VICTORY AUTOMOTIVE GROUP

LANDSCAPE DESIGN REQUIREMENTS

1. MEDIAN WATER PLANTINGS DO NOT EXCEED 25% OF THE TOTAL PLANTED AND IRRIGATED AREA.
2. LOW WATER USE OR CLIMATE ADAPTIVE SPECIES THAT REQUIRE LITTLE OR NO SUMMER WATER ARE SELECTED FOR AT LEAST 75 % OF THE PLANTED AND IRRIGATED AREA.
3. PLANS ARE INTENDED ON USE ON SITES WITH LESS THAN 8% SLOPE.
4. RAINWATER AND STORMWATER ELEMENTS SHOULD BE REVIEWED WITH SITE DESIGN TEAM AS AND GENERAL CONTRACTOR PRIOR TO SITE GRADING.

IRRIGATION DESIGN REQUIREMENTS & GUIDELINES

1. INSTALL AN AUTOMATIC IRRIGATION CONTROLLER THAT DOES NOT LOSE PROGRAMMING DATA AFTER A POWER FAILURE (NON-VOLATILE MEMORY) AND UTILIZE EVAPO-TRANSPIRATION OR SOIL MOISTURE SENSOR DATA.
2. INSTALL A RAIN SENSOR.
3. SUSTEM IS DESIGNED TO REDUCE WATER USE TO THE MINIMUM AMOUNT TO SUSTAIN HEALTHY PLANT GROWTH AND PREVENT RUNOFF.
4. A MANUAL SHUT-OFF VALVE IS INSTALLED AS CLOSE AS POSSIBLE TO THE POINT OF CONNECTION.
5. PRESSURE REGULATION IS PROVIDED TO ENSURE THE DYNAMIC PRESSURE OF THE SYSTEM IS WITHIN THE MANUFACTURERS RECOMMENDED PRESSURE RANGE FOR IRRIGATION COMPONENTS.
6. ALL IRRIGATION EMISSION DEVICES MUST MEET THE ANSI STANDARD, ASABE/ICC 802-2014 LANDSCAPE IRRIGATION AND SPRINKLER AND EMITTER STANDARD. SPRINKLER HEADS MUST DOCUMENT A DISTRIBUTION UNIFORMITY LOW QUARTER OF 0.65 OR HIGHER.
7. ALL AREAS UTILIZE DRIP IRRIGATION ASSEMBLIES TO ENABLE THE SCALING OF PLANS.
8. PROVIDE SEPARATE TREE IRRIGATION SO THE TREE CAN BE IRRIGATED DURING PERIODS OF DROUGHT.
9. THIS PROJECT IS TO COMPLY WITH SAN BRUNO CODE.

SOIL MANAGEMENT REQUIREMENTS

1. INCORPORATE COMPOST AT A RATE OF AT LEAST FOUR CUBIC YARDS PER 1,000 SQUARE FEET TO A DEPTH OF SIX INCHES IN THE TURF AREA.
2. AFTER PLANTING, A MINIMUM THREE INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS.
3. MULCH CAN BE REDUCED FOR NATIVE GRASS AND/OR WILDFLOWER AREAS.

⚠4 CITY INPUT

CITY DEVELOPMENT DEPARTMENT - 650 616 7074

1. THE REQUEST FOR AN ARCHITECTURAL REVIEW PERMIT TO MINOR LANDSCAPING, SITE PAVING AND PARKING AREA ALTERATIONS IN THE EXISTING PARKING LOT OF 222 SAN BRUNO AVENUE SHALL BE BUILT ACCORDING TO PLANS APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR ON MARCH 24, 2025 LABELLED ATTACHMENT A, EXCEPT AS REQUIRED TO E MODIFIED BY THESE CONDITIONS OF APPROVAL. ANY MODIFICATIONS TO THE APPROVED PLANS SHALL REQUIRE PRIOR APPROVAL BY THE *COMMUNITY DEVELOPMENT DIRECTOR.*
2. THE ACCESSIBLE PARKING SPACE SHALL REMAIN UNOBSTRUCTED AND AVAILABLE FOR USE AT ALL TIMES.
3. APPROVAL OF THIS ARCHITECTURAL REVIEW PERMIT IS SUBJECTED TO A PLANNING FINAL INSPECTION.

BUILDING DIVISION - 650 616 7074

AT PERMIT SUBMITTAL

1. IMPRINT THE CONDITIONS OF APPROVAL ON THE PLANS SUBMITTED FOR BUILDING PERMITS.
2. THE 2022 CALIFORNIA BUILDING MECHANICAL, PLUMBING, ELECTRICAL CODES, CALIFORNIA GREEN BUILDING STANDARDS CODE AND ENERGY CODE (I.E.

SYMBOL & DEFINITIONS

1. CLIMATE ADAPTIVE NON-NATIVE PLANTS ARE USED TO IN THIS PLAN.
2. INVASIVE PLANTS ARE DEFINED AS THOSE THAT SPREAD AND CAUSE HARM TO THE ENVIRONMENT, ECONOMY OR HUMAN HEALTH AND ARE AVOIDED IN THIS PLAN.
3. HYDROZONE AN AREA HAVING PLANTS WITH SIMILAR WATER NEEDS AND ROOT DEPTHE AND ARE IN THE SAME MICROCLIMATE.
4. SMART CONTROLLERS ARE REQUIRED. THESE ADJUST AUTOMATICALLY USING WEATHER OR SOIO MOISTURE DATA.
5. PLANT WATER USE: AN ESTIMATE OF THE AMOUNT OF WATER NEEDED BY PLANTS TO THRIVE IN WARM/DRY PERIODS. PLANTS ARE GROUPED INTO VERY LOW, LOW, MODERATE AND HIGH WATER USE.
6. TURF: A GROUND COVER SURFACE OF MOWED GRASS.
   WEATER SENSOR: SENSOR CONNECTED TO THE IRRIGATION CONTROLLER WHICH DETECTS RAIN, FREEZE, WIND ETC. AND SUSPENDS OR ADJUSTS IRRIGATION OPERATION.

⚠3 DAYS OF WORK AND NOISE LEVELS

PER THE CITY OF SAN BRUNO MUNICIPAL CODE SECTION 6.16.070, THE OPERATION OR PERFORMANCE OF ANY OUTSIDE CONSTRUCTION RELATED TO A PROJECT SHALL NOT EXCEED THE NOISE LEVEL AND TIME INDICATED BELOW:

MONDAY THROUGH SATURDAY:
7:00 AM TO 10:00 PM - 85 DECIBELS
10:00 PM TO 7:00 AM - 60 DECIBELS

SUNDAY:
10:00 AM TO 7 PM - 85 DECIBELS
7:00 PM TO 10:00 AM - 60 DECIBELS

SHEET INDEX

L-1 COVER SHEET
L-2 PLANTING PLAN
L-3 PLANTING DETAILS
L-4 IRRIGATION PLAN
L-5 IRRIGATION DETAILS
L-6 CITY OF SAN BRUNO LETTER

NTS

VICINITY MAP

PROJECT INFORMATION

PROJECT NAME:	VICTORY AUTOMOTIVE GROUP 222 SAN BRUNO AVENUE, SAN BRUNO, CA 94066
PROJECT CONTACT	PAUL ESPARZA 616 690 7477
ARCHITECT	ALDER LANDSCAPE ARCH. 3425 ALEMANY BLVD. SAN FRANCISCO, CA 94132 CELL 415 875 0412
BUILDING INFO.	TWO STORIES
ZONE	COMMERCIAL
APN	TBA

SQUARE FOOTAGE OF EXISTING STRUCTURE:
464' LONG X 224' WIDE = TOTAL 103,936 SQ. FEET
LOT SIZE: 464'0" LONG BY 224'0" WIDE
FLOOR AREA: 816'0" SQUARE FEET
QUANTITY OF PARKING SPACES: 147 EACH
IMPERVIOUS COVERAGE: 101,264 SQUARE FEET

⚠1 2021. IBC, UMC, UPC, AND 2020 NEC AS AMENDED BY THE STATE OF CALIFORNIA) WERE USED AS THE BASIS FOR THIS REVIEW.

3. OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS, NONRESIDENTIAL DEVELOPMENT SHALL COMPLY WITH A LOCAL WATER EFFICIENT LANDSCAPE ORDINANCE OR THE CURRENT CALIFORNIA DEPARTMENT OF WATER RESOURCES MODEL WATER EFFICIENT LANDSCAPE ORDINANCE *(MWELO)* STORMWATER POLLUTION PREVENTION (CGBSC 5.304.1)
   a. PROJECTS DISTURBING LESS THAN ONE ACRE MUST IMPLEMENT MEASURES TO PREVENT STORMWATER POLLUTION DURING CONSTRUCTION (CALGREEN SECTION 5.106.1)
4. ACCESSIBLE ROUTES
   a. ENSURE THAT LANDSCAPING DOES NOT OBSTRUCT ACCESSIBLE ROUTES OR PATHS OF TRAVEL AS REQUIRED BY THE CALIFORNIA BUILDING CODE (CBC CHAPTER 11B).
5. IF THE PROJECT INCLUDES ELEMENTS THAT COULD IMPACT ACCESSIBILITY (E.G., PARKING LOT CHANGES OR PATHWAYS), ENSURE COMPLIANCE WITH *CBC SECTION 11B-202.4.*

PUBLIC WORKS DEPARTMENT - 650 616 7065

6. THERE IS A 10 FOOT WIDE SANITARY SEWER EASEMENT PLANNED ALONG THE SOUTH EDGE OF THE PROPERTY. NO PAMENT CONSTRUCTIONS ARE PERMITTED WITHIN 10 FEET FROM THE SOUTH PROPERTY LINE. REFER TO NOTES ON SHEET L-2 CALLED SANITARY SEWER EASEMENT.
7. BASED ON THE TOTAL AMOUNT OF NEW OR REPLACED IMPERVIOUS SURFACE AREA, THIS PROJECT MAY BE CONSIDERED A REGULATED PROJECT UNDER THE MUNICIPAL REGIONAL STORMWATER PERMIT (MRP), PROVISION C3 ADOPTED BY THE SAN FRANCISCO BAY REGIONAL WATER QUALITY CONTROL BOARD (SFRWQCB). THE APPLICANT SHALL SUBMIT A DETAILED COUNT IN THE BUILDING PERMIT PLAN SET OF THE AMOUNT OF NEW/REPLACED IMPERVIOUS SURFACE OF THE CITY TO EVALUATE IF THIS PROJECT IS A *REGULATED PROJECT.* IF THE PROJECT IS DEEMED TO BE A *REGULATED PROJECT*, THE APPLICANT SHALL CONFORM WITH ALL THE APPLICABLE REQUIREMENTS IN PROVISION C3.
8. IF WORK OR IMPACT TO THE PUBLIC RIGHT-OF-WAY IS PROPOSED, THE APPLICANT SHALL OBTAIN AN ENCROACHMENT PERMIT PRIOR TO PERFORMING ANY WORK ON THE PUBLIC RIGHT-OF-WAY.
9. THE BUILDING PERMIT PLANS SHALL INCLUDE A SITE PLAN THAT SHOWS ALL PROPERTY LINE DIMENSIONS, SETBACKS, ANY EASEMENTS AND ALL EXISTING AND PROPOSED GRADING AND DRAINAGE IMPROVEMENTS. ALL NEWLY PAVED AND UNPAVED AREAS SHALL BE DESIGNED TO MEET RELEVANT STATE CODES AND CITY STANDARDS.
10. THE BUILDING PERMIT PLANS SHALL SHOW HOW STORMWATER IS COLLECTED AND DISCHARGED. INDICATE AND IDENTIFY THE EXISTING STORMWATER ON-SITE DRAINAGE SHALL BE COLLECTED AND DRAINED TO AN UNDERGROUND STORMWATER SYSTEM, VEGETATED AREAS ON SITE OR THROUGH AN UNDER CURB DRAIN TO THE GUTTER PER CITY STANDARDS DETAIL ST-03. FOUNDATIONS SHALL BE PROTECTED FROM STORMWATER. DRAINAGE TO ADJACENT PROPERTIES SHALL NOT BE ALLOWED.
11. THE WORK SHALL CONFORM TO THE CURRENT NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) REQUIREMENTS S.B.M.C. 12.16.020. PLEASE, INCLUDE THE COUNTY BEST MANAGEMENT PRACTICES (BMP's) SHEET WITHIN THE PLAN SET, WHICH CAN BE FOUND AT: : https://www.flowstobay.org/wp-content/uploads/2020/04/Countywide-Program-BMP-Plan-Sheet-June-2014-Update.pdf
12. THE 811 'CALL BEFORE YOU DIG' NOTATION SHALL BE PLACED IN A CLEAR AND VISIBLE LOCATION ON EACH PLAN SHEET. ANY WORK THAT DISTURBS THE GROUND, SUCH AS EARTHWORK, DEMOLITION, EXCAVATION, GRADING AND LANDSCAPING, REQUIRES HOMEOWNERS UTILITY AND/OR SERVICE LOCATIONS AND TO POTHOLE VERIFY/EXPOSE UTILITY AND/OR SERVICE PRIOR TO COMMENCEMENT OF WORK.

REVISIONS	BY
1/2/2025	
1/9/2025	
⚠2 2/28/2025	
⚠4 3/17/2025	
⚠5 3/28/2025	

ALDER LANDSCAPE ARCHITECTURE
GLENN ROGERS, RLA
3425 ALEMANY BLVD.
SAN FRANCISCO, CA 94132
415 875 0412

COVER SHEET

VICTORY AUTOMOTIVE GROUP
222 SAN BRUNO AVENUE
SAN BRUNO, CA 94066
616 690 7477

DRAWN	GAR
CHECKED	
DATE	10/30/2024
SCALE	
JOB NO.	
SHEET	L-1

OF 5 SHEETS

MAINTENANCE SCHEDULE

1. PRUNE LANTANA EVERY SPRING 12" ABOVE THE GROUND AND ADD 10-10-10 FERTILIZER.
2. PRUNE PYRUS KAWAKAMII HARD TO REDUCE GROWTH BESIDE BUILDING BY A LICENSED ARBORIST. THEREAFTER, PRUNE EVERY THIRD YEAR.
3. PRUNE MAGNOLIA 'LITTLE GEM' SIMILARLY.
4. REPLACE BARK MULCH EVERY THIRD YEAR AFTER INSTALLATION. BARK MULCH SHOULD BE 3" THICK.
5. WEED ABATEMENT TO OCCUR ONCE A YEAR FOR SUMMER WEEDS AND WINTER WEEDS. SPRAY EARLY ENOUGH TO STOP WEEDS FROM GOING TO SEED.
6. YEARLY, CHECK IRRIGATION PIPE TO SEE IF RODENTS HAVE EATEN THE PIPE MAKING THE IRRIGATION INOPERABLE.
7. EVERY SPRING, REMOVE END CAPS OF DRIP TUBING AND TURN ON CONTROLLER MANUALLY TO INSPECT IF WATER IS FLOWING IN TUBING FREELY.

PLANTING LEGEND

SYM	QTY.	SIZE	BOTANICAL NAME	COMON NAME	DESCRIPTION
TREES					
A	4	24" BOX	PYRUS KAWAKAMII	EVERGREEN PEAR	25' TALL, 15' WIDE
B	8	24" BOX	MAGNOLIA 'LITTLE GEM'	DWARF MAGNOLIA	COLUMNAR SHAPE
SHRUBS					
C	4	5 GA	CEONOTHUS 'CONCHA'	WILD LILAC	3'-6' WIDE
D	4	1 GA	ERIGERON KARVINSKIANUS	MEXICAN DAISY	3'-5' WIDE
E	36	1 GA	LANTANA MONTEVIDENSIS 'NEW GOLD		4' WIDE
F	22	1 GA	L. MONTEVIDENSIS	TRAILING PURPLE	3'-5' WIDE
G	36	1 GA	LIMONIUM PEREZII	SEA LAVENDER	2'-3' WIDE

PLANTING NOTES

1. SECTION A IS TO HAVE 8" OF EXISTING SOIL REMOVED. FINISH GRADE TO BE 1" BELOW CONCRETE AFTER FIR BARK ADED.
2. SECTION B TO HAVE EXISTING CONCRETE REMOVED AS SHOWN ON PLANS. SEE DETAIL A AND B, SHEET L-3, FOR AMENDMENT DIRECTIONS. TOP OF MULCH TO BE 1" BELOW CONCRETE SIDEWALK.
3. SECTION C, REMOVE CONCRETE AS SHOWN HERE.
4. REMOVE 4" EXISTING SOIL, AFTER FIR BARK ADDED, FINISH GRADE TO BE 1" BELOW CONCRETE.
5. REMOVE CONCRETE AT CONTROL JOINT TO INCREASE PLANTING BED.
6. CONCRETE TO HAVE 45 DEGREE ANGLE BY USING GRINDER TO REMOVE 90 DEGREE EDGE.
7. EXISTING PARKING BLOCKS TO REMAIN IN PLACE.
8. EXCAVATE 6" AND ADD 2"-4" NOIYA COBBLE ONTOP OF WEED BLOCK.
9. THREE TREES HERE TO BE REPLACED AND FIVE BOLLARDS ADDED.
10. CUT ASPHALT HERE TO RESTORE ORIGINAL WIDTH (63") OF LANDSCAPE BED AND EXTEND LANDSCAPE BED PAST LIGHT POST.
11. CITY WILL PERMIT NEW PAVING OVER DEAD AND NON-EXISTENT LANDSCAPING ADJACENT WALKWAY.
12. ASPHALT RAMP TO BE SCREENED WITH 5 GALLON TALL PLANT MATERIAL.
13. ADD ASPHALT TO CREATE LEVEL CONCRETE AT THIS LOCATION.
14. ADD ASPHALT PAVING TO MAKE LEVEL THE CONCRETE LEVEL IN THIS LOCATION.
15. INSTALL 6" HIGH AND 4'0" LONG CONCRETE CURBS 18" FROM PLANTING BED BORDER.
16. INSTALL 3 SONOMA BOULDERS, (X) 3'X3'X2', (Y) 3'X2'X2' AND (Z) 2'X2'X1'6".
17. EXISTING PYRYUS KAWAKAMI TO REMAIN AND BE PRUNED DRAMATICALLY.
18. EXISTING TREES AND SHRUBS TO BE REMOVED.
19. PLANTING BEDS BESIDE THE SIDEWALK ARE TO HAVE 4"-8" OF EXISTING SOIL REMOVED SO THAT WHEN FIR BARK IS ADDED, THE FINISH GRADE OF ALL PLANTING BEDS ARE 1" BELOW THE HEIGHT OF CONCRETE.
20. FIRE HYDRANT.
21. EXISTING 1" QUICK COUPLER TO REMAIN.
22. THESE TREES HAVE 12" TRUNK.
23. PYRUS KAWAKAMI TRUNK DIAMETER 10".
24. BOX WITH WIRE TO REMAIN.

SECTION B
SECTION A
SECTION C
SECTION D (4)
SECTION E
SAN BRUNO AVENUE
2ND AVENUE
SAN MATEO AVENUE
PARKING LOT
BUILDING
PARKING LOT
EX. PLANTING
LIGHT
10 EACH
5 EACH
7 EACH
11 EACH
100' SANITARY SEWER EASEMENT
224'0"
464'0"
10'0"

⚠ THE 811 'CALL BEFORE YOU DIG' NOTATION SHALL BE PLACED IN A CLEAR AND VISIBLE LOCATION ON EACH PLAN SHEET. ANY WORK THAT DISTURBS THE GROUND, SUCH AS EARTHWORK, DEMOLITION, EXCAVATION, GRADING AND LANDSCAPING, REQUIRES HOMEOWNERS UTILITY AND/OR SERVICE LOCATIONS AND TO POTHOLE VERIFY/EXPOSE UTILITY AND/OR SERVICE PRIOR TO COMMENCEMENT OF WORK.

SCALE 1/16"-1'0"

REGISTERED ARCHITECT
GLENN A. ROGERS
NO. 3223
LANDSCAPE
STATE OF CALIFORNIA

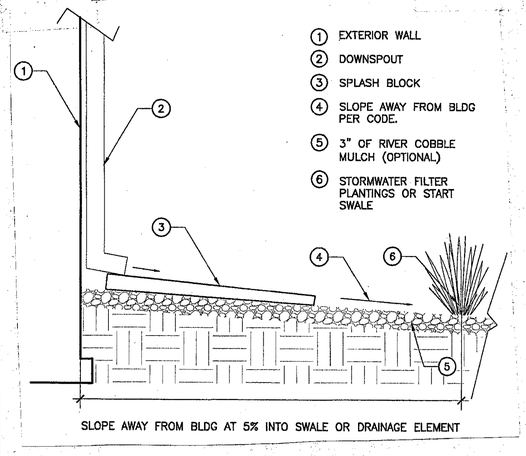
REVISIONS	BY
1/2/2025	
1/9/2025	
⚠4 3/17/2025	
⚠5 4/30/25	

ALDER LANDSCAPE ARCHITECTURE
GLENN ROGERS, RLA
3425 ALEMANY BLVD.
SAN FRANCISCO, CA 94132
415 875 0412

PRELIMINARY PLAN

VICTORY AUTOMOTIVE GROUP
222 SAN BRUNO AVENUE
SAN BRUNO, CA 94066
616 690 7477

DRAWN GAR
CHECKED
DATE 10/30/2024
SCALE
JOB NO.
SHEET L-2
OF 5 SHEETS

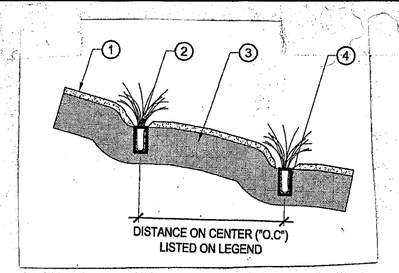


G DOWNSPOUT SPLASHBLOCK

PLANT PIT & WATERING BERM TABLE

CONTAINER SIZE	PLANT PIT DIAMETER	WATERING BERM HEIGHT	WATERING BERM DIAMETER
1 GAL CAN	18" MIN	3" MIN	18" MIN
5 GAL CAN	30" MIN	4" MIN	30" MIN
15 GAL CAN	3' MIN	5" MIN	3' MIN
24" BOX	5' MIN	6" MIN	5' MIN

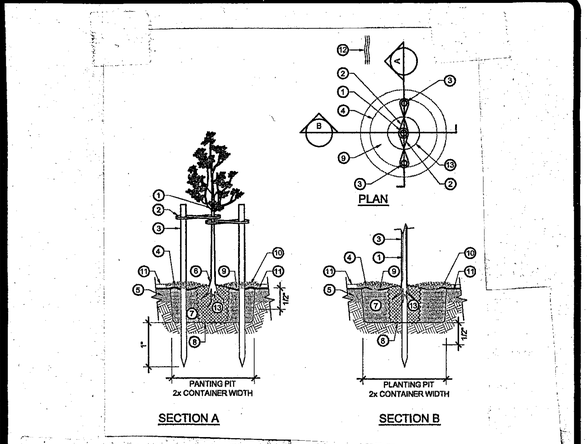
E PLANTING PIT



1. MULCH: 2" FOR GRASS PLUGS. IF APPLYING WILDFLOWER SEED MULCH WITH RICE STRAW OR 3/4" OF COMPOST.
2. 2" PLUG OR STUBBIE. PLANT CROWN 1" ABOVE FINISHED GRADE
3. 6" AMENDED SOIL PER WELO REQUIREMENTS.
4. PLANTING HOLE: USE DIBBLE TO CREATE A HOLE SLIGHTLY LARGER THAN PLUG. PLACE PLUG FIRMLY IN HOLE WITH CROWN AT OR SLIGHTLY ABOVE HEIGHT OF SURROUNDING HOLE. LEAVE NO AIR OR MULCH AROUND ROOTS. BACKFILL HOLE WITH GARDEN SOIL, NOT MULCH.

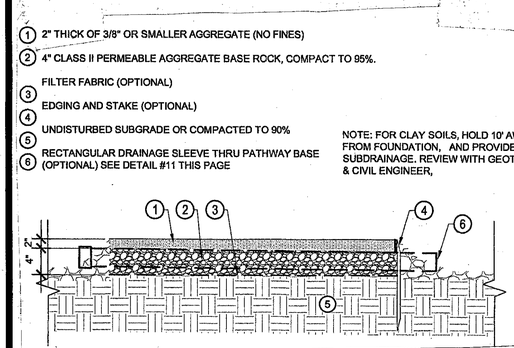
NOTES:
1. PLANT PLUG STRAIGHT UP (PLUMB), NOT AT AN ANGLE TO THE SLOPE.
2. GRASS PLUG PLANTINGS DO BETTER IN CERTIFIED WEED FREE STRAW MULCH OR 1-2" OF LESS WOODY MULCH.

C PLUG PLANTING

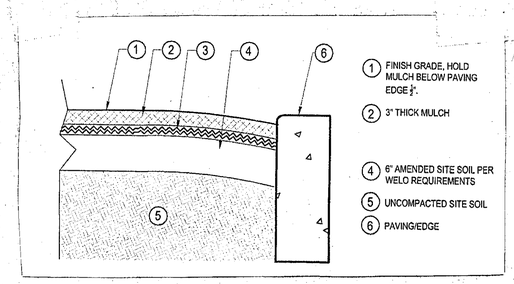


1. TREE, CENTRAL LEADER
2. SYNTHETIC STRAPPING, LOOP AROUND CENTRAL LEADER BELOW FIRST BRANCH, ONE STRAP PER STAKE. ATTACH TO STAKES W/ SHEET METAL SCREWS
3. WOOD STAKES, (2) PER TREE, SET PLUMB, OUTSIDE OF ROOTBALL, ON A LINE PARALLEL TO DIRECTION OF PREVAILING WIND, SET FAR ENOUGH FROM TREE THAT BRANCHES DO NOT TOUCH STAKES; STAKES SHALL BE SPACED AN EQUAL DISTANCE FROM THE CENTRAL LEADER.
4. WATERING BERM, 3"H
5. TOPSOIL, NATIVE. USE DIGGING FORK TO REMOVE COMPACTION, DO NOT TILL
6. CROWN OF ROOTBALL, SET 3" ABOVE FINISH GRADE
7. PLANTING PIT BACKFILL, PER SPECS
8. PLANTING PIT, SCARIFY EDGES, INSURE ROOT BALL RESTS ON FIRM SOIL AND WILL NOT SINK OVER TIME.
9. WATERING BASIN
10. MULCH, PER SPECS, 3" LAYER, KEEP 4" AWAY FROM TRUNK
12. DIRECTION OF PREVAILING WIND
13. ROOTBALL, SCARIFY OUTER 1"

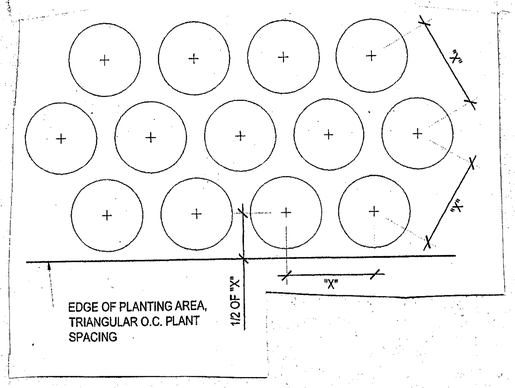
A TREE PLANTING



H PERMEABLE AGGREGATE PAVING

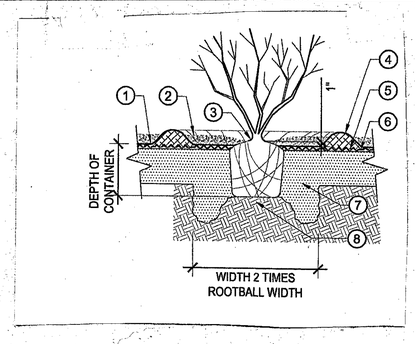


F SHEET MULCH



NOTE:
X = O.C. SPACING, AS INDICATED ON PLANS

D GROUND COVER SPACING



1. FINISHED GRADE
2. 3" THICK MULCH: KEEP 3" AWAY FROM ROOT CROWN
3. ROOT CROWN: PLANT CROWN 1" ABOVE FINISHED GRADE
4. 3" HIGH BERM OF AMENDED SITE SOIL TO FORM WATERING BASIN
6. 1/4" LAYER OF AMENDMENTS UNDER SHEET MULCH.
7. AMEND SITE SOIL W/ 4 CUBIC YARDS COMPOST PER 1000 SF.
8. NATIVE SOIL: REST PLANT ON FIRM SOIL. SCARIFY EDGES OF HOLE TO PROMOTE ROOT GROWTH.

REGISTERED ARCHITECT GLENN A. ROGERS NO. 3123 LANDSCAPE STATE OF CALIFORNIA

B SHRUB PLANTING

REVISIONS	BY
1/2/2025	

ALDER LANDSCAPE ARCHITECTURE
GLENN ROGERS, RLA
3425 ALEMANY BLVD.
SAN FRANCISCO, CA 94132
415 875 0412

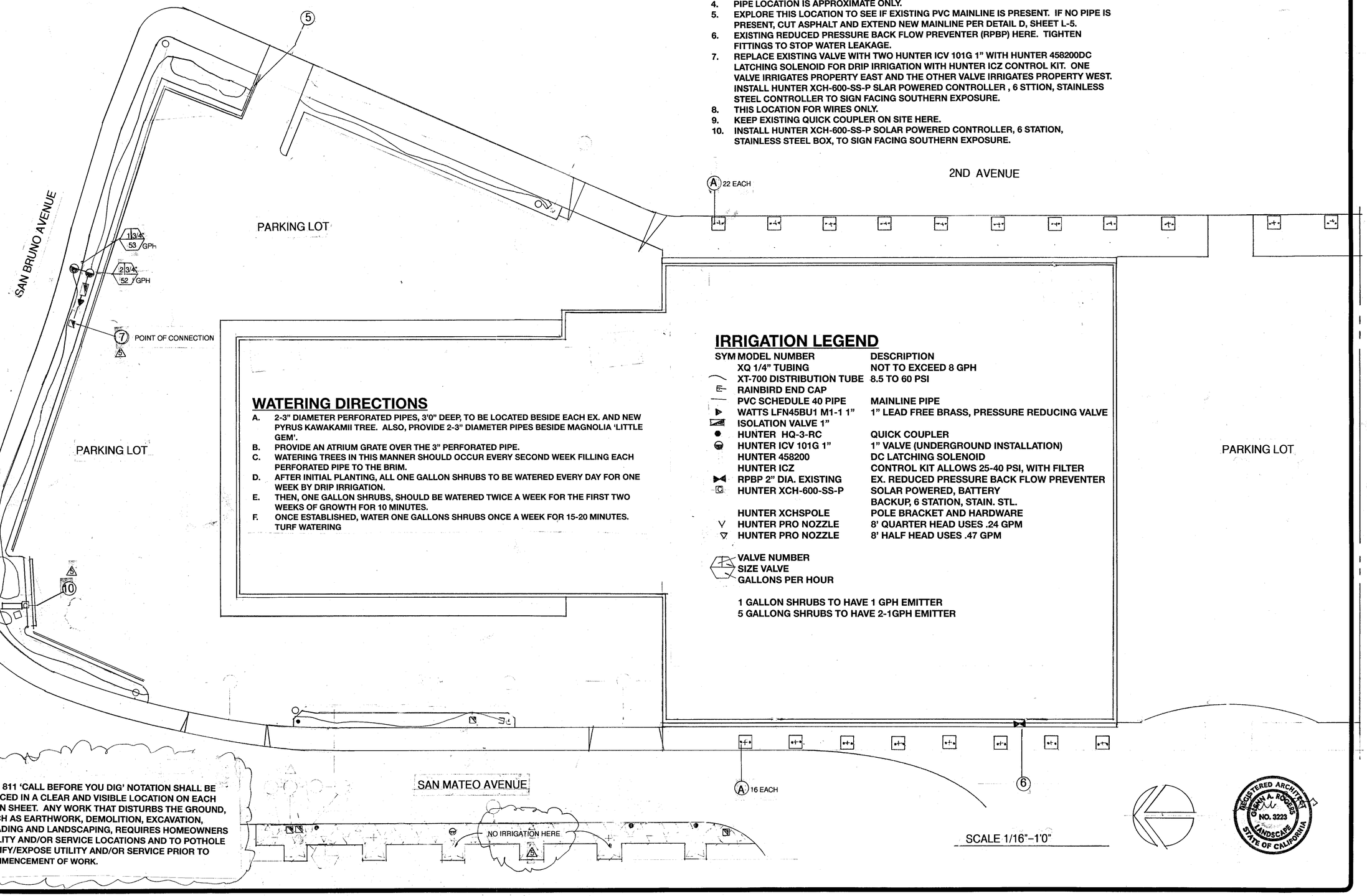
PLANTING DETAILS

DRAWN	GAR
CHECKED	
DATE	10/30/2024
SCALE	
JOB NO.	
SHEET	L-3

OF 5 SHEETS

NOTES

1. ALL DRIP VALVES REQUIRE A WYE FILTER, IMMEDIATELY DOWN STREAM. THEY ALSO REQUIRE A 40 PSI PRESSURE REGULATOR DOWNSTREAM OF THE FILTER.
2. PROVIDE GALVANIZED TIE DOWN STAKES TO SECURE EMITTER NEXT TO EACH PLANT.
3. WORKING PRESSURE ON SITE IS 95 PSI.
4. PIPE LOCATION IS APPROXIMATE ONLY.
5. EXPLORE THIS LOCATION TO SEE IF EXISTING PVC MAINLINE IS PRESENT. IF NO PIPE IS PRESENT, CUT ASPHALT AND EXTEND NEW MAINLINE PER DETAIL D, SHEET L-5.
6. EXISTING REDUCED PRESSURE BACK FLOW PREVENTER (RPBP) HERE. TIGHTEN FITTINGS TO STOP WATER LEAKAGE.
7. REPLACE EXISTING VALVE WITH TWO HUNTER ICV 101G 1" WITH HUNTER 458200DC LATCHING SOLENOID FOR DRIP IRRIGATION WITH HUNTER ICZ CONTROL KIT. ONE VALVE IRRIGATES PROPERTY EAST AND THE OTHER VALVE IRRIGATES PROPERTY WEST. INSTALL HUNTER XCH-600-SS-P SLAR POWERED CONTROLLER , 6 STTION, STAINLESS STEEL CONTROLLER TO SIGN FACING SOUTHERN EXPOSURE.
8. THIS LOCATION FOR WIRES ONLY.
9. KEEP EXISTING QUICK COUPLER ON SITE HERE.
10. INSTALL HUNTER XCH-600-SS-P SOLAR POWERED CONTROLLER, 6 STATION, STAINLESS STEEL BOX, TO SIGN FACING SOUTHERN EXPOSURE.



WATERING DIRECTIONS

A. 2-3" DIAMETER PERFORATED PIPES, 3'0" DEEP, TO BE LOCATED BESIDE EACH EX. AND NEW PYRUS KAWAKAMII TREE. ALSO, PROVIDE 2-3" DIAMETER PIPES BESIDE MAGNOLIA 'LITTLE GEM'.
B. PROVIDE AN ATRIUM GRATE OVER THE 3" PERFORATED PIPE.
C. WATERING TREES IN THIS MANNER SHOULD OCCUR EVERY SECOND WEEK FILLING EACH PERFORATED PIPE TO THE BRIM.
D. AFTER INITIAL PLANTING, ALL ONE GALLON SHRUBS TO BE WATERED EVERY DAY FOR ONE WEEK BY DRIP IRRIGATION.
E. THEN, ONE GALLON SHRUBS, SHOULD BE WATERED TWICE A WEEK FOR THE FIRST TWO WEEKS OF GROWTH FOR 10 MINUTES.
F. ONCE ESTABLISHED, WATER ONE GALLONS SHRUBS ONCE A WEEK FOR 15-20 MINUTES. TURF WATERING

IRRIGATION LEGEND

SYM	MODEL NUMBER	DESCRIPTION
	XQ 1/4" TUBING	NOT TO EXCEED 8 GPH
	XT-700 DISTRIBUTION TUBE	8.5 TO 60 PSI
	RAINBIRD END CAP	
	PVC SCHEDULE 40 PIPE	MAINLINE PIPE
	WATTS LFN45BU1 M1-1 1"	1" LEAD FREE BRASS, PRESSURE REDUCING VALVE
	ISOLATION VALVE 1"	
	HUNTER HQ-3-RC	QUICK COUPLER
	HUNTER ICV 101G 1"	1" VALVE (UNDERGROUND INSTALLATION)
	HUNTER 458200	DC LATCHING SOLENOID
	HUNTER ICZ	CONTROL KIT ALLOWS 25-40 PSI, WITH FILTER
	RPBP 2" DIA. EXISTING	EX. REDUCED PRESSURE BACK FLOW PREVENTER
	HUNTER XCH-600-SS-P	SOLAR POWERED, BATTERY BACKUP, 6 STATION, STAIN. STL.
	HUNTER XCHSPOLE	POLE BRACKET AND HARDWARE
	HUNTER PRO NOZZLE	8' QUARTER HEAD USES .24 GPM
	HUNTER PRO NOZZLE	8' HALF HEAD USES .47 GPM

VALVE NUMBER
SIZE VALVE
GALLONS PER HOUR

1 GALLON SHRUBS TO HAVE 1 GPH EMITTER
5 GALLONG SHRUBS TO HAVE 2-1GPH EMITTER

4 THE 811 'CALL BEFORE YOU DIG' NOTATION SHALL BE PLACED IN A CLEAR AND VISIBLE LOCATION ON EACH PLAN SHEET. ANY WORK THAT DISTURBS THE GROUND, SUCH AS EARTHWORK, DEMOLITION, EXCAVATION, GRADING AND LANDSCAPING, REQUIRES HOMEOWNERS UTILITY AND/OR SERVICE LOCATIONS AND TO POTHOLE VERIFY/EXPOSE UTILITY AND/OR SERVICE PRIOR TO COMMENCEMENT OF WORK.

REVISIONS	BY
1/2/2025	
1/9.2025	
1 3/17/2025	
2 4/30/25	

ALDER LANDSCAPE ARCHITECTURE
GLENN ROGERS, RLA
3425 ALEMANY BLVD.
SAN FRANCISCO, CA 94132
415 875 0412

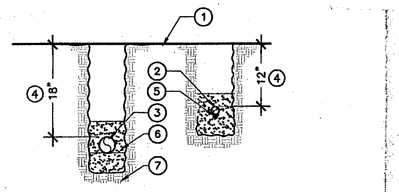
IRRIGATION PLAN

VICTORY AUTOMOTIVE GROUP
222 SAN BRUNO AVENUE
SAN BRUNO, CA 94066
616 690 7477

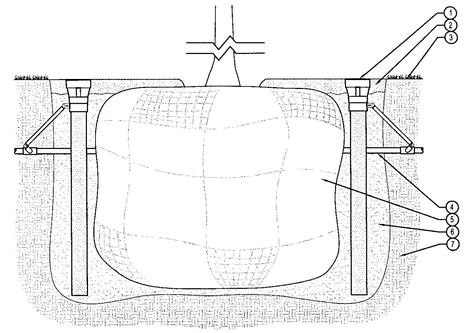
REGISTERED ARCHITECT GLENN A. ROGERS NO. 3223 LANDSCAPE STATE OF CALIFORNIA

DRAWN	GAR
CHECKED	
DATE	10/30/2024
SCALE	
JOB NO.	
SHEET	L–4

OF 5 SHEETS



1. FINISH GRADE
2. LATERAL
3. MAINLINE SUPPLY
4. DEPTH OF PIPE COVER
5. WIRING, TYP.
6. 2" SAND SETTING BED ALL 4 SIDES
7. COMPACTED SOIL, TYP.

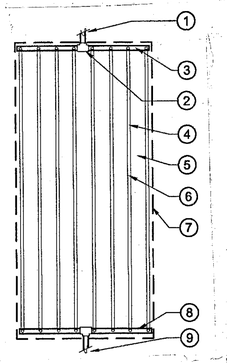


XX ROOT ZONE WATERING SYSTEM - 36"
Hunter HM.RZWS.03

LEGEND:
1. 36" ROOT ZONE WATERING SYSTEM PER PLAN
2. MULCH
3. FINISHED GRADE
4. LATERAL PIPE - SIZE PER PLAN
5. ROOT BALL
6. AMENDED SOIL MEDIA (PER SOILS REPORT)
7. NATIVE SOIL

NOTES
INSTALL RZWS SLEEVE OVER TUBE TO HELP PREVENT SOIL INTRUSION

G

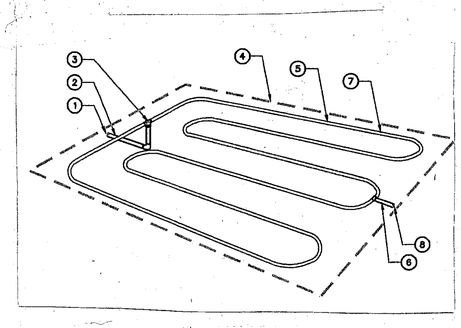


1. TO VALVE
2. DRIP TRANSITION, SEE DETAIL
3. SUPPLY HEADER
4. INDIVIDUAL LENGTHS OF TUBING
5. SEE LEGEND FOR EMITTER AND ROW SPACING
6. STAKE TUBING EVERY 2 FT.
7. AREA PERIMETER, VARIES
8. EXHAUST HEADER
9. FLUSHOUT, SEE DETAIL

NOTES:
1. THIS LAYOUT FOR MEDIUM AND LARGE AREAS.
2. INDIVIDUAL TUBING LENGTHS MAY NOT EXCEED 200 LF EACH
3. MAXIMUM FLOW PER SUBZONE: 3 GPM
4. DETAIL IS GENERIC, SEE LEGEND FOR SPECIFIC EQUIPMENT.
5. SEE IRRIGATION VALVE TABLE FOR AREA LIMITATIONS

H DRIP SUBZONE LAYOUT–MULTI–LINE OMIT

E TRENCHING & PIPE COVER

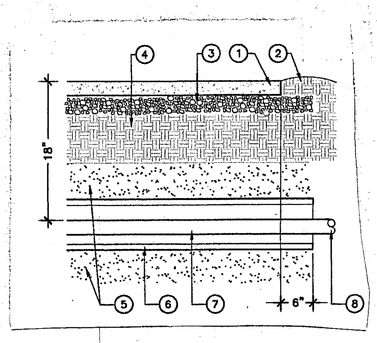


1. TO VALVE MANIFOLD
2. PVC LATERAL
3. TRANSITION FROM LATERAL TO DRIP ZONE
4. DRIP ZONE
5. IN–LINE DRIP TUBING, INSTALL PERPENDICULAR TO SLOPE
6. BLANK DRIP TUBING, USE TO EXTEND FLUSH–OUT TO ACCESSIBLE LOCATION
7. STAKE TUBING EVERY 2 FT.
8. TO FLUSHOUT

NOTES:
1. THIS LAYOUT FOR SMALL AREAS & TREE SPIRALS.
4. MAXIMUM LENGTH OF TUBING: 200 LF
5. MAXIMUM FLOW PER SUBZONE: 3 GPM
5. DETAIL IS GENERIC, SEE LEGEND FOR SPECIFIC EQUIPMENT.
6. SEE IRRIGATION VALVE TABLE FOR AREA LIMITATIONS

F DRIP SUB–ZONE LAYOUT – SINGLE LINE

C

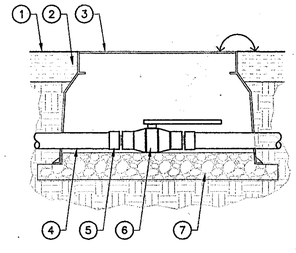


1. HARDSCAPE SURFACE
2. FINISH GRADE OF ADJACENT PLANTING AREA
3. AGGREGATE BASE
4. COMPACTED SUBGRADE
5. SAND ABOVE AND BELOW PIPE
6. IRRIGATION SLEEVE: PVC SCH 40
7. PVC LATERAL OR MAINLINE
8. TO DRIP TRANSITION

NOTES:
SIZE SLEEVE MIN 1.5X SIZE OF PIPES BEING SLEEVED

D IRRIGATION SLEEVING

A SMART CONTROLLER INTERIOR



1. FINISH GRADE
2. MULCH
3. VALVE BOX
4. MAIN LINE
5. MALE ADAPTERS
6. BRASS BALL VALVE, SIZED TO MATCH PIPE
7. FILL BOTTOM OF BOX WITH 3" DEPTH DRAIN ROCK

REGISTERED ARCHITECT GENN A. ROGERS NO. 3223 LANDSCAPE STATE OF CALIFORNIA

B IRRIGATION VALVE – BALL VALVE

REVISIONS	BY
1/2/2025	
3. 2/28/2025	

ALDER LANDSCAPE ARCHITECTURE
3425 ALEMANY BLVD.
SAN FRANCISCO, CA 94132
408-838-9308

IRRIGATION DETAILS

VICTORY AUTOMOTIVE GROUP
222 SAN BRUNO AVENUE
SAN BRUNO, CA 94066
616 690 7477

DRAWN	GAR
CHECKED	
DATE	10/30/2024
SCALE	
JOB NO.	
SHEET	L-5

OF 5 SHEETS

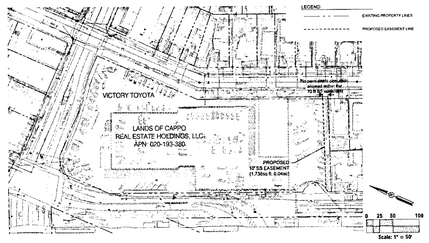
5. Accessible Routes:

   b. Ensure that landscaping does not obstruct accessible routes or paths of travel as required by the California Building Code (CBC Chapter 11B).

6. If the project includes elements that could impact accessibility (e.g., parking lot changes or pathways), ensure compliance with *CBC Section 11B-202.4*.

Public Works Department – (650) 616-7065

7. There is a 10 foot wide Sanitary Sewer easement planned along the south edge of the property. No permanent obstructions are permitted within 10 feet from the south property line. Refer to exhibit below.



8. Based on the total amount of new or replaced impervious surface area, this project may be considered a Regulated Project under the Municipal Regional Stormwater Permit (MRP), Provision C.3 adopted by the San Francisco Bay Regional Water Quality Control Board (SFRWQCB). The applicant shall submit a detailed count in the building permit plan set of the amount of new/replaced impervious surface for the City to evaluate if this project is a Regulated Project. If the project is deemed to be a Regulated Project, the applicant shall conform with all the applicable requirements in Provision C.3.

9. If work or impact to the Public Right-of-Way is proposed, the applicant shall obtain an encroachment permit prior to performing any work on the Public Right-of-Way.

10. The building permit plans shall include a site plan that shows all property line dimensions, setbacks, any easements, and all existing and proposed grading and drainage improvements. All newly paved and unpaved areas shall be designed to meet relevant state codes and City standards.

11. The building permit plans shall show how stormwater is collected and discharged. Indicate and identify the existing pipes or swales on site. Stormwater on-site drainage shall be collected and drained to an underground stormwater system, vegetated areas on-site, or through an under curb drain to the gutter per City standards detail ST-03. Foundations shall be protected from stormwater. Drainage to adjacent properties shall not be allowed.

12. The work shall conform to the current National Pollutant Discharge Elimination System (NPDES) requirements. S.B.M.C. 12.16.020. Please include the County Best Management Practices (BMPs) sheet within the plan set, which can be found at: https://www.flowstobay.org/wp-content/uploads/2020/04/Countywide-Program-BMP-Plan-Sheet-June-2014-Update.pdf

13. The 811 'Call Before You Dig' notation shall be placed in a clear and visible location on each plan sheet. Any work that disturbs the ground, such as earthwork, demolition, excavation, grading, and landscaping, requires homeowners, contractors, sub-contractors, or any person responsible to individually call 811 for underground utility and/or service locations, and to pothole verify/expose utility and/or service prior to commencement of work.

End of Conditions

By signing below, you signify your acceptance of the approval and conditions of approval for the submitted Architectural Review Permit Application, AR25-003. I (WE) hereby agree to abide by the conditions of approval stipulated for this project as approved by the Community Development Director on March 24, 2025. I (WE) understand that any violation of these conditions may result in a modification or revocation of this approval.

x _____ 03/26/2025
Property Owner's Signature — Date

Victory Automotive Group
Print Property Owner's Name

x Glenn Rogers — 3-26-2025
Applicant's Signature — Date

GLENN ROGERS
Print Applicant's Name

trellis, and/or landscaping at least three feet in height. The scope of work also satisfies the General Plan policy LUD-44 as it screens parking areas from the sidewalk with landscaping and provides street trees adjacent to the curb to provide safe and comfortable pedestrian routes. The proposed plantings along the perimeter of the parcel fulfill the Transit Corridor Specific Plan (TCPSP) policy A4-5: *Design setbacks with abundant landscaping to buffer existing parking lots along sidewalks' edge.* Eight new trees (dwarf magnolia) and eighteen shrubs of varying widths are proposed along San Mateo Avenue, fulfilling TCPSP policy A11-5 to ensure adequate tree canopies in the front setbacks of private developments and in parking lots. Further, TCPSP policy A15-2 is also satisfied, as the planting schedule proposes a variety of drought tolerant, native, low-maintenance plants.

B. The site for the proposed development is adequate in size and shape to accommodate proposed building site plan and landscaping.

The site is adequate in size and shape. The proposed landscaping changes to the site do not alter the quality of circulation, access, or functionality through the site.

C. The design of the building site plan, landscaping, and streetscape, including street trees, lighting, and street furnishings, is consistent with the character of the surrounding area, and would not create an adverse visual impact on the surrounding area.

The proposed landscaping improvements would provide screening of the surface parking lot, separating the public realm and private spaces while maintaining visual transparency, and would not create an adverse visual impact on the surrounding area.

D. The development will not be detrimental to public health, safety, or welfare.

The proposed landscaping improvements would improve the site's aesthetics and would not be detrimental to public health, safety, or welfare.

E. The proposed development contributes to the creation of an attractive and visually interesting built environment that includes a variety of building styles and designs with well-articulated structures within a unifying context that encourages increased pedestrian activity and promotes compatibility among neighboring land uses within the same or different districts.

The proposed trees and shrubs contribute to an attractive built environment by enhancing the visual aesthetic and softening the appearance of the surface parking lot. The proposed landscaping improvements are compatible with the neighboring land uses.

End of Findings

CONDITIONS OF APPROVAL

AR25-003
222 San Bruno Ave E

Planning Division – (650) 616-7074

1. The request for an Architectural Review Permit to allow minor landscaping, site paving, and parking area alterations in the existing parking lot of 222 San Bruno Avenue shall be built according to plans approved by the Community Development Director on March 24th, 2025, except as required to be modified by these Conditions of Approval. Any modification to the approved plans shall require prior approval by the Community Development Director.

2. The accessible parking space shall remain unobstructed and available for use at all times.

3. Approval of this Architectural Review Permit is subject to a Planning Final Inspection.

Building Division – (650) 616-7074

AT PERMIT SUBMITTAL

1. Imprint the Conditions of Approval on the plans submitted for building permits.

2. The 2022 California Building, Mechanical, Plumbing, Electrical Codes, California Green Building Standards Code, and Energy Code (i.e., 2021 IBC, UMC, UPC, and 2020 NEC, as amended by the State of California) were used as the basis of our review.

3. Please note on the plan: Per the City of San Bruno Municipal Code Section 6.16.070, the operation of any equipment or performance of any outside construction related to a project shall not exceed the noise level and time indicated below:

   Monday through Saturday:
   - 7:00 AM to 10:00 PM – 85 Decibels
   - 10:00 PM to 7:00 AM – 60 Decibels

   Sunday:
   - 10:00 AM to 7:00 PM – 85 Decibels
   - 7:00 PM to 10:00 AM – 60 Decibels

4. Outdoor potable water use in landscape areas. Nonresidential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO) Stormwater Pollution Prevention: (CGBSC 5.304.1)

   a. Projects disturbing less than one acre must implement measures to prevent stormwater pollution during construction (CALGreen Section 5.106.1).

CITY OF SAN BRUNO
COMMUNITY DEVELOPMENT DEPARTMENT

March 24, 2025

Paul Esparza
Victory Automotive Group
222 San Bruno Ave E

RE: ARCHITECTURAL REVIEW PERMIT APPLICATION (AR25-003)

Dear Paul,

Your request for an Architectural Review Permit to conduct major landscaping improvements to the existing Victory Toyota dealership at 222 San Bruno Avenue E, was **approved** by the Community Development Director on March 24, 2025.

This approval was granted subject to the findings for approval and conditions enclosed in this Decision Letter. Please sign the Decision Letter to signify your acceptance of the conditions imposed on your project and return by April 7, 2025.

This approval is considered final since an appeal was not filed within ten (10) calendar days of when the written notice was mailed to all owners of property adjacent to the subject site in accordance with San Bruno Municipal Code Section 12.132.030.

For any inquiries regarding this approval, please contact the project planner, Kristie Woo, at KWoo@sanbruno.ca.gov.

Sincerely,

Peter Gilli, AICP
Community Development Director

Attachments:

1. Community Development Director's Decision
2. Finding for Approval
3. Conditions of Approval

DECISION OF THE COMMUNITY DEVELOPMENT DIRECTOR

Project Location	222 San Bruno Ave E (APN: 020-193-380)
Zoning Classification	TOD-1 (Medium density residential district)
Application Number(s)	Architectural Review Permit (AR25-003)
Subject	AR25-003 to approve major landscaping improvements to the existing dealership parking lot.
Existing Conditions	The subject property is approximately 2.1 acres in area and is located at the intersection of San Mateo Avenue and San Bruno Avenue E. The property is developed with the existing Victory Toyota dealership, offices, and surface parking for customers and vehicle inventory.
Proposed Conditions	The scope of work will result in 102 shrubs added along the parking lot (northern portion of the site) facing San Mateo Avenue, 9 trees added along the southern portion of the site facing San Mateo Avenue and 2nd Avenue, and 6 existing trees to be pruned. No changes are proposed for the building.

ENVIRONMENTAL IMPACT: This project qualifies for the California Environmental Quality Act (CEQA) Guidelines Exemption Class 1, Section 15301.e.(2) (A): Existing Facilities, where the addition will not result in an increase of more 10,000 square feet and the project is located in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan.

PUBLIC COMMENTS: No public comment has been received as of the writing of this approval letter.

FINAL DECISION: The Community Development Director approves the Architectural Review Permit (AR25-003) based on Findings A-E and Conditions of Approval 1-13.

PROJECT FINDINGS FOR APPROVAL

AR25-003
222 San Bruno Ave E

The Community Development Director shall grant an Architectural Review Permit only if they make the findings required by Section 12.108.030 of the San Bruno Municipal Code. The required findings are in ***bold*** followed by staff's analysis basis for the findings.

A. The proposed buildings, site plan, and landscaping are in substantial conformance with the goals, policies, and objective development standards of the zoning code, General Plan, and applicable specific plans.

The proposed landscaping alterations are consistent with the development standards set forth in San Bruno Municipal Code 12.280.050 Provision G.4, which requires that surface parking lots adjacent to any street-facing property line be screened along the public right-of-way with a decorative wall, hedge,

REVISIONS	BY

ALDER LANDSCAPE ARCHITECTURE
GLENN ROGERS, RLA
3425 ALEMANY BLVD.
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CITY OF SAN BRUNO LETTER

VICTORY AUTOMOTIVE GROUP
222 SAN BRUNO AVENUE
SAN BRUNO, CA 94066
616 690 7477

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L-6
OF 0 SHEETS