

LOT AREA: 5,368 SF

F.A.R.:  $32\% + 1,100 \text{ SF} = 2,818 \text{ SF (MAX. BUILDING AREA)}$

(E) BUILDING AREA: 1,941 SF

(N) BUILDING AREA:  $1,104 + 1,702 = 2,815 \text{ SF } (< 2,818 \text{ SF})$

MAX. LOT COVERAGE:  $40\% = 2,147 \text{ SF}$

(N) LOT COVERAGE:  $1,741 \text{ SF } (< 2,142)$


**REVISED**



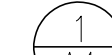


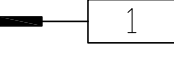

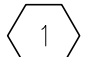
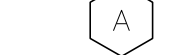

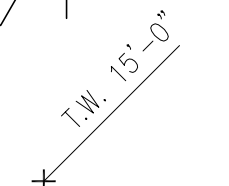
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**AUG 26 2022**

**CITY OF BURLINGAME  
CDD-PLANNING DIVISION**

<h1>CARBONELL</h1> <p>residential + commercial architecture</p>	
605 Mississippi Street San Francisco, CA 94107 415.336.3278 carbonellarch.com	
	
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PROJECT:  <h2>RESIDENTIAL ADDITION</h2>	
ADDRESS: 209 DWIGHT ROAD BURLINGAME, CA 94010 A.P.N.: 029-254-140	
OWNER: GLEN KIRK	
ISSUED:	
SET:	DATE:
PLANNING REVIEW	2/14/22
PLANNING REVIEW	4/11/22
PLANNING REVIEW	8/19/22
CURRENT SET:	
PLANNING - 8/19/2022	
SHEET DESCRIPTION:	
COVER SHEET	
DRAWING SCALE:	
N.A.	
<h1>A0.0</h1>	

GENERAL NOTES	SYMBOLS		ABBREVIATIONS				APPLICABLE CODES			
1.CONTRACTOR SHALL ADHERE TO ALL CODES, RULES, AND REGULATIONS GOVERNING CONSTRUCTION, BUILDING ACCESS AND THE USE OF FACILITIES AS SET BY LOCAL BUILDING DEPARTMENT AGENCY AND THE BUILDING OWNERS. TITLE 24 C.A.C ESPECIALLY THOSE ABSTRACTS DEALING WITH ENERGY AND HANDICAPPED ACCESS REQUIREMENTS. ANYTHING SHOWN ON THESE DRAWINGS, NOT IN ACCORDANCE WITH THESE RULES AND REGULATIONS, SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER BEFORE PROCEEDING WITH ANY WORK.		ELEVATION DRAWING SHEET NUMBER		SECTION DRAWING SHEET NUMBER	& AND @ AT ARCH. ARCHITECTURAL BD. BOARD BLDG. BUILDING BLKG. BLOCKING BM. BEAM BOT. BOTTOM CAB. CABINET CLG. CEILING CLO. CLOSET CLR. CLEAR CONC. CONCRETE CONT. CONTINUOUS CTR. CENTER DBL. DOUBLE DEPT. DEPARTMENT DET. DETAIL DIA. DIAMETER DIM. DIMENSION DN. DOWN DR. DOOR DWG. DRAWING EA. EACH EL. ELEVATION	ELECT. ELECTRICAL EQ. EQUAL (E) EXISTING EXT. EXTERIOR F.A. FIRE ALARM F.D. FLOOR DRAIN FIN. FINISH FL. FLOOR F.O.C. FACE OF CONCRETE F.O.F. FACE OF FINISH F.O.S. FACE OF STUDS FT. FOOT OR FEET FTG. FOOTING GA. GAUGE GALV. GALVANIZED GYP. GYPSUM H.D. HOSE BIB HDWD. HARDWOOD HORIZ. HORIZONTAL HR. HOUR HT. HEIGHT INSUL. INSULATION INT. INTERIOR JT. JOINT	LT. LIGHT MAX. MAXIMUM MECH. MECHANICAL MTL. METAL MFR. MANUFACTURER MIN. MINIMUM MISC. MISCELLANEOUS (N) NEW N.I.C. NOT IN CONTRACT NO. NUMBER # NUMBER NOM. NOMINAL N.T.S. NOT TO SCALE O.C. ON CENTER NOM. OPENING OPP. OPPOSITE PLYWD. PLYWOOD PT. POINT REF. REFERENCE REFR. REFRIGERATOR REINF. REINFORCED REQ'D. REQUIRED RM. ROOM R.O. ROUGH OPENING	R.W.L. RAIN WATER LEADER SCHED. SCHEDULE SHR. SHOWER SHT. SHEET SIM. SIMILAR SPEC. SPECIFICATION SQ. SQUARE S.S.D. SEE STRUCTURAL DRAWINGS S.S.T. STAINLESS STEEL STL. STEEL STOR. STORAGE SYM. SYMMETRICAL T.C. TOP OF CURB TEL. TELEPHONE T&G. TONGUE AND GROOVE THK. THICK T.W. TOP OF WALL THK. TYPICAL UNF. UNFINISHED U.O.N. UNLESS OTHERWISE NOTED VERT. VERTICAL	W/ WITH W.C. WATER CLOSET R. WOOD W/O WITHOUT WT. WEIGHT	CALIFORNIA BUILDING CODE; 2019 EDITION CALIFORNIA RESIDENTIAL CODE; 2019 EDITION CALIFORNIA ELECTRICAL CODE; 2019 EDITION CALIFORNIA MECHANICAL CODE; 2019 EDITION CALIFORNIA PLUMBING CODE; 2019 EDITION
2.ALL DIMENSIONS RELATING TO THE EXISTING CONDITIONS SHALL BE VERIFIED IN THE FIELD. DRAWINGS SHALL NOT BE SCALED FOR DIMENSIONAL INFORMATION.		DETAIL DRAWING SHEET NUMBER		REVISION						
3.THE CONTRACTOR AND SUBCONTRACTORS SHALL VERIFY ALL CONDITIONS AND DIMENSIONS IN THE FIELD. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNER OF ANY CONFLICTS OR DISCREPANCIES HEREIN, EITHER APPARENT OR OBVIOUS PRIOR TO START OF WORK ON THAT ITEM		INTERIOR ELEVATION DRAWING NUMBER		WALL TYPE						
4.THE CONTRACTOR SHALL REVIEW PLANS AND THE AREA OF CONSTRUCTION CAREFULLY TO INSURE FULL UNDERSTANDING OF EXACT SCOPE OF WORK. THE ARCHITECT WILL BE AVAILABLE TO RESOLVE ANY UNCLEAR ITEMS				DATUM POINT						
5.THE CONTRACTOR SHALL SUBMIT TO THE ARCHITECT ALL FABRICATION SHOP DWGS. AND FIXTURE CUTS FOR APPROVAL AFTER HAVING CHECKED AND APPROVED THEM FIRST, WHERE APPLICABLE.		DOOR NUMBER		COLUMN GRID						
6.ALL MATERIALS AND INSTALLATIONS SHALL BE IN ACCORDANCE WITH MANUFACTURER'S LATEST PRINTED SPECIFICATIONS AND WITH CODE REQUIREMENTS		WINDOW NUMBER		TOP OF WALL						



TREES



LAGERSTROEMIA ARAPAHO



MAGNOLIA LITTLE GEM



NYSSA SYLVATICA



OLEA EUROPA 'SWAN HILL'



PRUNUS CAROLINIANA

SHRUBS AND PERENNIALS



DIANELLA TASMANICA VARIEGATA



LAVANDULA HIDCOTE



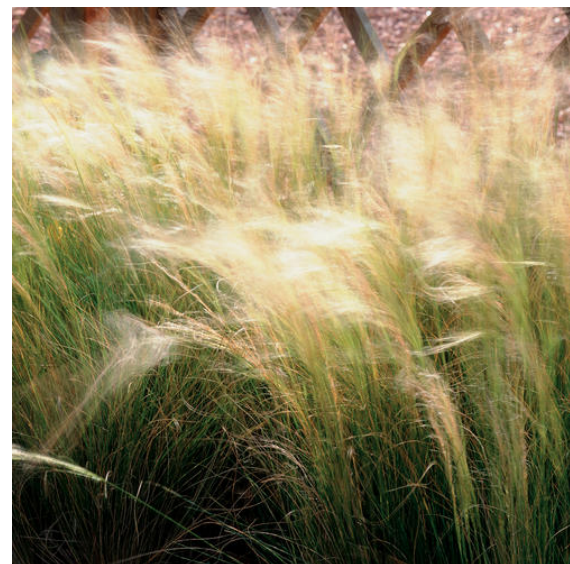
LOMANDRA CONFERTIFOLIA SEASCAPE



OLEA LITTLE OLLIE



PITTOSPORUM SILVER SHEEN



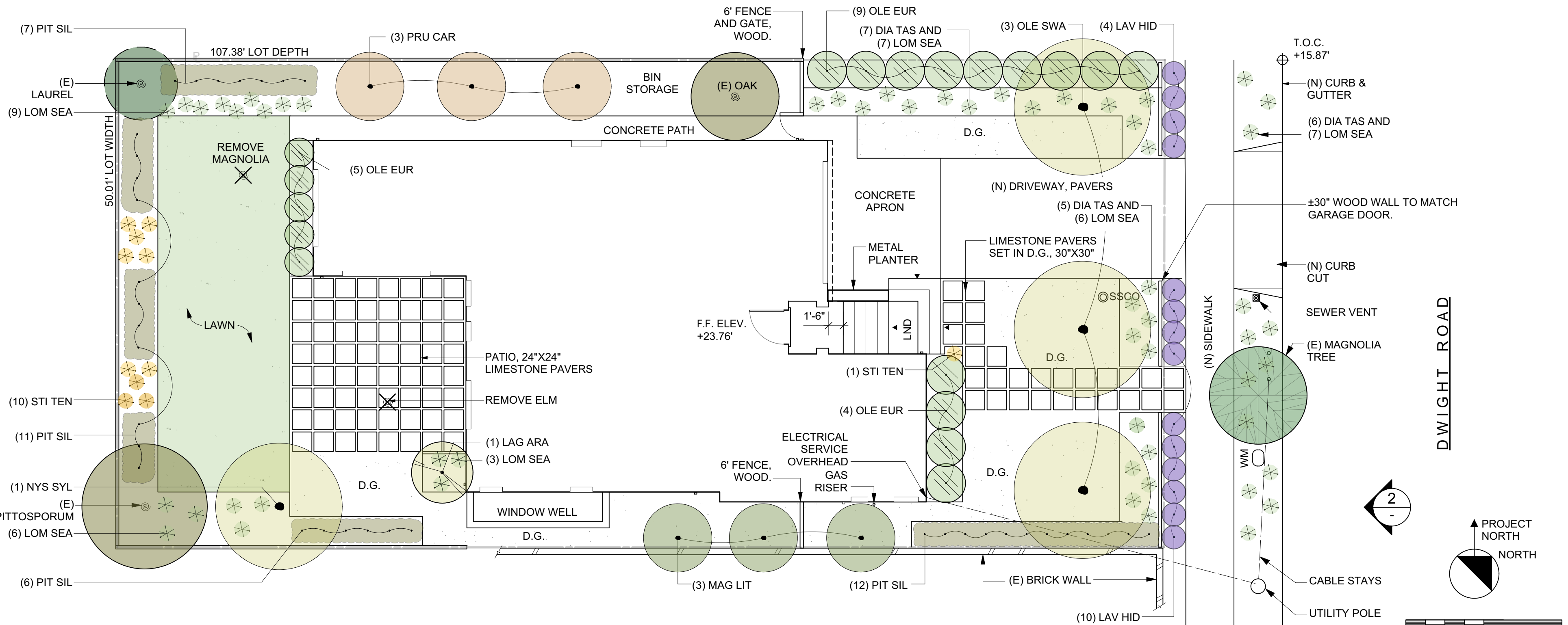
STIPA TENUISSIMA

PLANT LIST

BOTANICAL NAME	COMMON NAME	WUCOLS	QUAN	SIZE	PLT KEY/NO.	GROWTH RATE
<strong>TREES</strong>						
LAGERSTOEMIA ARAPAHO	ARAPAHO CREPE MYRTLE	L	1	24" B	LAG ARA	MODERATE
MAGNOLIA LITTLE GEM STD	LITTLE GEM MAGNOLIA STD	M	3	24" B	MAG LIT	MODERATE
NYSSA SYLVATICA	TUPELO	M	1	24" B	NYS SYL	MODERATE
OLEA EUROPA 'SWAN HILL'	FRUITLESS OLIVE	M	3	24" B	OLE SWA	MODERATE
PRUNUS CAROLINIANA STD	CAROLINA CHERRY STD	L	3	24" B	PRU CAR	MODERATE
<strong>SHRUBS/VINES</strong>						
DIANELLA TASMANICA VARIEGATA	VARIGATED DIANELLA	M	11	5GC	DIA TAS	FAST
LAVANDULA HIDECOTE	HIDCOTE LAVENDAR	L	17	1GC	LAV HID	MODERATE
LOMANDRA CONFERTIFOLIA SEASCAPE	SEASCAPE LOMANDRA	M	30	5GC	LOM SEA	FAST
OLEA LITTLE OLLIE	DWARF OLIVE	M	15	5GC	OLE LIT	MODERATE
PITTOSPORUM SILVER SHEEN		M	24	15GC	PIT SIL	MODERATE
STIPPA TENUISSIMA	MEXICAN GRASS	L	27	1GC	STI TEN	FAST



2 STREET ELEVATION  
1/4" = 1'-0"



1 PLAN  
1/8" = 1'-0"

LEGEND

TREE TO REMAIN

TREE TO REMOVE

STEP UP

DETAIL SHEET NUMBER

EXISTING

NEW

PLANTING AREA



KIRK RESIDENCE  
209 DWIGHT ROAD  
BURLINGAME, CA 94010  
029-254-140

SITE IMPROVEMENTS

DATE  
7/22/2022

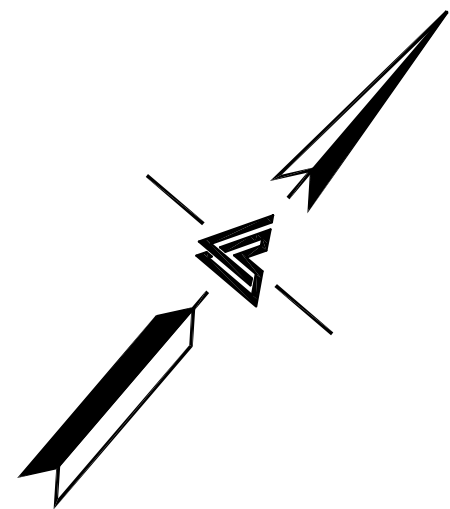
SCALE  
SEE DRAWING

JOB NO.  
2009

SHEET  
L1

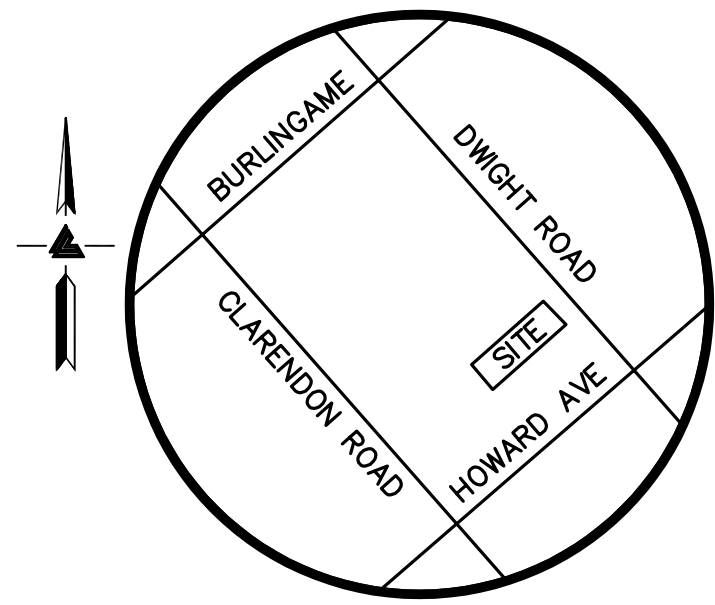
OF 10 SHEET





LOT 4  
BLOCK 33  
4 MAPS 26

- LEGEND**
- BOUNDARY LINE
  - PROPERTY LINE
  - x- FENCE LINE
  - XX.XX SPOT GRADE



**VICINITY MAP**  
NO SCALE

**NOTES**

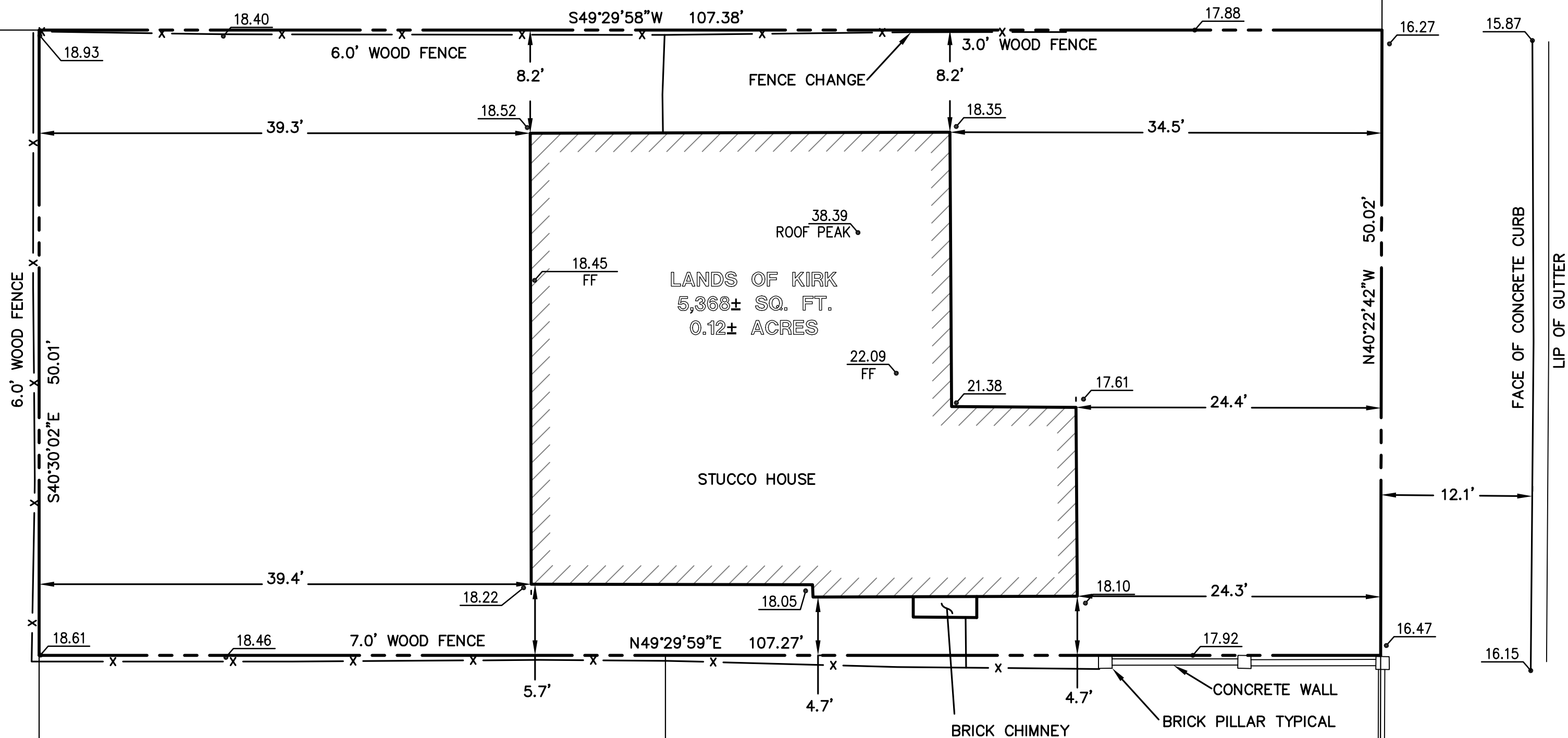
ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS.

BUILDING FOOTPRINTS ARE SHOWN TO FINISHED MATERIAL (STUCCO/SIDING) AT GROUND LEVEL.

FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLD (EXTERIOR).

THE AREA OF THE SURVEYED LOT IS 5,368± SQUARE FEET / 0.12± ACRES

LANDS OF THE STEVENSON FAMILY TRUST



LOT 1A  
BLOCK 33  
4 MAPS 26

LOT 2  
BLOCK 33  
4 MAPS 26

**SITE BENCHMARK**

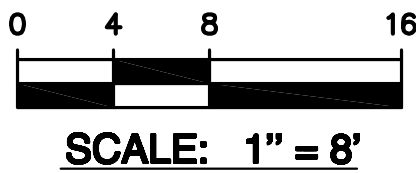
SURVEY CONTROL POINT  
MAG NAIL AND SHINER "154"  
ELEVATION=16.39'  
(NAVD88 DATUM)

**EASEMENT NOTE**

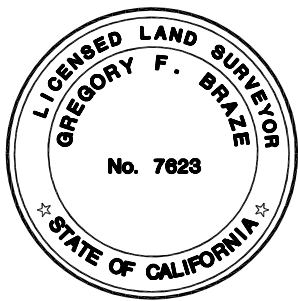
A CURRENT TITLE REPORT FOR THE SUBJECT PROPERTY HAS NOT BEEN EXAMINED BY LEA & BRAZE ENGINEERING, INC. EASEMENTS OF RECORD MAY EXIST THAT ARE NOT SHOWN ON THIS MAP.

**BENCHMARK**

CITY OF BURLINGAME BENCHMARK  
CITY BM 18  
RAM SET NAIL IN CURB  
ELEVATION=16.45'  
(NAVD88 DATUM)



SCALE: 1" = 8'



**LEA & BRAZE ENGINEERING, INC.**  
CIVIL ENGINEERS & LAND SURVEYORS  
REGIONAL OFFICES:  
ROSEVILLE  
DUBLIN  
SAN JOSE  
MAIN OFFICE:  
2495 INDUSTRIAL PKWY WEST  
HAYWARD, CALIFORNIA 94545  
(510) 887-4086  
WWW.LEABRAZE.COM

209 DWIGHT ROAD  
BURLINGMAE,  
CALIFORNIA

SAN MATEO COUNTY  
APN: 029-254-140

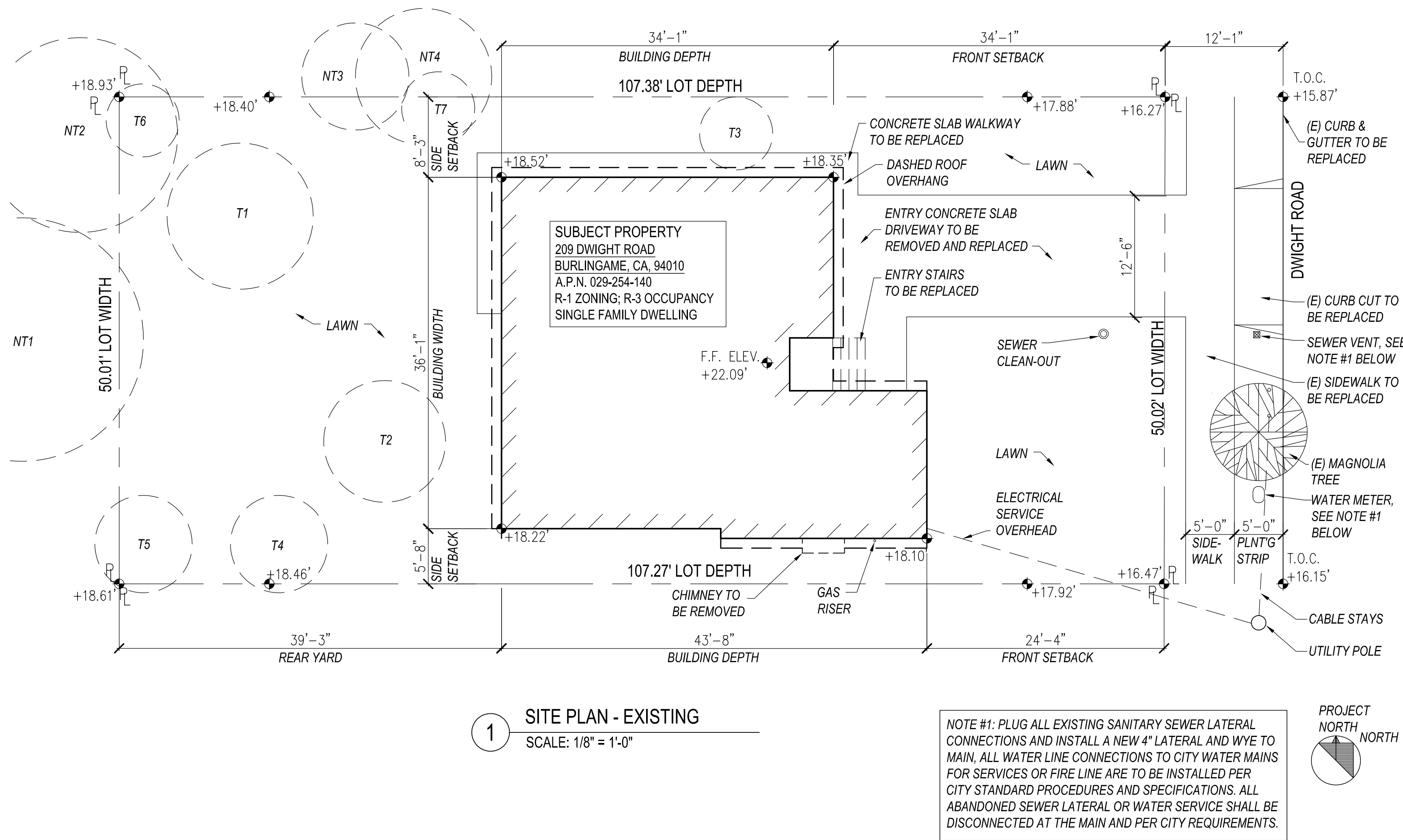
TOPOGRAPHIC AND  
BOUNDARY SURVEY

-	-
-	-
-	-
-	-
REVISIONS	BY
JOB NO:	2220120
DATE:	02-14-22
SCALE:	1"=8'
BNDY BY:	MT
FIELD BY:	BW
DRAWN BY:	KR
SHEET NO:	

**SU1**

TREE I.D.	CIRCUMFERENCE OF TRUNK 54" ABOVE GRADE	TREE SPECIES	NEIGHBOR TREES OVERHANG PAST FENCE
T1	52"	MAGNOLIA	
T2	60"	CHINESE ELM	N.A.
T3	45"	COAST LIVE OAK	N.A.
T4	24"	COAST LIVE OAK	N.A.
T5	42"	PASADENA OAK	N.A.
T6	20"	LAUREL SUMAC	N.A.
T7	15"	LAUREL SUMAC	N.A.
NT1	42" +/-	OLIVE	30" OVERHANG
NT2	24" +/-	NOT IDENTIFIED	72" OVERHANG
NT3	12" +/-	CAMELLIA	42" OVERHANG
NT4	12" +/-	CAMELLIA	60" OVERHANG

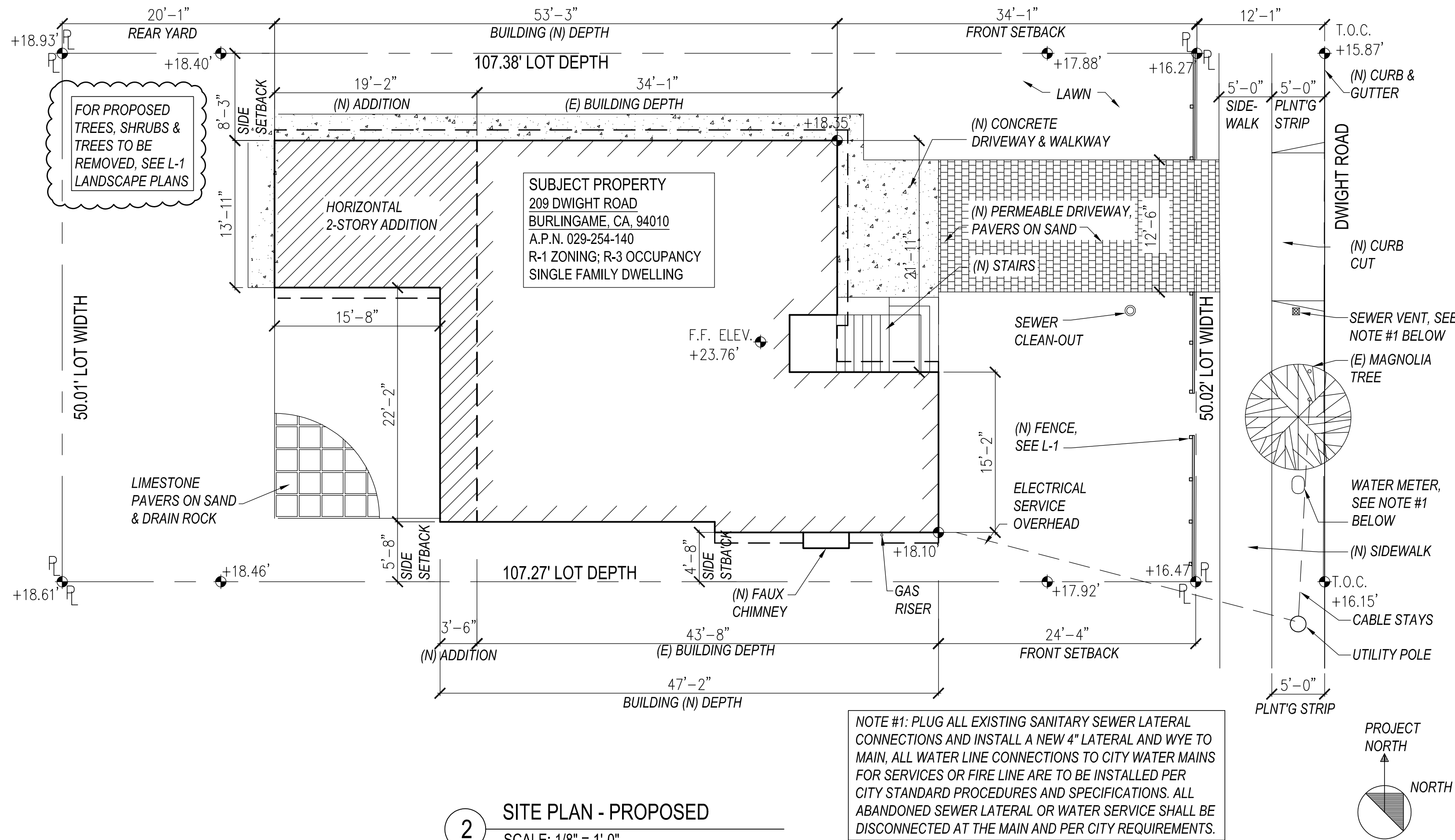
3 TREE DATA TABLE  
SCALE: N.A.



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

IMPERVIOUS AREA CALCULATION

AREA I.D.	AREA SQ.FT.	IMPERVIOUS?
BUILDING	1,741 SQ.FT.	NO
DRIVEWAY	333 SQ.FT.	YES
CONCRETE SLAB & FRONT STAIRS	402 SQ.FT.	NO
REAR YARD PAVERS ON SAND	342 SQ.FT.	YES
LAWN & LANDSCAPING	2,550 SQ. FT.	YES
TOTAL IMPERVIOUS	2,143 SQ.FT.: 40% OF LOT AREA	



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

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PROJECT:

RESIDENTIAL  
ADDITION

ADDRESS:

209 DWIGHT ROAD  
BURLINGAME, CA 94010

A.P.N.:

029-254-140

OWNER:

GLEN KIRK

ISSUED:

SET:                      DATE:

PLANNING REVIEW    2/14/22

PLANNING REVIEW    4/11/22

PLANNING REVIEW    8/19/22

CURRENT SET:

PLANNING REVIEW -  
8/19/2022

SHEET DESCRIPTION:

SITE PLAN

DRAWING SCALE:

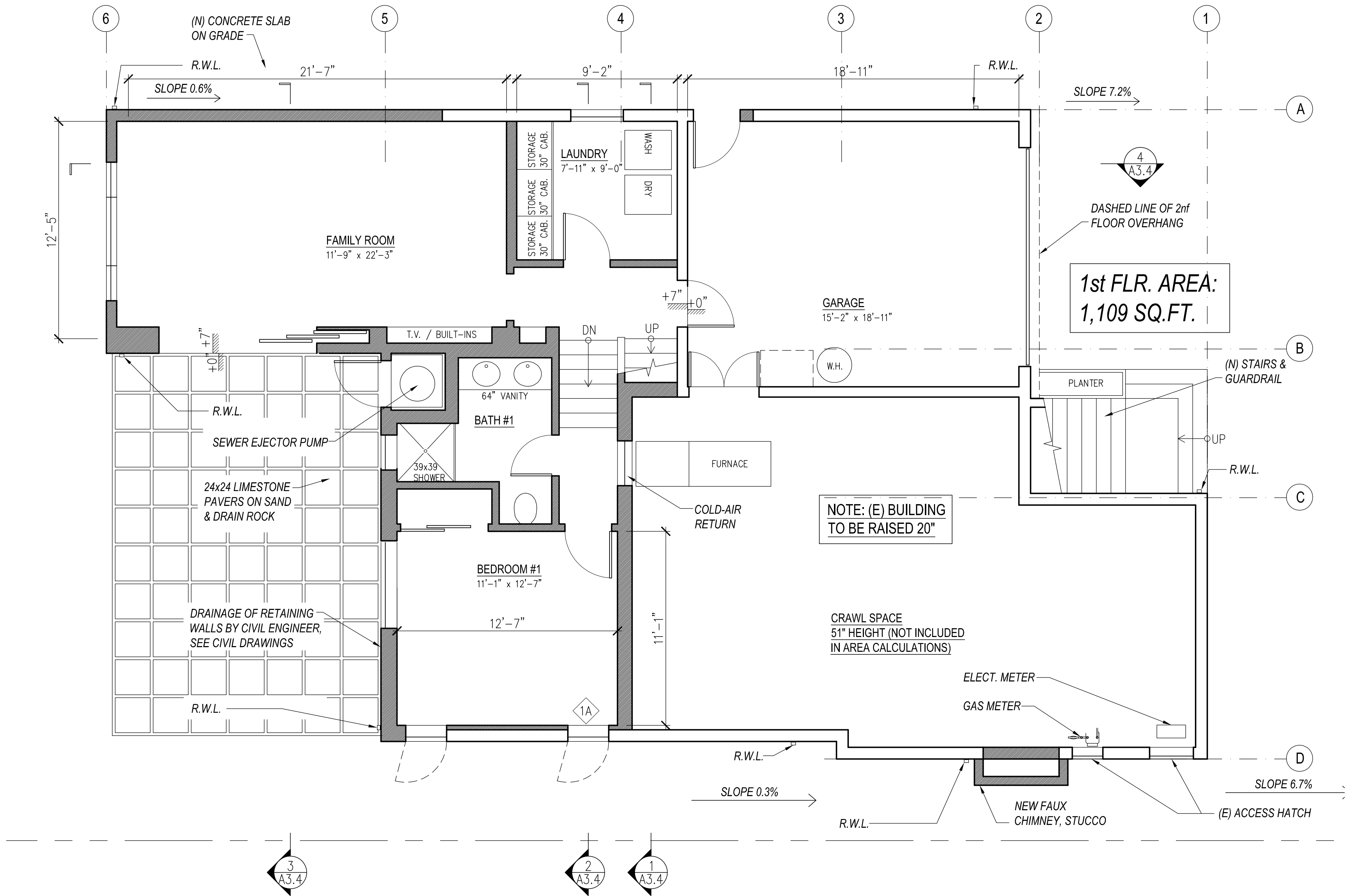
1/8" = 1'-0"

A0.1









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

LEGEND:

(E) WALL TO REMAIN

(E) WALL TO BE REMOVED

(N) WALL

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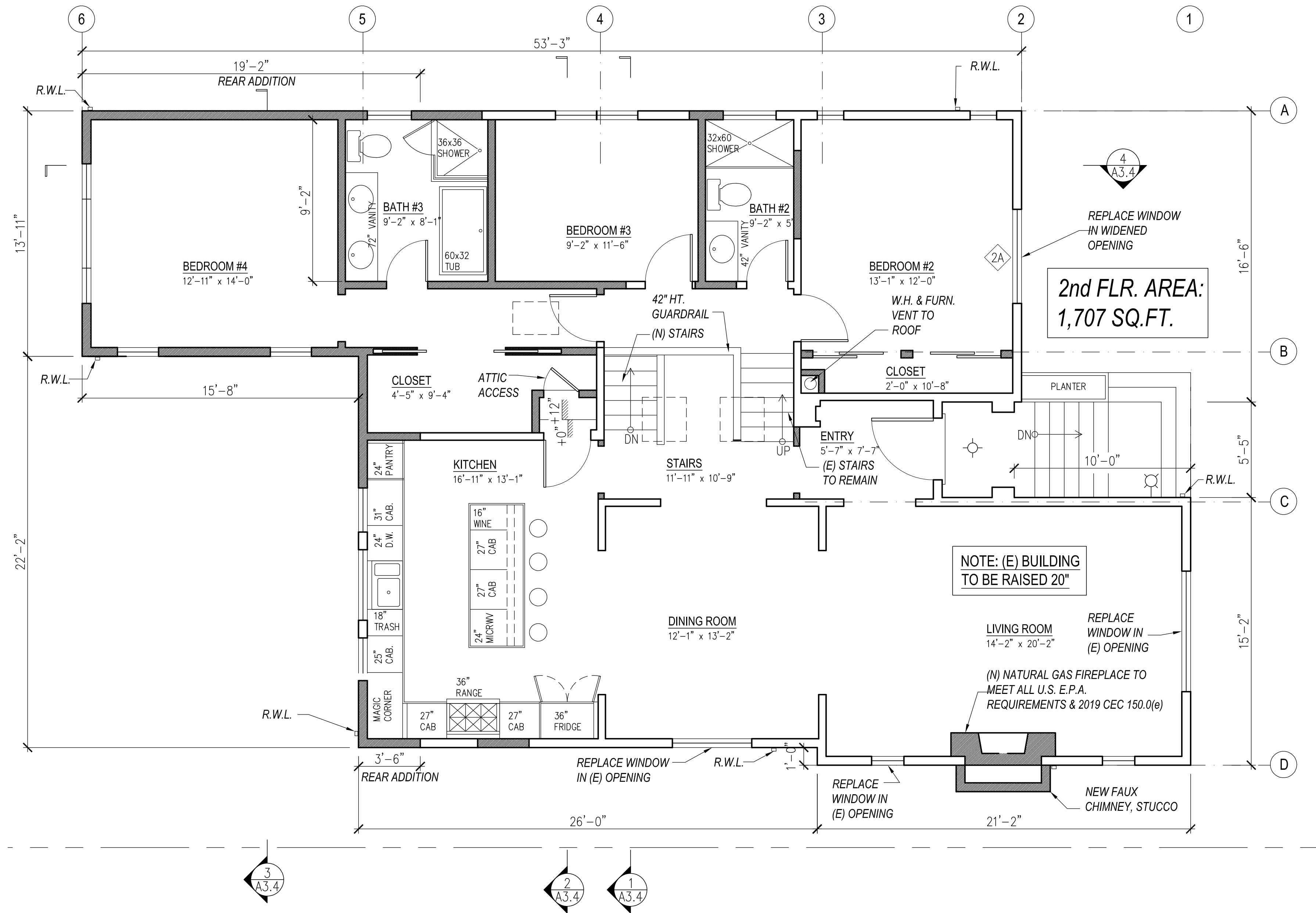
FLOOR PLANS

DRAWING SCALE:

1/4" = 1'-0"

A2.1





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

- LEGEND:
- (E) WALL TO REMAIN
  - (E) WALL TO BE REMOVED
  - (N) WALL
  - SURFACE MOUNTED CEILING LIGHT FIXTURE
  - WALL MOUNTED LIGHT FIXTURE, EXTERIOR

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CURRENT SET:  
PLANNING REVIEW -  
8/19/2022

SHEET DESCRIPTION:

### FLOOR PLANS

DRAWING SCALE:

1/4" = 1'-0"

# A2.2



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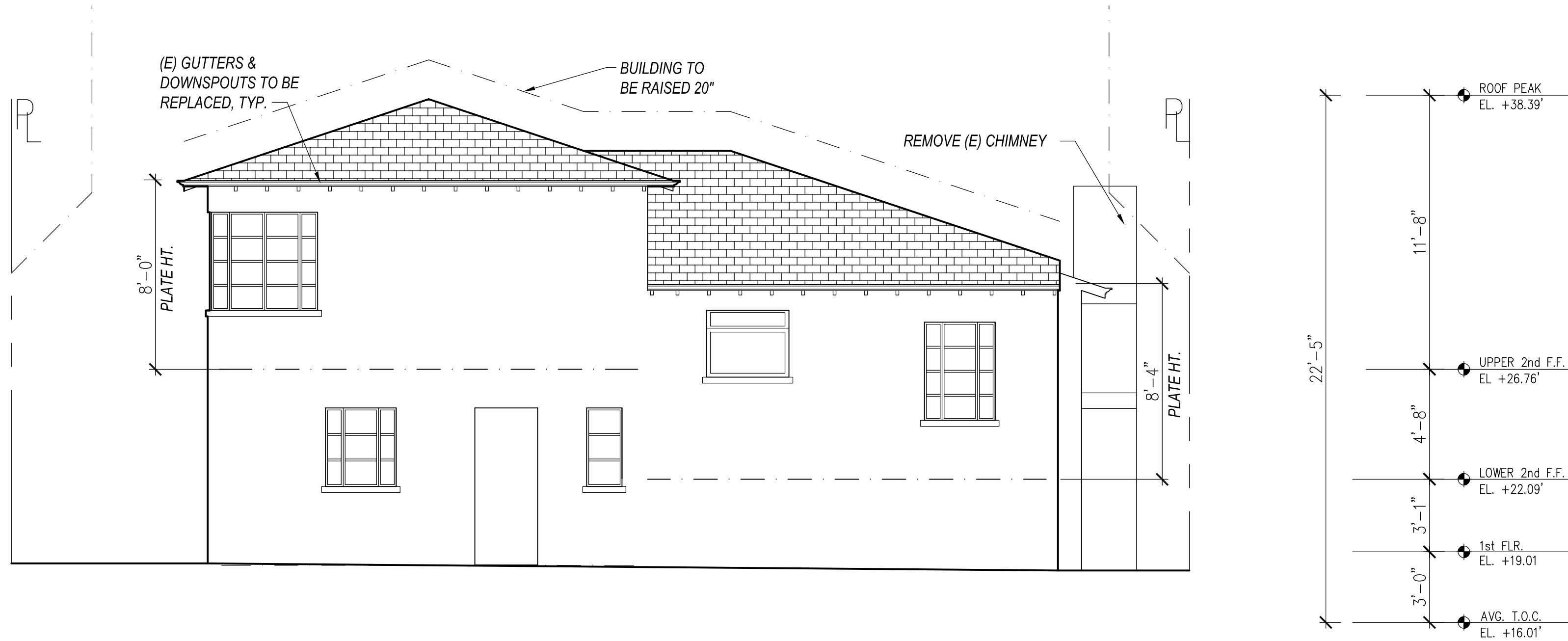
SET:	DATE:
PLANNING REVIEW	2/14/22
PLANNING REVIEW	4/11/22
PLANNING REVIEW	8/19/22

CURRENT SET:  
PLANNING REVIEW -  
8/19/2022

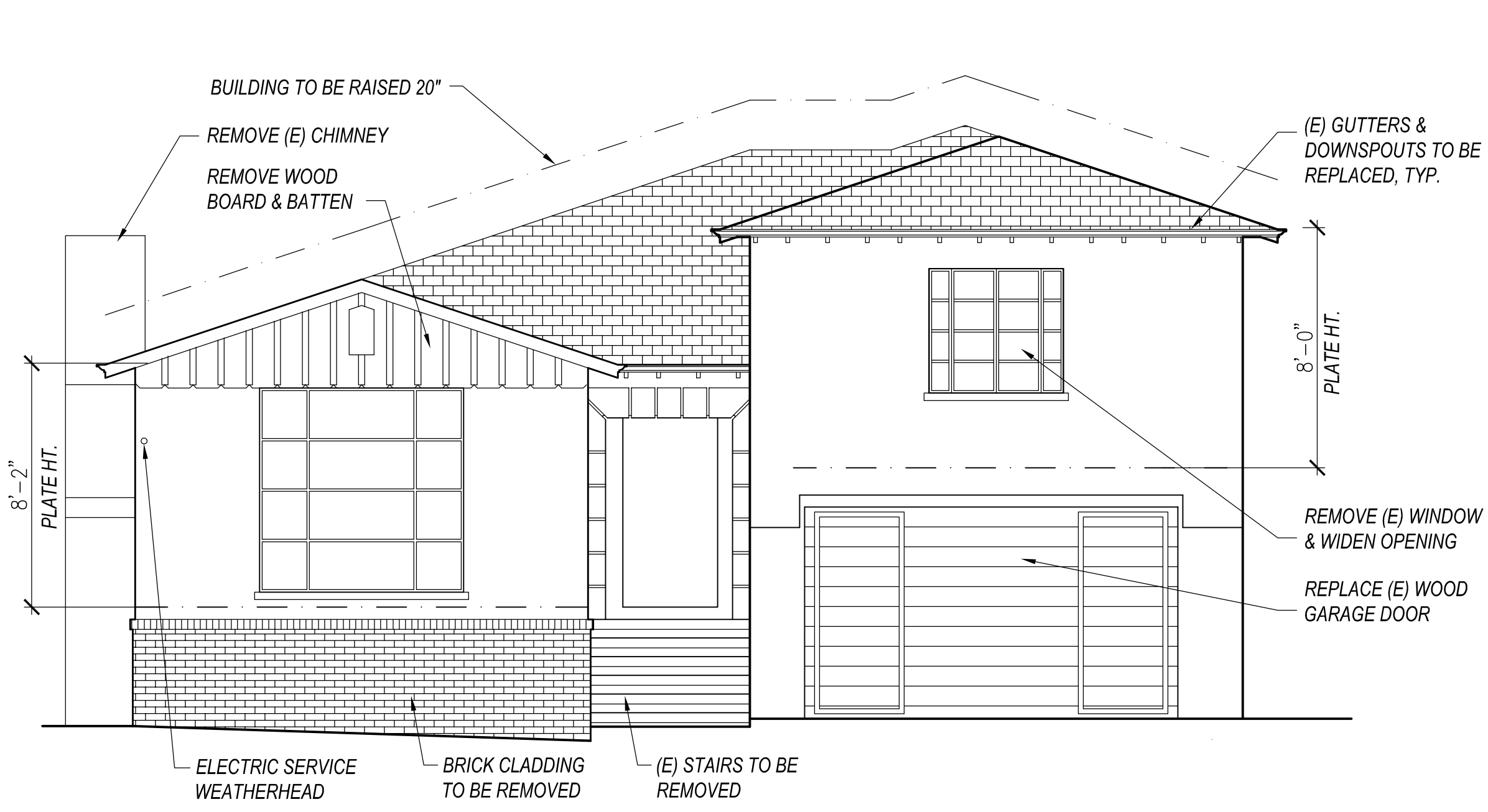
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EXTERIOR  
ELEVATIONS &  
TYPICAL DETAIL

DRAWING SCALE:  
1/4" = 1'-0"

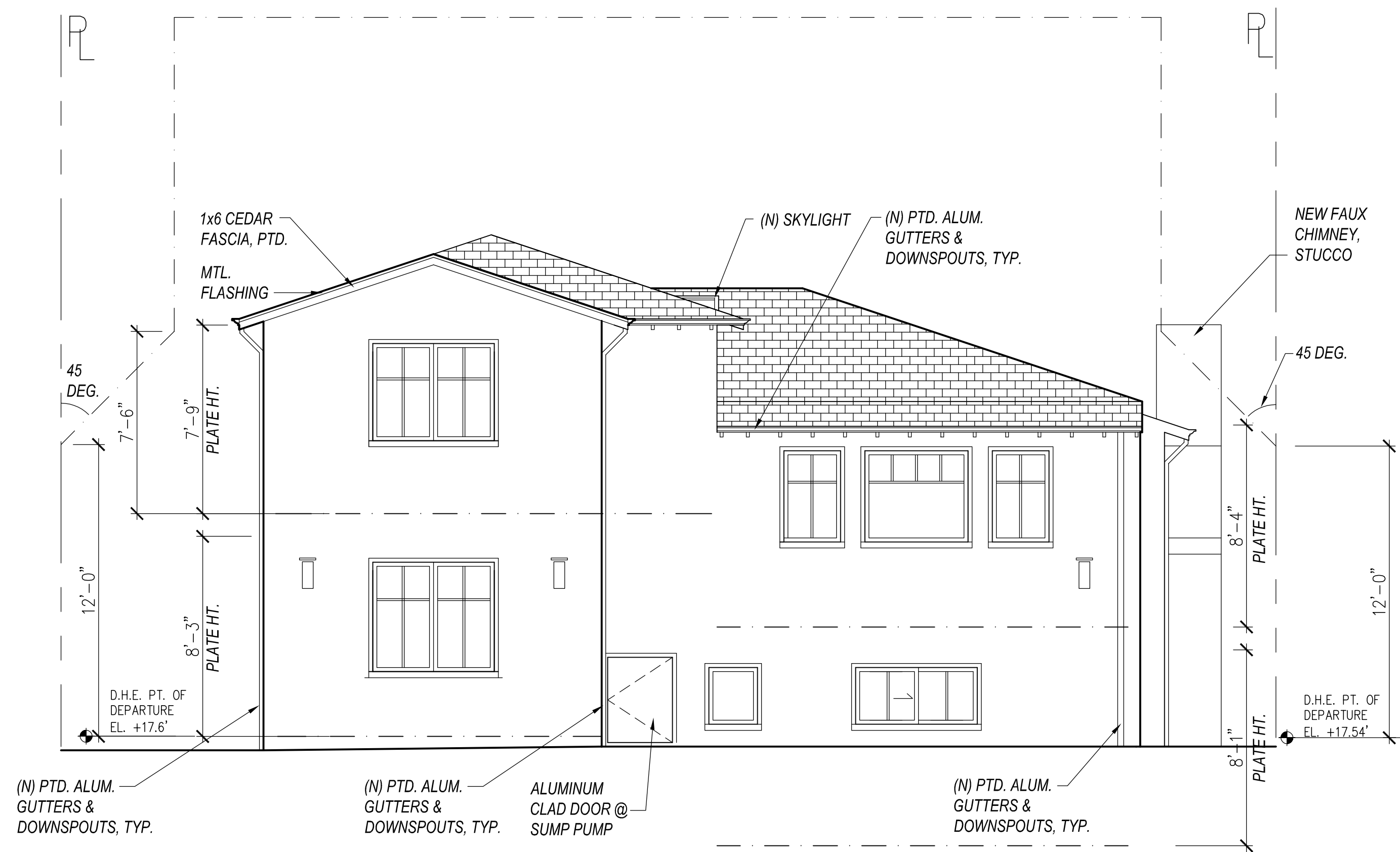
A3.1



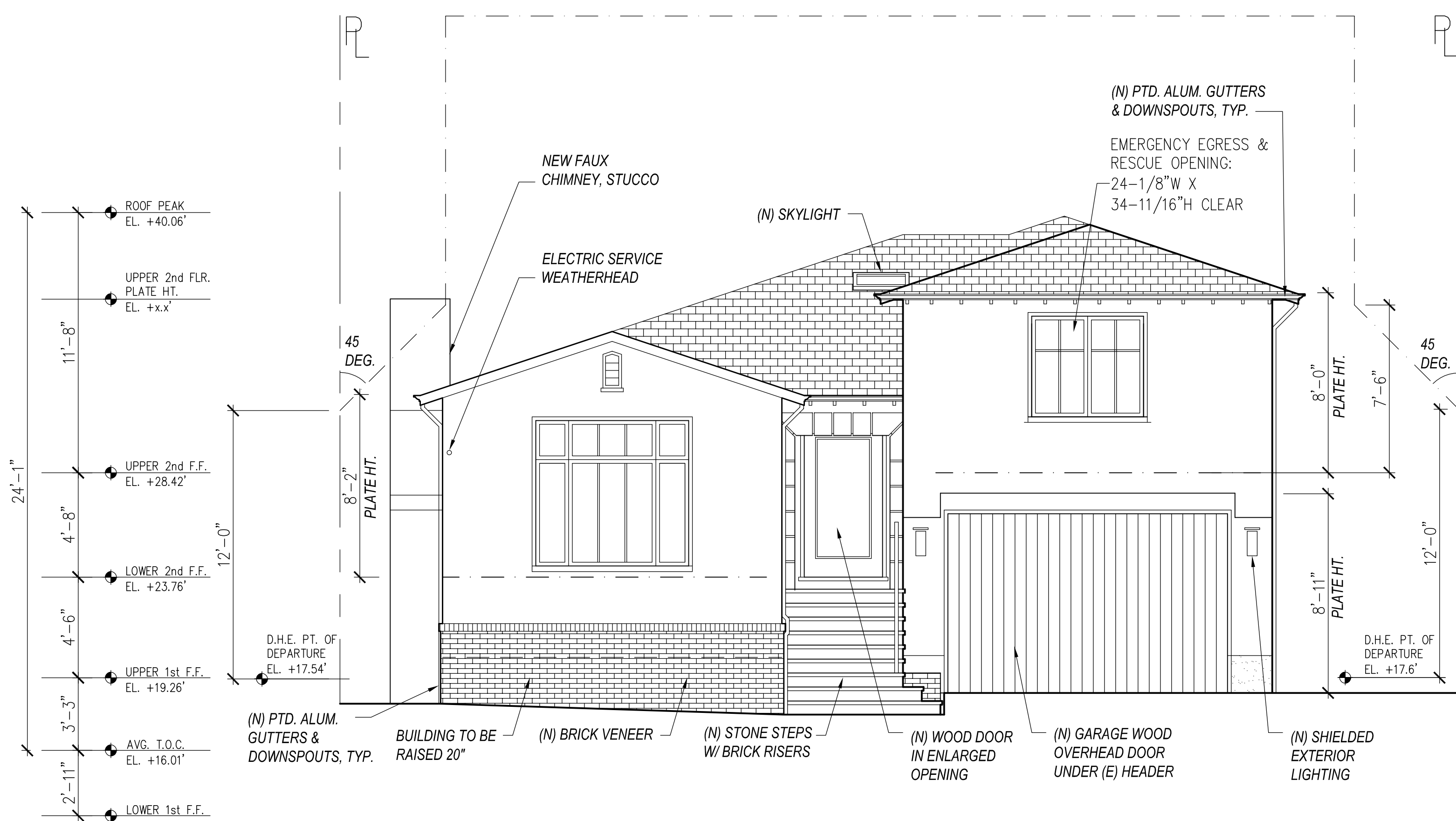
3 WEST ELEVATION - EXISTING  
SCALE: 1/4" = 1'-0"



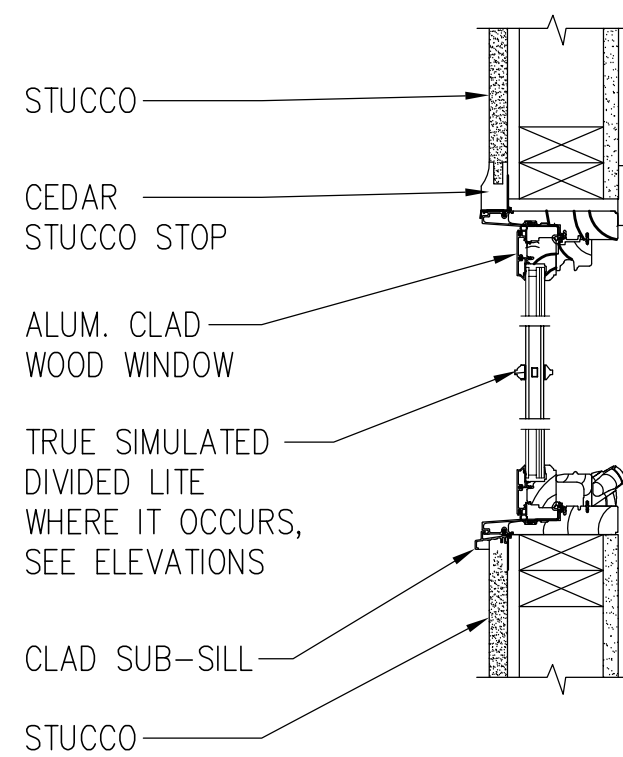
1 EAST ELEVATION - EXISTING  
SCALE: 1/4" = 1'-0"



4 WEST ELEVATION - PROPOSED  
SCALE: 1/4" = 1'-0"



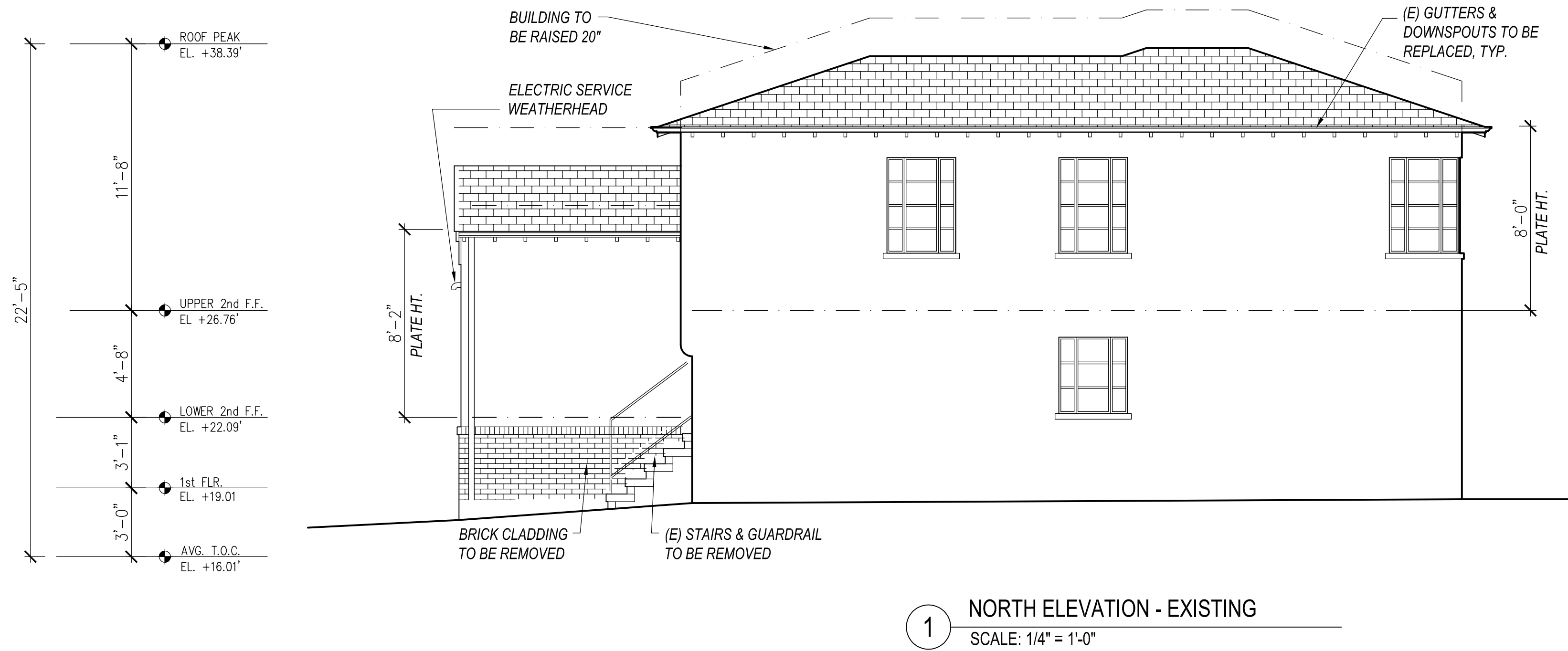
2 EAST ELEVATION - PROPOSED  
SCALE: 1/4" = 1'-0"



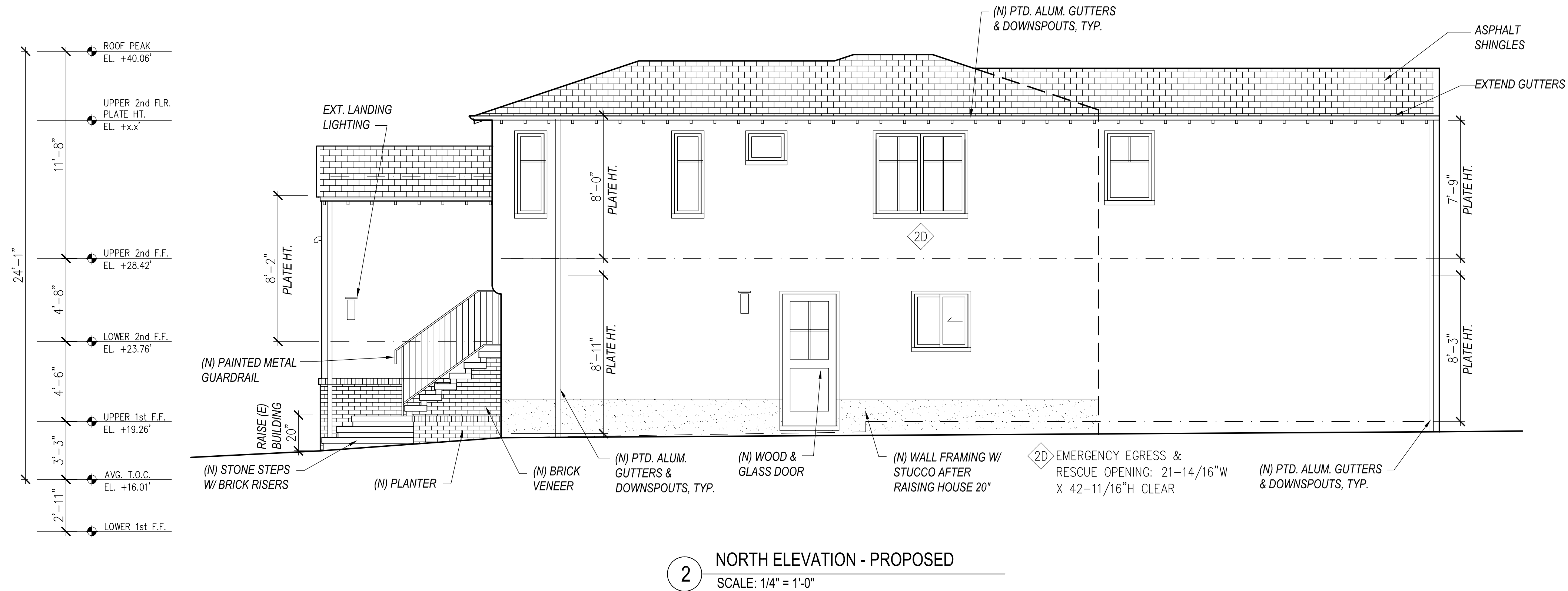
5 TYPICAL WINDOW DETAIL  
SCALE: 1-1/2" = 1'-0"

ELEVATION NOTES:  
1- AT (E) EXTERIOR WALL, (E) STUCCO TO REMAIN AND BE PRIMED AND SKIMMED COAT W/ DRYVIT, TYP.  
2- (N) STUCCO W/ DRYVIT AT NEW EXTERIOR WALLS  
3- (N) ALUMINUM CLAD WOOD WINDOWS IN EXISTING AND NEW OPENINGS, MARVIN ULTIMATE W/ TRU SIMULATED DIVIDED LITES  
4- (N) ASPHALT SHINGLES TO REPLACE (E) SHINGLES THROUGH-OUT ROOF





1 NORTH ELEVATION - EXISTING  
SCALE: 1/4" = 1'-0"



2 NORTH ELEVATION - PROPOSED  
SCALE: 1/4" = 1'-0"

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PLANNING REVIEW -  
8/19/2022

SHEET DESCRIPTION:

### EXTERIOR ELEVATIONS

DRAWING SCALE:  
1/4" = 1'-0"

# A3.2



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RESIDENTIAL  
ADDITION

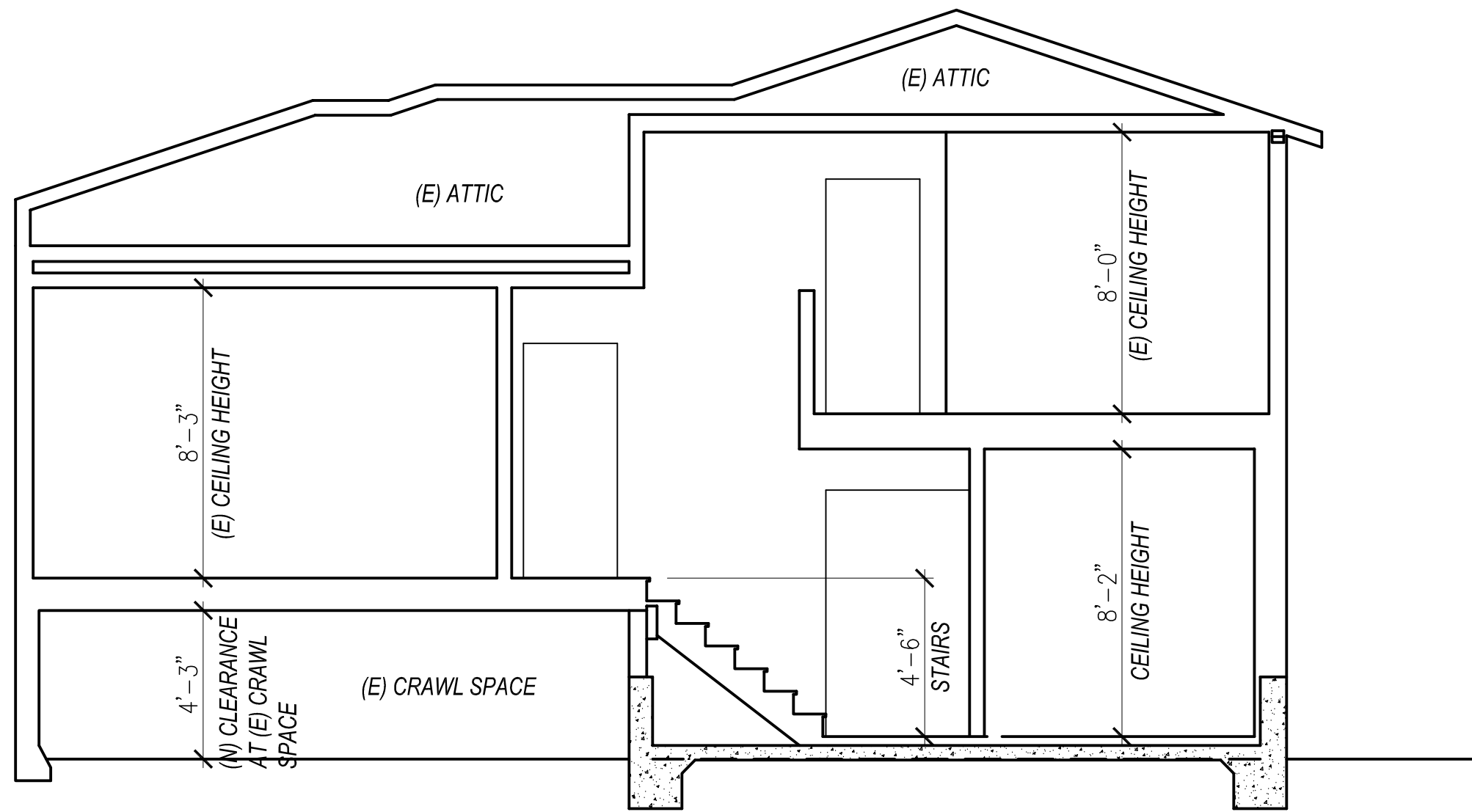
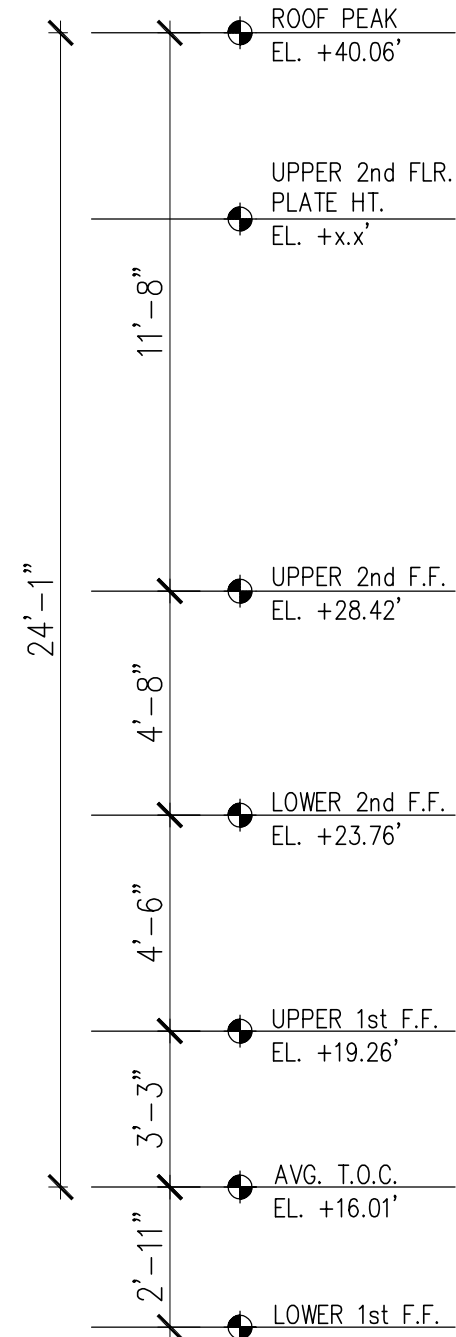
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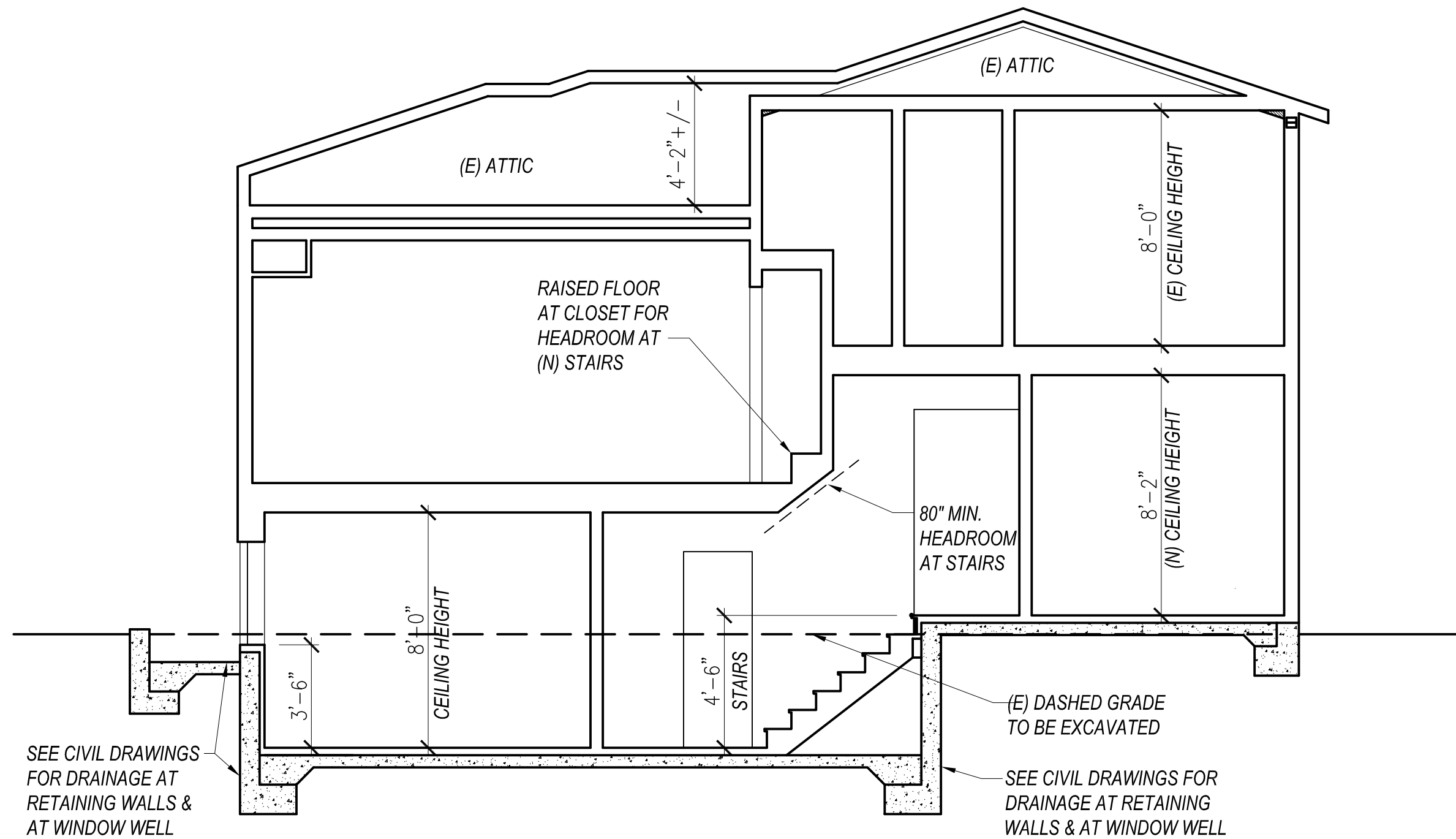
EXTERIOR  
ELEVATIONS



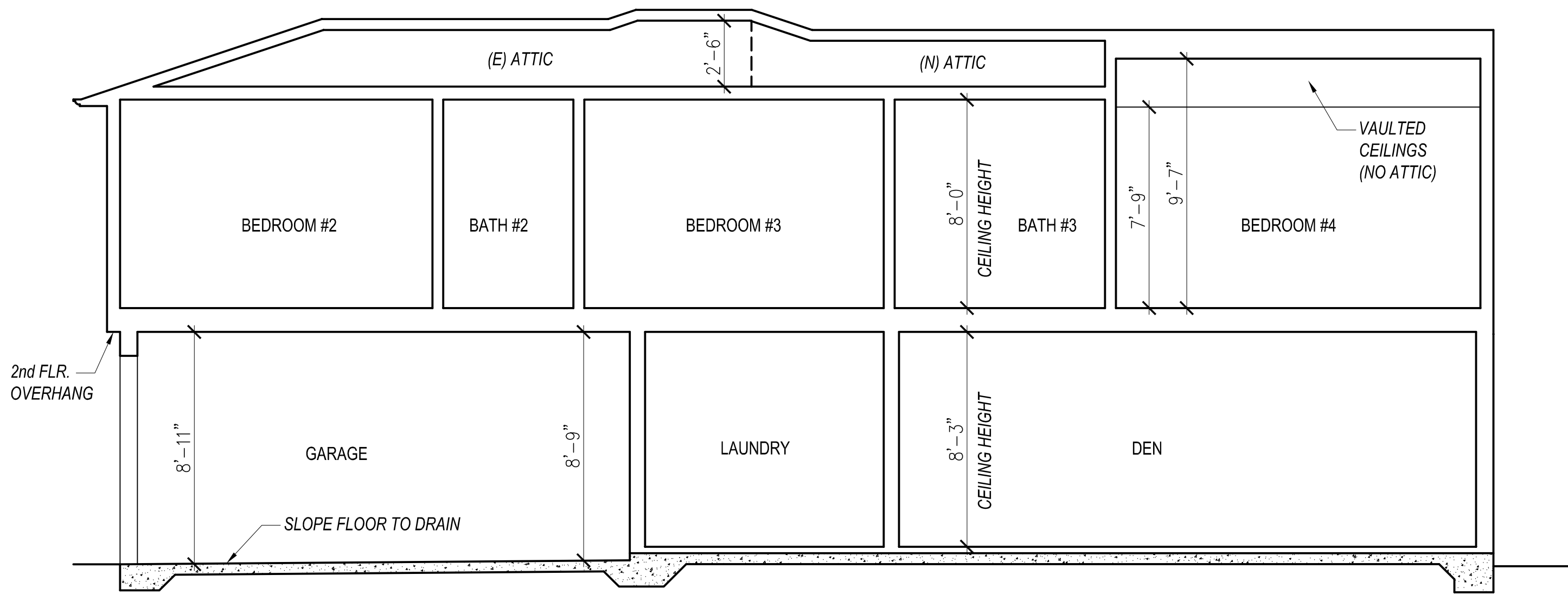
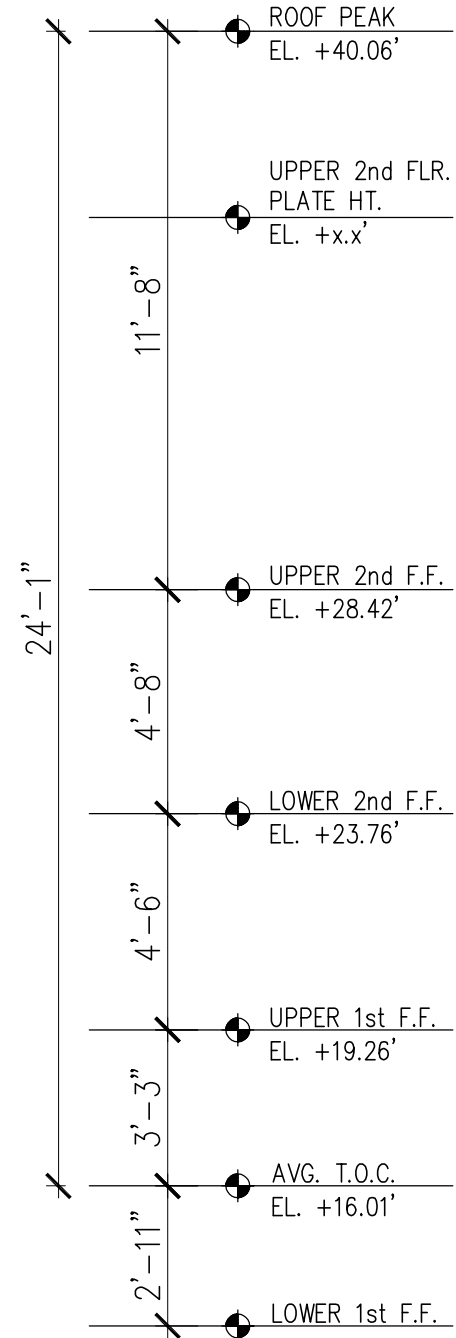


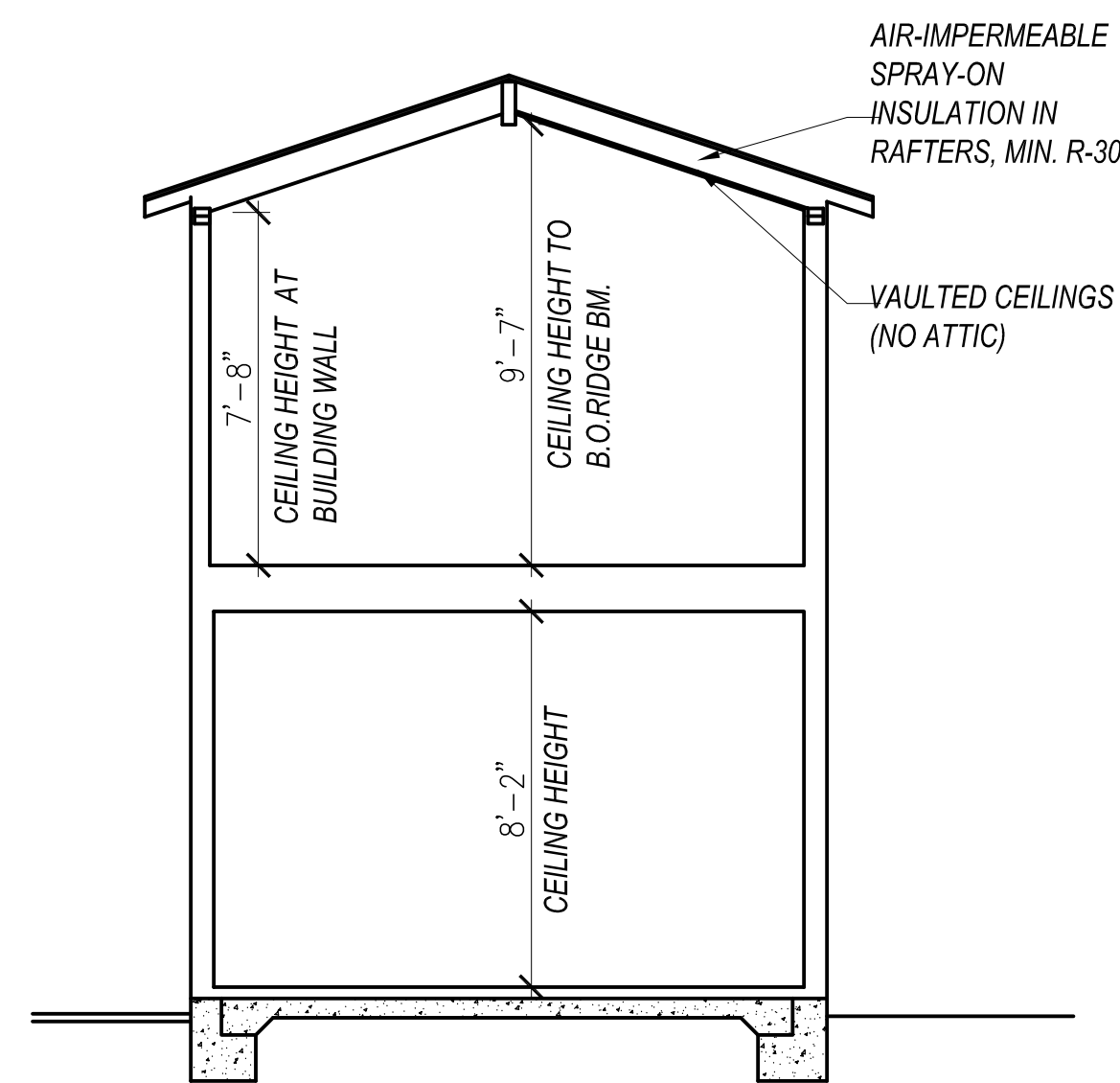
1 BUILDING SECTION - PROPOSED  
SCALE: 1/4" = 1'-0"



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



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



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

## CARBONELL

residential + commercial  
architecture

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PROJECT:

### RESIDENTIAL ADDITION

ADDRESS:  
209 DWIGHT ROAD  
BURLINGAME, CA 94010

A.P.N.:  
029-254-140

OWNER:  
GLEN KIRK

ISSUED:

SET: DATE:

PLANNING REVIEW 2/14/22

PLANNING REVIEW 4/11/22

PLANNING REVIEW 8/19/22

CURRENT SET:  
PLANNING REVIEW -  
8/19/2022

SHEET DESCRIPTION:

### BUILDING SECTIONS

DRAWING SCALE:  
1/4" = 1'-0"

# A3.4