

SHEN RESIDENCE

1822 SEBASTIAN DR., BURLINGAME, CA

A.P.N.: 025-072-150

RECEIVED

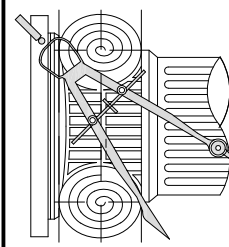
12.8.25

CITY OF BURLINGAME
CDD-PLANNING DIVISION

DESIGN DATA	PROJECT DATA	SHEET INDEX	PROJECT DIRECTORY
<p>2022 CALIFORNIA BUILDING CODE 2022 CALIFORNIA MECHANICAL CODE 2022 CALIFORNIA PLUMBING CODE 2022 CALIFORNIA ELECTRICAL CODE 2022 CALIFORNIA ENERGY CODE 2022 CALIFORNIA RESIDENTIAL CODE</p> <p>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.</p> <p>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.</p> <p>ENTIRE RESIDENCE, CRAWL SPACE AND ATTIC SHALL BE PROTECTED BY AUTOMATIC FIRE-EXTINGUISHING SYSTEM NFPA 13-D STANDARD.</p> <p>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 OF 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.</p>	<p>1. SITE ADDRESS: 1822 SEBASTIAN DR., BURLINGAME, CA 94010 2. APN: 025-072-150 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: 8,156.00 SF 5. MAX. COVERED FLOOR AREA ALLOWED: (32% x LOT AREA + 900 SF) 3,701.92 SF 6. MAX. LOT COVERAGE ALLOWED (40%): 3,502.40 SF</p> <p>7. PROPOSED FLOOR AREA: (N) PROPOSED FIRST FLOOR 1,739.25 SF (N) PROPOSED SECOND FLOOR 1,521.25 SF (N) FRONT PORCH 94.50 SF - 200 SF 0 SF (N) GARAGE 441.00 SF (N) TOTAL FLOOR AREA 3,701.50 SF < 3,701.92 SF (N) FLOOR AREA RATIO: 42.21 %</p> <p>8. LOT COVERED AREA: (N) FIRST FLOOR 1,739.25 SF (N) GARAGE 441.00 SF (N) FRONT PORCH 94.50 SF (N) FIREPLACE 12.00 SF (N) CANTILEVER 29.00 SF (N) CANTILEVER 32.00 SF (N) TOTAL FLOOR AREA 2,347.75 SF < 3,502.40 SF (N) LOT COVERAGE RATIO: 26.81 %</p>	<p>ARCHITECTURAL A1 COVER SHEET A2 SITE DEMOLITION PLAN A2.1 SITE DEVELOPMENT PLAN A3 PROPOSED FIRST FLOOR PLAN A4 PROPOSED UPPER FLOOR PLAN A5 PROPOSED FRONT AND RIGHT ELEVATION A6 PROPOSED REAR AND LEFT ELEVATION A7 BUILDING SECTION N1 CONSTRUCTION BMP AC1 FLOOR AREA CALCULATIONS (PLANNER SET ONLY) AC2 FLOOR AREA CALCULATIONS (PLANNER SET ONLY)</p> <p>LANDSCAPE L1 LANDSCAPE PLAN</p> <p>CIVIL SU1 BOUNDARY & TOPOGRAPHIC SURVEY</p>	<p>PROPERTY OWNER: MR. & MRS. JIMMY SHEN 1822 SEBASTIAN DRIVE, BURLINGAME, CA 94010</p> <p>CIVIL SURVEY: BGT LAND SURVEYING 8711 WOODSIDE WAY SAN MATEO, CA 94401 TEL: (650) 212-1030</p> <p>ARCHITECTURAL: JAMES CHU CHU DESIGN ASSOCIATES INC. 210 INDUSTRIAL RD., SUITE 205 SAN CARLOS, CA 94070 TEL: (650) 345-9286, EXT. 1001 FAX: (650) 345-9287 EMAIL: James@chudesign.com</p> <p>LANDSCAPE ARCHITECT: KAREN AITKEN & ASSOCIATES 8262 RANCHO REAL GILROY, CA 95020 TEL: (408) 851-6215</p>
<div><div><div>FIRE NOTES</div><div><p>1. A FIRE SPRINKLER SYSTEM IS REQUIRED THROUGHOUT MAIN HOUSE AND ADU, LIST AS A CENTRAL COUNTY FIRE DEPT. AS A DEFERRED SUBMITTAL.</p><p>2. THIS IS IN THE MODERATE FIRE HAZARD SEVERITY ZONE AND LANDSCAPING WILL NEED TO MEET THE REQUIREMENTS OF THE WUI CODE USING FIRE SAFE PLANTINGS AND SPACING METHODS.</p></div></div></div>			
<div><div><div>CONSTRUCTION SCHEDULE</div><div><p>1. 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 18.07.110.</p><p>WEEKDAYS: 8:00 AM. - 7:00 PM. SATURDAYS: 9:00 AM. - 6:00 PM. SUNDAYS AND HOLIDAYS: NO WORK ALLOWED</p><p>2. CONSTRUCTION HOURS IN THE CITY PUBLIC RIGHT-OF-WAY ARE LIMITED TO WEEKDAYS AND NON-CITY HOLIDAYS BETWEEN 8:00AM TO 5:00PM.</p></div></div></div>		<div><div><div>NOTES</div><div><p>1. 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.</p></div></div></div>	

REVISIONS	BY
DSR25-18 12/05/25	PU

CHU DESIGN ASSOCIATES INC.
210 INDUSTRIAL RD. SUITE 205
SAN CARLOS, CALIFORNIA 94070
TEL: (650) 345-9286 x 1001



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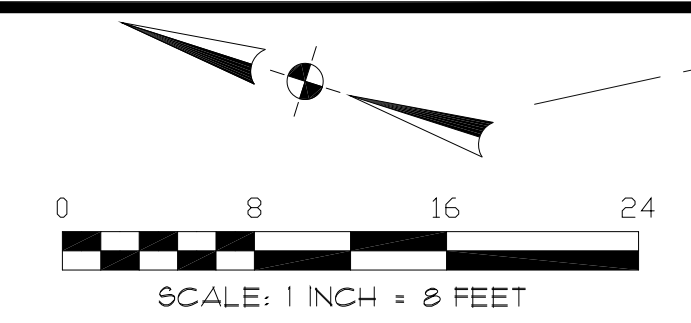
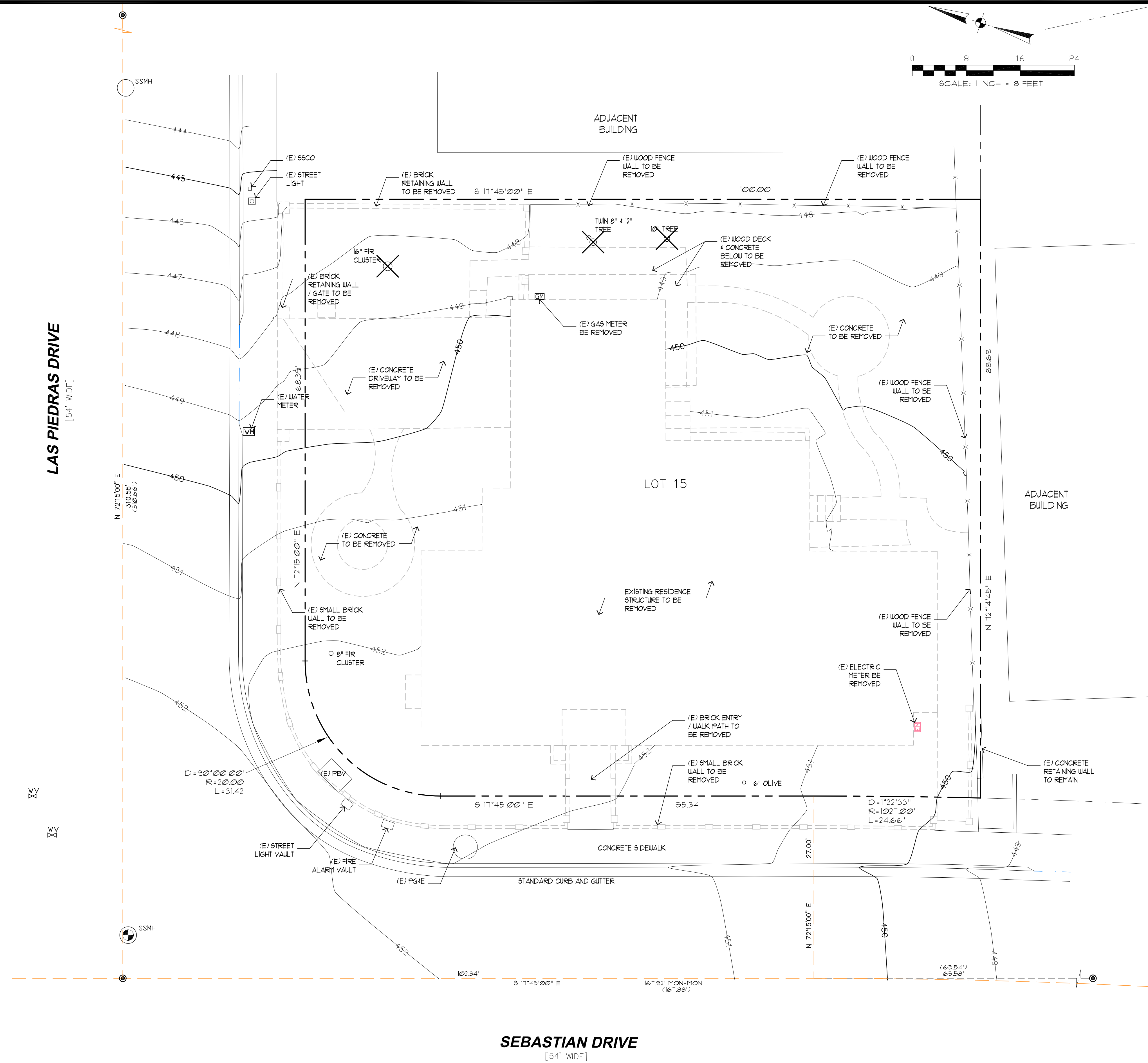


NEW RESIDENCE
1822 SEBASTIAN DR.,
BURLINGAME, CA
A.P.N.: 025-072-150

DATE:	9/25/2025
SCALE:	AS NOTED
DRAWN:	PU
FOR:	
SHEET NO.	

A.1

OF SHEETS



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

REVISIONS		BY
05R25-18	12/05/25	PU

CHU DESIGN ASSOCIATES INC.
210 INDUSTRIAL RD. SUITE 205
SAN CARLOS, CALIFORNIA 94070
TEL: (650) 345-9286 x 1001

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C. SEBASTIAN
REGISTERED PROFESSIONAL ENGINEER
STATE OF CALIFORNIA
C-55421
Exp. 12-31-2026
CIVIL

NEW RESIDENCE
1822 SEBASTIAN DR.,
BURLINGAME, CA
A.P.N.: 025-072-150

DATE:	9/25/2025
SCALE:	AS NOTED
DRAWN:	PU
CVR:	
SHEET NO.	A.2

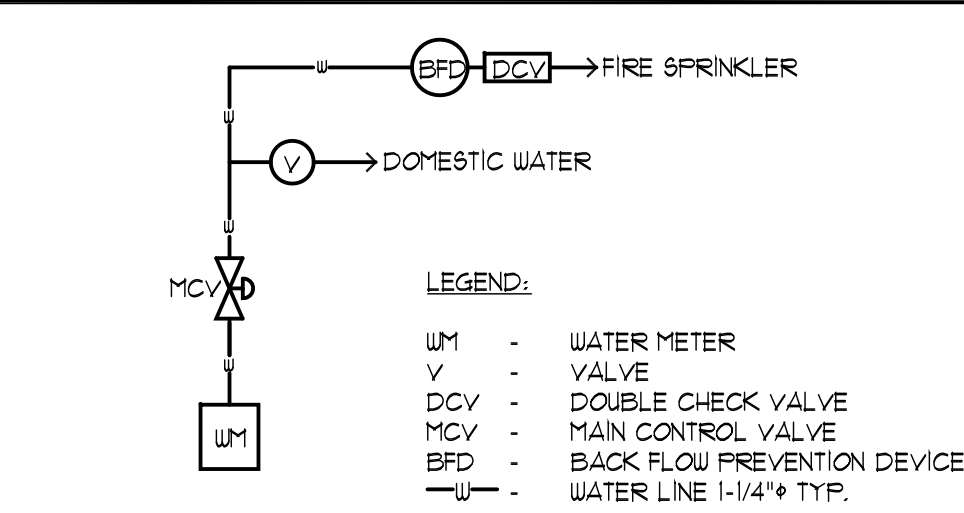
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GENERAL NOTES:

- SEE LANDSCAPE PLAN FOR DETAIL INFORMATION
- 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.
- TOPOGRAPHY IS PREPARED BY:
BGT LAND SURVEYING
871 WOODSIDE WAY
SAN MATEO, CA 94401
TEL: (650) 212-1030
- A DEMOLITION PERMIT IS REQUIRED FOR SIDEWALK, SEWER AND WATER REPLACEMENT
- REQUIRED PROTECTIVE FENCING MUST BE INSTALLED AND INSPECTED PRIOR TO DEMO PERMIT ISSUE.
- SEWER BACKFLOW PROTECTION CERTIFICATE IS REQUIRED PER ORDINANCE NO. 1110. A DRAFT CERTIFICATION SHALL BE SUBMITTED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- THE SURVEYOR RECOMMENDS THE CITY VERIFY THAT THE PERTINENT RESIDENCES WERE USED IN THE CALCULATION.
- GARAGE FOOTING SHALL NOT EXTEND INTO ONE FOOT SETBACK WITHOUT A LICENCED SURVEY AND FIELD STAKING REVIEWED BY INSPECTOR
- NEW WATER METER SHALL NOT ON PRIVATE PROPERTY. IT MUST BE LOCATED ON PUBLIC PROPERTY FOR ACCESS BY METER READER
- NEW SEWER LINE WITH CLEANOUT FOR NEW HOUSE. CLEANOUT AT SEWER MAIN LINE TO BE IN PUBLIC EASEMENT FOR CITY ACCESS.
- CONTRACTOR SHALL ENSURE THE DOUBLE VALVE ASSEMBLY FOR 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 UPC APPENDIX IIIA. MINIMUM 500 GPM REQUIRED. SEE TABLE NO. A-111-A-1.
- MINIMUM 1" WATER METER REQUIRED
- IF BACKWATER PROTECTION IS REQUIRED, CONTRACTOR SHALL PROVIDE AN ISOMETRIC DIAGRAM OF THE BUILDING SEWER INCLUDING ALL BACKWATER VALVES, RELIEF VALVES, AND ANY SEWER LINE SYSTEM DETAILS. CITY OF BURLINGAME MUNICIPAL CODE ORDINANCE 1110.
- PROVIDE SURVEY STAKES PRIOR TO FOUNDATION INSPECTION TO VERIFY LOT LINES.
- PROVIDE A PRESSURE ABSORBING DEVICES OR APPROVED MECHANICAL DEVICES ARE REQUIRED ON WATER LINES, LOCATED AS CLOSE AS POSSIBLE TO QUICK ACTING VALVES, THAT WILL ABSORB HIGH PRESSURES RESULTING FROM QUICK CLOSING OF QUICK-ACTING VALVES. CPC SECTION 60910

PUBLIC WORK NOTES & CONDITIONS:

- A REMOVE/REPLACE UTILITIES ENCROACHMENT PERMIT IS REQUIRED:
 - REPLACE ALL CURB, GUTTER, DRIVEWAY AND SIDEWALK FRONTING SITE.
 - 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.
 - ANY OTHER UNDERGROUND UTILITY WORKS WITHIN CITY'S RIGHT OF WAY.
- THE SANITARY SEWER LATERAL (BUILDING SEWER) SHALL BE TESTED PER ORDINANCE CODE CHAPTER 15.02. TESTING INFORMATION IS AVAILABLE AT THE BUILDING DEPARTMENT CENTER. 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.
- SEWER BACKWATER PROTECTION CERTIFICATION IS REQUIRED FOR THE INSTALLATION OF ANY NEW SEWER FUTURE PER ORDINANCE NO. 1110. THE SEWER BACKWATER PROTECTION CERTIFICATE IS REQUIRED PRIOR TO THE ISSUANCE OF BUILDING PERMIT.
- ALL WATER LINE 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. ENCROACHMENT PERMIT IS REQUIRED FOR ANY WORK IN THE CITY'S RIGHT-OF-WAY. 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.
- A SURVEY BY A LICENSED SURVEYOR OR ENGINEER IS REQUIRED. THE SURVEY SHALL SHOW HOW THE PROPERTY LINES WERE DETERMINED AND THAT THE PROPERTY CORNERS WERE SET BY SURVEYORS LICENSE NUMBER ON DURABLE MONUMENTS. THIS SURVEY SHALL BE ATTACHED TO THE CONSTRUCTION PLANS. ALL CORNERS NEED TO BE MAINTAINED OR REINSTALLED BEFORE THE BUILDING FINAL. ALL PROPERTY CORNERS SHALL BE MAINTAINED DURING CONSTRUCTION OR RE-ESTABLISHED AT THE END OF THE PROJECT.
- ENCROACHMENT PERMIT IS REQUIRED FOR ANY WORK IN THE CITY'S RIGHT-OF-WAY.
- CONSTRUCTION AND BUILDING USE SHALL CONFORM TO CONDITIONS AS DESCRIBED BY PLANNING COMMISSION AND/OR CITY COUNCIL ACTIONS.
- THE PROJECT SHALL COMPLY WITH THE CITY'S NPDES PERMIT REQUIREMENTS TO PREVENT STORM WATER POLLUTION.
- 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.
- 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. MUNICIPAL CODE SECTION 18.008010 (1).
 - STORM WATER SHALL BE DRAINED THROUGH A CURB DRAIN OR TO THE STORM DRAINAGE SYSTEM. SEE CITY STANDARDS FOR CURB DRAIN DESIGN.
 - FLOOD ZONE 'C' REQUIRES FLOOD ZONE CONFIRMATION AND/OR PROTECTION OF HABITABLE SPACE.
 - PROVIDE ELEVATIONS TO CONFIRM DRAINAGE AND SITE DESIGN.
- 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.
- IF POST-CONSTRUCTION IMPERVIOUS AREA IS GREATER THAN 40% OF TOTAL 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.



- 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 UPC APPENDIX IIIA.

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 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 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 SUPERHERSABLE SUMP PUMP WITH PERFORMANCE AS LISTED BELOW (MINIMUM). INSTALL AS PER MANUFACTURER SPECIFICATIONS AND RECOMMENDATIONS.

DISCHARGE FEET OF HEAD	5	10	15
PERFORMANCE (GALLONS PER HOUR)	2280	1620	660

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

TABLE NO. A-111-A-1

MINIMUM REQUIRED FIRE FLOW & FLOW DURATION BUILDINGS

FIRE AREA (square feet)					FIRE FLOW (gallons per minute)	FLOW DURATION (hours)
Type I-F-R	Type II One-HR	Type IV-A-T	Type I-N	Type V-N1	x 3.785 L/min	
0-22,700	0-12,700	0-8,200	0-5,900	0-3,600	1,500	
22,701-30,200	12,701-17,000	8,201-10,900	5,901-7,900	3,601-4,800	1,750	
30,201-38,700	17,001-21,500	10,901-12,900	7,901-9,900	4,801-6,200	2,000	
38,701-48,300	21,501-28,200	12,901-17,400	9,901-12,600	6,201-7,700	2,250	2
48,301-58,000	24,201-33,200	17,401-21,300	12,601-15,400	7,701-9,400	2,500	
58,001-70,900	33,201-39,700	21,301-25,600	15,401-18,400	9,401-11,300	2,750	
70,901-83,700	39,701-47,100	25,601-30,100	18,401-21,800	11,301-13,400	3,000	
83,701-97,700	47,101-54,900	30,101-35,200	21,801-25,900	13,401-15,600	3,250	
97,701-112,700	54,901-63,400	35,201-40,600	25,901-29,300	15,601-18,000	3,500	3
112,701-128,700	63,401-72,400	40,601-46,400	29,301-33,500	18,001-20,600	3,750	
128,701-145,900	72,401-82,100	46,401-52,500	33,501-37,900	20,601-23,300	4,000	
145,901-164,200	82,101-92,400	52,501-59,100	37,901-42,700	23,301-26,300	4,250	
164,201-183,400	92,401-103,100	59,101-66,000	42,701-47,700	26,301-29,300	4,500	
183,401-203,700	103,101-114,600	66,001-73,300	47,701-53,000	29,301-32,600	4,750	
203,701-225,200	114,601-128,700	73,301-81,100	53,001-59,600	32,601-36,000	5,000	
225,201-247,700	128,701-139,400	81,101-89,200	59,601-65,400	36,001-39,600	5,250	
247,701-271,200	139,401-152,600	89,201-97,700	65,401-70,600	39,601-43,400	5,500	
271,201-295,900	152,601-166,500	97,701-108,500	70,601-77,000	43,401-47,400	5,750	
295,901-Greater	166,501-Greater	108,501-118,800	77,001-83,700	47,401-51,500	6,000	
-	-	118,801-125,500	83,701-90,600	51,501-55,700	6,250	
-	-	125,501-135,500	90,601-97,900	55,701-60,200	6,500	
-	-	135,501-145,800	97,901-106,800	60,201-64,800	6,750	
-	-	145,801-158,700	106,801-113,200	64,801-69,600	7,000	
-	-	158,701-167,300	113,201-121,300	69,601-74,600	7,250	
-	-	167,301-179,400	121,301-129,600	74,601-79,800	7,500	
-	-	179,401-191,400	129,601-138,300	79,801-85,100	7,750	
-	-	191,401-Greater	138,301-Greater	85,101-Greater	8,000	

PUBLIC WORKS SITE NOTES:

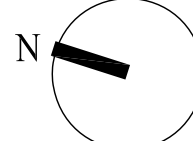
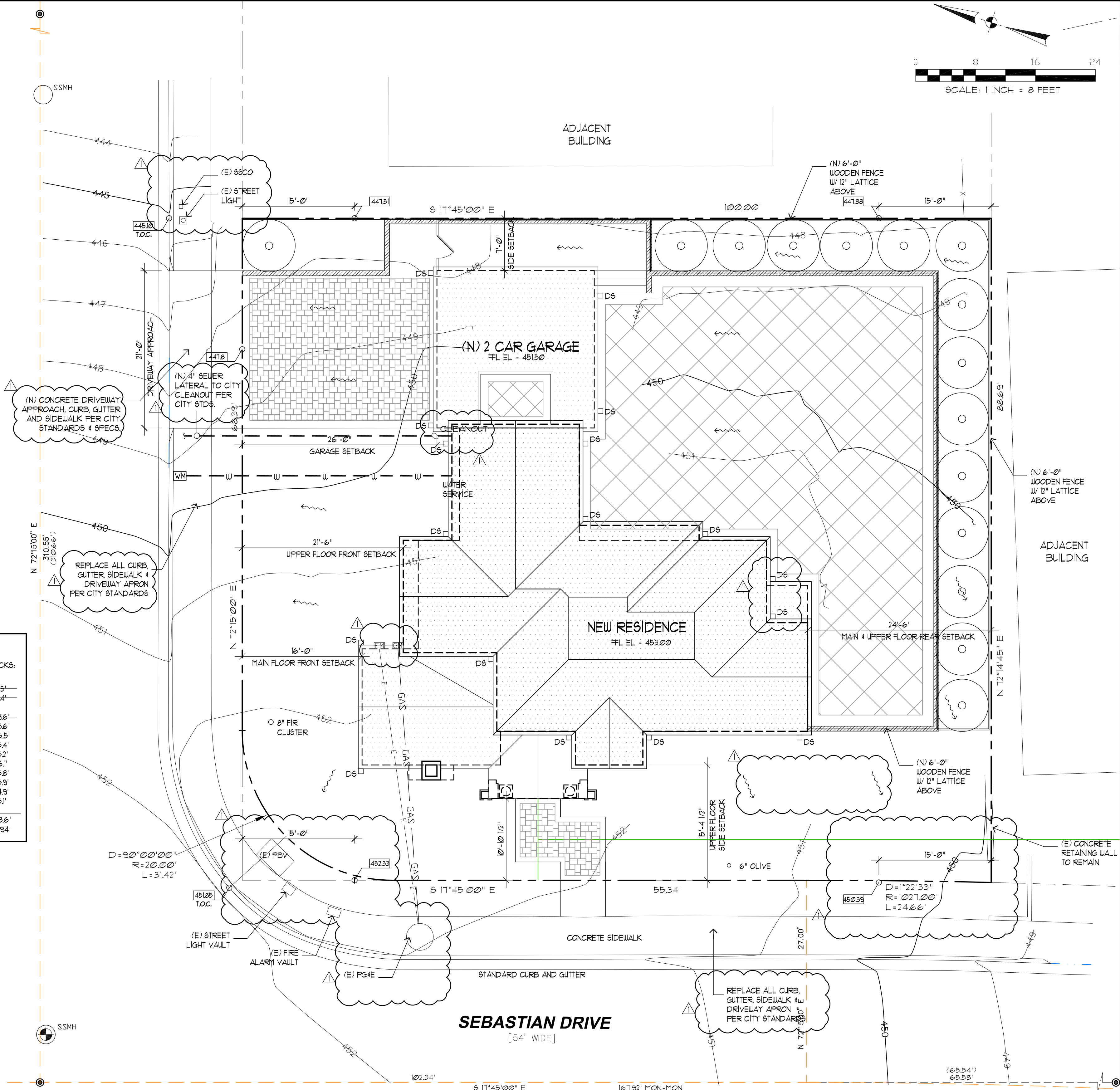
- ALL ABANDONED SEWER LATERALS SHALL HAVE WYES OR SADDLES REMOVED OFF THE MAIN AND REPLACE WITH NEWS STRAIGHT SECTION.
- ALL ABANDONED EXISTING WATER SERVICES, 2-INCH OR BELOW, SHALL BE CUT AND CUP AT THE EXISTING MAIN CONNECTION AND DISCONNECT AT SERVICE SADDLE. ABANDONED VALVE WHERE APPLICABLE.
- ALL 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.

POST-CONSTRUCTION IMPERVIOUS AREA CALCULATION:

- LOT SIZE = 8,756 SQ. FT.
- 40% POST CONSTRUCTION IMPERVIOUS AREA: 2,819.52 SQ. FT.
 - (N) RESIDENCE = 1,739.25 SQ. FT.
 - (N) GARAGE = 44.00 SQ. FT.
 - TOTAL = 2,802.25 SQ. FT. < 3,002.40 SQ. FT. 25%

STORM WATER NOTES:

- PROJECTS THAT CREATE AND/OR REPLACE 2500 SQUARE FEET TO 10,000 SQUARE FEET OF IMPERVIOUS SURFACE (E.G. NEW ROOF, DRIVEWAY, OR OTHER NON-IMPERVIOUS 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.
 - CONSTRUCT DRIVEWAY WITH PERMEABLE PAVEMENTS.

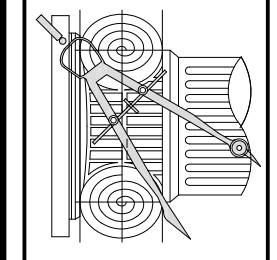


SITE DEVELOPMENT PLAN

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

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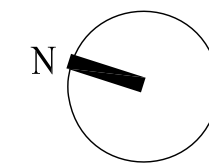
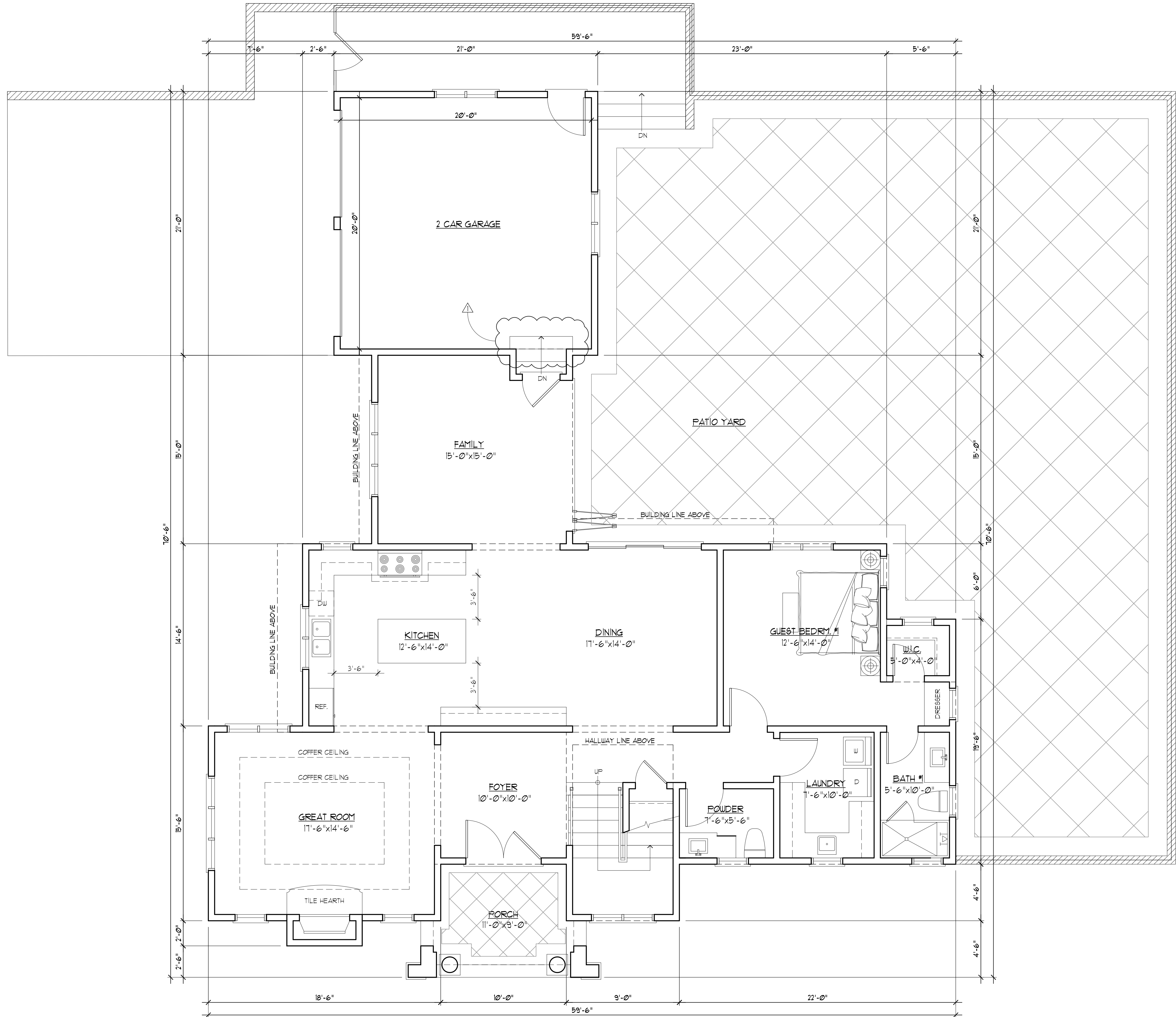
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210 INDUSTRIAL RD. SUITE 205
SAN CARLOS, CALIFORNIA 94070
TEL.: (650) 345-9286 x 1001



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NEW RESIDENCE
1822 SEBASTIAN DR.,
BURLINGAME, CA
A.P.N.: 025-072-150

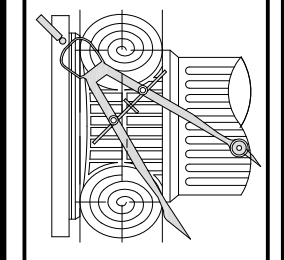
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SCALE:	AS NOTED
DRAWN:	PU
FOR:	
SHEET NO.	



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

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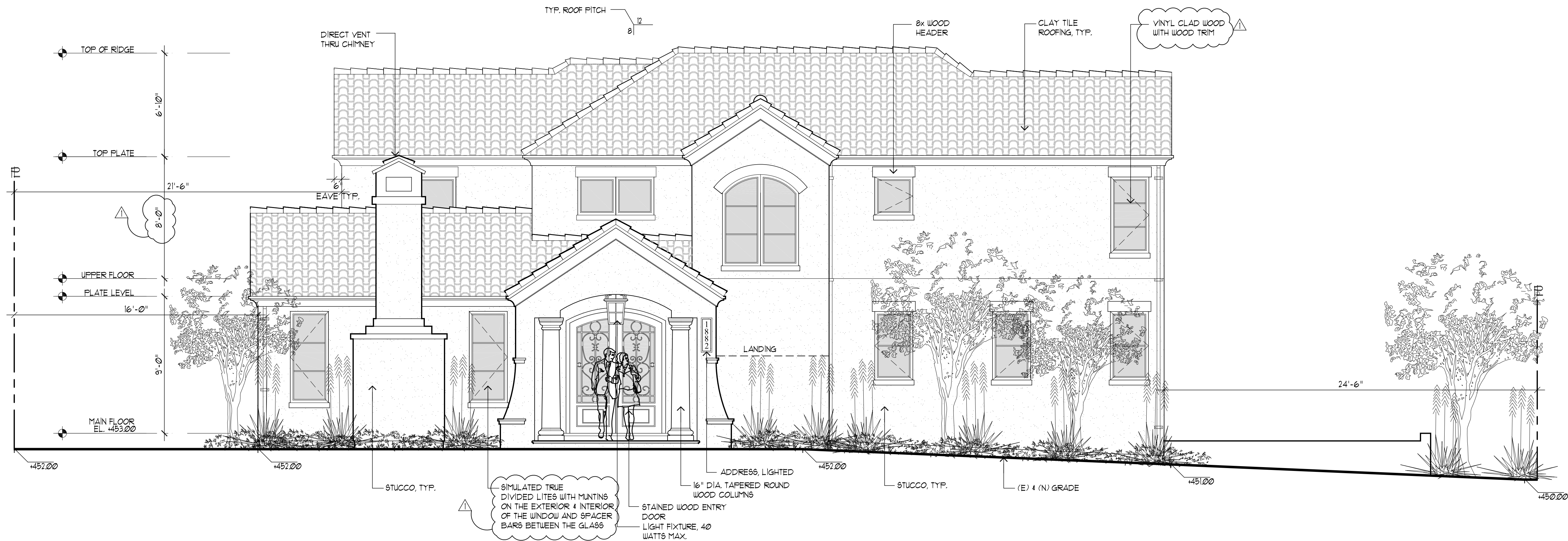
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A.3

OF SHEETS

LEGEND
EE EMERGENCY EGRESS



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

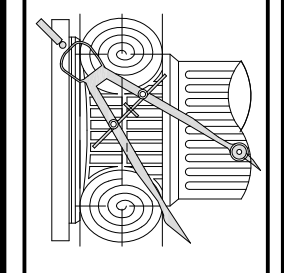


RIGHT ELEVATION
SCALE: 1/4"=1'-0"

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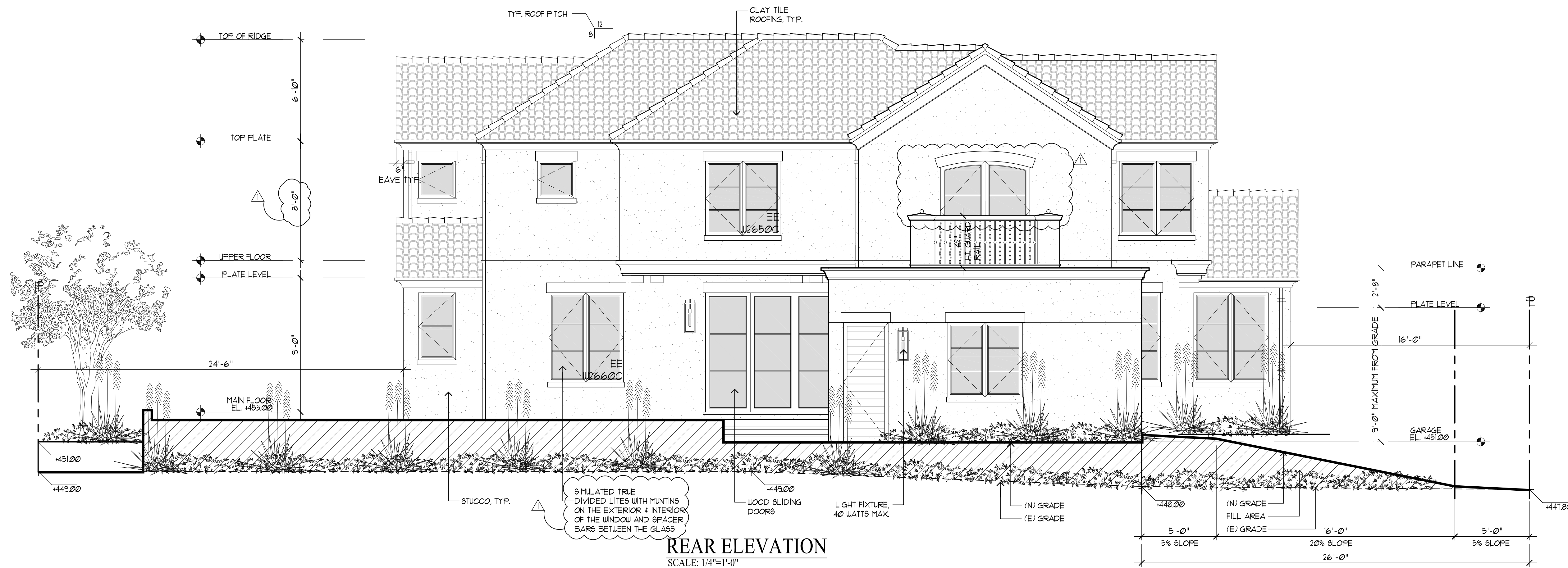


NEW RESIDENCE
1822 SEBASTIAN DR.,
BURLINGAME, CA
A.P.N.: 025-072-150

DATE: 9/25/2025
SCALE: AS NOTED
DRAWN: PU
FOR: 2
SHEET NO.

A.5
OF SHEETS

LEGEND
EE EMERGENCY EGRESS



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

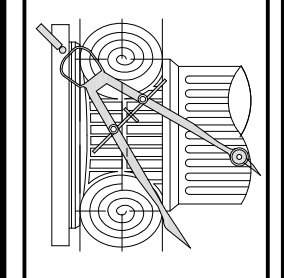


LEFT ELEVATION
SCALE: 1/4"=1'-0"

REVISIONS
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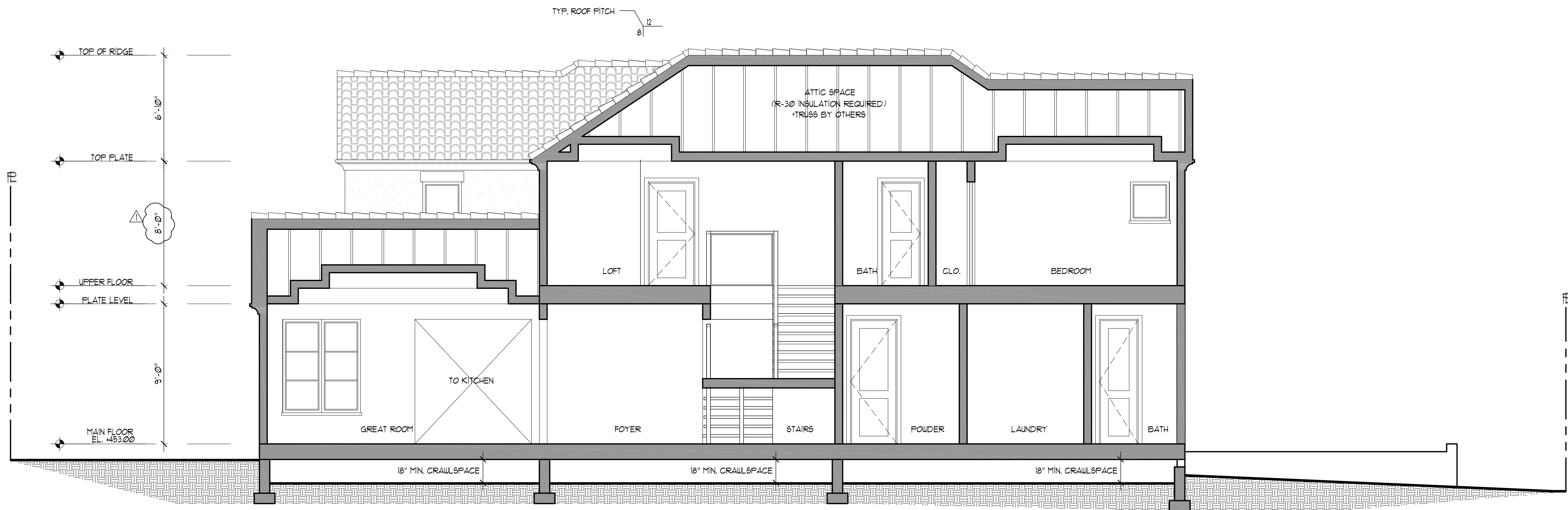
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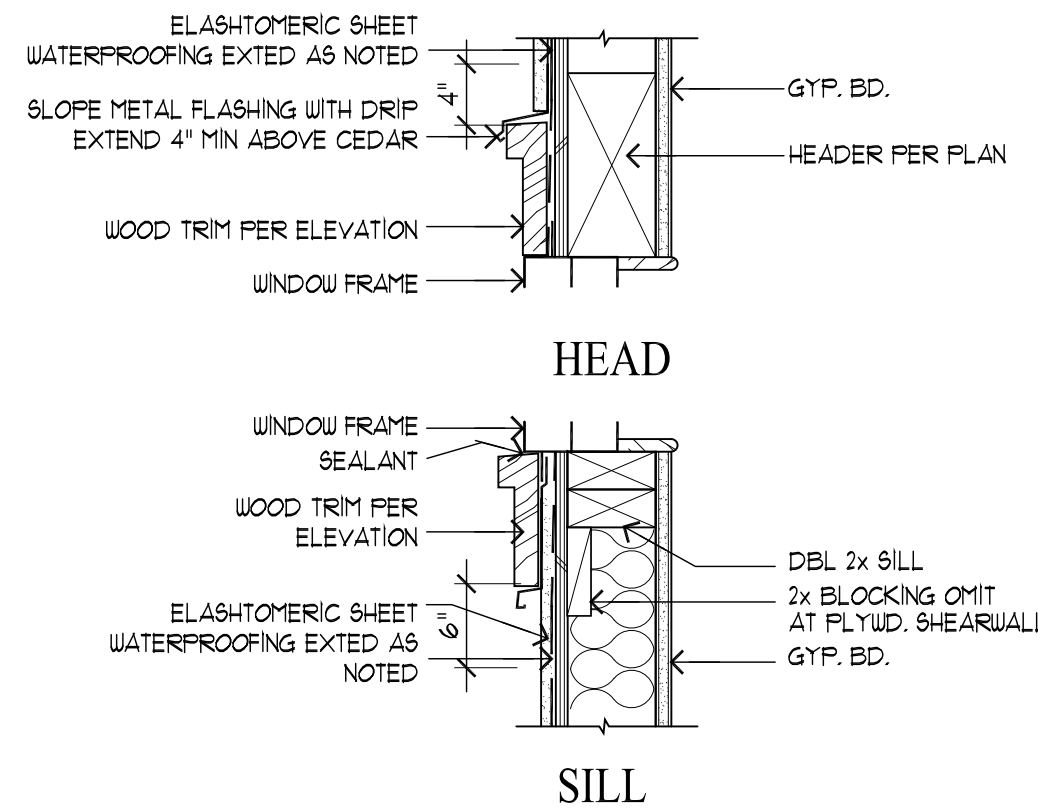
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A.P.N.: 025-072-150

DATE: 9/25/2025
SCALE: AS NOTED
DRAWN: PU
XREF: SHEET NO.

A.6
OF SHEETS



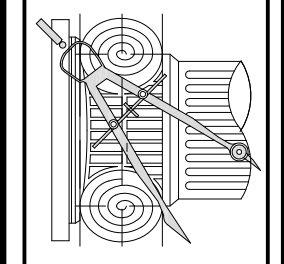
BUILDING SECTION
SCALE: 1/4"=1'-0"



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

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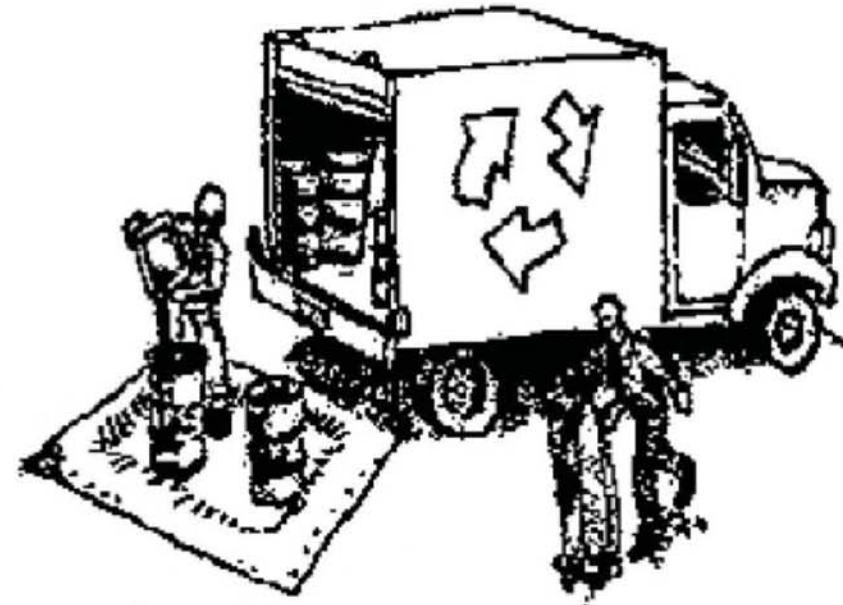
DATE:	9/25/2025
SCALE:	AS NOTED
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A.7
OF SHEETS

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



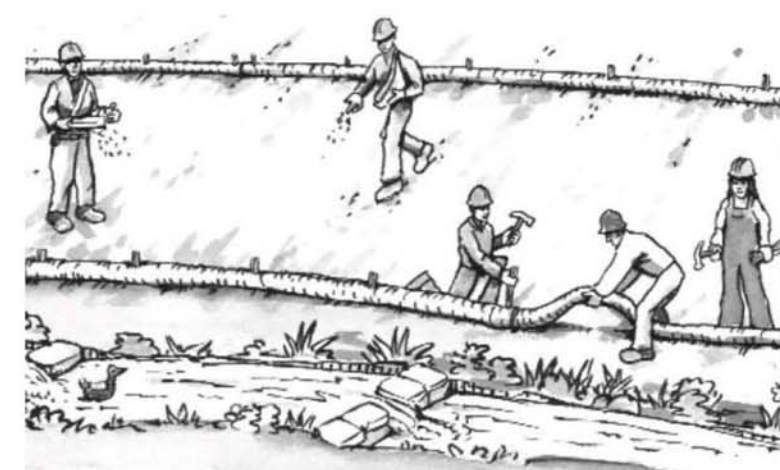
Maintenance and Parking

- ☐ 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

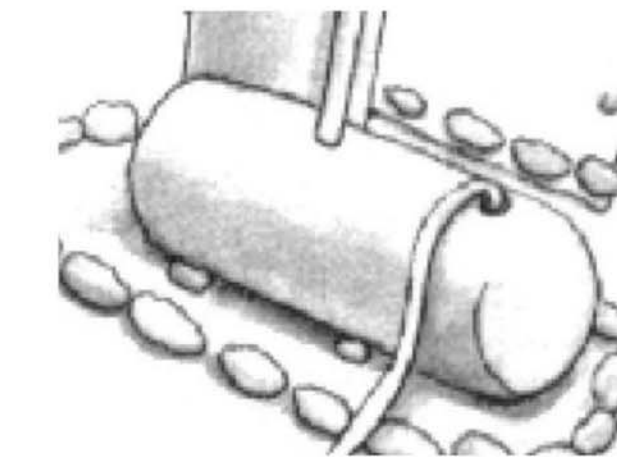
- ☐ Completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- ☐ Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the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

Concrete, Grout & Mortar Application



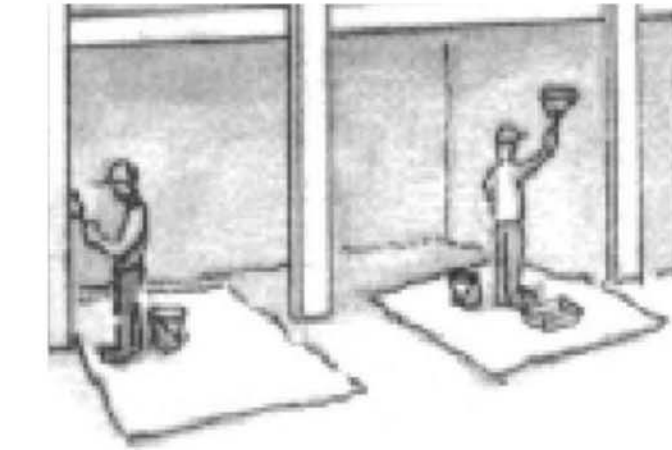
- ☐ Store concrete, grout and mortar under cover, on pallets and away from drainage areas. These materials must never reach a storm drain.
- ☐ Wash out concrete equipment/trucks offsite or in a contained area, so there is no discharge into the underlying soil or onto surrounding areas. Let concrete harden 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

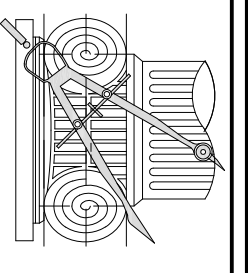
- ☐ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead or tributyltin must be disposed of as hazardous waste.
- ☐ Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as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

Landscape Materials

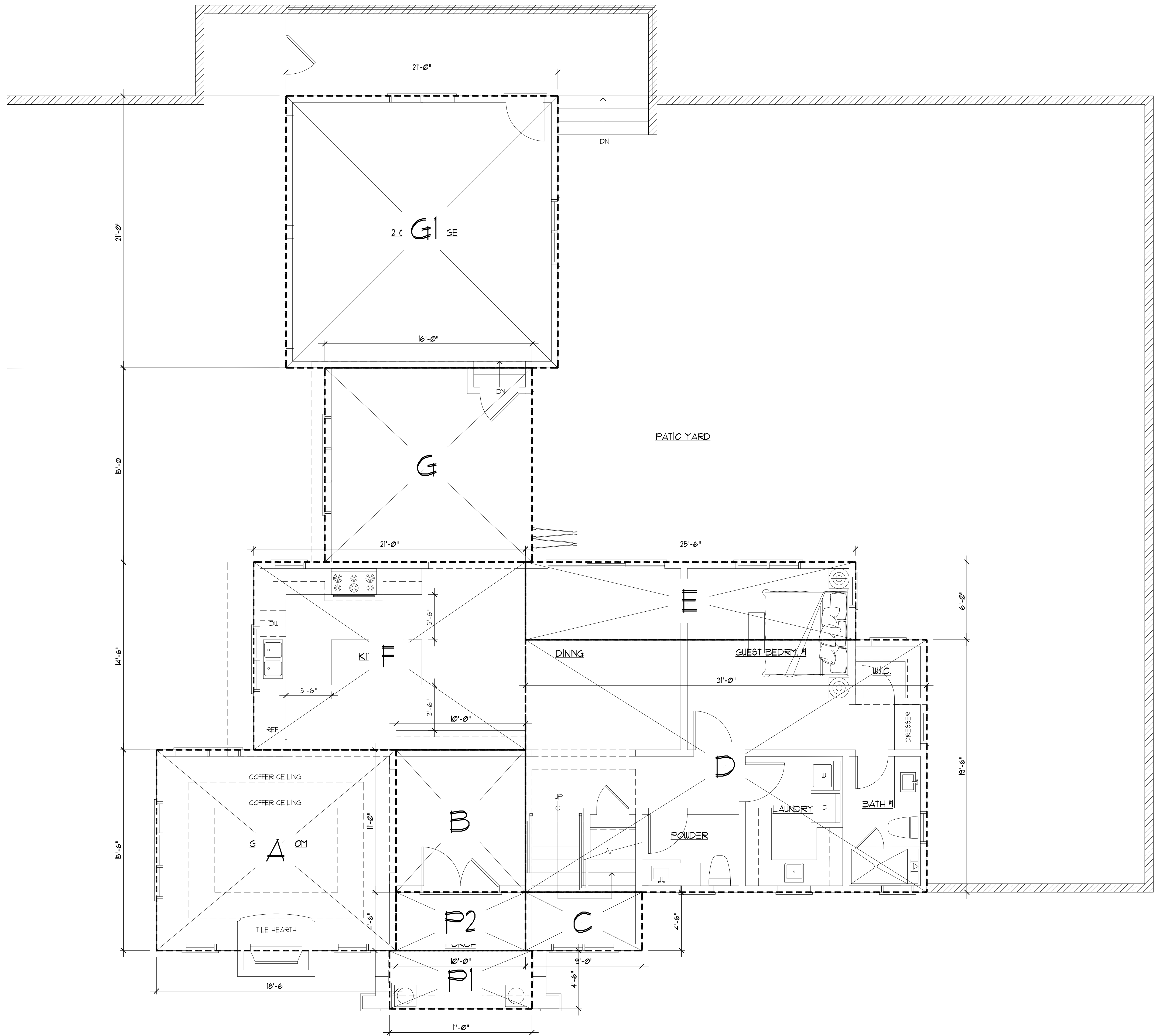


- ☐ Contain stockpiled landscaping materials by storing them under tarps when they are not actively being used.
- ☐ Stack erodible landscape material on pallets. Cover or store these materials when they are not actively being used or applied.
- ☐ Discontinue application of any erodible landscape material 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!



MAIN FLR FLOOR AREA:		
A	18'-6"x15'-6"	= 286.75 SF
B	10'-0"x11'-0"	= 110.00 SF
C	9'-0"x4'-6"	= 40.50 SF
D	31'-0"x19'-6"	= 604.50 SF
E	25'-6"x6'-0"	= 153.00 SF
F	21'-0"x14'-6"	= 304.50 SF
G	16'-0"x15'-0"	= 240.00 SF
P1	10'-0"x4'-6"	= 45.00 SF
P2	11'-0"x4'-6"	= 49.50 SF
94.50 SF < 200 SF = 0.00 SF		(PORCH)
TOTAL MAIN FLR AREA: = 1,739.25 SF		
UPPER FLR FLOOR AREA:		
A	12'-6"x15'-0"	= 187.50 SF
B	9'-0"x4'-6"	= 40.50 SF
C	36'-0"x25'-6"	= 918.00 SF
D	5'-6"x14'-6"	= 79.75 SF
E	16'-0"x2'-0"	= 32.00 SF
F	17'-0"x15'-6"	= 263.50 SF
TOTAL UPPER FLR AREA: = 1,521.25 SF		
GARAGE:		
G1	21'-0"x21'-0"	= 441.00 SF
MAIN FLR AREA: + 1,739.25 SF		
UPPER FLOOR AREA: + 1,521.25 SF		
GARAGE: + 441.00 SF		
GRAND TOTAL FLOOR AREA:		
3,701.50 SF		



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

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TEL: (650) 345-9286 x 1001

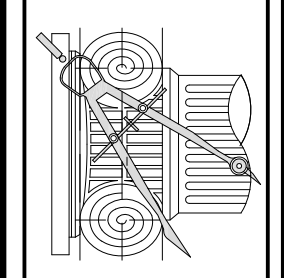
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NEW RESIDENCE
1822 SEBASTIAN DR.,
BURLINGAME, CA

DATE:	9/25/2025
SCALE:	AS NOTED
DRAWN:	PU
CHK:	
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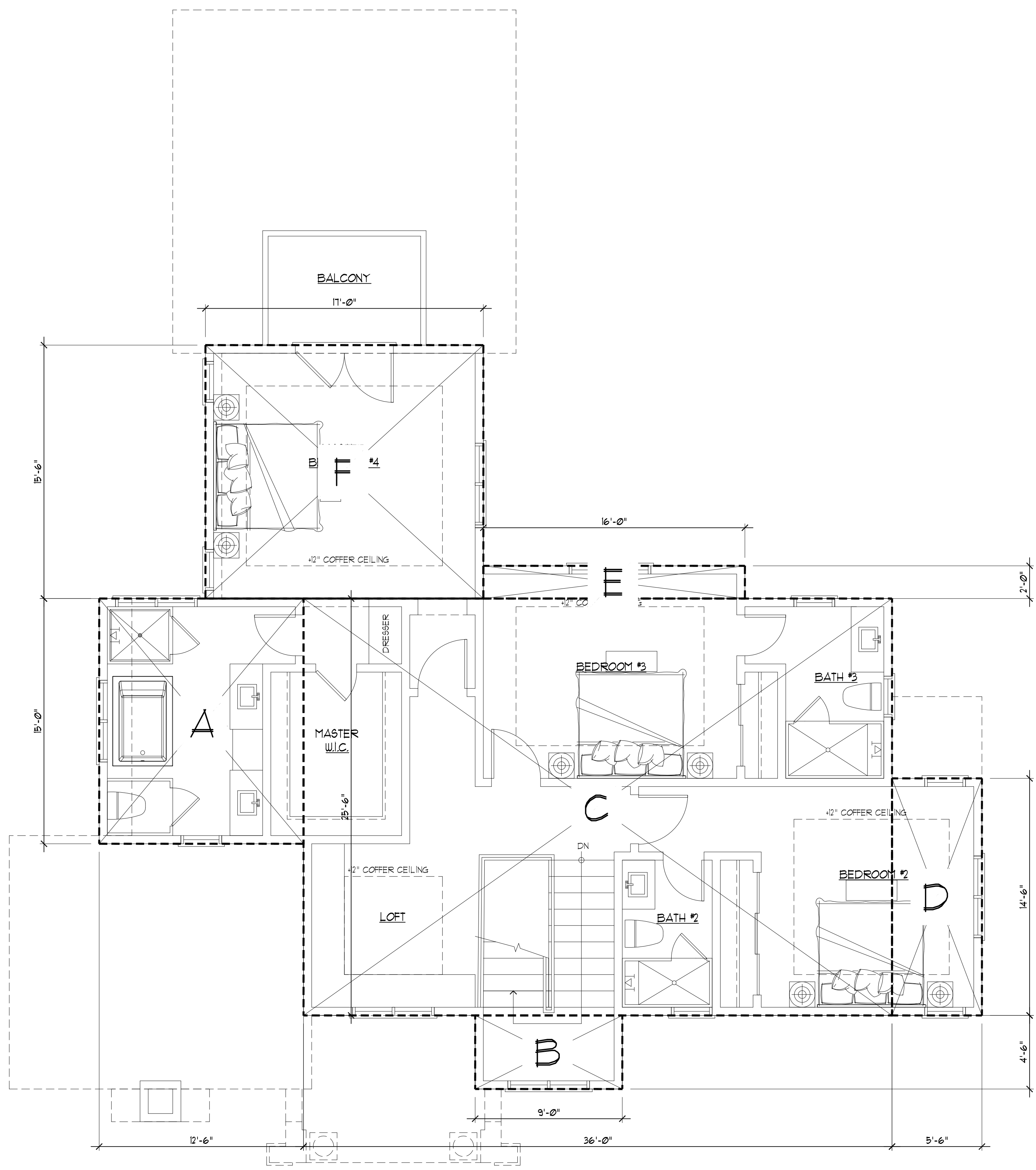
NEW RESIDENCE
1822 SEBASTIAN DR...
BURLINGAME, CA

DATE:	9/25/2025
SCALE:	AS NOTED
DRAWN:	PU
JOB:	
SHEET NO.	

AC.2

OF SHEETS

<u>MAIN FLR FLOOR AREA:</u>		
A	18'-6"x15'-6"	= 286.75 SF
B	10'-0"x11'-0"	= 110.00 SF
C	9'-0"x4'-6"	= 40.50 SF
D	31'-0"x19'-0"	= 604.50 SF
E	25'-6"x6'-0"	= 153.00 SF
F	21'-0"x14'-6"	= 304.50 SF
G	16'-0"x15'-0"	= 240.00 SF
P1	10'-0"x4'-6"	= 45.00 SF
P2	11'-0"x4'-6"	= 49.50 SF
94.50 SF < 200 SF = 0.00 SF		(PORCH)
<hr/>		
TOTAL MAIN FLR AREA:		= 1,739.25 SF
 <u>UPPER FLR FLOOR AREA:</u>		
A	12'-6"x15'-0"	= 187.50 SF
B	9'-0"x4'-6"	= 40.50 SF
C	36'-0"x25'-6"	= 918.00 SF
D	5'-6"x14'-6"	= 79.75 SF
E	16'-0"x2'-0"	= 32.00 SF
F	17'-0"x15'-6"	= 263.50 SF
<hr/>		
TOTAL UPPER FLR AREA:		= 1,521.25 SF
 <u>GARAGE:</u>		
G1	21'-0"x21'-0"	= 441.00 SF
MAIN FLR AREA:		1,739.25 SF
UPPER FLOOR AREA:		+
GARAGE:		+
		441.00 SF
<hr/>		
<u>GRAND TOTAL FLOOR AREA:</u>		
3,701.50 SF		



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

PLANT LEGEND				
BOTANICAL	COMMON	SIZE	QTY	WATER
Tree				
Acer palmatum 'Emperor 1'	Emperor 1 Japanese Maple	24" box	1	Medium, High, Extra in Summer
Arbutus 'Marina'	Marina Strawberry Tree	24" box	2	Low
Lagerstroemia indica 'Tuscarora'	Tuscarora Crape Myrtle	24" box	3	Low
Olea europaea 'Swan Hill'	Swan Hill Olives® Tree	24" box	2	Very Low, Medium
Pistacia chinensis	Chinese Pistache	24" box	1	Low
Podocarpus gracilior	African Fern Pine	24" box	4	Low, Medium
Shrub				
Coleonema pulchellum 'Compacta'	Dwarf Breath of Heaven	5 gal	14	Medium
Ficus nitida	Indian Laurel	15 gal	1	Medium
Lantana Bandito Yellow	Lantana Bandito Yellow	5 gal	11	Low, Medium
Limonium perezii	Sea Lavender	5 gal	37	Low
Loropetalum chinense 'Plum Delight'	Plum Delight Fringe Flower	5 gal	16	Low, Medium, Extra in Summer
Pittosporum tenuifolium	Blackstem Pittosporum	5 gal	6	Medium
Rhaphiolepis umbellata 'Minor'	White Compact Yeddo Hawthorn	5 gal	14	Low, Medium, Extra in Summer
Rosa 'Iceberg' Brilliant Pink	Iceberg Brilliant Pink	5 gal	10	Medium
Salvia leucantha	Mexican Sage	5 gal	3	Low
Strelitzia reginae	Bird of Paradise	5 gal	2	Low, Medium
Ground cover				
Myoporum parvifolium	Ground Cover Myoporum	1 gal	31	Low, Extra in Summer
Grass				
Lomandra longifolia 'Breeze'	Dwarf Mat Rush	5 gal	28	Low

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;

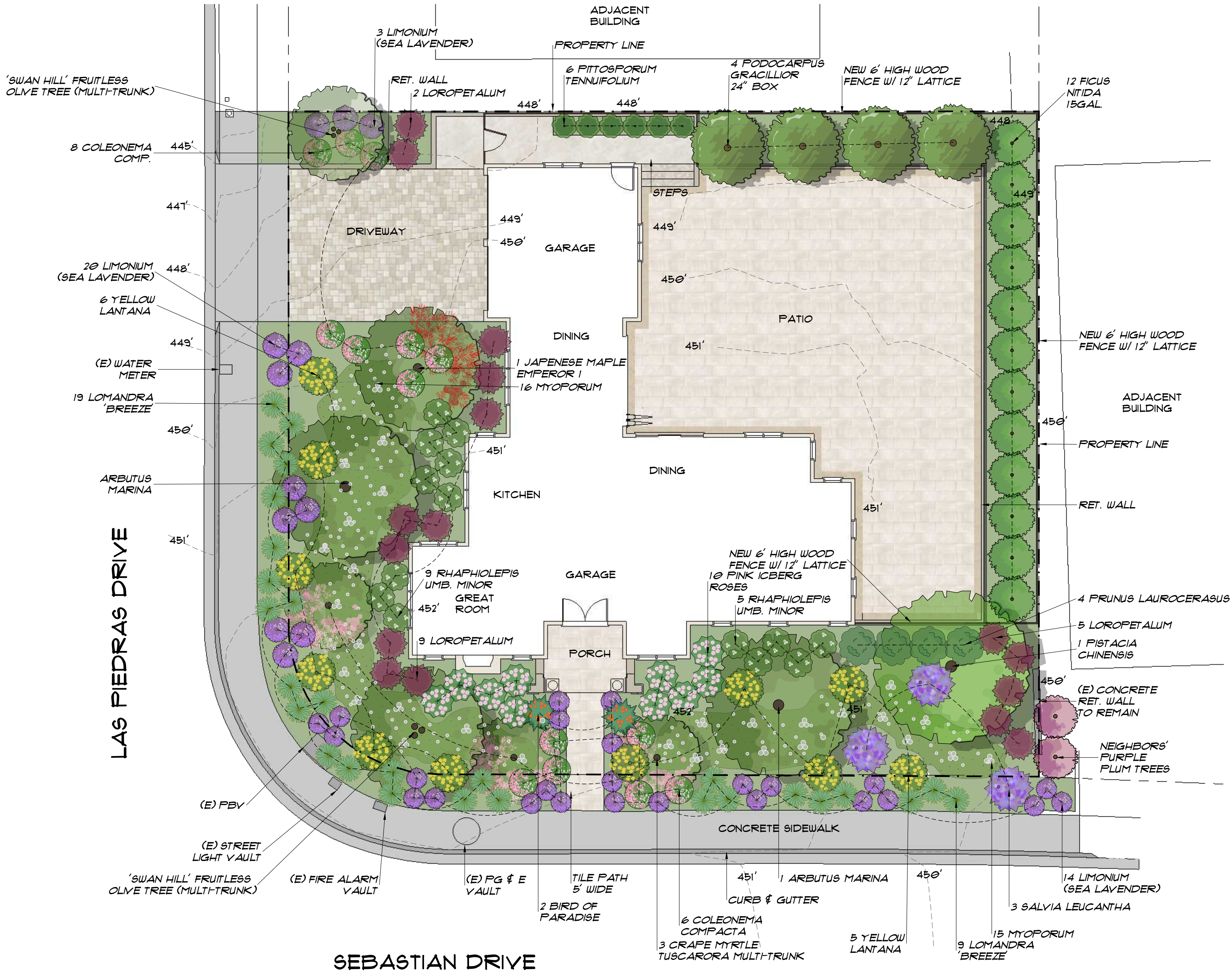
C) FOR LANDSCAPE INSTALLATIONS, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL. SOILS WITH GREATER THAN 6% ORGANIC MATTER IN THE TOP 6 INCHES OF SOIL ARE EXEMPT FROM ADDING COMPOST AND TILLING;

D) 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 5 % OF THE LANDSCAPE AREA MAY BE LEFT WITHOUT MULCH. DESIGNATED INSECT HABITAT MUST BE INCLUDED IN THE LANDSCAPE DESIGN PLAN AS SUCH;

E) STABILIZING MULCHING PRODUCTS SHALL BE USED ON SLOPES THAT MEET CURRENT ENGINEERING STANDARDS;

F) THE MULCHING PORTION OF THE SEED/MULCH SLURRY IN HYDRO-SEEDED APPLICATIONS SHALL MEET THE MULCHING REQUIREMENT;

G) 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.



REVISIONS	BY



KAREN AITKEN & ASSOCIATES
LANDSCAPE ARCHITECTS

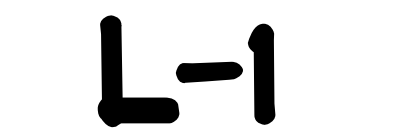
8262 RANCHO REAL GILROY CA. 95020
CALIF. REG. #2239 (408) 857-6275
KAREN@KAA.DESIGN

SHEN RESIDENCE
1822 SEBASTIAN DR, BURLINGAME

PLANTING PLAN



DATE	11-11-25
SCALE	1/8"=1'-0"
DRAWN IN	
JOB	SHEN



BASIS OF BEARINGS

THE BEARING N 17°45' W OF SEBASTIAN DRIVE, AS SHOWN ON THE SUBDIVISION MAP ENTITLED "MILLS ESTATE NO. 13", FILED FOR RECORD ON MAY 8, 1957, IN VOLUME 47 OF MAPS AT PAGES 19 & 20, SAN MATEO COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

NOTES:

BGT RELIED UPON A FIDELITY NATIONAL TITLE COMPANY PRELIMINARY TITLE REPORT, TITLE NO.: FSMO-3052500488-BD, AS TITLE REFERENCE. NO EASEMENTS OF RECORD ARE MENTIONED IN SAID REPORT.

UTILITIES SHOWN HEREON TAKEN FROM VISUAL SURFACE EVIDENCE AND SHOULD BE CONSIDERED AS APPROXIMATE ONLY. ACTUAL LOCATIONS OF UTILITIES MAY VARY. TRUE LOCATION OF UTILITIES CAN ONLY BE OBTAINED BY EXPOSING THE UTILITY.

TREE LOCATIONS SHOWN HEREON ARE SHOWN SYMBOLICALLY WITH SYMBOL SIZES BASED UPON TRUNK DIAMETER AT CHEST HEIGHT, AT THE LOCATION WHERE THE TREE ENTERS THE GROUND SURFACE. LOCATIONS AND SIZES OF TREE TRUNKS CAN ONLY BE CONSIDERED APPROXIMATE UNLESS OTHERWISE STATED ON THE MAP. TREES OF TRUNK DIAMETER SIZES OF 6 INCHES OR GREATER WERE LOCATED BY THE FIELD CREW.

SURVEY PERFORMED BY: BGT LAND SURVEYING
www.bgtssurveying.com

DATE OF FIELD SURVEY: SEPTEMBER 25, 2025
JOB NUMBER: 25-113

LEGEND

AC	ASPHALT CONCRETE
BW	BACK OF WALK
CB	CATCH BASIN
C/L	CENTERLINE
CMF	CORRUGATED METAL PIPE
CI	CAST IRON PIPE
CO	CLEAN OUT BOX
CP	SURVEY CONTROL POINT
CPP	CORRUGATED PLASTIC PIPE
CTV	CABLE TELEVISION VAULT
DI	DROP INLET
EM	ELECTRIC METER
EV	ELECTRIC VAULT
FF	FINISHED FLOOR
FL	FLOWLINE
FH	FIRE HYDRANT
GM	GAS METER
GRD	GROUND
GUY	GUY ANCHOR
GV	GAS VALVE
HCR	HANDICAP RAMP
HVE	HIGH-VOLT ELECTRIC
INV.	INVERT
IP	IRON PIPE
JP	JOINT POLE
KV	KILOVOLT
LAT.	LATERAL
LG	LIP OF GUTTER
MH	MH (TYPE UNKNOWN)
MON-MON	MONUMENT TO MONUMENT DISTANCE
PBV	PAGEBELL/SBC VAULT
PGE	PG&E VAULT
PIV	POST INDICATOR VALVE
PP	POWER POLE
SSCO	SANITARY SEWER CLEAN OUT
SSMH	SANITARY SEWER MANHOLE
SSV	SANITARY SEWER VAULT
TBC	TOP BACK OF CURB
TBM	TEMPORARY BENCHMARK
UNK	UNKNOWN TYPE
VCP	VITRIFIED CLAY PIPE
WBF	WATER BACK FLOW VALVE
WM	WATER METER BOX
WV	WATER VALVE
-CTV-	CABLE TELEVISION LINE
-E-	ELECTRICAL LINE
-G-	GAS LINE
-OH-	OVERHEAD LINE
-SD-	STORM DRAIN LINE
-SS-	SANITARY SEWER LINE
-T-	TELEPHONE LINE
-W-	WATER LINE

BENCHMARK

ELEVATIONS SHOWN HEREON ARE BASED UPON THE CITY OF BURLINGAME (NAVD 88) DATUM. BENCHMARK USED WAS THEIR BM #1001, A BRONZE DISK WITH RAISED CENTER AT THE SOUTHEASTERLY INTERSECTION OF TROUSDALE AND HUNT DRIVE, WITH A PUBLISHED ELEVATION OF 508.111 FEET.

THE LID OF THE SANITARY SEWER MANHOLE AT THE INTERSECTION OF SEBASTIAN DRIVE AND LAS PIEDRAS DRIVE ACTS AS THE SITE BENCHMARK WITH AN ELEVATION OF 452.74 FEET.

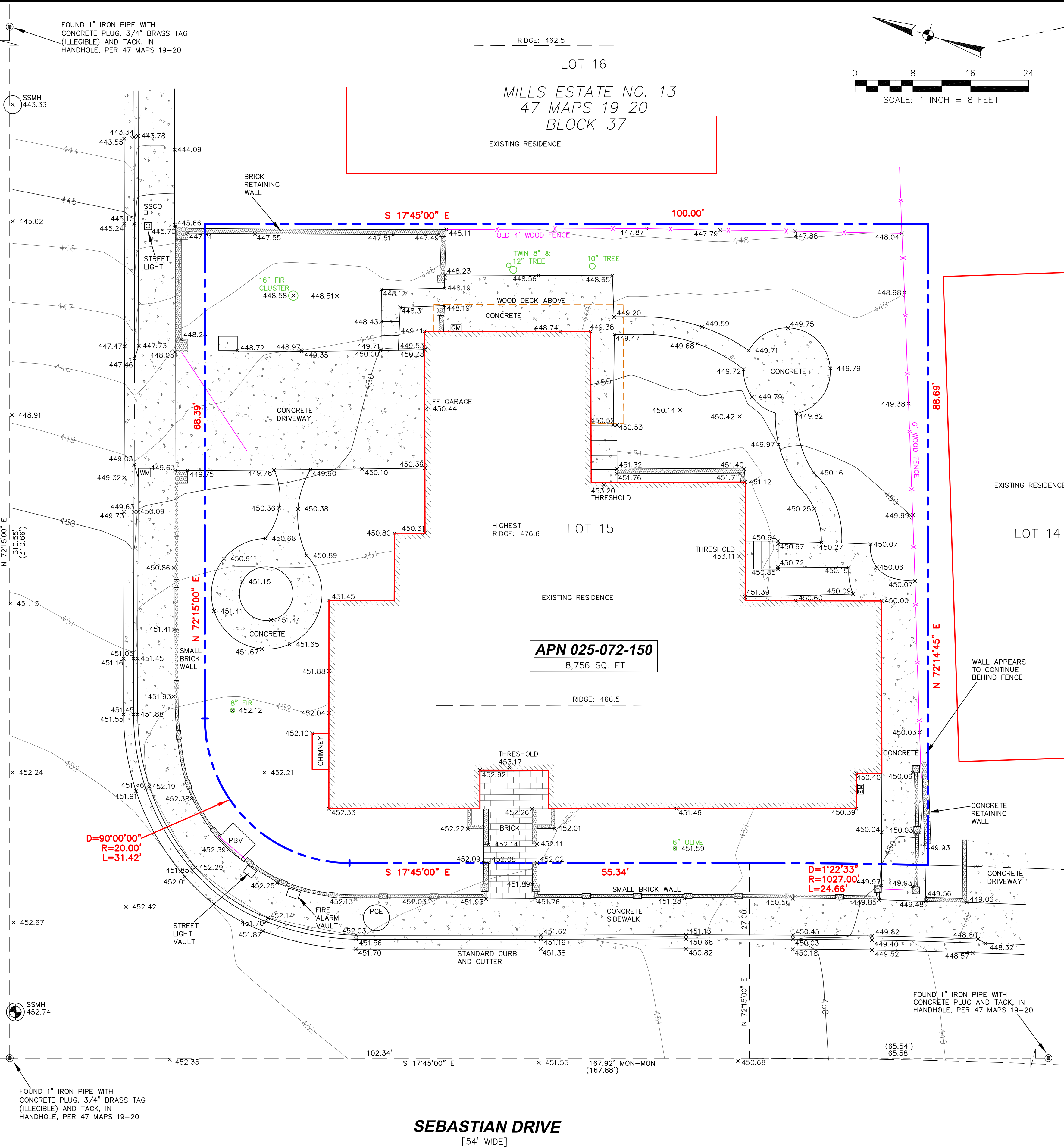
FOUND 1" IRON PIPE WITH
CONCRETE PLUG, 3/4" BRASS TAG
RE 8724" AND TACK, IN
HANDHOLE, PER 58 MAPS 35-36

FRONT SETBACKS:

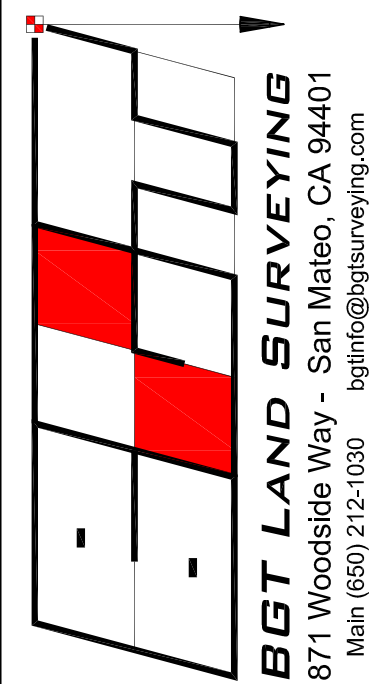
1822 SEBASTIAN: 7.5'
1818 SEBASTIAN: 14.4'

2841 LAS PIEDRAS: 19.6'
2837 LAS PIEDRAS: 18.6'
2833 LAS PIEDRAS: 16.5'
2829 LAS PIEDRAS: 15.4'
2825 LAS PIEDRAS: 15.2'
2821 LAS PIEDRAS: 16.1'
2817 LAS PIEDRAS: 15.8'
2813 LAS PIEDRAS: 15.9'
2809 LAS PIEDRAS: 14.9'
2805 LAS PIEDRAS: 15.1'

LAS PIEDRAS DRIVE
[54' WIDE]



SEBASTIAN DRIVE
[54' WIDE]



BOUNDARY AND TOPOGRAPHIC SURVEY
LOT 15, BLOCK 37, "MILLS ESTATE NO. 13", 47 MAPS 19-20
1822 SEBASTIAN DRIVE
CITY OF BURLINGAME, COUNTY OF SAN MATEO, CALIFORNIA

Assessor Parcel Number:
025-072-150

Prepared For:
JIMMY SHEN
3 SUNRISE COURT
SO. SAN FRANCISCO, CA 94080

Date: OCT. 2025
Scale: 1" = 8'
Contour Interval: 1'
Drawn by: N.W.
Revisions:

SU-1

Job No. 25-113