

# CHUNG RESIDENCE

713 HOWARD AVE  
BURLINGAME, CA

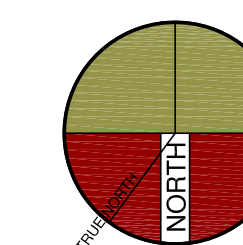
[ inSite ]

architecture • design • interiors

1534 PLAZA LN. #318  
BURLINGAME, CA 94010  
(650) 235-9566 tel.  
(650) 235-9569 fax

## DESIGN REVIEW

△ SCHEME-2  
PLANNING REVIEW COMMENTS-PC-1  
6-22-2022



SHEET TITLE  
ELEVATIONS

PROJECT #: 2022-?  
DRAWN BY:  
DATE: 2-2-2022  
SCALE PER SHEET

DRAWING NUMBER

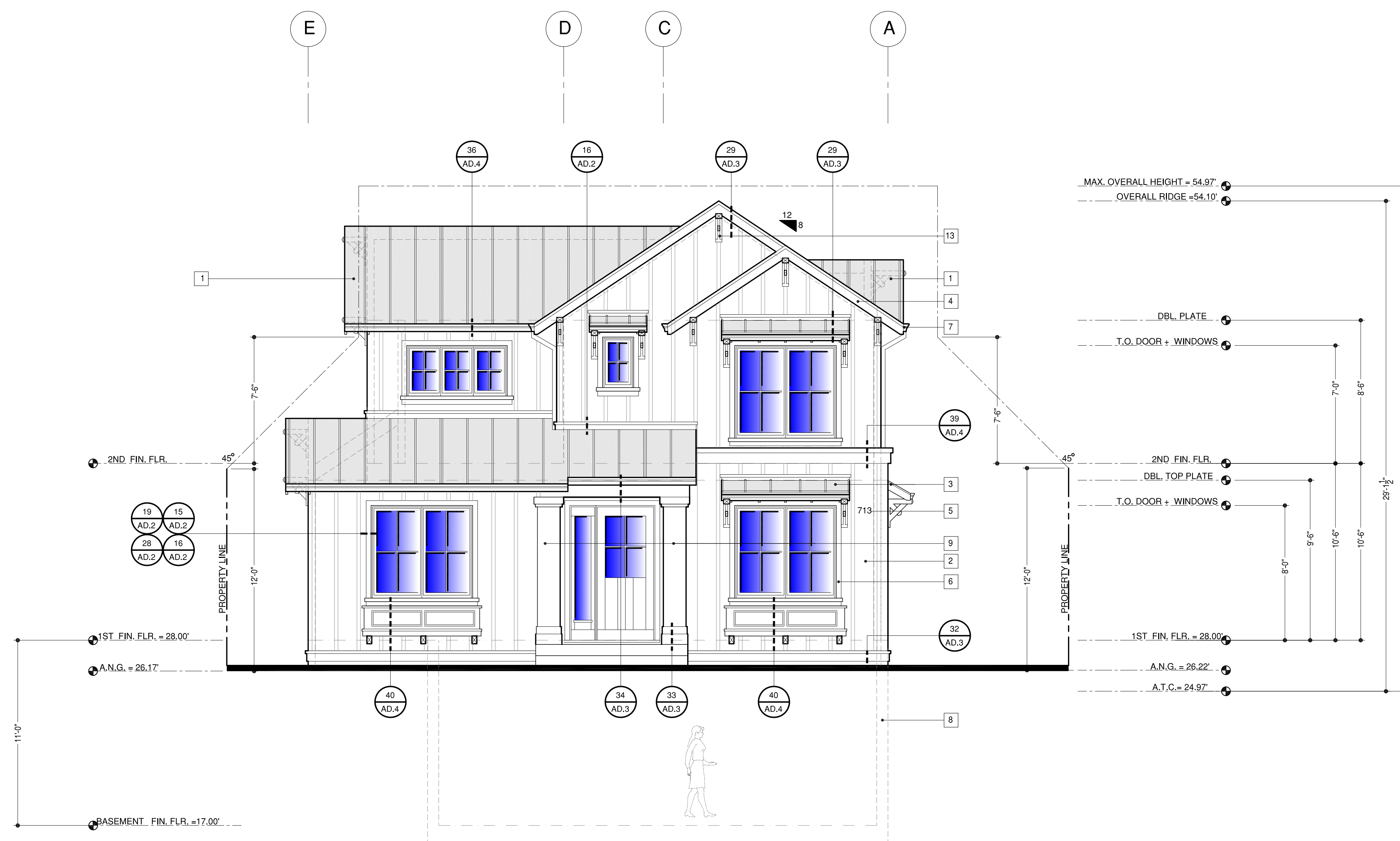
A.4

## ELEVATION~KEYNOTES

1. STANDING SEAM METAL ROOFING SYSTEM  
-STYLE: RIBBED  
-COLOR: TBD
2. EXTERIOR FINISH:  
-STYLE: BATTEN AND BOARD  
BATTEN AND BOARD OVER TYVEK OVER PLYWOOD  
-SPACING: BATTENS AT 16" O.C.  
-TEXTURE: SMOOTH  
-COLOR: TBD  
-PAINT MANUFAC: TBD.
3. DECORATIVE STANDING SEAM SHED ROOF:  
-MATERIAL: METAL  
-FINISH: KYNAR  
-STYLE: AS SHOWN  
-COLOR: TBD
4. FACIA, EAVE AND RAKE WITH EXPOSED RAFTER TIPS  
-MATERIAL: WOOD  
-COLOR: TBD  
-PAINT MANUFAC: TBD  
-SEE DETAIL ?, SHEET ?
5. ILLUMINATED ADDRESS BY PER BURLINGAME REQUIREMENTS
6. -TRIM HEAD AND JAMB SURROUND SIZE: 1" X 3-1/2"  
-CAP SIZE: 1" X 2" WITH METAL DRIP  
-SILL SIZE: 1" X 2" WITH 1" X 4" APRON  
-STYLE: TRADITIONAL  
-EXTERIOR: ALUM CLAD, COLOR TBD  
-GLAZING: DUAL GLAZED SIMULATED TRUE DIVIDED  
-INTERIOR: PRIMED, PAINT READY.  
-DOOR AND WINDOW REP:  
DOOR AND WINDOW S TO BE MANUFAC;  
BY TBD.  
-COLOR AND HARDWARE TO BE SELECTED BY HOMEOWNER.  
CONSULT OWNER.  
-SEE SHEET AD.2 FOR TYPICAL DOOR AND WINDOW DETAILS.
7. GUTTERS AND DOWNSPOUTS  
-MATERIAL: GALVANIZED  
-COLOR: TBD  
-SIZE OF GUTTER: 5" DECORATIVE O.G.  
-SIZE OF DOWN SPOUT: 4" DIA.
8. LINE OF BASEMENT BELOW
9. SQUARE POLYMER OR WOOD COLUMNS. TYP.  
-SIZE: 1"-4" SHAFT WITH BASE AND CAP  
-COLOR: TBD  
MANUFAC:  
-TURNCRRAFT OR EQUAL
10. NEW FLOOR VENTS:  
-SIZE: 6" X 14"  
-MANFAC: TBD  
-COLOR: TBD
11. ALUMINUM CLAD GARAGE DOOR.
12. (SOLAR POWER PANELS) BY SOLAR POWER COMPANY.  
AMOUNT TO BE DETERMINED BY MANUFACTURER AND SOLAR  
LOCATION AND ANGLE.
13. DECORATIVE WOOD KNEE BRACES PER DETAIL

## POLLUTANT CONTROL CGC NOT

1. PAINTS AND COATINGS SHALL COMPLY WITH VOC LIMITS PER CGC 4.504.2.2.
2. AEROSOL PAINTS AND COATINGS SHALL MEET THE PRODUCT-WEIGHTED MIR LIMITS FOR ROC AND OTHER REQUIREMENTS PER CGC 4.504.2.3.
3. DOCUMENTATION WILL BE PROVIDED TO VERIFY COMPLIANCE WITH VOC FINISH MATERIALS PER CGC 4.504.2.4.



1~PROPOSED-FRONT ~NORTH ELEVATION

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



ELEVATION~KEYNOTES

1. STANDING SEAM METAL ROOFING SYSTEM  
-STYLE: RIBBED  
-COLOR: TBD
2. EXTERIOR FINISH:  
-STYLE: BATTEN AND BOARD  
BATTEN AND BOARD OVER TYVEK OVER PLYWOOD  
-SPACING: BATTENS AT 16" O.C.  
-TEXTURE: SMOOTH  
-COLOR: TBD  
-PAINT MANUFAC: TBD.
3. DECORATIVE STANDING SEAM SHED ROOF :  
-MATERIAL: METAL  
-FINISH: KYNAR  
-STYLE: AS SHOWN  
-COLOR: TBD
4. FACIA, E AVE AND RAKE WITH EXPOSED RAFTER TIPS  
-MATERIAL: WOOD  
-COLOR: TBD  
-PAINT MANUFAC: TBD  
-SEE DETAIL ?, SHEET ?
5. ILLUMINATED ADDRESS BY PER BURLINGAME REQUIREMENTS
6. -TRIM HEAD AND JAMB SURROUND SIZE: 1" X 3-1/2"  
-CAP SIZE: 1" X 2" WITH METAL DRIP  
-SILL SIZE: 1" X 2" WITH 1" X 4" APRON  
-STYLE: TRADITIONAL  
-EXTERIOR: ALUM CLAD, COLOR TBD  
-GLAZING : DUAL GLAZED SIMULATED TRUE DIVIDED  
-INTERIOR: PRIMED, PAINT READY.  
-DOOR AND WINDOW REP:  
DOOR AND WINDOW S TO BE MANUFAC;  
BY TBD.  
-COLOR AND HARDWARE TO BE SELECTED BY HOMEOWNER.  
CONSULT OWNER.  
-SEE SHEET AD.2 FOR TYPICAL DOOR AND WINDOW DETAILS.
7. GUTTERS AND DOWNSPOUTS  
-MATERIAL: GALVANIZED  
-COLOR: TBD  
-SIZE OF GUTTER: 5" DECORATIVE O.G.  
-SIZE OF DOWN SPOUT: 4" DIA.
8. LINE OF BASEMENT BELOW
9. SQUARE POLYMER OR WOOD COLUMNS. TYP.  
-SIZE: 1"-4" SHAFT WITH BASE AND CAP  
-COLOR: TBD  
MANUFAC:  
-TURN CRAFT OR EQUAL
10. NEW FLOOR VENTS:  
-SIZE: 6" X 14"  
-MANFAC: TBD  
-COLOR: TBD
11. ALUMINUM CLAD GARAGE DOOR.
12. (SOLAR POWER PANELS) BY SOLAR POWER COMPANY.  
AMOUNT TO BE DETERMINED BY MANUFACTURER AND SOLAR  
LOCATION AND ANGLE.
13. DECORATIVE WOOD KNEE BRACES PER DETAIL

# CHUNG RESIDENCE

713 HOWARD AVE  
BURLINGAME, CA

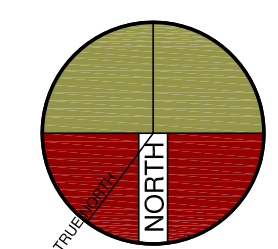
[ inSite ]

architecture • design • interiors

1534 PLAZA LN. #318  
BURLINGAME, CA 94010  
(650) 235-9566 tel.  
(650) 235-9569 fax

DESIGN REVIEW

△ SCHEME-2  
PLANNING REVIEW COMMENTS-PC-1  
6-22-2022



SHEET TITLE  
ELEVATIONS

PROJECT #: 2022-?  
DRAWN BY:  
DATE: 2-2-2022  
SCALE PER SHEET

DRAWING NUMBER

A.5

POLLUTANT CONTROL CGC NOT

1. PAINTS AND COATINGS SHALL COMPLY WITH VOC LIMITS PER CGC 4.504.2.2.
2. AEROSOL PAINTS AND COATINGS SHALL MEET THE PRODUCT-WEIGHTED MIR LIMITS FOR ROC AND OTHER REQUIREMENTS PER CGC 4.504.2.3.
3. DOCUMENTATION WILL BE PROVIDED TO VERIFY COMPLIANCE WITH VOC FINISH MATERIALS PER CGC 4.504.2.4.

2~PROPOSED-RIGHTSIDE~WEST ELEVATION

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

ELEVATION~KEYNOTES

1. STANDING SEAM METAL ROOFING SYSTEM  
-STYLE: RIBBED  
-COLOR: TBD
2. EXTERIOR FINISH:  
-STYLE: BATTEN AND BOARD  
BATTEN AND BOARD OVER TYVEK OVER PLYWOOD  
-SPACING: BATTENS AT 16" O.C.  
-TEXTURE: SMOOTH  
-COLOR: TBD  
-PAINT MANUFAC: TBD.
3. DECORATIVE STANDING SEAM SHED ROOF :  
-MATERIAL: METAL  
-FINISH: KYNAR  
-STYLE: AS SHOWN  
-COLOR: TBD
4. FACIA, EAVE AND RAKE WITH EXPOSED RAFTER TIPS  
-MATERIAL: WOOD  
-COLOR: TBD  
-PAINT MANUFAC: TBD  
-SEE DETAIL ?, SHEET ?
5. ILLUMINATED ADDRESS BY PER BURLINGAME REQUIREMENTS
6. -TRIM HEAD AND JAMB SURROUND SIZE: 1" X 3-1/2"  
-CAP SIZE: 1" X 2" WITH METAL DRIP  
-SILL SIZE: 1" X 2" SILL WITH 1" X 4" APRON  
-STYLE: TRADITIONAL  
-EXTERIOR: ALUM CLAD, COLOR TBD  
-GLAZING : DUAL GLAZED SIMULATED TRUE DIVIDED  
-INTERIOR: PRIMED, PAINT READY.  
-DOOR AND WINDOW REP:  
DOOR AND WINDOW S TO BE MANUFAC;  
BY TBD.  
-COLOR AND HARDWARE TO BE SELECTED BY HOMEOWNER.  
CONSULT OWNER.  
-SEE SHEET AD.2 FOR TYPICAL DOOR AND WINDOW DETAILS.
7. GUTTERS AND DOWNSPOUTS  
-MATERIAL: GALVANIZED  
-COLOR: TBD  
-SIZE OF GUTTER: 5" DECORATIVE O.G.  
-SIZE OF DOWN SPOUT: 4" DIA.
8. LINE OF BASEMENT BELOW
9. SQUARE POLYMER OR WOOD COLUMNS. TYP.  
-SIZE: 1"-4" SHAFT WITH BASE AND CAP  
-COLOR: TBD  
MANUFAC:  
-TURNCRRAFT OR EQUAL
10. NEW FLOOR VENTS:  
-SIZE: 6" X 14"  
-MANFAC: TBD  
-COLOR: TBD
11. ALUMINUM CLAD GARAGE DOOR.
12. (SOLAR POWER PANELS) BY SOLAR POWER COMPANY.  
AMOUNT TO BE DETERMINED BY MANUFACTURER AND SOLAR LOCATION AND ANGLE.
13. DECORATIVE WOOD KNEE BRACES PER DETAIL

# CHUNG RESIDENCE

713 HOWARD AVE  
BURLINGAME, CA

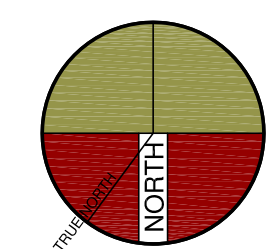
## [ inSite ]

architecture • design • interiors

1534 PLAZA LN. #318  
BURLINGAME, CA 94010  
(650) 235-9566 tel.  
(650) 235-9569 fax

DESIGN REVIEW

△ SCHEME-2  
PLANNING REVIEW COMMENTS-PC-1  
6-22-2022

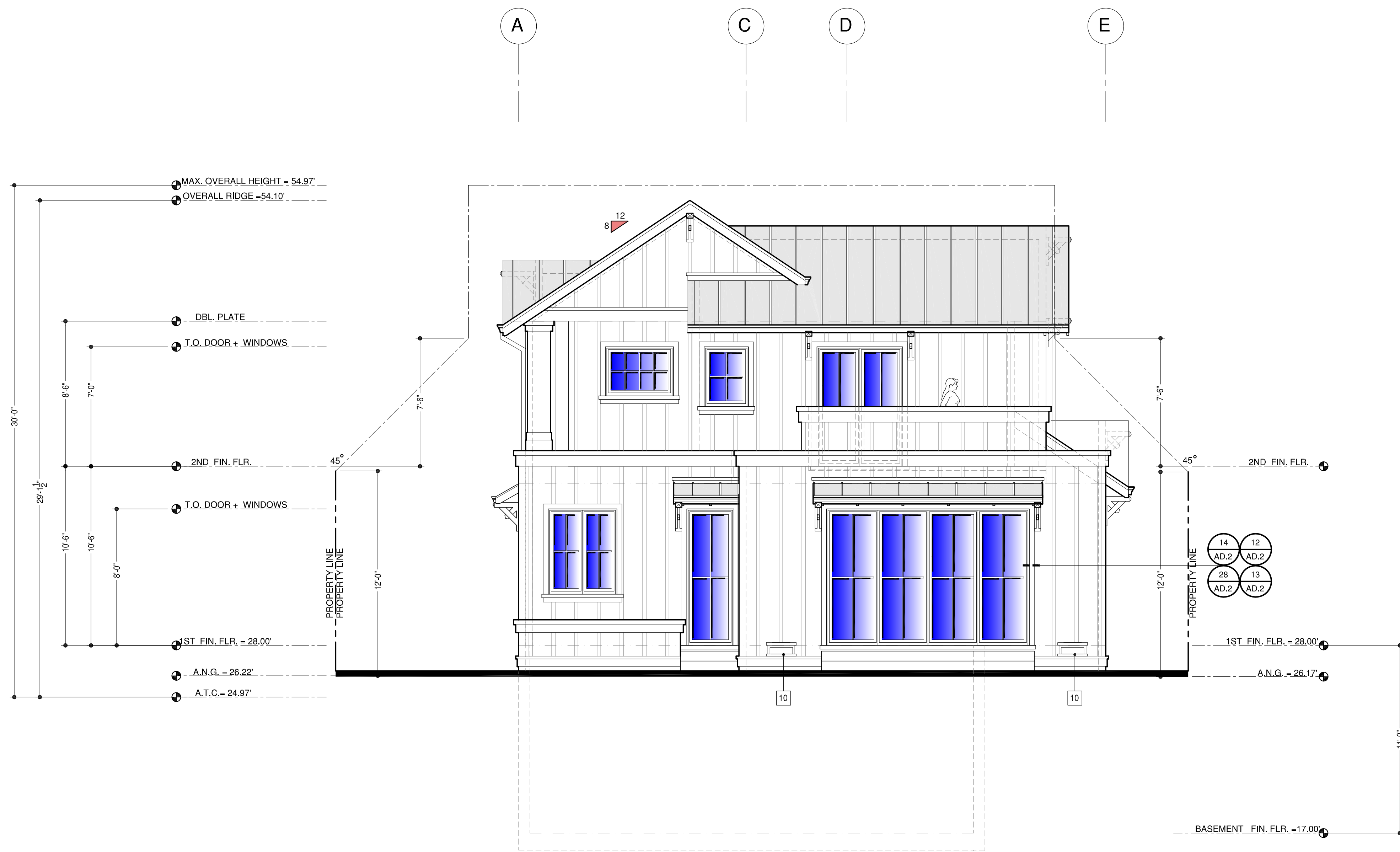


SHEET TITLE  
ELEVATIONS

PROJECT #: 2022-?  
DRAWN BY:  
DATE: 2-2-2022  
SCALE PER SHEET

DRAWING NUMBER

# A.6



REFER TO SHEET A.4 FOR TYPICAL MATERIAL CALLOUTS.

### 3~PROPOSED-REAR ~SOUTH ELEVATION

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

POLLUTANT CONTROL CGC NOT

1. PAINTS AND COATINGS SHALL COMPLY WITH VOC LIMITS PER CGC 4.504.2.2.
2. AEROSOL PAINTS AND COATINGS SHALL MEET THE PRODUCT-WEIGHTED MIR LIMITS FOR ROC AND OTHER REQUIREMENTS PER CGC 4.504.2.3.
3. DOCUMENTATION WILL BE PROVIDED TO VERIFY COMPLIANCE WITH VOC FINISH MATERIALS PER CGC 4.504.2.4.



ELEVATION~KEYNOTES

1. STANDING SEAM METAL ROOFING SYSTEM  
-STYLE: RIBBED  
-COLOR: TBD
2. EXTERIOR FINISH:  
-STYLE: BATTEN AND BOARD  
BATTEN AND BOARD OVER TYVEK OVER PLYWOOD  
-SPACING: BATTENS AT 16" O.C.  
-TEXTURE: SMOOTH  
-COLOR: TBD  
-PAINT MANUFAC: TBD.
3. DECORATIVE STANDING SEAM SHED ROOF :  
-MATERIAL: METAL  
-FINISH: KYNAR  
-STYLE: AS SHOWN  
-COLOR: TBD
4. FACIA, E AVE AND RAKE WITH EXPOSED RAFTER TIPS  
-MATERIAL: WOOD  
-COLOR: TBD  
-PAINT MANUFAC: TBD  
-SEE DETAIL ?, SHEET ?
5. ILLUMINATED ADDRESS BY PER BURLINGAME REQUIREMENTS
6. -TRIM HEAD AND JAMB SURROUND SIZE: 1" X 3-1/2"  
-CAP SIZE: 1" X 2" WITH METAL DRIP  
-SILL SIZE: 1" X 2" SILL WITH 1" X 4" APRON  
-STYLE: TRADITIONAL  
-EXTERIOR: ALUM CLAD, COLOR TBD  
-GLAZING : DUAL GLAZED SIMULATED TRUE DIVIDED  
-INTERIOR: PRIMED, PAINT READY.  
-DOOR AND WINDOW REP:  
DOOR AND WINDOW S TO BE MANUFAC:  
BY TBD.  
-COLOR AND HARDWARE TO BE SELECTED BY HOMEOWNER.  
CONSULT OWNER.  
-SEE SHEET AD.2 FOR TYPICAL DOOR AND WINDOW DETAILS.
7. GUTTERS AND DOWNSPOUTS  
-MATERIAL: GALVANIZED  
-COLOR: TBD  
-SIZE OF GUTTER: 5" DECORATIVE O.G.  
-SIZE OF DOWN SPOUT: 4" DIA.
8. LINE OF BASEMENT BELOW
9. SQUARE POLYMER OR WOOD COLUMNS. TYP.  
-SIZE: 1"-4" SHAFT WITH BASE AND CAP  
-COLOR: TBD  
MANUFAC:  
-TURNCRRAFT OR EQUAL
10. NEW FLOOR VENTS:  
-SIZE: 6" X 14"  
-MANFAC: TBD  
-COLOR: TBD
11. ALUMINUM CLAD GARAGE DOOR.
12. (SOLAR POWER PANELS) BY SOLAR POWER COMPANY.  
AMOUNT TO BE DETERMINED BY MANUFACTURER AND SOLAR  
LOCATION AND ANGLE.
13. DECORATIVE WOOD KNEE BRACES PER DETAIL

# CHUNG RESIDENCE

713 HOWARD AVE  
BURLINGAME, CA

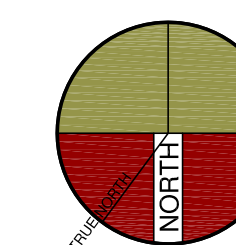
[ inSite ]

architecture • design • interiors

1534 PLAZA LN. #318  
BURLINGAME, CA 94010  
(650) 235-9566 tel.  
(650) 235-9569 fax

DESIGN REVIEW

△ SCHEME-2  
PLANNING REVIEW COMMENTS-PC-1  
6-22-2022



SHEET TITLE  
ELEVATIONS

PROJECT #: 2022-?  
DRAWN BY:  
DATE: 2-2-2022  
SCALE PER SHEET

DRAWING NUMBER

A.7

POLLUTANT CONTROL CGC NOT

1. PAINTS AND COATINGS SHALL COMPLY WITH VOC LIMITS PER CGC 4.504.2.2.
2. AEROSOL PAINTS AND COATINGS SHALL MEET THE PRODUCT-WEIGHTED MIR LIMITS FOR ROC AND OTHER REQUIREMENTS PER CGC 4.504.2.3.
3. DOCUMENTATION WILL BE PROVIDED TO VERIFY COMPLIANCE WITH VOC FINISH MATERIALS PER CGC 4.504.2.4.

REFER TO SHEET A.4 FOR TYPICAL MATERIAL CALLOUTS.

4~PROPOSED-LEFTSIDE~EAST ELEVATION

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

# CHUNG RESIDENCE

713 HOWARD AVE  
BURLINGAME, CA

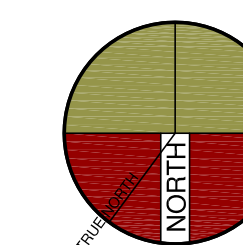
[ inSite ]

architecture • design • interiors

1534 PLAZA LN. #318  
BURLINGAME, CA 94010  
(650) 235-9566 tel.  
(650) 235-9569 fax

## DESIGN REVIEW

△ SCHEME-2  
PLANNING REVIEW COMMENTS-PC-1  
6-22-2022



SHEET TITLE  
**GARAGE+ADU ELEVATIONS**

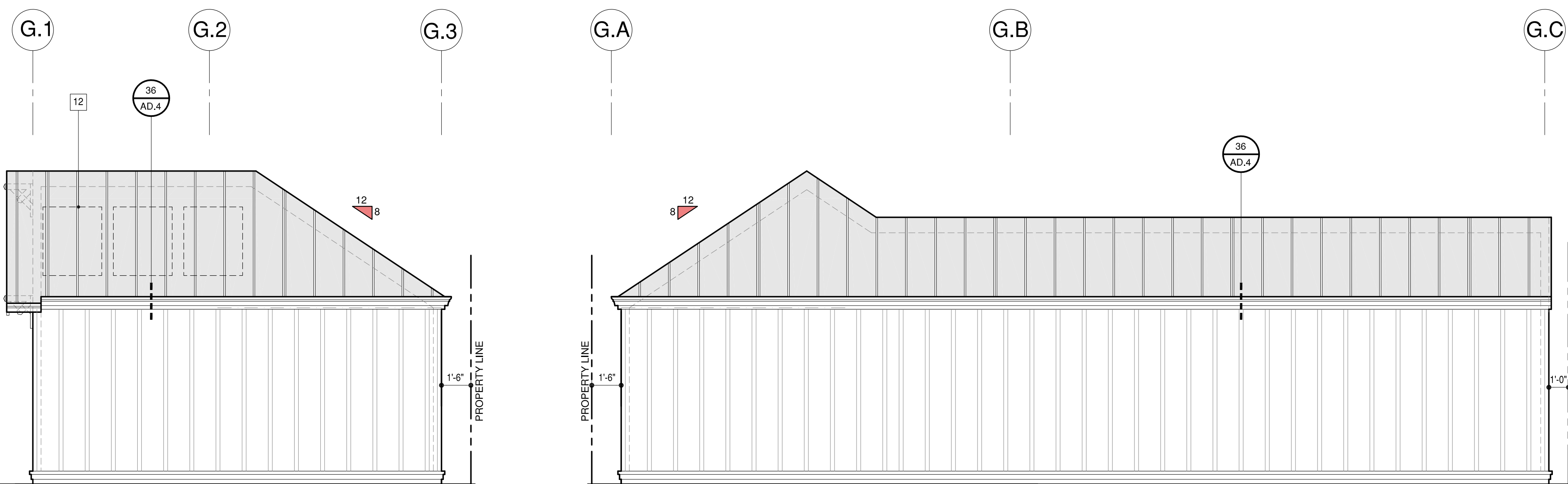
PROJECT #: 2022-?  
DRAWN BY:  
DATE: 2-2-2022  
SCALE PER SHEET

DRAWING NUMBER

**G.3**

### ELEVATION~KEYNOTES

1. STANDING SEAM METAL ROOFING SYSTEM  
-STYLE: RIBBED  
-COLOR: TBD
2. EXTERIOR FINISH:  
-STYLE: BATTEN AND BOARD  
BATTEN AND BOARD OVER TYVEK OVER PLYWOOD  
-SPACING: BATTENS AT 16" O.C.  
-TEXTURE: SMOOTH  
-COLOR: TBD  
-PAINT MANUFAC: TBD.
3. DECORATIVE STANDING SEAM SHED ROOF:  
-MATERIAL: METAL  
-FINISH: KYNAR  
-STYLE: AS SHOWN  
-COLOR: TBD
4. FACIA, E AVE AND RAKE WITH EXPOSED RAFTER TIPS  
-MATERIAL: WOOD  
-COLOR: TBD  
-PAINT MANUFAC: TBD  
-SEE DETAIL ?, SHEET ?
5. ILLUMINATED ADDRESS BY PER BURLINGAME REQUIREMENTS
6. -TRIM HEAD AND JAMB SURROUND SIZE: 1" X 3-1/2"  
-CAP SIZE: 1" X 2" WITH METAL DRIP  
-SILL SIZE: 1" X 2" SILL WITH 1" X 4" APRON  
-STYLE: TRADITIONAL  
-EXTERIOR: ALUM CLAD, COLOR TBD  
-GLAZING: DUAL GLAZED SIMULATED TRUE DIVIDED  
-INTERIOR: PRIMED, PAINT READY.  
-DOOR AND WINDOW REP:  
DOOR AND WINDOW S TO BE MANUFAC;  
BY TBD.  
-COLOR AND HARDWARE TO BE SELECTED BY HOMEOWNER.  
CONSULT OWNER.  
-SEE SHEET AD.2 FOR TYPICAL DOOR AND WINDOW DETAILS.
7. GUTTERS AND DOWNSPOUTS  
-MATERIAL: GALVANIZED  
-COLOR: TBD  
-SIZE OF GUTTER: 5" DECORATIVE O.G.  
-SIZE OF DOWN SPOUT: 4" DIA.
8. LINE OF BASEMENT BELOW
9. SQUARE POLYMER OR WOOD COLUMNS. TYP.  
-SIZE: 1'-4" SHAFT WITH BASE AND CAP  
-COLOR: TBD  
MANUFAC:  
-TURNCRRAFT OR EQUAL
10. NEW FLOOR VENTS:  
-SIZE: 6" X 14"  
-MANFAC: TBD  
-COLOR: TBD
11. ALUMINUM CLAD GARAGE DOOR.
12. (SOLAR POWER PANELS) BY SOLAR POWER COMPANY.  
AMOUNT TO BE DETERMINED BY MANUFACTURER AND SOLAR  
LOCATION AND ANGLE.
13. DECORATIVE WOOD KNEE BRACES PER DETAIL

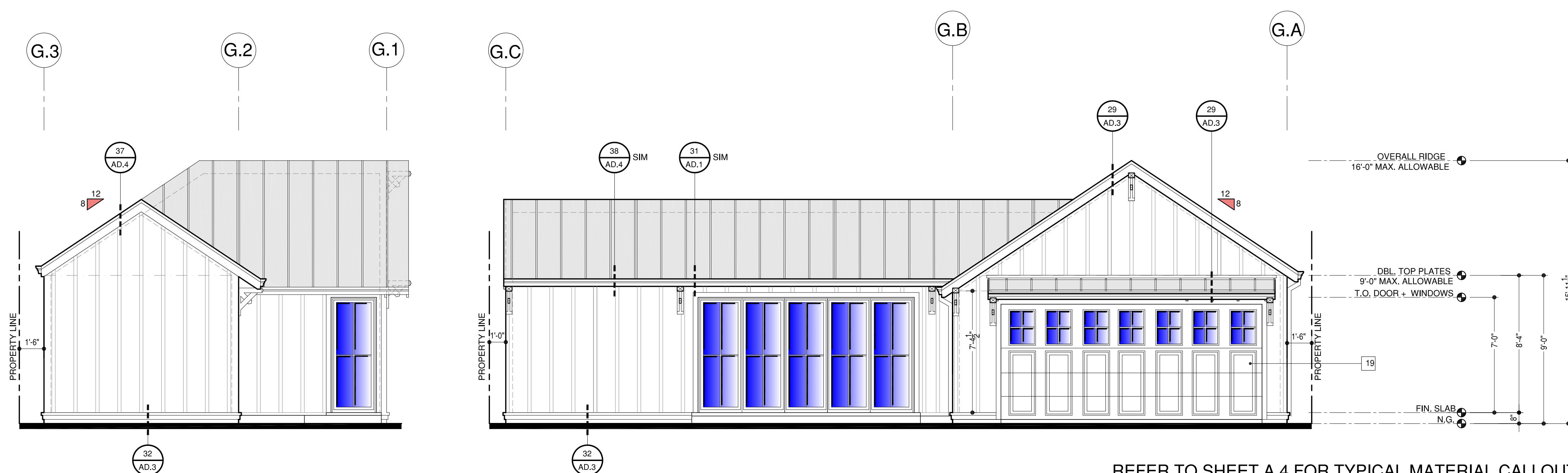


REFER TO SHEET A.4 FOR TYPICAL MATERIAL CALLOUTS.

G.4~PROPOSED-LEFTSIDE ~EAST ELEVATION

G.3~PROPOSED-REAR ~SOUTH ELEVATION

SCALE 1/4"=1'-0"



REFER TO SHEET A.4 FOR TYPICAL MATERIAL CALLOUTS.

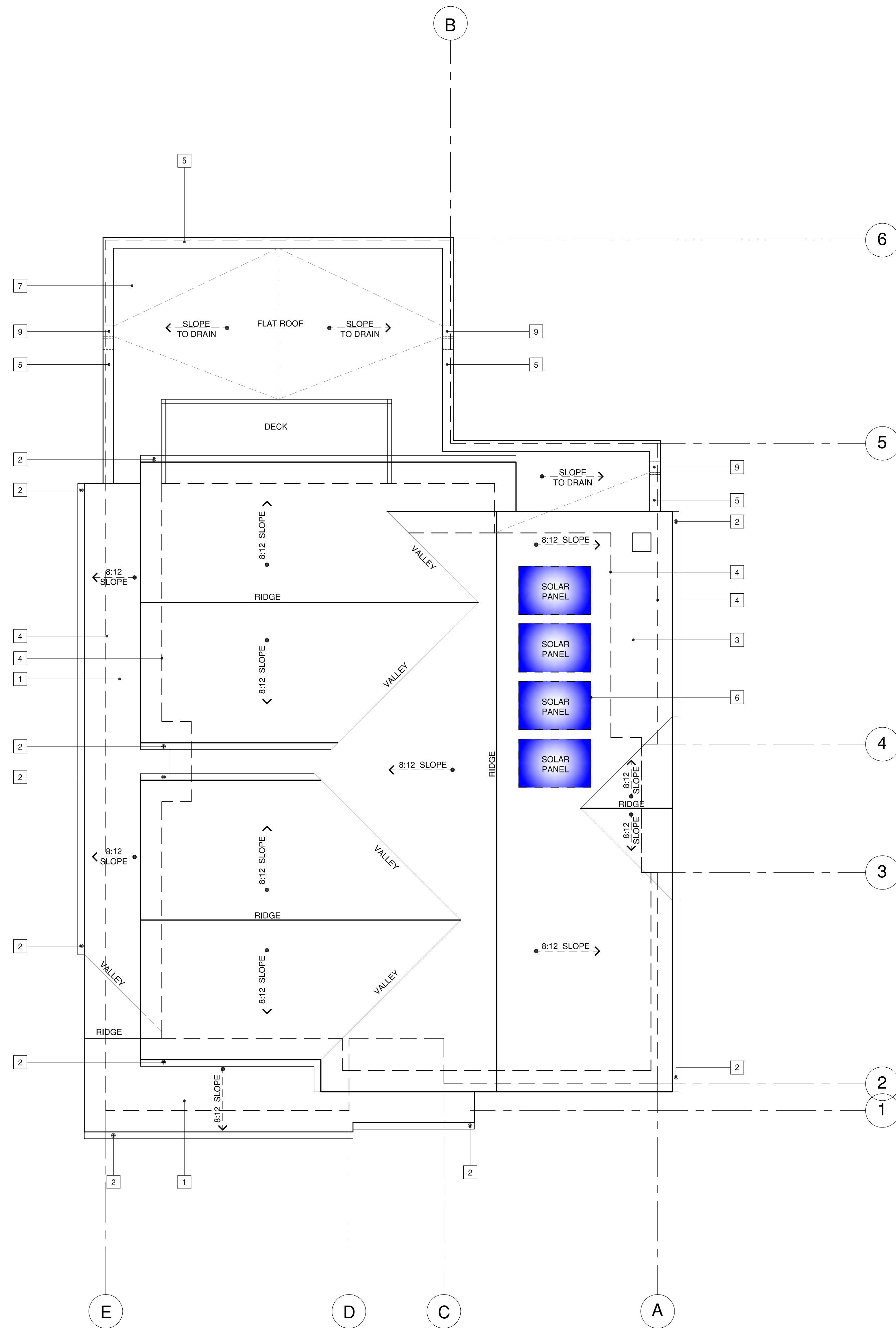
G.2~PROPOSED-RIGHTSIDE ~WEST ELEVATION

G.1~PROPOSED-FRONT~NORTH ELEVATION

SCALE 1/4"=1'-0"

### POLLUTANT CONTROL CGC NOT

1. PAINTS AND COATINGS SHALL COMPLY WITH VOC LIMITS PER CGC 4.504.2.2.
2. AEROSOL PAINTS AND COATINGS SHALL MEET THE PRODUCT-WEIGHTED MIR LIMITS FOR ROC AND OTHER REQUIREMENTS PER CGC 4.504.2.3.
3. DOCUMENTATION WILL BE PROVIDED TO VERIFY COMPLIANCE WITH VOC FINISH MATERIALS PER CGC 4.504.2.4.



**ROOF PLAN KEYNOTES**

1. STANDING SEAM METAL ROOFING SYSTEM
2. GUTTERS:  
 - SIZE: 4-1/2" OG  
 - DOWNSPOUT: 4" SQ. TIE INTO ONSITE DRAINAGE LINE TO DRY WELL PER SHEET SP.1.
3. ROOF FLASHING 24 GA. G.I. FLASHING AT ALL ROOF PENETRATIONS AND CRICKET VALLEYS.
4. LINE OF WALL BELOW EAVE AND RAKE.
5. NOT USED
6. (SOLAR POWER PANELS) BY SOLAR POWER COMPANY. AMOUNT TO BE DETERMINED BY MANUFACTURER AND SOLAR LOCATION AND ANGLE.
7. FLAT ROOF:  
 SLOPE: MIN. 1/4" MIN SLOPE  
 MATERIAL: TORCH DOWN ROOFING MATERIAL WITH PEA GRAVEL TOP COVER  
 COLOR: VARIETY OF TANS
8. GALVANIZED 6"X12" SQUARE LOW PROFILE GRAVITY ATTIC VENTILATORS:  
 FINISH: PRIME AND PAINT TO MATCH ROOF
9. DRAIN AND OVERFLOW SCUPPER. POSITIVE SLOPE DRAIN WITH CONDUCTOR BOX.

# CHUNG RESIDENCE

713 HOWARD AVE  
BURLINGAME, CA

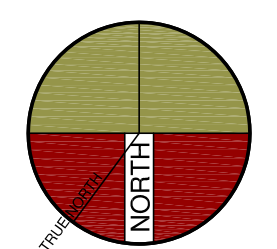
[ inSite ]

architecture • design • interiors

1534 PLAZA LN. #318  
BURLINGAME, CA 94010  
(650) 235-9566 tel.  
(650) 235-9569 fax

**DESIGN REVIEW**

△ SCHEME-2  
 PLANNING REVIEW COMMENTS-PC-1  
 6-22-2022



SHEET TITLE  
**ROOF LEVEL PLAN**

PROJECT #: 2022-?  
 DRAWN BY:  
 DATE: 2-2-2022  
 SCALE PER SHEET

DRAWING NUMBER

**A.3**

**ROOF LEVEL PLAN**

SCALE 1/4"=1'-0"

ROOF PLAN KEYNOTES

1. STANDING SEAM ROOFING SYSTEM/
2. GUTTERS:  
- SIZE: 4-1/2" OG  
- DOWNSPOUT: 4" SQ. TIE INTO ONSITE DRAINAGE LINE TO DRY WELL PER SHEET SP.1.
3. ROOF FLASHING 24 GA. G.I. FLASHING AT ALL ROOF 24 GA. G.I. FLASHING AT ALL ROOF PENETRATIONS AND CRICKET VALLEYS.
4. LINE OF WALL BELOW EAVE AND RAKE.
5. CHIMNEY STACK.  
- PROVIDE APPROVED SPARK ARRESTOR PER MANUFAC. REQUIEMENTS.
6. (SOLAR POWER PANELS) BY SOLAR POWER COMPANY. AMOUNT TO BE DETERMINED BY MANUFACTURER AND SOLAR LOCATION AND ANGLE.
7. FLAT ROOF:  
SLOPE: MIN 1/4" MIN SLOPE  
MATERIAL: TORCH DOWN ROOFING MATERIAL WITH PEA GRAVEL TOP COVER  
COLOR: VARIETY OF TANS
8. GALVANIZED 6"X12" SQUARE LOW PROFILE GRAVITY ATTIC VENTILATORS:  
FINISH: PRIME AND PAINT TO MATCH ROOF
9. DRAIN AND OVERFLOW SCUPPER. POSITIVE SLOPE DRAIN WITH CONDUCTOR BOX.

# CHUNG RESIDENCE

713 HOWARD AVE  
BURLINGAME, CA

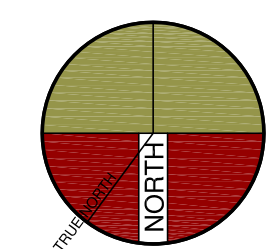
[ inSite ]

architecture • design • interiors

1534 PLAZA LN. #318  
BURLINGAME, CA 94010  
(650) 235-9566 tel.  
(650) 235-9569 fax

DESIGN REVIEW

△ SCHEME-2  
PLANNING REVIEW COMMENTS-PC-1  
6-22-2022

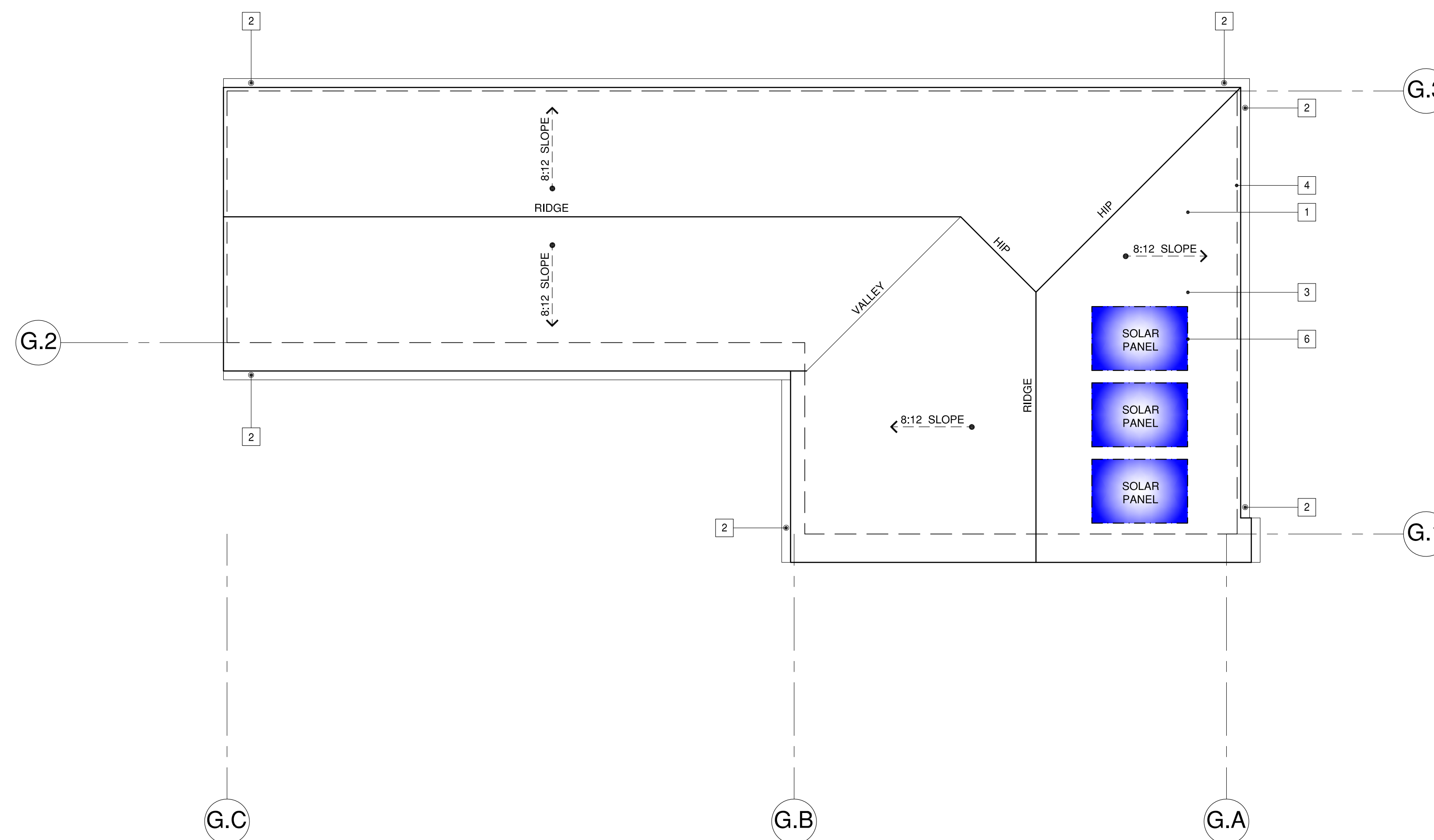


SHEET TITLE  
**GARAGE+ ADU  
ROOF PLAN**

PROJECT #: 2022-?  
DRAWN BY:  
DATE: 2-2-2022  
SCALE PER SHEET

DRAWING NUMBER

**G.2**



GARAGE + ADU ROOF PLAN

SCALE 1/4"=1'-0"

**IRRIGATION NOTE**

AN AUTOMATIC IRRIGATION SYSTEM CONTROLLER FOR LANDSCAPING PROVIDED BY THE BUILDER AND INSTALLED AT THE TIME OF FINAL INSPECTION SHALL COMPLY WITH CGC 4.304

**PUBLIC WORKS NOTES**

- THIS PROJECT SHALL COMPLY WITH THE CITY NPDES PERMIT REQUIREMENTS TO PREVENT STORM WATER POLLUTION. SEE SHEET BMP.1. CONTRACTOR SHALL CONSTRUCT FRONTAGE PUBLIC IMPROVEMENTS INCLUDING CURB, GUTTER, SIDEWALK, DRIVEWAY AND OTHER APPURTENANT WORK IF AREAS ARE REQUIRED TO BE ALTERED.
- SEWER BACKWATER PROTECTION CERTIFICATION IS REQUIRED FOR THE INSTALLATION OF ANY NEW SEWER FIXTURE PER ORDINANCE NO. 1710, THE SEWER BACKWATER
- THE SANITARY SEWER LATERAL (BUILDING SEWER) SHALL BE TESTED PER ORDINANCE CODE CHAPTER 15.12. TESTING INFORMATION IS AVAILABLE AT THE BUILDING DEPARTMENT COUNTER. A SEWER LATERAL TEST ENCROACHMENT PERMIT IS REQUIRED.
- SEE SHEET PW.1 FOR ADDITIONAL PUBLIC WORKS REQUIREMENTS
- GRADING PERMIT, IF REQUIRED, WILL BE OBTAINED FROM DEPART. OF PUBLIC WORKS.
- THE SANITARY SEWER LATERAL (BUILDING SEWER) SHALL BE TESTED PER ORDINANCE CODE CHAPTER 15.12. A ENCROACHMENT PERMIT FOR THE SEWER LATERAL TEST IS REQUIRED. A PASSED SEWER LATERAL TEST CERTIFICATE MUST BE IN PLACE PRIOR TO FINAL OF THE BUILDING PERMIT.

**SITE DRAINAGE NOTE**

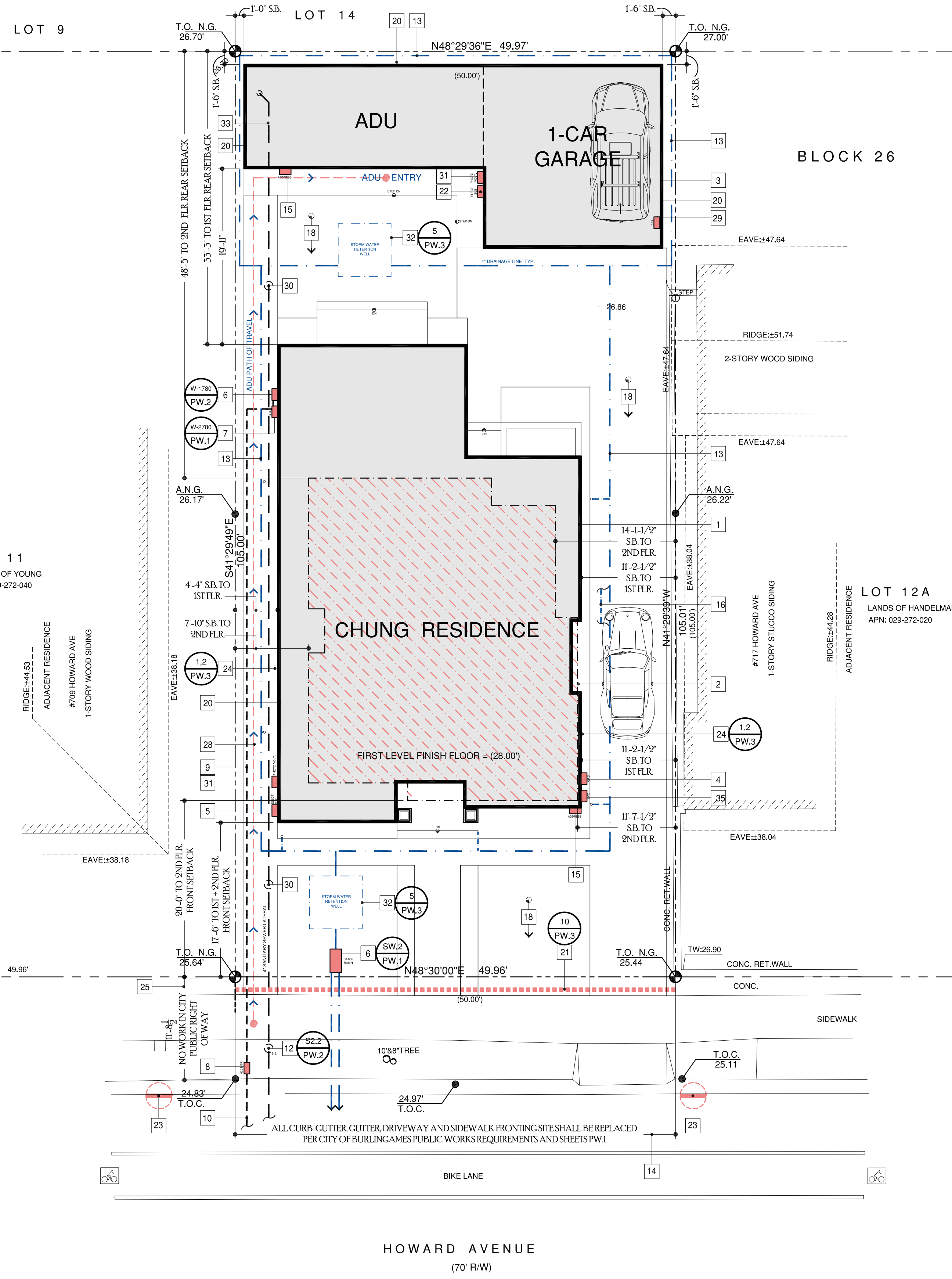
- CONTRACTOR TO PROVIDE 4" DIA. PVC SITE DRAINAGE LINE FROM AROUND RESIDENCE TO TO STREET PER CITY OF BURLINGAME PUBLIC WORKS REQUIREMENTS. TIE ALL ROOF DOWNSPOUTS INTO 4" DRAINAGE LINE TO HAVE POSITIVE DRAINAGE TO STREET. ALL WORK AT CITY SIDEWALK AND CURB IS REQUIRED TO HAVE CITY PERMIT. REPLACED AND REPAIR AS REQUIRED PER DETAILS ON SHEET PW.1 AND PW.2
- SEE ROOF PLAN FOR ALL DOWNSPOUT LEADERS TO BOOT LOCATIONS.

**PARKS DEPARTMENT**

- CONTRACTOR TO PROTECT STREET TREES DURING CONSTRUCTION.
- EXISTING CITY STREET TREE MAY NOT BE CUT, TRIMMED OR REMOVED WITHOUT PERMIT FROM PARKS DIVISION (558-7330)
- NO EXISTING TREE OVER 48 INCHES IN CIRCUMFERENCE AT 54 INCHES FORM BASE OF TREE MAY BE REMOVED WITHOUT A PROTECTED TREE REMOVAL PERMIT FROM THE PARKS DIVISION. (558-7330) PERMIT REQUIRED FOR OAK.
- ALL NEW TREES SHALL BE DOUBLE STAKED WITH 2" POLES AND SECURED WITH AT LEAST TWO RUBBER TIES OR STRAPS.
- REFER TO SHEET L.1 FOR ALL LANDSCAPE NOTES

**SITE PLAN KEYNOTES**

- LINE OF FIRST STORY SHOWN SOLID .
- LINE OF SECOND STORY SHOWN DASHED DOT AND HATCHED.
- NEW DETACHED ONE CAR GARAGE (ADU SHOWN SHADED).
- LOCATION OF GAS METER. INSTALL PER PG&E REGULATIONS
- LOCATION OF NEW 200 AMP ELECTRICAL PANEL AND METER. INSTALL PER PG&E REQUIREMENTS.
- LOCATION FOR FIRE RISER FOR FIRE PROTECTION. COORDINATE WITH DESIGN BLDG. FIRE PROTECTION COMPANY FOR ALL NECESSARY MAIN WATER LINE FROM CITY METER. REFER TO APPROVED FIRE PROTECTION PLANS SEE SHEET PW.1
- NOTE: DESIGN FOR DISCHARGE OF FIRE SPRINKLER TEST WATER TO LANDSCAPE OR SANITARY SEWER
- LOCATION FOR DOUBLE CHECK VALVE ASSEMBLY. SEE W-2780, SHEET PW.1 AND DETAIL 10, SHEET AD.1
- LOCATION OF NEW WATER METER. CHANGE METER AND SIZE IN ACCORDANCE TO NEW FIRE PROTECTION CALCULATIONS AND PER CITY OF BURLINGAMES PUBLIC WORKS REQUIREMENTS.
- MAIN LATERAL FROM METER TO RESIDENCE. VERIFY SIZE OF LINE WITH FIRE PROTECTION CALCULATIONS AND APPROVED FIRE PROTECTION PLANS.
- CONTRACTOR TO VERIFY WITH PUBLIC WORKS FOR REQUIRED WATER LINE FROM CITY MAIN LATERAL TO METER. OBTAIN ALL NECESSARY PERMITS FOR ALL WORK PERFORMED IN CITY RIGHT AWAY.
- NEW CATCH BASIN DIFFUSER BOX PER PUBLIC WORKS STANDARD DETAIL S-2 SHEET PW.1
- NEW 4" SANITARY SEWER TO CITY MAIN AND CLEANOUT PER PUBLIC WORKS REQUIREMENTS. SEE DETAIL SS-1 AND SS-2. SHEET PW.2. OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION WITHIN ANY CITY EASEMENT.
- 4" DIA. DRAINAGE LINE TO STORM BASIN RETENTION WELL. DIRECT WATER TO ALL PLANTING AREA AND DIFFUSER BASIN.
- A REMOVE/REPLACE UTILITIES ENCROACHMENT PERMIT IS REQUIRED TO (1) REPLACE ALL CURB, GUTTER, DRIVEWAY AND SIDEWALK FRONTING SITE. (2) PLUG ALL EXISTING SANITARY SEWER LATERAL CONNECTIONS AND INSTALL A NEW 4" LATERAL. (3) ALL WATER LINE CONNECTIONS TO CITY WATER MAINS FOR SERVICES OR FIRE LINE ARE TO BE INSTALLED PER CITY STANDARD PROCEDURES AND SPECIFICATION. (4) ANY OTHER UNDERGROUND UTILITY WORKS WITHIN CITY'S RIGHT-OF-WAY.
- LOCATION OF NEW BUILDING ADDRESS. NUMBERS ARE TO BE A MINIMUM OF ONE-HALF INCH STROKE BY TWO AND ONE-HALF INCHES HIGH, AND ARE EXTERNALLY ILLUMINATED BY LANDSCAPE FLOOD OR INTERNALLY ILLUMINATED CONTROLLED BY SENSOR. INSTALL PER BURLINGAME CODE 18.08.050. THE ADU ADDRESS WILL BE AN ALPHA NUMERIC NUMBER WITH THE LETTER 'A' AFTER THE MAIN DWELLING NUMBER.
- IF THE ADU IS ATTACHED TO THE MAIN DWELLING UNIT, THE ADDRESS NUMBER AND ADU NUMBER SHALL BE VISIBLE FROM THE FRONT OF THE HOUSE. ACCESS TO THE ADU FRONT DOOR SHALL ALSO BE LABELED WITH THE ADDRESS NUMBER.
- IF THE ADU IS DETACHED TO THE MAIN DWELLING UNIT, THE ADU NUMBER SHALL BE DISPLAYED SEPARATE FROM THE MAIN DWELLING UNIT ON EITHER A SECONDARY MAILBOX, GATE, OR NON-MOVABLE STRUCTURE VISIBLE FROM THE STREET FRONTAGE AT THE PROPERTY LINE, AS WELL AS ON THE FRONT ENTRANCE OF THE ADU
- A DETACHED ADU MUST HAVE A DEFINED AND VISIBLE PATHWAY LEADING TO THE ADU WITH PROPER ILLUMINATION.
- THE MAIL BOX MUST BE CONSTRUCTED BEHIND THE PROPERTY.
- THE SILE AND LABELING OF THE ADDRESS NUMBERS SHALL BE PER THE BUILDING AND FIRE DEPARTMENT MUNICIPAL CODES
- NEW FRENCH DRAIN SYSTEM PER SOILS REPORT FROM BASEMENT TO SURFACE DRAINAGE.
- NEW 6'-0" WOOD FENCE. SEE SHEET LS.1
- DIRECTION OF SITE DRAINAGE. SEE SURVEY.
- SEE SHEET LS.1 FOR SITE MATERIAL AND LANDSCAPING
- EXTERIOR BEARING WALLS LESS THAN FIVE FEET FROM THE PROPERTY LINE WILL BE BUILT OUT OF ONE-HOUR FIRE RATED CONSTRUCTION(2019 CBC, TABLE 602.
- PROVIDE FIBER ROLL/WATTLE AT FRONT OF PROPERTY FOR MANAGEMENT OF STORM WATER DRAINAGE DURING CONSTRUCTION. REFER TO BMP.1 FOR ADDITIONAL PROTECTIONS REQUIREMENTS DURING CONSTRUCTION.
- LOCATION OF NEW 80 AMP ELECTRICAL SUB PANEL. TIE BACK INTO NEW MAIN ELECTRICAL PANEL.
- PROVIDE RIP RAP AT ALL GUTTER, STORM DRAIN INLET, CATCH BASINS AND ALL AREAS ADJACENT TO NEIGHBORING PROPERTIES. ALL MEASURES TO BE IN ACCORDANCE TO BMP.1
- DIRECT RUNOFF FROM SIDEWALKS, WALKWAYS, AND/OR PATIOS ONTO VEGETATED AREAS. DIRECT RUNOFF FROM DRIVEWAYS AND/OR UNCOVERED PARKING LOTS ONTO VEGETATED AREAS.
- NO STRUCTURE SHALL BE BUILT INTO CITY'S RIGHT-OF-WAY. THIS INCLUDES ALL EXISTING AND NEW, SUCH AS BUT NOT LIMITED TO, WALL, FENCE, RAILING, AND MAILBOX. SHOW ON SITE PLAN. DIMENSION FROM PROPERTY LINE TO FACE OF CURB. ON BALBOA AVENUE, THIS MEASUREMENT IS 11.1 FEET MEASURED FROM FACE OF CURB.
- NOT USED
- THE ADU MUST HAVE A DEFINE AND VISIBLE PATHWAY LEADING TO THE ADU WITH PROPER ILLUMINATION. THE MAILBOX MUST BE CONSTRUCTED BEHIND THE PROPERTY. THE SIZE AND LABELING OF THE ADDRESS NUMBERS SHALL BE PER THE BUILDING AND FIRE DEPARTMENT MUNICIPAL CODES.
- LOCATION OF ELECTRICAL VEHICLE CHARGING STATION. INSTALL EV LEVEL 2 READY CIRCUIT: A PARKING SPACE EQUIPPED WITH A RACEWAY, WIRING, RECEPTACLE, AND ELECTRICALCAPACITY TO THE EV CHARGING STATION. A MINIMUM 208V/240V, 40 AMP CIRCUIT WITH RECEPTACLE LABELED "EV VEHICLE OUTLET" OR, ELECTRICAL VEHICLE SUPPLY EQUIPMENT WITH A MINIMUM OUTPUT OF 30 AMPS.
- NEW SANITARY CLEANOUT PER CITY STANDARDS. SEE SHEET PW.1
- LOCATION OF NEW PV SYSTEM (SOLAR PANEL)
- 6'-0" X6'-0" X 5'-0" DEEP STORMWATER RETENTION WELL WITH SUMP PUMP TO EJECT WATER TO STREET CURB PER SOILS REPORT.
- NEW SANITARY SEWER LATERAL FROM THE ACCESSORY DWELLING UNIT SHALL BE CONNECTED TO THE NEW RESIDENCE LATERAL ON PRIVATE PROPERTY SIDE PER MUNICIPAL CODE 15.08.050. NO SUBLATERAL TO THE MAIN SEWER IS PERMITTED
- PROVIDE 4" DIA. PERFORATED DRAINAGE LINE WITH W/ 12" WIDE CONT. GRAVEL POCKET WITH DEPTH OF 24" DEEP PER SOILS REPORT WITH FILTER FABRIC AROUND ENTIRE GRAVEL POCKET. DRAINAGE LINE TO RUN PERIMETER OF RESIDENCE, GARAGE + ADU WITH SLOPE TO POSITIVE OUTFALL TO ONSITE DRYWELL RETENTION WELL. SEE DETAIL 3, SHEET PW.2 AND SHET SP.1
- LOCATION OF EV LEVEL 1 READY SPACE: A PARKING SPACE EQUIPPED WITH A RACEWAY, WIRING, RECEPTACLE, AND ELECTRICALCAPACITY TO THE EV CHARGING STATION. A MINIMUM 110V, 20 AMP CIRCUIT WITH RECEPTACLE LABELED "EV VEHICLEOUTLET" OR, ELECTRICAL VEHICLE SUPPLY EQUIPMENT.



**SITE PLAN**

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

**CHUNG RESIDENCE**

713 HOWARD AVE  
BURLINGAME, CA

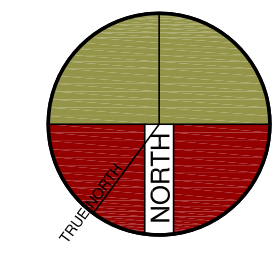
[ inSite ]

architecture • design • interiors

1534 PLAZA LN. #318  
BURLINGAME, CA 94010  
(650) 235-9566 tel.  
(650) 235-9569 fax

**DESIGN REVIEW**

△ SCHEME-2  
PLANNING REVIEW COMMENTS-PC-1  
6-22-2022



**SHEET TITLE  
SITE PLAN**

PROJECT #: 2022-?  
DRAWN BY:  
DATE: 2-2-2022  
SCALE PER SHEET

**DRAWING NUMBER**

**SP.1**

# CITY OF BURLINGAME APPROVED TREE LIST



The Residential Design Review Guidelines discuss landscaping and site design under Component Number 9. Landscaping is an integral part of a residential remodel, addition or new construction project. Landscaping should be incorporated into the site design and should complement the architecture of a residence. It can also be useful in reducing the apparent mass of a building by joining it to the ground and engaging important architectural elements. Landscaping can create a sense of privacy, as well as add additional and taller elements of structures.

Landscaping is one of the required criteria to be met as part of the Residential Design Guidelines, therefore the Planning Commission requests that appropriate landscaping be installed as part of a design review project on private property. Listed below are several trees that are known to have successful growth in Burlingame. These trees would be appropriate choices for private tree plantings in Burlingame. Please note that this list is a reference and does not restrict the planting of other like trees. If you have any questions about planting trees in the City's planter strip, please contact the Parks Division at (650) 558-7334 for the street tree planting requirements in the City's right-of-way in front of your property.

The trees that are suggested are grouped according to their height as shown in the image below. Small and Medium size trees are recommended for tree plantings on hillside areas where future view obstructions could occur.

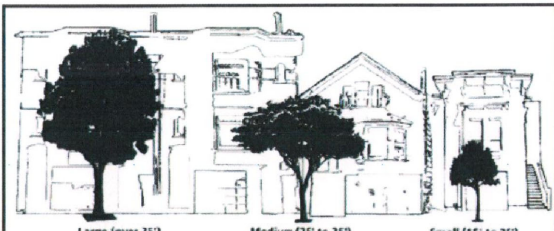


Figure 1: Trees for San Francisco. A guide to Street Tree Planting and Care. 1995. Friends of the Urban Forest. (1995, page 15)

City of Burlingame Planning Division Tree List for Private Property Planting Sites

Small Size Trees						
BOTANICAL NAME	COMMON NAME	MATURITY HEIGHT	SHAPE	SITE LOCATIONS	DESCRIPTION	
Acer buergerianum	Red Maple	20-25'	R	Washington Park, 28th Street	Deciduous, moderate growth, rounded crown, glossy, three lobed leaves, fall color: orange-red, yellow, green.	
Quercus agrifolia	Golden Oak	20-35'	I	1538 Howard Avenue	Deciduous, moderate growth, rounded crown, glossy, three lobed leaves, fall color: yellow, orange, red.	
Lagerströmia indica	Crape Myrtle	15-20'	I	1235 Duane Avenue	Deciduous, moderate growth, rounded crown, light green to purple flowers, fall color: yellow, orange, red.	
Prunus yedoensis	Flowering Cherry	20'	R	1235 Duane Avenue	Deciduous, moderate growth, rounded crown, light green to purple flowers, fall color: yellow, orange, red.	
Prunus subhirtella	Flowering Pear	20-30'	U	2055 Irving Drive	Deciduous, moderate growth, rounded crown, light green to purple flowers, fall color: yellow, orange, red.	
	Amelanchier	20-30'	U	2112 Adeline Drive	Deciduous, moderate growth, rounded crown, light green to purple flowers, fall color: yellow, orange, red.	

Medium Size Trees						
BOTANICAL NAME	COMMON NAME	MATURITY HEIGHT	SHAPE	SITE LOCATIONS	DESCRIPTION	
Arbutus menziesii	Red Huckleberry	30'	R	2212 Adeline Drive	Deciduous, fast growth, round headed, dark green leaves, white flowers, fall color: yellow, orange, red.	
Crataegus	Washington Thorn	20-25'	I	733 Lexington Way	Deciduous, moderate growth, red berries in winter, good fall color.	
Eucalyptus fulvidentata	Red Flowering Gum	20-40'	O	1150 Oakland Road	Evergreen, moderate to fast growth, spectacular pink to red flowers in winter, round headed form.	
Eucalyptus nitens	Willow Leaved Eucalyptus	30-40'	W	18 Biscuit Hill Road	Evergreen, fast growth, upright, weeping form, fine textured, light green leaves, light color of argemone.	
Fraxinus viridis	Raywood Ash	25-35'	O	2066 Eastern Drive	Deciduous, moderate growth, rounded crown, light green to yellow leaves, fall color: yellow, orange, red.	
Corylia japonica	Australian Willow	20-30'	R/W	Highway Park (Burlingame)	Deciduous, moderate growth, rounded crown, light green to yellow leaves, fall color: yellow, orange, red.	
Corylia avellana	Common Hazel	20-30'	R	117 Reginald Avenue	Deciduous, moderate growth, rounded crown, light green to yellow leaves, fall color: yellow, orange, red.	
Quercus laevis	Live Oak	30-40'	O	2055 Irving Drive	Deciduous, slow to moderate growth, clusters of yellow flowers, leaves are 1/2 inch long.	
Quercus agrifolia	Chinese Flame Tree	20-30'	O	2055 Irving Drive	Deciduous, moderate to fast growth, white flowers, similar to southern Magnolia, but smaller.	
Magnolia grandiflora	Magnolia	20-40'	I	2108 Ray Drive	Deciduous, moderate growth, dark green leaves, brilliant fall color.	
Platanus occidentalis	Chinese Platane	30-40'	R	2108 Ray Drive	Deciduous, moderate growth, dark green leaves, brilliant fall color.	
Prunus caroliniana	Purple Leaf Plum	20-30'	R	1326 Lincoln Avenue	Deciduous, moderate growth, copper leaves, light pink to white flowers.	
Rubus amurensis	Mahoe Locust	30-40'	R	1448 Capuchino Avenue	Deciduous, moderate to fast growth, spring growth of bright magenta flowers, long leaves, clusters of red berries.	
Staphylea trifolia	Chinese Yellow Tree	30'	R/O	2055 Irving Drive	Deciduous, moderate to fast growth, white flowers, small, green, oval berries, resembles some Eucalyptus.	
Taxus chinensis	Bonoboa Box	30-40'	O	600 Walnut Avenue	Deciduous, moderate to fast growth, reddish-brown bark, green, oval berries, resembles some Eucalyptus.	

City of Burlingame Planning Division Tree List for Private Property Planting Sites

Large Size Trees						
BOTANICAL NAME	COMMON NAME	MATURITY HEIGHT	SHAPE	SITE LOCATIONS	DESCRIPTION	
Acer rubrum	Red Maple	40-50'	R	1450 Capuchino Avenue	Deciduous, fast growth, broad green leaves, brilliant fall color.	
Castilleja	European Hackberry	40-50'	I	1198 Capuchino Road	Deciduous, fast growth, grey-green, white flowers, broad, upright form.	
Castilleja	Chinese Hackberry	30-50'	I	City Hall, south side of street by parking lot	Deciduous, fast growth, grey-green, white flowers, broad, upright form.	
Quercus agrifolia	Spanish Oak	40-70'	R/O	1450 Capuchino Avenue	Deciduous, moderate to fast growth, light green leaves, broad, upright form.	
Quercus agrifolia	Red Oak	40-70'	R/O	126 Cleveland Road	Deciduous, fast growth, rounded crown, light green leaves, broad, upright form.	
Platanus occidentalis	London Plane (Sycamore)	40-70'	U	603 Plymouth Way	Deciduous, fast growth, large lobed, make like leaves, sheds old bark, new bark smooth, cream colored.	

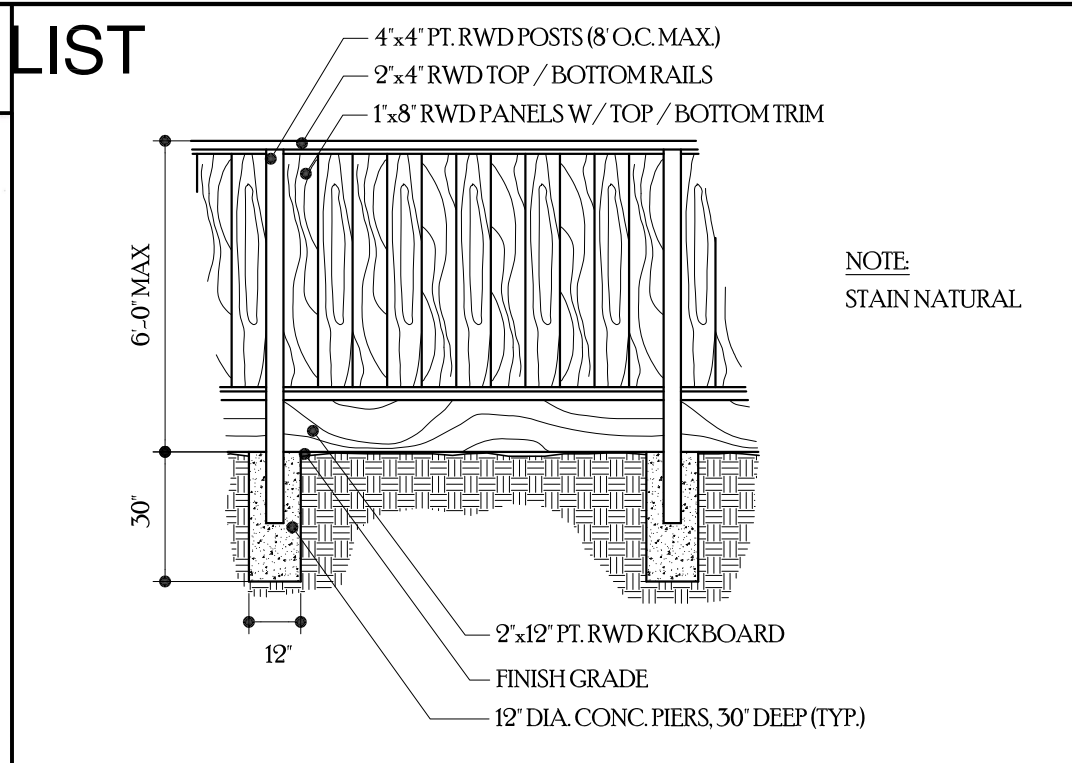
  

Tree Shapes Legend	
R	Round
O	Oval
U	Upright
W	Weeping

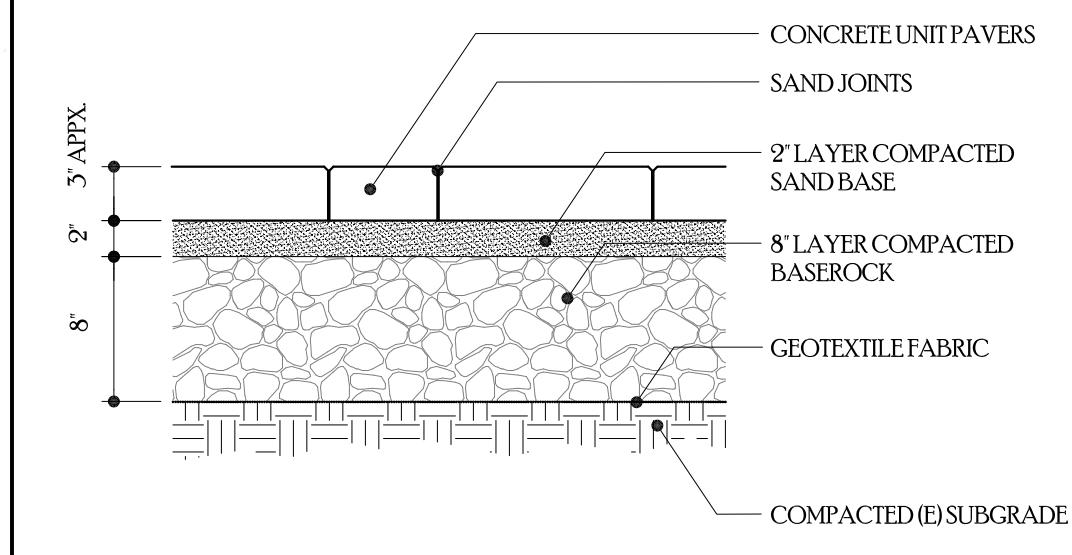
Tree Characteristics Legend	
ROUND	These trees are rounded, dense and bushy.
WEeping	These trees have a weeping habit of branches, often in a wide, horizontal or slightly drooping form.
UPRIGHT	These trees are tall, with a narrow crown, and a well-defined trunk.
IRREGULAR	These trees have an irregular, spreading crown, and a well-defined trunk.

Figure 2: Trees for San Francisco. A guide to Street Tree Planting and Care. 1995. Friends of the Urban Forest. (1995, page 15)



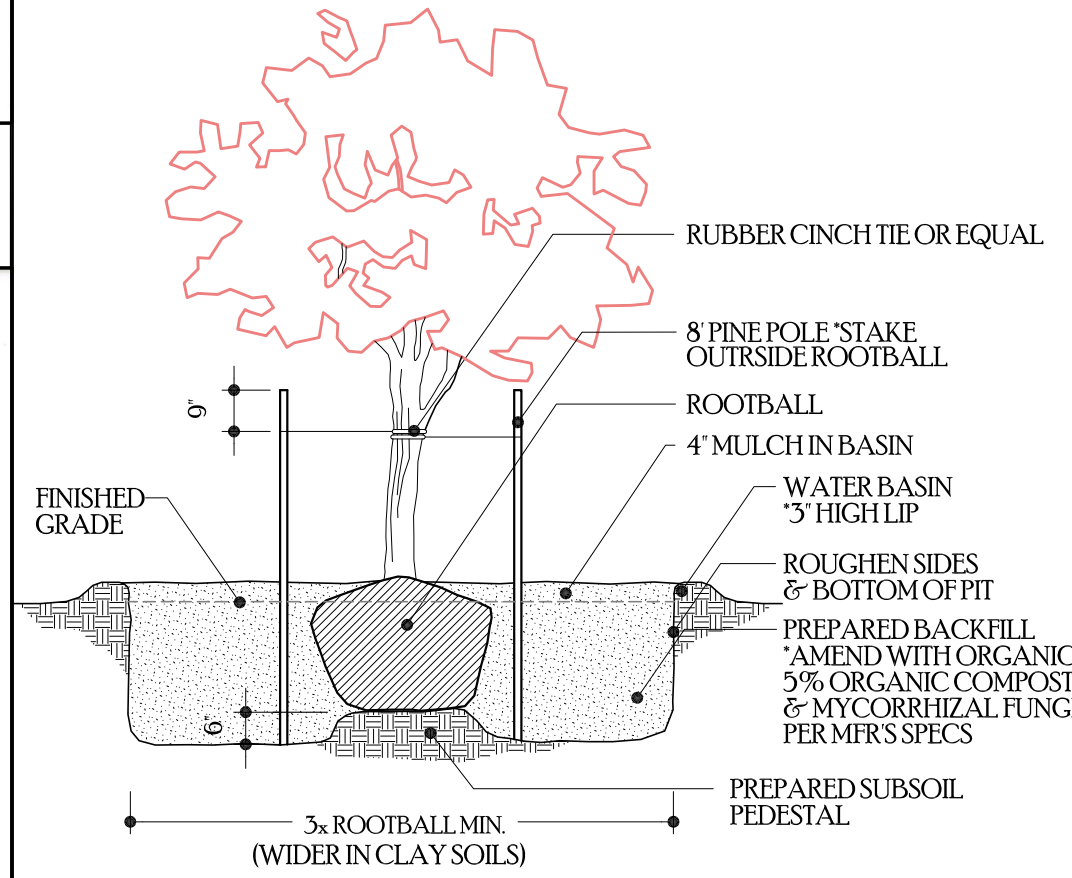
## WOOD FENCE

SCALE: NTS



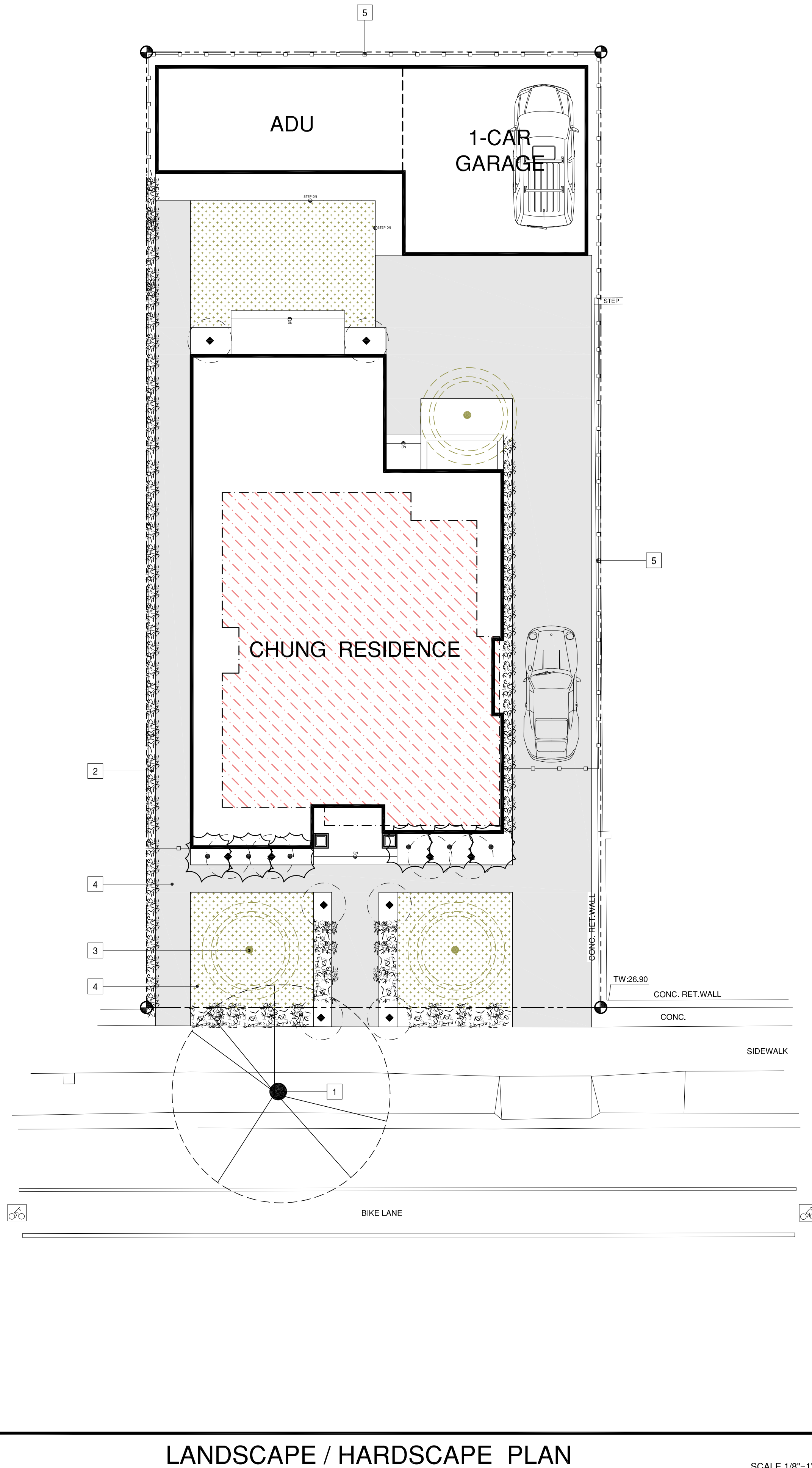
## VEHICULAR UNIT PAVERS

SCALE: NTS



## TREE PLANTING

SCALE: NTS



## LANDSCAPE / HARDSCAPE PLAN

SCALE 1/8"=1'-0"

## LANDSCAPE KEYNOTES

1. EXISTING CITY STREET TREE TO REMAIN. TO BE PROTECTED PER PARKS AND RECREATIONS REQUIREMENTS.
2. VEGETATION PER LEGEND. TYP.
3. TREE PER LEGEND. TYP.
4. GROUND COVER PER LEGEND.
5. NEW 6'-0" HIGH GOOD NEIGHBOR FENCE.

SYMBOL	COMMON NAME	SIZE
	CYPRESS SCREEN TREES SEMPERVIRENS	5 GALLON
	EXISTING CITY STREET TREE TO REMAIN	5 GALLON
	JAPANESE MAPLE TREE SINGLE STEM, UPRIGHT, AND 24" BOX SIZE TREES	5 GALLON
	ROYAL PURPLE SMOKE BUSH	1 GALLON
	FRENCH LAVENDER	1 GALLON
	CALIFORNIA LILAC	1 GALLON
	JAPANESE BOX WOOD	1 GALLON
	CONCRETE OR PAVING SYSTEM	
	ZOSYA GRASS	SOD
	CRUSHED GRANITE ROCK	1/4" TO 1/2"

## LANDSCAPE NOTE

RETAIN EXISTING VEGETATION AS PRACTICABLE. SELECT DIVERSE SPECIES APPROPRIATE TO THE SITE. INCLUDE PLANTS THAT ARE PEST-AND/OR DISEASE-RESISTANT, DROUGHT-TOLERANT, AND / OR ATTRACT BENEFICIAL INSECTS. MINIMIZE USE OF PESTICIDES AND QUICK-RELEASE FERTILIZERS. USE EFFICIENT IRRIGATION SYSTEM; DESIGN TO MINIMIZE RUNOFF.

## PARKS GENERAL NOTE

NOTE: EXISTING STREET TREES MAY NOT BE CUT, TRIMMED OR REMOVED WITHOUT PERMIT FROM THE PARKS DEPARTMENT. (558-7330)

NOTE: NO EXISTING TREE OVER 48" IN CIRCUMFERENCE AT 54" FROM BASE OF THE TREE MAY NOT BE REMOVED WITHOUT A PROTECTED TREE PERMIT FROM THE PARKS DIVISION. (558-7330)

NOTE: ALL TREES MUST BE 24" BOX SIZE LANDSCAPE TREES.

NOTE: CONTRACTOR TO PROTECT STREET TREES DURING CONSTRUCTION.

NOTE: NO PROTECTED OR CITY TREE MAY BE REMOVED WITHOUT PERMIT

NOTE: CONTACT PARKS DIVISION FOR LIST OF APPROVED TREES IN PLANTER STRIP.

# CHUNG RESIDENCE

713 HOWARD AVE  
BURLINGAME, CA

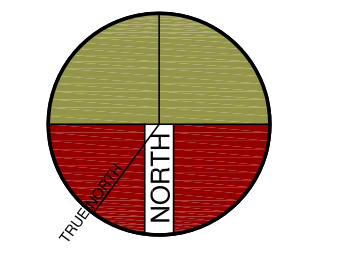
## [ inSite ]

architecture • design • interiors

1534 PLAZA LN. #318  
BURLINGAME, CA 94010  
(650) 235-9566 tel.  
(650) 235-9569 fax

## DESIGN REVIEW

△ SCHEME-2  
PLANNING REVIEW COMMENTS-PC-1  
6-22-2022



## SHEET TITLE LANDSCAPE PLAN

PROJECT #: 2022-?  
DRAWN BY:  
DATE: 2-2-2022  
SCALE PER SHEET

## DRAWING NUMBER

LS.1