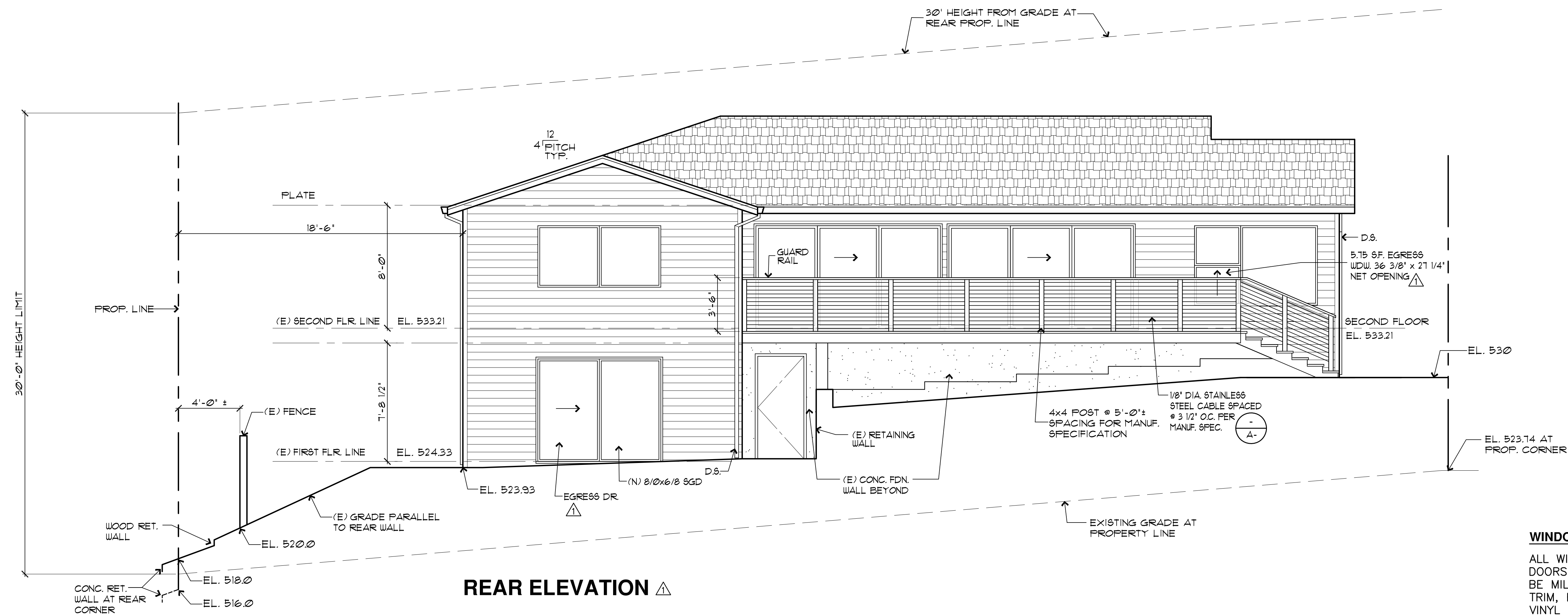
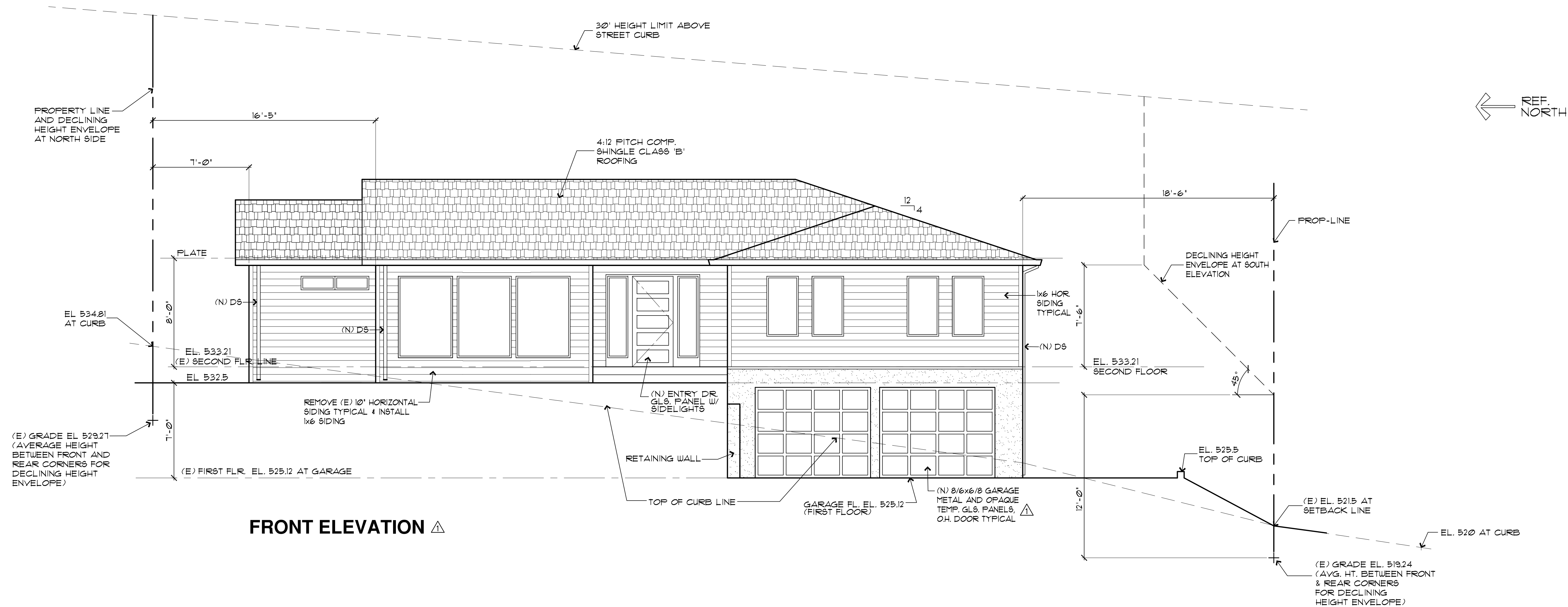


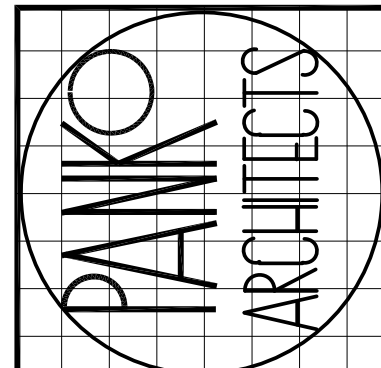


**WINDOW NOTE**

ALL WINDOWS AND SLIDING GLASS DOORS TO BE REPLACED AND SHALL BE MILGARD STYLE LINE INTEGRAL SELF TRIM, BRONZE EXTERIOR, WHITE INTERIOR VINYL 0.30 U VALUE & 0.23 SHG.

Phone: (650) 558-0100  
Fax: (650) 558-0113

311 Seventh Avenue, Suite 1  
San Mateo, California 94401



RESPONSE TO PLANNING COMMENTS: 8-19-20

**RESIDENTIAL ADDITION & REMODEL**  
**PROEAST PROPERTIES**  
3 CANANEA PLACE  
BURLINGAME, CA 94010

TITLE  
**NEW EXTERIOR ELEVATIONS**

CHECKED: **STAN**

DATE: **6-15-20**

SCALE: **AS SHOWN**

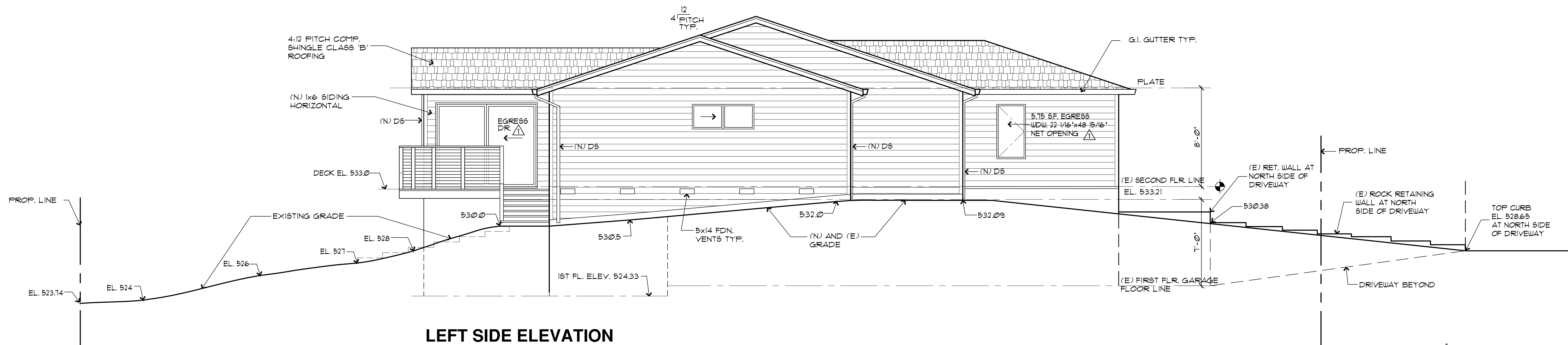
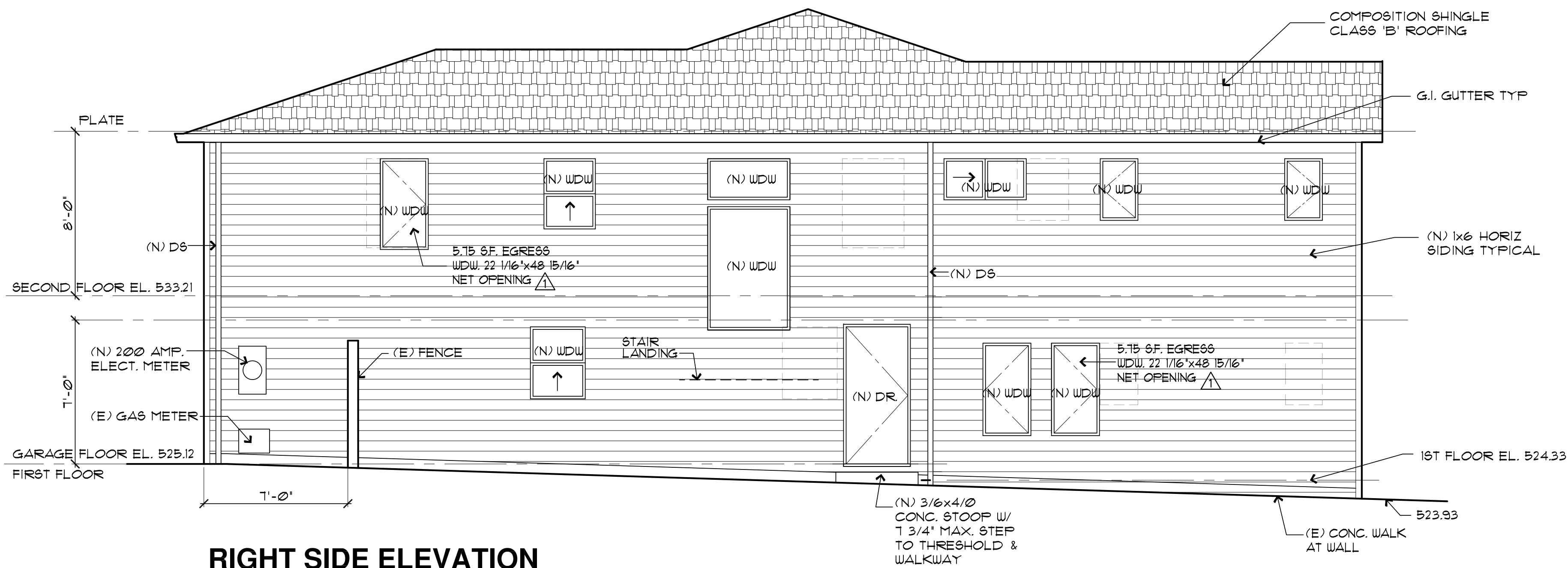
DRAWN: **AK**

JOB NO. **190117**

DWG. NO.

**A3.0**  
SHEET - OF -

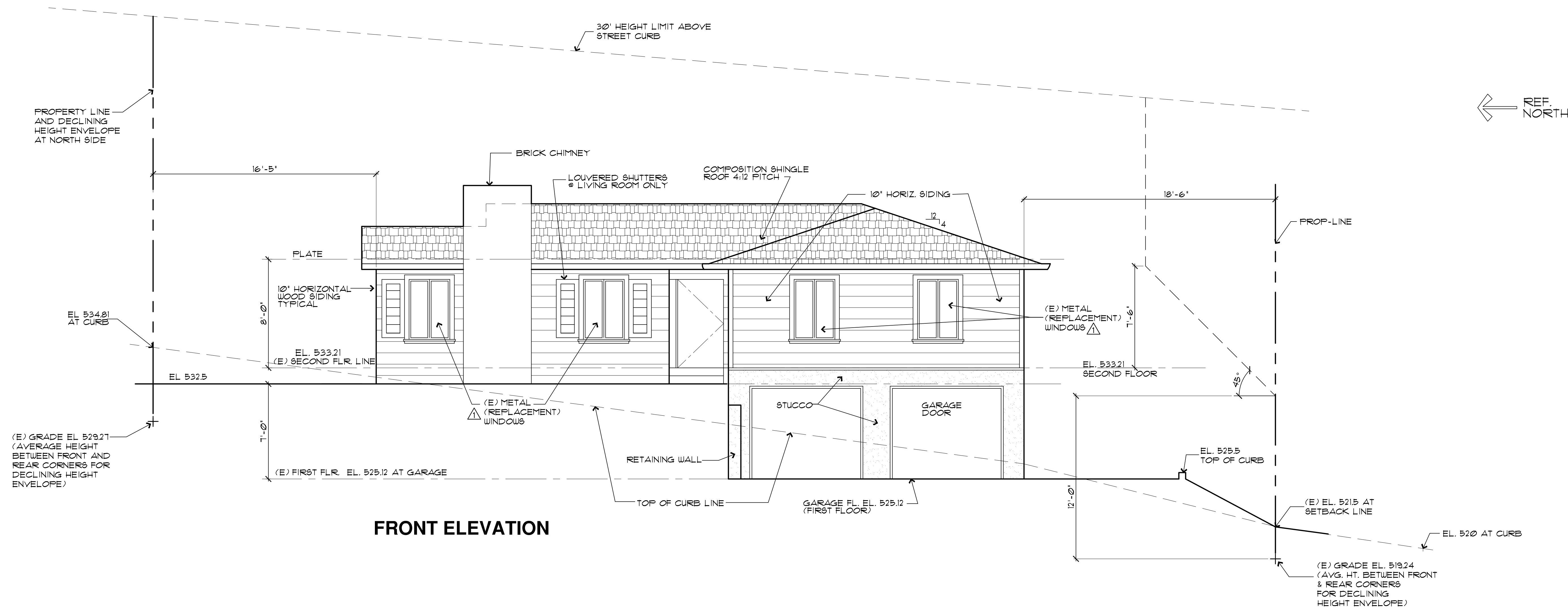




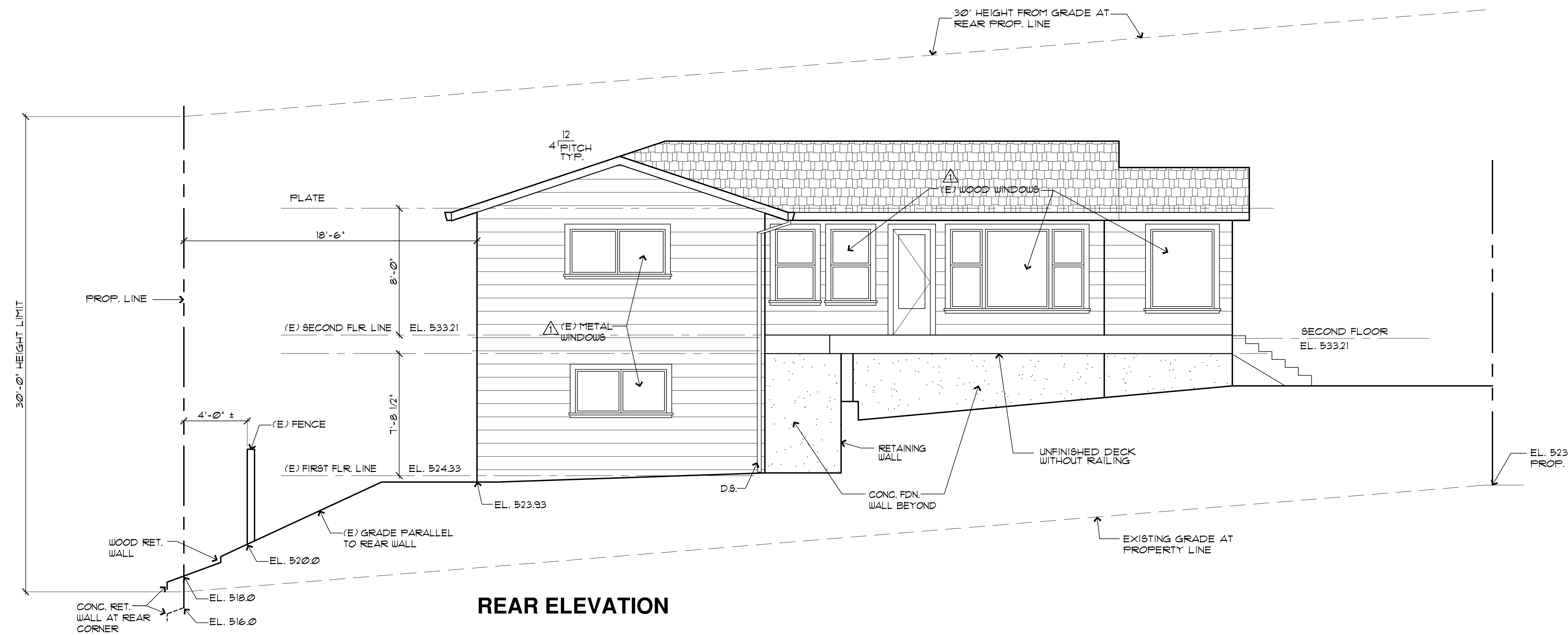
**WINDOW NOTE** △

ALL WINDOWS AND SLIDING GLASS DOORS TO BE REPLACED AND SHALL BE MILGARD STYLE LINE INTEGRAL SELF TRIM, BRONZE EXTERIOR, WHITE INTERIOR VINYL 0.30 U VALUE & 0.23 SHG.



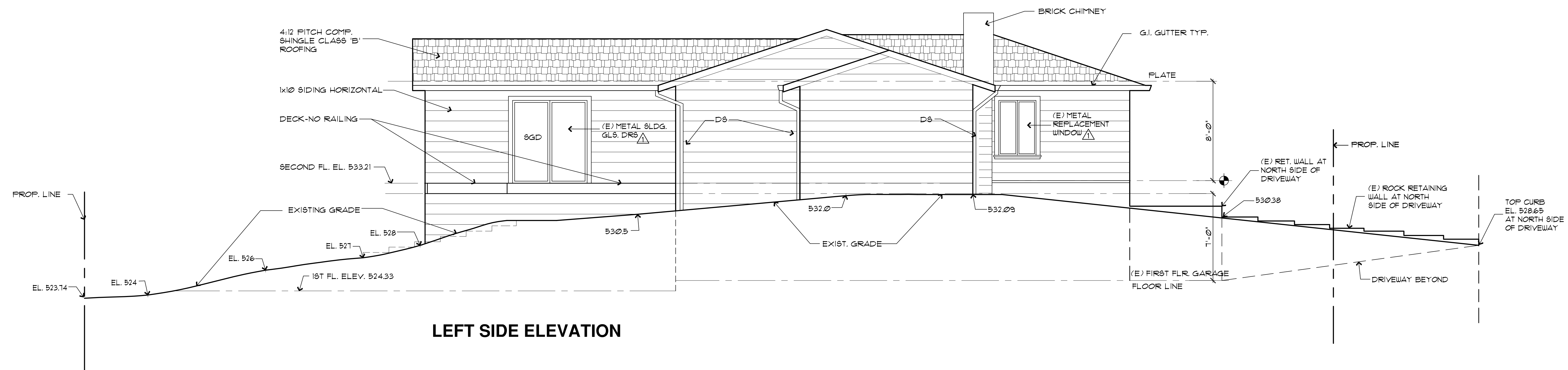
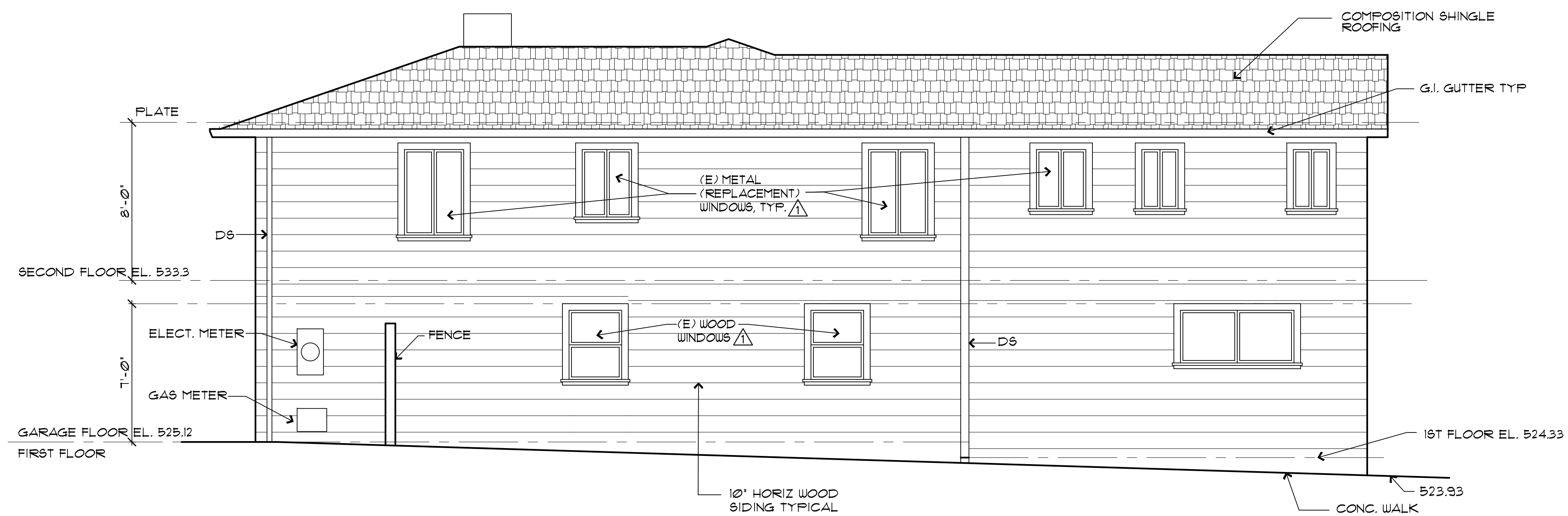


FRONT ELEVATION

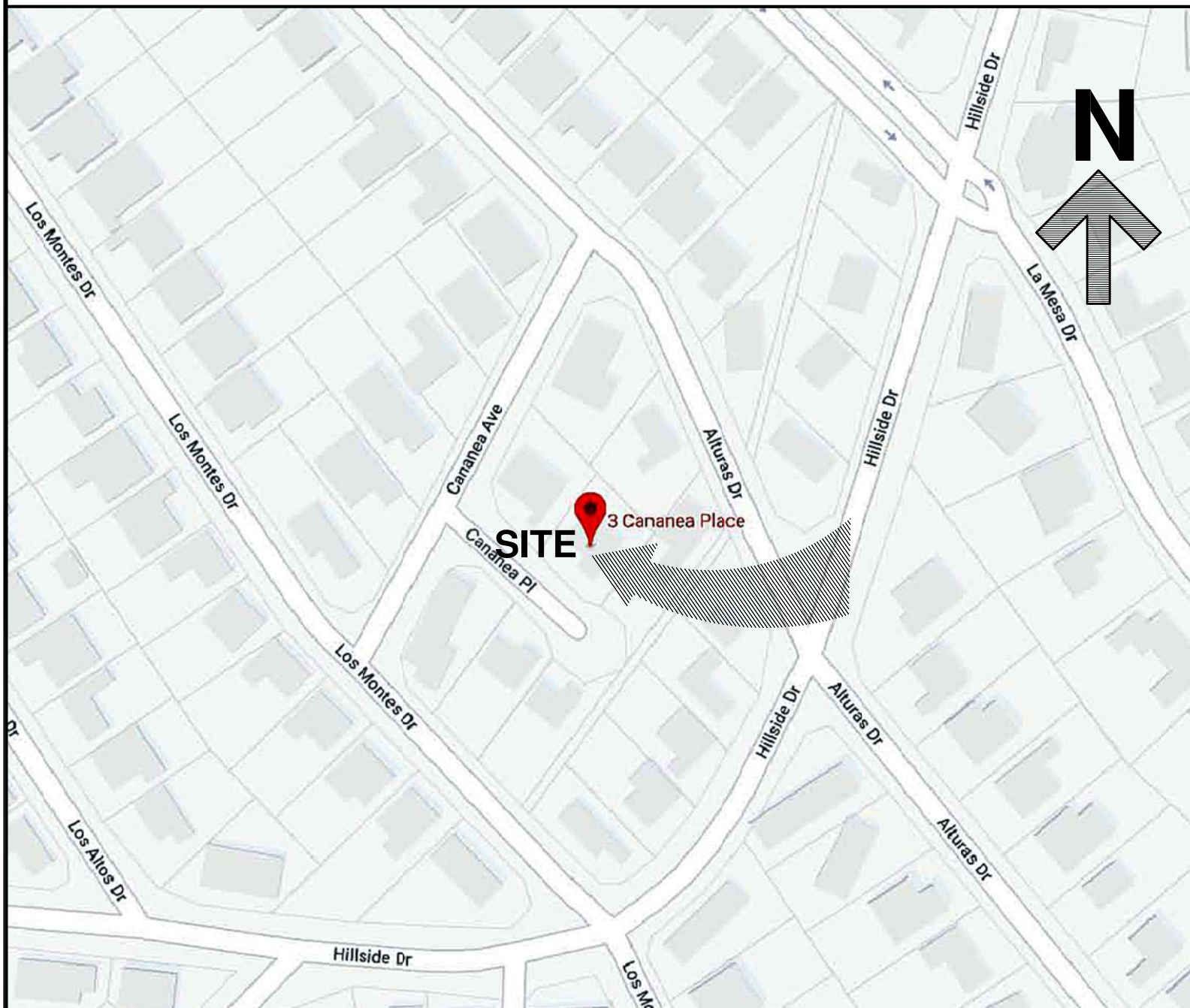
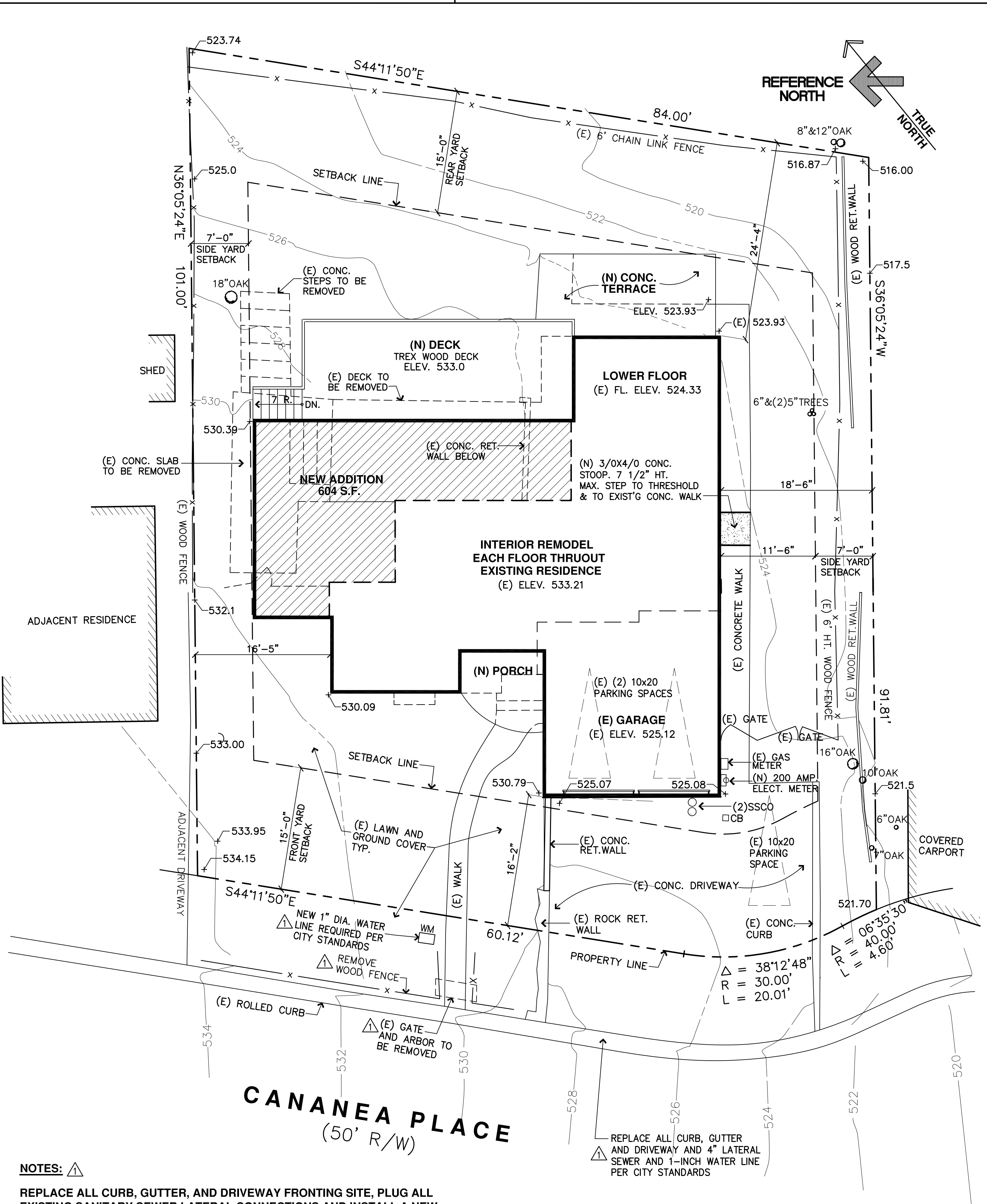


REAR ELEVATION

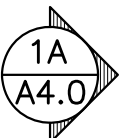




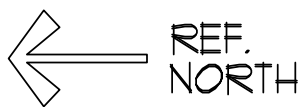
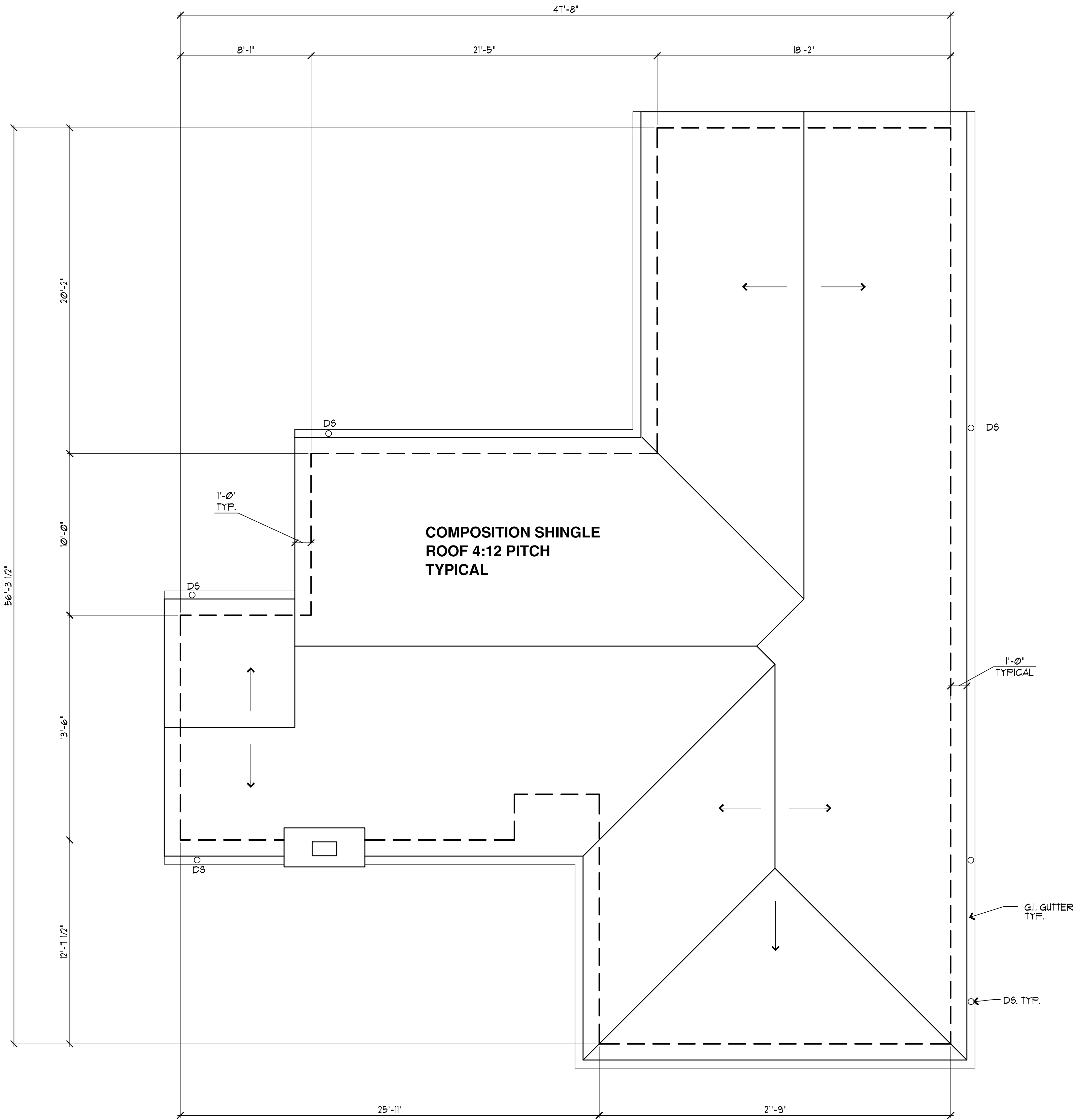


|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <div>"CONSTRUCTION HOURS" ⚠<br/>WEEKDAYS: 8:00 A.M.-7:00 P.M.<br/>SATURDAYS: 9:00 A.M.-6:00 P.M.<br/>SUNDAYS AND HOLIDAYS: NO WORK ALLOWED<br/>(SEE CITY OF BURLINGAME MUNICIPAL CODE,<br/>SECTION 18.07.110 FOR DETAILS)</div>                                                                                                                                                                                                                                                                                                                                                                                              |  | <div>RESIDENTIAL ADDITION &amp; REMODEL<br/>PROEAST PROPERTIES<br/>3 CANANEA PLACE BURLINGAME, CA 94010</div>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  | <div>DEFERRED SUBMITTAL: ⚠<br/>FIRE SPRINKLER SYSTEM WITH 1-INCH WATER<br/>METER SIZE. FIRE FLOW SHALL MEET REQUIREMENTS<br/>OF CALIFORNIA FIRE CODE, APPENDIX B.<br/>CONTACT BURLINGAME ENGINEERING DEPT. FOR<br/>FIRE FLOW INFORMATION.</div>                                                                                                                                                                                                                                                                                                                                      |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  | <div>ARCHITECTURAL<br/>A1.0 COVER SHEET, SITE PLAN<br/>⚠ A1.1 GENERAL NOTES<br/>⚠ A1.2 RESIDENTIAL GREEN CHECKLIST<br/>MANDATORY STANDARDS<br/>A2.0 NEW PROPOSED UPPER FLOOR PLAN<br/>A2.1 NEW PROPOSED LOWER FLOOR PLAN<br/>A2.2 NEW ROOF PLAN<br/>A2.3 NEW PROPOSED FLOOR AREA CALCULATIONS<br/>A3.0 NEW EXTERIOR ELEVATIONS<br/>A3.1 NEW EXTERIOR ELEVATIONS<br/>A4.0 NEW BUILDING SECTION<br/>A5.0 EXISTING FIRST FLOOR PLAN<br/>A5.1 EXISTING BASEMENT FLOOR PLAN<br/>A5.2 EXISTING ROOF PLAN<br/>A5.3 EXISTING EXTERIOR ELEVATIONS<br/>A5.4 EXISTING EXTERIOR ELEVATIONS</div> <div>LANDSCAPE<br/>L-1 LANDSCAPE PLAN</div> <div>SURVEY<br/>SU-1 BOUNDARY &amp; TOPOGRAPHIC SURVEY</div> <div>⚠ BMP-1 CONSTRUCTION BEST<br/>MANAGEMENT PRACTICES<br/>(BMPs)</div> |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  |
| 8 VICINITY MAP                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |  | 4 DRAWING INDEX                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |  | <div>RESIDENTIAL ADDITION &amp; REMODEL<br/>PROEAST PROPERTIES<br/>3 CANANEA PLACE<br/>BURLINGAME, CA 94010</div>                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  |
| <div>ZONING: R1 HILLSIDE<br/>SITE AREA: 8,288 S.F. ⚠<br/>ALLOWABLE SITE COVERAGE= 40%x8,288= 3,315.20<br/>PROPOSED SITE COVERAGE<br/>FLOOR AREA: 2,234 S.F. (UPPER FLOOR)<br/>DECK AREA: 424 S.F. (2'-6" ABOVE GRADE OR GREATER)<br/>PROPOSED TOTAL 2,658 S.F.<br/>SITE COVERAGE:<br/><br/>ALLOWABLE FLOOR AREA: 3,752.16 S.F.<br/>(32%x8,288+1,100 S.F.= 3,752.16 S.F.)<br/><br/>PROPOSED FLOOR AREA<br/>LOWER FLOOR: 1,270 S.F. (INC. CRAWLSPACE &gt; 6' HT.)<br/>UPPER FLOOR: 2,234 S.F.<br/>COVERED ENTRY PORCH: 0 S.F.<br/>DECK AREA &gt;6' CLG. HT.: 238 S.F.<br/>UNDER DECK<br/>PROPOSED FLOOR AREA: 3,742 S.F.</div> |  | <div>OWNER CONTACT:<br/>ETHAN PANG<br/>PROEAST PROPERTIES<br/>50 CALIFORNIA STREET #1500<br/>SAN FRANCISCO, CA 94111<br/>Phone : (415) 990-8092<br/>Email: ethan@proeastproperties.com</div> <div>ARCHITECT:<br/>PANKO ARCHITECTS<br/>311 SEVENTH AVENUE, STE. 1,<br/>SAN MATEO, CA. 94401<br/>Phone : (650) 558-0100<br/>Fax: (650) 558-0113<br/>PROJECT ARCHITECT/<br/>PRINCIPAL IN-CHARGE<br/>STANLEY E. PANKO, AIA<br/>Email: pa@pankoarchitects.com</div> <div>SURVEYOR<br/>B &amp; H SURVEYING INC.<br/>901 WALTERMIRE STREET<br/>BELMONT, CA 94002<br/>Phone: (650) 637-1590<br/>Fax: (650) 637-1059</div>                                                                                                                                                      |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |
| 7 PLANNING DATA                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  | 3 PROJECT TEAM                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |
| <div>APPLICABLE CODES AND REGULATIONS<br/>CALIFORNIA BUILDING CODE 2019 EDITION<br/>CALIFORNIA FIRE CODE 2019 EDITION<br/>CALIFORNIA PLUMBING CODE 2019 EDITION<br/>CALIFORNIA ELECTRICAL CODE 2019 EDITION<br/>CALIFORNIA MECHANICAL CODE 2019 EDITION<br/>CALIFORNIA ENERGY CODE 2019<br/>CALIFORNIA RESIDENTIAL CODE 2019<br/>CALIFORNIA GREEN BUILDING STANDARDS CODE 2019<br/>ALONG WITH ANY OTHER LOCAL AND<br/>STATE LAWS AND REGULATIONS</div> <div>CONSTRUCTION TYPE: ▽-B FIRE SPRINKLERED<br/>OCCUPANCY GROUP: R-3/U (SINGLE FAMILY RESIDENCE W/ GARAGE)</div>                                                     |  | <div>SITE AREA: 8,288 S.F. ⚠<br/>ALLOWABLE SITE COVERAGE= 40%x8,288= 3,315.20<br/><br/>PROPOSED SITE COVERAGE<br/>FLOOR AREA: 2,234 S.F.(UPPER FLOOR)<br/>DECK AREA: 424 S.F.(2'-6" ABOVE GRADE OR GREATER)<br/>PROPOSED TOTAL 2,658 S.F.<br/><br/>ALLOWABLE FLOOR AREA: 3,752.16 S.F.<br/>ALLOWABLE FLOOR AREA= 32%x8,288+1,100 S.F.= 3,752.16 S.F.<br/><br/>PROPOSED FLOOR AREA<br/>LOWER FLOOR: 1,270 S.F.(INC. CRAWLSPACE &gt; 6' HT.)<br/>UPPER FLOOR: 2,234 S.F.<br/>COVERED ENTRY PORCH: 0 S.F.<br/>DECK AREA &gt;6' CLG. HT.: 238 S.F.<br/>UNDER DECK<br/>PROPOSED TOTAL 3,742 S.F.</div>                                                                                                                                                                      |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |
| 6 BUILDING CODE DATA                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |
| <div>UPPER LEVEL NEW 1-STORY 604 S.F. ADDITION WITH NEW DECK, EXTERIOR<br/>SIDING, NEW WINDOWS AND ROOFING. 1,100 S.F. INTERIOR REMODEL</div> <div>LOWER LEVEL 1,270 S.F. INTERIOR REMODEL. (NO ADDITIONS)</div> <div>⚠ STORM WATER CONSTRUCTION POLLUTION PERMIT REQUIRED PRIOR<br/>TO ISSUANCE OF BUILDING PERMIT. FIELD INSPECTION REQUIRED BY<br/>PUBLIC WORKS INSPECTOR PRIOR TO ANY CONSTRUCTION WORK.</div>                                                                                                                                                                                                           |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |
| 5 SCOPE OF WORK                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  | 2 SITE COVERAGE & FLOOR AREA SUMMARY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |  | 1 NEW SITE PLAN                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |  | <div>NOTES: ⚠<br/>REPLACE ALL CURB, GUTTER, AND DRIVEWAY FRONTING SITE, PLUG ALL<br/>EXISTING SANITARY SEWER LATERAL CONNECTIONS AND INSTALL A NEW<br/>4" LATERAL, ALL WATER LINE CONNECTIONS TO CITY WATER MAINS<br/>FOR SERVICES OR FIRE LINE ARE TO BE INSTALLED PER CITY STANDARD<br/>PROCEDURES AND SPECIFICATION, AND ANY OTHER UNDERGROUND<br/>UTILITY WORKS WITHIN CITY'S RIGHT-OF-WAY. ALL ABANDONED SEWER<br/>LATERAL OR WATER SERVICE SHALL BE DISCONNECTED AT THE MAIN<br/>AND PER CITY REQUIREMENTS. AN ENCROACHMENT PERMIT WILL BE<br/>REQUIRED FOR THESE ITEMS.</div> |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |  | <div>APN: 027-047-010</div> <div>SCALE : 1/8"=1'-0"</div>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |  | <div>PHONE: (650) 558-0100<br/>FAX: (650) 558-0113<br/>311 SEVENTH AVENUE, SUITE 1<br/>SAN MATEO, CALIFORNIA 94401</div> <div>RESPONSE TO PLANNING<br/>COMMENTS: 8-19-20</div> <div></div> <div></div> <div></div> <div></div> <div></div>                                                                                                                                                                                                                                                                                                                                           |  |

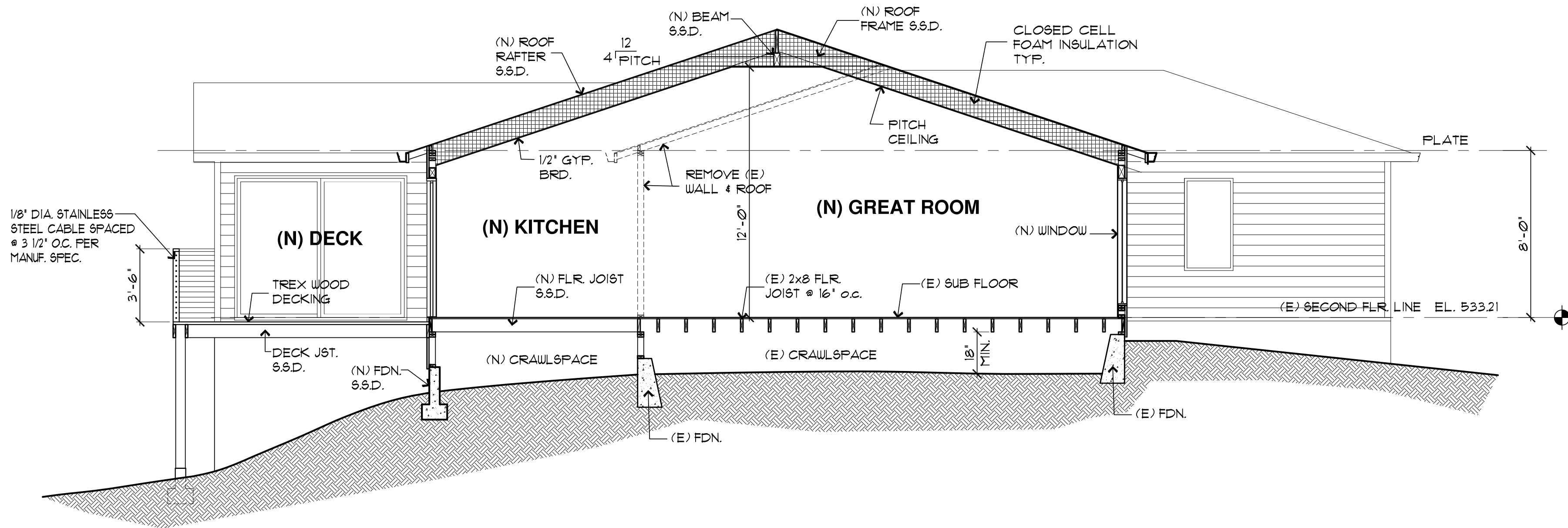






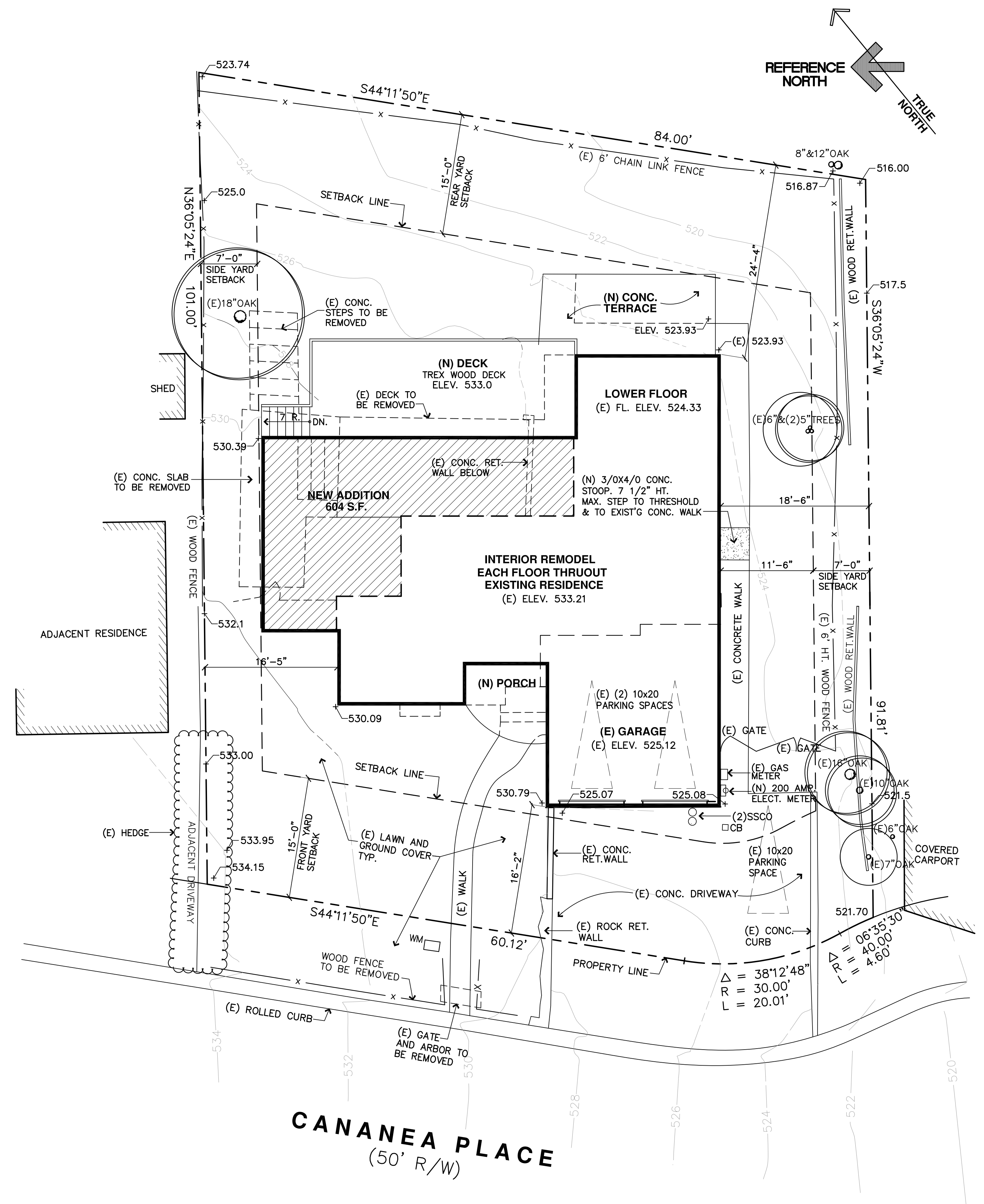




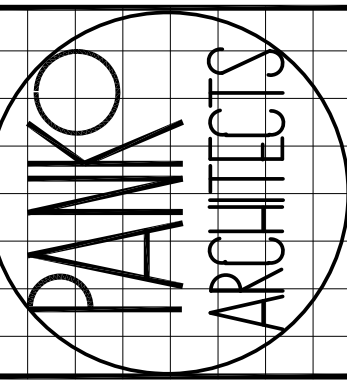


SECTION A





Phone: (650) 558-0100  
Fax: (650) 558-0113  
311 Seventh Avenue, Suite 1  
San Mateo, California 94401



**RESIDENTIAL ADDITION & REMODEL  
PROEAST PROPERTIES  
3 CANANEA PLACE  
BURLINGAME, CA 94010**

TITLE  
**LANDSCAPE  
PLAN**

CHECKED: **SEP**  
DATE: **6-15-20**  
SCALE: **AS SHOWN**  
DRAWN: **PR**  
JOB NO. **190117**  
DWG. NO.