

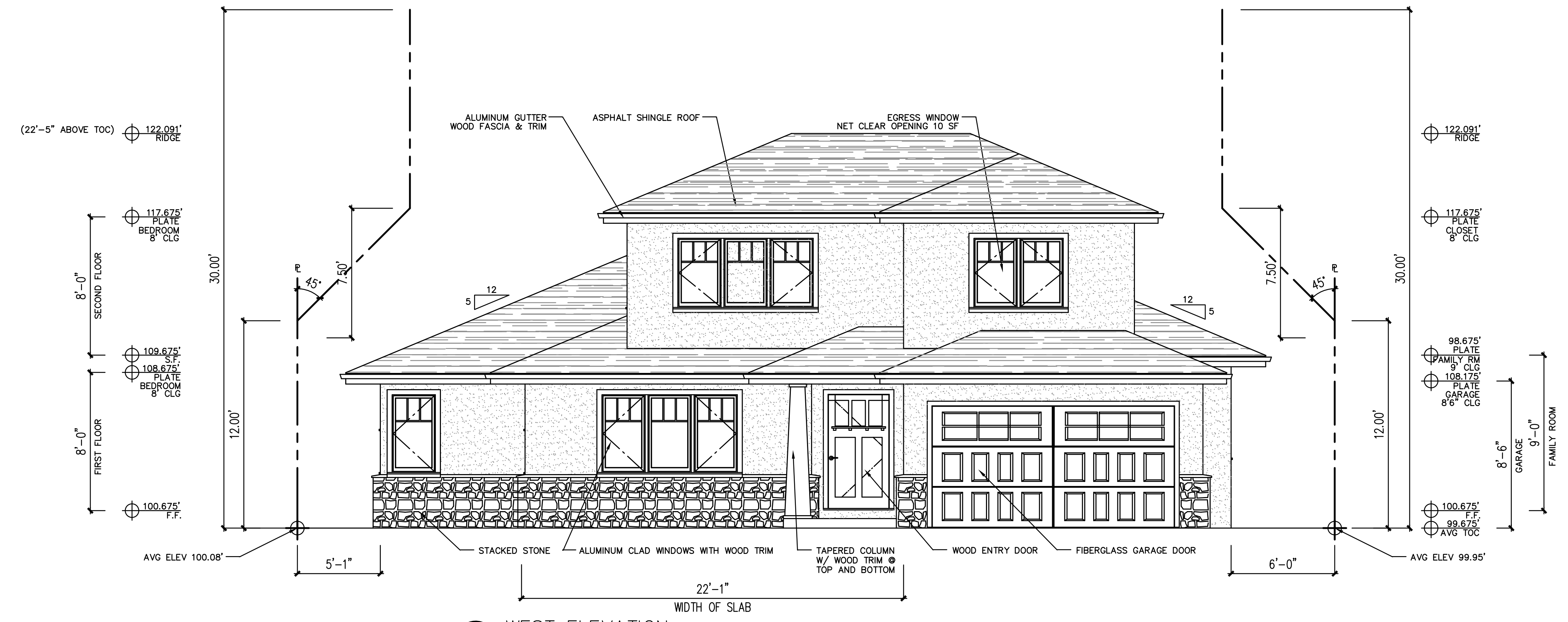


THE PARK RESIDENCE
 1628 LASSEN WAY
 BURLINGAME, CA 94010

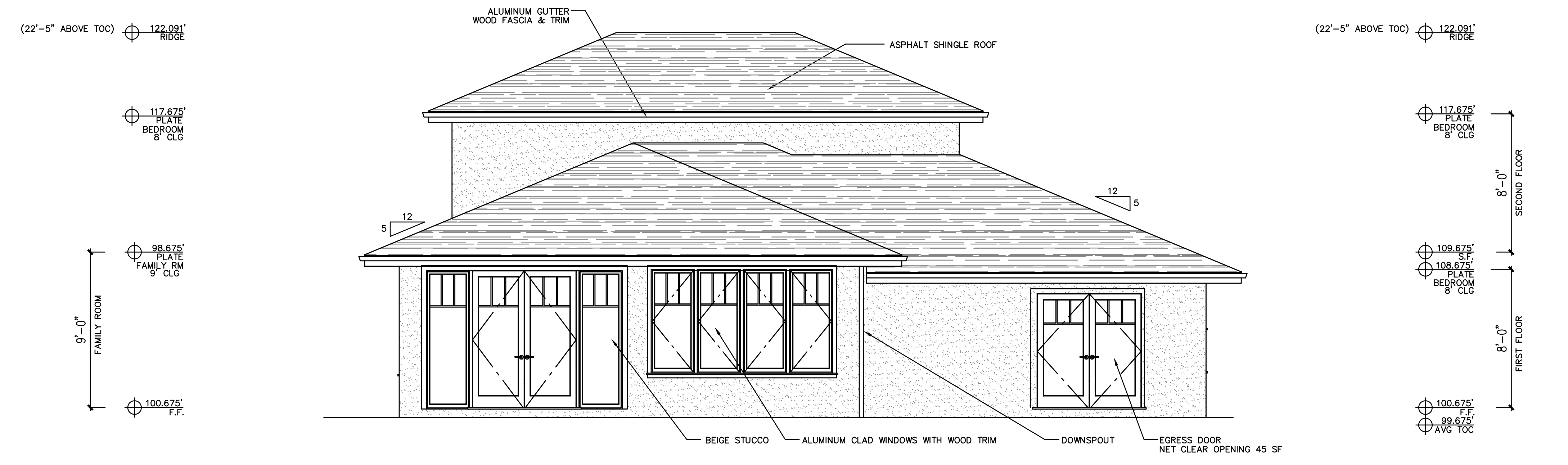
JOB NO.	2018-140
SCALE	AS NOTED
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RENDERINGS

THE PARK RESIDENCE
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1 WEST ELEVATION
 SCALE: 1/4" = 1'-0"



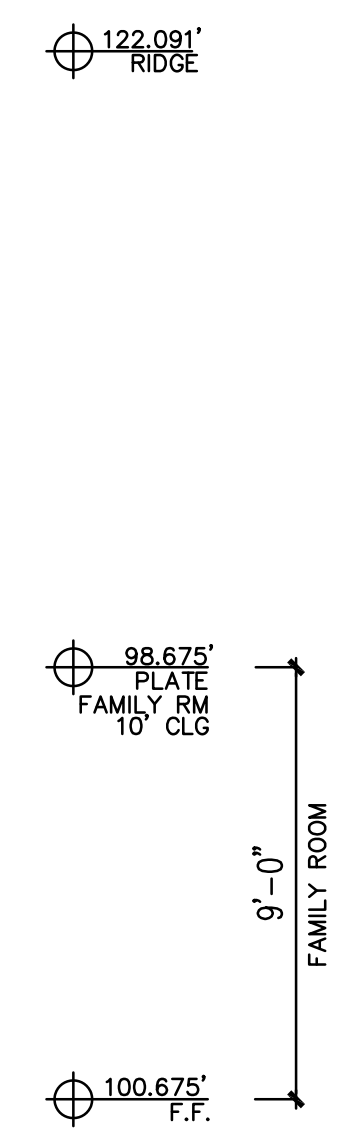
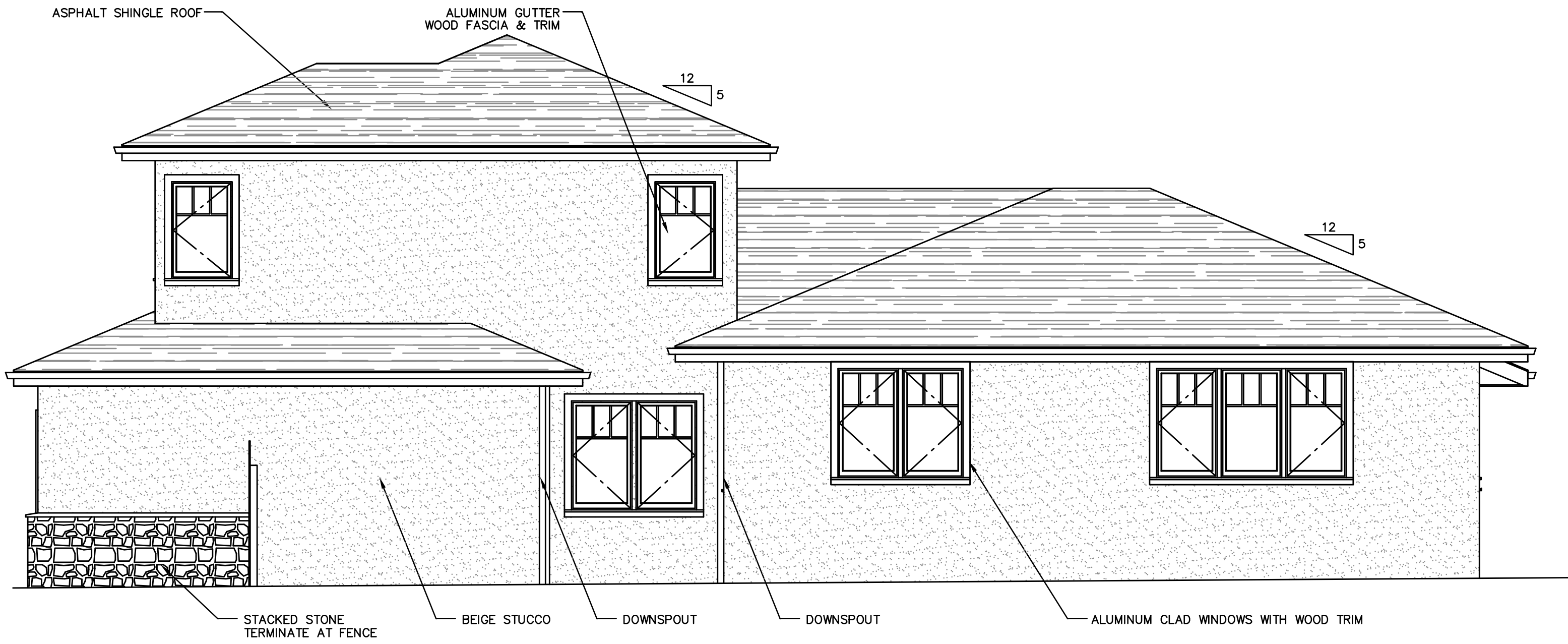
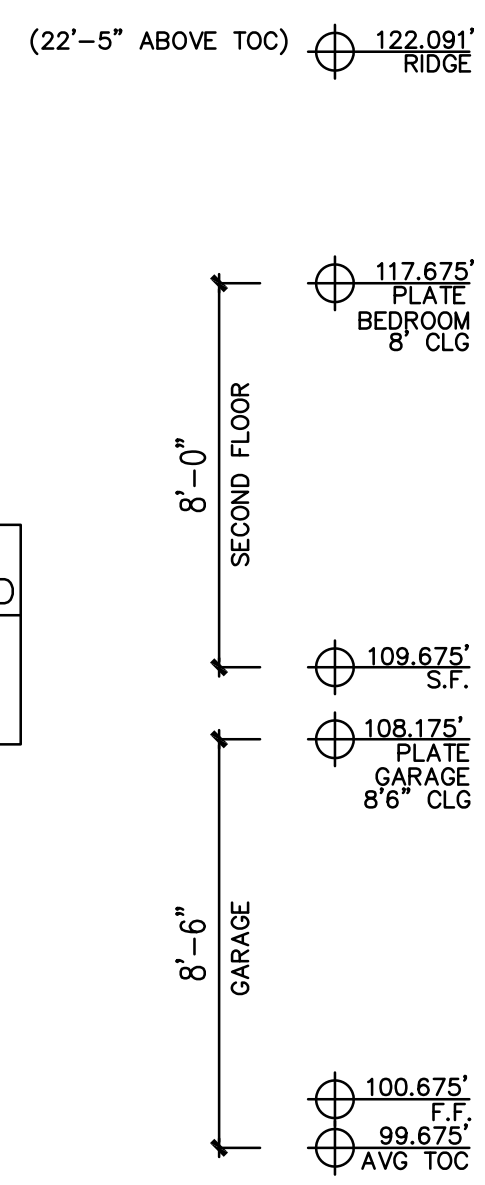
3 EAST ELEVATION
 SCALE: 1/4" = 1'-0"

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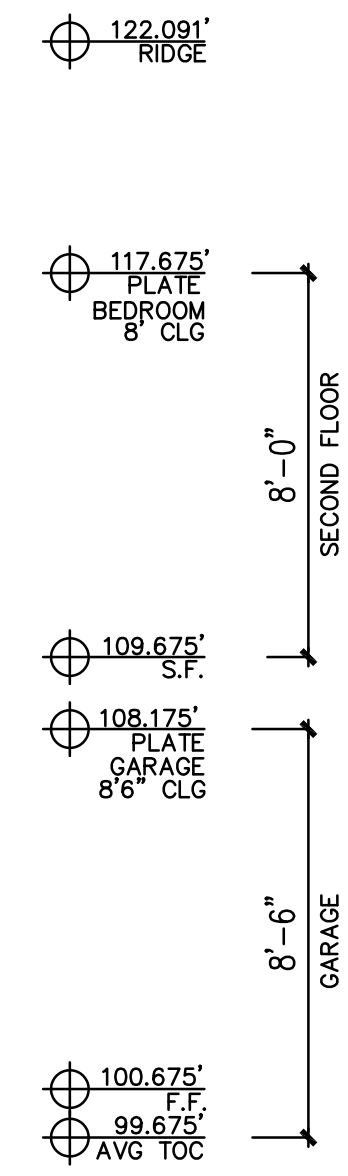
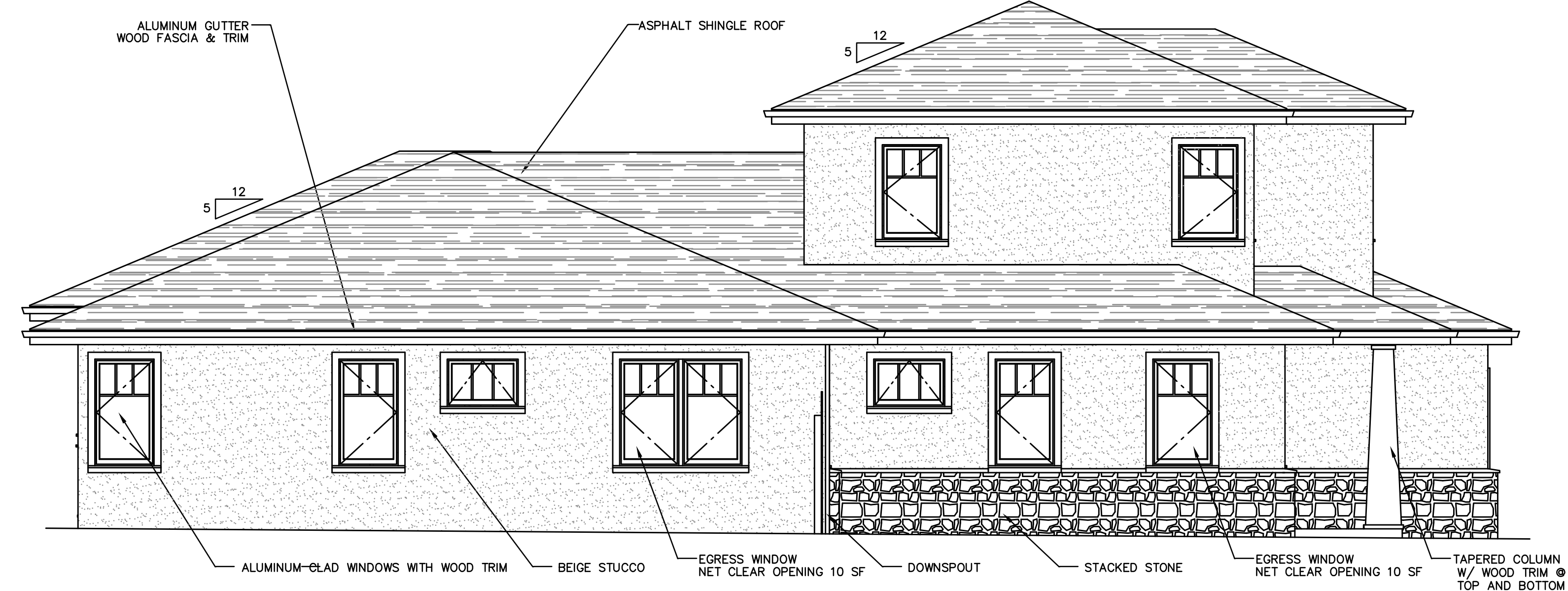
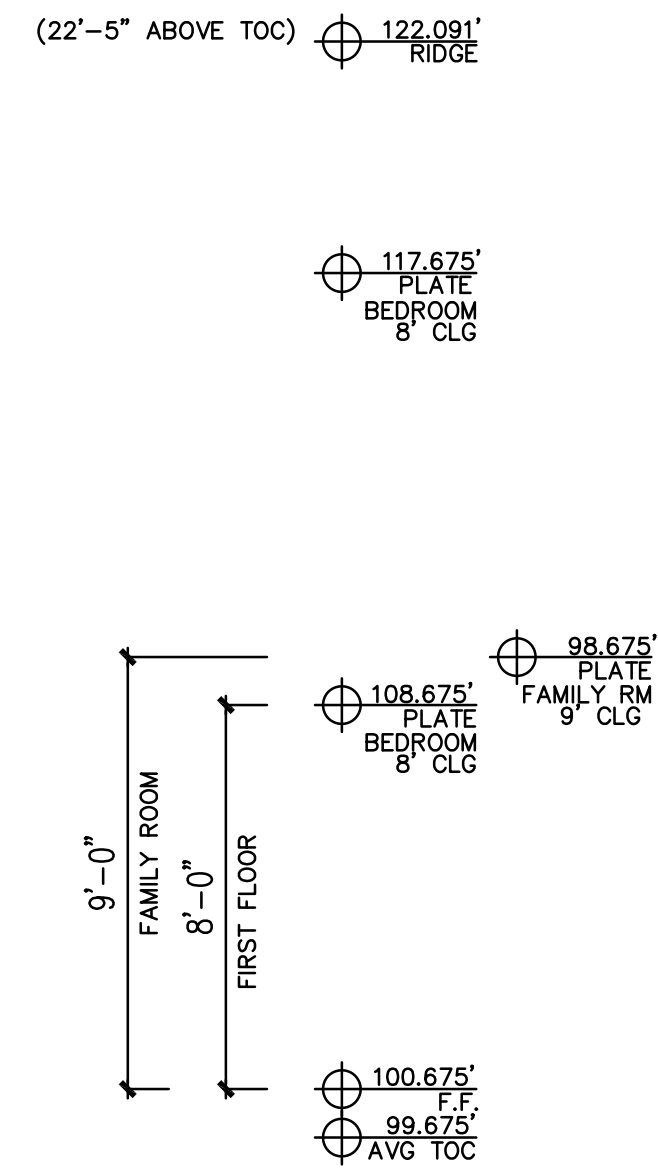
PROPOSED ELEVATIONS

THE PARK RESIDENCE
 1628 LASSEN WAY
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CBC TABLE 705.8 OPENINGS ALLOWED
 5' TO LESS THAN 10' SETBACK = 10% UNPROTECTED
 TOTAL WALL AREA = 458 SF
 TOTAL OPENINGS PROPOSED = 42.95 SF
 42.95/458 = 9.37%



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



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

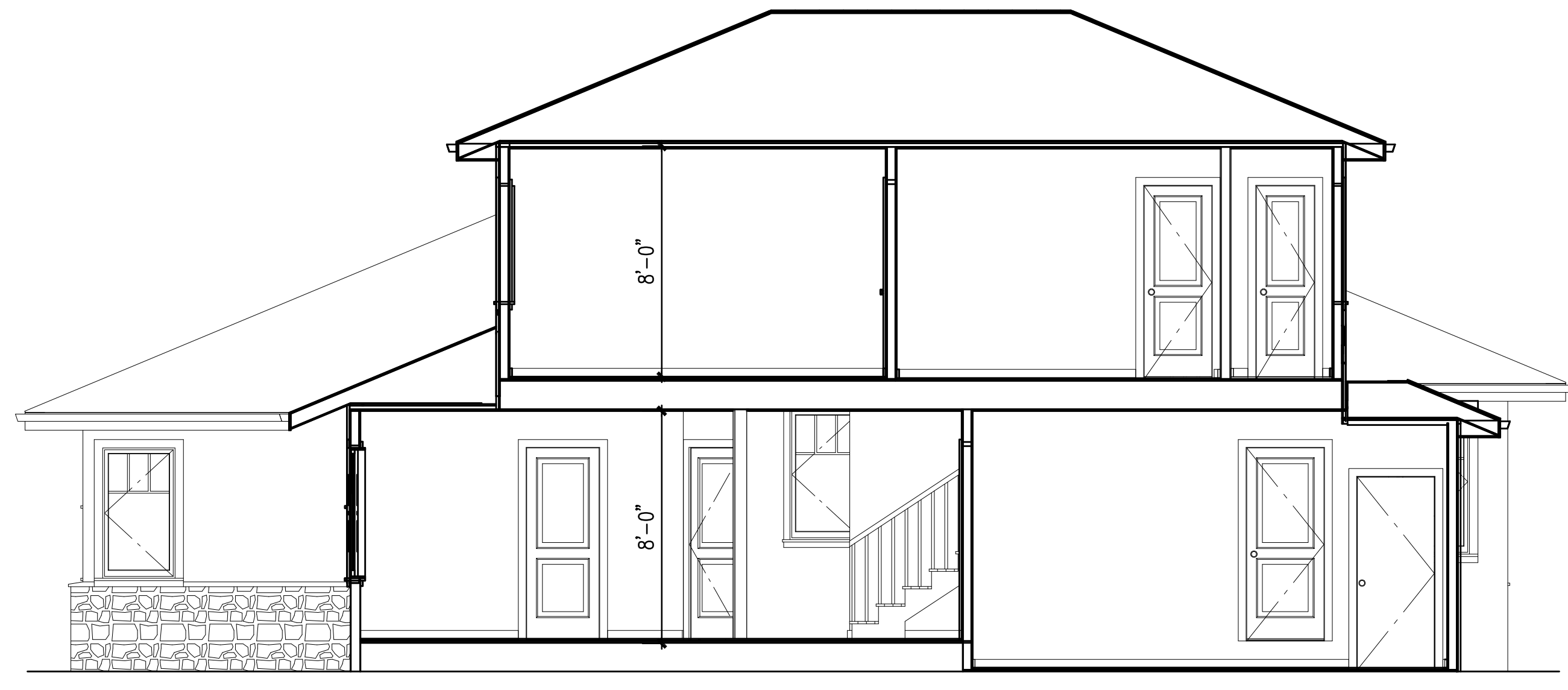
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PROPOSED ELEVATIONS

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BUILDING SECTIONS



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



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

VICINITY MAP



SHEET INDEX

- A00 TITLE SHEET
- A00.1 RENDERINGS
- A01 DEMOLITION PLANS
- A02 EXISTING ELEVATIONS
- A03 PROPOSED FLOOR PLANS
- A04 PROPOSED ELEVATIONS
- A05 PROPOSED ELEVATIONS
- A06 BUILDING ELEVATIONS
- L01 LANDSCAPE PLAN

NOTES

1. EXISTING LANDSCAPE TO REMAIN.
2. NO EXISTING TREE OVER 48 INCHES IN CIRCUMFERENCE AT 54 INCHES FROM BASE OF TREE MAY BE REMOVED WITHOUT A PROTECTED TREE REMOVAL PERMIT FROM THE PARKS DIVISION.
3. CONSTRUCTION HOURS
WEEKDAYS: 8:00 a.m. – 7:00 p.m.
SATURDAYS: 9:00 a.m. – 6:00 p.m.
SUNDAYS & HOLIDAYS: NO WORK ALLOWED
SEE CITY OF BURLINGAME MUNICIPAL CODE, SECTION 13.04.100 FOR DETAILS
CONSTRUCTION HOURS IN THE CITY PUBLIC RIGHT-OF-WAY ARE LIMITED TO WEEKDAYS AND NON-CITY HOLIDAYS BETWEEN 8:00 a.m. AND 5:00 p.m.
CONSTRUCTION HOURS FOR WORK IN THE PUBLIC RIGHT-OF-WAY MUST NOW BE INCLUDED ON THE PLANS.
4. 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. THE BUILDING OWNER, PROJECT DESIGNER, AND/OR CONTRACTOR MUST SUBMIT A REVISION TO THE CITY FOR ANY WORK NOT GRAPHICALLY ILLUSTRATED ON THE JOB COPY OF THE PLANS PRIOR TO PERFORMING THE WORK.
5. A GRADING PERMIT, IF REQUIRED, WILL BE OBTAINED FROM THE DEPARTMENT OF PUBLIC WORKS.
6. ALL OPENINGS IN EXTERIOR WALLS, BOTH PROTECTED AND UNPROTECTED WILL COMPLY WITH THE 2016 CBC, TABLE 705.8.
7. ROOF EAVES WILL NOT PROJECT WITHIN TWO FEET OF THE PROPERTY LINE 2016 CRC TABLE R302.1(1) OR 2016 CBC TABLE 705.2.

PLANNING APPLICATION FOR:

THE PARK RESIDENCE
1628 LASSEN WAY
BURLINGAME, CA 94010

SCOPE OF WORK

1. REMOVE 183 SF ENCLOSED PATIO
2. 115.21 SF 1-STORY ADDITION
3. 615.6 SF UPPER FLOOR ADDITION
4. 53.7 SF COVERED FRONT PORCH
5. 1890 SF RENOVATION

PROJECT DATA

JURISDICTION: CITY OF BURLINGAME, CALIFORNIA
PLANNING ZONE: R-1

BUILDING CODE: 2016 CALIFORNIA RESIDENTIAL CODE
2016 CALIFORNIA BUILDING CODE
2016 CALIFORNIA MECHANICAL CODE
2016 CALIFORNIA ELECTRICAL CODE
2016 CALIFORNIA PLUMBING CODE
2016 CALIFORNIA FIRE CODE
2016 CALIFORNIA ENERGY CODE
2016 CALIFORNIA GREEN CODE
BURLINGAME MUNICIPAL CODE

APN #: 025-203-220
BUILDING USE: SINGLE FAMILY RESIDENTIAL
OCCUPANCY: R-3 & U
CONSTRUCTION TYPE: VB
BUILDING HEIGHT: 17'-4" (EXISTING)
22'-5" (PROPOSED)

(E) LOT AREA: 6,000 GROSS SF
LOT COVERAGE ALLOWANCE: 6000 x 0.40 = 2400 MAX COVERAGE

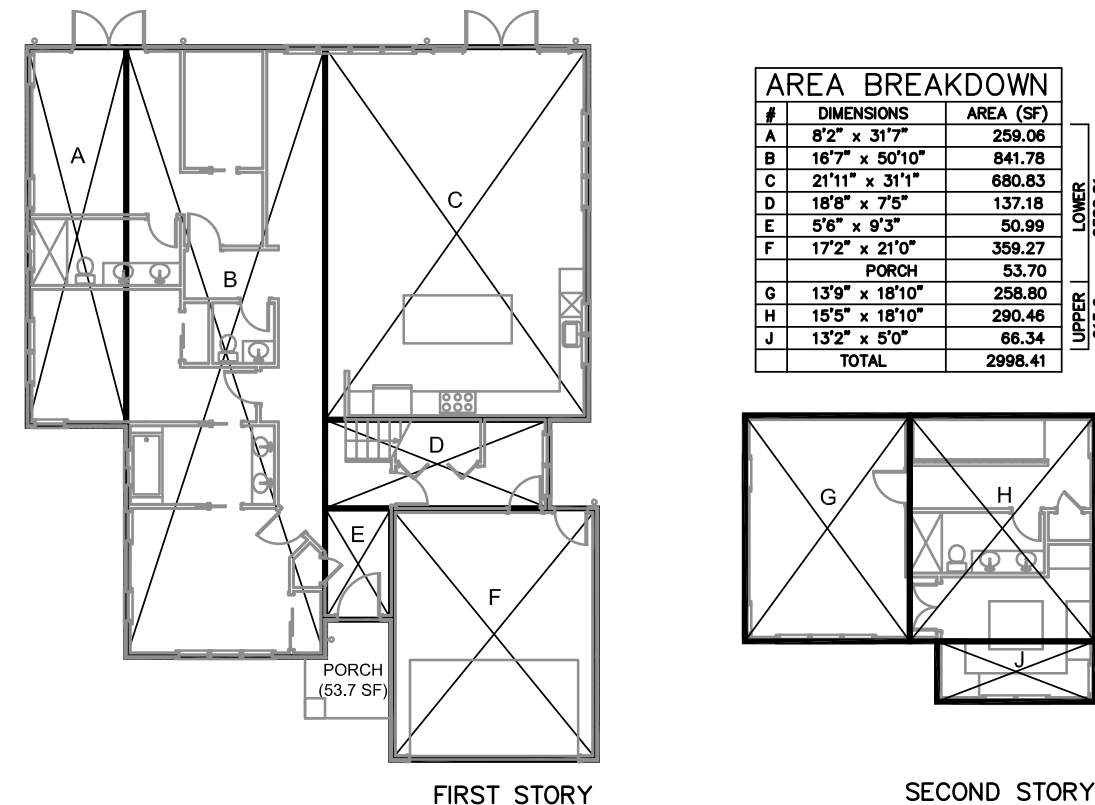
(E) FLOOR AREA: 1922.73 GROSS SF
(E) COVERED FRONT PORCH: 163.27 GROSS SF
(E) COVERED REAR PATIO: 213.79 GROSS SF
(E) ATTACHED GARAGE: 359.27 GROSS SF
(E) TOTAL AREA: 2,659.06 GROSS SF
(E) LOT COVERAGE: 2,659.06 / 6000 = 44.3%

(P) REMOVE EXISTING FLOOR AREA: (68.10) GROSS SF
(P) REMOVE COVERED FRONT PORCH: (163.27) GROSS SF
(P) REMOVE COVERED REAR PATIO: (213.79) GROSS SF
(P) COVERED FRONT PORCH: 53.7 GROSS SF
(P) FIRST FLOOR ADDITION: 115.21 GROSS SF
(P) TOTAL FIRST FLOOR AREA: 2,382.81 GROSS SF
(P) LOT COVERAGE: 2,382.81 / 6000 = 39.7%

(P) SECOND FLOOR ADDITION: 615.6 GROSS SF
(P) TOTAL AREA: 2,998.41 GROSS SF

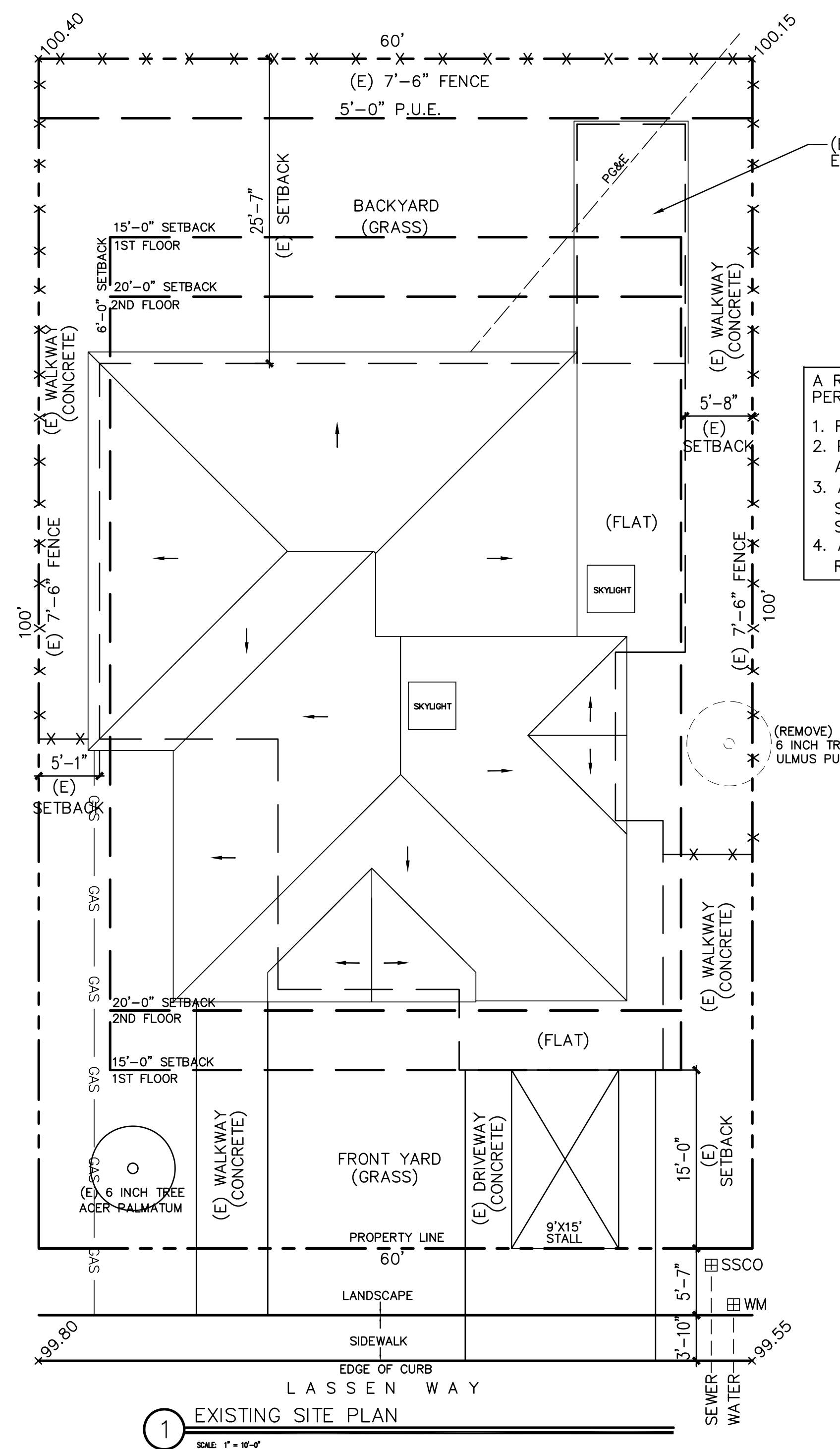
FLOOR AREA RATIO: 6000 x 0.32 = 1920
1920 + 1100 = 3020 MAX FLOOR AREA

AREA BREAKDOWN



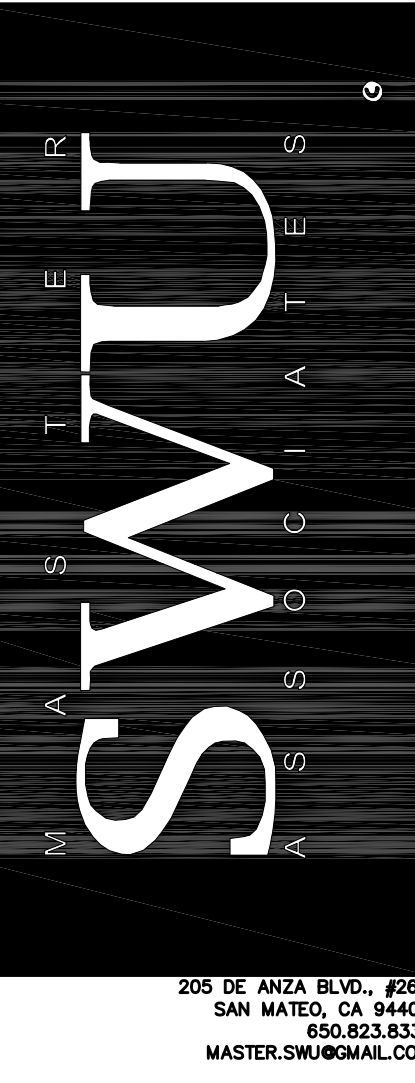
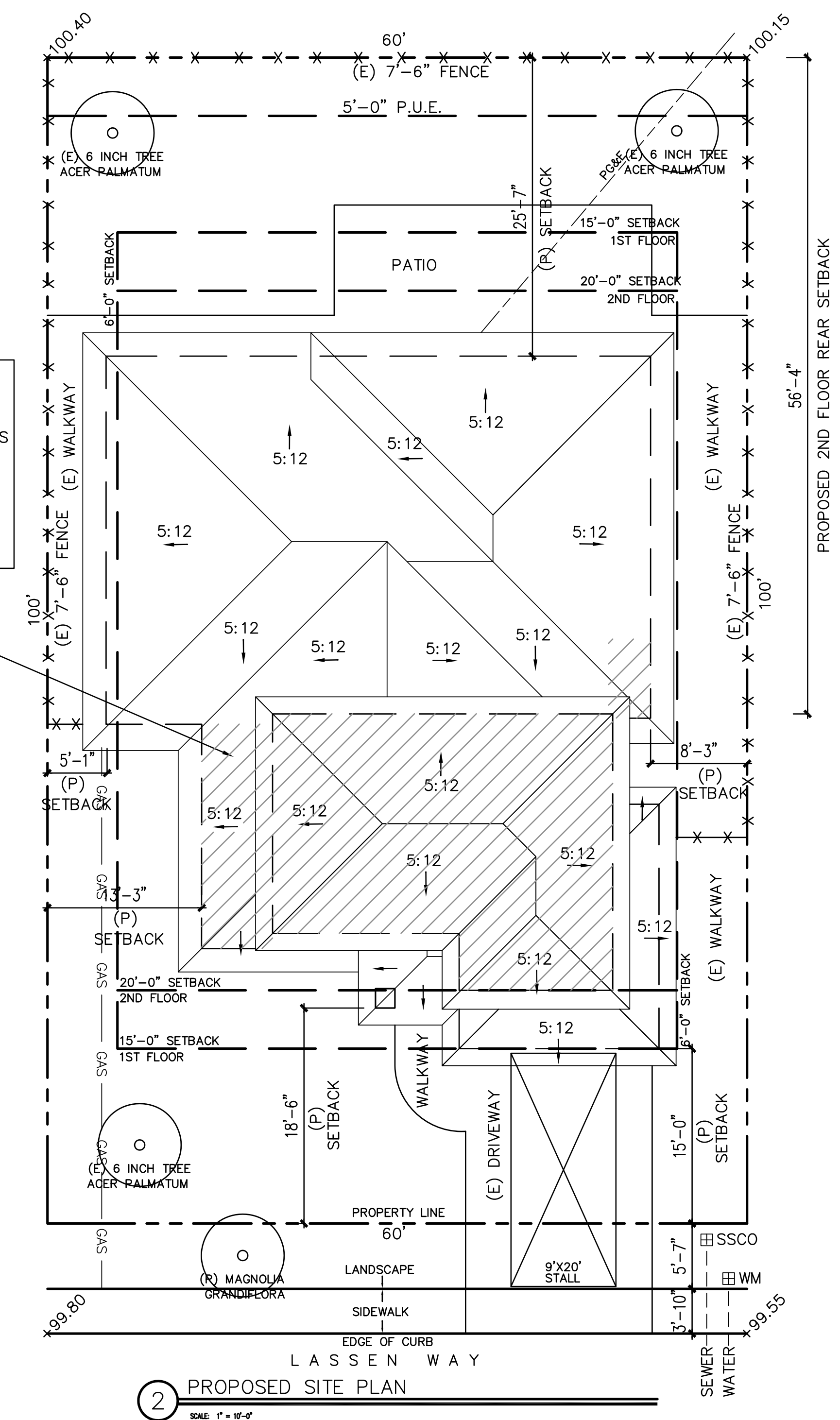
AREA	DIMENSIONS	AREA (SF)
A	8'2" x 3'11"	29.06
B	16'7" x 50'10"	841.78
C	2'11" x 3'11"	68.63
D	18'6" x 7'5"	139.18
E	5'6" x 9'3"	50.99
F	12'2" x 2'10"	25.72
G	13'0" x 18'10"	238.80
H	10'5" x 18'10"	200.45
J	13'2" x 5'0"	66.34
TOTAL		2998.41

SITE PLAN



A REMOVE/REPLACE UTILITIES ENCROACHMENT PERMIT WILL BE REQUIRED TO:
1. REPLACE ALL CURB, GUTTER, DRIVEWAY AND SIDEWALK AND INSTALL A NEW 4" LATERAL
2. PLUG ALL EXISTING SANITARY SEWER LATERAL CONNECTIONS
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 OTHER UNDERGROUND UTILITY WORKS WITHIN CITY'S RIGHT-OF-WAY.

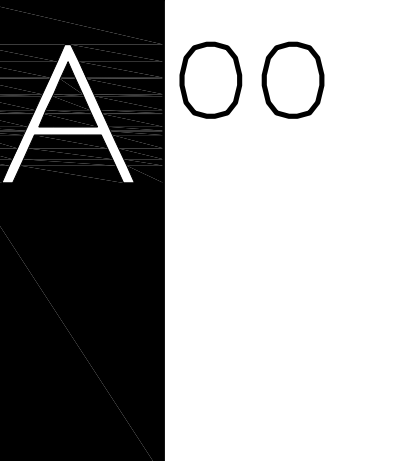
ADDRESS	SETBACK
1656	16'
1652	15.6'
1648	15.3'
1644	15.1'
1640	16'
1636	16.1'
1632	15.5'
1628	15.3'
1624	15.4'
1620	15.4'
1616	15.4'
1612	15.3'
1608	15.2'
AVERAGE	15.5'



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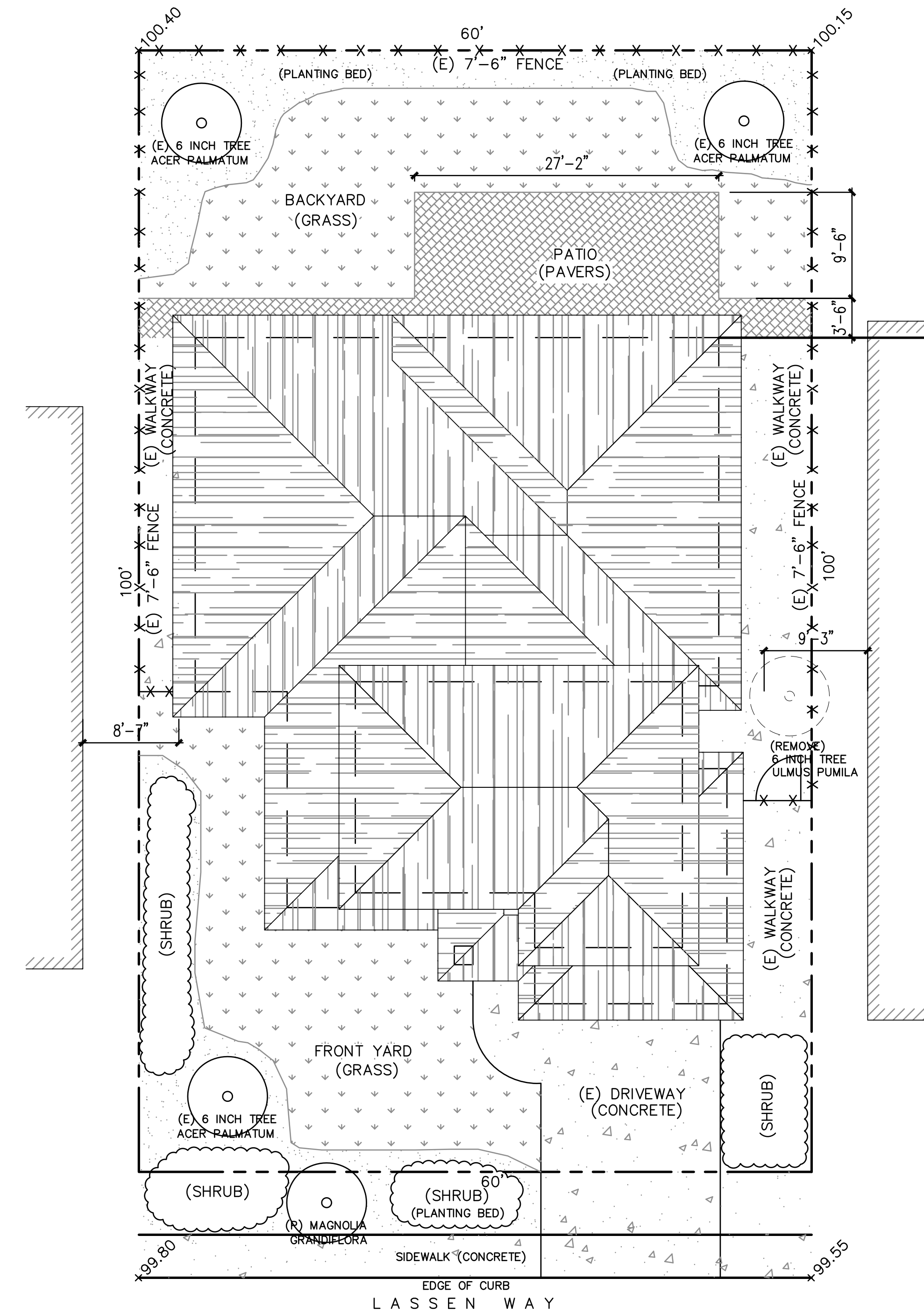
TITLE SHEET



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LANDSCAPE PLAN



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