

1812 CASTENADA DR.

APN: 025091200
SITE ADDRESS: 1812 CASTENADA DR.
SITE CITY STATE ZIP: BURLINGAME, CA 94010
EXISTING STORIES: 1
EXISTING UNITS: 1
CONSTRUCTION: TYPE VB
ZONING: R1
OCCUPANCY: R-3 (SINGLE FAMILY RESIDENTIAL)

LOT AREA: 6,583 SQFT

EXISTING:
GROUND FLOOR AREA: 1,532 SQFT
GARAGE: 389 SQFT
TOTAL AREA: 1,921 SQFT

PROPOSED:
GROUND FLOOR AREA: 1,553 SQFT
SECOND FLOOR: 571 SQFT
GARAGE: 389 SQFT
TOTAL AREA: 2,513 SQFT

HOMEOWNER & CONTRACTOR:
TO VERIFY ALL DIMENSIONS,STRUCTURAL DETAILS, AND BUILDING CODES.

ALL WORKS SHALL COMPLY WITH:
2022 California Building Code
2022 California Electrical Code
2022 California Mechanical Code
2022 California Plumbing Code
2022 California Energy Code

ALL WORKS SHALL COMPLY WITH THE CALIFORNIA CODE OF REGULATIONS TITLE 24:
2022Residential Building Code
2022 Green Building Standards Code

CONSTRUCTION HOURS:
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. No work on Sundays and Holidays.

Holidays are the first day of January, the third Monday of February, the last Monday of May, the fourth day of July, the first Monday of September, the eleventh day of November, the fourth Thursday in November and the twenty-fifth day of December. If the first day of January, the fourth day of July, the eleventh day of November, or the twenty-fifth day of December falls upon a Sunday the following Monday is a holiday. Provide the following construction hours on the plans per City of Burlingame Municipal Code 18.07.110.

Monday through Friday: 8AM TO 7PM
Saturdays: 9AM TO 6PM

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T1.0	COVER SHEET
A1.0	BLOCK MAP/ EXISTING SITE PLAN
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A2.0	EXISTING/ PROPOSED FIRST FLOOR PLANS
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D1.0	DETAILS

RECEIVED

AUG 9 2023

CITY OF BURLINGAME
CDD-PLANNING DIVISION

SCOPE OF WORK:

1. REMODEL (E) KITCHEN
2. REMODEL (E) BATHROOMS
3. REMODEL (E) LAUNDRY ROOM
4. INSTALL (N) WINDOWS AT FRONT SIDE OF PROPERTY
5. REMOVE (E) FIREPLACE
6. BUILD SECTION FLOOR ADDITION
7. BUILD SECOND STORY DECK IN REAR OF PROPERTY



SAN FRANCISCO DESIGN BUREAU
2915 TARAVAL ST. #3
SAN FRANCISCO, CA
office@sfdesignbureau.com
Tel: 415-240-2904

PROJECT LOCATION:

1812 CASTENADA DR.
BURLINGAME, CA 94010

PROJECT DESCRIPTION:

SECOND STORY
ADDITION

REVISION TABLE			
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8/9/2023

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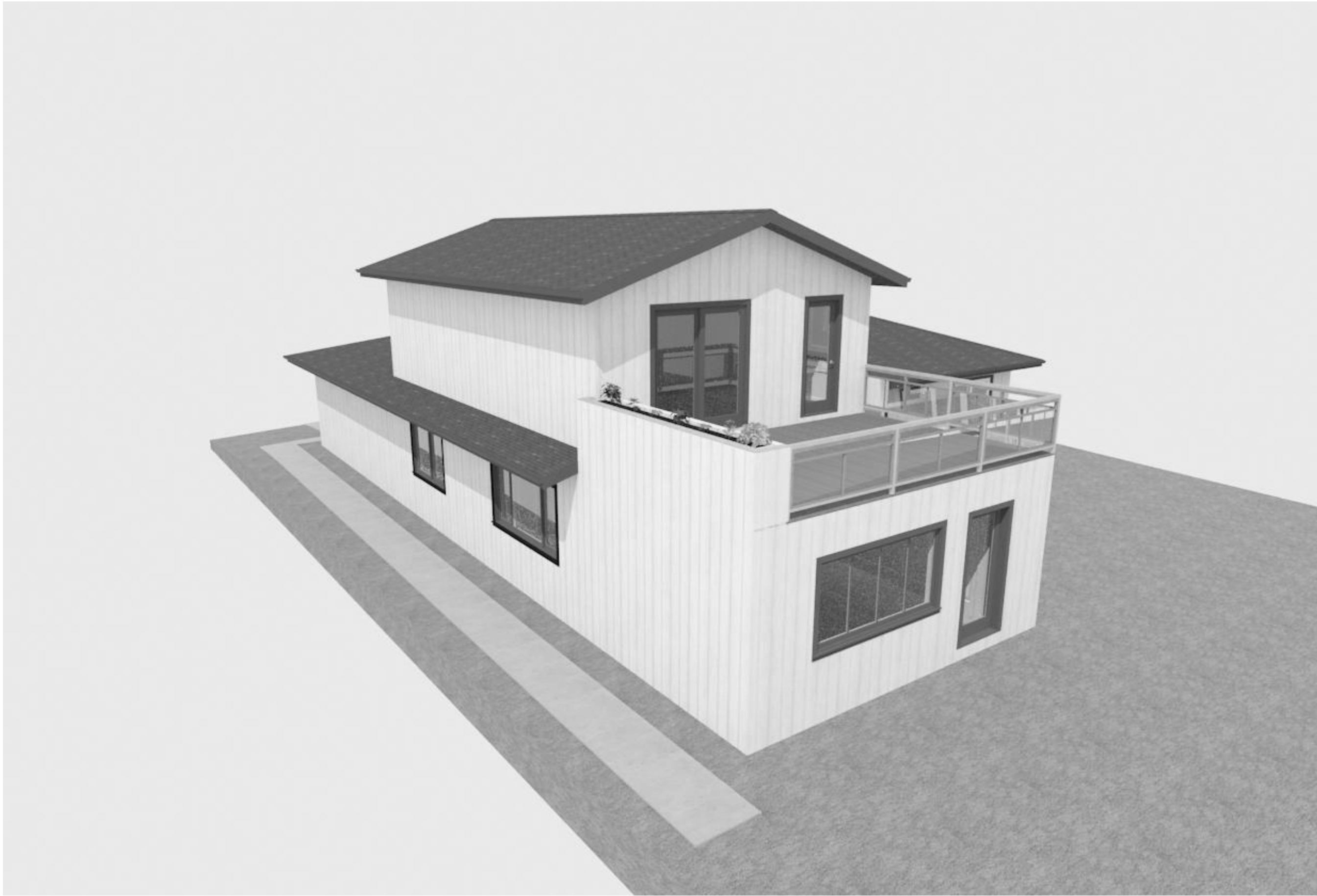
T1.0



1 FRONT ELEVATION RENDER



2 FRONT ELEVATION RENDER



4 REAR ELEVATION RENDER



5 PLANTER AT DECK ELEVATION



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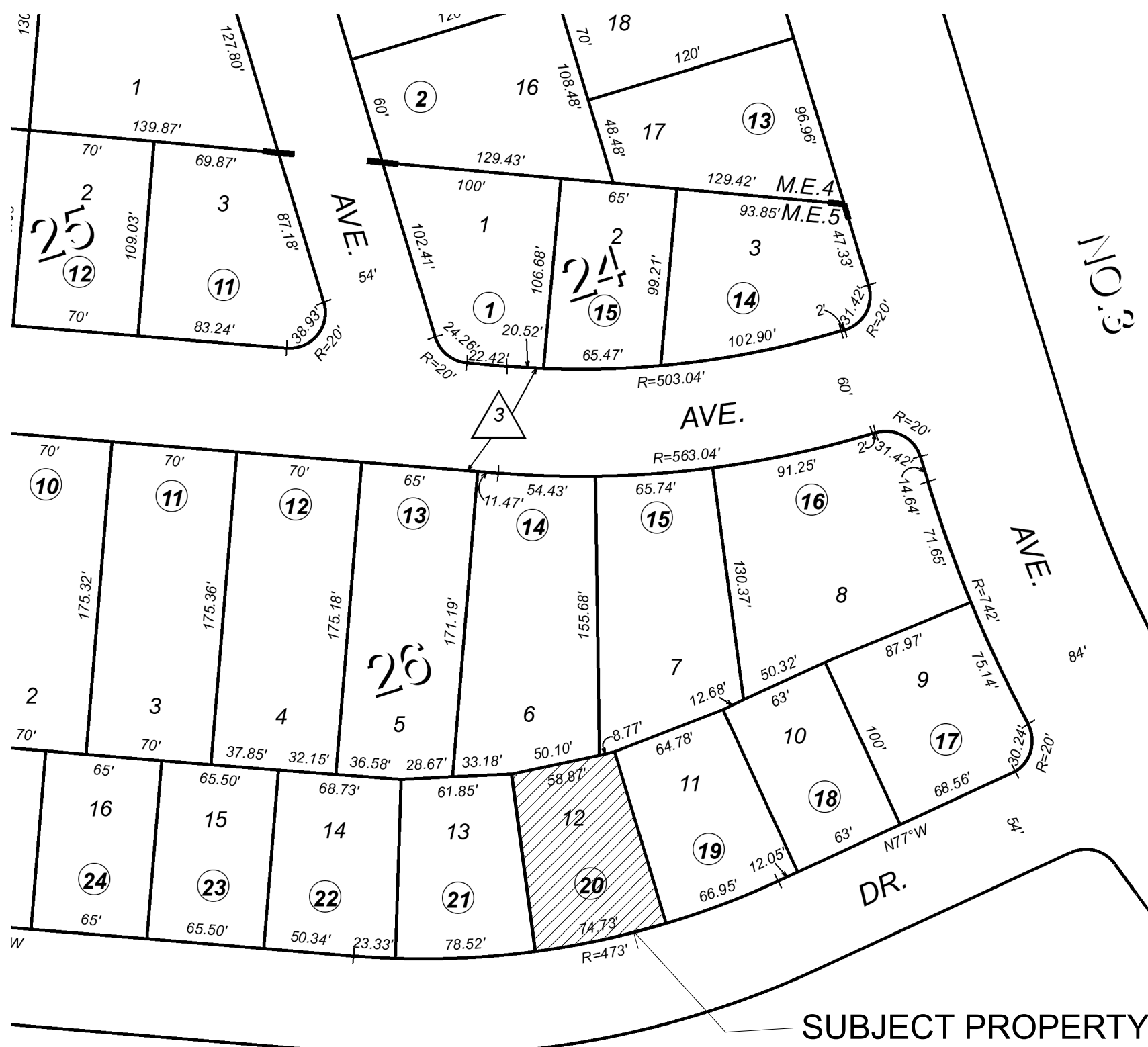
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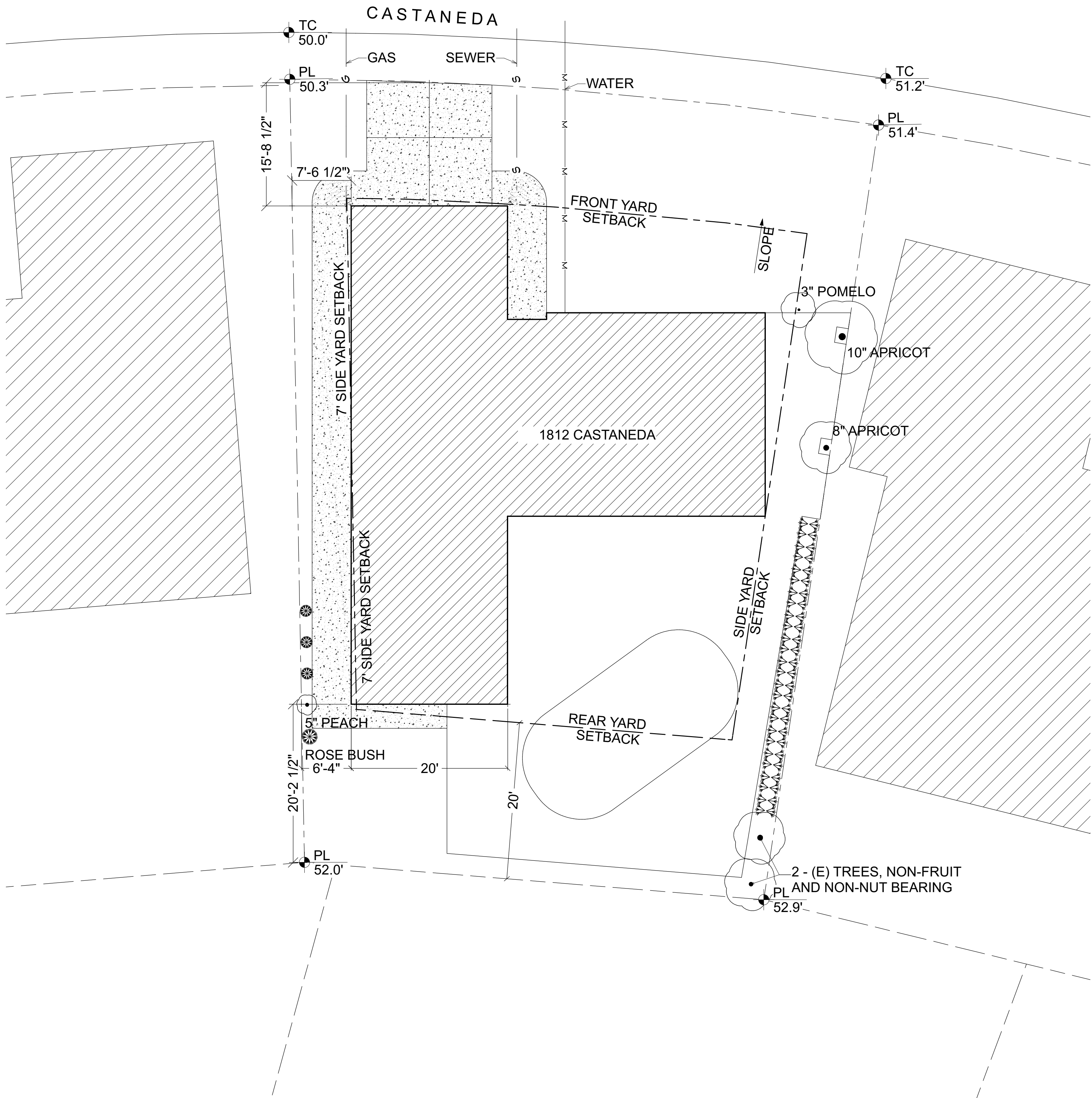
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1 NEIGHBORHOOD MAP



2 BLOCK MAP



3 EXISTING SITE PLAN



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BLOCK MAP/ SITE PLAN
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1/16" = 1'-0"
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A1.0

ADDRESS	SETBACK	EXCLUDE MIN./
MAX.		
1804 CASTENADA DR.	15.5'	
1808 CASTENADA DR.	16'	
1812 CASTENADA DR.	15.5'	N/A
1820 CASTENADA DR.	16'	
1826 CASTENADA DR.	17'	
1830 CASTENADA DR.	16'	
1834 CASTENADA DR.	16.5'	
1838 CASTENADA DR.	19'	
370 CASTENADA DR.	20'	
360 CASTENADA DR.	22'	
350 CASTENADA DR.	22.5'	N/A
340 CASTENADA DR.	22'	
330 CASTENADA DR.	22'	
320 CASTENADA DR.	21'	
320 CASTENADA DR.	21'	
320 CASTENADA DR.	21'	
310 CASTENADA DR.	15.5'	
AVERAGE CALC	280.5 / 15	
ALLOWABLE SETBACK	18.7 OR 18'-08"	



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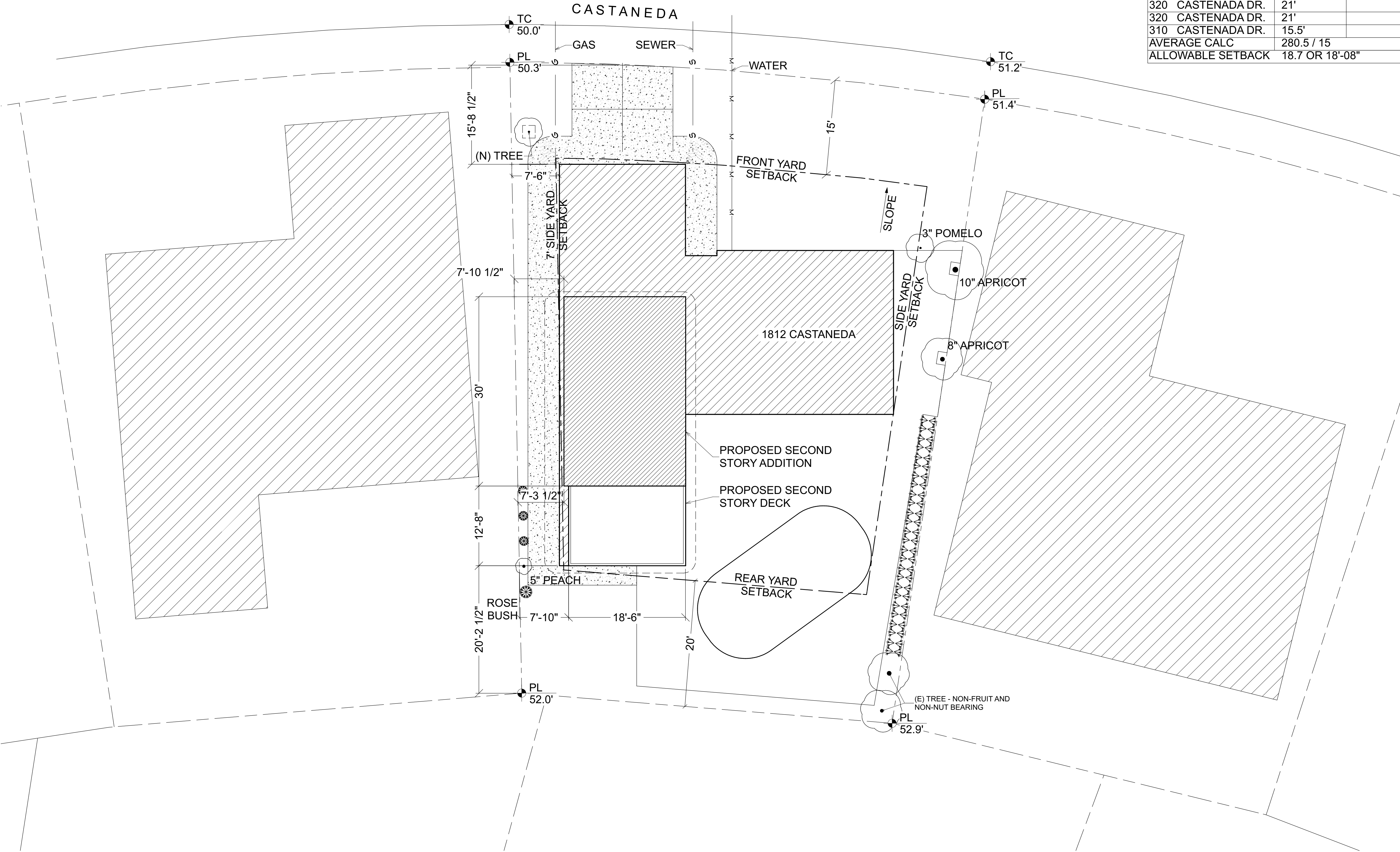
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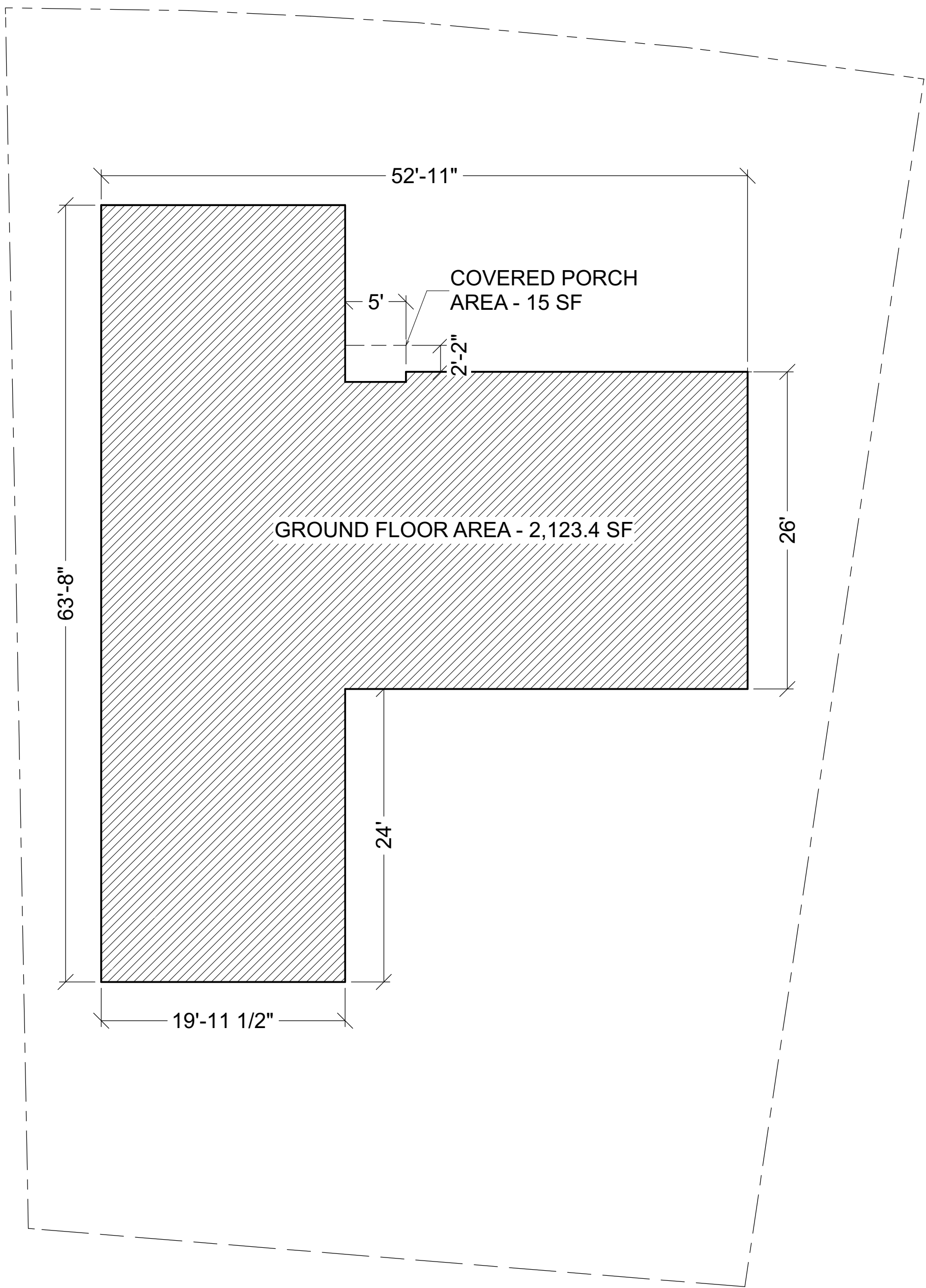
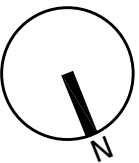
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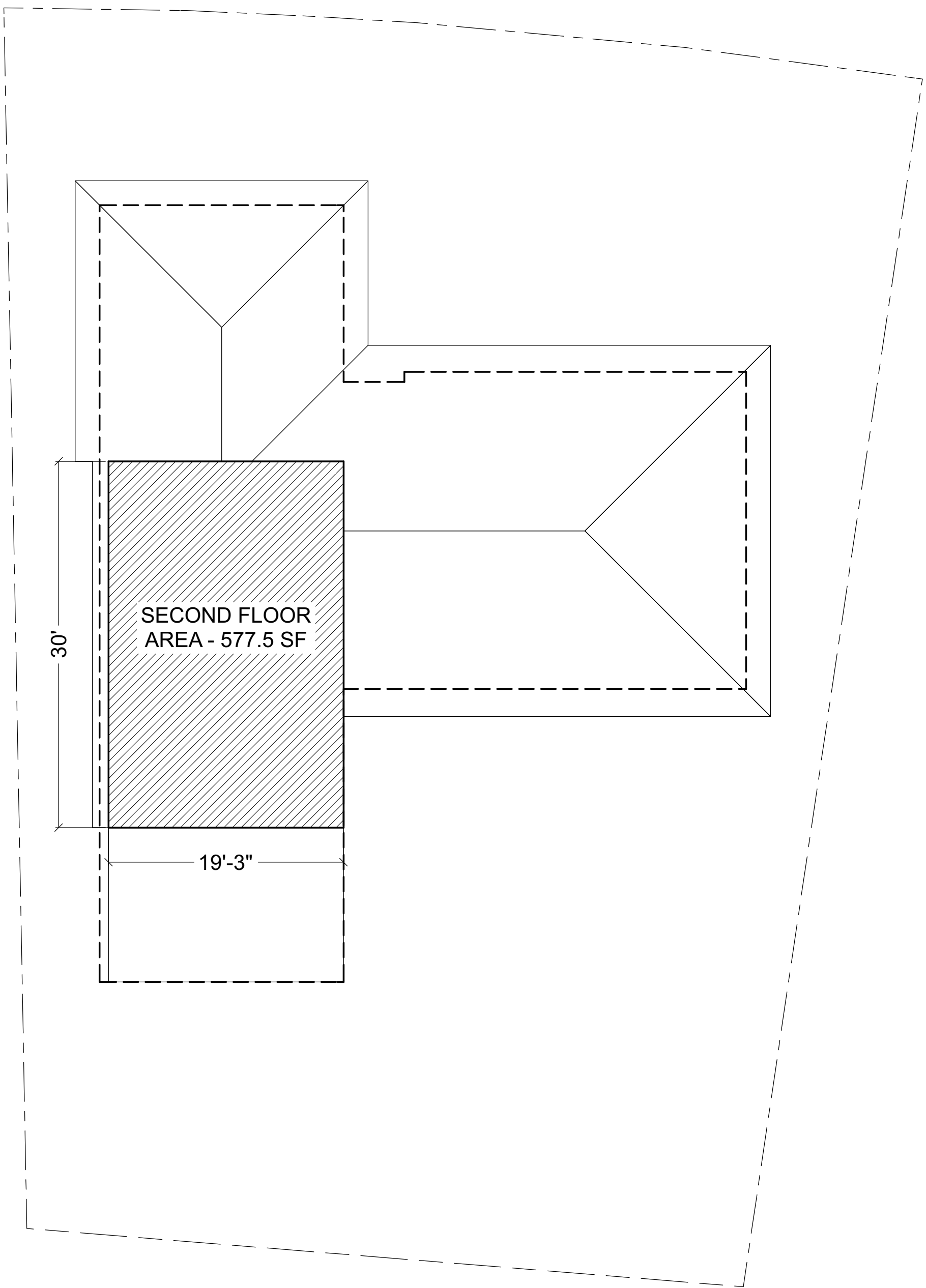
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FIRST FLOOR



SECOND FLOOR

CALCULATIONS
PROPOSED LOT COVERAGE
TOTAL SF / LOT SIZE (SF) = LOT COVERAGE
2138.4 / 6583 = 0.32
PROPOSED FAR
TOTAL SF / LOT SIZE (SF) = LOT COVERAGE
2716 / 6583 = 0.41



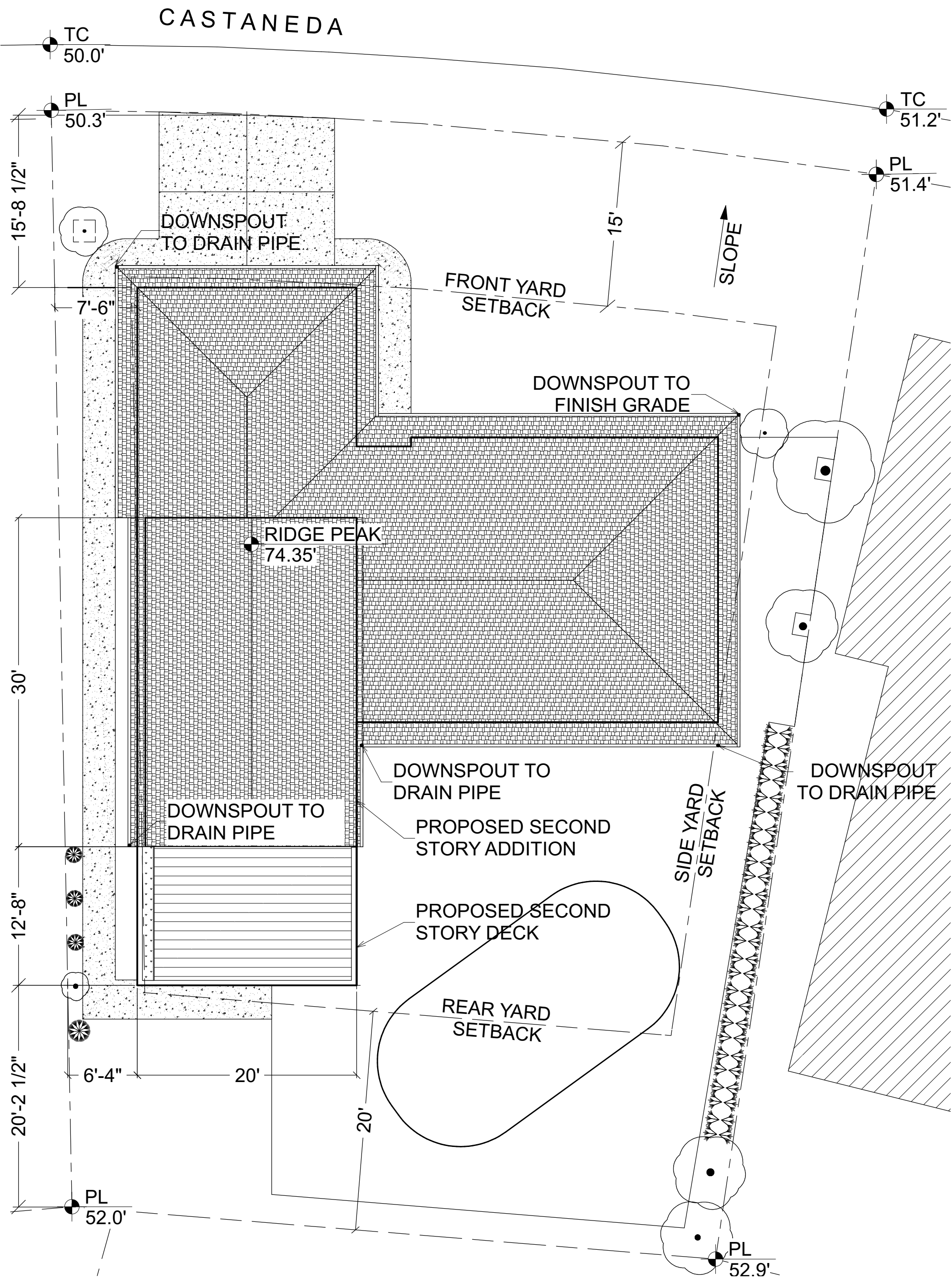
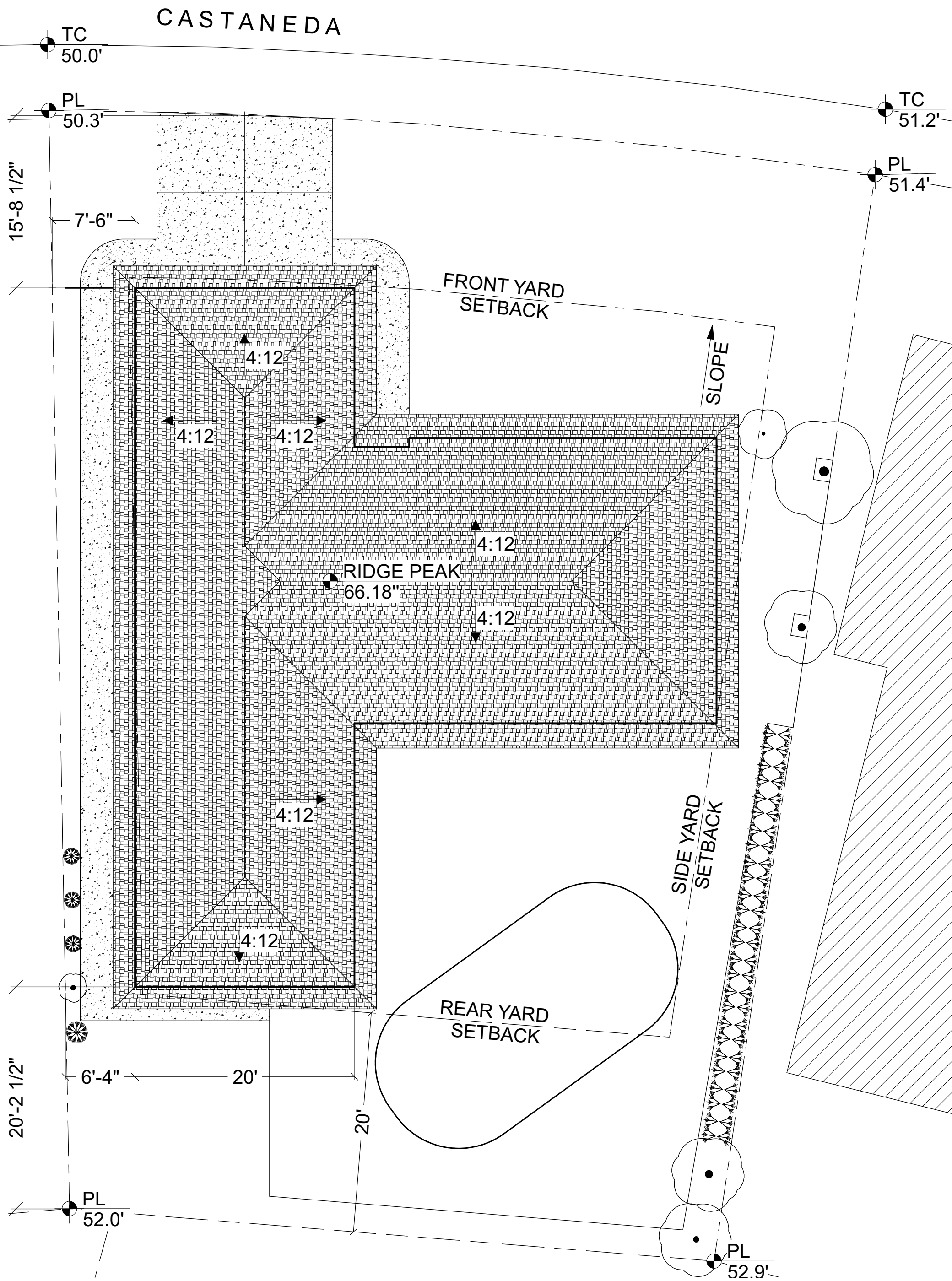
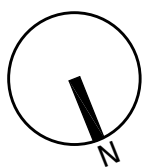
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1 EXISTING ROOF PLAN

2 PROPOSED ROOF PLAN



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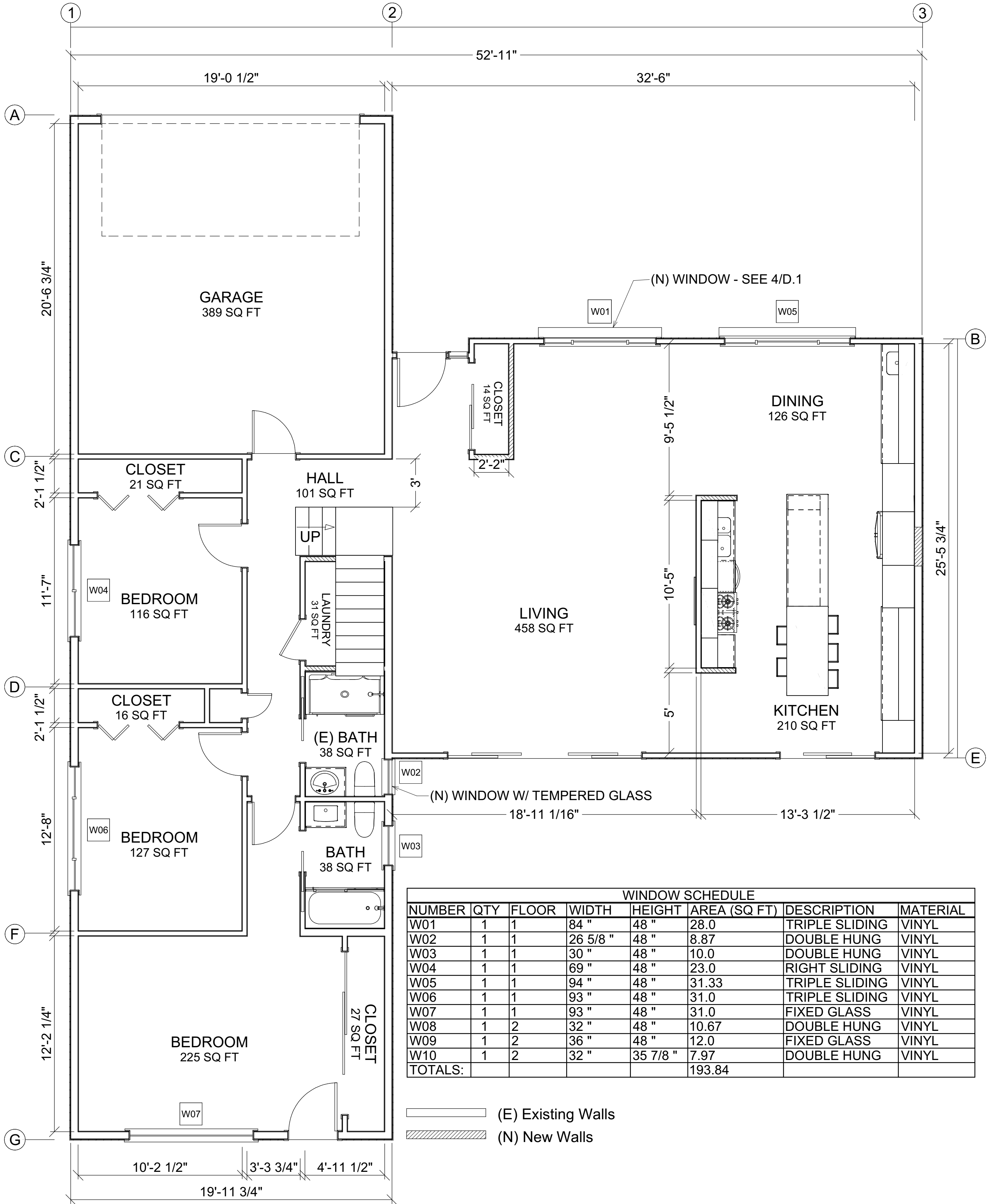
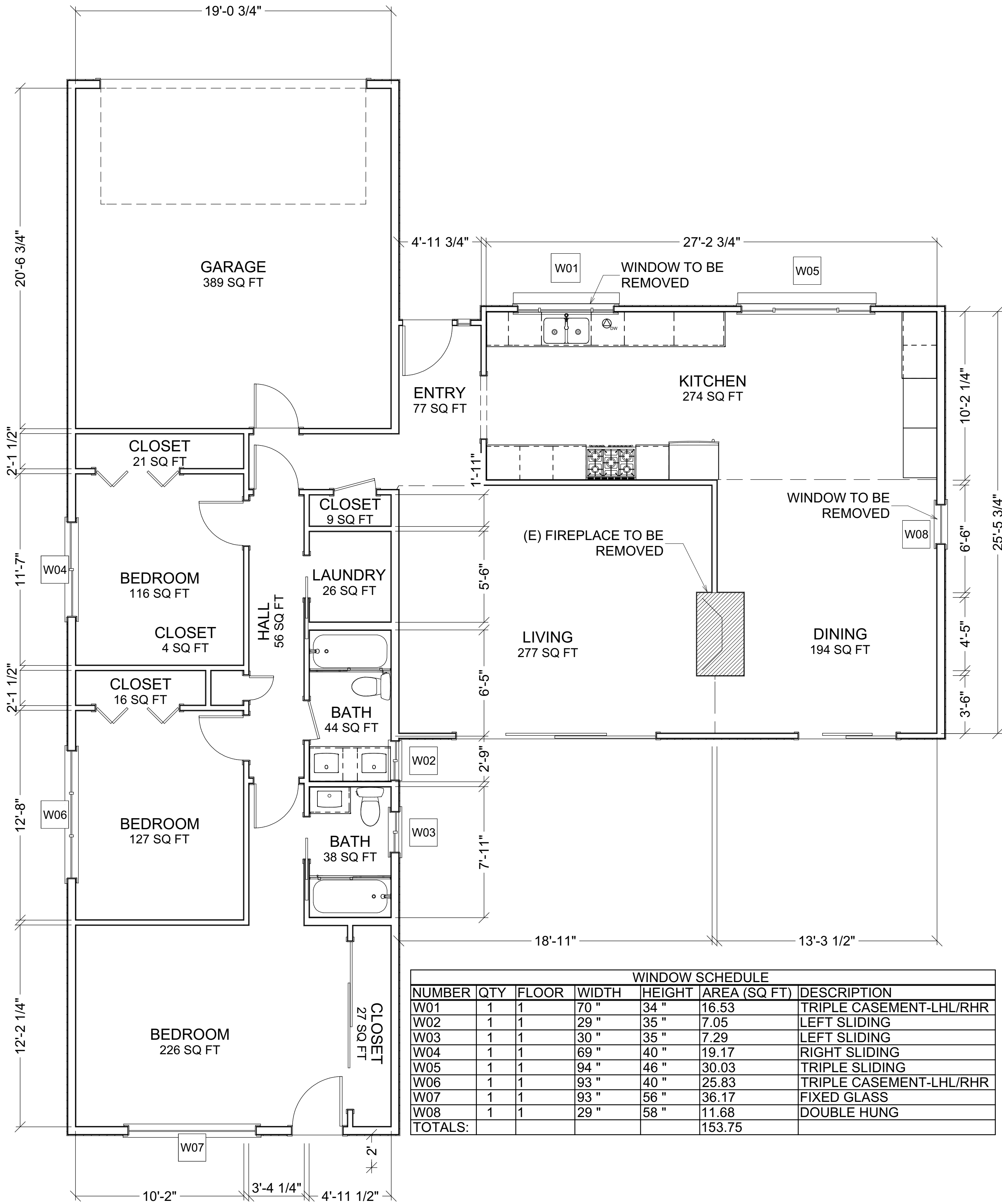
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FLOOR PLANS
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A2.0



1 EXISTING GROUND FLOOR PLAN

2 PROPOSED GROUND FLOOR PLAN



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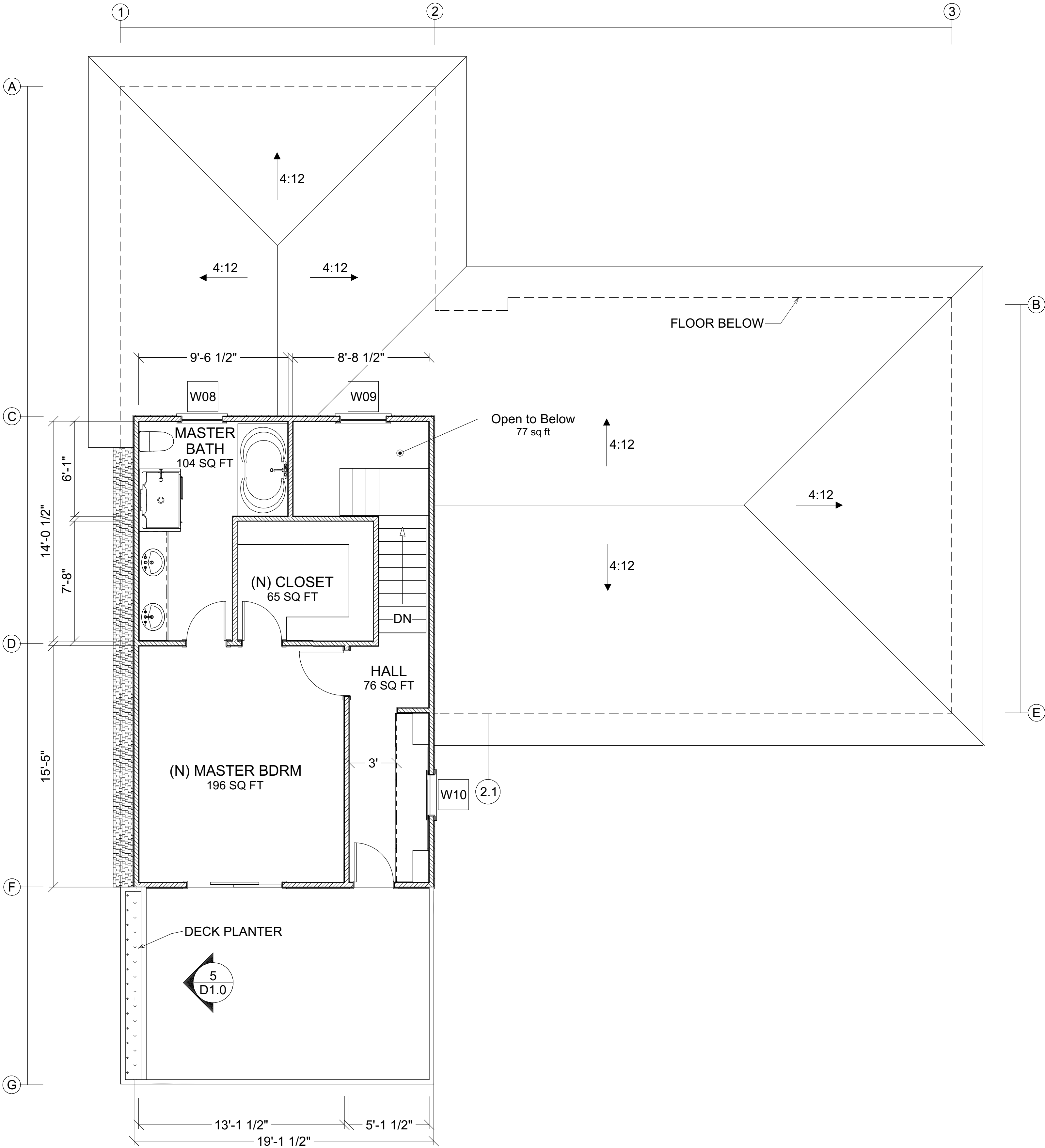
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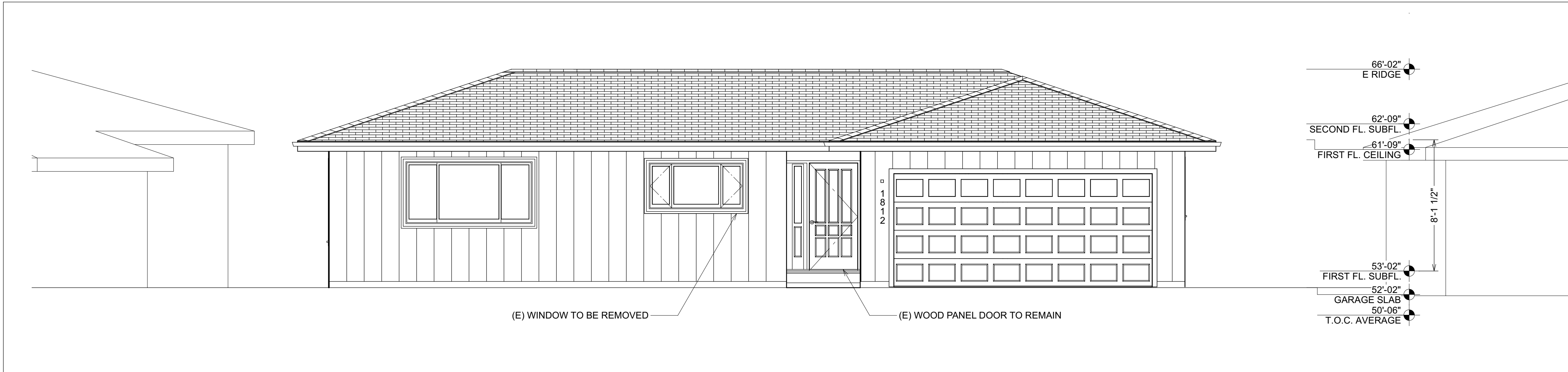
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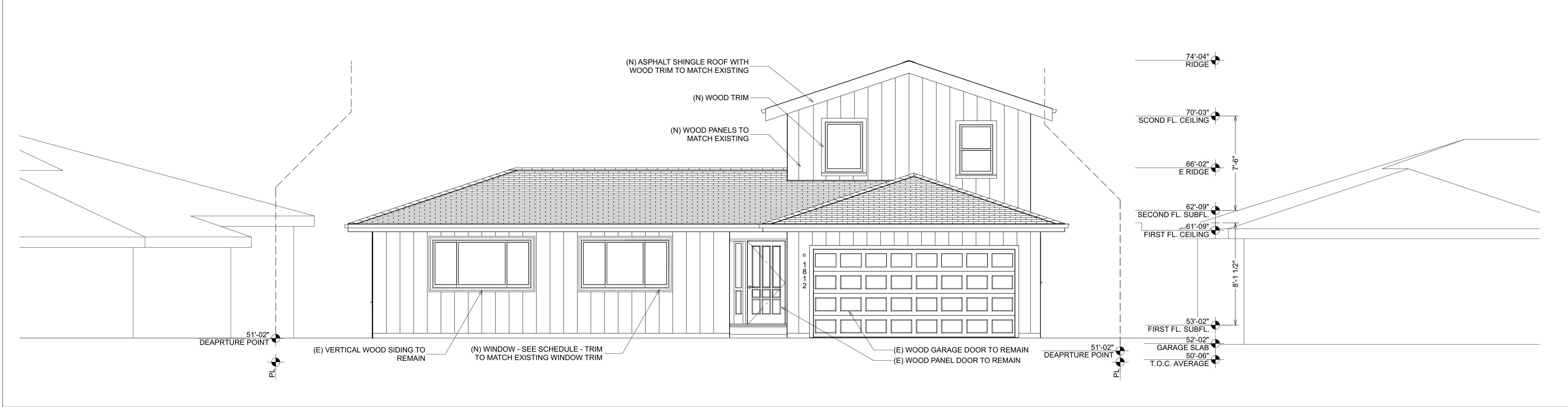




NUMBERS AND ADDRESSES SHALL BE PLACED ON ALL NEW AND EXISTING BUILDING IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FRONT THE STREET OR ROAD FRONTING THE PROPERTY. SAID NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, SHALL BE A MINIMUM OF ONE-HALF INCH STROKE BY FOUR INCHES HIGH, AND SHALL BE 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 PER CITY OF BURLINGAME MUNICIPAL CODE 18.08.010, 2019 CBC 502.1

1 EXISTING SOUTH (FRONT) ELEVATION

4 BUILDING ADDRESS NOTE



2 PROPOSED SOUTH (FRONT) ELEVATION



3 PROPOSED SECTION



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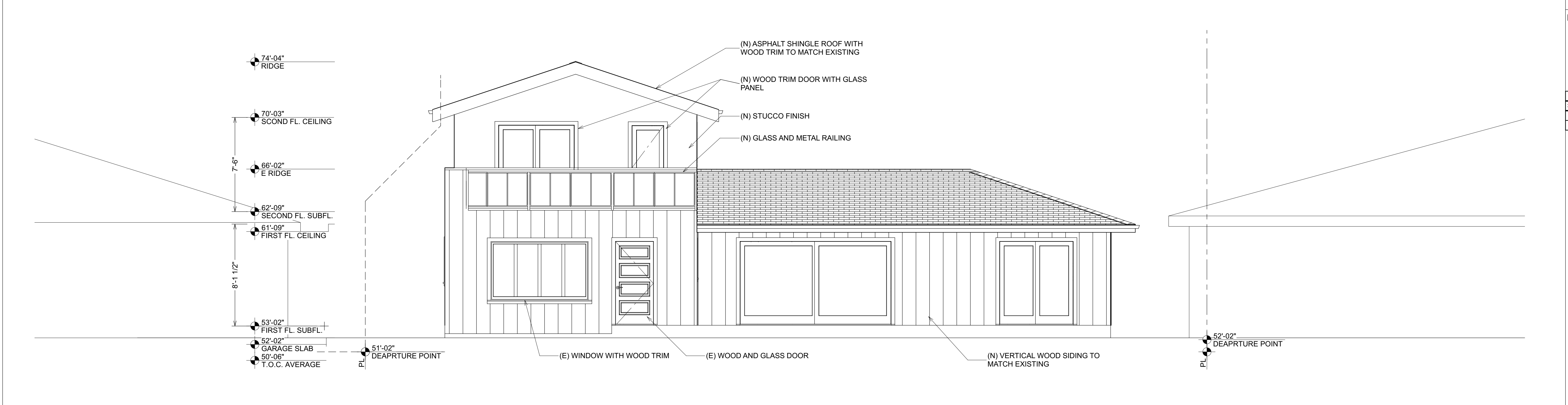
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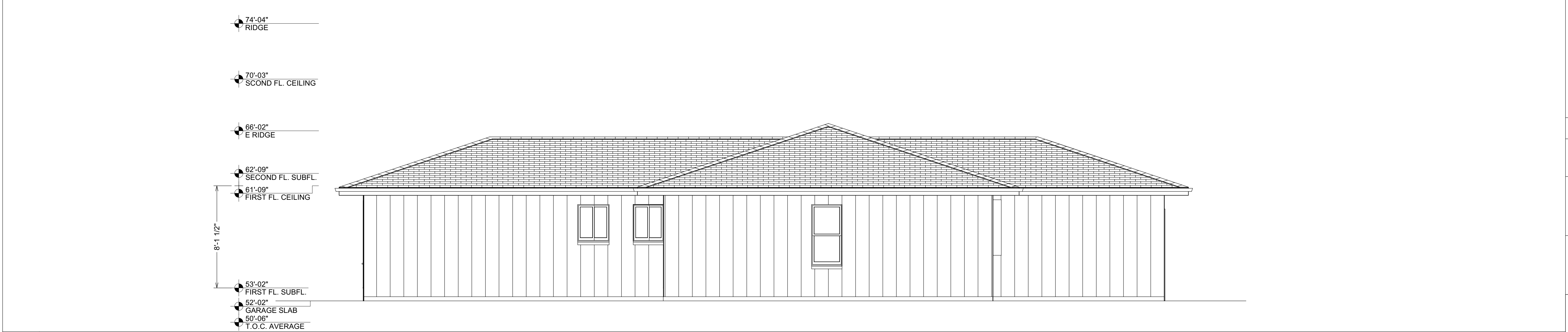
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1 EXISTING NORTH (REAR) ELEVATION



2 PROPOSED NORTH (REAR) ELEVATION



3 EXISTING WEST (RIGHT) ELEVATION



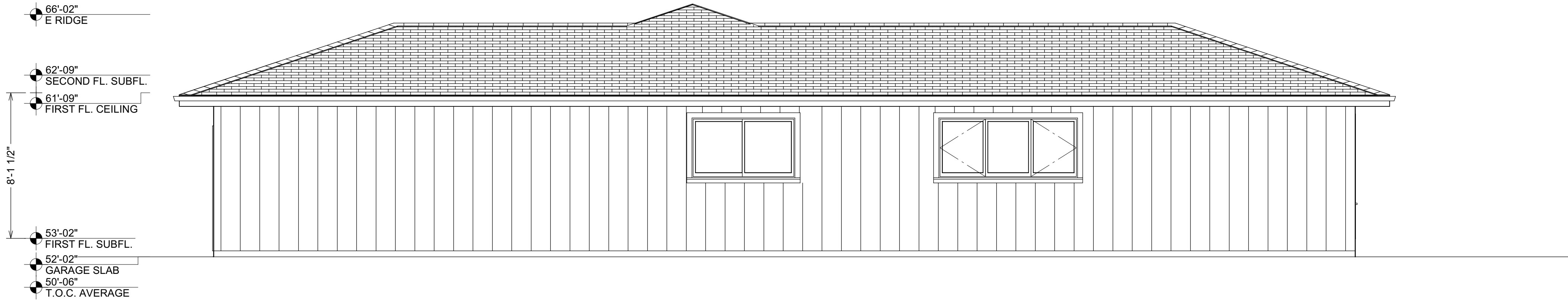
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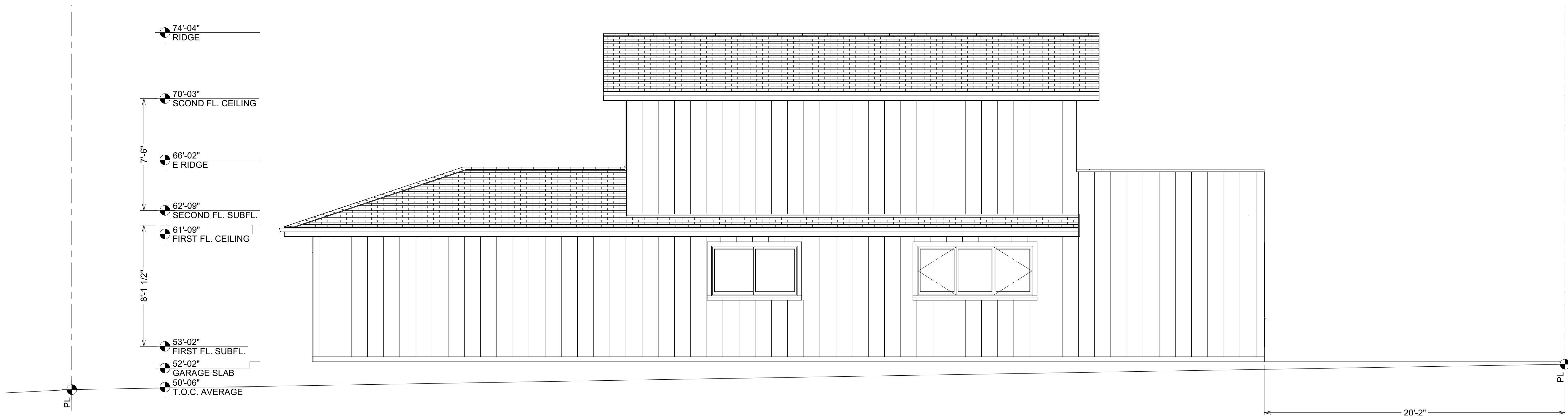
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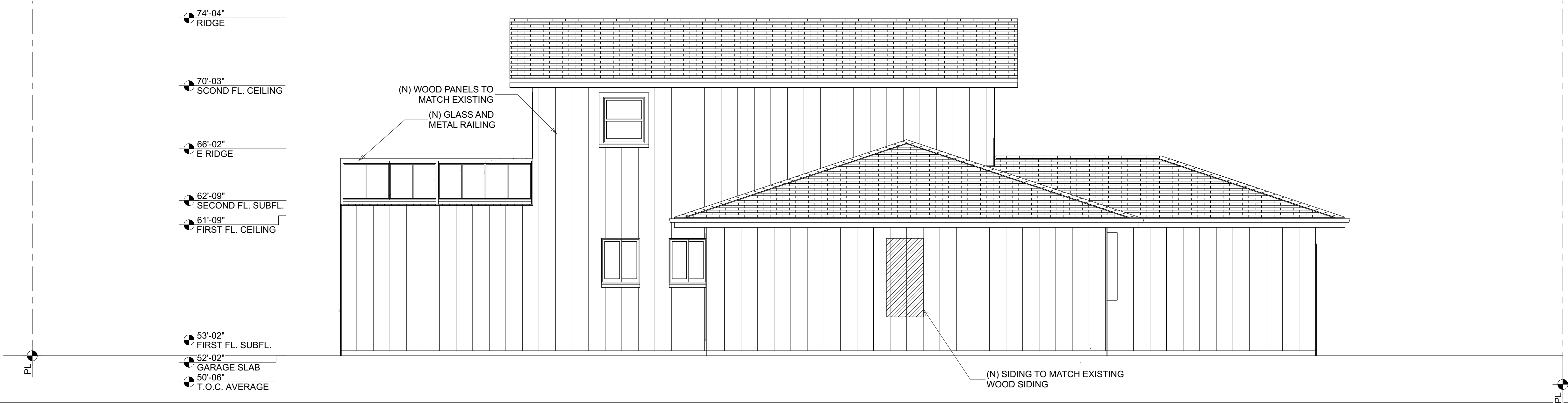
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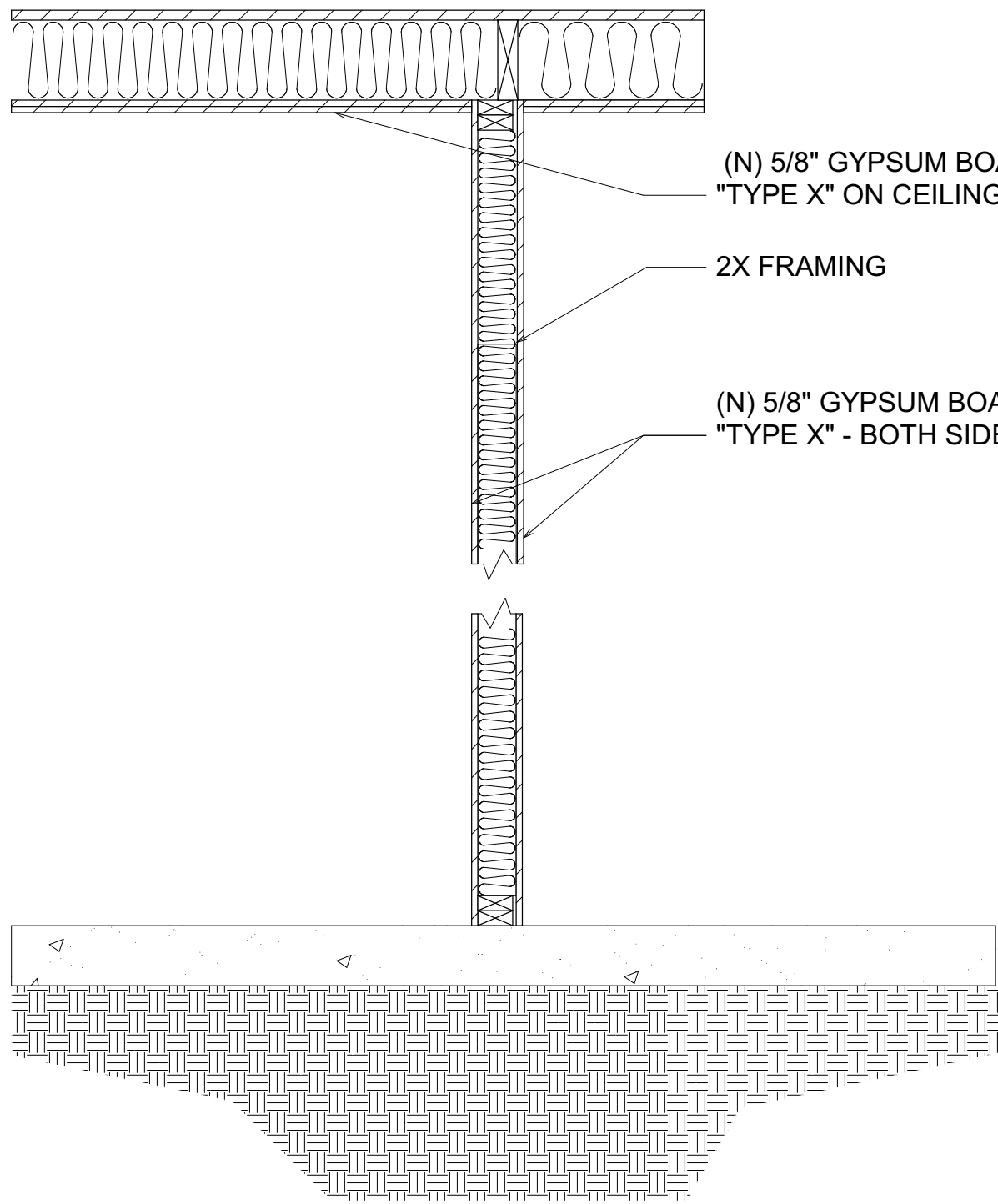
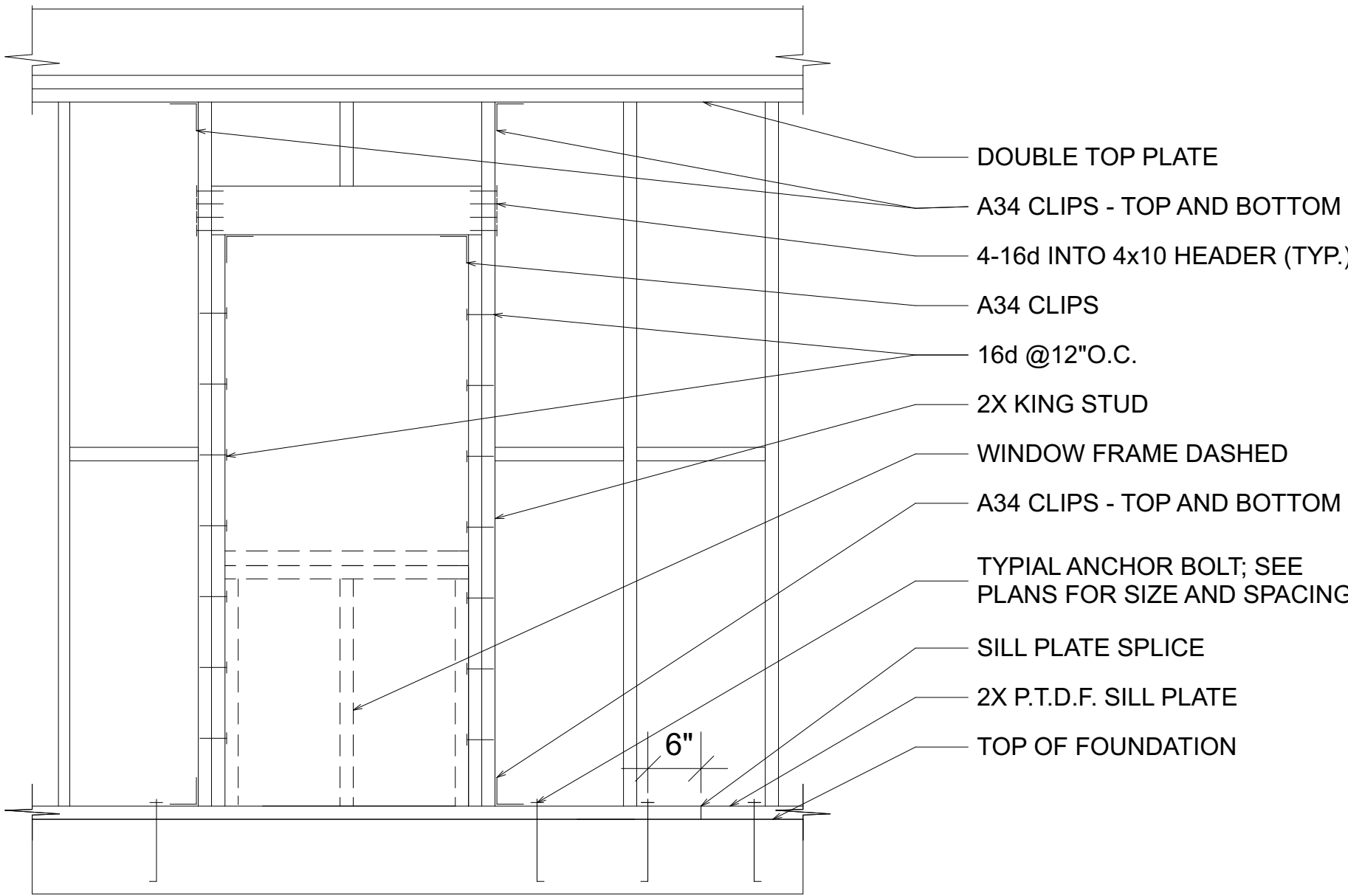
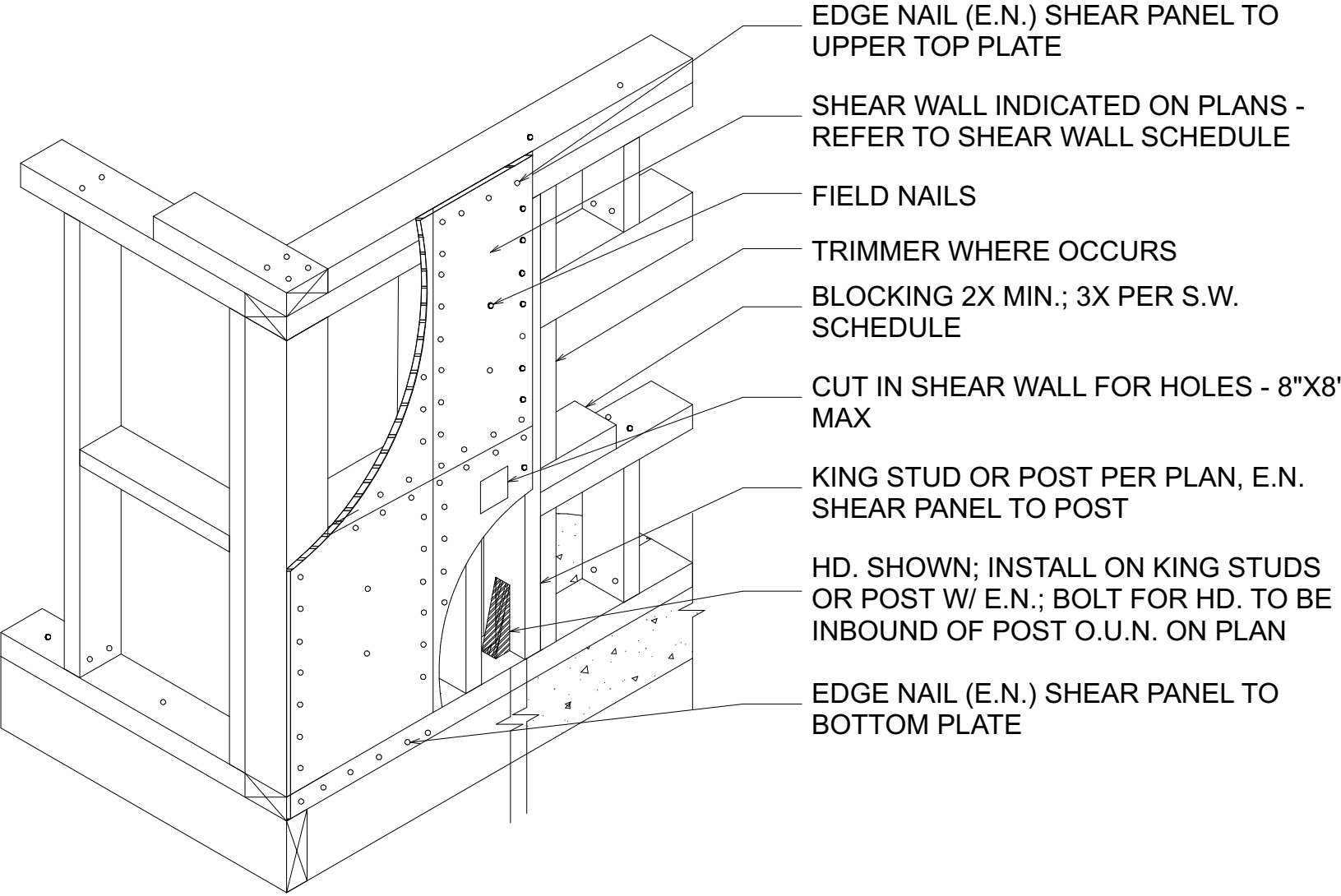

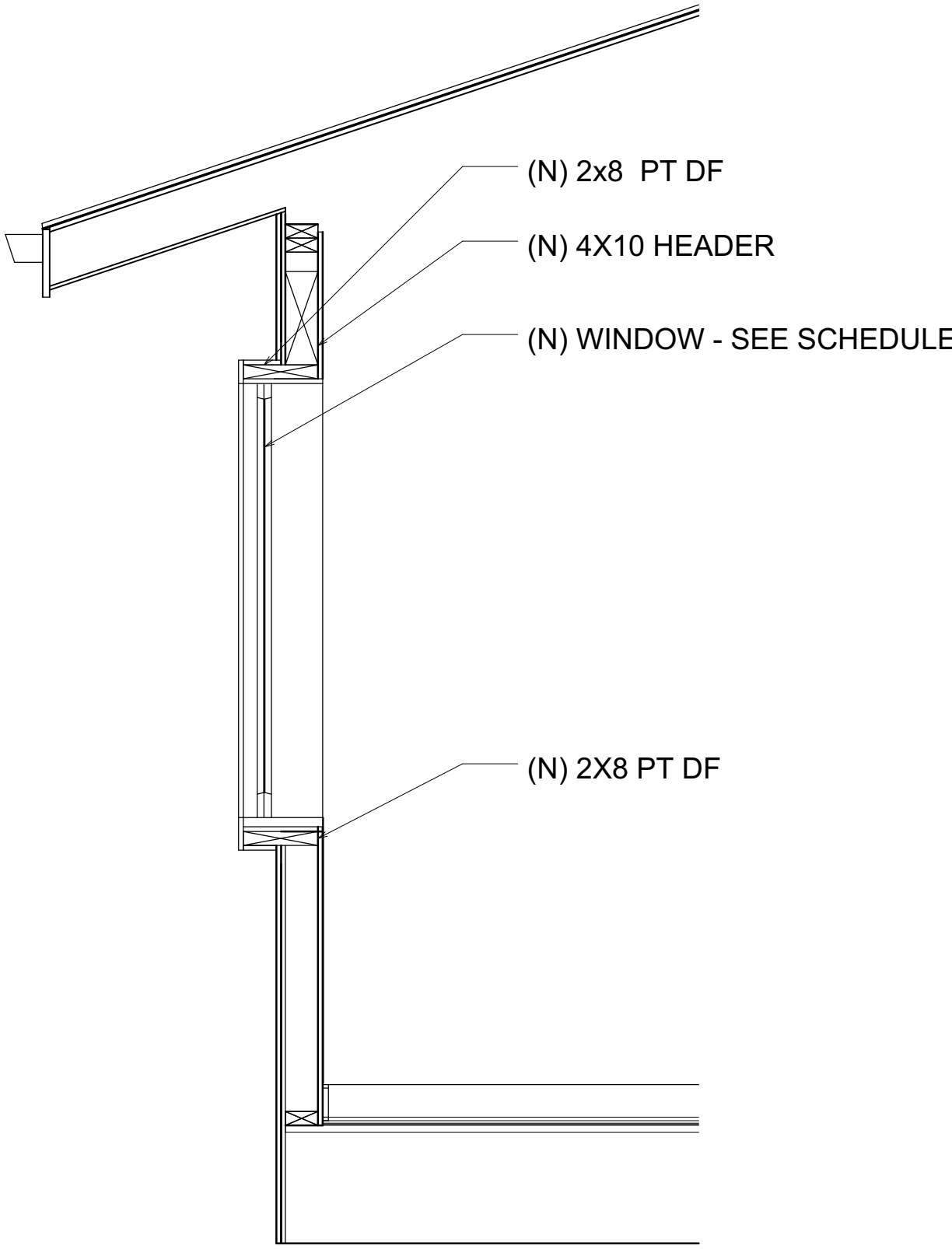
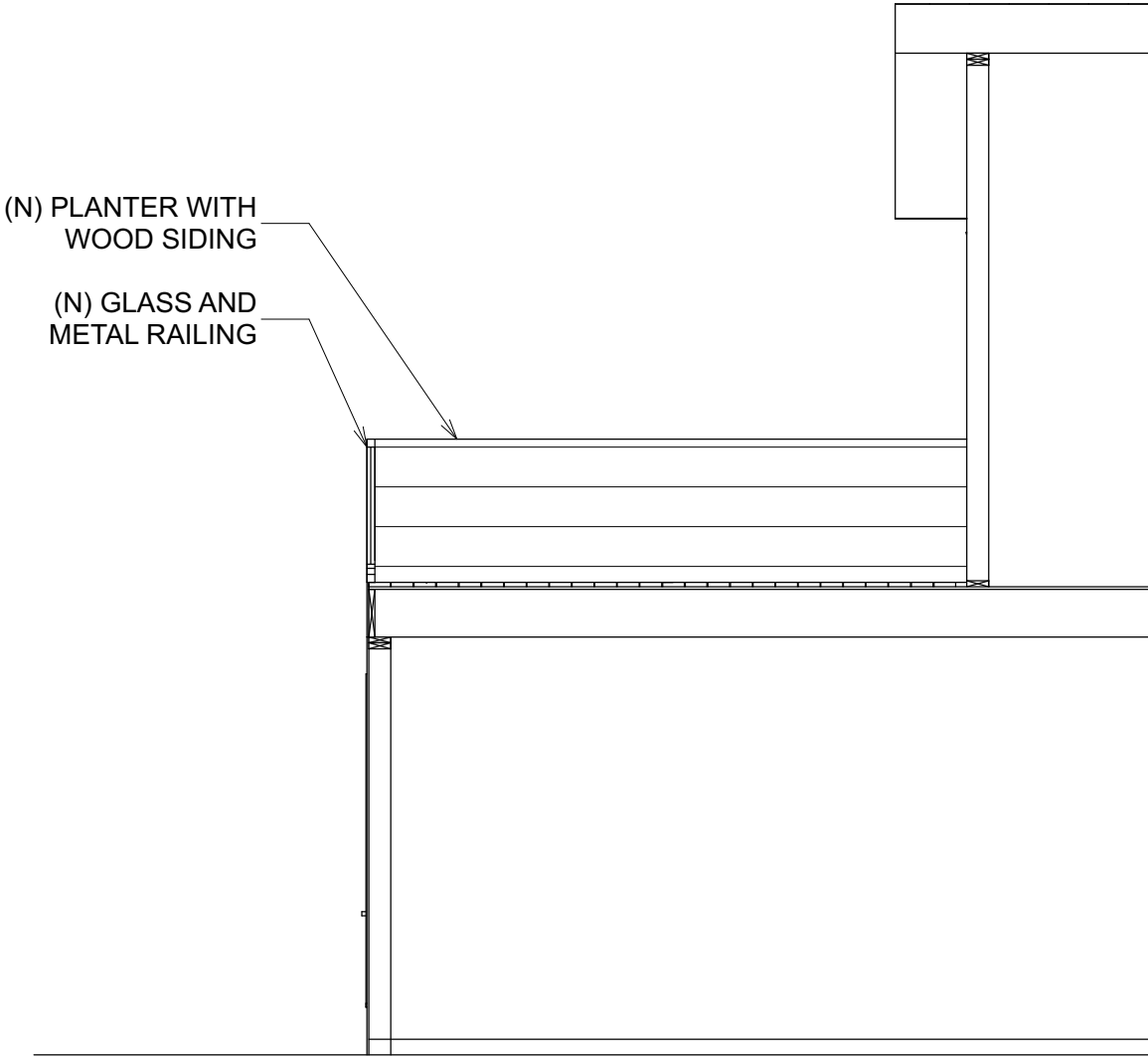
1 EXISTING EAST (LEFT) ELEVATION



2 PROPOSED EAST (LEFT) ELEVATION



3 PROPOSED WEST (RIGHT) ELEVATION

			<div>  <p>SAN FRANCISCO DESIGN BUREAU 2915 TARAVAL ST. #3 SAN FRANCISCO, CA office@sfdesignbureau.com Tel: 415-240-2904</p> </div> <div> <p>PROJECT LOCATION:</p> <p>1812 CASTENADA DR. BURLINGAME, CA 94010</p> </div> <div> <p>PROJECT DESCRIPTION:</p> <p>SECOND STORY ADDITION</p> </div> <table> <tr><th colspan="4">REVISION TABLE</th></tr> <tr> <th>#</th><th>DATE</th><th>REVISED BY</th><th>DEPT</th></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </table> <div> <p>PAGE:</p> <p>SHEET INFO: DETAILS</p> <p>DATE:</p> <p>8/9/2023</p> <p>SCALE:</p> <p>1/8" = 1'-0"</p> <p>SHEET:</p> <p>D1.0</p> </div>	REVISION TABLE				#	DATE	REVISED BY	DEPT								
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<p>1 1-HR RATED FIRE WALL</p> 	<p>2 GENERAL FRAMING DETAIL</p> 	<p>3 SHEER WALL FRAMING DETAIL</p>																	
<p>4 FRONT WINDOW FRAMING</p>	<p>5 PLANTER AT DECK ELEVATION</p>																		