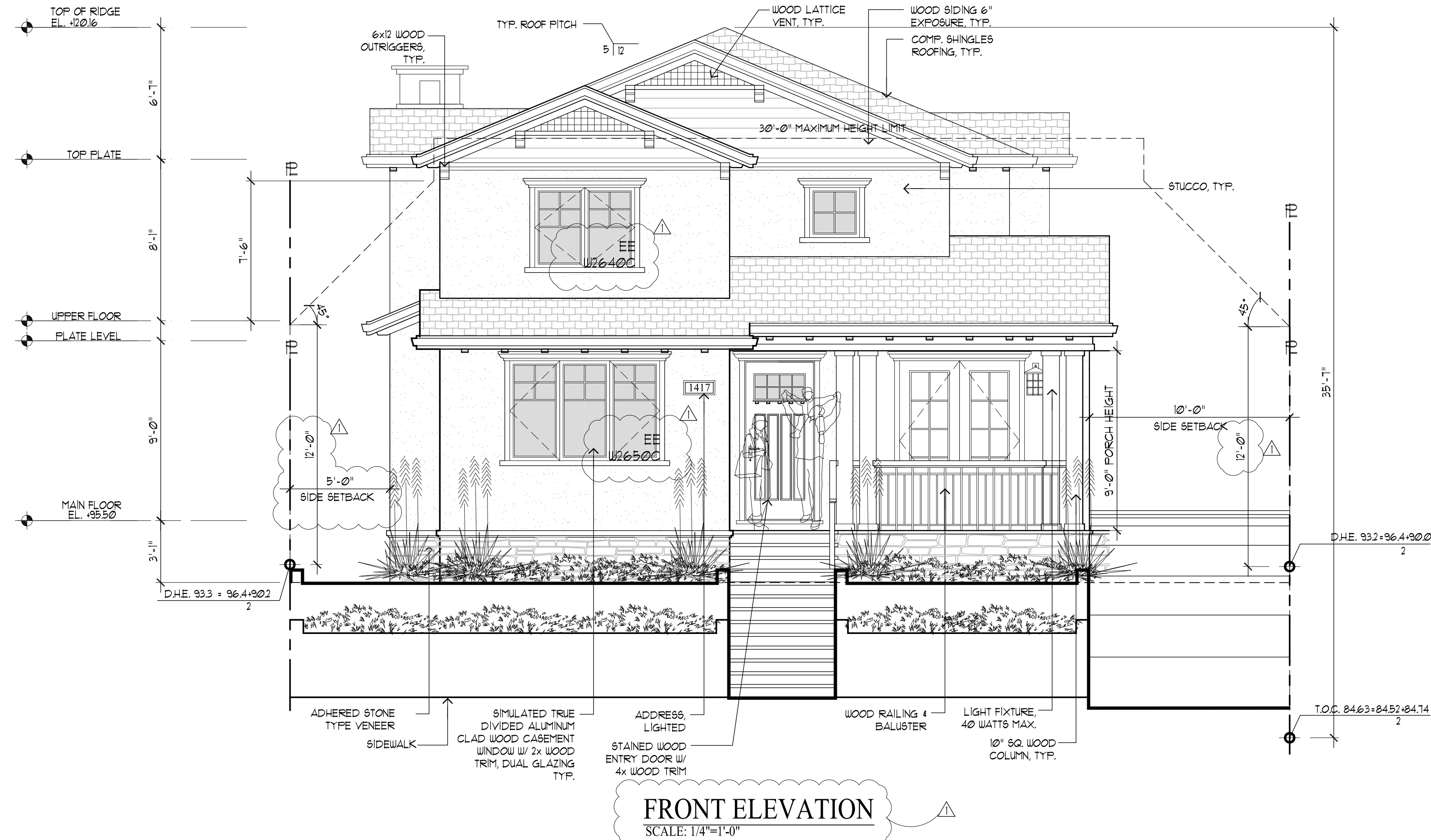


LEGEND
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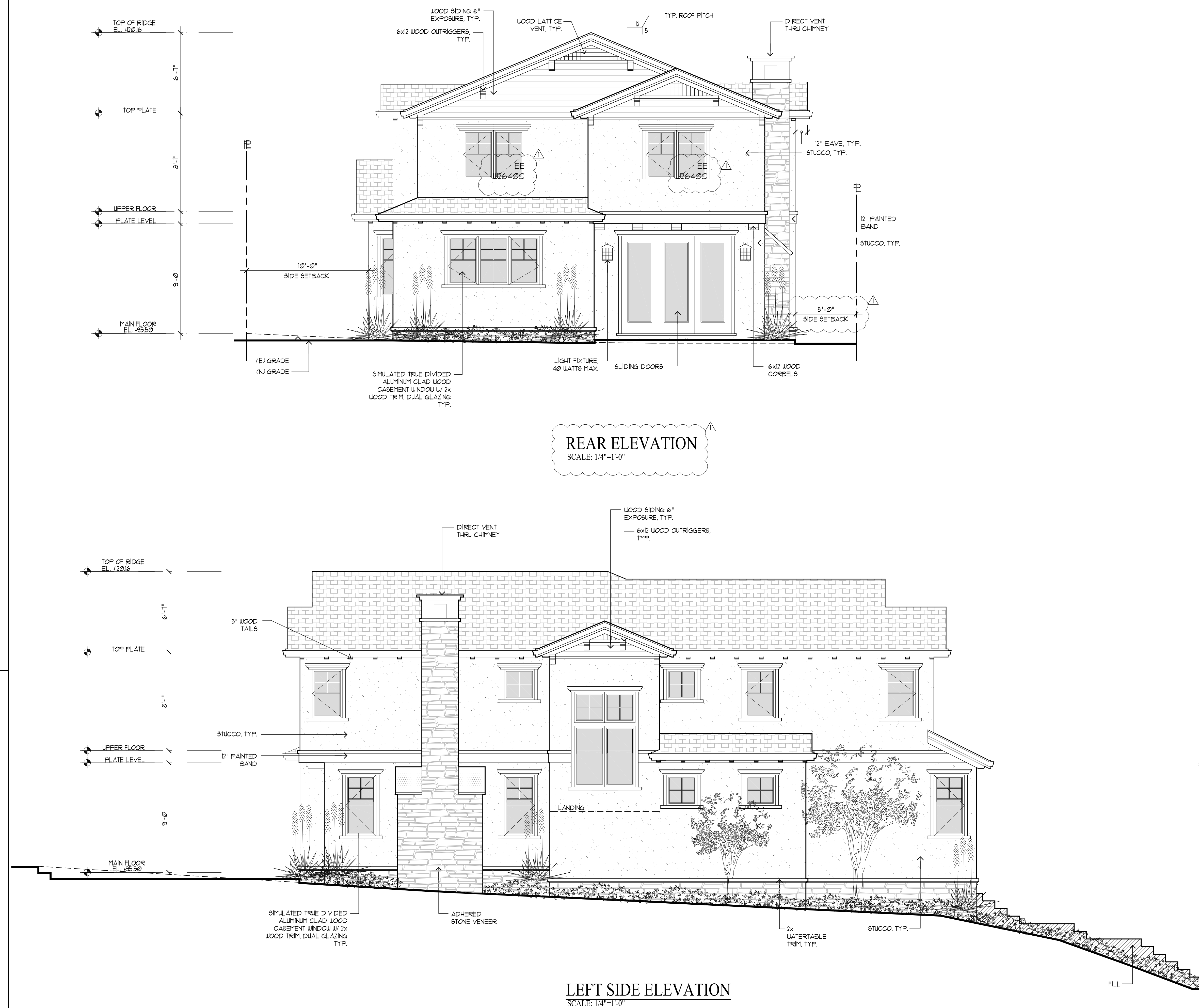


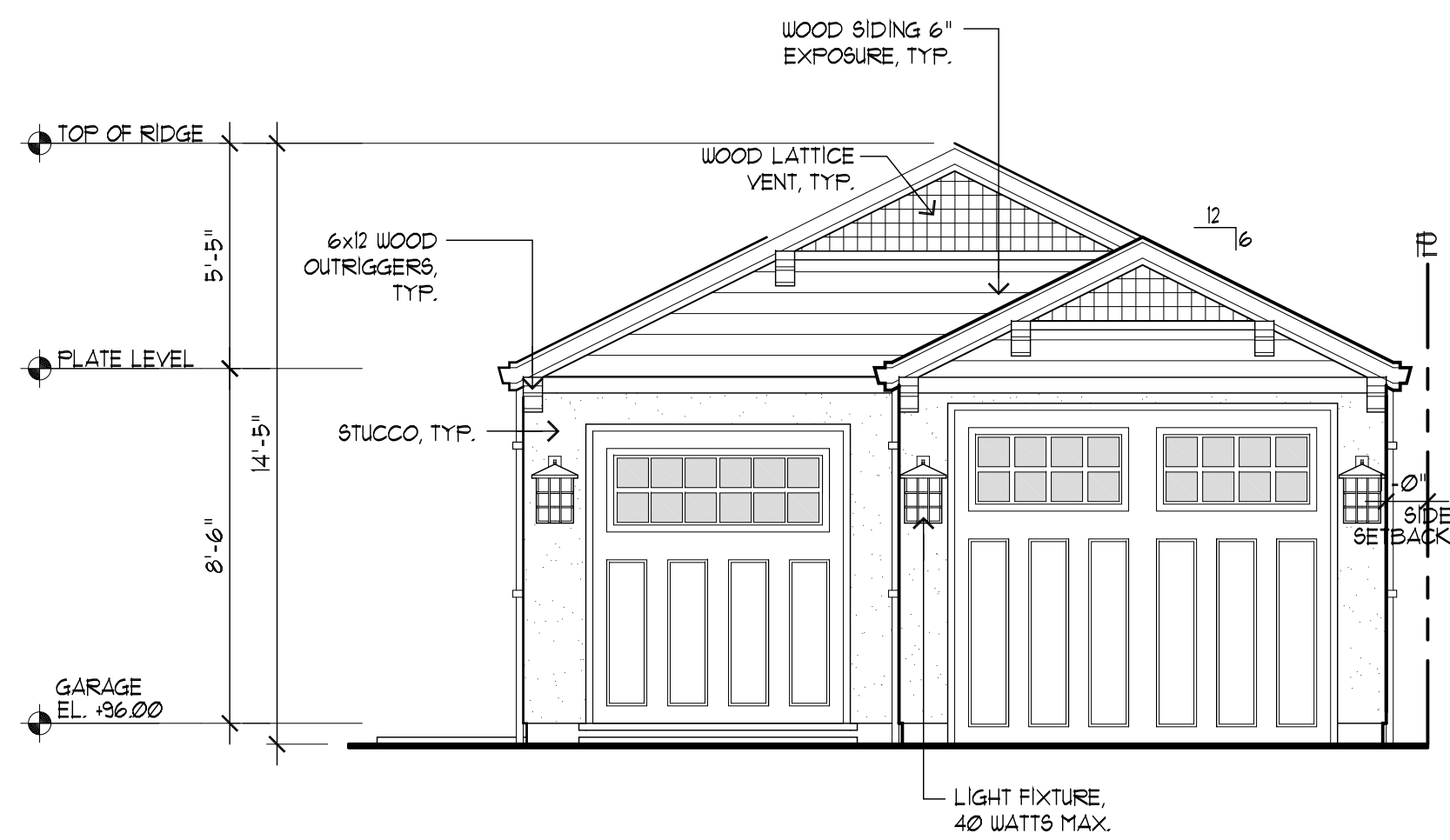
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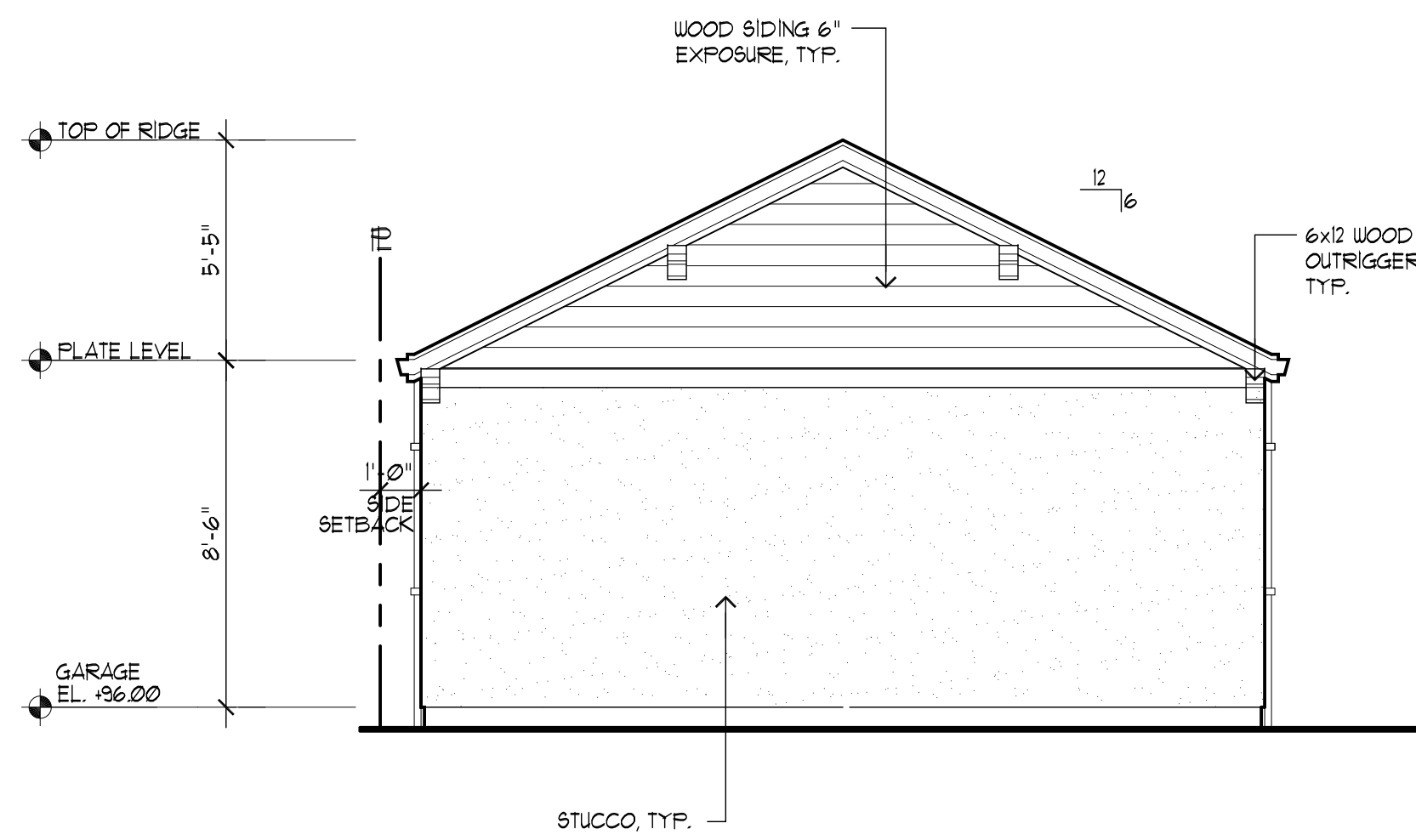
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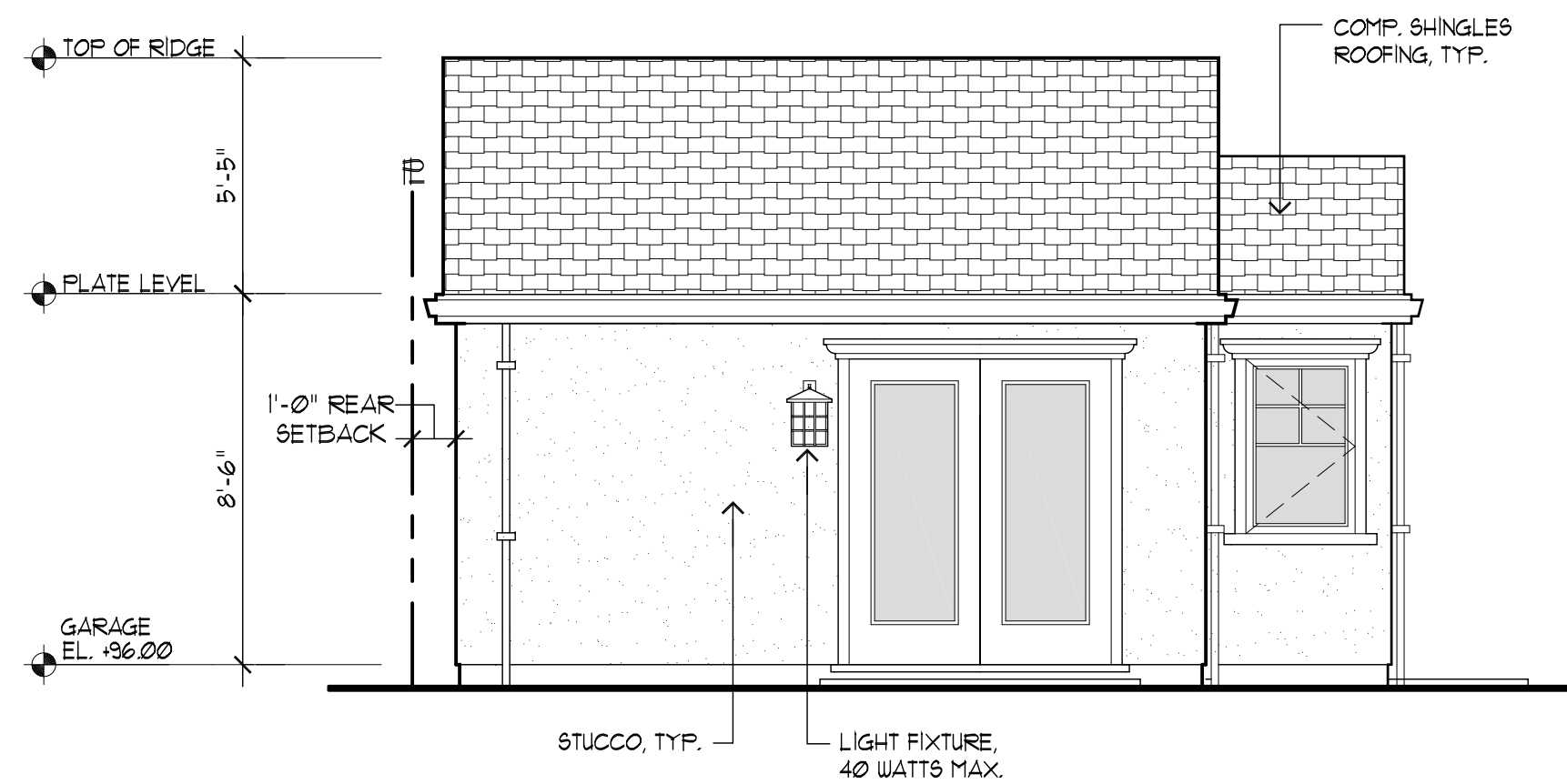




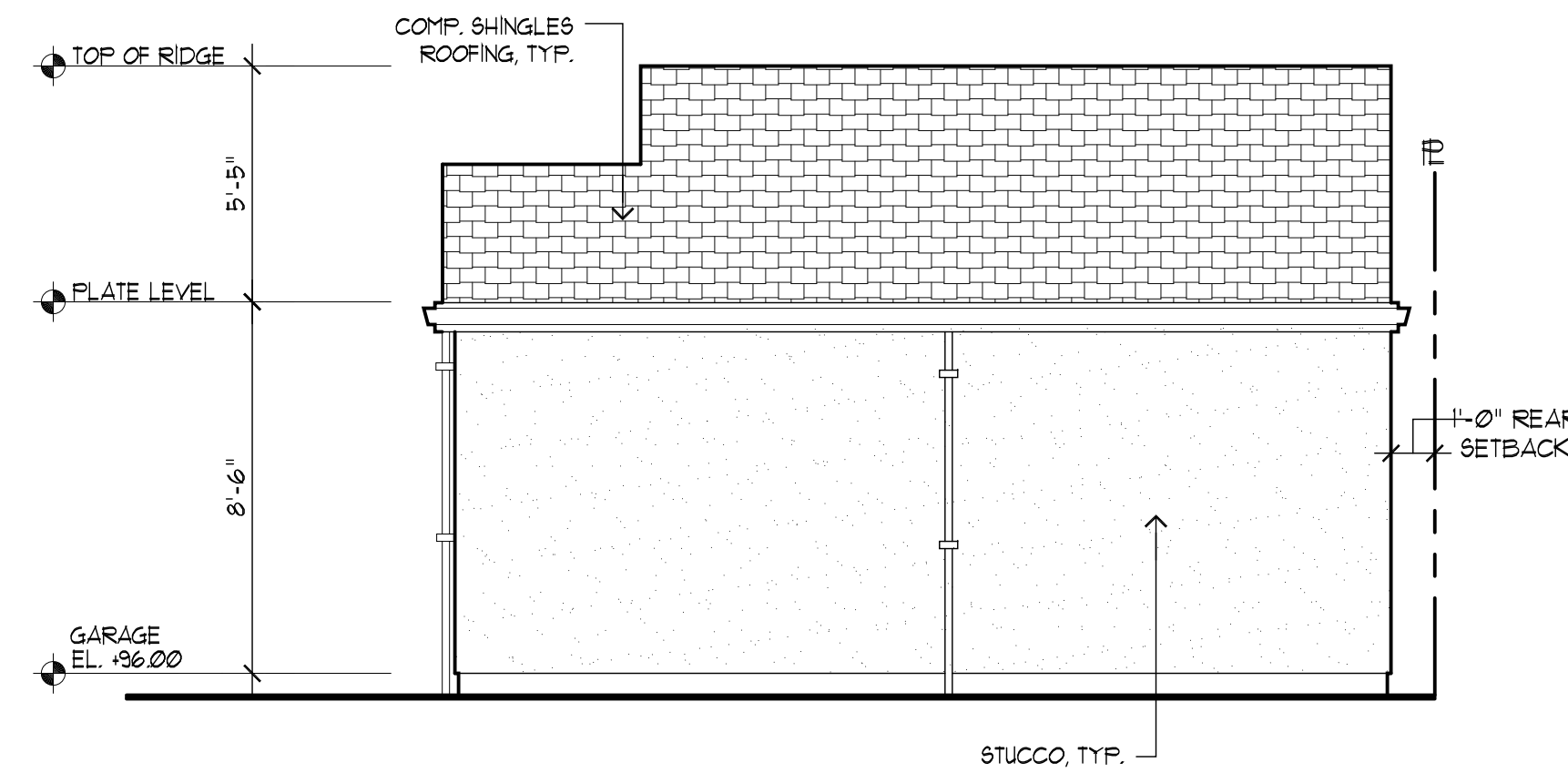
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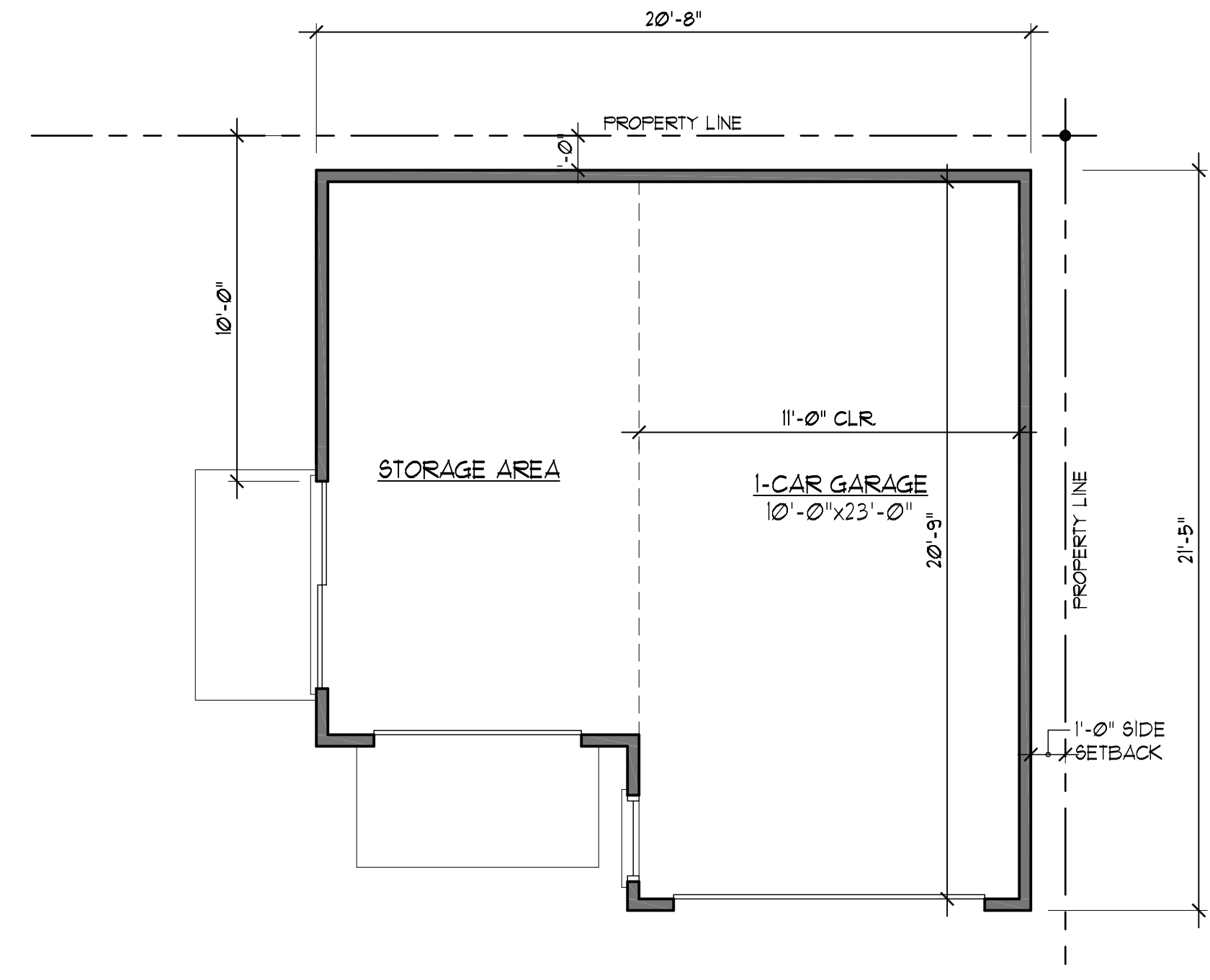
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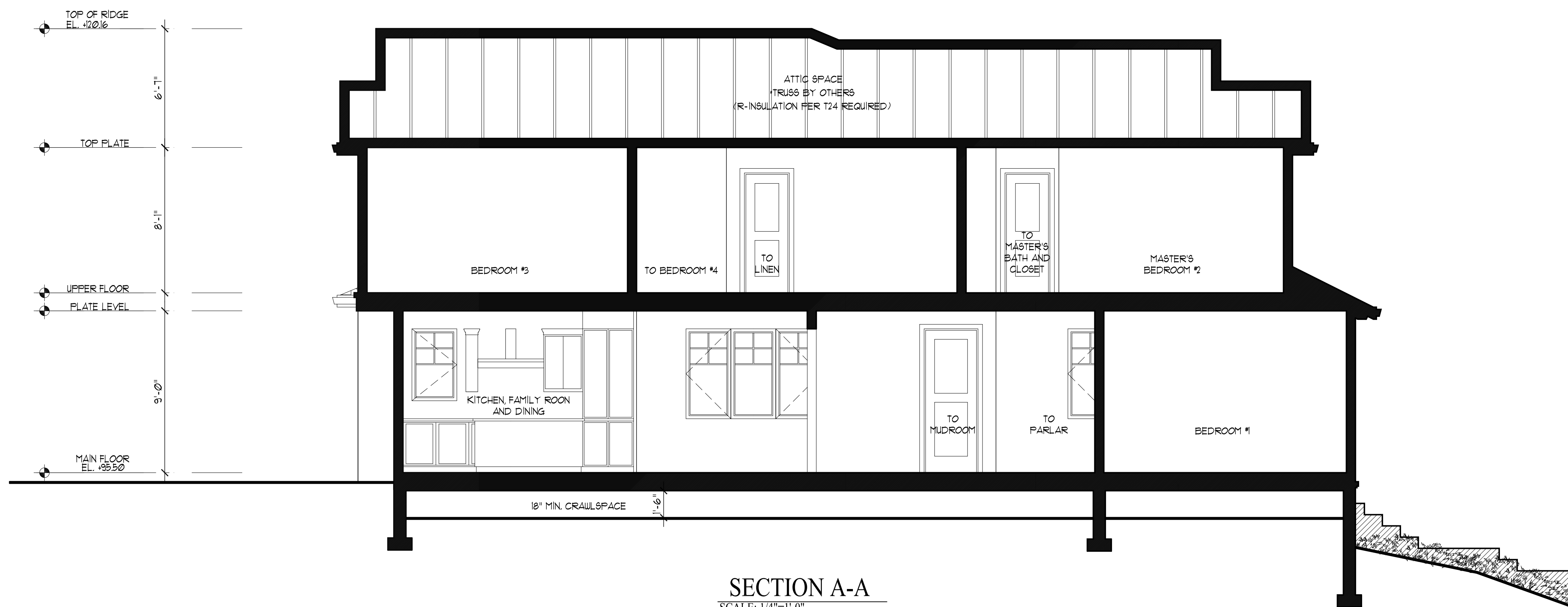
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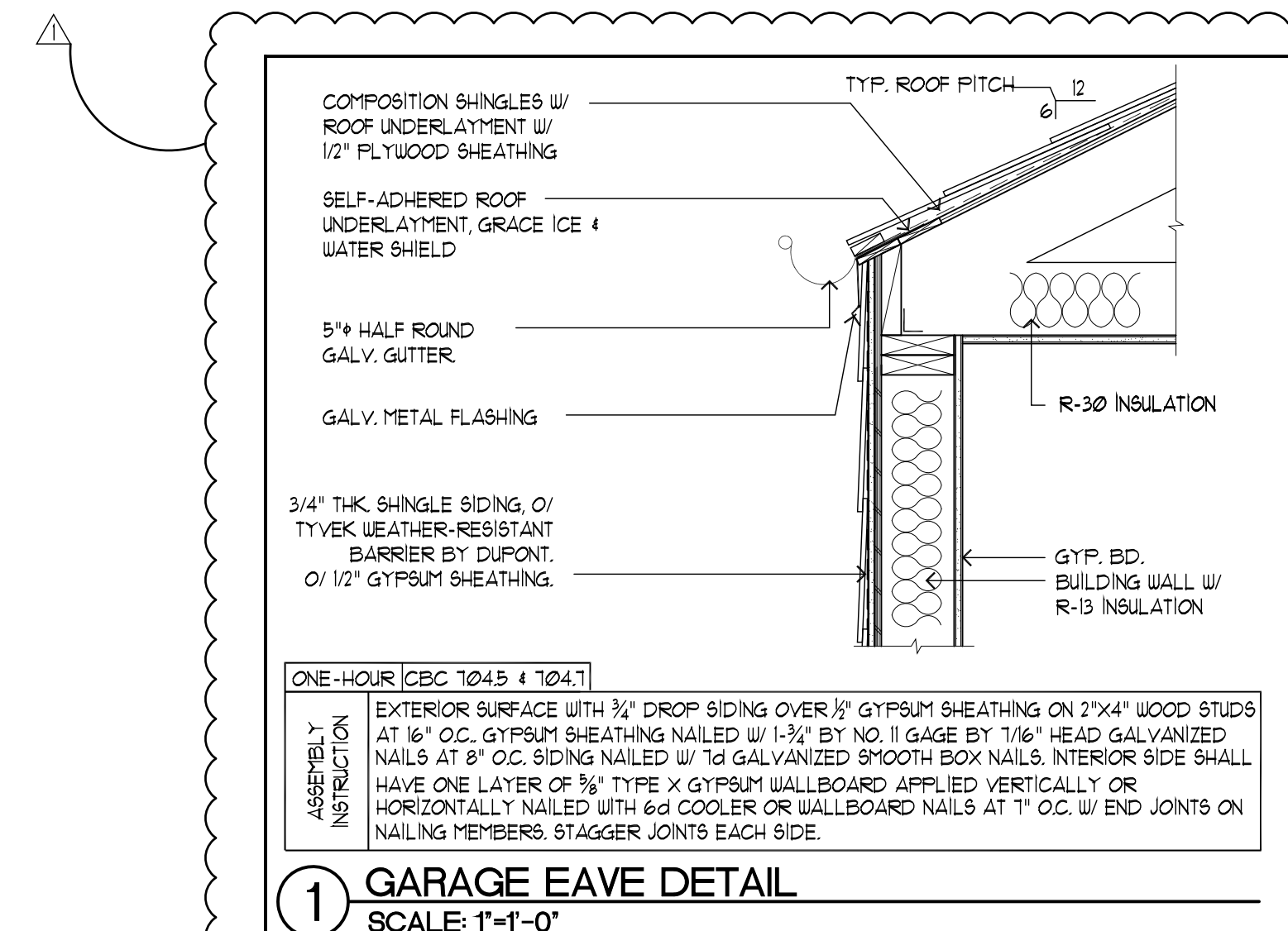
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GARAGE FLOOR PLAN
SCALE: 1/4"=1'-0"



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



1 GARAGE EAVE DETAIL
SCALE: 1"=1'-0"

REVISIONS		BY
PLNG	PC	PU
09/01/20		

CHU DESIGN ASSOCIATES INC.
55 W. 43rd AVENUE
SAN MATEO, CALIFORNIA 94403
TEL: (650) 345-9286
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1. SEE LANDSCAPE PLAN FOR DETAILED INFORMATION
2. 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.
3. TOPOGRAPHY IS PREPARED BY:
LEA 4 BRAZE ENGINEERING INC.
4395 INDUSTRIAL PKWY WEST
HATYARD CA 94545
TEL: (510) 881-4026

4. A DEMOLITION PERMIT IS REQUIRED FOR SIDEWALK, SEWER AND WATER REPLACEMENT
5. REQUIRED PROTECTIVE FENCING MUST BE INSTALLED AND INSPECTED PRIOR TO DEMO PERMIT ISSUE.
6. SEWER BACKFLOW PROTECTION CERTIFICATE IS REQUIRED PER ORDINANCE NO. 1110. A DRAFT CERTIFICATION SHALL BE SUBMITTED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
7. THE SURVEYOR RECOMMENDS THE CITY VERIFY THAT THE PERTINENT RESIDENCES WERE USED IN THE CALCULATION.
8. 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 MUST 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.
11. CONTRACTOR SHALL ENSURE THE DOUBLE VALVE ASSEMBLY FOR FIRE PROTECTION SHALL BE TESTED AND APPROVED BY A SAN MATEO COUNTY ENVIRONMENTAL HEALTH APPROVED CONTRACTOR PRIOR TO SCHEDULING WATER DEPARTMENT FINAL.
12. PROVIDE ADEQUATE FIRE FLOW BASED UPON CONSTRUCTION AND SIZE OF BUILDING. SEE UPC APPENDIX F.III MINIMUM 500 GPM REQUIRED. SEE TABLE NO. A-III-A-1.
13. MINIMUM 1" WATER METER REQUIRED
14. IF BACKFLOW PROTECTION IS REQUIRED, CONTRACTOR SHALL PROVIDE AN ISOMETRIC DIAGRAM OF THE BUILDING SEWER INCLUDING ALL BACKFLOW WATER RELIEF VALVES, AND ANY SEWER INJECTION SYSTEM DETAILS. CITY OF BURLINGAME MUNICIPAL CODE ORDINANCE 1110.
15. PROVIDE SURVEY STAKES PRIOR TO FOUNDATION INSPECTION TO VERIFY LOT LINES.
16. PROVIDE A PRESSURE ABSORBING DEVICES OR APPROVED MECHANICAL DEVICES TO BE 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 SECTION 0693.10

A REMOVE/REPLACE UTILITIES ENCROACHMENT PERMIT IS REQUIRED:

- REPLACE ALL CURB, GUTTER, DRIVEWAY AND SIDEWALK FRONTING SITE
- FLUG ALL EXISTING SANITARY SEWER LATERAL CONNECTIONS AND INSTALL A NEW 6" LATERAL.
- ALL WATER LINE CONNECTIONS TO CITY WATER 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

2. THE SANITARY SEWER LATERAL (BUILDING SEWER) SHALL BE TESTED PER ORDINANCE CODE CHAPTER 8-02. TESTING INFORMATION IS AVAILABLE AT THE BUILDING DEPARTMENT COUNTER. AN ENCODER/CHAM FERTILIZER IS REQUIRED FROM THE CITY 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.
3. SEWER BACKWATER PROTECTION CERTIFICATION IS REQUIRED FOR THE INSTALLATION OF ANY NEW SEWER FIXTURE PER ORDINANCE NO.110. THE SEWER BACKWATER PROTECTION CERTIFICATE IS REQUIRED PRIOR TO THE ISSUANCE OF BUILDING PERMIT.
4. ALL WATER LINE CONNECTIONS TO CITY WATER MAINS FOR SERVICES OR FIRE LINE PROTECTION ARE TO BE INSTALLED PER CITY STANDARD PROCEDURE AND MATERIAL SPECIFICATIONS; CONTACT THE CITY WATER DEPARTMENT FOR INFORMATION FEELING A "CONNECTION PERMIT" IS REQUIRED FOR ANY WORK IN THE CITY'S RIGHT-OF-WAY.
5. A SURVEY BY A LICENSED SURVEYOR OR ENGINEER IS REQUIRED. THE SURVEY SHALL SHOW HOW THE PROPERTY LINES WERE DETERMINED AND SET. THE PROPERTY CORNERS MUST BE SET WITH SURVEYORS LICENSE NUMBERS DURABLE MONUMENTS. THIS SURVEY SHALL BE ATTACHED TO THE CONSTRUCTION PLANS. ALL CORNERS NEED TO BE MAINTAINED OR RE-ESTABLISHED BEFORE THE BUILDING FINAL. ALL PROPERTY CORNERS SHALL BE MAINTAINED DURING CONSTRUCTION OR RE-ESTABLISHED AT THE END OF THE PROJECT.

6. ENCROACHMENT PERMIT IS REQUIRED FOR ANY WORK IN THE CITY'S RIGHT-OF-WAY.

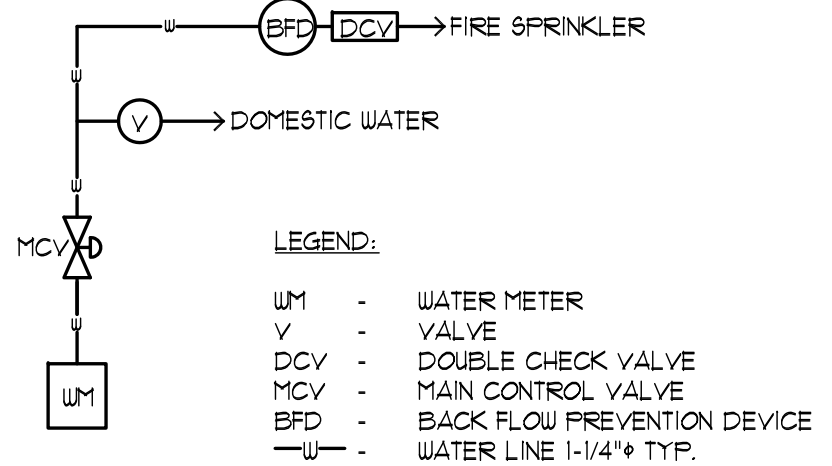
7. CONSTRUCTION AND BUILDING USE SHALL CONFORM TO CONDITIONS AS DESCRIBED BY PLANNING COMMISSION AND/OR CITY COUNCIL ACTIONS.

8. 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 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 (MUNICIPAL CODE SECTION 18.08.010 (1)).
- STORM WATERS 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.



1. PROVIDE A BACKFLOW PREVENTION DEVICE - USC APPROVED DOUBLE CHECK VALVE ASSEMBLY.
2. 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.

DRAINAGE NOTES:

RAINWATER COLLECTION

INSURE THAT RAINWATER SHALL BE COLLECTED BY MEANS OF PAINTED METAL GUTTERS, UNLESS NOTHERWISE LOCATED AT THE EAVES. GAVN TO MATCH COLOR SCHEME OF RESIDENCE. GUTTER SHALL LEAD TO 2' X 4' RECTANGULAR NEAR 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 SLOPE TO THE STREET IS ADEQUATE. IF CURB IS ADEQUATE TO CARRY THE WATER FROM THE SITE TO 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 ENTER 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	10	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 110.030 OF THE BURLINGAME MUNICIPAL CODE. THE MINIMUM SIZE SERVICE FOR FIRE SPRINKLER SYSTEM SHALL CONFORM TO NFPA 13 OR 13R IS 2". FOR NFPA 13D SYSTEMS THE MINIMUM SIZE IS 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.

1. PROJECTS THAT DISTURB LESS THAN ONE ACRE SHALL DEVELOP AND IMPLEMENT A PLAN TO MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION. A BMP PAGE IS SUFFICIENT.
2. PLANS SHALL INDICATE HOW GRADING AND PAVING WILL PREVENT SURFACE WATER FLOWS FROM ENTERING BUILDINGS. EXCEPTION: PROJECTS THAT DO NOT ALTER DRAINAGE PATH.
3. ELECTRIC VEHICLE (EV) CHARGING PARKING SPACES: COMPLY WITH ALL RELEVANT SECTIONS.

MINIMUM REQUIRED FIRE FLOW & FLOW DURATION BUILDINGS

		FIRE AREA (square feet)		X 0.0029 to get		FIRE FLOW (gallons per minute)	FLOW DURATION (hours)
Type I-F-R	Type I-OneHR	Type I-V-IH	Type I-BN	Type V-IH		x 3.785 to get L/min.	
0.2-1.0	0.1-0.70	0.4-2.00	0.5-0.91	0.3-0.60			
2	12.70-17.01	12.70-17.01	12.70-17.01	3.681-5.400	3.681-5.400	1,380	1.50
	30.70-38.38	17.01-21.00	15.00-12.90	7.901-8.400	4.801-4.200	2,000	2.00
	38.70-41.30	21.001-24.00	12.901-17.40	6.901-12.600	6.201-7.700	2,250	2.50
	48.301-50.30	24.001-33.00	17.401-21.00	12.601-14.500	11.701-14.500	2,500	3.00
	59.001-67.70	33.001-38.70	21.001-25.50	15.401-18.400	9.401-11.300	3,000	3.50
	70.001-83.70	38.701-47.10	25.501-30.00	18.401-21.00	11.301-13.400	3,500	4.00
	83.701-87.40	47.101-54.90	30.001-35.20	21.001-25.90	13.401-15.600	3,250	4.50
	97.701-112.70	54.901-63.70	35.201-40.60	25.901-30.00	15.601-18.100	4,000	5.00
	112.701-128.70	63.701-72.40	40.601-46.50	29.301-33.50	18.001-20.600	3,750	5.50
	128.701-145.90	72.401-82.10	46.501-52.50	33.501-37.90	20.601-23.300	4,000	6.00
	145.901-164.20	82.101-92.40	52.501-59.00	37.901-42.70	23.301-26.100	4,250	6.50
	164.201-183.00	92.401-103.00	59.001-66.00	42.701-47.70	26.101-29.300	4,500	7.00
	183.001-203.30	103.001-114.60	66.001-73.30	47.701-53.00	29.301-32.600	4,750	7.50
	203.301-225.00	114.601-128.70	73.301-81.00	53.001-60.600	32.601-36.000	5,000	8.00
	225.001-247.70	128.701-139.40	81.001-90.00	60.601-67.700	36.001-39.600	5,250	8.50
	247.701-271.20	139.401-152.60	90.001-97.70	67.701-76.000	39.601-43.400	5,500	9.00
	271.201-295.90	152.601-168.50	97.701-108.50	76.001-77.700	43.401-45.400	5,750	9.50
	295.901-Greater	168.501-Greater	108.501-Greater	77.701-Greater	45.401-Greater	6,000	10.00
			115.001-125.50	83.701-90.00	51.501-55.700	6,250	
			125.501-136.50	90.001-97.70	55.701-60.100	6,500	
			136.501-145.80	97.701-106.80	60.101-64.800	6,750	
			145.801-161.70	106.801-113.20	64.801-69.600	7,000	
			161.701-175.00	113.201-121.00	69.601-74.600	7,250	
			175.001-179.40	121.001-129.60	74.601-79.900	7,500	
			179.401-191.40	129.601-139.00	79.901-85.100	7,750	
			191.401-Greater	129.301-Greater	85.101-Greater	8,000	

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-OF-WAY.

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

5. NO STORM WATER/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 18.08.030.

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.
2. THE PROJECT SHALL COMPLY WITH THE CITY'S NPDES PERMIT REQUIREMENTS TO PREVENT STORM WATER POLLUTION.

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 ALERT (USA) AT LEAST 48 HOURS BEFORE THE START OF ANY EXCAVATION WORK.

11. IF PUBLIC WORKS REQUIRES SIDEWALK REPLACEMENT, POLICY FOR EXPANDING WIDTH OF PLANTER STRIP MUST BE IMPLEMENTED AROUND NEW OR EXISTING CITY STREET TREE.

I. NO PROPOSED PERMANENT STRUCTURES (RETAINING WALLS, FENCES, MAIL BOX, ETC.) WILL BE BUILT BEYOND THE PROPERTY LINE AND INTO THE PUBLIC-RIGHT-OF-WAY.

2. WHERE THE PROPERTY LINE IS LESS THAN TEN (10) FEET FROM THE EXIT TERMINAL OF ANY NEWLY INSTALLED OR REPLACEMENT HIGH EFFICIENCY MECHANICAL EQUIPMENT THE PIPE SIZE OF THE FINAL TEN (10) FEET OF ANY TERMINAL MUST BE INCREASED TO THREE INCHES (3") OR, AS AN ALTERNATIVE, MANUFACTURER-APPROVED BAFFLES MUST BE INSTALLED.

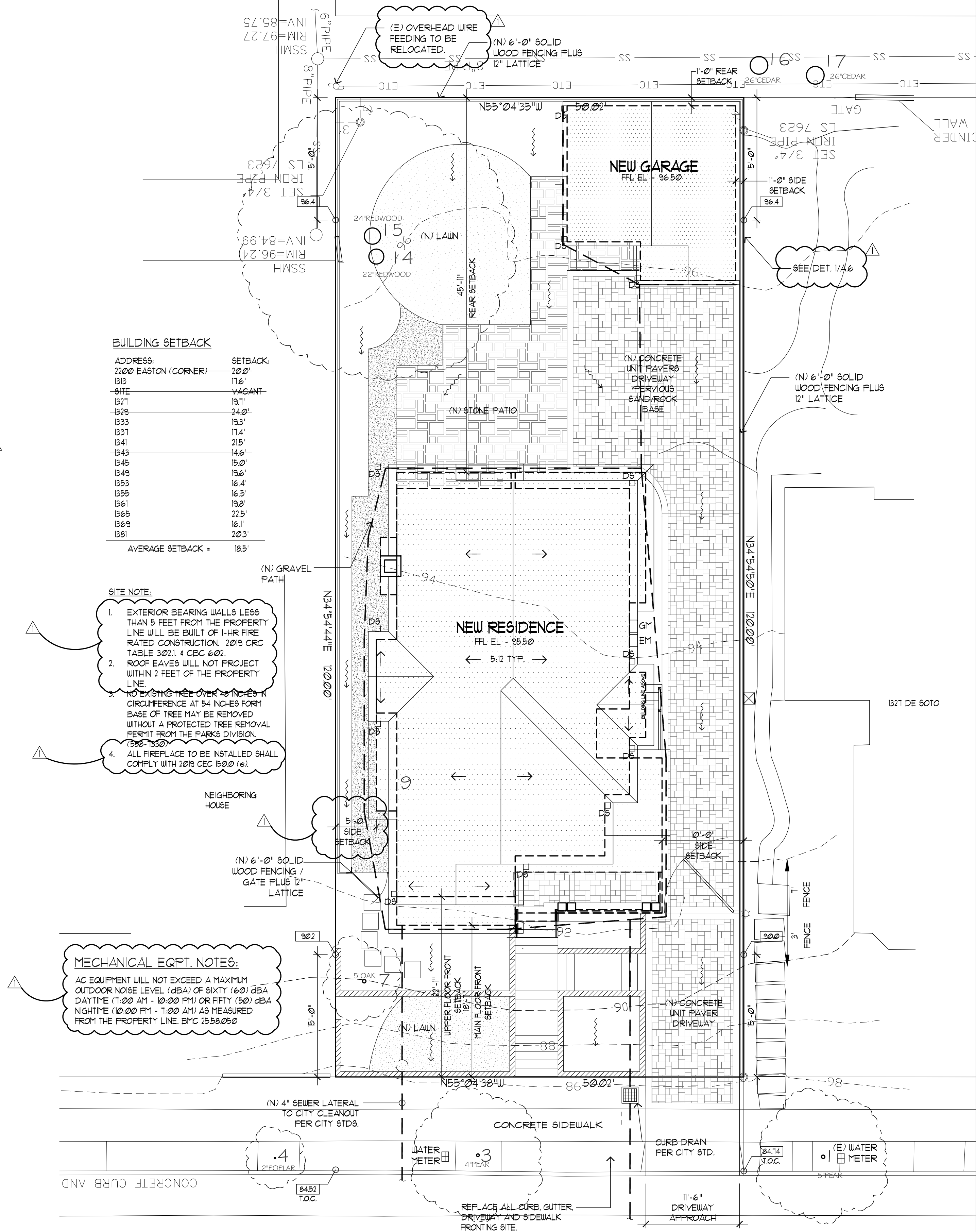
3. CONTRACTOR SHALL PROVIDE ADEQUATE MEASURES TO AVOID EROSION OR SEDIMENT FROM LEAVING THE SITE AND FLOWING INTO THE STREET, CURB OR GUTTER (USE STRAW WADDLES)

4. REPLACE DAMAGED OR DISPLACED CURB, GUTTER AND/OR SIDEWALK ALONG THE PROPERTY FRONTAGE. A CITY ENCROACHMENT PERMIT IS REQUIRED.

5. THE SANITARY SEWER LATERAL (BUILDING SEWER) SHALL BE TESTED PER ORDINANCE CODE CHAPTER 15.2. TESTING INFORMATION IS AVAILABLE AT THE BUILDING DEPARTMENT CENTER. 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.


6. 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.

7. A PROPERTY SURVEY IS REQUIRED IF ANY PART OF PERMANENT STRUCTURE INCLUDING FOOTING IS WITHIN 12" OF PROPERTY LINE.



DE SOTO AVENUE (50')



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PLNG PC 09/01/20 	PU

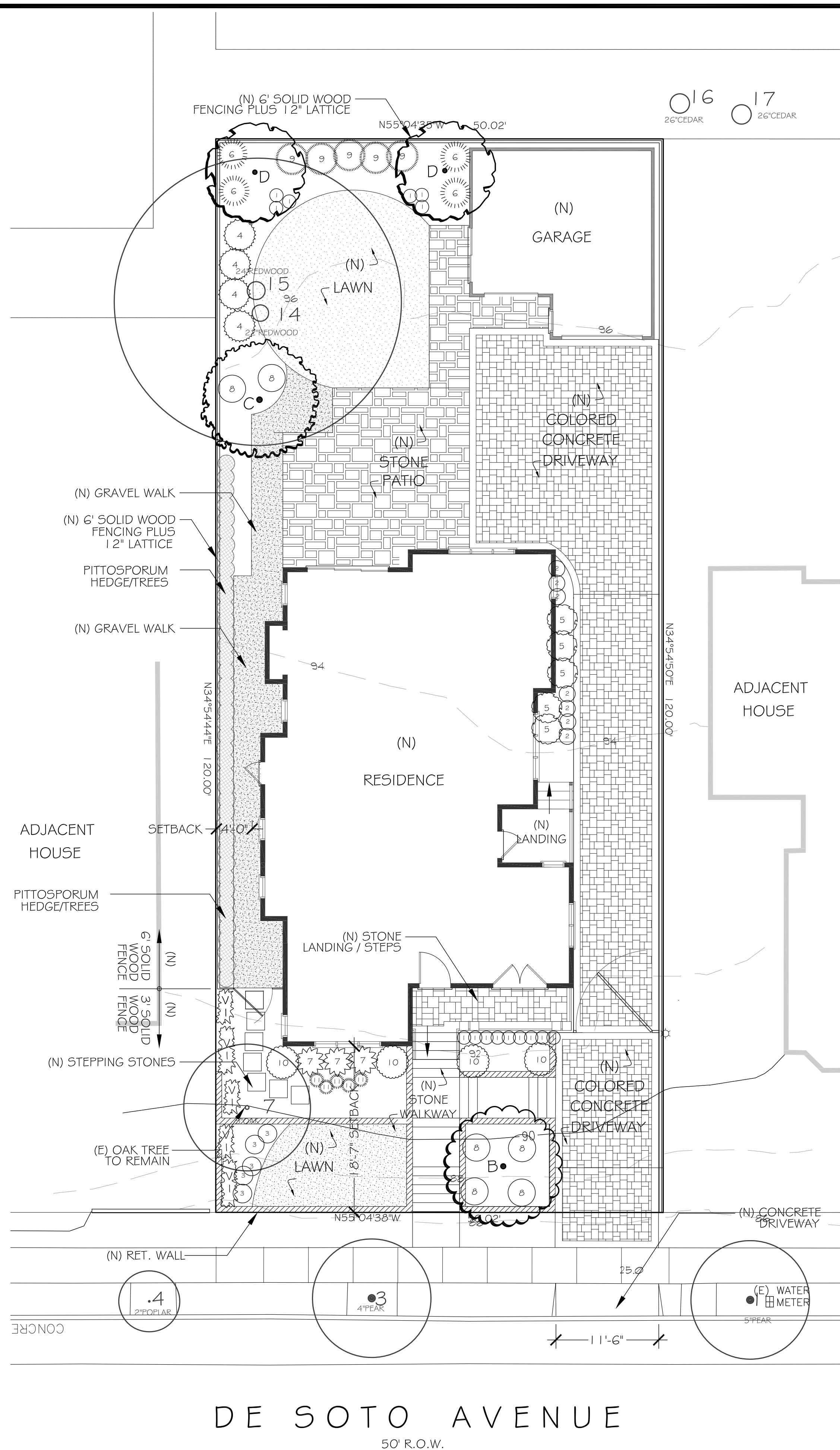
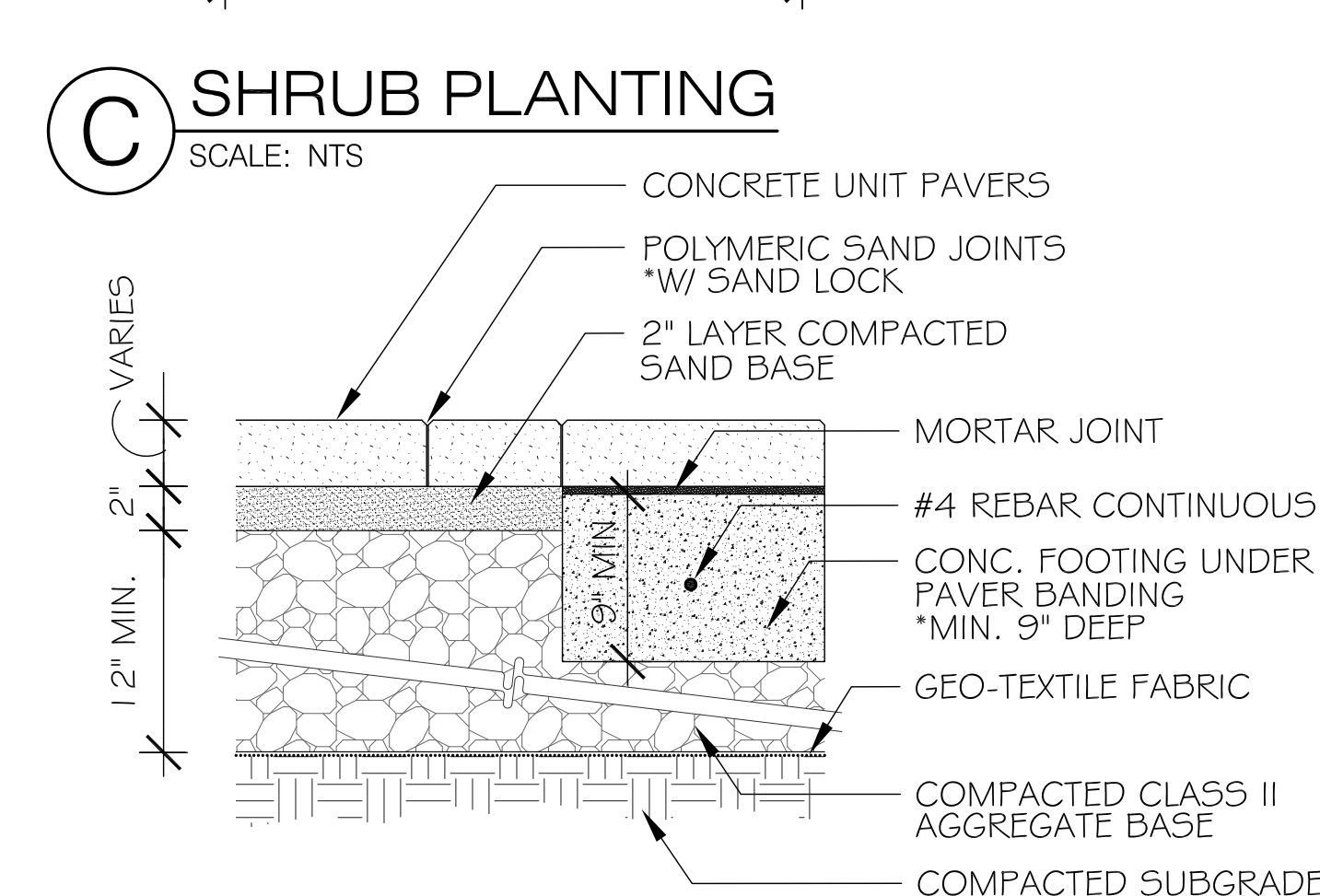
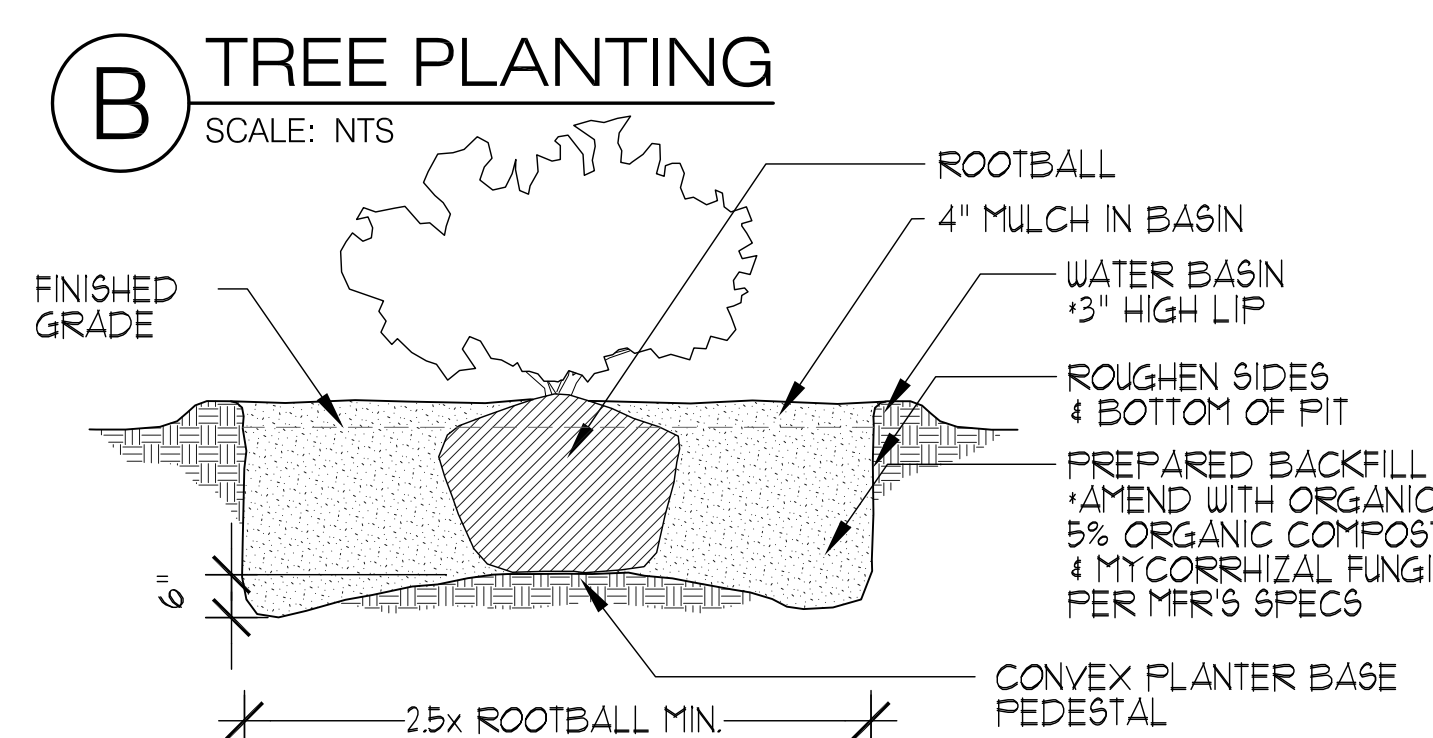
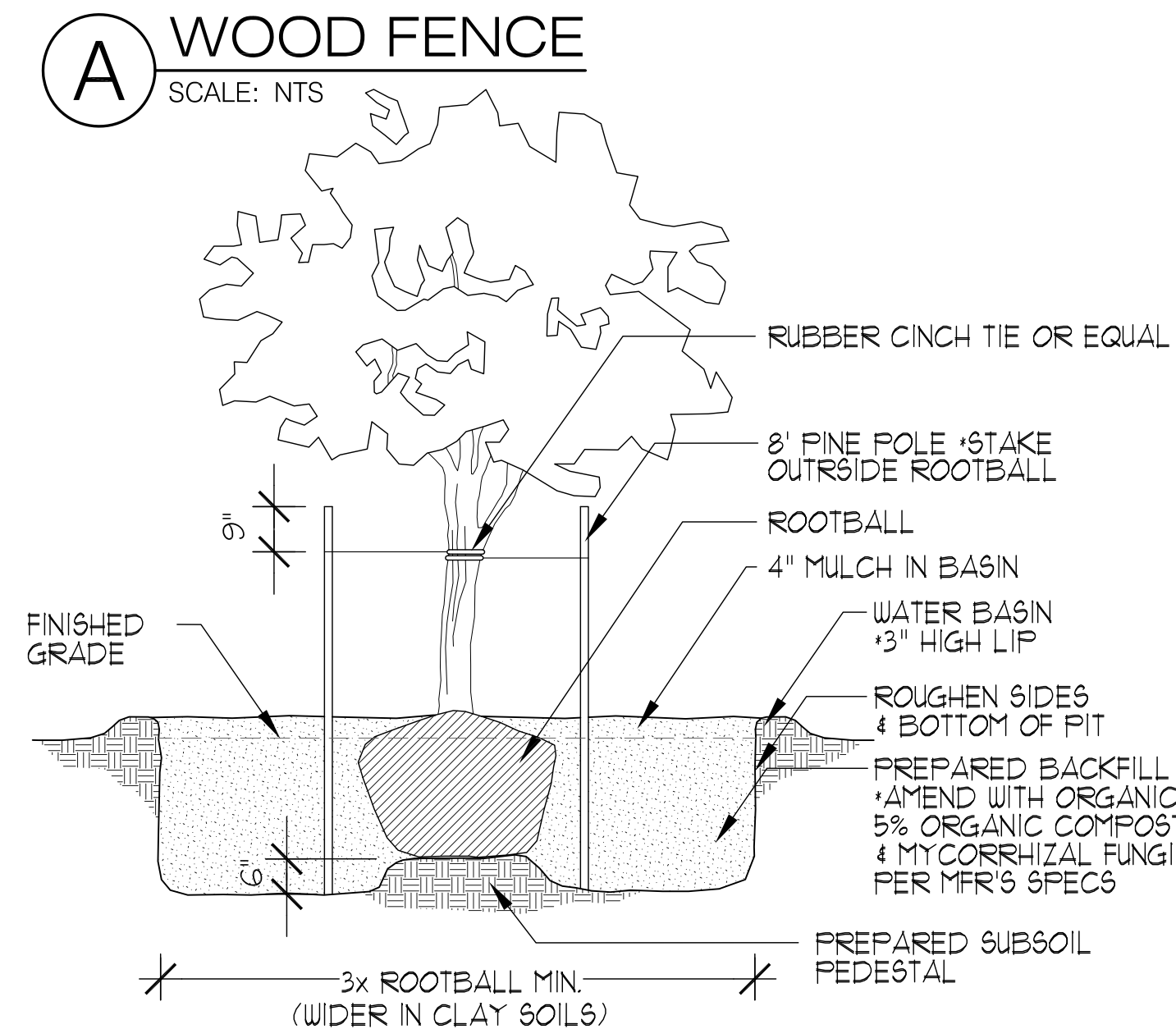
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NEW RESIDENCE
1321 DE SOTO AVE
BURLINGAME CA
A.P.N.: 027-152-160

DATE:	MAY 2019
SCALE:	AS NOTED
DRAWN:	PU
JOB:	
SHEET NO.	

A.2.1



LANDSCAPE PLAN

SCALE: $1/8'' = 1'-0''$

PLANT LIST					
DE SOTO AVE. BURLINGAME, CA					
TREES					
SYM	BOTANICAL NAME	COMMON NAME	QTY.	SIZE/SPACING	GROWTH RATE
B	ACER PALMATUM "SANGKU KAKU"	JAPANESE MAPLE	1	24" BOX	SLOW
C	CITRUS SPP.	LEMON TREE	1	24" BOX	MODERATE
D	TRISTANOPSIS LAURINA STD	SWAMP MYRTLE	2	24" BOX	MODERATE
SHRUBS					
1	HEMEROCALLIS "DUARF RED"	DAYLILY	29	1 GALLON	
2	LAVANDULA AUGUSTIFOLIA	ENGLISH LAVANDER	8	5 GALLON	MODERATE
3	ROSA FLOWERING CARPET"	GROUND COVER ROSE	6	2 GALLON	MODERATE
4	PITTOSPORUM TENUIFOLIUM	PITTOSPORUM	4	1B GALLON	MODERATE
5	ROSA "ICEBERG"	ICEBERG ROSE	6	5 GALLON	FAST
6	HYDRANGEA MACROPHYLLA "ENDLESS SUMMER"	HYDRANGEA	4	5 GALLON	MODERATE
7	PIERIS JAPONICA "MT. FIRE"	JAPANESE PIERIS	3	1B GALLON	SLOW
8	LOROPETALUM CHINENSE "RAZZLEBERRY"	FRINGE FLOWER	6	5 GALLON	MODERATE
9	CAMELLIA JAPONICA	CAMELLIA	5	1B GALLON	MODERATE
10	LIGUSTRUM JAPONICUM "TEXANUM" COLUMN	JAPANESE PRIVET	3	1B GALLON	FAST
11	HEUCHERA SANGUINEA	CORAL BELLS	5	1 GALLON	MODERATE
VINES					
V-1	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	5	5 GAL	MODERATE
LAWN					
	BOLERO BLEND, DELTA BLUEGRASS CO.		250 SF	ROLLS	SLOW

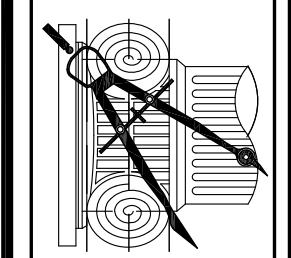
1. CONTRACTOR SHALL VERIFY ON SITE ALL GRADES, PROPERTY LINES, EASEMENTS, SETBACKS, UTILITIES, SITE IMPROVEMENTS, WATERPROOFING AND UNDERGROUND PIPING BEFORE CONSTRUCTION BEGINS. ALL DISCREPANCIES OR PROBLEMATIC SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
2. FINISHED GRADES SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURES AND SHALL BE PROPERLY INSTALLED TO PREVENT ANY STANDING WATER. CONCRETE/HARDSCAPE SHALL HAVE A MINIMUM GRADE OF 2% UNLESS NOTED OTHERWISE.
3. JUTE MESH EROSION CONTROL NETTING SHALL BE USED ON ALL 3:1 OR GREATER SLOPES. STAKE NETTING APPROPRIATELY AND PLANT SPECIFIED GROUNDCOVER.
4. CONTRACTOR SHALL OBTAIN ALL PERMITS NECESSARY TO COMPLETE PROPOSED WORK AS PER CITY/TOWN REQUIREMENTS.
5. CONTRACTOR SHALL PROVIDE PROTECTION FOR EXISTING TREES BY INSTALLING TEMPORARY FENCING AT THE DRIPLINE AROUND THE TREES. IN THE EVENT THAT TREE ROOTS OVER 6" ARE DISCOVERED, THE LANDSCAPE ARCHITECT SHOULD BE CONTACTED.
6. REFER TO ARCHITECTURAL AND ENGINEERING DRAWINGS FOR ANY CALCULATIONS, DETAILS AND SPECIFICATIONS REGARDING BUILDING STRUCTURE, FOUNDATIONS AND GRADING, SOILS, GAS AND ELECTRICAL.
7. THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH SOILS REPORT, POOL PLANS AND GRADING AND DRAINAGE REQUIREMENTS PER CIVIL ENGINEER.
8. THIS PLAN IS NOT A SURVEY OR CONSTRUCTION DOCUMENT. IT IS PROVIDED FOR CONCEPTUAL PURPOSES AND SHOULD BE USED FOR PLANNING PURPOSES.
9. LANDSCAPE ARCHITECT MAY MAKE SITE OBSERVATIONS DURING CONSTRUCTION BUT SHALL NOT BE UTILIZED TO SUPERVISE CONSTRUCTION ONSITE.
10. THE LANDSCAPE ARCHITECT AND ENGINEER ASSUMES NO LIABILITY FOR DISCREPANCIES BETWEEN THE PLANS AND ACTUAL FIELD CONDITIONS. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS.
11. WORK WITHIN THE RIGHT OF WAY IS SUBJECT TO INSPECTION AND APPROVAL BY THE CITY. OBTAIN ENCROACHMENT PERMIT FROM PUBLIC WORKS DEPARTMENT PRIOR TO WORK WITHIN THE RIGHT OF WAY. THIS WORK MAY INCLUDE LANDSCAPING IN THE RIGHT OF WAY, NEW CURB DRAINS, AND PARKING STRIP.

1. ALL PLANTING AREAS WITH A SLOPE OF LESS THAN 16%, SHALL BE CULTIVATED AND ROTOTILLED TO A DEPTH OF SIX (6) INCHES WITH FIVE (5) CUBIC YARDS OF SOIL MIX PER 1000 SQUARE FEET.
2. 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: SOIL MIX EQUALING 10% REDWOOD NITRIFIED COMPOST, 30% SANDY LOAM.
3. 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 A MIXTURE OF IMPORTED SOIL TO EXISTING SOIL AT A RATIO OF 30/70.
4. SOIL BERMS SHALL BE FORMED AROUND ALL PLANTS 1 GALLON SIZE AND LARGER. BASINS SHALL BE MULCHED WITH A 2" LAYER OF BARK CHIPS. CHIPS SHALL BE A MINIMUM OF 1 1/2" IN SIZE.
5. ALL PLANTS SHALL BE FERTILIZED. FERTILIZER SHALL BE COMMERCIALY AVAILABLE TYPE, AGRIFORM (OR EQUIVALENT). APPLICATION SHALL BE ACCORDING TO MANUFACTURER'S INSTRUCTIONS.
6. RESIDUAL WEED PRE-EMERGENT SHALL BE APPLIED BY THE CONTRACTOR. THE TYPE AND BRAND CHOSEN BY THE CONTRACTOR SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT. APPLICATION SHALL BE ACCORDING TO MANUFACTURER'S INSTRUCTIONS.
7. TREES SHALL BE STAKED WITH TWO PRESSURE TREATED 2" DIA. POLES. TREE TRUNK SHALL BE SECURED WITH TWO RUBBER TIES OR STRAPS FORMING A FIGURE-EIGHT BETWEEN TRUNK AND STAKE.
8. ALL PLANTING AREAS SHALL BE COVERED WITH A LAYER OF BARK MULCH, MINIMUM THICKNESS OF 2 INCHES, AND CHIP SIZE OF NO LESS THAN ONE INCH.
9. LAWN TYPE SHALL BE DUARF FESCUE/RYE BLEND, 30/10. ALL TURF AREAS SHALL BE FERTILIZED AT TIME OF INSTALLATION.
10. LANDSCAPE CONTRACTOR SHALL VERIFY PLANT AND SOD QUANTITIES PRIOR TO SUBMITTING BID FOR WORK. DOCUMENTATION OF PLANTS INSTALLED AT THE JOBSITE IS REQUIRED, WITH A LETTER PROVIDED TO THE OWNER STATING FINAL QUANTITIES.
11. LANDSCAPE ARCHITECT CANNOT GUARANTEE PLANT MATERIAL AS DEER RESISTANT DUE TO CHANGING HABITS OF DEER.

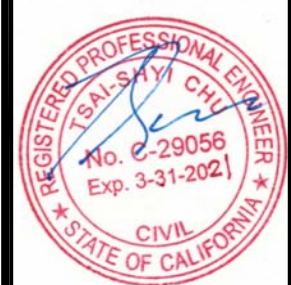
1. CONCRETE PAVING SHALL BE 4" THICK WITH 9 REBAR AT 18" O.C. COLOR: TAN
DRIVWAY SHALL BE BUTT JAWERS TYPE QUARRY STONE PATTERN: OLD TOWN COLOR: TAN / GREY
STONE SHALL BE: BLUESTONE COLOR: TAN / GREY
2. STEEL REINFORCEMENT SHALL BE TIED AND SET CENTERED IN THE THICKNESS SPECIFIED ABOVE.
3. ROUGH GRADING AND FINAL GRADING SHALL BE PERFORMED BY THE LANDSCAPE CONTRACTOR. THE SOIL SHALL BE GRADED SUCH THAT IT SLOPES AWAY FROM THE BUILDING FOUNDATIONS.
4. CONTRACTOR SHALL VERIFY ALL PROPERTY LINES ADJACENT TO THE AREA OF WORK. NO ENCRoACHMENT SHALL BE PERMITTED ON ADJACENT LANDS UNLESS WRITTEN PERMISSION IS OBTAINED FROM THE LAND OWNER OR CITY BUILDING DEPARTMENTS.

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NEW RESIDENCE
1321 DE SOTO AVE
BURLINGAME CA
A.P.N.: 027-152-160

DATE:	MAY 2019
SCALE:	AS NOTED
DRAWN:	PU
JOB:	
SHEET NO.	