



MACCHIA RESIDENCE

Leslie Macchia
730 Crossway Road
Burlingame, CA 94010

11/6/2019

RC Wehmeyer | Design | Build
1204 Burlingame Avenue, Suite No. 9
Burlingame, CA 94010



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PROJECT
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730 Crossway Road
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APN 029-051-270

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DESIGNER
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Robert Wehmeyer, PBD AIBD
rob@rcwehmeyer.com

GENERAL CONTRACTOR

Wehmeyer Custom Homes
CSLB #969354
rob@rcwehmeyer.com

NOTES:

| Issue | |
|-----------|----------------------------------|
| Date | Description |
| 7/3/2019 | Planning Department Submittal |
| 8/16/2019 | Planning Commission Mtg 10/28/19 |
| 11/0/2019 | Planning Commission Mtg 11/25/19 |

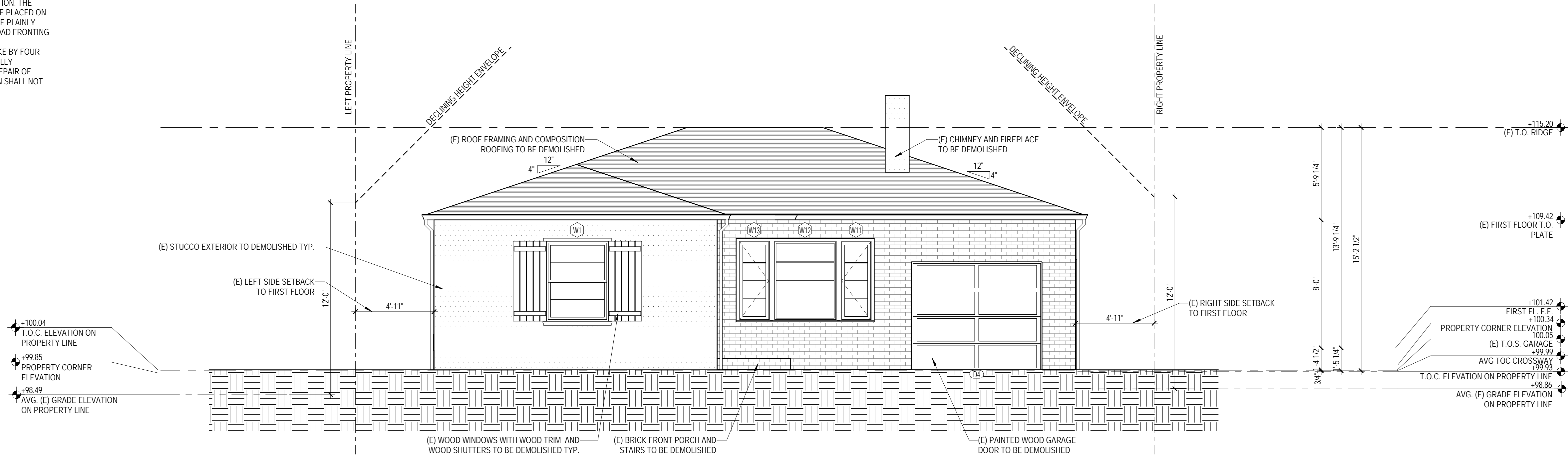
| Revisions | | |
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SCALE AS NOTED
FORMAT 36"x 24"
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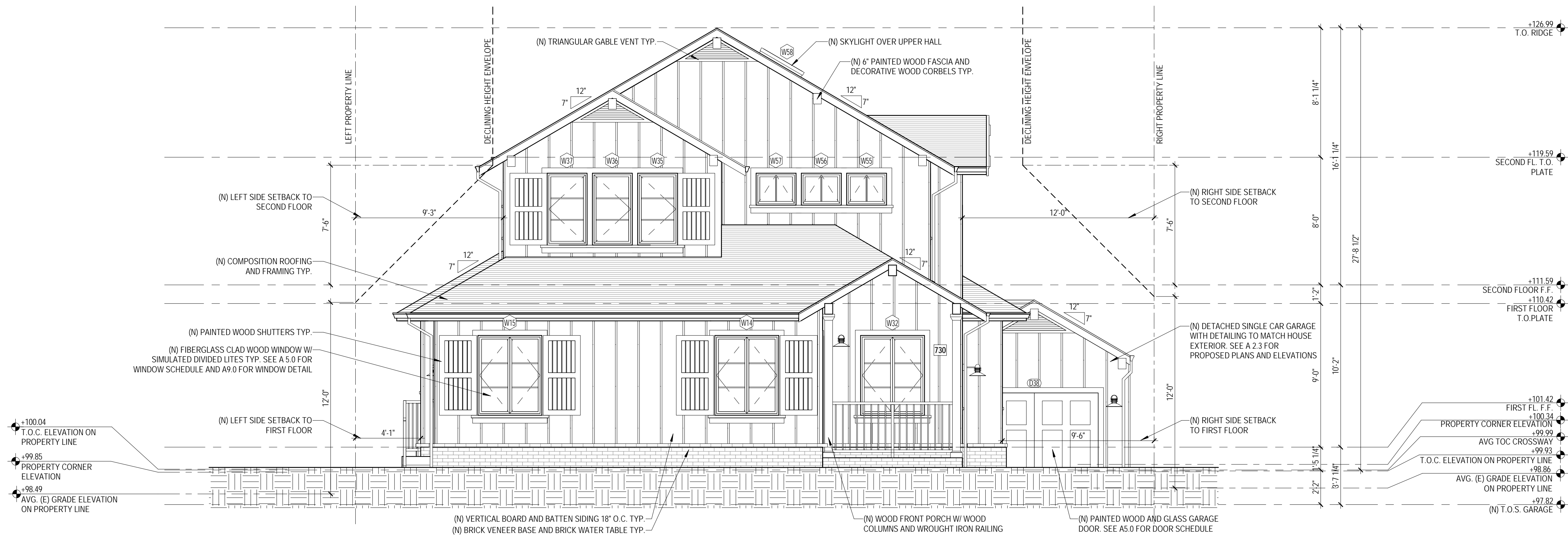
EXTERIOR 3-D VIEWS

SHEET NOTES

1. ALL WINDOWS AND DOORS IN PROPOSED ELEVATION ARE NEW UNLESS OTHERWISE DENOTED AS EXISTING (E)
2. ALL NEW WINDOWS ARE FIBERGLASS CLAD WOOD WINDOWS WITH SIMULATED DIVIDED LITES
3. SEE SHEET A5.0 FOR DOOR AND WINDOW SCHEDULE
4. SEE SHEET A9.0 FOR TYPICAL WINDOW DETAIL
5. (N) BUILDING ADDRESS LOCATION SHOW IN PROPOSED ELEVATION. THE TYPE WILL BE SUCH THAT NUMBERS AND ADDRESSES SHALL BE PLACED ON ALL NEW AND EXISTING BUILDING IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE FRONT OF THE STREET OR ROAD FRONTING THE PROPERTY. SAID NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, SHALL BE A MINIMUM OF ONE-HALF INCH STROKE BY FOUR INCHES HIGH, AND SHALL BE EITHER INTERNALLY OR EXTERNALLY ILLUMINATED IN ALL NEW CONSTRUCTION, ALTERATIONS OR REPAIR OF EXISTING CONSTRUCTION. THE POWER OF SUCH ILLUMINATION SHALL NOT BE NORMALLY SWITCHABLE.



2 SOUTH (FRONT) ELEVATION EXISTING
1/4" = 1'-0"



1 SOUTH (FRONT) ELEVATION PROPOSED
1/4" = 1'-0"

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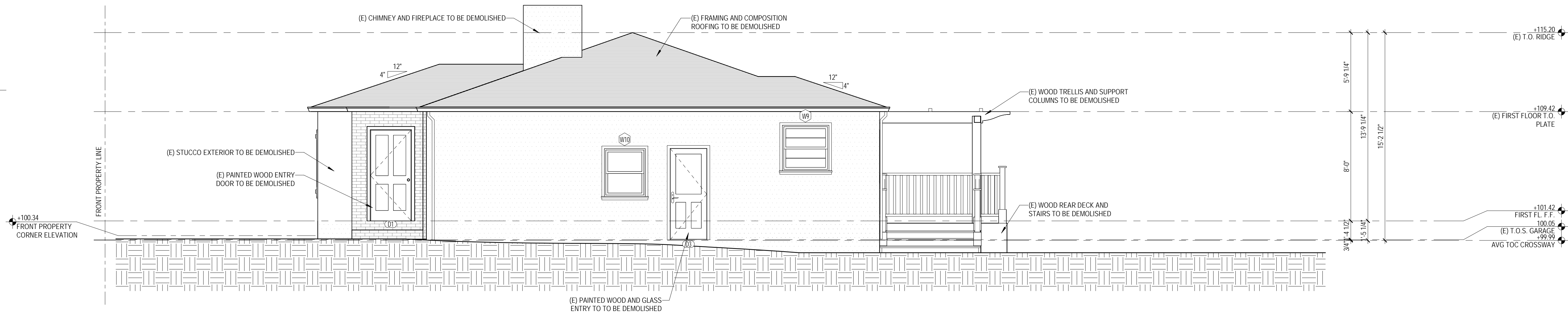
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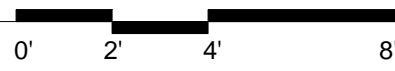
**EXISTING AND
PROPOSED SOUTH
(FRONT)
ELEVATIONS**

A3.0

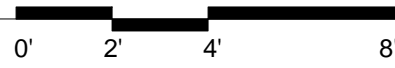
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 2. ALL NEW WINDOWS ARE FIBERGLASS CLAD WOOD WINDOWS WITH SIMULATED DIVIDED LIGHTS
 3. SEE SHEET A5.0 FOR DOOR AND WINDOW SCHEDULE
 4. SEE SHEET A9.0 FOR TYPICAL WINDOW DETAIL



2 EAST ELEVATION EXISTING
1/4" = 1'-0"



1 EAST ELEVATION PROPOSED
1/4" = 1'-0"



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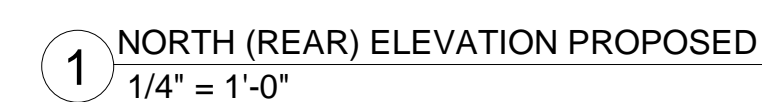
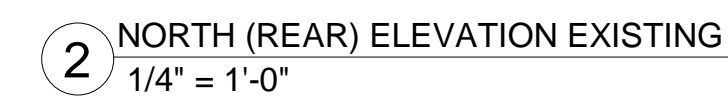
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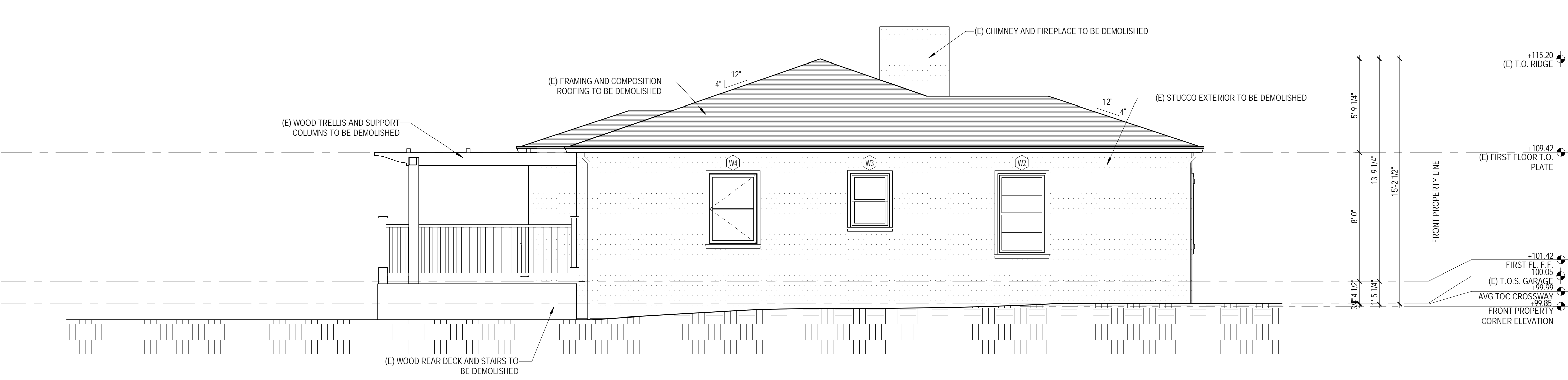
EXISTING AND
PROPOSED EAST
ELEVATIONS

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3. SEE SHEET A5.0 FOR DOOR AND WINDOW SCHEDULE
4. SEE SHEET A9.0 FOR TYPICAL WINDOW DETAIL



A3.2

- SHEET NOTES
1. ALL WINDOWS AND DOORS IN PROPOSED ELEVATION ARE NEW UNLESS OTHERWISE DENOTED AS EXISTING (E)
 2. ALL NEW WINDOWS ARE FIBERGLASS CLAD WOOD WINDOWS WITH SIMULATED DIVIDED LIGHTS
 3. SEE SHEET A5.0 FOR DOOR AND WINDOW SCHEDULE
 4. SEE SHEET A9.0 FOR TYPICAL WINDOW DETAIL



2 WEST ELEVATION EXISTING
1/4" = 1'-0"



1 WEST ELEVATION PROPOSED
1/4" = 1'-0"

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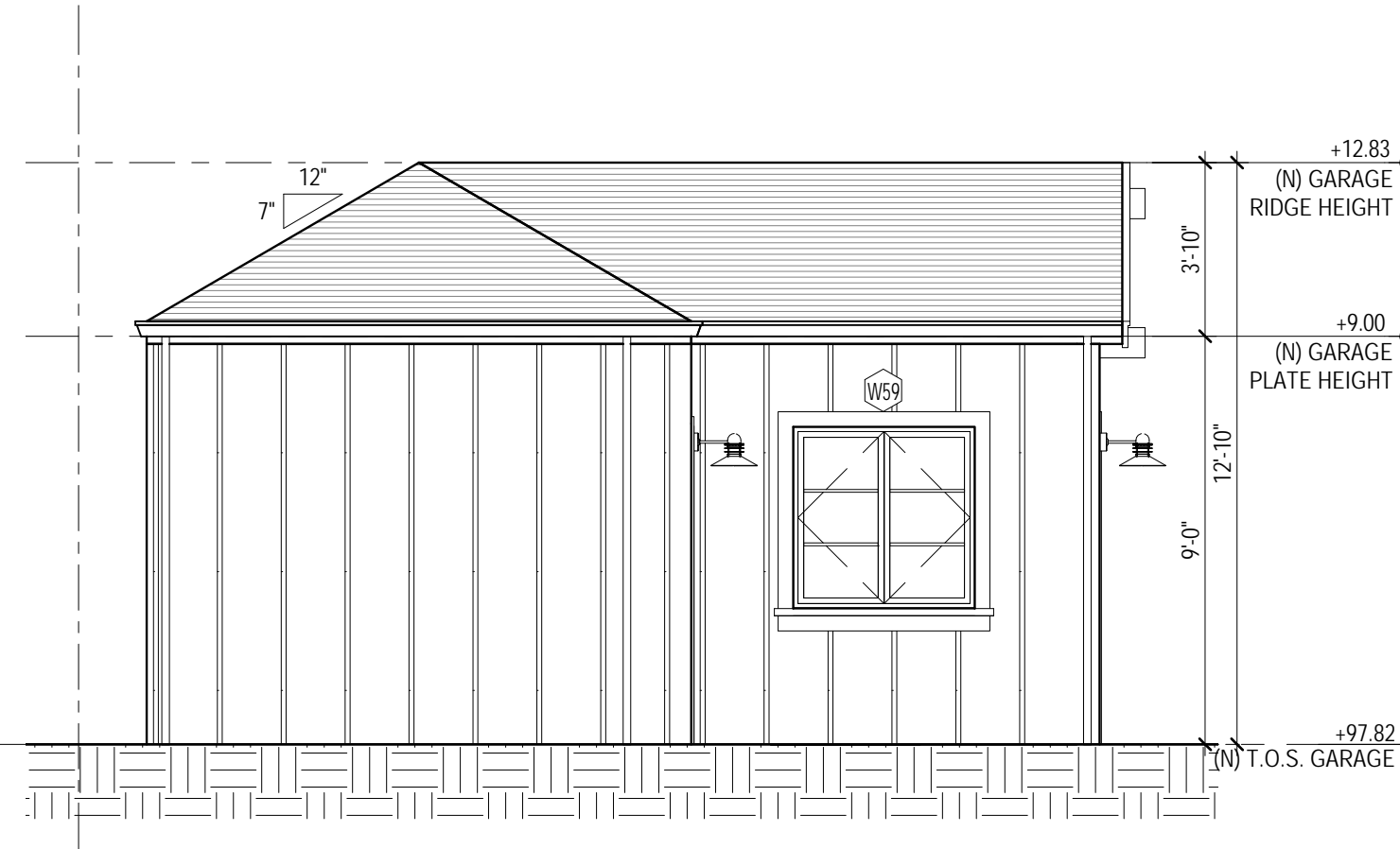
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EXISTING AND PROPOSED WEST ELEVATIONS

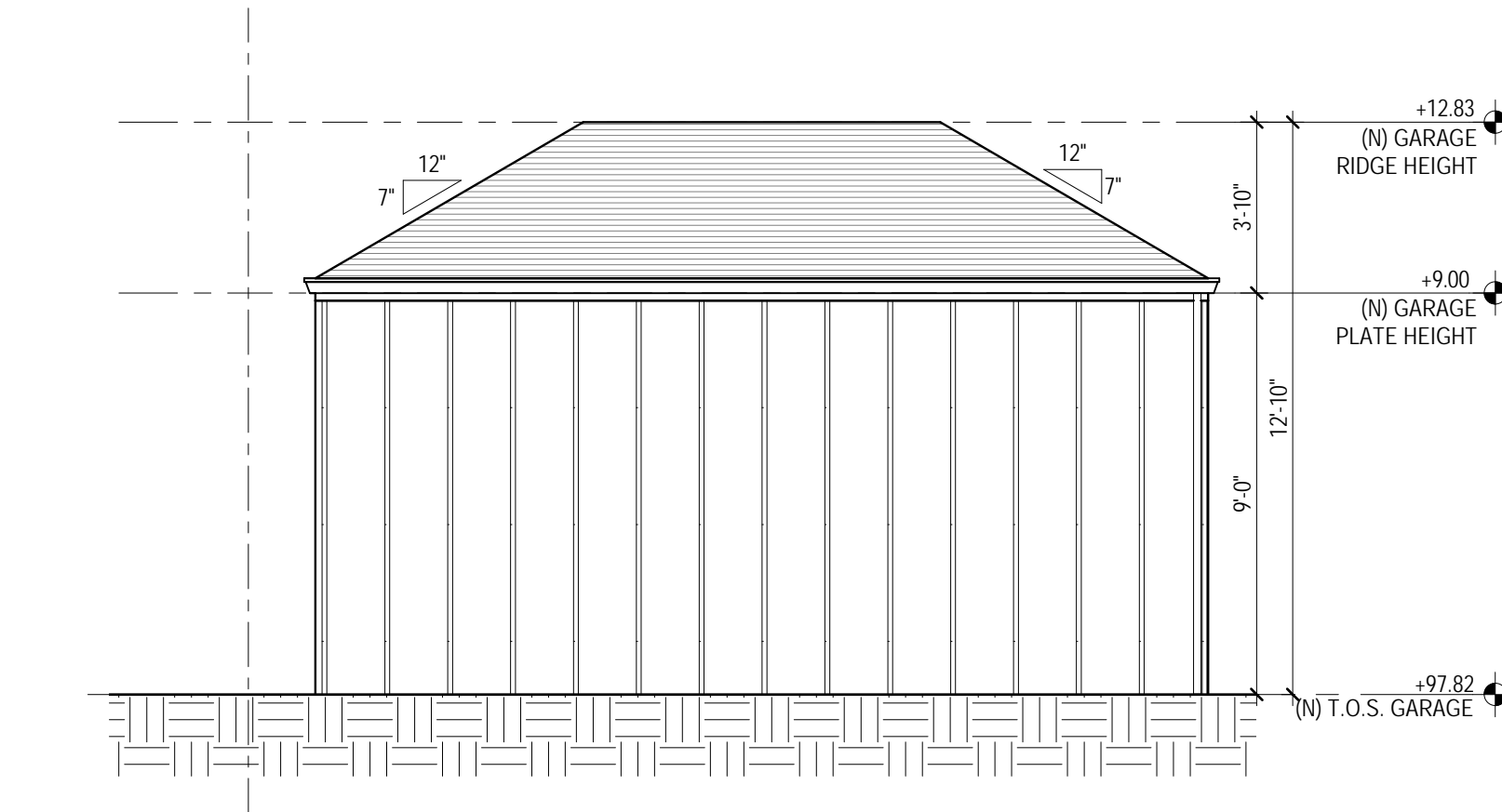
A3.3

SHEET NOTES

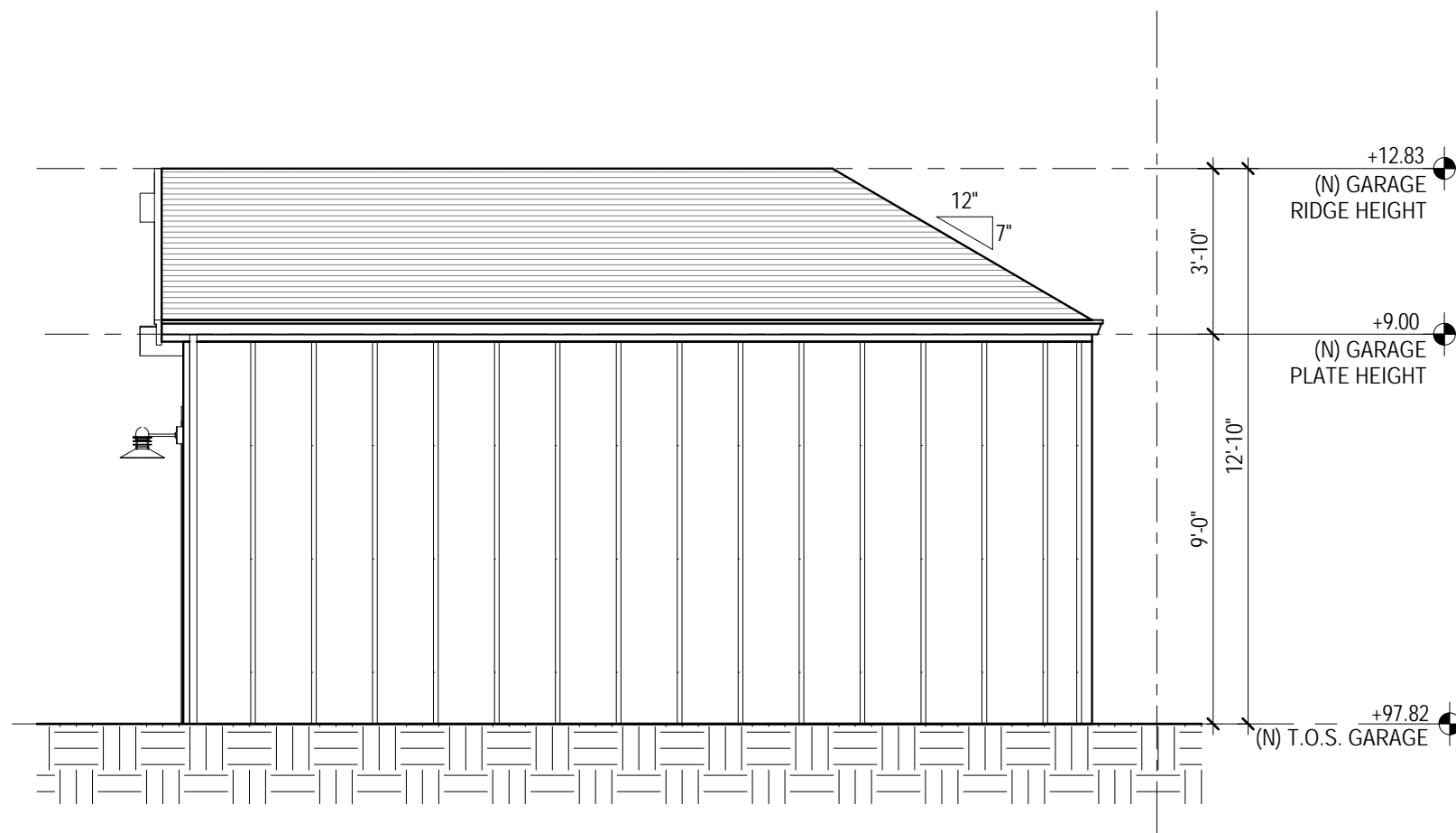
- WALL LEGEND
- EXISTING WALL
 - WALL TO BE DEMOLISHED
 - PROPOSED WALL
 - 1-HR FIRE RATED WALL CONSTRUCTION AT (E) EXTERIOR FRAMING
 - NEW WALL W/ 1-HR FIRE RATED CONSTRUCTION
 - OVERHEAD ROOF LINE
 - OUTLINE OF WALLS BELOW



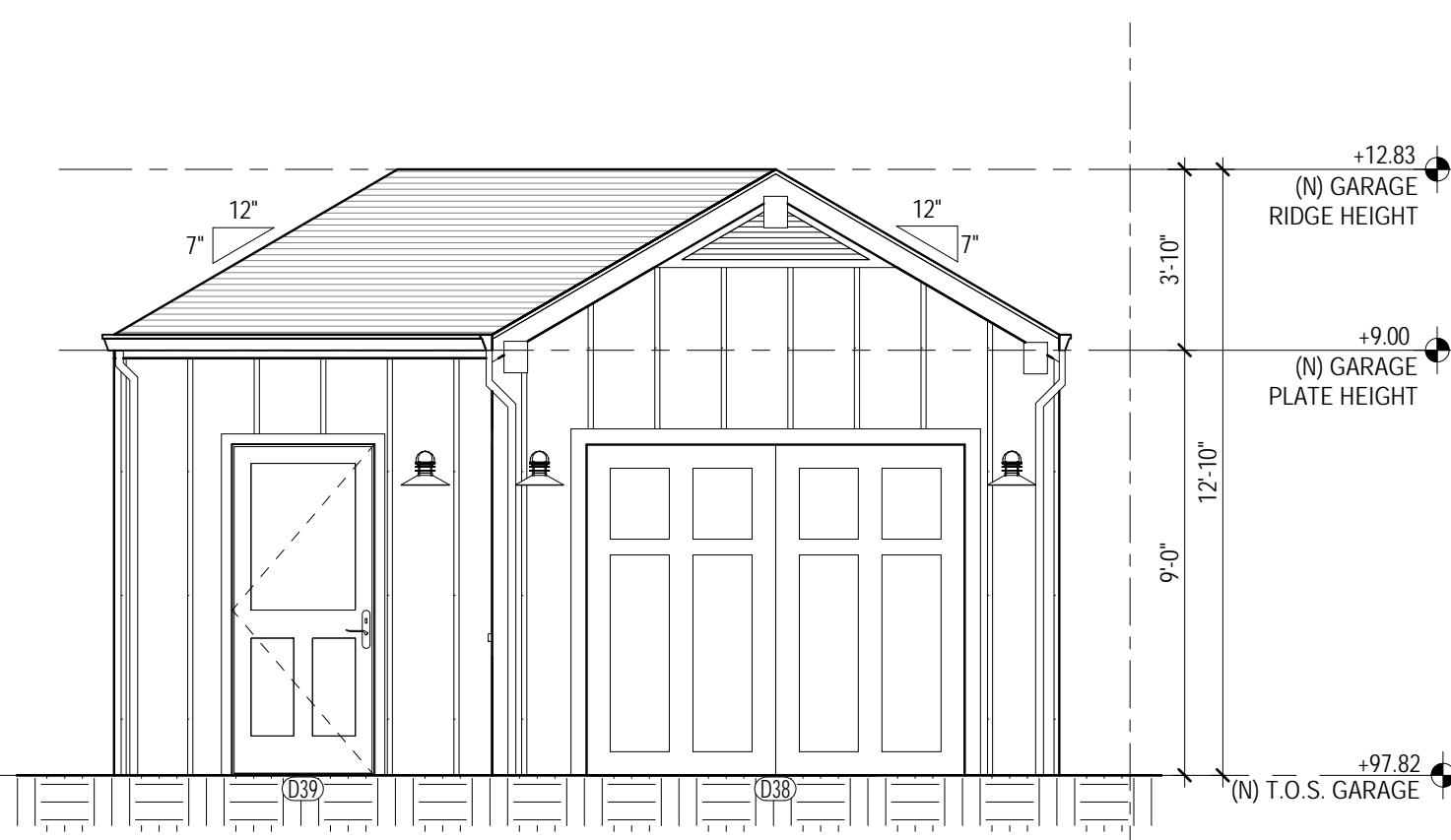
5 GARAGE WEST ELEVATION PROPOSED
1/4" = 1'-0"



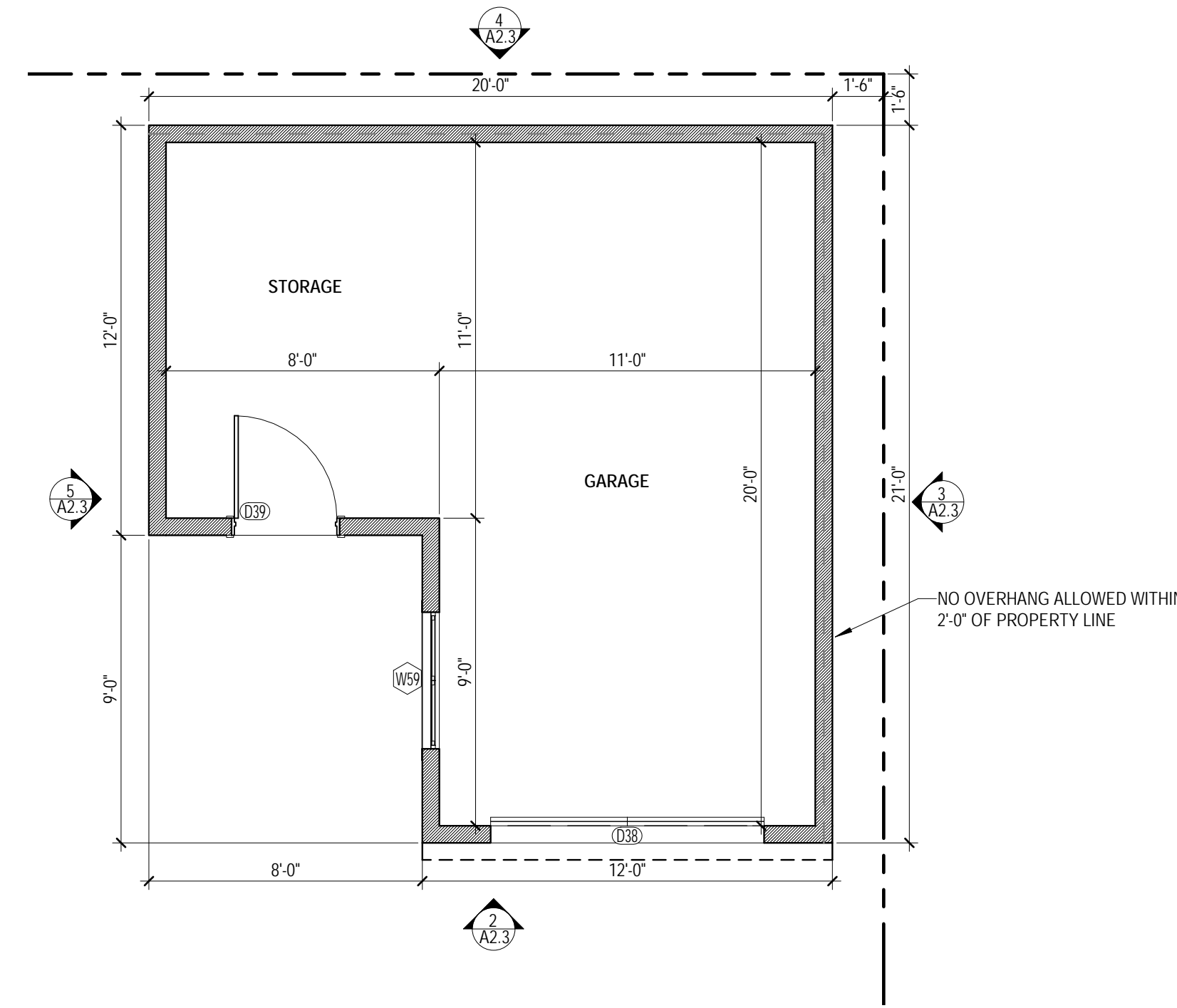
4 GARAGE NORTH (REAR) ELEVATION PROPOSED
1/4" = 1'-0"



3 GARAGE EAST ELEVATION PROPOSED
1/4" = 1'-0"



2 GARAGE SOUTH (FRONT) ELEVATION PROPOSED
1/4" = 1'-0"



1 GARAGE FLOOR PLAN PROPOSED
1/4" = 1'-0"

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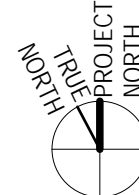
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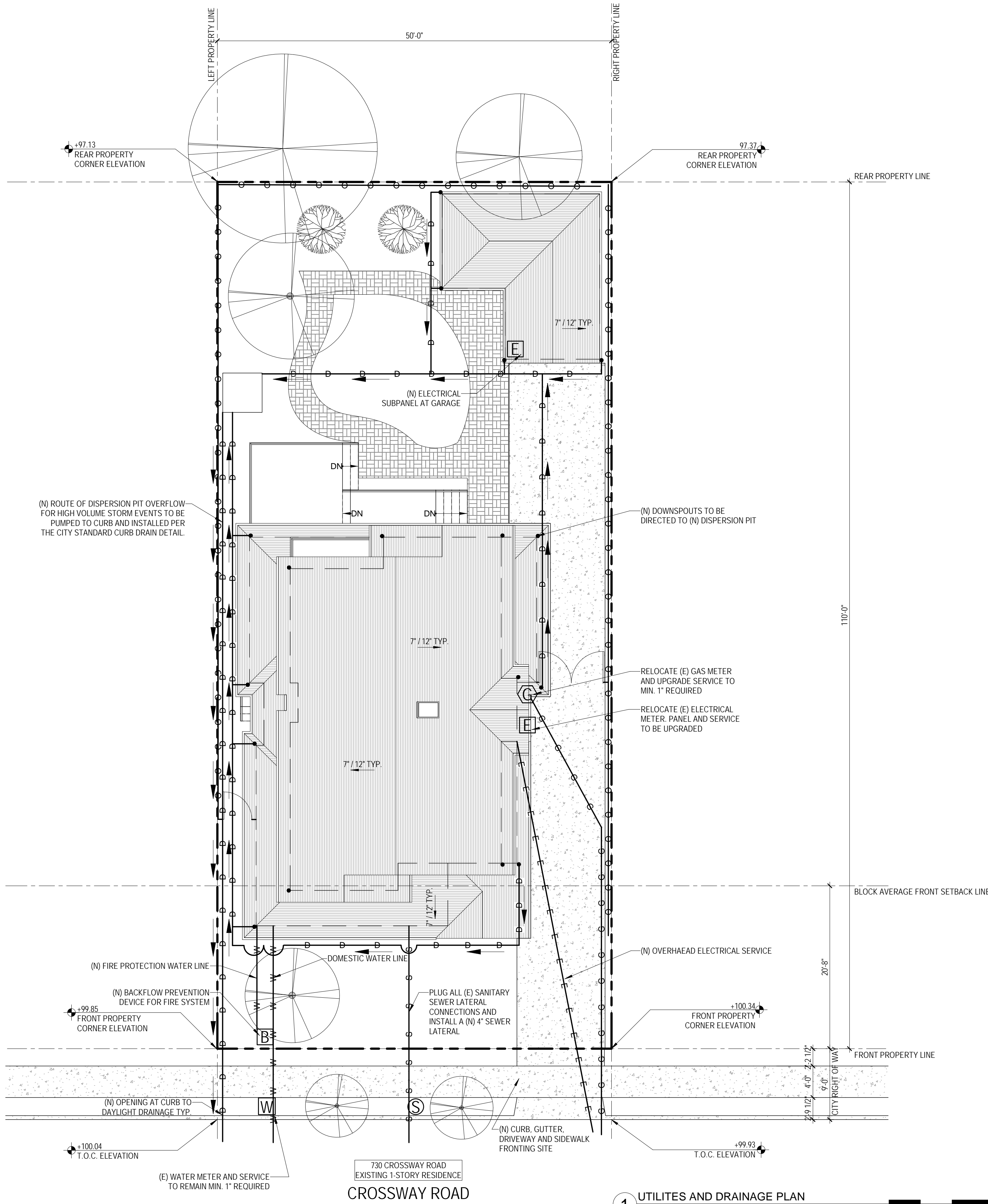
**PROPOSED GARAGE
FLOOR PLAN AND
ELEVATIONS**

A2.3

- SHEET NOTES:
- (N) DRAINAGE SYSTEM BELOW GRADE TYP.
 - SEE (E) AND (N) TREE LOCATION ON L1.1 LANDSCAPE PLAN
 - NEW DESIGN/BUILD SPRINKLER SYSTEM THROUGHOUT ALL NEW SPACES UNDER SEPARATE PERMIT.
 - FIRE FLOW SHALL MEET REQUIREMENTS OF CALIFORNIA FIRE CODE APPENDIX IIIA. FIRE FLOW FOR RESIDENTIAL BUILDINGS LESS THAN 3,600 SF SHALL BE PROVIDED AT 1,000 GPM UNLESS PROTECTED BY AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM, THEN IT MAY BE REDUCED BY 50%.
 - NEW BACKFLOW PREVENTION DEVICE SHALL BE PROVIDED, USC APPROVED DOUBLE CHECK VALVE ASSEMBLY. GENERAL CONTRACTOR SHALL ENSURE THE DOUBLE CHECK VALVE ASSEMBLY FOR FIRE PROTECTION SHALL BE TESTED AND APPROVED BY A SAN MATEO COUNTY ENVIRONMENTAL HEALTH APPROVED CONTRACTOR PRIOR TO SCHEDULING WATER DEPARTMENT FINAL.
 - REPLACE ALL CURB, GUTTER, DRIVEWAY AND SIDEWALK FRONTING SITE, PLUG ALL EXISTING SANITARY SEWER LATERAL CONNECTIONS AND INSTALL A NEW 4" LATERAL. ALL WATER LINE CONNECTIONS TO THE CITY WATER MAINS FOR SERVICES OR FIRE ARE TO BE INSTALLED PER CITY STANDARD PROCEDURES AND SPECIFICATION, AND ANY OTHER UNDERGROUND UTILITY WORKS WITHIN CITY'S RIGHT OF WAY.
 - (N) WATER HEATER TO BE LOCATED IN CRAWL SPACE.
 - (N) SPLIT SYSTEM HVAC WITH 1 FAU IN CRAWL SPACE AND 1 FAU IN ATTIC SPACE.

UTILITY LEGEND

- W WATER METER
S SEWER CLEAN OUT
G GAS METER
E ELECTRICAL METER
B BACKFLOW PREVENTION DEVICE
• DOWNSPOUT
➔ DIRECTION INDICATOR
W W W WATER LINE
S S S SEWER LINE
G G G GAS LINE
E E E OVERHEAD ELECTRICAL SERVICE
- - - DRAINAGE LINE
- - - FENCE



1 UTILITES AND DRAINAGE PLAN
1/8" = 1'-0"

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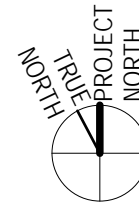
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UTILITIES AND
DRAINAGE PLAN

A1.2