1034 MORRELL AVE. ADDITION

PROJECT DESCRIPTION

PROPOSED SECOND STORY ADDITION AND INTERIOR RENOVATION OF THE EXISTING FIRST STORY WITH PARTIAL ADDITION. REPLACE EXISTING WINDOWS WITH WOOD FRAME ALUMINUM CLAD WINDOWS. EXISTING STUCCO SIDING TO BE REPLACED. 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

5,760 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%)
3,343 SF	5.	ALLOWABLE FAR (32% X 5,760 + 1,100 + 400)

PROJECT INFORMATION - PROPOSED DEVELOPMENT

5,760	1.	SQUARE FOOTAGE OF LOT.
1,721	2.	PROPOSED LOT COVERAGE (E) LL. UTILITY ROOM: 145 (TO REMAIN, NOT INCLUDED) MAIN LEVEL: 1,360 COVERED ENTRY: 64 BACK LOGGIA 138 BACK DECK 54 (NOT INCLUDED) (E) COVERED GARAGE: 341 (TO REMAIN)
1,125	3.	SECOND LEVEL (STAIR COUNTED ON LEVEL 1)

DRAWING INDEX

T1.0	TITLE SHEET, SHEET INDEX, PROJECT
A1.0	ZONING SETBACKS & EXISTING CIVIL PLAN
A1.1	EXISTING AND PROPOSED AREA PLAN & SITE PHOTOS
A1.2	EXISTING & PROPOSED SITE & LANDSCAPE PLANS
D1.0	DEMOLITION PLANS
A2.0	PROPOSED MAIN & SECOND LEVEL PLANS
A2.1	PROPOSED ROOF PLAN & EXISTING GARAGE
A3.0	FRONT (SOUTH/EAST) EXISTING & PROPOSED ELEVATION, PROPOSED TYPICAL WALL SECTION
A3.1	SIDE (SOUTH/WEST) EXISTING & PROPOSED ELEVATION
A3.2	BACK (NORTH/WEST) EXISTING & PROPOSED ELEVATION
A3.3	SIDE (NORTH/EAST) EXISTING & PROPOSED ELEVATION

GENERAL INFORMATION

1. 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

2. 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.)

3. 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.

4. CERTIFICATE OF OCCUPANCY

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

5. DEMOLITION PERMIT

To be issued at Building Permit. No work to begin (including the removal of any building components), until a Building Permi has been issued for the project. The property owner is responsible for assuring that no work is authorized or performed.

M Z A LTD.
DESIGNERS

DESIGNER
Mark Zinnl
428 Marengo #1,
Forest Park, IL 60305
tel 708-366-2416

STRUCTURAL ENGINEER
Mike Mahmoudian and Associates, Inc.
851 Burlway Rd, Ste 519,
Burlingame, CA 94010
tel (650) 348-3457

CIVIL ENGINEER
TO PROVIDE FOR BUILDING PERMIT.
00 WEST 00RD STREET
CITY, ST 00000
tel 000.000.0000

● DRAWINGS TO BE PROVIDED FOR BUILDING PERMIT

BOROS ADDITION

1034 MORRELL AVE.,
BURLINGAME, CA

APN: 029024030

DATE	ISSUE	REVISION NUMBER
10/28/2019	PLANNING PERMIT SET	2
8/19/2019	PLANNING PERMIT SET	1

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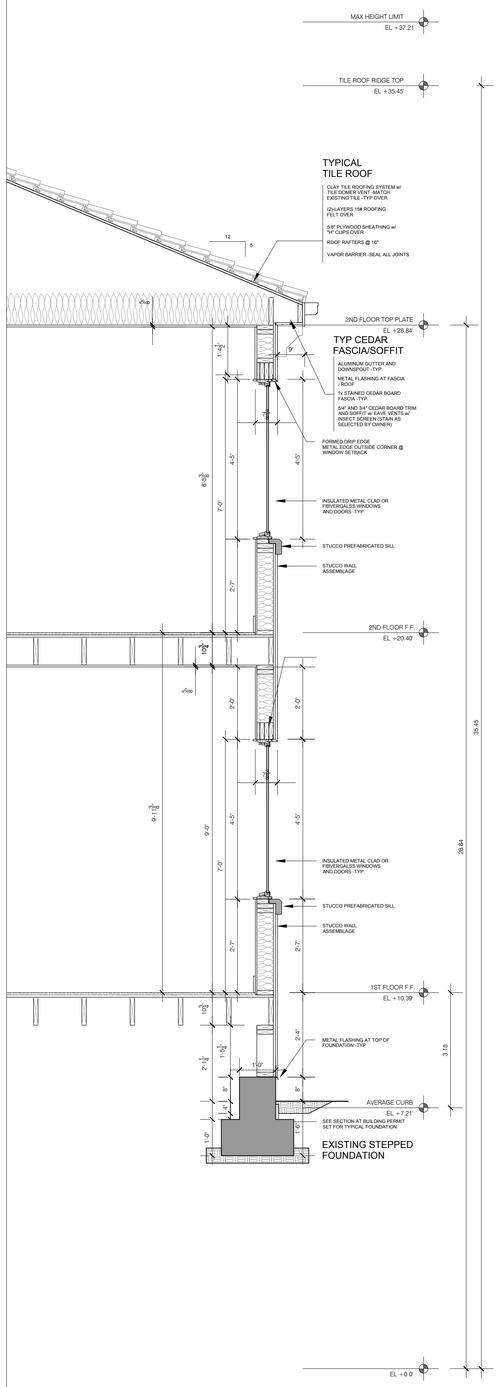
DRAWING TITLE
TITLE SHEET

NORTH ARROW

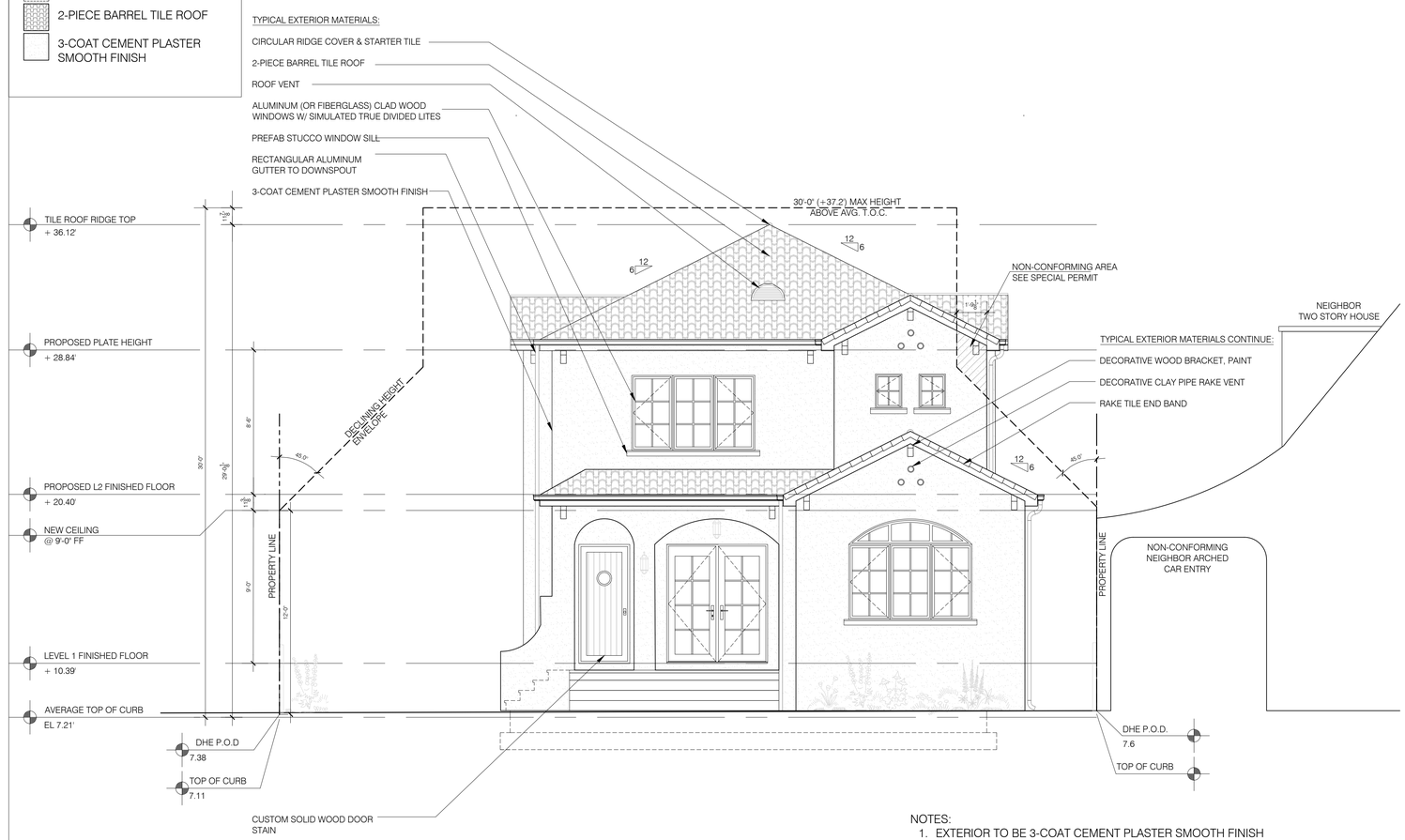
DATE	11/15/19
PROJECT NO.	180401
DRAWN BY	MKZ
CHECKED BY	MKZ
DOB NO.	
DRAWING NUMBER	T1.0



PROPOSED TYP SECTION | 1/2" = 1'-0" | 3

LEGEND

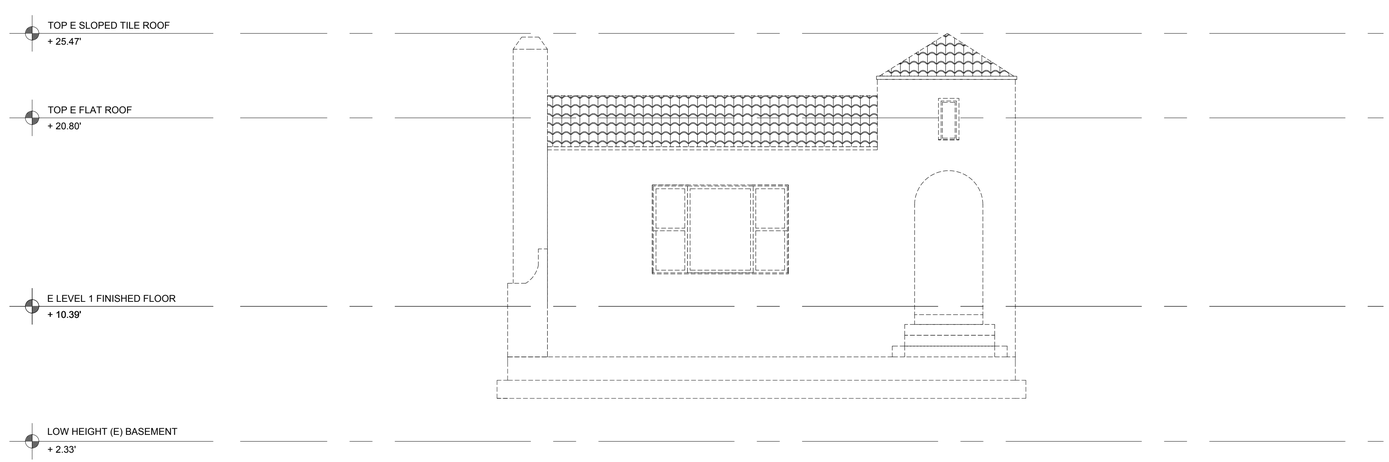
- DEMO, PATCH OR REPLACE
- 2-PIECE BARREL TILE ROOF
- 3-COAT CEMENT PLASTER SMOOTH FINISH



NOTES:

1. EXTERIOR TO BE 3-COAT CEMENT PLASTER SMOOTH FINISH
2. 2-PIECE BARREL TILE ROOF TO MATCH EXISITING
3. WINDOWS: BLACK ALUMINUM-CLAD WOOD WITH SIMULATED TRUE DIVIDED LITES.
4. (ALT. FIBERGLASS-CLAD WOOD)
5. NEW FRONT FRENCH DOORS TO BE TEMPERED GLASS (TYP): BLACK ALUMINUM CLAD-WOOD WITH SIMULATED TRUE DIVIDED LITES.

PROPOSED FRONT (S/E) ELEVATION | 1/4" = 1'-0" | 2



EXISTING FRONT (S/E) ELEVATION | 1/4" = 1'-0" | 1

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Mark Zinnl
428 Marengo #1,
Forest Park, IL 60305
tel 708-366-2416

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Mike Mahmoudian and Associates, Inc.
851 Burlway Rd, Ste 519,
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DRAWING TITLE
FRONT ELEVATION

NORTH ARROW

DATE	11/15/19
PROJECT NO.	180401
DRAWN BY	MKZ
CHECKED BY	MKZ
DOB NO.	
DRAWING NUMBER	A3.0

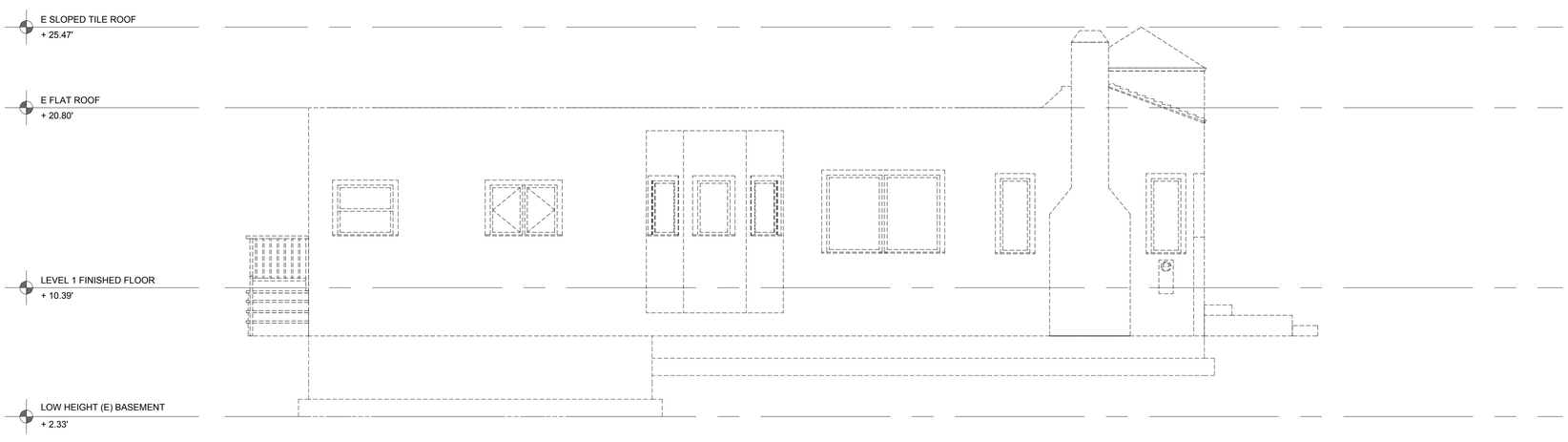
LEGEND

- DEMO, PATCH OR REPLACE
- 2-PIECE BARREL TILE ROOF
- 3-COAT CEMENT PLASTER SMOOTH FINISH

NOTES:

1. EXTERIOR TO BE 3-COAT CEMENT PLASTER SMOOTH FINISH
2. 2-PIECE BARREL TILE ROOF TO MATCH EXISITING
3. WINDOWS: BLACK ALUMINUM-CLAD WOOD WITH SIMULATED TRUE DIVIDED LITES.
4. (ALT. FIBERGLASS-CLAD WOOD)
5. NEW 7'-0" CASEMENT WINDOWS & DOORS TO BE TEMPERED GLASS (TYP): BLACK ALUMINUM CLAD-WOOD WITH SIMULATED TRUE DIVIDED LITES.

PROPOSED (S/W) SIDE ELEVATION | 1/4" = 1'-0" | 2



EXISTING (S/W) SIDE ELEVATION | 1/4" = 1'-0" | 1

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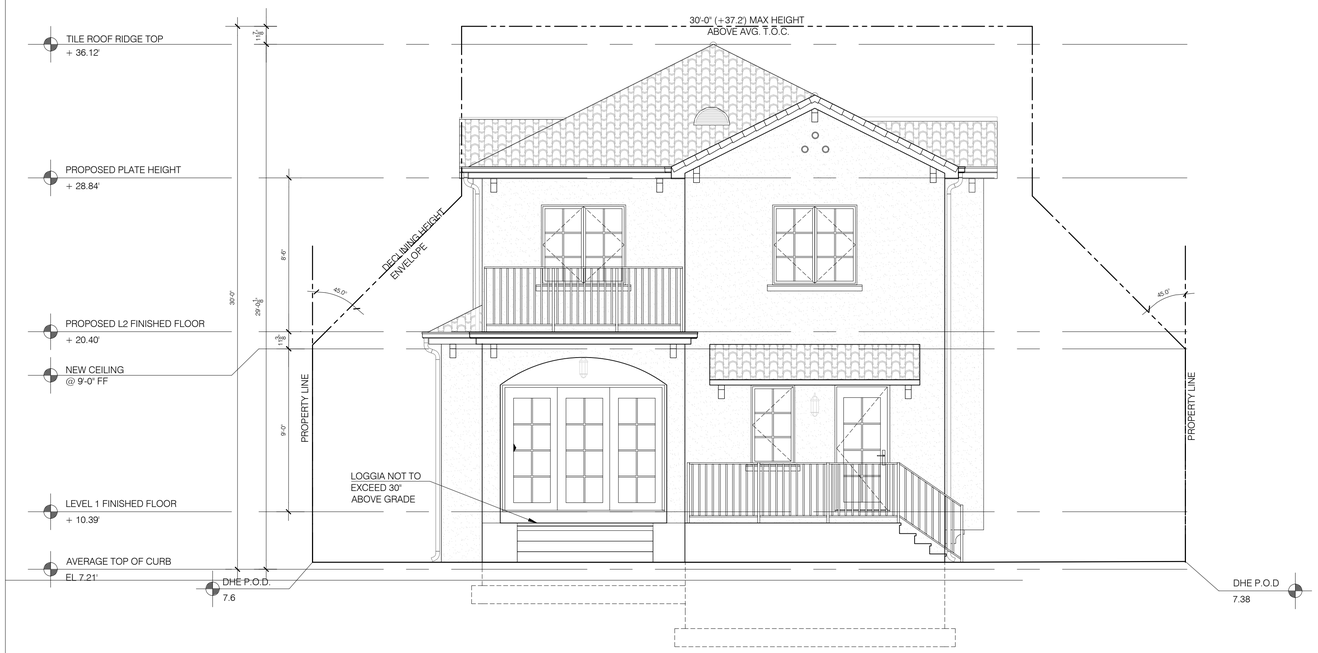
DRAWING TITLE
S/W SIDE ELEVATION

NORTH ARROW

DATE	11/15/19
PROJECT NO.	180401
DRAWN BY	MKZ
CHECKED BY	MKZ
DOB NO.	
DRAWING NUMBER	A3.1

LEGEND

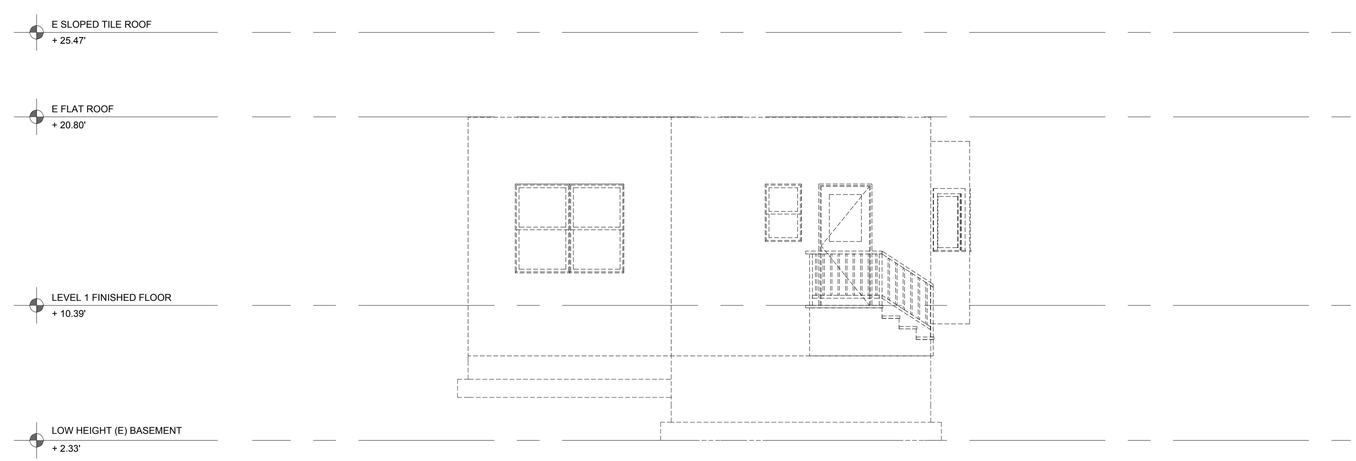
- DEMO, PATCH OR REPLACE
- 2-PIECE BARREL TILE ROOF
- 3-COAT CEMENT PLASTER SMOOTH FINISH



NOTES:

1. EXTERIOR TO BE 3-COAT CEMENT PLASTER SMOOTH FINISH
2. 2-PIECE BARREL TILE ROOF TO MATCH EXISTING
3. WINDOWS: BLACK ALUMINUM-CLAD WOOD WITH SIMULATED TRUE DIVIDED LITES.
4. (ALT. FIBERGLASS-CLAD WOOD)
5. NEW GLASS DOORS TO BE TEMPERED GLASS (TYP): BLACK ALUMINUM CLAD-WOOD WITH SIMULATED TRUE DIVIDED LITES.

PROPOSED BACK (N/W) ELEVATION | 1/4" = 1'-0" | 2



EXISTING FRONT (S/E) ELEVATION | 1/4" = 1'-0" | 1

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DRAWING TITLE
FRONT ELEVATION

NORTH ARROW

DATE	11/15/19
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DRAWN BY	MKZ
CHECKED BY	MKZ
DOB NO.	
DRAWING NUMBER	A3.2

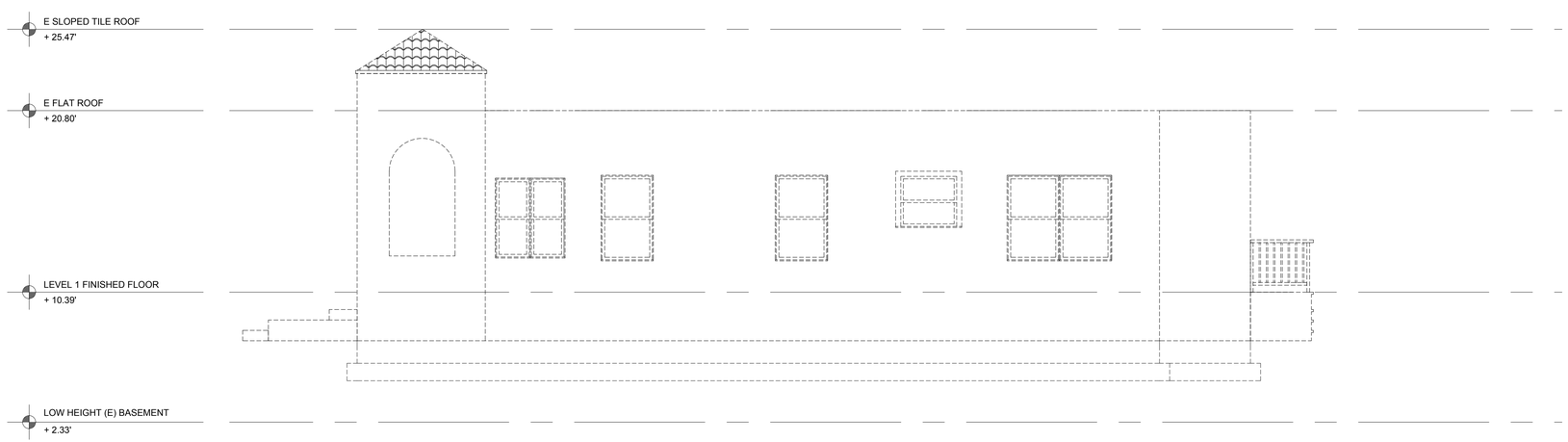
LEGEND

- DEMO, PATCH OR REPLACE
- 2-PIECE BARREL TILE ROOF
- 3-COAT CEMENT PLASTER SMOOTH FINISH

NOTES:

1. EXTERIOR TO BE 3-COAT CEMENT PLASTER SMOOTH FINISH
2. 2-PIECE BARREL TILE ROOF TO MATCH EXISITING
3. WINDOWS: BLACK ALUMINUM-CLAD WOOD WITH SIMULATED TRUE DIVIDED LITES.
4. (ALT. FIBERGLASS-CLAD WOOD)
5. NEW GLASS DOOR TO BE TEMPERED GLASS (TYP): BLACK ALUMINUM CLAD-WOOD WITH SIMULATED TRUE DIVIDED LITES.

PROPOSED (N/E) SIDE ELEVATION | 1/4" = 1'-0" | 2



EXISTING (N/E) SIDE ELEVATION | 1/4" = 1'-0" | 1

M Z A LTD.

D E S I G N E R S

DESIGNER

Mark Zinnl

428 Marengo #1,
Forest Park, IL 60305

tel 708-366-2416

STRUCTURAL ENGINEER

Mike Mahmoudian and Associates, Inc.

851 Burlway Rd, Ste 519,
Burlingame, CA 94010

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DRAWING TITLE

S/W SIDE ELEVATION

NORTH ARROW

DATE	11/15/19
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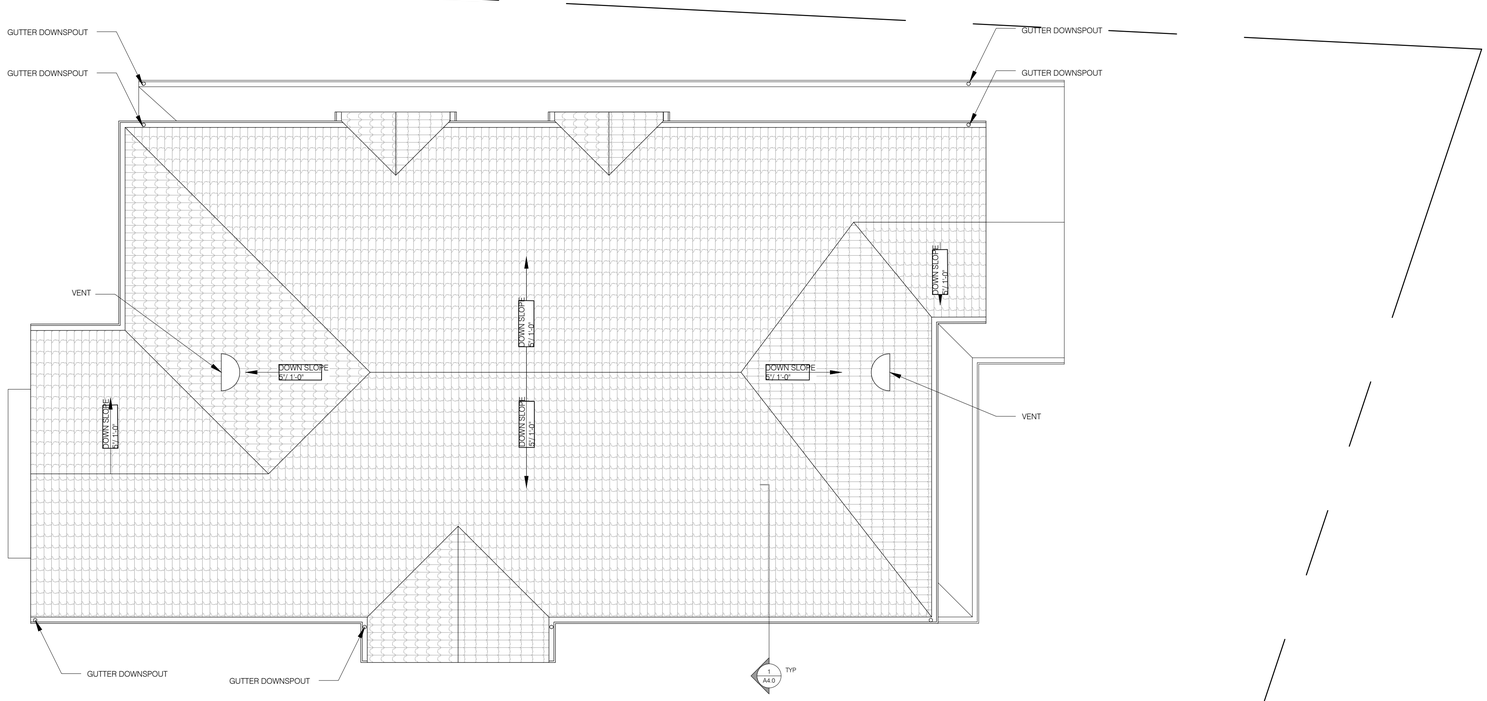
CHECKED BY	MKZ
DOB NO.	
DRAWING NUMBER	A3.3

GARAGE FRONT ELEVATION

GARAGE NORTH EAST SIDE ELEVATION

GARAGE VIEW FROM ABOVE

EXISTING GARAGE TO REMAIN PHOTOS | N.T.S. | 2



PROPOSED ROOF PLAN | 1/4" = 1'-0" | 1

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DESIGNERS

DESIGNER
Mark Zinni
428 Marengo #1,
Forest Park, IL 60305
tel 708-366-2416

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DRAWING TITLE
SITE & WALL SECTION

NORTH ARROW

DATE	11/15/19
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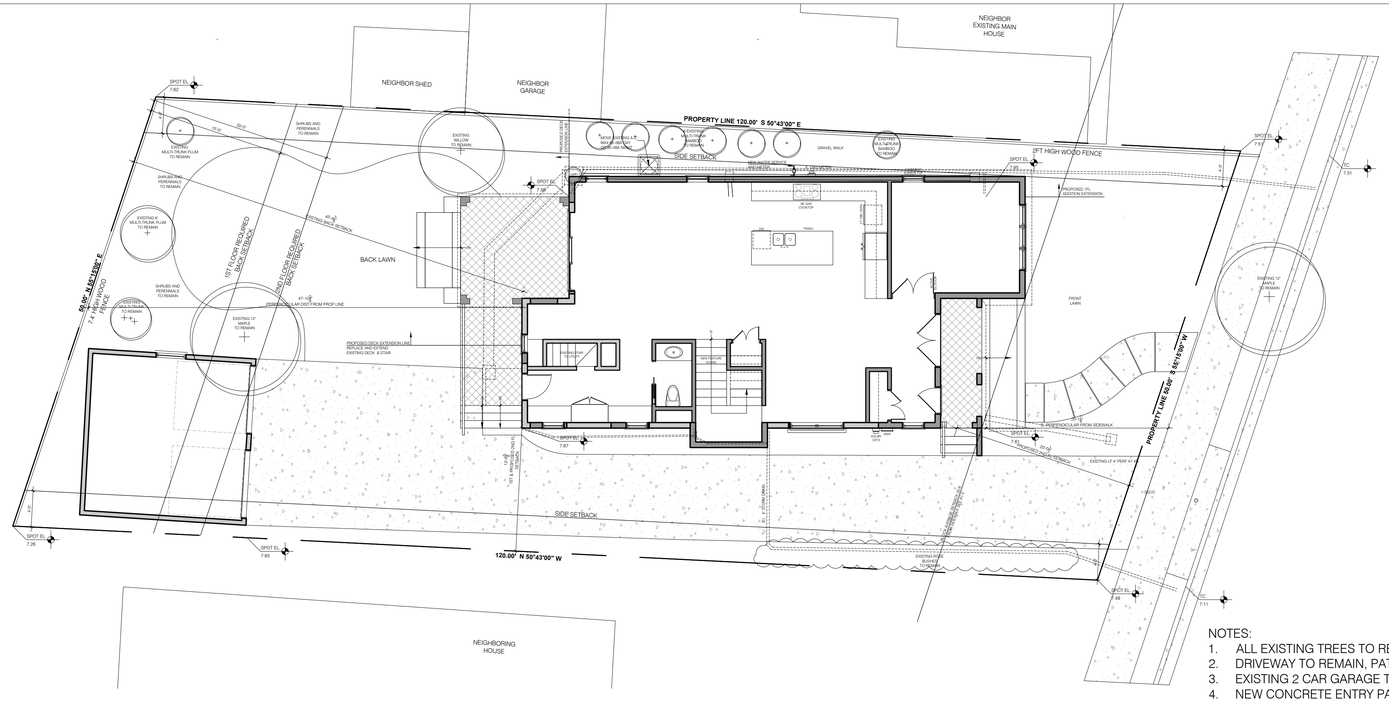
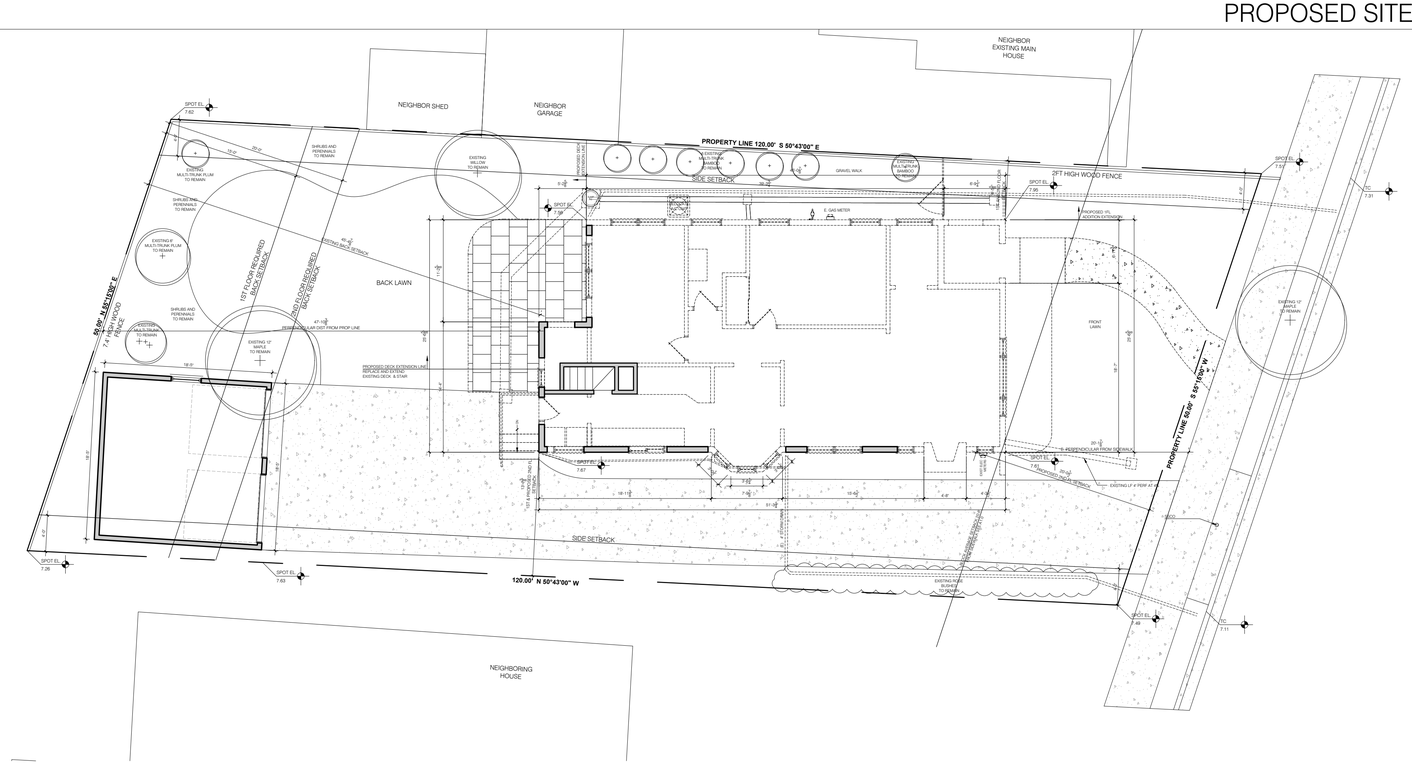
DRAWN BY	MKZ
CHECKED BY	MKZ
DOB NO.	
DRAWING NUMBER	A2.1



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 LINES CONNECTING 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.
6. ALL NEW GUTTERS TO CONNECT TO EXISTING STORM DRAINS, SEE SHEET C-1

PROPOSED SITE & LANDSCAPE PLAN | 1/8" = 1'-0" | 2



EXISTING SITE& LANDSCAPE PLAN | 1/8" = 1'-0" | 1

M Z A LTD.

D E S I G N E R S

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Mark Zinnl
428 Marengo #1,
Forest Park, IL 60305
tel 708-366-2416

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DRAWING TITLE

SITE PLAN

NORTH ARROW

DATE	11/15/19
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DRAWN BY	MKZ
CHECKED BY	MKZ
DOB NO.	
DRAWING NUMBER	A1.2