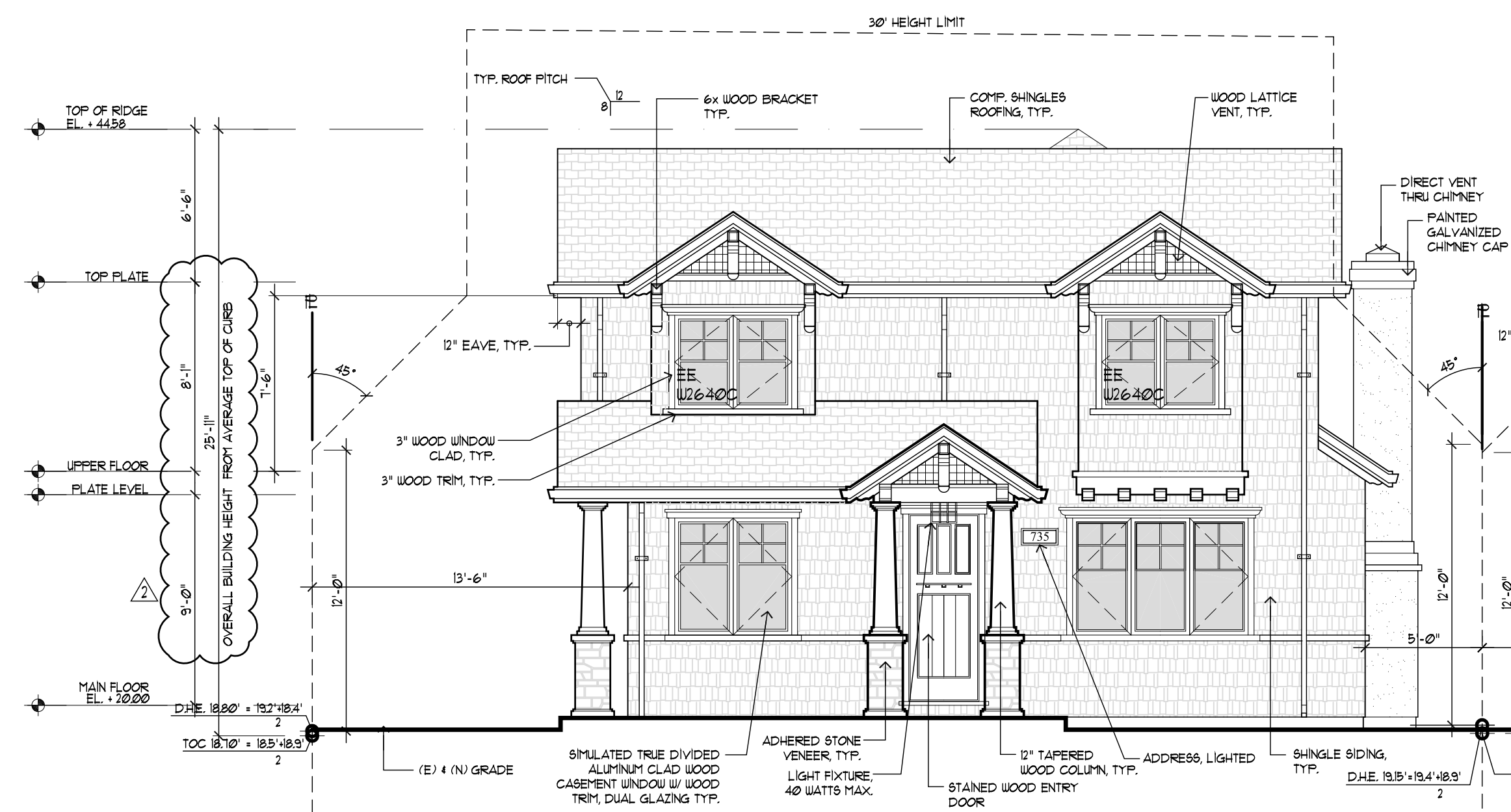
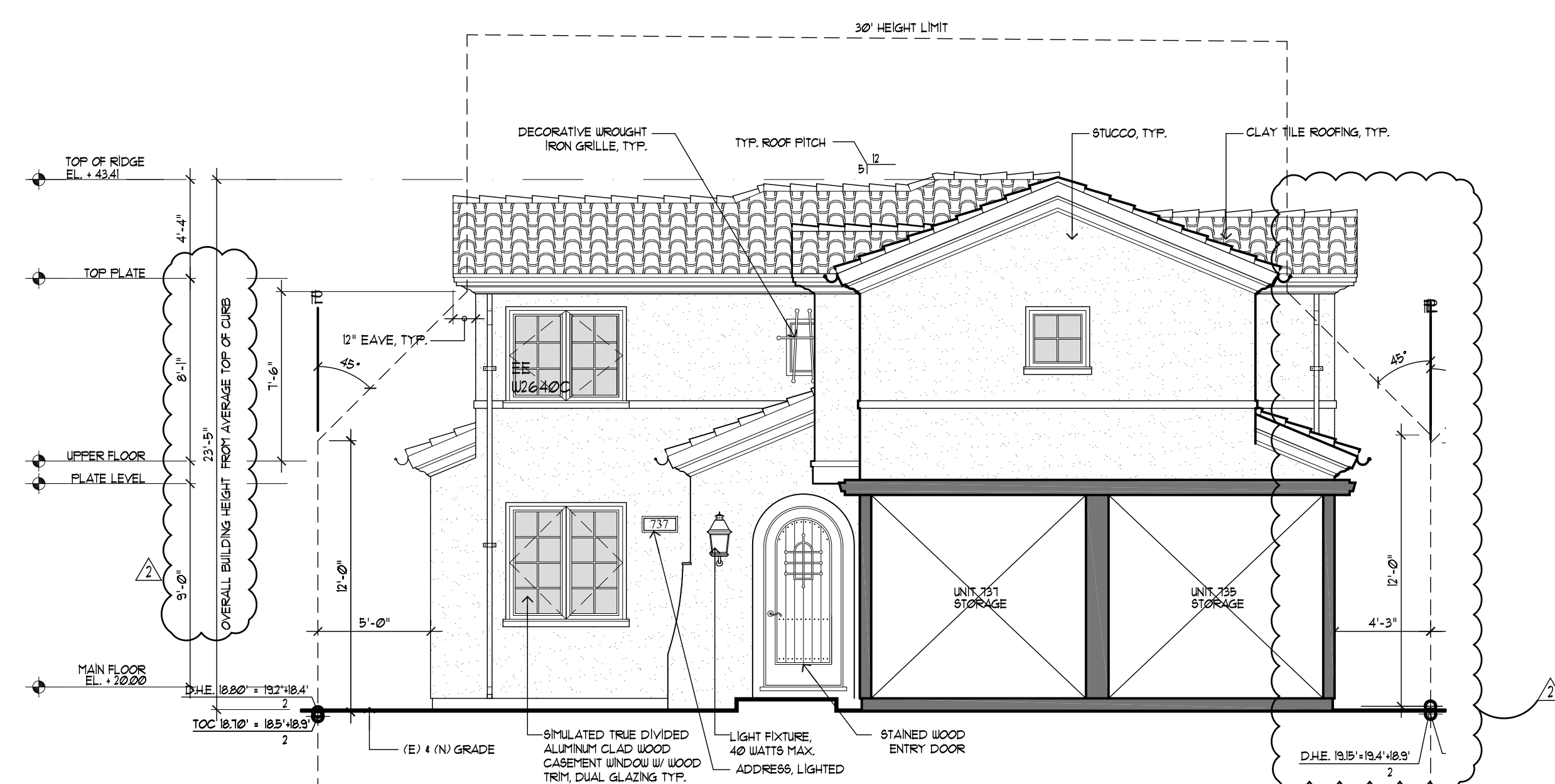
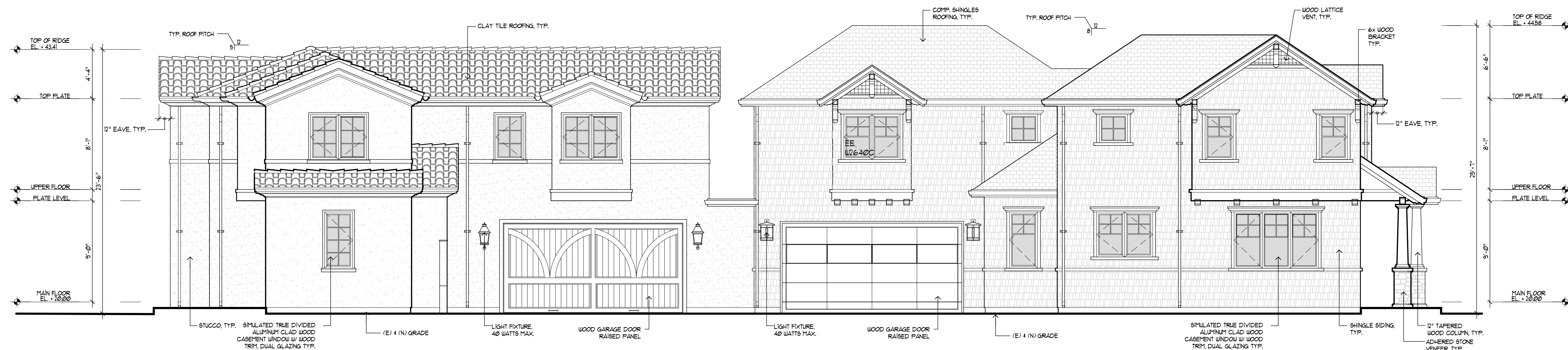




UNIT 733 FRONT ELEVATION
SCALE: 3/16"=1'-0"



UNIT 735 FRONT ELEVATION
SCALE: 3/16"=1'-0"



UNIT 735 LEFT ELEVATION
SCALE: 3/16"=1'-0"



UNIT 733 LEFT ELEVATION
SCALE: 3/16"=1'-0"

REVISIONS	BY
PLAN CHECK 11/22/19	PU
PLAN CHECK 12/31/19	PU

CHU DESIGN ASSOCIATES INC.
55 W. 43rd AVENUE
SAN MATEO, CALIFORNIA 94403
TEL: (650) 345-9286
FAX: (650) 345-9287

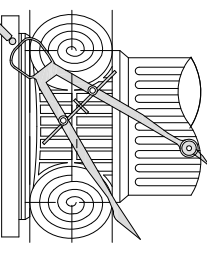
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NEW TWO DUPLEX
735-741 LINDEN AVE.
BURLINGAME, CA
A.P.N.: 029-055-050

DATE:	MAY 2019
SCALE:	AS NOTED
DRAWN:	PU
FOR:	
SHEET NO.	

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 SAN MATEO, CALIFORNIA 94403
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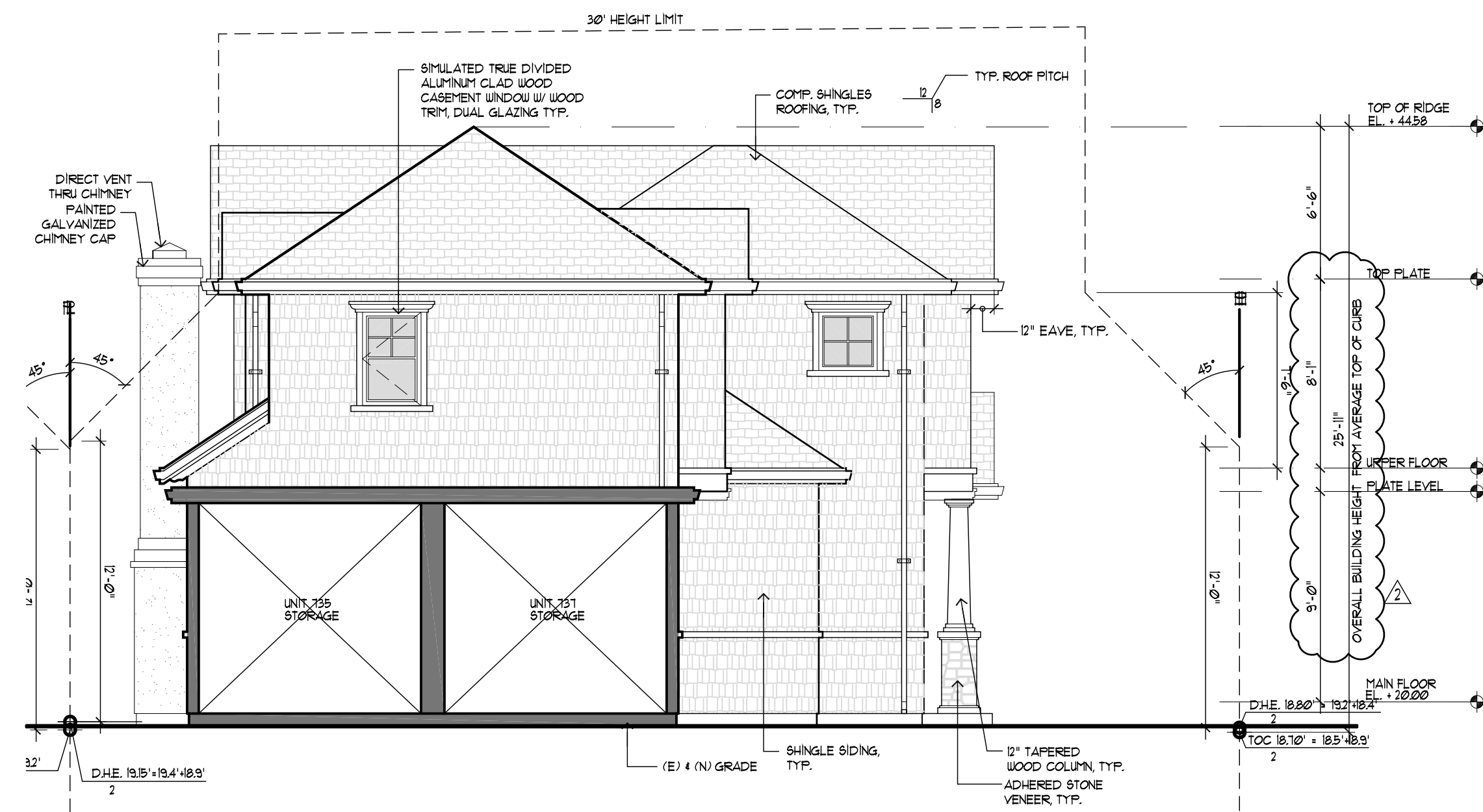


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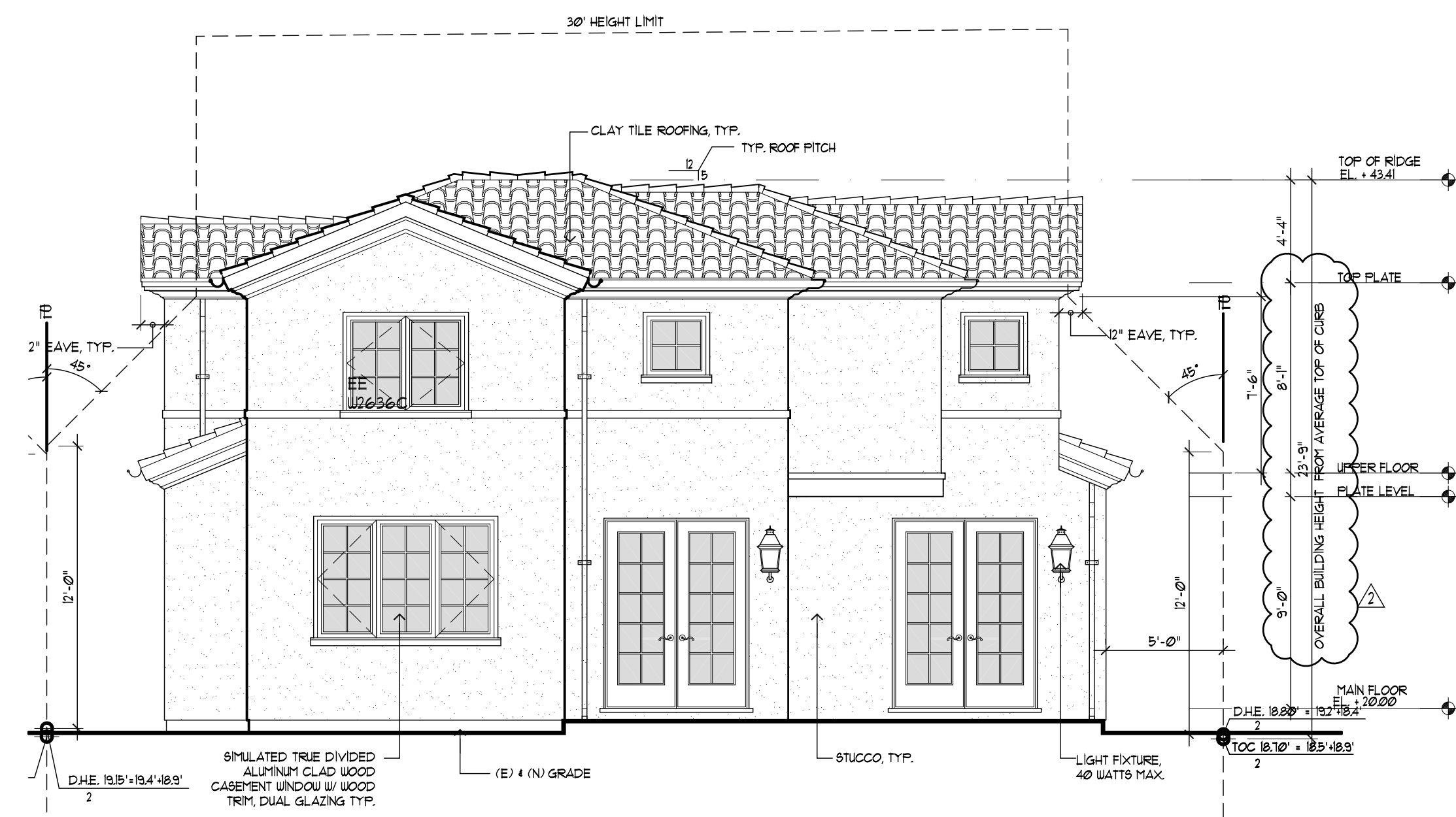
DATE:	MAY 2019
SCALE:	AS NOTED
DRAWN:	PU
FOR:	
SHEET NO.	

A.4.1
 OF SHEETS



UNIT 733 REAR ELEVATION

SCALE : 3/16"=1'-0"



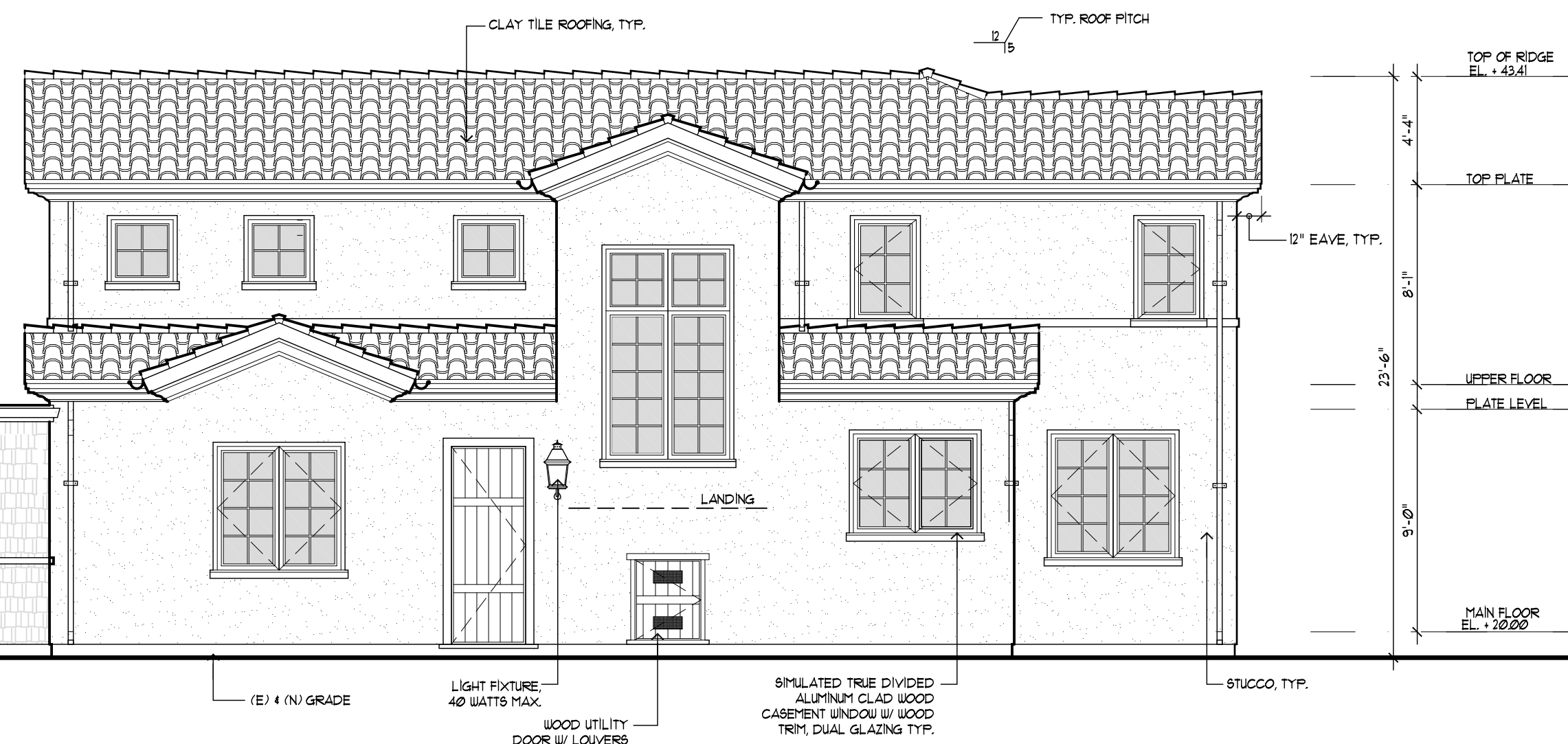
UNIT 735 REAR ELEVATION

SCALE : 3/16"=1'-0"



UNIT 733 RIGHT ELEVATION

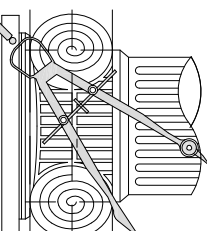
SCALE : 3/16"=1'-0"



UNIT 735 RIGHT ELEVATION

SCALE : 3/16"=1'-0"

REVISIONS	BY
PLAN CHECK 11/22/19	PU



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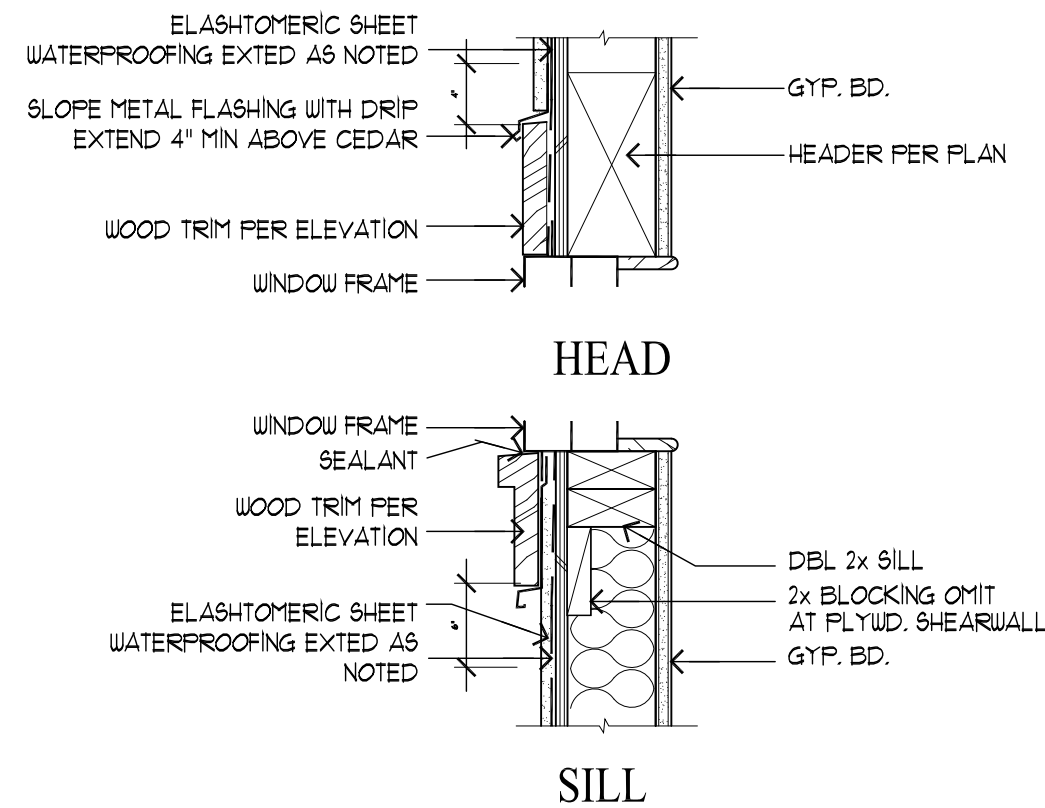
DATE:	MAY 2019
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FOR:	
SHEET NO.	

A.4.2
OF SHEETS

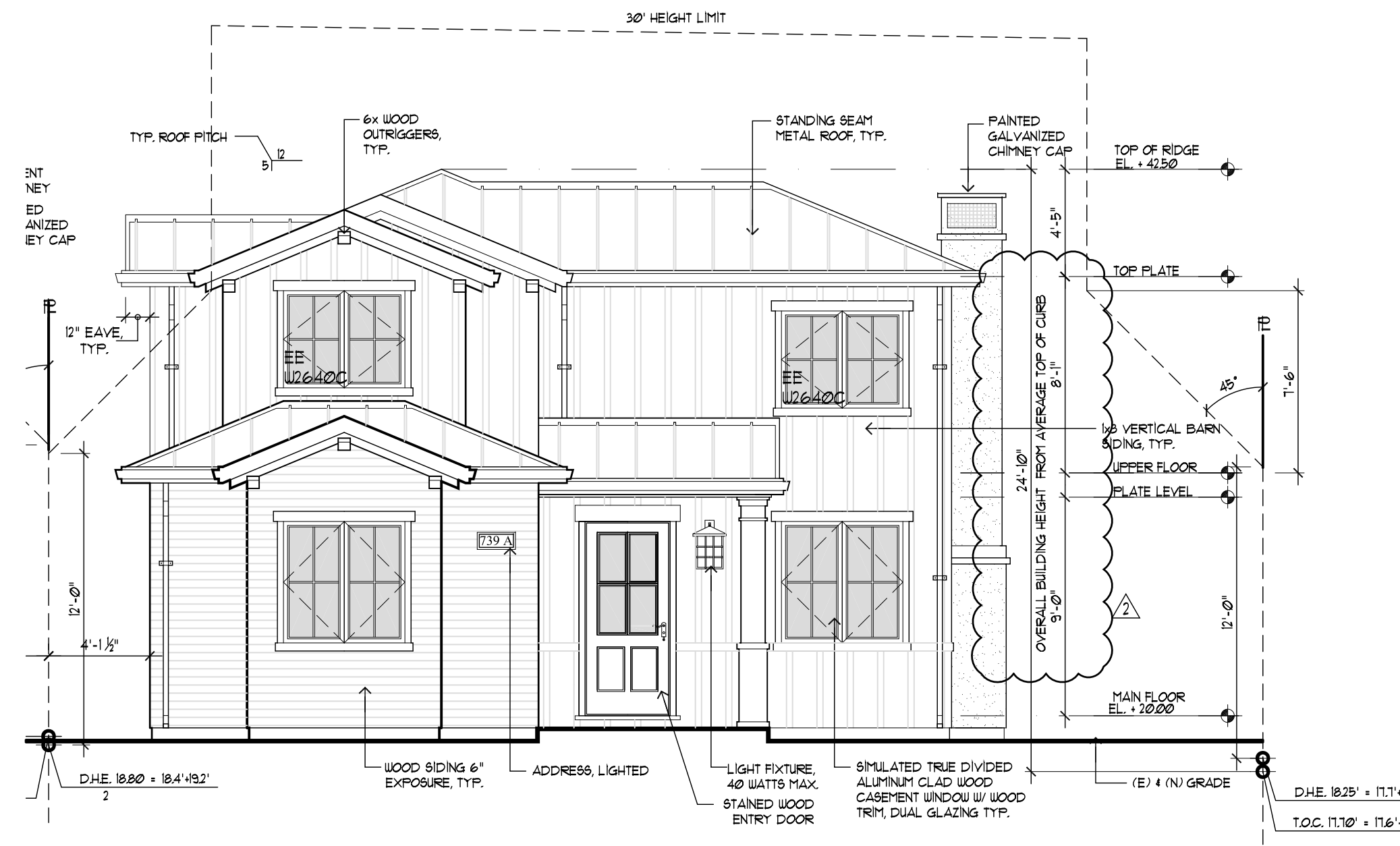


UNIT 735 SECTION THRU A
SCALE: 3/16"=1'-0"

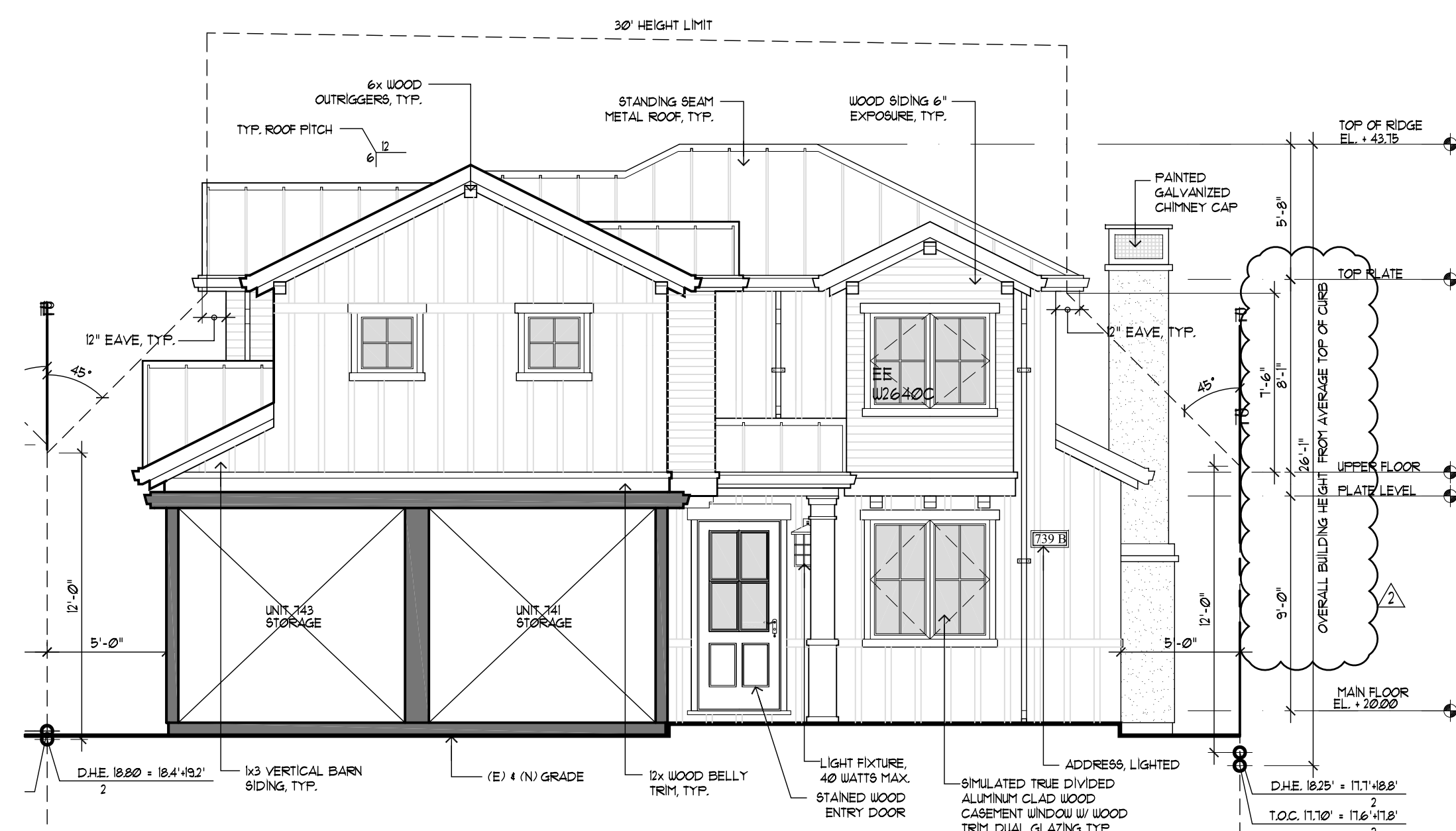
UNIT 733 SECTION THRU A
SCALE: 3/16"=1'-0"



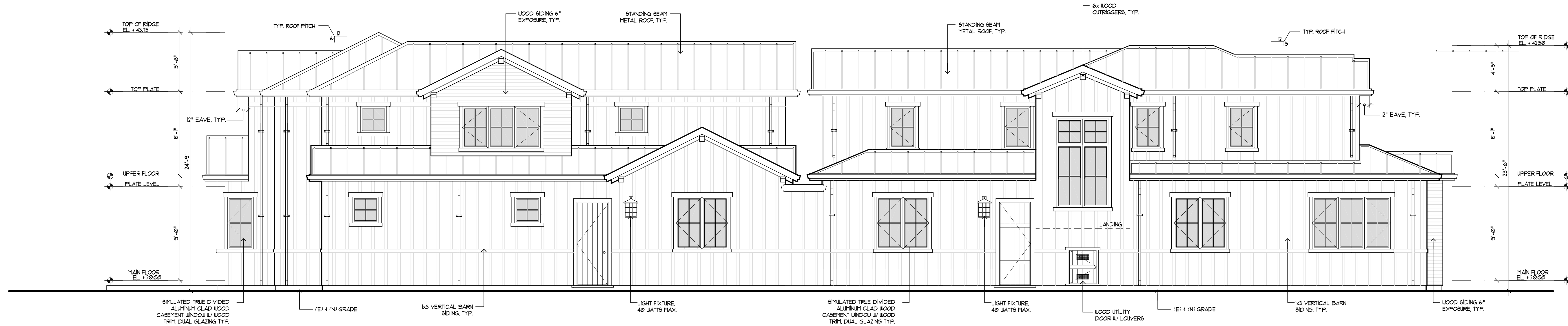
② TYP. HEAD + SILL DETAIL
SCALE: 1"=1'-0"



UNIT 737 FRONT ELEVATION
SCALE: 3/16"=1'-0"



UNIT 739 FRONT ELEVATION
SCALE: 3/16"=1'-0"



UNIT 739 LEFT ELEVATION
SCALE: 3/16"=1'-0"

UNIT 737 LEFT ELEVATION
SCALE: 3/16"=1'-0"

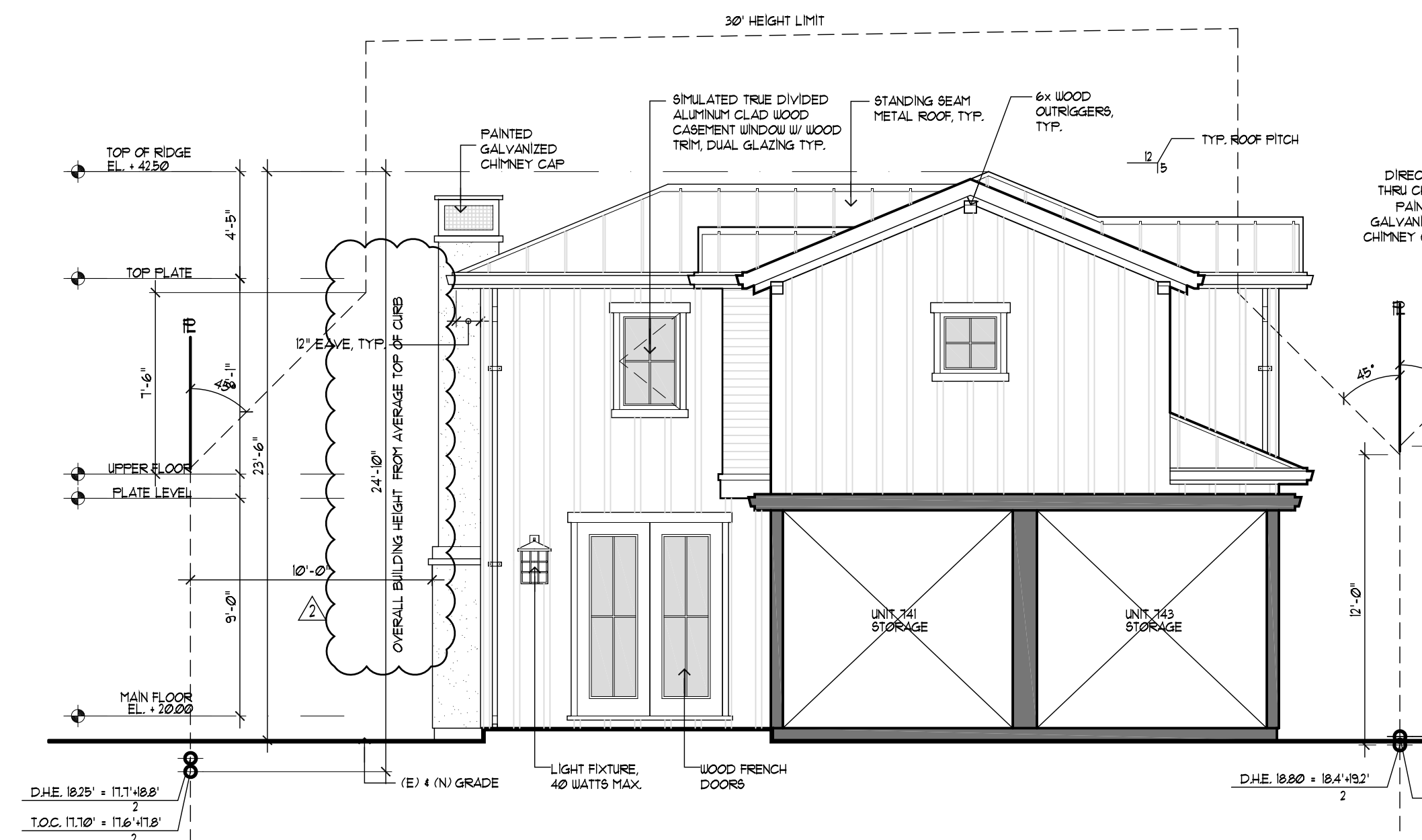
REVISIONS		BY
PLAN CHECK	11/22/19	PU
PLAN CHECK	12/31/19	PU
PLAN CHECK	1/15/2020	PU

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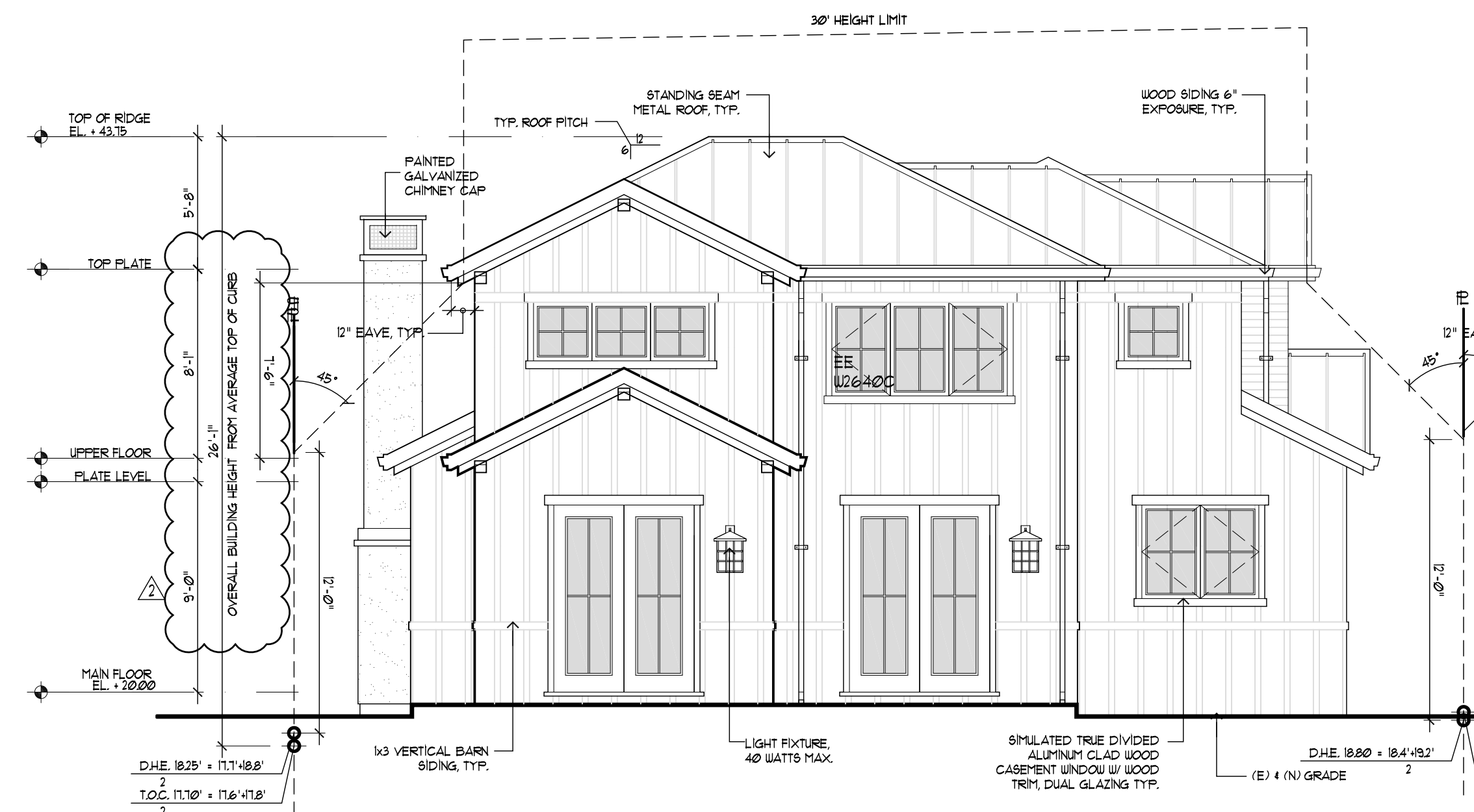
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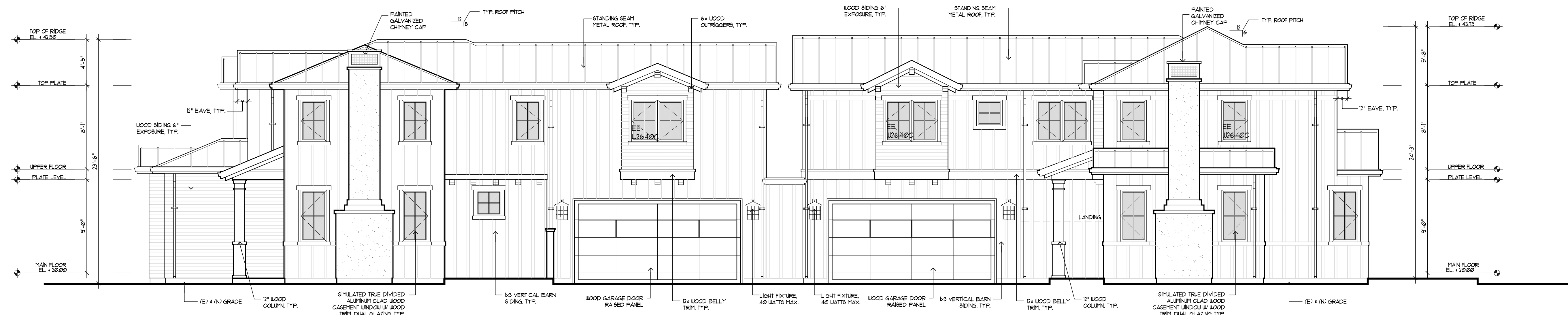
DATE:	MAY 2019
SCALE:	AS NOTED
DRAWN:	PU
FOR:	
SHEET NO.	



UNIT 737 REAR ELEVATION
SCALE: 3/16"=1'-0"



UNIT 739 REAR ELEVATION
SCALE: 3/16"=1'-0"



UNIT 737 RIGHT ELEVATION
SCALE: 3/16"=1'-0"

UNIT 739 RIGHT ELEVATION
SCALE: 3/16"=1'-0"

REVISIONS	BY
PLAN CHECK 11/22/19	PU
PLAN CHECK 12/31/19	PU
PLAN CHECK 1/15/2020	PU

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BURLINGAME, CA
A.P.N.: 029-055-050

DATE: MAY 2019
SCALE: AS NOTED
DRAWN: PU
FOR: SHEET NO.

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PLAN CHECK 1/15/2020	△ PU

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55 W. 43rd AVENUE

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NEW TWO DUPLEX

735-741 LINDEN AVE.

BURLINGAME, CA

A.P.N.: 029-055-050

DATE:	MAY 2019
SCALE:	AS NOTED
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A.6.2

OF SHEETS

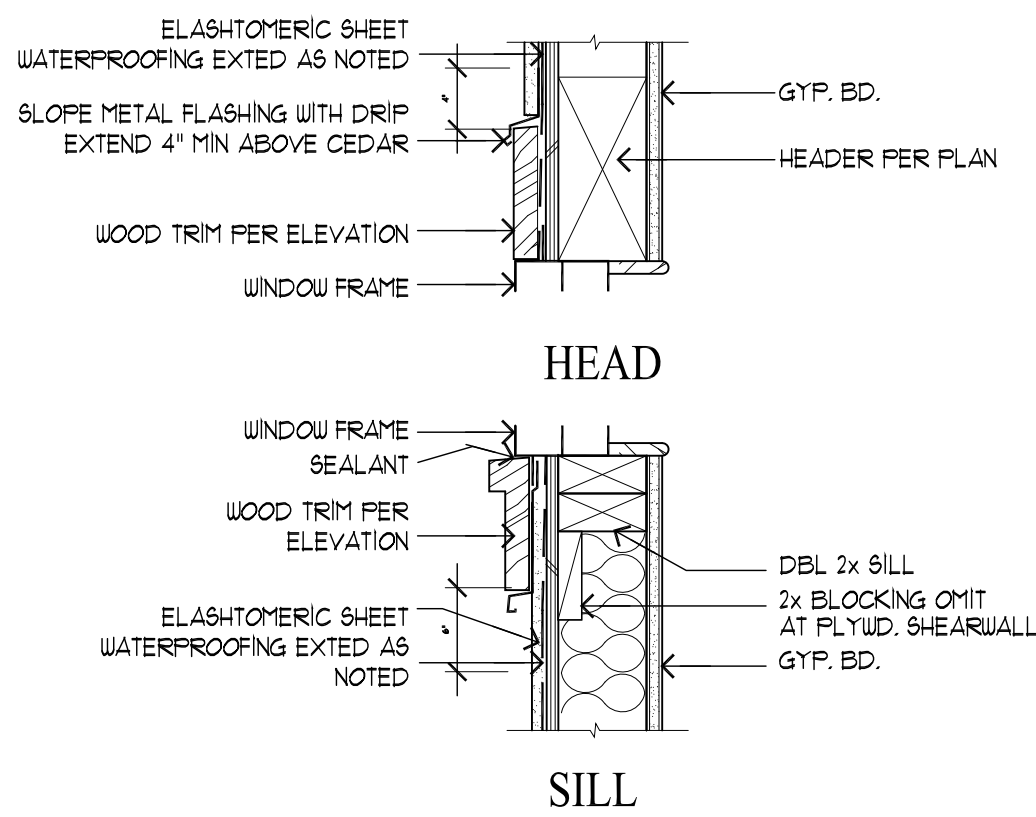


UNIT 739 SECTION THRU B

SCALE : 3/16"=1'-0"

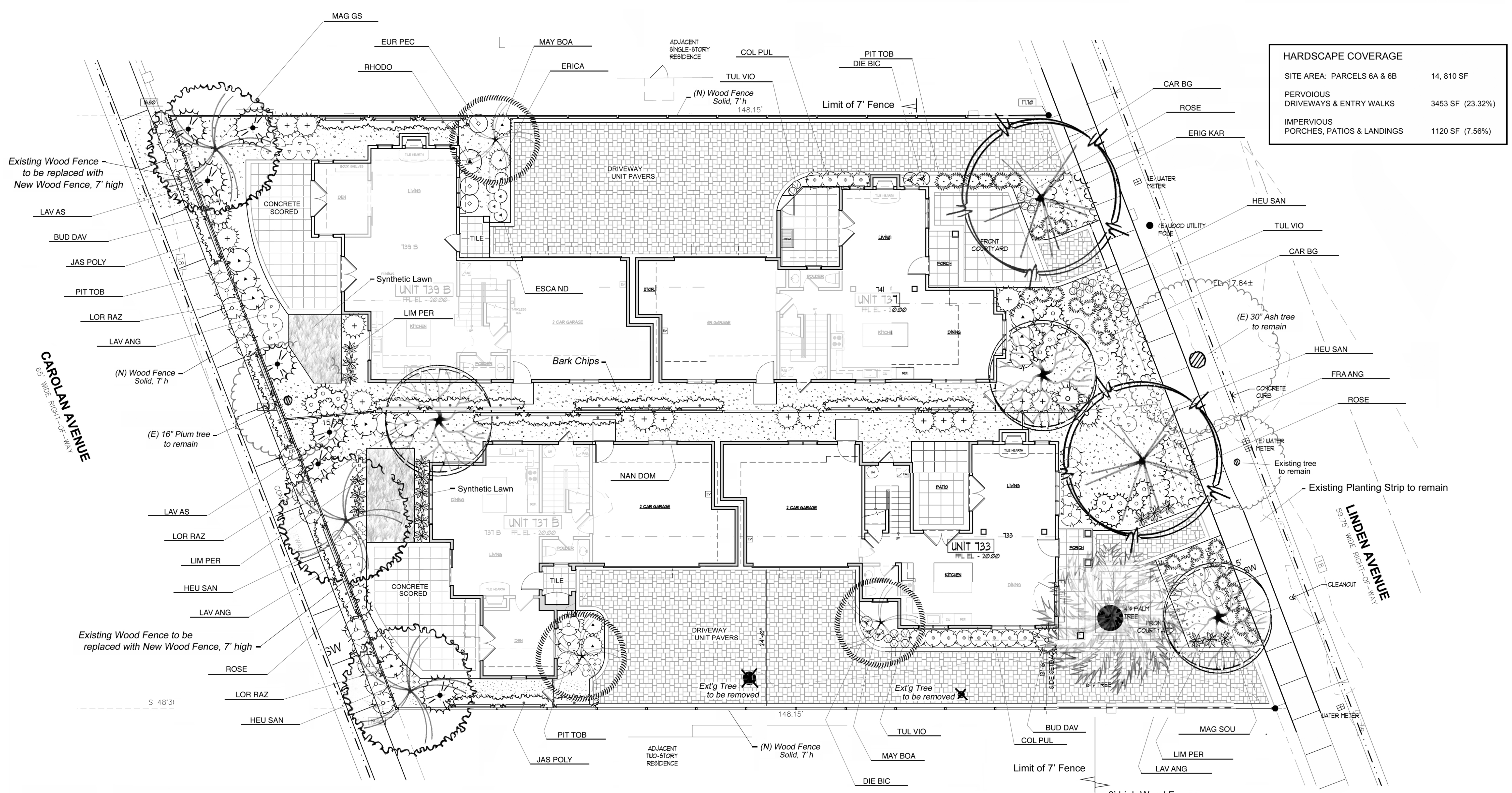
UNIT 737 SECTION THRU B

SCALE : 3/16"=1'-0"



② TYP. HEAD + SILL DETAIL

SCALE: 1"=1'-0"

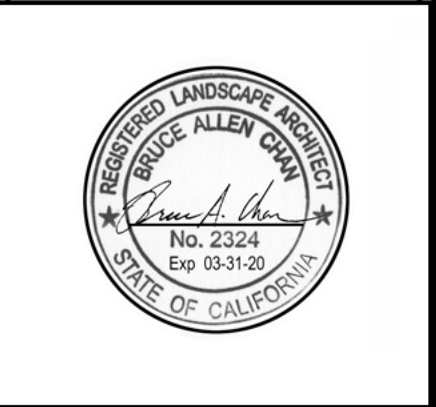


HARDSCAPE COVERAGE		
SITE AREA: PARCELS 6A & 6B	14, 810 SF	
PERVIOUS DRIVEWAYS & ENTRY WALKS	3453 SF (23.32%)	
IMPERVIOUS PORCHES, PATIOS & LANDINGS	1120 SF (7.56%)	

Land Planning Concepts

Landscape Architect Reg. 2324
923 Arguello Street, Suite 200
Redwood City, California 94063
Tel (650) 346-7645
Fax (650) 367-8139
baca@bcbglobal.net

Landscape Architecture
Environmental Design
Site Planning



TWO - DUPLEX RESIDENCES

735 - 741 LINDEN AVENUE
BURLINGAME CALIFORNIA

TITLE

Landscape Plan

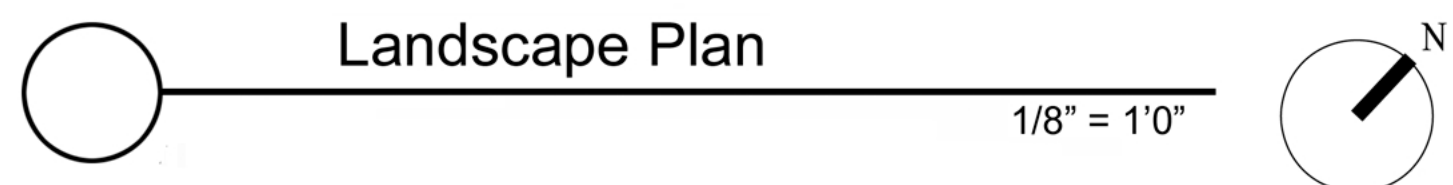
REVISIONS

Date	Notes
1-15-20	Modify Paving

PROJECT #:

DATE: 12-19-19

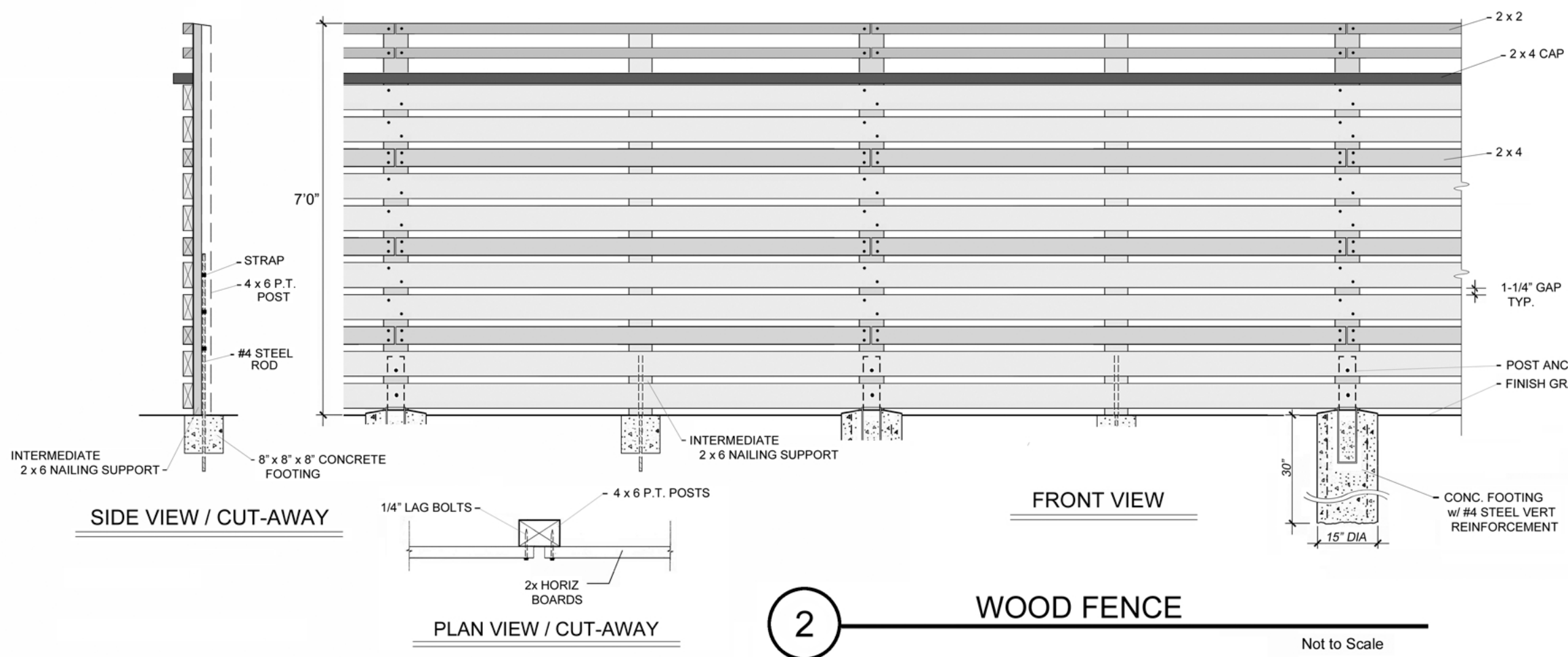
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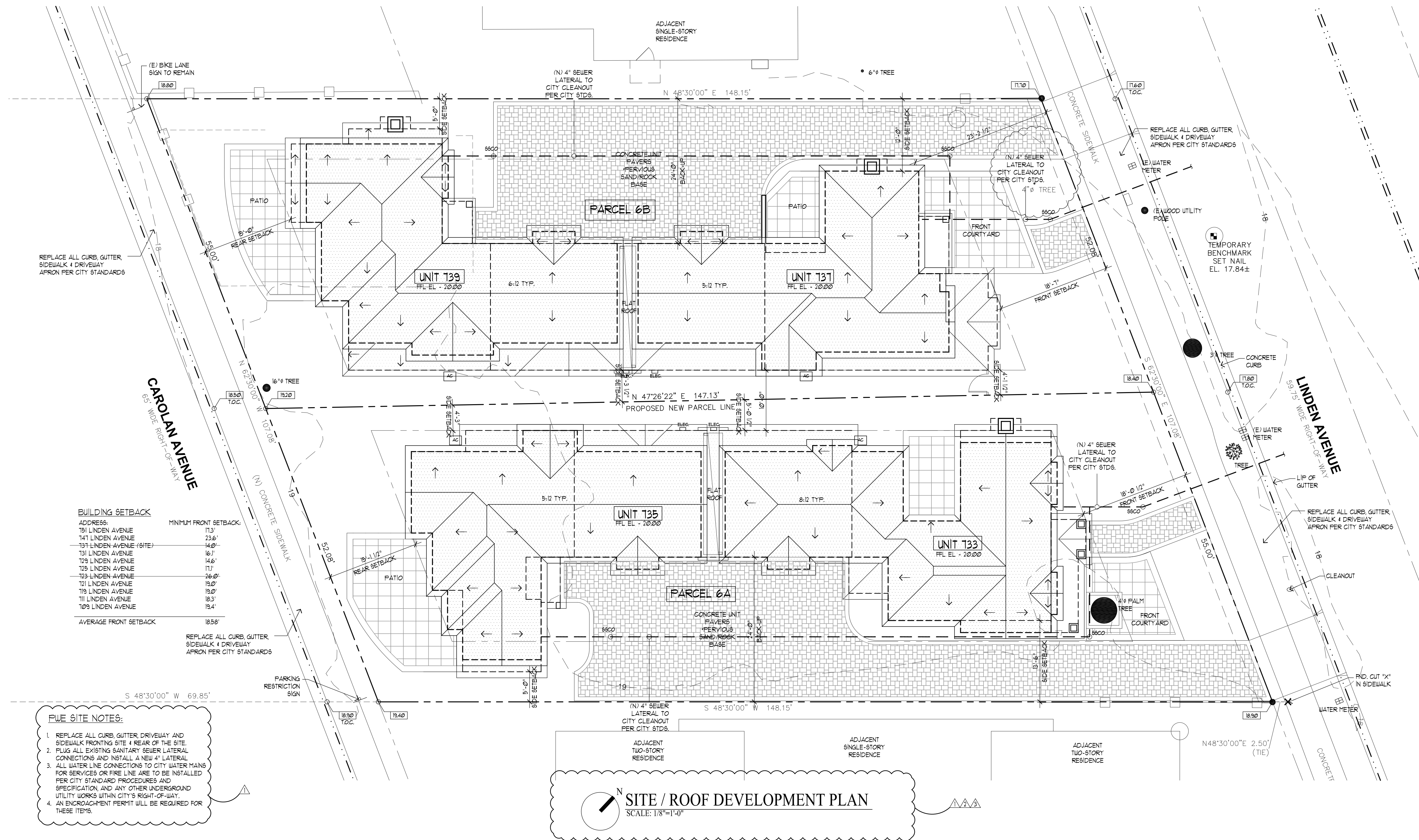
Plant List						
No.	Botanical Name	Common Name	Qty*	Size	WU	Plant Type
FRA ANG	Fraxinus angustifolia	Raywood Ash	2	24" Box	M	Decid Tree
MAG GS	Magnolia grandiflora	Samuel Sommer	3	24" Box	M	Evgn Tree
MAG SOU	Magnolia soulangiana	Saucer Magnolia	3	24" Box	M	Dec. Tree
MAY BOA	Maytenus boaria	Mayten Tree	3	24" Box	L	Evgn Tree
BUD DAV	Buddleia davidii	Butterfly Bush		15 Gal	M	Decid Shrub
CAR BG	Carex 'Bowles Golden'	Bowles Golden sedge		5 Gal	M	Clump Grass
COL PUL	Coleonema pulchrum	Pink Breath of Heaven		5 Gal	L	Evgn Shrub
DIE BIC	Dietes bicolor	Fortnight Lily		1 Gal	L	Low Shrub
ERICA	Erica carnea	Heather		1 Gal	M	Low Shrub

No.	Botanical Name	Common Name	Qty*	Size	WU	Plant Type
ERIG KAR	Erigeron karvinskianis	Santa Barbara Daisy	1 Gal	L	L	Low Shrub
ESCA ND	Escallonia 'Newport Dwarf'	N C N	1 Gal.	M	M	Evgn Shrub
EUR PEC	Euryops pectinatis	N C N	2 Gal	M	M	Evgn Shrub
HEU SAN	Heuchera sanguinea	Coral Bells	1 Gal	L	L	Perennial
LAV ANG	Lavendula angustifolia	English Lavender	1 Gal	L	L	Low Shrub
LAV AS	Lavatera assurgentifolia	Tree Mallow	5 Gal	L	L	Evgn Shrub
LIM PER	Limonium perezii	Sea Thrift	1 Gal	L	L	Perennial
LOR RAZ	Loropetalum 'Razzleberry'	N C N	5 Gal	L	L	Evgn Shrub
NAN DOM	Nandina domestica	Heavenly Bamboo	5 Gal	L	L	Evgn Shrub
PIT TOB	Pittosporum tobira	Variiegated Japanese	5 Gal	L	L	Evgn Shrub
		Pittosporum				
RHODO	Rhododendron	Rhododendron	5 Gal	M	M	Evgn Shrub
ROSE	Carpet Roses	N C N	5 Gal	L	L	Decid Shrub
TUL VIO	Tulbaghia violacea	Society Garlic	1 Gal	L	L	Perennial
JAS POLY	Jasminum polyanthum	Pink Flowering	15 Gal	M	M	Evgn Vine
		Jasmine				Espalier

Note: Contractor to verify quantities.



WOOD FENCE



REVISIONS

PLAN CHECK	11/22/19	BY	PU
PLAN CHECK	12/31/19	BY	PU
PLAN CHECK	1/15/2020	BY	PU

CHU DESIGN ASSOCIATES INC.

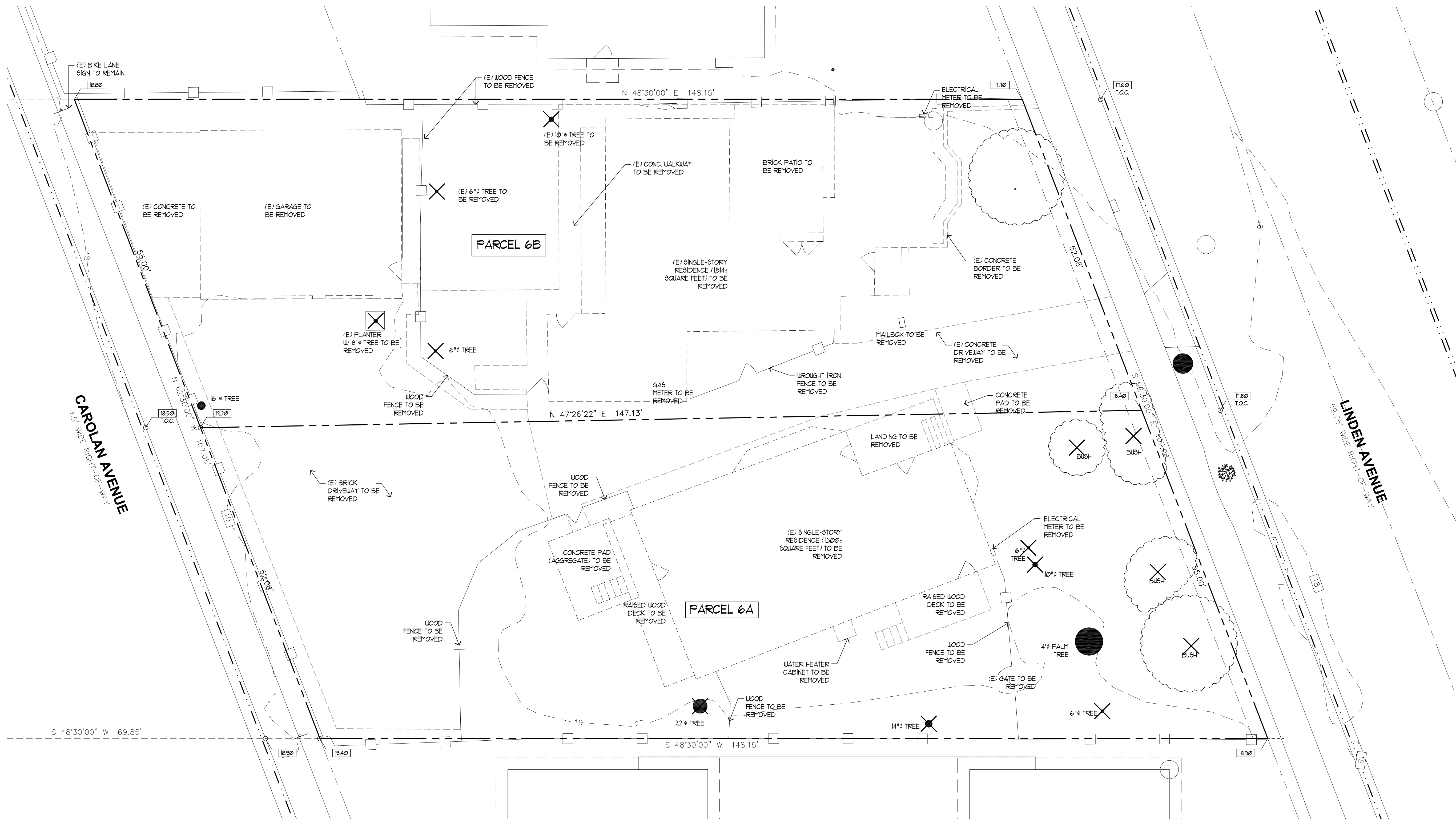
55 W. 43rd AVENUE
SAN MATEO, CALIFORNIA 94403
TEL.: (650) 345-9286
FAX: (650) 345-9287

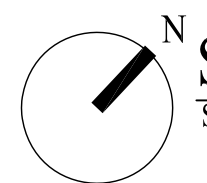
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NEW TWO DUPLEX
735-741 LINDEN AVE.
BURLINGAME, CA
A.P.N.: 029-055-050

DATE: MAY 2019
SCALE: AS NOTED
DRAWN: PU
FOR:
SHEET NO.

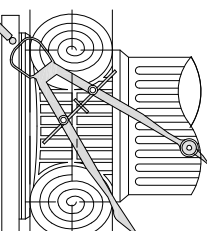
A.2.3
OF SHEETS



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

REVISIONS	BY
PLAN CHECK 11/22/19	PU

CHU DESIGN ASSOCIATES INC.
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BURLINGAME, CA
A.P.N.: 029-055-050

DATE:	MAY 2019
SCALE:	AS NOTED
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FOR:	
SHEET NO.	

OWNER/APPLICANT

737 LINDEN LLC
475 EL CAMINO REAL, SUITE 301
MILLBREA, CA 94030

CODE/ZONING NOTES

EXISTING ZONING = R-2
EXISTING USE = 2 SINGLE FAMILY DWELLINGS
PROPOSED ZONING = R-2
PROPOSED USE = DUPLEX ON LOT 6A AND DUPLEX ON LOT 6B
FEMA FLOOD ZONE: ZONE X
UTILITY COMPANIES:
GAS/ELECTRIC - PACIFIC GAS & ELECTRIC CO.
WATER - CITY OF BURLINGAME
SEWER - CITY OF BURLINGAME
FIRE - CENTRAL COUNTY FIRE DEPARTMENT
LOT AREA ORIGINAL = 14,810.00 SQ. FT.
LOT AREA NEW PARCEL 6A = 7,405.00 SQ. FT.
LOT AREA NEW PARCEL 6B = 7,405.00 SQ. FT.
LOT COVERAGE AREA PARCEL 6A = 2,731.51 SQ. FT.
LOT COVERAGE AREA PARCEL 6B = 2,921.50 SQ. FT.
CURRENT APN: 029-055-050
CURRENT STREET ADDRESSES: 735, 737 & 741 LINDEN AVENUE

NOTES

- 1.) CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.
- 2.) BASIS OF ELEVATION: THE ELEVATIONS SHOWN HEREON WERE DERIVED FROM L-1/L-2 DATA COLLECTED USING NAVSTAR GLOBAL POSITIONING SYSTEM (GPS) AND A CHCX900-OPUS RECEIVER AND POST-PROCESSED USING THE CORS NETWORK. ALL ELEVATION EXPRESSED IN NAVD 1988 DATUM.
- 3.) BASIS OF BEARINGS: BEARINGS SHOWN ARE BASED UPON FOUND MONUMENTS AS SHOWN ON RECORD OF SURVEY MAP 2896, FILED FOR RECORD IN BOOK 43 OF LICENSED SURVEYOR MAPS AT PAGE 23, MONUMENT LINE BEARING OF LINDEN AVENUE TAKEN AS NORTH 62°30'00" WEST AS SHOWN UPON SAID MAP.
- 4.) ACTUAL TREE TRUNK LOCATIONS ARE SHOWN. DRIPLINES IN AREAS OF PROPOSED CONSTRUCTION SHALL BE FIELD VERIFIED.

TENTATIVE MAP NOTES

1. THE SUBJECT SITES HAVE CURB AND SIDEWALK LOCATED ALONG LINDEN AVENUE AND CAROLAN AVENUE. SHOULD THE CURB OR SIDEWALK BE DAMAGED DURING THE CONSTRUCTION OF THE PROJECT IT SHALL BE REPLACED AND/OR REPAIRED BY THE OWNER OF THE PROPERTY PER CITY STANDARD SPECIFICATIONS.
2. NO GRADING AND/OR TRENCHING SHALL BE DONE WITHIN THE DRIPLINE OF ANY LOCATED WITHIN THE PROJECT AREA WITHOUT FIRST OBTAINING THE APPROVAL OF A CERTIFIED ARBORIST.
3. WHERE APPLICABLE ALL DIMENSIONS PROVIDED BY THE ARCHITECT SHALL SUPERSEDE ANY DIMENSIONS SHOWN ON THIS PLAN.
4. ALL TREES SHOWN UPON THIS PLAN ARE TO REMAIN ACCORDING TO THEIR PRE-DEVELOPMENT CONDITION EXCEPT THOSE SHOWN TO BE REMOVED.
5. THE APPLICANT/CONTRACTOR SHALL OBTAIN AN ENCROACHMENT PERMIT FROM THE CITY'S ENGINEERING DEVISION PRIOR TO THE START OF ANY WORK WITHIN THE CITY'S RIGHT-OF-WAY OR PUBLIC EASEMENT AREAS. THE APPLICANT SHALL OBTAIN PERMITS FROM THE UTILITY COMPANIES PRIOR TO APPLYING FOR A CITY ENCRACHMENT PERMIT.
6. THE PURPOSE OF THIS TENTATIVE MAP IS TO DIVIDE THE ORIGINAL PARCEL ONLY. ALL FUTURE IMPROVEMENTS SHOWN HEREON ARE FOR PLANNING PURPOSES ONLY AND MUST BE APPROVED UNDER A SEPERATE APPLICATION.

LEGEND

- SUBJECT PROPERTY LINE
--- ADJOINER PROPERTY LINE
--- BUILDING SETBACK LINE
--- EXISTING BUILDING TO BE REMOVED
--- EXISTING CONTOUR LINE
X EXISTING TREE TO BE REMOVED
x 19.1 EXISTING SPOT ELEVATION

LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF BURLINGAME, COUNTY OF SAN MATEO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

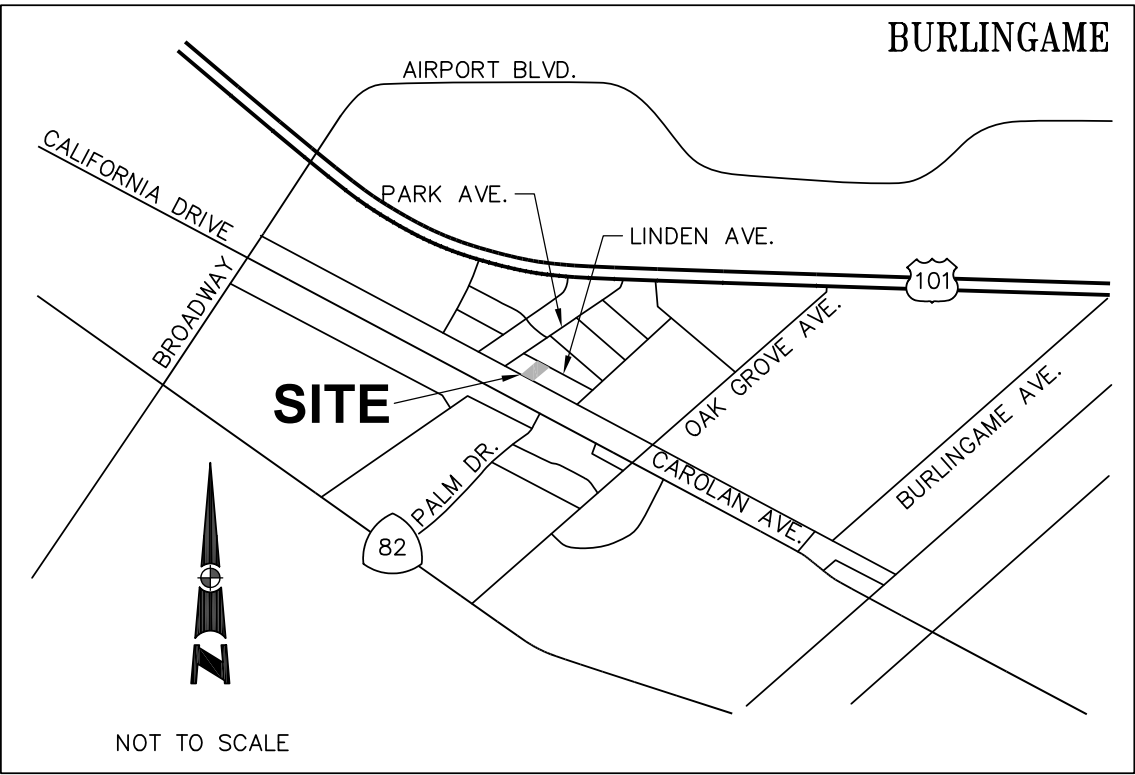
BEGINNING AT A POINT, DISTANT NORTH 48 1/2° EAST 69.4 FEET FROM THE CENTER LINE OF THE RIGHT OF WAY OF THE SOUTHERN PACIFIC RAILROAD COMPANY AND 535 FEET 5 INCHES, NORTH 62 1/2° WEST FROM THE NORTHWESTERLY LINE OF OAK GROVE AVENUE; THENCE 62 1/2° WEST AND PARALLEL WITH SAID CENTER LINE, 107 FEET 1 INCH; THENCE NORTH 48 1/2° EAST AND PARALLEL WITH SAID LINE OF OAK GROVE AVENUE 250 FEET; THENCE SOUTH 62 1/2° EAST AND PARALLEL WITH SAID CENTER LINE, 107 FEET; THENCE SOUTH 48 1/2° WEST AND PARALLEL WITH SAID LINE OF OAK GROVE AVENUE, 250 FEET TO THE POINT OF COMMENCEMENT.

EXCEPTING THEREFROM THE NORTHEASTERLY 32 FEET THEREOF, MEASURED AT RIGHT ANGLES SOUTHWESTERLY FROM THE NORTHEASTERLY LINE THEREOF, BEING THAT PORTION LYING WITHIN LINDEN AVENUE;

ALSO EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL OF LAND; BEGINNING AT A POINT WHICH IS DISTANT THE FOLLOWING COURSES AND DISTANCES FROM THE POINT OF INTERSECTION OF THE NORTHWESTERLY LINE OF OAK GROVE AVENUE WITH THE CENTER LINE OF THE 100 FOOT RIGHT OF WAY OF THE SOUTHERN PACIFIC COMPANY NORTH 48° 30' EAST, A DISTANCE OF 69.4 FEET; NORTH 62° 30' WEST, A DISTANCE OF 535.42 FEET; THENCE RUNNING FROM SAID POINT OF BEGINNING NORTH 62° 30' WEST, PARALLEL WITH THE CENTER LINE OF SAID RIGHT OF WAY, A DISTANCE OF 107.08 FEET; THENCE NORTH 48° 30' EAST, AND PARALLEL TO SAID LINE OF OAK GROVE AVENUE, A DISTANCE OF 69.85 FEET; THENCE SOUTH 62° 30' EAST, PARALLEL TO AND DISTANT 60 FEET NORTHEASTERLY AT RIGHT ANGLES FROM THE NORTHEASTERLY LINE OF THE SOUTHERN PACIFIC COMPANY'S RIGHT OF WAY, A DISTANCE OF 107.08 FEET; THENCE SOUTH 48° 30' WEST, AND PARALLEL TO SAID LINE OF OAK GROVE AVENUE, A DISTANCE OF 69.85 FEET; MORE OR LESS, TO THE POINT OF BEGINNING.

SAID LAST EXCEPTION BEING THAT PORTION OF LOT 6 OF THE CORBITT SUBDIVISION (AN UNRECORDED PLAT) IN THE CITY OF BURLINGAME, THAT LIES SOUTHWESTERLY OF A LINE PARALLEL TO AND DISTANT 80 FEET NORTHEASTERLY AT RIGHT ANGLES FROM THE SOUTHERN PACIFIC COMPANY'S NORTHEASTERLY RIGHT OF WAY LINE.

BEING THE SAME PROPERTY CONVEYED TO THIS CITY OF BURLINGAME, A MUNICIPAL CORPORATION BY DEED RECORDED AUGUST 26, 1949 IN BOOK 1705 PAGE 630, DOCUMENT NO. 62331.



VICINITY MAP

TENTATIVE MAP

LANDS OF 737 LINDEN, LLC
735, 737, & 741 LINDEN AVENUE

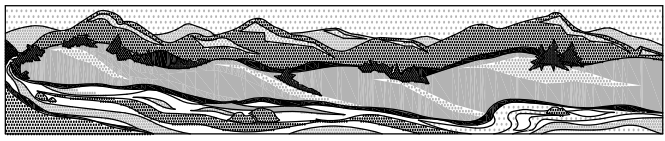
CITY OF BURLINGAME

SAN MATEO COUNTY

CALIFORNIA

SCALE: 1" = 10'

SEPTEMBER 9, 2019



QUIET RIVER

Land Services Inc.

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

