

TABLE 1: PROJECT DATA						
Address:	912 Linden Ave, Burlingame, California 94010					
Legal Description:	Lot 23 Block 9 (22 M 66)		APM: 026-251-270			
Zoning District: R-1	Lot Area: 5,660 SQ FT					
Land Use: Low Density Residential (1-6 du/ac)	Lot Width: 50'		Lot Depth: 105' / 121'			
DEMOLISH EXISTING ONE-STORY SINGLE FAMILY HOME WITH ATTACHED GARAGE. CONSTRUCT A NEW TWO-STORY HOME, 3 BEDROOMS WITH ATTACHED 1-CAR GARAGE AND ATTACHED ADU.						
DEVELOPMENT STANDARDS						
STANDARD	EXISTING		CODE REQUIREMENT		PROPOSED	
SETBACKS:						
	FIRST FLOOR	SECOND FLOOR	FIRST FLOOR	SECOND FLOOR	FIRST FLOOR	SECOND FLOOR
FRONT	19.6'	N/A	16.3'	20'	16.3'	29.9'
GARAGE	24'	N/A	20'	N/A	28.6'	N/A
REAR	45'	N/A	15'	20'	23.6'	23.6'
SIDE (LEFT)	2.6'	N/A	4'	6.5'	5'	9'
SIDE (RIGHT)	4.6'	N/A	4'	6.5'	5.5'	11'
LOT COVERAGE:	40% MAX OF LOT AREA					
TOTAL LOT COVERAGE	1,659 SQ FT		2,264.00 SQ FT		1,602.31 SQ FT (28%)	
SQUARE FOOTAGE FAR:	32% + 1100 SF MAX OF LOT AREA					
BELOW GRADE	N/A		N/A		N/A	
FIRST FLOOR (EXCLUDING GARAGE)	1,193 SQ FT		N/A		1,213.21 SQ FT	
SECOND FLOOR	N/A		N/A		1,314.43 SQ FT	
GARAGE	273 SQ FT		N/A		288.99 SQ FT	
DETACHED BUILDINGS	193 SQ FT		N/A		N/A	
TOTAL	1,659 SQ FT		2,911.20 SQ FT		2,816.63 SQ FT	
ADU	N/A		N/A		418.83 SQ FT	
GARAGE/PARKING:						
# OF PARKING SPACES	1		1		1	
INTERIOR GARAGE DIMENSIONS PER SPOT	11'x23'		10'x20'		12'-6"x20'-1"	
HEIGHT:						
MAIN BUILDING HEIGHT	17'		30'		27'-4"	
ACCESSORY BUILDING HEIGHT	N/A		N/A		N/A	
BUILDING INFORMATION:	CLASSIFICATION		TYPE OF CONSTRUCTION		FIRE ZONE	
	Single Family Detached R-1		TYPE V-B		N/A	
BUILDING CODES:	YEAR		CODE			
	2019		CALIFORNIA BUILDING CODE			
	2019		CALIFORNIA RESIDENTIAL CODE			
	2019		CALIFORNIA MECHANICAL CODE			
	2019		CALIFORNIA PLUMBING CODE			
	2019		CALIFORNIA FIRE CODE			
	2019		CALIFORNIA ELECTRICAL CODE			
	2019		CALIFORNIA ENERGY CODE			
	2019		CALIFORNIA GREEN BUILDING STANDARDS CODE			
GOVERNING BODY:	CITY OF BURLINGAME					
PROJECT DATA						
2019 California Residential Code (CRC) 2019 California Mechanical Code (CMC) 2019 California Plumbing Code (CPC) 2019 California Electrical Code (CEC) 2019 California Fire Code (CFC) 2019 California Energy Code (CEC) 2019 California Green Building Standards Code 2019 California Building Code (CBC)						
Type of Construction: V-B Occupancy Group: R-3 Garage: U Fire Sprinklers: NFPA 13-D An automatic residential fire sprinkler system shall be designed and installed in accordance with NFPA 13-D in one and two family dwellings.						
This project shall comply with all other regulations and ordinances adopted by the local governing agencies.						
CODE						

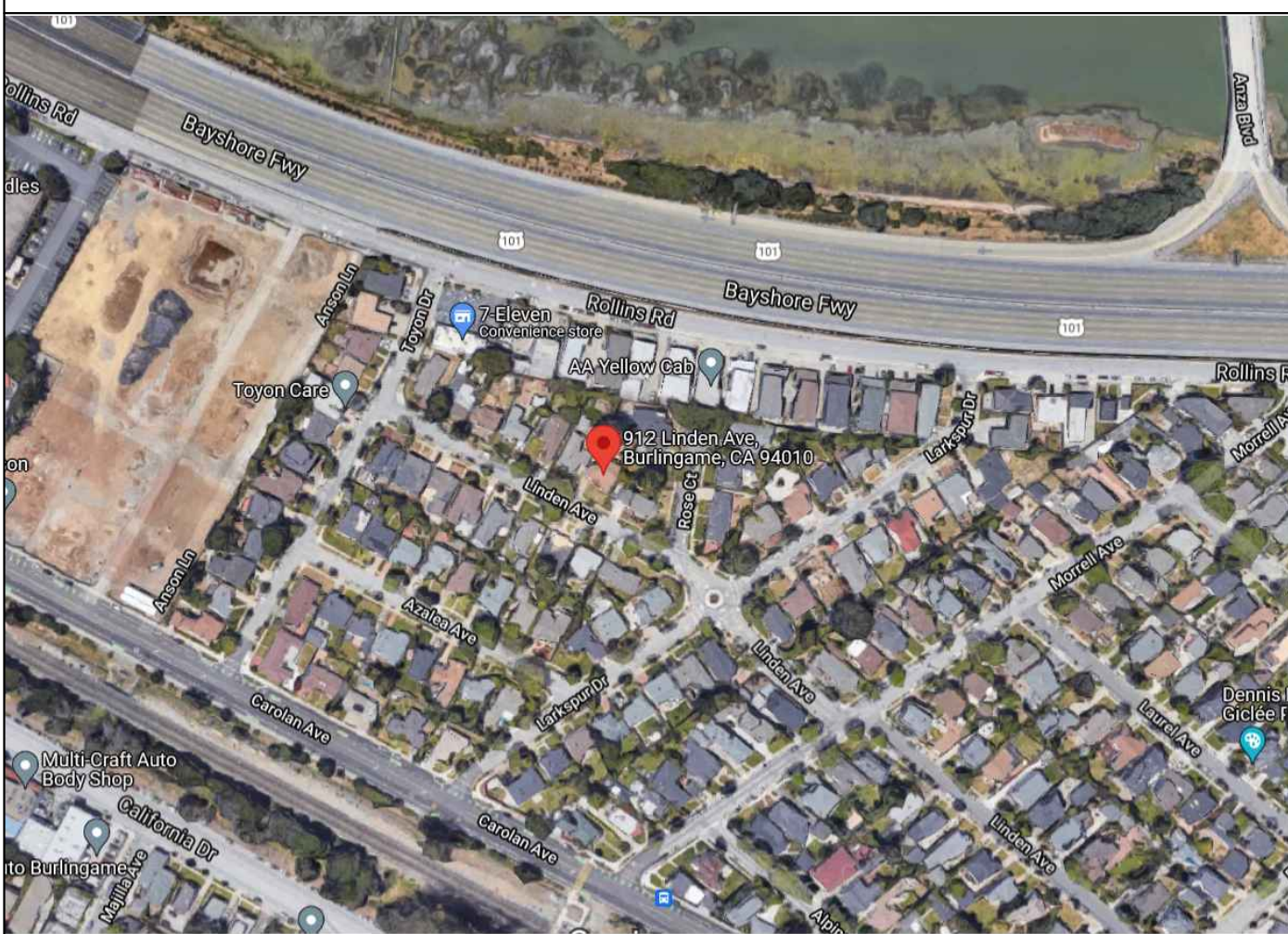
912 Linden Ave
Burlingame, Ca 94010

October 5th, 2022
Planning Application

RECEIVED

OCT 12 2022

CITY OF BURLINGAME
CDD-PLANNING DIVISION

<div>Square Footage - Existing Residence: 1st Floor (Excluding Garage): +1193 s.f. Studio: +193 s.f. Garage: +273 s.f. Total Area: +1659 s.f.</div> <div>Square Footage Per City Standard: 1st Floor (Excluding Garage): 1213.21 s.f. 2nd Floor: 1314.43 s.f. Garage: 288.99 s.f. Total Area: 2816.63 s.f.</div> <div>Square Footage Per Industry Standard: 1st Floor: 1213 s.f. 2nd Floor: 1338 s.f. Total Living: 2551 s.f. Garage: 289 s.f. Total Area: 2840 s.f.</div> <div>PROJECT SQUARE FOOTAGE</div> <div></div> <div>VICINITY MAP</div>	<div>SHEET INDEX</div> <div>ARCHITECTURAL</div> <div>T1.0 Title Sheet & Data Sheet D1.0 Demo Plan A1.0 Site Plan A1.1 Lot Coverage A1.2 Floor Area Diagrams A2.0 First Floor Plan A2.1 Second Floor Plan A3.0 Roof Plan A4.0 Exterior Elevations & Materials List A4.1 Exterior Elevations & Materials List A4.2 Sections A5.0 Street Scape Photo Compilation A6.0 Exterior Color Board</div> <div>AS-BUILT DRAWINGS</div> <div>1of3 Floor Plan 2of3 Roof Plan 3of3 Elevations</div> <div>LANDSCAPE</div> <div>L1.1 Construction Plan L2.1 Construction Details L3.1 Irrigation Plan L3.2 Irrigation Legend & Notes L3.3 Irrigation Details L4.1 Planting Plan L4.2 Planting Legend & Notes L4.3 Planting Details L5.1 Tree Protection Plan & Detail</div> <div>CIVIL</div> <div>1 Topographic Survey</div>	<div>APPLICANT:</div> <div>Thomas James Homes 255 Shoreline Dr STE 428 Redwood City, CA 94065</div> <div>Phone: 650.382.0648</div> <div>Contact Cynthia Thiebaut cthiebaut@tjhusa.com</div> <div>CIVIL ENGINEER:</div> <div>CBG 2633 Camino Ramon #350 San Ramon, CA 94583</div> <div>Phone: 925.866.0322</div> <div>ARCHITECT:</div> <div>KTGY Group, Inc. 1814 Franklin St. Suite 400, Oakland, CA 94612</div> <div>Phone: 510.272.2910</div> <div>Contact Amanda Mazzei amazzei@ktgy.com</div> <div>LANDSCAPE:</div> <div>HMM 1570 Oakland Road San Jose, CA. 95131</div> <div>Phone: 408.487.2200</div> <div>PROJECT DIRECTORY</div> <div>"Construction Hours" Weekdays: 8:00 a.m. - 7:00 p.m. Saturdays: 9:00 a.m. - 6:00 p.m. Sundays and Holidays: No Work Allowed (See City of Burlingame Municipal Code, Section 18.07.110 for details.) (See City of Burlingame Municipal Code, Section 13.04.100 for details.) Construction hours in the City Public right-of-way are limited to weekdays and non-City Holidays between 8:00 a.m. and 5:00 p.m. Note: Construction hours for work in the public right-of-way must now be included on the plans.</div> <div>CONSTRUCTION HOURS</div>
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Architecture + Planning

The Leamington Building
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Oakland, CA 94612
ktgy.com
510.272.2910

KTGY Project No:2021-1076.01

Project Contact: Amanda Mazzei
Email: amazzei@ktgy.com

Principal: Jill Williams
Project Designer: Amanda Mazzei

Developer

255 SHORELINE DR.
SUITE 428

REDWOOD
CA. 94065

PHONE NO.
FAX NO.



K31M200A-TR
912 Linden Avenue
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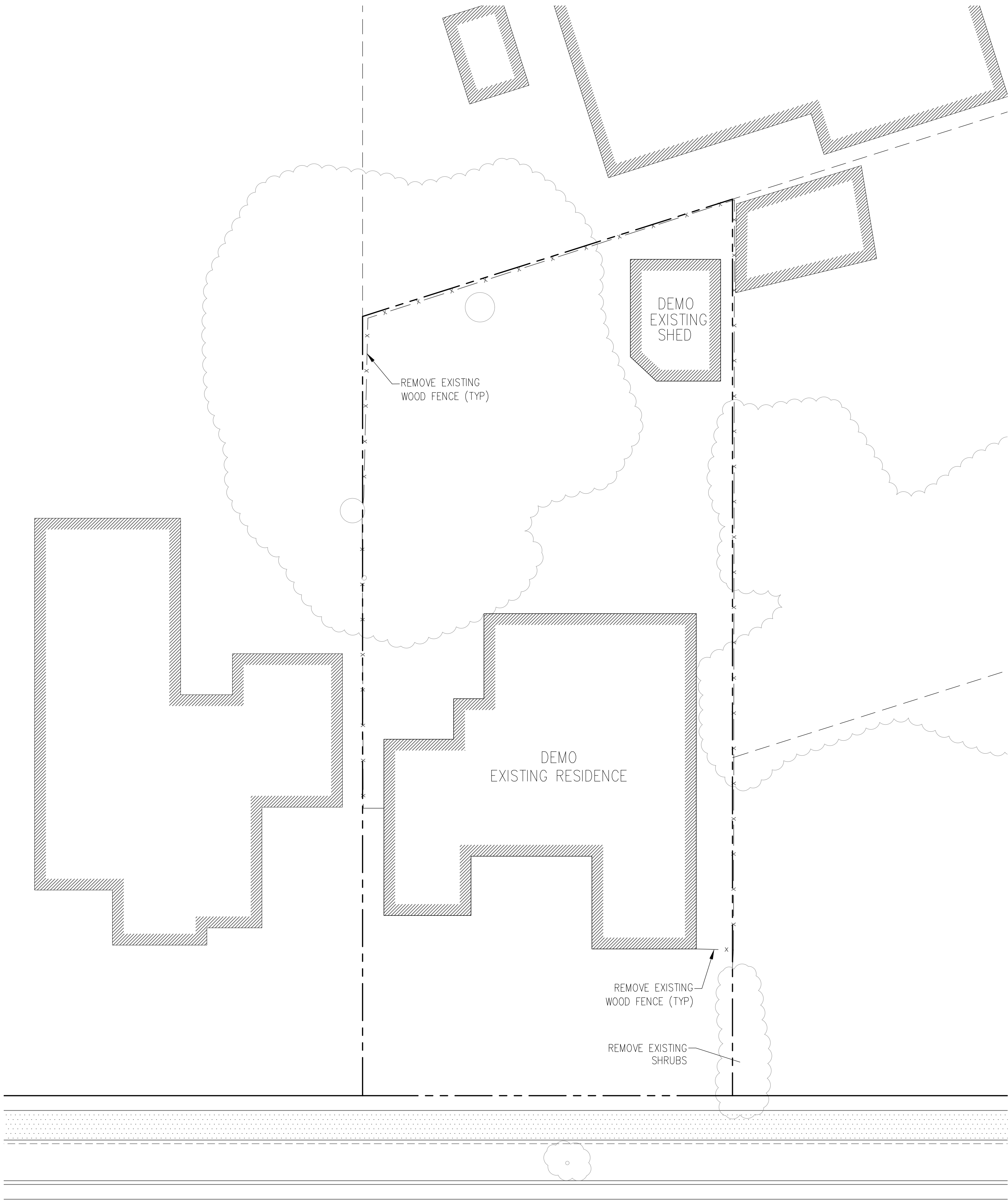
BURLINGAME, CA

No.	Date	Description
	<u>07-05-22</u>	DESIGN SUBMITTAL
	<u>08-07-22</u>	PLANNING COMMENT
		CLIENT REVISIONS
	<u>09-29-22</u>	CLIENT REVISIONS

It is the clients responsibility prior to or during construction to notify the architect in writing of any perceived errors or omissions in the plans and specifications of which a contractor thoroughly knowledgeable with the building codes and methods of construction should reasonably be aware. Written instructions addressing such perceived errors or omissions shall be received from the architect prior to the client or clients subcontractors proceeding with the work. The client will be responsible for any defects in construction if these procedures are not followed.

TITLE SHEET

T1.0



⤴ Linden Avenue



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DEMO PLAN



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SITE PLAN

A1.0

EXISTING TREE TABLE					
#	SPECIES	DBH	CONDITION	RETAIN / REMOVE	PROTECTED
1	Sequoia sempervirens	42.0	Moderate	Retain	Yes
2	Sequoia sempervirens	36.0	Moderate	Retain	Yes
3	Yucca Aloifolia	5.0	Moderate	Remove	No
4	Acer rubrum	5.5	Good	Retain	No
5	Picea abies	34.0	Moderate	Retain	Yes
6	Ficus sp.	16.0	Moderate	Retain	Yes
7	Ficus sp.	12.11	Moderate	Retain	Yes

SITE PLAN NOTES:

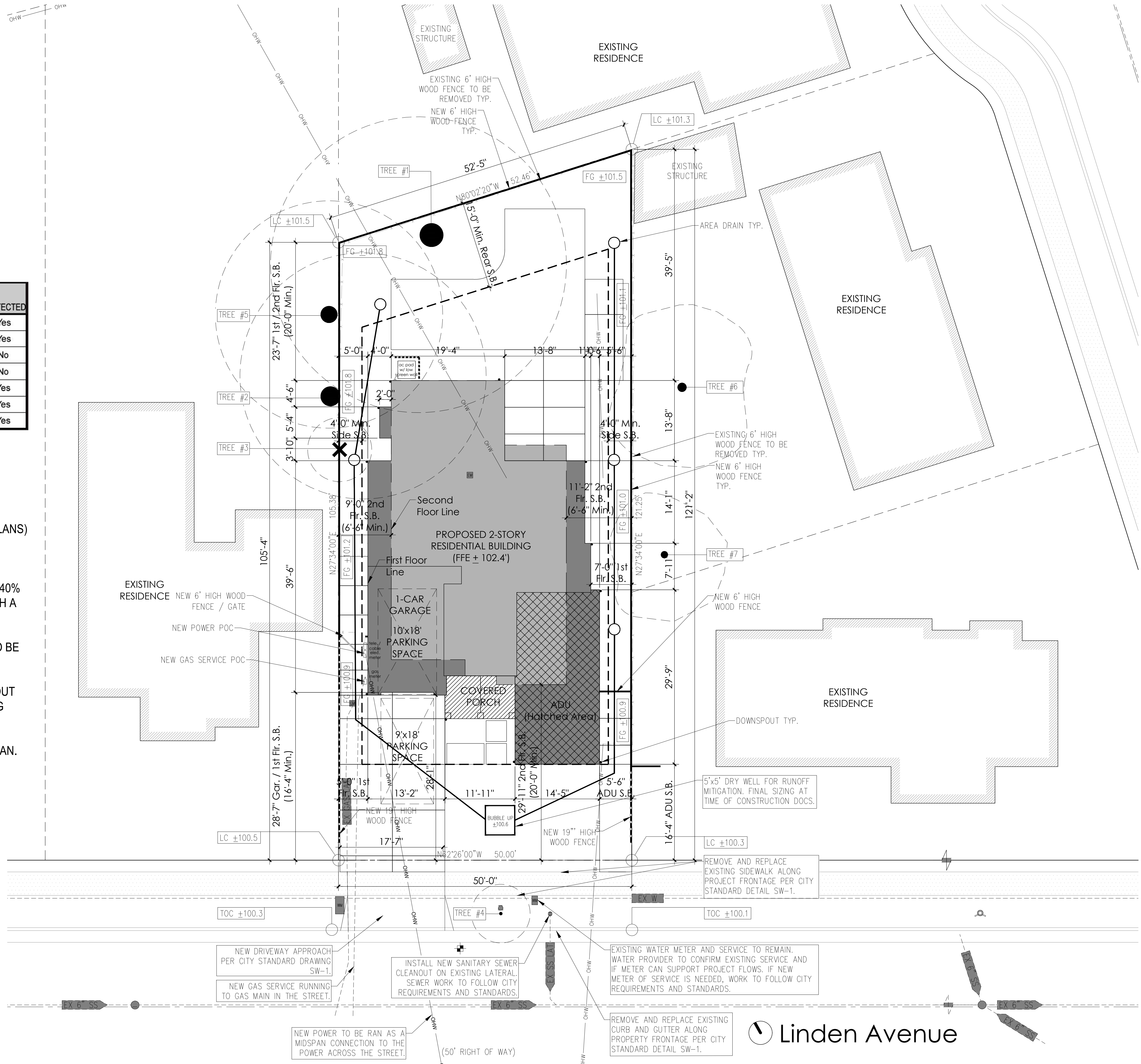
POST-PROJECT IMPERVIOUS AREA:
BUILDING: 2,020 SF (PER ARCH)
LANDSCAPE IMPERVIOUS: 1,350 SF (PER LS PLANS)
TOTAL: 3,370 SF

40% OF LOT AREA: 5,660 SF X 40% = 2,264 SF
POST-PROJECT IMPERVIOUS AREA EXCEEDS 40%
OF TOTAL LOT SIZE. RUNOFF MITIGATION WITH A
DRY WELL IS PROPOSED.

ALL DRAINAGE SHOWN IS SCHEMATIC AND TO BE
CONFIRMED IN CONSTRUCTION DOCUMENTS.

BACK OF WATER METER AND SEWER CLEANOUT
CONNECTIONS PER PLUMBING PLANS DURING
CONSTRUCTION DOCUMENTS.

SEE TOPO SURVEY T-1 FOR EXISTING SITE PLAN.





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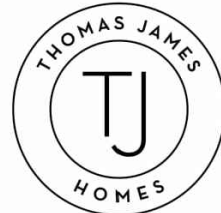
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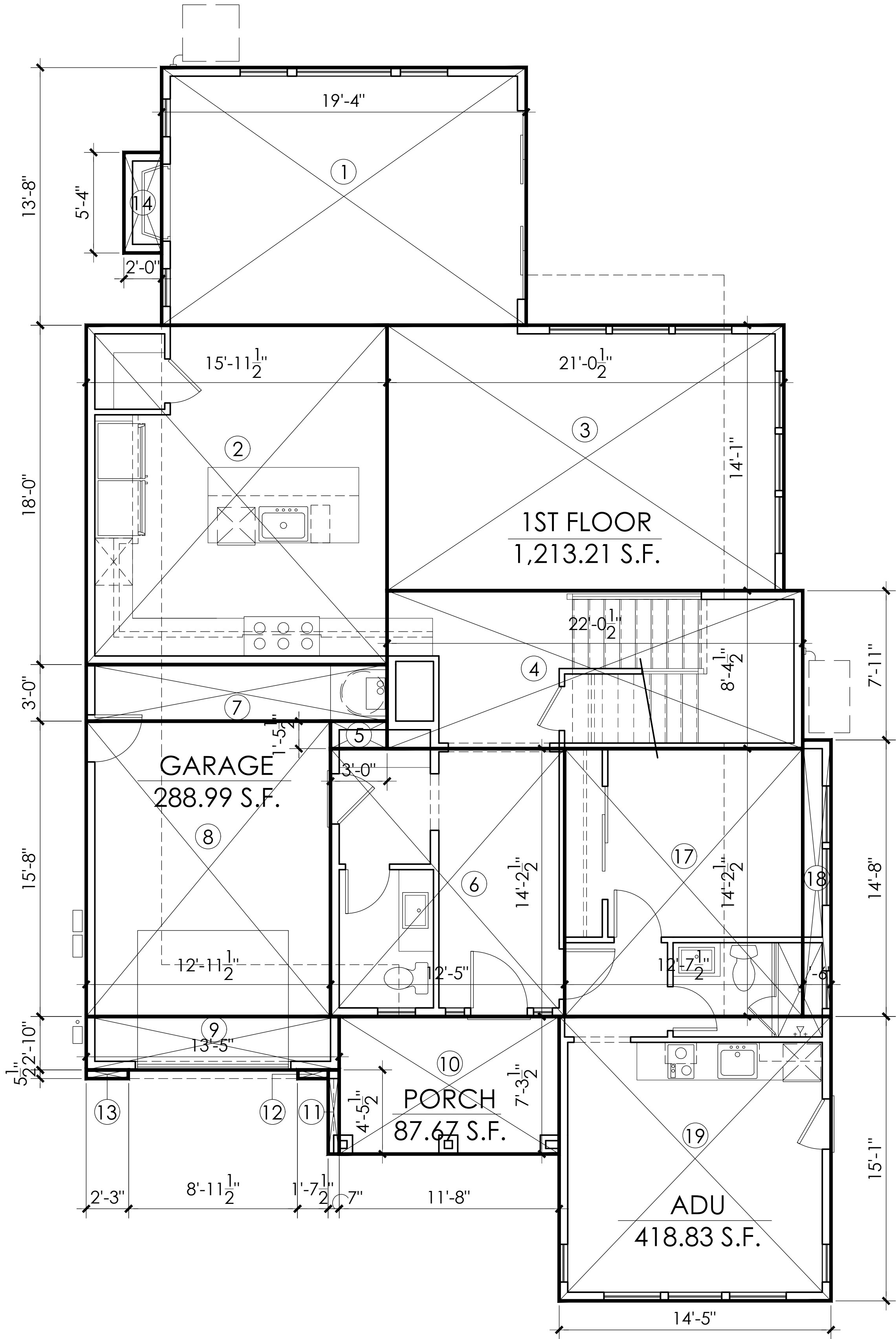
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**LOT COVERAGE
DIAGRAM**

A1.1



BLOCK CALCS:

HOUSE - 1ST FLOOR

1. 19'-4" x 13'-8"	=	264.22 SQ. FT.
2. 15'-11.5" x 18'-0"	=	287.25 SQ. FT.
3. 21'-0.5" x 14'-1"	=	296.34 SQ. FT.
4. 22'-0.5" x 8'-4.5"	=	184.60 SQ. FT.
5. 3'-0" x 1'-5.5"	=	4.38 SQ. FT.
6. 12'-5" x 14'-2.5"	=	176.42 SQ. FT.

TOTAL = 1213.21 SQ. FT.

GARAGE

7. 15'-11.5" x 3'-0"	=	47.88 SQ. FT.
8. 12'-11.5" x 15'-8"	=	203.01 SQ. FT.
9. 13'-5" x 2'-10"	=	38.01 SQ. FT.

TOTAL = 288.99 SQ. FT.

PORCH / OUTDOOR LIVING / MISC

10. 11'-8" x 7'-3.5"	=	85.07 SQ. FT.
11. 0'-7" x 4'-5.5"	=	2.60 SQ. FT.
12. 1'-7.5" x 0'-5.5"	=	0.74 SQ. FT.
13. 2'-3" x 0'-5.5"	=	1.03 SQ. FT.
14. 2'-0" x 5'-4"	=	10.67 SQ. FT.

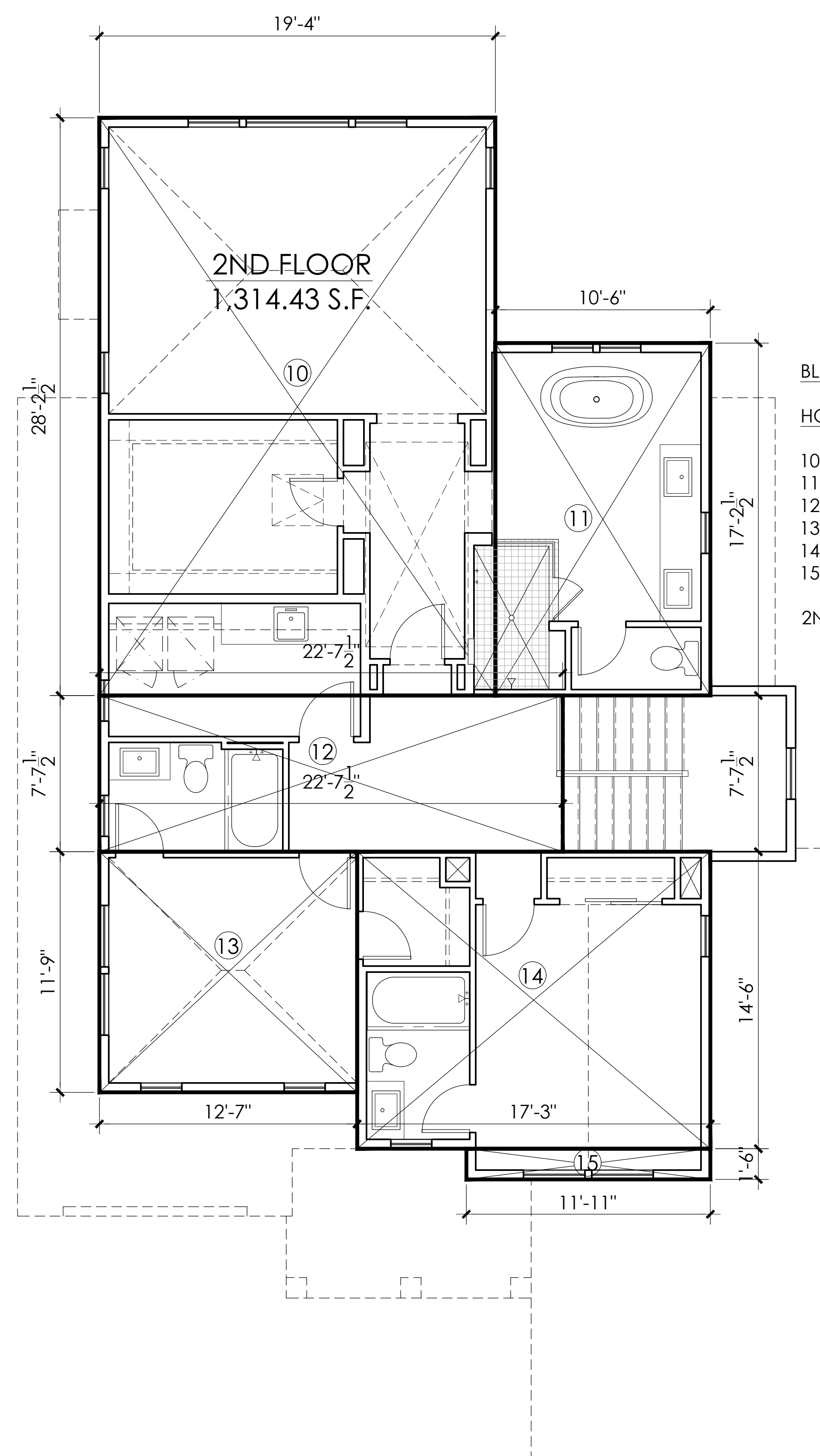
TOTAL = 100.11 SQ. FT.

ADU - NOT INCLUDED IN COVERAGE

17. 12'-7.5" x 14'-2.5"	=	179.38 SQ. FT.
18. 1'-6" x 14'-8"	=	22.00 SQ. FT.
19. 14'-5" x 15'-1"	=	217.45 SQ. FT.

ADU TOTAL = 418.83 SQ. FT.

MAX. LOT COVERAGE = 5,660.00 X 40% = 2,264.00 SQ. FT.
ACTUAL COVERAGE AREA = 1,213.21 + 288.99 + 100.11 = 1,602.31 SQ. FT. (28%)

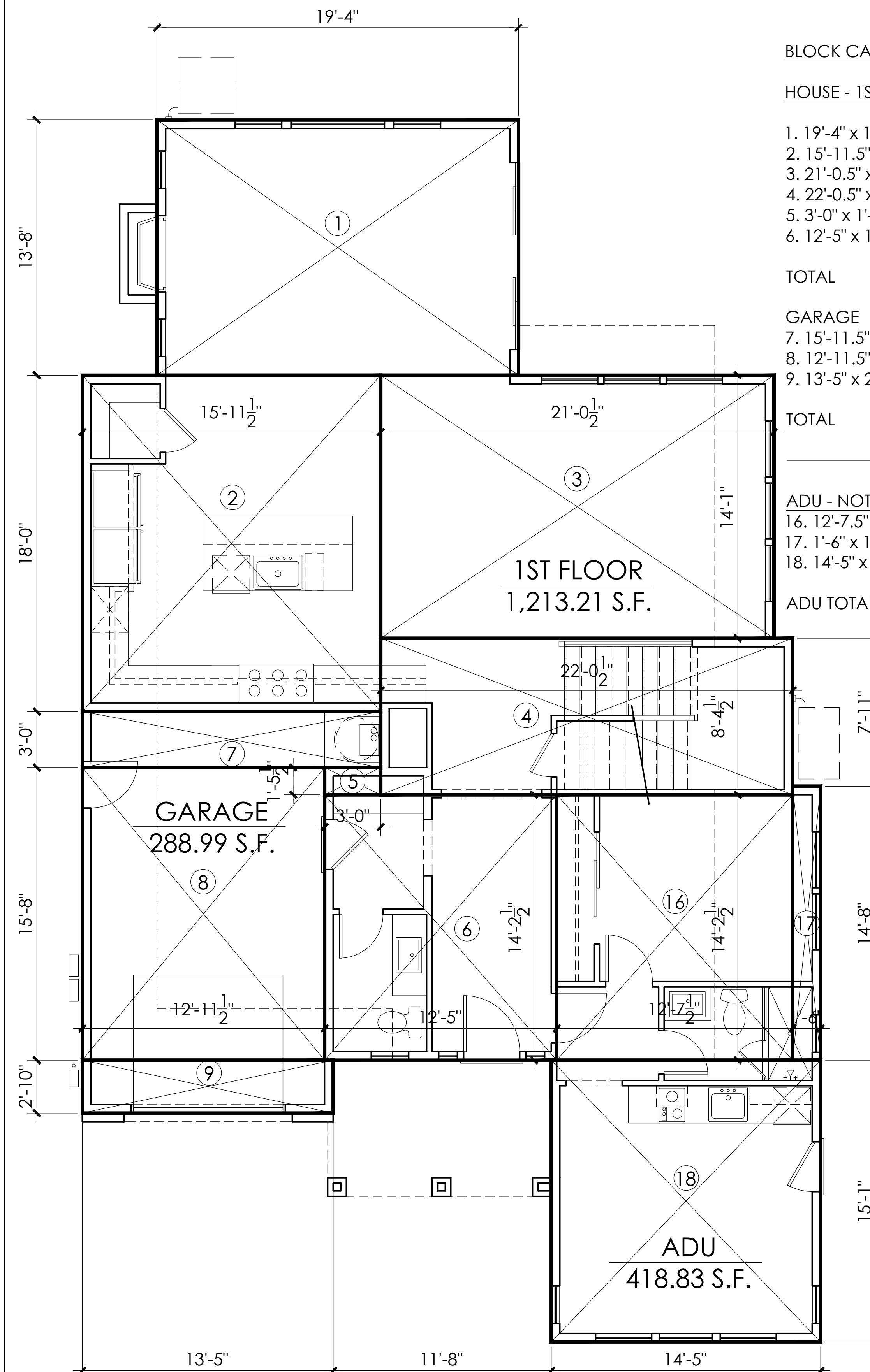


BLOCK CALCS:

HOUSE - 2ND FLOOR

10. 10'-4" x 28'-2.5"	= 545.36 SQ. FT.
11. 10'-6" x 17'-2.5"	= 180.69 SQ. FT.
12. 22'-7.5" x 7'-7.5"	= 172.52 SQ. FT.
13. 12'-7" x 11'-9"	= 147.85 SQ. FT.
14. 17'-3" x 14'-6"	= 250.13 SQ. FT.
15. 11'-11" x 1'-6"	= 17.88 SQ. FT.

2ND FLOOR TOTAL = 1314.43 SQ. FT.



BLOCK CALCS:

HOUSE - 1ST FLOOR

1. 19'-4" x 13'-8" = 264.22 SQ. FT.
2. 15'-11.5" x 18'-0" = 287.25 SQ. FT.
3. 21'-0.5" x 14'-1" = 296.34 SQ. FT.
4. 22'-0.5" x 8'-4.5" = 184.60 SQ. FT.
5. 3'-0" x 1'-5.5" = 4.38 SQ. FT.
6. 12'-5" x 14'-2.5" = 176.42 SQ. FT.

TOTAL = 1213.21 SQ. FT.

GARAGE

7. 15'-11.5" x 3'-0"	=	47.88 SQ. FT.
8. 12'-11.5" x 15'-8"	=	203.01 SQ. FT.
9. 13'-5" x 2'-10"	=	38.01 SQ. FT.

TOTAL	= 288.99 SQ. FT.
-------	------------------

ADU - NOT INCLUDED IN FAR

16. 12'-7.5" x 14'-2.5"	=	179.38 SQ. FT.
17. 1'-6" x 14'-8"	=	22.00 SQ. FT.
18. 14'-5" x 15'-1"	=	217.45 SQ. FT.

ADU TOTAL = 418.83 SQ. FT.

MAX. FLOOR AREA = 5,660.00 X 32% + 1,100 = 2,911.20 SQ. FT.
ACTUAL FLOOR AREA = 1,213.21 + 1,314.43 + 288.99 = 2,816.63 SQ. FT.

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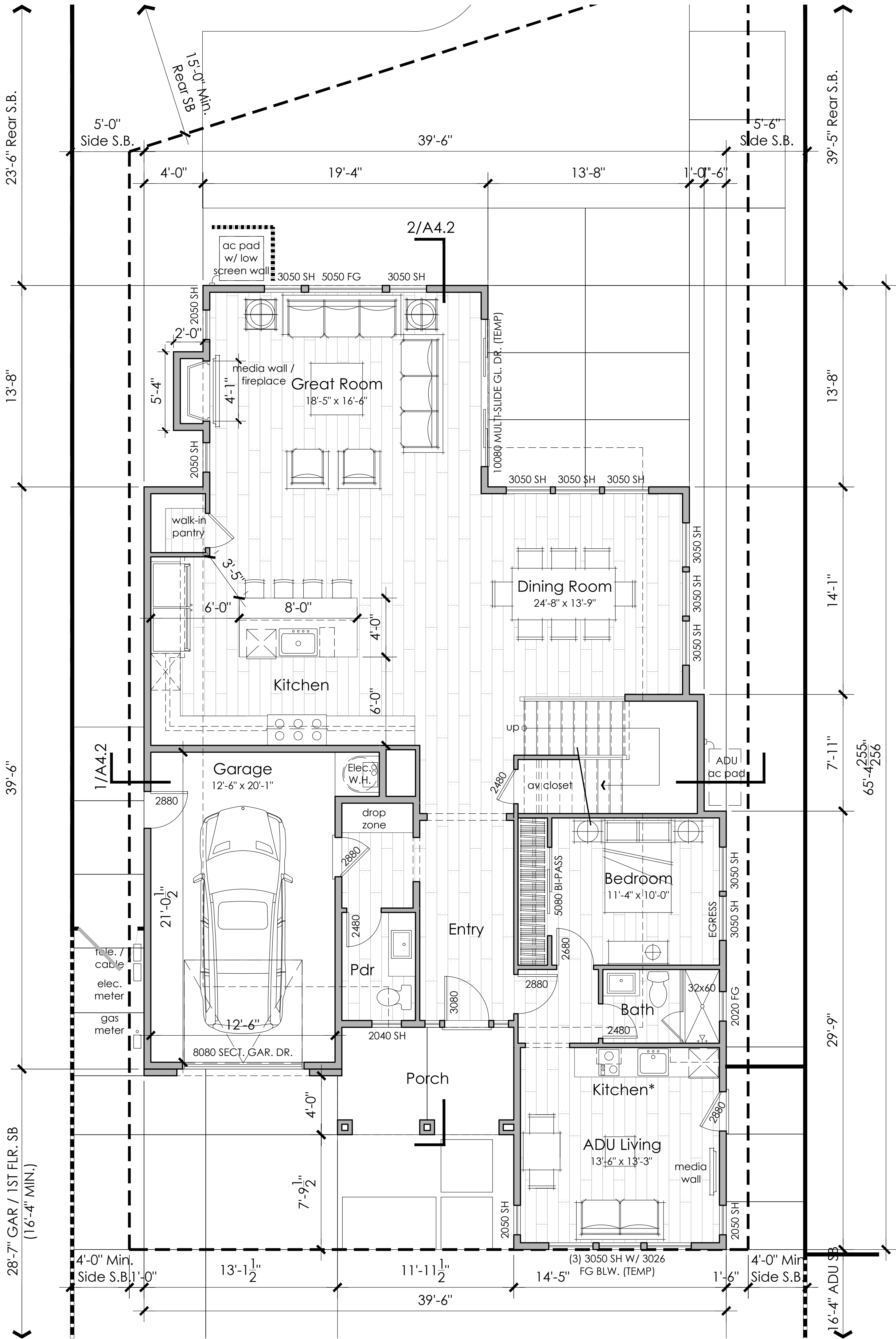
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**FIRST FLOOR
PLAN**

A2.0



Floor Plan Summary:
3 Bedrooms
3.5 Baths
2550.73 s.f. Living
ADU
1 Bedroom
1 Bath
418.83 s.f. Living
2969.56 s.f. Total Living

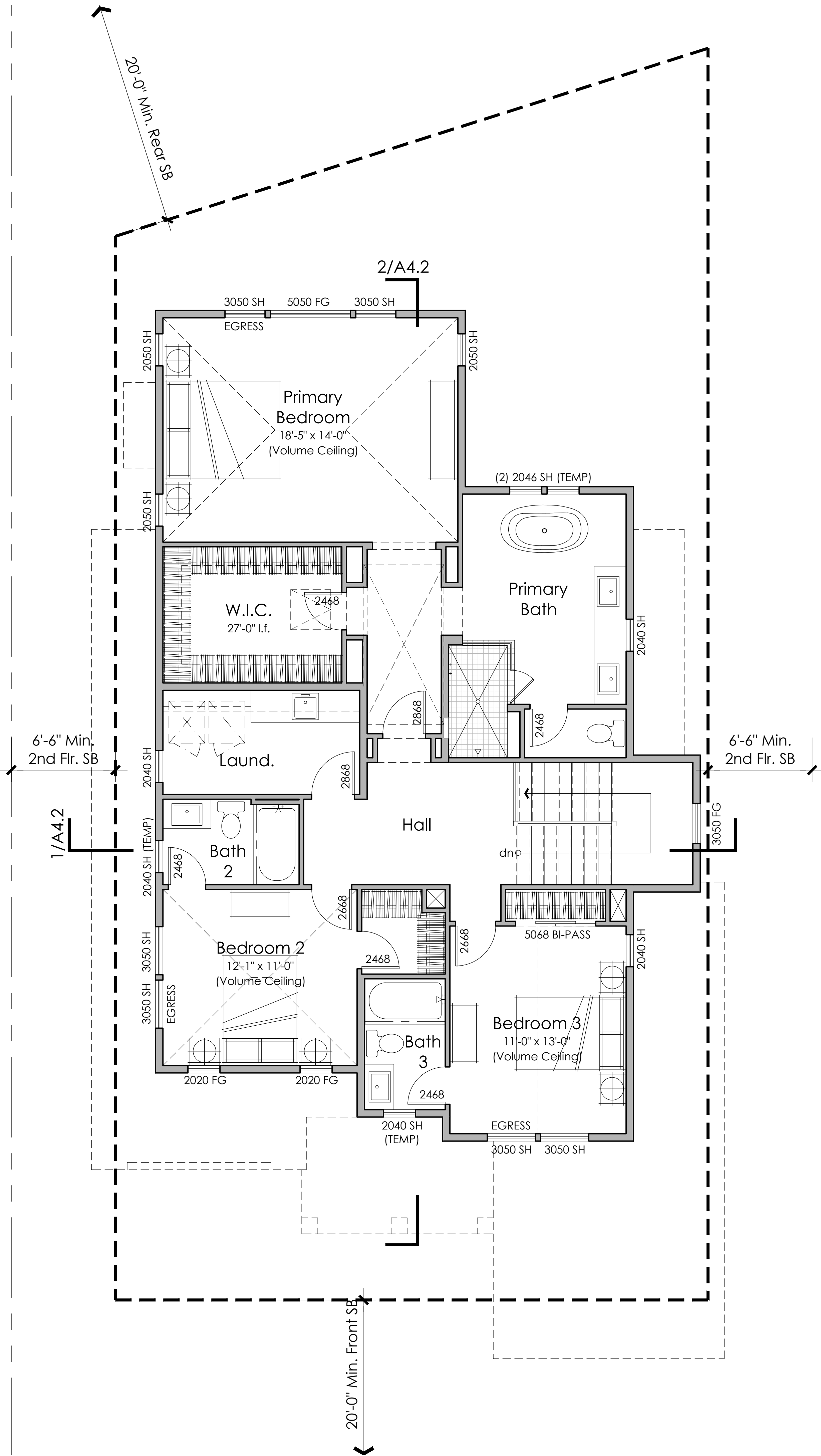
Zoning: R-1

Lot Coverage:
Lot Size: 5660.00 s.f.
Coverage Max.: 40%
 $5660.00 \times .40 = 2264.00$ s.f. Max.
Proposed: 1602.31 s.f. (28%)
(Excludes ADU)

FAR Requirement:
Lot Size: 5660.00 s.f.
FAR Max.: $32\% + 1100$ s.f. Max.
 $5660.00 \times .32 + 1100 = 2911.20$ s.f. Max.
(Includes Garage)
(Excludes ADU)

FAR Provided:
1st Floor: 1213.21 s.f.
Garage: 288.99 s.f.
Subtotal: 1502.20 s.f.
2nd Floor: 1314.43 s.f.
Total: 2816.63 s.f.

*ADU Kitchen Notes:
Refrigerator has separate doors for
the refrigerator and freezer
compartments.
Cooking facility is a permanent stove
and/or oven.



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**SECOND FLOOR
PLAN**



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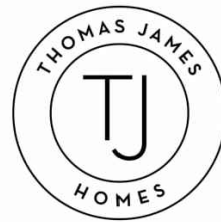
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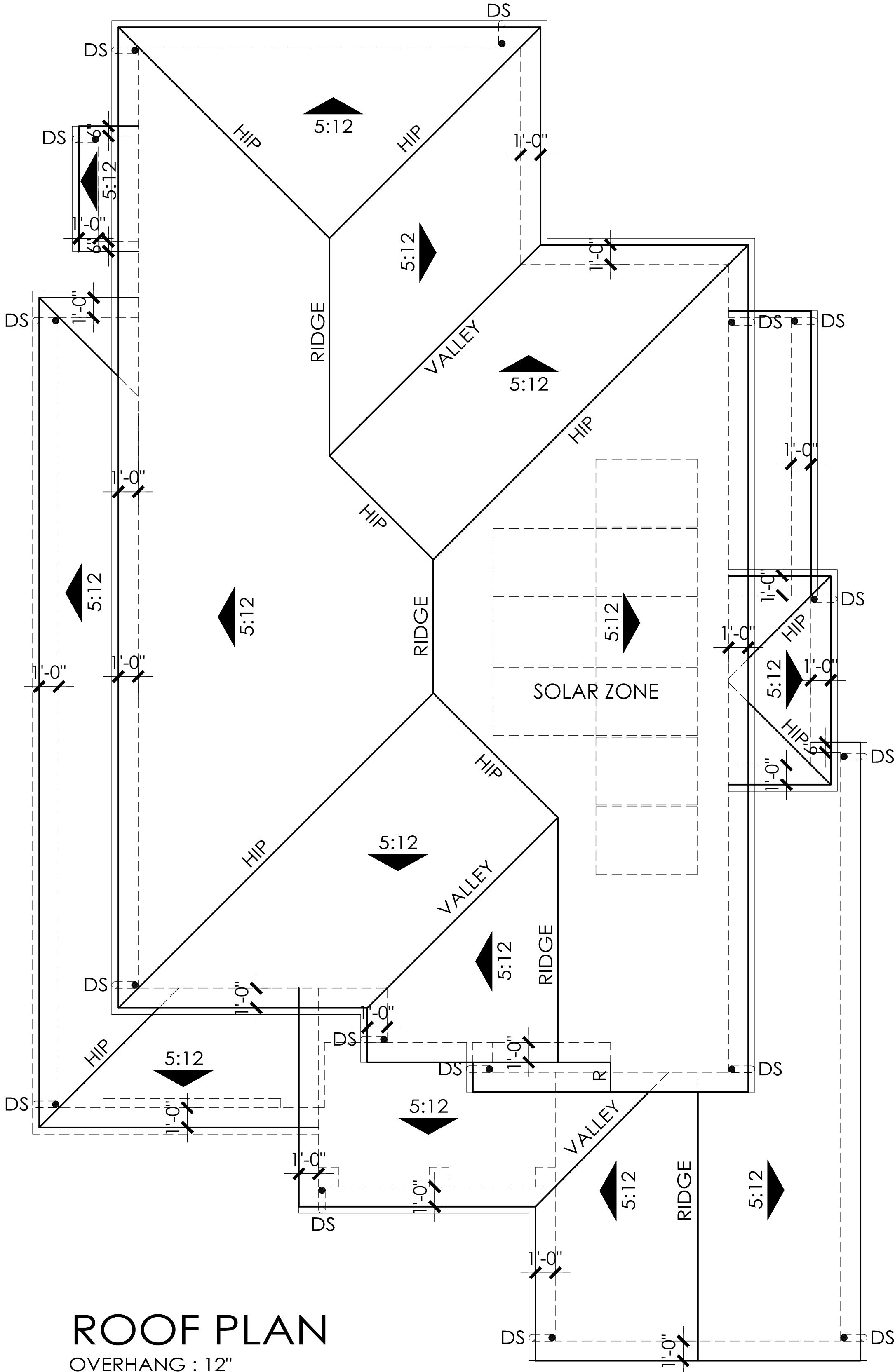
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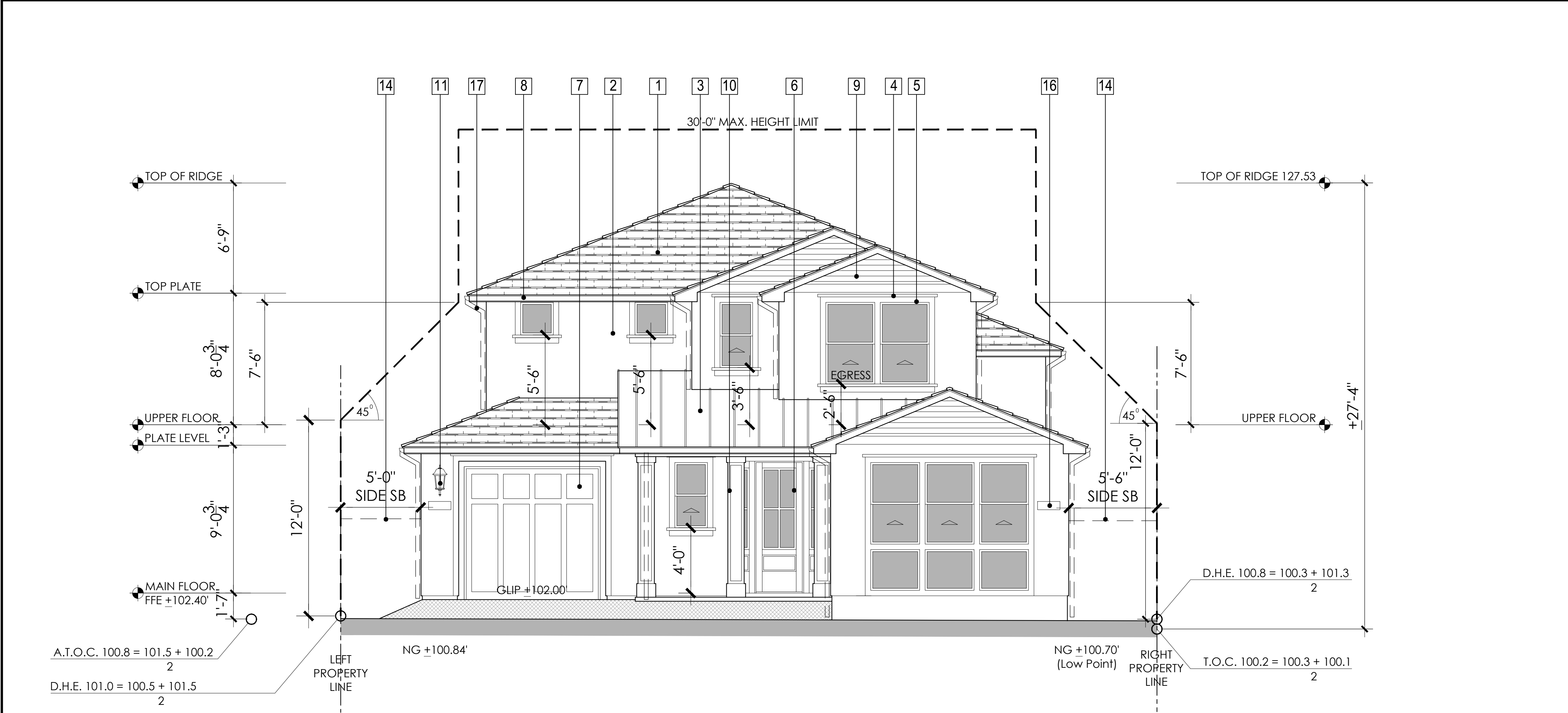
ROOF PLAN

A3.0



ROOF PLAN

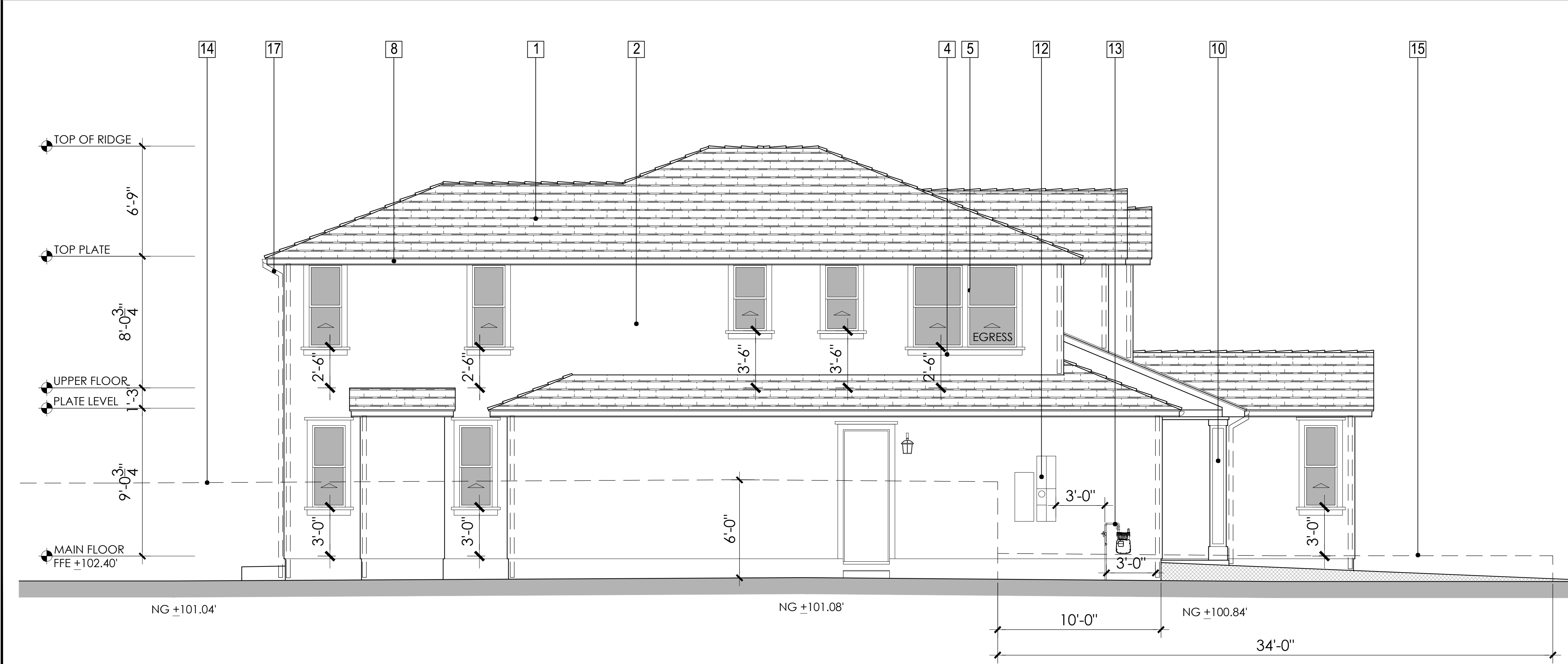
OVERHANG : 12"
RAKE : 12"
ROOF PITCH : 5:12 U.N.O



FRONT ELEVATION

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

1



LEFT ELEVATION

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

2

Material List:

- 1 Composition Shingle Roofing
- 2 Stucco Finish
- 3 Standing Seam Metal Roofing
- 4 1 1/2"x 3 1/2" Trim Surround w/ 2x On Edge At Head And Sill (Typ.)
- 5 Marvin Fiberglass Windows & Sliding Glass Doors (Typ.)
- 6 Fiberglass Front Door
- 7 Metal Garage Door
- 8 2x6 Fascia w/ Ogee Gutter and Round Downspout
- 9 Cementitious 4" Lap Siding w/ 1 1/2"x 5 1/2" Trim w/ 2x On Edge
- 10 Cementitious Panel Column
- 11 Coach Light
- 12 Tele. - Cable & Elec. Meter
- 13 Gas Meter
- 14 Fence Line - 6'-0" High (See Landscape)
- 15 Fence Line - +19" High (See Landscape)
- 16 ADU Address Visible From Street. Sizing & Labeling Per Building & Fire Municipal Codes.
- 17 Downspout typ.

KEYNOTES

Notes:
Fiberglass windows with no divided lites.

PROVIDED: 3050 SH WINDOW PROVIDES OVER 7 SQ. FT. OF NET OPENING FOR EGRESS WITH +34" WIDTH & +28" HEIGHT OPENING

CRC: R310.2 Emergency Escape and Rescue Openings

Emergency escape and rescue openings shall have minimum dimensions as specified in this section.

R310.2.1 Minimum Opening Area

Emergency escape and rescue openings shall have a net clear opening of not less than 5.7 square feet (0.530 m2). The net clear opening dimensions required by this section shall be obtained by the normal operation of the emergency escape and resue opening from the inside. the net clear height of the opening shall be not less than 24 inches (610 mm) and the net clear width shall not be less than 20 inches (508 mm).



Architecture + Planning
The Leamington Building
1814 Franklin Street, Suite 400
Oakland, CA 94612
ktgy.com
510.272.2910

KTGY Project No:2021-1076.01

Project Contact: Amanda Mazzei
Email: amazzei@ktgy.com

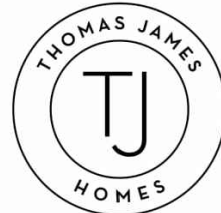
Principal: Jill Williams
Project Designer: Amanda Mazzei

Developer

255 SHORELINE DR.
SUITE 428

REDWOOD CITY
CA. 94065

PHONE NO. (650) 980-8340
FAX NO.



K31M200A-TR
912 Linden Avenue

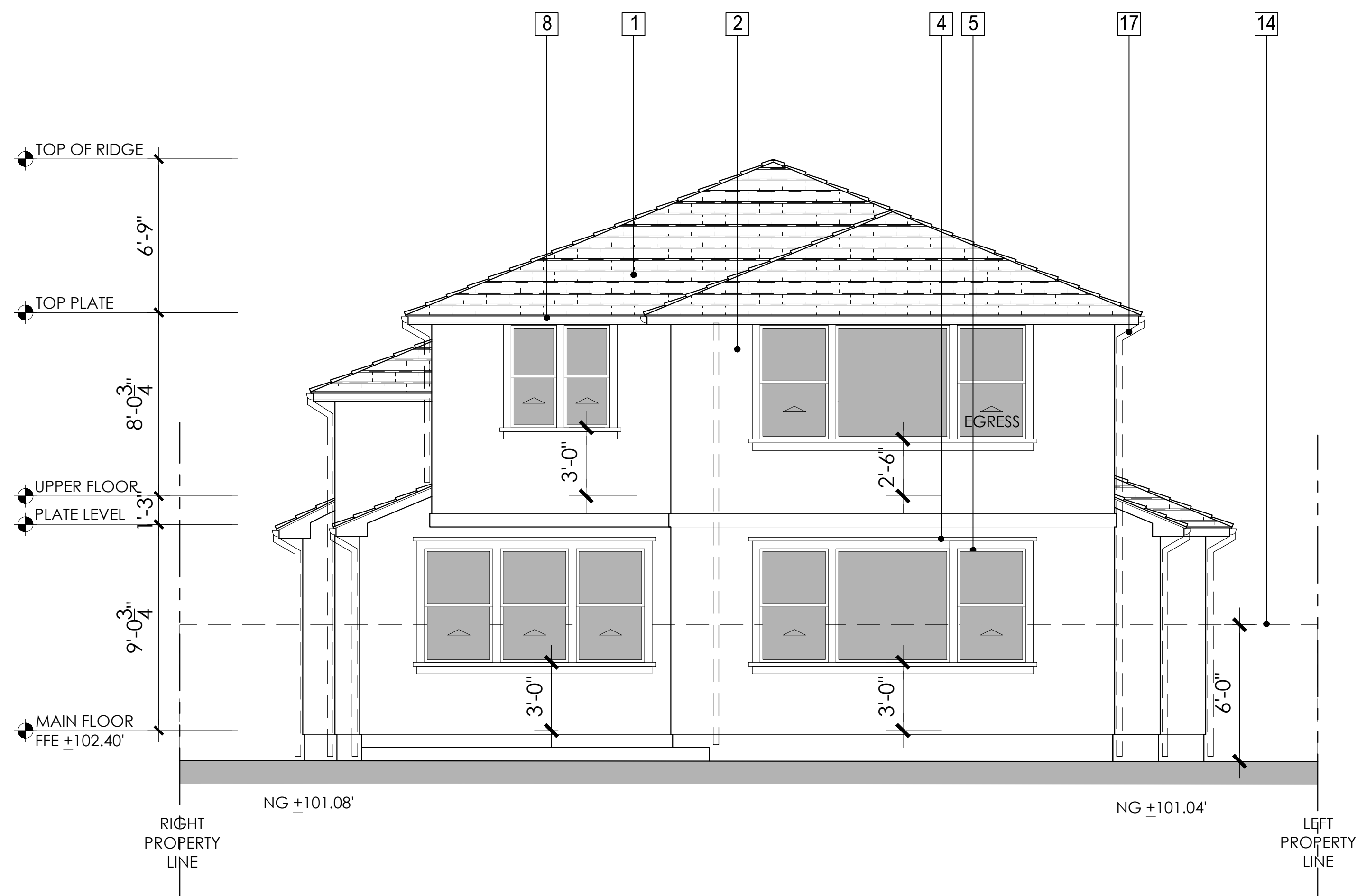
BURLINGAME, CA

No.	Date	Description
	07-05-22	DESIGN SUBMITTAL
	08-07-22	PLANNING COMMENTS
		CLIENT REVISIONS
	09-29-22	CLIENT REVISIONS

It is the clients responsibility prior to or during construction to notify the architect in writing of any perceived errors or omissions in the plans and specifications of which a contractor thoroughly knowledgeable with the building codes and methods of construction should reasonably be aware. Written instructions addressing such perceived errors or omissions shall be received from the architect prior to the client or clients subcontractors proceeding with the work. The client will be responsible for any defects in construction if these procedures are not followed.

EXTERIOR
ELEVATIONS

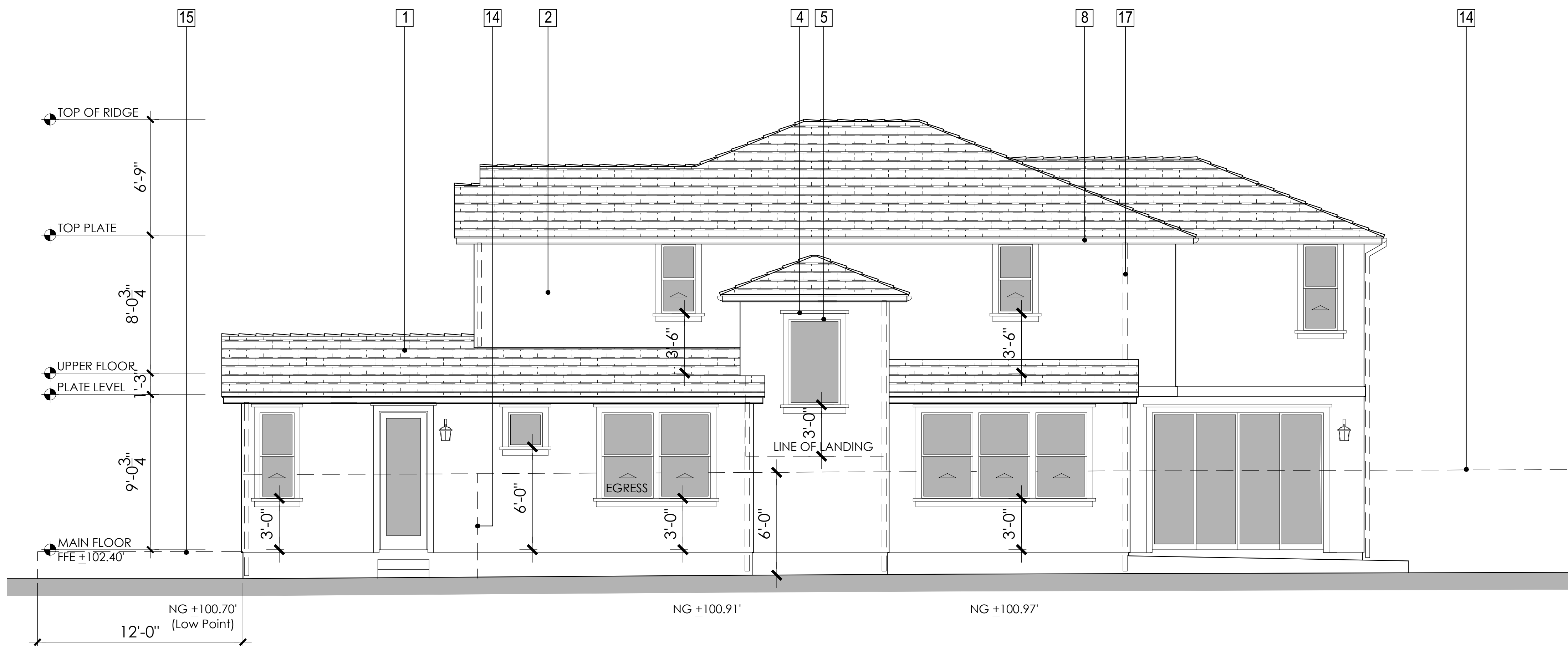
A4.0



REAR ELEVATION

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

1



RIGHT ELEVATION

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

2

Material List:

- 1 Composition Shingle Roofing
- 2 Stucco Finish
- 3 Standing Seam Metal Roofing
- 4 1 1/2"x 3 1/2" Trim Surround w/ 2x On Edge At Head And Sill (Typ.)
- 5 Marvin Fiberglass Windows & Sliding Glass Doors (Typ.)
- 6 Fiberglass Front Door
- 7 Metal Garage Door
- 8 2x6 Fascia w/ Ogee Gutter and Round Downspout
- 9 Cementitious 4" Lap Siding w/ 1 1/2"x 5 1/2" Trim w/ 2x On Edge
- 10 Cementitious Panel Column
- 11 Coach Light
- 12 Tele. - Cable & Elec. Meter
- 13 Gas Meter
- 14 Fence Line - 6'-0" High (See Landscape)
- 15 Fence Line - +19" High (See Landscape)
- 16 ADU Address Visible From Street. Sizing & Labeling Per Building & Fire Municipal Codes.
- 17 Downspout typ.

KEYNOTES

Notes:

Fiberglass windows with no divided lites.

PROVIDED: 3050 SH WINDOW PROVIDES OVER 7 SQ. FT. OF NET OPENING FOR EGRESS WITH +34" WIDTH & +28" HEIGHT OPENING

CRC: R310.2 Emergency Escape and Rescue Openings

Emergency escape and rescue openings shall have minimum dimensions as specified in this section.

R310.2.1 Minimum Opening Area

Emergency escape and rescue openings shall have a net clear opening of not less than 5.7 square feet (0.530 m2). The net clear opening dimensions required by this section shall be obtained by the normal operation of the emergency escape and rescue opening from the inside. the net clear height of the opening shall be not less than 24 inches (610 mm) and the net clear width shall not be less than 20 inches (508 mm).



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255 SHORELINE DR.
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EXTERIOR
ELEVATIONS

A4.1



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1814 Franklin Street, Suite 400
Oakland, CA 94612
ktgy.com
510.272.2910

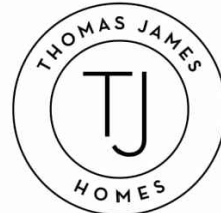
KTGY Project No:2021-1076.01

Project Contact: Amanda Mazzei
Email: amazzei@ktgy.com

Principal: Jill Williams
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255 SHORELINE DR.
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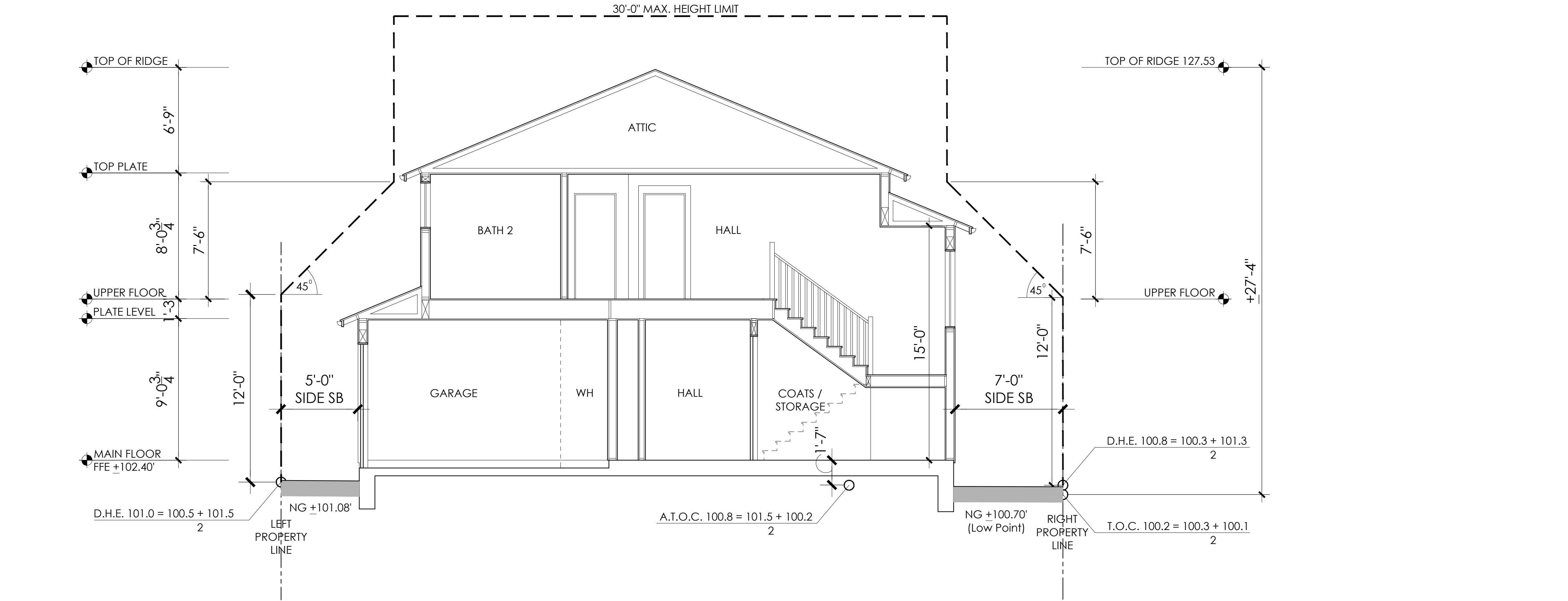
K31M200A-TR
912 Linden Avenue
BURLINGAME, CA

No.	Date	Description
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	08-07-22	PLANNING COMMENTS
		CLIENT REVISIONS
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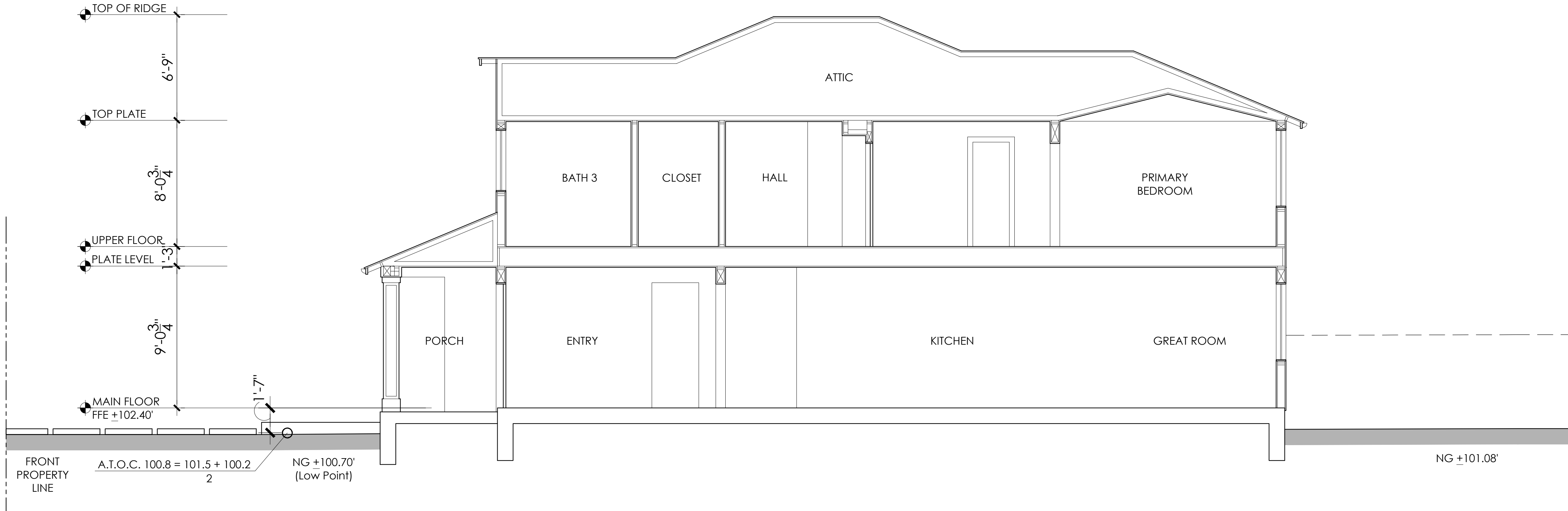
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BUILDING SECTIONS

A4.2



SECTION A SCALE : 1/4" = 1'-0" 1



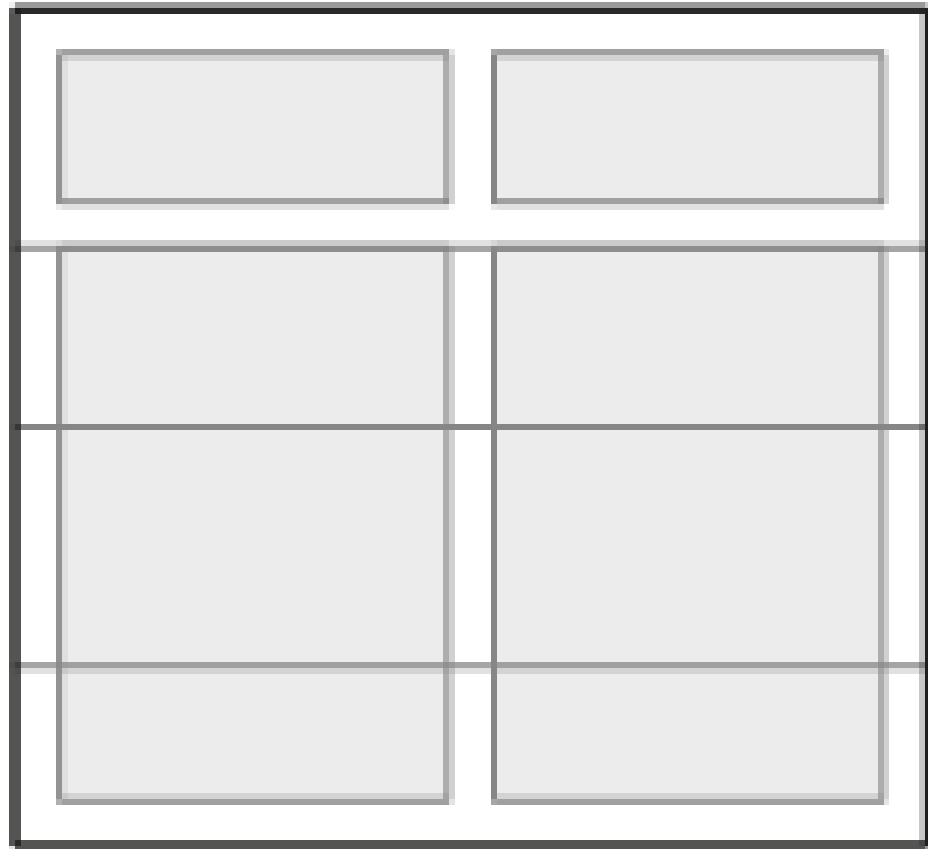
SECTION B SCALE : 1/4" = 1'-0" 2

COPYRIGHT ©

WINDOW FRAMES: BLACK



FRONT DOOR
MASONITE
VISTA GRANDE 3/4 LITE 4 SDL PANEL DOOR
2 SDL PANEL SIDELITES



GARAGE DOOR
CLOPAY GRAND HARBOR
DESIGN 11, INSULATED
TOP: SOLID



FENCE STAIN
NAVAJO WHITE



EXTERIOR RENDERINGS
(NOT TO SCALE)

912

HOUSE NUMBERS



EXTERIOR LIGHT FIXTURE
6W x 17”H x 7-1/2”D

PURE WHITE

- SW 7005
- STUCCO
 - GABLE SIDING
 - DOOR & WINDOW TRIM

IRON ORE

- SW 7069
- FRONT DOOR
 - GARAGE DOOR
 - PORCH TRIM & COLUMNS
 - FASCIA & EAVES
 - GUTTERS

GAF ROOF SHINGLES
CHARCOAL

STANDING SEAM
BLACK



912 LINDEN AVENUE
BURLINGAME, CALIFORNIA 94010

NOTES:
DIMENSIONS PROVIDED IN THIS DOCUMENT
ARE BASED OFF THE ARCHITECTURAL PLANS
AND ARE TO BE VERIFIED IN FIELD. ACTUAL
FIELD CONDITIONS MAY EFFECT THESE
DIMENSIONS. PROJECT MANGER TO NOTIFY
DESIGNER OF DIMENSIONS AND FIELD
CONDITIONS THAT DIFFER FROM THE DESIGN
PACKAGE AND ARCHITECTURAL PLANS.

DATE: 10.12.22
DESIGNER: KRISTIN LASKY
ARCHITECT: KTGy

NOTE: RENDERINGS SHOWN
ARE FOR ILLUSTRATION
PURPOSES ONLY AND ARE NOT
INTENDED TO BE AN ACTUAL
DEPICTION OF THE HOME OR
IT'S SURROUNDINGS

1. GRADING NOTES PREPARED BY CBG CIVIL ENGINEERS DATED: JANUARY 4, 2022.
2. GEOTECHNICAL REPORTS PREPARED BY ROMIG ENGINEERS DATED: JANUARY 21, 2022.

SOIL MANAGEMENT REPORT SHALL BE PROVIDED BY LANDSCAPE CONTRACTOR AND SOIL AMENDMENTS SHALL BE FOLLOWED PER THE REPORT. PHYSICAL COPIES OF THE SOIL MANAGEMENT REPORT SHALL BE PROVIDED TO CLIENT, PROJECT LANDSCAPE ARCHITECT AND LOCAL AGENCY AS REQUIRED. SOIL MANAGEMENT REPORT SHALL CONFORM TO STATE AB1881 WATER EFFICIENT LANDSCAPE ORDINANCE OR AGENCY ADOPTED WELO AS FOLLOWS:

- (1) SUBMIT SOIL SAMPLES TO A LABORATORY FOR ANALYSIS AND RECOMMENDATIONS.
 - (A) SOIL SAMPLING SHALL BE CONDUCTED IN ACCORDANCE WITH LABORATORY PROTOCOL, INCLUDING PROTOCOLS REGARDING ADEQUATE SAMPLING DEPTH FOR THE INTENDED PLANTS.
 - (B) THE SOIL ANALYSIS MAY INCLUDE: SOIL TEXTURE, INFILTRATION RATE DETERMINED BY LABORATORY TEST OR SOIL TEXTURE INFILTRATION RATE TABLE, PH, TOTAL SOLUBLE SALTS, SODIUM, PERCENT ORGANIC MATTER, AND RECOMMENDATIONS.
- (2) THE PROJECT APPLICANT, OR HIS/HER DESIGNEE, SHALL COMPLY WITH ONE OF THE FOLLOWING:
 - (A) IF SIGNIFICANT MASS GRADING IS NOT PLANNED, THE SOIL ANALYSIS REPORT SHALL BE SUBMITTED TO THE LOCAL AGENCY AS PART OF THE LANDSCAPE DOCUMENTATION PACKAGE; OR
 - (B) IF SIGNIFICANT MASS GRADING IS PLANNED, THE SOIL ANALYSIS REPORT SHALL BE SUBMITTED TO THE LOCAL AGENCY AS PART OF THE CERTIFICATE OF COMPLETION.
- (3) THE SOIL ANALYSIS REPORT SHALL BE MADE AVAILABLE, IN A TIMELY MANNER, TO THE PROFESSIONALS PREPARING THE LANDSCAPE DESIGN PLANS AND IRRIGATION DESIGN PLANS TO MAKE ANY NECESSARY ADJUSTMENTS TO THE DESIGN PLANS.
- (4) THE PROJECT APPLICANT, OR HIS/HER DESIGNEE, SHALL SUBMIT DOCUMENTATION VERIFYING IMPLEMENTATION OF SOIL ANALYSIS REPORT RECOMMENDATIONS TO THE LOCAL AGENCY WITH CERTIFICATE OF COMPLETION.

CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT THE WORK IS COMPLETE AND IN COMPLIANCE WITH THE MOST CURRENT CODES, ORDINANCES AND REQUIREMENTS OF THE GOVERNING AGENCY. HMM IS NOT RESPONSIBLE FOR CHANGES WHICH OCCUR TO THE CODES, ORDINANCES OR REQUIREMENTS AFTER THE GOVERNING AGENCY'S APPROVAL OR DURING INSTALLATION.

AS REQUESTED BY THE OWNER, HHM WILL VISIT THE SITE AT INTERVALS APPROPRIATE TO THE STAGE OF CONSTRUCTION TO REVIEW THE PROGRESS AND QUALITY OF WORK AND TO DETERMINE IN GENERAL IF THE WORK IS BEING PERFORMED IN A MANNER INDICATING THAT THE WORK, WHEN COMPLETED, WILL BE IN SUBSTANTIAL CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS. HOWEVER, HHM WILL NOT MAKE EXHAUSTIVE OR CONTINUOUS ON-SITE OBSERVATIONS TO CHECK QUALITY OF THE WORK.

CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK, USING THE CONTRACTOR'S BEST SKILL AND ATTENTION. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR AND HAVE CONTROL OVER CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK.

IN THE EVENT OWNER CONSENTS TO, ALLOWS, AUTHORIZES OR APPROVES OF CHANGES TO ANY PLANS, SPECIFICATIONS, OR OTHER CONSTRUCTION DOCUMENTS, AND THESE ALTERATIONS ARE NOT APPROVED IN WRITING BY HHM, OWNER RECOGNIZES THAT SUCH ALTERATION AND THE RESULTS THEREOF ARE NOT THE RESPONSIBILITY OF HHM. IN ADDITION, OWNER AGREES, TO THE FULLEST EXTENT PERMITTED BY LAW, TO INDEMNIFY AND HOLD HHM HARMLESS FROM ANY DAMAGE, LIABILITY OR COST (INCLUDING REASONABLE ATTORNEY'S FEES AND COSTS OF DEFENSE) ARISING FROM SUCH ALTERATIONS.

CONTRACTOR SHALL PROVIDE PROPER PROJECT MAINTENANCE AFTER THE PROJECT IS COMPLETE. ANY LACK OF OR IMPROPER MAINTENANCE MAY RESULT IN DAMAGE TO PROPERTY OR PERSONS. CONTRACTOR SHALL BE RESPONSIBLE FOR THE RESULTS OF ANY LACK OF OR IMPROPER MAINTENANCE.

ABANDONED PIPES SHALL BE CAPPED OR PLUGGED IN A MANNER APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.



NOTES:

1. SEE SHEET L2.1 FOR CONSTRUCTION DETAILS.
2. SEE SHEET L5.1 FOR TREE PROTECTION PLAN AND DETAIL. TREE PROTECTION MEASURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION.
3. ALL CONCRETE PAVING ADJACENT TO WALLS SHALL HAVE AN EXPANSION JOINT WHETHER SHOWN ON PLANS OR NOT.
4. FENCE LOCATIONS ARE DIAGRAMMATIC. FINAL LOCATIONS ARE TO BE COORDINATED IN THE FIELD BY CONTRACTOR.
5. CONTRACTOR SHALL REFER TO SHEET GP-1 FOR SITE GRADING AND DRAINAGE INSTALLATION.
6. SEE CIVIL DRAWINGS FOR ELEVATION OF CONCRETE PAD, SEE ARCHITECTURAL DRAWINGS FOR EXACT PAD LOCATION AND SIZE. SEE MEP DRAWINGS FOR AC UNIT CONDENSATE DISCHARGE METHOD. IF REQUIRED, INSTALL DRYWELL PER MEP PLANS. CONFIRM DRYWELL LOCATION WITH TJH PRIOR TO INSTALLATION.

FRONT SETBACK CALCULATIONS		
DESCRIPTION	SF	% OF LOT
TOTAL FRONT SETBACK COVERAGE	816	100.0
PERMEABLE LANDSCAPE COVERAGE	524	64.2
IMPERMEABLE LANDSCAPE COVERAGE	292	35.8

B. Shi 10/4/22

SIGNATURE DATE

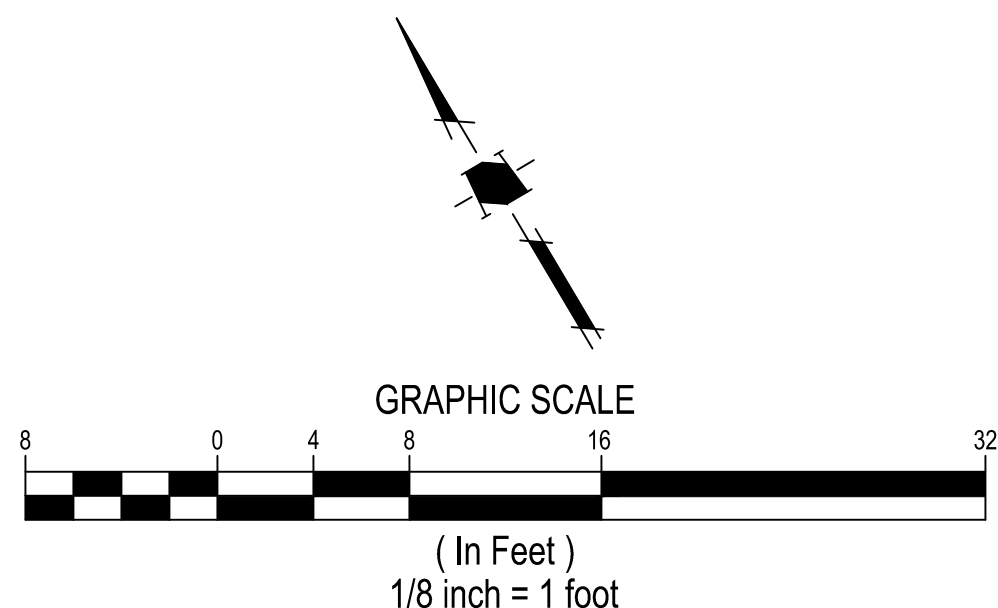


**912 LINDEN AVENUE
THOMAS JAMES HOMES
BURLINGAME, CA**

△		
△		
△		
△		
△		

NO	DATE	DESCRIPTION
PROJECT NO:	5985.43	
CAD DWG FILE:	598543LCD.DWG	
DESIGNED BY:	JH	
DRAWN BY:	JH	
CHECKED BY:	BG	
DATE:	OCTOBER 4, 2022	
SCALE:	1/8" = 1'-0"	
© HMM		

L1.1



S:\PROJECTS\598543\L2.1 WOOD FENCE AND GATE\DWG\598543.LCD.DWG

A

WOOD FENCE AND GATE, 6'-0" HEIGHT

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

NOTES:

1. ALL WOOD SHALL BE COMMON REDWOOD UNLESS OTHERWISE NOTED.
2. ALL FASTENERS AND GATE HARDWARE SHALL BE GALVANIZED.
3. SECURE LEDGER TO BUILDING FRAMING WITH 1/4" x 4" LAG SCREWS AND WASHERS, COUNTERSUNK. APPLY SILICONE CAULKING PRIOR TO INSERTING LAG SCREW.
4. STEP FENCE AT POSTS. FOR GRADES 1:6 (17%) OR GREATER, SLOPE PANELS WITH GRADE.
5. STAIN BOTH SIDES WITH SEMI-TRANSPARENT EXTERIOR STAIN, COLOR PER BUILDER, SEE REPRESENTATIVE STAIN COLORS.

REPRESENTATIVE STAIN COLORS:



Pepperwood



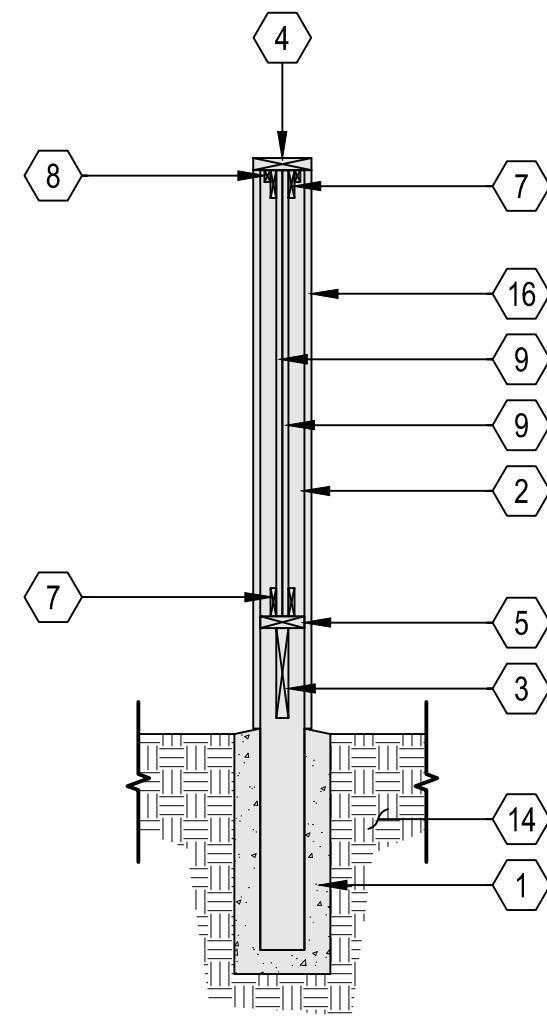
Thatch



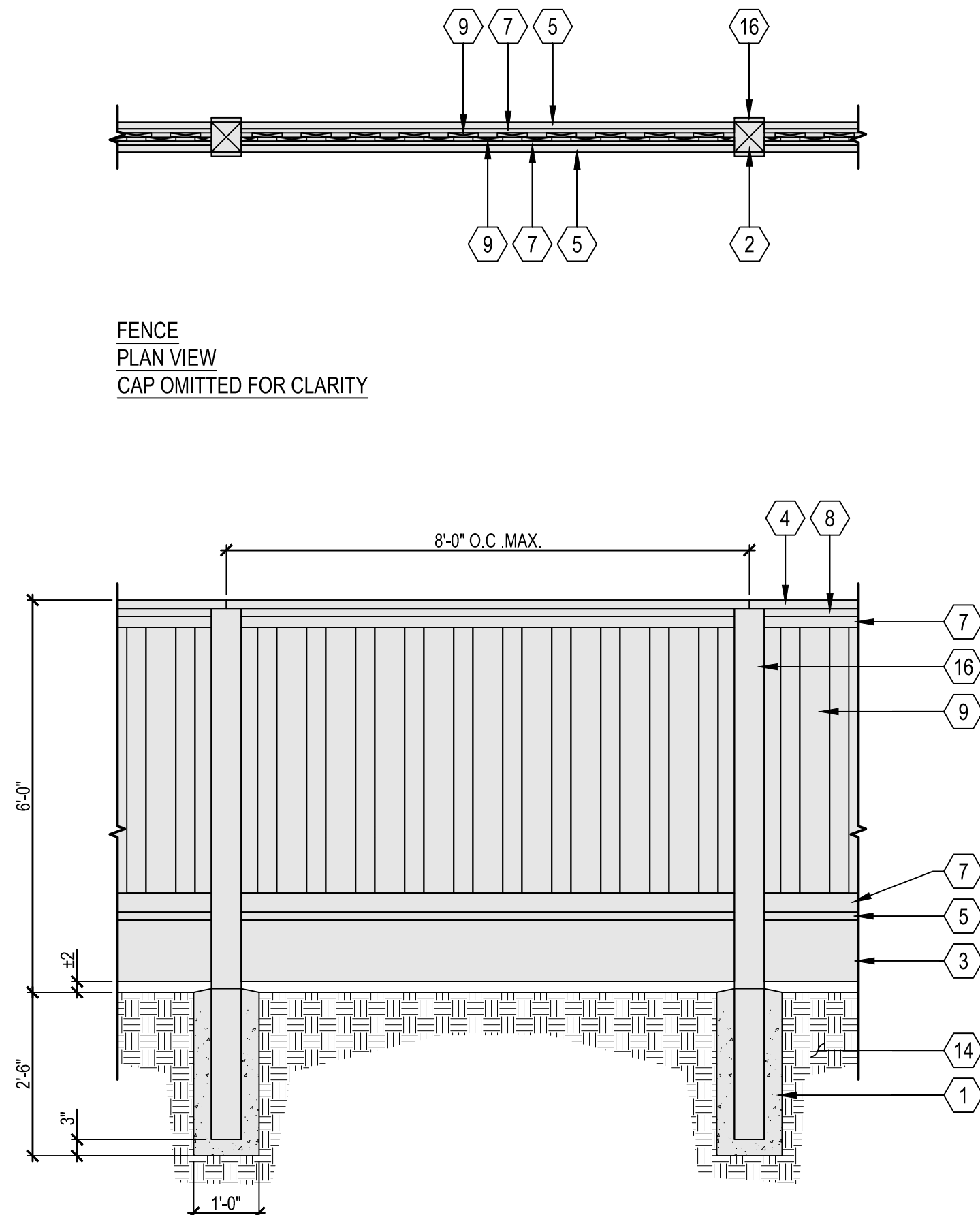
Spanish Moss



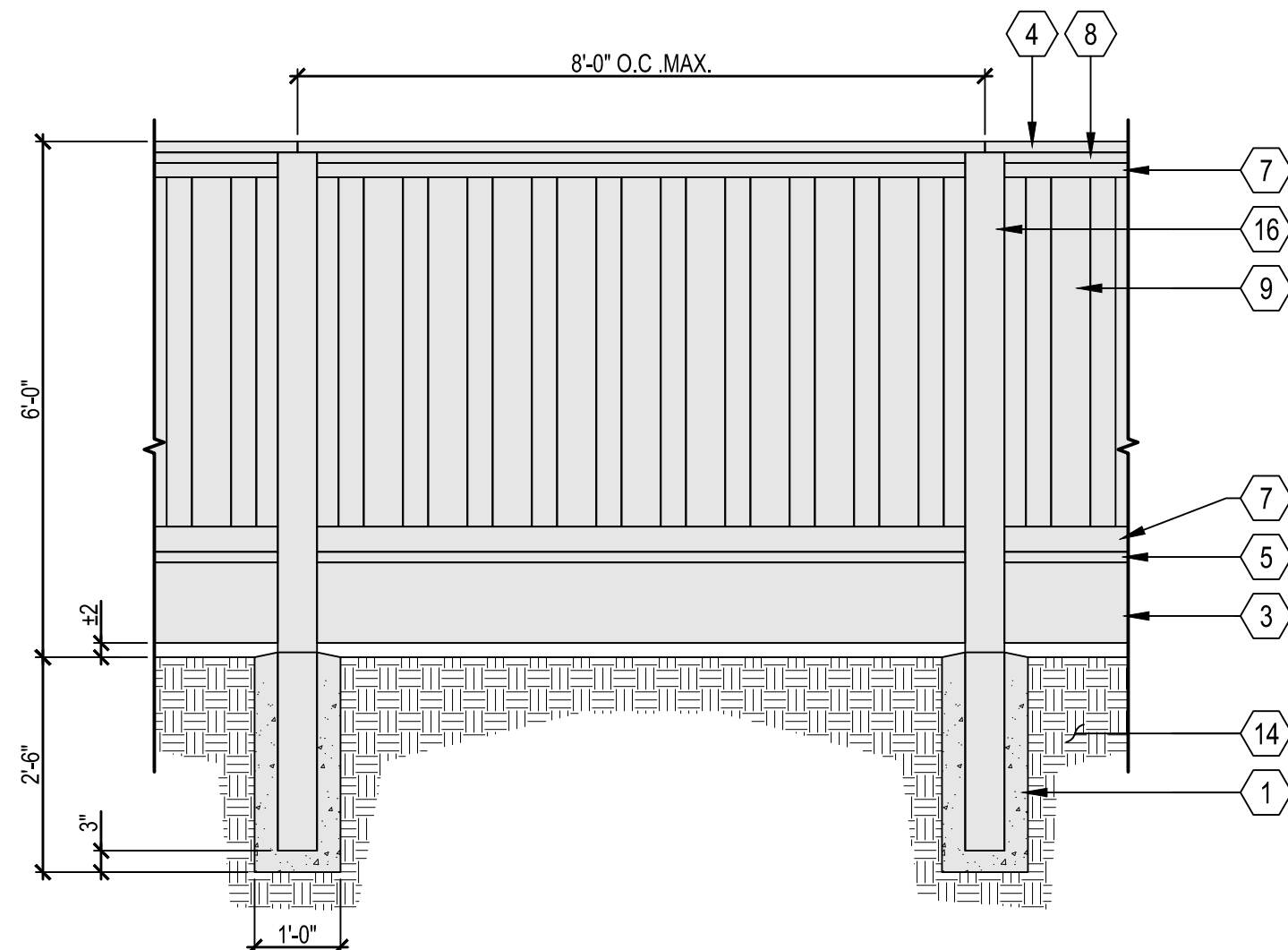
Bluestone



FENCE SECTION



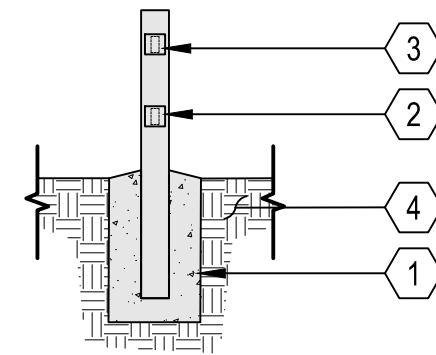
FENCE PLAN VIEW
CAP OMITTED FOR CLARITY



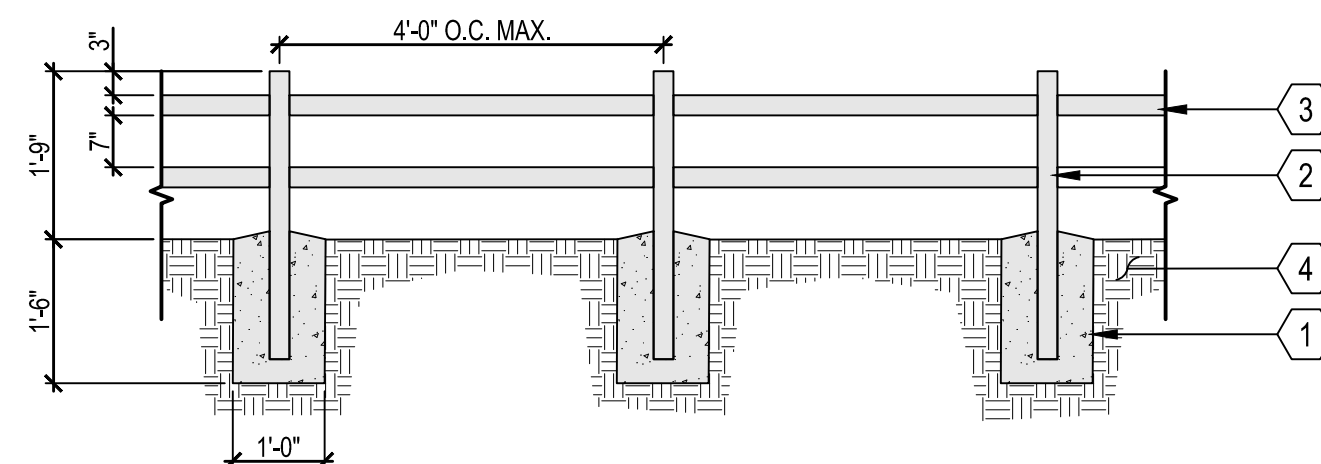
FENCE SECTION / ELEVATION

NOTES:

1. RAILS SHALL BE ATTACHED TO POST WITH MORTISE AND TENON JOINTS TYPICAL OF A SPLIT RAIL FENCE.



SECTION



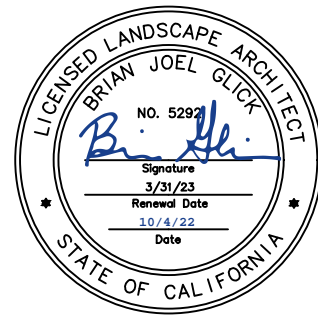
SECTION / ELEVATION

B

SPLIT RAIL FENCE

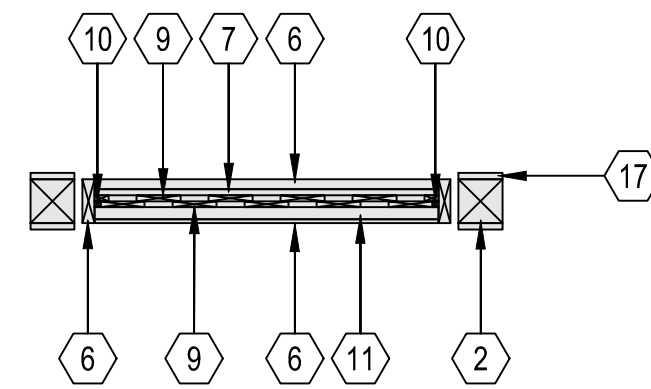
SCALE: 1/2" = 1'-0"

- 1 CONCRETE FOOTING, SLOPE TOP TO DRAIN AWAY FROM POSTS
- 2 3x4 SPLIT CEDAR POST
- 3 3x3 SPLIT CEDAR RAIL
- 4 NATIVE GRADE

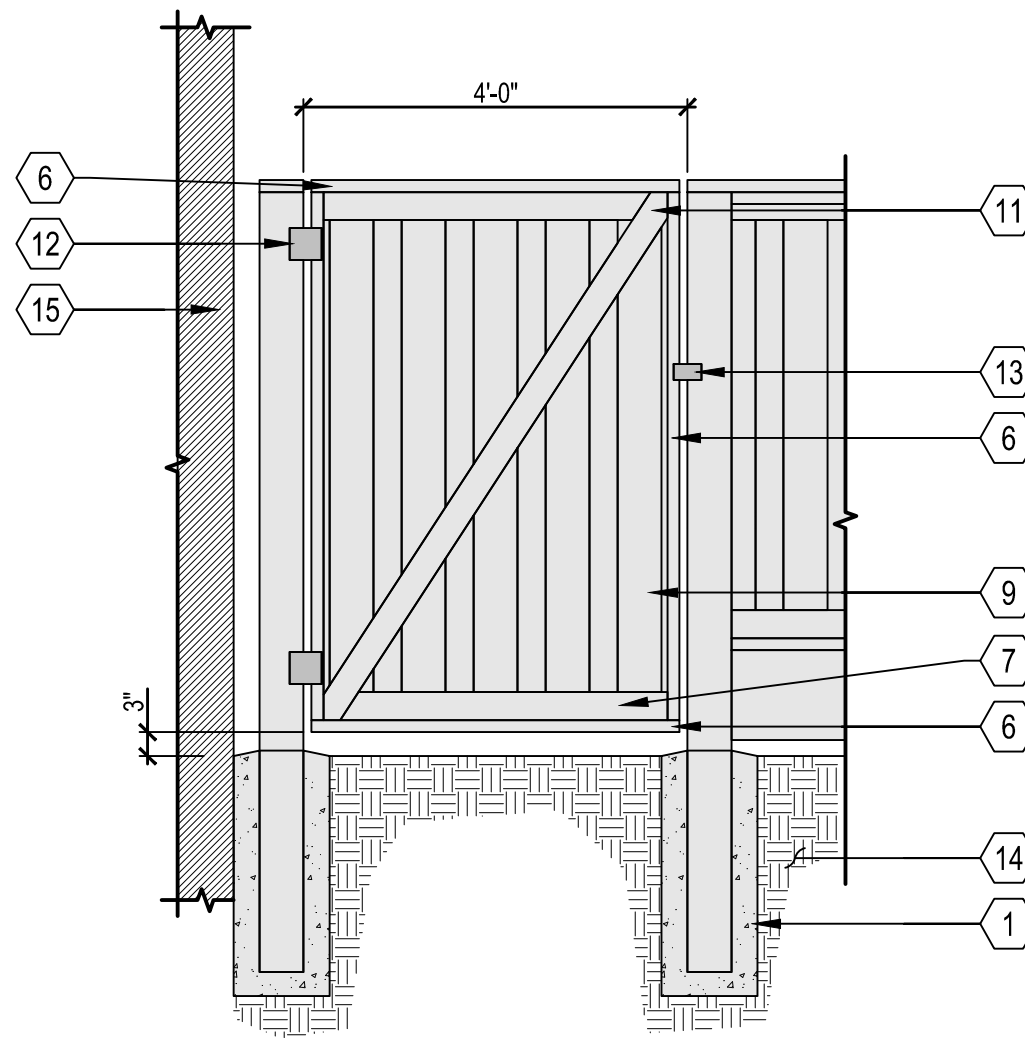


912 LINDEN AVENUE
THOMAS JAMES HOMES
BURLINGAME, CA

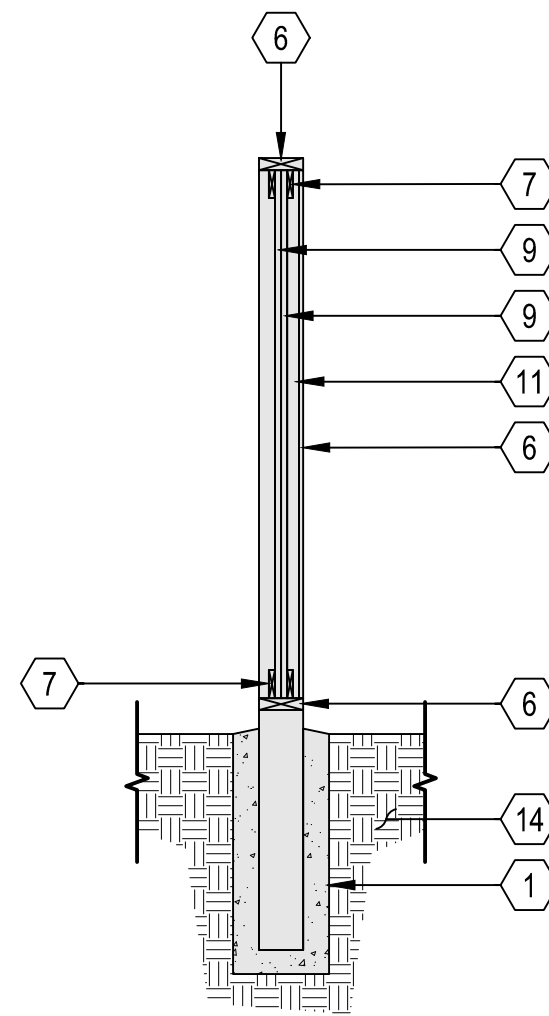
- 1 CONCRETE FOOTING, SLOPE TOP TO DRAIN AWAY FROM POST
- 2 6x6 POST, ACQ TREATED
- 3 2x12 KICKER, ACQ TREATED
- 4 2x8 CAP
- 5 2x6 BOTTOM RAIL
- 6 2x6 GATE FRAME
- 7 1x4 FRAME
- 8 1x2 FRAME
- 9 1x6 BOARD, OVERLAP 1" AS SHOWN
- 10 PROVIDE FULL BLOCKING AT EACH SIDE OF GATE
- 11 2x4 DIAGONAL BRACE, BACKYARD SIDE OF GATE
- 12 HEAVY DUTY GATE HINGE
- 13 SELF-CLOSING GATE LATCH, 5'-0" ABOVE GRADE
- 14 NATIVE GRADE
- 15 ADJACENT BUILDING WALL
- 16 1x6 FASCIA BOARD



GATE PLAN VIEW
TOP OF GATE FRAME OMITTED FOR CLARITY



GATE SECTION / ELEVATION



GATE SECTION

△		
△		
△		
△		
△		

NO	DATE	DESCRIPTION
PROJECT NO:	5985.43	
CAD DWG FILE:	598543LCD.DWG	
DESIGNED BY:	JH	
DRAWN BY:	JH	
CHECKED BY:	BG	
DATE:	OCTOBER 4, 2022	
SCALE:	AS NOTED	
©	HMH	

CONSTRUCTION
DETAILS

L2.1

PLOTTED: 10/4/2022 3:34 PM

WATER EFFICIENT LANDSCAPE WORKSHEET

Reference Evapotranspiration (ETo) 43.9

Hydrozone # / Planting Description ^a	Plant Factor (PF)	Irrigation Method ^b	Irrigation Efficiency (IE) ^c	ETAF (PF/IE)	Landscape Area (Sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU) ^d
Regular Landscape Areas							
Hydrozone 1	0.4	Bubblers	0.81	0.49	60	29.63	806.46
Hydrozone 2	0.7	Spray	0.75	0.93	571	532.93	14,505.38
Hydrozone 3	0.3	Drip	0.81	0.37	345	127.78	3,477.86
Hydrozone 4	0.4	Bubblers	0.81	0.49	10	4.94	134.41
Hydrozone 5	0.3	Drip	0.81	0.37	45	16.67	453.63
Hydrozone 6	0.3	Drip	0.81	0.37	508	188.15	0.00
					(A)	(B)	
Total:					1,539.00	900.09	

Special Landscape Areas

None	-	-	-	-	-	-	-
					(C)	(D)	
Total:					-	-	
					Estimated Total Water Use (ETWU):		19,377.74
					Maximum Applied Water Allowance (MAWA):		23,038.68

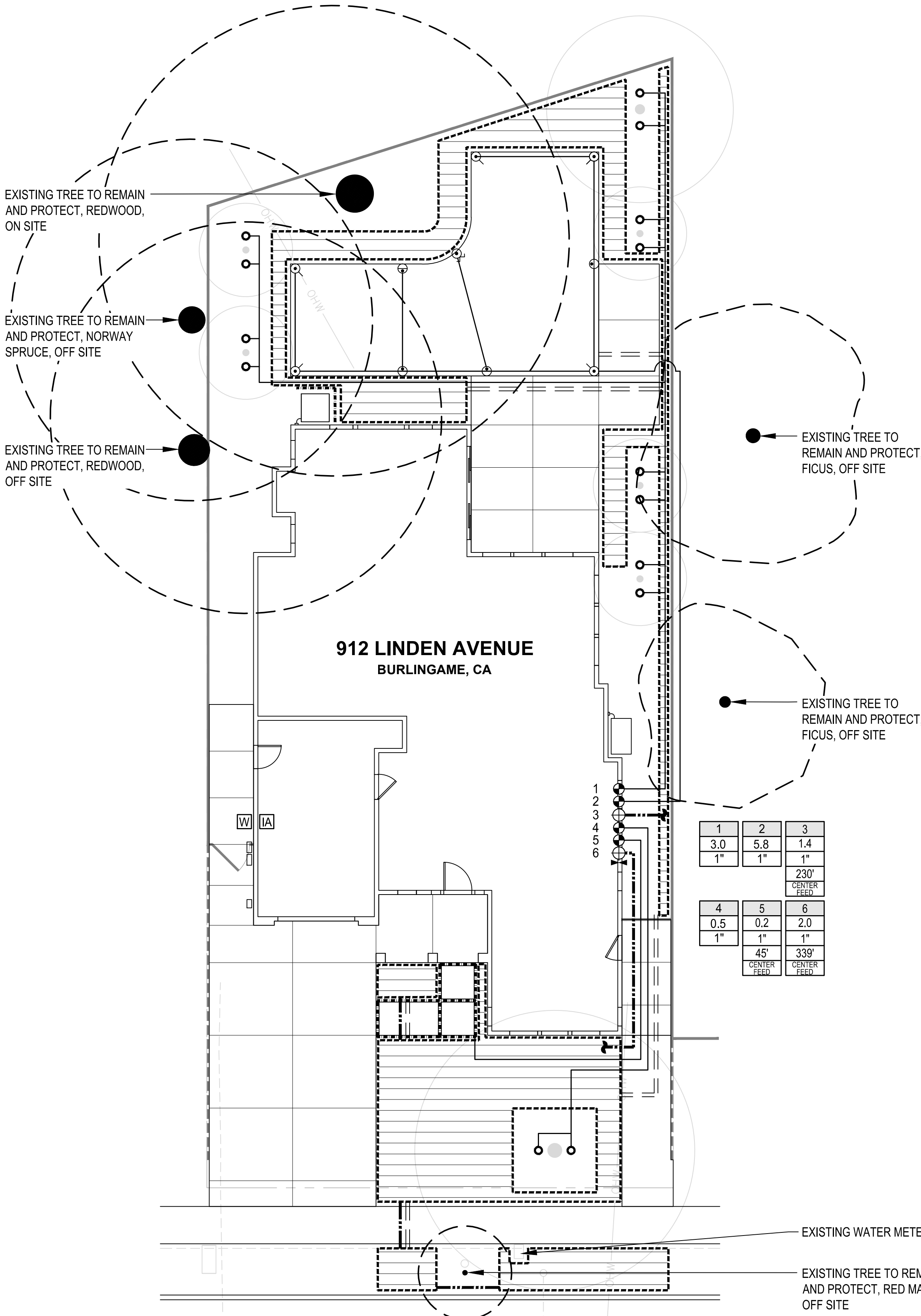
ETAF CALCULATIONS

Regular Landscape Areas		Regular Landscape Areas	
Total ETAF x Area	(B)	Total ETAF x Area	900.09
Total Area	(A)	Total Area	1,539.00
Average ETAF	B ÷ A	Average ETAF	0.58

All Landscape Areas		All Landscape Areas	
Total ETAF x Area	(B+D)	Total ETAF x Area	900.09
Total Area	(A+C)	Total Area	1,539.00

CONTROLLER SCHEDULE PER ZONE

Zone	Description	Irrigation Cycle	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
1	Bubblers (Low)	Days per week	3	3	3	3	3	3	3	3	3	3	3	3
		Cycles per day	1	1	1	1	1	2	2	2	2	1	1	1
		Max minutes per cycle = 24												
		Minutes per cycle	10	14	16	18	22	22	24	24	20	16	12	10
2	Spray (High)	Days per week	3	3	3	3	3	3	3	3	3	3	3	3
		Cycles per day	1	1	1	1	1	2	2	2	2	1	1	1
		Max minutes per cycle = 24												
		Minutes per cycle	5	7	8	9	11	11	12	12	10	8	6	5
3	Drip (Low)	Days per week	3	3	3	3	3	3	3	3	3	3	3	3
		Cycles per day	1	1	1	1	1	2	2	2	2	1	1	1
		Max minutes per cycle = 24												
		Minutes per cycle	10	14	16	18	22	22	24	24	20	16	12	10
4	Bubblers (Low)	Days per week	3	3	3	3	3	3	3	3	3	3	3	3
		Cycles per day	1	1	1	1	1	2	2	2	2	1	1	1
		Max minutes per cycle = 24												
		Minutes per cycle	10	14	16	18	22	22	24	24	20	16	12	10
5	Drip (Low)	Days per week	3	3	3	3	3	3	3	3	3	3	3	3
		Cycles per day	1	1	1	1	1	2	2	2	2	1	1	1
		Max minutes per cycle = 24												
		Minutes per cycle	10	14	16	18	22	22	24	24	20	16	12	10
6	Drip (Low)	Days per week	3	3	3	3	3	3	3	3	3	3	3	3
		Cycles per day	1	1	1	1	1	2	2	2	2	1	1	1
		Max minutes per cycle = 24												
		Minutes per cycle	10	14	16	18	22	22	24	24	20	16	12	10



IRRIGATION LEGEND

DESCRIPTION	SYMBOL
ELECTRIC IRRIGATION CONTROLLER	IA
WEATHER SENSOR (OMIT IF CONTROLLER IS CONNECTED TO INTERNET)	W
PVC BALL VALVE	⋈
ANTI-SIPHON REMOTE CONTROL VALVE, PRESSURE REGULATOR, AND FILTER FOR DRIP SYSTEMS	⊕
SPRAY / BUBBLER ANTI-SIPHON VALVE	⦿
POP-UP SPRAY HEADS, 12' RADIUS	⊙ ⊙ ⊙ ⊙ ⊙ ⊙ ⊙ ⊙
TREE BUBBLER	⦿
NON PRESSURE LATERAL LINE	_____
DRIPZONE LATERAL LINE	— · — · — ·
SLEEVE (4" UNLESS OTHERWISE NOTED)	= = =
ECO-WRAP IRRIGATION LINE	- - - - -
DRIP IRRIGATION LINES	<div><div></div><div></div><div></div><div></div><div></div></div>
VALVE TAG	<div><div><div>#</div><div>GPM</div><div>X"</div></div><div><div>STATION #</div><div>GPM</div><div>SIZE</div><div>APPROX. LENGTH OF DRIP TUBING</div><div>ZONE TYPE</div></div><div><div>#</div><div>GPM</div><div>X"</div><div>XXXX'</div><div>CENTER FEED</div></div></div>

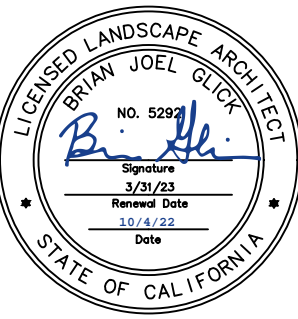
- NOTES:
- SEE SHEET L3.2 FOR IRRIGATION LEGEND AND NOTES.
 - IRRIGATION PLANS ARE DIAGRAMMATIC FOR GRAPHIC CLARITY.
 - EXACT LOCATION OF WEATHER SENSOR TO BE DETERMINED BY SITE SUPERINTENDENT. SEE SHEET L3.2 FOR ADDITIONAL NOTES ON PLACEMENT OF WEATHER SENSOR.



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912 LINDEN AVENUE
THOMAS JAMES HOMES
BURLINGAME, CA

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NO	DATE	DESCRIPTION
PROJECT NO:	5985.43	
CAD DWG FILE:	598543.CD.DWG	
DESIGNED BY:	JH	
DRAWN BY:	JH	
CHECKED BY:	BG	
DATE:	OCTOBER 4, 2022	
SCALE:	1/8" = 1'-0"	
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IRRIGATION PLAN

L3.1

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IRRIGATION NOTES

1. CONTRACTOR SHALL CONNECT P.O.C. FROM DOWNSTREAM OF HOSE BIB OR IRRIGATIONS STUB AND COMPLETE THE ENTIRE SYSTEM AS SHOWN ON THE PLANS AND SPECIFICATIONS.

2. DRAWINGS ARE DIAGRAMMATIC AND DO NOT NECESSARILY INDICATE ALL THE OFFSETS AND FITTINGS REQUIRED FOR A COMPLETE IRRIGATION SYSTEM. THE IRRIGATION SYSTEM SHALL BE INSTALLED WITHIN A PLANTING AREA WHEREVER POSSIBLE. CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTMENTS NECESSARY TO CONFORM TO ACTUAL FIELD CONDITIONS.

3. EQUIPMENT INCLUDING MAIN, LATERALS, AND VALVES SHOWN IN HARDSCAPE AREAS ARE FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED WHENEVER POSSIBLE WITHIN PLANTED AREAS A REASONABLE, REACHABLE DISTANCE FROM HARDSCAPE OR TURF AREAS UNLESS OTHERWISE NOTED ON THE DRAWINGS.

4. CONTRACTOR SHALL INSTALL WIRE AND PIPE UNDER HARDSCAPE AREAS IN SEPERATE P.V.C. SCHEDULE 40 SLEEVES. CONTRACTOR SHALL COORDINATE PIPING AND SLEEVING LOCATION PRIOR TO HARDSCAPE INSTALLATION. SLEEVING SHALL BE INSTALLED IN ACCORDANCE WITH APPLICABLE CODES. WHEREVER POSSIBLE, CONTROL WIRES SHALL OCCUPY THE SAME TRENCH AS PIPES. EACH CONTROLLER SHALL HAVE AN INDEPENDENT GROUND WIRE.

5. "I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN." INSTALL IRRIGATION SYSTEM IN ACCORDANCE WITH ALL LOCAL AND STATE CODES AND ORDINANCES.

6. THE EXISTING WATER PRESSURE AT THE WATER METER IS UNKNOWN. THE IRRIGATION SYSTEM IS DESIGNED TO OPERATE AT 45 - 55 PSI. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND WATER PRESSURE. IF ANY DISCREPANCY EXISTS BETWEEN DESIGN AND ACTUAL FIELD CONDITIONS NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY IN WRITING FOR A DECISION BEFORE PROCEEDING WITH THE INSTALLATION.

7. SYSTEM DESIGN IS BASED ON A MINIMUM OPERATING PRESSURE (P.S.I.) AND A MAXIMUM DEMAND (G.P.M.) AS SHOWN AT EACH POINT OF CONNECTION ON THE DRAWINGS. CONTRACTOR SHALL VERIFY PRESSURE AND DEMAND AT EACH POINT OF CONNECTION PRIOR TO COMMENCING INSTALLATION AND SUBMIT SUCH IN WRITING TO THE OWNER'S AUTHORIZED REPRESENTATIVE. IF ANY DISCREPANCIES EXIST, THEY SHOULD BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE.

9. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE AND EFFECTIVE COVERAGE OF ALL PLANTING AREAS. DURING THE MAINTENANCE PERIOD, IT IS THE RESPONSIBILITY OF THE LANDSCAPE MAINTENANCE CONTRACTOR TO ENSURE ALL PLANT MATERIAL RECEIVES AS MUCH WATER AS IS NECESSARY FOR ESTABLISHMENT AND TO SUSTAIN GOOD PLANT HEALTH.

10. CONTRACTOR SHALL FLUSH ALL LINES AND ADJUST IRRIGATION SYSTEM FOR OPTIMUM PERFORMANCE IN ACCORDANCE WITH THE SPECIFICATIONS. COSTS INCURRED DUE TO ANY ADJUSTMENTS FOR 100% COVERAGE, INCLUDING THOSE REQUESTED BY THE OWNER'S AUTHORIZED REPRESENTATIVE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

11. CONTRACTOR SHALL COORDINATE INSTALLATION OF THE IRRIGATION SYSTEM WITH THE LAYOUT AND INSTALLATION OF THE PLANT MATERIAL TO ENSURE THAT THERE WILL BE COMPLETE AND UNIFORM IRRIGATION COVERAGE OF PLANTING. THE IRRIGATION LAYOUT SHALL BE CHECKED BY THE CONTRACTOR AND OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO CONSTRUCTION TO DETERMINE IF ANY CHANGES, DELETIONS, OR ADDITIONS ARE REQUIRED. THE IRRIGATION SYSTEM SHALL BE INSTALLED AND TESTED PRIOR TO THE INSTALLATION OF ANY PLANT MATERIALS.

12. TRENCHING DEPTHS FOR IRRIGATION PIPES SHALL BE AS FOLLOWS: MAIN = 24", ALL LATERALS = 12". ALL DIMENSIONS ARE FROM THE TOP OF THE PIPE. PROVIDE A MINIMUM 3" SAND ENVELOPE AROUND ALL MAINLINE PIPE.

13. MINIMUM LATERAL SIZE SHALL BE 3/4". SEE PIPE SIZING CHART FOR SIZING.

14. IF SETTLEMENT OCCURS ALONG TRENCHES AND ADJUSTMENT(S) TO PIPES, VALVES, OR HEADS IS REQUIRED, THE CONTRACTOR, AS PART OF WORK UNDER THIS CONTRACT, SHALL MAKE ALL ADJUSTMENTS WITHOUT EXTRA COSTS TO THE OWNER.

15. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FILL AND REPAIR ALL DEPRESSIONS AND REPLACE ALL NECESSARY LAWN AND/OR PLANTING DUE TO THE SETTLEMENT OF IRRIGATION FOR ONE YEAR FOLLOWING THE ACCEPTED COMPLETION OF MAINTENANCE.

16. CONTRACTOR SHALL GUARANTEE THAT ALL MATERIAL, EQUIPMENT, AND WORKMANSHIP FURNISHED BY HIM BE FREE OF DEFECTS FOR ONE YEAR FOLLOWING THE ACCEPTED COMPLETION OF MAINTENANCE. CONTRACTOR SHALL BE LIABLE FOR REPAIRS AND REPLACEMENT OF FAILED MATERIAL DURING THIS GUARANTEE PERIOD.

17. ALL PLASTIC FITTINGS SHALL BE A MINIMUM OF 18" APART TO FACILITATE REMOVAL AND REPLACEMENT OF INDIVIDUAL FITTINGS.

18. SPLICING OF 24 VOLT WIRES WILL NOT BE PERMITTED EXCEPT IN VALVE BOXES. CONTRACTOR TO LEAVE A 24" COIL OF EXCESS WIRE AT EACH SPLICE AND EVERY 100' ON CENTER ALONG WIRE RUN. TAPE WIRE BUNDLES 10' ON CENTER. NO TAPING WILL BE PERMITTED INSIDE SLEEVES. WIRE CONNECTORS SHALL BE SCOTCH DBY OR APPROVED EQUAL, INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

19. CONTROL VALVES SHALL BE SIZED AS DESIGNATED ON THE DRAWINGS AND SHALL BE INSTALLED IN VALVE BOXES AS INDICATED IN THE DETAILS. BOXES SHALL BE SET FLUSH WITH THE FINISH GRADE OR SURFACE AND PERMANENTLY MARKED AS INDICATED IN THE DETAILS.
20. EXACT LOCATION OF CONTROLLERS TO BE DETERMINED AT JOB SITE BY PROJECT MANAGER. USE THIN WALL METAL CONDUIT ABOVE GRADE AND IN GARAGES. PAINT ALL CONDUIT TO MATCH BUILDING OR WALL COLOR. USE WATERPROOF CONNECTIONS FOR OUTDOOR INSTALLATION. INSTALL PER MANUFACTURERS SPECIFICATIONS. SEAL ALL CONDUIT HOLES WITH SILICONE OR EQUAL. PROGRAM CONTROLLER TO IRRIGATE USING MULTIPLE REPEAT CYCLES OF SHORT DURATION. CARE SHALL BE TAKEN TO PREVENT RUNOFF OF WATER AND SLOPE/SOIL EROSION DUE TO PROLONGED APPLICATIONS OF WATER. FOR CONTROL WIRE INSTALLED IN GARAGE, COORDINATE WITH ELECTRICAL ENGINEER AND PROJECT ELECTRICIAN FOR CONNECTIONS BETWEEN PODIUM OR WALL PENETRATIONS TO IRRIGATION CONTROLLER LOCATION(S).

21. CONTROL WIRES SHALL BE 14 GAUGE (RED). SEPARATE WIRES SHALL RUN FROM THE CONTROLLER TO EACH VALVE. COMMON GROUND WIRES SHALL BE 12 GAUGE (WHITE) ALL CONTROL WIRES LEADING FROM VALVES TO CONTROLLER SHALL BE LOOPED-UP A MINIMUM OF 30" INTO EVERY VALVE BOX INTERCEPTED ON THE WAY TO THE CONTROLLER.

22. CONTRACTOR TO COORDINATE CONTROLLER POWER HOOK-UP WITH PROJECT ELECTRICIAN. THE GENERAL CONTRACTOR SHALL COORDINATE HIS PORTION OF WORK WITH THE ELECTRICAL CONTRACTOR TO MINIMIZE CONFLICTS.

23. FINAL LOCATION FOR CONTROL VALVES SHALL BE APPROVED BY THE OWNERS AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLING. CONTRACTOR SHALL NOTIFY ALL LOCAL JURISDICTIONS FOR INSPECTION AND TESTING OF INSTALLED BACKFLOW PREVENTION DEVICE.

24. BUBBLERS SHALL BE LOCATED ON THE UPHILL SIDE OF TREES.

25. ALL WATER TO DRAIN AWAY FROM BUILDING PER LOCAL BUILDING CODE.

31. DO NOT WILLFULLY INSTALL THE SPRINKLER SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OF DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.

32. A LAMINATED, COLOR CODED, REDUCED SIZE IRRIGATION PLAN SHALL BE FURNISHED TO THE OWNER AFTER FINAL ACCEPTANCE. PLACE ANOTHER LAMINATED COPY INSIDE THE CONTROLLER CABINET DOOR.

33. LANDSCAPE CONTRACTOR TO COORDINATE WITH GENERAL CONTRACTOR PRIOR TO DEMOLITION OR PROTECTION OF EXISTING MAINLINE AND CONTROLLER WIRE FOR FUTURE USE.

34. IF THE INTENT IS TO DEMO ANY IRRIGATION EQUIPMENT IN NEW CONSTRUCTION AREA, LANDSCAPE CONTRACTOR SHALL SUPPLY ALL NEW MAINLINE AND CONTROLLER WIRE TO NEW REMOTE CONTROL VALVE AS DESIGNED PER THIS PLAN, TYPICAL.

35. CONTRACTOR SHALL INSTALL DRIPLINE ON SLOPES PER MANUFACTURERS RECOMMENDATIONS WITH 25% INCREASED SPACING AT BOTTOM 1/3 OF SLOPE.

36. CONTRACTOR MUST PROVIDE AN IRRIGATION AUDIT IN ACCORDANCE WITH LOCAL WELO AND TITLE 23 DEPARTMENT OF WATER RESOURCES SECTION 492.12: IRRIGATION AUDIT, IRRIGATION SURVEY, AND IRRIGATION WATER USE ANALYSIS PRIOR TO PROJECT ACCEPTANCE. AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION.

37. CONTRACTOR SHALL PROVIDE A CERTIFICATE OF COMPLETION AS REQUIRED TO THE LOCAL REVIEWING AGENCY. SEE CALIFORNIA CODE OF REGULATIONS TITLE 23 WATERS DIVISION 2 DEPARTMENT OF WATER RESOURCES CHAPTER 2.7 MODEL WATER EFFICIENT LANDSCAPE ORDINANCE APPENDIX C.

38. SOIL MANAGEMENT REPORT SHALL BE PROVIDED BY LANDSCAPE CONTRACTOR AND SOIL AMENDMENTS SHALL BE FOLLOWED PER THE REPORT. PHYSICAL COPIES OF THE SOIL MANAGEMENT REPORT SHALL BE PROVIDED TO CLIENT, PROJECT LANDSCAPE ARCHITECT AND LOCAL AGENCY AS REQUIRED. SOIL MANAGEMENT REPORT SHALL CONFORM TO STATE AB1881 WATER EFFICIENT LANDSCAPE ORDINANCE OR AGENCY ADOPTED WELO.

39. CONTRACTOR IS RESPONSIBLE FOR HAND WATERING INCLUDING BUT NOT LIMITED TO THE FOLLOWING AREAS DURING PLANT ESTABLISHMENT: BIO-CELL AREAS, SODDED AREAS. THESE AREAS WILL NEED SUPPLEMENTAL HAND WATERING IF THEY ARE IRRIGATED BY DRIP UNTIL ROOTS ARE ESTABLISHED AS DRIP IRRIGATION MAY NOT PROVIDE SUFFICIENT WATER TO THESE AREAS FOR HEALTHY PLANT ESTABLISHMENT.






40. PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICE.

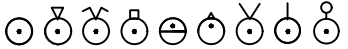
41. CHECK VALVES OR ANTI-DRAIN VALVES ARE REQUIRED ON ALL SPRINKLER HEADS WHERE LOW POINT DRAINAGE COULD OCCUR.


42. A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE DESIGNER OF THE LANDSCAPE PLANS, IRRIGATION PLANS, OR THE LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT.



43. WATER SUPPLIED BY CALIFORNIA WATER SERVICE.


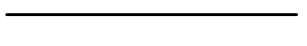


IRRIGATION LEGEND







SYMBOL	DESCRIPTION	MANUFACTURER/MODEL/SIZE
	WALL MOUNT ET BASED ELECTRIC IRRIGATION CONTROLLER	HUNTER PRO HC WIFI ENABLED 12-STATION CONTROLLER WITH HUNTER HC FLOW METER
	WEATHER SENSOR	WR-CLIK MOUNT IN AN AREA EXPOSED TO RAIN CONDITIONS AND OUT OF REACH FOR VANDALISM. 2.4G WIRELESS CONNECTION IS REQUIRED FOR OPERATION. PLEASE VISIT HTTPS://WWW.HYDRAWISE.COM TO ENROLL AND SET UP ACCOUNT WITH SCHEDULE TO TRANSFER TO FUTURE HOMEOWNER
	PVC BALL VALVE	NIBCO PVC BALL VALVE 4660-S OR EQUAL, LINE SIZE
	ANTI-SIPHON DRIPZONE CONTROL KIT INC. REMOTE CONTROL VALVE, PRESSURE REGULATOR & FILTER FOR DRIP AND TREE BUBBLER VALVES	IRRITOL 2700 ANTI-SIPHON SERIES
	SPRAY / BUBBLER ANTI-SIPHON VALVE	IRRITOL 2700 ANTI-SIPHON SERIES

SPRAY	DESCRIPTION	RADIUS	OPERATING PRESSURE	MODEL	NOZZLE GPM
	POP-UP SPRAY HEADS	12'	20-75 PSI	TORO 570Z-PRX SERIES 6P OT-12 (360, TQ, TT, 210, H, 150, T, Q, Q, 60)	1.46, 1.15, 0.99, 0.82, 0.74, 0.62, 0.49, 0.37, 0.25

BUBBLERS	DESCRIPTION	OPERATING PRESSURE	MODEL	NOZZLE GPM
	ON GRADE TREE BUBBLER	20-75 PSI	TORO FB-25 MOUNTED ON TORO SHRUB ADAPTERS IN QUANTITIES AS FOLLOWS: 2 PER 15 GALLON OR 24" BOX TREE 4 PER 36" BOX TREE AND LARGER	0.25

DRIP	DESCRIPTION	OPERATING PRESSURE	MODEL
	HUNTER ECO-WRAP NOTE: INSTALL HUNTER ECO-WRAP PER MANUFACTURER'S SPECIFICATIONS	15-50 PSI	ECO-WRAP-17, FLEECE-WRAPPED HDL-CV
	ON-GRADE TORO DRIP TUBING NOTE: INSTALL TORO DL2000 PER MANUFACTURER'S SPECIFICATIONS	30 PSI	TORO DL-2000 SERIES (RGP-212-10) FOR GROUND COVER & SHRUB AREAS: DL2000 DRIPLINE SPACING =18" EMITTER SPACING =18" DRIPPER FLOW =0.53 GPH
REQUIRED DRIP EQUIPMENT NOT GRAPHICALLY DEPICTED ON PLANS: (INSTALL PER MANUFACTURER'S RECOMMENDATIONS.)			
	FLUSH VALVE FOR DL2000 SYSTEM		TORO FCH-H-FIPT, MINIMUM ONE PER VALVE
	AIR VACUUM RELIEF VALVE FOR DRIP SYSTEM		TORO YD-500-34 MINIMUM ONE PER VALVE
	OPERATION INDICATOR FOR DRIP SYSTEM		TORO DL-MP9 MINIMUM ONE PER VALVE
	DRIP TUBE FITTINGS		TORO TRI-LOC FITTINGS

IRRIGATION LINES AND SLEEVES	DESCRIPTION	MODEL	NOTES
	NONPRESSURE DRIP IRRIGATION LATERAL, SIZED PER PIPE SIZING CHART	SCHEDULE 40 PVC PIPE	12" COVER
	NONPRESSURE IRRIGATION SUPPLYLINE-3/4" MIN.	CLASS 200 PVC PIPE	12" COVER
	PRESSURE SUPPLY MAINLINE	1120 SCHD. 40 PVC PIPE FOR SIZES 1-1/2" AND SMALLER 1120 CLASS 315 PVC PIPE FOR SIZES 2" AND LARGER	24" COVER
	SLEEVE: 2x ENCLOSED PIPE DIAMETER OR AS INDICATED	1120/SCHEDULE 40 PVC PIPE	24" COVER

SPRAY, ROTOR, AND BUBBLER VALVES		DRIP TUBING VALVES	
	CONTROLLER STATION NUMBER		CONTROLLER STATION NUMBER GALLONS PER MINUTE THROUGH VALVE
	CONTROL VALVE SIZE		CONTROL VALVE SIZE
			LENGTH OF DRIP TUBING, IF APPLICABLE
			ZONE TYPE, IF APPLICAPBLE

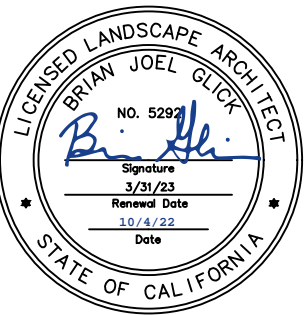
PIPE SIZING CHART

FLOW RATE (GPM)	PIPE SIZE (DIAMETER)
0.0 - 9.0	0.75"
9.1 - 18.0	1.00"
18.1 - 30.0	1.25"
30.1 - 40.0	1.50"
40.1 - 60.0	2.00"
60.1 - 70.0	2.50"









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CHECKED BY:		BG
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SCALE:		NONE
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IRRIGATION
LEGEND AND
NOTES

L3.2

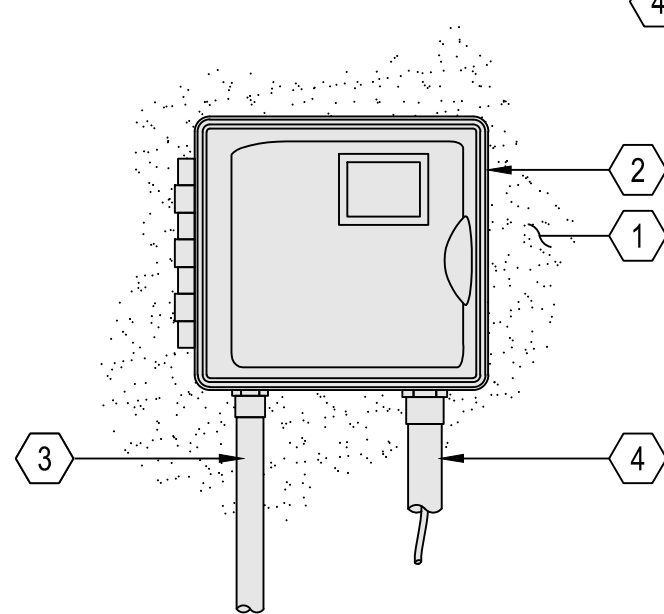
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NOTES:

- THIS DRAWING IS PROVIDED FOR REFERENCE ONLY.
- INDIVIDUAL PROJECT REQUIREMENTS AND LOCAL CODES MAY DICTATE DIFFERENCES IN INSTALLATION PROCEDURES THAT ARE NOT IDENTIFIED ON THIS DETAIL.

- ALL ELECTRICAL WORK MUST CONFORM TO LOCAL CODES.
- VERIFY CONTROLLER LOCATION WITH PROJECT ELECTRICIAN.
- REFER TO PRODUCT LITERATURE FOR ADDITIONAL INSTALLATION REQUIREMENTS.

- WALL SURFACE
- WALL MOUNT CONTROLLER, SEE IRRIGATION LEGEND FOR SPECIFICATION
- ELECTRICAL SUPPLY CONDUIT, CONNECT TO POWER SOURCE, J-BOX INSIDE CONTROLLER
- IRRIGATION CONTROL WIRE IN CONDUIT, SIZE AND TYPE PER LOCAL CODES



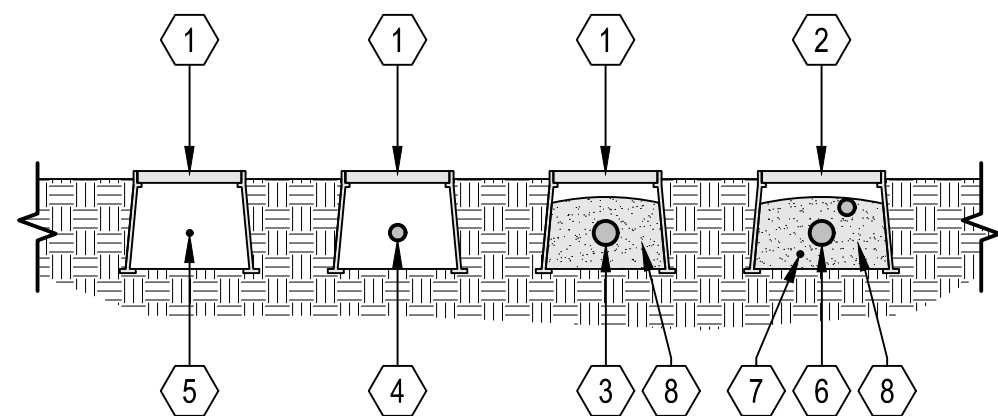
ELEVATION

K WALL MOUNT CONTROLLER
SCALE: 2" = 1'-0"

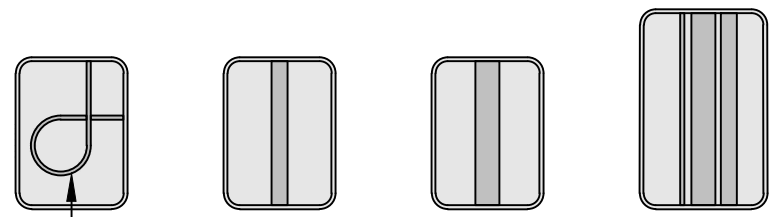
NOTES:

- SLEEVE BELOW ALL Hardscape ELEMENTS.
- SLEEVING SHALL BE TWICE THE DIAMETER OF WIRE BUNDLE CONTAINED WITHIN.
- CENTER VALVE BOX OVER REMOTE CONTROL VALVE TO FACILITATE SERVICING.
- SET VALVE BOX 1" ABOVE FINISH GRADE IN PLANTING AREAS AND FLUSH WITH FINISH GRADE IN TURF AREAS.
- PLACE VALVE AND VALVE BOX IN PLANTING AREAS WHERE POSSIBLE.
- SET VALVE BOXES PARALLEL TO EACH OTHER AND PERPENDICULAR TO EDGE OF LAWN, WALK, FENCE, ETC.
- AVOID HEAVILY COMPACTED SOIL AROUND VALVE BOX TO PREVENT DAMAGE TO VALVE BOX.
- DO NOT INSTALL VALVE BOX IN Hardscape.
- VALVE BOXES IN PLANTING AREAS SHALL HAVE BROWN LIDS EXCEPT FOR RECYCLED WATER VALVES, IN WHICH CASE THE LIDS SHALL BE PURPLE.
- PROVIDE A MINIMUM 2" CLEAR BETWEEN PIPES.

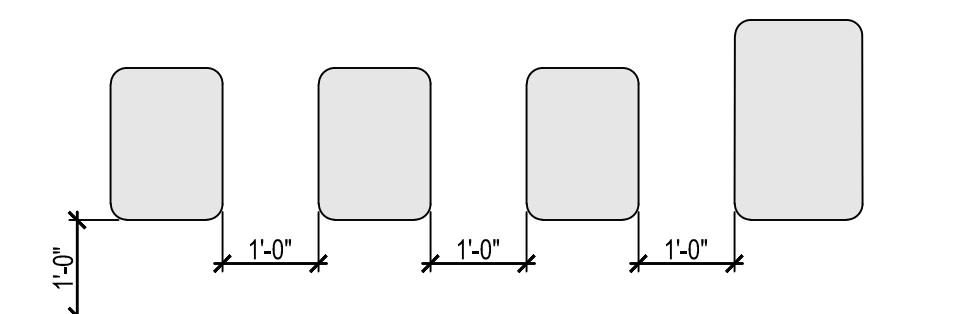
- 14" x 19" VALVE BOX
- 16" x 25" VALVE BOX
- MAIN LINE
- LATERAL LINE
- WIRING IN CONDUIT
- MAIN LINE, LATERAL LINE, AND WIRING IN SAME TRENCH
- INSTALL WIRING BENEATH AND BESIDE MAIN LINE, TAPE AND BUNDLE AT 10'-0" INTERVALS
- 3" SAND ENVELOPE AROUND MAIN LINES
- TIE A 2'-0" LOOP IN WIRING AT ALL CHANGES OF DIRECTION 30° OR GREATER, UNTIE AFTER ALL CONNECTIONS HAVE BEEN MADE
- EDGE OF LAWN, WALK, FENCE, ETC.



SECTION



PLAN VIEW
SHOWN WITHOUT VALVE BOX LIDS



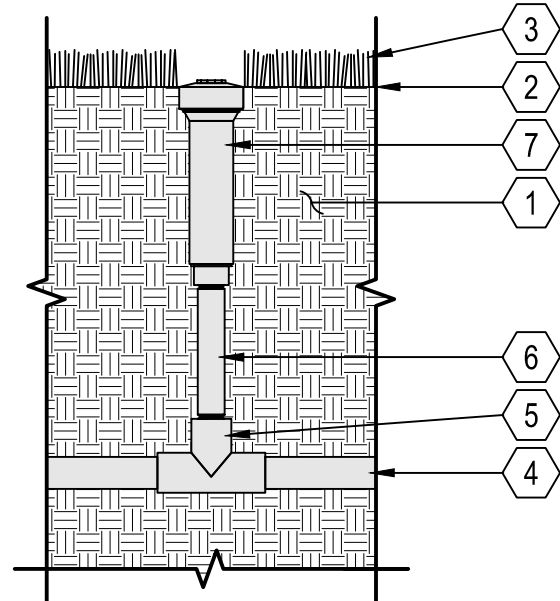
PLAN VIEW

J VALVE BOX INSTALLATION DIAGRAMS
SCALE: 1/2" = 1'-0"

NOTES:

- SEE IRRIGATION LEGEND FOR EQUIPMENT SPECIFICATIONS.
- INSTALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
- ALWAYS INSTALL POP-UP SPRAY HEAD PERPENDICULAR TO FINISHED GRADE.

- NATIVE SOIL
- FINISHED GRADE
- LAWN
- SPRAY IRRIGATION LATERAL
- PCV TEE, SxSxT, WITH 1/2" THREADED OUTLET
- 1/2" PVC NIPPLE, SCH 80
- POP-UP SPRAY HEAD, PLACE FLUSH WITH FINISHED GRADE AS SHOWN, MAINTAIN 2" CLEAR FROM EDGES OF Hardscape



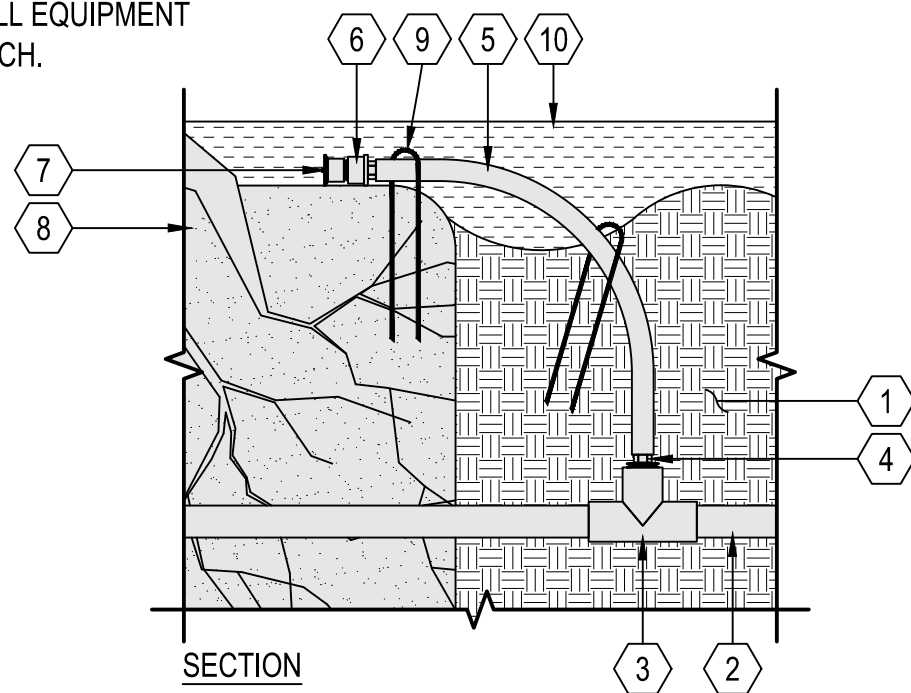
SECTION

I POP-UP SPRAY HEAD
SCALE: 2" = 1'-0"

NOTES:

- SEE IRRIGATION LEGEND FOR EQUIPMENT SPECIFICATIONS.
- INSTALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
- ALLOW 6" BETWEEN TRUNK AND BUBBLER.
- IF APPLICABLE, PLACE ALL BUBBLERS ON UPHILL SIDE OF TRUNK.
- CONCEAL ALL EQUIPMENT UNDER MULCH.

- NATIVE SOIL
- IRRIGATION LATERAL
- PVC TEE, SxSxT, WITH 3/4" THREADED OUTLET
- SUPER FUNNY PIPE ADAPTER, MALE THREADS, 3/4" x 3/8"
- SUPPER FUNNY PIPE, 3/8"
- SUPER FUNNY PIPE ADAPTER, FEMALE THREADS, 1/2" x 3/8"
- BUBBLER
- ROOT BALL
- SOIL STAPLE, SEE SOIL STAPLE DETAIL
- MULCH



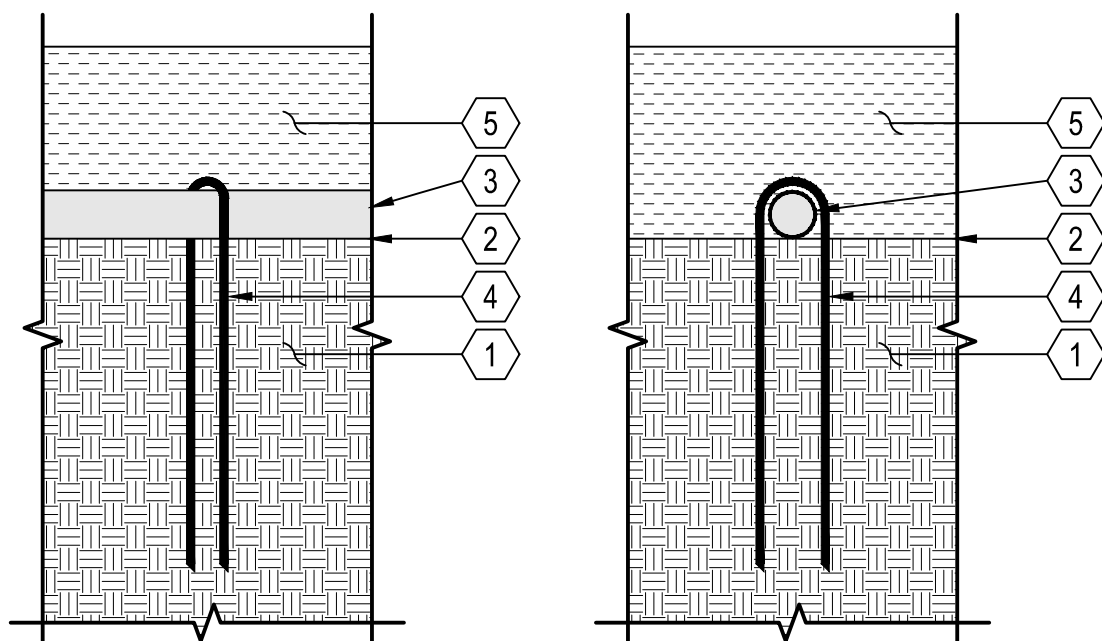
SECTION

H TREE BUBBLER
SCALE: 2" = 1'-0"

NOTES:

- SEE IRRIGATION LEGEND FOR EQUIPMENT SPECIFICATIONS.
- INSTALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
- LOCATE STAPLES ALONG TUBING PER MANUFACTURER'S RECOMMENDATIONS.

- NATIVE SOIL
- FINISHED GRADE
- DRIFLINE
- SOIL STAPLE
- MULCH, DEPTH PER SPECIFICATIONS AND PLANTING PLAN



ELEVATION

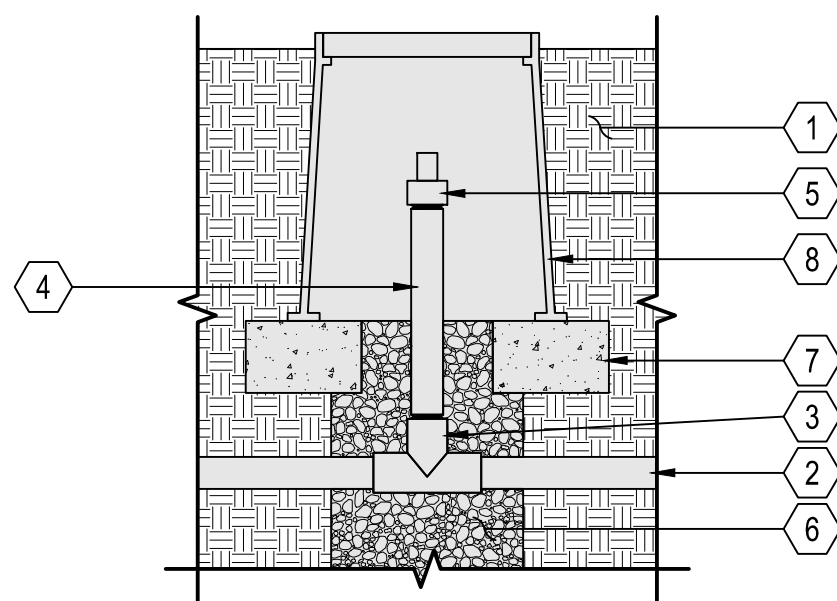
SECTION

G DRIFLINE SOIL STAPLE
SCALE: 4" = 1'-0"

NOTES:

- SEE IRRIGATION LEGEND FOR EQUIPMENT SPECIFICATIONS.
- INSTALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
- ONE FLUSH VALVE SHALL BE PLACED FOR EVERY 7 GPM PER ZONE AT LOW POINTS.

- NATIVE SOIL
- PVC FLUSH MANIFOLD, SEE DRIFLINE LAYOUT DETAILS
- PCV TEE, SxSxT, WITH 3/4" THREADED OUTLET
- 3/4" PVC NIPPLE, SCH 80
- DRIFLINE FLUSH VALVE
- PEA GRAVEL SUMP, 6" WIDE, 18" DEEP
- BRICK SUPPORTS
- PLASTIC VALVE BOX, 6" ROUND, LID SHALL BE 1" ABOVE FINISHED GRADE, HEAT BRAND "FV" ON LID IN 1" LETTERS



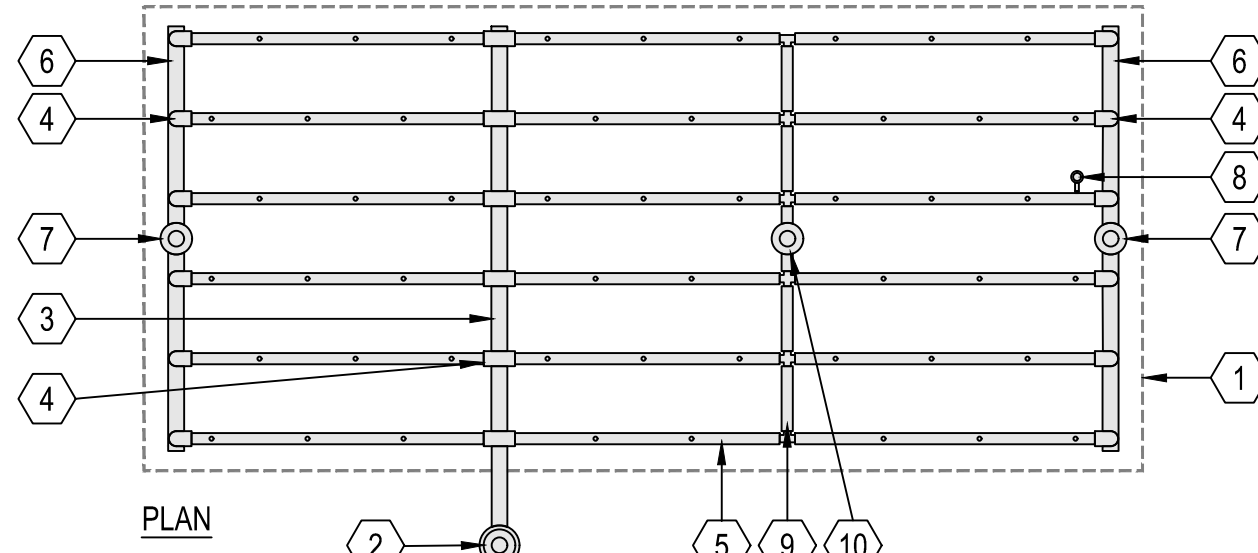
SECTION

F DRIFLINE FLUSH VALVE
SCALE: 2" = 1'-0"

NOTES:

- SEE IRRIGATION LEGEND FOR EQUIPMENT SPECIFICATIONS.
- INSTALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
- SPACE DRIFLINE PER IRRIGATION LEGEND, PLACE PERIMETER DRIFLINE 2" TO 4" FROM PLANTING AREA PERIMETER.

- PLANTING AREA PERIMETER
- DRIP CONTROL VALVE
- PVC SUPPLY MANIFOLD
- PVC CONNECTION, MANIFOLD TO DRIFLINE
- DRIFLINE
- PVC FLUSH MANIFOLD
- DRIFLINE FLUSH VALVE
- DRIFLINE OPERATION INDICATOR
- AIR / VACUUM RELIEF LATERAL, BLANK DRIFLINE TUBING, PLACED ON MOUND OR BERM
- AIR / VACUUM RELIEF VALVE, PLACED AT HIGH POINT, PLUMBED TO BLANK DRIFLINE TUBING



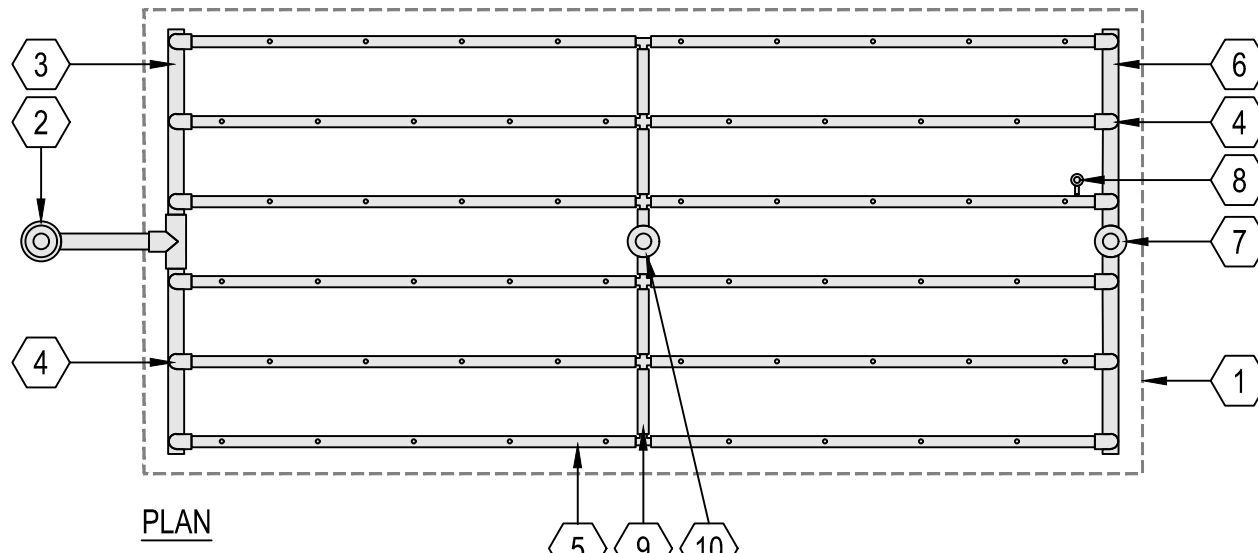
PLAN

E DRIFLINE CENTER-FEED LAYOUT
SCALE: 1" = 1'-0"

NOTES:

- SEE IRRIGATION LEGEND FOR EQUIPMENT SPECIFICATIONS.
- INSTALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
- SPACE DRIFLINE PER IRRIGATION LEGEND, PLACE PERIMETER DRIFLINE 2" TO 4" FROM PLANTING AREA PERIMETER.

- PLANTING AREA PERIMETER
- DRIP CONTROL VALVE
- PVC SUPPLY MANIFOLD
- PVC CONNECTION, MANIFOLD TO DRIFLINE
- DRIFLINE
- PVC FLUSH MANIFOLD
- DRIFLINE FLUSH VALVE
- DRIFLINE OPERATION INDICATOR
- AIR / VACUUM RELIEF LATERAL, BLANK DRIFLINE TUBING, PLACED ON MOUND OR BERM
- AIR / VACUUM RELIEF VALVE, PLACED AT HIGH POINT, PLUMBED TO BLANK DRIFLINE TUBING

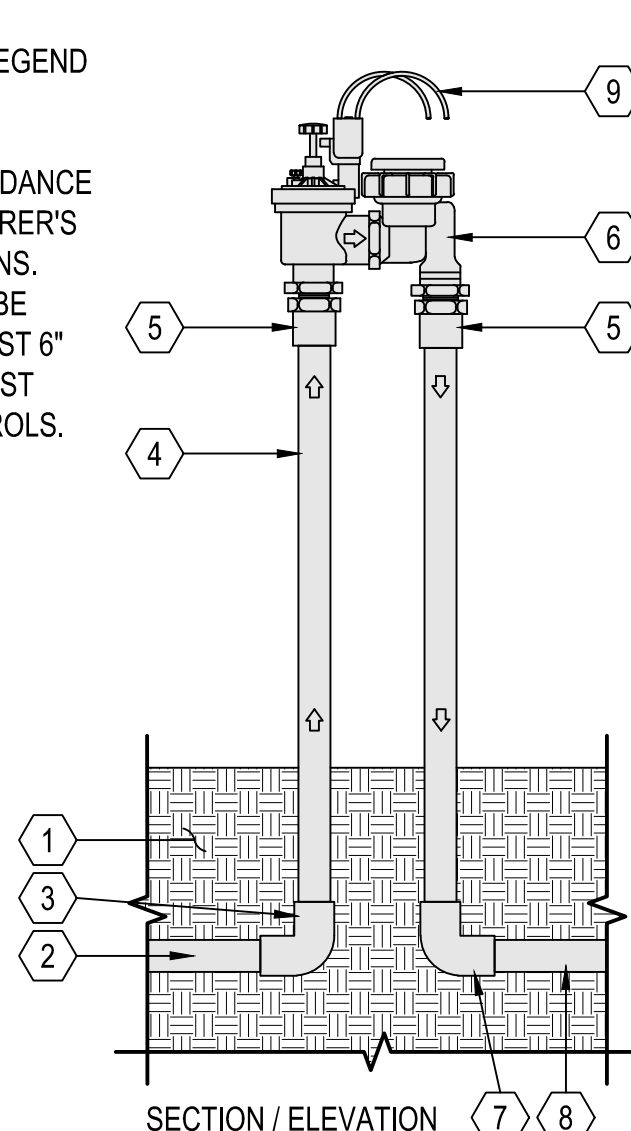


PLAN

D DRIFLINE END-FEED LAYOUT
SCALE: 1" = 1'-0"

NOTES:

- SEE IRRIGATION LEGEND FOR EQUIPMENT SPECIFICATIONS.
- INSTALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
- THE VALVE MUST BE INSTALLED AT LEAST 6" ABOVE THE HIGHEST EMITTER IT CONTROLS.

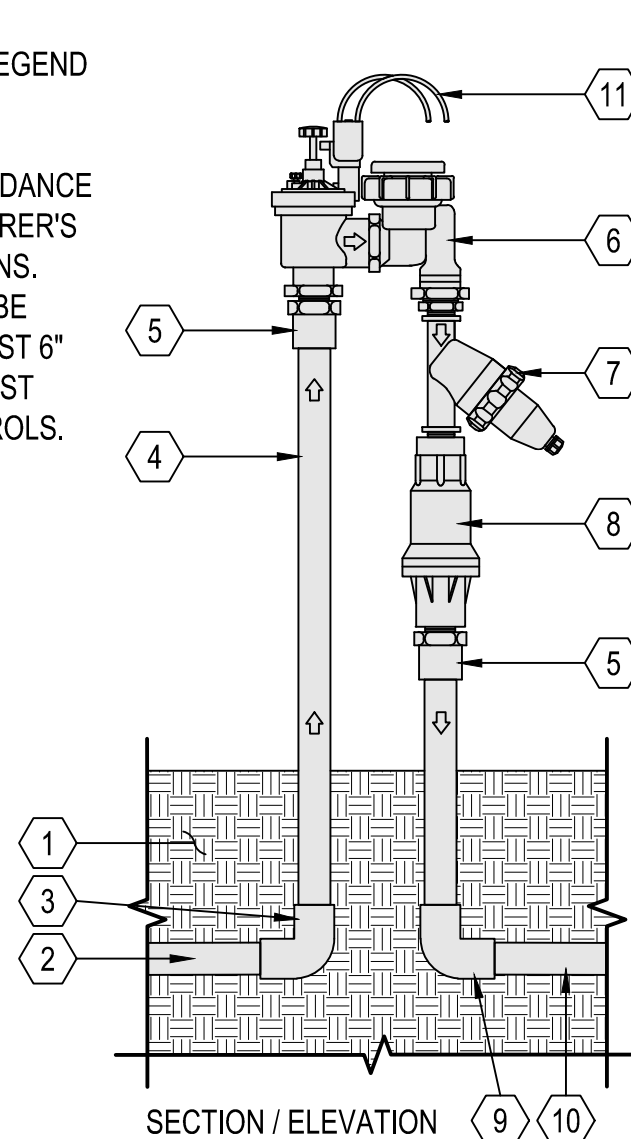


SECTION / ELEVATION

C SPRAY / BUBBLER CONTROL VALVE
SCALE: 2" = 1'-0"

NOTES:

- SEE IRRIGATION LEGEND FOR EQUIPMENT SPECIFICATIONS.
- INSTALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
- THE VALVE MUST BE INSTALLED AT LEAST 6" ABOVE THE HIGHEST EMITTER IT CONTROLS.



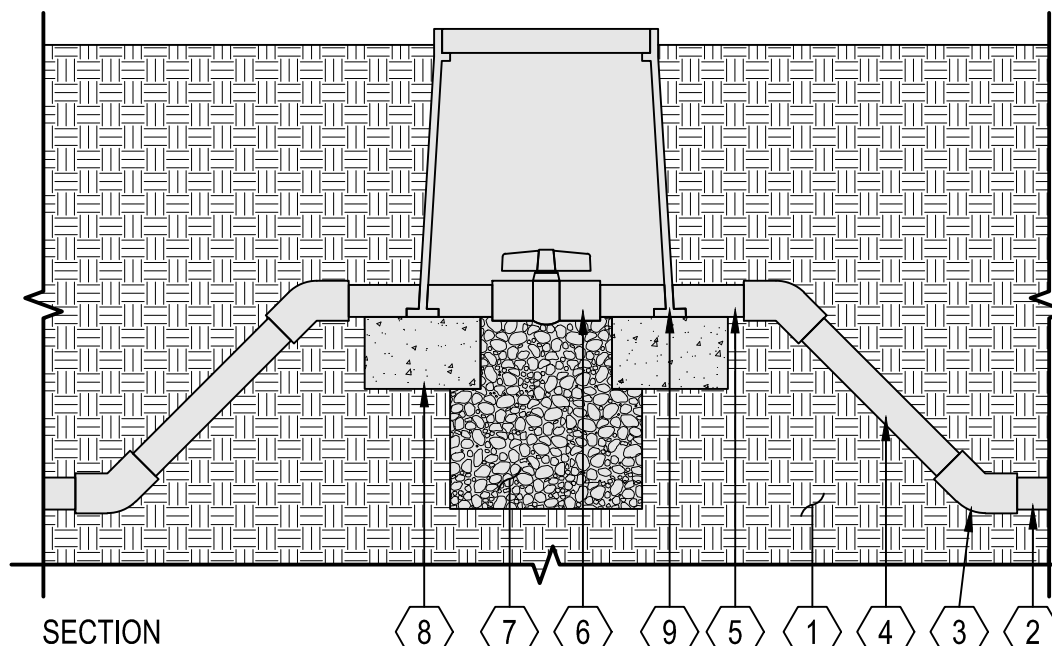
SECTION / ELEVATION

B DRIP CONTROL VALVE
SCALE: 2" = 1'-0"

NOTES:

- SEE IRRIGATION LEGEND FOR EQUIPMENT SPECIFICATIONS.
- INSTALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

- NATIVE SOIL
- IRRIGATION MAINLINE, MINIMUM 18" DEEP
- PVC ELBOW, 45 DEGREES, SCH 40
- PVC, SCH 40
- PVC, SCH 40, MINIMUM 8" LONG BOTH SIDE OF BALL VALVE
- BALL VALVE
- PEA GRAVEL SUMP, 6" WIDE, 6" DEEP
- BRICK SUPPORTS
- PLASTIC VALVE BOX, 6" ROUND, LID SHALL BE 1" ABOVE FINISHED GRADE, HEAT BRAND "BV" ON LID IN 1" LETTERS



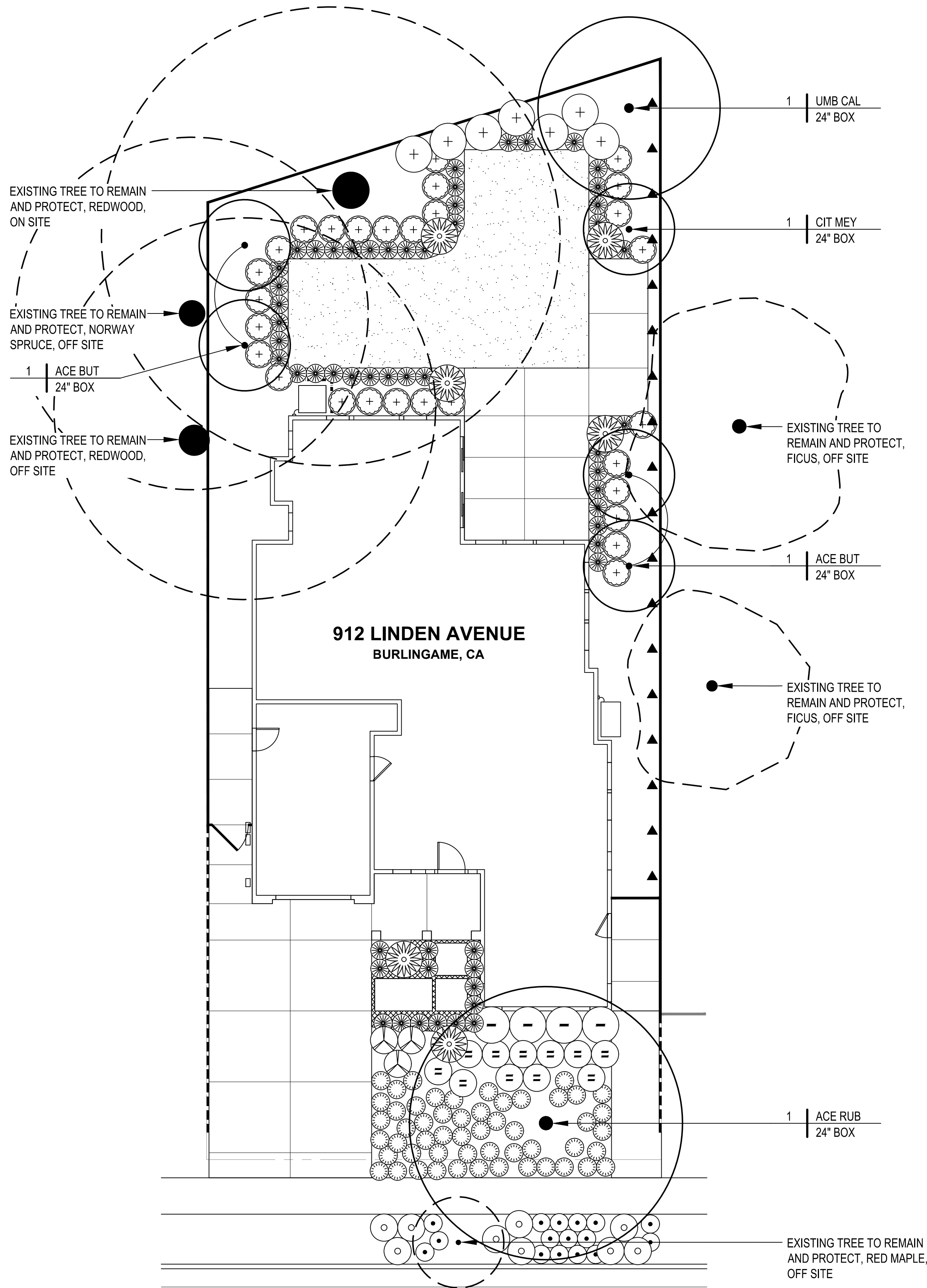
SECTION

A BALL VALVE
SCALE: 2" = 1'-0"

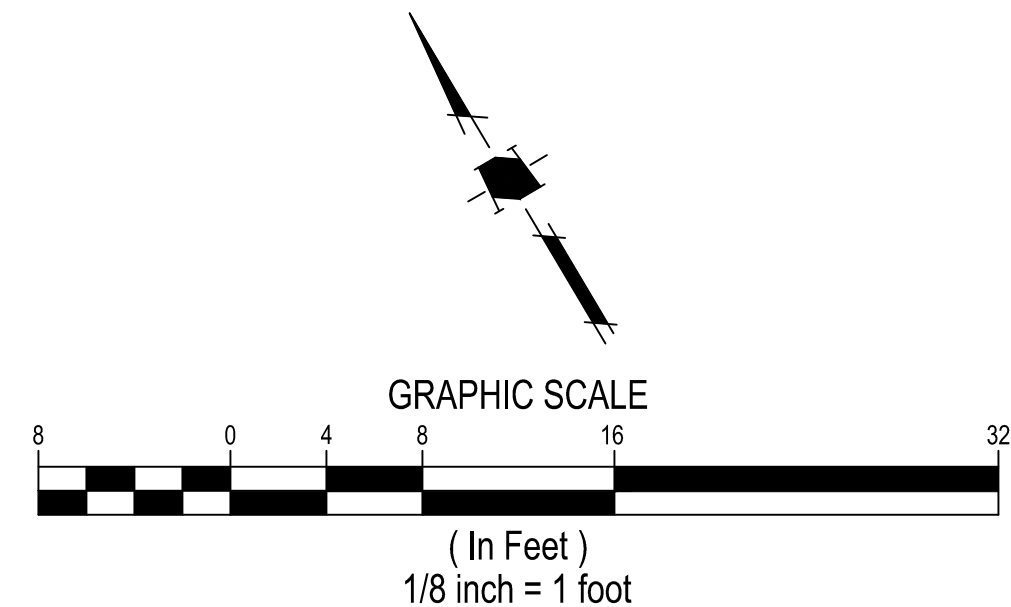
NO	DATE	DESCRIPTION
PROJECT NO:	5985.43	
CAD DWG FILE:	598543L.CAD	DWG
DESIGNED BY:	JH	
DRAWN BY:	JH	
CHECKED BY:	BG	
DATE:	OCTOBER 4, 2022	
SCALE:	AS NOTED	
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IRRIGATION
DETAILS

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TREE LEGEND	
SYMBOL	BOTANICAL NAME
ACE BUT	ACER PALMATUM 'BUTTERFLY'
ACE RUB	ACER RUBRUM
CIT MEY	CITRUS MEYERI
UMB CAL	UMBELLULARIA CALIFORNICA
SHRUB LEGEND	
SYMBOL	BOTANICAL NAME
AGAVE ATTENUATA	
BOUTELOUA GRACILIS 'BLONDE AMBITION'	
CAREX TUMULICOLA	
EUPHORBIA CHARACIAS	
EUPHORBIA 'ASCOT RAINBOW'	
LIGUSTRUM JAPONICUM 'TEXANUM'	
OLEA EUROPAEA 'LITTLE OLLIE'	
PITTOSPORUM TOBIRA 'VARIEGATA'	
SALVIA CLEVELANDII	
SALVIA SPATHACEA	
VINE LEGEND	
SYMBOL	BOTANICAL NAME
FICUS PUMILA	
GROUNDCOVER LEGEND	
SYMBOL	BOTANICAL NAME
BOLERO PLUS BY DELTA BLUEGRASS	
DYMONDIA MARGARETAE	
NOTES: 1. TREES TO BE PLANTED MINIMUM 5' FROM UNDERGROUND UTILITIES. 2. SEE SHEET L3.3 FOR PLANTING LEGEND AND NOTES. 3. SEE SHEET L3.4 FOR PLANTING DETAILS. 4. A MINIMUM 3" LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED.	


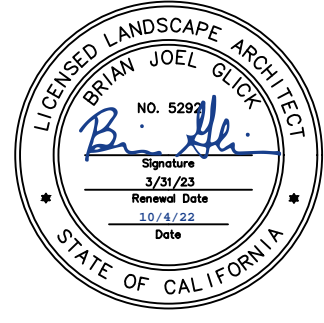




Land Use Entitlements
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Landscape Architecture
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Land Surveying
Stormwater Compliance

1570 Oakland Road
San Jose, CA 95131

(408) 487-2200
HMHca.com



912 LINDEN AVENUE
THOMAS JAMES HOMES
BURLINGAME, CA

NO	DATE	DESCRIPTION
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PLANTING PLAN

L4.1

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PLANTING NOTES

CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO FURNISH AND INSTALL PLANT MATERIAL AS SHOWN ON THE DRAWINGS AND AS DESCRIBED IN THE SPECIFICATIONS.

UNLESS DESIGNATED ON THE DRAWINGS OTHERWISE, STRUCTURAL IMPROVEMENTS AND HARDSCAPE SHALL BE INSTALLED PRIOR TO PLANTING OPERATIONS.

PLANT LIST ON THE DRAWINGS SHALL BE USED AS A GUIDE ONLY. CONTRACTOR SHALL TAKEOFF AND VERIFY SIZES AND QUANTITIES BY PLAN CHECK.

A SOIL MANAGEMENT REPORT SHALL BE PROVIDED BY LANDSCAPE CONTRACTOR AND SOIL AMENDMENTS SHALL BE FOLLOWED PER THE REPORT. PHYSICAL COPIES OF THE SOIL MANAGEMENT REPORT SHALL BE PROVIDED TO THE CLIENT, PROJECT LANDSCAPE ARCHITECT AND LOCAL AGENCY AS REQUIRED. THE SOIL MANAGEMENT REPORT SHALL CONFORM TO STATE AB1881 WATER EFFICIENT LANDSCAPE ORDINANCE (WELO) OR LOCAL AGENCY ADOPTED WELO. CONTRACTOR SHALL OBTAIN A SOILS MANAGEMENT REPORT AFTER GRADING OPERATIONS AND PRIOR TO PLANT INSTALLATION.

SAMPLES OF FERTILIZERS, ORGANIC AMENDMENT, SOIL CONDITIONERS, AND SEED SHALL BE SUBMITTED PRIOR TO INCORPORATION. CONTRACTOR SHALL FURNISH TO THE OWNER'S AUTHORIZED REPRESENTATIVE A CERTIFICATE OF COMPLIANCE FOR SUCH FURNISHED MATERIALS.

ALL WORK ON THE IRRIGATION SYSTEM, INCLUDING HYDROSTATIC, COVERAGE, AND OPERATIONAL TESTS AND THE BACKFILLING AND COMPACTION OF TRENCHES SHALL BE PERFORMED PRIOR TO PLANTING OPERATIONS.

LOCATIONS OF PLANT MATERIAL SHALL BE REVIEWED ON SITE BY THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION.

TREES SHALL BE PLANTED NO CLOSER THAN TEN FEET (10') FROM UTILITIES.

TREES PLANTED WITHIN FIVE FEET (5') OF HARDSCAPE OR STRUCTURES SHALL BE INSTALLED WITH A ROOT BARRIER AS APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

CONTRACTOR MUST CONTACT THE CITY ARBORIST TO VERIFY ANY PROPOSED SPECIES (EVEN IF SHOWN ON THE PLANS), LOCATIONS, AND QUANTITIES OF ALL PROPOSED TREES PRIOR TO ORDERING MATERIAL.

A MINIMUM 3" LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED. CONTRACTOR SHALL PROVIDE SAMPLE OF PROPOSED BARK MULCH FOR APPROVAL. BARK MULCH SHALL BE LYNOSO SMALL FIR BARK (3/4" TO 1-1/2") OR APPROVED EQUAL.

FOR SOILS LESS THAN 6% ORGANIC MATTER IN THE TOP 6" OF SOIL, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF 6" INTO THE SOIL.

ALL PLANT MATERIAL SHALL BE SELECTED IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1)

FOR STANDARD FORM TREES, CALIPER SIZE SHALL BE MEASURED 6" ABOVE THE SOIL LINE FOR CALIPERS EQUAL TO OR LESS THAN 4" FOR CALIPERS GREATER THAN 4", CALIPER SHALL BE MEASURES 12" ABOVE THE SOIL LINE. FOR MULTI-TRUNK TREES THE CALIPER SHALL BE ESTABLISHED BY TAKING THE AVERAGE OF THE CALIPER OF THE TWO LARGEST TRUNKS.

CALIPER IS MEASURED 6" ABOVE ORIGINATION POINT OF THE SECOND LARGEST TRUNK OR 6" ABOVE GROUND IF ALL TRUNKS ORIGINATE FROM THE SOIL.




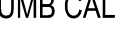



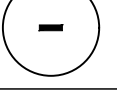
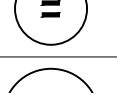
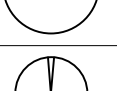

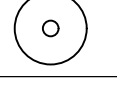


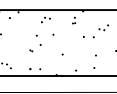


CALIPER SIZES STANDARDS:
15 GALLON: 0.75-1.25"
24" BOX: 1.25-2"
36" BOX: 2-3.5"
48" BOX: 3.5-5"
60" BOX: 4-6"

WATER NEEDS CATEGORY BASED ON WUCOLS IV (JANUARY 2014) LANDSCAPE COEFFICIENT METHOD:
CATEGORY PERCENTAGE OF ETo
(H) HIGH: 0.7-0.9
(M) MEDIUM: 0.4-0.6
(L) LOW: 0.1-0.3
(VL) VERY LOW: <0.1

SITE CLEANLINESS: THE CONTRACTOR IS RESPONSIBLE TO KEEP THE SITE CLEAN FOR SOIL EROSION CONTROL MEASURES AND FOR ANY OTHER GENERAL REQUIREMENTS. SHOULD EXISTING CONDITIONS REQUIRE MITIGATION, THE CONTRACTOR SHALL ALERT THE OWNER OR LANDSCAPE ARCHITECT PRIOR TO PERFORMING WORK.

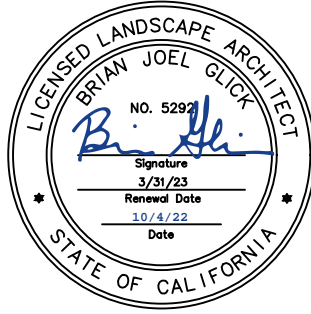
CERTIFICATE OF COMPLETION: A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE DESIGNER OF THE LANDSCAPE PLANS, IRRIGATION PLANS, OR LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT.

PLANTING LEGEND






TREE LEGEND						
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	MINIMUM CONTAINER SIZE	H x W	WUCOLS
	4	ACER PALMATUM 'BUTTERFLY'	BUTTERFLY JAPANESE MAPLE	24" BOX	10' x 10'	M
	1	ACER RUBRUM	RED MAPLE	24" BOX	55' x 40'	M
	1	CITRUS MEYERI	MEYER LEMON	24" BOX	10' x 10'	M
	1	UMBELLULARIA CALIFORNICA	CALIFORNIA BAY LAUREL	24" BOX	30' x 20'	L
SHRUB LEGEND						
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	MINIMUM CONTAINER SIZE	H x W	WUCOLS
	6	AGAVE ATTENUATA	FOXTAIL AGAVE	15 GALLON	4' x 4'	L
	53	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION	5 GALLON	2' x 2'	L
	57	CAREX TUMULICOLA	BERKELEY SEDGE	5 GALLON	2' x 2'	L
	4	EUPHORBIA CHARACIAS	EUPHORBIA	5 GALLON	4' x 4'	L
	11	EUPHORBIA 'ASCOT RAINBOW'	ASCOT RAINBOW EUPHORBIA	5 GALLON	3' x 3'	L
	7	LIGUSTRUM JAPONICUM 'TEXANUM'	WAXLEAF PRIVET	15 GALLON	6' x 4'	M
	3	OLEA EUROPAEA 'LITTLE OLLIE'	DWARF OLIVE	15 GALLON	3' x 3'	L
	29	PITTOSPORUM TOBIRA 'VARIEGATA'	VARIEGATED MOCK ORANGE	5 GALLON	3' x 3'	L
	9	SALVIA CLEVELANDII	CLEVELAND SAGE	5 GALLON	3' x 3'	L
	16	SALVIA SPATHACEA	HUMMINGBIRD SAGE	5 GALLON	2' x 2'	L
VINE LEGEND						
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	MINIMUM CONTAINER SIZE	H x W	WUCOLS
	18	FICUS PUMILA	CREEPING FIG	5 GALLON	CLIMBING	M
GROUNDCOVER LEGEND						
SYMBOL	SPACING	BOTANICAL NAME	COMMON NAME	MINIMUM CONTAINER SIZE	H x W	WUCOLS
	-	BOLERO PLUS BY DELTA BLUEGRASS	LAWN	SOD	SOD	H
	6" O.C.	DYMONDIA MARGARETAE	DYMONDIA	4 INCH	2' x 1'	L



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912 LINDEN AVENUE
THOMAS JAMES HOMES
BURLINGAME, CA

		
		
		
		
		
NO	DATE	DESCRIPTION
PROJECT NO:		5985.43
CAD DWG FILE:		598543LCD.DWG
DESIGNED BY:		JH
DRAWN BY:		JH
CHECKED BY:		BG
DATE:		OCTOBER 4, 2022
SCALE:		NONE
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PLANTING LEGEND
AND NOTES

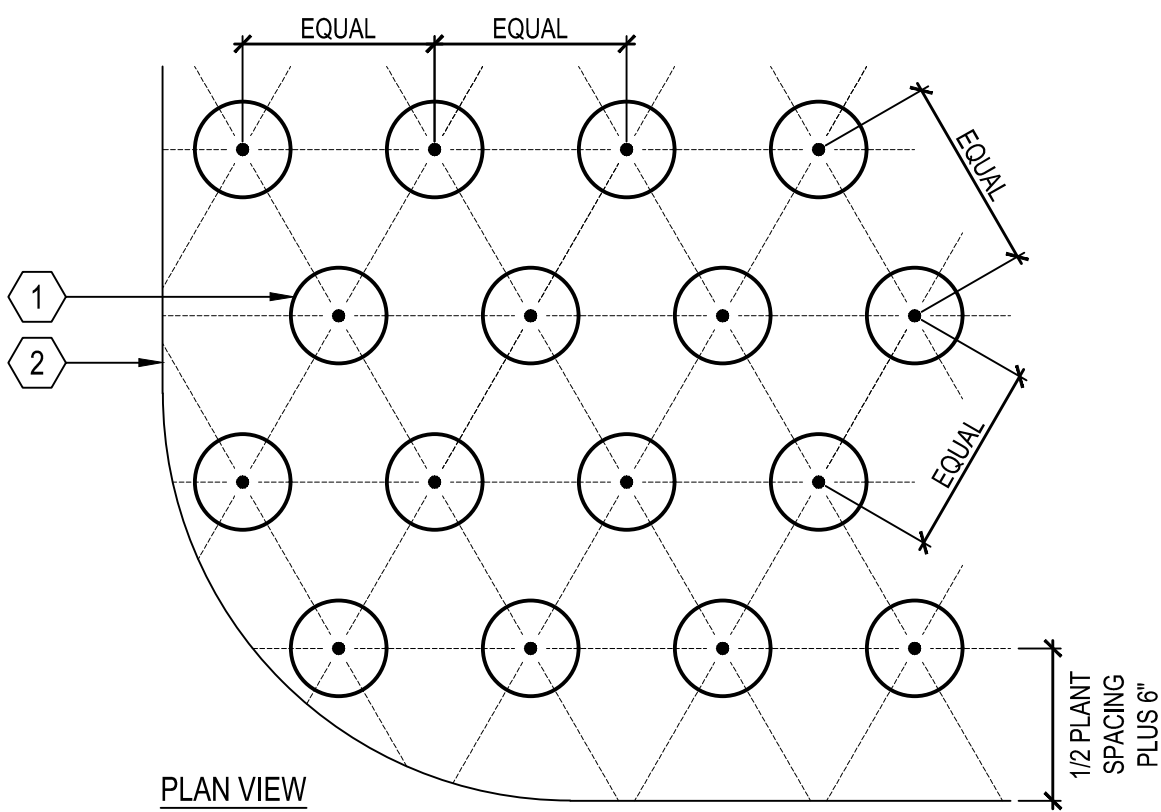
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- NOTES:
1. SEE PLANTING SPECIFICATIONS PRIOR TO INSTALLATION OF PLANT MATERIALS.
 2. SPACING SHALL BE TRIANGULATED UNLESS OTHERWISE NOTED.
 3. INFILL PLANTS AS REQUIRED TO MAINTAIN SPACING AT IRREGULAR EDGES.

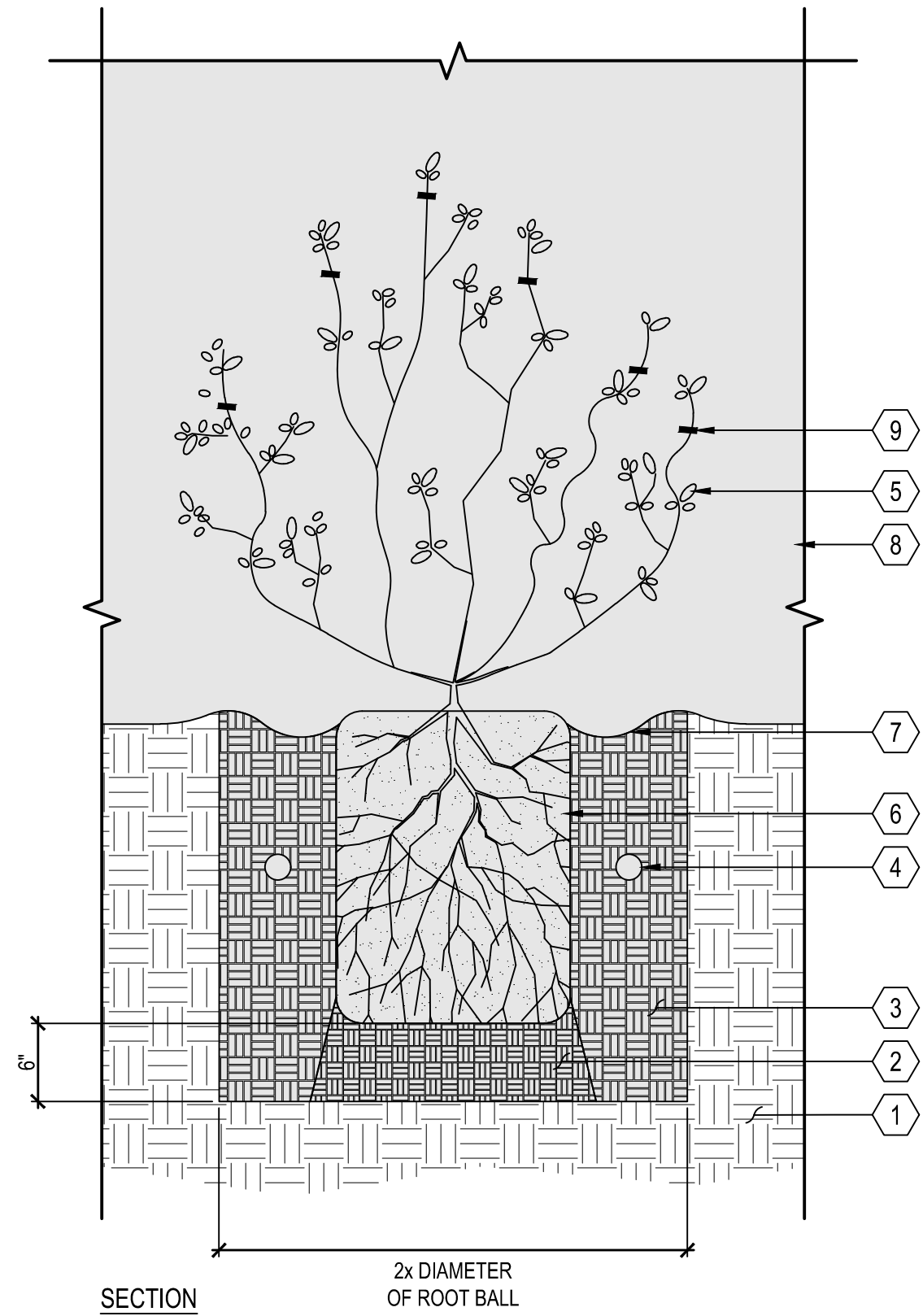
- 1 PLANT, SPACING VARIES, SEE PLANTING LEGEND
- 2 EDGE OF PLANTING AREA



D GROUNDCOVER
SCALE: 1" = 1'-0"

- NOTES:
1. SEE PLANTING SPECIFICATIONS PRIOR TO INSTALLATION OF PLANT MATERIALS.
 2. ROOT BALL CROWN SHALL EXTEND 1" ABOVE FINNISH GRADE.

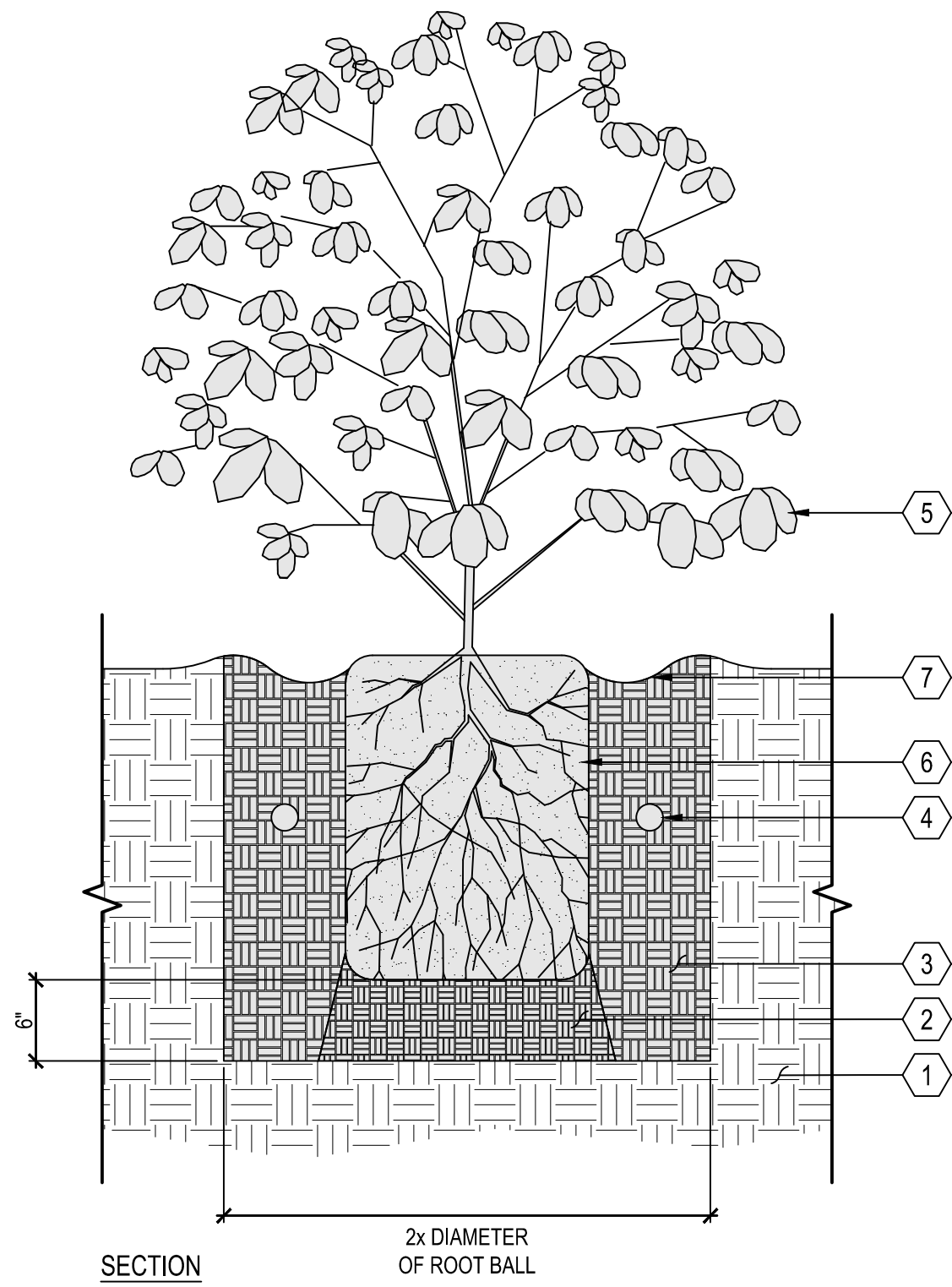
- 1 NATIVE GRADE
- 2 FOOT TAMP BASE
- 3 BACKFILL, PUDDLE AND SETTLE PRIOR TO PLANTING VINE
- 4 AGRIFORM PLANT TABLETS, 2 PER VINE
- 5 VINE
- 6 ROOT BALL
- 7 2" DEEP BASIN AROUND ROOT BALL
- 8 WALL OR FENCE
- 9 ATTACH VINE TO WALL OR FENCE TO SUPPORT BRANCHING STRUCTURE



C VINE
SCALE: 1" = 1'-0"

- NOTES:
1. SEE PLANTING SPECIFICATIONS PRIOR TO INSTALLATION OF PLANT MATERIALS.
 2. ROOT BALL CROWN SHALL EXTEND 1" ABOVE FINNISH GRADE.

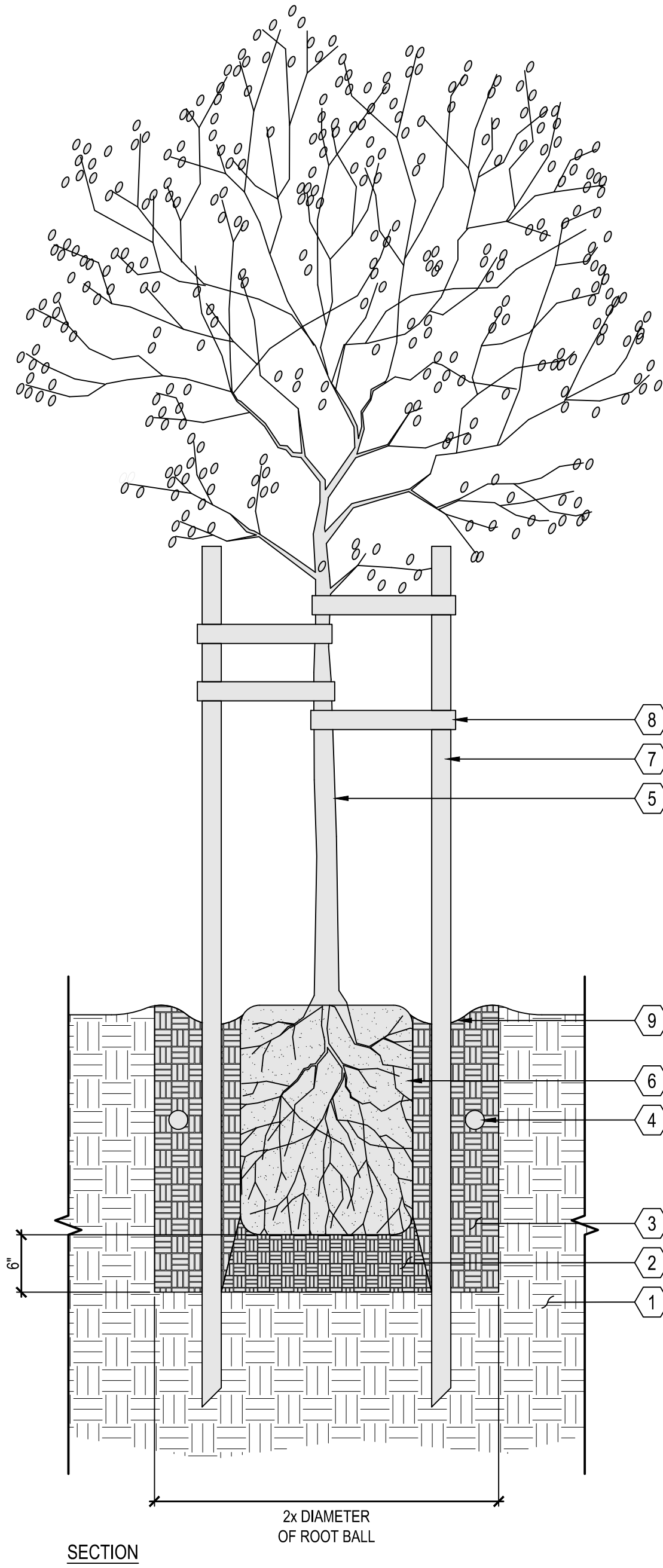
- 1 NATIVE GRADE
- 2 FOOT TAMP BASE
- 3 BACKFILL, PUDDLE AND SETTLE PRIOR TO PLANTING SHRUB
- 4 AGRIFORM PLANT TABLETS, 3 PER SHRUB
- 5 SHRUB
- 6 ROOT BALL
- 7 2" DEEP BASIN AROUND ROOT BALL



B SHRUB
SCALE: 1" = 1'-0"

- NOTES:
1. SEE PLANTING SPECIFICATIONS PRIOR TO INSTALLATION OF PLANT MATERIALS.
 2. ROOT BALL CROWN SHALL EXTEND 1" ABOVE FINNISH GRADE.
 3. TREE INSTALLED IN TURF AREAS SHALL BE INSTALLED WITH 'ARBOR-GUARD' AT BASE OF TRUNK.

- 1 NATIVE GRADE
- 2 FOOT TAMP BASE
- 3 BACKFILL, PUDDLE AND SETTLE PRIOR TO PLANTING TREE
- 4 AGRIFORM PLANT TABLETS, 3 PER 15 GALLON, 6 PER 24" BOX, AND 8 FOR 36" BOX
- 5 TREE
- 6 ROOT BALL
- 7 PINE LODGE POLE STAKE, 2" DIAMETER, PLACED ON WINDWARD SIDES OF TREE AND OUTSIDE OF ROOT BALL
- 8 CINCH TIE
- 9 2" DEEP BASIN AROUND ROOT BALL, TREES PLANTED IN TURF SHALL NOT HAVE BASINS



A TREE
SCALE: 1" = 1'-0"

912 LINDEN AVENUE
THOMAS JAMES HOMES
BURLINGAME, CA

NO	DATE	DESCRIPTION
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PROJECT NO: 5985.43
CAD DWG FILE: 598543LCD.DWG
DESIGNED BY: JH
DRAWN BY: JH
CHECKED BY: BG
DATE: OCTOBER 4, 2022
SCALE: AS NOTED
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PLANTING DETAILS

L4.3

TREE PROTECTION NOTES

SECTION I
SITE PREPARATION: ALL EXISTING TREES SHALL BE FENCED OFF WITHIN OR AT THE DRIP LINE (FOLIAR SPREAD) OF THE TREE. THE FENCE SHOULD BE A MINIMUM OF SIX FEET HIGH, MADE OF WIRE WITH STEEL STAKES, SUCH AS CYCLONE FENCING. IF THE FENCE IS WITHIN THE DRIP LINE OF THE TREES, EVERY ATTEMPT SHOULD BE MADE TO RELOCATE THE FENCE AT THE DRIP LINE OF THE TREE. IF NOT POSSIBLE, THE TREE SHALL BE PRUNED TO REDUCE THE CHANCE OF LIMB BREAKAGE FROM CONSTRUCTION EQUIPMENT ENCRoACHING WITHIN THE DRIP LINE. ALL CONTRACTORS, SUBCONTRACTORS AND OTHER PERSONNEL SHALL BE WARNED THAT ENCRoACHMENT WITHIN THE FENCED AREA IS FORBIDDEN WITHOUT THE CONSENT OF THE CERTIFIED ARBORIST ON THE JOB. THIS INCLUDES, BUT IS NOT LIMITED TO, STORAGE OF LUMBER AND OTHER MATERIALS, DISPOSAL OF PAINTS, SOLVENTS OR OTHER NOXIOUS MATERIALS, PARKED CARS, GRADING EQUIPMENT OR OTHER HEAVY EQUIPMENT. PENALTIES, BASED ON THE COST OF REMEDIAL REPAIRS AND THE EVALUATION GUIDE PUBLISHED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE, SHALL BE ASSESSED FOR DAMAGES TO THE TREES.

SECTION II
GRADING/EXCAVATING: ALL GRADING PLANS THAT SPECIFY GRADING WITHIN THE DRIP LINE OF ANY TREE, OR WITHIN THE DISTANCE FROM THE TRUNK AS OUTLINED IN SECTION I WHEN SAID DISTANCE IS OUTSIDE THE DRIP LINE, SHALL FIRST BE REVIEWED BY THE CERTIFIED ARBORIST. PROVISIONS FOR AERATION, DRAINAGE, PRUNING, TUNNELING BENEATH ROOTS, ROOT PRUNING OR OTHER NECESSARY ACTIONS TO PROTECT THE TREES SHALL BE OUTLINED BY THE ARBORIST. IF TRENCHING IS NECESSARY WITHIN THE AREA AS DESCRIBED ABOVE, SAID TRENCHING SHALL BE UNDERTAKEN BY HAND LABOR. ALL ROOTS 2 INCHES OR LARGER SHALL BE TUNNELED UNDER AND OTHER ROOTS SHALL BE CUT SMOOTHLY TO THE TRUNK SIDE OF THE TRENCH. THE TRUNK SIDE SHOULD BE DRAPED IMMEDIATELY WITH TWO LAYERS OF UNTREATED BURLAP TO A DEPTH OF 3 FEET FROM THE SURFACE. THE BURLAP SHALL BE SOAKED NIGHTLY AND LEFT IN PLACE UNTIL THE TRENCH IS BACK FILLED TO THE ORIGINAL LEVEL. THE ARBORIST SHALL EXAMINE THE TRENCH PRIOR TO BACK FILLING TO ASCERTAIN THE NUMBER AND SIZE OF ROOTS CUT, SO AS TO SUGGEST THE NECESSARY REMEDIAL REPAIRS.

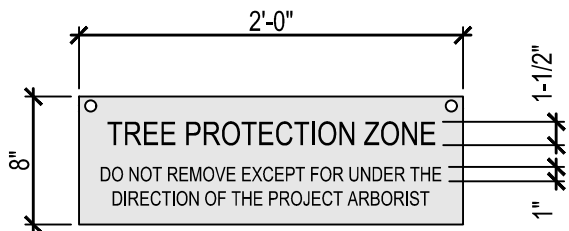
SECTION III
REMEDIAL REPAIRS: THE ARBORIST ON THE JOB SHALL HAVE THE RESPONSIBILITY OF OBSERVING ALL ONGOING ACTIVITIES THAT MAY AFFECT THE TREES, AND PRESCRIBING NECESSARY REMEDIAL WORK TO INSURE THE HEALTH AND STABILITY OF SAID TREES. THIS INCLUDES, BUT IS NOT LIMITED TO, ALL ARBORIST ACTIVITIES BROUGHT OUT IN SECTIONS I AND II. IN ADDITION, PRUNING, AS OUTLINED IN THE "PRUNING STANDARDS" OF THE WESTERN CHAPTER OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE, SHALL BE PRESCRIBED AS NECESSARY. FERTILIZING, AERATION, IRRIGATION, PEST CONTROL AND OTHER ACTIVITIES SHALL BE PRESCRIBED ACCORDING TO THE TREE NEEDS, LOCAL SITE REQUIREMENTS, AND STATE AGRICULTURAL PEST CONTROL LAWS. ALL SPECIFICATIONS SHALL BE IN WRITING. FOR PEST CONTROL OPERATIONS, CONSULT THE LOCAL COUNTY AGRICULTURAL COMMISSIONERS OFFICE FOR INDIVIDUALS LICENSED AS PEST CONTROL ADVISORS OR PEST CONTROL OPERATORS.

SECTION IV
FINAL INSPECTION: UPON COMPLETION OF THE PROJECT, THE ARBORIST SHALL REVIEW ALL WORK UNDERTAKEN THAT MAY IMPACT THE EXISTING TREES. SPECIAL ATTENTION SHALL BE GIVEN TO CUTS AND FILLS, COMPACTING, DRAINAGE, PRUNING AND FUTURE REMEDIAL WORK. THE ARBORIST SHOULD SUBMIT A FINAL REPORT IN WRITING OUTLINING THE ONGOING REMEDIAL CARE FOLLOWING THE FINAL INSPECTION.

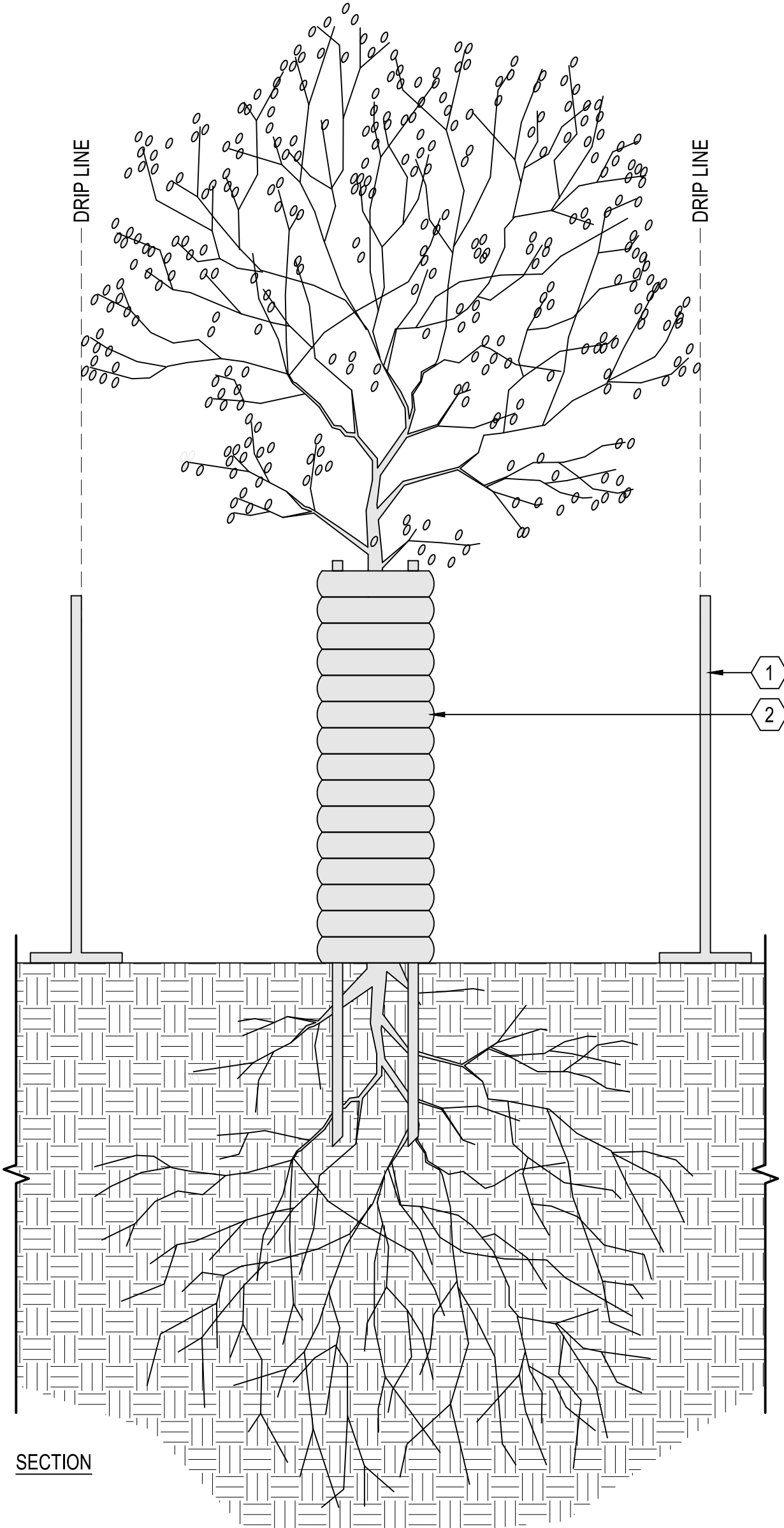
NOTES:

1. TREE PROTECTION MEASURES SHALL BE INSTALLED BEFORE GRADING OR EQUIPMENT IS ALLOWED ON SITE.
2. PRIOR TO CONSTRUCTION, CONSULT WITH THE PROJECT ARBORIST TO DETERMINE FERTILIZING AND WATERING SCHEDULES FOR EXISTING TREES.
3. WHEN CONSTRUCTION IS TO TAKE PLACE WITHIN A TREE'S DRIP LINE, FENCING SHALL BE LOCATED BY THE PROJECT ARBORIST.
4. NO CONSTRUCTION WASTE, EITHER LIQUID, SOLID, OR ANY OTHER SUBSTANCE WHICH COULD ENTER INTO THE ROOT SYSTEM (OIL, GASOLINE, CHEMICALS, OR OTHER HARMFUL MATERIALS) SHALL BE DEPOSITED, DISPOSED OF, OR STORED WITHIN OR NEAR A TREE'S DRIP LINE.
5. WIRE, SIGNS, ROPES, PULLEYS, ETC., SHALL NOT BE ATTACHED TO ANY TREE.
6. IF TRENCHING WITHIN A TREE'S DRIP LINE IS NECESSARY, CONSULT WITH PROJECT ARBORIST.
7. IF TREE PRUNING IS NECESSARY, IT SHALL BE CARRIED OUT BY THE PROJECT ARBORIST.
8. ONLY TREES WITHIN THE LIMITS OF OR ADJACENT TO GRADING AND CONSTRUCTION AREAS SHALL RECEIVE TREE PROTECTION.
9. INSTALL ONE SIGN TO DRIP LINE FENCING PER AREA.

- 1 6'-0" HIGH TEMPORARY CHAIN LINK FENCE, INSTALLED AT DRIP LINE
- 2 INSTALL TRUNK WRAP IF DRIP LINE FENCE IS NOT PRACTICAL. INSTALL FOUR (4) LODGE POLES AROUND EACH TREE, WRAP TRUNK IN STRAW WADDLE, THEN WRAP IN ORANGE SNOW FENCING UP TO BRANCHING STRUCTURE

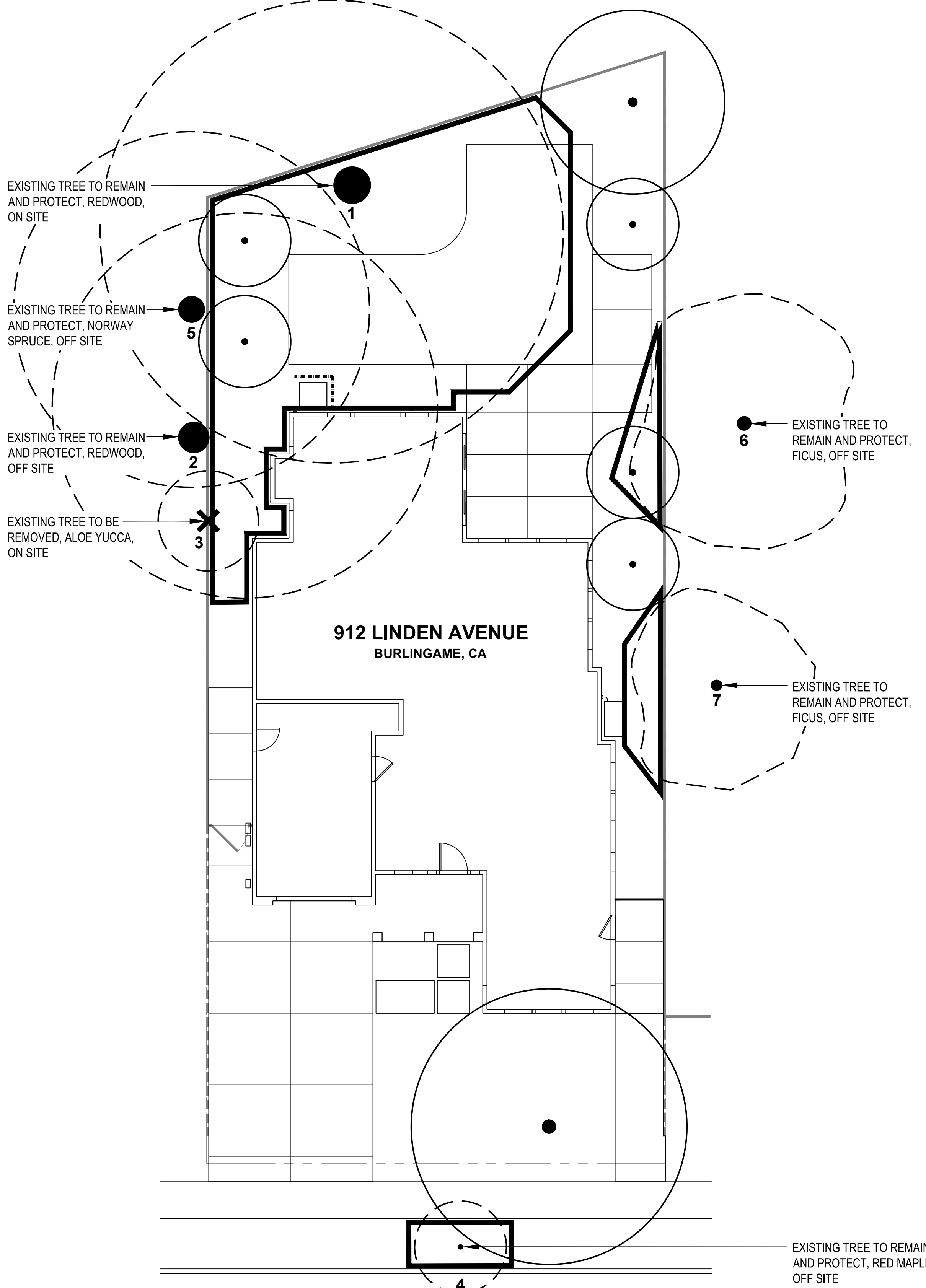


SIGN
SCALE: 1" = 1'-0"



SECTION

A TREE PROTECTION
SCALE: 1/2" = 1'-0"

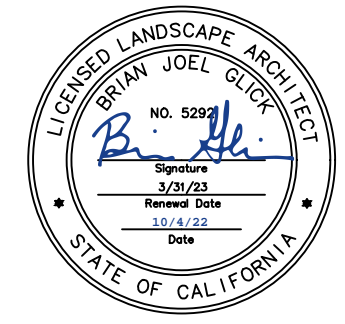


TREE PROTECTION LEGEND	
DESCRIPTION	SYMBOL
TREE TO BE REMOVED	
TREE TO REMAIN AND PROTECT	
PROPOSED TREE, SEE PLANTING PLAN	
TREE PROTECTION FENCING	

NOTES:
1. SEE SHEET L3.2 FOR PROPOSED TREE SPECIES.
2. SEE ARBORIST REPORT BY WILLIAM SOWA, CERTIFIED ARBORIST WE-12270A, DATED: FEBRUARY 1, 2022.

TREE MITIGATION TABLE	
DESCRIPTION	QUANTITY
TREES ANALYZED IN ARBORIST REPORT	4
TREES ON SITE	2
PROTECTED TREES ON SITE	1
NON-PROTECTED TREES ON SITE	1
TREES TO BE REMOVED	1
PROTECTED TREES TO BE REMOVED	0
NON-PROTECTED TREES TO BE REMOVED	1
TREES TO REMAIN ON SITE	1
NEW TREES TO BE PLANTED	6
TOTAL NUMBER OF TREES (EXISTING TO REMAIN AND NEW TREES TO BE PLANTED)	7

EXISTING TREE TABLE				RETAIN / REMOVE	
#	SPECIES	DBH	CONDITION	RETAIN	PROTECTED
1	Sequoia sempervirens	42.0	Moderate	Retain	Yes
2	Sequoia sempervirens	36.0	Moderate	Retain	Yes
3	Yucca Aloifolia	5.0	Moderate	Remove	No
4	Acer rubrum	5.5	Good	Retain	No
5	Picea abies	34.0	Moderate	Retain	Yes
6	Ficus sp.	16.0	Moderate	Retain	Yes
7	Ficus sp.	12.11	Moderate	Retain	Yes



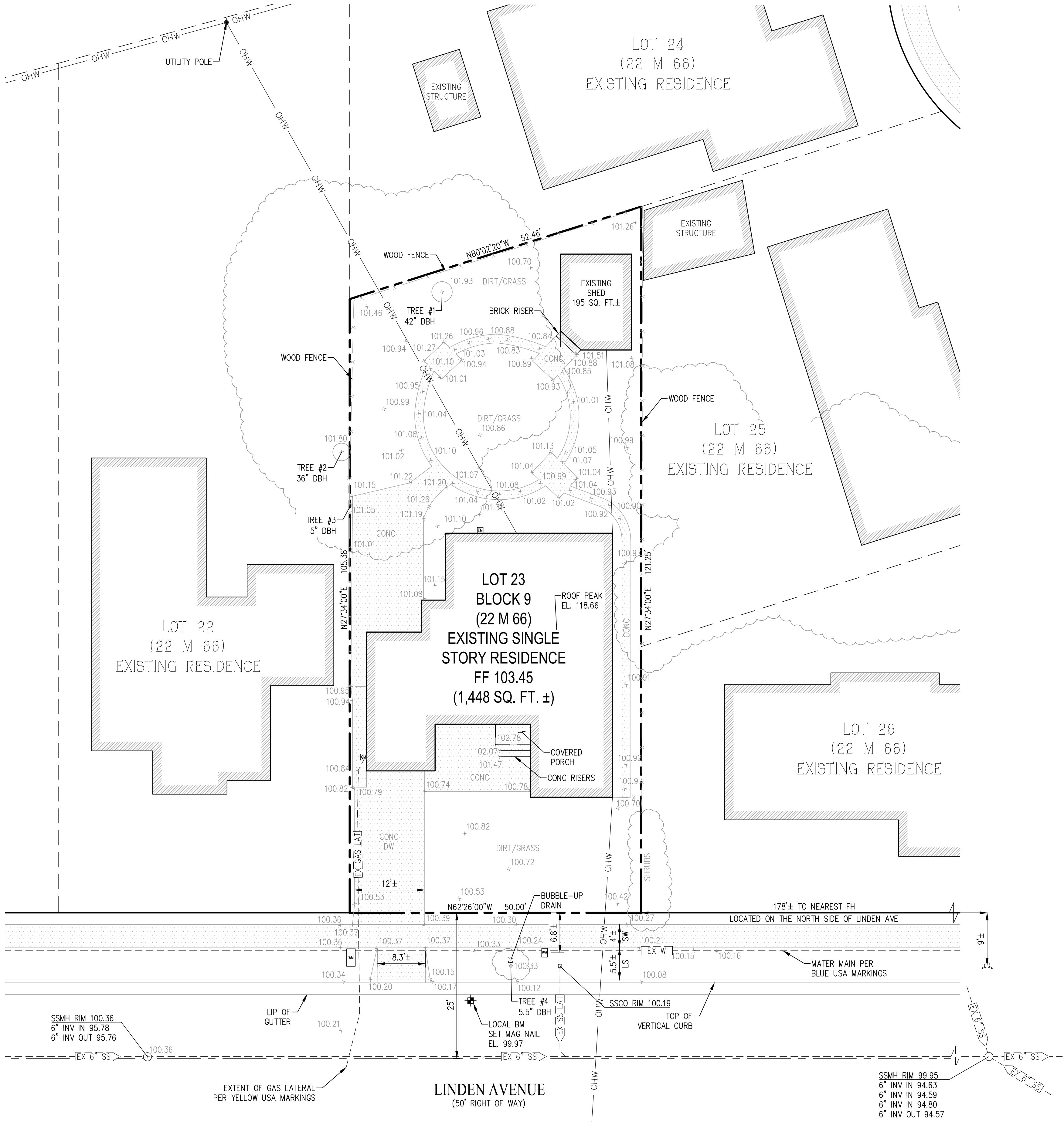
912 LINDEN AVENUE
THOMAS JAMES HOMES
BURLINGAME, CA

△		
△		
△		
△		
△		

NO	DATE	DESCRIPTION
PROJECT NO:	5985.43	
CAD DWG FILE:	598543L3.DWG	
DESIGNED BY:	JH	
DRAWN BY:	JH	
CHECKED BY:	BG	
DATE:	OCTOBER 4, 2022	
SCALE:	1/8" = 1'-0"	
© HMMH		

TREE PROTECTION
PLAN AND DETAIL

L5.1



TITLE REPORT

FIDELITY NATIONAL TITLE COMPANY
TITLE NO. FSMO-1082101762-BD
DATED SEPTEMBER 17, 2021

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF BURLINGAME, COUNTY OF SAN MATEO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

LOT 23 IN BLOCK 9, AS DESIGNATED ON THE MAP ENTITLED "BURLINGAME GARDENS BURLINGAME, CALIFORNIA BEING A SUBDIVISION OF SUBDIVISION NO. 2 OF BURLINGAME SHORE LAND CO.", WHICH MAP WAS FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA ON MAP 15, 1940 IN LIBER 22 OF MAPS AT PAGES 66 AND 67.

EXCEPTIONS AND EXCLUSIONS:

- (#) INDICATES TITLE REPORT ITEM NUMBER
ITEMS (1) THROUGH (10) RELATE TO TAXES, LIENS, CC&R'S, AND DEEDS OF TRUST, AND CANNOT BE PLOTTED.

BENCHMARK:

BENCHMARK ID: LOCAL BENCHMARK
DESCRIPTION: SET MAG NAIL IN THE STREET PAVEMENT LOCATED IN FRONT OF 912 LINDEN AVENUE.
ELEVATION: 99.97' (ASSUMED)

ASSESSOR'S PARCEL NUMBER:

026-251-270

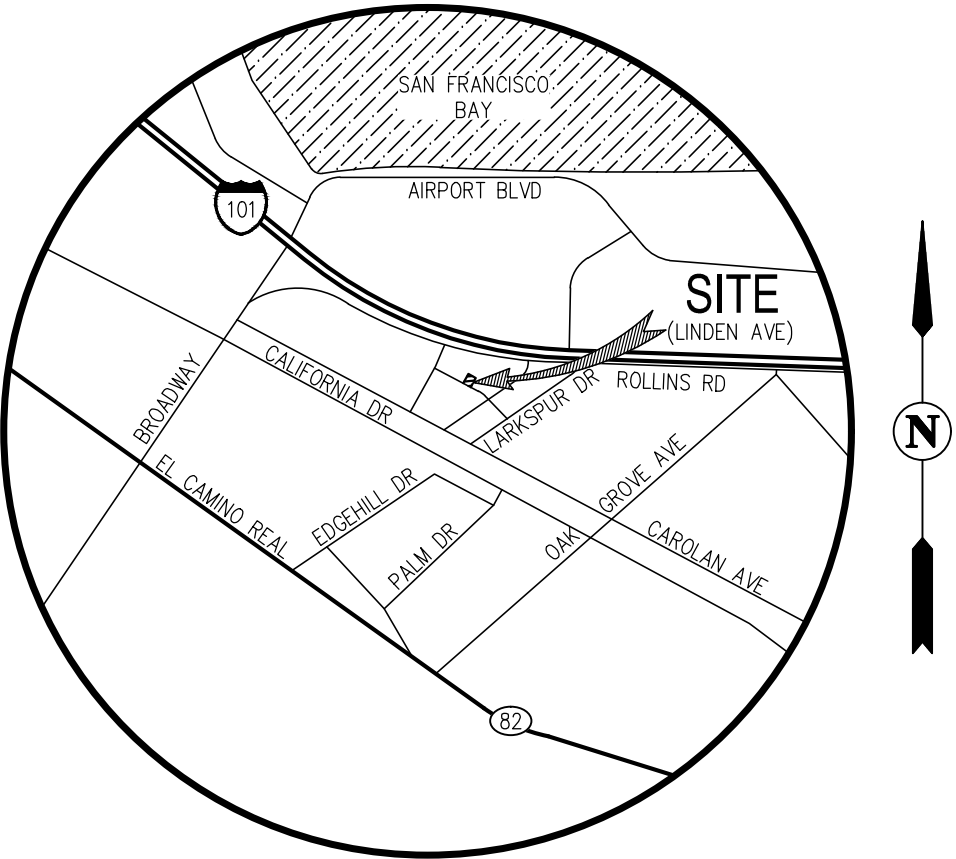
AREA:

5,660 SQ. FT. MORE OR LESS.

LEGEND & ABBREVIATIONS

---	PROPERTY BOUNDARY LINE
---	EXISTING RIGHT OF WAY
---	CENTERLINE
---	EXISTING UTILITY LINE
---	ADJACENT PROPERTY BOUNDARY LINE
---	EXISTING STRUCTURE
---	OVERHEAD WIRES
---	FENCE LINE
---	EXISTING WATER SERVICE
---	EXISTING ELECTRIC METER
---	EXISTING GAS METER
---	EXISTING WATER METER
---	GROUND ELEVATION
---	EXISTING FIRE HYDRANT
---	EXISTING MANHOLE
---	EXISTING SANITARY SEWER CLEANOUT
---	LOCAL BENCHMARK

BM	BENCHMARK
CONC	CONCRETE
DBH	DIAMETER AT BREAST HEIGHT
DW	DRIVEWAY
EL	ELEVATION
EX	EXISTING
FF	FINISHED FLOOR
FH	FIRE HYDRANT
LAT	LATERAL
LS	LANDSCAPE
OHW	OVERHEAD WIRES
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
SW	SIDEWALK
W	WATER
WM	WATER METER
WS	WATER SERVICE



VICINITY MAP
NOT TO SCALE

NOTES:

- RECORD INFORMATION AND PROPERTY DESCRIPTION ARE PER TITLE REPORT LISTED HEREON. THIS IS NOT A BOUNDARY SURVEY.
- UTILITIES SHOWN ARE BASED ON OBSERVED EVIDENCE AT THE TIME OF THE FIELD SURVEY. ADDITIONAL RESEARCH AND INVESTIGATION WOULD BE REQUIRED TO DETERMINE THE EXACT LOCATIONS OF UNDERGROUND UTILITIES. DO NOT RELY ON THIS SURVEY FOR SUCH LOCATIONS. SOME UTILITIES COULD BE COVERED BY STRUCTURES OR OBJECTS SUCH AS AUTOMOBILES, TRUCKS, CONTAINERS, ETC.
- ALL DISTANCES SHOWN ARE FEET AND DECIMALS THEREOF.
- STRUCTURES, IMPROVEMENTS AND TREES ON ADJACENT PROPERTIES HAVE NOT BEEN SURVEYED. LOCATIONS DEPICTED HEREIN ARE APPROXIMATE.
- SURVEY UPDATED 10/26/21 TO INCLUDE TREE TAG INFORMATION RELATED TO TREE INVENTORY IN THE PROJECT ARBORIST REPORT DATED 10/22/21 AND PREPARED BY HMH.

FLOOD ZONE:

ZONE X (SHADED): 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE.

SOURCE: FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA),
FLOOD INSURANCE RATE MAP, MAP NUMBER 06081C0153F

DATED: APRIL 5, 2019

912 LINDEN AVENUE
TOPOGRAPHIC SURVEY

CITY OF BURLINGAME SAN MATEO COUNTY CALIFORNIA
SCALE: 1" = 10' DATE: OCTOBER 26, 2021

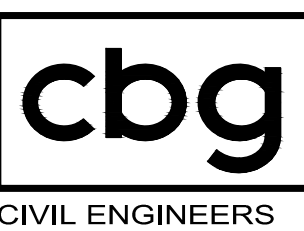
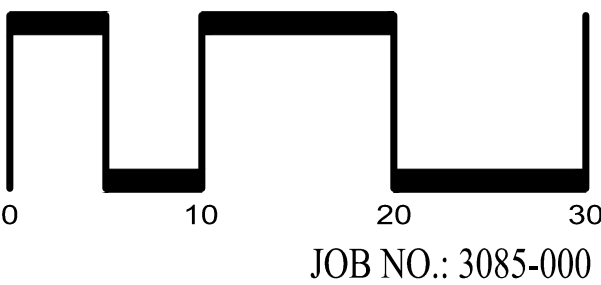
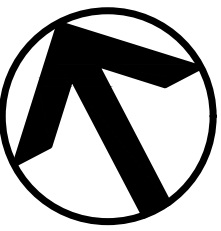
SURVEYOR'S STATEMENT:

THIS TOPOGRAPHIC SURVEY REPRESENTS A SURVEY BY ME OR UNDER MY DIRECTION.

Mark H. Wehber

MARK H. WEHBER
REGISTERED L.S. NO. 7960

10/26/21
DATE



SAN RAMON (925) 866-0322
SACRAMENTO (916) 375-1877
WWW.CBANDG.COM
CIVIL ENGINEERS SURVEYORS PLANNERS

SHEET NO.
1
OF 1 SHEETS