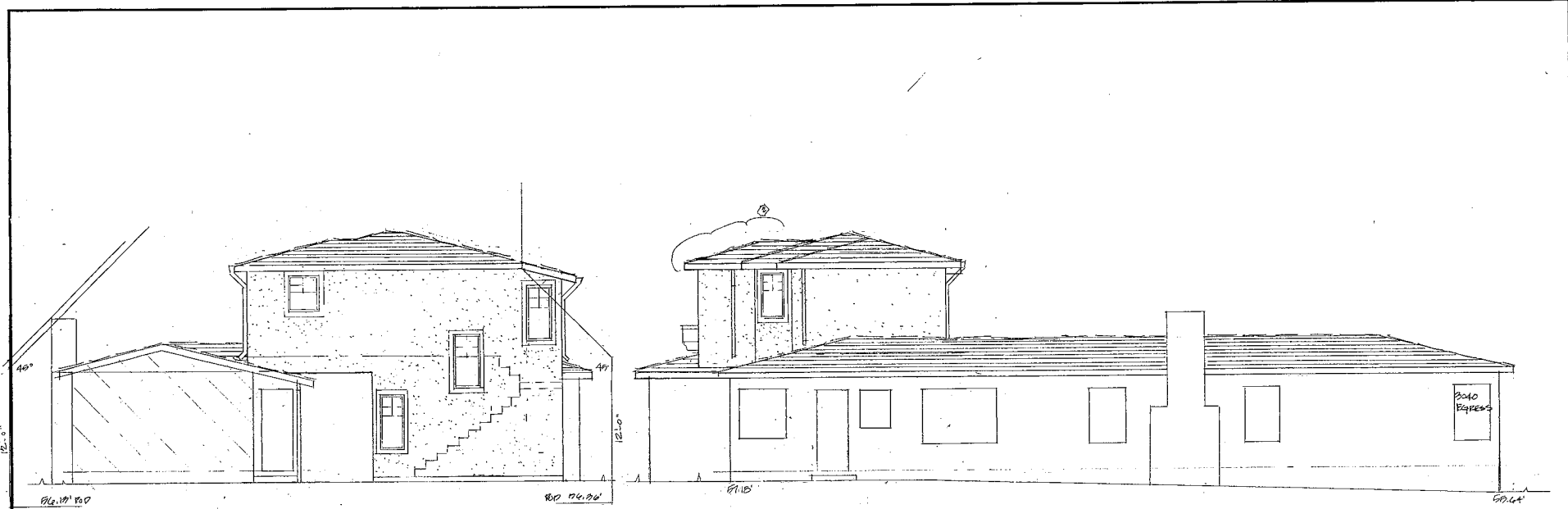


REVISIONS	BY
① 4.15.15	JMG
② 4.25.15	JMG

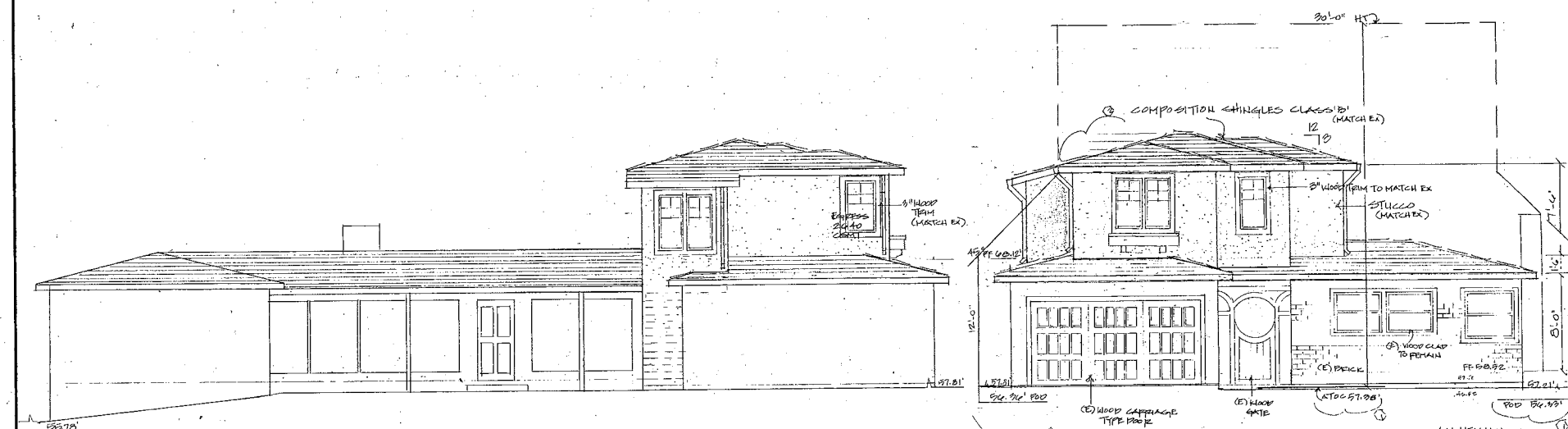
JMG
 Design ~ Consultant ~ Planner
 JoAnn Madera Gann
 2441 E. 15th Avenue, Suite 100
 Aurora, CO 80014-0712
 Email: jmadera1@aol.com

ELEVATIONS



REAR ELEVATION

RIGHT ELEVATION



LEFT ELEVATION

FRONT ELEVATION

ALL NEW WINDOWS:
 ALUMINUM CLAD
 WOOD INTERIOR
 EXISTING WINDOWS:
 WOOD CLAD
 ALL TO REMAIN

Residential Addition:
Magare Residence
 1812 Davis Drive
 Burlingame, California

Date 2.07.15
 Scale AS NOTED
 Drawn JMG
 Job 14093
 Sheet 4
 Of 7 Sheets

KAVANAGH ENGINEERING

708 CAROLAN AVENUE - BURLINGAME, CA 94002-7111
TEL: (650) 578-1964 • FAX: (650) 578-1969

1510 magae-01, 1510127
Joanne Chen
244 Fulton St.
Redwood City, Ca 94062
jmagae18@aol.com

RE: 1812 Davis Dr. SPOT ELEVATIONS

Dear Joanne:

Per our contract dated 15.01.15, we have completed our survey of the project at 1812 Davis Dr. Reference elevation is City Bench Mark #168, on the south-easterly curb of the intersection of Marco Polo and Davis Dr. El 57.916.

The results of our survey are as follows:

	ELEVATION (FT)
4 Property Corners:	
Front Right	57.18
Front Left	57.78
Back Right	55.48
Back Left	55.53
15' Setbacks:	
Front Right	57.11
Front Left	57.68
Back Right	55.66
Back Left	55.59
Top of Curb Opposite Front Property Corners:	
Front Right	57.15
Front Left	57.61
Average Top of Curb	57.38
4 House Corners:	
Right Front	57.21
Left Front	57.81
Right Back	55.64
Left Back	55.78
House Finished Floor:	
Finished Floor at Main Entry	58.52

Very truly yours,

KAVANAGH ENGINEERING

Charles L. Kavanagh

RCE 20858

CIVIL DESIGN • SURVEYING • UTILITIES
SINCE 1983

EMAIL: kave@kavengineer.com
WEB: www.kav.com



ALL NON-COMPLIANT PLUMBING FIXTURES TO BE REPLACED BY WATER-CONSERVING PLUMBING FIXTURES WHEN A PROPERTY IS UNDERGOING ALTERATIONS OR IMPROVEMENTS.

PROJECT WILL COMPLY WITH THE 2013 CALIFORNIA ENERGY EFFICIENCY STANDARDS.

*ANY HIDDEN CONDITIONS THAT REQUIRE 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. THE BUILDING OWNER, PROJECT DESIGNER, AND/OR CONTRACTOR MUST SUBMIT A REVISION TO THE CITY FOR ANY WORK NOT GRAPHICALLY ILLUSTRATED ON THE JOB COPY OF THE PLANS PRIOR TO PERFORMING THE WORK.

OSHA PERMIT WILL BE OBTAINED FOR THE SHORING AT THE EXCAVATION IN THE BASEMENT PER CAL/OSHA REQUIREMENTS.

a. The walls of the proposed basement shall be properly shored, prior to construction activity. This excavation may need temporary shoring. A competent contractor shall be consulted for recommendations and design of shoring scheme for the excavation. The recommended design type of shoring shall be approved by the engineer of record or soils engineer prior to usage.

b. All appropriate guidelines of OSHA shall be incorporated into the shoring design by the contractor. Where space permits, temporary construction slopes may be utilized in lieu of shoring. Maximum allowable vertical cut for the subject project will be five (5) feet. Beyond that horizontal benches of 5 feet wide will be required. Temporary shores shall not exceed 1 to 1 (horizontal to vertical). In some areas due to high moisture content / water table, flatter slopes will be required which will be recommended by the soils engineer in the field.

c. If shoring is required, specify on the plans the licensed design professional that has sole responsibility to design and provide adequate shoring, bracing, formwork, etc. as required for the protection of life and property during construction of the building.

d. Shoring and bracing shall remain in place until floor, roof, and wall sheathing have been entirely constructed.

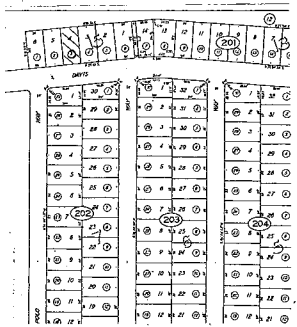
e. Shoring plans shall be wet stamped and signed by the engineer-of-record and submitted to the city for review prior to construction. If applicable, include surcharge loads from adjacent structures that are within the zone of influence (45 degree wedge up the slope from the base of the retaining wall) and/or driveway surcharge loads.

Note:
Numbers and addresses shall be placed on building in such a position as to be plainly visible and legible from the street or road of property. The numbers shall contact with the background and be a minimum of one-half inch high and be placed on one end not to exceed 18 inches high, and shall be internally or externally fire-rated in all new construction, alterations or repair of existing construction. The power of such illumination shall not be normally switchable.

All residential properties exterior lighting outlets and fixtures shall not be located more than 8 feet above adjacent streets or required landing walls or portions of walls shall not be located; only shielded light fixtures which focus light downward shall be allowed, except for illuminated street number required by the department.

CONSTRUCTION HOURS:
No person shall erect, demolish, alter or repair any building or structure other than between the following hours, except on the case of emergency repairs necessary in the interest of public health and safety, and if 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, 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 of November, or the twelfth day of December falls upon a Sunday the following Monday is a holiday.

Monday through Friday: 7AM TO 7PM
Saturdays: 9AM TO 5PM
Sundays and Holidays: 10AM TO 6PM



SITE INFORMATION

PROPERTY ADDRESS	1812 DAVIS DRIVE
SITE AREA	5,250.5 SF
ASSESSOR'S PARCEL NUMBER	025-201-030
ZONE DISTRICT	R-1
OCCUPANCY GROUP	R3U
CONSTRUCTION TYPE	V/B
NUMBER OF STORIES	TWO STORY
BUILDING SITE COVERAGE	
EXISTING FIRST FLOOR	1,362.5 SF
EXISTING GARAGE	362.6 SF
EXISTING FIREPLACE	9.4 SF
EXISTING COVERED PORCHES	123.3 SF
(233-1-100-123.3)	
TOTAL EXISTING	1,857.8 SF
NEW SECOND FLOOR	
NEW SECOND FLOOR	54.8 SF
TOTAL	1,912.6 SF
TOTAL FAR COVERAGE	2,289.3 SF
LOT COVERAGE	
G2 x 5250' x 1,100' = 2,780 MAX FAR	1,912.6 SF
40% MAX. 2,100	36.4 %

APPLICABLE CODES AND REGULATIONS

- California Residential Code 2013
- California Building Code 2013
- California Fire Code 2013
- California Plumbing Code 2013
- California Electrical Code 2013
- California Mechanical Code 2013
- California Energy Code 2010
- California Energy Efficiency Standards 2010
- California Green Building Standards Code 2013

SHEET INDEX

1	SITE PLAN
2	PROPOSED FIRST FLOOR PLAN
3	PROPOSED SECOND FLOOR PLAN/SECTION
4	ELEVATIONS
5	EXISTING FLOOR PLAN
6	EXISTING ELEVATIONS
7	POLLUTION PREVENTION PLAN

CONTACTS

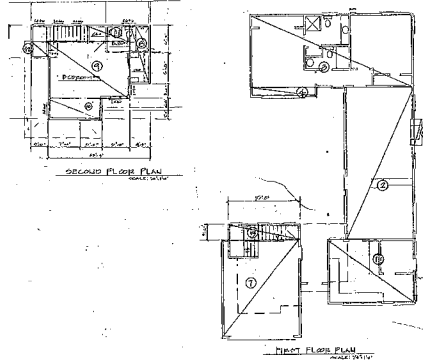
BUILDING DESIGN
JO ANN GANN
244 FULTON STREET
REDWOOD CITY, CA 94062
650-464-9182

OWNER
CANDY NAGARE
1812 DAVIS DRIVE
BURLINGAME, CA
650-689-5464

SCOPE OF WORK
SECOND FLOOR ADDITION OF 366.7 SF
ADDING ONE BEDROOM AND BATH.

BLOCK AVERAGING:

1900	25'
1816	22.3'
1812	22.3'
1808	19.3'
1804	19.3'
1800	18.5'
1712	17'
1708	20'
1704	15'
1700	24'
TOTAL	202.7'
AVERAGE	20.1'



FIRST FLOOR

1)	14 X 19 = 266
2)	33.3 X 15 = 499.9
3)	35.5 X 16 = 568
4)	14.3 X 2 = 28.6
5)	15.6 X 3.5 = 54.8
6)	1.6 X 5.6 = 9.4
7)	21.3 X 17 = 362.6
TOTAL	1,789.3

SECOND FLOOR

8)	12.6 X 4.3 = 54.8
9)	18 X (2.3 = 221.9
10)	4.6 X 12 = 55.2
11)	9 X 3.3 = 29.7
12)	3.8 X 3.6 = 14.1
TOTAL	376.7

REVISIONS

BY	DATE	DESCRIPTION
JMG	4-28-19	

JMG
Design ~ Consultant ~ Planner
JoAnn Madrina Gann
244 Fulton Street, Redwood City, CA 94062
Email: jmagae18@aol.com

SITE PLAN

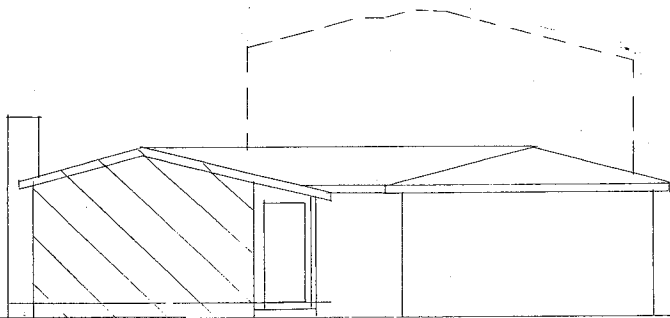
Residential Addition:
Nagare Residence
1812 Davis Drive
Burlingame, California

Date: 2.5.15
Scale: AS NOTED
Drawn: JMG
Job: 14028
Sheet: 1
Cl: 7 Sheets

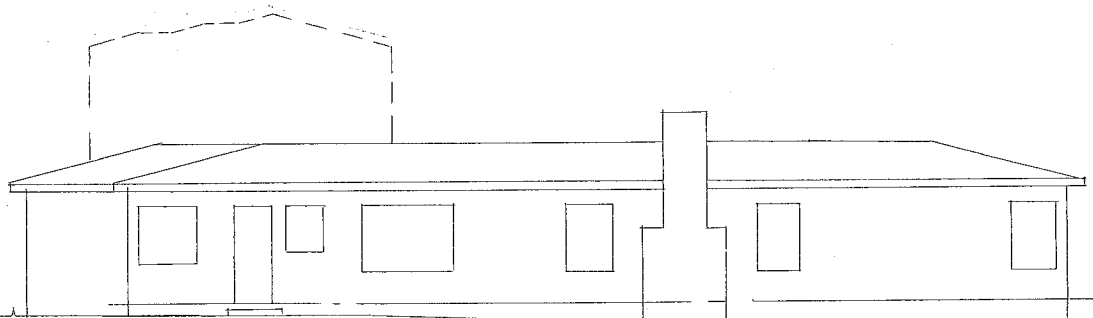
SITE PLAN
SCALE: 1/8" = 1'-0"

ALL LANDSCAPING TO REMAIN.

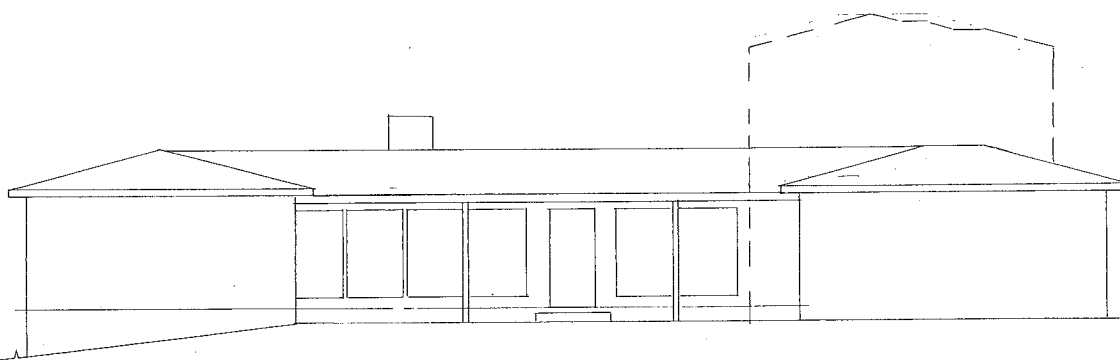
REVISED



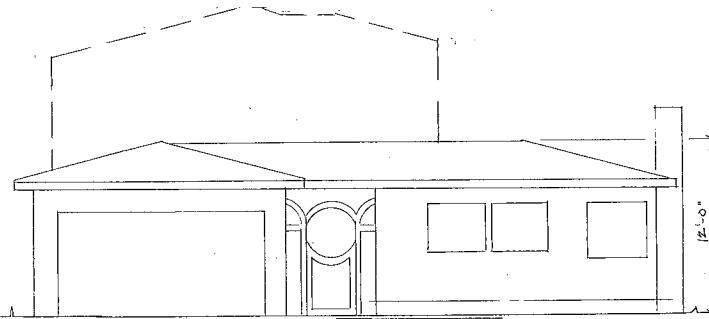
(E) REAR ELEVATION



(E) RIGHT ELEVATION



(E) LEFT ELEVATION



(E) FRONT ELEVATION

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

REVISIONS	BY
① 4.15.15	JMG

JMG
 Designer - Consultant - Planner
 JoAnn Medina Gann
 244 Fabens Street Berkeley, CA 94702
 Phone # (650) 469-9122
 Email: jmgann@jmg.com

(E) ELEVATIONS

Residential Addition:
Nagare Residence
 1812 Davis Drive
 Burlingame, California

Date 2.5.15
 Scale AS NOTED
 Drawn JMG
 Job 14080
 Sheet
 6
 Of 7 Sheets

