

LPC WEST

777 AIRPORT BOULEVARD, BURLINGAME, CA 94110

MAY 09, 2025 ENTITLEMENT AMENDMENT



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E4.010	EMERGENCY POWER RISER DIAGRAM
E4.011	EMERGENCY POWER RISER DIAGRAM

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Date	Description
1 04/24/2023	PLAN CHECK RESPONSE 1
05/09/25	ENTITLEMENT AMENDMENT

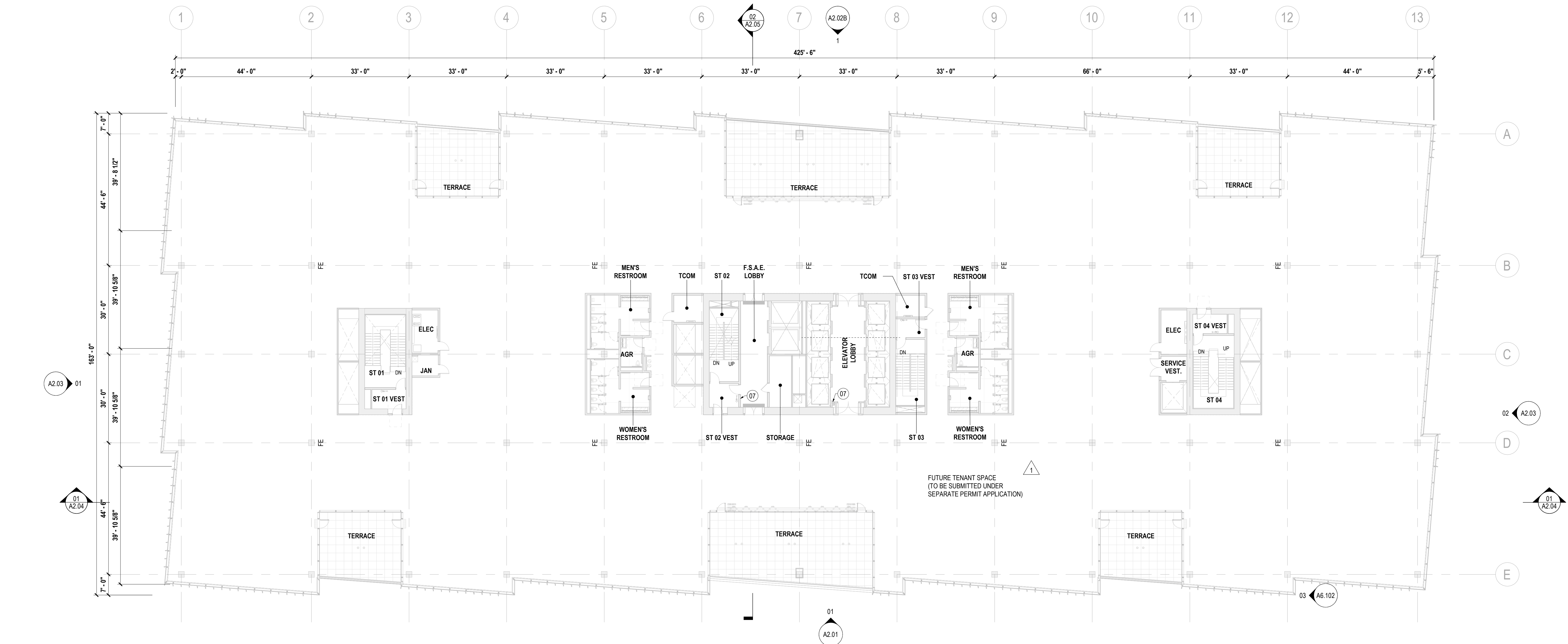
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Project Name
777 AIRPORT BLVD
APP # B23-0009
Project Number
01.6418.000
Description
LEVEL 12 TYP OFFICE / R&D PLAN

Scale
1/16" = 1'-0"

02 CONSTRUCTION PLAN - LEVEL 12 (PROPOSED AMENDMENT)

SCALE: 1/16" = 1'-0"



01 CONSTRUCTION PLAN - LEVEL 12 (ENTITLED)

SCALE: 1/16" = 1'-0"

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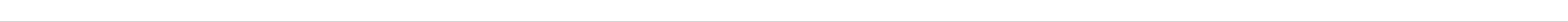
2 ROOF PLAN (PROPOSED AMENDMENT)

SCALE: 1/16" = 1'-0"



1 ROOF PLAN (ENTITLED)

SCALE: 1/16" = 1'-0"



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777 AIRPORT BLVD
APP # B23-0009

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Description

ROOF PLAN

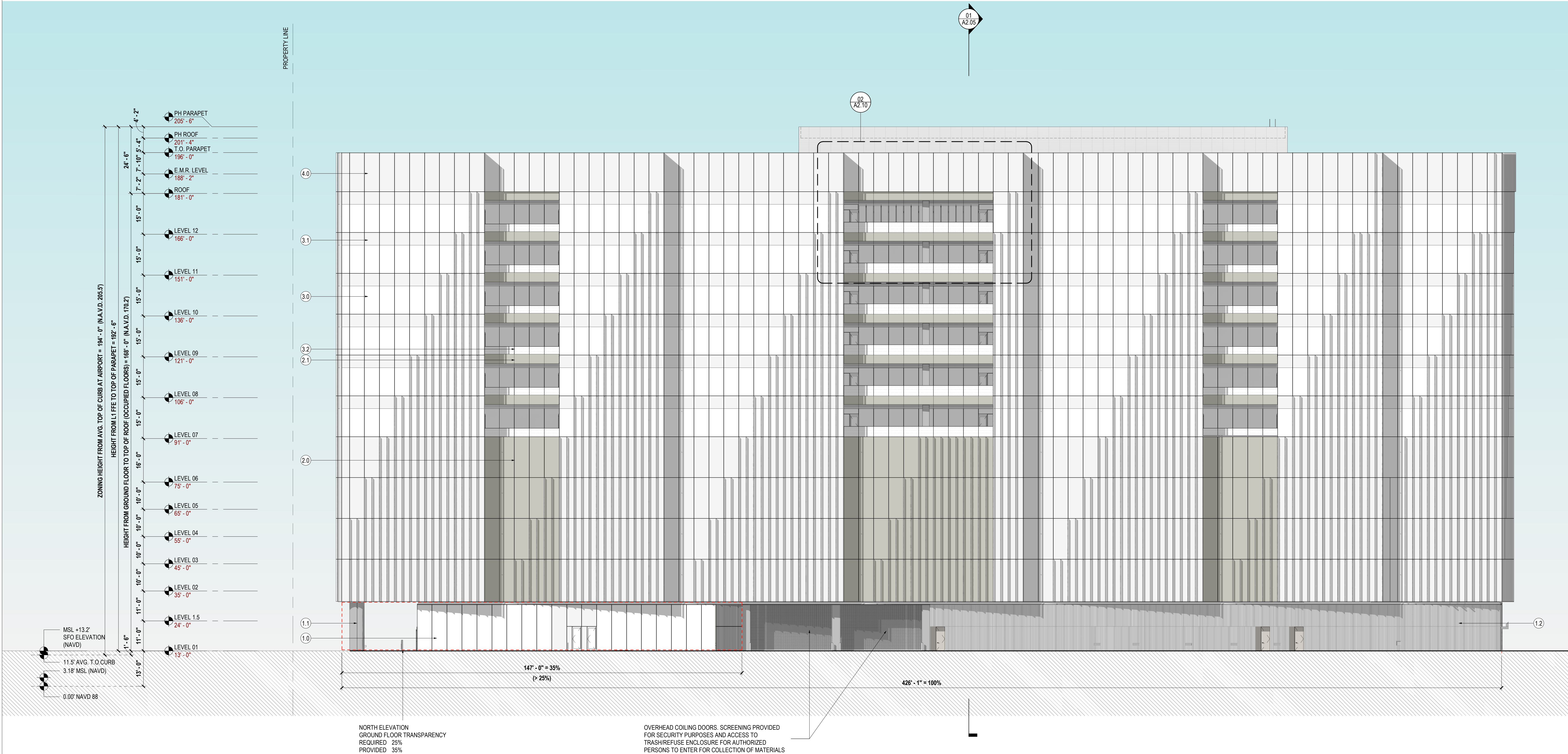
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01 NORTH ELEVATION (ENTITLED)
SCALE: 1/16" = 1'-0"

BIRD SAFE DESIGN NOTES

BUILDING MASSING AND SURFACE:

1. ZONE EXTENDING FROM GROUND TO 60' ABOVE.
 - THE MAXIMUM AMOUNT OF UNTREATED GLAZING SHALL BE 10%.
 - GLASS REFLECTANCE SHALL BE 20% OR LESS.
 - UTILIZE CONTRASTING MULLIONS.
2. WHERE FAÇADE DESIGN NECESSITATES A MORE DIRECT APPROACH TO "MARK" THE BUILDING SURFACE, WITH A FRIT PATTERN, WITH THE SPECIFICATIONS FOR THE PATTERN TO BE DETERMINED BASED ON THE RECOMMENDATIONS OF A QUALIFIED BIOLOGIST.

LANDSCAPE:

3. STRATEGICALLY LOCATE SPECIES PREFERRED BY BIRDS - REFER TO LANDSCAPE ARCHITECTURE DRAWINGS BY PETERSEN STUDIO.
4. PROVIDE NECESSARY BIRD-SAFE TREATMENT OF GUARDRAIL AT TERRACES, AS THESE REPRESENT COLLISION HAZARDS TO BIRDS WHERE LANDSCAPE IS PRESENT.

EXTERIOR LIGHTING DESIGN:

5. PROVIDE MINIMAL NIGHT TIME LIGHTING, BOTH INDOOR AND OUTDOOR, AS AN ADDITIONAL WAY TO MAKE BUILDINGS MORE BIRD-FRIENDLY.

6. PROVIDE SHIELDED LIGHTING FIXTURES.

7. PROVIDE FIXTURES WITH SEAL OF APPROVAL OF DARK-SKY ASSOCIATION OR EQUALLY PERFORMING LUMINAIRES.

8. NO UPWARD LIGHTING SHALL BE PROVIDED.

INTERIOR LIGHTING DESIGN:

9. PROVIDE ASTRONOMICAL CONTROLS WITH MANUAL OVERRIDE FOR NIGHT TIME DIMMING.

INTERIOR SHADING DEVICES:

9. PROVIDE INTERIOR SHADING AT PERIMETER.
10. PROVIDE ASTRONOMICAL CONTROLS WITH MANUAL OVERRIDE FOR OPERATION OF INTERIOR SHADING DEVICES.

KEY NOTES

- 1.0 STOREFRONT OR UNITIZED SYSTEM
EXTRUDED ALUMINUM FRAME
FRAME COLOR: DARK GRAY
LOW REFLECTANCE HIGH PERFORMANCE
INSULATED GLAZING ASSEMBLY
GLASS COLOR: CLEAR
- 1.1 COLUMN
STAINLESS STEEL CLADDING (GRAY)
- 1.2 STORM-RESISTANT LOUVER SYSTEM
SECURED TO STRUCTURE
PANEL COLOR: MEDIUM GRAY
- 2.0 PERFORATED METAL PANEL SYSTEM
SECURED TO STRUCTURE WITH 35-45% MIN OPEN/FREE AREA
PANEL COLOR: CHAMPAGNE
- 2.1 METAL PANEL CLADDING
SECURED TO STRUCTURE
PANEL COLOR: CHAMPAGNE
- 3.0 UNITIZED CURTAIN WALL SYSTEM:
ALUMINUM FRAMING SYSTEM
LOW REFLECTANCE HIGH PERFORMANCE
INSULATED GLAZING ASSEMBLY
FRAME COLOR: DARK GRAY
GLASS COLOR: COOL GRAY
- 3.1 SHADOW BOX (OPAQUE); PANEL COLOR: GRAY
ALUMINUM COLOR: DARK GRAY
GLASS COLOR: COOL GRAY
- 3.2 LOW REFLECTANCE GLASS GUARDRAIL
WITH STAINLESS STEEL GUARDRAIL;
GLASS COLOR: CLEAR
WITH ACID-ETCHED LINE AND/OR DOT PATTERN
LOCATED ON FACE #1 - VISIBLE TO BIRDS
- 3.3 FIN
EXTRUDED ALUMINUM (WHITE)

KEY NOTES

- 4.0 UNITIZED CURTAIN WALL SYSTEM
EXTRUDED ALUMINUM FRAMING;
FRAME COLOR: DARK GRAY
LOW REFLECTANCE GLASS SPANDREL (OPAQUE) PANEL;
GLASS COLOR: COOL GRAY
- 5.0 ALUMINUM WOOD CLADDING
WOOD LOOK ALUMINUM PANEL

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Date	Description
05/09/25	ENTITLEMENT AMENDMENT

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Project Name
777 AIRPORT BLVD
APP # B23-0009

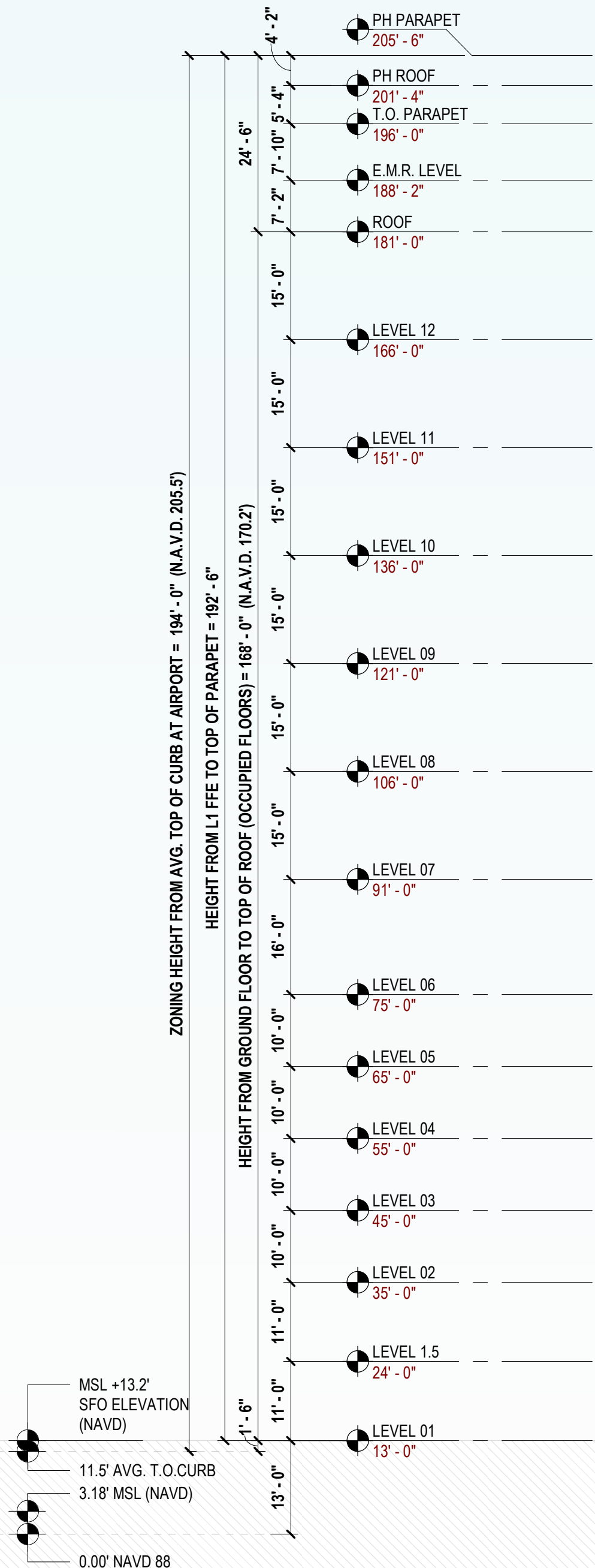
Project Number
01.6418.000

Description
NORTH ELEVATION (ENTITLED)

Scale
As indicated

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BIRD SAFE DESIGN NOTES

BUILDING MASSING AND SURFACE:

1. ZONE EXTENDING FROM GROUND TO 60' ABOVE.
 - THE MAXIMUM AMOUNT OF UNTREATED GLAZING SHALL BE 10%.
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2. WHERE FAÇADE DESIGN NECESSITATES A MORE DIRECT APPROACH TO "MARK" THE BUILDING SURFACE, WITH A FRIT PATTERN, WITH THE SPECIFICATIONS FOR THE PATTERN TO BE DETERMINED BASED ON THE RECOMMENDATIONS OF A QUALIFIED BIOLOGIST.

LANDSCAPE:

3. STRATEGICALLY LOCATE SPECIES PREFERRED BY BIRDS – REFER TO LANDSCAPE ARCHITECTURE DRAWINGS BY PETERSEN STUDIO.
4. PROVIDE NECESSARY BIRD-SAFE TREATMENT OF GUARDRAIL AT TERRACES, AS THESE REPRESENT COLLISION HAZARDS TO BIRDS WHERE LANDSCAPE IS PRESENT.

EXTERIOR LIGHTING DESIGN:

5. PROVIDE MINIMAL NIGHT TIME LIGHTING, BOTH INDOOR AND OUTDOOR, AS AN ADDITIONAL WAY TO MAKE BUILDINGS MORE BIRD-FRIENDLY.

6. PROVIDE SHIELDED LIGHTING FIXTURES.

7. PROVIDE FIXTURES WITH SEAL OF APPROVAL OF DARK-SKY ASSOCIATION OR EQUALLY PERFORMING LUMINAIRES.

8. NO UPWARD LIGHTING SHALL BE PROVIDED.

INTERIOR LIGHTING DESIGN:

9. PROVIDE ASTRONOMICAL CONTROLS WITH MANUAL OVERRIDE FOR NIGHT TIME DIMMING.

INTERIOR SHADING DEVICES:

9. PROVIDE INTERIOR SHADING AT PERIMETER.

10. PROVIDE ASTRONOMICAL CONTROLS WITH MANUAL OVERRIDE FOR OPERATION OF INTERIOR SHADING DEVICES.

KEY NOTES

- 1.0 STOREFRONT OR UNITIZED SYSTEM
EXTRUDED ALUMINUM FRAME
FRAME COLOR: DARK GRAY
LOW REFLECTANCE HIGH PERFORMANCE
INSULATED GLAZING ASSEMBLY,
GLASS COLOR: CLEAR
- 1.1 COLUMN
STAINLESS STEEL CLADDING (GRAY).
- 1.2 STORM-RESISTANT LOUVER SYSTEM
SECURED TO STRUCTURE.
PANEL COLOR: MEDIUM GRAY.
- 2.0 PERFORATED METAL PANEL SYSTEM.
SECURED TO STRUCTURE WITH 35-45% MIN OPEN/FREE AREA.
PANEL COLOR: CHAMPAGNE.
- 2.1 METAL PANEL CLADDING.
SECURED TO STRUCTURE.
PANEL COLOR: CHAMPAGNE.
- 3.0 UNITIZED CURTAIN WALL SYSTEM:
ALUMINUM FRAMING SYSTEM.
LOW REFLECTANCE HIGH PERFORMANCE
INSULATED GLAZING ASSEMBLY.
FRAME COLOR: DARK GRAY
GLASS COLOR: COOL GRAY.
- 3.1 SHADOW BOX (OPAQUE); PANEL COLOR: GRAY.
ALUMINUM COLOR: DARK GRAY.
GLASS COLOR: COOL GRAY.
- 3.2 LOW REFLECTANCE GLASS GUARDRAIL
WITH STAINLESS STEEL GUARDRAIL;
GLASS COLOR: CLEAR
WITH ACID-ETCHED LINE AND/OR DOT PATTERN
LOCATED ON FACE #1 – VISIBLE TO BIRDS.
- 3.3 FIN
EXTRUDED ALUMINUM (WHITE)

KEY NOTES

- 4.0 UNITIZED CURTAIN WALL SYSTEM
EXTRUDED ALUMINUM FRAMING;
FRAME COLOR: DARK GRAY
LOW REFLECTANCE GLASS SPANDREL (OPAQUE) PANEL;
GLASS COLOR: COOL GRAY.
- 5.0 ALUMINUM WOOD CLADDING
WOOD LOOK ALUMINUM PANEL

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Description
**NORTH ELEVATION (PROPOSED
AMENDMENT)**

Scale
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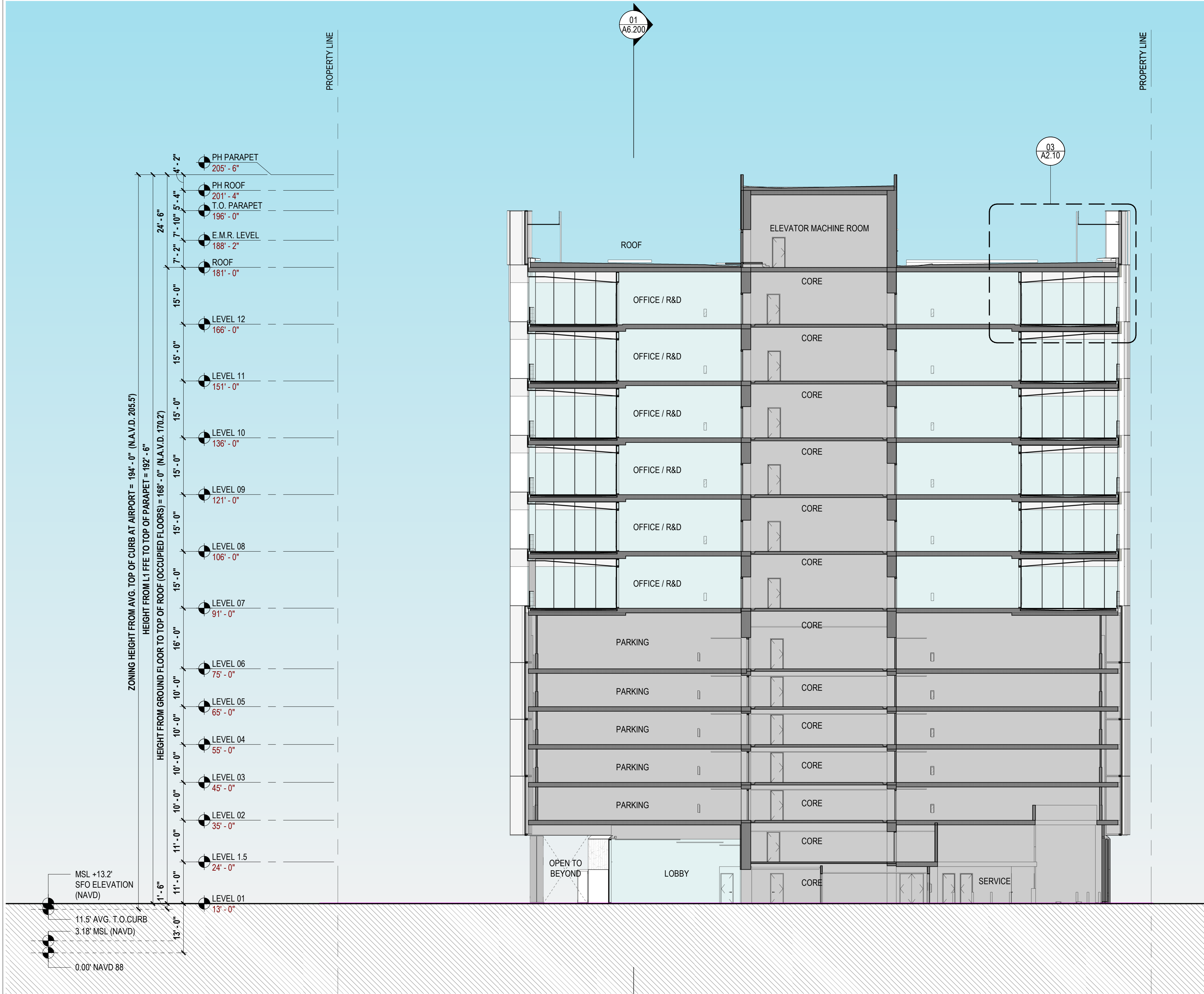
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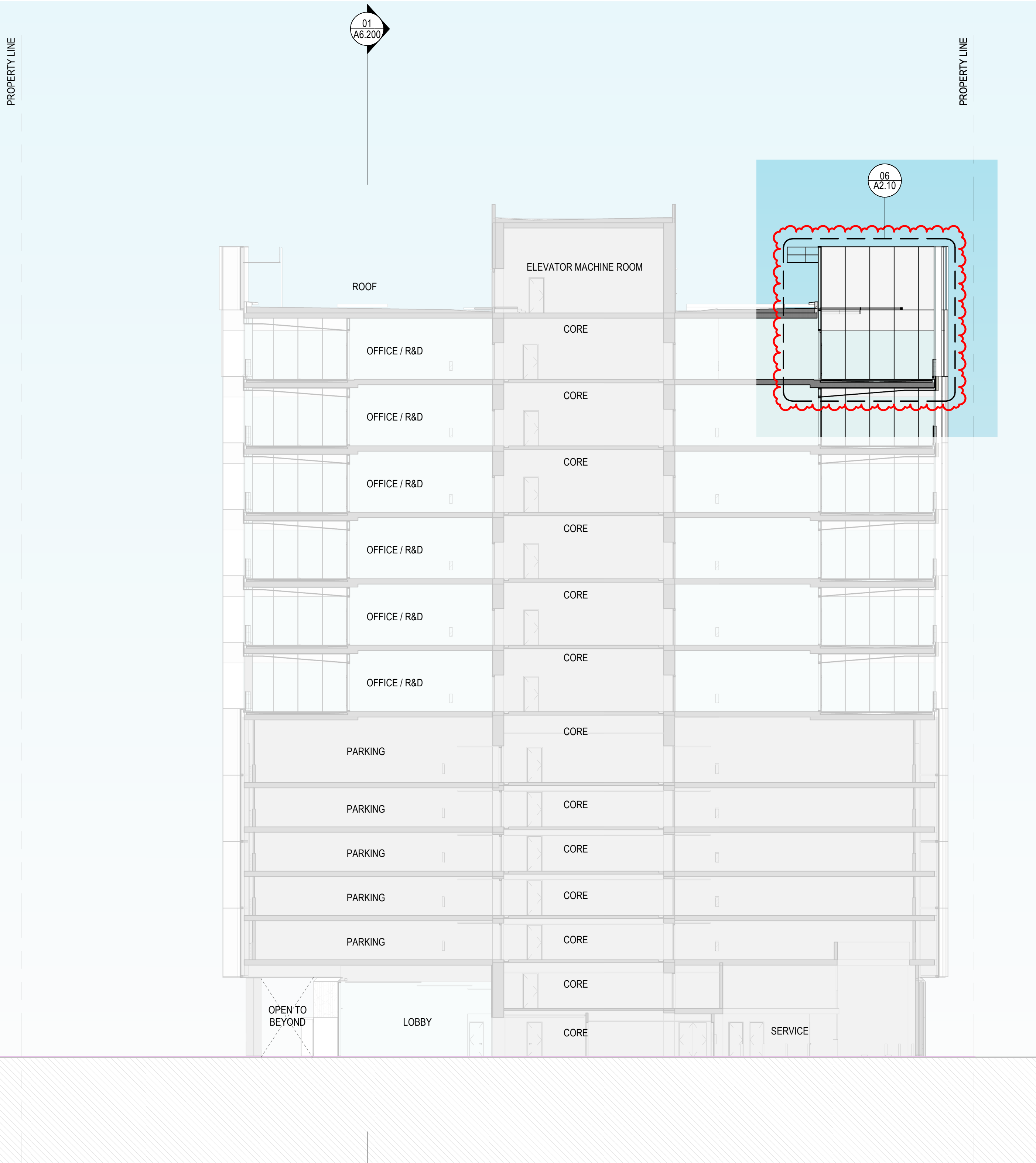
1 NORTH ELEVATION (PROPOSED AMENDMENT)

SCALE: 1/16" = 1'-0"

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02 BUILDING SECTION - ENTITLED
SCALE: 1/16" = 1'-0"



01 BUILDING SECTION - PROPOSED AMENDMENT
SCALE: 1/16" = 1'-0"

BIRD SAFE DESIGN NOTES

BUILDING MASSING AND SURFACE:

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- 3.3 FIN
EXTRUDED ALUMINUM (WHITE)

KEY NOTES

- 4.0 UNITIZED CURTAIN WALL SYSTEM
EXTRUDED ALUMINUM FRAMING;
FRAME COLOR: DARK GRAY
LOW REFLECTANCE GLASS SPANDREL (OPAQUE) PANEL;
GLASS COLOR: COOL GRAY.
- 5.0 ALUMINUM WOOD CLADDING
WOOD LOOK ALUMINUM PANEL

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Project Name

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APP # B23-0009

Project Number

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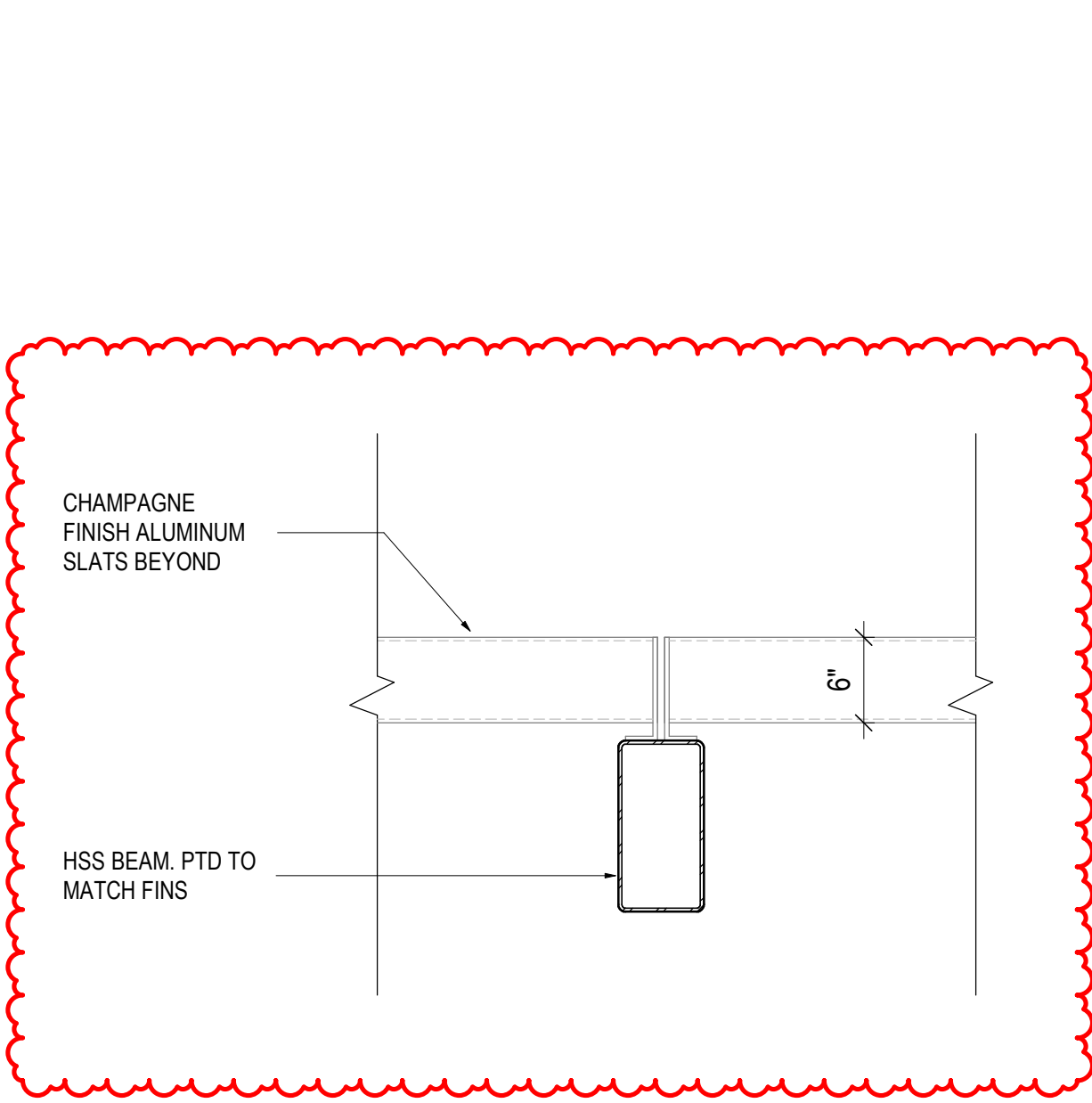
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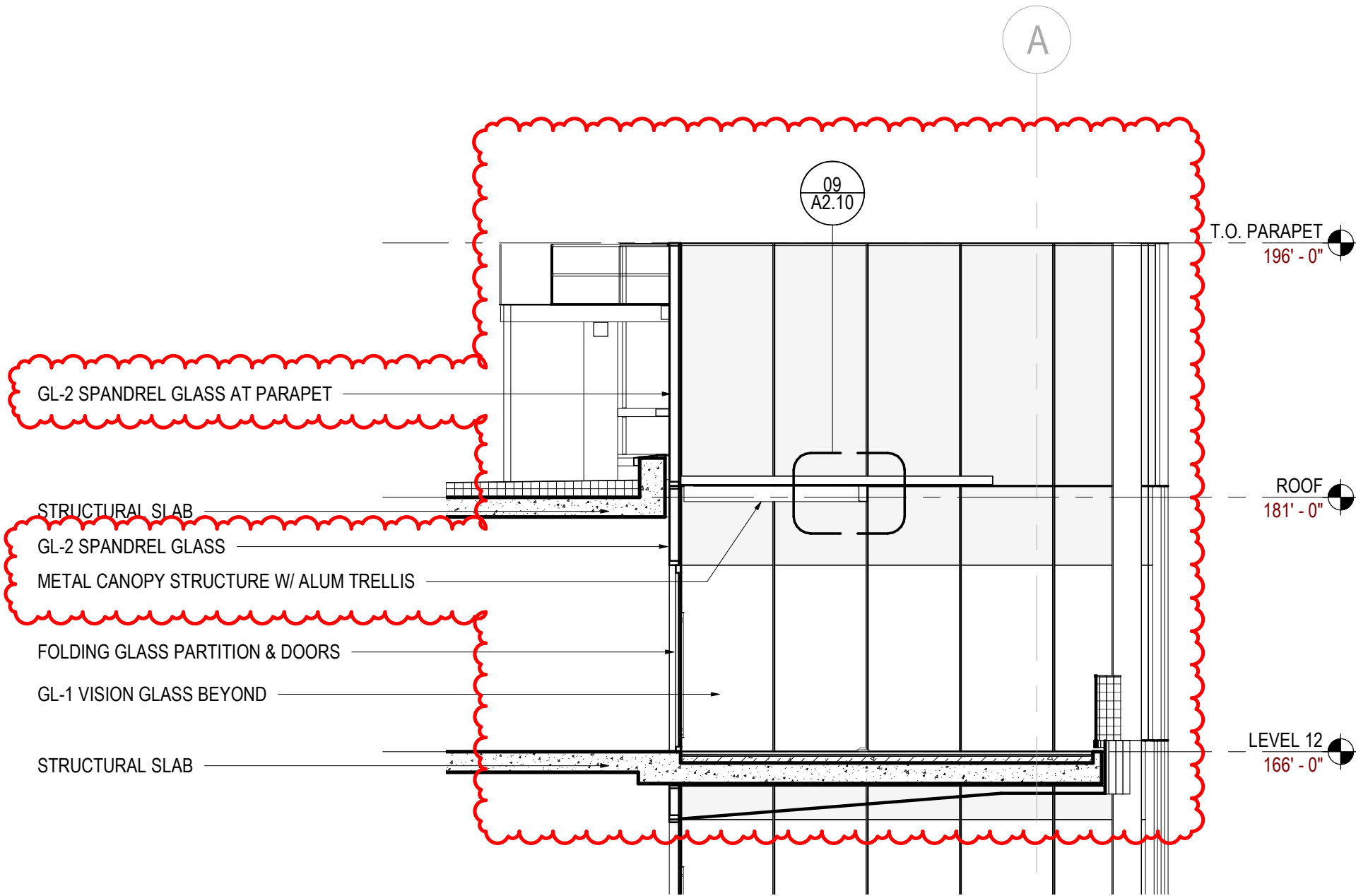
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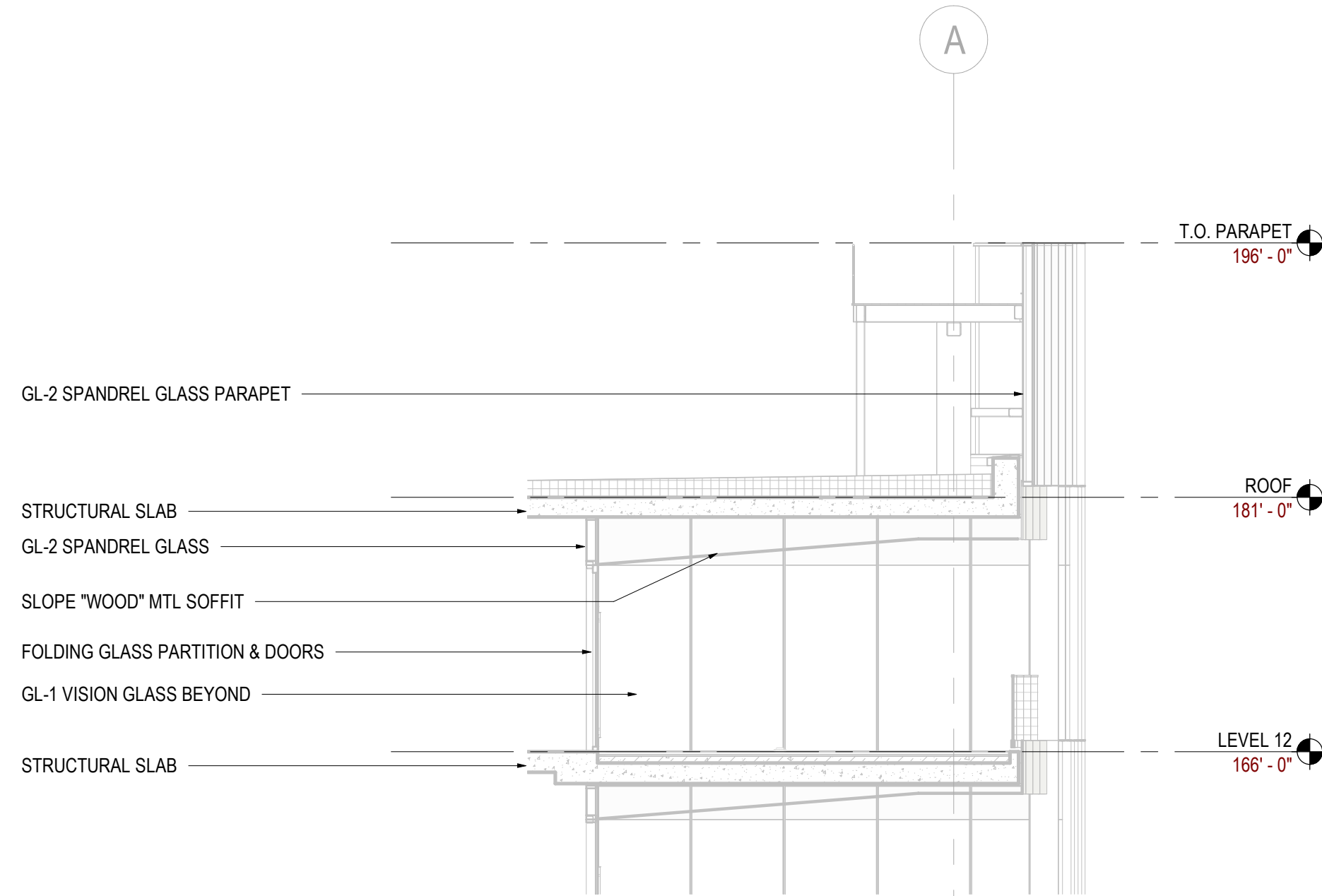
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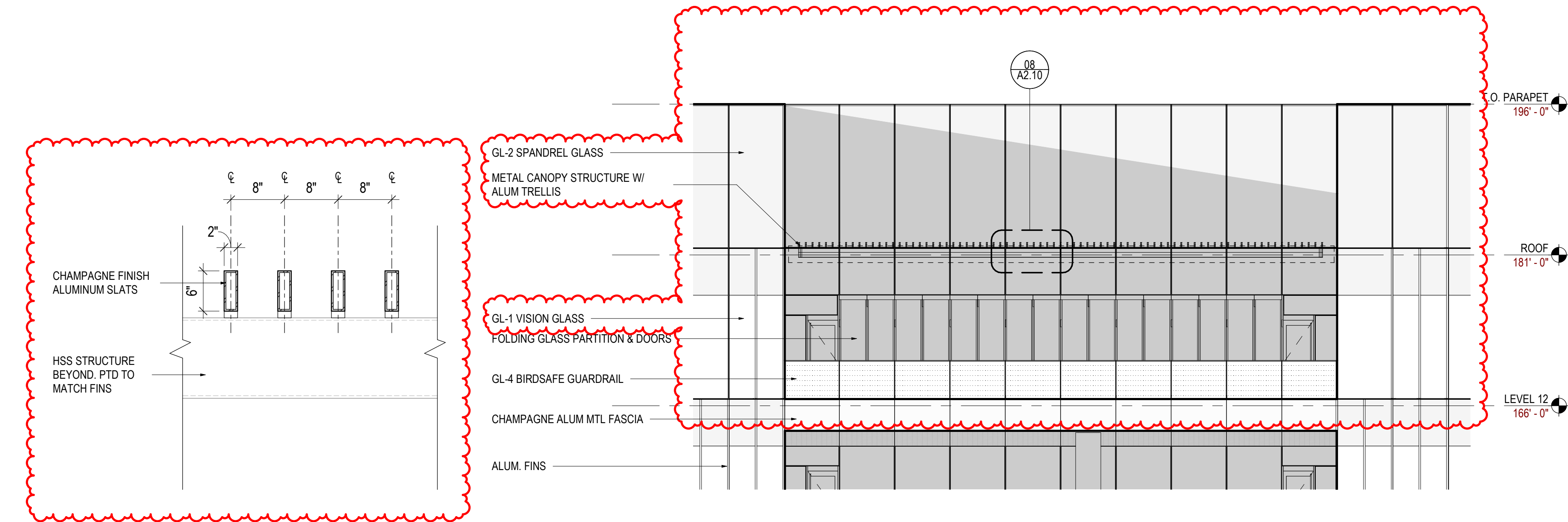
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SCALE: 1" = 1'-0"



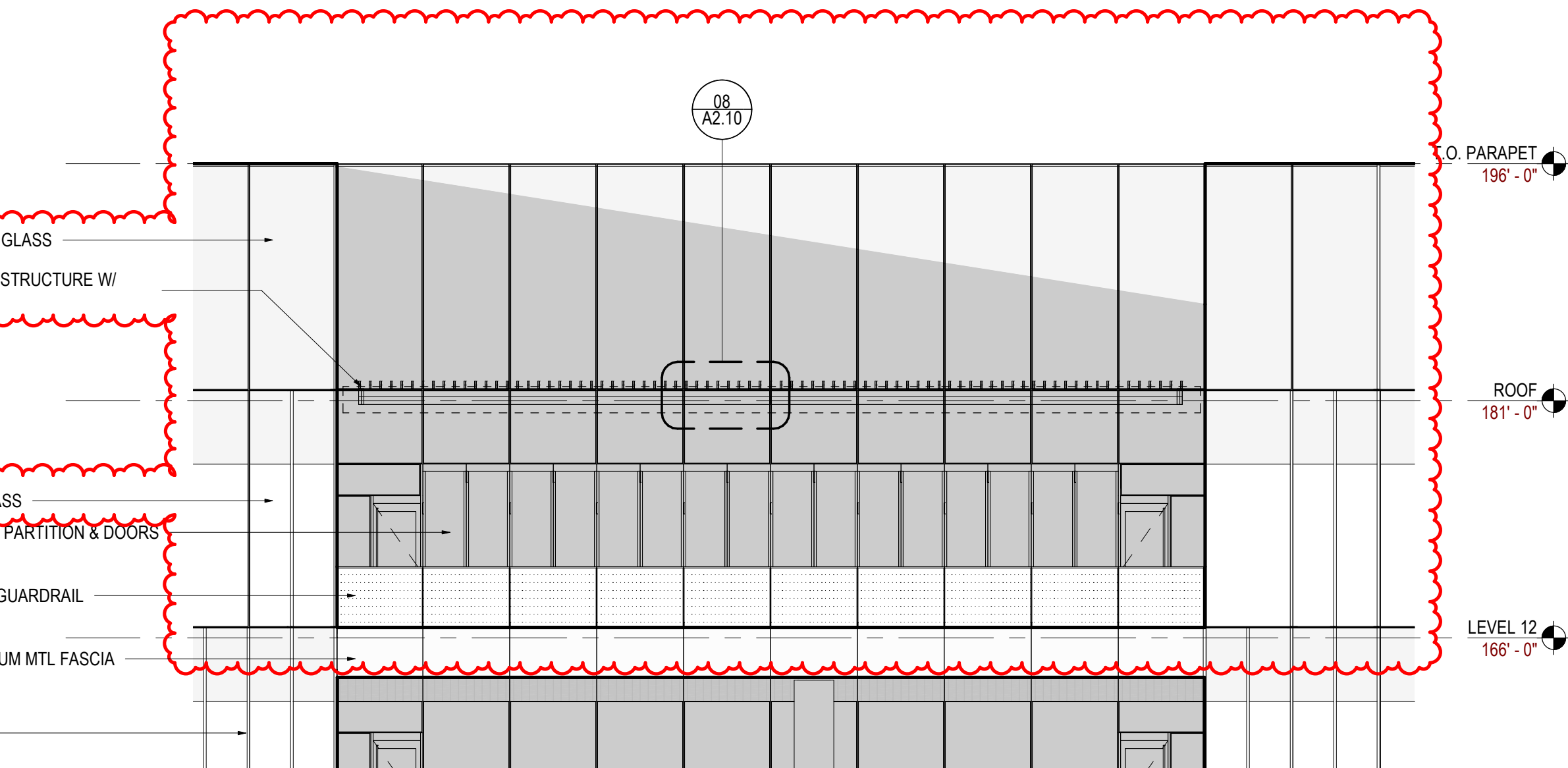
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SCALE: 1/8" = 1'-0"



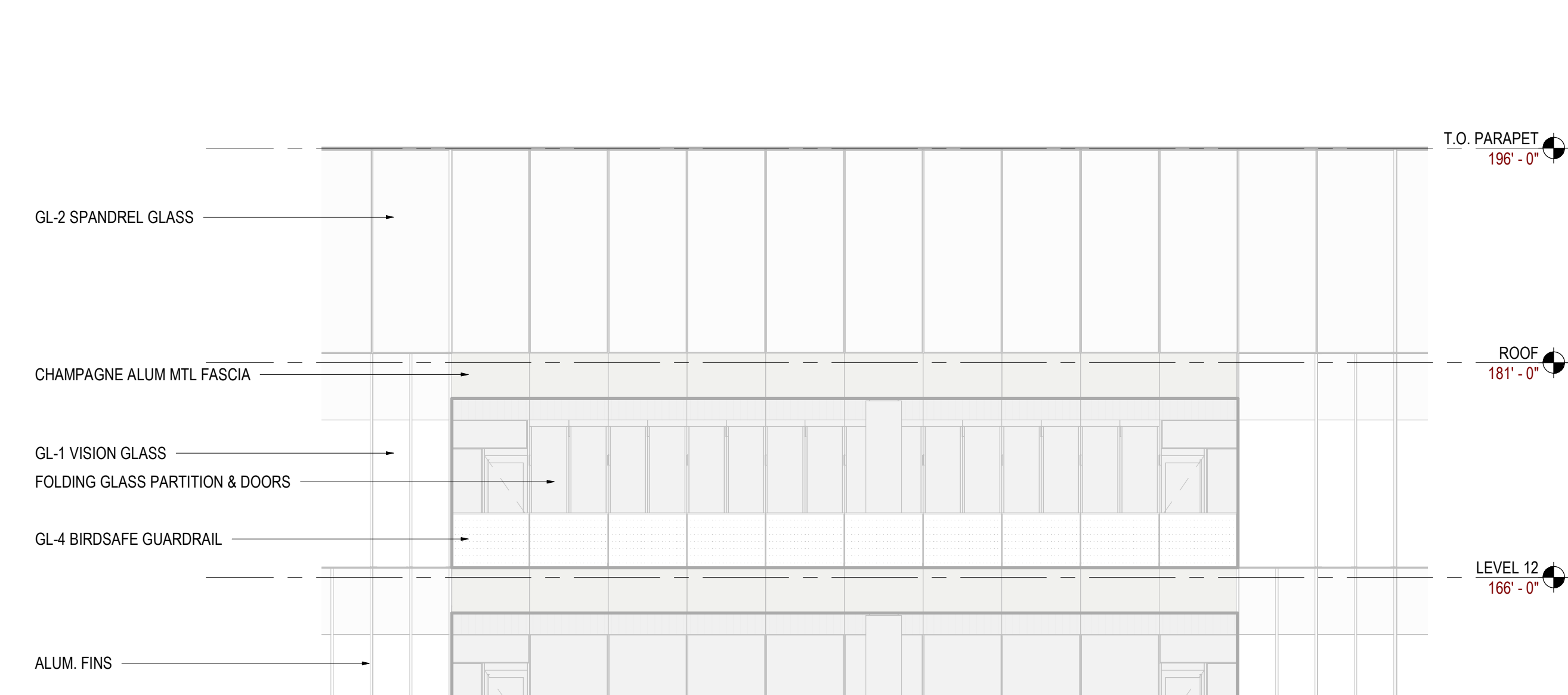
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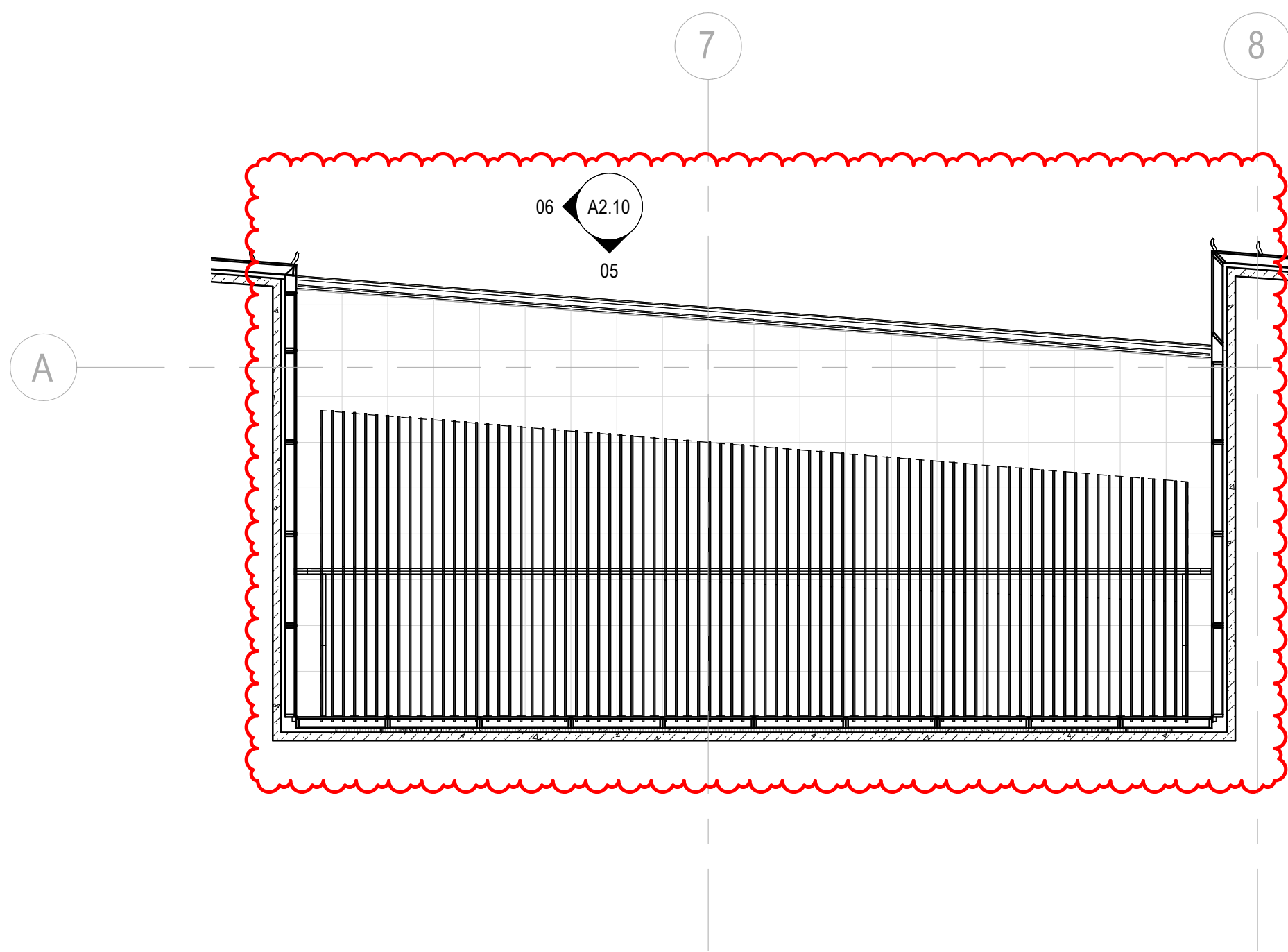
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SCALE: 1" = 1'-0"



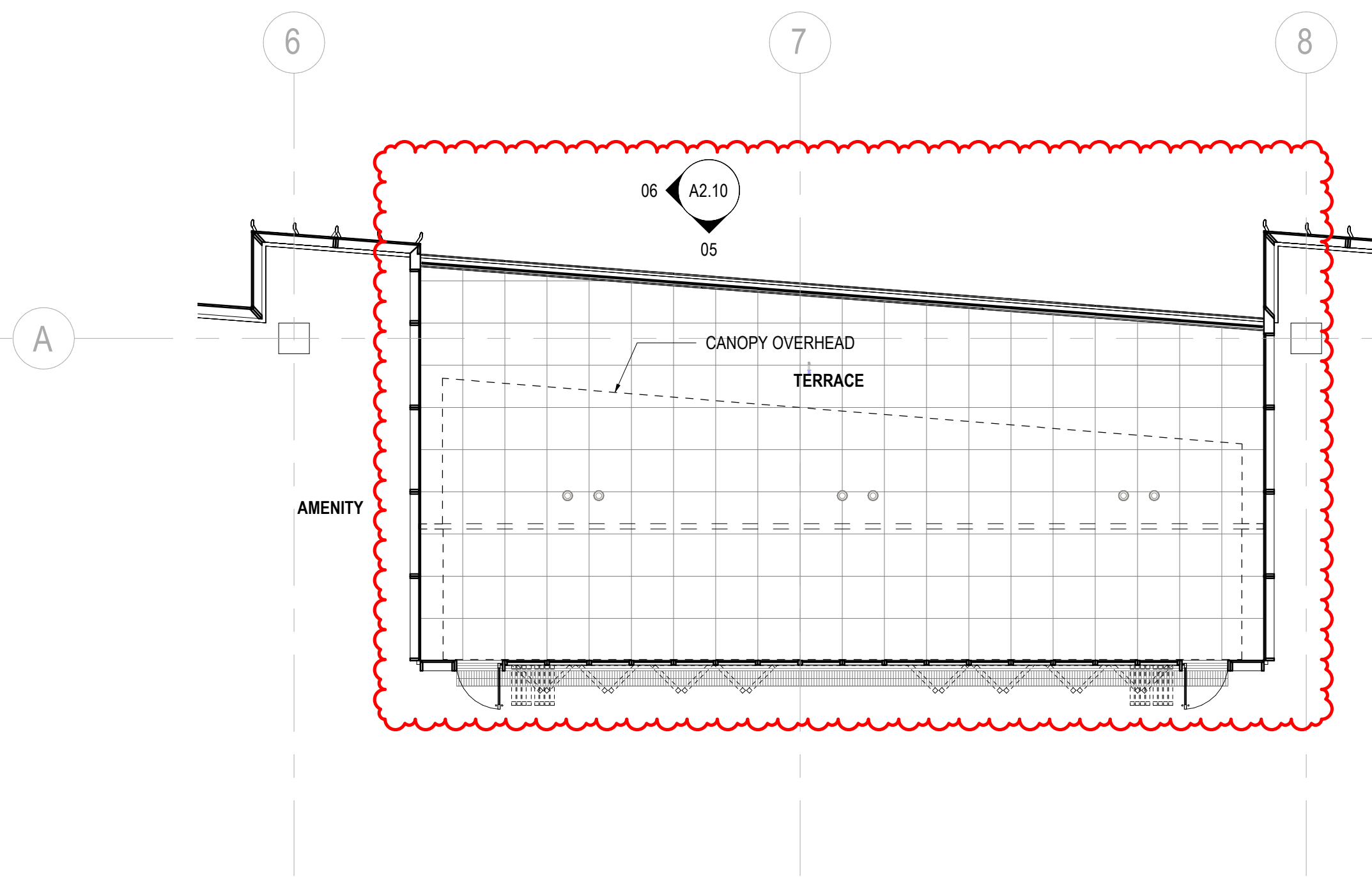
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SCALE: 1/8" = 1'-0"



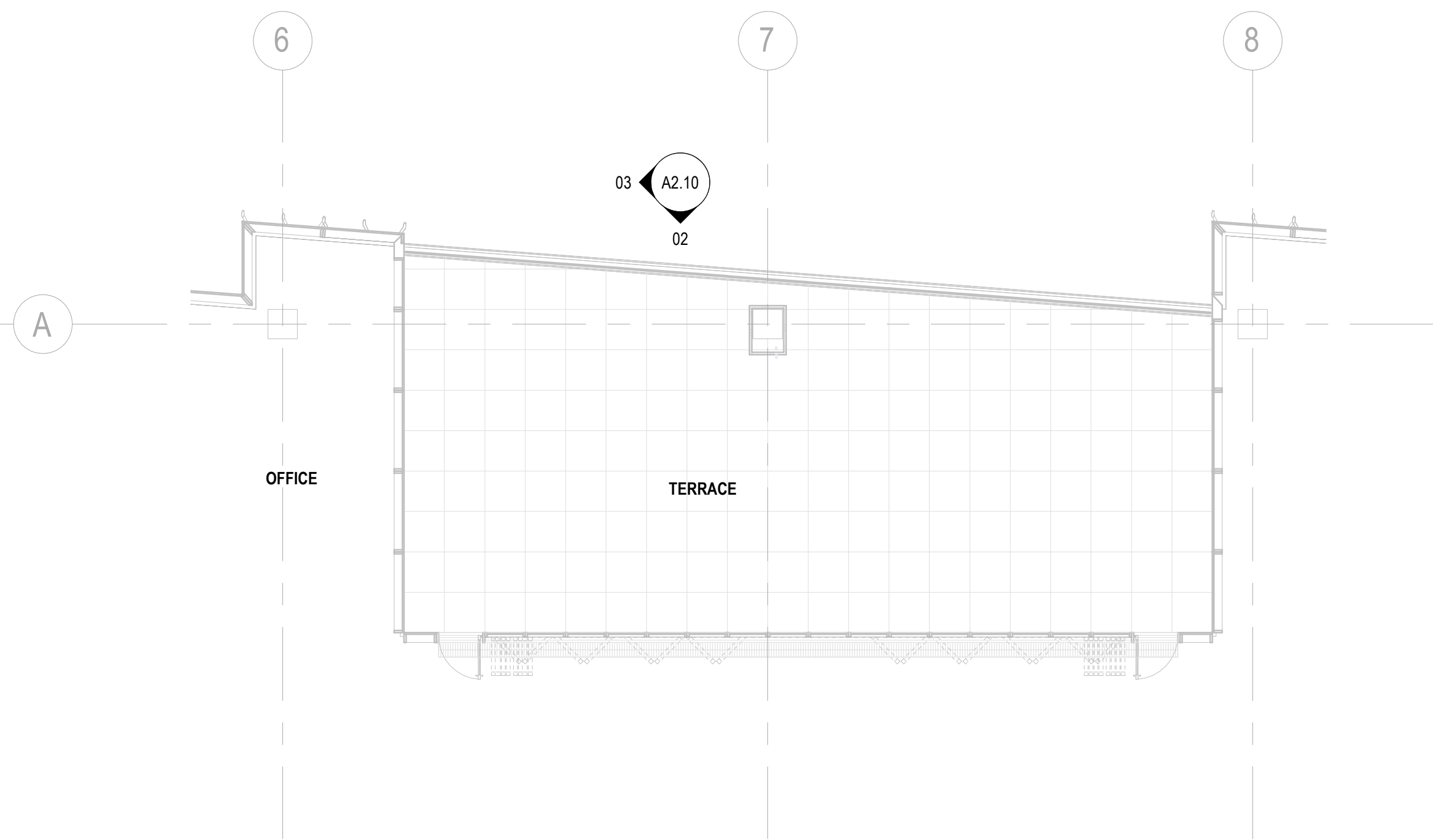
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SCALE: 1/8" = 1'-0"



07 ENLARGED PLAN - L12 TERRACE CANOPY
SCALE: 1/8" = 1'-0"



04 ENLARGED PLAN - L12 TERRACE (PROPOSED AMENDED)
SCALE: 1/8" = 1'-0"



01 ENLARGED PLAN - L12 TERRACE (ENTITLED)
SCALE: 1/8" = 1'-0"

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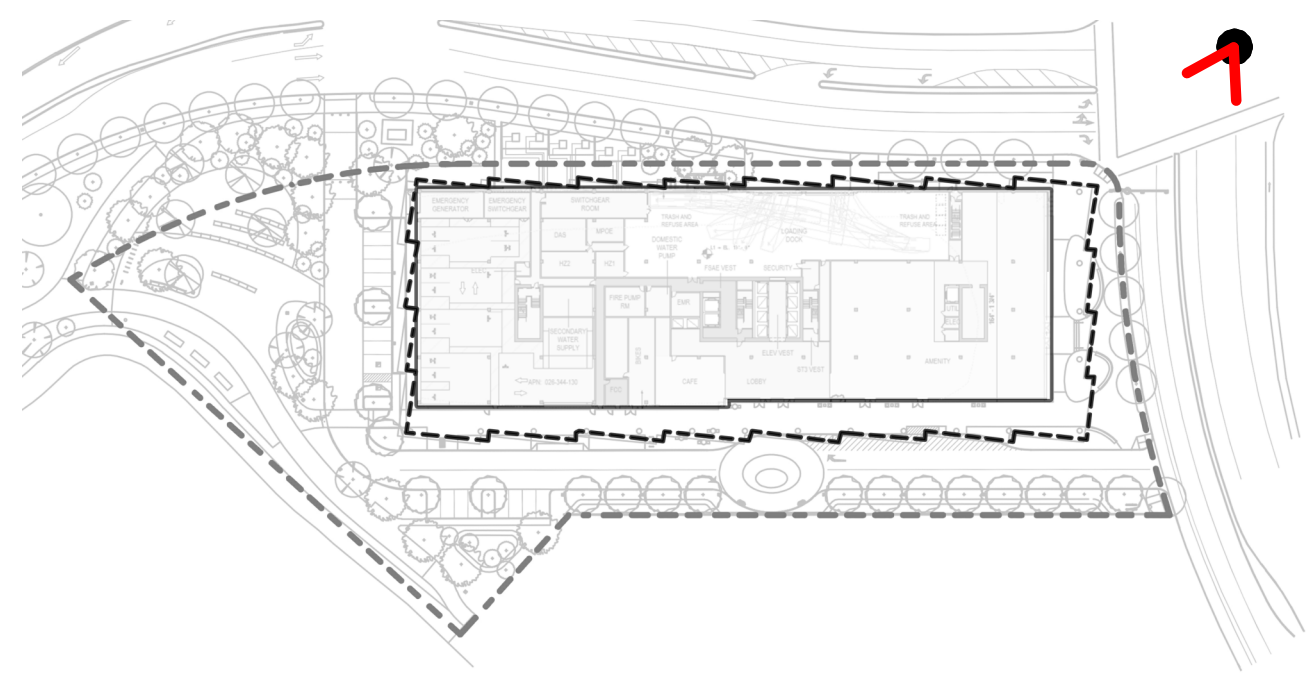
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TERRACE

Scale

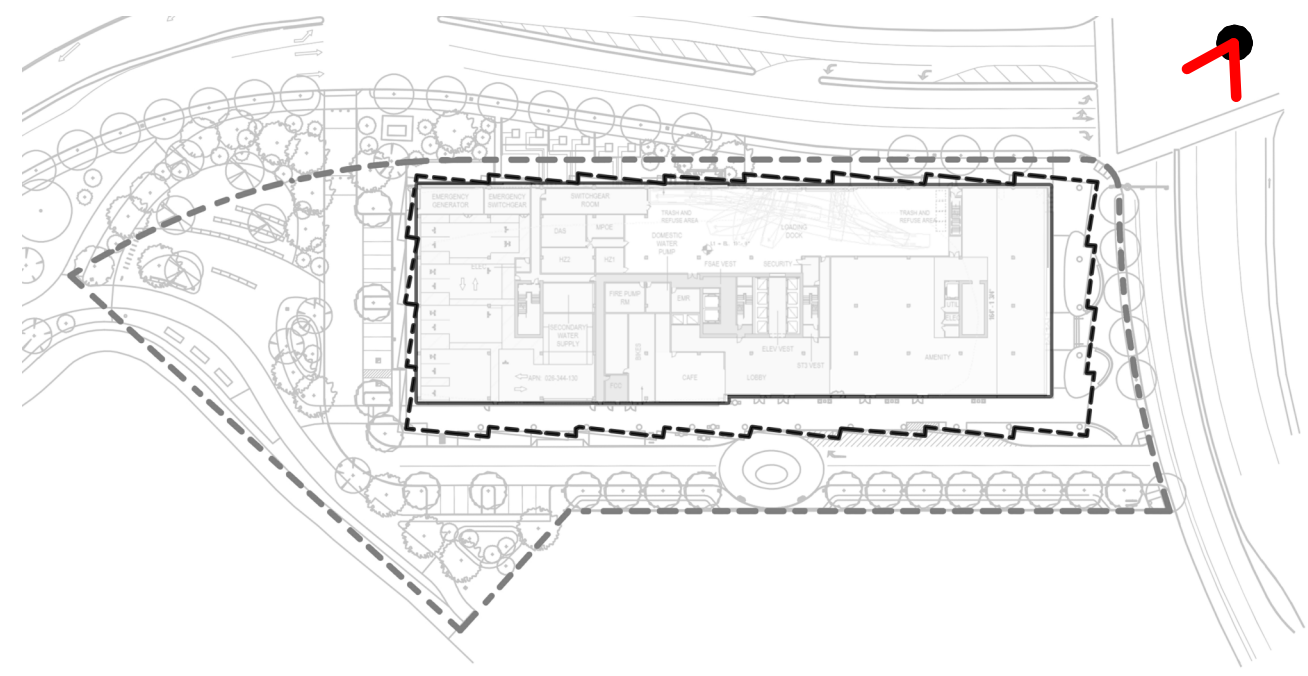
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02 PERSPECTIVE VIEW - PROPOSED AMENDMENT



01 PERSPECTIVE VIEW - ENTITLED



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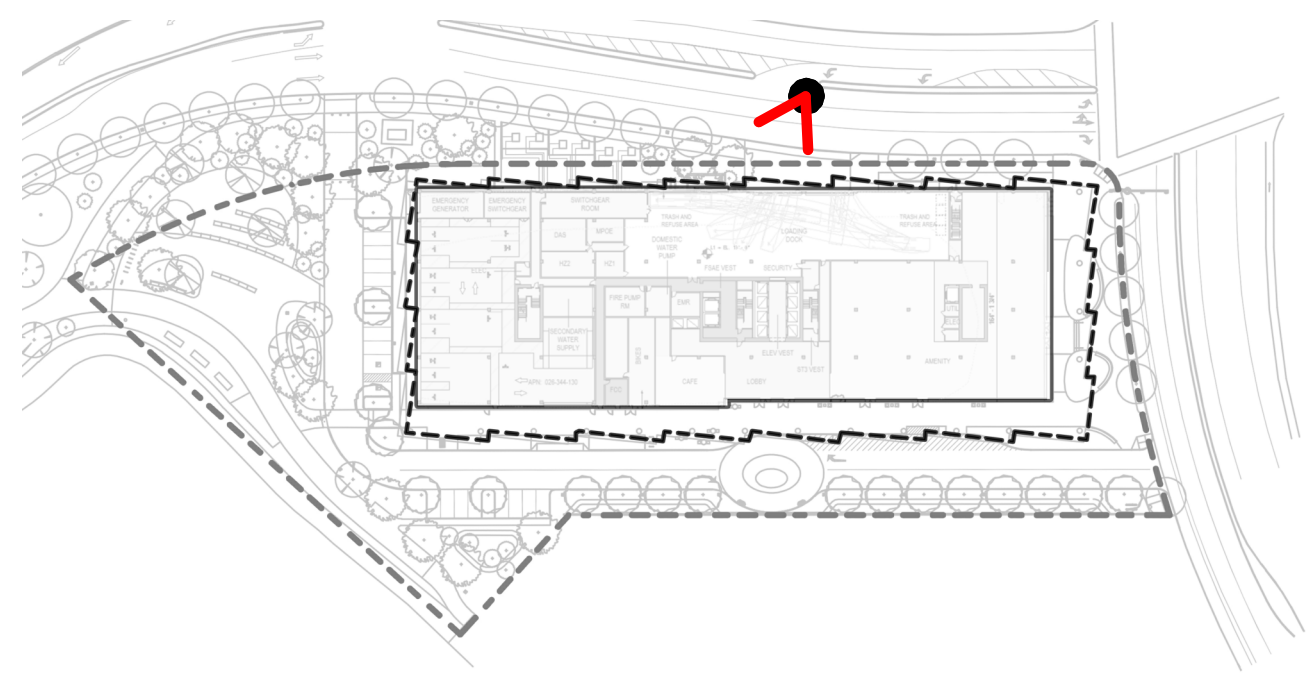
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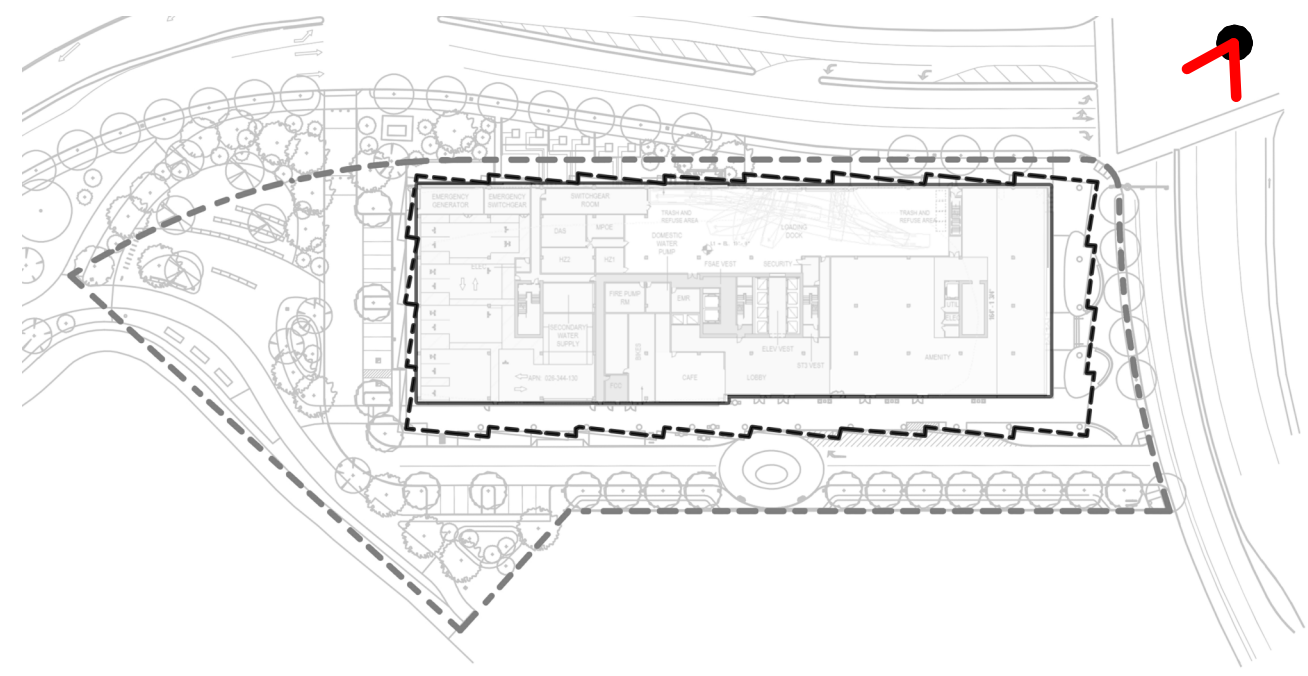
ILLUSTRATIONS

Scale

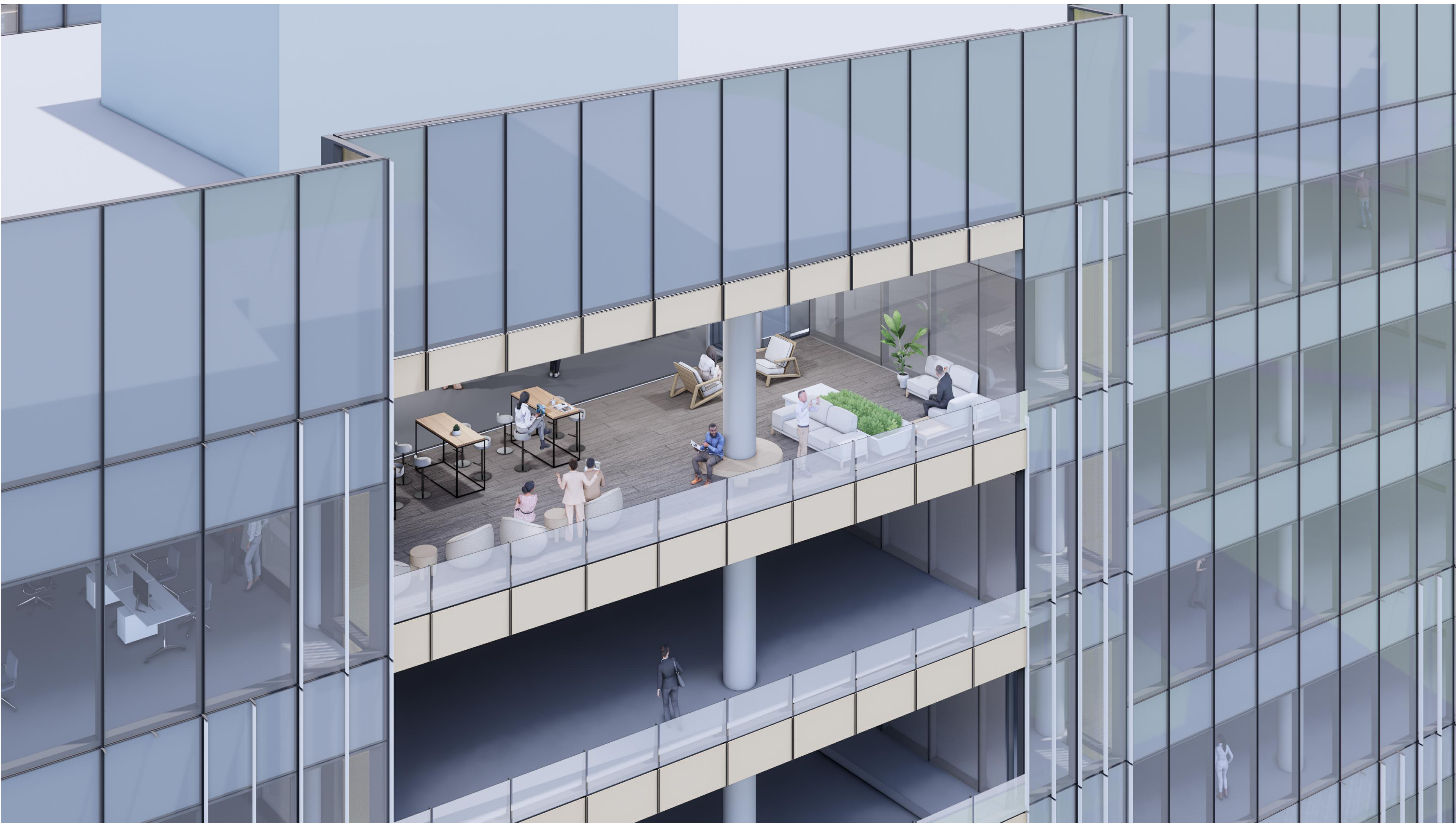
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02 ZOOM IN PERSPECTIVE VIEW - PROPOSED AMENDMENT



01 ZOOM IN PERSPECTIVE VIEW - ENTITLED



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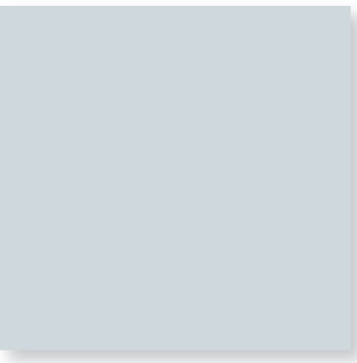
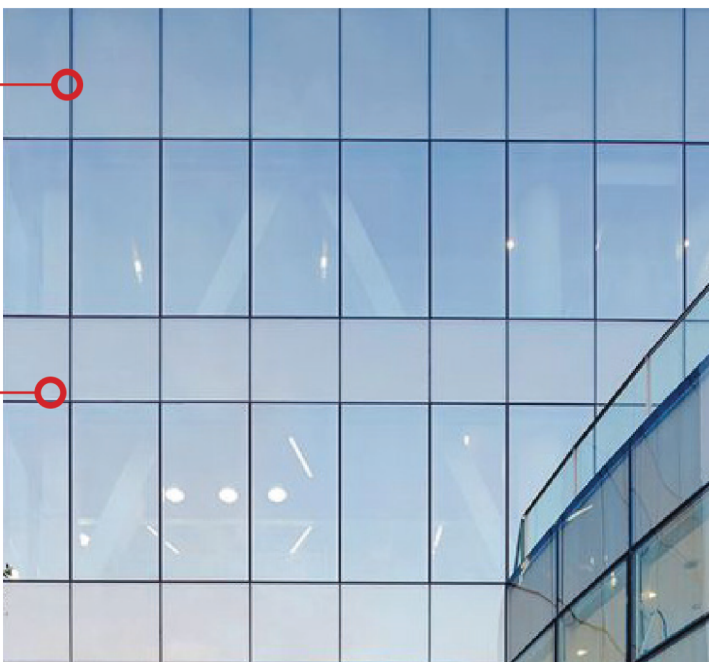
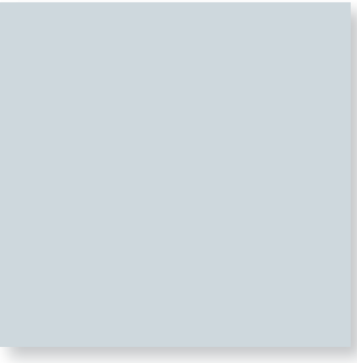


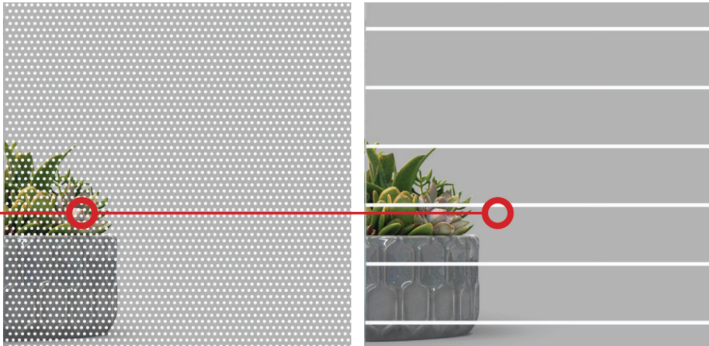
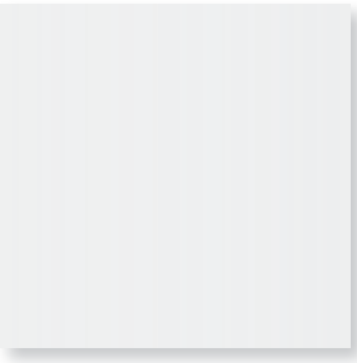
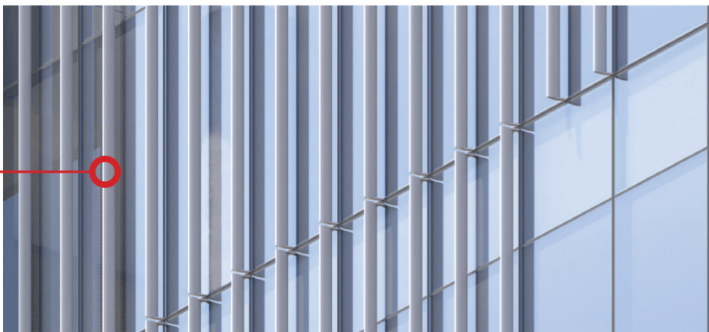

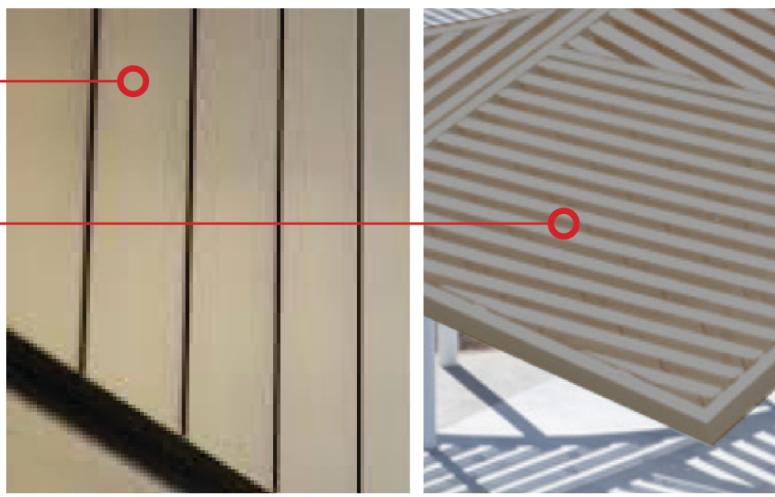
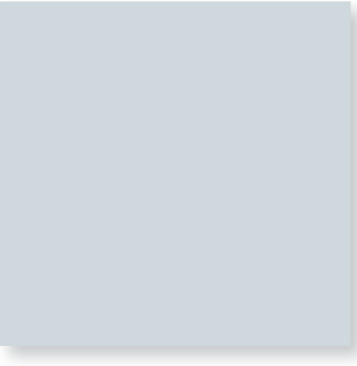


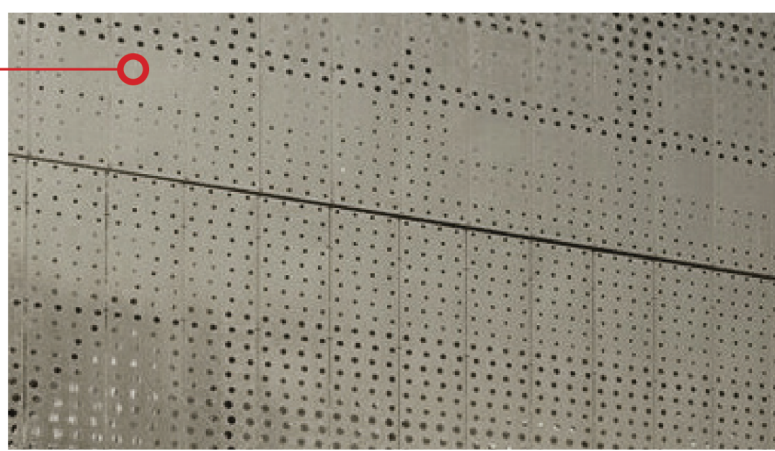

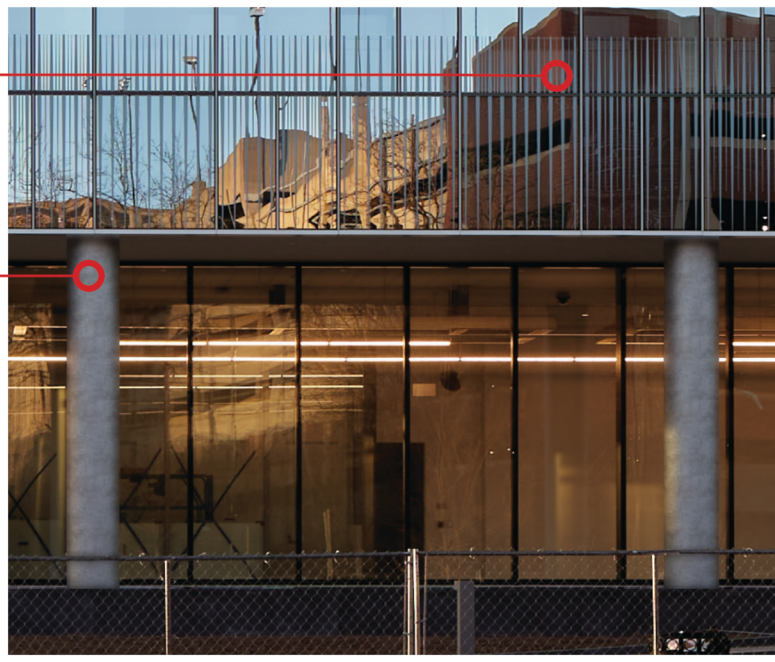

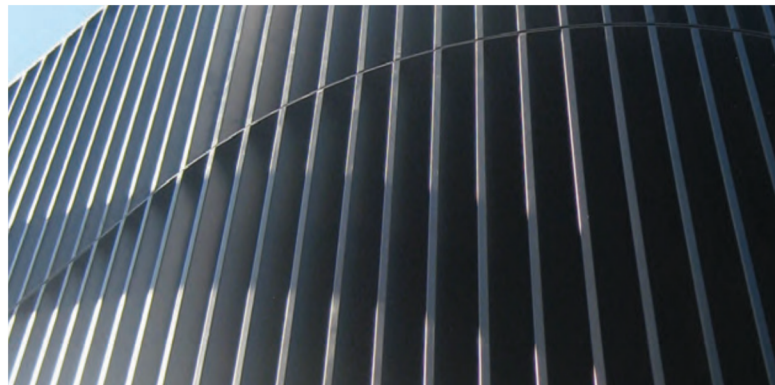
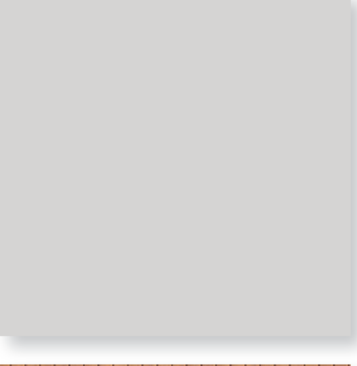



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Description
ILLUSTRATIONS

Scale

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OFFICE	MATERIAL COLOR	DESCRIPTION	LOOK AND FEEL
		UNITIZED CURTAIN WALL ALUMINUM FRAMING SYSTEM. LOW REFLECTANCE HIGH PERFORMANCE INSULATED GLAZING ASSEMBLY FRAME COLOR: DARK GRAY GLASS COLOR: NEUTRAL (COOL GRAY)	
		SPANDREL GLASS (OPAQUE) PANEL COLOR: GRAY ALUM FRAME COLOR: DARK GRAY GLASS COLOR: NEUTRAL (COOL GRAY)	
		LOW REFLECTANCE GLASS GUARDRAIL GLASS COLOR: CLEAR WITH ACID-ETCHED LINE OR DOT PATTERN LOCATED ON FACE #1 FOR BIRD-SAFETY	
		EXTRUDED ALUMINUM FIN COLOR: WHITE	
AMENITY		INSULATED METAL PANEL SYSTEM SECURED TO STRUCTURE PANEL COLOR: CHAMPAGNE METAL CANOPY TRELLIS FINISH COLOR: CHAMPAGNE	
GARAGE		SPANDREL GLASS (OPAQUE) PANEL COLOR: GRAY ALUM FRAME COLOR: DARK GRAY GLASS COLOR: NEUTRAL (COOL GRAY)	
		PERFORATED METAL PANEL SYSTEM SECURED TO STRUCTURE. OPEN FREE AREA: 35-45% PANEL COLOR: CHAMPAGNE	
GROUND FLOOR		COLUMN FINISH: STAINLESS STEEL CLADDING FINISH (GRAY)	
		STOREFRONT OR UNITIZED SYSTEM WITH EXTRUDED MEDIUM GRAY ALUMINUM FRAME, LOW REFLECTANCE AND HIGH PERFORMANCE INSULATED GLAZING ASSEMBLY WITH CLEAR, LOW IRON GLASS. FRAME COLOR: DARK GRAY GLASS COLOR: CLEAR, LOW IRON	
		VERTICAL LOUVER SYSTEM SECURED TO STRUCTURE PANEL COLOR: MEDIUM GRAY	
		SOFFIT WOOD FINISH: WOOD LIKE ALUMINUM	



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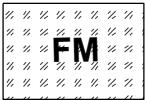


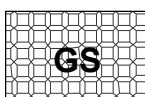
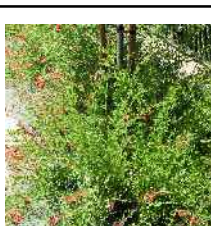









MATERIAL BOARD



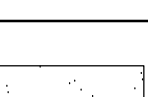
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PLANTING SCHEDULE

SYMBOL	IMAGE	BOTANICAL NAME COMMON NAME	SIZE	SPACING	MATURE W X H	EXPOSURE	FOLIAGE & DORMANCY	SEASONAL INTEREST	WUCOLS WATER	NOTES
GRASSES, PERENNIALS, AND SUBSHRUBS										
		<i>Muhlenbergia rigens</i> DEER GRASS	2 GAL	3 FT	4 FT (H) 4 FT (W)	FULL SUN PART SHADE	EVERGREEN		LOW	California Native (1,2) EPA Level III Ecoregion 6
		<i>Festuca mairei</i> ATLAS FESCUE	1 GAL	2.5 FT	3 FT (H) 3 FT (W)	FULL SUN PART SHADE	EVERGREEN		LOW	California Adapted (1)
		<i>Lomandra longifolia</i> 'Breeze' LM300 LOMANDRA	1 GAL	2.5 FT	2-3 FT (H) 2-3 FT (W)	FULL SUN PART SHADE	EVERGREEN	YELLOW FLOWERS SUMMER	LOW	California Adapted (1)
		<i>Phlomis fruticosa</i> JERUSALEM SAGE	2 GAL	2.5 FT	3 FT (H) 3 FT (W)	FULL SUN PART SHADE	EVERGREEN	YELLOW FLOWERS WINTER, SPRING	LOW	California Adapted (1)
		<i>Ceanothus griseus horizontalis</i> 'Yankee Point' YANKEE POINT CALIFORNIA LILAC	2 GAL	4 FT	1-3 FT (H) 6-8 FT (W)	FULL SUN	EVERGREEN	PURPLE FLOWERS WINTER, SPRING	LOW	California Native (1) EPA Level III Ecoregion 6
		<i>Mimulus aurantiacus</i> BUSH MONKEYFLOWER	1 GAL	2.5 FT	2-3 FT (H) 2-3 FT (W)	FULL SUN PART SHADE	EVERGREEN	ORANGE FLOWERS SPRING-SUMMER	VERY LOW	California Native (1,2) EPA Level III Ecoregion 6
		<i>Galvezia speciosa</i> 'Firecracker' ISLAND SNAPDRAGON	1 GAL	2.5 FT	2-3 FT (H) 3 FT (W)	FULL SUN PART SHADE	EVERGREEN	RED FLOWERS SUMMER, FALL	LOW	California Native (2) AKA <i>Gambelia Speciosa</i>
		<i>Limonium perezii</i> STATICE	1 GAL	2 FT	2 FT (H) 2-3 FT (W)	FULL SUN	EVERGREEN	PURPLE FLOWERS SPRING, SUMMER	LOW	California Adapted (1)
		<i>Epilobium canum</i> 'Sidewinder' CALIFORNIA FUCHSIA	1 GAL	2 FT	1-2 FT (H) 2-3 FT (W)	FULL SUN PART SHADE	EVERGREEN	RED FLOWERS SUMMER, FALL	LOW	California Native (1,2) EPA Level III Ecoregion 6
		<i>Eriogonum fasciculatum</i> CALIFORNIA BUCKWHEAT	1 GAL	2.5 FT	2-3 FT (H) 3-6 FT (W)	FULL SUN	EVERGREEN	WHITE FLOWERS SUMMER	VERY LOW	California Native (1,2) EPA Level III Ecoregion 6
		<i>Salvia leucantha</i> 'Santa Barbara' SANTA BARBARA SAGE	5 GAL	3 FT	1-3 FT (H) 3-6 FT (W)	FULL SUN	EVERGREEN	PURPLE FLOWERS SPRING - FALL	LOW	California Native Cultivar (2)
		<i>Verbena lilacina</i> 'De La Mina' CEDROS ISLAND VERBENA	1 GAL	3 FT	3 FT (H) 3 FT (W)	FULL SUN PART SHADE	EVERGREEN	LAVENDER FLOWERS SPRING - FALL	LOW	California Native Cultivar (2)
		<i>Baccharis pilularis</i> 'Pigeon Point' DWARF COYOTE BUSH	1 GAL	3 FT	2-3 FT (H) 6 FT (W)	FULL SUN LIGHT SHADE	EVERGREEN		LOW	California Native Cultivar (2)
		<i>Juncus patens</i> GRAY RUSH	1 GAL	2 FT	2 FT (H) 2 FT (W)	FULL SUN PART SHADE	EVERGREEN		LOW	<i>Juncus patens</i> is included on the SMCWPPP C3 Technical Guidance Plant List for Bioretention Areas EPA Level III Ecoregion 6
		<i>Chondropetalum elephantinum</i> LARGE CAPE RUSH	5 GAL	3 FT	4-6 FT (H) 4-6 FT (W)	FULL SUN SHADE	EVERGREEN		LOW	<i>Chondropetalum</i> is included on the SMCWPPP C3 Technical Guidance Plant List for Bioretention Areas

SYMBOL	IMAGE	BOTANICAL NAME COMMON NAME	SIZE	SPACING	MATURE W X H	EXPOSURE	FOLIAGE & DORMANCY	SEASONAL INTEREST	WUCOLS WATER	NOTES
SHRUBS										
		<i>Artemisia californica</i> CALIFORNIA SAGEBRUSH	1 GAL	PER PLAN	3-4 FT (H) 3-4 FT (W)	FULL SUN PART SHADE	EVERGREEN		LOW	California Native (1) EPA Level III Ecoregion 6
		<i>Salvia clevelandii</i> 'Winnifred Gilman' WINNIFRED GILMAN SAGE	5 GAL	3 FT	3-4 FT (H) 3-4 FT (W)	FULL SUN	EVERGREEN	PURPLE FLOWERS SUMMER	LOW	California Native (1,2)
		<i>Arctostaphylos</i> 'Howard McMinn' HOWARD MCMINN MANZANITA	15 GAL	10 FT	6 FT (H) 8 FT (W)	FULL SUN PART SHADE	EVERGREEN	WHITE / PINK FLOWERS WINTER, SPRING	LOW	California Native Cultivar (2) EPA Level III Ecoregion 6
		<i>Rhamnus californica</i> 'Eve Case' EVE CASE COFFEEBERRY	15 GAL	5 FT	4 FT (H) 8 FT (W)	FULL SUN PART SHADE	EVERGREEN	COLORFUL BERRIES SUMMER	LOW	California Native Cultivar (2) AKA <i>Frangula californica</i> Ecoregion 6
		<i>Ceanothus</i> 'Concha' CONCHA CEANOTHUS	15 GAL	8 FT	6-9 FT (H) 6-10 FT (W)	FULL SUN PART SHADE	EVERGREEN	BLUE FLOWERS SPRING	LOW	California Native Cultivar (2) EPA Level III Ecoregion 6
		<i>Fremontodendron californicum</i> FLANNEL BUSH	15 GAL	8 FT	8-18 FT (H) 6-10 FT (W)	FULL SUN	EVERGREEN	YELLOW FLOWERS SPRING, SUMMER	LOW	California Native (2)
		<i>Symphoricarpos albus</i> COMMON SNOWBERRY	15 GAL	3 FT	3-6 FT (H) 3-6 FT (W)	PART SUN SHADE	DECIDUOUS	WHITE BERRIES FALL, WINTER	LOW (SHADE)	California Native (2) EPA Level III Ecoregion 6
		<i>Physocarpus capitatus</i> PACIFIC NINEBARK	5 GAL	6 FT	3-8 FT (H) 5-8 FT (W)	SHADE	WINTER DECIDUOUS	WHITE BERRIES FALL, WINTER	LOW (SHADE)	California Native (2) EPA Level III Ecoregion 6
		<i>Ribes sanguineum</i> PINK FLOWERING CURRANT	5 GAL	6 FT	6-8 FT (H) 5-7 FT (W)	PART SHADE	DECIDUOUS	PINK FLOWERS RED BERRIES SPRING, WINTER	LOW (SHADE)	California Native (2) EPA Level III Ecoregion 6
LAWN										
		90% BOLERO BRAND DWARF FESCUE 10% RIDGELINE KENTUCKY BLUEGRASS	SOD		3,599 SQ FT		EVERGREEN		LOW	

NOTES:

1. NATIVE OR ADAPTED PLANT SOURCES:

- (1) Landscape Plants for California Gardens, Bob Perry, Professor Emeritus, Cal Poly Pomona University.
(2) California Native Plant Society, Calscape.org

2. PER BURLINGAME ZONING ORDINANCE 25.36.20, LANDSCAPE PLANTING CONSISTS OF GRASS, ANNUALS, PERENNIALS, GROUNDCOVERS, SHRUBS, TREES, AND ALLOWED HARDSCAPE TREATMENTS. ALL PLANTING WILL CONFORM TO CHAPTER 18.17 WATER CONSERVATION LANDSCAPE OF THE MUNICIPAL CODE AND THE CALIFORNIA CODE OF REGULATIONS SECTIONS 490-495, CHAPTER 2.7, DIVISION 2 TITLE 23 MODEL WATER-EFFICIENT LANDSCAPE ORDINANCE.

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Date	Description
02/06/23	ISSUE FOR BUILDING PERMIT
03/23/23	GMP SET
04/24/23	PC1 PLAN CHECK RESPONSE
07/12/23	PC2 PLAN CHECK RESPONSE
09/18/23	PC3 PLAN CHECK RESPONSE
12/08/23	PC4 PLAN CHECK RESPONSE
07/28/25	PC6 PLAN CHECK RESPONSE

Seal / Signature



Project Name

777 AIRPORT BLVD

Project Number

01.6418.000

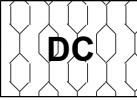











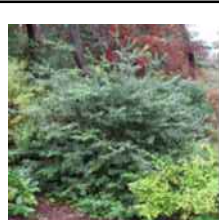






Description

GROUNDCOVER PLANTING SCHEDULE

Scale

L0.006


PLANTING SCHEDULE

SYMBOL	IMAGE	BOTANICAL NAME COMMON NAME	SIZE	SPACING	MATURE W X H	EXPOSURE	FOLIAGE & DORMANCY	SEASONAL INTEREST	WUCOLS WATER	NOTES
GROUNDCOVERS, PERENNIALS, AND SHRUBS, CONTINUED										
		<i>Dianella caerulea</i> 'DCNCO' BECCA FLAX LILLY	2 GAL		2-2.5 FT (H) 2 FT (W)	FULL SUN PART SHADE	EVERGREEN		MOD	California Adapted (1)
		<i>Nephrolepis cordifolia</i> SOUTHERN SWORD FERN	2 GAL		2-3 FT (H) 5 FT (W)	PART SUN TO SHADE	EVERGREEN		MOD	California Native
		<i>Mahonia fortunei</i> (<i>Berberis fortunei</i>) CHINESE MAHONIA	5 GAL	PER PLAN	3 FT (H) 3 FT (W)	PART SHADE FULL SHADE	EVERGREEN	YELLOW FLOWERS BLUE FRUIT	MOD	California Adapted (1)
		<i>Libertia grandiflora</i> NEW ZEALAND IRIS	3 GAL		2-3 FT (H) 2-3 FT (W)	FULL SUN PART SHADE	EVERGREEN	WHITE FLOWERS IN SPRING-SUMMER	LOW	California Adapted(2) Do not confuse with similar species <i>Libertia peregrinans</i>
		<i>Muhlenbergia dubia</i> PINE MUHLY	1 GAL	2.5 FT	1-3 FT (H) 1-3 FT (W)	FULL SUN PART SHADE	EVERGREEN		LOW	California Native
		NOT USED								
		<i>Vaccinium ovatum</i> HUCKLEBERRY	5 GAL	PER PLAN	5 FT (H) 5 FT (W)	PART SHADE	EVERGREEN	N/A	MOD	California Native EPA Level III Ecoregion 6
		<i>Woodwardia fimbrosa</i> GIANT CHAIN FERN	5 GAL	PER PLAN	4 FT (H) 4 FT (W)	PART SHADE	EVERGREEN	N/A	MOD	California Native EPA Level III Ecoregion 6
		<i>Anigozanthos 'Harmony'</i> HARMONY KANGAROO PAW	3 GAL		3-5 FT (H) 2-3 FT (W)	FULL SUN PART SHADE	EVERGREEN	RED FLOWERS IN SPRING-FALL	LOW	California Adapted (1)
		<i>Anigozanthos 'Regal Velvet'</i> REGAL VELVET KANGAROO PAW	3 GAL		2-4 FT (H) 2 FT (W)	FULL SUN PART SHADE	EVERGREEN	RED FLOWERS IN SPRING-FALL	LOW	California Adapted (1)

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SOILS SCHEDULE

SYMBOL	TYPE	DESCRIPTION	DEPTH	SIZE	PROPERTIES
	SOIL TYPE 1	PLANTING SOIL	24" DEPTH UON	N/A	SEE SPECIFICATIONS
	SOIL TYPE 2	REINFORCED SOIL AT SLOPED LAWN	18" DEPTH UON	N/A	WITH TURFGRIDS FIBER REINFORCEMENT. SEE SPECIFICATIONS
	SOIL TYPE 3	PLANTING SOIL AT BIORETENTION, SCD	24" DEPTH +12" DRAIN ROCK TYP. SEE CIVIL DRAWINGS 42-48" DEPTH WHERE BMP INCLUDES TREES	N/A	SEE CIVIL DRAWINGS AND SPECIFICATION 32 91 15
	SOIL TYPE 4	PLANTING SOIL AT EXISTING SLOPE	24" DEPTH UON	N/A	SEE SPECIFICATIONS
	MULCH TYPE 1	DECORATIVE ROCK	3" DEPTH TYP	N/A	SEE SPECIFICATIONS
	MULCH TYPE 2	PREMIUM ARBOR MULCH	3" DEPTH TYP	N/A	SEE SPECIFICATIONS
	MULCH TYPE 3	PREMIUM ARBOR MULCH	3" DEPTH TYP	N/A	REFER TO SMCWPPP SUPPLIER LIST FOR WOOD MULCHES FOR BIORETENTION AREAS AT WWW.FLOWSTOBAY.ORG FOR LIST OF SUPPLIERS. PER SPECIFICATION REQUIREMENTS, PROVIDE SAMPLES FOR LANDSCAPE ARCHITECT REVIEW.
	MULCH TYPE 4	BROKEN ROCK	N/A	3" DIA	SEE SPECIFICATIONS

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Seal / Signature



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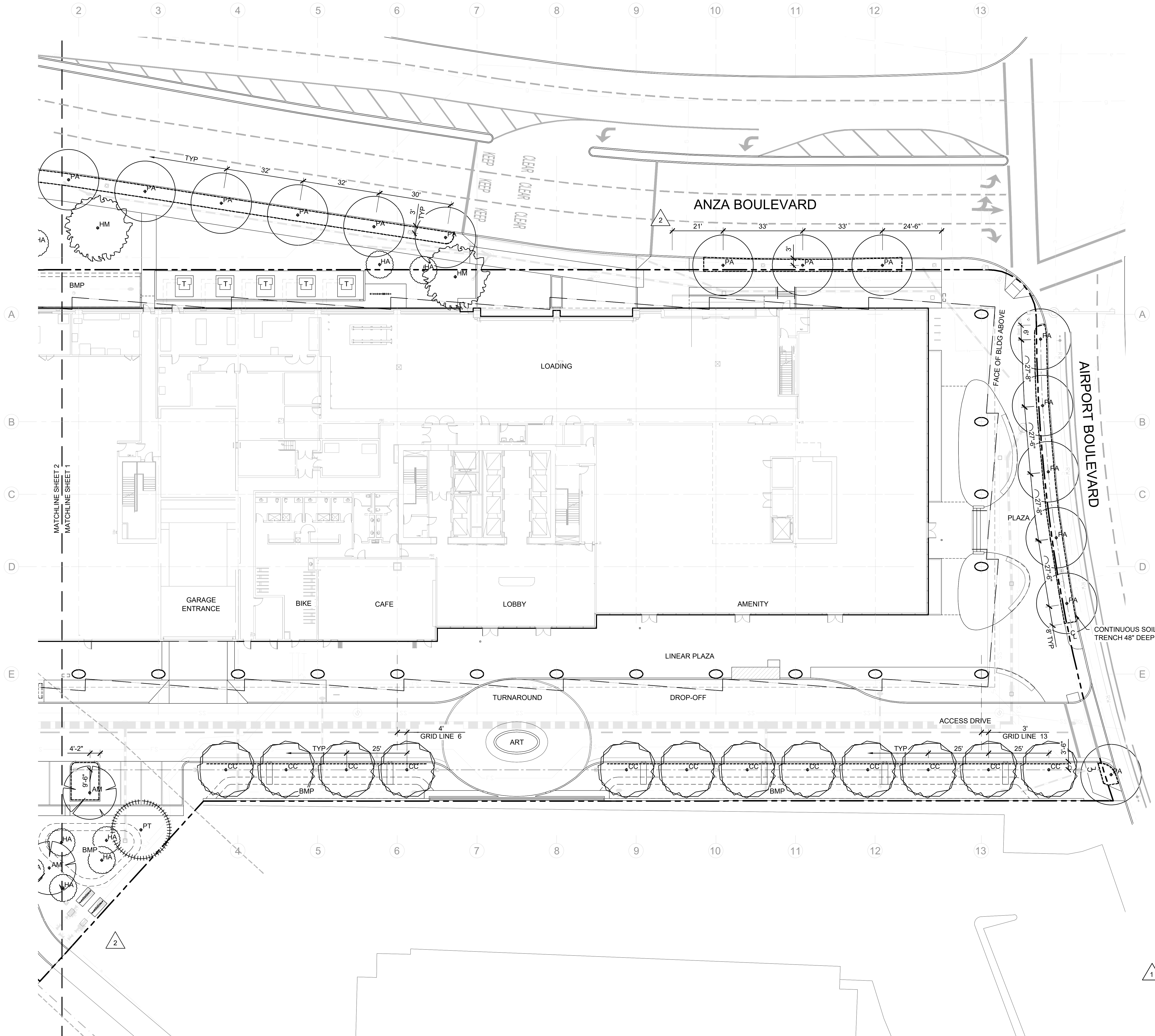
Description

GROUNDCOVER PLANTING SCHEDULE

Scale

L0.007

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TREE PLANTING NOTES

- SEE SHEET L0.001 & L0.002 FOR GENERAL NOTES, SYMBOLS, ABBREVIATIONS, AND LEGENDS.
- SEE SHEETS L0.005 TREE PLANTING SCHEDULE and L0.006 & L0.007 FOR GROUND COVER PLANTING SCHEDULES.
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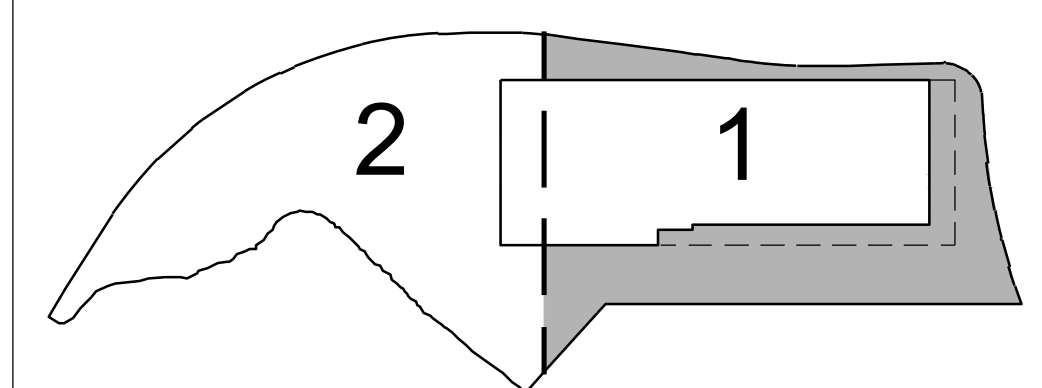
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CC	CORYMBIA CITRIODORA LEMON-SCENTED GUM
PT	PINUS TORREYANA TORREY PINE
HM	HESPEROCYPARIS MACROCARPA MONTEREY CYPRESS
AM	ARBUTUS 'MARINA' MARINA MADRONE
CL	CHILOPSIS LINEARIS DESERT WILLOW
HA	HETEROMELES ARBUTIFOLIA TOYON

ADDITIONAL SYMBOLS

SYMBOL	FEATURE
---	ROOT BARRIER, 48"

KEY PLAN



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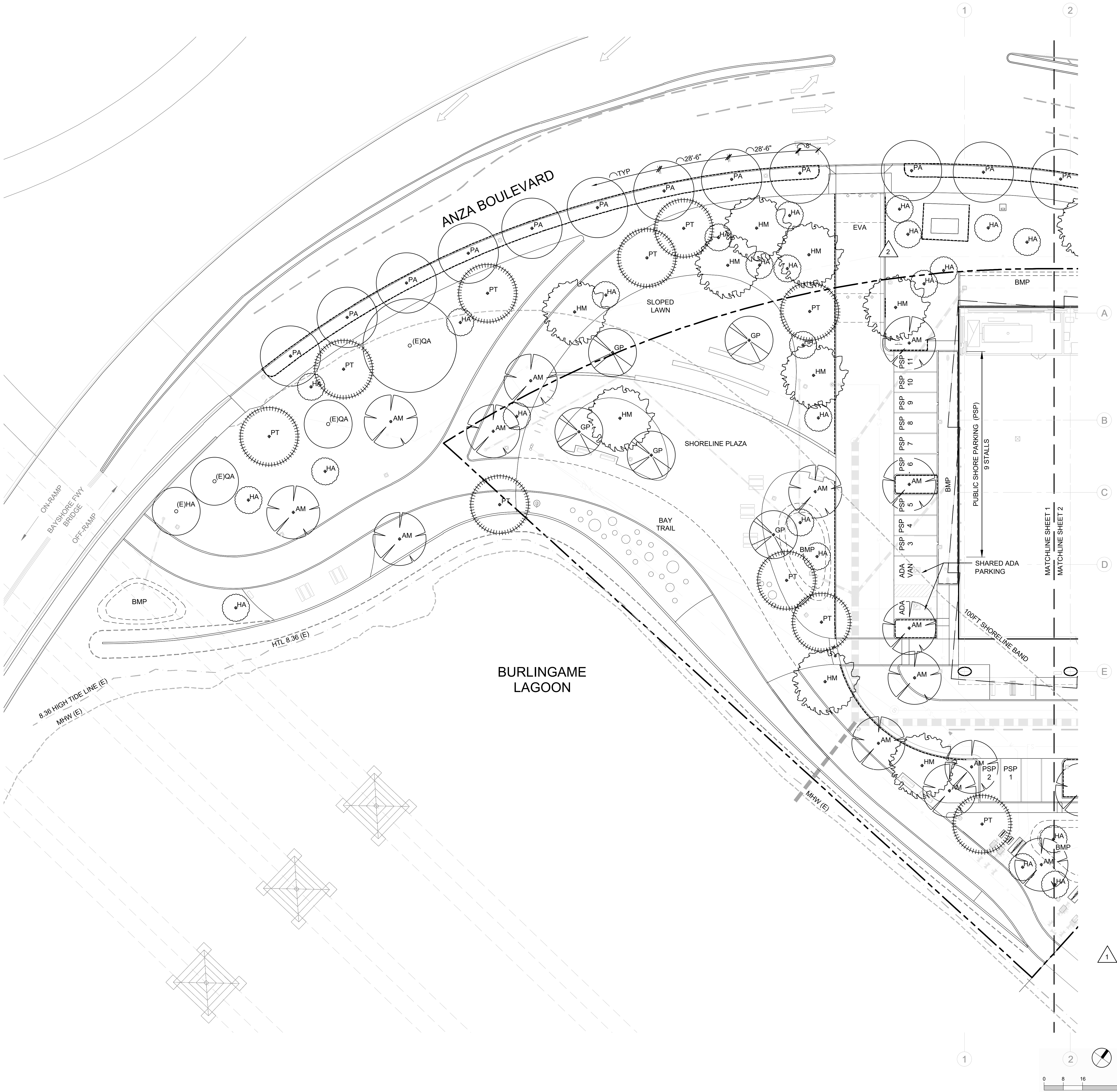
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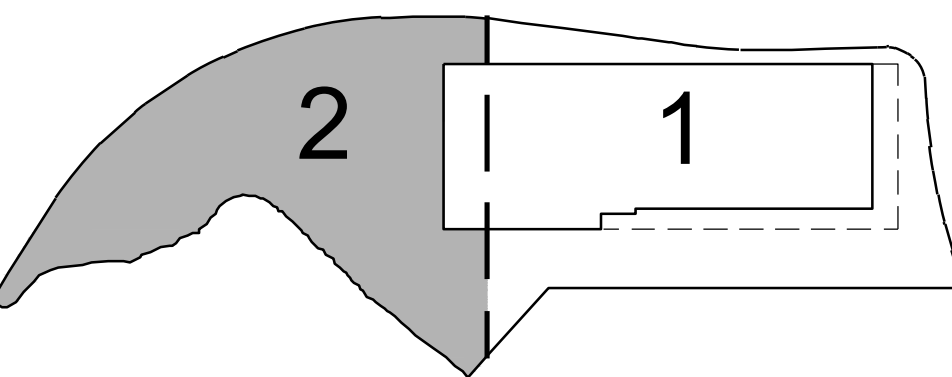
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Date	Description
02/06/23	ISSUE FOR BUILDING PERMIT
03/23/23	GMP SET
04/24/23	PC1 PLAN CHECK RESPONSE
07/12/23	PC2 PLAN CHECK RESPONSE
09/18/23	PC3 PLAN CHECK RESPONSE
12/08/23	PC4 PLAN CHECK RESPONSE
07/28/25	PC6 PLAN CHECK RESPONSE

Seal / Signature



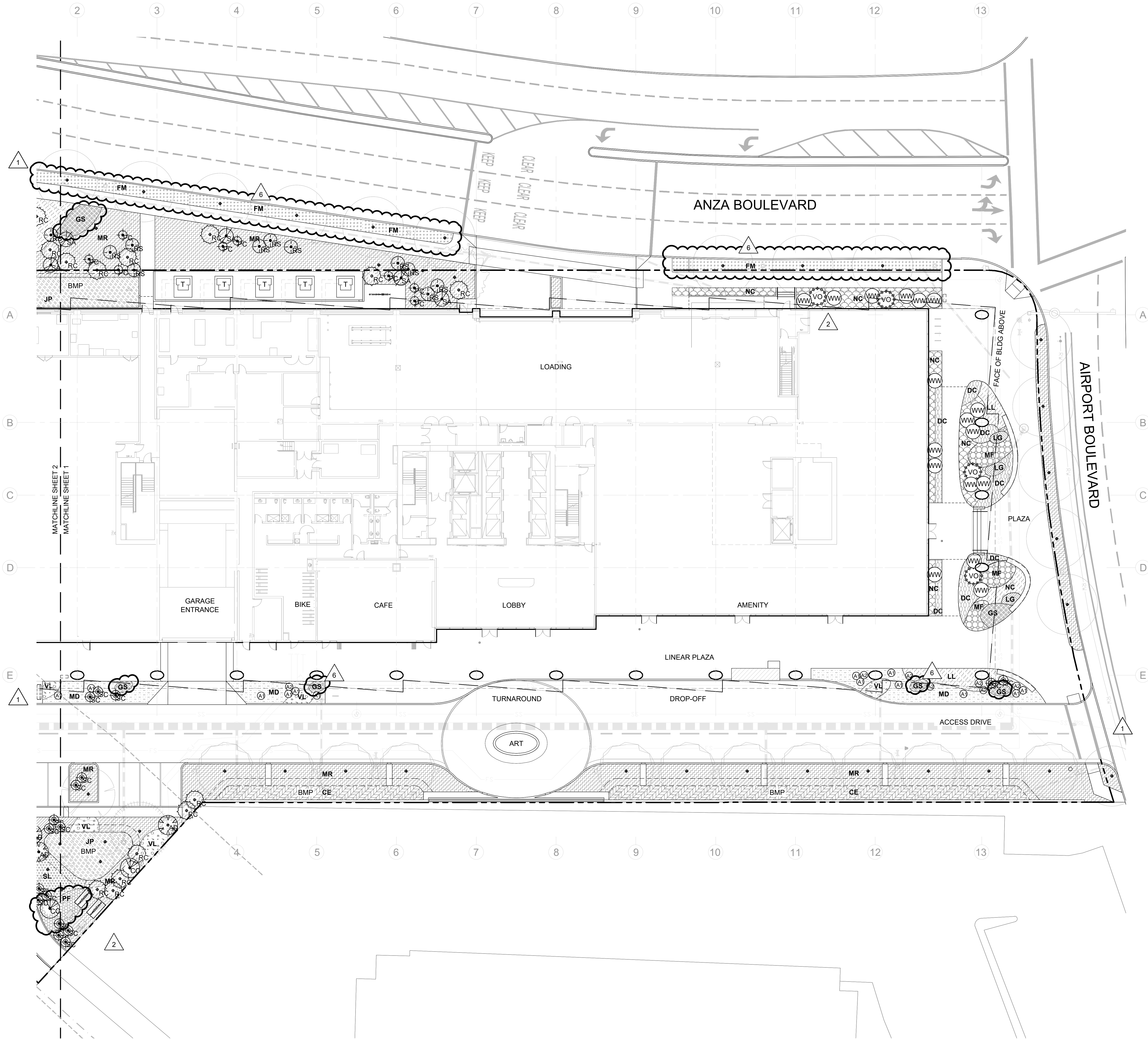
Project Name
777 AIRPORT BLVD

Project Number
01.6418.000

Description
TREE PLANTING PLAN - AREA 2

Scale

L6.002



PLANTING NOTES

- SEE SHEET L0.001 & L0.002 FOR GENERAL NOTES, SYMBOLS, ABBREVIATIONS, AND LEGENDS.
- SEE SHEETS L0.005 TREE PLANTING SCHEDULE AND L0.006 & L0.007 FOR GROUNDCOVER PLANTING SCHEDULES.

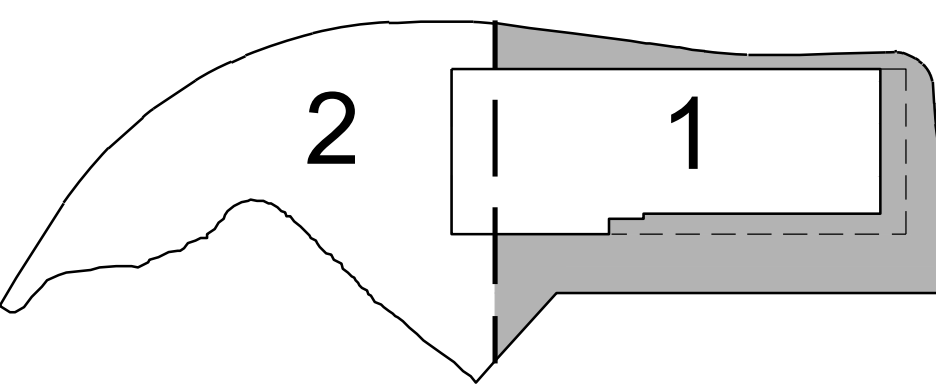
PLANTING LEGEND

SYMBOL	Botanical name COMMON NAME
	Arctostaphylos 'Howard McMinn' HOWARD MCMINN MANZANITA
	Rhamnus californica 'Eve Case' EVE CASE COFFEEBERRY
	Ceanothus 'Concha' CONCHA CEANOOTHUS
	Fremontodendron californicum FLANNEL BUSH
	Symphoricarpus albus COMMON SNOWBERRY
	Salvia clevelandii 'Winnifred Gilman' WINNIFRED GILMAN SAGE
	Artemisia californica CALIFORNIA SAGEBRUSH
	Physocarpus capitatus PACIFIC NINEBARK
	Ribes sanguineum PINK FLOWERING CURRANT
	Vaccinium ovatum HUCKLEBERRY
	Woodwardia fimbrosa GIANT CHAIN FERN
	Anigozanthos 'Harmony' HARMONY KANGAROO PAW
	Anigozanthos 'Regal Velvet' REGAL VELVET KANGAROO PAW

	Muhlenbergia rigens DEER GRASS
	Festuca mairei ATLAS FESCUE
	Lomandra longifolia 'Breeze' LM300 LOMANDRA
	Phlomis fruticosa JERUSALEM SAGE
	Ceanothus griseus horizontalis 'Yankee Point' YANKEE POINT CALIFORNIA LILAC
	Mimulus aurantiacus STICKY MONKEYFLOWER
	Galvezia speciosa 'Firecracker' ISLAND SNAPDRAGON
	Limonium perezii STATICE
	Epilobium canum 'Sidewinder' SIDEWINDER CALIFORNIA FUCHSIA
	Eriogonum fasciculatum CALIFORNIA BUCKWHEAT
	Salvia leucantha 'Santa Barbara' SANTA BARBARA SAGE
	Verbena Lilacina 'de la Mina' CEDROS ISLAND VERBENA
	Baccharis pilularis 'Pigeon Point' DWARF COYOTE BUSH
	Juncus patens GRAY RUSH
	Chondropetalum elephanthinum LARGE CAPE RUSH
	Dianella caerulea 'DCNC' BECCA FLAX LILLY
	Nephrolepis cordifolia SOUTHERN SWORD FERN
	Mahonia fortunei (Berberis fortunei) CHINESE MAHONIA
	Libertia grandiflora NEW ZEALAND IRIS
	Muhlenbergia dubia PINE MUHLY

	NOT USED
	TURF See Planting Schedule

KEY PLAN



777 AIRPORT BLVD

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WILSEY & HAM

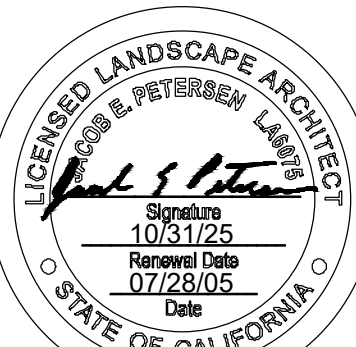
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Seal / Signature



Project Name

777 AIRPORT BLVD

Project Number

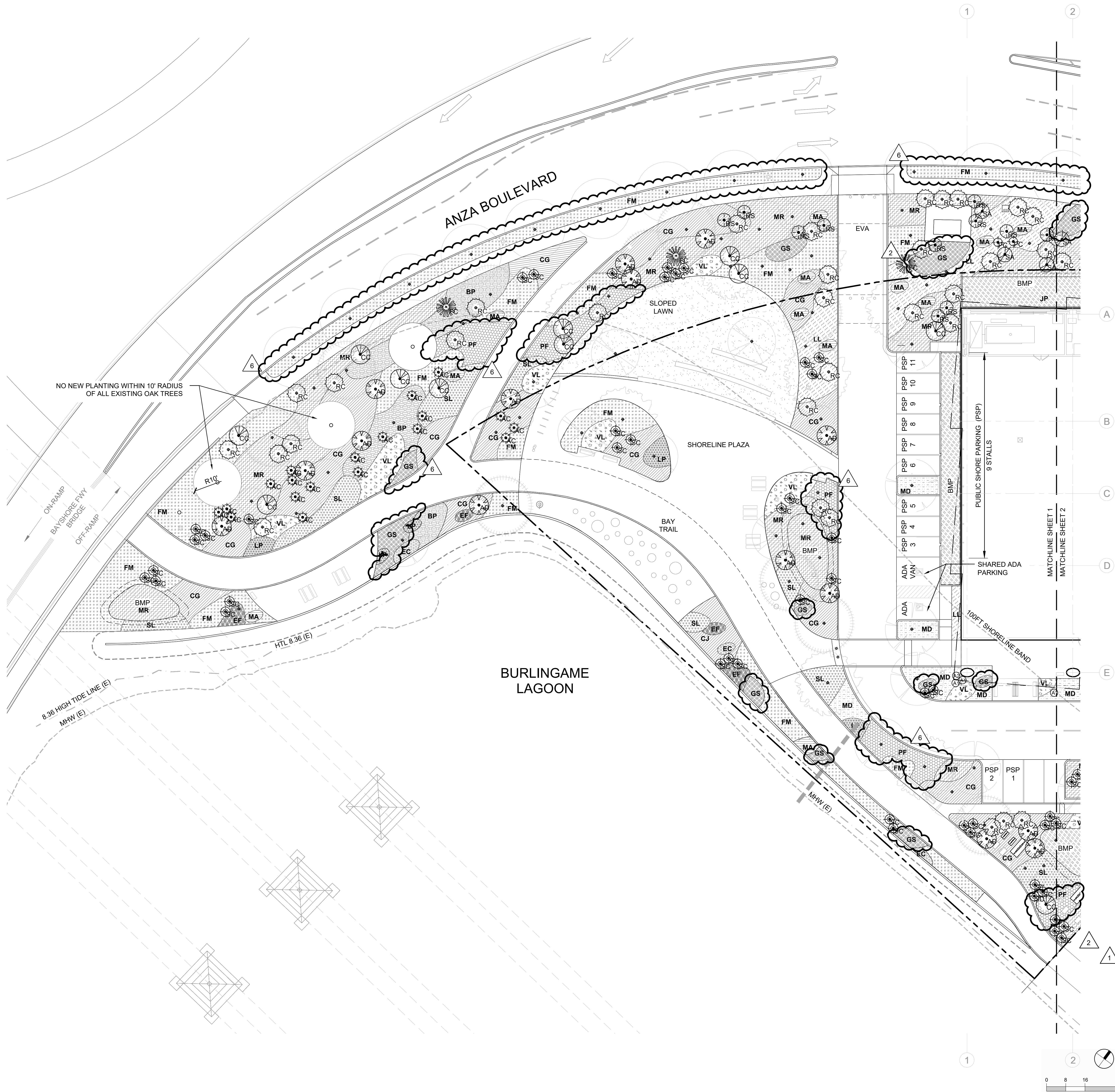
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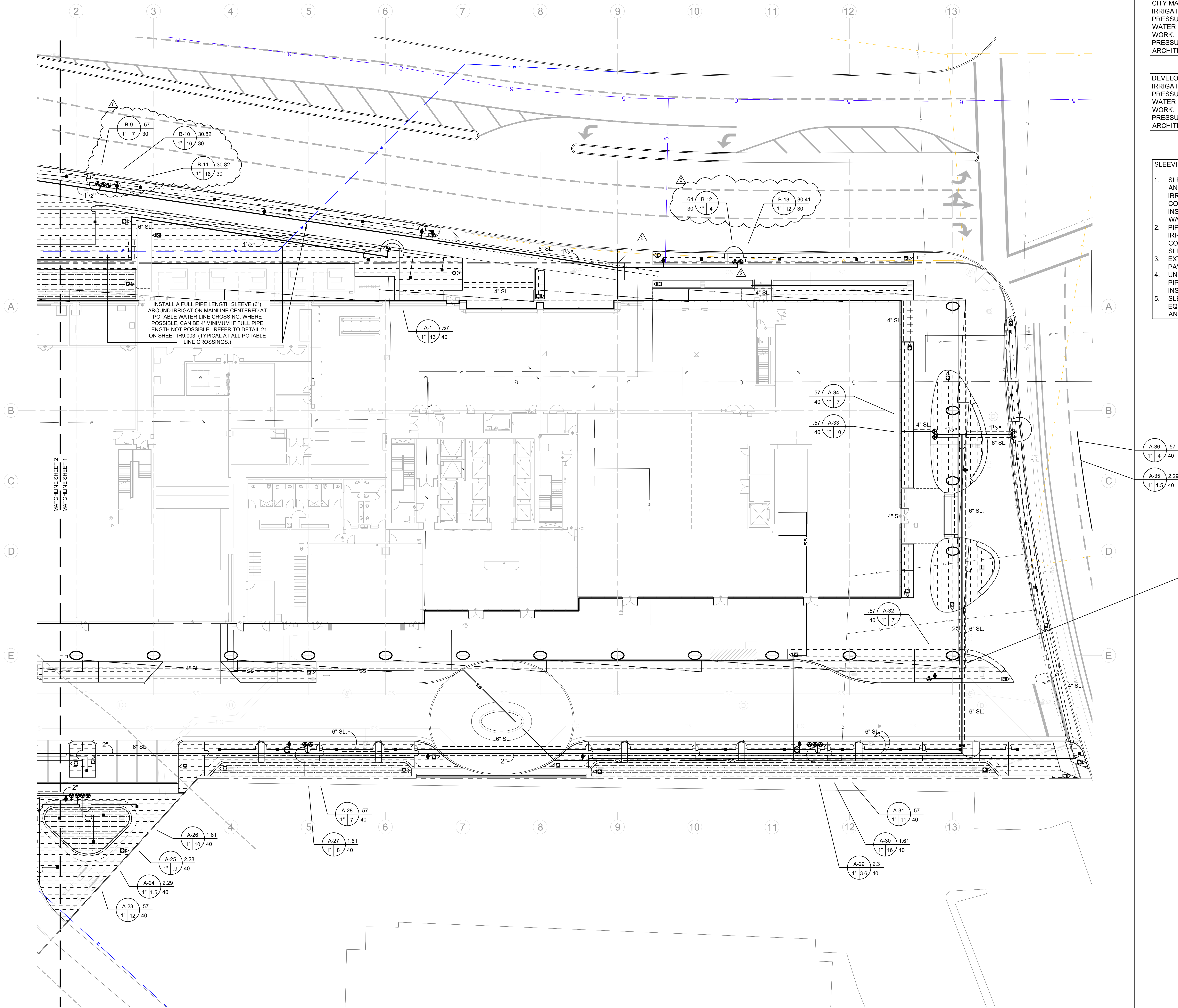
GROUNDCOVER PLANTING PLAN
- AREA 1

Scale

L6.011



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CITY MAINTAINED AREA
IRRIGATION DEMAND: 20 GPM AT 65 PSI. STREET
PRESSURE IS GIVEN AS TBD. FIELD VERIFY STATIC
WATER PRESSURE PRIOR TO STARTING ANY
WORK. IF PRESSURE VARIES FROM REQUIRED
PRESSURE STATED ABOVE, NOTIFY LANDSCAPE
ARCHITECT FOR FURTHER INSTRUCTION.

DEVELOPER MAINTAINED AREA
IRRIGATION DEMAND: 40 GPM AT 70 PSI. STREET
PRESSURE IS GIVEN AS TBD. FIELD VERIFY STATIC
WATER PRESSURE PRIOR TO STARTING ANY
WORK. IF PRESSURE VARIES FROM REQUIRED
PRESSURE STATED ABOVE, NOTIFY LANDSCAPE
ARCHITECT FOR FURTHER INSTRUCTION.

- SLEEVING NOTES:
1. SLEEVING IS SHOWN AT MAJOR SIDEWALK
AND STREET CROSSINGS. SLEEVES FOR ALL
IRRIGATION PIPING AND
CONTROL/COMMUNICATION WIRES SHALL BE
INSTALLED UNDER ALL PAVED SURFACES,
WALL FOOTINGS, DRAINAGE CHANNELS, ETC.
 2. PIPE SLEEVE SIZE SHALL ALLOW FOR
IRRIGATION PIPING AND THEIR RELATED
COUPLINGS TO EASILY SLIDE THROUGH
SLEEVING MATERIAL.
 3. EXTEND SLEEVES 6" BEYOND EDGES OF
PAVING.
 4. UNLESS OTHERWISE SHOWN, ALL MAINLINE
PIPE AND CONTROL WIRE SHALL BE
INSTALLED IN A SINGLE SLEEVE.
 5. SLEEVING DIAMETER SHALL A MINIMUM OF
EQUAL TO TWICE THE DIAMETER OF THE PIPE
AND/OR WIRING BUNDLE.

INSTALL A FULL PIPE LENGTH SLEEVE (6")
AROUND IRRIGATION MAINLINE CENTERED AT
POTABLE WATER LINE CROSSING, WHERE
POSSIBLE, CAN BE 4" MINIMUM IF FULL PIPE
LENGTH NOT POSSIBLE. REFER TO DETAIL 21
ON SHEET IR9.003. (TYPICAL AT ALL POTABLE
LINE CROSSINGS.)

BROOKWATER
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480 ST. JOHN STREET, SUITE 220
PLEASANTON, CALIFORNIA 94566
TEL: 925.855.0417
E-MAIL: OFFICE@BROOKWATER.COM

"I HAVE COMPLIED WITH THE CRITERIA OF THE MODEL
WATER EFFICIENT LANDSCAPE ORDINANCE AND HAVE
APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE
IRRIGATION DESIGN PLAN."

777 AIRPORT BLVD

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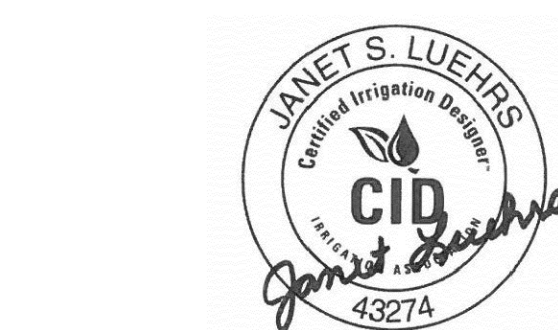
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07/28/25	PC5 PLAN CHECK RESPONSE



Seal / Signature

Project Name
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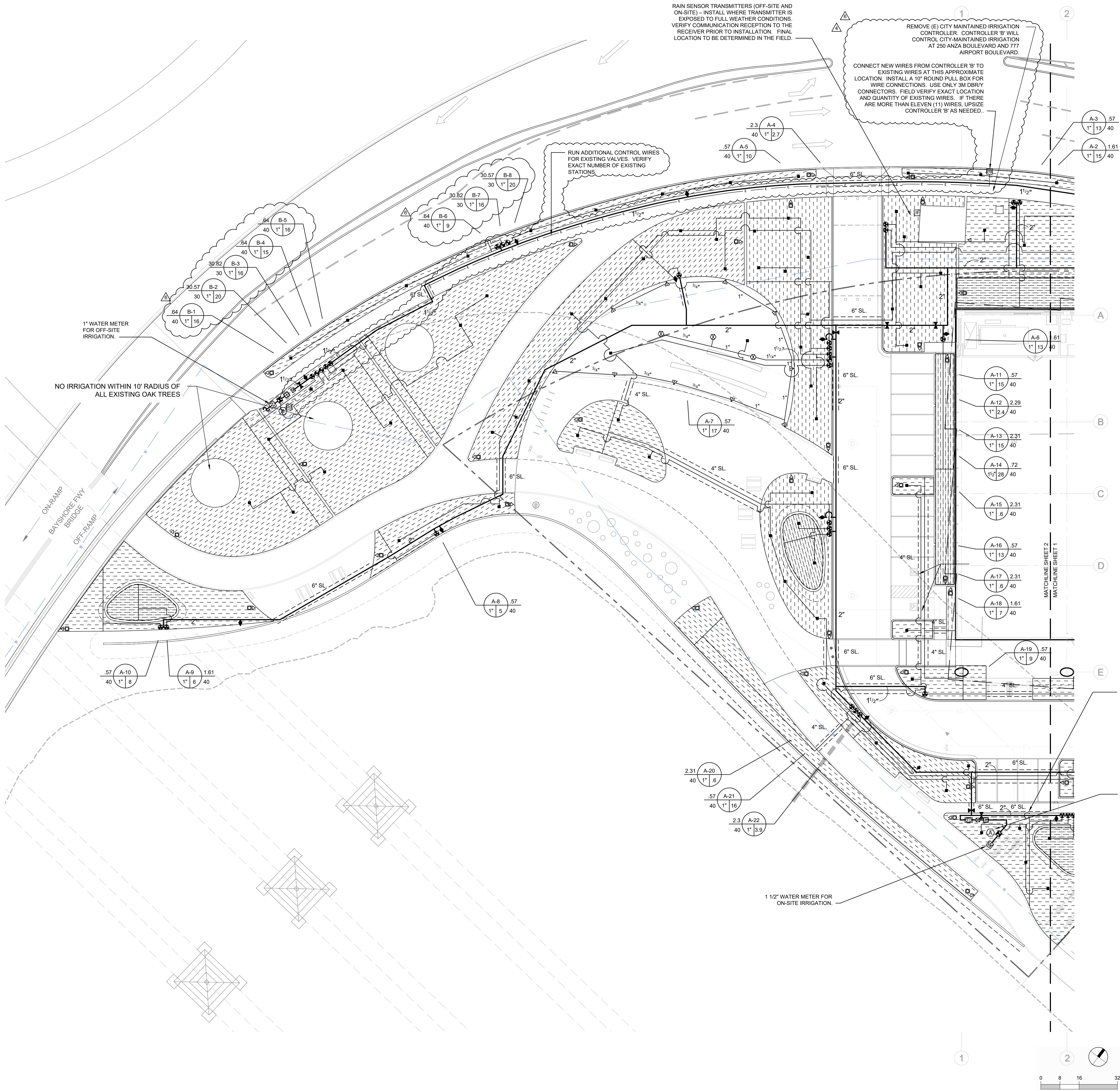
Description
IRRIGATION PLAN - AREA 1

Scale

IR6.001

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CITY MAINTAINED AREA
IRRIGATION DEMAND: 15 GPM AT 65 PSI. STREET
PRESSURE IS GIVEN AS 80 PSI. FIELD VERIFY
STATIC WATER PRESSURE PRIOR TO STARTING
ANY WORK. IF PRESSURE VARIES FROM
REQUIRED PRESSURE STATED ABOVE, NOTIFY
LANDSCAPE ARCHITECT FOR FURTHER
INSTRUCTION.

DEVELOPER MAINTAINED AREA
IRRIGATION DEMAND: 28 GPM AT 70 PSI. STREET
PRESSURE IS GIVEN AS 80 PSI. FIELD VERIFY
STATIC WATER PRESSURE PRIOR TO STARTING
ANY WORK. IF PRESSURE VARIES FROM
REQUIRED PRESSURE STATED ABOVE, NOTIFY
LANDSCAPE ARCHITECT FOR FURTHER
INSTRUCTION.

SLEEVING NOTES:

1. SLEEVING IS SHOWN AT MAJOR SIDEWALK AND STREET CROSSINGS. SLEEVES FOR ALL IRRIGATION PIPING AND CONTROL/COMMUNICATION WIRES SHALL BE INSTALLED UNDER ALL PAVED SURFACES, WALL FOOTINGS, DRAINAGE CHANNELS, ETC.
2. PIPE SLEEVE SIZE SHALL ALLOW FOR IRRIGATION PIPING AND THEIR RELATED COUPLINGS TO EASILY SLIDE THROUGH SLEEVING MATERIAL.
3. EXTEND SLEEVES 6" BEYOND EDGES OF PAVING.
4. UNLESS OTHERWISE SHOWN, ALL MAINLINE PIPE AND CONTROL WIRE SHALL BE INSTALLED IN A SINGLE SLEEVE.
5. SLEEVING DIAMETER SHALL A MINIMUM OF EQUAL TO TWICE THE DIAMETER OF THE PIPE AND/OR WIRING BUNDLE.

INSTALL A FULL PIPE LENGTH SLEEVE (6") AROUND IRRIGATION MAINLINE CENTERED AT POTABLE WATER LINE CROSSING, WHERE POSSIBLE, CAN BE 4" MINIMUM IF FULL PIPE LENGTH NOT POSSIBLE. REFER TO DETAIL 21 ON SHEET IR6.003. (TYPICAL AT ALL POTABLE LINE CROSSINGS.)

IRRIGATION CONTROLLER 'C' - PEDESTAL MOUNT AS DIRECTED BY ARCHITECT. SERVICE WITH 120 VOLT A.C. ELECTRICAL. ELECTRICAL SERVICE TO THIS LOCATION PROVIDED BY ELECTRICAL CONTRACTOR. GROUND CONTROLLER AND CONFORM TO ALL APPLICABLE LOCAL CODES. RUN A SEPARATE 1" CONDUIT WITH MANUFACTURER APPROVED DIRECT BURY SHIELDED FLOW SENSOR CABLE FROM CONTROLLER TO FLOW SENSOR.

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"I HAVE COMPLIED WITH THE CRITERIA OF THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE AND HAVE APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN."

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07/28/25	PC6 PLAN CHECK RESPONSE



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Project Name
777 AIRPORT BLVD

Project Number
01.6418.000

Description
IRRIGATION PLAN - AREA 2

Scale

IR6.002

IRRIGATION NOTES:

1. THE CONTRACTOR SHALL REVIEW RELATED DRAWINGS AND SHALL ENSURE COORDINATION WITH ALL APPLICABLE TRADES PRIOR TO SUBMITTING BID.
2. THE IRRIGATION SYSTEM SHALL BE INSTALLED IN CONFORMANCE WITH ALL APPLICABLE STATE AND LOCAL CODES AND ORDINANCES BY LICENSED CONTRACTORS AND EXPERIENCED WORKERS. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS AND FEES RELATING TO THEIR WORK.
3. THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, ETC. SHOWN WITHIN PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS WHERE POSSIBLE. AVOID ANY CONFLICTS BETWEEN THE IRRIGATION SYSTEM, PLANTING AND ARCHITECTURAL FEATURES.
4. PARALLEL PIPES MAY BE INSTALLED IN COMMON TRENCH. PIPES ARE NOT TO BE INSTALLED DIRECTLY ABOVE ONE ANOTHER. TRENCHES SHALL BE AMPLE SIZE TO PERMIT THE PIPES TO BE LAID AT HE ELEVATIONS INTENDED AND TO PERMIT SPACE FOR JOINING.
5. DO NOT WILLFULLY INSTALL THE IRRIGATION 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 OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT THAT THIS NOTIFICATION IS NOT PERFORMED, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
6. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BECOME FAMILIAR WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, RETAINING WALLS, ETC. COORDINATE WORK WITH THE GENERAL CONTRACTOR AND OTHER SUBCONTRACTORS FOR THE LOCATION AND THE INSTALLATION OF PIPE SLEEVES THROUGH WALLS, UNDER ROADWAYS, PAVING, STRUCTURES, ETC. CONTRACTOR TO VERIFY THE LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES PRIOR TO THE EXCAVATION OF TRENCHES. CONTRACTOR IS TO REPAIR ANY DAMAGE CAUSED BY THEIR WORK AT NO ADDITIONAL COST TO THE OWNER.
7. DUE TO THE SCALE OF THE DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS, SLEEVES, ETC., WHICH MAY BE REQUIRED. CAREFULLY INVESTIGATE THE STRUCTURAL AND FINISHED CONDITIONS AFFECTING ALL WORK AND PLAN WORK ACCORDINGLY, FURNISHING SUCH FITTINGS, ETC., AS MAY BE REQUIRED TO MEET SUCH CONDITIONS. DRAWINGS ARE GENERALLY DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED.
8. ELECTRICAL CONTRACTOR TO SUPPLY 120 VAC (2.5 AMP) SERVICE TO CONTROLLER LOCATION. IRRIGATION CONTRACTOR TO MAKE FINAL CONNECTION FROM ELECTRICAL SUB-OUT TO CONTROLLER. IRRIGATION CONTROL WIRE SHALL BE #14, U.L. APPROVED FOR DIRECT BURIAL. COMMON WIRE SHALL BE #12 U.L. APPROVED AND SHALL BE WHITE IN COLOR. WIRING TO INDIVIDUAL REMOTE CONTROL VALVES SHALL BE COLOR OTHER THAN WHITE.
9. EACH CONTROLLER SHALL HAVE ITS OWN INDEPENDENT GROUND WIRE.
10. REMOTE CONTROL VALVES SHALL BE WIRED TO CONTROLLER IN SEQUENCE AS SHOWN ON PLANS. RUN WIRE FROM EACH RCV TO THE CONTROLLER. SPLICING WIRES TOGETHER OUTSIDE OF VALVE BOXES WILL NOT BE PERMITTED.
11. SPLICING OF 24-VOLT WIRES WILL NOT BE PERMITTED EXCEPT IN VALVE BOXES. LEAVE A 36" COIL OF EXCESS WIRE AT EACH SPLICE AND 100 FEET ON CENTER ALONG WIRE RUN. TAPE WIRE IN BUNDLES 10 FEET ON CENTER. NO TAPING PERMITTED INSIDE SLEEVES.
12. WIRE CONNECTORS SHALL BE 3M-DBRY-6 (CALSENSE ONLY; 3M SCOTCHCAST #3570G-N EPOXY PACKS FOR) DIRECT BURY UNLESS OTHERWISE NOTED.
13. INSTALL TWO (2) SPARE CONTROL WIRES ALONG THE ENTIRE MAIN LINE. SPARE WIRES SHALL BE THE SAME COLOR (ONE WITH A WHITE STRIPE) AND OF A DIFFERENT COLOR THAN OTHER CONTROL WIRES. LOOP 36" EXCESS WIRE INTO EACH SINGLE VALVE BOX AND INTO ONE VALVE BOX IN EACH GROUP OF VALVES.
14. VALVE LOCATIONS SHOWN ARE DIAGRAMMATIC. INSTALL IN GROUND COVER/SHRUB AREAS WHERE POSSIBLE (NOT IN LAWN AREA.)
15. INSTALL VALVE BOXES MINIMUM 12" FROM AND PERPENDICULAR TO WALK, CURB, LAWN, BUILDING OR LANDSCAPE FEATURE. AT MULTIPLE VALVE BOX GROUPS, EACH BOX SHALL BE AN EQUAL DISTANCE FROM THE WALK, CURB, LAWN, ETC. AND EACH BOX SHALL BE MINIMUM 12" APART. SHORT SIDE OF VALVE BOXES SHALL BE PARALLEL TO WALK, CURB, LAWN, ETC.
16. PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER PRESSURE EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICES.
17. LOCATE QUICK COUPLING VALVE 12" FROM HARDSCAPE AREA.
18. ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE OF THE AREA TO BE IRRIGATED UNLESS OTHERWISE DESIGNATED ON THE PLANS.
19. CHECK VALVES OR ANTI-DRAIN VALVES ARE REQUIRED ON ALL SPRINKLER HEADS WHERE LOW POINT DRAINAGE COULD OCCUR. FOR DRIP OR BUBBLER CIRCUITS, INSTALL KING BROS. CV SERIES CHECK VALVES IN LATERAL LINES FOR EVERY 10' OF ELEVATION CHANGE.
20. FLUSH AND ADJUST ALL SPRINKLER HEADS FOR OPTIMUM PERFORMANCE AND TO PREVENT OVERSPRAY ONTO WALKS, ROADWAYS AND/OR BUILDINGS AS MUCH AS POSSIBLE. THIS

SHALL INCLUDE SELECTING THE BEST DEGREE OF FIXED ARC (OR AN ADJUSTABLE ARC IF FIXED ARC DOES NOT MATCH THE ARC TO BE IRRIGATED) TO FIT THE SITE CONDITIONS AND TO THROTTLE THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH SYSTEM. ALL MAIN LINES SHALL BE FLUSHED PRIOR TO THE INSTALLATION OF IRRIGATION HEADS, BUBBLERS AND DRIP TUBING. AT 30 DAYS AFTER INSTALLATION EACH SYSTEM SHALL BE FLUSHED TO ELIMINATE GLUE AND DIRT PARTICLES FROM THE LINES.

21. FOR PROPER SOLVENT WELD OF PVC A SUITABLE PRIMER AND SOLVENT CEMENT SHALL BE USED. APPLICATION PRACTICE AND TECHNIQUE SHALL BE IN ACCORDANCE WITH THE PRIMER/CEMENT MANUFACTURER'S RECOMMENDATIONS. THE JOINING SURFACES MUST BE SOFTENED (WITH PRIMER/CEMENT) AND THE PIPE AND FITTING MUST BE ASSEMBLED WHILE THE SURFACES ARE STILL WET AND FLUID. USE ONLY WELD-ON 795 CEMENT FOR FLEXIBLE PVC TO RIGID PVC CONNECTIONS.
22. WHEN VERTICAL OBSTRUCTIONS (STREET LIGHTS, TREES, FIRE HYDRANTS, ETC.) INTERFERE WITH THE SPRAY PATTERN OF THE HEADS SO AS TO PREVENT PROPER COVERAGE, FIELD ADJUST THE SPRINKLER SYSTEM BY INSTALLING A QUARTER, THIRD OR HALF CIRCLE HEAD AT THE SIDES OF THE OBSTRUCTION SO AS TO PROVIDE PROPER COVERAGE. ALL ADJUSTMENTS SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER.
23. NOTIFY ARCHITECT OF ANY ASPECTS OF LAYOUT THAT WILL PROVIDE INCOMPLETE OR INSUFFICIENT WATER COVERAGE OF PLANT MATERIAL AND DO NOT PROCEED UNTIL HIS/HER INSTRUCTIONS ARE OBTAINED.
24. LOCATE BUBBLERS ON UPHILL SIDE OF TREES. TREE BUBBLERS ARE FOR ESTABLISHMENT AND DROUGHT CONDITIONS. THEY ARE TO BE TURNED OFF AFTER TREES ARE ESTABLISHED AND TURNED ON DURING DROUGHT CONDITIONS.
25. IN ADDITION TO THE SLEEVES AND CONDUITS SHOWN ON THE DRAWINGS, THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE INSTALLATION OF SLEEVES AND CONDUITS OF SUFFICIENT SIZE UNDER ALL PAVED AREAS.
26. ALL EXCAVATIONS ARE TO BE FILLED WITH COMPACTED BACKFILL. REPAIR ALL SETTLED TRENCHES PROMPTLY, FOR A PERIOD OF 1 YEAR AFTER COMPLETION OF WORK.
27. CONTRACTOR SHALL WARRANT THAT THE IRRIGATION SYSTEM WILL BE FREE FROM DEFECTS IN MATERIALS AND WORKMANSHIP FOR A PERIOD OF 1 YEAR AFTER FINAL ACCEPTANCE OF WORK.
28. WHERE IT IS NECESSARY TO EXCAVATE ADJACENT TO EXISTING TREES, USE ALL POSSIBLE CARE TO AVOID INJURY TO TREES, AND TREE ROOTS. EXCAVATION IN AREAS WHERE 2 INCH AND LARGER ROOTS OCCUR SHALL BE DONE BY HAND. ROOTS 2 INCHES AND LARGER IN DIAMETER SHALL BE WRAPPED IN A PLASTIC BAG AND SECURED WITH A RUBBER BAND. TRENCHES ADJACENT TO TREE SHOULD BE CLOSED WITHIN 24 HOURS; WHERE THIS IS NOT POSSIBLE, THE SIDE OF THE TRENCH ADJACENT TO THE TREE SHALL BE KEPT SHADED WITH BURLAP OR CANVAS.
29. THE IRRIGATION SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE SHOWN ON THE IRRIGATION DRAWINGS. VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE OWNER'S AUTHORIZED REPRESENTATIVE.
30. IRRIGATION DEMAND: REFER TO IRRIGATION POINTS OF CONNECTION.
31. CALSENSE CONTROLLER ENCLOSURE ASSEMBLIES MUST BE CERTIFIED BY CALSENSE PRIOR TO FINAL APPROVAL OF IRRIGATION. CONTACT JENNIFER GREGORIS AT JENNIFER@CALSENSE.COM FOR PRE-CONSTRUCTION MEETING AND CERTIFICATION REQUIREMENTS.
32. CONTRACTOR SHALL VERIFY REMOTE AND WEATHER SENSOR RECEPTION TO THE RECEIVER PRIOR TO INSTALLING THE CONTROLLER. IF SIGNAL IS TOO WEAK, EXTEND THE RECEIVER OUT TO A MAXIMUM OF 10' FROM THE CONTROLLER USING A 6 PIN PHONE CABLE WITH FEMALE ADAPTER. IF RECEPTION IS STILL TOO WEAK, CONTACT THE LANDSCAPE ARCHITECT FOR FURTHER INSTRUCTION.
33. OPERATE IRRIGATION CONTROLLER(S) BETWEEN THE HOURS OF 10:00 PM AND 7:00 AM.
34. NOTIFY ALL LOCAL JURISDICTIONS FOR INSPECTION AND TESTING OF INSTALLED BACKFLOW PREVENTION DEVICE.
35. NOTIFY UNDERGROUND SERVICE ALERT AT 811 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION.
36. A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES.
37. 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.
38. AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION. THE IRRIGATION CONTRACTOR SHALL ARRANGE AND PAY FOR THE AUDIT. THE AUDIT MUST BE PERFORMED BY A THIRD PARTY CERTIFIED LANDSCAPE IRRIGATION AUDITOR.

DRIPLINE NOTES:

1. PLANS ARE DIAGRAMMATIC. INSTALL DRIPLINE AND COMPONENTS PER MANUFACTURERS INSTRUCTIONS AND INSTALLATION DETAILS.
2. INSTALL DRIPLINE A MAXIMUM OF 18" APART (12" IN BIORETENTION/TURF AREAS) WITH EMITTERS TRIANGULARLY SPACED. INSTALL 2" FROM PERIMETER OF PLANTED AREA. THERE SHOULD BE A MINIMUM OF TWO DRIPLINE LATERALS IN EACH PLANTED AREA. DRIPLINE SHALL BE INSTALLED AT A CONSISTANT DEPTH THROUGHOUT THE CIRCUIT.
3. PLACE AIR/VACUUM RELIEF VALVES AT THE HIGHEST POINTS OF EACH ZONE AND JUST BELOW CHECK VALVES ON SLOPES. INSTALL ONE AIR/VACUUM RELIEF VALVE FOR EVERY 750' OF TOTAL DRIPLINE PER ZONE.
4. PLACE FLUSH VALVES AT THE HYDRAULIC CENTER OF THE EXHAUST HEADER OR AT LOW POINT ON SLOPES. INSTALL MINIMUM OF ONE FOR EVERY 15 GPM.
5. INSTALL IN-LINE CHECK VALVES ON SLOPES GREATER THAN 3% AND WHERE LOW-LINE DRAINAGE COULD CAUSE WET AREAS IN THE LOWEST AREAS OF AN IRRIGATION ZONE. CHECK VALVES SHALL BE PLACED EVERY 4-5 FEET BETWEEN DRIPLINE LATERALS AND BEFORE THE FLUSH VALVE.
6. ON ALL SLOPES AND MOUNDS, PLACE THE DRIPLINE LATERALS PARALLEL TO THE SLOPE CONTOUR WHERE POSSIBLE. INCREASE THE LATERAL SPACING BY 25% ON THE LOWER ONE-THIRD OF THE SLOPE TO AVOID EXCESS DRAINAGE.
7. PVC SUPPLY AND FLUSH LINE SIZING GUIDE (ALL SUPPLY AND FLUSH LINES SHALL BE THE SAME SIZE FOR THE ENTIRE ZONE):
 - 0-8 GPM - 3/4"
 - 8.1-15 GPM - 1"
 - 15.1-25 GPM - 1 1/4"
8. FITTINGS SHALL BE OF THE SAME MANUFACTURER AS DRIPLINE. TO PREVENT LEAKING AND FITTING BLOW OUTS, CAREFULLY FOLLOW THE FITTING MANUFACTURER'S INSTALLATION INSTRUCTIONS.
9. STAPLE DRIPLINE TO GROUND EVERY 3 FEET. USE ADDITIONAL STAPLES OVER EACH TEE, ELBOW OR CROSS. USE U-SHAPED STAPLES TO AVOID PINCHING THE DRIPLINE.
10. THOROUGHLY FLUSH EACH INSTALLATION SEGMENT TO ENSURE NO DEBRIS CONTAMINATION OCCURS.
11. IN TURF OR NOW-MOW GRASS AREAS, A TEMPORARY OVERHEAD SPRAY SYSTEM WILL NEED TO BE PROVIDED UNTIL THE TURF SEED OR SOD IS ESTABLISHED. OVERHEAD WATERING CAN BE DISCONTINUED WHEN EDGES OF THE SOD CANNOT BE PULLED UP. RUN THE DRIPLINE SYSTEM SEVERAL TIMES DAILY IN ADDITION TO THE TEMPORARY OVERHEAD SYSTEM.
12. RUN THE DRIPLINE SYSTEM EVERY DAY OR EVERY OTHER DAY TO ESTABLISH PLANT MATERIAL. MAINTAIN A CONSISTENT MOISTURE BALANCE IN THE SOIL. IT IS IMPORTANT TO KEEP THE SOIL MOIST WITHOUT SATURATION.

IRRIGATION LEGEND (ON-SITE ONLY)

SYMBOL	MODEL NUMBER	DESCRIPTION	PSI	FLOW RATE (GPM)	MAX. RADIUS	MAX. SPACING
	PROS-06-PRS40-CV / MP3000-360	HUNTER 6" POP-UP LAWN SPRAY	30	3.64	30'	22'
	PROS-06-PRS40-CV / MP3000-90	HUNTER 6" POP-UP LAWN SPRAY	30	86-2.12	30'	22'
	DB-09-PC-CV-E	TORO PRESSURE COMPENSATING DRIP BUBBLER INSTALL TWO BUBBLERS PER TREE. (ALL BUBBLERS ON-SLOPE SHALL BE INSTALLED WITH A CHECK VALVE)	40	9 GPH	-	-
	EBV-0500-S	NDS 1/2" BALL VALVE FOR FLUSHING				
NOT SHOWN	T-YD-500-34	TORO DL2000 AIR VENT				
	5702-6P-SI-5Q	TORO POP-UP SPRAY OPERATION INDICATOR W/ MPR 5" NOZZLE ADJUSTED TO NO FLOW				
	700-OMR-100 SERIES/LT-T SERIES	IRRITROL REMOTE CONTROL VALVE WITH PRESSURE REGULATION / KBI PVC BALL VALVE				
	DZK-700 / LT-1000-T	TORO DRIP ZONE VALVE KIT - INCL. REMOTE CONTROL VALVE, WYE FILTER WITH 150 MESH SCREEN, AND PRESET PRESSURE REGULATOR / NDS SCH 80 PVC BALL VALVE				
	100-2SLLVC/075-MHS	TORO QUICK COUPLING VALVE WITH 3/4" HOSE SWIVEL AND PURPLE EFFLUENT VINYL LOCKING COVER				
	T-113-LF	NIBCO LEAD FREE GATE VALVE (LINE SIZE)				
	EZ001-CX-CBV-200	EZ-FLO FERTILIZER INJECTION SYSTEM WITH 2" BALL VALVE COUPLING				
	FSI-T10-000	CST 1" FLOW SENSOR				
	2160-K	GRISWOLD 1 1/2" MASTER CONTROL VALVE (NORMALLY OPEN)				
	975XL2-1 1/2" / GS-1	WILKINS LEAD-FREE REDUCED PRESSURE BACKFLOW PREVENTER IN GUARDSHACK ENCLOSURE				
	EGS1000	IRRITROL WIRELESS RAIN SENSOR				
	EGP40I-SPEED PROMAX-KIT	RAIN MASTER 40 STATION EAGLE PLUS CONTROLLER WITH I/CENTRAL SOFTWARE- PEDESTAL MOUNT PRO MAX MAINTENANCE REMOTE KIT				
	EGP16I-SPEED PROMAX-KIT	RAIN MASTER 16 STATION EAGLE PLUS CONTROLLER WITH I/CENTRAL SOFTWARE- PEDESTAL MOUNT PRO MAX MAINTENANCE REMOTE KIT				
CONTROLLER AND STATION NUMBER						
APPLICATION RATE (INCHES)						
OPERATING PRESSURE (PSI)						
APPROXIMATE GALLONS PER MINUTE						
REMOTE CONTROL VALVE SIZE						
MAIN LINE: 1120-SCHEDULE 40 PURPLE PVC SOLVENT WELD PLASTIC PIPE WITH SCHEDULE 80 AND SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 18" COVER.						
LATERAL LINE: PURPLE 1120-SCHEDULE 40 PURPLE PVC SOLVENT WELD PIPE WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 12" COVER.						
SUB-SURFACE DRIPLINE: TORO PURPLE DL2000 RGP-212-10-E DRIPLINE WITH ROOT GUARD. USE ONLY DL2000 DRIPLINE INSERT BARB FITTINGS. 2" COVER. (12" EMITTER SPACING; .53 GPH PER EMITTER)						
SUB-SURFACE DRIPLINE: TORO PURPLE DL2000 RGP-412-10-E DRIPLINE WITH ROOT GUARD. USE ONLY DL2000 DRIPLINE INSERT BARB FITTINGS. 2" COVER. (12" EMITTER SPACING; 1.0 GPH PER EMITTER)						
SLEEVE (SL): 1120-CLASS 200 PURPLE PVC PLASTIC PIPE. 24" COVER.						

IRRIGATION LEGEND (CITY MAINTAINED AREAS ONLY)

SYMBOL	MODEL NUMBER	DESCRIPTION	PSI	FLOW RATE (GPM)	MAX. RADIUS	MAX. SPACING
	514-20	TORO ADJUSTABLE FLOOD BUBBLER (ADJUST TO 2 GPM PER BUBBLER) INSTALL TWO BUBBLERS PER TREE. (ALL BUBBLERS ON-SLOPE SHALL BE INSTALLED WITH A CHECK VALVE)	30	2.0	-	-
NOT SHOWN	12084085	LANDSCAPE PRODUCTS HIGH PRESSURE AUTOMATIC FLUSH VALVE				
	12051240	LANDSCAPE PRODUCTS AIR VENT				
	ECO-ID	HUNER POP-UP SPRAY OPERATION INDICATOR				
	ICV-FS-R / AS-ADJ SERIES/LT-T SERIES	HUNTER REMOTE CONTROL VALVE WITH PRESSURE REGULATION / NDS SCH 80 PVC BALL VALVE				
	ICZ-101 / LT-1000-T	HUNTER DRIP ZONE VALVE KIT - INCL. REMOTE CONTROL VALVE, WYE FILTER WITH 150 MESH SCREEN, AND PRESET PRESSURE REGULATOR / NDS SCH 80 PVC BALL VALVE				
	-	QUICK COUPLING VALVE PROVIDED BY CITY (CITY MAINTAINED AREAS ONLY)				
	T-113-LF	NIBCO LEAD FREE GATE VALVE (LINE SIZE)				
	FM-1	CALSENSE 1" FLOW SENSOR (CITY MAINTAINED ONLY)				
	IBV-151G-FS-R	HUNTER 1 1/2" MASTER CONTROL VALVE (NORMALLY CLOSED)				
	LF825YA-1 1/2" / GS-1	FEBO LEAD-FREE REDUCED PRESSURE BACKFLOW PREVENTER IN GUARDSHACK ENCLOSURE				
	RB-1	CALSENSE TIPPING RAIN BUCKET MOUNTED TO POLE				
	CS3-24-GR-SSE / CS3-2-KIT / CS3-RR	CALSENSE 24 STATION CONTROLLER WITH CELLULAR COMMUNICATION IN STAINLESS STEEL ENCLOSURE WITH REMOTE RADIO				
CONTROLLER AND STATION NUMBER						
APPLICATION RATE (INCHES)						
OPERATING PRESSURE (PSI)						
APPROXIMATE GALLONS PER MINUTE						
REMOTE CONTROL VALVE SIZE						
MAIN LINE: 1120-SCHEDULE 40 PURPLE PVC SOLVENT WELD PLASTIC PIPE WITH SCHEDULE 80 AND SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 18" COVER.						
LATERAL LINE: PURPLE 1120-SCHEDULE 40 PURPLE PVC SOLVENT WELD PIPE WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 12" COVER.						
SUB-SURFACE DRIPLINE: LANDSCAPE PRODUCTS EZ-ID RECLAIMED DRIPLINE (PRODUCT #12071230). USE LP EZ-LOK FITTINGS. 2" COVER. (12" EMITTER SPACING; .6 GPH PER EMITTER)						
SLEEVE (SL): 1120-CLASS 200 PURPLE PVC PLASTIC PIPE. 24" COVER.						

LATERAL LINE SIZING CHART

SPRINKLER TYPE	GPM	*NO. BUBBLERS	*NO. BUBBLERS (CITY)	PIPE SIZE
BUBBLERS	1-5 6-10 11-20	1-33 34-66 67-132	1-2 3-5 6-10	3/4" 1" 1 1/4"

* QUANTITY INDICATES NO. OF BUBBLERS, NOT NO. OF TREES.
THERE ARE TWO BUBBLERS PER TREE.



"I HAVE COMPLIED WITH THE CRITERIA OF THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE AND HAVE APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN."

777 AIRPORT BLVD



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Tel 865.832.1990



WATER & FIRE
Walter P Moore
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CIVIL ENGINEERING AND SURVEYING
Olympic
2640 Torrance Pkwy S #145
Lake Forest, CA 92530
Tel 949.300.0020

Date	Description
02/06/23	ISSUE FOR BUILDING PERMIT
03/23/23	GMP SET
04/24/23	PC1 PLAN CHECK RESPONSE
07/12/23	PC2 PLAN CHECK RESPONSE
09/18/23	PC3 PLAN CHECK RESPONSE
12/08/23	PC4 PLAN CHECK RESPONSE
07/28/25	PC5 PLAN CHECK RESPONSE



Seal / Signature

Project Name

777 AIRPORT BLVD

Project Number

01.6418.000

Description

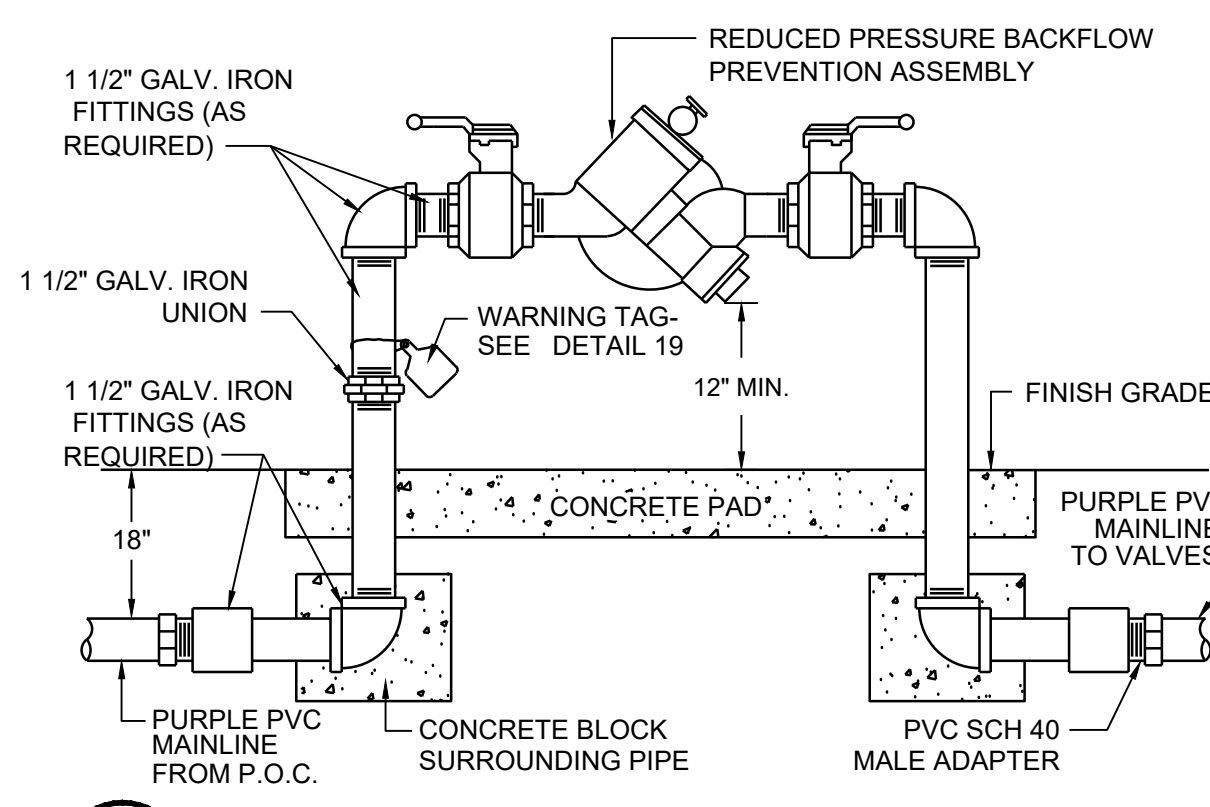
IRRIGATION NOTES AND LEGEND

Scale

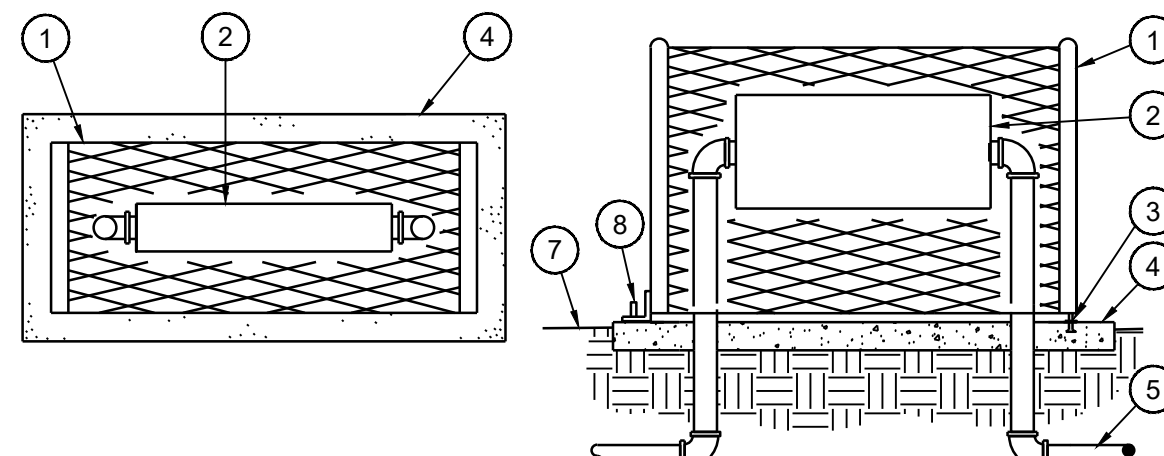
NTS

IR9.001

NOTE: EVENLY COAT METAL FITTINGS EXPOSED TO SOIL AND CONCRETE WITH 3M SCOTCHDAP PIPE PRIMER AND THEN WRAP WITH 3M SCOTCHDAP NO. 51 BLACK TAPE (3/4" OVERLAP).

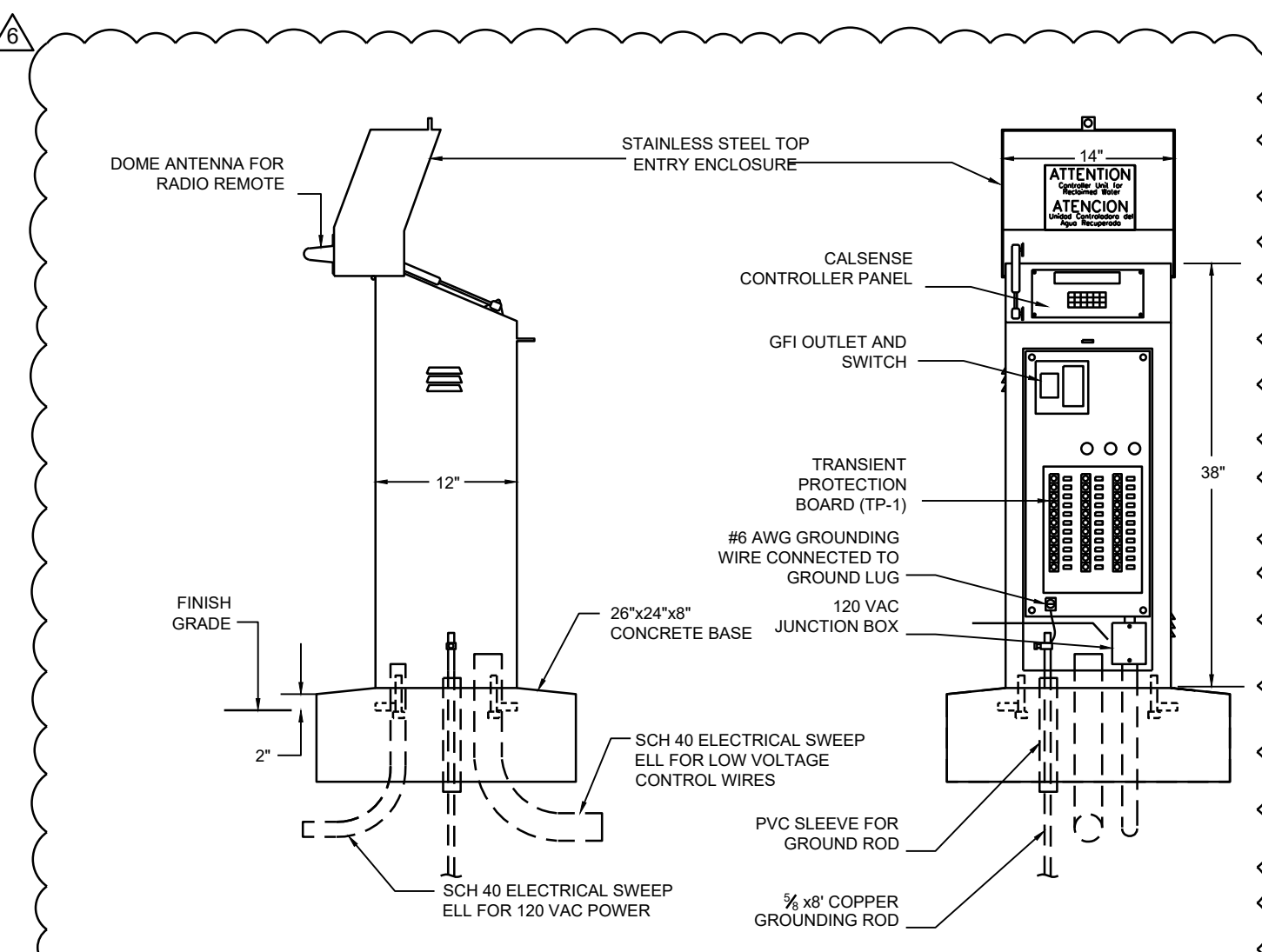


1 REDUCED PRESSURE BACKFLOW ASSEMBLY
NOT TO SCALE

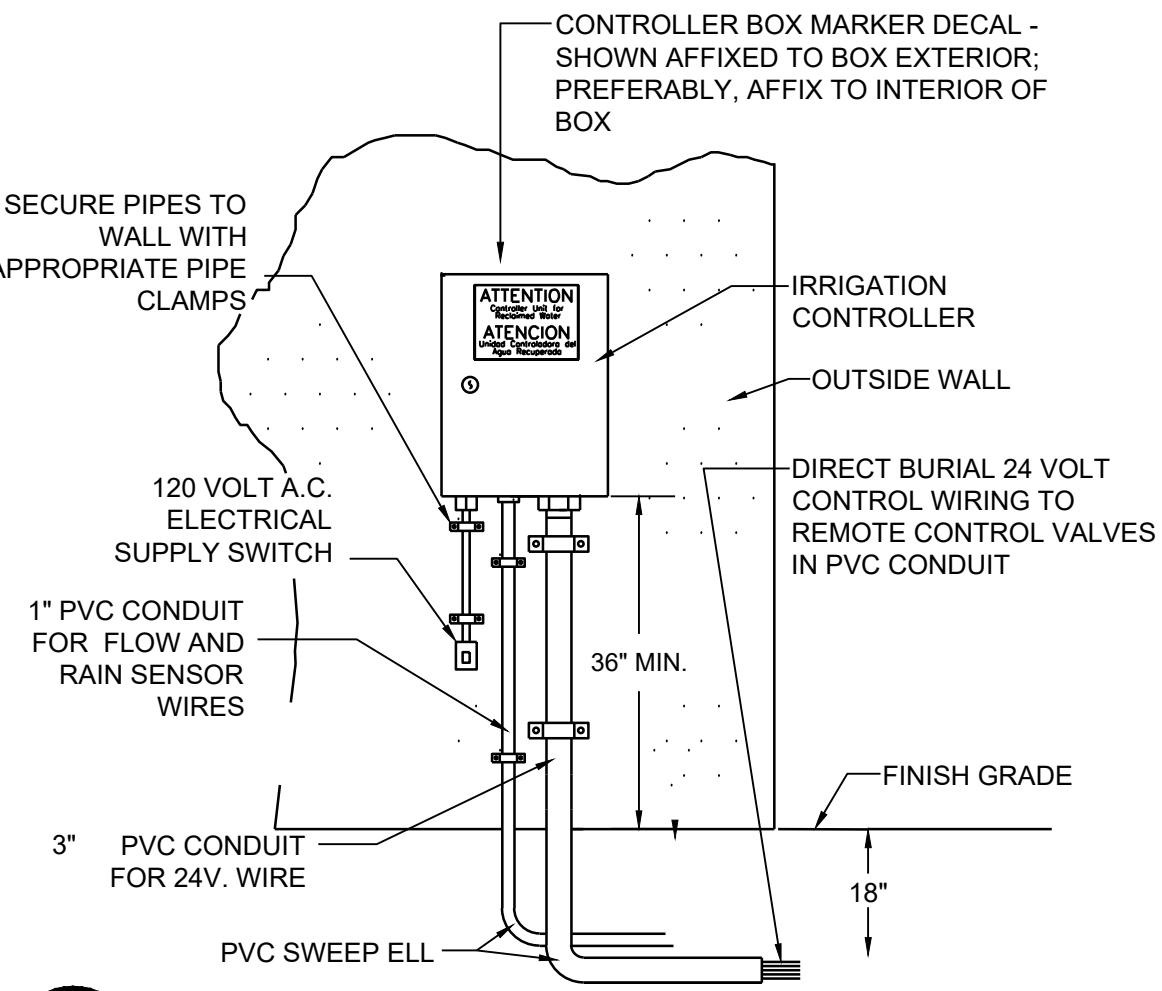


- LEGEND
1. METAL BACKFLOW ENCLOSURE.
 2. BACKFLOW PREVENTER.
 3. HOLD DOWN ASSEMBLY (TYPICAL).
 4. POURED CONCRETE BASE - 6" MINIMUM THICKNESS - EXTEND 4" BEYOND OUTSIDE DIMENSIONS OF ENCLOSURE.
 5. MAINLINE TO VALVES.
 6. MAINLINE FROM POINT OF CONNECTION OR WATER METER.
 7. FINISH GRADE.
 8. SUPPORT ROD (TYPICAL).

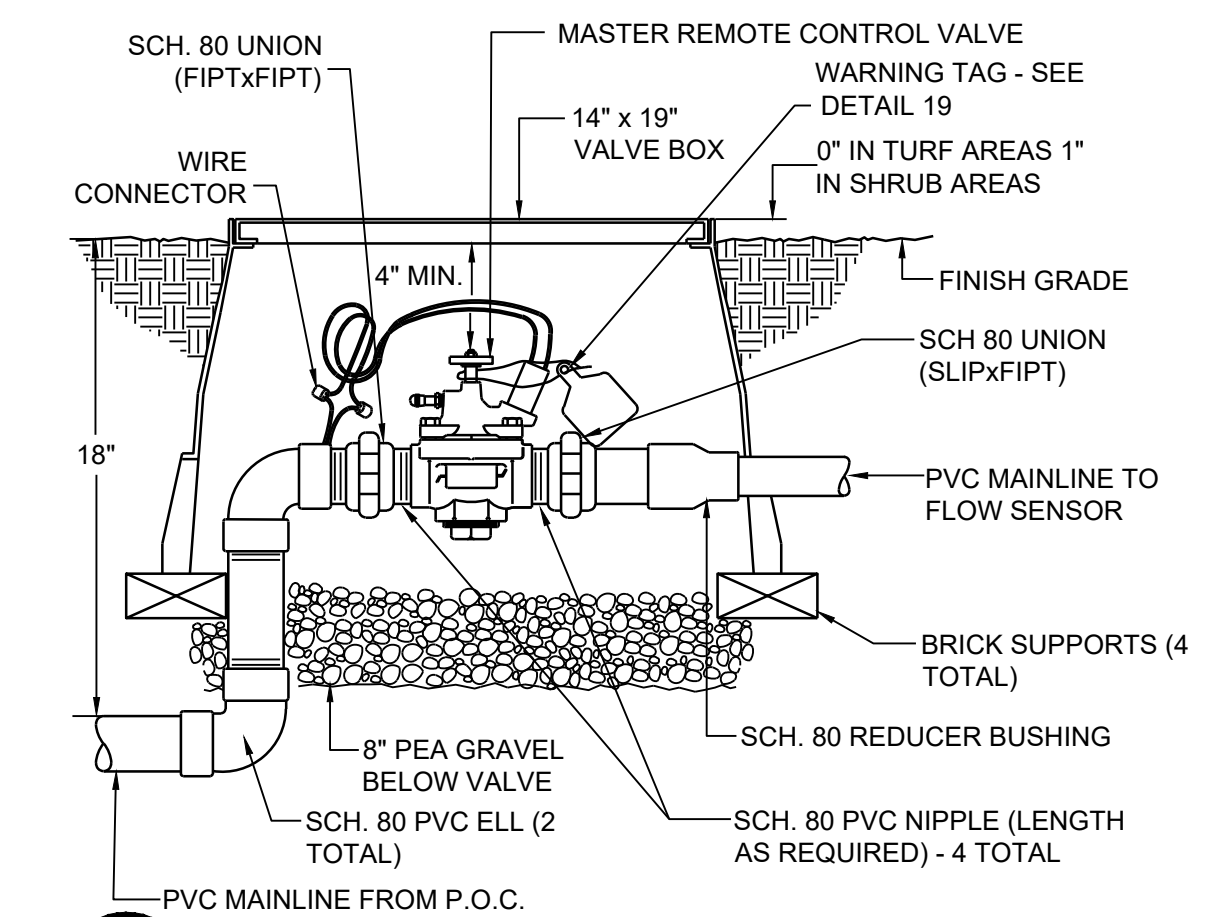
2 U-SHAPE BACKFLOW ENCLOSURE
NOT TO SCALE



3 CALSENSE CONTROLLER IN STAINLESS STEEL ENCLOSURE
NOT TO SCALE

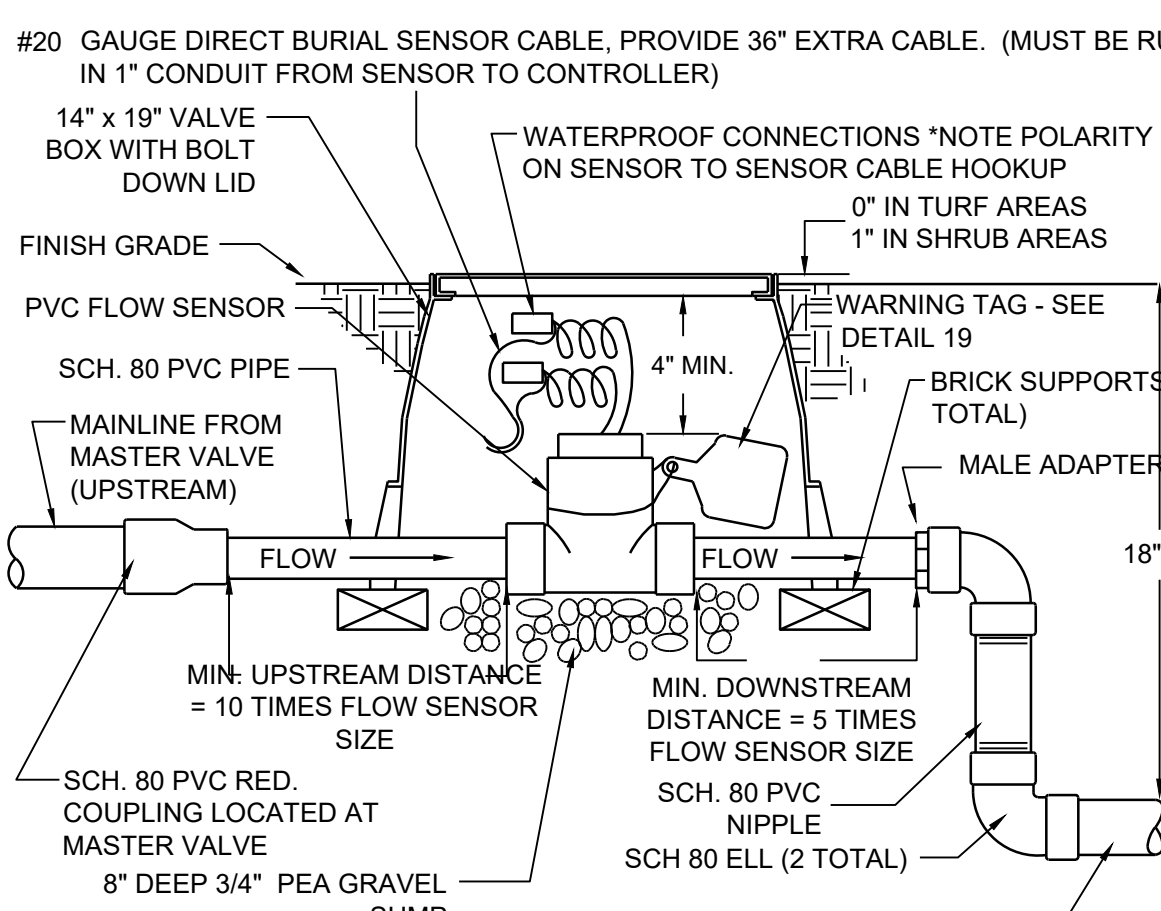


4 OUTSIDE WALL MOUNT CONTROLLER
NOT TO SCALE

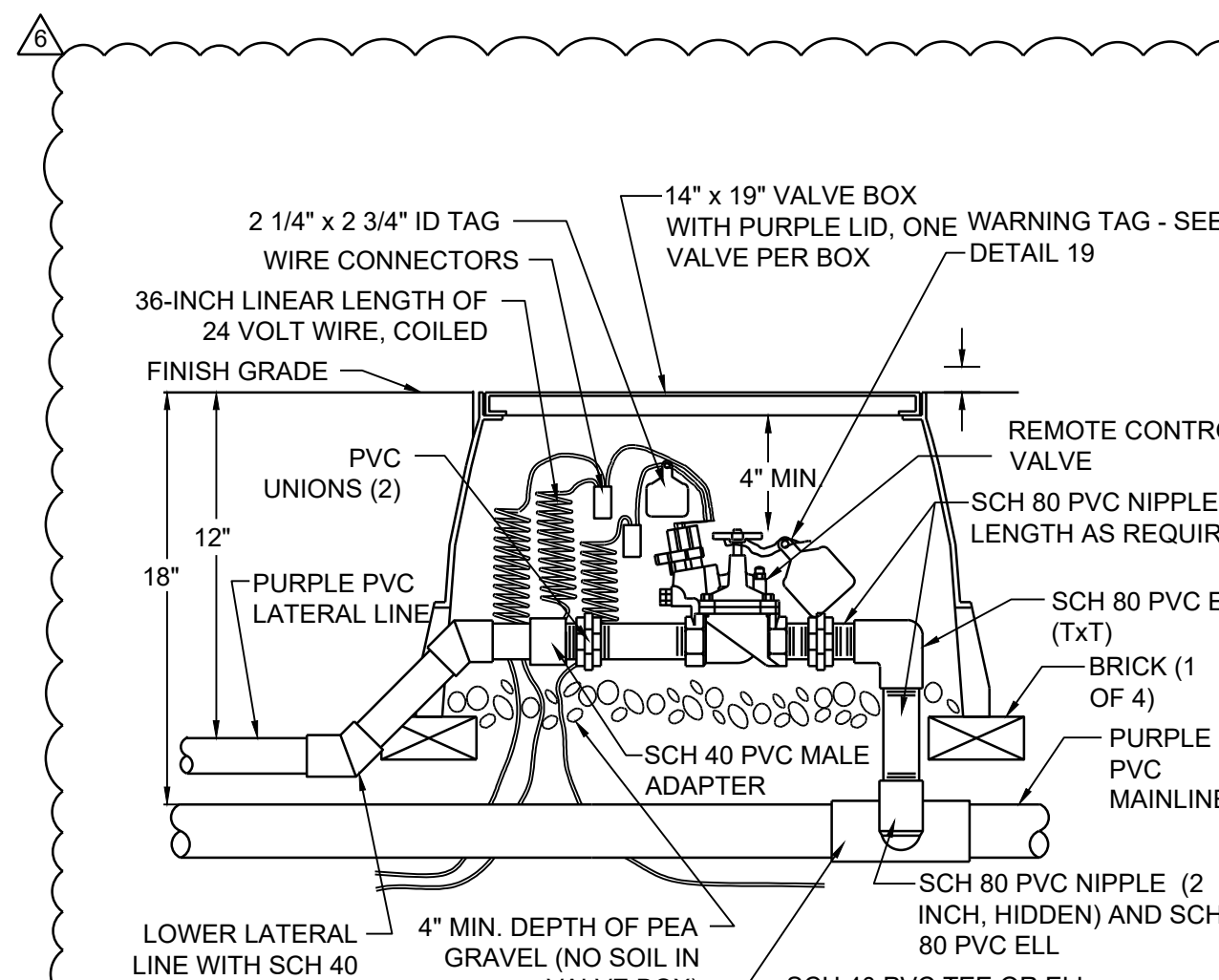


5 MASTER REMOTE CONTROL VALVE
NOT TO SCALE

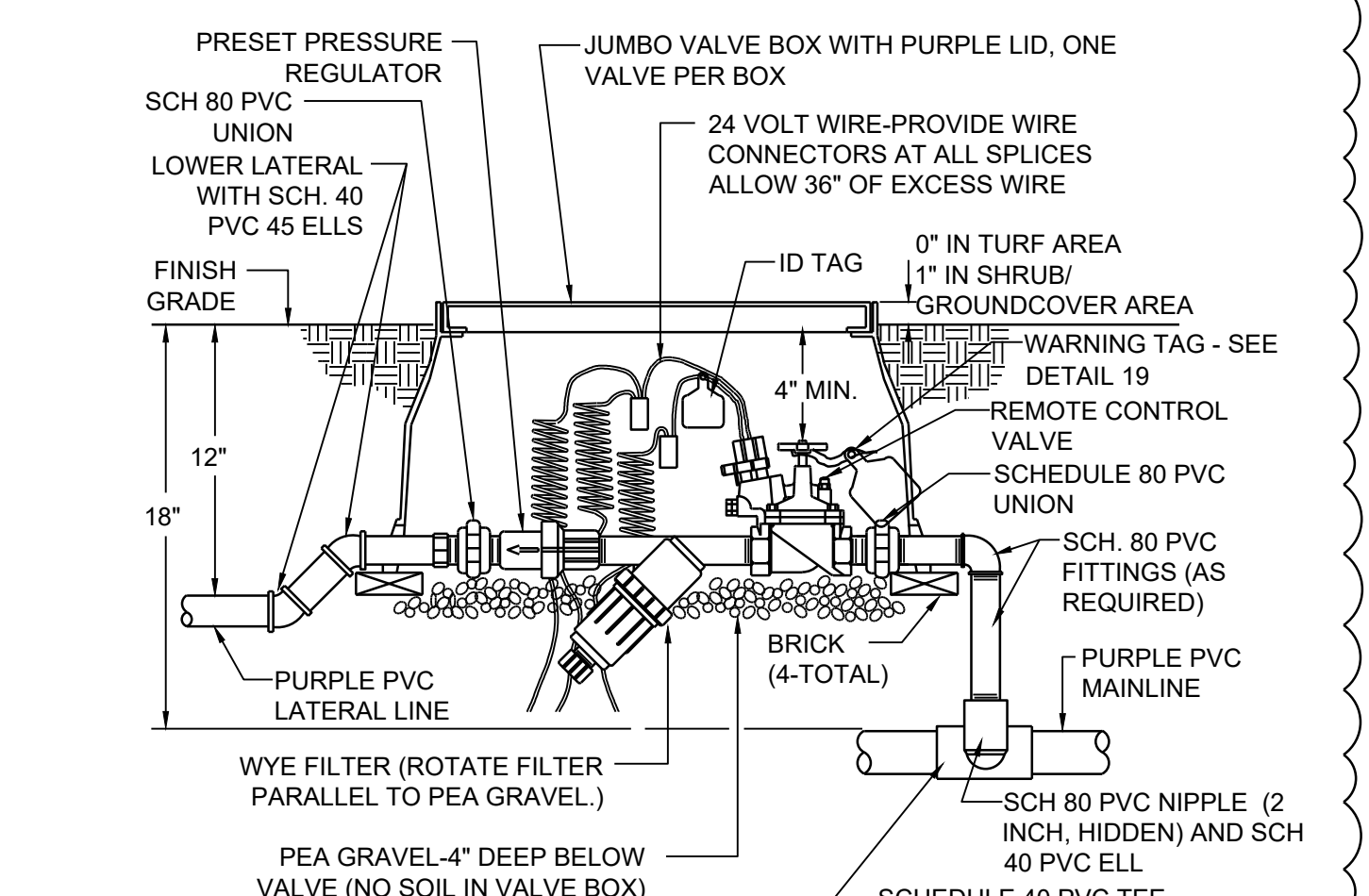
NOTE: FLOW SENSOR MUST BE INSTALLED WITH INSERT (TOP) VERTICAL AND BODY (TEE) POSITIONED HORIZONTALLY.



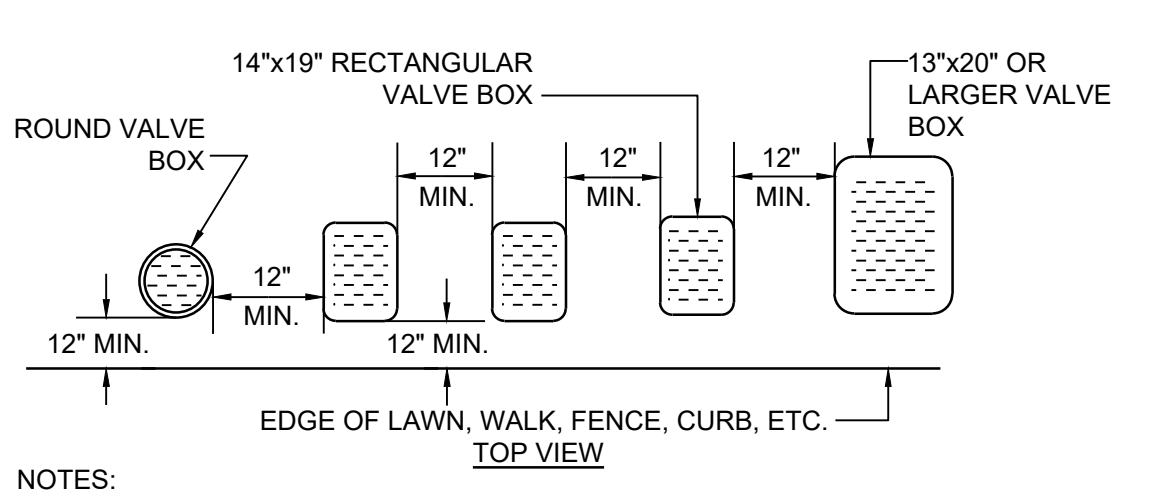
6 PVC FLOW SENSOR INSTALLATION DETAIL
NOT TO SCALE



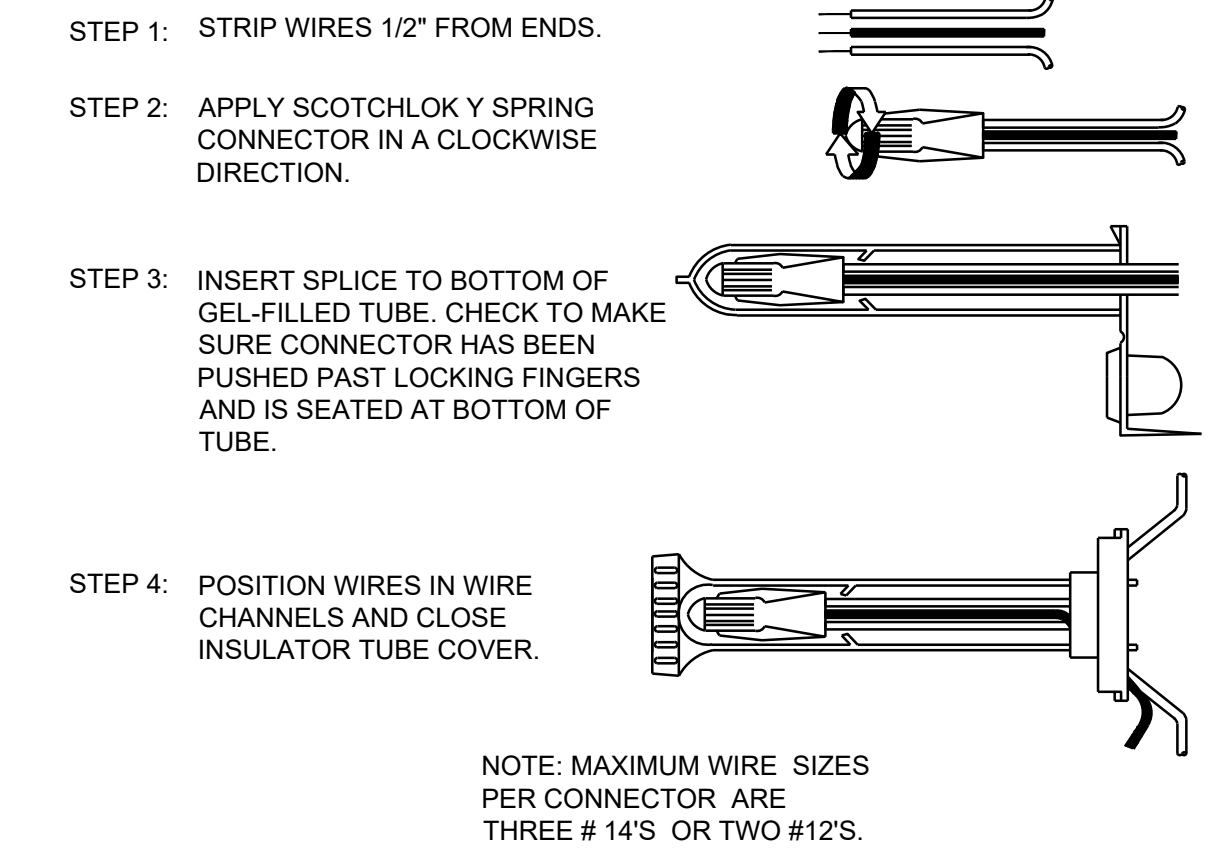
7 REMOTE CONTROL VALVE
NOT TO SCALE



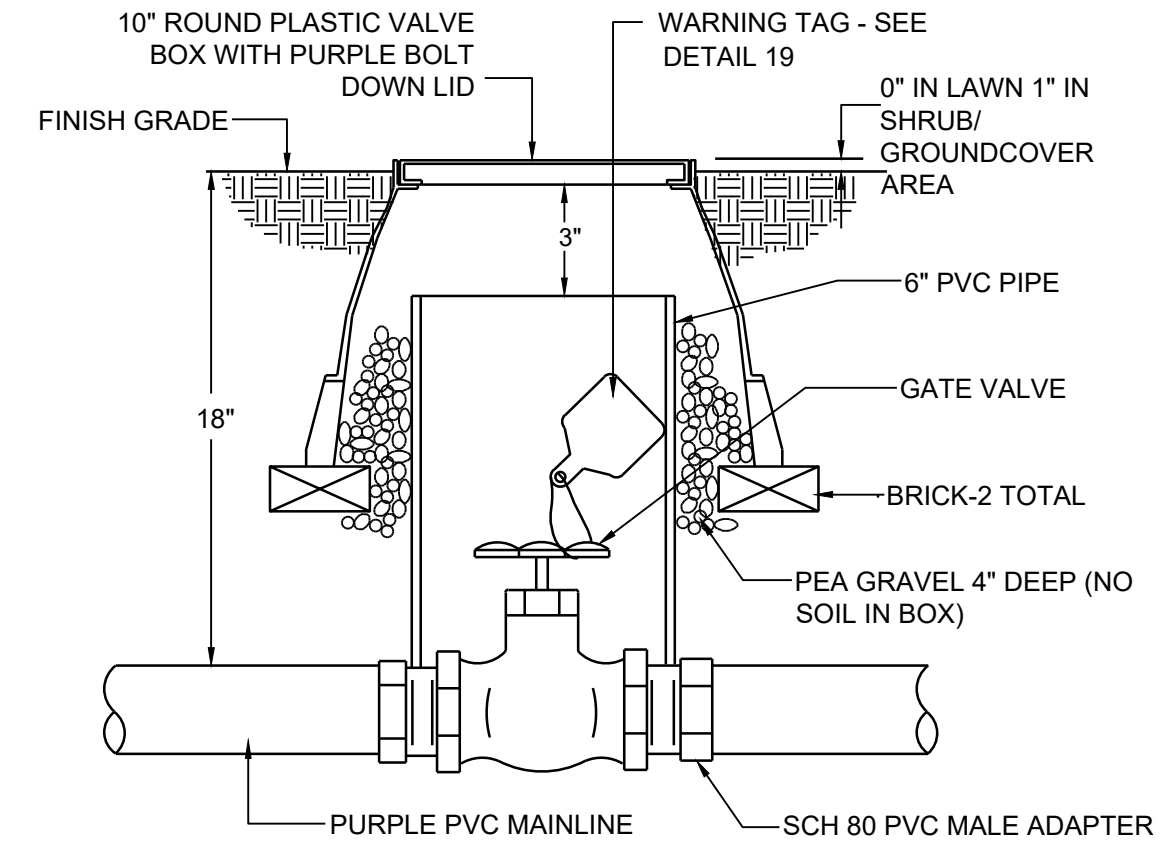
8 FILTER/VALVE/REGULATOR DETAIL
NOT TO SCALE



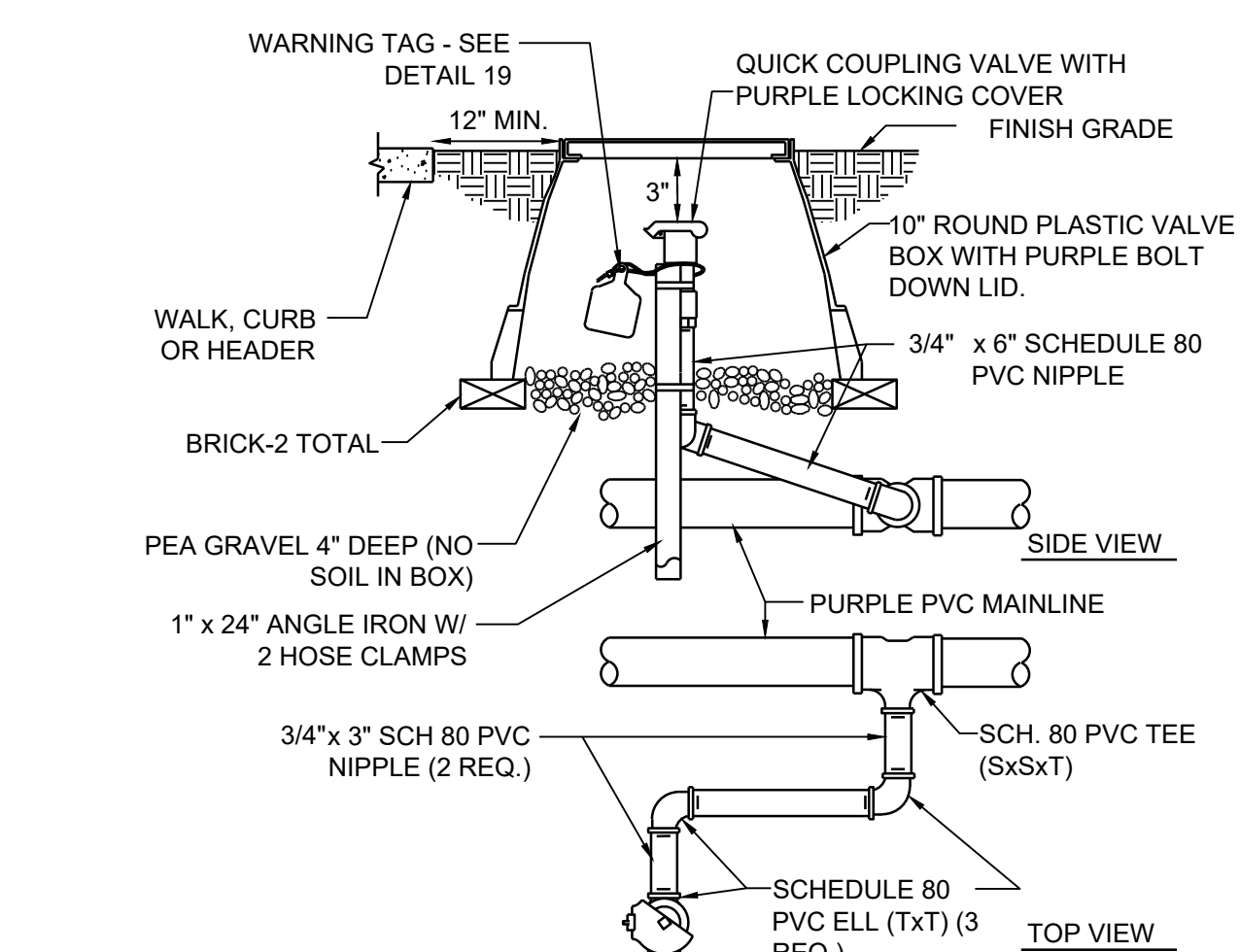
9 VALVE BOX INSTALLATION DETAIL
NOT TO SCALE



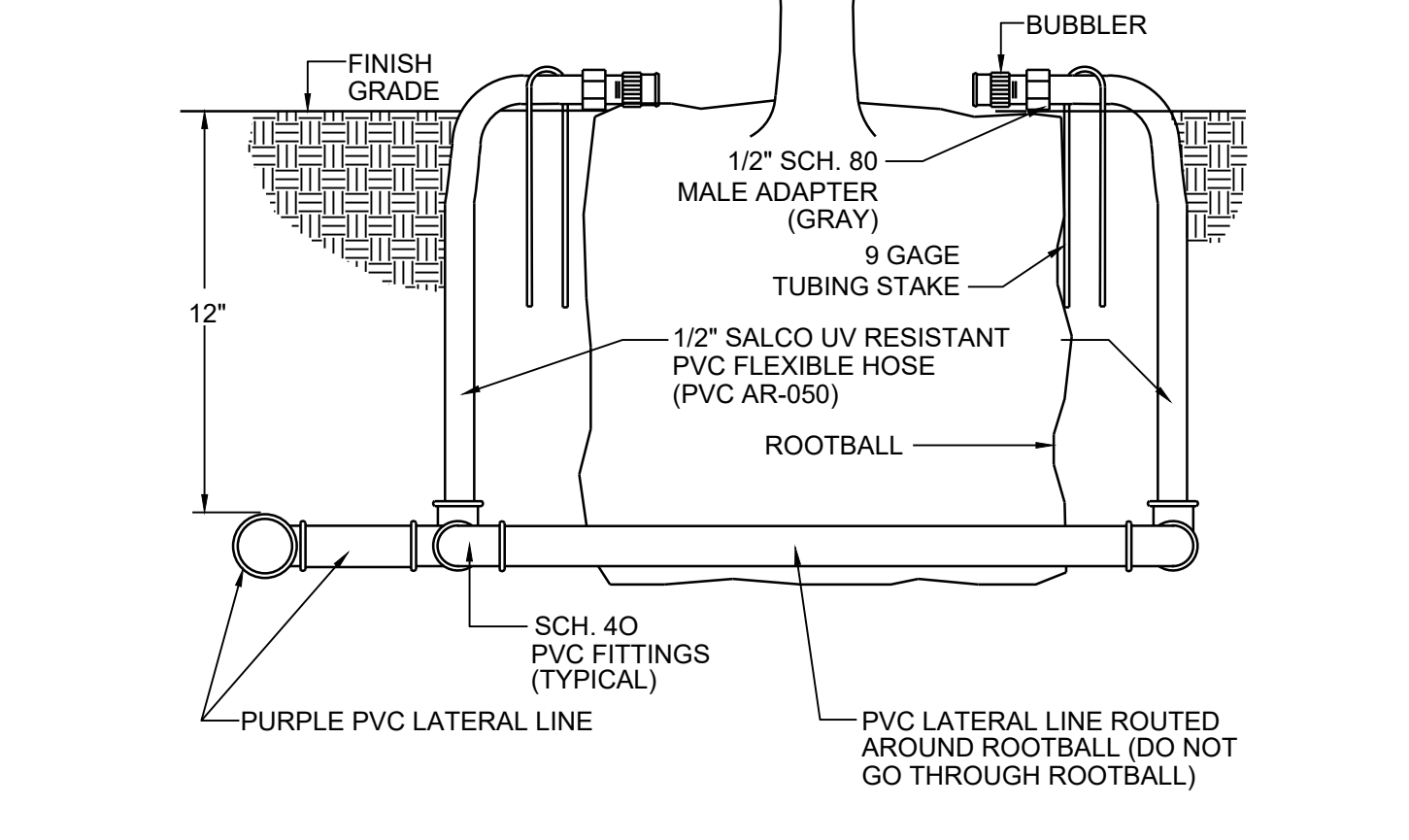
10 WIRE CONNECTION DETAIL
NOT TO SCALE



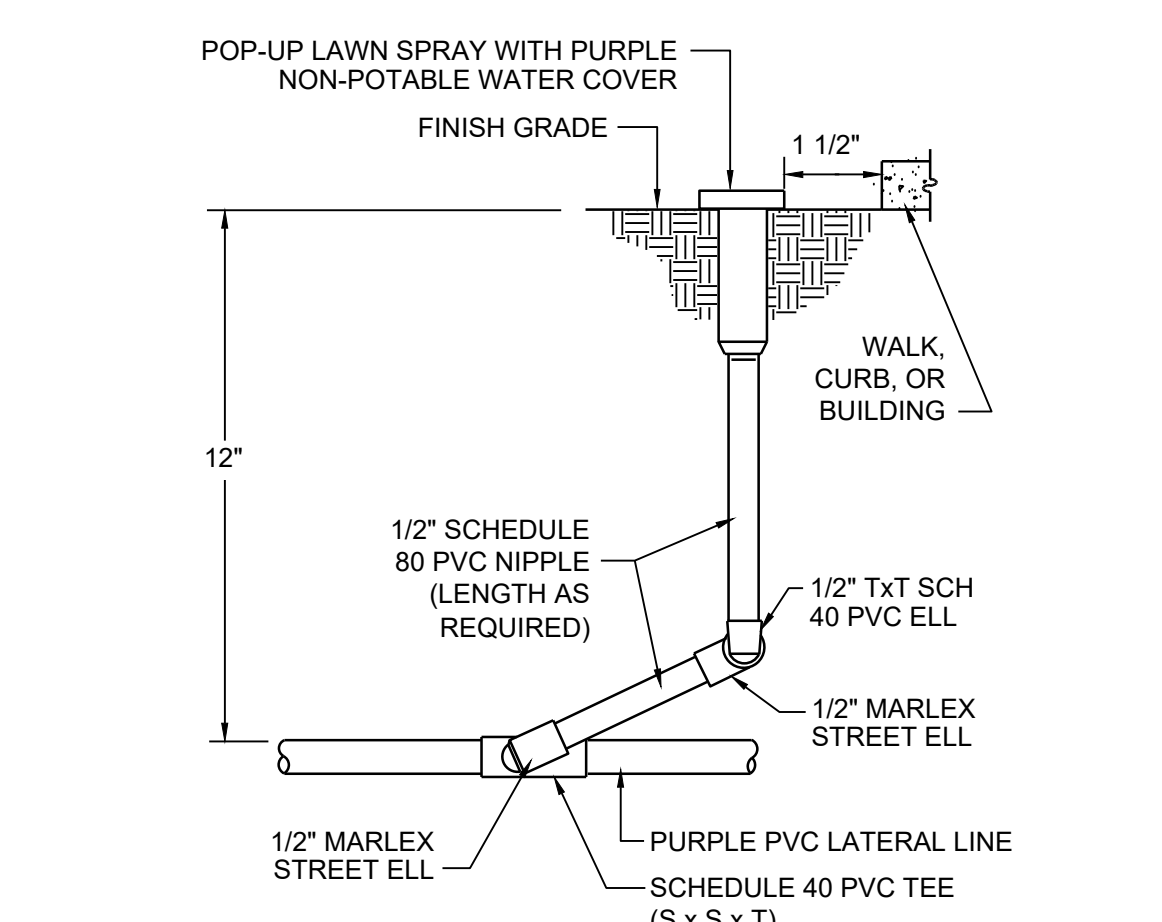
11 GATE VALVE DETAIL - 2" & SMALLER
NOT TO SCALE



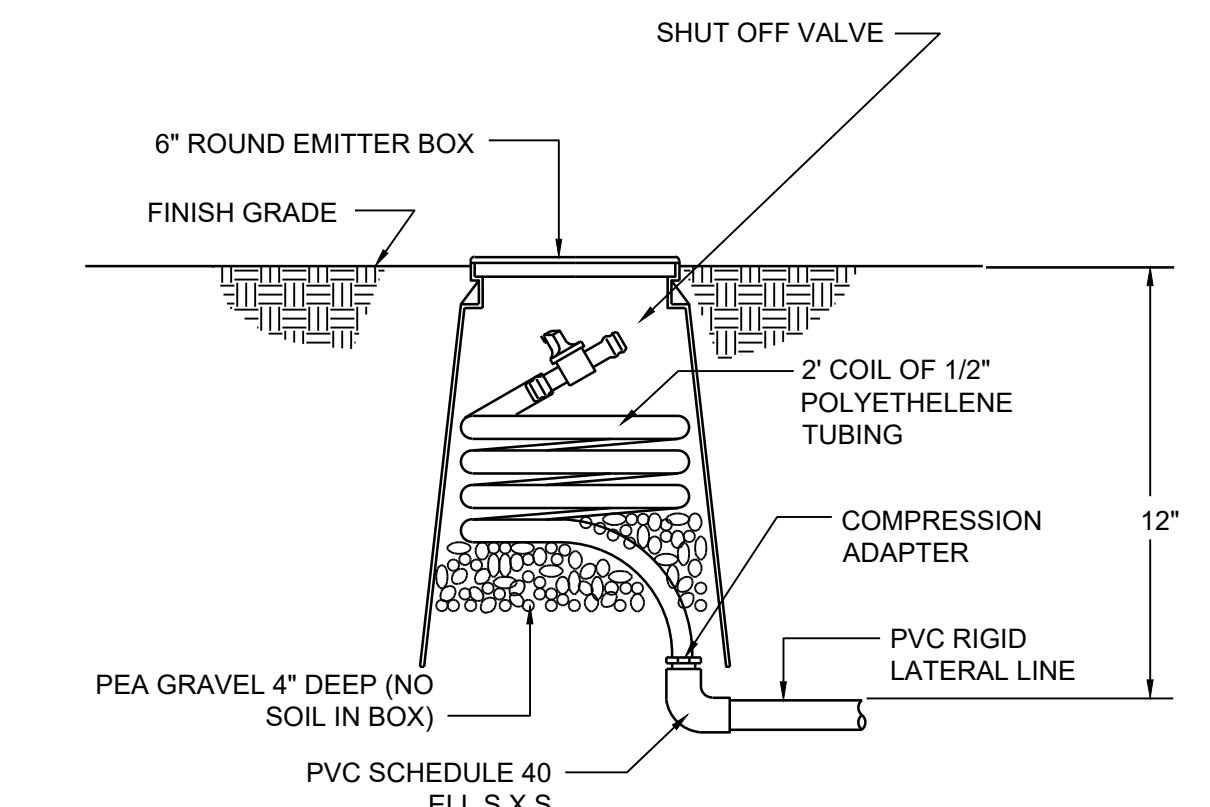
12 QUICK COUPLER IN BOX DETAIL
NOT TO SCALE



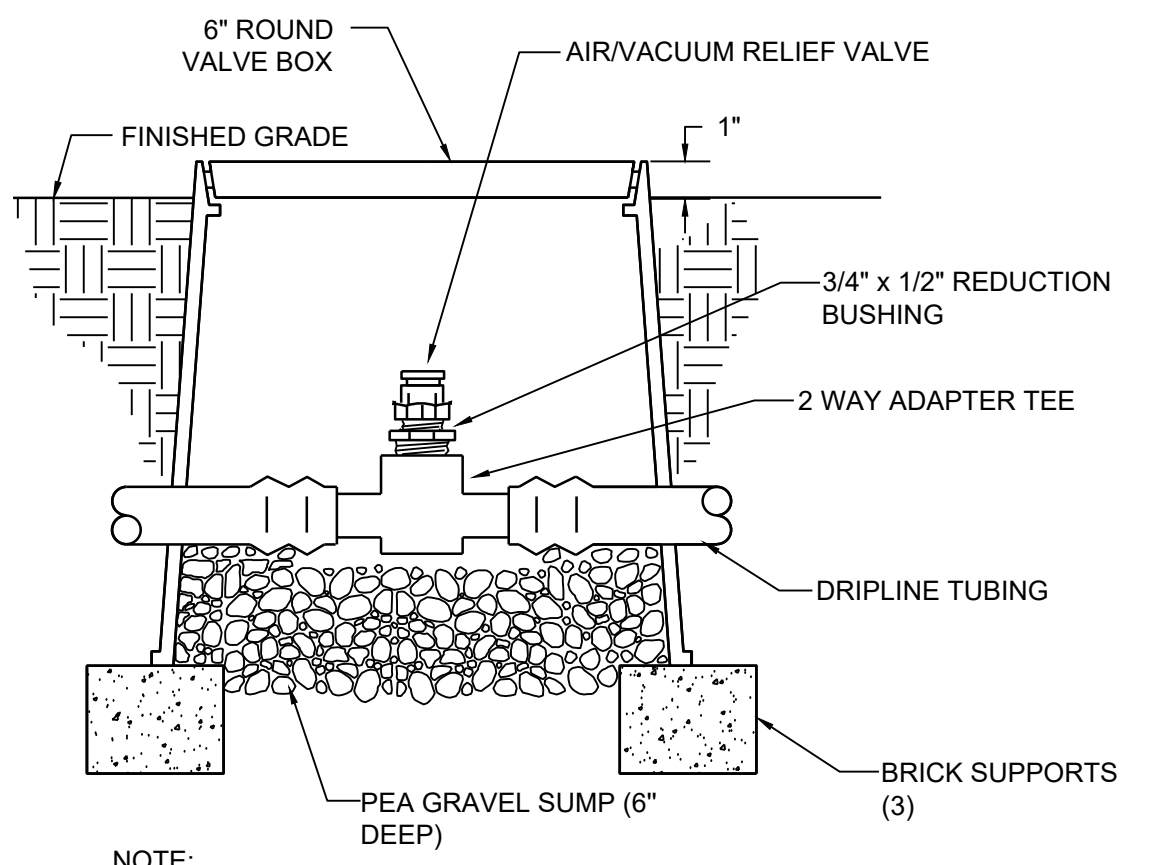
13 TREE BUBBLER DETAIL
NOT TO SCALE



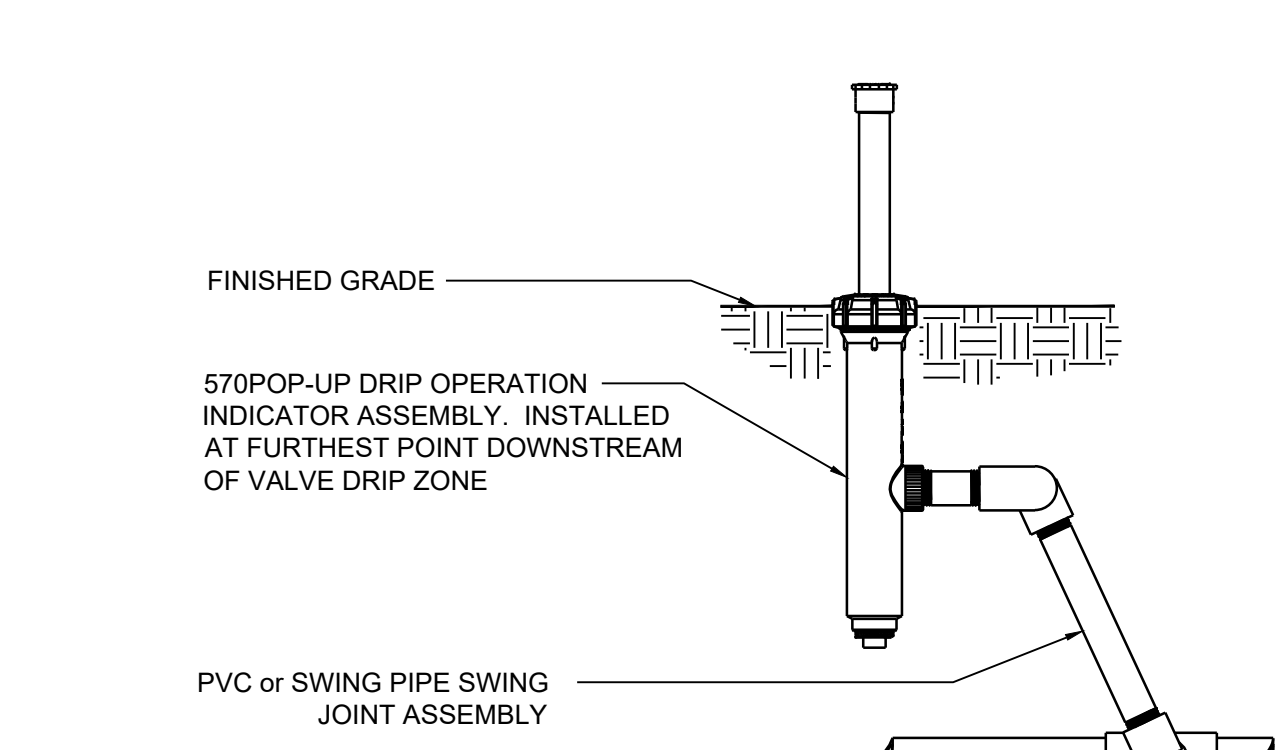
14 LAWN POP-UP INSTALLATION DETAIL
NOT TO SCALE



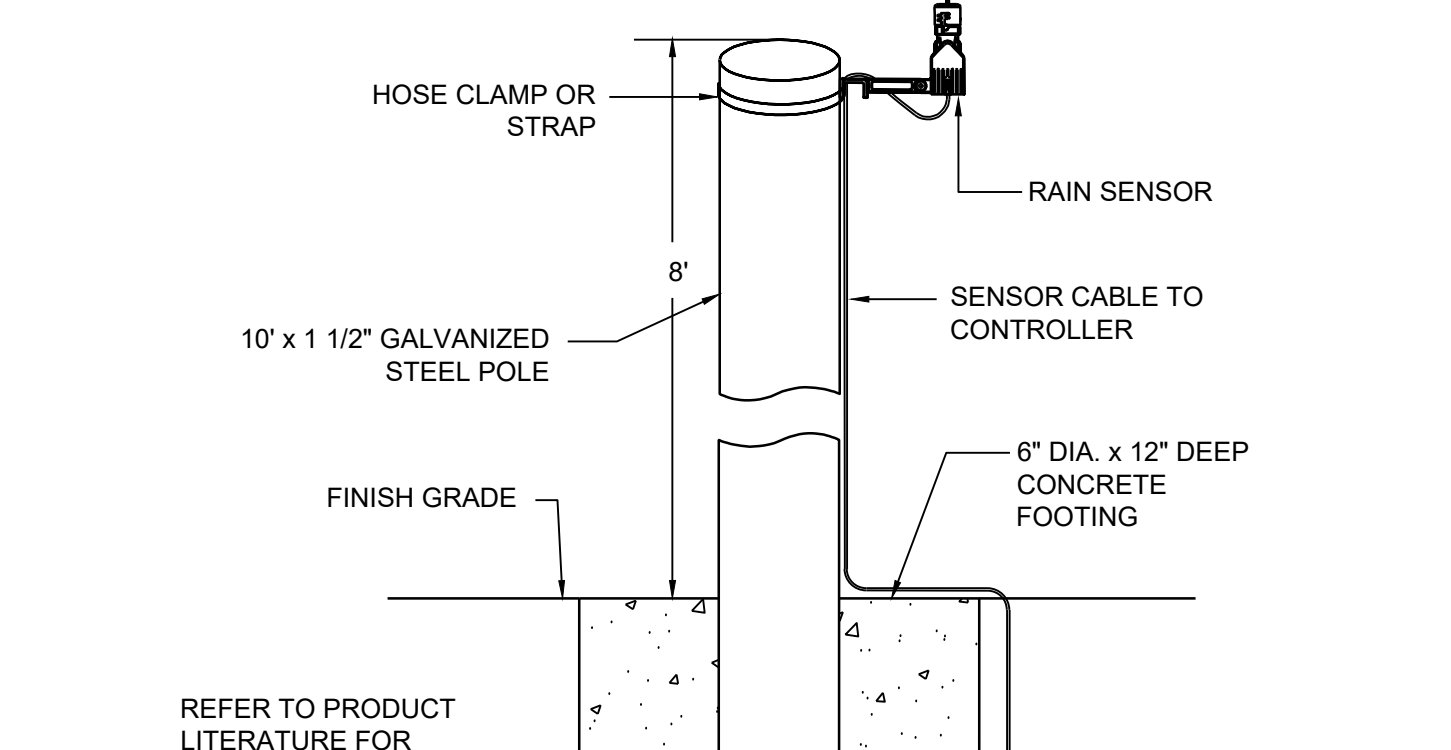
15 SHUT OFF FLUSH VALVE DETAIL
NOT TO SCALE



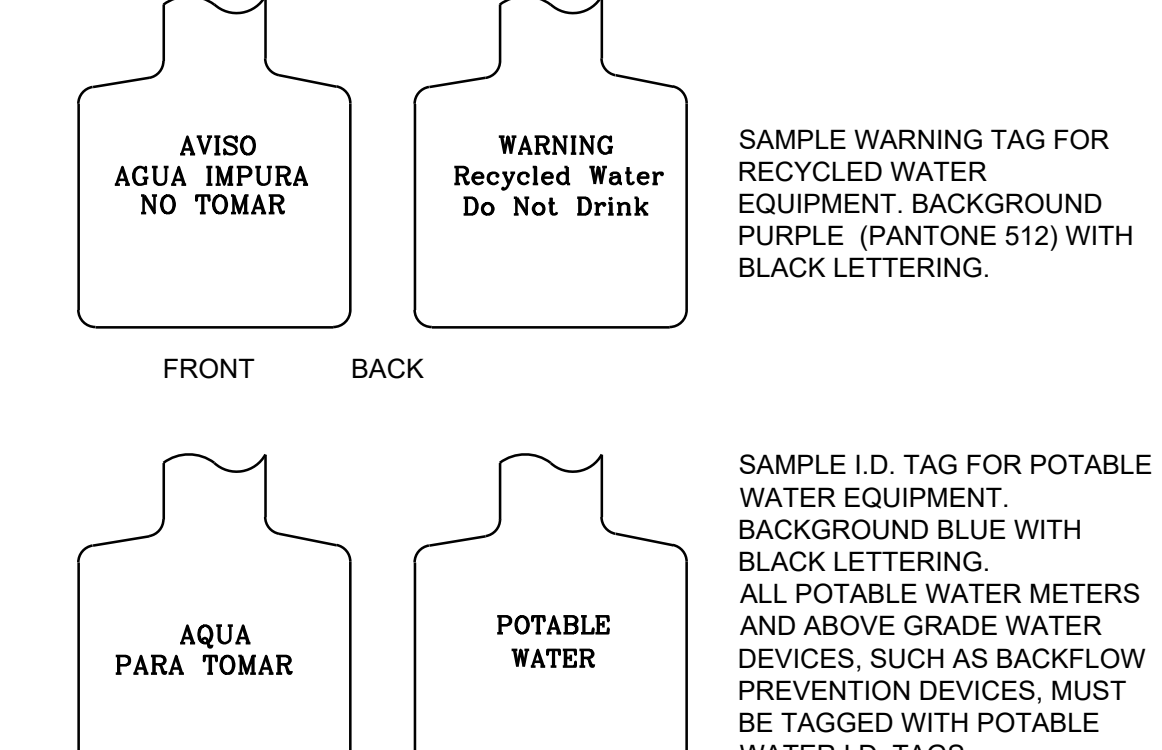
16 AIR/VACUUM RELIEF VALVE - PLUMBED TO TUBING
NOT TO SCALE



17 TORO 570 POP-UP DRIP OPERATION INDICATOR
NOT TO SCALE



18 RAIN SENSOR DETAIL - POST MOUNT
NOT TO SCALE



19 RECYCLED WATER IDENTIFICATION TAGS
NOT TO SCALE

BROOKWATER
IRRIGATION CONSULTANTS
480 S. JOHN STREET, SUITE 220
PLEASANTON, CALIFORNIA 94566
TEL: 925.855.0417
E-MAIL: OFFICE@BROOKWATER.COM

"I HAVE COMPLIED WITH THE CRITERIA OF THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE AND HAVE APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN."

777 AIRPORT BLVD

LPCWEST
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Date	Description
02/06/23	ISSUE FOR BUILDING PERMIT
03/23/23	GMP SET
04/24/23	PC1 PLAN CHECK RESPONSE
07/12/23	PC2 PLAN CHECK RESPONSE
09/18/23	PC3 PLAN CHECK RESPONSE
12/08/23	PC4 PLAN CHECK RESPONSE
07/28/25	PC6 PLAN CHECK RESPONSE

Seal / Signature

Project Name
777 AIRPORT BLVD

Project Number
01.6418.000

Description
IRRIGATION DETAILS

Scale
NTS

IR9.002

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CITY OF
BURLINGAME
LANDSCAPE WATER USE STATEMENT

PROJECT NAME: 777 AIRPORT
PROJECT ADDRESS: 777 AIRPORT BLVD.

PREPARED BY: JANET LUEHRS (CID, CLIA #43274)
BROOKWATER INC., IRRIGATION CONSULTANTS
480 SAINT JOHN STREET, SUITE 220
PLEASANTON, CA 94566
925-855-0417
925-855-0357 (FAX)
Janet@Brookwater.com (e-mail)

"I have complied with the criteria of the Water Efficient Landscape Ordinance and applied them accordingly for the efficient use of water in the irrigation design plan."

Signed: Janet Luehrs

PART ONE

MAXIMUM APPLIED WATER ALLOWANCE (MAWA)

MAWA = ETo x .62 x [(ETAFx HA) + ((1-ETAF) x SLA)]

YEARLY ETo

CONVERSION FACTOR

ETAF

TOTAL IRRIGATED LANDSCAPE AREA (HA)

SPECIAL LANDSCAPE AREA (SLA)

LANDSCAPE WATER ALLOWANCE

TOTAL ACRE FEET

42.9

0.62

0.45

37,863 SQUARE FEET

0 SQUARE FEET

453,186 GALLONS PER YEAR

1.39 ACRE FEET

PART TWO

ESTIMATED TOTAL WATER USE (ETWU)

(AVERAGE ETAF AND ETWU FROM WATER EFFICIENT LANDSCAPE WORKSHEET)

AVERAGE ETAF FOR REGULAR LANDSCAPE AREAS
(TOTAL ETAF x AREA / TOTAL AREA)

ETWU FOR REGULAR LANDSCAPE AREAS

SITE WIDE ETAF

ETWU FOR ALL LANDSCAPE AREAS

TOTAL ACRE FEET

0.44

439,603 GALLONS PER YEAR

0.44

439,603 GALLONS PER YEAR

1.35 ACRE FEET

CITY OF
BURLINGAME
LANDSCAPE WATER USE STATEMENT

PROJECT NAME: 777 AIRPORT (CITY MAINTAINED)
PROJECT ADDRESS: 777 AIRPORT BLVD.

PREPARED BY: JANET LUEHRS (CID, CLIA #43274)
BROOKWATER INC., IRRIGATION CONSULTANTS
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925-855-0357 (FAX)
Janet@Brookwater.com (e-mail)

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Signed: Janet Luehrs

PART ONE

MAXIMUM APPLIED WATER ALLOWANCE (MAWA)

MAWA = ETo x .62 x [(ETAFx HA) + ((1-ETAF) x SLA)]

YEARLY ETo

CONVERSION FACTOR

ETAF

TOTAL IRRIGATED LANDSCAPE AREA (HA)

SPECIAL LANDSCAPE AREA (SLA)

LANDSCAPE WATER ALLOWANCE

TOTAL ACRE FEET

42.9

0.62

0.45

10,450 SQUARE FEET

0 SQUARE FEET

125,077 GALLONS PER YEAR

0.38 ACRE FEET

PART TWO

ESTIMATED TOTAL WATER USE (ETWU)

(AVERAGE ETAF AND ETWU FROM WATER EFFICIENT LANDSCAPE WORKSHEET)

AVERAGE ETAF FOR REGULAR LANDSCAPE AREAS
(TOTAL ETAF x AREA / TOTAL AREA)

ETWU FOR REGULAR LANDSCAPE AREAS

SITE WIDE ETAF

ETWU FOR ALL LANDSCAPE AREAS

TOTAL ACRE FEET

0.37

102,944 GALLONS PER YEAR

0.37

102,944 GALLONS PER YEAR

0.32 ACRE FEET

777 AIRPORT WATER EFFICIENT LANDSCAPE WORKSHEET										
Reference Evapotranspiration (Eto)		42.9								
ZONE NO.	PLANT TYPE	HYDROZONE* (PLANT WATER USE)	PLANT FACTOR (PF)	IRRIGATION METHOD**	IRRIGATION EFFICIENCY (IE)	ETAF (PF/IE)	HYDROZONE AREA (HA) (Sq Ft)	ETAF x HA	ESTIMATED TOTAL WATER USE (ETWU)	% LANDSCAPE AREA
REGULAR LANDSCAPE AREA										
A-1	SHRUB	LW	0.30	DL	0.81	0.37	2,205	817	21,722	5.8%
A-2	BIORETENTION	BR	0.20	DL	0.81	0.25	870	215	5,714	2.3%
A-3	SHRUB	LW	0.30	DL	0.81	0.37	2,113	783	20,815	5.6%
A-4	TREE	LW	0.30	B	0.81	0.37	126	47	1,241	0.3%
A-5	SHRUB	LW	0.30	DL	0.81	0.37	1,720	637	16,844	4.5%
A-6	BIORETENTION	LW	0.30	DL	0.81	0.37	731	271	7,201	1.9%
A-7	SHRUB	LW	0.30	DL	0.81	0.37	2,884	1,058	28,411	7.6%
A-8	SHRUB	LW	0.30	DL	0.81	0.37	766	284	7,546	2.0%
A-9	BIORETENTION	BR	0.20	DL	0.81	0.25	330	81	2,157	0.9%
A-10	SHRUB	LW	0.30	DL	0.81	0.37	1,307	484	12,875	3.5%
A-11	SHRUB	LW	0.30	DL	0.81	0.37	2,540	941	25,022	6.7%
A-12	TREE	MW	0.50	B	0.81	0.62	101	62	1,658	0.3%
A-13	TREE	LW	0.30	B	0.81	0.37	176	65	1,734	0.5%
A-14	TURF	CST	0.80	MR	0.75	1.07	3,733	3,982	105,910	9.9%
A-15	TREE	LW	0.30	B	0.81	0.37	25	9	246	0.1%
A-16	SHRUB	LW	0.30	DL	0.81	0.37	2,066	765	20,352	5.5%
A-17	TREE	VLW	0.20	B	0.81	0.25	25	6	164	0.1%
A-18	BIORETENTION	BR	0.20	DL	0.81	0.25	92	37	2,574	1.0%
A-19	SHRUB	LW	0.30	DL	0.81	0.37	1,438	533	14,166	3.8%
A-20	TREE	MW	0.50	B	0.81	0.62	25	15	410	0.1%
A-21	SHRUB	LW	0.30	DL	0.81	0.37	2,620	970	25,810	6.9%
A-22	TREE	LW	0.30	B	0.81	0.37	163	60	1,606	0.4%
A-23	SHRUB	LW	0.30	DL	0.81	0.37	1,968	729	19,387	5.2%
A-24	TREE	LW	0.30	B	0.81	0.37	63	23	621	0.2%
A-25	TREE	VLW	0.20	B	0.81	0.25	38	9	250	0.1%
A-26	BIORETENTION	BR	0.20	DL	0.81	0.25	593	146	3,894	1.8%
A-27	BIORETENTION	BR	0.20	DL	0.81	0.25	461	114	3,028	1.2%
A-28	SHRUB	LW	0.30	DL	0.81	0.37	1,053	390	10,373	2.8%
A-29	TREE	LW	0.30	B	0.81	0.37	151	56	1,488	0.4%
A-30	BIORETENTION	BR	0.20	DL	0.81	0.25	950	235	6,239	2.5%
A-31	SHRUB	LW	0.30	DL	0.81	0.37	1,865	691	18,372	4.9%
A-32	SHRUB	LW	0.30	DL	0.81	0.37	1,040	385	10,245	2.7%
A-33	SHRUB	MW	0.40	DL	0.81	0.49	1,573	777	20,661	4.2%
A-34	SHRUB	MW	0.40	DL	0.81	0.49	1,065	526	13,989	2.8%
A-35	TREE	LW	0.30	B	0.81	0.37	63	23	621	0.2%
A-36	SHRUB	LW	0.30	DL	0.81	0.37	624	231	6,147	1.6%
TOTALS (REGULAR LANDSCAPE AREAS)							37,863	16,528	439,603	100.0%
SPECIAL LANDSCAPE AREA										
	0			0		1.00	0	0	0	0.0%
TOTALS (SPECIAL LANDSCAPE AREAS)							0	0	0	0.0%
TOTALS FOR ALL AREAS							37,863	16,528	439,603	100%

HYDROZONE SUMMARY		
*Hydrozone Description	Total Sq. Ft.	% of Landscape
Cool Season Turf (CST)	3,733	9.9%
Warm Season Turf (WST)	0	0.0%
High Water Use Plants (HW)	0	0.0%
Bioretention Plants (BR)	3,596	9.5%
Medium Water Use Plants (MW)	2,764	7.3%
Low Water Use Plants (LW)	27,707	73.2%
Very Low Water Use Plants (VLW)	63	0.2%
Water Feature	0	0.0%
Special Landscape Area (SLA)	0	0.0%
TOTAL	37,863	100.0%

**Irrigation Method	Total Sq. Ft.	% of Landscape
Rotor (FC-R, PC-R)	0	0.0%
Multi-Stream Rotator (MR)	3,733	9.9%
Spray (S)	0	0.0%
Bubbler (B)	956	2.5%
Drip (D)	0	0.0%
In-Line Drip (DL)	33,174	87.6%
Micro Spray (MS)	0	0.0%
Other (O)	0	0.0%

777 AIRPORT (CITY MAINTAINED) WATER EFFICIENT LANDSCAPE WORKSHEET										
Reference Evapotranspiration (Eto)		42.9								
ZONE NO.	PLANT TYPE	HYDROZONE* (PLANT WATER USE)	PLANT FACTOR (PF)	IRRIGATION METHOD**	IRRIGATION EFFICIENCY (IE)	ETAF (PF/IE)	HYDROZONE AREA (HA) (Sq Ft)	ETAF x HA	ESTIMATED TOTAL WATER USE (ETWU)	% LANDSCAPE AREA
REGULAR LANDSCAPE AREA										
B-1	SHRUB	LW	0.30	DL	0.81	0.37	2,365	876	23,288	22.6%
B-2	TREE	LW	0.30	B	0.81	0.37	63	23	621	0.6%
B-3	TREE	LW	0.30	B	0.81	0.37	50	19	493	0.5%
B-4	SHRUB	LW	0.30	DL	0.81	0.37	2,532	938	24,943	24.2%
B-5	SHRUB	LW	0.30	DL	0.81	0.37	2,374	879	23,367	22.7%
B-6	SHRUB	LW	0.30	DL	0.81	0.37	1,240	459	12,215	11.9%
B-7	TREE	LW	0.30	B	0.81	0.37	50	19	493	0.5%
B-8	TREE	LW	0.30	B	0.81	0.37	63	23	621	0.6%
B-9	SHRUB	LW	0.30	DL	0.81	0.37	1,042	386	10,265	10.0%
B-10	TREE	LW	0.30	B	0.81	0.37	51	19	502	0.5%
B-11	TREE	LW	0.30	B	0.81	0.37	50	19	493	0.5%
B-12	SHRUB	LW	0.30	DL	0.81	0.37	532	197	5,241	5.1%
B-13	TREE	LW	0.30	B	0.81	0.37	38	14	374	0.4%
TOTALS (REGULAR LANDSCAPE AREAS)							10,450	3,870	102,944	100.0%
SPECIAL LANDSCAPE AREA										
	0			0		1.00	0	0	0	0.0%
TOTALS (SPECIAL LANDSCAPE AREAS)							0	0	0	0.0%
TOTALS FOR ALL AREAS							10,450	3,870	102,944	100%

HYDROZONE SUMMARY		
*Hydrozone Description	Total Sq. Ft.	% of Landscape
Cool Season Turf (CST)	0	0.0%
Warm Season Turf (WST)	0	0.0%
High Water Use Plants (HW)	0	0.0%
Bioretention Plants (BR)	0	0.0%
Medium Water Use Plants (MW)	0	0.0%
Low Water Use Plants (LW)	10,450	100.0%
Very Low Water Use Plants (VLW)	0	0.0%
Water Feature	0	0.0%
Special Landscape Area (SLA)	0	0.0%
TOTAL	10,450	100.0%

**Irrigation Method	Total Sq. Ft.	% of Landscape
Rotor (FC-R, PC-R)	0	0.0%
Multi-Stream Rotator (MR)	0	0.0%
Spray (S)	0	0.0%
Bubbler (B)	365	3.5%
Drip (D)	0	0.0%
In-Line Drip (DL)	10,085	96.5%
Micro Spray (MS)	0	0.0%
Other (O)	0	0.0%

BROOKWATER
IRRIGATION CONSULTANTS
480 ST. JOHN STREET, SUITE 220
PLEASANTON, CALIFORNIA 94566
TEL: 925-855-0417
E-MAIL: OFFICE@BROOKWATER.COM

"I HAVE COMPLIED WITH THE CRITERIA OF THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE AND HAVE APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN."

777 AIRPORT BLVD

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Gensler

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LANDSCAPE ARCHITECTURE
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CIVIL ENGINEERING AND SURVEYING
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San Mateo, CA 94403
Tel 650.349.2151



FAÇADE ACCESS
Olympique Façade Access
2640 Torrance Pkwy S #145
Lake Forest, CA 92530
Tel 949.300.3020

Date	Description
02/06/23	ISSUE FOR BUILDING PERMIT
03/23/23	GMP SET
04/24/23	PC1 PLAN CHECK RESPONSE
07/12/23	PC2 PLAN CHECK RESPONSE
09/18/23	PC3 PLAN CHECK RESPONSE
12/08/23	PC4 PLAN CHECK RESPONSE
07/28/25	PC5 PLAN CHECK RESPONSE



Seal / Signature

Project Name
777 AIRPORT BLVD

Project Number
01.6418.000

Description
IRRIGATION WATER USE CALCULATIONS

Scale
NTS

IR9.004