

WATER CONSERVATION

- INDOOR WATER USE SHALL BE REDUCED BY AT LEAST 20% BY USING WATER SAVING FIXTURES
1. PROVIDE MAXIMUM 1.8 GALLONS PER MINUTE FOR SHOWER HEADS. SHOWER HEAD WITH FLOW RATE GREATER THAN 2.5 GPM WILL NEED TO BE REPLACED WITH WATER SHOWER HEAD WITH MAX. FLOW RATE OF 2.0 GPF
 2. PROVIDE MAXIMUM 1.5 GALLONS PER MINUTE FOR LAVATORY FAUCETS. LAVATORY WITH A FLOW RATE IN EXCESS OF 2.2 GPM WILL NEED TO BE REPLACED WITH LAVATORY WITH MAX. FLOW RATE OF 1.5 GPM (OR 1.8 GPM FOR KITCHEN FAUCETS)
 3. PROVIDE MAXIMUM 1.28 GALLONS PER FLUSH FOR NEW TOILETS. WATER CLOSET WITH A FLOW RATE IN EXCESS OF 1.6 GPF WILL NEED TO BE REPLACED WITH WATER CLOSET WITH MAX. FLOW RATE OF 1.28 GPF
 4. NEW CLOTHES WASHERS SHALL HAVE A WATER FACTOR EQUAL OR LESS THAN 6.0
 5. PROVIDE MAXIMUM 1.8 GALLONS PER MINUTE FOR KITCHEN FAUCETS
 6. NEW DISH WASHERS SHALL USE LESS THAN 6.5 GALLONS PER CYCLE, OR BE ENERGY STAR QUALIFIED

PER CALIFORNIA CIVIL CODE ARTICLE 1101.4 AND CALGREEN SECTION 301.1, FOR ALL BUILDING ALTERATIONS OR IMPROVEMENTS TO A SINGLE FAMILY RESIDENTIAL PROPERTY, EXISTING PLUMBING FIXTURES IN THE ENTIRE HOUSE THAT DO NOT MEET COMPLIANT FLOW RATES WILL NEED TO BE UPGRADED.

HOURS OF CONSTRUCTION

NO PERSON SHALL ERECT (INCLUDING EXCAVATION AND GRADING), DEMOLISH, ALTER OR REPAIR ANY BUILDING OR STRUCTURE OTHER THAN BETWEEN THE FOLLOWING HOURS EXCEPT IN THE CASE OF URGENT NECESSITY IN THE INTEREST OF PUBLIC HEALTH AND SAFETY, AND THEN ONLY WITH PRIOR WRITTEN APPROVAL FROM THE BUILDING OFFICIAL, WHICH APPROVAL SHALL BE GRANTED FOR A PERIOD NOT TO EXCEED THREE DAYS. HOLIDAYS ARE THE FIRST DAY OF JANUARY, THE THIRD MONDAY OF FEBRUARY, THE LAST MONDAY OF MAY, THE FOURTH DAY OF JULY, THE ELEVENTH DAY OF NOVEMBER, OR THE TWENTH-FIFTH DAY OF DECEMBER. FALLS UPON A SUNDAY THE FOLLOWING MONDAY IS A HOLIDAY.

PROJECT CONSTRUCTION SHALL BE LIMITED TO THE FOLLOW:
MONDAY THROUGH FRIDAY: 8AM TO 7PM
SATURDAYS: 9AM TO 6PM
SUNDAYS AND HOLIDAYS: NO WORK ALLOWED
(SEE CITY OF BURLINGAME MUNICIPAL CODE, SECTION 13.04.100 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.
NOTE: CONSTRUCTION HOURS FOR WORK IN THE PUBLIC RIGHT OF WAY MUST NOW BE INCLUDED ON THE PLANS

DEFERRED PERMIT

- 1-GRADING PERMIT, IF REQUIRED, WILL BE OBTAINED FROM THE DEPARTMENT OF PUBLIC WORKS
- 2-DEMOLITION PERMIT WILL NOT BE ISSUED UNTIL A BUILDING PERMIT IS ISSUED FOR THE PROJECT
- 3-NO OCCUPANCY OF THE BUILDING IS TO OCCUR UNTIL A NEW CERTIFICATED OF OCCUPANCY HAS BEEN ISSUED

GENERAL NOTES

- ALL DESIGN AND CONSTRUCTION SHALL CONFORM TO ALL FEDERAL, STATE, CITY AND COUNTY CODES AND ORDINANCES. ANY WORK FOUND IN THESE DRAWINGS NOT IN CONFORMANCE WITH ANY APPLICABLE CODES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO COMMENCEMENT OF ANY RELATED WORK.

CODES USED AND COMPLY:
2016 CALIFORNIA BUILDING CODE
2016 CALIFORNIA PLUMBING CODE
2016 CALIFORNIA ELECTRICAL CODE
2016 CALIFORNIA MECHANICAL CODE
2016 CALIFORNIA FIRE CODE(CFC)
2016 CALIFORNIA ENERGY CODE(CEC/T-24) EFFICIENCY STANDARD
2016 CALIFORNIA GREEN BUILDING CODE
2016 CALIFORNIA RESIDENTIAL BUILDING CODE
- ALL WORK SHALL CONFORM TO APPLICABLE LOCAL CODES.
- ANY HIDDEN CONDITIONS THAT REQUIRED WORK TO BE PERFORMED BEYOND THE SCOPE OF THE BUILDING PERMIT ISSUED FOR THESE PLANS MAY REQUIRE FURTHER CITY APPROVALS INCLUDING REVIEW BY THE PLANNING COMMISSION
- THIS BUILDING MUST COMPLY WITH THE 2016 CA. BLDG CODE FOR NEW STRUCTURES. MBC 18.07.020
- NO OCCUPANCY OF THE BUILDING IS TO OCCUR UNTIL A NEW CERTIFICATED OF OCCUPANCY HAS BEEN ISSUED
- RAHABILITATED LANDSCAPE MUST COMPLY WITH THE WATER CONSERVATION IN LANDSCAPE ORDINANCE IRRIGATION PLAN FOR BLDG PERMIT

PROJECT:

RESIDENTIAL
REMODEL
& ADDITION

FOR

FU FAMILY

XIE ASSOCIATES

Architectural Design & Planning

20 FARVIEW CT

SAN FRANCISCO, CA 94131

Tel: (415) 682-3047

Web: www.xiearchdesign.com

Email: bill@xiearchdesign.com

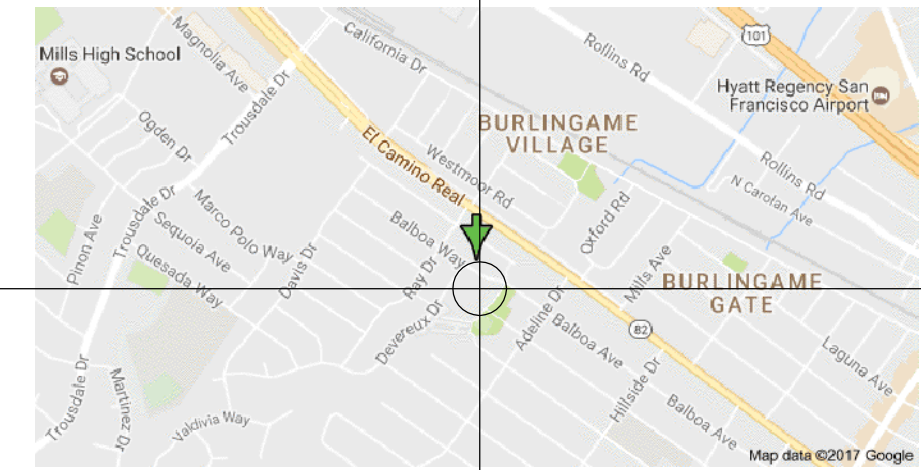
PROPERTY DATA

- OWNER: EDWARD LI & ZHI HUI LIU
ADDRESS: 1548 BALBOA AVE
BURLINGAME, CA 94010
APN #: 025-228-200
ZONING: R1-C
OCCUPANCY GROUPS: R-3/U
TYPE OF CONSTRUCTION: VB
LOT AREA: ±5,500.00 ʘ
MAX. FLOOR AREA(XX%): ±2,860 ʘ
MAX. BUILDING HIGH: 24/32 ʘ
MAX. LOT COVERAGE: 2,200 ʘ
(E) PARKING SPACE: 2
EXISTING MAIN BLDG FLOOR AREA: 1,362 ʘ
EXISTING COVERED GARAGE: 376 ʘ (2-CAR PARKINGS)
EXISTING PORCH: (145 SF-100 SF) 45 ʘ
EXISTING TOTAL FLOOR AREA: 1,783 ʘ
EXISTING LOT COVERAGE: 1,883 ʘ
EXISTING BUILDING HIGH: 16'-6"

SCOPE OF WORK

- REVISION TO APPROVED PERMIT:
REFLECT AS-BUILT CONDITION
-CHANGE WOOD GARAGE DOOR TO FROSTED GLASS GARAGE DOOR
-CHANGE FRONT ENTRY DOOR STYLE
-CHANGE BRICK FINISH CHIMNEY TO STUCCO FINISH CHIMNEY
-INSTALL NEW IRON GUARDRAIL AT FRONT PORCH
-INSTALL NEW IRON GUARDRAIL AT REAR PATIO

LOCATION MAP



SHEET INDEX

- A1.0 SITE PLAN & NOTES
A1.1 (E) SITE PLAN & LANDSCAPE PLAN
A2.1 EXISTING & PROPOSED FLOOR PLANS
A2.1 PROPOSED FLOOR PLANS
A2.2 EXISTING AND PROPOSED ROOF PLANS
A3.0 EXTERIOR ELEVATIONS
A3.1 EXTERIOR ELEVATIONS
A4.0 SECTIONS & DETAILS

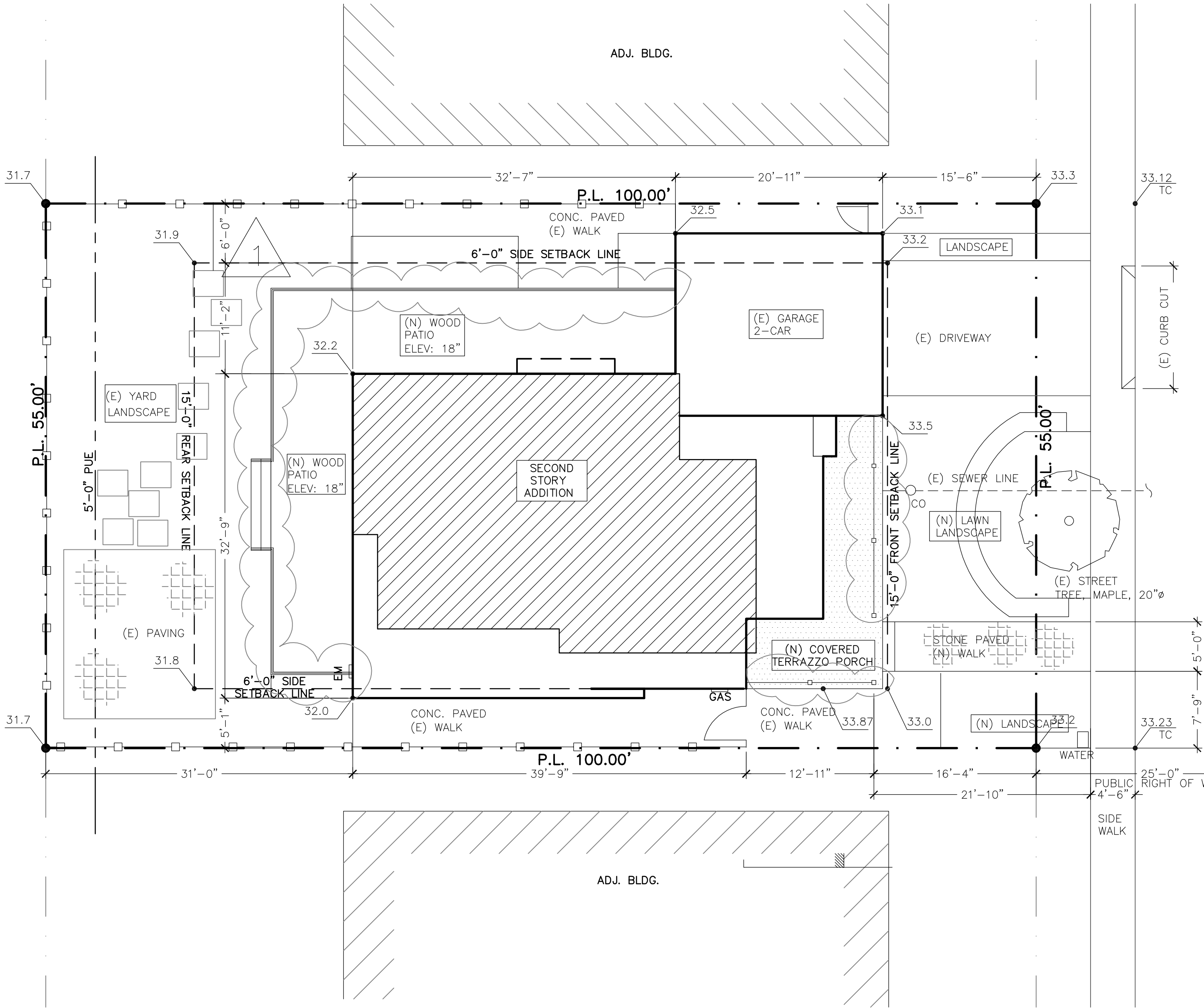
OTHER PERMITS REQUIRED

- B. SIDEWALK UNDERDRAIN PER STANDARD DRAWING WILL BE REQUIRED ALONG WITH AN ENCROACHMENT PERMIT
C. DEFERRAL OF ANY SUBMITTAL ITEMS SHALL HAVE PRIOR APPROVAL OF THE BUILDING OFFICIAL
D. DEFERRED SUBMITTAL ITEMS SHALL BE REVIEWED AND APPROVED BY THE ARCHITECT OR THE ENGINEER OF RECORD PRIOR TO SUBMITTAL FOR THE BUILDING OFFICIAL FOR APPROVAL
E. DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED PRIOR TO THE BUILDING OFFICIAL APPROVAL OF THEIR DESIGN AND SUBMITTAL DOCUMENTS.
F. THE DEFERRED SUBMITTAL PRODURES ARE LOCATED ON THE CITY OF SAN MATEO WEBSITE AT THE FOLLOWING ADDRESS:
WWW.CITYOFSANMATEO.ORG/DEPT/BUILDING/DOWNLOADS.HTML
G. HERS VERIFICATION IS REQUIRED FOR ANY DUCT EXTENSION OF 40 FEET OR MORE

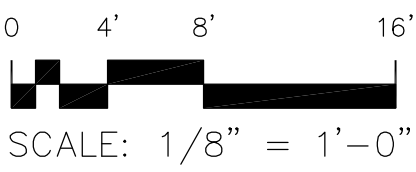
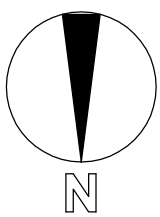
LEGEND

- PROPERTY LINE
SETBACK LINE
EASEMENT
FENCE LINE
(E) 1ST FLOOR BUILDING FOOTPRINT

- AREA OF ADDITION, 2ND FLOOR
AREA OF COVERED NEW PORCH
SURFACE WATER DRAIN DIRECTION, AWAY BUILDING, TYP. 2% MIN.



BALBOA WAY. (50'-00" WIDE)



1- PROPOSED SITE PLAN

DRAWN BY: DM

CHECK BY:

DATE: 04/05/21

XIE XING GUAN

15-C-75989

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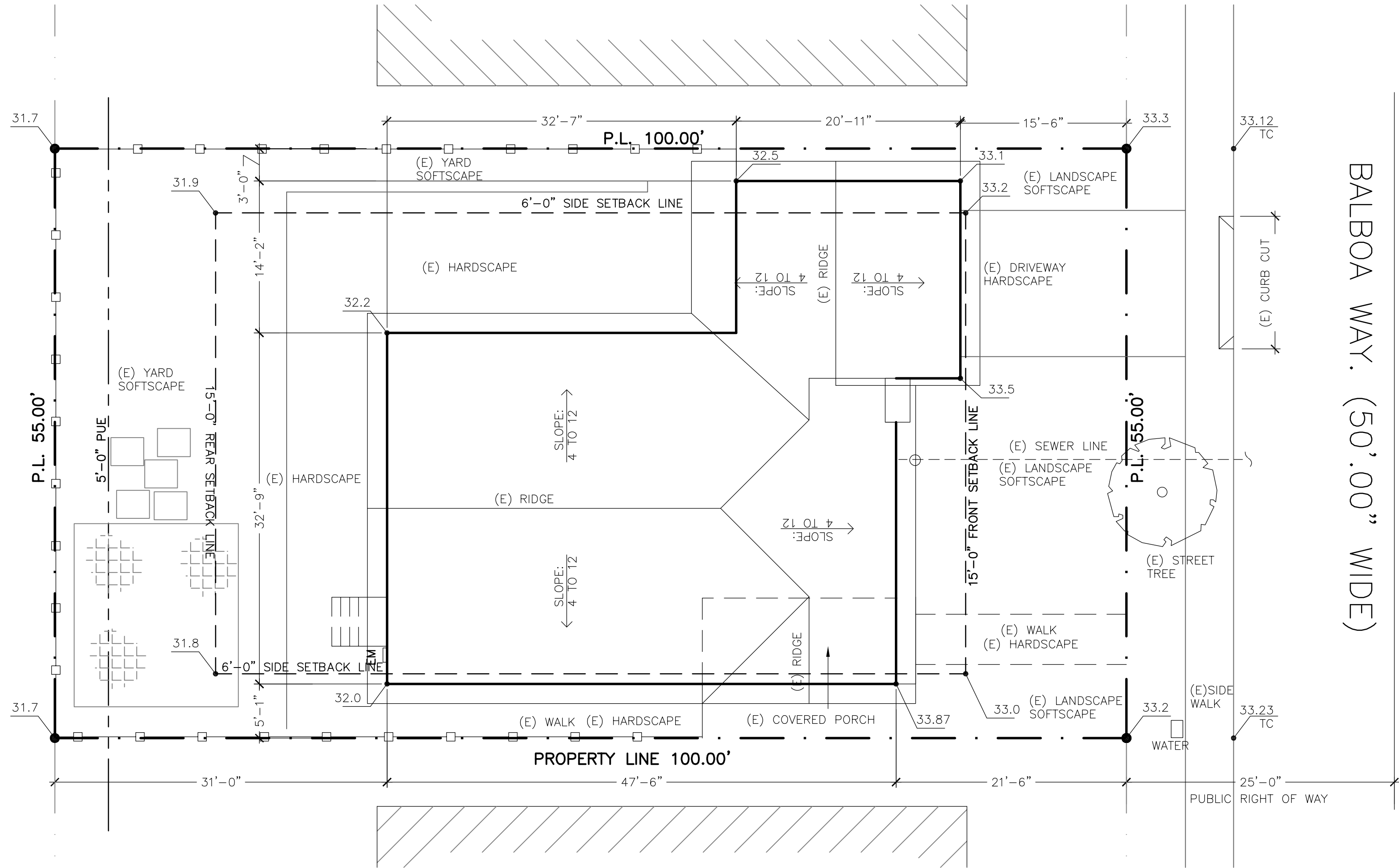
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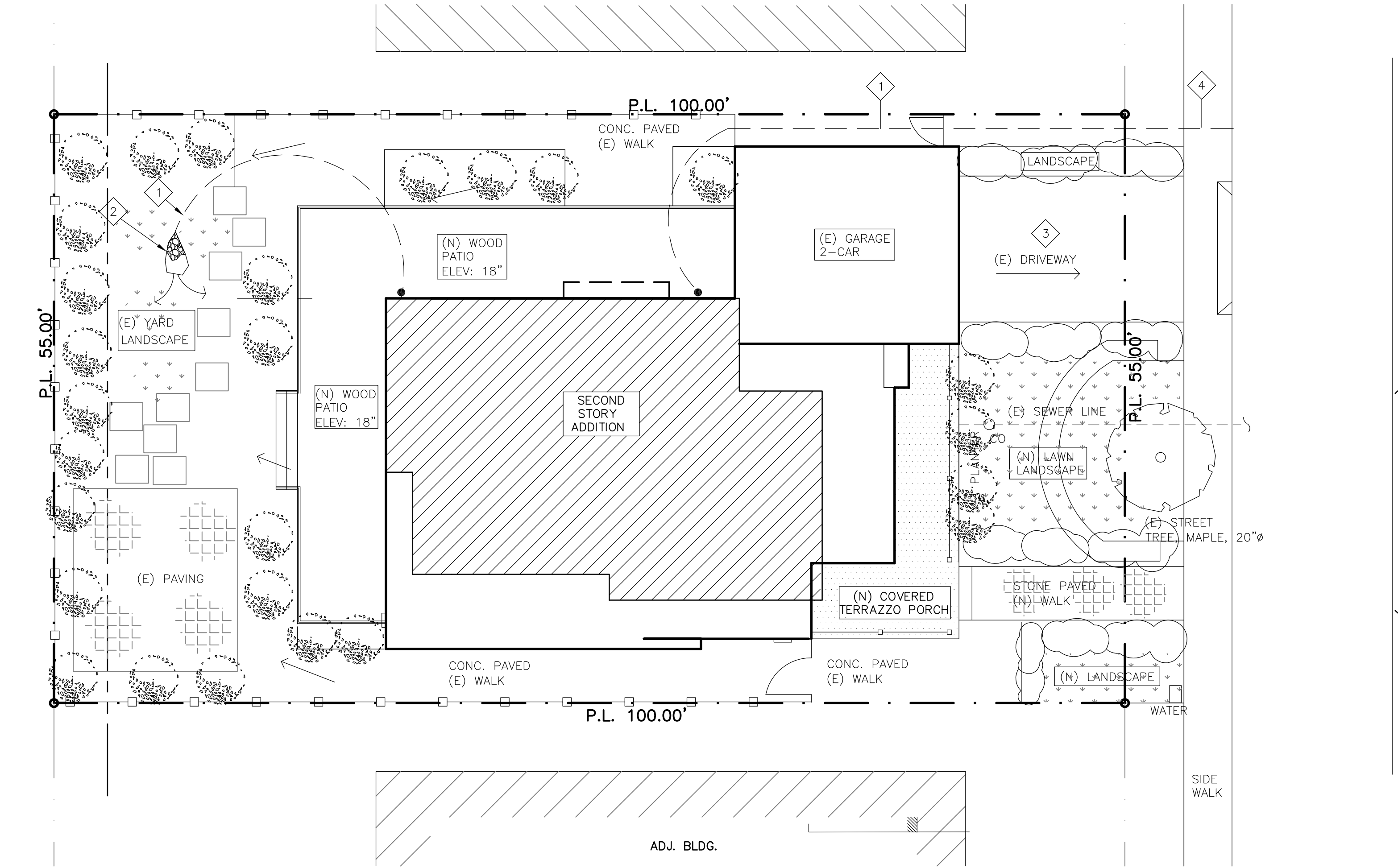
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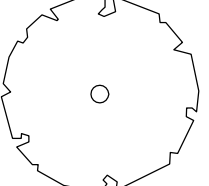
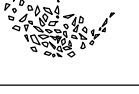
I- (E) SITE PLAN



2- PROPOSED LANDSCAPE SITE PLAN

WORK NOTES

- 1-3"Ø RAIN LEADER PIPE(PVC OR EQUAL)
DRAIN AWAY FROM HOUSE, SLOPE 1/4" PER/FT,
5'-0" MIN., TYP.
- 2-(N) DRAIN ROCK, DISSIPATE RAIN WATER TO YARD
- 3-ON EXISTING DRIVE WAY, RAIN RUNOFF WILL BE DIRECT TOWARD
STREET
- 4-A SIDEWALK UNDERDRAIN PER CITY STANDARD
DRAWING WILL BE REQUIRED
ALONG WITH AN ENCROACHMENT PERMIT

TREES	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY	WTR USE
	(E)	(E)	(E)	(E)	(E)	(E)
SHRUB						
	BUXUS JAPONICA	JAPANESE BOXWOOD	5 GAL	3'-0" O.C.	11	L
	ECHIAM CANDICANS	PRIDE OF MADEIRA	5 GAL	6'-0" O.C.	3	L
	BULBINE FRUTESCENS "YELLOW"	BULBINE	1 GAL	3'-0" O.C.	3	L
GROUND COVER						
	GRASS LAWN	GRASS LAWN	1 GAL	2'-0" O.C.	10	L

- NOTES:
1. IRRIGATION TO BE PER CITY OF BURLINGAME STANDARDS
 2. ALL PLANTING AREAS TO IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM
UTILIZING A WEATHER-BASED CONTROLLER AND LOW-FLOW HEADS TO MEET ALL
REQUIREMENT PER CITY OF BURLINGAME STANDARDS
 3. RAHABILITATED LANDSCAPE MUST COMPLY WITH THE WATER
CONSERVATION IN LANDSCAPE ORDINANCE IRRIGATION PLAN FOR BLDG PERMIT
 4. ALL NEW TREES SHALL BE SINGLE STEM LANDSCAPE TRESS(NO FRUIT OR NUT
TREES) AND BE DOUBLE STAKE WITH 2" POLES AND SECURED WITH AT LEAST TWO
RUBBER TIES OR STARPS.

PROJECT:

RESIDENTIAL
REMODEL
& ADDITION

FOR

FU FAMILY

XIE ASSOCIATES
Architectural Design & Planning

26 FARVIEW CT
SAN FRANCISCO, CA 94131
Tel: (415) 652-3047
Web: www.xiearchdesign.com
Email: bill@xiearchdesign.com

1548
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BURLINGAME
CALIFORNIA

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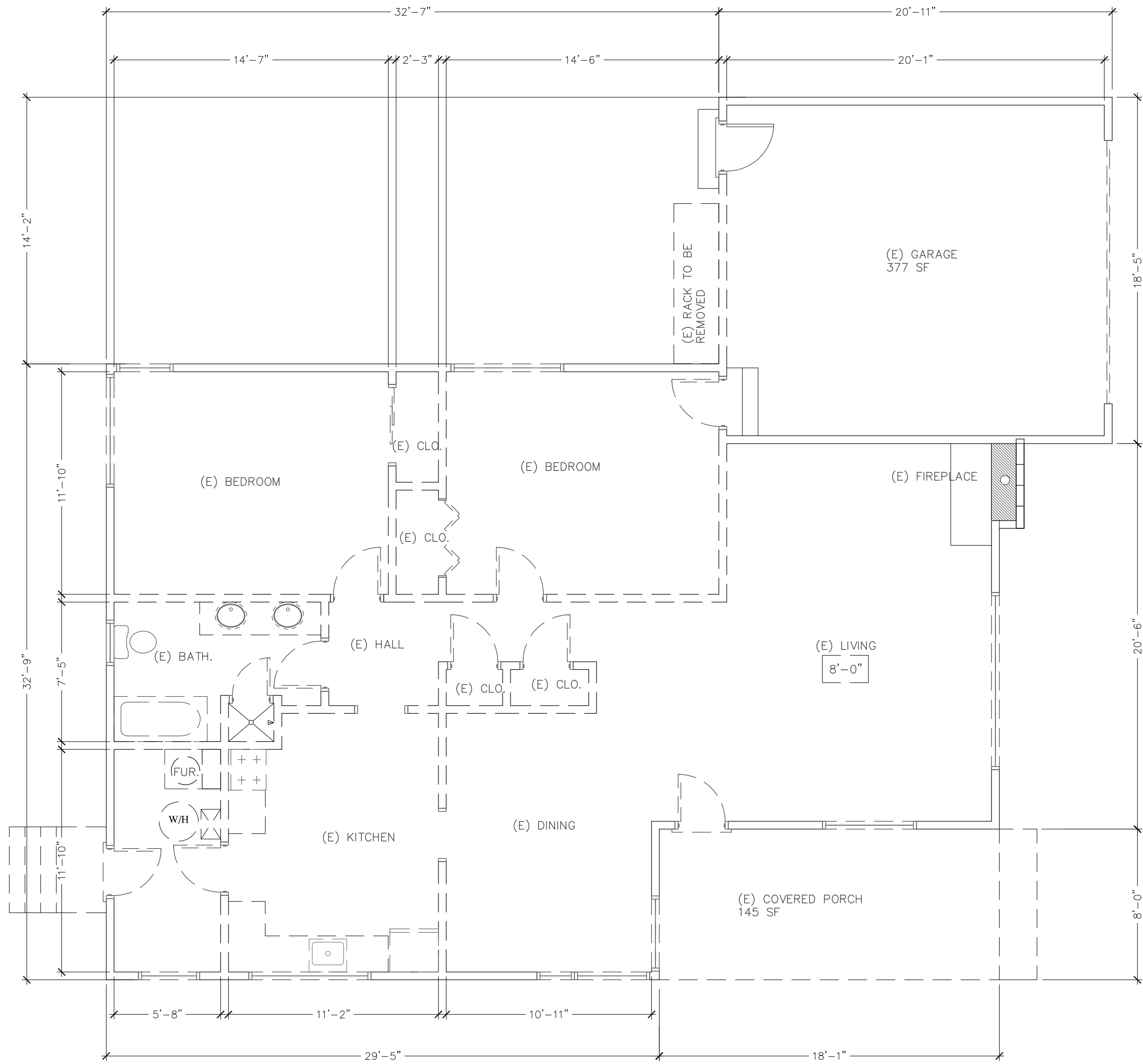
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SHEET TITLE

(E) SITE &
LANDSCAPE
PLANS

A1.1



1-EXISTING 1ST FLOOR PLAN
SCALE: 1/4"=1'-0"

LEGEND

- | | | | |
|--|--------------------------|--|-------------------------------------|
| | (E) WALL TO REMAIN | | NEW EXTERIOR WALL |
| | (E) WALL TO BE DEMOLISH | | NEW INTERIOR WALL |
| | (E) DOOR TO REMAIN | | NEW EXTERIOR WALL W/I-HR FIRE RATED |
| | (E) DOOR TO BE REMOVE | | NEW DOOR |
| | (E) WINDOW TO REMAIN | | NEW WINDOWS |
| | (E) WINDOW TO BE REMOVED | | NEW EXTERIOR LIGHT FIXTURE |

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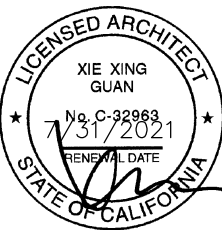
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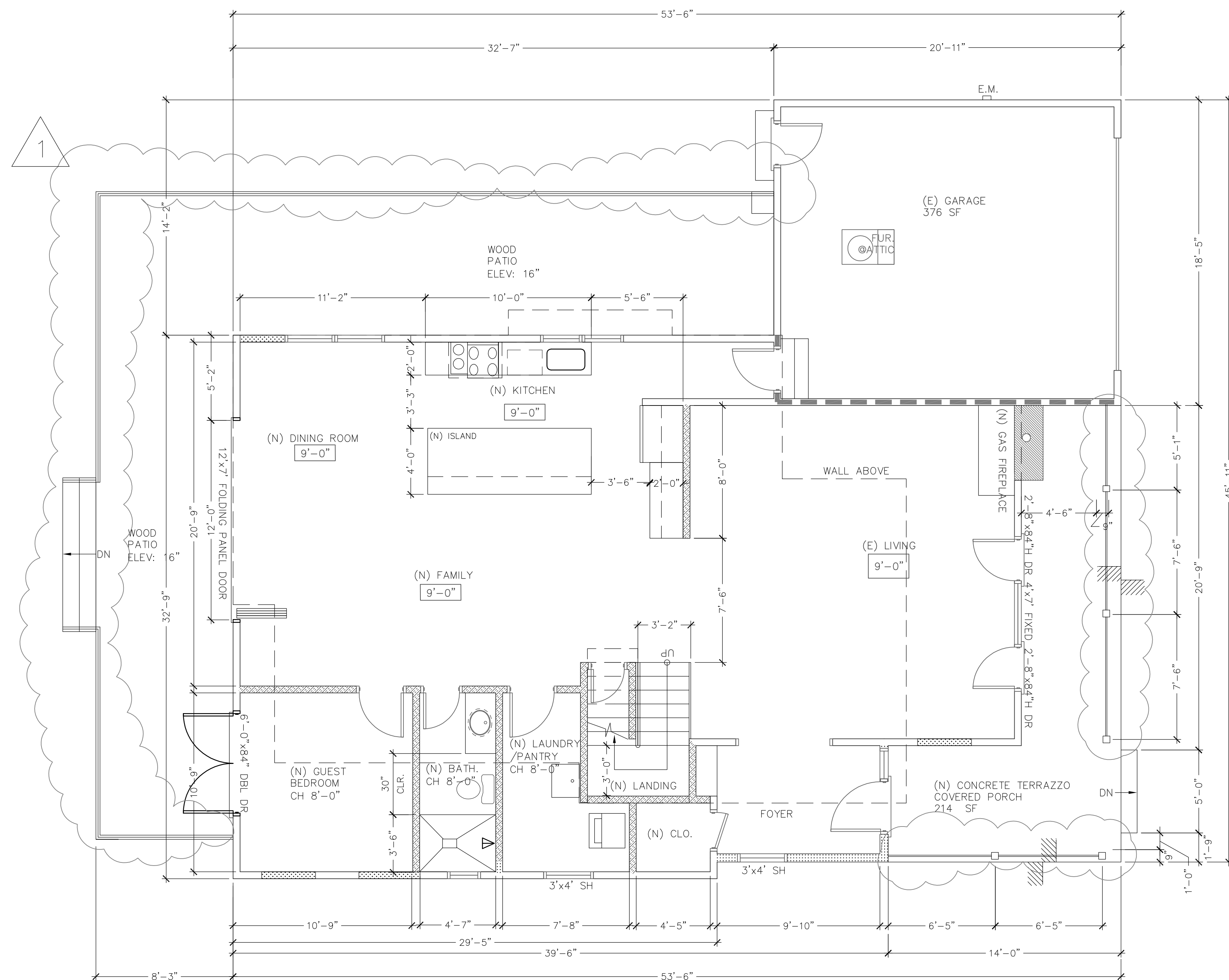
ALL IN ACCORDANCE WITH
RELEVANT REGULATIONS AND STANDARDS
APPLICABLE TO THE PROJECT AND THE JURISDICTION
OF THE ARCHITECTS, INC.



SHEET TITLE

(E) 1ST FLOOR
PLANS

A2.0

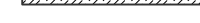


NOTE: ALL NEW EXTERIOR WALL IS 5'-0" FROM THE PROPERTY LINES
-OPENING IS NOT LIMITED IN R-3 WHEN EXTERIOR WALL IS SETBACK 5'-0" OR MORE FROM THE PROPERTY LINE
PER 2016 CBC, TABLE 705.8/F

1-PROPOSED 1ST FLOOR PLAN

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

LEGEND

	(E) WALL TO REMAIN		NEW EXTERIOR WALL
	(E) WALL TO BE DEMOLISH		NEW INTERIOR WALL
	(E) DOOR TO REMAIN		NEW EXTERIOR WALL W/I-HR FIRE RATED
	(E) DOOR TO BE REMOVE		NEW DOOR
	(E) WINDOW TO REMAIN		NEW WINDOWS
	(E) WINDOW TO BE REMOVED		NEW EXTERIOR LIGHT FIXTURE

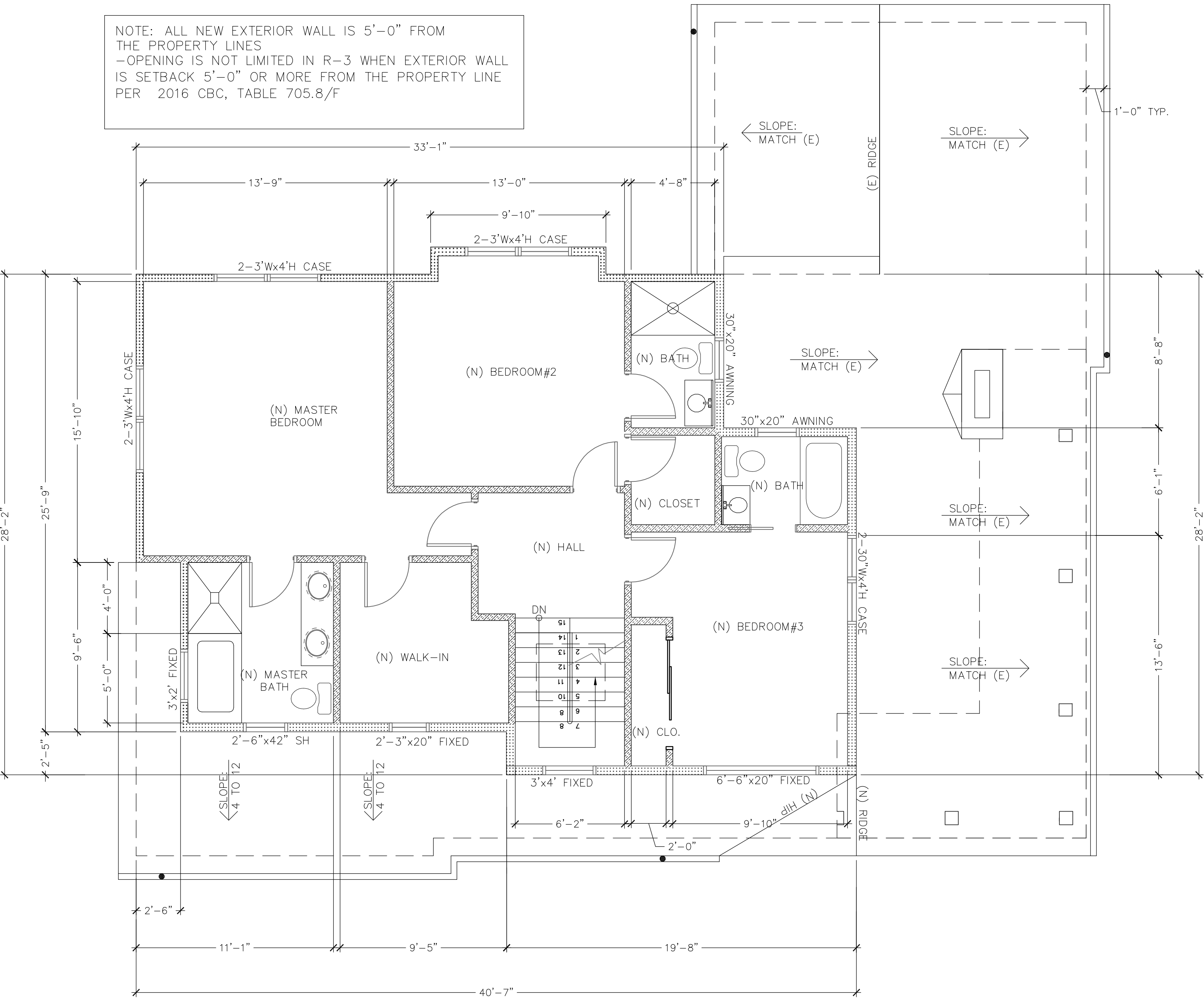
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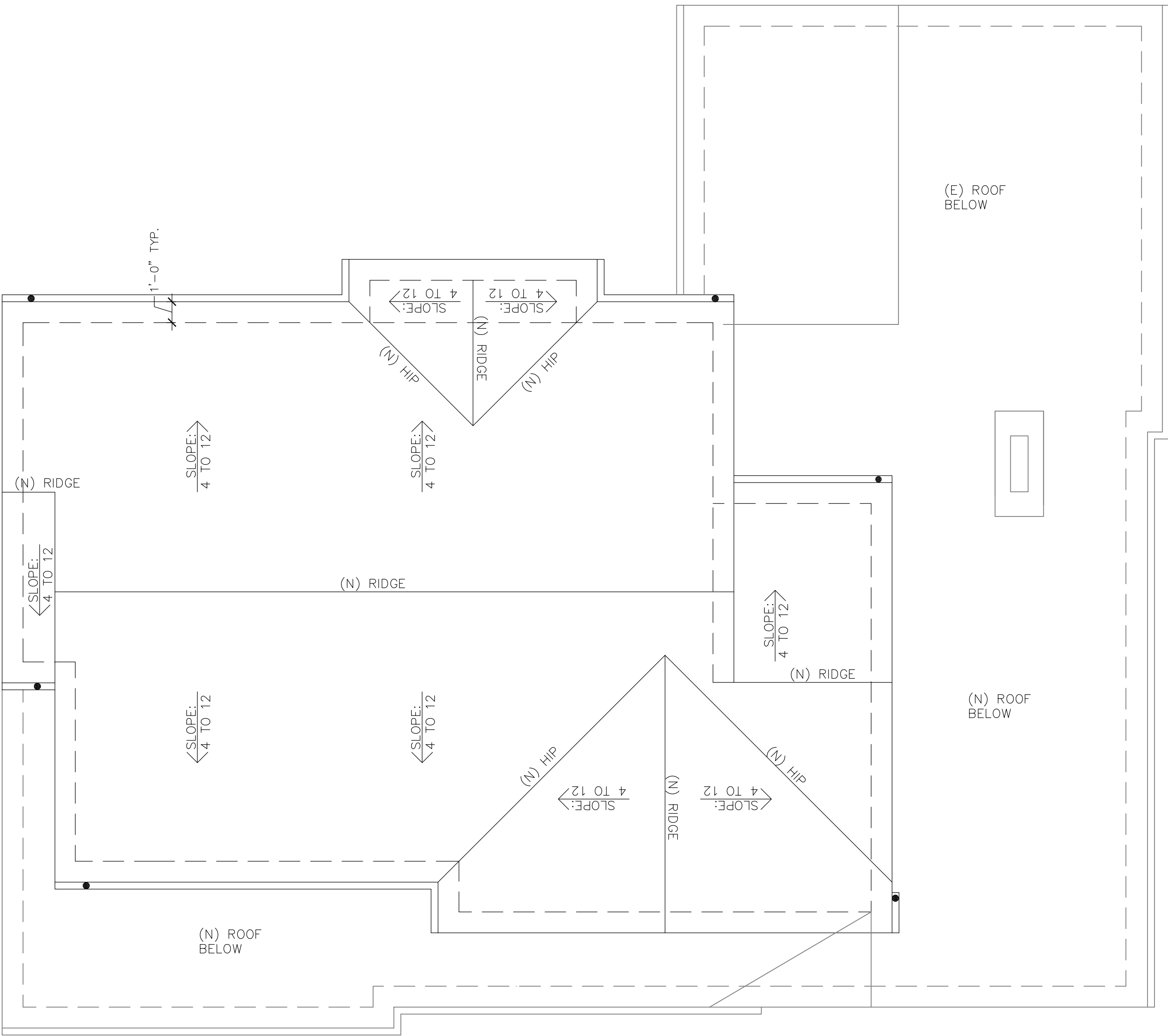
HEET TITLE

PROPOSED 1ST FLOOR PLAN

A2.1



1-PROPOSED 2ND FLOOR PLAN
SCALE: 1/4"=1'-0"



2-PROPOSED ROOF PLAN
SCALE: 1/4"=1'-0"

LEGEND

- | | | | | | |
|--|--------------------------|--|----------------------------|--|-------------------------------------|
| | (E) WALL TO REMAIN | | (E) WALL TO BE DEMOLISH | | NEW EXTERIOR WALL |
| | (E) DOOR TO REMAIN | | NEW INTERIOR WALL | | NEW EXTERIOR WALL W/I-HR FIRE RATED |
| | (E) DOOR TO BE REMOVE | | NEW DOOR | | NEW WINDOWS |
| | (E) WINDOW TO REMAIN | | NEW EXTERIOR LIGHT FIXTURE | | |
| | (E) WINDOW TO BE REMOVED | | | | |

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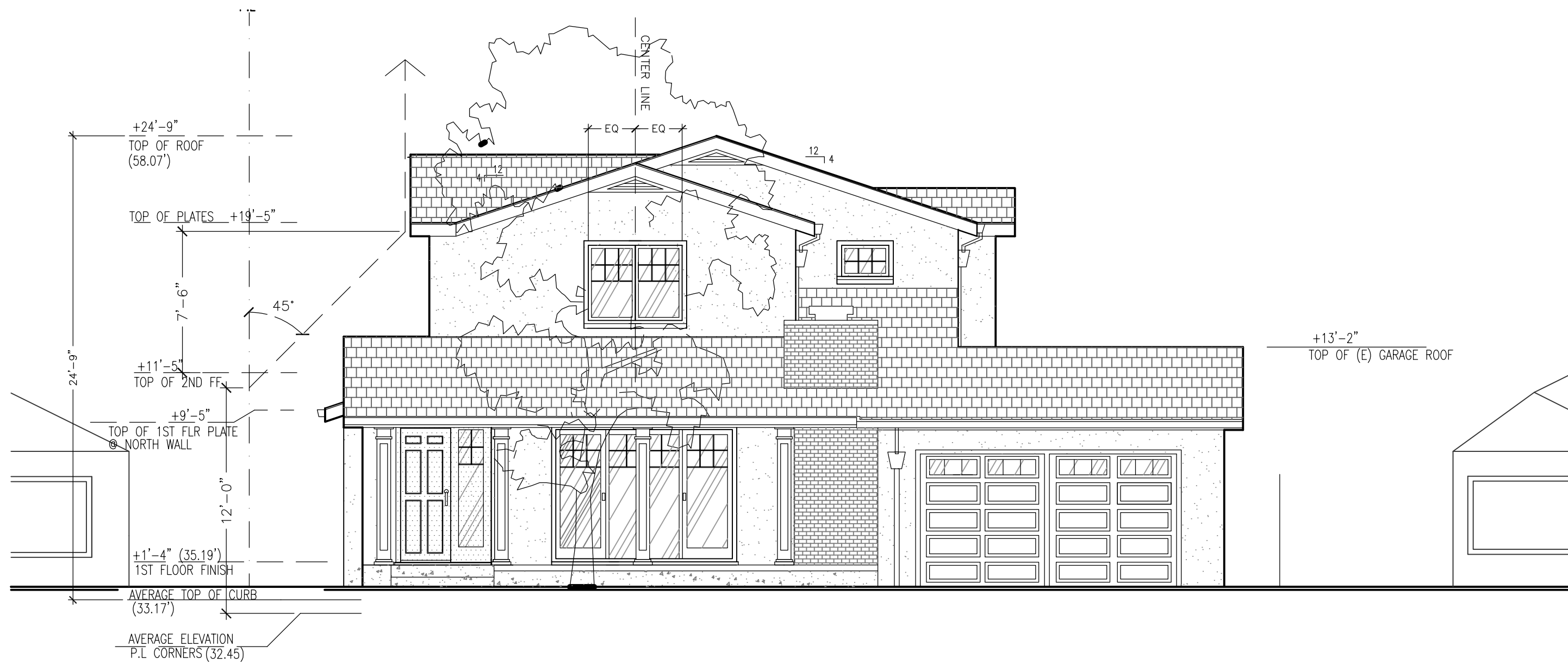
ALL: ALL ASSOCIATES LLC
REGISTERED ARCHITECTS IN CALIFORNIA
NO. C-29883
EXPIRATION DATE 12/31/2021
OFFICE: 26 FARVIEW CT, SAN FRANCISCO, CA 94131



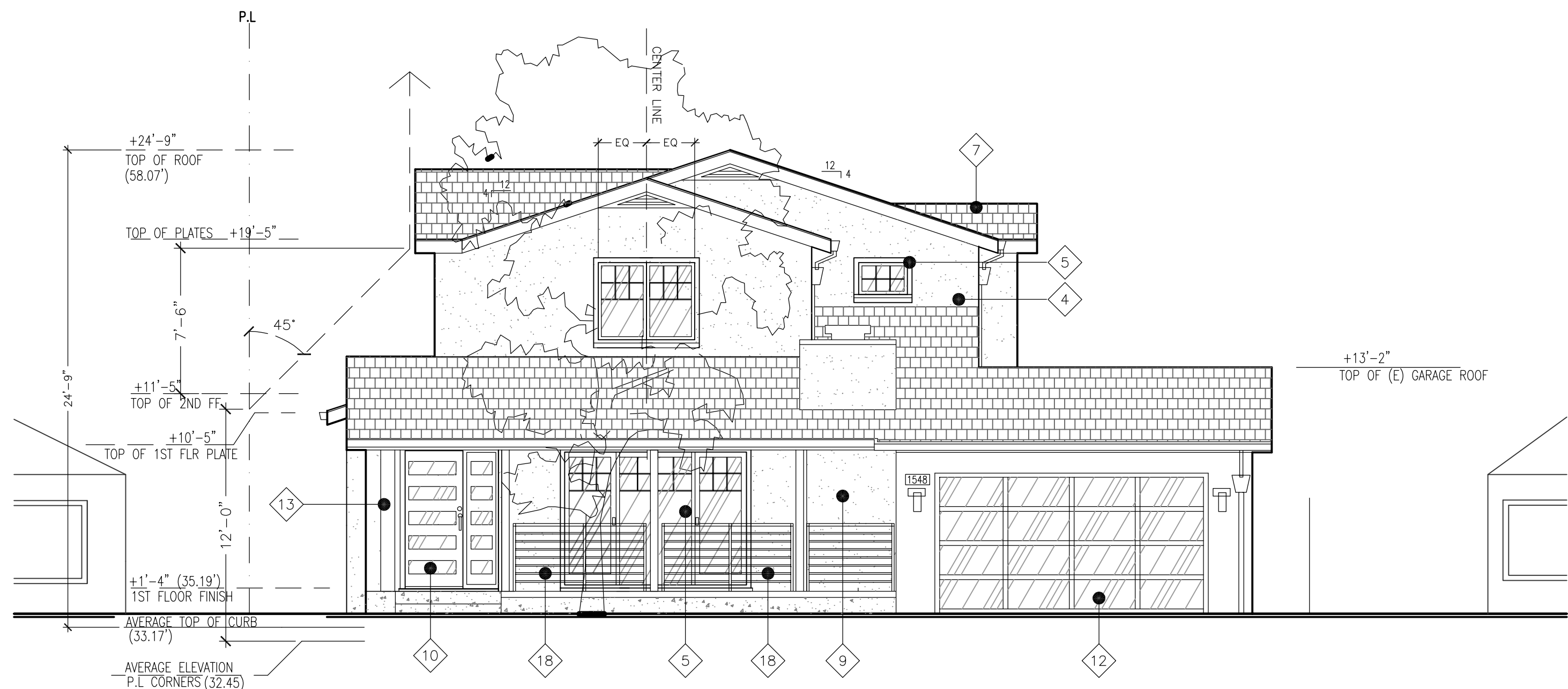
SHEET TITLE

PROPOSED
FLOOR & ROOF
PLAN

A2.2

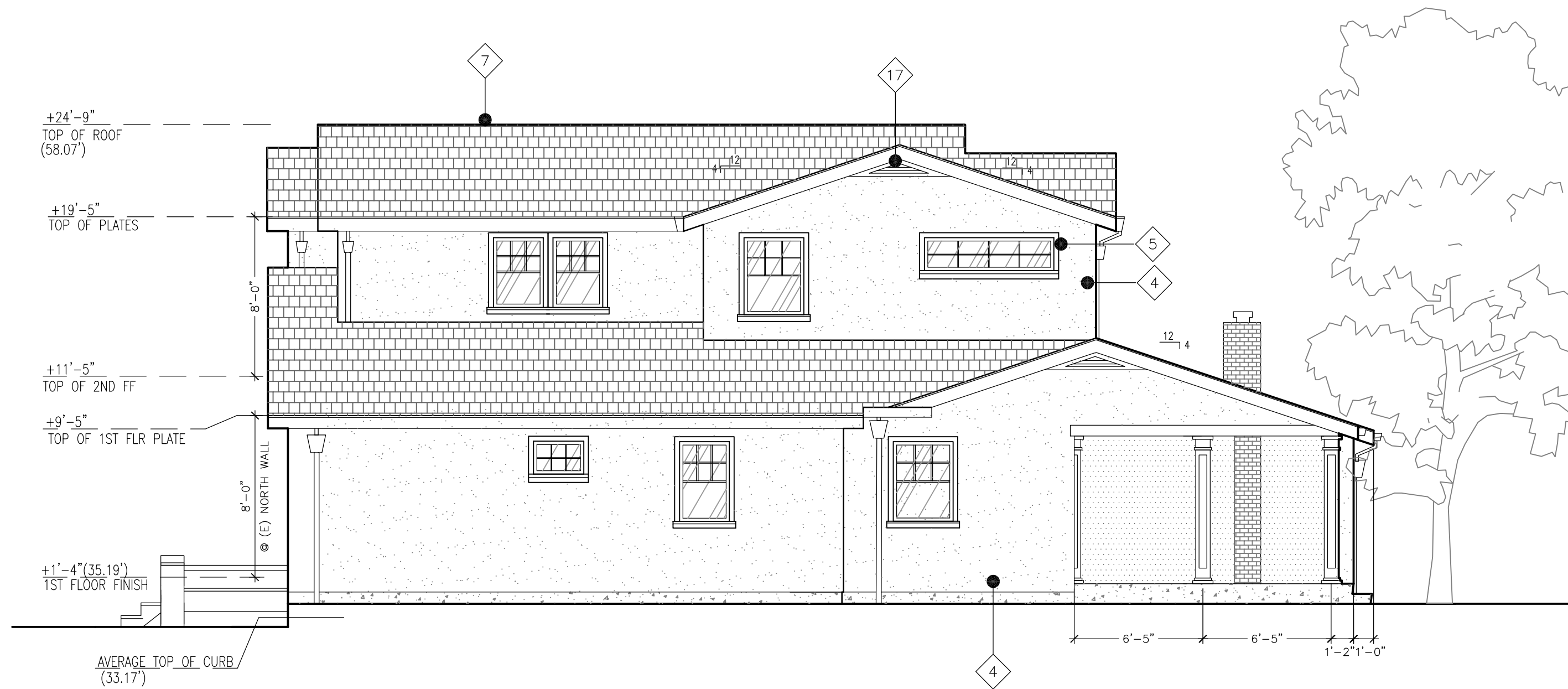


APPROVED ELEVATIONS, DATED 12.11.2017
1-FRONT(WEST) ELEVATION
SCALE: 3/16"=1'-0"

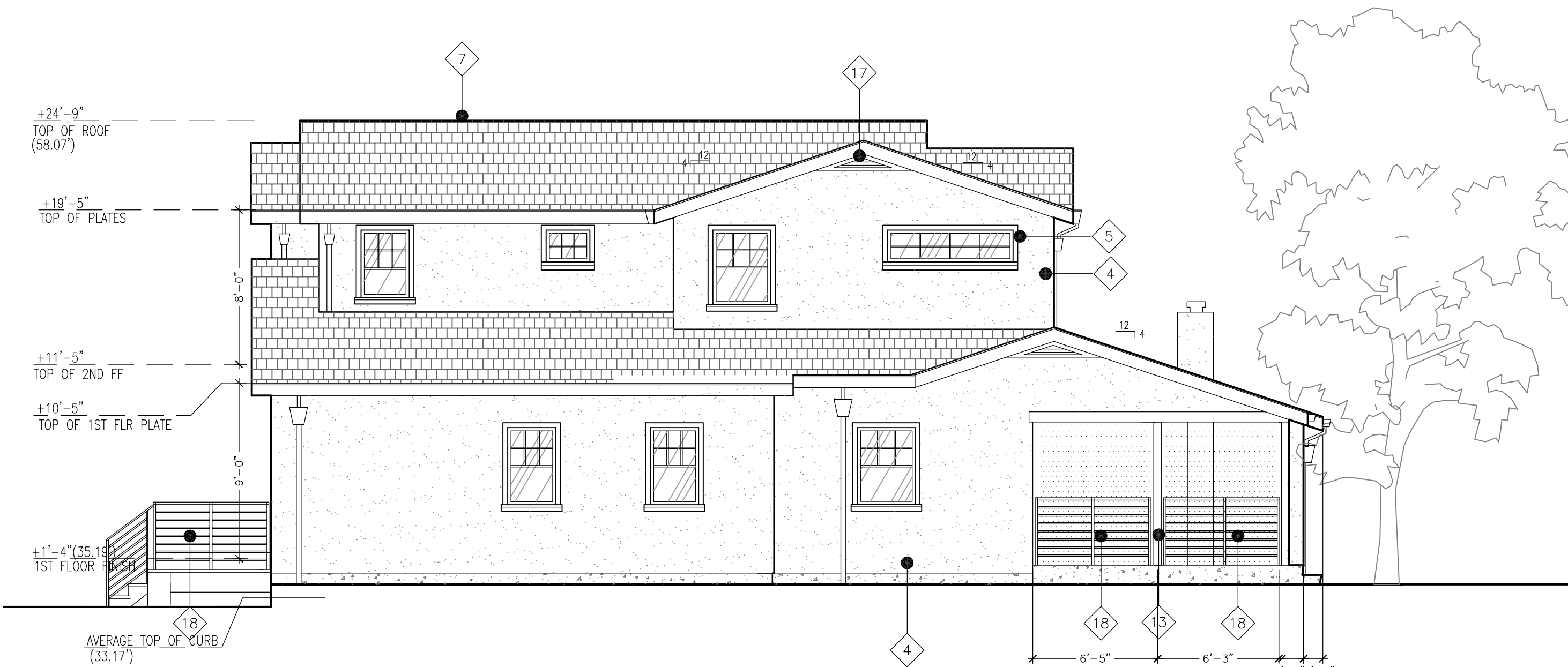


2-FRONT(WEST) ELEVATION
SCALE: 3/16"=1'-0"

AS BUILT 2021



APPROVED ELEVATIONS, DATED 12.11.2017
3-LEFT(NORTH) ELEVATION
SCALE: 3/16"=1'-0"



4-LEFT(NORTH) ELEVATION
SCALE: 3/16"=1'-0"

AS BUILT 2021

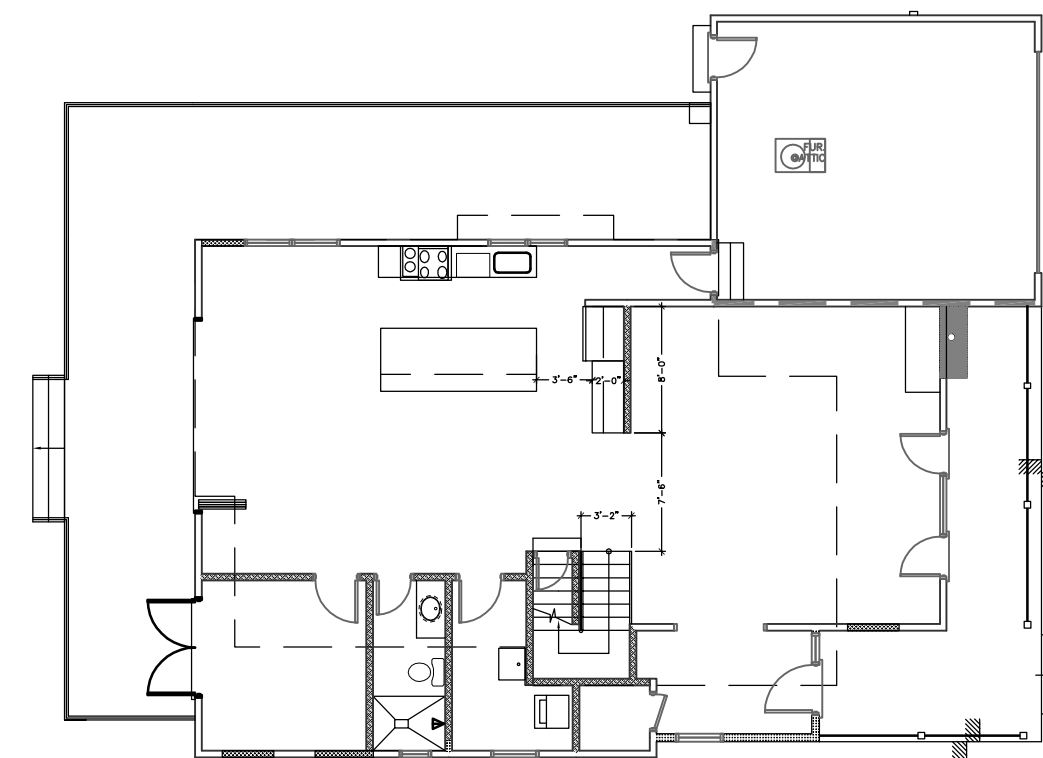
GENERAL NOTES

- FINISH GRADE SHALL SLOPE AWAY FROM FOUNDATIONS AT A 2% MIN. SLOPE FOR A MIN. OF 5' 0" AT SOIL AND A MIN. OF 3' 0" AT CONCRETE.
- TOP OF FIREPLACE CHIMNEYS TO EXTEND 2 FEET MIN. ABOVE ANY ROOFING MATERIAL WITHIN 10 FEET (MEASURED HORIZONTALLY) OF CHIMNEY AND 3 FEET MIN. ABOVE ANY ADJACENT ROOFING MATERIAL.
- PROVIDE WEATHER RESISTIVE BARRIERS AND, WHEN APPLIED OVER WOOD BASE SHEATHING, PROVIDE 2 LAYERS OF GRADE 'D' PAPER.
- ALL WOOD MATERIAL EXPOSED TO WEATHER SHALL BE PRESSURE TREATED OR RED WOOD.
- ALL CONNECTORS USED IN CONJUNCTION WITH PRESSURE TREATED LUMBER MUST BE HOT-DIPPED ZINC GALVANIZED AND A MIN. GALVANIZATION LEVEL OF G185.

WORK NOTES

- EXISTING DOOR AND WINDOW TO BE REMOVED
- (E) WOOD FENCE TO REMAIN
- (E) ROOF TO BE MODIFY
- (N) STUCCO WALL EXTERIOR FINISH, MATCH (E)
- (N) ALUM CLAD WOOD WINDOW/DOOR W/ SIMULATED TRUE DIVIDED LITE GRIDS AND WOOD TRIM
- (N) COMPOSITE ROOF SHINGLES, MATERIAL AND STYLE MATCH (E)
- (E) STUCCO WALL EXTERIOR FINISH TO REMAIN, TYP.
- CHANGE (E) BRICK FINISH CHIMNEY TO STUCCO FINISH CHIMNEY

- NEW RECESSED ENTRY WITH GLASS & WOOD DOOR AND SIDELITE
- NEW MTL RAIN LEADER AND GUTTER
- NEW FROSTED GLASS PANEL GARAGE DOOR
- NEW WOOD FINISH COLUMN
- (E) PLASTIC SIDING TO BE REMOVED, TYP.
- NEW SURFACE MOUNTED WOOD GABLE VENTING
- NEW 42" HT. IRON GUARDRAIL AT PORCH AND PATIO, AS SAFETY BARRIER



5. KEY PLAN

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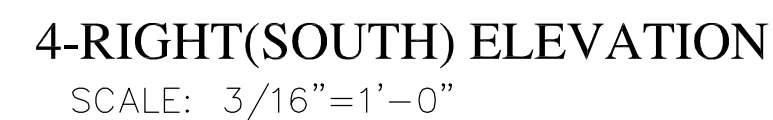
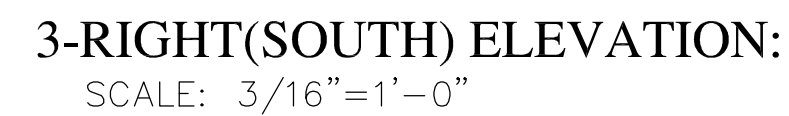
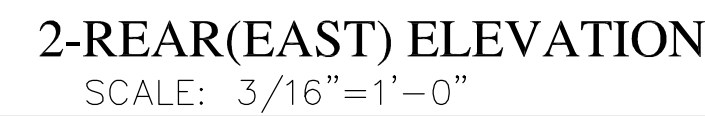
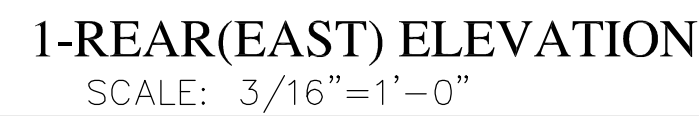
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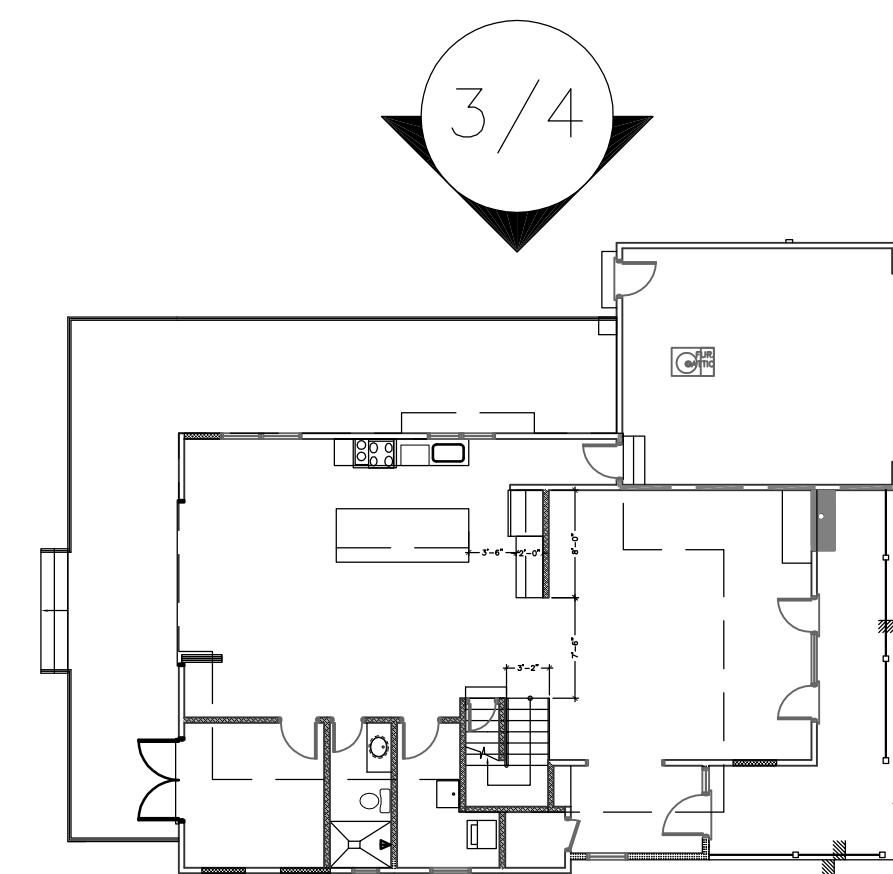
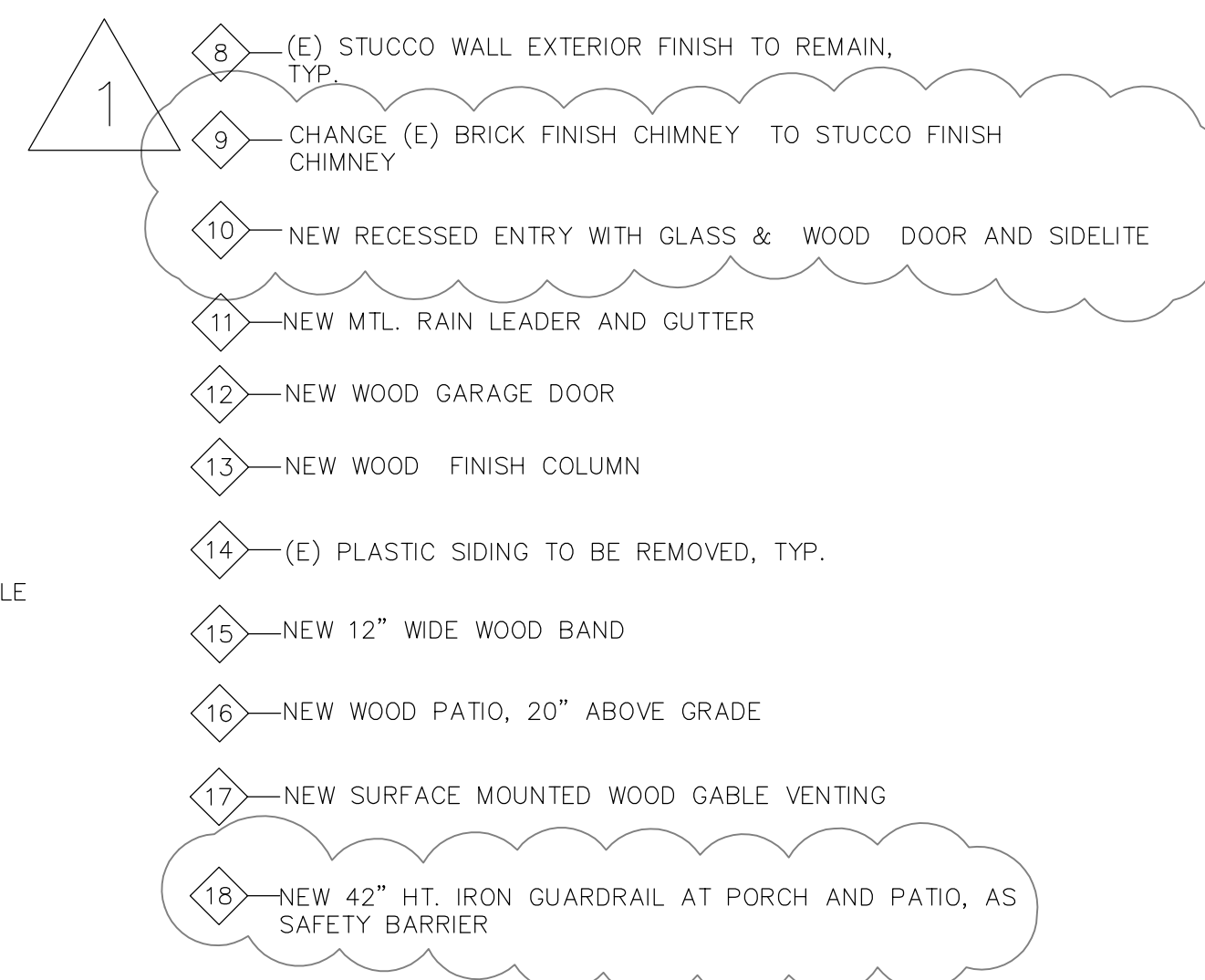
**EXTERIOR
ELEVATIONS**

A3.0



V. FINISH GRADE SHALL SLOPE AWAY FROM FOUNDATIONS AT
 A 2% MIN. SLOPE FOR A MIN. OF 5' 0" AT SOIL AND A MIN.
 OF 1' 0" AT CONCRETE.
 VI. TOP OF FIREPLACE CHIMNEYS TO EXTEND 2 FEET MIN.
 ABOVE ANY ROOFING MATERIAL WITHIN 10 FEET
 (MEASURED HORIZONTALLY) OF CHIMNEY AND 3
 FEET MIN. ABOVE ANY ADJACENT ROOFING MATERIAL.
 VII. PROVIDE WEATHER RESISTIVE BARRIERS AND, WHEN
 APPLIED OVER WOOD BASE SHEATHING, PROVIDE
 2 LAYERS OF GRADE 'D' PAPER
 VI. ALL WOOD MATERIAL EXPOSED TO WEATHER
 SHALL BE PRESSURE TREATED OR RED WOOD
 VII. ALL CONNECTORS USED IN CONJUNCTION
 WITH PRESSURE TREATED LUMBER MUST BE
 HOT-DIPPED ZINC GALVANIZED AND A MIN.
 GALVANIZATION LEVEL OF G185.

- 1-EXISTING DOOR AND WINDOW TO BE REMOVED
- 2-(E) WOOD FENCE TO REMAIN
- 3-(E) ROOF TO BE MODIFY
- 4-(N) STUCCO WALL EXTERIOR FINISH ,
MATCH (E)
- 5-(N) ALUM CLAD WOOD WINDOW W/SIMULATED
TRUE DIVIDED LITES, TYP.
- 6-(E) COMPOSITE ROOF SHINGLES TO BE REMOVED
- 7-(N) COMPOSITE ROOF SHINGLES, MATERIAL AND STYLE
MATCH (E)



5. KEY PLAN

A3.1