NEW RESIDENCE AND DETACHED GARAGE
1033 CORTEZ AVENUE, BURLINGAME, CALIFORNIA

SHEET INDEX

REVISED

RECEIVED
10.22.24
CITY OF BURLINGAME
CDD-PLANNING DIVISION

2022 BURLINGAME REACH CODE CHECKLIST
SINGLE FAMILY NEW CONSTRUCTION

USE THIS FORM FOR SINGLE FAMILY NEW CONSTRUCTION

PROJECT ADDRESS: 1033 Cortez Avenue

APN: 026-166-040 APPLICANT NAME: Elaine Lee

1. ELECTRIFICATION

Check all boxes below:

- ☒ All-Electric
  - ☒ No natural gas or propane appliances
  - ☒ No natural gas or propane meters or infrastructure in the building or within the property lines
- ☒ A solar photovoltaic system with a capacity of at least _____ kW(DC). The number of Kilowatts required is calculated by the energy report, the CF1R-PRF-01.

2. ENERGY EFFICIENCY

☒ Compliance with energy efficiency standards required under the State Energy Code

3. GREEN BUILDING

☒ The permit application includes a completed 2022 Burlingame CALGreen checklist: https://www.burlingame.org/departments/building/calgreen_building_standards.php

4. ELECTRIC VEHICLE (EV) CHARGING

☒ At least one parking space per dwelling unit has an EV Level 2 Ready Circuit: a parking space equipped with a raceway, wiring, receptacle, and electrical capacity to the EV charging station. A minimum 208V/240V, 40 Amp circuit with receptacle labeled "EV Vehicle Outlet" or, electrical vehicle supply equipment with a minimum output of 30 Amps

☒ If there is a second parking space it is an EV Level 1 Ready Space: a parking space equipped with a raceway, wiring, receptacle, and electrical capacity to the EV charging station. A minimum 110V, 20 Amp circuit with receptacle labeled "EV Vehicle Outlet" or, electrical vehicle supply equipment

5. VERIFICATION

This form has been completed by Elaine Lee (name) of Elaine Lee Design (company), the qualified architect (architect, designer, energy consultant) for the above listed project, who verifies that it accurately represents the project plans.

_____ _____
Signature Date

Version 1.0, February 2023

UTILITIES NOTES

- Plug all existing sanitary sewer lateral connections and install a new 4" lateral, all water line connections to city water mains for services or fire line are to be installed per city standard procedures and specification, and any other underground utility works within city's right-of-way. All abandoned sewer lateral or water service shall be disconnected at the main and per City requirements. An encroachment permit will be required for these items.
- All water lines connections to city water mains for services or fire line protection are to be installed per city standard procedures and material specifications. Contact the city Water department for connection fees. If required, all fire services and services 2" and over will be installed by builder.
- Water meter shall be sized to accommodate sprinkler system flow demand.
- Underground fire service connections shall be submitted as separate Underground Fire Service permit for review and approval.
- Sewer Backwater Protection Certification is required for the installation of any new sewer fixture per Ordinance No. 1710. The Sewer Backwater Protection Certificate is required prior to the issuance of Building Permit.
- Plug and disconnect all gas lines and remove gas meter. No gas is allowed to be supplied to the property.

GREEN BUILDING AND ENERGY REACH

- Two complete copies of the Green Building Mandatory Measures Checklist will be submitted with plans to be submitted for Building plan review
- This project shall comply with All Electrification requirements in accordance with the City of Burlingame Reach Code Ordinance #1979.

PUBLIC WORKS NOTES

1. City Public right-of-way Construction Hours (including hauling)
   Weekdays 8AM-5PM
   Saturdays, Sundays and Holidays No Work Allowed
2. If required, a Grading Permit shall be obtained from the Department of Public Works
3. This project is a "Type I" project that requires a Stormwater Construction Pollution Prevention Permit. This permit is required prior to issuance of a Building Permit. An initial field inspection is required prior to the start of any construction (on private property or in the public right-of-way).
4. Owner is required to submit an elevation certificate for review/approval by the Public Works Engineering Department showing that the finish floor is 1' above the determined base flood elevation, prior to building permit final.

CONSTRUCTION NOTES

1. Construction Hours
   Weekdays 8AM-7PM
   Saturdays 9AM-6PM
   Sundays and Holidays No Work Allowed
2. 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.
3. DEMOLITION PERMIT
   A completed Supplemental Demolition Permit Application shall be submitted prior to the issuance of a building permit application. NOTE: The Demolition Permit will not be issued and no work can begin (including the removal of any building components) until a Building Permit is issued for the project. The owner is responsible for assuring that no work is authorized or performed. Demolition of a structure requires a permit from BAAQMD and required sign-offs from the Water, Sewer, Planning, and Recycling departments. The pink demolition permit application will need to be completed prior to Building Department approval and the start of work. Contact BAAQMD for questions. (415)749-4979, email at www.baaqmd.gov.
4. CITY OF BURLINGAME BUSINESS LICENSE
   Anyone doing business in City of Burlingame must have a current City of Burlingame business license.
5. The Certificate of Occupancy will be rescinded once construction begins. A new Certificate of Occupancy will be issued after the project has been finaled. No occupancy of the building is to occur until a new Certificate of Occupancy has been issued.
6. Trenching, digging, foundation, and excavation work within the tree protection zones of Tree #1 (within 58.3' of tree) and Street Tree #1 (within 15' or tree) shall be excavated by hand in combination with hand tools such as an air knife, rotary hammer with clay spade attachment, or shovels and under the direct supervision of the Project Arborist.

FLOOD ZONE NOTE

FEMA map indicates that Flood Zone limit A is contained in the creek structure. The top of the creek structure wall varies in elevation and the creek structure terminates approximately 20' away from the front property line. The (western side) structure's top of wall elevation at the point of termination is 32.57'. The (western side) structure's highest top of wall elevation closest to the proposed project is 34.16' (determined base flood elevation). Project's lowest floor elevation shall be 35.16'. No electrical equipment shall be installed lower than 35.16'.

PROJECT DIRECTORY

OWNER
Raymond Wong
P.O. Box 16695, San Francisco CA 94116
415.310.6916
raywong5677@gmail.com

ARCHITECT
Elaine Lee
3223 Encinal Avenue, Alameda CA 94501
510.847.0377
elaine@elaineleedesign.com

SURVEYOR
Robert Dains, Dains Land Surveying
2980 Barrington Terrace, Fremont CA 94536
650.743.0831
rdains@dainslandsurveying.net

LANDSCAPE
Nancy L. Curtis
Natural Landscapes for California
650.274.5064
nlclandscapedesign@gmail.com

CIVIL ENGINEER (Grading and Drainage)
Travis Lutz, P.E., QSD/QSP
Precision Engineering and Construction, Inc.
1331B Old County Road, Belmont, CA 94002
650.226.8640
travis@precision-ec.com

ARBORIST
David Beckham, Kielty Arborist Services LLC
P.O. Box 6187, San Mateo CA 94403
650.532.4418
david @kieltyarborist.com

GEOTECHNICAL
Romig Engineers, Inc.
1390 El camino Real, 2nd Flr, San Carlos, CA 94070
650.591.5224
coleman@romigengineers.com

APPLICABLE CODES

2022 California Building Code
2022 California Residential Code
2022 California Mechanical Code
2022 California Plumbing Code
2022 California Green Building Standards Code
2022 California Electrical Code
2022 California Fire Code
2022 California Energy Code
Burlingame Municipal Code
Burlingame Amendments to the California Codes as adopted in Ordinance 1889

AVERAGE FRONT SETBACK

AVERAGE	18.8 FEET
ADDRESS:	SETBACK:
1041 CORTEZ AVENUE	16.6 FEET
1037 CORTEZ AVENUE	20.0 FEET
1033 CORTEZ AVENUE	16.3 FEET
~~1025 CORTEZ AVENUE~~	~~37.7 FEET~~
1021 CORTEZ AVENUE	18.7 FEET
~~1015 CORTEZ AVENUE~~	~~14.8 FEET~~
1011 CORTEZ AVENUE	22.4 FEET

FLOOR AREA RATIO TABLE

	existing residence	existing attached garage	proposed residence	proposed detached garage
habitable area	1,430	0	3,013	0
non-habitable area	0	203	0	284
total	1,430	203	3,013	284
front porch	113	0	87	0
bedrooms	2	-	4	-
bathrooms	1	-	5	-

IMPERVIOUS LOT COVERAGE

	existing	proposed
buildings	1,746	1,818
deck/balcony	125	257
driveway	703	360
patios, walks	1,670	1,163
total	4,244=71%	3,598=60%

proposed front setback impervious surface: 300 sq. ft./940 sq. ft. required=32%

FIRE PROTECTION NOTES

FIRE SPRINKLER DRAWINGS SHALL BE A DEFERRED SUBMITTAL
-An automatic fire sprinkler system shall be installed in accordance with NFPA 13D.
-Fast-response fire sprinkler heads shall be installed throughout residence and detached garage.
-The suppression contractor shall have a C-16 type license.
-The suppression contractor shall provide 3 copies of working drawings and calculations to the fire district for plan checking.
-The fire district shall issue a permit prior to the installation of fire sprinkler system.
-An owner's manual for the fire sprinkler system shall be provided to the owner.
-A sign or valve tag shall be installed at the main shutoff valve to the water distribution system stating the following: "Warning, the water system for this home supplies fire sprinklers that require certain flows and pressures to fight a fire. Devices that restrict the flow or decrease the pressure or automatically shut off the water to the fire sprinkler system, such as water softeners, filtration systems and automatic shutoff valves, shall not be added to this system without a review of the fire sprinkler system by a fire protection specialist. Do not remove this sign."
-Backflow prevention device shall be installed on fire service line. It shall be certified and tagged by backflow tester before final inspection.
-Fire sprinkler test water shall be discharged to to landscape or sanitary sewer.

PROJECT DATA

scope of work: Demolish existing residence and build new 2-story residence and 1 car detached garage.

project address: 1033 Cortez Avenue

APN: 026-166-040

project owner: Raymond Wong

construction type: V-B/sprinklered

occupancy group: R-3/U

zoning: R-1

lot size: 6,000± sq. ft.

allowable floor area: 0.32x6,000+1,100= 3,020 sq. ft. +garage

gross floor area to be demolished: 1,746 sq. ft.±

PROPOSED FLOOR AREA
lower floor 600
1st floor 1,435
2nd floor 1,078
Deduction -100 (mech. room)
TOTAL 3,013
detached garage 284

max allowable lot coverage: 0.4x6,000=2,400 sq. ft.

proposed lot coverage: 1,818 sq. ft. (30%)

landscaped/softscaped area: 2,079 sq. ft.

Flood Hazard: A/X

ELAINE LEE
design

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510.847.0377

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APN: 026-166-040
OWNER: RAYMOND WONG

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revisions
1 07.15.24
2 09.06.24
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Des Rev resubmittal

date: 11.14.23
scale: as noted
drawn by: EL
job: WONG CORTEZ

sheet
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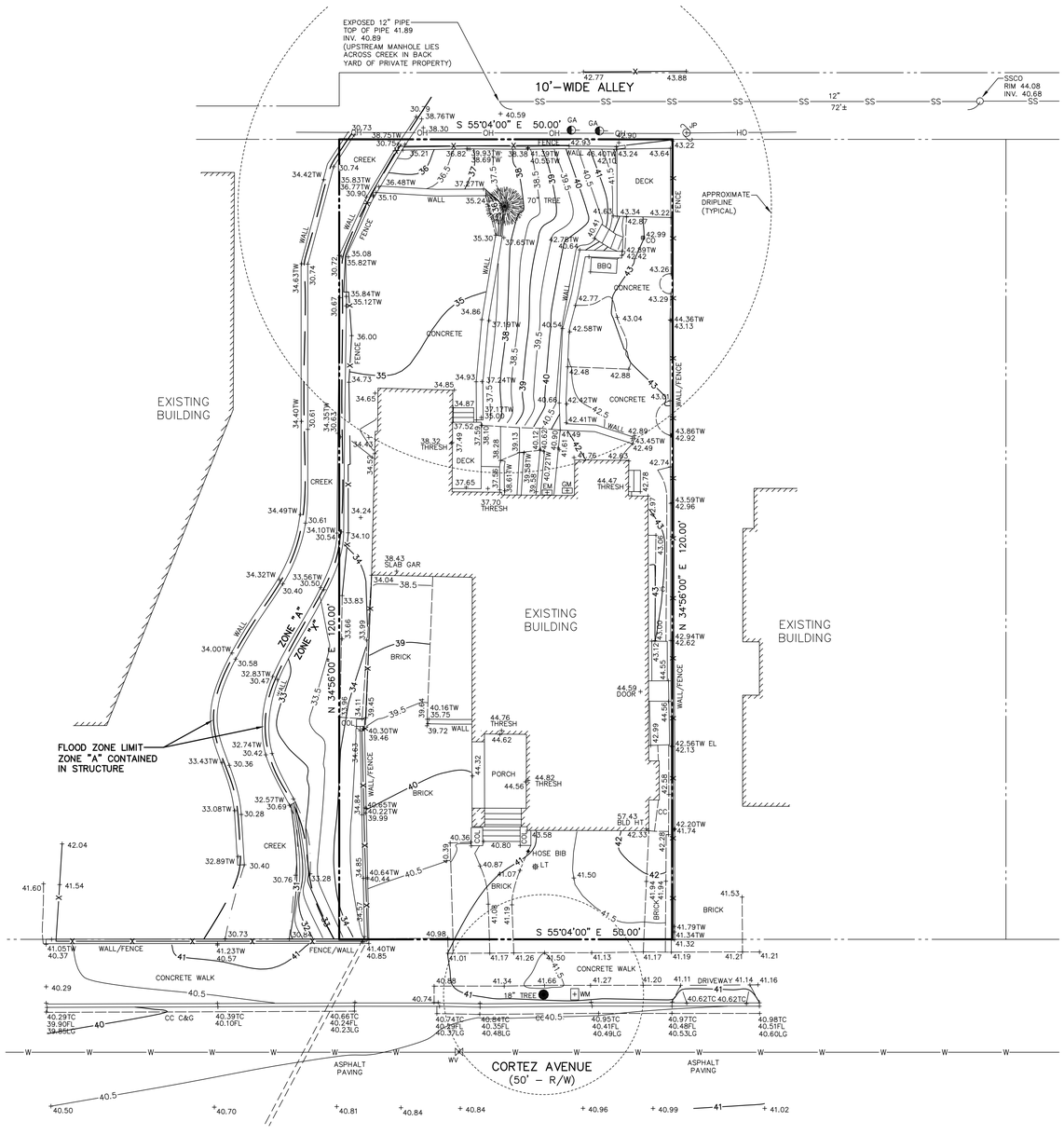
of 16 sheets



LEGEND

———	PROPERTY LINE
CC	CONCRETE
CC C&G	CONCRETE CURB & GUTTER
CO	CLEANOUT
COL	COLUMN
EM	ELECTRIC METER
FL	FLOWLINE
GA	GUY ANCHOR
GM	GAS METER
JP	JOINT UTILITY POLE
LG	LIP OF GUTTER
LT	LIGHT
TC	TOP OF CURB
THRESH	THRESHOLD
TW	TOP OF WALL
WM	WATER METER
WV	WATER VALVE
●12" TREE	TREE W/ SIZE
—X—X—	FENCE
———OH———	OVERHEAD LINE
———SS———	SANITARY SEWER LINE
——— W ———	WATER LINE

FLOOD ZONE NOTE:

THE SUBJECT PROPERTY LIES PARTIALLY WITHIN FLOOD "A" (CONTAINED IN STRUCTURE) AND PARTIALLY WITHIN FLOOD ZONE "X" (SHADED), BASED ON FLOOD INSURANCE RATE MAP 06081C0153F, DATED APRIL 05, 2019.

EASEMENT NOTE:

EASEMENTS, IF ANY, ARE NOT INDICATED HEREON.

LOT AREA:

= 6,000 SQ. FT. ±
= 0.138 ACRES ±

FRONT SETBACKS:

ADDRESS:	SETBACK:
1041 CORTEZ AVENUE	16.6 FEET
1037 CORTEZ AVENUE	20.0 FEET
1033 CORTEZ AVENUE	16.3 FEET
1025 CORTEZ AVENUE	37.7 FEET
1021 CORTEZ AVENUE	18.7 FEET
1015 CORTEZ AVENUE	14.8 FEET
1011 CORTEZ AVENUE	22.4 FEET

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

REV.	DESCRIPTION	BY:	DATE:
–	ADDED FLOOD ZONE INFORMATION	RJD	8/7/24

LICENSED LAND SURVEYOR ROBERT J. DAINS No. 8227 STATE OF CALIFORNIA

DAINS LAND SURVEYING
rdains@dainslandsurveying.net
(650) 743-0831

PREPARED FOR:
RAYMOND WONG

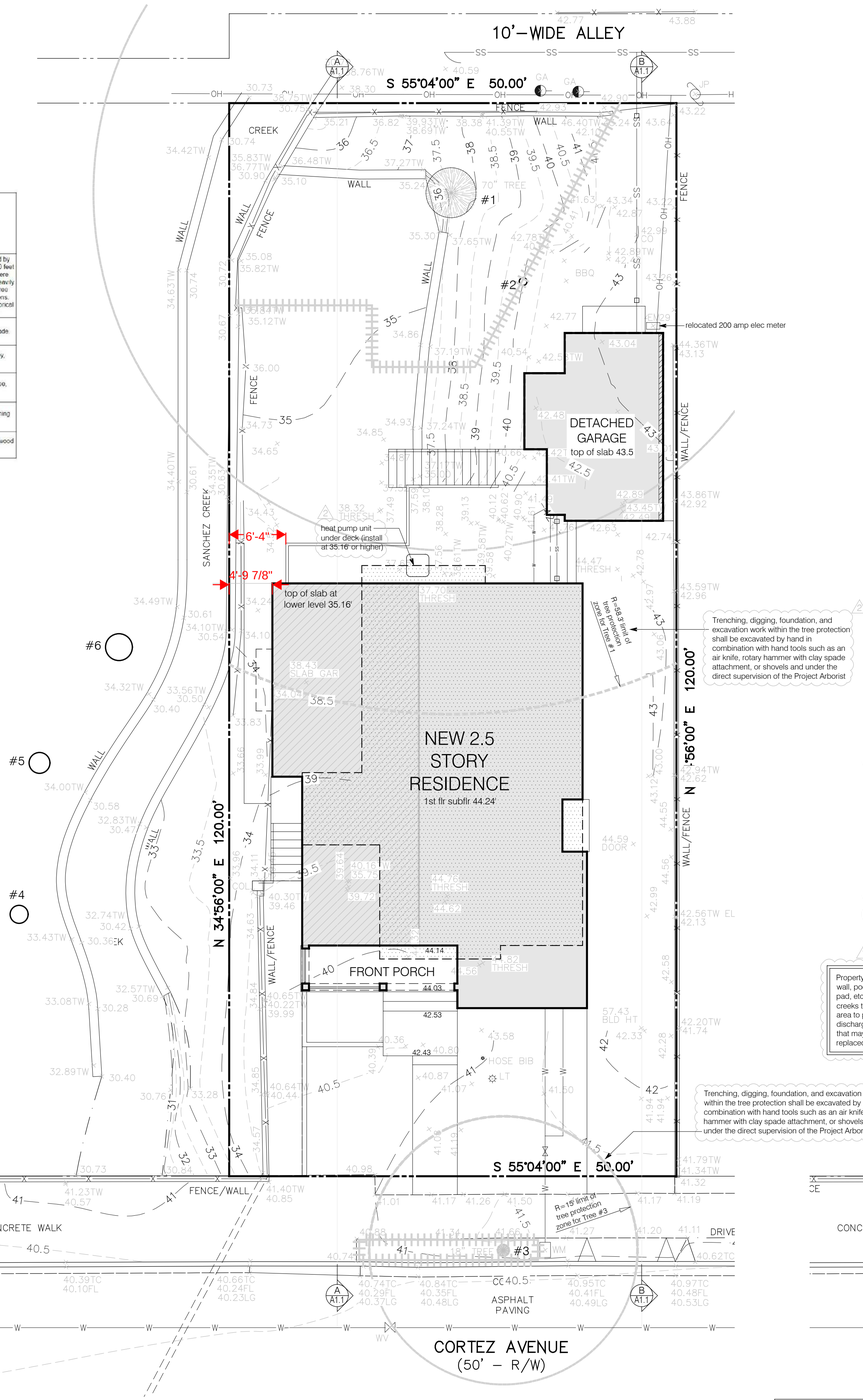
TOPOGRAPHIC SURVEY PLAN
1033 CORTEZ AVENUE
A.P.N. 026-166-040
DOC. NO. 2023-028382
BURLINGAME SAN MATEO COUNTY CALIFORNIA

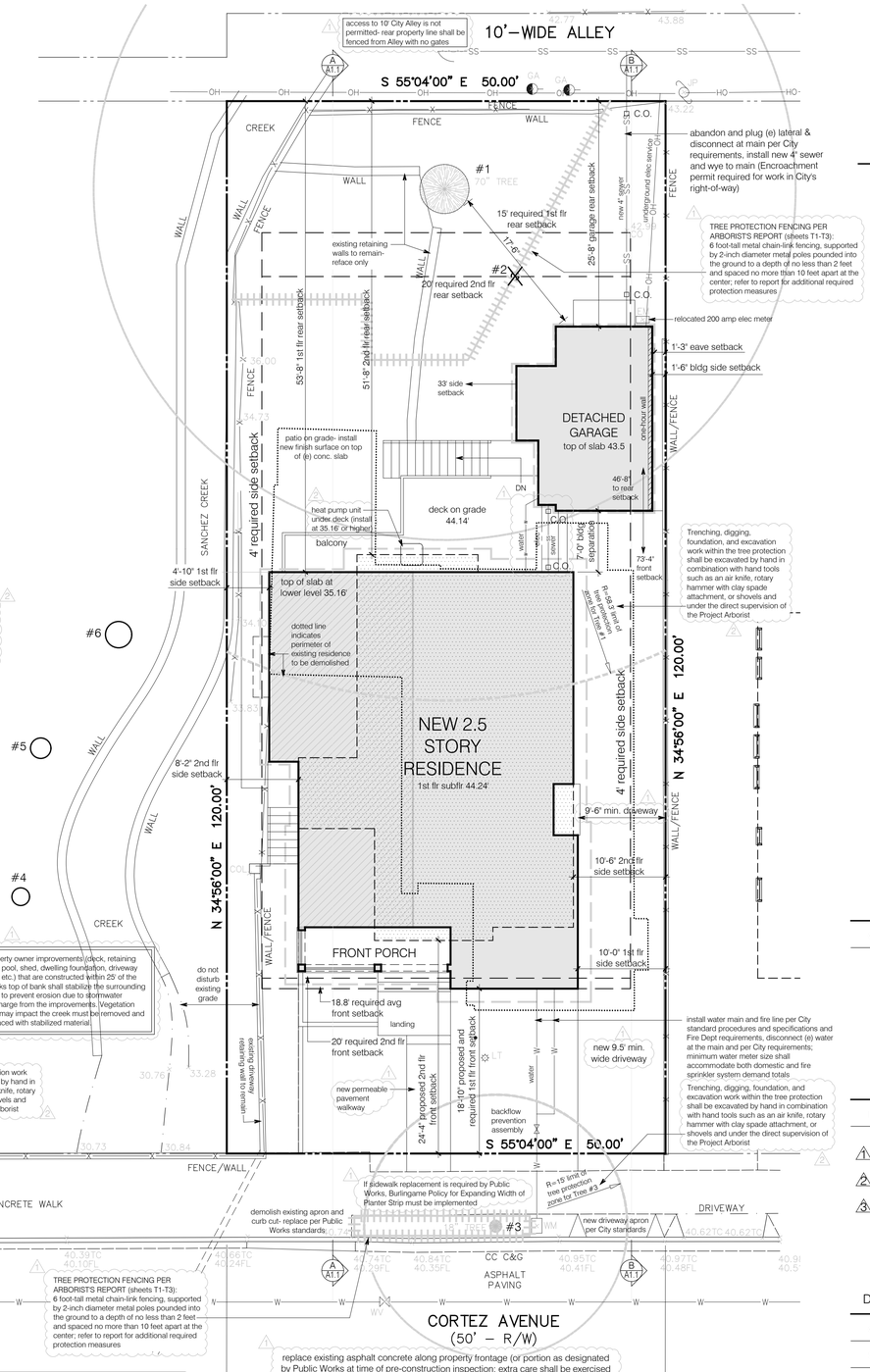
DRAWN BY:	RJD
DESIGNED BY:	---
CHECKED BY:	RJD
SCALE:	1"=10'
DATE:	07/13/23
PROJECT NO.	23-1269
SHEET	1 OF 1

TREE INVENTORY

Tree Tag #	Protected Tree	Preserve or Remove	Common Name / Scientific Name	Trunk 1(in.)	Canopy Spread Canopy Spread (ft.)	Health Rating	Structural Rating	Form Rating	Suitability for Preservation	Overall Condition (0-100%)	Comments
1	Yes	(P)	COAST LIVE OAK *Quercus agrifolia*	70	60/70	Good	Poor	Poor	Fair	50	Codominant at 6 feet with included bark, surrounded by hardscape, large 29 inch diameter limb removed at 20 feet with associated decay, many limbs observed that were removed took to have decayed back in past. Leans heavily towards neighboring properties, minor deadwood. tree root and trunk growing over hardscape in all directions. Large lateral limbs, debris in codominant unions, historical poor maintenance.
2	No	(R)	PURPLE-LEAF PLUM *Prunus cerasifera*	10.5	12/10	Poor	Poor	Fair	Poor	30	Abundance of deadwood. topped, codominant at grade
3	Yes	(P)	SOUTHERN MAGNOLIA *Magnolia grandiflora*	18.1	30 30	Poor	Fair	Fair	Fair	45	Street tree, buckling sidewalk, deadwood in canopy, drought stressed.
4*	Yes	(P)	REDWOOD *Sequoia sempervirens*	24	55/20	Fair-Poor	Fair	Good	Fair	50	Top failed in past, drought stressed, neighboring tree, adjacent to watercourse
5*	Yes	(P)	COAST LIVE OAK *Quercus agrifolia*	28	50/50	Good	Fair	Poor	Fair	60	Neighboring tree, adjacent to watercourse and retaining walls, leans into property.
6*	Yes	(P)	COAST LIVE OAK *Quercus agrifolia*	36	50/45	Fair	Fair	Fair	Fair	55	Neighboring tree, Codominant at 10 feet, minor deadwood in canopy. loses heavy into property.

*** next to the tag number indicates a neighboring tree**





THERE SHALL BE NO PERMANENT STRUCTURES BEYOND THE PROPERTY LINE AND INTO THE PUBLIC RIGHT-OF-WAY

SITE PLAN LEGEND

- property line
- required setback line
- lower floor wall
- 1st flr wall
- 2nd floor wall
- fence
- to be demolished
- limit of tree protection zone
- tree protection fencing
- Lower floor area
- 1st floor area
- 2nd floor area

- Site Plans drawn on survey by Dains Land Surveying, dated 7-13-23
- Refer to Arborist Report by Kielty Arborist LLC for tree protection measures, sheets T1-T3
- See Landscape Plan by NLC Designs for trees to be planted. Landscape shall be MWELO compliant.
- Refer to Grading and Drainage Plan, Utility Plan, and Erosion Control Plan by Precision Engineering, sheets C-0 through C-4 for utiities, grading and drainage measures, and erosion control measures
- A Type I Stormwater Pollution Prevention Permit is required at the time of issuance of a Building Permit. An initial field inspection is required prior to the start of any construction (on private property or in the public right-of-way).
- No permanent structures (retaining walls, fences, columns, mailbox, etc) shall be located beyond the property lines and into the public right-of-ways

TOPOGRAPHIC SITE PLAN

1/8"=1'-0"

0 5 10 15 20 25

SITE PLAN

1/8"=1'-0"

0 5 10 15 20 25

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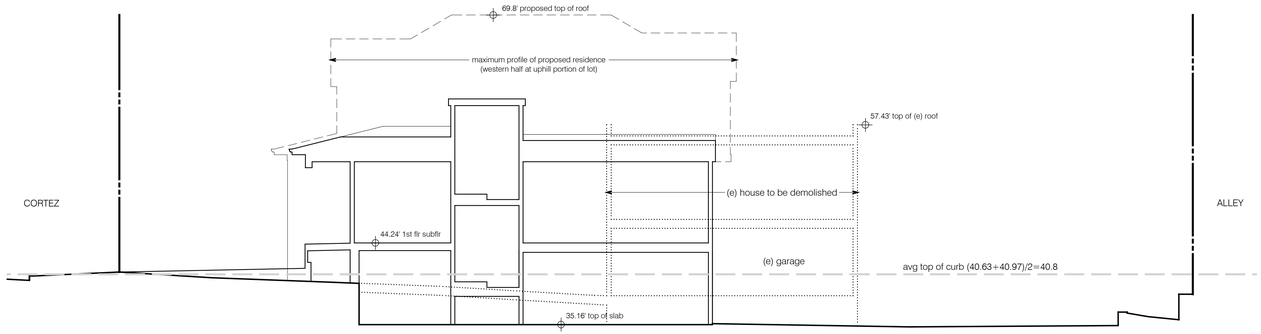
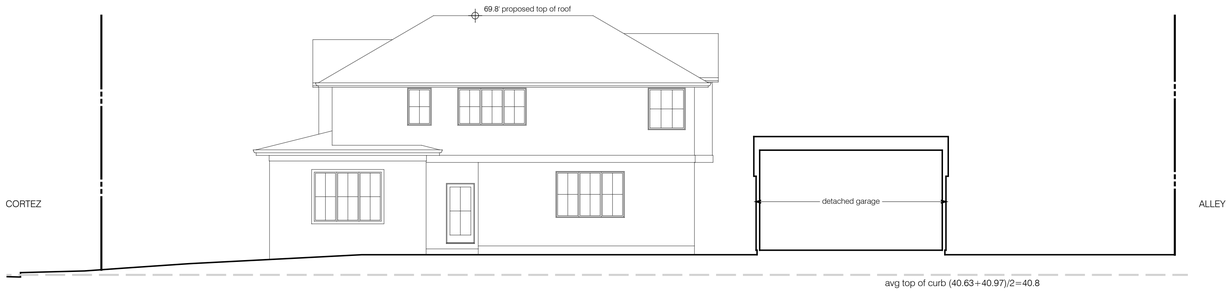


A SITE SECTION

1/8"=1'-0"



B SITE SECTION

1/8"=1'-0"

TREE INVENTORY

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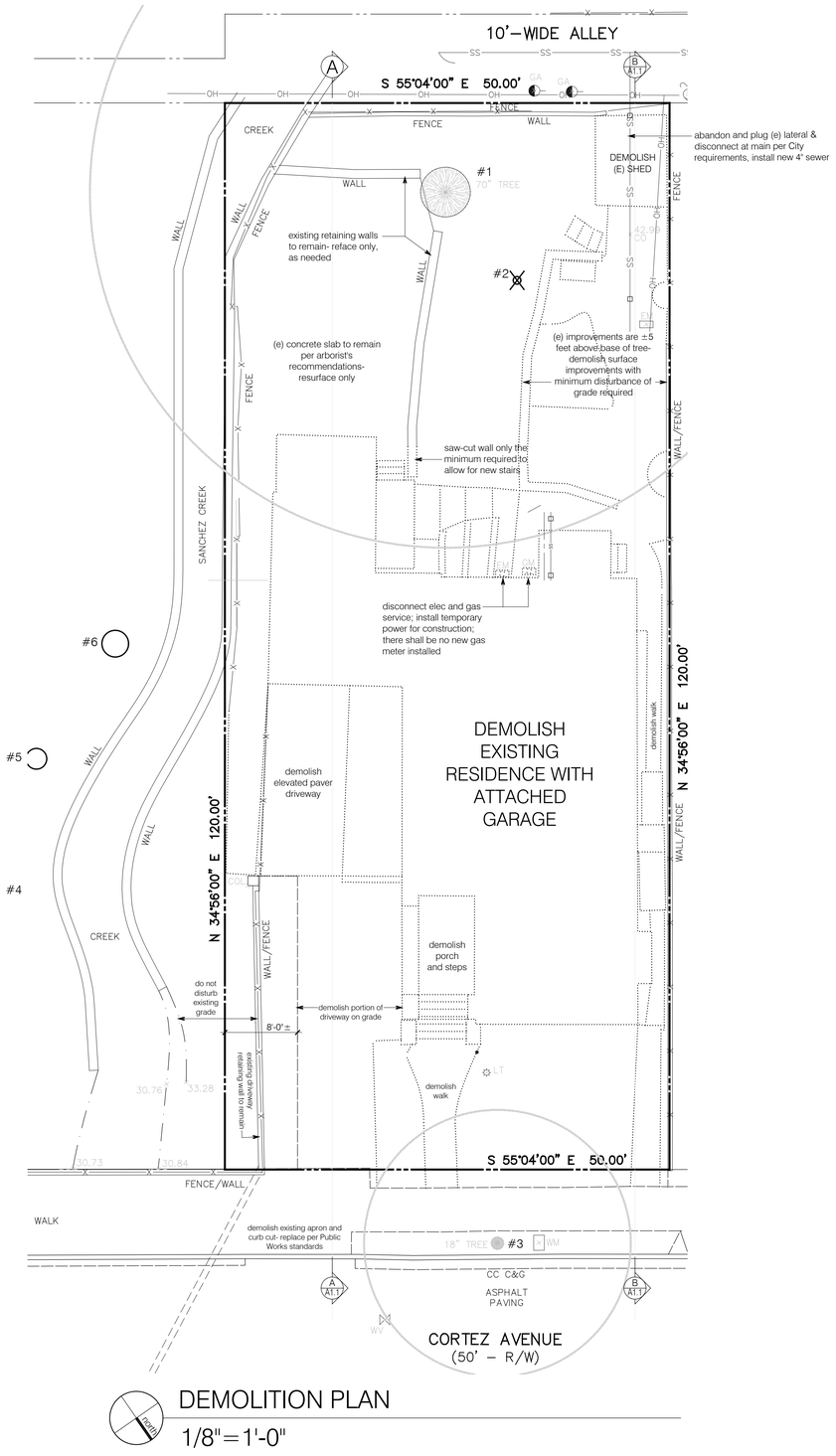
2	No	(R)	PURPLE-LEAF PLUM ***Prunus cerasifera***	10.5	12/10	Poor	Poor	Fair	Poor	30	Abundance of deadwood, topped, codominant at grade
3	Yes	(P)	SOUTHERN MAGNOLIA ***Magnolia grandiflora***	18.1	30/30	Poor	Fair	Fair	Fair	45	Street tree; bucking sidewalk, dieadwood in canopy, drought stressed.
4*	Yes	(P)	REDWOOD ***Sequoia sempervirens***	24	55/20	Fair-Poor	Fair	Good	Fair	50	Top failed in past, drought stressed, neighboring tree, adjacent to watercourse.
5*	Yes	(P)	COAST LIVE OAK ***Quercus agrifolia***	28	50/50	Good	Fair	Poor	Fair	60	Neighboring tree, adjacent to watercourse and retaining walls, leans into property.
6*	Yes	(P)	COAST LIVE OAK ***Quercus agrifolia***	36	50/45	Fair	Fair	Fair	Fair	55	Neighboring tree. Codominant at 10 feet, minor deadwood in canopy, leans heavy into property.

*** next to the tag number indicates a neighboring tree**

- Drawn on survey by Dains Land Surveying, dated 6-5-20
- All abandoned sewer lateral or water service shall be disconnected at the main and per City requirements. An encroachment permit will be required for these items.
- Any work within the public Right of Way requires an Encroachment permit
- A completed Supplemental Demolition Permit Application shall be submitted prior to the issuance of a building permit application. NOTE: The Demolition Permit will not be issued and no work can begin (including the removal of any building components) until a Building Permit is issued for the project. The owner is responsible for assuring that no work is authorized or performed. Demolition of a structure requires a permit from BAAQMD and required sign-offs from the Water, Sewer, Planning, and Recycling departments. The pink demolition permit application will need to be completed prior to Building Department approval and the start of work. Contact BAAQMD for questions. (415)749-4979, email at www.baaqmd.gov



DEMOLITION PLAN

1/8"=1'-0"

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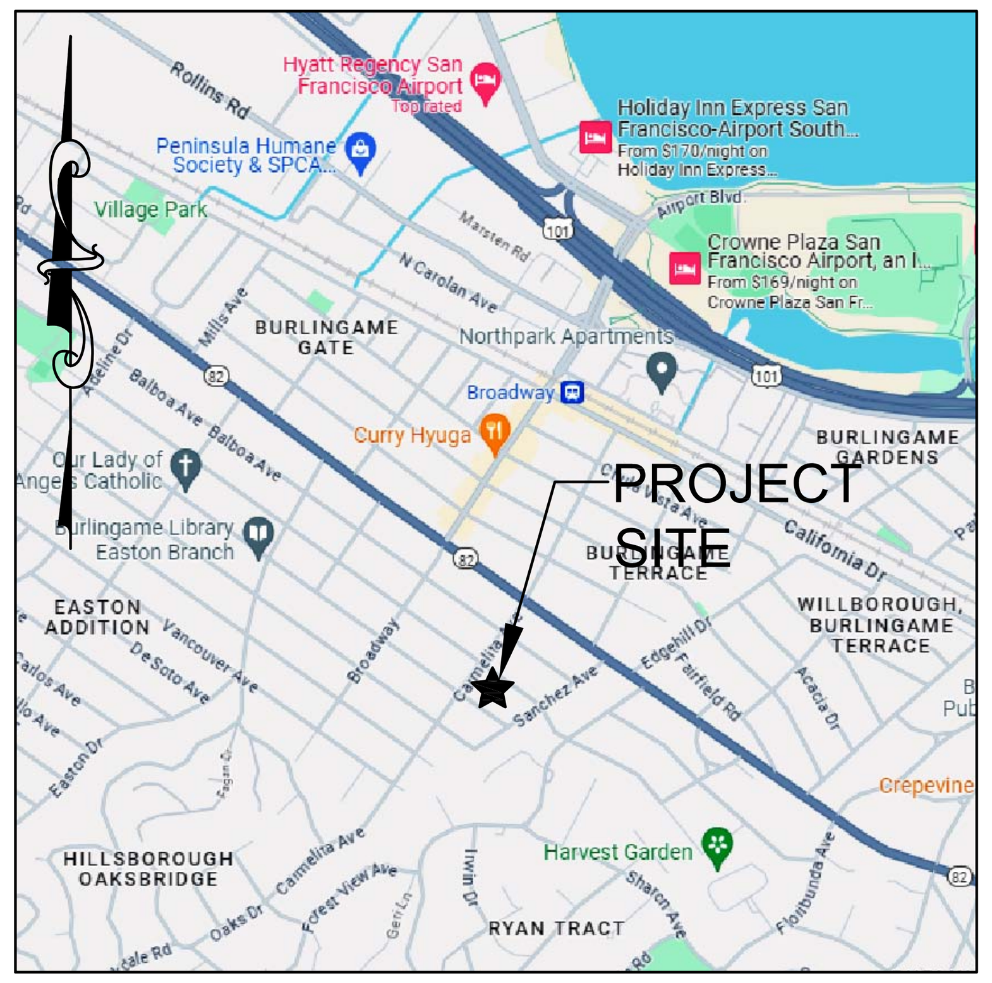
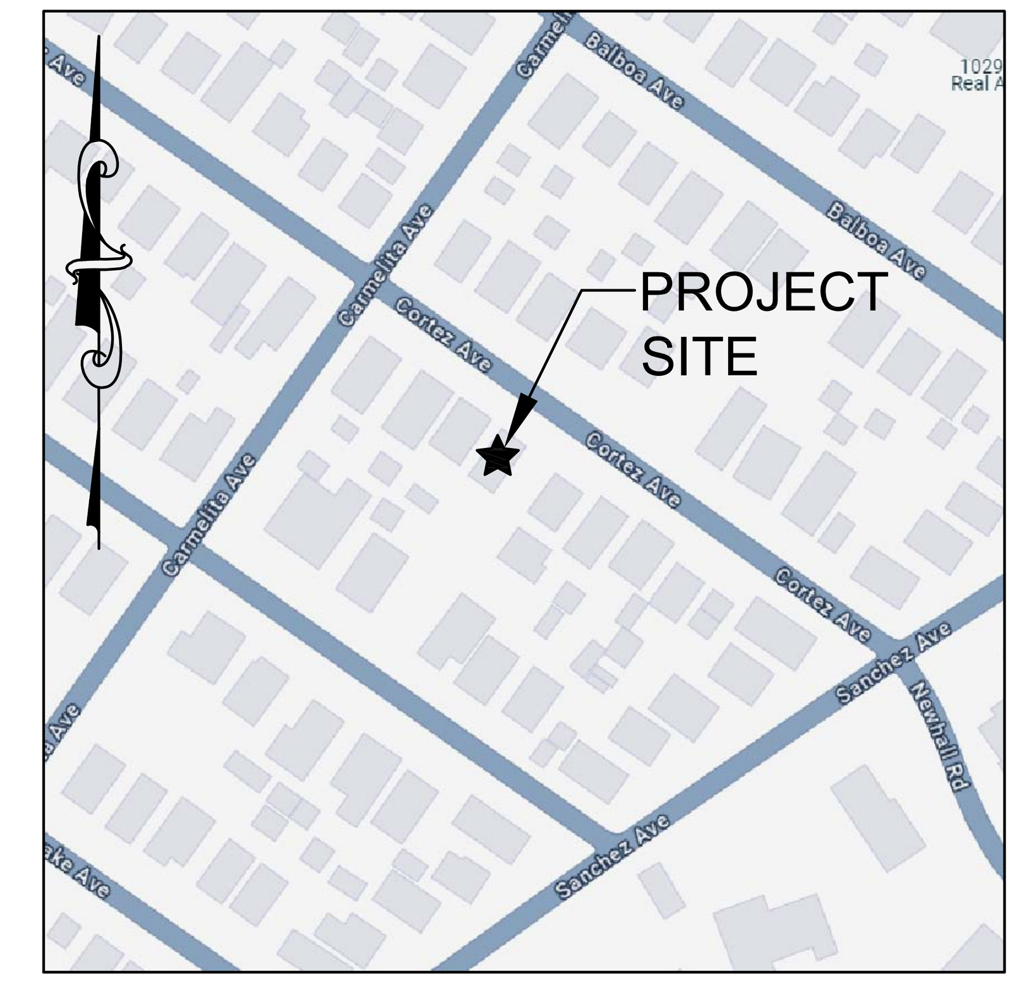


VICINITY MAP
N.T.S.



LOCATION MAP
N.T.S.

ABBREVIATIONS

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
AD	AREA DRAIN
ATD	ATRIUM DRAIN
BFP	BACK FLOW PREVENTION DEVICE
BW	BOTTOM OF WALL ELEVATION
CB	CATCH BASIN
CL	CENTER LINE
CS	CRAWL SPACE ELEVATION
CIP	CAST IRON PIPE
CONC	CONCRETE
DD	DECK DRAIN
DDCV	DOUBLE DETECTOR CHECK VALVE
DG	DECOMPOSED GRANITE
DIP	DUCTILE IRON PIPE
DS	ROOF DOWN SPOUT
DWY	DRIVEWAY
(E)	EXISTING
ELEC	ELECTRICAL
EM	ELECTRICAL METER
EP	EDGE OF PAVEMENT
FC	FACE OF CURB ELEVATION
FDC	FIRE DEPARTMENT CONNECTION
FF	FINISHED FLOOR ELEVATION
FG	FINISHED GROUND ELEVATION
FL	FLOW LINE ELEVATION
FM	FORCE MAIN LINE
FS	FINISHED SURFACE ELEVATION
FP	FINISHED PAVEMENT ELEVATION
FW	FIRE WATER LINE
GB	GRADE BREAK
GM	GAS METER
GR	GRATE ELEVATION
GV	GATE VALVE
HP	HIGH POINT
HW	HEATED WATER LINE
INV	PIPE INVERT ELEVATION
JT	JOINT TRENCH
JP	JOINT POLE
LD	LANDSCAPE DRAIN
LF	LINEAR FEET
LP	LOW POINT
(N)	NEW
PIV	POST INDICATOR VALVE
POC	POINT OF CONNECTION
RIM	RIM ELEVATION
S	SLOPE
SAP	SEE ARCHITECTURAL PLANS
SBD	STORM SUB DRAIN
SBDCO	STORM SUB DRAIN CLEANOUT
SD	STORM DRAIN
SDCO	STORM DRAIN CLEANOUT
SGR	SEE GEOTECHNICAL REPORT
SICB	SIDE INLET CATCH BASIN
SLP	SEE LANDSCAPE PLANS
SPP	SEE PLUMBING PLANS
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SSP	SEE STRUCTURAL PLANS
TW	TOP OF WALL ELEVATION
TYP	TYPICAL
VD	PIPE VERTICAL DROP
W	DOMESTIC WATER LINE
WM	WATER METER

EARTHWORK QUANTITIES

GROSS QUANTITIES:

CUT	65 C.Y.
FILL	50 C.Y.
TOTAL TO BE MOVED	115 C.Y.
BALANCE	15 C.Y. CUT (OFF-HAUL)

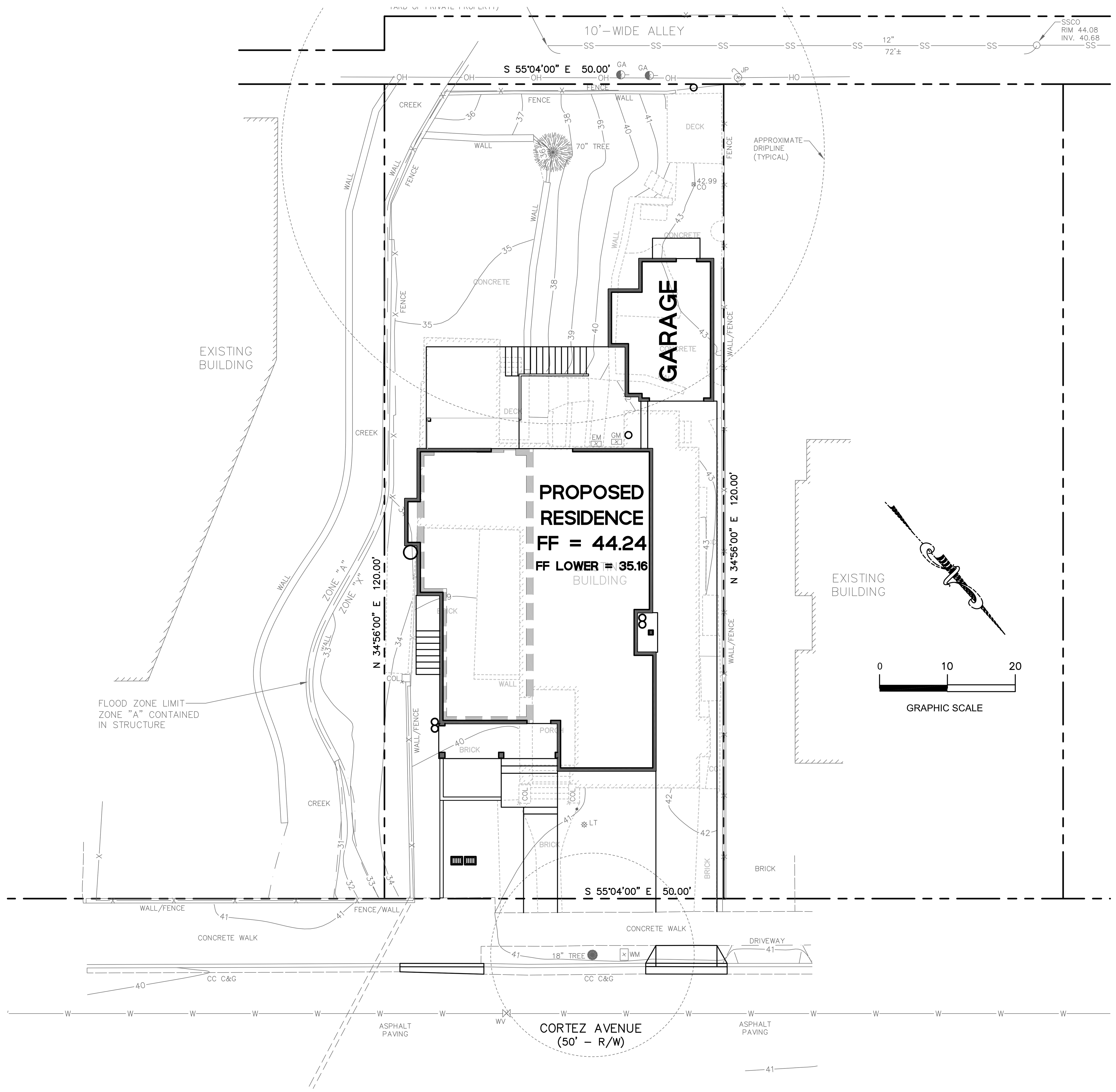
QUANTITY BREAKDOWN:

BUILDINGS:		
	CUT	45 C.Y.
	FILL	5 C.Y.
SITE WORK:		
	CUT	20 C.Y.
	FILL	45 C.Y.

NET QUANTITIES (BUILDING AND STRUCTURES OMITTED):

CUT	20 C.Y.
FILL	45 C.Y.
TOTAL TO BE MOVED	65 C.Y.
BALANCE	25 C.Y. FILL (IMPORT)

EARTHWORK QUANTITIES SHOWN ABOVE ARE FOR PLANNING PURPOSES ONLY. CONTRACTOR SHALL CALCULATE THEIR OWN EARTHWORK QUANTITIES, AND USE THEIR CALCULATIONS FOR BIDDING AND COST ESTIMATING PURPOSES.



LEGEND:

EXISTING	PROPOSED	
SS	SS	SANITARY SEWER
SD	SD	STORM DRAIN
		STORM SUB-DRAIN (PERFORATED PIPE)
		TRANSITION FROM PERF. PIPE TO SOLID PIPE
FM	FM	FORCE MAIN
FW	FW	FIRE WATER LINE
W	W	DOMESTIC WATER SERVICE
IRR	IRR	IRRIGATION SERVICE
G	GAS	NATURAL GAS
E	E	ELECTRIC
JT	JT	JOINT TRENCH
X		FENCE
		CLEAN OUT
		DOUBLE DETECTOR CHECK VALVE
		POST INDICATOR VALVE
		VALVE
		METER BOX
		STREET LIGHT
		AREA DRAIN
		CATCH BASIN
		FIRE HYDRANT
		FIRE DEPARTMENT CONNECTION
		BENCHMARK
		MANHOLE
		SIGN
		DOWNSPOUT
		SPLASH BLOCK
		CONTOURS
		PROPERTY LINE
		SETBACK
		GRASS SWALE
		RETAINING WALL/ BUILDING STEMWALL
		(E) TREE TO BE REMOVED

SHEET INDEX

SHEET NO.	DESCRIPTION
C-0	TITLE SHEET
C-1	NOTES SHEET
C-2	GRADING AND UTILITY PLAN
C-3	EROSION AND SEDIMENT CONTROL PLAN
C-3.1	BEST MANAGEMENT PRACTICES (BMPs)
C-4	DETAIL SHEET
C-4.1	DETAIL SHEET

HYDROLOGY

(E) IMPERVIOUS AREA	(N) IMPERVIOUS AREA	REQUIRED STORAGE VOL.	STORAGE VOL. PROVIDED
3,950 SF	2,885 SF	0 CF	64 CF

PRECISION ENGINEERING AND CONSTRUCTION, INC.
1331B Old County Road
Belmont, CA 94002
T: 650.226.8640
Travis@precision-ec.com

DATE:	REVISIONS:
08/16/2024	CITY COMMENTS

REGISTERED PROFESSIONAL ENGINEER TRAVIS R. LUTZ 73638 CIVIL STATE OF CALIFORNIA

TITLE SHEET
NEW RESIDENCE
1033 CORTEZ AVENUE
BURLINGAME, CA 94010

Date: 07/12/2024
Scale: AS SHOWN
Design: AJP
Check: TRL
Drawing Number: C-0
PEC Job No. PEC 24-051

CAUTION:

1. THE LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS PLAN WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. THE CONTRACTOR IS CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. (A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES). CONTRACTOR SHALL VERIFY LOCATION AND DEPTH PRIOR TO ANY EXCAVATION OR IMPROVEMENT.
2. CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT FOR LOCATION OF UNDERGROUND UTILITIES AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION- PHONE (800) 642-2444. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES AND SHALL CLEARLY MARK (AND THEN PRESERVE THESE MARKERS) FOR THE DURATION OF CONSTRUCTION OF ALL TELEPHONE, DATA, STREET LIGHT, SIGNAL LIGHT AND POWER FACILITIES THAT ARE IN OR NEAR THE AREA OF CONSTRUCTION PRIOR TO BEGINNING ANY WORK ON THIS SITE.
3. THESE DRAWINGS DO NOT ADDRESS CONTRACTOR MEANS AND METHODS OF CONSTRUCTION OR PROCESSES THAT MAY BE ASSOCIATED WITH ANY TOXIC SOILS IF FOUND ON SITE. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL CITY AND COUNTY STANDARDS AND APPROPRIATE REGULATIONS IF TOXIC SOILS ARE ENCOUNTERED OR SUSPECTED OF BEING CONTAMINATED.

GENERAL SITE NOTES:

1. CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING ON THIS WORK AND CONSIDER THE EXISTING CONDITIONS AND SITE CONSTRAINTS IN THE BID. CONTRACTOR SHALL BE IN THE POSSESSION OF AND FAMILIAR WITH ALL APPLICABLE GOVERNING AGENCIES STANDARD DETAILS AND SPECIFICATIONS PRIOR TO SUBMITTING OF A BID.
2. THE CONTRACTOR SHALL MAINTAIN ALL SAFETY DEVICES, AND SHALL BE RESPONSIBLE FOR CONFORMANCE TO ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS LAWS AND REGULATIONS.
3. ALL WORK ON-SITE AND IN THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO ALL APPLICABLE GOVERNING AGENCIES STANDARD DETAILS & SPECIFICATIONS.
4. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT INCLUDING SAFETY OF ALL PERSONS AND PROPERTY THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND THAT THE CONTRACTOR SHALL DEFEND INDEMNIFY AND HOLD THE OWNER, THE CONSULTING ENGINEER AND THE CITY HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE CONSULTING ENGINEER.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING THE JOB SITE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT UNAUTHORIZED PERSONS ON THE JOB SITE BY PROVIDING A CONSTRUCTION FENCE AROUND THE ENTIRE AREA OF DEMOLITION AND CONSTRUCTION, INCLUDING ALL STAGING AND STORAGE AREAS. CONSTRUCTION FENCE SHALL BE A MINIMUM OF A 6' HIGH GALVANIZED CHAIN LINK WITH GREEN WINDSCREEN FABRIC ON THE OUTSIDE OF THE FENCE.
7. EXISTING PEDESTRIAN WALKWAYS, BIKE PATHS AND ACCESSIBLE PATHWAYS SHALL BE MAINTAINED, WHERE FEASIBLE, DURING CONSTRUCTION.
8. IF A CONFLICT ARISES BETWEEN THE SPECIFICATIONS AND THE PLAN NOTES, THE MORE STRINGENT REQUIREMENT SHALL GOVERN.
9. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT BY ROMIG ENGINEERS, INC. DATED NOVEMBER 21, 2023.
10. THE APPLICANT IS REQUIRED TO SUBMIT AN ELEVATION CERTIFICATE FOR REVIEW/APPROVAL BY THE PUBLIC WORKS ENGINEERING DEPARTMENT SHOWING THAT THE FINISH FLOOR IS 1' ABOVE THE DETERMINED BASE FLOOD ELEVATION, PRIOR TO BUILDING PERMIT FINAL. (1)

EXISTING CONDITIONS:

1. EXISTING TOPOGRAPHIC SURVEYS PERFORMED BY QUIET RIVER LAND SERVICES ON AUGUST, 2023. GRADES ENCOUNTERED ON-SITE MAY VARY FROM THOSE SHOWN. CONTRACTOR SHALL REVIEW THE PLANS AND CONDUCT FIELD INVESTIGATIONS AS REQUIRED TO VERIFY EXISTING CONDITIONS AT THE PROJECT SITE.
2. CLIENT AGREES TO HOLD ENGINEER HARMLESS FROM ANY AND ALL OCCURRENCES RESULTING FROM THE INACCURACIES OF THE CLIENT SUPPLIED TOPOGRAPHIC AND/OR BOUNDARY SURVEY (PREPARED BY OTHERS).

SURVEYOR'S NOTES:

BASIS OF BEARINGS:

RECORD OF SURVEY MAP, FILED FOR RECORD IN BOOK 52 OF LICENSED SURVEYOR'S MAPS, AT PAGE 37, RECORDS OF SAN MATEO COUNTY AND TWO FOUND IRON PIPE MONUMENTS AS SHOWN.

BASIS OF ELEVATIONS:

THE ELEVATIONS SHOWN HEREON WERE DERIVED FROM L-1/L-2 DATA COLLECTED USING NAVSTAR GLOBAL POSITIONING SYSTEM (GPS) AND A CHCX90D-OPUS RECEIVER AND POST-PROCESS USING THE CORS NETWORK. ALL ELEVATION EXPRESSED IN NAVD 1988 DATUM.

TREE/PLANT PROTECTION NOTES:

1. PRIOR TO BEGINNING CONSTRUCTION ON SITE, CONTRACTOR SHALL IDENTIFY AND PROTECT EXISTING TREES AND PLANTS DESIGNATED AS TO REMAIN.
2. PROTECT EXISTING TREES TO REMAIN FROM SPILLED CHEMICALS, FUEL OIL, MOTOR OIL, GASOLINE AND ALL OTHER CHEMICALLY INJURIOUS MATERIAL; AS WELL AS FROM PUDDLING OR CONTINUOUSLY RUNNING WATER. SHOULD A SPILL OCCUR, STOP WORK IN THAT AREA AND CONTACT THE CITY'S ENGINEER/INSPECTOR IMMEDIATELY. CONTRACTOR SHALL BE RESPONSIBLE TO MITIGATE DAMAGE FROM SPILLED MATERIAL AS WELL AS MATERIAL CLEAN UP.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ONGOING MAINTENANCE OF ALL TREES DESIGNATED TO REMAIN AND FOR MAINTENANCE OF RELOCATED TREES STOCKPILED DURING CONSTRUCTION. CONTRACTOR WILL BE REQUIRED TO REPLACE TREES THAT DIE DUE TO LACK OF MAINTENANCE.

HORIZONTAL CONTROL NOTES:

1. ALL DIMENSIONS ON THE PLANS ARE IN FEET OR DECIMALS THEREOF UNLESS SPECIFICALLY CALLED OUT AS FEET AND INCHES.

RECORD DRAWINGS:

1. THE CONTRACTOR SHALL KEEP UP-TO-DATE AND ACCURATE A COMPLETE RECORD SET OF PRINTS OF THE CONTRACT DRAWINGS SHOWING EVERY CHANGE FROM THE ORIGINAL DRAWINGS MADE DURING THE COURSE OF CONSTRUCTION INCLUDING EXACT FINAL LOCATION, ELEVATION, SIZES, MATERIALS, AND DESCRIPTION OF ALL WORK. RECORDS SHALL BE "REDLINED" ON A SET OF CONSTRUCTION PLAN DRAWINGS. A COMPLETE SET OF CORRECTED AND COMPLETED RECORD DRAWING PRINTS SHALL BE SUBMITTED TO THE OWNER PRIOR TO FINAL ACCEPTANCE .

DEMOLITION NOTES :

1. PRIOR TO BEGINNING DEMOLITION WORK ACTIVITIES, CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES OUTLINED IN THE EROSION CONTROL PLAN & DETAILS.
2. THE CONTRACTOR SHALL MAINTAIN ALL SAFETY DEVICES, AND SHALL BE RESPONSIBLE FOR CONFORMANCE TO ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS LAWS AND REGULATIONS.
3. CONTRACTOR IS TO COMPLY WITH ALL LOCAL, STATE AND FEDERAL REQUIREMENTS, INCLUDING BUT NOT LIMITED TO, THE SAFETY AND HEALTH STANDARDS LAWS AND REGULATIONS AND REMOVAL AND DISPOSAL OF HAZARDOUS MATERIAL(S).
4. CONTRACTOR'S BID IS TO INCLUDE ALL VISIBLE SURFACE AND ALL SUBSURFACE FEATURES IDENTIFIED TO BE REMOVED OR ABANDONED IN THESE DOCUMENTS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR A SITE INSPECTION TO FULLY ACKNOWLEDGE THE EXTENT OF THE DEMOLITION WORK.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL PERMITS NECESSARY FOR ENCROACHMENT, GRADING, DEMOLITION, AND DISPOSAL OF SAID MATERIALS AS REQUIRED BY PRIVATE, LOCAL AND STATE JURISDICTIONS. THE CONTRACTOR SHALL PAY ALL FEES ASSOCIATED WITH THE DEMOLITION WORK.
7. BACKFILL ALL DEPRESSIONS AND TRENCHES FROM DEMOLITION. REMOVAL OF LANDSCAPING SHALL INCLUDE ROOTS AND ORGANIC MATERIALS.
8. REMOVAL OF LANDSCAPING SHALL INCLUDE ROOTS AND ORGANIC MATERIALS TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER.
9. THE CONTRACTOR SHALL PROTECT FROM DAMAGE ALL EXISTING IMPROVEMENTS FACILITIES AND STRUCTURES WHICH ARE TO REMAIN. ANY ITEMS DAMAGED BY THE CONTRACTOR OR HIS AGENTS OR ANY ITEMS REMOVED FOR HIS USE SHALL BE REPLACED IN EQUAL OR BETTER CONDITION AS APPROVED BY THE OWNER.
10. COORDINATE ALL UTILITY SHUT-DOWN/DISCONNECT LOCATIONS WITH APPROPRIATE DRAWINGS (ELECTRICAL, MECHANICAL, ARCHITECTURAL, ETC.). CONTRACTOR IS TO SHUT OFF ALL UTILITIES AS NECESSARY PRIOR TO DEMOLITION. CONTRACTOR IS TO COORDINATE SERVICE INTERRUPTIONS WITH THE OWNER. DO NOT INTERRUPT SERVICES TO ADJACENT OFF-SITE OWNERS. ANY EXISTING UNDERGROUND UTILITY LINES TO BE ABANDONED, SHOULD BE REMOVED FROM WITHIN THE PROPOSED BUILDING ENVELOPE AND THEIR ENDS CAPPED OUTSIDE OF THE BUILDING ENVELOPE.
11. THIS PLAN IS NOT INTENDED TO BE A COMPLETE CATALOGUE OF ALL EXISTING STRUCTURES AND UTILITIES. THIS PLAN INTENDS TO DISCLOSE GENERAL INFORMATION KNOWN BY THE ENGINEER AND TO SHOW THE LIMITS OF THE AREA WHERE WORK WILL BE PERFORMED. THIS PLAN SHOWS THE EXISTING FEATURES TAKEN FROM A FIELD SURVEY, FIELD INVESTIGATIONS AND AVAILABLE INFORMATION. THIS PLAN MAY OR MAY NOT ACCURATELY REFLECT THE TYPE OR EXTENT OF THE ITEMS TO BE ENCOUNTERED AS THEY ACTUALLY EXIST. WHERE EXISTING FEATURES ARE NOT SHOWN, IT IS NOT IMPLIED THAT THEY ARE NOT TO BE DEMOLISHED OR REMOVED. THE CONTRACTOR SHALL PERFORM A THOROUGH FIELD INVESTIGATION AND REVIEW OF THE SITE WITHIN THE LIMIT OF WORK SHOWN IN THIS PLAN SET TO DETERMINE THE TYPE, QUANTITY AND EXTENT OF ANY AND ALL ITEMS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DETERMINING THE EXTENT OF EXISTING STRUCTURES AND UTILITIES AND QUANTITY OF WORK INVOLVED IN REMOVING THESE ITEMS FROM THE SITE.

STORM DRAIN NOTES:

1. USE DETECTABLE METALIZED WARNING TAPE APPROXIMATELY 6" BELOW THE SURFACE. TAPE SHALL BE A BRIGHT COLOR AND IMPRINTED WITH "CAUTION-BURIED STORM DRAIN LINE BELOW".
2. PRIVATE STORM DRAIN LINE 4-INCH THROUGH 12-INCH IN NON-TRAFFIC AREAS SHALL BE INSTALLED WITH A MINIMUM OF EIGHTEEN (18) INCHES OF COVER AND SHALL BE POLYVINYL CHLORIDE (PVC) SDR 35. ALL DIRECTION CHANGES SHALL BE MADE WITH WYE CONNECTIONS, 22.5° ELBOWS, 45° ELBOWS OR LONG SWEEP ELBOWS, 90° ELBOWS AND TEE's ARE PROHIBITED.
3. PRIVATE STORM DRAIN LINE 4-INCH THROUGH 12-INCH WITHIN VEHICULAR TRAFFIC AREAS SHALL BE INSTALLED WITH A MINIMUM OF EIGHTEEN (18) INCHES OF COVER AND SHALL BE POLYVINYL CHLORIDE (PVC) SDR 35 PIPE. ALL DIRECTION CHANGES SHALL BE MADE WITH WYE CONNECTIONS, OBTUSE ELBOWS OR LONG SWEEP ELBOWS, 90° ELBOWS AND TEE's ARE PROHIBITED.
4. PAINT THE TOP OF THE CURBS ADJACENT TO EACH CATCH BASIN INSTALLED UNDER THIS WORK OR ADJACENT TO THIS SITE WITH THE WORDS "NO DUMPING". WORDING TO BE BLUE 4" HIGH LETTERS ON A PAINTED WHITE BACKGROUND.
5. ALL AREA DRAINS AND CATCH BASINS GRATES WITHIN PEDESTRIAN ACCESSIBLE AREAS SHALL MEET ADA REQUIREMENTS.
6. DRAINS SHOWN ON CIVIL PLANS ARE NOT INTENDED TO BE THE FINAL NUMBER AND LOCATION OF ALL DRAINS. PLACEMENT AND NUMBER OF LANDSCAPING DRAINS ARE HIGHLY DEPENDENT ON GROUND COVER TYPE AND PLANT MATERIAL. CONTRACTOR SHALL ADD ADDITIONAL AREA DRAINS AS NEEDED AND AS DIRECTED BY THE LANDSCAPE ARCHITECT/OWNER.
7. WHERE FEASIBLE ALL DOWNSPOUTS SHALL DISCHARGE TO A SPLASHBLOCK OR IMPERVIOUS SURFACE AND FLOW TO LANDSCAPED FEATURES BEFORE ENTERING THE DRAINAGE SYSTEM. USE OF AREA DRAINS (RATHER THAN DIRECT CONNECTION TO DRAINAGE SYSTEM) TO COLLECT ROOF/SURFACE WATER IS STRONGLY ENCOURAGED IN CONFORMANCE WITH COUNTYWIDE C.3 REQUIREMENTS. OTHERWISE, DOWNSPOUTS SHALL BE CONNECTED TO THE STORM DRAIN SYSTEM WITH 4" PVC SDR 35 PIPE WHERE SHOWN ON PLANS. SEE ARCHITECTURE PLANS FOR EXACT LOCATION OF THE DOWN SPOUTS.
8. CONTRACTOR SHALL INSTALL RAIN GUTTER GUARDS OR WIRE MESH ON ALL ROOF GUTTERS TO REDUCE THE AMOUNT TO LEAVES AND DEBRIS FROM ENTERING THE STORM DRAIN SYSTEM.
9. CONTRACTOR TO COORDINATE ANY VENT WELL DRAINS AND RAT SLAB DRAINS WITH PERIMETER SUB-DRAIN SYSTEM. SEE ARCHITECTURAL PLANS FOR VENT WELL LOCATIONS. SEE STRUCTURAL PLANS FOR FOUNDATION AND RAT SLAB.
10. INSTALL SEPARATE SUB-DRAIN SYSTEM BEHIND RETAINING WALLS PER GEOTECHNICAL REPORT AND CONNECT TO STORM DRAIN SYSTEM AT SUMP PUMP.

FIRE PROTECTION NOTES:

1. CONTRACTOR SHALL INSTALL THE DESIGN BUILD FIRE SERVICE LINE, BACKFLOW PREVENTOR, SPRINKLERS AND EQUIPMENT IN ACCORDANCE WITH THE FIRE PROTECTION CONSULTANT'S PLANS, SPECIFICATIONS, LATEST EDITION OF THE UNIFORM/CALIFORNIA FIRE CODE AND CITY/TOWN STANDARDS.
2. THE UNDERGROUND FIRE PROTECTION SYSTEM INSTALLER SHALL PREPARE SHOP DRAWINGS SHOWING ALL INFORMATION REQUIRED BY THE LOCAL FIRE MARSHAL, INCLUDING ANGLES, THRUST BLOCKS, VALVES, FIRE HYDRANTS, PIV's, FDC's, BACKFLOW ASSEMBLIES, FLEXIBLE CONNECTIONS, VAULTS, ETC.
3. SHOP DRAWINGS SHALL BE SUBMITTED TO THE LOCAL FIRE MARSHAL, THE RATING AGENCY AND THE PROJECT MANAGER, ALLOWING TIME FOR REVIEW AND ACCEPTANCE, PRIOR TO START OF WORK.
4. THE UNDERGROUND FIRE PROTECTION SYSTEM INSTALLER SHALL OBTAIN ALL APPROVALS AND PERMITS PRIOR TO ORDERING MATERIALS, FABRICATING SYSTEMS OR ANY INSTALLATION.
5. GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL DIMENSIONS AND EQUIPMENT LOCATIONS. RISER LOCATIONS ARE SHOWN ON ARCHITECTURAL AND PLUMBING DRAWINGS AND ARE TO BE COORDINATED WITH ACTUAL FIELD CONDITIONS.

GRADING NOTES:

1. PROVIDE POSITIVE SURFACE DRAINAGE AWAY FROM ALL STRUCTURES BY SLOPING THE FINISHED GROUND SURFACE AT LEAST 5%, UNLESS OTHERWISE NOTED ON THE PLANS. SLOPE LANDINGS 2% (1/4" PER FOOT) AWAY FROM, STRUCTURES UNLESS OTHERWISE NOTED ON PLANS. ANY AREAS ON THE SITE NOT CONFORMING TO THESE BASIC RULES DUE TO EXISTING CONDITIONS OR DISCREPANCIES IN THE DOCUMENTS ARE TO BE REPORTED TO THE CIVIL ENGINEER PRIOR TO PROCEEDING WITH PLACEMENT OF BASE ROCK OR FORMWORK FOR CURBS AND/OR FLATWORK.
2. CONTRACTOR SHALL DETERMINE EARTHWORK QUANTITIES BASED ON THE TOPOGRAPHIC SURVEY, THE GEOTECHNICAL INVESTIGATION AND THE PROPOSED SURFACE THICKNESS AND BASE THE BID ACCORDINGLY. IT IS THE CONTRACTORS RESPONSIBILITY TO CONFIRM IF A SEPARATE DEMOLITION CONTRACT HAS BEEN ISSUED TO TAKE THE SITE FROM THE WAY IT IS AT THE TIME OF THE BID TO THE CONDITIONS DESCRIBED IN THESE DOCUMENTS. BRING ANY DIFFERENCES BETWEEN THE STATE IN WHICH THE SITE IS DELIVERED TO THE CONTRACTOR AND THESE DOCUMENTS TO THE ATTENTION OF THE CIVIL ENGINEER.
3. ALL FILL SHALL BE COMPACTED PER THE GEOTECHNICAL REPORT AND THE CONTRACTOR SHALL COORDINATE AND COMPLY WITH THE GEOTECHNICAL ENGINEER TO TAKE THE APPROPRIATE TESTS TO VERIFY COMPACTION VALUES.
4. IMPORT SOILS SHOULD MEET THE REQUIREMENTS OF THE SOILS REPORT AND SPECIFICATIONS.
5. DO NOT ADJUST GRADES ON THIS PLAN WITHOUT PRIOR WRITTEN APPROVAL OF THE CIVIL ENGINEER.
6. SITE STRIPPINGS THAT CONTAIN ONLY ORGANIC MATERIAL (NO DEBRIS TRASH, BROKEN CONC. OR ROCKS GREATER THAN 1" IN DIAMETER) MAY BE USED IN LANDSCAPE AREAS, EXCEPT FOR AREAS IDENTIFIED AS IMPORT TOP SOIL BY THE LANDSCAPE DRAWINGS. EXCESS STRIPPINGS SHALL BE REMOVED FROM SITE.
7. ROUGH GRADING TO BE WITHIN 0.1' AND FINISH GRADES ARE TO BE WITHIN 0.05', HOWEVER CONTRACTOR SHALL NOT CONSTRUCT ANY IMPROVEMENTS THAT WILL CAUSE WATER TO POND OR NOT MEET REQUIREMENTS IN GRADING NOTE #1.
8. THE CONTRACTOR SHALL EXERCISE EXTREME CARE TO CONFORM TO THE LINES, GRADES, SECTIONS, AND DIMENSIONS AS SET FORTH ON THESE PLANS. ALL GRADED AREAS SHALL CONFORM TO THE VERTICAL ELEVATIONS SHOWN WITH A TOLERANCE OF ONE-TENTH OF A FOOT. WHERE GRADED AREAS DO NOT CONFORM TO THESE TOLERANCES, THE CONTRACTORS SHALL BE REQUIRED TO DO CORRECTIVE GRADING, AT NO EXTRA COST TO THE CLIENT.
9. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM THE GROUND ELEVATIONS AND OVERALL TOPOGRAPHY OF THE SITE PRIOR TO THE START OF CONSTRUCTION AS TO THE ACCURACY BETWEEN THE WORK SET FORTH ON THESE PLANS AND THE WORK IN THE FIELD. ANY DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE CONSTRUCTION MANAGER AND CIVIL ENGINEER IN WRITING PRIOR TO START OF CONSTRUCTION WHICH MAY REQUIRE CHANGES IN DESIGN AND/OR AFFECT THE EARTHWORK QUANTITIES.
10. THE CONTRACTOR SHALL ADJUST TO FINAL GRADE ALL EXISTING MANHOLES, CURB INLETS, CATCH BASINS, VALVES, MONUMENT COVERS, AND OTHER CASTINGS WITHIN THE WORK AREA TO FINAL GRADE IN PAVEMENT AND LANDSCAPE AREAS UNLESS NOTED OTHERWISE.

WATER SYSTEM NOTES:

1. USE DETECTABLE METALIZED WARNING TAPE APPROXIMATELY 6" BELOW THE SURFACE. TAPE SHALL BE A BRIGHT COLOR AND IMPRINTED WITH "CAUTION-BURIED WATER LINE BELOW".
2. ALL WATER SERVICE CONNECTIONS, INCLUDING BUT NOT LIMITED TO WATER VALVES TEMPORARY AND PERMANENT AIR RELEASE VALVES AND BLOW OFF VALVES, SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY/COUNTY OR APPLICABLE WATER DISTRICT STANDARDS.
3. CONTRACTOR SHALL SIZE AND INSTALL ALL NEW DESIGN BUILD DOMESTIC IRRIGATION AND FIRE WATER LINE(S) IN ACCORDANCE WITH THE LATEST EDITION OF THE UNIFORM/CALIFORNIA PLUMBING AND FIRE CODES. (ALL FIXTURE UNIT COUNTS SHALL BE REVIEWED AND APPROVED BY THE CITY'S BUILDING AND/OR WATER DEPARTMENT PRIOR TO CONSTRUCTION.)
4. ALL WATER LINES SHALL BE INSTALLED WITH 36" MINIMUM COVER.
5. PUBLIC AND PRIVATE WATER MAIN AND WATER SERVICE LINE4" THROUGH 12-INCH SHALL BE POLYVINYL CHLORIDE (PVC) AND SHALL MEET AWWA C900, RATED FOR 200 PSI CLASS PIPE WITH EPOXY COATED DUCTILE IRON FITTINGS AND FUSION EPOXY COATED GATE VALVES. ALL JOINTS SHALL BE FACTORY MANUFACTURED WITH BELL AND SPIGOT ENDS AND RUBBER GASKETS.
6. ALL WATER LINES 2" OR SMALLER SHALL BE TYPE K COPPER WITH SILVER BRAZED JOINTS. CONTRACTOR TO VERIFY PRESSURES FROM EXISTING LINES ARE ADEQUATE TO SERVICE BUILDINGS AS SPECIFIED BY THE PLUMBING PLANS.
7. CONNECTIONS TO THE EXISTING WATER MAIN SHALL BE APPROVED BY THE APPLICABLE WATER DISTRICT STANDARDS. THE CONTRACTOR SHALL PAY THE ACTUAL COSTS OF CONSTRUCTION. THE CONTRACTOR SHALL PERFORM ALL EXCAVATION, PREPARE THE SITE, FURNISH ALL MATERIALS, INSTALL TAPPING TEE, VALVE AND ALL THRUST BLOCKS, BACKFILL, RESTORE THE SURFACE, AND CLEAN UP. THE APPLICABLE WATER DISTRICT STANDARDS WILL PROVIDE THE CONTRACTOR WITH A LIST OF APPROVED CONTRACTORS FOR MAKING WET TAPS.
8. ALL WATER VALVES SHALL BE CLUSTERED, UNLESS OTHERWISE DIRECTED BY THE CITY/COUNTY OR APPLICABLE WATER DISTRICT.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COLLECTING AND DELIVERING WATER SAMPLES FOR ANALYSIS TO A CITY/COUNTY/APPLICABLE WATER DISTRICT APPROVED LAB.
10. ALL ON AND OFF-SITE LANDSCAPE IRRIGATION SYSTEMS SHALL BE IN ACCORDANCE WITH THE LANDSCAPE ARCHITECTURAL PLANS AND SPECIFICATIONS AND SHALL BE CONNECTED TO THE EXISTING AND/OR NEW WATER SYSTEM AND METERED ACCORDINGLY.
11. INSTALL CITY/COUNTY/APPLICABLE WATER DISTRICT APPROVED PRESSURE REGULATOR AND REDUCED BACKFLOW PREVENTOR ON WATER LINE AT ENTRANCE TO BUILDING. REFERENCE PLUMBING PLANS FOR MORE DETAIL.

PAVEMENT SECTION:

1. SEE STRUCTURAL DRAWINGS FOR BUILDING SLAB SECTIONS AND PAD PREPARATIONS.
2. SEE GEOTECHNICAL REPORT FOR ALL FLATWORK, VEHICULAR PAVEMENT SECTIONS, BASE AND COMPACTION REQUIREMENTS.
3. THE FINAL OR SURFACE LAYER OF ASPHALT CONCRETE SHALL NOT BE PLACED UNTIL ALL ON-SITE IMPROVEMENTS HAVE BEEN COMPLETED, INCLUDING ALL GRADING, AND ALL UNACCEPTABLE CONCRETE WORK HAS BEEN REMOVED AND REPLACED, UNLESS OTHERWISE APPROVED BY THE CITY/COUNTY ENGINEER AND/OR DEVELOPER'S CIVIL ENGINEER.
4. ALL PAVING SHALL BE IN CONFORMANCE WITH SECTION 26 "AGGREGATE BASE" AND SECTION 39 "ASPHALT CONCRETE" PER LATEST EDITION OF CALTRANS STANDARD SPECIFICATIONS.

GENERAL UTILITY SYSTEM NOTES :

1. UNDERGROUND UTILITIES OR STRUCTURES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS AND EXTENT BASED UPON FIELD OBSERVATION ONLY. NO GUARANTEE IS MADE TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. THE CONTRACTOR SHALL VERIFY THE TYPE, SIZE, LOCATION AND DEPTH OF ALL THE UTILITIES AND CROSSINGS TO ENSURE THEY ARE CORRECT AS SHOWN. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN EXCAVATING AND SHALL PROTECT ALL EXISTING UTILITIES FROM DAMAGE DUE TO CONSTRUCTION OPERATIONS.
2. CONTRACTOR SHALL PREPARE AN ACCURATE COMPOSITE UTILITY PLAN THAT TAKES INTO ACCOUNT THE ACTUAL LOCATIONS OF EXISTING UTILITIES AS DETERMINED DURING THE DEMOLITION WORK, AND ALL PROPOSED UTILITIES SHOWN ON THE CIVIL, ELECTRICAL, JOINT TRENCH AND FIRE SPRINKLER DRAWINGS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING APPROPRIATE UTILITIES AND REQUESTING VERIFICATION OF SERVICE POINTS, FIELD VERIFICATION OF LOCATION, SIZE, DEPTH, ETC. FOR ALL THEIR FACILITIES AND TO COORDINATE WORK SCHEDULES.
4. CONTRACTOR SHALL REPLACE ALL COVERS AND GRATE LIDS FOR MANHOLES, VAULTS, CATCH BASINS, ETC., WITH VEHICULAR-RATED STRUCTURES IN ALL TRAFFIC ACCESSIBLE AREAS.
5. TRENCHES SHALL NOT BE LEFT OPEN OVERNIGHT IN EXISTING PUBLIC STREET AREAS. CONTRACTOR SHALL BACKFILL TRENCHES, OR PLACE STEEL PLATING WITH ADEQUATE CUTBACK TO PREVENT SHIFTING OF STEEL PLATE AND/OR HOT-MIX ASPHALT REQUIRED TO PROTECT OPEN TRENCHES AT THE END OF THE WORKING DAY.
6. ALL TRENCHES SHALL BE BACK FILLED PER THE SPECIFICATIONS WITH APPROPRIATE TESTS BY THE GEOTECHNICAL ENGINEER TO VERIFY COMPACTION VALUES.
7. CLEAN OUTS, CATCH BASINS, MANHOLES, AREA DRAINS AND UTILITY VAULTS ARE TO BE ACCURATELY LOCATED BY THEIR RELATIONSHIP TO THE BUILDING, FLATWORK, ROOF DRAINS, AND/OR CURB LAYOUT, NOT BY THE LENGTH OF PIPE SPECIFIED IN THE DRAWINGS (WHICH IS APPROXIMATE). CONTRACTOR SHALL STAKE LOCATIONS OF ABOVE GROUND UTILITY EQUIPMENT (BACKFLOW PREVENTOR, TRANSFORMER, UTILITY METERS, ETC.) AND MEET WITH OWNER TO REVIEW LOCATION PRIOR TO INSTALLATION.
8. ALL UTILITY SYSTEMS (SANITARY SEWER, STORM DRAIN, WATER SYSTEM, ETC.) ARE DELINEATED IN A SCHEMATIC MANNER ON THESE PLANS. CONTRACTOR IS TO PROVIDE ALL FITTINGS, ACCESSORIES AND WORK NECESSARY TO COMPLETE THE UTILITY SYSTEM SO THAT IT IS FULLY FUNCTIONING FOR THE PURPOSE INTENDED.
9. CONTRACTOR SHALL VERIFY ALL EXISTING INVERT ELEVATIONS FOR STORM DRAIN AND SANITARY SEWER CONSTRUCTION PRIOR TO COMMENCEMENT OF ANY WORK. ALL WORK FOR STORM AND SANITARY SEWER INSTALLATION SHALL BEGIN AT THE DOWNSTREAM CONNECTION POINT TO ALLOW FOR ANY NECESSARY ADJUSTMENTS TO BE MADE PRIOR TO THE INSTALLATION OF THE ENTIRE LINE. IF THE CONTRACTOR FAILS TO BEGIN AT THE DOWNSTREAM CONNECTION POINT AND WORKS UP STREAM, HE SHALL PROCEED AT HIS OWN RISK AND BE RESPONSIBLE FOR ANY ADJUSTMENTS NECESSARY. CONTRACTOR SHALL VERIFY LOCATION OF SANITARY SEWER LATERAL WITH OWNER PRIOR TO CONSTRUCTION.
10. CONTRACTOR SHALL UNCOVER AND EXPOSE ALL EXISTING UTILITIES WHERE THEY ARE TO BE CROSSED ABOVE OR BELOW BY THE NEW FACILITY BEING CONSTRUCTED IN ORDER TO VERIFY THE GRADE AND TO ASSURE THAT THERE IS SUFFICIENT HORIZONTAL AND VERTICAL CLEARANCE. BRING ANY DISCREPANCIES TO THE ATTENTION OF THE CIVIL ENGINEER PRIOR TO INSTALLATION.
11. VERTICAL SEPARATION REQUIREMENTS:

    A MINIMUM OF SIX (6) INCHES VERTICAL CLEARANCE SHALL BE PROVIDED BETWEEN CROSSING UTILITY PIPES, EXCEPT THAT THE MINIMUM VERTICAL CLEARANCE BETWEEN WATER AND SANITARY SEWER PIPELINES SHALL BE 12 INCHES AND ALL NEW WATER PIPES SHALL BE TYPICALLY INSTALLED TO CROSS ABOVE/OVER EXISTING SANITARY SEWER PIPELINES.

    WHERE NEW WATER PIPELINES ARE REQUIRED TO CROSS UNDER EXISTING AND/OR NEW SANITARY SEWER PIPELINES, THE MINIMUM VERTICAL SEPARATION SHALL BE 12 INCHES. WATER LINE PIPE ENDS SHALL BE INSTALLED NO CLOSER THAN 10' MINIMUM HORIZONTAL DISTANCE FROM CENTERLINE OF UTILITY CROSSINGS, WHERE FEASIBLE.

    HORIZONTAL SEPARATION REQUIREMENTS:

    A MINIMUM HORIZONTAL SEPARATION BETWEEN NEW PIPELINES AND ANY EXISTING UTILITIES SHALL BE 5' FEET, EXCEPT THAT THE MINIMUM HORIZONTAL SEPARATION FOR WATER AND SANITARY SEWER PIPELINES SHALL BE 10' MINIMUM, UNLESS OTHERWISE NOTED. WHERE WATER LINES HAVE TO CROSS SANITARY SEWER LINES, DO SO AT A 90° ANGLE AND WATER LINES SHALL BE A MINIMUM OF 12" ABOVE TOP OF SANITARY SEWER LINES.

    A MINIMUM HORIZONTAL SEPARATION BETWEEN NEW PIPELINES AND JOINT TRENCH SHALL BE 5 FEET.

SANITARY SEWER NOTES:

1. USE DETECTABLE METALIZED WARNING TAPE APPROXIMATELY 6" BELOW THE SURFACE. TAPE SHALL BE A BRIGHT COLOR AND IMPRINTED WITH "CAUTION-BURIED SANITARY SEWER LINE BELOW".
2. ALL SEWER WORK SHALL BE IN CONFORMANCE WITH THE CITY OR APPROPRIATE SANITARY SEWER DISTRICT.
3. PUBLIC AND PRIVATE SANITARY SEWER MAIN AND SERVICE LINE 4-INCH THROUGH 8-INCH WITH A MINIMUM OF TWENTY FOUR (24) INCHES OF COVER SHALL BE POLYVINYL CHLORIDE (PVC) SDR 26 GREEN SEWER PIPE AND SHALL CONFORM TO THE REQUIREMENTS OF ASTM DESIGNATION D 3034-73 WITH GLUED JOINTS. ALL DIRECTION CHANGES SHALL BE MADE WITH WYE CONNECTIONS, 22.5° ELBOWS or 45° ELBOWS, 90° ELBOWS AND TEE's ARE PROHIBITED.
4. ALL LATERALS SHALL HAVE A CLEANOUT AT FACE OF BUILDING, AT THE PROPERTY LINE AND AS SHOWN ON PLANS PER THE CITY STANDARD OR APPROPRIATE SANITARY SEWER DISTRICT.
6. ABANDON EXISTING SEWER LATERAL AS FOLLOWS: PLUG WITH NON SHRINK GROUT A MINIMUM OF 5' AT BOTH THE UPSTREAM AND DOWNSTREAM SIDES OF ALL PIPE SEGMENTS TO BE ABANDONED. UPPER PIPE SECTIONS TO BE PLUGGED MAY REQUIRE INSTALLING SOMETHING IN THE PIPE TO PREVENT NON SHRINK GROUT FROM FLOWING FURTHER DOWN THE ABANDONED MAIN, IN LIEU OF FILLING THE ENTIRE PIPE SECTION WITH NON SHRINK GROUT.

SITE MAINTENANCE

1. UPON PROJECT COMPLETION THE OWNER SHALL BE SOLELY RESPONSIBLE TO ROUTINELY INSPECT AND MAINTAIN ALL ON-SITE STORM DRAIN FACILITIES. STORM DRAIN FACILITIES INCLUDE; ROOF GUTTERS AND DOWNSPOUTS, SURFACE DRAINS, DRYWELL, PUMP(S) AND DISCHARGE POINTS (BUBBLE UP BOX, CURB DRAIN). STORM DRAIN SYSTEM SHALL BE CLEANED AND/OR FLUSHED ON A BIANNUAL BASIS OR AS FOUND NECESSARY.

PUBLIC WORKS CONDITIONS:

1. ANY WORK IN THE CITY RIGHT-OF-WAY, SUCH AS STREET, SIDEWALK AREA, PUBLIC EASEMENTS, UTILITY EASEMENTS, OR USE OF THE RIGHT-OF-WAY SUCH AS PLACEMENT OF DEBRIS BOX OR CONSTRUCTION PARKING IS REQUIRED TO OBTAIN AN ENCROACHMENT PERMIT PRIOR TO STARTING WORK. FOR REQUIREMENTS RELATED TO ISSUANCE OF AN ENCROACHMENT PERMIT, VISIT: HTTPS://WWW.BURLINGAME.ORG/DEPARTMENTS/PUBLIC_WORKS/ENCROACHMENT_PERMIT.PHP WORK WITHOUT THE BENEFIT OF AN ENCROACHMENT PERMIT WILL BE CHARGED DOUBLE THE PERMIT FEE.
2. ALL WORK WITHIN CITY RIGHT-OF-WAY SHALL COMPLY WITH CITY STANDARDS AND DETAILS. STANDARD DETAILS ARE AVAILABLE AT: HTTPS://WWW.BURLINGAME.ORG/DEPARTMENTS/PUBLIC_WORKS/CITY_STANDARD_DETAILS.PHP.
3. PUBLIC WORKS CONSTRUCTION HOURS IN THE RIGHT-OF-WAY ARE LIMITED TO WEEKDAYS AND NON-CITY HOLIDAYS BETWEEN 8:00 A.M. AND 5:00 P.M. THIS INCLUDES CONSTRUCTION HAULING. IF APPLICANT/CONTRACTOR WISHES TO WORK BEYOND THE NORMAL CONSTRUCTION HOURS, A WAIVER OF WORKING HOUR FORM MAY BE SUBMITTED TO THE PUBLIC WORKS DEPARTMENT TEN (10) WORKING DAYS IN ADVANCE FOR REVIEW AND APPROVAL BY PUBLIC WORKS AND BUILDING DEPARTMENT.
4. FOR PROJECTS IN THE BURLINGAME PLAZA, BROADWAY, AND BURLINGAME DOWNTOWN DISTRICTS; CONSTRUCTION IN THE PUBLIC RIGHT-OF-WAY IS PROHIBITED DURING THE HOLIDAY SHOPPING MORATORIUM PERIOD, FROM FIRST SATURDAY OF NOVEMBER THROUGH THE FIRST SATURDAY AFTER NEW YEAR'S DAY.
5. FOR DOWNTOWN BURLINGAME AVENUE PROJECTS, PER CITY OF BURLINGAME MUNICIPAL CODE 12.05, ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE APPROVAL FROM THE PUBLIC WORKS DEPARTMENT AND SHALL COMPLY WITH THE FOLLOWING SPECIAL CONDITIONS, SPECIFICATIONS, DETAILS, AND CONSTRUCTION MORATORIUM.
6. FOR PROJECTS FACING EL CAMINO REAL: ANY WORK IN THE CALTRAN'S RIGHT-OF-WAY, SUCH AS STREET AND SIDEWALK AREA IS REQUIRED TO OBTAIN AN ENCROACHMENT PERMIT FROM CALTRAN PRIOR TO STARTING WORK. IT IS THE APPLICANT'S RESPONSIBILITY TO OBTAIN ALL REQUIRED PERMITS.
7. NO STRUCTURE SHALL BE BUILT INTO CITY'S RIGHT-OF-WAY, THIS INCLUDES ALL EXISTING AND OVERHANG PROJECTIONS. ON CORTEZ AVENUE, THIS MEASUREMENT IS TEN AND ONE TENTH FEET (10.1') MEASURED FROM FACE OF CURB.
8. FOR NEW SINGLE FAMILY HOMES OR REMODELS THAT ARE 50% AND GREATER: SHOW ON THE SITE PLAN - (1) REPLACEMENT OF ALL CURB, GUTTER, DRIVEWAY AND SIDEWALK FRONTING SITE, (2) PLUG ALL EXISTING SANITARY SEWER LATERAL CONNECTIONS AND INSTALL A NEW 4" LATERAL TO CITY'S SEWER CLEANOUT, (3) NEW WATER SERVICE TO WATER METER, AND WHEN APPLICABLE, (4) WATER LINES ABOVE 2" AND ALL FIRE SERVICES OF ANY SIZE ARE TO BE INSTALLED BY APPLICANT AND PER CITY STANDARD PROCEDURES AND SPECIFICATION.
9. SEWER BACKWATER PROTECTION CERTIFICATION IS REQUIRED FOR THE INSTALLATION OF ANY NEW SEWER FIXTURE PER ORDINANCE NO. 1710. THE SEWER BACKWATER PROTECTION CERTIFICATE IS REQUIRED PRIOR TO THE ISSUANCE OF BUILDING PERMIT AND THE BACKWATER DEVICE MUST BE PLACED ON PRIVATE PROPERTY.
10. FOR REMODEL PROJECTS (LESS THAN 50% REMODEL), ALL DAMAGED AND DISPLACED CURB, GUTTER, SIDEWALK, AND DRIVEWAY APPROACH FRONTING SITE MUST BE REPLACED PRIOR TO FINAL OF BUILDING PERMIT. A PRE-INSPECTION BY PUBLIC WORKS OF THE CONDITION OF THE SIDEWALK IS RECOMMENDED, BUT NOT REQUIRED. HOWEVER, IF A PRE-INSPECTION IS NOT CONDUCTED, THE APPLICANT/CONTRACTOR WAIVES THE RIGHT TO CONTEST THE LIMITS OF THE REPAIRS CAUSED BY THE CONSTRUCTION ACTIVITIES.
11. FRONT LANDSCAPE (HARDSCAPE) IMPROVEMENTS THAT ARE NOT SHOWN ON THE PLANS, THIS WILL BE SUBJECT TO A PUBLIC WORKS INSPECTION PRIOR TO BUILDING PERMIT FINAL TO CONFIRM THAT NO ENCROACHMENTS EXIST BEYOND THE PROPERTY LINE.
12. IF APPLICABLE, FOR LARGE DEVELOPMENTS (4-UNITS OR MORE), OR IMPROVEMENTS IN DOWNTOWN AREA: CONTRACTOR SHALL COORDINATE A MEETING WITH THE CITY PUBLIC WORKS ENGINEERING INSPECTOR 48 HOURS PRIOR TO INITIATION OF THE SITE WORK. THE PURPOSE IS TO DISCUSS AND CLEARLY UNDERSTAND THE FOLLOWING:
    A. PLAN OF WORK WITHIN CITY'S RIGHT OF WAY, INCLUDING, BUT NOT LIMITED TO, HOURS OF WORK, DELIVERIES,TRAFFIC CONTROL AND/OR PEDESTRIAN ACCESS WITHIN PUBLIC RIGHT OF WAY, SIDEWALK ISSUES, PARKING, STORAGE, LOADING OF MATERIALS, REPAIR OF DAMAGED PUBLIC FACILITIES SUCH AS SIDEWALK, ROAD PAVEMENT, ETC., AND COORDINATION WITH CITY PROJECTS WITHIN THE VICINITY.
    B. CONTRACTOR SHALL PROVIDE FIELD CONTACT NAMES AND NUMBERS OF RESPONSIBLE FIELD PERSONNEL.
13. THE PROJECT SHALL COMPLY WITH THE CITY'S NPDES PERMIT REQUIREMENTS TO PREVENT STORM WATER POLLUTION. ALL CONSTRUCTION WORK SHALL BE DONE IN ACCORDANCE WITH THE MOST CURRENT APWA-AGC STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, THE CALIFORNIA STORMWATER QUALITY ASSOCIATION'S STORMWATER BEST MANAGEMENT PRACTICE HANDBOOK, AND THE CITY OF BURLINGAME STORMWATER MANAGEMENT AND DISCHARGE CONTROL ORDINANCE (MUNICIPAL CODE CHAPTER 15.14). A COPY OF THE STORMWATER CONSTRUCTION BEST MANAGEMENT PRACTICES CAN BE FOUND AT HTTP://WWW.FLOWSTOBAY.ORG/BROCHURES. UPON COMPLETION OF THE WORK, ALL STORMWATER PROTECTION MEASURES SHALL BE ENTIRELY REMOVED AND THE RIGHT-OF-WAY SHALL BE LEFT IN AS PRESENTABLE A CONDITION AS EXISTED BEFORE WORK STARTED. PLEASE BE AWARE THAT DURING WINTER MONTHS (OCTOBER 15TH TO APRIL 15TH) APPLICANT/CONTRACTOR ARE RESPONSIBLE TO REMOVE PROJECTS STORMWATER INLET PROTECTION DEVICE(S) (SANDBAGS/FILTERS/ETC.) IN THE PUBLIC RIGHT-OF-WAY TO PREVENT FLOODING DURING RAIN EVENTS, AND REINSTALL DEVICES ONCE THE RAIN EVENT ENDS. ALL PRIVATE PROPERTY STORMWATER PROTECTION MEASURES MUST BE PROTECTED AND REPAIRED AFTER EACH RAIN EVENT.
14. PER MUNICIPAL CODE SECTION 18.08.090, NO STORM WATER OR UNDERGROUND WATER DRAINING FROM ANY LOT, BUILDING, OR PAVED AREA SHALL BE ALLOWED TO DRAIN TO ADJACENT PROPERTIES NOR SHALL THIS WATER BE CONNECTED TO THE CITY'S SANITARY SEWER SYSTEM. REGARDLESS OF THE SLOPE OF THE SOURCE PROPERTY, SUCH WATER SHALL DRAIN TO EITHER ARTIFICIAL OR NATURAL STORM DRAINAGE FACILITIES BY GRAVITY OR PUMPING.
15. ALL WATER LINES CONNECTIONS TO CITY WATER MAINS FOR SERVICES OR FIRE LINE PROTECTION ARE TO BE INSTALLED PER CITY STANDARD PROCEDURES AND MATERIAL SPECIFICATIONS. CONTACT THE CITY'S WATER DEPARTMENT FOR CONNECTION FEES. DOMESTIC WATER SERVICES 2" AND OVER SHALL BE INSTALLED BY BUILDER.
16. IF REQUIRED, ALL FIRE SERVICES SHALL BE INSTALLED BY BUILDER. ALL UNDERGROUND FIRE SERVICE CONNECTIONS SHALL BE SUBMITTED AS SEPARATE UNDERGROUND FIRE SERVICE PERMIT FOR REVIEW AND APPROVAL.
17. ALL DEBRIS/GARBAGE CONTAINERS LOCATION SHALL BE ON PROPERTY. NO WET GARBAGE FLUID SHALL ENTER PUBLIC RIGHT-OF-WAY OR THE STORM DRAIN SYSTEM.
18. PORTA POTTY'S MUST BE PLACED ON PRIVATE PROPERTY AND ARE NOT ALLOWED IN THE PUBLIC RIGHT-OF-WAY.
19. IT IS THE RESPONSIBILITY OF THE OWNER AND/OR CONTRACTOR TO NOTIFY UNDERGROUND SERVICE ALERT (USA) AT LEAST 48 HOURS BEFORE THE START OF ANY EXCAVATION WORK.

PRECISION ENGINEERING AND CONSTRUCTION, INC.
1331B Old County Road
Belmont, CA 94002
T: 650.226.8640
Travis@precision-ec.com

REVISIONS:	DATE:
1 CITY COMMENTS	08/16/2024

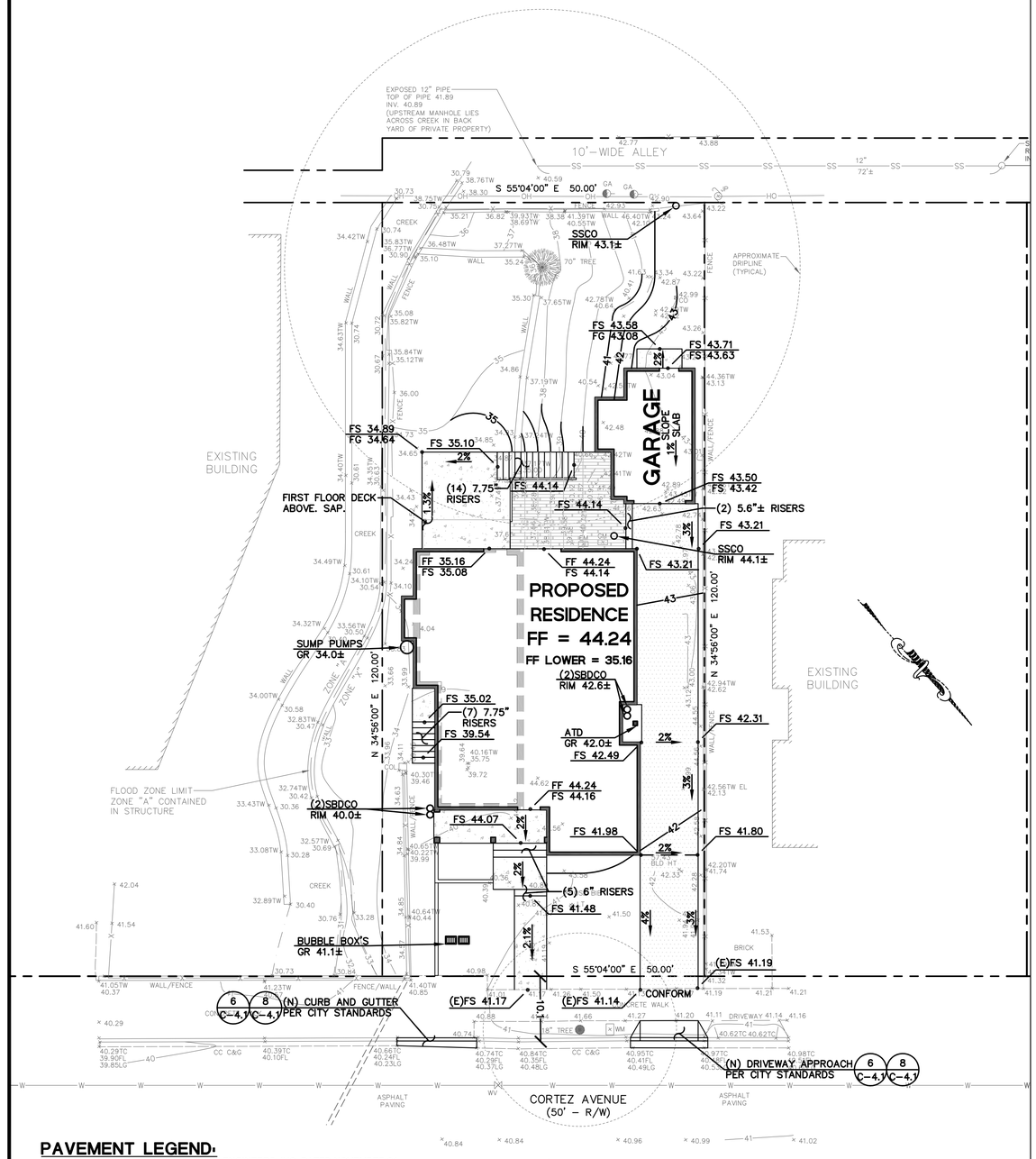
REGISTERED PROFESSIONAL ENGINEER
TRAVIS R. LUTZ
73638
CIVIL
STATE OF CALIFORNIA

NOTES SHEET
NEW RESIDENCE
1033 CORTEZ AVENUE
BURLINGAME, CA 94010

Date: 07/12/2024
Scale: NONE
Design: AJP
Check: TRL
Drawing Number: C-1
PEC Job No. PEC 24-051

DRAWING NAME: G:\Shared drives\PEC Project Files\2024\PEC 24-051 - 1033 Cortez Avenue, Burlingame\Dwg\PEC 24-051 SHEETS.dwg
PLOT TIME: 08-16-24
PLOTTED BY: Windows

GRADING PLAN



PAVEMENT LEGEND:

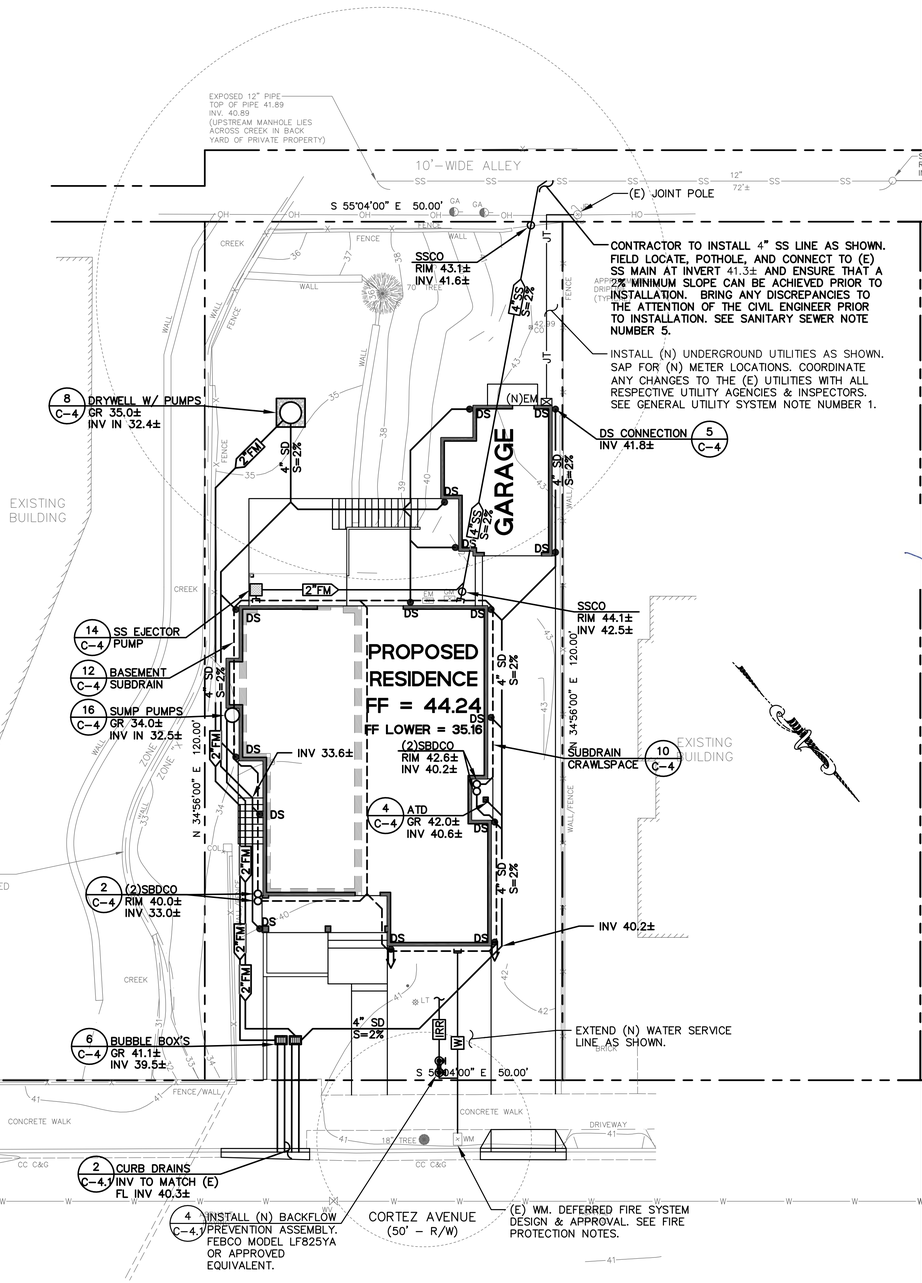
SEE GEOTECHNICAL REPORT BY ROMIG ENGINEERS, INC. DATED NOVEMBER 21, 2023 FOR EXACT PAVEMENT SECTIONS, OVER-EXCAVATION AND COMPACTION REQUIREMENTS. SEE ARCHITECTURAL PLAN(S) FOR EXACT MATERIAL SELECTION.

	CONCRETE	4" CONCRETE W/#4 BARS 12" O.C. - EACH WAY OVER 6" OF CALTRANS CLASS II AGGREGATE BASE ROCK.
	AC PAVING	3" OF AC PAVING OVER 8" MIN OF CALTRANS CLASS II AGGREGATE BASE ROCK.
	WOOD DECK	SAP

CREEK NOTE:

PROPERTY OWNER IMPROVEMENTS (DECK, RETAINING WALL, POOL, SHED, DWELLING FOUNDATION, DRIVEWAY PAD, ETC.) THAT ARE CONSTRUCTED WITHIN 25' OF THE CREEKS TOP OF BANK SHALL STABILIZE THE SURROUNDING AREA TO PREVENT EROSION DUE TO STORMWATER DISCHARGE FROM THE IMPROVEMENTS. IN ADDITION, VEGETATION THAT MAY IMPACT THE CREEK MUST BE REMOVED AND REPLACED WITH STABILIZED MATERIAL.

UTILITY PLAN



SEE SHEET C-0 FOR LEGEND AND SHEET C-1 FOR NOTES

811 CALL BEFORE YOU DIG UNDERGROUND SERVICE ALERT

0 10 20
GRAPHIC SCALE

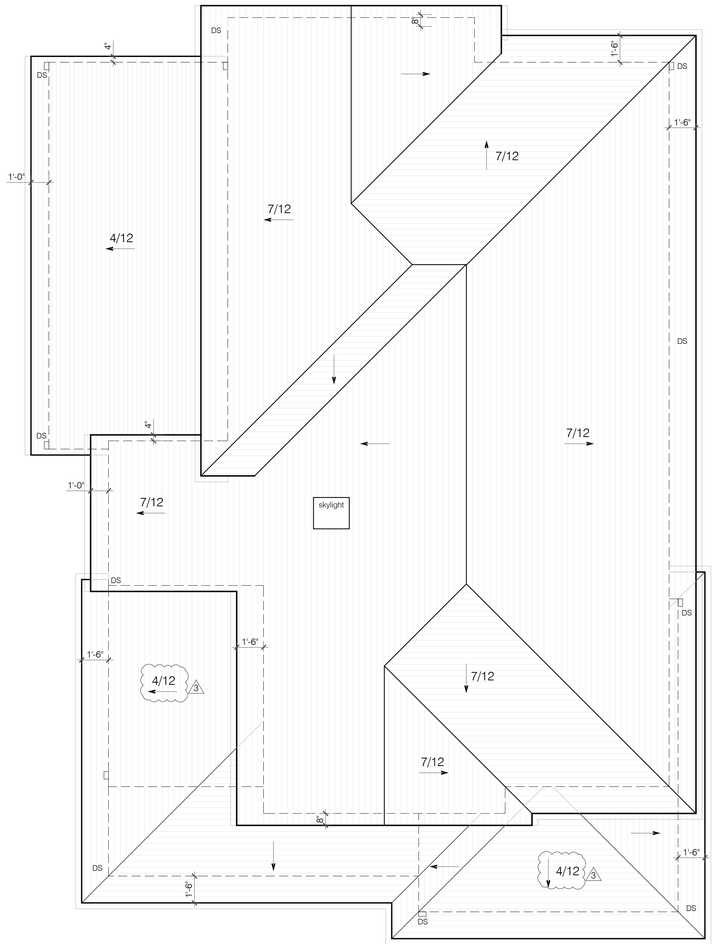
PRECISION ENGINEERING AND CONSTRUCTION, INC.
13316 Old County Road
Belmont, CA 94002
T: 650.226.8640
Travis@precision-ec.com

REVISIONS:	DATE:
1 CITY COMMENTS	08/16/2024

REGISTERED PROFESSIONAL ENGINEER
TRAVIS R. LITTLE
73638
CIVIL
STATE OF CALIFORNIA

GRADING AND UTILITY PLAN
NEW RESIDENCE
1033 CORTEZ AVENUE
BURLINGAME, CA 94010

Date: 07/12/2024
Scale: 1" = 10'
Design: AJP
Check: TRL
Drawing Number: C-2
PEC Job No. PEC 24-051



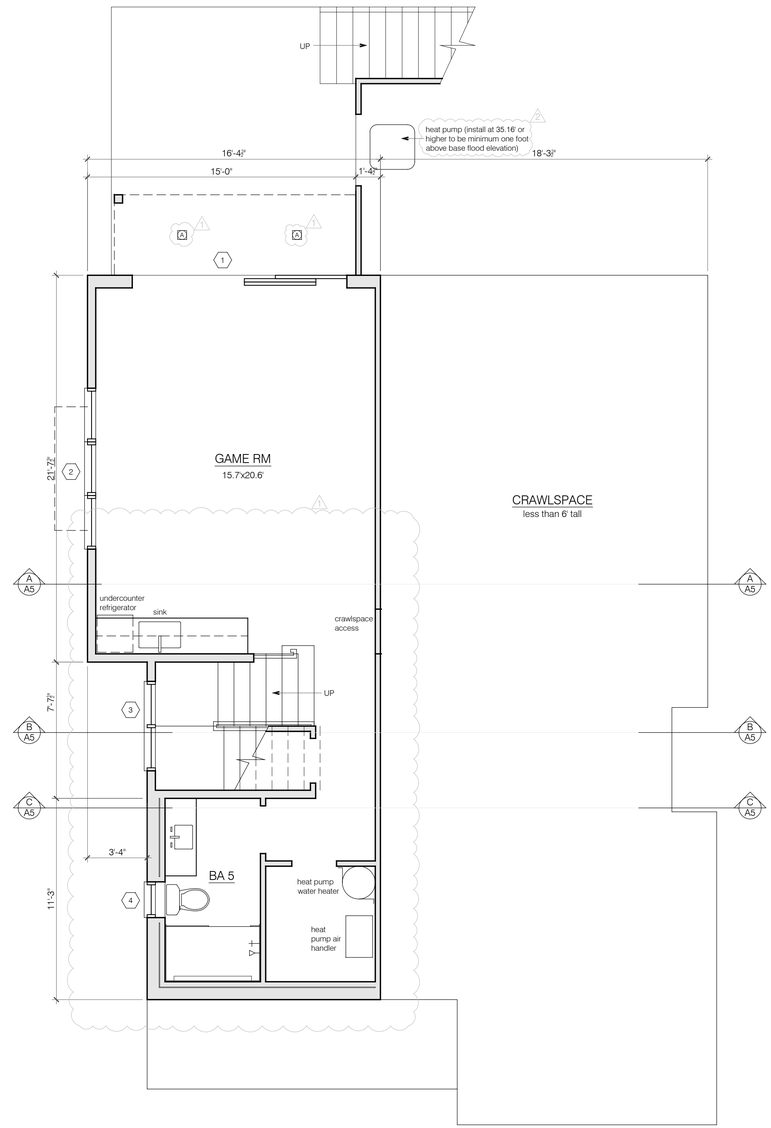
ROOF PLAN
1/4"=1'-0"

ELECTRICAL SYMBOL LEGEND	
⊡	recessed 4" LED fixture
⊕	clg-mounted fixture
⊕	wall-mounted fixture

All lighting shall be high efficacy

Exterior lighting mounted to any building on the lot must be controlled by a manual On and Off switch and one of the following combinations:

- Photocell and motion sensor; controls that override to On shall not be allowed unless the override automatically reactivates the motion sensor within 6 hours
- Photocell and time switch
- Astronomical time clock
- EMCS with features of astronomical time clock, does not allow the luminaire to be ON during the day, and may be programmed to automatically turn lighting OFF at night.



PROPOSED LOWER FLOOR PLAN
1/4"=1'-0"

WINDOW SCHEDULE LOWER FLOOR							
TAG	Room	Operation	Width	Height	Head Ht	Model	Comments
1	Game Room	Multislide doors	137-3/4" RO	82-5/8" RO		C-MSSP-4880-3(OXX)	temp. gl.
2	Game Room	csmt-fxd-csmt	(3) 36"	48"	80"	C-WC-3648	
3	Stairwell	csmt-csmt	(2) 30"	42"	80"	C-WC-3042	temp. gl.
4	Bath 5	awning	24"	24"	84"	C-WC-2424	

ELAINE LEE
design

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alameda, ca 94501
510.847.0377

NEW RESIDENCE AND DETACHED GARAGE
1033 CORTEZ AVENUE
BURLINGAME, CALIFORNIA
APN: 026-166-040
OWNER: RAYMOND WONG

drawing title

revisions

1 07.15.24
2 09.06.24
3 10.22.24

Des Rev resubmittal

date: 11.14.23

scale: as noted

drawn by: EL

job: WONG CORTEZ

sheet

A2

of 16 sheets

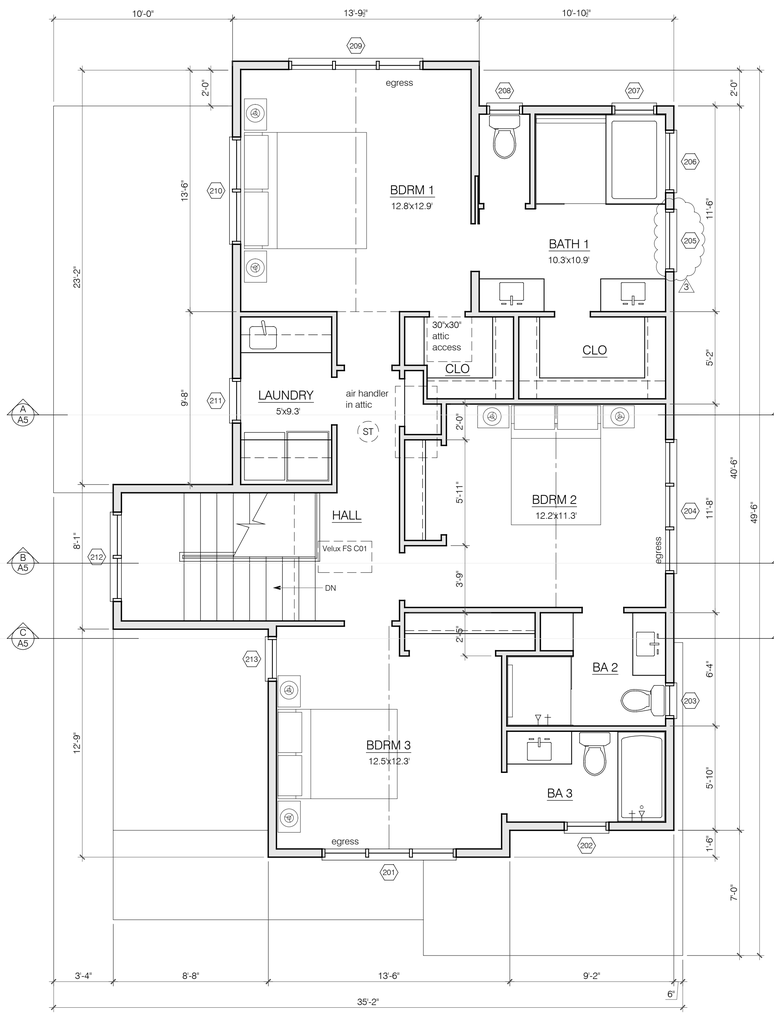
WINDOW SCHEDULE							
TAG	Room	Operation	Width	Height	Head Ht	Model	Comments
FIRST FLOOR							
101	Foyer	entry door	42"	96"	96"		temp. gl.
102	Living Room	csmt-fxd-csmt	(3) 30"	66"	96"	C-WC-3066	
103	Living Room	csmt-fxd-csmt	(3) 30"	66"	96"	C-WC-3066	
104	Pantry/Mudrm	French door	38-7/16" RO	82-1/2" RO		C-ID-3680-1(L)	temp. gl.
105	Kitchen	csmt-fxd-csmt	(3) 30"	60"	96"	C-WC-3066	
106	Dining	csmt-csmt	(2) 36"	66"	96"	C-WC-3666	
107	Great Room	doors	144"	96"	96"		temp. gl.
108	Great Room	csmt-csmt	(2) 36"	66"	96"	C-WC-3666	
109	Great Room	casement	36"	66"	96"	C-WC-3666	
110	Great Room	casement	36"	66"	96"	C-WC-3666	
111	Office	csmt-csmt	(2) 30"	66"	96"	C-WC-3066	
112	Office	csmt-csmt	(2) 30"	66"	96"	C-WC-3066	egress
SECOND FLOOR							
201	Bedroom 3	csmt-fxd-csmt	(3) 30"	54"	90" /3	C-WC-3060	egress
202	Bath 3	casement	30"	48"	84"	C-WC-3048	temp. gl.
203	Bath 2	casement	30"	48"	84"	C-WC-3048	temp. gl.
204	Bedroom 2	csmt-fxd-csmt	(3) 30"	48"	84"	C-WC-3048	egress
205	Bath 1	fixed	42"	24"	84"		temp. gl. /3
206	Bath 1	fixed	42"	24"	84"		temp. gl.
207	Bath 1	casement	30"	54"	84"	C-WC-3054	temp. gl.
208	Bath 1 WC	casement	24"	36"	84"	C-WC-2436	
209	Bedroom 1	csmt-fxd-csmt	(3) 30"	66" /3	96"	C-WC-3060	egress
210	Bedroom 1	awn-awn	18"	36"	84"		
211	Laundry	casement	30"	48"	84"	C-WC-3048	
212	Stairwell	csmt-csmt	(2) 30"	42"		C-WC-3042	temp. gl.
213	Bedroom 3	casement	30"	36" /3	84"	C-WC-3060	

ELECTRICAL SYMBOL LEGEND	
	recessed 4" LED fixture
	clg-mounted fixture
	wall-mounted fixture

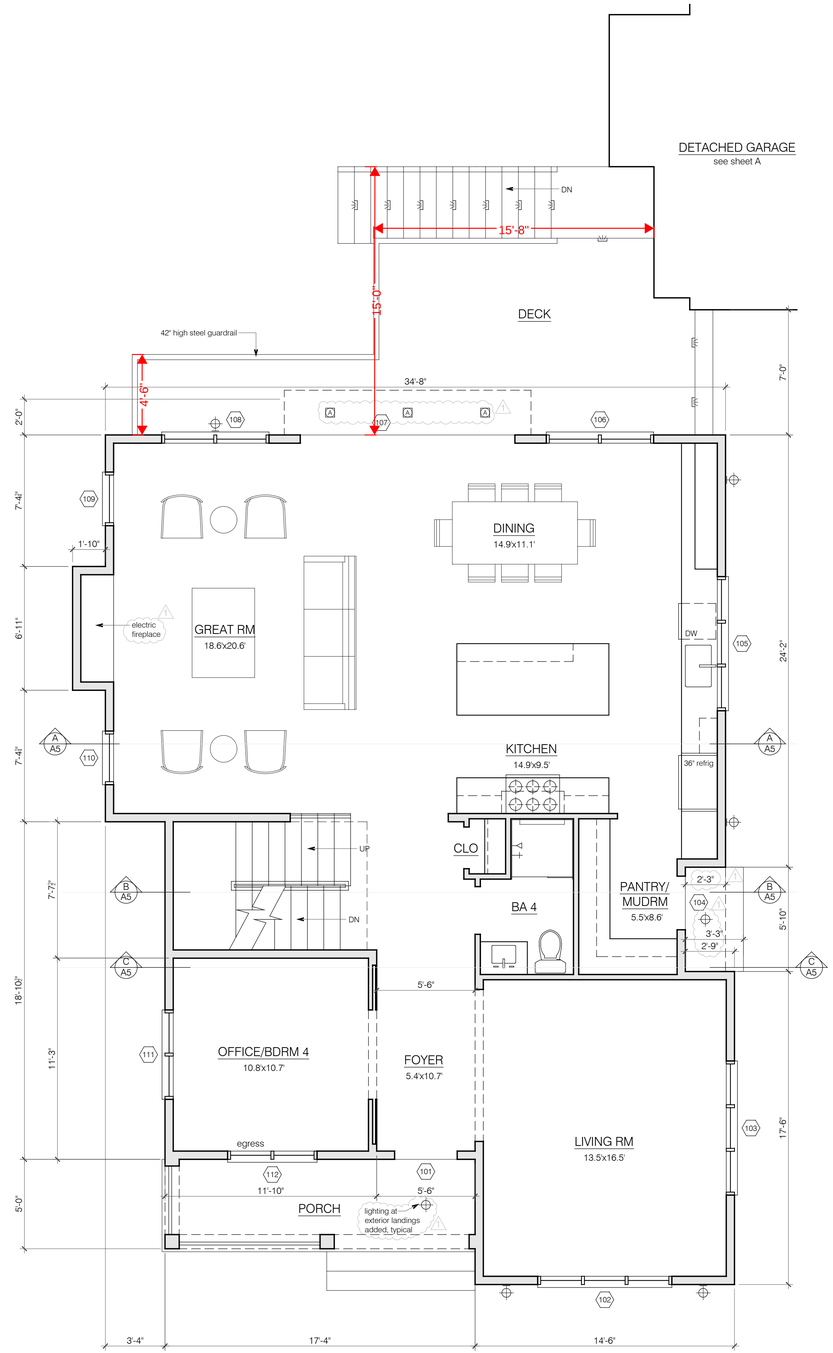
All lighting shall be high efficacy

Exterior lighting mounted to any building on the lot must be controlled by a manual On and Off switch and one of the following combinations:

- Photocell and motion sensor; controls that override to On shall not be allowed unless the override automatically reactivates the motion sensor within 6 hours
- Photocell and time switch
- Astronomical time clock
- EMCS with features of astronomical time clock, does not allow the luminaire to be ON during the day, and may be programmed to automatically turn lighting OFF at night.



PROPOSED SECOND FLOOR PLAN
1/4"=1'-0"



PROPOSED FIRST FLOOR PLAN
1/4"=1'-0"

ELAINE LEE
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NEW RESIDENCE AND DETACHED GARAGE
1033 CORTEZ AVENUE
BURLINGAME, CALIFORNIA
APN: 026-166-040
OWNER: RAYMOND WONG

drawing title

revisions

1 07.15.24
2 09.06.24
3 10.22.24

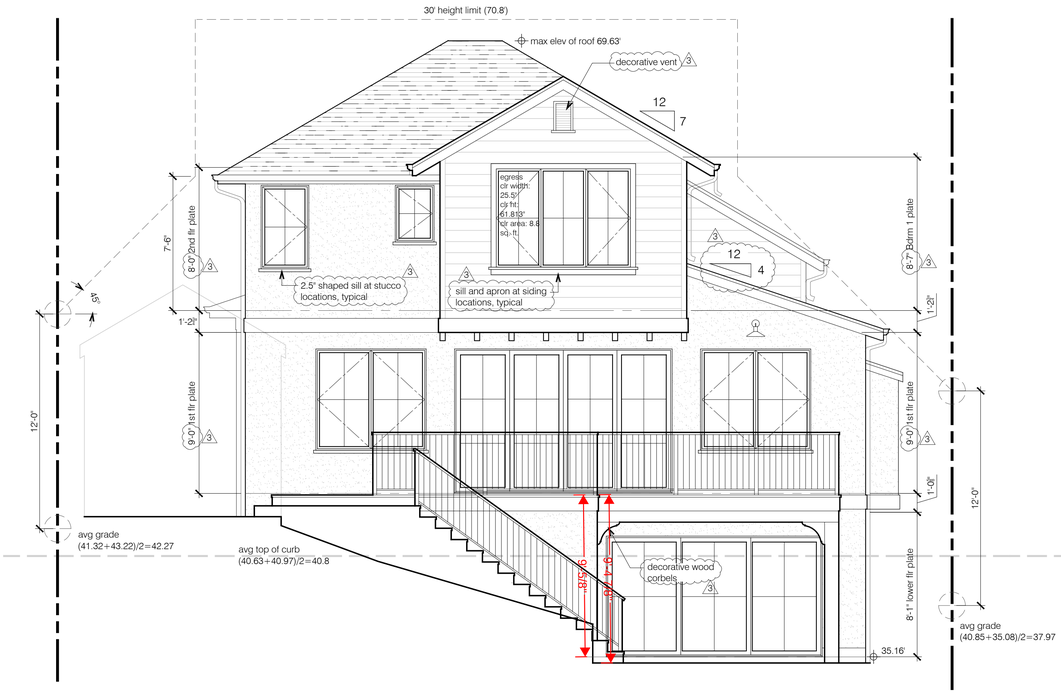
Des Rev resubmittal

date: 11.14.23
scale: as noted
drawn by: EL
job: WONG CORTEZ

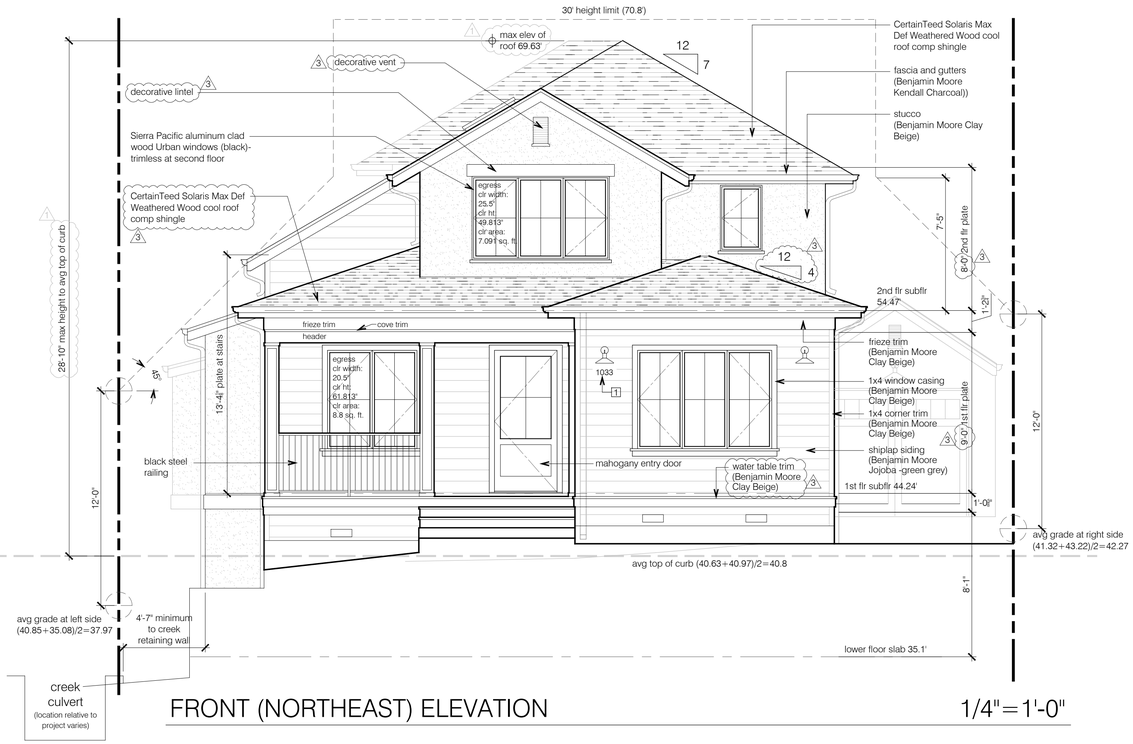
sheet

A3

of 16 sheets



REAR (SOUTHWEST) ELEVATION 1/4"=1'-0"



FRONT (NORTHEAST) ELEVATION 1/4"=1'-0"

LEFT-SIDE (SOUTHEAST) ELEVATION 1/4"=1'-0"

RIGHT-SIDE (NORTHWEST) ELEVATION 1/4"=1'-0"

KEYED NOTES

1 4" minimum high illuminated address numbers in ½" minimum stroke on contrasting background (illumination shall not be normally switchable and power shall be controlled by astronomical clock or equivalent)

ELAINE LEE
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NEW RESIDENCE AND DETACHED GARAGE
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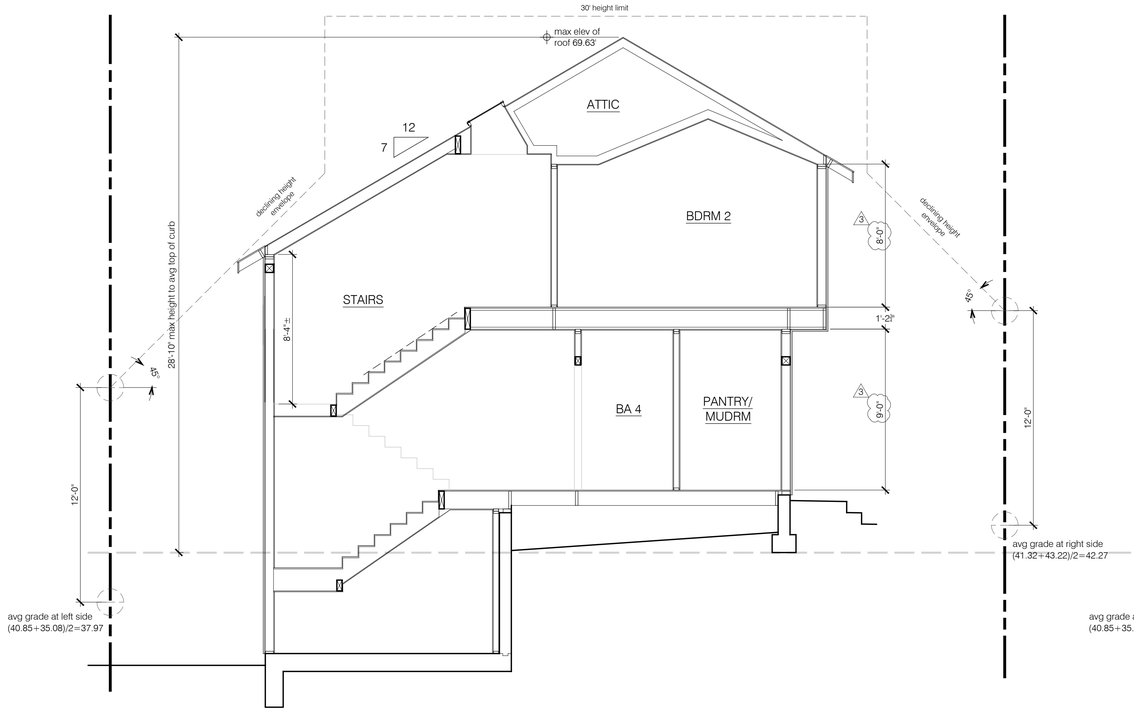
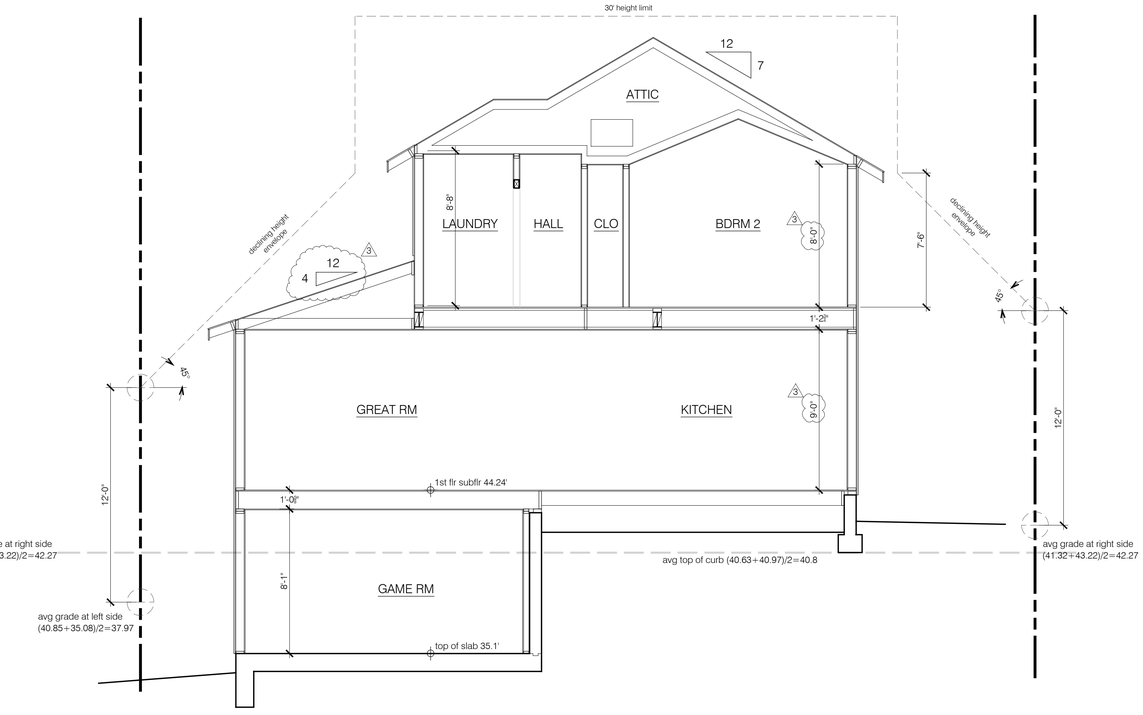
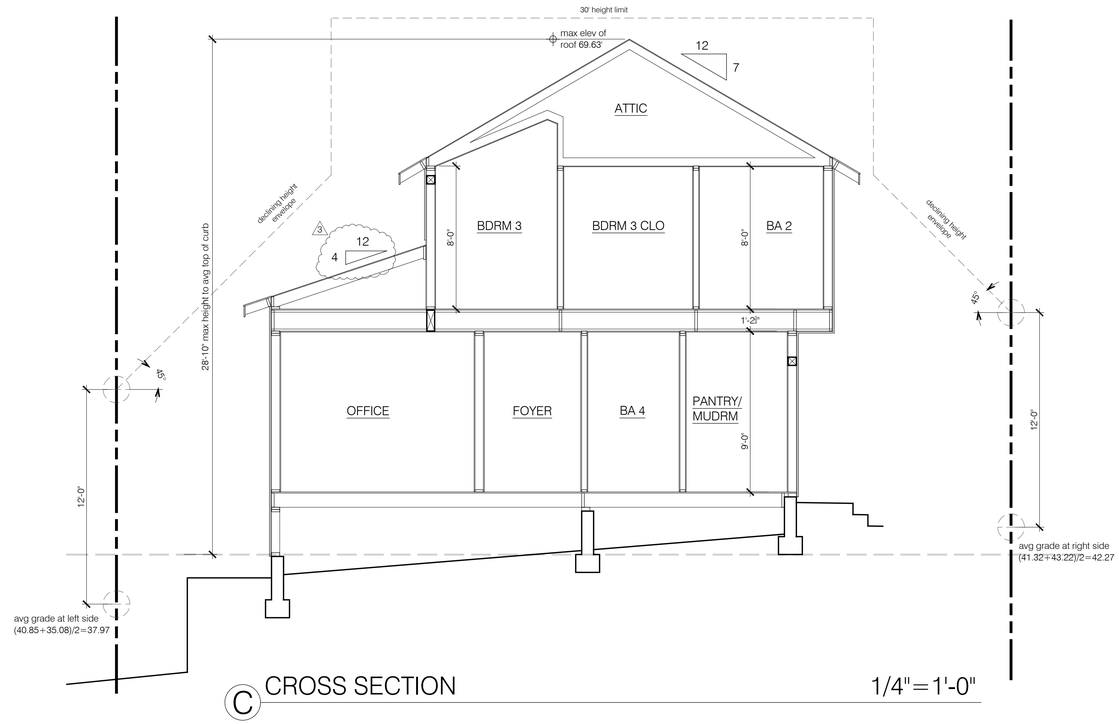


B CROSS SECTION 1/4"=1'-0"



A CROSS SECTION 1/4"=1'-0"



C CROSS SECTION 1/4"=1'-0"

ELAINE LEE
design

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NEW RESIDENCE AND DETACHED GARAGE
1033 CORTEZ AVENUE
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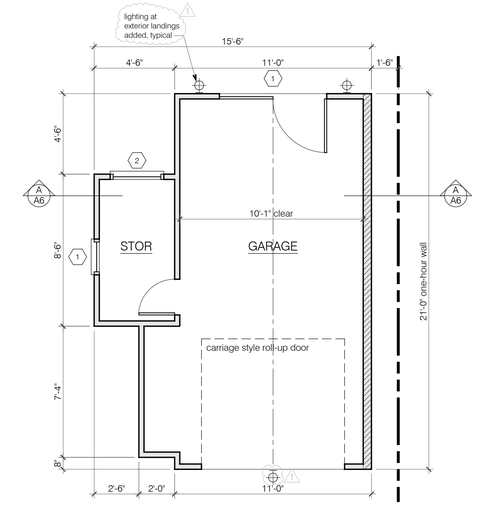
job: WONG CORTEZ

sheet

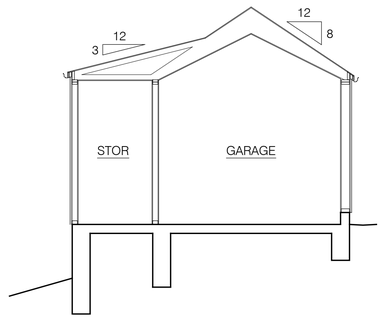
A5

of 16 sheets

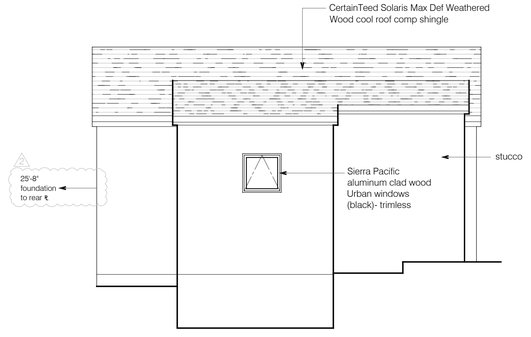
WINDOW SCHEDULE GARAGE							
TAG	Room	Operation	Width	Height	Head Ht	Model	Comments
1		French doors	75-5/16" RO	82-1/2" RO		C-ID-7280-2(AI)	temp. gl.
2		awning	36"	24"		V-80AW-3624-1	vinyl, temp. gl.
3		awning	24"	24"		V-80AW-2424-1	vinyl, temp. gl.



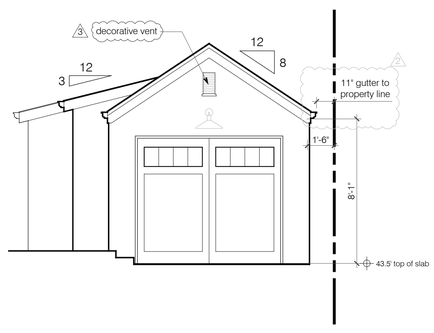
GARAGE PLAN
1/4"=1'-0"



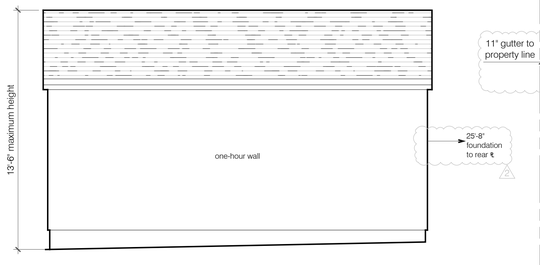
CROSS SECTION
1/4"=1'-0"



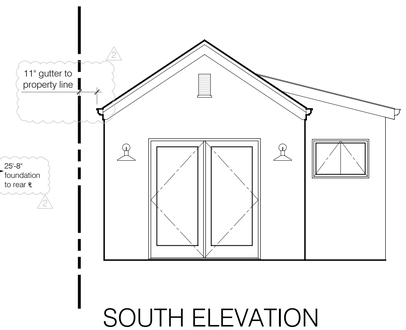
EAST ELEVATION
1/4"=1'-0"



NORTH ELEVATION
1/4"=1'-0"



WEST ELEVATION
1/4"=1'-0"



SOUTH ELEVATION
1/4"=1'-0"

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NEW RESIDENCE AND DETACHED GARAGE
1033 CORTEZ AVENUE
BURLINGAME, CALIFORNIA
APN: 026-166-040
OWNER: RAYMOND WONG

drawing title

revisions

1 07.15.24
2 09.06.24
3 10.22.24

Des Rev resubmittal

date: 11.14.23
scale: as noted
drawn by: EL
job: WONG CORTEZ

sheet

A6

of 16 sheets

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650- 532-4418

Date: October 31, 2023, Revised September 6th, 2024

Attn: Ray Wong
Site: 1033 Cortez Ave, Burlingame, CA 94010

Subject Re: Tree protection and removal for proposed new home construction at 1033 Cortez Ave, Burlingame, CA 94010

Dear Ray Wong,
At your request, Kielty Arborists Services LLC has visited the property referenced above to evaluate the trees present with respect to the proposed construction project. The report below contains the analysis of the site visit.

SUMMARY

The property hosts six distinct trees, five of which (Tree #1, 3, 4, 5, 6) are designated as protected and subject to careful management during the construction phase. Magnolia Street tree #1 is suffering from drought stress conditions, as excessive dieback and dead wood were observed within the canopy. This is the only tree that is protected and in poor condition. Regular irrigation may help to improve the tree's vigor.

Total Trees	Significant / Protected Trees	Non-Protected Trees
6	5	1

Non-protected purple leaf plum #2 has been assessed with a poor condition rating, displaying signs of being topped and abundant dead wood. Due to plum tree #2 being in decline, the non-protected tree is proposed for removal. The mature coast live oak, Tree #1, emerges as a significant focus in this survey, given its immense size, location within the existing hardscape, proximity to the proposed construction, and specialized maintenance requirements.

The construction project involves a detailed plan for tree protection, including the erection of specific fencing and the implementation of stringent guidelines. Emphasis on the conditions and individual needs of each tree, coupled with proper protection and sound cultural practices, is expected to foster their continued survival and vitality. The redesigned plan particularly considers the well-being of oak tree #1, reflecting a commitment to harmonize construction activities with the natural surroundings. By adhering to the recommended measures, all retained trees should not only survive but also thrive during and after the construction phase.

ASSIGNMENT

At the request of 1033 Cortez Ave, Burlingame, CA 94010, Kielty Arborists Services LLC conducted a site visit on 7/19/2023 to prepare a comprehensive Tree Inventory Report/Tree Protection Plan for the proposed construction project. This report is a requirement when submitting plans to the City of Burlingame. The analysis in this report is based on the topographic survey plan received from Dains Land Surveying dated July 13th, 2023, architectural drawings A0 through A6 dated 7/15/24, civil drawings C-0 through C-2 dated 8/26/24, and landscape plan L1 dated 6/18/24.

The primary focus of this report is as follows:

- Identification and assessment of trees on the construction site that may be affected by the proposed development.
- Determination of potential impacts on tree health and stability, considering factors such as root damage and crown damage.
- Provision of recommendations for tree protection and preservation measures during the construction process to mitigate potential impacts.
- Ensuring compliance with local regulations pertaining to tree preservation, protection, and removal within the construction plans.

Please note that the report will provide specific details regarding tree assessments, impacts, and preservation measures.

INTRODUCTION

According to our past communications with city staff, the City of Burlingame requires the following tree reporting elements for development projects:

1. Inventory of all trees shown on architectural plans.
2. Map of tree locations.
3. Tree protection or removal recommendations for all trees 15 inches in diameter at a height of 54 inches above natural grade.

LIMITS OF THE ASSIGNMENT

As part of this assessment, it is important to note that Kielty Arborist Services LLC did not conduct an aerial inspection of the upper crown, a detailed root crown inspection, or a plant tissue analysis on the subject trees. Therefore, the information presented in this report does not include data obtained from these specific methods.

Furthermore, it is essential to clarify that no tree risk assessments were completed as part of this report unless stated otherwise. The focus of this assessment primarily centers on tree identification, general health evaluation, and the potential impacts of the proposed construction.

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While the absence of these specific assessments limits the scope of the analysis, the findings and recommendations provided within this report are based on available information and observations made during the site visit.

PURPOSE & USE OF THE REPORT

This report informs tree management decisions for the construction project and provides recommendations to maximize tree survival. It serves as a valuable resource for stakeholders, facilitating informed discussions and sustainable tree management practices.

TESTING & ANALYSIS

In order to assess the trees, a thorough examination was conducted using a variety of methods. For trees with accessible trunks, precise measurements of the Diameter at Breast Height (DBH) were taken using a specialized diameter tape measure. In cases where the trunks were not readily accessible, visual estimations were employed to determine the DBH. As part of the inventory process, all trees indicated on architectural plans were included.

To evaluate the health of the trees, multiple factors were considered, including their overall appearance and our team's extensive experiential knowledge of each species. This holistic approach ensured a comprehensive understanding of the tree's well-being. To accurately document the location of each tree, the site survey was used to locate each tree.

To perform this assessment, a site visit was conducted on July 19th, 2023. During this visit, meticulous observations and high-quality photographs were obtained to provide a comprehensive analysis.

The findings and recommendations presented in this report are based on the topographic survey plan received from Dains Land Surveying dated July 13th, 2023, architectural drawings A0 through A6 dated 7/15/24, civil drawings C-0 through C-2 dated 8/26/24, and landscape plan L1 dated 6/18/24. By thoroughly analyzing these plans in conjunction with our field observations, we have developed an accurate and reliable assessment of the tree conditions.

METHOD OF INSPECTION

The inspections were conducted from the ground without climbing the trees. No tissue samples or root crown inspections were performed. The trees under consideration were identified based on the provided site plan. To assess the trees, their diameter at 54 inches above ground level (DBH or diameter at breast height) was measured using a D-Tape. Additionally, the protected trees were evaluated for their health, structure, form, and suitability for preservation with the following explanation of the ratings:

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EVALUATION FIELDS:

Tree Tag #:	**Protected Tree:**
Identification number for individual trees.	Specifies whether the tree is protected by the city or county ordinance.
Height (ft.) / Canopy Spread (ft.):	**Trunk (in.):**
Measures both the height of the tree and the spread of its canopy.	Measures the primary trunk's diameter at the required height.
Comments:	**Tree Picture:**
Any additional notes or observations about the tree.	A photograph of the tree for visual assessment and record-keeping.
Preserve or Remove:	**Common Name / Scientific Name:**
Indicates the recommended action based on the tree's condition.	Specifies the name of the tree, both in common terms and scientific nomenclature.
If more than 1 Trunks, Total Diameter:	**6 ,8, 10 Times the Diameter (ft.):**
If the tree has multiple trunks, this field indicates the combined diameter of all trunks.	Provides calculations based on the diameter to assist in various tree protection requirements.
Appraised Value:	
An unbiased estimate of the tree's worth is performed in accordance with the current edition of the Guide for Plant Appraisal by the Council of Tree and Landscape Appraisers.	

*Note that not all fields may be provided for every tree. Some might be left blank due to various reasons, such as lack of accessibility to the tree, incomplete data, or the parameter not being applicable for a particular tree.

Tree Structure Ratings:	Tree Health Ratings:
Poor: Major uncorrectable structural flaws present; significant dead wood, decay, or multiple trunks; potentially hazardous lean.	**Poor:** Minimal new growth; significant dieback and pest infestation; expected not to reach natural lifespan.
Fair: Structural flaws exist but less severe; issues like slight lean and crowding on trunk; some uncorrectable issues through pruning.	**Fair:** Moderate new growth; canopy density 60-90%; potential external threats; not in decline but vulnerable.
Good: Minor flaws; mainly upright trunk, well-spaced branches; flaws correctable through pruning; symmetrical or mostly symmetrical canopy.	**Good:** Vigorous growth; healthy foliage; 90-100% canopy density; expected natural lifespan.
Suitability for Preservation:	**Tree Form Ratings:**
Poor: Adds little to landscape; poor health and potential hazards; unlikely to survive construction impacts.	**Poor:** Highly asymmetric or abnormal form; visually unappealing; little landscape function.
Fair: Contributes to landscape; survival possible with protection during minor construction impacts.	**Fair:** Significant asymmetries; deviation from species norm; compromised function or aesthetics.
Good: Valuable landscape asset; likely survival during minor to moderate construction impacts with protection.	**Good:** Near ideal form; minor deviations; consistent aesthetics and function in landscape.

*Suitability for Preservation: This rating is based solely on the tree itself, irrespective of potential construction impacts.

Overall Condition Ratings:	
Very Poor	1-29
Poor	30-49
Fair	50-69
Good	70-89
Excellent	90-100

The trees were assigned a condition rating based on a combination of existing tree health, tree structure, and tree form using the following scale.

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OBSERVATIONS

Tree Inventory Table:

Tree Tag #	Protected Tree	Preserve or Remove	Common Name / Scientific Name	Trunk 1(in.)	Height (ft.) / Canopy Spread (ft.)	Health Rating	Structural Rating	Form Rating	Suitability for Preservation	Overall Condition (0-100%)	Comments
1	Yes	(P)	COAST LIVE OAK ***Quercus agrifolia***	70	60/70	Good	Poor	Poor	Fair	50	Codominant at 6 feet with included bark, surrounded by hardscape, large 20 inch diameter limb removed at 20 feet with associated decay, many limbs observed that were removed look to have decayed back in past. Leans heavily towards neighboring properties, minor deadwood, tree root and trunk growing over hardscape in all directions. Large lateral limbs, debris in codominant unions, historical poor maintenance.
2	No	(R)	PURPLE-LEAF PLUM ***Prunus cerasifera***	10.5	12/10	Poor	Poor	Fair	Poor	30	Abundance of deadwood, topped, codominant at grade.
3	Yes	(P)	SOUTHERN MAGNOLIA ***Magnolia grandiflora***	18.1	30 30	Poor	Fair	Fair	Fair	45	Street tree, buckling sidewalk, deadwood in canopy, drought stressed.
4*	Yes	(P)	REDWOOD ***Sequoia sempervirens***	24	55/20	Fair-Poor	Fair	Good	Fair	50	Top failed in past, drought stressed, neighboring tree, adjacent to watercourse.
5*	Yes	(P)	COAST LIVE OAK ***Quercus agrifolia***	28	50/50	Good	Fair	Poor	Fair	60	Neighboring tree, adjacent to watercourse and retaining walls, leans into property.
6*	Yes	(P)	COAST LIVE OAK ***Quercus agrifolia***	36	50/45	Fair	Fair	Fair	Fair	55	Neighboring tree, Codominant at 10 feet, minor deadwood in canopy, leans heavy into property.

*** next to the tag number indicates a neighboring tree**

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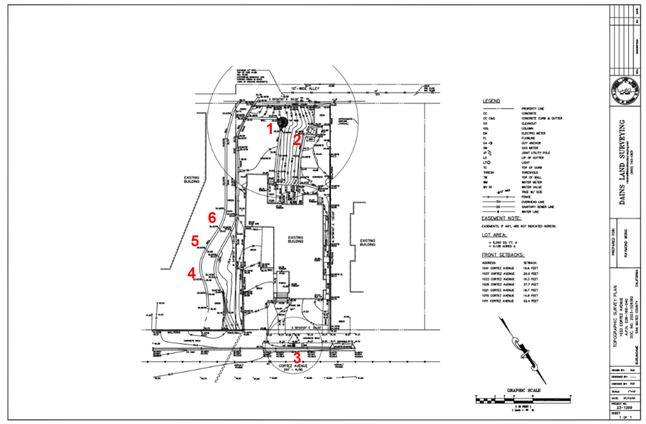
TREE MAP



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Species List:
6 trees were surveyed on this property. The surveyed species consist of the following:

- Coast live oak, purple leaf plum, southern magnolia, and redwood.

Tree Removal For Proposed Development:
'protected' Size Trees: None
'unprotected' Size Trees: Plum tree #2

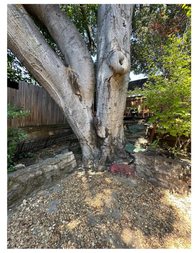
Total Removed Trees	Significant / Protected Trees	Non-Protected Trees
1	0	1

Protected Trees Defined:
As defined by the City Of Burlingame Urban Reforestation and Tree Protection Ordinance, *All private trees in the City are protected if they measure 48" in circumference when measured 54" from natural grade (15.2" in diameter)* ***A permit is required to remove or excessively prune a protected tree. There are financial penalties for not doing so.***

Topography:
Burlingame, California, is a city located in San Mateo County on the San Francisco Peninsula. Its topography is characterized by a mix of flat coastal plains and gently rolling hills. This particular parcel is relatively flat but does slope down at the back of the property.

PROJECT PLAN REVIEW

Tree Conflicts:



A very large, mature coast live oak tree, designated as tree #1, is situated at the rear of the property. Its overall health is good, yet significant structural and form defects are observed. The main stem is codominant at six feet, with included bark noted. This defect, where two codominant leaders (trunks) grow closely in a V-shape, can cause the leaders to break or tear, leading to severe cambium damage and making them prone to failure. This defect makes the tree more susceptible to failure during storms and heavy winds.

Several other concerns have been identified, including a 20-inch diameter limb that was removed 20 feet above grade with associated decay, poor past pruning cuts, and large heavy lateral limbs. Unfortunately, the tree has suffered from instances of poor maintenance throughout the past. Crown reduction pruning and

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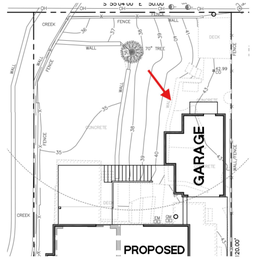
cabling of the codominant leaders are highly recommended to reduce the risk of limb failure. Additionally, annual inspections by a Certified Arborist are advised due to the tree's size and structural defects observed.

Project Construction Comments:
A detached garage has been proposed for construction. Initial plans placed it in the northwest corner of the property at 10'2" from oak tree #1, but this raised concerns due to the location of the very large coast live oak and its substantial tree protection zone. The architect has redesigned the plans to reflect the detached garage to be 17' 6" from the corner of the garage to the base of the Oak tree, adhering to the recommendations regarding the tree protection zone. This redesign respects the tree's stability, water uptake, and nutrient absorption needs. The entire proposed foundation when within 10x the diameter of the tree (58.3') is recommended/required to be excavated by hand in combination with hand tools such as an air knife, rotary hammer with clay spade attachment, or shovels, while under the direct supervision of the Project Arborist. All roots encountered within the foundation area measuring 1.5" in diameter or larger are recommended to be retained for the Project Arborist to inspect before being cleanly cut. Once inspected and documented, the roots will need to be cleanly cut using a hand saw or loppers. It is recommended that the cut root ends on the tree side be covered by 3 layers of wetted-down burlap to help avoid root desiccation. The contractor shall wet down the burlap daily while exposed. This work will be required to be documented by the city of Burlingame with a letter sent to the city arborist.



Exploratory trenching was once recommended when the detached garage was shown closer to the tree. This is no longer necessary as the garage is beyond or in line with the existing retaining wall near the tree. The existing retaining wall has likely helped to discourage root growth in the area of proposed work.

The retaining wall closest to the proposed detached garage should be demolished entirely by hand under the direct supervision of the project arborist. The demolition of the shed shall also be done entirely by hand under the direct supervision of the project arborist. Any exposed roots will need to be documented and covered in layers of wetted-down burlap. Impacts from the demolition of this retaining wall are expected to be minor to non-existent.

Showing retaining wall to be demolished

As indicated on the plans, all other retaining walls and an existing concrete slab located close to the tree are to be retained as a tree protection measure for the large oak tree.

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The sanitary sewer line is to be disconnected within the tree protection zone of Oak Tree #1. Excavation to disconnect the line must be done by hand under the direct supervision of the project arborist. No roots shall be cut for this work. All encountered roots must remain as damage-free as possible. Encountered roots are recommended to be wrapped in layers of wetted-down burlap to help avoid root desiccation.

New utilities
A new 4" sewer line is then to be installed and connected back to the corner of the proposed home. A new joint utility line trench is also proposed in this same area at the northwestern corner of the property. A storm drain line with a dry well, forced main lines, and a new water line to the detached garage are also proposed within the 10x diameter zone of 58.3' from oak tree #1. All utility lines are recommended to be excavated by hand in combination with an air knife and other hand tools such as a rotary hammer with a clay spade attachment and shovels. This work shall be done under the direct supervision of the project arborist when working within 10x the diameter of the tree (58.3'). All encountered roots are required to be left exposed and as damage-free as possible while getting to the required depth of the trenches. Roots to be left exposed are recommended to be covered/wrapped in layers of wetted-down burlap. The contractor is required to soak down the burlap daily with water to help avoid root desiccation. The lines are then recommended to be tunneled underneath or beside roots where possible to avoid the need to cut tree roots. Any root that needs to be cut measuring 1.5" in diameter or larger shall first be shown to the project arborist before being cleanly cut with loppers or a handsaw. All roots to be cut are required to be documented by the project arborist. Once the work is complete, the trenches are recommended to be immediately backfilled and irrigated until the top 3' of soil is saturated. The only area that will require root cutting is the dry well; however, the dry well is to be located within an existing concrete area which has likely helped to discourage root growth through compaction. If all utility lines, including the dry well, are excavated by hand with roots saved by tunneling lines underneath or besides roots where possible, as recommended under the project arborist's supervision, impacts are expected to be minor to non-existent.

In the rear yard of the property, the construction of a deck supported by individual posts is deemed acceptable within the tree protection zone of the trees. This design approach minimizes the impact on large structural roots by avoiding extensive excavation and trenching that could damage them. The success of this approach requires close collaboration between the project designer and the arborist, who together can determine the optimal placement of posts, ensuring that the foundation of the deck does not interfere with the tree's stability, water uptake, or nutrient absorption. During construction, exploratory excavation is recommended to be performed to precisely identify the locations of large structural roots, thus tailoring the design of the post locations to avoid any detrimental impact. Continuous footings for the deck are not advised within the tree protection zone, as they require a continuous cut that could cut or damage critical roots, leading to stability issues for the tree and long-term health problems. By adopting these specific construction techniques and fostering collaboration between professionals involved, the project can successfully integrate with the natural environment without compromising the health and stability of the significant trees on the property. All of the excavation needed for the deck must be done by hand under the direct supervision of the project arborist.

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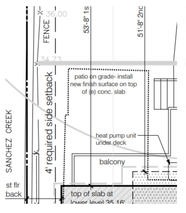
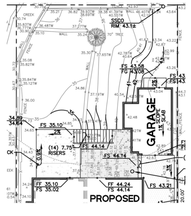


A patio is proposed at the back of the property within 10x the diameter of oak tree #1. Notes on the site plan show the patio to be an on-grade patio with the new finished surface on top of the existing concrete slab. No impacts are expected as the work is taking place on top of the existing concrete slab.

Showing the proposed patio work



Very minor grade changes are proposed within the tree protection zone of oak tree #1. All grading in this area shall be done by hand under the direction and supervision of the project arborist. No impacts to the tree from the proposed grading are expected.

Showing the grading work within the tree protection zone

The proposed driveway work will be taking place within the tree protection zone (15') of southern magnolia tree #3. The new driveway and driveway apron are proposed at 8' from the tree at the closest point. The cut for the driveway apron and driveway aggregate section are recommended to be done by hand under the direct supervision of the project arborist when within 15' from the tree. All roots to be cut must be cut cleanly under the direct supervision of the project arborist and documented as required. Impacts are expected to be moderate as the tree is already in decline. It is recommended that the tree be irrigated every other week during the dry season using 40 gallons of water. The landscape strip and the front yard area, when within 15' from the tree, should be thoroughly irrigated until the top 8" of soil is saturated. Deep water fertilizing the tree with Nutriroot is also recommended to help improve the vigor of the tree.

A new water line is to be installed within the tree protection zone of magnolia tree #3. The water line is recommended to be excavated by hand in combination with an air knife and other hand tools such as a rotary hammer with a clay spade attachment and shovels. This work shall be done under the direct supervision of the project arborist when working within 10x the diameter of the tree. All

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encountered roots are required to be left exposed and as damage-free as possible while getting to the required depth of the trench. Roots to be left exposed are recommended to be covered/wrapped in layers of wetted-down burlap. The contractor is required to soak down the burlap daily with water to help avoid root desiccation. It is then recommended that the water line be tunneled underneath or beside roots where possible to avoid the need to cut tree roots. Any root that needs to be cut measuring 1.5" in diameter or larger shall first be shown to the project arborist before being cleanly cut with loppers or a handsaw. All roots to be cut are required to be documented by the project arborist. Once the work is complete, the trench is recommended to be immediately backfilled and irrigated until the top 3' of soil is saturated. If done as recommended under the project arborist's supervision, impacts are expected to be minor to non-existent. It is recommended to deep water fertilize the tree with Nutriroot once the work has been completed as an additional mitigation measure for any minor impacts and to maintain irrigation for the tree.

TREE PROTECTION PLAN

During the entire length of the project, Tree Protection Zones (TPZs) must be firmly established and meticulously maintained to safeguard the trees on site. The following guidelines outline the proper measures for creating these zones:

- Fencing Type and Structure: The protection zones should be encircled by 6-foot-tall metal chain-link fencing, supported by 2-inch diameter metal poles. These poles must be pounded into the ground to a depth of no less than 2 feet and spaced no more than 10 feet apart at the center.
- Location of Protection Fencing: Ideally, the fencing should be positioned at 10 times the tree diameters (type 1 fencing). However, this will not be feasible for oak tree #1 due to its substantial size. The tree protection fencing for oak tree #1 should thus be placed as close to the proposed work as possible, while still ensuring safe construction operations.
- Magnolia tree #3 shall be protected by type 2 tree protection fencing. The entire street tree planting strip is recommended to be fenced off as a tree protection zone for the tree.
- Exemptions: Trees #4-6 are located on the opposite side of a creek, and it is anticipated that they will not require tree protection fencing.
- Restricted Areas: No equipment or materials should be stored or cleaned within the protection zones. Signs reading "Tree Protection Zone - Keep Out" must be prominently displayed on the fencing.
- Access and Landscape Buffer: If fencing needs to be reduced for access or other reasons, non-protected areas must be safeguarded by a landscape buffer to maintain integrity.
- Implementation and Compliance: All tree protection measures, design recommendations, watering schedules, and construction timetables must be fully implemented by the owner and contractor. Strict adherence to these guidelines is crucial to the health and longevity of the trees.
- Diagram: Below is a diagram depicting the recommended tree protection zones. This visual representation will aid in understanding and implementing the protective measures on site.

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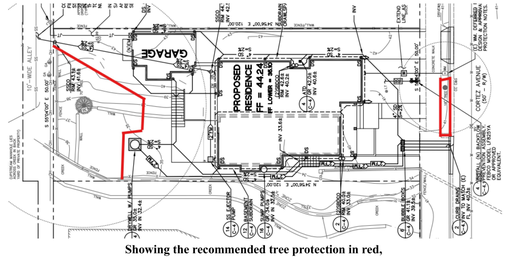
By adhering to these comprehensive guidelines, the project will exhibit a thoughtful and responsible approach to tree conservation. This detailed plan ensures that construction activities proceed without hindering the integrity and stability of the existing natural assets, reflecting a commitment to both the built and natural environments.



Showing the recommended tree protection in red,

Landscape Buffer
Where tree protection does not cover the entire root zone of the trees at the dripline or when a smaller tree protection zone is needed for access, a landscape buffer consisting of wood chips spread to a depth of six inches with plywood or steel plates placed on top will be placed where foot traffic is expected to be heavy. The landscape buffer will help to reduce compaction to the unprotected root zone. If plywood is used the pieces of plywood shall be attached in a way that minimizes movement.

Tree Pruning (not expected)
During construction, any Pruning will be supervised by the Project Arborist and must stay underneath 20% of the tree total foliage. ANSI A300 pruning standards are required to be followed anytime a tree is to be pruned.

Root Cutting
All work within the tree protection zone of a protected tree on site (10x diameter) must be done by hand under the Project Arborist's supervision. Any roots to be cut are recommended to be monitored and documented within this distance. Roots to be cut measuring larger than 1.5" in diameter shall be shown to the Project Arborist before being cut. The Project arborist may recommend irrigation or fertilizing at that time. Cut all roots clean with a saw or loppers. Roots to

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NEW RESIDENCE AND DETACHED GARAGE
1033 CORTEZ AVENUE
BURLINGAME, CALIFORNIA
A.P.N: 026-166-040
OWNER: RAYMOND WONG

drawing title

revisions

1 07.15.24
2 09.06.24
3 10.22.24

Des Rev resubmittal

date: 11.14.23
scale: as noted
drawn by: EL
job: WONG CORTEZ

sheet
T2
of 16 sheets

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be left exposed for a period of time should be covered with layers of burlap and kept moist daily by the contractor.

Trenching and Excavation
Trenching for irrigation, electrical, drainage, or any other reason, should be located outside of the tree's calculated critical root zone of 5 times the tree diameter when possible. If not possible, trenching shall be hand dug when beneath the dripline of desired trees. Any excavation underneath the dripline of a protected tree will need to be supervised by the Project Arborist. Hand digging and careful placement of pipes below or beside protected roots will dramatically reduce root loss, thus reducing trauma to desired trees. Trenches should be backfilled as soon as possible using native materials and compacted to near original levels. Trenches to be left open with exposed roots shall be covered with burlap and kept moist. Plywood laid over the trench will help to protect roots below. Roots retained within trenches are recommended to be wrapped in layers of wetted-down burlap to avoid root desiccation.

Irrigation
Imported trees- On a construction site, I recommend irrigation during winter months, 1 time per month. Seasonal rainfall may reduce the need for additional irrigation. During the warm season, April – November, my recommendation is to use heavy irrigation, 2 times per month. This type of irrigation should be started prior to any excavation. The irrigation will improve the vigor and water content of the trees. The on-site arborist may make adjustments to the irrigation recommendations as needed. Deep irrigation is recommended. The top foot of the soil should be saturated. The use of soaker hoses is recommended. The foliage of the trees may need cleaning if dust levels are extreme. Removing dust from the foliage will help to reduce mite and insect infestation. The native oak tree #1 is recommended to be only irrigated in the months of May and September to combat prolonged drought periods. No other dry-season irrigation is recommended unless the tree's root zone is impacted.

Grading
All existing grades underneath the dripline of a protected tree shall remain as is where possible. Grading within the critical root zone of a protected tree is required to be done under the supervision of the project arborist.

Inspections
The site will be inspected after the tree protection measures are installed and before the start of construction. Other inspections will be carried out on an as-needed basis. It is the contractor's responsibility to notify the site arborist when construction is to start, and whenever there is to be work performed within the dripline of a protected tree on-site at least 48 hours in advance. During the site visits the site arborist will offer mitigation measures specific to the work completed. Kielty Arborist Services can be reached at 650-532-4418, or by email at davidkieltyarborist@gmail.com.

This information should be kept on-site at all times. The information included in this report is believed to be true and based on sound arboricultural principles and practices.

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RECOMMENDATIONS

Tree Maintenance and Protection:

1. Regularly inspect the mature coast live oak tree (Tree #1) monthly by a Certified Arborist during construction..
2. Implement crown reduction pruning and cabling on Tree #1 to reduce the risk of limb failure.
3. Engage adjacent neighbors in tree pruning activities, particularly for Tree #1.
4. Retain existing concrete areas and retaining walls adjacent to trees, and replace only if necessary, under Arborist's supervision.
5. Build patios on top of the grade within the tree protection zones and avoid excavation. When needed individual post shall be used for decks.

Tree Protection Zones (TPZs):

6. Establish TPZs using 6-foot-tall chain-link fencing supported by 2-inch diameter metal poles.
7. Place TPZ fencing at shown in the provided diagram for oak tree #1 and magnolia tree #3.
8. Maintain restricted areas within TPZs and use proper signage.

Garage Construction and Site Planning:

9. Maintain an absolute minimum of 17' 6" from oak tree #1, as reflected in the revised architect's plans.
10. Conduct hand excavation around the foundation to identify roots, especially near the detached garage during the foundation excavation.

Tree Removal and Condition Monitoring:

11. Monitor the proposed driveway and driveway apron work near Magnolia street tree #1. Ensure the tree is being irrigated as recommended.
12. Provide proper care and maintenance for all trees to mitigate the effects of limited rootable space and drought-like conditions.

Cooperation and Compliance:

13. Ensure collaboration between the designer, project arborist, property owner, and contractor.
14. Comply fully with all tree protection measures and watering schedules.

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By following these recommendations, the project will demonstrate an effective and responsible approach to integrating construction with the existing natural environment, aligning with best practices for tree conservation and care.

Sincerely,

David Beckham

David Beckham
Certified Arborist
WE#10724A TRAQ Qualified

Date: September 6th, 2024

TREE WORK STANDARDS AND QUALIFICATIONS

To ensure high-quality tree work, including removal, pruning, and planting, the following standards and qualifications will be adhered to:

- **Industry Standards**: All tree work will be performed in accordance with industry standards established by the International Society of Arboriculture (ISA). These standards encompass best practices and guidelines for tree care and maintenance.
- **Contractor Licensing and Insurance:** The contractor undertaking the tree work must possess a valid State of California Contractors License for Tree Service (C61-D49) or Landscaping (C-27). Additionally, they must have comprehensive general liability, worker's compensation, and commercial auto/equipment insurance coverage.
- **Workmanship Standards:** Contractors must adhere to the current Best Management Practices of the International Society of Arboriculture (ISA) and the American National Standards Institute (ANSI). These standards, including ANSI A300 and Z133.1, outline guidelines for tree pruning, fertilization, and safety. Compliance with these standards ensures the use of proper techniques and practices throughout the tree work process.

By adhering to these established standards and qualifications, we can ensure the provision of professional and safe tree services that meet the industry's best practices and promote the health and longevity of the trees.

SCHEDULE OF INSPECTIONS

Kielty Arborists Services LLC:

We will conduct the following inspections as needed for the project:

- **Pre-Equipment Mobilization, Delivery of Materials, Tree Removal, and Site Work:** Our project arborist will meet with the general contractor and owners to review tree protection measures. We will identify and mark tree-protection zone fencing, specify equipment access

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routes and storage areas, and assess the existing conditions of trees to determine any additional necessary protection measures.
- **Inspection after Installation of Tree-Protection Fencing:** Upon completion of tree-protection fencing installation, our project arborist will inspect the site to ensure that all protection measures are correctly implemented. We will also review any contractor requests for access within the tree protection zones and assess any changes in tree health since the previous inspection.
- **Inspection during Soil Excavation or Work Potentially Affecting Protected Trees:** During any work within non-intrusion zones of protected trees, our project arborist will inspect the site and document the implemented recommendations. We will assess any changes in tree health since the previous inspection to monitor the well-being of the trees.
- **Final Site Inspection:** Prior to project completion, our project arborist will conduct a final site inspection to evaluate tree health and provide necessary recommendations to promote their longevity. A comprehensive letter report summarizing our findings and conclusions will be provided to the City of Burlingame.

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SUPPORTING PHOTOGRAPHS

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ASSUMPTIONS AND LIMITING CONDITIONS

- **Legal Descriptions and Titles:** The consultant/arborist assumes the accuracy of any legal description and titles provided. No responsibility is assumed for any legal due diligence. The consultant/arborist shall not be held liable for any discrepancies or issues arising from incorrect legal descriptions or faulty titles.
- **Compliance with Laws and Regulations:** The property is assumed to be in compliance with all applicable codes, ordinances, statutes, or other government regulations. The consultant/arborist is not responsible for identifying or rectifying any non-compliance.
- **Reliability of Information:** Though diligent efforts have been made to obtain and verify information, the consultant/arborist is not responsible for inaccuracies or incomplete data provided by external sources. The client accepts full responsibility for any decisions or actions taken based on this data.
- **Testimony or Court Attendance:** The consultant/arborist has no obligation to provide testimony or attend court regarding this report unless mutually agreed upon through separate written agreements, which may incur additional fees.
- **Report Integrity:** Unauthorized alteration, loss, or reproduction of this report renders it invalid. The consultant/arborist shall not be liable for any interpretations or conclusions made from altered reports.
- **Restricted Publication and Use:** This report is exclusively for the use of the original client. Any other use or dissemination, without prior written consent from the consultant/arborist, is strictly prohibited.
- **Non-disclosure to Public Media:** The client is prohibited from using any content of this report, including the consultant/arborist's identity, in any public communication without prior written consent.
- **Opinion-based Report:** The report represents the independent, professional judgment of the consultant/arborist. The fee is not contingent upon any pre-determined outcomes, values, or events.
- **Visual Aids Limitation:** Visual aids are for illustrative purposes and should not be considered precise representations. They are not substitutes for formal engineering, architectural, or survey reports.
- **Inspection Limitations:** The consultant/arborist's inspection is limited to visible and accessible components. Non-invasive methods are used. There is no warranty or guarantee that problems will not develop in the future.

ARBORIST DISCLOSURE STATEMENT

Arborists specialize in the assessment and care of trees using their education, knowledge, training, and experience.

- **Limitations of Tree Assessment:** Arborists cannot guarantee the detection of all conditions that could compromise a tree's structure or health. The consultant/arborist makes no

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Des Rev resubmittal

date: 11.14.23
scale: as noted
drawn by: EL
job: WONG CORTEZ

sheet

T3

of 16 sheets

1033 CORTEZ AVE. PLANT PALETTE							
Code	Botanical	Common	Qty	Size	Plant Type	WUCOLS RATING (water use)
ABE	Abelia X gra. 'Kaleidescope'	Kaleidescope Pink Abelia	1	5 gal	Shrub	medium
ACH	Achillea 'Little Moonshine'	Little Moonshine Yarrow	5	1 gal	Perennial	low, very low
ARC	Arctostaphylos 'John Dourley'	John Dourley Manzanita	2	5 gal	Shrub	very low
CEA	Ceanothus 'Carmel Creeper'	Carmel Creeper California Lilac	1	5 gal	Shrub	very low
CER	Cercis occidentalis single trunk	Western Redbud	1	24" box	Tree	very low
COP	Coprosma 'Pacific Sunrise'	Pacific Sunrise Coprosma	3	2 gal	Shrub	medium
EUO	Euonymus japonicus 'Paloma Blanca'	Paloma Blanka Euonymus	12	1 gal	Shrub	low
GRE	Grevillea 'Little Drummer Boy'	Grevillea	6	5 gal	Shrub	low
HET	Heteromeles arbutifolia 'Davis Gold'	Davis Gold Toyon	3	15 gal	Shrub	low
HEU	Heuchera maxima	Island Alum Root	10	1 gal	Ground cover	low
LAG	Lagerstroemia indica 'Dynamite' single trunk	Dynamite Crape Myrtle	1	24" box	Tree	low
LAN	Lantana 'New Gold'	New Gold Trailing Lantana	2	5 gal	Shrub	low
LOM	Lomandra 'Platinum Beauty'	Platinum Beauty Lomandra	21	1 gal	Grass	low
MUH	Muhlenbergia capillans Regal Mist	Pink Muhly Regal Mist	6	1 gal	Shrub	low
NEP	Nepeta racemosa 'Walker's Low'	Walker's Low Catmint	9	1 gal	Perennial	low
OLE	Olea europaea 'Little Ollie'	Little Ollie Dwarf Olive	10	5 gal	Shrub	low
PIT	Pittosporum ten. 'Marjone Channon'	Marjone Channon' Pittosporum	7	15 gal	Shrub	low
RIBQ	Ribes malvaceaum	Chaparral Currant	3	5 gal	Shrub	low
BUC	Salvia buchanii	Buchanan Sage	2	1 gal	Perennial	medium
SAL API	Salvia apiana	White Sage	1	5 gal	Shrub	low
SAL LEU	Salvia leucantha 'Amistad'	Friendship Sage	1	5 gal	Shrub	low
SAL SPA	Salvia spathacea	Hummingbird Sage	1	5 gal	Shrub	low
SAL WIN	Salvia clevelandii 'Winnifred Gilman'	Winnifred Gilman Dark Blue Sage	1	5 gal	Shrub	low
VIT	Vitis x californica 'Roger's Red'	Roger's Red Wild Grape	3	15 gal	Vine	very low

Tree Inventory Table:

Tree Tag #	Protected Tree	Preserve or Remove	Common Name / Scientific Name	Trunk ⌀(in.)	Height (ft.) / Canopy Spread (ft.)	Health Rating	Structural Rating	Form Rating	Suitability for Preservation	Overall Condition (0-100%)	Comments
1	Yes	(P)	COAST LIVE OAK *Quercus agrifolia*	70	60/70	Good	Poor	Poor	Fair	50	Codominant at 6 feet with included bark, surrounded by hardscape, large 20 inch diameter limb removed at 20 feet with associated decay, many limbs observed that were removed look to have decayed back in past. Leans heavily towards neighboring properties, minor deadwood, tree root and trunk growing over hardscape in all directions. Large lateral limbs, debris in codominant unions, historical poor maintenance.
2	No	(R)	PURPLE-LEAF PLUM *Prunus cerasifera*	10.5	12/10	Poor	Poor	Fair	Poor	30	Abundance of deadwood, topped, codominant at grade.
3	Yes	(P)	SOUTHERN MAGNOLIA *Magnolia grandiflora*	18.1	30 30	Poor	Fair	Fair	Fair	45	Street tree, buckling sidewalk, deadwood in canopy, drought stressed.
4*	Yes	(P)	REDWOOD *Sequoia sempervirens*	24	55/20	Fair-Poor	Fair	Good	Fair	50	Top failed in past, drought stressed, neighboring tree, adjacent to watercourse.
5*	Yes	(P)	COAST LIVE OAK *Quercus agrifolia*	28	50/50	Good	Fair	Poor	Fair	60	Neighboring tree, adjacent to watercourse and retaining walls, leans into property.
6*	Yes	(P)	COAST LIVE OAK *Quercus agrifolia*	36	50/45	Fair	Fair	Fair	Fair	55	Neighboring tree. Codominant at 10 feet, minor deadwood in canopy, leans heavy into property.

*** next to the tag number indicates a neighboring tree**

"I have complied with the criteria of the Water Conservation in Landscape Ordinance and have applied them for the efficient use of water in the Landscape and Irrigation Design Plan"

Nancy L Curtis 6/18/24
Landscape Designer

NOTES:

SITE:
Installation contractor to verify in-field measurement of linear and square footage of materials prior to ordering. Property owner is responsible in obtaining all necessary permits prior to demolition (if applicable = driveways, decks, retaining walls or other over 36" tall).
- Prior to building final, applicant must call city planning for landscape final. Call once irrigation and landscaping are installed to plan, and irrigation controller is scheduled.
- At time of final inspection, the permit applicant must provide the owner of the property with a certificate of completion, certificate of installation, irrigation schedule of landscape & irrigation maintenance. A Certificate of Completion shall be filled out and certified by either the designer of the landscape plans, irrigation plans, or the licensed landscape installation contractor for the project.
- A diagram of the irrigation plan showing hydro-zones shall be kept with the irrigation controller for subsequent management purposes.
- An irrigation audit report shall be completed at the time of final inspection.
- Re-circulating water systems shall be used for water features.

TOTALS:
- Property: 10,000 sf.
- Landscaping: ~2,110 sf permeable hardscape; ~130 sf non-permeable hardscape; ~305 sf turf; ~930 sf softscape; ~340 sf softscape left 'as is'

DRAINAGE:
Contractor to ensure proper drainage away from foundation.

DEMOLITION:
Demolition to avoid disrupting roots (as much as possible) of existing shrubs & trees that are to remain. Do not till soil under existing tree & shrub canopies; hand grading only in these areas.

SOIL:
Amend soil in all planting areas & bring all planting areas up to finish grade. Prepare soil for planting by incorporating compost soil amendment to native soil.
- For soils less than 6% organic matter in the top 6 inches of soil, compost at a rate of a minimum of 4 cubic yards per 1,000 square feet of permeable areas shall be incorporated to a depth of 6 inches into the soil (unless contradicted by a soils test).

PLANTING & MULCH:
Ensure that all plant crowns are set slightly higher than existing grade to ensure positive drainage & to avoid crown rot. For plant pits, back fill with amended soil in a 2:1 ratio with native soil. Double stake all new trees with 2" poles & secured with at least 2 rubber ties or straps. Nursery stake shall be removed at planting.
- Utilize mesh gopher baskets (Pacific Nurseries) or gopher wire with turf installation if site requires it.
- A minimum 3-inch layer of mulch shall be applied to all exposed soil surfaces of planting areas except turf areas, creeping or rooting groundcover, or direct seeding applications where mulch is contraindicated.

PLANT MATERIAL:
- Install climate adapted plants that require occasional, little, or no summer water - average WUCOLS plant factor 0.3 (low water use) for 75% of the plant area.
- Turf shall not exceed 25% of the landscape area in residential areas. No turf permitted in non-residential areas. Turf not permitted on slopes greater than 25%. Turf is prohibited in parkways less than 10 feet wide.

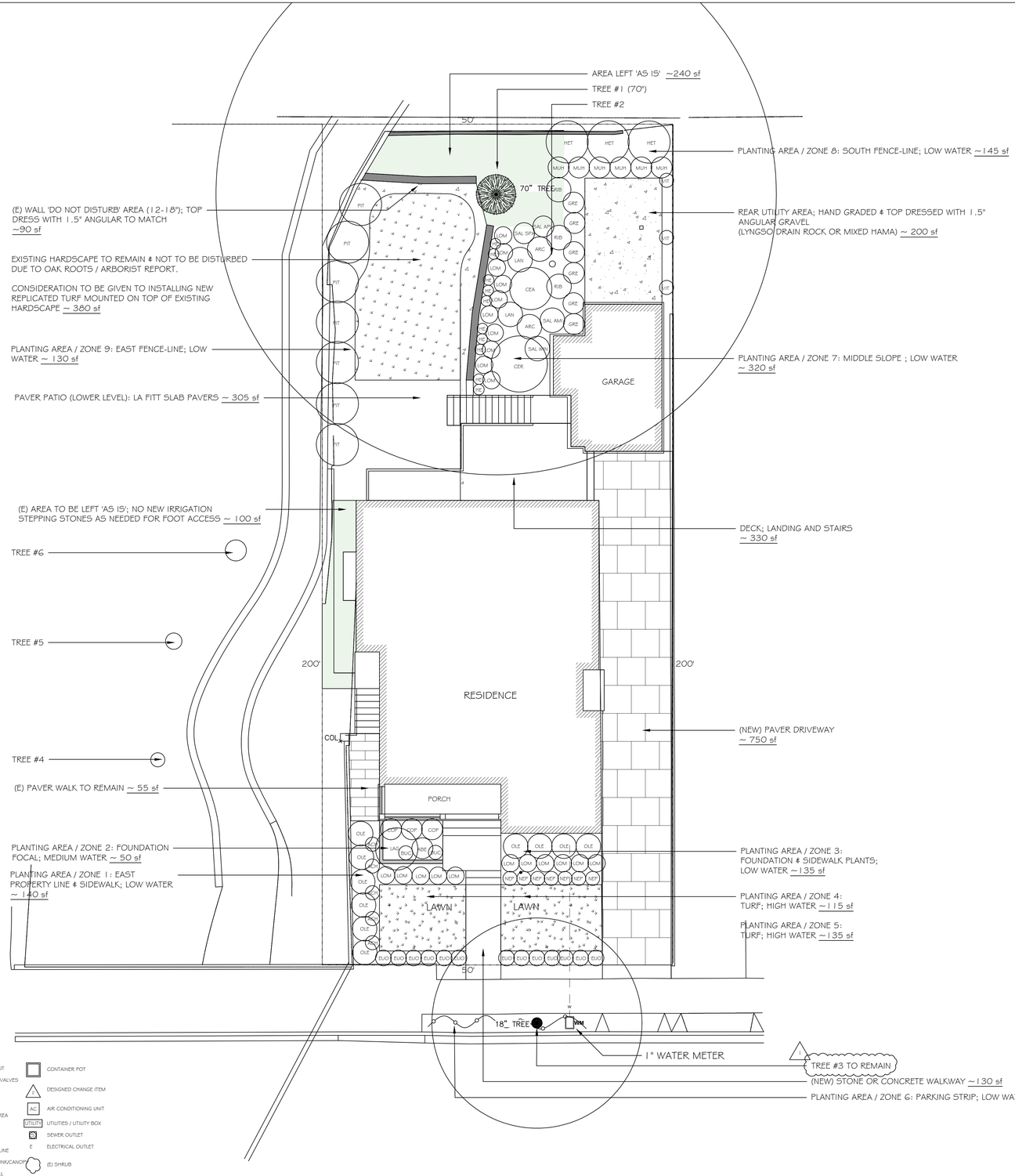
IRRIGATION:
All planting areas to be irrigated with drip emitters (single plant application or Netafim). All drip tubing to be securely u-clipped to grade (every 24-36" or as needed) to avoid any visibility or tripping hazard after mulching.

All lawn areas to be irrigated on MP rotators to ensure adequate coverage & minimal over-spray. Check valves or anti-drain valves are required on all sprinkler heads where low point drainage could occur.

Overhead irrigation shall not be permitted within 24" of any non-permeable surface

All new & transplanted trees to have adjustable bubblers and 2-4" soil berm basins established & irrigated on separate valve.

Lawn, planting areas, & trees to be irrigated on separate valves.
- Automatic weather-based or soil-moisture based irrigation controllers are recommended to be installed on the irrigation system.
- Pressure regulators shall be installed on the irrigation system to ensure dynamic pressure of the system is within the manufacturer's recommended pressure range. Pressure regulating devices are required if water pressure is below or exceeds the recommended pressure of the specified irrigation devices.
- Manual shut-off valves shall be installed as close as possible to the point of connection of the water supply
- Recommended irrigation controller to utilize evapo-transpiration or soil moisture data & utilize rain sensor; irrigation controller programming data will not be lost due to an interruption in the primary power source
- Areas less than 10 feet in width in any direction to utilize sub surface irrigation or technology that prevents over-spray or runoff.



LEGEND

DS	DOWN SPOUT		CONTAINER POT
	IRRIGATION VALVES		DESIGNED CHANGE ITEM
	HOSE BIB	AC	AIR CONDITIONING UNIT
	STEP RISE	UTILITY	UTILITIES / UTILITY BOX
PA	PLANTING AREA		SEWER OUTLET
(E)	EXISTING	E	ELECTRICAL OUTLET
	POST		(E) SHRUB
	EXTENSION LINE		SOIL MOUND 18"-24" TALL
	(E) TREE TRUNK/CANOPY		
TW	TOP OF WALL		
TF	TOP OF FENCE		
M	UTILITY METER		
WM	WATER METER		

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nlc NATURAL LANDSCAPES FOR CALIFORNIA

CONCEPTUAL PLANTING PLAN

1033 CORTEZ AVE
BURLINGAME, CA

REVISIONS:
1 EDIT 8/26/24
2 EDIT 9/9/24

DATE: 6/27/2024
SCALE: 1/8"= 1'-0"
VERSION: 2.0
DRAFTED BY: NLC

SHEET L1 OF 2