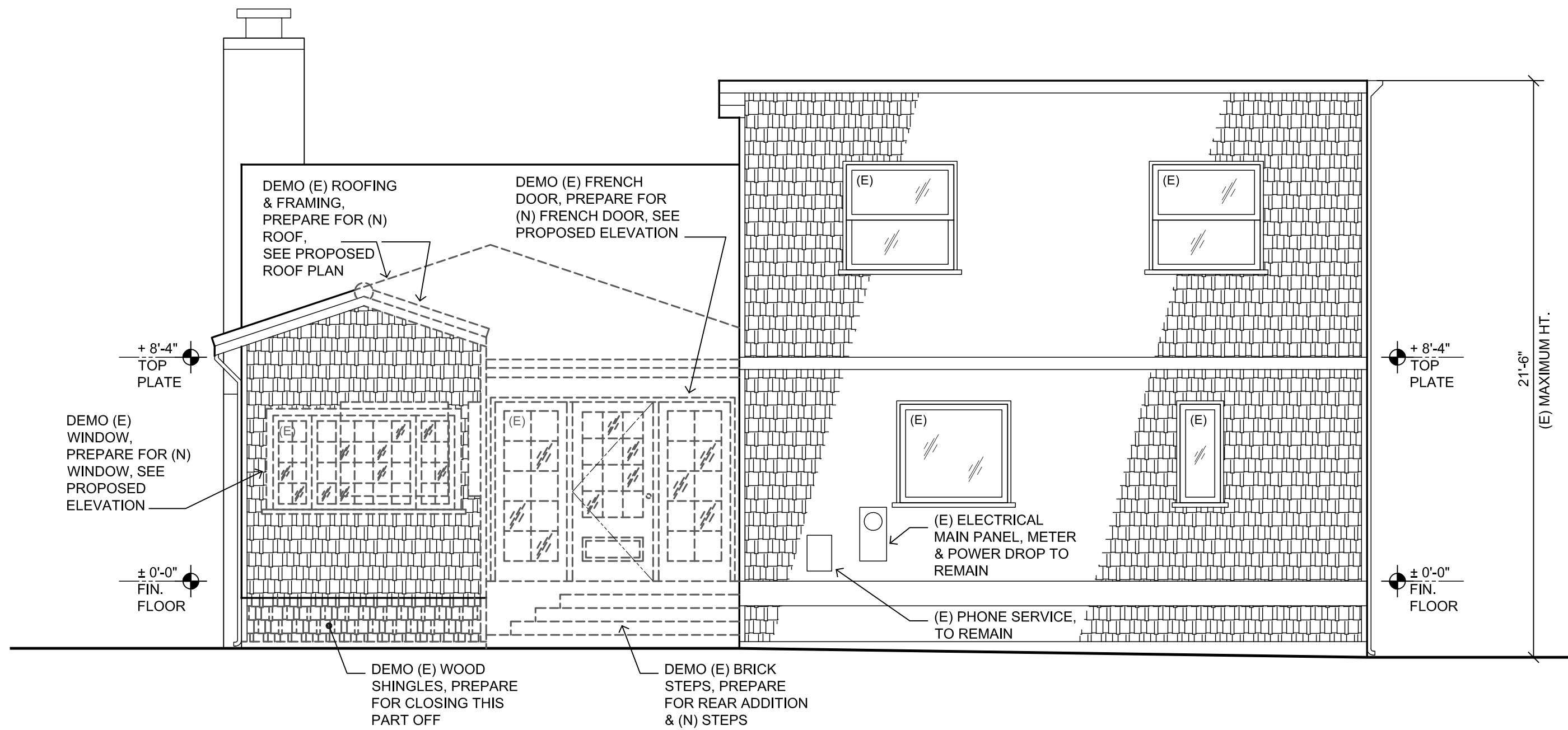
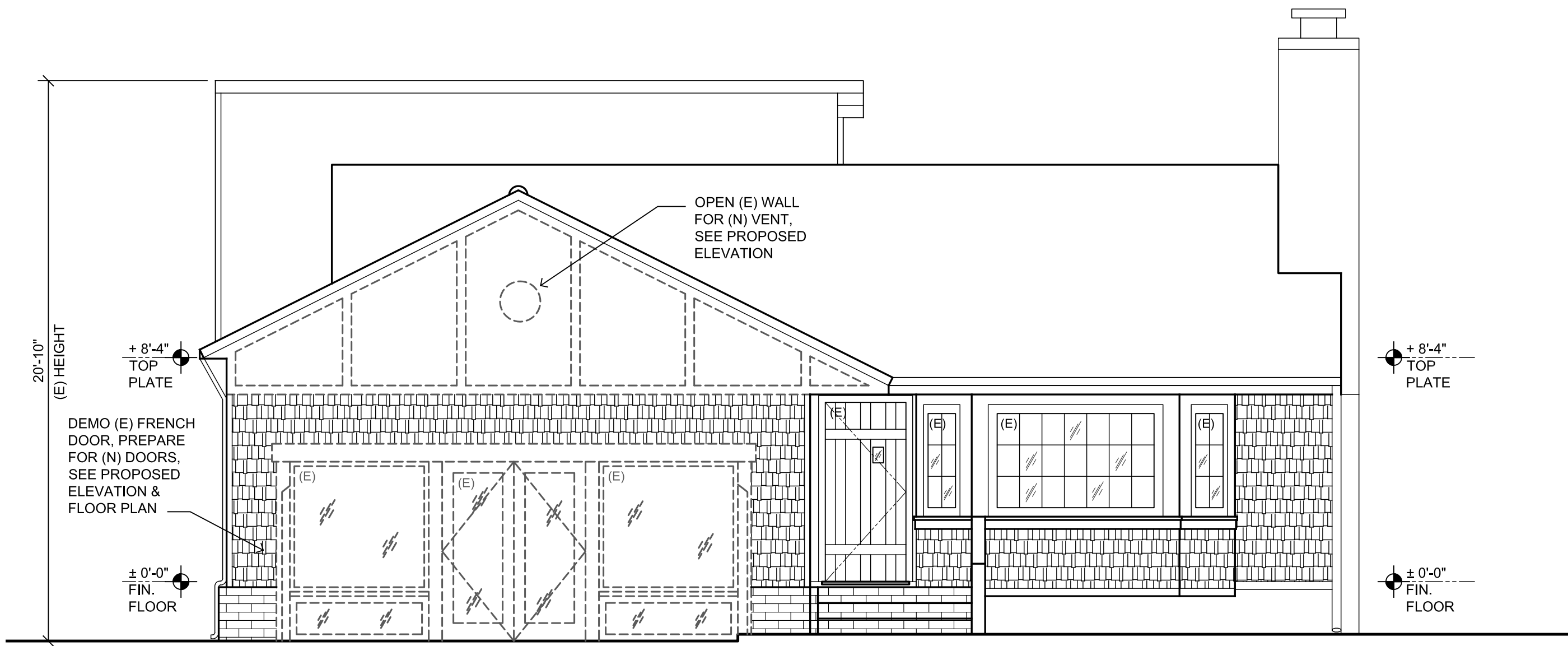


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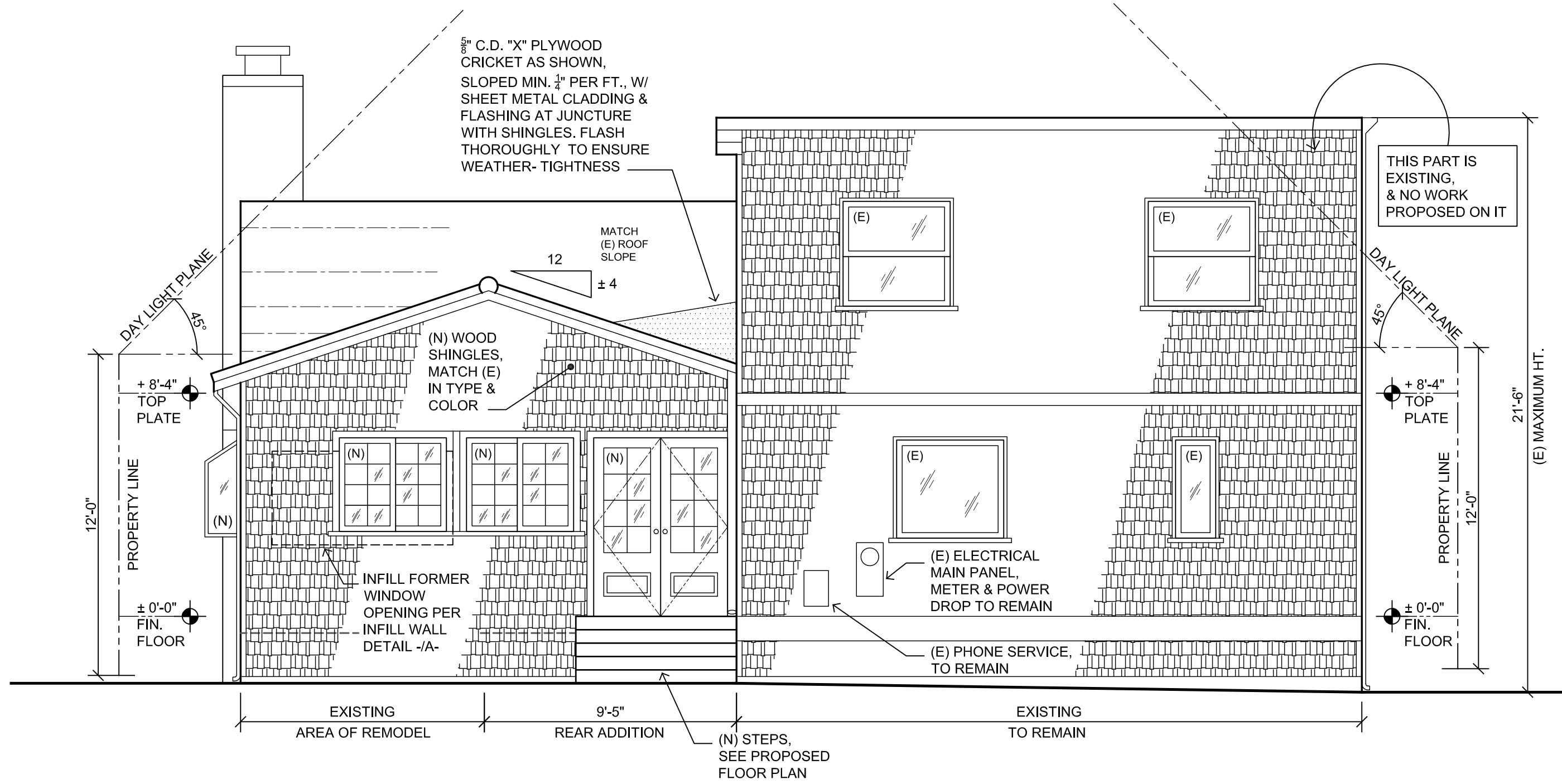
EXISTING SOUTHEAST ELEVATION

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



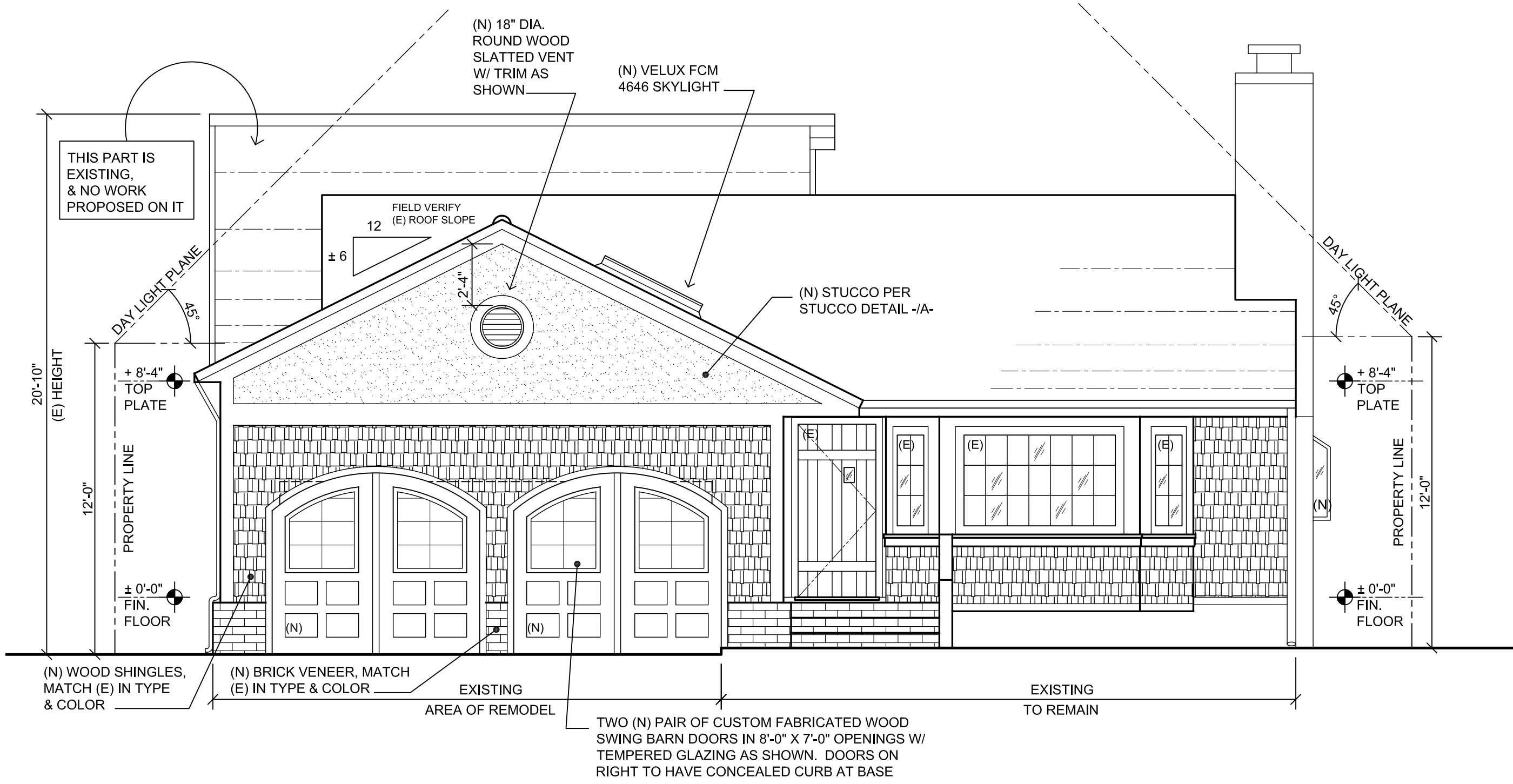
EXISTING NORTHWEST ELEVATION

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



PROPOSED SOUTHEAST ELEVATION

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

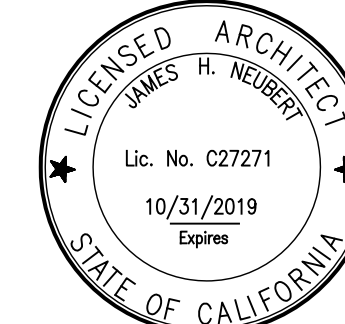


PROPOSED NORTHWEST ELEVATION

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

EXISTING & PROPOSED ELEVATIONS
JANGLA RESIDENCE
1125 Oxford Rd., Burlingame, CA 94010

James Neubert Architects
693 Third Avenue
Tel: 650.357.0408
Redwood City, CA 94063
www.jamesneubert.com

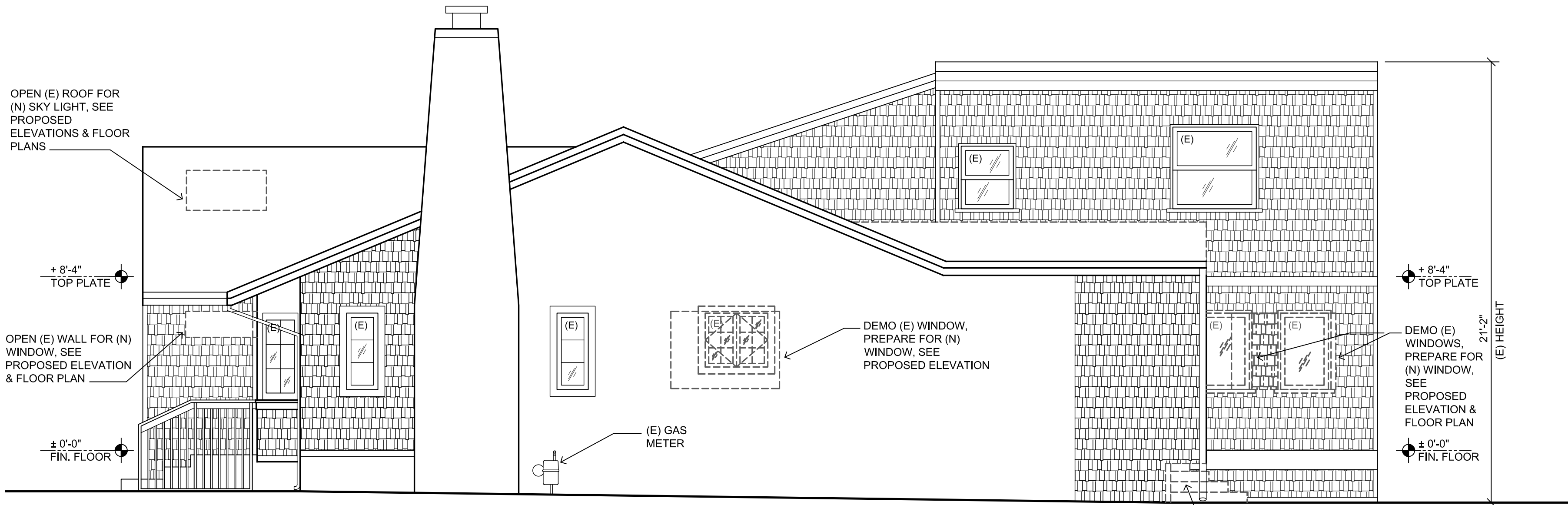


SCALE: 1/4" = 1'-0"

DATE: 12.20.18

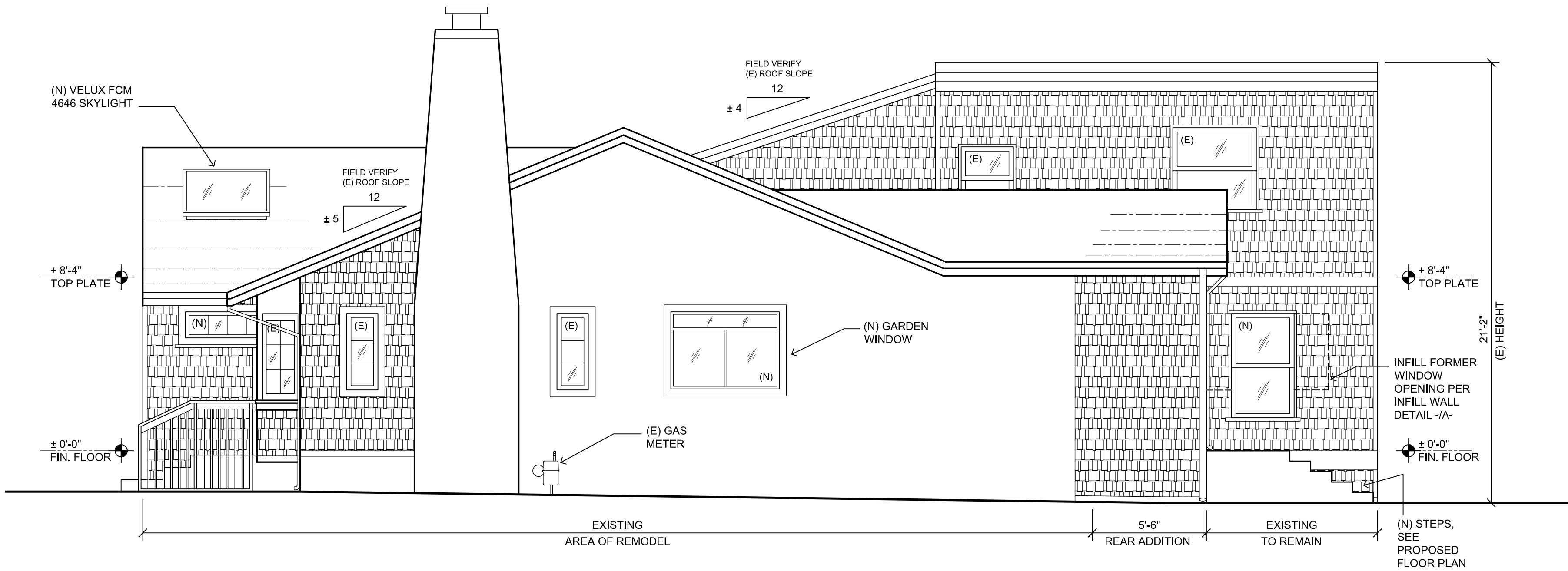
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EXISTING NORTHWEST ELEVATION

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

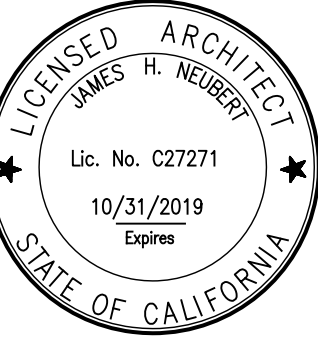


PROPOSED NORTHWEST ELEVATION

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

EXISTING & PROPOSED ELEVATIONS
JANGLA RESIDENCE
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Redwood City, CA 94063
Tel: 650.357.0408
www.jamesneubert.com



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

DATE: 12.20.18

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ABBREVIATIONS:

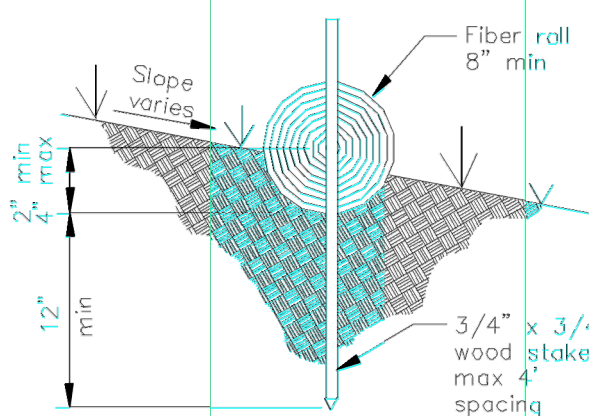
&	AND
@	AT
C	CENTERLINE
ACOUS.	ACOUSTICAL
ADJ.	ADJACENT
A.F.F.	ABOVE FINISH FLOOR
A.F.G.	ABOVE FINISH GRADE
AL.	ALUMINUM
APPROX.	APPROXIMATE
ARCH.	ARCHITECTURAL
BD.	BOARD
BLDG.	BUILDING
BLOK	BLOCK
BLKG.	BLOCKING
BM.	BEAM
B.O.	BOTTOM OF
C.B.	CATCH BASIN
CEM.	CEMENT
CER.	CERAMIC
CL.	CLOSET
CLR.	CLEAR
CLG.	CEILING
COL.	COLUMN
CONC.	CONCRETE
CONN.	CONNECTION
CONST.	CONSTRUCTION
CONT.	CONTINUOUS
CONTR.	CONTRACTOR
CNTR.	COUNTER
CTR.	CENTER
D.F.	DOUGLAS FIR
DBL.	DOUBLE
DEPT.	DEPARTMENT
DET.	DETAIL
DIA.	DIAMETER
DIM.	DIMENSION
DISP.	DISPENSER
DN.	DOWN
D.S.	DOWN SPOUT
DWG.	DRAWING
(E)	EXISTING
EA.	EACH
E.C.	ELECTRICAL CONTRACTOR
EL.	ELEVATION
ELEC.	ELECTRICAL
ELEV.	ELEVATION
EMER.	EMERGENCY
ENCL.	ENCLOSURE
EQ.	EQUAL
EQP.	EQUIPMENT
EXT.	EXTERIOR
F.A.	FIRE ALARM
F.D.	FLOOR DRAIN
F.F.	FINISH FACE
F.R.P.	FIBER REINFORCED PANEL
F.T.	FIRE TREATED
FDN.	FOUNDATION
FIN. FL.	FINISH FLOOR
FLUOR.	FLUORESCENT
FP.	FIRE PROOF
FT.	FOOT
FT.G.	FOOTING
GA.	GAUGE
GALV.	GALVANIZED
G.B.	GRAB BAR
G.C.	GENERAL CONTRACTOR
GL.	GLASS
GND.	GROUND
GYP.	GYPSON
HOR.	HORIZONTAL
HT.	HEIGHT
H.M.	HOLLOW METAL
I.D.	INSIDE DIAMETER
I.G.	INSULATED GLASS
INSUL.	INSULATION
INT.	INTERIOR
LAM.	LAMINATE
LAV.	LAVATORY
LT.	LIGHT
MAX.	MAXIMUM
M.C.	MECHANICAL CONTRACTOR
MECH.	MECHANICAL
MFR.	MANUFACTURER
MGR.	MANAGER
MIN.	MINIMUM
MISC.	MISCELLANEOUS
MTD.	MOUNTED
MTL.	METAL
N.I.C.	NOT IN CONTRACT
N.T.S.	NOT TO SCALE
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
OPP.	OPPOSITE
P.C.	PLUMBING CONTRACTOR
PL.	PLATE
PLAM.	PLASTIC LAMINATE
PLAS.	PLASTER
PLYWD.	PLYWOOD
PR.	PAIR
PRHT	PARTIAL HEIGHT
P.T.	PRESSURE TREATED
PTD.	PAINTED
R.	RADIUS
R.D.	ROOF DRAIN
REF.	REFRIGERATOR
RM.	ROOM
RWD.	REDWOOD
R.W.L.	RAINWATER LEADER
S.A.	SMOKE ALARM
S.C.	SOLID CORE
SCHED.	SCHEDULE
SECT.	SECTION
SHT.	SHEET
SIM.	SIMILAR
SPEC.	SPECIFICATION
SQ.	SQUARE
S&R	SHELF AND ROD
S.S.	STAINLESS STEEL
SSD.	SEE STRUCTURAL DRAWINGS
STD.	STANDARD
STL.	STEEL
STR.	STRUCTURE
SUSP.	SUSPENDED
T.V.	TELEVISION
T.O.	TOP OF
T.O.P.	TOP OF PARAPET
TRAN.	TRANSOM
TYP.	TYPICAL
U.O.N.	UNLESS OTHERWISE NOTED
V.I.F.	VERIFY IN FIELD
VERT.	VERTICAL
W/	WITH
W.C.	WATER CLOSET
WD.	WOOD
W/O	WITHOUT
W.R.	WATER RESISTANT
WT.	WEIGHT
WWM	WELDED WIRE MESH

LEGEND

SYMBOL	DESCRIPTION
	(N) ADDITION OR (N) DECK
	PROPERTY LINE
	REMOVE HARDSCAPE
	FENCE
	DRAWING NUMBER
	SHEET NUMBER
	DIRECTION OF CUT / VIEW

DEMOLITION SITE PLAN

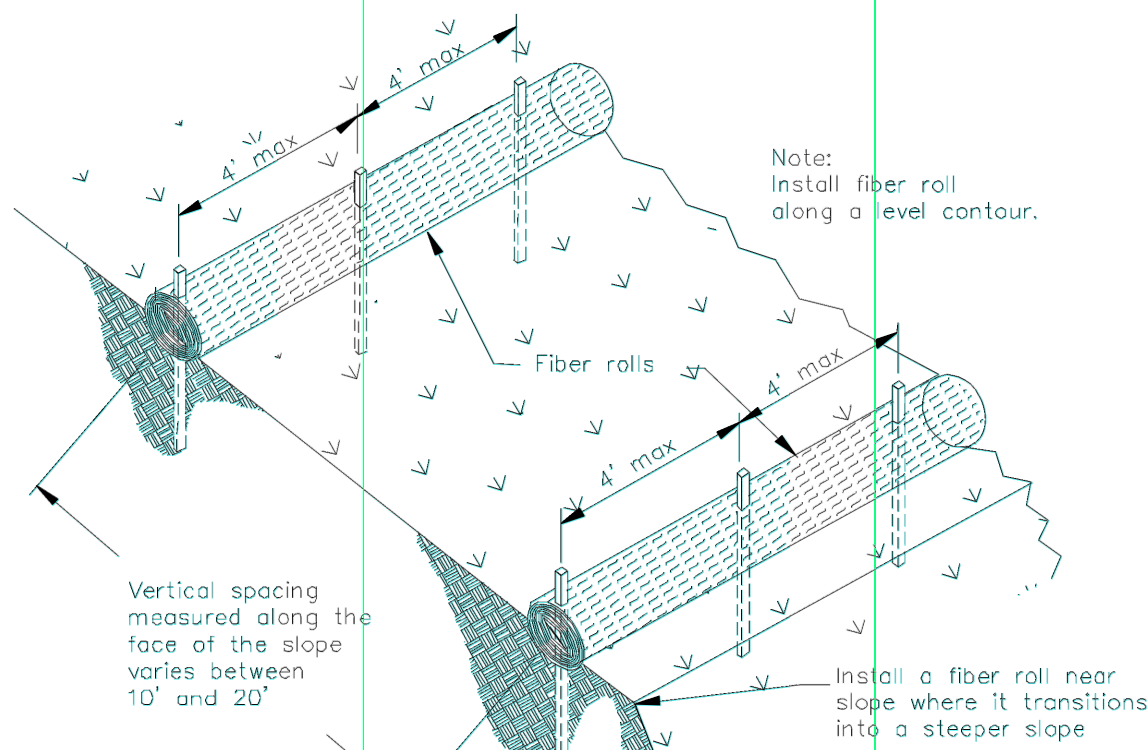
SCALE: 1/8" = 1'-0"



SEE ALSO STAGING AND EROSION CONTROL NOTES ON SHEET A2a.

PROPOSED SITE PLAN

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



PROJECT DATA

APN #: 025-252-210
Building Occupancy Group: R 3/U
Zoning District: R1B
Construction Type: VB
Number of stories: 2
Gross Lot Size: 6,000 S.F.

Existing:
1st Floor Habitable 1602 sf
Attached 2-Car Garage 459 sf
(converted to habitable, to be restored)
2nd Floor Habitable 583 sf
(stair counted once)
Accessory Structure 167 sf
(E) Lot Coverage 2228 sf

Proposed Addition:
1st Floor Garage conversion 229 sf
1st Floor rear addition 51 sf
Attached 1-Car Garage 230 sf
(E) Gross Total Habitable 2185 sf
(N) Gross Total Habitable 2465 sf
(N) Lot Coverage 2279 sf

Floor Area Ratio:

(.32 x 6000 + 1100 s.f. = 3020 sf = max. allowed)
.50 (3,020 / 6,000)
New Floor Area Ratio = 1882+583+167+230 / 6,000 = 2862 / 6,000 = .48

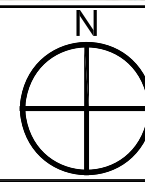
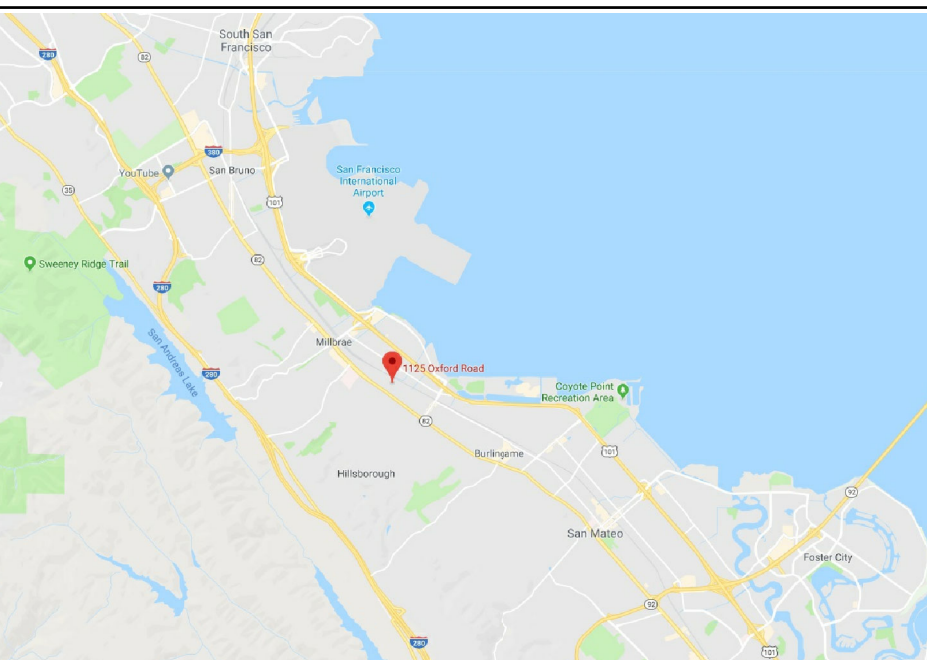
Existing Building Height 21'- 6"
Proposed Building Height 21'- 6"
Maximum Building Height 28'- 0"

PROPOSED WORK:

51 s.f. rear yard addition, to provide a full Dining Room off existing Kitchen, being fully remodelled. Also, we are removing a non-permitted prior owner upgrade that removed 2-car garage covered parking. We're restoring one covered stall with Conditional Permit & adding a new Den. We are relocating a non-permitted Laundry to second floor with other minor improvements.

INDEX OF DRAWINGS

- A1 SITE PLAN & PROJECT DATA
- A2 SPECIFICATIONS
- SWPPP SHEET
- A3 EXISTING & PROPOSED 1st FLOOR PLANS
- A4 EXISTING & PROPOSED 2nd FLOOR PLANS
- A5 EXISTING & PROPOSED ROOF PLANS
- A6 EXTERIOR ELEVATIONS
- A7 EXTERIOR ELEVATIONS
- A8 BUILDING SECTIONS
- A9 BUILDING SECTIONS & DETAILS
- A10 REFLECTED CEILING PLANS
- A11 ENLARGED PLANS & INTERIORS
- A12 TITLE 24
- A13 TITLE 24



VICINITY MAP
SCALE: N.T.S.

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

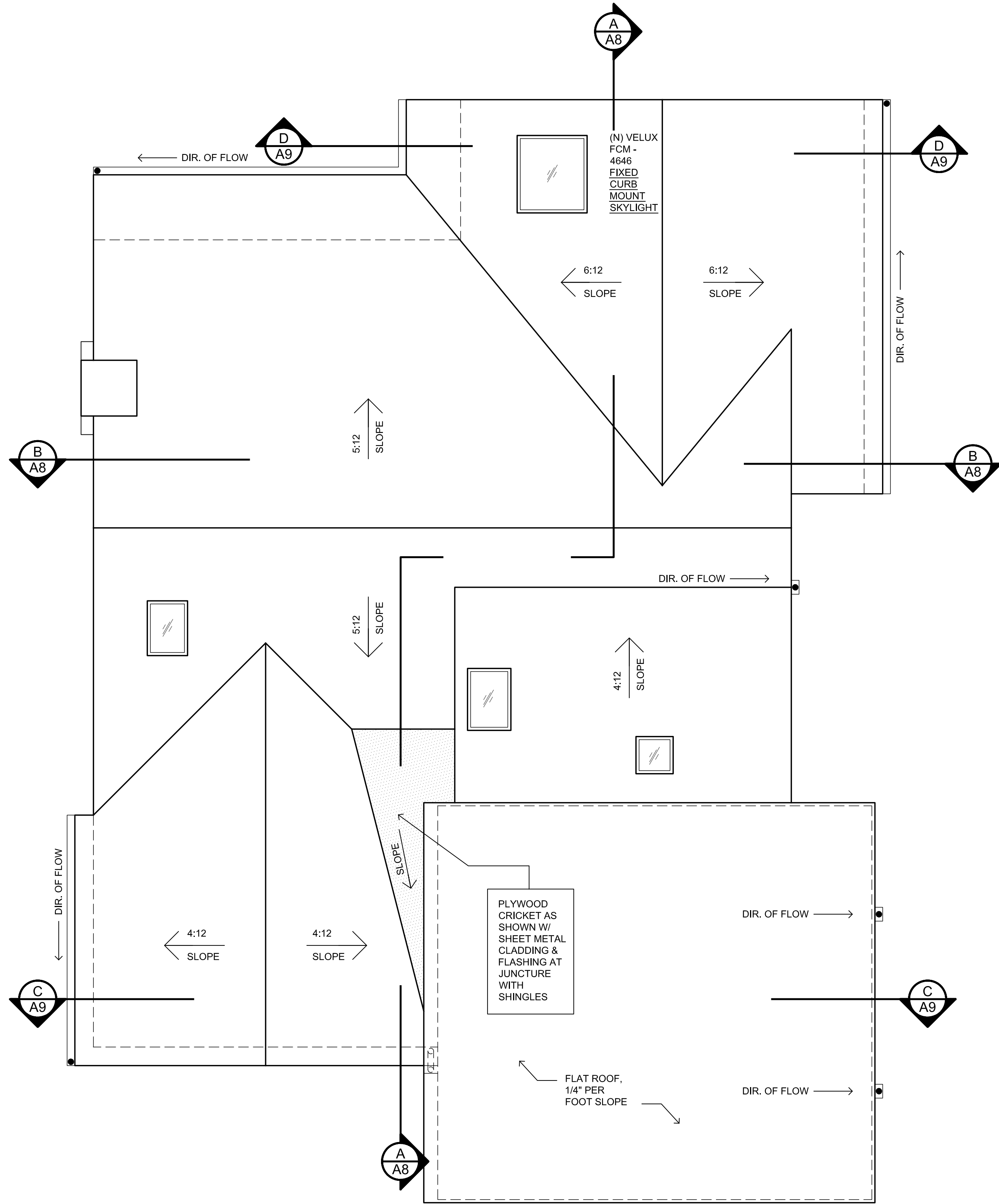
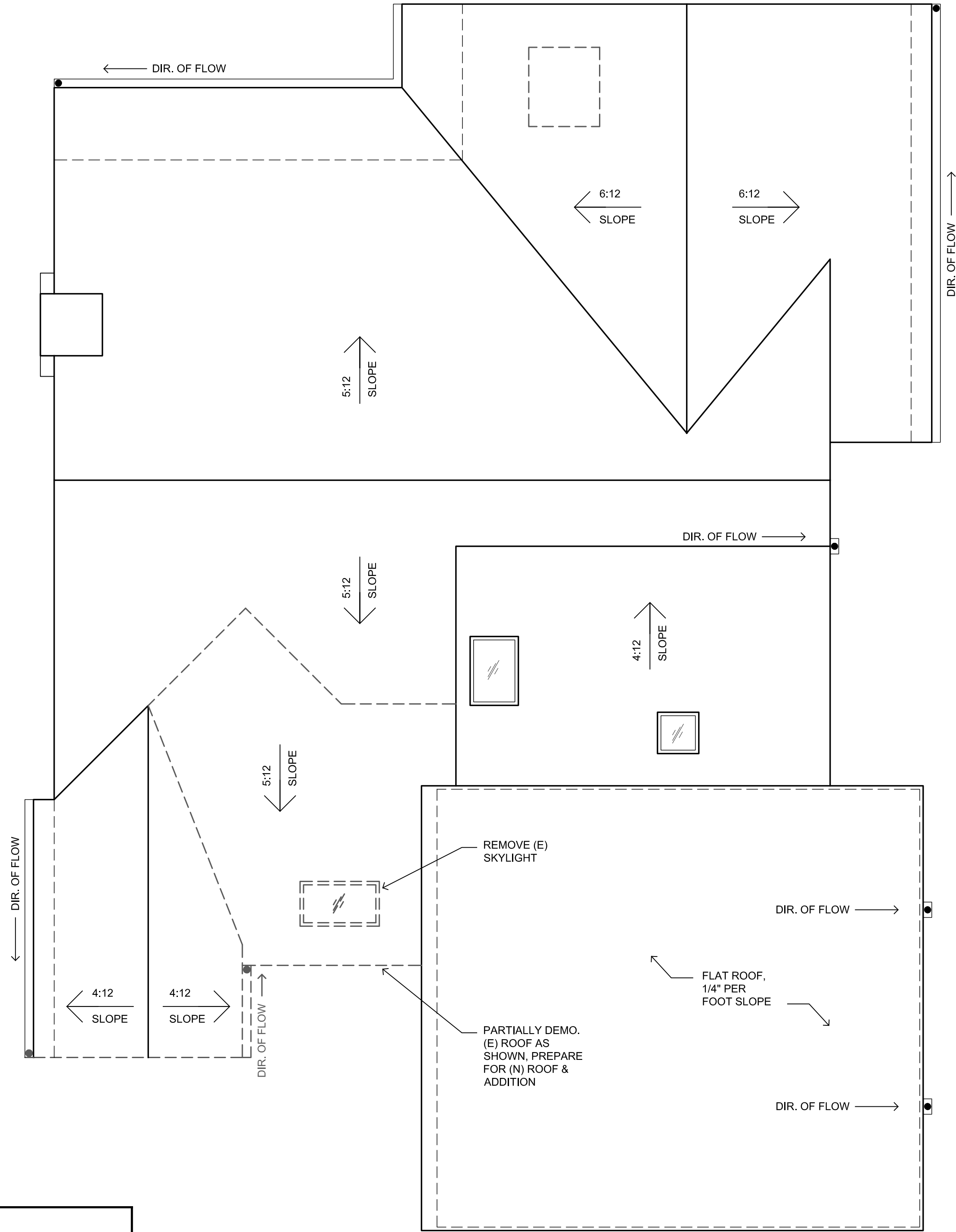
DATE: 12.20.18

REVISIONS:

SITE PLAN & PROJECT DATA
JANGLA RESIDENCE
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A1

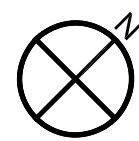
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LEGEND	
SYMBOL	DESCRIPTION
	EXISTING WALL TO REMAIN
	WALL TO BE REMOVED
	(N) 2x4 WOOD STUD WALL
	ELEVATION VIEW
	DRAWING NUMBER
	SHEET NUMBER
	DIRECTION OF CUT / VIEW
	BUILDING SECTION VIEW

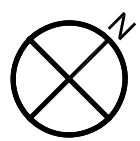
DEMOLITION ROOF PLAN

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



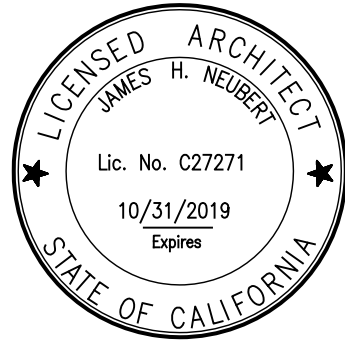
PROPOSED ROOF PLAN

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



EXISTING & PROPOSED ROOF PLANS
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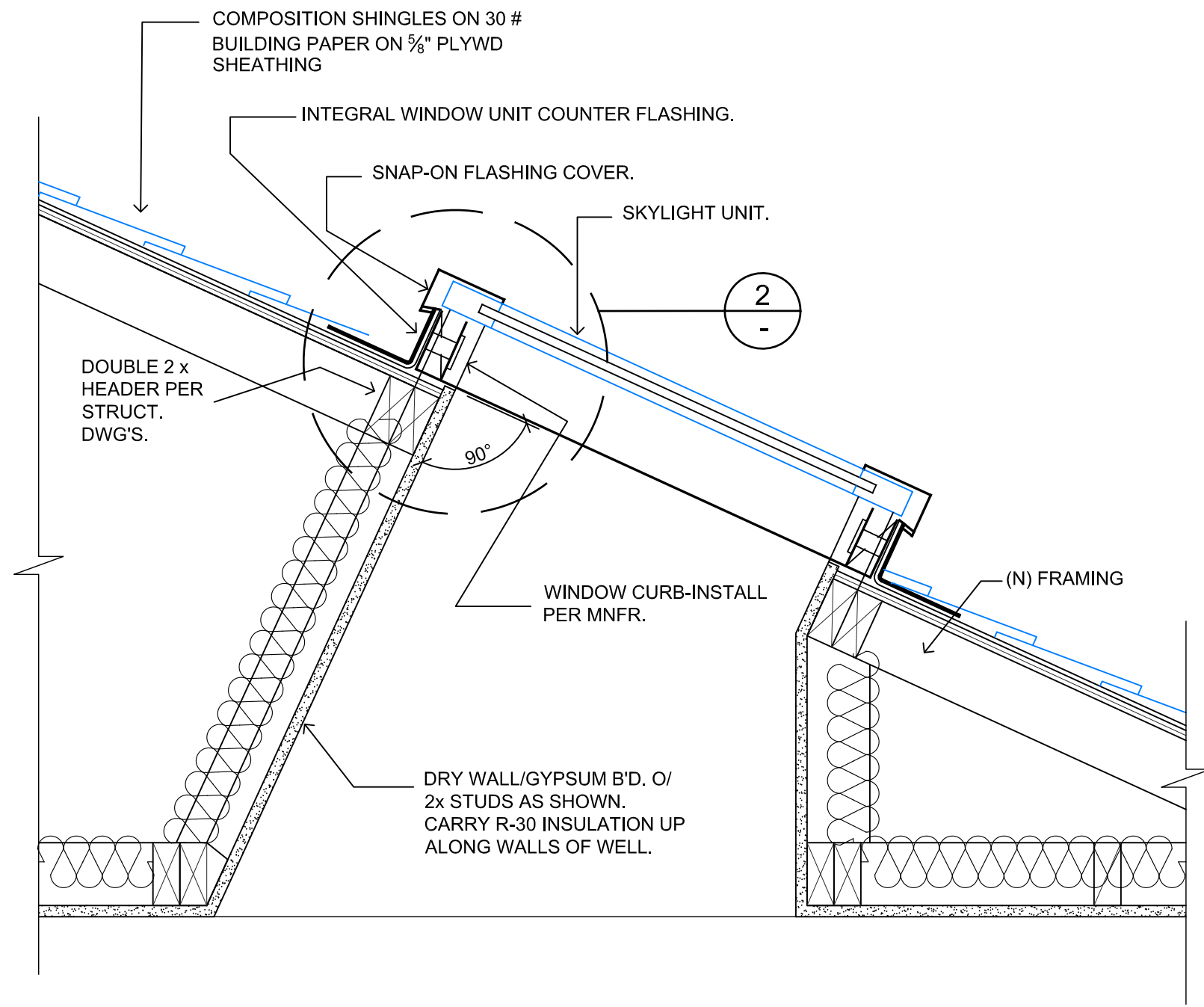
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DATE: 12.20.18

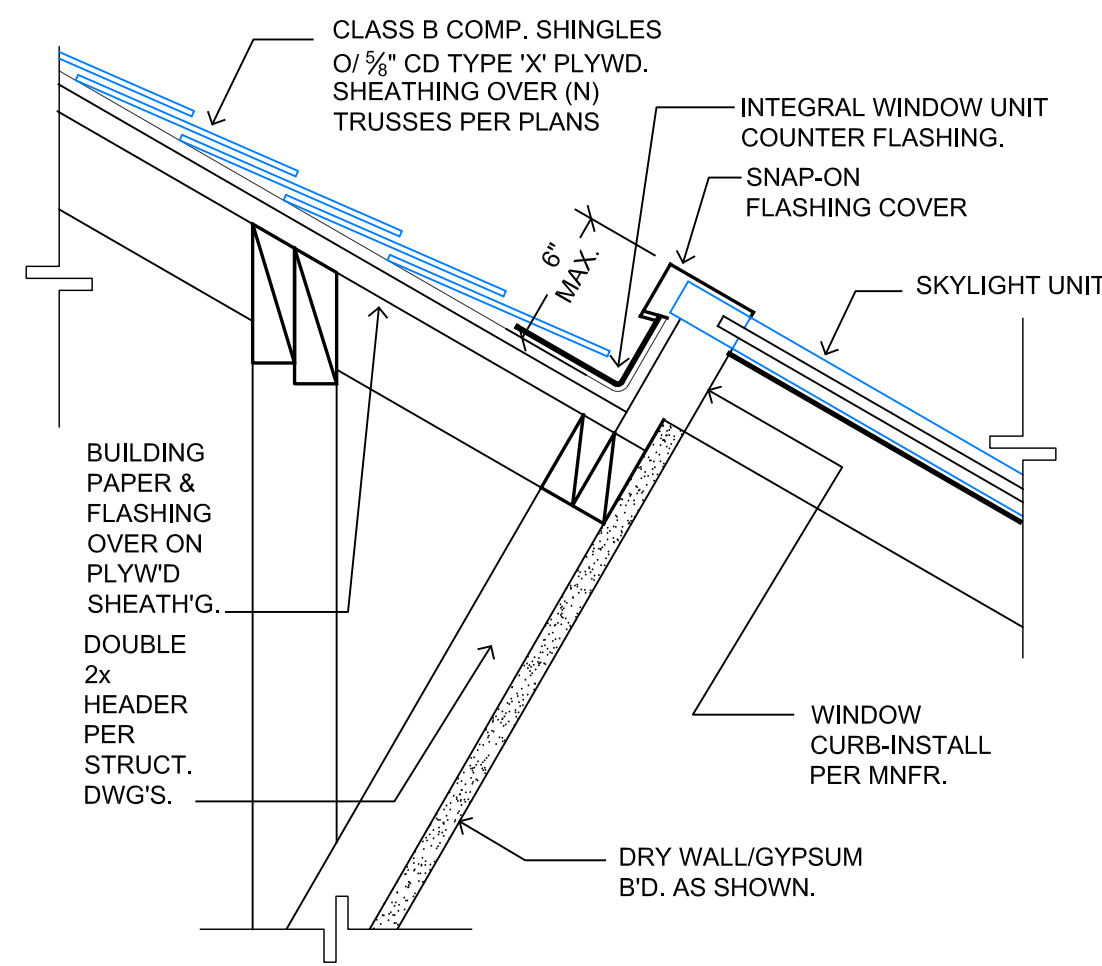
REVISIONS:

A5

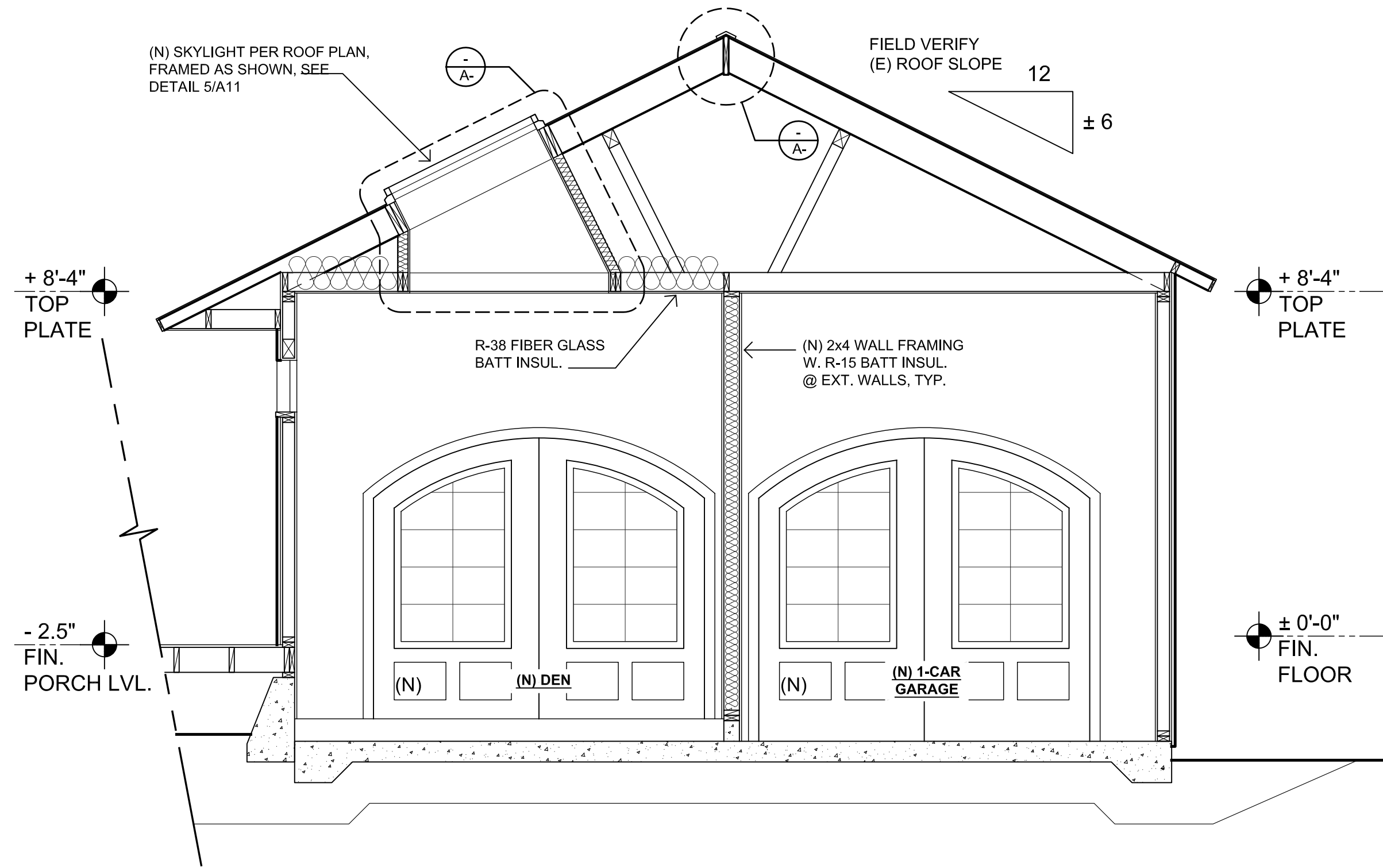
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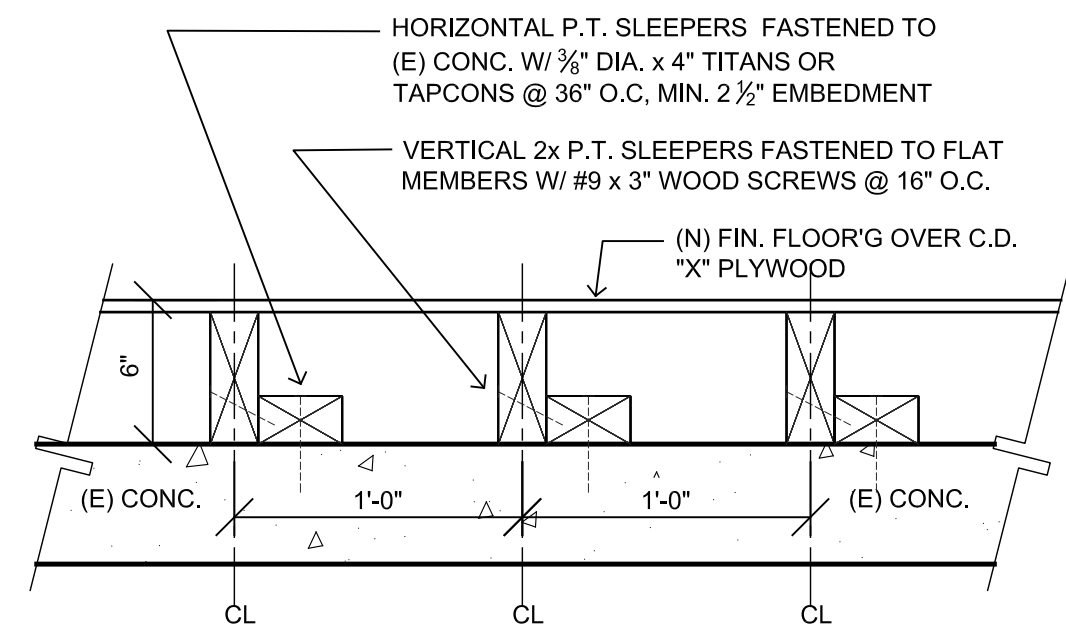
1 SKYLIGHT DETAIL
SCALE: 1 1/2" = 1'-0"



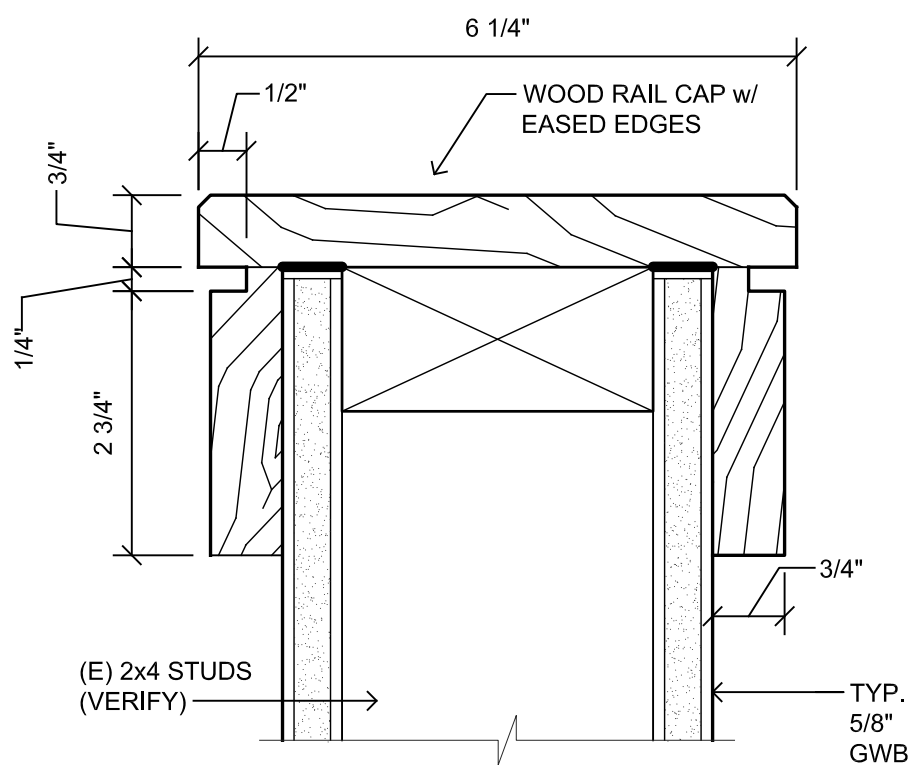
2 SKYLIGHT DETAIL
SCALE: 1 1/2" = 1'-0"



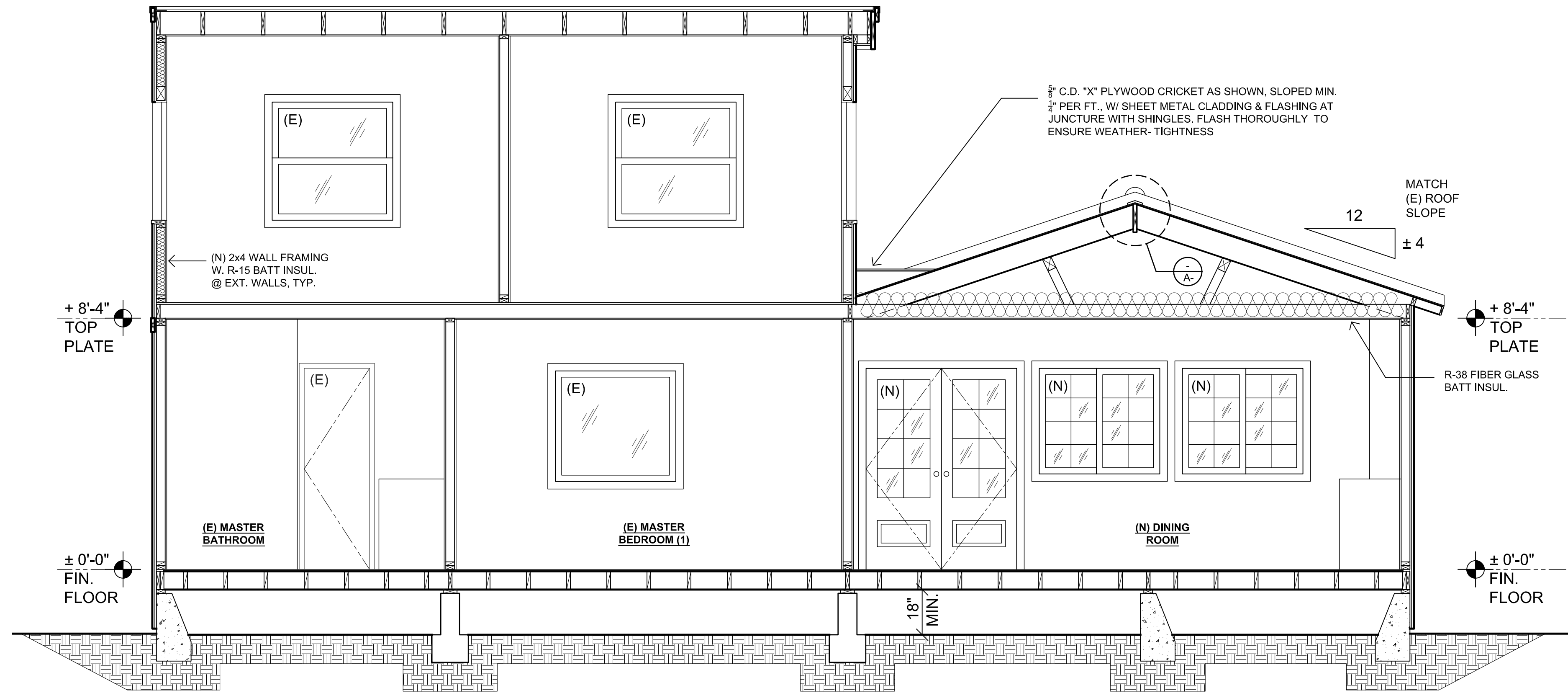
BUILDING SECTION
D SCALE: 3/8" = 1'-0"



3 FLOOR SLEEPERS DETAIL
SCALE: 1 1/2" = 1'-0"

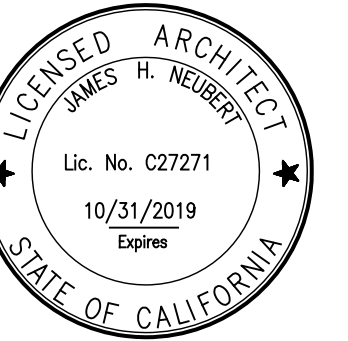


4 RAIL CAP DETAIL
SCALE: 6" = 1'-0"



BUILDING SECTION
C SCALE: 3/8" = 1'-0"

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SCALE: AS NOTED
DATE: 12.20.18
REVISIONS:

BUILDING SECTIONS & DETAILS
JANGLA RESIDENCE
1125 Oxford Rd., Burlingame, CA 94010

A9