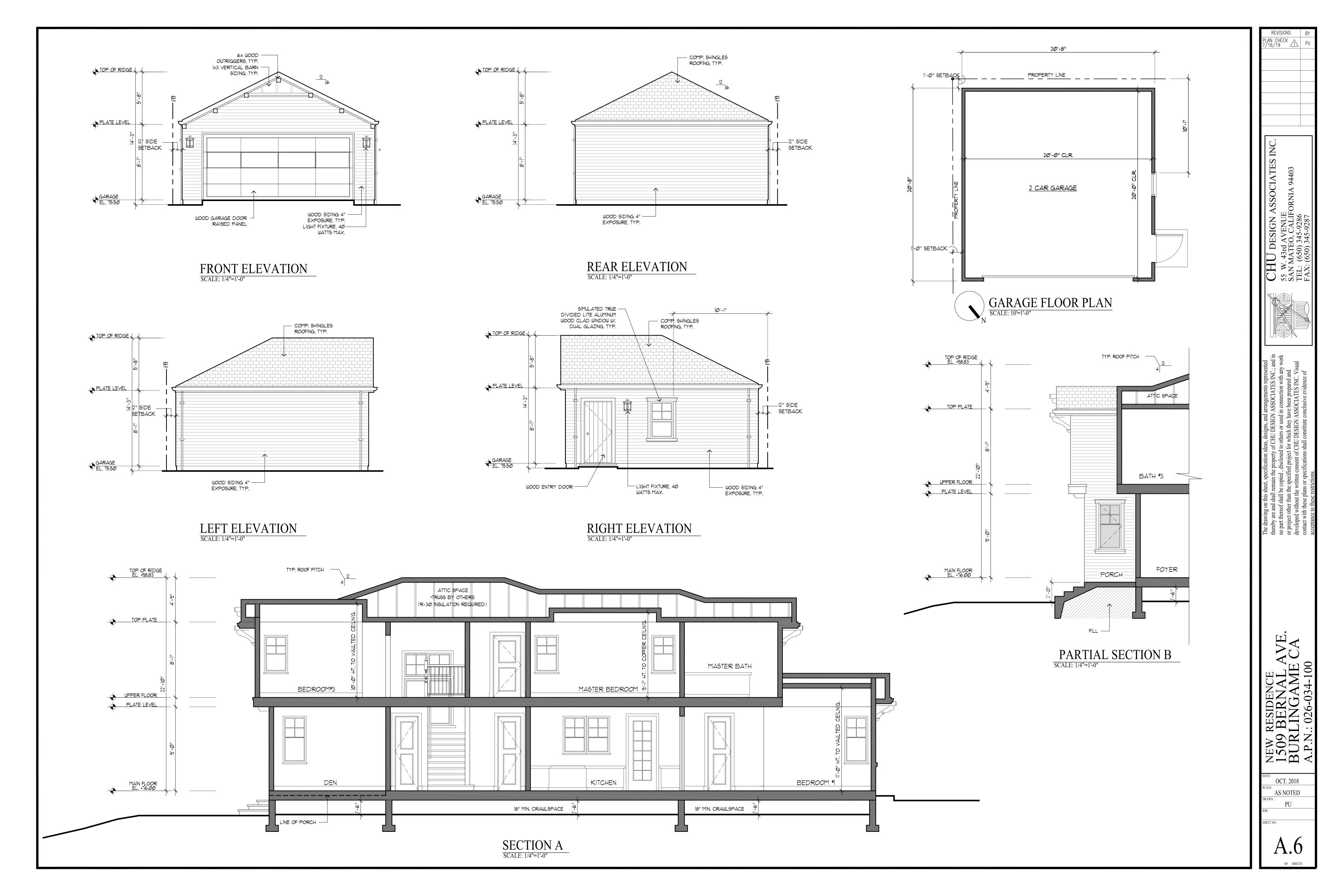


OCT. 2018 AS NOTED

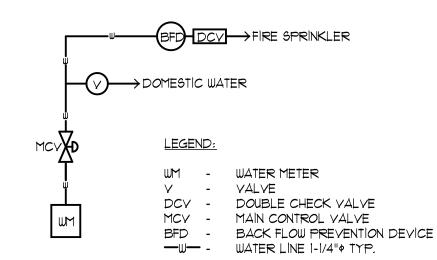


## GENERAL NOTES:

- SEE LANDSCAPE PLAN FOR DETAIL INFORMATION
- MAXIMUM DRIVEWAY SLOPES SHALL NOT EXCEED FIFTEEN (15) PERCENT AT ANY POINT WITHOUT SPECIAL APPROVAL OF THE DEPARTMENT OF PUBLIC WORKS: SLOPES IN EXCESS OF TWENTY (20) PERCENT SHALL REQUIRE APPROVAL OF THE PLANNING COMMISSION, TRANSITIONAL SLOPES ARE REQUIRED FOR DRIVEWAYS WHICH EXCEED TEN (10) PERCENT MAXIMUM SLOPE, NO TRANSITIONAL SLOPE SHALL EXTEND INTO A REQUIRED PARKING SPACE.
- TOPOGRAPHY IS PREPARED BY: QUIET RIVER LAND SERVICES INC 6747 SIERRA COURT, SUITE K DUBLÍN, CA 94568 TEL: (925) 734-6788
- . A DEMOLÍTION PERMÍT IS REQUIRED FOR SIDEWALK, SEWER AND WATER REPLACEMENT
- REQUIRED PROTECTIVE FENCING MUST BE INSTALLED AND INSPECTED PRIOR TO DEMO PERMIT ISSUE.
- . SEWER BACKFLOW PROTECTION CERTIFICATE IS REQUIRED PER ORDINANCE NO. 1710. A DRAFT CERTIFICATION SHALL BE SUBMITTED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- THE SURVEYOR RECOMMENDS THE CITY VERIFY THAT THE PERTINENT RESIDENCES WERE USED IN THE CALCULATION.
- GARAGE FOOTING SHALL NOT EXTEND INTO ONE FOOT SETBACK WITHOUT A LICENCED SURVEY AND FIELD STAKING REVIEWED BY INSPECTOR.
- 9. NEW WATER METER SHALL NOT ON PRIVATE PROPERTY. IT MUCH BE LOCATED ON PUBLIC PROPERTY FOR ACCESS BY METER READER.
- 10. NEW SEWER LINE WITH CLEANOUT FOR NEW HOUSE, CLEANOUT AT SEWER MAIN LINE TO BE IN PUBLIC EASEMENT FOR CITY ACCESS.
- CONTRACTOR SHALL ENSURE THE DOUBLE VALE ASSEMBLY FOR FIRE PROTECTION SHALL BE TESTED AND APPROVED BY A SAN MATEO COUNTY ENVIRONMENTAL HEALTH APPROVED CONTRACTOR PRIOR TO SCHEDULING WATER DEPARTMENT FINAL.
- PROVIDE ADEQUATE FIRE FLOW BASED UPON CONSTRUCTION AND SIZE OF BUILDING , SEE UFC APPENDIX IIIA. MINIMUM 500 GPM REQUIRED. SEE TABLE NO. A-111-A-1.
- 13. MINIMUM I" WATER METER REQUIRED
- 14. IF BACKWATER PROTECTION IS REQUIRED, CONTRACTOR SHALL PROVIDE AN ISOMETRIC DIAGRAM OF THE BUILDING SEWER INCLUDING ALL BACKWATER VALVES, RELIEF VALVES, AND ANY SEWER INJECTION SYSTEM DETAILS, CITY OF BURLINGAME MUNICIPAL CODE ORDINANCE 1710.
- 15. PROVIDE SURVEY STAKES PRIOR TO FOUNDATION INSPECTION TO VERIFY LOT LINES,
- 6. PROVÍDE A PRESSURE ABSORBING DEVÍCES OR APPROVED MECHANICAL DEVICES ARE REQUIRED ON WATER LINES, LOCATED AS CLOSE AS POSSIBLE TO QUICK ACTING VALVES, THAT WILL ABSORB HIGH PRESSURES RESULTING FROM QUICK CLOSING OF QUICK-ACTING VALVES. CPC SECTION609.10

### PUBLIC WORK NOTES & CONDITIONS

- A REMOVE/REPLACE UTILITIES ENCROACHMENT PERMIT IS REQUIRED: REPLACE ALL CURB, GUTTER, DRIVEWAY AND SIDEWALK FRONTING SITE. PLUG ALL EXISTING SANITARY SEWER LATERAL CONNECTIONS AND
- INSTALL A NEW 6" LATERAL. ALL WATER LINE CONNECTIONS TO CITYWATER MAINS FOR SERVICES OR FIRE LINE ARE TO BE INSTALLED PER CITY STANDARD PROCEDURES AND SPECIFICATION.
- · ANY OTHER UNDERGROUND UTILITY WORKS WITHIN CITY'S RIGHT OF WAY.
- THE SANITARY SEWER LATERAL (BUILDING SEWER) SHALL BE TESTED PER ORDINANCE CODE CHAPTER 15.12. TESTING INFORMATION IS AVAILABLE AT THE BUILDING DEPARTMENT COUNTER. AN ENCROACHMENT PERMIT IS REQUIRED FROM THE PUBLIC WORKS DEPARTMENT WHENEVER THE CITY'S PORTION OF THE SEWER LATERAL OR CITY CLEANOUT IS TO BE LAID AND/OR CONNECTED TO THE SEWER MAINS.
- SEWER BACKWATER PROTECTION CERTIFICATION IS REQUIRED FOR THE INSTALLATION OF ANY NEW SEWER FIXTURE PER ORDINANCE NO. 1710.
- 4. ALL WATER LINE 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. ENCROACHMENT PERMIT IS REQUIRED FOR ANY WORK IN THE CITY'S RIGHT-OF-WAY.
- A SURVEY BY A LICENSED SURVEYOR OR ENGINEER IS REQUIRED. THE SURVEY SHALL SHOW HOW THE PROPERTY LINES WERE DETERMINED AND THAT THE PROPERTY CORNERS WERE SET WITH SURVEYORS LICENSE NUMBERSON DURABLE MONUMENTS, THIS SURVEY SHALL BE ATTACHED TO THE CONSTRUCTION PLANS. ALL CORNERS NEED TO BE MAINTAINED OR REINSTALLED BEFORE THE BUILDING FINAL, ALL PROPERTY CORNERS SHALL BE MAINTAINED DURING CONSTRUCTION OR RE-ESTABLISHED AT THE END OF
- ENCROACHMENT PERMIT IS REQUIRED FOR ANY WORK IN THE CITY'S RIGHT-OF-WAY.
- CONSTRUCTION AND BUILDING USE SHALL CONFORM TO CONDITIONS AS DESCRIBED BY PLANNING COMMISSION AND/OR CITY COUNCIL ACTIONS.
- THE PROJECT SHALL COMPLY WITH THE CITY'S NPDES PERMIT REQUIREMENTS TO PREVENT STORM WATER POLLUTION.
- 9. NEW DRIVEWAY OR DRIVEWAY WIDENING MUST BE APPROVED BY THE CITY ENGINEER. SHOW DISTANCE BETWEEN THE PROPOSED DRIVEWAY OPENING TO THE CLOSEST ADJACENT DRIVEWAY ON SITE PLAN.
- NO STORM WATERS, UNDERGROUND WATERS DRAINING FROM ANY LOT, BUILDING, OR PAYED AREAS SHALL BE ALLOWED TO DRAIN TO ADJACENT PROPERTIES NOR SHALL THESE WATERS BE CONNECTED TO THE CITY'S SANITARY SEWER SYSTEM. THESE WATERS SHALL ALL DRAIN TO EITHER ARTIFICIAL OR NATURAL STORM DRAINAGE FACILITIES BY GRAVITY OR PUMPING REGARDLESS OF THE SLOPE OF THE PROPERTY.
- MUNICIPAL CODE SECTION 18.08.010 (1) • STORM WATER SHALL BE DRAINED THROUGH A CURB DRAIN OR TO THE STORM DRAINAGE SYSTEM. SEE CITY STANDARDS FOR CURB
- DRAIN DESIGN. FLOOD ZONE 'C' REQUIRES FLOOD ZONE CONFIRMATION AND/OR
- PROTECTION OF HABITABLE SPACE. • PROVIDE ELEVATIONS TO CONFIRM DRAINAGE AND SITE DESIGN.
- 12. NEW DRIVEWAY OR DRIVEWAY WIDENING MUST BE APPROVED BY THE CITY ENGINEER. SHOW DISTANCE BETWEEN THE PROPOSED DRIVEWAY OPENING TO THE CLOSEST ADJACENT DRIVEWAY ON SITE PLAN.



- PROVIDE A BACFLOW PREVENTION DEVICE USC APPROVED DOUBLE CHECK VALVE ASSEMBLY
- CONTRACTOR SHALL ENSURE THE DOUBLE CHECK VALVE ASSEMBLY FOR THE FIRE PROTECTION SHALL BE TESTED AND APPROVED BY A SAN MATEO COUNTY ENVIRONMENTAL HEALTH APPROVED CONTRACTOR PRIOR TO SCHEDULING WATER DEPARTMENT FINAL
- 3. PROVIDE ADEQUATE FIRE FLOW BASED UPON CONSTRUCTION AND SIZE OF BUILDING, SEE UFC APPENDIX IIIA.

# <u>SCHEMATIC WATER LATERAL LINE</u>

### DRAINAGE NOTES:

#### RAINWATER COLLECTION

ALL NEW ROOF RAINWATER SHALL BE COLLECTED BY MEANS OF GALVANIZED METAL GUTTERS, UNLESS NOTED OTHERWISE, LOCATED AT THE EAVES. PAINT TO MATCH COLOR SCHEME OF RESIDENCE, GUTTER SHALL LEAD TO 2" X 4" RECTANGULAR METAL DOWNSPOUTS OR DOWNSPOUTS TO MATCH EXISTING AND/OR COPPER RAINWATER LEADER. DOWNSPOUTS SHALL TERMINATE BELOW GRADE TO A PERIMETER 4" DIAMETER ABS SOLID DRAINPIPE. RUN 4" DIAMETER (OR SIZE AS NOTED ON SITE PLAN) SOLID PIPE THROUGH FACE OF CURB SO THAT WATER WILL EMPTY INTO THE STREET GUTTER SYSTEM, SLOPE ALL PIPES FOR ADEQUATE DRAINAGE. INSURE THAT THE LOCATION CHOSEN FOR THE PIPE TO GO THROUGH THE FACE OF CURB IS ADEQUATE TO CARRY THE WATER FROM THE SITE TO A CITY MAINTAINED WATER COLLECTION SYSTEM. IN SINGLE-FAMILY RESIDENCES THE WATER MAY FLOW TO THE STREET BY GRAVITY METHOD PROVIDED THERE IS SUFFICIENT GRADE TO INSURE FLOW TO THE STREET GUTTER AND THAT WATER DOES NOT FLOW ONTO ADJOINING PROPERTIES.

## SUMP PUMP MAY BE REQUIRED (SEE SITE PLAN)

IF THE GRAVITY METHOD OF DRAINAGE CANNOT BE USED, PROVIDE A SUMP PUMP OF ADEQUATE SIZE TO CARRY ALL WATER THROUGH A 2" DIAMETER ABS PIPE THROUGH THE FACE OF THE CURB SO THAT THE WATER WILL EMPTY INTO THE GUTTER SYSTEM. INSURE THAT THE LOCATION CHOSEN FOR THE PIPE TO GO THROUGH THE FACE OF CURB IS ADEQUATE TO CARRY THE WATER FROM THE SITE TO A CITY MAINTAINED WATER COLLECTION SYSTEM.

PROVIDE A BACKFLOW PREVENTER/DEVICE AT A LOCATION NEAR THE TERMINATION OF THE SOLID PIPE THROUGH THE FACE OF CURB AS REQUIRED TO PREVENT RAINWATER FROM THE GUTTER SYSTEM ENTERING THE SUMP PUMP SYSTEM.

SUMP PUMP AT A MINIMUM SHALL BE A 1/4 HP AUTOMATIC SUBMERSIBLE SUMP PUMP WITH PERFORMANCES AS LISTED BELOW (MINIMUM), INSTALL AS PER MANUFACTURERS SPECIFICATIONS AND RECOMMENDATIONS.

DISCHARGE FEET OF HEAD

5 1Ø 15 PERFORMANCE (GALLONS PER HOUR) 2280 1620 660

SUMP PIT- INSTALL PUMP IN SUMP PIT (CATCH BASIN) WITH THE MINIMUM CLEARANCES AND DEPTHS AS PER MANUFACTURER SPECIFICATIONS AND RECOMMENDATIONS.

CONTRACTOR SHALL OBTAIN SEPARATE FIRE SPRINKLER PERMIT FOR THE INSTALLATION OF THE FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 17.04.030 OF THE BURLINGAME MUNICIPAL CODE. THE MINIMUM SIZE SERVICE FOR FIRE SPRINKLER SYSTEM SHALL CONFORMS TO NFPA 13 OR 13R 16 2". FOR NFPA 13D SYSTEMS THE MINIMUM SIZE 15 1".

FIRE SPRINKLER SHOP DRAWINGS ARE TO BE SUBMITTED DIRECTLY TO THE BURLINGAME FIRE DEPARTMENT AT 1399 ROLLING ROAD, BURLINGAME ONLY AFTER FIRE SPRINKLER UNDERGROUNDS HAVE BEEN SUBMITTED TO THE BURLINGAME BUILDING DEPARTMENT.

# NOTES:

- 1. CONTRACTOR SHALL PROVIDE ADEQUATE MEASURES TO AVOID EROSION OR SEDIMENT FROM LEAVING THE SITE AND FLOWING INTO THE STREET, CURB OR GUTTER. (USE STRAW WADDLES)
- REPLACE DAMAGED OR DISPLACED CURB, GUTTER AND/OR SIDEWALK ALONG THE PROPERTY FRONTAGE. A CITY ENCROACHMENT PERMIT 15 REQUIRED.
- 3. THE SANITARY SEWER LATERAL (BUILDING SEWER) SHALL BE TESTED PER ORDINANCE CODE CHAPTER 15.12. TESTING INFORMATION IS AVAILABLE AT THE BUILDING DEPARTMENT COUNTER. AN ENCROACHMENT PERMIT IS REQUIRED FROM THE PUBLIC WORKS DEPARTMENT WHENEVER THE CITY'S PORTION OF THE SEWER LATERAL OR CITY CLEANOUT IS TO BE LAID AND/OR CONNECTED TO THE SEWER MAINS.
- 4. NEW DRIVEWAY OR DRIVEWAY WIDENING MUST BE APPROVED BY THE CITY ENGINEER. SHOW DISTANCE BETWEEN THE PROPOSED DRIVEWAY OPENING TO THE CLOSEST ADJACENT DRIVEWAY ON SITE PLAN.
- 5. A PROPERTY SURVEY IS REQUIRED IF ANY PART OF PERMANENT STRUCTURE INCLUDING FOOTING IS WITHIN 12" OF PROPERTY LINE.

# TABLE NO. A-111-A-1

MINIMUM REQUIRED FIRE FLOW & FLOW DURATION BUILDINGS

Type   F. R.   Type   I One-HR.   Type   IV-H.T.   Type   II-N   Type   V-N1	FIRE AREA (square feet)						FLOW DURATION	
Type IF.R.   Type II One-HR.   Type II One-The.   Type II One-T	X 0.0929 for m2						(hours)	
0-22,700	Type I-F.R.	Type II One-HR.	Type IV-H.T.	Type II-N	Type V-N1			
22,701-30,200	II-F.R.1	III One-HR.1	V-One-Hr.1	II-N1		L/min.	1	
30,201-38,700	0-22,700	0-12,700	0-8,200	0-5,900	0-3,600	1,500		
38,701-48,300	22,701-30,200	12,701-17,000	8,201-10,900	5,901-7,900	3,601-4,800	1,750		
38,701-48,300	30,201-38,700	17,001-21,800	10,901-12,900	7,901-9.800	4,801-6,200	2,000		
59,001-70,900         33,201-39,700         21,301-25,500         15,401-18,400         9,401-11,300         2,750           70,901-83,700         39,701-47,100         25,501-30,100         18,401-21,800         11,301-13,400         3,000           83,701-97,700         47,101-54,900         30,101-35,200         21,801-25,900         13,401-15,600         3,250           97,701-112,700         54,901-63,400         35,201-40,600         25,901-29,300         15,601-18,000         3,500           112,701-128,700         63,401-72,400         40,601-46,400         29,301-33,500         18,001-20,600         3,750           128,701-145,900         72,401-82,100         46,401-52,500         33,501-37,900         20,601-23,300         4,000           145,901-164,200         82,101-92,400         52,501-59,100         37,901-42,700         23,301-26,300         4,250           164,201-1;83,400         92,401-103,100         59,101-66,000         42,701-47,700         26,301-29,300         4,500           183,401-203,700         103,101-114,600         66,001-73,300         47,701-53,000         29,301-32,600         4,750           2025,201-247,700         126,701-139,400         81,101-89,200         58,601-65,400         36,001-39,600         5,250           247,701-271,200         1	38,701-48,300	21,801-24,200	12,901-17,400	9,801-12,600	6,201-7,700	2,250	] -	
70,901-83,700         39,701-47,100         25,501-30,100         18,401-21,800         11,301-13,400         3,000           83,701-97,700         47,101-54,900         30,101-35,200         21,801-25,900         13,401-15,600         3,250           97,701-112,700         54,901-63,400         35,201-40,600         25,901-29,300         15,601-18,000         3,500           112,701-128,700         63,401-72,400         40,601-46,400         29,301-33,500         18,001-20,600         3,750           128,701-145,900         72,401-82,100         46,401-52,500         33,501-37,900         20,601-23,300         4,000           145,901-164,200         82,101-92,400         52,501-59,100         37,901-42,700         23,301-26,300         4,250           164,201-1;83,400         92,401-103,100         59,101-66,000         42,701-47,700         26,301-29,300         4,500           183,401-203,700         103,101-114,600         66,001-73,300         47,701-53,000         29,301-32,600         4,750           203,701-225,200         114,601-126,700         73,301-81,100         53,601-65,400         36,001-39,600         5,250           247,701-271,200         139,401-152,600         89,201-97,700         65,401-70,600         39,601-43,400         5,500           295,901-Greater         <	48,301-59,000	24,201-33,200	17,401-21,300	12,601-15,400	7,701-9,400	2,500		
83,701-97,700	59,001-70,900	33,201-39,700	21,301-25,500	15,401-18,400	9,401-11,300	2,750		
97,701-112,700	70,901-83,700	39,701-47,100	25,501-30,100	18,401-21,800	11,301-13,400	3,000		
97,701-112,700 54,901-63,400 35,201-40,600 25,901-29,300 15,601-18,000 3,500   112,701-128,700 63,401-72,400 40,601-46,400 29,301-33,500 18,001-20,600 3,750   128,701-145,900 72,401-82,100 46,401-52,500 33,501-37,900 20,601-23,300 4,000   145,901-164,200 82,101-92,400 52,501-59,100 37,901-42,700 23,301-26,300 4,250   164,201-1;83,400 92,401-103,100 59,101-66,000 42,701-47,700 26,301-29,300 4,500   183,401-203,700 103,101-114,600 66,001-73,300 47,701-53,000 29,301-32,600 4,750   203,701-225,200 114,601-126,700 73,301-81,100 53,001-58,600 32,601-36,000 5,000   225,201-247,700 126,701-139,400 81,101-89,200 58,601-65,400 36,001-39,600 5,250   247,701-271,200 139,401-152,600 89,201-97,700 65,401-70,600 39,601-43,400 5,500   271,201-295,900 152,601-166,500 97,701-106,500 70,601-77,000 43,401-47,400 5,750   295,901-Greater 166,601-Greater 106,501-115,800 77,001-83,700 47,401-51,500 6,000   " " 115,801-125,500 83,701-90,600 51,501-55,700 6,250   " " 125,501-135,500 90,601-97,900 55,701-60,200 6,500   " " 135,501-145,800 97,901-106,800 60,201-64,800 6,750   " " 145,801-156,700 106,801-113,200 64,801-69,600 7,000   " " 156,701-167,900 113,201-121,300 69,601-74,600 7,250   " " 167,901-179,400 121,301-129,600 74,601-79,800 7,500   " " 179,401-191,400 129,601-138,300 79,801-85,100 7,750	83,701-97,700	47,101-54,900	30,101-35,200	21,801-25,900	13,401-15,600	3,250	3	
128,701-145,900         72,401-82,100         46,401-52,500         33,501-37,900         20,601-23,300         4,000           145,901-164,200         82,101-92,400         52,501-59,100         37,901-42,700         23,301-26,300         4,250           164,201-1;83,400         92,401-103,100         59,101-66,000         42,701-47,700         26,301-29,300         4,500           183,401-203,700         103,101-114,600         66,001-73,300         47,701-53,000         29,301-32,600         4,750           203,701-225,200         114,601-126,700         73,301-81,100         53,001-58,600         32,601-36,000         5,000           225,201-247,700         126,701-139,400         81,101-89,200         58,601-65,400         36,001-39,600         5,250           247,701-271,200         139,401-152,600         89,201-97,700         65,401-70,600         39,601-43,400         5,500           271,201-295,900         152,601-166,500         97,701-106,500         70,601-77,000         43,401-47,400         5,750           295,901-Greater         166,601-Greater         106,501-115,800         77,001-83,700         47,401-51,500         6,000           "         "         125,501-135,500         90,601-97,900         55,701-60,200         6,500           "         "         13	97,701-112,700	54,901-63,400	35,201-40,600	25,901-29,300	15,601-18,000	3,500		
145,901-164,200         82,101-92,400         52,501-59,100         37,901-42,700         23,301-26,300         4,250           164,201-1;83,400         92,401-103,100         59,101-66,000         42,701-47,700         26,301-29,300         4,500           183,401-203,700         103,101-114,600         66,001-73,300         47,701-53,000         29,301-32,600         4,750           203,701-225,200         114,601-126,700         73,301-81,100         53,001-58,600         32,601-36,000         5,000           225,201-247,700         126,701-139,400         81,101-89,200         58,601-65,400         36,001-39,600         5,250           247,701-271,200         139,401-152,600         89,201-97,700         65,401-70,600         39,601-43,400         5,500           271,201-295,900         152,601-166,500         97,701-106,500         70,601-77,000         43,401-47,400         5,750           295,901-Greater         166,601-Greater         106,501-115,800         77,001-83,700         47,401-51,500         6,000           "         "         125,501-135,500         90,601-97,900         55,701-60,200         6,500           "         "         135,501-145,800         97,901-106,800         60,201-64,800         6,750           "         "         145,801-156,700	112,701-128,700	63,401-72,400	40,601-46,400	29,301-33,500	18,001-20,600	3,750		
164,201-1;83,400         92,401-103,100         59,101-66,000         42,701-47,700         26,301-29,300         4,500           183,401-203,700         103,101-114,600         66,001-73,300         47,701-53,000         29,301-32,600         4,750           203,701-225,200         114,601-126,700         73,301-81,100         53,001-58,600         32,601-36,000         5,000           225,201-247,700         126,701-139,400         81,101-89,200         58,601-65,400         36,001-39,600         5,250           247,701-271,200         139,401-152,600         89,201-97,700         65,401-70,600         39,601-43,400         5,500           271,201-295,900         152,601-166,500         97,701-106,500         70,601-77,000         43,401-47,400         5,750           295,901-Greater         166,601-Greater         106,501-115,800         77,001-83,700         47,401-51,500         6,000           "         "         115,801-125,500         83,701-90,600         51,501-55,700         6,250           "         "         125,501-135,500         90,601-97,900         55,701-60,200         6,500           "         "         135,501-145,800         97,901-106,800         60,201-64,800         6,750           "         "         145,801-156,700         106,801-113,200<	128,701-145,900	72,401-82,100	46,401-52,500	33,501-37,900	20,601-23,300	4,000		
183,401-203,700         103,101-114,600         66,001-73,300         47,701-53,000         29,301-32,600         4,750           203,701-225,200         114,601-126,700         73,301-81,100         53,001-58,600         32,601-36,000         5,000           225,201-247,700         126,701-139,400         81,101-89,200         58,601-65,400         36,001-39,600         5,250           247,701-271,200         139,401-152,600         89,201-97,700         65,401-70,600         39,601-43,400         5,500           271,201-295,900         152,601-166,500         97,701-106,500         70,601-77,000         43,401-47,400         5,750           295,901-Greater         166,601-Greater         106,501-115,800         77,001-83,700         47,401-51,500         6,000           "         "         115,801-125,500         83,701-90,600         51,501-55,700         6,250           "         "         125,501-135,500         90,601-97,900         55,701-60,200         6,500           "         "         135,501-145,800         97,901-106,800         60,201-64,800         6,750           "         "         145,801-156,700         106,801-113,200         64,801-69,600         7,000           "         "         156,701-167,900         113,201-121,300         69,601-	145,901-164,200	82,101-92,400	52,501-59,100	37,901-42,700	23,301-26,300	4,250		
203,701-225,200	164,201-1;83,400	92,401-103,100	59,101-66,000	42,701-47,700	26,301-29,300	4,500	1	
225,201-247,700	183,401-203,700	103,101-114,600	66,001-73,300	47,701-53,000	29,301-32,600	4,750		
247,701-271,200         139,401-152,600         89,201-97,700         65,401-70,600         39,601-43,400         5,500           271,201-295,900         152,601-166,500         97,701-106,500         70,601-77,000         43,401-47,400         5,750           295,901-Greater         166,601-Greater         106,501-115,800         77,001-83,700         47,401-51,500         6,000           "         "         115,801-125,500         83,701-90,600         51,501-55,700         6,250           "         "         125,501-135,500         90,601-97,900         55,701-60,200         6,500           "         "         135,501-145,800         97,901-106,800         60,201-64,800         6,750           "         "         145,801-156,700         106,801-113,200         64,801-69,600         7,000           "         "         156,701-167,900         113,201-121,300         69,601-74,600         7,250           "         "         167,901-179,400         121,301-129,600         74,601-79,800         7,500           "         "         179,401-191,400         129,601-138,300         79,801-85,100         7,750	203,701-225,200	114,601-126,700	73,301-81,100	53,001-58,600	32,601-36,000	5,000		
271,201-295,900         152,601-166,500         97,701-106,500         70,601-77,000         43,401-47,400         5,750           295,901-Greater         166,601-Greater         106,501-115,800         77,001-83,700         47,401-51,500         6,000           "         "         115,801-125,500         83,701-90,600         51,501-55,700         6,250           "         "         125,501-135,500         90,601-97,900         55,701-60,200         6,500           "         "         135,501-145,800         97,901-106,800         60,201-64,800         6,750           "         "         145,801-156,700         106,801-113,200         64,801-69,600         7,000           "         "         156,701-167,900         113,201-121,300         69,601-74,600         7,250           "         "         167,901-179,400         121,301-129,600         74,601-79,800         7,500           "         "         179,401-191,400         129,601-138,300         79,801-85,100         7,750	225,201-247,700	126,701-139,400	81,101-89,200	58,601-65,400	36,001-39,600	5,250		
295,901-Greater         166,601-Greater         106,501-115,800         77,001-83,700         47,401-51,500         6,000         4           "         "         115,801-125,500         83,701-90,600         51,501-55,700         6,250           "         "         125,501-135,500         90,601-97,900         55,701-60,200         6,500           "         "         135,501-145,800         97,901-106,800         60,201-64,800         6,750           "         "         145,801-156,700         106,801-113,200         64,801-69,600         7,000           "         "         156,701-167,900         113,201-121,300         69,601-74,600         7,250           "         "         167,901-179,400         121,301-129,600         74,601-79,800         7,500           "         "         179,401-191,400         129,601-138,300         79,801-85,100         7,750	247,701-271,200	139,401-152,600	89,201-97,700	65,401-70,600	39,601-43,400	5,500		
" 115,801-125,500 83,701-90,600 51,501-55,700 6,250 125,501-135,500 90,601-97,900 55,701-60,200 6,500 135,501-145,800 97,901-106,800 60,201-64,800 6,750 145,801-156,700 106,801-113,200 64,801-69,600 7,000 156,701-167,900 113,201-121,300 69,601-74,600 7,250 167,901-179,400 121,301-129,600 74,601-79,800 7,500 179,401-191,400 129,601-138,300 79,801-85,100 7,750	271,201-295,900	152,601-166,500	97,701-106,500	70,601-77,000	43,401-47,400	5,750	1	
" 125,501-135,500 90,601-97,900 55,701-60,200 6,500 " 135,501-145,800 97,901-106,800 60,201-64,800 6,750 145,801-156,700 106,801-113,200 64,801-69,600 7,000 156,701-167,900 113,201-121,300 69,601-74,600 7,250 " 167,901-179,400 121,301-129,600 74,601-79,800 7,500 " 179,401-191,400 129,601-138,300 79,801-85,100 7,750	295,901-Greater	166,601-Greater	106,501-115,800	77,001-83,700	47,401-51,500	6,000	4	
" 135,501-145,800 97,901-106,800 60,201-64,800 6,750 " 145,801-156,700 106,801-113,200 64,801-69,600 7,000 " " 156,701-167,900 113,201-121,300 69,601-74,600 7,250 " " 167,901-179,400 121,301-129,600 74,601-79,800 7,500 " " 179,401-191,400 129,601-138,300 79,801-85,100 7,750	"	"	115,801-125,500	83,701-90,600	51,501-55,700	6,250		
" 145,801-156,700 106,801-113,200 64,801-69,600 7,000 " 156,701-167,900 113,201-121,300 69,601-74,600 7,250 " 167,901-179,400 121,301-129,600 74,601-79,800 7,500 " 179,401-191,400 129,601-138,300 79,801-85,100 7,750	"	"	125,501-135,500	90,601-97,900	55,701-60,200	6,500	1	
" 156,701-167,900 113,201-121,300 69,601-74,600 7,250 " 167,901-179,400 121,301-129,600 74,601-79,800 7,500 " 179,401-191,400 129,601-138,300 79,801-85,100 7,750	"	"	135,501-145,800	97,901-106,800	60,201-64,800	6,750		
" 167,901-179,400 121,301-129,600 74,601-79,800 7,500 " 179,401-191,400 129,601-138,300 79,801-85,100 7,750	"	"	145,801-156,700	106,801-113,200	64,801-69,600	7,000		
" 179,401-191,400 129,601-138,300 79,801-85,100 7,750	"	"	156,701-167,900	113,201-121,300	69,601-74,600	7,250		
179,401-191,400 129,001-136,300 79,801-63,100 7,730	н	ii.	167,901-179,400	121,301-129,600	74,601-79,800	7,500	1	
" 191,401-Greater 128,301-Greater 85,101-Greater 8,000	"	n .	179,401-191,400	129,601-138,300	79,801-85,100	7,750		
	"	"	191,401-Greater	128,301-Greater	85,101-Greater	8,000		

#### PUBLIC WORK NOTES:

1. ANY WORK IN THE CITY RIGHT-OF-WAY, SUCH AS STREET, SIDEWALK AREA, PUBLIC EASEMENTS, AND UTILITY EASEMENTS, IS REQUIRED TO OBTAIN AN ENCROACHMENT PERMIT PRIOR TO STARTING WORK

2. BASED ON THE SCOPE OF WORK, THIS 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).

3. A REMOVE/REPLACE UTILITIES ENCROACHMENT PERMIT IS REQUIRED TO (1) REPLACE ALL CURB, GUTTER, DRIVEWAY AND SIDEWALK FRONTING SITE, (2) PLUG ALL EXISTING SANITARY SEWER LATERAL CONNECTIONS AND INSTALL A NEW 4" LATERAL, (3) ALL WATER LINE CONNECTIONS TO CITY WATER MAINS FOR SERVICES OR FIRE LINE ARE TO BE INSTALLED PER CITY STANDARD PROCEDURES AND SPECIFICATION, (4) ANY OTHER UNDERGROUND UTILITY WORKS WITHIN CITY'S RIGHT-OFWAY.

4. CONSTRUCTION HOURS IN THE CITY PUBLIC RIGHT-OF-WAY ARE LIMITED TO WEEKDAYS AND NON-CITY HOLIDAYS BETWEEN 8:00AM. AND 5:00 PM. THIS INCLUDES CONSTRUCTION HAULING.

5. NO STORM WATERS, UNDERGROUND WATERS DRAINING FROM ANY LOT, BUILDING, OR PAVED AREAS SHALL BE ALLOWED TO DRAIN TO ADJACENT PROPERTIES NOR SHALL THESE WATERS BE CONNECTED TO THE CITY'S SANITARY SEWER SYSTEM. THESE WATERS SHALL ALL DRAIN TO EITHER ARTIFICIAL OR NATURAL STORM DRAINAGE FACILITIES BY GRAVITY OR PUMPING REGARDLESS OF THE SLOPE OF THE PROPERTY. NO RAIN WATER FROM ROOFS OR OTHER RAIN WATER DRAINAGE SHALL DISCHARGE UPON A PUBLIC SIDEWALK (EXCEPT IN SINGLE FAMILY AREA) PER MUNICIPAL CODE SECTION 18,08,090.

6. 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. ALL UNDERGROUND FIRE SERVICE CONNECTIONS SHALL BE SUBMITTED AS SEPARATE UNDERGROUND FIRE SERVICE PERMIT FOR REVIEW AND APPROVAL.

1. NO STRUCTURE SHALL BE BUILT INTO CITY'S RIGHT-OF-WAY. THE PROPERTY LINE ON BERNAL AVENUE IS APPROXIMATELY 10.08- FEET MEASURED FROM FACE OF CURB.

8. THE PROJECT SHALL COMPLY WITH THE CITY'S NPDES PERMIT REQUIREMENTS TO PREVENT STORM

9, ALL DEBRIS/GARBAGE CONTAINERS LOCATION SHALL BE ON PROPERTY. IN A SITUATION WHERE THAT IS NOT POSSIBLE, AN ENCROACHMENT PERMIT IS REQUIRED FROM PUBLIC WORKS DEPARTMENT FOR PLACING DEBRIS/GARBAGE CONTAINERS IN PUBLIC RIGHT-OF-WAY. NO WET GARBAGE FLUID SHALL ENTER PUBLIC RIGHT-OF-WAY OR THE STORM DRAIN SYSTEM.

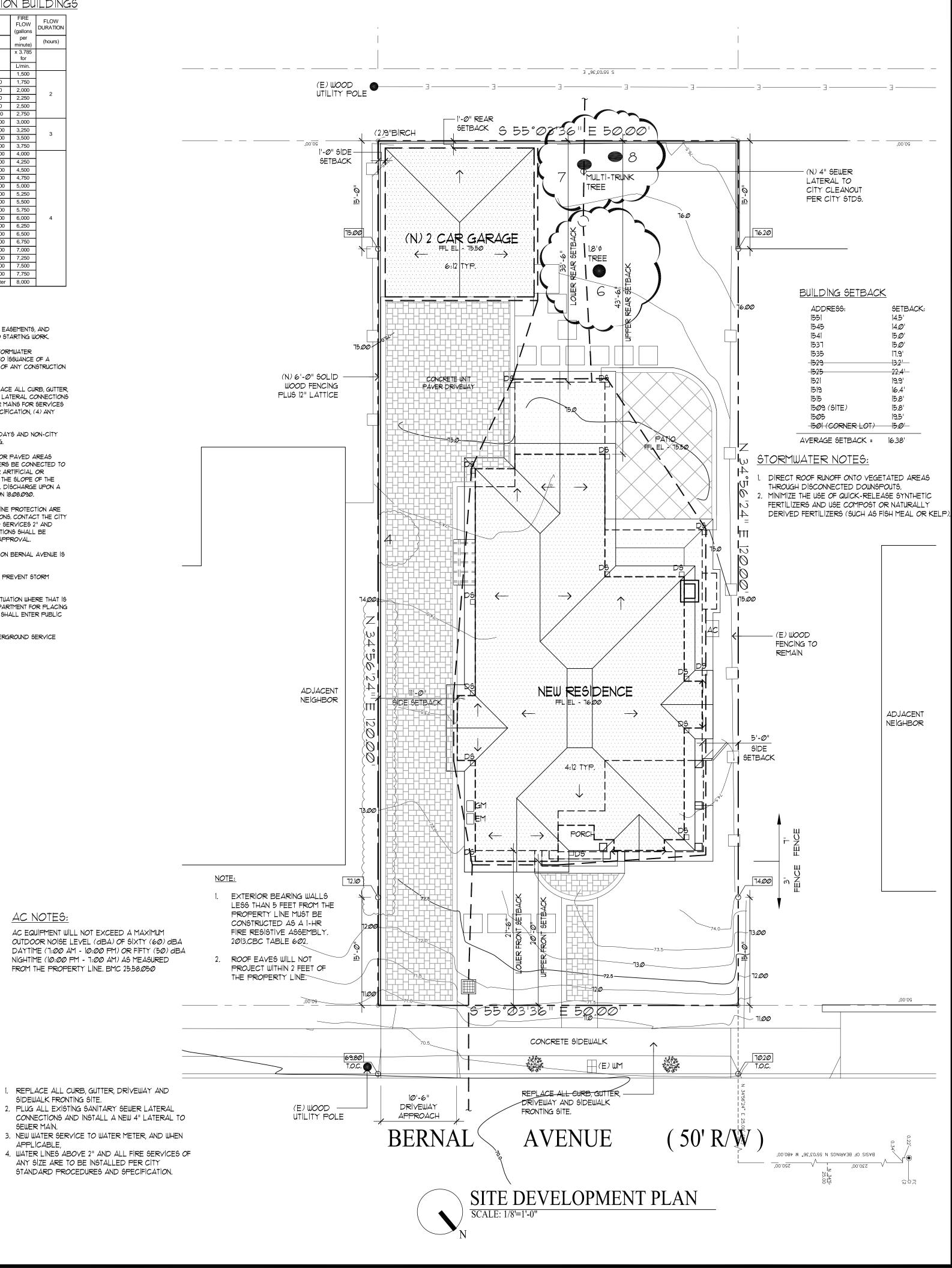
10. IT IS THE RESPONSIBILITY OF THE OWNER AND/OR CONTRACTOR TO NOTIFY UNDERGROUND SERVICE

AC NOTES:

SIDEWALK FRONTING SITE.

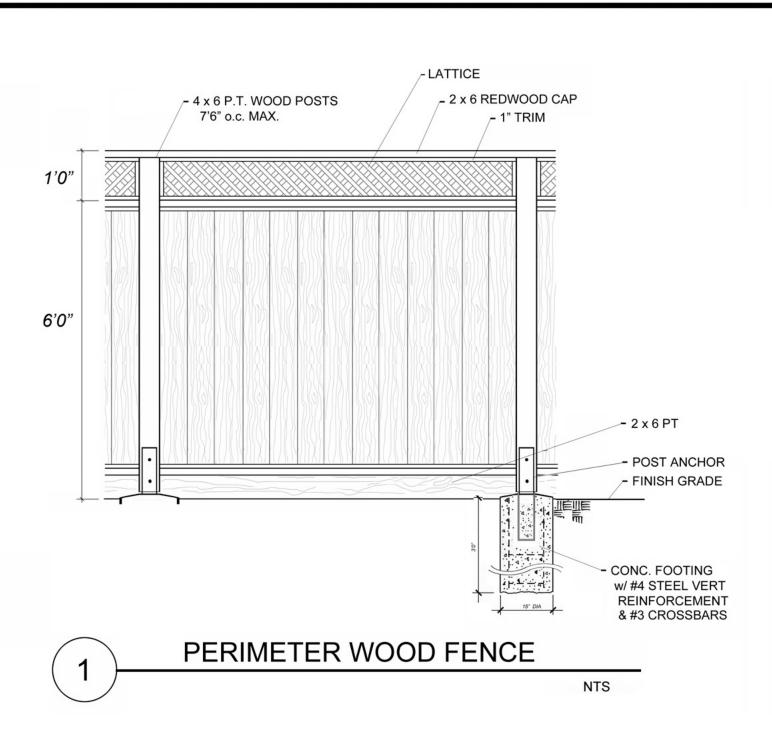
SEWER MAIN,

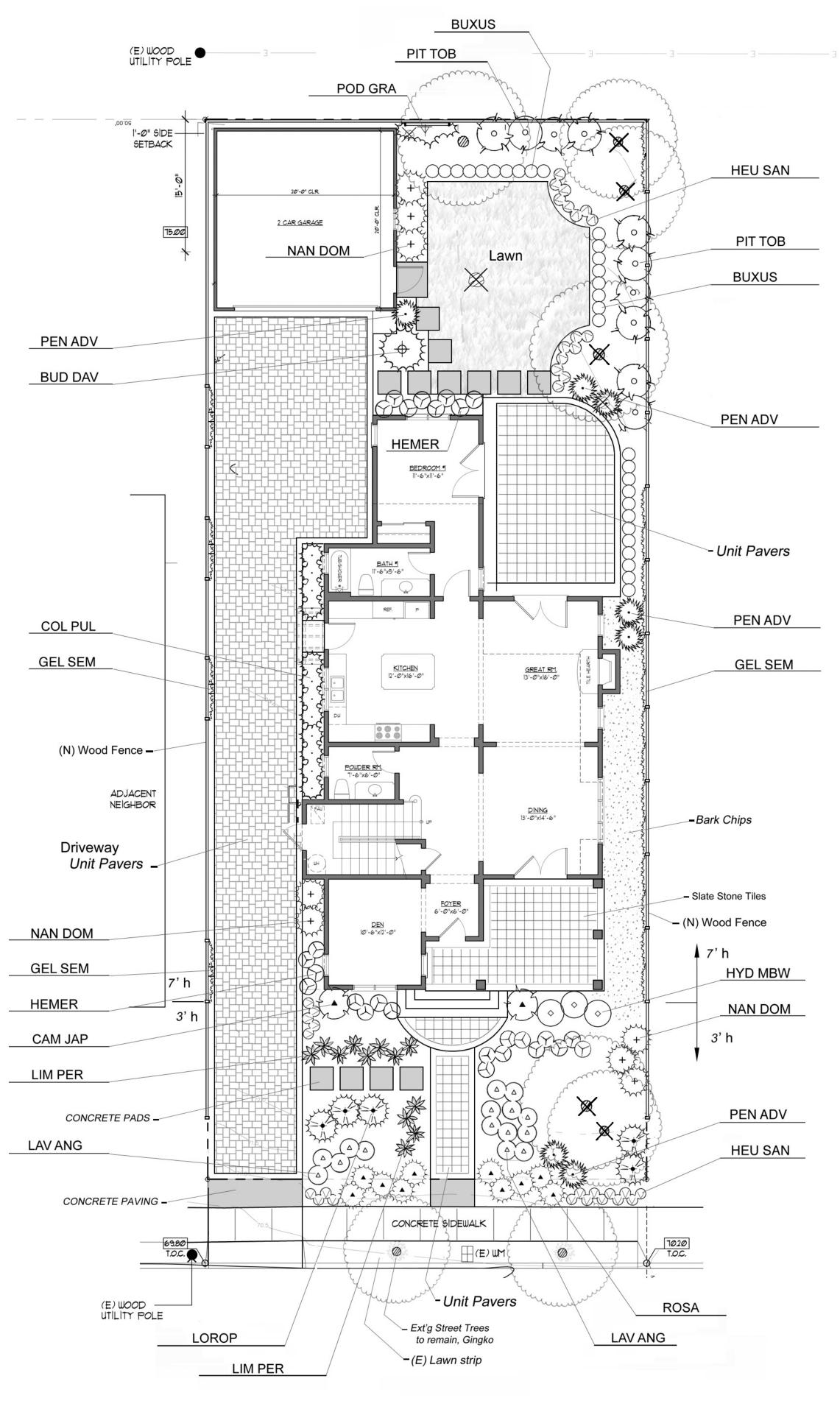
APPLICABLE,



E B E ≥ 09 08 08 NEW 150 BU

OCT. 2018 AS NOTED





# BERNAL AVENUE



# Plant List

Botanical Name	Common Name	Qty*	Size	WU	Plant Type
Buddleia davidii	Butterfly Bush		15 Gal	L	Decid Shrub
	Boxwood		5 Gal	L	Low Shrub
'Green Beauty'					
Camellia japonica	Japanese Camellia		5 Gal	М	Evgn Shrub
Coleonema pulchrum	Pink Breath of Heaven		5 Gal	L	Evgn Shrub
Coloamium companiirana	Carolina Jaamina		F Col		Fyan Vina
			10.7%		Evgn Vine Low Shrub
	<del>  ' '</del>				
		-	500 (7,00,00)		Low Shrub
	Lacecap Hydrangea	-	5 Gal	M	Decid Shrub
	English Lavender		5 Gal	1	Perennial
	Sea Thrift				Perennial
	Loropetalum		5 Gal	L	Evgn Shrub
Nandina domestica	Heavenly Bamboo		5 Gal	L	Evgn Shrub
Pennisetum advena 'Rubrum'	Fountain Grass		1 Gal	L	Accent/ Gras
Pittosporum tobira	Variegated Pittosporum		5 Gal		Evgn Shrub
'Variegata'	Pittosporum				
Podocarpus gracilior	Fern Pine		15 Gal	М	Espalier
Rosa x 'Radrazz'	Knock Out Shrub Rose		5 Gal	L	Decid Shrub
	Camellia japonica Coleonema pulchrum  Gelsemium sempervirens Hemerocallis 'Yellow' Heuchera sanguinea Hydrangea macrophylla 'Blue Wave' Lavendula angustifolia Limonium perezii Loropetalum 'Razzleberri' Nandina domestica Pennisetum advena 'Rubrum' Pittosporum tobira 'Variegata' Podocarpus gracilior	Buxus japonica  'Green Beauty'  Camellia japonica  Coleonema pulchrum  Gelsemium sempervirens Hemerocallis 'Yellow' Heuchera sanguinea Hydrangea macrophylla Cavendula angustifolia Limonium perezii Loropetalum 'Razzleberri' Nandina domestica Pennisetum advena 'Rubrum' Pittosporum tobira Variegata'  Podocarpus gracilior  Japanese Camellia  Japanese Camellia  Carolina Jasmine  Pink Breath of Heaven  Paueuhlia  Earolina Jasmine  Carolina Jasmine  Larolina Jasmine  Lacecap Hydrangea  Coral Bells  Lacecap Hydrangea  Foglish Lavender  English Lavender  Loropetalum  Sea Thrift  Loropetalum  Heavenly Bamboo  Fountain Grass  Variegated Pittosporum  Pittosporum  Fern Pine	Buxus japonica  'Green Beauty'  Camellia japonica  Coleonema pulchrum  Gelsemium sempervirens Hemerocallis 'Yellow' Heuchera sanguinea Hydrangea macrophylla  'Blue Wave' Lavendula angustifolia Limonium perezii Loropetalum 'Razzleberri' Nandina domestica Pennisetum advena 'Rubrum'  Pittosporum tobira Variegata' Pink Breath of Heaven  Daylily Lacorolina Jasmine Larolina Jasmine Lacoral Bells Lacecap Hydrangea  English Lavender Limonium perezii Sea Thrift Loropetalum  Heavenly Bamboo Pountain Grass  Variegated Pittosporum Pittosporum Podocarpus gracilior Fern Pine	Buxus japonica  'Green Beauty'  Camellia japonica  Japanese Camellia  Coleonema pulchrum  Pink Breath of Heaven  Gelsemium sempervirens  Carolina Jasmine  Foal  Hemerocallis 'Yellow'  Heuchera sanguinea  Coral Bells  Hydrangea macrophylla  Carolina Jasmine  5 Gal  Heuchera sanguinea  Coral Bells  Hydrangea macrophylla  Coral Bells  Gelsemium Sempervirens  Carolina Jasmine  5 Gal  Heuchera sanguinea  Coral Bells  Goal  Hydrangea  Foal  Sea Thrift  Coral Bells  Goal  Heavendula angustifolia  English Lavender  Seal  Limonium perezii  Sea Thrift  Coropetalum  Foal  Nandina domestica  Heavenly Bamboo  Foal  Pennisetum advena  Fountain Grass  Goal  Pennisetum doma  Fountain Grass  Goal  Podocarpus gracilior  Fern Pine  To Gal	Buxus japonica  'Green Beauty'  Camellia japonica  Japanese Camellia  Coleonema pulchrum  Pink Breath of Heaven  S Gal  L  Gelsemium sempervirens  Carolina Jasmine  5 Gal  L  Hemerocallis 'Yellow'  Daylily  1 Gal  M  Heuchera sanguinea  Coral Bells  1 Gal  L  Hydrangea macrophylla  Buse Wave'  Lavendula angustifolia  English Lavender  Lavendula angustifolia  English Lavender  Sea Thrift  1 Gal  L  Nandina domestica  Heavenly Bamboo  5 Gal  L  Pennisetum advena  'Rubrum'  Pittosporum  Podocarpus gracilior  Fern Pine  15 Gal  M

# **PLANTING NOTES**

- CONTRACTOR SHALL CONTACT UNDERGROUND SERVICES ADMINISTRATION PRIOR TO EXCAVATION AND GRADING.
- 2. ALL PLANTING AREAS SHALL BE CLEARED OF WEEDS AND OTHER DEBRIS. THE CONTRACTOR SHALL VERIFY WITH THE OWNER WHICH EXISTING PLANTS ARE TO REMAIN. EXISTING PLANTS TO BE REMOVED SHALL BE VERIFIED WITH OWNER PRIOR TO REMOVAL. ALL IVY IN PROJECT AREA SHALL BE REMOVED; IVY SHALL BE SPRAYED WITH HERBICIDE TWO WEEKS PRIOR TO REMOVAL.
- 3. SOIL TESTING SHALL BE UNDERTAKEN BY THE CONTRACTOR, AND PERFORMED BY A CERTIFIED LABORATORY. A COPY OF THE REPORT SHALL BE PROVIDED TO THE OWNER AND LANDSCAPE ARCHITECT. RECOMMENDATIONS FOR AMENDMENTS AND FERTILIZATION SHALL REFLECT THE NUTRIENT REQUIREMENTS OF SPECIFIED PLANT SPECIES.
- 4. SOIL AMENDMENTS SHALL BE FREE OF DEBRIS SUCH AS LITTER, BROKEN CLAY POTS, AND OTHER FOREIGN MATERIAL. ROCKS LARGER THAN ONE INCH DIAMETER WILL NOT BE PERMITTED. SOIL AMENDMENTS SHALL HAVE THE FOLLOWING CONTENT: REDWOOD NITRIFIED COMPOST 40%, COARSE SAND 30%, BLACK TOPSOIL 30%.
- 5. PLANT HOLES SHALL BE DOUBLE THE SIZE OF THE CONTAINER (generally). THE WALLS AND BASES OF PLANT HOLES SHALL BE SCARIFIED. HOLES SHALL BE BACKFILLED WITH THE FOLLOWING MIXTURE: 80% TO 20% IMPORTED SOIL TO EXISTING SOIL.
- 6. SOIL BERMS SHALL BE FORMED AROUND ALL PLANTS 1 GALLON SIZE AND LARGER. BASINS SHALL BE MULCHED WITH A 4"LAYER OF BARK CHIPS, MINIMUM OF 1" IN SIZE.

  PLANTING AREAS SHALL BE COVERED WITH A 3" INCH LAYER OF BARK CHIPS.
- 7. ALL PLANTS SHALL BE FERTILIZED. FERTILIZER SHALL BE COMMERCIALLY AVAILABLE TYPE, AGRIFORM OR EQUIVALENT. APPLICATION SHALL BE ACCORDING TO MANUFACTURER'S INSTRUCTIONS. RESIDUAL WEED PRE-EMERGENT SHALL BE APPLIED BY THE CONTRACTOR. APPLICATION SHALL BE ACCORDING TO MANUFACTURER'S INSTRUCTIONS.
- 8. TREES SHALL BE STAKED WITH TWO PRESSURE TREATED 2" DIAMETER POLES. TREE TRUNK SHALL BE SECURED WITH TWO RUBBER TIES OR STRAPS FORMING A FIGURE-EIGHT BETWEEN TRUNK AND STAKE.

NO EXISTING TREE OVER 48 INCHES IN CIRCUMFERENCE AT 54 INCHES FROM BASE OF TREE
MAY BE REMOVED WITHOUT A PROTECTED TREE REMOVAL PERMIT FROM THE PARKS DIVISION. 650-558-7330

Bruce A. Chan
Landscape Architect

923 Arguello Street, Suite 200 Redwood City, California 94063

CA Lic. # 002324

Tel (650) 346-7645 Fax (650) 367-8139 Email: bacla@sbcglobal.net

Landscape Architecture Environmental Design Site Planning

Single Family House
1509 Bernal Avenue
Burlingame California

TITLE

Landscape Plan

REVISIONS

PROJECT #:

DATE: **7-15-19** 

SHEET #:

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