



WELLS CENTER
PARKING

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PARKING

11 RESIDENTIAL CONDOMINIUMS

1509 EL CAMINO REAL BURLINGAME, CA. 94010

APN 025-228-130 & 026-011-010

REVISIONS	BY
PLANNING 09/18/14	SF
PLANNING 01/23/15	SF
PLANNING 01/15/16	SF

1509 EL CAMINO LLC
1008 LAUREL STREET
SAN CARLOS, CA 94070

PROPOSED RESIDENTIAL CONDOMINIUM
1509 EL CAMINO REAL
BURLINGAME, CA 94010

TITLE SHEET

DATE: OCT. 11, 2013
SCALE: AS NOTED
DRAWN: SF
SHEET NO: A0.1

ARCHITECTURAL LEGEND

	EXISTING WALL TO REMAIN
	NEW WALL
	EXISTING WALL TO REMOVED
	DATUM LINE
	PROPERTY LINE
	CENTER LINE
	WORK POINT / DATUM POINT / CONTROL POINT
	DOOR SYMBOL
	WINDOW SYMBOL
	KEYNOTE SYMBOL
	ELEVATION REFERENCE
	DETAIL ELEVATION REFERENCE
	SECTION REFERENCE
	DETAIL REFERENCE

APPLICABLE CODE INFORMATION

BUILDING CODE	RESIDENTIAL	GARAGE
OCCUPANCY	R-3 SA	S-2
TYPE OF CONSTRUCTION	IIR TYPE 3-A (WOOD)	II-FR (CONCRETE)
ALLOWABLE AREA (CBC SEC. 504.2)	2166 SQ. FT.	8698 SQ. FT.
PROPOSED F.A.R.	19,195 SQ. FT.	8268 SQ. FT.
ALLOWABLE AREA INCREASES	NONE TAKEN	NONE TAKEN
PROPOSED HEIGHT	2 STORIES	1 STORY
ALLOWABLE HEIGHT INCREASES	NOT APPLICABLE	NOT APPLICABLE
EXTERIOR WALL AND OPENING PROTECTION	NON REQUIRED	NON REQUIRED

PLANNING CODE	ALLOWABLE / REQUIRED	PROPOSED
HEIGHT	46'-0" OR 4 STORIES	31'-6"
LOT COVERAGE	9694 SQ. FT. ± 9.16% SQ. FT.	9694 SQ. FT.
PARKING	25 REQUIRED	28 PROVIDED, 11 STANDARD, 14 COMPACT, 2 HANDICAP (ADA), 1 SERVICE (PARCEL DELIVERY)
FRONT SETBACK	20'-0"	21'-10"
REAR SETBACK - 1ST AND 2ND LEVELS	15'-0" TO 1ST LEVEL 20'-0" TO 2ND LEVEL	15'-6" TO 1ST LEVEL 20'-1" TO 2ND LEVEL
	NORTH	SOUTH
SIDE SETBACK - 1ST LEVEL	7'-0"	7'-0"
SIDE SETBACK - 2ND LEVEL	7'-0"	7'-0"
SIDE SETBACK - 3RD LEVEL	7'-0"	7'-0"
PRIVATE OPEN SPACE	75 SF. PER UNIT	2ND LEVEL = UNIT -A + 83 SF. UNIT -D + 78 SF. 3RD LEVEL = UNIT -A + 75 SF. UNIT -D + 93 SF.
COMMON OPEN SPACE	100 SF. PER UNIT ± 10000 SF.	UNIT -B + 75 SF. UNIT -E + 190 SF. UNIT -C + 76 SF. UNIT -F + 81 SF.

RESIDENCE LOT COVERAGE

EXISTING LOT AREA: 19,432 SQ. FT.
 MAXIMUM LOT COVERAGE: 19,432 SQ. FT. X 50% = 9,716 SQ. FT.
 NEW LOT COVERAGE: 9,694 SF. DIVIDED BY 19,432 SF. = 49.88% LOT COVERAGE

FRONT AREA 50% LANDSCAPE CALCULATIONS:
 FRONT SETBACK AREA 1100 (REQUIRED 50% = 950 SF)

A	69131 SF
B	3281 SF
C	1202 SF
D	1525 SF
TOTAL	85161 SF

FLOOR AREA CALCULATION

SECOND LEVEL-UNIT A (#206)	1325 SQ. FT.
SECOND LEVEL DECK -UNIT A:	89 SQ. FT.
SECOND LEVEL-UNIT A - TOTAL:	1414 SQ. FT.
SECOND LEVEL-UNIT B (#205)	1024 SQ. FT.
SECOND LEVEL DECK -UNIT B:	75 SQ. FT.
SECOND LEVEL-UNIT B - TOTAL:	1109 SQ. FT.
SECOND LEVEL-UNIT C (#204)	1175 SQ. FT.
SECOND LEVEL DECK -UNIT C:	76 SQ. FT.
SECOND LEVEL-UNIT C - TOTAL:	1251 SQ. FT.
SECOND LEVEL-UNIT D (#203)	1311 SQ. FT.
SECOND LEVEL DECK -UNIT D:	78 SQ. FT.
SECOND LEVEL-UNIT D - TOTAL:	1389 SQ. FT.
SECOND LEVEL-UNIT E (#202)	1359 SQ. FT.
SECOND LEVEL DECK -UNIT E:	780 SQ. FT.
SECOND LEVEL-UNIT E - TOTAL:	1549 SQ. FT.
SECOND LEVEL-UNIT F (#201)	801 SQ. FT.
SECOND LEVEL DECK -UNIT F:	81 SQ. FT.
SECOND LEVEL-UNIT F - TOTAL:	882 SQ. FT.

SHEET INDEX

ARCHITECTURAL:

- A01 TITLE SHEET
- A02 ACCESSIBLE "ACC" REQUIREMENTS
- A10 SITE DEVELOPMENT PLAN
- A11 GARAGE LEVEL - FLOOR PLAN/ LOBBY
- A12 GARAGE LEVEL - F.A.R.
- A13 GARAGE LEVEL - EXIT PLAN
- A21 SECOND LEVEL - FLOOR PLAN
- A22 SECOND LEVEL - F.A.R.
- A23 SECOND LEVEL - EXIT PLAN
- A31 THIRD LEVEL - FLOOR PLAN
- A32 THIRD LEVEL - F.A.R.
- A33 THIRD LEVEL - EXIT PLAN
- A41 ROOF LEVEL - FLOOR PLAN
- A42 ROOF LEVEL - F.A.R.
- A43 ROOF LEVEL - EXIT PLAN
- A51 ELEVATIONS
- A52 ELEVATIONS
- A53 BUILDING SECTION
- BMP1 CONSTRUCTION BEST MANAGEMENT PRACTICES (BMP'S)
- MM MANDATORY MEASURES

CIVIL:

- C01 SURVEY
- C-0 TITLE SHEET
- C-2 GRADING PLAN
- C-3 UTILITY PLAN

LANDSCAPE:

- L-1 SITE PLANS
- L-2 CALCULATIONS
- L-3 PLANTING PLANS
- L-4 SITE PLANS
- L-5 DETAIL PLANS

BUILDING DEPT. GENERAL NOTES

- ANY HIDDEN CONDITIONS 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, THE BUILDING OWNER, PROJECT DESIGNER, AND/OR CONTRACTOR MUST SUBMIT A REVISION TO THE CITY FOR ANY WORK NOT GRAPHICALLY ILLUSTRATED IN THESE PLANS PRIOR TO PERFORMING THIS WORK.
- PER CITY OF BURLINGAME ADOPTED RESOLUTION, APPLICATIONS RECEIVED AFTER JANUARY 1, 2009 MUST COMPLETE A "GREENPOINT RATED CHECKLIST" THE GREEN POINT RATED CHECKLIST, AND OTHER INFORMATION REGARDING THE CITY'S GREEN BUILDING REQUIREMENTS CAN BE FOUND ON THE CITY WEBSITE.
- THIS PROJECT SHALL COMPLY WITH THE 2013 CALIFORNIA ENERGY EFFICIENCY STANDARDS.

PROPERTY INFORMATION

SITE ADDRESS: 1509 EL CAMINO REAL, BURLINGAME
 LEGAL DESCRIPTION: LOT 4 BLOCK 51 OF R5M, VOL.1 PG. 46 AND A PORTION OF LOT 3 BLOCK 1 OF R5M, VOL. 23 PG. 45-48
 APN 025-228-130 & 026-011-010
 AREA: 19,432 SQ. FT. +/-

NOTES

SECOND LEVEL TOTAL INCLUDING COVERED DECKS, CORRIDOR AND STAIRWELLS, ELEVATOR CORE:
9271 SQ. FT.

THIRD LEVEL-UNIT A (#205)	1832 SQ. FT.
THIRD LEVEL DECK -UNIT A:	75 SQ. FT.
THIRD LEVEL-UNIT A - TOTAL:	1907 SQ. FT.
THIRD LEVEL-UNIT B (#204)	1645 SQ. FT.
THIRD LEVEL DECK -UNIT B:	78 SQ. FT.
THIRD LEVEL-UNIT B - TOTAL:	1723 SQ. FT.
THIRD LEVEL-UNIT C (#203)	1766 SQ. FT.
THIRD LEVEL DECK -UNIT C:	76 SQ. FT.
THIRD LEVEL-UNIT C - TOTAL:	1842 SQ. FT.
THIRD LEVEL-UNIT D (#202)	1359 SQ. FT.
THIRD LEVEL DECK -UNIT D:	93 SQ. FT.
THIRD LEVEL-UNIT D - TOTAL:	1562 SQ. FT.
THIRD LEVEL-UNIT E (#201)	801 SQ. FT.
THIRD LEVEL DECK -UNIT E:	81 SQ. FT.
THIRD LEVEL-UNIT E - TOTAL:	882 SQ. FT.

THIRD LEVEL TOTAL INCLUDING COVERED DECKS, CORRIDOR AND STAIRWELLS, ELEVATOR CORE:
9102 SQ. FT.

NOTES

- SHORING NOTES:
NO SHORING REQUIRED FOR THIS PROJECT.
- NOTES:
- 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, THE BUILDING OWNER, PROJECT DESIGNER, AND/OR CONTRACTOR MUST SUBMIT A REVISION TO THE CITY FOR ANY WORK NOT GRAPHICALLY ILLUSTRATED ON THE JOB COPY OF THE PLANS PRIOR TO PERFORMING THE WORK. (1)
 - ANY REVISIONS TO THE PLANS APPROVED BY THE BUILDING DIVISION MUST BE SUBMITTED TO AND APPROVED BY THE BUILDING DIVISION PRIOR TO THE IMPLEMENTATION OF ANY WORK NOT SPECIFICALLY SHOWN ON THE PLANS. SIGNIFICANT DELAYS CAN OCCUR IF CHANGES MADE IN THE FIELD, WITHOUT CITY APPROVAL, NECESSITATE FURTHER REVIEW BY CITY DEPARTMENTS OR THE PLANNING COMMISSION. INSPECTIONS CANNOT BE SCHEDULED AND WILL NOT BE PERFORMED FOR WORK THAT IS NOT SHOWN ON THE APPROVED PLANS. (10)
 - A GRADING PERMIT, IF REQUIRED, SHALL BE OBTAINED FROM THE DEPARTMENT OF PUBLIC WORKS. (1)
 - ALL PATHS OF TRAVEL TRAVEL AND COMMON USE SPACES SHALL BE ACCESSIBLE AND ALL LIVING UNITS SHALL BE ADAPTABLE. (154)
 - ALL DWELLING UNIT INTERIOR DOORS SHALL COMPLY WITH CBC 132A5.2. (14)
 - ACCESSIBLE PATHS OF TRAVEL IN EXCESS OF 200 FEET SHALL BE A MINIMUM OF 60" IN WIDTH. CBC 110A.4. (145)

BURLINGAME FIRE PROTECTION (S-2 OCCUPANCY)

THE FIRE SPRINKLER SYSTEM SHALL BE ELECTRONICALLY MONITORED FOR FIRE FLOW AND CONTROL VALVES CONSISTENT WITH THE BURLINGAME MUNICIPAL CODE. A SEPARATE PERMIT SHALL BE OBTAINED FROM THE CENTRAL COUNTY FIRE DEPARTMENT PRIOR TO INSTALLATION.

AN AUTOMATIC SPRINKLER SYSTEM IS REQUIRED THROUGHOUT THE ENTIRE STRUCTURE UNDER SEPARATE PERMIT. CONTRACTOR TO PROVIDE A FIRE PROTECTION COMPANY LICENSED BY STATE OF CALIFORNIA PLANS TO BE DESIGNED AND BUILT AND APPROVED BY FIRE DEPARTMENT PRIOR TO CONSTRUCTION. FIRE PROTECTION COMPANY TO VERIFY THROUGH CALCULATIONS SIZE OF WATER METER PRIOR TO ANY INSTALLATION OF METER.

PROVIDE A BACKFLOW PREVENTION DEVICE / ASSEMBLY - SCHEMATIC OF WATER LATERAL LINE AFTER METER SHALL BE SHOWN ON BUILDING PLANS, SEE DETAIL 3, SHEET AD1. SEE SITE PLAN FOR LOCATION.

CONTRACTOR SHALL INSURE THE DOUBLE CHECK VALVE ASSEMBLY FOR FIRE PROTECTION IS TESTED AND APPROVED BY THE SAN MATEO COUNTY ENVIRONMENTAL HEALTH APPROVED CONTRACTOR.

PROJECT DIRECTORY

OWNER:
1509 EL CAMINO LLC
1008 LAUREL STREET
SAN CARLOS, CA 94070

ENGINEER:
SANTOS & URRUTIA STRUCTURAL ENGINEERS
2451 HARRISON ST.
SAN FRANCISCO, CA 94110
TEL: 415-642-1122 x103
FAX: 415-642-1590
WEB SITE: <http://www.santosurrutia.com/>

LANDSCAPE ARCHITECT:
LANDSCAPE REFLECTIONS
STEPHANIE O'ROURKE
1345 HOWARD AVE #203
BURLINGAME, CA 94010
TEL: (650) 341-2499
EMAIL: landscapes_reflections@yahoo.com

SANTOS & URRUTIA STRUCTURAL ENGINEERS

SURVEYOR:
B & H SURVEYING, INC.
301 WAL TERNIRE ST.
BELMONT, CA 94002
TEL: (650) 631-1520

CIVIL ENGINEER:
TRAVIS LUTZ, P.E., CSD/CSP
PRECISION ENGINEERING AND CONSTRUCTION, INC.
BELMONT, CA 94002
TEL: (650) 226-8640

BURLINGAME CONSTRUCTION HOURS

PROVIDE THE FOLLOWING CONSTRUCTION HOURS NOTE ON THE PLAN: NO PERSON SHALL ERECT (INCLUDING EXCAVATION AND GRADING), DEMOLISH, ALTER OR REPAIR ANY BUILDING OR STRUCTURE OTHER THAN BETWEEN THE FOLLOWING HOURS EXCEPT IN THE CASE OF URGENT NECESSITY IN THE INTEREST OF PUBLIC HEALTH AND SAFETY, AND THEN ONLY WITH PRIOR WRITTEN APPROVAL FROM THE BUILDING OFFICIAL, WHICH APPROVAL SHALL BE GRANTED FOR A PERIOD NOT TO EXCEED THREE DAYS. HOLIDAYS ARE THE FIRST DAY OF JANUARY, THE THIRD MONDAY OF FEBRUARY, THE LAST MONDAY OF MAY, THE FOURTH DAY OF JULY, THE FIRST MONDAY OF SEPTEMBER, THE ELEVENTH DAY OF NOVEMBER, THE FOURTH THURSDAY IN NOVEMBER AND THE TWENTY-FIFTH DAY OF DECEMBER. IF THE FIRST DAY OF JANUARY, THE FOURTH DAY OF JULY, THE ELEVENTH DAY OF NOVEMBER OR THE TWENTY-FIFTH DAY OF DECEMBER FALLS UPON A SUNDAY THE FOLLOWING MONDAY IS A HOLIDAY. PROVIDE THE FOLLOWING CONSTRUCTION HOURS ON THE PLANS PER CITY OF BURLINGAME MUNICIPAL CODE 18.0110.

CONSTRUCTION HOURS
 WEEKDAYS: 7AM - 1PM
 SATURDAYS: 9AM - 6PM
 SUNDAYS AND HOLIDAYS: 10AM - 6PM

CODE COMPLIANT

THESE PLANS ARE TO COMPLY TO THE FOLLOWING CODES, ORDINANCES, RULES AND REGULATIONS:

- 2013 CALIFORNIA BUILDING CODE
- 2013 CALIFORNIA ELECTRICAL CODE
- 2013 CALIFORNIA PLUMBING CODE
- 2013 CALIFORNIA MECHANICAL CODE
- 2013 CALIFORNIA ENERGY CODE
- 2013 CALIFORNIA FIRE CODE
- 2013 CALIFORNIA RESIDENTIAL CODE
- ALL OTHER STATE, MUNICIPAL, AND LOCAL ORDINANCES, CODES, RULES AND REGULATIONS.

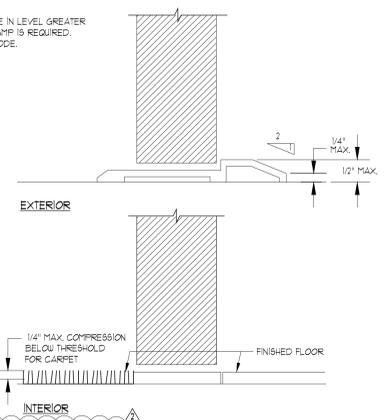
VICINITY MAP



ROOF TOP AREA INCLUDING STAIRWELLS, ELEVATOR CORE AND PAVILION
TOTAL : 751 SQ. FT.

BUILDING F.A.R. TOTAL : 28564 SQ. FT.

NOTE:
FOR A CHANGE IN LEVEL GREATER
THAN 1/2" A RAMP IS REQUIRED.
SEE LOCAL CODE.



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

ELEVATOR ADA NOTES:

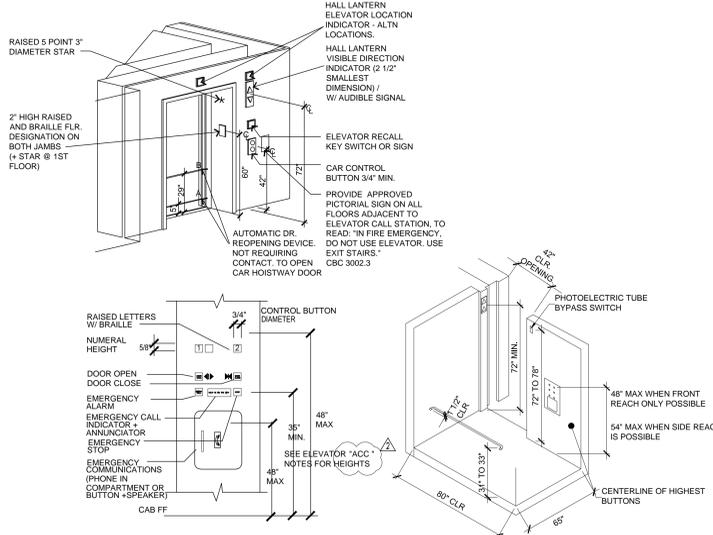
DOORS OPERATION:
DOORS ARE SLIDE TYPE (POWER OPERATED HORIZONTALLY SLIDING CAR AND HOISTWAY DOORS). OPERATION OF DOORS (OPENING AND CLOSING) IS AUTOMATIC.
ELEVATOR DOORS HAVE AN AUTOMATIC REOPENING DEVICE. THE DEVICE OPENS THE DOORS WHEN OBJECTS PASS THROUGH THE OPENING AT HEIGHTS OF 5' AND 2' FROM THE FLOOR WITHOUT REQUIRING CONTACT. DOOR REMAINS FULLY OPEN A MINIMUM OF 5 SECONDS WHEN INITIALLY ACTIVATED. DOORS REMAIN OPEN FOR 20 SECONDS MINIMUM AT ARRIVING AT FLOORS.
CAB OPERATION:
ELEVATOR IS SELF-LEVELING TO WITHIN 1/2" OF THE FLOOR LANDINGS. THE CLEARANCE BETWEEN THE CAR PLATFORM SILL AND THE EDGE OF THE HOISTWAY LANDING IS NO GREATER THAN 1/2".
THE MINIMAL ACCEPTABLE TIME FROM NOTIFICATION THAT A CAR IS ANSWERING A CALL UNTIL THE DOORS OF THE CAR START TO CLOSE IS CALCULATED BY THE FOLLOWING EQUATION:
 $T = 0.117(S)$
T = TOTAL TIME IN SECONDS (BEGINS WHEN SIGNAL SOUNDS AND LANTERN IS VISIBLE) D₀ = DISTANCE IN FEET FROM A POINT IN THE CORRIDOR THAT IS 60" DIRECTLY IN FRONT OF THE FARTHEST CALL BUTTON CONTROL IN THE CAR TO THE CENTER OF THE ELEVATOR DOOR.
NOTE: FOR CARS WITH IN-CAR LANTERNS, T BEGINS WHEN THE LANTERN IS VISIBLE FROM THE VICINITY OF WALL CALL BUTTONS AND AN AUDIBLE SIGNAL IS SOUNDED.
DOOR JAMB MARKINGS:
DOOR JAMBS AT ALL LANDINGS IDENTIFY THE FLOOR BY BOTH RAISED ARABIC NUMERALS (MINIMUM 2" IN HEIGHT) AND BRAILLE SYMBOLS (IMMEDIATELY TO LEFT OF NUMERALS).
1. RAISED CHARACTERS ARE ON A CONTRASTING BACKGROUND.
2. DOOR JAMB MARKINGS ARE CENTERED AT 60" ABOVE THE FLOOR ON BOTH SIDES OF THE DOOR.
3. AT GRADE LEVEL, A RAISED FIVE POINTED STAR WITH AN OUTSIDE DIAMETER OF 3" IS PLACED TO THE LEFT OF THE RAISED CHARACTER.
HALL LANTERNS: PROVIDE VISIBLE & AUDIBLE SIGNAL. AUDIBLE SIGNAL'S SHALL SOUND ONCE FOR UP DIRECTION AND TWICE FOR THE DOWN DIRECTION OR SHALL HAVE VERBAL ANNUNCIATOR.
CAR POSITION INDICATOR: SHALL BE PROVIDED ABOVE CAR CONTROLS PANEL OR OVER THE DOOR TO SHOW POSITION OF THE ELEVATOR IN HOISTWAY. NUMERALS SHALL BE MIN. 1/2" HIGH & ILLUMINATE WITH AUDIBLE SIGNAL (20 DECIBEL MIN-1500HZ MAX). AN AUTOMATIC VERBAL ANNOUNCEMENT OF THE FLOOR NUMBER AT WHICH CAR STOPS OR PASSES MAY BE SUBSTITUTED FOR AUDIBLE SIGNAL.
PROVIDE RECALL SWITCH & FIRE RECALL SIGN AT 1ST FLOOR. PROVIDE FIRE RECALL SIGN AT OTHER FLOORS.
ILLUMINATION:
THE LEVEL OF ILLUMINATION AT THE PLATFORM, CAR THRESHOLD AND LANDING SILL IS AT LEAST 5 FOOT-CANDELES.
ELEVATOR CONTROL PANEL:
ELEVATOR CAR CONTROLS ARE LOCATED ON A FRONT WALL. CONTROL BUTTONS ARE ILLUMINATED AND ARE ACTIVATED BY A MECHANICAL MOTION THAT IS DETECTABLE.
ALL BUTTONS ARE DESIGNATED BY A 5/8" MINIMUM ARABIC MINERAL ALPHABET OR OTHER STANDARD SANS SERIF UPPERCASE CHARACTER, OR STANDARD RAISED SYMBOL, IMMEDIATELY TO THE LEFT OF THE CONTROL BUTTON.
ALL RAISED CHARACTERS ARE WHITE ON A BLACK BACKGROUND.
GRADE 2 BRAILLE SYMBOLS ARE LOCATED IMMEDIATELY BELOW THE RAISED CHARACTERS.
3/8" MINIMUM DISTANCE BETWEEN THE ROWS OF THE CONTROL BUTTONS.
EMERGENCY CONTROLS (STOP AND ALARM) ARE A MINIMUM OF 35" FROM THE FLOOR.
CAR CONTROLS: ALL CONTROL BUTTONS SHALL BE AT LEAST 3/4" IN THEIR SMALLEST DIMENSION. THEY SHALL BE RAISED OR FLUSH.
ALL CONTROL BUTTONS SHALL BE DESIGNATED BY BRAILLE AND BY RAISED STANDARD ALPHABET CHARACTERS FOR LETTERS, ARABIC CHARACTERS FOR NUMERALS, OR STANDARD SYMBOLS AS SHOWN IN DRAWING AND AS REQUIRED IN ASME A17.1-1990.
EMERGENCY COMMUNICATIONS: IF PROVIDED SHALL COMPLY W/ASME. THE HIGHEST OPERABLE PART SHALL BE 48" A.F.F. AND SHALL BE IDENTIFIED BY A RAISED SYMBOL & LETTERING LOCATED ADJACENT TO THE DEVICE.
SYSTEM W/HANDSET: SHALL HAVE 29" LONG CORD FROM PANEL TO HANDSET. IF THE SYSTEM LOCATED IN CLOSED COMPARTMENT, THE COMPARTMENT DOOR HARDWARE SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE SHALL BE NO GREATER THAN 5 LBS.

SFFD AB-2.01 Fire alarm submittal (fire alarm under separate permit)

(U) Buildings with elevators shall clearly show the elevator location and include the following information on the plans (to be obtained from the elevator service company):
• Passenger elevator: yes X, no . If no, assumed to be freight elevator.
• Elevator hoistway is noncombustible or limited combustible: yes X, no .
• Elevator car enclosure material meet the requirements of ASME A17.1, Safety Code for Elevators and Escalators: yes X, no .
• Elevators utilize polyethylene-coated steel belts or other similar combustible material: yes , no X.
• Elevator is a: traction/cable elevator X hydraulic elevator machine room-less elevator
• The following areas have sprinklers: top of hoistway X, bottom of hoistway X, machine room X, associated machinery spaces .
3002.4.1A GURNEY SIZE. THE MEDICAL EMERGENCY SERVICE ELEVATOR SHALL ACCOMMODATE THE LOADING AND TRANSPORT OF AN AMBULANCE GURNEY OR STRETCHER (MAXIMUM SIZE 24 INCHES BY 14 INCHES (610 MM BY 2134 MM) WITH NOT LESS THAN 2-INCH (51 MM) RADIUS CORNERS) IN THE HORIZONTAL POSITION.
3002.4.2A HOISTWAY DOORS. THE HOISTWAY LANDING OPENINGS SHALL BE PROVIDED WITH POWER-OPERATED DOORS.
3002.4.3A ELEVATOR ENTRANCE OPENINGS AND CAR SIZE. THE ELEVATOR CAR SHALL BE OF SUCH A SIZE AND ARRANGEMENT TO ACCOMMODATE A 24-INCH BY 84-INCH (610 MM BY 2134 MM) AMBULANCE GURNEY OR STRETCHER (SEE DETAIL 7A.02) WITH NOT LESS THAN 1/2" (12.7 MM) RADIUS CORNERS. IN THE HORIZONTAL, OPEN POSITION, SHALL BE PROVIDED WITH A MINIMUM CLEAR DISTANCE BETWEEN WALLS OR BETWEEN WALLS AND DOOR EXCLUDING RETURN PANELS NOT LESS THAN 80 INCHES BY 54 INCHES (2032 MM BY 1372 MM), AND A MINIMUM DISTANCE FROM WALL TO RETURN PANEL, NOT LESS THAN 51 INCHES (1296 MM) WITH A 42-INCH (1067 MM) SIDE SLIDE DOOR.

MACHINE ROOM NOTES:

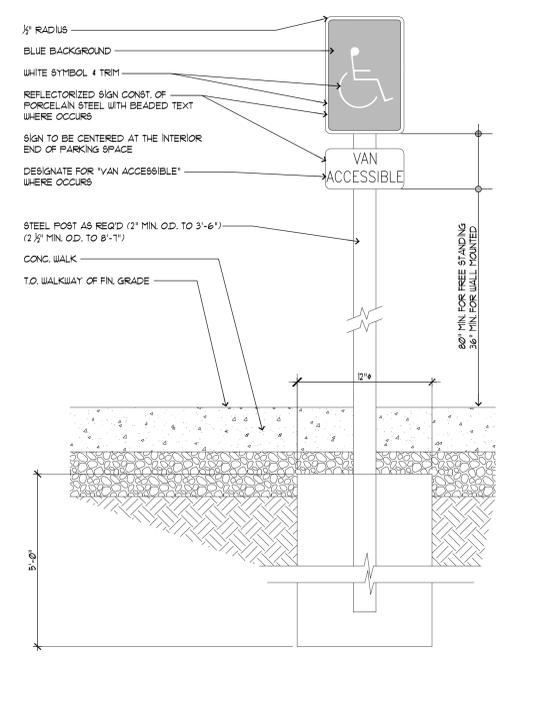
1. ELEVATOR MACHINE ROOM SHALL BE PROVIDED WITH AN INDEPENDENT AIR-CONDITIONING SYSTEM CAPABLE OF MAINTAINING TEMPERATURES WITHIN THE RANGE ESTABLISHED FOR THE ELEVATOR EQUIPMENT.
ELEVATOR SUB CONTRACTOR TO VERIFY COOLING SYSTEM IS ADEQUATE TO COOL ELEV. EQUIP. CBC 3006.2
2. WHERE ELEVATOR HOISTWAYS OR ELEVATOR MACHINE ROOMS CONTAINING ELEVATOR CONTROL EQUIPMENT ARE PROTECTED WITH AUTOMATIC SPRINKLERS, A MEANS INSTALLED IN ACCORDANCE WITH NFPA 72, SECTION 6.16, ELEVATOR SHUTDOWN, SHALL BE PROVIDED TO DISCONNECT AUTOMATICALLY THE MAIN LINE POWER SUPPLY TO THE AFFECTED ELEVATOR PRIOR TO THE APPLICATION OF WATER. THIS MEANS SHALL NOT BE SELF-RESETTING. THE ACTIVATION OF SPRINKLERS OUTSIDE THE HOISTWAY OR MACHINE ROOM SHALL NOT DISCONNECT THE MAIN LINE POWER SUPPLY, 3006.5 SHUNT TRIP.
A. ELEVATOR POWER SHUNT-TRIP SHALL NOT ACTIVATE PRIOR TO THE COMPLETION OF ELEVATOR PHASE I EMERGENCY RECALL OPERATION.
TO THE DESIGNATED RECALL FLOOR, 3006.5.1
B. ELEVATOR POWER SHUNT-TRIP CAPABILITY SHALL BE DISABLED DURING PHASE II EMERGENCY IN-CAR OPERATION, 3006.5.2
C. AUDIBLE AND VISUAL ANNUNCIATION SHALL BE PROVIDED AT THE FIRE ALARM CONTROL UNIT INDICATING THE DISABLING OF ELEVATOR POWER SHUNT-TRIP CAPABILITY UNDER PHASE II OPERATION, 3006.5.3
D. AUDIBLE AND VISUAL ANNUNCIATION SHALL BE PROVIDED AT THE FIRE ALARM CONTROL UNIT INDICATING THAT THE AUTOMATIC SPRINKLERS, SMOKE DETECTORS OR HEAT DETECTORS IN THE ELEVATOR HOISTWAY OR ELEVATOR MACHINE ROOM HAVE ACTIVATED, 3006.5.4
E. VISUAL ANNUNCIATION SHALL BE PROVIDED INSIDE ALL ELEVATOR CARS INDICATING THAT THE AUTOMATIC SPRINKLERS, SMOKE DETECTORS OR HEAT DETECTORS IN THE ELEVATOR HOISTWAY OR ELEVATOR MACHINE ROOM HAVE ACTIVATED, 3006.5.5
3. PLUMBING SYSTEMS, PLUMBING SYSTEMS SHALL NOT BE LOCATED IN ELEVATOR EQUIPMENT ROOMS, 3006.6



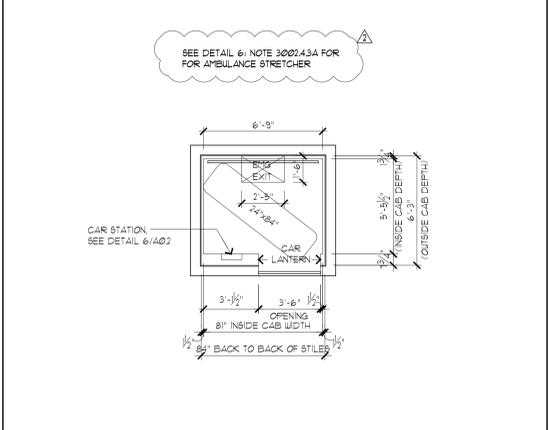
6 ELEVATOR REQUIREMENTS
SCALE: 1/4"=1'-0"

EACH ACCESSIBLE PARKING SPACE SHALL BE IDENTIFIED BY A PERMANENTLY POSTED, REFLECTORIZED SIGN ADJACENT TO AND VISIBLE FROM EACH SPACE.

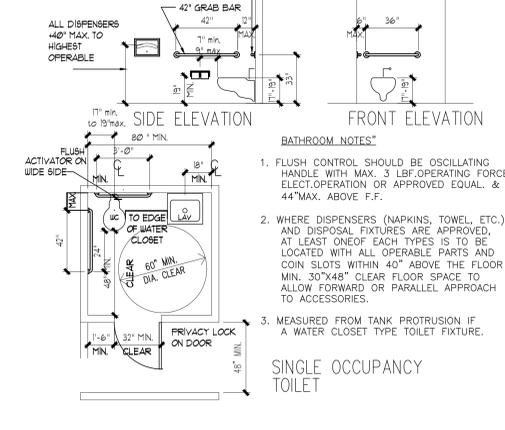
THE SIGN SHALL CONTAIN A PROFILE VIEW OF A WHEELCHAIR WITH OCCUPANT IN THE WHITE ON A DARK BLUE BACKGROUND. THE SIGN SHALL NOT BE SMALLER THAN 10 SQ. INCHES.
WHEN LOCATED IN A PATH OF TRAVEL, POST SIGN AT A MINIMUM HEIGHT OF 80 INCHES ABOVE FINISHED GRADE.
WHERE WALL MOUNTED, CENTER SIGN ON THE WALL, AT THE INTERIOR END OF THE PARKING SPACE AT A MIN. HEIGHT OF 36" FROM THE PARKING SPACE FINISHED GRADE, GROUND OR SIDEWALK.
SPACES RESERVED FOR VANS SHALL HAVE AN ADDITIONAL SIGN STATING "VAN ACCESSIBLE" MOUNTED BELOW THE WHEELCHAIR SYMBOL.



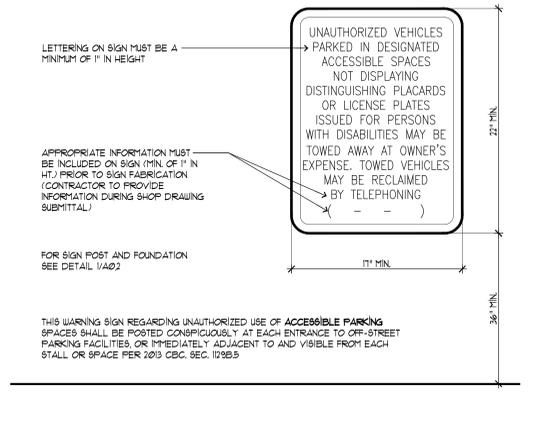
1 PARKING SIGNAGE
SCALE: 1"=1'-0"



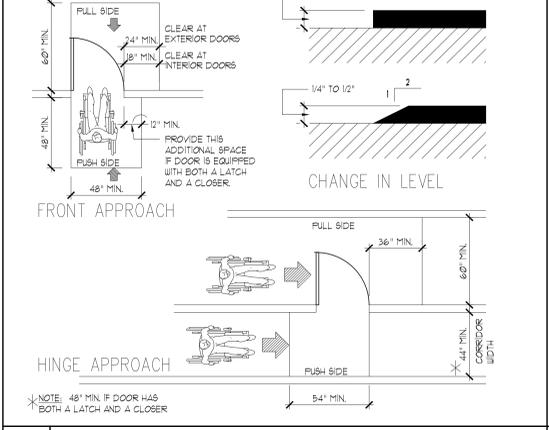
7 ELEVATOR DIMENSIONS
SCALE: 1/4"=1'-0"



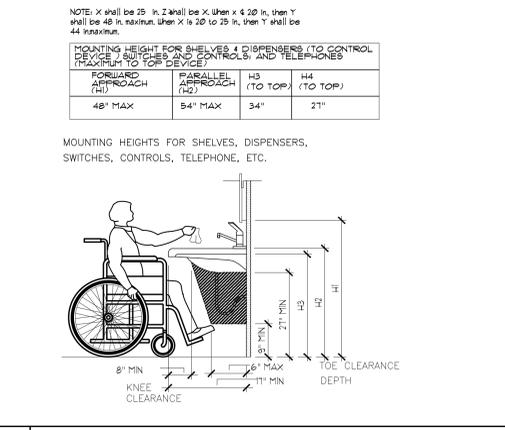
4 RESTROOM
SCALE: 1/4"=1'-0"



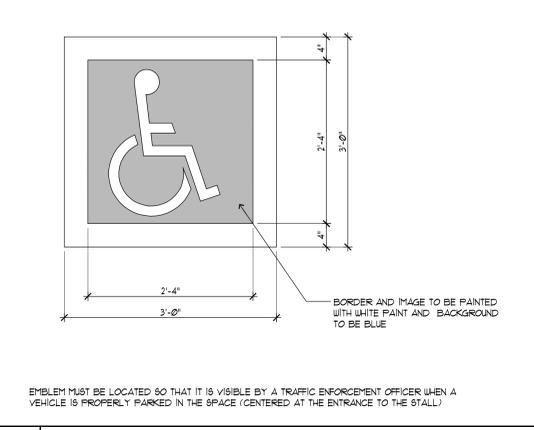
2 SITE ENTRY SIGNAGE
SCALE: 1"=1'-0"



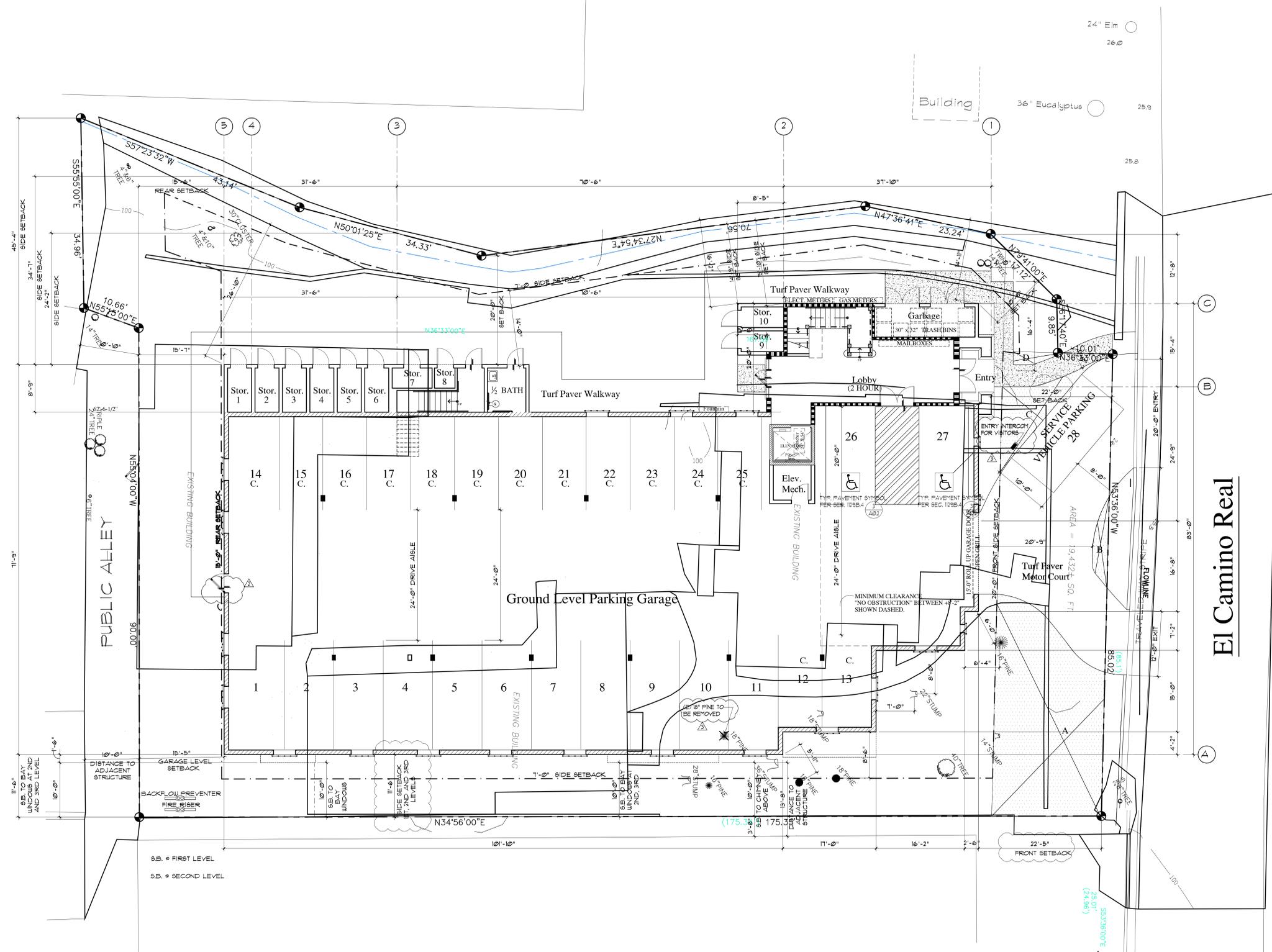
8 LEVEL MANEUVER'G CLR. @ DOOR
SCALE: 1/4"=1'-0"



5 TYPICAL H.C. SINK
SCALE: 1/4"=1'-0"



3 ACCESSIBLE PARKING SYMBOL
SCALE: 1"=1'-0"



FRONT SETBACK AREA 1100 (50' x 850' +/-)	6931 SF
	3281 SF
	1222 SF
	1522 SF
TOTAL	9816 SF

SITE DEVELOPMENT PLAN
SCALE: 1/8"=1'-0"

REVISIONS	BY
PLANNING 09/18/14	SF
PLANNING 01/23/15	SF
PLANNING 01/15/16	SF

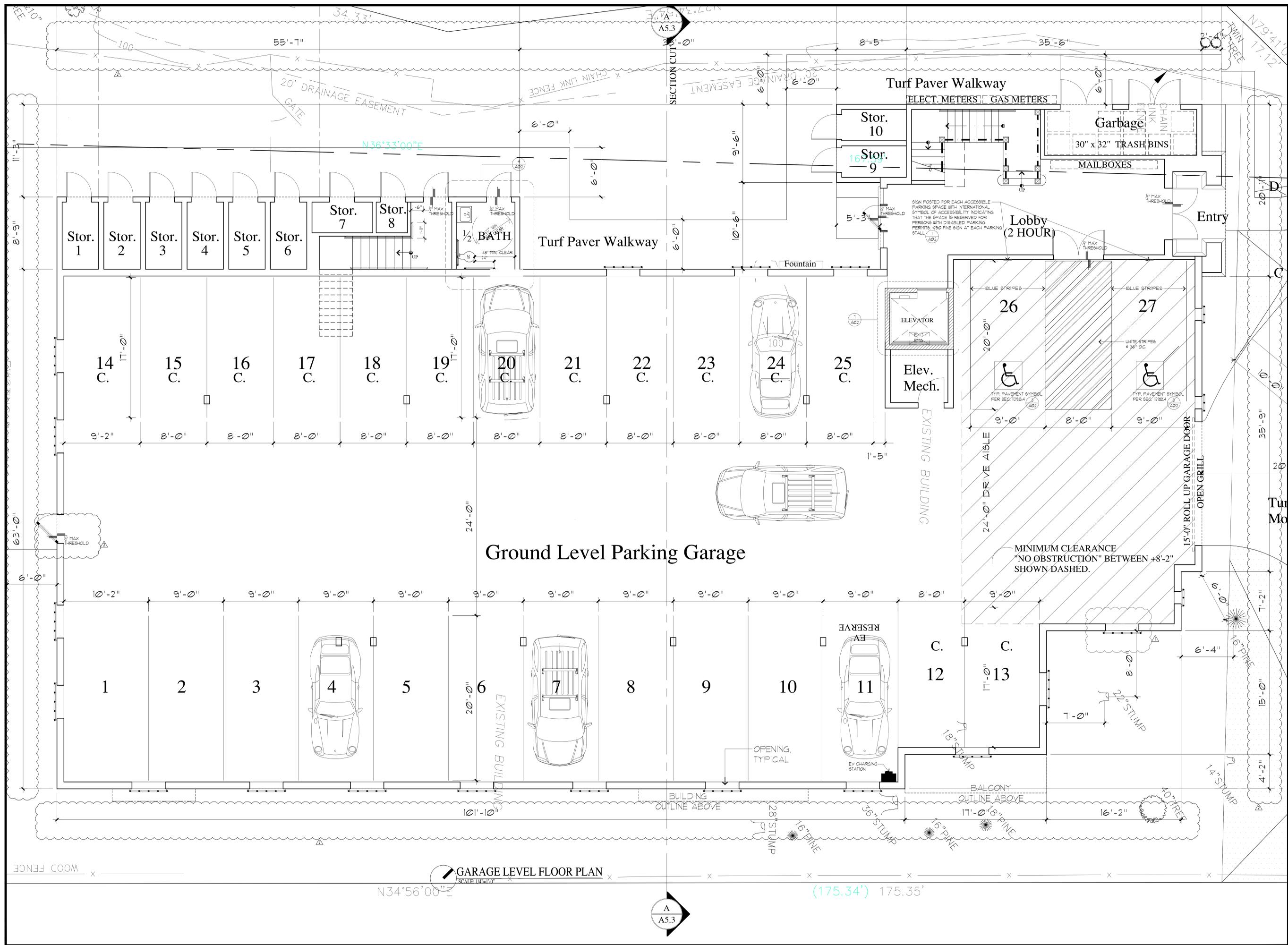
1509 EL CAMINO LLC
1008 LAUREL STREET
SAN CARLOS, CA 94070

PROPOSED RESIDENTIAL CONDOMINIUM
1509 EL CAMINO REAL
BURLINGAME, CA 94010

SITE DEVELOPMENT PLAN

DATE:	OCT. 11, 2013
SCALE:	AS NOTED
DRAWN:	SF
CHK:	
SHEET NO.	

A1.0



REVISIONS	BY
PLANNING 09/18/14	SF
PLANNING 07/23/15	SF
1509 EL CAMINO LLC 1008 LAUREL STREET SAN CARLOS, CA 94070	
PROPOSED RESIDENTIAL CONDOMINIUM 1509 EL CAMINO REAL BURLINGAME, CA 94010	
GARAGE LEVEL FLOOR PLAN	
DATE: OCT. 11, 2013	SCALE: AS NOTED
DRAWN: SF	DR: SF
SHEET NO. A1.1	

FLOOR AREA CALC.

GARAGE LEVEL:

- "G.1" = 6,416 SQ.FT.
- "G.2" = 487 SQ.FT.
- "G.3" = 1,000 SQ.FT.
- "G.4" = 709 SQ.FT.
- "G.5" = 92 SQ.FT.
- "G.6" = 43 SQ.FT.
- "G.7" = 710 SQ.FT.
- "G.8" = 33 SQ.FT.
- "G.9" = 80 SQ.FT.
- "G.10" = 80 SQ.FT.
- TOTAL GARAGE: 9,570 SQ.FT.

SECOND LEVEL FLOOR PLAN:

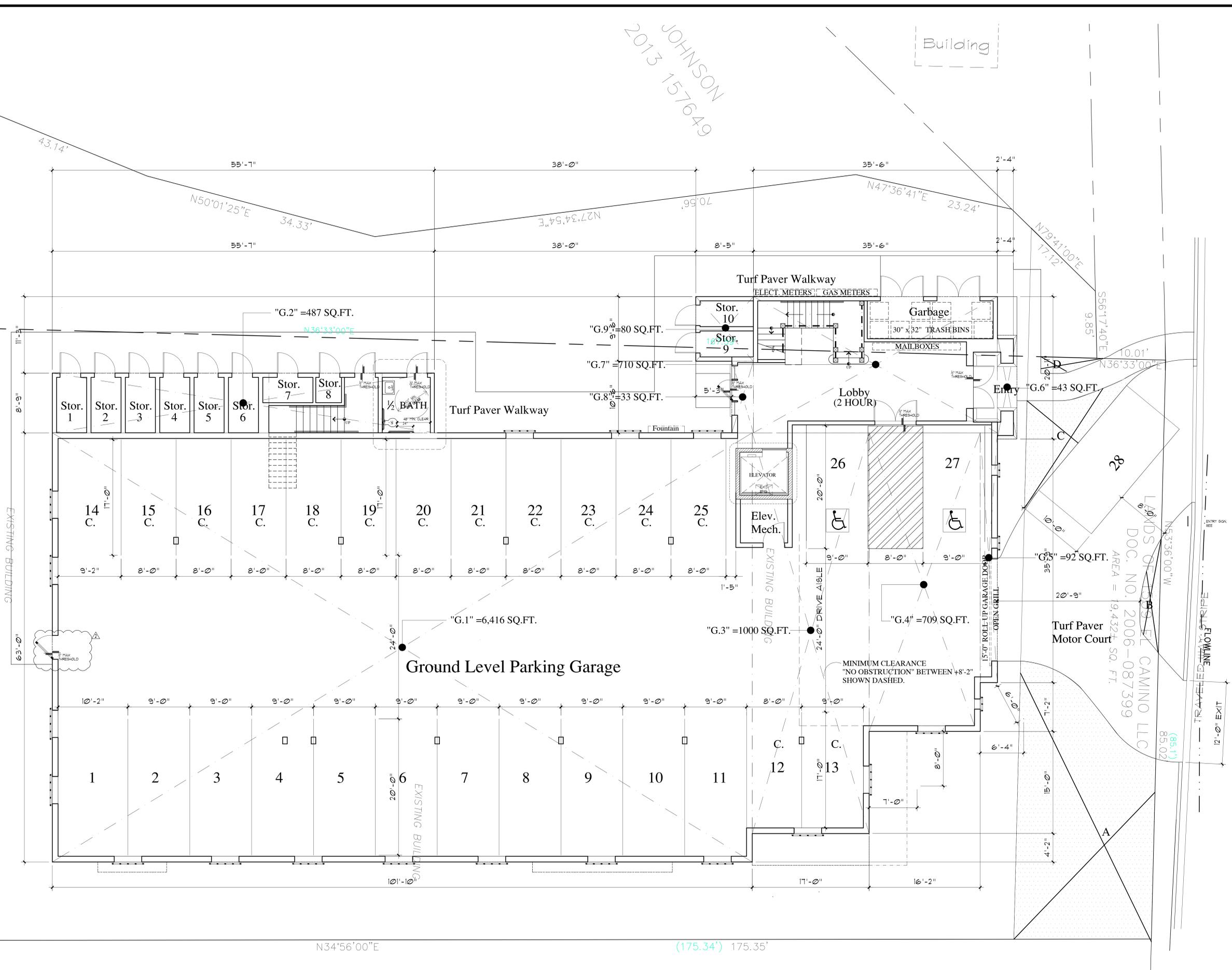
- "S.1" = 211 SQ.FT.
- "S.2" = 340 SQ.FT.
- "S.3" = 76 SQ.FT.
- "S.4" = 441 SQ.FT.
- "S.5" = 87 SQ.FT.
- "S.6" = 371 SQ.FT.
- "S.7" = 99 SQ.FT.
- "S.8" = 33 SQ.FT.
- "S.9" = 71 SQ.FT.
- "S.10" = 241 SQ.FT.
- "S.11" = 176 SQ.FT.
- "S.12" = 31 SQ.FT.
- "S.13" = 70 SQ.FT.
- "S.14" = 4,927 SQ.FT.
- "S.15" = 215 SQ.FT.
- "S.16" = 70 SQ.FT.
- "S.17" = 181 SQ.FT.
- "S.18" = 93 SQ.FT.
- "S.19" = 200 SQ.FT.
- "S.20" = 336 SQ.FT.
- "S.21" = 1263 SQ.FT.
- "S.22" = 93 SQ.FT.
- "S.23" = 20 SQ.FT.
- TOTAL SECOND LEVEL FLOOR: 9,371 SQ.FT.

THIRD LEVEL FLOOR PLAN:

- "T.1" = 225 SQ.FT.
- "T.2" = 349 SQ.FT.
- "T.3" = 76 SQ.FT.
- "T.4" = 441 SQ.FT.
- "T.5" = 87 SQ.FT.
- "T.6" = 71 SQ.FT.
- "T.7" = 99 SQ.FT.
- "T.8" = 33 SQ.FT.
- "T.9" = 71 SQ.FT.
- "T.10" = 241 SQ.FT.
- "T.11" = 176 SQ.FT.
- "T.12" = 31 SQ.FT.
- "T.13" = 70 SQ.FT.
- "T.14" = 4,830 SQ.FT.
- "T.15" = 215 SQ.FT.
- "T.16" = 571 SQ.FT.
- "T.17" = 96 SQ.FT.
- "T.18" = 49 SQ.FT.
- "T.19" = 56 SQ.FT.
- "T.20" = 336 SQ.FT.
- "T.21" = 1263 SQ.FT.
- "T.22" = 30 SQ.FT.
- "T.23" = 93 SQ.FT.
- "T.24" = 3 SQ.FT.
- TOTAL THIRD LEVEL FLOOR: 9,024 SQ.FT.

ROOF LEVEL PLAN:

- "R.1" = 201 SQ.FT.
- "R.2" = 263 SQ.FT.
- "R.3" = 148 SQ.FT.
- "R.4" = 139 SQ.FT.
- TOTAL ROOF LEVEL: 751 SQ.FT.



JOHNSON
2013 157649

REVISIONS	BY
PLANNING 09/18/14	SF
PLANNING 01/23/15	SF

1509 EL CAMINO LLC
1008 LAUREL STREET
SAN CARLOS, CA 94070

PROPOSED RESIDENTIAL CONDOMINIUM
1509 EL CAMINO REAL
BURLINGAME, CA 94010

GARAGE LEVEL FLOOR AREA CALCULATIONS

DATE: OCT. 11, 2013
SCALE: AS NOTED
DRAWN: SF
CHECKED:
SHEET NO:

A1.2

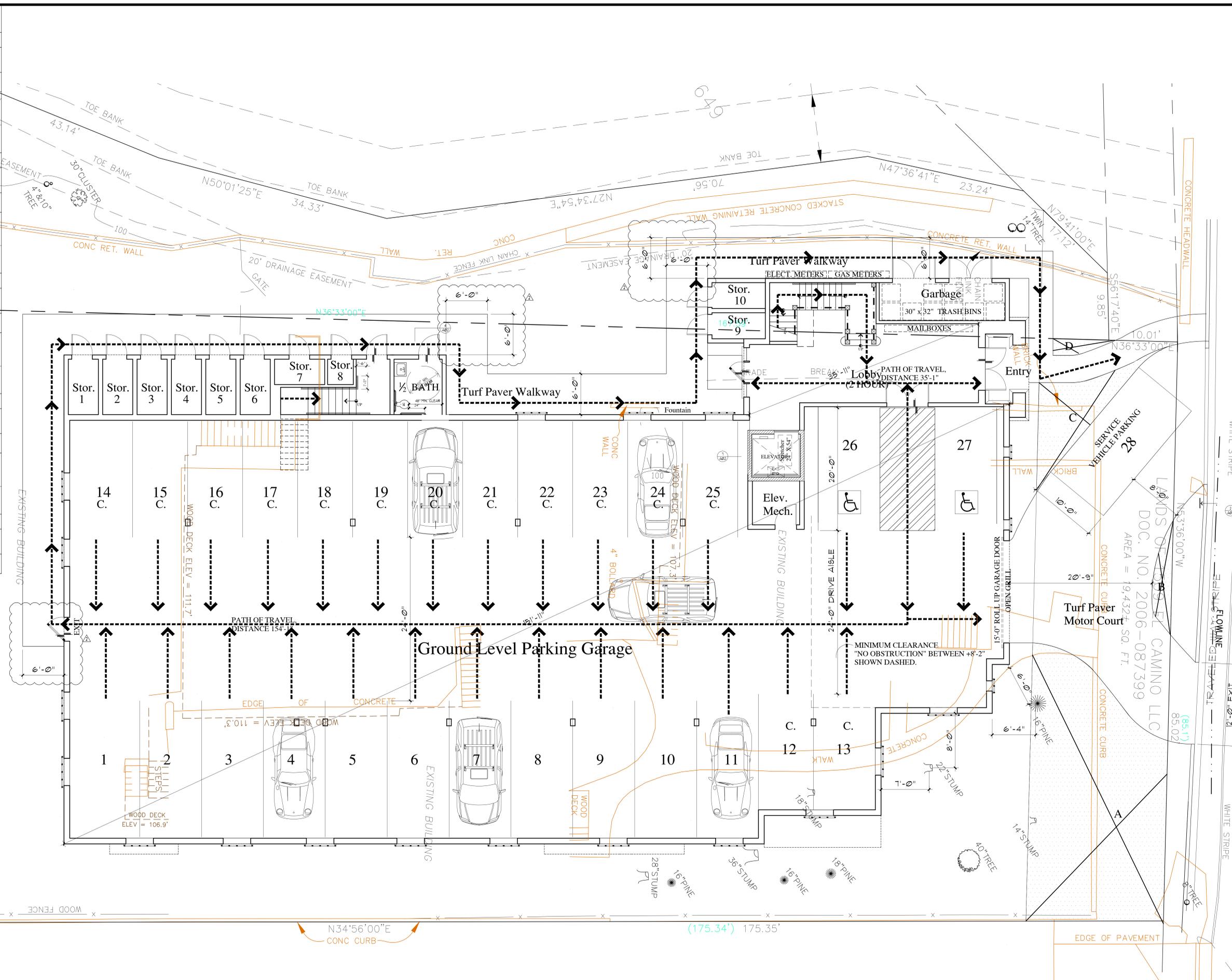
LOBBY LEVEL EXITING PLAN REQUIREMENTS			
EXIT ACCESS REQUIREMENTS	ALLOWABLE / REQUIRED	PROPOSED	CODE SECTION
TRAVEL DISTANCE BETWEEN EXIT ACCESS DOORWAYS	50'-7 1/2" (1/3 DIAGONAL)	135'	1015.2.1 & EXCEPTION
SEPARATION OF WALLS OF EXIT ENCLOSURES	11'-11 1/2" (1/3 DIAGONAL)	35'-1"	1015.2.1 & EXCEPTION

GARAGE LEVEL EXITING PLAN REQUIREMENTS			
EXIT ACCESS REQUIREMENTS	ALLOWABLE / REQUIRED	PROPOSED	CODE SECTION
TRAVEL DISTANCE BETWEEN EXIT ACCESS DOORWAYS	53'-6 1/2" (1/3 DIAGONAL)	154'-1"	1015.2.1 & EXCEPTION
SEPARATION OF WALLS OF EXIT ENCLOSURES			1015.2.1 & EXCEPTION

SECOND LEVEL EXITING PLAN REQUIREMENTS			
EXIT ACCESS REQUIREMENTS	ALLOWABLE / REQUIRED	PROPOSED	CODE SECTION
TRAVEL DISTANCE BETWEEN EXIT ACCESS DOORWAYS	52'-1 1/2" (1/3 DIAGONAL)	119'-6"	1015.2.1 & EXCEPTION
SEPARATION OF WALLS OF EXIT ENCLOSURES		67'-6 1/2"	1015.2.1 & EXCEPTION

THIRD LEVEL EXITING PLAN REQUIREMENTS			
EXIT ACCESS REQUIREMENTS	ALLOWABLE / REQUIRED	PROPOSED	CODE SECTION
TRAVEL DISTANCE BETWEEN EXIT ACCESS DOORWAYS	51'-2" (1/3 DIAGONAL)	115'-5-1/2"	1015.2.1 & EXCEPTION
SEPARATION OF WALLS OF EXIT ENCLOSURES		67'-6-1/2"	1015.2.1 & EXCEPTION

ROOF LEVEL EXITING PLAN REQUIREMENTS			
EXIT ACCESS REQUIREMENTS	ALLOWABLE / REQUIRED	PROPOSED	CODE SECTION
TRAVEL DISTANCE BETWEEN EXIT ACCESS DOORWAYS	44'-9" (1/3 DIAGONAL)	134'-5-1/2"	1015.2.1 & EXCEPTION
SEPARATION OF WALLS OF EXIT ENCLOSURES		72'-9"	1015.2.1 & EXCEPTION



GARAGE LEVEL EXIT PLAN
SCALE: 3/16"=1'-0"

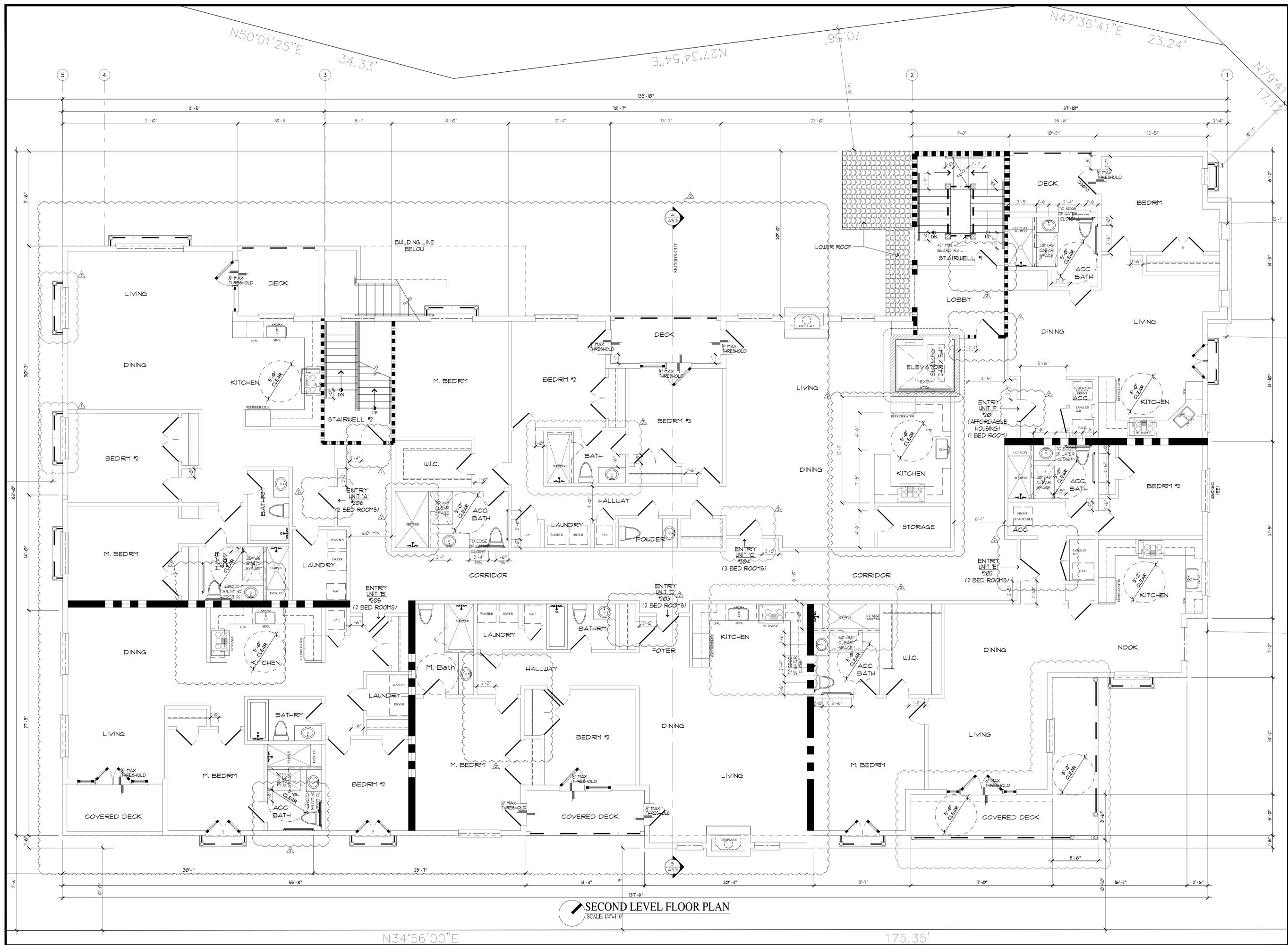
REVISIONS	BY
PLANNING 09/18/14	SF
PLANNING 01/23/15	SF

1509 EL CAMINO LLC
1008 LAUREL STREET
SAN CARLOS, CA 94070

PROPOSED RESIDENTIAL CONDOMINIUM
1509 EL CAMINO REAL
BURLINGAME, CA 94010

GARAGE LEVEL EXIT PLAN

DATE:	OCT. 11, 2013
SCALE:	AS NOTED
DESIGN:	SF
DATE:	
SHEET NO.	A1.3



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

REVISIONS	BY
PLANNING 09/18/14	SF
PLANNING 07/23/15	SF
PLANNING 07/15/16	SF
1509 EL CAMINO LLC 1008 LAUREL STREET SAN CARLOS, CA 94070	
PROPOSED RESIDENTIAL CONDOMINIUM 1509 EL CAMINO REAL BURLINGAME, CA 94010	
SECOND LEVEL FLOOR PLAN	
DATE: OCT. 11, 2013	SCALE: AS NOTED
DRAWN: SF	BY: SF
SHEET NO:	A2.1
OF SHEETS	

FLOOR AREA CALC.

GARAGE LEVEL:
 "G.1" = 6,416 SQ.FT.
 "G.2" = 487 SQ.FT.
 "G.3" = 1,000 SQ.FT.
 "G.4" = 709 SQ.FT.
 "G.5" = 92 SQ.FT.
 "G.6" = 43 SQ.FT.
 "G.7" = 710 SQ.FT.
 "G.8" = 33 SQ.FT.
 "G.9" = 80 SQ.FT.
TOTAL GARAGE: 9,570 SQ.FT.

SECOND LEVEL FLOOR PLAN:

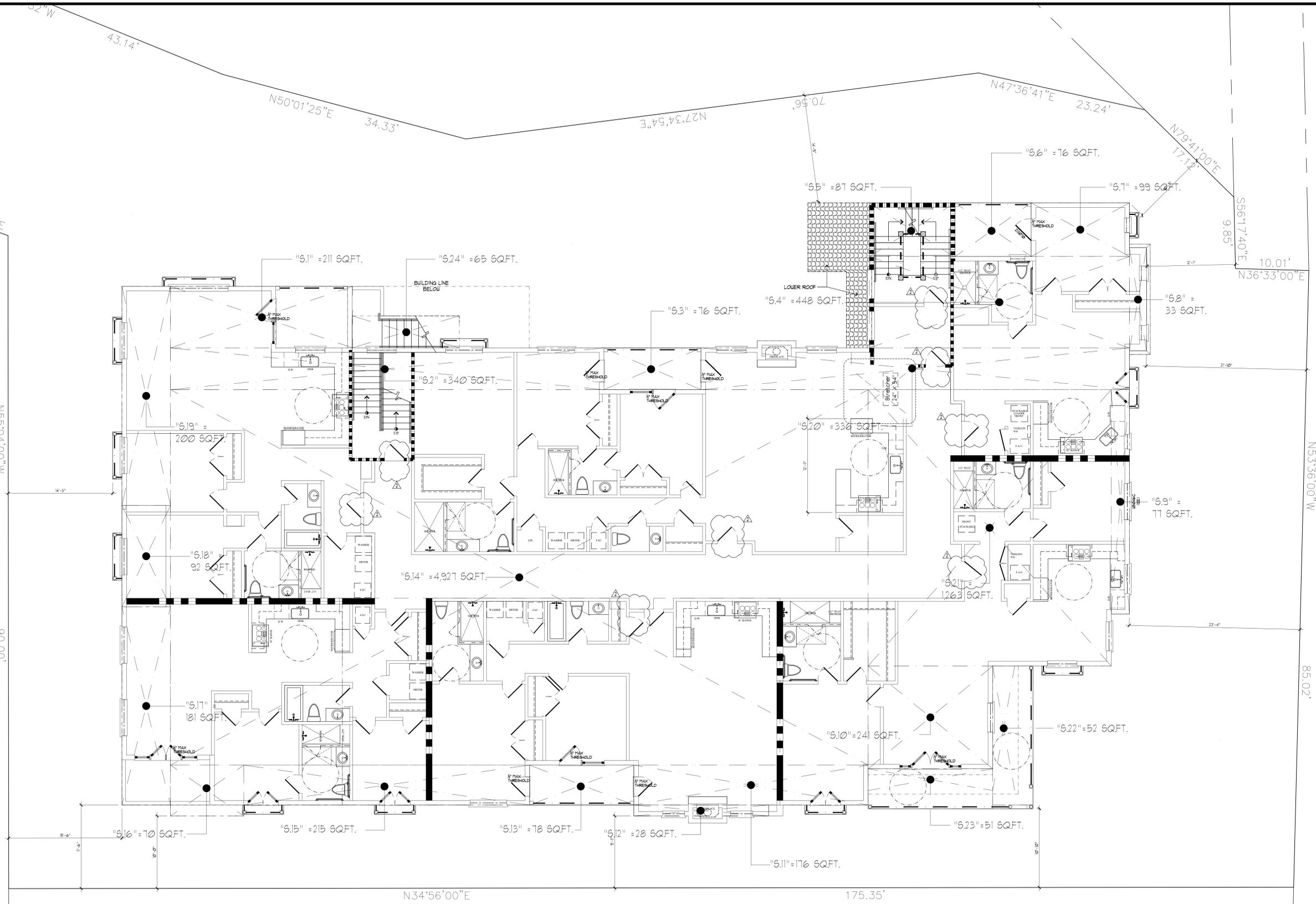
"S.1" = 211 SQ.FT.
 "S.2" = 340 SQ.FT.
 "S.3" = 76 SQ.FT.
 "S.4" = 447 SQ.FT.
 "S.5" = 87 SQ.FT.
 "S.6" = 71 SQ.FT.
 "S.7" = 99 SQ.FT.
 "S.8" = 33 SQ.FT.
 "S.9" = 71 SQ.FT.
 "S.10" = 241 SQ.FT.
 "S.11" = 176 SQ.FT.
 "S.12" = 31 SQ.FT.
 "S.13" = 78 SQ.FT.
 "S.14" = 4,927 SQ.FT.
 "S.15" = 215 SQ.FT.
 "S.16" = 70 SQ.FT.
 "S.17" = 181 SQ.FT.
 "S.18" = 93 SQ.FT.
 "S.19" = 200 SQ.FT.
 "S.20" = 336 SQ.FT.
 "S.21" = 1263 SQ.FT.
 "S.22" = 93 SQ.FT.
 "S.23" = 20 SQ.FT.
TOTAL SECOND LEVEL FLOOR: 9,371 SQ.FT.

THIRD LEVEL FLOOR PLAN:

"T.1" = 225 SQ.FT.
 "T.2" = 349 SQ.FT.
 "T.3" = 76 SQ.FT.
 "T.4" = 447 SQ.FT.
 "T.5" = 87 SQ.FT.
 "T.6" = 71 SQ.FT.
 "T.7" = 99 SQ.FT.
 "T.8" = 33 SQ.FT.
 "T.9" = 71 SQ.FT.
 "T.10" = 241 SQ.FT.
 "T.11" = 176 SQ.FT.
 "T.12" = 31 SQ.FT.
 "T.13" = 78 SQ.FT.
 "T.14" = 4,930 SQ.FT.
 "T.15" = 215 SQ.FT.
 "T.16" = 57 SQ.FT.
 "T.17" = 96 SQ.FT.
 "T.18" = 49 SQ.FT.
 "T.19" = 56 SQ.FT.
 "T.20" = 336 SQ.FT.
 "T.21" = 1263 SQ.FT.
 "T.22" = 30 SQ.FT.
 "T.23" = 93 SQ.FT.
 "T.24" = 3 SQ.FT.
TOTAL THIRD LEVEL FLOOR: 9,024 SQ.FT.

ROOF LEVEL PLAN:

"R.1" = 201 SQ.FT.
 "R.2" = 263 SQ.FT.
 "R.3" = 148 SQ.FT.
 "R.4" = 139 SQ.FT.
TOTAL ROOF LEVEL: 751 SQ.FT.



SECOND LEVEL FLOOR AREA CALCULATIONS
 SCALE: 3/16"=1'-0"

EXISTING BUILDING
 ROOF = 113.8'±

REVISIONS	BY
PLANNING 09/18/14	SF
PLANNING 07/23/15	SF
PLANNING 07/15/16	SF

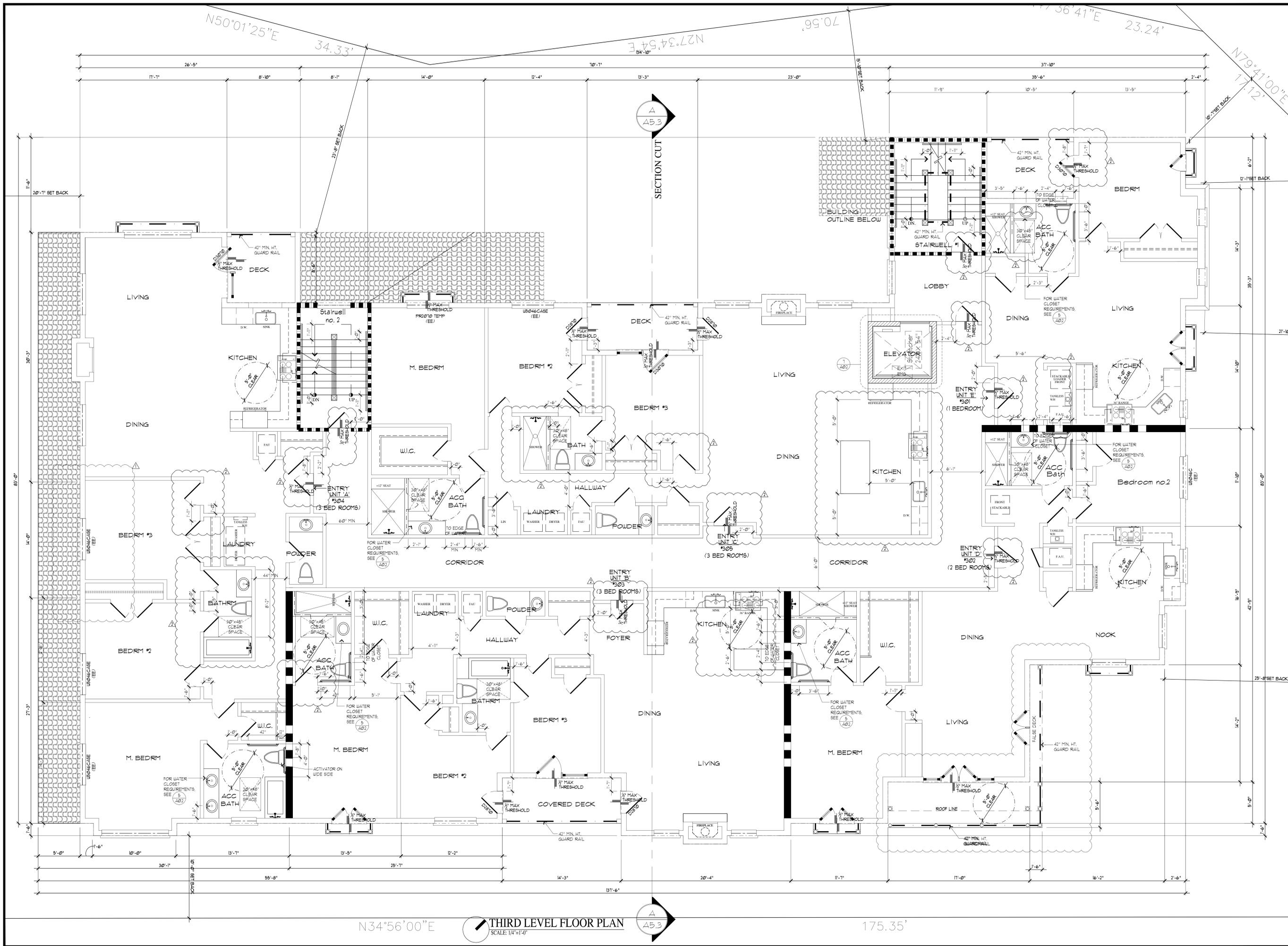
1509 EL CAMINO LLC
 1008 LAUREL STREET
 SAN CARLOS, CA 94070

PROPOSED RESIDENTIAL CONDOMINIUM
 1509 EL CAMINO REAL
 BURLINGAME, CA 94010

SECOND LEVEL FLOOR AREA CALCULATIONS

DATE:	OCT. 11, 2013
SCALE:	AS NOTED
DRAWN:	SF
REV:	
SHEET NO.:	

A2.2



N50°01'25"E
34.33'

N27°34'54"E
70.56'

36°41'E
23.24'

N79°41'00"E
17.12'

N34°56'00"E

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

175.35'

REVISIONS	BY
PLANNING 09/18/14	SF
FRAMING 01/23/15	SF
1509 EL CAMINO LLC 1008 LAUREL STREET SAN CARLOS, CA 94070	
PROPOSED RESIDENTIAL CONDOMINIUM 1509 EL CAMINO REAL BURLINGAME, CA 94010	
THIRD LEVEL FLOOR PLAN	
DATE:	OCT. 11, 2013
SCALE:	AS NOTED
DESIGN:	SF
CHK:	
SHEET NO.	A3.1
OF SHEETS	

FLOOR AREA CALC.

GARAGE LEVEL:
 "G.1" = 6,416 SQFT.
 "G.2" = 4,071 SQFT.
 "G.3" = 1,000 SQFT.
 "G.4" = 709 SQFT.
 "G.5" = 92 SQFT.
 "G.6" = 43 SQFT.
 "G.7" = 710 SQFT.
 "G.8" = 33 SQFT.
 "G.9" = 80 SQFT.
TOTAL GARAGE: 9,570 SQFT.

SECOND LEVEL FLOOR PLAN:

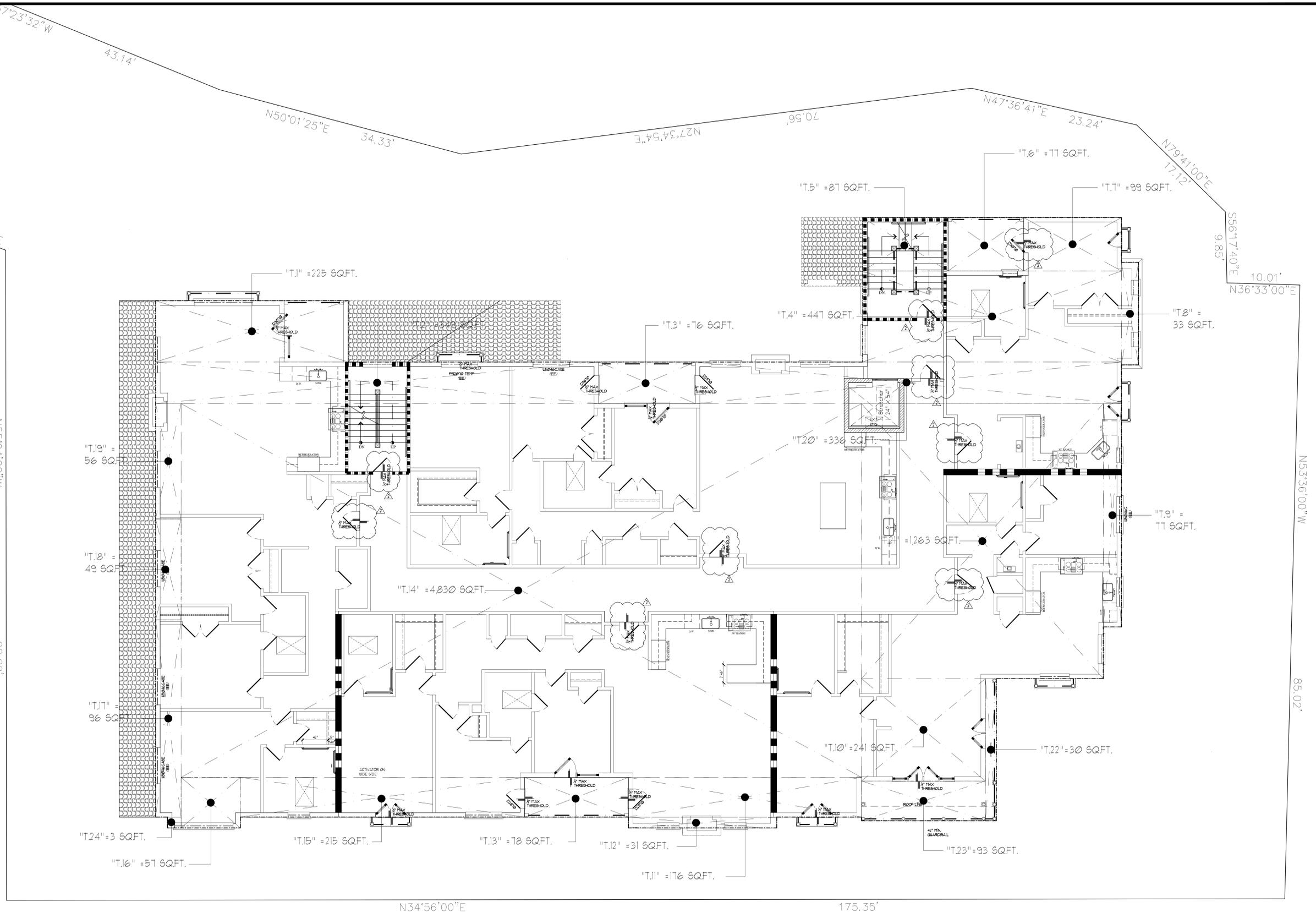
"S.1" = 211 SQFT.
 "S.2" = 340 SQFT.
 "S.3" = 76 SQFT.
 "S.4" = 447 SQFT.
 "S.5" = 81 SQFT.
 "S.6" = 71 SQFT.
 "S.7" = 99 SQFT.
 "S.8" = 33 SQFT.
 "S.9" = 71 SQFT.
 "S.10" = 241 SQFT.
 "S.11" = 176 SQFT.
 "S.12" = 31 SQFT.
 "S.13" = 78 SQFT.
 "S.14" = 4,927 SQFT.
 "S.15" = 215 SQFT.
 "S.16" = 70 SQFT.
 "S.17" = 181 SQFT.
 "S.18" = 93 SQFT.
 "S.19" = 200 SQFT.
 "S.20" = 336 SQFT.
 "S.21" = 1263 SQFT.
 "S.22" = 93 SQFT.
 "S.23" = 20 SQFT.
TOTAL SECOND LEVEL FLOOR: 9,371 SQ. FT.

THIRD LEVEL FLOOR PLAN:

"T.1" = 225 SQFT.
 "T.2" = 349 SQFT.
 "T.3" = 76 SQFT.
 "T.4" = 447 SQFT.
 "T.5" = 81 SQFT.
 "T.6" = 71 SQFT.
 "T.7" = 99 SQFT.
 "T.8" = 33 SQFT.
 "T.9" = 71 SQFT.
 "T.10" = 241 SQFT.
 "T.11" = 176 SQFT.
 "T.12" = 31 SQFT.
 "T.13" = 78 SQFT.
 "T.14" = 4,830 SQFT.
 "T.15" = 215 SQFT.
 "T.16" = 57 SQFT.
 "T.17" = 96 SQFT.
 "T.18" = 49 SQFT.
 "T.19" = 56 SQFT.
 "T.20" = 336 SQFT.
 "T.21" = 1263 SQFT.
 "T.22" = 93 SQFT.
 "T.23" = 93 SQFT.
 "T.24" = 3 SQFT.
TOTAL THIRD LEVEL FLOOR: 9,074 SQ. FT.

ROOF LEVEL PLAN:

"R.1" = 201 SQFT.
 "R.2" = 263 SQFT.
 "R.3" = 148 SQFT.
 "R.4" = 139 SQFT.
TOTAL ROOF LEVEL: 751 SQ. FT.



THIRD LEVEL FLOOR AREA CALCULATIONS
 SCALE: 3/16"=1'-0"

REVISIONS	BY
PLANNING 09/18/14	SF
PLANNING 01/23/15	SF

1509 EL CAMINO LLC
 1008 LAUREL STREET
 SAN CARLOS, CA 94070

PROPOSED RESIDENTIAL CONDOMINIUM
 1509 EL CAMINO REAL
 BURLINGAME, CA 94010

THIRD LEVEL FLOOR AREA CALCULATIONS

DATE:	OCT. 11, 2013
SCALE:	AS NOTED
DRAWN:	SF
CHECK:	
SHEET NO.	

A3.2

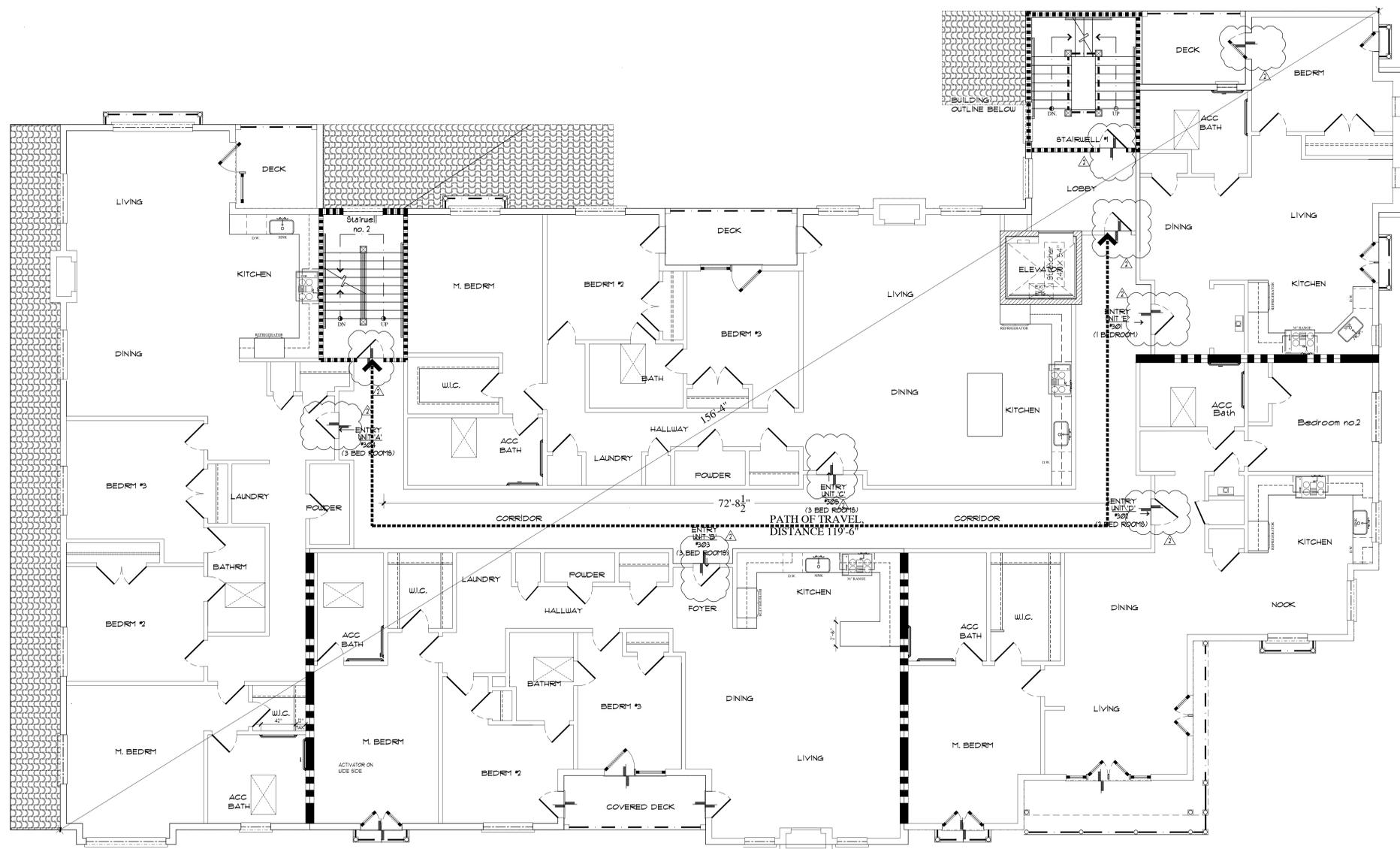
LOBBY LEVEL EXITING PLAN REQUIREMENTS			
EXIT ACCESS REQUIREMENTS	ALLOWABLE / REQUIRED	PROPOSED	CODE SECTION
TRAVEL DISTANCE BETWEEN EXIT ACCESS DOORWAYS	50'-7 1/2" (1/3 DIAGONAL)	135'	1015.2.1 1015.2.1 & EXCEPTION
SEPARATION OF WALLS OF EXIT ENCLOSURES	11'-11 1/2" (1/3 DIAGONAL)	35'-1"	1015.2.1 1015.2.1 & EXCEPTION

GARAGE LEVEL EXITING PLAN REQUIREMENTS			
EXIT ACCESS REQUIREMENTS	ALLOWABLE / REQUIRED	PROPOSED	CODE SECTION
TRAVEL DISTANCE BETWEEN EXIT ACCESS DOORWAYS	53'-6 1/2" (1/3 DIAGONAL)	154'-1"	1015.2.1 1015.2.1 & EXCEPTION
SEPARATION OF WALLS OF EXIT ENCLOSURES			1015.2.1 1015.2.1 & EXCEPTION

SECOND LEVEL EXITING PLAN REQUIREMENTS			
EXIT ACCESS REQUIREMENTS	ALLOWABLE / REQUIRED	PROPOSED	CODE SECTION
TRAVEL DISTANCE BETWEEN EXIT ACCESS DOORWAYS	52'-1 1/2" (1/3 DIAGONAL)	119'-6"	1015.2.1 1015.2.1 & EXCEPTION
SEPARATION OF WALLS OF EXIT ENCLOSURES		67'-6 1/2"	1015.2.1 1015.2.1 & EXCEPTION

THIRD LEVEL EXITING PLAN REQUIREMENTS			
EXIT ACCESS REQUIREMENTS	ALLOWABLE / REQUIRED	PROPOSED	CODE SECTION
TRAVEL DISTANCE BETWEEN EXIT ACCESS DOORWAYS	51'-2" (1/3 DIAGONAL)	115'-5-1/2"	1015.2.1 1015.2.1 & EXCEPTION
SEPARATION OF WALLS OF EXIT ENCLOSURES		67'-6-1/2"	1015.2.1 1015.2.1 & EXCEPTION

ROOF LEVEL EXITING PLAN REQUIREMENTS			
EXIT ACCESS REQUIREMENTS	ALLOWABLE / REQUIRED	PROPOSED	CODE SECTION
TRAVEL DISTANCE BETWEEN EXIT ACCESS DOORWAYS	44'-9" (1/3 DIAGONAL)	134'-5-1/2"	1015.2.1 1015.2.1 & EXCEPTION
SEPARATION OF WALLS OF EXIT ENCLOSURES		72'-9"	1015.2.1 1015.2.1 & EXCEPTION



THIRD LEVEL EXIT PLAN
SCALE: 3/16"=1'-0"

REVISIONS	BY
PLANNING 09/18/14	SF
FRAMING 01/23/15	SF

1509 EL CAMINO LLC
1008 LAUREL STREET
SAN CARLOS, CA 94070

PROPOSED RESIDENTIAL CONDOMINIUM
1509 EL CAMINO REAL
BURLINGAME, CA 94010

THIRD LEVEL EXIT PLAN

DATE:	OCT. 11, 2013
SCALE:	AS NOTED
DESIGN:	SF
CHK:	
SHEET NO:	

A3.3

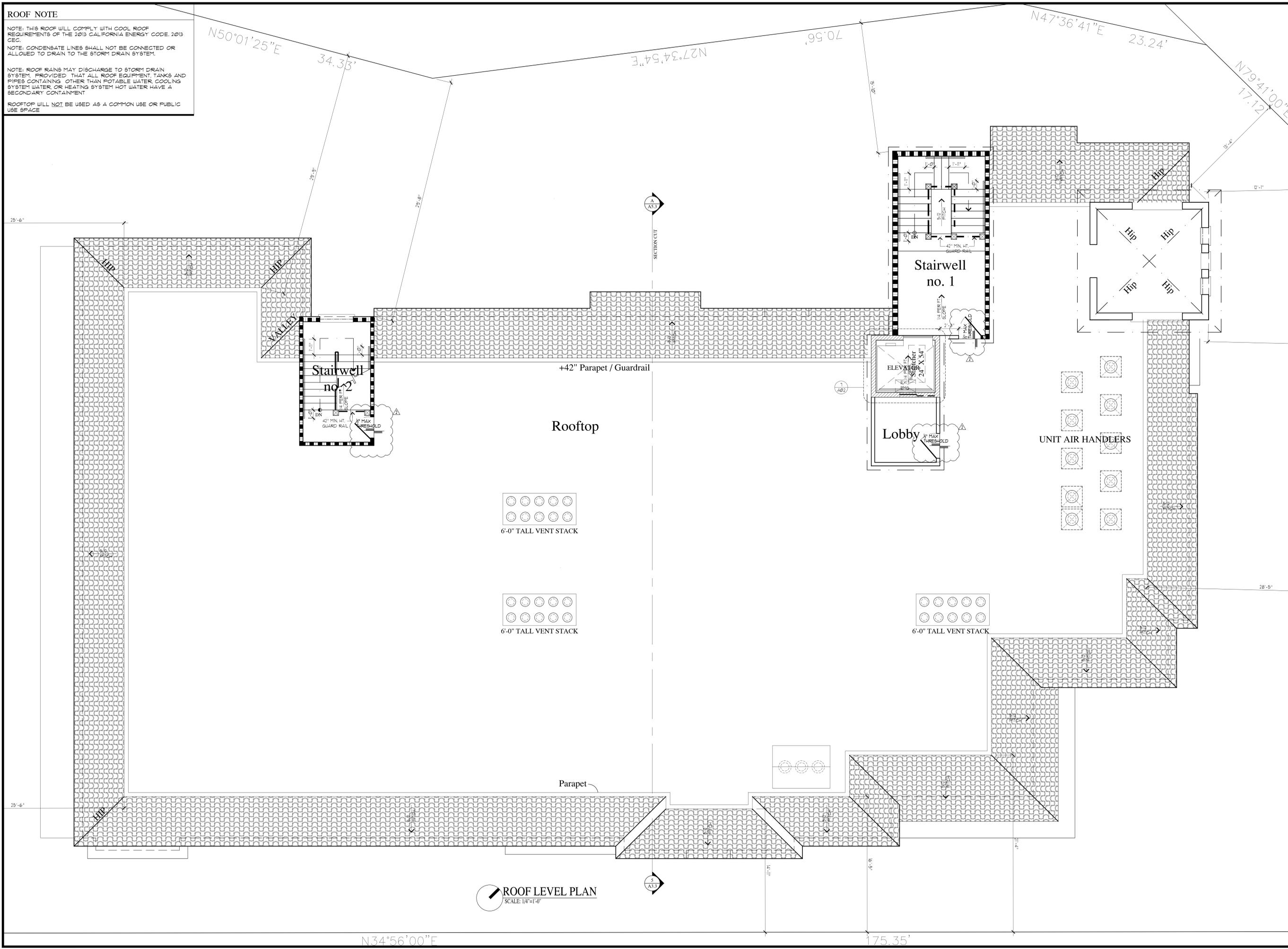
ROOF NOTE

NOTE: THIS ROOF WILL COMPLY WITH COOL ROOF REQUIREMENTS OF THE 2013 CALIFORNIA ENERGY CODE, 2013 CEC.

NOTE: CONDENSATE LINES SHALL NOT BE CONNECTED OR ALLOWED TO DRAIN TO THE STORM DRAIN SYSTEM.

NOTE: ROOF RAINS MAY DISCHARGE TO STORM DRAIN SYSTEM PROVIDED THAT ALL ROOF EQUIPMENT, TANKS AND PIPES CONTAINING OTHER THAN POTABLE WATER, COOLING SYSTEM WATER, OR HEATING SYSTEM HOT WATER HAVE A SECONDARY CONTAINMENT

ROOFTOP WILL NOT BE USED AS A COMMON USE OR PUBLIC USE SPACE



REVISIONS	BY
PLANNING 09/18/14	SF
PLANNING 01/23/15	SF

1509 EL CAMINO LLC
 1008 LAUREL STREET
 SAN CARLOS, CA 94070

PROPOSED RESIDENTIAL CONDOMINIUM
 1509 EL CAMINO REAL
 BURLINGAME, CA 94010

ROOF LEVEL FLOOR PLAN

DATE: OCT. 11, 2013
 SCALE: AS NOTED
 DRAWN: SF
 REV:
 SHEET NO:

A4.1

FLOOR AREA CALC.

GARAGE LEVEL:

- "G.1" = 6,416 SQ.FT.
- "G.2" = 487 SQ.FT.
- "G.3" = 1,000 SQ.FT.
- "G.4" = 709 SQ.FT.
- "G.5" = 92 SQ.FT.
- "G.6" = 43 SQ.FT.
- "G.7" = 710 SQ.FT.
- "G.8" = 33 SQ.FT.
- "G.9" = 80 SQ.FT.
- TOTAL GARAGE: 9,570 SQ.FT.**

SECOND LEVEL FLOOR PLAN:

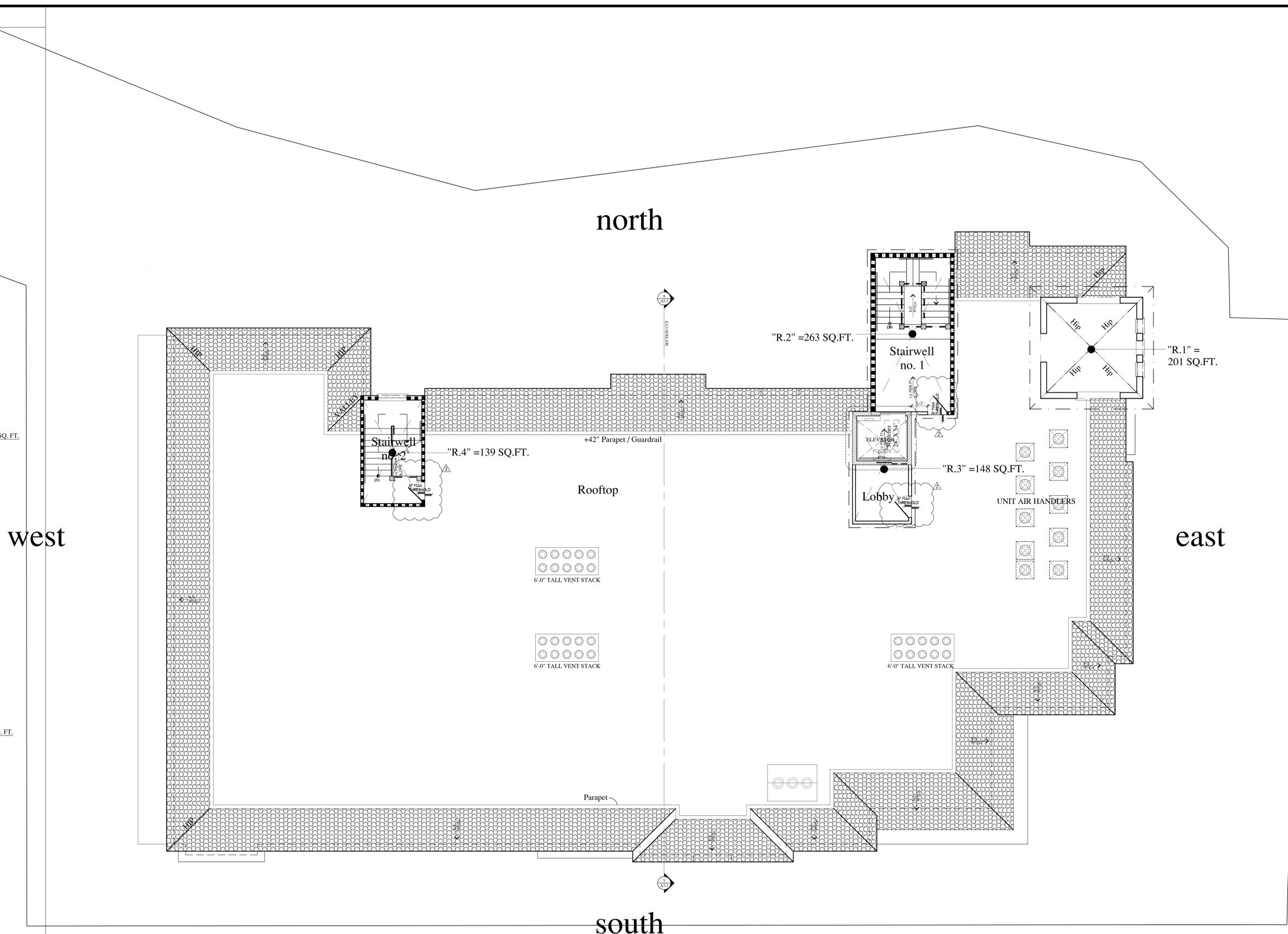
- "S.1" = 211 SQ.FT.
- "S.2" = 340 SQ.FT.
- "S.3" = 76 SQ.FT.
- "S.4" = 447 SQ.FT.
- "S.5" = 87 SQ.FT.
- "S.6" = 77 SQ.FT.
- "S.7" = 99 SQ.FT.
- "S.8" = 33 SQ.FT.
- "S.9" = 77 SQ.FT.
- "S.10" = 241 SQ.FT.
- "S.11" = 176 SQ.FT.
- "S.12" = 31 SQ.FT.
- "S.13" = 78 SQ.FT.
- "S.14" = 4,927 SQ.FT.
- "S.15" = 215 SQ.FT.
- "S.16" = 70 SQ.FT.
- "S.17" = 181 SQ.FT.
- "S.18" = 93 SQ.FT.
- "S.19" = 200 SQ.FT.
- "S.20" = 336 SQ.FT.
- "S.21" = 1,263 SQ.FT.
- "S.22" = 93 SQ.FT.
- "S.23" = 20 SQ.FT.
- TOTAL SECOND LEVEL FLOOR: 9,371 SQ. FT.**

THIRD LEVEL FLOOR PLAN :

- "T.1" = 225 SQ.FT.
- "T.2" = 349 SQ.FT.
- "T.3" = 76 SQ.FT.
- "T.4" = 447 SQ.FT.
- "T.5" = 87 SQ.FT.
- "T.6" = 77 SQ.FT.
- "T.7" = 99 SQ.FT.
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- "T.11" = 176 SQ.FT.
- "T.12" = 31 SQ.FT.
- "T.13" = 78 SQ.FT.
- "T.14" = 4,830 SQ.FT.
- "T.15" = 215 SQ.FT.
- "T.16" = 57 SQ.FT.
- "T.17" = 96 SQ.FT.
- "T.18" = 49 SQ.FT.
- "T.19" = 56 SQ.FT.
- "T.20" = 336 SQ.FT.
- "T.21" = 1,263 SQ.FT.
- "T.22" = 30 SQ.FT.
- "T.23" = 93 SQ.FT.
- "T.24" = 3 SQ.FT.
- TOTAL THIRD LEVEL FLOOR: 9,024 SQ. FT.**

ROOF LEVEL PLAN :

- "R.1" = 201 SQ.FT.
- "R.2" = 263 SQ.FT.
- "R.3" = 148 SQ.FT.
- "R.4" = 139 SQ.FT.
- TOTAL ROOF LEVEL : 751 SQ. FT.**



west

north

east

south

ROOF LEVEL FLOOR AREA CALCULATIONS
SCALE: 3/16"=1'-0"

REVISIONS	BY
PLANNING 09/18/14	SF
PLANNING 01/23/15	SF

1509 EL CAMINO LLC
1008 LAUREL STREET
SAN CARLOS, CA 94070

PROPOSED RESIDENTIAL CONDOMINIUM
1509 EL CAMINO REAL
BURLINGAME, CA 94010

ROOF LEVEL FLOOR AREA CALCULATIONS

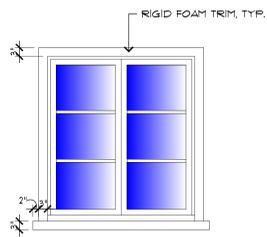
DATE:	OCT. 11, 2013
SCALE:	AS NOTED
DRAWN:	SF
CHECK:	
SHEET NO.	

A4.2

OF SHEETS



SOUTH ELEVATION
SCALE: 3/16"=1'-0"



1 WINDOW TRIM
SCALE: 1/2"=1'-0"

KEYNOTES

1. ELEVATOR TOWER
2. EXTERIOR FINISH:
MATERIAL: 3 COAT CEMENT PLASTER (STUCCO) 1/8" THICK O' 2 LAYERS OF GRADE "D" ASPHALT PAPER
COLOR: TBD
TEXTURE: TBD
3. GUTTERS:
MATERIAL: GALVANIZED, PRIMED AND PAINTED
STYLE: HALF ROUND SINGLE BEAD
SIZE: 5" DIA
COLOR: FLAT BLACK
DOWNSPOUT: 4" DIA.
4. TYPICAL EAVE:
SIZE: 2X8 WITH 4X6 RAFTER TIPS AT 24" O.C.
COLOR: MATCH EXISTING
5. DECORATIVE CHIMNEY STACK WITH METAL SHROUD AS SHOWN. CAP SHALL BE SHEET METAL.
6. DECORATIVE PRE-FAB METAL GUARDRAIL WITH METAL DECK:
HEIGHT: 42" MINIMUM WITH MIN. 4" SPACING OF BALUSTERS
STYLE: TBD
COLOR: TBD
7. DECORATIVE WROUGHT IRON HEADER SCROLL PIECE:
SIZE: SEE DETAIL
COLOR: TBD
8. SPANISH CLAY ROOF TILES:
STYLE: 2 PIECE SYSTEM WITH BIRD STOPS AND BOOSTER SYSTEM
COLOR: EL CANINO BLEND
MANFAC: US TILE
PROVIDE MINIMUM 30# FELT UNDERLAYMENT
9. 2X STUCCO CAP AT HALF WALLS.
10. DECORATIVE AWNINGS, TYP. PER ELEVATIONS
STYLE: CANVAS
COLOR: TBD
11. WOOD EXTERIOR DOORS AND WINDOWS
STYLE: SPANISH
COLOR: TBD
MANUFACTURE: HENCOLECTION
REP:
-WINDOWS TO HAVE WOOD INTERIOR, WOOD EXTERIOR AND SPILATED TRUE DIVIDED LITE WINDOWS TO BE PRIMED READY TO PAINT INSIDE AND OUT. SET BACK 4 INCHES.
12. DECORATIVE KNEE BRACES AT ROOF EXTENSION
13. DECORATIVE SHED ROOF AND WOOD CORBEL DESIGN
14. GROUPED DECORATIVE POST:
SIZE: 6X6 POST WITH CHAMFERED CORNER EDGES.
15. DECORATIVE FLOOR BEAM OUTRIGGERS
SIZE: 4X6 WITH DECORATIVE END
16. DECORATIVE PRE-FAB METAL GUARDRAIL HEIGHT: 42" MINIMUM WITH MIN. 4" SPACING OF BALUSTERS
STYLE: TBD
COLOR: TBD
17. WOOD DECK BASE BAND
SIZE: 1X6
18. DECORATIVE STUCCO REGLET
SIZE: 1/2" REVEAL
19. DECORATIVE WROUGHT IRON ENTRY DOORS WITH TEMPERED GLAZING.
20. VENTILATION OPENINGS FOR GARAGE PARKING. OPENINGS TO RECEIVE DECORATIVE WROUGHT IRON SECURITY BARS.
21. GARAGE DOOR-OPEN GRILL, PAINTED METAL ROLL UP DOOR
22. WOOD HEADER
23. PRE-FAB FIREPLACE DIRECT VENTILATOR. PAINT TO MATCH ADJACENT SURFACE IN COLOR.
24. 6X6 END POST WITH CHAMFERED CORNER EDGES.
25. SCALLOPED TERMINATION AS SHOWN.
26. DECORATIVE WROUGHT IRON HEADER SCROLL PIECE:
SIZE: SEE DETAIL
COLOR: TBD
27. EXISTING WALL AT CREEK TO REMAIN.
28. DOWNSPOUT WITH DECORATIVE CONDUCTOR BOX; RAIN LEADER IN WALL TO RECEIVING DRAINAGE BOOT AT GRADE. TYP.
MATERIAL: GALVANIZED, PRIMED AND PAINTED
STYLE: ROUND
SIZE: 5" DIA
COLOR: FLAT BLACK
DOWNSPOUT: 4" DIA.
29. DECORATIVE EXTERIOR WROUGHT IRON LIGHTS. TYP. TO COMPLY TO BURLINGAME LIGHTING REQUIREMENTS.
30. BASE AT FRONT ENTRY.
MATERIAL: LESTONE
31. STORAGE AND GARBAGE DOORS
MATERIAL: STEEL METAL SLAB DOORS.
32. WINDOW TRIM
MATERIAL: LIME STONE COVERED RIGID FOAM TRIM. WINDOW DETAIL 1.

REVISIONS	BY
PLANNING 09/18/14	SF
PLANNING 01/23/15	SF
PLANNING 01/15/16	SF

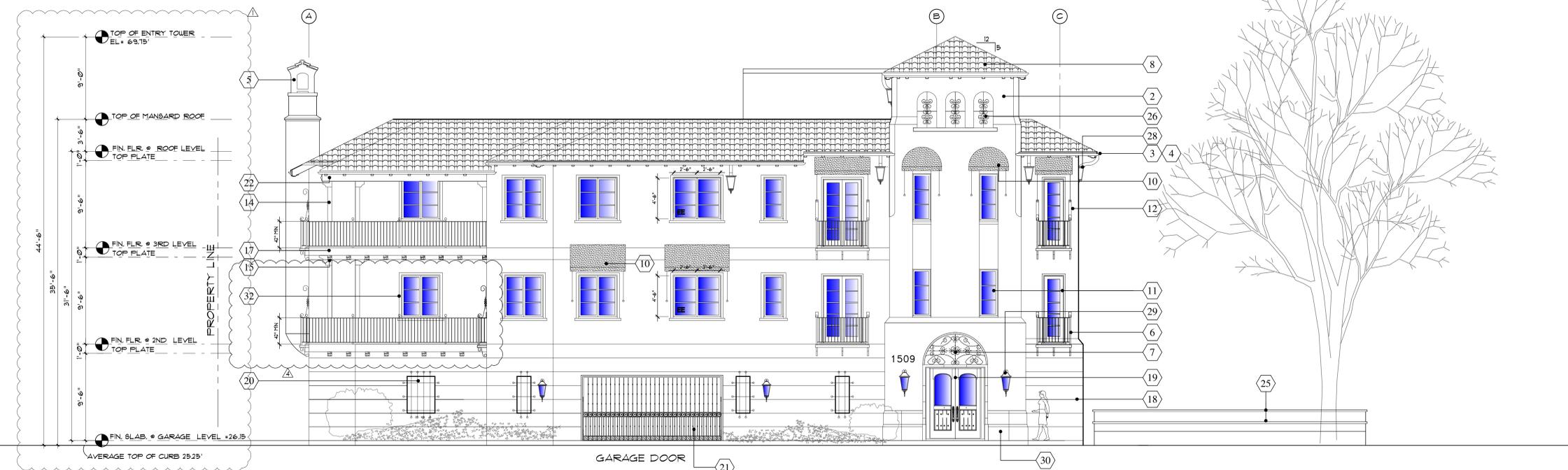
1509 EL CAMINO LLC
1008 LAUREL STREET
SAN CARLOS, CA 94070

PROPOSED RESIDENTIAL CONDOMINIUM
1509 EL CAMINO REAL
BURLINGAME, CA 94010

EXTERIOR ELEVATIONS

CITY OF BURLINGAME LIGHTING REQ.

1. EXTERIOR LIGHTING ON ALL RESIDENTIAL PROPERTIES SHALL BE DESIGNED AND LOCATED SO THAT THE CONE OF LIGHT AND/OR GLARE FROM THE LIGHTING ELEMENT IS KEPT ENTIRELY ON THE PROPERTY OR BELOW THE TOP OF ANY FENCE, EDGE OR WALL. CITY OF BURLINGAME MUNICIPAL CODE 18.16.030
2. ON ALL RESIDENTIAL PROPERTIES EXTERIOR LIGHTING OUTLETS AND FIXTURES SHALL NOT BE LOCATED MORE THAN NINE (9) FEET ABOVE ADJACENT GRADE OR REQUIRED LANDING WALLS OR PORTIONS OF WALLS SHALL NOT BE FLOODLIT. ONLY SHIELDED LIGHT FIXTURES WHICH FOCUS LIGHT DOWNWARD SHALL BE ALLOWED EXCEPT FOR ILLUMINATED STREET NUMBER REQUIRED BY THE FIRE DEPARTMENT. CITY OF BURLINGAME MUNICIPAL CODE 18.16.030
- IDENTIFY ON THE PLANS THE TYPE, LOCATION, AND SIZE OF BUILDING ADDRESS NUMBERS AND ADDRESSES SHALL BE PLACED ON ALL NEW AND EXISTING BUILDING IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. SAID NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, SHALL BE A MINIMUM OF ONE-HALF INCH THICK BY TWO AND ONE-HALF INCHES HIGH, AND SHALL BE EITHER INTERNALLY OR EXTERNALLY ILLUMINATED IN ALL NEW CONSTRUCTION, ALTERATIONS OR REPAIR OF EXISTING CONSTRUCTION. THE POWER OF SUCH ILLUMINATION SHALL NOT BE NORMALLY SWITCHABLE. CITY OF BURLINGAME MUNICIPAL CODE 18.06.050.



EAST ELEVATION
SCALE: 3/16"=1'-0"

DATE: OCT. 11, 2013
SCALE: AS NOTED
DRAWN: SF
CHK:
SHEET NO:

A5.1

OF SHEETS

KEYNOTES

1. ELEVATOR TOWER
2. EXTERIOR FINISH:
MATERIAL: 3 COAT CEMENT PLASTER (STUCCO) 1/8" THICK OVER 2 LAYERS OF GRADE "D" ASPHALT PAPER
COLOR: TBD
TEXTURE: TBD
3. GUTTERS:
MATERIAL: GALVANIZED PRIMED AND PAINTED
STYLE: HALF ROUND SINGLE BEAD
SIZE: 5" DIA.
COLOR: FLAT BLACK
DOWNSPOUT: 4" DIA.
4. TYPICAL EAVE:
SIZE: 2X8 WITH 4X6 RAFTER TIPS AT 24" O.C.
COLOR: MATCH EXISTING
5. DECORATIVE CHIMNEY STACK WITH METAL SHROUD AS SHOWN. CAP SHALL BE SHEET METAL.
6. DECORATIVE FIRE-FAB METAL GUARDRAIL WITH METAL DECK.
HEIGHT: 42" MINIMUM WITH MIN. 4" SPACING OF BALUSTERS
STYLE: TBD
COLOR: TBD
7. DECORATIVE WROUGHT IRON HEADER SCROLL PIECE.
SIZE: SEE DETAIL
COLOR: TBD
8. SPANISH CLAY ROOF TILES:
STYLE: 2 PIECE SYSTEM WITH BIRD STOPS AND BOOSTER SYSTEM
COLOR: EL CAMINO BLEND
MANUF: US TILE
PROVIDE MINIMUM 3/8" FELT UNDERLAYMENT
9. 2X STUCCO CAP AT HALF WALLS.
10. DECORATIVE AWNINGS, TYP. PER ELEVATIONS
STYLE: CANVAS
COLOR: TBD
11. WOOD EXTERIOR DOORS AND WINDOWS
STYLE: SPANISH
COLOR: TBD
MANUF: JELD-WEN COLLECTION
REP:
WINDOWS TO HAVE WOOD INTERIOR WOOD EXTERIOR AND SIMILATED TRUE DIVIDED LITES UNLESS TO BE PRIMED READY TO PAINT INSIDE AND OUT. SET BACK 1/4 INCHES.
12. DECORATIVE KNEE BRACES AT ROOF EXTENSION
13. DECORATIVE SHED ROOF AND WOOD CORBEL DESIGN
14. GROUPED DECORATIVE POST.
SIZE: 6X6 POST WITH CHAMFERED CORNER EDGES.
15. DECORATIVE FLOOR BEAM OUTRIGGERS
SIZE: 4X6 WITH DECORATIVE ENDS.
16. DECORATIVE FIRE-FAB METAL GUARDRAIL
HEIGHT: 42" MINIMUM WITH MIN. 4" SPACING OF BALUSTERS
STYLE: TBD
COLOR: TBD
17. WOOD DECK BASE BAND
SIZE: 1X4
18. DECORATIVE STUCCO REGLET
SIZE: 1/2" REVEAL
19. DECORATIVE WROUGHT IRON ENTRY DOORS WITH TEMPERED GLAZING.
20. VENTILATION OPENINGS FOR GARAGE PARKING. OPENINGS TO RECEIVE DECORATIVE WROUGHT IRON SECURITY BARS.
21. GARAGE DOOR-OPEN GRILL, PAINTED METAL ROLL UP DOOR
22. WOOD HEADER
23. FIRE-FAB FIREPLACE DIRECT VENTILATOR. PAINT TO MATCH ADJACENT SURFACE IN COLOR.
24. 6X6 END POST WITH CHAMFERED CORNER EDGES.
25. SCALLOPED TERMINATION AS SHOWN.
26. DECORATIVE WROUGHT IRON HEADER SCROLL PIECE.
SIZE: SEE DETAIL
COLOR: TBD
27. EXISTING WALL AT CREEK TO REMAIN
28. DOWNSPOUT WITH DECORATIVE CONDUCTOR BOX. RAIN LEADER IN WALL TO RECEIVING DRAINAGE BOOT AT GRADE. TYP.
MATERIAL: GALVANIZED, PRIMED AND PAINTED
STYLE: ROUND
SIZE: 5" DIA.
COLOR: FLAT BLACK
DOWNSPOUT: 4" DIA.
29. DECORATIVE EXTERIOR WROUGHT IRON LIGHTS. TYP. TO COMPLY TO BURLINGAME LIGHTING REQUIREMENTS.
30. BASE AT FRONT ENTRY.
MATERIAL: Limestone
31. STORAGE AND GARBAGE DOORS
MATERIAL: STEEL METAL SLAB DOORS.
32. WINDOW TRIM
MATERIAL: LIME STONE COVERED RIGID FOAM TRIM.
WINDOW DETAIL.

CITY OF BURLINGAME LIGHTING REQ.

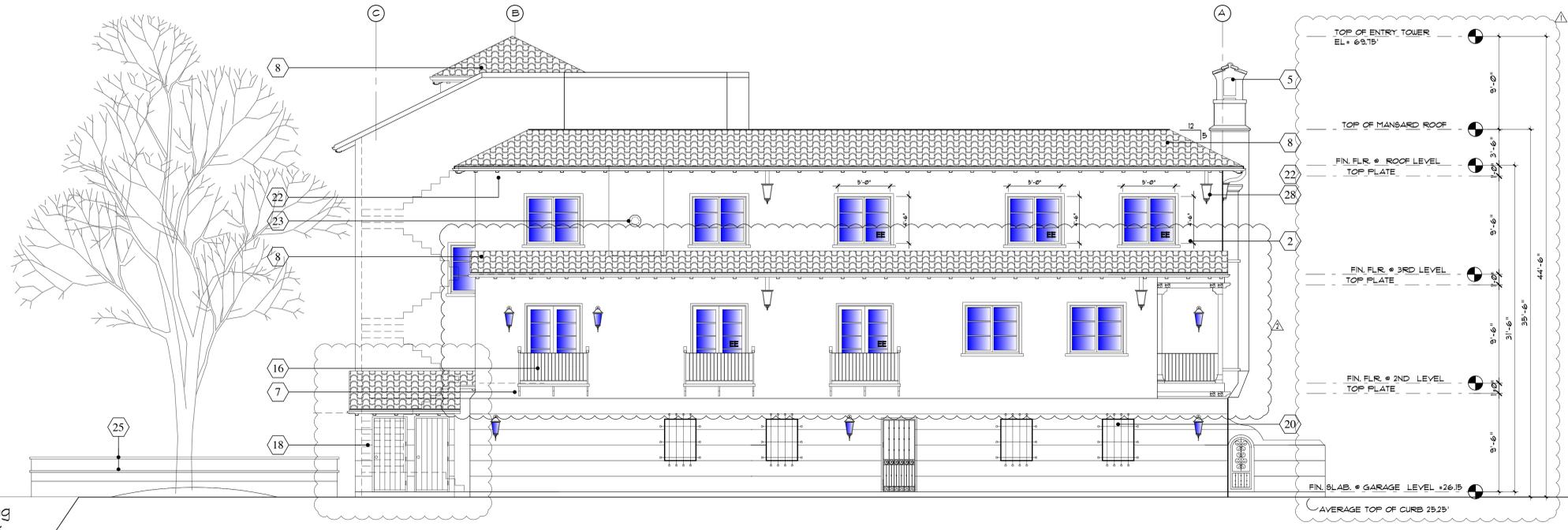
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NORTH ELEVATION
SCALE: 3/16"=1'-0"



WEST ELEVATION
SCALE: 3/16"=1'-0"

REVISIONS	BY
PLANNING 09/18/14	SF
PLANNING 01/23/15	SF
PLANNING 01/15/16	SF

1509 EL CAMINO LLC
1008 LAUREL STREET
SAN CARLOS, CA 94070

PROPOSED RESIDENTIAL CONDOMINIUM
1509 EL CAMINO REAL
BURLINGAME, CA 94010

EXTERIOR ELEVATIONS

OCT. 11, 2013
SCALE: AS NOTED
SF
A5.2

KEYNOTES

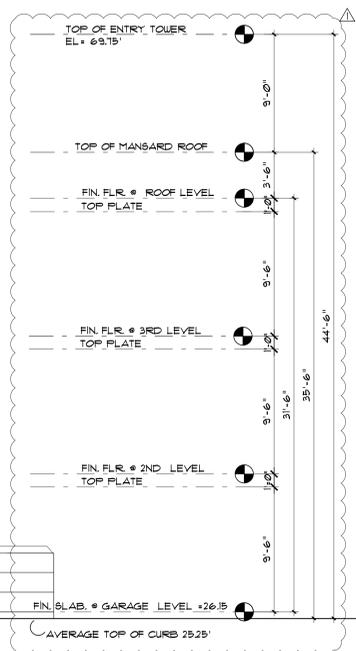
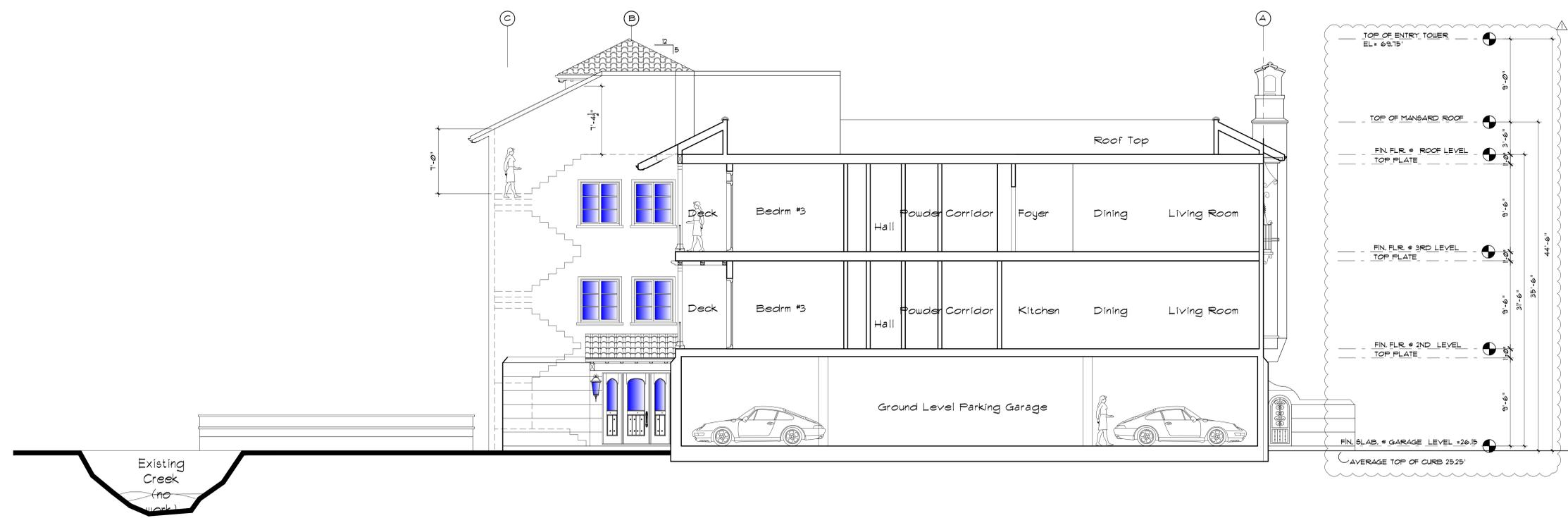
1. ELEVATOR TOWER
2. EXTERIOR FINISH:
MATERIAL: 3 COAT CEMENT PLASTER (STUCCO) 1/8" THICK OVER 2 LAYERS OF GRADE "D" ASPHALT PAPER
COLOR: TBD
TEXTURE: TBD
3. GUTTERS:
MATERIAL: GALVANIZED, PRIMED AND PAINTED
STYLE: HALF ROUND SINGLE BEAD
SIZE: 5" DIA.
COLOR: FLAT BLACK
DOWNSPOUT: 4" DIA.
4. TYPICAL EAVE:
SIZE: 2X8 WITH 4X6 RAFTER TIPS AT 24" O.C.
COLOR: MATCH EXISTING
5. DECORATIVE CHIMNEY STACK WITH METAL SHROUD AS SHOWN. CAP SHALL BE SHEET METAL.
6. DECORATIVE FIRE-FAB METAL GUARDRAIL WITH METAL DECK.
HEIGHT: 42" MINIMUM WITH MIN. 4" SPACING OF BALUSTERS
STYLE: TBD
COLOR: TBD
7. DECORATIVE WROUGHT IRON HEADER SCROLL PIECE.
SIZE: SEE DETAIL
COLOR: TBD
8. SPANISH CLAY ROOF TILES:
STYLE: 2 PIECE SYSTEM WITH BIRD STOPS AND BOOSTER SYSTEM
COLOR: EL CAMINO BLEND
MANFAC: US TILE
PROVIDE MINIMUM 30" FELT UNDERLAYMENT
9. 2X STUCCO CAP AT HALF WALLS.
10. DECORATIVE AWNINGS, TYP. PER ELEVATIONS
STYLE: CANVAS
COLOR: TBD
11. WOOD EXTERIOR DOORS AND WINDOWS
STYLE: SPANISH
COLOR: TBD
MANUFACT. JELD-WEN COLLECTION
REP:
WINDOWS TO HAVE WOOD INTERIOR WOOD EXTERIOR AND SIMILATED TRUE DIVIDED LITES WINDOWS TO BE PRIMED READY TO PAINT INSIDE AND OUT. SET BACK 1/4 INCHES.
12. DECORATIVE KNEE BRACES AT ROOF EXTENSION
13. DECORATIVE SHED ROOF AND WOOD CORBEL DESIGN
14. GROUPED DECORATIVE POST.
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15. DECORATIVE FLOOR BEAM OUTRIGGERS
SIZE: 4X6 WITH DECORATIVE ENDS.
16. DECORATIVE FIRE-FAB METAL GUARDRAIL
HEIGHT: 42" MINIMUM WITH MIN. 4" SPACING OF BALUSTERS
STYLE: TBD
COLOR: TBD
17. WOOD DECK BASE BAND
SIZE: 1X4
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SIZE: 1/2" REVEAL
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25. SCALLOPED TERMINATION AS SHOWN.
26. DECORATIVE WROUGHT IRON HEADER SCROLL PIECE.
SIZE: SEE DETAIL
COLOR: TBD
27. EXISTING WALL AT CREEK TO REMAIN
28. DOWNSPOUT WITH DECORATIVE CONDUCTOR BOX. RAIN LEADER IN WALL TO RECEIVING DRAINAGE BOOT AT GRADE. TYP.
MATERIAL: GALVANIZED, PRIMED AND PAINTED
STYLE: ROUND
SIZE: 5" DIA.
COLOR: FLAT BLACK
DOWNSPOUT: 4" DIA.
29. DECORATIVE EXTERIOR WROUGHT IRON LIGHTS. TYP TO COMPLY TO BURLINGAME LIGHTING REQUIREMENTS.
30. BASE AT FRONT ENTRY.
MATERIAL: LIMESTONE
31. STORAGE AND GARBAGE DOORS
MATERIAL: STEEL METAL SLAB DOORS.
32. WINDOW TRIM
MATERIAL: LIME STONE COVERED RIGID FOAM TRIM
WINDOW DETAIL

CITY OF BURLINGAME LIGHTING REQ.

1. EXTERIOR LIGHTING ON ALL RESIDENTIAL PROPERTIES SHALL BE DESIGNED AND LOCATED SO THAT THE CONE OF LIGHT AND/OR GLARE FROM THE LIGHTING ELEMENT IS KEPT ENTIRELY ON THE PROPERTY OR BELOW THE TOP OF ANY FENCE, EDGE OR WALL. CITY OF BURLINGAME MUNICIPAL CODE 18.16.030

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A BUILDING SECTION
SCALE: 3/16"=1'-0"

REVISIONS	BY
PLANNING 09/18/14	SF
PLANNING 01/23/15	SF
PLANNING 01/15/16	SF

1509 EL CAMINO LLC
1008 LAUREL STREET
SAN CARLOS, CA 94070

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BURLINGAME, CA 94010

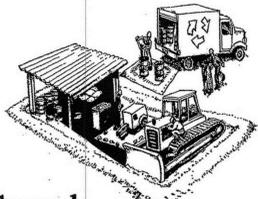
BUILDING SECTION

DATE:	OCT. 11, 2013
SCALE:	AS NOTED
DRAWN:	SF
CHECKED:	
SHEET NO.	

A5.3



Stormwater
Pollution Prevention Program



General Construction & Site Supervision

- Advance planning prevents pollution*
- ✓ Schedule excavation and grading activities for dry weather periods. To reduce soil erosion, plant temporary vegetation or place other erosion controls before rain begins.
 - ✓ Locate and protect storm drains in the vicinity of the site with berms or filters during wet weather periods.
 - ✓ Control the amount of runoff crossing your site (especially during excavation) by using berms or temporary or permanent drainage ditches to divert water flow around the site. Reduce stormwater runoff velocities by constructing temporary check dams or berms where appropriate.
 - ✓ Train your employees and subcontractors. Make these brochures available to everyone who works on the construction site. Inform subcontractors about the new stormwater requirements and their responsibilities.
- Good housekeeping practices*
- ✓ Designate one completely contained area for auto parking, vehicle refueling, and routine equipment maintenance. The designated area should be well away from streams or storm drain inlets, and bermed if necessary. Make major repairs off site.
 - ✓ Keep materials out of the rain – prevent runoff contamination at the source. Cover exposed piles of soil or construction materials with plastic sheeting or temporary roofs.
 - ✓ Keep pollutants off exposed surfaces. Place trash cans and recycling receptacles around the site to minimize litter.
 - ✓ Dry sweep paved surfaces that drain to storm drains, creeks, or channels. If pavement flushing is necessary, use silt ponds or other techniques to trap sediment and other pollutants.
 - ✓ Clean up leaks, drips and other spills immediately so they do not contaminate soil or groundwater or leave residue on paved surfaces. Use dry cleanup methods whenever possible. If you must use water, use just enough to keep the dust down.
 - ✓ Cover and maintain dumpsters. Check frequently for leaks. Place dumpsters under roofs or cover with tarps or plastic sheeting secured around the outside of the dumpster. A plastic liner is recommended to prevent leakage of liquids. Never clean out a dumpster by hosing it down on the construction site.
 - ✓ Make sure portable toilets are maintained in good working order by the leasing company and that wastes are disposed of properly. Check toilets frequently for leaks.
- Materials/waste handling*
- ✓ Practice source reduction – minimize waste when you order materials. Order only the amount you need to finish the job.
 - ✓ Use recyclable materials whenever possible. Arrange for pick-up of recyclable materials such as concrete, asphalt, scrap metal, solvents, degreasers, cleared vegetation, paper, rock, and vehicle maintenance materials such as used oil, antifreeze, batteries, and tires.
 - ✓ Dispose of all wastes and demolition debris properly. Many construction materials and wastes can be recycled, including solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and cleared vegetation. Materials and debris that cannot be recycled must be taken to an appropriate landfill or disposed of as hazardous waste. Never bury waste materials or leave them in the street or near a creek or stream bed.

Heavy Equipment Operation



- Site planning and preventive vehicle maintenance*
- ✓ Designate a completely contained area of the construction site, well away from streams or storm drain inlets, for auto and equipment parking, refueling, and routine vehicle and equipment maintenance.
 - ✓ Maintain all vehicles and heavy equipment. Inspect frequently for and repair leaks.
 - ✓ Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
 - ✓ If you must drain and replace motor oil, radiator coolant, or other fluids on site, use drip pans or drop cloths to catch drips and spills. Collect all spent fluids, store in separate containers, and recycle whenever possible, or dispose of fluids as hazardous waste.
 - ✓ Do not use diesel oil to lubricate or clean equipment or parts.
 - ✓ Recycle used vehicle batteries.
- Clean up spills immediately when they happen*
- ✓ Never hose down "dirty" pavement or impermeable surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags) whenever possible. If you must use water, use just enough to keep the dust down.
 - ✓ Sweep up spilled dry materials immediately. Never attempt to "wash them away" with water, or bury them. Use as little water as possible for dust control.
 - ✓ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
 - ✓ Report significant spills to the appropriate spill response agencies immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill, call the following agencies: 1) Dial 911 or your local emergency response number. 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7350 (24 hours).

Earth-Moving Activities



- During Construction*
- ✓ Remove existing vegetation only when absolutely necessary.
 - ✓ Seed or plant temporary vegetation for erosion control on slopes or where construction is not immediately planned.
 - ✓ Protect downslope drainage courses, streams, and storm drains with hay bales, temporary drainage swales, silt fences, berms or storm drain inlet filters.
 - ✓ Use check dams or ditches to divert runoff around excavations and graded areas.
 - ✓ Cover stockpiles and excavated soil with secured tarps or plastic sheeting.
 - ✓ Properly monitor and maintain all erosion and sediment controls.
- General Business Practices*
- ✓ Schedule excavation and grading work for dry weather.
 - ✓ Perform major equipment repairs away from the job site.
 - ✓ When refueling or when vehicle/equipment maintenance must be done on site, work within a completely bermed area away from storm drains.
 - ✓ Do not use diesel oil to lubricate or clean equipment or parts.
- Watch for soil and ponded groundwater that may be contaminated.*
If any of these 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.

Roadwork & Paving



- ✓ Develop and implement erosion/sediment control plans for roadway embankments.
 - ✓ Schedule excavation and grading work for dry weather.
 - ✓ Check all equipment for leaks and repair leaking equipment promptly.
 - ✓ Perform major maintenance, repairs, and washing of equipment away from the construction site.
 - ✓ When refueling or vehicle/equipment maintenance must be done on site, designate a completely contained area away from storm drains and creeks.
 - ✓ Do not use diesel oil to lubricate or clean equipment or parts.
 - ✓ Recycle used oil, batteries, concrete, broken asphalt, etc. whenever possible.
 - ✓ Train employees in using these best management practices.
- During Construction*
- ✓ Avoid paving and seal coating in wet weather, or when rain is forecast before fresh pavement will have time to cure.
 - ✓ Cover and seal catch basins and manholes when applying seal coat, slurry seal, fog seal, etc.
 - ✓ Use check dams, ditches, or berms to divert runoff around excavations.
 - ✓ Never wash excess material from exposed-aggregate concrete or similar treatments into a street or storm drain. Collect and recycle, or dispose to dirt area.
 - ✓ Cover stockpiles and other construction materials with plastic tarps. Protect from rainfall and prevent runoff with temporary roofs or plastic sheets and berms.
 - ✓ Catch drips from paver with drip pans or absorbent material (cloth, rags, etc.) placed under machine when not in use.
 - ✓ Clean up all spills and leaks using "dry" methods (with absorbent materials/rags), or dig up and remove contaminated soil.
 - ✓ Collect and recycle or appropriately dispose of excess abrasive gravel or sand.
 - ✓ Avoid over-application by water trucks for dust control.
- Asphalt/Concrete Removal*
- ✓ Avoid creating excess dust when breaking asphalt or concrete.
 - ✓ After breaking up old pavement, be sure to remove all chunks and pieces from the site.
 - ✓ Make sure broken pavement does not come in contact with rainfall or runoff.
 - ✓ Protect nearby storm drain inlets during saw-cutting. Shovel or vacuum saw-cut slurry deposits and remove from the site.
 - ✓ Never hose down streets to clean up tracked dirt. Use dry sweep methods.

Fresh Concrete & Mortar Application



- General Business Practices*
- ✓ Both at your yard and the construction site, always store both dry and wet materials under cover, protected from rainfall and runoff. Protect dry materials from wind.
 - ✓ Secure bags of cement after they are open. Be sure to keep wind-blown cement powder away from gutters, storm drains, rainfall, and runoff.
 - ✓ Wash out concrete mixers only in designated wash-out areas in your yard, where the water will flow into containment ponds or onto dirt. Let concrete harden and dispose of as garbage. Whenever possible, recycle washout by pumping back into mixers for reuse. Never dispose of washout into the street, storm drains, drainage ditches, or streams.
- During Construction*
- ✓ Don't mix up more fresh concrete or cement than you will use in a day.
 - ✓ Set up and operate small mixers on tarps or heavy plastic drop cloths.
 - ✓ When cleaning up after driveway or sidewalk construction, wash fines onto dirt areas, not down the driveway or into the street or storm drain.
 - ✓ Prevent aggregate wash from driveway/patio construction from entering storm drains. Hose aggregate wash onto dirt areas and spade into dirt.
 - ✓ Place hay bales or other erosion controls downslope to capture runoff carrying mortar or cement before it reaches the storm drain.
 - ✓ Recycle large chunks of broken concrete at a landfill.
 - ✓ Dispose of small amounts of excess dry concrete, grout, and mortar in the trash.
 - ✓ Never bury solid or hazardous waste material.

Painting & Application of Solvents & Adhesives



- Handling Paint Products*
- ✓ Keep all liquid paint products and wastes away from the gutter, street, and storm drains. Liquid residues from paints, thinners, solvents, glues, and cleaning fluids are hazardous wastes and must be disposed of at a hazardous waste collection facility (contact your local stormwater program).
- Painting cleanup*
- ✓ 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. Rinse to the sanitary sewer once you have gained permission from the local wastewater treatment authority. Never pour paint down a drain.
 - ✓ For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids and residue as hazardous waste.
- Paint removal*
- ✓ 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 or tributyl tin must be disposed of as hazardous wastes.
 - ✓ When stripping or cleaning building exteriors with high-pressure water, block storm drains. Wash water onto a dirt area and spade into soil. Or, check with the local wastewater treatment authority to find out if you can collect (pump or vacuum) building cleaning water and dispose to the sanitary sewer. Sampling of the water may be required to assist the wastewater treatment authority in making its decision.
- Recycle/leave leftover paints whenever possible.*
- ✓ Recycle or dispose of excess water-based paint at a household hazardous waste collection facility, or use up. When they are thoroughly dry, empty paint cans, used brushes, rags, and drop cloths may be disposed of as garbage in a sanitary landfill.
 - ✓ Reuse leftover oil-based paint. Dispose of excess liquid, including sludges, as hazardous waste.
 - ✓ Small quantity generators should check with the San Mateo County Environmental Health Division regarding recycling or hazardous waste disposal.
 - ✓ Unopened cans of paint may be able to be returned to the paint vendor. Check with the vendor regarding its "buy-back" policy.

Landscaping, Gardening, and Pool Maintenance



- ✓ Protect stockpiles and landscaping materials from wind and rain by storing them under tarps or secured plastic sheeting.
 - ✓ Store pesticides, fertilizers, and other chemicals indoors or in a shed or storage cabinet.
 - ✓ Schedule grading and excavation projects for dry weather.
 - ✓ Use temporary check dams or ditches to divert runoff away from storm drains.
 - ✓ Protect storm drain inlets with hay bales, berms, filter mats or other inlet protection measures.
 - ✓ Revegetation is an excellent form of erosion control for any site.
- Landscaping/Garden Maintenance*
- ✓ Use up pesticides and follow label directions. Rinse containers, and use rinsewater as product. Dispose of rinsed containers in the trash.
 - ✓ Dispose of unused pesticides as hazardous waste.
 - ✓ Collect lawn and garden clippings, pruning waste, and tree trimmings. Chip if necessary, and compost.
 - ✓ Do not place yard waste in gutters. In communities with curbside yard waste recycling, leave clippings and pruning waste for pickup in approved bags or containers. Or, take to a landfill that composts yard waste.
 - ✓ Do not blow or rake leaves, etc. into the street.
- Pool/Fountain/Spa Maintenance*
- ✓ Never discharge chlorinated pool or spa water to a street or storm drain.
 - ✓ When emptying a pool or spa, let chlorine dissipate for 5 to 7 days. Then recycle water by draining it gradually onto a landscaped area, or drain the dechlorinated water to a storm drain.
 - ✓ Chlorinated water may be discharged to the sanitary sewer (if allowed by the local sewage treatment authority) by running a hose to a utility sink or sewer pipe cleanout junction.
 - ✓ Do not use copper-based algacides. Control algae with chlorine or other alternatives to copper-based pool chemicals. Copper is harmful to aquatic life and cannot be completely removed by the sewage treatment plant.

Storm drain polluters may be liable for fines of up to \$25,000 per day!

POLLUTION PREVENTION

BUILDING ENVELOPE MEASURES:

- 100(a): DOORS AND WINDOWS BETWEEN CONDITIONED AND UNCONDITIONED SPACES ARE MANUFACTURED TO LIMIT AIR LEAKAGE.
- 100(b): FENESTRATION PRODUCTS (EXCEPT FIELD-FABRICATED WINDOWS) HAVE A LABEL LISTING THE CERTIFIED U-FACTOR, CERTIFIED SOLAR HEAT GAIN COEFFICIENT (SHGC), AND INFILTRATION THAT MEETS THE REQUIREMENTS OF 100-11(b).
- 100(c): EXTERIOR DOORS AND WINDOWS ARE LEATHER-STRIPPED; ALL JOINTS AND PENETRATIONS ARE CAULKED AND SEALED.
- 100(d): INSULATION SPECIFIED OR INSTALLED MEETS STANDARDS FOR INSULATING MATERIAL, INDICATE TYPE AND INCLUDE ON CP-6R FORM.
- 100(e): THE THERMAL EMITTANCE AND SOLAR REFLECTANCE VALUES OF THE COOL ROOFING MATERIAL MEETS THE REQUIREMENTS OF 100-11(1) WHEN THE INSTALLATION OF A COOL ROOF IS SPECIFIED ON THE CP-6R FORM.
- 100(f): MINIMUM R-30 INSULATION IN WOOD-FRAME CEILING OR EQUIVALENT U-FACTOR.
- 100(g): LOOSE FILL INSULATION SHALL CONFORM WITH MANUFACTURER'S INSTALLED DESIGN LABELED R-VALUE.
- 100(h): MINIMUM R-13 INSULATION IN WOOD-FRAME WALL OR EQUIVALENT U-FACTOR.
- 100(i): WALLS WITH 2x6 AND LARGER FRAMING REQUIRE R-19 INSULATION 500 (C)2
- 100(j): MINIMUM R-19 INSULATION IN RAISED WOOD-FRAME FLOOR OR EQUIVALENT U-FACTOR.
- 100(k): MANDATORY VAPOR BARRIER INSTALLED IN CLIMATE ZONES 14 OR 16.
- 100(l): WATER ABSORPTION RATE FOR SLAB EDGE INSULATION MATERIAL ALONE WITHOUT FACINGS IS NO GREATER THAN 0.3%; WATER VAPOR PERFORMANCE RATE IS NO GREATER THAN 2.0 PER INCH AND SHALL BE PROTECTED FROM PHYSICAL DAMAGE AND UV LIGHT DEGRADATION.

FIREPLACES, DECORATIVE GAS APPLIANCES AND GAS LOG MEASURES:

- 100(m): MASONRY OR FACTORY-BUILT FIREPLACES HAVE A CLOSABLE METAL OR GLASS DOOR COVERING THE ENTIRE OPENING OF THE FIREBOX.
- 100(n): MASONRY OR FACTORY-BUILT FIREPLACES HAVE A COMBUSTION OUTSIDE AIR INTAKE WHICH IS AT LEAST SIX SQUARE INCHES IN AREA AND IS EQUIPPED WITH A READILY ACCESSIBLE, OPERABLE, AND TIGHT-FITTING DAMPER AND OR A COMBUSTION-AIR CONTROL DEVICE.
- 100(o): CONTINUOUSLY BURNING PILOT LIGHTS AND THE USE OF INDOOR AIR FOR COOLING A FIREBOX JACKET WHEN THAT INDOOR AIR IS VENTED TO THE OUTSIDE OF THE BUILDING, ARE PROHIBITED.

SPACE CONDITIONING, WATER HEATING AND PLUMBING SYSTEM MEASURES:

- 100(p): HVAC EQUIPMENT, WATER HEATERS, SHOWERHEADS, FAUCETS AND ALL OTHER REGULATED APPLIANCES ARE CERTIFIED BY THE ENERGY COMMISSION.
- 100(q): WATER HEATING RECIRCULATION LOOPS SERVING MULTIPLE DWELLING UNITS AND HIGH-RISE RESIDENTIAL OCCUPANCIES MEET THE AIR RELEASE VALVE, BACKFLOW PREVENTION, PUMP ISOLATION VALVE, AND RECIRCULATION LOOP CONNECTION REQUIREMENTS OF 100-2(b).
- 100(r): CONTINUOUSLY BURNING PILOT LIGHTS ARE PROHIBITED FOR NATURAL GAS; FAN-TYPE CENTRAL FURNACES, HOUSEHOLD COOKING APPLIANCES (APPLIANCES WITH AN ELECTRICAL SUPPLY VOLTAGE CONNECTION WITH PILOT LIGHTS THAT CONSUME LESS THAN 500 BTU/HOUR ARE EXCEPT), AND POOL AND SPA HEATERS, HEATING AND/OR COOLING LOADS ARE CALCULATED IN ACCORDANCE WITH ASHRAE 90.1/ACCA OR ACCA.
- 100(s): HEATING SYSTEMS ARE EQUIPPED WITH THERMOSTATS THAT MEET THE SETBACK REQUIREMENTS OF SECTION 100-2(c).
- 100(t): STORAGE GAS WATER HEATERS RATED WITH AN ENERGY FACTOR NO GREATER THAN THE FEDERAL MINIMAL STANDARD ARE EXTERNALLY WRAPPED WITH INSULATION HAVING AN INSTALLED THERMAL RESISTANCE OF R-2 OR GREATER.
- 100(u): UNFIRED STORAGE TANKS, SUCH AS STORAGE TANKS OR BACKUP TANKS FOR SOLAR WATER-HEATING SYSTEM OR OTHER INDIRECT HOT WATER TANKS HAVE R-2 EXTERNAL INSULATION OR R-16 INTERNAL INSULATION WHERE THE INTERNAL INSULATION R-VALUE IS INDICATED ON THE EXTERIOR OF THE TANK. FIRST 5 FEET OF HOT AND COLD WATER PIPES CLOSEST TO WATER HEATER TANK, NON-RECIRCULATING SYSTEMS, AND ENTIRE LENGTH OF RECIRCULATING SECTIONS OF HOT WATER PIPES ARE INSULATED PER STANDARDS TABLE 100-2.
- 100(v): COOLING SYSTEM PIPING (SUCTION, CHILLED WATER, OR BRINE LINES) AND PIPING INSULATED BETWEEN HEATING SOURCE AND INDIRECT HOT WATER TANK SHALL BE INSULATED TO TABLE 100-2 AND EQUATION 100-4.
- 100(w): PIPE INSULATION FOR STEAM HYDRONIC HEATING SYSTEMS OR HOT WATER SYSTEMS > 1/2" PSI, MEETS THE REQUIREMENTS OF STANDARDS TABLE 100-3-A.
- 100(x): INSULATION IS PROTECTED FROM DAMAGE, INCLUDING THAT DUE TO SUNLIGHT, MOISTURE, EQUIPMENT MAINTENANCE, AND WIND.
- 100(y): INSULATION FOR CHILLED WATER PIPING AND REFRIGERANT SUCTION LINES INCLUDES A VAPOR RETARDANT OR IS ENCLOSED ENTIRELY IN CONDITIONED SPACE.
- 100(z): SOLAR WATER-HEATING SYSTEMS AND/OR COLLECTORS ARE CERTIFIED BY THE SOLAR RATING AND CERTIFICATION CORPORATION.

DUCTS AND FANS MEASURES:

- 100(aa): ALL AIR-DISTRIBUTION SYSTEM DUCTS AND FLEXIBLES INSTALLED, ARE SEALED AND INSULATED TO MEET THE REQUIREMENTS OF CMC SECTIONS 601, 602, 603, 604, 605 AND STANDARD 6-51 SUPPLY-AIR AND RETURN-AIR DUCTS AND FLEXIBLES ARE INSULATED TO A MINIMUM INSTALLED LEVEL OF R-6.0 OR ENCLOSED ENTIRELY IN CONDITIONED SPACE. OPENINGS SHALL BE SEALED WITH MASTIC, TAPE OR OTHER DUCT-CLOSURE SYSTEM THAT MEETS THE APPLICABLE REQUIREMENTS OF UL 181, UL 181A OR UL 181B OR AEROSOL SEALANT THAT MEETS THE REQUIREMENTS OF UL 123. IF MASTIC OR TAPE IS USED TO SEAL OPENINGS GREATER THAN 1/4 INCH THE COMBINATION OF MASTIC AND EITHER MESH OR TAPE SHALL BE USED.
- 100(ab): BUILDING CAVITIES, SUPPORT PLATFORMS FOR AIR HANDLERS, AND FLEXIBLES DEFINED OR CONSTRUCTED WITH MATERIALS OTHER THAN SEALED SHEET METAL, DUCT BOARD OR FLEXIBLE DUCT SHALL NOT BE USED FOR CONVEYING CONDITIONED AIR.
- 100(ac): BUILDING CAVITIES AND SUPPORT PLATFORMS MAY CONTAIN DUCTS, DUCTS INSTALLED IN CAVITIES AND SUPPORT PLATFORMS SHALL NOT BE COMPRESSED TO CAUSE REDUCTIONS IN THE CROSS-SECTIONAL AREA OF THE DUCTS.
- 100(ad): JOINTS AND BEAMS OF DUCT SYSTEMS AND THEIR COMPONENTS SHALL NOT BE SEALED WITH CLOTH BACK RUBBER ADHESIVE DUCT TAPES UNLESS SUCH TAPE IS USED IN COMBINATION WITH MASTIC AND DRAW BANDS.
- 100(ae): EXHAUST FAN SYSTEMS HAVE BACK DRAFT OR AUTOMATIC DAMPERS.
- 100(af): GRAVITY VENTILATING SYSTEMS SERVING CONDITIONED SPACE HAVE EITHER AUTOMATIC OR READILY ACCESSIBLE, MANUALLY OPERATED DAMPERS.
- 100(ag): INSULATION SHALL BE PROTECTED FROM DAMAGE, INCLUDING THAT DUE TO SUNLIGHT, MOISTURE, EQUIPMENT MAINTENANCE, AND WIND. CELLULAR FOAM INSULATION SHALL BE PROTECTED AS ABOVE OR PAINTED WITH A COATING THAT IS WATER RETARDANT AND PROVIDES SHIELDING FROM SOLAR RADIATION THAT CAN CAUSE DEGRADATION OF THE MATERIAL.
- 100(ah): FLEXIBLE DUCTS CANNOT HAVE POROUS INNER CORES.
- 100(ai): ALL DWELLING UNITS SHALL MEET THE REQUIREMENTS OF ANSI/ASHRAE STANDARD 62.2-2001 VENTILATION AND ACCEPTABLE INDOOR AIR QUALITY IN LOW-RISE RESIDENTIAL BUILDINGS. WINDOW OPERATION IS NOT A PERMISSIBLE METHOD OF PROVIDING THE WHOLE BUILDING VENTILATION REQUIRED IN SECTION 4 OF THAT STANDARD.

POOL AND SPA HEATING SYSTEMS AND EQUIPMENT MEASURES:

- 100(aj): ANY POOL OR SPA HEATING SYSTEM SHALL BE CERTIFIED TO HAVE: A THERMAL EFFICIENCY THAT COMPLES WITH THE APPLIANCE EFFICIENCY REGULATIONS; AN ON-OFF SWITCH MOUNTED OUTSIDE OF THE HEATER; A PERMANENT WEATHERPROOF PLATE OR CARD WITH OPERATING INSTRUCTIONS; AND SHALL NOT USE ELECTRIC RESISTANCE HEATING OR A PILOT LIGHT.
- 100(ak): ANY POOL OR SPA HEATING EQUIPMENT SHALL BE INSTALLED WITH AT LEAST 3/6" OF PIPE BETWEEN FILTER AND HEATER, OR DEDICATED SUCTION AND RETURN LINES, OR BUILT-UP CONNECTIONS FOR FUTURE SOLAR HEATING.
- 100(al): OUTDOOR POOLS OR SPAS THAT HAVE A HEAT PUMP OR GAS HEATER SHALL HAVE A COVER.
- 100(am): POOLS SHALL HAVE DIRECTIONAL INLETS THAT ADEQUATELY MIX THE POOL WATER AND A TIME SWITCH THAT WILL ALLOW ALL PUMPS TO BE SET OR PROGRAMMED TO RUN ONLY DURING OFF-PEAK ELECTRIC DEMAND PERIODS.
- 100(an): RESIDENTIAL POOL SYSTEMS OR EQUIPMENT MEET THE PUMP SIZING, FLOW RATE, PIPING, FILTERS, AND VALVE REQUIREMENTS OF 100(p).

RESIDENTIAL LIGHTING MEASURES:

- 100(av): HIGH EFFICACY LUMINAIRES OR LED LIGHT ENGINE WITH INTEGRAL HEAT SINK HAS AN EFFICACY THAT IS NO LOWER THAN THE EFFICACIES CONTAINED IN TABLE 100-C AND IS NOT A LOW EFFICACY LUMINAIRE AS SPECIFIED BY 100 (a)2.
- 100(aw): THE WATTAGE OF PERMANENTLY INSTALLED LUMINAIRES SHALL BE DETERMINED AS SPECIFIED BY 100(b)1.
- 100(ax): BALLASTS FOR FLUORESCENT LAMPS RATED 15 WATTS OR GREATER SHALL BE ELECTRONIC AND SHALL HAVE AN OUTPUT FREQUENCY NO LESS THAN 20 KHZ.
- 100(ay): PERMANENTLY INSTALLED NIGHT LIGHTS AND NIGHT LIGHTS INTEGRAL TO A PERMANENTLY INSTALLED LUMINAIRE OR EXHAUST FAN SHALL CONTAIN ONLY HIGH EFFICACY LAMPS MEETING THE MINIMUM EFFICACIES CONTAINED IN TABLE 100-C AND SHALL NOT CONTAIN A LINE-VOLTAGE SOCKET OR LINE-VOLTAGE LAMP HOLDERS OR SHALL BE RATED TO CONSUME NO MORE THAN FIVE WATTS OF POWER AS DETERMINED BY 100(d)1, AND SHALL NOT CONTAIN A MEDIUM SCREW-BASE SOCKET.
- 100(az): LIGHTING INTEGRAL TO EXHAUST FANS, IN ROOMS OTHER THAN KITCHENS, SHALL MEET THE APPLICABLE REQUIREMENTS OF 100(x).
- 100(b): ALL SWITCHING DEVICES AND CONTROLS SHALL MEET THE REQUIREMENTS OF 100(k)1.
- 100(b): A MINIMUM OF 50 PERCENT OF THE TOTAL RATED WATTAGE OF PERMANENTLY INSTALLED LIGHTING IN KITCHENS SHALL BE HIGH EFFICACY. EXCEPTION: UP TO 50 WATTS FOR DWELLING UNITS LESS THAN OR EQUAL TO 2500 FT² OR 100 WATTS FOR DWELLING UNITS LARGER THAN 2500 FT² MAY BE EXEMPT FROM THE 50% HIGH EFFICACY REQUIREMENT WHEN ALL LOW EFFICACY LUMINAIRES IN THE KITCHEN ARE CONTROLLED BY A MANUAL ON OCCUPANT SENSOR DIMMER, ENERGY MANAGEMENT SYSTEM (EMCS), OR A MULTI-SCENE PROGRAMMABLE CONTROL SYSTEM; AND ALL PERMANENTLY INSTALLED LUMINAIRES IN GARAGES, LAUNDRY ROOMS, CLOSETS GREATER THAN 10 SQUARE FEET, AND UTILITY ROOMS ARE HIGH EFFICACY AND CONTROLLED BY A MANUAL ON OCCUPANT SENSOR.
- 100(c): PERMANENTLY INSTALLED LIGHTING THAT IS INTERNAL TO CABINETS SHALL USE NO MORE THAN 20 WATTS OF POWER PER LINEAR FOOT OF ILLUMINATED CABINET.
- 100(d): PERMANENTLY INSTALLED LUMINAIRES IN BATHROOMS, ATTACHED AND DETACHED GARAGES, LAUNDRY ROOMS, CLOSETS AND UTILITY ROOMS SHALL BE HIGH EFFICACY. EXCEPTION 1: PERMANENTLY INSTALLED LOW EFFICACY LUMINAIRES SHALL BE ALLOWED PROVIDED THAT THEY ARE CONTROLLED BY A MANUAL ON OCCUPANT SENSOR CERTIFIED TO COMPLY WITH THE APPLICABLE REQUIREMENTS OF 100. EXCEPTION 2: PERMANENTLY INSTALLED LOW EFFICACY LUMINAIRES IN CLOSETS LESS THAN 10 SQUARE FEET ARE NOT REQUIRED TO BE CONTROLLED BY A MANUAL ON OCCUPANT SENSOR.
- 100(e): PERMANENTLY INSTALLED LUMINAIRES LOCATED IN ROOMS OR AREAS OTHER THAN IN KITCHENS, BATHROOMS, GARAGES, LAUNDRY ROOMS, CLOSETS, AND UTILITY ROOMS SHALL BE HIGH EFFICACY LUMINAIRES. EXCEPTION 1: PERMANENTLY INSTALLED LOW EFFICACY LUMINAIRES SHALL BE ALLOWED PROVIDED THAT THEY ARE CONTROLLED BY EITHER A DIMMER SWITCH THAT COMPLES WITH THE APPLICABLE REQUIREMENTS OF 100, OR BY A MANUAL ON OCCUPANT SENSOR THAT COMPLES WITH THE APPLICABLE REQUIREMENTS OF 100. EXCEPTION 2: LIGHTING IN DETACHED STORAGE BUILDING LESS THAN 1000 SQUARE FEET LOCATED ON A RESIDENTIAL SITE IS NOT REQUIRED TO COMPLY WITH 100(x).
- 100(f): LUMINAIRES RECESSED INTO INSULATED CEILING SHALL BE LISTED FOR ZERO CLEARANCE INSULATION CONTACT (ZIC) BY UNDERWRITERS LABORATORIES OR OTHER NATIONALLY RECOGNIZED TESTING/RATING LABORATORY; AND HAVE A LABEL THAT CERTIFIES THE LUMINAIRE IS AIRTIGHT WITH AIR LEAKAGE LESS THEN 2.0 CFM AT 75 PASCALS WHEN TESTED IN ACCORDANCE WITH ASTM E283; AND BE SEALED WITH A GASKET OR CAULK BETWEEN THE LUMINAIRE HOUSING AND CEILING. LUMINAIRES PROVIDING OUTDOOR LIGHTING, INCLUDING LIGHTING FOR PRIVATE PATIOS IN LOW-RISE RESIDENTIAL BUILDINGS WITH FOUR OR MORE DWELLING UNITS, ENTRANCES, BALCONIES, AND PORCHES WHICH ARE PERMANENTLY MOUNTED TO A RESIDENTIAL BUILDING OR TO OTHER BUILDINGS ON THE SAME LOT SHALL BE HIGH EFFICACY. EXCEPTION 1: PERMANENTLY INSTALLED OUTDOOR LOW EFFICACY LUMINAIRES SHALL BE ALLOWED PROVIDED THAT THEY ARE CONTROLLED BY A MANUAL ON/OFF SWITCH, A MOTION SENSOR NOT HAVING AN OVERRIDE OR BYPASS SWITCH THAT DISABLES THE MOTION SENSOR, A PHOTOCONTROL NOT HAVING AN OVERRIDE OR BYPASS SWITCH THAT DISABLES THE PHOTOCONTROL, OR AN ASTRONOMICAL TIME CLOCK NOT HAVING AN OVERRIDE OR BYPASS SWITCH THAT DISABLES THE ASTRONOMICAL TIME CLOCK, OR AN ENERGY MANAGEMENT CONTROL SYSTEM (EMCS) NOT HAVING AN OVERRIDE OR BYPASS SWITCH THAT ALLOWS THE LUMINAIRE TO BE ALWAYS ON. EXCEPTION 2: OUTDOOR LUMINAIRES USED TO COMPLY WITH EXCEPTION TO 100(f)3 MAY BE CONTROLLED BY A TEMPORARY OVERRIDE SWITCH WHICH BYPASSES THE MOTION SENSING FUNCTION PROVIDED THAT THE MOTION SENSOR IS AUTOMATICALLY REACTIVATED WITHIN SIX HOURS. EXCEPTION 3: PERMANENTLY INSTALLED LUMINAIRES IN OR AROUND SWIMMING POOL, WATER FEATURES, OR OTHER LOCATION SUBJECT TO ARTICLE 680 OF THE CALIFORNIA ELECTRIC CODE NEED NOT BE HIGH EFFICACY LUMINAIRES.
- 100(g): INTERNALLY ILLUMINATED ADDRESS SIGNS SHALL COMPLY WITH SECTION 148, OR NOT CONTAIN A SCREW-BASE SOCKET, AND CONSUME NO MORE THAN FIVE WATTS OF POWER AS DETERMINED ACCORDING TO 100(d)1.
- 100(h): LIGHTING FOR PARKING LOTS AND CARPORTS WITH A TOTAL OF FOR 8 OR MORE VEHICLES PER SITE SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS IN SECTIONS 100-3, 100-2, 100-1, 100-4, 100-6, AND 100-10. LIGHTING FOR PARKING GARAGES FOR 8 OR MORE VEHICLES SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF SECTIONS 100-3, 100-2, 100-1, 100-4, 100-6, AND 100-10.
- 100(i): PERMANENTLY INSTALLED LIGHTING IN THE ENCLOSED, NON-DWELLING SPACES OF LOW-RISE RESIDENTIAL BUILDINGS WITH FOUR OR MORE DWELLING UNITS SHALL BE HIGH EFFICACY LUMINAIRES. EXCEPTION: PERMANENTLY INSTALLED LOW EFFICACY LUMINAIRES SHALL BE ALLOWED PROVIDED THAT THEY ARE CONTROLLED BY AN OCCUPANT SENSOR(S) CERTIFIED TO COMPLY WITH THE APPLICABLE REQUIREMENTS OF 100.

GREEN BUILDING MEASURE CHECK LIST

- 100(j): SITE DEVELOPMENT (2013 CGC 4106)
 - A PLAN HAS BEEN DEVELOPED, AND WILL BE IMPLEMENTED, TO MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION CGC 4106.2 1.406.3
 - ENERGY EFFICIENCY (2013 CGC 42 AND THE 2013 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS)
 - WALLS WITH 2x6 AND LARGER FRAMING REQUIRE R-19 INSULATION 500 (C) 2
 - HOT WATER PIPING INSULATION 500 (J) 2 A II
 - LIGHTING - NEW MANDATORY REQUIREMENTS FOR INDOOR ROOMS, 500 (K)
 - DUCT INSULATION (R-6) REQUIRED 500 (N)
 - DUCT LEAKAGE TESTING - 6% I/O AIR HANDLER AND 4% WITH AIR HANDLER 500 (N) II RETURN DUCT DESIGN/AN FAN POWER, AIRFLOW TESTING, AND GRILL SIZING REQUIREMENTS 500(A)3
 - WATER HEATING - 100 VOLT RECEPTACLE < 3 FT. CAT III OR IV VENT, AND GAS SUPPLY LINE CAPACITY OF AT LEAST 200,000 BTU / HOUR 500 (O)
 - NEW THIRD-PARTY HERB VERIFICATION FOR VENTILATION AND INDOOR AIR QUALITY 500 (Q)
 - NEW MANDATORY U-FACTOR (0.58) FOR FENESTRATION AND SKYLIGHTS 500 (R)
 - LUMINAIRE EFFICIENCY LEVELS 2013 CALIFORNIA ENERGY CODE TABLE 100 (S)
 - REFRIGERANT CHARGE VERIFICATION FOR DUCTED PACKAGE UNITS, MINI-SPLITS, AND OTHER UNITS 100 (T)
 - RADIANT BARRIER NOW REQUIRED IN CLIMATE ZONE 3 100 (U) 2
 - REDUCE U-FACTOR (0.32) AND SHGC (0.25) FOR HIGH PERFORMANCE WINDOWS 100 (V) 3 A
 - WATER EFFICIENCY AND CONSERVATION (2013 CGC 43)
 - PLUMBING FIXTURES (WATER CLOSETS AND URINALS) WILL COMPLY WITH THE FOLLOWING:
 1. THE EFFECTIVE FLUSH VOLUME OF ALL WATER CLOSETS WILL NOT EXCEED 1.28 GAL/FLUSH, 2013 CGC 4303.1
 2. THE EFFECTIVE FLUSH VOLUME OF URINALS WILL NOT EXCEED 0.5 GAL/FLUSH, 2013 CGC 4303.2
 - THE FITTINGS FOR FAUCETS AND SHOWERHEADS WILL HAVE ALL REQUIRED STANDARDS LISTED ON THE PLANS: 1.5 GPM FOR FAUCETS AND 2.0 GPM FOR SHOWER, 2013 CGC 4303.13 AND 2013 CGC 4303.14
 - AN AUTOMATIC IRRIGATION SYSTEM CONTROLLER FOR LANDSCAPING WILL BE PROVIDED BY THE BUILDER AND INSTALLED AT THE TIME OF FINAL INSPECTION 2013 CGC 4304.1
 - ENHANCED DURABILITY AND REDUCED MAINTENANCE (2013 CGC 4406)
 - ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN SOLE/BOTTOM PLATES AT EXTERIOR WALLS WILL BE ROOFED/PROTECTED BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY, OR SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY, 2013 CGC 4406.1
 - CONSTRUCTION WASTE REDUCTION, DISPOSAL, AND RECYCLING (2013 CGC 4408)
 - A MINIMUM OF 60% OF THE NON-HAZARDOUS CONSTRUCTION AND DEMOLITION WASTE GENERATED AT THE SITE WILL BE DIVERTED TO AN OFF-SITE RECYCLE, DIVERSION, OR SALVAGE FACILITY PER CITY OF BURLINGAME ORDINANCE # 1704 AND 2013 CGC 4408
- BUILDING MAINTENANCE AND OPERATION (2013 CGC 4410)
 - AN OPERATION AND MAINTENANCE MANUAL WILL BE PROVIDED TO THE BUILDING OCCUPANT OR OWNER 2013 CGC 4410.1
- FIREPLACES (2013 CGC 4503)
 - ANY GAS FIREPLACES WILL BE DIRECT-VENT, SEALED-COMBUSTIBLE TYPE 2013 CGC 4503.1
 - ANY WOOD STOVE OR PELLET STOVE WILL COMPLY WITH US EPA PHASE II EMISSION LIMITS, 2013 CGC 4503.1
- POLLUTANT CONTROL (CGC 4504)
 - AT THE TIME OF ROUGH INSTALLATION, DURING STORAGE ON THE CONSTRUCTION SITE, AND UNTIL FINAL STARTUP OF THE HEATING/COOLING AND VENTILATING EQUIPMENT, ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENTS OPENINGS WILL BE COVERED WITH TAPE, PLASTIC SHEET METALS, OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY TO REDUCE THE AMOUNT OF WATER DUST, OR DEBRIS THAT MAY ENTER THE SYSTEM 2013 CGC 4504.1
 - ADHESIVES, SEALANTS, AND CAULKS USED ON THE PROJECT SHALL FOLLOW LOCAL AND REGIONAL AIR POLLUTION OR AIR QUALITY MANAGEMENT DISTRICT STANDARDS, 2013CGC 4504.2
 - PAINTS AND COATINGS WILL COMPLY WITH VOC LIMITS PER CGC 4504.2
 - AEROSOL PAINTS AND COATINGS WILL MEET THE PRODUCT-WEIGHTED HIR LIMITS FOR ROC AND OTHER REQUIREMENTS, 2013CGC 4504.3
 - DOCUMENTATION PROVIDED VERIFIES COMPLIANCE WITH VOC FINISH MATERIALS, 2013 CGC4504.4
 - CARPET SYSTEM INSTALLED IN THE BUILDING INTERIOR WILL MEET THE TESTING AND PRODUCT REQUIREMENTS FOUND IN THE 2013 CALIFORNIA GREEN BUILDING CODE, 2013 CGC 4504.3
 - WHERE RESILIENT FLOORING IS INSTALLED, AT LEAST 80% OF THE FLOOR AREA RECEIVING RESILIENT FLOORING WILL COMPLY WITH THE CALIFORNIA GREEN BUILDING CODE REQUIREMENTS, 2013 CGC 4504.4
 - HARDWOOD PLYWOOD, PARTICLE BOARD, AND MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS USED ON THE INTERIOR AND EXTERIOR OF THE BUILDING WILL COMPLY WITH THE LOW FORMALDEHYDE EMISSION STANDARDS, 2013 CGC 4504.5
- INTERIOR MOISTURE CONTROL (2013 CGC 4505)
 - A CAPILLARY BREAK WILL BE INSTALLED IF A SLAB ON GRADE FOUNDATION SYSTEM IS USED, THE USE OF A 4" THICK BASE OF 1/2" OR LARGER CLEAN AGGREGATE UNDER A 6 MIL VAPOR RETARDER WITH JOINT LAPPED NOT LESS THAN 6" WILL BE PROVIDED UNLESS AN ENGINEERED DESIGN HAS BEEN SUBMITTED AND APPROVED BY THE BUILDING DIVISION, 2013 CGC 4505.1 AND CALIFORNIA RESIDENTIAL CODE (CRC) 1906.2.3
 - BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE WILL NOT BE INSTALLED. WALL AND FLOOR FRAMING WILL NOT BE ENCLOSED WHEN THE FRAMING MEMBERS EXCEED 1% MOISTURE CONTENT, MOISTURE CONTENT WILL BE VERIFIED PRIOR TO FINISH MATERIAL BEING APPLIED, 2013 CGC 4505.3
- INDOOR AIR QUALITY AND EXHAUST (2013 CGC 4506)
 - EXHAUST FANS THAT ARE ENERGY STAR-COMPLIANT, DUCTED AND THAT TERMINATE OUTSIDE THE BUILDING WILL BE PROVIDED IN EVERY BATHROOM, 2013 CGC 4506.1
 - UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE-HOUSE VENTILATION SYSTEM, FANS MUST CONTROLLED BY A HUMIDISTAT, 2013 CGC 4506.1
- ENVIRONMENTAL COMFORT (CGC 4507)
 - THE HEATING AND AIR-CONDITIONING SYSTEM WILL BE SIZED, DESIGNED AND HAVE THEIR EQUIPMENT SELECTED USING THE FOLLOWING METHODS:
 1. HEAT LOSS/HEAT GAIN VALUES IN ACCORDANCE WITH ANSI/ACCA 2 MANUAL, J-2004 OR EQUAL
 2. DUCT SYSTEMS ARE SIZED ACCORDING TO ANSI/ACCA 1 MANUAL, D-1009 OR EQUIVALENT
 3. SECT HEATING AND COOLING EQUIPMENT IN ACCORDANCE WITH ANSI/ACCA 3, MANUAL 5-2004 OR EQUIVALENT, 2013 CGC 4507
- INSTALLER SPECIAL INSPECTOR QUALIFICATION (2013 CGC 1007)
 - HVAC SYSTEM INSTALLERS WILL BE TRAINED AND CERTIFIED IN THE PROPER INSTALLATION OF HVAC SYSTEMS AND EQUIPMENT BY A RECOGNIZED TRAINING/CERTIFICATION PROGRAM, 2013 CGC 1007
- VERIFICATION (2013 CGC 1003)
 - UPON REQUEST, VERIFICATION OF COMPLIANCE WITH THIS CODE MAY INCLUDE CONSTRUCTION DOCUMENTS, PLANS, SPECIFICATIONS, BUILDER OR INSTALLER CERTIFICATION, INSPECTION REPORTS OR OTHER METHODS ACCEPTABLE TO THE BUILDING DIVISION THAT WILL SHOW SUBSTANTIAL CONFORMANCE WITH THE 2013 CODE REQUIREMENTS, 2013 CGC 1003

NOTE: OWNER SHALL BE RESPONSIBLE FOR COMPLIANCE WITH REGARDS TO THE RESIDENTIAL MANDATORY MEASURES.

REVISIONS	BY
PLANNING 09/18/14	SF

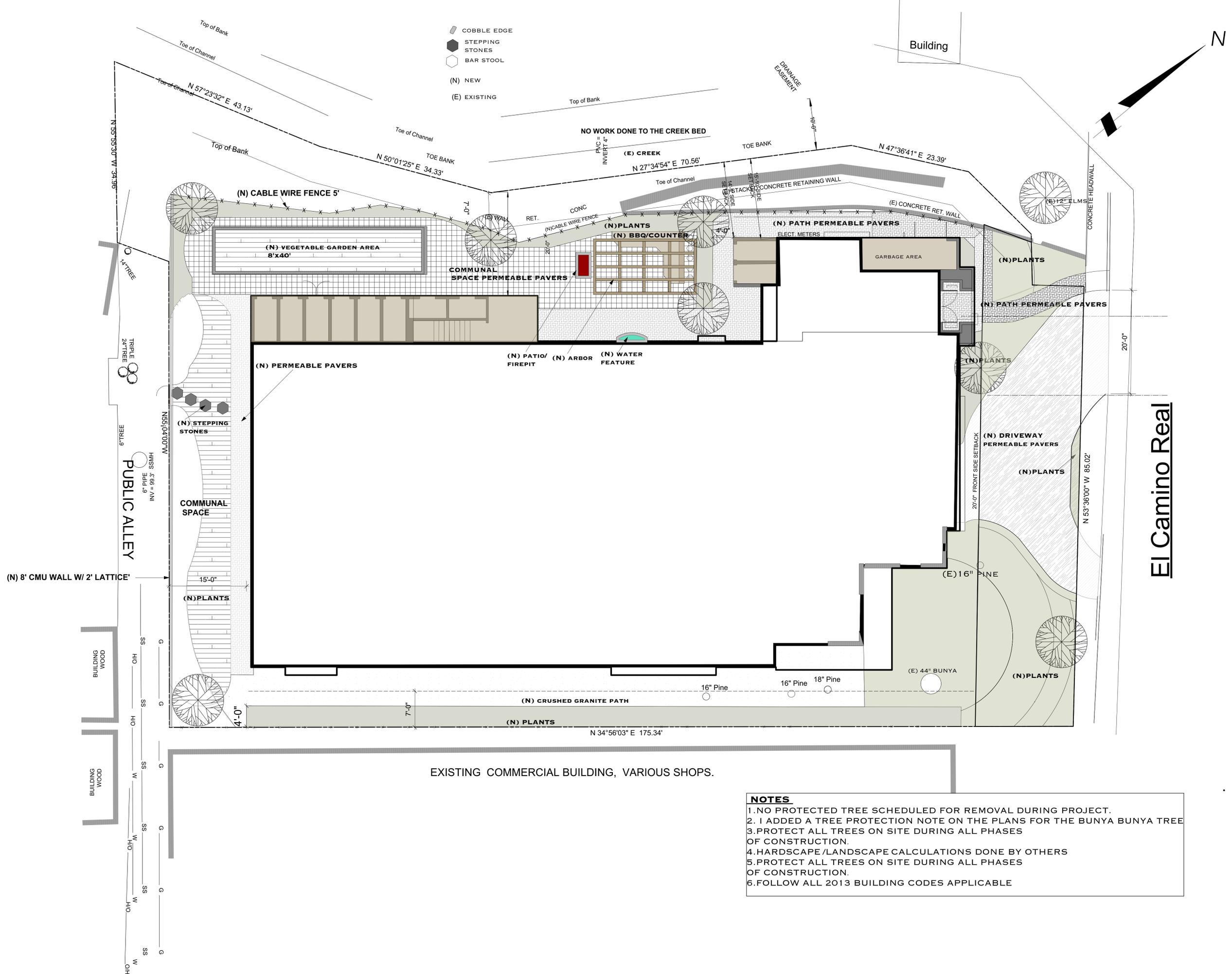
1509 EL CAMINO LLC
1008 LAUREL STREET
SAN CARLOS, CA 94070

PROPOSED RESIDENTIAL CONDOMINIUM
1509 EL CAMINO REAL
BURLINGAME, CA 94010

MANDATORY MEASURES

DATE:	OCT. 11, 2013
SCALE:	AS NOTED
DRAWN:	SF
CHK:	
SHEET NO:	



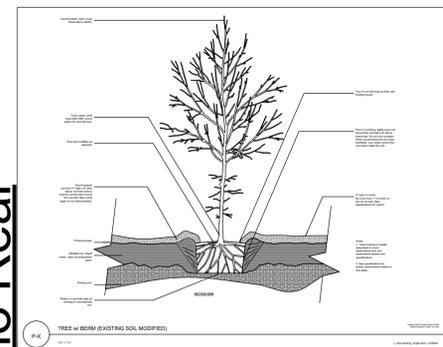
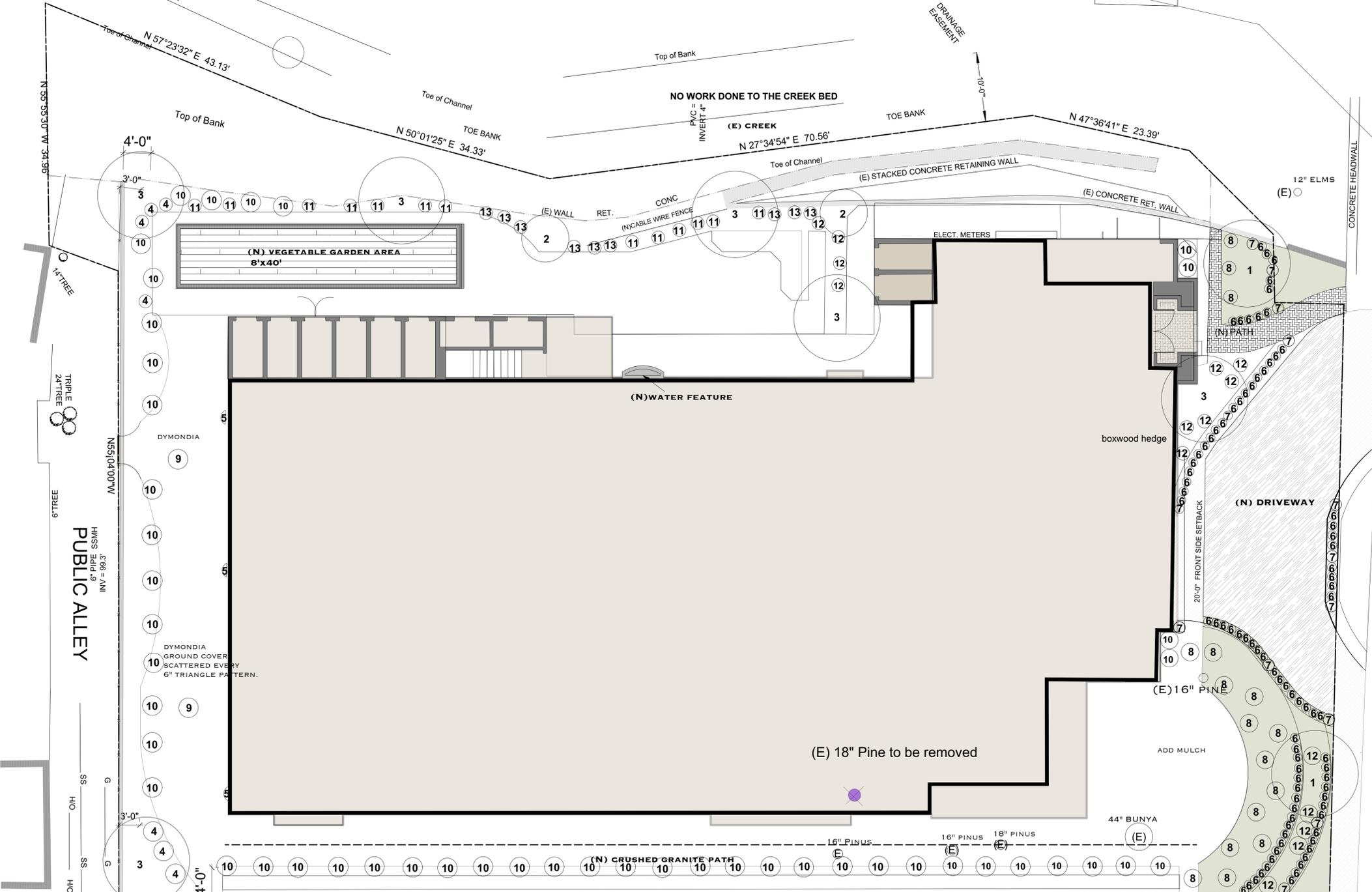


- COBBLE EDGE
- STEPPING STONES
- BAR STOOL
- (N) NEW
- (E) EXISTING

El Camino Real

1509 EL CAMINO REAL
 BURLINGAME, CA. 94010

- NOTES**
1. NO PROTECTED TREE SCHEDULED FOR REMOVAL DURING PROJECT.
 2. I ADDED A TREE PROTECTION NOTE ON THE PLANS FOR THE BUNYA BUNYA TREE
 3. PROTECT ALL TREES ON SITE DURING ALL PHASES OF CONSTRUCTION.
 4. HARDSCAPE/LANDSCAPE CALCULATIONS DONE BY OTHERS
 5. PROTECT ALL TREES ON SITE DURING ALL PHASES OF CONSTRUCTION.
 6. FOLLOW ALL 2013 BUILDING CODES APPLICABLE



El Camino Real

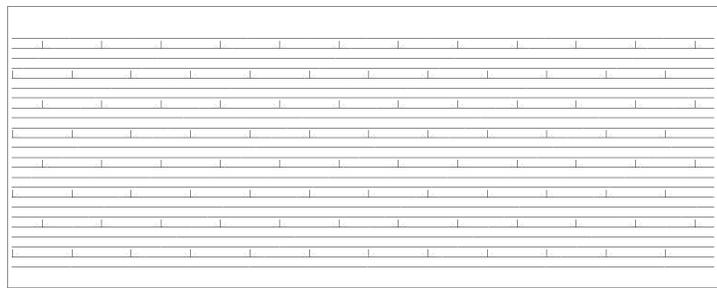
1509 EL CAMINO REAL
 BURLINGAME, CA. 94010

BOTANICAL NAME	COMMON NAME	SIZE	QTY.	WATER	HEIGHT
TREES					
1. ULMAS MORTON ACCOLADE	ACCOLADE ELM	24" BOX	2	LOW	50-60'
2. LAGERSTROEMIA INDICA	TUSCARORA-	24" BOX	2	LOW	15'
3. PRUNUS LAUROCERASUS STD	LAUREL TREE	24" BOX	6	LOW	25'
SHRUBS					
4. ANIGOZANTHOS HUMILIS	KANGAROO PAW	1 GAL-	7	LOW	1.5'
5. BOUGAINVILLEA 'SANDIEGO 'STK.	BOUGAINVILLEA	15 GAL	3	LOW	12'
6. BUXUS SUFRUTICOSA	BOXWOOD	5 GAL	86	LOW	2'
7. BUXUS JAPONICA GLOBE SHAPE	BOXWOOD	15 GAL-	14	LOW	3'
8. CALLESTEMON 'LITTLE JOHN'	BOTTLE BRUSH	5 GAL-	16	LOW	3.5'
9. DYMONDIA MARGARETAE	DYMONDIA	FLATS	1'OC	LOW	3"
10. PODOCARPUS GRACILIOR	FERN PINE	24" BOX	48	MOD	18'
11. LONICERA NITIDA VARIEGATED	LEMON BEAUTY	5 GAL-1	13	LOW	3-6'
12. NANDINA GULF STREAM	DOMESTIC BAMBOO	5 GAL -	15	LOW	3-4'
13. ROSEMARINUS 'TUSCAN BLUE'	ROSEMARY	5 GAL-	9	LOW	4'

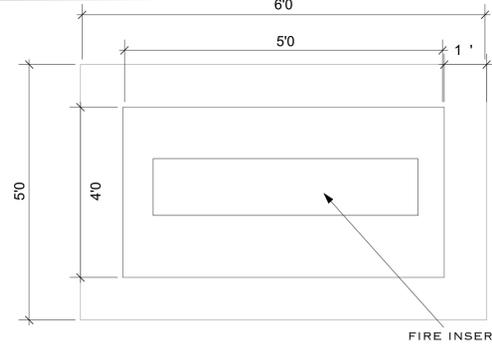
NOTES

Bunya -Bunya tree must be trimmed and thinned by a professional licensed contractor. A tree protection zone consisting of a 6" high chain link fence placed 12 feet from the face of the trunk. Steel posts shall be driven in the ground a minimum of 12 inches. The fence fabric shall be firmly attached to the posts and remain intact during all construction activity.

- ALL PLANTING AREAS SHALL BE CULTIVATED AND ROTOTILLED TO A DEPTH OF SIX INCHES WITH NEW SOIL. SOIL AMENDMENTS SHALL BE FREE OF DEBRIS.
- PLANT HOLES SHALL BE DOUBLE THE SIZE OF THE CONTAINER. THE WALLS AND BASES OF THE PLANT HOLES SHALL BE SCARIFIED. HOLES SHALL BE BACKFILLED WITH A MIXTURE OF NEW SOIL TO EXISTING SOIL AT A RATIO OF 80/20.
- USE REDWOOD MINI MULCH 2" THICK AROUND ALL NEW PLANTS. KEEP MULCH AWAY FROM THE NECK OF THE PLANT.
- ALL PLANTS SHALL BE FERTILIZED. FERTILIZER SHALL BE COMMERCIAL TYPE. FOLLOW MANUFACTURERS INSTRUCTIONS.
- USE PRE-EMERGENT FOR WEEDS. FOLLOW MANUFACTURERS INSTRUCTIONS.
- CONTRACTOR SHALL VERIFY ON SITE ALL GRADES, PROPERTY LINES, EASEMENTS, SETBACKS, UTILITIES, SITE IMPROVEMENTS AND UNDERGROUND PIPING BEFORE CONSTRUCTION BEGINS.
- CONTRACTOR SHALL PROVIDE PROTECTION FOR TREES THAT REMAIN ON SITE.
- FINISHED GRADES SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURES AND SHALL BE PROPERLY INSTALLED TO PREVENT ANY STANDING WATER. HARDSCAPE SHALL HAVE A MINIMUM GRADE OF 2% UNLESS OTHERWISE NOTED.
- REFER TO ENGINEERING DRAWINGS FOR ANY CALCULATIONS, DETAILS AND SPECIFICATIONS REGARDING BUILDING STRUCTURE, FOUNDATIONS AND GRADING, SOILS, GAS AND ELECTRICAL.
- THE LANDSCAPE DESIGNER ASSUMES NO LIABILITY FOR DISCREPANCIES BETWEEN THE PLANS AND ACTUAL FIELD CONDITIONS. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS.



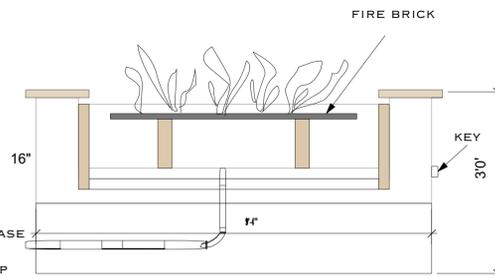
A VEGETABLE GARDEN TOP VIEW



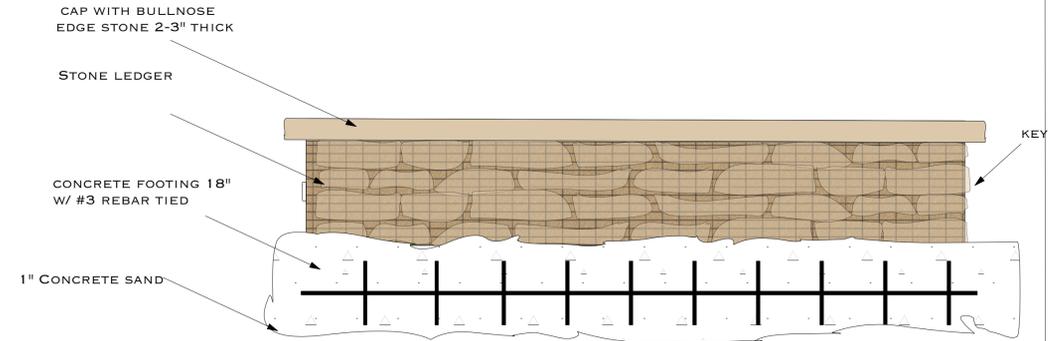
B TOP VIEW FIRE PIT

STEEL FIRE INSERT
 ROAD GRAVEL TO BOTTOM OF
 FLANGE OF INSERT

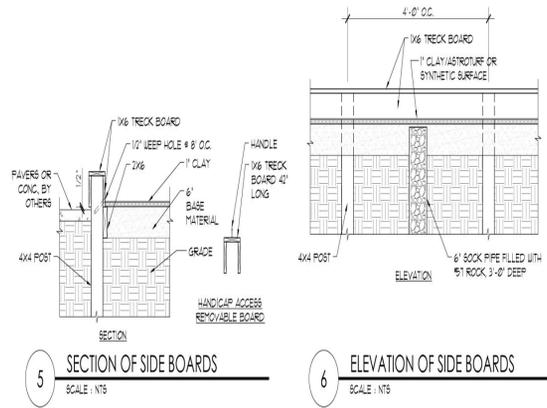
SPJ LIGHTS LOW
 VOLTAGE LIGHTS-3
 3" STONE COUNTER TOP
 W/ BULLNOSE EDGE



B SIDE VIEW FIRE PIT NTS



B FRONT VIEW FIREPIT NTS

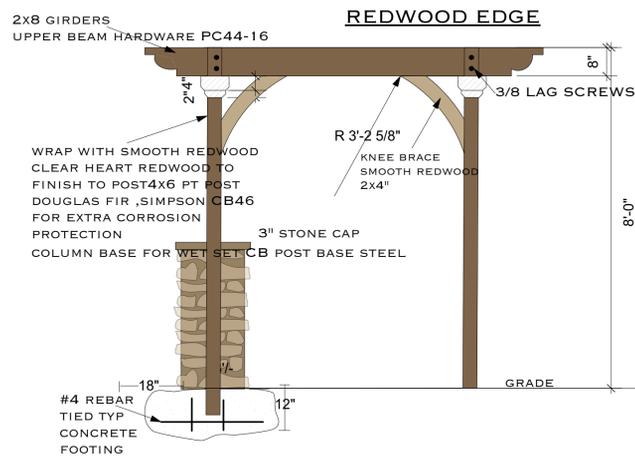


5 SECTION OF SIDE BOARDS
 SCALE: 1/8" = 1'-0"

6 ELEVATION OF SIDE BOARDS
 SCALE: 1/8" = 1'-0"

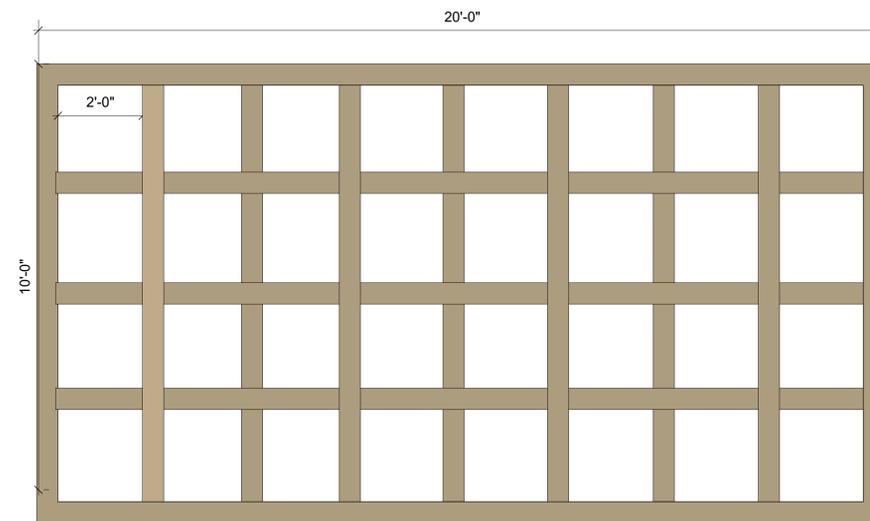
A VEGETABLE GARDEN SIDE VIEW NTS

COMPACTED GRANULAR BASE
 4" SCHEDULE 40 DRAIN
 PIPE AND METAL BELL TRAP

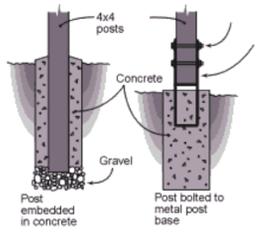
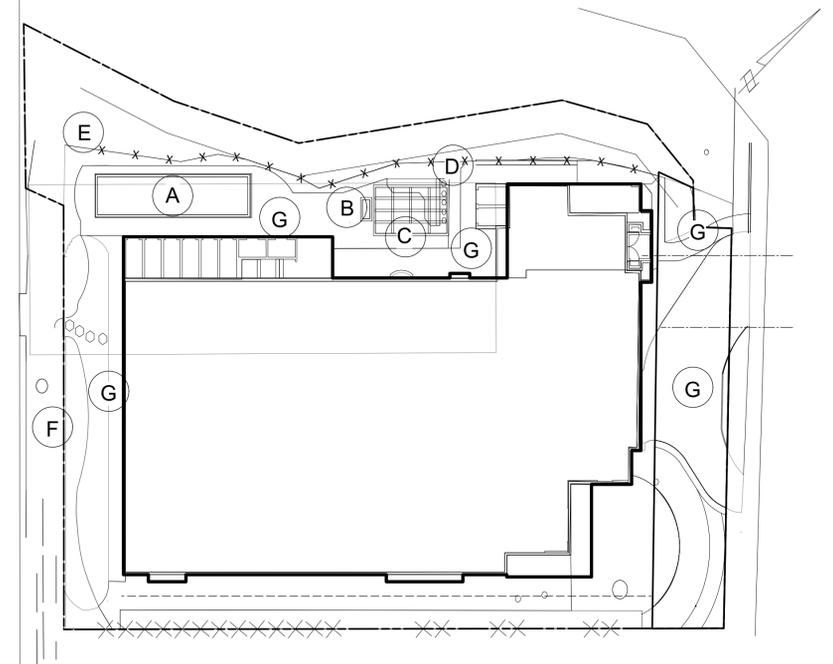


C ARBOR FRONT VIEW
 NTS

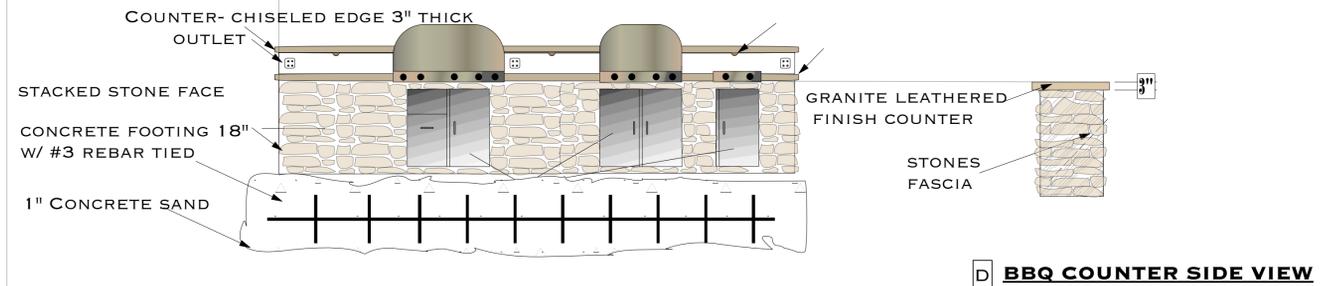
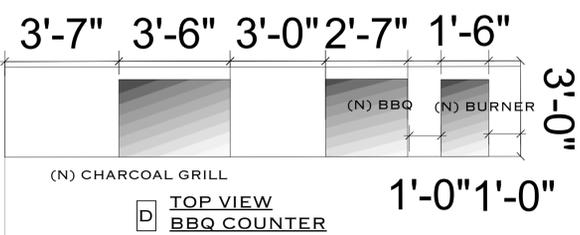
CODE 2013 CBC OR CRC
 CONSTRUCTION TYPE 5B



C ARBOR TOP VIEW
 NTS



C 12" FOOTING
 NTS



D BBQ COUNTER FRONT VIEW

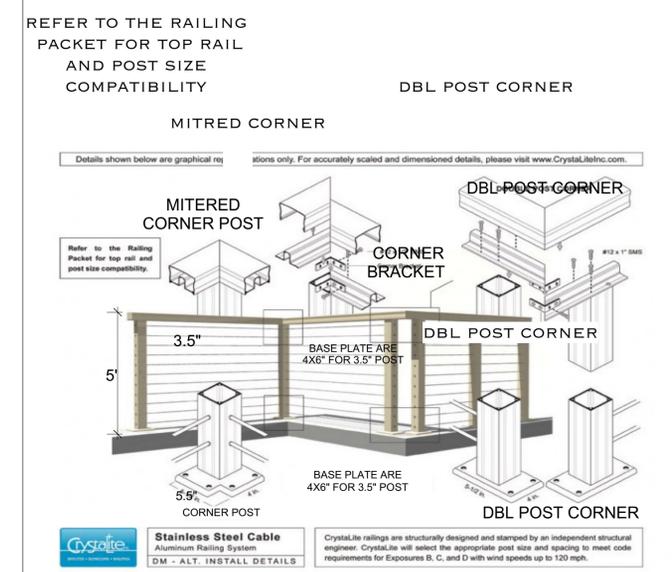
DETAIL BBQ



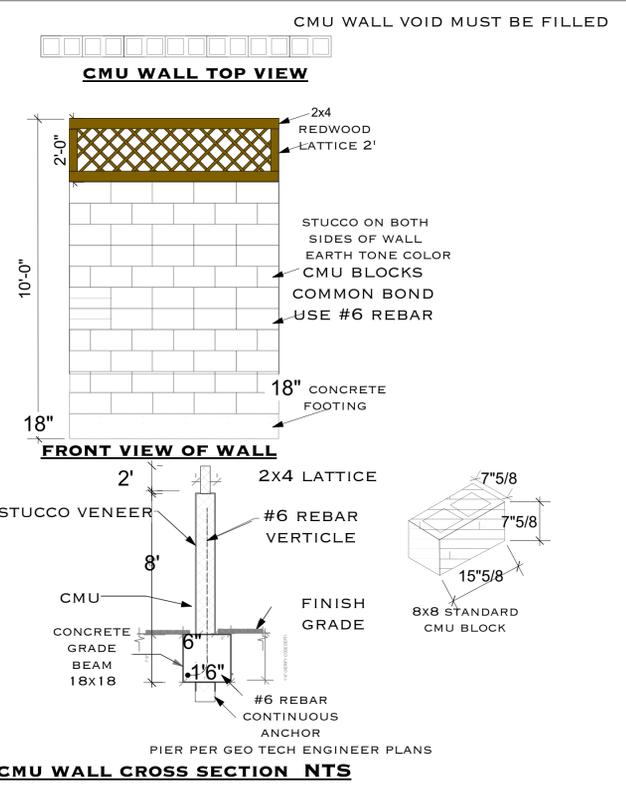
1. ISLAND COMPONENT W 30" H 24" D 18.5"
2. SIDE BURNER H-10" W 17.5" DEPTH 24.5"
3. BBQ TWIN EAGLES 42" 75K BTU'S W-40.25, D 24.25, H 11.75
4. DRAWERS H 24.5, W 17.25, D 18"
5. FIRE MAGIC CHARCOAL BUILT IN BBQ WITH SMOKER HOOD 30X18 NO BTU'S DEPTH 18" CUTOUT WIDTH 32.25, DEPTH 19.75 HEIGHT 12 INTEGRATED TEMPERATURE GAUGE, INTERIOR HALOGEN LIGHTS, LED KNOB LIGHTING, SMOKER BOX

D BBQ KITCHEN ISLAND APPLIANCES

- A-VEGETABLE GARDEN
- B-FIREPIT
- C-ARBOR
- D-BBQ
- E-CABLE WIRE FENCE
- F-WALL
- G-PERMEABLE PAVERS

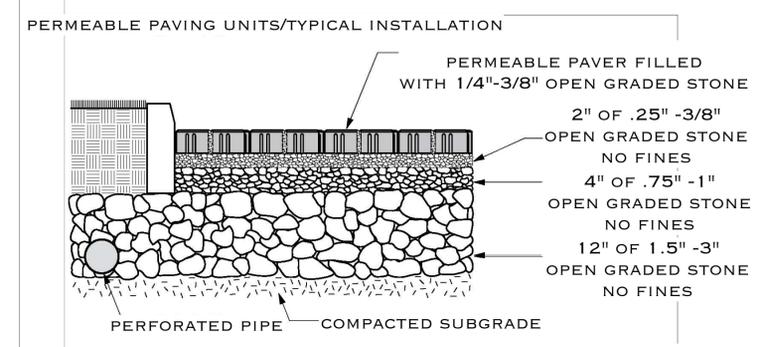


E CABLE WIRE FENCE 5' NTS



- NOTES**
1. GROUT ALL BLOCK CAVITIES FULL.
 2. 12" CONCRETE PIER
 3. ANCHOR SIMPSON CB66

F WALL ELEVATION NTS



G PAVERS