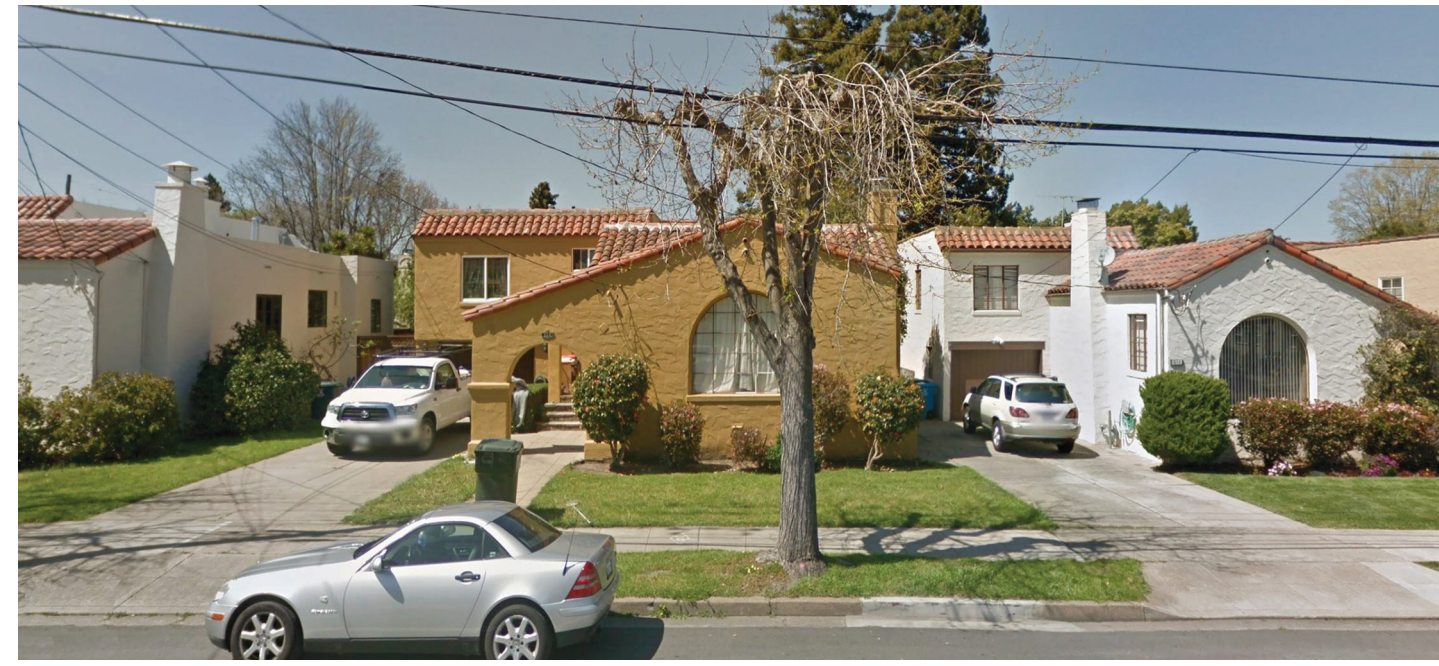




SUBJECT PROPERTY
520 HOWARD AVENUE



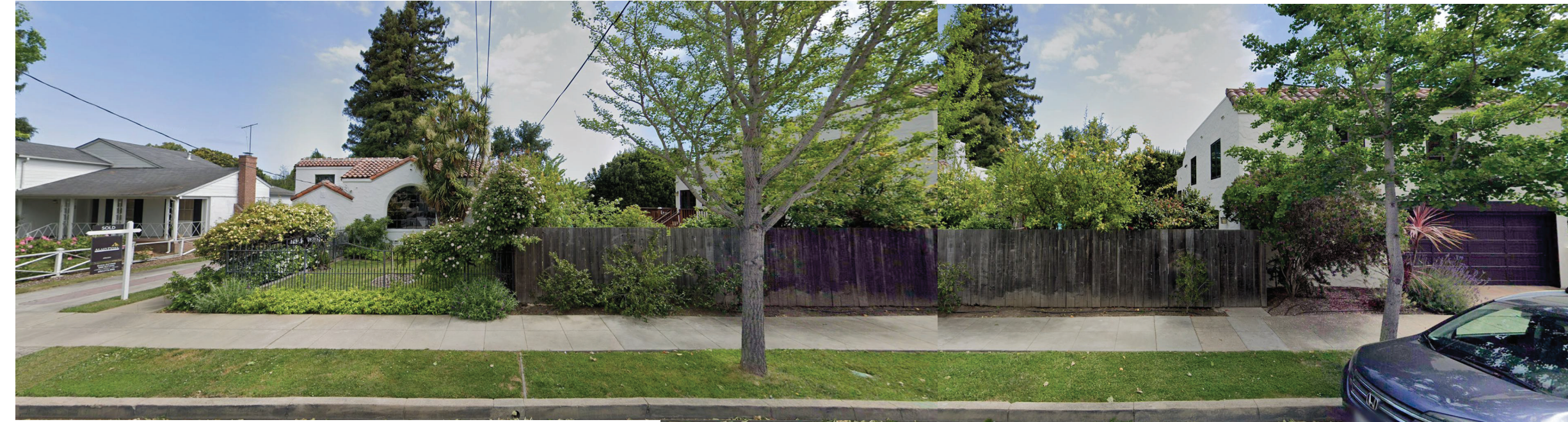
ADJACENT PROPERTY
516 HOWARD AVENUE



512 HOWARD AVENUE



212 CLARENDON ROAD



ADJACENT PROPERTY
208 CLARENDON ROAD

SUBJECT PROPERTY REAR YARD



SUBJECT PROPERTY
520 HOWARD AVENUE



PROPOSED DESIGN - REAR YARD VIEW

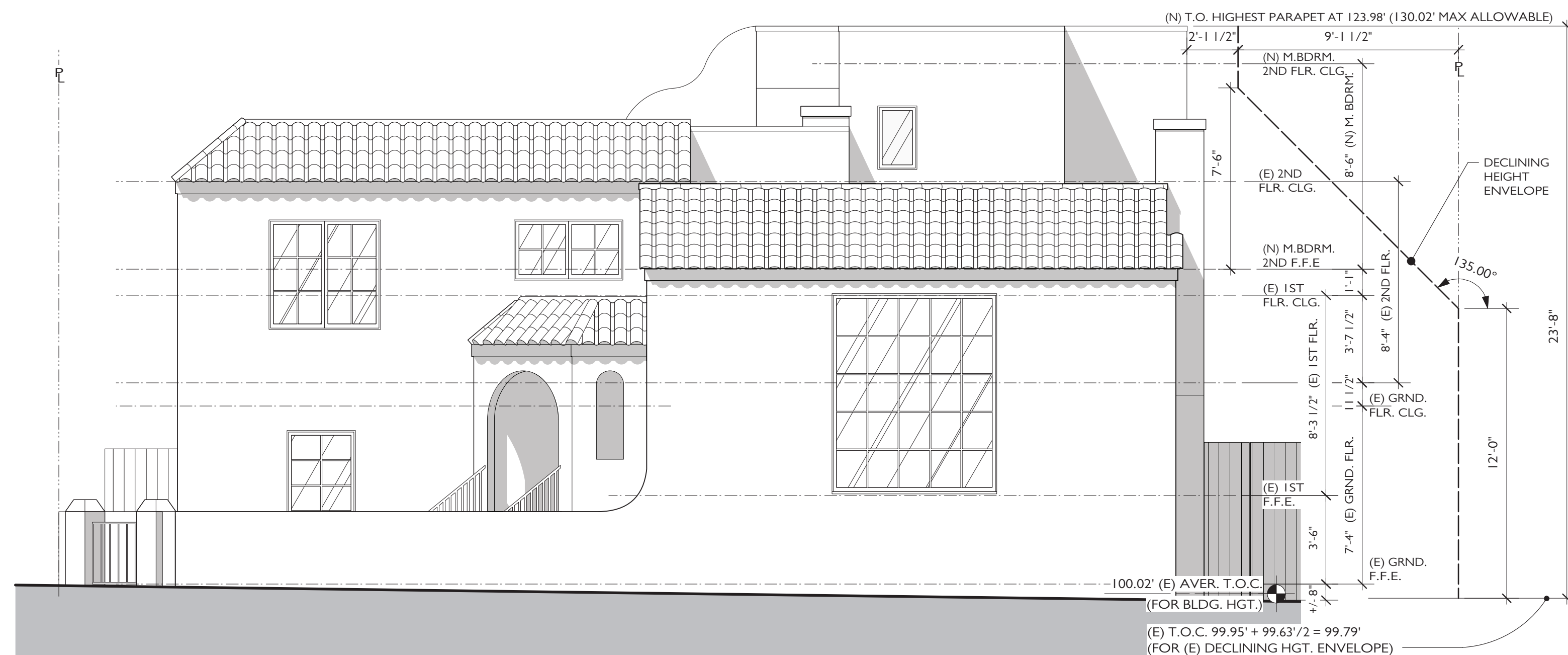
3
A0.1 EXISTING - BLOCK STREET VIEW
Scale: 1/4" = 1'-0"



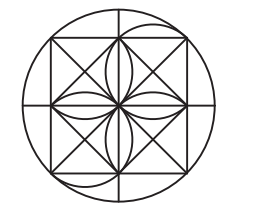
PROPOSED DESIGN - HOWARD AVE. VIEW



1
A0.1 NORTH (BACK) ELEVATION - PROPOSED
Scale: 1/4" = 1'-0"

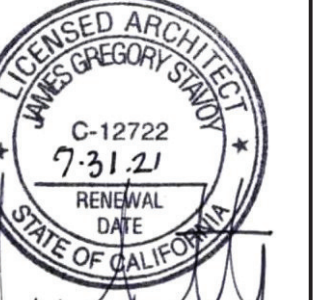


2
A0.1 SOUTH (FRONT) ELEVATION - PROPOSED
Scale: 1/4" = 1'-0"



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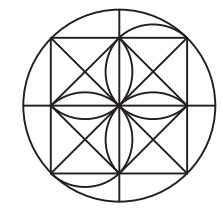
CONY/HACKOS RESIDENTIAL
REMODEL
520 HOWARD AVENUE
BURLINGAME, CA 94010

PARCEL APN# 029254200

STREET FACADE
PHOTOS & DECLINING
HGT. ENVELOPE

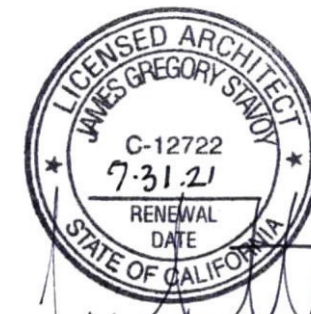
DATE:	ISSUE:	BY:
02.17.21	BLDG. PERMIT SUBMITTAL	png
02.22.21	PLANNING COMMISSION	png
09.21.21	DESIGN REVIEW	png
	RESPONSE TO COMMENTS	png

A0.1



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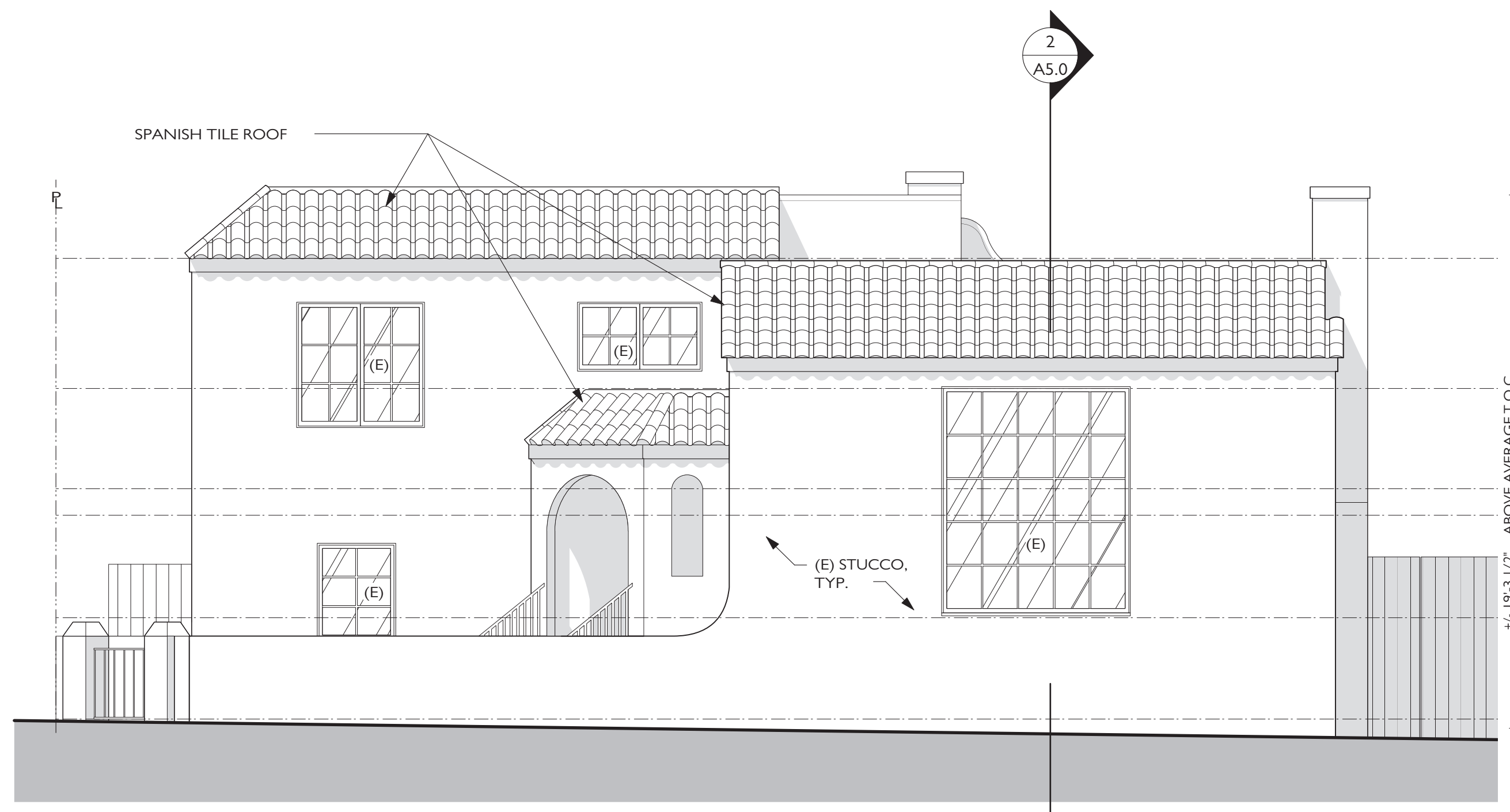
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REMODEL
520 HOWARD AVENUE
BURLINGAME, CA 94010

PARCEL APN# 029254200

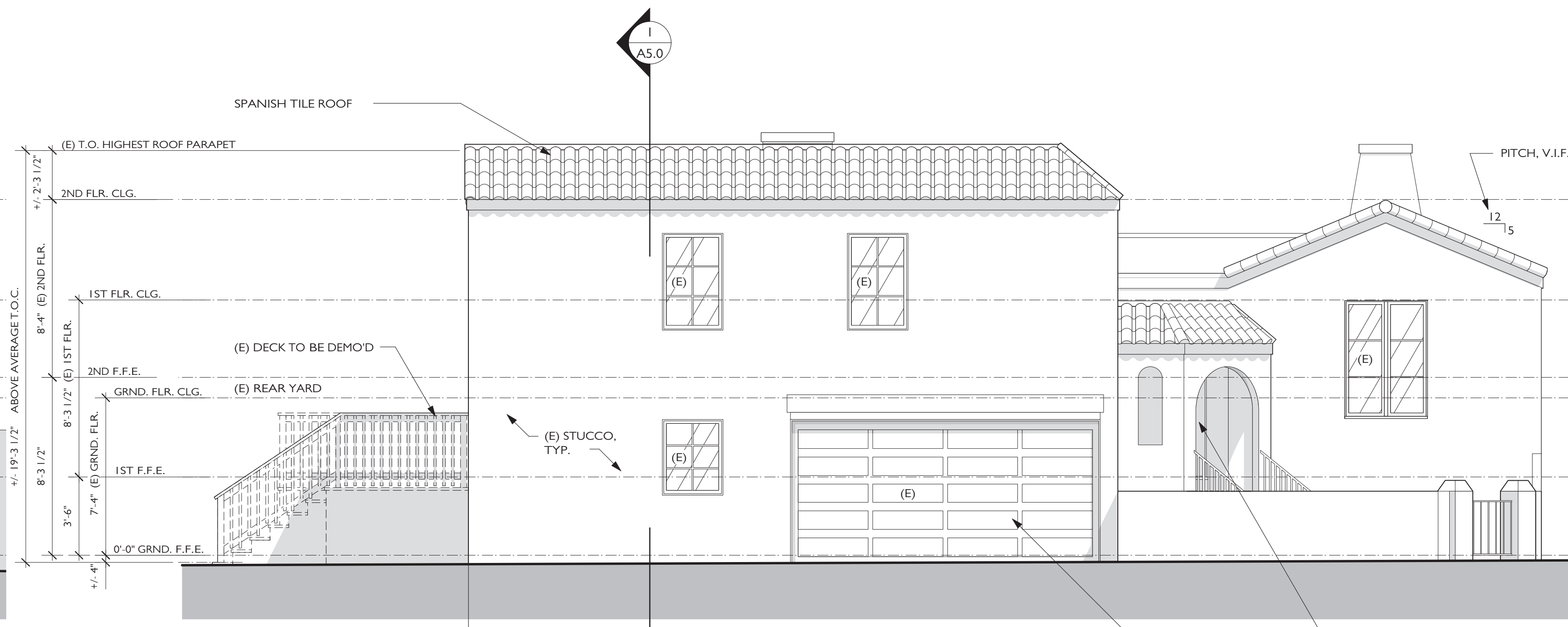
EXTERIOR
ELEVATIONS

DATE:	ISSUE:	BY:
02.17.21	BLDG. PERMIT SUBMITTAL	png
02.22.21	PLANNING COMMISSION	png
09.21.21	DESIGN REVIEW	png
	RESPONSE TO COMMENTS	png

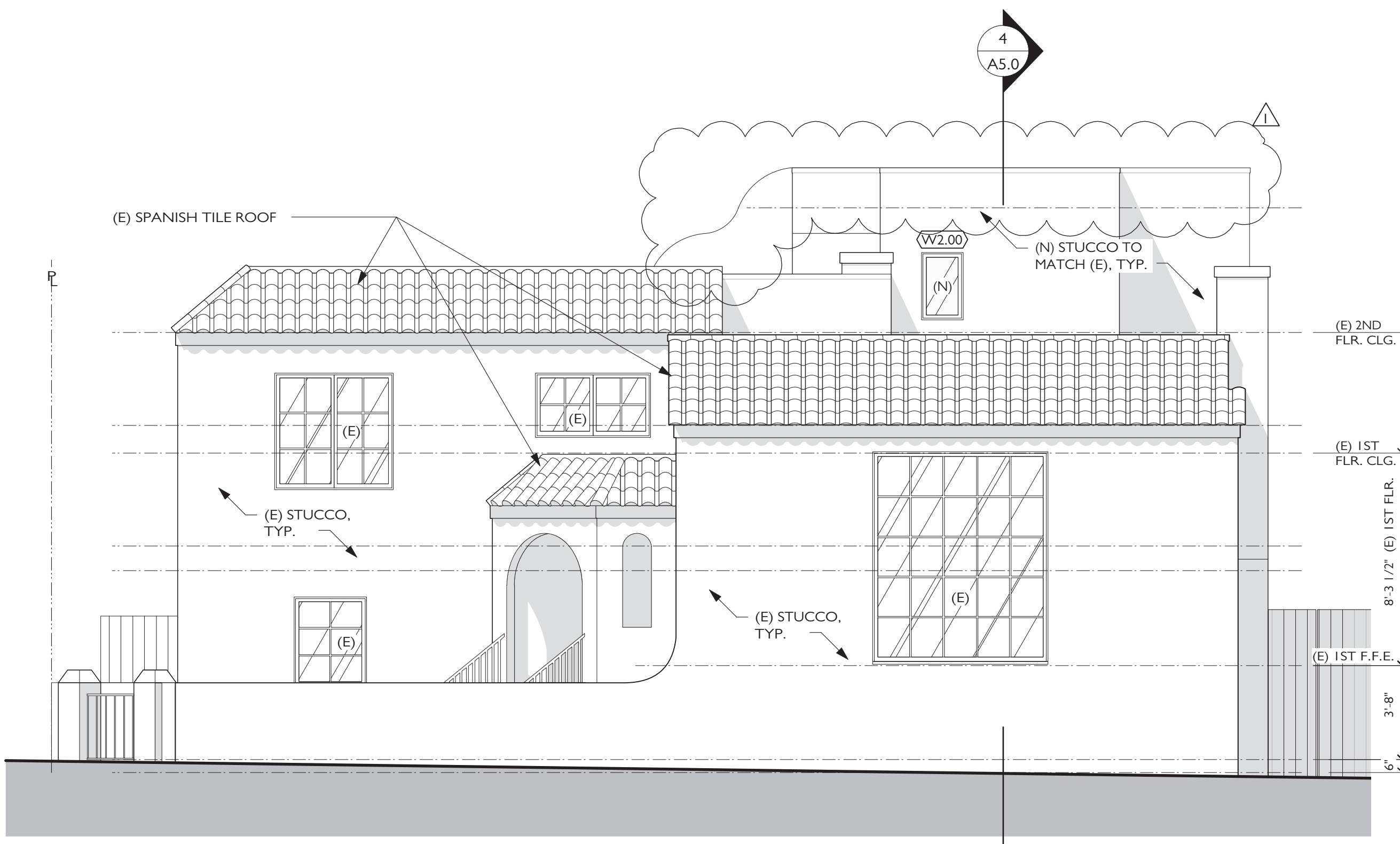
A4.0



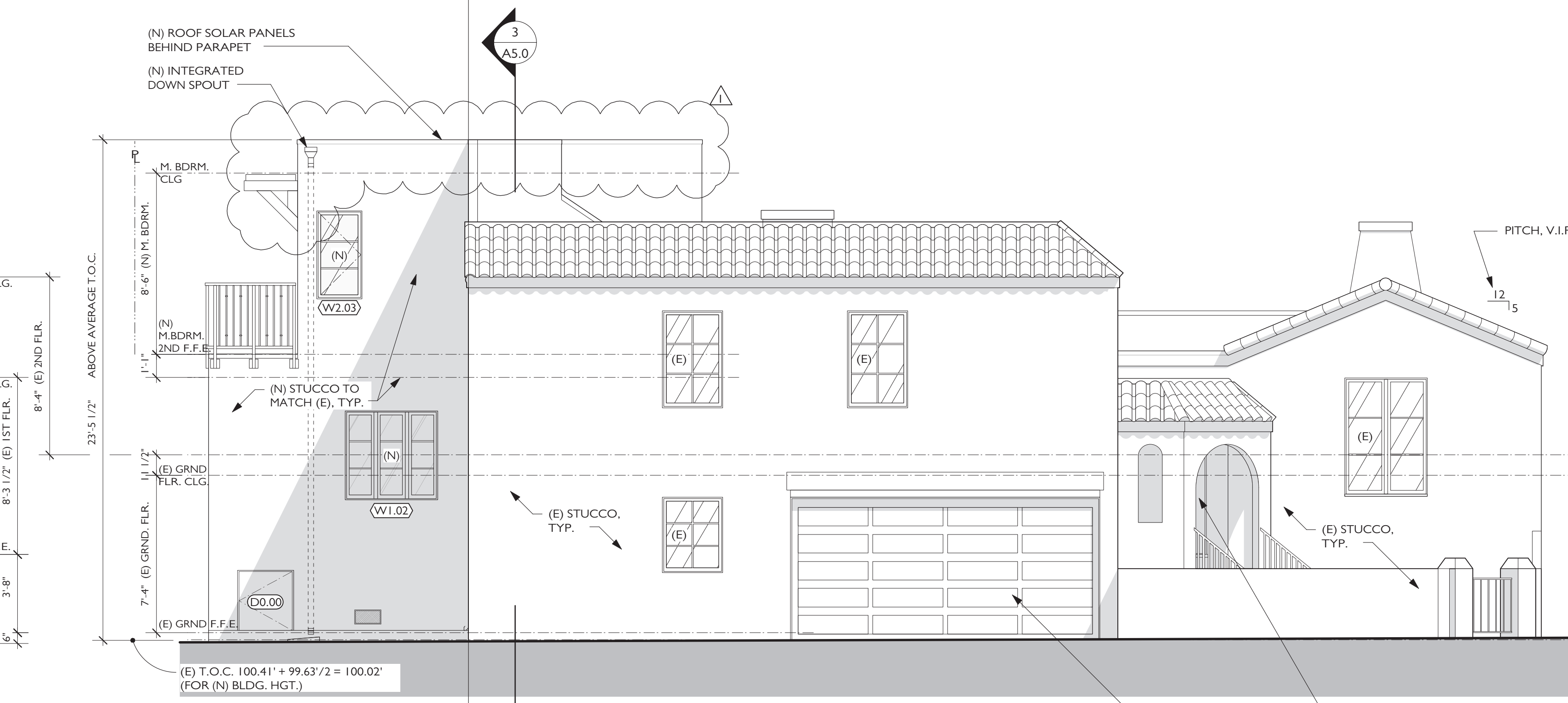
3 SOUTH (FRONT) ELEVATION - EXISTING/DEMO
Scale: 1/4" = 1'-0"



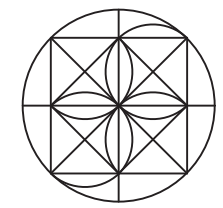
4 WEST (SIDE) ELEVATION - EXISTING/DEMO
Scale: 1/4" = 1'-0"



1 SOUTH (FRONT) ELEVATION - PROPOSED
Scale: 1/4" = 1'-0"



2 WEST (SIDE) ELEVATION - PROPOSED
Scale: 1/4" = 1'-0"



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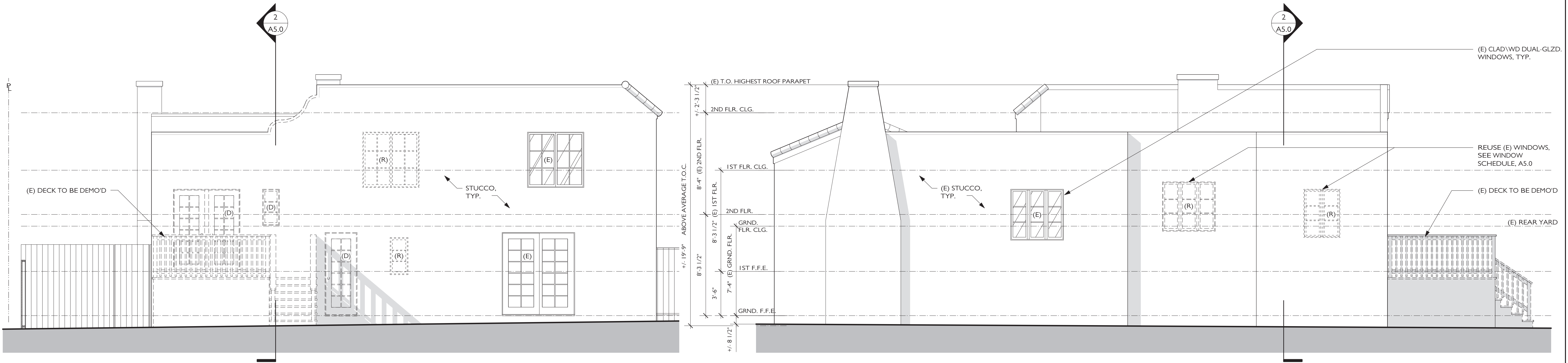
CONY/HACKOS RESIDENTIAL
REMODEL
520 HOWARD AVENUE
BURLINGAME, CA 94010

PARCEL APN# 029254200

EXTERIOR
ELEVATIONS

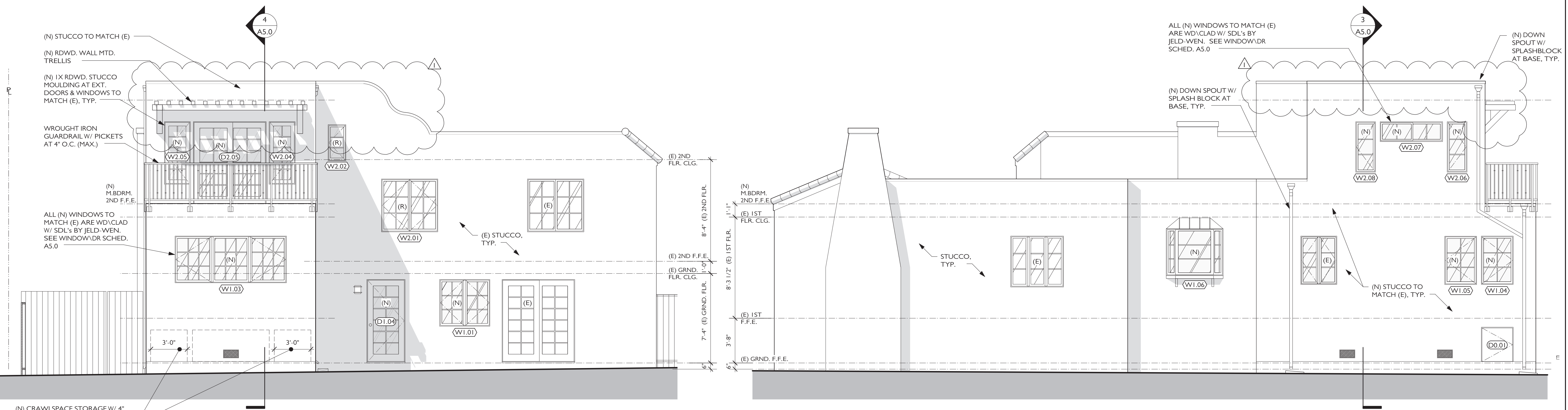
DATE: 02.17.21 02.22.21 09.21.21
ISSUE: BLDG. PERMIT SUBMITTAL DESIGN REVIEW RESPONSE TO COMMENTS
BY: pmg pmg pmg

A4.1



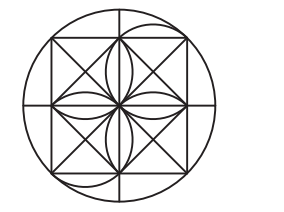
3 NORTH (BACK) ELEVATION - EXISTING\DEMO
Scale: 1/4" = 1'-0"

4 EAST (SIDE) ELEVATION - EXISTING\DEMO
Scale: 1/4" = 1'-0"



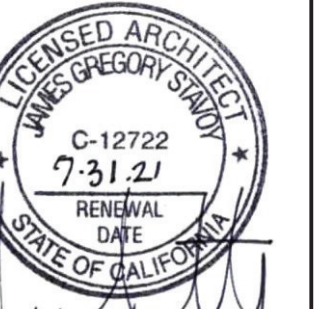
1 NORTH (BACK) ELEVATION - PROPOSED
Scale: 1/4" = 1'-0"

2 EAST (SIDE) ELEVATION - PROPOSED
Scale: 1/4" = 1'-0"



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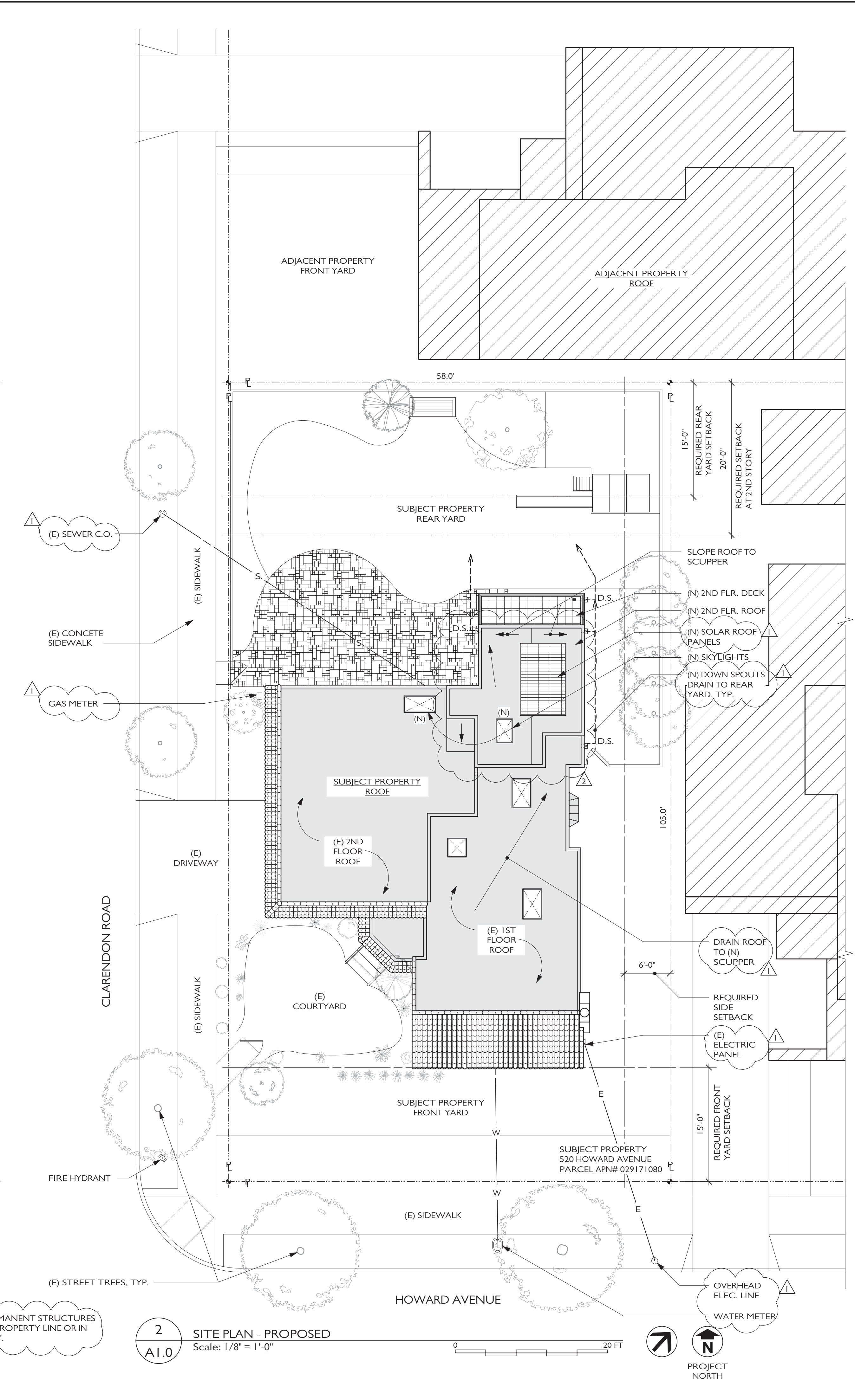
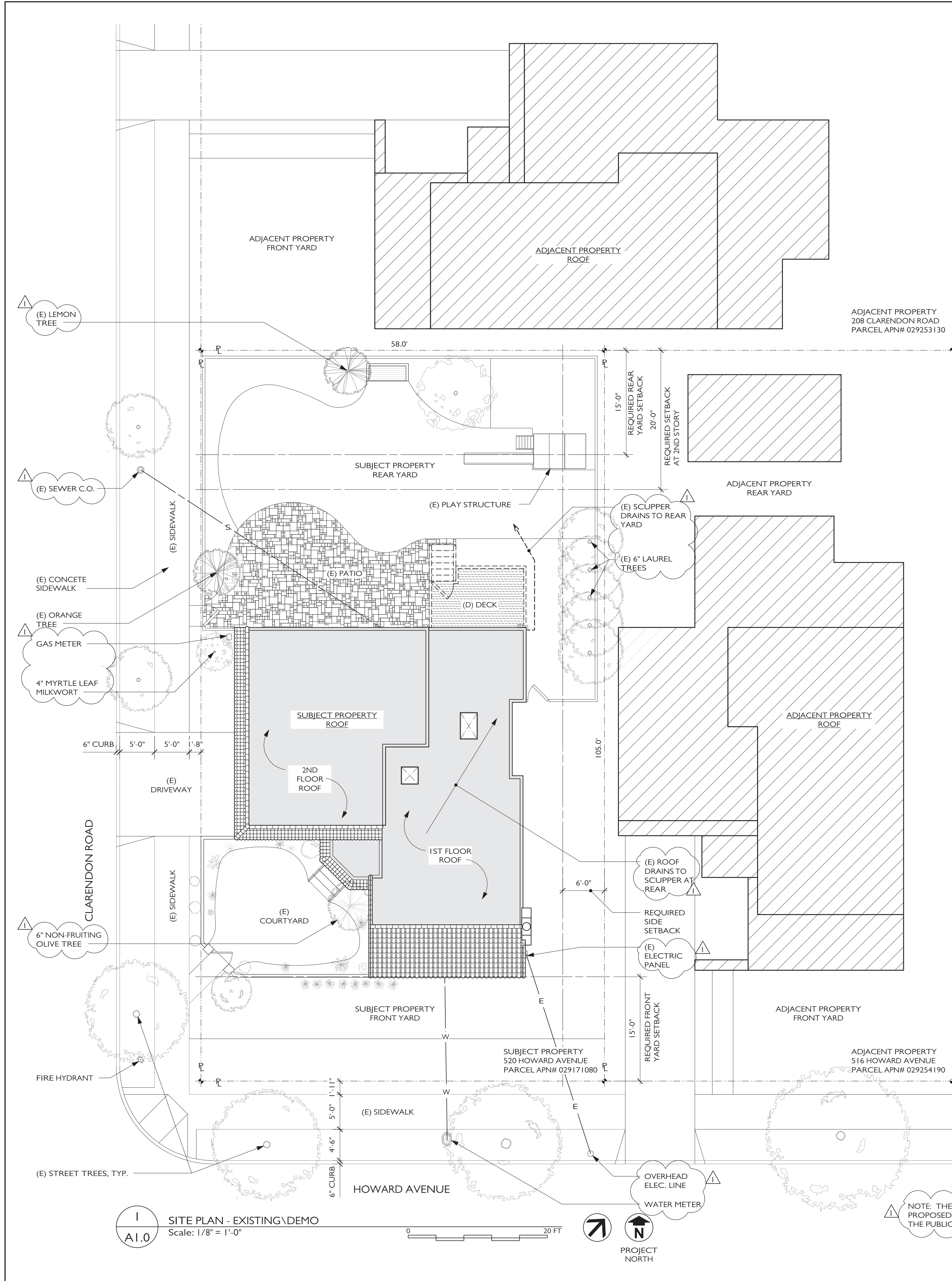
CONY/HACKOS RESIDENTIAL
REMODEL
520 HOWARD AVENUE
BURLINGAME, CA 94010

EXISTING\PROPOSED
SITE & ROOF PLAN

DATE: 02.17.21
ISSUE: BLDG. PERMIT SUBMITTAL
02.22.21 PLANNING COMMISSION
09.21.21 DESIGN REVIEW
09.21.21 RESPONSE TO COMMENTS

BY: [Signature]
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A1.0



CONY-HACKOS RESIDENCE
520 HOWARD AVENUE
BURLINGAME, CA 94010

REAR FACADE - ACROSS STREET VIEW



CONY-HACKOS RESIDENCE
520 HOWARD AVENUE
BURLINGAME, CA 94010

REAR FACADE - YARD VIEW



WINDOW SCHEDULE - 1ST FLR

UNIT #	ROOM	WIDTH	HEIGHT	HEAD AFF	MATERIAL	OPERATION	GLAZING	MFG	SPEC	COMMENTS
W1.01	PLAYRM-105	4'-0"	3'-10"	*	MATCH (E) BI-CSMNT	DBL-GLZD	JELD-WEN	-	-	-
W1.02	FAMILY-110	2'-10"	3'-10"	*	-	-	-	-	-	RESUSE (E) KITCHEN WINDOW 1.02
W1.03	FAMILY-110	1'-6"	3'-10"	*	BI-CSMNT	DBL-GLZD	JELD-WEN	-	-	LEFT CSMNT + FIXED + RT CSMNT
W1.04	FAMILY-110	2'-6"	3'-10"	*	CSMNT	DBL-GLZD	JELD-WEN	-	-	-
W1.05	FAMILY-110	2'-6"	3'-10"	*	CSMNT	DBL-GLZD	JELD-WEN	-	-	-
W1.06	KIT-108	-	3'-10"	*	MATCH (E) BAY	DBL-GLZD	JELD-WEN	-	-	CENTER WINDOW AT 4'-0"W + SIDE WINDOWS AT 1'-6"W, V.I.F. & W/ MFG.

NOTE: SEE SHEETS A2.1 AND A4.1 FOR LOCATION, TYP.

GENERAL ENERGY NOTES:

- A. HIGH DENSITY R-15 BATT INSULATION IN NEW EXTERIOR WALLS & NEW ADDITION WALLS TO GARAGE
- B. R-30 BATT INSULATION IN NEW ROOF
- C. R-19 BATT INSULATION IN NEW FLOOR
- D. NEW GLAZING W/ MAX. U-FACTOR/SHGC OF 0.30/0.40 EXCEPT FOR THE TWO REUSED UNITS, SEE WINDOW SCHEDULE
- E. NO CHANGE TO MECHANICAL EXCEPT FOR DUCTS EXTENDED LESS THAN 40 LINEAR FEET.

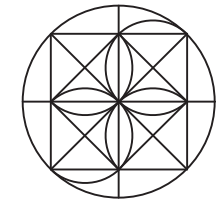
WINDOW SCHEDULE - 2ND FLR

UNIT #	ROOM	WIDTH	HEIGHT	HEAD AFF	MATERIAL	OPERATION	GLAZING	MFG	SPEC	COMMENTS
W2.00	M.BATH-205	1'-6"	2'-6"	6'-8"	WDCLAD SDSL	CSMNT	DBL-GLZD	JELD-WEN	-	-
W2.01	M.BDRM-206	-	-	-	WDCLAD SDSL	CSMNT	-	-	-	REUSE (E) WINDOW 2.01 (ADJUST PER PLAN)
W2.02	M.BDRM-206	1'-4"	2'-10"	*	WDCLAD SDSL	CSMNT	-	-	-	REUSE (E) WINDOW 1.01
W2.03	M.BDRM-206	2'-0"	4'-0"	*	WDCLAD SDSL	CSMNT	DBL-GLZD	JELD-WEN	-	-
W2.04	M.BDRM-206	2'-0"	5'-0"	*	WDCLAD SDSL	CSMNT	DBL-GLZD	-	-	-
W2.05	M.BDRM-206	2'-0"	5'-0"	*	WDCLAD SDSL	CSMNT	DBL-GLZD	JELD-WEN	-	-
W2.06	M.BDRM-206	1'-6"	4'-0"	*	WDCLAD SDSL	CSMNT	DBL-GLZD	JELD-WEN	-	-
W2.07	M.BDRM-206	5'-0"	1'-6"	*	WDCLAD SDSL	FIXED	DBL-GLZD	JELD-WEN	-	-
W2.08	M.BDRM-206	1'-6"	4'-0"	*	WDCLAD SDSL	CSMNT	DBL-GLZD	JELD-WEN	-	-
SL1.00	DIN.RM-102	2'-6"	4'-0"	*	WDCLAD SDSL	OPER.	DBL-GLZD	-	-	-
SL2.00	M.BATH-205	2'-0"	3'-0"	*	WDCLAD SDSL	OPER.	DBL-GLZD	-	-	-

DOOR SCHEDULE

UNIT #	ROOM	WIDTH	HEIGHT	HEAD AFF	MATERIAL	OPERATION	GLAZING	MFG	SPEC	COMMENTS
D0.00	CRAWL SP.	-	-	V.I.F.	WD	BI-SWING	-	-	SOLID	CRAWL SPACE BENEITH FAMILY RM. 110. DR WIDTH = WIDTH OF FIX'D DR. 1.05 ABOVE
D0.01	CRAWL SP.	-	-	V.I.F.	WD	BI-SWING	-	-	SOLID	CRAWL SPACE BENEITH FAMILY RM. 110. DR. WIDTH = WIDTH OF FIX'D DR. 1.06 ABOVE
D0.02	CRAWL SP.	-	-	V.I.F.	WD	BI-SWING	-	-	SOLID	CRAWL SPACE BENEITH FAMILY RM. 110. DR. WIDTH = WIDTH OF WIND. 1.02 ABOVE
D1.00	DINING-102	6'-0"	6'-8"	6'-8"	WD	BI-POCKET	-	-	SINGLE-PANEL	MATCH (E)
D1.01	GARAGE-103	2'-8"	-	-	WD	SWING	-	-	SOLID	20MIN. FIRE RATED W/ CLOSER.
D1.02	MUD RM.-107	3'-6"	-	-	WD	BI-SWING	-	-	SINGLE-PANEL	MATCH (E)
D1.03	FWDR.-106	2'-0"	-	-	WD	POCKET	-	-	SINGLE-PANEL	MATCH (E)
D1.04	MUD RM.-107	3'-0"	-	-	WD/GL	SWING	DBL-GLZD	JELD-WEN	-	EXTERIOR SWINGING DOOR
D2.01	M.BATH-205	2'-2"	-	-	GL	SWING	TEMPR D	-	-	-
D2.02	M.BATH-205	2'-0"	-	-	WD	SWING	-	-	-	BARN DOOR SLIDER
D2.03	M.BDRM-206	5'-0"	-	-	WD	BI-FOLD	-	-	-	-
D2.04	M.BATH-206	2'-8"	-	-	WD	SWING	-	-	-	BARN DOOR SLIDER
D2.05	M.BDRM-206	5'-10"	-	-	WD/GL	SLIDER	-	JELD-WEN	-	RESUSE (E) DOOR 2.05, IN (E) PLAYROOM - 105

NOTE: VERIFY SPECS W/ OWNER AND REUSE (E) DOORS WHERE POSSIBLE.



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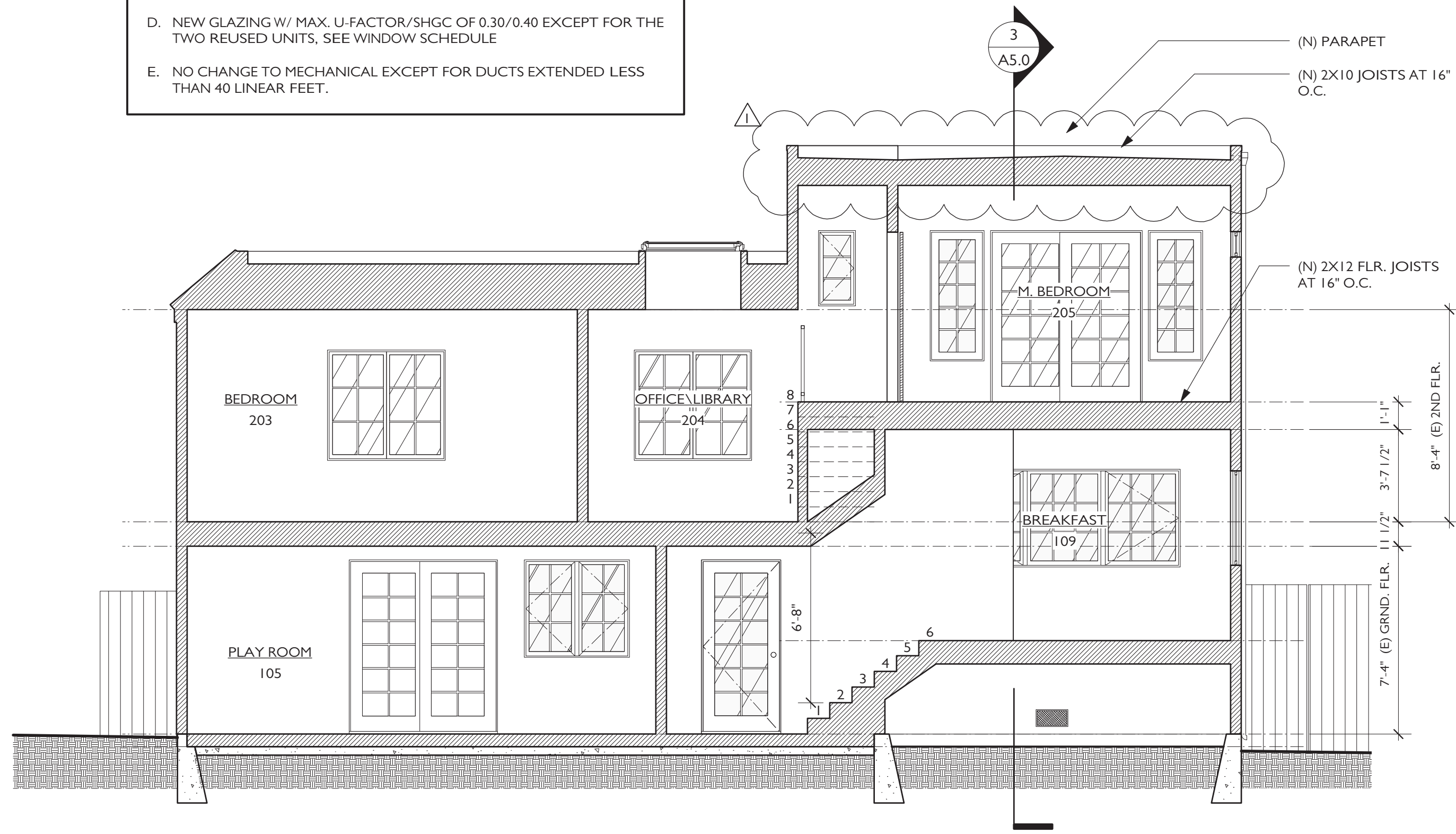


CONY/HACKOS RESIDENTIAL
REMODEL
520 HOWARD AVENUE
BURLINGAME, CA 94010
PARCEL APN# 029254200

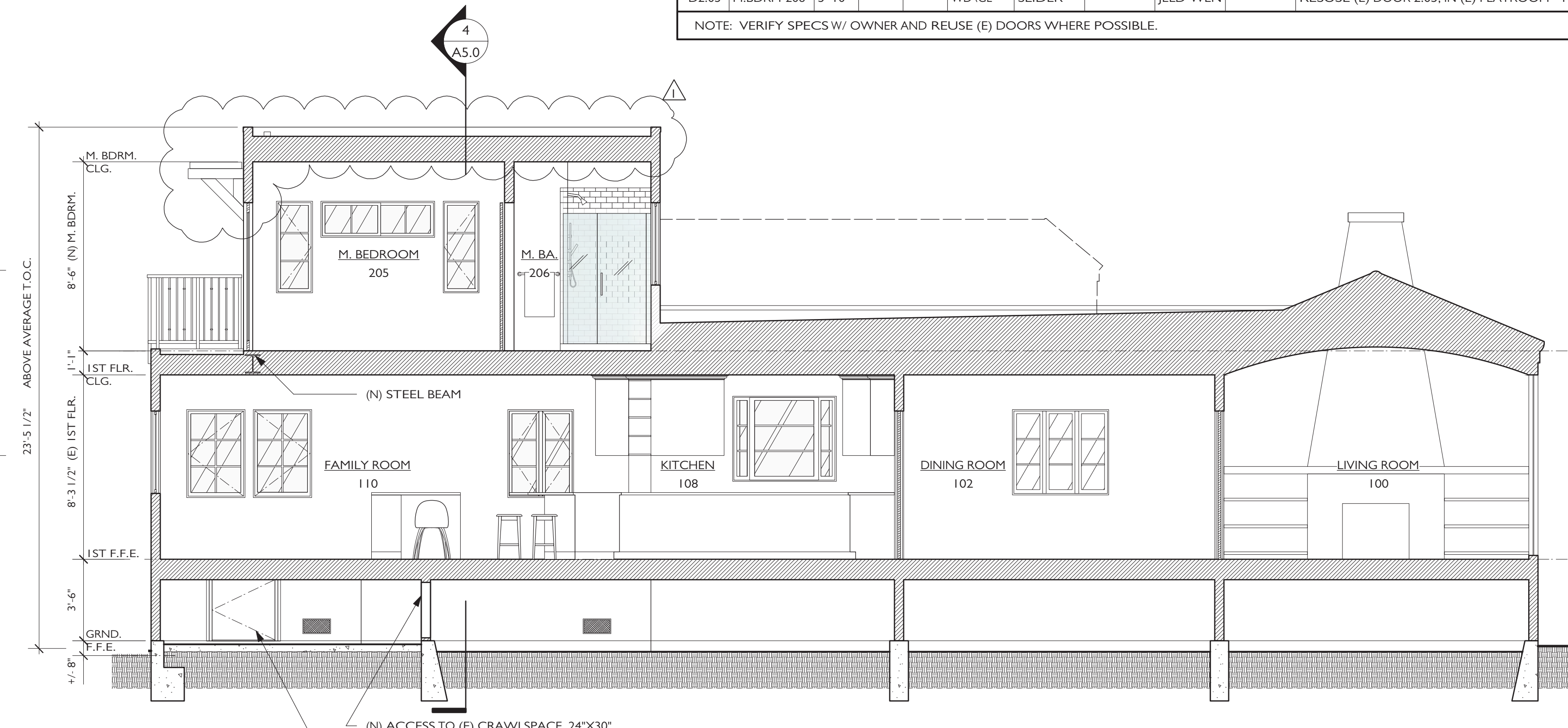
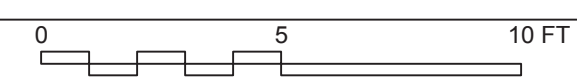
EXISTING\DEMO &
PROPOSED
SECTIONS, WINDOW
DOOR SCHEDULE

DATE	ISSUE	BY
02.17.21	BLDG. PERMIT SUBMITTAL	png
02.22.21	PLANNING COMMISSION	png
09.21.21	DESIGN REVIEW	png
	RESPONSE TO COMMENTS	png

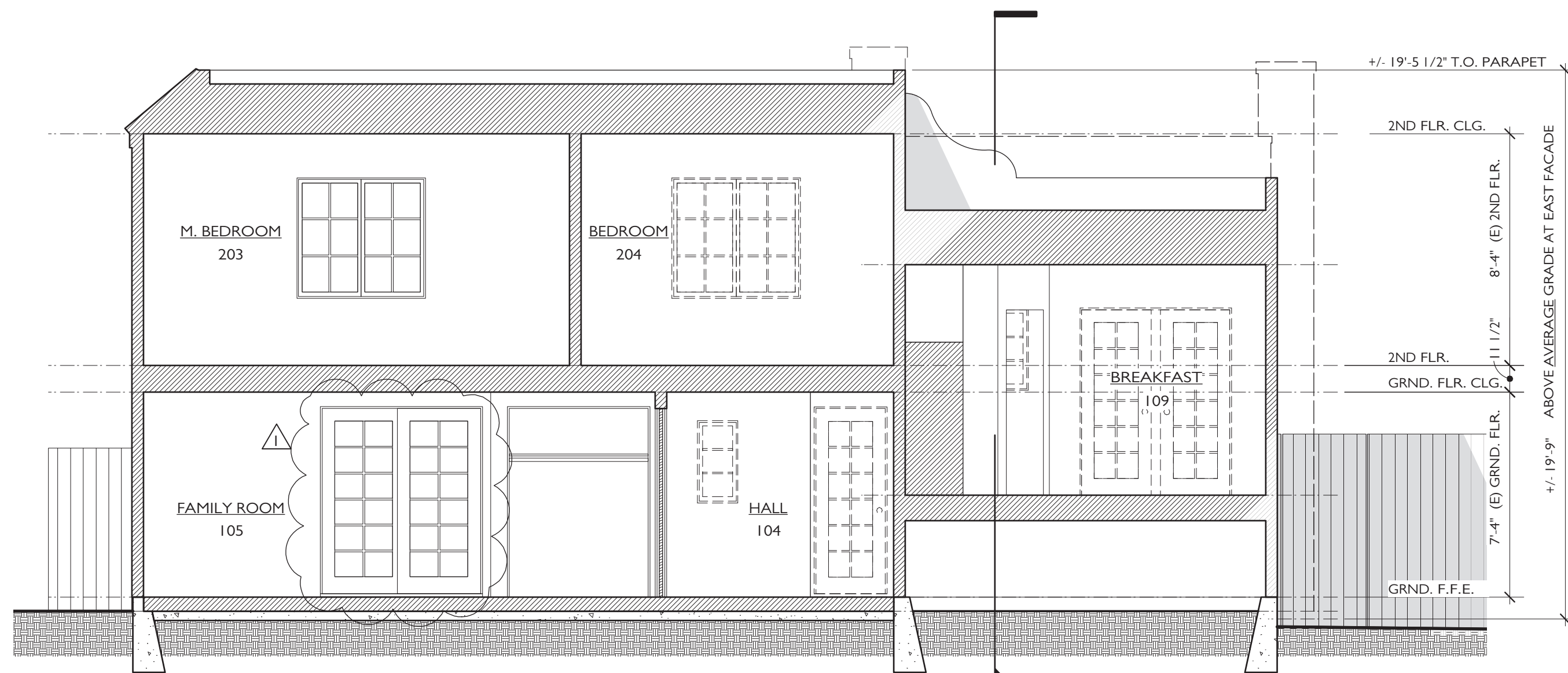
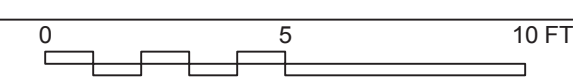
A5.0



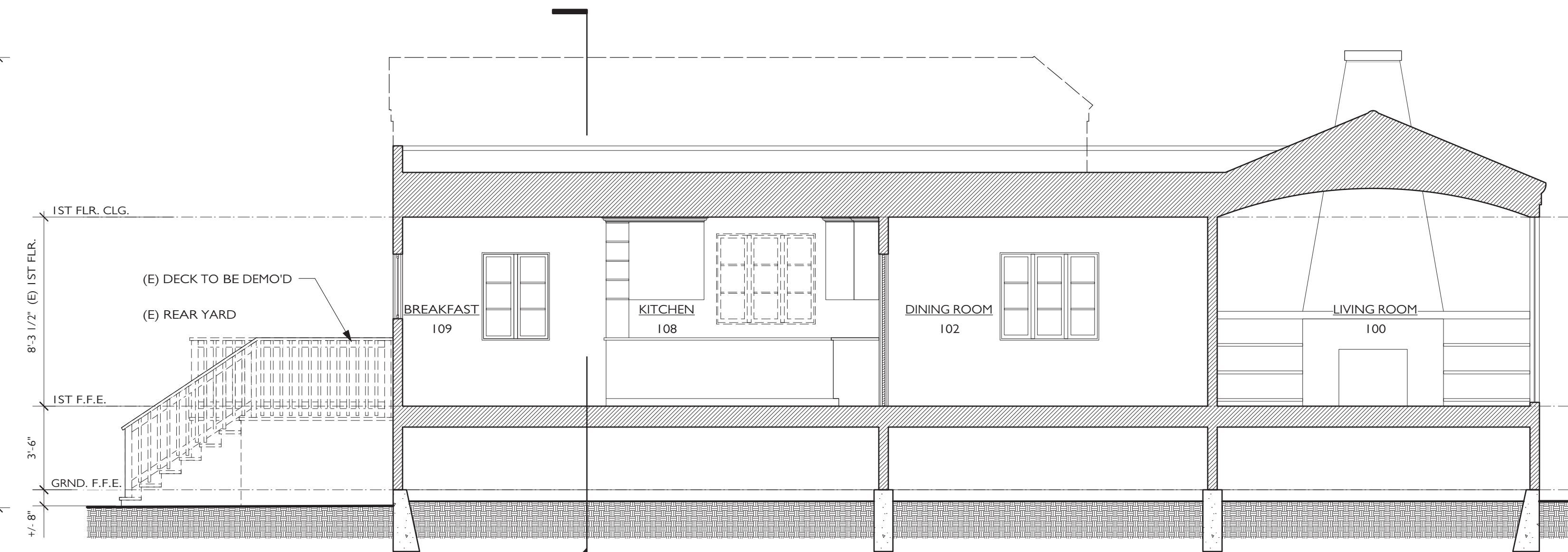
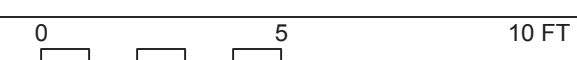
3
A5.0
TRANSVERSE SECTION - PROPOSED
Scale: 1/4" = 1'-0"



4
A5.0
LONGITUDINAL SECTION - PROPOSED
Scale: 1/4" = 1'-0"



1
A5.0
TRANSVERSE SECTION - EXISTING\DEMO
Scale: 1/4" = 1'-0"



2
A5.0
LONGITUDINAL SECTION - EXISTING\DEMO
Scale: 1/4" = 1'-0"

