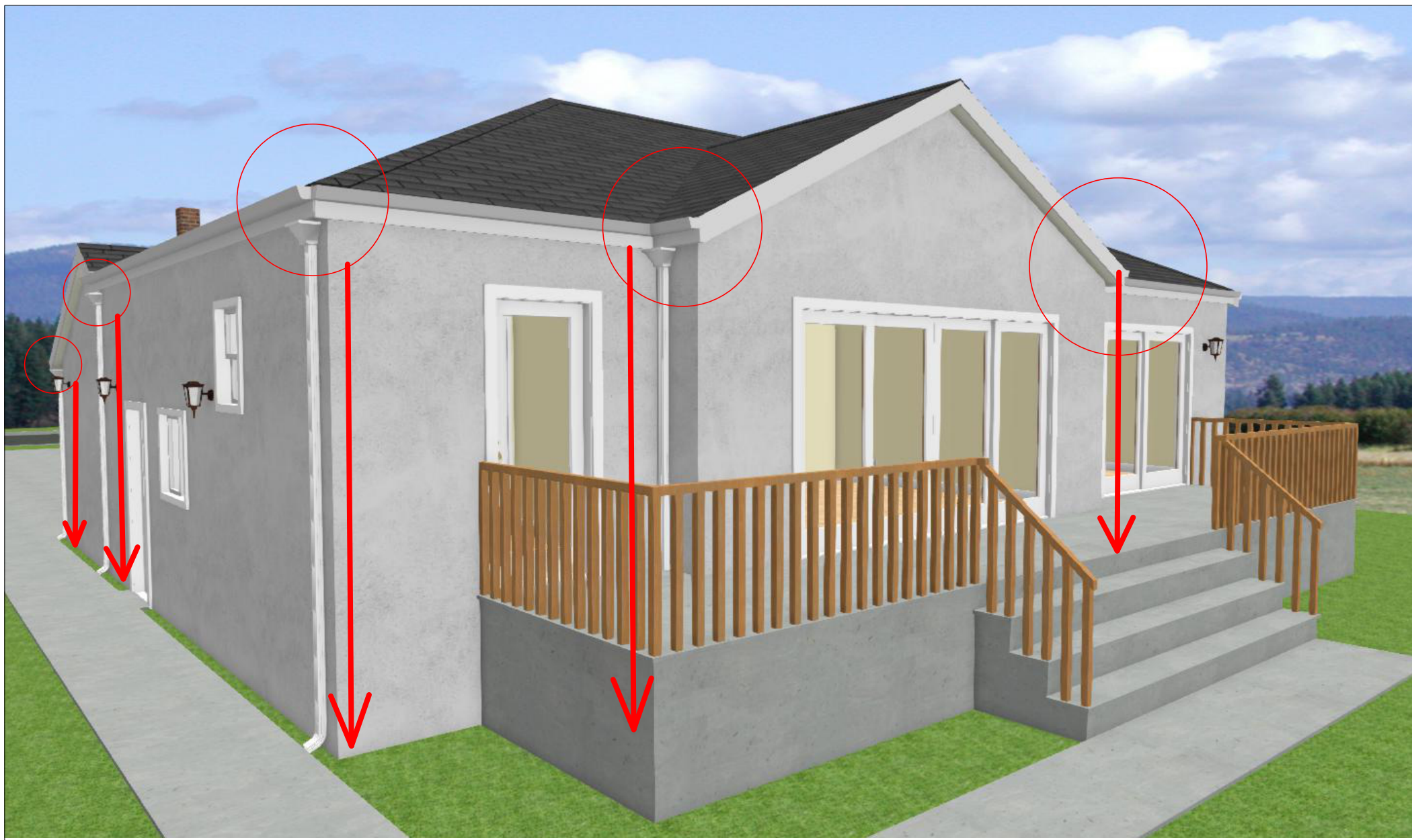
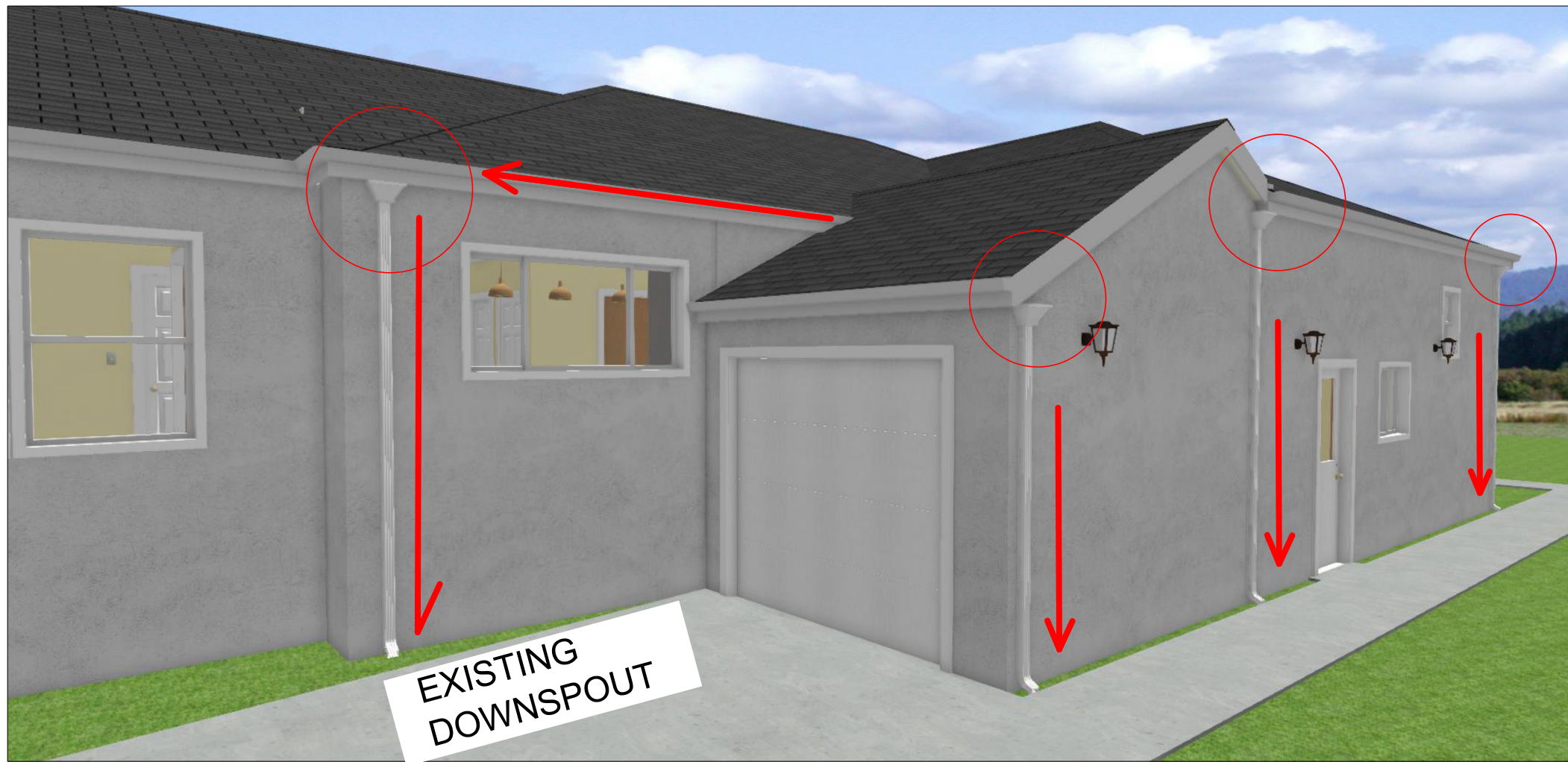




NEIGHBOR'S ROOFS WHICH MATCHES WITH THE PREVIOUS DESIGN



ROOF DRAINAGE

REVISION No.		

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The Patel Residence
800 Winchester Dr
Burlingame, Ca

Craftsmen's Guild Inc.
11566 South De Anza Blvd., Cupertino, CA 95014
Phone: (408) 366-1000 Fax: (408) 366-1100
California State Contractor's License Number: 507159

DRAWN BY: SIAMAK
CHECKED BY:
DATE ISSUED:
PROJECT FILE NAME:
PROJECT NUMBER:



EXISTING FRONT ELEVATION
1/4" = 1'-0"

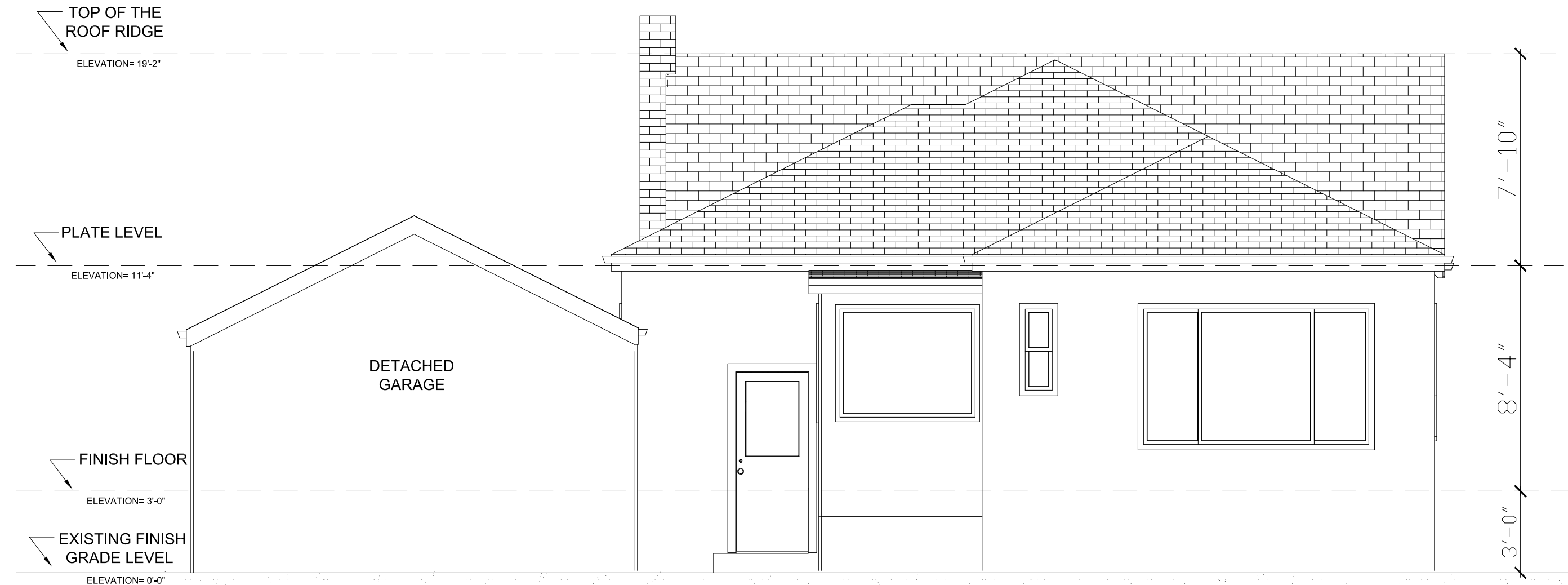


NEW FRONT ELEVATION
1/4" = 1'-0"

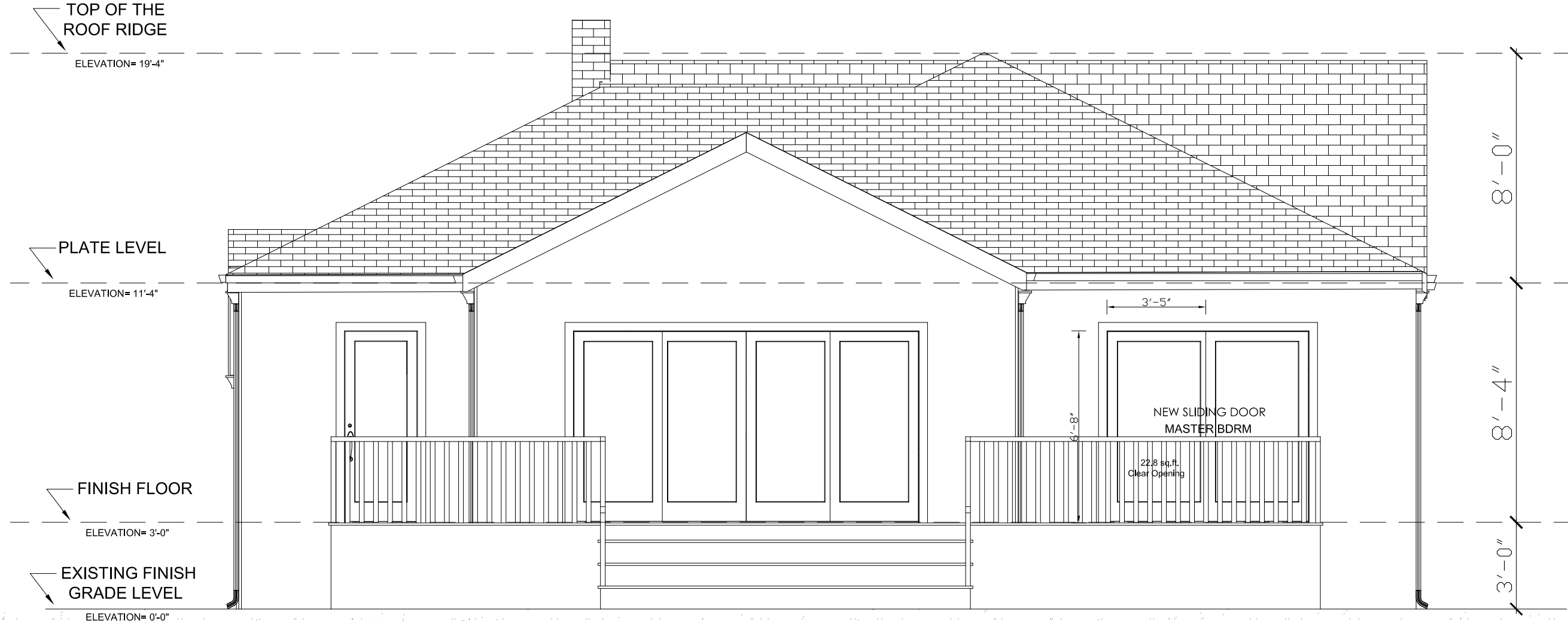
IMPORTANT NOTE

1) ALL THE NEW EXTERIOR WALLS WILL BE MATCHED WITH THE EXISTING, WHICH ARE STUCCO (7/8 INCH THICKNESS & TWO LAYERS GRADE D PAPER OVER THE PLYWOOD WITH WEEP SCREED).

2) ALL THE ROOFING MATERIALS WILL BE MATCHED WITH THE EXISTING WHICH IS ASPHALT COMPOSITION MINIMUM CLASS A ROOFING MATERIAL FOR NEW AND EXISTING ROOF.



EXISTING REAR ELEVATION
1/4" = 1'-0"



NEW REAR ELEVATION
1/4" = 1'-0"

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The Patel Residence
800 Winchester Dr
Burlingame, Ca

Craftsman's Guild INC
10566 South De Anza Boulevard, Cupertino CA 95014
Phone: 408-366-1000 Fax: 408-366-1100
California State Contractor's License Number: 507159



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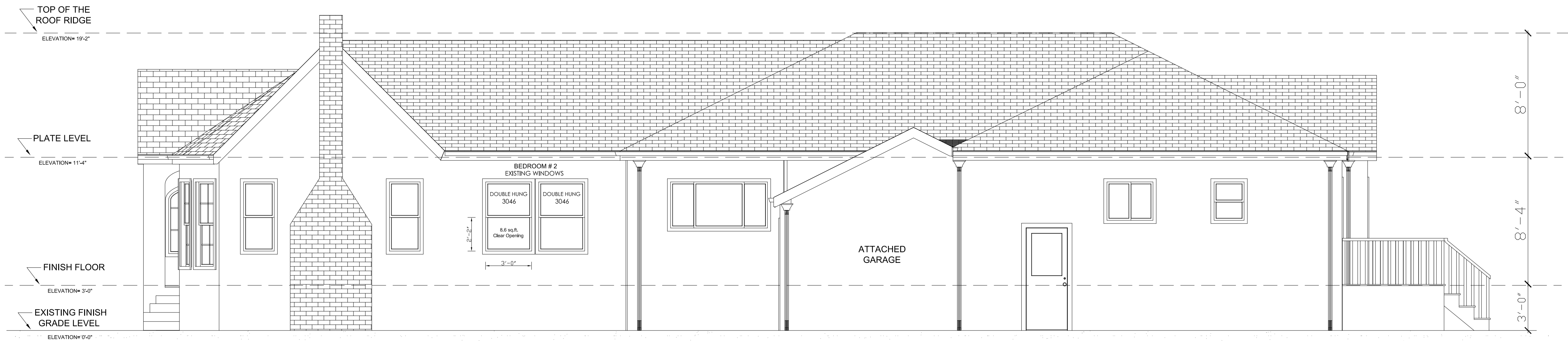


EXISTING RIGHT ELEVATION
1/4" = 1'-0"

IMPORTANT NOTE

1) ALL THE NEW EXTERIOR WALL WILL BE MATCHED WITH THE EXISTING WALL WHICH IS STUCCO ON THE TOP (7/8 INCH THICKNESS & TWO LAYERS GRADE D PAPER OVER THE PLYWOOD WITH WEEP SCREED) AND WOOD SIDING ON THE BOTTOM.

2) ALL THE ROOFING MATERIALS WILL BE MATCHED WITH THE EXISTING WHICH IS ASPHALT COMPOSITION MINIMUM CLASS A ROOFING MATERIAL FOR NEW AND EXISTING ROOF.



NEW RIGHT ELEVATION
1/4" = 1'-0"

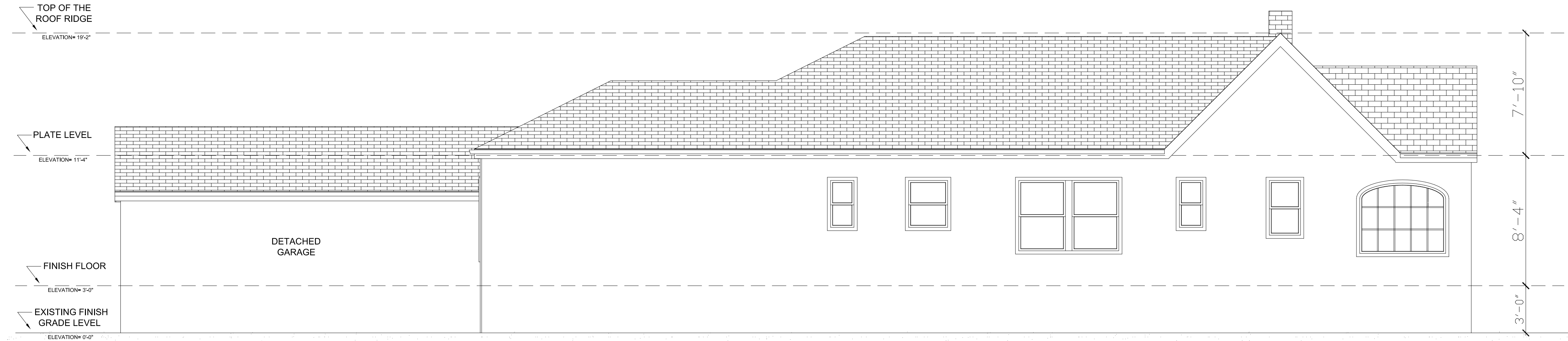
REVISIONS			

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The Patel Residence
800 Winchester Dr
Burlingame, Ca

Craftsmen's Guild
INC
10566 South De Anza Boulevard, Cupertino CA 95014
Phone: 408-366-1000 Fax: 408-366-1100
California State Contractor's License Number: 507159

DRAWN BY: J. MARKE
CHECKED BY:
ISSUED:
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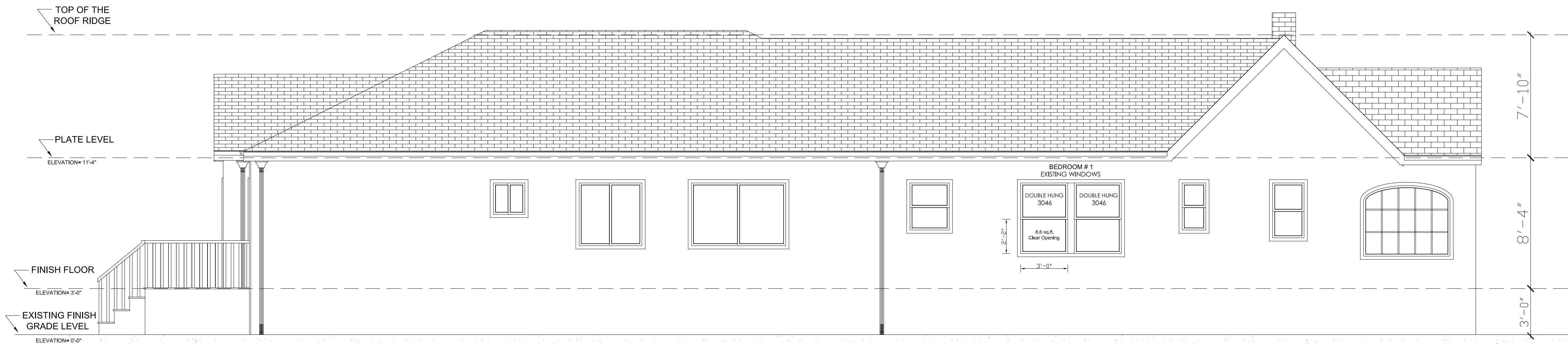
EXISTING LEFT ELEVATION

1/4" = 1'-0"

IMPORTANT NOTE

1) ALL THE NEW EXTERIOR WALL WILL BE MATCHED WITH THE EXISTING WALL WHICH IS STUCCO ON THE TOP (7/8 INCH THICKNESS & TWO LAYERS GRADE D PAPER OVER THE PLYWOOD WITH WEEP SCREED) AND WOOD SIDING ON THE BOTTOM.

2) ALL THE ROOFING MATERIALS WILL BE MATCHED WITH THE EXISTING WHICH IS ASPHALT COMPOSITION MINIMUM CLASS A ROOFING MATERIAL FOR NEW AND EXISTING ROOF.



NEW LEFT ELEVATION

1/4" = 1'-0"

REVISIONS

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800 Winchester Dr
Burlingame, Ca

Craftsman's Guild INC
10566 South De Anza Boulevard, Cupertino CA 95014
Phone: 408-366-1000 Fax: 408-366-1100
California State Contractor's License Number: 507159

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NOTE

1. 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 Copy of the plans prior to performing the work.
2. Anyone who is doing business in the City must have a current City of Burlingame business license.
3. The Certificate of Occupancy will be rescinded once construction begins. A new Certificate of Occupancy will be issued after the project has been final. No occupancy of the building is to occur until a new Certificate of Occupancy has been issued.
4. The roof eaves shall not project within two feet of the property line 2016 CRC § Table R302.1(1) or 2016 CBC Table 705.2
5. The wall between the garage and the new conditioned space, the exterior walls and the ceiling shall comply with the building envelope insulation requirements. 2016 California Energy Code Table §150.1-b.
6. The new windows for the new conditioned space shall meet the 0.32 U-Factor requirement per the 2016 California Energy Code Table §150.1-A.
7. All openings in exterior walls, both protected and unprotected, shall comply with 2016 CBC, Table 705.8.
8. A Grading Permit, if required, will be obtained from the Department of Public Works.
9. Lighting shall be provided for the all exterior landings. 2016 CRC §303.8 or 2016 CBC §1008.2 and 2016 CBC §1205.4
10. WHERE THE PROPERTY LINE IS LESS THAN TEN (10) FEET FROM THE EXIT TERMINAL OF ANY NEWLY INSTALLED OR REPLACEMENT HIGH EFFICIENCY MECHANICAL EQUIPMENT THE PIPE SIZE OF THE FINAL TEN (10) FEET OF ANY TERMINAL MUST BE INCREASED TO THREE INCHES (3") OR, AS AN ALTERNATIVE, MANUFACTURER-APPROVED Baffles MUST BE INSTALLED.
11. IF IT IS DETERMINED BY THE CONTRACTOR AFTER THE PLANS HAVE BEEN APPROVED BY THE CITY THAT THE EXTERIOR BEARING WALLS IN THE FIELD ARE ACTUALLY LESS THAN FIVE FEET FROM THE PROPERTY LINE, THAT THE EXTERIOR WALLS WILL BE BUILT OF ONE-HOUR FIRE-RATED CONSTRUCTION. 2016 CRC TABLE R302.1(1) OR 2016 CBC, TABLE 705.2

IMPORTANT NOTE	
ALL CONSTRUCTION SHALL BE COMPLY WITH	
• 2016	CALIFORNIA FIRE CODE
• 2016	CALIFORNIA BUILDING CODE
• 2016	CALIFORNIA RESIDENTIAL CODE
• 2016	CALIFORNIA MECHANICAL CODE
• 2016	CALIFORNIA PLUMBING CODE
• 2016	CALIFORNIA ELECTRICAL CODE
• 2016	CALIFORNIA ENERGY CODE
• 2016	CALIFORNIA GREEN BUILDING CODE
• 2016	CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS
ANY OTHER APPLICABLE LOCAL & STATE LAWS & REGULATION	

WATER EFFICIENT PLUMBING FIXTURES (CALIFORNIA CIVIL CODE 1101.41) THE CALIFORNIA CIVIL CODE REQUIRES THAT ALL EXISTING NON-COMPLIANT PLUMBING FIXTURES (BASED ON WATER EFFICIENCY) THROUGHOUT THE HOME BE UPGRADED WHENEVER A BUILDING PERMIT IS ISSUED FOR REMODELING IMPROVEMENTS.

TYPE OF FIXTURE	NON-COMPLIANT PLUMBING FIXTURE	REQUIRED WATER CONSERVING PLUMBING FIXTURE (MAX. FLOW RATES)
WATER CLOSET SHOWERS FACET BATHTUB FACET SINKS	GREATER THAN 1.6 GALLONS/FLUSH GREATER THAN 2.5 GALLONS/ MIN GREATER THAN 1.2 GALLONS/ MIN GREATER THAN 2.5 GALLONS/ MIN	1.28 GALLONS/FLUSH 1.6 GALLONS/FLUSH 1.2 GALLONS/FLUSH 1.6 GALLONS/FLUSH

NOTICE TO ALL CONTRACTORS:
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Burlingame, Ca

Craftsmen's Guild
INC
10566 South De Anza Boulevard, Cupertino CA 95014
Phone: 408-366-1000 Fax: 408-366-1100
California State Contractor's License Number: 507159



DRAWN BY:
SIAMAK
CHECKED BY:
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FILENAME:
PROJECT NUMBER:

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