

1785 SEBASTIAN DRIVE. BURLINGAME, CA
A.P.N.: 025-312-160

REVISIONS	BY
PLNG PC1 10/20/2021	PU
PLNG PC2 11/18/2021	PU

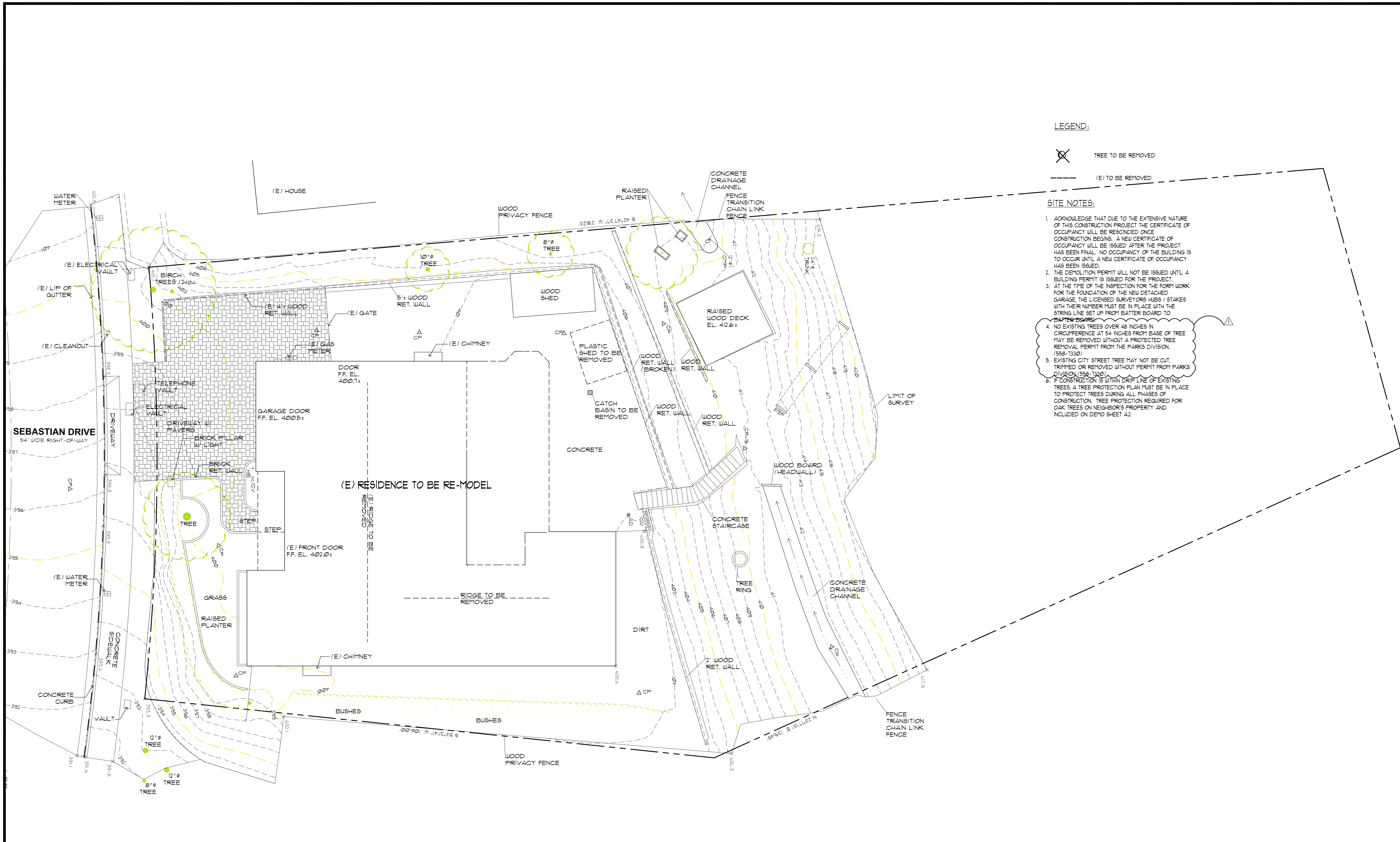


CHU DESIGN ASSOCIATES INC.
 210 INDUSTRIAL RD. SUITE 205
 SAN CARLOS, CALIFORNIA 94070
 TEL: (650) 345-9286 EXT. 1001

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LEI RESIDENCE
11785 SEBASTIAN DRIVE
BURLINGAME, CA
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DATE:	MAY, 2021
SCALE:	AS NOTED
DRAWN:	MC
JOB:	
SHEET NO.	A.1
OF SHEETS	



SITE DEMOLITION PLAN
SCALE: 1/8"=1'-0"

LEGEND:

- TREE TO BE REMOVED
- (E) TO BE REMOVED

SITE NOTES:

1. ACKNOWLEDGE THAT DUE TO THE EXTENSIVE NATURE OF THIS CONSTRUCTION PROJECT THE CERTIFICATE OF OCCUPANCY WILL BE RESCINDED ONCE CONSTRUCTION BEGINS. A NEW CERTIFICATE OF OCCUPANCY WILL BE ISSUED AFTER THE PROJECT HAS BEEN FINAL. NO OCCUPANCY OF THE BUILDING IS TO OCCUR UNTIL A NEW CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED.
2. THE DEMOLITION PERMIT WILL NOT BE ISSUED UNTIL A BUILDING PERMIT IS ISSUED FOR THE PROJECT.
3. AT THE TIME OF THE INSPECTION FOR THE FORM WORK FOR THE FOUNDATION OF THE NEW DETACHED GARAGE, THE LICENSED SURVEYORS HUBS / STAKES WITH THEIR NUMBER MUST BE IN PLACE WITH THE STRING LINE SET UP FROM BATTER BOARD TO BATTER BOARDS.
4. NO EXISTING TREES 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. (558-1330).
5. EXISTING CITY STREET TREE MAY NOT BE CUT, TRIMMED OR REMOVED WITHOUT PERMIT FROM PARKS DIVISION. (558-1330).
6. IF CONSTRUCTION IS WITHIN DRIP LINE OF EXISTING TREES, A TREE PROTECTION PLAN MUST BE IN PLACE TO PROTECT TREES DURING ALL PHASES OF CONSTRUCTION. TREE PROTECTION REQUIRED FOR OAK TREES ON NEIGHBORS PROPERTY AND INCLUDED ON DEMO SHEET A2.

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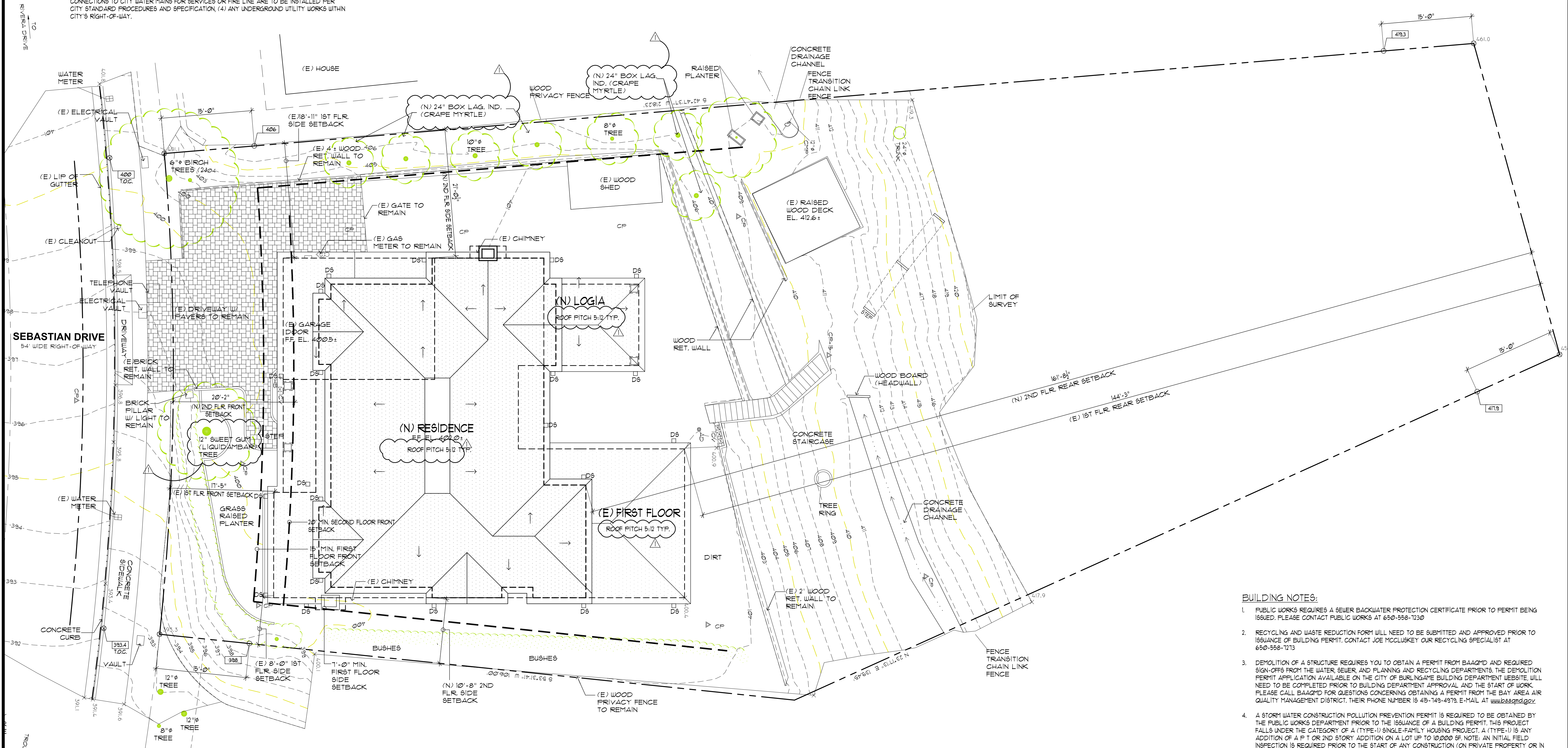
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PUBLIC WORKS SITE NOTES:

1. ALL ABANDONED SEWER LATERALS SHALL HAVE UTES OR SADDLES REMOVED OFF THE MAIN AND REPLACE WITH NEWS STRAIGHT SECTION.
2. ALL ABANDONED EXISTING WATER SERVICES, 2-INCH OR BELOW, SHALL BE CUT AND CUP AT THE EXISTING MAIN CONNECTION AND DISCONNECT AT SERVICE SADDLE. ABANDONED VALVE WHERE APPLICABLE.
3. ALL ABANDONED EXISTING WATER SERVICES, GREATER THAN 2", SHALL HAVE TEES REMOVED AT MAIN AND REPLACE WITH STRAIGHT PIPE PER CITY STANDARDS AND DETAILS.
4. NO PERMANENT STRUCTURES (RETAINING WALLS, FENCES, COLUMNS, MAILBOX, ETC.) PROPOSED BEYOND THE PROPERTY LINE AND INTO THE PUBLIC RIGHT-OF-WAY.
5. 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 UNDERGROUND UTILITY WORKS WITHIN CITY'S RIGHT-OF-WAY.

STORM WATER NOTES:

1. PROJECTS THAT CREATE AND/OR REPLACE 2500 SQUARE FEET TO 10000 SQUARE FEET OF IMPERVIOUS SURFACE (E.G. NEW ROOF, DRIVEWAY, OR OTHER NON-PERVIOUS SURFACE) MUST COMPLY WITH THE SAN FRANCISCO BAY MUNICIPAL REGIONAL STORMWATER NPDES PERMIT. PLEASE SHOW ON PLANS WHICH SITE DESIGN MEASURE(S) LISTED ON THE STORMWATER CHECKLIST FOR SMALL PROJECTS WILL BE INSTALLED TO MEET THIS REQUIREMENT. A COPY OF THE SMALL PROJECTS CHECKLIST IS ACCESSIBLE HERE: <https://www.burlingame.org/stormwaterdevelopment>.
2. DESIGN MEASURE: DIRECT ROOF RUNOFF ONTO VEGETATED AREAS USING A DISCONNECTED DOWNSPOUT.
3. PROJECTS THAT INVOLVE DEMOLITION OF A BUILDING WILL NEED TO ENSURE THAT POLYCHLORINATED BIPHENYLS DO NOT ENTER THE STORM DRAINS PER MUNICIPAL CODE 15.15



PROPOSED SITE DEVELOPMENT PLAN

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

BUILDING NOTES:

1. PUBLIC WORKS REQUIRES A SEWER BACKWATER PROTECTION CERTIFICATE PRIOR TO PERMIT BEING ISSUED. PLEASE CONTACT PUBLIC WORKS AT 650-558-1230
2. RECYCLING AND WASTE REDUCTION FORM WILL NEED TO BE SUBMITTED AND APPROVED PRIOR TO ISSUANCE OF BUILDING PERMIT. CONTACT JOE MCCLUSKEY OUR RECYCLING SPECIALIST AT 650-558-1213
3. DEMOLITION OF A STRUCTURE REQUIRES YOU TO OBTAIN A PERMIT FROM BAAQMD AND REQUIRED SIGN-OFFS FROM THE WATER, SEWER, AND PLANNING AND RECYCLING DEPARTMENTS. THE DEMOLITION PERMIT APPLICATION AVAILABLE ON THE CITY OF BURLINGAME BUILDING DEPARTMENT WEBSITE WILL NEED TO BE COMPLETED PRIOR TO BUILDING DEPARTMENT APPROVAL AND THE START OF WORK. PLEASE CALL BAAQMD FOR QUESTIONS CONCERNING OBTAINING A PERMIT FROM THE BAY AREA AIR QUALITY MANAGEMENT DISTRICT. THEIR PHONE NUMBER IS 415-743-4913. E-MAIL AT www.baaqmd.gov
4. A STORM WATER CONSTRUCTION POLLUTION PREVENTION PERMIT IS REQUIRED TO BE OBTAINED BY THE PUBLIC WORKS DEPARTMENT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. THIS PROJECT FALLS UNDER THE CATEGORY OF A (TYPE-I) SINGLE-FAMILY HOUSING PROJECT. A (TYPE-I) IS ANY ADDITION OF A F T OR 2ND STORY ADDITION ON A LOT UP TO 10,000 SF. NOTE: AN INITIAL FIELD INSPECTION IS REQUIRED PRIOR TO THE START OF ANY CONSTRUCTION (ON PRIVATE PROPERTY OR IN THE PUBLIC RIGHT-OF-WAY).
5. ACKNOWLEDGE THAT THIS PROJECT WILL BE CONSIDERED A NEW BUILDING BECAUSE, ACCORDING TO THE CITY OF BURLINGAME MUNICIPAL CODE, WHEN ADDITIONS, ALTERATIONS OR REPAIRS WITHIN ANY TWELVE-MONTH PERIOD EXCEED FIFTY PERCENT OF THE CURRENT REPLACEMENT VALUE OF AN EXISTING BUILDING OR STRUCTURE, AS DETERMINED BY THE BUILDING OFFICIAL. SUCH BUILDING OR STRUCTURE SHALL BE MADE IN ITS ENTIRETY TO CONFORM WITH THE REQUIREMENTS FOR NEW BUILDINGS OR STRUCTURES. THIS BUILDING MUST COMPLY WITH THE 2019 CALIFORNIA BUILDING CODE FOR NEW STRUCTURES, BMC 1807.020. NOTE: THAT AT THE TIME OF THE BUILDING PERMIT SUBMITTAL, YOU WILL NEED TO SUBMIT AN EROSION CONTROL PLAN AND STIPULATE ON THE DRAWING THE REMOVAL AND REPLACEMENT OF SIDEWALK, CURB, GUTTER, SEWER LATERAL, AND WATER LINE TO THE PUBLIC WORKS DEPARTMENT.
6. ACKNOWLEDGE THAT DUE TO THE EXTENSIVE NATURE OF THIS CONSTRUCTION PROJECT THE CERTIFICATE OF OCCUPANCY WILL BE RESCINDED ONCE CONSTRUCTION BEGINS. A NEW CERTIFICATE OF OCCUPANCY WILL BE ISSUED AFTER THE PROJECT HAS BEEN FINAL. NO OCCUPANCY OF THE BUILDING IS TO OCCUR UNTIL A NEW CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED.
7. ACKNOWLEDGE THAT WHEN YOU SUBMIT YOUR PLANS TO THE BUILDING DIVISION FOR PLAN REVIEW, THAT A COMPLETED SUPPLEMENTAL DEMOLITION PERMIT APPLICATION WILL BE PROVIDED. NOTE: THE DEMOLITION PERMIT WILL NOT BE ISSUED UNTIL A BUILDING PERMIT IS ISSUED FOR THE PROJECT.

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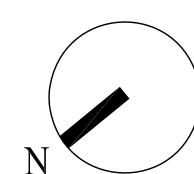
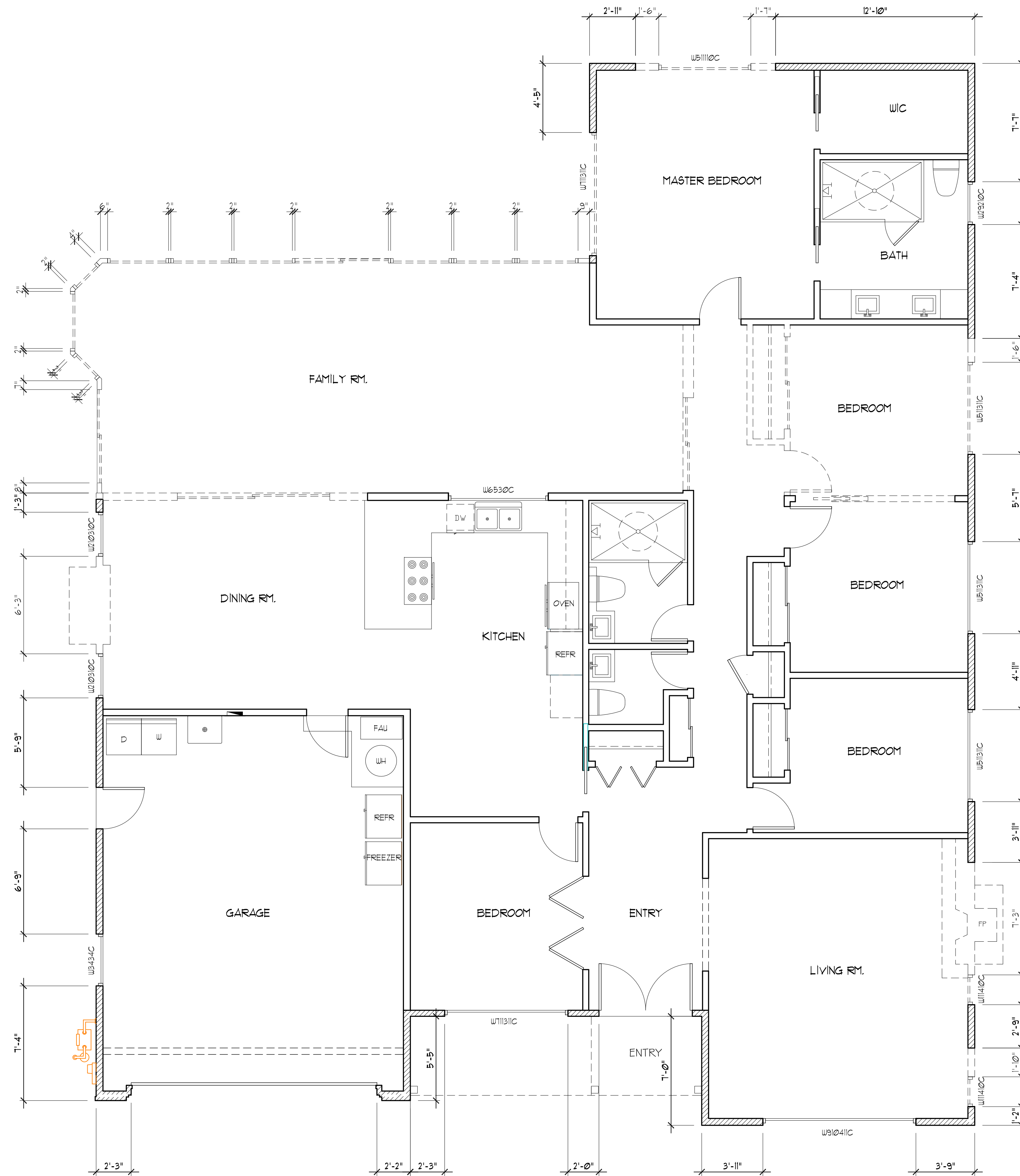
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A.2.1
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MAIN FLOOR:
WALL TO REMAIN = 103'-0" LF
WALL TO BE REMOVED = 25'-0" LF

TOTAL WALL PERIMETER = 128'-0" LF
WALL TO BE REMOVED = 25'-0" LF

REMOVAL PERCENTAGE = .19% < 50%



EXISTING MAIN FLOOR PLAN PERIMETER DEMO CALCULATIONS
SCALE: 1/4"=1'-0"

LEGEND:

- (E) EXTERIOR WALL TO REMAIN
- (E) INTERIOR WALL TO REMAIN
- (E) WALL TO BE REMOVED

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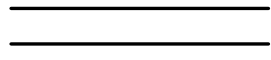
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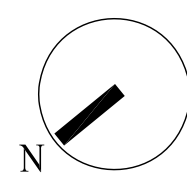
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LEGEND:

EXISTING WALL TO REMAIN



NEW WALL



PROPOSED MAIN FLOOR PLAN

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

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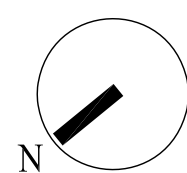
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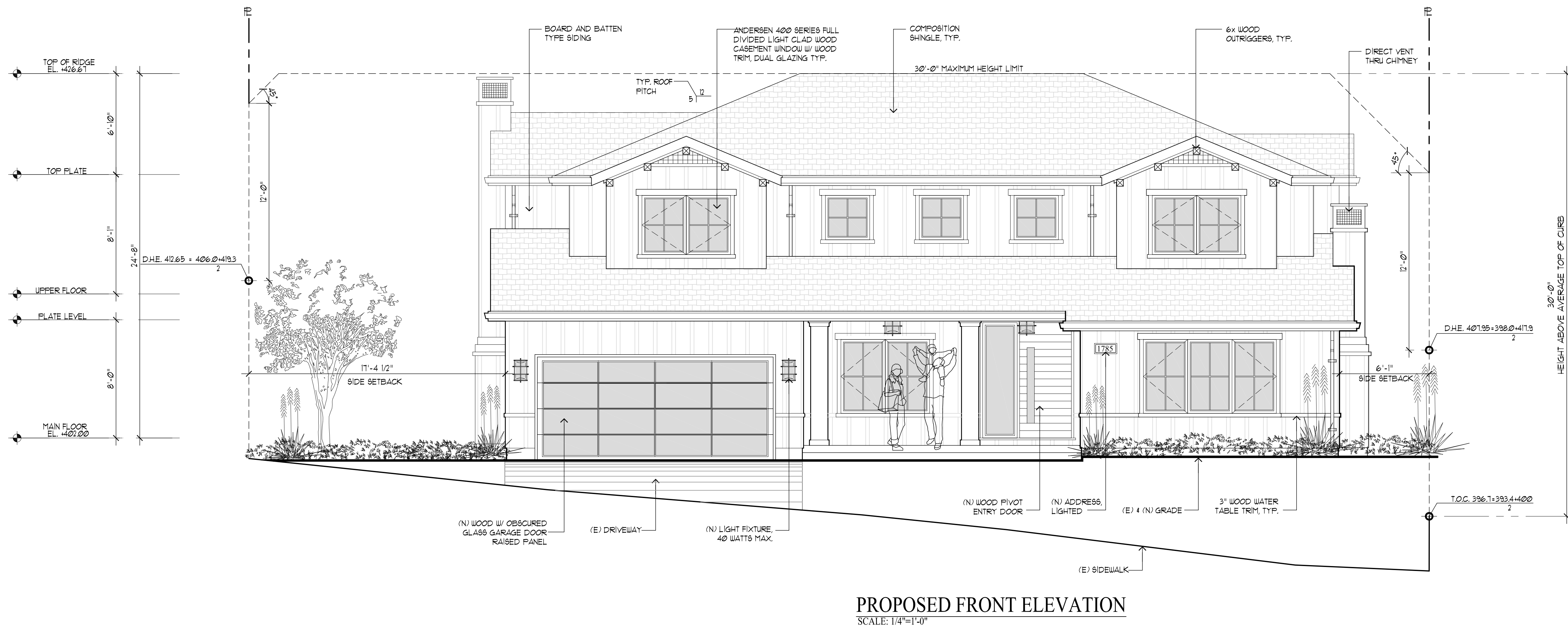
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A.3.1



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



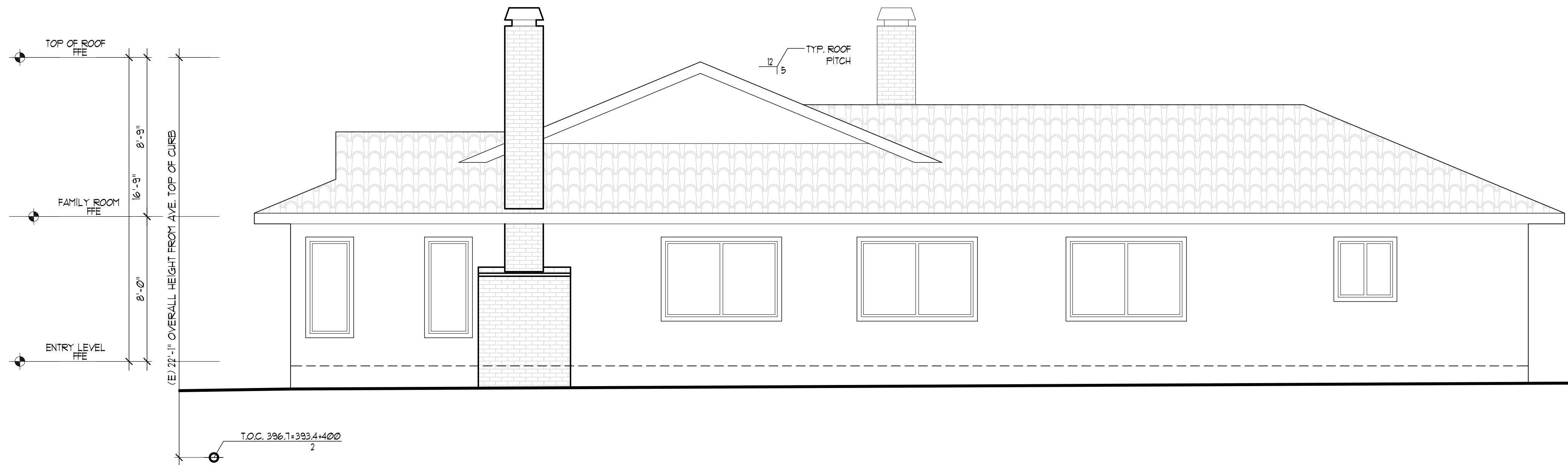
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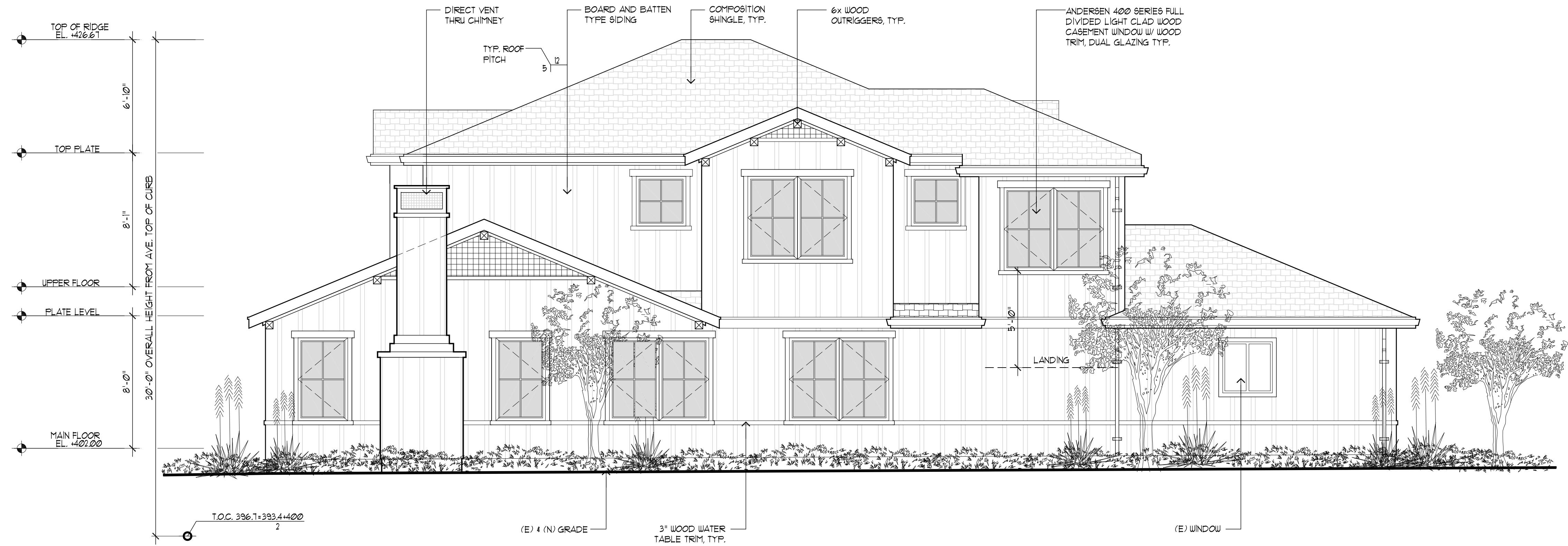
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EXISTING RIGHT SIDE ELEVATION
SCALE: 1/4"=1'-0"



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

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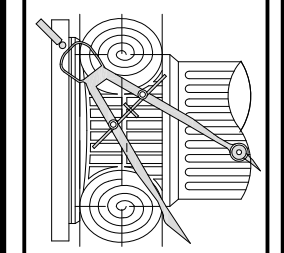
EXISTING LEFT SIDE ELEVATION
SCALE: 1/4"=1'-0"



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

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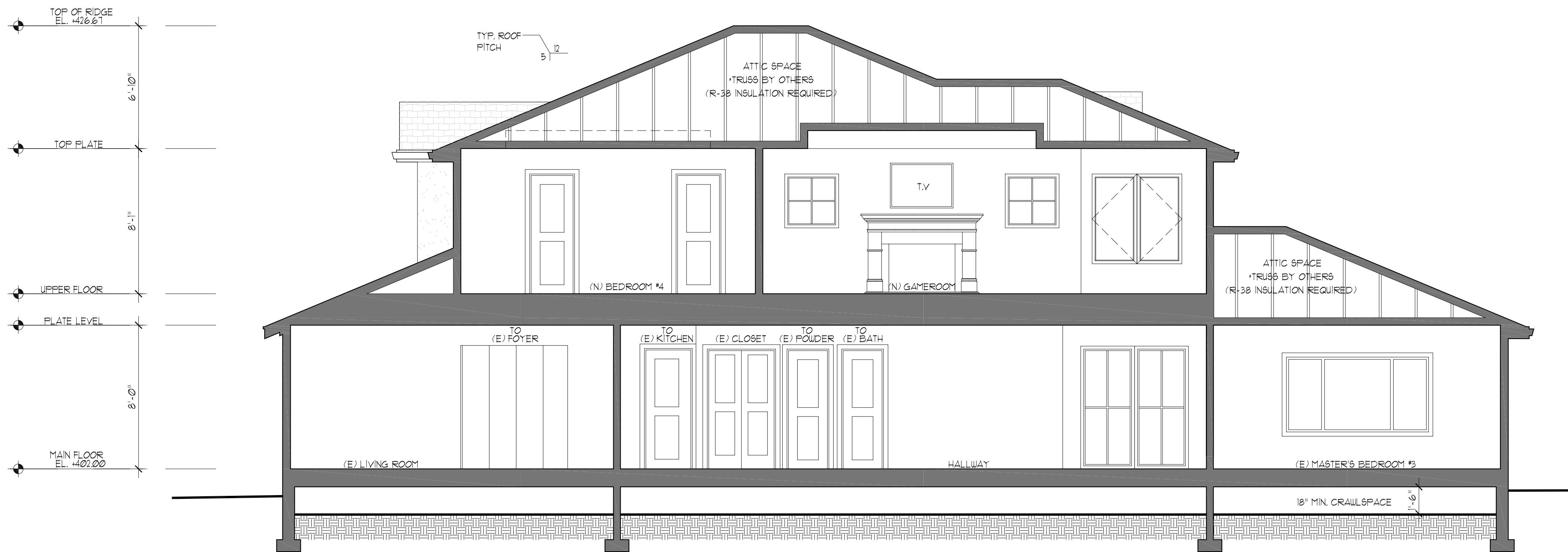


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A.7
OF SHEETS



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

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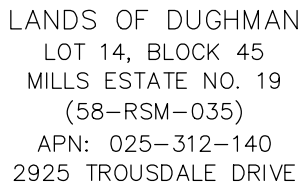
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A.8



TRACT MAP, MILLS ESTATES NO. 19, FILED IN BOOK 58 OF RECORD
SUBDIVISION MAPS AT PAGE 35 IN THE RECORDS OF SAN MATEO COUNTY, AND
TWO FOUND MONUMENTS AS SHOWN.

THE ELEVATIONS SHOWN HEREON WERE DERIVED FROM L-1/L-2 DATA COLLECTED USING NAVSTAR GLOBAL POSITIONING SYSTEM (GPS) AND A CHCX90D-OPUS RECEIVER AND POST-PROCESS USING THE CORS NETWORK. ALL ELEVATION EXPRESSED IN NAVD 1988 DATUM.

- 1.) THIS MAP IS NOT A PROPERTY BOUNDARY SURVEY. THIS IS TOPOGRAPHY MAP. NO PROPERTY CORNER MONUMENTS WERE SET FOR THIS PROJECT.
- 2.) NO TITLE RECORDS WERE SUPPLIED FOR THIS PROJECT AND ONLY LIMITED PROPERTY/DEED RESEARCH WAS DONE. CONSEQUENTLY EASEMENTS OF RECORD IF ANY, AND EASEMENTS IN ADJACENT PARCELS AND NEIGHBORLY BOUNDARIES WILL NOT BE REFLECTED HEREON. UNDERGROUND UTILITY LINES WERE NOT LOCATED FOR THIS SURVEY.
- 3.) DATE OF FIELD SURVEY: JUNE 4, 2021
- 4.) PROJECT BENCHMARK: TO BE DETERMINED
- 5.) CONTOURS SHOWN HEREON ARE AT ONE FOOT (1.0') INTERVALS.

I, KEVIN M. MCGUIRE, A REGISTERED PROFESSIONAL LAND SURVEYOR DULY LICENSED BY THE LAWS OF THE STATE OF CALIFORNIA DO HEREBY STATE THAT THE TOPOGRAPHY, SPOT ELEVATIONS, LOCATIONS OF IMPROVEMENTS AS SHOWN ON THE HEREIN SUBMITTED MAP WERE OBTAINED BY ME OR BY MY COMPANY FIELD CREW; AND I FURTHERMORE DO STATE THAT THE PROPERTY BOUNDARY LINES, RIGHTS-OF-WAY AND EASEMENTS, IF ANY, ARE BASED UPON RECORDS OF PUBLIC RECORD AND FIT TO FOUND MONUMENTS AS SHOWN AND RECORDED HEREON. THIS MAP AND THE INFORMATION THEREON, AS SHOWN, WERE DONE UNDER MY SUPERVISION AND DIRECTION AND ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

KEVIN M. McGUIRE, CA PLS #6437

6/11/21
DATE

LANDS OF LEI
LOT 16, BLOCK 45
MILLS ESTATE NO. 19
(58-RSM-035)
1785 SEBASTIAN DRIVE

CALIFORNIA

SCALE: AS NOTED

JUNE 2021



6747 Sierra Court, Suite K
Dublin, CA 94568
(925) 734-6788 Phone

AD	AREA DRAIN	_____	_____	SUBJECT PROPERTY LINE
APN:	ASSESSOR'S PARCEL NUMBER	_____	_____	ADJOINER PROPERTY LINE
CP	CONTROL POINT	_____	_____	EXISTING EASEMENT
CONC.	CONCRETE	_____	_____	MAJOR CONTOUR
EL.	ELEVATION	_____	_____	MINOR CONTOUR
FND.	FOUND	_____	_____	EXISTING FENCE LINE
HT.	HEIGHT		⊕	AREA DRAIN
ICV	IRRIGATION CONTROL VALVE		†	HOSE BIB
RET.	RETAINING		⋈	VALVE
× 33.0	SPOT ELEVATION		⊕	MANHOLE
▲	SURVEY CONTROL POINT		⊕	CATCH BASIN
■	PROJECT BENCHMARK		⊕	WATER METER
⊙	FOUND MONUMENT AS DESCRIBED (PER ROS 3587)		⊕	GAS METER
			○	CLEANOUT

