCRETE
11. LED SHIELDED WALL SCONCE
12. LED LIT STREET ADDRESS
13. LOW SHRUBS & NEW TREES ALONG SIDES NOT SHOWN FOR CLARITY
14. ALUMINUM WINDOWS-DARK BRONZE POWDER COATED AT STAIRS

COLOR LEGEND

COLOR 1 : WHITE STUCCO - MUSKOKA TRAIL 974
COLOR 2 : GRAY STUCCO - KENDALL CHARCOAL HC166

PLANNING SUBMITTAL

123 PRIMROSE

123 PRIMROSE ROAD
BURLINGAME, CA 94010
APN NO. : 029-221-050

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PC Response	04/26/2023

sheet title

RENDERED ELEVATIONS

scale **NTS**

sheet no.

A5.1

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NORTH ELEVATION (FRONT)

WEST ELEVATION (SIDE)

MATERIAL NOTES

1. 1" THK SMOOTH STUCCO - COLOR 1
2. 1" THK SMOOTH STUCCO - COLOR 2
3. STONE CLADDING : PORCELANOSA - GLOBE BRICK BHUTAN
4. WOOD CLADDING : PRODEMA CLADDING
5. ALUMINUM CLAD WOOD WINDOW-DARK BRONZE COLOR ON EXTERIOR SIDE
6. ALUMINUM CLAD WOOD DOORS/STEEL DOORS -WOOD COLOR ON EXTERIOR SIDE AT CORNER BALCONIES.
7. LAMINATED & FROSTED GLASS RAILING
8. C-CHANNEL METAL BAND
9. GARAGE DOOR - PERFORATED METAL
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COLOR LEGEND

COLOR 1 : WHITE STUCCO - MUSKOKA TRAIL 974
COLOR 2 : GRAY STUCCO - KENDALL CHARCOAL HC166

LICENSED ARCHITECT
ANTHONY A. CARRASCO
#C014132
REN: SEPT 30, 2023
STATE OF CALIFORNIA

PLANNING SUBMITTAL

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sheet title

ELEVATIONS

scale **1/8" = 1'-0"**

sheet no.

A5.1a

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SOUTH ELEVATION (REAR)

EAST ELEVATION (SIDE)

MATERIAL NOTES

1. 1" THK SMOOTH STUCCO - COLOR 1
2. 1" THK SMOOTH STUCCO - COLOR 2
3. STONE CLADDING : PORCELANOSA - GLOBE BRICK BHUTAN
4. WOOD CLADDING : PRODEMA CLADDING
5. ALUMINUM CLAD WOOD WINDOW-DARK BRONZE COLOR ON EXTERIOR SIDE
6. ALUMINUM CLAD WOOD DOORS/STEEL DOORS -WOOD COLOR ON EXTERIOR SIDE AT CORNER BALCONIES.
7. LAMINATED & FROSTED GLASS RAILING
8. C-CHANNEL METAL BAND
9. GARAGE DOOR - PERFORATED METAL
10. EXPOSED CONCRETE
11. LED SHIELDED WALL SCONCE
12. EXISTING SHRUBS TO REMAIN

COLOR LEGEND

COLOR 1 : WHITE STUCCO - MUSKOKA TRAIL 974

COLOR 2 : GRAY STUCCO - KENDALL CHARCOAL HC166

LICENSED ARCHITECT
ANTHONY A. CARRASCO
#C014132
REN: SEPT 30, 2023
STATE OF CALIFORNIA

PLANNING SUBMITTAL

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sheet title

RENDERED ELEVATIONS

scale **NTS**

sheet no.

A5.2

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SOUTH ELEVATION (REAR)

EAST ELEVATION (SIDE)

MATERIAL NOTES

1. 1" THK SMOOTH STUCCO - COLOR 1
2. 1" THK SMOOTH STUCCO - COLOR 2
3. STONE CLADDING : PORCELANOSA - GLOBE BRICK BHUTAN
4. WOOD CLADDING : PRODEMA CLADDING
5. CLAD WOOD DOOR / WINDOW
6. STEEL WINDOWS PAINTED BLACK
7. LAMINATED & FROSTED GLASS RAILING
8. C-CHANNEL METAL BAND
9. PERFORATED METAL SCREEN
10. EXPOSED CONCRETE
11. LED SHIELDED WALL SCONCE
12. LED LIT STREET ADDRESS
13. METAL MESH FENCE 6 FEET HIGH WITH GATE

COLOR LEGEND

COLOR 1 : WHITE STUCCO - MUSKOKA TRAIL 974

COLOR 2 : GRAY STUCCO - KENDALL CHARCOAL HC166

LICENSED ARCHITECT
ANTHONY A. CARRASCO
#C014132
REN: SEPT 30, 2023
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PC Response	05/03/2023

sheet title

ELEVATIONS

scale **1/8" = 1'-0"**

sheet no.

A5.2a

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SITEWORK SPECIFICATIONS

1. ALL WORK SHALL CONFORM TO THE CITY OF BURLINGAME GRADING STANDARDS AND SPECIFICATIONS, THE GEOTECHNICAL INVESTIGATION REPORT PREPARED FOR THE PROJECT BY EARTH MECHANICS CONSULTING ENGINEERS DATED APRIL 14, 2013, THE MOST RECENT CALTRANS STANDARDS, AND THIS PLAN.

2. AN ENCROACHMENT PERMIT FOR ALL WORK IN RIGHT-OF-WAY SHALL BE OBTAINED BY CONTRACTOR. CONTRACTOR SHALL COMPLY WITH TERMS AND CONDITIONS OF ENCROACHMENT PERMIT.

3. AREAS TO BE GRADED SHALL BE CLEARED OF ALL ORGANIC MATERIAL AND INCOMPETENT (WEAK) SOIL INCLUDING TOPSOIL.

4. SUBGRADE SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACING FILL OR CONSTRUCTING STRUCTURES. SUBGRADE IN AREAS TO BE PAVED SHALL BE SCARIFIED, MOISTENED, AND COMPACTED TO A MINIMUM OF 95% OF THE MATERIALS MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-1557, CLASS II AGC.

5. CONTRACTOR SHALL TAKE ALL SUCH MEASURES NECESSARY TO CONTROL DUST IN CONSTRUCTION AREAS OR ON ACCESS ROADS. ALL EXPOSED SOIL SURFACES SHALL BE MOISTENED AS REQUIRED TO AVOID NUISANCE CONDITIONS AND INCONVENIENCES FOR LOCAL RESIDENTS AND TRAVELERS OF NEARBY ROADWAYS.

6. AGGREGATE BASE SHALL BE CLASS 2, 3/4-INCH MAXIMUM GRADING, AND SHALL CONFORM TO THE PROVISIONS OF SECTION 26, "AGGREGATE BASES," OF CALTRANS STANDARD SPECIFICATIONS AND SHALL BE COMPACTED TO A MINIMUM OF 95% OF THE MATERIALS MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-1557.

7. ASPHALT CONCRETE SHALL BE TYPE B, 1/2-INCH MAXIMUM GRADING AND SHALL CONFORM TO THE PROVISIONS IN SECTION 39, "ASPHALT CONCRETE," OF THE CALTRANS STANDARD SPECIFICATIONS.

8. DRAIN PIPING SHALL BE SCH. 40 PVC OR SDR 35 PVC. FORCE MAIN PIPE SHALL BE SCH 80 PVC.

9. ALL ON-SITE CATCH BASINS AND DRAINAGE INLETS SHALL BE LABELED WITH STENCIL PROVIDED BY THE CITY.

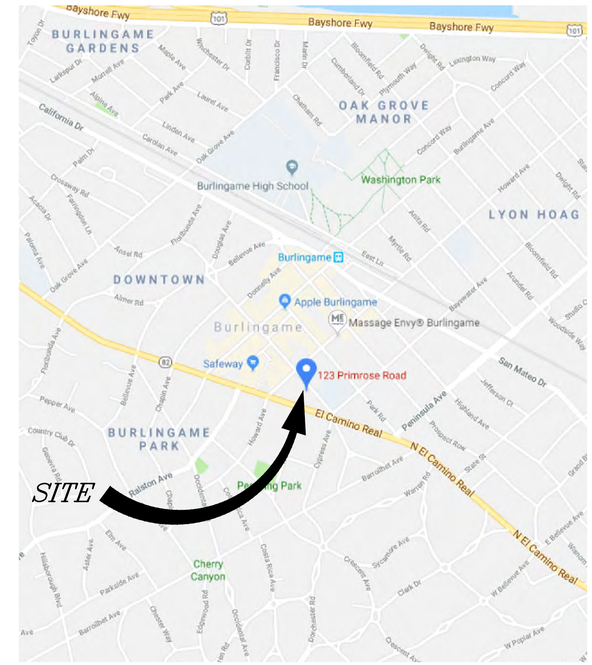
CIVIL IMPROVEMENT PLANS

123 & 135 PRIMROSE ROAD
BURLINGAME, CA 94010

SAN MATEO COUNTY
APN: 029-221-040 & 029-221-050

INDEX TO SHEETS

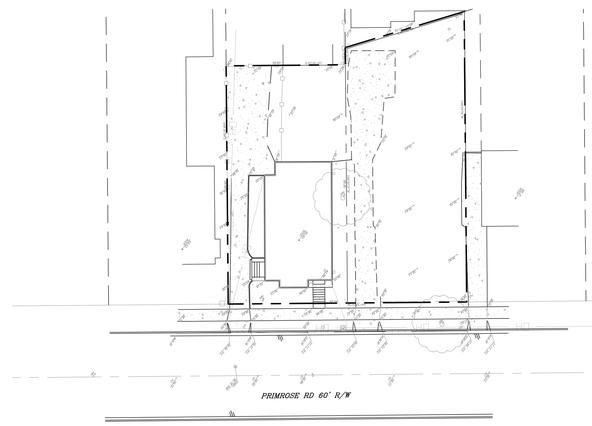
SHEET 1 – TITLE SHEET
SHEET 2 – EXISTING TOPOGRAPHY
SHEET 3 – IMPERVIOUS AREAS
SHEET 4 – GRADING & DRAINAGE PLAN
SHEET 5 – UTILITY PLAN
SHEET 6 – EROSION CONTROL PLAN
SHEET 7 – BEST MANAGEMENT PRACTICES (BMPs)
SHEET 8 – DETAILS



VICINITY MAP
NTS

ABBREVIATIONS

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
BW	BASE OF WALL AT GRADE
CONC	CONCRETE
CY	CUBIC YARDS
EL	ELEVATION
(E), EX	EXISTING
FG	FINISHED GRADE
FL	FLOW LINE
FS	FINISHED SURFACE
GB	GRADE BREAK
HP	HIGH POINT
INV	INVERT ELEVATION
NTS	NOT TO SCALE
ROW	RIGHT OF WAY
SF	SQUARE FEET
TBC	TOP BACK OF CURB
TC	TOP OF CURB
TG	TOP OF GRATE
TW	TOP OF WALL
TYP	TYPICAL



EXISTING SITE PLAN
SCALE: 1"=30'

LEGEND

	PROPERTY LINE
	EX. EDGE OF PAVEMENT
5.6%	GRADE RATE
100.11 FS	SPOT ELEVATION
101.22 EG	EXISTING SPOT ELEVATION
PP	EXISTING UTILITY POLE
	FIRE HYDRANT
WV	WATER VALVE
∘10" TREE	(E) TREE AND SIZE AND APPROX. DRIPLINE
TBM	TEMPORARY BENCHMARK
S	SANITARY SEWER MANHOLE
	ASPHALT
	CONCRETE
	PAVERS

UTILITY NOTE:

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BISHOP
REDWOOD CITY

PREPARED & SUBMITTED BY:
REGISTERED PROFESSIONAL ENGINEER THOMAS A. PLATZ NO. C 41098 CIVIL STATE OF CALIFORNIA
DATE: 02/15/2023

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REVISIONS:	BY:

PREPARED FOR:

123 &135 PRIMROSE ROAD
TITLE SHEET
CITY OF BURLINGAME, SAN MATEO COUNTY, STATE OF CALIFORNIA

DATE	02/15/2023
SCALE	1"=10'
DRAWN	SS/MYP
JOB NO.	09.1770
DWG	C1
SHEET	1 OF 8

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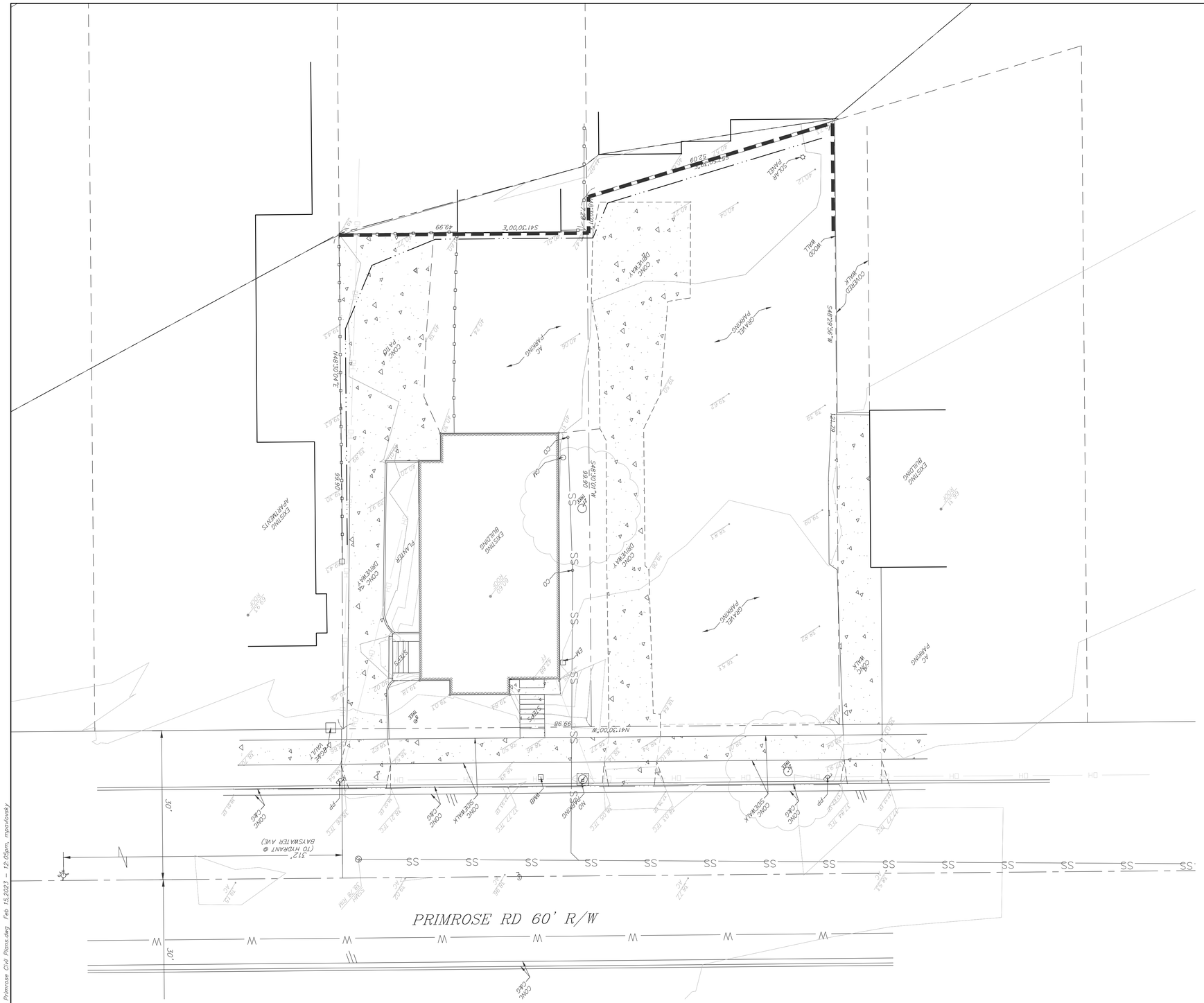

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

LEGEND:

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- CENTERLINE
- OVERHEAD UTILITIES
- WOOD FENCE
- EDGE OF PAVEMENT
- 00.00 SPOT ELEVATION

AC	ASPHALTIC CONRETE
CONC.	CONCRETE
CO	CLEANOUT
C&G	CURB & GUTTER
EM	ELECTRIC METER
FF	FINISH FLOOR
GM	GAS METER
MB	MAILBOX
PP	POWER POLE
R/W	RIGHT OF WAY
SSMH	SEWER MANHOLE
WMB	WATER METER BOX

- HYDRANT
- UTILITY POLE
- SEWER MANHOLE
- LIGHT POST
- CONCRETE
- TRUNK & DRIPLINE

NOTE:
ACTUAL TREE TRUNK LOCATIONS ARE SHOWN. DRIPLINES SHOWN ARE ONLY APPROXIMATE. DRIPLINES IN AREAS OF PROPOSED CONSTRUCTION SHOULD BE FIELD VERIFIED.

NOTES:

BENCHMARK:
ELEVATIONS ARE BASED ON CITY DATUM.
BENCHMARK IS THE FOUND BRASS DISK
CITY BENCHMARK # 95.
ELEVATION = 38.943'

SITE:
123-125 PRIMROSE ROAD
BURLINGAME CA 94012
APN-029-221-040/050
10,716 sq.ft. 0.25 ACRES

OWNER:
ALBERT WONG

I HEREBY STATE THAT I AM A LICENSED SURVEYOR OF THE STATE OF CALIFORNIA, THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION IN NOVEMBER 2016, AND THAT PROPERTY LINES SHOWN HEREON ARE COMPILED FROM RECORD DATA AND THAT THIS MAP DOES NOT INCLUDE EASEMENTS EXCEPT THOSE SPECIFICALLY DELINEATED HEREON.

IF UNDERGROUND UTILITIES, ZONE, SETBACK AND STREET WIDENING DATA ARE SHOWN HEREON, IT IS FOR INFORMATION ONLY, HAVING BEEN OBTAINED FROM AVAILABLE SOURCES NOT CONNECTED WITH THIS CORPORATION. THEREFORE, NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF SAID INFORMATION.

LICENSED LAND SURVEYOR ANDREW K. HOLMES No.4428 STATE OF CALIFORNIA

BEFORE EXCAVATING CALL U.S.A.

OWNER AND/OR CONTRACTOR ARE RESPONSIBLE FOR LOCATION AND VERIFICATION OF ALL EXISTING UNDERGROUND UTILITIES. UNDERGROUND SERVICE ALERT (USA) SHOULD BE NOTIFIED FOR ASSISTANCE IN THIS MATTER AT (800) 227-2600, 48 HOURS PRIOR TO ANY CONSTRUCTION.
THE (USA) AUTHORIZATION NUMBER SHALL BE KEPT AT THE JOB SITE.
LOCATION AND CHARACTER OF ANY UTILITIES IF SHOWN HEREON ARE APPROXIMATE, AND TAKEN FROM A COMBINATION OF SURFACE STRUCTURE OBSERVATION AND/OR THE RECORDS OF THE CONTROLLING AGENCY. HUMANN COMPANY DOES NOT ASSUME RESPONSIBILITY FOR THE LOCATION OF ANY EXISTING UTILITIES OR OTHER UNDERGROUND FEATURES SUCH AS VAULTS, TANKS, BASEMENTS, BURIED OBJECTS, ...ETC.

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MAMMOTH LAKES
BISHOP
REDWOOD CITY

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REVISIONS:	BY:

123 & 135 PRIMROSE ROAD

TOPOGRAPHIC SURVEY

CITY OF BURLINGAME, SAN MATEO COUNTY, STATE OF CALIFORNIA

DATE	09/26/2016
SCALE	1"=10'
DRAWN	MN
JOB NO.	09.1770
DWG	C2
SHEET	2 OF 8

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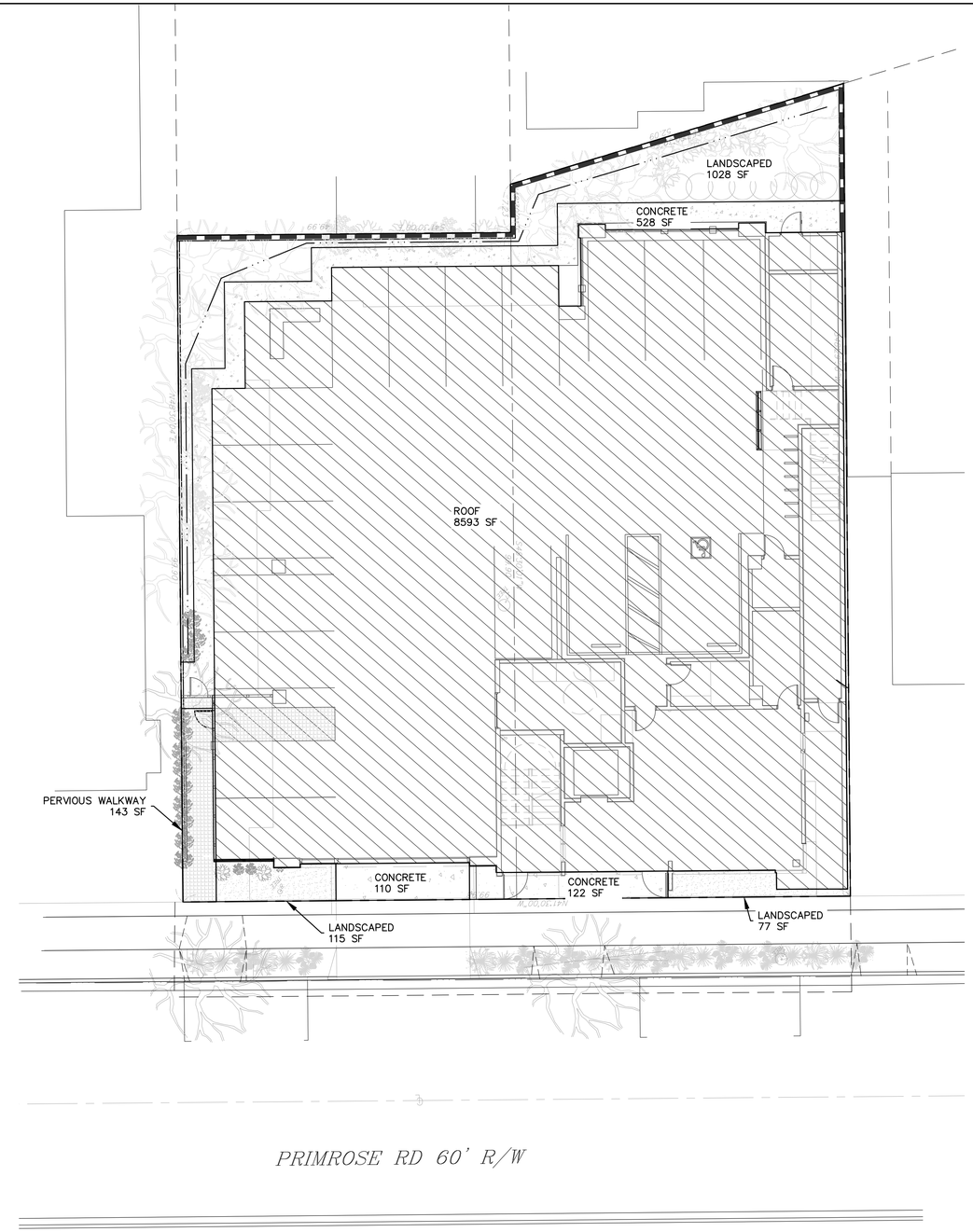
EXISTING



PROPOSED

EXISTING SURFACES

ROOF	1,413 SQ. FT.
CONCRETE	2,721 SQ. FT.
AC PARKING	1,361 SQ. FT.
TOTAL IMPERVIOUS AREA	5,495 SQ. FT.
GRAVEL	4,179 SQ. FT.
LANDSCAPED	1,042 SQ. FT.
TOTAL PERVIOUS AREA	5,221 SQ. FT.

PROPOSED SURFACES

ROOF	8,593 SQ. FT.
CONCRETE	760 SQ. FT.
TOTAL IMPERVIOUS AREA	9,353 SQ. FT.
PERVIOUS WALKWAY	143 SQ. FT.
LANDSCAPED	1,220 SQ. FT.
TOTAL PERVIOUS AREA	1,363 SQ. FT.

NET IMPERVIOUS AREA

PROPOSED IMPERVIOUS AREA	9,353 SQ. FT.
EXISTING IMERPVIOUS AREA	5,495 SQ. FT.
NET IMPERVIOUS AREA	3,858 SQ. FT.

LEGEND

- ROOF
- LANDSCAPED
- CONCRETE
- GRAVEL
- AC PARKING

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

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MAMMOTH LAKES
BISHOP
REDWOOD CITY

PREPARED & SUBMITTED BY:

REGISTERED PROFESSIONAL ENGINEER
THOMAS A. PLATZ
NO. C 41098
CIVIL
STATE OF CALIFORNIA

DATE: 02/15/2023

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REVISIONS:	BY:

PREPARED FOR:

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IMPERVIOUS AREAS

CITY OF BURLINGAME, SAN MATEO COUNTY, STATE OF CALIFORNIA

DATE	02/15/2023
SCALE	1"=10'
DRAWN	SS/MYP
JOB NO.	09.1770
DWG	C3
SHEET	3 OF 8

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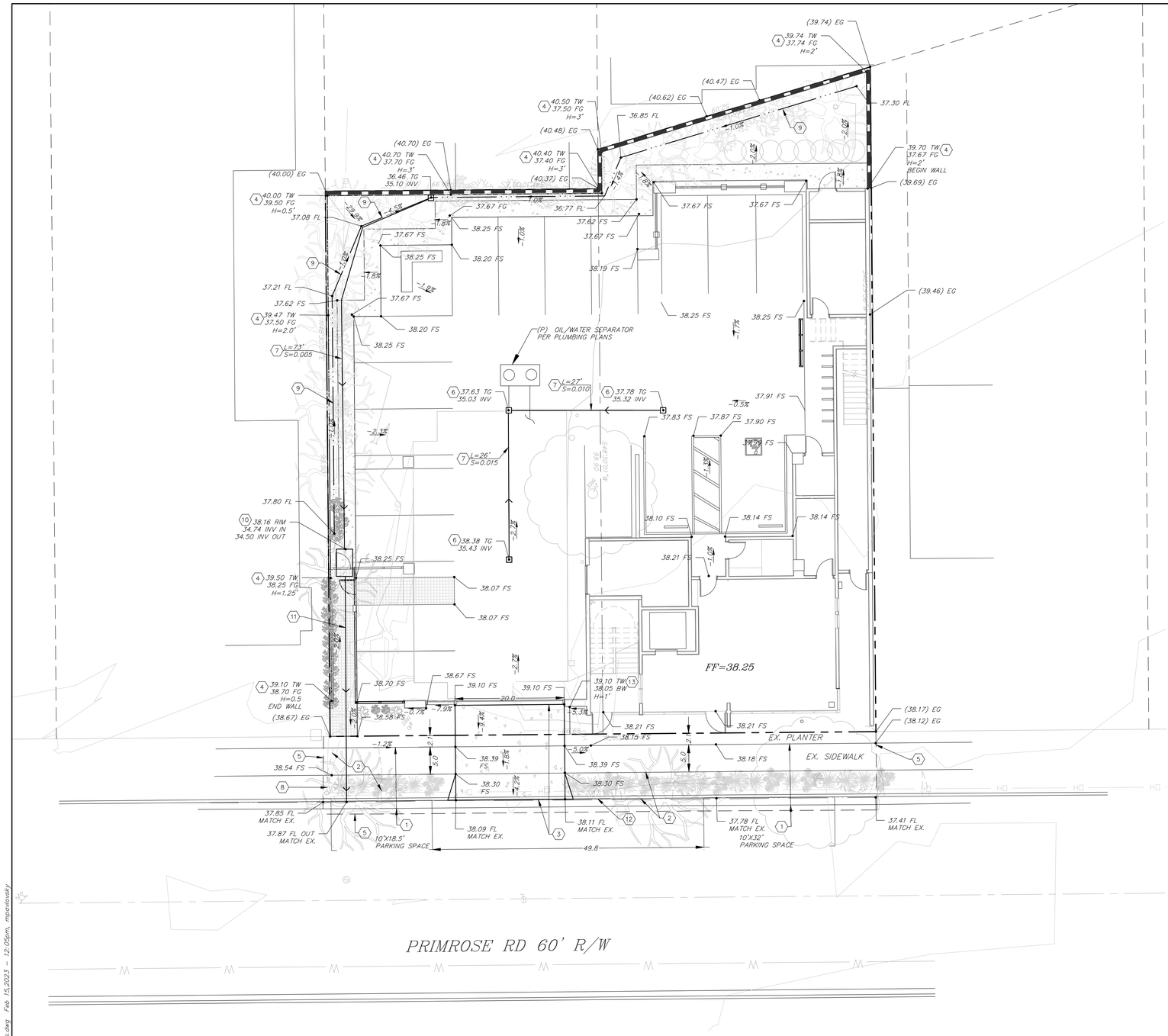

CONSTRUCTION NOTES

1. REMOVE AND REPLACE CURB, GUTTER, AND SIDEWALK PER CITY STANDARD DRAWING SW-1.
2. REMOVE EXISTING DRIVEWAY APPROACH.
3. INSTALL CONCRETE DRIVEWAY APPROACH PER CITY STANDARD DRAWING SW-1.
4. CONSTRUCT RETAINING WALL PER ARCHITECTURAL PLANS. MAX HEIGHT=3.0 FT.
5. SAWCUT LINE. REMOVE AND REPLACE MIN. 1 FT WIDE FULL DEPTH OF PACING PER CITY STANDARD DRAWING SW-1.
6. INSTALL 12"X12" JENSEN PRECAST DROP INLET OR APPROVED EQUAL. STAMP "NO DUMPING! FLOWS TO BAY".
7. INSTALL 4" SD PIPE.
8. INSTALL 3" CURB DRAIN PER CITY STANDARD DRAWING SW-2.
9. CONSTRUCT GRADED SWALE PER DETAIL ON SHEET C8.
10. INSTALL BASIN AND SUMP PUMP PER DETAIL ON SHEET C8.
11. INSTALL 1.5" SCH80 PVC FORCE MAIN, CONNECT TO CURB DRAIN.
12. PROTECT IN PLACE.
13. INSTALL RETAINING WALL PER STRUCTURAL PLANS. MAX H=1.0'. BW DENOTES FINISHED GRADE.

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

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PREPARED & SUBMITTED BY:
REGISTERED PROFESSIONAL ENGINEER
THOMAS A. PLATZ
NO. C 41098
CIVIL
STATE OF CALIFORNIA
DATE: 02/15/2023

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REVISIONS:	BY:

PREPARED FOR:

123 &135 PRIMROSE ROAD

GRADING & DRAINAGE PLAN

CITY OF BURLINGAME, SAN MATEO COUNTY, STATE OF CALIFORNIA

DATE	02/15/2023
SCALE	1"=10'
DRAWN	SS/MYP
JOB NO.	09.1770
DWG	C4
SHEET	4 OF 8

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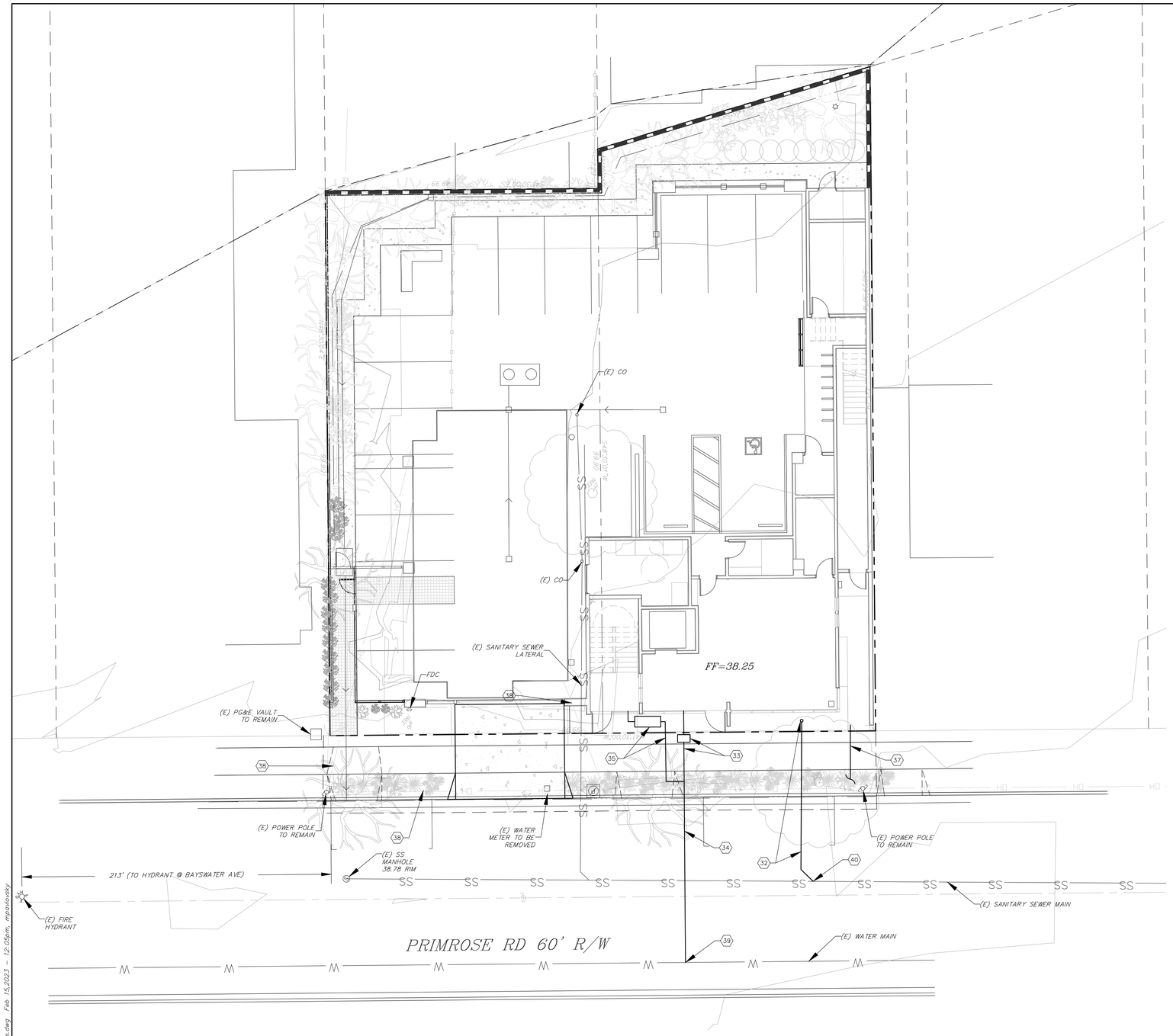
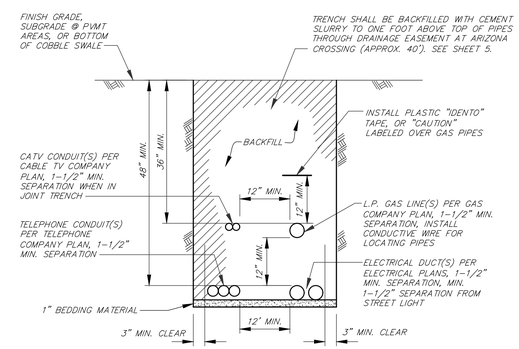


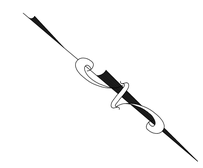
CONSTRUCTION NOTES

31. PLUG EXISTING SEWER LATERAL PER CITY REQUIREMENTS.
32. INSTALL 6" SEWER LATERAL AND CLEANOUT PER CITY STANDARD DRAWING SS-1.
33. INSTALL DOMESTIC WATER SERVICE AND METER PER CITY STANDARD DRAWING Q-1780.
34. INSTALL 6" WATER SERVICE PER CITY REQUIREMENTS.
35. INSTALL 4" FIRE SPRINKLER SUPPLY LINE AND BACKFLOW DEVICE PER CITY REQUIREMENTS..
36. INSTALL FIRE LATERAL PER CITY REQUIREMENTS.
37. INSTALL DRY UTILITIES PER TRENCH DETAIL ON THIS SHEET.
38. UNDERGROUND OHU PER SEPARATE UTILITY PLANS.
39. JOIN TO EX. WATER MAIN PER CITY REQUIREMENTS.
40. JOINT TO EX. SEWER MAIN PER CITY REQUIREMENTS.



COMMON UTILITY TRENCH DETAIL

N.T.S.



GRAPHIC SCALE

(IN FEET)
1 inch = 10 ft.

800-227-2600

CALL BEFORE YOU DIG UNDERGROUND SERVICE ALERT

UTILITY NOTE:

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PREPARED & SUBMITTED BY:

REGISTERED PROFESSIONAL ENGINEER THOMAS A. PLATZ NO. C 41098 CIVIL STATE OF CALIFORNIA

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REVISIONS:	BY:

PREPARED FOR:

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UTILITY PLAN

CITY OF BURLINGAME, SAN MATEO COUNTY, STATE OF CALIFORNIA

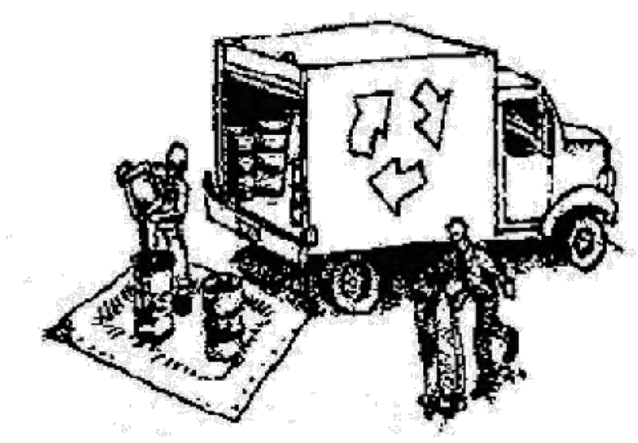
DATE	02/15/2023
SCALE	1"=10'
DRAWN	SS/MYP
JOB NO.	09.1770
DWG	C5
SHEET	5 OF 8

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

Construction Best Management Practices (BMPs)

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

Materials & Waste Management



Non-Hazardous Materials

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

Hazardous Materials

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

Waste Management

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

Construction Entrances and Perimeter

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

Equipment Management & Spill Control

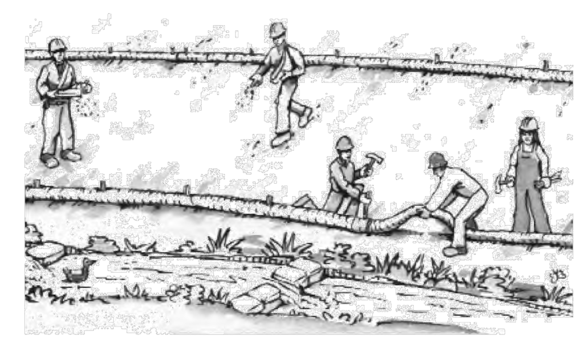
Maintenance and Parking

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

Spill Prevention and Control

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

Earthmoving

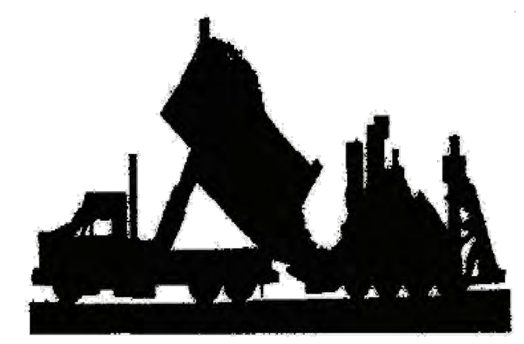


- ❑ Schedule grading and excavation work during dry weather.
- ❑ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ❑ Remove existing vegetation only when absolutely necessary, and seed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

Contaminated Soils

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

Paving/Asphalt Work



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

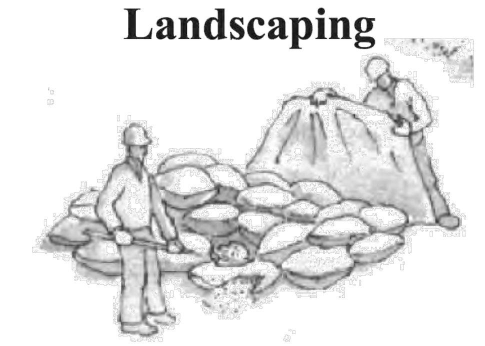
Sawcutting & Asphalt/Concrete Removal

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

Concrete, Grout & Mortar Application

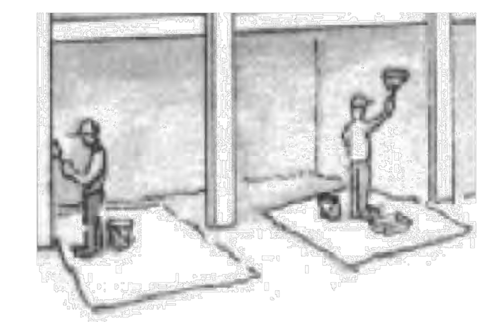
- ❑ Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- ❑ Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that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

Landscaping



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

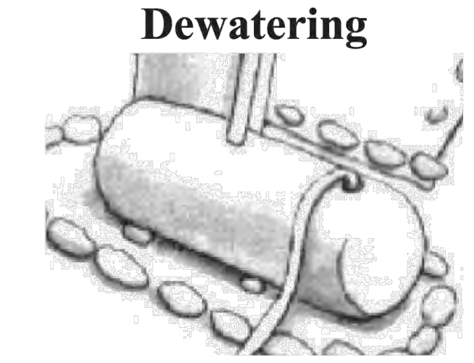
Painting & Paint Removal



Painting Cleanup and Removal

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

Dewatering



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

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

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BISHOP
REDWOOD CITY

PREPARED & SUBMITTED BY:
REGISTERED PROFESSIONAL ENGINEER THOMAS A. PLATZ NO. C 41005 CIVIL STATE OF CALIFORNIA
DATE: 02/15/2023

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REVISIONS:	BY:

PREPARED FOR:

123 &135 PRIMROSE ROAD
BEST MANAGEMENT PRACTICES (BMPs)
CITY OF BURLINGAME, SAN MATEO COUNTY, STATE OF CALIFORNIA

DATE 02/15/2023
SCALE 1"=10'
DRAWN SS/MYP
JOB NO. 09.1770
DWG C6
SHEET 6 OF 8

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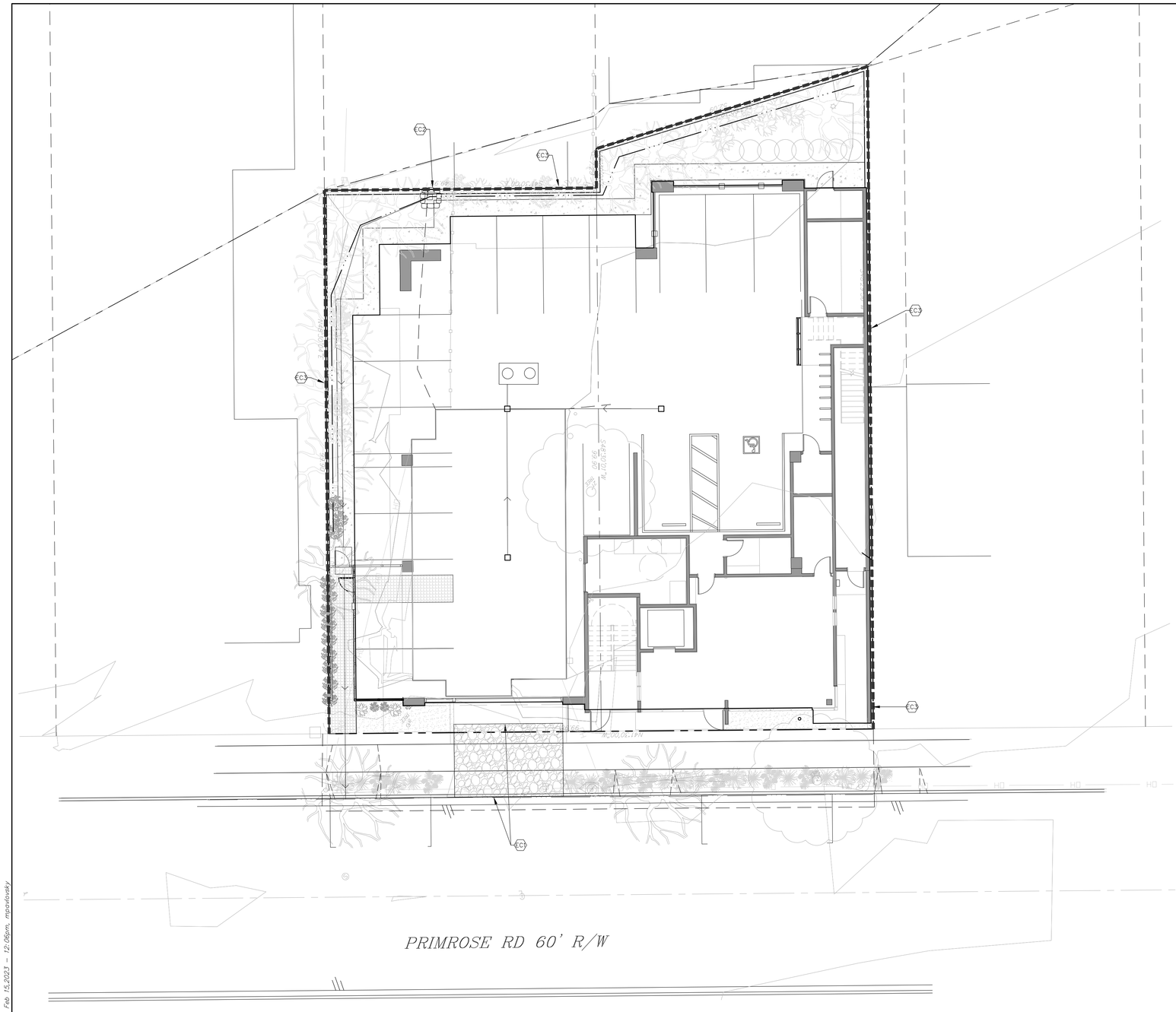
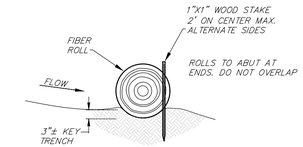
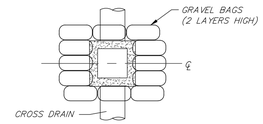




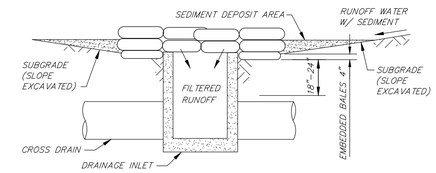
INSTALLATION AND MAINTENANCE REQUIREMENTS SHALL BE PER CALIFORNIA STORM WATER BEST MANAGEMENT PRACTICE SE-5

TYPICAL FIBER ROLL DETAIL

N.T.S.



PLAN VIEW

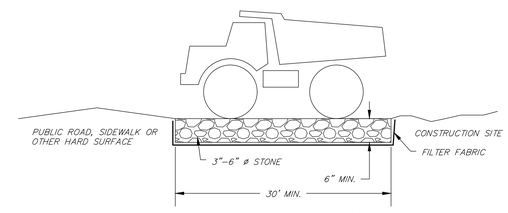


SECTION

INSTALLATION AND MAINTENANCE REQUIREMENTS SHALL BE PER CALIFORNIA STORM WATER BEST MANAGEMENT PRACTICE SE-10

STORM DRAIN INLET PROTECTION

N.T.S.



NOTE: MATCH DRIVEWAY WIDTH x 30' LONG

INSTALLATION AND MAINTENANCE REQUIREMENTS SHALL BE PER CALIFORNIA STORM WATER BEST MANAGEMENT PRACTICE TC-1

STABILIZED CONSTRUCTION ENTRANCE DETAIL

N.T.S.

TYPICAL EROSION CONTROL DETAILS:

(EROSION CONTROL DEVICES SHALL NOT BE LIMITED TO THOSE SHOWN HEREON. ALTERNATE, MORE EFFECTIVE EROSION CONTROL MAY BE REQUIRED IF RECOMMENDED BY EITHER THE GEOTECHNICAL ENGINEER OR PROJECT CIVIL ENGINEER.

CONSTRUCTION LEGEND:

- EC1 CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE PER DETAIL HEREON.
- EC2 INSTALL STORM DRAIN INLET PROTECTION WHERE SHOWN PER DETAIL HEREON.
- EC3 INSTALL FIBER ROLL WHERE SHOWN/AS NECESSARY PER DETAIL HEREON.

EROSION CONTROL NOTES:

1. INSTALLATION AND MAINTENANCE OF EROSION CONTROL MEASURES SHOULD FOLLOW THE GUIDELINES ESTABLISHED IN THE CALIFORNIA STORMWATER QUALITY ASSOCIATION STORMWATER BEST MANAGEMENT PRACTICE HANDBOOK.
2. THE OWNER/CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEAN-UP OF ANY MUD OR DIRT THAT IS TRACKED ONTO STREETS OR PAVED AREAS.
3. A SANDBAG BARRIER SYSTEM SHALL BE USED ON CATCH BASINS (DROP INLETS) IN PUBLIC OR PRIVATE STREETS, AND PARKING AREA AS A MEANS OF SEDIMENT CONTROL.
4. SANDBAG BARRIER STRUCTURES ARE TO BE INSPECTED REGULARLY BY CITY INSPECTION STAFF DURING INSPECTIONS SCHEDULED BY THE CONTRACTOR, AND SEDIMENT REMOVED WHEN THE DEPTH OF SEDIMENT IS NO MORE THAN ONE HALF THE HEIGHT OF THE STRUCTURE. SILT FENCES AND STRAW WATTLES SHALL BE INSTALLED ACCORDING TO THE STANDARD REFERENCES CITED.
5. EROSION CONTROL MEASURES MUST BE INSPECTED AND NEEDED REPAIRS IMPLEMENTED AFTER EVERY STORM EVENT.
6. AS FAR AS IS PRACTICABLE, EXISTING VEGETATION SHALL BE PROTECTED AND LEFT IN PLACE. WORK AREAS SHALL BE CAREFULLY LOCATED AND MARKED TO REDUCE POTENTIAL DAMAGE. WHERE EXISTING VEGETATION HAS BEEN REMOVED, OR THE ORIGINAL LAND CONTOURS DISTURBED, THE SITE SHALL BE REVEGETATED, AND THE VEGETATION ESTABLISHED, AS SOON AS PRACTICABLE, BUT NO LATER THAN OCTOBER 15.
7. IF A PROTECTIVE GROUND COVER IS NOT ESTABLISHED BY OCTOBER 15, THE OPEN AREAS SHALL BE PROTECTED THROUGH THE WINTER WITH STRAW MULCH, EROSION BLANKETS, THE INSTALLATION OF ADDITIONAL FIBER ROLLS, OR OTHER METHOD(S) APPROVED BY THE CITY.
8. THE EROSION PREVENTION AND SEDIMENT CONTROL MEASURES SHALL REMAIN IN PLACE AND BE MAINTAINED IN GOOD CONDITION UNTIL ALL DISTURBED SOIL AREAS ARE PERMANENTLY STABILIZED BY INSTALLATION AND ESTABLISHMENT OF LANDSCAPING, GRASS, MULCHING, OR OTHERWISE COVERED AND PROTECTED FROM EROSION.
9. DIRT STOCKPILES SHALL BE COVERED WITH IMPERMEABLE PLASTIC 48 HOURS PRIOR TO A FORECASTED STORM AND DURING EXTENDED PERIODS OF INACTIVITY AT THE CONSTRUCTION SITE.

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

triad/holmes assoc.
civil engineering
land surveying
MAMMOTH LAKES
BISHOP
REDWOOD CITY

PREPARED & SUBMITTED BY:

REGISTERED PROFESSIONAL ENGINEER THOMAS A. PLATZ NO. C 41098 CIVIL STATE OF CALIFORNIA

DATE: 02/15/2023

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REVISIONS:	BY:

PREPARED FOR:

123 &135 PRIMROSE ROAD

EROSION CONTROL PLAN

CITY OF BURLINGAME, SAN MATEO COUNTY, STATE OF CALIFORNIA

DATE 02/15/2023
SCALE 1"=10'
DRAWN SS/MYP
JOB NO. 09.1770
DWG C7
SHEET 7 OF 8

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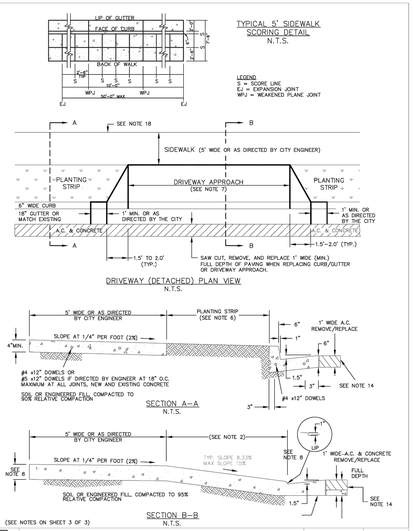
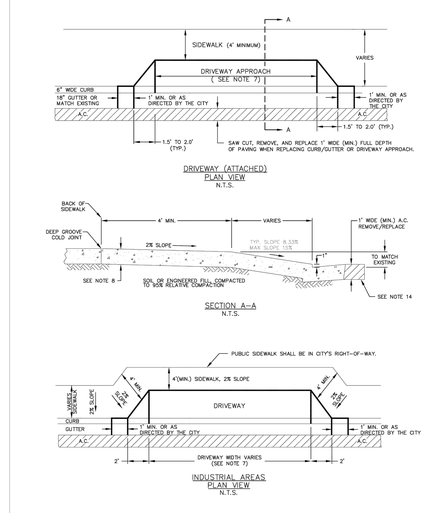


SIDEWALK DETAIL, DRIVEWAY, CURB AND GUTTER	APPROVED BY	DRAWING NO.
DEPARTMENT OF PUBLIC WORKS	DATE 8/9/2017	SW-1 (1 of 3)

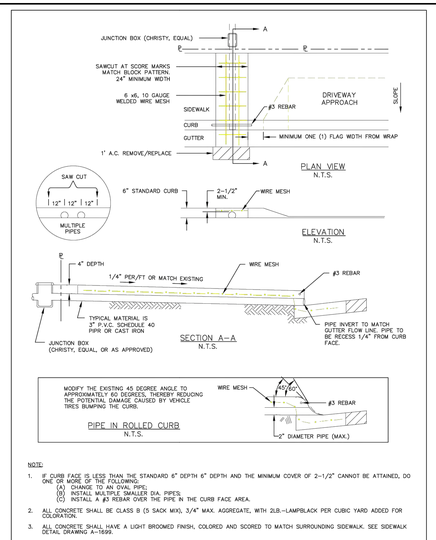


SIDEWALK, DRIVEWAY, CURB AND GUTTER	APPROVED BY	DRAWING NO.
DEPARTMENT OF PUBLIC WORKS	DATE 8/9/2017	SW-1 (2 of 3)

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

1. SUBGRADE SHALL BE COMPACTED TO A MINIMUM OF 90% RELATIVE COMPACTION IN SIDEWALK AREA OR 95% IN DRIVEWAY.
2. ALL DRIVEWAY APPROACH RAMPS SHALL BE A MINIMUM 4' WIDE MEASURED FROM FACE OF CURB EXCEPT IN THE SINGLE FAMILY AREA WHERE THE RAMP MAY MATCH EXISTING. WHERE THE PARKING STRIP WIDTH IS LESS THAN 4', THE RAMP SHALL BE CONSTRUCTED INTO SIDEWALK AREA. BEHIND THE RAMP, SIDEWALK WIDTH SHALL BE A MINIMUM OF 4'–0" IN COMMERCIAL, INDUSTRIAL AND MULTI–FAMILY AREAS.
3. ALL CONCRETE SHALL BE CLASS B (5 SACK MIX), 3/4" MAX. AGGREGATE, WITH 2LB.–LAMPBLACK PER CUBIC YARD ADDED FOR COLORATION.
4. SIDEWALK SHALL HAVE A LIGHT BROOMED FINISH, COLORED AND SCORED TO MATCH SURROUNDING SIDEWALK.
5. EXPANSION JOINTS SHALL BE INSTALLED ON EACH SIDE OF DRIVEWAY AND A MAXIMUM AT 20' CENTERS ALONG SIDEWALKS, CURBS AND GUTTERS.
6. DRIVEWAY OR SIDEWALK ADJACENT TO CURB/GUTTER SHALL BE POURED MONOLITHIC WITH CURB AND GUTTER.
7. DRIVEWAY WIDTH MAY VARY TO MEET SPECIAL CONDITIONS WITH APPROVAL OF THE CITY. (SEE MUNICIPAL CODE SECTION 12.04.060).
8. CONCRETE THICKNESS FOR DRIVEWAYS IN INDUSTRIAL AND COMMERCIAL AREAS IS 8" MINIMUM. CONCRETE THICKNESS FOR DRIVEWAYS IN RESIDENTIAL AND MULTI–FAMILY IS 6" MINIMUM.
9. ALL CONSTRUCTION SHALL CONFORM TO CITY STANDARDS AND THE LATEST CALTRANS STANDARDS.
10. ALL TREES IN PARKING STRIP MUST BE PROTECTED FROM DAMAGE.
11. NO TREE ROOTS LARGER THAN 2" ARE TO BE CUT UNLESS SPECIFICALLY APPROVED BY THE PARKS DEPARTMENT AT (650) 558–7300.
12. ALL CONCRETE SHALL BE CURED FOR A PERIOD OF 72 HOURS. (CALTRANS SECTION 90–7)
13. ALL CONCRETE REMOVALS SHALL BE SAWCUT FULL DEPTH OF CONCRETE SIDEWALK, DRIVEWAY AND APRONS.
14. SAWCUT AND REMOVE/REPLACE A.C. PAVING 1' WIDE (MIN.) WITH HOT MIX A.C. SAWCUT FULL DEPTH AC AND CONCRETE 6"–7" +/–, REMOVE AND REPLACE WITH AC MATCHING COMBINED THICKNESS OR 6" AC MINIMUM.
15. THE NEW DRIVEWAY MUST NOT ENCROACH TO NEIGHBOR'S PROPERTY LINE PROJECTION INTO THE STREET WITHOUT WRITTEN APPROVAL FROM THE NEIGHBOR.
16. ALL SIDEWALK MUST MEET CURRENT ADA REQUIREMENTS.
17. ACTUAL DRIVEWAY WIDTH SHALL BE DETERMINE UPON APPLICATION OF THE CITY ENCROACHMENT PERMIT.
18. THE TUNNELING OF CONCRETE SIDEWALKS FOR CURB DRAIN INSTALLATIONS IF NOT PERMITTED.
19. PROVIDE AND INSTALL #4x12" DOWELS 18" O.C. MAXIMUM AT ALL JOINTS, NEW AND EXISTING CONCRETE SIDEWALK. #5x12" DOWELS ARE ALLOWED IF APPROVED AND DIRECTED BY ENGINEER. #4x12" DOWELS ARE REQUIRED AT ALL CURB AND GUTTER JOINTS AS SHOWN IN STANDARD DETAIL SW–1.
20. THE BACK OF THE DRIVEWAY/SIDEWALK APPROACH SHALL BE AT LEAST 12" ABOVE THE FLOW LINE OF THE FRONTAGE CURB IN THE STREET TO PREVENT OVERFLOW OF STORM WATER FROM THE STREET INTO PRIVATE PROPERTY.

SIDEWALK, DRIVEWAY, CURB AND GUTTER	APPROVED BY	DRAWING NO.
DEPARTMENT OF PUBLIC WORKS	DATE 8/9/2017	SW-1 (3 of 3)

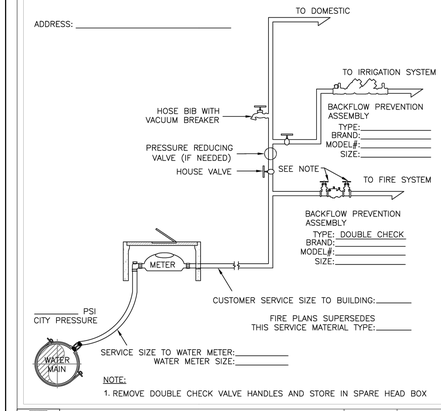


NOTE:

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

STANDARD CURB DRAIN	APPROVED BY	DRAWING NO.
DEPARTMENT OF PUBLIC WORKS	DATE 8/17/2006	SW-2

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



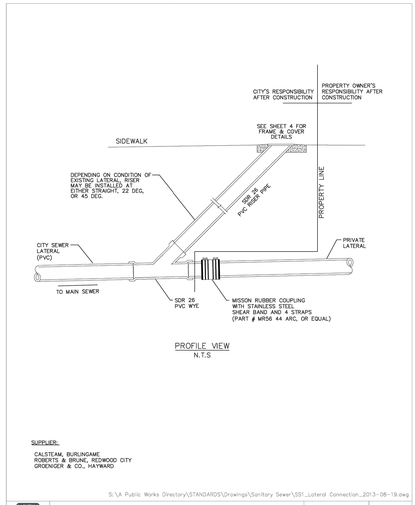
NOTE:

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

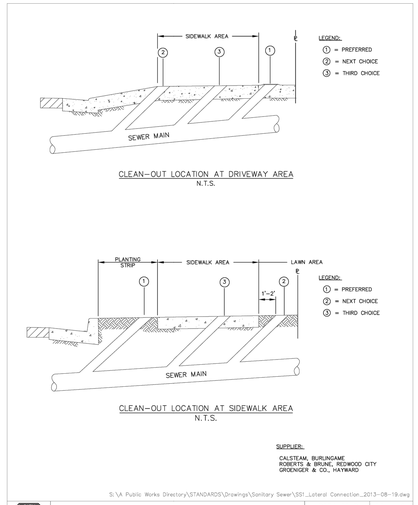
TYPICAL RESIDENTIAL WATER SERVICE DETAIL (WITH FIRE SYSTEM)	DATE	DRAWING NO.
DEPARTMENT OF PUBLIC WORKS	NOV 2012	W–1780
DRAWN BY: L.T. / CHECKED BY: K.O	SCALE: NONE	SHEET 1 OF 1

DATE	REVISION	BY	APPR.

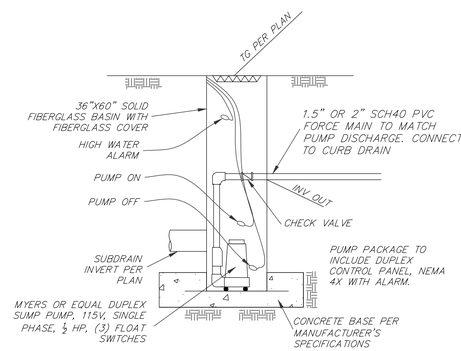
APPROVED BY:



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

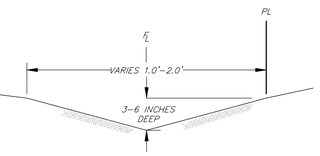


CLEANOUT PLACEMENT GUIDELINES	APPROVED BY	DRAWING NO.
DEPARTMENT OF PUBLIC WORKS	DATE 08/19/2013	SS-1 (2 of 6)



NOTE: PUMPS MAY ALSO BE SET IN PRECAST CONCRETE MANHOLE OR DROP INLET IN LIEU OF FIBERGLASS BASIN. DISCHARGE PIPING OF PUMP MUST BE EQUIPPED WITH A CHECK VALVE, BALL VALVE, TRUE UNION AND LIFTOUT CABLE. INSTALL CONTROL PANEL PER MANUFACTURER'S RECOMMENDATIONS.

10 DUPLEX PUMP BASIN DETAIL
NTS



9 GRADED EARTH SWALE DETAIL
N.T.S.

800–227–2600
CALL BEFORE YOU DIG
UNDERGROUND SERVICE ALERT

triad/holmes assoc
civil engineering
land surveying
MAMMOTH LAKES
BISHOP
REDWOOD CITY

PREPARED & SUBMITTED BY:
REGISTERED PROFESSIONAL ENGINEER THOMAS A. PLATZ NO. C 41098 CIVIL STATE OF CALIFORNIA
DATE: 02/15/2023

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REVISIONS:	BY:

PREPARED FOR:

123 &135 PRIMROSE ROAD

DETAILS

CITY OF BURLINGAME, SAN MATEO COUNTY, STATE OF CALIFORNIA

DATE	02/15/2023
SCALE	1"=10'
DRAWN	SS/MYP
JOB NO.	09.1770
DWG	C8
SHEET	8 OF 8

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