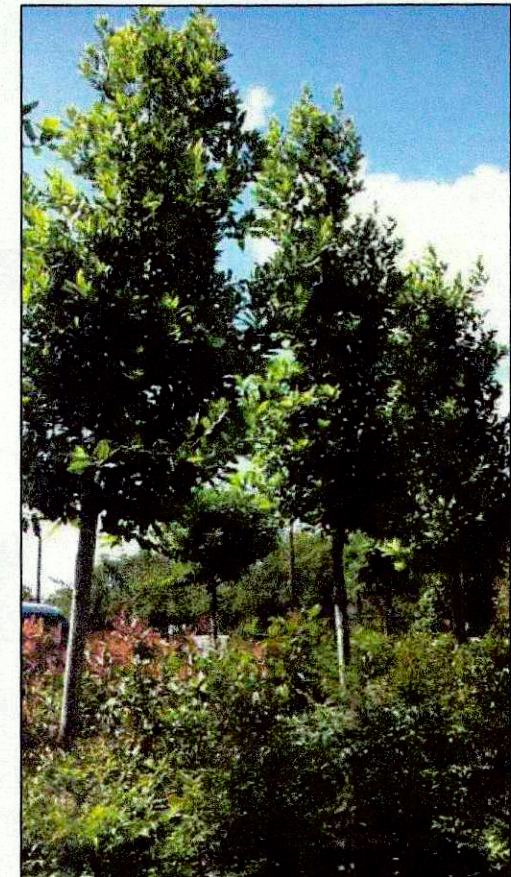


PLANT LIST				10/2019			
1516 HIGHWAY ROAD - BURLINGAME, CA							
SYM	SCIENTIFIC NAME	COMMON NAME	QUANTITY	SIZE	GROWTH	WUCOLS	
(T)	TREES						
LN	Laurus nobilis 'Saratoga'	'Saratoga' Grecian Laurel	08	24" Box	MOD.	M	
(S)	SHRUBS						
PT	Pittosporum tenuifolium	Black Twig Pittosporum	17	15 GAL	MOD.	M	



LN - Laurus nobilis 'Saratoga' (Tree-form)



PT - Pittosporum tenuifolium(Shrub-form)

- PLANTING NOTES:
1. LANDSCAPE CONTRACTOR SHALL VERIFY PLANT AND SOD QUANTITIES PRIOR TO SUBMITTING BID FOR WORK.

2. ALL PLANT MATERIAL SHALL COMPLY WITH THE LATEST STANDARDS OF NURSERY STOCK, PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.

3. PLANT MATERIAL CANNOT BE GUARANTEED AS DEER RESISTANT DUE TO THE CHANGING HABITS OF DEER.

4. ALL PLANTING AREAS SHALL BE COVERED WITH A LAYER OF BARK MULCH TO A MINIMUM DEPTH OF (3) INCHES, WITH A CHIP SIZE OF NO LESS THAN (1) INCH. A 2-INCH LAYER OF GREENWASTE MULCH UNDER THE BARK MULCH IS RECOMMENDED.

5. 4 YARDS OF COMPOST MUST BE INCORPORATED PER 1000 SF OF PERMEABLE AREA.

6. ADDITIONAL OIL AMENDMENTS SHALL BE USED AS NECESSARY. SOIL AMENDMENT SHALL BE FREE OF DEBRIS. ROCKS LARGER THAN 1-INCH DIAMETER SHALL NOT BE PERMITTED. SOIL AMENDMENTS ARE NOT PERMITTED IN TYPICAL NATIVE PLANT LANDSCAPE AREAS.

7. PLANTING HOLES SHALL GENERALLY BE 2x-3x THE SIZE OF THE ROOT BALL. THE WALLS AND THE BASES OF THE PLANT HOLES SHALL BE SCARIFIED. HOLES SHALL BE BACKFILLED WITH 5% ORGANIC COMPOST AND 95% EXISTING SOIL. PLANTING HOLES OF NATIVE PLANT MATERIAL SHOULD BE INOCULATED WITH MYCORRHIZAE FUNGI, PER MANUFACTURER'S SPECS.

8. TREES SHALL BE STAKED WITH (2) PRESSURE-TREATED 2-INCH DIAMETER POLES. TREE TRUNK SHALL BE SECURED WITH TWO RUBBER TIES OR STRAPS FORMING A FIGURE-EIGHT BETWEEN TRUNK AND STAKE.

9. RESIDUAL WEED PRE-EMERGENT SHALL BE APPLIED BY THE CONTRACTOR AS NECESSARY. APPLICATION SHALL BE ACCORDING TO MANUFACTURER'S INSTRUCTIONS.

10. LAWN SHALL NOT BE INSTALLED ON SLOPES GREATER THAN 25%. ALL TURF AREAS SHALL BE FERTILIZED AT TIME OF INSTALLATION.
- GENERAL NOTES:
1. CONTRACTOR SHALL OBTAIN ALL PERMITS NECESSARY TO COMPLETE PROPOSED WORK PER CITY OF BURLINGAME REQUIREMENTS.

2. CONTRACTOR SHALL VERIFY ON SITE ALL GRADES, PROPERTY LINES, EASEMENTS, SETBACKS, UTILITIES, SITE IMPROVEMENTS, WATERPROOFING AND UNDERGROUND PIPING BEFORE CONSTRUCTION BEGINS. THE PROJECT LANDSCAPE DESIGNER ASSUMES NO LIABILITY FOR DISCREPANCIES BETWEEN THE PLANS AND ACTUAL FIELD CONDITIONS. ALL DISCREPANCIES OR PROBLEMATIC SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT LANDSCAPE DESIGNER.

3. WORK WITHIN THE RIGHT OF WAY IS SUBJECT TO INSPECTION AND APPROVAL BY THE CITY OF BURLINGAME. CONTRACTOR SHALL OBTAIN AN ENCROACHMENT PERMIT FROM THE CITY OF BURLINGAME PUBLIC WORKS DEPARTMENT PRIOR TO WORK WITHIN THE RIGHT OF WAY. THIS WORK MAY INCLUDE LANDSCAPING IN THE RIGHT OF WAY, NEW CURB DRAINS AND PARKING STRIP.

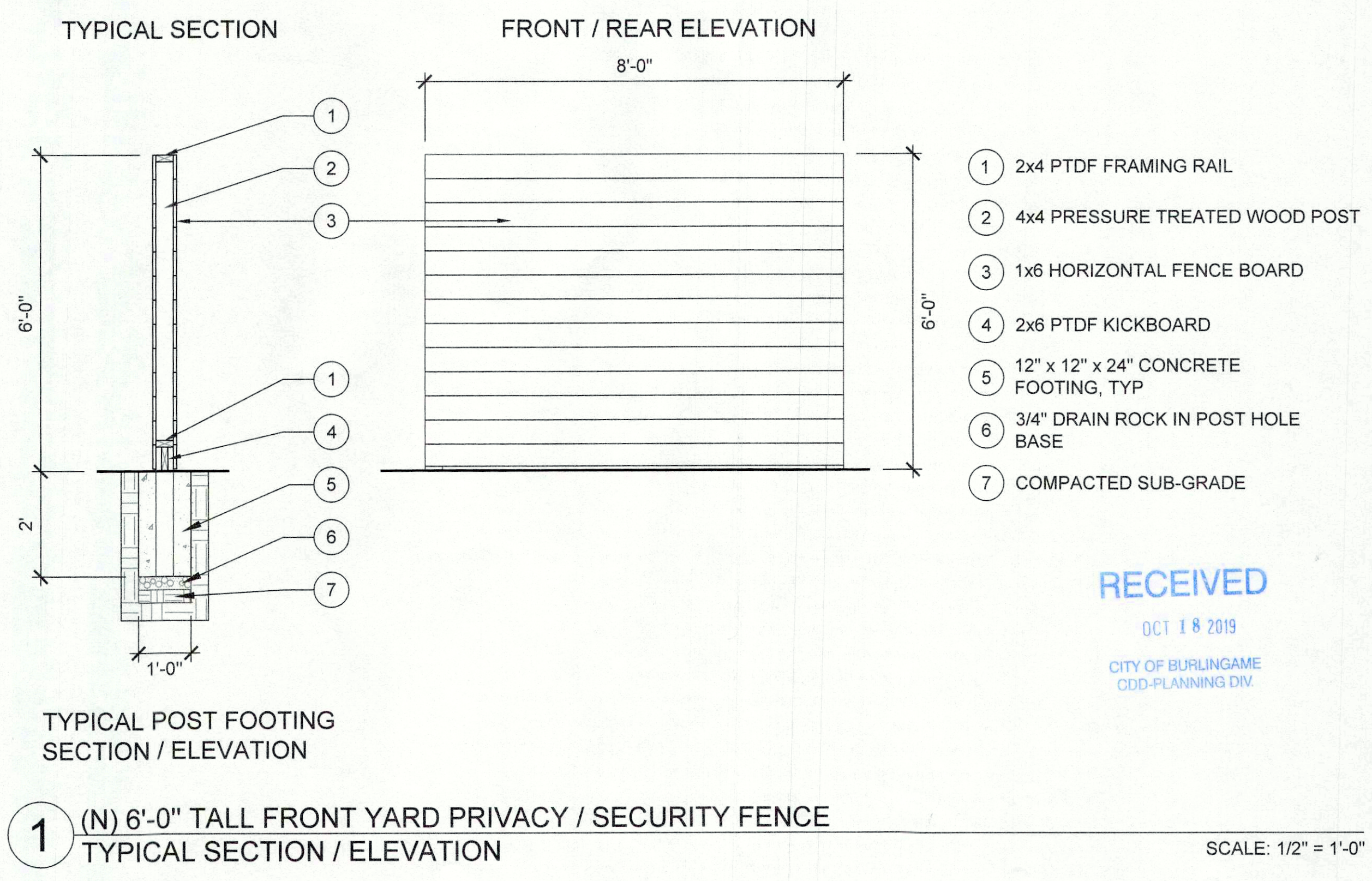
4. FINISHED GRADES SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURES AND SHALL BE PROPERLY INSTALLED TO PREVENT ANY STANDING WATER. ALL HARDSCAPE SHALL HAVE A MINIMUM GRADE OF 2% UNLESS NOTED OTHERWISE. JUTE MESH EROSION CONTROL NETTING SHALL BE USED ON ALL 3:1 OR GREATER SLOPES AND STAKED APPROPRIATELY.

5. CONTRACTOR SHALL PROVIDE PROTECTION FOR EXISTING TREES BY INSTALLING TEMPORARY FENCING AROUND THE TREES AS CLOSE AS POSSIBLE TO THE DRIPLINE. IN THE EVENT THAT TREE ROOTS OVER 6" ARE DISCOVERED, THE LANDSCAPE DESIGNER SHOULD BE CONTACTED.

6. CONTRACTOR SHALL REFER TO ARCHITECTURAL, CIVIL AND OTHER ENGINEERING DRAWINGS / DOCUMENTS IN RELEVANT AREAS.

7. THE LANDSCAPE DESIGNER MAY MAKE SITE OBSERVATIONS DURING CONSTRUCTION BUT SHALL NOT BE UTILIZED TO SUPERVISE CONSTRUCTION ON SITE.

8. THIS PLAN IS NOT A SURVEY OR CONSTRUCTION DOCUMENT. IT IS CONCEPTUAL IN NATURE AND SHOULD BE USED FOR PLANNING PURPOSES ONLY.



NOTE: PROTECT STREET TREES DURING CONSTRUCTION

LEGEND					
AC	Air Conditioning	ES	Existing Stoop	PA	Planting Area
AP	A/C Power Box	EV	Existing Valves	PB	Power Box
CS	Crawl Space	FB	Fuse Box	PC	Plant Cut-out
DN	Down	FH	Fire Hydrant	PE	Pool Equipment
DO	Door Opener	GM	Gas Meter	PL	Property Line
DS	Down Spout	GS	Gas Shut-off	SA	Sewer Access
(E)	Existing	HB	Hose Bibb	SL	Service Line
EM	Electric Meter	IB	Intercom Box	TA	Telephone Access
EO	Electric Outlet	LT	Light	UP	Utility Pole
EP	Existing Pipe	MB	Mail Box	WM	Water Meter

Revisions

Revision Number

Date

1060 El Camino Real, Suite D
Redwood City, CA 94063
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BA
BERGE & ASSOCIATES
DESIGN STUDIO

PROJECT NAME:

ZONING: R1
LOT: 9,182 SF

PLANNING SET
APN: 025-251-200

OWNER:
Mr. & Mrs. Yousef Shamieh Residence
1516 Highway Raod
Burlingame, CA 94010

PROJECT DATE:
10/2019

DRAWN BY:
JPB

SHEET NAME:
FENCING & LANDSCAPE SCREENING PLAN

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

SHEET NUMBER:
FP1.0
OF -- SHEETS