

Lot Line Adjustment at
230-234 Victoria Road

Burlingame, California

APN # 029-265-170

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City of Burlingame
CDD-Planning DIV

Sheet Index

- General

A0.0

Directory, Vicinity Map, Index
- Civil

SU-1

Proposed Lot Line Adjustment & Survey
- Architectural

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Utility Plan
- A2.1

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230 Victoria Second Floor Plan (Reference Only)
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234 Victoria Floor Plans (Reference Only)
- A2.4

Area Calculations

Project Directory

Owner

Joshua Einhorn & Melissa Nemer

320 Victoria Road

Burlingame, California 94010

Voice: (415) 786-4688

Architect

Richard Terrones

Dreiling Terrones Architecture Inc.

1103 Juanita Avenue

Burlingame, California 94010

Voice: (650) 696-1200

Cell: (650) 759-1211

Fax: (650) 343-9685

Civil Engineer

Bryan G. Taylor, PLS

BGT Land Surveying

871 Woodside Way

San Mateo, California 94401

Voice: (650) 212-1030

Fax: (888) 732-9294

Scope of Work

- Lot Line Adjustment

Legend

- #

Grid Number
- #

Door Number
- #

Keynote
- #

Detail
- #

Sheet Number
- #

Section
- #

Sheet Number
- #

Interior Elevation
- #

Sheet Number
- 0.00'

Elevation Indicator
- (E)

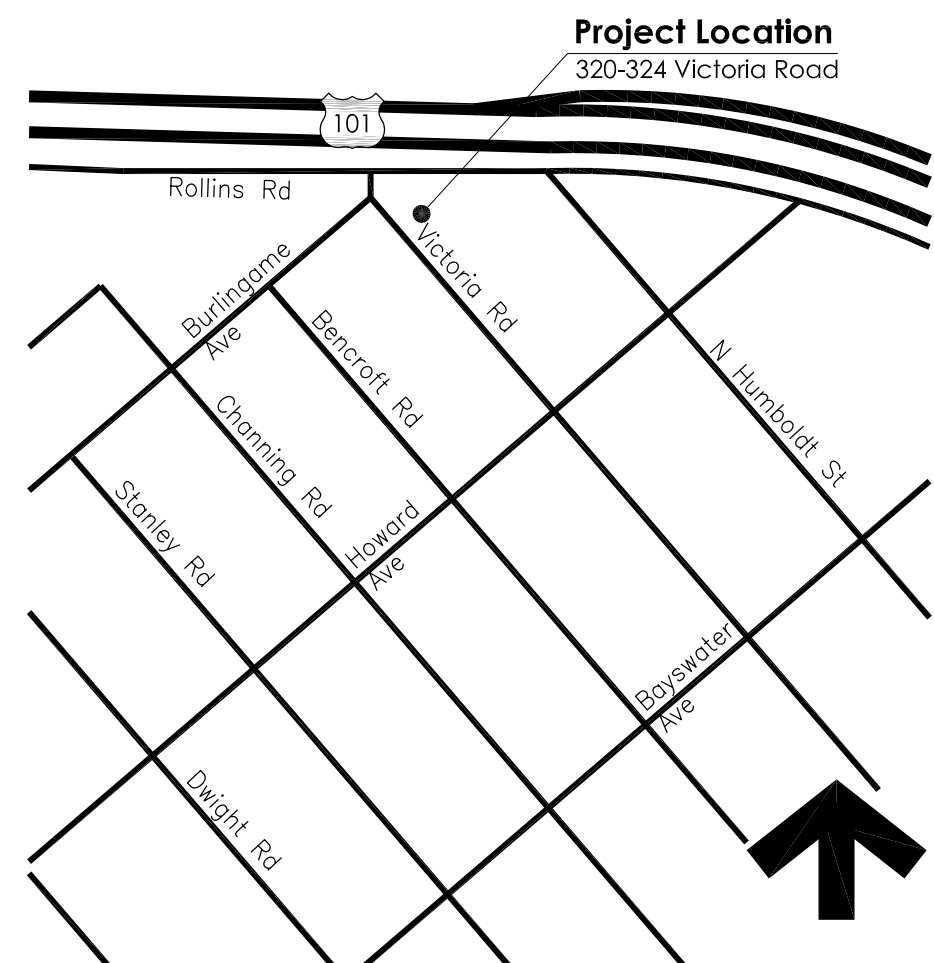
Wall to remain
- (N)

Full Height Wall
- (N)

Part Height Wall
- Object to be Demolished
- Line of object above
- x

Fence Line
- Centerline

Vicinity Map



DTA

Dreiling Terrones Architecture Inc.

Architecture
Infrastructure
Environments

1103 Juanita Avenue
Burlingame, California
94010
650.696.1200

314 Center Street #220
Heddingburg, California
95448
707.431.1305

REGISTERED ARCHITECT
RICHARD M. TERRONES
NO. C 24825
EXPI. 12/25
STATE OF CALIFORNIA

Lot Line Adjustment at
230 - 234 Victoria Road
Burlingame, CA 94010
APN: 029-265-170

Planning Submittal: 6/22/2022
Planning Resubmittal 01: 7/28/2022

Directory, Vicinity Map,
Index, Legend

A0.0

 **BENCHMARK**

THE SANITARY SEWER MANHOLE LID IN VICTORIA ROAD TO THE SOUTHEAST OF THE SUBJECT PROPERTY ACTS AS THE SITE BENCHMARK WITH AN ELEVATION OF 10.02 FEET.

NOTES:

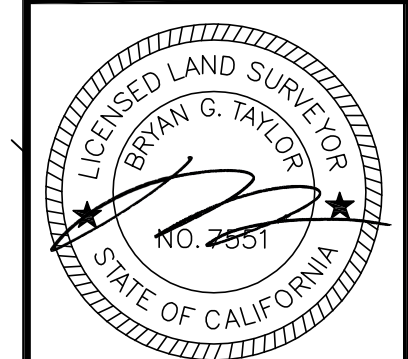
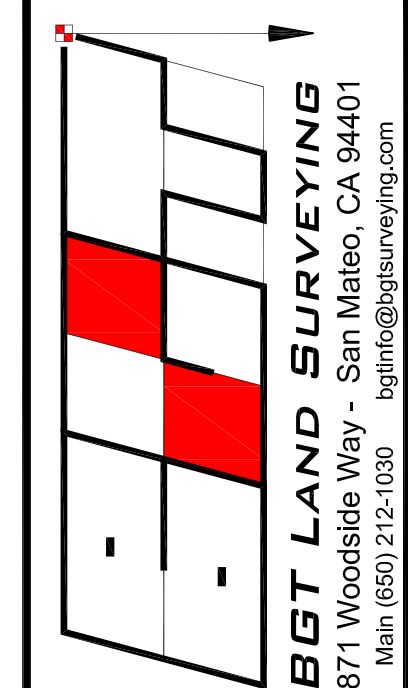
UTILITIES SHOWN HEREON TAKEN FROM VISUAL SURFACE EVIDENCE AND SHOULD BE CONSIDERED AS APPROXIMATE ONLY. ACTUAL LOCATIONS OF UTILITIES MAY VARY. TRUE LOCATION OF UTILITIES CAN ONLY BE OBTAINED BY EXPOSING THE UTILITY.

TREE LOCATIONS SHOWN HEREON ARE SHOWN SYMBOLICALLY WITH SYMBOL SIZES BASED UPON TRUNK DIAMETER AT CHEST HEIGHT, AT THE LOCATION WHERE THE TREE ENTERS THE GROUND SURFACE. LOCATIONS AND SIZES OF TREE TRUNKS CAN ONLY BE CONSIDERED APPROXIMATE UNLESS OTHERWISE STATED ON THE MAP. TREE OF TRUNK DIAMETER SIZES OF 6 INCHES OR GREATER WERE LOCATED BY THE FIELD CREW.

DATE OF FIELD SURVEY: APRIL 13, 2022
JOB NUMBER: 22-073

LEGEND

AC	ASPHALT CONCRETE
AD	AREA DRAIN
BW	BACK OF WALK
CB	CATCH BASIN
C/L	CENTERLINE
CMP	CORRUGATED METAL PIPE
CI	CAST IRON PIPE
CO	CLEAN OUT BOX
CPP	CORRUGATED PLASTIC PIPE
CTV	CABLE TELEVISION VAULT
DI	DROP INLET
EM	ELECTRIC METER
EV	ELECTRIC VAULT
FF	FINISHED FLOOR
FL	FLOWLINE
FH	FIRE HYDRANT
GM	GAS METER
GRD	GROUND
GUY	GUY ANCHOR
GV	GAS VALVE
HCR	HANDICAP RAMP
HVE	HIGH-VOLT ELECTRIC
INV.	INVERT
IP	IRON PIPE
JP	JOINT POLE
KV	KILOVOLT
LAT.	LATERAL
LG	LIP OF GUTTER
MH	MH (TYPE UNKNOWN)
MON-MON	MONUMENT TO MONUMENT DISTANCE
PBV	PACELL/SSC VAULT
PGE	PGE VAULT
PIV	POSSIBLE INDICATOR VALVE
PP	POWER POLE
SDMH	STORM DRAIN MANHOLE
SL	STREET LIGHT
SLV	STREET LIGHT VAULT
SSMH	SEWINARY SEWER MANHOLE
SSV	SANITARY SEWER VAULT
TBC	TOP BACK OF CURB
TBM	TEMPORARY BENCHMARK
TS	TRAFFIC SIGNAL
TSP	TRAFFIC SIGNAL BOX
UNK	UNKNOWN TYPE
VCP	VITRIFIED CLAY PIPE
WBF	WATER BACK FLOW VALVE
WM	WATER METER BOX
WV	WATER VALVE
-E-	ELECTRICAL LINE
-G-	GAS LINE
-OH-	OVERHEAD LINE
-SD-	STORM DRAIN LINE
-SS-	SANITARY SEWER LINE
-W-	WATER LINE



PROPOSED LOT LINE ADJUSTMENT

230 AND 234 VICTORIA ROAD
BURLINGAME, COUNTY OF SAN MATEO, CALIFORNIA

Assessor Parcel Number:
029-265-170

Prepared For:
JOSH EINHORN
230 VICTORIA ROAD
BURLINGAME, CA 94010

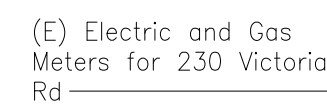
Date:	APRIL 2022
Scale:	1" = 8'
Contour Interval:	1'
Drawn by:	NW
Revisions:	

SU-1

Job No. 22-073



3 Planting Area / Concrete Demo



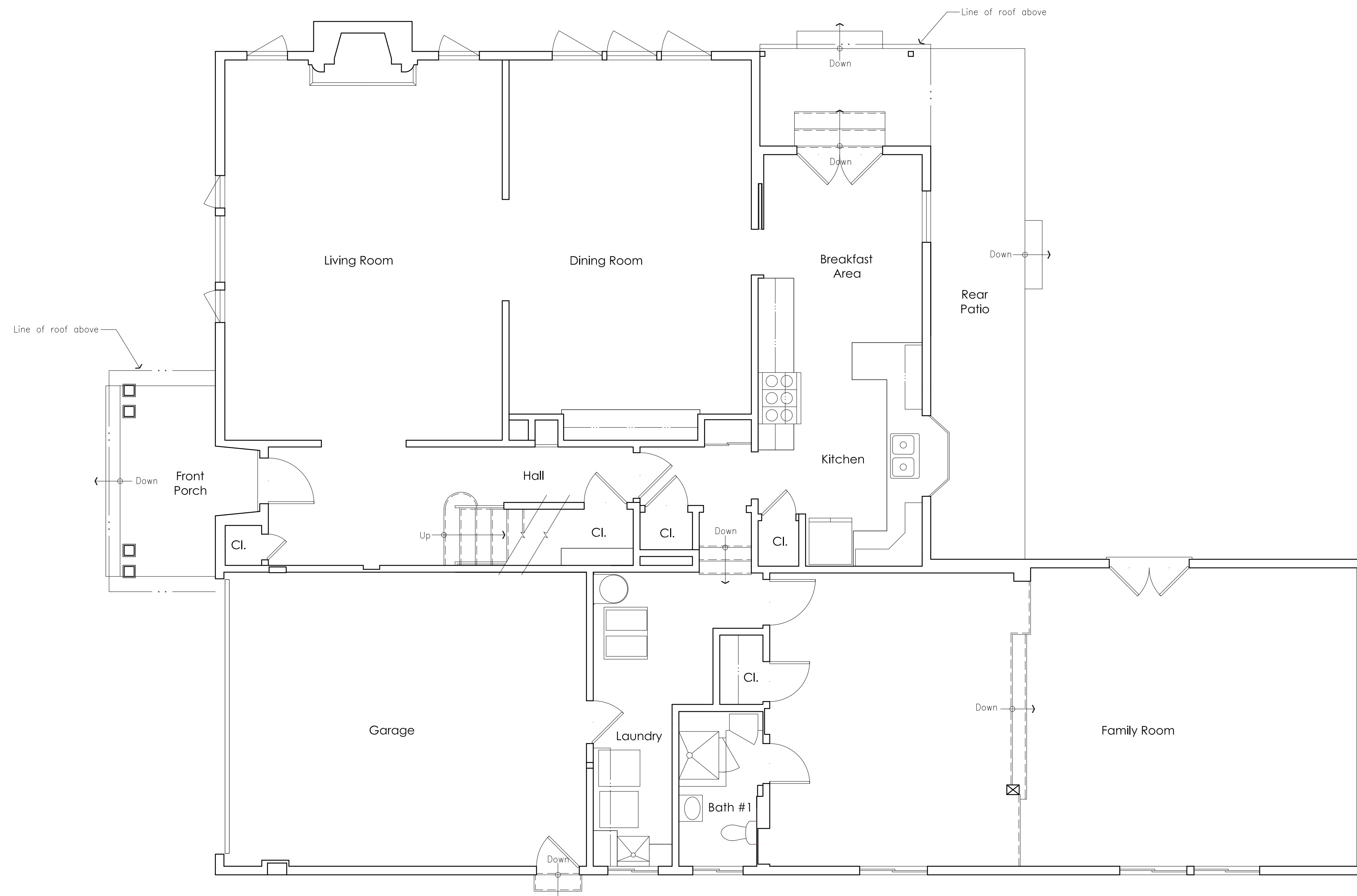
$$1/8'' = 1'-0''$$

2. Each dwelling unit has their own separate address number (230 and 234 Victoria Rd, respectively).



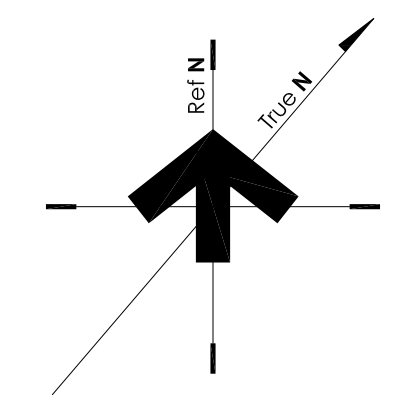
APN: 029-265-170

2203



1 Floor Plan: First Floor
FOR REFERENCE ONLY

1/4" = 1'-0"



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Burlingame, CA 94010

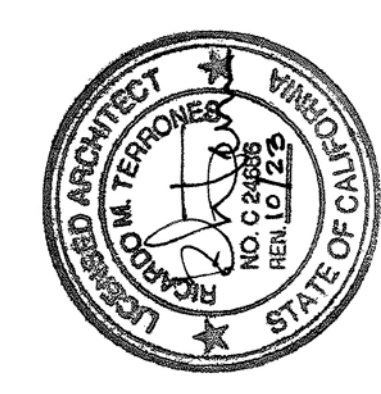
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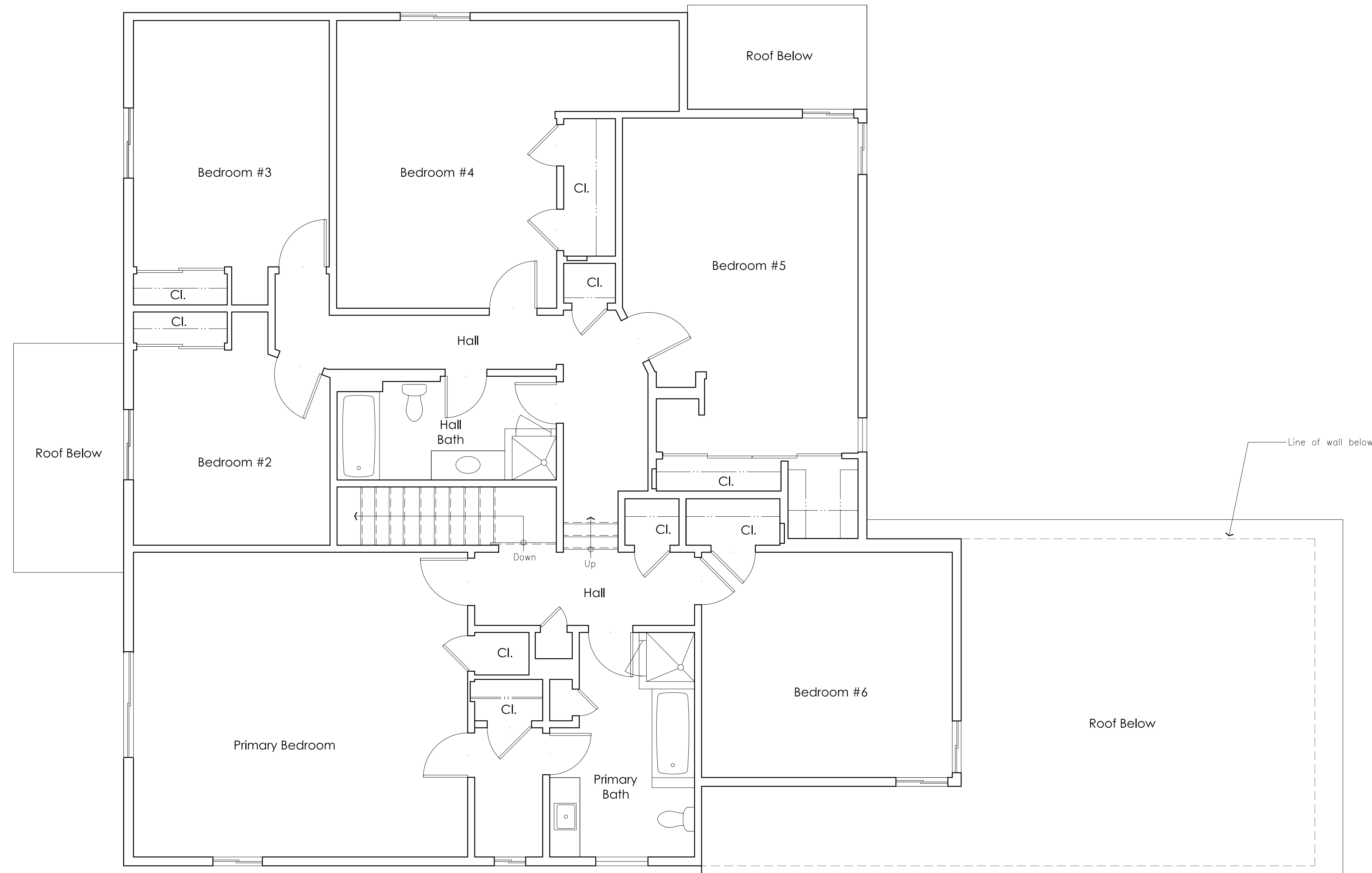
230 Victoria
First Floor Plan
(Reference Only)

A2.1

DTA
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Environments



1103 Junipero Avenue
Burlingame, California
94010
650.696.1200
314 Center Street #220
Hawthorne, California
90248
707.431.1305

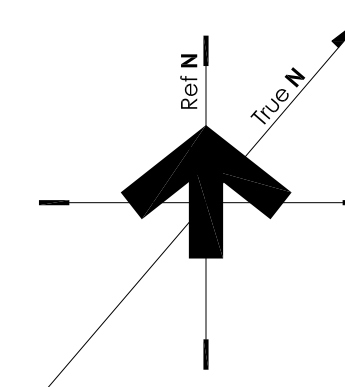


1

Floor Plan: Second Floor

FOR REFERENCE ONLY

1/4" = 1'-0"



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230 - 234 Victoria Road

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230 Victoria
Second Floor Plan
(Reference Only)

A2.2

2203

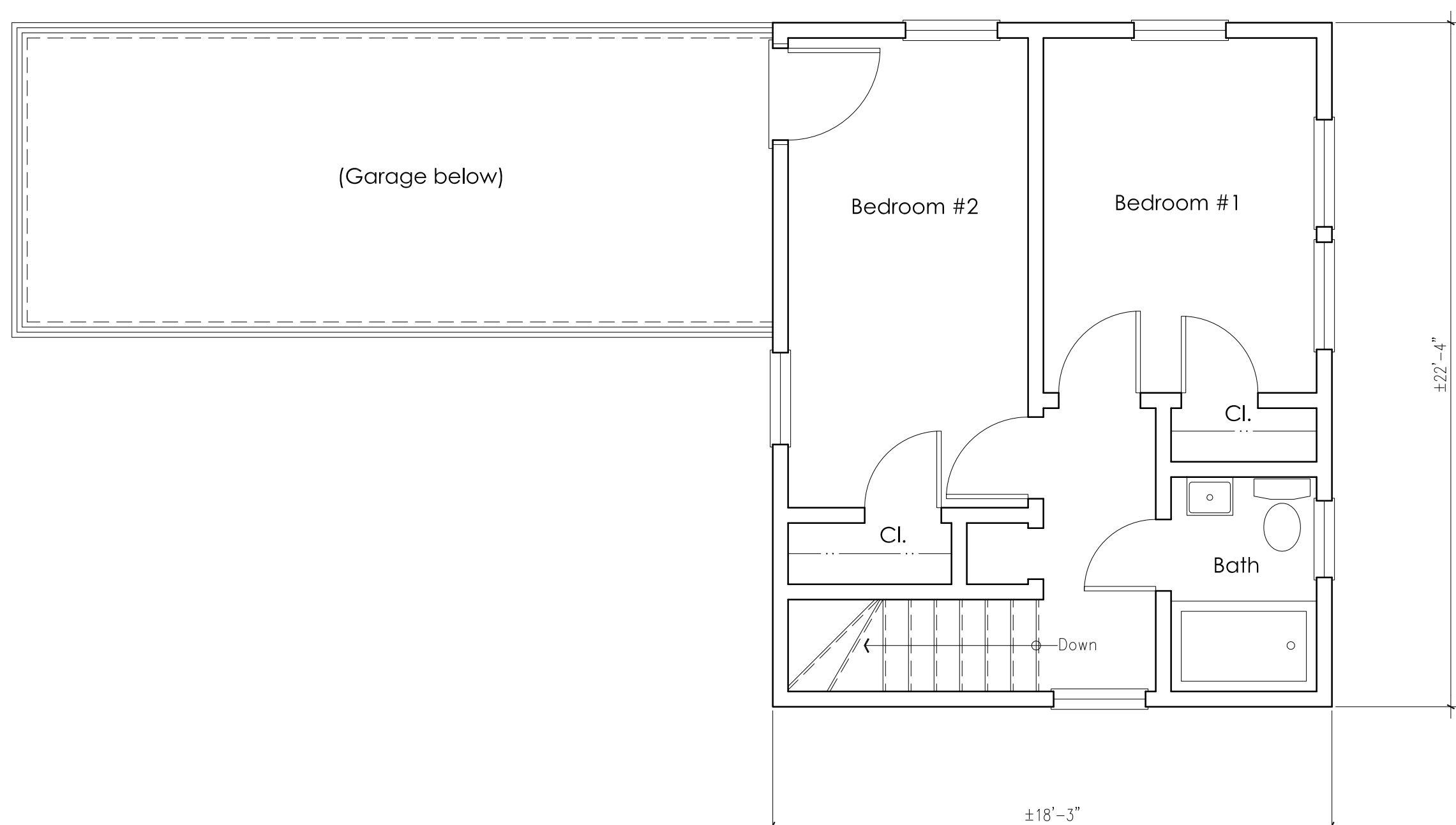
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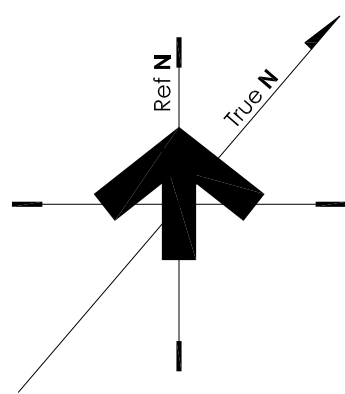


1103 Junipero Avenue
Burlingame, California
94010
650.696.1200
314 Center Street #220
Heddingburg, California
95448
707.431.1305

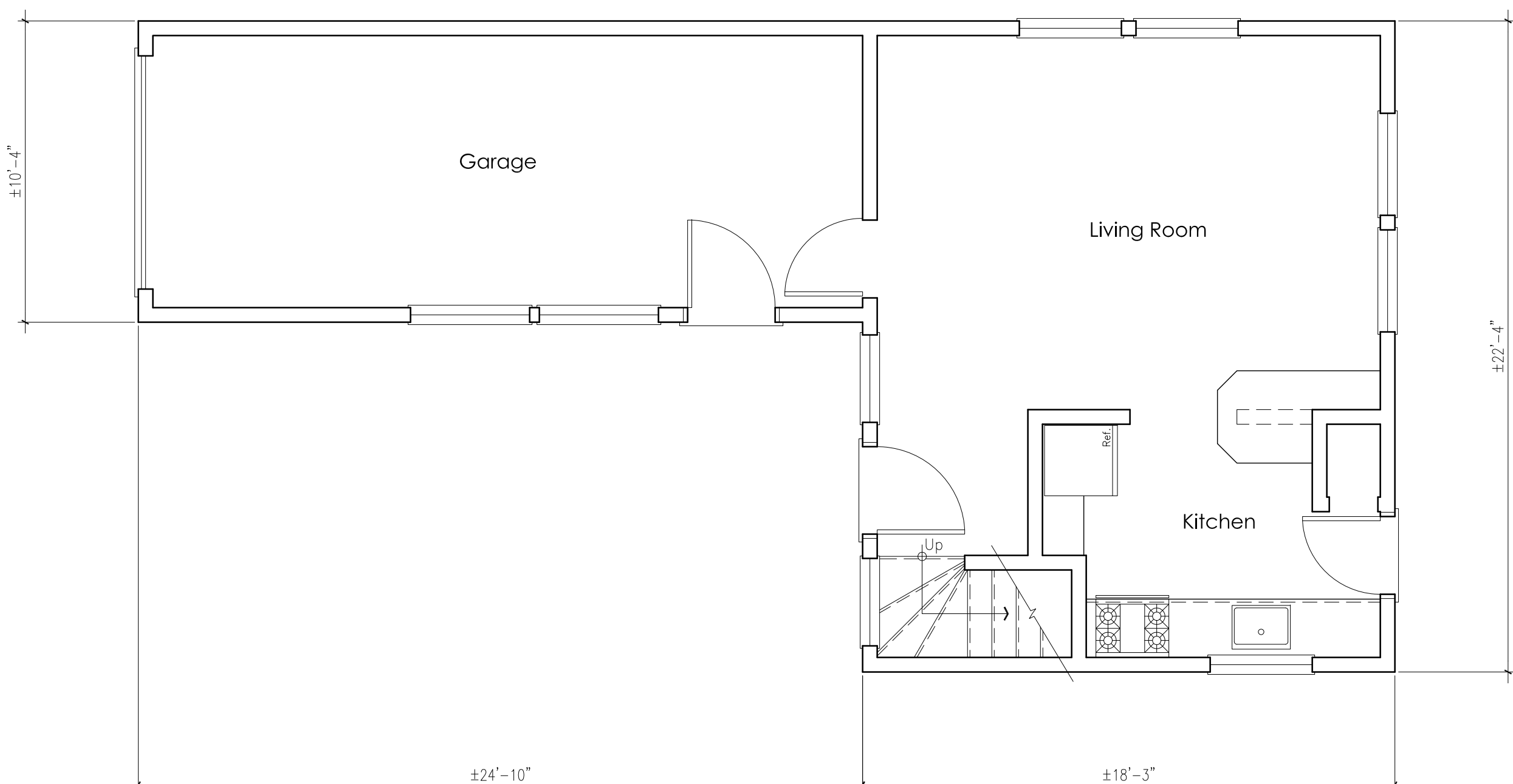
2 Floor Plan: Second Floor
FOR REFERENCE ONLY



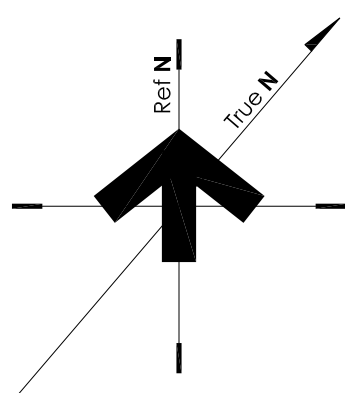
1/4" = 1'-0"



1 Floor Plan: First Floor
FOR REFERENCE ONLY



1/4" = 1'-0"



230 - 234 Victoria Road

Lot Line Adjustment at

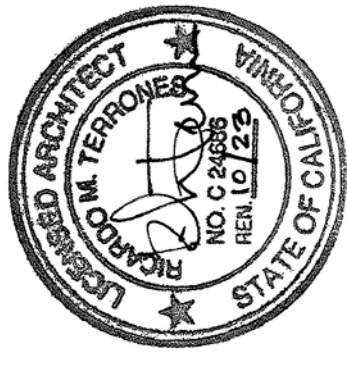
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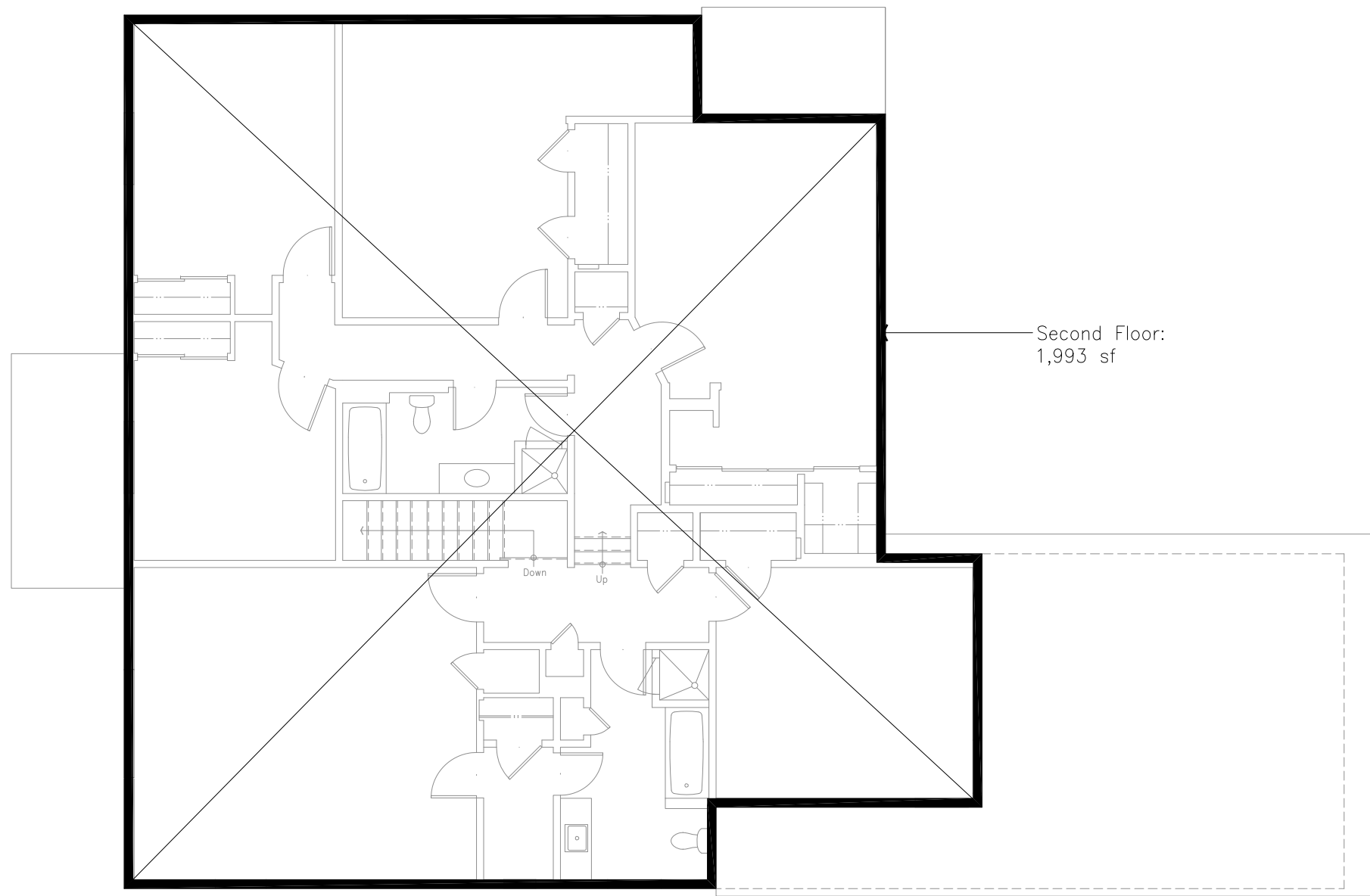
234 Victoria
First & Second Floor Plan
(Reference Only)

A2.3

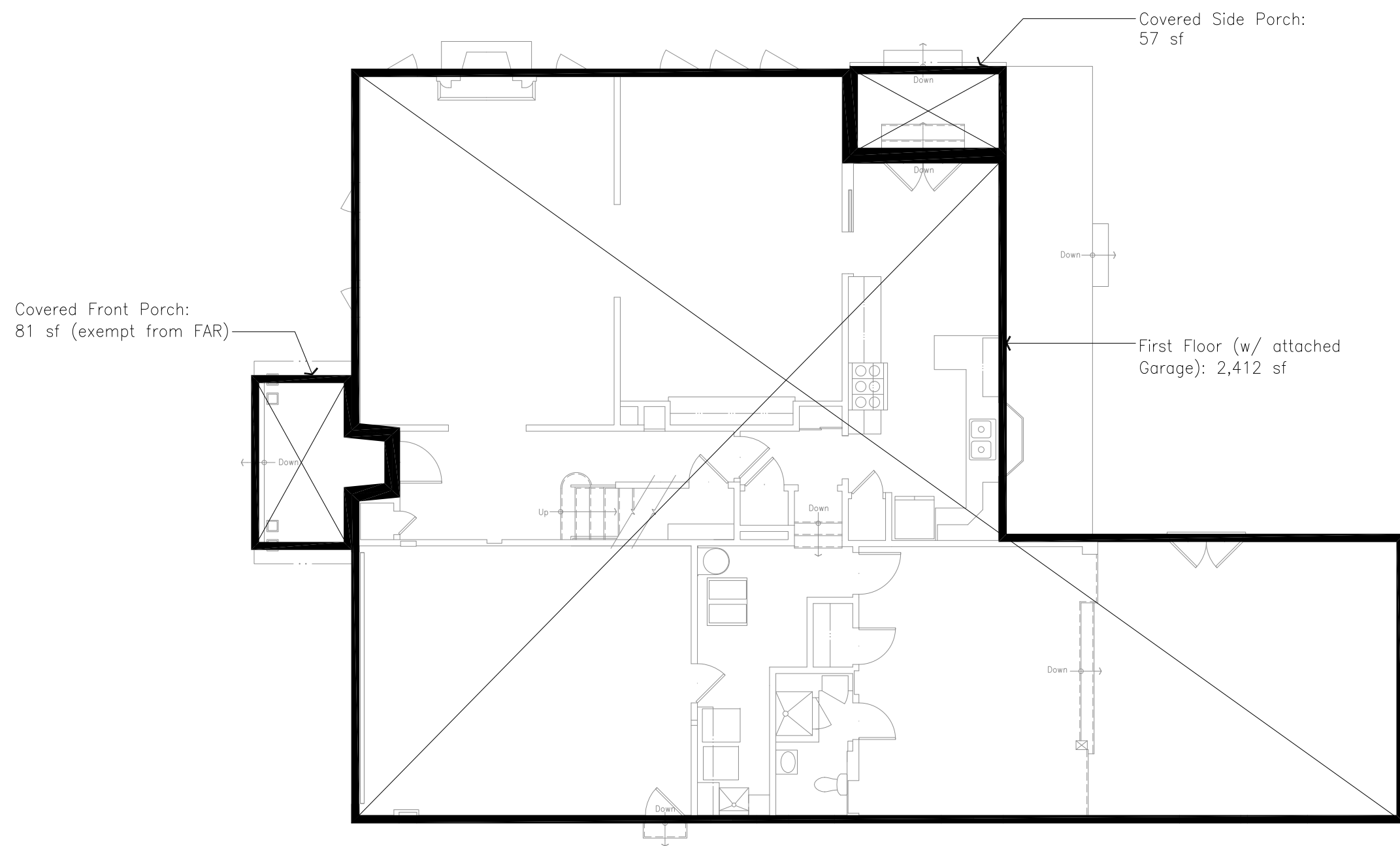


Parcel B: 230 Victoria Rd			
		First Floor Subtotal	2,469 sf
		Second Floor Subtotal	1,993 sf
		Total	4,462 sf
Zoning		R-1	
Occupancy		R-1	
Building Code	2019	CBC	
Existing Lot Area	6,023	sf	
Proposed Lot Area	7,017	sf	
Floor Area Ratio			
(E) Max Floor Area Allowed:			
.32 x 6,023 + 1,100	3,027	sf	
(N) Max Floor Area Allowed:			
.32 x 7,017 + 1,100	3,345	sf	
Floor Area - <u>EXISTING</u>	4,462	sf	(E) FAR is
Existing House			non-conforming

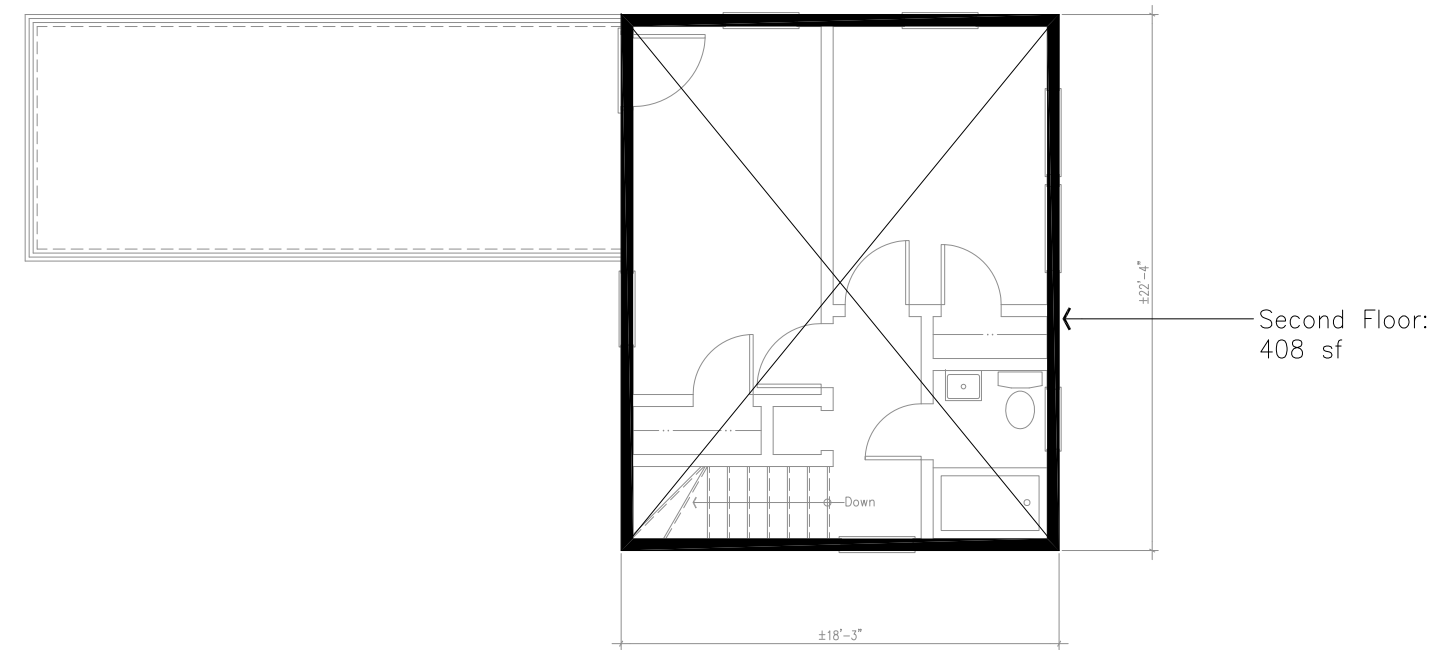
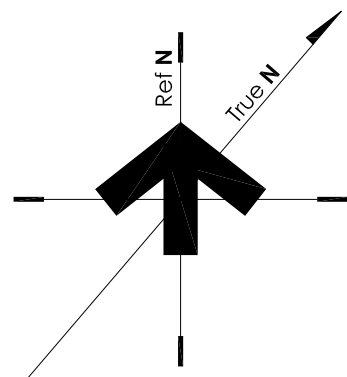
Parcel A: 234 Victoria Rd			
		<i>First Floor Subtotal</i>	<i>664 sf</i>
		<i>Second Floor Subtotal</i>	<i>408 sf</i>
		<i>Total</i>	<i>1,072 sf</i>
Zoning		R-1	
Occupancy		R-1	
Building Code	2019	CBC	
Existing Lot Area		6,023	sf
Proposed Lot Area		5,029	sf
Floor Area Ratio			
(E) Max Floor Area Allowed:			
.32 x 6,023 + 1,100		3,027	sf
(N) Max Floor Area Allowed:			
.32 x 5,029 + 1,100		2,709	sf
Floor Area - <u>EXISTING</u>			
Existing House		1,072	sf



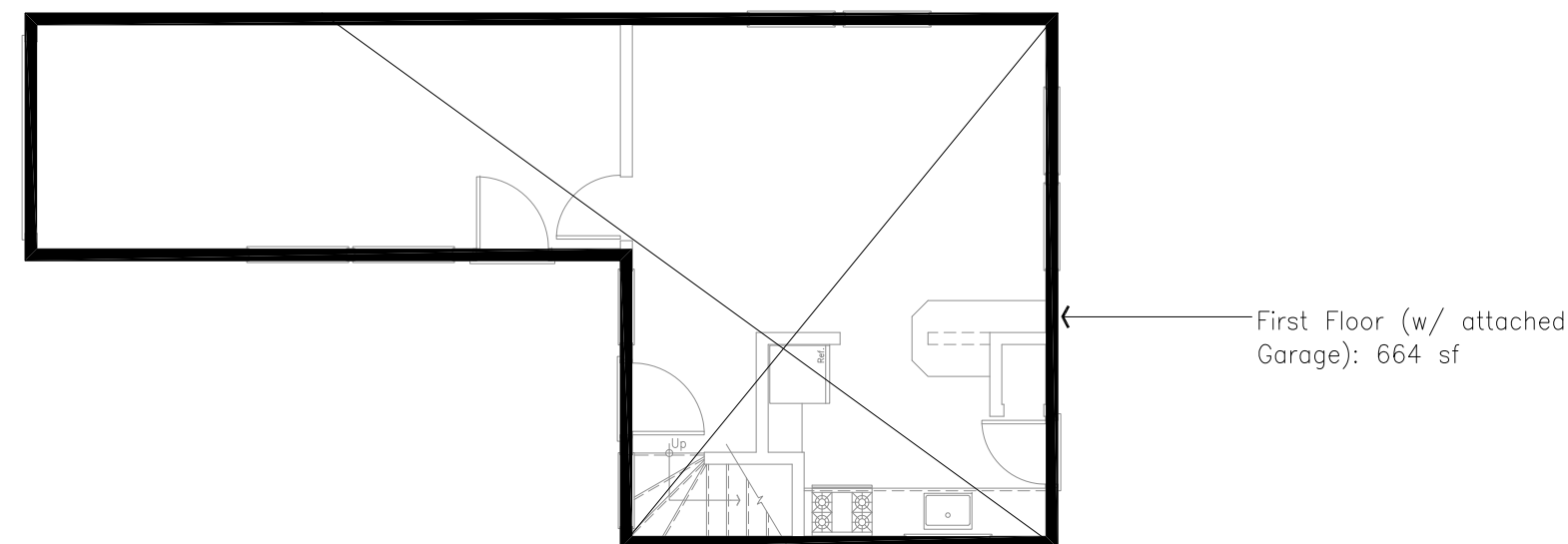
2 230 Victoria: Second Floor Plan
FOR REFERENCE ONLY 1/8" = 1'-0"



1 230 Victoria: First Floor Plan
FOR REFERENCE ONLY 1/8" = 1'-0"



4 234 Victoria: Second Floor Plan
FOR REFERENCE ONLY 1/8" = 1'-0"



3 234 Victoria: First Floor Plan
FOR REFERENCE ONLY 1/8" = 1'-0"

