

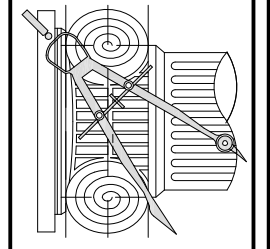
FRONT ELEVATION
SCALE: 1/4"=1'-0"



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

REVISIONS	BY
PLANNING 06/01/2021	PU

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

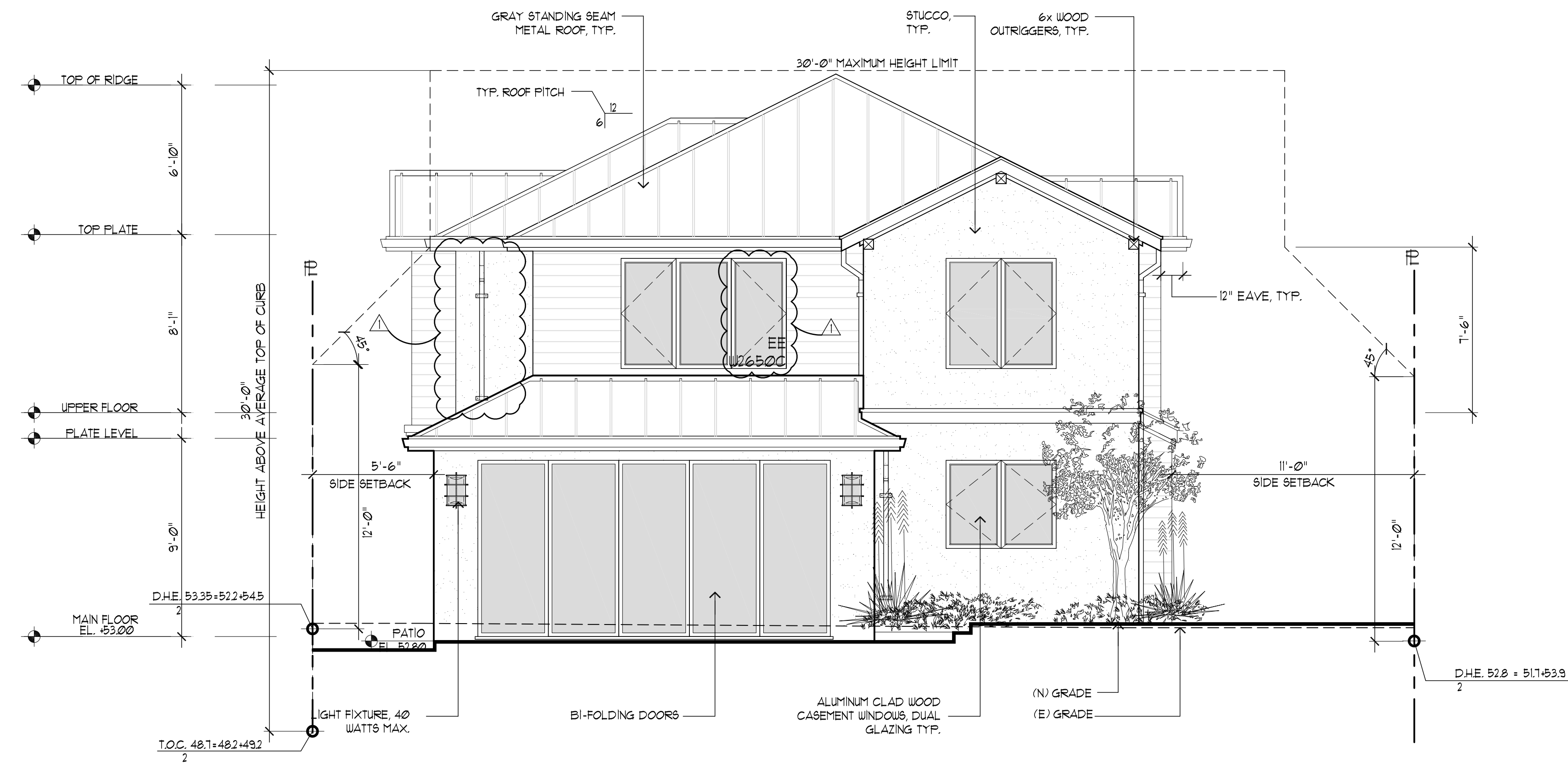


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DRAKE 1233 AVE.
BURLINGAME, CA
A.P.N.: 026-172-080

DATE:	MARCH, 2021
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FOR:	
SHEET NO.	

A.4



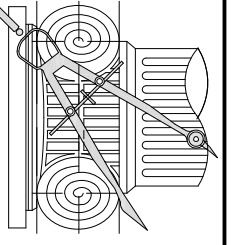
REAR ELEVATION
SCALE: 1/4"=1'-0"



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

[illegible]

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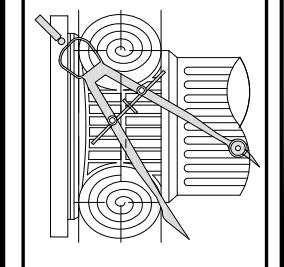
**YOU RESIDE
DRAKE 1233 AVE.
BURLINGAME, CA
A.P.N.: 026-172-080**

DATE:	MARCH, 2021
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A.5



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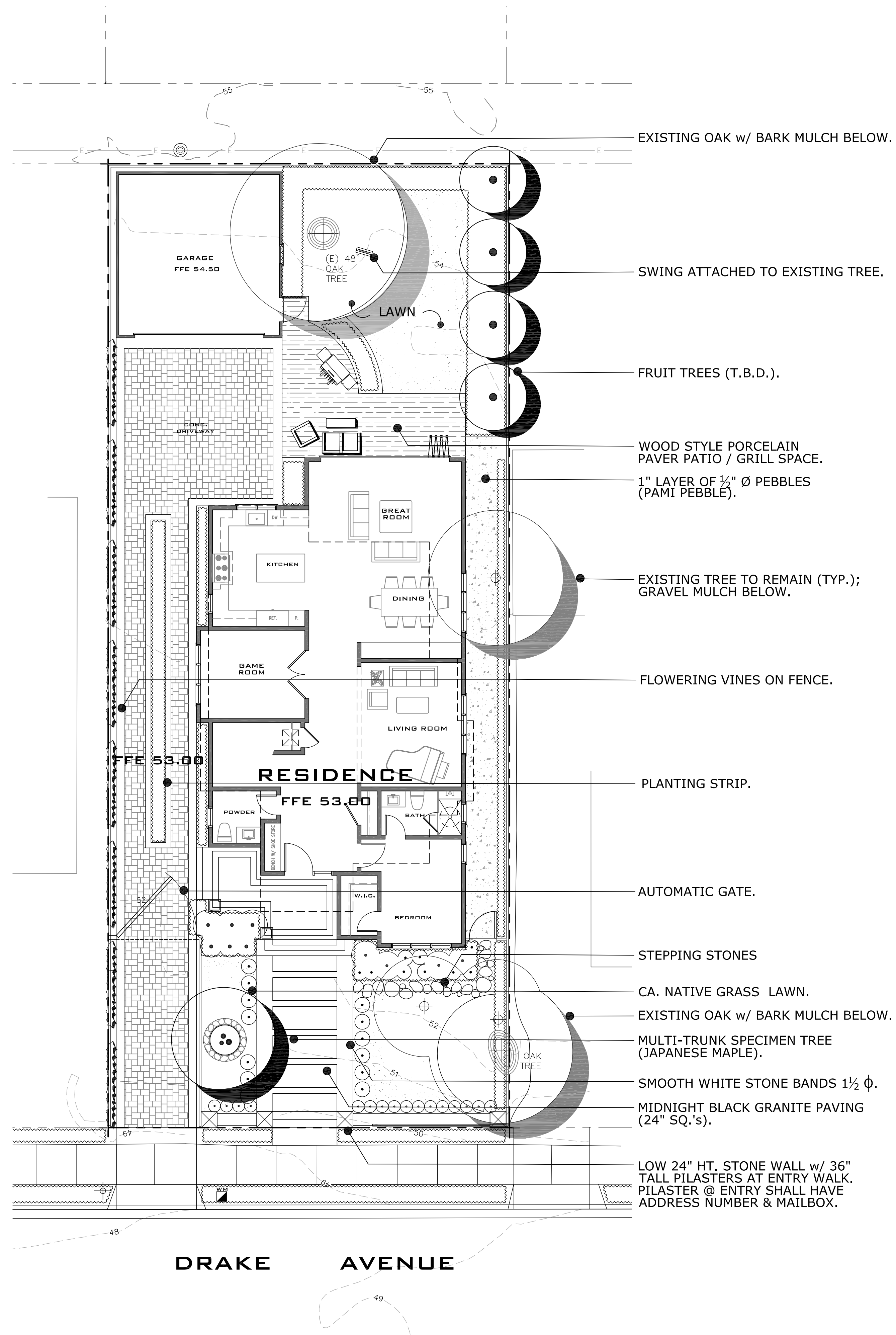


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A.6



MIDNIGHT BLACK GRANITE PAVING
(24" SQ.'s)



SMOOTH WHITE STONE BANDS



GARDEN STEPPING STONES



WOOD STYLE PORCELAIN PAVERS



CA. NATIVE GRASS LAWN



FRONT YARD JAPANESE MAPLE

FLOWERING VINES OPTIONS:



Bougainvillea 'Mary Palmer'
Mary Palmer Bougainvillea



Jasminum polyanthum
Pink Jasmine



Bignonia capreolata
Cross Vine



Bougainvillea 'California Gold'
California Gold Bougainvillea



Clematis montana 'Mayleen'



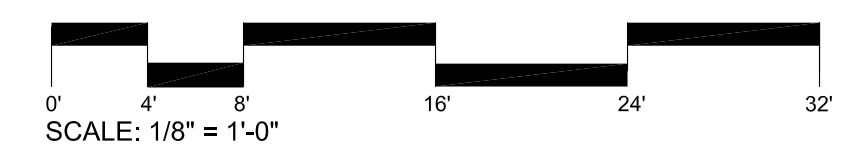
Trachelospermum jasminoides
Star Jasmine

LANDSCAPE DESIGN CONCEPT PLAN

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



NORTH



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

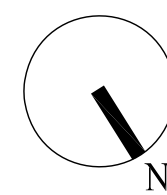
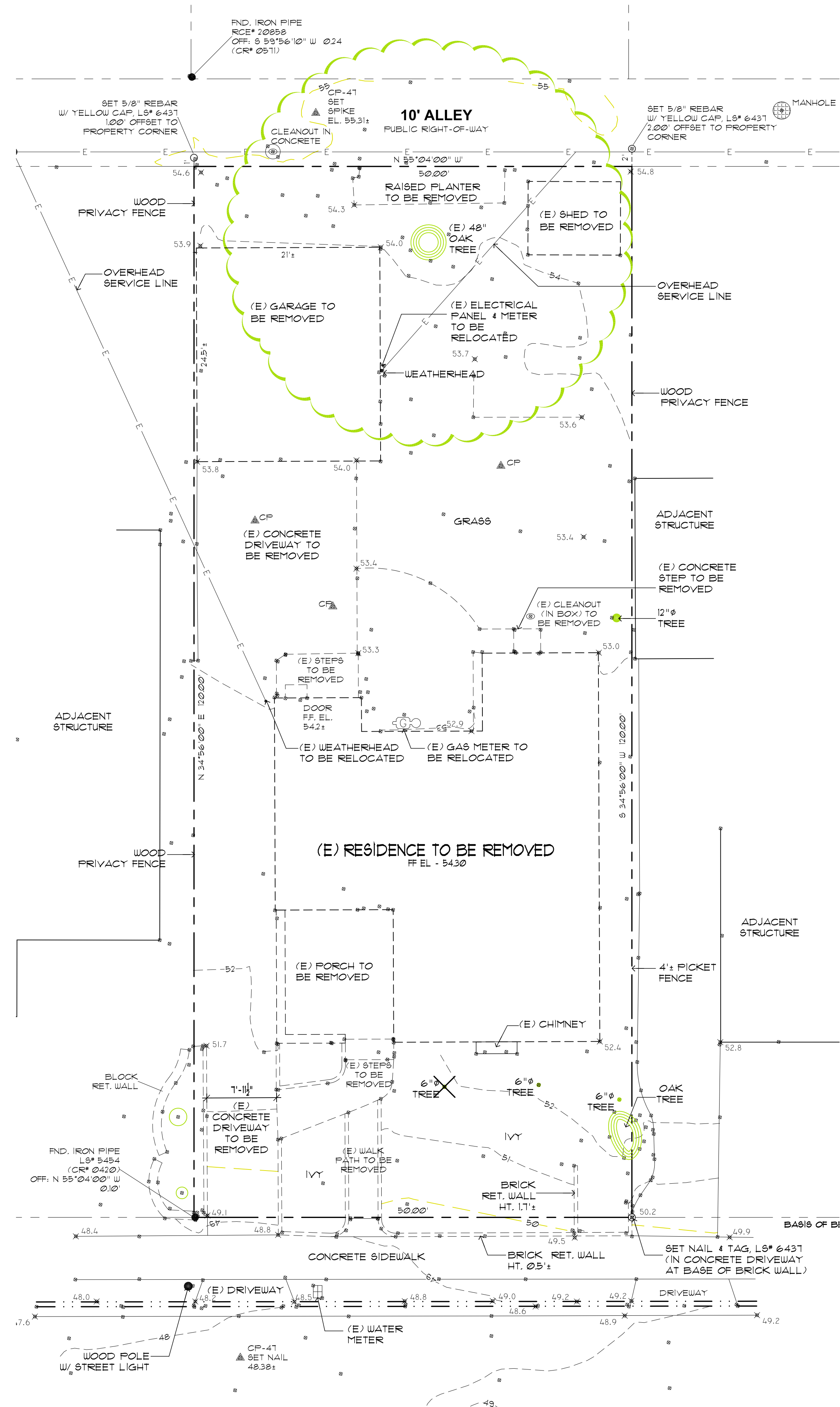
REV#1 5-18-2021
REV#2 5-27-2021
REV#3 6-01-2021

LEGEND:

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

SITE NOTES:

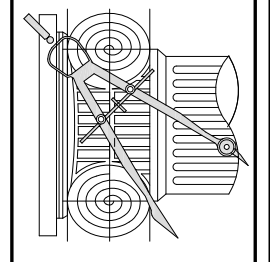
1. ACKNOWLEDGE THAT DUE TO THE EXTENSIVE NATURE OF THIS CONSTRUCTION PROJECT THE CERTIFICATE OF OCCUPANCY WILL BE RESCINDED ONCE CONSTRUCTION BEGINS. A NEW CERTIFICATE OF OCCUPANCY WILL BE ISSUED AFTER THE PROJECT HAS BEEN FINAL. NO OCCUPANCY OF THE BUILDING IS TO OCCUR UNTIL A NEW CERTIFICATE OF OCCUPANCY 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 BOARD.
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. 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 NEIGHBOR'S PROPERTY AND INCLUDED ON DEMO SHEET A2.



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

REVISIONS	BY

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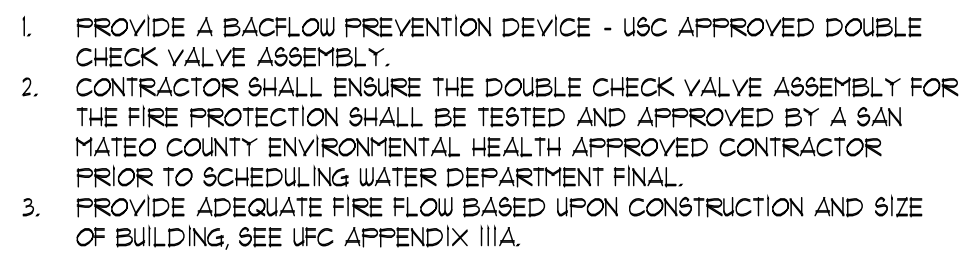
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A.2
OF SHEETS

1. SEE LANDSCAPE PLAN FOR DETAIL INFORMATION
2. MAXIMUM DRIVEWAY SLOPES SHALL NOT EXCEED FIFTEEN (15) PERCENT AT ANY POINT WITHOUT SPECIAL APPROVAL OF THE DEPARTMENT OF PUBLIC WORKS. SLOPES IN EXCESS OF TWENTY (20) PERCENT SHALL REQUIRE APPROVAL OF THE PLANNING COMMISSION. TRANSITIONAL SLOPES ARE REQUIRED FOR DRIVEWAYS WHICH EXCEED TEN (10) PERCENT. MAXIMUM SLOPE NO TRANSITIONAL SLOPE SHALL EXTEND INTO A REQUIRED PARKING SPACE.
3. TOPOGRAPHY IS PREPARED BY:
QUIET RIVER LAND SERVICES, INC.
6141 SIERRA CIRCLE, SUITE K
DUBLIN, CA 94568
TEL: (925) 134-6188



RAINWATER COLLECTION
ALL NEW ROOF RAINWATER SHALL BE COLLECTED BY MEANS OF GALVANIZED METAL GUTTERS, UNLESS NOTED OTHERWISE, LOCATED AT THE EAVES. PAINT TO MATCH COLOR OF RESIDENCE. GUTTERS SHALL BE 12" X 4" RECTANGULAR METAL GUTTERS. DOWNSPOUTS TO MATCH EXISTING, AND/OR PIPES RAINWATER LEADER DOWNSPOUTS SHALL TERMINATE BELOW GRADE TO A PERIMETER 4" DIAMETER ABS SOLID DRAINPIPE. RUN 4" DIAMETER (OR SIZE AS NOTED ON SITE PLAN) SOLID PIPE THROUGH FACE OF CURB SO THAT WATER WILL EMIT INTO THE STREET GUTTER SYSTEM. SLOPE ALL PIPES FOR ADEQUATE DRAINAGE. INSURE THAT THE LOCATION CHOSEN FOR THE PIPE TO GO THROUGH THE FACE OF CURB IS ADEQUATE TO CARRY THE WATER FROM THE SITE TO THE STREET GUTTER COLLECTION SYSTEM. IN ALL AREAS WHERE THE WATER MAY FLOW TO THE STREET BY GRAVITY METHOD PROVIDED THERE IS SUFFICIENT GRADE TO INSURE FLOW TO THE STREET GUTTER AND THAT WATER DOES NOT FLOW ONTO ADJOINING PROPERTIES.

PROVIDE A BACKFLOW PREVENTER/DEVICE AT A LOCATION NEAR THE TERMINATION OF THE SOLID PIP THROUGH THE FACE OF CURB AS REQUIRED TO PREVENT RAINWATER FROM THE GUTTER SYSTEM ENTERING THE SUMP PUMP SYSTEM.

SUMP PUMP AT A MINIMUM SHALL BE A 1/4 HP AUTOMATIC SUBMERSIBLE SUMP PUMP WITH PERFORMANCES AS LISTED BELOW (MINIMUM). INSTALL AS PER MANUFACTURERS SPECIFICATIONS AND RECOMMENDATIONS.

SUMP PIT- INSTALL PUMP IN SUMP PIT (CATCH BASIN) WITH THE MINIMUM CLEARANCES AND DEPTHS AS PER MANUFACTURER SPECIFICATIONS AND RECOMMENDATIONS.

CONTRACTOR SHALL OBTAIN SEPARATE FIRE SPRINKLER PERMIT FOR THE INSTALLATION OF THE FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 17.04.030 OF THE BURLINGAME MUNICIPAL CODE. THE MINIMUM SIZE SERVICE FOR FIRE SPRINKLER SYSTEM SHALL CONFORM TO NFPA 13 OR 13R 15.2". FOR NFPA 13D SYSTEMS THE MINIMUM SIZE IS 1".

FIRE SPRINKLER SHOP DRAWINGS ARE TO BE SUBMITTED DIRECTLY TO THE BURLINGAME FIRE DEPARTMENT AT 1939 ROLLING ROAD, BURLINGAME ONLY AFTER FIRE SPRINKLER UNDERGROUNDS HAVE BEEN SUBMITTED TO THE BURLINGAME BUILDING DEPARTMENT.

1. PROJECTS THAT DISTURB LESS THAN ONE ACRE SHALL DEVELOP AND IMPLEMENT A PLAN TO MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION. A BMP PAGE IS SUFFICIENT.
2. PLANS SHALL INDICATE HOW GRADING AND PAVING WILL PREVENT SURFACE WATER FLOWS FROM ENTERING BUILDINGS. EXCEPTION: PROJECTS THAT DO NOT ALTER DRAINAGE PATH.
3. ELECTRIC VEHICLE (EV) CHARGING PARKING SPACES: COMPLY WITH ALL RELEVANT SECTIONS.

1. BASED ON THE SCOPE OF WORK, THIS PROJECT IS CONSIDERED A "TYPE 1" PROJECT THAT REQUIRES A STORM WATER CONSTRUCTION POLLUTION PREVENTION PERMIT. NOTE: THIS PERMIT IS REQUIRED TO BE OBTAINED BY THE PUBLIC WORKS DEPARTMENT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. IN ADDITION, AN INITIAL FIELD INSPECTION BY THE PUBLIC WORKS INSPECTOR IS REQUIRED PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION WORK ON PRIVATE PROPERTY OR IN THE PUBLIC RIGHT-OF-WAY.
2. PUBLIC WORKS REQUIRE A SEWER BACKWATER PROTECTION CERTIFICATE PRIOR TO PERMIT BEING ISSUED. OWNER TO CONTACT PRIOR TO BUILDING PERMIT ISSUANCE.
3. DEMOLITION OF A STRUCTURE REQUIRE THE OWNER TO OBTAIN A PERMIT FROM BAQMD AND REQUIRE SIGN-OFFS FROM THE WATER SEWER AND PLANNING AND RECYCLING DEPARTMENTS. THE DEMOLITION PERMIT APPLICATION AVAILABLE AT THE CITY OF BURLINGAME BUILDING DEPARTMENTS WEB SITE WILL NEED TO BE COMPLETED PRIOR TO BUILDING DEPARTMENT APPROVAL AND THE START OF WORK. OWNER SHOULD CALL BAQMD FOR QUESTIONS CONCERNING OBTAINING A PERMIT FROM THE BAY AREA QUALITY MANAGEMENT DISTRICT.

FIRE AREA (square feet)						FIRE FLOW (gallons per minute)	FLOW DURATION (hours)
X 0.0029 to get 2							
Type F-R	Type I One-HR	Type II 4-HR	Type I 5N	Type V 4N		x 3.785 for L/min	
S-F-R	I One-HR	V One-HR	S-N	V 4N			
0.2-7.00	0-12.70	0-24.00	0-6.00	0-3.60		1.50	
7.01-21.00	12.71-17.00	18.00-10.00	5.90-9.50	3.60-4.80		1.75	
21.01-37.00	17.01-21.00	10.01-12.70	9.50-12.70	4.80-6.00		2.00	
37.01-48.00	21.01-24.00	12.71-17.00	12.80-16.00	6.20-7.70		2.25	
48.01-59.00	24.01-33.00	17.01-21.00	12.80-15.40	7.70-8.60		2.50	
59.01-70.00	33.01-39.00	21.01-25.00	15.40-16.90	8.60-11.30		3.00	
70.01-83.00	39.01-47.00	25.01-30.00	18.40-21.80	11.30-13.40		3.00	
83.01-97.00	47.01-54.00	30.01-35.00	21.80-25.90	13.40-15.00		3.25	
97.01-112.00	54.01-63.00	35.01-40.00	25.90-30.20	15.00-16.00		3.50	
112.01-128.00	63.01-72.00	40.01-45.00	29.30-33.40	16.00-17.00		3.75	
128.01-145.00	72.01-82.00	45.01-52.00	33.50-37.90	20.00-23.30		4.00	
145.01-164.00	82.01-102.00	52.01-59.00	37.90-42.70	23.30-26.30		4.25	
164.01-183.00	102.01-113.00	59.01-66.00	42.70-47.90	26.30-29.30		4.50	
183.01-203.00	113.01-114.60	66.01-73.00	47.90-53.50	29.30-32.60		4.75	
203.01-225.00	114.60-128.00	73.01-81.00	53.50-62.40	32.60-36.00		5.00	
225.01-249.00	128.01-143.00	81.01-90.00	62.40-70.90	36.00-40.00		5.25	
249.01-271.00	143.01-152.00	90.01-97.00	70.90-77.00	40.00-43.40		5.50	
271.01-295.00	152.01-166.00	97.01-106.00	77.00-77.00	43.40-47.00		5.75	
295.01-Greater	166.01-Greater	106.01-115.00	77.00-85.70	47.00-51.50		6.00	
		115.01-125.00	85.70-90.00	51.50-55.00		6.25	
		125.01-135.00	90.00-97.00	55.00-60.00		6.50	
		135.01-145.00	97.00-106.00	60.00-64.80		6.75	
		145.01-156.00	106.00-113.00	64.80-69.00		7.00	
		156.01-170.00	113.00-121.00	69.00-74.00		7.25	
		170.01-179.00	121.00-129.00	74.00-79.00		7.50	
		179.01-191.00	129.00-137.00	79.00-85.00		7.75	
		191.01-Greater	128.00-Greater	85.00-Greater		8.00	

1. ANY WORK IN THE CITY RIGHT-OF-WAY, SUCH AS STREET, SIDEWALK AREA, PUBLIC EASEMENTS, AND UTILITY EASEMENTS, IS REQUIRED TO OBTAIN AN ENCROACHMENT PERMIT PRIOR TO STARTING WORK.

2. BASED ON THE SCOPE OF WORK, THIS IS A TYPE I PROJECT THAT REQUIRES A STORMWATER CONSTRUCTION POLLUTION PREVENTION PERMIT. THIS PERMIT IS REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT. AN INITIAL FIELD INSPECTION IS REQUIRED PRIOR TO THE START OF ANY CONSTRUCTION ON PRIVATE PROPERTY OR IN THE PUBLIC RIGHT-OF-WAY.

3. A REMOVE/REPLACE UTILITIES ENCROACHMENT PERMIT IS REQUIRED TO (1) REPLACE ALL CURBS, 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 TO BE PROVIDED, (4) OBTAIN ALL NECESSARY PERMITS, PROCEDURES AND SPECIFICATION, (4) ANY OTHER UNDERGROUND UTILITY WORKS WITHIN CITY'S RIGHT-OF-WAY.

5. NO STORM WATERS, UNDERGROUND WATERS DRAINING FROM ANY LOT, BUILDING, OR PAVED AREAS SHALL BE ALLOWED TO DRAIN TO ADJACENT PROPERTIES NOR SHALL THESE WATERS BE CONNECTED TO THE CITY'S SANITARY SEWER SYSTEM. THESE WATERS SHALL ALL DRAIN TO EITHER ARTIFICIAL OR NATURAL STORM DRAINAGE FACILITIES BY GRAVITY OR PUMPING REGARDLESS OF THE SLOPE OF THE PROPERTY. NO RAIN WATER FROM ROOFS OR OTHER RAIN WATER DRAINAGE SHALL DISCHARGE UPON A PUBLIC SIDEWALK (EXCEPT IN SINGLE FAMILY AREA) PER MUNICIPAL CODE SECTION 18.08.090.

6. ALL WATER LINES CONNECTIONS TO CITY WATER MAINS FOR SERVICES OR FIRE LINE PROTECTION ARE TO BE INSTALLED PER CITY STANDARD PROCEDURES AND MATERIAL SPECIFICATIONS. CONTACT THE CITY WATER DEPARTMENT FOR CONNECTION FEES. IF REQUIRED, ALL FIRE SERVICES AND SERVICES 2' AND OVER WILL BE INSTALLED BY BUILDER. ALL UNDERGROUND FIRE SERVICE CONNECTIONS SHALL BE SUBMITTED AS SEPARATE UNDERGROUND FIRE SERVICE PERMIT FOR REVIEW AND APPROVAL.

7. NO STRUCTURE SHALL BE BUILT INTO CITY'S RIGHT-OF-WAY.

8. THE PROJECT SHALL COMPLY WITH THE CITY'S NPDES PERMIT REQUIREMENTS TO PREVENT STORM WATER POLLUTION.

9. ALL DEBRIS/GARBAGE CONTAINERS LOCATION SHALL BE ON PROPERTY. IN A SITUATION WHERE THAT IS NOT POSSIBLE, AN ENCROACHMENT PERMIT IS REQUIRED FROM PUBLIC WORKS DEPARTMENT FOR PLACING DEBRIS/GARBAGE CONTAINERS IN PUBLIC RIGHT-OF-WAY. NO WET GARBAGE FLUID SHALL ENTER PUBLIC RIGHT-OF-WAY OR THE STORM DRAIN SYSTEM.

10. IT IS THE RESPONSIBILITY OF THE OWNER AND/OR CONTRACTOR TO NOTIFY UNDERGROUND SERVICE ALERT (USA) AT LEAST 48 HOURS BEFORE THE START OF ANY EXCAVATION WORK.

11. IF PUBLIC WORKS REQUIRES SIDEWALK REPLACEMENT, POLICY FOR EXPANDING WIDTH OF PLANTER STRIP MUST BE IMPLEMENTED AROUND NEW OR EXISTING CITY STREET TREE.

1. DUE TO THE SCOPE OF WORK, SHOW THE REPLACEMENT OF ALL CURB, GUTTER, DRIVEWAY AND SIDEWALK FRONTING SIDE, PLUG ALL EXISTING SANITARY SEWER LATERAL CONNECTIONS AND INSTALL A NEW 4" LATERAL, ALL WATER LINE CONNECTIONS TO CITY WATER MAINS FOR SERVICES OR FIRE LINE ARE TO BE INSTALLED PER CITY STANDARD PROCEDURES AND SPECIFICATION, AND ANY OTHER UNDERGROUND UTILITY WORKS WITHIN CITY'S RIGHT-OF-WAY. (PLEASE CALL-OUT THESE ITEMS TO BE MOVED AND RE-ACCESS ON THE SITE PLAN ALL ABANDONED SEWER LATERAL OR WATER SERVICE SHALL BE DISCONNECTED AT THE MAIN AND PER CITY REQUIREMENTS) AN ENCROACHMENT PERMIT WILL BE REQUIRED FOR THESE ITEMS.
2. REAR GARAGE AND ADD ROOF MUST DRAIN AND/OR BE INTERCEPTED WITHIN THE PROPERTY LIMITS. NO RUNOFF IS ALLOWED TO THE REAR ALLY.
3. IF POST-CONSTRUCTION IMPERVIOUS AREA IS GREATER THAN 40% OF TOTAL LOT SIZE, MITIGATION OF THE ADDITIONAL STORM RUNOFF IN EXCESS OF 40% TOTAL LOT SIZE MUST BE ADDRESSED. PLEASE SHOW HOW THE POST-CONSTRUCTION DESIGN WILL ADDRESS THE ADDITIONAL STORMOFF.
4. NO PERMANENT STRUCTURES (RETAINING WALLS, FENCES, COLUMNS, MAILBOX, ETC.) PROPOSED BEYOND THE PROPERTY LINE AND INTO THE PUBLIC RIGHT-OF-WAY.

PROJECTS THAT CREATE AND/OR REPLACE 2500 SQUARE FEET TO 10000 SQUARE FEET OF INTERIUS 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>.

DESIGN MEASURE: DIRECT ROOF RUNOFF ONTO VEGETATED AREAS USING A DISCONNECTED DOWNSPOUT.

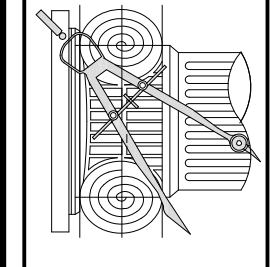
AC EQUIPMENT WILL NOT EXCEED A MAXIMUM
OUTDOOR NOISE LEVEL (dBA) OF SIXTY (60) dBA
DAYTIME (7:00 AM - 10:00 PM) OR FIFTY (50) dBA
NIGHTIME (10:00 PM - 7:00 AM) AS MEASURED
FROM THE PROPERTY LINE. BMC 2558050



1. EXTERIOR BEARING WALLS LESS THAN 5 FEET FROM THE PROPERTY LINE WILL BE BUILT OF 1-HR FIRE RATED CONSTRUCTION, 2019 CBC TABLE 602.
 2. ROOF EAVES WILL NOT PROJECT MORE THAN 2 FEET OF THE PROPERTY LINE.
 3. NO EXISTING TREE OVER 48 INCHES IN CIRCUMFERENCE AT 54 INCHES FORM BASE OF TREE MAY BE REMOVED WITHOUT A PROTECTED TREE REMOVAL PERMIT FROM THE PARKS DIVISION. (59A-1530)
 4. NO PERMANENT STRUCTURES (RETAINING WALLS, FENCES, COLUMNS, MAILBOX, ETC) PROPOSED BEYOND THE PROPERTY LINE AND TO THE PUBLIC RIGHT-OF-WAY.
 5. NEW ROOF RATED 1-HR FIRE RATING WILL HAVE A MINIMUM CLASS B FIRE RATING.
- BCCI-02

REVISIONS	BY
PLANNING 06/01/2021	PU

CHU DESIGN ASSOCIATES INC.
2210 INDUSTRIAL RD. SUITE 205
SAN CARLOS, CALIFORNIA 94070
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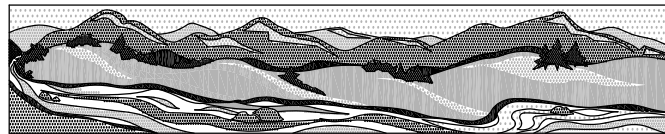
TOPOGRAPHIC SURVEY

LANDS OF OU & YEH
LOT 11, BLOCK 35
EASTON ADDITION TO BURLINGAME NO. 2
(3-RSM-093)
1233 DRAKE AVENUE

CITY OF BURLINGAME SAN MATEO COUNTY CALIFORNIA

SCALE: 1" = 8'

MARCH 2021



QUIET RIVER

Land Services Inc.

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

SETBACK TABLE

HOUSE #	APN	FRONT SETBACK
1265	026-172-010	9.1'
1261	026-172-020	17.3'
1257	026-172-030	26.1'
1253	026-172-040	19.8'
1249	026-172-050	50.4'
1247	026-172-060	35.1'
1245	026-172-070	20.0'
1233 (SUBJECT)	026-172-080	20.0'
1229	026-172-090	22.9'
1225	026-172-100	20.5'
1223	026-172-110	20.5'
1217	026-172-120	20.8'
1213	026-172-130	21.6'
1209	026-172-140	22.8'
1205	026-172-150	23.4'
1201	026-172-160	23.9'
AVERAGE:		23.4'

BASIS OF BEARINGS

RECORD OF SURVEY NO. 3288 FILED IN BOOK 47 OF LICENSED LAND SURVEYS AT PAGE 71 IN THE RECORDS OF SAN MATEO COUNTY, AND TWO FOUND MONUMENTS AS SHOWN.

BASIS OF ELEVATION

THE ELEVATIONS SHOWN HEREON WERE DERIVED FROM L-1/L-2 DATA COLLECTED USING NAVSTAR GLOBAL POSITIONING SYSTEM (GPS) AND A CHOX900-OPUS RECEIVER AND POST-PROCESS USING THE CORS NETWORK. ALL ELEVATION EXPRESSED IN NAVD 1988 DATUM.

NOTES

- NO TITLE REPORTS WERE SUPPLIED FOR THIS PROJECT AND ONLY LIMITED PROPERTY/DEED RESEARCH WAS DONE, CONSEQUENTLY EASEMENTS OF RECORD, IF ANY, AND ANY RECENT CHANGES IN LAND PARCEL BOUNDARIES WILL NOT BE REFLECTED HEREON. UNDERGROUND UTILITY LINES WERE NOT LOCATED FOR THIS SURVEY.
- DATE OF FIELD SURVEY: MARCH 22, 2021
- PROJECT BENCHMARK: TO BE DETERMINED AT TIME OF CONSTRUCTION
- CONTOURS SHOWN HEREON ARE AT ONE FOOT (1.0') INTERVALS

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 MARCH 22, 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, CA PLS #6437

3/30/21
DATE

LEGEND

AD	AREA DRAIN	---	SUBJECT PROPERTY LINE
APN:	ASSESSOR'S PARCEL NUMBER	---	ADJOINER PROPERTY LINE
CP	CONTROL POINT	---	EXISTING EASEMENT
CO	CLEANOUT	---	MAJOR CONTOUR
CONC.	CONCRETE	---	MINOR CONTOUR
EL.	ELEVATION	---	OVERHEAD UTILITY LINE
FND.	FOUND	---	EXISTING FENCE LINE
HT.	HEIGHT	---	
ICV	IRRIGATION CONTROL VALVE	⊕	AREA DRAIN
RET.	RETAINING WALL	↑	HOSE BIB
x 33.0	SPOT ELEVATION	⊥	VALVE
▲	SURVEY CONTROL POINT	⊗	MANHOLE
■	PROJECT BENCHMARK	⊞	CATCH BASIN
○	SET 5/8" REBAR W/ YELLOW CAP, LS# 6437	⊞	WATER METER
●	FOUND IRON PIPE (AS NOTED)	⊞	GAS METER
		⊞	FIRE HYDRANT
		○	CLEANOUT