

The Dalporto Residence
 1268 Cortez Ave.
 Burlingame, CA

Exterior Elevation



1 Front Elevation (South)
 1/4" = 1'-0"

MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE AND DEGREE OF OPENING PROTECTION

Fire Separation Distance (Feet)	Allowable Area	Proposed Wall Area (ft ²)	Proposed Opening (%)
30 or greater	No Limit	1,008	370 (26.8%)



2 (E) Front Elevation (South)
 1/4" = 1'-0"



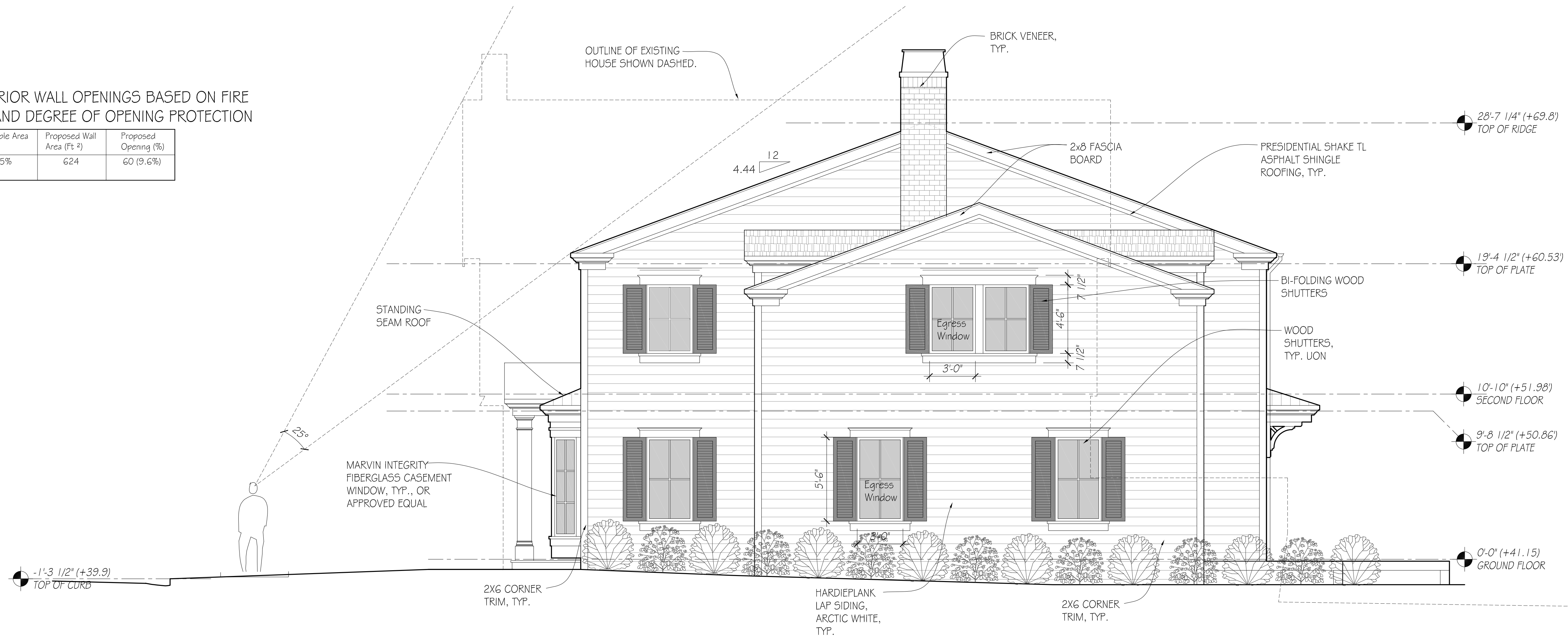
The Dalporto Residence
1268 Cortez Ave.
Burlingame, CA

Exterior Elevation

A301

MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE AND DEGREE OF OPENING PROTECTION

Fire Separation Distance (Feet)	Allowable Area	Proposed Wall Area (Ft ²)	Proposed Opening (%)
5 to less than 10	25%	624	60 (9.6%)



1 Right Elevation
1/4" = 1'-0"



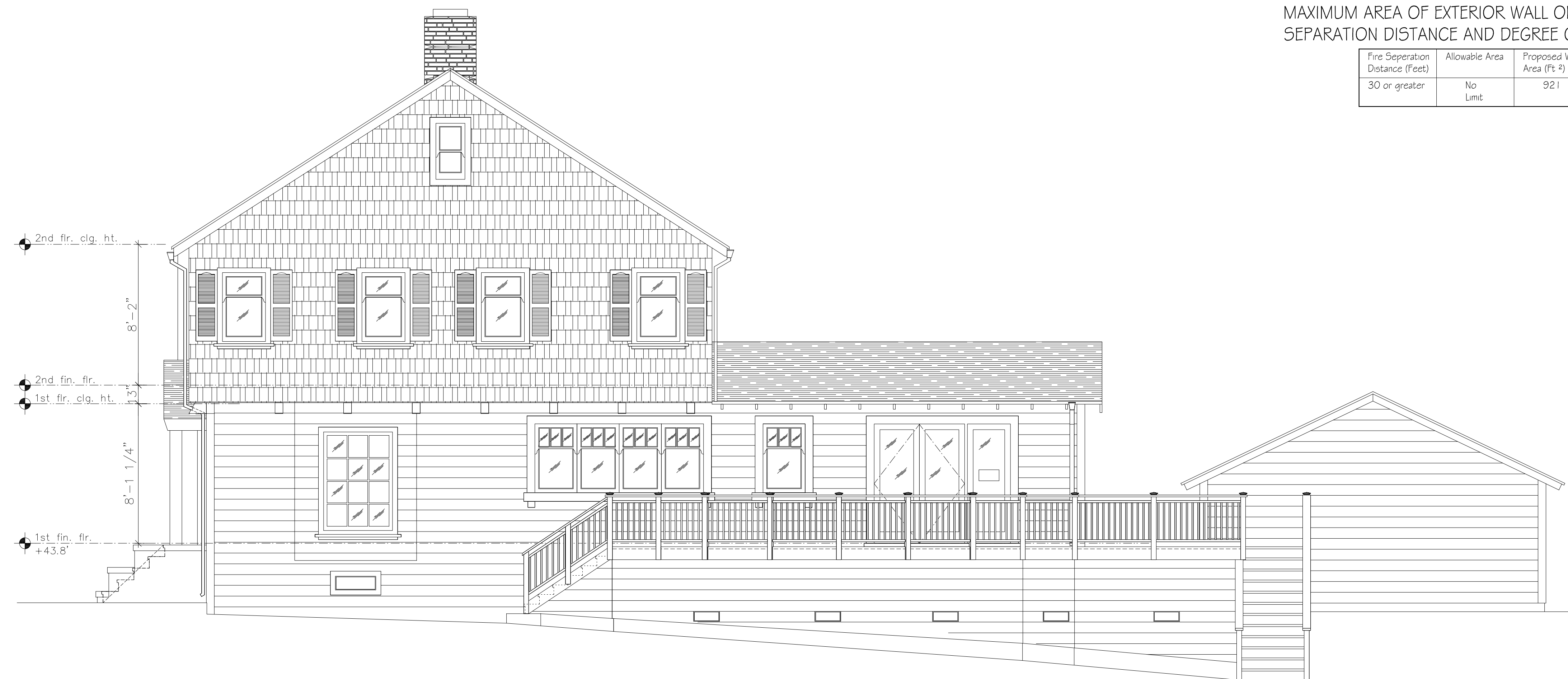
2 (E) Right Elevation (East)
1/4" = 1'-0"



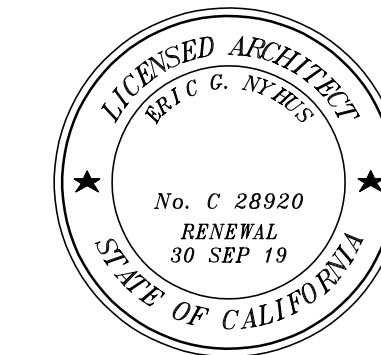
1 Rear Elevation
 1/4" = 1'-0"

MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE AND DEGREE OF OPENING PROTECTION

Fire Separation Distance (Feet)	Allowable Area	Proposed Wall Area (Ft ²)	Proposed Opening (%)
30 or greater	No Limit	921	353 (28%)



2 (E) Rear Elevation (North)
 1/4" = 1'-0"



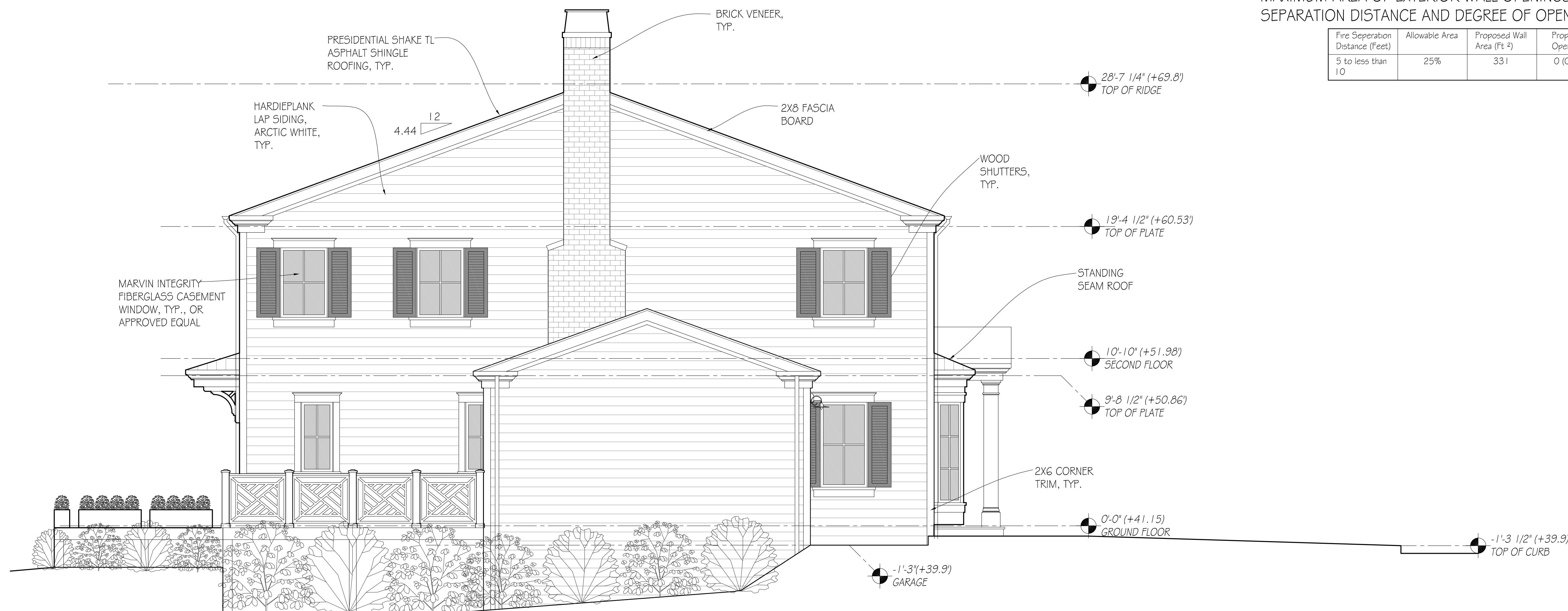
Revisions	Date
Administrative Review	7/12/18
Planning Commission	12/11/18
Planning Commission	02/19/19

The Dalporto Residence
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 Burlingame, CA

Drawing Title	Exterior Elevation
Scale	1/4" = 1'-0"
Date	9/10/18
Drawn By	
Job Number	17-117
Drawing Number	

MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE AND DEGREE OF OPENING PROTECTION

Fire Separation Distance (Feet)	Allowable Area	Proposed Wall Area (Ft ²)	Proposed Opening (%)
5 to less than 10	25%	331	0 (0%)



1 Left Elevation
 1/4" = 1'-0"



2 (E) Left Elevation (West)
 1/4" = 1'-0"

- GENERAL NOTES:
- Where storm water is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by use of a barner system, wattle or other method approved by the enforcing agency OR retention basins of sufficient size shall be utilized to retain storm water on the site (Per CalGreen 4.106.2)
 - All drainage shall be directed to landscaped areas where extend feasible. All new roof drainage shall not be directed onto adjacent properties.
 - No protected trees will be removed from the project.
 - If Grading permit required, it will be obtained from the Department of Public Works.
 - A remove/replace utilities encroachment permit will be required to (1) replace all curb, gutter, driveway and sidewalk fronting site, (2) plug all existing sanitary sewer lateral connections and install a new 4" lateral, (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.
 - Property owner improvements (deck, retaining wall, pool, shed, dwelling foundation, driveway pad, etc.) that are constructed within 25' of the creeks top of bank shall stabilize the surrounding area to prevent erosion due to stormwater discharge from the improvement. In addition, vegetation that may impact the creek must be removed and replaced with stabilized measures on the site plan or landscape.
 - If construction is in drnp zone of an existing protected size tree, an arbonst report will be required in order to develop a proper.
 - 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.
 - Landscape will remain.

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Revisions Date

Administrative Review 7/12/18

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Drawing Title

Site Plan

Scale 1/8"=1'-0"

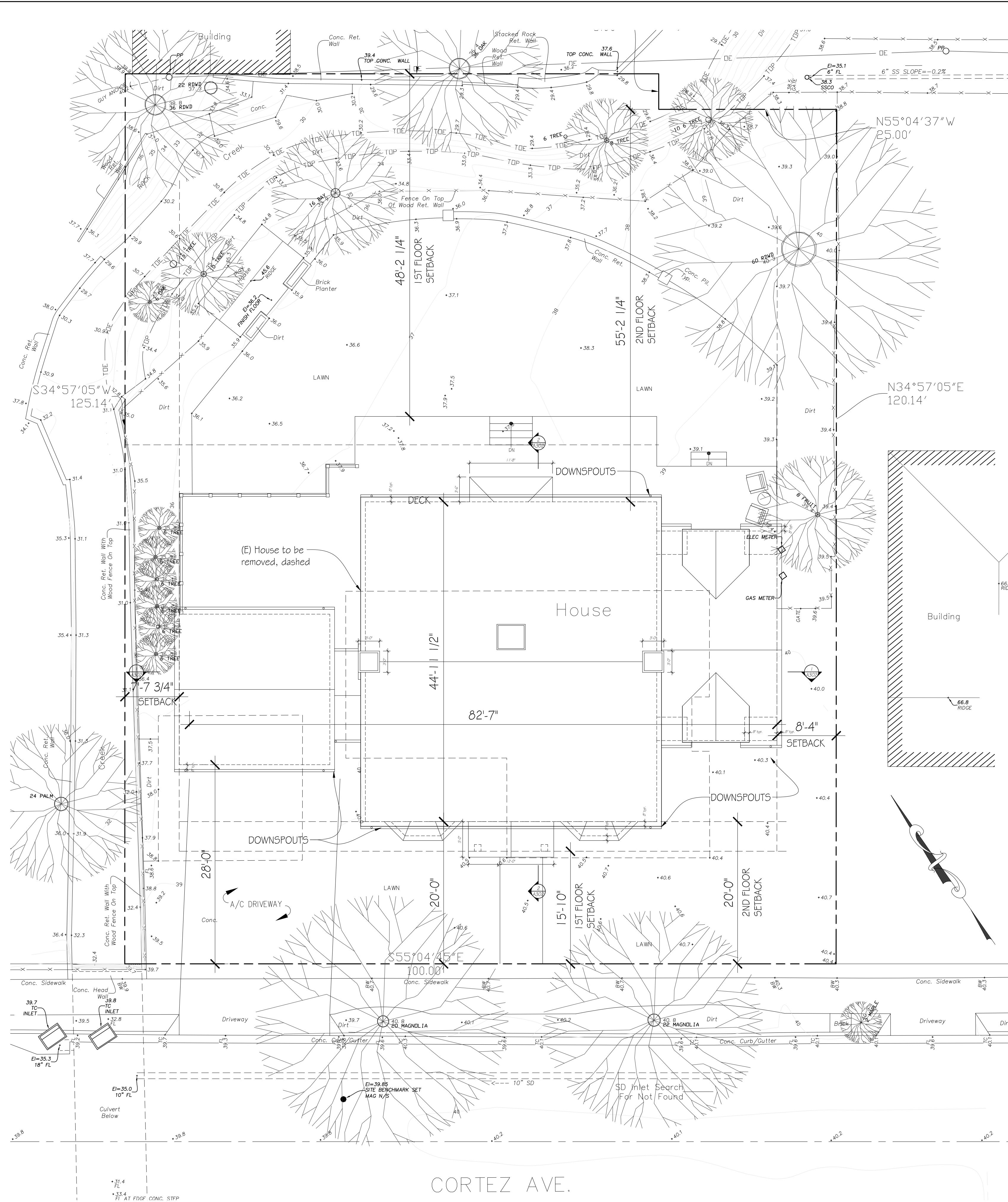
Date 9/12/18

Drawn By

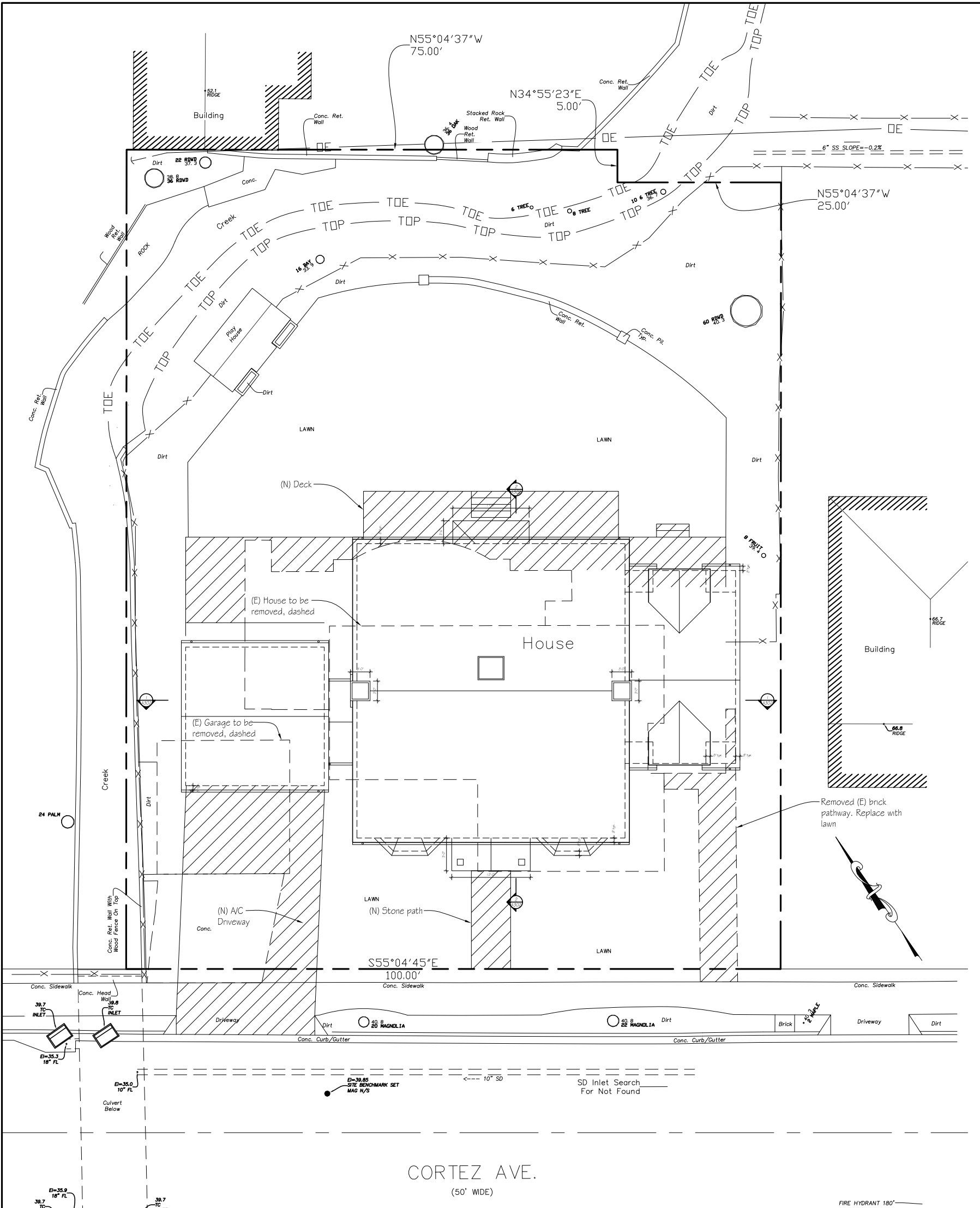
Job Number 17-117

Drawing Number

A100



1 Site Plan
1/8" = 1'-0"



2 Landscape Improvements
NTS