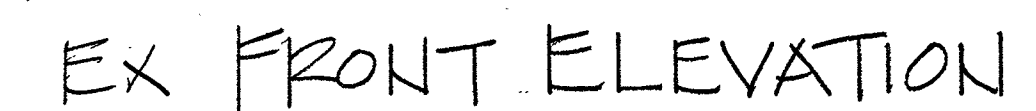


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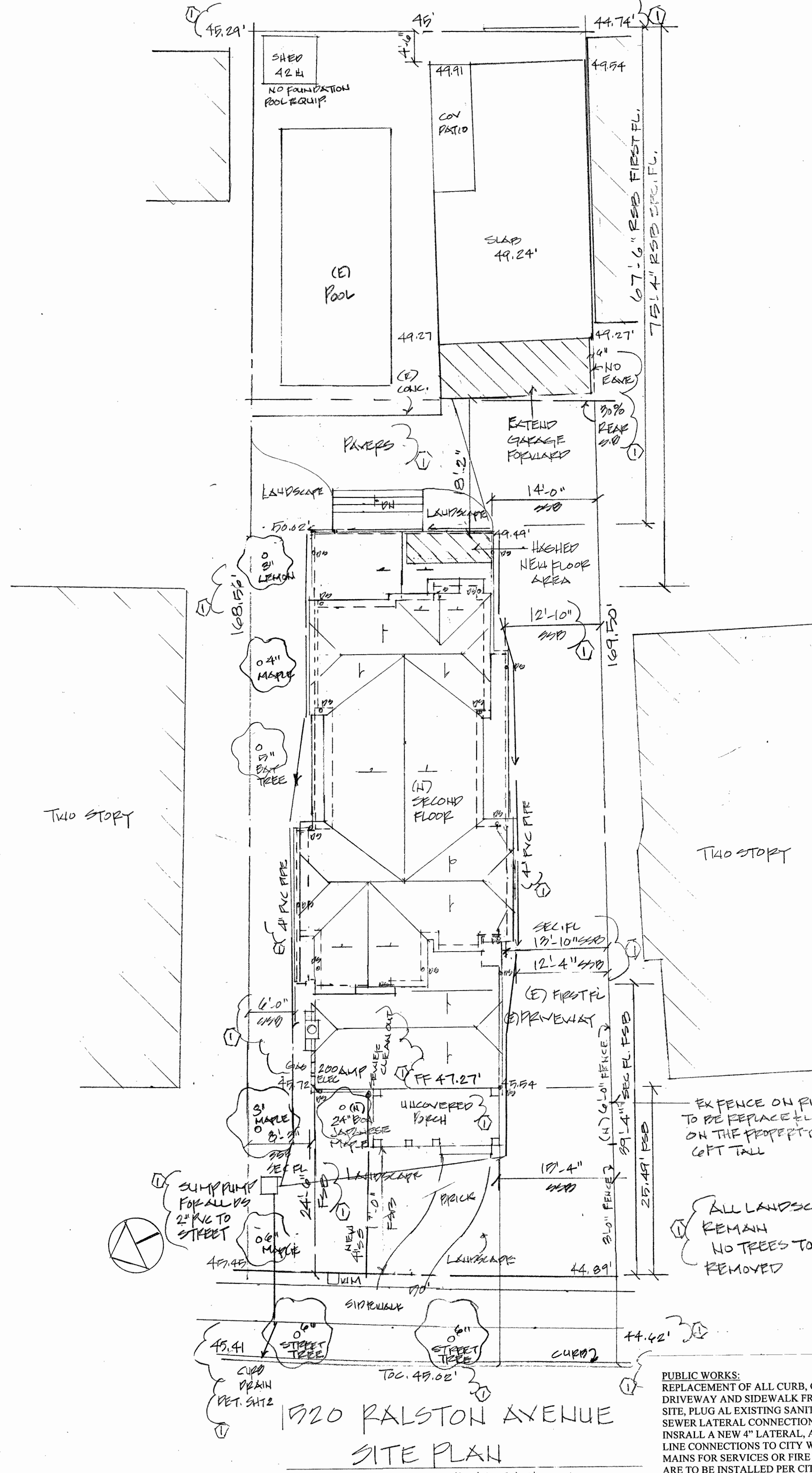
Residential Address:
Tracy/Sterrett Residence
1520 Ralston Avenue
Burlingame, California

Date	1.19.19
Scale	AS NOTED
Drawn	JMG
Job	18046
Sheet	5
Of	12 Sheets



SCALE: $\frac{1}{4}" = 1'-0"$

ALL WINDOWS FIREGLASS
WOOD CLAD
SIMULATED TRUE
DIVIDED



1520 RALSTON AVENUE
SITE PLAN
SCALE: 1"=10'

Alcon Engineering
650-308-5228

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

Ms. Jo Ann Gann
Sterrett Residence
1520 Ralston Ave.
Burlingame, CA

November 27, 2018

Dear Ms. Gann:

Per the your request, we have completed our elevation survey of 1520 Ralston Ave. Reference elevation is City of Burlingame Benchmark #96, top of northwesterly curb at the intersection of Ralston Ave. and El Camino Real (Elev. = 40.861, NGVD 29)

The results of our survey follow below:

Property Corners:	Elevations (ft)
Front Left	45.45
Front Right	44.80
Rear Left	45.29
Rear Right	44.74

15' Setbacks:

Front Left	46.09
Front Right	45.39
Rear Left	45.30
Rear Right	(not accessible, garage on property line)

Top-of-Curb Prolongation from Front Property Corners:

Front Left	45.41
Front Right	44.82

House Corners:

Front Left	45.72
Front Right	45.44
Rear Left	45.32
Rear Right	44.79

House Finish Floor:

Building Finish Floor (FF) Front	47.27
Building Finish Floor (FF) Rear	47.34

1125 Byron Street, Palo Alto, CA 94302

City of Burlingame Notes:

Numbers and addresses shall be placed on all new and existing building in such a position as to be plainly visible and legible from the street or road fronting the property. Said numbers shall contrast with their background, shall be a minimum of one-half inch stroke by two and one-half high, and shall be either internally or externally illuminated in all new construction, alterations or repair of existing construction. The power of such illumination shall not be normally switchable. City of Burlingame Municipal Code 18.08.050.UBC 502

Exterior lighting on all residential properties shall be designed and located so that the cone of light and/or glare from the lighting element is kept entirely on property or below the top of fence, edge or wall. City of Burlingame Municipal Code 18.16.030.

All residential properties exterior lighting outlets and fixtures shall not be located more than 9 feet above adjacent grade or required landing, wall or portion of walls shall not be floodlit. Only shielded light fixtures which focus light downward shall be allowed, except for illuminated street numbers required by the fire department.

"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"

"WHEN ADDITIONS, ALTERATIONS OR REPAIRS WITHIN ANY TWELVE MONTH PERIOD EXCEEDS FIFTY PERCENT OF THE CURRENT REPLACEMENT VALUE OF AN 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."

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 IS FINALED. NO OCCUPANCY OF THE BUILDING IS TO OCCUR UNTIL A NEW CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED.

NON-COMPLIANT PLUMBING FIXTURES TO BE REPLACED BY WATER-CONSERVING FIXTURES WHEN A PROPERTY IS UNDERGOING ALTERATIONS OR IMPROVEMENTS. THIS LAW APPLIES TO ALL RESIDENTIAL AND COMMERCIAL PROPERTIES BUILT PRIOR TO 1994.

<u>SITE INFORMATION</u>			
PROPERTY ADDRESS	1520 RALSTON AVENUE		
SITE AREA	8029 S.F.		
ASSESSORS PARCEL NUMBER	028-285-050		
ZONE DISTRICT	R-1		
OCCUPANCY GROUP	R3/U		
CONSTRUCTION TYPE	V/N		
NUMBER OF STORIES	TWO STORY		
<u>BUILDING SITE COVERAGE</u>			
FIRST FLOOR	EXISTING	PROPOSED	TOTAL
SECOND FLOOR	1,892.02 SF	46.60 SF	1,938.62 SF
ASSESSORY DWELLING UNIT	362.66 SF	174.22 SF	1,160.28 SF
GARAGE (CONVERTED TO ADU)	270.22 SF	156.37 SF	536.88 SF
TOTAL	2,524.90 SF	1,537.47 SF	4,062.37 SF
SHED (NOT ON A FOUNDATION)			
ASSESSORY BUILDING PORCH	42 SF	68 SF	
(32 x 8,029) + 1,100 + 400 = 4,069.2 MAX FAR			
LOT COVERAGE	4,062.97 SF	2,944.09 SF	
40% MAX. 3,154 SF	36.67 %		

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

"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.

DEMOLITION PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS WILL NOT BE ISSUED UNTIL A BUILDING PERMIT IS ISSUED FOR THE PROJECT.

GRADING PERMIT IF REQUIRED WILL BE OBTAINED FROM PUBLIC WORKS.

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

SHEET INDEX	
1	PROPOSED SITE PLAN
2	EXISTING SITE PLAN
3	PROPOSED FIRST FLOOR PLAN/ EX FLOOR PLAN
4	PROPOSED SECOND FLOOR PLAN/ SECTION
5	PROPOSED/ EX ELEVATIONS
6	PROPOSED/ EX ELEVATIONS
7	PROPOSED ADU/ EX FLOOR PLAN
8	PROPOSED/ EXISTING ELEVATIONS
9	PROPOSED/ EXISTING ELEVATIONS
5	SURVEY
BMP BEST MANAGEMENT PRACTICES	

CONTACTS

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

OWNER
RYAN STERRETT/ANNA TRACY
1520 RALSTON AVENUE
BURLINGAME, CA
650-759-0087
annatracy24@yahoo.com

SCOPE OF WORK:
Addition to lower floor for new family room, new stairs and covered patio. New second floor with three bedrooms, laundry, two bathrooms and den. Extend garage forward for converted rear space for new ADU.

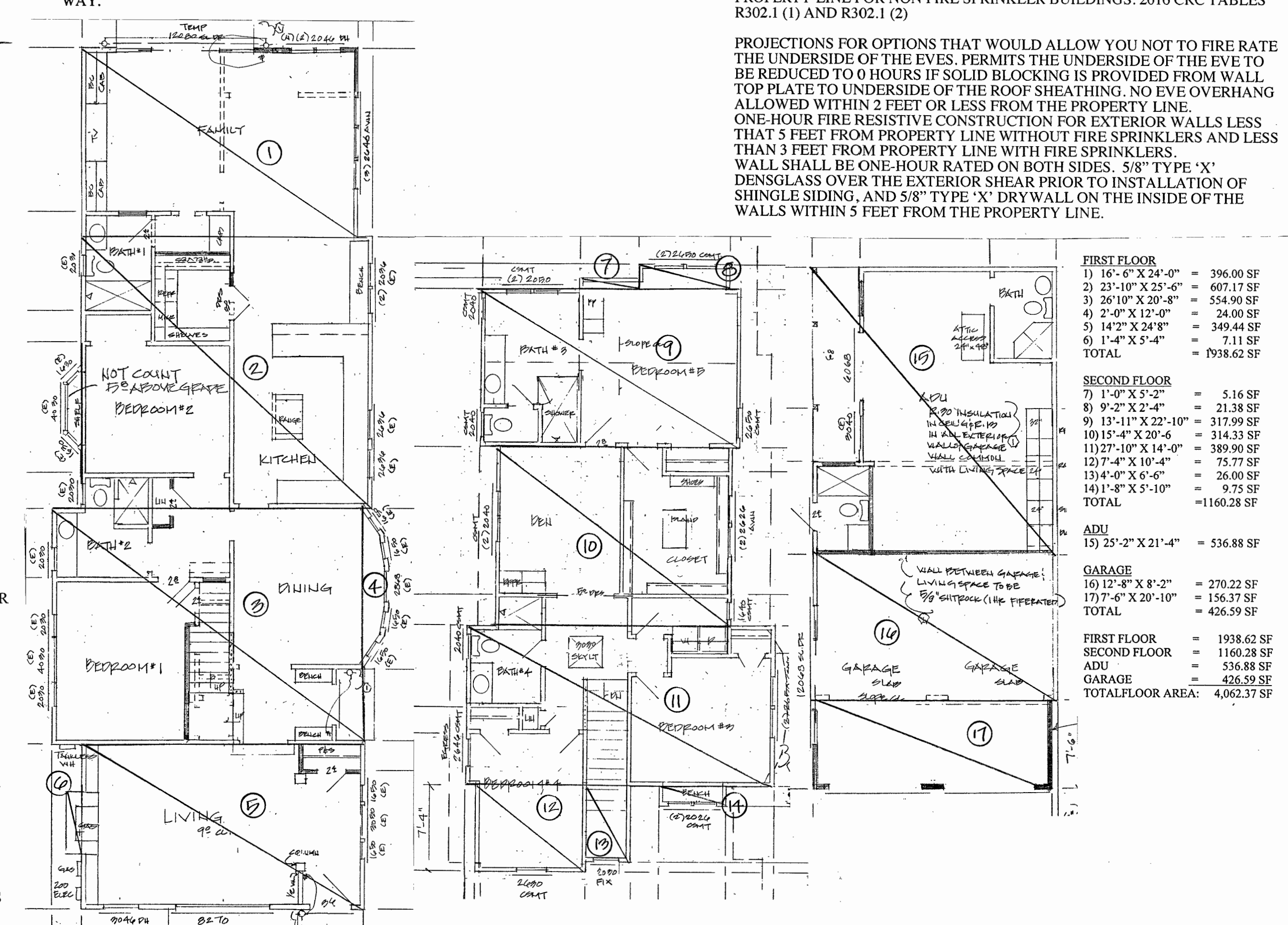
NOTE:
GREEN BUILDING MANDATORY MEASURES CHECKLIST WILL BE INCLUDED IN BUILDING DEPARTMENT SUBMITTAL.

Note: Where the property line is less than ten (10) feet from the exit terminal of any newly installed or replacement high efficiency mechanical equipment the pipe size of the final ten (10) feet of any terminal must be increased to three inches (3") or, as an alternative, manufacturer-approved baffles must be installed.

NOTE:
NEW AC EQUIPMENT WILL BE LOCATED IN THE REAR 75% OF THE LOT. EQUIPMENT SHALL NOT EXCEED A MAXIMUM OUTDOOR NOISE LEVEL OF 60 DBA DAYTIME (7AM-10PM) OR 50 DBA NIGHTTIME (10PM-7AM) AS MEASURED FROM THE PROPERTY LINE.

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 CRC 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' DENGGLASS OVER THE EXTERIOR SHEAR PRIOR TO INSTALLATION OF SHINGLE SIDING. AND 5/8" TYPE 'X' DRYWALL ON THE INSIDE OF THE WALLS WITHIN 5 FEET FROM THE PROPERTY LINE.



FIRST FLOOR	
1) 16'-6" X 24'-0"	= 396.00 SF
2) 23'-10" X 25'-6"	= 607.17 SF
3) 26'-10" X 20'-8"	= 554.90 SF
4) 2'-0" X 12'-0"	= 24.00 SF
5) 14'-2" X 24'-8"	= 349.44 SF
6) 1'-4" X 5'-4"	= 7.11 SF
TOTAL	= 1938.62 SF
SECOND FLOOR	
7) 1'-0" X 5'-2"	= 5.16 SF
8) 9'-2" X 2'-4"	= 21.38 SF
9) 13'-11" X 22'-10"	= 317.99 SF
10) 15'-4" X 20'-6"	= 314.33 SF
11) 27'-10" X 14'-0"	= 389.90 SF
12) 7'-4" X 10'-4"	= 75.77 SF
13) 4'-0" X 6'-6"	= 26.00 SF
14) 1'-8" X 5'-10"	= 9.75 SF
TOTAL	= 1160.28 SF
ADU	
15) 25'-2" X 21'-4"	= 536.88 SF
GARAGE	
16) 12'-8" X 8'-2"	= 270.22 SF
17) 7'-6" X 20'-10"	= 156.37 SF
TOTAL	= 426.59 SF
FIRST FLOOR	
EXISTING	= 1,938.62 SF
ADU	= 536.88 SF
GARAGE	= 426.59 SF
TOTAL FLOOR AREA:	= 4,062.37 SF

REVISIONS	BY
1. 8.2.19	JMG
2. 7.6.19	JMG
3. 7.22.19	JMG
4. 8.12.19	JMG

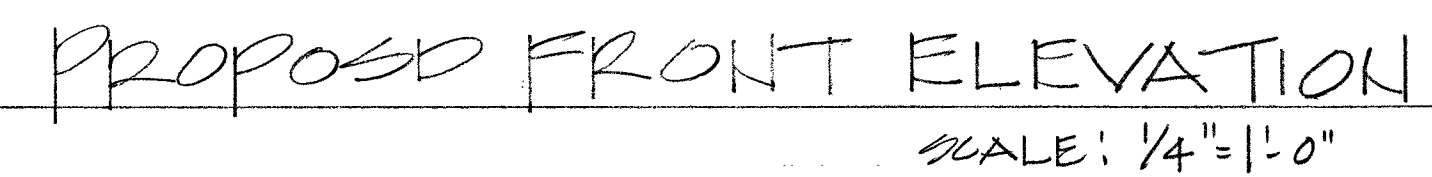
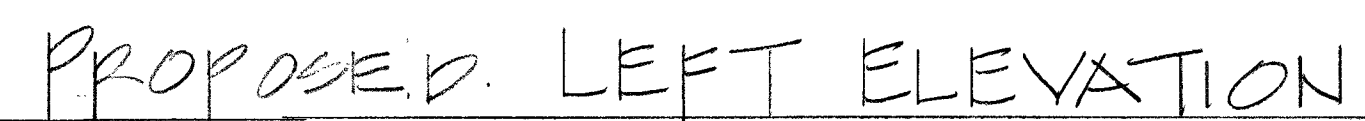
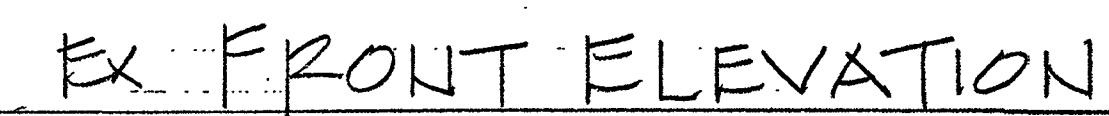
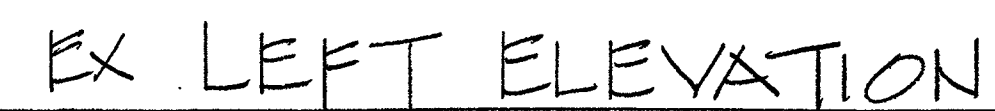
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**Residential Addition:
Tracy/Sterrett Residence
1520 Ralston Avenue
Burlingame, California**


Date: 1.19.19
Scale: AS NOTED
Drawn: JMG
Job: 18046
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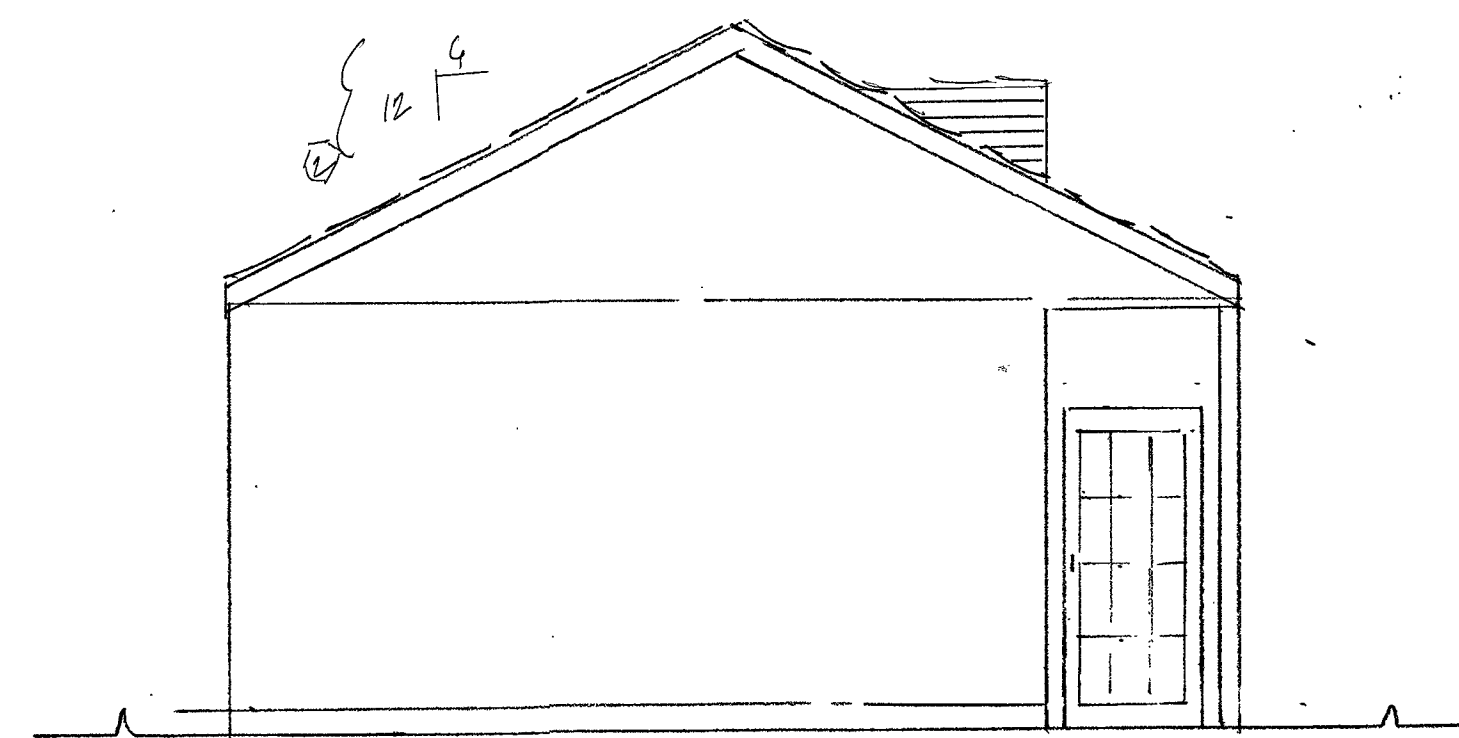
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PROPOSED/EX
ADU/GARAGE
ELEVATIONS

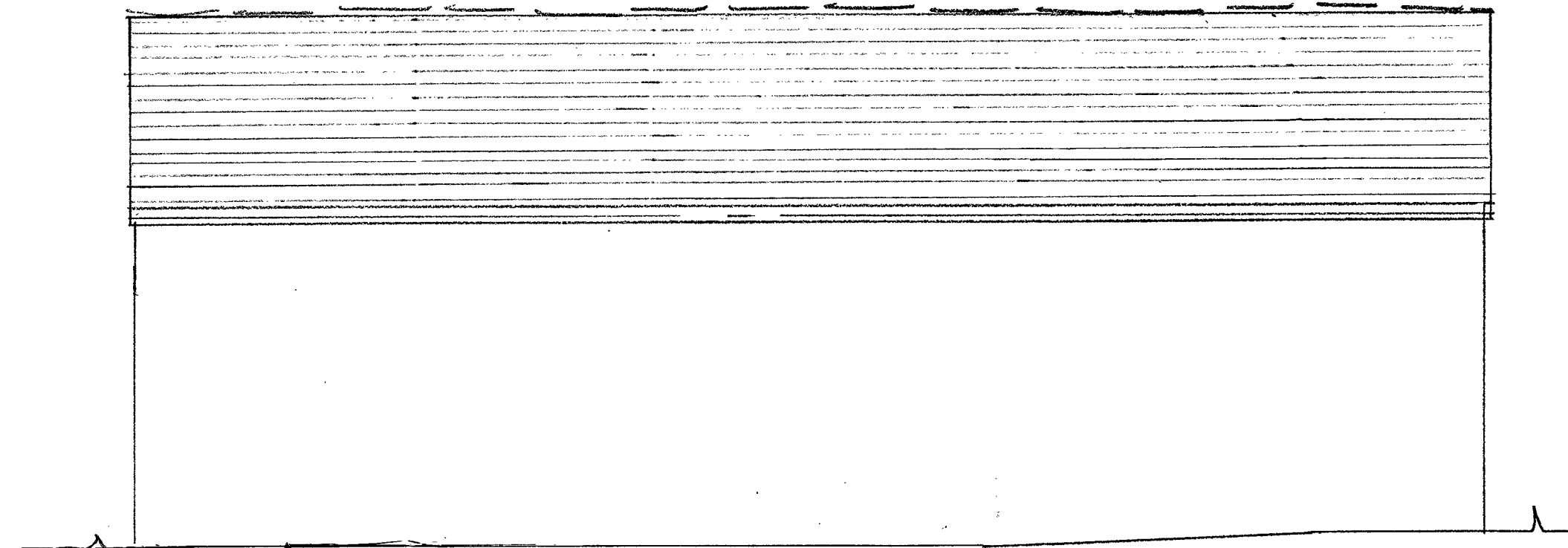


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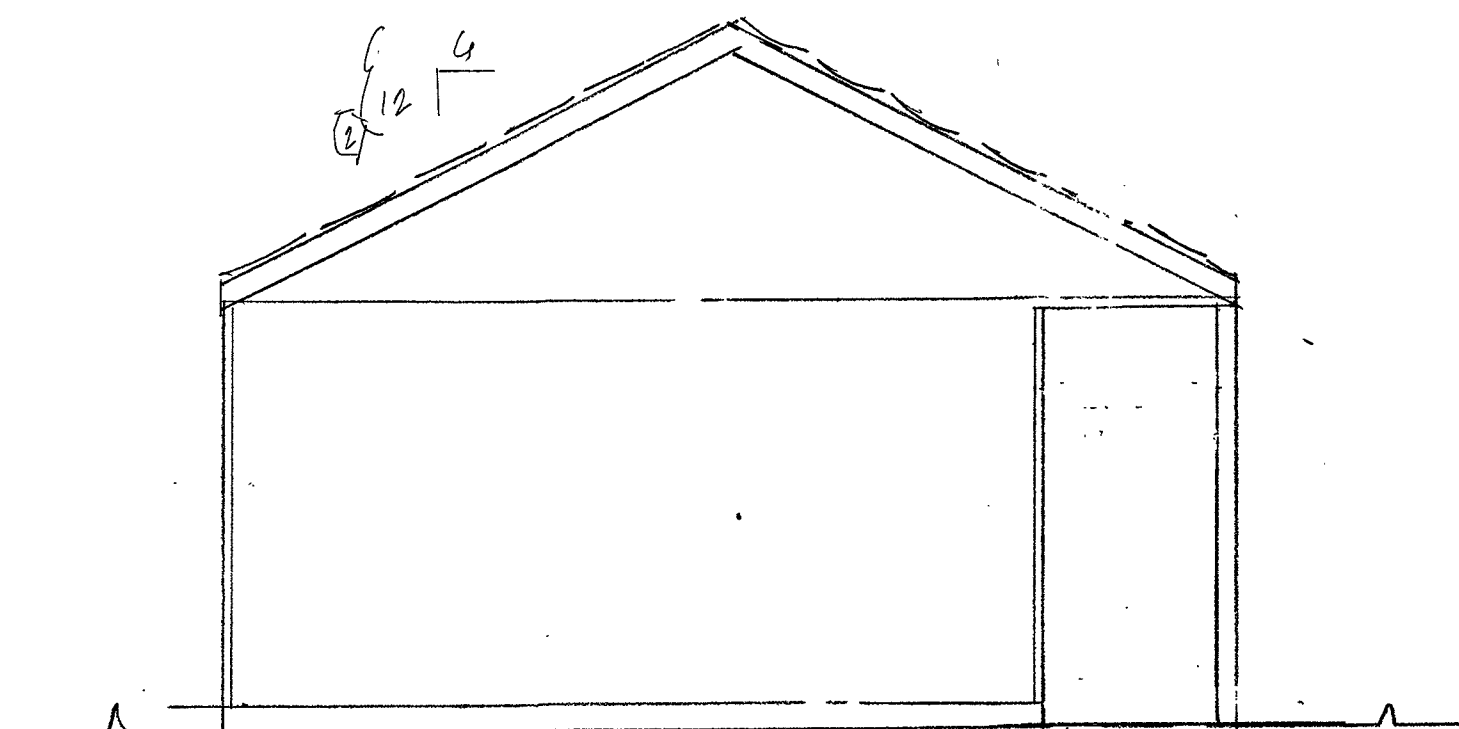
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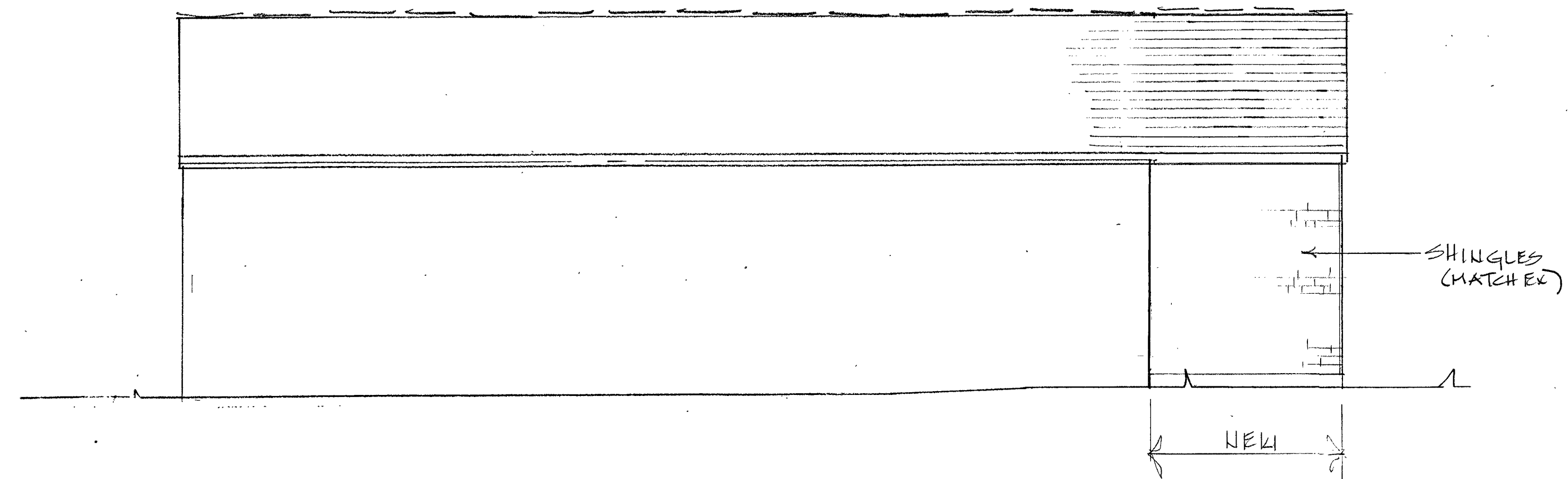
EX REAR ELEVATION



EX RIGHT ELEVATION



PROPOSED REAR ELEVATION



PROPOSED RIGHT ELEVATION

REVISIONS	BY
27.4.19	JMG

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EX ELEVATIONS

Residential Addition:
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