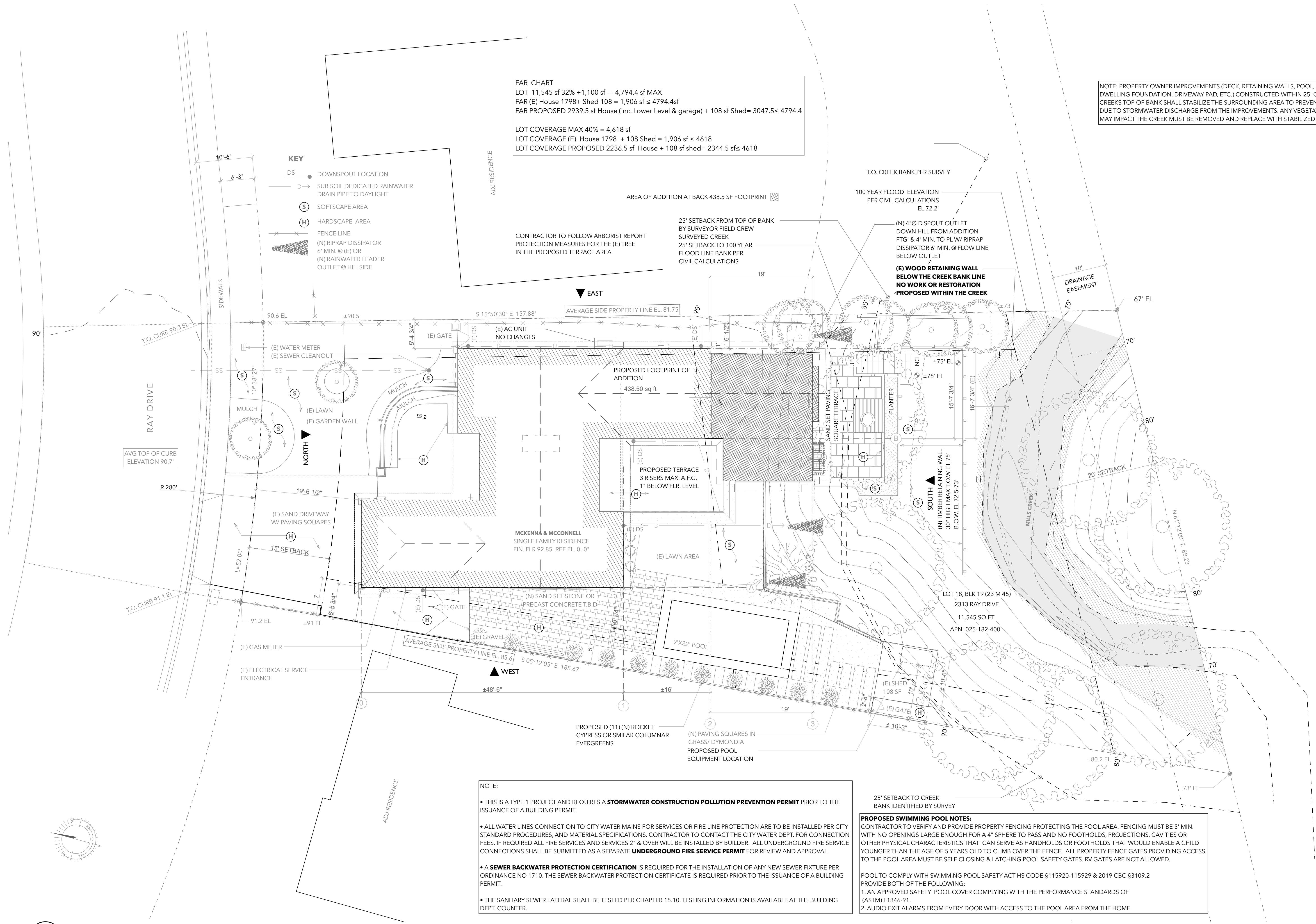


FAR CHART
 LOT 11,545 sf 32% + 1,100 sf = 4,794.4 sf MAX
 FAR (E) House 1798 + Shed 108 = 1,906 sf ≤ 4794.4sf
 FAR PROPOSED 2939.5 sf House (inc. Lower Level & garage) + 108 sf Shed = 3047.5 ≤ 4794.4

LOT COVERAGE MAX 40% = 4,618 sf
 LOT COVERAGE (E) House 1798 + 108 Shed = 1,906 sf ≤ 4618
 LOT COVERAGE PROPOSED 2236.5 sf House + 108 sf shed = 2344.5 sf ≤ 4618

NOTE: PROPERTY OWNER IMPROVEMENTS (DECK, RETAINING WALLS, POOL, SHED, DWELLING FOUNDATION, DRIVEWAY PAD, ETC.) CONSTRUCTED WITHIN 25' OF THE CREEKS TOP OF BANK SHALL STABILIZE THE SURROUNDING AREA TO PREVENT EROSION DUE TO STORMWATER DISCHARGE FROM THE IMPROVEMENTS. ANY VEGETATION THAT MAY IMPACT THE CREEK MUST BE REMOVED AND REPLACE WITH STABILIZED MATERIAL.

- KEY**
- DS ● DOWNSPOUT LOCATION
 - SUB SOIL DEDICATED RAINWATER DRAIN PIPE TO DAYLIGHT
 - (S) SOFTSCAPE AREA
 - (H) HARDSCAPE AREA
 - FENCE LINE
 - (N) RIPRAP DISSIPATOR 6' MIN. @ (E) OR (N) RAINWATER LEADER OUTLET @ HILLSIDE



Revisions

NO.	DESCRIPTION

McConnell
McKenna
Residence

2313
Ray Drive
Burlingame California,
94010 U.S.A.

APN 025182400

SITE PLAN
PROPOSED

06.11.22



A0.2

1 Site Plan Proposed
1/8" = 1'-0"

NOTE:

- THIS IS A TYPE 1 PROJECT AND REQUIRES A **STORMWATER CONSTRUCTION POLLUTION PREVENTION PERMIT** PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- ALL WATER LINES CONNECTION TO CITY WATER MAINS FOR SERVICES OR FIRE LINE PROTECTION ARE TO BE INSTALLED PER CITY STANDARD PROCEDURES, AND MATERIAL SPECIFICATIONS. CONTRACTOR TO CONTACT THE CITY WATER DEPT. FOR CONNECTION FEES. IF REQUIRED ALL FIRE SERVICES AND SERVICES 2" & OVER WILL BE INSTALLED BY BUILDER. ALL UNDERGROUND FIRE SERVICE CONNECTIONS SHALL BE SUBMITTED AS A SEPARATE **UNDERGROUND FIRE SERVICE PERMIT** FOR REVIEW AND APPROVAL.
- A **SEWER BACKWATER PROTECTION CERTIFICATION** IS REQUIRED FOR THE INSTALLATION OF ANY NEW SEWER FIXTURE PER ORDINANCE NO 1710. THE SEWER BACKWATER PROTECTION CERTIFICATE IS REQUIRED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- THE SANITARY SEWER LATERAL SHALL BE TESTED PER CHAPTER 15.10. TESTING INFORMATION IS AVAILABLE AT THE BUILDING DEPT. COUNTER.

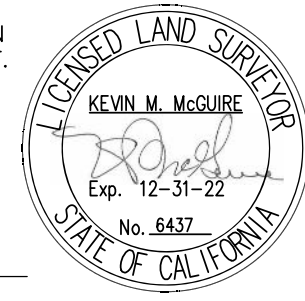
PROPOSED SWIMMING POOL NOTES:

CONTRACTOR TO VERIFY AND PROVIDE PROPERTY FENCING PROTECTING THE POOL AREA. FENCING MUST BE 5' MIN. WITH NO OPENINGS LARGE ENOUGH FOR A 4" SPHERE TO PASS AND NO FOOTHOLDS, PROJECTIONS, CAVITIES OR OTHER PHYSICAL CHARACTERISTICS THAT CAN SERVE AS HANDHOLDS OR FOOTHOLDS THAT WOULD ENABLE A CHILD YOUNGER THAN THE AGE OF 5 YEARS OLD TO CLIMB OVER THE FENCE. ALL PROPERTY FENCE GATES PROVIDING ACCESS TO THE POOL AREA MUST BE SELF CLOSING & LATCHING POOL SAFETY GATES. RV GATES ARE NOT ALLOWED.

POOL TO COMPLY WITH SWIMMING POOL SAFETY ACT HS CODE §115920-115929 & 2019 CBC §3109.2
 PROVIDE BOTH OF THE FOLLOWING:
 1. AN APPROVED SAFETY POOL COVER COMPLYING WITH THE PERFORMANCE STANDARDS OF (ASTM) F1346-91.
 2. AUDIO EXIT ALARMS FROM EVERY DOOR WITH ACCESS TO THE POOL AREA FROM THE HOME

SURVEYOR'S STATEMENT

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, ARE BASED UPON A FIELD SURVEY PERFORMED NOVEMBER 11 & 12, 2021 BY OUR COMPANY FIELD CREW; AND I FURTHERMORE DO STATE THAT THE PROPERTY BOUNDARY LINES, RIGHTS-OF-WAY AND EASEMENTS, IF ANY, ARE BASED UPON ITEMS OF PUBLIC RECORD AND FIT TO FOUND MONUMENTS AS SHOWN AND REFERENCED HEREON. THIS MAP AND THE ITEMS AND INFORMATION 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
 KEVIN M. MCGUIRE, CA PLS #6437
 4/12/2022
 DATE

NOTES

- 1.) DATE OF FIELD SURVEY: NOVEMBER 11 & 12, 2021
- 2.) PROJECT BENCHMARK: SET VARIOUS MARKERS LABELED (CP-1 THRU CP-12) WITH ELEVATIONS AS NOTED ON MAP.
- 3.) TITLE REPORT FOR THIS PROPERTY WAS PROVIDED BY CHICAGO TITLE COMPANY, REPORT NUMBER FWTO-3491800509-BD, DATED AS OF JULY 26, 2018
- 4.) CONTOURS SHOWN HEREON ARE TWO FOOT (2') INTERVALS.

LEGEND

- SUBJECT PROPERTY LINE
- - - ADJOINER PROPERTY LINE
- X-X- EXISTING FENCE LINE
- o-o- APPROXIMATE CREEK BANK PER (23 M 45)
- - - EXISTING EASEMENT AS NOTED
- x 90.0 SPOT ELEVATION
- ▲ SURVEY CONTROL POINT

BASIS OF BEARINGS

CORNER RECORD NO. 1471, RECORDED IN SAN MATEO COUNTY RECORDS, NOVEMBER 18, 2008, AND TWO FOUND IRON PIPE MONUMENTS LOCATED ON THE EASTERLY RIGHT-OF-WAY LINE OF DAVIS DRIVE, TAKEN AS NORTH 15°57'14" EAST.

BASIS OF ELEVATION

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-PROCESSED USING THE CORS NETWORK. ALL ELEVATION EXPRESSED IN NAVD 1988 DATUM.

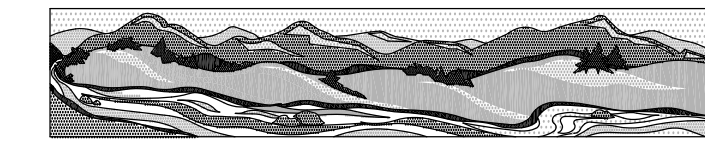
TOPOGRAPHIC SURVEY

LOT 18 OF BLOCK 19, AS SHOWN UPON THAT
 "RAY PARK"
 RECORDED IN BOOK 23 OF MAPS AT PAGE 45,
 SAN MATEO COUNTY RECORDS.
 2313 RAY DRIVE

BURLINGAME SAN MATEO COUNTY CALIFORNIA

SCALE: 1" = 10'

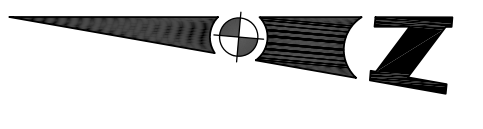
APRIL 2022



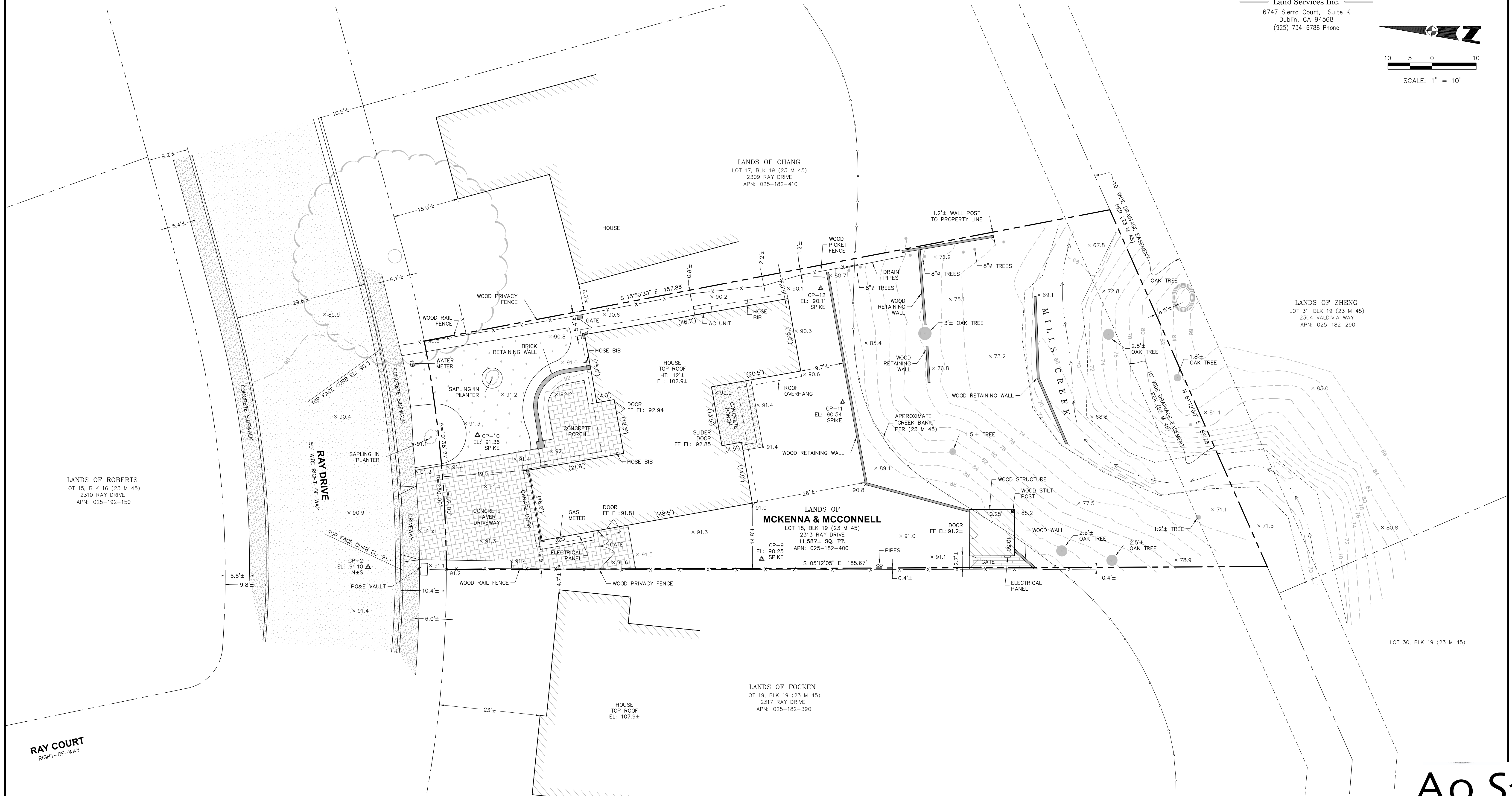
QUIET RIVER

Land Services Inc.

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



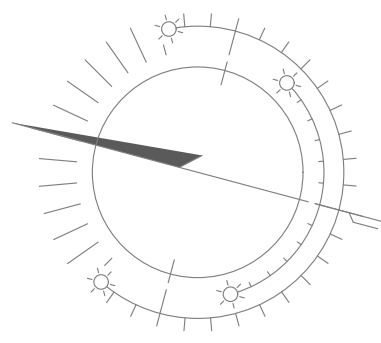
SCALE: 1" = 10'



RAY COURT
 RIGHT-OF-WAY

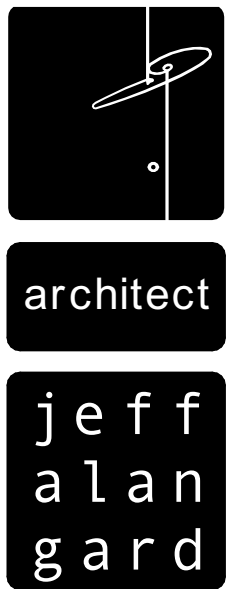
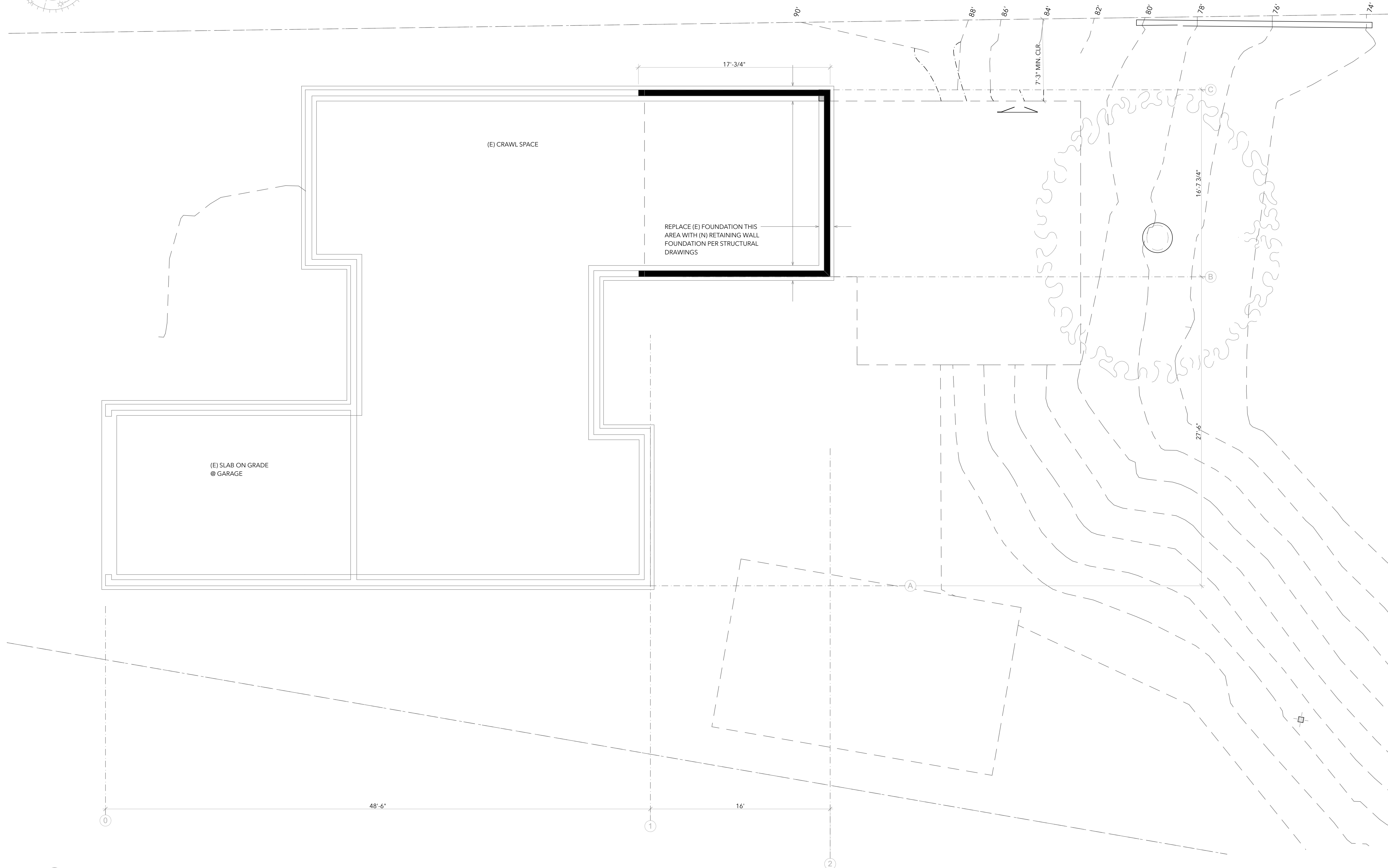
Ao.S1

SHEET NUMBER 4



WALL KEY

- (E) WALLS
- FOOTINGS TO BE REPLACED WITH RETAINING WALLS



1317 GRANT AVE
 SAN FRANCISCO, CALIFORNIA 94133
 ARCHITECT CALIC. 30906
 T 415.495.6254
 jag@jeffalangard.com
 www.jeffalangard.com

Revisions

NO.	DESCRIPTION

McConnell
 McKenna
 Residence

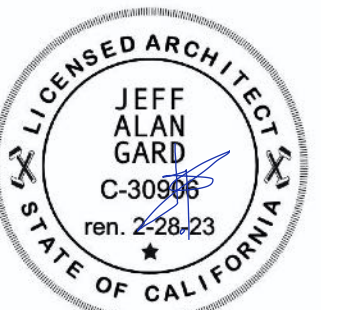
2313

Ray Drive
 Burlingame California,
 94010 U.S.A.

APN 025182400

(E) FOUNDATION
 PLAN

06.11.22



A1.1

1 (E) Foundation & Demo Plan
 1/4" = 1'-0"

Revisions

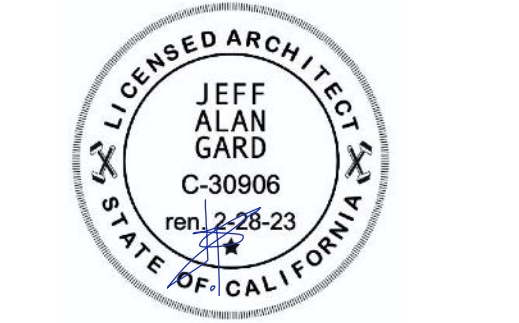
NO.	DESCRIPTION

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McKenna
Residence

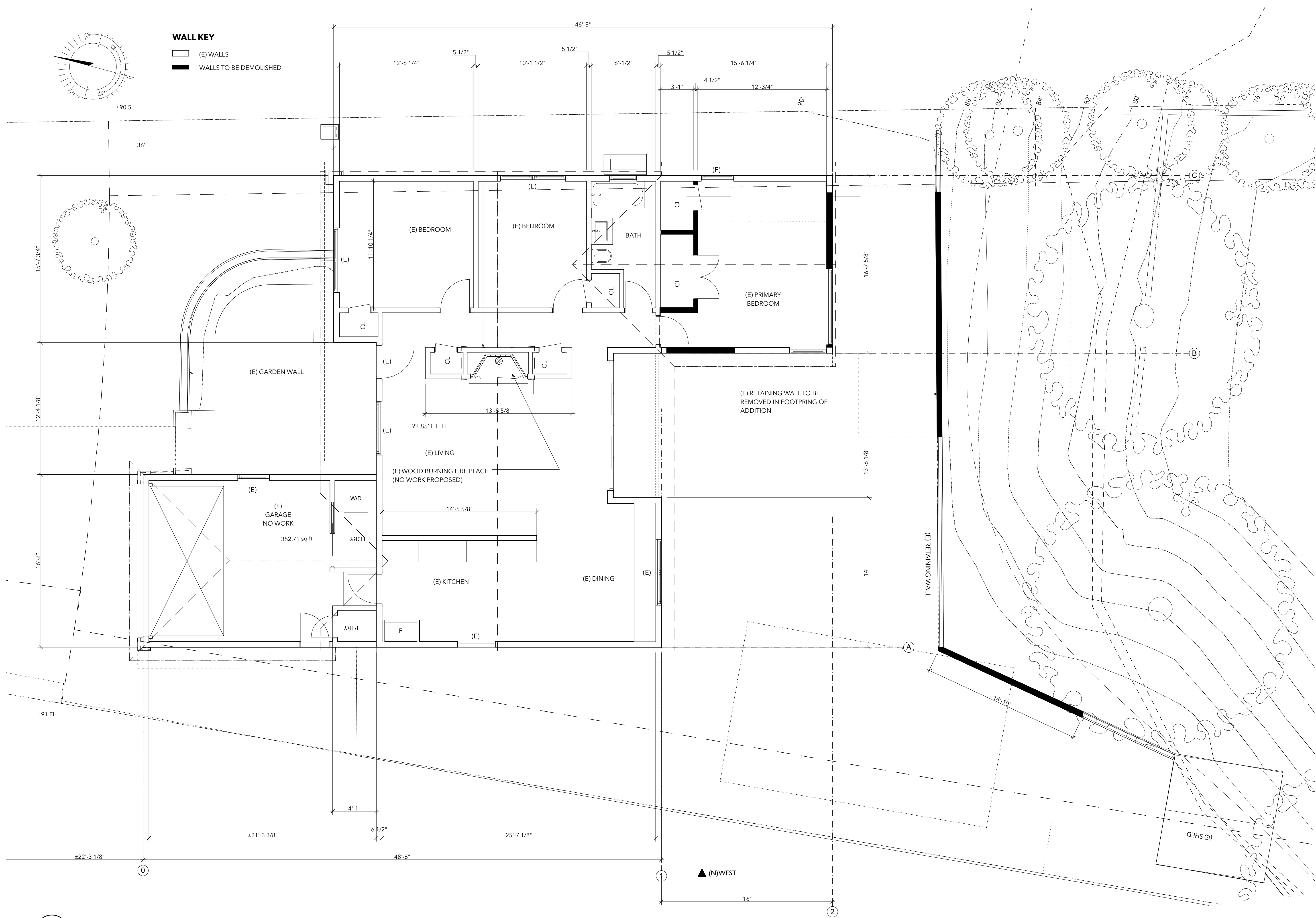
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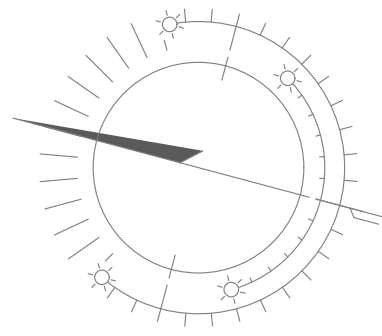
FLOOR PLAN (E)
06.11.22



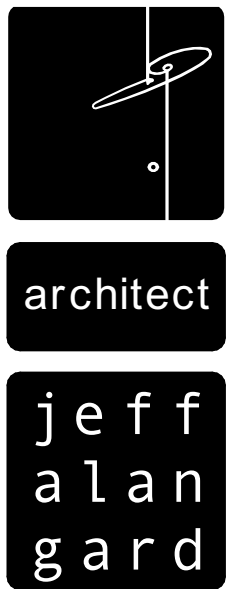
A1.2



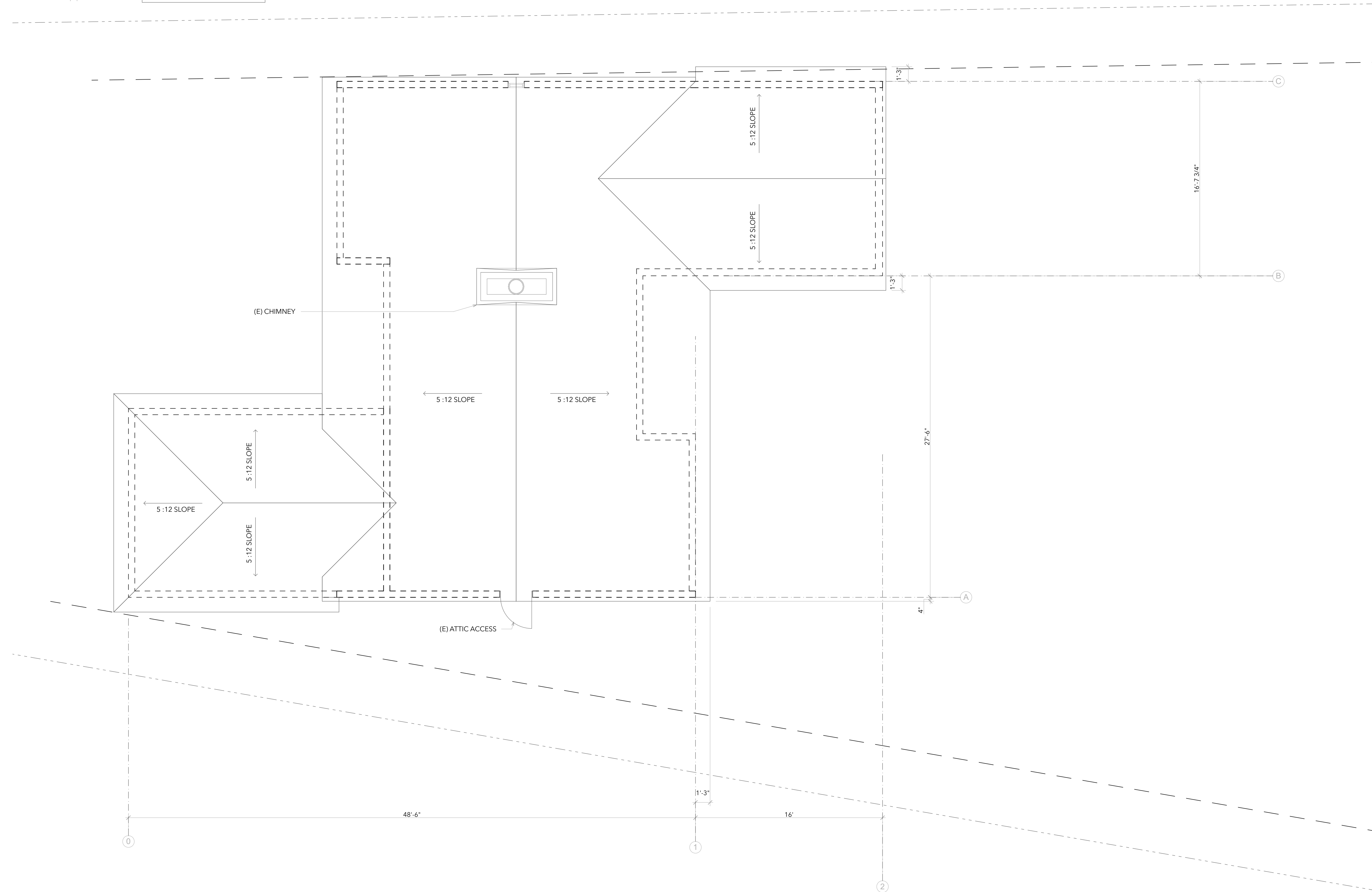
1 (E) Ground Floor & Demo Plan
1/4" = 1'-0"



NO ROOF DEMOLITION PROPOSED
(NEW ROOF TIES INTO (E) RIDGE
LINE & ROOF SLOPE



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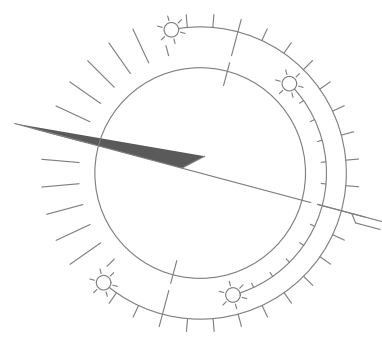
ROOF PLAN (E)
06.11.22



A1.3

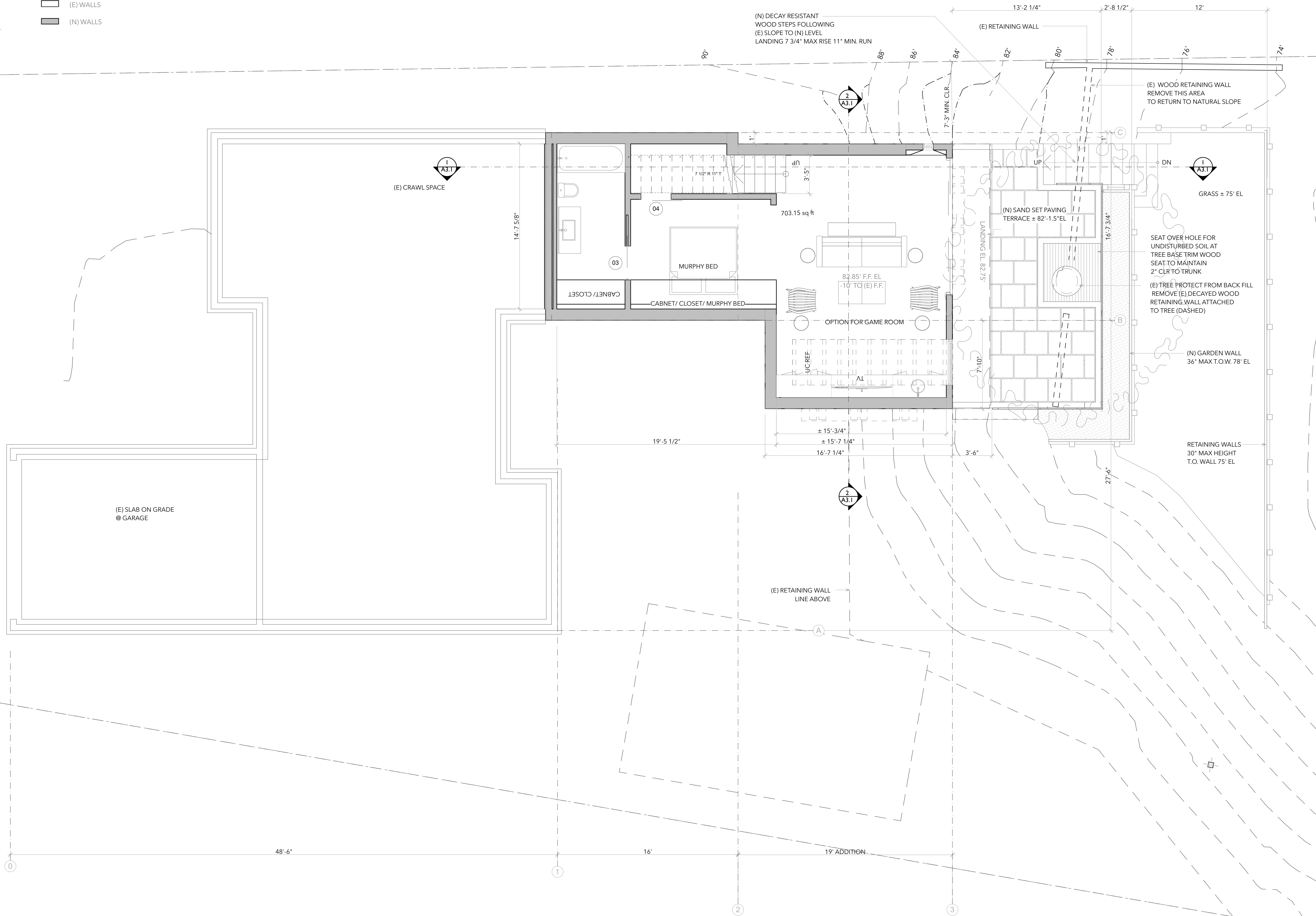
1 (E) Roof Plan
1/4" = 1'-0"

(NO DEMO PROPOSED THIS LEVEL)



WALL KEY

- (E) WALLS
- (N) WALLS



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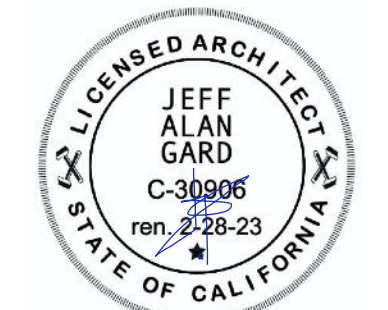
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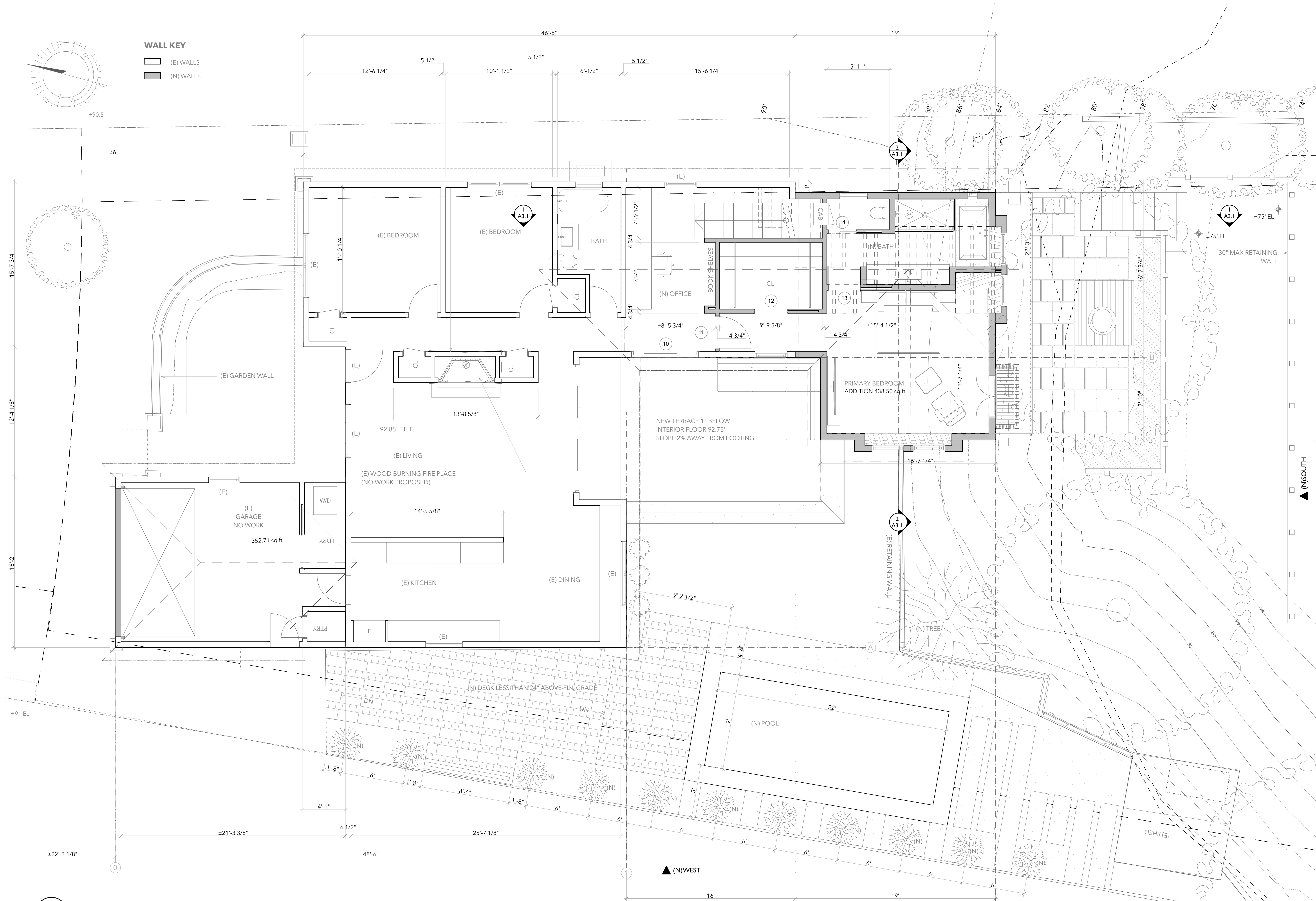
PROPOSED LOWER
 LEVEL /
 FOUNDATION PLAN

06.11.22

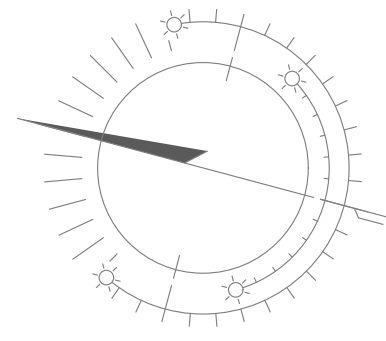


A1.4

1 Proposed Lower Level Plan
 1/4" = 1'-0"



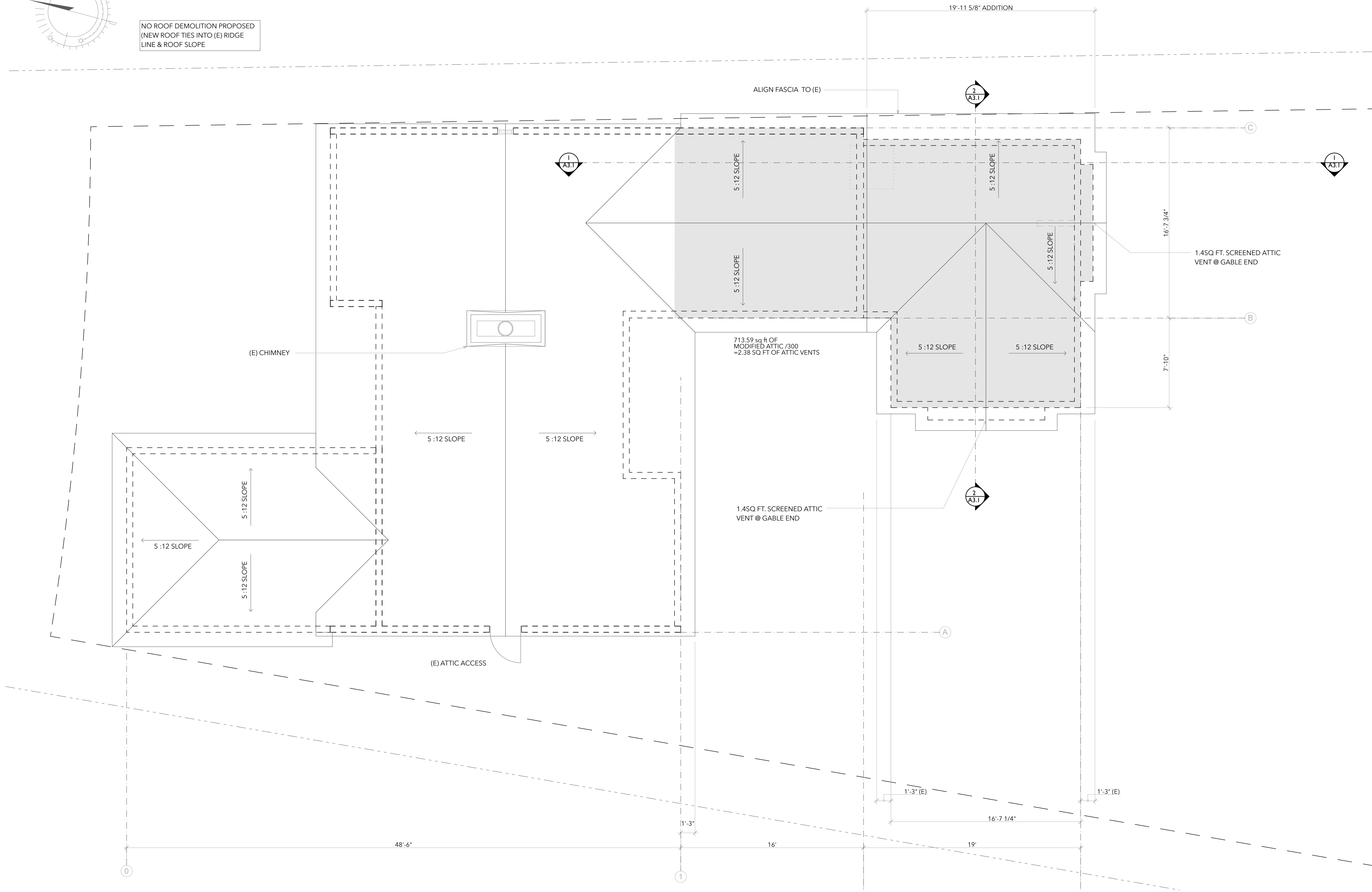
1 Proposed Ground Floor Plan
1/4" = 1'-0"



NO ROOF DEMOLITION PROPOSED
(NEW ROOF TIES INTO (E) RIDGE
LINE & ROOF SLOPE



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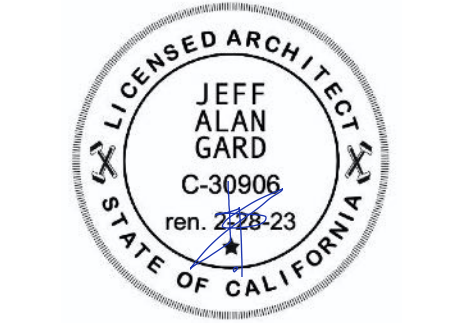
McConnell
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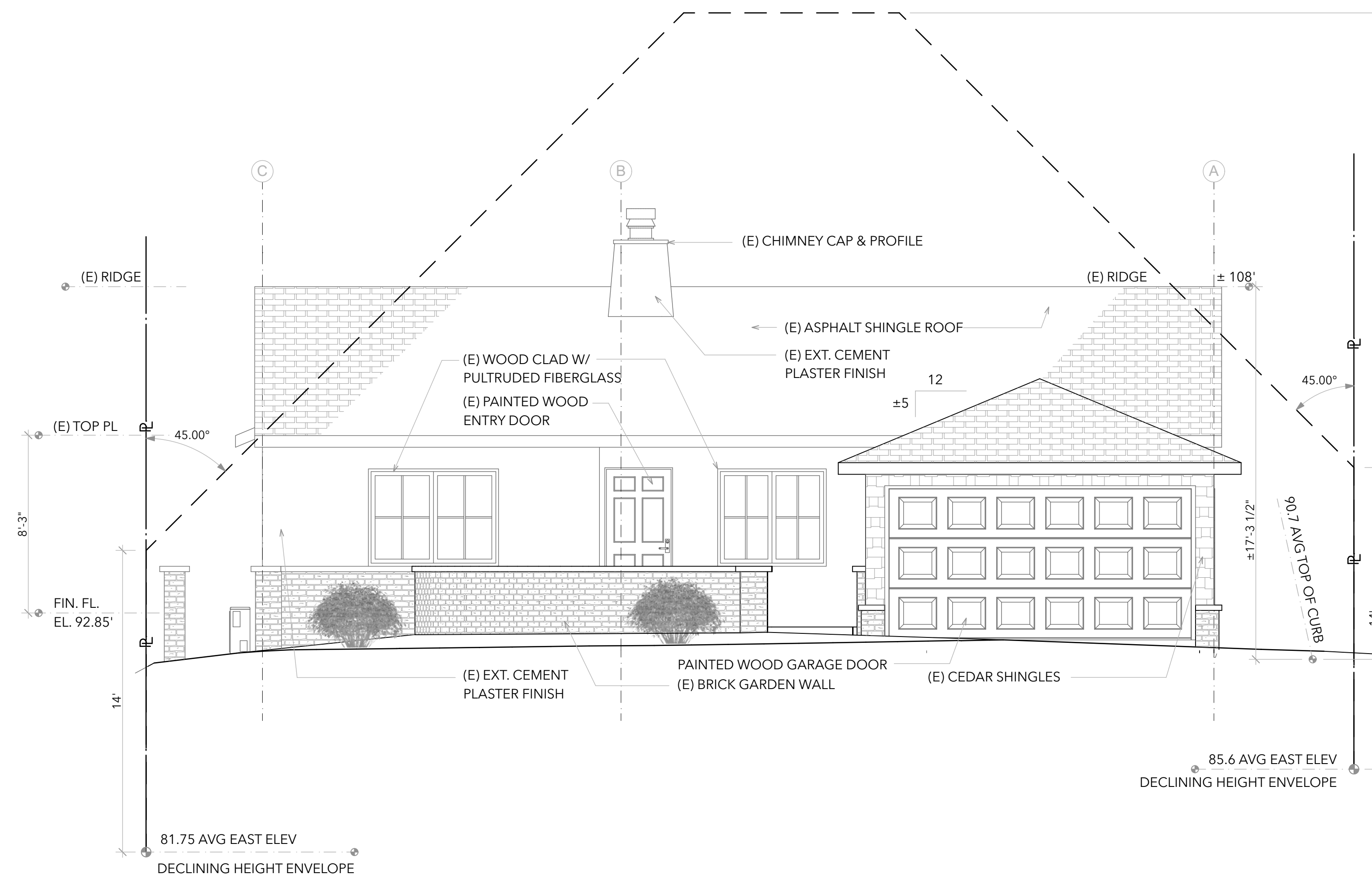
PROPOSED ROOF
PLAN

06.11.22



A1.6

1 Proposed Roof Plan
1/4" = 1'-0"

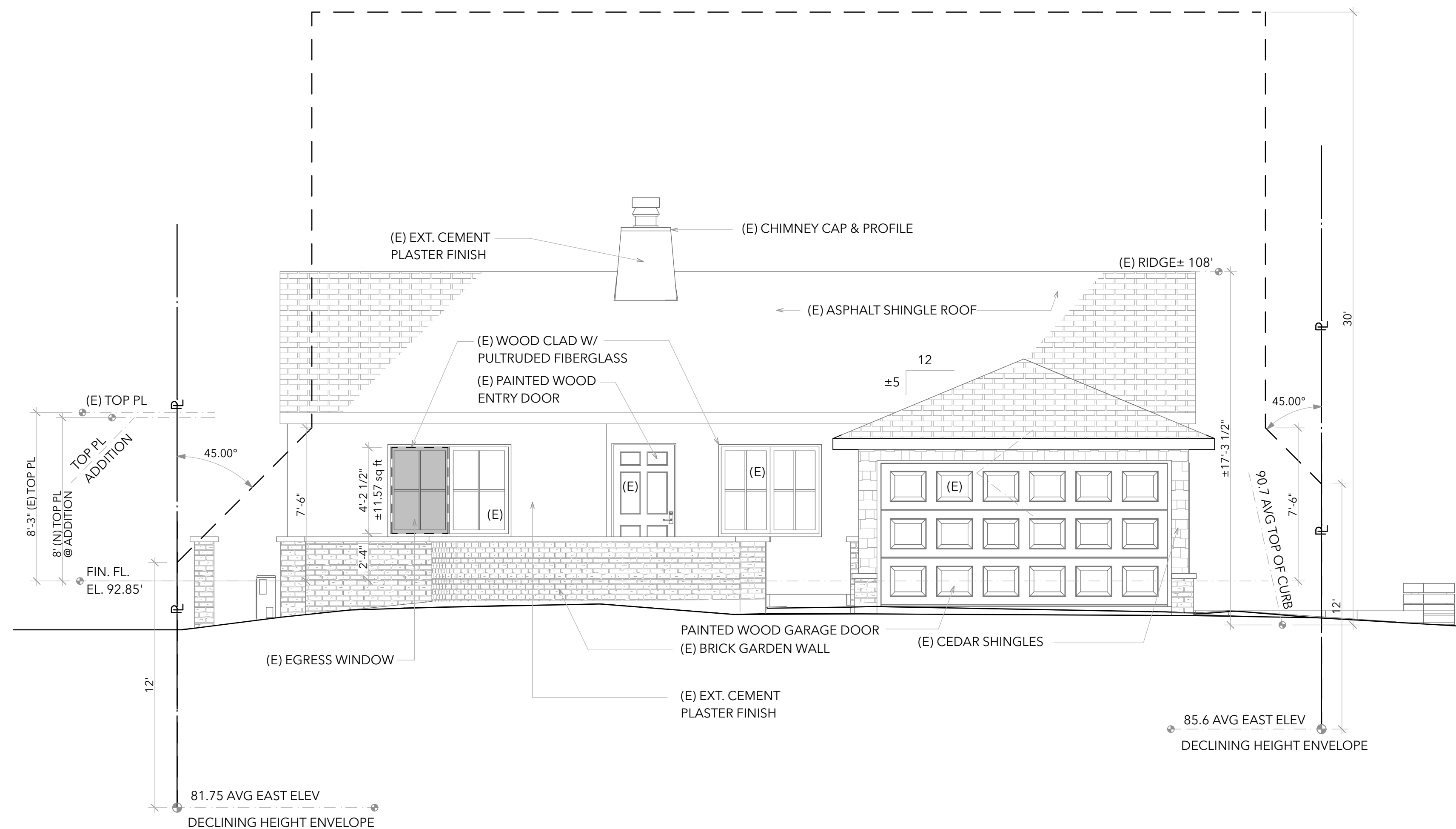


1 (E) North Elevation
1/4" = 1'-0"

NO VISIBLE CHANGES

Revisions

NO.	DESCRIPTION



2 Proposed North Elevation
1/4" = 1'-0"

NO VISIBLE CHANGES

McConnell
McKenna
Residence

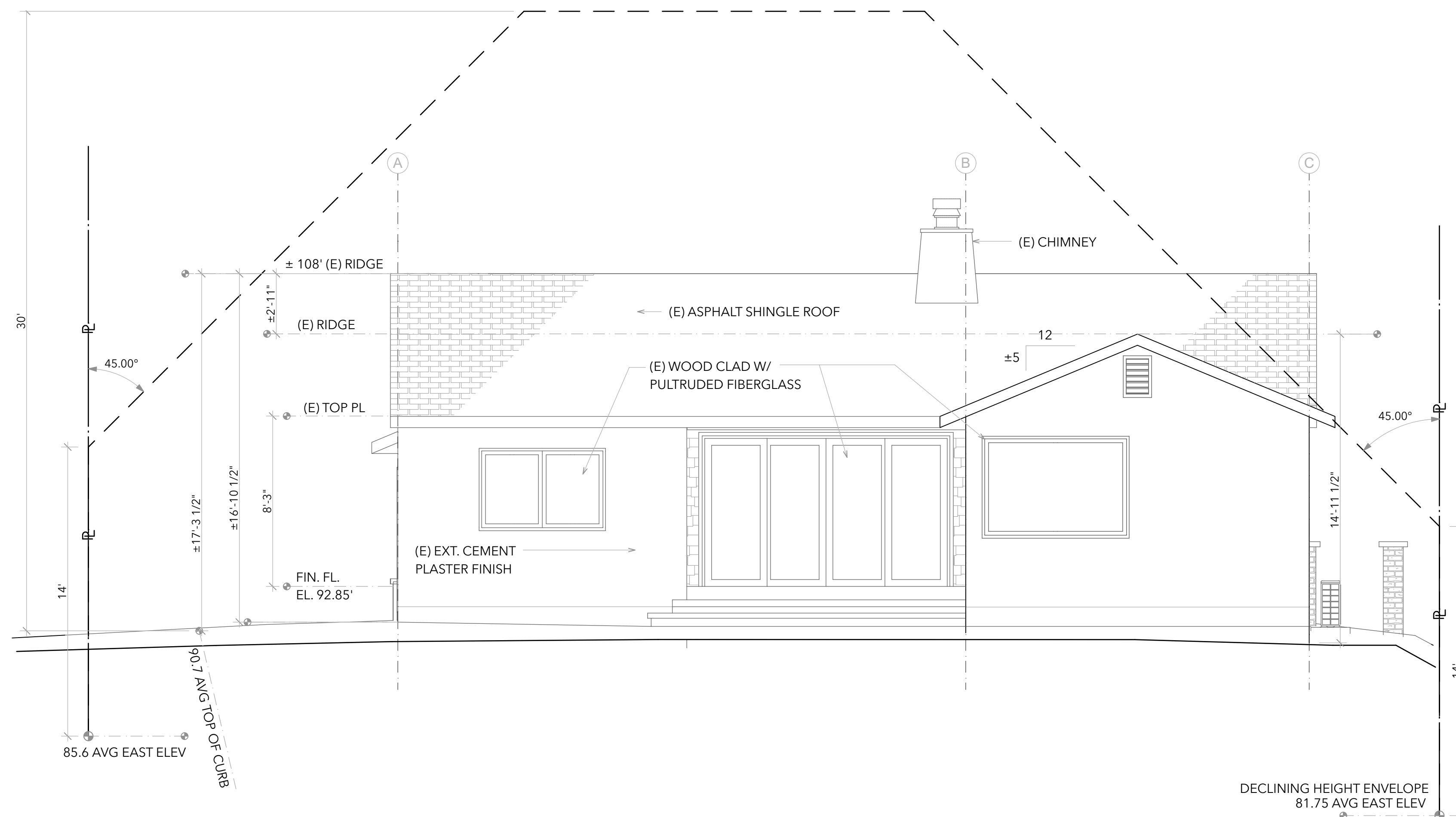
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94010 U.S.A.

APN 025182400

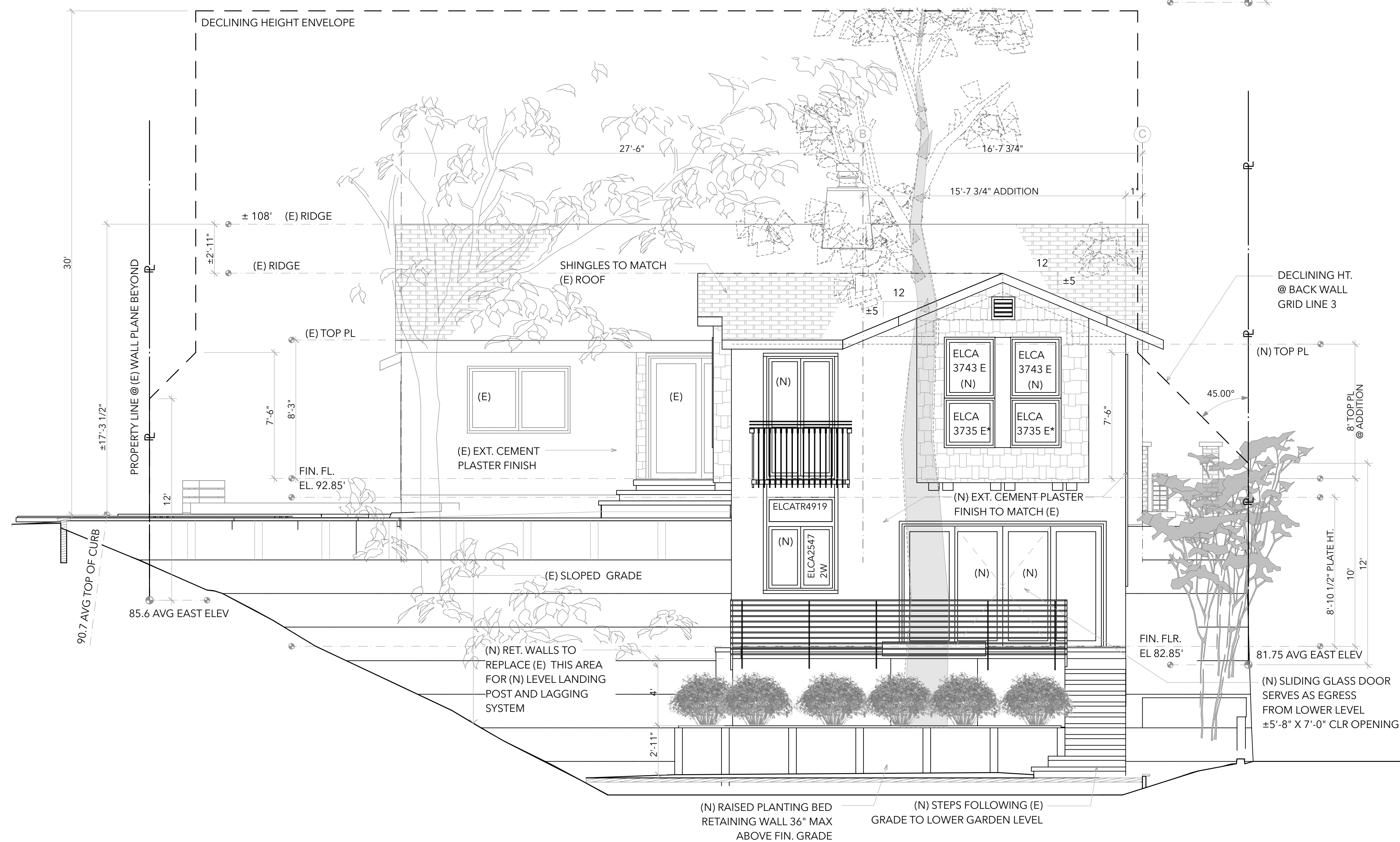
NORTH ELEVATIONS
06.11.22



A2.1



1 (E) South Elevation
1/4" = 1'-0"



2 Proposed South Elevation
1/4" = 1'-0"

Revisions

NO. DESCRIPTION

NO.	DESCRIPTION

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Residence

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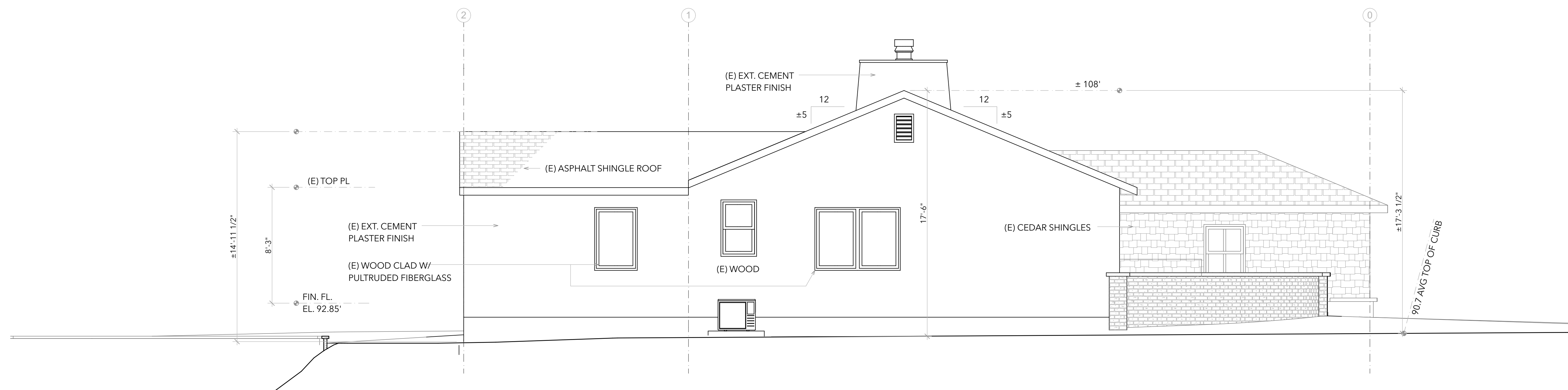
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SOUTH ELEVATIONS

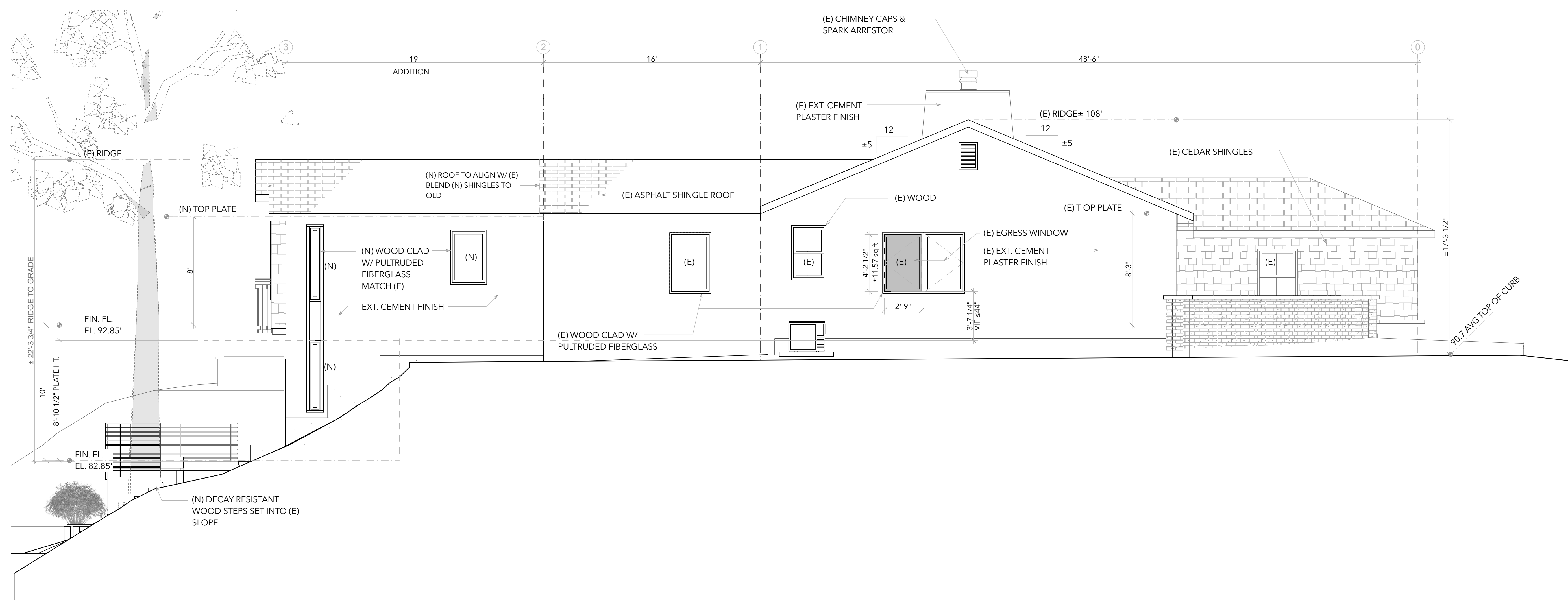
06.11.22



A2.2



1 (E) East Elevation
1/4" = 1'-0"



2 Proposed East Elevation
1/4" = 1'-0"

Revisions

NO. DESCRIPTION

NO.	DESCRIPTION

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Residence

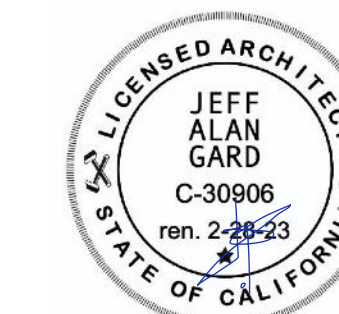
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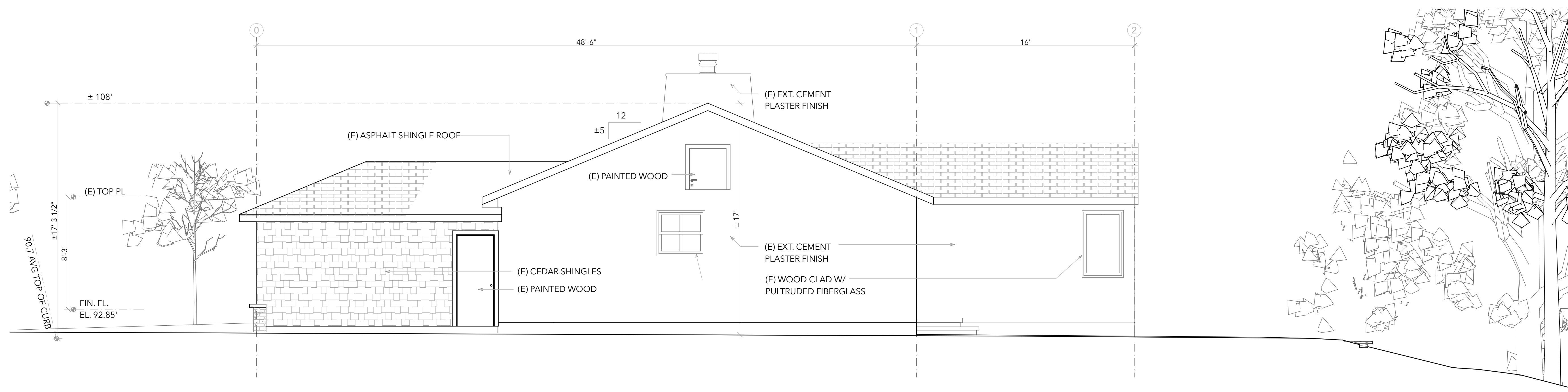
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EAST ELEVATIONS

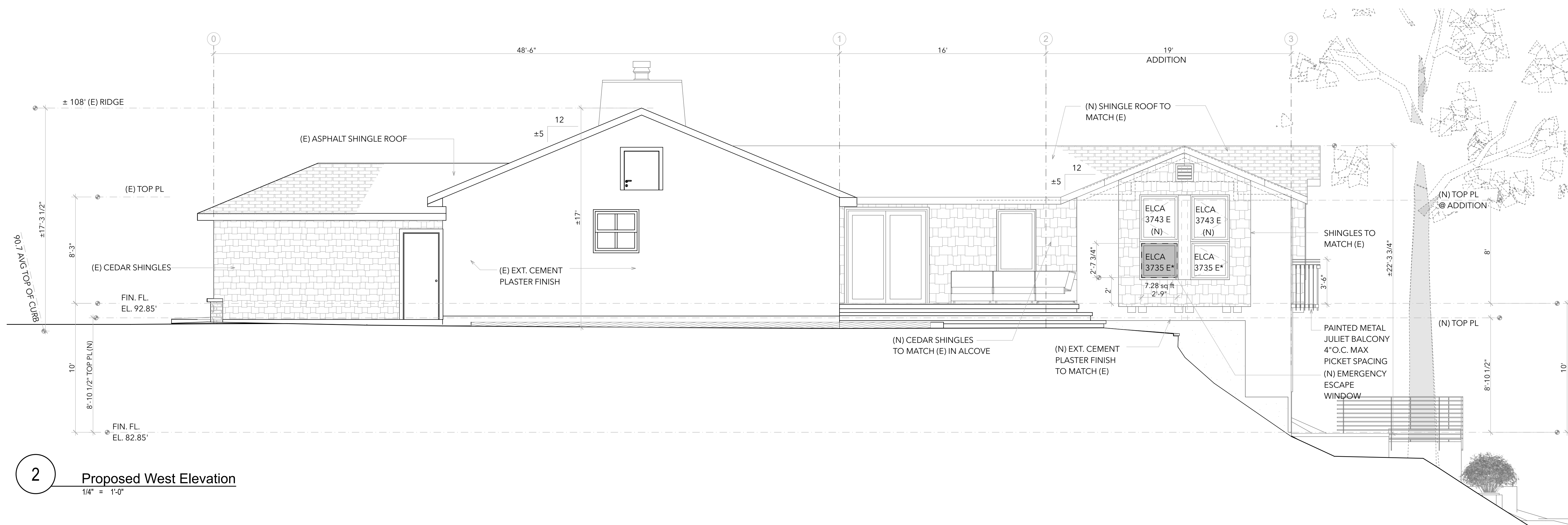
06.11.22



A2.3



1 (E) West Elevation
1/4" = 1'-0"



2 Proposed West Elevation
1/4" = 1'-0"

Revisions

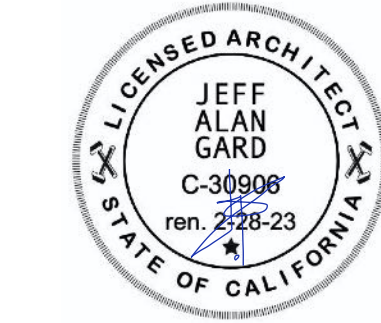
NO.	DESCRIPTION

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McKenna
Residence

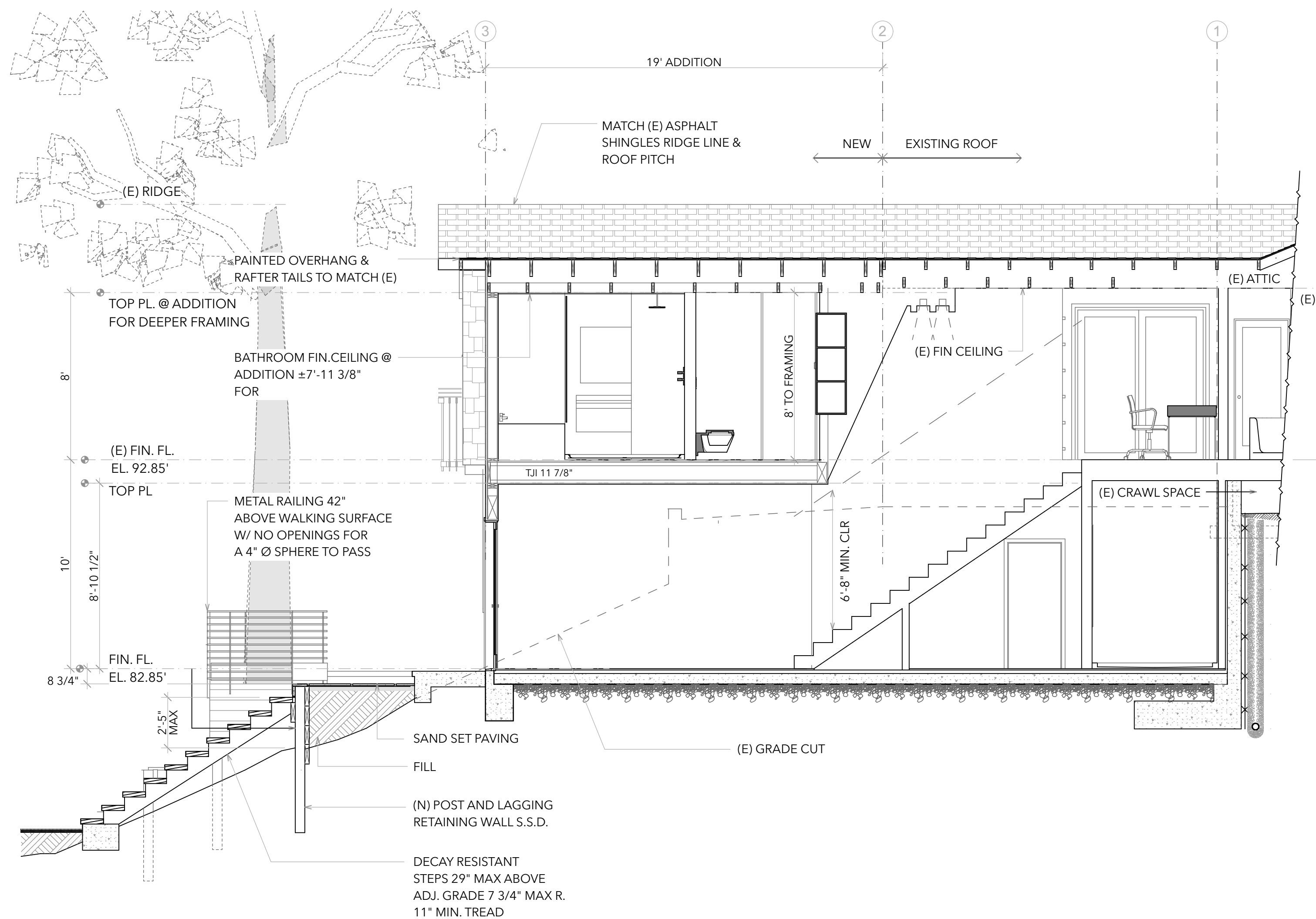
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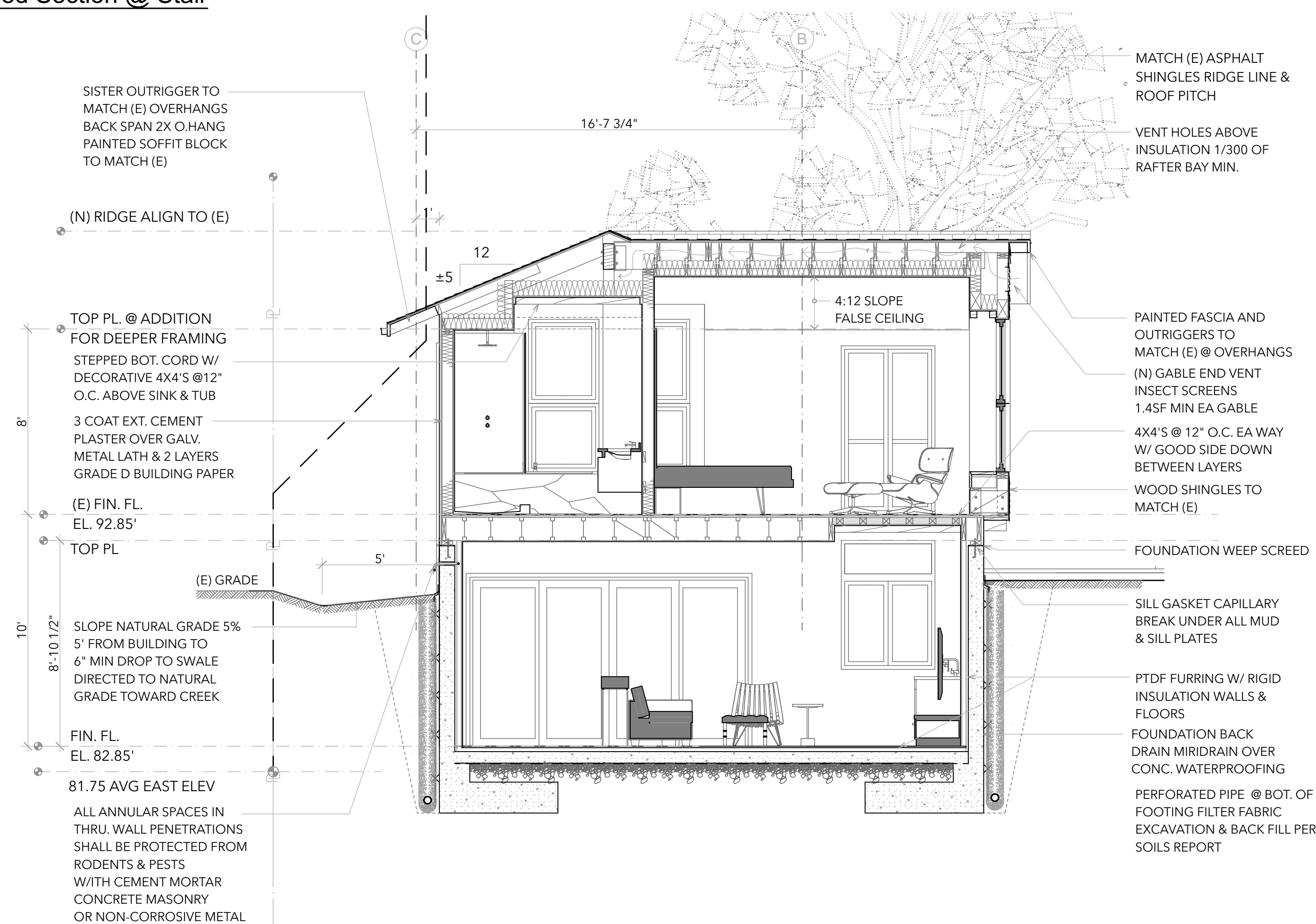
WEST ELEVATIONS
06.11.22



A2.4



1 Proposed Section @ Stair
1/4" = 1'-0"



2 Section @ Primary Bedroom
1/4" = 1'-0"

Revisions

NO. DESCRIPTION

NO.	DESCRIPTION

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McKenna
Residence

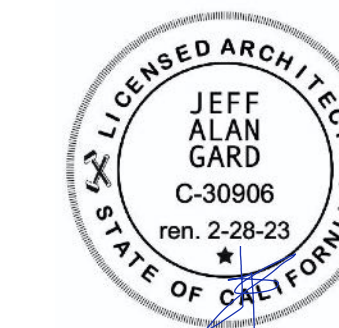
2313

Ray Drive
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94010 U.S.A.

APN 025182400

PROPOSED
SECTIONS

06.11.22



A3.1