

LEVITT RESIDENCE

1415 DESOTO AVE.
BURLINGAME, CA

[inSite]

architecture design interiors

1534 PLAZA LN. #318
BURLINGAME, CA 94010
(650) 235-9566 tel.
(650) 235-9569 fax

DESIGN REVIEW 10/11/19

DESIGN REVIEW COMMENTS

12/20/19

DESIGN REVIEW COMMENTS

1/14/19

PLANNING COMM. COMMENTS

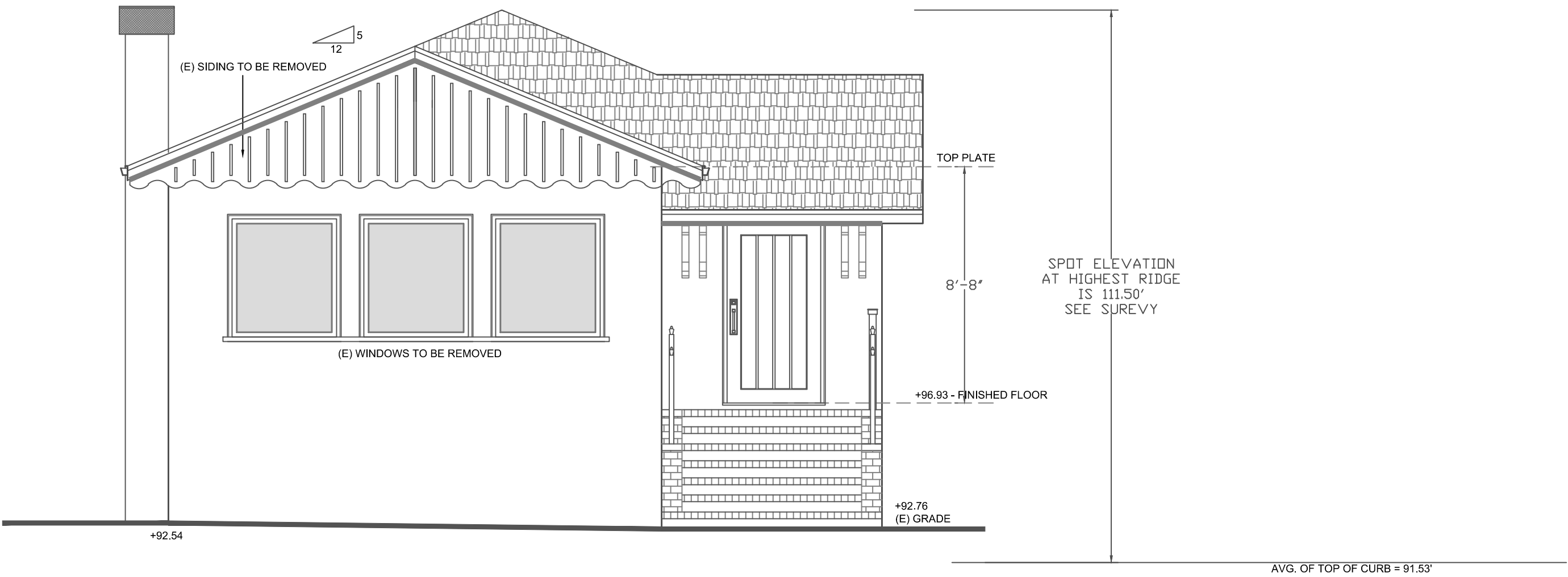
2/6/20

SHEET TITLE
EXTERIOR ELEVATION
STUDIES

PROJECT #: 2018-D
DRAWN BY: LL
DATE: 4/24/19
SCALE: 1/4" = 1'-0"

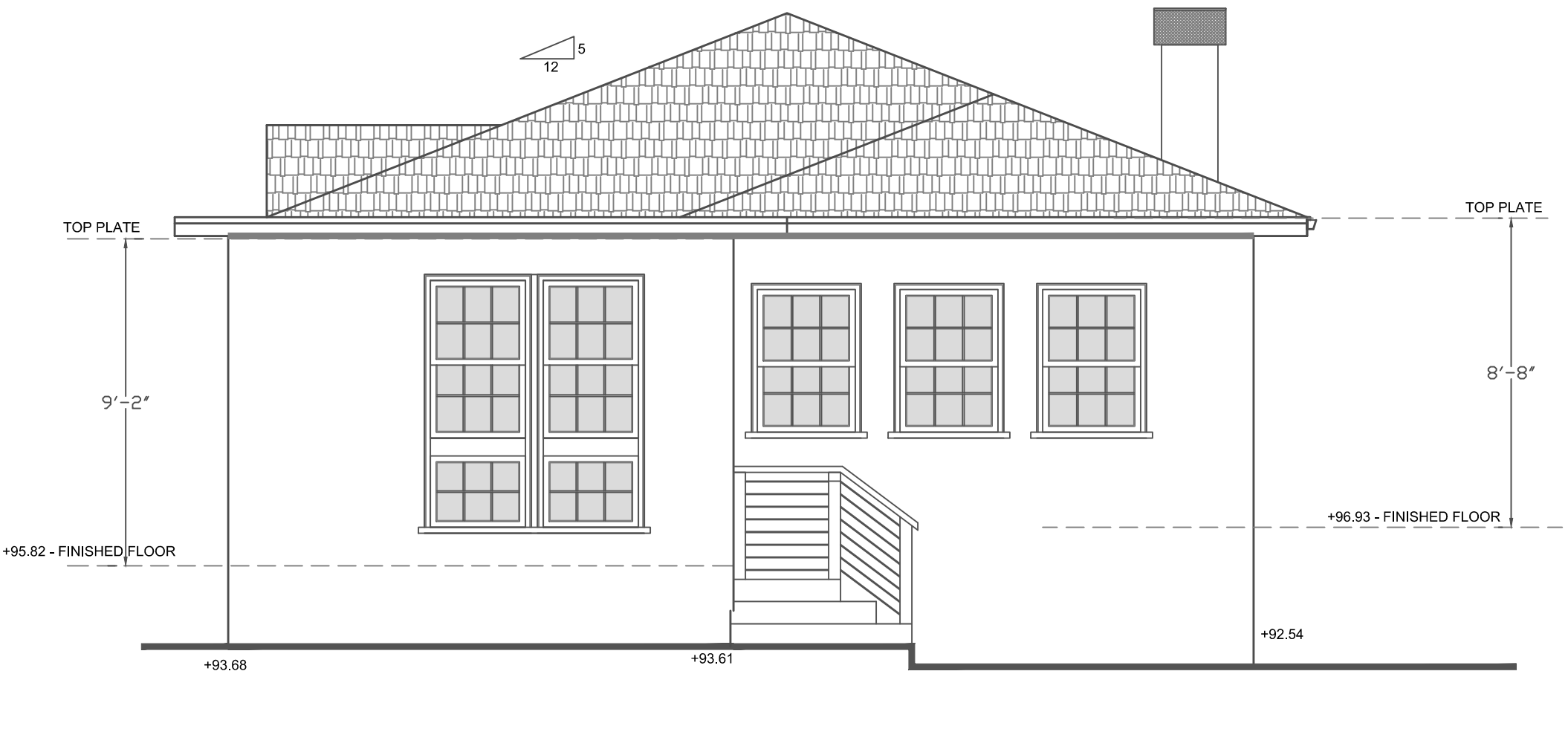
DRAWING NUMBER

A4.0



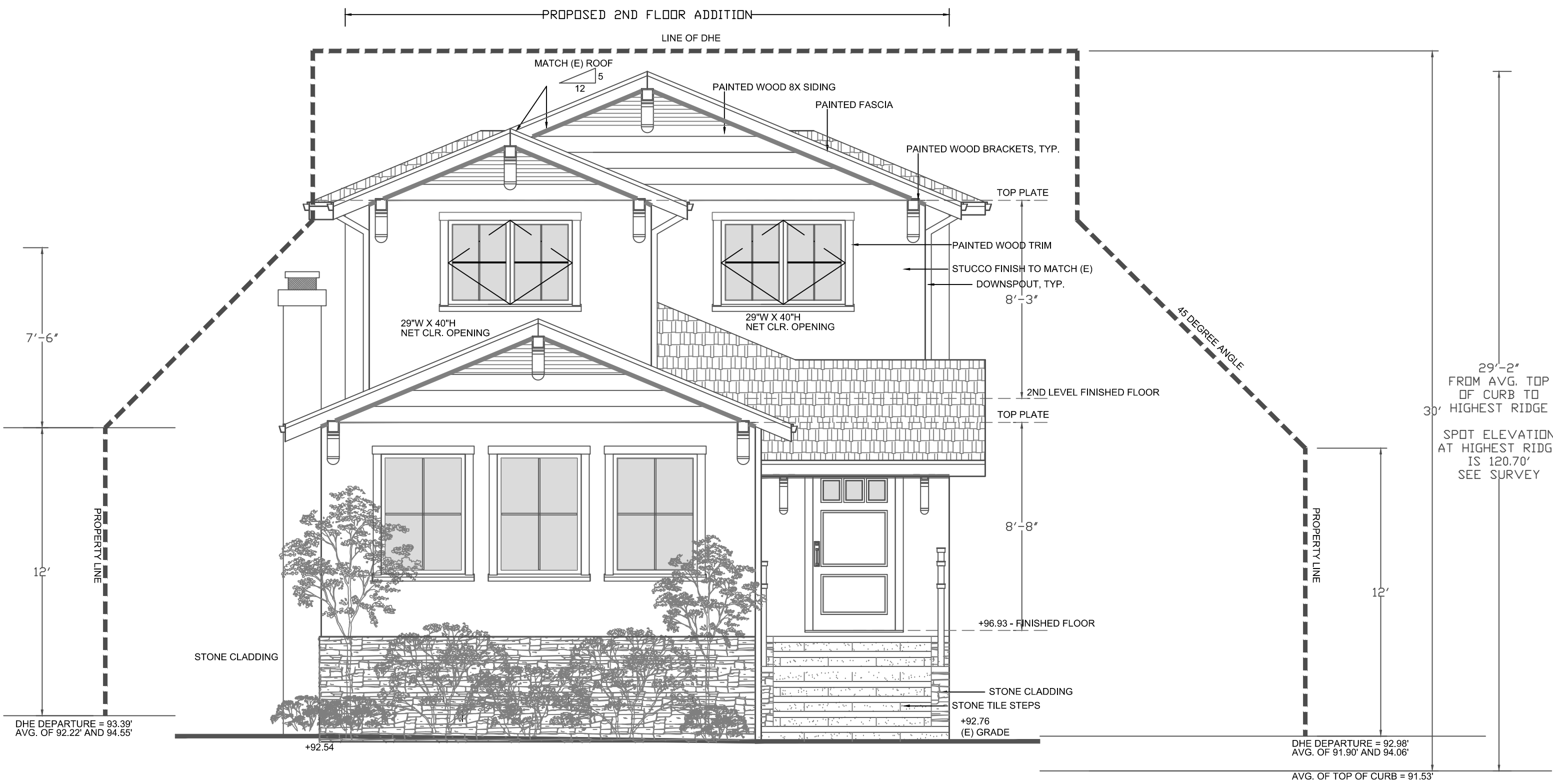
1 EXISTING FRONT ELEVATION

1/4"=1'-0"



2 EXISTING REAR ELEVATION

1/4"=1'-0"

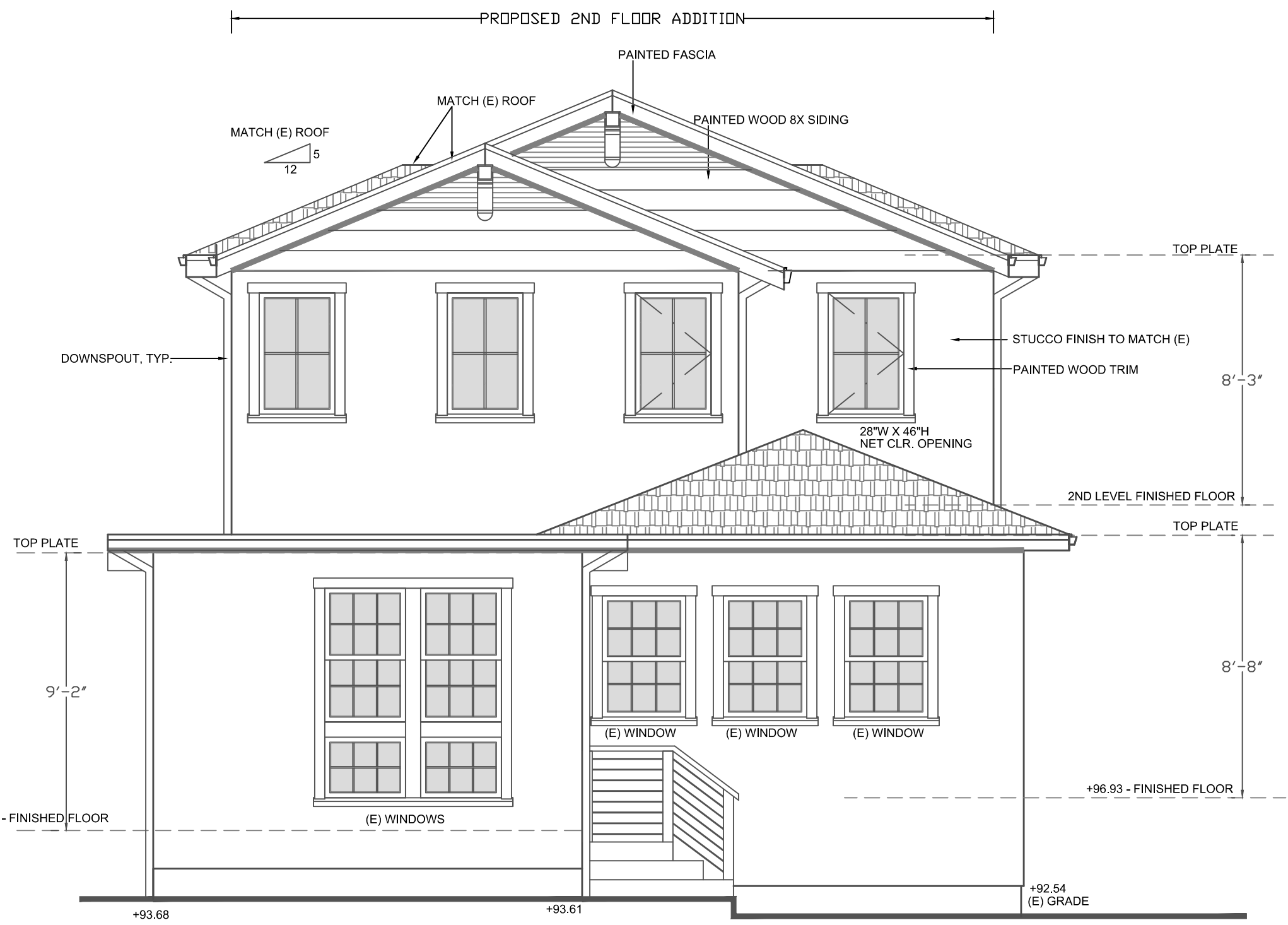


3 PROPOSED FRONT ELEVATION

1/4"=1'-0"

EXTERIOR FINISHES

1. WINDOWS AND EXTERIOR DOORS - ALUMINUM CLAD EXTERIOR/WOOD INTERIOR
- WINDOWS TO HAVE SIMULATED TRUE DIVIDED LITES
2. EXTERIOR FINISH - 8" PAINTED LAP SIDING
STUCCO - INTERGATED COLOR, TEXTURE TO MATCH EXISTING
EL DORADO STONE CLADDING
3. WINDOW AND EXTERIOR DOOR TRIM - PAINTED WOOD
4. FASCIA BOARD - PAINTED WOOD
5. ROOF - 50 YEAR COMPOSITE SHINGLES
6. DECK RAIL - PAINTED WOOD POSTS, WOOD CAP, CABLE WIRE
7. FRONT STEP RAIL - PAINTED WOOD POSTS, PICKETS AND WOOD CAP
8. GARAGE DOOR - PAINT FIBERGLASS ROLL-UP DOOR
9. FRONT DOOR - STAINED WOOD DOOR
10. FRONT STEPS - EXTERIOR PORCELAIN TILES
11. WOOD BRACKETS AND RAFTER TAILS - PAINTED WOOD



4 PROPOSED REAR ELEVATION

1/4"=1'-0"

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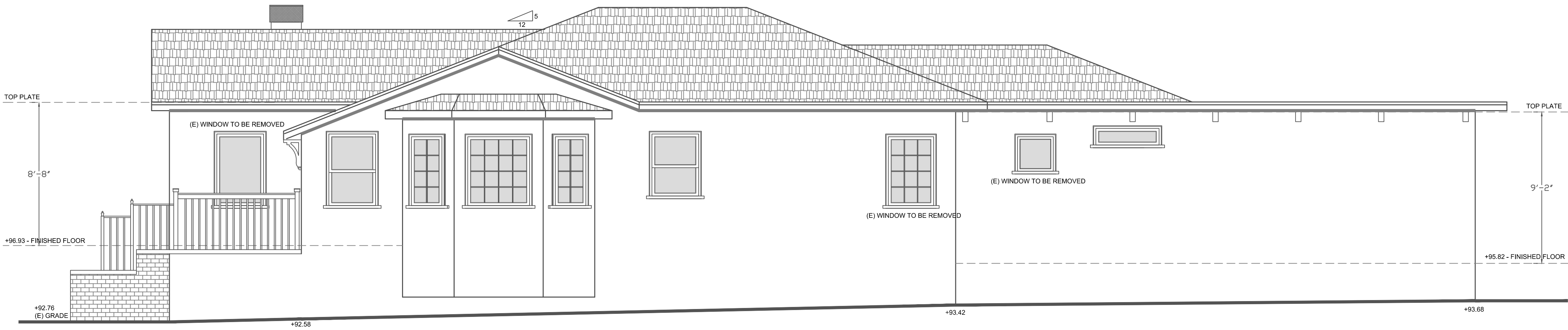
2/6/20

SHEET TITLE
**EXISTING AND
PROPOSED RIGHT SIDE
EXTERIOR ELEVATIONS**

PROJECT #: 2018-D
DRAWN BY: LL
DATE: 5/13/19
SCALE: 1/4" = 1'-0"

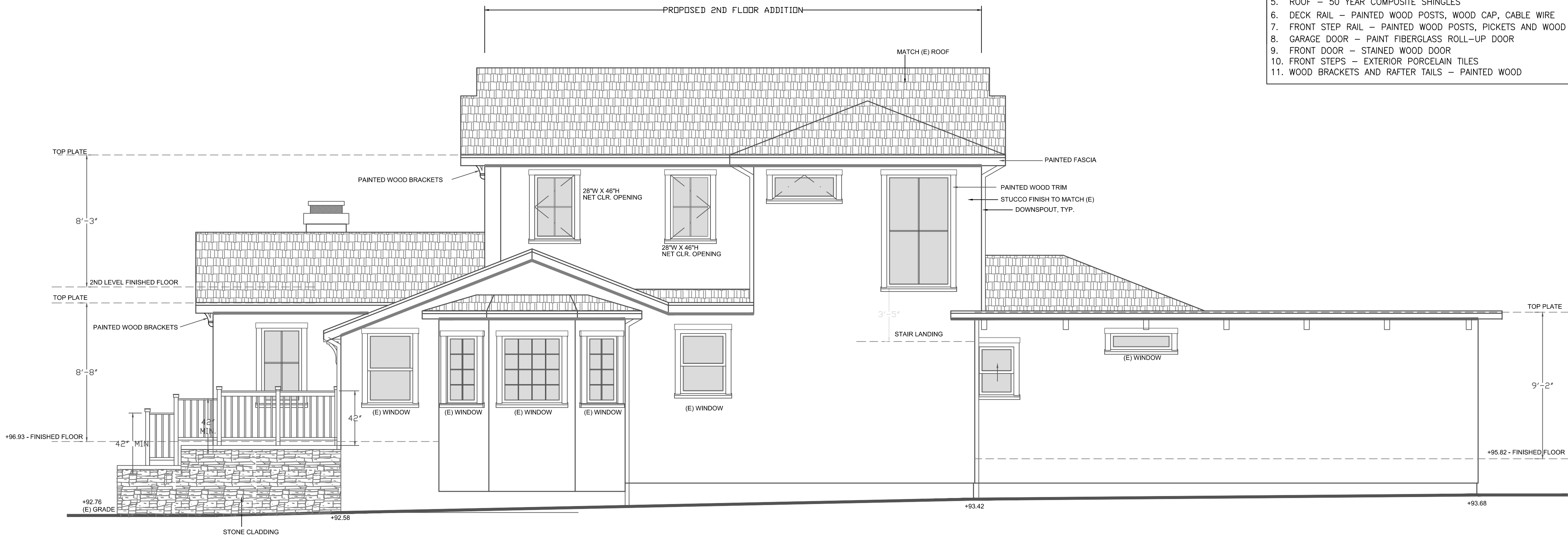
DRAWING NUMBER

A4.1



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

EXTERIOR FINISHES
1. WINDOWS AND EXTERIOR DOORS - ALUMINUM CLAD EXTERIOR/WOOD INTERIOR - WINDOWS TO HAVE SIMULATED TRUE DIVIDED LITES
2. EXTERIOR FINISH - 8" PAINTED LAP SIDING STUCCO - INTERGATED COLOR, TEXTURE TO MATCH EXISTING EL DORADO STONE CLADDING
3. WINDOW AND EXTERIOR DOOR TRIM - PAINTED WOOD
4. FASCIA BOARD - PAINTED WOOD
5. ROOF - 50 YEAR COMPOSITE SHINGLES
6. DECK RAIL - PAINTED WOOD POSTS, WOOD CAP, CABLE WIRE
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8. GARAGE DOOR - PAINT FIBERGLASS ROLL-UP DOOR
9. FRONT DOOR - STAINED WOOD DOOR
10. FRONT STEPS - EXTERIOR PORCELAIN TILES
11. WOOD BRACKETS AND RAFTER TAILS - PAINTED WOOD



2 PROPOSED RIGHT SIDE ELEVATION
1/4"=1'-0"

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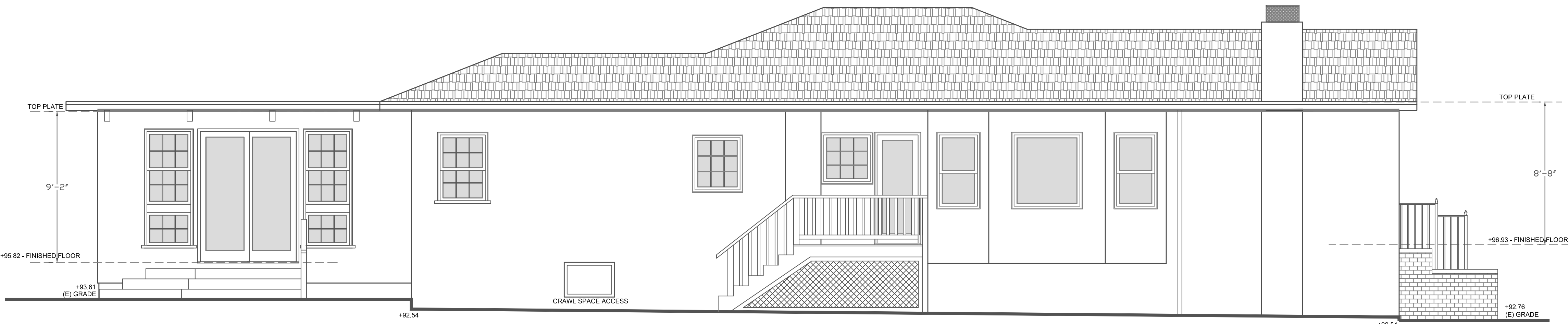
2/6/20

SHEET TITLE
**EXISTING AND
PROPOSED LEFT SIDE
EXTERIOR ELEVATIONS**

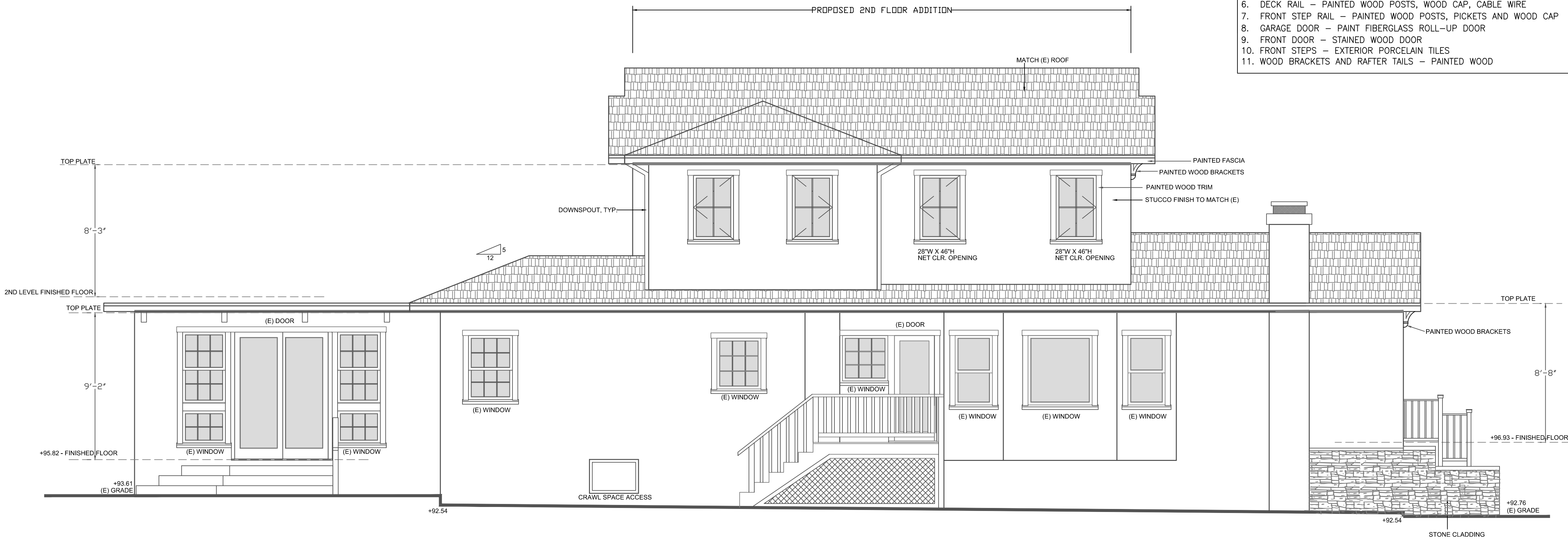
PROJECT #: 2018-D
DRAWN BY: LL
DATE: 5/13/19
SCALE: 1/4" = 1'-0"

DRAWING NUMBER

A4.2



1 EXISTING LEFT SIDE ELEVATION
1/4"=1'-0"



2 PROPOSED LEFT SIDE ELEVATION
1/4"=1'-0"

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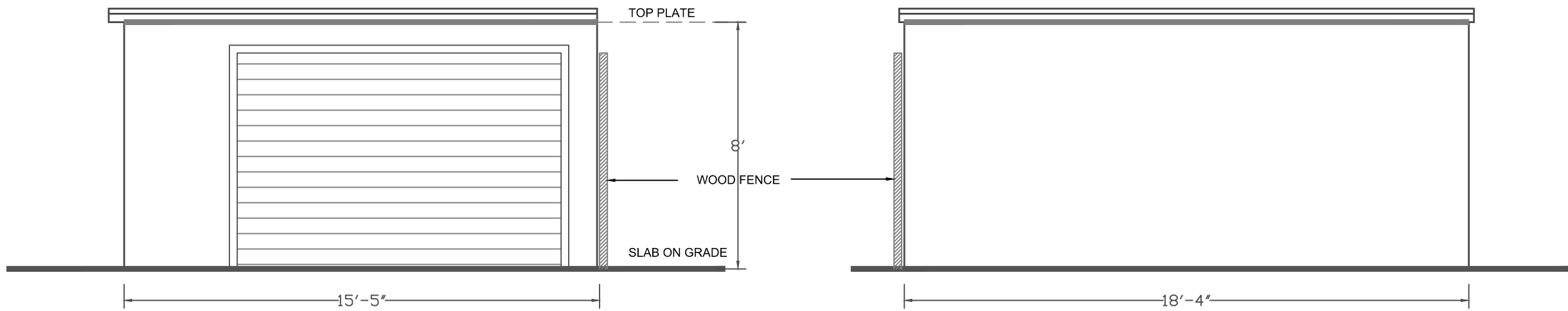
2/6/20

SHEET TITLE
**EXISTING AND
PROPOSED GARAGE**

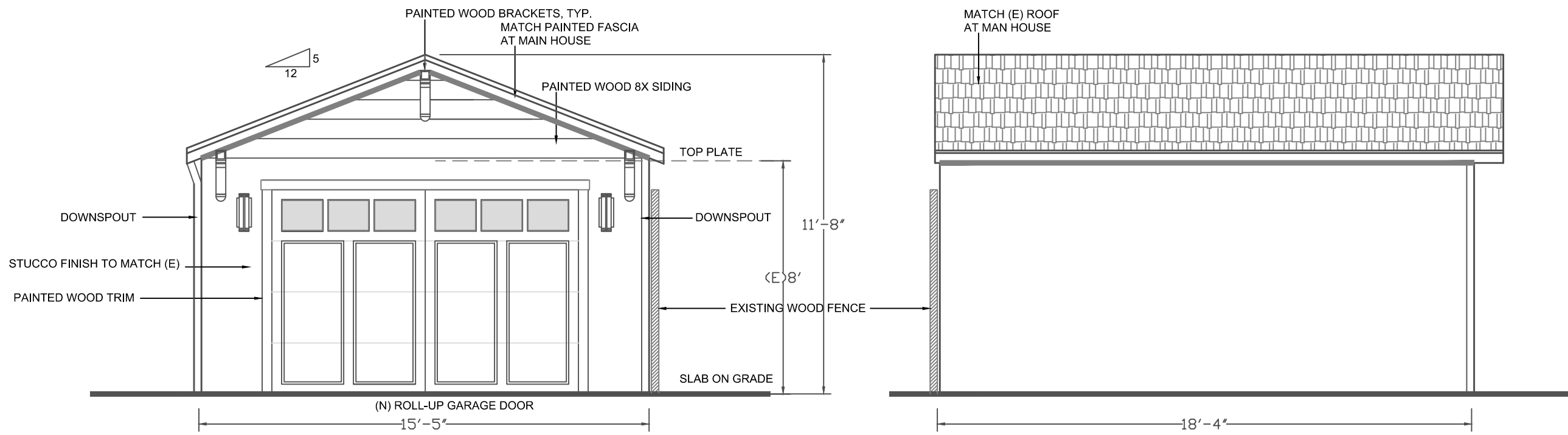
PROJECT #: 2018-D
DRAWN BY: LL
DATE: 5/13/19
SCALE: 1/4" = 1'-0"

DRAWING NUMBER

A4.3



1 EXISTING GARAGE FRONT AND LEFT SIDE ELEVATION
1/4"=1'-0"



2 PROPOSED RE-BUILT GARAGE FRONT AND LEFT SIDE ELEVATION
1/4"=1'-0"

EXTERIOR FINISHES

1. WINDOWS AND EXTERIOR DOORS - ALUMINUM CLAD EXTERIOR/WOOD INTERIOR
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2. EXTERIOR FINISH - 8" PAINTED LAP SIDING
STUCCO - INTERGATED COLOR, TEXTURE TO MATCH EXISTING
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DESIGN REVIEW COMMENTS

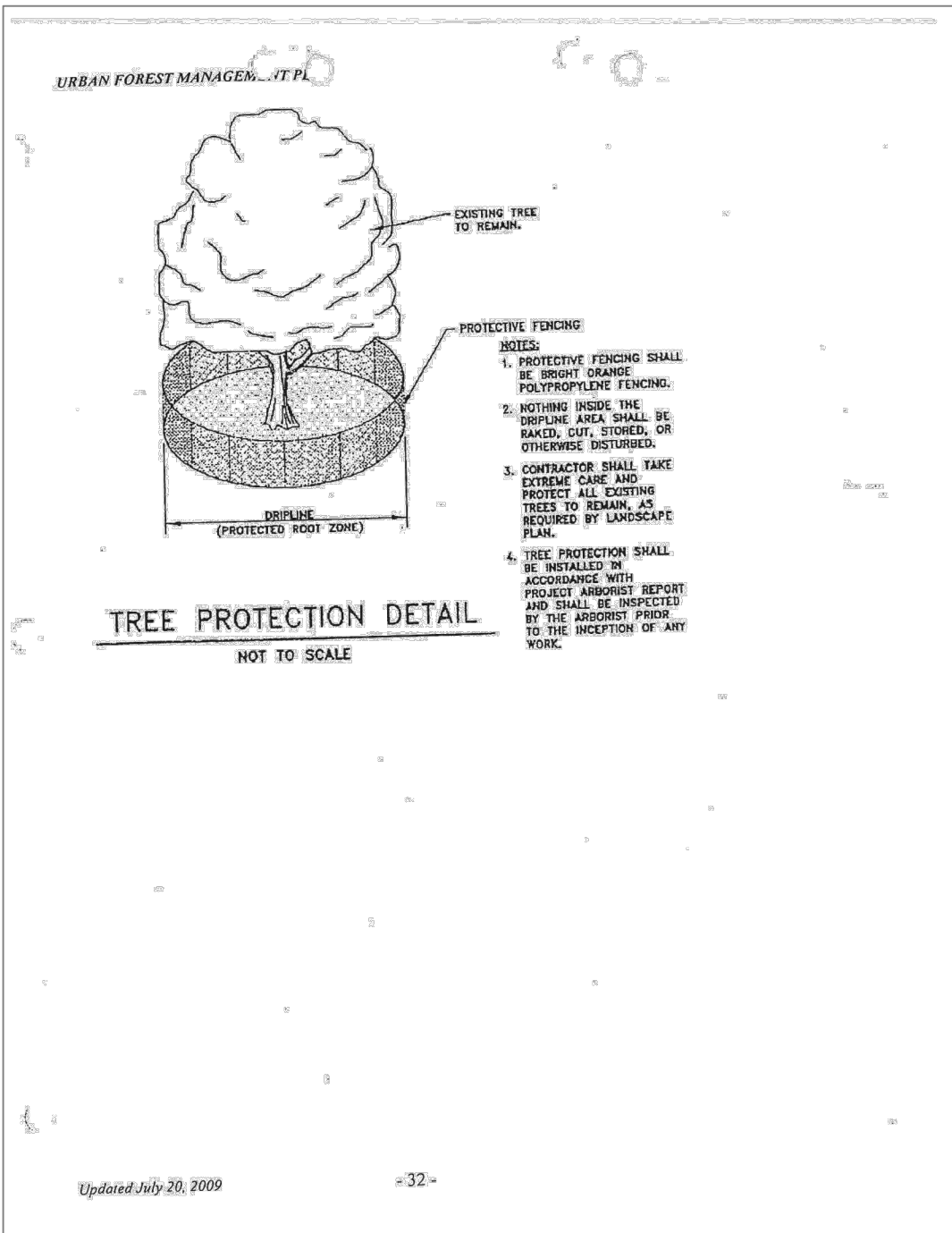
1/14/20

SHEET TITLE
SITE PLAN

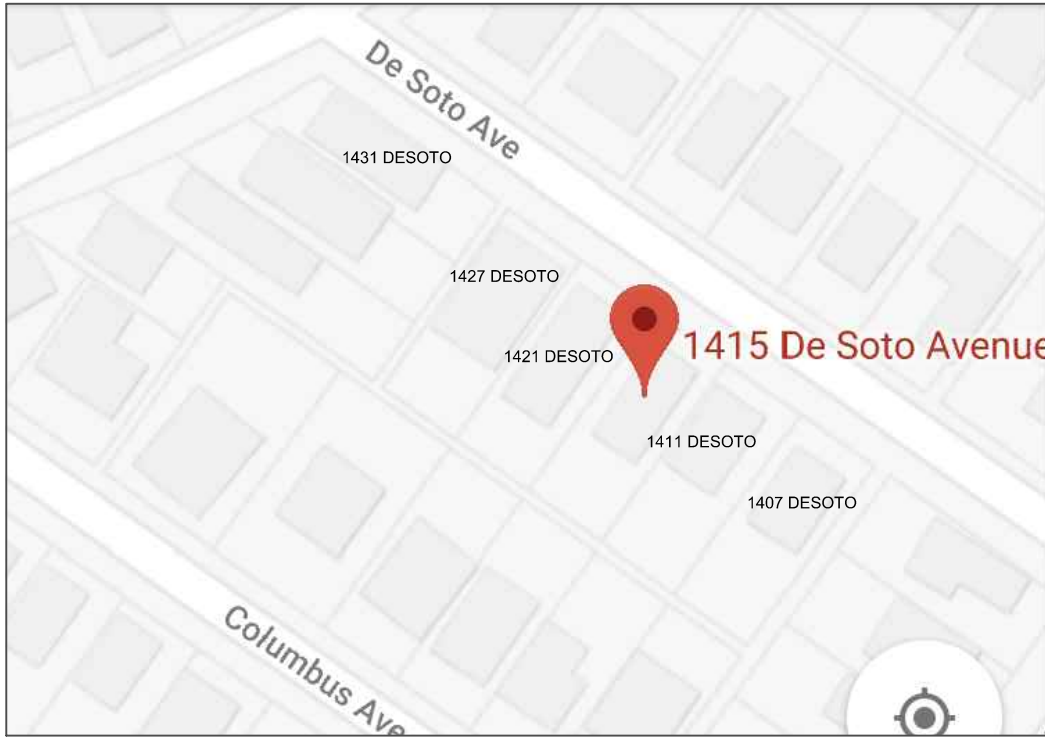
PROJECT #: 2018-D
DRAWN BY: LL
DATE: 4/23/19
SCALE: AS NOTED

DRAWING NUMBER

A1.1



3 TREE PROTECTION



2 BLOCK DIAGRAM

ADDRESS	SETBACK
1431 DESOTO	+/- 6'
1427 DESOTO	+/- 13'-3"
1421 DESOTO	+/- 18'
1415 DESOTO	+/- 18'
1411 DESOTO	+/- 9'-6"
1407 DESOTO	+/- 9'-6"
TOTAL	+/- 74'-3"

AVERAGE FRONT SETBACK OF THE BLOCK:
74'-3"/6 = 12'-4"

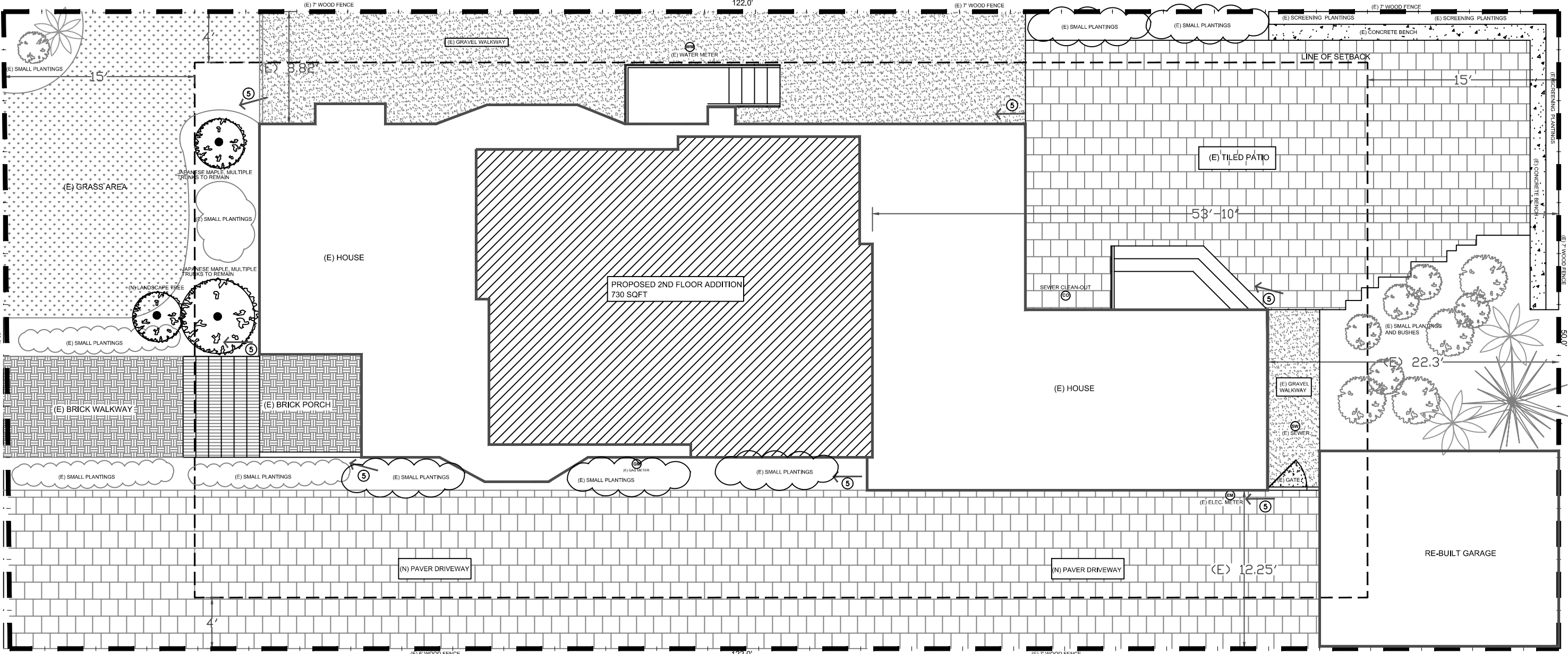
SHEET NOTES

PARKS NOTES -

- 1 NO TREES WILL BE REMOVED
- 2 EXISTING LANDSCAPE WILL REMAIN IN AREAS NOT AFFECTED BY THE ADDITION. IN AREAS OF WORK, THE LANDSCAPE WILL BE REHABILITATED.
- 3 PROVIDE 1 ADDITIONAL LANDSCAPE TREE

PUBLIC WORKS NOTES -

- 4 NEW DRIVEWAY CURB CUT INSTALLED PER CITY STANDARD PROCEDURES AND SPECIFICATIONS. NO WORK AT DRIVEWAY OR GUTTER. IF NEW 4" SEWER LATERAL OR FIRE LINES ARE REQUIRED WITHIN CITY RIGHT OF WAY, INSTALLATION TO BE PER CITY STANDARD PROCEDURES AND SPECIFICATION.
- 5 DIRECTION OF STORM WATER RUN-OFF TO FLOW BY NATURAL GRAVITY TOWARDS FRONTYARD AND AWAY FROM ADJACENT PROPERTIES.
- 6 PROPERTY OWNER IMPROVEMENTS THAT ARE CONSTRUCTED WITHIN 25' OF THE CREEKS TOP OF BANK SHALL STABILIZE THE SURROUNDING AREA TO PREVENT EROSION DUE TO STORMWATER DISCHARGE FROM THE IMPROVEMENTS. IN ADDITION, VEGETATION THAT MAY IMPACT THE CREEK MUST BE REMOVED AND REPLACED WITH STABILIZED MATERIAL.



1 SITE PLAN

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A2.3

SHEET NOTES

- ① ROOF EAVES WILL NOT PROJECT WITHIN TWO FEET OF PROPERTY LINE. 2016 CRC TABLE R302.1(1). EAVES THAT DO PROJECT WITHIN 2 FEET OF THE PROPERTY LINE ARE REQUIRED TO BE CONSTRUCTED OF ONE-HOUR FIRE-RESISTANCE RATED CONSTRUCTION. 2016 CRC R302.1(1)
- ② HATCHED AREA INDICATES NEW ROOF FRAMING.
- ③ ● - DOWNSPOUTS
- ④

