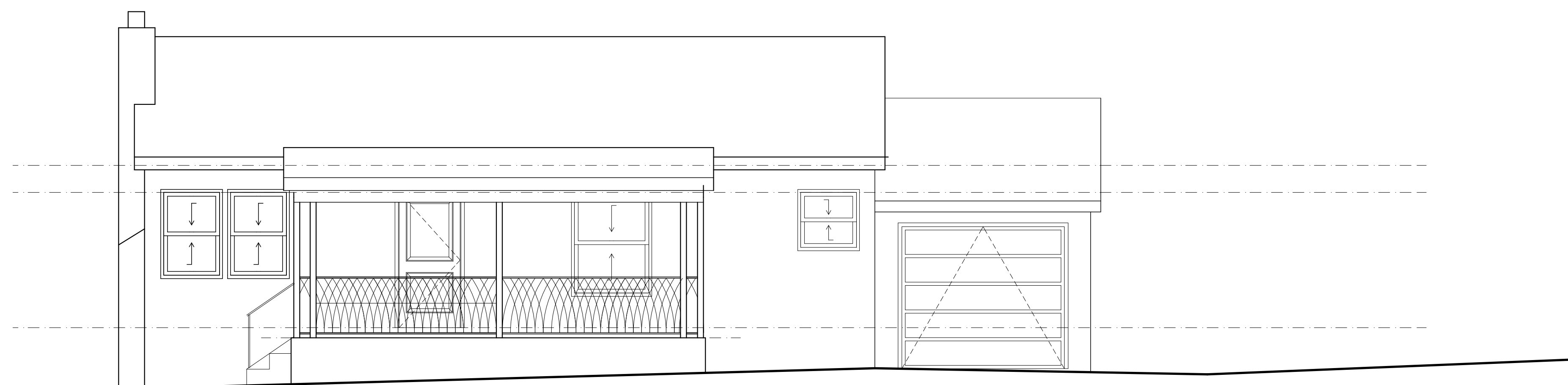


1151 ROSEDALE AVE
BURLINGAME, CA.

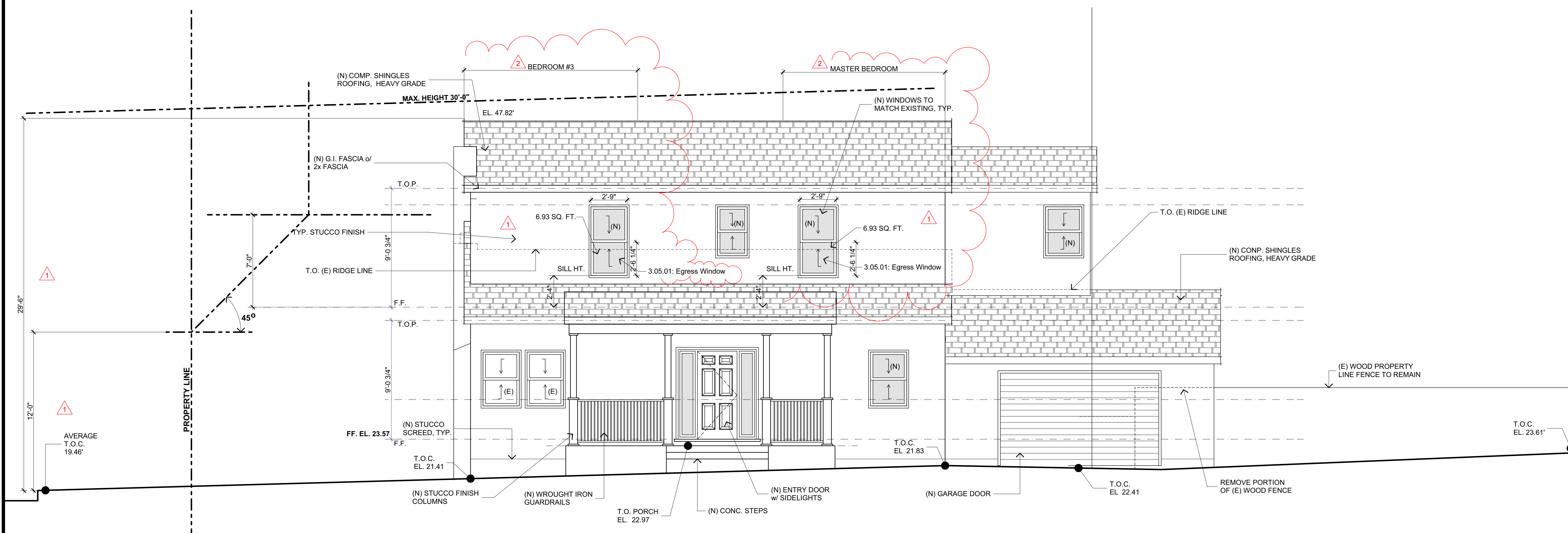
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4 SHEET TITLE

E





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



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

OWNER:

	2-2-2020	PLANNING SUBMITTAL
	8-20-2020	PLANNING RESPONSE
	6-29-2020	PLANNING RESPONSE
MARK	DATE	DESCRIPTION

PROJECT NO: TRANS BURLINGAME

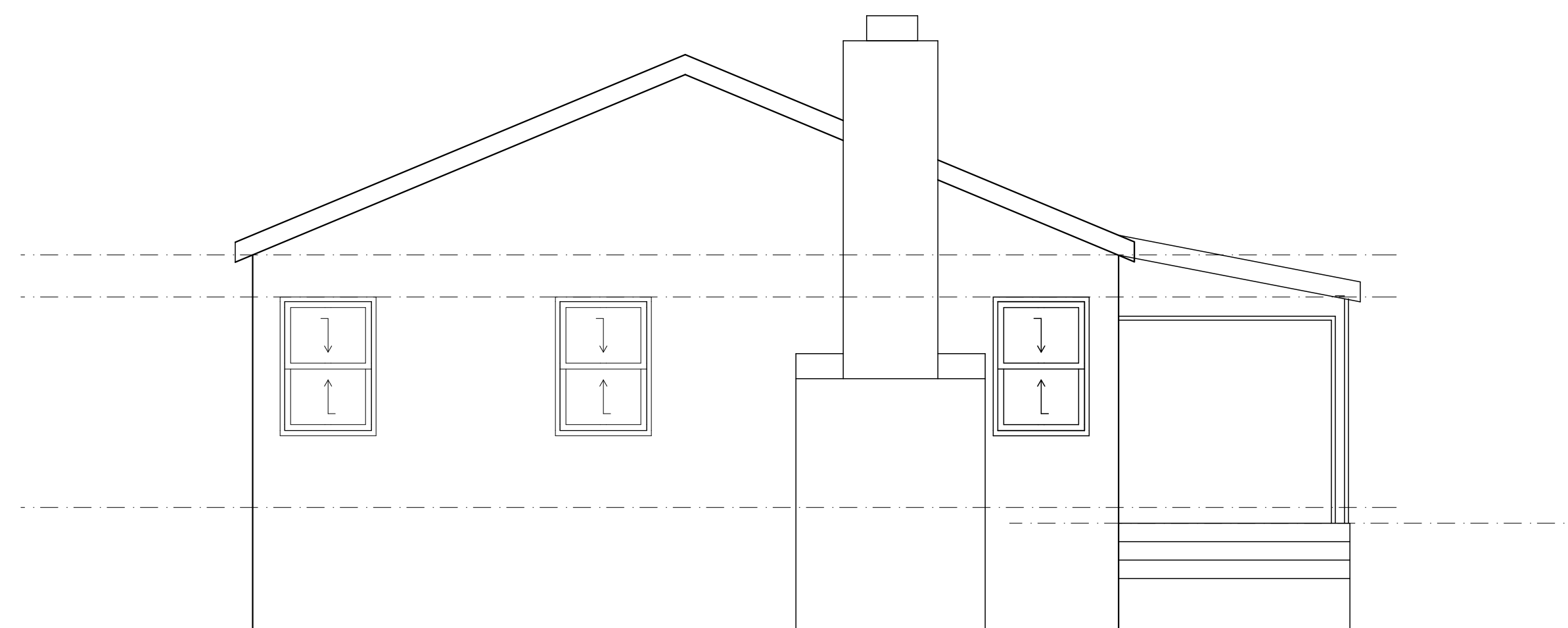
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COPYRIGHT:

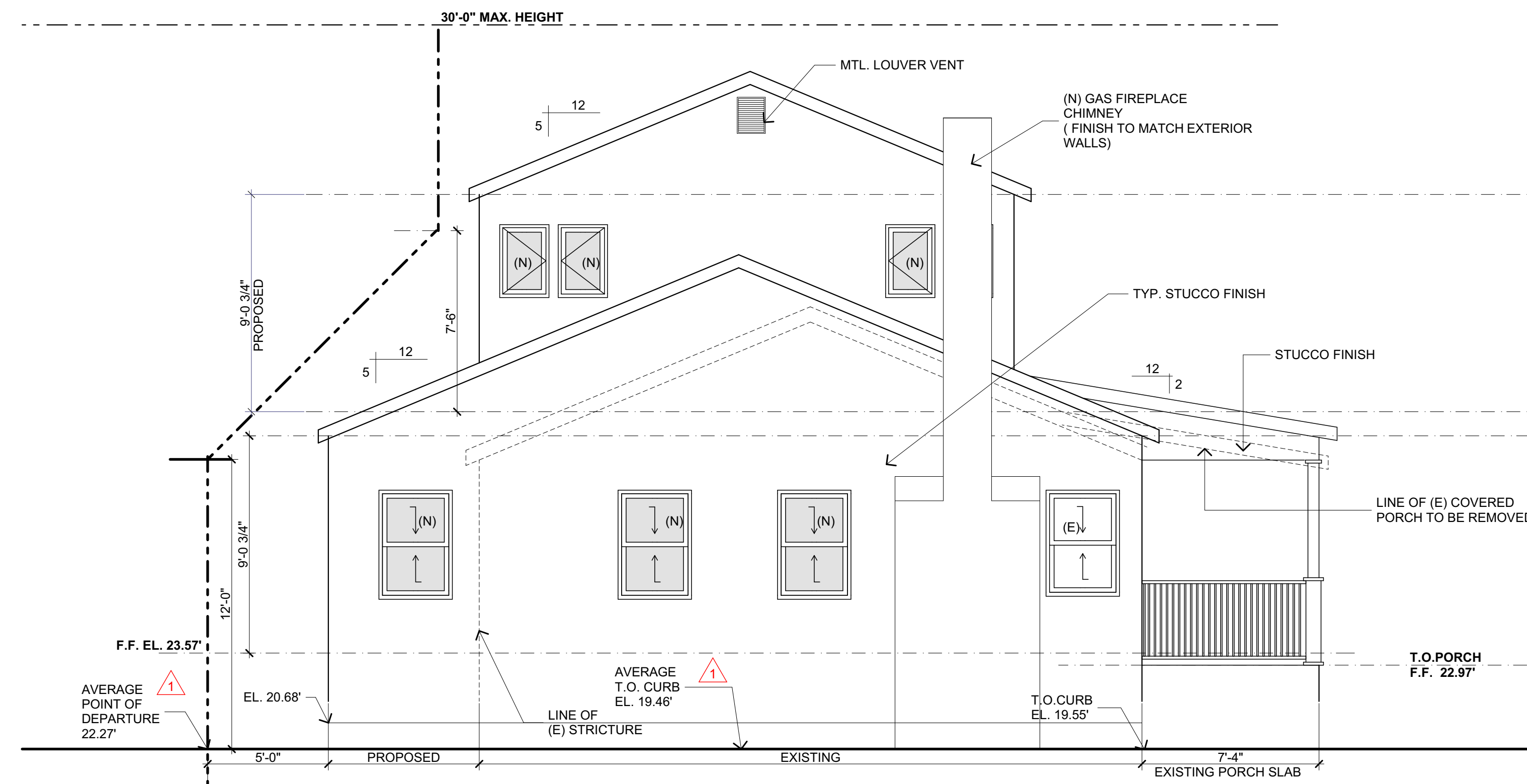
SHEET TITLE

ELEVATIONS

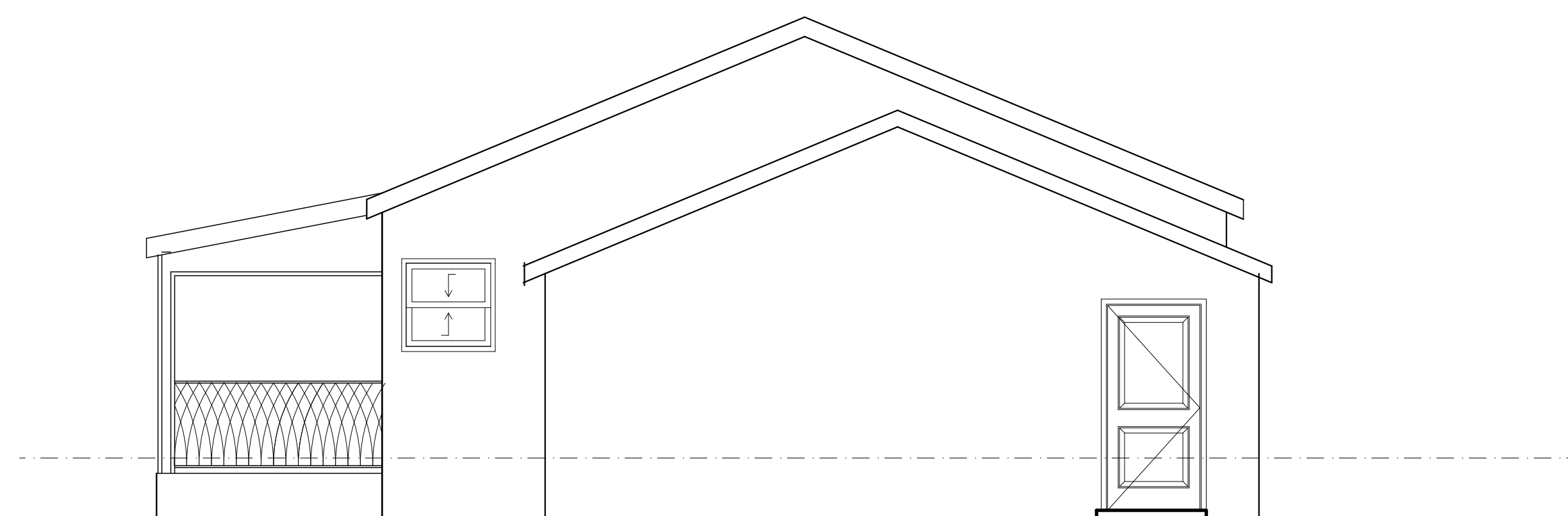
F



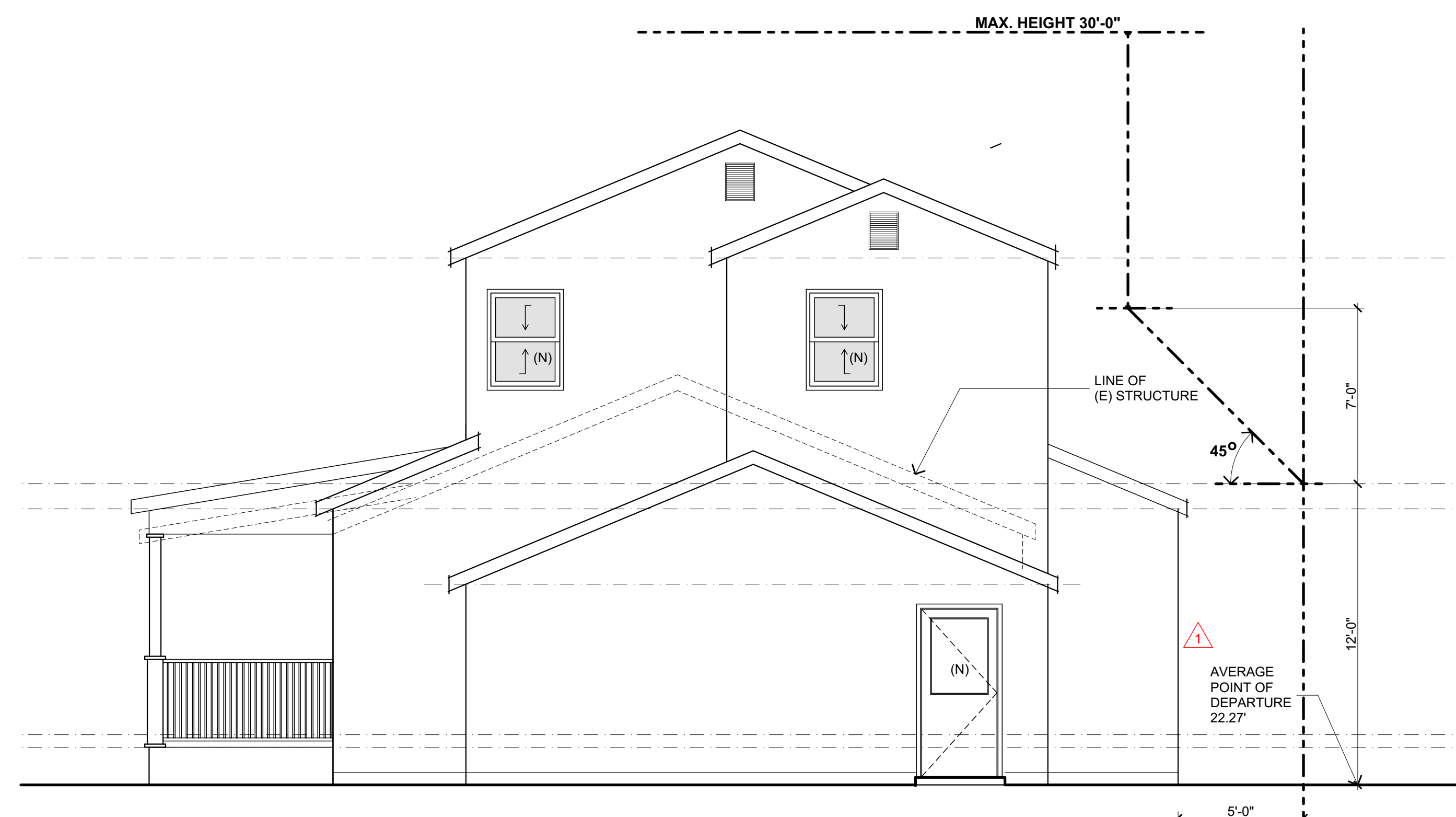
4 EXISTING LEFT SIDE ELEVATION (WESTMOOR RD)
SCALE: 1/4" = 1'-0"



3 LEFT SIDE ELEVATION (WESTMOOR RD)
SCALE: 1/4" = 1'-0"





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



1 RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

warren9250@yahoo.com
(415) 531-1878

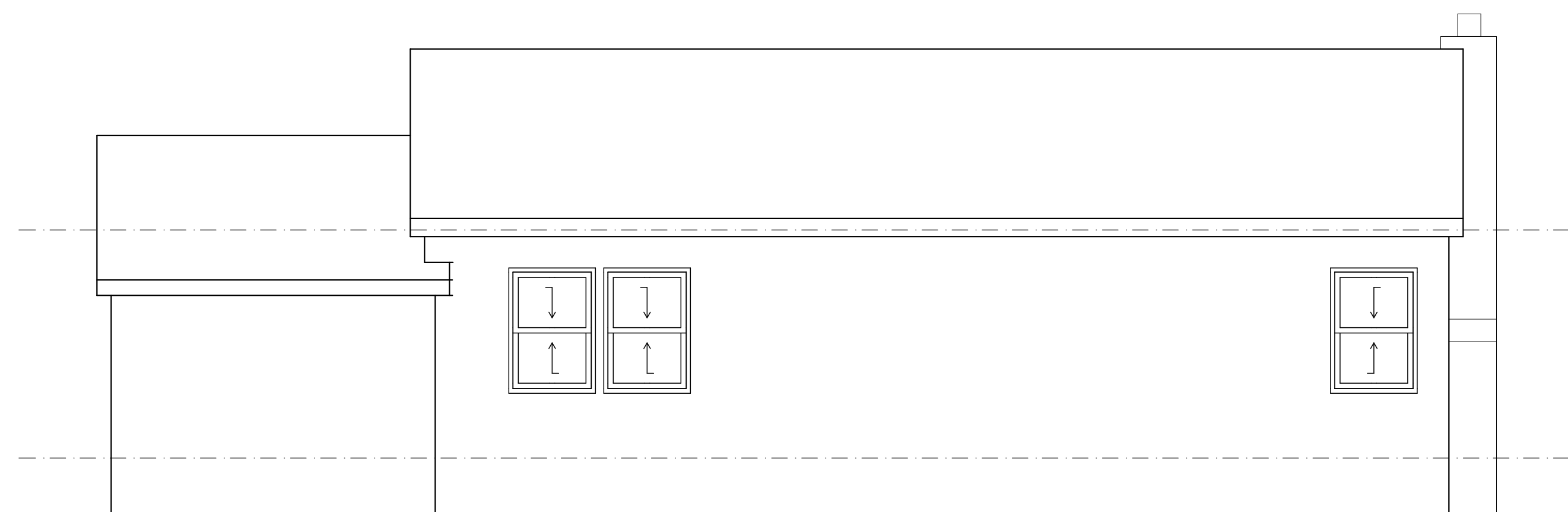
SAPPHIRE HUEY
1151 ROSEDALE AVENUE
BURLINGAME, CA.

	2-2-2020	PLANNING SUBMITTAL
	8-20-2020	PLANNING RESPONSE
	6-29-2020	PLANNING RESPONSE
MARK	DATE	DESCRIPTION

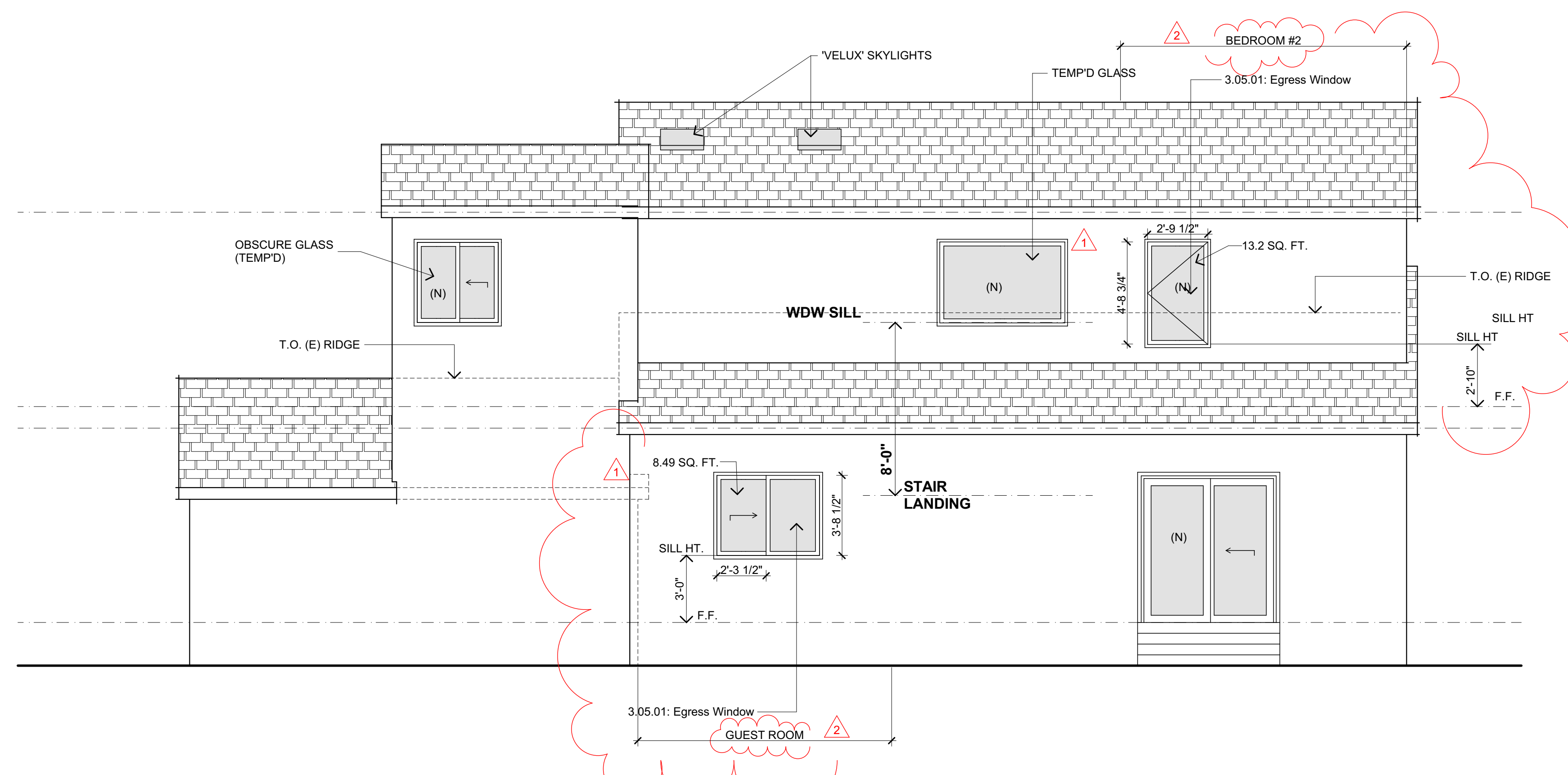
MODEL FILE:
HENRY III revised for design review.pln

ELEVATIONS

C



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





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

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SAPPHIRE HUEY
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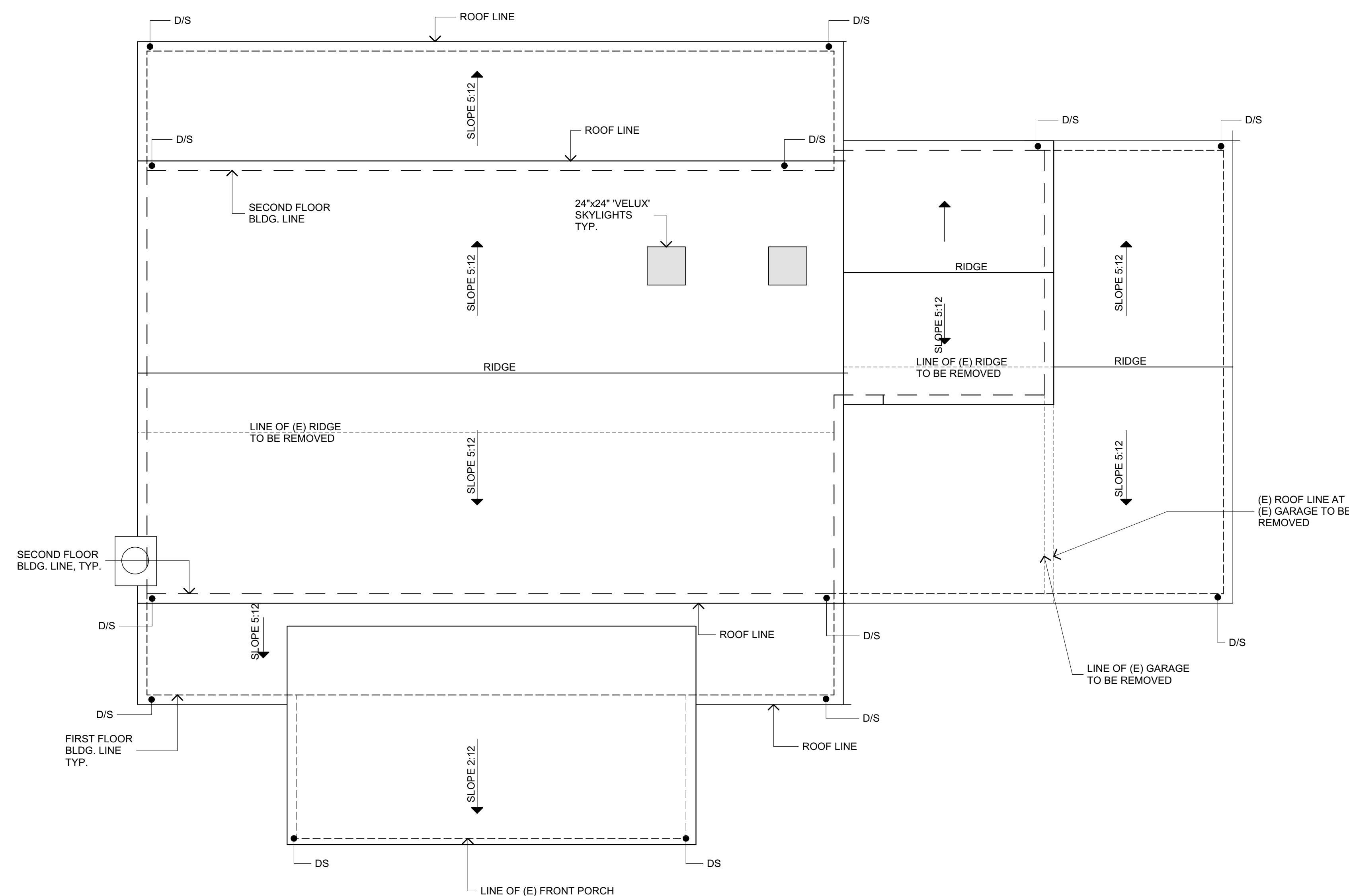
1. *Journal of the American Medical Association*, 2000; 284: 2689-2694.

	2-2-2020	PLANNING SUBMITTAL
	8-20-2020	PLANNING RESPONSE
	6-29-2020	PLANNING RESPONSE
MARK	DATE	DESCRIPTION

MODEL FILE:
HENRY III revised for design review.pln

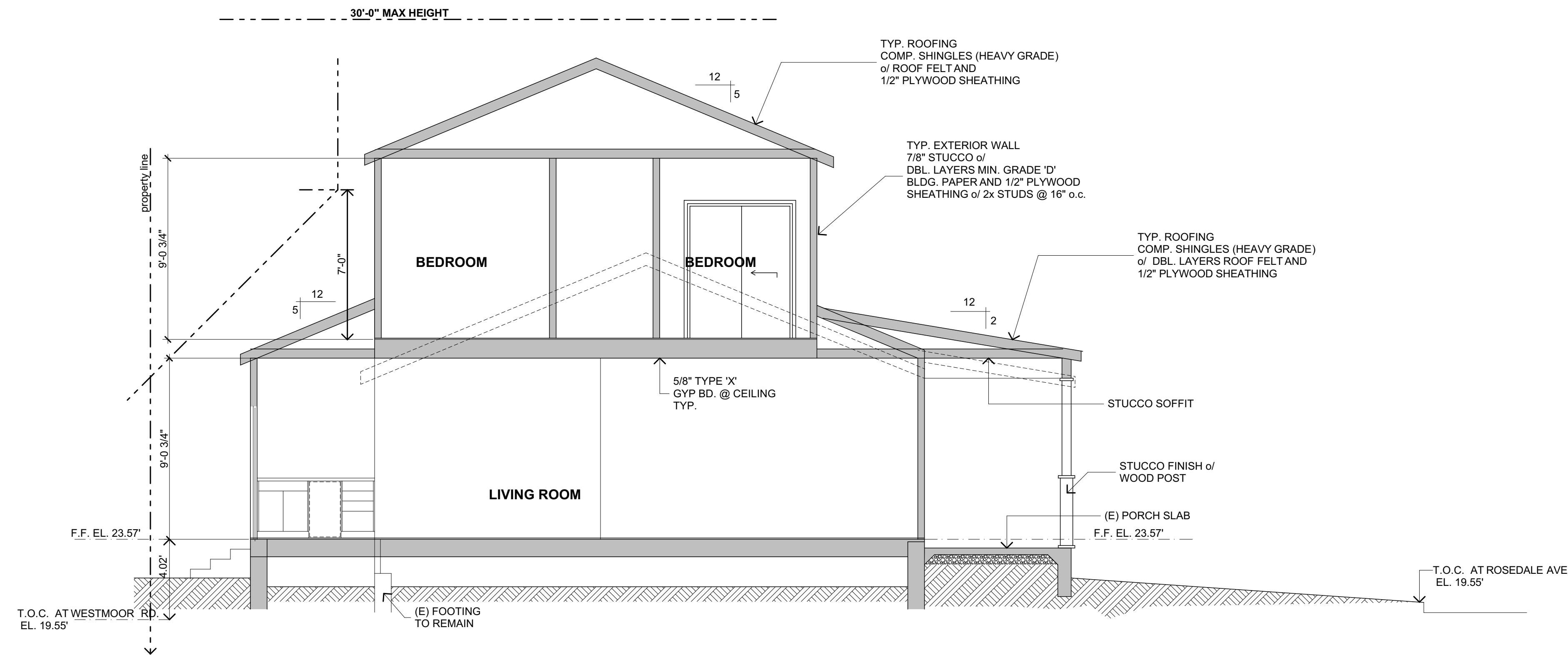
ROOF PLAN

H

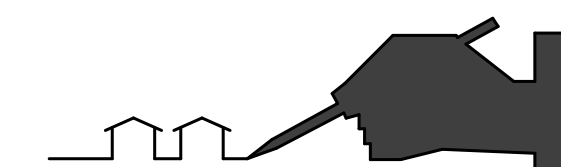
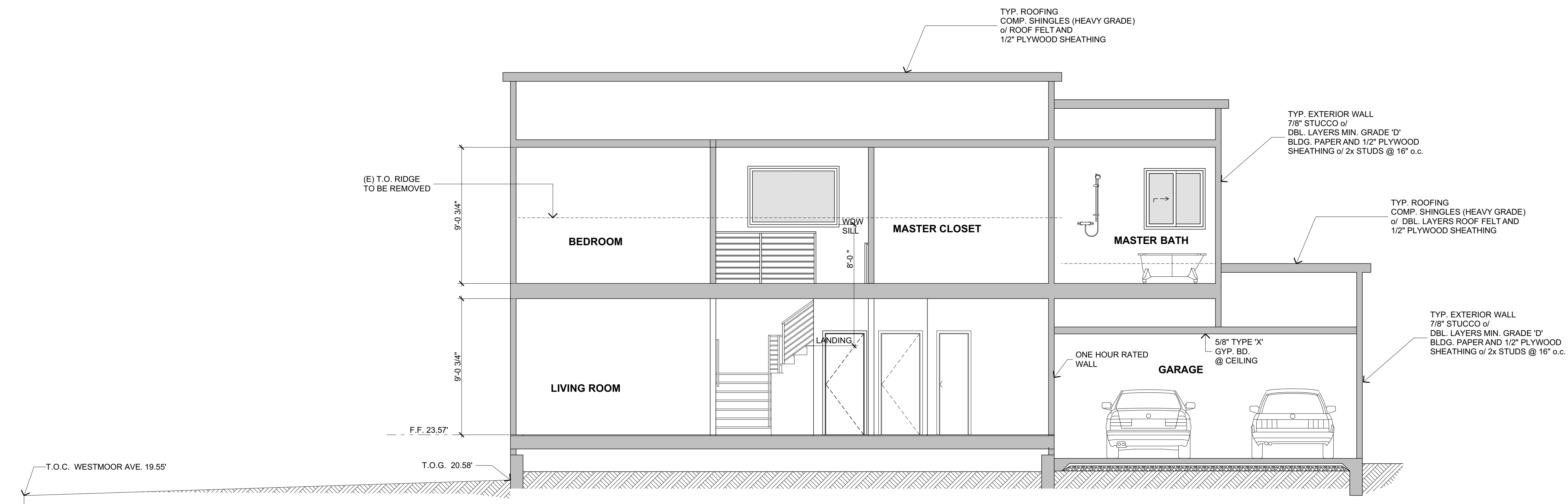


SCALE: 1/4" = 1'-0"

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



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





924 JUDAH STREET
SAN FRANCISCO, CA.

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(415) 531-1878

OWNER:

SAPPHIRE HUEY
1151 ROSEDALE AVENUE
BURLINGAME, CA.

ADDITION/
ALTERATION
FOR:
TRANS RESIDENCE
1151 ROSEDALE AVE.
BURLINGAME, CA.

	2-2-2020	PLANNING SUBMITTAL
	8-20-2020	PLANNING RESPONSE
	6-29-2020	PLANNING RESPONSE
MARK	DATE	DESCRIPTION

PROJECT NO: TRANS BURLINGAME

MODEL FILE:
HENRY III revised for design review.pln

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SHEET TITLE

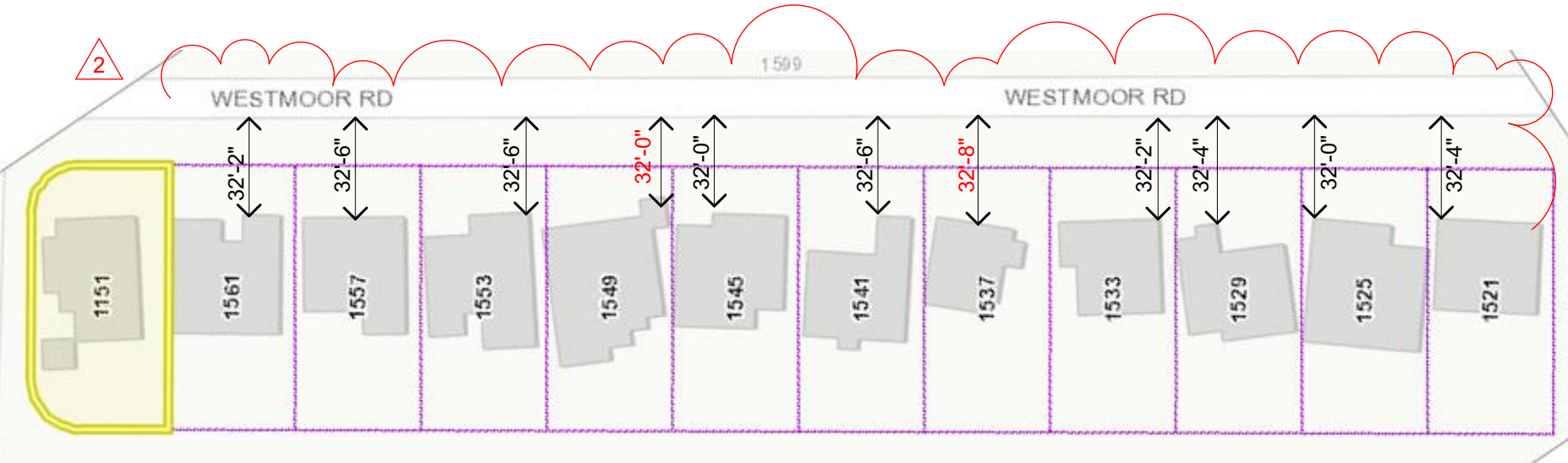
SECTIONS

J

"Construction Hours"
Weekdays: 8:00 a.m. – 7:00 p.m.
Saturdays: 9:00 a.m. – 6:00 p.m.
Sundays and Holidays: No Work Allowed
(See City of Burlingame Municipal Code, Section 18.07.110 for details.)
Construction hours in the City Public right-of-way are limited to weekdays and non-City Holidays between 8:00 a.m. and 5:00 p.m.

2 CONSTRUCTION HOURS

SCALE: 1" = 1'-0"



3 AVERAGE FRONT SETBACK

32'-2"
32'-6"
32'-6"
32'-0"
32'-6"
32'-2"
32'-4"
32'-0"
32'-4"
290'-6" divided by 9 equal 32'-3" average front setback

SHEET INDEX

- A COVER SHEET
- A.1 EXISTING SITE PLAN
- B PROPOSED FIRST FLOOR PLAN
- C PROPOSED SECOND FLOOR PLAN
- D EXISTING FLOOR PLAN
- E EXTERIOR ELEVATIONS
- F EXTERIOR ELEVATIONS
- G EXTERIOR ELEVATIONS
- H ROOF PLAN
- I BUILDING SECTIONS
- CG-1 CAL GREEN

SCOPE OF WORK

- ADDITION TO FIRST FLOOR
- NEW EXTERIOR STEPS TO EXISTING FRONT PORCH
- NEW ROOF OVER EXISTING FRONT PORCH
- REMOVE EXISTING FIREPLACE PROVIDE NEW GAS FIREPLACE
- ADDITION TO GARAGE
- NEW KITCHEN
- NEW BATH AND POWDER ROOM AT FIRST FLOOR
- NEW SECOND FLOOR
- NEW INTERIOR STAIRS
- REPLACEMENT OF ALL CURB, GUTTER, DRIVEWAY AND SIDEWALK FRONTING SITE, PLUG ALL EXISTING SANITARY SEWER LATERAL CONNECTIONS AND INSTALL NEW 4" LATERAL, ALL WATER LINE CONNECTIONS TO CITY WATER MAINS FOR SERVICES OR FIRE LINE ARE TO BE INSTALLED PER CITY STANDARD PROCEDURES AND SPECIFICATIONS, ANY OTHER INDEGROUND UTILITY WORK WITHIN CITY RIGHT-OF-WAY
- GRADING PERMIT, IF REQUIRED, WILL BE OBTAINED FROM DEPARTMENT OF PUBLIC WORKS

PROJECT DATA

APN: 025243010

ZONING: R1

TYPE OF CONSTRUCTION: VB

OCCUPANCY: R3/U

LOT SIZE: 5,594 SQ. FT.

SQUARE FOOTAGE:

EXISTING SQ. FT. = 1,242.75 SQ. FT.

PROPOSED:

	EXISTING	PROPOSED	TOTAL
FIRST FLOOR	987.0	225.0	1,212.0
SECOND FLOOR	0	1,003.25	1,003.25
GARAGE	255.75 SQ. FT.	218.93	474.68
TOTAL			2689.93 S.F.

F.A.R.: 32% + 900 SQ. FT.
5,594 X .32 = 1,790.08
900
2,690.08 MAX. ALLOWED

COVERAGE: 40%
5,594 x .40 = 2,237.6 S.F.

EXISTING COVERAGE =

	EXISTING	PROPOSED	TOTAL
RESIDENCE =	987 S.F.	216	1203 S.F.
GARAGE =	255.75	218.93	474.68 S.F.
COVERED PORCH =	150 S.F.	0	150
STORAGE =	100 S.F.	-100	
TOTAL	1,493 S.F.		1,827.68 S.F.

MAX. HEIGHT = 30' OR 2 1/2 STORIES

GENERAL NOTES

All work shall comply with applicable codes and trade standards which govern each phase of work, including, but not limited to:
2019 California Residential Code (CRC),
2019 California Building Code
2019 California Plumbing Code (CPC),
2019 California Mechanical Code (CMC),
2019 California Electrical Code (CEC),
2019 California Energy Code,
2019 California Green Building Standards
2019 California Fire Code (CFC) and all other applicable Municiple and Town ordinances and regulations.

The contractor shall carefully inspect all excavation work for compliance to requirements of the prevailing building code. Should any conditions appear questionable due to excessive dampness, granular composition, sluffing, softness or other defect, the contractor shall contact the engineer or designer.

All information pertaining to the site shall be, and shall remain, the owner's responsibility. This information shall include legal description, deed restrictions, easements, site survey, topographic survey, position of existing improvements, soils report and all related data. Theses documents have been prepared on the information available to the designer.

It is the responsibility of the contractor and all subcontractors to check and verify all dimensions and conditions indicated on these drawings and make known any discrepancies prior to commencing their work.

These drawings are intended for use in a negotiated construction contract and, therefore, may not specifically detail or specify materials and/or manufacturers. The contractor shall provide all samples and/or cuts as required to assist owner or his agent in making material selections.

No guarantee for quality of construction is implied or intended by the architectural documents and the contractor shall assume full responsibility for any or all construction deficiencies.

The developer and/or general contractor shall hold harmless, indemnify and defend the Architect from any action initiated by the initial owner or any subsequent owners for construction deficiencies, modifications or such conditions which may be beyond the control of the Architect.

All dimensions shown take precedence over scaled dimensions.

Contractor shall coordinate with owner prior to ordering any fixtures, equipment, cabinetry, etc. for owner's approval.

Sheet metal contractor shall provide owner with heating duct & register location prior to installation for owner's approval.

All dimensions to face of stud unless otherwise noted.

Electrical contractor to verify with owner type and locations of all electrical fixtures, outlets, switches and subpanels prior to installation.

Plumbing contractor to verify with owner type and locations of all plumbing fixtures, faucets, etc. prior to installation.

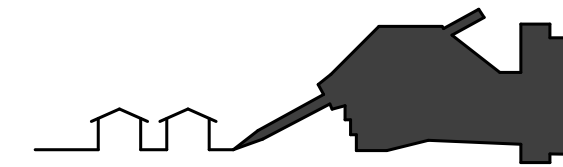
General contractor shall contact the City of Los Altos regarding the requirements for the construction waste management plan.

Acknowledge that this project will be considered a New Building because, according to the City of Burlingame Municipal code, "when additions, alterations or repairs within any twelve-month period exceed fifty percent of the current replacement value of an existing building or structure, as determined by the building official, such building or structure shall be made in its entirety to conform with the requirements for new buildings or structures." This building must comply with the 2019 California Building Code for new structures. BMC 18.07.020. **Note: that at the time of the building permit submittal, you will need to submit an erosion control plan and stipulate on the drawing the removal and replacement of sidewalk, curb, gutter, sewer lateral, and water line to the Public Works Department.**

Acknowledge that due to the extensive nature of this construction project the Certificate of Occupancy will be rescinded once construction begins. A new Certificate of Occupancy will be issued after the project has been final. No occupancy of the building is to occur until a new Certificate of Occupancy has been issued.

Acknowledge that when you submit your plans to the Building Division for plan review, that a completed Supplemental Demolition Permit Application will be provided. **NOTE: The Demolition Permit will not be issued until a Building Permit is issued for the project.**

WH DRAFTING AND DESIGN



924 JUDAH STREET
SAN RANCISCO, CA.

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(415) 531-1878

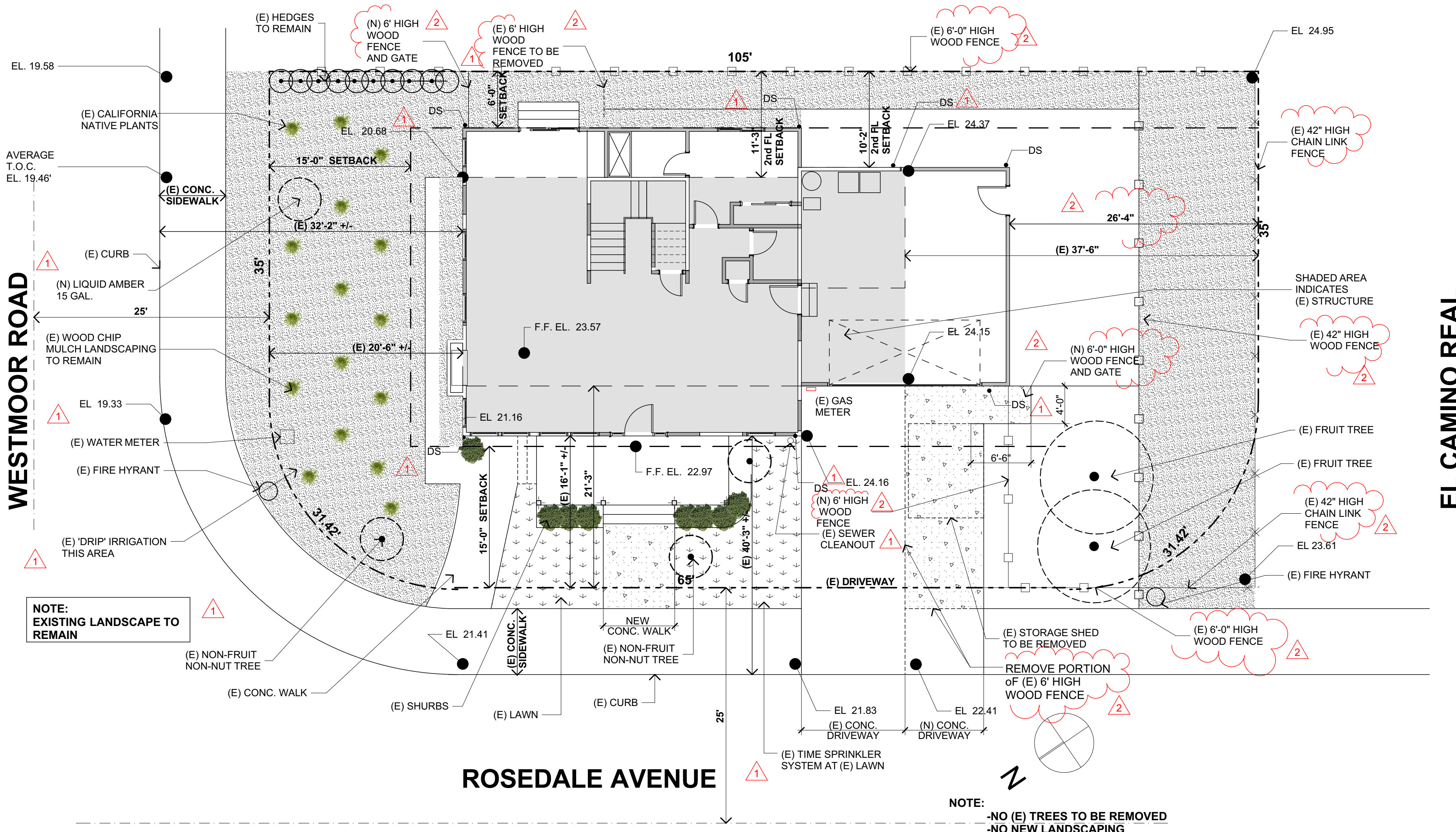
OWNER:

SAPPHIRE HUEY
1151 ROSEDALE AVENUE
BURLINGAME, CA.

ADDITION/ ALTERATION FOR:

TRANS RESIDENCE

1151 ROSEDALE AVE.
BURLINGAME, CA.



EL CAMINO REAL

ROSEDALE AVENUE

NOTE:
-NO (E) TREES TO BE REMOVED
-NO NEW LANDSCAPING

1 SITE PLAN

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

A