

3 MAPS 93
BL CK 37
L T 3

3 MAPS 93
BL CK 37
L T 4

3 MAPS 93
BL CK 37
LOT 5

10' WIDE ALLEY

10' WIDE ALLEY

ABBREVIATIONS AND LEGEND

BSBL	BUILDING SETBACK LINE	⊙	SANITARY SEWER MANHOLE
CB	CATCH BASIN	⊙	ST RM DRAIN MANH E
CONC	CONCRETE	⊙	FIRE HYDRANT
EM	ELECTRIC METER	—SS—	SANITARY SEWER LINE
FL	FLOW LINE	—W—	WATER LINE
FT	FRUIT TREE	—OH—	OVERHEAD ELECTRICAL LINE
GM	GAS METER	—G—	GAS LINE
GND	GROUND		
HCR	HANDICAP RAMP		
JP	JOINT POLE		
PUE	PUBLIC UTILITY EASEMENT		
SP	SIGN POLE		
SSCO	SANITARY SEWER CLEAN OUT		
SFNF	SEARCH FOR NOT FOUND		
TC	TOP OF CURB		
TEL	TELEPHONE		
UNK T	UNKNOWN TREE		
WM	WATER METER		
---	BOUNDARY LINE		
-X-X-	EXISTING FENCE LINE		
	EXISTING BUILDING OUTLINE		
()	INDICATES REFERENCE MAP NUMBER		

REFERENCE INFORMATION

- (1) 3 MAPS 93, SAN MATEO COUNTY RECORDS
- (2) 56 LLS 17, SAN MATEO COUNTY RECORDS

EASEMENTS:

EASEMENTS SHOWN ARE BASED ON A REVIEW OF THE SUBDIVISION MAP AND A TITLE REPORT BY CHICAGO TITLE COMPANY, DATED 01/06/2025.

NOTE:

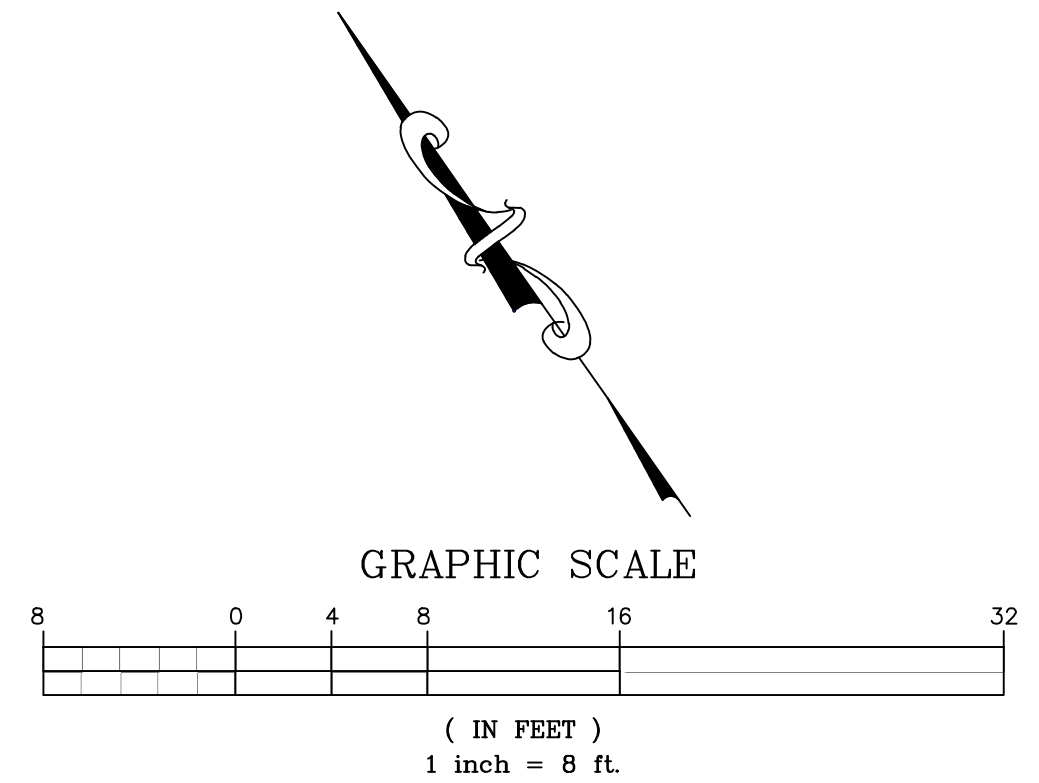
- (1) DATE OF FIELD SURVEY: FEBRUARY, 2025.
- (2) UNLESS OTHERWISE NOTED, TREES SHOWN WERE MEASURED AT THE GROUND AND TRUNK DIAMETERS WERE MEASURED 4' ABOVE GROUND. DRIP LINES WERE NOT MEASURED AND DEPICTED GRAPHICALLY IN THEIR APPROXIMATE LOCATIONS ONLY.
- (3) ALL DISTANCES AND DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF UNLESS OTHERWISE NOTED.
- (4) BUILDING OUTLINE WAS MEASURED AT BUILDING EXTERIOR FINISH WALL SURFACE UNLESS OTHERWISE NOTED.
- (5) ELEVATION SHOWN ARE ON ASSUMED ELEVATION DATUM.

SPECIAL NOTE:

THE LOT AREA SHOWN ON THIS BOUNDARY SURVEY MAP IS CALCULATED BASED ON PRECISE FIELD MEASUREMENTS AND THE DIMENSIONS RECORDED ON OFFICIAL SUBDIVISION OR RECORD OF SURVEY MAPS. THIS AREA IS DETERMINED BY A LICENSED SURVEYOR AND REFLECTS THE MOST ACCURATE AND RELIABLE INFORMATION AVAILABLE. PLEASE BE AWARE THAT FIGURES FROM CITY/COUNTY RECORDS OR REAL ESTATE WEBSITES MAY DIFFER DUE TO VARIATIONS IN DATA SOURCES OR ESTIMATION METHODS AND SHOULD NOT BE CONSIDERED AS ACCURATE AS THIS SURVEY.

UTILITY NOTE

THE SURFACE UTILITIES SHOWN ON THIS DRAWING HAVE BEEN LOCATED BY FIELD SURVEY. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN COMPILED FROM RECORDS OF THE VARIOUS AGENCIES. THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR THEIR INDICATED LOCATION, SIZE, OR TYPE. RECORD UTILITY INFORMATION SHOULD BE CONFIRMED BY EXPOSING THE UTILITY.



3 MAPS 93
BL CK 37
LOT 26

3 MAPS 93
BL CK 37
L T 24

3 MAPS 93
BL CK 37
LOT 25
(6,000± S. . FT.)

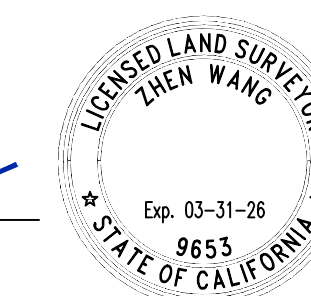
BOUNDARY TOPOGRAPHIC SURVEY

L T 25, BL CK 37, AS SH WN N "MAP F EAST N ADDITI N T BURLINGAME NO. 2", B OK 3 OF MAPS AT PAGE 93, SAN MATEO COUNTY RECORDS. APN 026-183-250

(1150 VANCOUVER AVENUE)

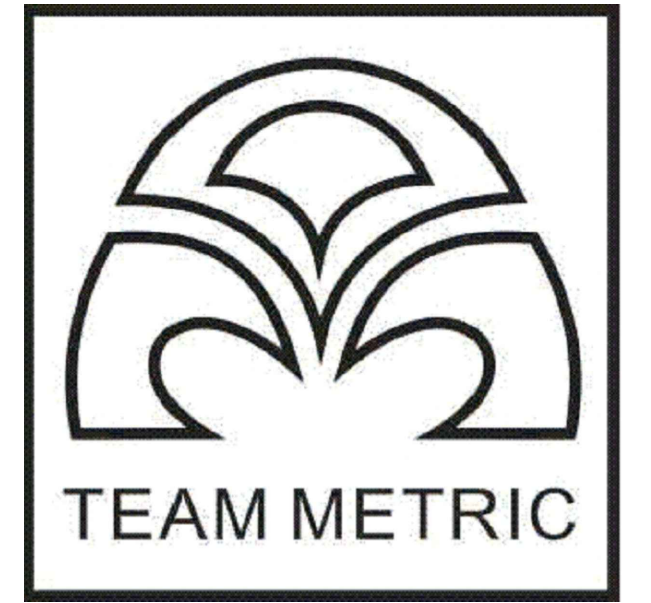
CITY OF BURLINGAME SAN MATEO COUNTY CALIFORNIA
SCALE: 1"=8' FEBRUARY, 2025

Zhen Wang
ZHEN WANG



02/19/2025
DATE

ZHEN'S LAND SURVEYING CORP.
WALNUT CREEK, CALIFORNIA
TEL: (415)802-9945 | INFO@ZHENSLANDSURVEYING.COM SHEET 1 OF 1 SHEET



TEAM METRIC INC.

752 Charcot Avenue,
San Jose, CA 95131

408 899 8522
info@teammetricinc.com

SINGLE FAMILY DESIGN

1150 VANCOUVER
BURLINGAME
CA 94010

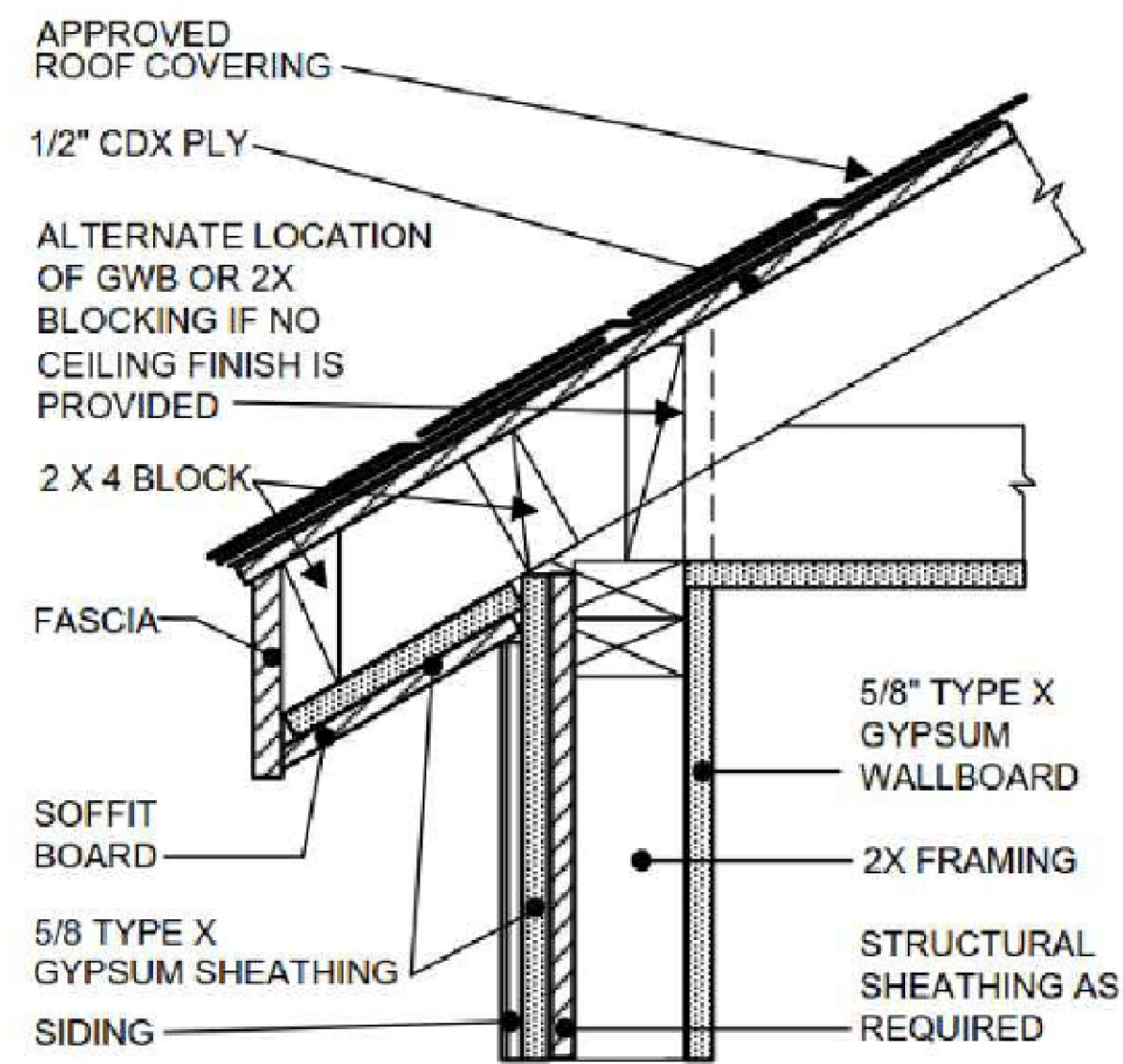


JOB NUMBER: TM20240815	DRAWN BY: CC
DATE: TM20240815	DRAWN BY: PG
SCALE: AS SHOWN IN DRAWINGS	
SHEET TITLE: SURVEY PLAN	

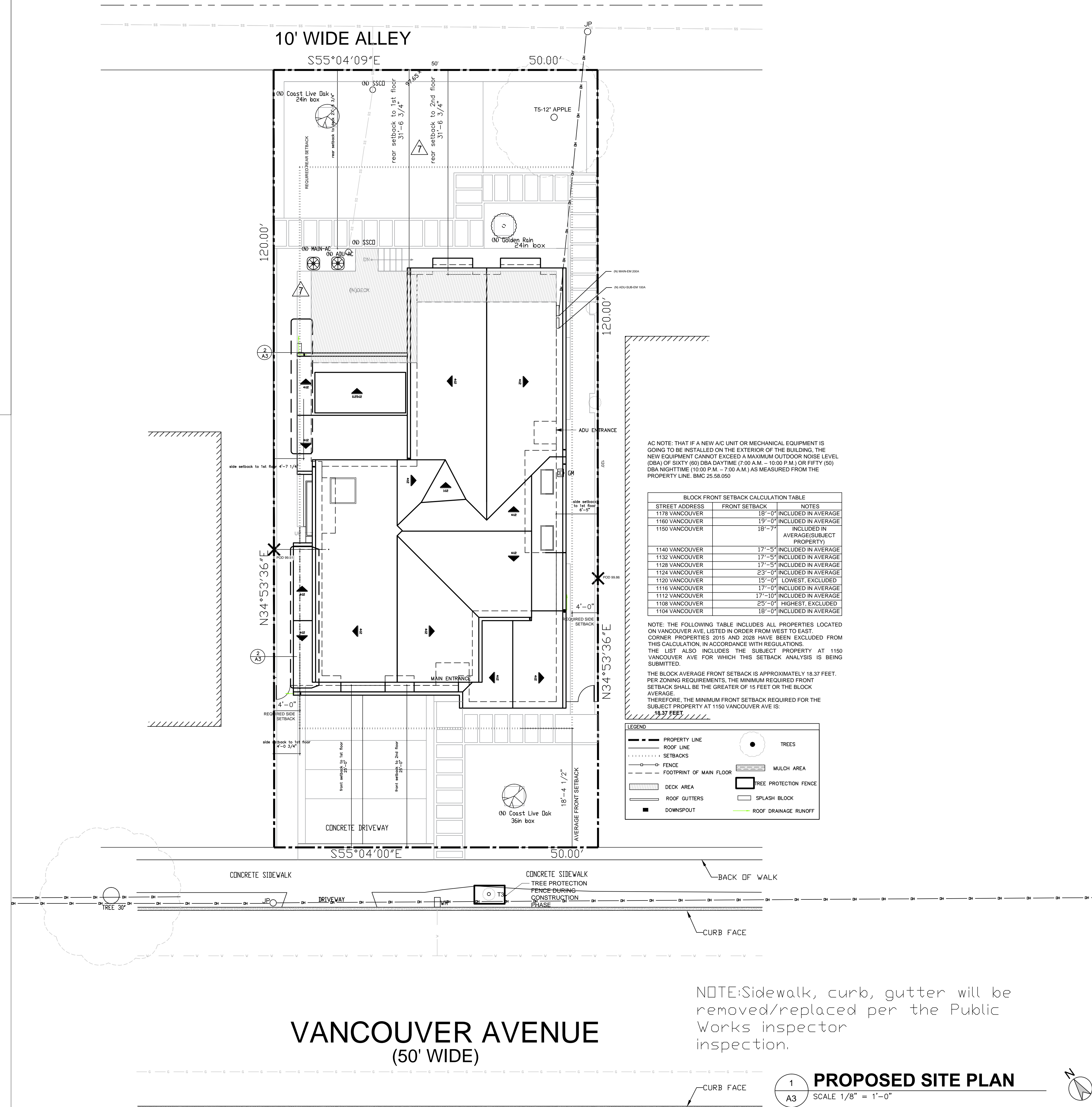
SHEET NUMBER:

A1

1 SURVEY PLAN
A1 SCALE 1/8" = 1'-0"



2
A3 **1 HR RATED WALL AND PROTECTED EAVE OVERHANG** SCALE 3" = 1'-0"



VANCOUVER AVENUE
(50' WIDE)

NOTE: Sidewalk, curb, gutter will be removed/replaced per the Public Works inspector inspection.

1
A3 **PROPOSED SITE PLAN** SCALE 1/8" = 1'-0"



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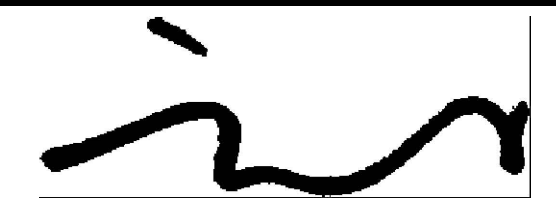
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1	07/14/2025
2	09/02/2025
3	10/07/2025
4	3/23/2026

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SCALE:
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SHEET TITLE:

PROPOSED SITE PLAN

SHEET NUMBER:

A3



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6	3/10/2026

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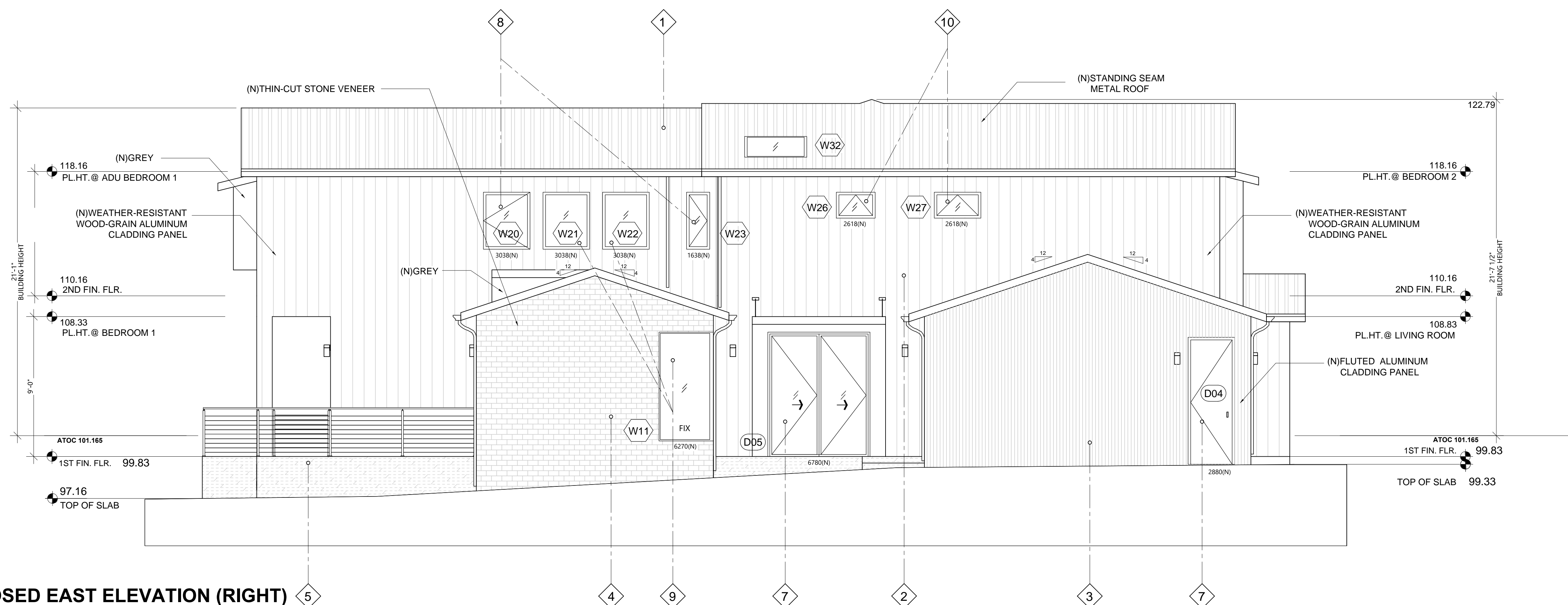
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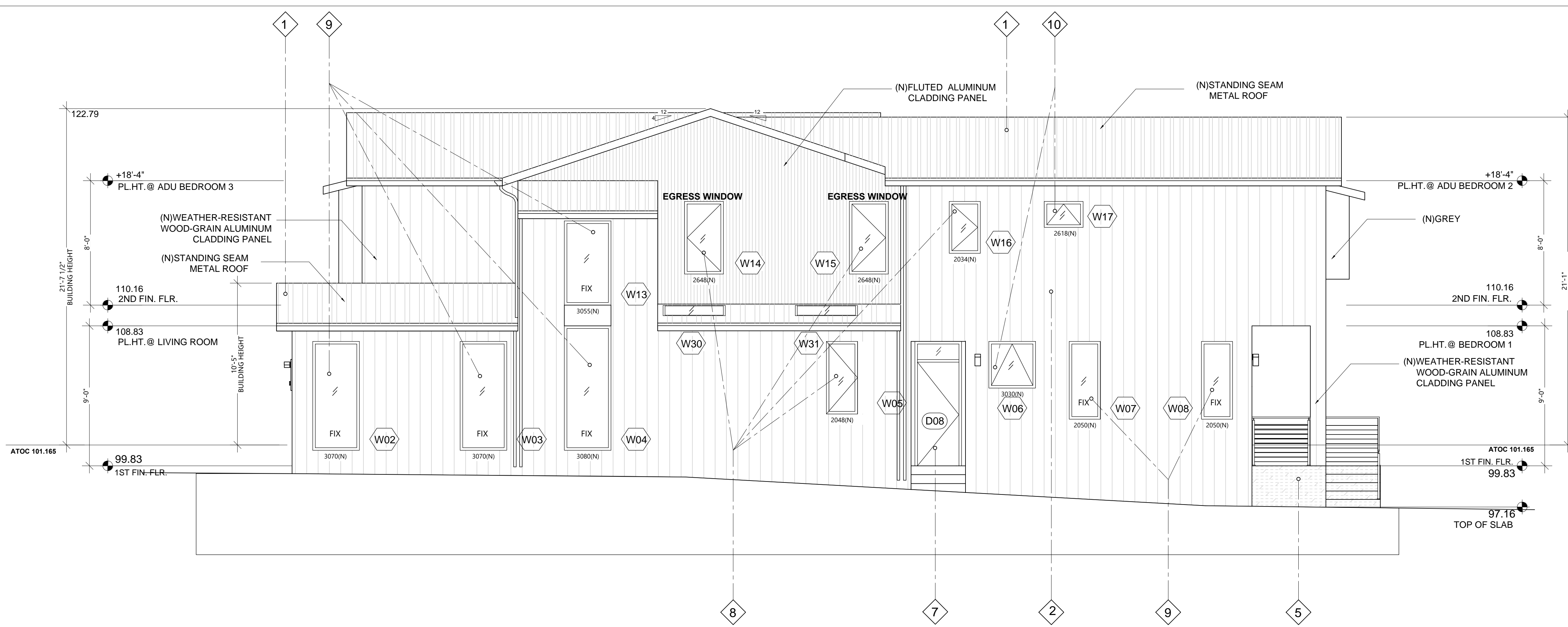
PROPOSED EXTERIOR ELEVATIONS

SHEET NUMBER:

A6-2



1 PROPOSED EAST ELEVATION (RIGHT)
A6-2 SCALE 1/4" = 1'-0"



2 PROPOSED WEST ELEVATION (LEFT)
A6-2 SCALE 1/4" = 1'-0"

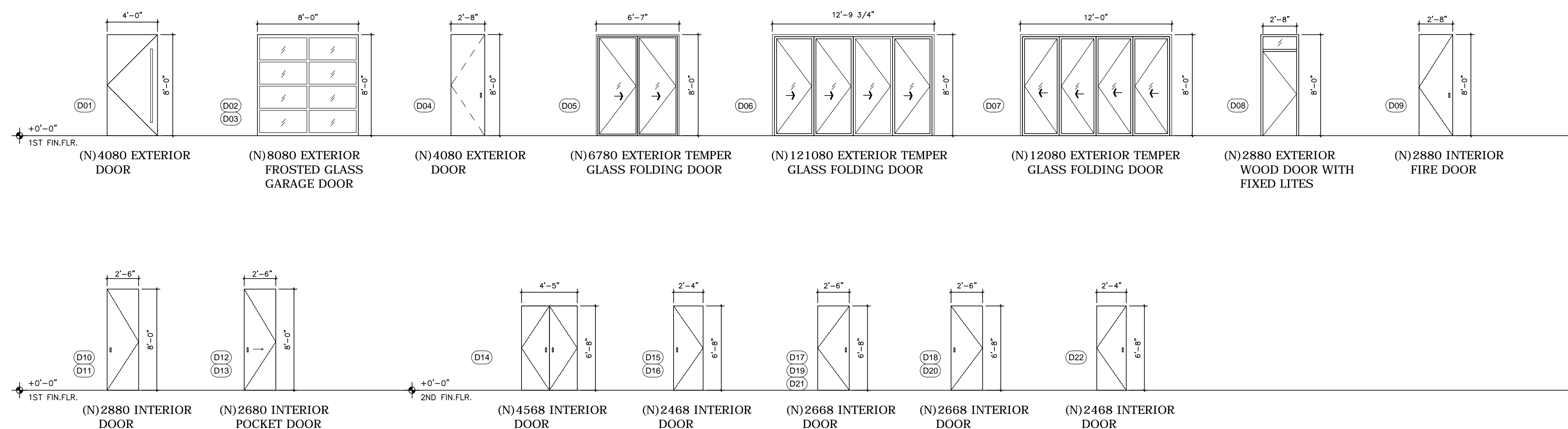


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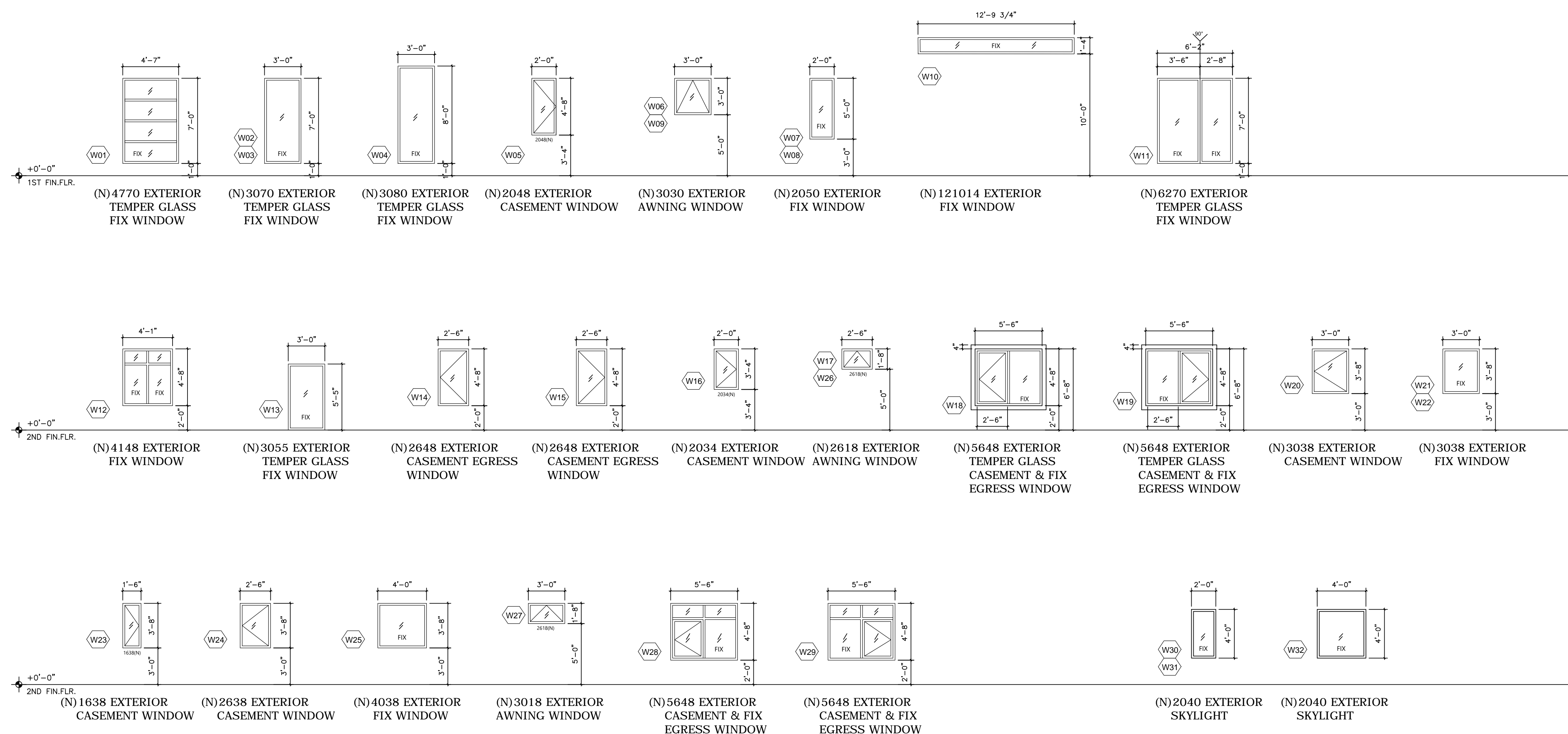
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3	10/07/2025
4	10/28/2025



1 PROPOSED DOOR SCHEDULE
SCALE 3/16" = 1'-0"



2 PROPOSED WINDOWS SCHEDULE
SCALE 3/16" = 1'-0"

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CC

DATE:
TM20240815

DRAWN BY:
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SCALE:
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SHEET TITLE:
PROPOSED DOOR & WINDOWS SCHEDULE

SHEET NUMBER:

A9



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10/28/2025
3/23/2026

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DATE: TM20240815 DRAWN BY: PG

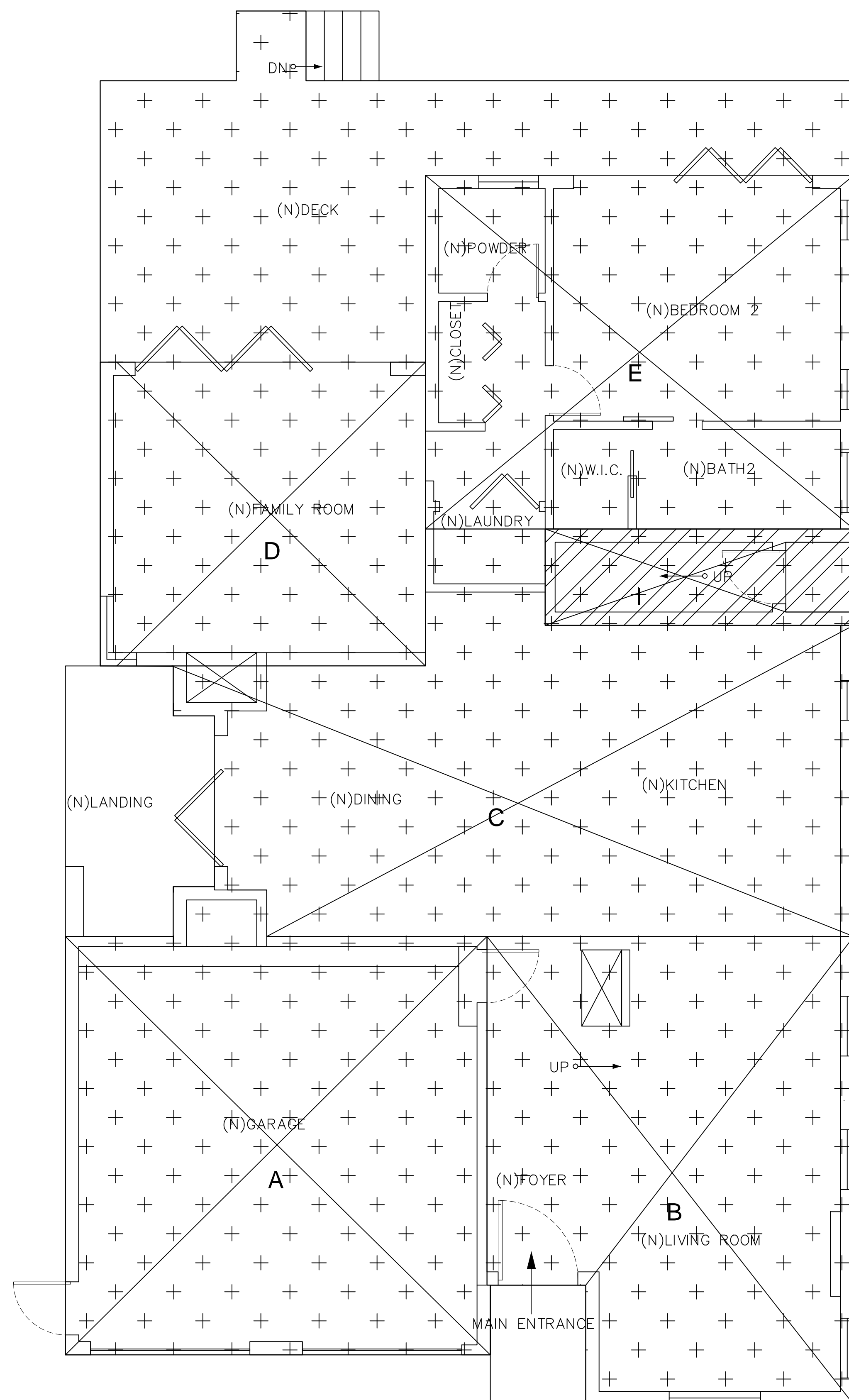
SCALE: AS SHOWN IN DRAWINGS

SHEET TITLE:

FLOOR AREA DIAGRAM

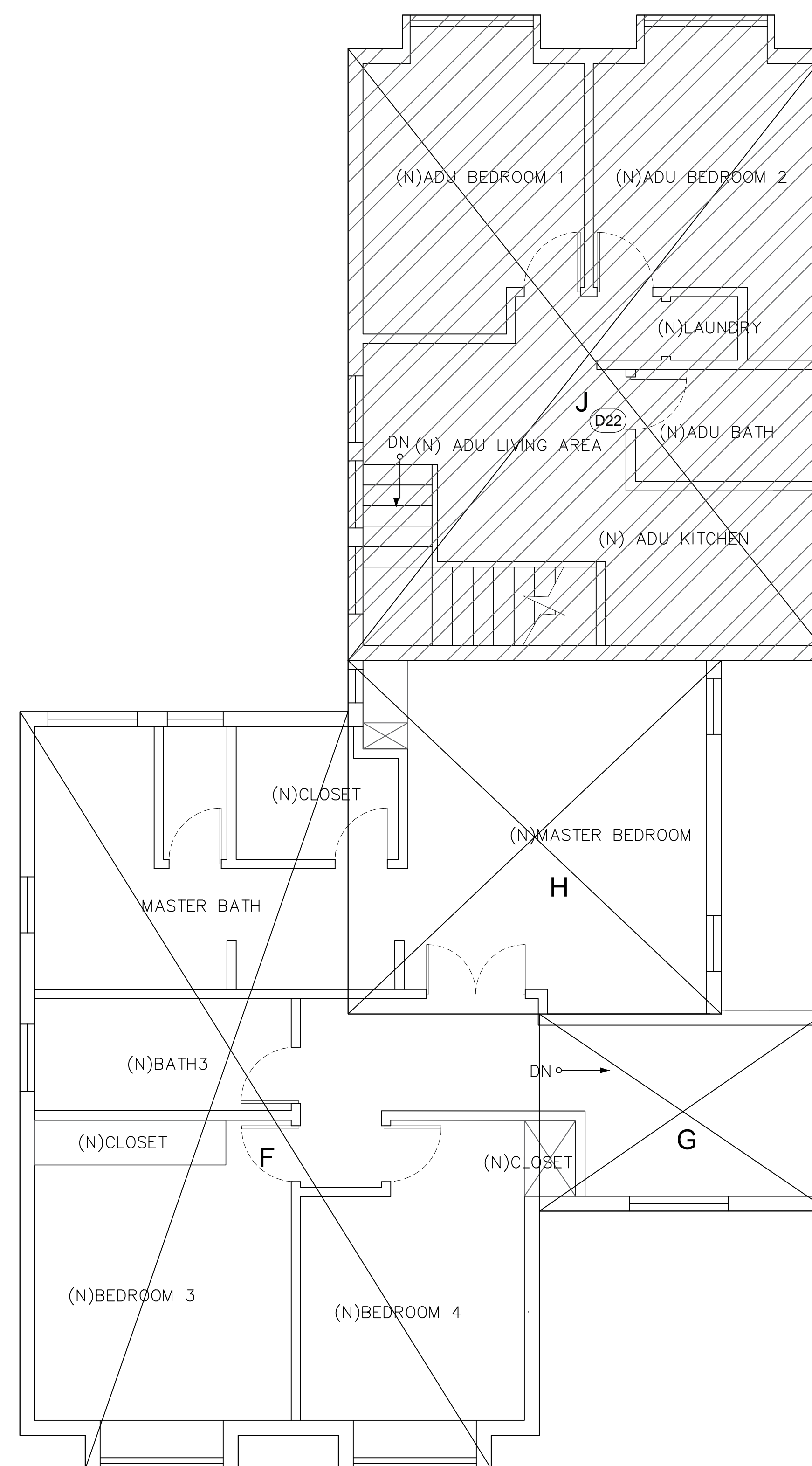
SHEET NUMBER:

A11



FLOOR AREA DIAGRAM 1F

1
A11 SCALE 1/4" = 1'-0"



FLOOR AREA DIAGRAM 2F

2
A11 SCALE 1/4" = 1'-0"

1F FLOOR AREA	
SECTION	AREA(sf)
A	442
B	401
C	508
D	249
E	382
Total	1982

2F FLOOR AREA	
SECTION	AREA(sf)
F	654
G	115
H	263
Total	1032

Main House Floor Area:
3,014sf

+++++ LOT COVERAGE AREA

Lot Coverage Area:
2,342sf

ADU FLOOR AREA	
SECTION	AREA(sf)
I	75
J	606
Total	681

ADU AREA



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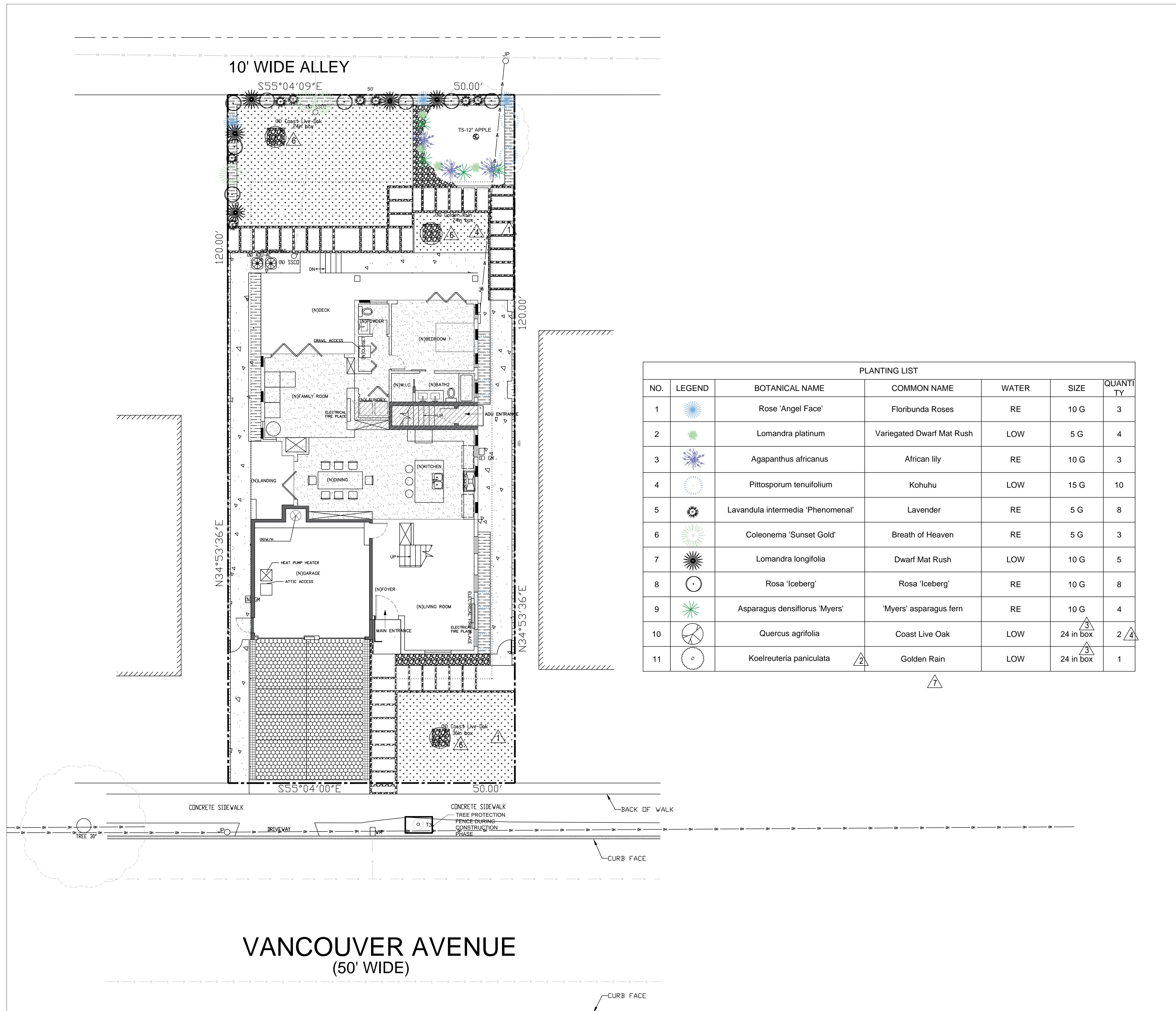
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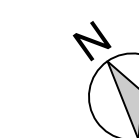
PROPOSED SITE PLAN

SHEET NUMBER:

L1-2



PLANTING LIST						
NO.	LEGEND	BOTANICAL NAME	COMMON NAME	WATER	SIZE	QUANTITY
1		Rose 'Angel Face'	Floribunda Roses	RE	10 G	3
2		Lomandra platinum	Variegated Dwarf Mat Rush	LOW	5 G	4
3		Agapanthus africanus	African lily	RE	10 G	3
4		Pittosporum tenuifolium	Kohuhu	LOW	15 G	10
5		Lavandula intermedia 'Phenomenal'	Lavender	RE	5 G	8
6		Coleonema 'Sunset Gold'	Breath of Heaven	RE	5 G	3
7		Lomandra longifolia	Dwarf Mat Rush	LOW	10 G	5
8		Rosa 'Iceberg'	Rosa 'Iceberg'	RE	10 G	8
9		Asparagus densiflorus 'Myers'	'Myers' asparagus fern	RE	10 G	4
10		Quercus agrifolia	Coast Live Oak	LOW	24 in box	2 ³ / ₄
11		Koeleruteria paniculata	Golden Rain	LOW	24 in box	1 ³ / ₄



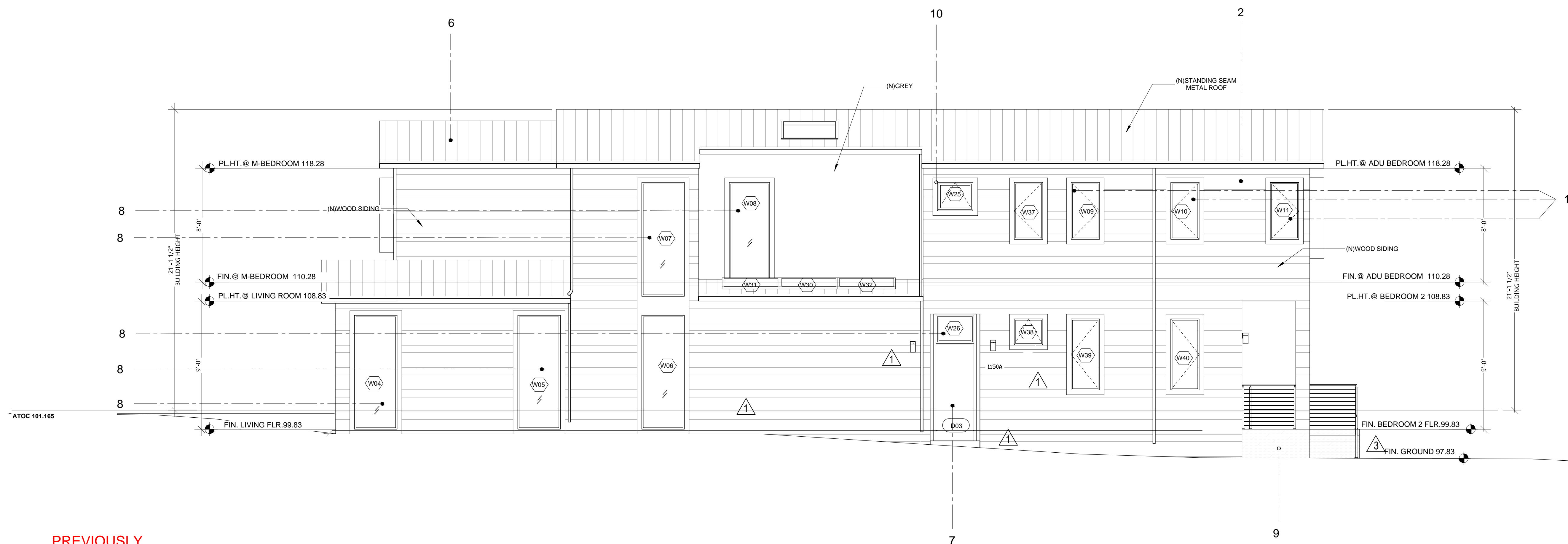


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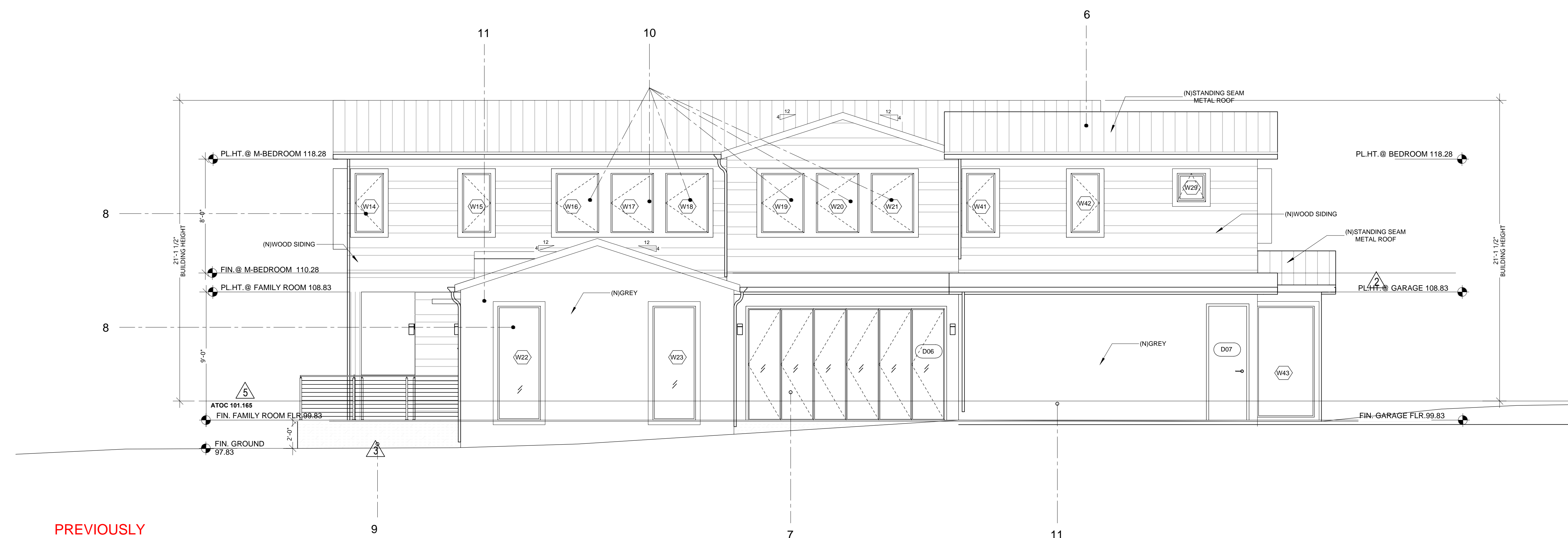
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PREVIOUSLY

1
A6-2 **PROPOSED EAST ELEVATION (RIGHT)**
SCALE 1/4" = 1'-0"



PREVIOUSLY

2
A6-2 **PROPOSED WEST ELEVATION (LEFT)**
SCALE 1/4" = 1'-0"

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DATE:
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PG

SCALE:
AS SHOWN IN DRAWINGS

SHEET TITLE:

STUDY MEETING EXTERIOR ELEVATIONS

SHEET NUMBER:

A6-2