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1. REMOVE 183 SF ENCLOSED PATIO
2. 168.91 SF 1-STORY ADDITION
3. 615.6 SF UPPER FLOOR ADDITION
4. 124 SF COVERED FRONT PORCH
5. 1890 SF RENOVATION

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 CBC TABLE R302.1(1) OR 2016 CBC TABLE 705.2.

THE PARK RESIDENCE
1628 LASSEN WAY
BURLINGAME, CA 94010

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

(E) HABITABLE AREA: 1923.01 GROSS SF
 52.64 GROSS SF (REMOVED AT FRONT & REAR)

(E) ATTACHED GARAGE: 359.27 GROSS SF

(E) TOTAL AREA: 2,229.64 GROSS SF

(P) FIRST FLOOR ADDITION: 168.91 GROSS SF

(P) SECOND FLOOR ADDITION: 615.6 GROSS SF

(P) TOTAL AREA: 3,014.15 GROSS SF

FLOOR AREA RATIO: $6000 \times 0.32 = 1920$
 $1920 + 1100 = 3020$ MAX FLOOR AREA

(P) COVERED FRONT PORCH: 124 GROSS SF

LOT COVERAGE: $6000 \times 0.40 = 2400$ MAX COVERAGE
 $2265.59 + 168.91 = 2398.55$
 $2398.55 + 124 = 2522.55$ (VARIANCE REQ'D)

AREA BREAKDOWN

#	Dimensions	AREA (SQ')
A	8'2" x 31'7"	259.06
B	16'7" x 50'10"	841.78
C	24'2" x 31'1"	753.37
D	18'0" x 7'3"	131.18
E	5'8" x 9'3"	53.89
F	17'2" x 21'0"	359.37
G	13'9" x 18'10"	258.80
H	13'9" x 18'10"	258.80
I	13'2" x 5'0"	66.34
J	TOTAL	3014.15

Labels on floor plans: PORCH (124 SF), FIRST STORY, SECOND STORY, LUNDS, LOBBY, LOBBY.

EXISTING SITE PLAN

60' (E) 7'-6" FENCE
5'-0" P.U.E.

BACKYARD (GRASS)

15'-0" SETBACK 1ST FLOOR
20'-0" SETBACK 2ND FLOOR

6'-0" SETBACK (E) WALKWAY (CONCRETE)

25'-7" (E) SETBACK

POLE

(E) WALKWAY (CONCRETE)

5'-8" (E) SETBACK

(E) 7'-6" FENCE

100'

(FLAT)

SKYLIGHT

SKYLIGHT

5'-1" (E) SETBACK

20'-0" SETBACK 2ND FLOOR
15'-0" SETBACK 1ST FLOOR

(E) WALKWAY (CONCRETE)

FRONT YARD (GRASS)

PROPERTY LINE 60'

LANDSCAPE

SIDEWALK

EDGE OF CURB LASSEN WAY

15'-0" SETBACK (E) WALKWAY (CONCRETE)

9'X15' STALL

5'-7" SSCO

3'-10" WM

SEWER WATER

100.15

100.80

(E) 6 INCH TREE ACER PALMATUM

(REMOVE) 6 INCH TREE ULMUS PUMILA

REMOVE/REPLACE UTILITIES ENCROACHING ON SETBACKS PERMIT WILL BE REQUIRED TO:

1. REPLACE ALL CURB, GUTTER, DRIVEWAY AND INSTALL A NEW 4" LATERAL
2. PLUG ALL EXISTING SANITARY SEWER SERVICES OR FIRE LINE ARE TO BE REMOVED AND STANDARD PROCEDURES AND SETBACKS
3. ALL WATER LINE CONNECTIONS TO THE PROPERTY ARE TO BE REMOVED AND STANDARD PROCEDURES AND SETBACKS
4. ANY OTHER UNDERGROUND UTILITIES ARE TO BE REMOVED AND STANDARD PROCEDURES AND SETBACKS

AVERAGE FRONT YARD SETBACKS

ADDRESS	SETBACK
1656	
1652	
1648	
1644	
1640	
1636	
1632	
1628	
1624	
1620	
1616	
1612	
1608	
AVERAGE	

1 EXISTING SITE PLAN

SCALE: 1" = 10'-0"

AVERAGE	FRONT	SETBACK
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'	

2 PROPOSED SITE PLAN

THE PARK RESIDENCE
1628 LASSEN WAY
BURLINGAME, CA 94010

ISS NO.	2018-140
SCALE	AS NOTED
DATE	06/06/2018
DRAWN BY	
PLANNING APPLICATION	06/06/2018
PLANNING RESUBMITTAL	09/20/2018
PLANNING RESUBMITTAL	10/24/2018
PLANNING RESUBMITTAL	11/28/2018
PLANNING RESUBMITTAL	01/04/2019

TITLE SHEET

A 00



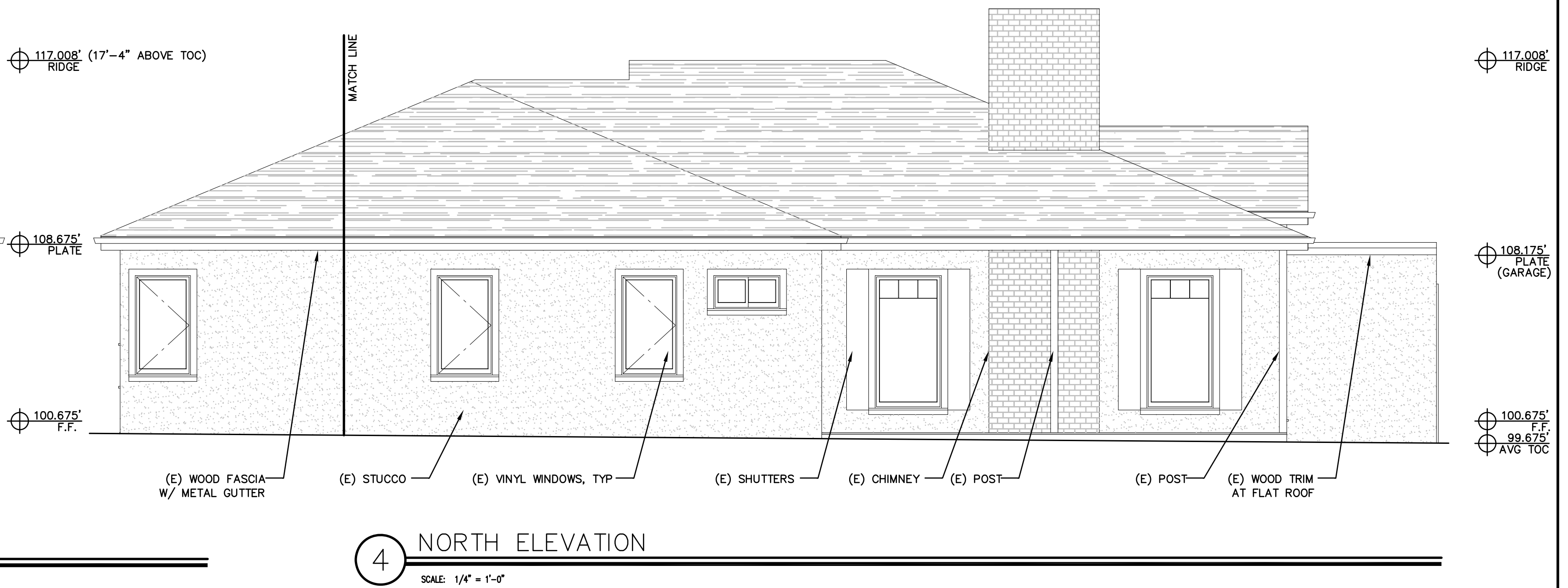
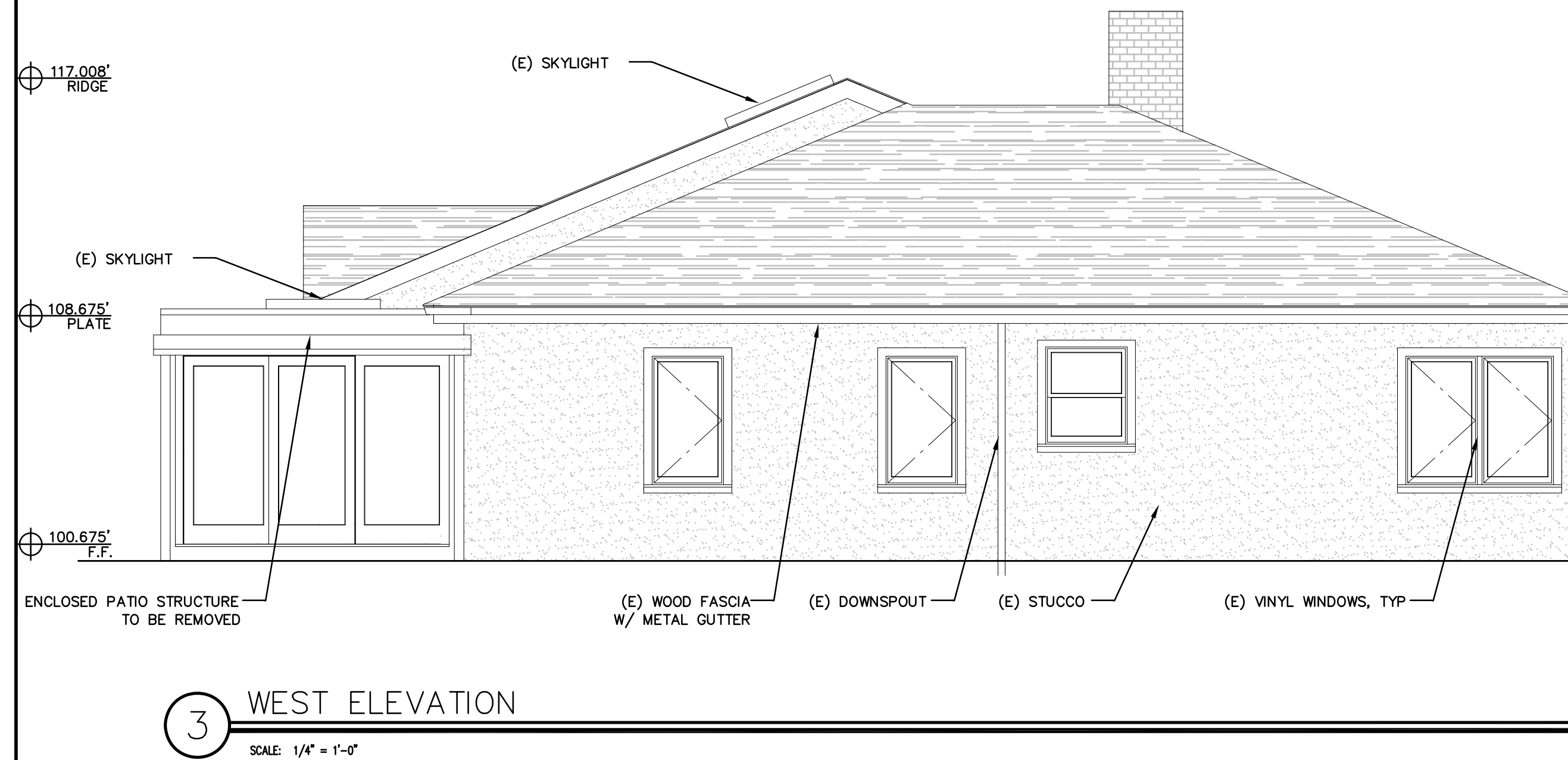
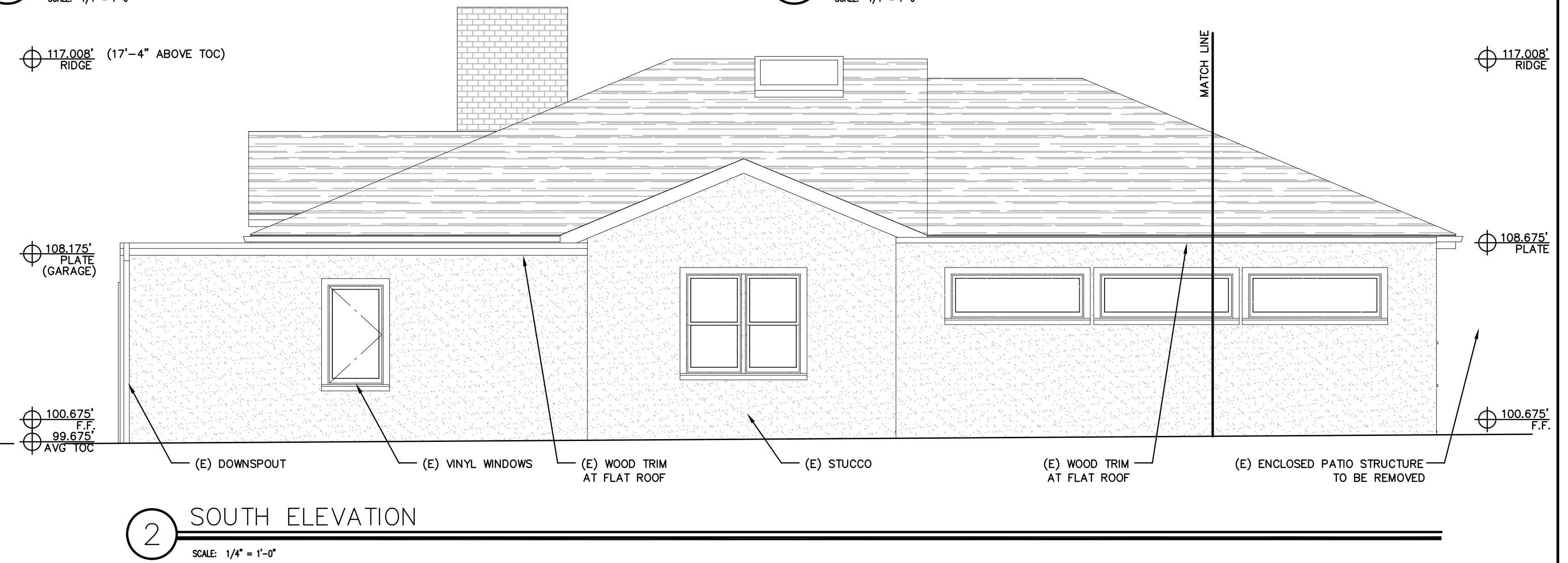
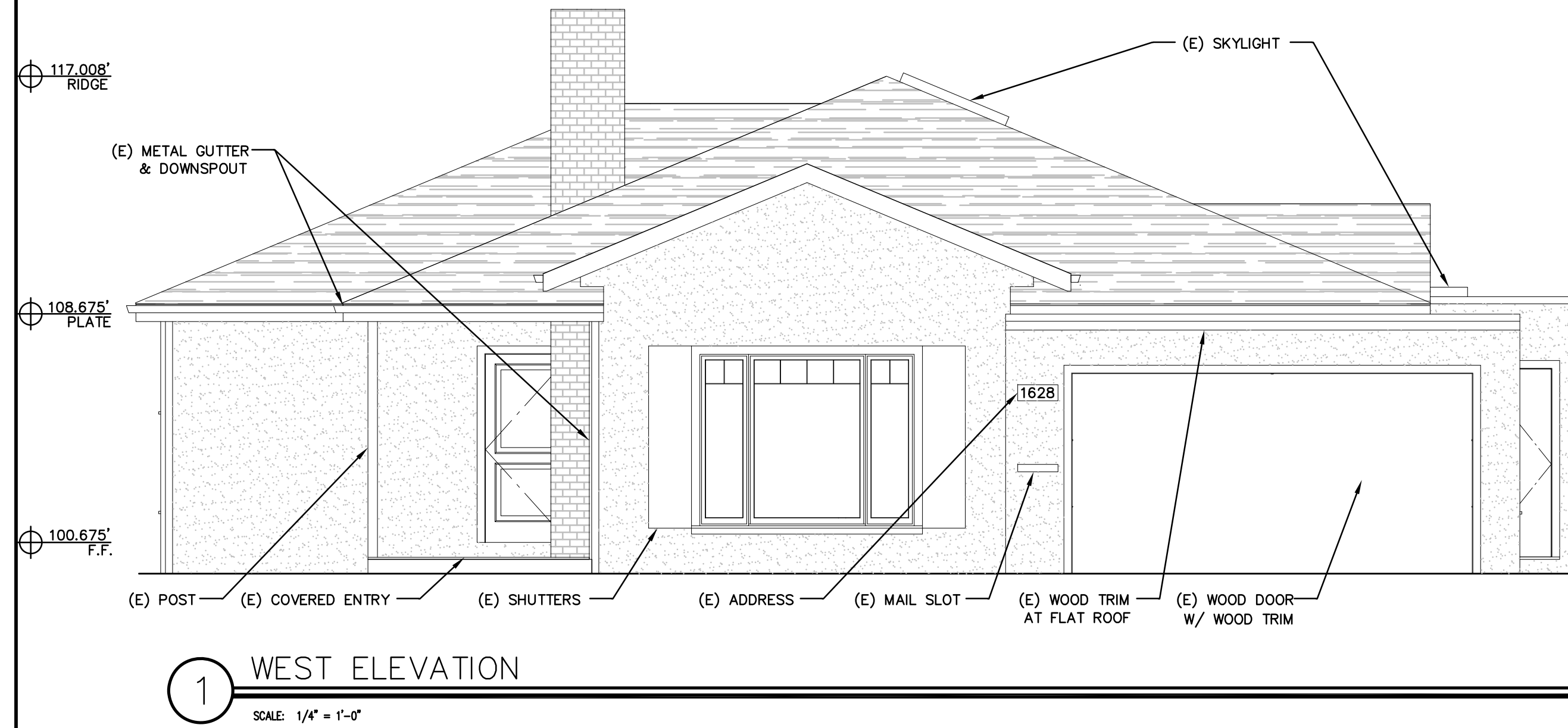
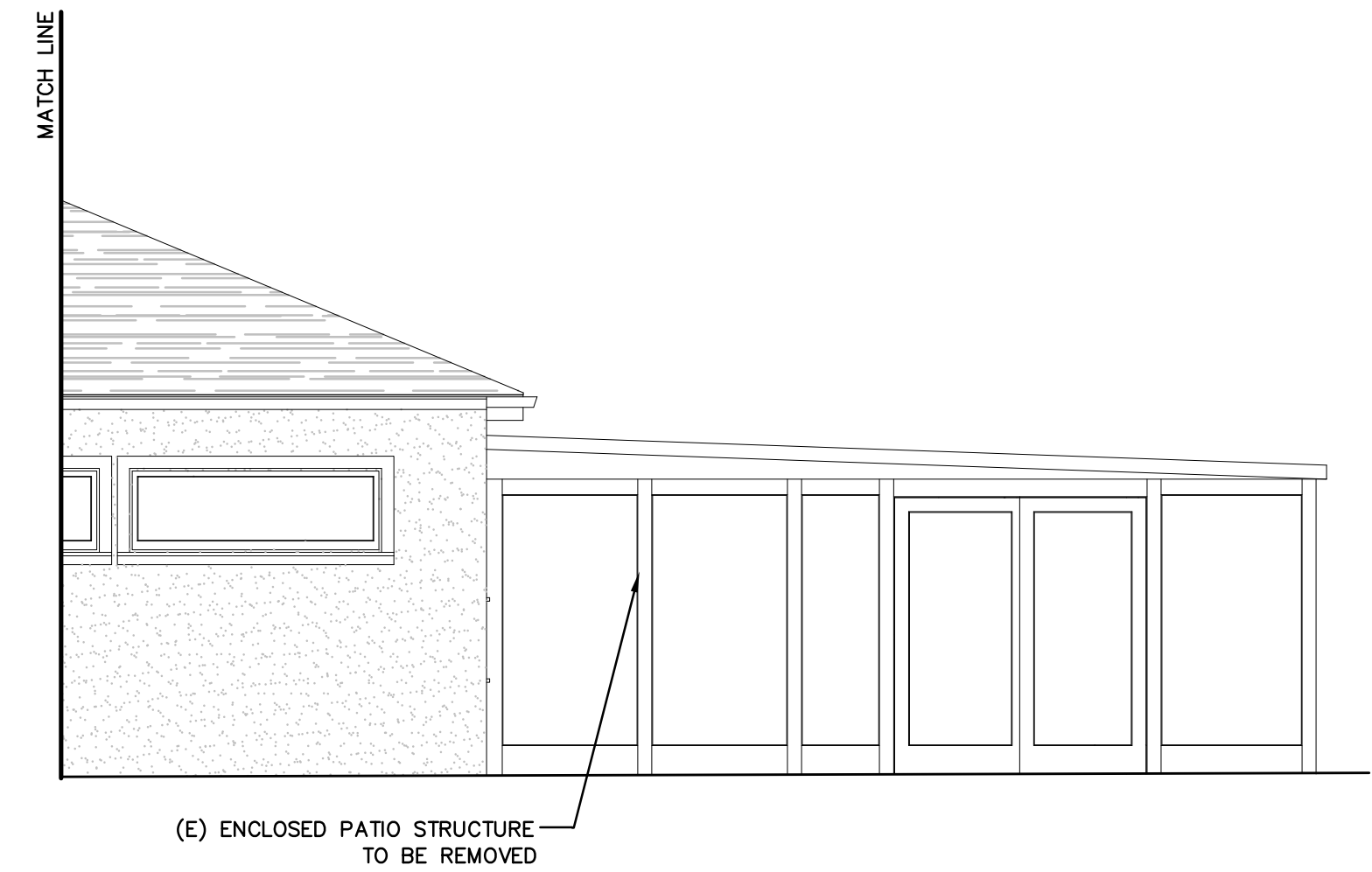
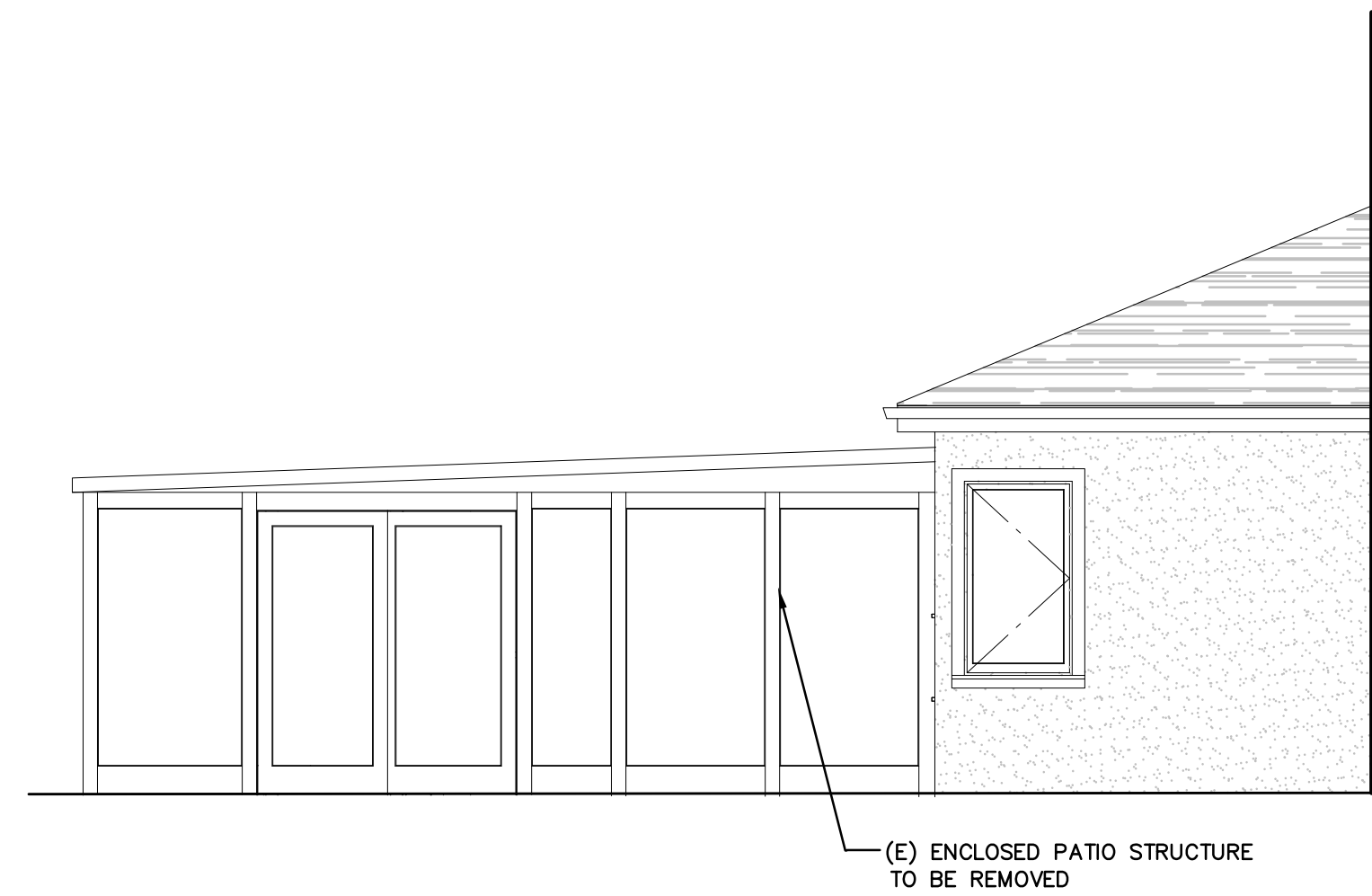
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RENDERINGS

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EXISTING
ELEVATIONS

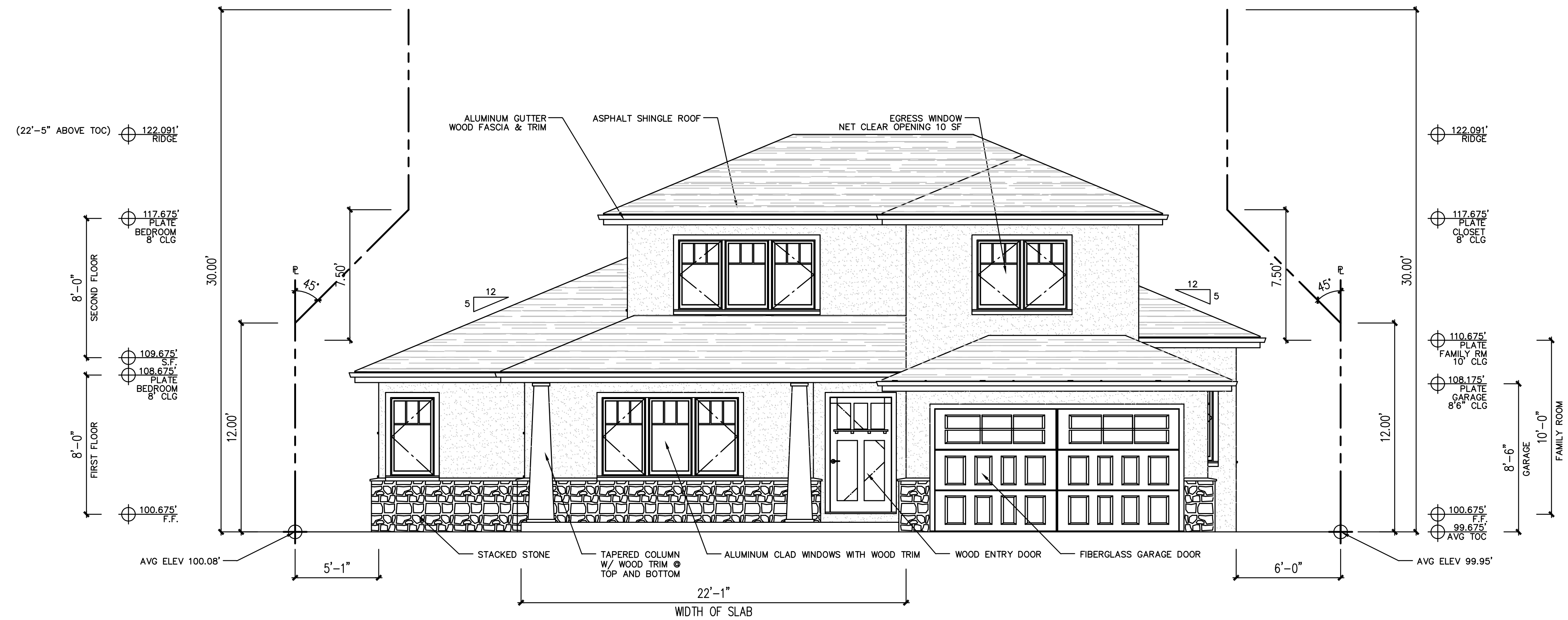


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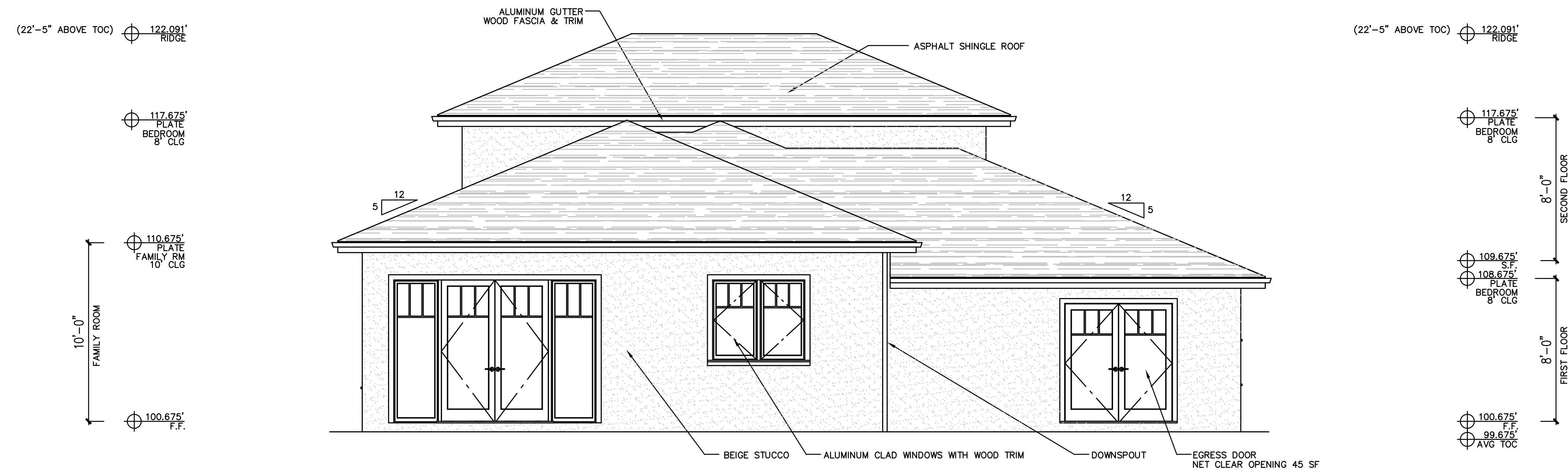
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PROPOSED
ELEVATIONS

A04



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



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

CBC TABLE 705.8 OPENINGS ALLOWED
5' TO LESS THAN 10' SETBACK = 10% UNPROTECTED
TOTAL WALL AREA = 671.4 SF
TOTAL OPENINGS PROPOSED = 63.58 SF
63.58/671.4 = 9.46%

(22'-5" ABOVE TOC) 122.091' RIDGE

8'-0" SECOND FLOOR

117.675' PLATE BEDROOM 8' CLG

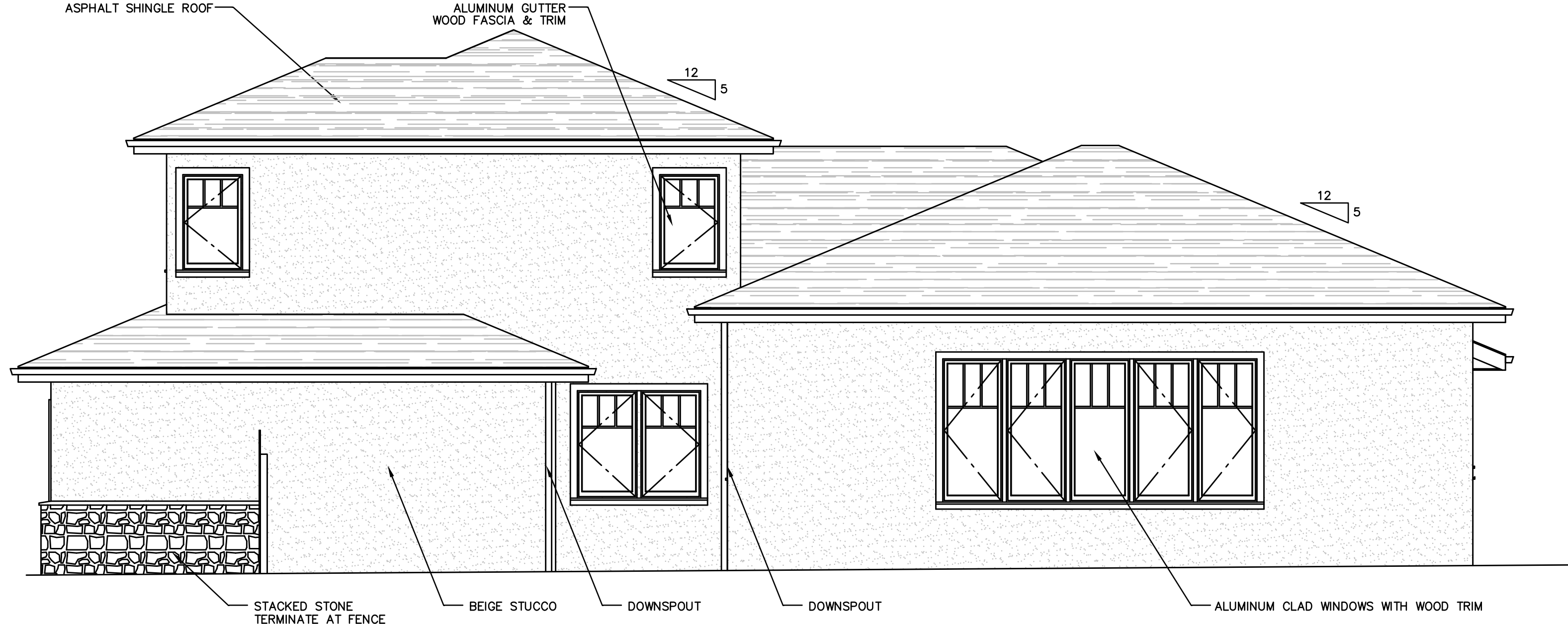
109.675' S.F.

108.175' PLATE GARAGE 8'6" CLG

8'-6" GARAGE

100.675' F.F.

99.675' AVG TOC



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

122.091' RIDGE

110.675' PLATE FAMILY RM 10' CLG

10'-0" FAMILY ROOM

100.675' F.F.

(22'-5" ABOVE TOC) 122.091' RIDGE

117.675' PLATE BEDROOM 8' CLG

110.675' PLATE FAMILY RM 10' CLG

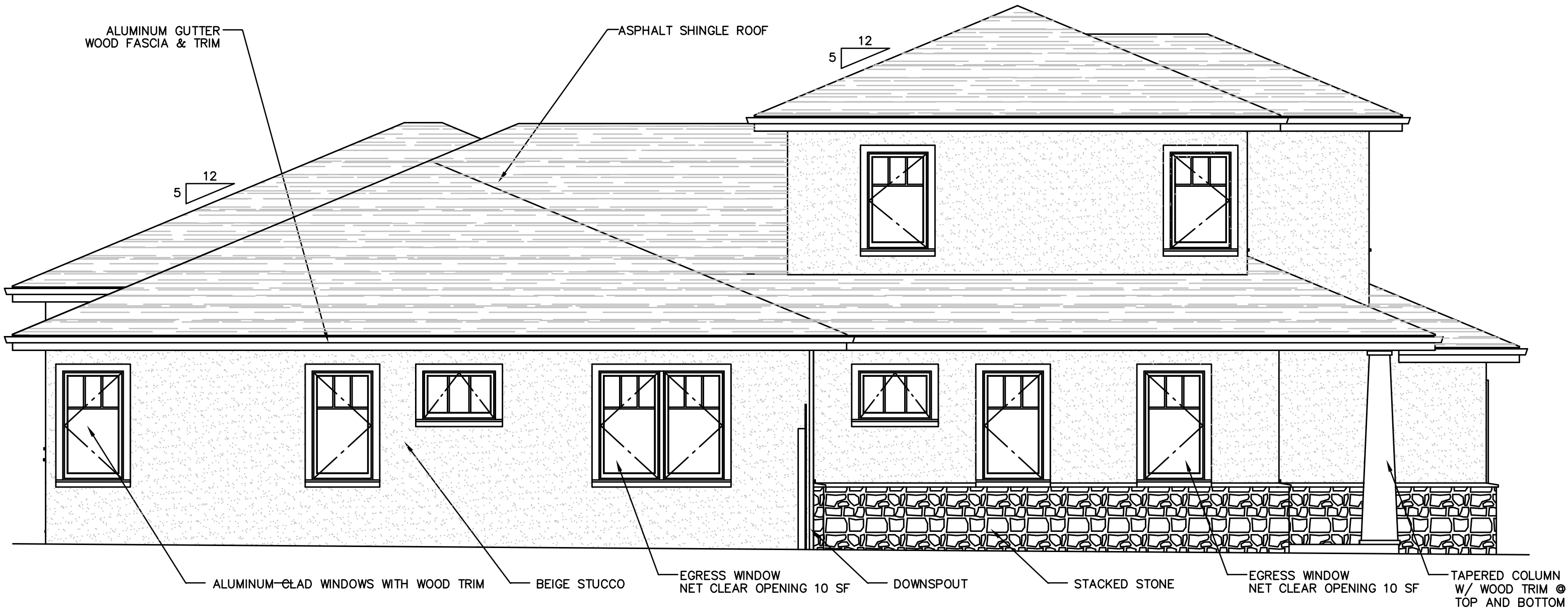
108.675' PLATE BEDROOM 8' CLG

10'-0" FAMILY ROOM

8'-0" FIRST FLOOR

100.675' F.F.

99.675' AVG TOC



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

122.091' RIDGE

117.675' PLATE BEDROOM 8' CLG

8'-0" SECOND FLOOR

109.675' S.F.

108.175' PLATE GARAGE 8'6" CLG

8'-6" GARAGE

100.675' F.F.

99.675' AVG TOC

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PROPOSED
ELEVATIONS

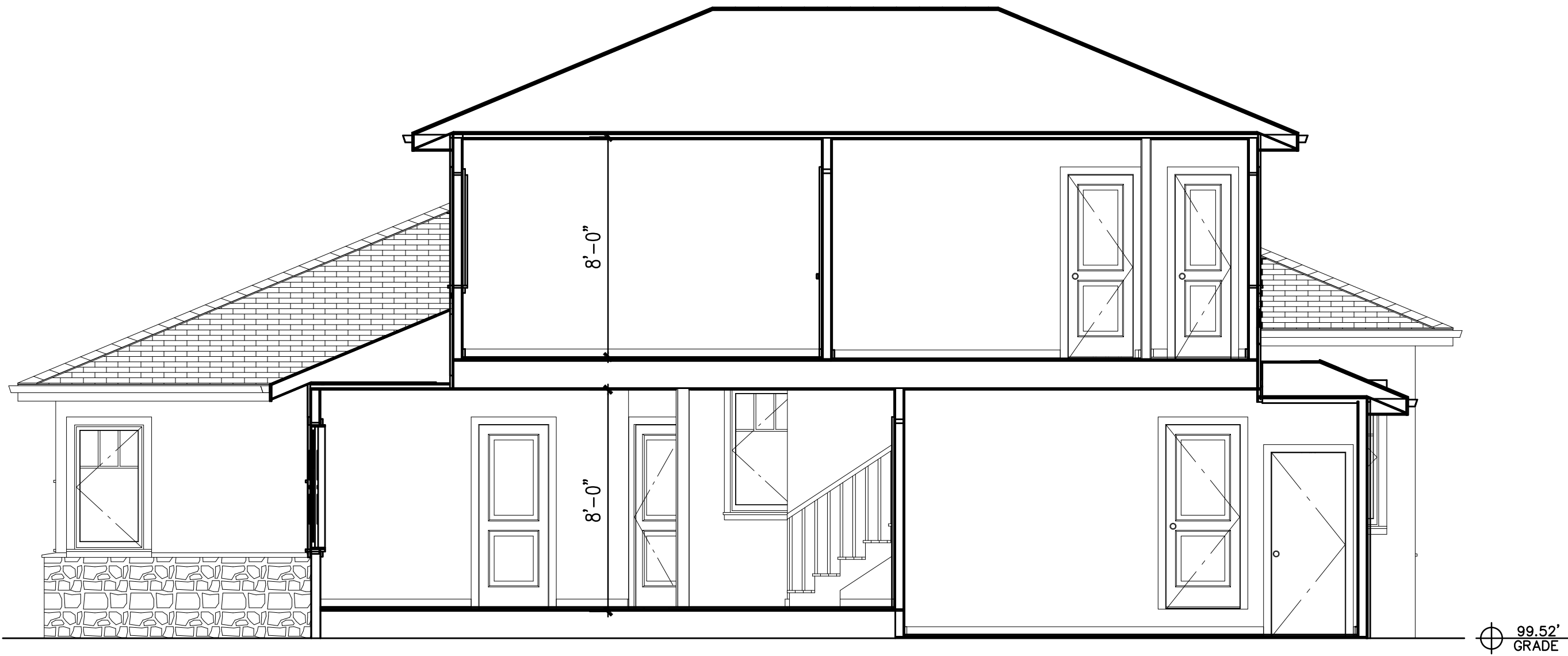
A05

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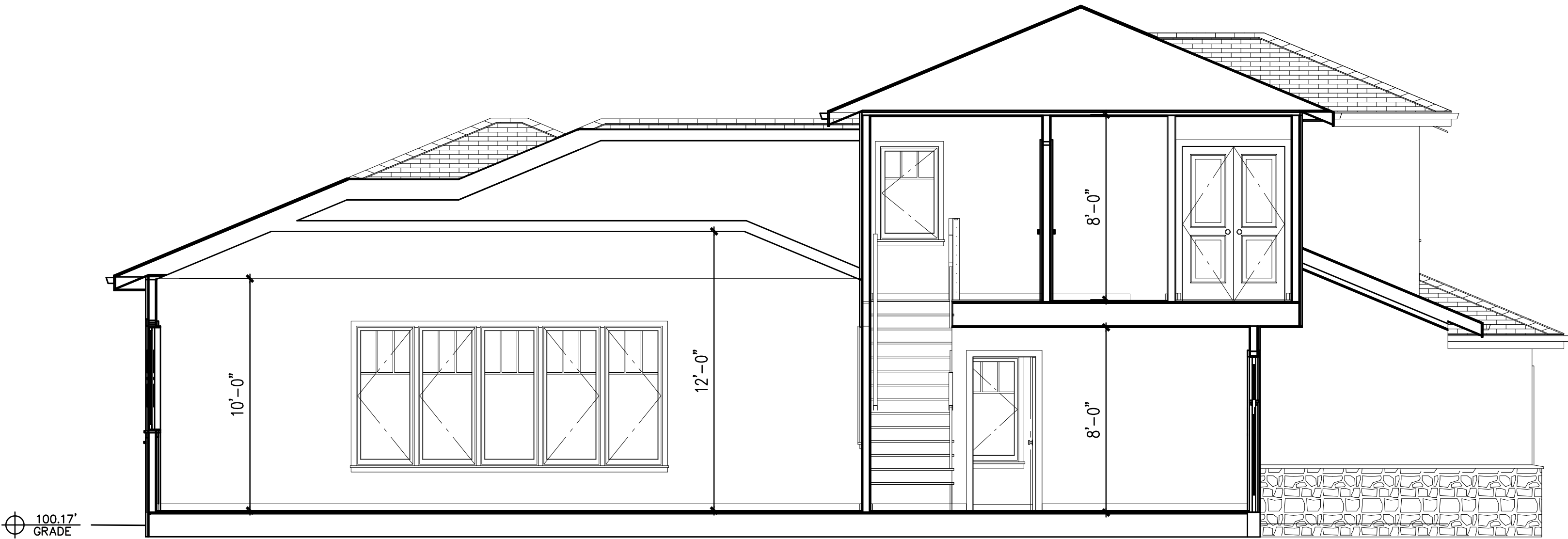
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BUILDING
SECTIONS

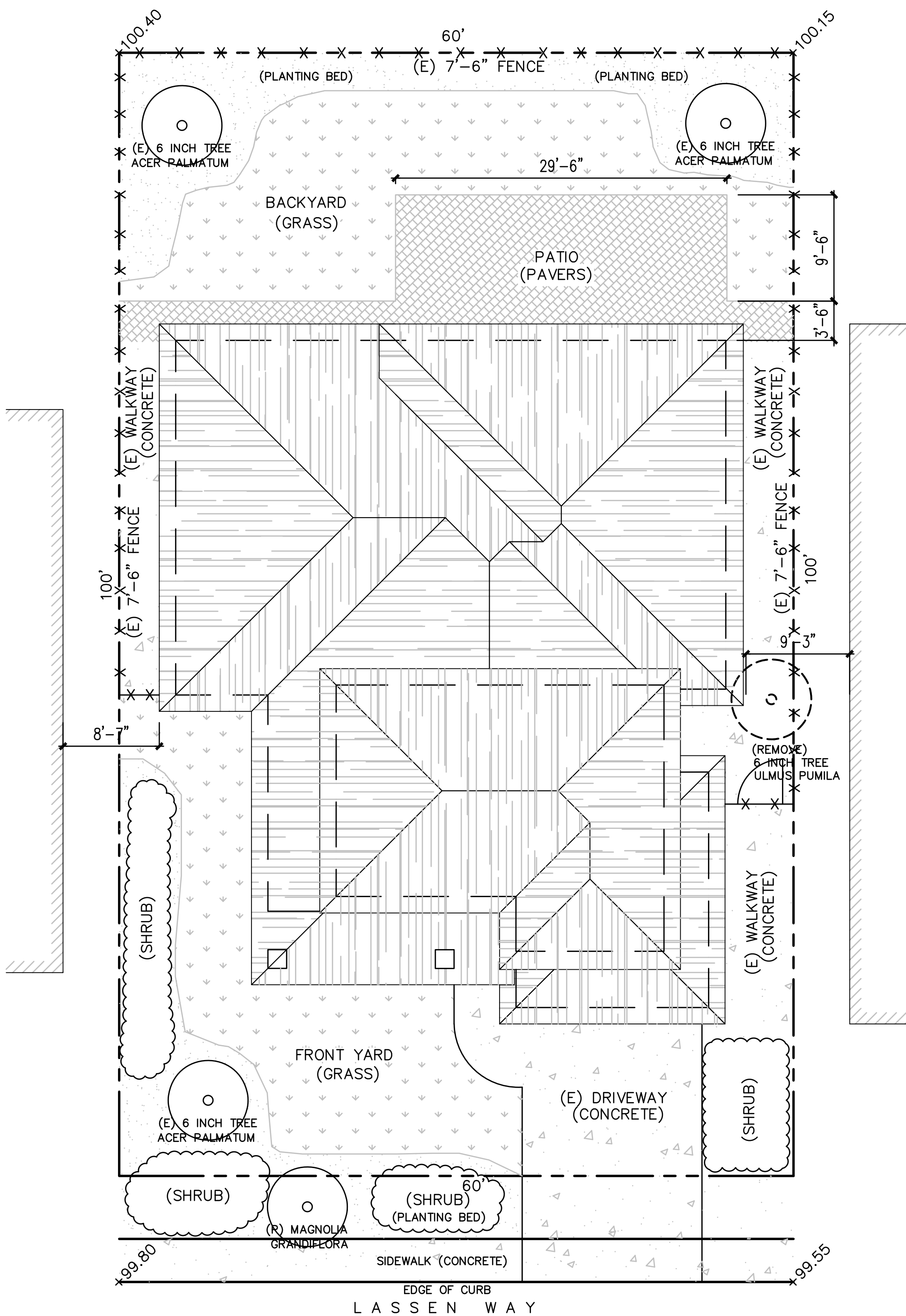
A06



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

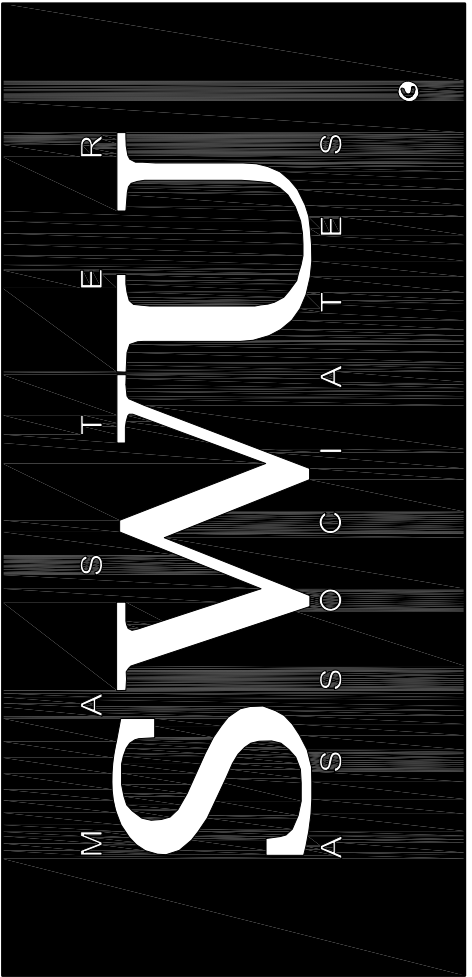


2 BUILDING SECTION
SCALE: 1/4" = 1'-0"



2 PROPOSED PLAN

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



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LANDSCAPE
PLAN