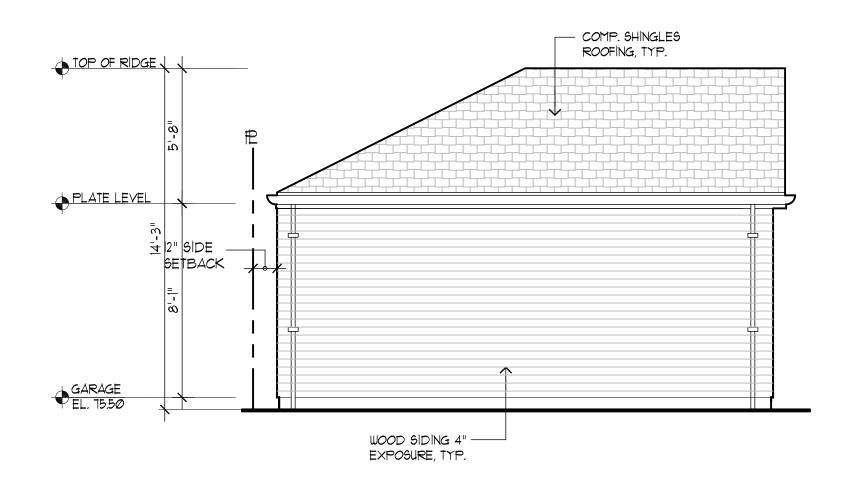


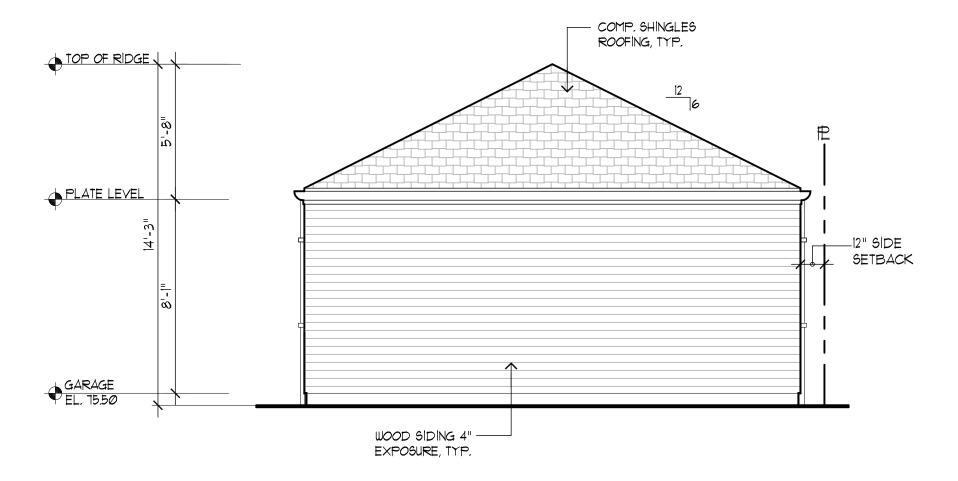
OCT. 2018 AS NOTED

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

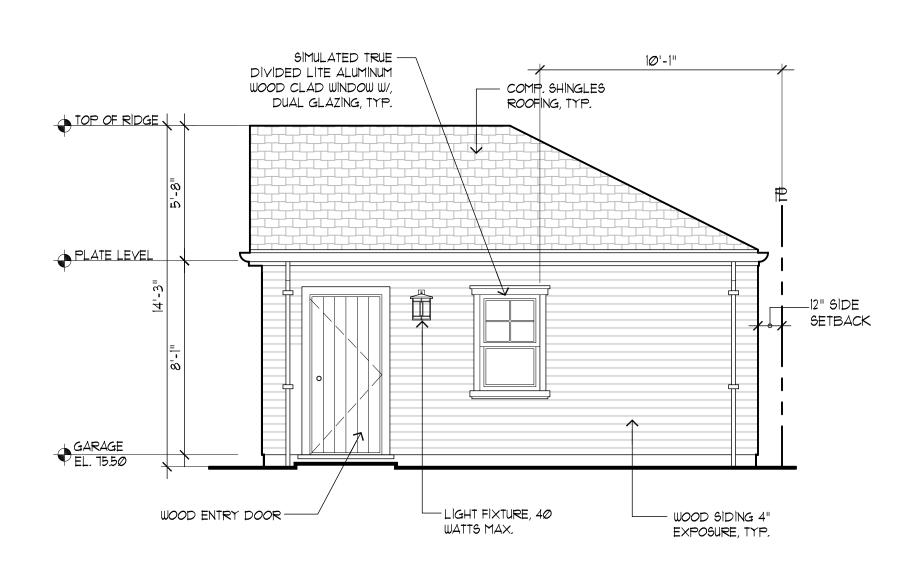


LEFT ELEVATION

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

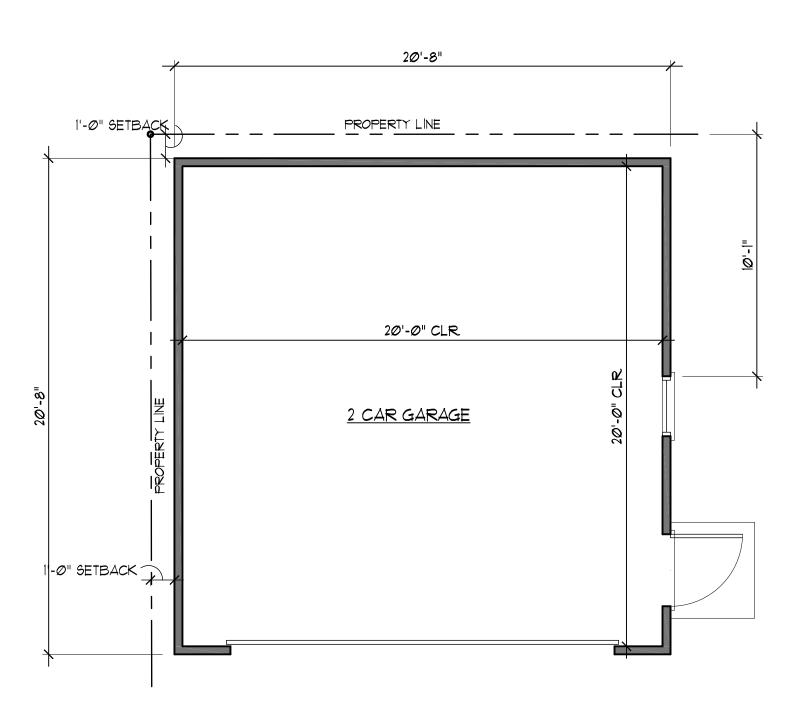


REAR ELEVATION SCALE: 1/4"=1'-0"

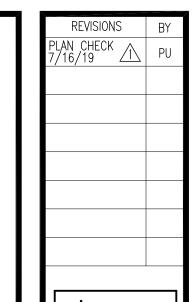


RIGHT ELEVATION

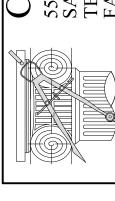
SCALE: 1/4"=1'-0"







HU DESIGN ASSOCIATES INC.
W. 43rd AVENUE
N MATEO, CALIFORNIA 94403
L: (650) 345-9286



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W RESIDENCE 09 BERNAL AVE. JRLINGAME CA P.N.: 026-034-100

DATE:
OCT. 2018
SCALE:
AS NOTED
DRAWN:
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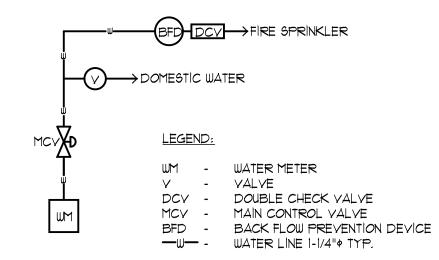
A.6

GENERAL NOTES:

- SEE LANDSCAPE PLAN FOR DETAIL INFORMATION
- MAXIMUM DRIVEWAY SLOPES SHALL NOT EXCEED FIFTEEN (15) PERCENT AT ANY POINT WITHOUT SPECIAL APPROVAL OF THE DEPARTMENT OF PUBLIC WORKS: SLOPES IN EXCESS OF TWENTY (20) PERCENT SHALL REQUIRE APPROVAL OF THE PLANNING COMMISSION, TRANSITIONAL SLOPES ARE REQUIRED FOR DRIVEWAYS WHICH EXCEED TEN (10) PERCENT MAXIMUM SLOPE, NO TRANSITIONAL SLOPE SHALL EXTEND INTO A REQUIRED PARKING SPACE.
- TOPOGRAPHY IS PREPARED BY: QUIET RIVER LAND SERVICES INC 6747 SIERRA COURT, SUITE K DUBLÍN, CA 94568 TEL: (925) 734-6788
- . A DEMOLÍTION PERMÍT IS REQUIRED FOR SIDEWALK, SEWER AND WATER REPLACEMENT
- REQUIRED PROTECTIVE FENCING MUST BE INSTALLED AND INSPECTED PRIOR TO DEMO PERMIT ISSUE.
- . SEWER BACKFLOW PROTECTION CERTIFICATE IS REQUIRED PER ORDINANCE NO. 1710. A DRAFT CERTIFICATION SHALL BE SUBMITTED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- THE SURVEYOR RECOMMENDS THE CITY VERIFY THAT THE PERTINENT RESIDENCES WERE USED IN THE CALCULATION.
- GARAGE FOOTING SHALL NOT EXTEND INTO ONE FOOT SETBACK WITHOUT A LICENCED SURVEY AND FIELD STAKING REVIEWED BY INSPECTOR.
- 9. NEW WATER METER SHALL NOT ON PRIVATE PROPERTY. IT MUCH BE
- LOCATED ON PUBLIC PROPERTY FOR ACCESS BY METER READER. 10. NEW SEWER LINE WITH CLEANOUT FOR NEW HOUSE, CLEANOUT AT SEWER MAIN
- LINE TO BE IN PUBLIC EASEMENT FOR CITY ACCESS. CONTRACTOR SHALL ENSURE THE DOUBLE VALE ASSEMBLY FOR FIRE
- PROTECTION SHALL BE TESTED AND APPROVED BY A SAN MATEO COUNTY ENVIRONMENTAL HEALTH APPROVED CONTRACTOR PRIOR TO SCHEDULING WATER DEPARTMENT FINAL.
- PROVIDE ADEQUATE FIRE FLOW BASED UPON CONSTRUCTION AND SIZE OF BUILDING , SEE UFC APPENDIX IIIA. MINIMUM 500 GPM REQUIRED. SEE TABLE NO. A-111-A-1.
- 13. MINIMUM I" WATER METER REQUIRED
- 14. IF BACKWATER PROTECTION IS REQUIRED, CONTRACTOR SHALL PROVIDE AN ISOMETRIC DIAGRAM OF THE BUILDING SEWER INCLUDING ALL BACKWATER VALVES, RELIEF VALVES, AND ANY SEWER INJECTION SYSTEM DETAILS, CITY OF BURLINGAME MUNICIPAL CODE ORDINANCE 1710.
- 15. PROVIDE SURVEY STAKES PRIOR TO FOUNDATION INSPECTION TO VERIFY LOT LINES,
- 6. PROVÍDE A PRESSURE ABSORBING DEVÍCES OR APPROVED MECHANICAL DEVICES ARE REQUIRED ON WATER LINES, LOCATED AS CLOSE AS POSSIBLE TO QUICK ACTING VALVES, THAT WILL ABSORB HIGH PRESSURES RESULTING FROM QUICK CLOSING OF QUICK-ACTING VALVES. CPC SECTION609.10

PUBLIC WORK NOTES & CONDITIONS

- A REMOVE/REPLACE UTILITIES ENCROACHMENT PERMIT IS REQUIRED: REPLACE ALL CURB, GUTTER, DRIVEWAY AND SIDEWALK FRONTING SITE. PLUG ALL EXISTING SANITARY SEWER LATERAL CONNECTIONS AND
- INSTALL A NEW 6" LATERAL. ALL WATER LINE CONNECTIONS TO CITYWATER MAINS FOR SERVICES OR FIRE LINE ARE TO BE INSTALLED PER CITY STANDARD PROCEDURES AND SPECIFICATION.
- · ANY OTHER UNDERGROUND UTILITY WORKS WITHIN CITY'S RIGHT OF WAY.
- THE SANITARY SEWER LATERAL (BUILDING SEWER) SHALL BE TESTED PER ORDINANCE CODE CHAPTER 15.12. TESTING INFORMATION IS AVAILABLE AT THE BUILDING DEPARTMENT COUNTER. AN ENCROACHMENT PERMIT IS REQUIRED FROM THE PUBLIC WORKS DEPARTMENT WHENEVER THE CITY'S PORTION OF THE SEWER LATERAL OR CITY CLEANOUT IS TO BE LAID AND/OR CONNECTED TO THE SEWER MAINS.
- SEWER BACKWATER PROTECTION CERTIFICATION IS REQUIRED FOR THE INSTALLATION OF ANY NEW SEWER FIXTURE PER ORDINANCE NO. 1710.
- 4. ALL WATER LINE CONNECTIONS TO CITY WATER MAINS FOR SERVICES OR FIRE LINE PROTECTION ARE TO BE INSTALLED PER CITY STANDARD PROCEDURES AND MATERIAL SPECIFICATIONS, CONTACT THE CITY WATER DEPARTMENT FOR CONNECTION FEES. ENCROACHMENT PERMIT IS REQUIRED FOR ANY WORK IN THE CITY'S RIGHT-OF-WAY.
- A SURVEY BY A LICENSED SURVEYOR OR ENGINEER IS REQUIRED. THE SURVEY SHALL SHOW HOW THE PROPERTY LINES WERE DETERMINED AND THAT THE PROPERTY CORNERS WERE SET WITH SURVEYORS LICENSE NUMBERSON DURABLE MONUMENTS, THIS SURVEY SHALL BE ATTACHED TO THE CONSTRUCTION PLANS. ALL CORNERS NEED TO BE MAINTAINED OR REINSTALLED BEFORE THE BUILDING FINAL, ALL PROPERTY CORNERS SHALL BE MAINTAINED DURING CONSTRUCTION OR RE-ESTABLISHED AT THE END OF
- ENCROACHMENT PERMIT IS REQUIRED FOR ANY WORK IN THE CITY'S RIGHT-OF-WAY.
- CONSTRUCTION AND BUILDING USE SHALL CONFORM TO CONDITIONS AS DESCRIBED BY PLANNING COMMISSION AND/OR CITY COUNCIL ACTIONS.
- THE PROJECT SHALL COMPLY WITH THE CITY'S NPDES PERMIT REQUIREMENTS TO PREVENT STORM WATER POLLUTION.
- 9. NEW DRIVEWAY OR DRIVEWAY WIDENING MUST BE APPROVED BY THE CITY ENGINEER. SHOW DISTANCE BETWEEN THE PROPOSED DRIVEWAY OPENING TO THE CLOSEST ADJACENT DRIVEWAY ON SITE PLAN.
- NO STORM WATERS, UNDERGROUND WATERS DRAINING FROM ANY LOT, BUILDING, OR PAYED AREAS SHALL BE ALLOWED TO DRAIN TO ADJACENT PROPERTIES NOR SHALL THESE WATERS BE CONNECTED TO THE CITY'S SANITARY SEWER SYSTEM. THESE WATERS SHALL ALL DRAIN TO EITHER ARTIFICIAL OR NATURAL STORM DRAINAGE FACILITIES BY GRAVITY OR PUMPING REGARDLESS OF THE SLOPE OF THE PROPERTY.
- MUNICIPAL CODE SECTION 18.08.010 (1) • STORM WATER SHALL BE DRAINED THROUGH A CURB DRAIN OR TO THE STORM DRAINAGE SYSTEM. SEE CITY STANDARDS FOR CURB
- DRAIN DESIGN. FLOOD ZONE 'C' REQUIRES FLOOD ZONE CONFIRMATION AND/OR
- PROTECTION OF HABITABLE SPACE. PROVIDE ELEVATIONS TO CONFIRM DRAINAGE AND SITE DESIGN.
- 12. NEW DRIVEWAY OR DRIVEWAY WIDENING MUST BE APPROVED BY THE CITY ENGINEER. SHOW DISTANCE BETWEEN THE PROPOSED DRIVEWAY OPENING TO THE CLOSEST ADJACENT DRIVEWAY ON SITE PLAN.



PROVIDE A BACFLOW PREVENTION DEVICE - USC APPROVED DOUBLE CHECK VALVE ASSEMBLY

- CONTRACTOR SHALL ENSURE THE DOUBLE CHECK VALVE ASSEMBLY FOR THE FIRE PROTECTION SHALL BE TESTED AND APPROVED BY A SAN MATEO COUNTY ENVIRONMENTAL HEALTH APPROVED CONTRACTOR PRIOR TO SCHEDULING WATER DEPARTMENT FINAL
- 3. PROVIDE ADEQUATE FIRE FLOW BASED UPON CONSTRUCTION AND SIZE OF BUILDING, SEE UFC APPENDIX IIIA.

<u>SCHEMATIC WATER LATERAL LINE</u>

DRAINAGE NOTES:

RAINWATER COLLECTION

ALL NEW ROOF RAINWATER SHALL BE COLLECTED BY MEANS OF GALVANIZED METAL GUTTERS, UNLESS NOTED OTHERWISE, LOCATED AT THE EAVES. PAINT TO MATCH COLOR SCHEME OF RESIDENCE, GUTTER SHALL LEAD TO 2" X 4" RECTANGULAR METAL DOWNSPOUTS OR DOWNSPOUTS TO MATCH EXISTING AND/OR COPPER RAINWATER LEADER. DOWNSPOUTS SHALL TERMINATE BELOW GRADE TO A PERIMETER 4" DIAMETER ABS SOLID DRAINPIPE, RUN 4" DIAMETER (OR SIZE AS NOTED ON SITE PLAN) SOLID PIPE THROUGH FACE OF CURB SO THAT WATER WILL EMPTY INTO THE STREET GUTTER SYSTEM, SLOPE ALL PIPES FOR ADEQUATE DRAINAGE. INSURE THAT THE LOCATION CHOSEN FOR THE PIPE TO GO THROUGH THE FACE OF CURB IS ADEQUATE TO CARRY THE WATER FROM THE SITE TO A CITY MAINTAINED WATER COLLECTION SYSTEM. IN SINGLE-FAMILY RESIDENCES THE WATER MAY FLOW TO THE STREET BY GRAVITY METHOD PROVIDED THERE IS SUFFICIENT GRADE TO INSURE FLOW TO THE STREET GUTTER AND THAT WATER DOES NOT FLOW ONTO ADJOINING PROPERTIES.

SUMP PUMP MAY BE REQUIRED (SEE SITE PLAN)

IF THE GRAVITY METHOD OF DRAINAGE CANNOT BE USED, PROVIDE A SUMP PUMP OF ADEQUATE SIZE TO CARRY ALL WATER THROUGH A 2" DIAMETER ABS PIPE THROUGH THE FACE OF THE CURB SO THAT THE WATER WILL EMPTY INTO THE GUTTER SYSTEM. INSURE THAT THE LOCATION CHOSEN FOR THE PIPE TO GO THROUGH THE FACE OF CURB IS ADEQUATE TO CARRY THE WATER FROM THE SITE TO A CITY MAINTAINED WATER COLLECTION SYSTEM.

PROVIDE A BACKFLOW PREVENTER/DEVICE AT A LOCATION NEAR THE TERMINATION OF THE SOLID PIPE THROUGH THE FACE OF CURB AS REQUIRED TO PREVENT RAINWATER FROM THE GUTTER SYSTEM ENTERING THE SUMP PUMP SYSTEM.

SUMP PUMP AT A MINIMUM SHALL BE A 1/4 HP AUTOMATIC SUBMERSIBLE SUMP PUMP WITH PERFORMANCES AS LISTED BELOW (MINIMUM), INSTALL AS PER MANUFACTURERS SPECIFICATIONS AND RECOMMENDATIONS.

DISCHARGE FEET OF HEAD

5 1Ø 15 PERFORMANCE (GALLONS PER HOUR) 2280 1620 660

SUMP PIT- INSTALL PUMP IN SUMP PIT (CATCH BASIN) WITH THE MINIMUM CLEARANCES AND DEPTHS AS PER MANUFACTURER SPECIFICATIONS AND RECOMMENDATIONS.

CONTRACTOR SHALL OBTAIN SEPARATE FIRE SPRINKLER PERMIT FOR THE INSTALLATION OF THE FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 17.04.030 OF THE BURLINGAME MUNICIPAL CODE, THE MINIMUM SIZE SERVICE FOR FIRE SPRINKLER SYSTEM SHALL CONFORMS TO NFPA 13 OR 13R 16 2". FOR NFPA 13D SYSTEMS THE MINIMUM SIZE 15 1".

FIRE SPRINKLER SHOP DRAWINGS ARE TO BE SUBMITTED DIRECTLY TO THE BURLINGAME FIRE DEPARTMENT AT 1399 ROLLING ROAD, BURLINGAME ONLY AFTER FIRE SPRINKLER UNDERGROUNDS HAVE BEEN SUBMITTED TO THE BURLINGAME BUILDING DEPARTMENT.

NOTES:

- 1. CONTRACTOR SHALL PROVIDE ADEQUATE MEASURES TO AVOID EROSION OR SEDIMENT FROM LEAVING THE SITE AND FLOWING INTO THE STREET, CURB OR GUTTER. (USE STRAW WADDLES)
- REPLACE DAMAGED OR DISPLACED CURB, GUTTER AND/OR SIDEWALK ALONG THE PROPERTY FRONTAGE. A CITY ENCROACHMENT PERMIT 15 REQUIRED.
- 3. THE SANITARY SEWER LATERAL (BUILDING SEWER) SHALL BE TESTED PER ORDINANCE CODE CHAPTER 15.12. TESTING INFORMATION IS AVAILABLE AT THE BUILDING DEPARTMENT COUNTER. AN ENCROACHMENT PERMIT IS REQUIRED FROM THE PUBLIC WORKS DEPARTMENT WHENEVER THE CITY'S PORTION OF THE SEWER LATERAL OR CITY CLEANOUT IS TO BE LAID AND/OR CONNECTED TO THE SEWER MAINS.
- 4. NEW DRIVEWAY OR DRIVEWAY WIDENING MUST BE APPROVED BY THE CITY ENGINEER. SHOW DISTANCE BETWEEN THE PROPOSED DRIVEWAY OPENING TO THE CLOSEST ADJACENT DRIVEWAY ON SITE PLAN.
- 5. A PROPERTY SURVEY IS REQUIRED IF ANY PART OF PERMANENT STRUCTURE INCLUDING FOOTING IS WITHIN 12" OF PROPERTY LINE.

TABLE NO. A-111-A-1

MINIMUM REQUIRED FIRE FLOW & FLOW DURATION BUILDINGS

	FIF	RE AREA (square feet)			FLOW (gallons	FLOW DURATION
		X 0.0929 for m2			per minute)	(hours)
Type I-F.R.	Type II One-HR.	Type IV-H.T.	Type II-N	Type V-N1	x 3.785 for	
II-F.R.1	III One-HR.1	V-One-Hr.1	II-N1		L/min.	
0-22,700	0-12,700	0-8,200	0-5,900	0-3,600	1,500	
22,701-30,200	12,701-17,000	8,201-10,900	5,901-7,900	3,601-4,800	1,750	
30,201-38,700	17,001-21,800	10,901-12,900	7,901-9.800	4,801-6,200	2,000	2
38,701-48,300	21,801-24,200	12,901-17,400	9,801-12,600	6,201-7,700	2,250	
48,301-59,000	0 24,201-33,200 17,401-21,300 12,601-15,400 7,701-9,400		7,701-9,400	2,500		
59,001-70,900	33,201-39,700	21,301-25,500	15,401-18,400	9,401-11,300	2,750	
70,901-83,700	39,701-47,100	25,501-30,100	18,401-21,800	11,301-13,400	3,000	
83,701-97,700	47,101-54,900	30,101-35,200	21,801-25,900	13,401-15,600	3,250	3
97,701-112,700	54,901-63,400	35,201-40,600	25,901-29,300	15,601-18,000	3,500	3
112,701-128,700	63,401-72,400	40,601-46,400	29,301-33,500	18,001-20,600	3,750	
128,701-145,900	72,401-82,100	46,401-52,500	33,501-37,900	20,601-23,300	4,000	
145,901-164,200	82,101-92,400	52,501-59,100	37,901-42,700	23,301-26,300	4,250	
164,201-1;83,400	92,401-103,100	59,101-66,000	42,701-47,700	26,301-29,300	4,500	
183,401-203,700	103,101-114,600	66,001-73,300	47,701-53,000	29,301-32,600	4,750	
203,701-225,200	114,601-126,700	73,301-81,100	53,001-58,600	32,601-36,000	5,000	
225,201-247,700	126,701-139,400	81,101-89,200	58,601-65,400	36,001-39,600	5,250	
247,701-271,200	139,401-152,600	89,201-97,700	65,401-70,600	39,601-43,400	5,500	
271,201-295,900	152,601-166,500	97,701-106,500	70,601-77,000	43,401-47,400	5,750	
295,901-Greater	166,601-Greater	106,501-115,800	77,001-83,700	47,401-51,500	6,000	4
"	"	115,801-125,500	83,701-90,600	51,501-55,700	6,250	
"	"	125,501-135,500	90,601-97,900	55,701-60,200	6,500	
"	"	135,501-145,800	97,901-106,800	60,201-64,800	6,750	
"	"	145,801-156,700	106,801-113,200	64,801-69,600	7,000	
"	n	156,701-167,900	113,201-121,300	69,601-74,600	7,250	
"	"	167,901-179,400	121,301-129,600	74,601-79,800	7,500	
"	"	179,401-191,400	129,601-138,300	79,801-85,100	7,750	
"	u u	191,401-Greater	128,301-Greater	85,101-Greater	8,000	
			-			

PUBLIC WORK NOTES:

1. ANY WORK IN THE CITY RIGHT-OF-WAY, SUCH AS STREET, SIDEWALK AREA, PUBLIC EASEMENTS, AND UTILITY EASEMENTS, IS REQUIRED TO OBTAIN AN ENCROACHMENT PERMIT PRIOR TO STARTING WORK

2. BASED ON THE SCOPE OF WORK, THIS IS A TYPE I PROJECT THAT REQUIRES A STORMWATER CONSTRUCTION POLLUTION PREVENTION PERMIT. THIS PERMIT IS REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT, AN INITIAL FIELD INSPECTION IS REQUIRED PRIOR TO THE START OF ANY CONSTRUCTION (ON PRIVATE PROPERTY OR IN THE PUBLIC RIGHT-OF-WAY).

3. A REMOVE/REPLACE UTILITIES ENCROACHMENT PERMIT IS REQUIRED TO (1) REPLACE ALL CURB, GUTTER, DRIVEWAY AND SIDEWALK FRONTING SITE, (2) PLUG ALL EXISTING SANITARY SEWER LATERAL CONNECTIONS AND INSTALL A NEW 4" LATERAL, (3) ALL WATER LINE CONNECTIONS TO CITY WATER MAINS FOR SERVICES OR FIRE LINE ARE TO BE INSTALLED PER CITY STANDARD PROCEDURES AND SPECIFICATION, (4) ANY OTHER UNDERGROUND UTILITY WORKS WITHIN CITY'S RIGHT-OFWAY.

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

5. NO STORM WATERS, UNDERGROUND WATERS DRAINING FROM ANY LOT, BUILDING, OR PAVED AREAS SHALL BE ALLOWED TO DRAIN TO ADJACENT PROPERTIES NOR SHALL THESE WATERS BE CONNECTED TO THE CITY'S SANITARY SEWER SYSTEM. THESE WATERS SHALL ALL DRAIN TO EITHER ARTIFICIAL OR NATURAL STORM DRAINAGE FACILITIES BY GRAVITY OR PUMPING REGARDLESS OF THE SLOPE OF THE PROPERTY. NO RAIN WATER FROM ROOFS OR OTHER RAIN WATER DRAINAGE SHALL DISCHARGE UPON A PUBLIC SIDEWALK (EXCEPT IN SINGLE FAMILY AREA) PER MUNICIPAL CODE SECTION 18,08,090.

6. ALL WATER LINES CONNECTIONS TO CITY WATER MAINS FOR SERVICES OR FIRE LINE PROTECTION ARE TO BE INSTALLED PER CITY STANDARD PROCEDURES AND MATERIAL SPECIFICATIONS, CONTACT THE CITY WATER DEPARTMENT FOR CONNECTION FEES. IF REQUIRED, ALL FIRE SERVICES AND SERVICES 2" AND OVER WILL BE INSTALLED BY BUILDER. ALL UNDERGROUND FIRE SERVICE CONNECTIONS SHALL BE SUBMITTED AS SEPARATE UNDERGROUND FIRE SERVICE PERMIT FOR REVIEW AND APPROVAL.

1, NO STRUCTURE SHALL BE BUILT INTO CITY'S RIGHT-OF-WAY, THE PROPERTY LINE ON BERNAL AVENUE IS APPROXIMATELY 10.08- FEET MEASURED FROM FACE OF CURB.

8. THE PROJECT SHALL COMPLY WITH THE CITY'S NPDES PERMIT REQUIREMENTS TO PREVENT STORM

9, ALL DEBRIS/GARBAGE CONTAINERS LOCATION SHALL BE ON PROPERTY. IN A SITUATION WHERE THAT IS NOT POSSIBLE, AN ENCROACHMENT PERMIT IS REQUIRED FROM PUBLIC WORKS DEPARTMENT FOR PLACING DEBRIS/GARBAGE CONTAINERS IN PUBLIC RIGHT-OF-WAY, NO WET GARBAGE FLUID SHALL ENTER PUBLIC RIGHT-OF-WAY OR THE STORM DRAIN SYSTEM.

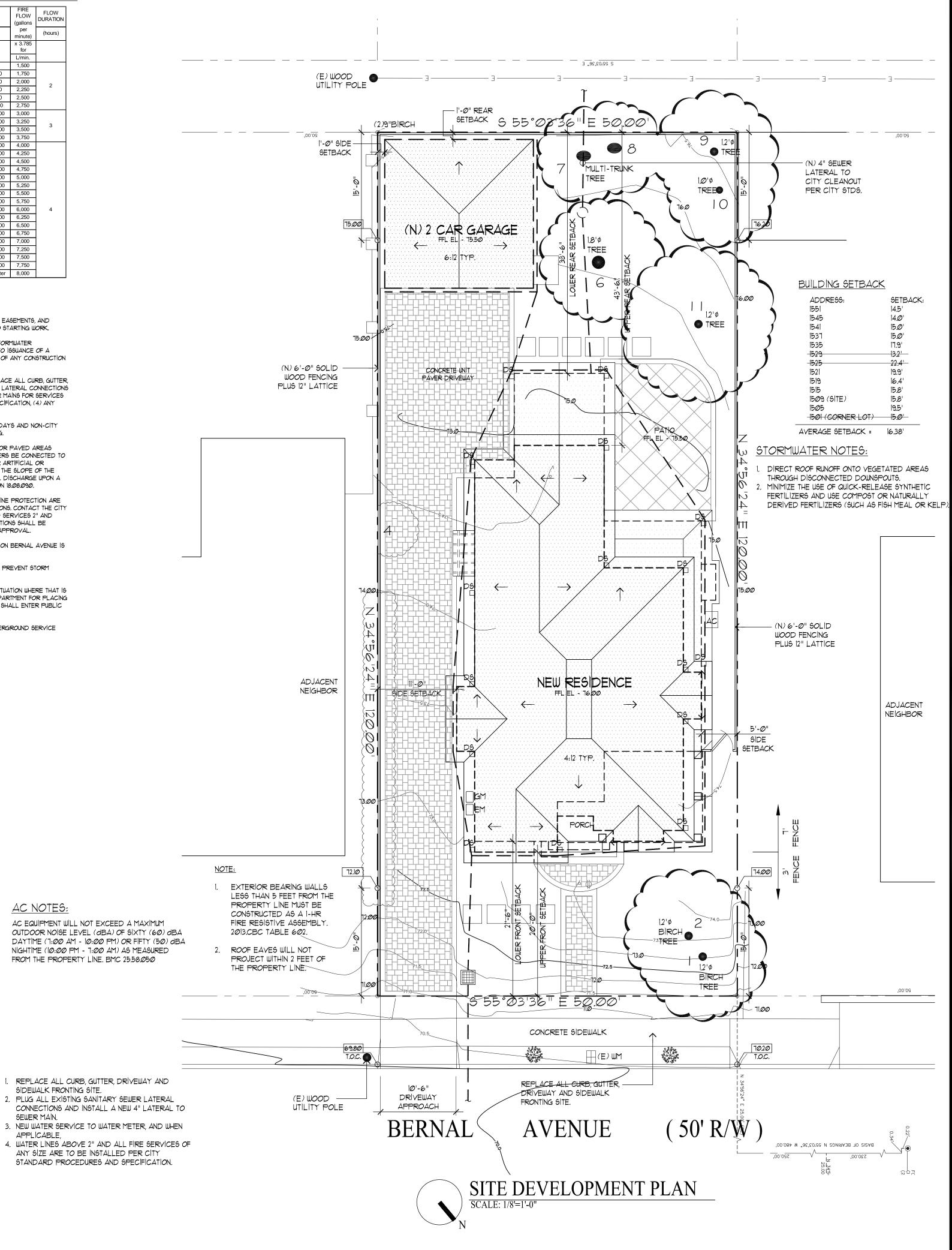
10. IT IS THE RESPONSIBILITY OF THE OWNER AND/OR CONTRACTOR TO NOTIFY UNDERGROUND SERVICE

AC NOTES:

SIDEWALK FRONTING SITE.

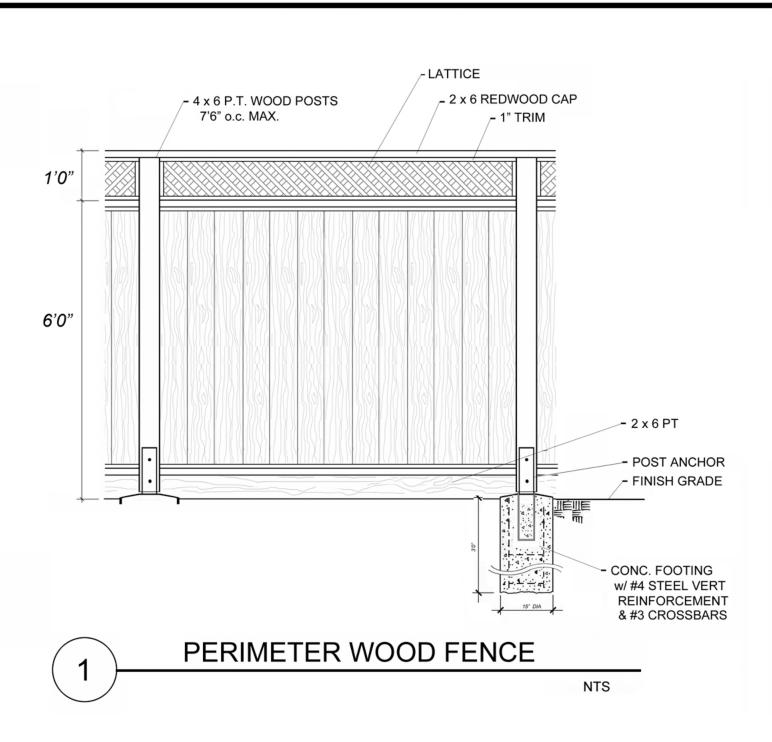
SEWER MAIN,

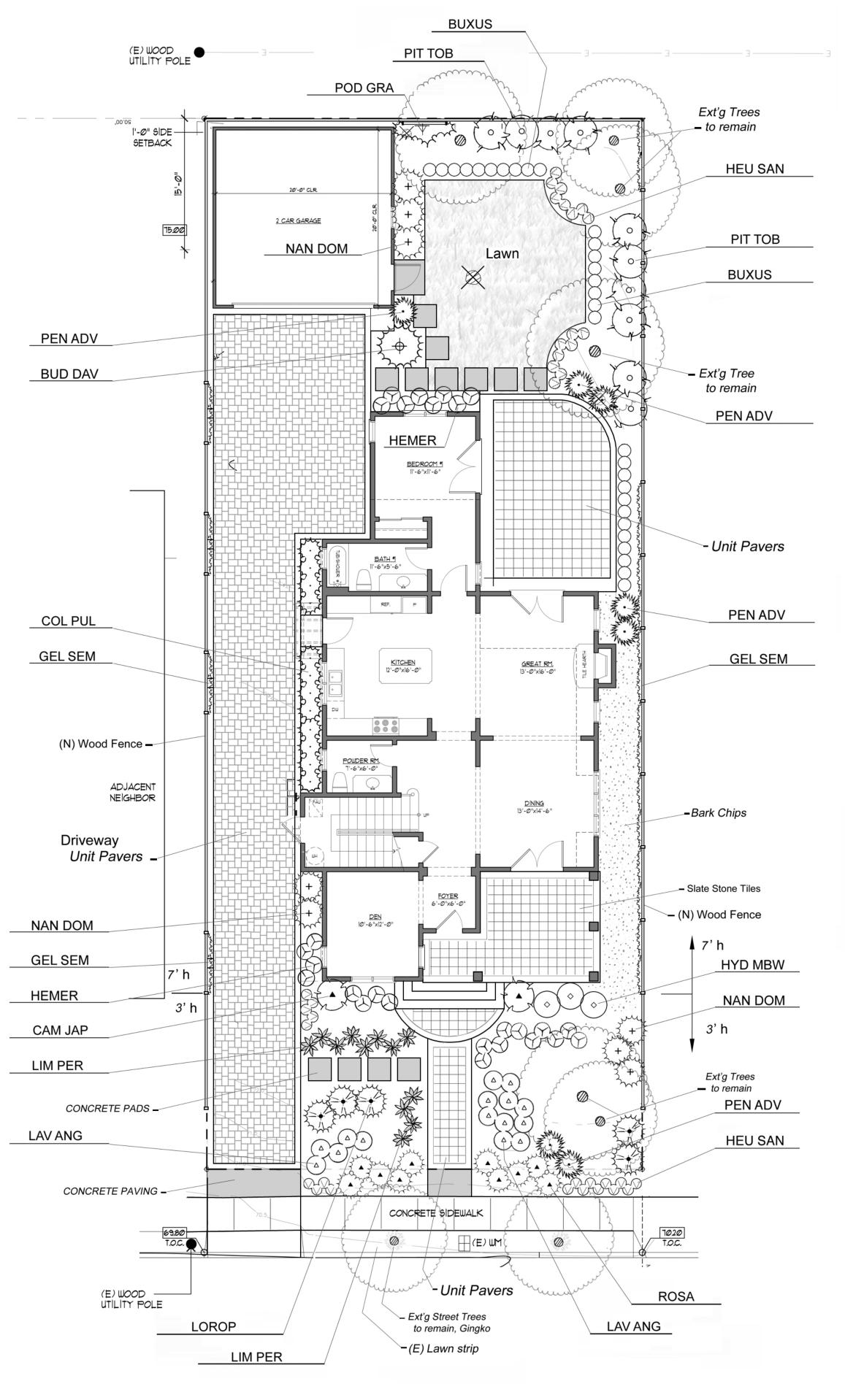
APPLICABLE,



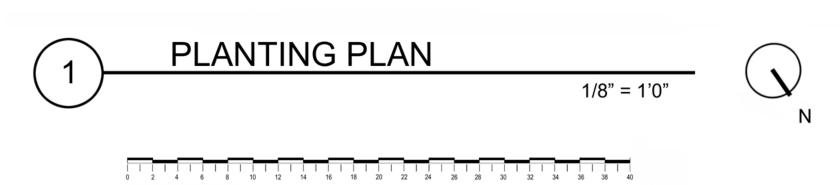
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OCT. 2018 AS NOTED





BERNAL AVENUE



Plant List

No.	Botanical Name	Common Name	Qty*	Size	WU	Plant Type
BUD DAV	Buddleia davidii	Butterfly Bush		15 Gal	Г	Decid Shrub
BUXUS	Buxus japonica	Boxwood		5 Gal	L	Low Shrub
	'Green Beauty'			5 5.51		
CAM JAP	Camellia japonica	Japanese Camellia		5 Gal	М	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	М	Low Shrub
HEU SAN	Heuchera sanguinea	Coral Bells		1 Gal	L	Low Shrub
HYD MBW	Hydrangea macrophylla	Lacecap Hydrangea		5 Gal	М	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 'Rubrum'	Fountain Grass		1 Gal	L	Accent/ Gras
PIT TOB	Pittosporum tobira	Variegated Pittosporum		5 Gal		Evgn Shrub
	'Variegata'	Pittosporum				
POD GRA	Podocarpus gracilior	Fern Pine		15 Gal	М	Espalier
ROSA	Rosa x 'Radrazz'	Knock Out Shrub Rose		5 Gal	L	Decid Shrub

PLANTING NOTES

- 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 COMMERCIALLY 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

Bruce A. Chan
Landscape Architect

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CA Lic. # 002324

Tel (650) 346-7645 Fax (650) 367-8139 Email: bacla@sbcglobal.net

Landscape Architecture Environmental Design Site Planning

Single Family House
1509 Bernal Avenue
Burlingame California

TITLE

Landscape Plan

REVISIONS

PROJECT #:

DATE: **7-15-19**

SHEET #:

L 1.1

Ellyn Shea, Consulting Arborist ISA Certified Arborist # WE-5476A - ISA Qualified Tree Risk Assessor ASCA Registered Consulting Arborist #516



Ellyn Shea, Consulting Arborist



yes Preserve

no Preserve

no Preserve

no Preserve

no Remove

no Remove

Preserve

no

no

Preserve

ISA Certified Arborist # WE-5476A - ISA Qualified Tree Risk Assessor ASCA Registered Consulting Arborist #516

Betula pendula

Betula pendula

Podocarpus gracilior Ligustrum Jucidum

Citrus limon

Betula pendula

Ligustrum lucidum

Ligustrum ucidum

Ligustrum ucidum

Ligustrum lucidum

Betula pendula

Betula pendula

13 Podocarpus gracilior

Ellyn Shea, Consulting Arborist ISA Certified Arborist # WE-5476A - ISA Qualified Tree Risk Assessor ASCA Registered Consulting Arborist #516 2085 Hayes Street, Suite 10 • San Francisco, CA 94117 • Phone: 415/846-0190 • E-Mail: ellyn.shea@sbcglobal.net

Assumptions and Limiting Conditions

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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 Eurlingame Residential Design
- Provide a written report with photographs to support a Protected Tree Removal Permit Application for submittal to the City of Burlingame Parks and Recreation Department.

Carolyn Shmunis

December 10, 2018

 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.

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.

- 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
- Remove all trees and stumps slated for removal prior to the start of construction.

	remove an ireas and stamps stated for removal prior to the start or semanation.
•	Prune tree #11 to make the canopy more symmetric at the same time that #12 is being removed. Do
	nct remove more than 25% of the living foliage.

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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 atree. 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.

	1.	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
		annusted on and out of a shough five and along on denous malely company in and account at annuary and

	appraised or evaluated as though free and clear, under responsible ownership and competent management.
2.	It is assumed that any property is not in violation of any applicable codes, ordinances, statutes or other governmental regulations.

- 3. 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.
- 4. 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.
- Loss or alteration of any part of this report invalidates the entire report.

or deficiencies of the plants or property inspected may not arise in the future.

- 6. 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.
- 7. 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. 8. This report represents the opinion of the consultant. In no way s the consultant's fee contingent upon a stipulated result,
- the occurrence of a subsequent event, nor upon any finding to be reported. 9. 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, 10. 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

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Certification of Performance

I, Ellyn Shea, Certify:

- That I have personally inspected the trees 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
- That my compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party.
- I have attained professional training in all areas of knowledge asserted through this report by completing relevant college

I have rendered professional services in a full time capacity in the field of horticulture and arboriculture for more than 17 years.



• I am a member in good standing, Certified Arborist (#WE-5476A), 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. courses, routinely attending pertinent professional conferences and by reading current research from professional journals, books and other media.



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Ellyn Shea, Consulting Arborist
ISA Certified Arborist # WE-5476A - ISA Qualified Tree Risk Ass













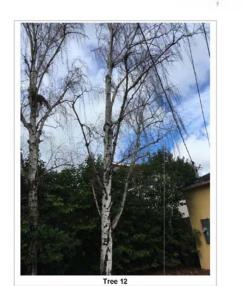












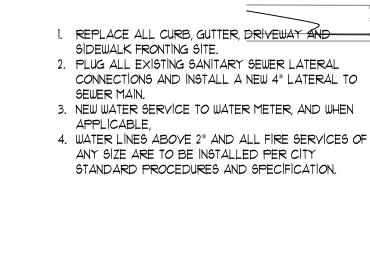










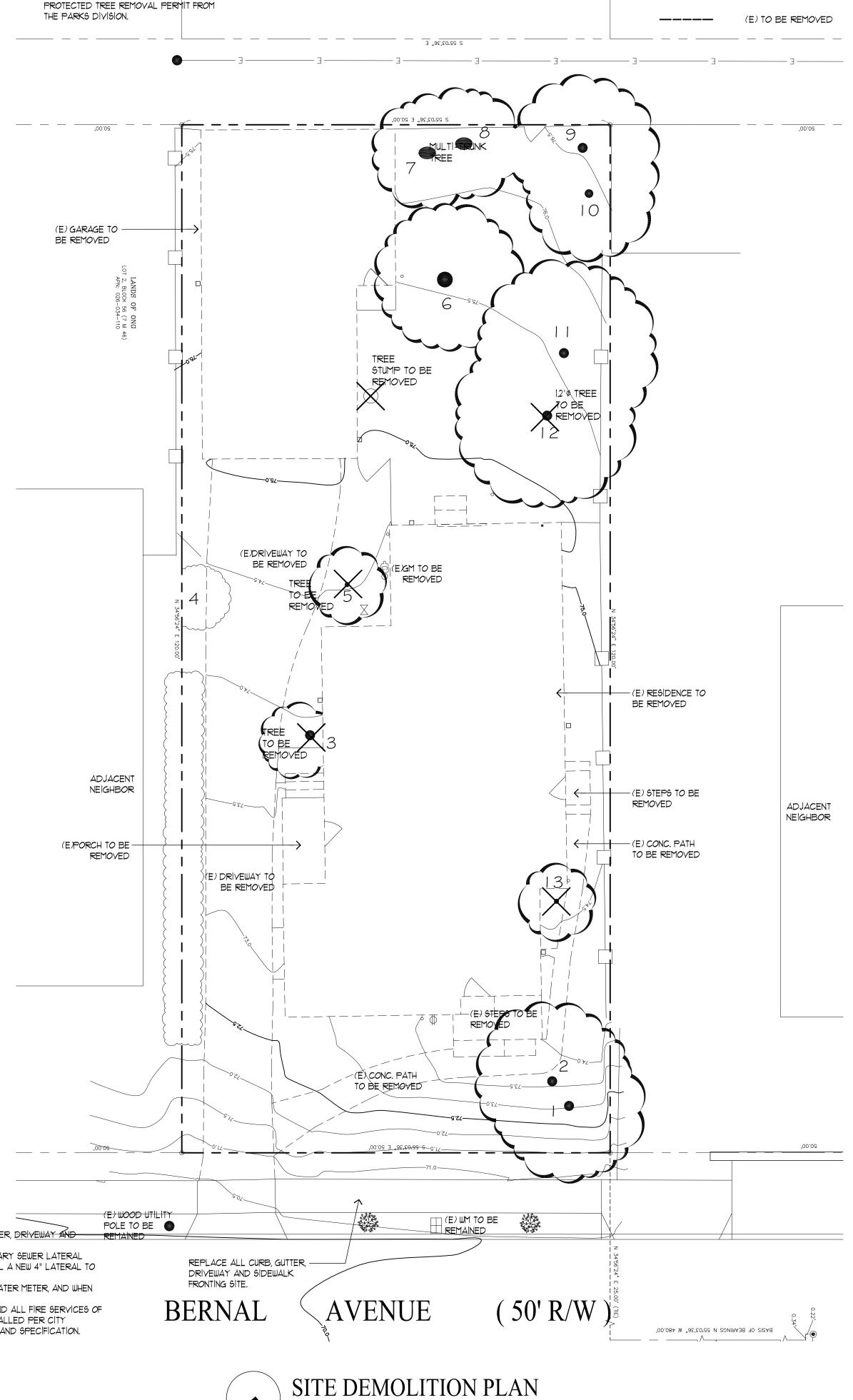


NOTES:

NO EXISTING TREE OVER 48 INCHES IN

OF TREE MAY BE REMOVED WITHOUT A

CIRCUMFERENCE AT 54 INCHES FROM BASE



TREE TO BE REMOVED OCT. 2018 AS NOTED