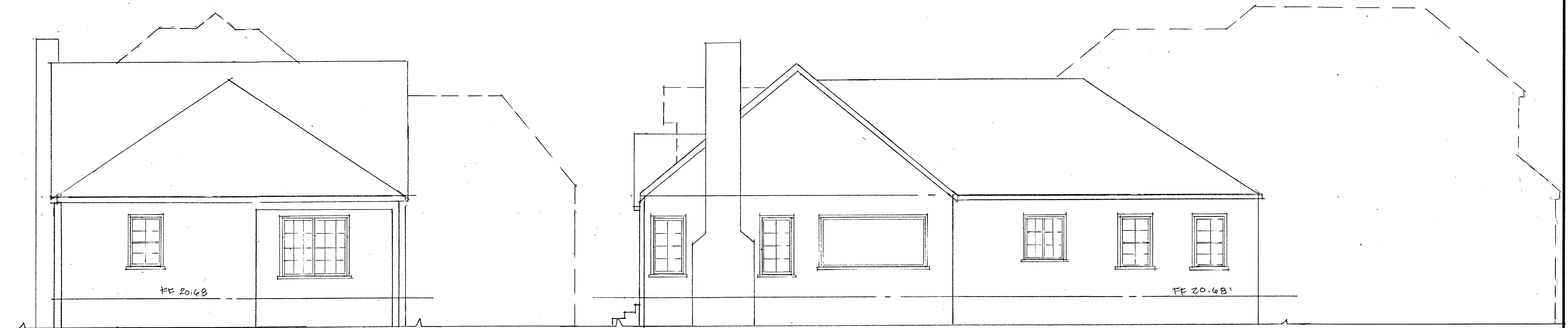
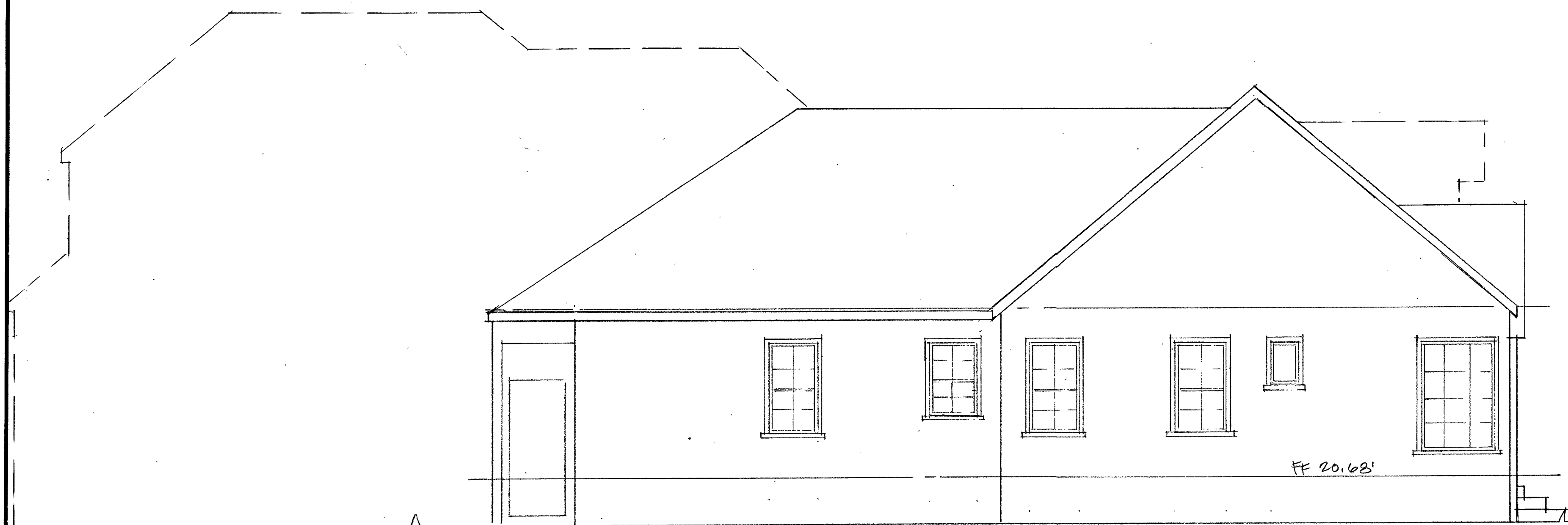


REVISIONS	BY
① 4.15.19	JMG
② 6.19.19	JMG
JMG Design ~ Consultant ~ Planner JoAnn Madetra Gann Phone # (650) 464-9182 Email: jmadetra18@aol.com	
PROPOSED LEFT/REAR ELEVATIONS	
Residential Addition: Horan Residence 503 Howard Avenue Burlingame, California	
Date	9.9.19
Scale	AS NOTED
Drawn	JMG
Job	1302P
Sheet	5
Of	9 Sheets

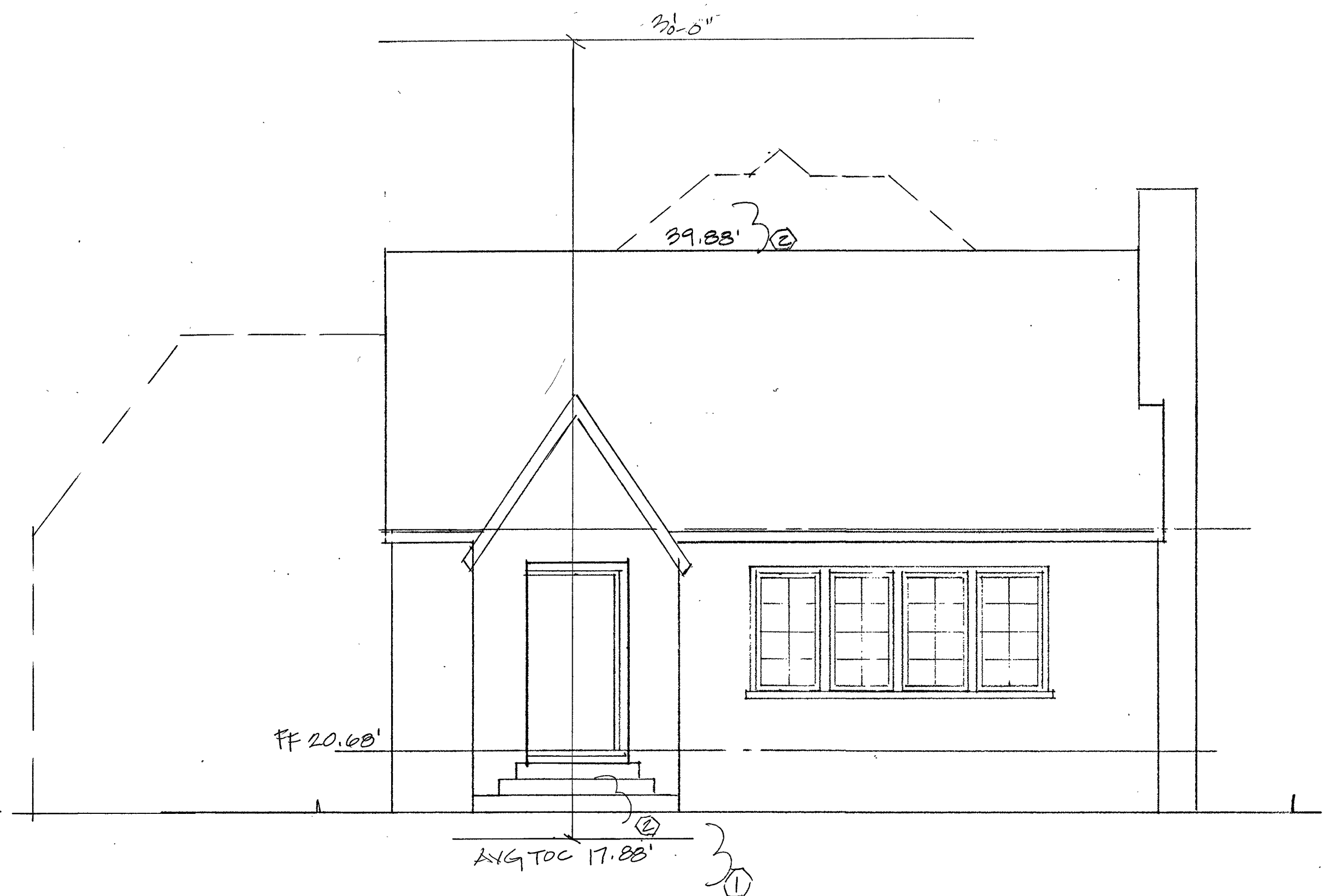


EX REAR ELEVATION

EX RIGHT ELEVATION



EX LEFT ELEVATION



EX FRONT ELEVATION

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

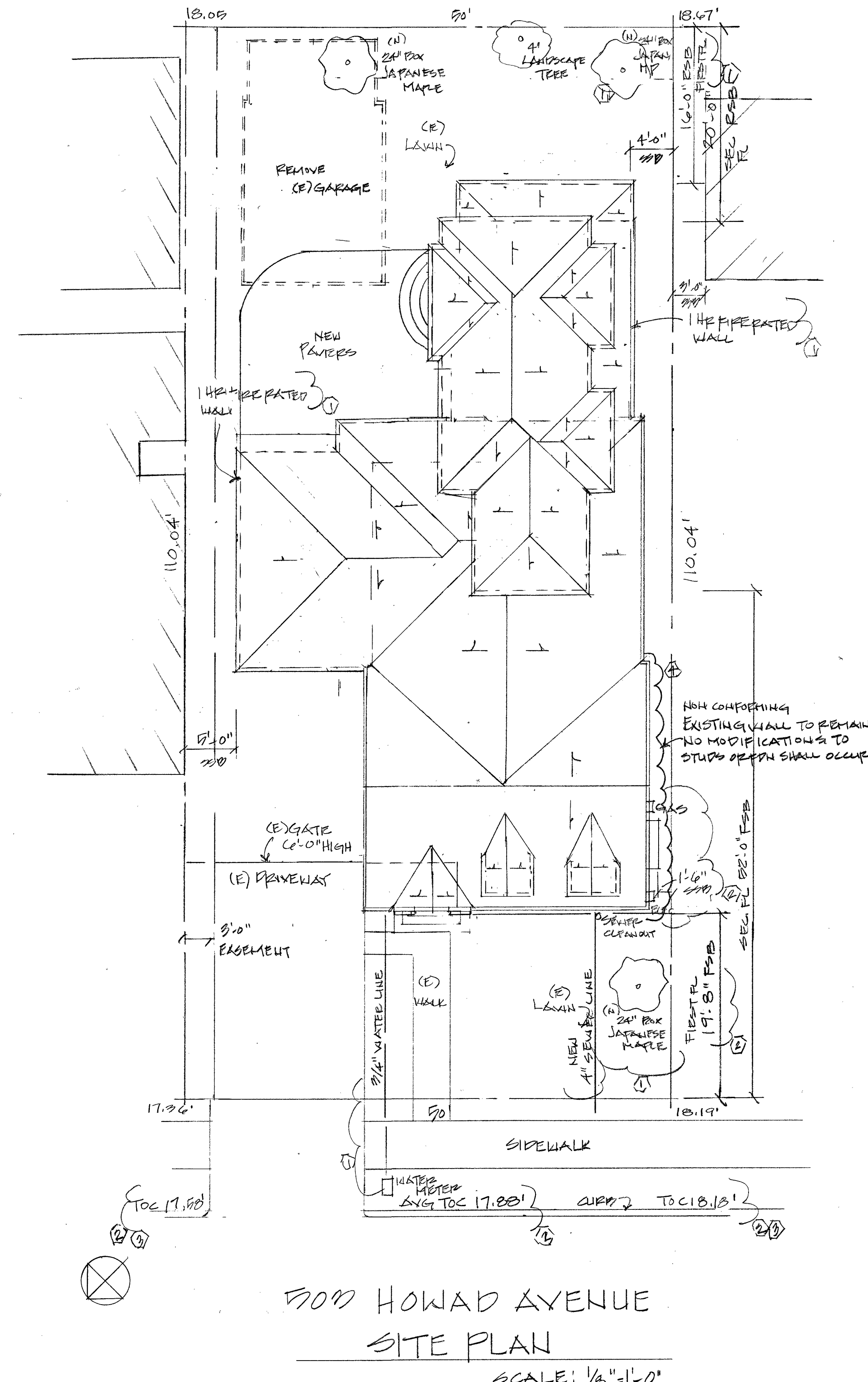
REVISIONS	BY
① 4.17.19	JMG
② 6.18.19	JMG

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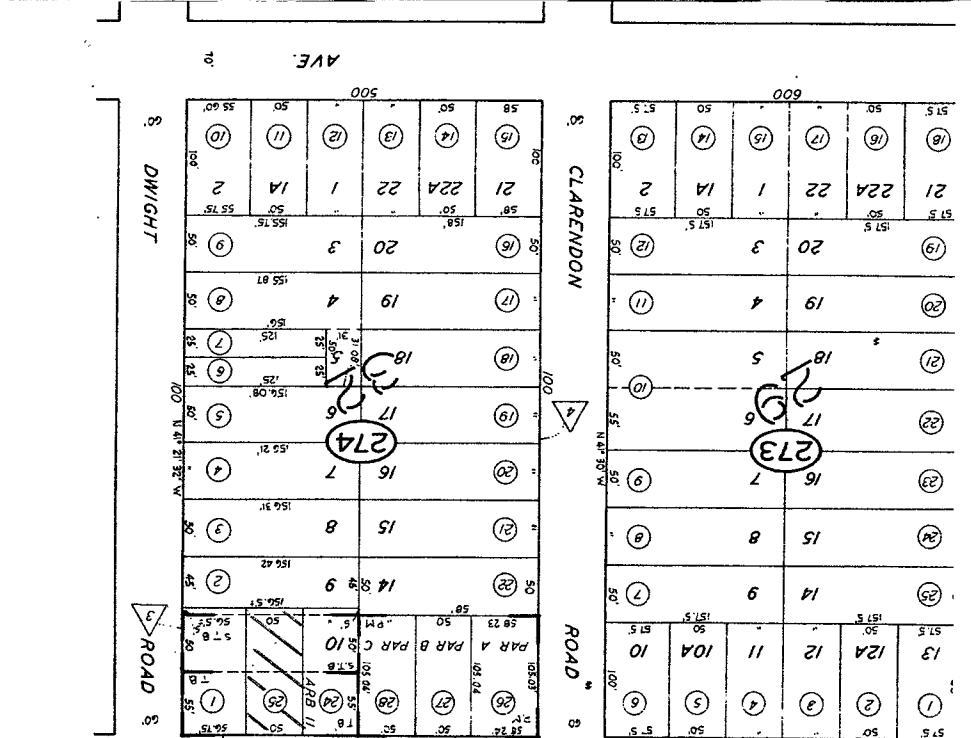
(E) ELEVATIONS

Residential Addition:
Horan Residence
503 Howard Avenue
Burlingame, California

Date
Scale AS NOTED
Drawn JMG
Job 1802B
Sheet 7
Of 9 Sheets



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



Alcon Engineering
650-308-5228

Steve Devich, C.E., L.S.

Ms. Jo Ann Gann
Horan Residence
503 Howard Ave.
Burlingame, CA

Re: 503 Howard Ave.
APN: 029-275-250
Spot Elevations

February 18, 2019

Dear Ms. Gann:

Per the your request, we have completed our elevation survey of 503 Howard Ave. Reference elevation is City of Burlingame Benchmark #18, top of northeasterly curb at the intersection of Howard Ave. and Dwight Rd. (Elev. = 16.456', NGVD 29)

The results of our survey follow below:

Property Corners:	Elevations (ft)
Front Left	17.36
Front Right	16.19
Rear Left	16.05
Rear Right	16.67

20' Setbacks:	Elevations (ft)
Front Left	17.44
Front Right	16.22
Rear Left	17.60
Rear Right	17.65

Top-of-Curb Prolongation from Front Property Corners:	Elevations (ft)
Front Left	17.58
Front Right	16.18

House Corners:	Elevations (ft)
Front Left	17.69
Front Right	16.23
Rear Left	17.77
Rear Middle	17.86
Rear Right	17.58

House Finish Floor:	Elevations (ft)
Building Finish Floor (FF) Front	20.68
Building Finish Floor (FF) Rear	17.66

1125 Byron Street, Palo Alto, CA 94302

"Construction Hours"
Weekdays: 8:00 a.m. - 7:00 p.m.
Saturdays: 9:00 a.m. - 6:00 p.m.
Sundays and Holidays: No Work Allowed
(See City of Burlingame Municipal Code, Section 18.07.110 for details.)

(See City of Burlingame Municipal Code, Section 13.04.100 for details.)

Construction hours in the City Public right-of-way are limited to weekdays and non-City Holidays between 8:00 a.m. and 5:00 p.m.

Note: Construction hours for work in the public right of way must now be included on the plans.

DRAINAGE:

SURFACE DRAINS SHALL BE DEVERTED TO STORM SEWER CONVEYANCE OR OTHER APPROVED POINT OF COLLECTION, NOT CREATE A HAZARD. LOT SHALL BE GRADED TO DRAIN AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MIN. OF 6" WITHIN THE FIRST 10 FEET EXISTING DOWNSLOPES TO 2 FT CONCRETE SPASH BLOCK FLOWING AWAY FROM FOUNDATION AND NEIGHBORS PROPERTY.

NEW FURNACE IN ATTIC

LANDSCAPE TO REMAIN

PUBLIC WORKS:

REPLACE ALL CURB, GUTTER AND SIDEWALK FRONTING THE SITE. PLUG ALL EXISTING SANITARY SEWER LATERAL CONNECTIONS AND INSTALL A NEW 4" LATERAL. ALL WATER LINE CONNECTIONS TO CITY WATER MAINS FOR SERVICES OR FIRE LINE ARE TO BE INSTALLED PER CITY STANDARD PROCEDURES AND SPECIFICATION, AND ANY OTHER UNDERGROUND UTILITY WORKS WITHIN CITY'S RIGHT-OF-WAY AN ENCROACHMENT PERMIT WILL BE REQUIRED FOR THESE ITEMS.

SITE INFORMATION			
PROPERTY ADDRESS	503 HOWARD AVENUE		
SITE AREA	5,500 S.F.		
ASSESSORS PARCEL NUMBER	029-274-250		
ZONE DISTRICT	R-1		
OCCUPANCY GROUP	R3/U		
CONSTRUCTION TYPE	V/N		
NUMBER OF STORIES	ONE STORY		

BUILDING SITE COVERAGE			
FIRST FLOOR	1,320.9 SF	517.4 SF	1,838.3 SF
SECOND FLOOR		591.9 SF	591.9 SF
GARAGE	(313.3) SF	229 SF	229 SF
TOTAL	1,320.9 SF	1,338.3 SF	2,659.2 SF

FRONT PORCH (200 SF EXEMPT)	41.9 SF
(32 x 5,500) +1100 = 2,860 MAX FAR	
LOT COVERAGE	2,109.2 SF
40% MAX 2,200 SF	88.3%

APPLICABLE CODES AND REGULATIONS

California Residential Code 2016 (CBC)
California Building Code 2016 (CBC)
California Fire Code 2016 (CFC)
California Plumbing Code 2016 (CPC)
California Electrical Code 2016 (CEC)
California Mechanical Code 2016 (CMC)
California Energy Code 2016 (CEC)
California Green Building Standards Code 2016 (CALGreen)
All other state & local ordinances & regulations

FIRE RESISTIVE CONSTRUCTION:

ONE-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION FOR THE UNDERSIDE OF THE GARAGE EAVES THAT ARE BETWEEN 2 TO 5 FEET FROM THE PROPERTY LINE FOR NON FIRE SPRINKLER BUILDINGS. 2016 CBC TABLES R302.1 (1) AND R302.1 (2)

PROJECTIONS FOR OPTIONS THAT WOULD ALLOW YOU NOT TO FIRE RATE THE UNDERSIDE OF THE EAVES. PERMITS THE UNDERSIDE OF THE EAVE TO BE REDUCED TO 0 HOURS IF SOLID BLOCKING IS PROVIDED FROM WALL TOP PLATE TO UNDERSIDE OF THE ROOF SHEATHING. NO EAVE OVERHANG ALLOWED WITHIN 2 FEET OR LESS FROM THE PROPERTY LINE.

ONE-HOUR FIRE RESISTIVE CONSTRUCTION FOR EXTERIOR WALLS LESS THAN 5 FEET FROM PROPERTY LINE WITHOUT FIRE SPRINKLERS AND LESS THAN 3 FEET FROM PROPERTY LINE WITH FIRE SPRINKLERS.

WALL SHALL BE ONE-HOUR RATED ON BOTH SIDES. 5/8" TYPE 'X' DENGLOSS OVER THE EXTERIOR SHEAR PRIOR TO INSTALLATION OF SHINGLE SIDING, AND 5/8" TYPE 'X' DRY WALL ON THE INSIDE OF THE WALLS WITHIN 5 FEET FROM THE PROPERTY LINE.

ANY HIDDEN CONDITIONS THAT REQUIRE WORK TO BE PERFORMED BEYOND SCOPE OF THE BUILDING PERMIT ISSUED FOR THESE PLANS MAY REQUIRE FURTHER CITY APPROVALS INCLUDING REVIEW BY THE PLANNING COMMISSION.

WHEN ADDITIONS, ALTERATIONS OR REPAIRS WITHIN ANY TWELVE MONTH PERIOD EXCEED FIFTY PERCENT OF THE CURRENT REPLACEMENT VALUE OF THE EXISTING BUILDING OR STRUCTURE, AS DETERMINED BY THE BUILDING OFFICIAL, SUCH BUILDING OR STRUCTURE SHALL BE MADE IN ITS ENTIRETY TO CONFORM WITH THE REQUIREMENTS FOR NEW BUILDINGS OR STRUCTURES.

GRADING PERMIT, IF REQUIRED, WILL BE OBTAINED FROM THE DEPARTMENT OF PUBLIC WORKS.

THIS PERMIT REQUIRED A STORM WATER CONSTRUCTION POLLUTION PERMIT. THIS PERMIT IS REQUIRED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. IN ADDITION, AN INITIAL FIELD INSPECTION BY PUBLIC WORKS INSPECTOR IS REQUIRED PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION WORK ON PRIVATE PROPERTY OR IN THE PUBLIC RIGHT-OF-WAY.

ALL NEW WINDOWS IN NEW CONDITIONED SPACE WILL MEET THE 0.32 U-FACTOR REQUIREMENT PER THE 2016 CALIFORNIA ENERGY CODE TABLE 150.1-A.

NOTE:

ANY COMBINATION OF ADDITIONS, ALTERATIONS AND/OR REPAIRS TO MORE THAN 50% OF THE EXISTING GROSS BUILDING AREA WITHIN 3 YEAR PERIOD REQUIRES INSTALLATION OF AUTOMATIC FIRE SPRINKLER SYSTEM PER MUNI CODE 23.28.180.

SHEET INDEX	
1	SITE PLAN
2	PROPOSED FLOOR PLAN
3	SECOND FLOOR PLAN/ SECTION
4	FRONT/ RIGHT ELEVATIONS
5	LEFT/ REAR ELEVATIONS
6	EXISTING FLOOR PLANS
7	EXISTING ELEVATIONS
8	EXISTING SITE PLAN
BMP	BEST MANAGEMENT PRACTICES

CONTACTS

BUILDING DESIGN

JO ANN GANN
244 FULTON STREET
REDWOOD CITY, CA 94062
650-464-9182
jmadeira18@aol.com

OWNER

KEVIN HORAN
503 HOWARD AVENUE
BURLINGAME, CA
415-307-7493
kevinhoran.sf@gmail.com

SCOPE OF WORK:

Remodel first floor and adding a Family room and Laundry. Add second floor for new master suite.

NOTE:

ALL NUMBERS AND ADDRESSES SHALL BE PLACED IN A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET AT FRONT OF PROPERTY. NUMBERS SHALL CONTRAST WITH BACKGROUND, SHALL BE MINIMUM 1/2" STROKE BY FOUR INCHES HIGH, AND SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED IN ALL NEW CONSTRUCTION, ALTERATIONS OR REPAIRS TO EX CONSTRUCTION. THE POWER OF SUCH ILLUMINATION SHALL NOT BE NORMALLY SWITCHABLE. CITY OF BURLINGAME MUNICIPAL CODE 18.08.010, 2016 CBC 501.2

ON ALL RESIDENTIAL PROPERTIES EXTERIOR LIGHTING OUTLETS AND FIXTURES SHALL NOT BE LOCATED MORE THAN NINE FEET ABOVE ADJACENT GRADE OR REQUIRED LANDING, WALLS OR PORTICOM NS OF WALLS SHALL NOT NBE FLOORLIT, ONLY SHIELDED LIGHT FIXTURES WHICH FOCUS LIGHT DOWNWARD SHALL BE ALLOWED, EXCEPT FOR ILLUMINATED STREET NUMBER REQUIRED BY THE FIRE DEPARTMENT. CITY OF BURLINGAME MUNICIPAL CODE 18.16.000.

AT A MINIMUM, 65% OF THE PROJECT WASTE STREAM SHALL BE RECYCLED, PRIOR TO FINAL PROJECT APPROVAL. A RECEIPT SHALL BE PROVIDED TO THE BUILDING INSPECTOR TO VERIFY 65% RECYCLING HAS OCCURRED. SELF-HAULING IS PROHIBITED IN THE CITY OF EAST PALO ALTO; AN AUTHORIZED HAULER SHALL BE UTILIZED.

ALL CONSTRUCTION AND DEMOLITION DEBRIS SHALL BE CONTAINED ON-SITE (NOT IN THE PUBLIC RIGHT-OF-WAY) IN CONSTANTLY COVERED BINS, WHICH INCLUDED ADEQUATE SERVICE.

AT THE TIME OF THE BUILDING PERMIT SUBMITTAL, A EROSION CONTROL PLAN MUST BE SUBMITTED STIPULATING THE REMOVAL AND REPLACEMENT OF SIDEWALK, CURB, GUTTER, SEWER LATERAL, AND WATER LINE TO THE PUBLIC WORKS.

DUE TO THE EXTENSIVE NATURE OF THIS CONSTRUCTION PROJECT THE CERTIFICATE OF OCCUPANCY WILL BE RESCINDED ONCE CONSTRUCTION BEGINS. A NEW CERTIFICATE OF OCCUPANCY WILL BE ISSUED AFTER THE PROJECT HAS BEEN FINAL. NO OCCUPANCY OF THE BUILDING IS TO OCCUR UNTIL A NEW CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED.

A CONDITION OF THIS PROJECT APPROVAL IS THAT THE DEMOLITION PERMIT WILL NOT BE ISSUED AND, AND NO WORK CAN BEGIN (INCLUDING THE REMOVAL OF ANY BUILDING COMPONENTS) UNTIL A BUILDING PERMIT HAS BEEN ISSUED FOR THE PROJECT. THE PROPERTY OWNER IS RESPONSIBLE FOR ASSURING THAT NO WORK IS AUTHORIZED OR PERFORMED.

WHERE THE PROPERTY LINE IS LESS THAN TEN FEET FROM THE EXISTING TERMINAL OF ANY NEWLY INSTALLED OR REPLACEMENT HIGH EFFICIENCY MECHANICAL EQUIPMENT THE PIPE SIZE OF THE FINAL TEN FEET OF ANY TERMINAL MUST BE INCREASED TO THREE INCHES OR AS AN ALTERNATIVE, MANUFACTURER-APPROVED BAFFLES MUST BE INSTALLED.

FIRST FLOOR AREA	
1)	19.3 X 4.5 = 86.9
2)	5 X 1.3 = 6.6
3)	28.6 X 20.5 = 587.6
4)	23.3 X 17.6 = 412.2
5)	31.1 X 23.8 = 743.3
6)	10.3 X 22.1 = 229 (GARAGE)
7)	9.3 X 4.5 = 41.9 (PORCH)
TOTAL: 2,107.5 SF	

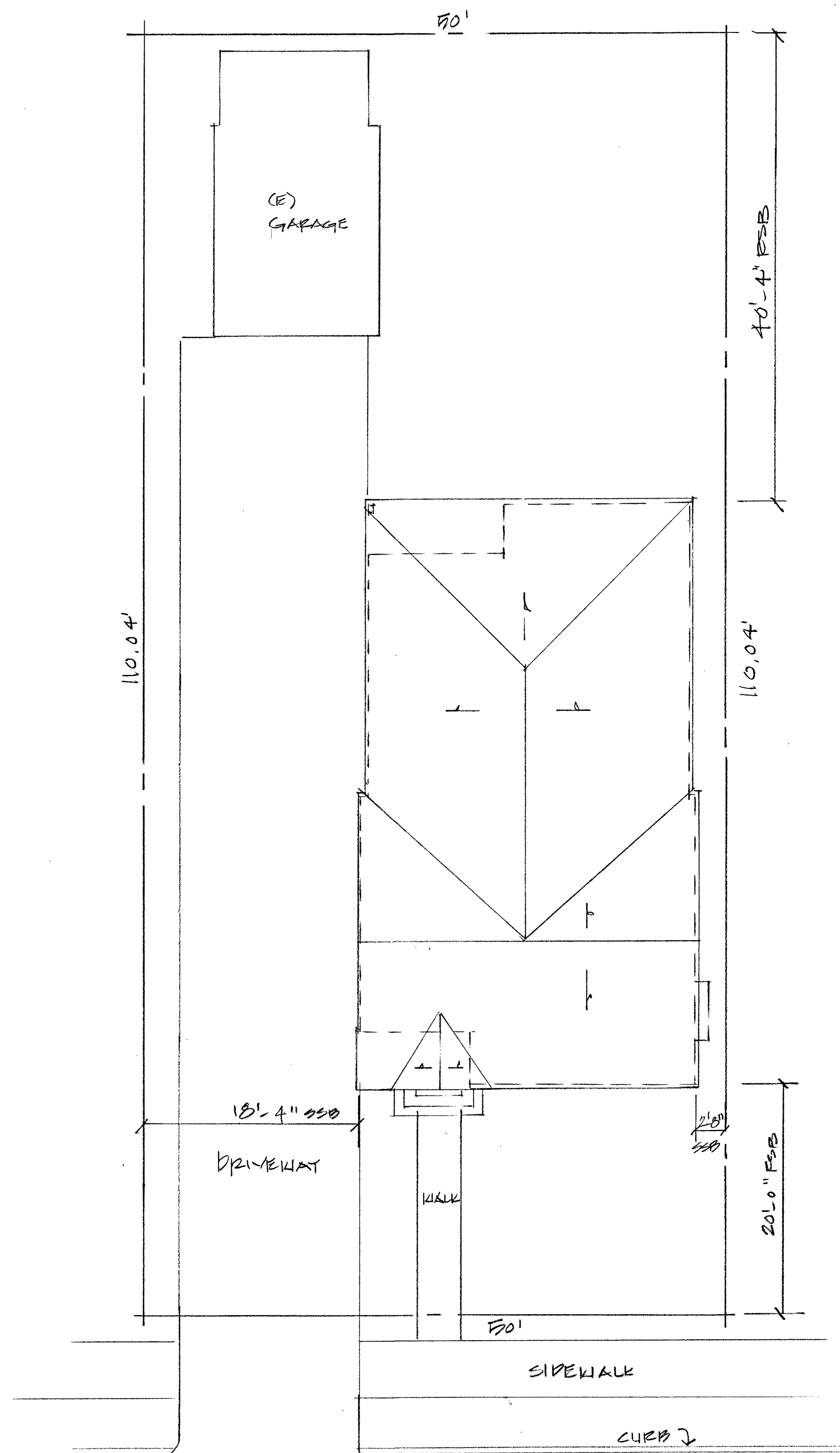
SECOND FLOOR	
8)	27.6 X 15 = 415
9)	1 X 11.5 = 11.5
10)	2.3 X 10 = 23.3
11)	2.3 X 10 = 23.3
12)	10.3 X 11.5 = 118.8
TOTAL: 591.9 SF	

REVISIONS	BY
1	4.15.19 JMG
2	4.18.19 JMG
3	7.18.19 JMG

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Residential Addition:
Horan Residence
503 Howard Avenue
Burlingame, California

Date: 7.17.19
Scale: AS NOTED
Drawn: JMG
Job: 18025
Sheet: 1
Of 9 Sheets



EX SITE PLAN

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

3
①

REVISIONS	BY
① 4.15.19	JMG
JMG Design ~ Consultant ~ Planner JoAnn Madeira Gann Phone # (650) 464-9182 Email: jmadeira18@aol.com	
EX SITE PLAN	
Residential Addition: Horan Residence 503 Howard Avenue Burlingame, California	
Date	4.20.19
Scale	AS NOTED
Drawn	JMG
Job	18025
Sheet	9
Of	9 Sheets