

OWNER/APPLICANT:

1138 DOUGLAS, LLC
851 BURLWAY ROAD, STE. 710
BURLINGAME, CA 94010

GENERAL NOTES:

- EXISTING AND PROPOSED ZONING: R-4
- EXISTING USE: 2 SINGLE FAMILY DWELLING AND 4 UNIT APARTMENT BUILDING
- PROPOSED USE: 29 UNIT RESIDENTIAL APARTMENTS
- FEMA FLOOD ZONE: ZONE X
- APN: 029-132-180 AND 029-132-190
- UTILITY COMPANIES:
-GAS/ELECTRIC: PG&E
-WATER: CITY OF BURLINGAME
-SEWER: CITY OF BURLINGAME
-FIRE: CENTRAL COUNTY FIRE DEPARTMENT
- LOT AREA: 1128 DOUGLAS: 7411± SF
1132 DOUGLAS: 8174± SF

TENTATIVE MAP NOTES:

- THE SUBJECT SITE HAS CURB AND SIDEWALK LOCATED ALONG DOUGLAS AVENUE. SHOULD THE CURB OR SIDEWALK BE DAMAGED DURING THE CONSTRUCTION OF THE PROJECT, IT SHALL BE REPLACED AND/OR REPAIRED BY THE OWNER OF THE PROPERTY PER CITY STANDARDS.
- NO GRADING AND/OR TRENCHING SHALL BE DONE WITHIN THE DRIPLINE OF ANY TREE LOCATED WITHIN THE PROJECT AREA WITHOUT FIRST OBTAINING THE APPROVAL OF A CERTIFIED ARBORIST.
- WHERE APPLICABLE, ALL DIMENSIONS PROVIDED BY THE ARCHITECT SHALL SUPERSEDE ANY DIMENSIONS SHOWN ON THIS PLAN.
- ALL TREES SHOWN ON THIS PLAN ARE TO REMAIN ACCORDING TO THEIR PRE-DEVELOPMENT CONDITION EXCEPT THOSE SHOWN TO BE REMOVED.
- THE APPLICANT/CONTRACTOR SHALL OBTAIN AN ENCROACHMENT PERMIT FROM THE CITY'S ENGINEERING DIVISION PRIOR TO THE START OF ANY WORK WITHIN THE CITY'S RIGHT-OF-WAY OR PUBLIC EASEMENT AREAS. THE APPLICANT SHALL OBTAIN PERMITS FROM THE UTILITY COMPANIES PRIOR TO APPLYING FOR A CITY ENCROACHMENT PERMIT.
- THE PURPOSE OF THIS TENTATIVE MAP IS TO MERGE THE TWO PARCELS ONLY. ALL FUTURE IMPROVEMENTS SHOWN HEREON ARE FOR PLANNING PURPOSES ONLY AND MUST BE APPROVED UNDER SEPARATE APPLICATION.

NOTES:

- CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.
- BASIS OF ELEVATION: ELEVATIONS SHOWN ARE BASED UPON CITY OF BURLINGAME BENCHMARK NO. 505; THE TOP OF A BRASS DISC ON THE SOUTHWESTERLY CURB RETURN OF DOUGLAS AVENUE AND CALIFORNIA DRIVE; ELEVATION 23.51 FEET; CITY OF BURLINGAME DATUM.
- ACTUAL TREE TRUNK LOCATIONS ARE SHOWN. DRIPLINES IN AREAS OF PROPOSED CONSTRUCTION SHOULD BE FIELD VERIFIED. TREE SIZE AND SPECIES ARE APPROXIMATE.
- BASIS OF BEARINGS: BEARINGS SHOWN ARE BASED UPON FOUND MONUMENTS AS SHOWN ON THE PARCEL MAP OF THE LANDS OF 512 PRIMROSE CONDOMINIUMS, LLC. (VOLUME 76 OF PARCEL MAPS, PAGE 37) PREPARED BY MACLEOD AND ASSOCIATES. BEARING OF THE NORTHEAST LINE OF PARCEL 1 TAKEN AS NORTH 45°47'09" WEST AS SHOWN ON SAID MAP.

LEGAL DESCRIPTION

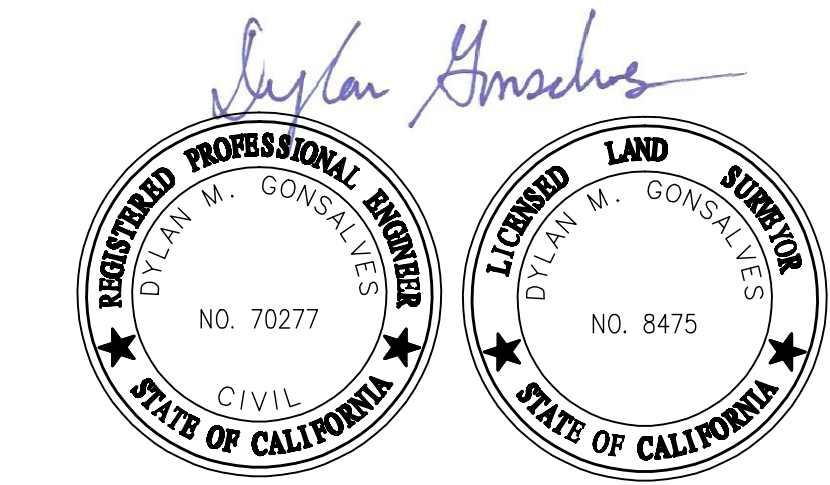
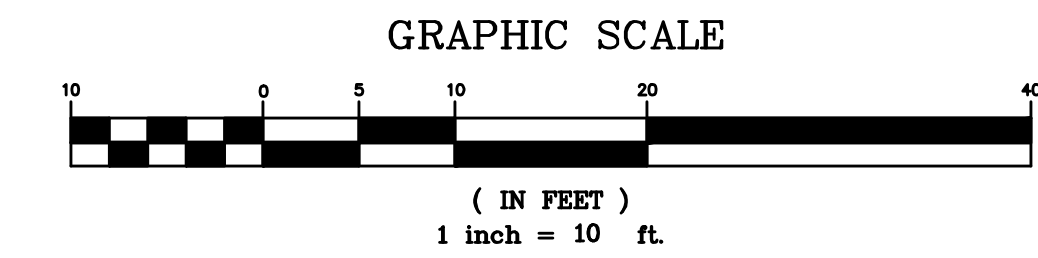
ALL THAT REAL PROPERTY SITUATED IN THE CITY OF BURLINGAME, COUNTY OF SAN MATEO, STATE OF CALIFORNIA, AND DESCRIBED AS FOLLOWS:

A PORTION OF LOT 3, BLOCK 5, AS DELINEATED UPON THAT CERTAIN MAP ENTITLED "MAP NO. 2 OF THE PROPERTY OF THE BURLINGAME LAND CO., SAN MATEO COUNTY, CAL.", FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA, ON FEBRUARY 20, 1905 IN BOOK "D" OF MAPS, AT PAGE 38 AND A COPY ENTERED IN BOOK 3 OF MAPS AT PAGE 55, AND DESCRIBED IN THE GRANT DEEDS TO ZERS DEVELOPMENT INC. RECORDED ON MARCH 28, 2013, INSTRUMENT NO. 2013-047214, AND ON APRIL 30, 2013, INSTRUMENT NO. 2013-065458, SAN MATEO COUNTY OFFICIAL RECORDS.

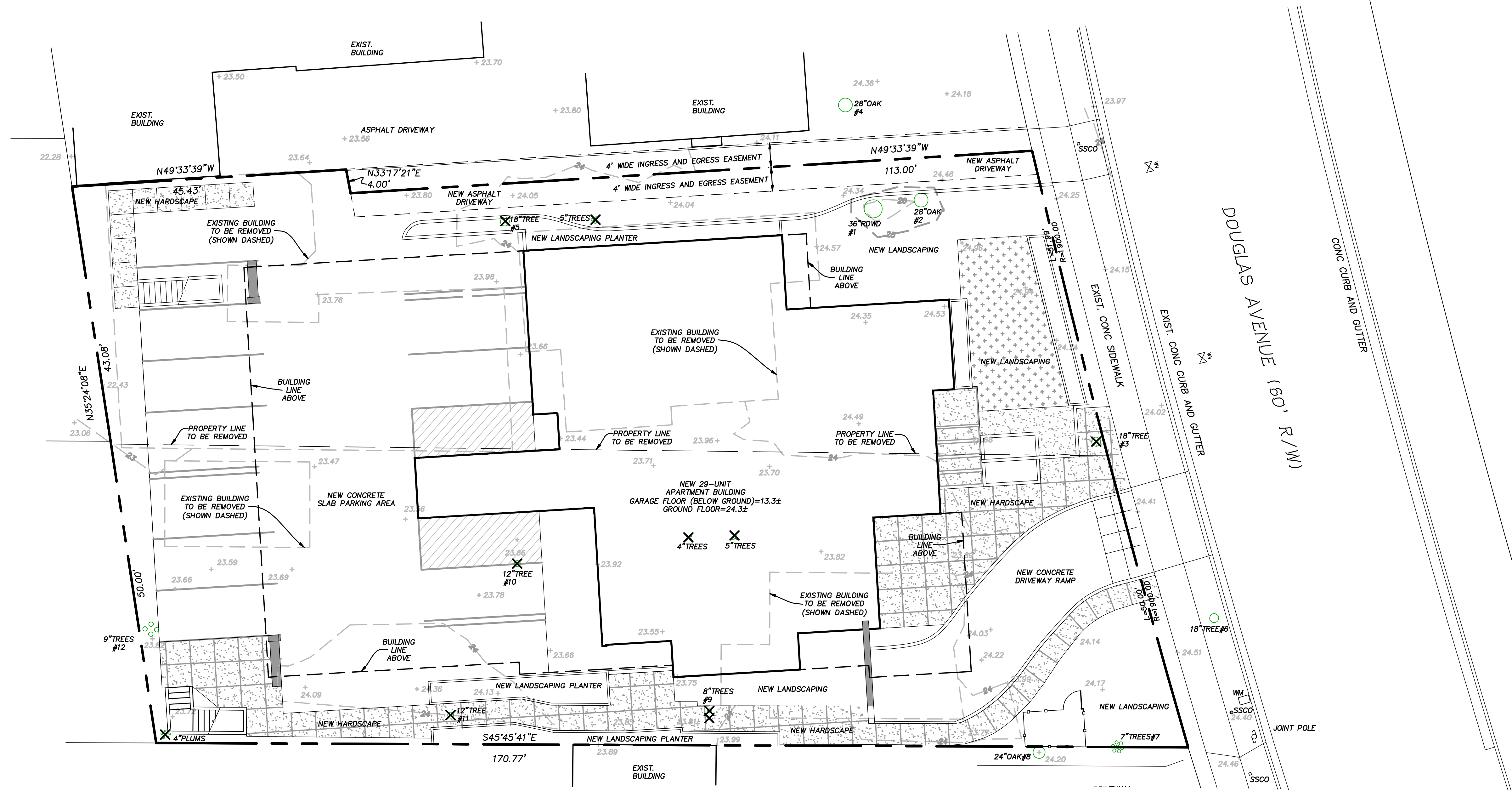
**TENTATIVE PARCEL MAP
FOR LOT MERGER**

1128/1132 DOUGLAS AVENUE
CITY OF BURLINGAME

SAN MATEO COUNTY - CALIFORNIA
SCALE: 1" = 10'
DECEMBER 2016



PRE-DEVELOPMENT	6738 SF
BUILDING	5012 SF
DRIVEWAY/PATH/PATIO	1726 SF
POST-DEVELOPMENT	12801 SF
BUILDING	8290 SF
DRIVEWAY/PATH/PATIO	3005 SF
PARKING	1506 SF
CHANGE	+6063 SF



DMG ENGINEERING, Inc.
RESTRICTED ENGINEERING DRAWINGS
The information, plans, designs, notes and arrangements shown on this drawing are confidential and may not be reproduced in whole or in part without the expressed written permission of DMG ENGINEERING, Inc. Drawings noted as Preliminary/schematic and/or concept contain information that is conceptual and subject to verification and/or change. The engineer makes no claim for accuracy of conceptual information or of information supplied by others.

NO.	DATE	DESCRIPTION	BY

**TENTATIVE PARCEL MAP
FOR LOT MERGER**
1128/1132 DOUGLAS AVENUE
CITY OF BURLINGAME - CALIFORNIA
SCALE: 1" = 10'
DECEMBER 2016

SHEET 1
OF 1 SHEETS
ORIG.DWG: 12-14-2016
REV.DWG:
JOB: 14-128

E:\Land Projects\2006\14128\DTB\dwg\1128-1132-DOUGLAS-TM-12-23-16.dwg 12/23/2016 3:06:29 PM PST