

**PLANNING COMMISSION
AGENDA REPORT**



**CITY OF MILLBRAE
621 Magnolia Avenue
Millbrae, CA 94030**

SUBJECT: DESIGN REVIEW PERMIT AND CONDITIONAL USE PERMIT to allow a second story addition to an existing two-story duplex in a Duplex/Triplex Residential (R-2) Zoning District (Public Hearing). ATTACHMENTS: 1. Resolution 2. Project Description 3. Neighbor Consultation Forms 4. Site Photos 5. Project Plans 6. Color & Material Samples	Report No. 7a
	For Agenda of: February 1, 2021
	Address: 921 Millbrae
	Property Owner: Stephen Wu
	Applicant: Jaime Rapadas
	Originator: Nestor Guevara, Assistant Planner
	Application submittal date: October 30, 2020 Application deemed complete date: January 7, 2021 Prior Planning Commission meeting date(s): none

REPORT TYPE: ACTION ☒ INFORMATIONAL ☐

ITEM TYPE: CONSENT ☐ PUBLIC HEARING ☒ EXISTING BUSINESS ☐ NEW BUSINESS ☐

EXECUTIVE SUMMARY

The proposed project involves a second story addition and remodel to an existing duplex. The existing residence measures 3,624 square feet. The applicant is proposing an addition to the existing second story measuring 704 square feet. The proposal is subject to Planning Commission design review because it is a second story addition over 500 square feet. Additionally, the existing covered parking requirement is not met. The property currently provides three (3) parking spaces where four (4) are required by the zoning code. The proposed addition does not exacerbate the non-conforming parking situation, meaning the project is required to obtain a Conditional Use Permit (CUP).

Existing Duplex	3,624 square feet
Proposed Second Story Addition	+704 square feet
Proposed New Duplex Total	4,328 square feet

The existing property is a two-story duplex on a 5,958 square foot interior lot. The 3,624 square feet gabled roof duplex contains two units with an attached 3-car garage. Each unit contains two bedrooms, bathrooms, a dining room, kitchen, and a living room. One unit additionally contains a study room and family room. The project proposes a second story addition and remodel that would

affect both units.

The proposed addition would add a new master bedroom, bathroom, and walk in closet to one of the units, while also expanding the existing master bedroom and closet of the other unit. The existing roof pitch is a 5:12 and there is no proposed change to the roof pitch.

The FAR will increase from 66% to 72% (88% is the allowable maximum). The lot coverage of 43% does not change.

RECOMMENDATION

Staff recommends that the Planning Commission review the project, consider the public testimony and the Findings, as presented, and consider adopting the attached Resolution approving a second story addition and remodel to an existing duplex in the Duplex/Triplex (R-2) Zoning District, subject to the attached Conditions of Approval.

LOCATION AND SURROUNDING USES

The project site is located in the Mills Estate neighborhood. Millbrae Avenue is one of the main arterial streets in the City, running from Highway 101 to Highway 280. The 5,958 square foot (sf) interior lot, contains a 3,624 sf duplex, including a three-car attached garage, is zoned Duplex/Triplex Residential (R-2) and identified in the General Plan as Medium Density Residential.

Project Address: 921 Millbrae Avenue					
	Site	North	South	East	West
General Plan	Medium Density Residential	Medium Density Residential	Medium Density Residential	Medium Density Residential	Medium Density Residential
Zoning	R-2	R-2	R-2	R-2	R-2

PROPOSAL

The proposed project includes a second story addition and remodel to an existing two-story duplex at 921 Millbrae Avenue.

The proposed residence contains two units with an attached three-car garage. The existing roof pitch is a 5:12 and there is no proposed change to the roof pitch. Building Height would remain at 23'10". The required 20' front setback is not met, as the existing property is setback 16'8" from the front property line. No work is proposed in the front of the house. All other setbacks for the property are met. The existing three-car garage does not comply with the covered parking requirement for a duplex of two spaces per unit. Three (3) covered parking spaces are provided where four (4) are required by the zoning code. No work is proposed that increases the non-conformity of the parking situation. The proposal complies with all other R-2 Zone development standards.

The existing duplex measures 3,624 square feet, including the attached garage. The proposed addition would increase the total square footage to 4,328. The FAR would increase from 66% to 72% (88% is the allowable maximum). The lot coverage of 43% does not change (50% is the allowable maximum).

ISSUES & ANALYSIS

The proposed addition complies with minimum and maximum development standards as follows (existing non-conforming in *italics*; proposed non-compliant in bold *italics*):

Corner Lot	Requirement	Existing	Proposed
Building Setbacks			
1 st Floor Front Setback	20 Ft.	<i>16 Ft. 8 In.</i>	No Change
1 st Floor Side Setback NORTHWEST	5 Ft.	5 Ft.	No Change
1 st Floor Side Setback SOUTHWEST	5 Ft.	5 Ft.	No Change
1 st Floor Rear Setback	10 Ft.	19 Ft. 8 In.	No Change
	Gross Area	Existing	Proposed
Site Area	5,958 SF	5,958 SF	No Change
Maximum Lot Coverage	50% (2,979 SF)	43% (2,332 SF)	No Change
Maximum Floor Area Ratio	88% (5,243 SF)	66% (3,624 SF)	72% (4,328 SF)
Maximum Building Height	30 Ft.	23 Ft. 10 in.	No Change
Minimum Rear Yard Open Space	1,000 SF	1,042 SF	No Change
Enclosed Parking	4 Garage Spaces	<i>3 Garage Spaces</i>	No Change

Design Review

Section 10.05.1150 (Architectural, Landscaping and Site Plan Consideration) of the Millbrae Municipal Code requires Design Review, pursuant to the City's adopted Residential Design Guidelines, for significant alterations to an existing development. The Design Guidelines include generalized review criteria that seek to integrate additions into the existing character of the structure and neighborhood, while respecting the privacy, views, and solar access of neighboring properties.

The existing duplex is a ranch style home with asphalt roofing, similar to other buildings in the neighborhood. The front exterior is a green stucco, with cream colored siding, wood doors, white window frames and a brick chimney. The roof is a gabled roof type with roof pitch of 5:12.

The proposed exterior finishes will be a light great colored stucco, with siding color to match, black asphalt composite shingles, white windows with "weather wood" trim, and wooden garage doors to match the front door. The proposed roof pitch ratio will be 5:12.

Conditional Use Permit

Per City of Millbrae Section 10.05.2430 Nonconforming structures:

“Any structure existing at the date of the adoption of this chapter, or any amendments thereto, which is nonconforming in either location or design shall not be enlarged, extended, reconstructed, or structurally altered (hereinafter collectively referred to as the “work”) except in the following situations:

A. With approval of a conditional use permit when:

- 1. The work increases the extent (such as lengthening an encroaching building wall) but does not intensify the degree (such as further encroachment of a building wall) of nonconformity; or*
- 2. Replacement or restoration of more than fifty percent of the total square footage of any nonconforming building, except single-family dwellings, is performed.”*

The proposed project would require a Conditional Use Permit due to the non-conforming parking. A duplex requires two covered parking spaces per unit, meaning four spaces total. The existing, and proposed, building only provides three covered parking spaces. The addition in the second story increases the extent of the non-conformity, but not the intensity, thus necessitating a CUP.

Neighborhood Character

The majority of homes in the area are two story duplexes, and are generally ranch style with cross hipped and cross gabled roof designs. The existing residence is situated on a main arterial street that traverses the length of the City of Millbrae from Highway 101 to Highway 280. There are no views of the San Francisco Bay from the existing property. The subject building was built in 1965.

Parking

The project site contains two enclosed parking garages: a two-car and a one-car garage. No work is proposed to the garage space. Pursuant to section 10.05.2100 of the Zoning Ordinance, two garage spaces are required per unit in a duplex. The provided garage spaces do not meet the parking requirements for the R-2 Zone. No work is being proposed that would affect the garage. The applicant is required to obtain a Conditional Use Permit due to the existing non-conformity of the parking provided.

Public Notice Requirement

The City of Millbrae Community Development Department follows legally required public noticing requirements outlined in the Municipal Code Section 10.05.2900 including: publishing the Planning Commission meeting date not less than ten days prior to the hearing, in a newspaper of general circulation in the city and mailing notice cards to property owners within a 300 foot radius of the subject property. In addition, ten days prior to the hearing, staff posts notices in at least three public places along the street and stakes a notice placard on the subject property. At least three days before the meeting, staff posts the project meeting date on the City website Planning Commission calendar; and on the bulletin boards at City Hall and the Millbrae Public Library.

Neighborhood Response

In accordance with the City of Millbrae Community Development Departments' Submittal Requirements for Residential Development to notify each adjacent property owner abutting the project site, a total of 6 Proof of Neighbor Consultation forms from the adjacent residences have been submitted as follows:

Response	#	Address	Date Applicant Sent	Date Received by Staff
Support	3	920 Millbrae 941 Millbrae 935 Millbrae	8/14/20 8/14/20 8/14/20	10/30/20 10/30/20 10/30/20
Oppose	0			
Unreturned	3	900 Millbrae 907 Millbrae 931 Millbrae	8/14/20 8/14/20 8/14/20	

REQUIRED FINDINGS

Design Review Permit

Pursuant to Section 10.05.2500(C)(2) of the Millbrae Municipal Code the design review application materials shall be evaluated by the Planning Commission. The following finding are required, under this section of the code, for the Planning Commission to approve the requested Design Review Permit:

a. The architectural, landscaping, and general appearance of the proposed building or structure and grounds are in keeping with the character of the neighborhood;

The existing duplex is a ranch style building with asphalt roofing, similar to other buildings in the neighborhood. The front exterior is a green stucco, with cream colored siding, wood doors, white window frames and a brick chimney. The roof is a gable roof type with a roof pitch of 5:12.

The proposed exterior finishes will be a light grey colored stucco, with siding color to match the existing building, black asphalt composite shingles, white windows with "weather wood" trim, and wooden garage doors to match the front door. The proposed roof pitch ratio will be 5:12.

b. The project complies with all applicable development regulations;

The subject property is an interior lot and meets all floor area and height requirements. The existing property does not meet the required 20' ground floor front setback. No work is proposed that would increase the non-conformity of the front setback, and all other setbacks are met. The proposed project would add 704 square feet to the second story of an existing 3,624 square foot duplex for a total of 4,328 square feet. FAR will increase from 66% to 72% (88% is the allowable maximum) and the lot coverage would remain at 43% (50% is the allowable maximum). Pursuant to section 10.05.2100 of the Zoning Ordinance, two garage

spaces are required per unit in a duplex. The provided garage spaces do not meet the parking requirements for the R-2 Zone. The existing parking provided is a legal non-conforming condition. The applicant is required to obtain a Conditional Use Permit in order to allow the non-conforming condition to remain.

- c. **The project will not cause a significant visual impact to neighboring views from principal rooms of a residence (unless it is proven by the applicant that there is no other viable or cost-effective alternative);**

Based on staff site visit, plan review and neighbor responses, staff found that the project meets the intent of the design review guidelines and would not cause any negative visual impact to neighbors. The existing building height of 23'10" would not change. There are no views of the San Francisco Bay in the neighborhood.

- d. **The proposal is not detrimental to the orderly, harmonious and safe development of the city and will not impair the desirability of investment or occupation in the neighborhood in which the building or structure is proposed to be erected.**

The proposed project complies with all standards as identified in the Zoning Code and will be required to comply with all applicable building and fire safety codes. Therefore, based upon the above findings, the addition will not decrease the desirability of the neighborhood or disrupt the orderly development of the City.

Conditional Use Permit

The following findings are required under Section 10.05.2520 of the Millbrae Municipal Code in order for the Planning Commission to approve the requested CUP:

1. **The establishment, maintenance, or operation of the use applied for will not, under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort, and general welfare of the persons residing or working in the neighborhood of such proposed use;**

The R-2 zone allows for single-family dwellings, duplexes, triplexes, and state-regulated residential care facilities. The project does not propose any changes to existing allowed use. Therefore, the use will not interfere with adjacent uses, cause traffic congestion or parking problems in the vicinity, or otherwise be detrimental to the health, safety, morals, comfort, and general welfare of the persons residing or working in the neighborhood.

2. **The establishment, maintenance, or operation of the use applied for will not, under the circumstances of the particular case, be detrimental to property and improvements in the neighborhood of such proposed use.**

The proposed additions to the second story would keep with the existing architectural style both in the existing duplex and within the neighborhood. Therefore, the use will not be detrimental to property or improvements in the neighborhood.

ENVIRONMENTAL REVIEW

This project has been determined to be Categorically Exempt pursuant to Section 15301 Class 1 (e) (2) of the California Environmental Quality Act that allows for an addition to an existing structure provided that the addition will not result in an increase of more than 10,000 square feet if (A) the project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan and (B) the area in which the project is located is not environmentally sensitive. The project meets both conditions. The subject property and/or structure is not listed on the California or National Register for historic resources or is associated with any person of historical importance.

PLANNING COMMISSION ACTION:

Staff recommends that the Planning Commission review the project, consider the public testimony and the Findings, as presented, and consider adopting the attached Resolution to allow second story addition and remodel to an existing duplex in a Duplex/Triplex Residential (R-2) Zoning District, subject to the attached Conditions of Approval.

RESOLUTION NO.

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MILLBRAE
APPROVING THE CONDITIONAL USE PERMIT AND DESIGN REVIEW PERMIT
FOR A SECOND STORY ADDITION AND REMODEL TO AN EXISTING DUPLEX
IN A DUPLEX/TRIPLEX RESIDENTIAL (R-2) ZONING DISTRICT AT 921
MILLBRAE AVENUE. (PUBLIC HEARING)**

CITY OF MILLBRAE

WHEREAS, the applicant has filed PA-2020-0042 to request the approval to allow for second story addition and remodel to an existing duplex in a Duplex/Triplex Residential (R-2) Zoning District at 921 Millbrae Avenue, subject to the attached Conditions of Approval; and

WHEREAS, the proposal will consist of a second story addition and remodel totaling 704 square feet to an existing 3,624 square foot two-story duplex; and

WHEREAS, the Planning Commission found that this project is consistent with the City's General Plan, Development Code, and has determined that the project is categorically exempt per Section 15301 Class 1 (e) (2) of the California Environmental Quality Act (CEQA) Guidelines; and

WHEREAS, this Planning Commission, having considered the evidence received at the public hearing duly noticed, desires to recommend approval of the project in the manner proposed and referenced above and in accordance with the following findings;

Design Review Permit:

- a. The architectural, landscaping, and general appearance of the proposed building or structure and grounds are in keeping with the character of the neighborhood;**

The existing duplex is a ranch style building with asphalt roofing, similar to other buildings in the neighborhood. The front exterior is a green stucco, with cream colored siding, wood doors, white window frames and a brick chimney. The roof is a gable roof type with a roof pitch of 5:12.

The proposed exterior finishes will be a light great colored stucco, with siding color to match, black asphalt composite shingles, white windows with "weather wood" trim, and wooden garage doors to match the front door. The proposed roof pitch ratio will be 5:12.

- b. The project complies with all applicable development regulations;**

The subject property is an interior lot and meets all floor area and height requirements. The existing property does not meet the required 20' ground floor front setback. No work is proposed that would increase the non-conformity of the front setback, and all other setbacks are met. The proposed project would add 704 square feet to the second story of an existing 3,624 square foot duplex for a total of 4,328 square feet. FAR will increase from 66% to 72% (88% is the allowable maximum) and the lot coverage would remain at 43% (50% is the

allowable maximum). Pursuant to section 10.05.2100 of the Zoning Ordinance, two garage spaces are required per unit in a duplex. The provided garage spaces do not meet the parking requirements for the R-2 Zone. The existing parking provided is a legal non-conforming condition. The applicant is required to obtain a Conditional Use Permit in order to allow the non-conforming condition to remain.

- c. The project will not cause a significant visual impact to neighboring views from principal rooms of a residence (unless it is proven by the applicant that there is no other viable or cost-effective alternative);**

Based on staff site visit, plan review and neighbor responses, staff found that the project meets the intent of the design review guidelines and would not cause any negative visual impact to neighbors. The existing building height of 23'10" would not change. There are no views of the San Francisco Bay in the neighborhood.

- d. The proposal is not detrimental to the orderly, harmonious and safe development of the city and will not impair the desirability of investment or occupation in the neighborhood in which the building or structure is proposed to be erected.**

The proposed project complies with all standards as identified in the Zoning Code and will be required to comply with all applicable building and fire safety codes. Therefore, based upon the above findings, the addition will not decrease the desirability of the neighborhood or disrupt the orderly development of the City.

Conditional Use Permit

The following findings are required under Section 10.05.2520 of the Millbrae Municipal Code in order for the Planning Commission to approve the requested CUP:

- 1. The establishment, maintenance, or operation of the use applied for will not, under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort, and general welfare of the persons residing or working in the neighborhood of such proposed use;**

The R-2 zone allows for single-family dwellings, duplexes, triplexes, and state-regulated residential care facilities. The project does not propose any changes to existing allowed use. Therefore, the use will not interfere with adjacent uses, cause traffic congestion or parking problems in the vicinity, or otherwise be detrimental to the health, safety, morals, comfort, and general welfare of the persons residing or working in the neighborhood.

- 2. The establishment, maintenance, or operation of the use applied for will not, under the circumstances of the particular case, be detrimental to property and improvements in the neighborhood of such proposed use.**

The proposed additions to the second story would keep with the existing architectural style both in the existing duplex and within the neighborhood. Therefore, the use will not be detrimental to property or improvements in the neighborhood.

NOW, THEREFORE, BE IT FOUND, DETERMINED AND RESOLVED BY THE PLANNING COMMISSION THAT:

1. The recitals set forth above are true and correct and are hereby incorporated herein by this reference and full set forth in their entirety.
2. The adoption of the Design Review Permit will not be detrimental to the public health, safety, and general welfare.
3. This resolution shall be effective immediately.

PASSED AND ADOPTED as a Resolution of the City of Millbrae Planning Commission at the public meeting held on the 1st day of February, 2021 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

CHAIR

ATTEST:

SECRETARY

CONDITIONS OF APPROVAL

Project: 921 Millbrae Avenue

Date: February 1, 2021

GENERAL REQUIREMENTS:

1. This approval and all rights hereunder shall be effective for a period of one (1) year from the date of approval. The Planning Commission may extend this approval period, not to exceed three years, if a written request is made and submitted by the property owner prior to the expiration of the approval period (Section 10.05.2550) and a notice of a public hearing has been made pursuant to Section 10.05.2900 (D) of the Millbrae Municipal Code. Applicant shall photocopy these Conditions of Approval onto the building permit application, at time of submittal, to the Building Division.
2. Violation of any of the conditions of this permit shall be cause for the issuance of an infraction or citation, prosecution, and/or revocation and termination of all rights under the permit, by the City of Millbrae.
3. In the event of transfer of ownership of the property involved in this application, the new owner shall be fully informed of the use and development of said property as set forth by this permit together with all conditions, which are a part thereof. These specific requirements must be recorded with all title conveyance documents at time of closing escrow.
4. Site development, including landscaping, shall conform to the approved plans on file in the City of Millbrae Community Development Department. No significant changes shall be made to the approved plans without prior review and approval by the Planning Commission.
5. All landscaped areas must be maintained in a neat, healthy, and growing condition, including public parkways and street trees.
6. Front yard Landscaping Requirement: front yards are required to have 40% landscaping within the front 20 feet setback, measured from the front property line and no more than 60% allowed for paved driveway. The property owner is responsible for complying with this requirement. The landscaped area includes the walkway to the front door. R2 Duplex/Triplex Residential District requires front yard landscape requirement (MMC Section 10.05.0720 G.2). NO PAVING of front vegetation strip adjacent to sidewalk permitted. Property owner is responsible for maintaining landscape vegetation strip adjacent to sidewalk and street.
7. The property shall be developed and maintained in a neat, quiet, and orderly condition and in a manner so as not to be detrimental to adjacent properties and occupants. This shall encompass the maintenance of the exterior facades of the building and all landscaping surrounding the building.
8. All structures shall conform to California Building Code requirements and all required permits from the City of Millbrae Building Division must be secured prior to initiating

development under the terms of this permit.

9. Any off-site improvements found to be damaged shall be repaired and/or replaced as required by the City of Millbrae Director of Public Works.
10. All required utility easements shall be provided as indicated by the department or agency having jurisdiction.
11. The project shall comply with all applicable “City of Millbrae Public Works General Conditions of Approval” (copy provided to applicant). This condition includes project compliance with the Public Works Construction and Demolition Reuse and Recycling Requirements, including submittal of planning forms to the City’s Recycling Coordinator prior to issuance of a Building Permit.
12. Prior to the framing inspection, a licensed surveyor shall shoot the height of the roof ridge and certify in writing that the overall building height is per the approved plans. Said certification shall be submitted to the Building Division prior to the framing inspection being scheduled.
13. Development Impact Fees: Duplex projects are subject to the following six development impact fees: Library Facilities, General Government Facilities, Recreation Services, Public Safety, Parks, Mobility and Administration fees. These fees are assessed upon new development projects to fully or partially offset the costs of public capital facilities and infrastructure that is needed to serve new demand created by development projects. Fees imposed on a residential development project with one unit are required to be paid prior to the date of the final inspection, or the date the certificate of occupancy is issued, whichever occurs first. For residential developments containing more than one unit, all fees must be paid when the first unit in the development receives its final inspection or certificate of occupancy, whichever occurs first. The Development Impact Fees are subject to annual indexing automatically adjusted on January 1st of each year in accordance with the change in the Engineering Construction Cost Index, as most recently published by Engineering News Record, for the previous calendar year. For more detailed information on Development Impact Fees please visit the City website link: <https://www.ci.millbrae.ca.us/departments-services/community-development/fees>.
14. Developers Fees for School Facilities: there are separate developer fees for school facilities both elementary and high school. All building permits for new buildings or additions over 500 square feet must pay developer’s fees to both the High School and Elementary School District as permitted by Government Code Section 53080. Please visit the following website to call for current fees and for payment: <https://www.ci.millbrae.ca.us/home/showpublisheddocument?id=17533>.

SPECIAL CONDITIONS:

- A. Any proposed deviation from the Planning Commission approved plans/exhibits shall be shown to City staff for a determination of significance. All such deviations deemed significant by City staff shall be reviewed and approved by the Planning Commission and

reflected in revised building plans prior to construction.

- B. If any existing roof elements or exterior walls designated on the approved plans to remain should later need to be removed or in any way altered, the applicant shall first notify the Building Official before undertaking such work to ensure that the construction plans are revised accordingly. Depending upon the extent of such unanticipated work, Planning Commission approval, in the form of an amendment to this approval, may be required prior to revising the construction plans.
- C. Prior to issuance of any building permits, all new construction shall comply with all applicable building and fire safety codes. This condition shall also apply to the alteration of existing construction in the event that such existing construction is not already fully code compliant.
- D. Hours of construction are limited from Monday to Friday 7:30 A.M. to 7:00 P.M., Saturday 8:00 A.M. to 6:00 P.M., with Sunday and Holidays from 9:00 A.M. to 6:00 P.M.

A/R DESIGN GROUP

ARCHITECTURE and ENGINEERING

1290 BAYSHORE HWY SUITE 152 BURLINGAME CA 94010-1806

PH: 650.697.0950

email: ardg@sbcglobal.net

SERIAL

19:0509

8 October 2020

City of Milbrae Planning Division
621 Magnolia Avenue
Milbrae Ca 94030

Attn: Sam Fielding
Senior Planner

PROJECT DESCRIPTION:

PROPOSED SECOND FLOOR ADDITION TO 921 MILBRAE AVENUE

The existing master bedroom on the second floor of the main unit will be converted to a family room with the existing full bath to be downgraded to a half bath.

The new master bedroom with a walk-in closet and a master bath will be located on top of the existing two-car garage and one-car garage of the secondary unit, also known as 923 Milbrae Ave.

No work is expected on the ground floor level except for some structural work within the garages to support the proposed second floor addition.

Thank you,


Jaime Rapadas, AIA
Principal Architect
A R Design Group

RECEIVED

OCT 30 2020

**CITY OF MILLBRAE
PLANNING DIVISION**



City of Millbrae

PROOF OF ADJACENT OWNER CONSULTATION

(Applicant to complete the following)

I, STEPHEN WU, (owner/owner's agent), have met with the party listed below regarding a 2ND FLOOR ADDITION (type of permit(s)) for NEW BEDRM. ADDITION/REMODEL OF FAMILY RM (project description) at 921 MILLBRAE AVE (project location). I have fully explained the proposal and answered all questions to the best of my ability. I have provided a copy of the current plans to the listed party.

Signature

Date

THIS FORM IS TO BE RETURNED TO THE CITY OF MILLBRAE BY THE PROJECT APPLICANT

(Adjacent property owner to complete the following)

I, James and Dorothy Fanucchi, own the property located at 941 Millbrae Ave, Millbrae, CA. On 08/24/20, the above proposal was shown to me and I received a copy of the plans.

☒ I support the proposal as shown to me.

☐ I oppose the proposal as shown to me

Signature

Date

Signature

Date

Name

Email

Contact Number

Comments (optional):

November 2017



City of Millbrae

PROOF OF ADJACENT OWNER CONSULTATION

(Applicant to complete the following)

I, STEPHEN WU, (owner/owner's agent), have met with the party listed below regarding a 2ND FLOOR ADDITION (type of permit(s)) for NEW BEDRM. ADDITION/REMODEL OF FAMILY RM (project description) at 921 MILLBRAE AVE. (project location). I have fully explained the proposal and answered all questions to the best of my ability. I have provided a copy of the current plans to the listed party.

Signature

Date

THIS FORM IS TO BE RETURNED TO THE CITY OF MILLBRAE BY THE PROJECT APPLICANT

(Adjacent property owner to complete the following)

I, ROSS SWANSON, own the property located at 935/937 MILLBROOK RD MILLBRAE. On AUG 1 20 20, the above proposal was shown to me and I received a copy of the plans.

☒ I support the proposal as shown to me.

Signature

Date

☐ I oppose the proposal as shown to me

Signature

Date

Name

Email

Contact Number

Comments (optional):

November 2017

**City of Millbrae****PROOF OF ADJACENT OWNER CONSULTATION**

(Applicant to complete the following)

I, STEPHEN WU, (owner/owner's agent), have met with the party listed below regarding a 2ND FLOOR ADDITION (type of permit(s)) for NEW BEDRM. ADDITION/REMODEL OF FAMILY RM (project description) at 921 MILLBRAE AVE (project location). I have fully explained the proposal and answered all questions to the best of my ability. I have provided a copy of the current plans to the listed party.

Signature

Date

THIS FORM IS TO BE RETURNED TO THE CITY OF MILLBRAE BY THE PROJECT APPLICANT

(Adjacent property owner to complete the following)

I, Karen Keeney, own the property located at 920 Millbrae Ave, Millbrae CA. On 8/18/2020, the above proposal was shown to me and I received a copy of the plans.

☒ I support the proposal as shown to me.

Signature

Date

☐ I oppose the proposal as shown to me

Signature

Date

Name

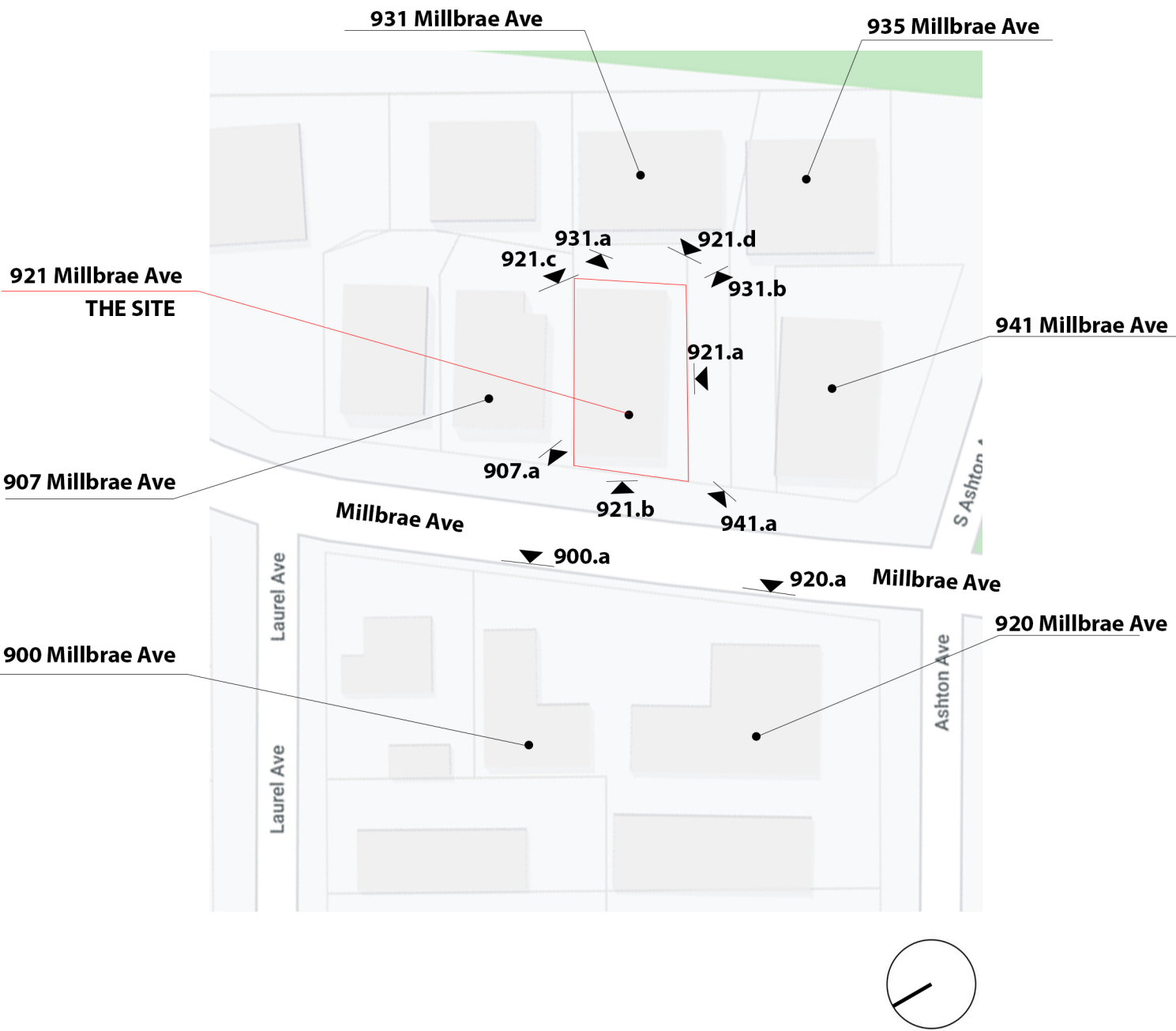
Email

Contact Number

Comments (optional):

November 2017

SECOND FLOOR ADDITION TO 921 MILLBRAE AVE, MILLBRAE CA
KEY MAP



SECOND FLOOR ADDITION TO 921 MILLBRAE AVE, MILLBRAE CA

PHOTOGRAPH ALL FACING ELEVATIONS OF THE NEIGHBORING OFF-SITE STRUCTURES



900.a (900 Millbrae Ave)



920.a (920 Millbrae Ave)

SECOND FLOOR ADDITION TO 921 MILLBRAE AVE, MILLBRAE CA

PHOTOGRAPH ALL FACING ELEVATIONS OF THE NEIGHBORING OFF-SITE STRUCTURES



931.a (931 Millbrae Ave)



931.b (931 Millbrae Ave)

SECOND FLOOR ADDITION TO 921 MILLBRAE AVE, MILLBRAE CA

PHOTOGRAPH ALL FACING ELEVATIONS OF THE NEIGHBORING OFF-SITE STRUCTURES



941.a (941 Millbrae Ave)



907.a (907 Millbrae Ave)

SECOND FLOOR ADDITION TO 921 MILLBRAE AVE, MILLBRAE CA

PHOTOGRAPH ALL SIDES OF THE EXISTING BUILDING



921.c (921 Millbrae Ave)



921.d (921 Millbrae Ave)

SECOND FLOOR ADDITION TO 921 MILLBRAE AVE, MILLBRAE CA

PHOTOGRAPH ALL SIDES OF THE EXISTING BUILDING

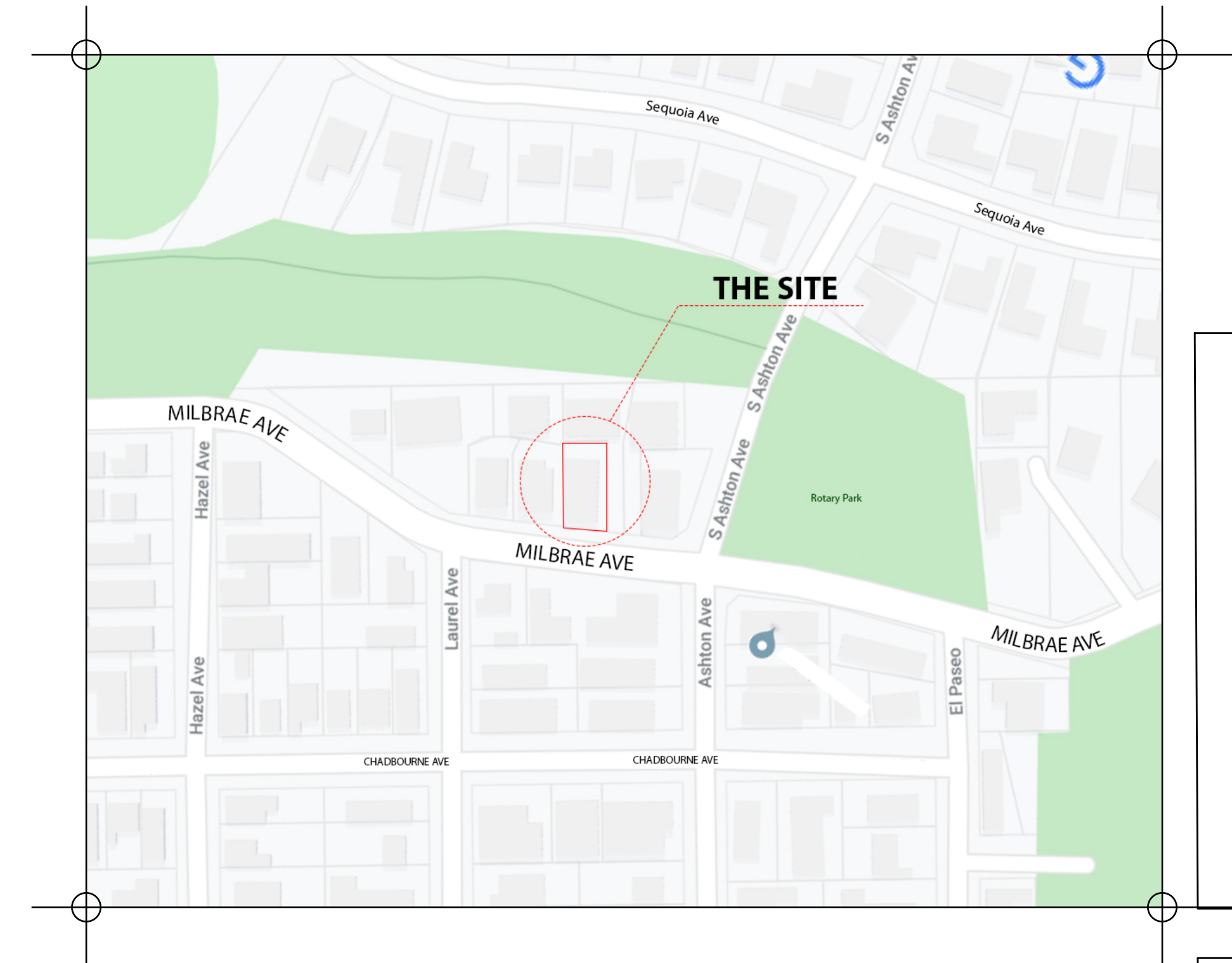


921.a (921 Millbrae Ave)



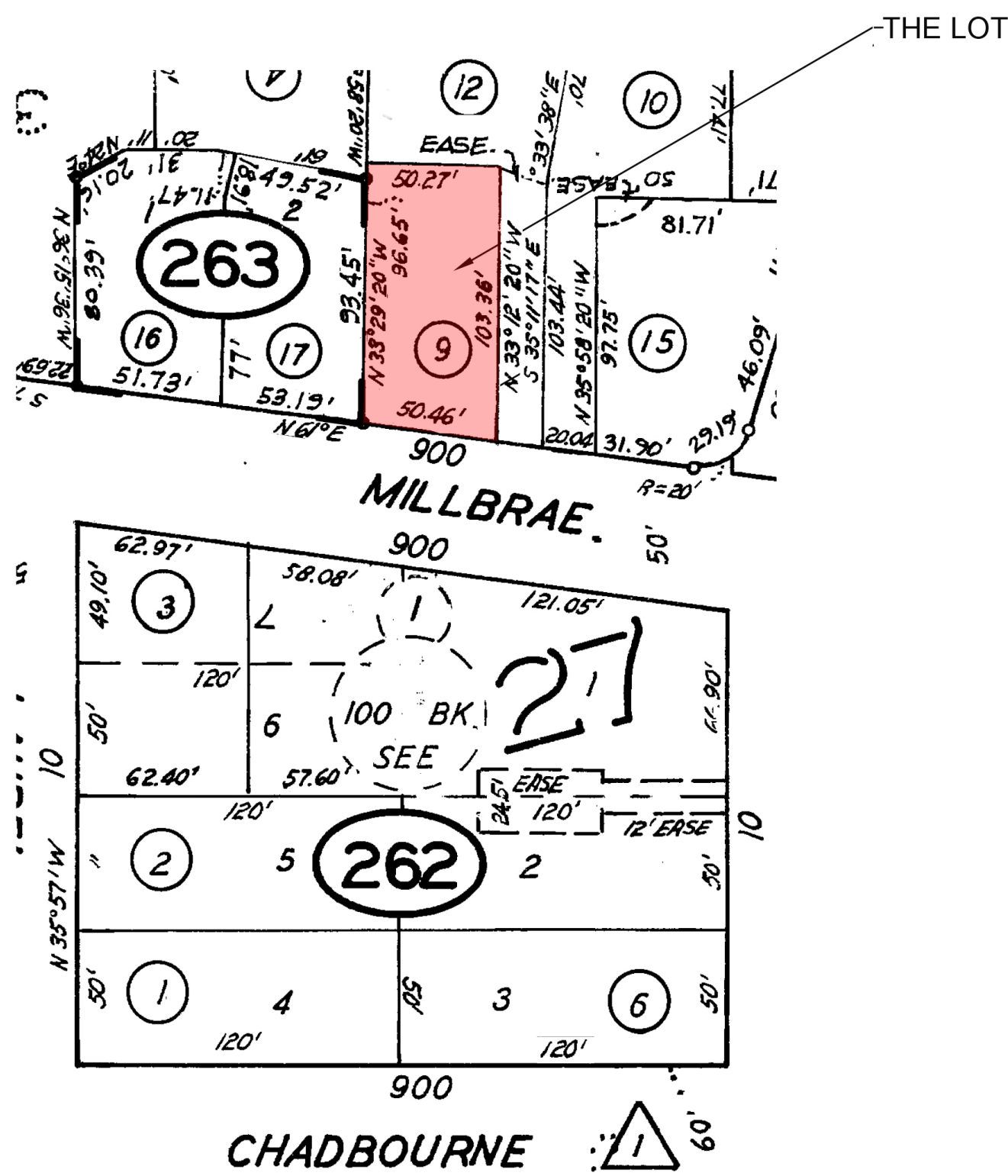
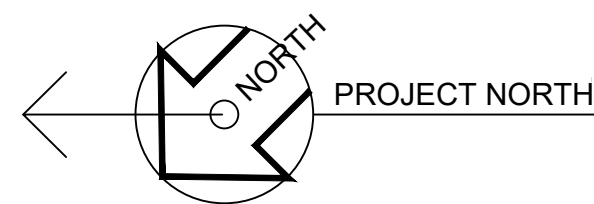
921.b (921 Millbrae Ave)

PROPOSED ADDITION TO 921 MILLBRAE AVE, MILLBRAE CA



VICINITY MAP

NOT TO SCALE



SHEET INDEX

A-1.0	COVER SHEET	A-4.2	LEFT AND RIGHT ELEVATIONS
A-2.0	SITE PLAN		
A-3.0	FIRST FLOOR PLAN	A-5.0	SECTION A-A
A-3.1	SECOND FLOOR PLAN (EXISTING AND PROPOSED)		SECTION B-B
A-3.2	EXISTING AND PROPOSED AREA	A-6.0	ROOF PLAN
A-4.0	FRONT ELEVATION (EXISTING AND PROPOSED)	A-10	PERSPECTIVE
A-4.1	REAR ELEVATION (EXISTING AND PROPOSED)	BMP	CONSTRUCTION BEST MANAGEMENT PRACTICES

PROJECT DATA

LOT SIZE	5,958 SF
ALLOWABLE LOT COVERAGE @ 50%	2,979 SF
ALLOWABLE FLOOR AREA RATIO (FAR) @ 88%	5,243 SF MAX
(E)921 FIRST FLOOR HABITABLE	675 SF
(E)921 2-CAR GARAGE	224 SF
(E)921 SECOND FLOOR HABITABLE	544 SF
(E)923 FIRST FLOOR HABITABLE	1,039 SF
(E)923 1-CAR GARAGE	394 SF
(E)923 SECOND FLOOR HABITABLE	748 SF
(E)TOTAL HABITABLE AREA	3,624 SF
(N)TOTAL GROSS AREA	4,328 SF
(E)LOT COVERAGE @ 43%	2,332 SF REMAINS
(E)FAR @ 3,624/5958 = 66%	
(N)921 2ND FLOOR ADDITION- TOP OF (E) GARAGES	704
(N)TOTAL GROSS AREA	4,328
APN	024 263 090
ZONE:	R2
TYPE OF CONSTRUCTION	V-N
CODES	2019 CALIFORNIA BUILDING CODE; 2019 CALIFORNIA MECHANICAL CODE; 2019 CALIFORNIA PLUMBING CODE; 2019 CALIFORNIA ELECTRICAL CODE; 2019 CA BLDG ENERGY EFFICIENCY STDS; LATEST CITY OF MILBRAE DEVELOPMENT STDS.

DEBRIS BOXES, DUMPSTERS AND ROLL-OFF BINS

THE CITY HAS EXCLUSIVE FRANCHISE CONTRACT WITH THE SOUTH SAN FRANCISCO SCAVENGER COMPANY (650-589-4020) FOR DEBRIS BOXES, DUMPSTERS AND ROLL-OFF BIN SERVICES. ALL CONTAINER SERVICES SHALL BE OBTAINED THROUGH THEM. THE ONE EXCEPTION IS IF CALIFORNIA STATE LICENSED DEMOLITION OR CONSTRUCTION CONTRACTORS SELF-HAUL THEIR OWN GARBAGE AND RECYCLABLES USING THEIR OWN VEHICLES, EQUIPMENT AND EMPLOYEES TO PERFORM THE SELF-HAULING. OUTSIDE DEBRIS BOXES AND HAULERS ARE NOT ALLOWED. THE MILLBRAE MUNICIPAL CODE INCLUDES ENFORCEMENT ACTION ON ILLEGAL DEBRIS BOXES, DUMPSTERS OR ROLL-OFF BINS AND THOSE DEEMED ILLEGAL BY THE CITY WILL BE SUBJECT TO CONFISCATION AND FINES PURSUANT TO THE PROVISIONS IN THE CODE.

PROJECT DESCRIPTION

THE (E) MASTER BEDRM WILL BE CONVERTED TO A FAMILY ROOM & DOWN GRADE THE FULL BATH TO A HALF BATH. THIS PROJECT INVOLVES RELOCATING THE (N) MASTER BEDRM WALK-IN CLOSET AND MASTER BATH ADDITION ON TOP OF THE (E) 2 CAR GARAGE OF THE MAIN UNIT & 1 CAR GARAGE OF THE SECONDARY UNIT

GENERAL NOTES

- THE CONTRACTOR SHALL REVIEW ALL CONTRACT DOCUMENTS AND VERIFY ALL DIMENSIONS AND FIELD AND SHALL CONFIRM THAT THE WORK IS BUILDABLE AS SHOWN ON DRAWINGS. THE DRAWINGS, ANY CONFLICTS OR OMISSIONS, SHALL BE IMMEDIATELY REPORTED TO ARCHITECT FOR CLARIFICATION PRIOR TO THE PERFORMANCE OF ANY WORK IN QUESTION.
- THE CONTRACTOR SHALL OBTAIN ALL PERMITS, INSPECTIONS AND COMPLY WITH ALL CODES, ORDINANCES, RULES AND REGULATIONS OF ALL PUBLIC AUTHORITIES (FEDERAL, STATE AND LOCAL) GOVERNING THE WORK. THE MOST STRINGENT SHALL APPLY.
- COMPLY WITH LOCAL, STATE, AND FEDERAL CODES AND REGULATIONS PERTAINING TO SAFETY OF PERSONS, PROPERTY AND ENVIRONMENTAL PROTECTION.
- THE SCOPE OF WORK AND ADJACENT AREA(INCLUDING "PATH OF ACCESS OR PASSAGEWAY" WHERE IT APPLIES TO THIS WORK) SHALL BE PROTECTED FROM ANY DAMAGE THAT OCCURS BECAUSE OF THIS WORK SHALL BE THE FINANCIAL RESPONSIBILITY FO THE CONTRACTOR.
- THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL TRADES AND ALL WORK INCLUDING, BUT NOT LIMITED TO: ARCHITECTURAL, STRUCTURAL, PLUMBING, MECHANICAL, AFS SYSTEM AND AND ELECTRICAL. IN CASE OF CONFLICT BETWEEN ARCHITECTS AND CONSULTANTS DRAWINGS IN LOCATING MATERIALS/EQUIPMENT, THE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION.
- MAINTAIN DUSTPROOF ENCLOSURE AS REQUIRED TO PREVENT DUST, FUMES AND SMOKE, ETC., TO OTHER PARTS OF THE BUILDING.
- CHANGES SUCH AS SUBSTITUTION, ADDITIONS OR DELETIONS MUST BE SUBMITTED TO THE ARCHITECT FOR REVIEW. ALL CHANGES MUST BE IN WRITING, DULY SIGNED BY THE ARCHITECT, CONTRACTOR AND APPROVED BY THE OWNER PRIOR TO INSTITUTING THE CHANGE, NO EXTRA WORK WILL BE PAID FOR UNLESS THIS PROCEDURE IS FOLLOWED.
- ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, CLEANED AND CONDITIONED PER MANUFACTURER'S INSTRUCTIONS. IN CASE OF DIFFERENCES BETWEEN THE MANUFACTURER'S INSTRUCTIONS AND THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT BEFORE PROCEEDING.
- TYPICAL SHALL MEAN THAT THE CONDITION IS REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGH OUT UNO. DETAILS ARE USUALLY KEYED AND NOTED "TYPICAL" ONLY ONCE, WHEN THEY FIRST OCCUR.
- SIMILAR MEANS COMPARABLE CHARACTERISTICS FOR THE CONDITIONS NOTED. VERIFY DIMENSIONS AND ORIENTATION ON PLANS AND ELEVATIONS.
- WORK AREAS ARE TO REMAIN SECURE AND LOCKABLE DURING CONSTRUCTION. CONTRACTOR SHALL COORDINATE WITH THE OWNER--OCCUPANT TO ENSURE SECURITY. PROVIDE TEMPORARY BARRIERS IF NECESSARY TO SECUREWORK AREAS.
- THE CONTRACTOR SHALL COORDINATE AND PROVIDE SOLID WOOD BLOCKING (FIRE--TREATED) IN WALLS FOR ALL MILWORK AND WALL ATTACHED ITEMS AS REQUIRED.
- WHERE UL, GA, OR UBC CONSTRUCTION ASSEMBLES ARE DESIGNATED, THE COMPONENTS AND INSTALLATION DETAILS MUST CONFIRM IN EVERY DETAIL OF THE DESIGN NUMBER SPECIFIED.
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN PARTITION LOCATIONS, DIMENSIONS AND TYPES. DOOR AND WINDOW LOCATIONS SHALL BE AS SHOWN ON CONSTRUCTION PLAN. IN CASE OF CONFLICT, NOTIFY ARCHITECT FOR WRITTEN CLARIFICATION PRIOR TO PROCEEDING W/ CONSTRUCTION.
- BUILDING SHALL BE PROVIDED WITH AUTOMATIC FIRE EXTINGUISHING SYSTEMS. SYSTEMS SERVING MORE THAN 100 HEADS SHALL BE SUPERVISED BY REMOTE ALARM SYSTEM. OBTAIN PERMIT AND PAY APPLICABLE FEES PRIOR TO THE INSTALLATION.
- ALL EXISTING AND NEW FIRE HYDRANTS SHALL BE AT LEAST 10 FEET FROM ALL DRIVEWAYS.
- ADDRESS--ENSURE THE APPROVED ADDRESS IS PLACED IN SUCH POSITION AS TO BE PLANLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY, SAID NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND.

CONSTRUCTION NOTES:

- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. WALLS ARE DIMENSIONED FINISH TO UNO. DIMENSIONS MARKED "CLR" SHALL MAINTAINED AND SHALL ALLOW FOR THICKNESS OF NEW WALLS AND FLOOR FINISHES. IN CASE OF CONFLICT, NOTIFY THE ARCHITECT BEFORE PROCEEDING.
- ALL MATERIAL SHALL BE SPECIFIED GRADE OR BETTER. NO SECOND--HAND OR USED MATERIAL SHALL BE INCORPORATED INTO THE WORK WITHOUT THE SPECIFIC APPROVAL OF THE ARCHITECT.
- CONCEAL ALL PLUMBING, MECHL. & ELECTRICAL LINES WITHIN WALLS, FLOORS, CEILING OR UNDER GROUND.
- ENSURE EXISTING WALLS AND CEILINGS MEET EXCEED THEIR RESPECTIVE RATINGS PER APPLICABLE CODES OR AS DIRECTED.

MILLWORK AND FINISH NOTES:

- ALL SURFACES TO RECEIVE FINISHES ARE TO BE CLEAN, TRUE AND FREE OF IRREGULARITIES. DO NOT PROCEED WITH WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. STARTING OF WORK SHALL INDICATE INSTALLER'S ACCEPTANCE OF SUBSTRATE.
- UNO, PROVIDE MINIMUM 3--COAT PAINT SYSTEMS AS SPECIFIED FOR EACH SUBSTRATE, REFER TO FINISH SCHEDULE OR AS DIRECTED.
- SHOP DRAWINGS, MATERIAL DATA AND SAMPLES FOR MILLWORK AND FINISH ARE REQUIRED FOR REVIEW AND APPROVAL ALLOW TIME FOR SUBMITTAL REVIEW AND RESUBMITTAL IF NECESSARY.
- ALL CASEWORK SHALL BE CUSTOM GRADE OF BETTER AS DEFINED BY THE ARCHITECTURAL WOOD INSTITUTE.
- THE CONTRACTOR SHALL TAKE FIELD MEASUREMENTS AND VERIFY ALL DIMENSIONS OM--SITE PRIOR TO FABRICATION OF EACH PIECE.
- ALL FINISH MATERIALS SHALL BE SPECIFIED WITH NO SUBSTITUTION UNO OR APPROVED BY THE ARCHITECT.

DEMOLITION NOTES

- REMOVE WALLS, PARTITIONS, COMPONENTS, BUILDING EQUIPMENT & FIXTURES AS REQUIRED FOR (N) WORK.
- REMOVE ABANDONED ELECTRICAL AND PLUMBING LINES, CAP AND IDENTIFY EXPOSED UTILITIES WHERE OCCUR. ARRANGE AND PAY FOR DISCONNECTING, REMOVING AND CAPPING UTILITY COMPANY IN ADVANCE AND OBTAIN APPROVAL BEFORE STARTING THIS WORK.
- DEMOLITION IS NOT LIMITED TO ONLY WHAT IS SHOWN ON THIS OR OTHER DRAWINGS. THE INTENT IS TO INDICATE THE GENERAL SCOPE OF DEMOLITION AS REQUIRED FOR THE PROJECT.
- THAT DEMOLITION OF THE EXISTING STRUCTURES AND ANY GRADING OR EARTH MOVING ON THE ON THE SITE SHALL BE REQUIRED TO COMPLY WITH ALL THE REGULATIONS OF THE BAY AREA AIR QUALITY MANAGEMENT DISTRICT;

1

2

REVISIONS	BY
PER PW/ENG 16 NOV 20 COMMENT	NL
PER 9 DEC 20 PLANNER COMMENT	NL
PER 21 DEC 21 PLANNER COMMENT	NL

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ARCHITECT

NO. C-26601
EXP. 07/31/21
STATE OF CALIF.

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NEW TWO-STORY DUPLEX
LOCATION : 921 MILLBRAE AVE, MILLBRAE, CA
OWNER : STEPHEN WU

SHEET CONTENT:
LOCATION MAP
VICINITY MAP
PROJECT DATA

DATE: 3 FEB 2020

SCALE: AS SHOWN

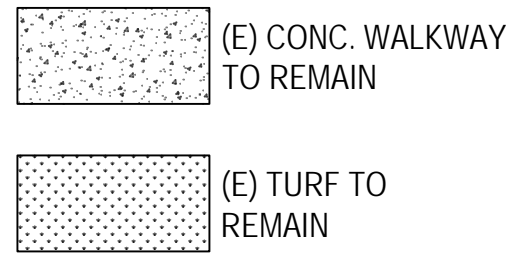
DRAWN: T.L

JOB: 19.05.09

SHEET NO.: 1

A-1.0

LEGEND:
D.S. : DOWNSPOT
ND.S: NEW DOWNSPOT



(E) 6' HIGH WOOD FENCE TYP.

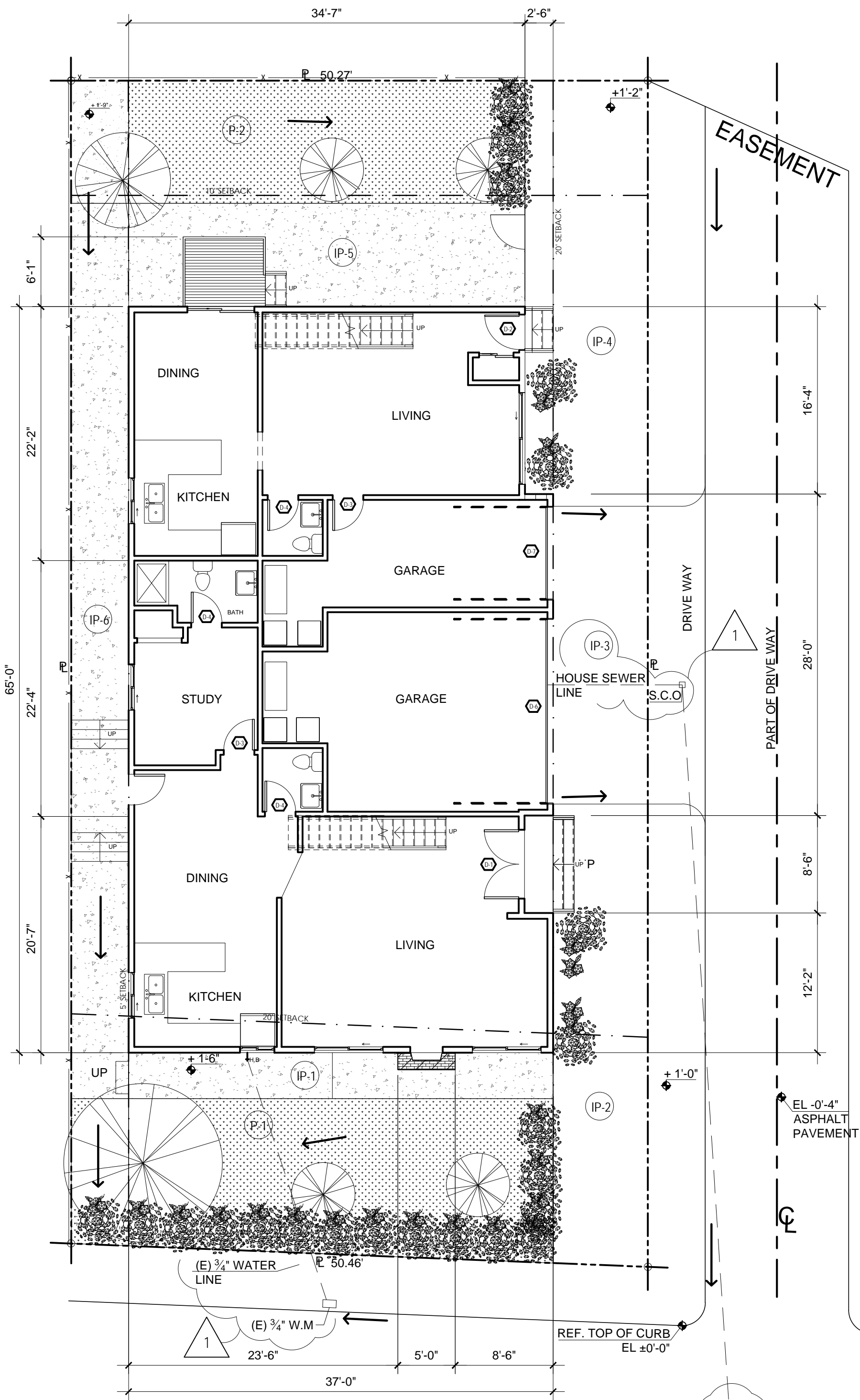
S.C.O. : SANITARY CLEAN OUT

S.MH : SANITARY MANHOLE

W.M. : WATER METER

(E) SITE/FIRSTL FLR PLAN

Scale: 1/8" : 1'-0"



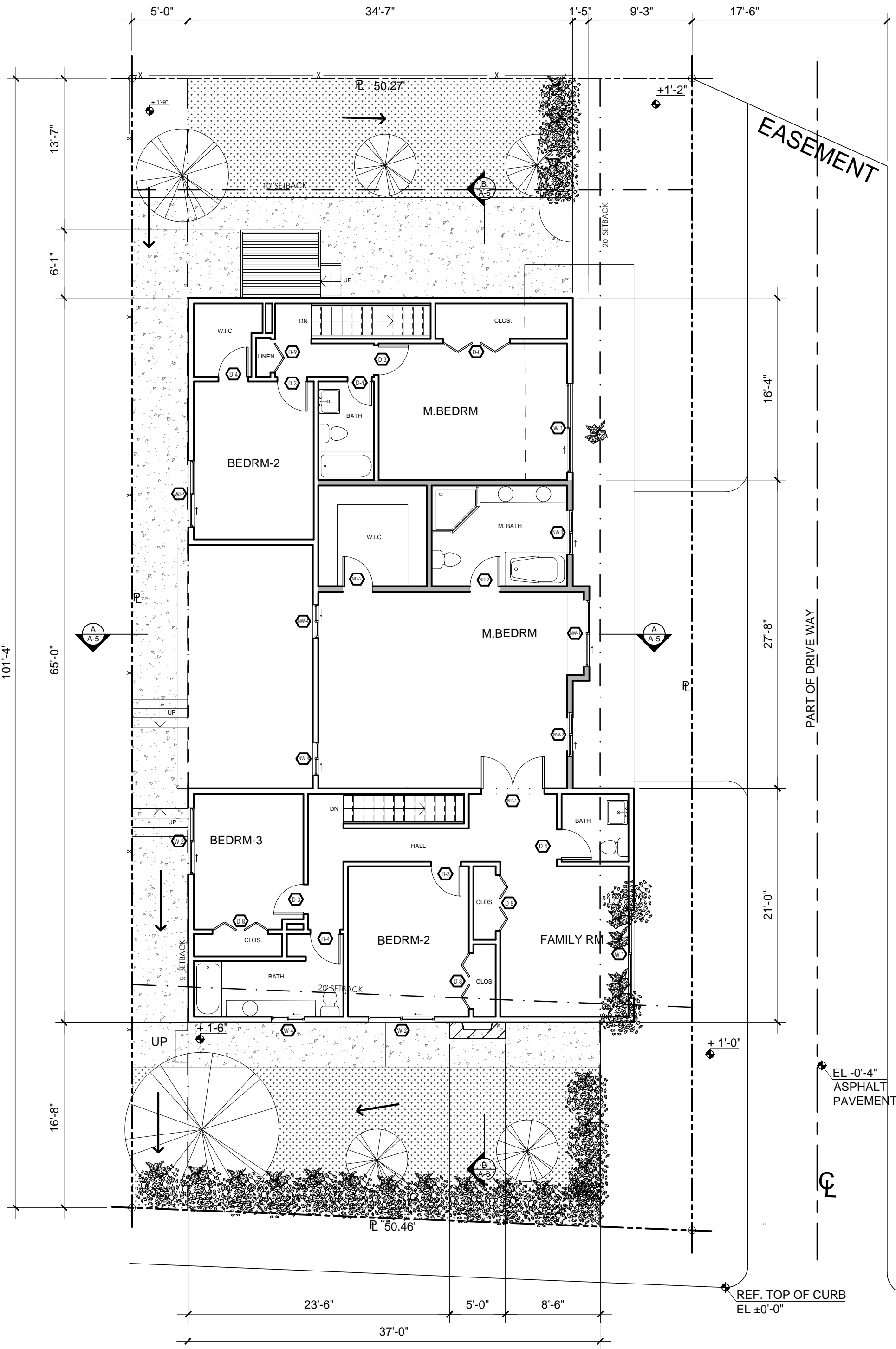
IMPERVIOUS & PERVIOUS SURFACES :

IMPERVIOUS	NAME	SIZE (SF)	PERVIOUS	NAME	SIZE (SF)
	IP-1	148		P-1	369
	IP-2	331		P-2	566
	IP-3	214			
	IP-4	395			
	IP-5	311			
TOTAL	IP-6	445			
		1844			935

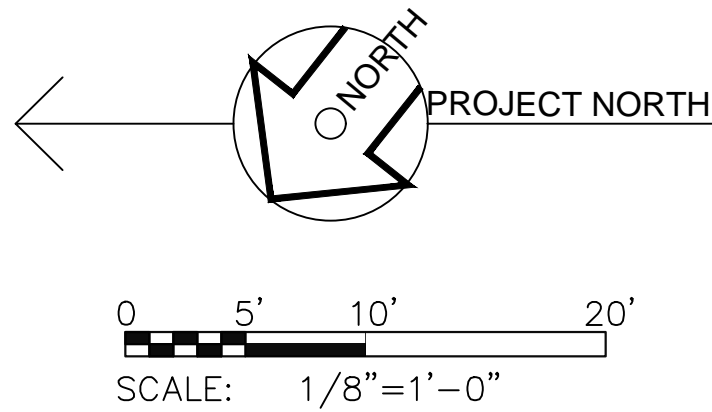
NOTE: NO IMPERVIOUS OR PERVIOUS REPLACED OR CREATED

(N) SITE/SECOND FLR PLAN

Scale: 1/8" : 1'-0"

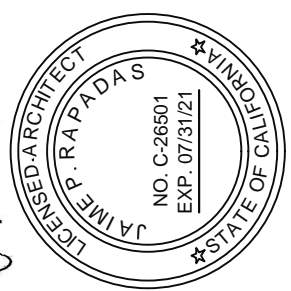


SHEET NOTE: NO WORK ON GRADE, (E) LANDSCAPING & PAVEMENTS ARE TO REMAIN



REVISIONS	BY
PER PW/ENG	NL
16 NOV 20 COMMENT	

AC **ARDEN GROUP**
ARCHITECTURE
1290 BAYSHORE BLVD, SUITE 152 BURLINGAME, CA 94010
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PROPOSED ADDITION
LOCATION : 921 MILLBRAE AVE, MILLBRAE, CA
OWNER : STEPHEN WU

SHEET CONTENT:
(E) SITE/FIRST FLR PLAN
(N) SITE/SECOND FLR PLAN

DATE: 21 FEB. 2020

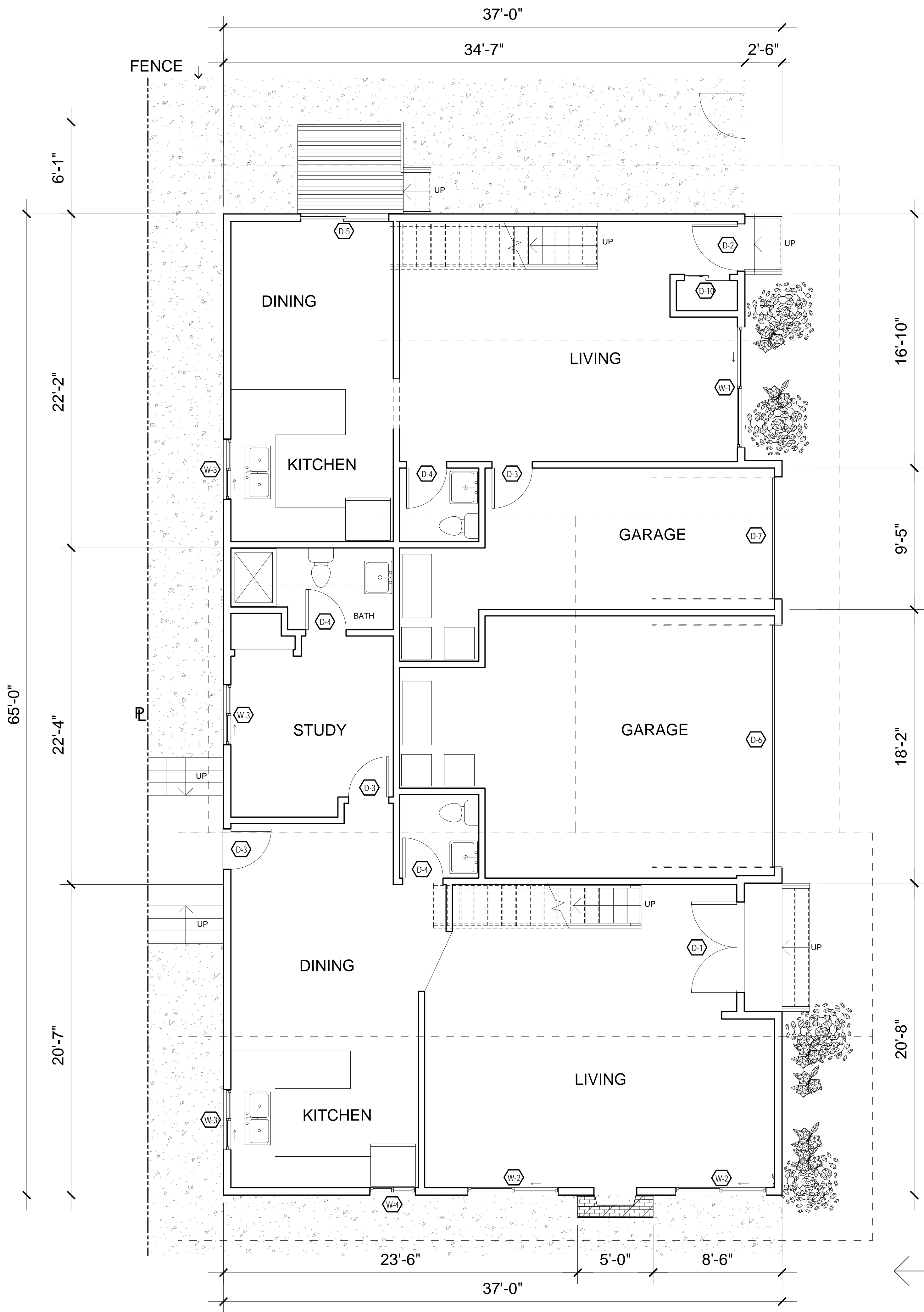
SCALE: AS SHOWN

DRAWN: N.L.

JOB: 19.05.09

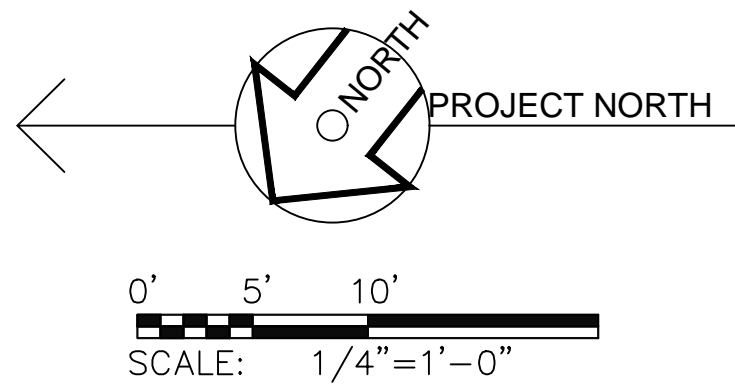
SHEET NO.: 1

A-2



(E) FIRST FLOOR PLAN

Scale: 1/4" : 1'-0"



GRAPHIC SYMBOLS

	DOTTED LINE INDICATES EXISTING TO BE REMOVED, U.N.O.		DOOR OR WINDOW DIMENSION: INDICATES HEIGHT AT 6'-8" INDICATES WIDTH AT 2'-6"
	SOLID LINE INDICATES EXISTING TO BE REMAIN, U.N.O.		(D) DOOR OR (W) WINDOW MARK NO. REFER TO WDO. SCHED
	SOLID BOLD LINE INDICATES NEW WORK		SECTION: DRAWING NO. REFER TO SHEET NO. TYP.
	DASHED LINE INDICATES ITEM BELOW OR ABOVE, U.N.O.		DETAIL: DRAWING NO. REFER TO THIS SHEET, TYP.
	EXISTING WALL TO REMAIN		KEY TO MATERIALS OR EQUIPMENTS
	NEW WALL OR PARTITION: 2X STUDS AT 16" O.C. WITH GYP. BRD. ON BOTH SIDES, U.N.O. PROVIDE INSULATION AS REQUIRED		EARTH
	FINISH FACES IN THE SAME PLANE		SLOPES DN, TYP
	NEW INSULATION		
	EXISTING DOOR TO REMAIN		
	NEW DOOR ASSEMBLY		
	NEW POCKET DOOR ASSEMBLY		

DOOR/WINDOW SCHEDULE

MARK	QTY	SIZE	DESCRIPTION
D-1	1	5'8 6'8	DOUBLE DOORS W/ 2 FRAMED SIDE LITES, PRIMED WOOD AND COMPLETE HARDWARE ASSEMBLY
D-2	1	3'0 6'8	EXT RAISED PANEL DOOR W/ 2 FRAMED SIDE LITES, PRIMED WOOD AND COMPLETE HARDWARE ASSEMBLY
D-3	7	2'8 6'8	INT PANEL DOOR, PRIMED WOOD AND COMPLETE HARDWARE ASSEMBLY
D-4	7	2'6 6'8	INT PANEL DOOR, PRIMED WOOD AND COMPLETE HARDWARE ASSEMBLY
D-5	1	6'0 6'8	FIBERGLASS CLAD SLIDING DOOR W/ INSUL TEMPERED GL, THRESHOLD & COMPL. HARDWARE ASSEMBLY
D-6	1	16'0 7'0	ROOL-UP PNL GARAGE DOOR W/ LITES & COMPL. REMOTE CONTROL, HARDWARE ASSEMBLY
D-7	1	8'0 7'0	ROOL-UP PNL GARAGE DOOR W/ LITES & COMPL. REMOTE CONTROL, HARDWARE ASSEMBLY
D-8	4	5'0 6'8	INT PANEL DOUBLE FOLDING DOOR, PRIMED WOOD AND COMPLETE HARDWARE ASSEMBLY
D-9	1	2'4 6'8	INT PANEL FOLDING DOOR, PRIMED WOOD AND COMPLETE HARDWARE ASSEMBLY
D-10	1	2'4 6'8	INT PANEL SLIDING DOOR, PRIMED WOOD AND COMPLETE HARDWARE ASSEMBLY
W-1	3	7'8 4'0	MILGARD ESSENCE SERIES IN WHITE FIBERGLASS CLAD WOOD SLIDING & FIXED WINDOW W/ INSUL GLASS
W-2	4	6'0 5'0	MILGARD ESSENCE SERIES IN WHITE FIBERGLASS CLAD WOOD SINGLE HUNG WINDOW W/ INSUL GLASS
W-3	3	4'0 3'0	MILGARD ESSENCE SERIES IN WHITE FIBERGLASS CLAD WOOD SLIDING WINDOW W/ INSUL GLASS
W-4	2	3'0 3'0	MILGARD ESSENCE SERIES IN WHITE FIBERGLASS CLAD WOOD SLIDING WINDOW W/ INSUL GLASS
W-5	2	2'0 2'0	MILGARD ESSENCE SERIES IN WHITE FIBERGLASS CLAD WOOD SLIDING WINDOW W/ INSUL GLASS

N-1	1	5'8 6'8	DOUBLE DOORS W/ 2 FRAMED SIDE LITES, PRIMED WOOD AND COMPLETE HARDWARE ASSEMBLY
N-2	2	2'6 6'8	INT PANEL DOOR, PRIMED WOOD AND COMPLETE HARDWARE ASSEMBLY
N-3	1	6'0 5'0	MILGARD ESSENCE SERIES IN WHITE FIBERGLASS CLAD WOOD SINGLE HUNG WINDOW W/ INSUL GLASS
N-4	1	4'0 3'0	MILGARD ESSENCE SERIES IN WHITE FIBERGLASS CLAD WOOD SLIDING WINDOW W/ INSUL GLASS
N-5	1	4'0 1'6	MILGARD ESSENCE SERIES IN WHITE FIBERGLASS CLAD WOOD SLIDING WINDOW W/ INSUL GLASS
N-6	2	3'0 3'0	MILGARD ESSENCE SERIES IN WHITE FIBERGLASS CLAD WOOD SLIDING WINDOW W/ INSUL GLASS

REVISIONS

BY

ARDESIGN GROUP

ARCHITECTURE

1290 BAYSHORE BLVD, SUITE 152 BURLINGAME, CA 94010

ph 650.697.0950 email ardg@sbcglobal.net

PROPOSED ADDITION

LOCATION : 921 MILLBRAE AVE, MILLBRAE, CA

OWNER : STEPHEN WU

SHEET CONTENT:

(E) FIRST FLOOR PLAN

GRAPHIC LEGEND

DATE: 21 FEB. 2020

SCALE: AS SHOWN

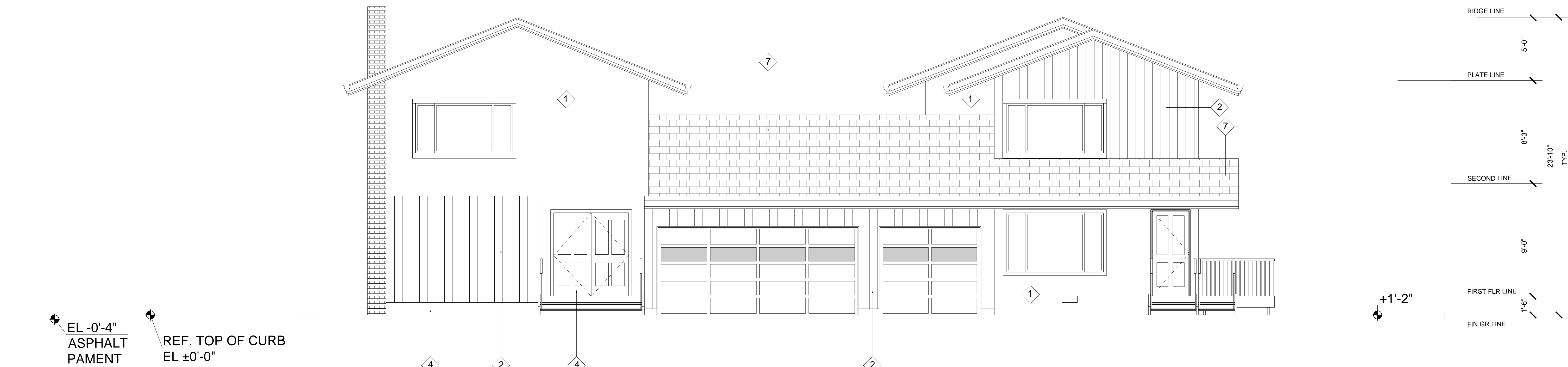
DRAWN: N.L

JOB: 19.05.09

SHEET NO.: 1

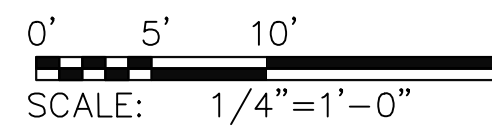
A-3.0

A-3.2



(E) FRONT ELEVATION

Scale: 1/4" : 1'-0"



KEY LEGEND

- | | | | |
|---|----------------------|---|--|
| 1 | CEMENT STUCCO FINISH | 4 | CONCRETE FOUNDATION |
| 2 | WOOD SLAT FINISH | 5 | 1X WOOD SIDINGS |
| 3 | 2x4 GISM DOWNSPOUT | 6 | COMPOSITE ASPHALT SHINGLE |
| | | 7 | (E) DECORATIVE CEM. PLASTER SYST
4X4 POST |



(N) FRONT ELEVATION

Scale: 1/4" : 1'-0"

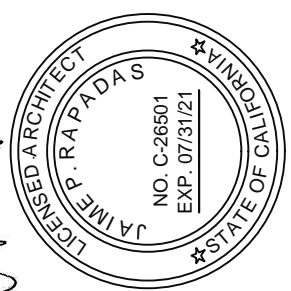
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PROPOSED ADDITION
LOCATION : 921 MILLBRAE AVE., MILLBRAE, CA
OWNER : STEPHEN WU

SHEET CONTENT:
ELEVATIONS
KEY LEGEND

DATE: 21 FEB. 2020

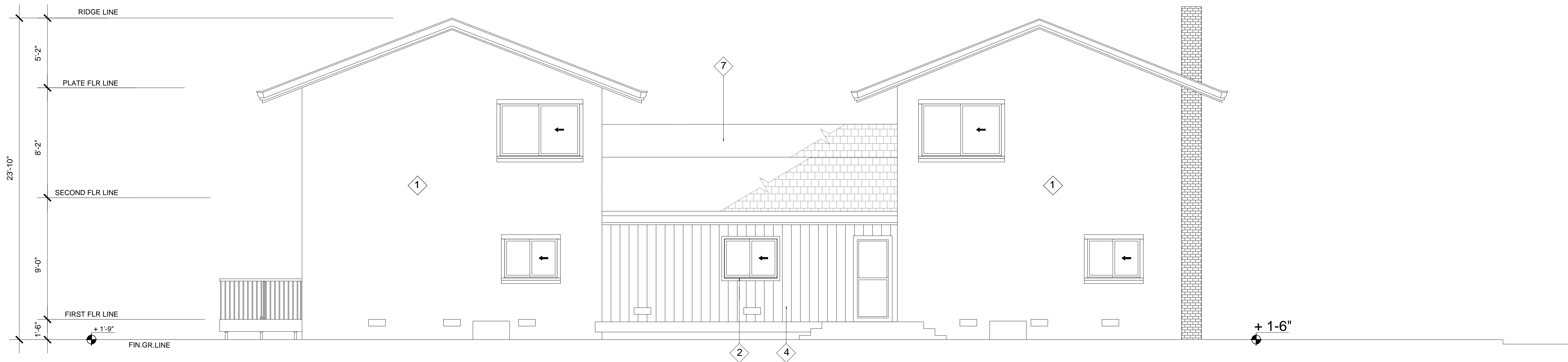
SCALE: AS SHOWN

DRAWN: N.L.

JOB: 19.05.09

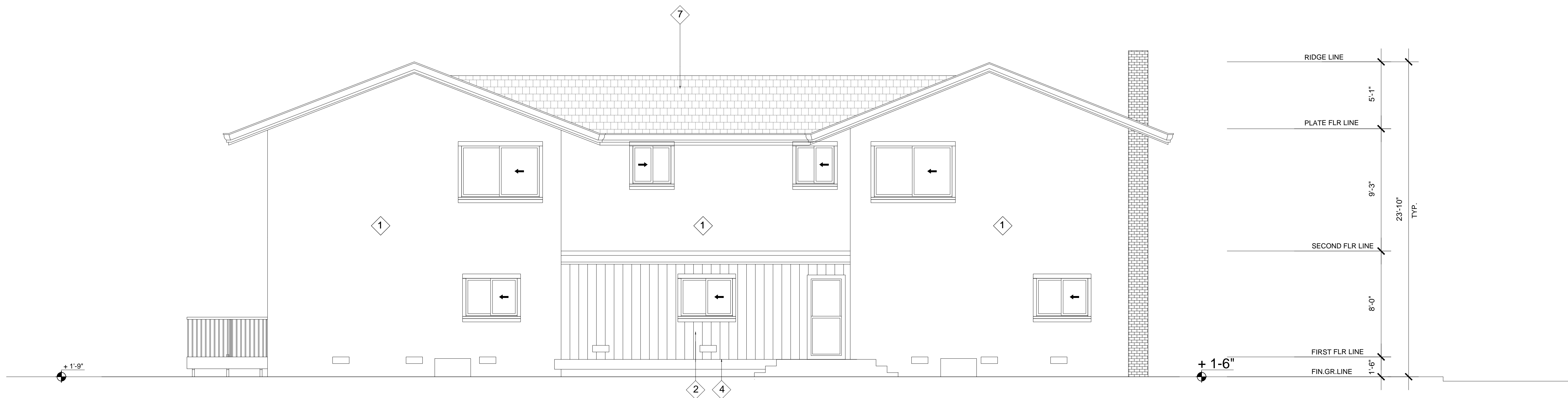
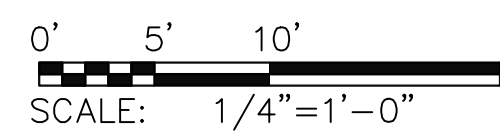
SHEET NO.: 1

A-4.0



(E) REAR ELEVATION

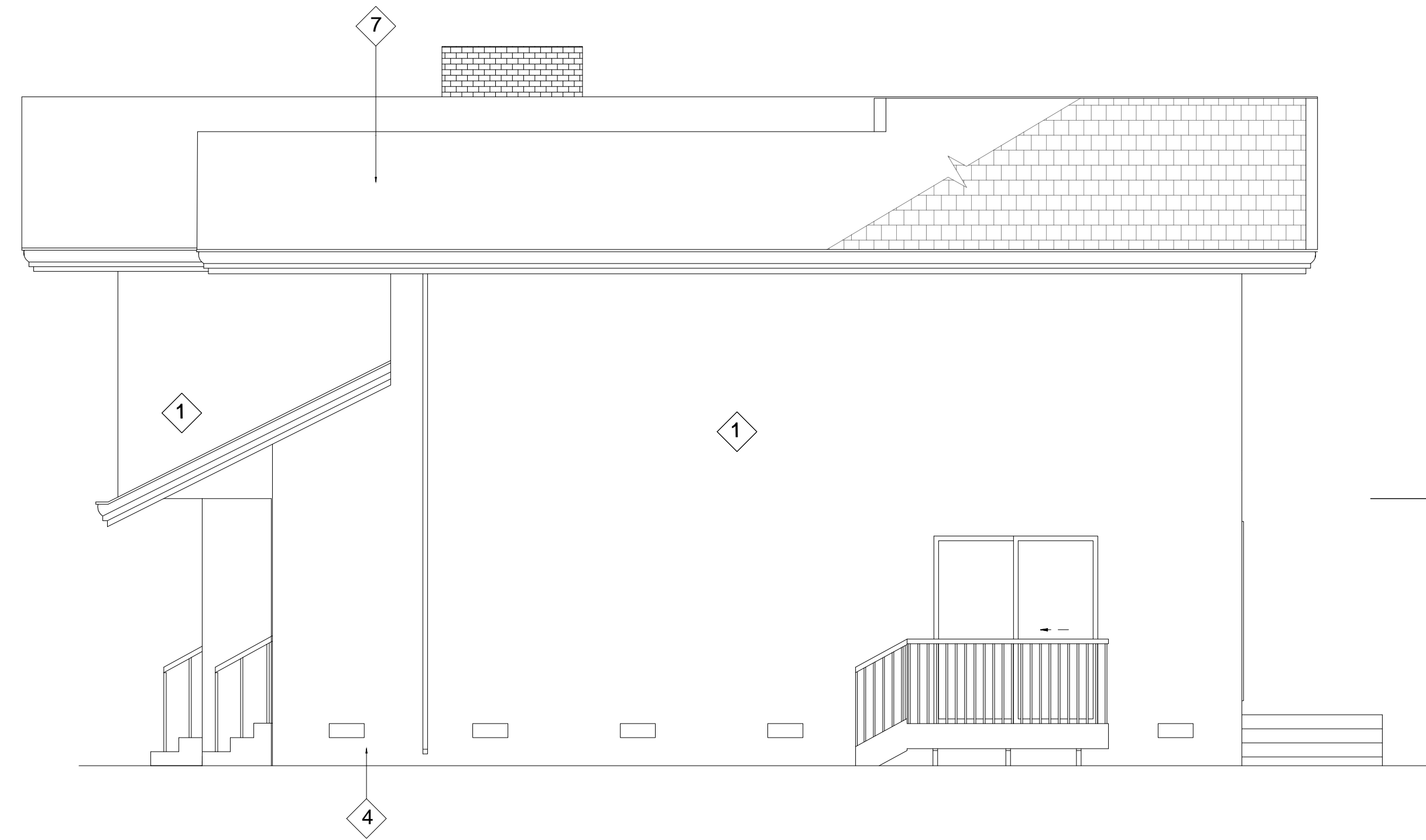
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(N) REAR ELEVATION

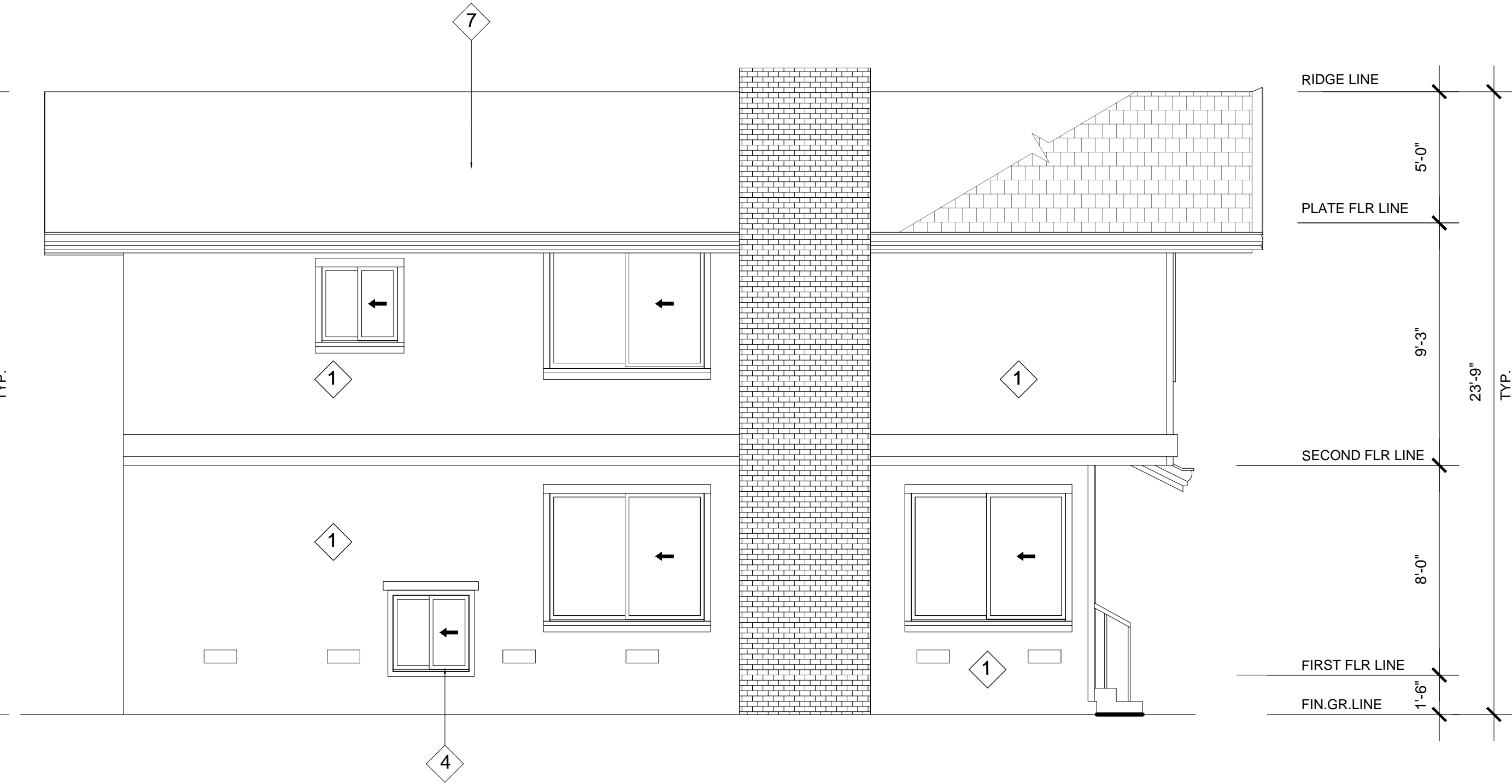
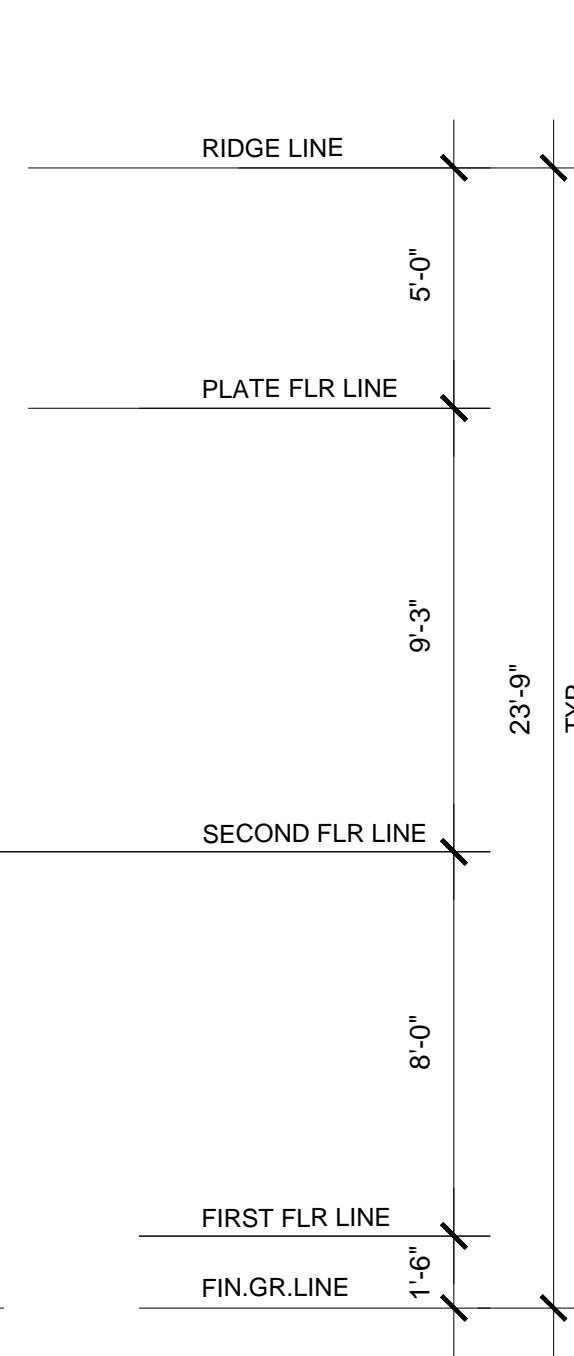
Scale: 1/4" : 1'-0"

REVISIONS	BY
<div><div><div>AL</div><div>ARD DESIGN GROUP</div><div>ARCHITECTURE</div></div><div>1290 BAYSHORE BLVD, SUITE 152 BURLINGAME, CA 94010 ph 650.697.0950 email ard@sbcdglobal.net</div></div>	
<div><div><div>LAND SURVEYOR</div><div>STATE OF CALIFORNIA</div><div>NO. C-26501</div><div>EXP. 07/31/21</div></div><div></div></div>	
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<p>PROPOSED ADDITION LOCATION : 921 MILLBRAE AVE., MILLBRAE, CA OWNER : STEPHEN WU</p>	
<p>SHEET CONTENT: REAR ELEVATIONS</p>	
<p>DATE: 21 FEB. 2020</p>	
<p>SCALE: AS SHOWN</p>	
<p>DRAWN: N.L</p>	
<p>JOB: 19.05.09</p>	
<p>SHEET NO.: 1</p>	
<p>A-4.1</p>	



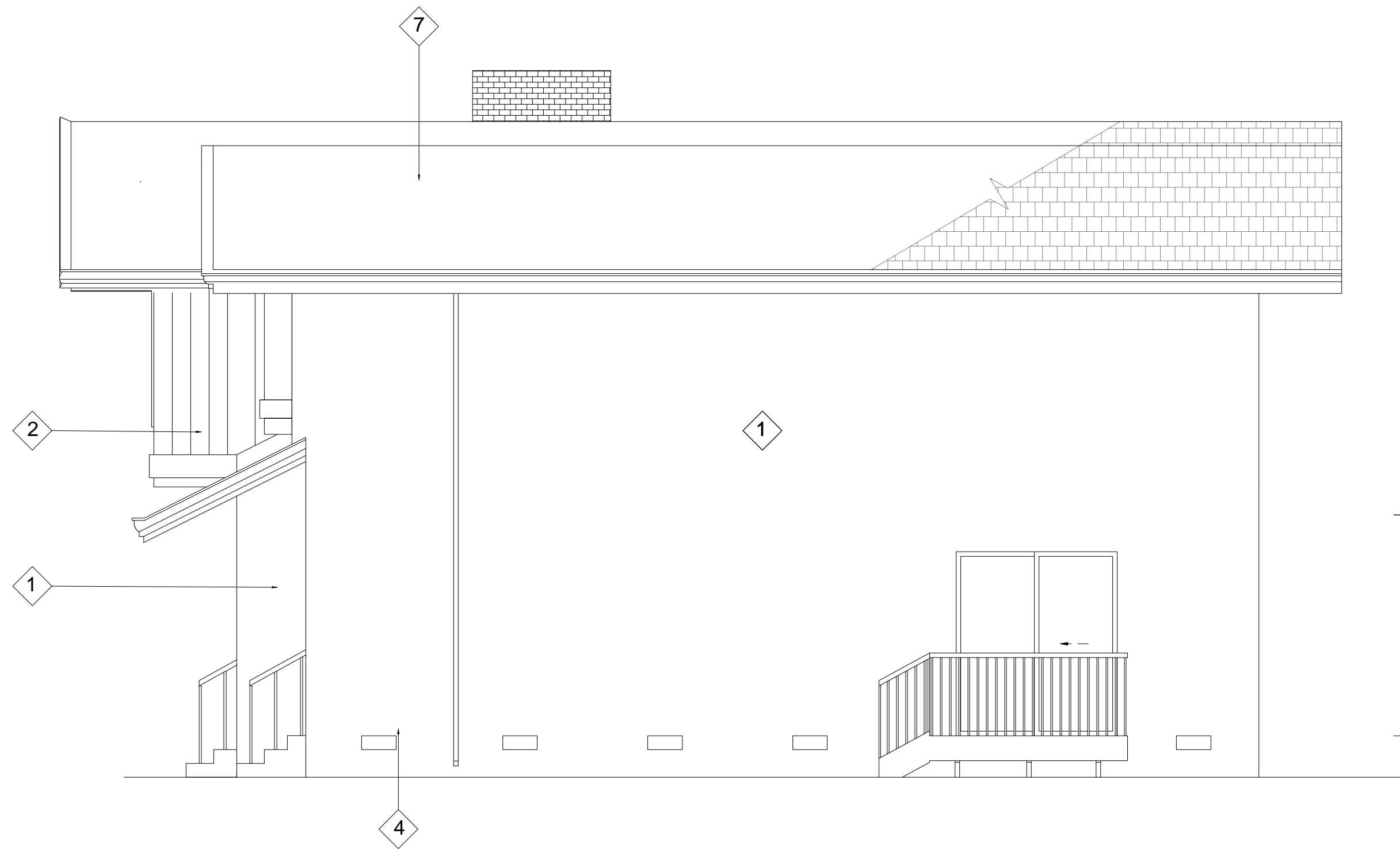
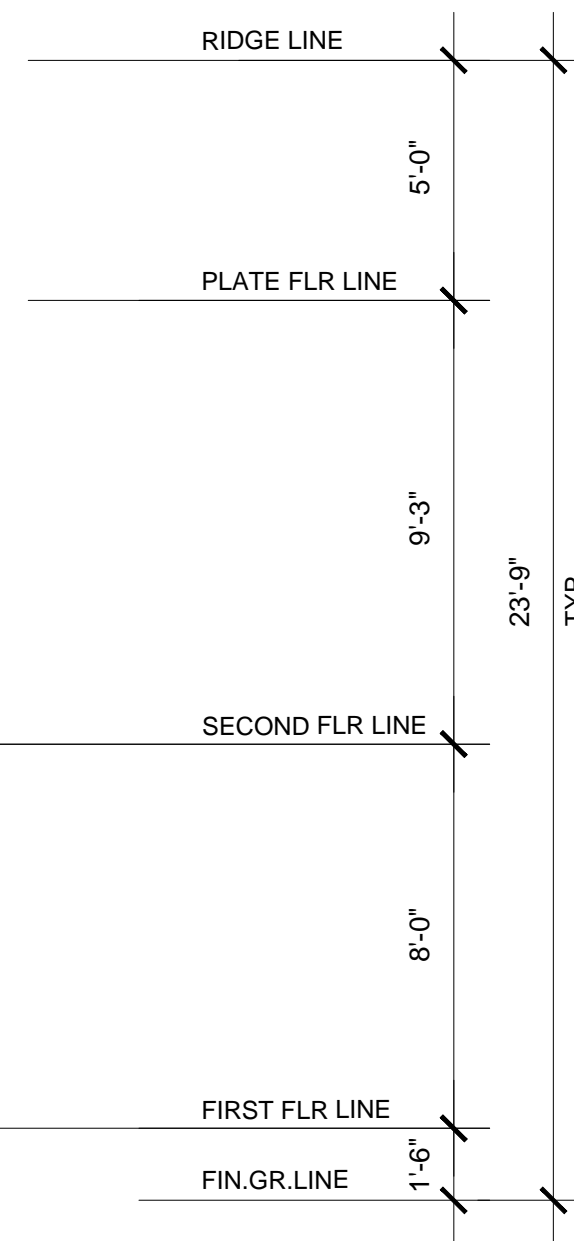
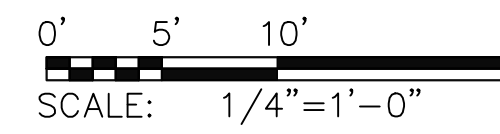
(E) RIGHT ELEVATION

Scale: 1/4 : 1'-0"



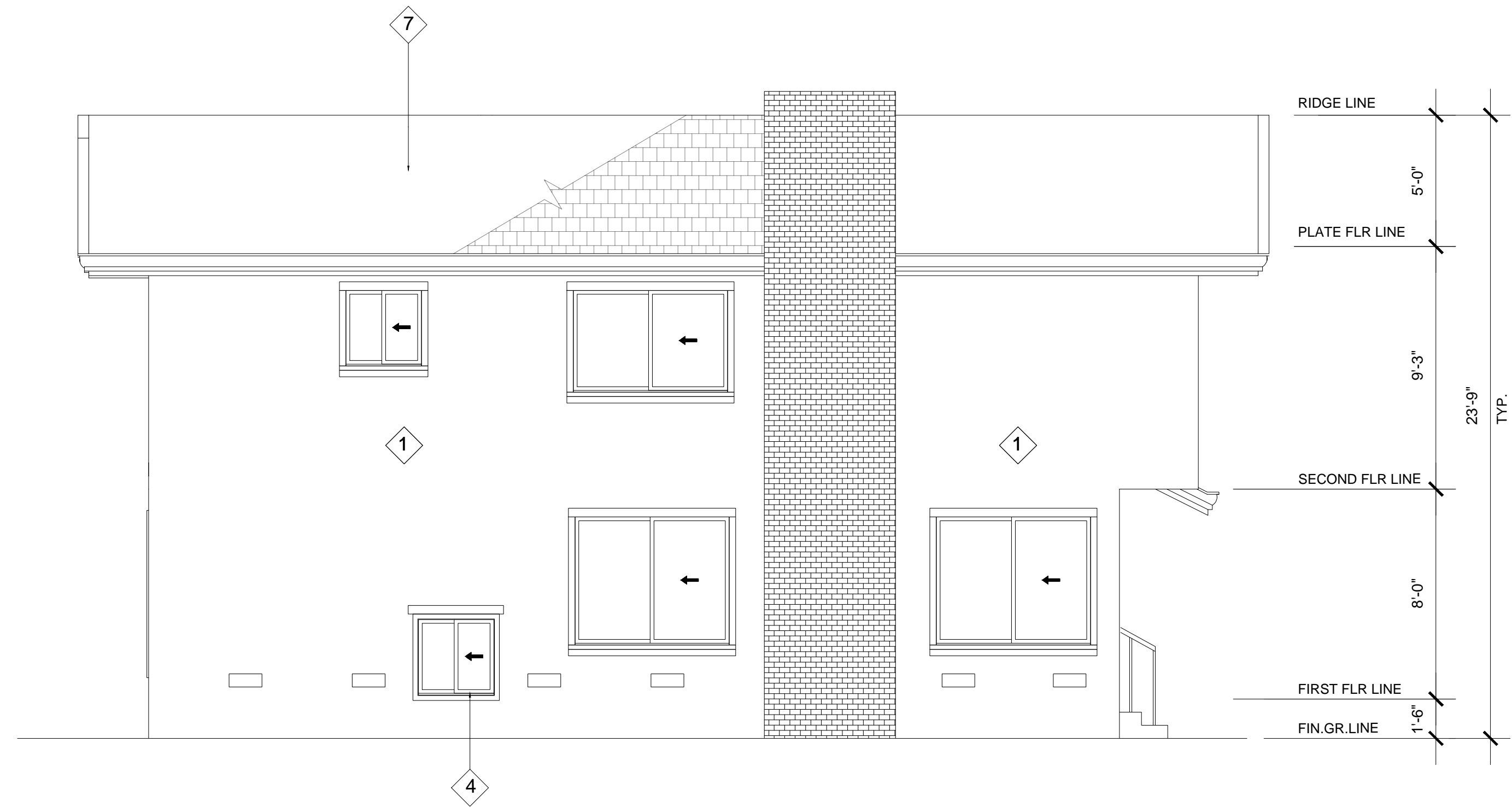
(E) LEFT ELEVATION

Scale: 1/4 : 1'-0"



(N) RIGHT ELEVATION

Scale: 1/4 : 1'-0"

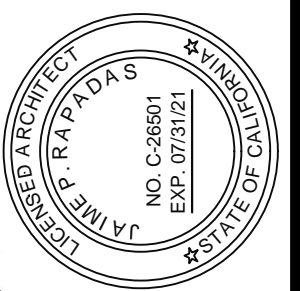


(N) LEFT ELEVATION

Scale: 1/4 : 1'-0"

REVISIONS	BY

AL **ARDEN GROUP**
ARCHITECTURE
1290 BAYSHORE BLVD, SUITE 152 BURLINGAME, CA 94010
ph 650.697.0950 email ardg@sbcglobal.net



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PROPOSED ADDITION
LOCATION : 921 MILLBRAE AVE., MILLBRAE, CA
OWNER : STEPHEN WU

SHEET CONTENT:
RIGHT ELEVATIONS
LEFT ELEVATIONS

DATE: 21 FEB. 2020

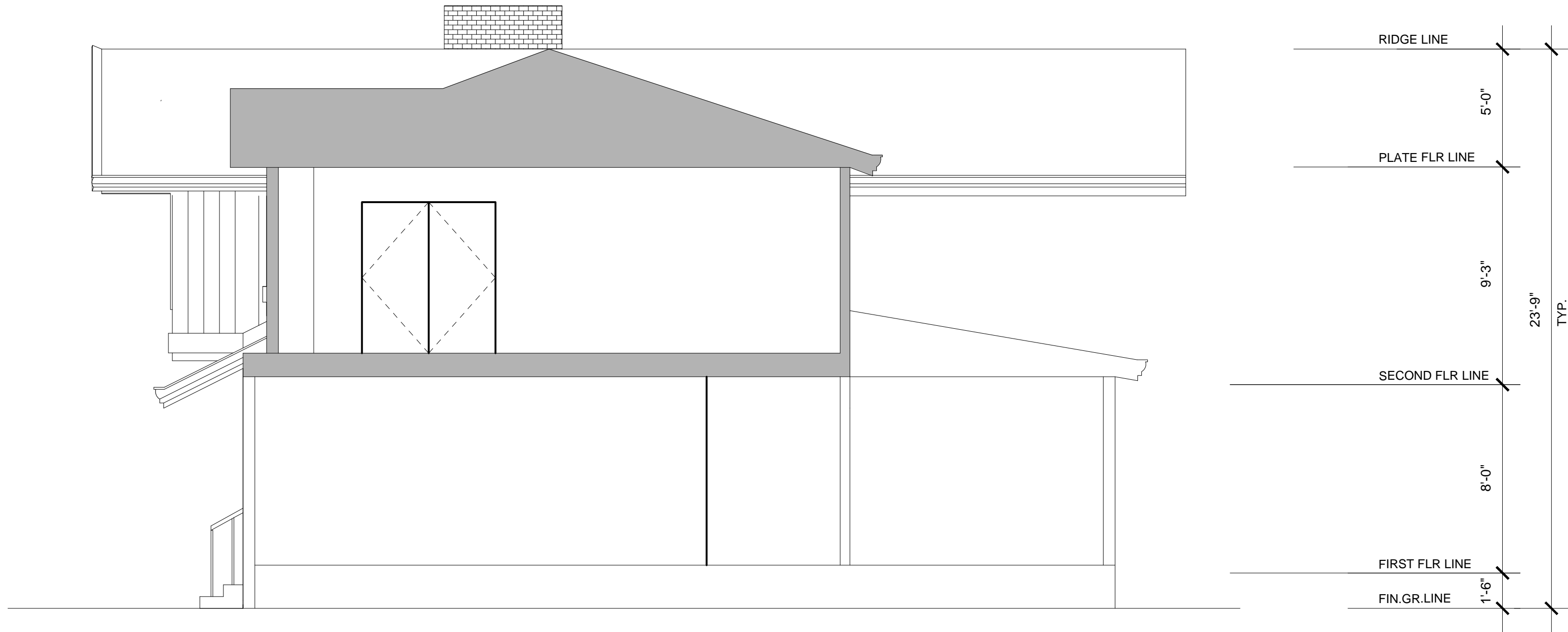
SCALE: AS SHOWN

DRAWN: N.L

JOB: 19.05.09

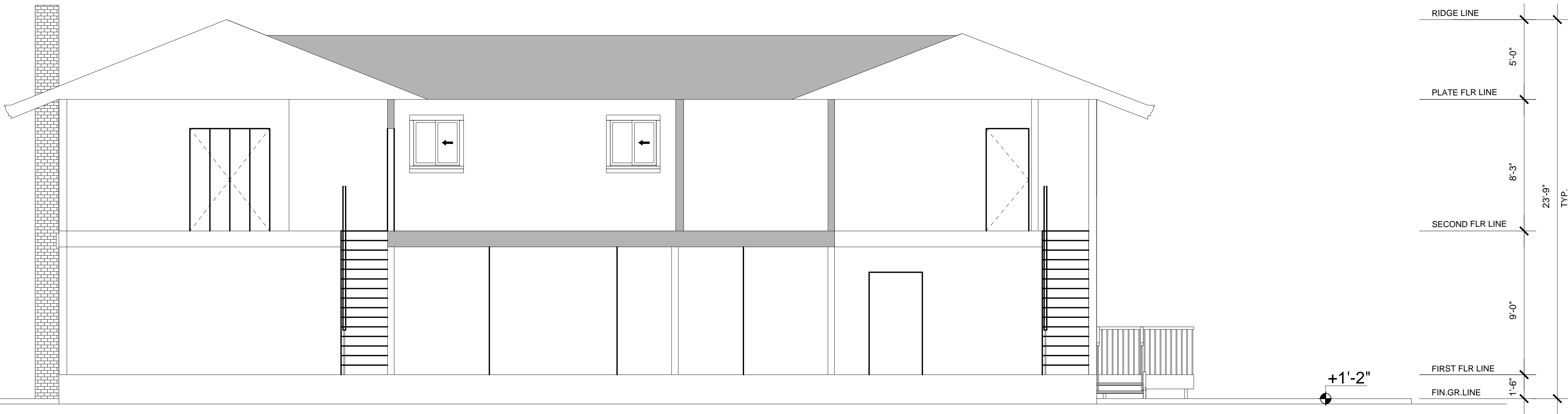
SHEET NO.: 1

A-4.2



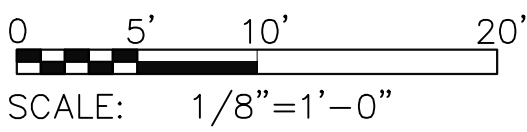
(N) SECTION A-A

Scale: 1/4" : 1'-0"



(N) SECTION B-B

Scale: 1/4" : 1'-0"



REVISIONS		BY
<div><div><div>AL</div><div>ARDESIGN GROUP</div><div>ARCHITECTURE</div></div><div>1290 BAYSHORE BLVD, SUITE 152 BURLINGAME, CA 94010 ph 650.697.0950 email ardg@sbcglobal.net</div></div>		
<div><div><div>FOR THE ARCHITECT</div><div>NO. C-26501</div><div>EXP. 07/31/21</div></div><div>STATE OF CALIFORNIA</div></div>		
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<p>PROPOSED ADDITION LOCATION : 921 MILLBRAE AVE, MILLBRAE, CA OWNER : STEPHEN WU</p>		
<p>SHEET CONTENT: SECTION A-A SECTION B-B</p>		
<p>DATE: 21 FEB. 2020</p>		
<p>SCALE: AS SHOWN</p>		
<p>DRAWN: N.L</p>		
<p>JOB: 19.05.09</p>		
<p>SHEET NO.:</p>		1
<p>A-5.0</p>		

LEGEND:
D.S. : DOWNSPOT
ND.S: NEW DOWNSPOT

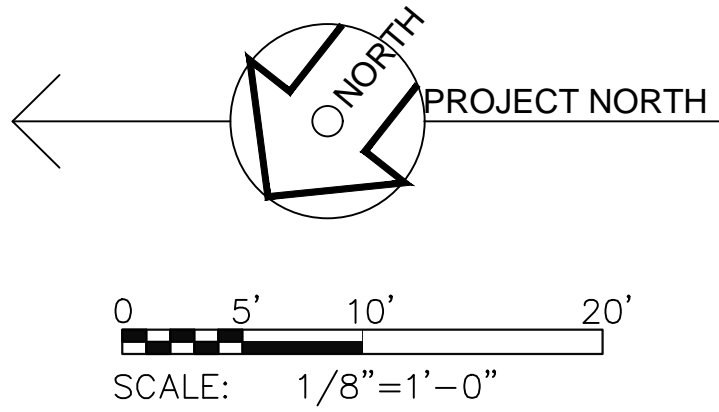
- (E) CONC. WALKWAY
TO REMAIN
- (E) TURF TO'
REMAIN
- (E) 6' HIGH WOOD
FENCE TYP.

SHEET NOTE: NO WORK ON GRADE, (E) LANDSCAPING & PAVEMENTS ARE TO REMAIN

(E) ROOF PLAN

Scale: 1/8" : 1'-0"

CL of 50' WIDE
MILLBRAE



(N) ROOF PLAN

Scale: 1/8" : 1'-0"

CL of 50' WIDE
MILLBRAE

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NO. C-26501
EXP. 07/31/21
ARCHITECT
JANET K. KATZ
REGISTERED ARCHITECT
STATE OF CALIF.

PROPOSED ADDITION
LOCATION : 921 MILLBRAE AVE. MILLBRAE, CA
OWNER : STEPHEN WU

SHEET CONTENT:
(E) SITE AND ROOF PLAN
(N) SITE AND ROOF PLAN

DATE: 21 FEB. 2020

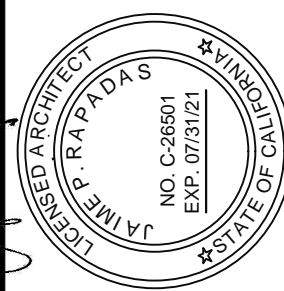
SCALE: AS SHOWN

DRAWN: N.L.

JOB: 19.05.09

SHEET NO.: 1

A-6.0



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REVISIONS	BY

2ND FLOOR ADDITION TO 921 MILLBRAE AVE, MILLBRAE CA



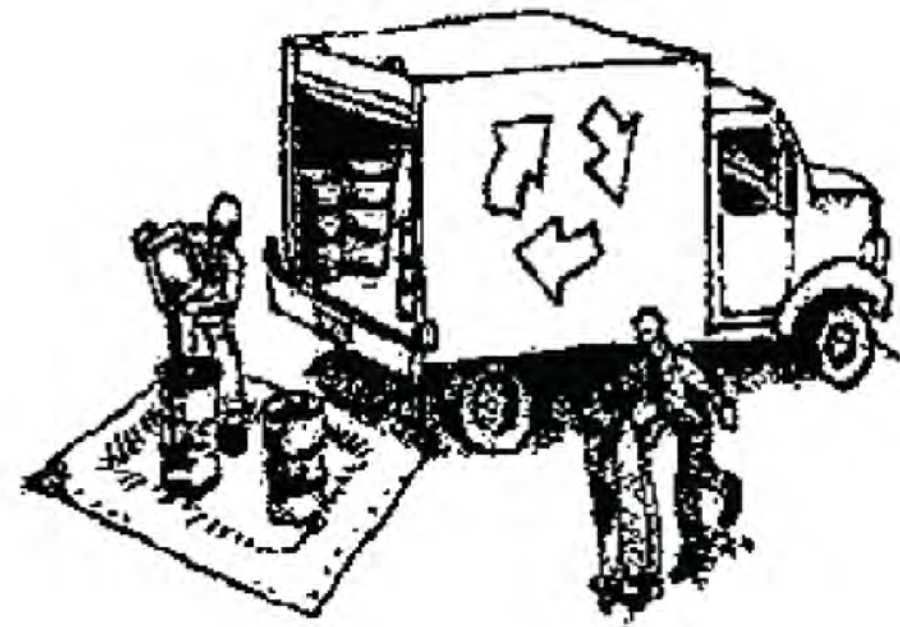
PERSPECTIVE

REVISIONS		BY
<div>ALC ARCADESIGN GROUP ARCHITECTURE 801 MAHLER ROAD, SUITE 106 BURLINGAME, CA 94010 ph 650.697.0950 email ardg@sbcglobal.net</div>		
<div>LANDMARK CERTIFIED NO. C-26501 EXP. 07/31/21 STATE OF CALIFORNIA</div>		
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<div>SECOND FLOOR ADDITION LOCATION : 921 MILLBRAE AVE, MILLBRAE, CA OWNER : STEPHEN WU</div>		
<div>SHEET CONTENT: PERSPECTIVE</div>		
<div>DATE: 21 FEB. 2020</div>		
<div>SCALE: AS SHOWN</div>		
<div>DRAWN: N.L</div>		
<div>JOB: 19.05.09</div>		
<div>SHEET NO.:</div>		<div>1</div>
<div>A-10</div>		

Construction Best Management Practices (BMPs)

Construction projects are required to implement the stormwater best management practices (BMP) on this page, as they apply to your project, all year long.

Materials & Waste Management



Non-Hazardous Materials

- ❑ Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.
- ❑ Use (but don't overuse) reclaimed water for dust control.

Hazardous Materials

- ❑ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- ❑ Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- ❑ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ❑ Arrange for appropriate disposal of all hazardous wastes.

Waste Management

- ❑ Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- ❑ Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site.
- ❑ Clean or replace portable toilets, and inspect them frequently for leaks and spills.
- ❑ Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gyp board, pipe, etc.)
- ❑ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.

Construction Entrances and Perimeter

- ❑ Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- ❑ Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

Equipment Management & Spill Control



Maintenance and Parking

- ❑ Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- ❑ Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- ❑ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ❑ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- ❑ Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment.

Spill Prevention and Control

- ❑ Keep spill cleanup materials (e.g., rags, absorbents and cat litter) available at the construction site at all times.
- ❑ Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- ❑ Clean up spills or leaks immediately and dispose of cleanup materials properly.
- ❑ Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- ❑ Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- ❑ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- ❑ Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).

Earthmoving



- ❑ Schedule grading and excavation work during dry weather.
- ❑ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ❑ Remove existing vegetation only when absolutely necessary, and seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.
- ❑ Prevent sediment from migrating offsite and protect storm drain inlets, gutters, ditches, and drainage courses by installing and maintaining appropriate BMPs, such as fiber rolls, silt fences, sediment basins, gravel bags, berms, etc.
- ❑ Keep excavated soil on site and transfer it to dump trucks on site, not in the streets.

Contaminated Soils

- ❑ If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
 - Unusual soil conditions, discoloration, or odor.
 - Abandoned underground tanks.
 - Abandoned wells
 - Buried barrels, debris, or trash.

Paving/Asphalt Work



- ❑ Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- ❑ Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- ❑ Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- ❑ Do not use water to wash down fresh asphalt concrete pavement.

Sawcutting & Asphalt/Concrete Removal

- ❑ Protect nearby storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- ❑ Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ❑ If sawcut slurry enters a catch basin, clean it up immediately.

Concrete, Grout & Mortar Application



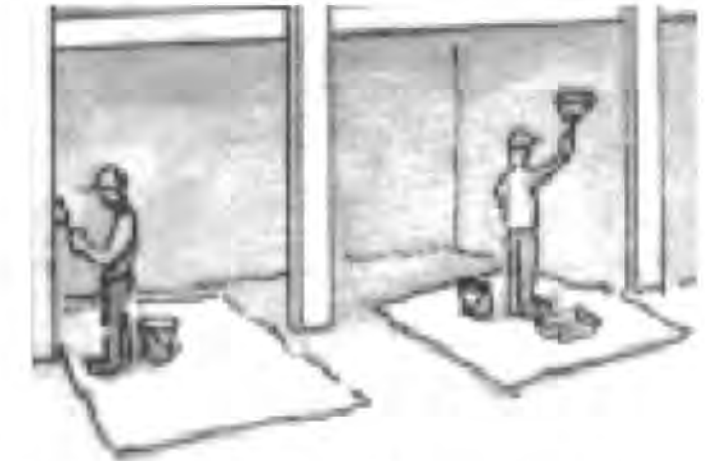
- ❑ Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- ❑ Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that will prevent leaching into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- ❑ When washing exposed aggregate, prevent washwater from entering storm drains. Block any inlets and vacuum gutters, hose washwater onto dirt areas, or drain onto a bermed surface to be pumped and disposed of properly.

Landscaping



- ❑ Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- ❑ Stack bagged material on pallets and under cover.
- ❑ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

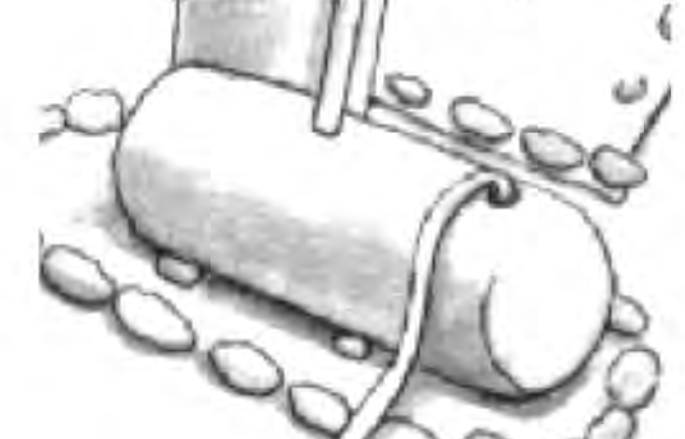
Painting & Paint Removal



Painting Cleanup and Removal

- ❑ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- ❑ For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- ❑ For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- ❑ Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.
- ❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead based paint removal requires a state-certified contractor.

Dewatering



- ❑ Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer call your local wastewater treatment plant.
- ❑ Divert run-on water from offsite away from all disturbed areas.
- ❑ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ❑ In areas of known or suspected contamination, call your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.

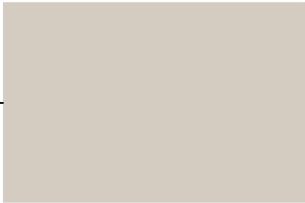
Storm drain polluters may be liable for fines of up to \$10,000 per day!

COLORS & MATERIALS BOARD

2ND FLOOR ADDITION TO
921 MILLBRAE AVE, MILLBRAE CA



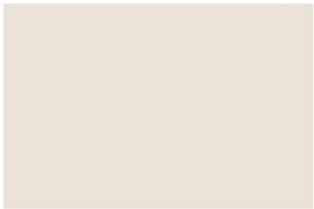
ROOF: Country Manor
ALUM. SHAKE
Color: Charcoal



Weathered Wood
346-2 | Valspar
Available at Independent Retailers

valspar

TRIM



Riviera Dune
2008-10C | Valspar
Available at Lowe's



WALL
TYP. FOR (E) & (N) WALLS



(N) GARAGE FINISH TO
MATCH (E)



WINDOWS

DRAWN : NL

DATE: 29 JULY 20

P 1.0