



A. New Asphalt Shingle
Roof

B. 3.5" Horizontal
Siding

C. Aluminum Clad
Wood Windows

720 FARRINGTON LANE
BURLINGAME, CA 94010

RESIDENTIAL DESIGN
REVIEW

Rev #	Description	Date

EXTERIOR MATERIALS

A9.11

DATE	09/20/21
SCALE	
DRAWN	KY, JD, BG, SDLP



A. New Asphalt Shingle
Roof

B. 3.5" Horizontal
Siding

C. Aluminum Clad
Wood Windows

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BURLINGAME, CA 94010

RESIDENTIAL DESIGN
REVIEW

Rev #	Description	Date

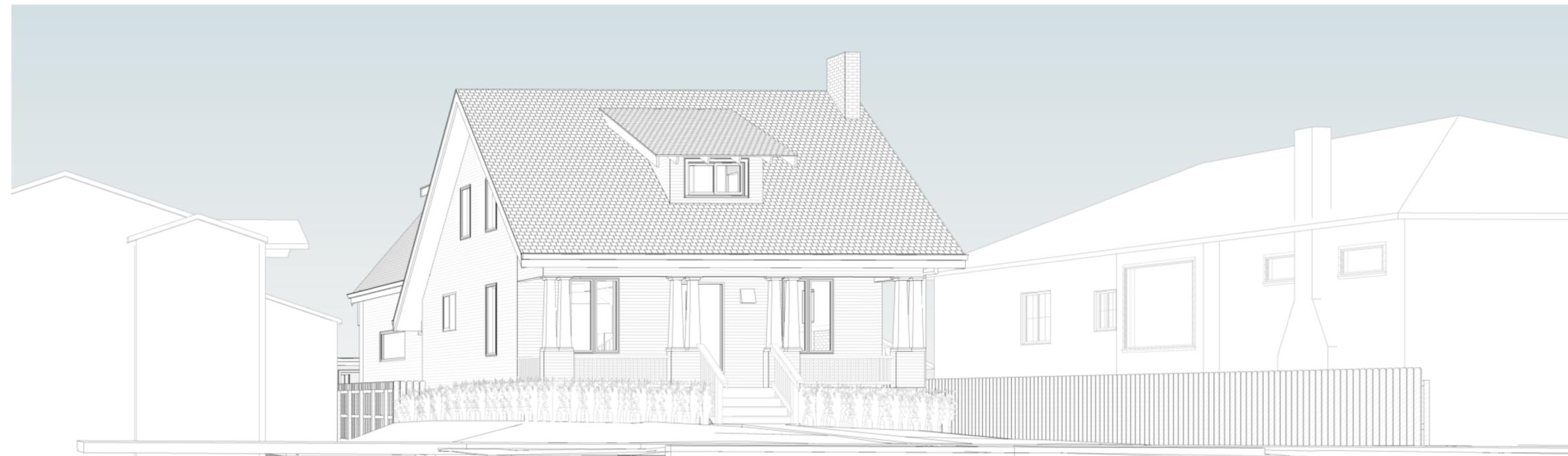
EXTERIOR MATERIALS

A9.12

DATE	09/20/21
SCALE	
DRAWN	KY, JD, BG, SDLP



② FRONT YARD PERSPECTIVE



① PERSPECTIVE A

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720 FARRINGTON LANE
BURLINGAME, CA 94010

RESIDENTIAL DESIGN
REVIEW

Rev #	Description	Date

PERSPECTIVES

A9.10

DATE	09/20/21
SCALE	
DRAWN	KY, JD, BG, SDLP

2006



720 FARRINGTON LANE
BURLINGAME, CA 94010

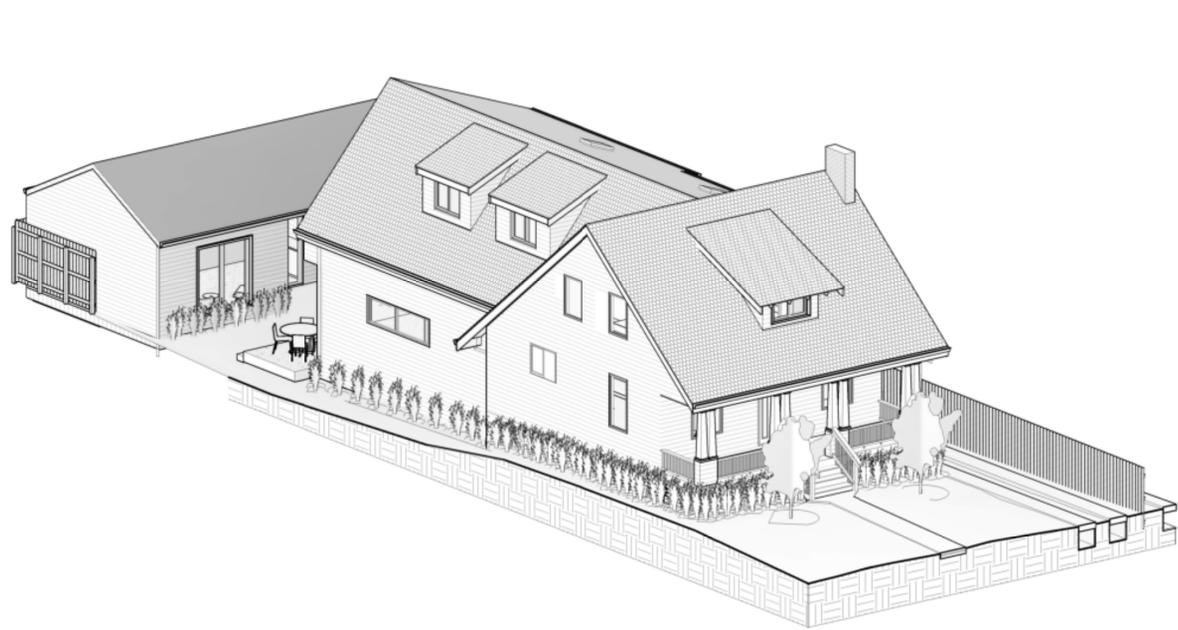
RESIDENTIAL DESIGN
REVIEW

Rev #	Description	Date

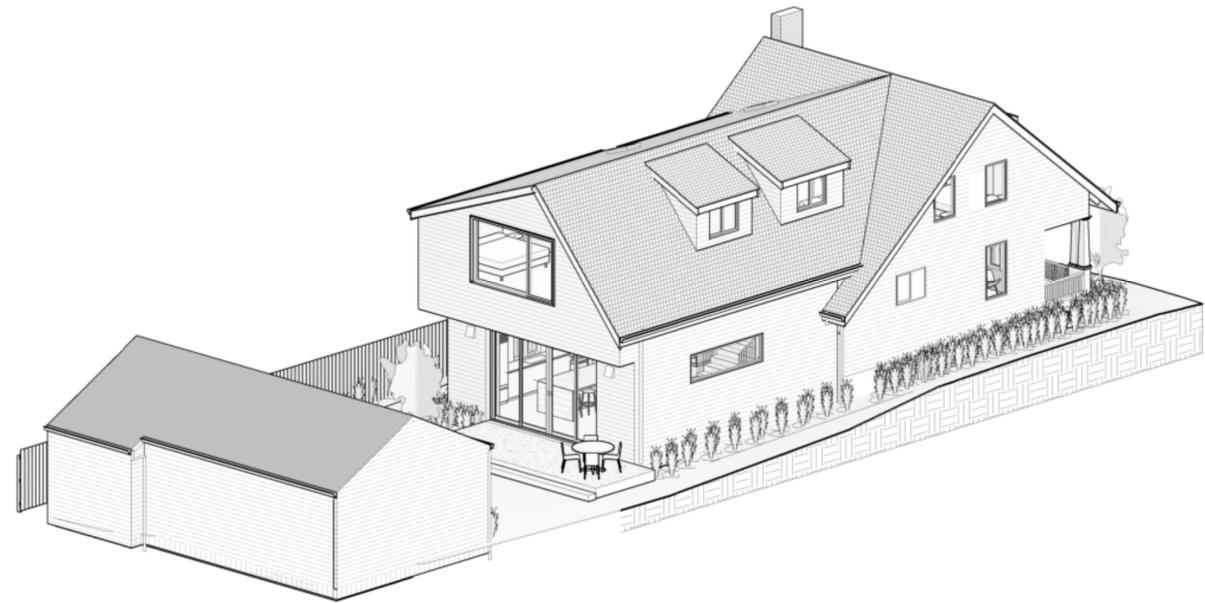
AXON VIEWS

A9.00

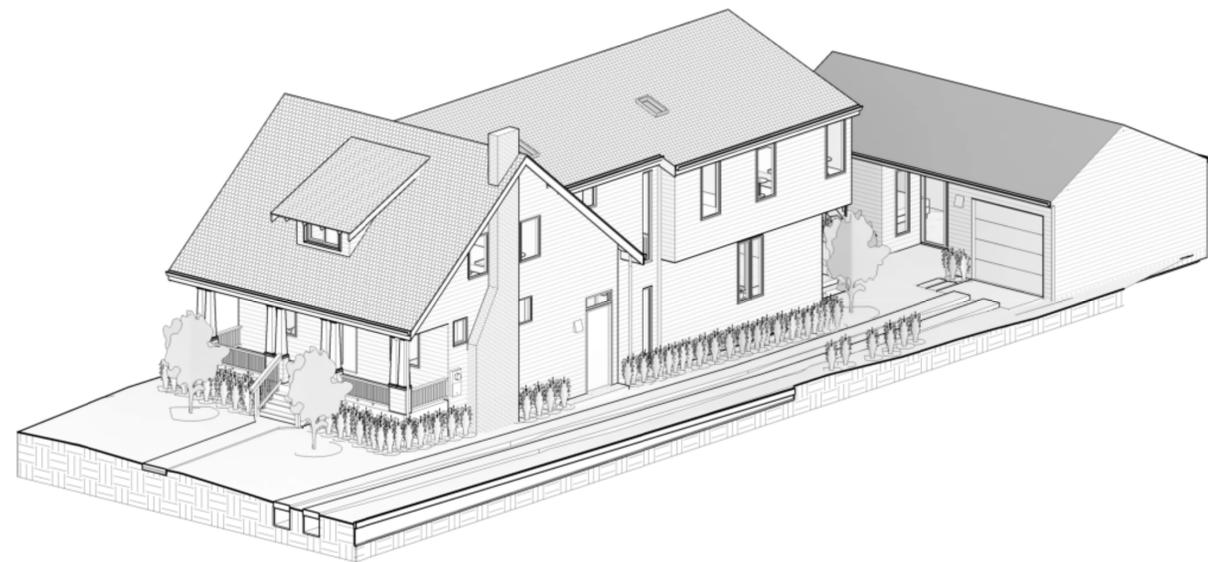
DATE	09/20/21
SCALE	
DRAWN	KY, JD, BG, SDLP



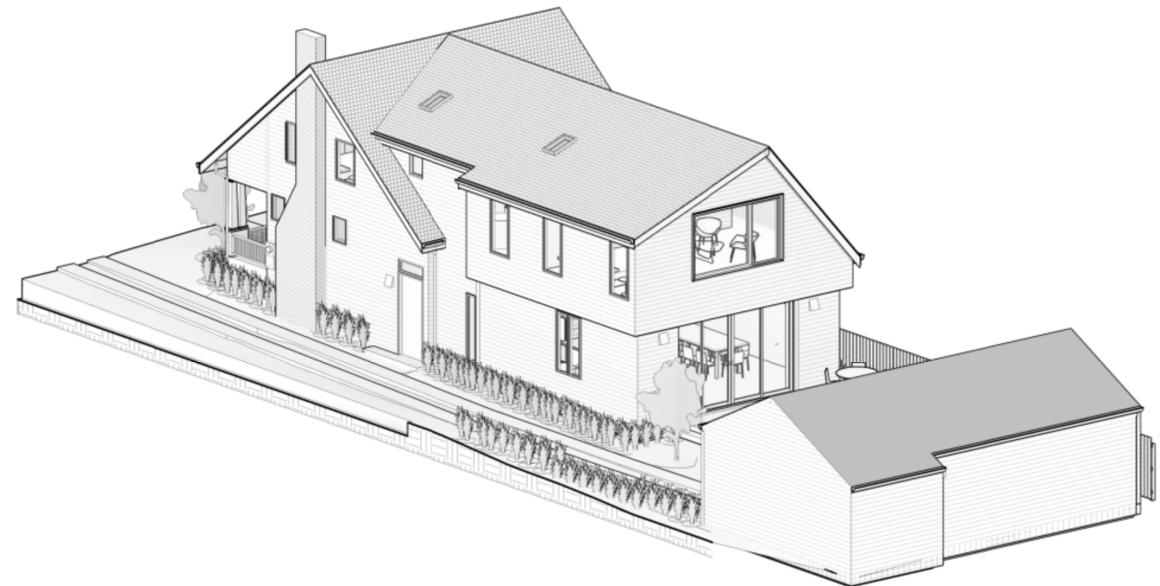
④ AXON 4



② AXON 2



③ AXON 3



① AXON 1



Rev #	Description	Date
2	PLAN CHECK 2	05/04/21

FRONT (WEST) ELEVATION

A3.00

DATE	09/20/21
SCALE	As Indicated
DRAWN	KY, JD, BG, SDLP
	2006

GENERAL NOTES

- GUTTER WITH DIRECT ROOF RUNOFF ONTO VEGETATED AREAS USING A DISCONNECTED DOWNSPOUT.
- REFER TO A8.00 & A8.01 FOR WINDOW SCHEDULE & MATERIALS.
- SEE SHEET A8.00 & A8.01 FOR EGRESS WINDOWS LOCATION AND NET CLEAR OPENING HEIGHT AND WIDTH.

MATERIAL LEGEND

- (N) HORIZONTAL SIDING
- (N) ASPHALT SHINGLED ROOF
- (N) LIGHT GRAY ALUMINUM CLAD WOOD WINDOW
- (E) HORIZONTAL SIDING
- (E) WOOD SHINGLE
- (E) ASPHALT SHINGLE
- (E) BRICK

EXTERIOR TAG LEGEND

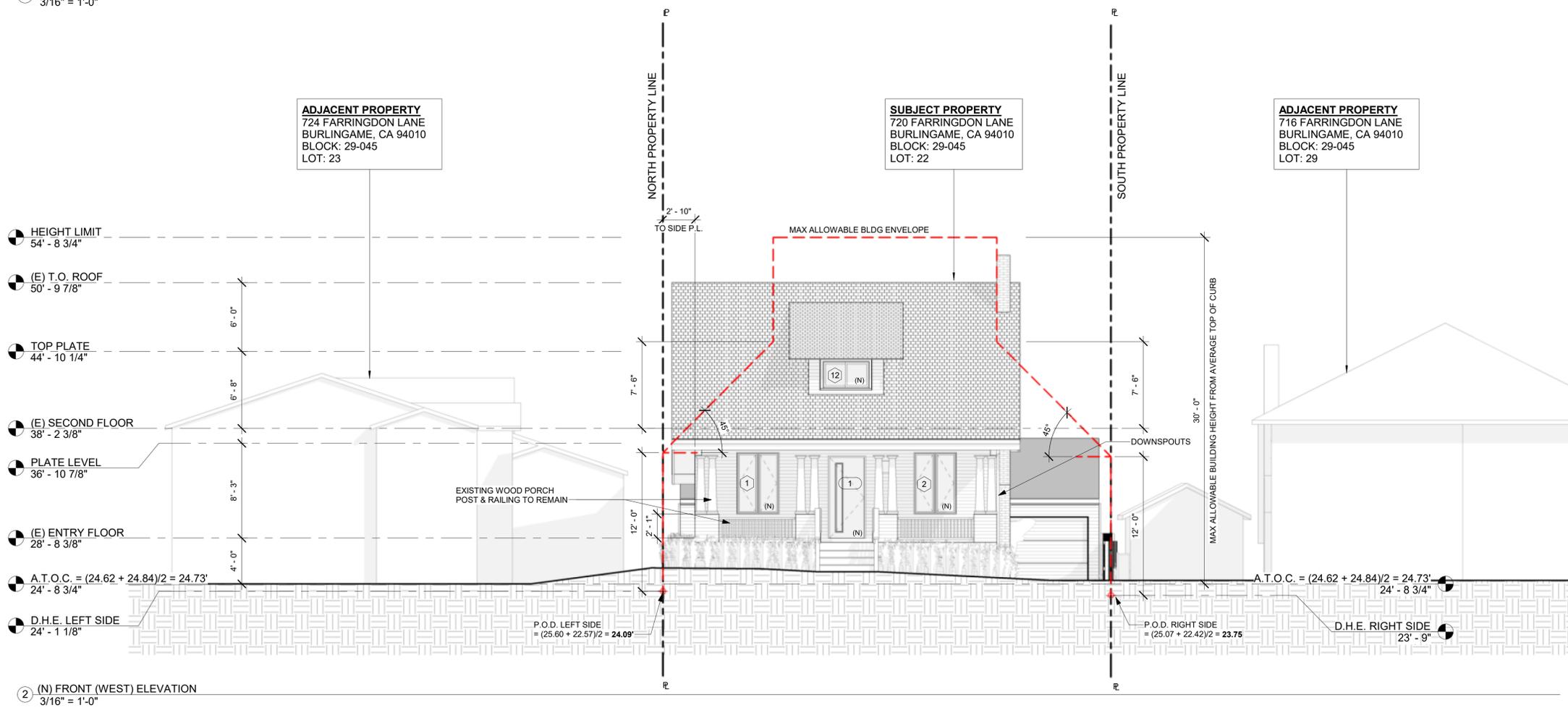
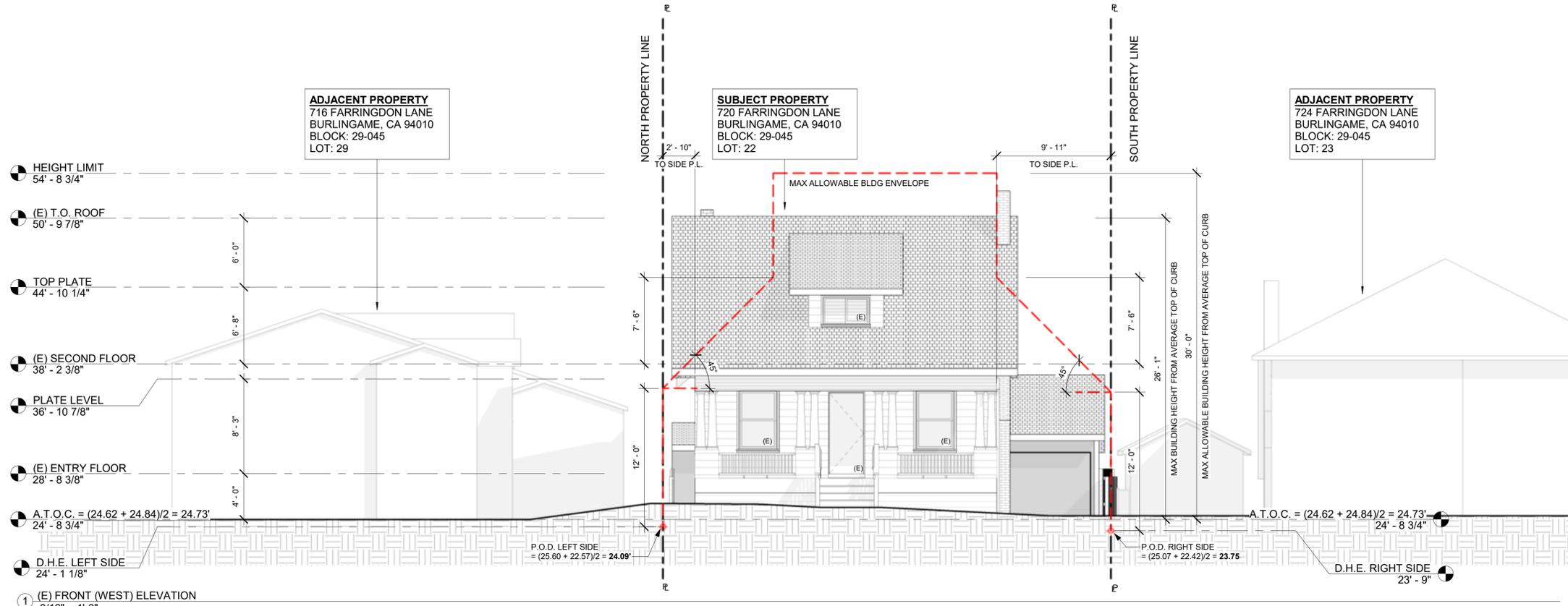
- 1 EXTERIOR DOOR TAG, SEE SHEETS A8.00 & A8.01
- AA WINDOW TAG, SEE SHEETS A8.00 & A8.01. (E) = EXISTING VINYL WINDOW. ALL NEW WINDOWS ARE THERMALLY BROKEN ALUMINUM.
- 11 WALL TAG, SEE SHEET A5.00
- 1 FLOOR TAG, SEE SHEET A5.10

POINTS OF DEPARTURE

DECLINING HEIGHT ENVELOPE (DHE) (CODE SECTION 25.26.075)

THE POINT OF DEPARTURE FOR DHE IS CALCULATED BY THE AVERAGE OF THE FRONT AND REAR PROPERTY CORNER SPOT ELEVATIONS ALONG THE LEFT AND RIGHT SIDES OF THE PROPERTY. PLEASE PROVIDE PROPERTY CORNER SPOT ELEVATIONS ON THE SITE PLAN AND DIAGRAM THE DHE ON THE FRONT AND REAR ELEVATIONS.

- POINTS OF DEPARTURE:
- LEFT SIDE: $(25.60 + 22.57) / 2 = 24.09$
 - RIGHT SIDE: $(25.07 + 22.42) / 2 = 23.75$



ADJACENT PROPERTY
716 FARRINGTON LANE
BURLINGAME, CA 94010
BLOCK: 29-045
LOT: 29

SUBJECT PROPERTY
720 FARRINGTON LANE
BURLINGAME, CA 94010
BLOCK: 29-045
LOT: 22

ADJACENT PROPERTY
724 FARRINGTON LANE
BURLINGAME, CA 94010
BLOCK: 29-045
LOT: 23

ADJACENT PROPERTY
724 FARRINGTON LANE
BURLINGAME, CA 94010
BLOCK: 29-045
LOT: 23

SUBJECT PROPERTY
720 FARRINGTON LANE
BURLINGAME, CA 94010
BLOCK: 29-045
LOT: 22

ADJACENT PROPERTY
716 FARRINGTON LANE
BURLINGAME, CA 94010
BLOCK: 29-045
LOT: 29

- HEIGHT LIMIT
54' - 8 3/4"
- (E) T.O. ROOF
50' - 9 7/8"
- TOP PLATE
44' - 10 1/4"
- (E) SECOND FLOOR
38' - 2 3/8"
- PLATE LEVEL
36' - 10 7/8"
- (E) ENTRY FLOOR
28' - 8 3/8"
- A.T.O.C. = $(24.62 + 24.84) / 2 = 24.73'$
24' - 8 3/4"
- D.H.E. LEFT SIDE
24' - 1 1/8"
- (E) FRONT (WEST) ELEVATION
3/16" = 1'-0"

- HEIGHT LIMIT
54' - 8 3/4"
- (E) T.O. ROOF
50' - 9 7/8"
- TOP PLATE
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24' - 8 3/4"
- D.H.E. LEFT SIDE
24' - 1 1/8"
- (N) FRONT (WEST) ELEVATION
3/16" = 1'-0"

P.O.D. LEFT SIDE
= $(25.60 + 22.57) / 2 = 24.09'$

P.O.D. RIGHT SIDE
= $(25.07 + 22.42) / 2 = 23.75'$

A.T.O.C. = $(24.62 + 24.84) / 2 = 24.73'$
24' - 8 3/4"

D.H.E. RIGHT SIDE
23' - 9"

P.O.D. LEFT SIDE
= $(25.60 + 22.57) / 2 = 24.09'$

P.O.D. RIGHT SIDE
= $(25.07 + 22.42) / 2 = 23.75'$

A.T.O.C. = $(24.62 + 24.84) / 2 = 24.73'$
24' - 8 3/4"

D.H.E. RIGHT SIDE
23' - 9"



GENERAL NOTES

- GUTTER WITH DIRECT ROOF RUNOFF ONTO VEGETATED AREAS USING A DISCONNECTED DOWNSPOUT.
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- SEE SHEET A8.00 & A8.01 FOR EGRESS WINDOWS LOCATION AND NET CLEAR OPENING HEIGHT AND WIDTH.

MATERIAL LEGEND

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- (N) ASPHALT SHINGLED ROOF
- (N) LIGHT GRAY ALUMINUM CLAD WOOD WINDOW
- (E) HORIZONTAL SIDING
- (E) WOOD SHINGLE
- (E) ASPHALT SHINGLE
- (E) BRICK

EXTERIOR TAG LEGEND

- 1 EXTERIOR DOOR TAG, SEE SHEETS A8.00 & A8.01
- AA WINDOW TAG, SEE SHEETS A8.00 & A8.01. (E) = EXISTING VINYL WINDOW. ALL NEW WINDOWS ARE THERMALLY BROKEN ALUMINUM.
- 11 WALL TAG, SEE SHEET A5.00
- 11 FLOOR TAG, SEE SHEET A5.10

POINTS OF DEPARTURE

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BURLINGAME, CA 94010

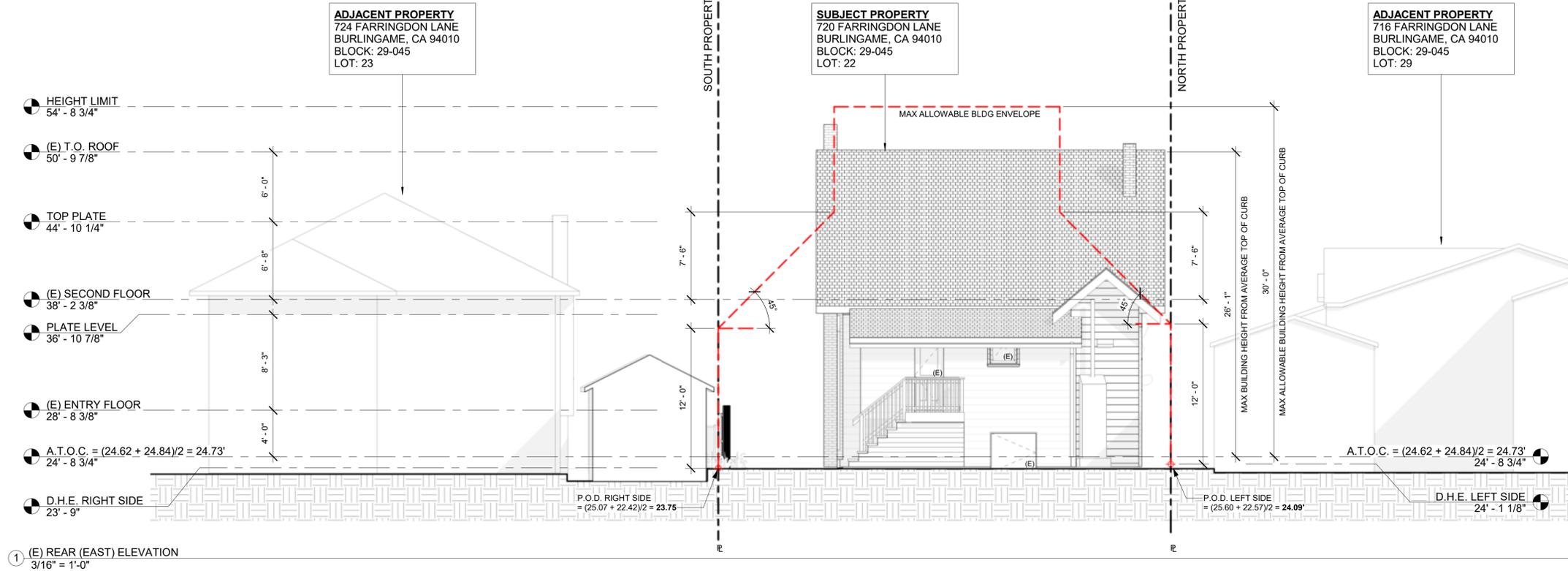
RESIDENTIAL DESIGN
REVIEW

Rev #	Description	Date

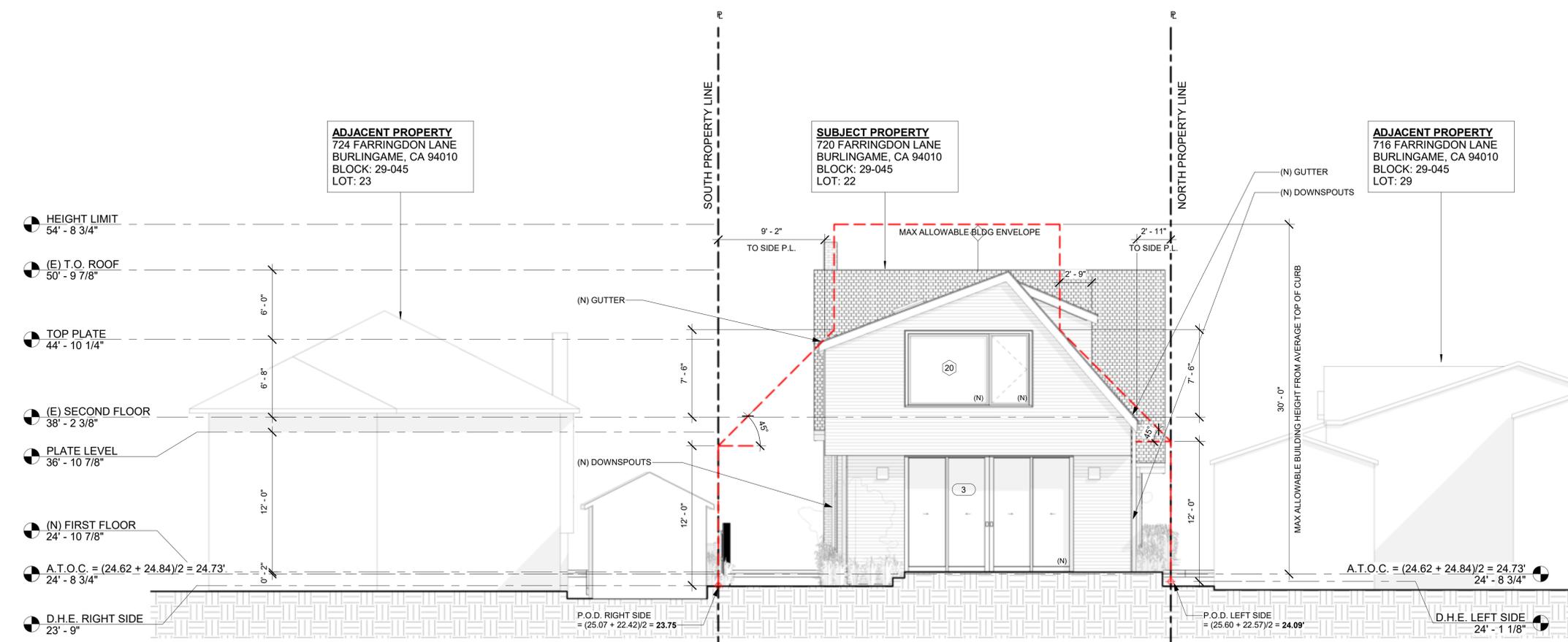
REAR (EAST) ELEVATIONS

A3.01

DATE	09/20/21
SCALE	As indicated
DRAWN	KY, JD, BG, SDLP
	2006



① (E) REAR (EAST) ELEVATION
3/16" = 1'-0"



② (N) REAR (EAST) ELEVATION
3/16" = 1'-0"



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BURLINGAME, CA 94010

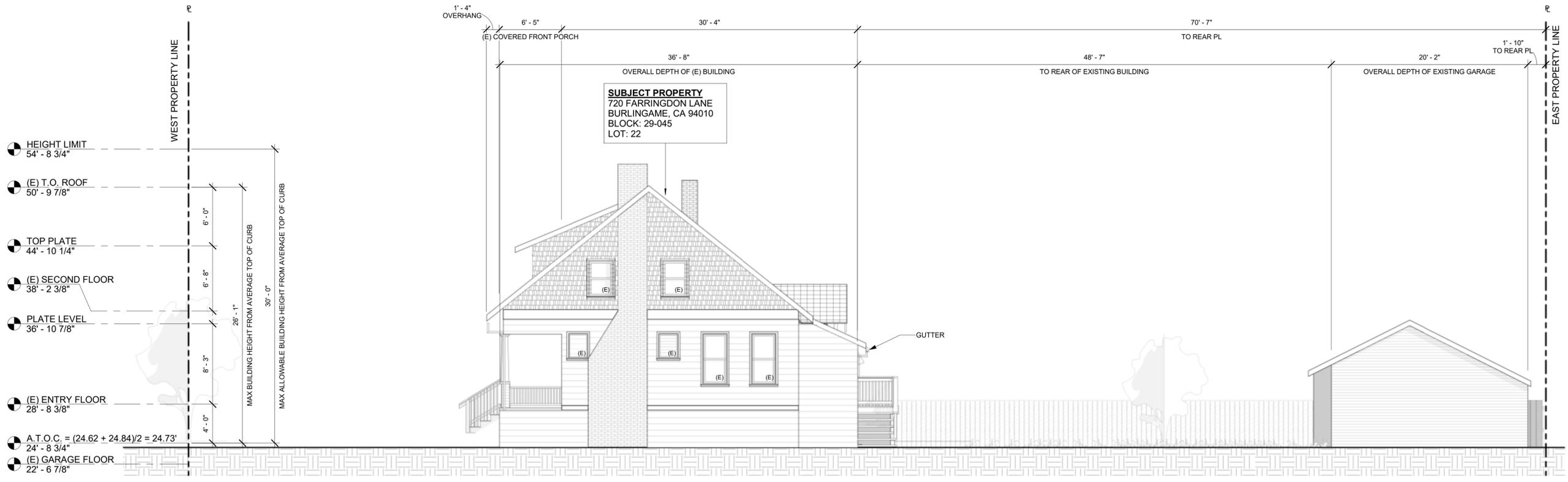
RESIDENTIAL DESIGN
REVIEW

Rev #	Description	Date

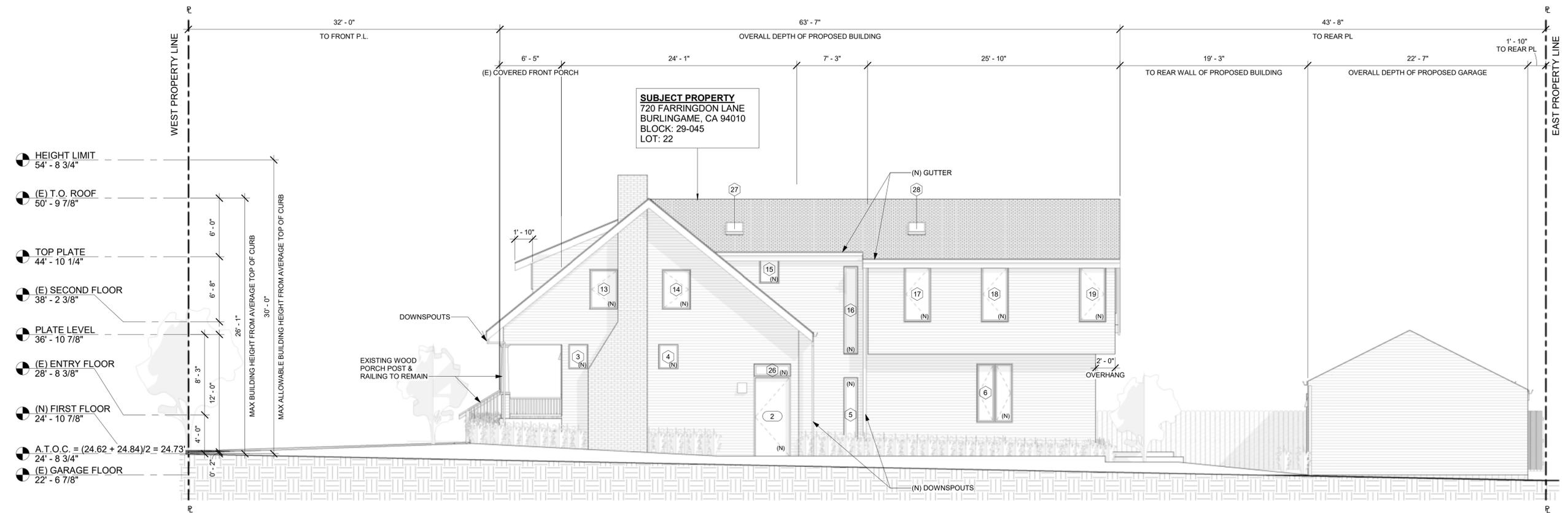
SIDE (SOUTH) ELEVATION

A3.02

DATE	09/20/21
SCALE	5/16" = 1'-0"
DRAWN	KY, JD, BG, SDLP



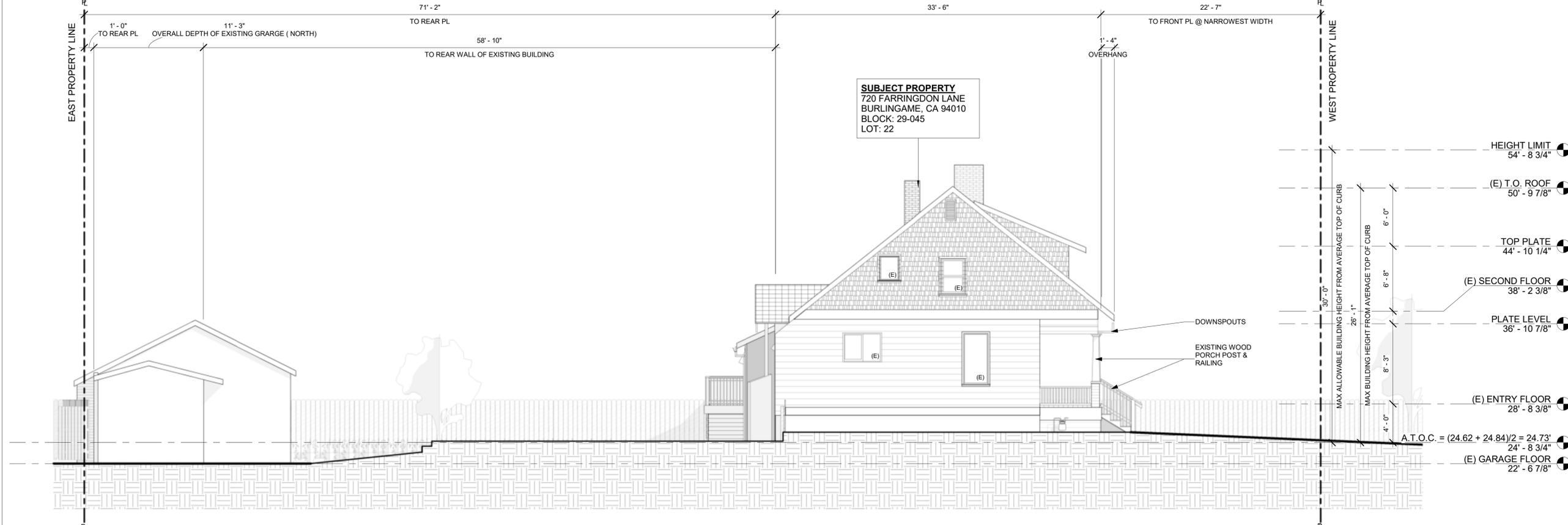
① (E) SIDE (SOUTH) ELEVATION
3/16" = 1'-0"



② (N) SIDE (SOUTH) ELEVATION
5/16" = 1'-0"

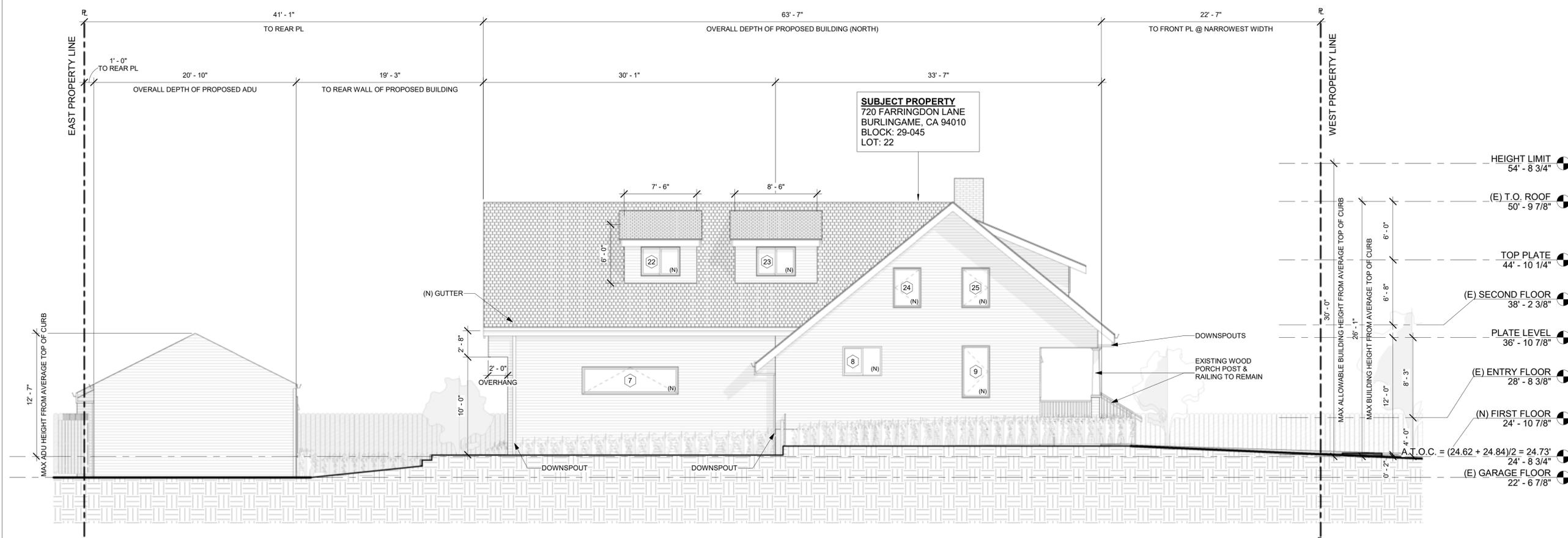


SUBJECT PROPERTY
720 FARRINGTON LANE
BURLINGAME, CA 94010
BLOCK: 29-045
LOT: 22



③ (E) SIDE (NORTH) ELEVATION
3/16" = 1'-0"

SUBJECT PROPERTY
720 FARRINGTON LANE
BURLINGAME, CA 94010
BLOCK: 29-045
LOT: 22



② (N) SIDE (NORTH) ELEVATION
3/16" = 1'-0"

720 FARRINGTON LANE
BURLINGAME, CA 94010

RESIDENTIAL DESIGN
REVIEW

Rev #	Description	Date

SIDE (NORTH) ELEVATION

A3.03

DATE	09/20/21
SCALE	3/16" = 1'-0"
DRAWN	KY, JD, BG, SDLP

PLANNING DIAGRAMS

- OUTLINE OF PROPOSED STRUCTURE
- ▨ OUTLINE OF EXISTING STRUCTURE

MATERIAL LEGEND

- (E) HORIZONTAL SIDING
- ▨ (E) WOOD SHINGLES
- ▨ (N) VERTICAL SIDING
- (N) STANDING SEAM ROOF

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PLANNING DIAGRAMS - ADU



PROJECT NORTH

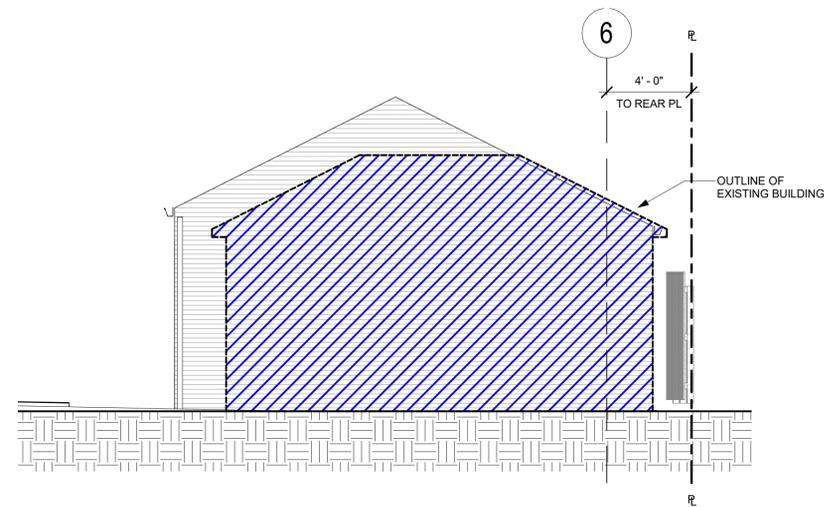
A0.65

DATE 09/20/21

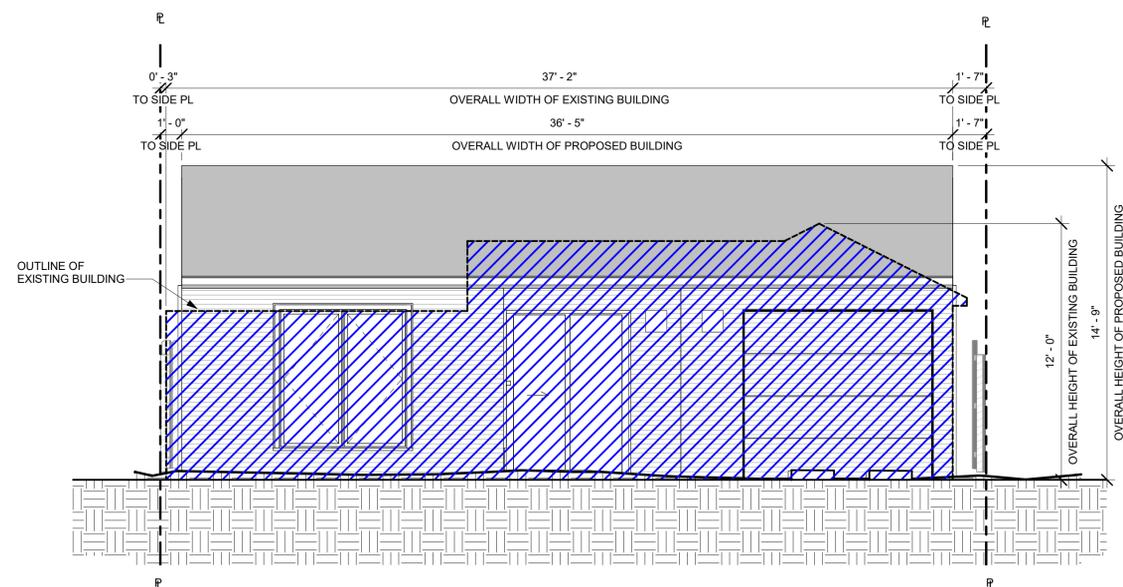
SCALE 1/4" = 1'-0"

DRAWN KY, JD, BG, SDLP

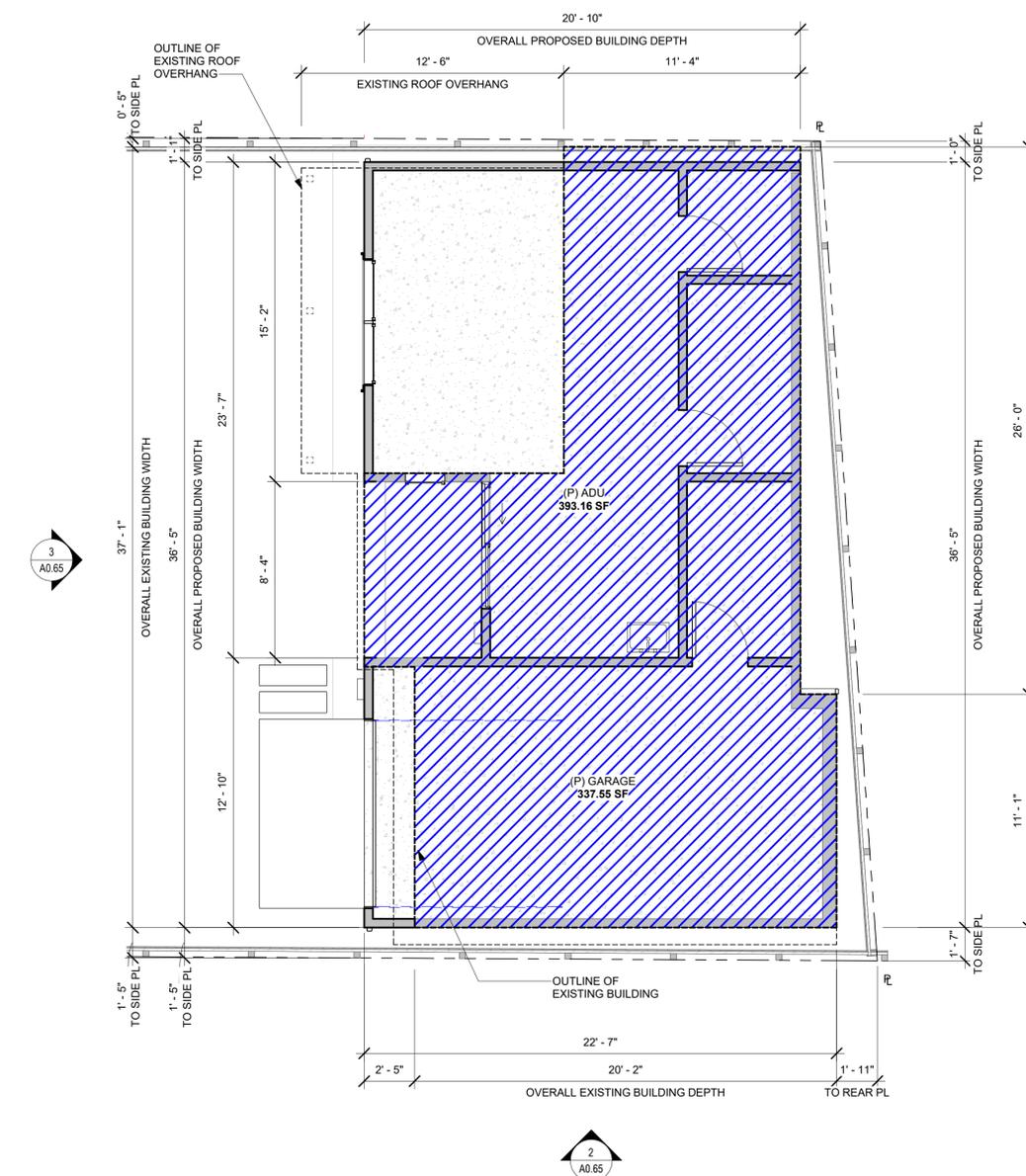
2006



2 SIDE ELEVATION ADU
1/4" = 1'-0"



3 FRONT ELEVATION - ADU
1/4" = 1'-0"



1 (P) ADU FLOOR PLAN - PLANNING DIAGRAM
1/4" = 1'-0"



PROPOSED DORMER CALCULATIONS

NOTE:
25.26.075
DECLINING HEIGHT ENVELOPE

(b) NO STRUCTURE SHALL EXTEND ABOVE OR BEYOND SAID ENVELOPE EXCEPT:

(2) WINDOW ENCLOSURES WHICH CREATE NO MORE THAN THIRTY-FIVE (35) SQUARE FEET OF FLOOR AREA WITHIN THE STRUCTURE AND HAVE A LENGTH NO GREATER THAN TEN (10) FEET. AT LEAST TWENTY-FIVE (25) PERCENT OF THE FACE OF SUCH ENCLOSURE AS MEASURED BETWEEN THE FINISHED FLOOR AND THE PLATE LINE SHALL BE WINDOW AREA.

WINDOW ENCLOSURES WHICH CREATE NO MORE THAN THIRTY-FIVE (35) SQUARE FEET OF FLOOR AREA WITHIN THE STRUCTURE:

MAX AREA = (INTERIOR DEPTH) X (INTERIOR WIDTH)

DORMER A:
= (2.417' INTERIOR DEPTH) X (7.667' INTERIOR WIDTH)
= 18.530 SF

DORMER B:
= (2.417' INTERIOR DEPTH) X (6.667' INTERIOR WIDTH)
= 16.113 SF

DORMER A + DORMER B:
= 18.530 SF + 16.113 SF
= 34.643 SF

THE PROPOSED WINDOW ENCLOSURES CREATE 34.643 SF, WHICH IS LESS THAN 35 SF. THEREFORE THE DORMERS COMPLY.

WINDOW ENCLOSURES WHICH... HAVE A LENGTH NO GREATER THAN TEN (10) FEET

DORMER A = 8' - 6"

DORMER B = 7' - 6"

THE PROPOSED WINDOW ENCLOSURES ARE 8.5' AND 7.5', WHICH ARE LESS THAN 10'. THEREFORE THE DORMERS COMPLY.

AT LEAST TWENTY-FIVE (25) PERCENT OF THE FACE OF SUCH ENCLOSURE AS MEASURED BETWEEN THE FINISHED FLOOR AND THE PLATE LINE SHALL BE WINDOW AREA.

MIN AREA > .25(AREA OF FACE OF ENCLOSURE)

DORMER A:
= .25(9.333' X 8.5')
= .25(79.331 SF)
= 19.832 SF

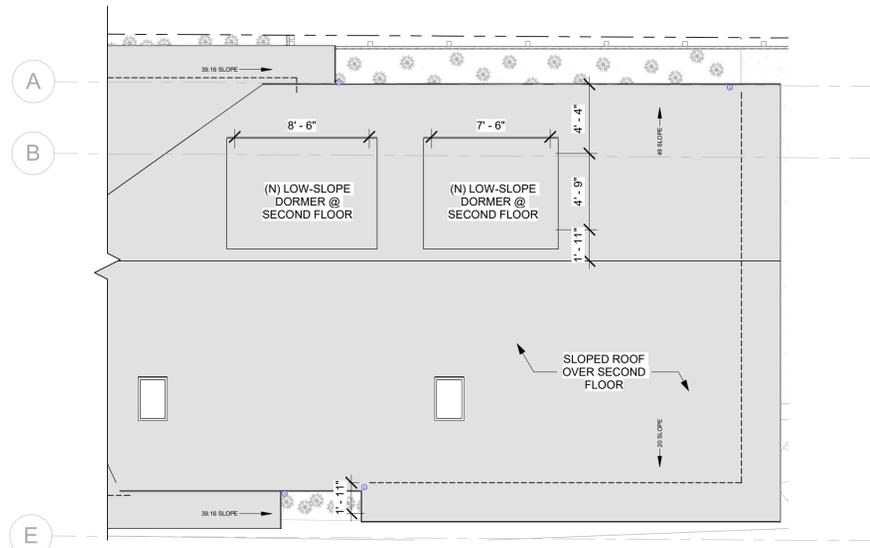
WINDOW 27:
= 7.25 X 3.00'
= 21.75 SF

THE AREA OF WINDOW 27 IS 21.75 SF. TWENTY FIVE PERCENT OF THE AREA OF THE FACE OF THE WINDOW ENCLOSURE IS 19.832 SF. 21.75 SF IS GREATER THAN 19.832 SF, THEREFORE WINDOW ENCLOSURE A COMPLIES.

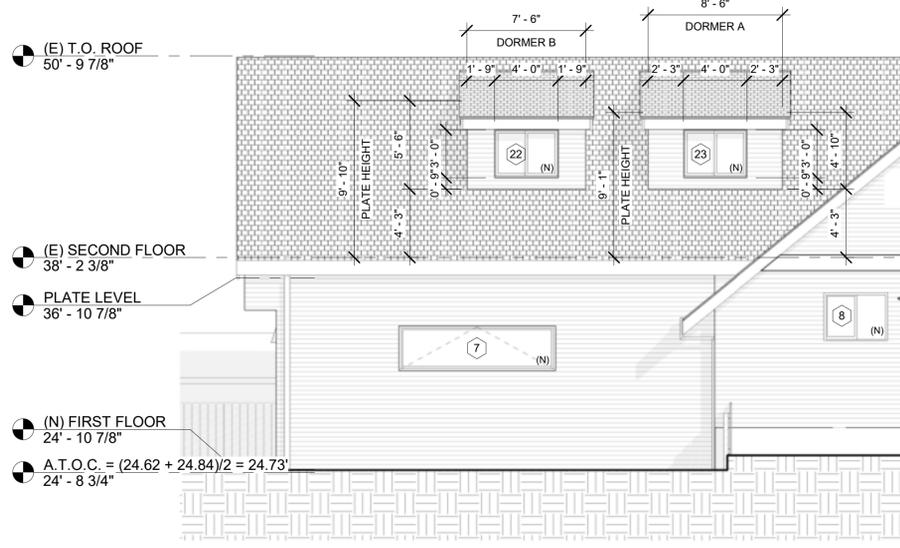
DORMER B:
= .25(9.333' X 7.5')
= .25(69.998 SF)
= 17.499 SF

WINDOW 25:
= 6.25 X 3.00'
= 18.75 SF

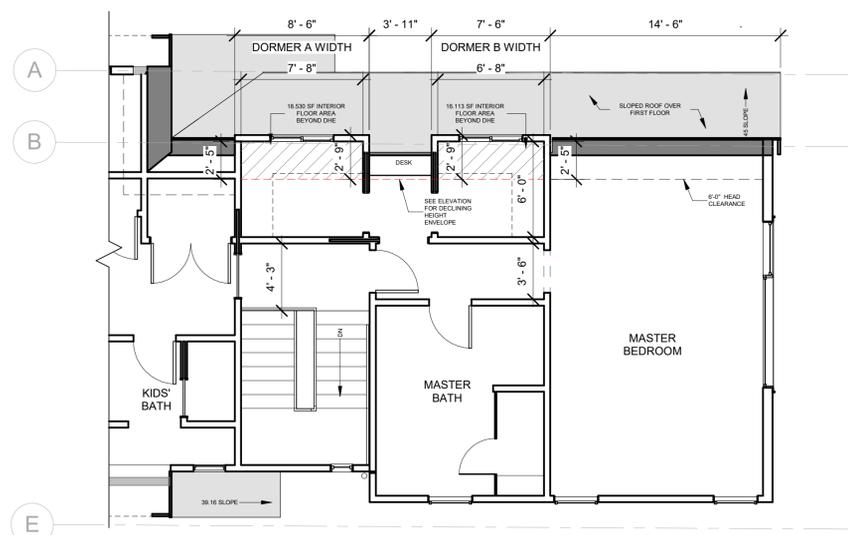
THE AREA OF WINDOW 25 IS 18.75 SF. TWENTY FIVE PERCENT OF THE AREA OF THE FACE OF THE WINDOW ENCLOSURE IS 17.499 SF. 18.75 SF IS GREATER THAN 17.499 SF, THEREFORE WINDOW ENCLOSURE B COMPLIES.



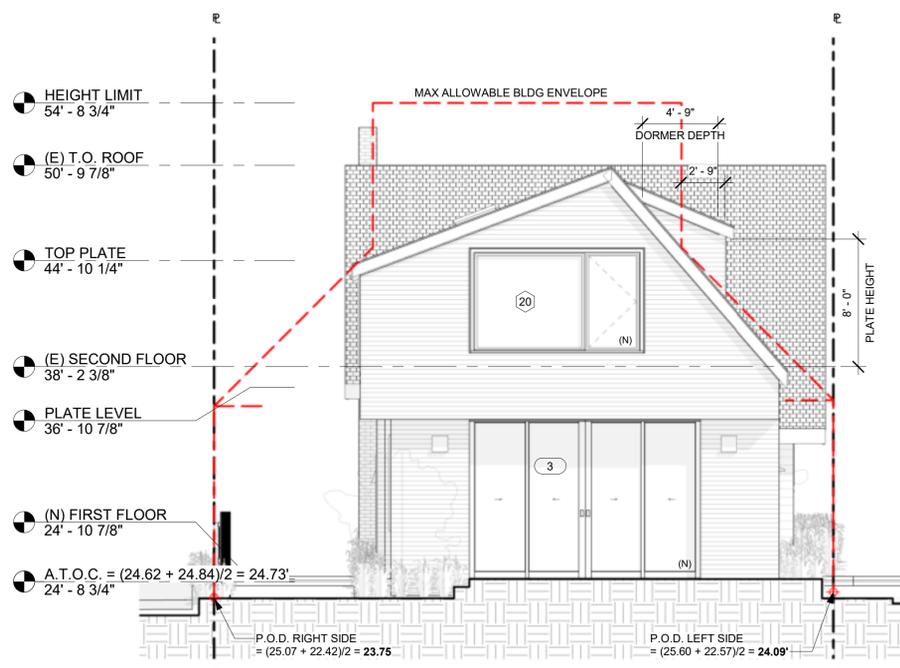
④ (N) ROOF PLAN - DORMER CALCULATIONS
3/16" = 1'-0"



② (N) SIDE (NORTH) ELEVATION - DORMER CALCULATIONS
3/16" = 1'-0"



③ (N) SECOND FLOOR - DORMER CALCULATIONS
3/16" = 1'-0"



① (N) REAR (EAST) ELEVATION - DORMER CALCULATIONS
3/16" = 1'-0"

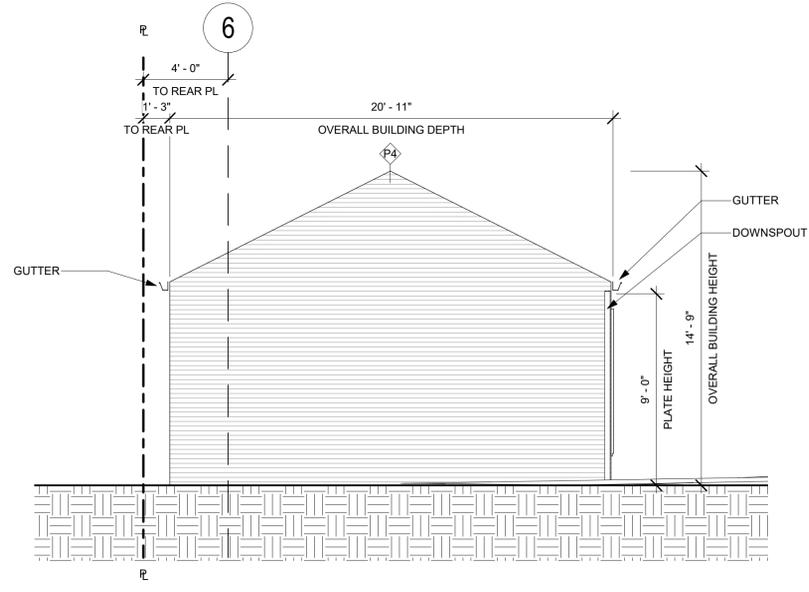


MATERIAL LEGEND

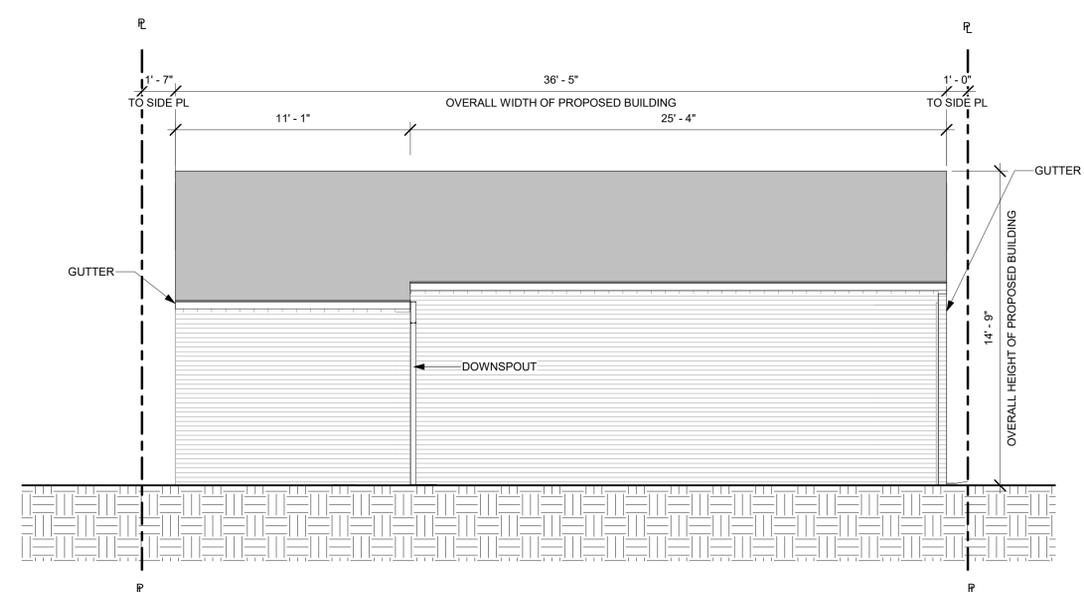
-  (E) HORIZONTAL SIDING
-  (E) WOOD SHINGLES
-  (N) VERTICAL SIDING
-  (N) STANDING SEAM ROOF

GENERAL NOTES

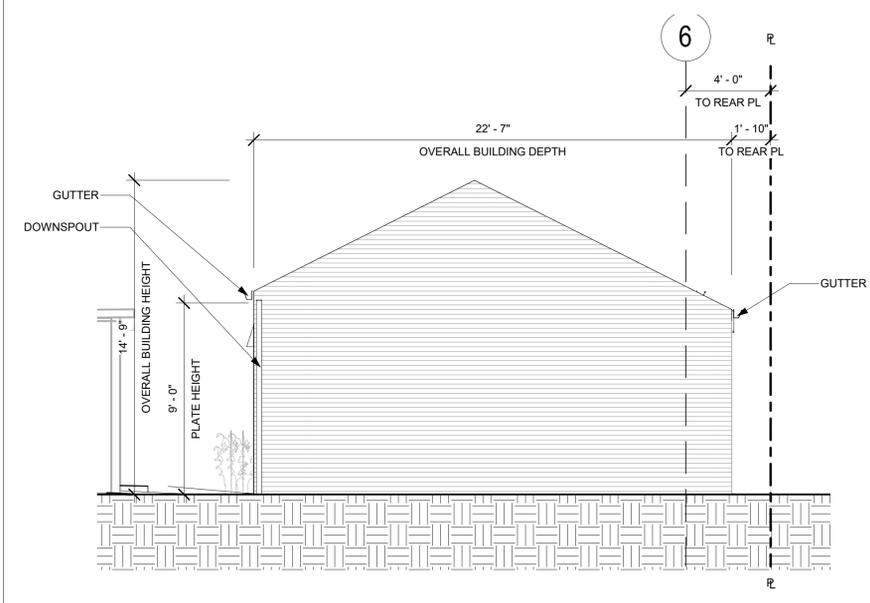
1. GUTTER WITH DIRECT ROOF RUNOFF ONTO VEGETATED AREAS USING A DISCONNECTED DOWNSPOUT.
2. REFER TO A8.01 FOR WINDOW SCHEDULE & MATERIALS.
3. SEE SHEET A8.00 & A8.01 FOR EGRESS WINDOWS LOCATION AND NET CLEAR OPENING HEIGHT AND WIDTH.
4. THE DETACHED ADU ADDRESS SHALL BE DISPLAYED SEPARATE FROM THE MAIN DWELLING IN ONE OF THE FOLLOWING METHODS: ON A SECONDARY MAILBOX, GATE, OR NON-MOVABLE STRUCTURE VISIBLE FROM THE STREET FRONTAGE AT THE PROPERTY LINE, INCLUDING THE FRONT ENTRANCE OF THE ADU.
5. THE SANITARY SEWER LATERAL FROM THE ACCESSORY DWELLING UNIT SHALL BE CONNECTED TO THE EXISTING LATERAL ON THE PRIVATE PROPERTY SIDE PER MUNICIPAL CODE 15.08.050. NOTE: SUB-LATERALS TO THE MAIN SEWER IS PROHIBITED.
6. NO OPENINGS WITHIN 3' OF THE PROPERTY LINE AT THE (P) ADU AND (E) DETACHED GARAGE. INCLUDING GABLE END AND EAVE VENTS FOR ATTIC VENTILATION ARE PERMITTED.



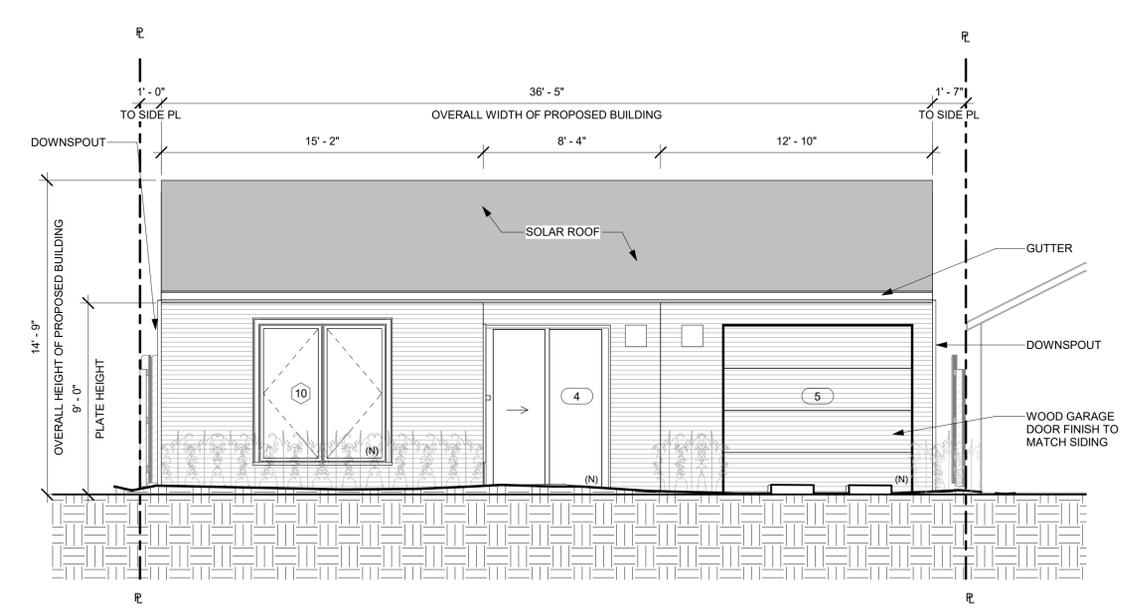
④ SIDE (EAST) ELEVATION - ADU1
1/4" = 1'-0"



② FRONT ELEVATION - ADU
1/4" = 1'-0"



③ SIDE (EAST) ELEVATION - ADU
1/4" = 1'-0"



① FRONT ELEVATION - ADU
1/4" = 1'-0"

720 FARRINGTON LANE
BURLINGAME, CA 94010

RESIDENTIAL DESIGN
REVIEW

Rev #	Description	Date
3	PLAN CHECK 3	06/29/21

ADU ELEVATIONS

A3.10

DATE	09/20/21
SCALE	1/4" = 1'-0"
DRAWN	KY, JD, BG, SDLP
	2006

MATERIAL LEGEND	
	(E) HORIZONTAL SIDING
	(E) WOOD SHINGLES
	(E) ASPHALT SHINGLE
	(E) BRICK

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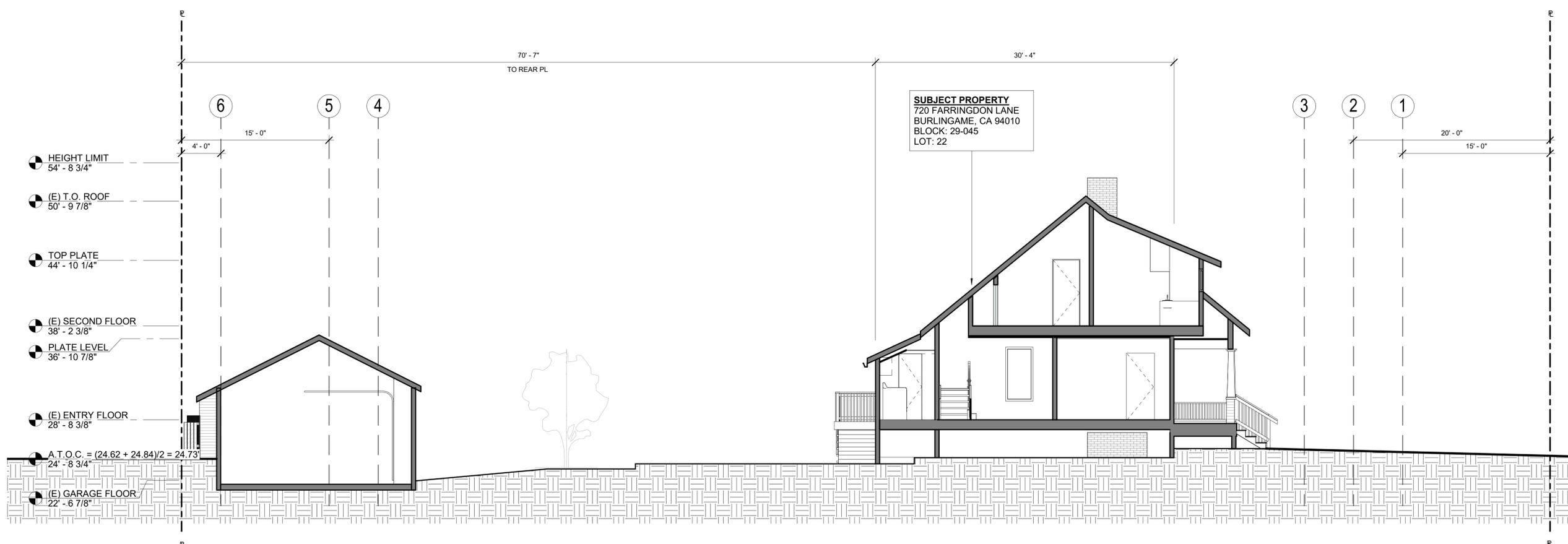
EXISTING LONGITUDINAL
SECTION

DATE	09/20/21
SCALE	As indicated
DRAWN	KY, JD, BG, SDLP

A3.50

2006

SUBJECT PROPERTY
720 FARRINGTON LANE
BURLINGAME, CA 94010
BLOCK: 29-045
LOT: 22



1 EXISTING LONGITUDINAL SECTION
3/16" = 1'-0"

MATERIAL LEGEND

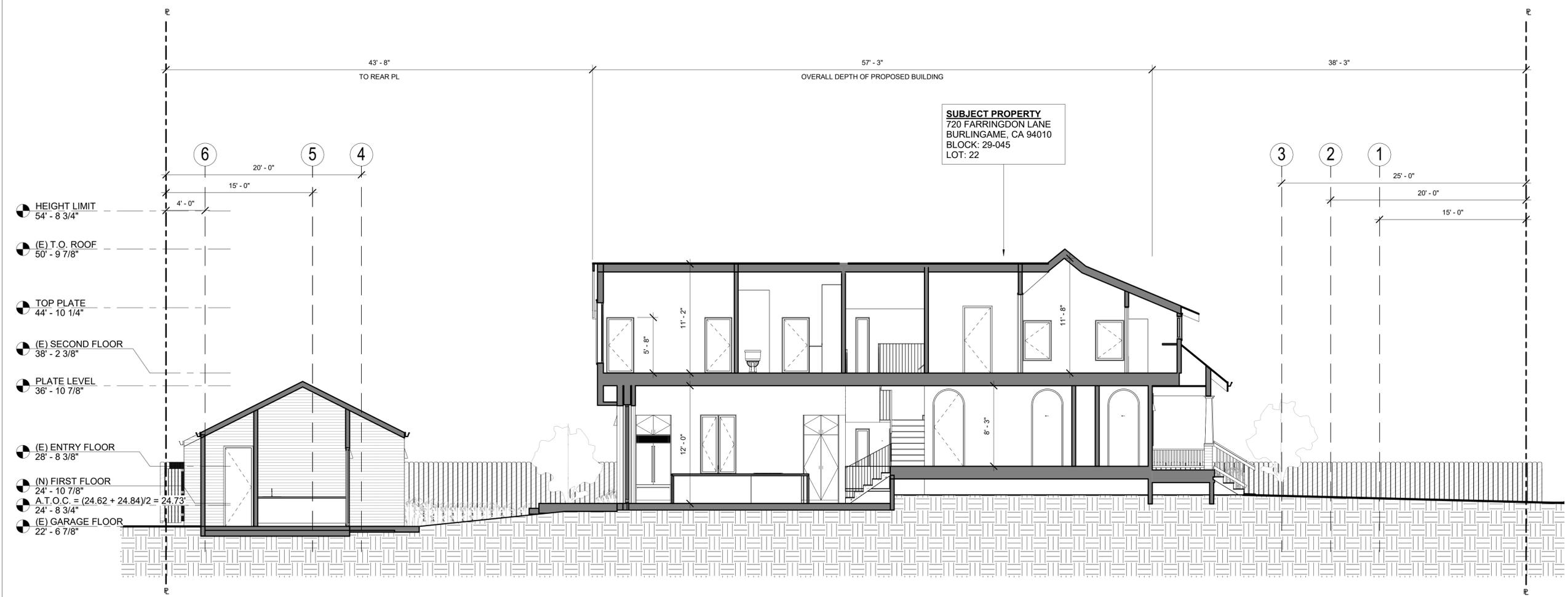
-  (N) HORIZONTAL SIDING
-  (N) ASPHALT SHINGLED ROOF
-  (N) LIGHT GRAY ALUMINUM CLAD WOOD WINDOW
-  (E) HORIZONTAL SIDING
-  (E) WOOD SHINGLE
-  (E) ASPHALT SHINGLE
-  (E) BRICK

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- HEIGHT LIMIT
54' - 8 3/4"
- (E) T.O. ROOF
50' - 9 7/8"
- TOP PLATE
44' - 10 1/4"
- (E) SECOND FLOOR
38' - 2 3/8"
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36' - 10 7/8"
- (E) ENTRY FLOOR
28' - 8 3/8"
- (N) FIRST FLOOR
24' - 10 7/8"
- A.T.O.C. = $(24.62 + 24.84)/2 = 24.73$
24' - 8 3/4"
- (E) GARAGE FLOOR
22' - 6 7/8"

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RESIDENTIAL DESIGN REVIEW

Rev #	Description	Date

PROPOSED LONGITUDINAL SECTION

A3.51

DATE	09/20/21
SCALE	As indicated
DRAWN	KY, JD, BG, SDLP

1 PROPOSED LONGITUDINAL SECTION
3/16" = 1'-0"

MATERIAL LEGEND	
	(E) HORIZONTAL SIDING
	(E) WOOD SHINGLES
	(E) ASPHALT SHINGLE
	(E) BRICK

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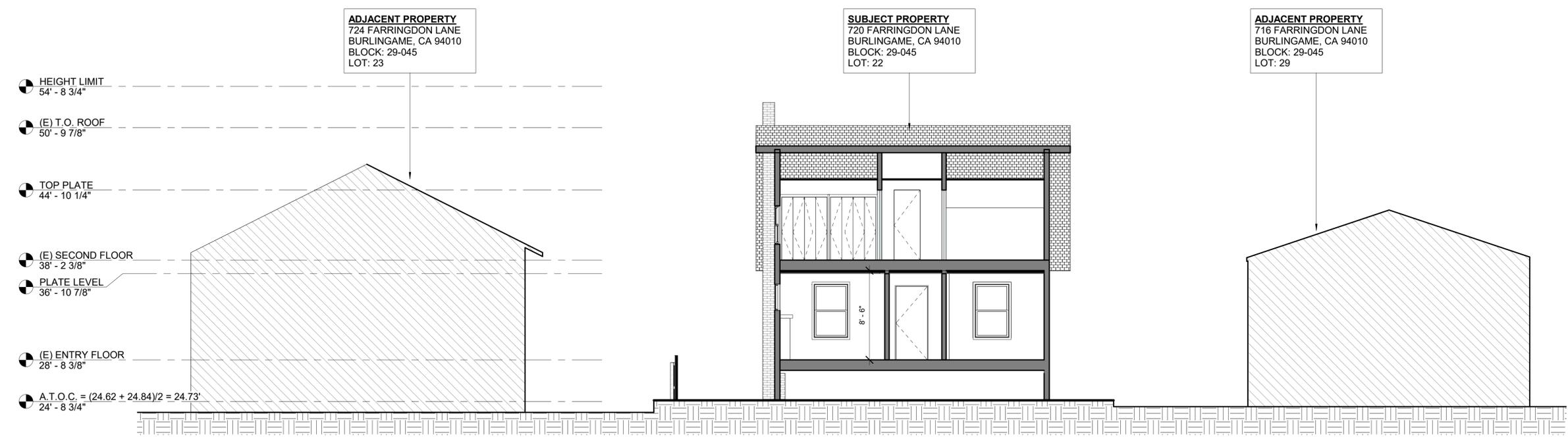
Rev #	Description	Date

EXISTING TRANSVERSE
SECTION

A3.60

DATE	09/20/21
SCALE	As indicated
DRAWN	KY, JD, BG, SDLP

2006



1 EXISTING TRANSVERSE SECTION
3/16" = 1'-0"

MATERIAL LEGEND

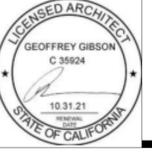
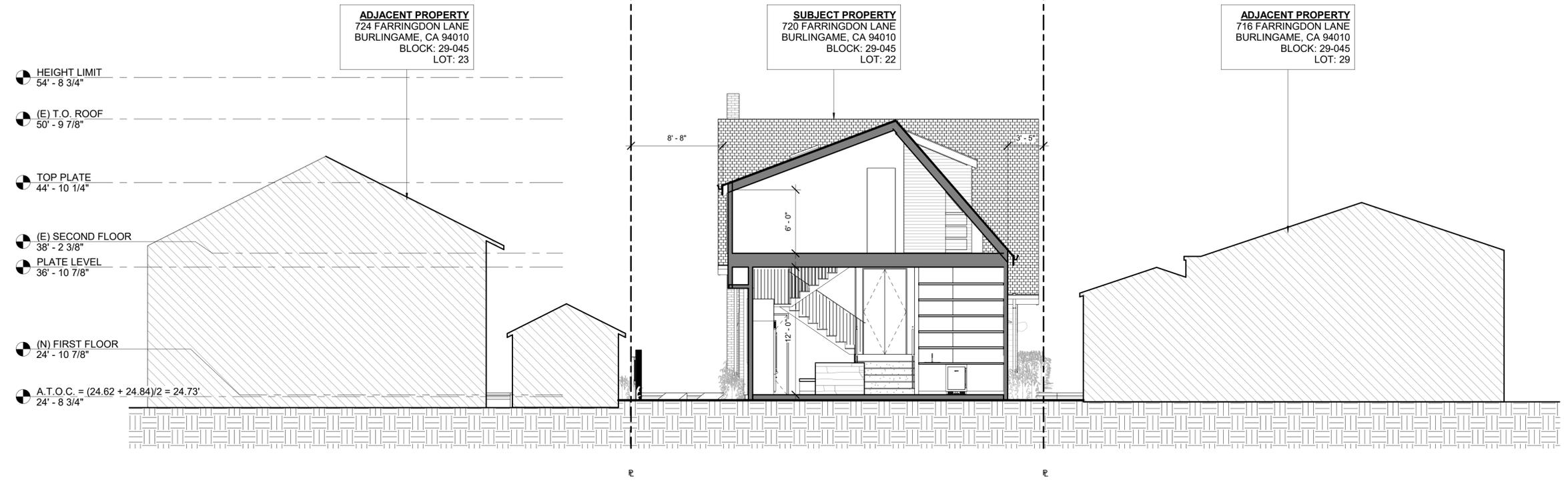
-  (N) HORIZONTAL SIDING
-  (N) ASPHALT SHINGLED ROOF
-  (N) LIGHT GRAY ALUMINUM CLAD WOOD WINDOW
-  (E) HORIZONTAL SIDING
-  (E) WOOD SHINGLE
-  (E) ASPHALT SHINGLE
-  (E) BRICK

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1898 mission street
san francisco, ca 94103

720 FARRINGDON LANE
BURLINGAME, CA 94010

RESIDENTIAL DESIGN
REVIEW

Rev #	Description	Date

PROPOSED TRANSVERSE SECTION

A3.61

DATE	09/20/21
SCALE	As Indicated
DRAWN	KY, JD, BG, SDLP

2006

1 PROPOSED TRANSVERSE SECTION
3/16" = 1'-0"



720 FARRINGTON LANE
BURLINGAME, CA 94010

RESIDENTIAL DESIGN
REVIEW

Rev #	Description	Date
2	PLAN CHECK 2	05/04/21
3	PLAN CHECK 3	06/29/21

PROPOSED SITE PLAN

PROJECT NORTH

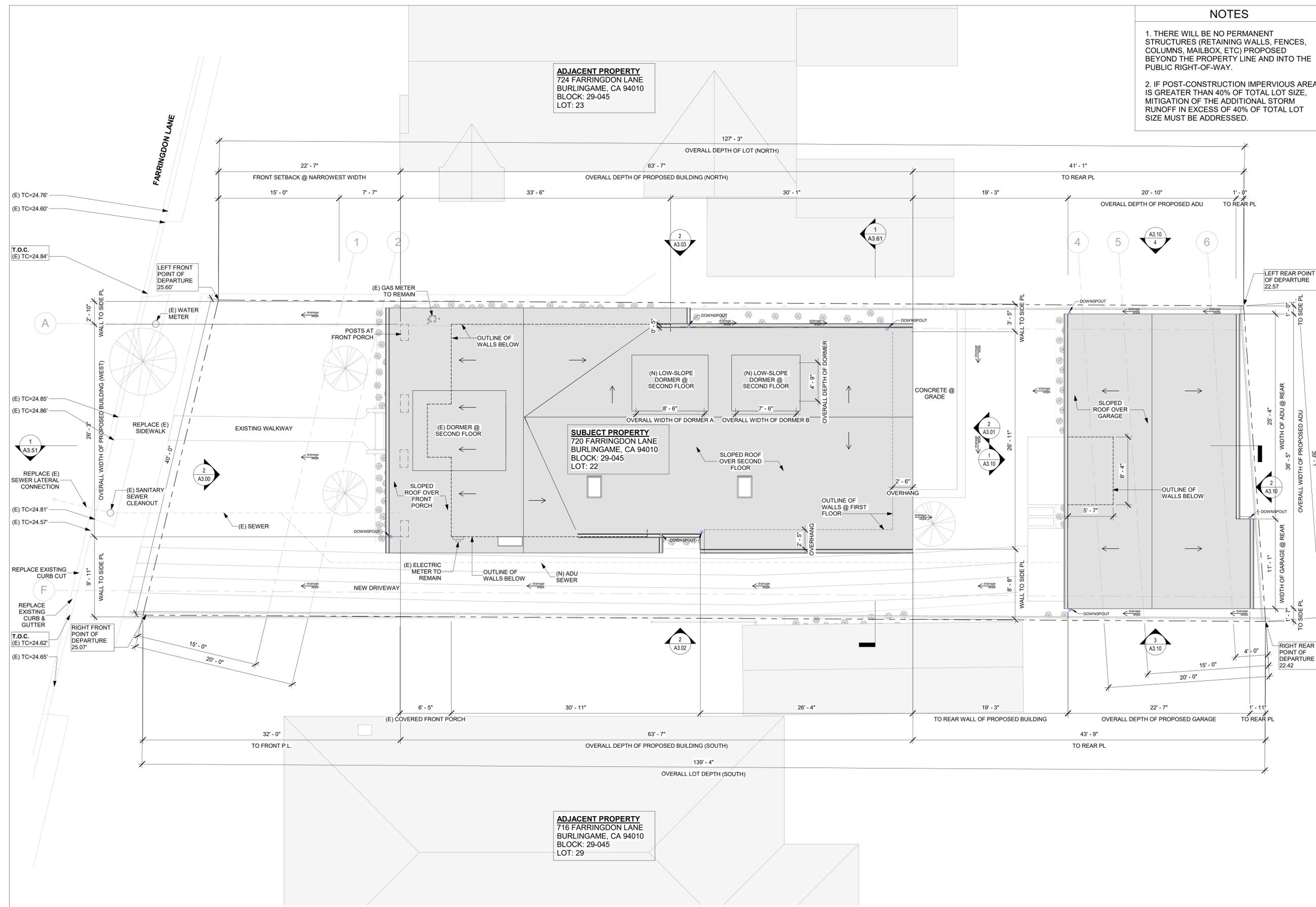


A1.01

DATE	09/20/21
SCALE	3/16" = 1'-0"
DRAWN	KY, JD, BG, SDLP

NOTES

1. THERE WILL BE NO PERMANENT STRUCTURES (RETAINING WALLS, FENCES, COLUMNS, MAILBOX, ETC) PROPOSED BEYOND THE PROPERTY LINE AND INTO THE PUBLIC RIGHT-OF-WAY.
2. IF POST-CONSTRUCTION IMPERVIOUS AREA IS GREATER THAN 40% OF TOTAL LOT SIZE, MITIGATION OF THE ADDITIONAL STORM RUNOFF IN EXCESS OF 40% OF TOTAL LOT SIZE MUST BE ADDRESSED.



ADJACENT PROPERTY
724 FARRINGTON LANE
BURLINGAME, CA 94010
BLOCK: 29-045
LOT: 23

SUBJECT PROPERTY
720 FARRINGTON LANE
BURLINGAME, CA 94010
BLOCK: 29-045
LOT: 22

ADJACENT PROPERTY
716 FARRINGTON LANE
BURLINGAME, CA 94010
BLOCK: 29-045
LOT: 29

① (N) SITE PLAN
3/16" = 1'-0"

