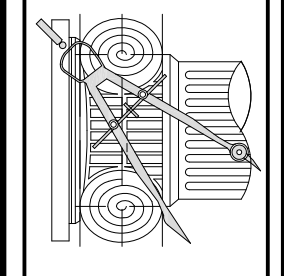


CHANG RESIDENCE

1433 DRAKE AVE., BURLINGAME, CA
A.P.N.: 026-053-010

REVISIONS	BY
PLANNING 4/15/26	PU

CHU DESIGN ASSOCIATES INC.
210 Industrial Rd, Suite 205
San Carlos, CA 94070
TEL: (650) 345-9286 x 1001



The drawings on this sheet, specification, ideas, designs, and arrangements represented hereby are and shall remain the property of CHU DESIGN ASSOCIATES INC., and in no part thereof shall be copied, disclosed or used in connection with any work or project other than the specified project for which they have been prepared and developed without the written consent of CHU DESIGN ASSOCIATES INC. Visual contact with these plans or specifications shall constitute conclusive evidence of acceptance to these restrictions.

CHANG RESIDENCE
1433 DRAKE AVE.,
BURLINGAME CA
A.P.N.: 026-053-010

DATE:	DEC. 2025
SCALE:	AS NOTED
DRAWN:	PU
DATE:	
SHEET NO.	

A.1

DESIGN DATA

2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA RESIDENTIAL CODE

ALL OTHER STATE AND LOCAL ORDINANCES AND REGULATIONS
ALL STRUCTURAL DESIGN DATA AS PER CBC SECTION 1603
ALL CONSTRUCTION AS PER CBC TABLE 601, TYPE V.

ADOPTION OF THE 2022 EDITION OF THE CALIFORNIA STATE BUILDING CODES, TITLE 24, CALIFORNIA CODE OF REGULATIONS WAS MANDATED BY AB 4616 AND SB 2811, EFFECTIVE JANUARY 1, 2022. THE FOLLOWING LOCAL AMENDMENTS TO THE CALIFORNIA STATE BUILDING CODES WERE FILED WITH THE OFFICE OF HOUSING AND COMMUNITY DEVELOPMENT.

ENTIRE RESIDENCE, CRAWL SPACE AND ATTIC SHALL BE PROTECTED BY AUTOMATIC FIRE-EXTINGUISHING SYSTEM NFPA 13-D STANDARD.

GENERAL NOTES:

1. ALL DETAILS, MATERIALS, FINISHES AND ASSEMBLIES ARE NOT NECESSARILY SHOWN. THESE FINAL FINISH DETAILS INCLUDING CASEWORK AND MATERIAL SELECTIONS WILL BE COORDINATED BY THE OWNER.

2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE UNIFORM BUILDING CODE, APPLICABLE EDITION, AND ALL OTHER PERTINENT CODES, LAWS AND REQUIREMENTS OF THE LOCAL BUILDING OFFICIALS, WHETHER OR NOT SPECIFICALLY SHOWN ON THESE DOCUMENTS. THESE DOCUMENTS ARE NOT INTENDED TO SHOW EVERY DETAIL OR CONDITION. MANY DETAILS IN RESIDENTIAL CONSTRUCTION ARE BUILT ACCORDING TO PROFESSIONAL CONSTRUCTION PRACTICES, AND ARE THEREFORE NOT DETAILED IN THESE DOCUMENTS. CONTACT CHU DESIGN ASSOCIATES INC. IF CONDITIONS OR OTHER CIRCUMSTANCES REQUIRE CHANGES IN THE WORK SHOWN, OR REQUIRE CLARIFICATION. ALL WORK SHALL BE DONE IN A HIGH QUALITY MANNER, ACCORDING TO THE PREVAILING STANDARDS OF THE INDUSTRY FOR EACH TRADE.

3. THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, EQUIPMENT, SUPERVISION AND CLEAN-UP TO ACCOMPLISH ALL OF THE WORK SHOWN, INCLUDING ALL WARRANTIES AND INSTRUCTIONS, TO PROVIDE A COMPLETE WORKING INSTALLATION, AND TO LEAVE THE OWNER WITH AN APPROVED PRODUCT.

4. CONTRACTOR SHALL ASSUME COMPLETE AND SOLE RESPONSIBILITY FOR MEANS AND METHODS OF CONSTRUCTION, AND FOR ALL SAFETY MEASURES TO PROTECT ALL PROPERTY, PERSONNEL AND THIRD PARTIES FROM DAMAGE OR INJURY. THIS RESPONSIBILITY SHALL BE CONTINUOUS AND NOT SOLELY DURING WORKING HOURS. CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD HARMLESS CHU DESIGN ASSOCIATES INC. AND RELATED ENGINEERS FROM ANY CLAIMS OF LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF HIS WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF CHU DESIGN ASSOCIATES INC. AND RELATED ENGINEERS.

5. THESE DOCUMENTS DO NOT CONTAIN PROVISIONS FOR THE HANDLING OR REMOVAL OF ANY HAZARDOUS MATERIALS. SHOULD ANY SUCH MATERIALS BE SUSPECTED OR ENCOUNTERED, SPECIALISTS SHALL BE CALLED IN TO MAKE RECOMMENDATIONS.

6. PROVIDE ALL MANDATORY FEATURES REQUIRED BY THE T-24 ENERGY CODE, INCLUDING WEATHER-STRIPPING, BUILDING INSULATION, PIPE INSULATION, LIGHTING AND APPLIANCE MEASURES, AND OTHER FEATURES REQUIRED BY TITLE 24 OR OTHER STATE, FEDERAL OR LOCAL CODES.

7. NO PERSON SHALL ERECT (INCLUDING EXCAVATION AND GRADING), DEMOLISH, ALTER OR REPAIR ANY BUILDING OR STRUCTURE OTHER THAN BETWEEN THE HOURS PERMITTED BY THE LOCAL JURISDICTION.

8. ANY HIDDEN CONDITIONS THAT REQUIRE WORK TO BE PERFORMED BEYOND THE SCOPE OF THE BUILDING PERMIT ISSUED FOR THESE PLANS MAY REQUIRE FURTHER CITY APPROVALS INCLUDING REVIEW BY THE PLANNING COMMISSION.

9. PLUMBING CONTRACTOR WILL PROVIDE A SINGLE LINE DIAGRAM ON TIME OF INSPECTION AND ANY INSTALLATION PRIOR TO PLAN CHECK AND APPROVAL IS AT CONTRACTOR'S RISK.

10. FIRE SPRINKLERS SHALL BE INSTALLED AND SHOP DRAWINGS SHALL BE APPROVED BY THE FIRE DEPARTMENT PRIOR TO INSTALLATION.

11. IF GRADING PERMIT IS REQUIRED, IT SHOULD BE OBTAINED FROM DEPARTMENT OF PUBLIC WORKS.

12. IF PUBLIC WORKS REQUIRES SIDEWALK REPLACEMENT, POLICY FOR EXPANDING WIDTH OF PLANTER STRIP NEED TO BE IMPLEMENTED AND TREES NEED TO BE ADDED.

PROJECT DATA

1. SITE ADDRESS:	1433 DRAKE AVENUE BURLINGAME, CA 94010
2. APN:	026-053-010
3. TYPE OF CONSTRUCTION FOR: DWELLING AND GARAGE: OCCUPANCY GROUP FOR DWELLING: OCCUPANCY GROUP FOR GARAGE:	TYPE V-B R-3 U
4. SITE AREA:	6,009.00 SF
5. MAX. COVERED FLOOR AREA ALLOWED: (32% + 1100 + 400 SF FOR GARAGE)	3,422.88 SF
6. MAX. LOT COVERAGE ALLOWED (40%):	2,403.60 SF
7. PROPOSED FLOOR AREA:	
(N) PROPOSED FIRST FLOOR	1,591.00 SF
(N) PROPOSED SECOND FLOOR	1,423.50 SF
(N) FRONT PORCH	121.75 SF - 200 SF
(N) GARAGE	399.00 SF
(N) ADU	499.50 SF < 800 SF
(N) TOTAL FLOOR AREA	3,419.50 SF < 3,421.88 SF
(N) FLOOR AREA RATIO:	56.91 %
8. LOT COVERED AREA:	
(N) FIRST FLOOR	1,591.00 SF
(N) GARAGE	399.00 SF
(N) FRONT PORCH	121.75 SF
(N) DECK	216.00 SF
(N) ADU - 499.50 SF NOT INCLUDED	0 SF
(N) TOTAL FLOOR AREA	2,393.75 SF < 2,403.60 SF
(N) LOT COVERAGE RATIO:	39.83 %

CONSTRUCTION SCHEDULE

- NO PERSON SHALL ERECT (INCLUDING EXCAVATION AND GRADING), DEMOLISH, ALTER OR REPAIR ANY BUILDING OR STRUCTURE OTHER THAN BETWEEN THE FOLLOWING HOURS EXCEPT IN THE CASE OF URGENT NECESSITY IN THE INTEREST OF PUBLIC HEALTH AND SAFETY, AND THEN ONLY WITH PRIOR WRITTEN APPROVAL FROM THE BUILDING OFFICIAL, WHICH APPROVAL SHALL BE GRANTED FOR A PERIOD NOT TO EXCEED THREE DAYS. HOLIDAYS ARE THE FIRST DAY OF JANUARY, THE THIRD MONDAY OF FEBRUARY, THE LAST MONDAY OF MAY, THE FOURTH DAY OF JULY, THE FIRST MONDAY OF SEPTEMBER, THE ELEVENTH DAY OF NOVEMBER, THE FOURTH THURSDAY IN NOVEMBER AND THE TWENTY FIFTH DAY OF DECEMBER. IF THE FIRST DAY OF JANUARY, THE FOURTH DAY OF JULY, THE ELEVENTH DAY OF NOVEMBER AND THE TWENTY-FIFTH DAY OF DECEMBER FALLS UPON A SUNDAY THE FOLLOWING MONDAY IS A HOLIDAY. PROVIDE THE FOLLOWING CONSTRUCTION HOURS ON THE PLANS PER CITY OF BURLINGAME MUNICIPAL CODE 18.01.110.

WEEKDAYS: 8:00 AM. - 7:00 PM.
SATURDAYS: 9:00 AM. - 6:00 PM.
SUNDAYS AND HOLIDAYS: NO WORK ALLOWED.
- CONSTRUCTION HOURS IN THE CITY PUBLIC RIGHT-OF-WAY ARE LIMITED TO WEEKDAYS AND NON-CITY HOLIDAYS BETWEEN 8:00AM TO 5:00PM.

SHEET INDEX

ARCHITECTURAL

- A.1 COVER SHEET
- A.2 SITE DEMOLITION PLAN
- A.2.1 SITE DEVELOPMENT PLAN
- A.3 PROPOSED FIRST & SECOND FLOOR PLAN
- A.3.1 PROPOSED ROOF PLAN
- A.4 PROPOSED FRONT & RIGHT ELEVATIONS
- A.5 PROPOSED REAR & LEFT ELEVATIONS
- A.6 PROPOSED GARAGE FLOOR PLAN & ELEVATIONS
- A.7 BUILDING SECTION
- N.1 CONSTRUCTION BMP
- AC.1 FLOOR AREA & LOT COVERAGE CALCULATIONS (PLANNER SET ONLY)

LANDSCAPE

- L.1 LANDSCAPE PLAN
- L.2 IRRIGATION PLAN
- L.3 IRRIGATION DETAILS

CIVIL

- 6.1 BOUNDARY & TOPOGRAPHIC SURVEY

NOTES



- THESE DRAWINGS ARE THE PROPRIETARY WORK PRODUCT AND PROPERTY OF SARGENT DEVELOPMENT, DEVELOPED FOR THE EXCLUSIVE USE OF SARGENT DEVELOPMENT. USE OF THESE DRAWINGS AND CONCEPTS CONTAINED THEREIN WITHOUT THE WRITTEN PERMISSION OF SARGENT DEVELOPMENT IS PROHIBITED, IS A VIOLATION OF COPYRIGHT LAW AND MAY SUBJECT YOU TO A CLAIM FOR COMPENSATORY AND PUNITIVE DAMAGES.

RECEIVED

5.19.26

CITY OF BURLINGAME
CDD-PLANNING DIVISION

LEGEND:

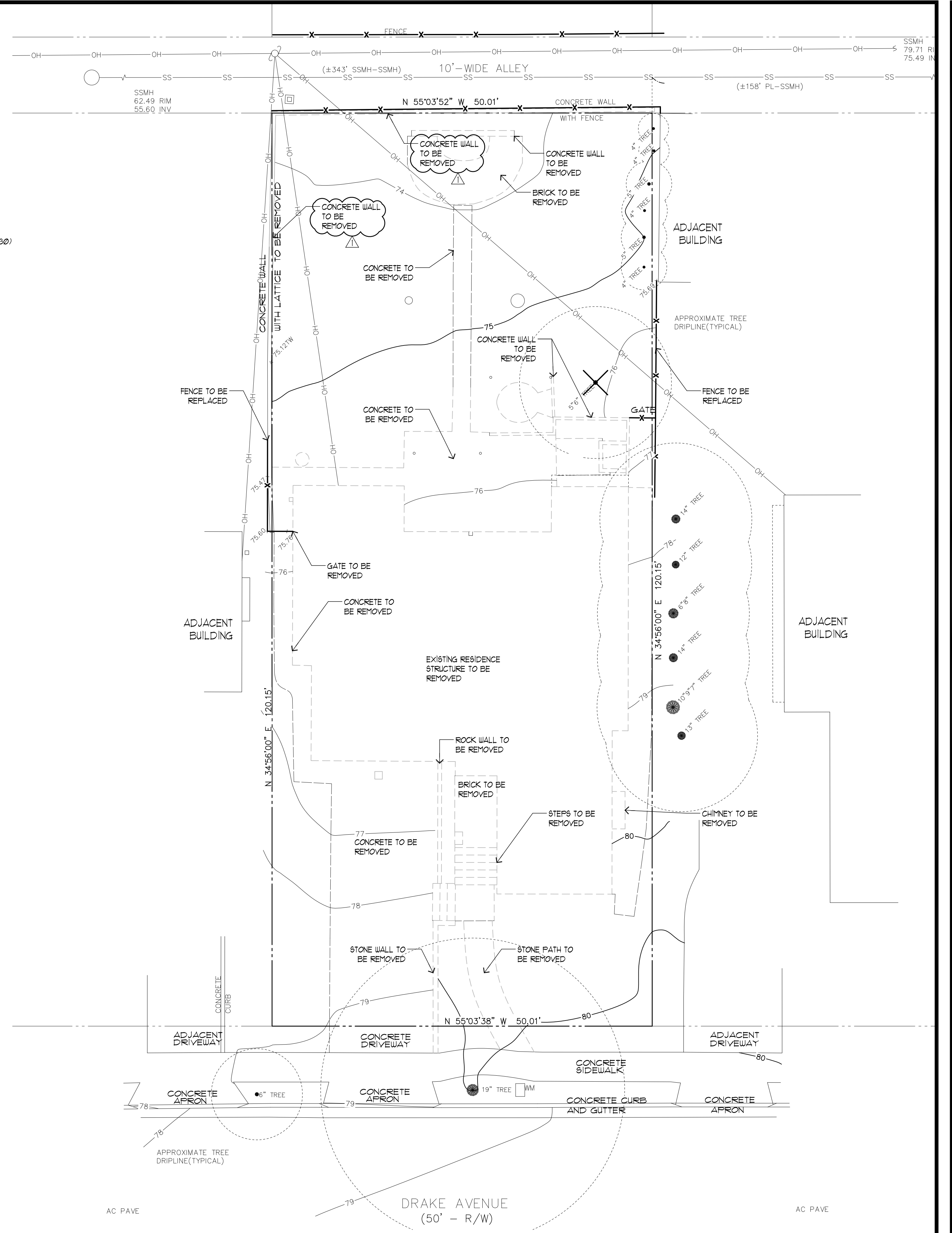
-  TREE TO BE REMOVED
-  (E) TO BE REMOVED

NOTES:

NO EXISTING TREE 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.

PARKS NOTES:

1. NO PROTECTED SIZE TREE MAY BE REMOVED WITHOUT PERMIT FROM PARKS DIVISION (558-1330)
2. CITY STREET TREE REQUIRES TREE WORK PLAN PERMIT FROM PARKS DIVISION (558-1330)



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

REVISIONS	BY
PLANNING 4/15/26	PU

CHU DESIGN ASSOCIATES INC.
210 Industrial Rd., Suite 205
San Carlos, CA 94070
TEL: (650) 345-9286 x 1001

The drawing on this sheet, specification ideas, designs, and arrangements represented hereby are and shall remain the property of CHU DESIGN ASSOCIATES INC., and in no part thereof shall be copied, disclosed to others or used in connection with any work or project other than the specified project for which they have been prepared and developed without the written consent of CHU DESIGN ASSOCIATES INC. Visual contact with these plans or specifications shall constitute conclusive evidence of acceptance to these restrictions.

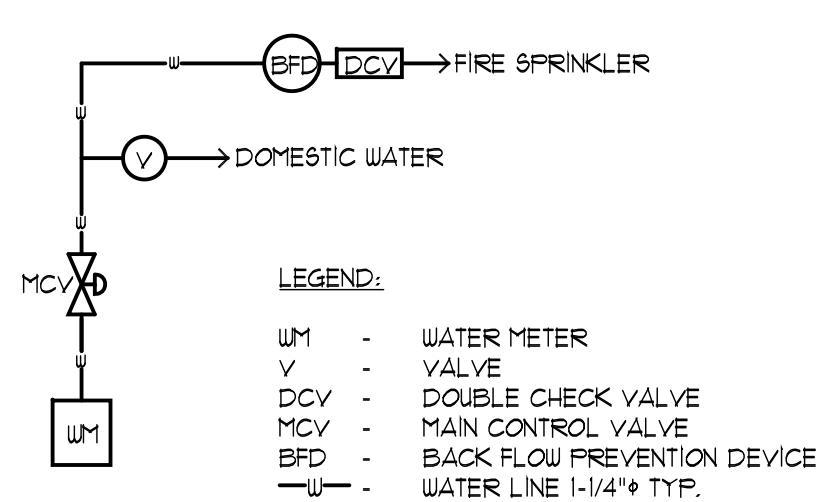
CHANG RESIDENCE
1433 DRAKE AVE.,
BURLINGAME CA
A.P.N.: 026-053-010

DATE:	DEC. 2025
SCALE:	AS NOTED
DRAWN:	PU
CHK:	
SHEET NO.	A.2

08 SHEETS

GENERAL NOTES:

- SEE LANDSCAPE PLAN FOR DETAIL INFORMATION
- MAXIMUM DRIVEWAY SPECIAL SHALL NOT EXCEED FIFTEEN (15) PERCENT AT ANY POINT WITHOUT 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.
- TOPOGRAPHY IS PREPARED BY: MACLEOD & ASSOCIATES 965 CENTER STREET SAN CARLOS, CA 94070 TEL: (650) 953-8980
- A DEMOLITION PERMIT IS REQUIRED FOR SIDEWALK, SEWER AND WATER REPLACEMENT
- REQUIRED PROTECTIVE FENCING MUST BE INSTALLED AND INSPECTED PRIOR TO DEMO PERMIT ISSUANCE.
- SEWER BACKFLOW PROTECTION CERTIFICATE IS REQUIRED PER ORDINANCE NO. 110. A DRAFT CERTIFICATION SHALL BE SUBMITTED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.



- PROVIDE A BACKFLOW PREVENTION DEVICE - USC APPROVED DOUBLE CHECK VALVE ASSEMBLY.
- CONTRACTOR SHALL ENSURE THE DOUBLE CHECK VALVE ASSEMBLY FOR THE FIRE PROTECTION SHALL BE TESTED AND APPROVED BY A SAN MATEO COUNTY ENVIRONMENTAL HEALTH APPROVED CONTRACTOR PRIOR TO SCHEDULING WATER DEPARTMENT FINAL.
- PROVIDE ADEQUATE FIRE FLOW BASED UPON CONSTRUCTION AND SIZE OF BUILDING, SEE UFC APPENDIX 11A.

SCHEMATIC WATER LATERAL LINE NOT TO SCALE

DRAINAGE NOTES:

RAINFALL 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 SCHEME OF RESIDENCE. GUTTER SHALL LEAD TO 2" X 4" RECTANGULAR METAL DOWNSPOUTS OR DOWNSPOUTS TO MATCH EXISTING AND/OR COPPER RAINWATER LEADER. DOWNSPOUTS SHALL TERMINATE BELOW GRADE TO A PERMETER 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 EMPTY 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 A CITY MAINTAINED WATER COLLECTION SYSTEM. IN SINGLE-FAMILY RESIDENCES 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.

SUMP PUMP MAY BE REQUIRED (SEE SITE PLAN)
IF THE GRAVITY METHOD OF DRAINAGE CANNOT BE USED, PROVIDE A SUMP PUMP OF ADEQUATE SIZE TO CARRY ALL WATER THROUGH A 2" DIAMETER ABS PIPE THROUGH THE FACE OF THE CURB SO THAT THE WATER WILL EMPTY INTO THE GUTTER SYSTEM. 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 A CITY MAINTAINED WATER COLLECTION SYSTEM.

PROVIDE A BACKFLOW PREVENTER/DEVICE AT A LOCATION NEAR THE TERMINATION OF THE SOLID PIPE 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 PERFORMANCE AS LISTED BELOW (MINIMUM). INSTALL AS PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

DISCHARGE FEET OF HEAD	5	10	15
PERFORMANCE (GALLONS PER HOUR)	2200	1620	660

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

FIRE NOTES:

CONTRACTOR SHALL OBTAIN SEPARATE FIRE SPRINKLER PERMIT FOR THE INSTALLATION OF THE FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 10.02 OF THE BURLINGAME MUNICIPAL CODE. THE MINIMUM SIZE SERVICE FOR FIRE SPRINKLER SYSTEM SHALL CONFORM TO NFPA 13 OR UR 15 2". FOR NFPA 130 SYSTEMS THE MINIMUM SIZE IS 1".

FIRE SPRINKLER SHOP DRAWINGS ARE TO BE SUBMITTED DIRECTLY TO THE BURLINGAME FIRE DEPARTMENT AT 1999 ROLLING ROAD, BURLINGAME ONLY AFTER FIRE SPRINKLER UNDERGROUNDS HAVE BEEN SUBMITTED TO THE BURLINGAME BUILDING DEPARTMENT.

FIRE FLOW SHALL MEET REQUIREMENTS OF CALIFORNIA FIRE CODE APPENDIX B. FIRE FLOW RESIDENTIAL BUILDINGS LESS THAN 3600 SQ. FT. SHALL BE PROVIDED AT 1000 GPM UNLESS PROTECTED BY AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM, THEN IT MAY BE REDUCED BY 50%. CONTACT BURLINGAME ENGINEERING DEPARTMENT.

GREEN BUILDING NOTES:

- 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.
- PLANS SHALL INDICATE HOW GRADING AND PAVING WILL PREVENT SURFACE WATER FLOWS FROM ENTERING BUILDINGS. EXCEPTION: PROJECTS THAT DO NOT ALTER DRAINAGE PATH.
- ELECTRIC VEHICLE (EV) CHARGING, PARKING SPACES: COMPLY WITH ALL RELEVANT SECTIONS.

NOTES:

- WHERE THE PROPERTY LINE IS LESS THAN TEN (10) FEET FROM THE EXIT TERMINAL OF ANY NEWLY INSTALLED OR REPLACEMENT HIGH EFFICIENCY MECHANICAL EQUIPMENT THE PIPE SIZE OF THE FINAL TEN (10) FEET OF ANY TERMINAL MUST BE INCREASED TO THREE INCHES (3") OR AS AN ALTERNATIVE, MANUFACTURER-APPROVED Baffles MUST BE INSTALLED.
- CONTRACTOR SHALL PROVIDE ADEQUATE MEASURES TO AVOID EROSION OR SEDIMENT FROM LEAVING THE SITE AND FLOWING INTO THE STREET, CURB OR GUTTER. (USE STRAW WADDLES)
- REPLACE DAMAGED OR DISPLACED CURB, GUTTER AND/OR SIDEWALK ALONG THE PROPERTY FRONTAGE. A CITY ENCROACHMENT PERMIT IS REQUIRED.
- THE SANITARY SEWER LATERAL (BUILDING SEWER) SHALL BE TESTED PER ORDINANCE CODE CHAPTER B.2. TESTING INFORMATION IS AVAILABLE AT THE BUILDING DEPARTMENT COUNTER. AN ENCROACHMENT PERMIT IS REQUIRED FROM THE PUBLIC WORKS DEPARTMENT WHENEVER THE CITY'S PORTION OF THE SEWER LATERAL OR CITY CLEANOUT IS TO BE LAID AND/OR CONNECTED TO THE SEWER MAINS.
- NEW DRIVEWAY OR DRIVEWAY WIDENING MUST BE APPROVED BY THE CITY ENGINEER. SHOW DISTANCE BETWEEN THE PROPOSED DRIVEWAY OPENING TO THE CLOSEST ADJACENT DRIVEWAY ON SITE PLAN.
- A PROPERTY SURVEY IS REQUIRED IF ANY PART OF PERMANENT STRUCTURE INCLUDING FOOTINGS IS WITHIN 12" OF PROPERTY LINE.

STORM WATER NOTES:

- PROJECTS THAT CREATE AND/OR REPLACE 2500 SQUARE FEET TO 10000 SQUARE FEET OF IMPERVIOUS SURFACE (E.G. NEW 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 MEASURES: DIRECT ROOF RUNOFF ONTO VEGETATED AREAS USING A DISCONNECTED DOWNSPOUT.

**TABLE NO. A-111-A-1
MINIMUM REQUIRED FIRE FLOW & FLOW DURATION BUILDINGS**

FIRE AREA (square feet)				FIRE FLOW (gpm)	FLOW DURATION (hours)
X 0.0029 for m2					
Type I-F-R	Type II One-F-R	Type IV-A-T	Type I-N	Type V-N	
0-22,700	0-12,700	0-4,200	0-5,600	0-3,600	1.500
22,701-30,200	12,701-17,000	8,201-10,600	5,901-7,900	3,901-4,800	1.750
30,201-38,700	17,001-21,800	10,601-12,800	7,901-9,800	4,801-6,200	2.000
38,701-47,200	21,801-24,200	12,801-17,400	9,801-12,800	6,201-7,900	2.250
47,201-55,700	24,201-33,200	17,401-21,300	12,801-15,400	7,901-9,400	2.500
55,701-64,200	33,201-39,700	21,301-25,500	15,401-18,400	9,401-11,300	2.750
64,201-72,700	39,701-47,100	25,501-30,100	18,401-21,800	11,301-13,400	3.000
72,701-81,200	47,101-54,600	30,101-35,200	21,801-25,900	13,401-15,600	3.250
81,201-89,700	54,601-63,400	35,201-40,600	25,901-29,300	15,601-18,000	3.500
89,701-98,200	63,401-72,400	40,601-46,400	29,301-33,500	18,001-20,600	3.750
98,201-106,700	72,401-82,100	46,401-52,500	33,501-37,900	20,601-23,300	4.000
106,701-115,200	82,101-92,600	52,501-59,100	37,901-42,700	23,301-26,300	4.250
115,201-123,700	92,601-103,100	59,101-66,000	42,701-47,700	26,301-29,300	4.500
123,701-132,200	103,101-114,600	66,001-73,300	47,701-53,000	29,301-32,600	4.750
132,201-140,700	114,601-126,700	73,301-81,100	53,001-58,600	32,601-36,000	5.000
140,701-149,200	126,701-139,400	81,101-89,200	58,601-64,400	36,001-39,600	5.250
149,201-157,700	139,401-152,600	89,201-97,700	64,401-70,600	39,601-43,400	5.500
157,701-166,200	152,601-166,500	97,701-106,600	70,601-77,000	43,401-47,400	5.750
166,201-174,700	166,601-181,000	106,601-115,600	77,001-83,700	47,401-51,500	6.000
174,701-183,200	181,001-195,900	115,601-125,500	83,701-90,600	51,501-55,700	6.250
183,201-191,700	195,901-210,800	125,501-135,500	90,601-97,900	55,701-60,200	6.500
191,701-200,200	210,801-226,200	135,501-145,600	97,901-106,600	60,201-64,800	6.750
200,201-208,700	226,201-242,100	145,601-156,700	106,601-113,200	64,801-69,600	7.000
208,701-217,200	242,101-258,600	156,701-167,900	113,201-120,300	69,601-74,600	7.250
217,201-225,700	258,601-275,500	167,901-179,400	120,301-129,600	74,601-79,800	7.500
225,701-234,200	275,501-292,800	179,401-191,400	129,601-138,300	79,801-85,100	7.750
234,201-242,700	292,801-310,600	191,401-203,700	138,301-147,600	85,101-90,600	8.000

PUBLIC WORKS NOTES:

- 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.
- 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).
- A REMOVE/REPLACE UTILITIES ENCROACHMENT PERMIT IS REQUIRED TO (1) 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 OTHER UNDERGROUND UTILITY WORKS WITHIN CITY'S RIGHT-OF-WAY.
- CONSTRUCTION HOURS IN THE CITY PUBLIC RIGHT-OF-WAY ARE LIMITED TO WEEKDAYS AND NON-CITY HOLIDAYS BETWEEN 8:00AM AND 5:00 PM. THIS INCLUDES CONSTRUCTION HALTING.
- 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 RAINDRAINAGE SHALL DISCHARGE UPON A PUBLIC SIDEWALK (EXCEPT IN SINGLE FAMILY AREA) PER MUNICIPAL CODE SECTION 8.08.09D.
- 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.
- NO STRUCTURE SHALL BE BUILT INTO CITY'S RIGHT-OF-WAY. THE PROPERTY LINE ON BERNAL AVENUE IS APPROXIMATELY 10'-FEET MEASURED FROM FACE OF CURB.
- THE PROJECT SHALL COMPLY WITH THE CITY'S NPDES PERMIT REQUIREMENTS TO PREVENT STORM WATER POLLUTION.
- 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.
- 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.
- IF PUBLIC WORKS REQUIRES SIDEWALK RECONSTRUCTION, POLICY FOR EXPANDING WIDTH OF PLANTER STRIP MUST BE IMPLEMENTED AROUND NEW OR EXISTING CITY STREET TREE.

PUBLIC WORKS SITE NOTES:

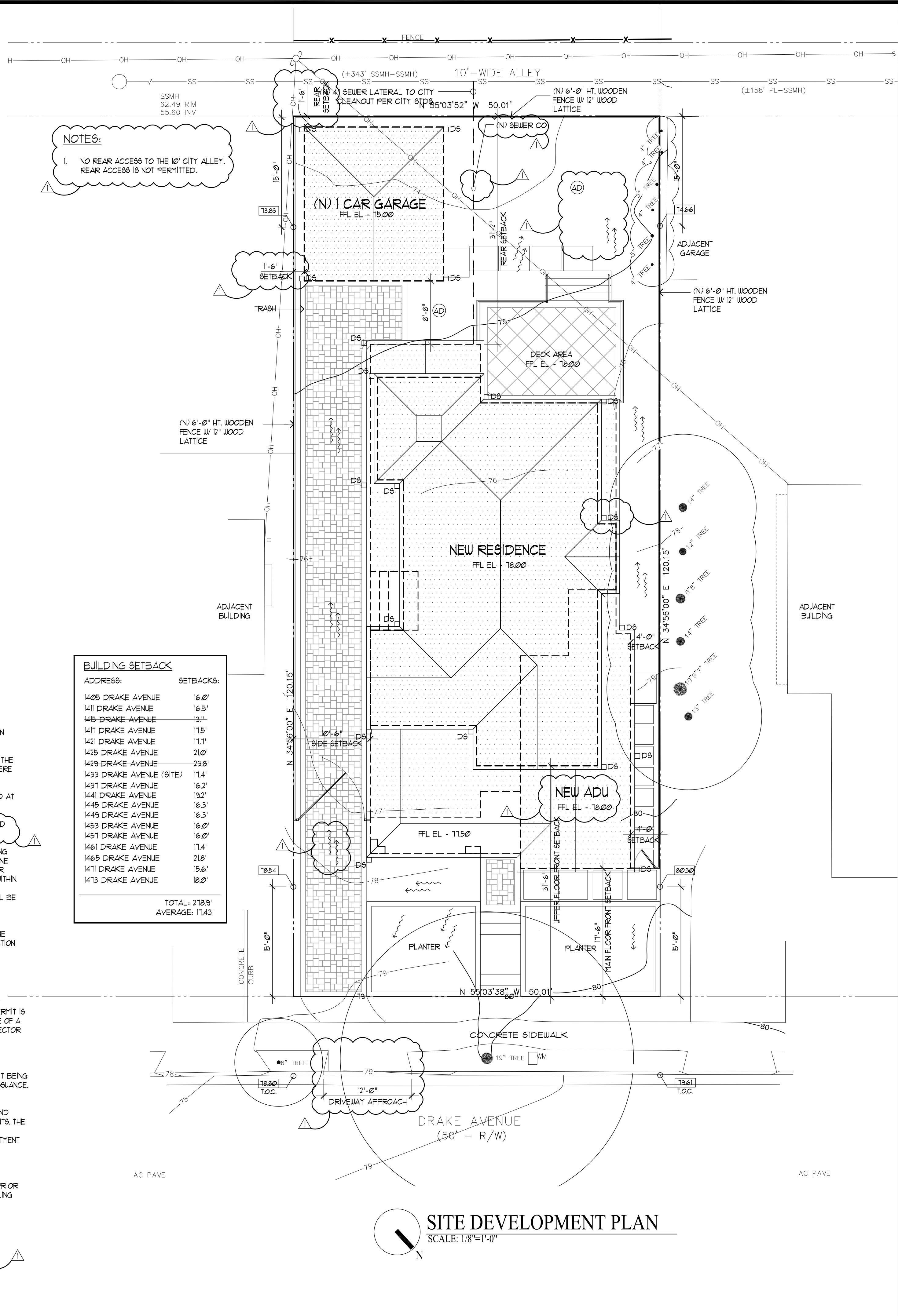
- ALL ABANDONED SEWER LATERALS SHALL HAVE WYES OR SADDLES REMOVED OFF THE MAIN AND REPLACE WITH NEWS STRAIGHT SECTION.
- ALL ABANDONED EXISTING WATER SERVICES 2-INCH OR BELOW SHALL BE CUT AND CLIP AT THE EXISTING MAIN CONNECTION AND DISCONNECT AT SERVICE SADDLE. ABANDONED VALVE WHERE APPLICABLE.
- ALL ABANDONED EXISTING WATER SERVICES, GREATER THAN 2", SHALL HAVE TEES REMOVED AT MAIN AND REPLACE WITH STRAIGHT PIPE PER CITY STANDARDS AND DETAILS.
- NO PERMANENT STRUCTURES (RETAINING WALLS, FENCES, COLUMNS, MAILBOX, ETC) PROPOSED BEYOND THE PROPERTY LINE AND INTO THE PUBLIC RIGHT-OF-WAY.
- 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. 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.
- IF THE STRUCTURE (ADU AND/OR GARAGE) IS PROPOSED TO BE BUILT WITHIN 24" OF THE PROPERTY LINE, PLEASE ADD THE FOLLOWING STATEMENT, DUE TO THE CONSTRUCTION OF THE ADU AND/OR GARAGE UP AGAINST THE REAR AND/OR SIDE PROPERTY LINE(S), A CONSTRUCTION STRING LINE REPRESENTING THE PROPERTY LINE SHALL BE ESTABLISHED DURING THE FINAL PUBLIC WORKS INSPECTION TO CONFIRM NO ENCROACHMENTS EXIST.

BUILDING NOTES:

- BASED ON THE SCOPE OF WORK THIS PROJECT IS CONSIDERED A TYPE I PROJECT THAT REQUIRES A STORMWATER 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.
- PUBLIC WORKS REQUIRE A SEWER BACKWATER PROTECTION CERTIFICATE PRIOR TO PERMIT BEING ISSUED. PLEASE CONTACT BUILDING AT 650-558-1230 PRIOR TO BUILDING PERMIT ISSUANCE.
- DEMOLITION OF A STRUCTURE REQUIRE THE OWNER TO OBTAIN A PERMIT FROM BAAQMD AND REQUIRE SIGN-OFFS FROM THE WATER, SEWER, AND PLANNING AND RECYCLING DEPARTMENTS. THE DEMOLITION PERMIT APPLICATION, AVAILABLE ON 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 BAAQMD FOR QUESTIONS CONCERNING OBTAINING A PERMIT FROM THE BAY AREA QUALITY MANAGEMENT DISTRICT.
- RECYCLING AND WASTE REDUCTION FORM WILL NEED TO BE SUBMITTED AND APPROVED PRIOR TO ISSUANCE OF BUILDING PERMIT. THE OWNER SHOULD CONTACT JOE MACLUSKEY RECYCLING SPECIALIST * 650-558-1213

POST-CONSTRUCTION IMPERVIOUS AREA CALCULATION:

1. LOT SIZE =	6,009 SQ. FT.
2. 40% POST CONSTRUCTION IMPERVIOUS AREA: 2,403.60 SQ. FT.	
(N) RESIDENCE =	1,581.00 SQ. FT.
(N) GARAGE =	393.00 SQ. FT.
TOTAL	1,974.00 SQ. FT. < 2,403.60 SQ. FT.
	33%



BUILDING SETBACK

ADDRESS:	SETBACKS:
1405 DRAKE AVENUE	16'0"
1411 DRAKE AVENUE	16'5"
1415 DRAKE AVENUE	13'-1"
1417 DRAKE AVENUE	17'-5"
1421 DRAKE AVENUE	17'-1"
1425 DRAKE AVENUE	21'0"
1429 DRAKE AVENUE	23'-8"
1433 DRAKE AVENUE (SITE)	17'-4"
1437 DRAKE AVENUE	16'-2"
1441 DRAKE AVENUE	19'-2"
1445 DRAKE AVENUE	16'-3"
1449 DRAKE AVENUE	16'-3"
1453 DRAKE AVENUE	16'-0"
1457 DRAKE AVENUE	16'-0"
1461 DRAKE AVENUE	17'-4"
1465 DRAKE AVENUE	21'-8"
1471 DRAKE AVENUE	15'-6"
1473 DRAKE AVENUE	18'-0"
TOTAL:	278.9'
AVERAGE:	11.43'

REVISIONS BY
4/15/26 PU

CHU DESIGN ASSOCIATES INC.
210 Industrial Rd. Suite 205
San Carlos, CA 94070
TEL: (650) 345-9286 x 1001

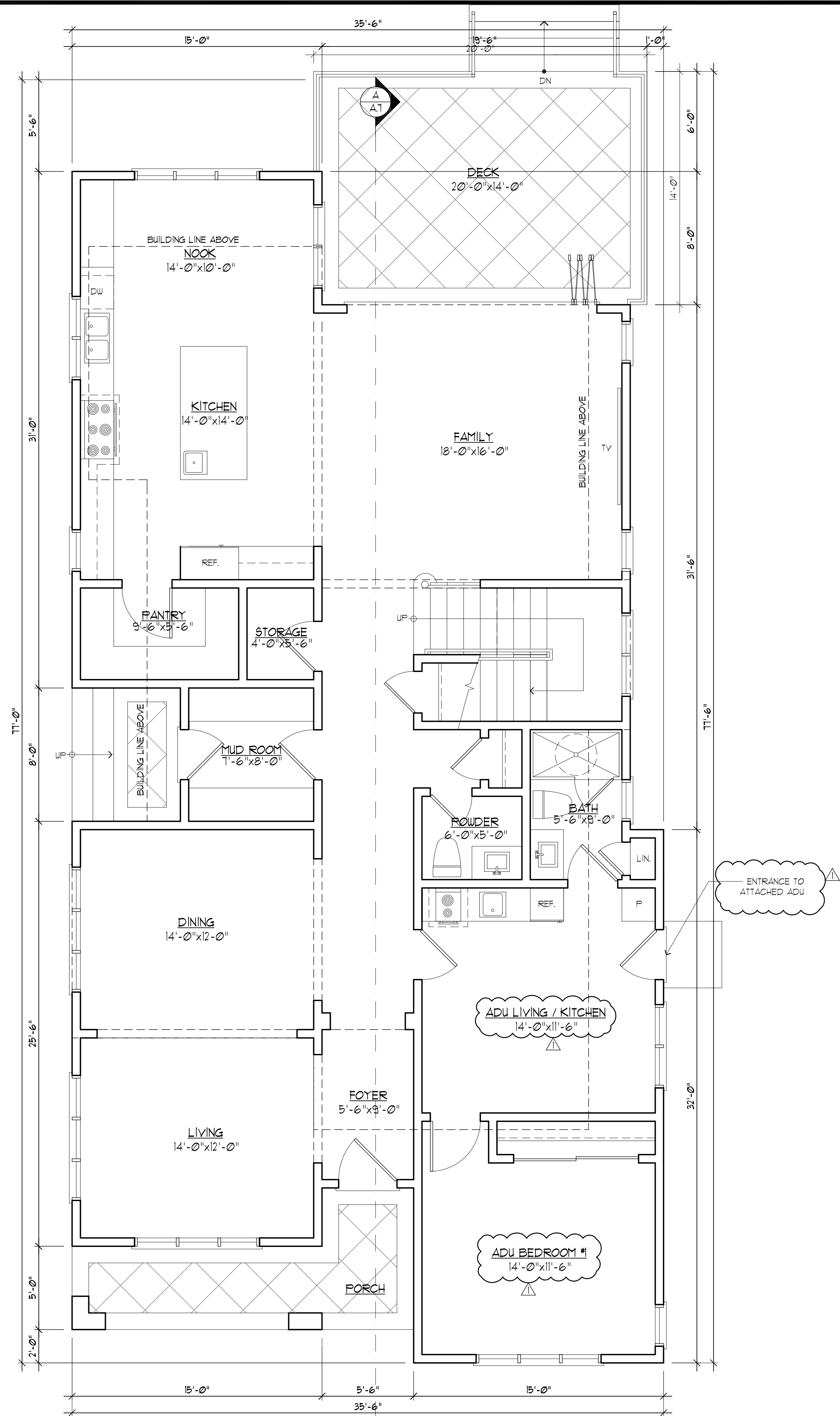
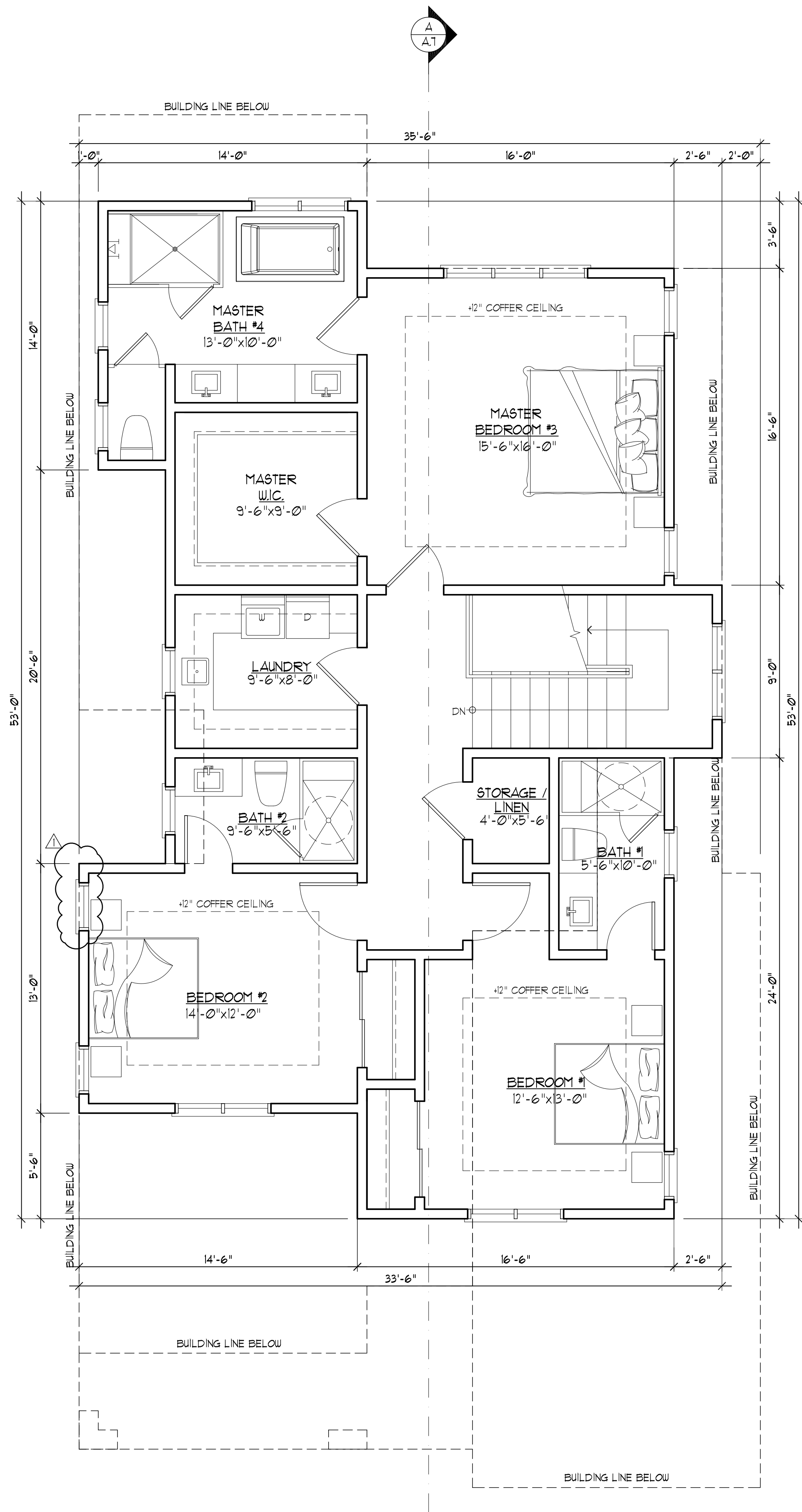
The drawing on this sheet, specification ideas, designs, and arrangements represented hereby are and shall remain the property of CHU DESIGN ASSOCIATES INC., and in no part thereof shall be copied, disclosed to others or used in connection with any work or project other than the specified project for which they have been prepared and developed without the written consent of CHU DESIGN ASSOCIATES INC. Visual contact with these plans or specifications shall constitute conclusive evidence of acceptance to these restrictions.

CHANG RESIDENCE
1433 DRAKE AVE.,
BURLINGAME CA
A.P.N.: 026-053-010

DATE: DEC. 2025
SCALE: AS NOTED
DRAWN: PU
JOB:
SHEET NO:

A.2.1

08 SHEETS



REVISIONS	BY
PLANNING 4/15/26	PU

CHU DESIGN ASSOCIATES INC.
210 Industrial Rd, Suite 205
San Carlos, CA 94070
TEL: (650) 345-9286 x 1001

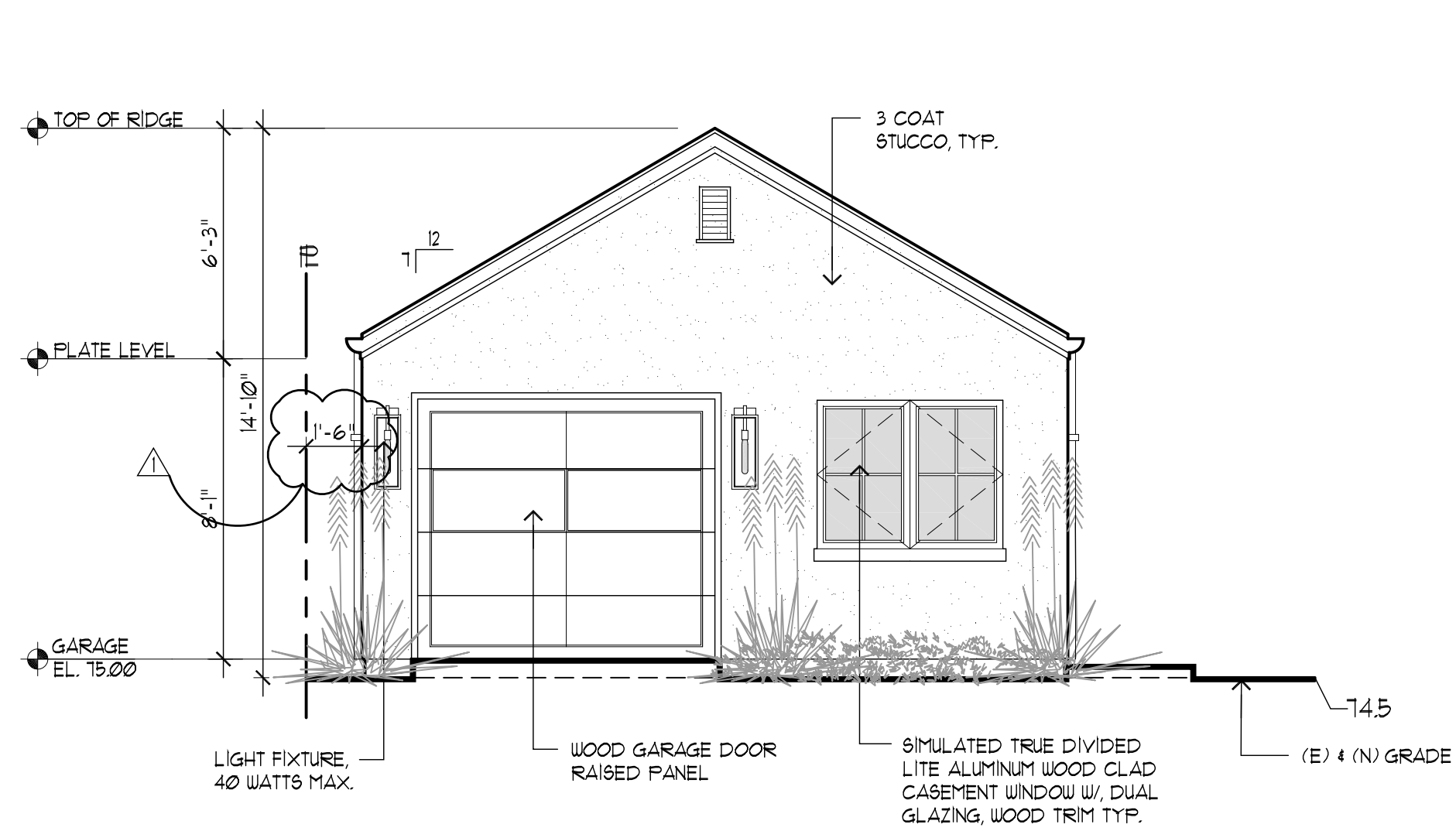
The drawing on this sheet, specification ideas, designs, and arrangements represented hereby are and shall remain the property of CHU DESIGN ASSOCIATES INC., and in no part thereof shall be copied, disclosed to others or used in connection with any work or project other than the specified project for which they have been prepared and developed without the written consent of CHU DESIGN ASSOCIATES INC. Visual contact with these plans or specifications shall constitute conclusive evidence of acceptance to these restrictions.

CHANG RESIDENCE
1433 DRAKE AVE.,
BURLINGAME CA
A.P.N.: 026-053-010

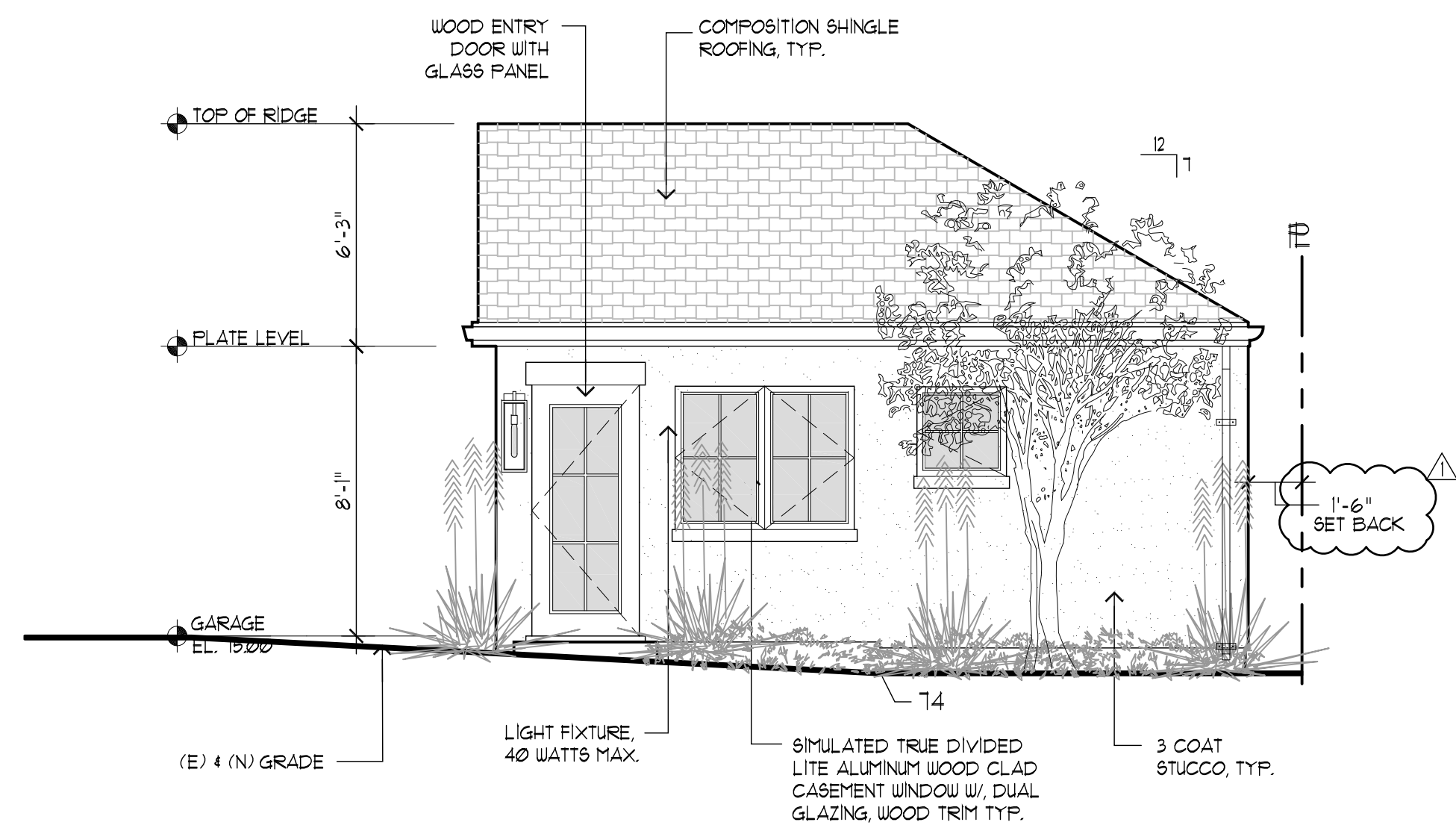
DATE:	DEC. 2025
SCALE:	AS NOTED
DRAWN:	PU
JOB:	
SHEET NO.	

A.3
OF SHEETS

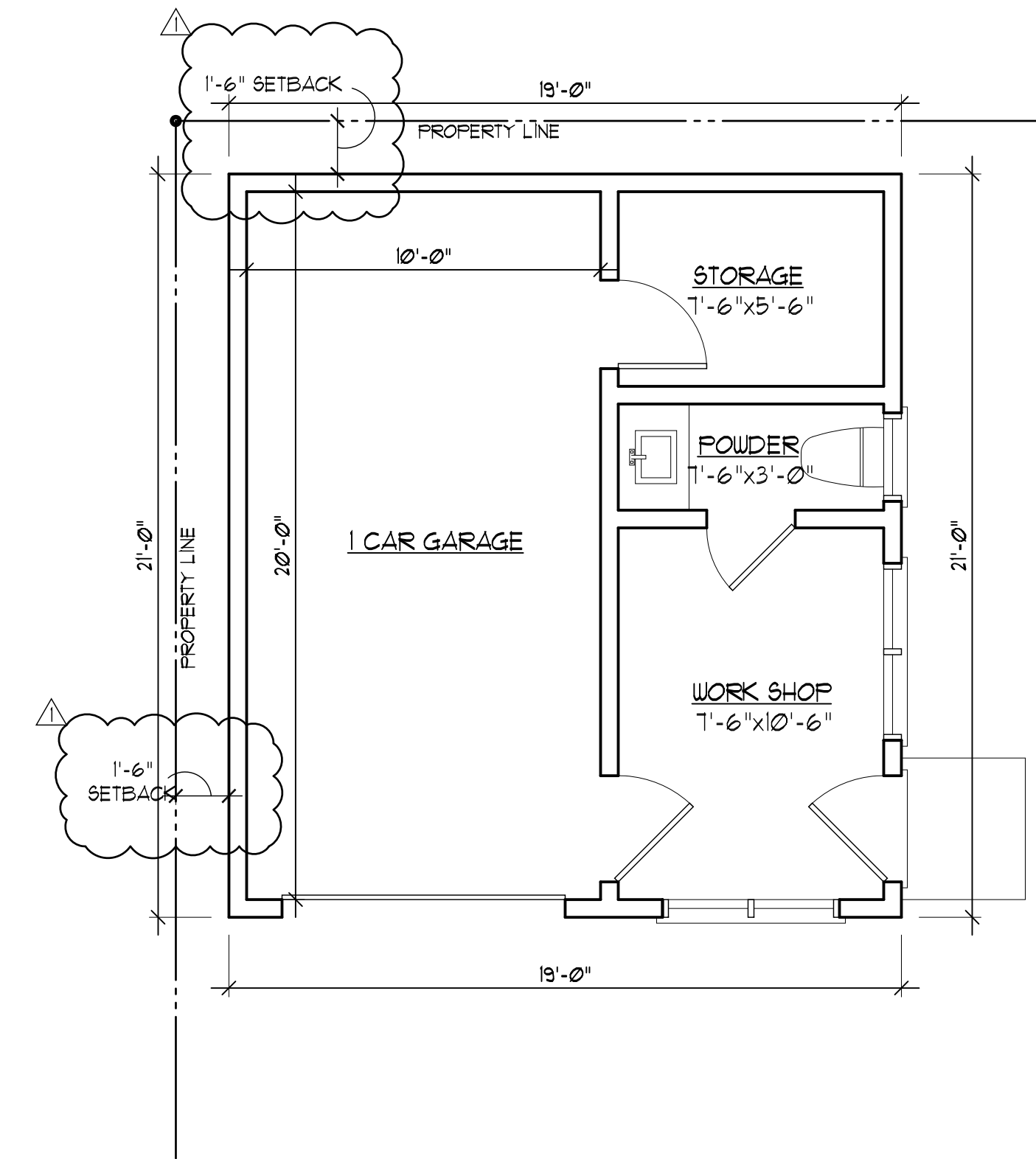
REVISIONS	BY
PLANNING 4/15/26	PU



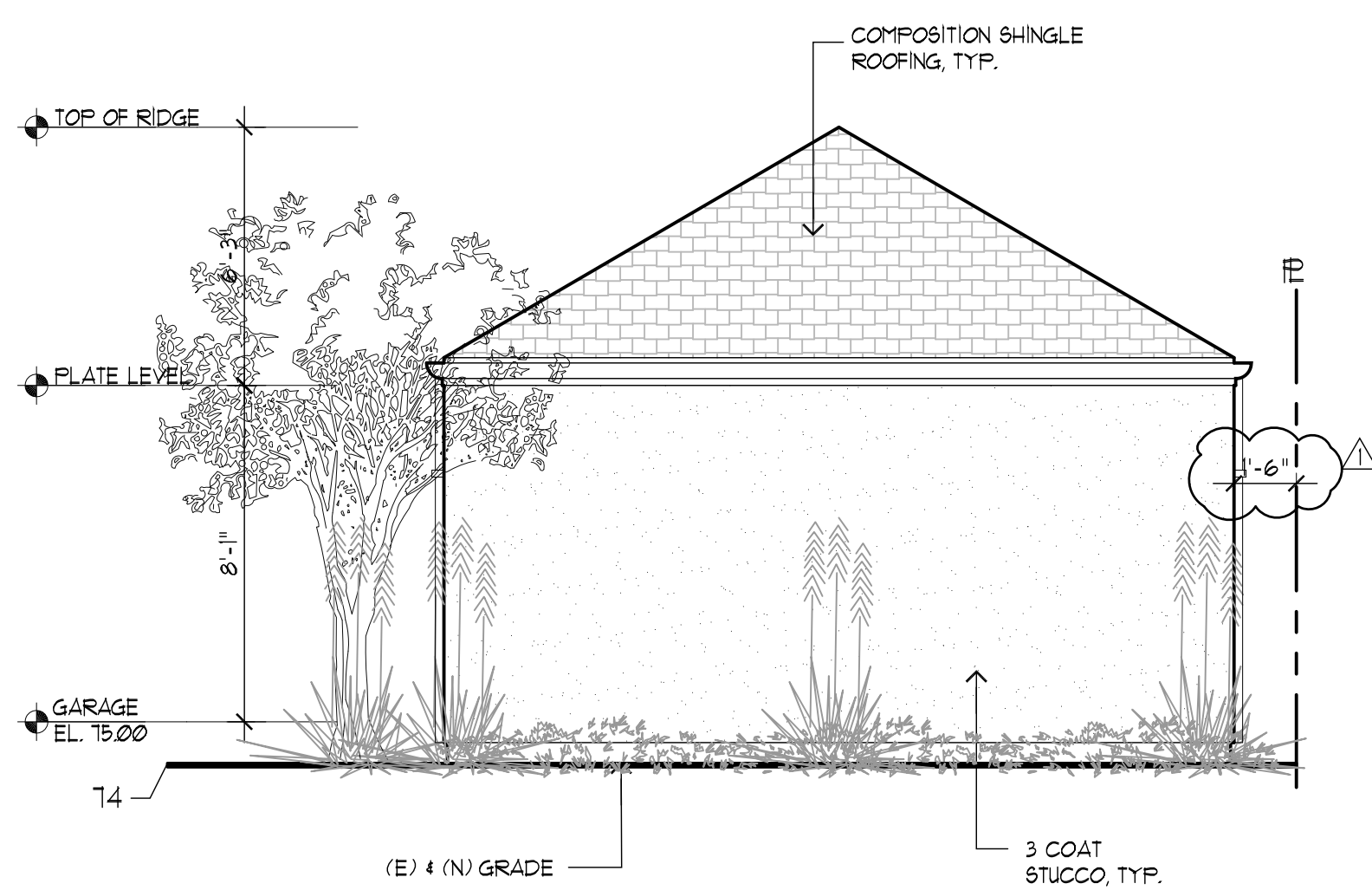
FRONT ELEVATION
SCALE: 1/4"=1'-0"



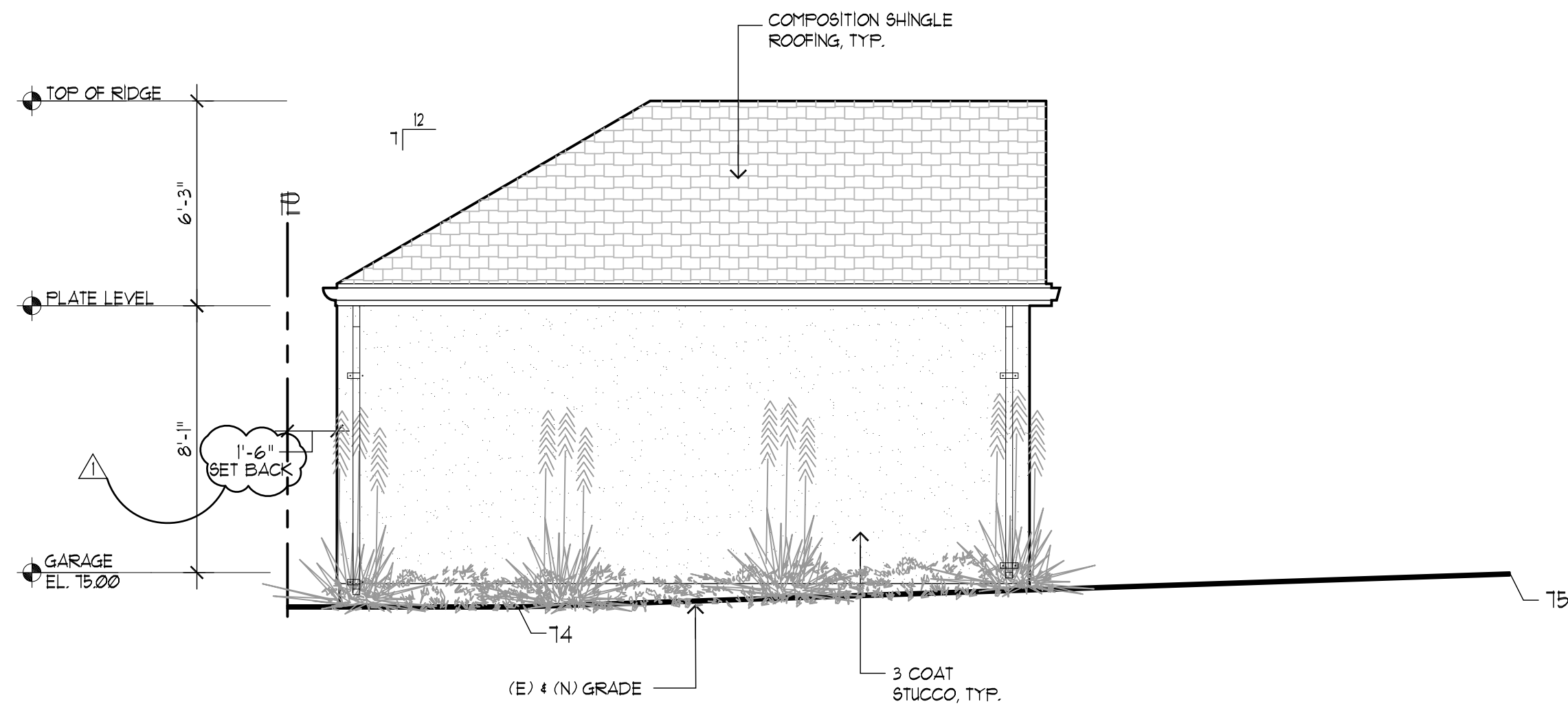
RIGHT ELEVATION
SCALE: 1/4"=1'-0"



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



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



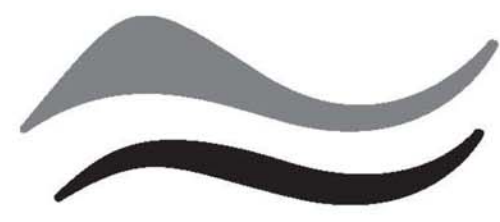
LEFT ELEVATION
SCALE: 1/4"=1'-0"

CHU DESIGN ASSOCIATES INC.
210 Industrial Rd, Suite 205
San Carlos, CA 94070
TEL: (650) 345-9286 x 1001

The drawing on this sheet, specification ideas, designs, and arrangements represented hereby are and shall remain the property of CHU DESIGN ASSOCIATES INC., and in no part thereof shall be copied, disclosed to others or used in connection with any work or project other than the specified project for which they have been prepared and developed without the written consent of CHU DESIGN ASSOCIATES INC. Visual contact with these plans or specifications shall constitute conclusive evidence of acceptance to these restrictions.

CHANG RESIDENCE
1433 DRAKE AVE.,
BURLINGAME CA
A.P.N.: 026-053-010

DATE:	DEC. 2025
SCALE:	AS NOTED
DRAWN:	PU
FOR:	
SHEET NO.	

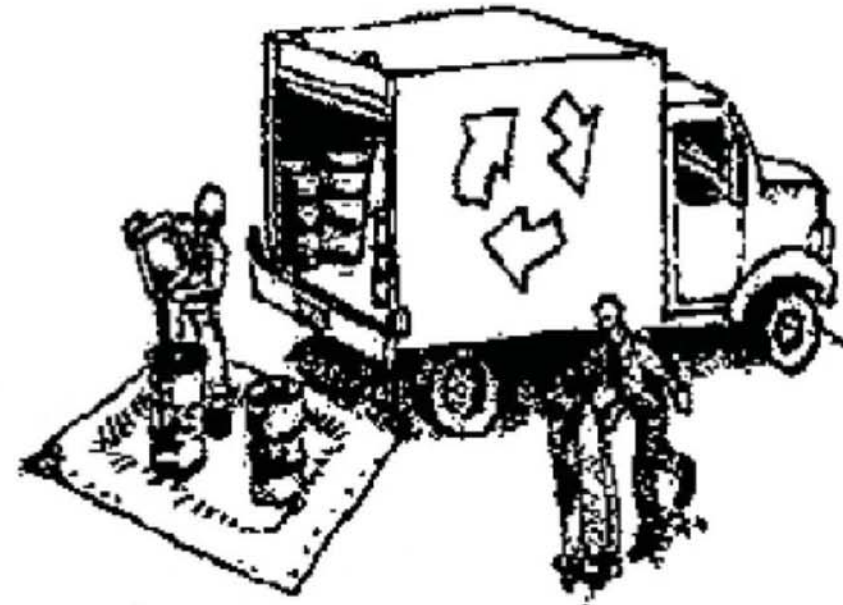


SAN MATEO COUNTYWIDE
**Water Pollution
 Prevention Program**
 Clean Water. Healthy Community.

Construction Best Management Practices (BMPs)

Construction projects are required to implement the stormwater best management practices (BMP) on this page, as they apply to your project, all year long.

Materials & Waste Management



Non-Hazardous Materials

- Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.
- Use (but don't overuse) reclaimed water for dust control.

Hazardous Materials

- Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- Arrange for appropriate disposal of all hazardous wastes.

Waste Management

- Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site.
- Clean or replace portable toilets, and inspect them frequently for leaks and spills.
- Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gyp board, pipe, etc.)
- Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.

Construction Entrances and Perimeter

- Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

Equipment Management & Spill Control



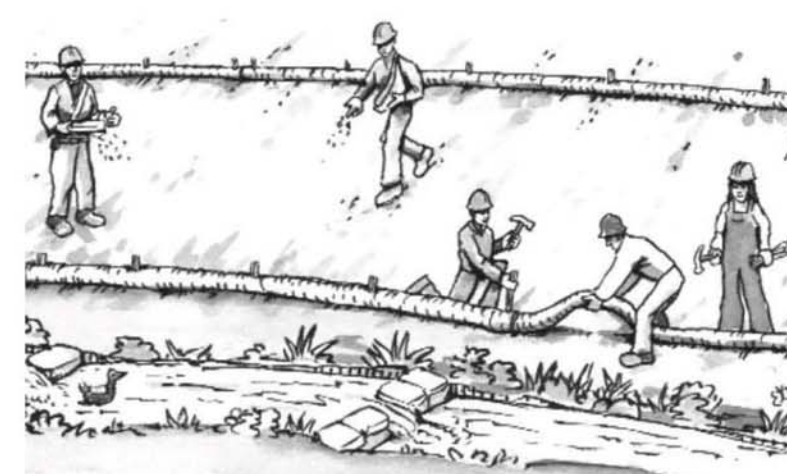
Maintenance and Parking

- Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, steam cleaning equipment, etc.

Spill Prevention and Control

- Keep spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- Clean up spills or leaks immediately and dispose of cleanup materials properly.
- Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).

Earthwork & Contaminated Soils



Erosion Control

- Schedule grading and excavation work for dry weather only.
- Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- Seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.

Sediment Control

- Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, fiber rolls, berms, etc.
- Prevent sediment from migrating offsite by installing and maintaining sediment controls, such as fiber rolls, silt fences, or sediment basins.
- Keep excavated soil on the site where it will not collect into the street.
- Transfer excavated materials to dump trucks on the site, not in the street.
- Contaminated Soils
- If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
 - Unusual soil conditions, discoloration, or odor.
 - Abandoned underground tanks.
 - Abandoned wells
 - Buried barrels, debris, or trash.

Paving/Asphalt Work

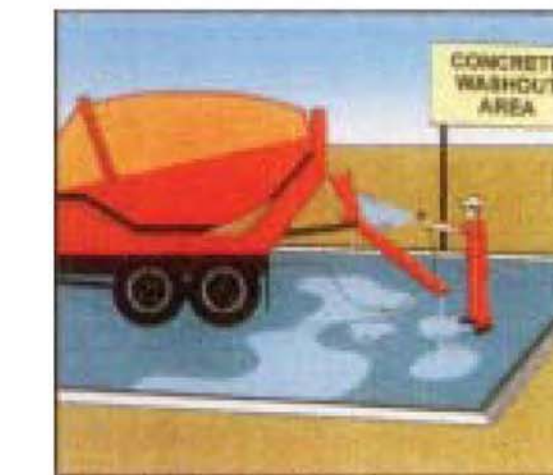


- Avoid paving and seal coating in wet weather, or when rain is forecast before fresh pavement will have time to cure.
- Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- Do not use water to wash down fresh asphalt concrete pavement.

Sawcutting & Asphalt/Concrete Removal

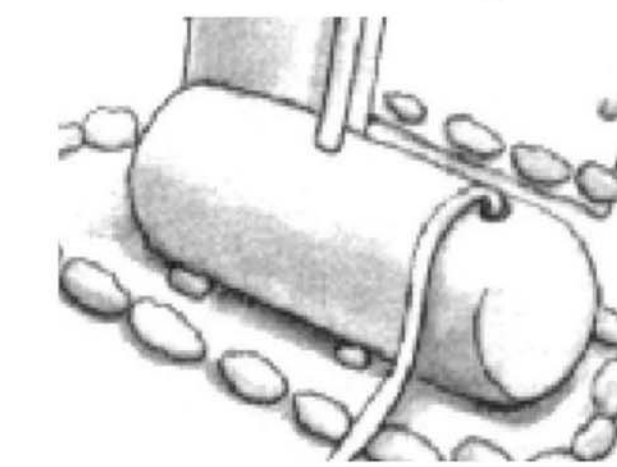
- Completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- If sawcut slurry enters a catch basin, clean it up immediately.

Concrete, Grout & Mortar Application



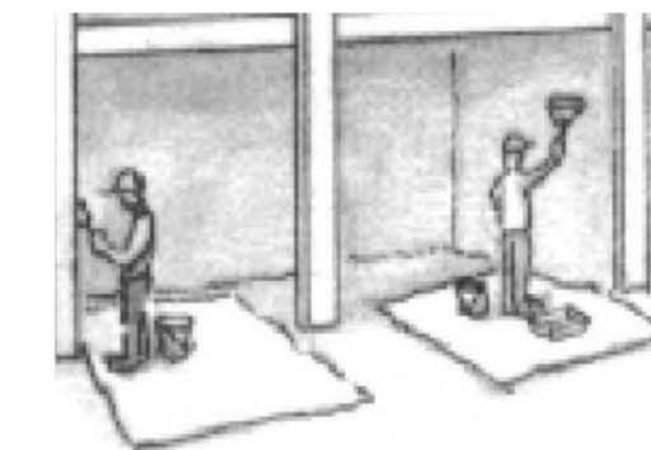
- Store concrete, grout and mortar under cover, on pallets and away from drainage areas. These materials must never reach a storm drain.
- Wash out concrete equipment/trucks offsite or in a contained area, so there is no discharge into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- Collect the wash water from washing exposed aggregate concrete and remove it for appropriate disposal offsite.

Dewatering



- Effectively manage all run-on, all runoff within the site, and all runoff that discharges from the site. Divert run-on water from offsite away from all disturbed areas or otherwise ensure compliance.
- When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the Engineer to determine whether testing is required and how to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.

Painting & Paint Removal



Painting cleanup

- Never clean brushes or rinse paint containers into a street, gutter, storm drain, or surface waters.
- For water-based paints, paint out brushes to the extent possible. Rinse to the sanitary sewer once you have gained permission from the local wastewater treatment authority. Never pour paint down a drain.
- For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of residue and unusable thinner/solvents as hazardous waste.

Paint removal

- Chemical paint stripping residue and chips and dust from marine paints or paints containing lead or tributyltin must be disposed of as hazardous waste.
- Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.

Landscape Materials

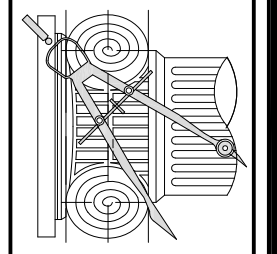


- Contain stockpiled landscaping materials by storing them under tarps when they are not actively being used.
- Stack erodible landscape material on pallets. Cover or store these materials when they are not actively being used or applied.
- Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

Storm drain polluters may be liable for fines of up to \$10,000 per day!

REVISIONS BY

CHU DESIGN ASSOCIATES INC.
 210 Industrial Rd. Suite 205
 San Carlos, CA 94070
 TEL: (650) 345-9286 x 1001

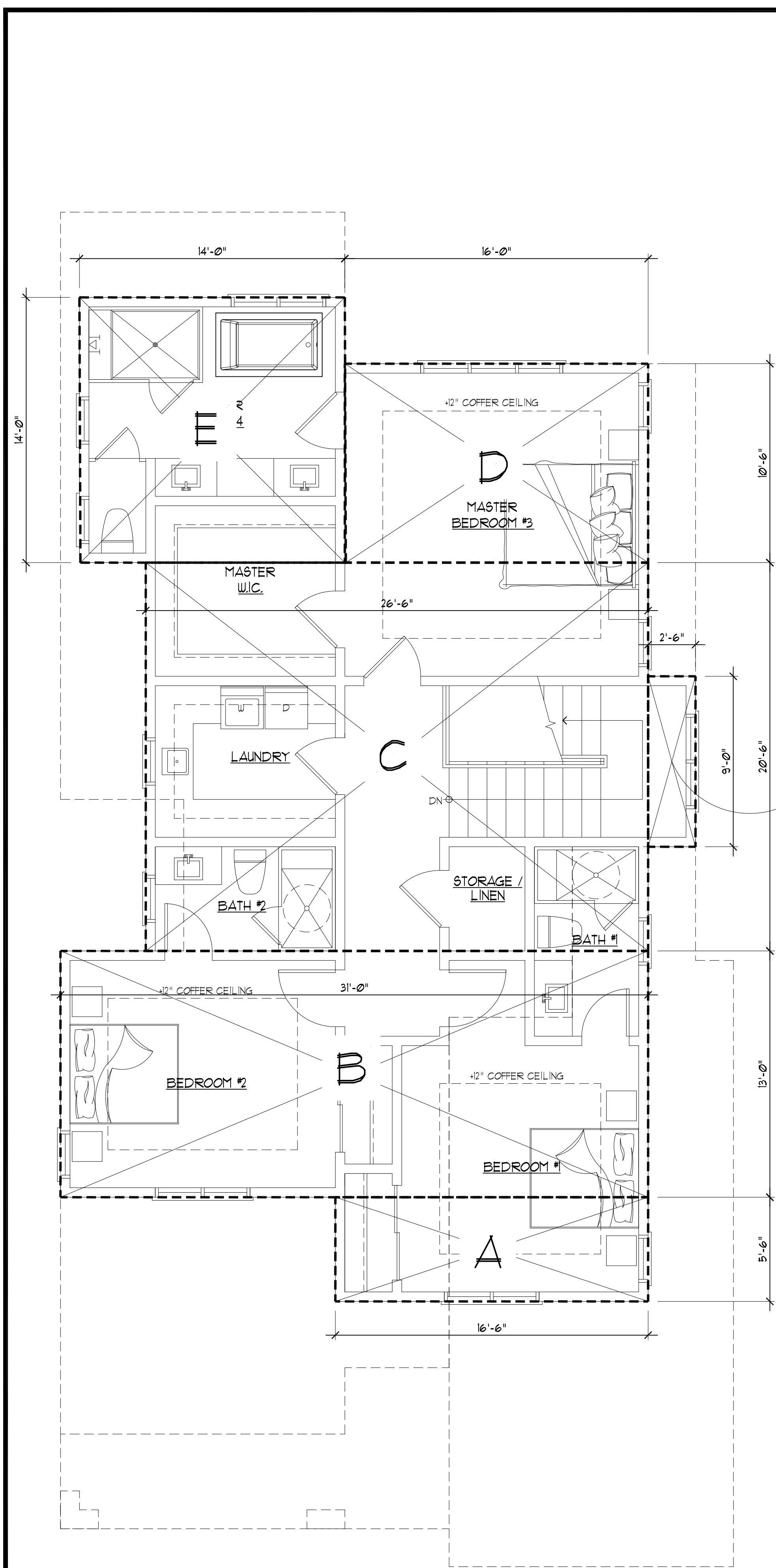


The drawing on this sheet, specification ideas, designs, and arrangements represented hereby are and shall remain the property of CHU DESIGN ASSOCIATES INC., and in no part thereof shall be copied, disclosed or used in connection with any work or project other than the specified project for which they have been prepared and developed without the written consent of CHU DESIGN ASSOCIATES INC. Visual contact with these plans or specifications shall constitute conclusive evidence of acceptance to these restrictions.

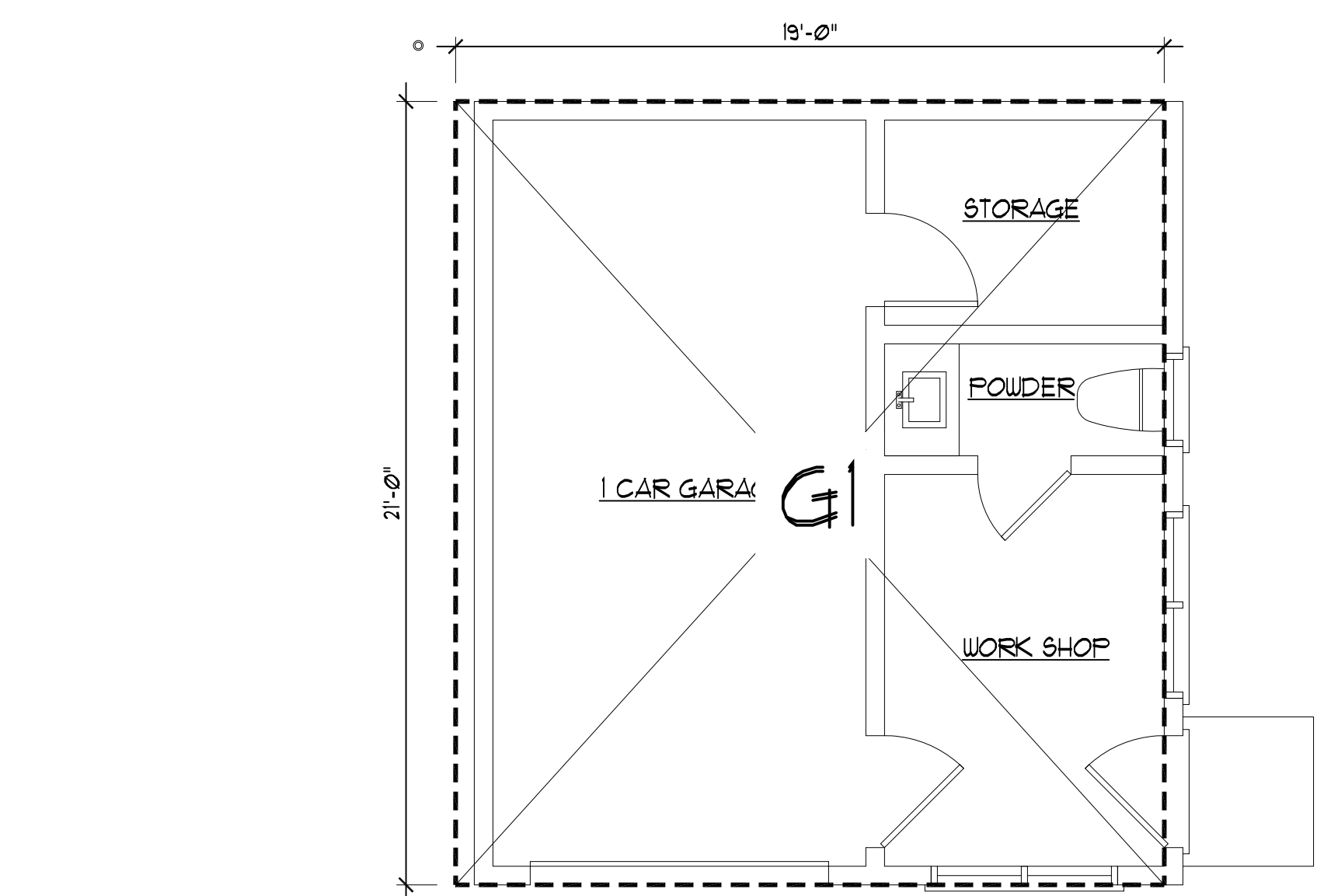
CHANG RESIDENCE
 1433 DRAKE AVE.,
 BURLINGAME CA
 A.P.N.: 026-053-010

DATE: DEC. 2025
 SCALE: AS NOTED
 DRAWN: PU
 JOB:
 SHEET NO.

N.1
 OF SHEETS



UPPER FLOOR AREA CALCULATION
SCALE: 1/4"=1'-0"



GARAGE AREA CALCULATION
SCALE: 1/4"=1'-0"

MAIN FLR FLOOR AREA:

A	15'-0" x 3'-6"	=	52.50 SF
B	20'-6" x 18'-6"	=	379.25 SF
C	6'-6" x 3'-6"	=	22.75 SF
D	20'-6" x 9'-0"	=	184.50 SF
E	27'-0" x 25'-6"	=	688.50 SF
F	6'-6" x 23'-0"	=	149.50 SF
G	15'-0" x 8'-0"	=	120.00 SF
P1	20'-6" x 5'-0"	=	102.50 SF
P2	5'-6" x 3'-6"	=	19.25 SF
(PORCH)	121.75 SF < 200 SF	=	0.00 SF
TOTAL MAIN FLR AREA:		=	1,591.00 SF

UPPER FLR FLOOR AREA:

A	16'-6" x 5'-6"	=	90.75 SF
B	31'-0" x 13'-0"	=	403.00 SF
C	26'-6" x 20'-6"	=	543.25 SF
D	16'-0" x 10'-6"	=	168.00 SF
E	14'-0" x 14'-0"	=	196.00 SF
F	2'-6" x 9'-0"	=	22.50 SF
TOTAL UPPER FLR AREA:		=	1,423.50 SF

GARAGE:

G1	19'-0" x 21'-0"	=	399.00 SF
TOTAL FLR AREA		=	399.00 SF

ADU FLOOR AREA:

A	15'-0" x 29'-0"	=	435.00 SF
B	8'-6" x 3'-0"	=	25.50 SF
C	6'-6" x 6'-0"	=	39.00 SF
TOTAL UPPER FLR AREA:		=	499.50 SF <

MAIN FLR AREA:	1,591.00 SF
UPPER FLOOR AREA:	+ 1,423.50 SF
GARAGE:	+ 399.00 SF

GRAND TOTAL FLOOR AREA:
3,419.50 SF

DECK

D1	20'-0" x 6'-0"	=	120.00 SF
D2	19'-6" x 8'-0"	=	156.00 SF
TOTAL FLR AREA		=	276.00 SF

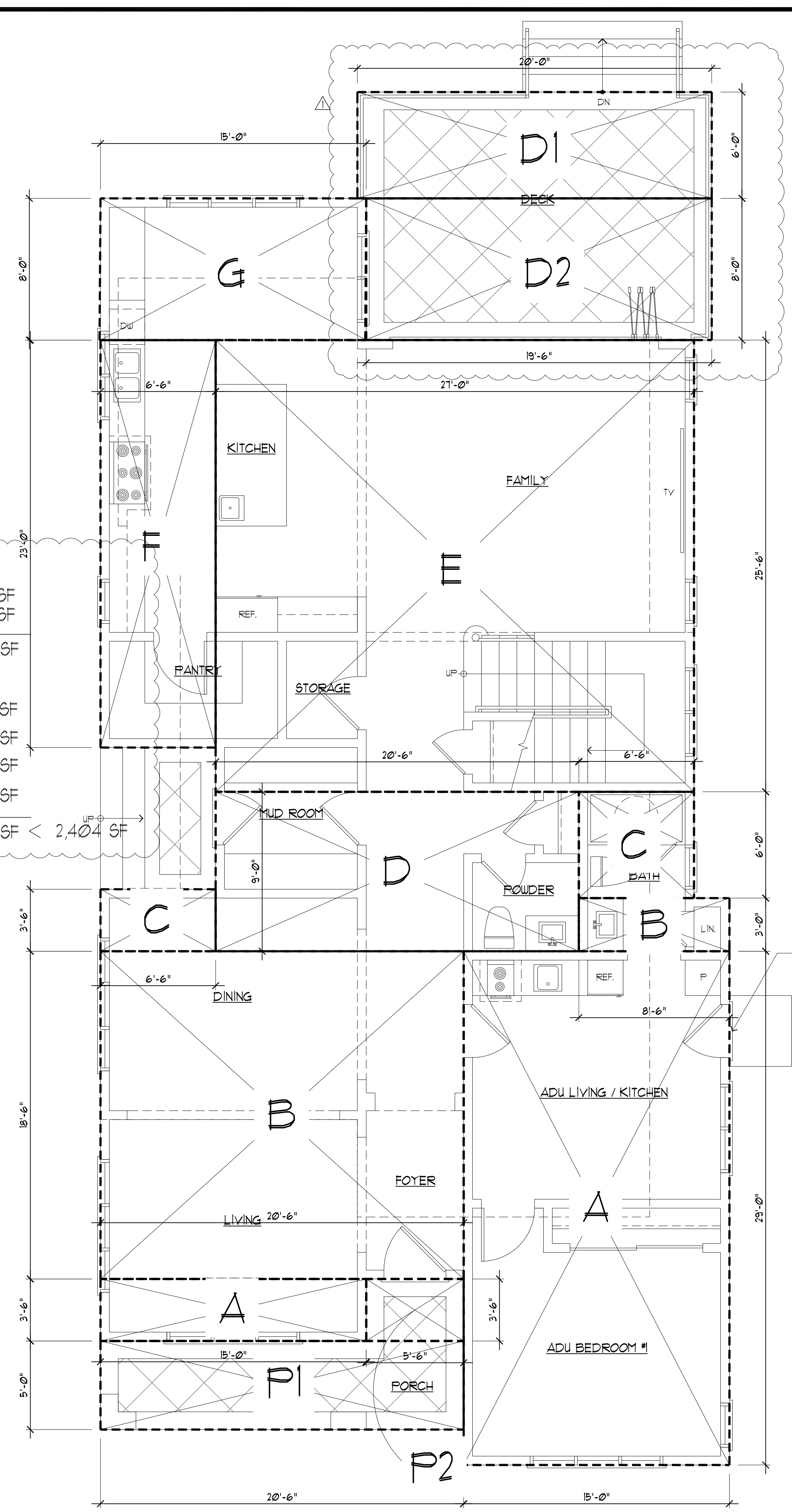
MAIN FLR AREA: 1,591.00 SF

GARAGE: + 399.00 SF

PORCH: + 121.75 SF

DECK: + 276.00 SF

TOTAL LOT COVERAGE AREA = 2,393.75 SF < 2,404 SF



MAIN FLOOR AREA CALCULATION
SCALE: 1/4"=1'-0"

REVISIONS	BY
4/15/26	PU

CHU DESIGN ASSOCIATES INC.
210 Industrial Rd. Suite 205
San Carlos, CA 94070
TEL: (650) 345-9286 x 1001

The drawing on this sheet, specification ideas, designs, and arrangements represented hereby are and shall remain the property of CHU DESIGN ASSOCIATES INC., and in no part thereof shall be copied, disclosed or used in connection with any work or project other than the specified project for which they have been prepared and developed without the written consent of CHU DESIGN ASSOCIATES INC. Visual contact with these plans or specifications shall constitute conclusive evidence of acceptance to these restrictions.

CHANG RESIDENCE
1433 DRAKE AVE.,
BURLINGAME CA
A.P.N.: 026-053-010

DATE:	DEC. 2025
SCALE:	AS NOTED
DRAWN:	PU
JOB:	PU
SHEET NO.	

AC

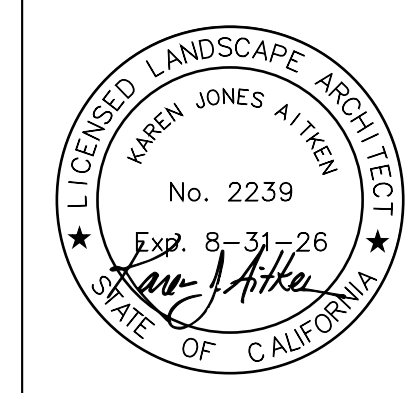
00 SHEETS

REVISIONS	BY
△ 05-07-26	AA



KAREN AITKEN & ASSOCIATES
LANDSCAPE ARCHITECTS
 9262 RANCHO REAL GILROY CA. 95020
 CALIF. REG. #2239 (408) 857-6275
 KAREN@KAA.DESIGN

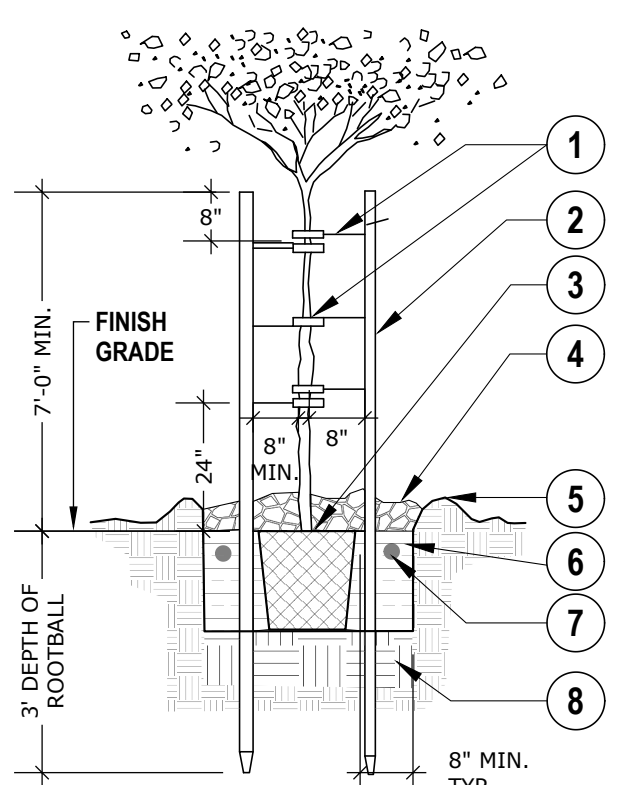
CHANG-GUO RESIDENCE
 1433 DRAKE AVE., BURLINGAME CA
LANDSCAPE PLAN



DATE 05-07-26
 SCALE 1/8" = 1'-0"
 DRAWN AA
 JOB CHANG

L-1

PLANT LEGEND					
BOTANICAL	COMMON	SIZE	QTY	WATER	REMARKS
Tree					
Acer rubrum	Red Maple	24" box	1	Medium	Single Trunk
Lagerstroemia indica 'Tuscarora'	Tuscarora Crape Myrtle	24" box	1	Low	Single Trunk
Olea europaea 'Swan Hill'	Swan Hill Olives® Tree	24" box	1	Low	Single Trunk
Podocarpus gracilior	African Fern Pine	24" box	1	Medium	Single Trunk
Shrub					
Coleonema pulchellum 'Sunset Gold'	Golden Breath Of Heaven	5 gal	6	Medium	
Escallonia x exoniensis 'Fradesi'	Frades Compact Escallonia	5 gal	5	Medium	
Euryops pectinatus 'Viridis'	Green Shrub Daisy	5 gal	1	Low	
Loropetalum chinense 'Sizzling Pink'	Sizzling Pink® Fringe Flower	5 gal	6	Low	
Phormium 'Yellow Wave'	Yellow Wave Flax	5 gal	1	Low	
Ground Cover					
Verbena 'Tapien Purple'	Tapien Purple Hybrid Verbena	1 gal	16	Low	
Vine					
Jasminum pubescens	Star Jasmine	5 gal	8	Medium	
Perennial					
Pelargonium 'Patriot Red'	Patriot Red Geranium	1 gal	3	Medium	
Grass					
Lomandra longifolia 'Breeze'	Dwarf Mat Rush	1 gal	6	Low	



NOTE:
 ALL TREES 5' OR CLOSER TO HARDSCAPE SURFACE OR BUILDING SHALL HAVE ROOT-BARRIER PANELS, INSTALLED PER MANUFACTURE SPECIFICATIONS AND EXTEND 10" IN EACH DIRECTION FROM TREE TRUNK. SEE ROOT BARRIER DETAIL ON THIS SHEET.

- LEGEND**
- 1 "CINCH-TIE" TREE TIE - WRAP WIRE AROUND OUTSIDE OF STAKE. SECURE TO STAKE PER MANUFACTURE'S RECOMMENDATIONS, PLACE BELOW BRANCHING YOKE OF TREE
 - 2 LODGE POLE PINE STAKES: 3 POLES FOR 24" BOX IN TRIANGLE ARRANGEMENT
 - 3 SET TOP OF ROOTBALL 2" ABOVE FINISH GRADE
 - 4 2" SHREDDED BARK MULCH (APPROX. 3" DIAMETER RING)
 - 5 WATER BASIN (SHRUB AREAS ONLY)
 - 6 BACKFILL MIX - 1/3 SITE SOIL, 1/3 SAND, 1/3 GROW MULCH
 - 7 AGRIFORM 20-10-5 PLANTING FERTILIZER TABLETS - 3 PER 15 GALLON, 2 PER 5 GALLON, 1 PER 1 GALLON
 - 8 NATIVE SOIL SUBGRADE EXCAVATE TO CORRECT HEIGHT FOR PLANTING. SCARIFY BOTTOM TO ENSURE ADEQUATE DRAINAGE FOR HEALTH GROWTH OF PLANT RING

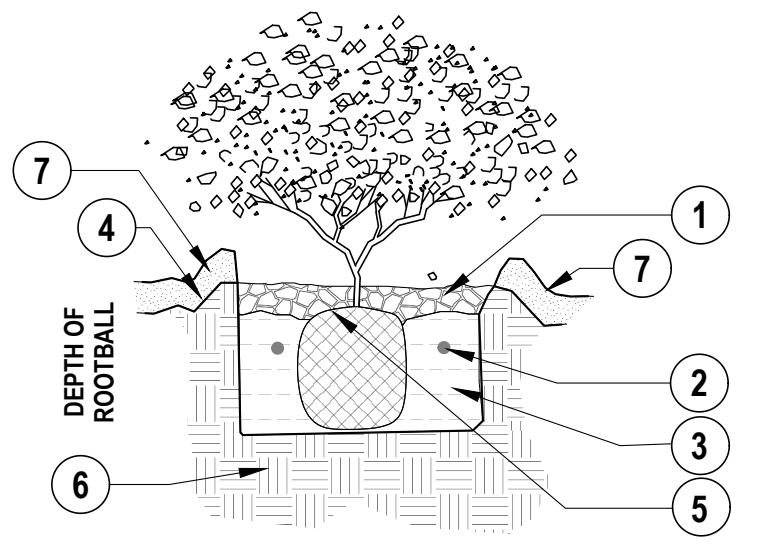
PLANTING NOTES

1. THE CONTRACTOR SHALL LOCATE AND VERIFY THE EXISTENCE OF ALL UTILITIES PRIOR TO STARTING WORK.
2. THE PLANT MATERIAL LOCATIONS ARE DIAGRAMMATIC AND SUBJECT TO CHANGE IN THE FIELD AS DIRECTED BY THE LANDSCAPE ARCHITECT.
3. ALL PLANT MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT AMERICAN STANDARD OF NURSERY STOCK, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
4. THE PLANT COUNT IS FOR CONTRACTOR'S CONVENIENCE. IN CASE OF DISCREPANCY, THE PLAN SHALL GOVERN.
5. ALL TREES TO BE STAKED PLUMB UNLESS OTHERWISE NOTED.
6. ALL PLANTED AREAS SHALL BE FREE FROM ROCKS AND DEBRIS GREATER THAN 2" IN DIAMETER.

SOIL PREPARATION, MULCH AND AMENDMENTS

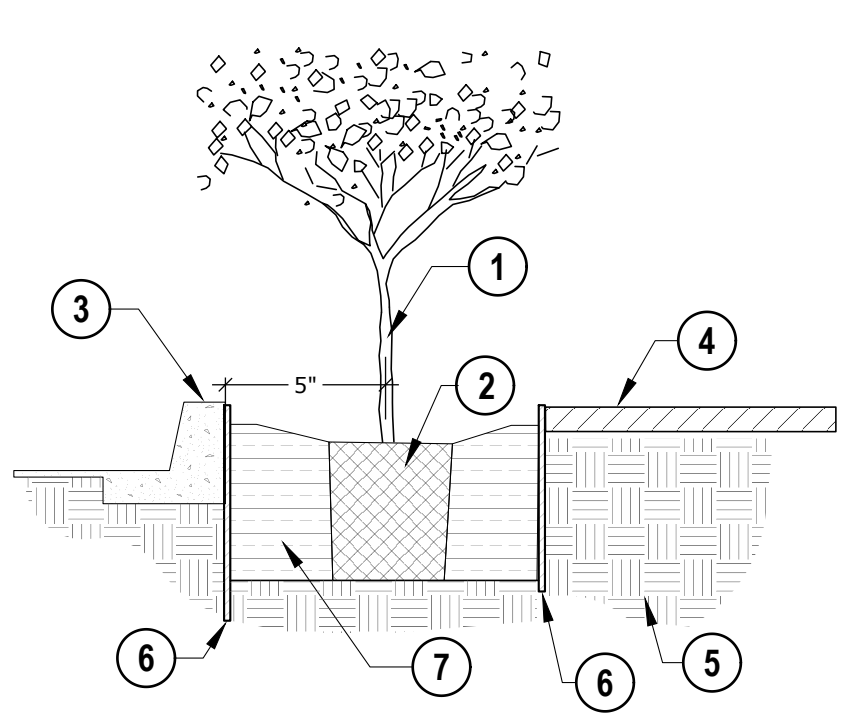
- THE FOLLOWING CRITERIA SHALL BE USED IN THE PREPARATION OF ON-SITE SOILS AND FOR MULCHING PROCEDURES:
- A) PRIOR TO THE PLANTING OF ANY MATERIALS, COMPACTED SOILS SHALL BE TRANSFORMED TO A FRIABLE CONDITION. ON ENGINEERED SLOPES, ONLY AMENDED PLANTING HOLES NEED MEET THIS REQUIREMENT.
 - B) SOIL AMENDMENTS SHALL BE INCORPORATED ACCORDING TO RECOMMENDATIONS OF THE SOIL REPORT AND WHAT IS APPROPRIATE FOR THE PLANTS SELECTED (SEE SECTION 18.149.016).
 - C) A MINIMUM THREE INCH (3") LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT IN TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED. TO PROVIDE HABITAT FOR BENEFICIAL INSECTS AND OTHER WILDLIFE, UP TO FIVE PERCENT OF THE LANDSCAPE AREA MAY BE LEFT WITHOUT MULCH. DESIGNATED INSECT HABITAT MUST BE INCLUDED IN THE LANDSCAPE DESIGN PLAN AS SUCH.
 - D) ORGANIC MULCH MATERIALS MADE FROM RECYCLED OR POST-CONSUMER SHALL TAKE PRECEDENCE OVER INORGANIC MATERIALS OR VIRGIN FOREST PRODUCTS UNLESS THE RECYCLED POST-CONSUMER ORGANIC PRODUCTS ARE NOT LOCALLY AVAILABLE. ORGANIC MULCHES ARE NOT REQUIRED WHERE PROHIBITED BY LOCAL FUEL MODIFICATION PLAN GUIDELINES OR OTHER APPLICABLE LOCAL ORDINANCES. TYPES OF MULCH NOT ALLOWED INCLUDE: BARK MULCH, GORILLA HAIR, SHREDDED CEDAR, OR VIRGIN MATERIALS.
 - E) FOR LANDSCAPE INSTALLATIONS, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOILS WITH GREATER THAN SIX PERCENT ORGANIC MATTER IN THE TOP SIX INCHES OF SOIL ARE EXEMPT FROM ADDING COMPOST AND TILLING.
 - F) STABILIZING MULCHING PRODUCTS SHALL BE USED ON SLOPES THAT MEET CURRENT ENGINEERING STANDARDS.
 - G) THE MULCHING PORTION OF THE SEED/MULCH SLURRY IN HYDRO-SEEDING APPLICATIONS SHALL MEET THE MULCHING REQUIREMENT.

TREE PLANTING WITH DOUBLE STAKE (24" BOX)



- 1 WATER BASIN WITH 2" X 2" SHREDDED BARK MULCH.
- 2 AGRIFORM 20-10-5 PLANTING FERTILIZER TABLETS - 3 PER 15 GALLON, 2 PER 5 GALLON, 1 PER 1 GALLON
- 3 BACKFILL MIX - 1/3 SITE SOIL, 1/3 SAND, 1/3 GROW MULCH
- 4 FINISH GRADE
- 5 ROOTBALL 1"-2" ABOVE FINISH GRADE
- 6 NATIVE SOIL SUBGRADE EXCAVATE TO CORRECT HEIGHT FOR PLANTING. SCARIFY BOTTOM TO ENSURE ADEQUATE DRAINAGE FOR HEALTH GROWTH OF PLANT
- 7 3" MULCH LAYER

TYPICAL SHRUB PLANTING



- 1 PLANT TRUNK
- 2 ROOT BALL
- 3 CONCRETE CURB OR HARDSCAPE
- 4 FINISH GRADE OR PAVING
- 5 UNDISTURBED NATIVE SOIL
- 6 18" DEEP ROOT-BARRIER AT THE CURB SIDES AND 12" DEEP AT SIDE WALK SIDES (LINEAR INSTALLATION AROUND PERIMETER OF PLANTER FOR TREES 5' OR LESS ADJACENT TO ANY HARDSCAPE, BUILDING OR WALLS)
- 7 BACKFILL MIX

- NOTES:**
1. ALL ROOT-BARRIER PANELS SHALL EXTEND 5' FROM THE CENTER OF THE TRUNK AGAINST HARDSCAPE
 2. ALL ROOT-BARRIER PANELS 12" AND 18" DEEP PANELS INSTALLED PER THEIR LINEAL SPECIFICATIONS

ROOT PANEL BARRIER



REVISIONS	BY



KAREN AITKEN & ASSOCIATES
LANDSCAPE ARCHITECTS
 8262 RANCHO REAL GILROY CA. 95020
 CALIF. REG. #22339 (408) 851-6215
 KAREN@KAA.DESIGN

CHANG-GUO RESIDENCE
 1433 DRAKE AVE., BURLINGAME CA
IRRIGATION PLAN



DATE 05-07-26
 SCALE 1/8" = 1'-0"
 DRAWN AA-DI
 JOB CHANG

L-2

IRRIGATION KEY/ DOMESTIC

	IRRIGATION LATERAL LINE: 1 IN. PVC CLASS 200
	IRRIGATION MAINLINE: 1 IN. PVC SCHEDULE 40
	PIPE SLEEVE: PVC SCHEDULE 40 TYPICAL PIPE SLEEVE FOR IRRIGATION PIPE. PIPE SLEEVE SIZE SHALL ALLOW FOR IRRIGATION PIPING AND THEIR RELATED COUPLINGS TO EASILY SLIDE THROUGH SLEEVING MATERIAL. EXTEND SLEEVES 18 INCHES BEYOND EDGES OF PAVING OR CONSTRUCTION.
	HUNTER PGV 1" RESIDENTIAL/LIGHT COMMERCIAL PLASTIC ELECTRIC REMOTE CONTROL VALVE, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET AND FLOW CONTROL.
	HUNTER ICZ-101-40 DRIP CONTROL ZONE KIT. 1" ICV GLOBE VALVE WITH 1" HY100 FILTER SYSTEM. PRESSURE REGULATION: 40 PSI. FLOW RANGE: 5-20 GPM. 150 MESH STAINLESS STEEL SCREEN.
	HUNTER DRIPLINE HDL-06-12-CV HUNTER DRIPLINE W/ 0.6GPH EMITTERS EVERY 12 IN. DRIPLINE LATERALS SPACED AT 12" APART. INSTALL WITH HUNTER PLD BARBED OR PLD-LOC FITTINGS.
	HUNTER DRIPLINE HDL-09-12-CV TREE RING IRRIGATION DRIPLINE W/ 0.9 DRIPLINE EMITTERS PLACED EVERY 12 IN. INNER RING 12" FROM PLANT. OUTER RING 30" FROM PLANT. PLACE TIE DOWN EVERY 4' IN LOAM AND 5' IN CLAY.
	HUNTER PRO-SPRAY PRS40 (OR EQUIV.) 4" POP-UP SPRINKLER BODY WITH INTEGRAL 40 PSI PRESSURE REGULATION. INSTALL WITH MP ROTATOR NOZZLES AS SPECIFIED.
	HUNTER HCC 12 TO 54 STATION OUTDOOR MODULAR CONTROLLER. WI-FI ENABLED W/ HYDRAWISE APP CONNECTION.
	HUNTER SOLAR-SYNC WSS-SEN SOLAR, RAIN FREEZE SENSOR WITH OUTDOOR INTERFACE, CONNECTS TO HUNTER PCC, PRO-C, AND I-CORE CONTROLLERS. INSTALL AS NOTED. INCLUDES 10 YEAR LITHIUM BATTERY AND RUBBER MODULE COVER, AND GUTTER MOUNT BRACKET. WIRELESS.
	HUNTER HC FLOW METER 1" NEW IRRIGATION FLOW WATER METER
	HUNTER ICV-G AS A MASTER VALVE 1" PLASTIC ELECTRIC REMOTE CONTROL VALVE, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET.
	WILKINS 975 XL2 1" LEAD-FREE REDUCED PRESSURE BACKFLOW PREVENTER
	GATE VALVE - ISOLATION SHUT OFF VALVE
	UTILITY WATER METER: MAKE & MODEL PER LOCAL WATER PURVEYOR STANDARDS. CONTRACTOR TO VERIFY APPROVED MATERIALS LIST PRIOR TO PURCHASE.
	P.O.C. POINT OF CONNECTION

Water Efficient Landscape Worksheet:

Reference Evapotranspiration (E _t)	42.7	Burlingame, CA	Project Name	Chang-Guo	Address	1433 Drake Avenue	
Hydrozone #/ Plant Description	Irrigation Method	Plant Factor (PF)	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (sq. ft)	ETAF x Area	ETWU
REGULAR LANDSCAPE AREAS							
1.) Low Water Use/ Shrubs	Drip	0.1	0.81	0.1234567901	280.0	34.6	915.2
2.) Med Water Use/ trees	Drip	0.4	0.81	0.4938271605	80.0	39.5	1,045.9
3.) low Water Use/ Shrubs	Drip	0.1	0.81	0.1234567901	242.0	29.9	791.0
4.) High Water Use/ Lawn	Spray	0.7	0.75	0.9333333333	189.0	176.4	4,670.0
5.) med Water Use/ Shrubs	Drip	0.4	0.81	0.4938271605	310.0	153.1	4,052.8
6.) Med. Water Use/ Tree	Drip	0.4	0.81	0.4938271605	40.0	19.8	522.9
7.) High Water Use/ Lawn	Spray	0.7	0.75	0.9333333333	376.0	350.9	9,290.6
Totals					1,517.0	804.1	21,288.4
SPECIAL LANDSCAPE AREAS							
None	None	None	None	None	None	None	None
Totals					0	0	0.0
ETAF CALCULATIONS							ETWU TOTAL 21,288.4
Regular Landscape Areas							MAWA 22,088.6
Total ETAF x Area	804.1						
Total Area	1,517.0						
Average ETAF	0.53						
Average ETAF for Regular Landscape Areas must be .55 or below for residential areas, and .45 or below for non residential areas.							

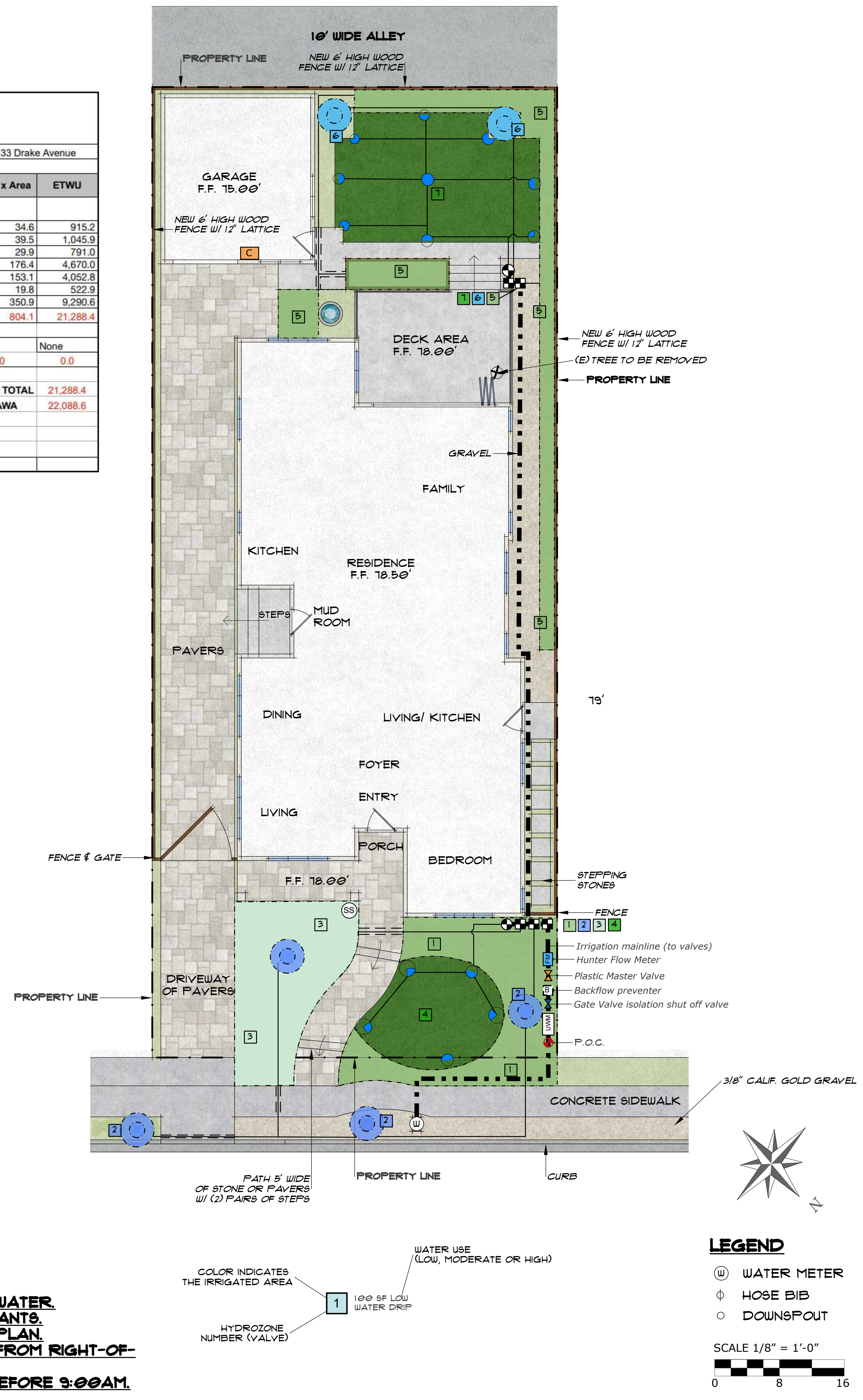
HYDROZONES	
1	280 SF MED. WATER DRIP (SHRUBS)
2	80 SF MED. WATER DRIP (TREES)
3	242 SF LOW WATER DRIP (SHRUBS)
4	189 SF HIGH WATER SPRAY (LAWN)
5	310 SF LOW WATER DRIP (SHRUBS)
6	40 SF MED. WATER DRIP (TREES)
7	376 SF HIGH WATER SPRAY (LAWN)

TOTAL IRRIGATED LANDSCAPE AREA REPRESENTED 1,517 SF
 *NOTE: REFER TO L-3 FOR IRRIGATION DETAILS

IRRIGATION NOTES

- BEFORE BEGINNING WORK, CONTRACTOR SHALL INSPECT THE SITE. IF ANY CONDITIONS EXIST THAT DIFFER FROM WHAT IS SHOWN ON THE PLANS AND WILL AFFECT THE CONTRACTOR'S WORK, NOTIFY THE OWNER OR LANDSCAPE ARCHITECT IMMEDIATELY.
- THIS IRRIGATION SYSTEM IS BASED ON A MINIMUM OF 40 PSI AND 6 GPM. PRIOR TO IRRIGATION INSTALLATION, ENSURE THAT GPM AND PSI REQUIREMENTS ARE MET. IF THERE IS INSUFFICIENT OF EITHER, CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY.
- INSTALL ALL IRRIGATION EQUIPMENT IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
- PIPING LAYOUT IS DIAGRAMMATIC. IRRIGATION EQUIPMENT SHOWN IN PAVED AREAS ARE FOR LEGIBILITY ONLY AND ARE TO BE INSTALLED IN PLANTING AREAS (EXCEPT FOR SLEEVES).
- ALL IRRIGATION PIPES UNDER PAVING MUST BE SLEEVED. SLEEVES ARE ONLY SHOWN DIAGRAMMATICALLY ON THE PLAN, AND MORE MAY BE NEEDED THAN SHOWN. ALL MAINLINE PIPES AND CONTROL WIRES UNDER PAVING ARE TO BE INSTALLED IN SEPARATE SLEEVES. CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH OTHER CONTRACTORS TO LOCATE AND INSTALL PIPE SLEEVES UNDER PAVING.
- FLOOD TRENCHES TO COMPACT BACKFILL BEFORE FINAL LANDSCAPE GRADING.
- THE IRRIGATION CONTROLLER MUST BE PROGRAMMED WITHIN THE DAYS AND HOURS ESTABLISHED BY ANY WATER CONSERVATION PROGRAM ADOPTED BY THE CITY OF MORGAN HILL.
- THE CONTRACTOR IS RESPONSIBLE TO CREATE ACCURATE, SCALED, AS-BUILT DRAWING OF THE ENTIRE IRRIGATION SYSTEM. THREE COPIES OF THE AS-BUILT DRAWINGS ARE TO BE GIVEN TO THE OWNER BEFORE THE PROJECT IS COMPLETE.
- CONTRACTOR TO INSTALL AUTOMATIC IRRIGATION PER THESE PLANS. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. CONTRACTOR IS RESPONSIBLE FOR THE SUCCESSFUL, FULL OPERATION OF THE IRRIGATION SYSTEM.
- AN IRRIGATION AUDIT SHALL BE COMPLETED BY A CERTIFIED LANDSCAPE IRRIGATION AUDITOR AFTER INSTALLATION PER THE STATE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE. THE AUDIT SHALL BE PROVIDED TO THE SANTA CLARA COUNTY.
- CONTRACTOR TO REVIEW CONTROLLER SELECTION AND CONTROLLER AND VALVE LOCATIONS WITH OWNER.
- THE CONTRACTOR IS RESPONSIBLE TO WORK WITH THE OWNER AND LANDSCAPE ARCHITECT TO CREATE A MAINTENANCE SCHEDULE AND COMPLETE THE CERTIFICATE OF COMPLETION AND CERTIFICATE OF INSTALLATION IN COMPLIANCE WITH THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE.

KAREN AITKEN & ASSOCIATES - THESE DRAWINGS ARE INSTRUMENTS OF SERVICE, ISSUED FOR A ONE-TIME SINGLE USE BY THE OWNER. THE ENTIRE CONTENTS OF THESE DRAWINGS IS COPYRIGHT KAREN AITKEN & ASSOCIATES. LANDSCAPE ARCHITECT RETAINS ALL RIGHTS AND TITLE. NO PART MAY BE REPRODUCED IN ANY FASHION OR MEDIUM WITHOUT THE EXPRESS WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT. THE PROPER ELECTRONIC TRANSFER OF DATA SHALL BE THE USER'S RESPONSIBILITY WITHOUT LIABILITY TO THE LANDSCAPE ARCHITECT. OWNER SHALL ASSUME RESPONSIBILITY FOR COMPLIANCE WITH ALL EASEMENTS, SETBACK REQUIREMENTS AND PROPERTY LINES. OWNER SHALL ACQUIRE ALL NECESSARY PERMITS REQUIRED TO PERFORM WORK SHOWN ON PLANS. BASE INFORMATION HAS BEEN PROVIDED BY THE OWNER. KAREN AITKEN & ASSOCIATES ASSUMES NO LIABILITY FOR THE ACCURACY OF SAID PROPERTY LINE BOUNDARIES, FENCE LINES OR PROPERTY CORNERS.



NO AREAS IRRIGATED WITH RECYCLED WATER.
NO AREAS DEDICATED TO EDIBLE PLANTS.
NO WATER FEATURES PRESENTED ON PLAN.
UTILITIES WILL BE SCREENED TO AVOID VISIBILITY FROM RIGHT-OF-WAY OR COMMON AREAS.
WATERING TIMES MUST BE AFTER 7:00PM AND BEFORE 9:00AM.

* NOTES (E) = EXISTING

REVISIONS	BY



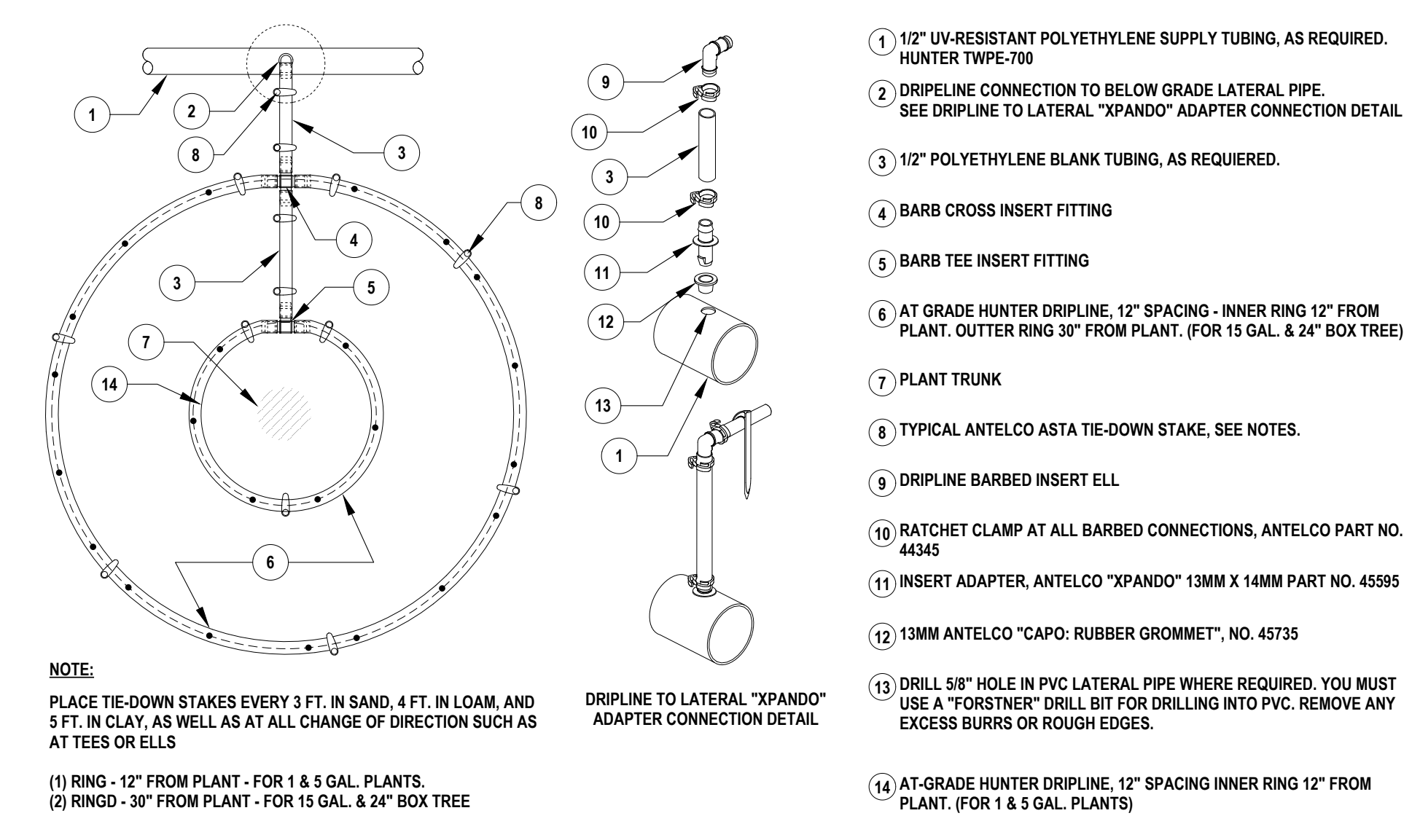
KAREN AITKEN & ASSOCIATES
LANDSCAPE ARCHITECTS
 8262 RANCHO REAL GILROY CA. 95020
 CALIF. REG. #2239 (408) 851-6215
 KAREN@KAA.DESIGN

CHANG-GUO RESIDENCE
 1433 DRAKE AVE., BURLINGAME CA
IRRIGATION DETAILS

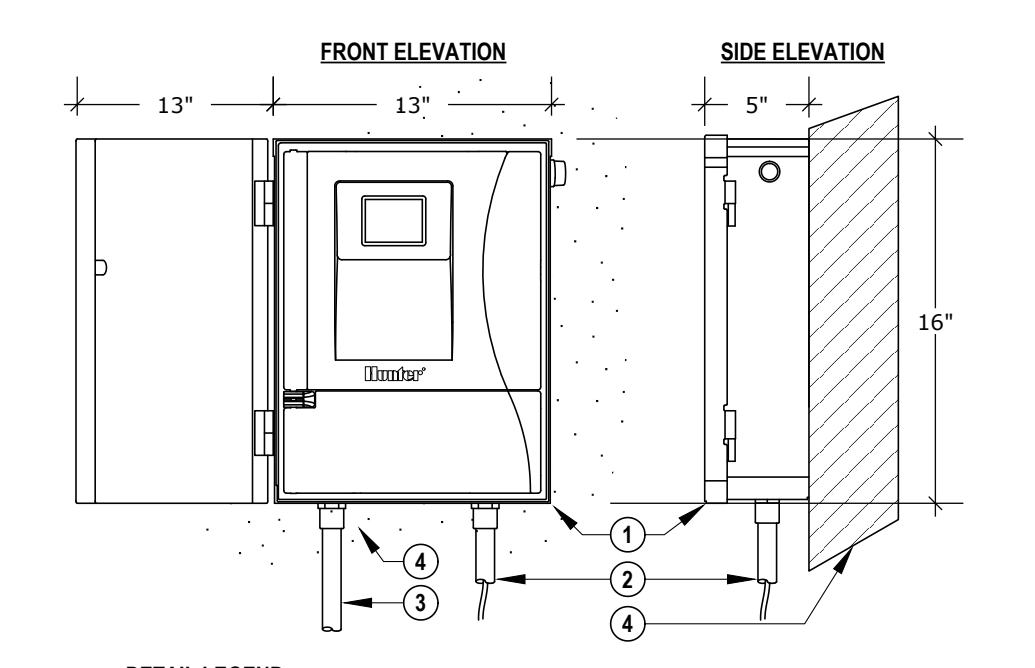


DATE 05-01-26
 SCALE
 DRAWN AA
 JOB CHANG

L-3



20 GPH DRIPLINE RING - 0.9 GPH @ 12\"/>



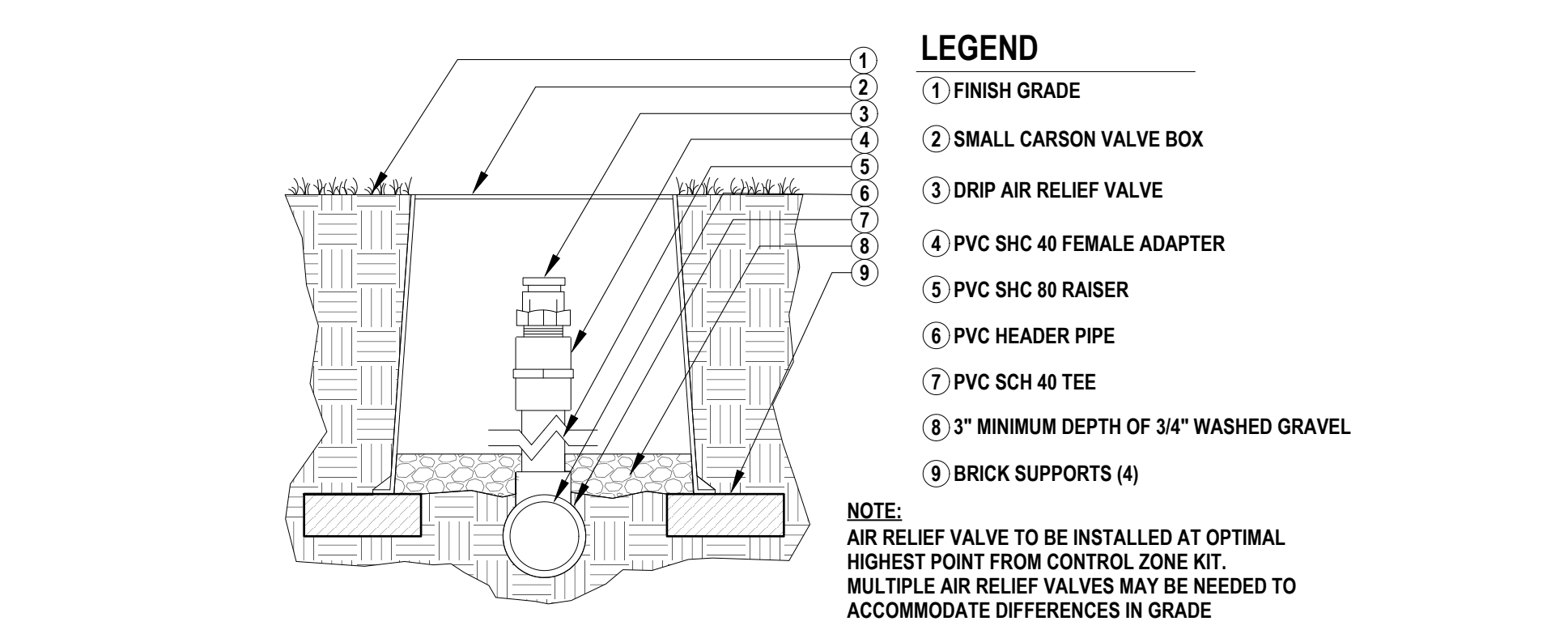
DETAIL LEGEND

- 1 IRRIGATION CONTROLLER (HCC-800-M) PER PLAN
- 2 IRRIGATION CONTROL WIRE IN CONDUIT - SIZE AND TYPER PER LOCAL CODES
- 3 ELECTRICAL SUPPLY CONDUIT - CONNECT TO POWER SOURCE, J-BOX INSIDE CONTROLLER
- 4 ADJANCET SURFACE TO MOUNT CONTROLLER PER PLAN

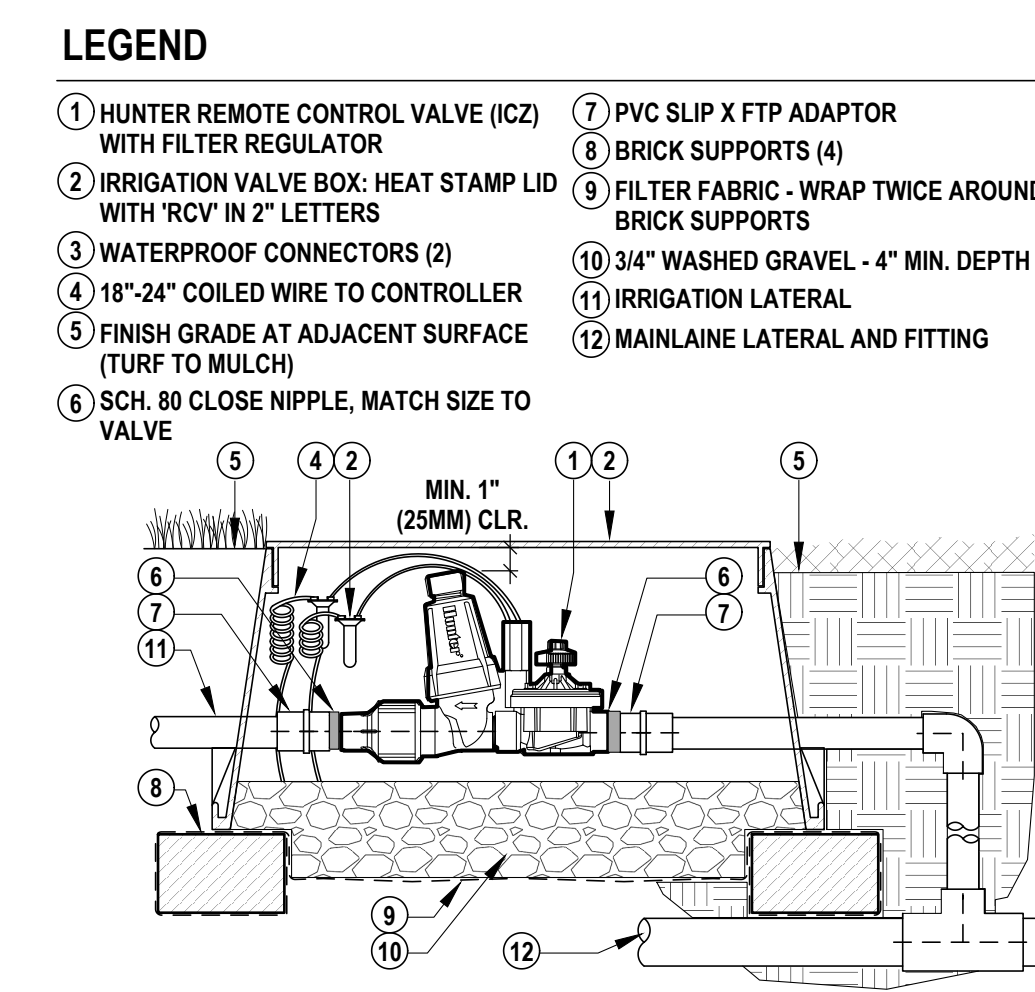
NOTES:

- 1- CONTROLLER ACCEPTS 120 VOLTS A.C. OR 230 VOLTS A.C. (INTERNATIONAL MODEL)
- 2- MOUNT CONTROLLER LCD SCREEN AT EYE LEVEL, CONTROLLER SHALL BE HARD WIRED TO GROUNDED 110 VAC POWER SOURCE.
- 3- REFER TO THE HUNTER HCC INSTALLATION GUIDE FOR FURTHER INSTRUCTIONS.

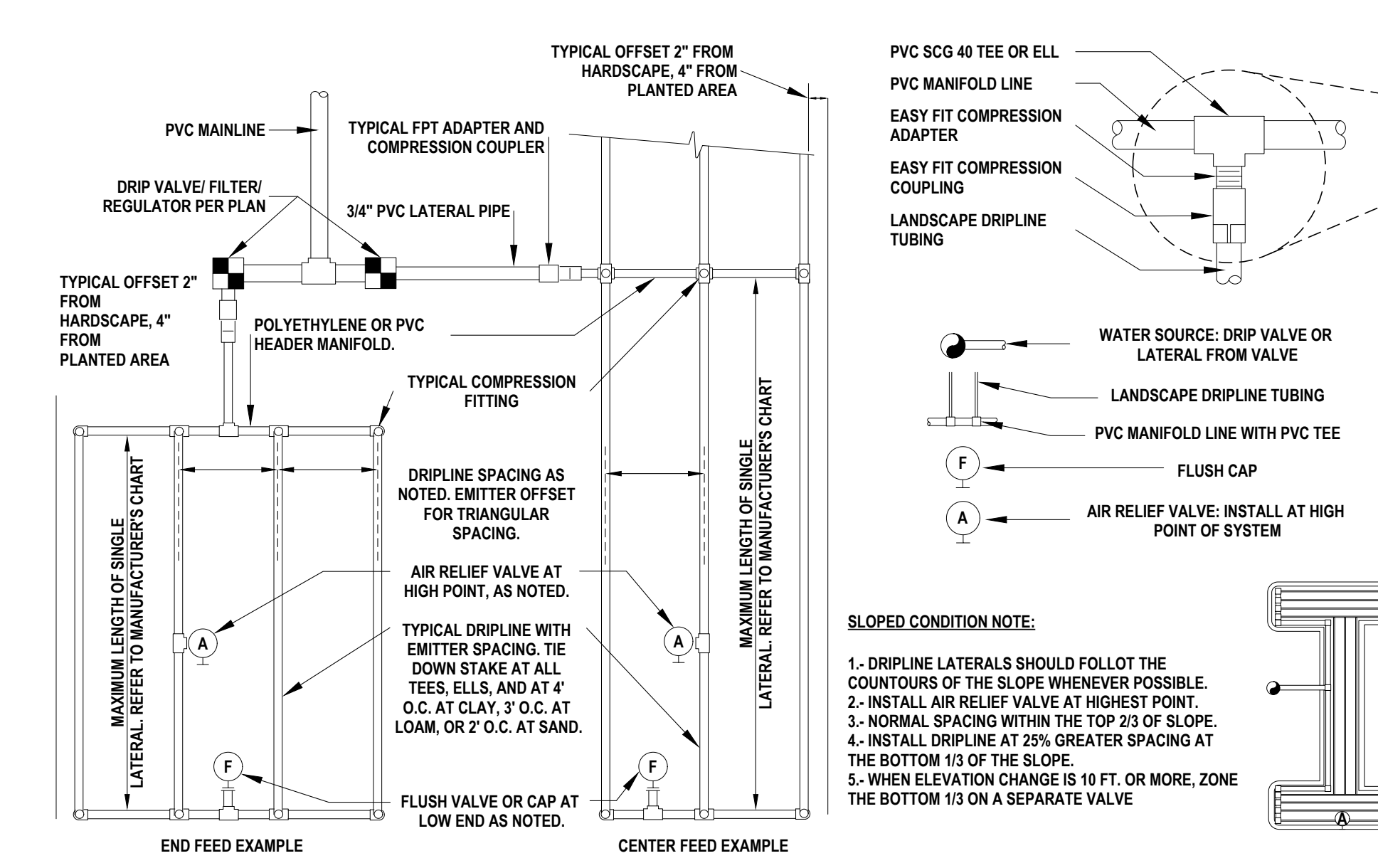
IRRIGATION CONTROLLER - WALL MOUNT (HCC-800-M)



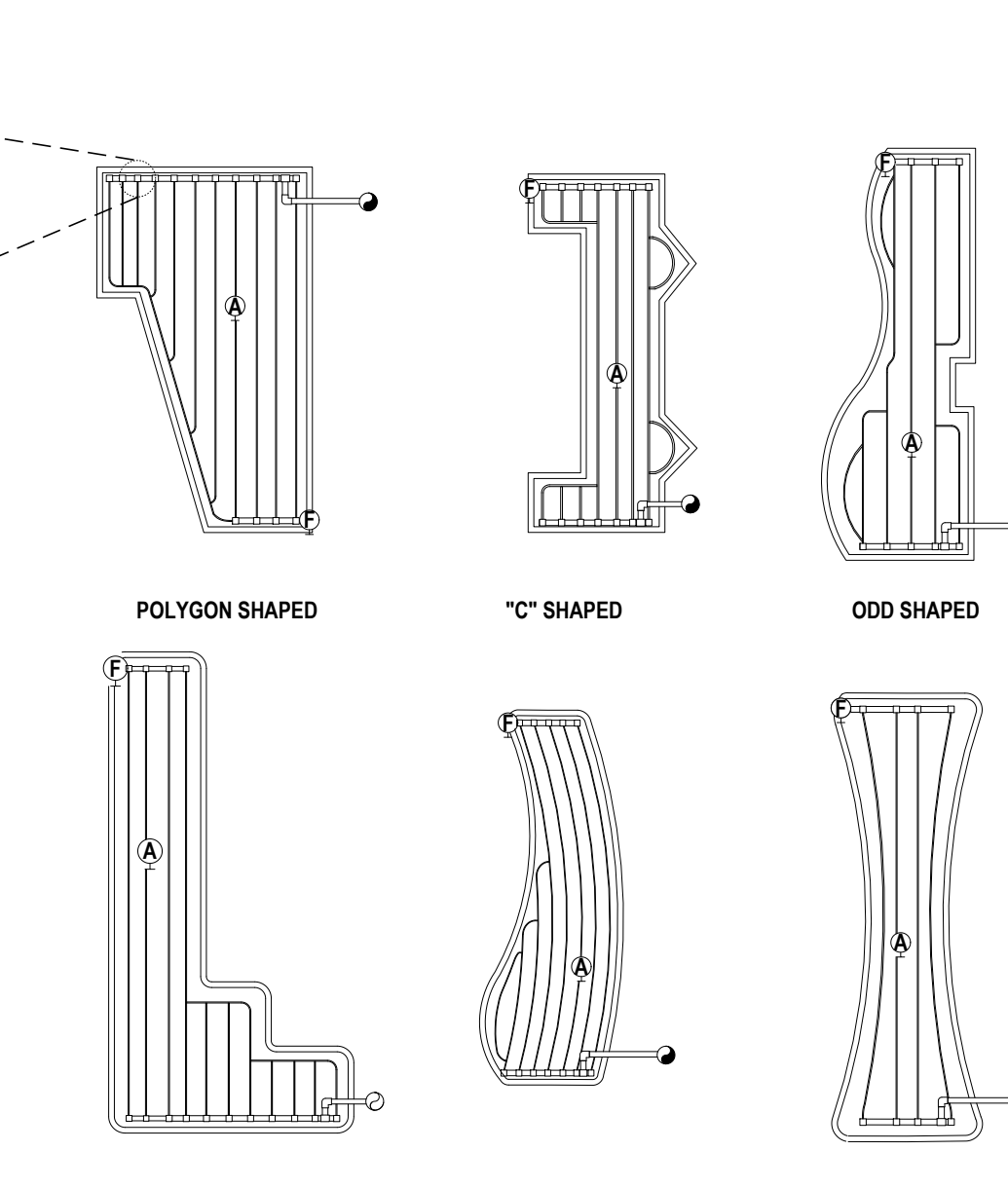
AIR RELIEF VALVE-PVC RAISER



DRIP CONTROL ZONE KIT (ICZ-101-LF)



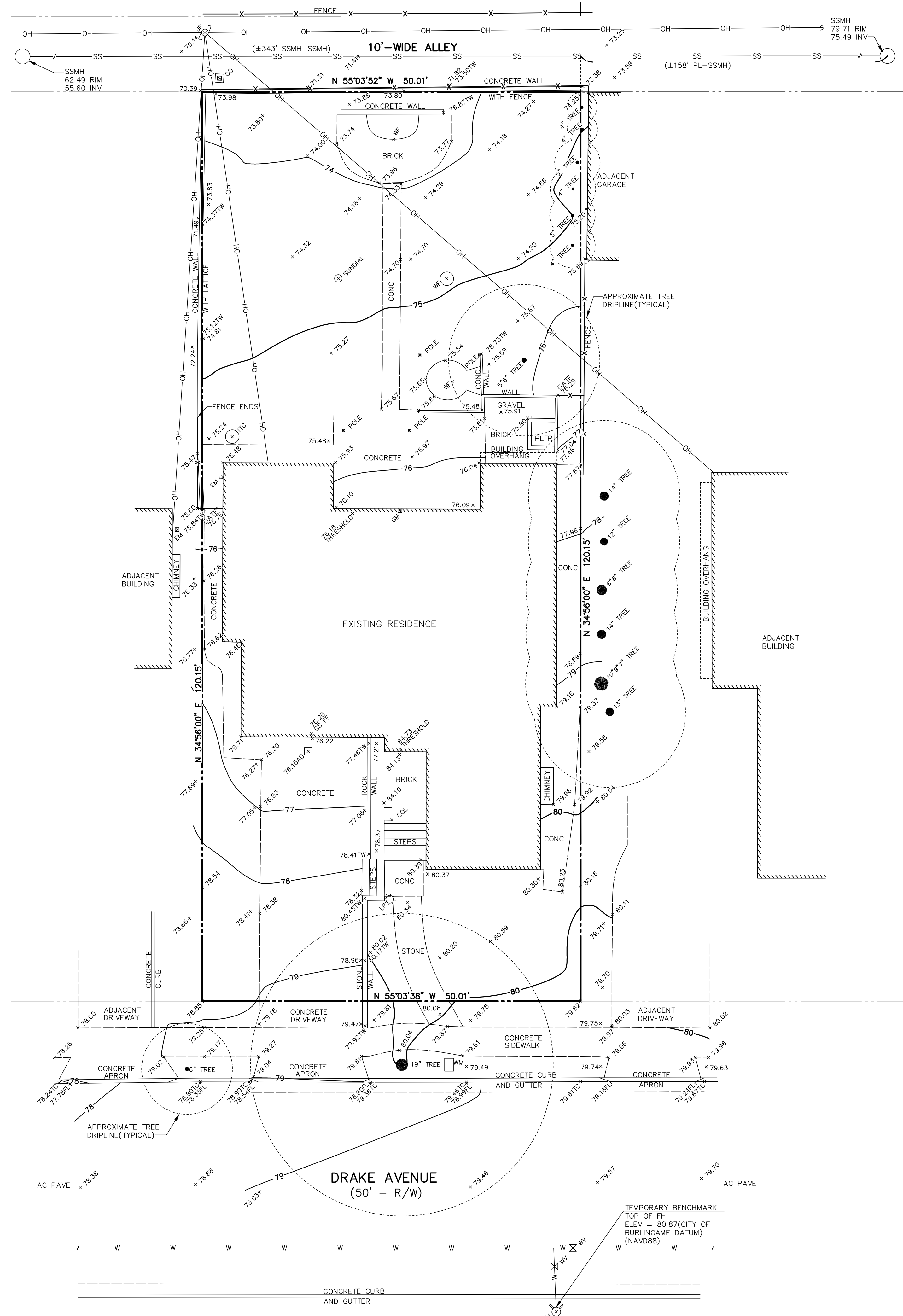
TYPICAL DRIPLINE LAYOUT



DOG BONE SHAPED CORNER SHAPED CURVED POLYGON HOURGLASS SHAPED

DRAKE AVENUE BUILDING SETBACKS:

1405 DRAKE AVENUE	16.0'
1411 DRAKE AVENUE	16.5'
1415 DRAKE AVENUE	13.1'(COL)
1417 DRAKE AVENUE	17.5'
1421 DRAKE AVENUE	17.7'(COL)
1425 DRAKE AVENUE	21.0'
1429 DRAKE AVENUE	23.8'
1433 DRAKE AVENUE	17.4'
1437 DRAKE AVENUE	16.2'
1441 DRAKE AVENUE	19.2'(COL)
1445 DRAKE AVENUE	16.3'
1449 DRAKE AVENUE	16.3'
1453 DRAKE AVENUE	16.0'
1457 DRAKE AVENUE	16.0'
1461 DRAKE AVENUE	17.4'
1465 DRAKE AVENUE	21.8'
1471 DRAKE AVENUE	15.6'
1473 DRAKE AVENUE	18.0'



LEGEND

AC PAVE	PROPERTY LINE
AD	ASPHALT CONCRETE PAVEMENT
CO	AREA DRAIN
COL	CLEANOUT
CONC	COLUMN
EM	CONCRETE
EM	ELECTRIC METER
FH	FIRE HYDRANT
FL	FLOWLINE
GM	GAS METER
GS FF	GARAGE SLAB FINISH FLOOR
INV.	INVERT
ITC	IN-GROUND TRASH CAN
JP	JOINT UTILITY POLE
LP	LIGHT POLE
PL	PROPERTY LINE
PLTR	PLANTER
SSMH	SANITARY SEWER MANHOLE
TC	TOP OF CURB
TW	TOP OF WALL
WF	WATER FEATURE
WM	WATER METER
WV	WATER VALVE
	TREE WITH SIZE
-X-	FENCE
OH	OVERHEAD LINE
SS	SANITARY SEWER LINE
W	WATER LINE

LOT AREA:

= 6,009 SQ. FT. ±

UTILITY NOTE:

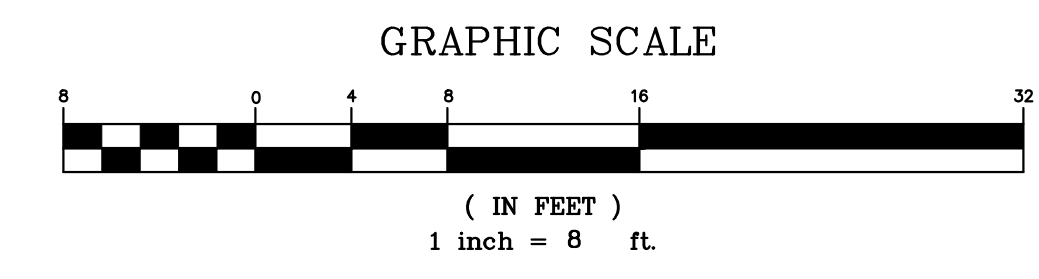
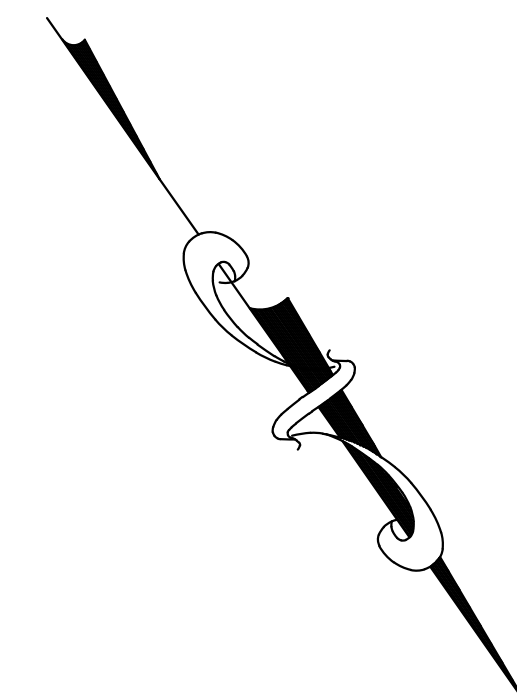
THE UTILITIES EXISTING ON THE SURFACE AND SHOWN ON THIS DRAWING HAVE BEEN LOCATED BY FIELD SURVEY. ALL UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE FROM RECORDS OF THE VARIOUS UTILITY COMPANIES AND THE SURVEYOR/ENGINEER DOES NOT ASSUME RESPONSIBILITY FOR THEIR COMPLETENESS, INDICATED LOCATION, OR SIZE. RECORD UTILITY LOCATION SHOULD BE CONFIRMED BY EXPOSING THE UTILITY.

PRELIMINARY TITLE REPORT NOTE:

MACLEOD AND ASSOCIATES, INC. WAS FURNISHED WITH A PRELIMINARY REPORT PREPARED BY LAWYERS TITLE, DATED SEPTEMBER 17, 2025, TITLE NO. FLNP-0052500984. NO EASEMENTS WERE DESCRIBED.

BENCHMARK NOTE:

ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO CITY OF BURLINGAME BENCHMARK NO. 1016. TOP OF BRONZE DISC ON CURB AT THE INTERSECTION OF BALBOA AVENUE AND SHERMAN AVENUE, AT THE MOST EASTERLY CURB RETURN AT 1519 SHERMAN AVENUE, HAVING AN ELEVATION OF 33.91 (NAVD88 DATUM).



<p>MACLEOD AND ASSOCIATES CIVIL ENGINEERING • LAND SURVEYING 965 CENTER STREET • SAN CARLOS, CA 94070 • (650) 593-8560</p>	<p>STATE OF CALIFORNIA LICENSED LAND SURVEYOR DANIEL G. MACLEOD No. 5304</p>
<p>PREPARED FOR: SARGENT DEVELOPMENT</p>	<p>DATE: BY: DESCRIPTION: REV.</p>
<p>BOUNDARY & TOPOGRAPHIC SURVEY PLAN 1433 DRAKE AVENUE A.P.N. 026-063-010 LOT 12, BLOCK 46, 4 MAPS 57 BURLINGAME SAN MATEO COUNTY CALIFORNIA</p>	
<p>DRAWN BY: EM DESIGNED BY: --- CHECKED BY: DGM SCALE: 1"=8' DATE: 12-24-25 DRAWING NO. 5899-TOPO SHEET 1 OF 1</p>	