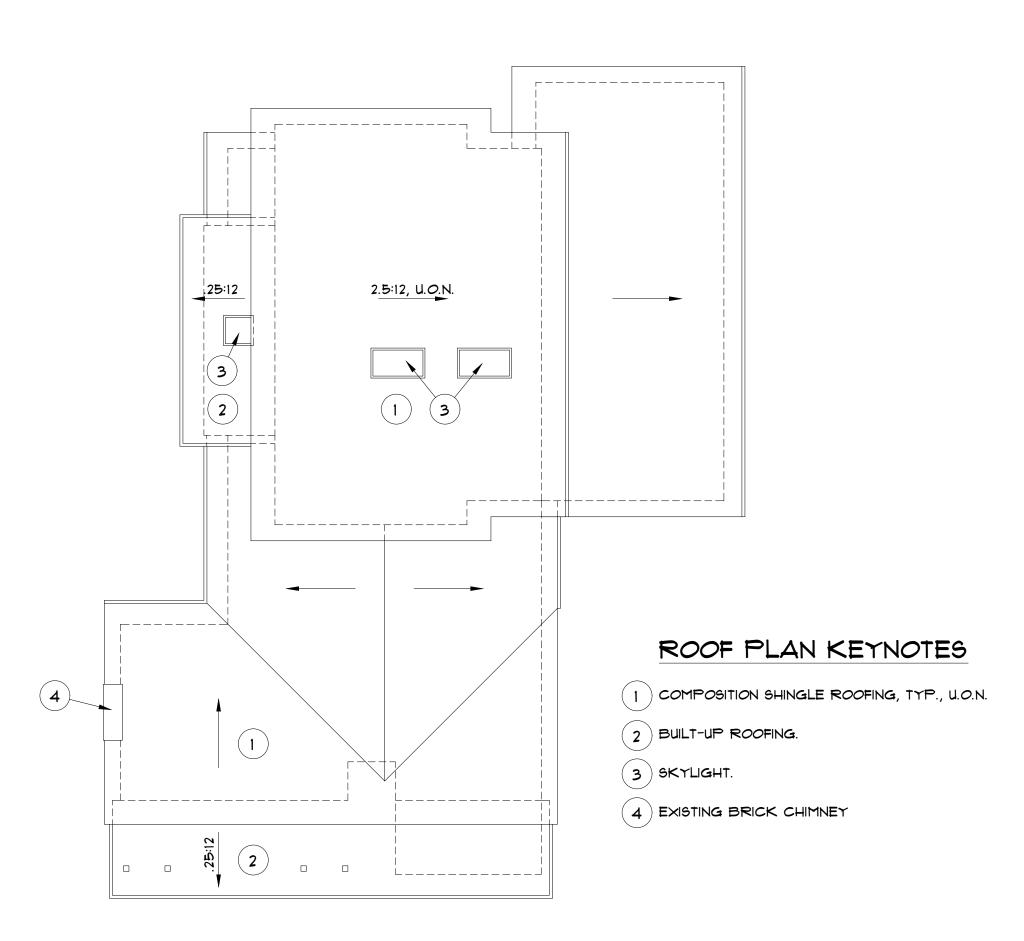


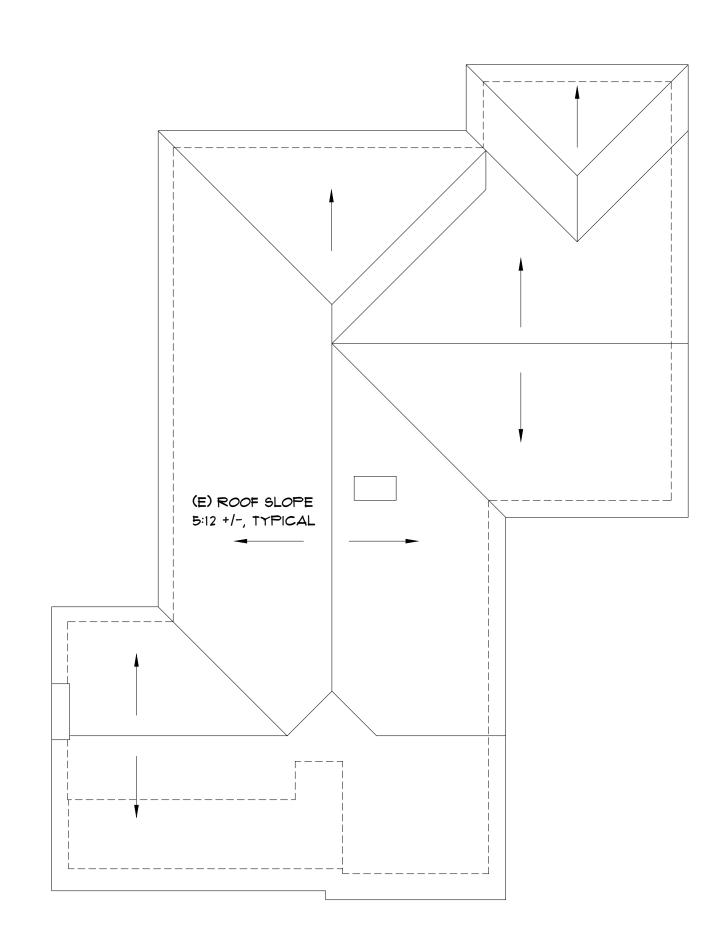
748 PLYMOUTH WAY

Proposed upper level addition & remodeling

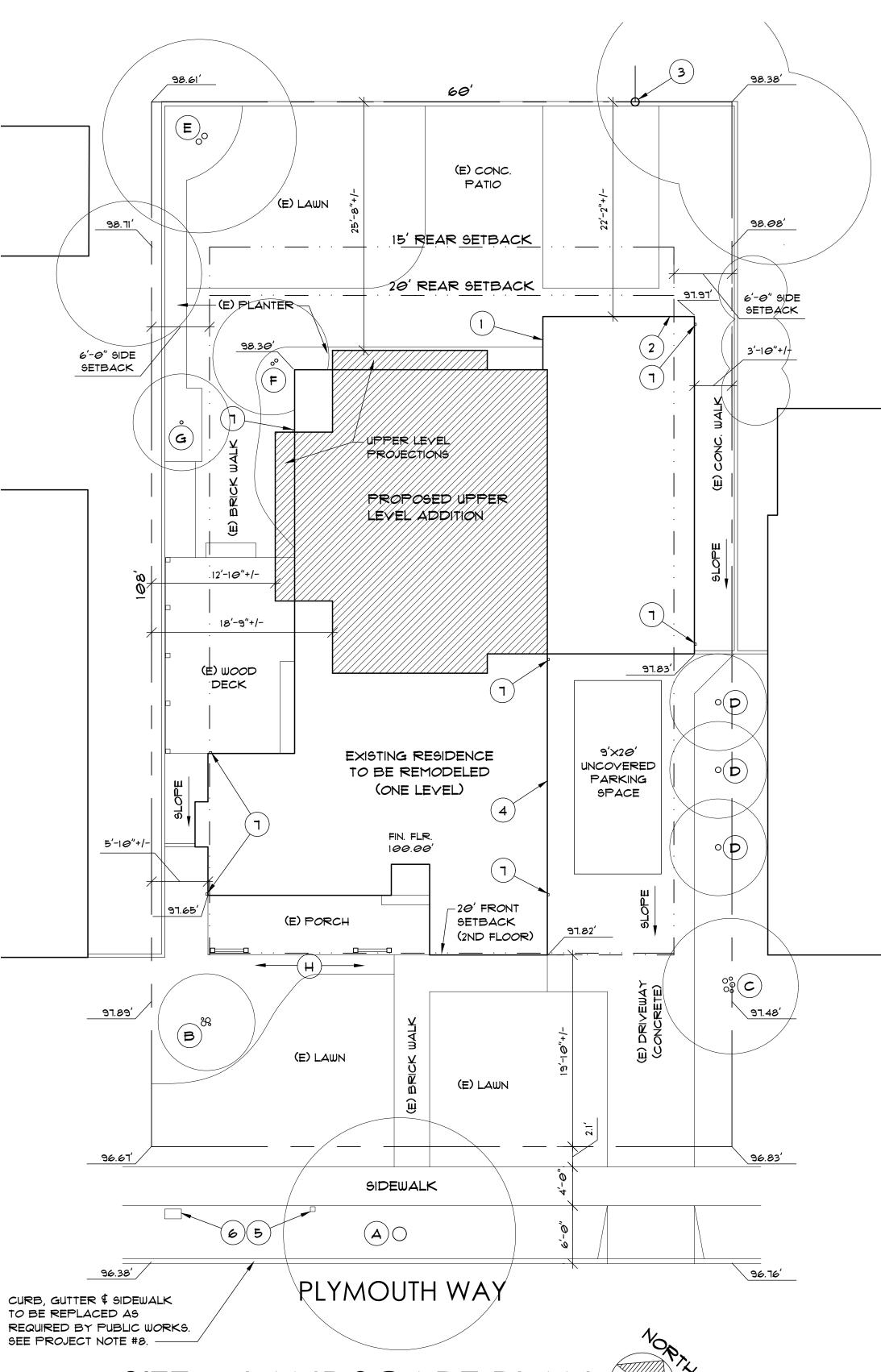


PROPOSED ROOF PLAN

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



EXISTING ROOF PLAN SCALE: 1/8"=1'-0"



SITE & LANDSCAPE PLAN

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

SITE PLAN KEYNOTES

- EXISTING ELECTRICAL METER (125 AMP).
- NEW ELECTRICAL METER, PROPOSED LOCATION.
- 3 POWER POLE.
- 4) GAS METER (CRAWL SPACE).
- 5) SEWER CLEANOUT.
- 6 WATER METER.
- 7) DOWNSPOUT.

LANDSCAPE KEYNOTES

- $(\, {f A}\,)$ existing tree. Sycamore. 17" DIA. Trunk.
- (B) EXISTING TREE. MAGNOLIA. 6''×2, 3''×2 DIA. TRUNKS.
- (C) existing tree. Privet? 6"x3, 4"x3 DIA. Trunks.
- ($\mathsf D$) existing tree. Citrus. 1" DIA. Trunk.
- E) EXISTING TREE. BIRCH. 1"X2 DIA. TRUNKS.
- F) EXISTING TREE. JAPANESE MAPLE. 4"X2 TRUNKS.
- $(oldsymbol{G})$ Existing tree avocado. 4" dia. trunk.
- $(\ oldsymbol{arphi}\)$ Existing Roses and Wisteria.

SITE PLAN NOTES

1. EXISTING TREES AND LANDSCAPING TO REMAIN UNLESS OTHERWISE NOTED.

PROJECT INFORMATION

148 PLYMOUTH WAY EKINE & HEATHER AKUIYIBO PROPERTY OWNERS: 029-162-150

THE PROPOSED PROJECT INCLUDES A NEW UPPER LEVEL MASTER SUITE ADDITION, MAIN LEVEL REMODELING AND NEW ROOF FORMS. SEE DRAWINGS FOR MORE INFORMATION.

CODE INFORMATION THIS PROJECT TO COMPLY WITH 2016 VERSIONS OF THE FOLLOWING CALIFORNIA CODES: BUILDING CODE, RESIDENTIAL CODE, GREEN

STANDARDS CODE, ELECTRICAL CODE, MECHANICAL CODE, PLUMBING

CODE, FIRE CODE AND ENERGY CODE, INCLUDING AMENDMENTS. ZONING INFORMATION

ZONE:

SITE AREA: 60'X 108'= 6480 SF

<u>SETBACKS</u> FRONT, FIRST FLOOR: UNCHANGED BY THIS PROJECT. FRONT, SECOND FLOOR: 20'-0" SIDE, FIRST FLOOR: 6'-0"

SIDE, SECOND FLOOR SEE DECLINING HT. ENVELOPE REAR, FIRST FLOOR: 15'-*0*" REAR, SECOND FLOOR: 20°-0"

LOT COVERAGE

PROPOSED LOT COVERAGE: . EXISTING MAIN LEVEL 2153 SF • FRONT PORCH 147 SF NEW UPPER LEVEL PROJECTIONS

2361 SF (225 SF UNDER) TOTAL FLOOR AREA RATIO

.32 × LOT AREA + 1100 SF= 3173.6 SF

ALLOWABLE LOT COVERAGE:

PROPOSED F.A.R.: . EXISTING MAIN LEVEL • PROPOSED UPPER LEVEL 820 SF

TOTAL

1. FRONT PORCH NOT INCLUDED IN FLOOR AREA, PER EXCEPTION.

2. NEW STAIR COUNTED TWICE TO ACCOUNT FOR AREAS OVER 12' HIGH.

BUILDING HEIGHT ALLOWABLE:

30'-0" ABOVE AVERAGE TOP OF CURB (126.57')

2973 SF (200.6 SF UNDER)

40% × 6480 SF= 2592 SF

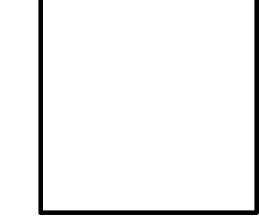
PROPOSED: 24.43' ABOVE AVE. T.O. CURB

DHE DEPARTURE POINT, NE SIDE: DHE DEPARTURE POINT, SW SIDE:

THIS PROJECT HAS ONE COVERED (10'X20') AND ONE UNCOVERED (9'X20') PARKING SPACE, AS REQUIRED FOR A 4 BEDROOM RESIDENCE. IN ORDER TO MAINTAIN THE 4 BEDROOM COUNT, THE EXISTING FRONT BEDROOM WILL BE CONVERTED TO A PLAYROOM (WITH 50% OF WALL OPEN TO THE ENTRY/LIVING ROOM) AS PART OF THIS PROJECT.

PROJECT NOTES

- 1. PROJECT TO COMPLY WITH THE 2016 CALIFORNIA BUILDING CODE, 2016 CALIFORNIA RESIDENTIAL CODE, 2016 CALIFORNIA MECHANICAL CODE, 2016 CALIFORNIA ELECTRICAL CODE AND 2016 CALIFORNIA PLUMBING CODE INCLUDING ALL AMENDMENTS AS ADAPTED IN ORDINANCE 1889.
- 2. PURSUANT WITH SB 401 (2009), NON-COMPLAINT PLUMBING FIXTURES TO BE REPLACED WITH WATER CONSERVING PLUMBING FIXTURES. THIS APPLIES TO ALL TOILETS, URINALS, SHOWER HEADS AND INTERIOR FAUCETS, EVEN IF THEY ARE NOT IN THE AREA OF WORK.
- 3. CONSTRUCTION HOURS: NO PERSON SHALL ERECT (INCLUDING EXCAVATION & GRADING), DEMOLISH ALTER OR REPAIR ANY BUILDING OR STRUCTURE OTHER THAN BETWEEN THE FOLLOWING HOURS EXCEPT IN THE CASE OF URGENT NECESSITY IN THE INTEREST OF PUBLIC HEALTH \$ SAFETY, AND THEN ONLY WITH PRIOR WRITTEN APPROVAL FROM THE BUILDING OFFICIAL, WHICH APPROVAL SHALL BE GRANTED FOR A PERIOD NOT TO EXCEED 3 DAYS. NO WORK ON SUNDAY \$ HOLIDAYS. HOLIDAYS ARE THE 1ST DAY OF JANUARY, THE 3RD MONDAY OF FEBRUARY, THE LAST MONDAY OF MAY, THE 4TH DAY OF JULY, THE 15T MONDAY OF SEPTEMBER, THE 11TH DAY OF NOVEMBER, THE 4TH THURSDAY OF NOVEMBER AND THE 25TH DAY OF DECEMBER. IF THE 1ST DAY OF JANUARY, THE 4TH DAY OF JULY, THE 11TH DAY OF NOVEMBER OR THE 25TH DAY OF DECEMBER FALLS UPON A SUNDAY THE FOLLOWING MONDAY IS A HOLIDAY.
- MONDAY THROUGH FRIDAY: 8AM TO 1PM.
- SATURDAYS: 9AM TO 6 PM
- 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 SUMBIT 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 SUPPLEMENTAL DEMOLITION PERMIT APPLICATION IS REQUIRED WHEN PLANS ARE SUMBITTED TO THE BUILDING DIVISION FOR PLAN REVIEW. A DEMOLITION PERMIT WILL NOT BE ISSUED UNTIL A BUILDING PERMIT IS ISSUED FOR THE PROJECT.
- 6. IF A GRADING PERMIT IS REQUIRED, IT MUST BE OBTAINED FROM THE DEPARTEMEN OF PUBLIC WORKS.
- 1. A GREEN BUILDING MANDATORY MEASURES CHECKLIST WILL BE SUBMITTED AS PART OF THE BUILDING PERMIT SUBMITTAL.
- 8. CURB, GUTTER, DRIVEWAY AND SIDEWALK FRONTING THE SITE TO BE TO BE REPLACED. AS REQUIRED BY PUBLIC WORKS. CONDITION EXISTING OF SEWER LATERAL TO BE VERIFIED. IF LATERAL REQUIRES REPLACEMENT, EXISTING CONNECTIONS TO BE PLUGGED AND A NEW 4" LATERAL TO BE INSTALLED. ANY UNDERGROUND UTILITY WORK WITHIN THE CITY'S RIGHT-OF-WAY, SUCH AS WATER LINE CONNECTIONS TO CITY WATER MAINS, TO BE INSTALLED PER CITY PROCEDURES AND SPECIFICATIONS. AN ENCROACHMENT PERMIT IS REQUIRED FOR



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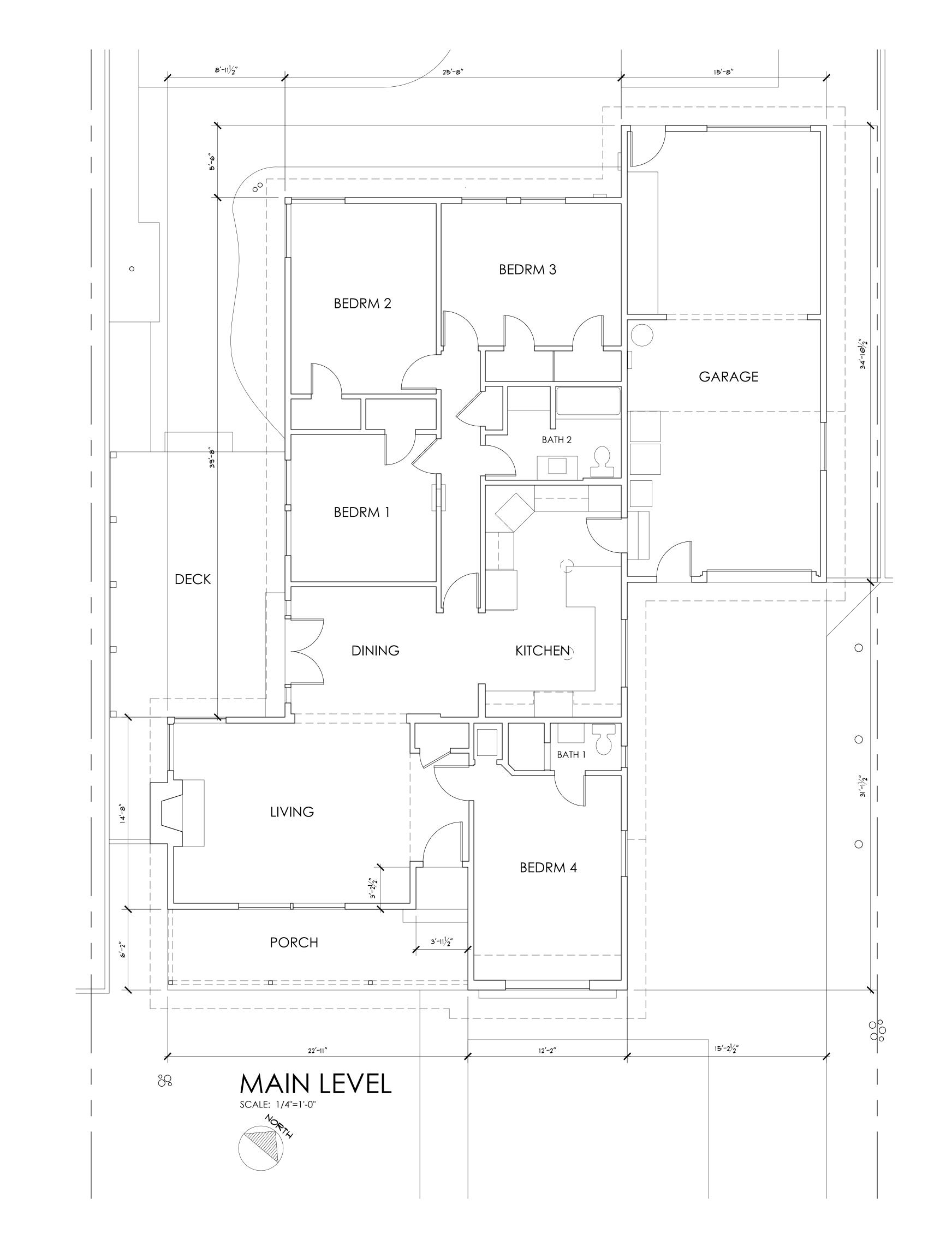
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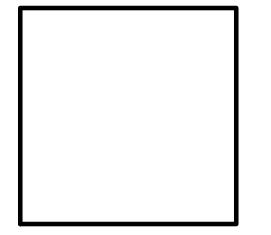
Design Review 1/11/19 City Comments 2/15/19 DR Comments 3/22/19

SHEET TITLE:

PROJECT INFO, SITE PLAN & **ROOF PLANS**

SCALE: $\frac{1}{8}$ "=1'-0"





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EMODELING

MASTER SUITE & REN 748 PLYMOUTH WAY BURLINGAME, CALIFORNIA

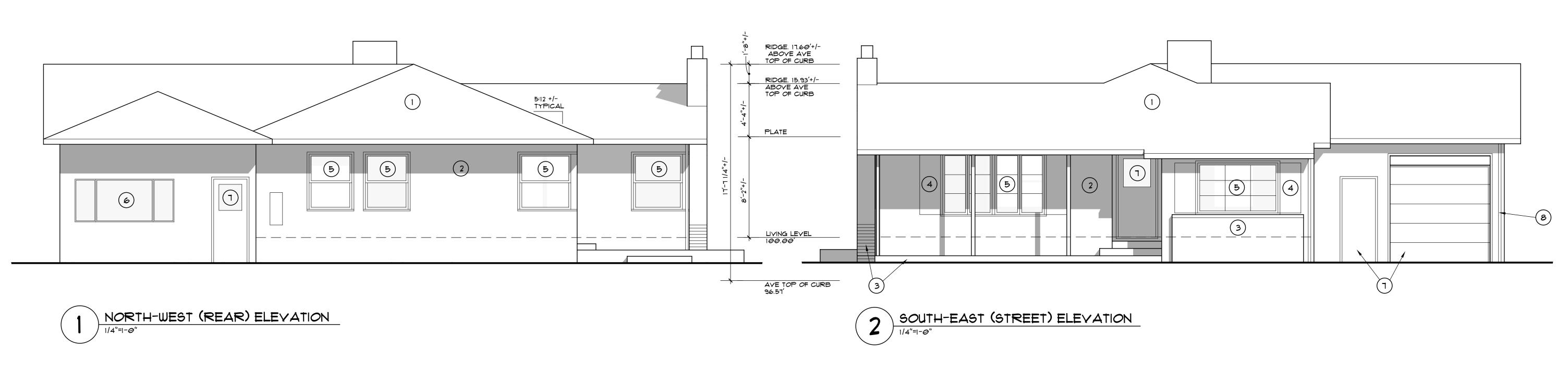
Issue Date
Design Review 1/11/19

SHEET TITLE:

EXISTING FLOOR PLAN

SCALE: $\frac{1}{4}$ "=1'-0"

A2

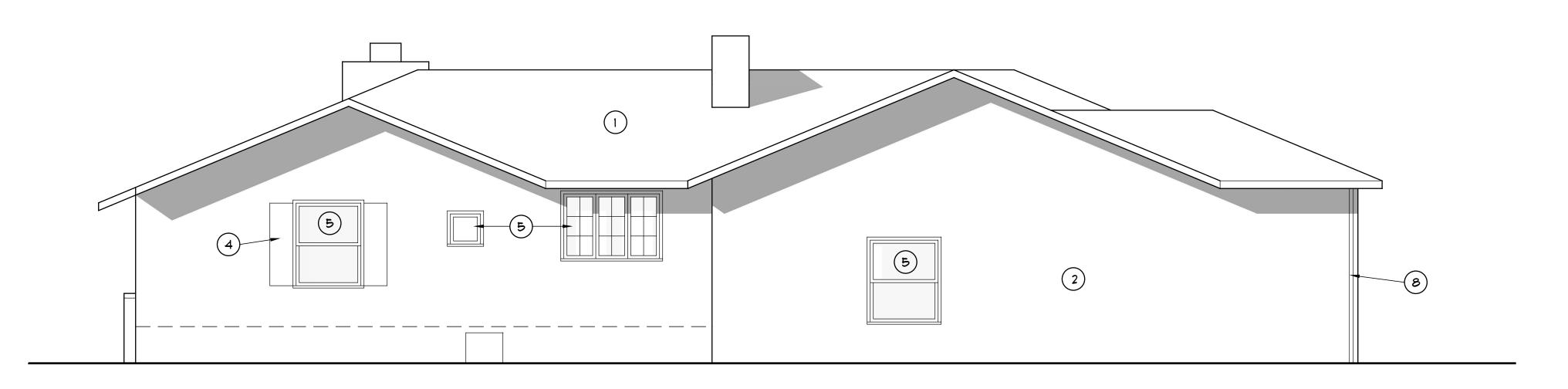


<u>KEYNOTES</u>

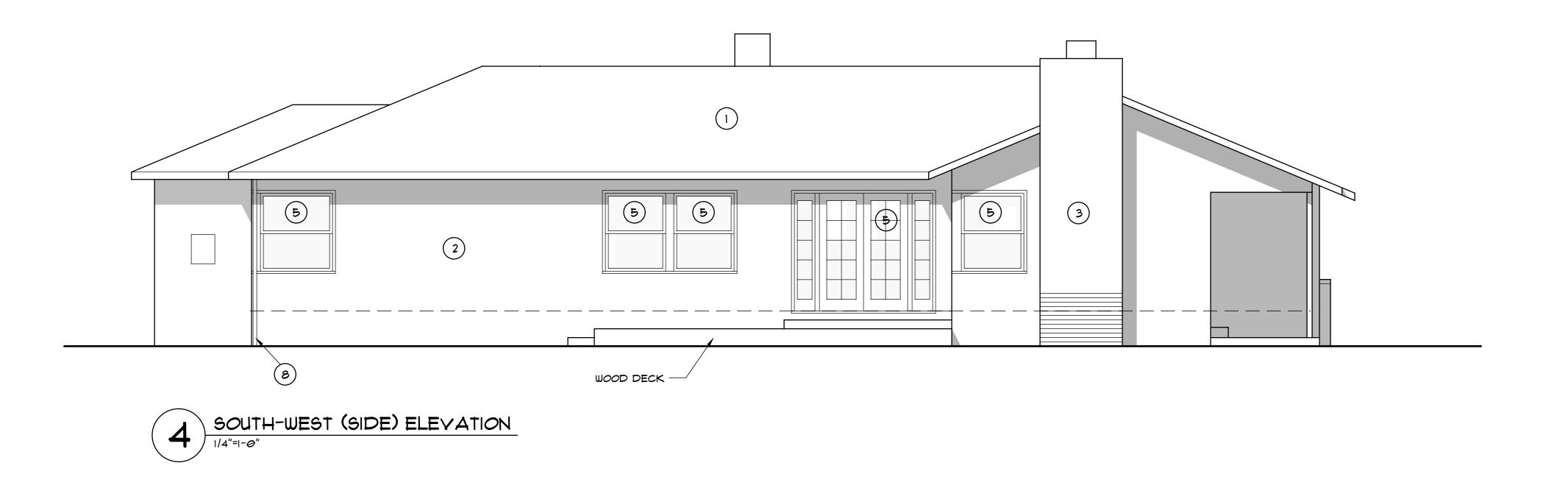
- (1) COMPOSITION SHINGLE ROOFING.
- 2) CEMENT PLASTER, PAINTED.
- (3) BRICK.
- (4) FIXED WOOD SHUTTER.
- 5 SINGLE-GLAZED WOOD WINDOW/DOOR
- (6) SINGLE-GLAZED ALUMINUM WINDOW.
- 1 PANELED WOOD DOOR.
- 8 DOWNSPOUT.

WINDOW & DOOR TRIM

TYPICAL WINDOW HEAD \$ JAMB TRIM IS APPROXIMATELY 1.5" WIDE WITH AN EXTENDED SILL. THE ALUMINUM WINDOW AT THE GARAGE HAS NO TRIM. TYPICAL DOOR TRIM IS ALSO APPROXIMATELY 1.5" WIDE.



3 NORTH-EAST (SIDE) ELEVATION



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A.P.N. 029-162-150

Design Review 1/11/19
City Comments 2/15/19

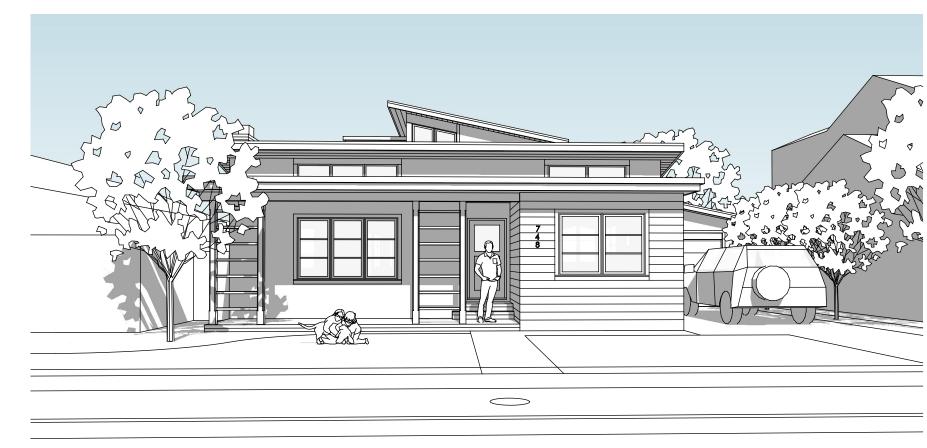
SHEET TITLE:

EXISTING
EXTERIOR
ELEVATIONS

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

43

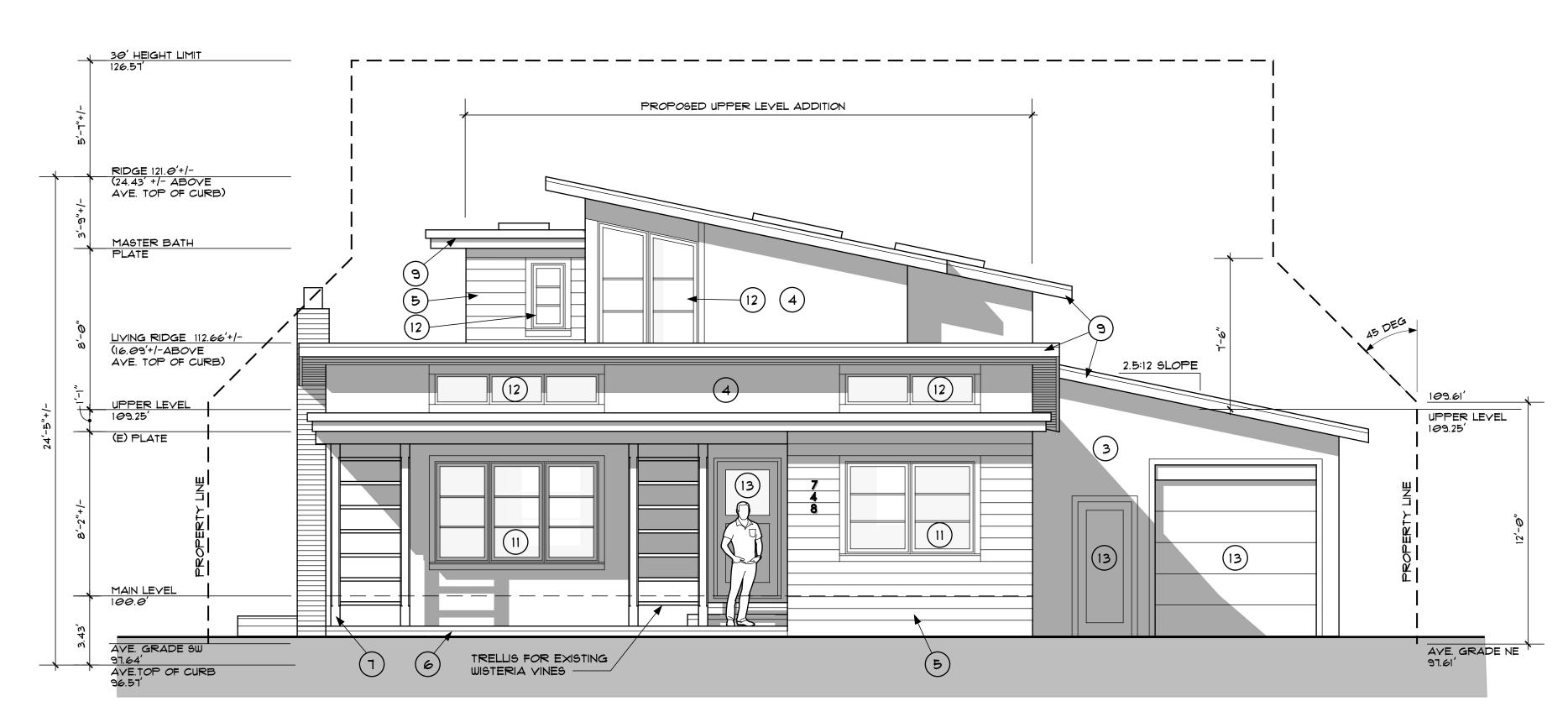




(STREET TREE NOT SHOWN)



VIEWS FROM PLYMOUTH WAY



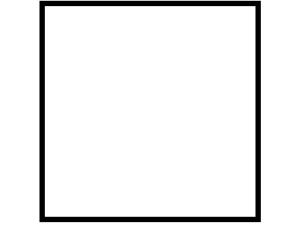
SOUTH-EAST (STREET) ELEVATION



STREET ELEVATION (NOT TO SCALE)



2 SOUTH-WEST (SIDE) ELEVATION



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KEYNOTES

2 NEW SKYLIGHT.

(6) EXISTING BRICK.

() NEW COMPOSITION SHINGLE ROOFING.

(4) NEW CEMENT PLASTER, PAINTED

NEW WOOD COLUMNS, PAINTED.

(10) EXISTING WOOD WINDOW TO REMAIN.

13 EXISTING PANELED WOOD DOOR, PAINTED.

(8) NEW WOOD TRIM, PAINTED.

(9) NEW WOOD FASCIA, PAINTED.

(5) NEW HORIZONTAL WOOD SIDING. STAINED.

3 EXISTING CEMENT PLASTER, PAINTED. EXTEND/PATCH AS REQUIRED.

NEW ALUMINUM CLAD WOOD WINDOW/DOOR IN EXISTING OPENING. SIMULATED DIVIDED LITES.

NEW ALUMINUM CLAD WOOD WINDOW WITH SIMULATED DIVIDED LITES.

Issue	Date
Design Review	1/11/19
City Comments	2/15/19

SHEET TITLE:

PROPOSED EXTERIOR ELEVATIONS

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

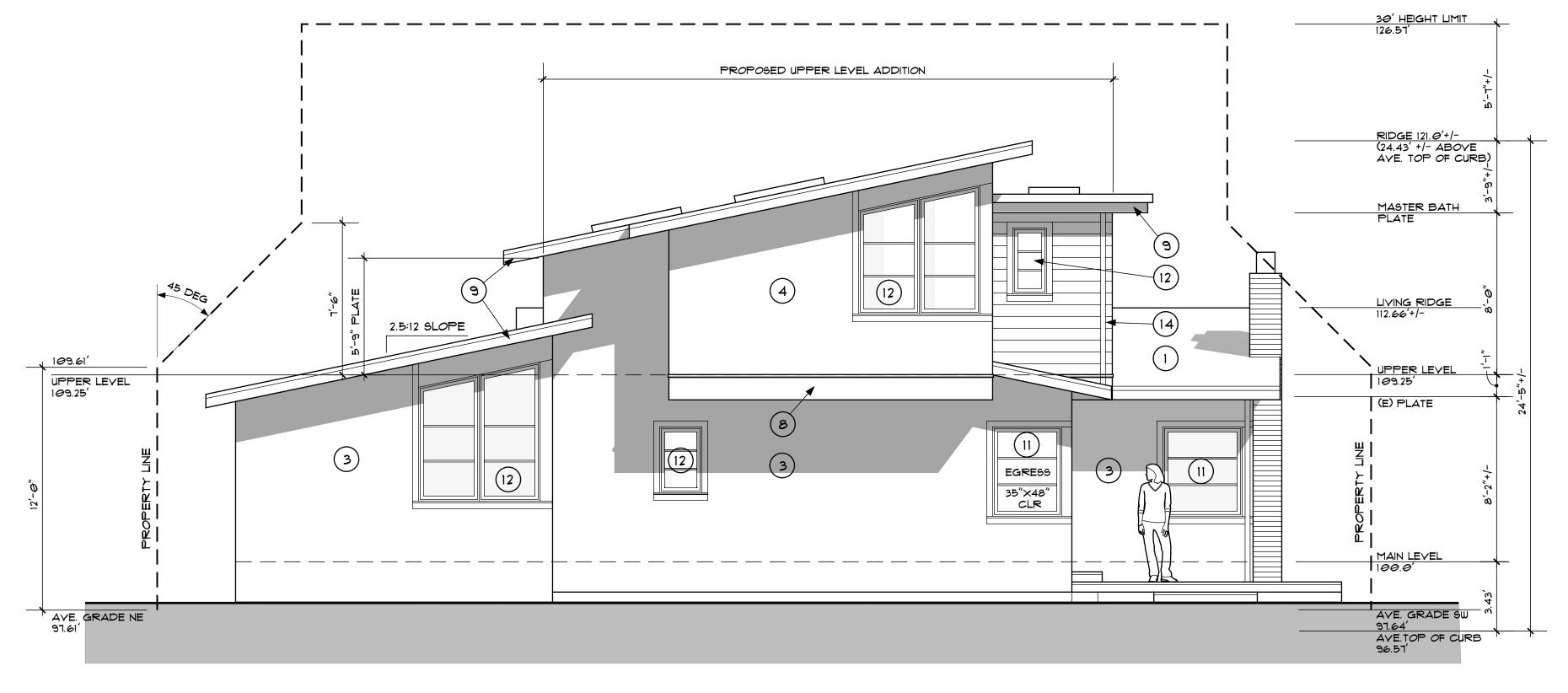
45

KEYNOTES

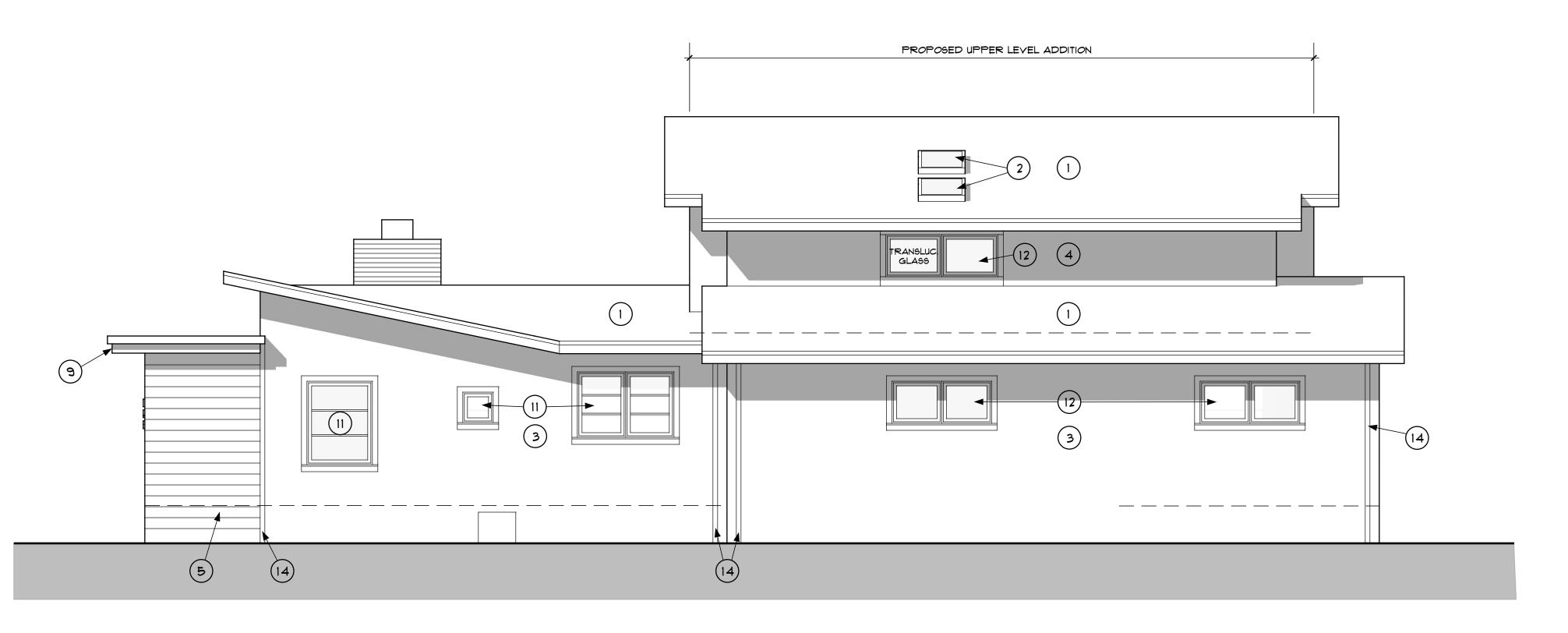
- 1 NEW COMPOSITION SHINGLE ROOFING.
- NFW SKYLIGHT
- 3 EXISTING CEMENT PLASTER, PAINTED. EXTEND/PATCH AS REQUIRED.
- 4 NEW CEMENT PLASTER, PAINTED
- (5) NEW HORIZONTAL WOOD SIDING. STAINED.
- (6) EXISTING BRICK.
- (1) NEW WOOD COLUMNS, PAINTED.
- (8) NEW WOOD TRIM, PAINTED.
- 9 NEW WOOD FASCIA, PAINTED.
- (10) EXISTING WOOD WINDOW TO REMAIN.
- NEW ALUMINUM CLAD WOOD WINDOW/DOOR IN EXISTING OPENING. SIMULATED DIVIDED LITES.
- NEW ALUMINUM CLAD WOOD WINDOW WITH SIMULATED DIVIDED LITES.
- 13 EXISTING PANELED WOOD DOOR, PAINTED.
- (14) NEW DOWNSPOUT.

WINDOW \$ DOOR TRIM

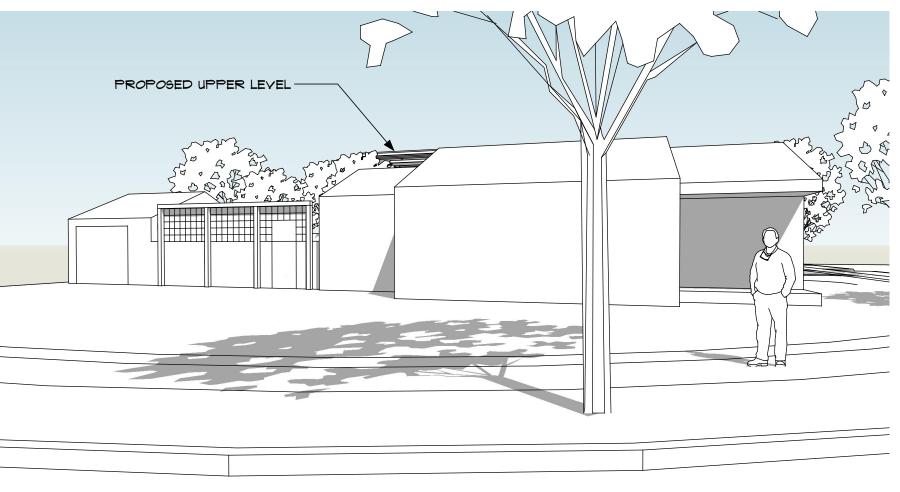
TYPICAL TRIM FOR WINDOWS AND DOORS TO BE 3.5" WIDE. WINDOWS TO HAVE AN EXTENDED SILL AND SKIRT. TRIM TO BE PAINTED AT CEMENT PLASTER AND STAINED AT WOOD SIDING.

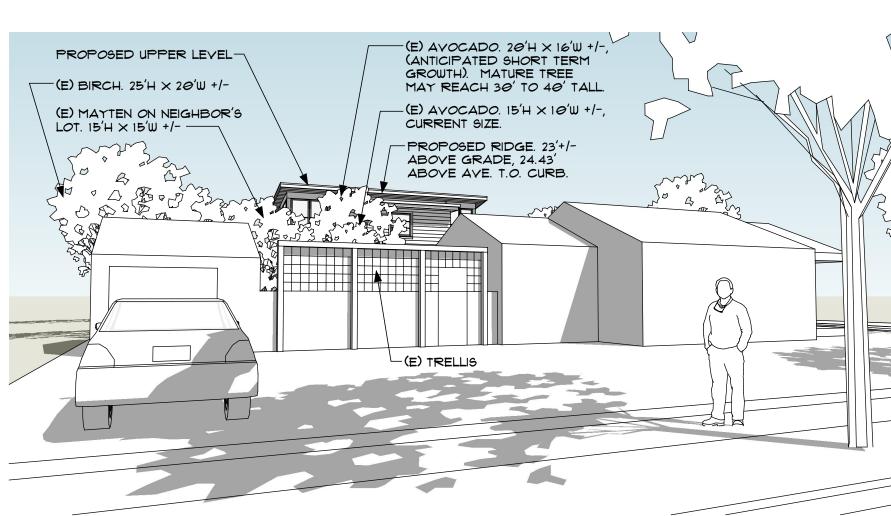


NORTH-WEST (REAR) ELEVATION



NORTH-EAST (SIDE) ELEVATION

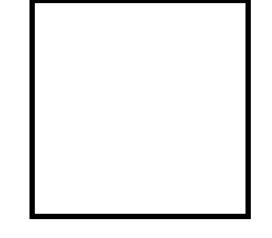




VIEWS FROM CHATHAM ROAD

(CENTER OF STREET)

156 PLYMOUTH BUILDING SIZES ARE APPROXIMATE.



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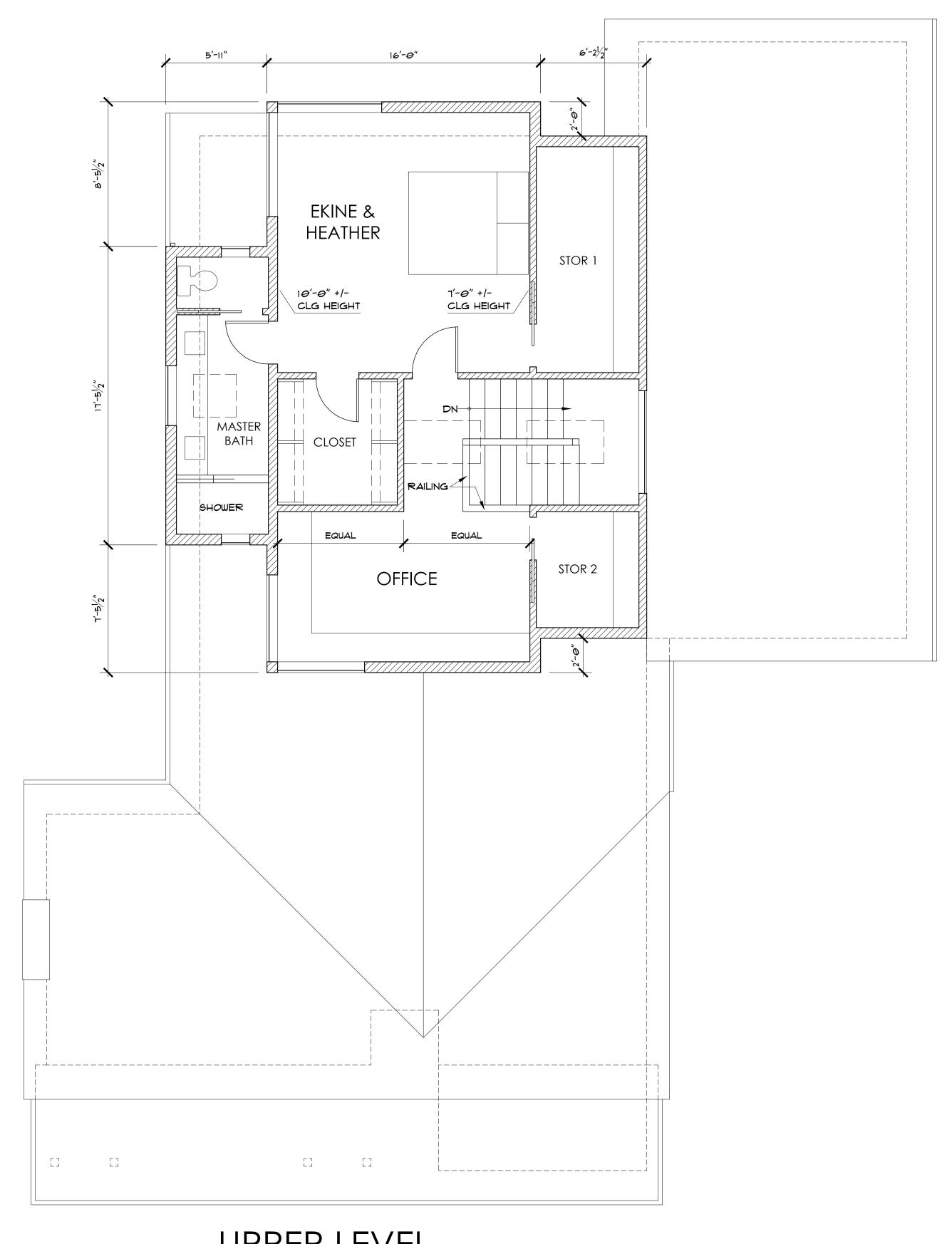
Design Review 1/11/19
City Comments 2/15/19
DR Comments 3/22/19

SHEET TITLE:

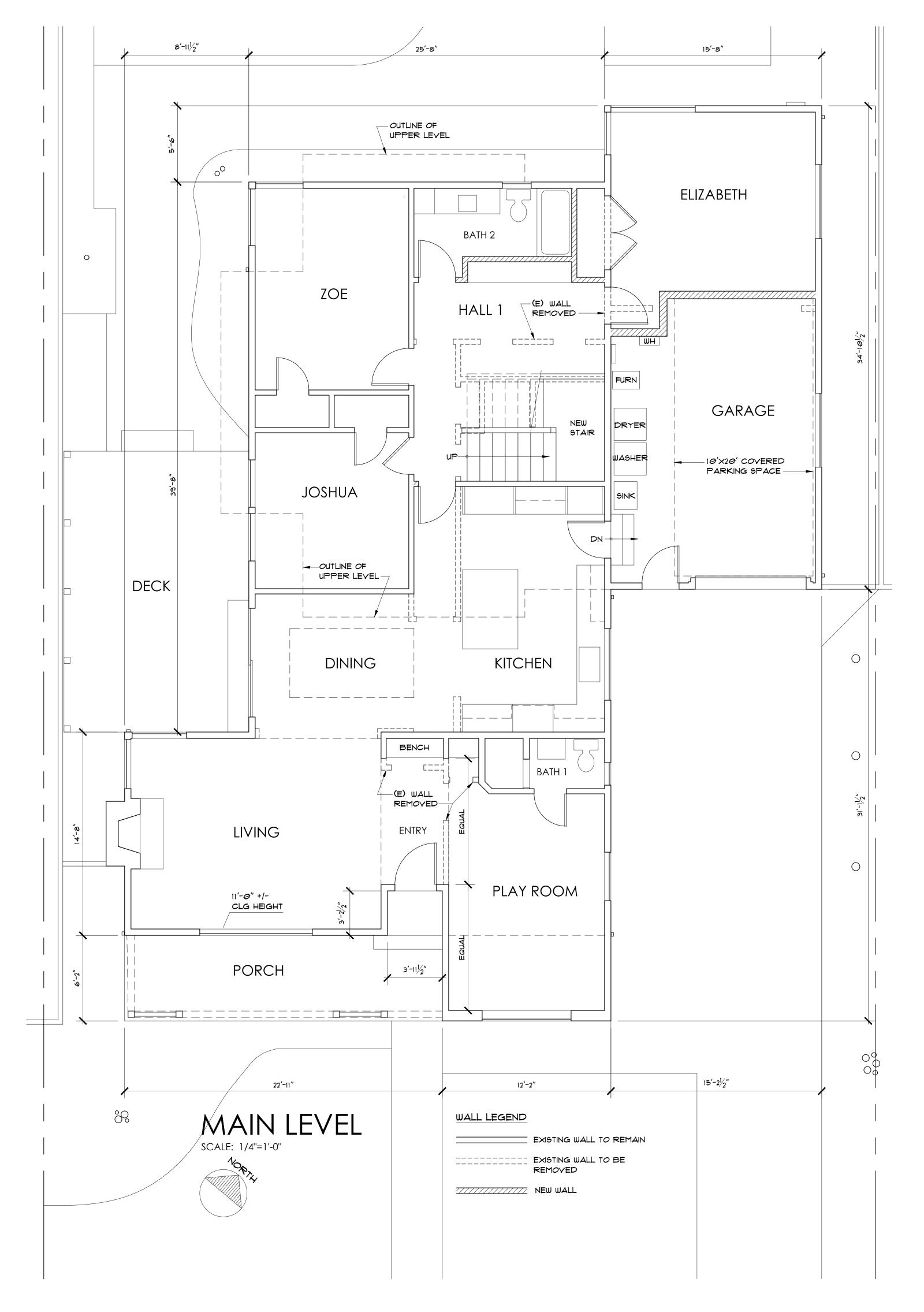
PROPOSED EXTERIOR ELEVATIONS

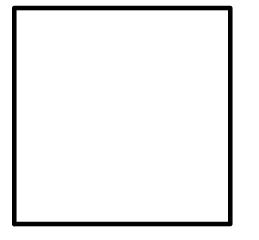
SCALE: 1/4"=1'-0"

A6



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





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GAME, CALIFORNIA

Issue Date
Design Review 1/11/19
DR Comments 3/22/19

SHEET TITLE:

PROPOSED FLOOR PLANS

SCALE: $\frac{1}{4}$ "=1'-0"

A4