



# 1034 MORRELL AVE. ADDITION

## PROJECT DESCRIPTION

PROPOSED SECOND STORY ADDITION WITH EXTERIOR AND INTERIOR RENOVATION OF THE EXISTING FIRST STORY. REPLACE EXISTING WINDOWS WITH WOOD FRAME ALUMINUM CLAD WINDOWS. EXISTING STUCCO SIDING TO BE PATCHED AND REPLACED WHERE NEEDED. PROPOSED REAR DECK LOGGIA ADDITION AND PROPOSED FRONT COVERED ENTRY PATIO TO BE RELOCATED. LANDSCAPING TO REMAIN, DRIVEWAY TO REMAIN AND REPAIRED AS NEEDED WITH NEW ENTRY PAVERS.

## LEGAL DESCRIPTION

LOT 3, BLOCK 6, BURLINGAME VILLA PARK RSM E/18, APN: 029024030

## PROJECT INFORMATION - EXISTING

6,000 SF	1.	SQUARE FOOTAGE OF LOT.	
1,606 SF	2.	EXISTING LOT COVERAGE	
		LL UTILITY ROOM:	145 (NOT INCLUDED FAR)
		MAIN LEVEL:	1,218
		COVERED ENTRY:	47
		COVERED GARAGE:	341
1,559 SF	3.	EXISTING FAR (LINE 2 -COVERED ENTRY)	
2,400 SF	4.	ALLOWABLE LOT COVERAGE (LINE 1 X 40%)	
3,420 SF @ 0.57	5.	ALLOWABLE FAR (32% X 6,000 + 1,100 + 400)	

## PROJECT INFORMATION - PROPOSED DEVELOPMENT

6,000	1.	SQUARE FOOTAGE OF LOT.	
1,721	2.	PROPOSED LOT COVERAGE	
		(E) LL UTILITY ROOM:	145 (TO REMAIN, NOT INCLUDED)
		MAIN LEVEL:	1,193
		COVERED ENTRY:	72
		BACK LOGGIA	115
		BACK DECK	54 (NOT INCLUDED)
		(E) COVERED GARAGE:	341 (TO REMAIN)
1,194	3.	SECOND LEVEL (STAIR COUNTED ON LEVEL 1)	

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D1.0	DEMOLITION PLANS
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## GENERAL INFORMATION

- ADOPTED CODES**

BUILDING CODE:  
2016 CALIFORNIA RESIDENTIAL CODE  
(BASED ON 2015 INTERNATIONAL BUILDING CODE)

MECHANICAL CODE:  
2016 CALIFORNIA MECHANICAL CODE  
(BASED ON 2015 INTERNATIONAL MECHANICAL CODE)

PLUMBING CODE:  
2016 CALIFORNIA PLUMBING CODE  
(BASED ON 2015 UNIFORM PLUMBING CODE)

ELECTRICAL CODE:  
2016 CALIFORNIA ELECTRICAL CODE  
(BASED ON 2014 NATIONAL ELECTRICAL CODE)

ENERGY STANDARDS:  
2016 CALIFORNIA TITLE 24 ENERGY STANDARDS

GREEN BUILDING STANDARDS:  
2016 CALIFORNIA GREEN BUILDING STANDARDS CODE

BUILDING STANDARDS:  
2016 TRIENNIAL EDITION, CALIFORNIA BUILDING STANDARDS CODE (CBC),  
TITLE 24  
2016 TRIENNIAL EDITION, CALIFORNIA BUILDING STANDARDS CODE (CBC), CHAPTER 7A

BURLINGAME CITY ORDINANCE, AND ALL AMENDMENTS AS ADOPTED IN ORDINANCE 1889
- 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.)

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.  
(See City of Burlingame Municipal Code, Section 13.04.100 for details.)
- NEW BUILDING PER BURLINGAME MUNICIPAL CODE**

"When additions, alterations or repairs within any twelve-month period exceed 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." This building must comply with the 2016 California Building Code for new structures. BMC 18.07.020.
- CERTIFICATE OF OCCUPANCY**

No occupancy of the building is to occur until a new Certificate of Occupancy has been issued.
- DEMOLITION PERMIT**

To be issued at Building Permit. No work to 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.

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## BOROS ADDITION

1034 MORRELL AVE.,  
BURLINGAME, CA

APN: 029024030

10/28/2019	PLANNING PERMIT SET	2
8/18/2019	PLANNING PERMIT SET	1

DATE	ISSUE	REVISION NUMBER
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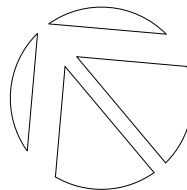
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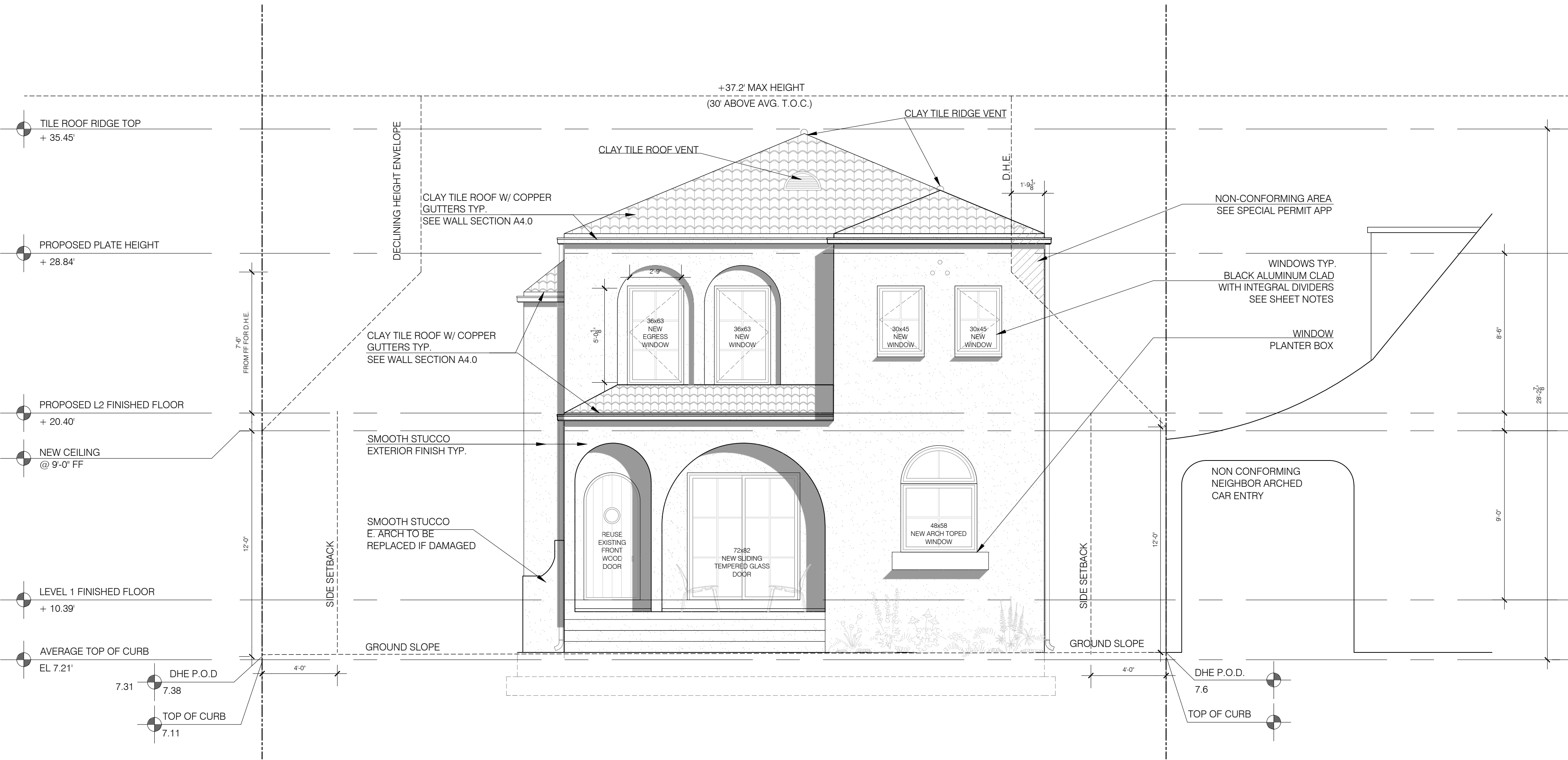
TITLE SHEET

NORTH ARROW	DATE	11/15/19
	PROJECT NO.	180401
	DRAWN BY	MKZ
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	DRAWING NUMBER	



# T1.0

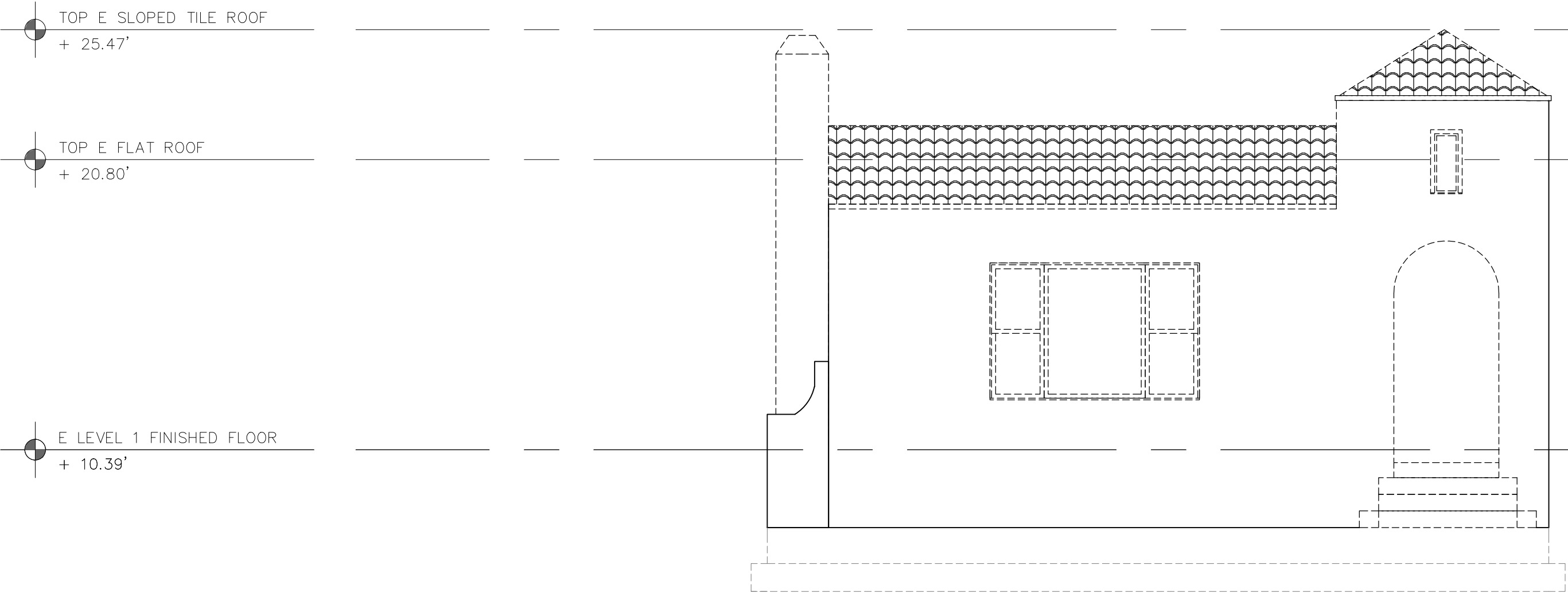




PROPOSED FRONT (S/E) ELEVATION

1/4" = 1'-0"

2



EXISTING FRONT (S/E) ELEVATION

1/4" = 1'-0"

1

LEGEND

- DEMO, PATCH OR REPLACE
- RED CLAY TILE ROOFING
- WHITE SMOOTH STUCCO SIDING

SHEET NOTES:

- EXTERIOR TO BE SMOOTH WHITE STUCCO FINISH TYPICAL.
- ROOF TO MATCH EXISTING TERRACOTTA CLAY TILES.
- WINDOWS (TYPICAL): BLACK ALUMINUM CLAD EXTERIOR, WOOD FRAM INTERIOR, WITH INTEGRAL DIVIDERS.SEE SHEET A4.0 FOR WINDOW FRAME SECTION DETAIL.
- NEW SLIDING TEMPERED GLASS DOORS (TYP): BLACK ALUMINUM CLAD EXTERIOR, WOOD FRAM INTERIOR, WITH INTEGRAL DIVIDERS.

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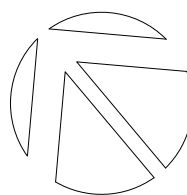
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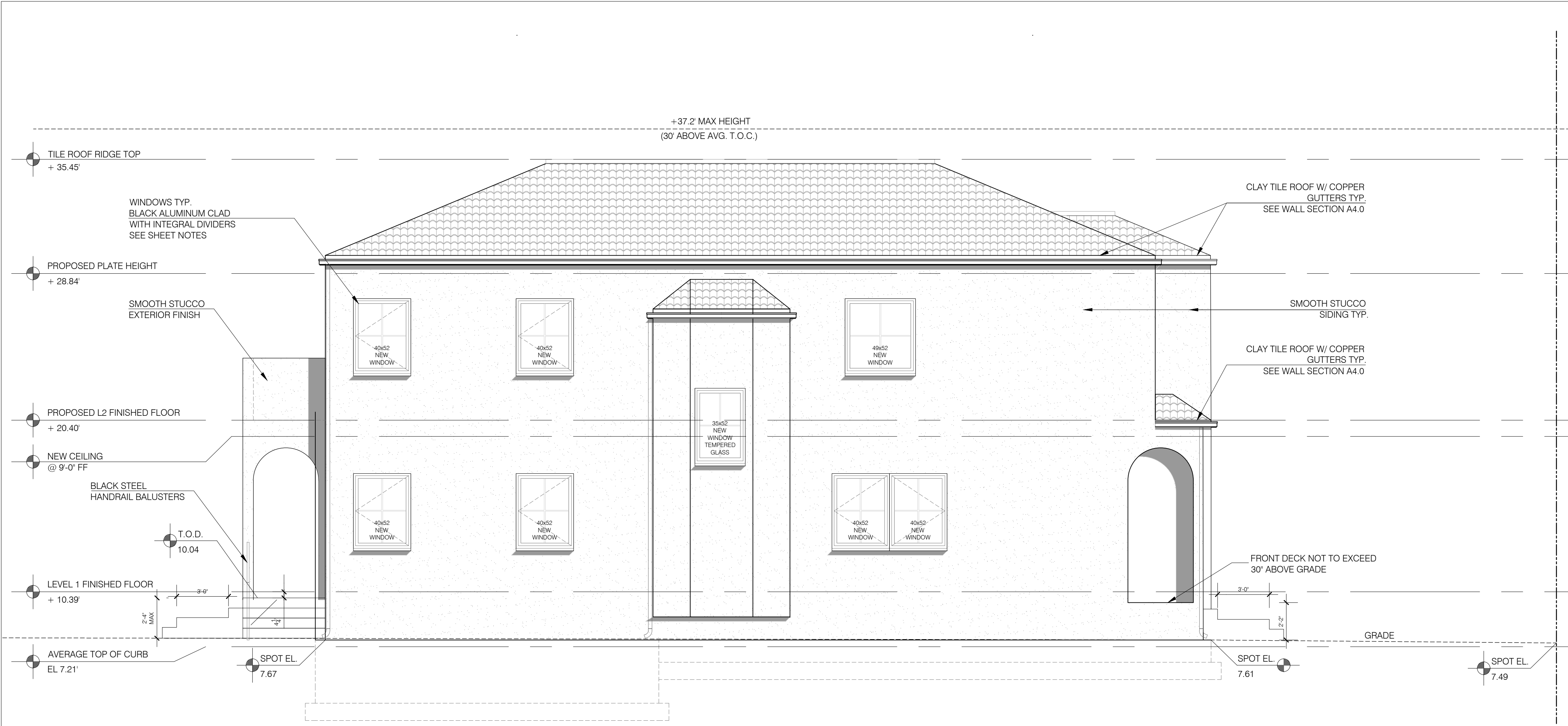
FRONT ELEVATION

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A3.0

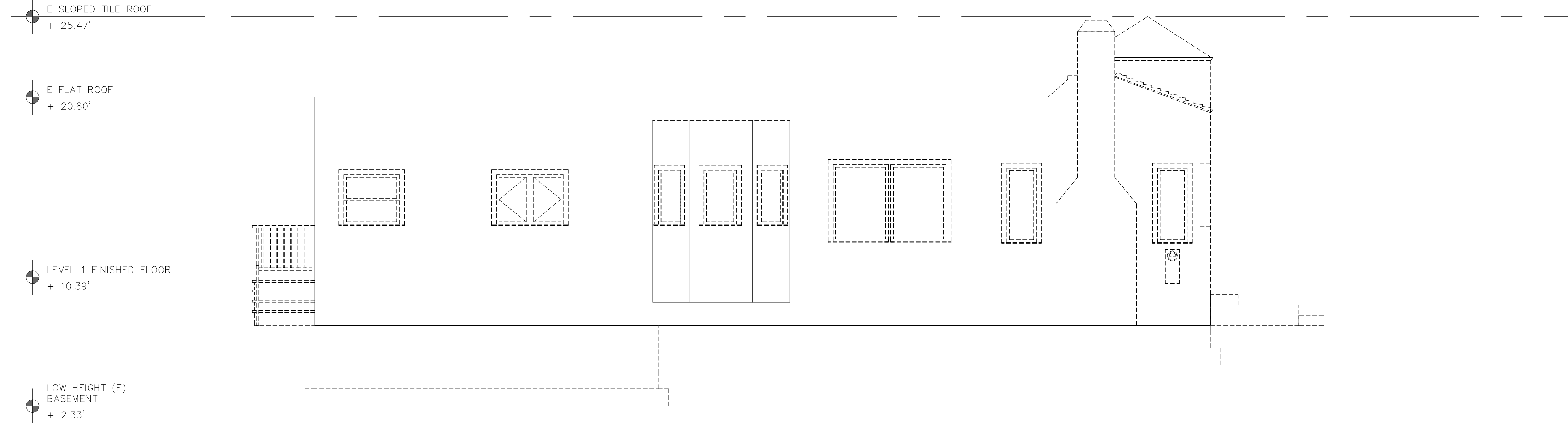




PROPOSED (S/W) SIDE ELEVATION

1/4" = 1'-0"

2



EXISTING (S/W) SIDE ELEVATION

1/4" = 1'-0"

1

LEGEND

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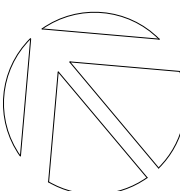
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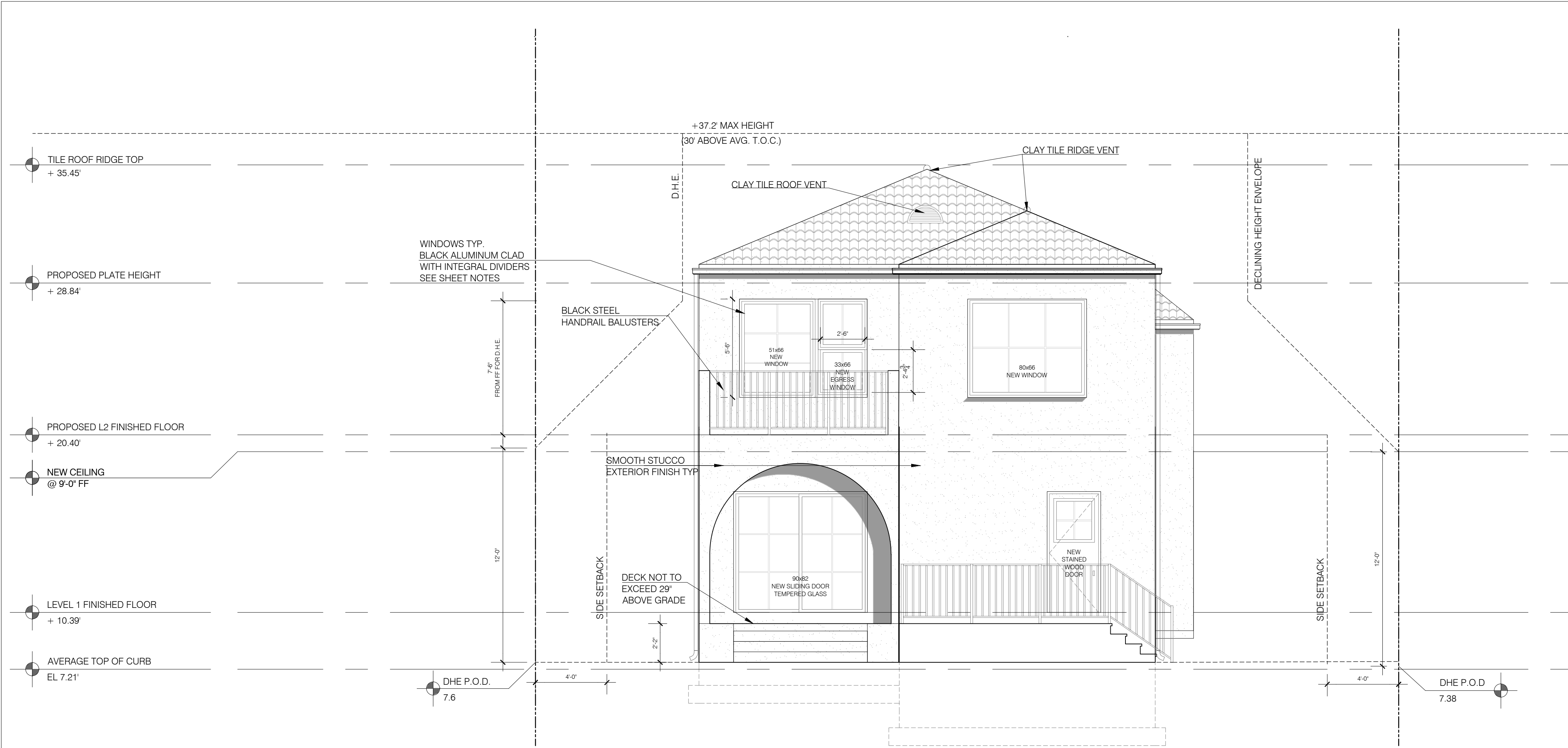
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S/W SIDE ELEVATION

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A3.1

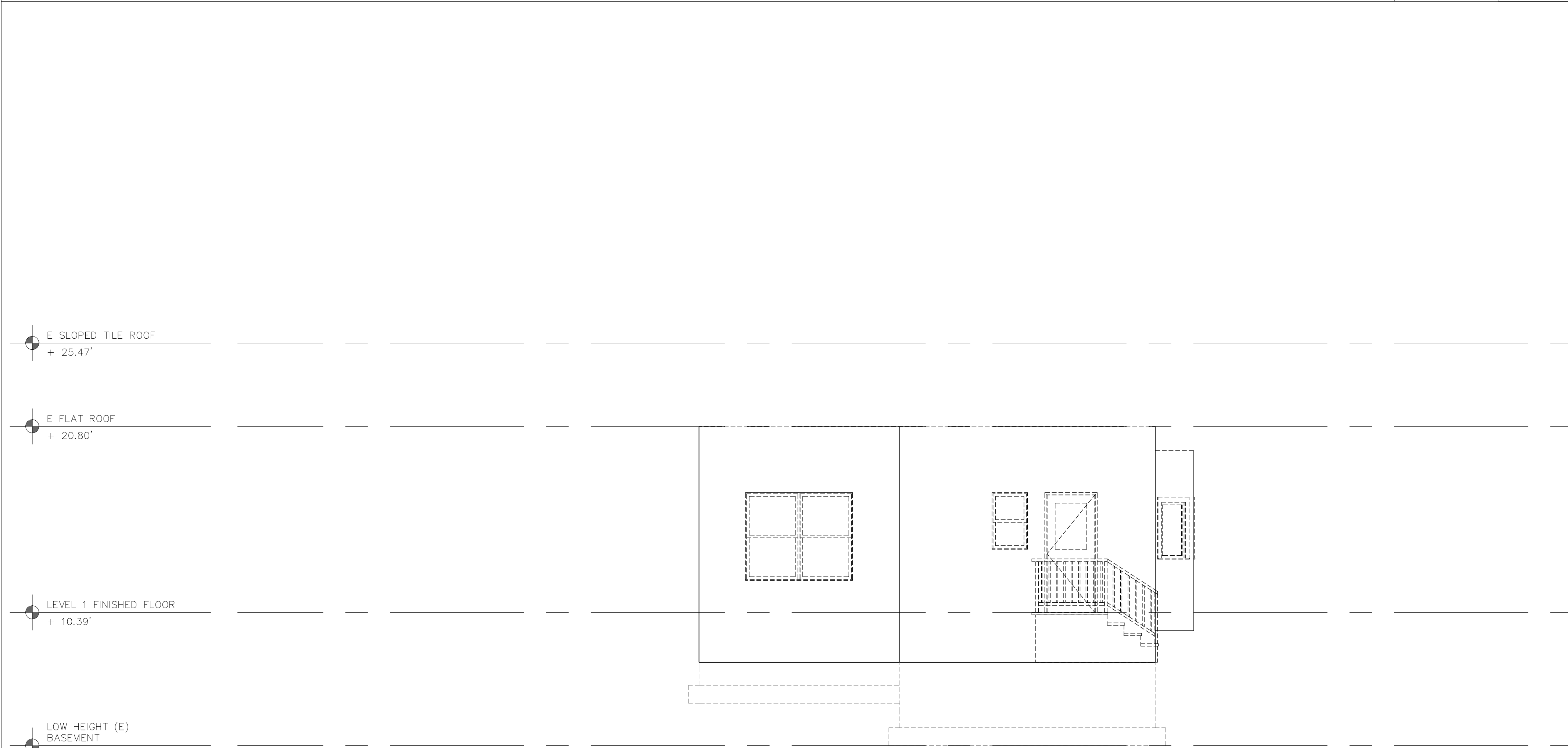




PROPOSED BACK (N/W) ELEVATION

1/4" = 1'-0"

2



EXISTING FRONT (S/E) ELEVATION

1/4" = 1'-0"

1

LEGEND

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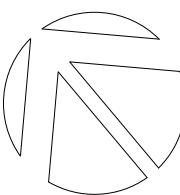
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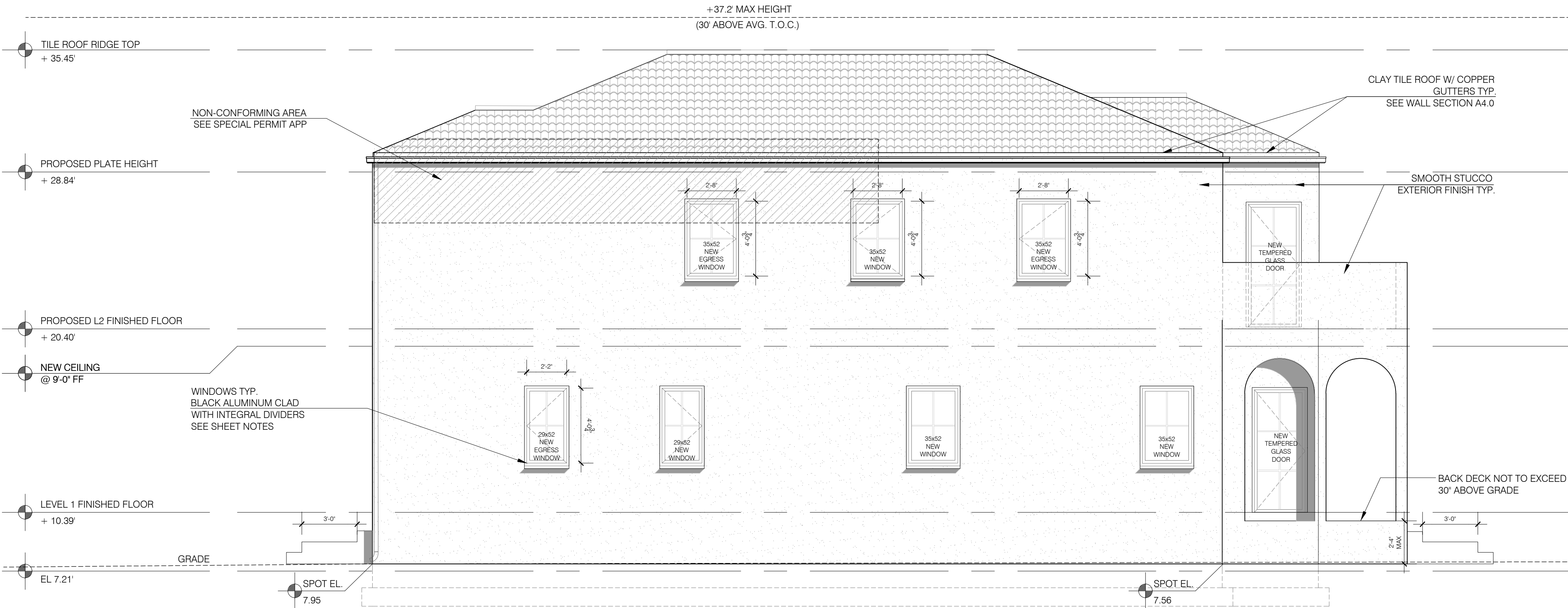
FRONT ELEVATION

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A3.2

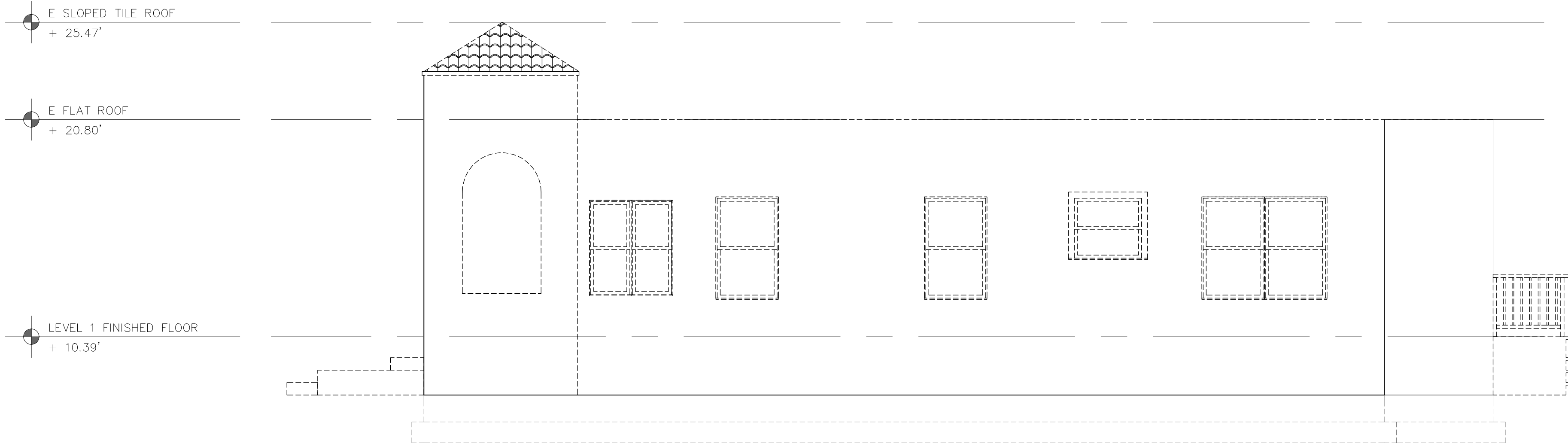




PROPOSED (N/E) SIDE ELEVATION

1/4" = 1'-0"

2



EXISTING (N/E) SIDE ELEVATION

1/4" = 1'-0"

1

## LEGEND

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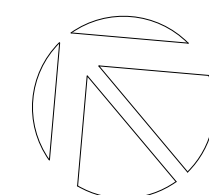
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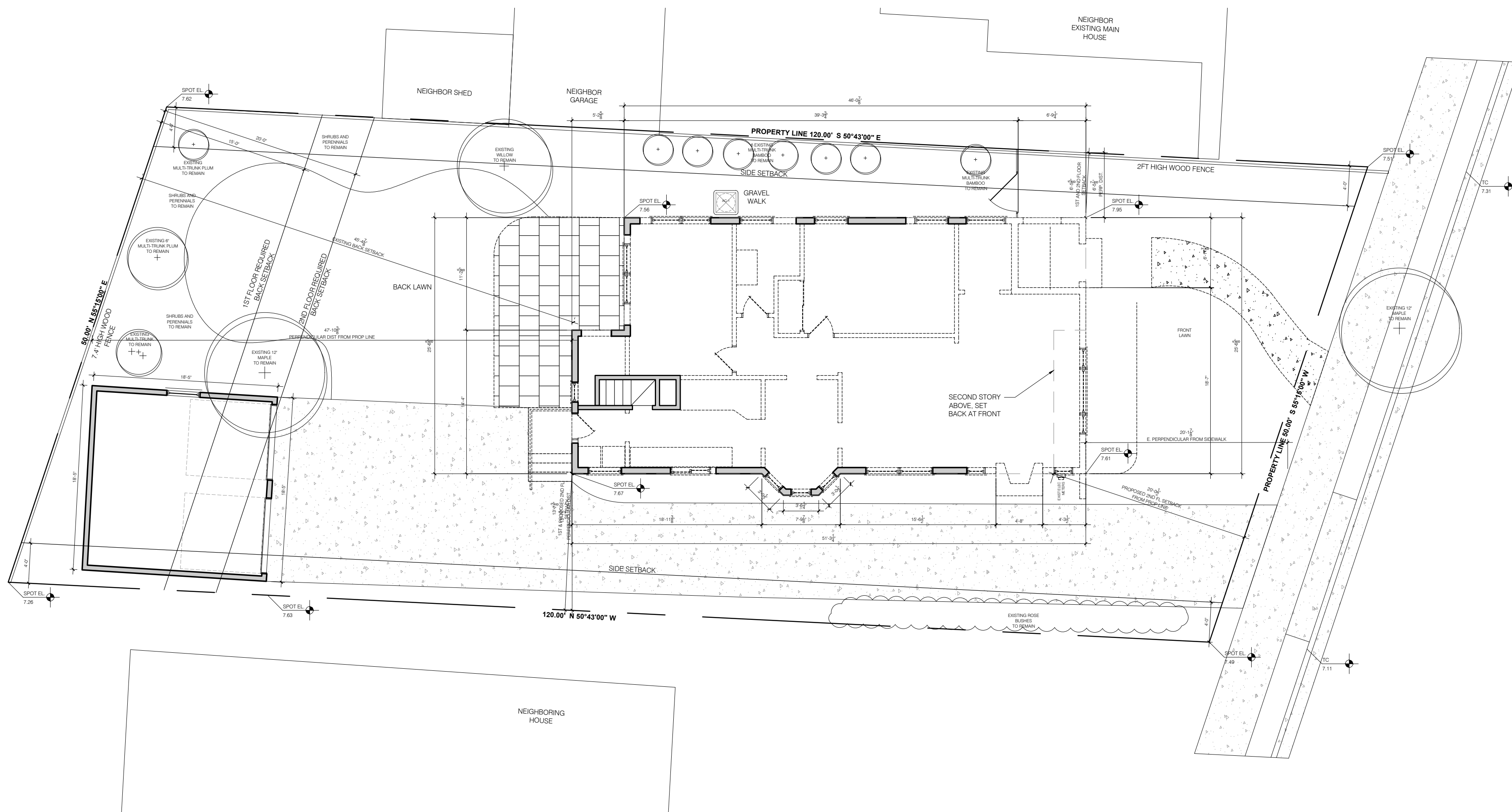
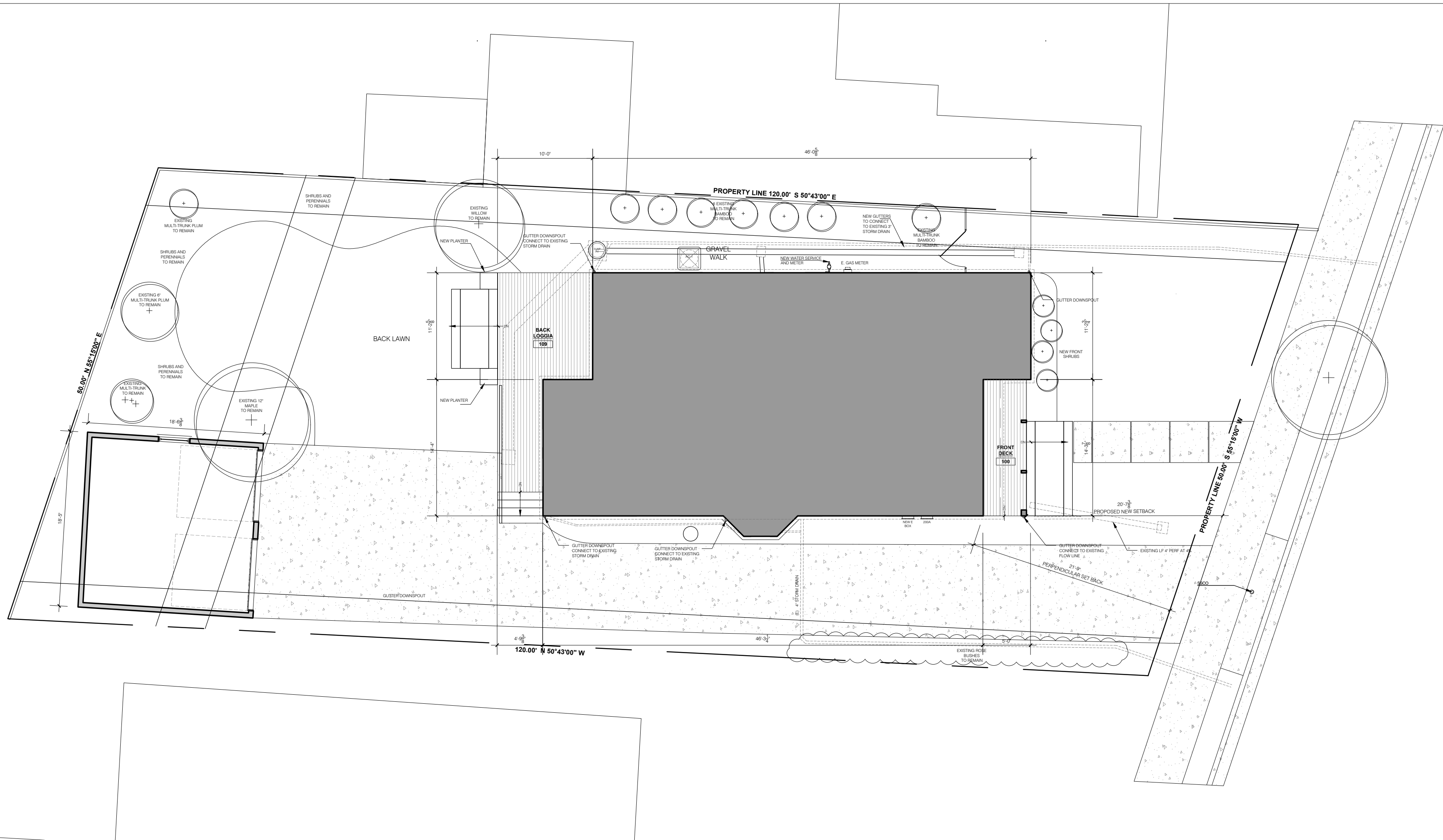
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S/W SIDE ELEVATION

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A3.3





SHEET NOTES:

1. ALL EXISTING TREES TO REMAIN
2. DRIVEWAY TO REMAIN, PATCH AND REPAIR AS NEEDED
3. EXISTING 2 CAR GARAGE TO REMAIN
4. NEW CONCRETE ENTRY PAVERS WITH PERVIOUS JOINT.
5. 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. (Please call-out these items to be removed and replaced on the site plan. All abandoned sewer lateral or water service shall be disconnected at the main and per City requirements.) An encroachment permit will be required for these items.
6. ALL NEW GUTTERS TO CONNECT TO EXISTING STORM DRAINS, SEE SHEET C-1

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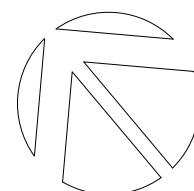
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DRAWING TITLE  
SITE PLAN

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A1.2



