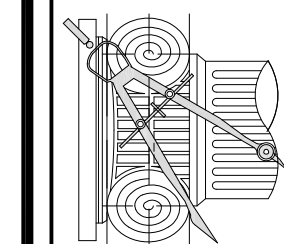


[illegible]

CHU DESIGN ASSOCIATES INC.
555 W. 43rd AVENUE
SAN MATEO, CALIFORNIA 94403
TEL: (650) 345-9286
FAX: (650) 345-9287

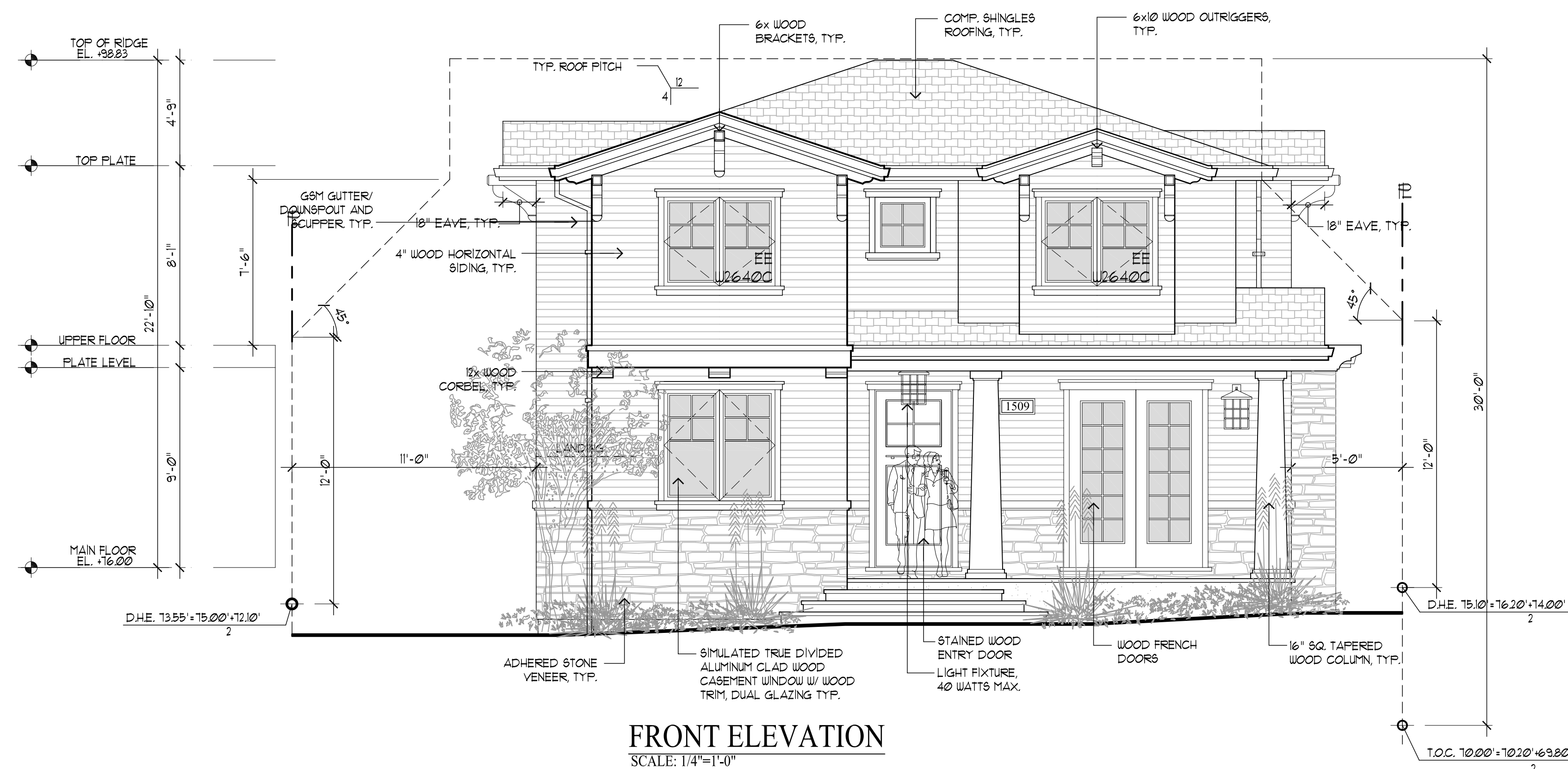


The drawing on this sheet, specification ideas, designs, and arrangements represented hereby are and shall remain the property of CHU DESIGN ASSOCIATES INC.; and no part thereof shall be copied, disclosed to others or used in connection with any work on or project other than the specified project for which they have been prepared and developed without the written consent of CHU DESIGN ASSOCIATES INC. Visual contract with these plans or specifications shall constitute conclusive evidence of

NEW RESIDENCE
1509 BERNAL AVE.
BURLINGAME CA
A P N • 026-034-100

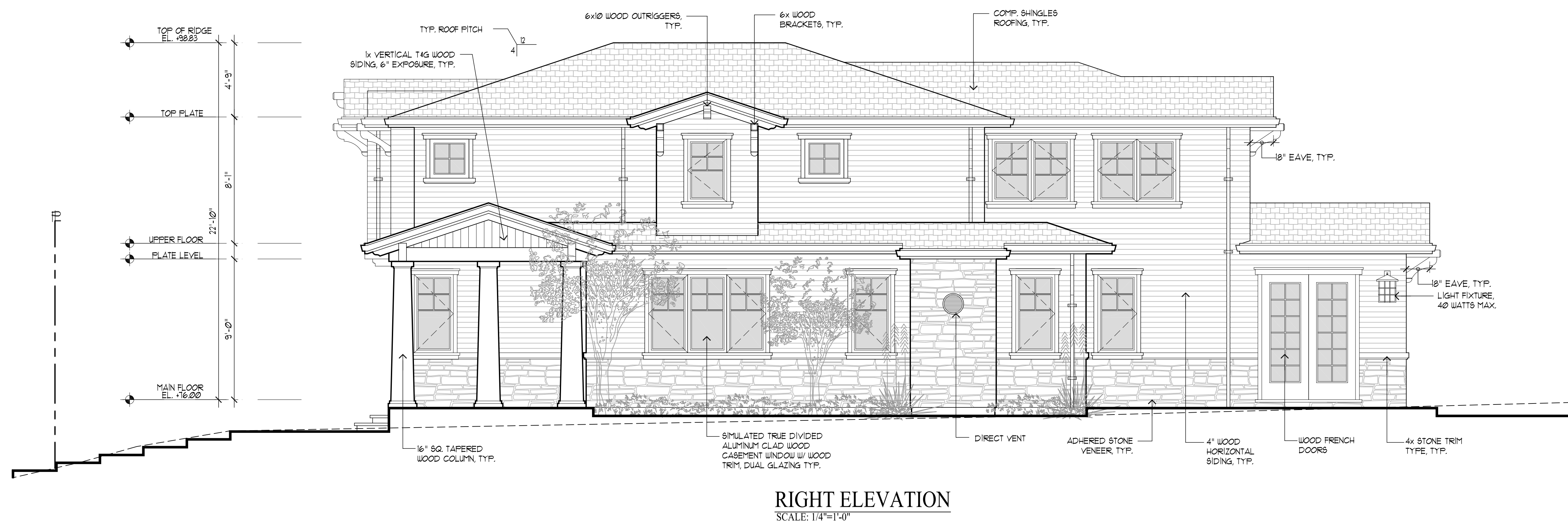
DATE:	OCT. 2018
SCALE:	AS NOTED
DRAWN:	PU
JOB:	
SHEET NO	

A.4



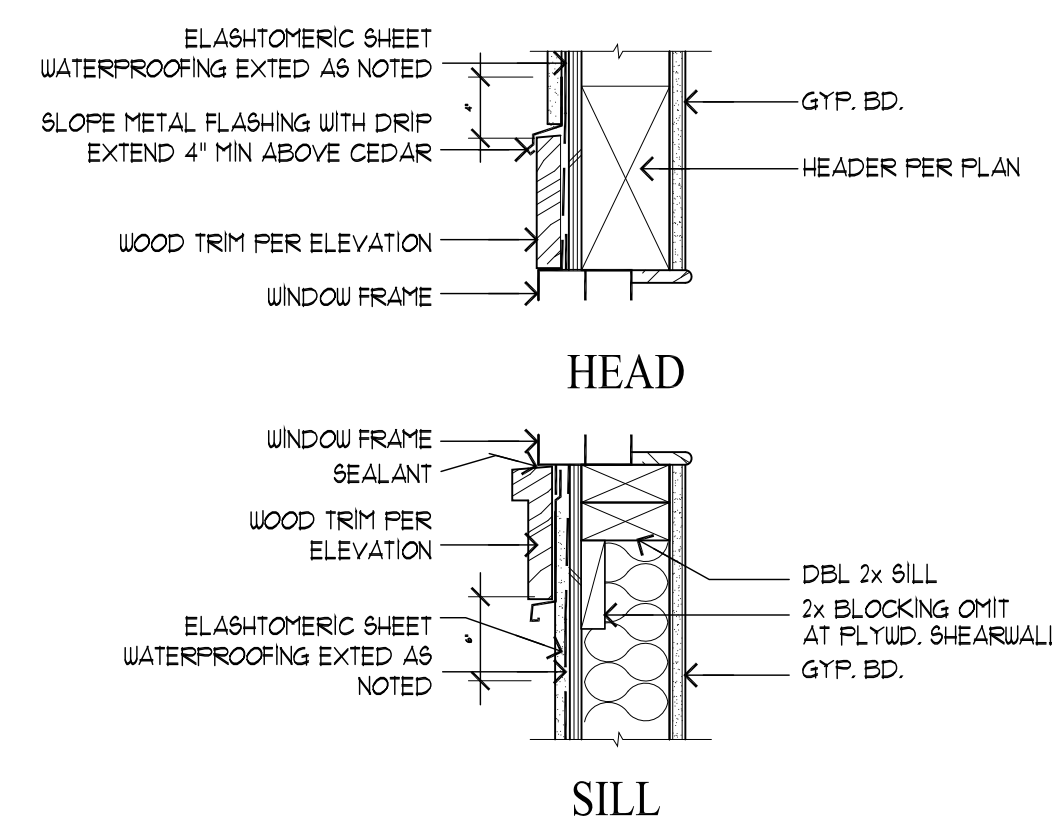
FRONT ELEVATION

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

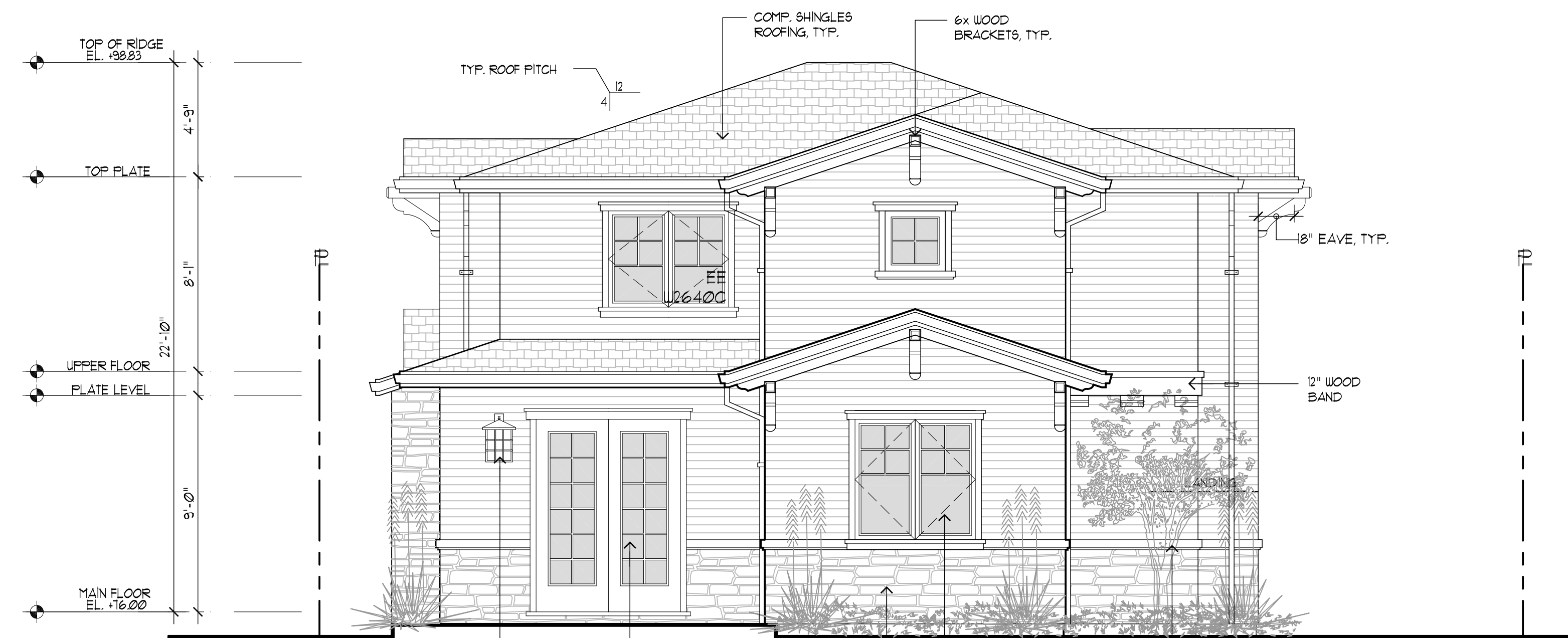


RIGHT ELEVATION

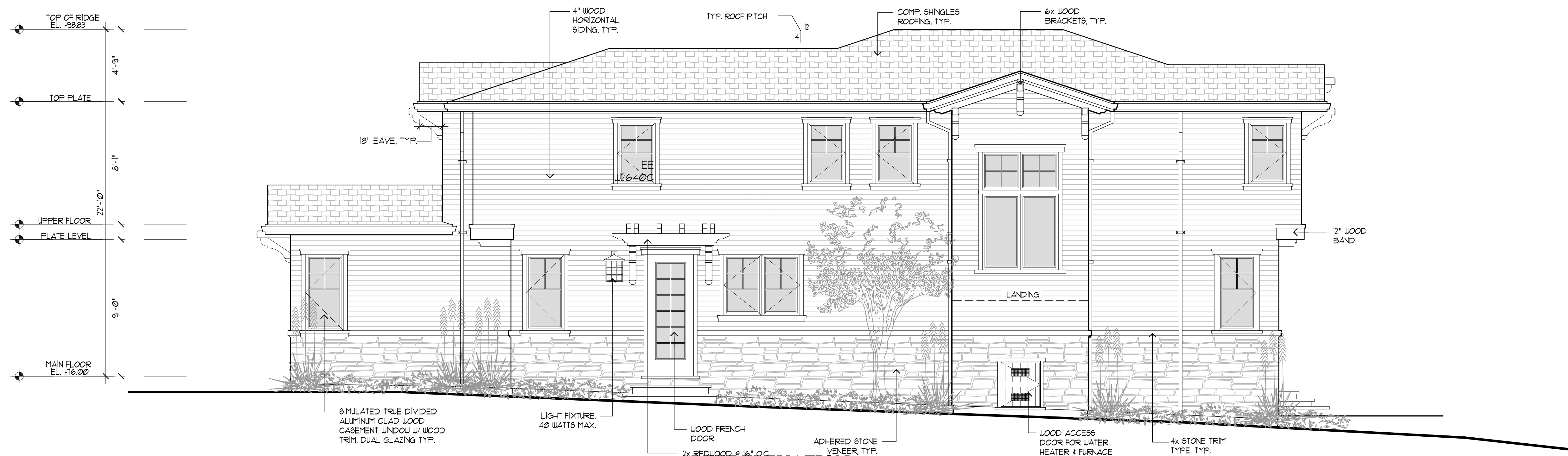
SCALE: 1/4"=1'-0"



1 TYP. HEAD + SILL DETAIL
SCALE: 1"=1'-0"



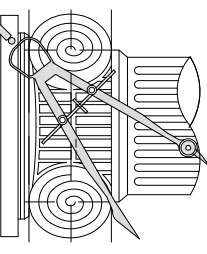
REAR ELEVATION
SCALE : 1/4"=1'-0"



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

REVISIONS	BY
PLAN CHECK 7/16/19	PU

CHU DESIGN ASSOCIATES INC.
55 W. 43rd AVENUE
SAN MATEO, CALIFORNIA 94403
TEL: (650) 345-9286
FAX: (650) 345-9287

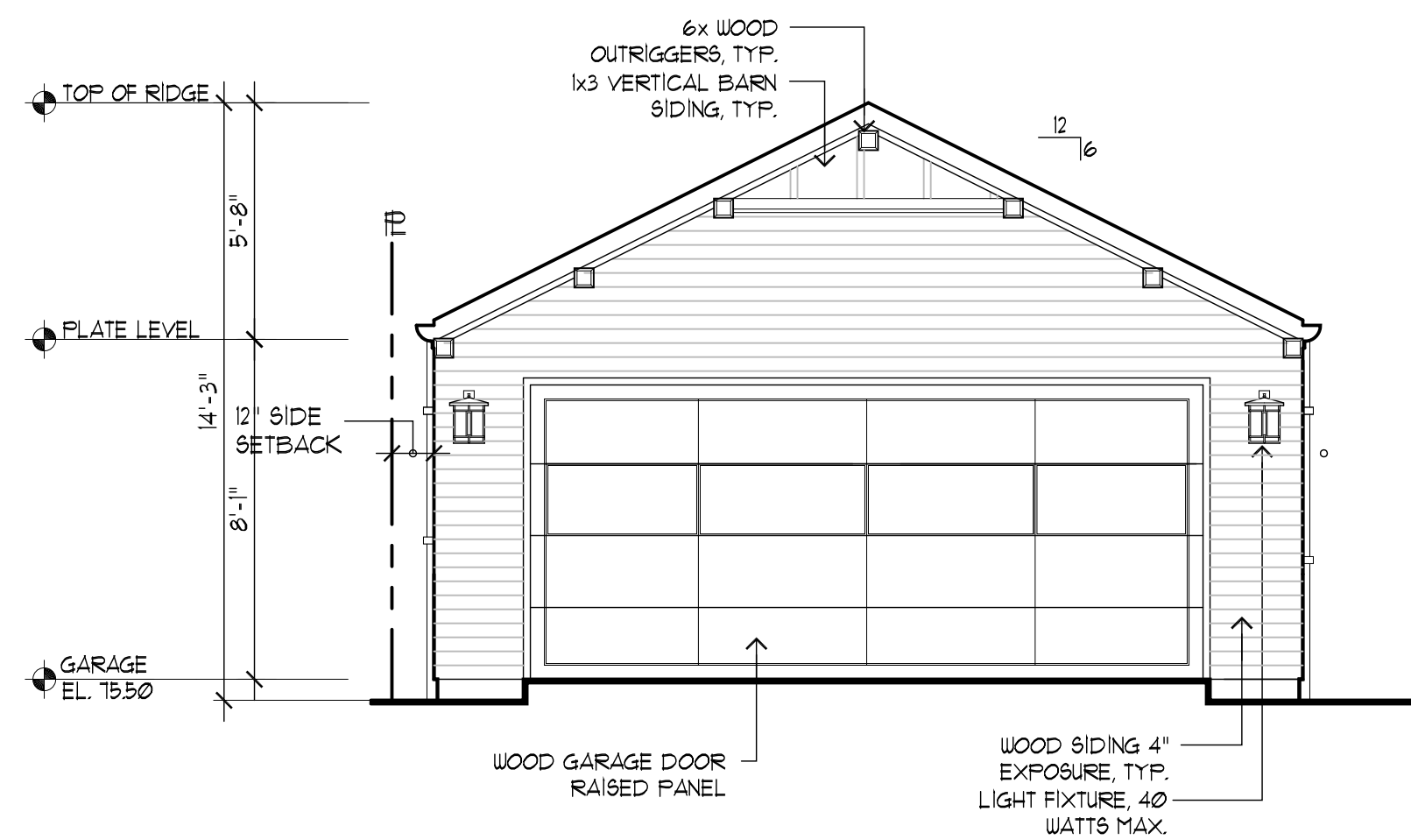


The drawing on this sheet, specification ideas, designs, and arrangements represented hereby are and shall remain the property of CHU DESIGN ASSOCIATES INC., and in no part thereof shall be copied, disclosed to others or used in connection with any work or project other than the specified project for which they have been prepared and developed without the written consent of CHU DESIGN ASSOCIATES INC. Visual contact with these plans or specifications shall constitute conclusive evidence of acceptance to these restrictions.

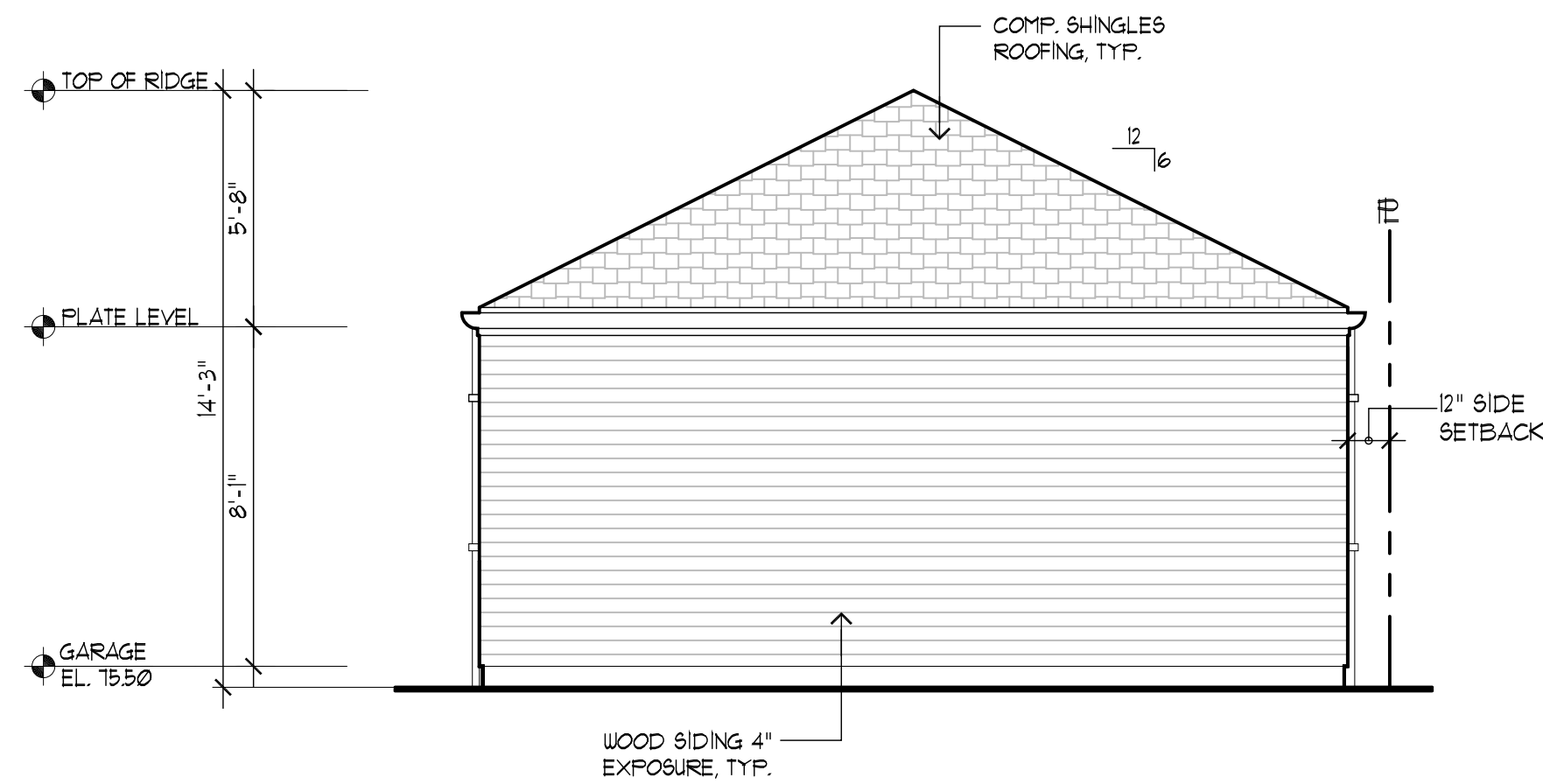
NEW RESIDENCE
1509 BERNAL AVE.
BURLINGAME CA
A.P.N.: 026-034-100

DATE:	OCT. 2018
SCALE:	AS NOTED
DRAWN:	PU
FOR:	
SHEET NO.	

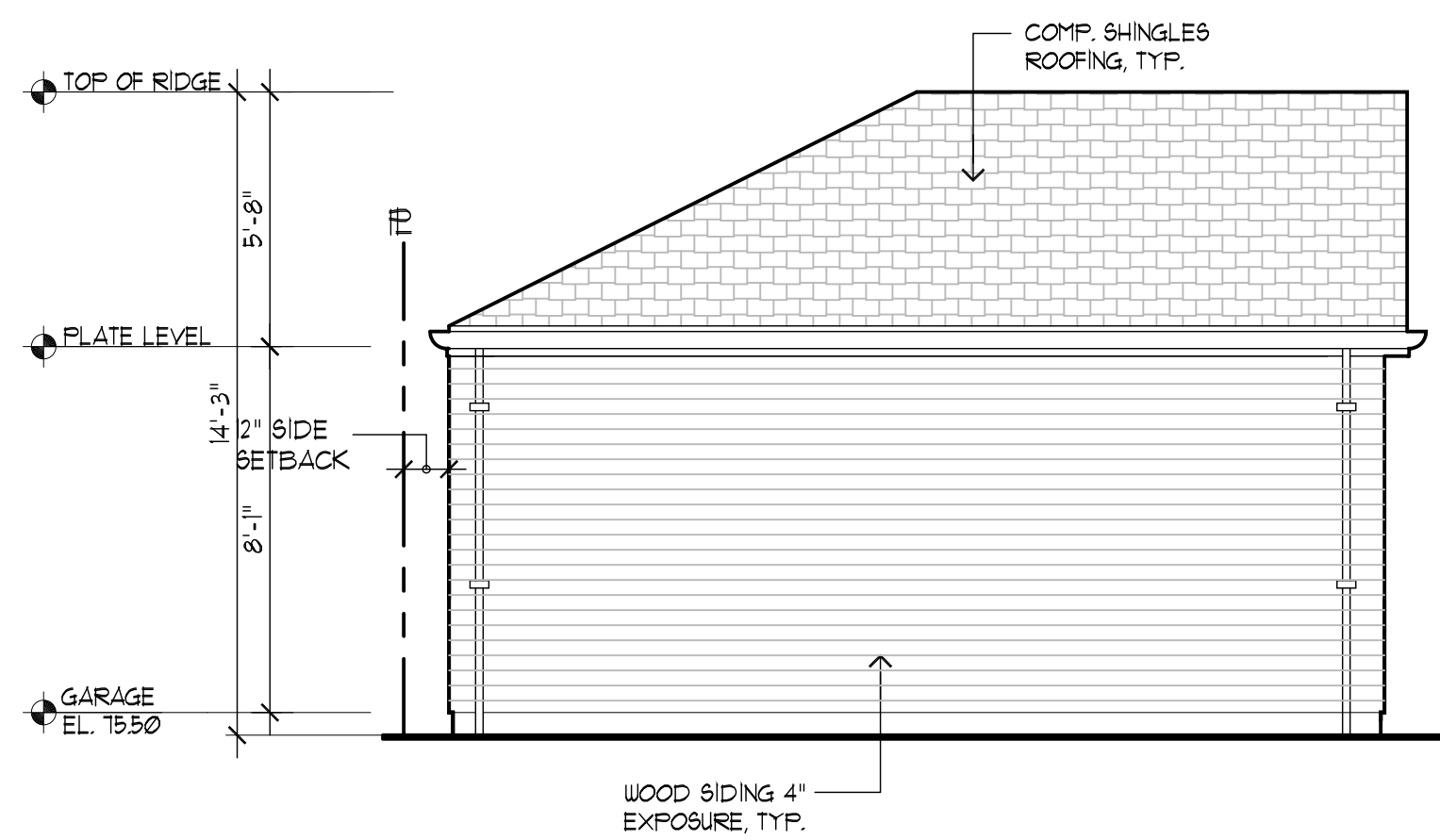
A.5
OF SHEETS



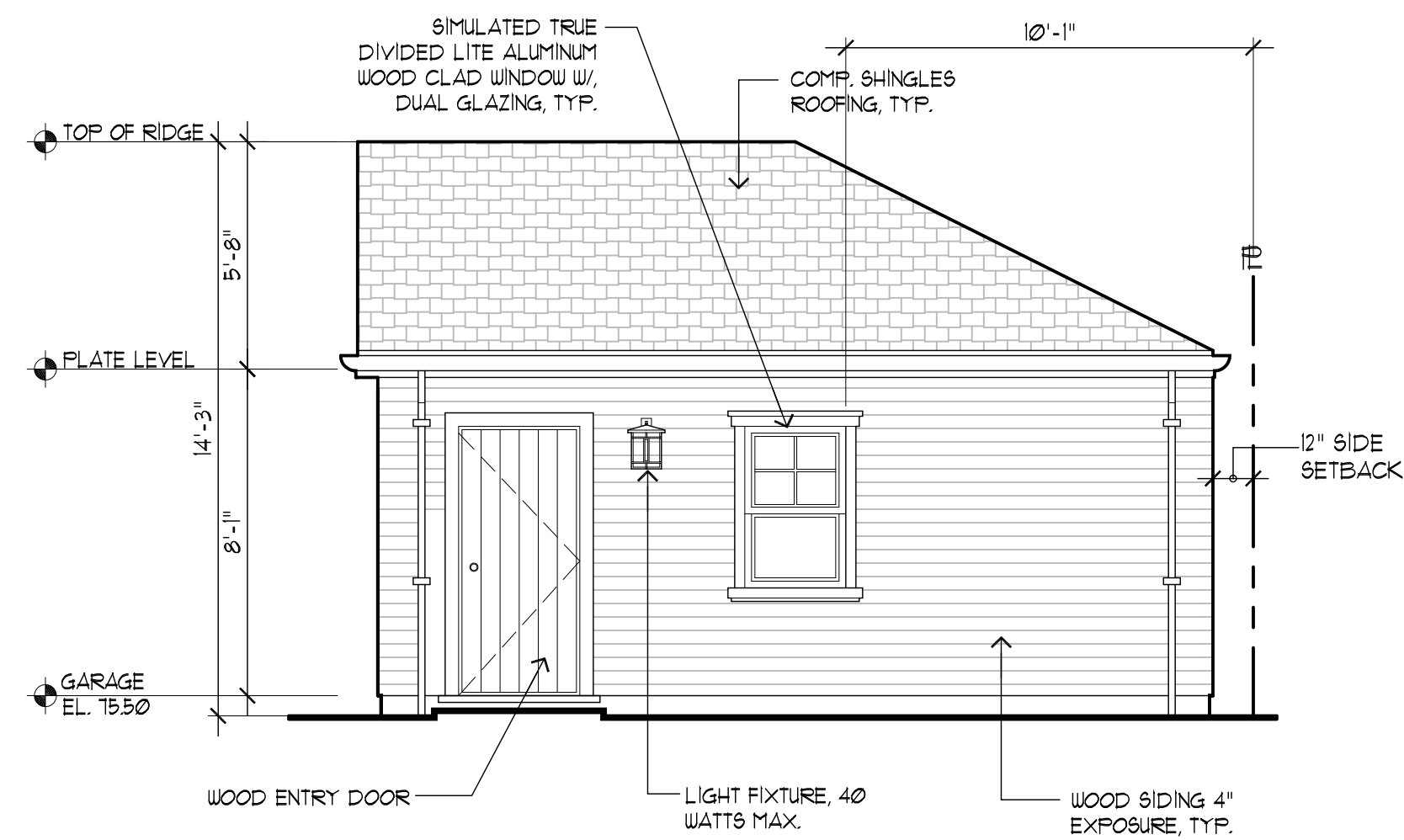
FRONT ELEVATION
SCALE: 1/4"=1'-0"



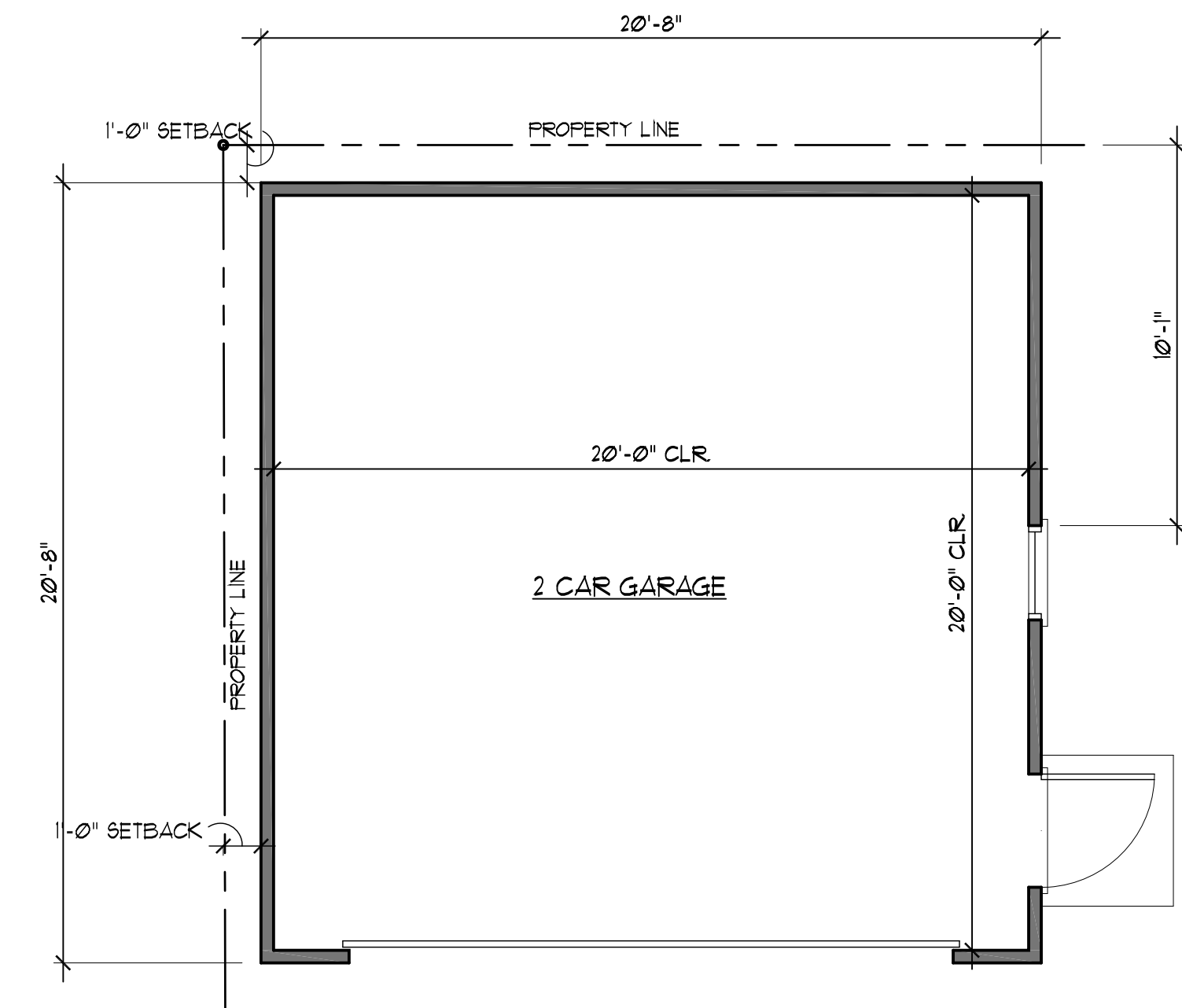
REAR ELEVATION
SCALE: 1/4"=1'-0"



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



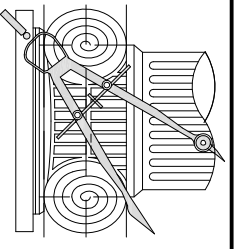
RIGHT ELEVATION
SCALE: 1/4"=1'-0"



GARAGE FLOOR PLAN
SCALE: 1/8"=1'-0"

REVISIONS	BY
PLAN CHECK 7/16/19	PU

CHU DESIGN ASSOCIATES INC.
55 W. 43rd AVENUE
SAN MATEO, CALIFORNIA 94403
TEL.: (650) 345-9286
FAX: (650) 345-9287

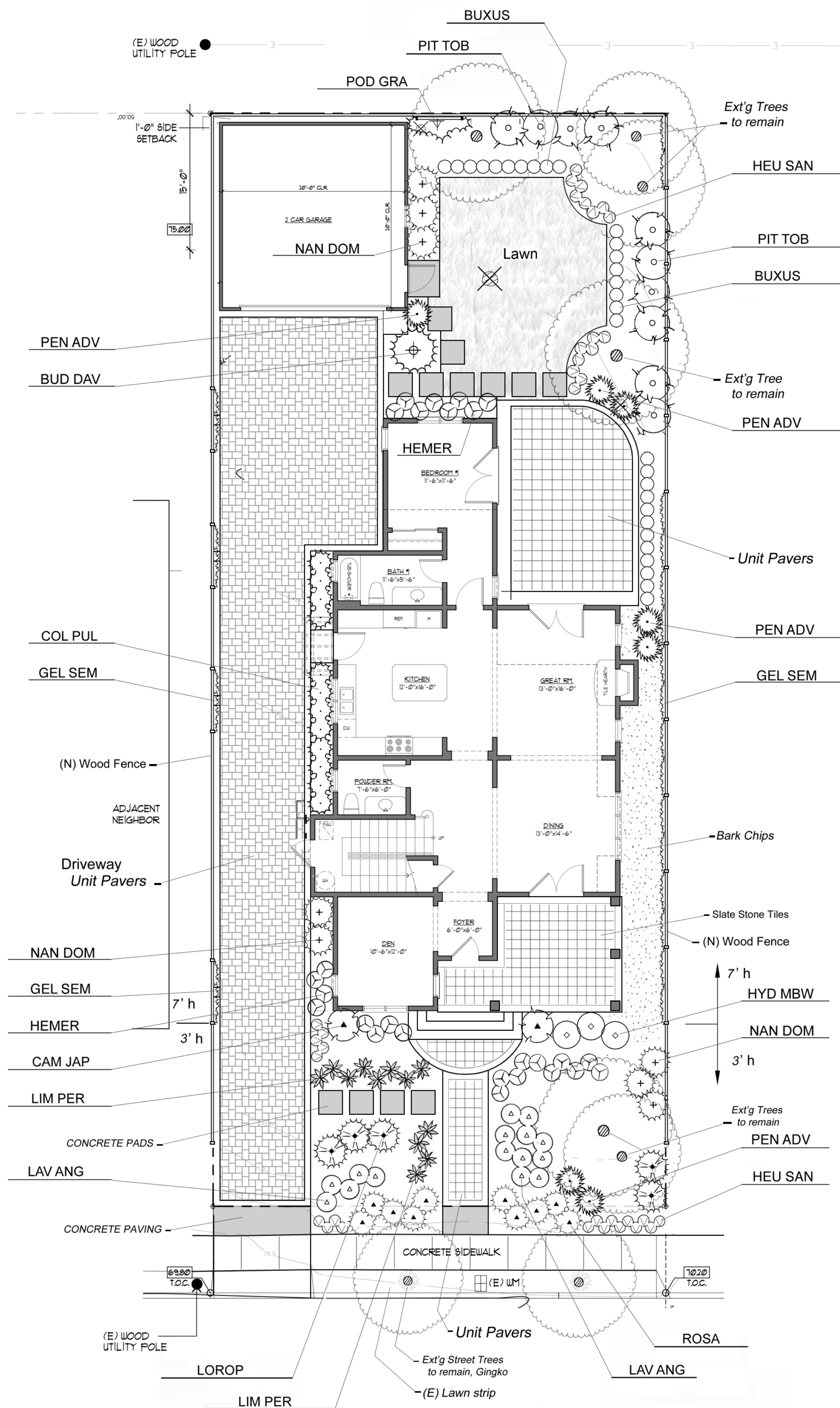


The drawing on this sheet, specification ideas, designs, and arrangements represented hereby are and shall remain the property of CHU DESIGN ASSOCIATES INC., and in no part thereof shall be copied, disclosed to others or used in connection with any work or project other than the specified project for which they have been prepared and developed without the written consent of CHU DESIGN ASSOCIATES INC. Visual contact with these plans or specifications shall constitute conclusive evidence of acceptance to these restrictions.

NEW RESIDENCE
1509 BERNAL AVE.
BURLINGAME CA
A.P.N.: 026-034-100

DATE:	OCT. 2018
SCALE:	AS NOTED
DRAWN:	PU
FOR:	
SHEET NO.	

A.6
OF SHEETS



No.	Botanical Name	Common Name	Qty*	Size	WU	Plant Type
BUD DAV	Buddleia davidii	Butterfly Bush		15 Gal	L	Decid Shrub
BUXUS	Buxus japonica	Boxwood		5 Gal	L	Low Shrub
	'Green Beauty'					
CAM JAP	Camellia japonica	Japanese Camellia		5 Gal	M	Evgn Shrub
COL PUL	Coleonema pulchrum	Pink Breath of Heaven		5 Gal	L	Evgn Shrub
GEL SEM	Gelsemium sempervirens	Carolina Jasmine		5 Gal	L	Evgn Vine
HEMER	Hemerocallis 'Yellow'	Daylily		1 Gal	M	Low Shrub
HEU SAN	Heuchera sanguinea	Coral Bells		1 Gal	L	Low Shrub
HYD MBW	Hydrangea macrophylla	Lacecap Hydrangea		5 Gal	M	Decid Shrub
	'Blue Wave'					
LAV ANG	Lavendula angustifolia	English Lavender		5 Gal	L	Perennial
LIM PER	Limonium perezii	Sea Thrift		1 Gal.	L	Perennial
LOROP	Loropetalum 'Razzleberri'	Loropetalum		5 Gal	L	Evgn Shrub
NAN DOM	Nandina domestica	Heavenly Bamboo		5 Gal	L	Evgn Shrub
PEN ADV	Pennisetum advena	Fountain Grass		1 Gal	L	Accent/ Grass
	'Rubrum'					
PIT TOB	Pittosporum tobira	Variegated Pittosporum		5 Gal		Evgn Shrub
	'Variegata'	Pittosporum				
POD GRA	Podocarpus gracilior	Fern Pine		15 Gal	M	Espalier
ROSA	Rosa x 'Radrizz'	Knock Out Shrub Rose		5 Gal	L	Decid Shrub

Note: Contractor to verify quantities.

1. **CONTRACTOR SHALL CONTACT UNDERGROUND SERVICES ADMINISTRATION PRIOR TO EXCAVATION AND GRADING.**
2. **ALL PLANTING AREAS SHALL BE CLEARED OF WEEDS AND OTHER DEBRIS.** THE CONTRACTOR SHALL VERIFY WITH THE OWNER WHICH EXISTING PLANTS ARE TO REMAIN. EXISTING PLANTS TO BE REMOVED SHALL BE VERIFIED WITH OWNER PRIOR TO REMOVAL. ALL IVY IN PROJECT AREA SHALL BE REMOVED; IVY SHALL BE SPRAYED WITH HERBICIDE TWO WEEKS PRIOR TO REMOVAL.
3. **SOIL TESTING SHALL BE UNDERTAKEN BY THE CONTRACTOR,** AND PERFORMED BY A CERTIFIED LABORATORY. A COPY OF THE REPORT SHALL BE PROVIDED TO THE OWNER AND LANDSCAPE ARCHITECT. RECOMMENDATIONS FOR AMENDMENTS AND FERTILIZATION SHALL REFLECT THE NUTRIENT REQUIREMENTS OF SPECIFIED PLANT SPECIES
4. **SOIL AMENDMENTS SHALL BE FREE OF DEBRIS** SUCH AS LITTER, BROKEN CLAY POTS, AND OTHER FOREIGN MATERIAL. ROCKS LARGER THAN ONE INCH DIAMETER WILL NOT BE PERMITTED. SOIL AMENDMENTS SHALL HAVE THE FOLLOWING CONTENT:
REDWOOD NITRIFIED COMPOST 40%, COARSE SAND 30%, BLACK TOPSOIL 30%.
5. **PLANT HOLES SHALL BE DOUBLE THE SIZE OF THE CONTAINER** (generally). THE WALLS AND BASES OF PLANT HOLES SHALL BE SCARIFIED. HOLES SHALL BE BACKFILLED WITH THE FOLLOWING MIXTURE: 80% TO 20% IMPORTED SOIL TO EXISTING SOIL.
6. **SOIL BERMS SHALL BE FORMED AROUND ALL PLANTS** 1 GALLON SIZE AND LARGER. BASINS SHALL BE MULCHED WITH A 4" LAYER OF BARK CHIPS, MINIMUM OF 1" IN SIZE.
PLANTING AREAS SHALL BE COVERED WITH A 3" INCH LAYER OF BARK CHIPS.
7. **ALL PLANTS SHALL BE FERTILIZED.** FERTILIZER SHALL BE COMMERCIALY AVAILABLE TYPE, AGRIFORM OR EQUIVALENT. APPLICATION SHALL BE ACCORDING TO MANUFACTURER'S INSTRUCTIONS. **RESIDUAL WEED PRE-EMERGENT SHALL BE APPLIED** BY THE CONTRACTOR. APPLICATION SHALL BE ACCORDING TO MANUFACTURER'S INSTRUCTIONS.
8. **TREES SHALL BE STAKED WITH TWO PRESSURE TREATED 2" DIAMETER POLES.** TREE TRUNK SHALL BE SECURED WITH TWO RUBBER TIES OR STRAPS FORMING A FIGURE-EIGHT BETWEEN TRUNK AND STAKE.

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

Single Family House
1509 Bernal Avenue
Burlingame California

Landscape Plan

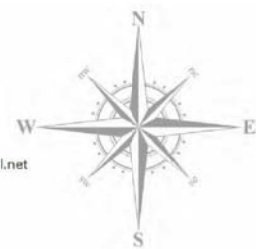
Date	Notes
A	
B	
C	
D	
E	
F	
G	
H	
I	
J	
K	
L	
M	
N	
O	
P	
Q	
R	
S	
T	
U	
V	
W	
X	
Y	
Z	

L 1.1

Ellyn Shea, Consulting Arborist

ISA Certified Arborist # W55476A - ISA Qualified Tree Risk Assessor
ASCA Registered Consulting Arborist #516

2085 Hayes Street, Suite 104 San Francisco, CA 94133 • Phone: 415/846-0130 • E-Mail: ellyn.shea@diglobal.net



Carolyn Shmunis

December 10, 2018

Assignment

- Identify and locate trees on site at 1509 Bernal Avenue in Burlingame.
- Measure their trunk circumference at 54 inches.
- Determine which trees are protected according to City of Burlingame ordinance.
- Document trees to be preserved and removed according to the City of Burlingame Residential Design Review Checklist.
- Provide a written report with photographs to support a Protected Tree Removal Permit Application for submission to the City of Burlingame Parks and Recreation Department.

Summary

13 trees were considered:

- 2 trees are protected according to City ordinance (Trunk circumference of 48 inches or more at 54 inches from the ground).
- No protected trees are to be removed.
- 4 unprotected trees are to be removed.

Observations

I looked at the trees on November 29, 2018. The tree data is in the table on the next page. Tree numbers correspond to numbers on the map on page 3. Photographs of each tree are included at the end of this report. All trees observed are on the subject property, with no overhanging trees from neighboring properties.

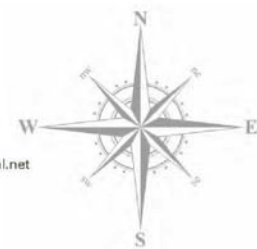
Recommendations

- Submit this report along with the rest of your submittal to the Planning Commission for design review.
- Since no protected trees are to be removed, no removal permit should be necessary unless the City requires otherwise.
- Remove all trees and stumps slated for removal prior to the start of construction.
- Prune tree #11 to make the canopy more symmetrical at the same time that #12 is being removed. Do not remove more than 25% of the living foliage.

Ellyn Shea, Consulting Arborist

ISA Certified Arborist # W55476A - ISA Qualified Tree Risk Assessor
ASCA Registered Consulting Arborist #516

2085 Hayes Street, Suite 104 San Francisco, CA 94133 • Phone: 415/846-0130 • E-Mail: ellyn.shea@diglobal.net



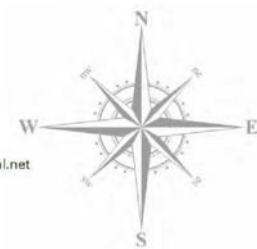
Tree Data Table

Tree number	Species	Circumference	Protected?	Remove/ Preserve
1	Betula pendula	53	yes	Preserve
2	Betula pendula	42	no	Preserve
3	Podocarpus gracilior	27	no	Remove
4	Ligustrum lucidum	19	no	Preserve
5	Citrus limon	26	no	Remove
6	Betula pendula	63	yes	Preserve
7	Ligustrum lucidum	35	no	Preserve
8	Ligustrum lucidum	47	no	Preserve
9	Ligustrum lucidum	42	no	Preserve
10	Ligustrum lucidum	31	no	Preserve
11	Betula pendula	43	no	Preserve
12	Betula pendula	47	no	Remove
13	Podocarpus gracilior	17	no	Remove

Ellyn Shea, Consulting Arborist

ISA Certified Arborist # W55476A - ISA Qualified Tree Risk Assessor
ASCA Registered Consulting Arborist #516

2085 Hayes Street, Suite 104 San Francisco, CA 94133 • Phone: 415/846-0130 • E-Mail: ellyn.shea@diglobal.net



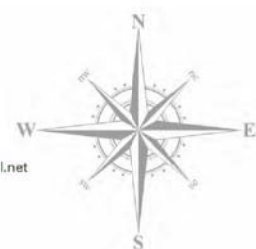
Assumptions and Limiting Conditions

- Any legal description provided to the consultant is assumed to be correct. Title and ownership of all property considered are assumed to be good and marketable. No responsibility is assumed for matters legal in character. Any and all property is appraised or evaluated as though free and clear, under responsible ownership and competent management.
- It is assumed that any property is not in violation of any applicable codes, ordinances, statutes or other governmental regulations.
- Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible. The consultant can neither guarantee nor be responsible for the accuracy of information provided by others.
- Various diagrams, sketches and photographs in this report are intended as visual aids and are not to scale, unless specifically stated as such on the drawing. These communication tools in no way substitute for nor should be construed as surveys, architectural or engineering drawings.
- Low or alteration of any part of this report invalidates the entire report.
- Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the person to whom it is addressed, without the prior written or verbal consent of the consultant.
- This report is confidential and to be distributed only to the individual or entity to whom it is addressed. Any or all of the contents of this report may be conveyed to another party only with the express prior written or verbal consent of the consultant. Such limitations apply to the original report, a copy, facsimile, scanned image or digital version thereof.
- This report represents the opinion of the consultant. In no way is the consultant's fee contingent upon a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.
- The consultant shall not be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services as described in the fee schedule, an agreement or a contract.
- Information contained in this report reflects observations made only to those items described and only reflects the condition of those items at the time of the site visit. Furthermore, the inspection is limited to visual examination of items and elements at the site, unless expressly stated otherwise. There is no expressed or implied warranty or guarantee that problems or deficiencies of the plants or property inspected may not arise in the future.

Ellyn Shea, Consulting Arborist

ISA Certified Arborist # W55476A - ISA Qualified Tree Risk Assessor
ASCA Registered Consulting Arborist #516

2085 Hayes Street, Suite 104 San Francisco, CA 94133 • Phone: 415/846-0130 • E-Mail: ellyn.shea@diglobal.net



Disclosure Statement

Arborists are tree specialists who use their education, knowledge, training, and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborist, or to seek additional advice.

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like any medicine, cannot be guaranteed.

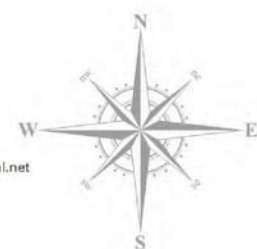
Treatment, pruning, and removal of trees may involve considerations beyond the scope of the arborist's services such as property boundaries, property ownership, site lines, disputes between neighbors, and other issues. An arborist cannot take such considerations into account unless complete and accurate information is disclosed to the arborist. An arborist should then be expected to reasonably rely upon the completeness and accuracy of the information provided.

Trees can be managed, but they cannot be controlled. To live near trees is to accept some degree of risk. The only way to eliminate all risk associated with trees is to eliminate the trees.

Ellyn Shea, Consulting Arborist

ISA Certified Arborist # W55476A - ISA Qualified Tree Risk Assessor
ASCA Registered Consulting Arborist #516

2085 Hayes Street, Suite 104 San Francisco, CA 94133 • Phone: 415/846-0130 • E-Mail: ellyn.shea@diglobal.net



Certification of Performance

I, Ellyn Shea, Certify:

- That I have personally inspected the tree and/or property evaluated in this report. I have stated my findings accurately, insofar as the limitations of my Assignment and within the extent and context identified by this report.
- That I have no current or prospective interest in the vegetation or any real estate that is the subject of this report, and have no personal interest or bias with respect to the parties involved.
- That the analysis, opinions and conclusions stated herein are my own and are based on current scientific procedures and facts and according to commonly accepted arboricultural practices.
- That no significant professional assistance was provided, except as indicated by the inclusion of another professional report within this report.
- That any compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party.
- I am a member in good standing, Certified Arborist (#W55476A), and a Qualified Tree Risk Assessor with the International Society of Arboriculture, and a Registered Consulting Arborist (#516) with the American Society of Consulting Arborists. I have attained professional training in all areas of knowledge asserted through this report by completing relevant college courses, routinely attending pertinent professional conferences and by reading current research from professional journals, books and other media.
- I have rendered professional services in a full time capacity in the field of horticulture and arboriculture for more than 17 years.

Signature:

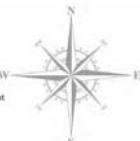
Ellyn Shea

Date: 12/10/18

Ellyn Shea, Consulting Arborist

ISA Certified Arborist # W55476A - ISA Qualified Tree Risk Assessor
ASCA Registered Consulting Arborist #516

2085 Hayes Street, Suite 104 San Francisco, CA 94133 • Phone: 415/846-0130 • E-Mail: ellyn.shea@diglobal.net



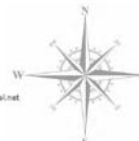
Trees 1 and 2 (left to right)

4 of 16

Ellyn Shea, Consulting Arborist

ISA Certified Arborist # W55476A - ISA Qualified Tree Risk Assessor
ASCA Registered Consulting Arborist #516

2085 Hayes Street, Suite 104 San Francisco, CA 94133 • Phone: 415/846-0130 • E-Mail: ellyn.shea@diglobal.net



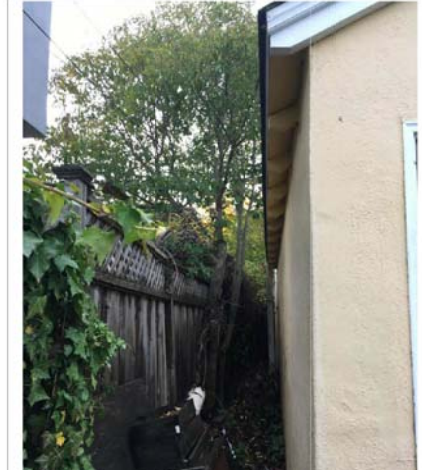
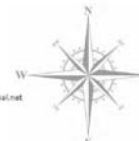
Tree 3

5 of 16

Ellyn Shea, Consulting Arborist

ISA Certified Arborist # W55476A - ISA Qualified Tree Risk Assessor
ASCA Registered Consulting Arborist #516

2085 Hayes Street, Suite 104 San Francisco, CA 94133 • Phone: 415/846-0130 • E-Mail: ellyn.shea@diglobal.net



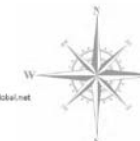
Tree 4

6 of 16

Ellyn Shea, Consulting Arborist

ISA Certified Arborist # W55476A - ISA Qualified Tree Risk Assessor
ASCA Registered Consulting Arborist #516

2085 Hayes Street, Suite 104 San Francisco, CA 94133 • Phone: 415/846-0130 • E-Mail: ellyn.shea@diglobal.net



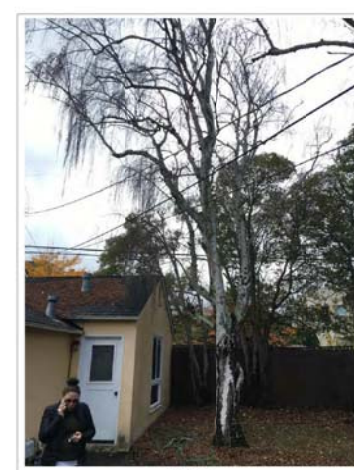
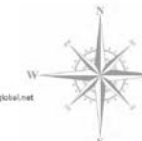
Tree 5

7 of 16

Ellyn Shea, Consulting Arborist

ISA Certified Arborist # W55476A - ISA Qualified Tree Risk Assessor
ASCA Registered Consulting Arborist #516

2085 Hayes Street, Suite 104 San Francisco, CA 94133 • Phone: 415/846-0130 • E-Mail: ellyn.shea@diglobal.net



Tree 6

8 of 16

Ellyn Shea, Consulting Arborist

ISA Certified Arborist # W55476A - ISA Qualified Tree Risk Assessor
ASCA Registered Consulting Arborist #516

2085 Hayes Street, Suite 104 San Francisco, CA 94133 • Phone: 415/846-0130 • E-Mail: ellyn.shea@diglobal.net



Trees 7 & 8 (left to right)

9 of 16

Ellyn Shea, Consulting Arborist

ISA Certified Arborist # W55476A - ISA Qualified Tree Risk Assessor
ASCA Registered Consulting Arborist #516

2085 Hayes Street, Suite 104 San Francisco, CA 94133 • Phone: 415/846-0130 • E-Mail: ellyn.shea@diglobal.net



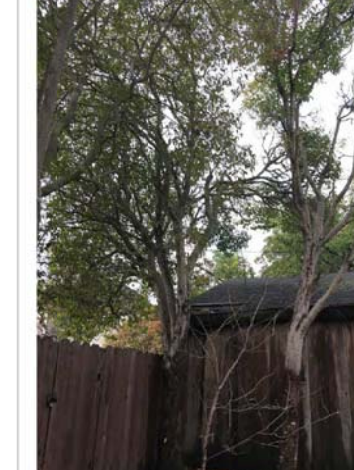
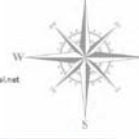
Trees 7 & 8 (left to right)

9 of 16

Ellyn Shea, Consulting Arborist

ISA Certified Arborist # W55476A - ISA Qualified Tree Risk Assessor
ASCA Registered Consulting Arborist #516

2085 Hayes Street, Suite 104 San Francisco, CA 94133 • Phone: 415/846-0130 • E-Mail: ellyn.shea@diglobal.net



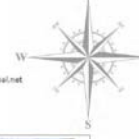
Trees 9 & 10 (left to right)

10 of 16

Ellyn Shea, Consulting Arborist

ISA Certified Arborist # W55476A - ISA Qualified Tree Risk Assessor
ASCA Registered Consulting Arborist #516

2085 Hayes Street, Suite 104 San Francisco, CA 94133 • Phone: 415/846-0130 • E-Mail: ellyn.shea@diglobal.net



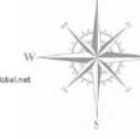
Tree 11

11 of 16

Ellyn Shea, Consulting Arborist

ISA Certified Arborist # W55476A - ISA Qualified Tree Risk Assessor
ASCA Registered Consulting Arborist #516

2085 Hayes Street, Suite 104 San Francisco, CA 94133 • Phone: 415/846-0130 • E-Mail: ellyn.shea@diglobal.net



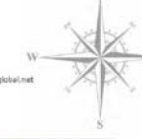
Tree 12

12 of 16

Ellyn Shea, Consulting Arborist

ISA Certified Arborist # W55476A - ISA Qualified Tree Risk Assessor
ASCA Registered Consulting Arborist #516

2085 Hayes Street, Suite 104 San Francisco, CA 94133 • Phone: 415/846-0130 • E-Mail: ellyn.shea@diglobal.net



Tree 13

13 of 16

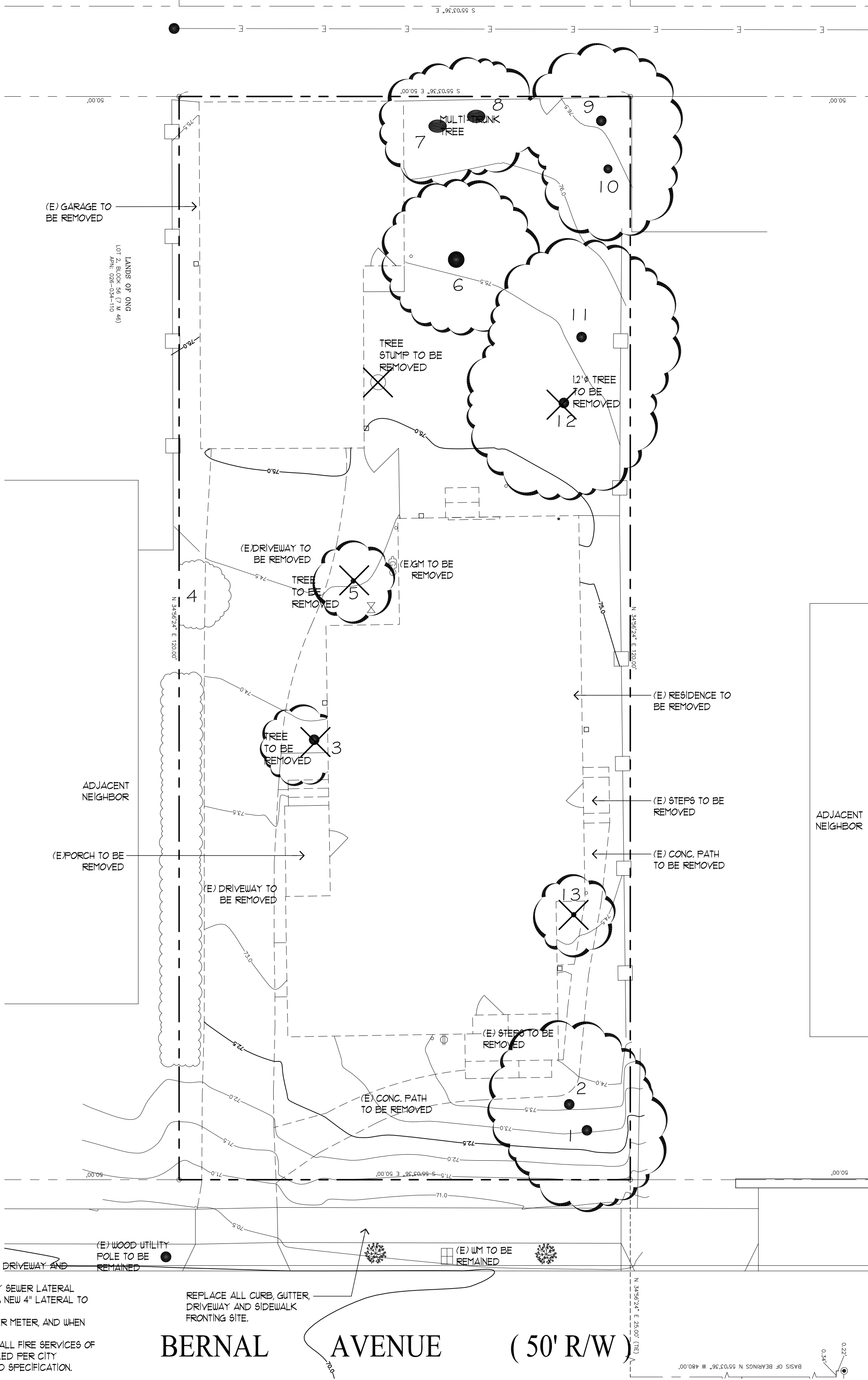
NOTES:

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

LEGEND:

TREE TO BE REMOVED

(E) TO BE REMOVED



- REPLACE ALL CURB, GUTTER, DRIVEWAY AND SIDEWALK FRONTING SITE.
- PLUG ALL EXISTING SANITARY SEWER LATERAL CONNECTIONS AND INSTALL A NEW 4" LATERAL TO SEWER MAIN.
- NEW WATER SERVICE TO WATER METER, AND WHEN APPLICABLE.
- WATER LINES ABOVE 2" AND ALL FIRE SERVICES OF ANY SIZE ARE TO BE INSTALLED PER CITY STANDARD PROCEDURES AND SPECIFICATION.

BERNAL AVENUE (50' R/W)

SITE DEMOLITION PLAN

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

The drawing on this sheet, specification ideas, designs and arrangements represented hereby are and shall remain the property of CHU DESIGN ASSOCIATES INC., and in no part thereof shall be copied, disclosed to others or used in connection with any work or project other than the specified project for which they have been prepared and developed without the written consent of CHU DESIGN ASSOCIATES INC. Visual contact with these plans or specifications shall constitute conclusive evidence of acceptance to these restrictions.

NEW RESIDENCE
1509 BERNAL AVE.
BURLINGAME CA
A.P.N.: 026-034-100

DATE: OCT. 2018

SCALE: AS NOTED

DRAWN: PU

FOR:

SHEET NO.

A.2
OF SHEETS