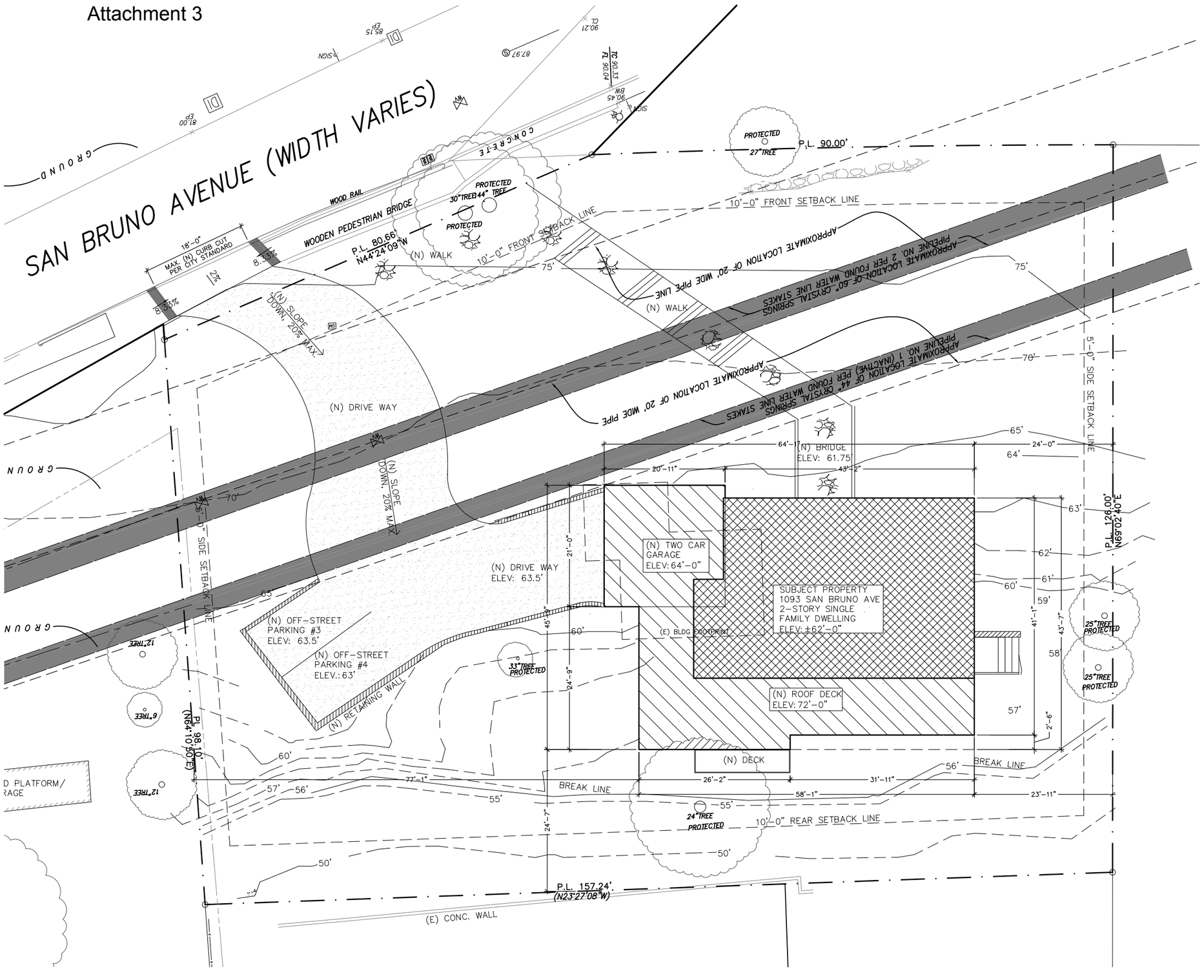
Attachment 3



I-PROPOSED SITE PLAN

GENERAL NOTES

1. ALL DESIGN AND CONSTRUCTION SHALL CONFORM TO ALL FEDERAL, STATE, CITY AND COUNTY CODES AND ORDAANCES. ANY WORK FOUND IN THESE DRAWINGS NOT IN FORMANCE WITH ANY APPLICABLE CODES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER PRIOR TO COMMENCEMENT OF ANY RELATED WORK.
CODES USED:
2016 CALIFORNIA BUILDING CODE
2016 CALIFORNIA PLUMBING CODE
2016 CALIFORNIA ELECTRICAL CODE
2016 CALIFORNIA MECHANICAL CODE
2016 HOUSING CODE
2016 CALIFORNIA FIRE CODE(CFC)
2016 CALIFORNIA ENERGY CODE(CEC/T-24)
2016 CALIFORNIA RESIDENTIAL CODE
2. ALL WORK SHALL CONFORM TO APPLICABLE LOCAL CODE. AND STRUCTURAL PLANS BEFORE START ANY WORKS

PROPERTY DATA

○ OWNER/DEVELOPER: ZHAOHUI MA	
○ ADDRESS:	1093 SAN BRUNO AVE BRISBANE, CA 94005
○ APN#: 007-553-160	○ CONSTRUCTION TYPE: V-B/U
○ ZONING: SCRO-1	○ OCCUPANCY: R-3
○ YEAR BUILT: NOT BUILT	
○ LOT AREA:	±19,461 ㎡
○ MIN. FRONT SETBACK: 10'-0"	MIN. REAR SETBACK: 10'-0"
○ MIN. SIDE SETBACK:	5'-0"
○ MAX. HEIGHT LIMIT:	30'-0" (ROOF PITCH>3:12)
● PARKING REQUIRED & PROVIDED	4 SPACES
● PROPOSED 1ST FLOOR AREA:	1,924 SF
● PROPOSED 2ND FLOOR AREA:	1,416 SF
● PROPOSED GARAGE:	552 SF
● PROPOSED FLOOR AREA:	3,892 SF
● PROPOSED LOT COVERAGE:	2,476 SF<70% ALLOWED
● PROPOSED BUILDING HEIGH:	28'-9"<30'-0"

SCOPE OF WORK

● DEMO EXISTING SINGLE STORY BUILDING

● CONSTRUCT 2-STORY SINGLE FAMILY DWELLING WITH 4 OFF STREET PARKING SPACES

LEGEND

PROPERTY LINE
6' WOOD FENCE LINE
EXISTING BLDG FOOTPRINT
NEW BLDG FOOTPRINT
2ND FLOOR FOOTPRINT
(N) CONC. PAVING
(E) TREE TO REMAIN
(N) NEW STONE PAVING

VICINITY MAP



SHEET INDEX

A0.0	MASS AND VIEW STUDY
A1.0	SITE PLANS & NOTES
A1.1	EXISTING SITE PLANS & NOTES
A1.2	GRADING PLAN
A1.3	LANDSCAPE PLAN
A2.0	EXISTING FLOOR PLANS AND ELEVATIONS
A2.1	PROPOSED 1ST FLOOR PLAN
A2.2	PROPOSED 2ND FLOOR PLAN
A2.3	PROPOSED ROOF PLAN & SECTIONS
A3.0	PROPOSED ELEVATIONS
A3.1	PROPOSED ELEVATIONS
A5.0	BMPs

N

0 4' 8' 16'
SCALE: 1/8" = 1'-0"

PROJECT:

NEW RESIDENCE

FOR

ZHAO HUI MA

XIE ASSOCIATES
Architectural Design & Planning
501 CRESCENT WAY #5412
SAN FRANCISCO, CA 94134
Tel: (415) 652-3047
Fax:(415) 656-0542
Email: bill@xiearchdesign.com

1093 SAN BRUNO AVE BRISBANE, CALIFORNIA

DRAWN BY: LI HONG
CHECK BY:
DATE: 10/26/17

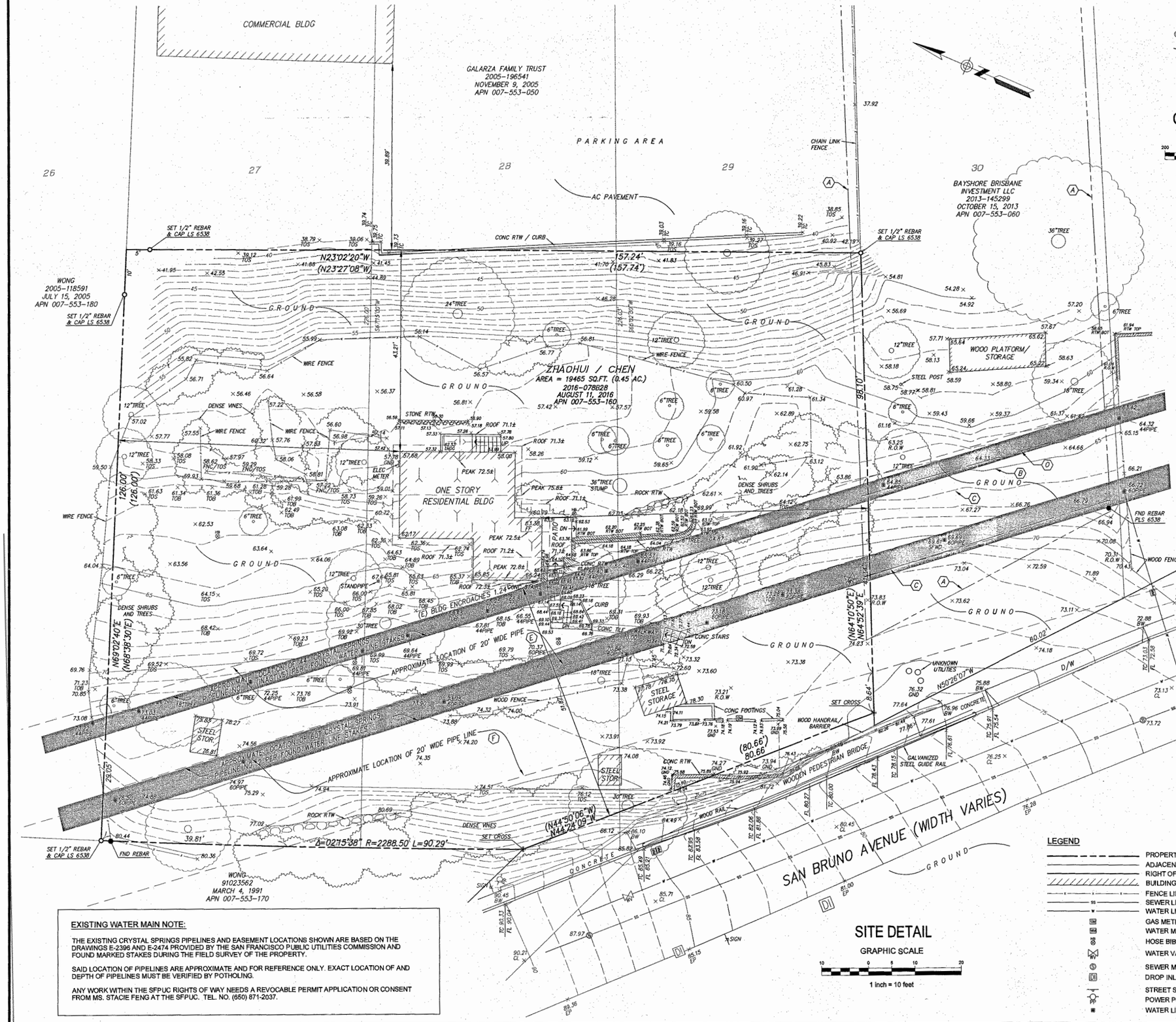
LICENSED ARCHITECT
XIE XING GUAN
No. C-32963
07/31/2019
RENEWAL DATE
STATE OF CALIFORNIA

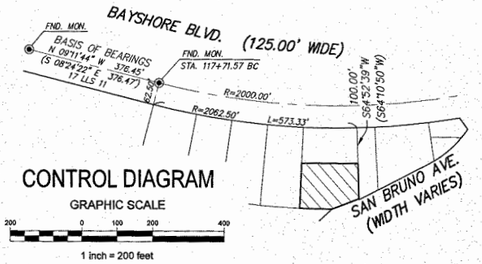
SHEET TITLE

SITE PLAN & NOTES

A1.0

Attachment 3





NOTE TO ANYONE HAVE ANY INTEREST IN THIS MAP, PLEASE BE ADVISED OF THE FOLLOWING:

1. THAT ALL TITLE INFORMATION HEREON (INCLUDING EASEMENTS IF ANY) WAS PREPARED SOLELY FOR AND IN STRICT CONFORMANCE WITH OUR CLIENT'S AND/OR HIS AGENT'S REQUIREMENTS. THE FOLLOWING INFORMATION WAS SUPPLIED TO TRANSAMERICAN ENGINEERS: □ DEED □ TITLE REPORT □ A.P.N. □ ADDRESS OF THE P.I.Q.

   FURTHERMORE, WE HEREBY DISCLAIM ANY AND ALL TITLE SEARCH RESPONSIBILTIES AS BEING BEYOND OUR CONTRACT AND COMMITMENT TO OUR CLIENT.
2. THAT THIS MAP WAS PREPARED AS A PROFESSIONAL INSTRUMENT OR SERVICE AND THAT IT REMAINS THE PROPERTY OF TRANSAMERICAN ENGINEERS WHETHER THE PROJECT (IF ANY PROPOSED) ON THIS SITE IS CONSTRUCTED OR NOT.
3. THAT ANY INFORMATION ON THIS MAP AND ANY DOCUMENT(S) PREPARED BY TRANSAMERICAN ENGINEERS IN RELATION HEREOF SHALL NOT BE USED FOR ANY OTHER PURPOSE THAN FOR: BUILDING PERMITS.

   FURTHERMORE, THE USE OF THIS MAP FOR ANY OTHER PURPOSES WHATSOEVER INCLUDING ENGINEERING DESIGNS OF OFFSITE OR ONSITE IMPROVEMENTS IS BEYOND THIS MAP'S PURPOSE, INTENT & CONTRACT. TRANSAMERICAN ENGINEERS DISAVOWS ANY AND ALL RESPONSIBILITIES, LIABILITIES WHICH SHALL REST UPON THE PARTY USING OUR INFORMATION BEYOND THE ESTABLISHED LIMITATION ABOVE.
4. THAT ANY IMPROVEMENT CHANGES WITHIN THIS SITE OR THE ADJACENT SITES THEREOF AS WELL AS TITLE TRANSFERS OF THE PROPERTY IN QUESTION (EXCEPT FOR ALTA MAPS) AND/OR THE LAPSE OF 3 OR MORE YEARS FROM THE DATE OF THIS MAP (WHICHEVER COMES FIRST) SHALL VOID ALL INFORMATION HEREON UNLESS A RE-SURVEY IS ORDERED TO RECTIFY, UPDATE OR RE-CERTIFY THIS MAP.
5. THAT THIS INFORMATION SHALL NOT BE USED FOR ANY IMPROVEMENT STAKING UNLESS STATED IN ITEM NO. 3 ABOVE.
6. THAT THE USE OF THIS MAP BY OTHER CONSULTANTS OR CONTRACTORS ON BEHALF OF OUR CLIENT SHALL PROMPT THE IMMEDIATE FULFILLMENT OF ALL CLIENT'S OBLIGATIONS TO TRANSAMERICAN ENGINEERS UNLESS OTHERWISE AGREED TO.
7. THAT UNDERGROUND UTILITIES (IF ANY) SHOWN HEREON WERE OBTAINED FROM INFORMATION PROVIDED TO TRANSAMERICAN ENGINEERS BY UTILITIES COMPANIES. TRANSAMERICAN ENGINEERS DOES NOT ASSUME ANY RESPONSIBILITY FOR THEIR EXISTENCE OR ACCURACY.
8. THAT SURFACE UTILITIES, MANHOLES, ETC. AS SHOWN HEREON WERE LOCATED BY FIELD SURVEY.
9. IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS INVOLVED TO RESOLVE ALL ISSUES REGARDING PROPERTY DISPUTES WHICH MAY ARISE OUT OF INFORMATION SHOWN HEREON.

SPECIAL NOTES

1. ELEVATIONS SHOWN AS "ROOF ELEV." HEREON ARE IN FACT THE ELEVATIONS OF THE HIGHEST POINT OF SIDE WALLS. THESE ELEVATIONS MAY BE EITHER THE ROOF OR THE PARAPET ELEVATION OF SUCH ROOF. FLAT ROOF LEVELS WERE NOT VISIBLE FROM SURVEY POINT.
2. "PARAPET ELEV." SHOWN HEREON ARE THE HIGHEST POINT OF SUCH PARAPET.
3. "ROOF PEAK ELEV." AND "EAVES ELEV." (IF ANY SHOWN HEREON) ARE THE HIGHEST POINT OF ROOF PEAKS AND THE LOWEST POINTS OF ROOF EAVES RESPECTIVELY.
4. DUE TO LIMITED ACCESS TO THE REAR OR THE ADJACENT AND/OR THE PARAPET SUBJECT BUILDING(S) AND/OR COVERED STRUCTURE(S) AT THE TIME OF THIS SURVEY, THE TOPOGRAPHIC DATA FOR THOSE BUILDING(S) AND/OR STRUCTURE(S) IS NOT SHOWN HEREON.
5. IT SHALL BE THE RESPONSIBILITY OF OUR CLIENT TO CALL OUR OFFICE IN ORDER TO HAVE OUR SURVEYORS LOCATE ADDITIONAL INFORMATION AND/OR STRUCTURE(S) ONCE THE SITE HAS BEEN CLEARED. WE REQUIRE AN ADVANCE NOTICE OF FOUR (4) DAYS MORE OR LESS.
6. ALSO, NOTE THAT THERE WILL BE ADDITIONAL CHARGES FOR SUCH STAKING AS IT IS NOT A PART OF THE SCOPE OF THIS JOB'S CONTRACT.

ABBREVIATIONS

AB	ASSESSOR'S BLOCK	RTW	RETAINING WALL
AC	ASPHALT	R/W	RIGHT OF WAY
BW	BACK OF SIDEWALK	SQ. FT.	SQUARE FEET
BLDG	BUILDING	TC	TOP OF CURB
BOT	BOTTOM	TOB	TOP OF BANK
CL	CENTERLINE	TOS	TOE OF SLOPE
CLR	CLEAR		
CONC	CONCRETE		
ELEC	ELECTRIC		
ELEV	ELEVATION		
EP	EDGE OF PAVEMENT		
FL	FLOW LINE GUTTER		
FF	FINISH FLOOR		
GND	GROUND		
LS	LAND SURVEYOR		
MEAS	MEASURED		
OV	OVER		
P/L	PROPERTY LINE		

RECEIVED
SEP 27 2017
Comm. Dev. Dept. Brisbane

NOTES

(A) PLOTTED BOUNDARY LINE: LANDS OF MICHEL FAMILY TRUST PER 19 LLS 77.

(B) PLOTTED APPROX EASEMENT AFFECTING THE PORTION OF SAID LAND IN FAVOR OF SAN FRANCISCO CITY AND COUNTY AFFECTING SOUTHWEST 20'. ORIGINAL DEED ILLEGIBLE: 686 O.R. 186 RECORDED APRIL 23, 1936 PER 19 LLS 77.

(C) PLOTTED 60" WATER LINE (CS2) PER 19 LLS 77.

(D) PLOTTED 44" WATER LINE LOCATION (CS1) PER 19 LLS 77.

(E) 20' WIDE EASEMENT TO MAINTAIN A PIPE LINE OR LINES GRANTED TO SPRING VALLEY WORKS. RECORDED JUNE 30, 1665 IN BOOK 37 OF DEED , PAGE 404.

THE INTEREST OF OF SPRING VALLEY WORKS NOW VESTS IN THE CITY AND COUNTY OF SAN FRANCISCO BY DEED RECORDED MARCH 3, 1930 IN BOKK 491, AT PAGE 1, OFFICIAL RECORDS.

(F) 20' WIDE WATER PIPE LINES AND APPURTENANCES GRANTED TO THE CITY AND COUNTY OF SAN FRANCISCO. RECORDED APRIL 6, 1942 IN BOOK 1005 OF OFFICIAL RECORDS, PAGE 357.

LEGEND

- PROPERTY LINE
- ADJACENT PARCEL LINES
- RIGHT OF WAY LINE
- BUILDING LINE
- FENCE LINE
- SEWER LINE
- WATER LINE
- GAS METER
- WATER METER
- HOSE BIB
- WATER VALVE
- SEWER MANHOLE
- DROP INLET
- STREET SIGN
- POWER POLE
- WATER LINE MARKER

EXISTING WATER MAIN NOTE:

THE EXISTING CRYSTAL SPRINGS PIPELINES AND EASEMENT LOCATIONS SHOWN ARE BASED ON THE DRAWINGS E-2396 AND E-2474 PROVIDED BY THE SAN FRANCISCO PUBLIC UTILITIES COMMISSION AND FOUND MARKED STAKES DURING THE FIELD SURVEY OF THE PROPERTY.

SAID LOCATION OF PIPELINES ARE APPROXIMATE AND FOR REFERENCE ONLY. EXACT LOCATION OF AND DEPTH OF PIPELINES MUST BE VERIFIED BY POTHOLING.

ANY WORK WITHIN THE SFPUC RIGHTS OF WAY NEEDS A REVOCABLE PERMIT APPLICATION OR CONSENT FROM MS. STACIE FENG AT THE SFPUC. TEL. NO. (650) 871-2037.

Job No.	6559
Sheet No.	1 OF 1
Date	JANUARY 2017
Survey KP/DP	10/24/16
Design NA	–
Drawn LF/JT	11/10/16
Checked BP	11/18/16
Scale	AS SHOWN

TRANSAMERICAN ENGINEERS

FOX PLAZA
1390 Market St., Suite 201
San Francisco, CA 94102
Phone No. (415) 553-4092
Fax No. (415) 553-4071

ARCHITECTURAL TOPOGRAPHIC SURVEY

LANDS OF ZHAOHUI / CHEN
APN: 007-553-160
1093 SAN BRUNO AVENUE

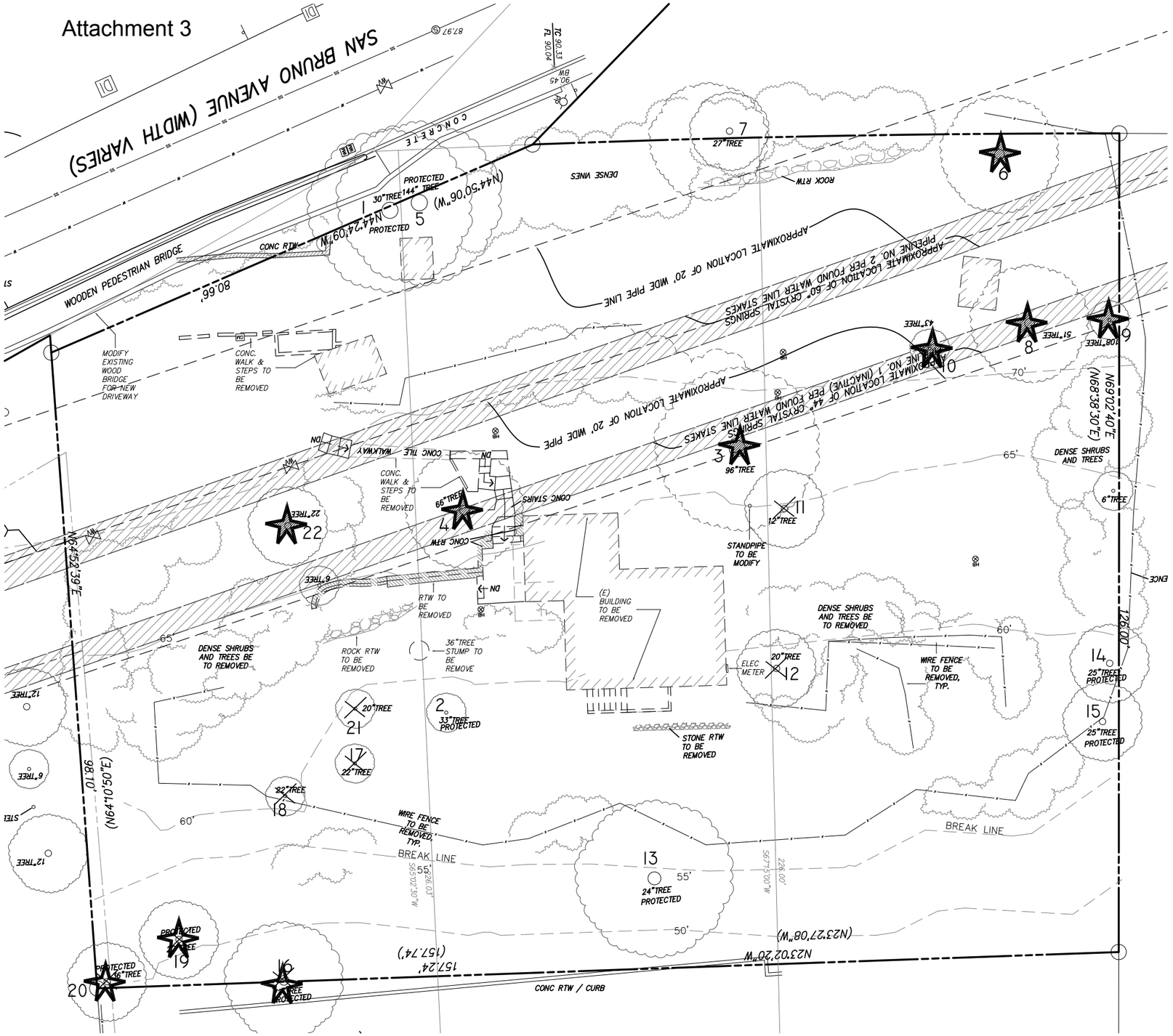
BRISBANE, SAN MATEO COUNTY, CALIFORNIA

Approved by: Chief Engineer License No.

Approved by: Chief Surveyor License No. 6975 Expires 9/30/2017

Revisions:	By:

Attachment 3



I-EXISTING SITE PLAN

N

0 4' 8' 16'

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

LEGEND

(E) TREE TO BE REMAIN AND PROTECT

(E) TREE TO BE REMOVED
ALL TREES ON EXISTING SFPUC EASEMENT REQUIRED TO BE REMOVED PER SFPUC STANDARD, AND RECOMMENDED BY ABORIST REPORT

(E) PROTECTED TREE TO BE REMOVED
PROTECTED TREE TO BE REMOVE
REPLACE WITH 1:1 RATIO MIN.

TOTAL OF OF PROTECTED TREE TO BE REMOVED: 10
NEW TREE:10
ALL REPLACE TREE SHALL BE LOW-WATER USE AS DEFINDED BY WUCOLS NON-INVASIVE SPECIAES, WITH A PREFERENCE FOR CA. NATIVES

(E) CONTOUR LINE

PROJECT:

NEW RESIDENCE

FOR

ZHAO HUI MA

XIE ASSOCIATES
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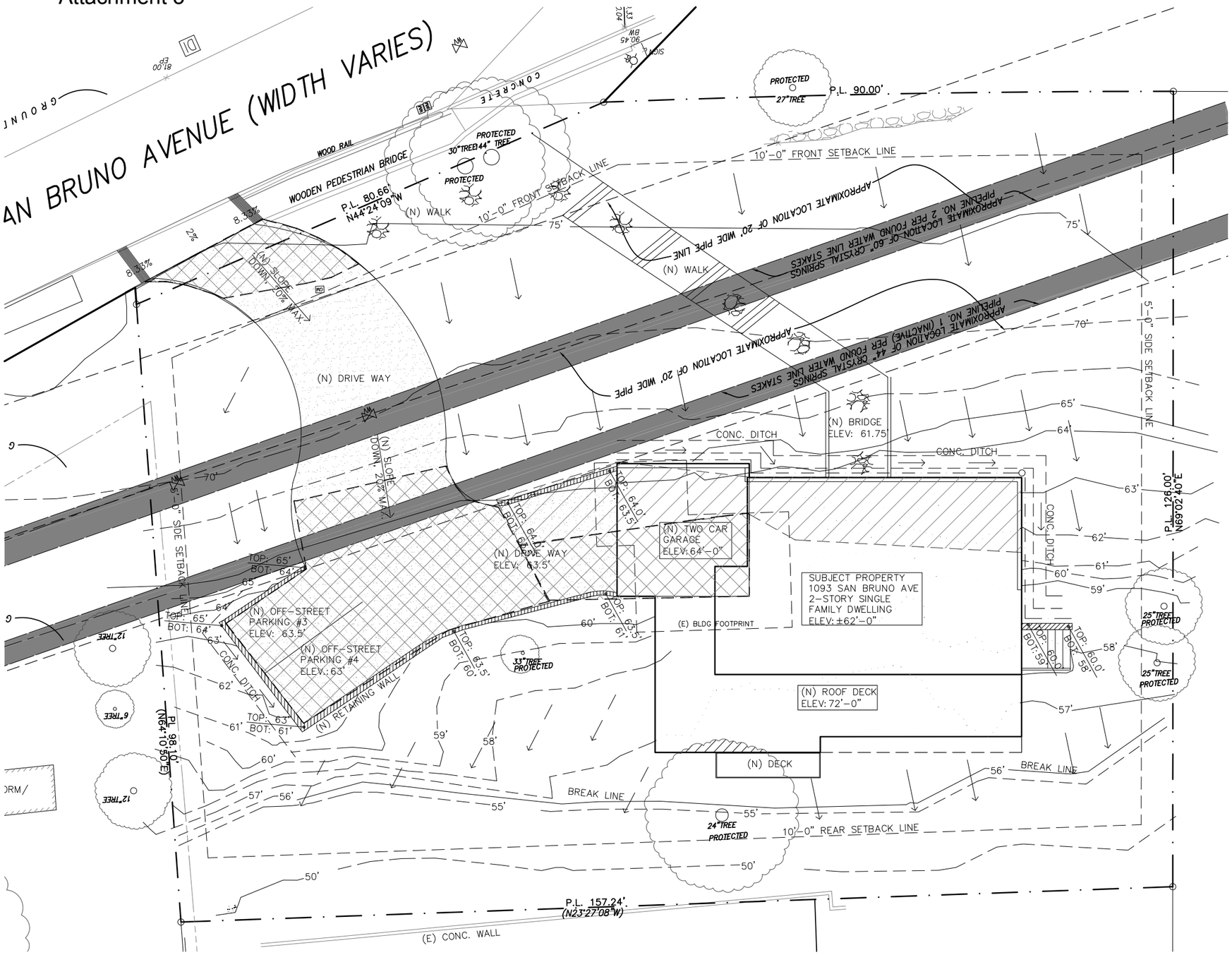
SHEET TITLE

(E) SITE PLAN

A1.1

G.1.10

Attachment 3



I- GRADING PLAN



GRADING AND DRAINAGE NOTES:

1. ALL SITE WORK SHALL CONFROM TO CITY OF BRISBANE WORKS STANDARDS.

2. ALL SITE PREPARATION (CLEARING & GRUBBING) AND GRADING WORK ON THE PROJECT SITE SHALL CONFROM TO AND FOLLOW RECOMMENDATIONS CONTAINED IN THE PROJECT GEOTECNIA, DATAD MARCH 5, 2004, AND SHALL BE MONITORED AND TESTED BY A LICENSED CIVIL AND/ OR SOILS ENGINEER TO BE RETAINED BY THE OWNER.

3. THE SITE SHALL BE CAREFULLY INSPECTED BY THE CONTRACTOR TO DETERMINE THE EXTENT OF THE CLEARING, GRUBBING AND GRADING WORK TO BE DONE. NOTIFY NEIGHBORS PRIOR TO CONSTRUCTION AND GRADING.

4. ALL GRADING SHALL BE DONE TO WITHIN .10 FEET TO THE SPECIFIED ELEVATIONS OR FINISHED GRADES.

5. EROSION CONTROL PLANS WILL BE SUBMITTED FOR APPROVAL BY CITY OF BRISBANE PUBLIC WORKS DEPARTMENT IF GRADING WORK TO EXTEND INTO THE RAINY SEASON, OCTOBER 15–APR. 15. POSITIVE SOIL STABILIZATION AND EROSION CONTROL MEASURES SHALL BE INSTITUTED BY THE CONTRACTOR AS THE WORK PROGRESSES.

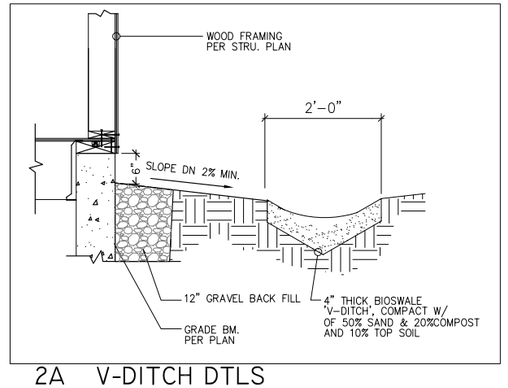
6. THE SUBCONTRACTOR SHALL BE RESPONSIBLE TO CONFIRM GROUND ELEVATIONS AND OVERALL TOPOGRAPHY OF THE SITE PRIOR TO THE START OF CONSTRUCTION . THE SUBCONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING IMMEDIATELY OF ANY DIFFERENCES IN TOPOGRAPHY FROM THAT SHOWN ON THIS PLAN WHICH MAY REQUIRE CHANGES IN DESIGN AND /OR EFFECT THE EARTHWORK QUALITY.

7. THE SUBCONTRACTOR SHALL ESTIMATE EARTHWORK QUANTITIES TO HIS SATISFACTION PRIOR TO START OF CONSTRUCTION AND SHALL ARRANGE FOR DISPOSAL OF EXCESS MATERIAL OR ACQUISITION OF IMPORT MATERIAL AS REQUIRED TO COMPLETE THE GRADING AS SHOWN ON THIS PLAN . NO ADDITIONAL COMPENSATION WILL BE MADE FOR ANY EXPORT OR IMPORT REQUIRED.

8. DROP INLETS SHALL BE BY CHRISTY CONCRETE PRODUCTS, MODEL V24 DRAIN BOX, OR EQUAL.

9. STROM DRAIN PIPE SHALL BE 6" DIAMETER PVC. BURIED A MIN. OF 24" BELOW FINISHED GRADE.

10. PER SFPUC LAND ENGINEERING GUILDELINES, NO VIBRATORY EQUIPMENT SHALL BE USE WITHOUT PRIOR WRITTEN APPROVAL. USE OF STUMP GRINDERS
ON A CASE BY CASE BASIS, IN CONJUNCTION W/OUR LAND ENGINEERS.



2A V-DITCH DTLS

WORK NOTES

1. (N) STORM DRAIN ROCK/GAVEL TO PVC PIPE
2. PROVIDE 2'-0" UNLINED SWALE
3. PROVIDE /VERIFY 3" C.I. PIPE(CURB DRAIN) UNDER THE SIDEWALK AND DAYLIGHT @ THE STREET GUTTER PER CITY STANDARD DWG R-1 AND R-7
4. BARRIER SYSTEM, PLACE WATTLES AND FABRIC FILTER ROLLS WHERE CALLED DURING CONSTRUCTION
6. TEMPORARY EROSION CONTROLS TO STABILIZE ALL DENUED AREAS UNTIL PERMANENT EROSION CONTROLS ARE STABLISHED
11. 3"ø RAIN LEADER PIPE(PVC OR EQUAL) DRAIN TO STREET, SLOPE 1/4" PER/FT

CONC. RETAINING WALL
FOUNDATION WALL, S.S.D.
EXISITNG FINISH GRADE
NEW FINISH GRADE
(E) GRADE TO BE ALTERED
SOLID STORM DRAIN LINE
PERFERATED SUBDRAIN, 4" PVC
DIRECTION OF SURFACE FLOW
CONC. 'V' DITCH, SEE DETAIL 2A/–
ROOF LEADER CONNECTION
V–24 CHRISTY BOX

AREAS OF CUT ±75 YARD
AREAS OF FILL ±80 YARD

3A LEGEND

PROJECT:

NEW RESIDENCE

FOR

ZHAO HUI MA

XIE ASSOCIATES
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1093 SAN BRUNO AVE BRISBANE, CALIFORNIA

DRAWN BY: LI HONG
CHECK BY:
DATE:10/26/17

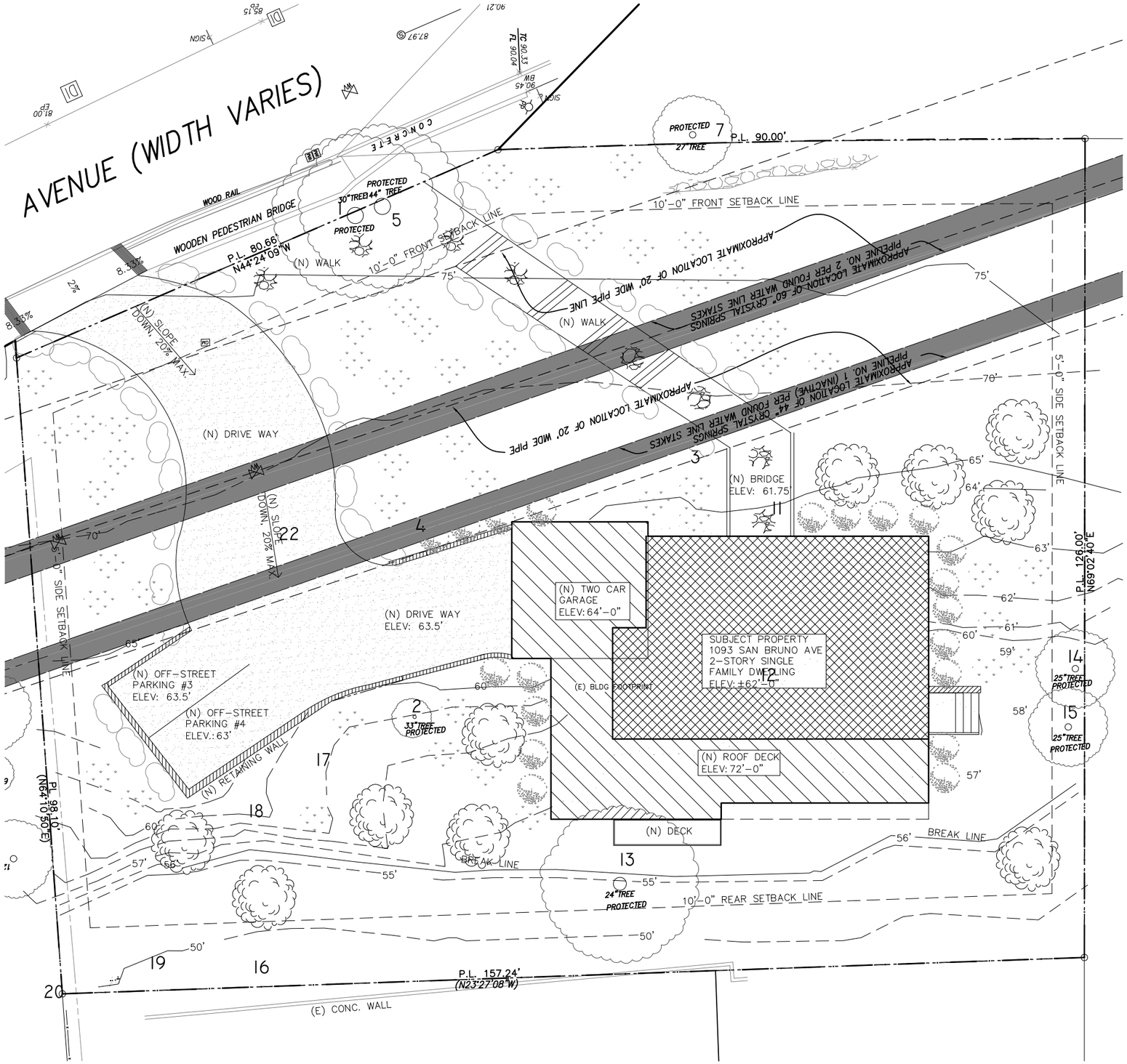
LICENSED ARCH. XIE XING GUAN No. C-32963 07/31/2019 RENEWAL DATE STATE OF CALIF.

SHEET TITLE

GRADING PLAN

C.1.11 **A1.2**

Attachment 3



I- CONCEPTUAL LANDSCAPE PLAN

N

0 4' 8' 16'

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

PLANT LIST

TREES	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY	WTR USE
	TO BE DETERMINE	TO BE DETERMINE	24" BOX	PER PLAN	10	L
	(E) TREE TO REMAIN REFTER TO ARBORIST REPORT	(E) TREE TO REMAIN REFTER TO ARBORIST REPORT				
SHRUB						
	TO BE DETERMINE	TO BE DETERMINE	5 GAL	3'-0" O.C.	17	L
	TO BE DETERMINE	TO BE DETERMINE	5 GAL	6'-0" O.C.	25	L
GRASSES						
	CAREX TUMULICOLA	BERKELEY SEDGE	1 GAL	2'-0" O.C.	4	L

NOTES:
1. IRRIGATION TO BE PER CITY OF BRISBANE STANDARDS
2. ALL PLANTING AREAS TO IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM UTILIZING A WEATHER-BASED CONTROLLER AND LOW-FLOW HEADS TO MEET ALL REQUIREMENT PER CITY OF BRISBANE STANDARDS

PROJECT:

NEW RESIDENCE

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SHEET TITLE

LANDSCAPE & NOTES

A1.3
G.1.12

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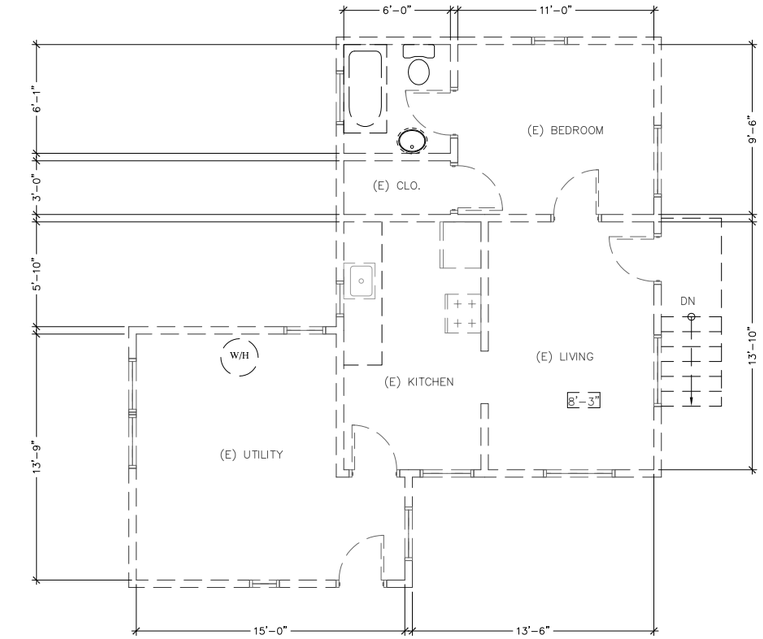
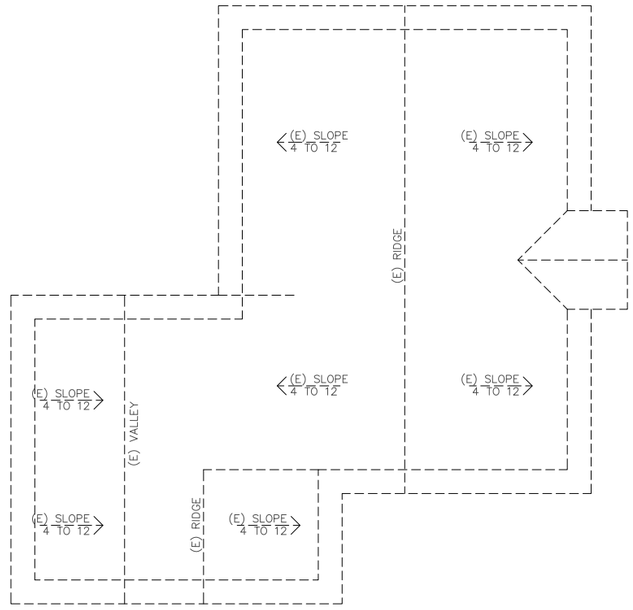


(E) BUILDING TO BE REMOVED

1-EXISTING IST FLOOR PLAN

SCALE: 1/4=1'-0"



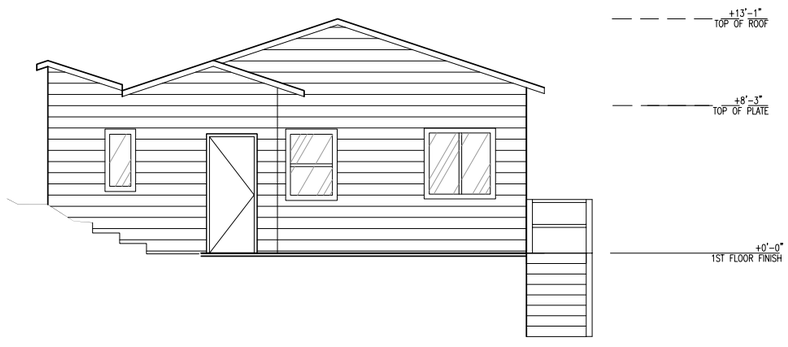
(E) BUILDING TO BE REMOVED

2-EXISTING ROOF PLAN

SCALE: 1/4=1'-0"

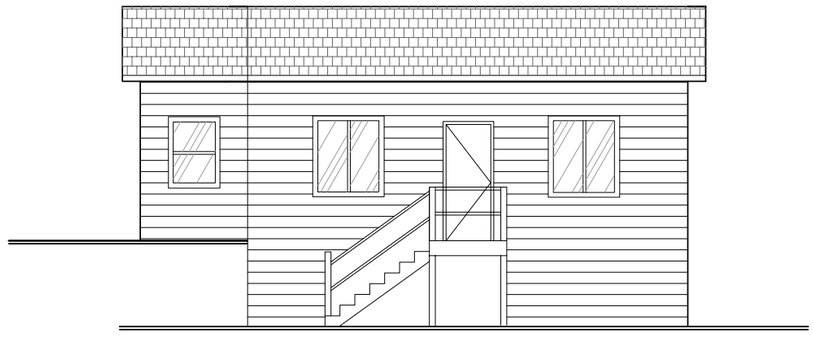
LEGEND

- EXISTING WALL TO REMAIN
- (E) WALL TO BE REMOVE
- EXISITNG DOOR TO REMAIN
- (E) DOOR TO BE REMOVE
- (E) EXISTING WINDOW TO REMAIN
- (E) EXISTING WINDOW TO BE REMOVED



3-EXISTING SOUTH ELEVATIONS

SCALE: 1/4=1'-0"



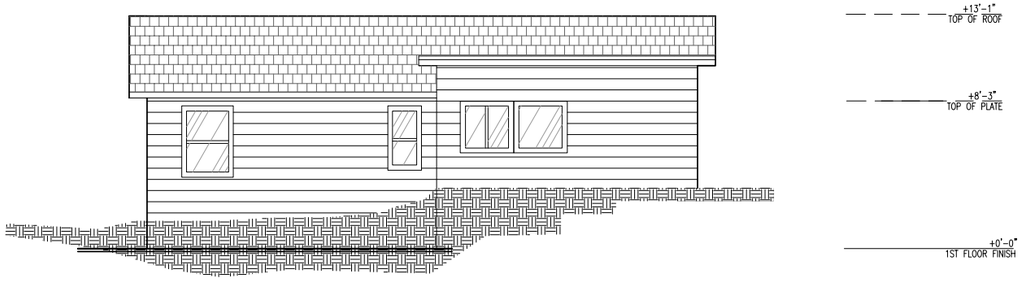
4-EXISTING EAST ELEVATIONS

SCALE: 1/4=1'-0"



5-EXISTING NORTH ELEVATIONS

SCALE: 1/4=1'-0"



6-EXISTING WEST ELEVATIONS

SCALE: 1/4=1'-0"

PROJECT:

NEW RESIDENCE

FOR

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XIE ASSOCIATES
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SHEET TITLE

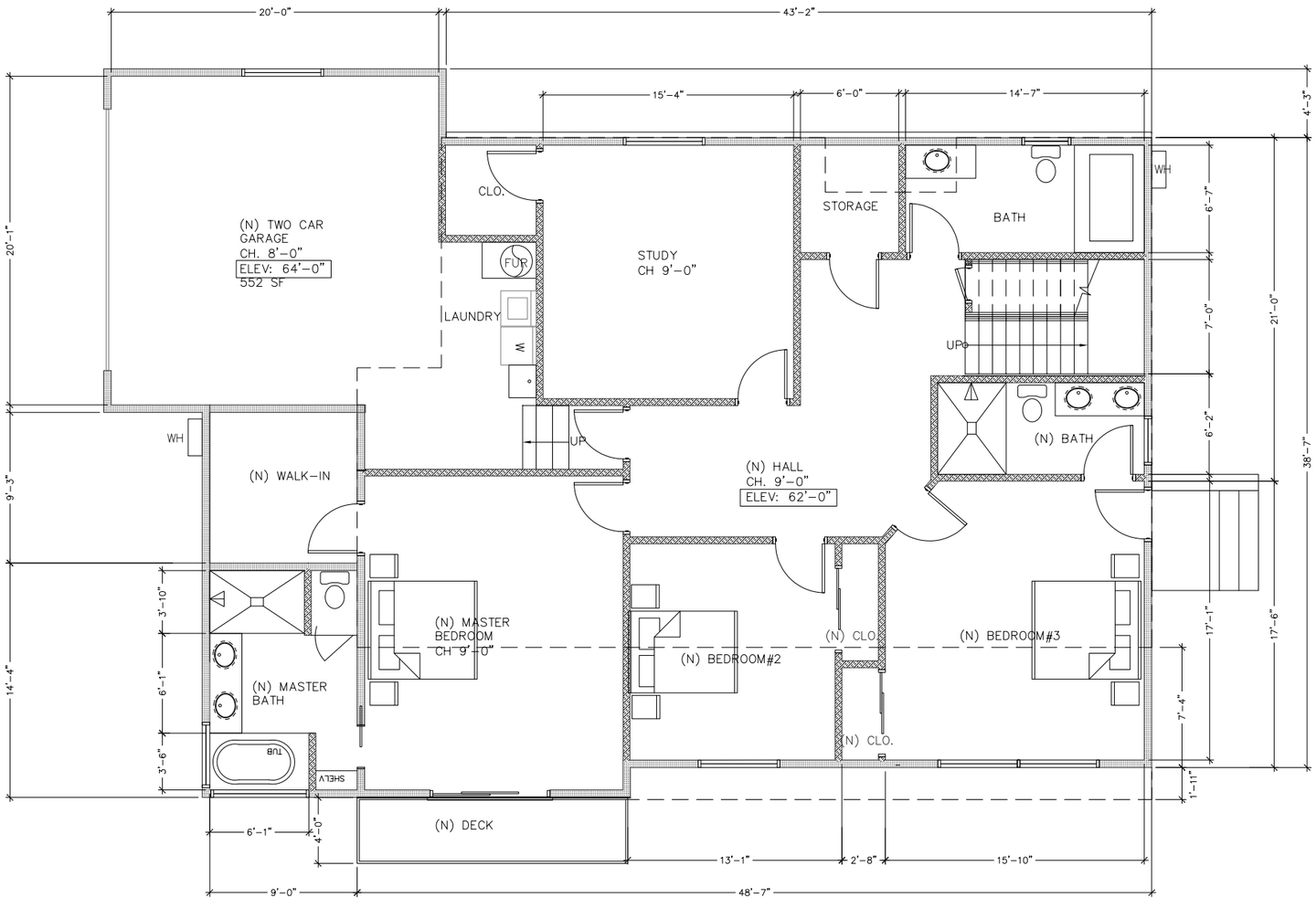
(E) FLOOR PLANS & ELEVATIONS

A2.0
G.1.13

Attachment 3

LEGEND

- NEW EXTERIOR WALL
- NEW EXTERIOR WALL I-HR RATED
- NEW INTERIOR WALL
- NEW INTERIOR WALL I-HR RATED
- NEW DOOR
- NEW WINDOW



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

PROJECT:

NEW RESIDENCE

FOR

ZHAO HUI MA

XIE ASSOCIATES
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1093 SAN BRUNO AVE BRISBANE, CALIFORNIA

DRAWN BY: LI HONG
CHECK BY:
DATE:10/26/17

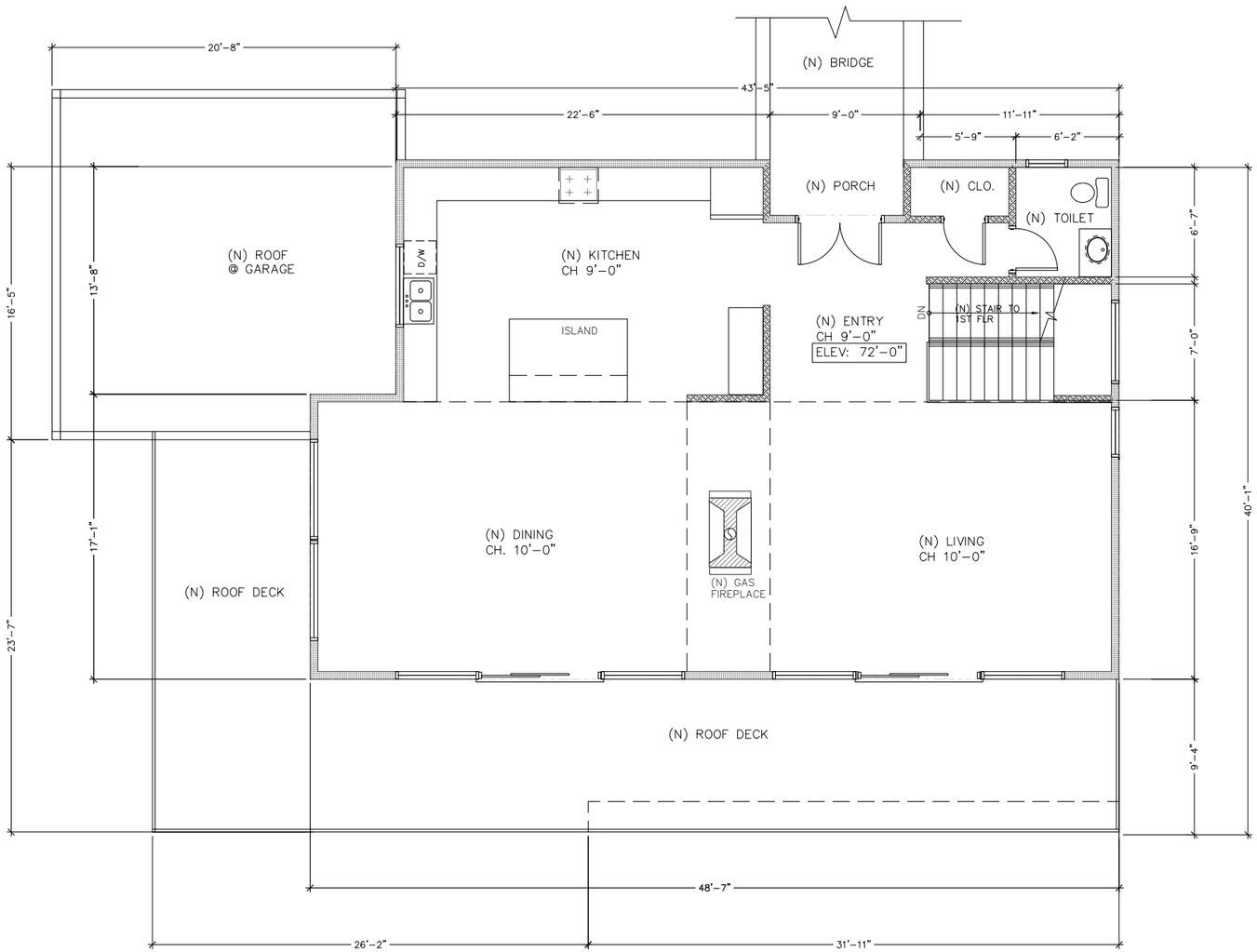
LICENSED ARCHITECT
XIE XING GUAN
No. C-32963
07/31/2019
RENEWAL DATE
STATE OF CALIFORNIA

SHEET TITLE

PROPOSED FLOOR PLAN

A2.1
G.1.14

Attachment 3



LEGEND

- NEW EXTERIOR WALL
- NEW EXTERIOR WALL I-HR RATED
- NEW INTERIOR WALL
- NEW INTERIOR WALL I-HR RATED
- NEW DOOR
- New Window

I-PROPOSED 2ND FLOOR PLAN
SCALE: 1/4=1'-0"

PROJECT:

NEW RESIDENCE

FOR

ZHAO HUI MA

XIE ASSOCIATES
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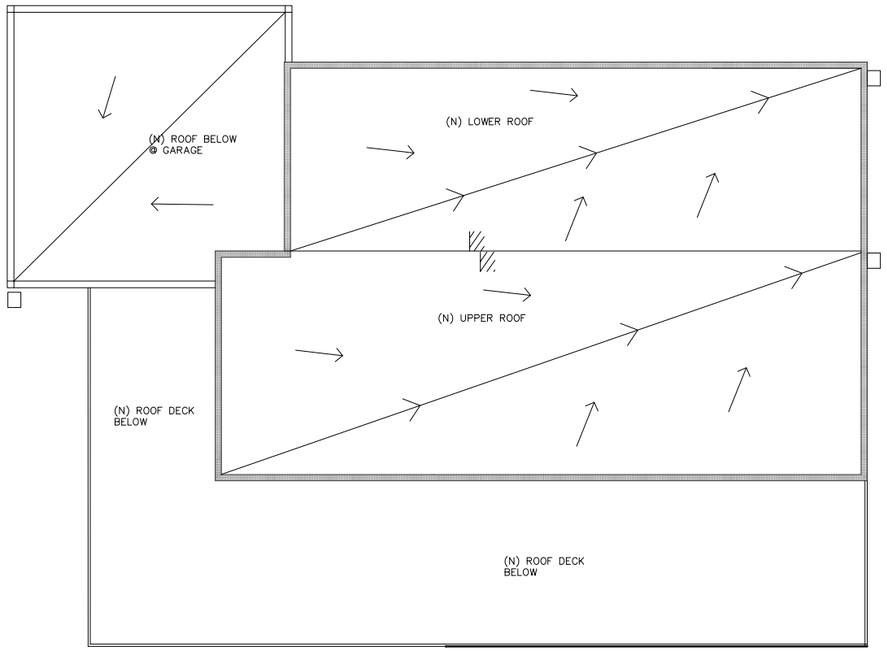
SHEET TITLE

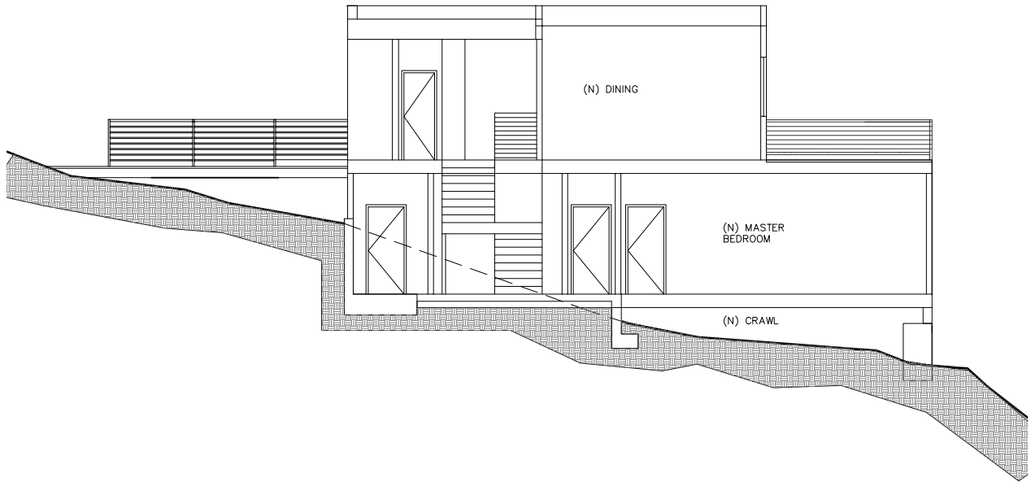
FLOOR PLAN

A2.2
G.1.15

Attachment 3



1-PROPOSED ROOF PLAN
SCALE: 1/4=1'-0"



2-BUILDING SECTION
SCALE: 3/16=1'-0"

PROJECT:

NEW RESIDENCE

FOR

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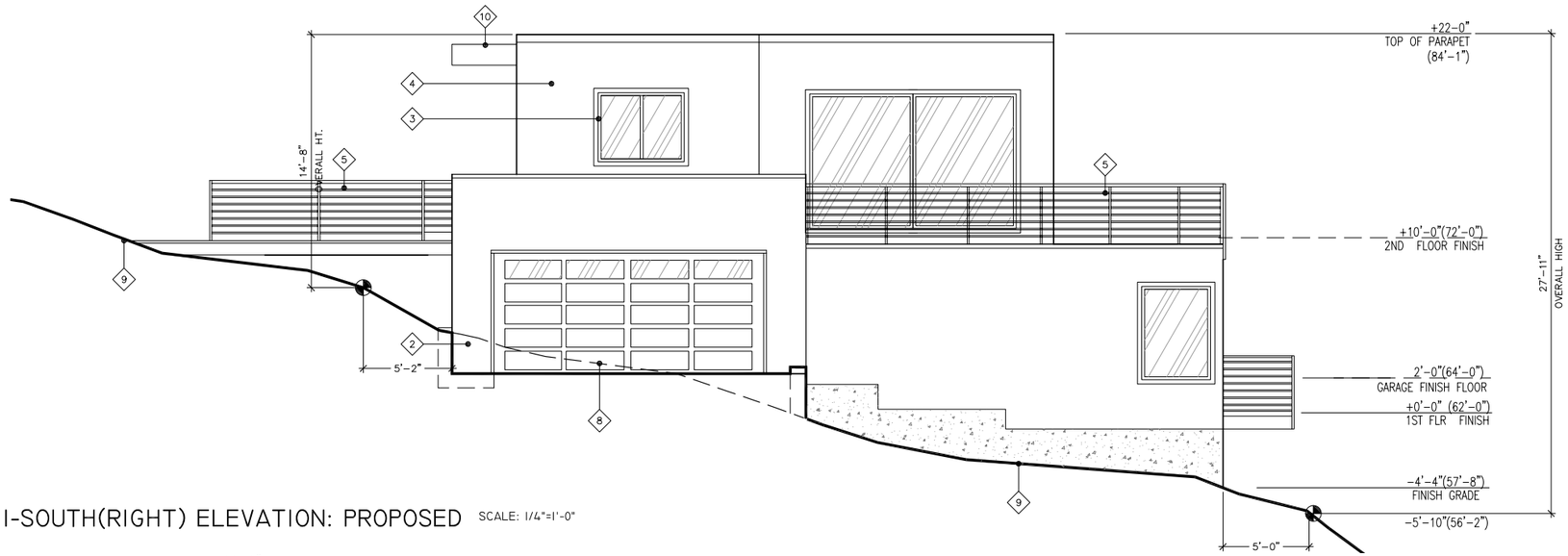
SHEET TITLE

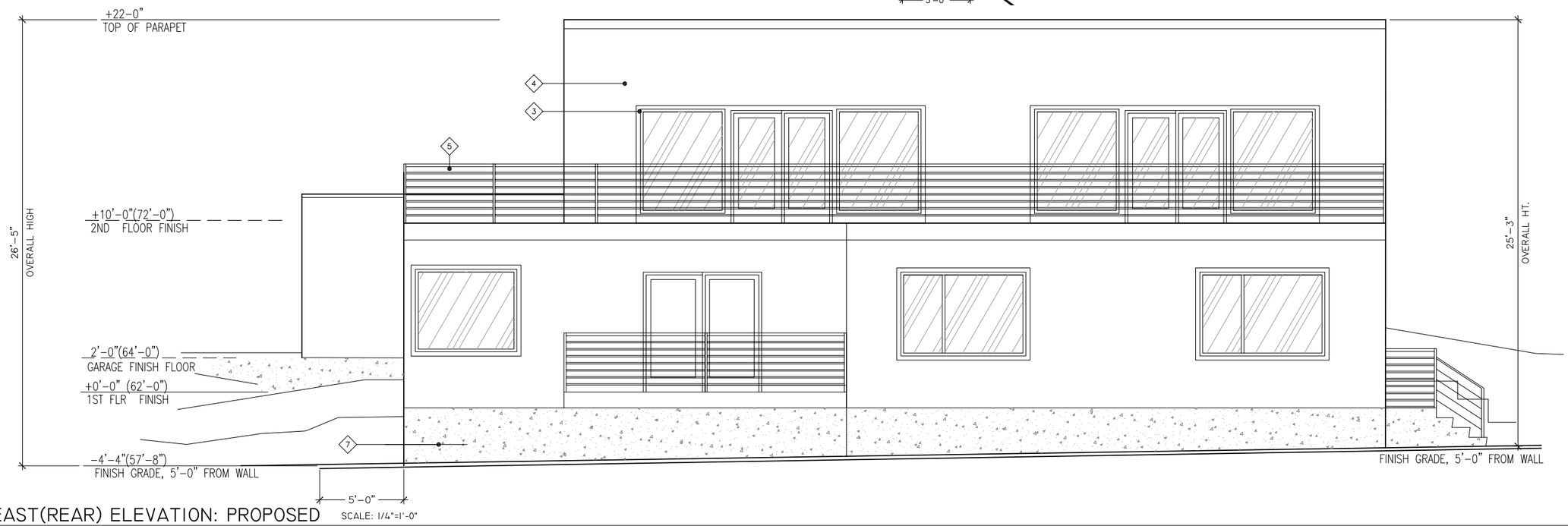
ROOF PLAN & SECTIONS

A2.3

Attachment 3



1-SOUTH(RIGHT) ELEVATION: PROPOSED SCALE: 1/4"=1'-0"



2-EAST(REAR) ELEVATION: PROPOSED SCALE: 1/4"=1'-0"

1 PROVIDE AN ILLUMINATED ADDRESS NUMBER WITH CONTRASTING BACKGROUND AND A MIN. 1/2" STROKE BY 4" MIN. HT. THAT IS VISIBLE FROM THE STREET

2 (N) METAL GARAGE DOOR

3 (N) ALUM. CLAD WOOD FINISH WINDOW AND DOOR, TYP. WITH RED WOOD TRIM

4 (N) STUCCO FINISH , TYP

5 (N) BACLONY/DECK WITH HORIZONTAL STEEL RAILING, 42" HT., TYP.

6 (N) RECESSED FRONT ENTRY, WITH NEW ALUM. METAL DOOR

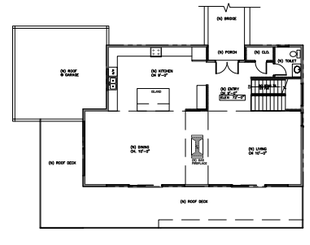
7 (N) CONCRETE WALL/FDN FINISH , TYP

8 (E) EXISTING CONTOUR LINE TO BE MODIFY

9 (E) EXISTING CONTOUR LINE TO BE REMAIN

10 WOOD CANOPY

A2-WORK NOTES



1

2

A4-KEY MAP

NTS

PROJECT:

NEW RESIDENCE

FOR

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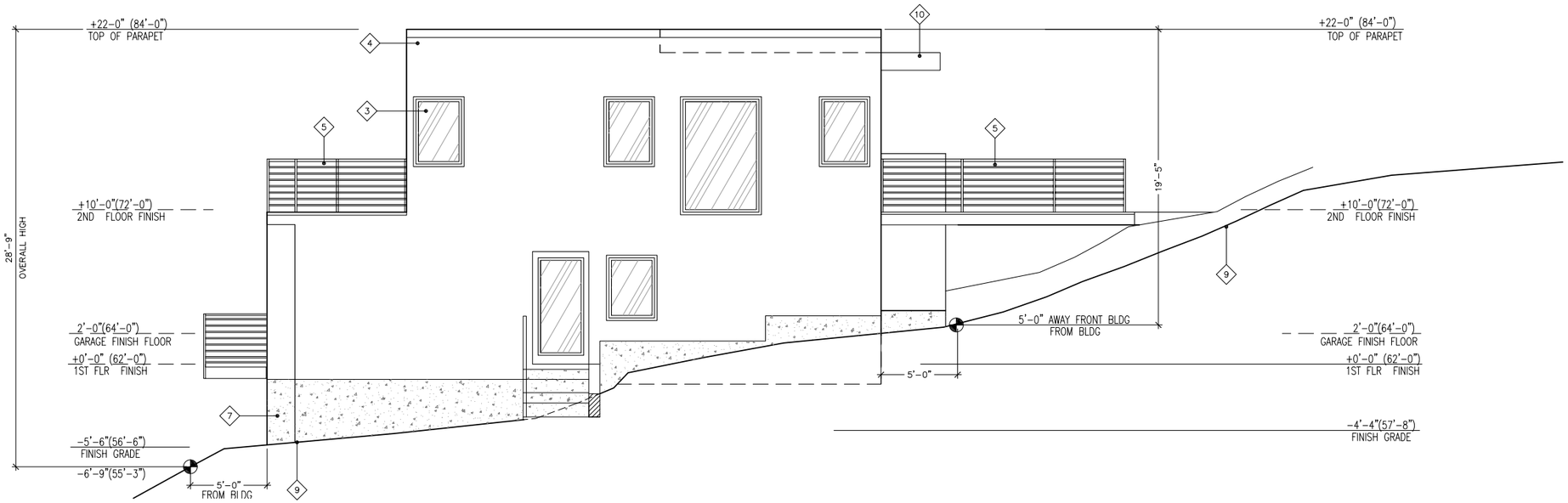
SHEET TITLE

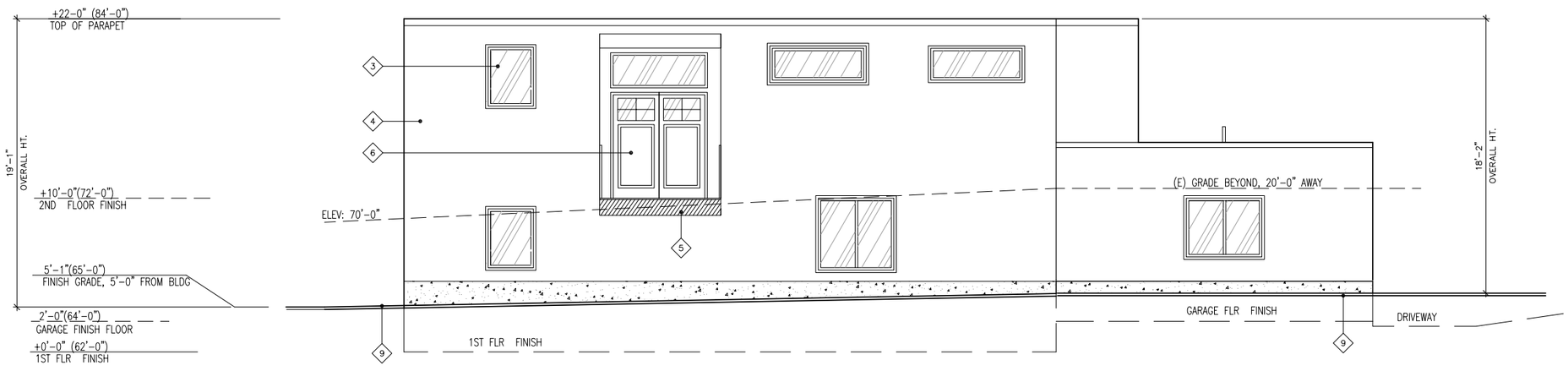
EXTERIOR ELEVATIONS

A3.0
G.1.17

Attachment 3



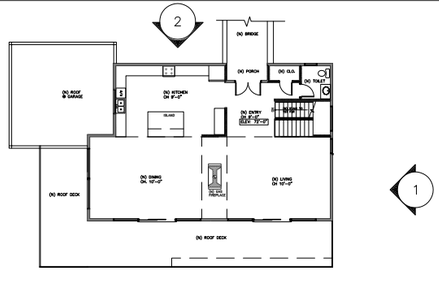
1-NORTH(LEFT) ELEVATION SCALE: 1/4"=1'-0"



2-WEST(FRONT) ELEVATION SCALE: 1/4"=1'-0"

1. PROVIDE AN ILLUMINATED ADDRESS NUMBER WITH CONTRASTING BACKGROUND AND A MIN. 1/2" STROKE BY 4" MIN. HT. THAT IS VISIBLE FROM THE STREET
2. (N) METAL GARAGE DOOR
3. (N) ALUM. CLAD WOOD FINISH WINDOW AND DOOR, TYP. WITH RED WOOD TRIM
4. (N) STUCCO FINISH , TYP
5. (N) BACLONY/DECK WITH HORIZONTAL STEEL RAILING, 42" HT., TYP.
6. (N) RECESSED FRONT ENTRY, WITH NEW ALUM. METAL DOOR
7. (N) CONCRETE WALL/FOUNDATION FINISH
8. (N) BRIDGE TO 2ND FLOOR MAIN ENTRY, SHOWN SECTION ONLY
9. EXISTING GRADE TO REMAIN, 5'-0" FROM BUILDING
10. WOOD CANOPY

A2-WORK NOTES



A4-KEY MAP

PROJECT:

NEW RESIDENCE

FOR

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LICENSED ARCHITECT
XIE XING GUAN
No. C-32963
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STATE OF CALIFORNIA

SHEET TITLE

EXTERIOR ELEVATIONS

A3.1
G.1.18

Attachment 3



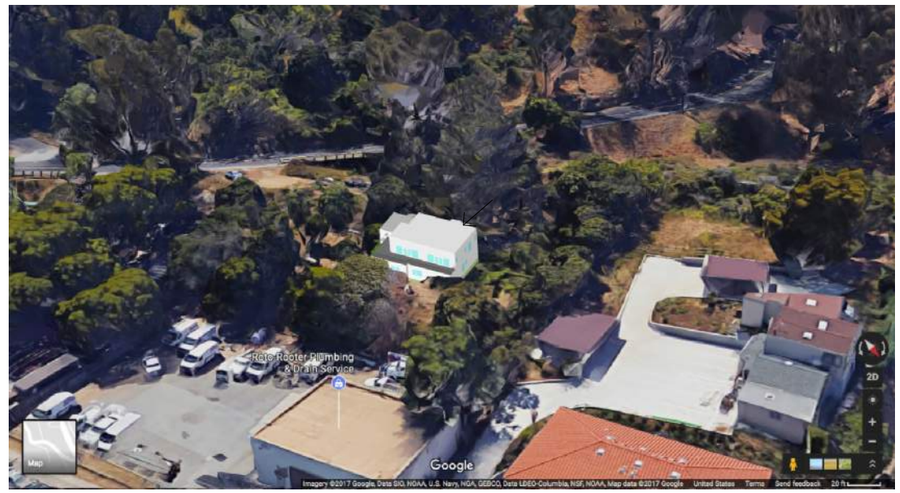
1-EXISTING BUILDING, VIEW FROM SOUTH BAYSHORE BLVD



3-EXISTING BUILDING, VIEW FROM NORTH BAYSHORE BLVD



2-PROPOSED BUILDING, VIEW FROM SOUTH BAYSHORE BLVD



2-PROPOSED BUILDING, VIEW FROM NORTH BAYSHORE BLVD

PROJECT:

NEW RESIDENCE

FOR

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SHEET TITLE

MASS & VIEW STUDY

A0.0

G.1.19