

RE: 722 Crossway Rd. Burlingame, CA
Resubmittal with request for alterations to design.

3/27/19

To the Design Counsel Board,

I am the general building contractor that contracted with the home owners at 722 Crossway Rd, in Burlingame, to build their 2nd story addition and remodel. I was hired after the plans were approved by the city and not involved in the permit application.

An eyebrow roof eve at the right side of the building (driveway side) was left out of the final building due to the ambiguous and unrealistic design nature of the plans. I am proposing several ideas to reincorporate this eve and exterior trim components, to ask the design counsel if they would kindly consider advising us on these changes?

In short, the floor plan design and structural engineering plans did not allow for the eyebrow roof eve, gable vent, and common exterior wall to resemble the exterior side elevations that were previously submitted and approved by the design board. I have outlined, in red, the true exterior wall path with engineering on pages 6,7 & 8. The design board was shown elevations of this wall as being one common wall in line with the lower existing wall.

I am submitting (4) different ideas to the board, to install the roof eve, knee bracing and trim board that conforms to the new structure as well as the original approved structural engineering and the designer's original approved floor plans, for the board's consideration.

I will briefly explain each page of my submittal below to help explain their relevance.

Page (1): This page is a copy of the originally approved side elevations in question.

Note: There are three vertical lines noted on the plans that the designer later said were not supposed to be there. They are on the originally approved plans however not visible on the existing house. Two of the lines actually line up with the new upper exterior wall corners. This made us believe originally there was some relevance to these lines.

The rear bedroom #5 window shows as a 30"X 54" sized casement window. The floor plans show a 36"X 54" which was installed. We always work off floor plan notes as does the engineer.

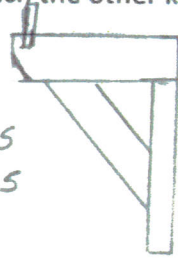
Master bath room shower window is shown on the plan elevations. It is not shown on floor plans or engineering. Following the floor plan as well as the homeowner not wanting a window in their shower the window was not installed.

Page (2): This shows how the right side of the house was finished, without the Eyebrow roof eve. The gable vents were dropped down to the lower gable due to the exterior wall corner at the upper gable, that prevented the gable from being built as shown.

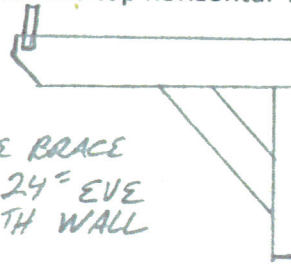
Page (3): Plan A. This detail shows the eyebrow roof eve with additional knee braces and a belly band trim board over the new 36"x 54" casement window. The roof eve @ the bath wall will be wider (24") due to the exterior corner of the bathroom wall. This roof eve cannot end or bury into the lower 1st floor roof, as originally shown, due to different slopes of each roof. This would have also created a roof flashing problem for my roofer who will not guarantee against water penetration if built. I have the new roof eve ending just shy from the edge of the exterior rear corner and ending just above the lower 1st floor roof. Refer to page 3.B

Page (3.A) This plan removes the new roof eve jog that follows the bathroom wall and extends straight. This makes for a wider eve (24"+) and will require a knee brace center of the bathroom wall. This knee brace will match the other knee braces however the top horizontal 4x4 shall be 12" longer. See sketch:

KNEE BRACES
FOR 12" EVES



(1) KNEE BRACE
FOR 24" EVE
@ BATH WALL



Page (3.B) This is a rear house plan design showing what the new roof eve would resemble.

Page (4): **Plan B.** This shows adding the same elements as page (3 plan A) and also adding a (top gable) belly band trim board to give resemblance to the original gable vent location design.

Page (5): **Plan C.** This page shows installing the same elements as the two previous pages and also adding the top gable vent. The vent is shaped as shown because of the exterior corner of the top wall.

Note: The new roof eve (at all plans, A, B, C) would be secured to the side walls of the house by SDS screws and properly flashed. Stucco will be removed at those contact points.

Pages 6, 7, 8 show 1st & 2nd floor structural engineering and floor plan for the area in question.

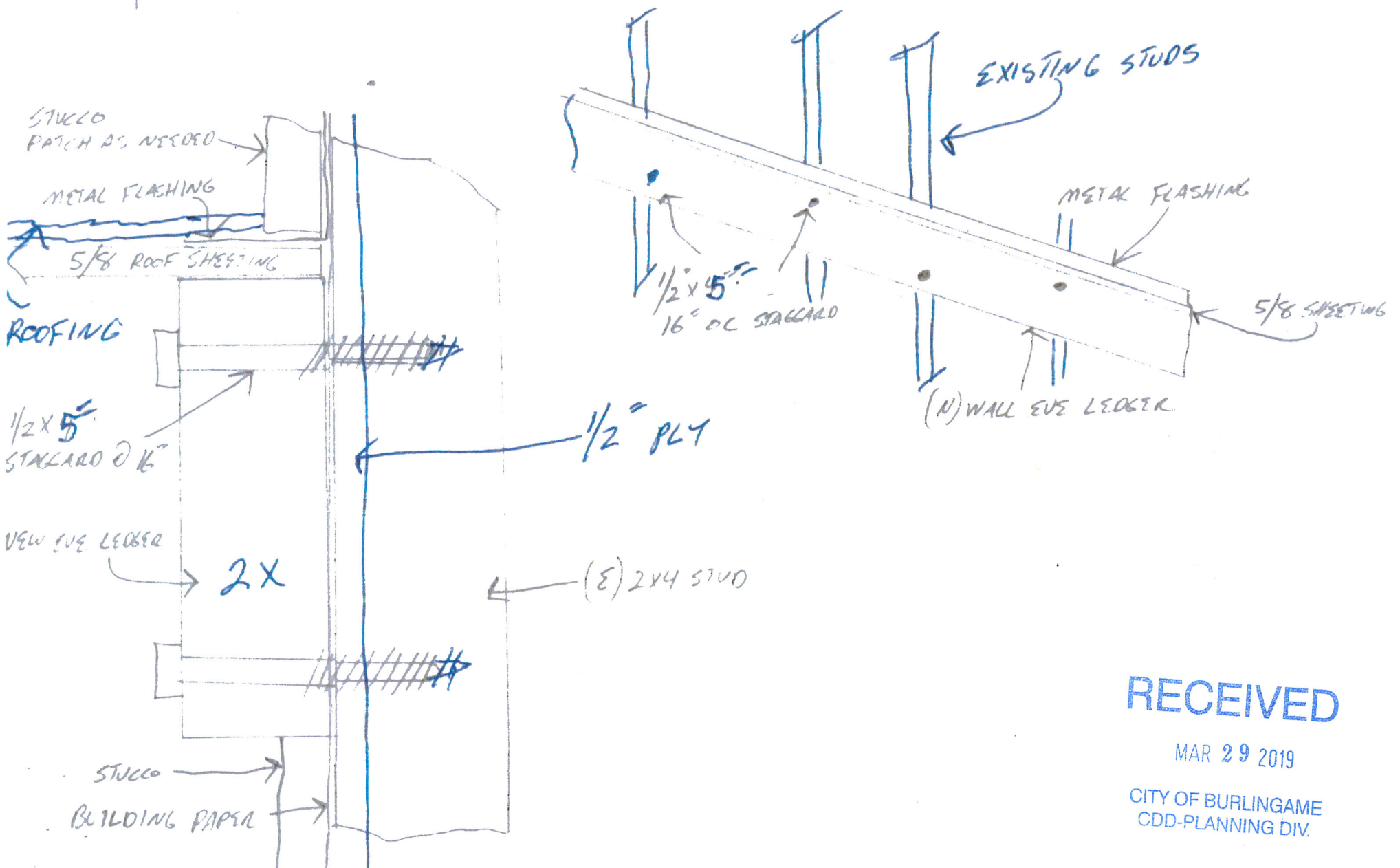
Pages 9 & 10 are pictures showing the, "As Is" existing look of the house for general reference.

Pages 11 & 12 show the front elevation drawings of the house with before and proposed (existing) lower windows that need to be replaced with simulated grids at the top portion of the windows. These will match existing and new windows that are present now. You can also see a picture of the "As Is" on page #10 for reference. Any existing windows, at the sides and front, that need to be replaced to match the new windows with SDL grids, will be installed as well.

Thank you for your time and I greatly appreciate your thoughts and advice concerning these modifications.

Thank you,
Bill Buckleman (All Phase Builders)

WALL EYE ATTACHMENT DETAIL



RECEIVED

MAR 29 2019

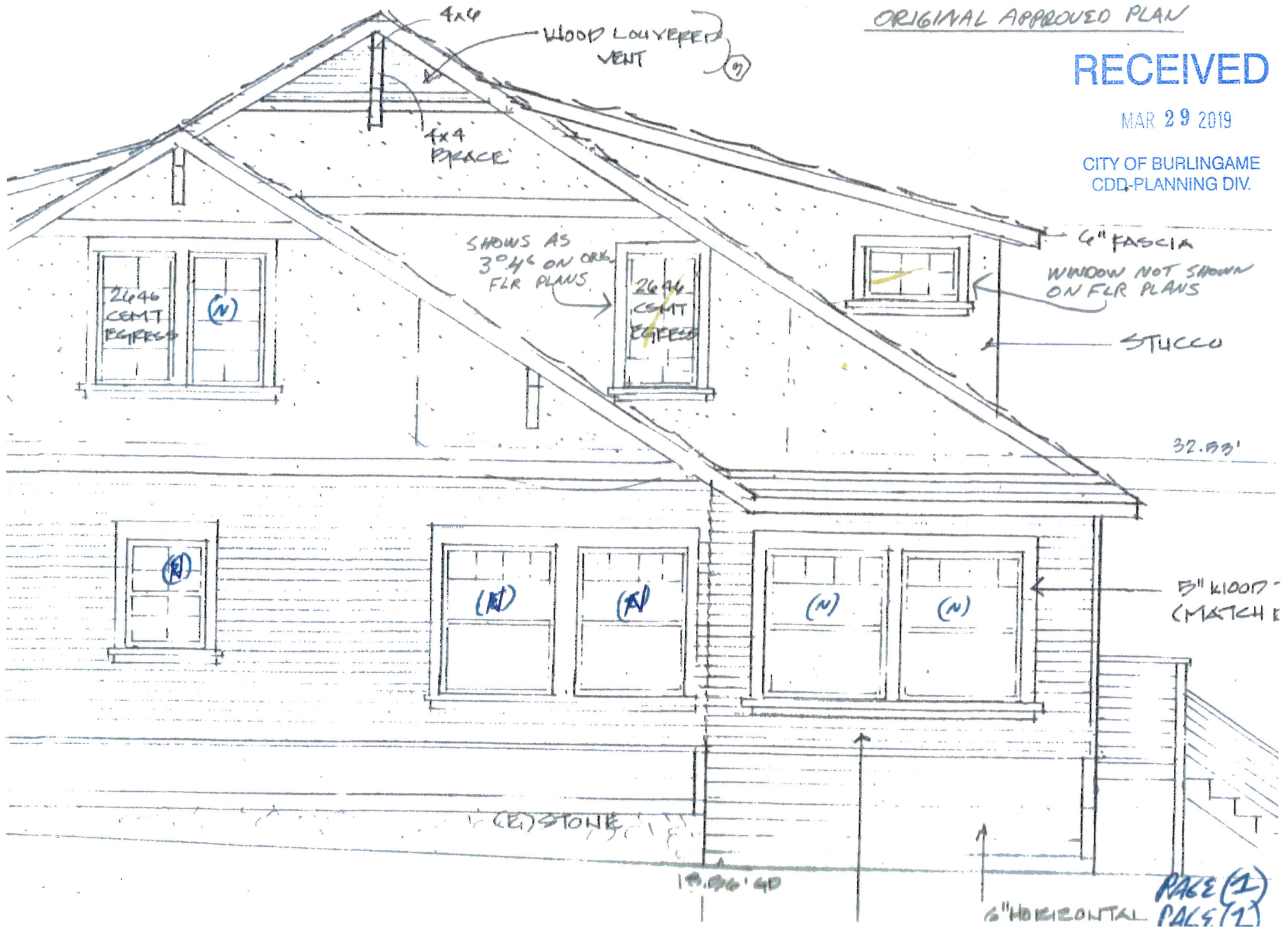
CITY OF BURLINGAME
CDD-PLANNING DIV.

ORIGINAL APPROVED PLAN

RECEIVED

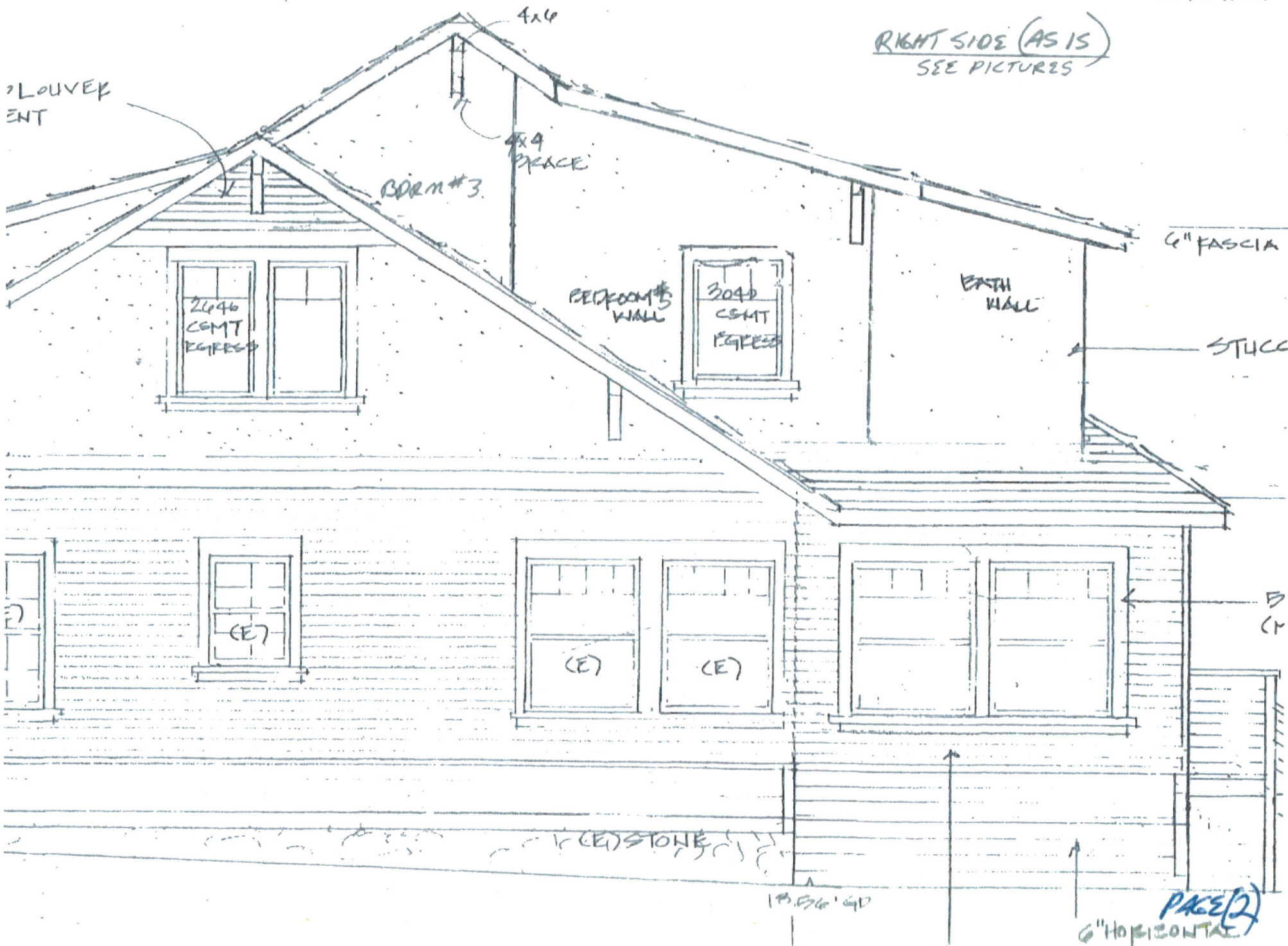
MAR 29 2019

CITY OF BURLINGAME
CDD-PLANNING DIV.



AS IS NOW

RIGHT SIDE (AS IS)
SEE PICTURES



RECEIVED

MAR 29 2019

CITY OF BURLINGAME
CDD-PLANNING DIV.

(N) BELLY BAND TO WRAP
AROUND CORNER

PLAN A. INSTALL ROOF EYE
& TRIM ABOVE WINDOW
N/KNEE BRACES

ROOF EYE TO END SHY OF
REAR WALL. ROOF EYE &
LOWER ROOF @ DIFFERENT
SLOPES. ORIG. DESIGN WOULD
CREATE ROOF FLASHING
ISSUES.

WOOD LOUVER
VENT

4x4

4x4
BRACE

KNEE
BRACE

NEW EYE

BATH
HALL

EYE JOG
TO FOLLOW WALL

2646
CSMT
EYES

(N)

Bedroom #3
Wall

PERFORM #5
WALL

3046
CSMT
EYES
(N)

(REPLACE)

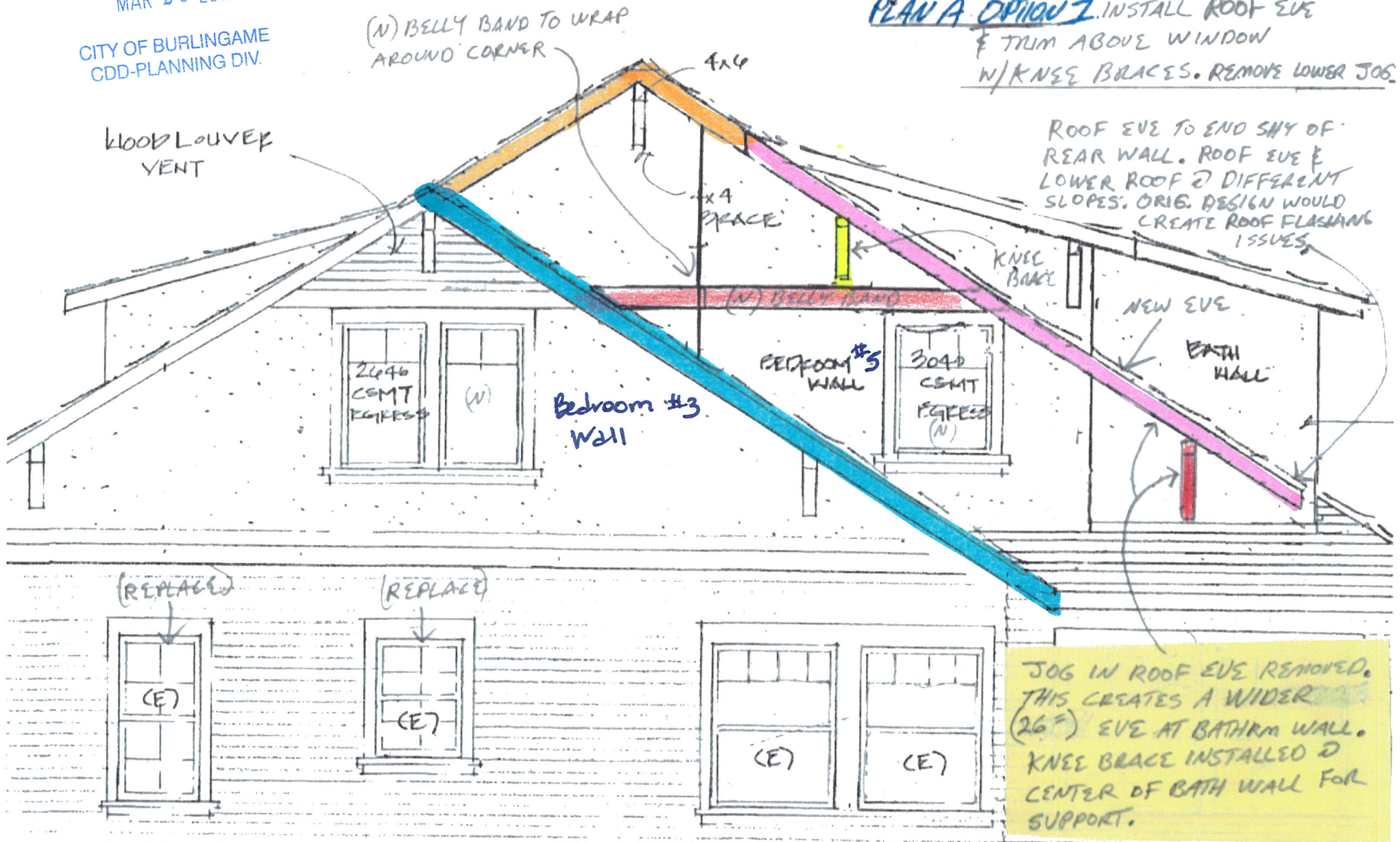
(REPLACE)

PAGE (3)

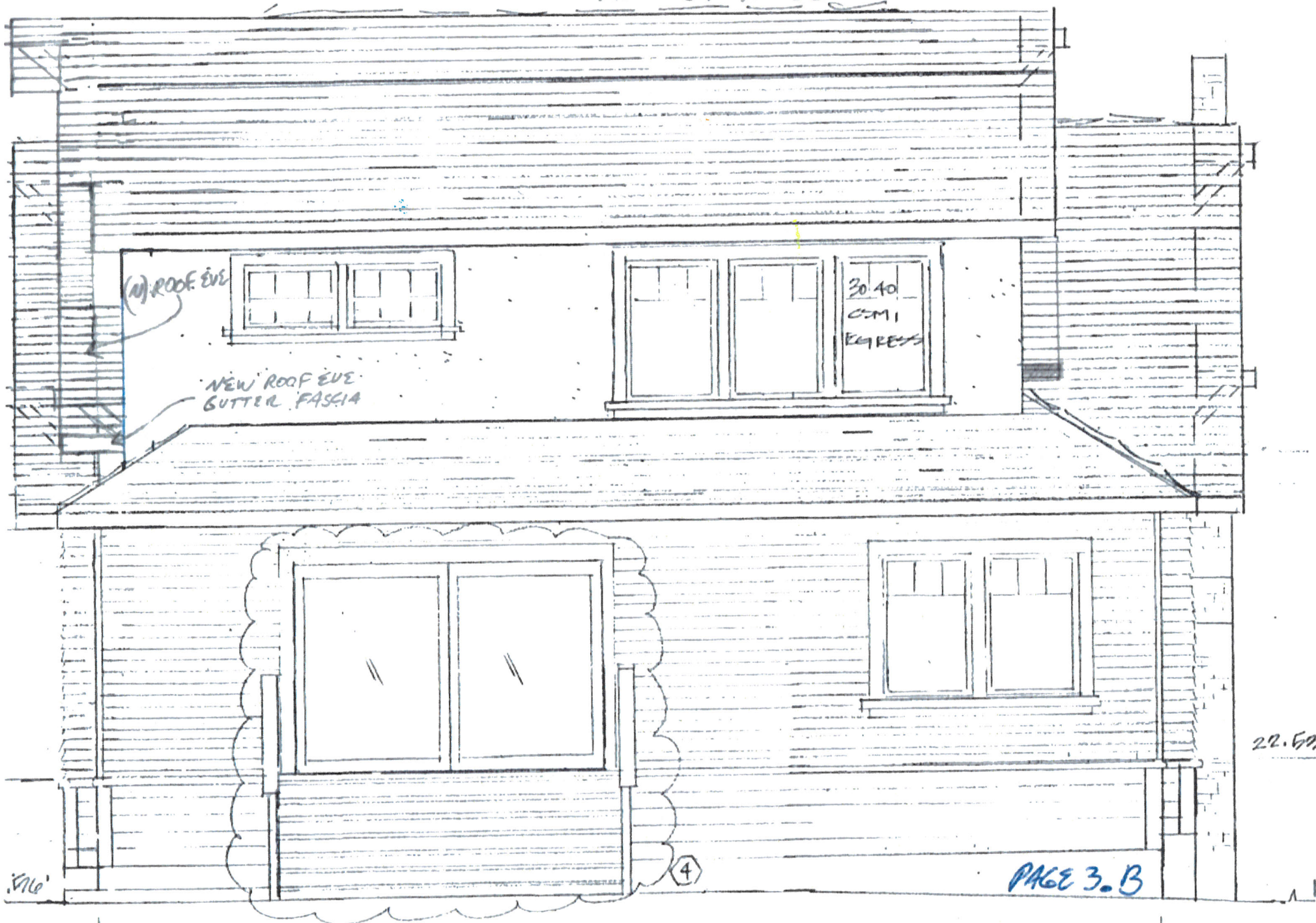
RECEIVED

MAR 29 2019

CITY OF BURLINGAME
CDD-PLANNING DIV.



REAR OF HOUSE



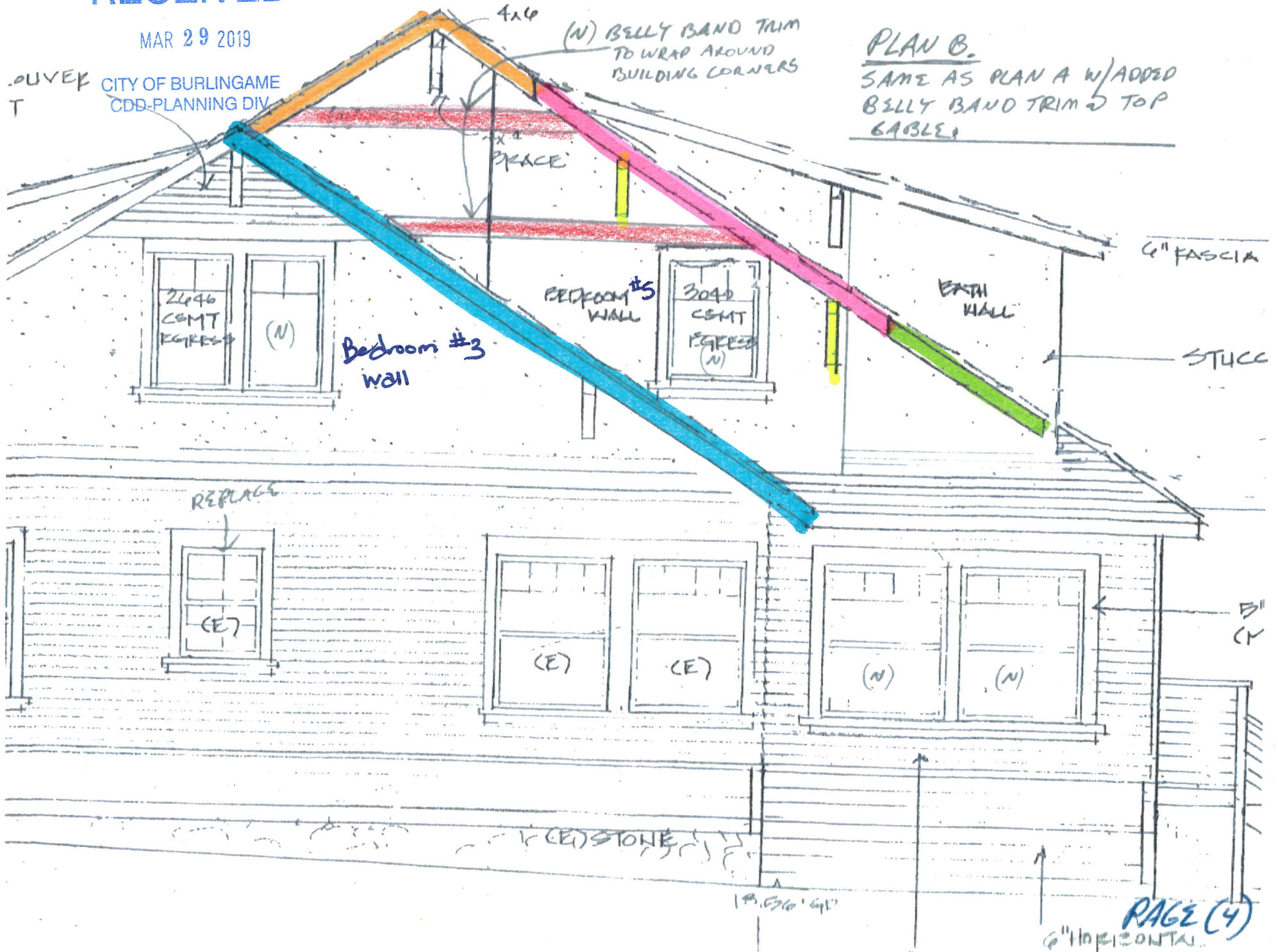
22.50

RECEIVED

MAR 29 2019

DUVEY
T CITY OF BURLINGAME
CDD-PLANNING DIV

12



C

CITY OF BURLINGAME
CDD-PLANNING DIV.

BLOOD LOUVER
VENT

(N) BELLY BAND TO WRAP AROUND CORNER

PLAN C.

INSTAL PARTIAL GABLE
- VENT. CORNER WOULD
AFFECT TRIANGLE SHAPE

424

x 4
PLACE

KNEE
BRACE

NEW EVE

ENTH
HALL

PERFORM #5
WALL

Bedroom #3
Wall

COMPTON (N)

2646
CSMT
KGRKS

3040
CSMT
PGKES

REPLACE TO MATCH EXISTING

REPLACE TO MATCH (6)

N

CEV

(N)

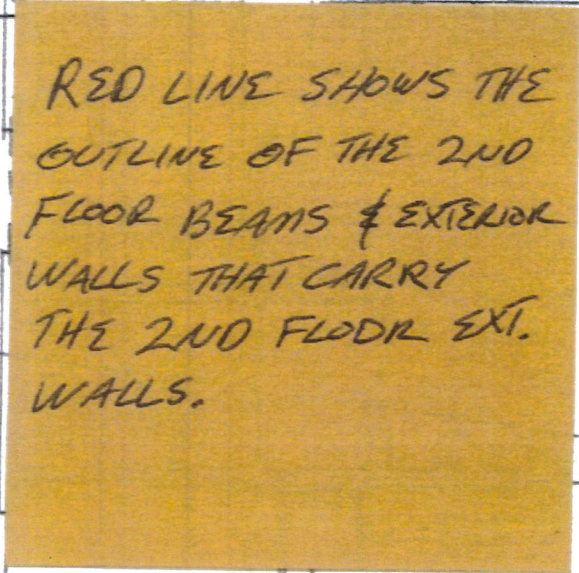
· (E)

(iv)

W

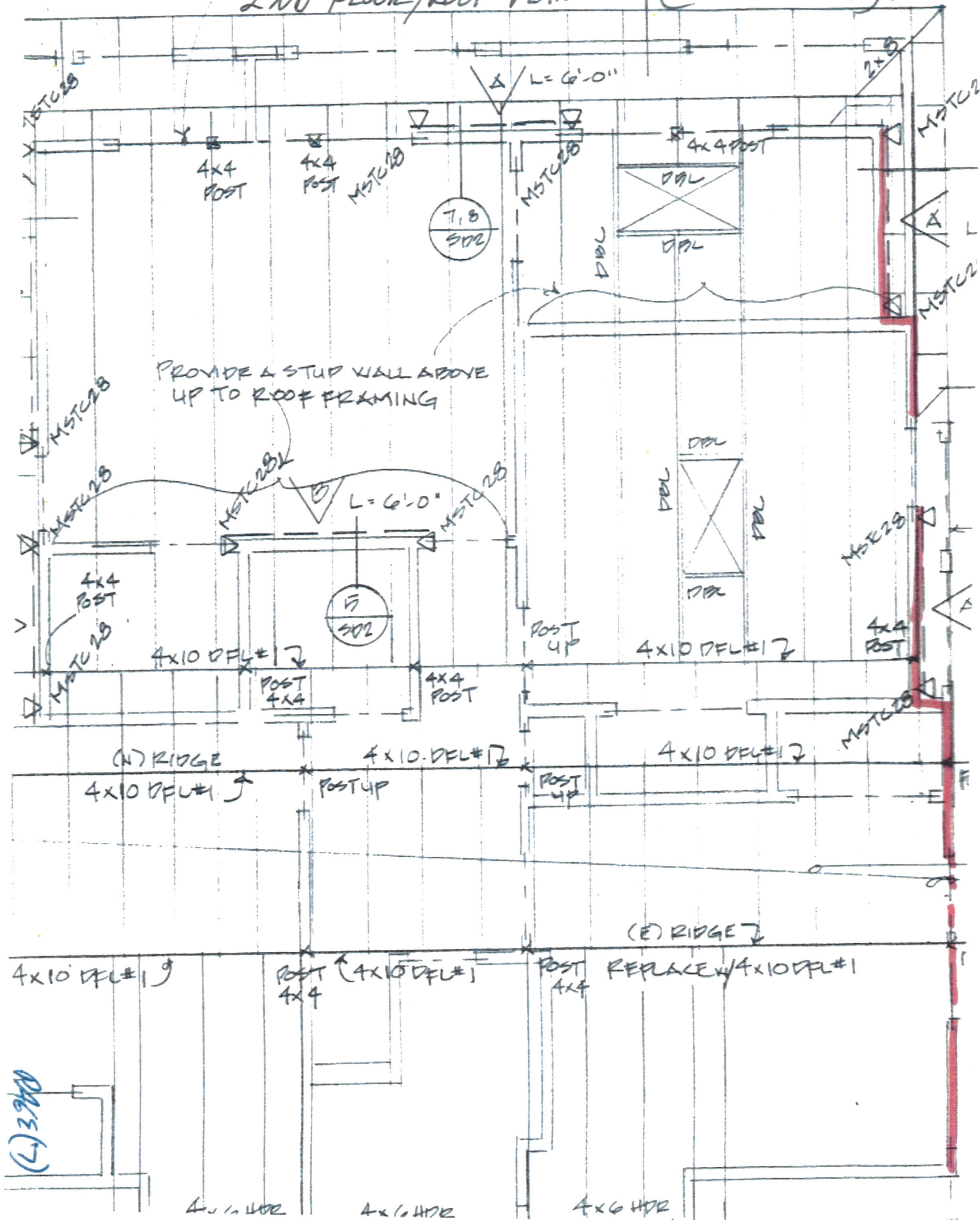
PAGE (5)

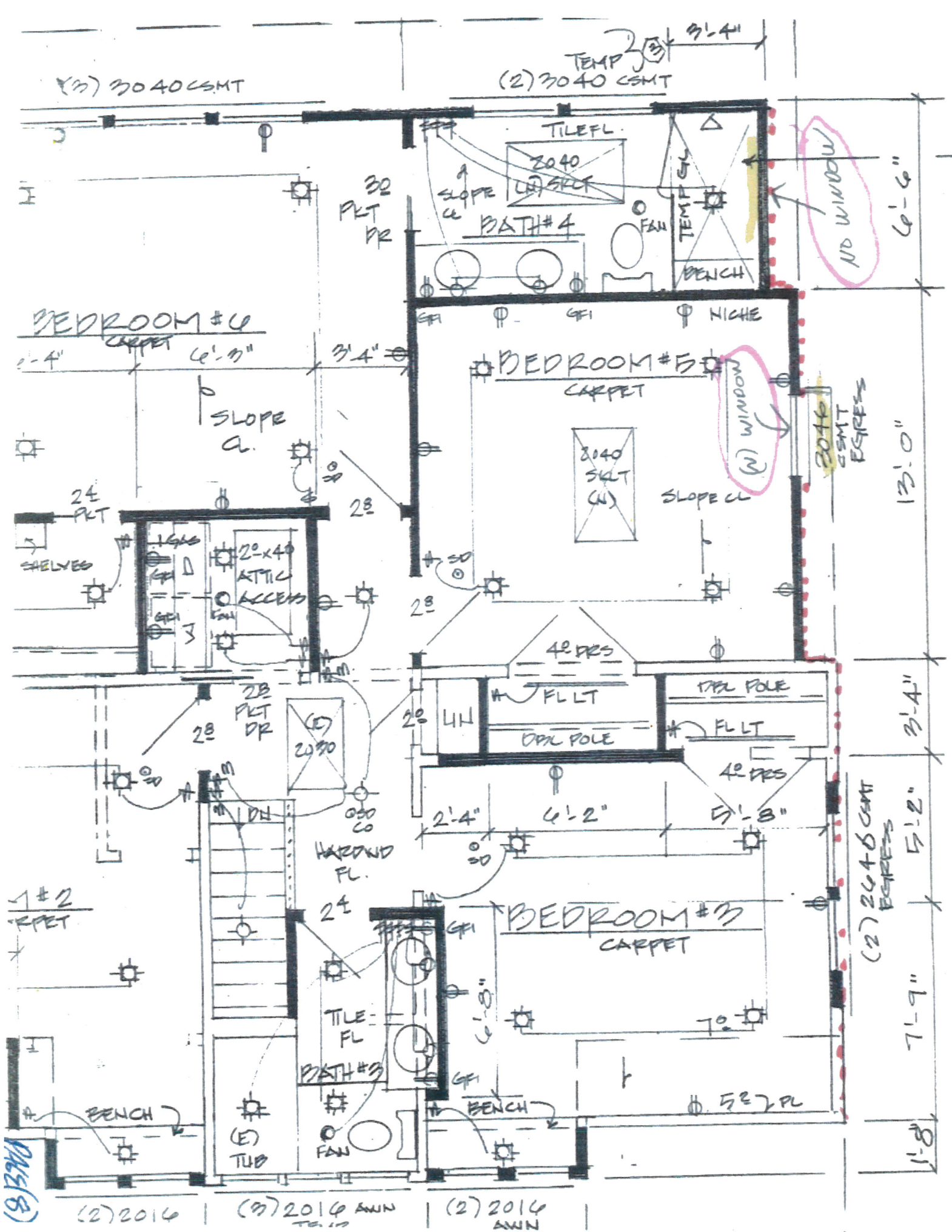
0-07-270118

$$\frac{10}{502}$$


FRONT

(NEAR OF HOUSE)!







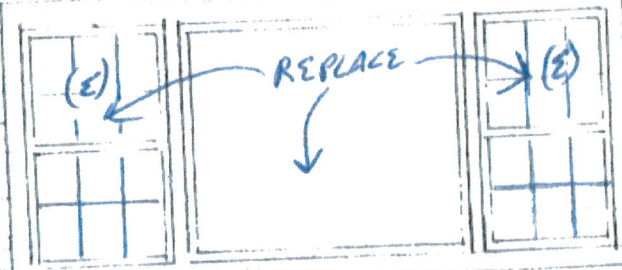
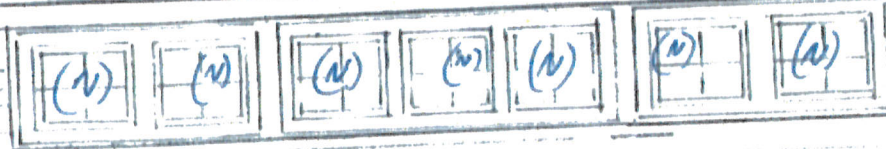
PAGE (9)



PA63 (10)

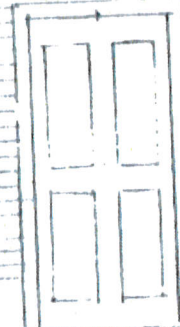
ELK PRESTIQUE

COMPOSITION SHINGLES
CLASS 'B'



REPLACE

(E)



REPLACE

(E)

PAGE 27

(EXISTING)

AVG. TOP CURB
20.12'

(E) HORIZONTAL

(E) BRICK

2

19

15'

3/8'

1/2" R.O.D.

ELK PRESTIQUE

COMPOSITION SHINGLES
CLASS 'B'



15°

12'-0"

14'-0"

(E) HORIZONTAL

(E) BRICK

AVG. TOP CURB
20.12'

PG # 12
BR 00000000

2

19

As-built
Right side
elevation

