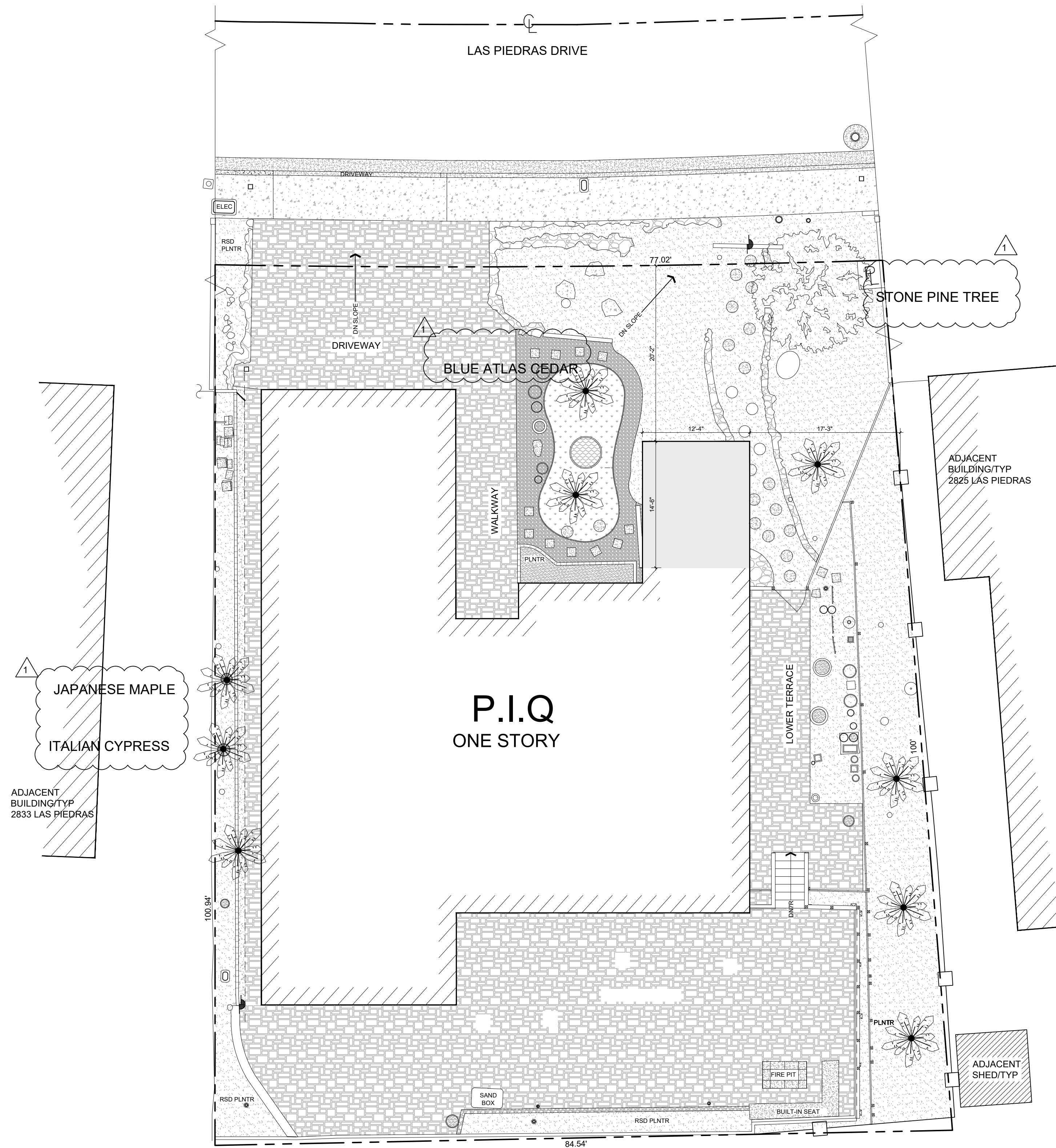


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- NOTES:
- NO EXISTING TREE OVER 48" IN CIRCUMFERENCE AND 54" FROM NATURAL GRADE WILL BE REMOVED
 - CURRENT LANDSCAPE WILL REMAIN IN TACT AS MUCH AS POSSIBLE



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

NOTE: NO EXISTING TREES OVER 48" IN CIRCUMFERENCE MEASURED AT 54" FROM NATURAL GRADE TO BE REMOVED; EXISTING LANDSCAPE WILL REMAIN

LEGEND

- AREA OF ADDITION ON LVL- 1
- EXISTING ADJACENT HOMES

WINDOW SCHEDULE

ITEM#	QTY	LOCATION/SIZE	TYPE	CONST.	REMARKS	MISC
A	1	OFFICE/ STUDY 6'-0"X4'-0"		*	MARVIN WINDOW W/ LOW E GLASS	
B	3	OFFICE/STUDY 3'-9"X5'-10"		*	MARVIN WINDOW W/ LOW E GLASS	
C	1	DINING ROOM 5'-9"X3'-9"		*	MARVIN WINDOW W/ LOW E GLASS	
D	1	KITCHEN 5'-9"X3'-9"		*	MARVIN WINDOW W/ LOW E GLASS	
E	1	KITCHEN 3'-10"X2'-8"		*	MARVIN WINDOW W/ TEMPERED LOW E GLASS	

- VERIFY FINAL SILL HEIGHTS OF WINDOW IN FIELD.
- ALL GLAZING SHALL BE DUAL-GLAZED, LOW-E TYPE. U.O.N.
- ALL NEW AND EXISTING DOOR AND WINDOW OPENINGS SHALL ALIGN ON EACH RESPECTIVE FLOOR.
- PROVIDE TEMPERED GLASS AT ALL WINDOWS LOCATED WITHIN 24" OF DOOR JAMB, ABOVE HEAD OF DOOR AND/OR LESS THAN 60" ABOVE WALKING SURFACE

DOORS SCHEDULE:

ITEM#	QTY	LOCATION	SIZE	CONSTRUCTION	REMARKS
D01	1	OFFICE/ STUDY	3'-0"X 6'-8"	SOLID CORE	
D02	1	PANTRY	3'-0"X 6'-8"	SOLID CORE	

ALL DOORS TO BE PAINT GRADE WOOD DOORS.
SHOWER DOOR TO USE TEMPERED GLASS

- CONTRACTOR SHALL VERIFY SIZE OF EXISTING ROUGH OPENINGS PRIOR TO ORDERING INTERIOR AND EXTERIOR DOORS AND FRAMES. CONTRACTOR SHALL COORDINATE THE ALIGNMENT OF HEAD HEIGHTS OF INTERIOR DOORS AND FRAMES WITH EXTERIOR DOORS AND FRAMES ON THE SAME ROOM AND / OR FLOOR.
- CONTRACTOR SHALL TAKE INTO ACCOUNT EXTERIOR THRESHOLD / SILL HEIGHT AND NEW FINISH FLOOR HEIGHTS / THICKNESSES. DOOR SCHEDULE CURRENTLY INDICATES THE SAME OVERALL HEIGHT OF INTERIOR AND EXTERIOR DOORS.

LIGHT / VENT. CALCULATIONS

CRC 303.1 NATURAL LIGHT
THE MINIMUM NET GLAZED AREA SHALL NOT BE LESS THAN 8 PERCENT OF THE FLOOR AREA OF THE ROOM SERVED.

CRC SECTION 303.1 VENTILATION AREA REQUIRED
THE MINIMUM OPENABLE AREA TO THE OUTDOORS SHALL BE 4 PERCENT OF THE FLOOR AREA BEING VENTILATED

LIGHT & VENTILATION TABLE			
RM NAME	RM. AREA	GLAZED AREA REQ'D / PROV'D.	OPENABLE AREA REQ'D / PROV'D.
STUDY ROOM	129 SF	10.3 SF / 22 SF	5.1 SF / 22 SF

- ALL NEW LIGHTING SHALL HIGH EFFICACY OR PROVIDE LIGHTING PER CEC 150(K)
- ENVIRONMENTAL AIR DUCTS TERMINATE 3' FROM PL & OPENINGS INTO BLDG.
- PROVIDE SPACE HEATING TO ALL INTERIOR SPACES INTENDED FOR HUMAN OCCUPANCY

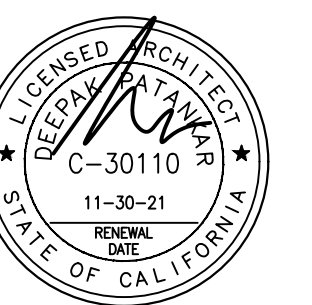
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DATE/DESC.
8/12/2021

**LAS PIEDRAS REMODEL/
ADDITION**

2829 LAS PIEDRAS DR
BURLINGAME, CA 94010

SEAL:



TITLE:
PROPOSED SITE PLAN, DOOR AND WINDOW SCHEDULES

DATE: MARCH 10, 2021

SCALE: AS NOTED

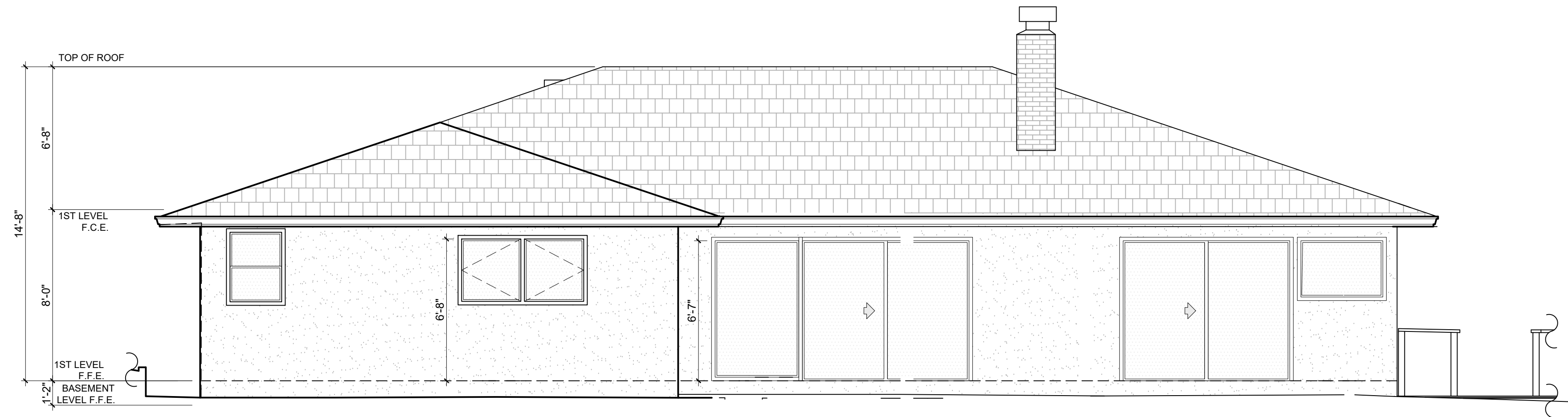
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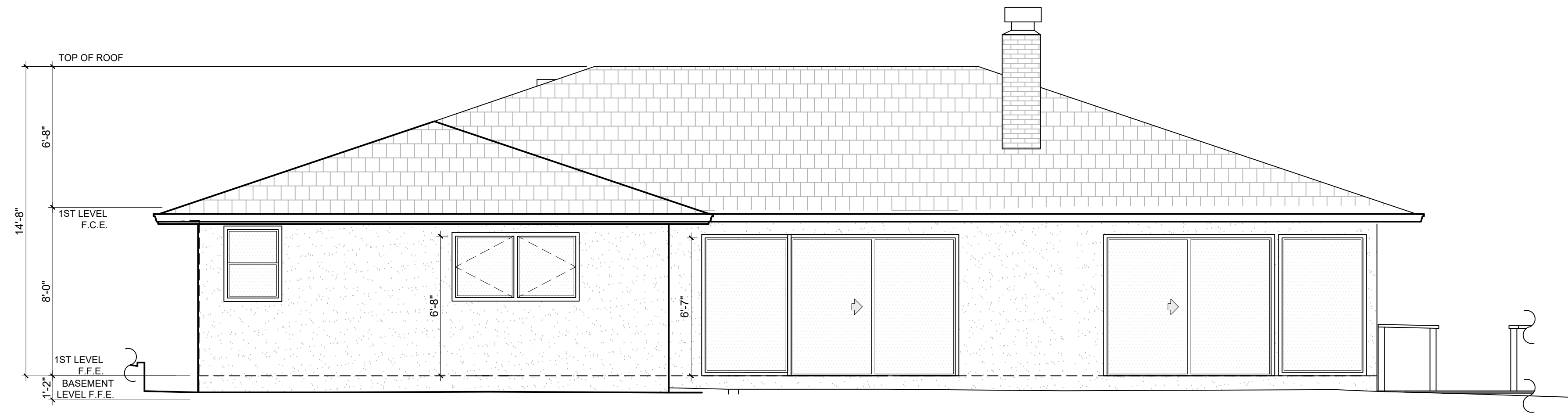


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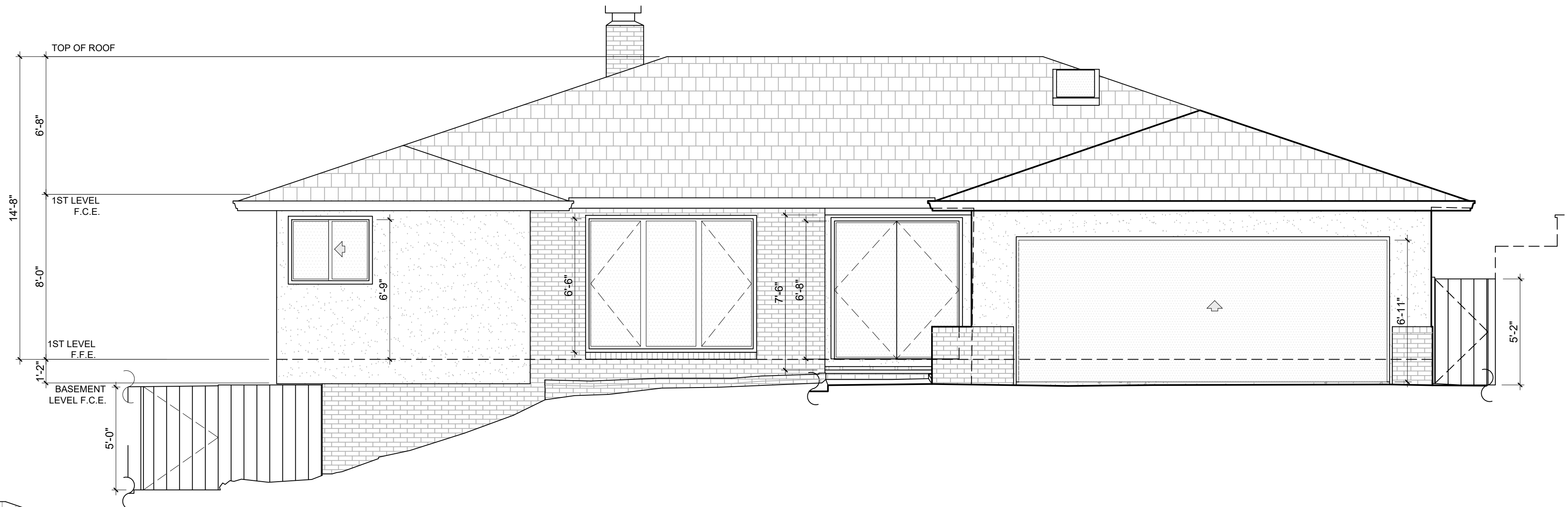
NOTE:
 R310.2.1 MINIMUM OPENING AREA
 EMERGENCY AND ESCAPE RESCUE OPENINGS SHALL HAVE NET CLEAR OPENING OF NOT LESS THAN 5.7 SQ FT (0.530 m2). THE NET CLEAR OPENING DIMENSIONS REQUIRED BY THIS SECTION SHALL BE OBTAINED BY THE NORMAL OPERATION OF THE EMERGENCY ESCAPE AND RESCUE OPENING FROM THE INSIDE. THE NET CLEAR HEIGHT OF THE OPENING SHALL BE NOT LESS THAN 24 INCHES (610 mm) AND THE NET CLEAR WIDTH SHALL BE NOT LESS THAN 20 INCHES (508 mm).



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



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



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



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

evoco

EVOCO ARCHITECTURE & INTERIORS
 160 SOUTH LINDEN AVE # 210
 SO. SAN FRANCISCO CA 94080

415.312.0454

OWNER:
 EMILY AND MARK KARBARZ
 2829 LAS PIEDRAS DR
 BURLINGAME, CA 94010

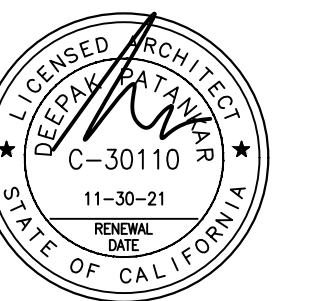
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8/12/2021

**LAS PIEDRAS REMODEL/
 ADDITION**

2829 LAS PIEDRAS DR
 BURLINGAME, CA 94010

SEAL:



TITLE: EXISTING & PROPOSED EXTERIOR ELEVATIONS 1

DATE: MARCH 10, 2021

SCALE: AS NOTED

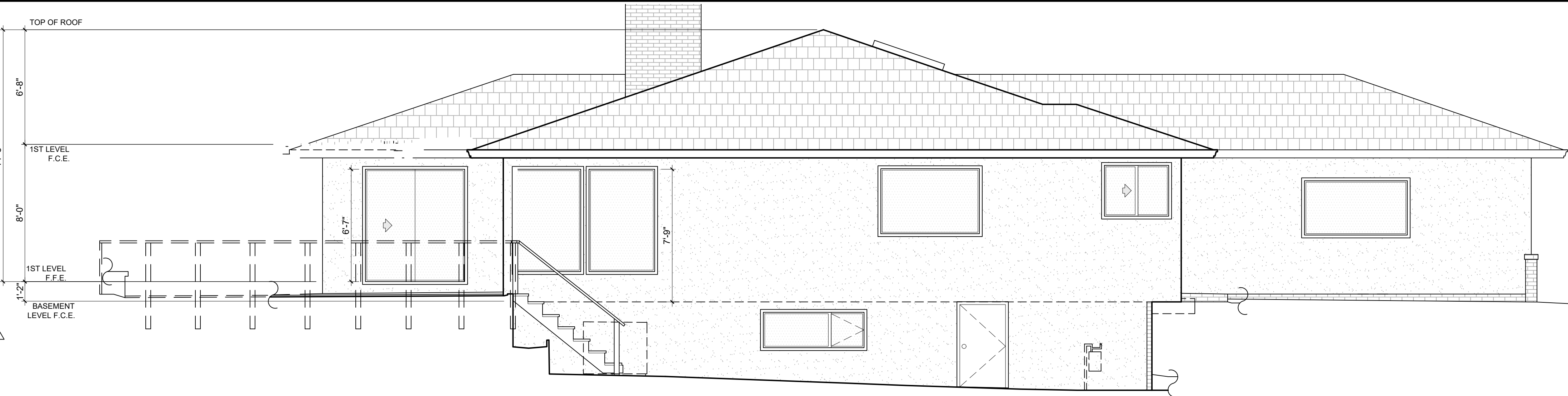
JOB #: 20150

DRAWN BY: DP

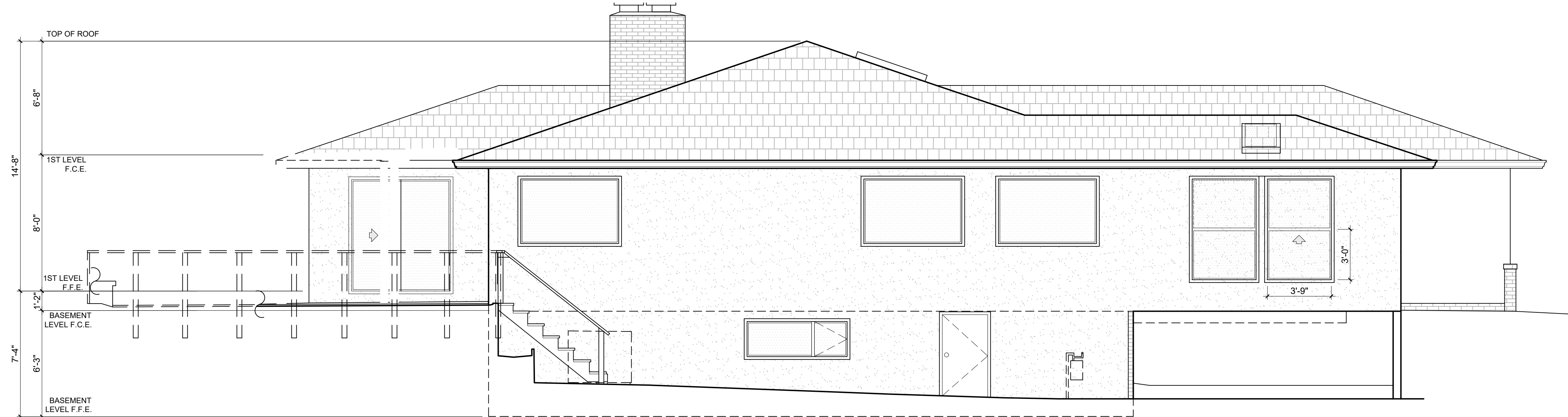
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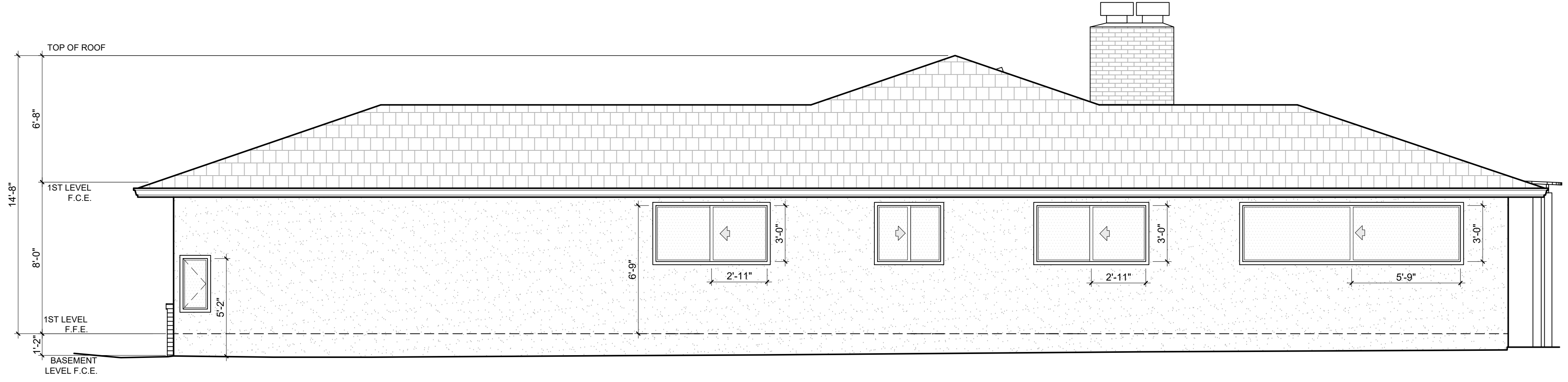
NOTE:
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2 EXISTING EAST ELEVATION
 SCALE: 1/4" = 1'-0"



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



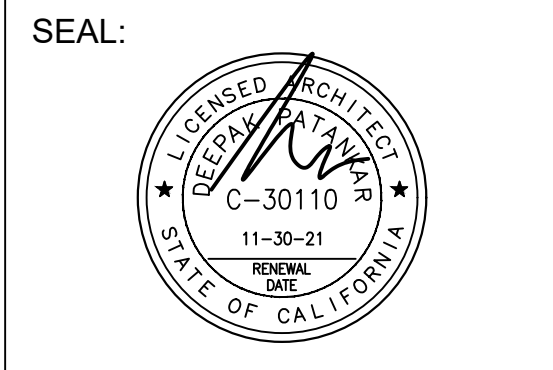
4 WEST ELEVATION (UNCHANGED)
 SCALE: 1/4" = 1'-0"

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 INTERIORS
 160 SOUTH LINDEN AVE # 210
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 415.312.0454

OWNER:
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**LAS PIEDRAS REMODEL/
 ADDITION**
 2829 LAS PIEDRAS DR
 BURLINGAME, CA 94010



TITLE:
**EXISTING &
 PROPOSED EXTERIOR
 ELEVATIONS 2**

DATE: MARCH 10, 2021
 SCALE: AS NOTED
 JOB #: 20150
 DRAWN BY: DP

A-3.1