

SYMBOLS

| | | | |
|--|---|--|---|
| | CENTERLINE | | FIXTURE TAG; SEE FIXTURE SCHEDULE |
| | DETAIL TAG DETAIL NUMBER SHEET NUMBER | | KEYNOTE |
| | DOOR TAG; SEE DOOR SCHEDULE | | WINDOW OR SKYLIGHT TAG; SEE WINDOW & SKYLIGHT SCHEDULE |
| | DOOR AND HARDWARE TAG; SEE DOOR SCHEDULE DOOR NUMBER HARDWARE NUMBER | | REVISION CLOUD & REVISION NUMBER RED OR BLACK: INDICATES CURRENT GRAY: INDICATES PREVIOUS |
| | ELEVATION ELEVATION NUMBER ELEVATION SHEET NUMBER | | SECTION ELEVATION NUMBER SHEET NUMBER |
| | ELEVATION MARKER | | ALIGN TAG; ALIGN FINISH FACE OF WALL(S); DOUBLE ARROW HEAD = ALIGN, BOTH SIDES |
| | EQUIPMENT TAG; SEE EQUIPMENT SCHEDULE | | |
| | FINISH TAG; SEE FINISH SCHEDULE | | |

ABBREVIATIONS

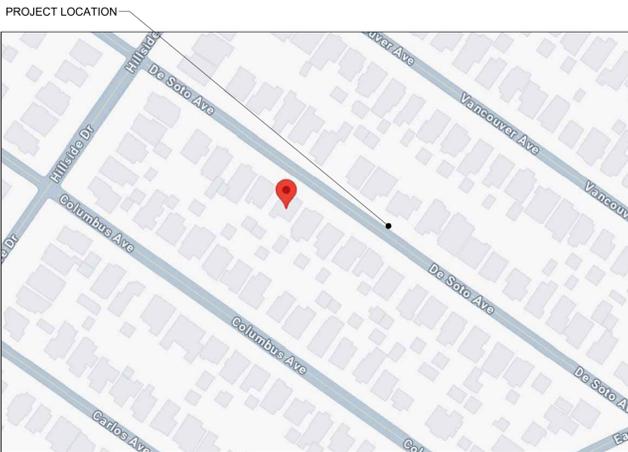
| | | | | | |
|-----------|--|--------|------------------------------|----------|-----------------------------|
| & | AND | EXT. | EXTERIOR | N.I.C. | NOT IN CONTRACT |
| @ | AT | EXTR. | EXTRUSION | NO. | NUMBER |
| ⊕ | CENTERLINE | F.A. | FIRE ALARM | NOM. | NOMINAL |
| ± | PLUS OR MINUS | F.A.U. | FORCED AIR UNIT | N.T.S. | NOT TO SCALE |
| ≡ | PROPERTY LINE | F.D. | FLOOR DRAIN | o/ | OVER |
| # | POUND OR NUMBER | F.E. | FIRE EXTINGUISHER | O.A. | OVERALL |
| A.F.F. | ABOVE FINISHED FLOOR | F.E.C. | FIRE EXTINGUISHER CABINET | O.C. | ON CENTER |
| AL. | ALUMINUM | F.H.C. | FIRE HOSE CABINET | O.F.C.I. | OWNER FURNISHED |
| ALUM. | ALUMINUM | FIN. | FINISH | O.F.S. | CONTRACTOR INSTALLED |
| ANOD. | ANODIZED | FL. | FLOOR | O.F.S. | OUTSIDE FACE OF STUD |
| APPROX. | APPROXIMATE | FLUOR. | FLUORESCENT | O.H. | OVERHANG |
| A.R. | AS REQUIRED | F.O.C. | FACE OF CONCRETE | PLAM. | PLASTIC LAMINATE |
| A.S. | ADJUSTABLE SHELVING | F.O.F. | FACE OF FINISH | PLYWD. | PLYWOOD |
| ARCH. | ARCHITECTURAL | F.O.P. | FACE OF PLYWOOD | PR. | PAIR |
| AV | AUDIOVISUAL | F.O.S. | FACE OF STUD | PT. | POINT |
| BD | BOARD | FPL | FIREPLACE | PTN. | PARTITION |
| BLDG. | BUILDING | F.R. | FIRE RETARDANT OR FIRE RATED | R. | RISER |
| BLK. | BLOCK | FPL | FIREPLACE | R.A. | RETURN AIR |
| BLKG. | BLOCKING | F.R. | FIRE RETARDANT OR FIRE RATED | REF. | REFERENCE |
| B.O. | BOTTOM OF | FT. | FOOT OR FEET | REF. | REFRIGERATOR |
| B.TWN. | BETWEEN | FURR. | FURRING | REQ.(D) | REQUIRED |
| CAB. | CABINET | FUT. | FUTURE | R.F.P. | REINFORCED FIBERGLASS PANEL |
| CBC. | CALIFORNIA BUILDING CODE | F.V. | FIELD VERIFY | RM. | ROOM |
| CEC. | CALIFORNIA ELECTRICAL CODE | GA. | GAUGE | R.O. | ROUGH OPENING |
| CFC. | CALIFORNIA FIRE CODE | GALV. | GALVANIZED | S. | SOUTH |
| CGBSC. | CALIFORNIA GREEN BUILDING STANDARDS CODE | GSM. | GALVANIZED SHEET METAL | S.A. | SUPPLY AIR |
| CLG. | CLAUSE | G.C. | GENERAL CONTRACTOR | S.C.D. | SEE CIVIL DRAWINGS |
| CLKG. | CAULKING | GEN. | GENERAL | SCHED. | SCHEDULE |
| CLOS. | CLOSET | GFO. | GROUND FAULT | SECT. | SECTION |
| CLR. | CLEAR | GFCI. | CIRCUIT INTERRUPTOR | S.E.D. | SEE ELECTRICAL DRAWINGS |
| CMC. | CALIFORNIA MECHANICAL CODE | GWB. | GYPSUM WALL BOARD | SF. | SQUARE FEET |
| C.M. | CONCRETE MASONRY UNIT | GYP. | GYPSUM | S.I.D. | SEE INTERIOR DRAWINGS |
| C.O. | CLEANOUT | H.B. | HOSE BIBS | SM. | SIMILAR |
| COL. | COLUMN | H.C. | HANDICAPPED | S.M.D. | SEE MECHANICAL DRAWINGS |
| CONC. | CONCRETE | H.M. | HOLLOW METAL | S.M.S. | SHEET METAL SCREW |
| CONN. | CONNECTION | HORIZ. | HORIZONTAL | SPEC. | SPECIFICATION |
| CONSTR. | CONSTRUCTION | HR. | HANDRAIL OR HOUR | SO. | SQUARE |
| CONT. | CONTINUOUS | HT. | HEIGHT | S.S.D. | SEE STRUCTURAL DRAWINGS |
| CORR. | CORRIDOR | H.W.D. | HOT WATER DISPENSER | S.S. | STAINLESS STEEL |
| CPC. | CALIFORNIA PLUMBING CODE | H.W.H. | HOT WATER HEATER | STD. | STANDARD |
| CRC. | CALIFORNIA RESIDENTIAL CODE | INSUL. | INSULATION | STL. | STEEL |
| CTR. | CENTER | INT. | INTERIOR | STOR. | STORAGE |
| CTSK. | COUNTERSUNK | JAN. | JANITOR | STRUCT. | STRUCTURAL |
| DBL. | DOUBLE | J.C. | JANITOR'S CLOSET | T. | TREAD |
| DEPT. | DEPARTMENT | JT. | JOINT | T.B.D. | TO BE DETERMINED |
| DET. | DETAIL | KIT. | KITCHEN | T&G | TONGUE AND GROOVE |
| D.F. | DRINKING FOUNTAIN | LAM. | LAMINATE | TEL. | TELEPHONE |
| DH. | DOUBLE HUNG | LAV. | LAVATORY | TEMP. | TEMPORARY |
| DIA. OR Ø | DIAMETER | L.W. | LIGHTWELL | THK. | THICK |
| DM. | DIMENSION | MFR. | MANUFACTURER | T.O. | TOP OF |
| DW. | DISHWASHER | M.O. | MASONRY OPENING | T.O.S. | TOP OF SLAB |
| DISP. | DISPENSER | MAX. | MAXIMUM | T.O.W. | TOP OF WALL |
| DN. | DOWN | MECH. | MECHANICAL | TYP. | TYPICAL |
| D.O. | DOOR OPENING | MEMB. | MEMBRANE | U.L. | UNDERWRITERS LABORATORY |
| DR. | DOOR | MTL. | METAL | U.O.N. | UNLESS OTHERWISE NOTED |
| DS. | DOWNSPOUT | MEZZ. | METAL | UTIL. | UTILITY |
| DWG. | DRAWINGS | MIN. | MINIMUM | VAR. | VARIABLES |
| DWR. | DRAWER | MISC. | MISCELLANEOUS | V.C.T. | VINYL COMPOSITION TILE |
| E. | EAST | MTD. | MOUNTED | VERT. | VERTICAL |
| EA. | EACH | MUL. | MULLION | V.I.F. | VERIFY IN FIELD |
| E.J. | EXPANSION JOINT | (N) | NEW | VOL. | VOLUME |
| ELEC. | ELECTRICAL | N. | NORTH | W. | WEST OR WIDTH |
| E.M. | ELECTRIC METER | N. | NORTH | W. | WITH |
| EMER. | EMERGENCY | N.I.C. | NOT IN CONTRACT | W.C. | WATER CLOSET |
| ENGR. | ENGINEER | NO. | NUMBER | WD. | WOOD |
| E.P. | ELECTRICAL PANEL BOARD | NOM. | NOMINAL | WIN. | WINDOW |
| EQ. | EQUAL | N.T.S. | NOT TO SCALE | W.O. | WHERE OCCURS |
| EQT. | EQUIPMENT | MTG. | MOUNTING | WO. | WITHOUT |
| (E) | EXISTING | MUL. | MULLION | WT. | WEIGHT |
| EXH. | EXHAUST FAN | (N) | NEW | YD. | YARD |
| | | N. | NORTH | X OR x | BY |

GENERAL CONDITIONS

- AIA DOCUMENT A201, GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION, 2017 EDITION, ARE HEREBY INCORPORATED INTO THESE CONSTRUCTION DOCUMENTS AND SHALL BE CONSIDERED PART OF THE REQUIREMENTS FOR THE COMPLETION OF THE WORK.
- THE CONTRACTOR SHALL THOROUGHLY EXAMINE THE PROJECT PREMISES, AS WELL AS ADJACENT TENANT SPACES WHERE WORK MAY BE PERFORMED TO COMPLETE THE PROJECT PRIOR TO PROJECT COMMENCEMENT.
- THE CONTRACTOR IS RESPONSIBLE FOR CHECKING CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS FOR ACCURACY AND CONFIRMING THE WORK IS BUILDABLE AS SHOWN BEFORE PROCEEDING WITH CONSTRUCTION. IF THERE ARE ANY QUESTIONS, THE CONTRACTOR IS RESPONSIBLE FOR INFORMING THE ARCHITECT IN WRITING AND OBTAINING A CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING WITH WORK IN QUESTION OR RELATED WORK. REQUESTS FOR ADDITIONAL CHARGES WILL NOT BE ENTERTAINED FOR THE CONTRACTOR'S FAILURE TO FORESEE MEANS OF INSTALLING EQUIPMENT INTO POSITION INSIDE STRUCTURES.
- THE CONTRACTOR SHALL EXECUTE WORK IN ACCORDANCE WITH ANY AND ALL APPLICABLE CODES, MANUFACTURERS' RECOMMENDATIONS, AND TRADE AND REFERENCE STANDARDS.
- THE CONTRACTOR SHALL APPLY FOR, OBTAIN AND PAY FOR ALL LICENSES AND INSPECTIONS AS REQUIRED TO COMPLY WITH ALL CITY AND LOCAL CODES AND LAWS.
- NO WORK DEFECT IN CONSTRUCTION OR QUALITY, OR DEFICIENCY

- IN ANY REQUIREMENT OF THE CONSTRUCTION DOCUMENTS WILL BE ACCEPTABLE DESPITE THE ARCHITECT'S FAILURE TO DISCOVER OR INDICATE DEFECTS OR DEFICIENCIES PRIOR TO OR DURING CONSTRUCTION. DEFECTIVE WORK DISCOVERED WITHIN THE TIME REQUIRED BY GUARANTEES OR WARRANTIES SHALL BE REPLACED BY WORK CONFORMING WITH THE INTENT OF THE CONTRACT DOCUMENTS. NO PAYMENT, EITHER PARTIAL OR FINAL, SHALL BE CONSTRUED AS AN ACCEPTANCE OF THE DEFECTIVE WORK OR IMPROPER MATERIALS.
- THE CONTRACTOR SHALL NOT BE RELIEVED OF ANY CONTRACTUAL RESPONSIBILITY RESULTING FROM ARCHITECT'S FAILURE TO DETECT SHOP DRAWINGS ERRORS AND OMISSIONS IN CONFLICT WITH THE CONSTRUCTION DOCUMENTS.
- THE CONTRACTOR SHALL VERIFY THE LAYOUT AND EXACT LOCATION OF ALL PARTITIONS, DOORS, LIGHT FIXTURES, POWER & SIGNAL OUTLETS AND SWITCHES WITH ARCHITECT IN THE FIELD PRIOR TO PROCEEDING WITH CONSTRUCTION.
- CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES IN THE DRAWINGS-EITHER APPARENT OR NOT OR BEAR THE COST OF PREPARING WORK NOT COMPLETED IN ACCORDANCE WITH THE INTENT OF THE DRAWINGS.
- DO NOT SCALE DRAWINGS; WRITTEN DIMENSIONS SHALL GOVERN. DETAILS SHALL GOVERN OVER PLANS AND ELEVATIONS.
- PARTITIONS ARE DIMENSIONED FROM FINISH FACE TO FINISH FACE, UNLESS OTHERWISE NOTED. MAINTAIN DIMENSIONS MARKED "CLEAR". ALLOW FOR THICKNESS OF FINISHES.

VICINITY MAP



BURLINGAME CONSTRUCTION HOURS

NO PERSON SHALL ERECT (INCLUDING EXCAVATION AND GRADING), DEMOLISH, ALTER OR REPAIR ANY BUILDING OR STRUCTURE OTHER THAN BETWEEN THE HOURS OF 8 AM AND 7 PM ON WEEKDAYS, AND 9 AM AND 6 PM ON SATURDAYS, EXCEPT IN CIRCUMSTANCES WHERE CONTINUING WORK BEYOND LEGAL HOURS IS NECESSARY TO BUILDING OR SITE INTEGRITY, INCLUDING (BUT NOT LIMITED TO) LARGE CONCRETE POURS, ENVIRONMENTAL CONSIDERATIONS, STATE OR FEDERAL REQUIREMENTS, OR IN CASES WHERE IT IS IN THE INTEREST OF PUBLIC HEALTH AND SAFETY, AND THEN ONLY WITH WRITTEN APPROVAL FROM THE BUILDING OFFICIAL, WHICH SHALL BE GRANTED FOR NO LONGER THAN NECESSARY TO COMPLETE THE PORTION OF THE PROJECT FOR WHICH THE EXCEPTION WAS GRANTED. NO PERSON SHALL ERECT (INCLUDING EXCAVATION AND GRADING), DEMOLISH, ALTER OR REPAIR ANY BUILDING OR STRUCTURE ON SUNDAYS OR ON HOLIDAYS, EXCEPT IN THE CIRCUMSTANCES DESCRIBED EARLIER IN THIS PARAGRAPH, AND THEN ONLY WITH WRITTEN APPROVAL FROM THE BUILDING OFFICIAL, WHICH SHALL BE GRANTED FOR NO LONGER THAN NECESSARY TO COMPLETE THE PORTION OF THE PROJECT FOR WHICH THE EXCEPTION WAS GRANTED. FOR THE PURPOSE OF THIS SECTION, HOLIDAYS ARE THE DAYS SET FORTH IN SECTION 13.04.100 OF THE BURLINGAME MUNICIPAL CODE AND ARE DEFINED AS:

JANUARY 1
THE THIRD MONDAY IN JANUARY
THE THIRD MONDAY IN FEBRUARY
THE LAST MONDAY IN MAY
JULY 4
THE FIRST MONDAY IN SEPTEMBER
THE SECOND MONDAY IN OCTOBER
NOVEMBER 11
THE FOURTH THURSDAY IN NOVEMBER
DECEMBER 25

WHENEVER A HOLIDAY FALLS ON A SUNDAY, THE MONDAY FOLLOWING IS A HOLIDAY. WHENEVER A HOLIDAY FALLS ON A SATURDAY, THE FRIDAY PRECEDING IS A HOLIDAY.

THE RESTRICTIONS STATED IN THIS SECTION SHALL NOT APPLY TO WORK THAT DOES NOT REQUIRE A PERMIT UNDER ANY APPLICABLE LAW OR REGULATION, OR TO WORK THAT TAKES PLACE INSIDE A COMPLETELY ENCLOSED BUILDING AND DOES NOT EXCEED THE EXTERIOR AMBIENT NOISE LEVEL PER THE BMC 25.58.050.

PUBLIC WORKS CONSTRUCTION HOURS WITHIN THE PUBLIC RIGHT-OF-WAY IS RESTRICTED TO WEEKDAYS AND NON-CITY HOLIDAYS BETWEEN 8 AM TO 5 PM.

SANDBLASTING OR SIMILAR EXTERNAL BUILDING CLEANING SHALL BE LIMITED TO 8 AM TO 5 PM, MONDAY THROUGH FRIDAY, AND IS PROHIBITED ON HOLIDAYS ON SUCH DAYS.

PUBLIC WORKS ENGINEERING NOTES

- ANY WORK IN THE CITY RIGHT-OF-WAY, SUCH AS PLACEMENT OF DEBRIS BIN IN STREET, CONSTRUCTION PARKING, WORK IN SIDEWALK AREA, PUBLIC EASEMENTS, AND UTILITY EASEMENTS, IS REQUIRED TO OBTAIN AN ENCROACHMENT PERMIT PRIOR TO STARTING WORK. PORTA POTTYS ARE NOT ALLOWED TO BE PLACED IN THE CITY RIGHT-OF-WAY. WORK WITHOUT THE BENEFIT OF AN ENCROACHMENT PERMIT WILL BE DOUBLE THE PERMIT FEE.
- 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. FOR ALL ACTIVITIES (INCLUDING HAULING).
- ALL WATER LINES CONNECTIONS TO CITY WATER MAINS FOR SERVICES OR FIRE LINE PROTECTION ARE TO BE INSTALLED PER CITY STANDARD PROCEDURES AND MATERIAL SPECIFICATIONS. CONTACT THE CITY WATER DEPARTMENT FOR CONNECTION FEES. IF REQUIRED, ALL FIRE SERVICES AND SERVICES 2" AND OVER WILL BE INSTALLED BY BUILDER. ALL UNDERGROUND FIRE SERVICE CONNECTIONS SHALL BE SUBMITTED AS SEPARATE UNDERGROUND FIRE SERVICE PERMIT FOR REVIEW AND APPROVAL.
- SEWER BACKWATER PROTECTION CERTIFICATION IS REQUIRED FOR THE INSTALLATION OF ANY NEW SEWER FIXTURE PER ORDINANCE NO. 1710. THE SEWER BACKWATER PROTECTION CERTIFICATE IS REQUIRED PRIOR TO THE ISSUANCE OF BUILDING PERMIT.
- ALL CONSTRUCTION PROJECTS, REGARDLESS OF SIZE, MUST PREVENT STORMWATER POLLUTION FROM CONSTRUCTION-RELATED ACTIVITIES. PROJECT APPLICANTS SHALL ENSURE THAT ALL CONTRACTORS IMPLEMENT APPROPRIATE AND EFFECTIVE BEST MANAGEMENT PRACTICES (BMPs) DURING ALL PHASES OF CONSTRUCTION, INCLUDING DEMOLITION. WHEN SUBMITTING PLANS FOR A BUILDING PERMIT, PLEASE INCLUDE THE CONSTRUCTION BMP PLAN SHEET.

CENTRAL COUNTY FIRE NOTES

- CONTRACTOR SHALL INSTALL THE DESIGN BUILD FIRE SERVICE LINE, BACKFLOW PREVENTOR, SPRINKLERS AND EQUIPMENT IN ACCORDANCE WITH THE FIRE PROTECTION CONSULTANT'S PLANS, SPECIFICATIONS, LATEST EDITION OF THE UNIFORM CALIFORNIA FIRE CODE AND CITY/TOWN STANDARDS.
- A SCHEMATIC OF THE DOMESTIC/FIRE PROTECTION WATER LINE SHALL BE DRAWN ON THE SITE PLAN/CIVIL DRAWING PAGE OF THE BUILDING PLANS. THIS SCHEMATIC SHALL DETAIL THE LINE FROM THE WATER METER TO STRUCTURE AND INDICATE THE LOCATION OF THE DOUBLE BACKFLOW PREVENTION DEVICE ON THE FIRE PROTECTION LINE AFTER THE SPLIT BETWEEN DOMESTIC AND FIRE PROTECTION LINES. DRAWINGS SHALL SHOW ALL INFORMATION REQUIRED BY THE LOCAL FIRE MARSHAL, INCLUDING ANGLES, THRUST BLOCKS, VALVES, FIRE HYDRANTS, PIVs, FDCs, BACKFLOW ASSEMBLIES, FLEXIBLE CONNECTIONS, VAULTS, ETC.
- SHOP DRAWINGS SHALL BE SUBMITTED TO THE LOCAL FIRE MARSHAL, THE RATING AGENCY AND THE PROJECT MANAGER, ALLOWING TIME FOR REVIEW AND ACCEPTANCE, PRIOR TO START OF WORK.
- THE UNDERGROUND FIRE PROTECTION SYSTEM INSTALLER SHALL OBTAIN ALL APPROVALS AND PERMITS PRIOR TO ORDERING MATERIALS, FABRICATING SYSTEMS OR ANY INSTALLATION.
- GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL DIMENSIONS AND EQUIPMENT LOCATIONS. RISER LOCATIONS AS SHOWN ON ARCHITECTURAL AND PLUMBING DRAWINGS AND ARE TO BE COORDINATED WITH ACTUAL FIELD CONDITIONS.
- PROVIDE A BACKFLOW PREVENTION DEVICE; USC APPROVED DOUBLE CHECK VALVE ASSEMBLY. GENERAL CONTRACTOR SHALL ENSURE THE DOUBLE CHECK VALVE FOR FIRE PROTECTION SHALL BE TESTED AND APPROVED BY A SAN MATEO COUNTY ENVIRONMENTAL HEALTH APPROVED CONTRACTOR PRIOR TO SCHEDULING WATER DEPARTMENT FINAL INSPECTION.
- THE MINIMUM SIZE SERVICE FOR FIRE SPRINKLER SYSTEMS CONFORMING TO NFPA 13 OR 13R IS TWO INCHES (2"). FOR NFPA 13D SYSTEMS THE MINIMUM SIZE IS 1".
- FIRE FLOW SHALL MEET FIRE REQUIREMENTS OF CALIFORNIA FIRE CODE APPENDIX B. FIRE FLOW FOR RESIDENTIAL BUILDINGS LESS THAN 3,000 SQUARE FEET SHALL BE PROVIDED AT 1,000 GPM FOR (1) HOUR UNLESS PROTECTED BY AN AUTOMATIC FIRE SPRINKLER SYSTEM THEN IT MAY BE REDUCED BY 50%. CONTACT BURLINGAME ENGINEERING DEPARTMENT.
- THE MINIMUM WATER METER SIZE SHALL ACCOMMODATE BOTH DOMESTIC AND FIRE SPRINKLER SYSTEM DEMAND TOTALS.

APPLICABLE CODES

ALL WORK SHALL FULLY COMPLY BUT NOT BE LIMITED TO:

2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA RESIDENTIAL CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA FIRE CODE
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA TITLE 24 ENERGY EFFICIENCY STANDARDS
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

BURLINGAME CODE OF ORDINANCES
-INCLUDING BUT NOT LIMITED TO:
TITLE 18 - BUILDING CONSTRUCTION
TITLE 25 - ZONING

PROJECT DATA

| | |
|--|---|
| ADDRESS: | 1355 DE SOTO AVENUE BURLINGAME, CA 94010 |
| PARCEL NUMBER: | 027152060 |
| ZONING: | R1 - LOW DENSITY RESIDENTIAL |
| STORIES: | EXISTING: 2 (NO CHANGE) |
| USE: | SINGLE FAMILY RESIDENTIAL |
| CONSTRUCTION TYPE: | V-B |
| OCCUPANCY GROUP: | R-3JU |
| FULLY SPRINKLERED: | EXISTING: NO PROPOSED: UPGRADE TO FULLY SPRINKLERED W/ NFPA 13D |
| LOT AREA: | 6,000 SF |
| MAXIMUM F.A.R. ALLOWED | 3,020 SF + UP TO AN ADDITIONAL 400 SQ. FT. FOR DETACHED GARAGE AND OTHER ACCESSORY STRUCTURES |
| EXISTING F.A.R. | PROPOSED F.A.R. |
| MAIN HOUSE = 2,464.78 SF 1F: 1,530.44 SF 2F: 934.34 SF | MAIN HOUSE = 2,997.45 SF 1F: 1,773.53 SF 2F: 1,223.92 SF |
| DETACHED GARAGE = 381.38 SF (NO CHANGE) | DETACHED GARAGE = 381.38 SF (NO CHANGE) |
| LOT COVERAGE | 40% MAXIMUM (=2,400 SF) |
| EXISTING LOT COVERAGE | PROPOSED LOT COVERAGE |
| TOTAL = 1,911.92 SF MAIN HOUSE: 1,530.44 SF DETACHED GARAGE: 381.38 SF | TOTAL = 2,154.91 SF MAIN HOUSE: 1,773.53 SF DETACHED GARAGE: 381.38 SF |

SCOPE OF WORK

PROJECT PROPOSES A HORIZONTAL & VERTICAL ADDITION & INTERIOR REMODEL.

THE FIRST FLOOR SHALL INCLUDE:
REMODELED EXISTING KITCHEN;
(2) EXISTING BEDROOMS;
REMODELED EXISTING BATH;
NEW LAUNDRY;
NEW PANTRY; AND
NEW EXTERIOR DECK

THE SECOND FLOOR SHALL INCLUDE:
(2) BEDROOMS;
(2) BATHS;
NEW OFFICE; AND
NEW LAUNDRY ALCOVE

DEFERRED SUBMITTALS

MAY INCLUDE BUT NOT LIMITED TO THE FOLLOWING:
• AUTOMATIC SPRINKLERS - SHALL COMPLY WITH NFPA 13D

PROJECT DIRECTORY

OWNERS:
KEARNS-NGUYEN FAMILY TRUST
1557 ALBEMARLE WAY
BURLINGAME, CA 94010
CONTACT: RYAN KEARNS & JENNIE NGUYEN
PHONE: (510) 364-4106
EMAIL: RKKEARNS@GMAIL.COM, JENNIE.NGUYEN@GMAIL.COM

ARCHITECT:
GTL ARCHITECTS
P.O. BOX 16721
SAN FRANCISCO CA 94116
CONTACT: GRANT TAKAHASHI LEE
PHONE: (415) 361-7641
EMAIL: GRANT@GTLARCHITECTS.COM

STRUCTURAL ENGINEER:
SCHOENTRUP ENGINEERING INC.
P.O. BOX 1084
BELMONT, CA 94002
CONTACT: SARAH SCHOENTRUP
PHONE: (650) 766-4888
EMAIL: SARAH@SCHOENTRUPSE.COM

GEOTECHNICAL ENGINEER:
PGSOILS, INC.
901 ROSE COURT
BURLINGAME, CA 94010
CONTACT: PAUL A. GRISHABER
PHONE: (650) 347-3934
EMAIL: PGSOILS.INC@GMAIL.COM

SURVEYOR:
LEA & BRAZE ENGINEERING, INC.
2495 INDUSTRIAL PKWY WEST
HAYWARD, CA 94545
CONTACT: GREGORY BRAZE
PHONE: (510) 887-4086

LANDSCAPE DESIGNER:
2229 PROSPECT AVE
VENICE, CA 90291
CONTACT: RIC MONDRAGON
PHONE: (310) 490-4438

CONTRACTOR:
TBD

DRAWING INDEX

| ARCHITECTURAL | |
|---------------|---|
| G001 | TITLE SHEET |
| G002 | CONSTRUCTION BEST MANAGEMENT PRACTICES |
| A001 | EXISTING & PROPOSED SITE PLANS |
| A002 | STORMWATER CHECKLIST & PUBLIC WORKS DETAILS |
| A101 | BASEMENT & 1F: EXISTING & DEMOLITION PLANS |
| A102 | 2F: EXISTING & DEMOLITION PLANS |
| A103 | ROOF: EXISTING & DEMOLITION PLANS |
| A111 | BASEMENT & 1F: CONSTRUCTION PLAN |
| A112 | 2F: CONSTRUCTION PLAN |
| A113 | ROOF PLAN & SKYLIGHT SCHEDULE |
| A201 | EXISTING & PROPOSED EXTERIOR ELEVATIONS |
| A202 | EXISTING & PROPOSED EXTERIOR ELEVATIONS |
| A203 | EXISTING & PROPOSED EXTERIOR ELEVATIONS |
| A204 | EXISTING & PROPOSED EXTERIOR ELEVATIONS |
| A205 | RENDERINGS |
| A301 | EXISTING & PROPOSED SECTION |
| SURVEY | |
| SU1 | PARTIAL TOPOGRAPHIC SURVEY |
| LANDSCAPE | |
| L1 | LANDSCAPE PLAN |
| L2 | LANDSCAPE DETAILS |
| L3 | IRRIGATION PLAN |
| L4 | OUTDOOR EFFICIENCY CHECKLIST |



GTL ARCHITECTURE
+ INTERIORS

P. O. BOX 1 6 7 2 1
SAN FRANCISCO CA 94116
TEL 415 | 361-7641

PROJECT NAME

DE SOTO
RESIDENCE
1355 DE SOTO AVENUE
BURLINGAME, CA 94010

ADDITION & REMODEL

DRAWING ISSUANCE

DESIGN REVIEW SET

| DESCRIPTION | DATE |
|-------------------|------------|
| DESIGN REVIEW SET | 2025.12.15 |

SEAL / SIGNATURE



TITLE

TITLE
SHEET

SCALE N/A

PROJECT NO. 2407

SHEET

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G001

POST CONSTRUCTION IMPERVIOUS AREA

| LOCATION | DESCRIPTION | AREA |
|---|---|-----------------|
| HOUSE | ROOF, UNCOVERED 1F FRONT PATIO & 1F FRONT STEPS | 2,029 SF |
| GARAGE | ROOF | 386 SF |
| 1F REAR DECK & STAIRS | UNCOVERED 1F REAR DECK & STAIRS | 239 SF |
| | TOTAL | 2,654 SF |
| 40% OF 6,000 SF LOT SIZE = 2,400 SF | | |
| GARAGE ROOF RUNOFF 386 SF SHALL BE DIRECTED INTO (2) RAIN BARRELS | | |

DRAINAGE NOTES

- IN ACCORDANCE WITH BURLINGAME MUNICIPAL CODE SECTION 18.08.085, NO STORM WATER OR UNDERGROUND WATER DRAINING FROM ANY LOT, BUILDING, OR PAVED AREA SHALL BE ALLOWED TO DRAIN TO ADJACENT PROPERTIES NOR SHALL THIS WATER BE CONNECTED TO THE CITY'S SANITARY SEWER SYSTEM. REGARDLESS OF THE SLOPE OF THE SOURCE PROPERTY, SUCH WATER SHALL DRAIN TO EITHER ARTIFICIAL OR NATURAL STORM DRAINAGE FACILITIES BY GRAVITY OR PUMPING.
- DIRECT RUNOFF FROM SIDEWALKS, WALKWAYS, AND/OR PATIOS ONTO VEGETATED AREAS.
- DIRECT RUNOFF FROM DRIVEWAYS AND/OR UNCOVERED PARKING LOTS ONTO VEGETATED AREAS.

RAINWATER COLLECTION
ALL NEW ROOF RAINWATER SHALL BE COLLECTED BY MEANS OF GALVANIZED METAL GUTTERS, UNLESS NOTED OTHERWISE, LOCATED AT THE EAVES. PAINT TO MATCH COLOR SCHEME OF RESIDENCE. GUTTER SHALL LEAD TO 2" X 4" RECTANGULAR METAL DOWNSPOUTS OR DOWNSPOUTS TO MATCH EXISTING AND/OR COPPER RAINWATER LEADER. DOWNSPOUTS SHALL TERMINATE BELOW GRADE TO A PERMEABLE PAVING (N) ELEC. METER

PERIMETER 4" DIAMETER ABS SOLID DRAIN PIPE, RUN 4" DIAMETER (OR SIZE AS NOTED ON SITE PLAN) SOLID PIPE THROUGH FACE OF CURB SO THAT WATER WILL EMPTY INTO THE STREET GUTTER SYSTEM. SLOPE ALL PIPES FOR ADEQUATE DRAINAGE. ENSURE THAT THE LOCATION CHOSEN FOR THE PIPE TO GO THROUGH THE FACE OF CURB IS ADEQUATE TO CARRY THE WATER FROM THE SITE TO A CITY MAINTAINED WATER COLLECTION SYSTEM. IN SINGLE-FAMILY RESIDENCES THE WATER MAY FLOW TO THE STREET BY GRAVITY METHOD PROVIDED THERE IS SUFFICIENT GRADE TO ENSURE FLOW TO THE STREET GUTTER AND THAT WATER DOES NOT FLOW ONTO ADJOINING PROPERTIES.

SUMP MAY BE REQUIRED (SEE SITE PLAN) IF THE GRAVITY METHOD OF DRAINAGE CANNOT BE USED, PROVIDE A SUMP PUMP OF ADEQUATE SIZE TO CARRY ALL WATER THROUGH A 2" DIAMETER ABS FIRE PIPE THROUGH THE FACE OF THE CURB SO THAT THE WATER WILL EMPTY INTO THE GUTTER SYSTEM. ENSURE THAT THE LOCATION CHOSEN FOR THE PIPE TO GO THROUGH THE FACE OF THE CURB IS ADEQUATE TO CARRY THE WATER FROM THE SITE TO A CITY MAINTAINED WATER COLLECTION SYSTEM. PROVIDE A BACKFLOW PREVENTOR DEVICE AT A LOCATION NEAR THE

TERMINATION OF THE SOLID PIPE THROUGH THE FACE OF CURB AS REQUIRED TO PREVENT RAINWATER FROM THE GUTTER SYSTEM ENTERING THE SUMP PUMP SYSTEM.
SUMP PUMP AT A MINIMUM SHALL BE A 1/4 HP AUTOMATIC SUBMERSIBLE SUMP PUMP WITH PERFORMANCE AS LISTED BELOW (MINIMUM). INSTALL AS PER MANUFACTURER'S SPECIFICATIONS & RECOMMENDATIONS.

| DISCHARGE FEET OF HEAD | 5 | 10 | 15 |
|--------------------------------|------|------|-----|
| PERFORMANCE (GALLONS PER HOUR) | 2280 | 1620 | 660 |

SUMP PIT - INSTALL IN SUMP PIT (CATCH BASIN) WITH THE MINIMUM CLEARANCES & DEPTHS AS PER MANUFACTURER'S SPECIFICATIONS & RECOMMENDATIONS.

- PLANTING AREAS SHALL HAVE MINIMUM 2% SLOPE AWAY FROM STRUCTURES.
- DRAINAGE INLETS, SWALES, AND SUBDRAINS MUST REMAIN UNOBSTRUCTED DURING CONSTRUCTION.
- VERIFY THAT IRRIGATION BASINS AND PLANTING AREAS DO NOT IMPEDE SITE DRAINAGE.

TREE PROTECTION NOTES

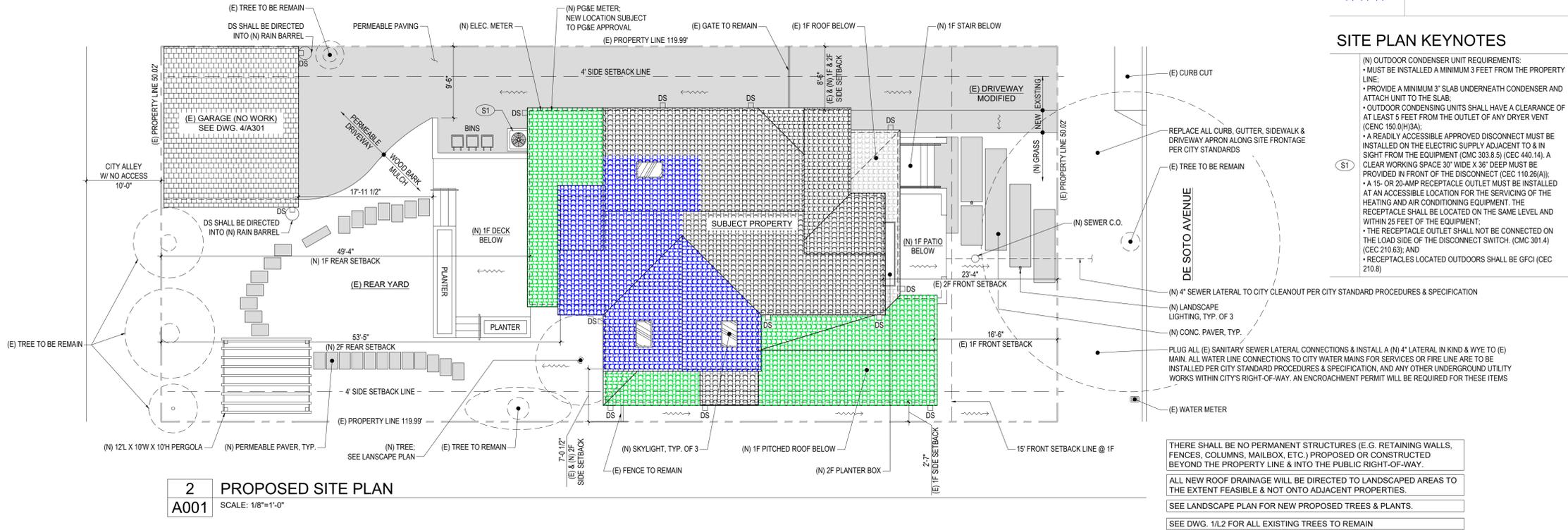
- PRIOR TO BEGINNING CONSTRUCTION ON SITE, CONTRACTOR SHALL IDENTIFY AND PROTECT EXISTING TREES AND PLANTS DESIGNATED AS TO REMAIN. PROTECT EXISTING TREES TO REMAIN FROM SPILLED CHEMICALS, FUEL OIL, MOTOR OIL, GASOLINE AND ALL OTHER CHEMICALLY INJURIOUS MATERIAL, AS WELL AS FROM PUDDLING OR CONTINUOUSLY RUNNING WATER. SHOULD A SPILL OCCUR, STOP WORK IN THAT AREA AND CONTACT THE CITY'S ENGINEER/INSPECTOR IMMEDIATELY. CONTRACTOR SHALL BE RESPONSIBLE TO MITIGATE DAMAGE FROM SPILLED MATERIAL AS WELL AS MATERIAL CLEAN UP.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ONGOING MAINTENANCE OF ALL TREES DESIGNATED TO REMAIN AND FOR MAINTENANCE OF RELOCATED TREES STOCKPILED DURING CONSTRUCTION. CONTRACTOR WILL BE REQUIRED TO REPLACE TREES THAT DIE DUE TO LACK OF MAINTENANCE.
- INSTALL TREE PROTECTION FENCING AT THE DRIPLINE OR AS REQUIRED BY CITY.
- NO EXCAVATION, TRENCHING, STOCKPILING, OR COMPACTION SHALL OCCUR WITHIN THE TREE PROTECTION ZONE.
- WATER EXISTING TREES AS NEEDED TO MAINTAIN HEALTH DURING CONSTRUCTION.
- ALL ROOT PRUNING SHALL BE PERFORMED BY AN ISA CERTIFIED ARBORIST.

SITE LEGEND & SPECIFICATIONS

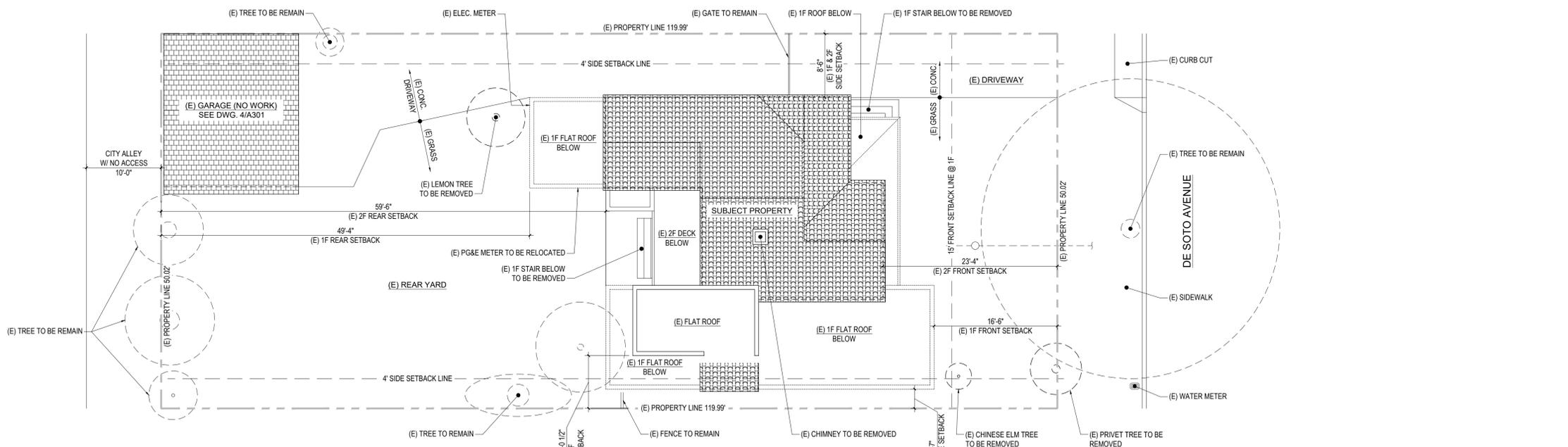
| | |
|--|---|
| | (N) DOWNSPOUT TERMINATING BELOW GRADE TO A PERIMETER 4" DIAMETER ABS SOLID DRAIN PIPE CONNECTING TO A SOLID PIPE THROUGH FACE OF CURB SO THAT WATER WILL EMPTY INTO THE STREET GUTTER SYSTEM. |
| | (E) TERRACOTTA ROOF TILE |
| | (N) 1F TERRACOTTA ROOF TILE; MATCH EXISTING |
| | (N) 2F TERRACOTTA ROOF TILE; MATCH EXISTING |

SITE PLAN KEYNOTES

- (N) OUTDOOR CONDENSER UNIT REQUIREMENTS:
- MUST BE INSTALLED A MINIMUM 3 FEET FROM THE PROPERTY LINE.
 - PROVIDE A MINIMUM 3" SLAB UNDERNEATH CONDENSER AND ATTACH UNIT TO THE SLAB.
 - OUTDOOR CONDENSING UNITS SHALL HAVE A CLEARANCE OF AT LEAST 5 FEET FROM THE OUTLET OF ANY DRYER VENT (CENC 150.0(H)3A);
 - A READILY ACCESSIBLE APPROVED DISCONNECT MUST BE INSTALLED ON THE ELECTRIC SUPPLY ADJACENT TO & IN SIGHT FROM THE EQUIPMENT (CMC 303.8.5) (CEC 440.14); A CLEAR WORKING SPACE 30" WIDE X 36" DEEP MUST BE PROVIDED IN FRONT OF THE DISCONNECT (CEC 110.26(A));
 - A 15- OR 20-AMP RECEPTACLE OUTLET MUST BE INSTALLED AT AN ACCESSIBLE LOCATION FOR THE SERVING OF THE HEATING AND AIR CONDITIONING EQUIPMENT. THE RECEPTACLE SHALL BE LOCATED ON THE SAME LEVEL AND WITHIN 25 FEET OF THE EQUIPMENT;
 - THE RECEPTACLE OUTLET SHALL NOT BE CONNECTED ON THE LOAD SIDE OF THE DISCONNECT SWITCH. (CMC 301.4) (CEC 210.63); AND
 - RECEPTACLES LOCATED OUTDOORS SHALL BE GFCI (CEC 210.8)



2 PROPOSED SITE PLAN
A001 SCALE: 1/8"=1'-0"



1 EXISTING SITE PLAN
A001 SCALE: 1/8"=1'-0"



GTL ARCHITECTURE + INTERIORS

P. O. BOX 16721
SAN FRANCISCO CA 94116
TEL 415 | 361-7641

PROJECT NAME

DE SOTO RESIDENCE
1355 DE SOTO AVENUE
BURLINGAME, CA 94010

ADDITION & REMODEL

DRAWING ISSUANCE

DESIGN REVIEW SET

| DESCRIPTION | DATE |
|------------------------|------------|
| DESIGN REVIEW SET | 2025.12.15 |
| DESIGN REVIEW RESPONSE | 2026.01.21 |

SEAL / SIGNATURE



TITLE

EXISTING & PROPOSED SITE PLANS

SCALE 1/8"=1'-0"

PROJECT NO. 2407

A001

SHEET

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Stormwater Checklist for Small Projects
Municipal Regional Stormwater Permit (MRP 3.0)

SAN MATEO COUNTYWIDE Water Pollution Prevention Program

City of Burlingame
501 Primrose Road
Burlingame, CA 94010
650-558-7230
burlingame.org/stormwaterdevelopment

Complete this form for smaller detached single-family home projects that are not part of a larger plan of development and create and/or replace less than 10,000 square feet of impervious surface; or for all other types of projects that create and/or replace 2,500 square feet or more and less than 5,000 square feet of impervious surface.

For larger detached single-family home projects that create and/or replace 10,000 square feet of impervious surface and other projects that create and/or replace 5,000 square feet or more of impervious surface, use the C.3-C.6 Development Review Checklist.

A. Project Information

A.1 Project Name: DE SOTO RESIDENCE

A.2 Project Address: 1355 DE SOTO RESIDENCE

A.3 Project APN: 027152060

B. Select Appropriate Site Design Measures

B.1 Does the project create and/or replace 2,500 square feet or more of impervious surface? Yes No

➤ If yes, the project must include at least one of the Site Design Measures listed below in section a through i. Fact sheets regarding site design measures a through f may be downloaded on the New Development page of the Flowstobay website: (https://www.flowstobay.org/preventing-stormwater-pollution-with-new-development/c-3-regulated-projects)

➤ If no, the project applicant shall be encouraged to implement appropriate site design measures from the list below, which may be required at municipality discretion. Consult with municipal staff about requirements for your project.

B.2 On the list below, indicate whether each site design measure is included in the project plans and the plan sheet number:

| Yes | No | Plan Sheet No. | Site Design Measure |
|----------------------------------|----------------------------------|----------------|---|
| <input checked="" type="radio"/> | <input type="radio"/> | A001 | a. Direct roof runoff into cisterns or rain barrels and use rainwater for irrigation or other non-potable use. |
| <input type="radio"/> | <input checked="" type="radio"/> | N/A | b. Direct roof runoff onto vegetated areas. |
| <input checked="" type="radio"/> | <input type="radio"/> | A001 | c. Direct runoff from sidewalks, walkways, and/or patios onto vegetated areas. |
| <input checked="" type="radio"/> | <input type="radio"/> | A001 | d. Direct runoff from driveways and/or uncovered parking lots onto vegetated areas. |
| <input type="radio"/> | <input checked="" type="radio"/> | N/A | e. Construct sidewalks, walkways, and/or patios with permeable surfaces. |
| <input type="radio"/> | <input checked="" type="radio"/> | N/A | f. Construct bike lanes, driveways, and/or uncovered parking lots with permeable surfaces. |
| <input type="radio"/> | <input checked="" type="radio"/> | N/A | g. Minimize land disturbance and impervious surface (especially parking lots). |
| <input type="radio"/> | <input checked="" type="radio"/> | N/A | h. Maximize permeability by clustering development and preserving open space. |
| <input type="radio"/> | <input checked="" type="radio"/> | N/A | i. Use micro-detention, including distributed landscape-based detention. |
| <input type="radio"/> | <input checked="" type="radio"/> | N/A | j. Protect sensitive areas, including wetland and riparian areas, and minimize changes to the natural topography. |
| <input type="radio"/> | <input checked="" type="radio"/> | N/A | k. Self-treating area (see Section 4.1 of the C.3 Regulated Projects Guide) |
| <input type="radio"/> | <input checked="" type="radio"/> | N/A | l. Self-retaining area (see Section 4.2 of the C.3 Regulated Projects Guide) |

1 See MRP Provision C.3.1.1

1 Last modified 7/1/23

Stormwater Checklist for Small Projects

C. Select appropriate source controls (Encouraged for all projects; may be required at municipal discretion. Consult municipal staff.)

| Are these features in project? | | Features that require source controls | Source control measures ² (Refer to Local Source Control List for detailed requirements) | Is source control measure included in project plans? | |
|-------------------------------------|-------------------------------------|--|---|--|-------------------------------------|
| Yes | No | | | Yes | No |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Storm Drain | Mark on-site inlets with the words "No Dumping! Flows to Bay" or equivalent. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Floor Drains | Plumb interior floor drains to sanitary sewer ³ [or prohibit]. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Parking garage | Plumb interior parking garage floor drains to sanitary sewer. ⁴ | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Landscaping | Retain existing vegetation as practicable & consider regenerative practices. ⁴ Select diverse species appropriate to the site. Include plants that are pest- and/or disease-resistant, drought-tolerant, and/or attract beneficial insects. Use Integrated Pest Management (i.e., minimize pesticide & fertilizer use.) Use efficient irrigation system; design to minimize runoff. | <input checked="" type="checkbox"/> | <input type="checkbox"/> L1 |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Pool/Spa/Fountain | Provide connection to the sanitary sewer to facilitate draining. ⁴ | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Food Service Equipment (non-residential) | Provide a sink or other area for equipment cleaning, which is: Connected to a grease interceptor prior to sanitary sewer discharge. ⁴ Large enough for the largest mat or piece of equipment to be cleaned. Indoors or in an outdoor roofed area designed to prevent stormwater run-on and run-off, and signed to require equipment washing in this area. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Refuse Areas | Provide a roofed and enclosed area for dumpsters, recycling containers, etc., designed to prevent stormwater run-on and runoff. Connect any drains in or beneath dumpsters, compactors, and tallow bin areas serving food service facilities to the sanitary sewer. ⁴ | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Outdoor Process Activities ⁵ | Perform process activities either indoors or in roofed outdoor area, designed to prevent stormwater run-on and runoff, and to drain to the sanitary sewer. ⁴ | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Outdoor Equipment/Materials Storage | Cover the area or design to avoid pollutant contact with stormwater runoff. Locate area only on paved and contained areas. Roof storage areas that will contain non-hazardous liquids, drain to sanitary sewer ³ , and contain by berms or similar. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Vehicle/Equipment Cleaning | Roof, pave and berm wash area to prevent stormwater run-on and runoff, plumb to the sanitary sewer ⁴ , and sign as a designated wash area. Commercial car wash facilities shall discharge to the sanitary sewer. ⁴ | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Vehicle/Equipment Repair and Maintenance | Designate repair/maintenance area indoors, or an outdoors area designed to prevent stormwater run-on and runoff and provide secondary containment. Do not install drains in the secondary containment areas. No floor drains unless pretreated prior to discharge to the sanitary sewer. ⁴ Connect containers or sinks used for parts cleaning to the sanitary sewer. ⁴ | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Fuel Dispensing Areas | Fueling areas shall have impermeable surface that is a) minimally graded to prevent ponding and b) separated from the rest of the site by a grade break. Canopy shall extend at least 10 ft. in each direction from each pump and drain away from fueling area. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Loading Docks | Cover and/or grade to minimize run-on to and runoff from the loading area. Position downspouts to direct stormwater away from the loading area. Drain water from covered/roofed loading dock areas to the sanitary sewer. ⁴ Install door skirts between the trailers and the building. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Fire Sprinklers | Design for discharge of fire sprinkler test water to landscape or sanitary sewer ⁴ | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Miscellaneous Drain or Wash Water | Drain condensate of air conditioning units to landscaping. Large air conditioning units may connect to the sanitary sewer. ⁴ Roof drains shall drain to unpaved areas where practicable. Drain boiler drain lines, roof top equipment, all wastewater to sanitary sewer ⁴ . | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Architectural Copper | Drain rinse water to landscaping, discharge to sanitary sewer ⁴ , or collect and dispose properly offsite. See flyer "Requirements for Architectural Copper." | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

² See MRP Provision C.3.a.i.(7).
³ Any connection to the sanitary sewer system is subject to sanitary district approval.
⁴ See the regenerative landscaping principles and practices developed by ReScape California (formerly Bay-Friendly) at www.rescapeca.org
⁵ Businesses that may have outdoor process activities/equipment include machine shops, auto repair, industries with pretreatment facilities.

2 Last modified 7/1/23

Stormwater Checklist for Small Projects

D. Implement construction Best Management Practices (BMPs) (Required for all projects.)

D.1 Is the site a "High Priority Site"? (Municipal staff will make this determination; if the answer is yes, the project will be referred to construction site inspection staff for monthly stormwater inspections during the wet season - October 1 through April 30.) ("High Priority Sites" require a grading permit, are "hillside projects" (defined as disturbing ≥ 5,000 sq. ft. of land area and a slope based on municipal criteria or map or ≥ 15%) are adjacent to a creek, or are otherwise high priority for stormwater protection during construction per MRP Provision C.6.e.i.(2).) Yes No

D.2 All projects require appropriate stormwater BMPs during construction - indicate which BMPs are included in the project, below.

Yes No Best Management Practice (BMP)

Attach the San Mateo Countywide Water Pollution Prevention Program's construction BMP plan sheet to project plans and require contractor to implement the applicable BMPs on the plan sheet.⁶

Temporary erosion controls to stabilize all denuded areas until permanent erosion controls are established.

Delineate with field markers the following areas: clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees to be protected and retained, and drainage courses.

Provide notes, specifications, or attachments describing the following:
Construction, operation and maintenance of erosion and sediment controls, include inspection frequency;
Methods and schedule for grading, excavation, filling, clearing of vegetation, and storage and disposal of excavated or cleared material;
Specifications for vegetative cover & mulch, include methods and schedules for planting and fertilization;
Provisions for temporary and/or permanent irrigation.

Perform clearing and earth moving activities only during dry weather.

Use sediment controls or filtration to remove sediment when dewatering and obtain all necessary permits.

Protect all stormdrain inlets in vicinity of site using sediment controls (e.g., berms, socks, fiber rolls, or filters.)

Trap sediment on-site, using BMPs such as sediment basins or traps, earthen dikes or berms, silt fences, check dams, compost blankets or jute mats, covers for soil stockpiles, etc.

Divert on-site runoff around exposed areas; divert off-site runoff around the site (e.g., swales and dikes).

Protect adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.

Limit construction access routes and stabilize designated access points.

No cleaning, fueling, or maintaining vehicles on-site, except in a designated area where washwater is contained and treated.

Store, handle, and dispose of construction materials/wastes properly to prevent contact with stormwater.

Contractor shall train and provide instruction to all employees/subcontractors re: construction BMPs.

Control and prevent the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, washwater or sediments, rinse water from architectural copper, and non-stormwater discharges to storm drains and watercourses.

Name of applicant completing the form: GRANT TAKAHASHI LEE

Signature: _____ Date: 12/15/2025

E. Comments (for municipal staff use only):

F. NOTES (for municipal staff use only):

Section A Notes: _____

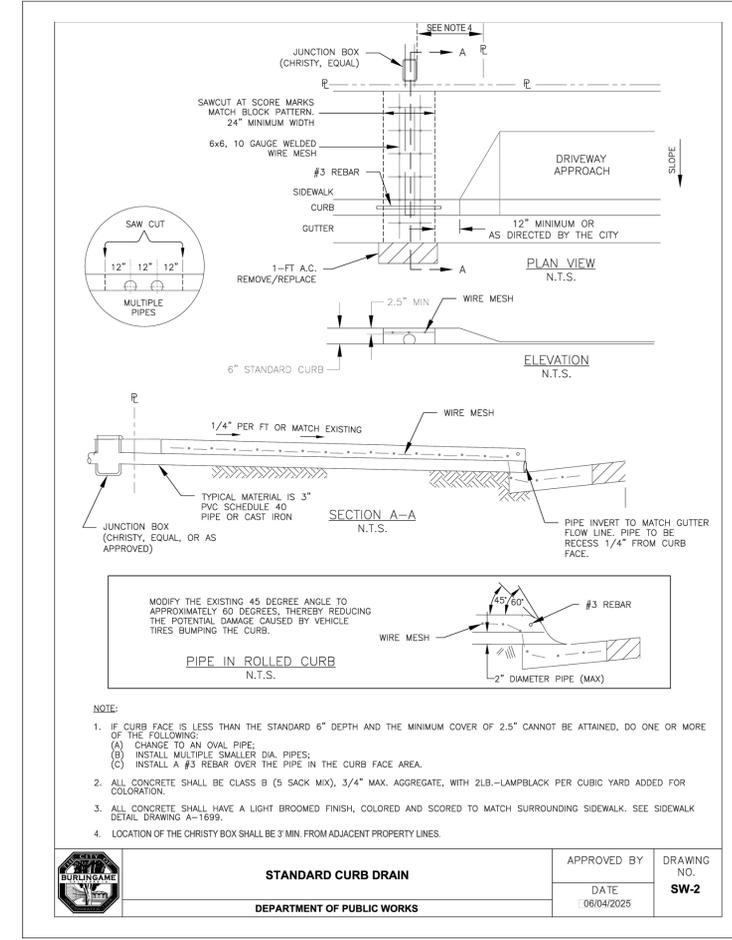
Section B Notes: _____

Section C Notes: _____

Section D Notes: _____

⁶ Ask municipal staff for the SMCWPPP Construction BMP Plan Sheet.

3 Last modified 7/1/23



PROJECT NAME

DE SOTO RESIDENCE
1355 DE SOTO AVENUE
BURLINGAME, CA 94010

ADDITION & REMODEL

DRAWING ISSUANCE

DESIGN REVIEW SET

| DESCRIPTION | DATE |
|------------------------|------------|
| DESIGN REVIEW SET | 2025.12.15 |
| DESIGN REVIEW RESPONSE | 2026.01.21 |

SEAL / SIGNATURE



TITLE

STORMWATER CHECKLIST & PUBLIC WORKS DETAILS

SCALE N.T.S.

PROJECT NO. 2407

A002

SHEET

DEMOLITION NOTES

- CONTRACTOR SHALL COORDINATE THE EXTENT OF THE DEMOLITION WITH CONSTRUCTION PLANS AND PROTECT ALL PORTIONS OF (E) STRUCTURE TO REMAIN.
- THESE DRAWINGS ILLUSTRATE THE REMOVAL OF NON-STRUCTURAL COMPONENTS ONLY, UNLESS OTHERWISE SPECIFICALLY NOTED. ALL STRUCTURAL WALLS, BEAMS AND COLUMNS SHALL REMAIN. CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY UPON DISCOVERY OF ANY UNDOCUMENTED STRUCTURAL COMPONENT.
- THE CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION OF MATERIAL TO REMAIN, AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING MATERIALS.
- IF DEMOLITION IS PERFORMED IN EXCESS OF THAT REQUIRED, RESTORE AFFECTED AREAS AT NO COST TO THE OWNER.
- CONTRACTOR SHALL ENSURE THE STABILITY OF ALL (E) STRUCTURE, FRAMING AND FOUNDATIONS TO REMAIN DURING DEMOLITION AND CONSTRUCTION OF NEW WORK.
- CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE DESIGN, ADEQUACY, & SAFETY OF ERECTION BRACING, SHORING, TEMPORARY SUPPORTS, ETC.
- CONTRACTOR SHALL PATCH AND REPAIR ALL FIREPROOFING DAMAGE INCURRED DURING DEMOLITION AND/OR CONSTRUCTION. FIREPROOF, AS REQUIRED BY CODE. ALL NEW PENETRATIONS GENERATED BY THE WORK DESCRIBED IN THESE DOCUMENTS.
- CONTRACTOR SHALL REPLACE ALL DAMAGED OR DECAYED EXISTING WOOD FRAMING, FLOOR, OR SHEATHING IN AREAS OF REMODEL AND REPAIR. NOTIFY ARCHITECT IF DAMAGED OR DECAYED CONDITIONS ARE ENCOUNTERED PRIOR TO COMMENCING REPAIR WORK.
- CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SAFE REMOVAL AND DISPOSAL OF ALL MATERIALS NOT FOR RE-USE ON THIS PROJECT. IN ACCORDANCE WITH LOCAL JURISDICTION REQUIREMENTS, DISPOSE OF REFUSE, DEBRIS, RUBBISH, AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS.
- REMOVE DEBRIS FROM SITE OFTEN AND REGULARLY TO MAINTAIN CLEAN, ORDERLY SITE.
- DOCUMENTATION HEREIN DOES NOT AUTHORIZE, DESCRIBE, REQUIRE OR INCLUDE THE REMOVAL OF ANY HAZARDOUS MATERIALS OR ELEMENTS, INCLUDING, BUT NOT LIMITED TO LEAD PAINT, ASBESTOS AND PCB'S. GENERAL CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS, REGULATIONS, ORDINANCES AND RULES RELATING TO ANY HAZARDOUS OR TOXIC MATERIALS. IF GENERAL CONTRACTOR DISCOVERS ANY SUCH MATERIALS ON THE PROPERTY, GENERAL CONTRACTOR SHALL PROMPTLY NOTIFY THE OWNER. ANY REMOVAL OF HAZARDOUS MATERIALS SHALL BE DOCUMENTED SEPARATELY, AND SHALL OCCUR AS REQUIRED BY CODE AND REGULATORY REQUIREMENTS. PER SB-407 & CALIFORNIA CIVIL CODE 1101.4(A), ALL EXISTING NON-COMPLIANT PLUMBING FIXTURES (BASED ON WATER EFFICIENCY) THROUGHOUT THE HOUSE SHALL BE UPGRADED WHENEVER A BUILDING PERMIT IS ISSUED FOR REMODELING IMPROVEMENTS. RESIDENTIAL BUILDINGS CONSTRUCTED AFTER JANUARY 1, 1994 ARE EXEMPT FROM THIS REQUIREMENT.
- REMOVE ALL (E) FINISHES, HARDWARE, EQUIPMENT, CONDUIT, PLUMBING, AND FRAMING NECESSARY TO ACCOMMODATE ALL NEW WORK.
- CAP OFF ALL PLUMBING, GAS, & ELECTRICAL LINES, AS REQUIRED.

WALL LEGEND

| | |
|--|---------------------------------|
| | (E) WALL CONSTRUCTION TO REMAIN |
| | (E) CONSTRUCTION TO BE REMOVED |
| | (E) DOOR & FRAME TO BE REMOVED |
| | (E) WINDOW TO BE REMOVED |

DEMOLITION KEYNOTES

| | |
|--|---|
| | REMOVE (E) STAIR TREAD & RISER FINISH; (E) PLYWOOD & STRINGERS TO REMAIN |
|--|---|



GTL ARCHITECTURE
+ INTERIORS
P. O. BOX 16721
SAN FRANCISCO CA 94116
TEL 415 | 361-7641

PROJECT NAME

**DE SOTO
RESIDENCE**
1355 DE SOTO AVENUE
BURLINGAME, CA 94010

ADDITION & REMODEL

DRAWING ISSUANCE

DESIGN REVIEW SET

| DESCRIPTION | DATE |
|------------------------|------------|
| DESIGN REVIEW SET | 2025.12.15 |
| DESIGN REVIEW RESPONSE | 2026.02.06 |

SEAL / SIGNATURE



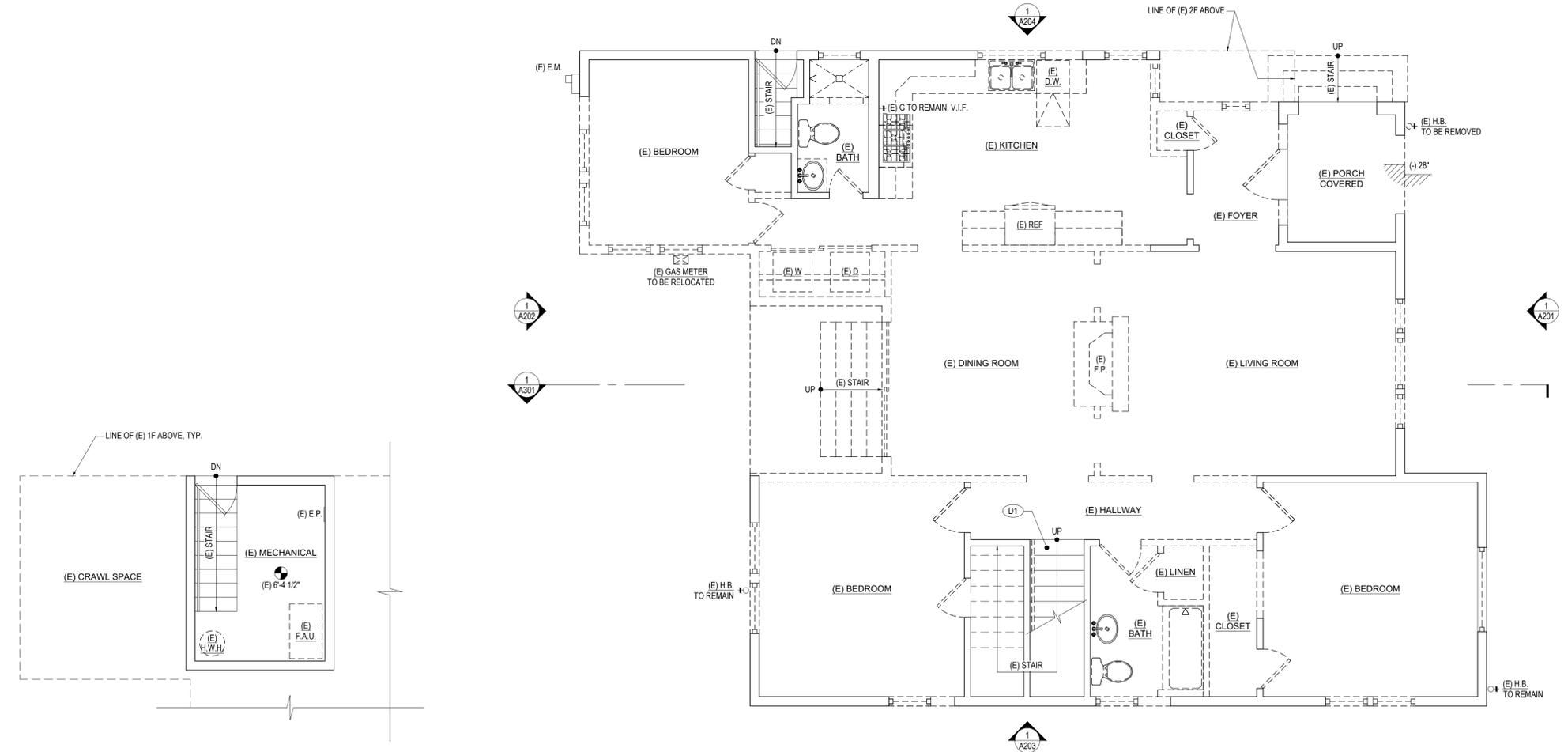
TITLE
**BASEMENT & 1F:
EXISTING
& DEMOLITION
PLANS**

SCALE 1/4" = 1'-0"

PROJECT NO. 2407

A101

SHEET
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2 BASEMENT: EXISTING & DEMOLITION PLAN
A101 SCALE: 1/4"=1'-0"

1 FIRST FLOOR: EXISTING & DEMOLITION PLAN
A101 SCALE: 1/4"=1'-0"

WALL LEGEND

| | |
|---|---------------------------------|
|  | (E) WALL CONSTRUCTION TO REMAIN |
|  | (E) CONSTRUCTION TO BE REMOVED |
|  | (E) DOOR & FRAME TO BE REMOVED |
|  | (E) WINDOW TO BE REMOVED |



GTL ARCHITECTURE
+ INTERIORS

P. O. B O X 1 6 7 2 1
SAN FRANCISCO CA 94116
TEL 415 | 361-7641

PROJECT NAME

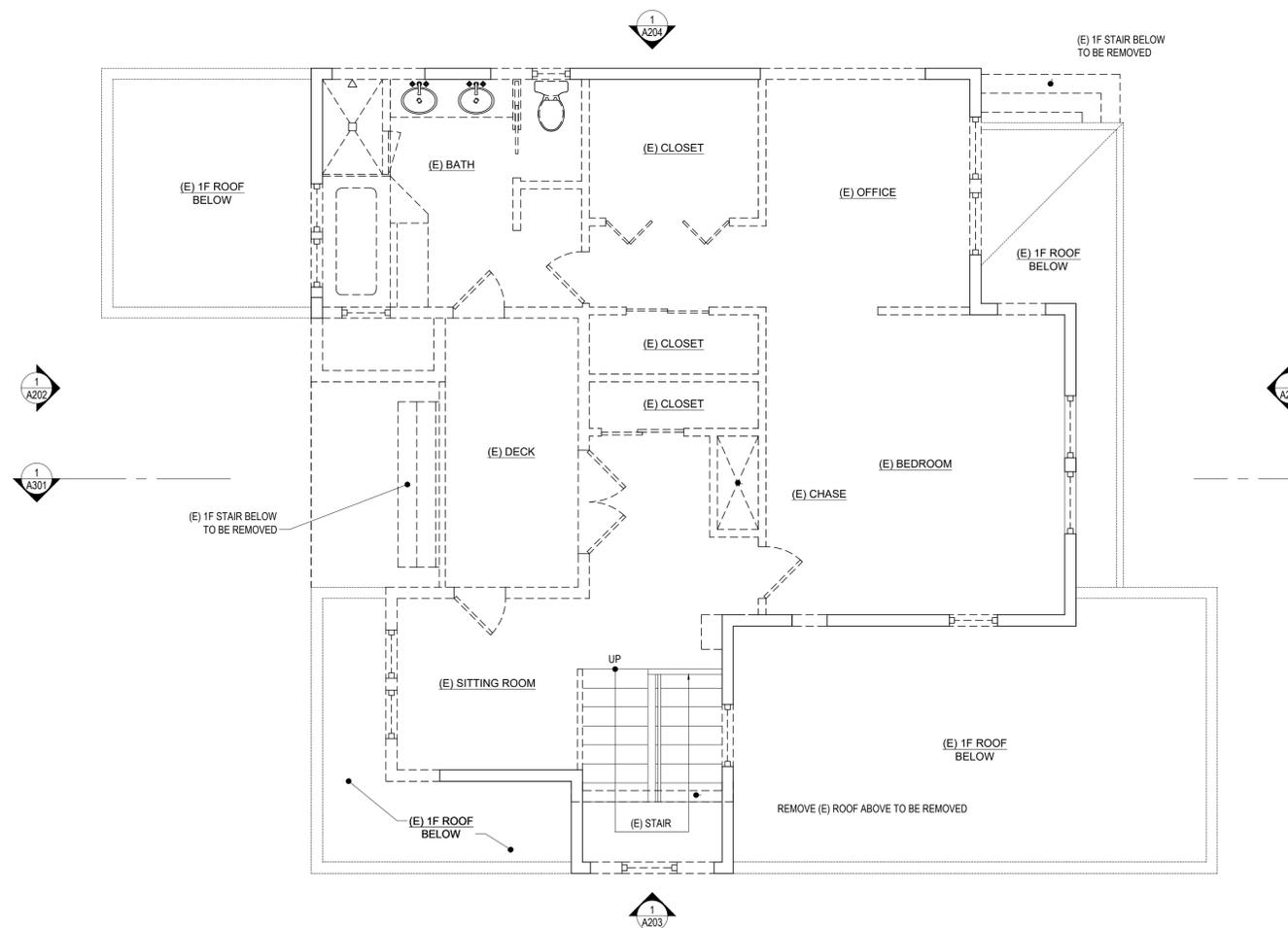
**DE SOTO
RESIDENCE**
1355 DE SOTO AVENUE
BURLINGAME, CA 94010

ADDITION & REMODEL

DRAWING ISSUANCE

DESIGN REVIEW SET

| DESCRIPTION | DATE |
|--|------------|
| DESIGN REVIEW SET | 2025.12.15 |
| DESIGN REVIEW RESPONSE  | 2026.01.21 |
| DESIGN REVIEW RESPONSE  | 2026.02.06 |



SEAL / SIGNATURE



TITLE

**2F:
EXISTING
& DEMOLITION
PLANS**

SCALE 1/4" = 1'-0"

PROJECT NO. 2407



A102

SHEET

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1 SECOND FLOOR: EXISTING & DEMOLITION PLAN
A102 SCALE: 1/4"=1'-0"



GTL ARCHITECTURE
+ INTERIORS

P. O. B O X 1 6 7 2 1
SAN FRANCISCO CA 94116
TEL 415 | 361-7641

PROJECT NAME

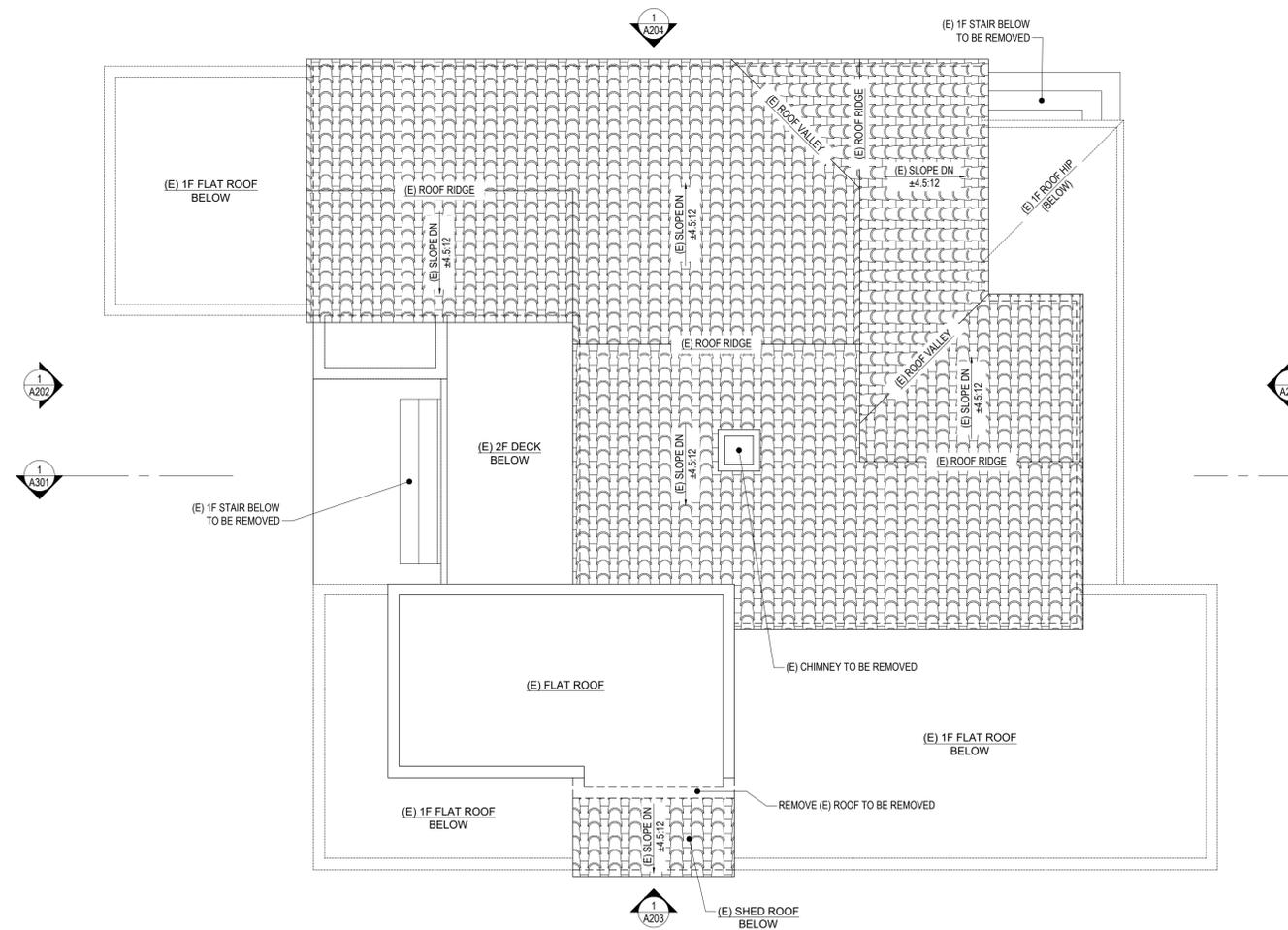
**DE SOTO
RESIDENCE**
1355 DE SOTO AVENUE
BURLINGAME, CA 94010

ADDITION & REMODEL

DRAWING ISSUANCE

DESIGN REVIEW SET

| DESCRIPTION | DATE |
|------------------------|------------|
| DESIGN REVIEW SET | 2025.12.15 |
| DESIGN REVIEW RESPONSE | 2026.01.21 |



ALL EXISTING TERRACOTTA ROOF TILE SHALL BE REMOVED & LOW PRESSURE WASHED FOR REUSE. IN AREAS WHERE EXISTING TERRACOTTA ROOF SHALL REMAIN (SEE ROOF PLAN), CONTRACTOR SHALL PROVIDE NEW COMPATIBLE WATERPROOF MEMBRANE.

1 ROOF: EXISTING & DEMOLITION PLAN
A103 SCALE: 1/4"=1'-0"

SEAL / SIGNATURE



TITLE

**ROOF:
EXISTING
& DEMOLITION
PLANS**

SCALE 1/4" = 1'-0"

PROJECT NO. 2407



A103

SHEET

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GTL ARCHITECTURE
+ INTERIORS

P. O. B O X 1 6 7 2 1
SAN FRANCISCO CA 94116
TEL 415 | 361-7641

PROJECT NAME

**DE SOTO
RESIDENCE**
1355 DE SOTO AVENUE
BURLINGAME, CA 94010

ADDITION & REMODEL

WALL LEGEND & SYMBOLS

| | |
|--|--|
| | (E) WALL CONSTRUCTION TO REMAIN |
| | WALL TYPE |
| | (N) WALL CONSTRUCTION |
| | (N) PARTIAL HEIGHT WALL CONSTRUCTION |
| | (N) UNDERCOUNTER PARTIAL HEIGHT WALL CONSTRUCTION |
| | (N) SLIDING DOOR; ARROW DENOTES SLIDING PANEL |
| | (N) SHOWER HEAD |
| | (E) GAS SHUT-OFF VALVE LOCATED IN ACCESSIBLE AREA IN (N) CABINET |
| | (N) HOSE BIBB; PROTECTED WITH A NONREMOVABLE HOSE BIBB-TYPE BACKFLOW PREVENTER, A NONREMOVABLE HOSE BIBB-TYPE VACUUM BREAKER, OR BY AN ATMOSPHERIC VACUUM BREAKER INSTALLED NOT LESS THAN 6 INCHES ABOVE THE HIGHEST POINT OF USAGE LOCATED ON THE DISCHARGE SIDE OF THE LAST VALVE. [CPC 603.5.7] |

CONSTRUCTION KEYNOTES

| | |
|------|--|
| | (N) HANDRAIL SHALL HAVE 1-1/2" Ø GRASPABILITY OR EQUIVALENT AND BE CONTINUOUS AT 34" MIN. 38" MAX ABOVE TREAD NOSING |
| (C1) | HANDRAILS SHALL RETURN TO A WALL, GUARD, OR THE WALKING SURFACE |

DRAWING ISSUANCE

DESIGN REVIEW SET

| DESCRIPTION | DATE |
|------------------------|------------|
| DESIGN REVIEW SET | 2025.12.15 |
| DESIGN REVIEW RESPONSE | 2026.01.21 |
| DESIGN REVIEW RESPONSE | 2026.02.06 |

SEAL / SIGNATURE



TITLE

BASEMENT & 1F: CONSTRUCTION PLAN

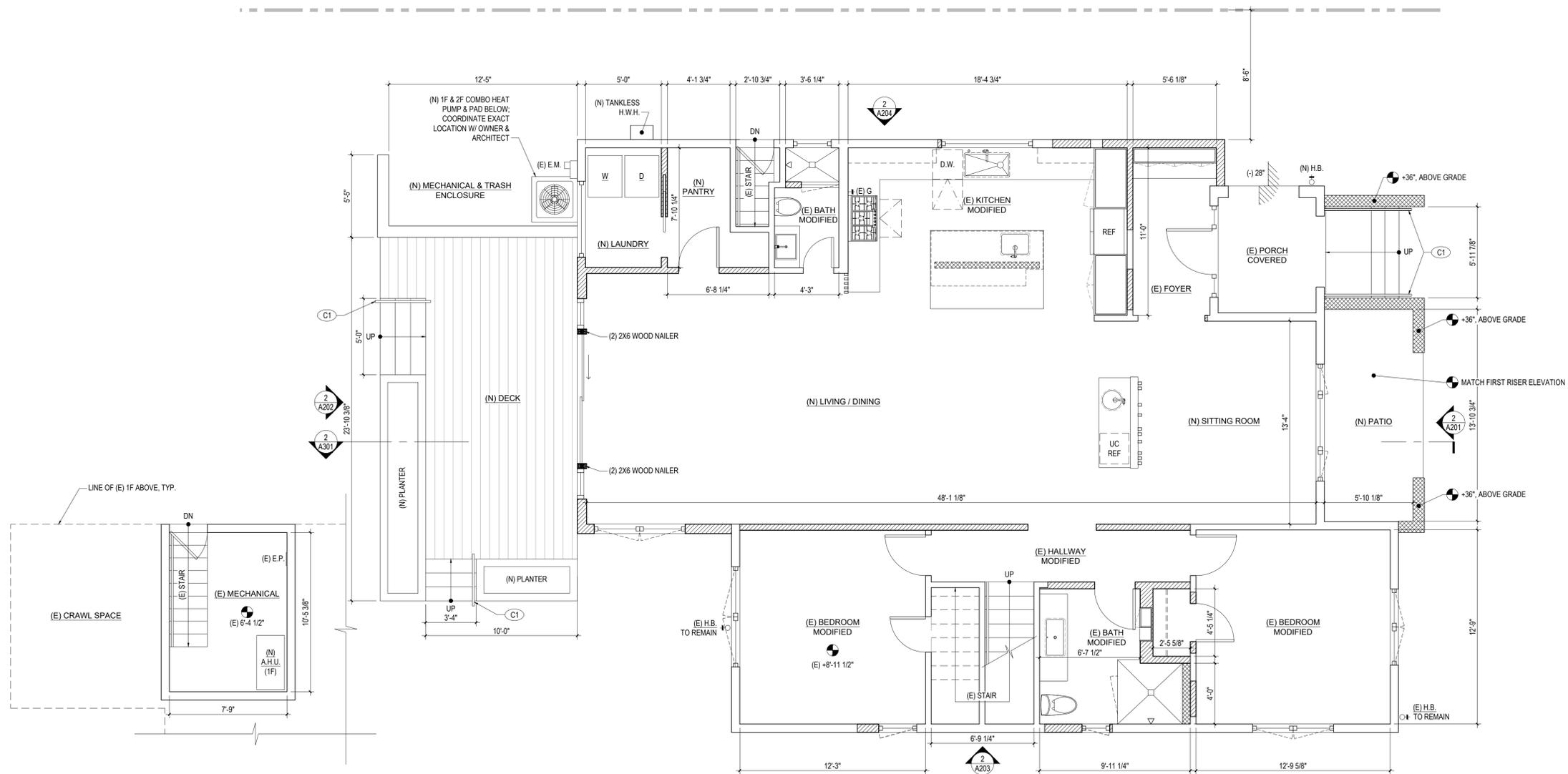
SCALE 1/4" = 1'-0"

PROJECT NO. 2407

A111

SHEET

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ALL 1F CEILINGS SHALL BE 8'-2 1/2" A.F.F., U.O.N.

2 BASEMENT: CONSTRUCTION PLAN
A111 SCALE: 1/4"=1'-0"

1 FIRST FLOOR: CONSTRUCTION PLAN
A111 SCALE: 1/4"=1'-0"

WALL LEGEND & SYMBOLS

| | |
|--|--|
| | (E) WALL CONSTRUCTION TO REMAIN |
| | WALL TYPE |
| | (N) WALL CONSTRUCTION |
| | (N) SKYLIGHT ABOVE; SEE SKYLIGHT SCHEDULE |
| | (N) SHOWER HEAD |



GTL ARCHITECTURE
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PROJECT NAME

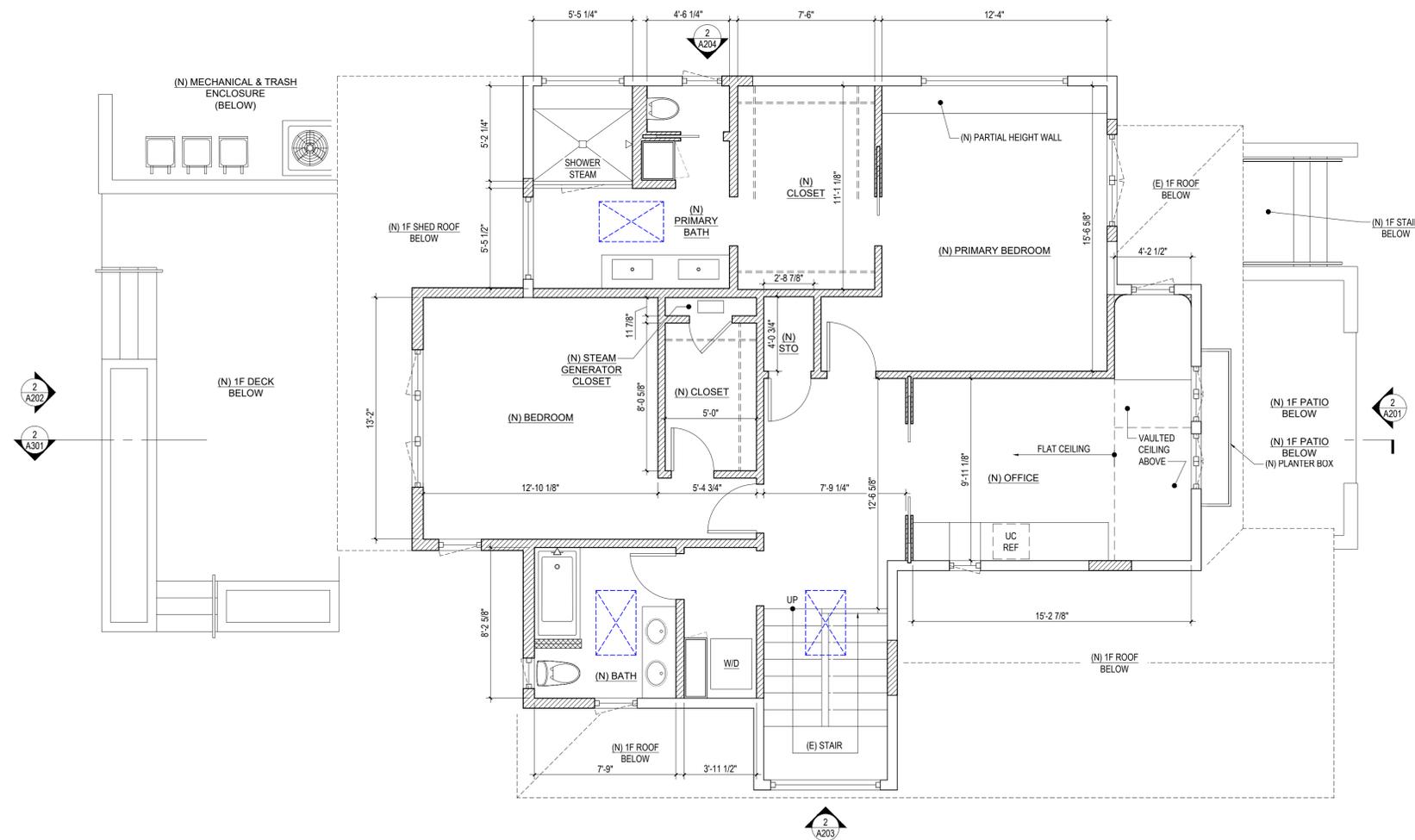
**DE SOTO
RESIDENCE**
1355 DE SOTO AVENUE
BURLINGAME, CA 94010

ADDITION & REMODEL

DRAWING ISSUANCE

DESIGN REVIEW SET

| DESCRIPTION | DATE |
|------------------------|------------|
| DESIGN REVIEW SET | 2025.12.15 |
| DESIGN REVIEW RESPONSE | 2026.01.21 |
| DESIGN REVIEW RESPONSE | 2026.02.06 |



1 SECOND FLOOR: CONSTRUCTION PLAN
A112 SCALE: 1/4"=1'-0"

ALL 2F CEILINGS SHALL BE 8'-0" A.F.F., U.O.N.

SEAL / SIGNATURE



TITLE

**2F:
CONSTRUCTION
PLAN**

SCALE 1/4" = 1'-0"

PROJECT NO. 2407

A112

SHEET

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+ INTERIORS

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ADDITION & REMODEL

DRAWING ISSUANCE

DESIGN REVIEW SET

| DESCRIPTION | DATE |
|---------------------------------|------------|
| DESIGN REVIEW SET | 2025.12.15 |
| DESIGN REVIEW RESPONSE Δ | 2026.01.21 |
| DESIGN REVIEW RESPONSE Δ | 2026.02.02 |

SEAL / SIGNATURE



TITLE

**EXISTING
& PROPOSED
EXTERIOR
ELEVATIONS**

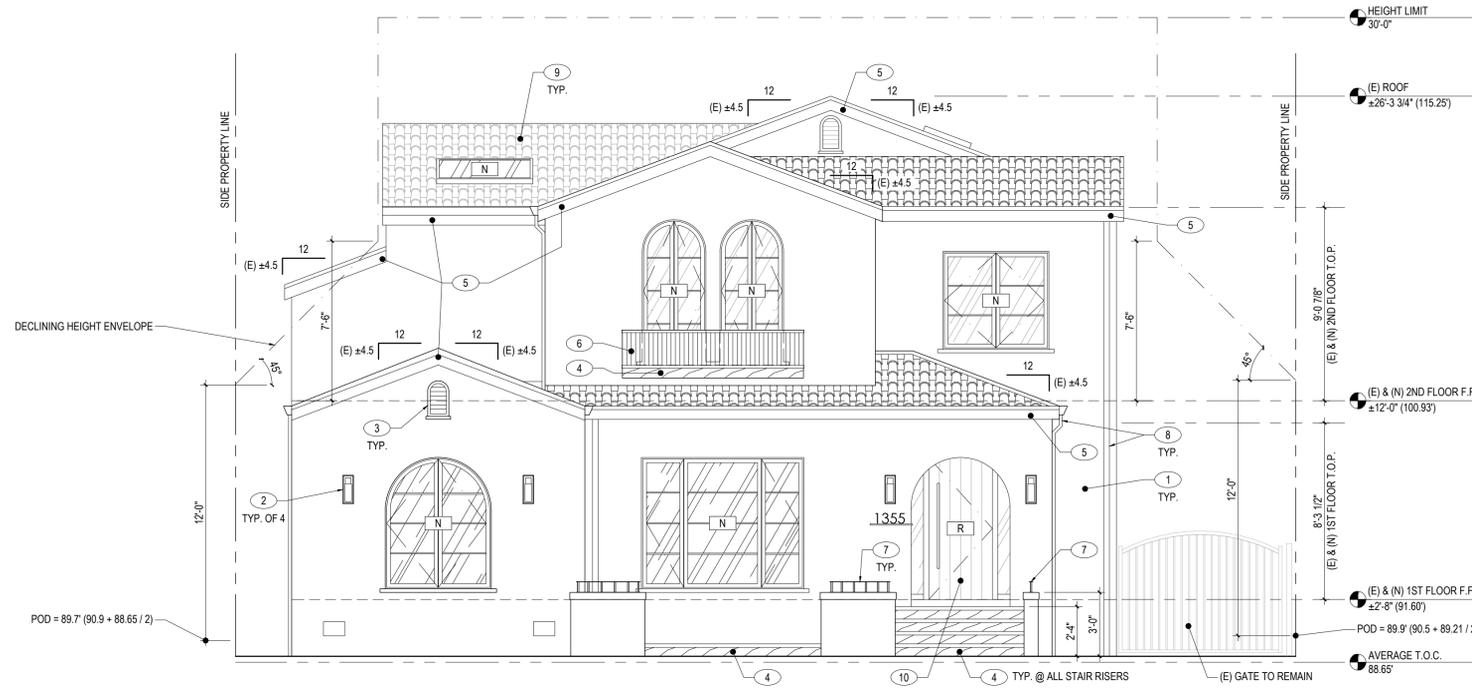
SCALE 1/4" = 1'-0"

PROJECT NO. 2407

A201

SHEET

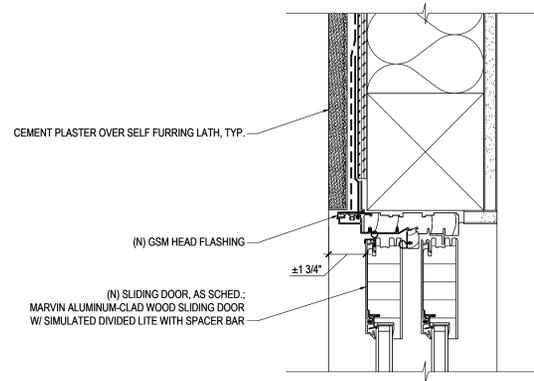
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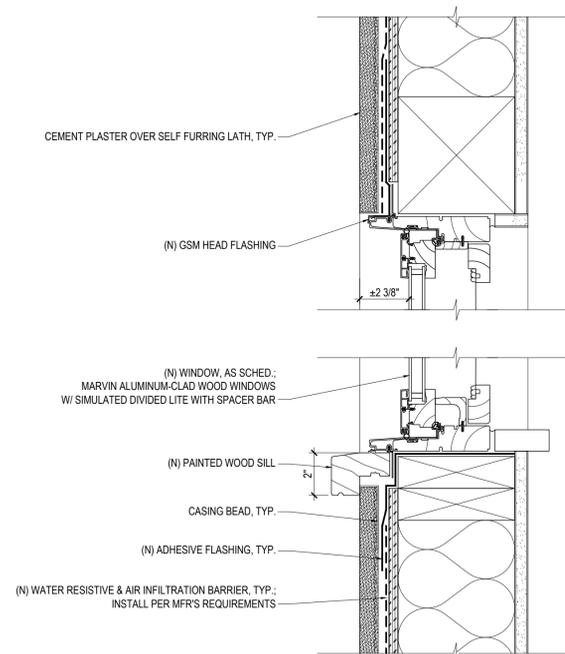
2 PROPOSED FRONT ELEVATION
A201 SCALE: 1/4"=1'-0"



1 EXISTING FRONT ELEVATION
A201 SCALE: 1/4"=1'-0"



4 SLIDING DOOR HEADER DETAIL
A201 SCALE: 3/8"=1'-0"



3 TYPICAL WINDOW SECTION
A201 SCALE: 3/8"=1'-0"



GTL ARCHITECTURE
+ INTERIORS

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TEL 415 | 361-7641

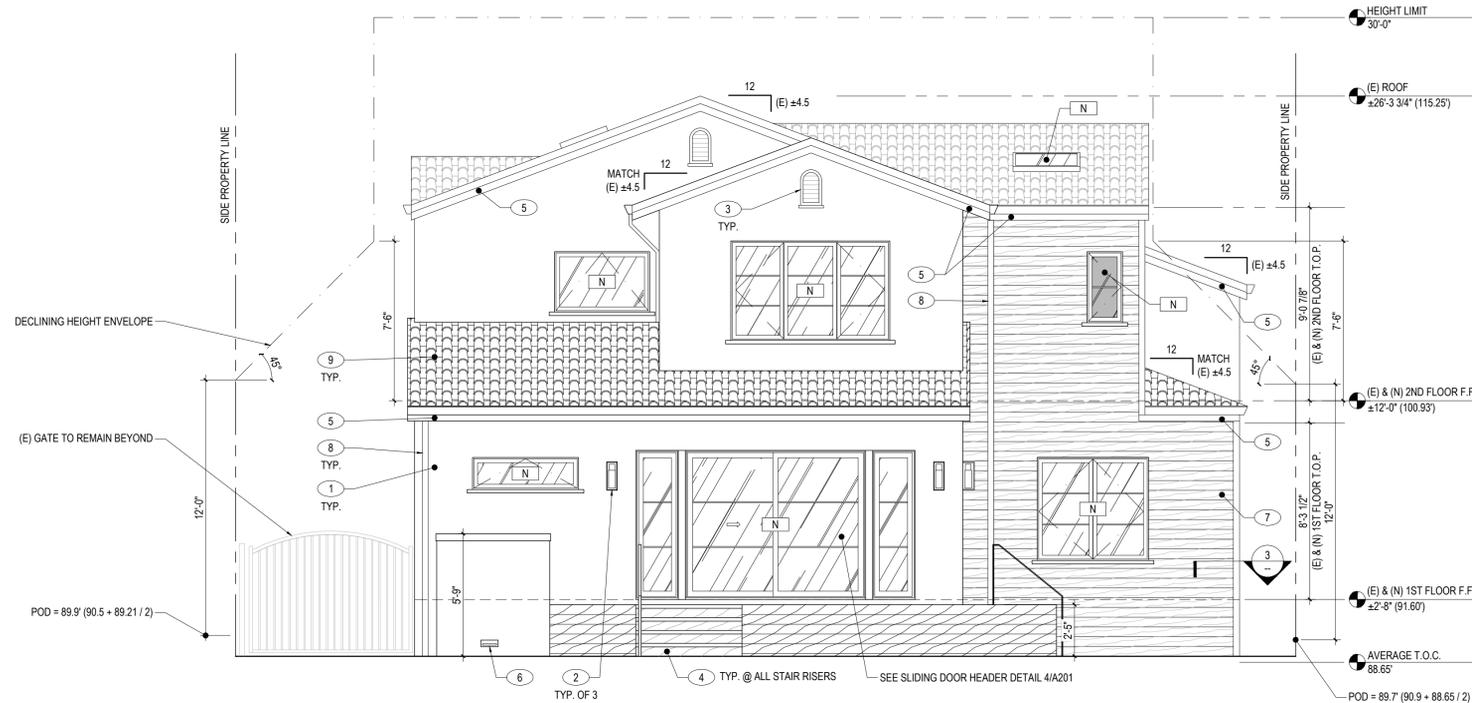
PROJECT NAME

**DE SOTO
RESIDENCE**
1355 DE SOTO AVENUE
BURLINGAME, CA 94010

ADDITION & REMODEL

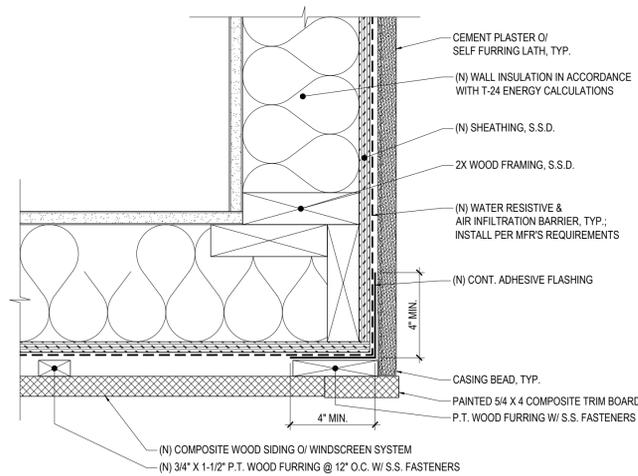
ELEVATION KEYNOTES

| | |
|-----|--|
| (E) | DOOR OR WINDOW TO BE REMOVED |
| (N) | DOOR, WINDOW, OR SKYLIGHT |
| 1 | PAINTED (E) OR (N) STUCCO; WHERE (N) MATCH (E) STUCCO TEXTURE |
| 2 | (N) SHIELDED EXTERIOR LED PENDANT |
| 3 | (N) ARCHED GABLE PAINTED WOOD VENT |
| 4 | (N) COMPOSITE WOOD RISER |
| 5 | (N) 1X PAINTED WOOD FASCIA BOARD |
| 6 | (N) LED STEP LIGHT |
| 7 | (N) COMPOSITE WOOD SIDING |
| 8 | (N) PAINTED DOWNSPOUT |
| 9 | TERRACOTTA ROOF TILE; MATCH EXISTING WHERE NEW |



2 PROPOSED REAR ELEVATION
A202 SCALE: 1/4"=1'-0"

ALL NEW WINDOWS & SLIDING DOOR SHALL BE ALUMINUM-CLAD WOOD
W/ SIMULATED DIVIDED LITE WITH SPACER BAR



3 COMPOSITE WOOD SIDING CORNER DETAIL
A202 SCALE: 3"=1'-0"



1 EXISTING REAR ELEVATION
A202 SCALE: 1/4"=1'-0"

DRAWING ISSUANCE

DESIGN REVIEW SET

| DESCRIPTION | DATE |
|--------------------------|------------|
| DESIGN REVIEW SET | 2025.12.15 |
| DESIGN REVIEW RESPONSE 1 | 2026.01.21 |
| DESIGN REVIEW RESPONSE 2 | 2026.02.02 |

SEAL / SIGNATURE



TITLE

**EXISTING
& PROPOSED
EXTERIOR
ELEVATIONS**

SCALE 1/4" = 1'-0"

PROJECT NO. 2407

A202

SHEET

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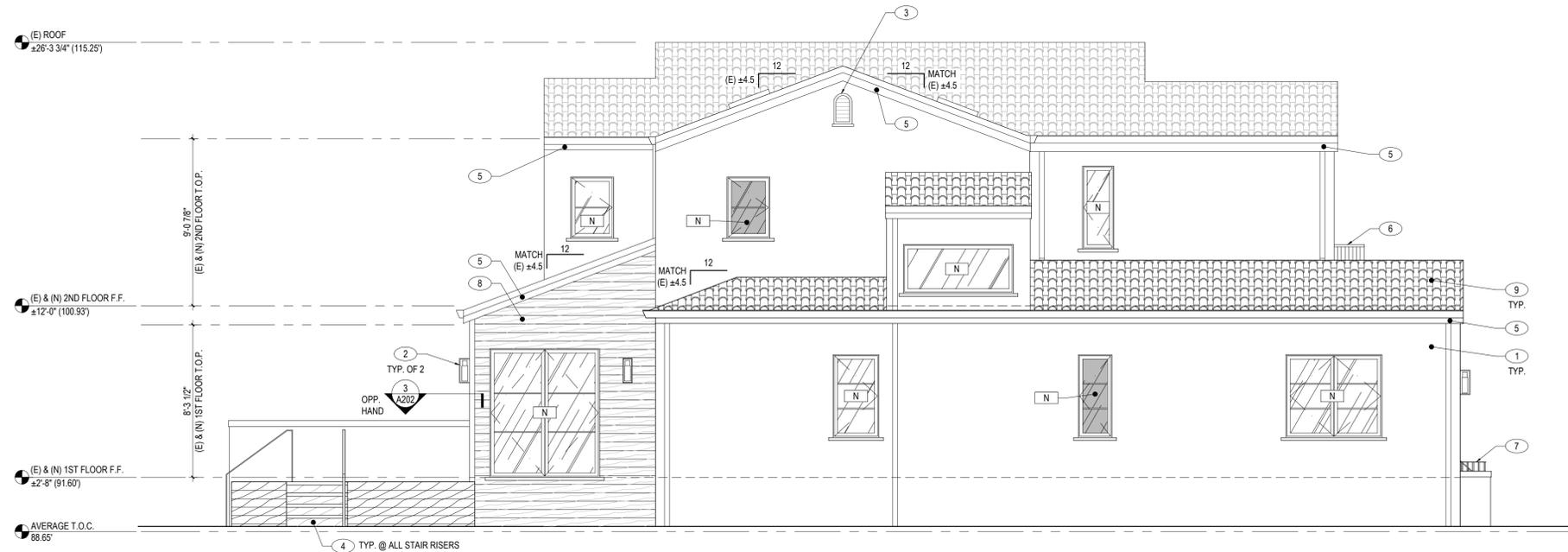
PROJECT NAME

**DE SOTO
RESIDENCE**
1355 DE SOTO AVENUE
BURLINGAME, CA 94010

ADDITION & REMODEL

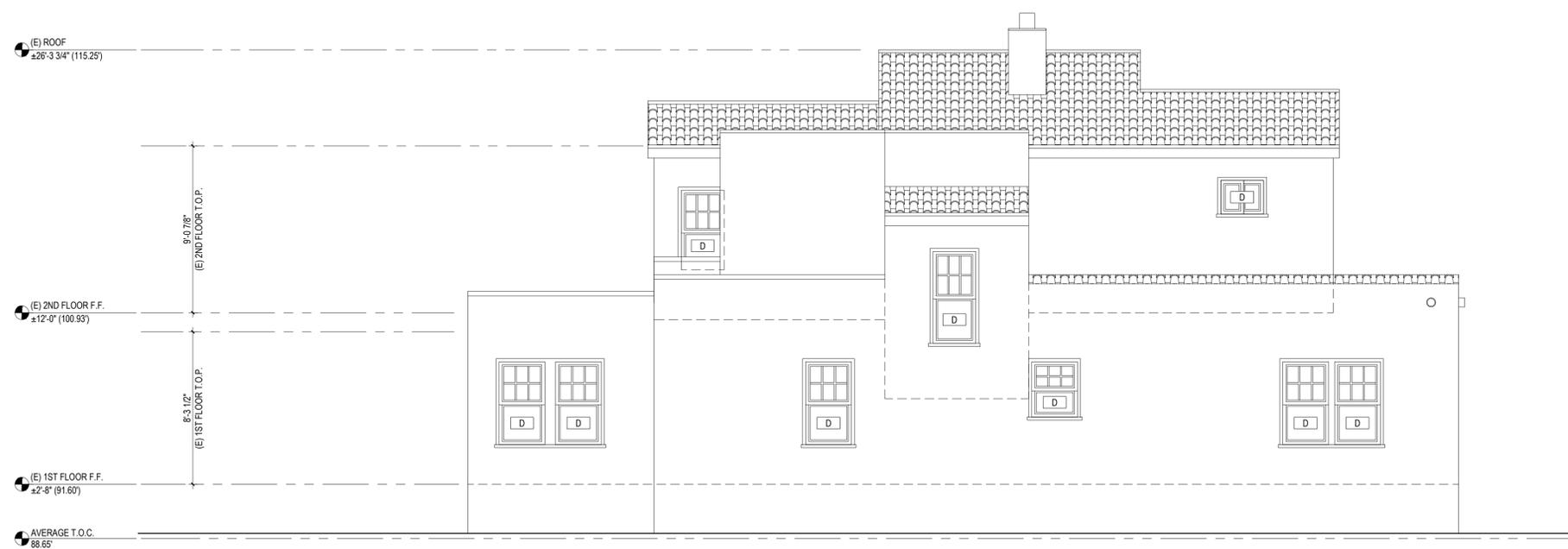
ELEVATION KEYNOTES

| | |
|-------|--|
| (E) D | (E) DOOR OR WINDOW TO BE REMOVED |
| (R) | (N) DOOR OR WINDOW IN EXISTING OPENING |
| (N) | (N) DOOR, WINDOW, OR SKYLIGHT |
| 1 | PAINTED (E) OR (N) STUCCO; WHERE (N) MATCH (E) STUCCO TEXTURE |
| 2 | (N) SHIELDED EXTERIOR LED PENDANT |
| 3 | (N) ARCHED GABLE PAINTED WOOD VENT |
| 4 | (N) COMPOSITE WOOD RISER |
| 5 | (N) 1X PAINTED WOOD FASCIA BOARD |
| 6 | (N) PAINTED METAL PLANTER BOX |
| 7 | (N) PAINTED METAL RAILING |
| 8 | (N) COMPOSITE WOOD SIDING |
| 9 | TERRACOTTA ROOF TILE; MATCH EXISTING WHERE NEW |



2 PROPOSED SIDE (SOUTH) ELEVATION
A203 SCALE: 1/4"=1'-0"

ALL NEW WINDOWS SHALL BE ALUMINUM-CLAD WOOD
W/ SIMULATED DIVIDED LITE WITH SPACER BAR



1 EXISTING SIDE (SOUTH) ELEVATION
A203 SCALE: 1/4"=1'-0"

DRAWING ISSUANCE

DESIGN REVIEW SET

| DESCRIPTION | DATE |
|-----------------------------------|------------|
| DESIGN REVIEW SET | 2025.12.15 |
| DESIGN REVIEW RESPONSE Δ 1 | 2026.01.21 |
| DESIGN REVIEW RESPONSE Δ 2 | 2026.02.02 |
| DESIGN REVIEW RESPONSE Δ 3 | 2026.02.06 |

SEAL / SIGNATURE



TITLE

**EXISTING
& PROPOSED
EXTERIOR
ELEVATIONS**

SCALE 1/4" = 1'-0"

PROJECT NO. 2407

A203

SHEET

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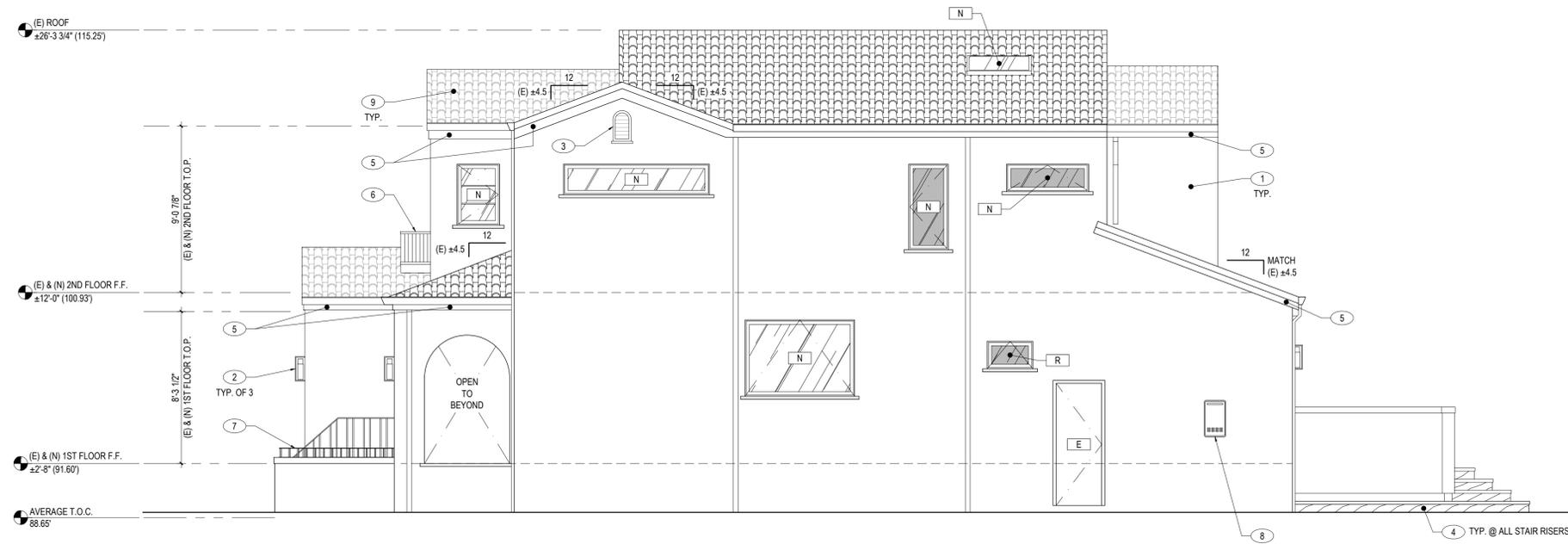
PROJECT NAME

**DE SOTO
RESIDENCE**
1355 DE SOTO AVENUE
BURLINGAME, CA 94010

ADDITION & REMODEL

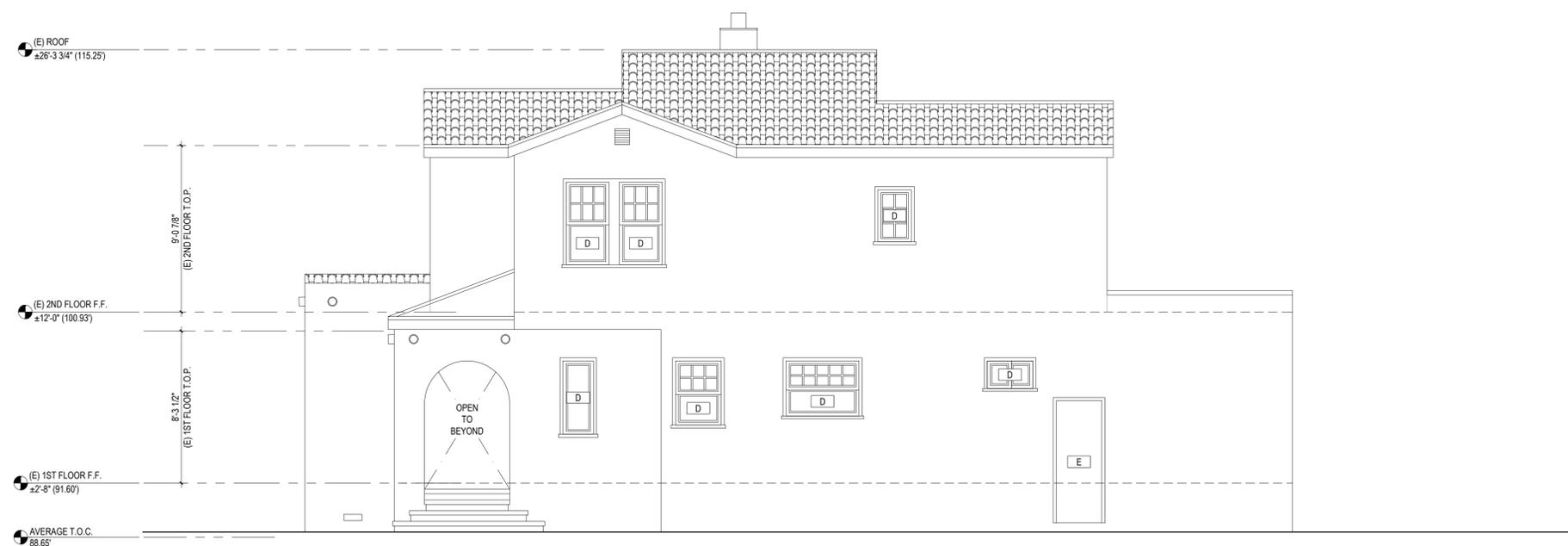
ELEVATION KEYNOTES

| | |
|-----|---|
| (E) | (E) DOOR TO REMAIN |
| (D) | (E) DOOR OR WINDOW TO BE REMOVED |
| (R) | (N) DOOR OR WINDOW IN EXISTING OPENING |
| (N) | (N) DOOR, WINDOW, OR SKYLIGHT |
| 1 | PAINTED (E) OR (N) STUCCO, WHERE (N) MATCH (E) STUCCO TEXTURE |
| 2 | (N) SHIELDED EXTERIOR LED PENDANT |
| 3 | (N) ARCHED GABLE PAINTED WOOD VENT |
| 4 | (N) COMPOSITE WOOD RISER |
| 5 | (N) 1X PAINTED WOOD FASCIA BOARD |
| 6 | (N) PAINTED METAL PLANTER BOX |
| 7 | (N) PAINTED METAL RAILING |
| 8 | (N) TANKLESS WATER HEATER IN ACCORDANCE WITH T-24 ENERGY CALCULATIONS; PROVIDE CLEARANCES ON ALL SIDES PER MFR'S REQUIREMENTS |
| 9 | TERRACOTTA ROOF TILE; MATCH EXISTING WHERE NEW |



2 PROPOSED SIDE (NORTH) ELEVATION
A204 SCALE: 1/4"=1'-0"

ALL NEW WINDOWS SHALL BE ALUMINUM-CLAD WOOD
W/ SIMULATED DIVIDED LITE WITH SPACER BAR



1 EXISTING SIDE (NORTH) ELEVATION
A204 SCALE: 1/4"=1'-0"

DRAWING ISSUANCE

DESIGN REVIEW SET

| DESCRIPTION | DATE |
|--------------------------|------------|
| DESIGN REVIEW SET | 2025.12.15 |
| DESIGN REVIEW RESPONSE 1 | 2026.01.21 |
| DESIGN REVIEW RESPONSE 2 | 2026.02.02 |
| DESIGN REVIEW RESPONSE 3 | 2026.02.06 |

SEAL / SIGNATURE



TITLE

**EXISTING
& PROPOSED
EXTERIOR
ELEVATIONS**

SCALE 1/4" = 1'-0"

PROJECT NO. 2407

A204

SHEET

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GTL ARCHITECTURE
+ INTERIORS

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TEL 415 | 361-7641

PROJECT NAME

**DE SOTO
RESIDENCE**
1355 DE SOTO AVENUE
BURLINGAME, CA 94010

ADDITION & REMODEL

DRAWING ISSUANCE

DESIGN REVIEW SET

| DESCRIPTION | DATE |
|---------------------------------|------------|
| DESIGN REVIEW SET | 2025.12.15 |
| DESIGN REVIEW RESPONSE Δ | 2026.01.21 |
| DESIGN REVIEW RESPONSE Δ | 2026.02.02 |

SEAL / SIGNATURE



TITLE

RENDERINGS

SCALE N/A

PROJECT NO. 2407

A205

SHEET

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1 FRONT RENDERING
A205 SCALE: N.T.S.

NOTE: FOR CLARITY, FULL LANDSCAPING HAS BEEN OMITTED FROM RENDERINGS;
SEE LANDSCAPE PLANS



2 REAR RENDERING
A205 SCALE: N.T.S.

NOTE: FOR CLARITY, FULL LANDSCAPING HAS BEEN OMITTED FROM RENDERINGS;
SEE LANDSCAPE PLANS



GTL ARCHITECTURE
+ INTERIORS

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SAN FRANCISCO CA 94116
TEL 415 | 361-7641

PROJECT NAME

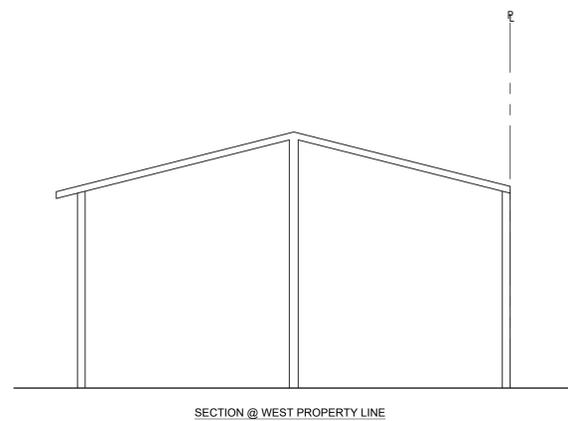
**DE SOTO
RESIDENCE**
1355 DE SOTO AVENUE
BURLINGAME, CA 94010

ADDITION & REMODEL

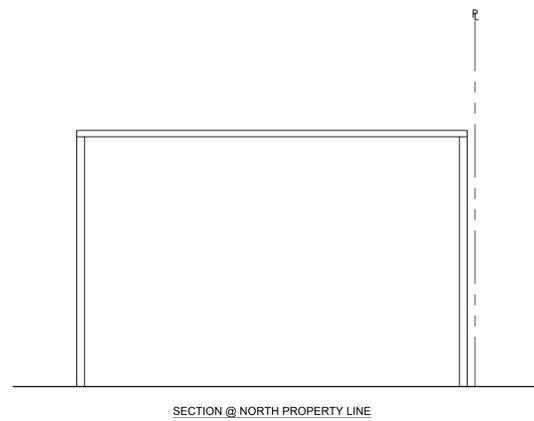
DRAWING ISSUANCE

DESIGN REVIEW SET

| DESCRIPTION | DATE |
|------------------------|------------|
| DESIGN REVIEW SET | 2025.12.15 |
| DESIGN REVIEW RESPONSE | 2026.01.21 |

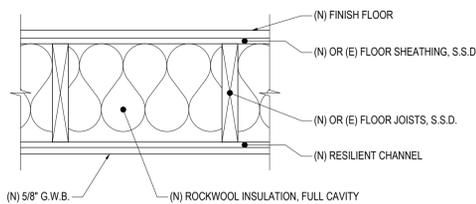


SECTION @ WEST PROPERTY LINE

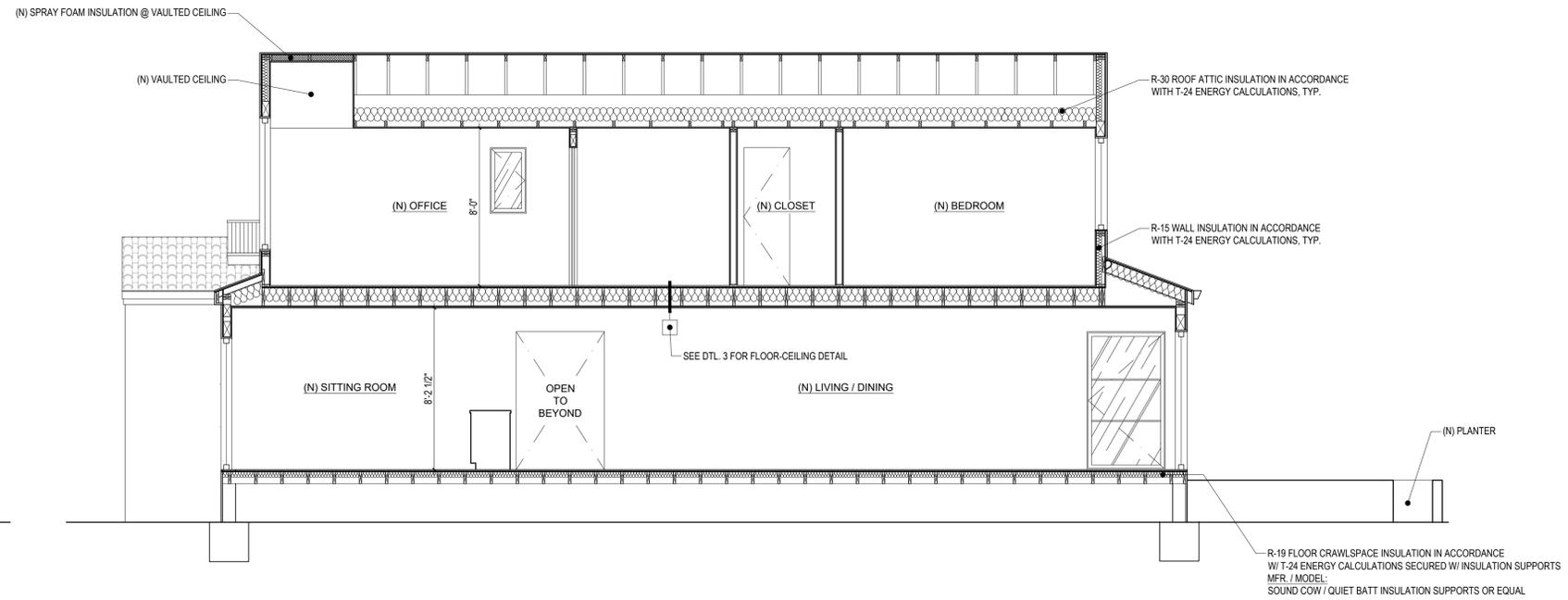


SECTION @ NORTH PROPERTY LINE

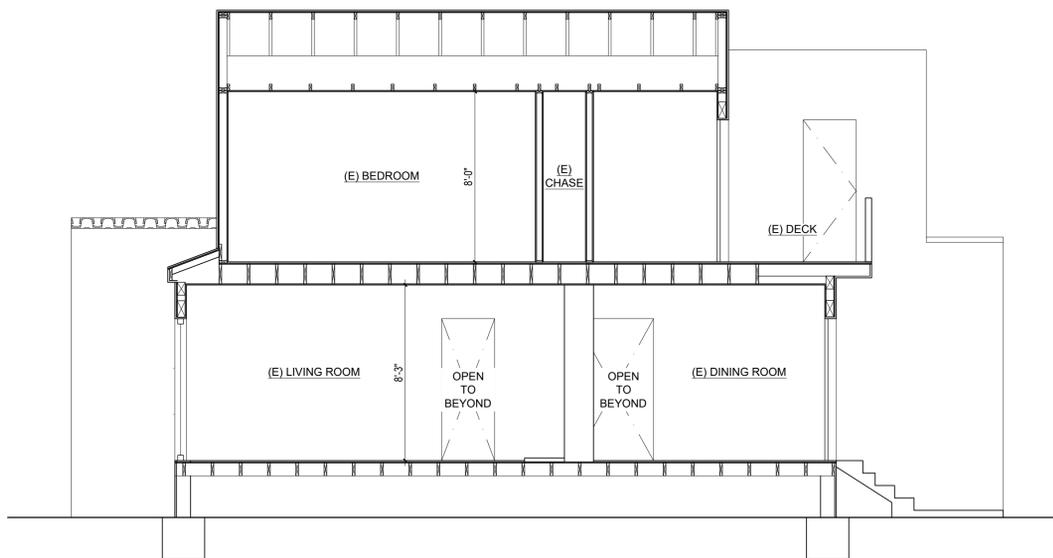
4 (E) GARAGE SECTIONS
A301 SCALE: 1/4"=1'-0"



3 (N) FLOOR-CEILING ACOUSTICAL DETAIL
A301 SCALE: 1-1/2"=1'-0"



2 PROPOSED EAST-WEST BUILDING SECTION
A301 SCALE: 1/4"=1'-0"



1 EXISTING EAST-WEST BUILDING SECTION
A301 SCALE: 1/4"=1'-0"

SEAL / SIGNATURE



TITLE

**EXISTING
& PROPOSED
SECTIONS**

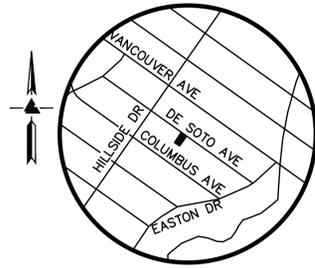
SCALE 1/4" = 1'-0"

PROJECT NO. 2407

A301

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VICINITY MAP
NO SCALE

LEGEND AND NOTES

- BOUNDARY LINE
- - - BUILDING OVERHANG LINE
- x - FENCE LINE
- FLOW LINE
- ⊕ BENCHMARK
- CONC CONCRETE
- FF FINISH FLOOR
- xxx.xx SPOTGRADE
- TC TOP OF CURB
- TOS TOP OF SLAB

EASEMENT NOTE

THERE ARE NO RECORD EASEMENTS PER PRELIMINARY TITLE REPORT ISSUED BY WFG NATIONAL TITLE INSURANCE COMPANY, ORDER NO. 24-176394, DATED AS OF JULY 23, 2024

NOTES

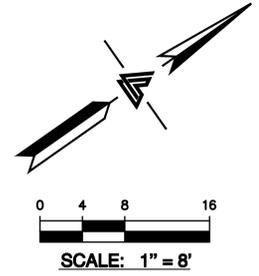
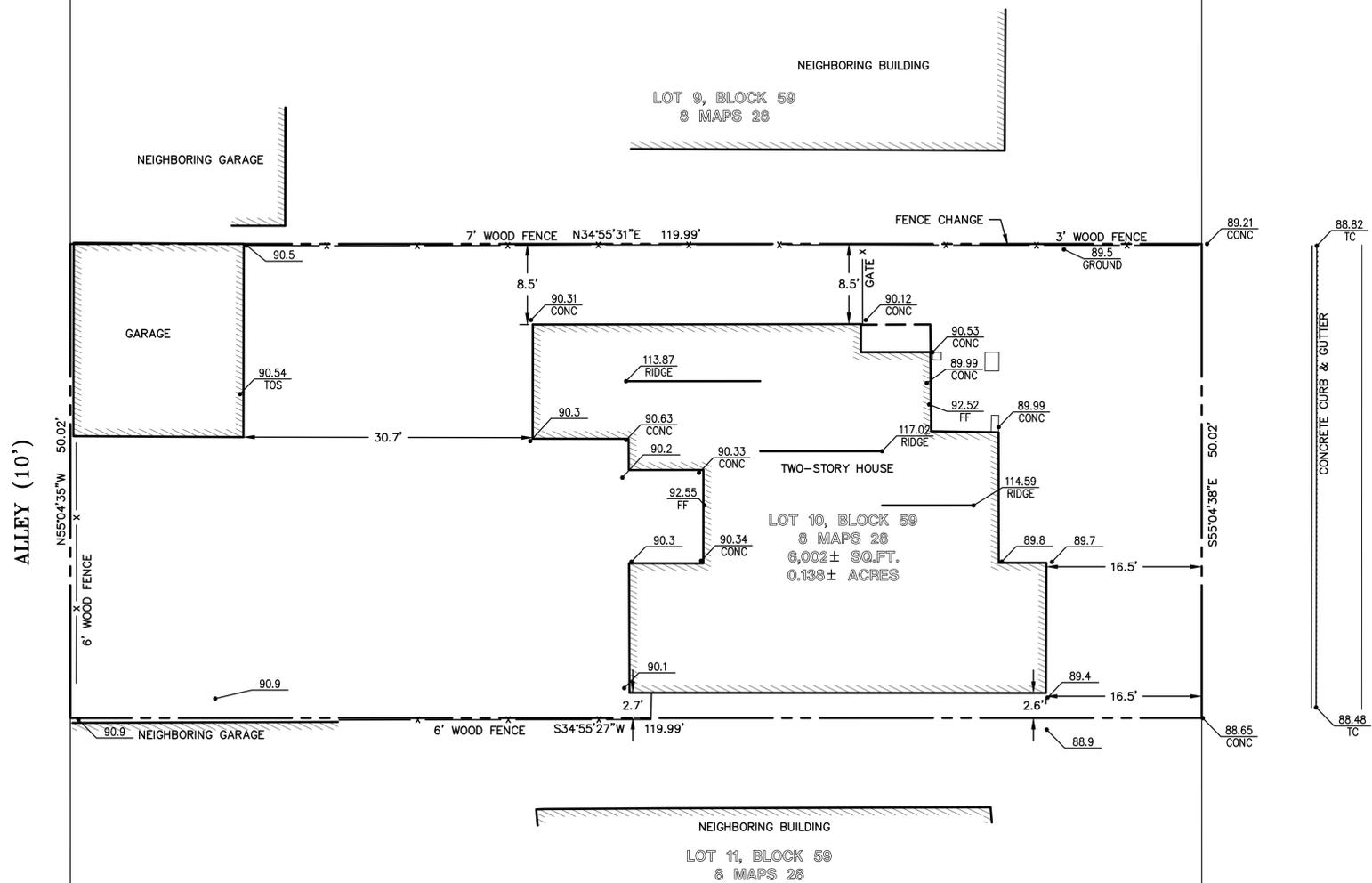
ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS.
BUILDING FOOTPRINTS ARE SHOWN TO FINISHED MATERIAL (STUCCO/SIDING) AT GROUND LEVEL.
FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLD (EXTERIOR).
THE AREA OF THE SURVEYED LOT IS 6,002± SQUARE FEET / 0.138± ACRES

BENCHMARK

CITY OF BURLINGAME BENCHMARK 1014
2" BRONZE ALLOY DISC WITH PUNCH IN TOP OF CURB, AT THE N'LY CORNER OF HILLSIDE DRIVE AND COLUMBUS AVENUE MID RETURN IN FRONT OF 1400 COLUMBUS AVENUE, BURLINGAME, CALIFORNIA
ELEVATION = 92.031'
(NAVD 88 DATUM)

⊕ SITE BENCHMARK

SURVEY CONTROL POINT
SET MAG NAIL & WASHER IN ASPHALT
ELEVATION = 87.81'
(NAVD 88 DATUM)



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CIVIL ENGINEERS | LAND SURVEYORS
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LEANSON
SAN LUIS OBISPO
WWW.LEABRAZE.COM
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(510) 867-4066

1355 DE SOTO AVENUE
BURLINGAME
CALIFORNIA

APN: 027-152-060

SAN MATEO COUNTY

PARTIAL TOPOGRAPHIC
SURVEY

| REVISIONS | BY |
|-----------|----|
| | |
| | |
| | |
| | |

JOB NO: 2250302
DATE: 03-05-25
SCALE: 1"=8'
BNDY BY: RM
FIELD BY: EH
DRAWN BY: RM
SHEET NO:

LANDSCAPE NOTES

- CONTRACTOR SHALL VERIFY ALL EXISTING SITE CONDITIONS PRIOR TO BEGINNING WORK. ANY DISCREPANCIES BETWEEN DRAWINGS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT/OWNER BEFORE PROCEEDING.
- ALL WORK SHALL COMPLY WITH APPLICABLE LOCAL CODES, BURLINGAME MUNICIPAL CODE, STATE WATER EFFICIENT LANDSCAPE ORDINANCE (MVELO), AND MANUFACTURER RECOMMENDATIONS.
- CONTRACTOR SHALL PROTECT ALL EXISTING STRUCTURES, UTILITIES, PAVEMENTS, AND VEGETATION THAT ARE TO REMAIN. DAMAGE TO EXISTING ELEMENTS SHALL BE REPAIRED OR REPLACED AT CONTRACTOR'S EXPENSE.
- ALL FINISH GRADES SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM STRUCTURES. NO PONDING SHALL OCCUR AFTER IRRIGATION OR RAINFALL.
- CONTRACTOR SHALL MAINTAIN THE SITE IN A CLEAN CONDITION AND REMOVE ALL DEBRIS GENERATED BY CONSTRUCTION ACTIVITIES.
- ALL SUBSTITUTIONS OF PLANTS OR MATERIALS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT/OWNER IN WRITING.
- ALL PLANTING AREAS SHALL RECEIVE AUTOMATIC IRRIGATION UNLESS NOTED OTHERWISE.
- CONTRACTOR SHALL LOCATE AND VERIFY EXISTING UNDERGROUND UTILITIES PER USA DIGALERT PRIOR TO TRENCHING OR EXCAVATION.
- ALL MEASUREMENTS ARE TO BE FIELD VERIFIED; DO NOT SCALE DRAWINGS.

PLANTING NOTES

- ALL PLANTS SHALL COMPLY WITH ANSI Z60.1 AMERICAN STANDARD FOR NURSERY STOCK AND BE HEALTHY, VIGOROUS, AND FREE OF PESTS, DISEASES, OR MECHANICAL DAMAGE.
- LAYOUT OF ALL PLANTING SHALL BE APPROVED IN-FIELD BY LANDSCAPE ARCHITECT/OWNER PRIOR TO INSTALLATION.
- SET ALL TREES AND SHRUBS 1-2 INCHES ABOVE FINISH GRADE TO ALLOW FOR NATURAL SETTLING AND PROPER DRAINAGE.
- REMOVE ALL SYNTHETIC MATERIALS, CONTAINERS, PLASTIC TIES, AND NON-BIODEGRADABLE BURLAP FROM THE ROOT BALL.
- ROOT BOUND PLANTS SHALL HAVE CIRCLING ROOTS CUT OR TEASED APART BEFORE INSTALLATION.
- PRUNE ONLY DEAD, BROKEN, OR CROSSING BRANCHES. NO HEADING CUTS PERMITTED.
- MAINTAIN A 6-INCH MULCH-FREE ZONE AROUND ALL TREE TRUNKS AND A 2-3 INCH MULCH-FREE ZONE AROUND SHRUB BASES.
- WATER ALL PLANTS THOROUGHLY AFTER INSTALLATION.

SOIL PREPARATION NOTES

- TREE AREAS**
- EXCAVATE PLANTING PITS TO A WIDTH 2-3x THE ROOT BALL AND TO A DEPTH EQUAL TO ROOT BALL HEIGHT.
 - DO NOT AMEND OR REPLACE SOIL WITHIN THE PLANTING PIT. BACKFILL WITH NATIVE SOIL ONLY.
 - SCARIFY THE SIDES OF THE PIT TO A DEPTH OF 3-4 INCHES TO PROMOTE LATERAL ROOT GROWTH.
 - APPLY 3-4 INCHES OF ORGANIC MULCH OVER THE ENTIRE BASIN AREA, KEEPING MULCH AWAY FROM TRUNK FLARE.
 - INCORPORATE UP TO 10% COMPOST BY VOLUME INTO THE TOP 6 INCHES ONLY, OUTSIDE THE ROOT BALL ZONE (NOT IN THE PLANTING HOLE), FOR COMPACTED AREAS.
 - CONSTRUCT AN IRRIGATION BASIN SIZED 3-6 FT RADIUS DEPENDING ON SPECIES AND CONTAINER SIZE.
 - MAINTAIN POSITIVE DRAINAGE; NO WATER SHALL COLLECT AGAINST THE TRUNK.
- SHRUB & PERENNIAL AREA**
- AMEND THE TOP 6-12 INCHES OF SOIL WITH 20-30% HIGH-QUALITY COMPOST BY VOLUME.
 - BLEND AMENDMENTS UNIFORMLY; DO NOT LAYER SOILS OR OVER-AMEND (>40% ORGANICS).
 - REMOVE DEBRIS AND ROCKS GREATER THAN 2 INCHES IN DIAMETER.
 - LOOSEN COMPACTED SUBSOIL TO 8 INCHES PRIOR TO ADDING AMENDMENTS.
 - APPLY 2-3 INCHES OF ORGANIC MULCH AFTER PLANTING, KEEPING MULCH AWAY FROM STEMS.
 - ENSURE PLANTING AREAS DRAIN FREELY AND DO NOT RETAIN STANDING WATER.
- GROUND COVER AREAS (DYMONDIA / KURAPIA)**
- AMEND TOP 4-6 INCHES OF SOIL WITH 20-30% COMPOST TO IMPROVE AERATION AND DRAINAGE.
 - IN VERY DENSE CLAY, INCORPORATE 5-10% BARK FINES OR RICE HULLS FOR ADDITIONAL POROSITY.
 - GRADE TO A SMOOTH, EVEN SURFACE FREE OF ROCKS >1 INCH.
 - MAINTAIN POSITIVE DRAINAGE TO PREVENT WATER RETENTION IN LOW AREAS.

MULCH & FINISH SURFACE NOTES

- APPLY 3-4 INCHES OF ORGANIC MULCH IN ALL PLANTING AREAS EXCEPT WHERE GROUND COVER IS PLANTED.
- MULCH SHALL BE SHREDDED BARK OR WOOD CHIPS; NO DYED MULCH UNLESS APPROVED.
- MAINTAIN CLEARANCE AROUND TREE TRUNKS AND SHRUB BASES AS NOTED IN PLANTING NOTES.
- WHERE GRAVEL OR DECORATIVE ROCK IS USED, INSTALL NON-WOVEN GEOTEXTILE FABRIC AS NEEDED.

MAINTENANCE NOTES

- CONTRACTOR SHALL MAINTAIN ALL PLANTINGS FOR 90 DAYS AFTER INSTALLATION UNLESS OTHERWISE SPECIFIED.
 - TREES SHALL RECEIVE DEEP WATERING DURING ESTABLISHMENT YEARS 1-3.
 - APPLY MULCH ANNUALLY TO MAINTAIN PROPER DEPTH.
 - FERTILIZATION SHALL BE MINIMAL AND BASED ON SOIL TEST RESULTS; DROUGHT-TOLERANT PLANTS TYPICALLY REQUIRE NO FERTILIZER ONCE ESTABLISHED.
- SPECIES-SPECIFIC TREE CARE NOTES**
- JAPANESE MAPLES (ACER PALMATUM & CULTIVARS)**
 - PLANTING & SITE CONDITIONS**
 - PLANT ROOT BALL 1-2 INCHES ABOVE FINISH GRADE; DO NOT BURY TRUNK FLARE.
 - PROTECT FROM STRONG WINDS WHICH MAY CAUSE LEAF SCORCH.
 - SOIL & MULCH**
 - DO NOT CULTIVATE OR DISTURB SOIL WITHIN THE DRIPLINE; ROOTS ARE SHALLOW AND EASILY DAMAGED.
 - SEASONAL CARE**
 - PROTECT FROM INTENSE LATE-SUMMER HEAT; TEMPORARY SHADE CLOTH MAY BE USED FOR YOUNG TREES.
 - REMOVE ANY SUCKERS FROM ROOTSTOCK PROMPTLY.
 - PRUNE LIGHTLY IN LATE FALL OR MID-WINTER; AVOID HEAVY PRUNING, TOPPING, OR REMOVAL OF MAIN STRUCTURAL BRANCHES.
 - INSPECT ANNUALLY FOR VERTICILLIUM WILT SYMPTOMS; AVOID PLANTING IN AREAS WITH A HISTORY OF THE DISEASE.

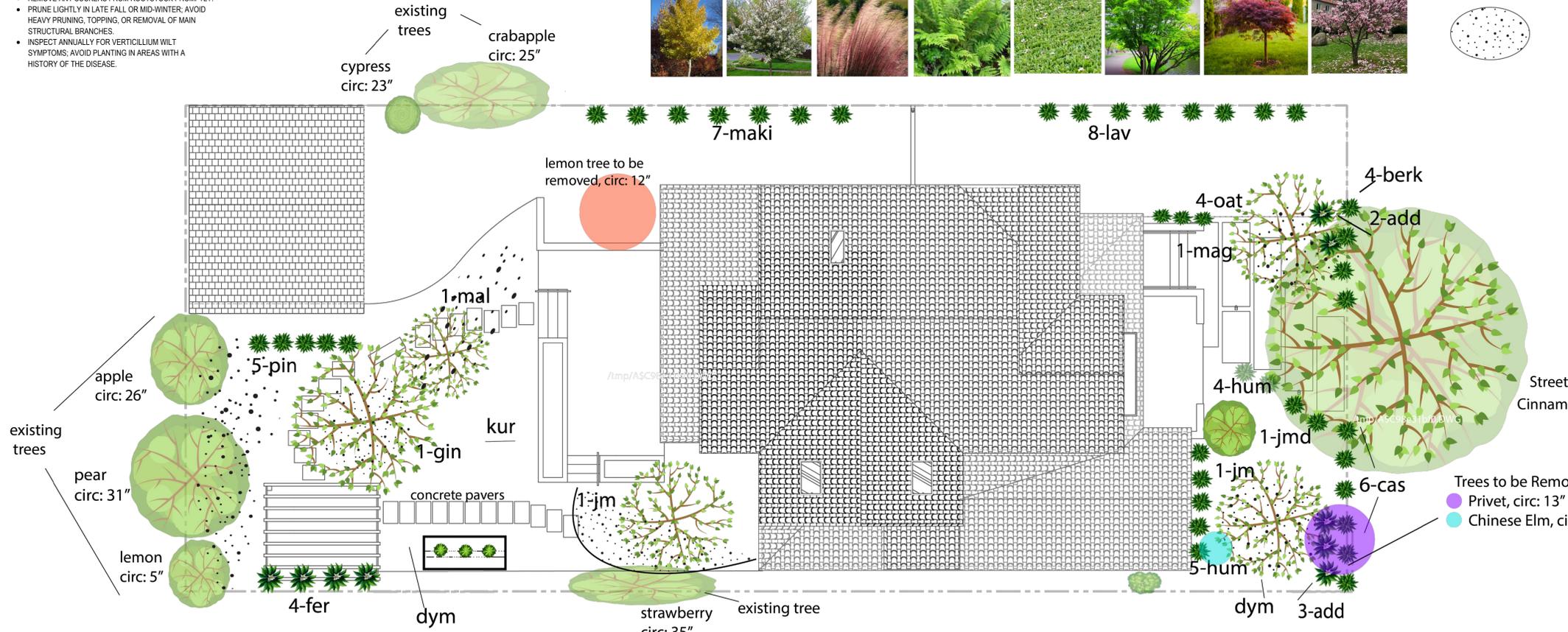
- SAUCER MAGNOLIA (MAGNOLIA x SOULANGEANA)**
 - PLANTING & SITE CONDITIONS**
 - MAGNOLIAS ARE SENSITIVE TO ROOT DISTURBANCE; EXCAVATE CAREFULLY AND AVOID CUTTING MAJOR ROOTS.
 - PLANT ROOT BALL 1-2 INCHES HIGH TO ENSURE GOOD DRAINAGE.
 - SOIL & MULCH**
 - MAGNOLIAS PREFER MOIST, WELL-DRAINED, SLIGHTLY ACIDIC SOIL.

- AVOID CULTIVATING SOIL WITHIN THE ROOT ZONE; MAGNOLIA ROOTS ARE SHALLOW AND WIDE-SPREADING.**
- IRRIGATION**
 - PROVIDE CONSISTENT MOISTURE DURING ESTABLISHMENT; DO NOT ALLOW SOIL TO DRY OUT COMPLETELY.
 - ONCE ESTABLISHED (YEARS 3-5), REDUCE FREQUENCY TO DEEP, INFREQUENT WATERING.

- SEASONAL & LONG-TERM MAINTENANCE**
 - PRUNE IMMEDIATELY AFTER FLOWERING IF NEEDED. AVOID MAJOR PRUNING DURING WINTER AS IT REDUCES SPRING BLOOM.
- GENERAL CARE NOTES FOR FEATURE TREES (APPLIES TO ALL THREE SPECIES)**
- ALL TREES SHALL RECEIVE 3-4 INCHES OF ORGANIC MULCH OVER THE ROOT ZONE, RENEWED ANNUALLY.

- EMITTERS SHALL BE PLACED AT OR NEAR THE CANOPY DRIPLINE, NOT NEAR THE TRUNK; REPOSITION ANNUALLY AS CANOPY EXPANDS.
- AVOID PLANTING TURF WITHIN THE DRIPLINE OF ANY FEATURE TREE.
- NO SOIL, GRAVEL, OR MULCH SHALL BE PLACED IN CONTACT WITH THE TRUNK FLARE.
- AVOID TRENCHING, GRADING, OR COMPACTION WITHIN THE ROOT ZONE AT ANY STAGE OF CONSTRUCTION.

- STAKE ONLY IF NECESSARY; REMOVE STAKES AFTER 12 MONTHS.
- INSPECT ANNUALLY FOR STRUCTURAL STABILITY AND PRUNE MINIMALLY BY QUALIFIED PERSONNEL.

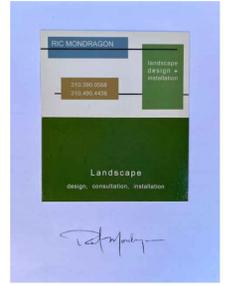


| Type | Code | Common Name | Genus / Species | Size | Qty | WUCOLS |
|-------|------|--------------------------|--------------------------------|---------|-----|----------|
| Tree | jm | Japanese Maple | Acer palmatum | 24" Box | 2 | Moderate |
| Tree | jmd | Japanese Maple 'Shaina' | Acer palmatum 'Shaina' | 15 Gal | 1 | Moderate |
| Tree | mag | Saucer Magnolia | Magnolia x soulangeana | 24" Box | 1 | Moderate |
| Tree | gin | Ginkgo Autumn Gold | Ginkgo biloba | 24" Box | 1 | Moderate |
| Tree | mal | Crabapple Sugar Tyme | Malus x 'Sutyzam' | 24" Box | 1 | Moderate |
| Cover | kur | Kurapia | Phyla nodiflora | FLAT | 1 | Low |
| Cover | dym | Dymondia / Silver Carpet | Dymondia margaretae | FLAT | 1 | Low |
| Hedge | maki | Podocarpus Maki | Podocarpus macrophyllus 'Maki' | 15 Gal | 7 | Low |

| Type | Code | Common Name | Genus / Species | Size | Qty | WUCOLS |
|-------|------|------------------|--------------------------------|-------|-----|--------|
| Shrub | lav | English Lavender | Lavandula angustifolia | 1 Gal | 8 | Low |
| Shrub | fer | Giant Chain Fern | Woodwardia fimbriata | 1 Gal | 4 | Mod |
| Shrub | oat | Blue Oat Grass | Helictotrichon sempervirens | 1 Gal | 4 | Low |
| Shrub | add | Black Adder Flax | Phormium tenax 'Black Adder' | 2 Gal | 5 | Low |
| Shrub | berk | Berkeley Sedge | Carex divulsa | 1 Gal | 4 | Low |
| Shrub | pin | Pink Muhly Grass | Muhlenbergia capillaris | 1 Gal | 5 | Low |
| Shrub | hum | Hummingbird Sage | Salvia spathacea | 1 Gal | 9 | Low |
| Shrub | cas | Cassa Blue | Dianella caerulea 'Cassa Blue' | 1 Gal | 6 | Mod |

1 LANDSCAPE PLAN
L1 SCALE: N.T.S.

SEE DWG. 1/L2 FOR ALL EXISTING TREES TO REMAIN



PROJECT NAME
DE SOTO RESIDENCE
1355 DE SOTO AVENUE
BURLINGAME, CA 94010
ADDITION & REMODEL

DRAWING ISSUANCE
DESIGN REVIEW SET

| DESCRIPTION | DATE |
|------------------------|------------|
| DESIGN REVIEW SET | 2025.12.15 |
| DESIGN REVIEW RESPONSE | 2026.01.21 |

SEAL / SIGNATURE

TITLE
LANDSCAPE PLAN

SCALE N/A

PROJECT NO. 2407

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L1

IRRIGATION NOTES

(1) LOCATION AND SIZE OF SEPARATE WATER METERS FOR LANDSCAPE
 THE PROJECT DOES NOT INCLUDE A SEPARATE DEDICATED LANDSCAPE WATER METER. LANDSCAPE IRRIGATION WATER IS SUPPLIED FROM THE EXISTING DOMESTIC WATER METER LOCATED AT THE BACK SOUTHWEST CORNER OF THE PROPERTY.
 A 1" IRRIGATION POINT-OF-CONNECTION (POC) IS PROVIDED ON THE EAST/FRONT SIDE OF THE HOUSE.

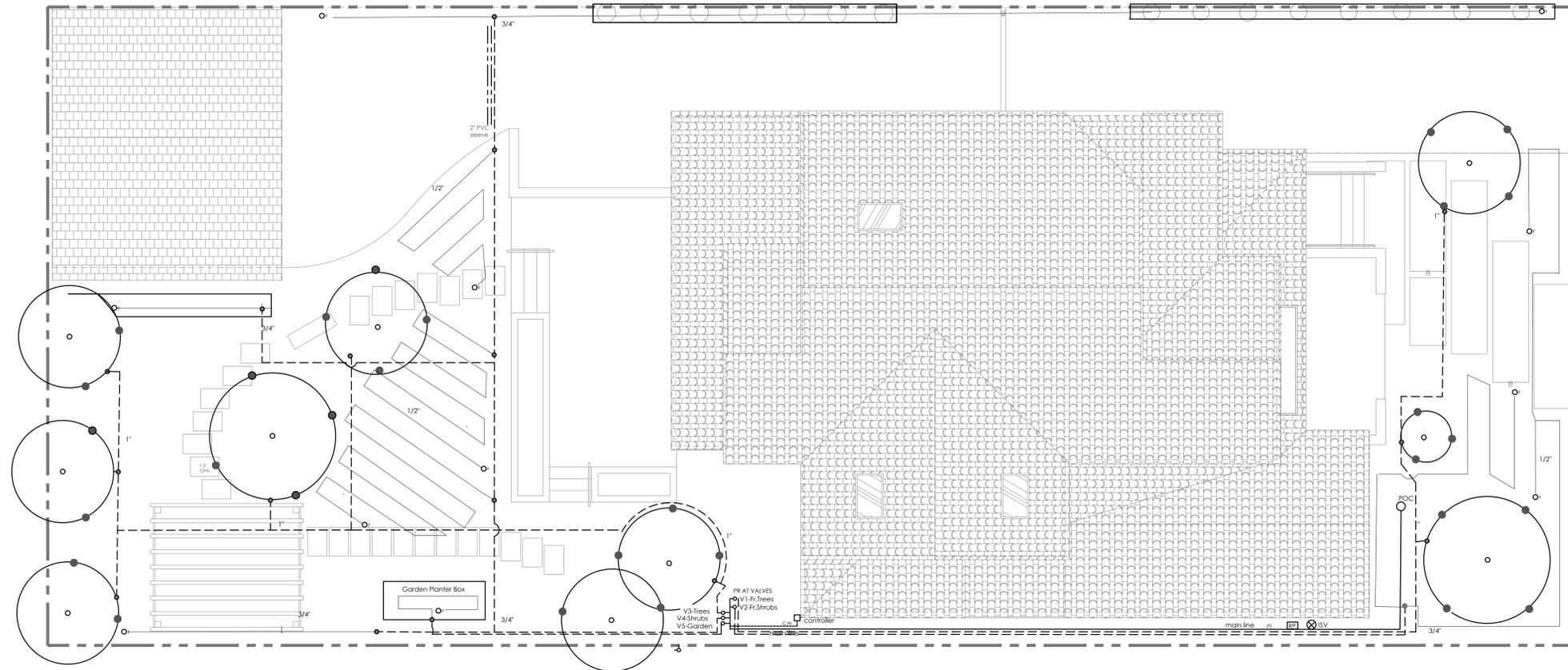
- (2) LOCATION, TYPE AND SIZE OF ALL IRRIGATION COMPONENTS
- A. POINT OF CONNECTION (POC)
 - POC (EAST/FRONT SIDE OF HOUSE): 1" CONNECTION TO DOMESTIC LINE
 - PROVIDE IRRIGATION POINT OF CONNECTION (POC) DOWNSTREAM OF WATER METER WITH MANUAL IRRIGATION SHUTOFF VALVE (ISV), REDUCED PRESSURE BACKFLOW PREVENTER (RP), AND FILTER INSTALLED ON IRRIGATION MAIN LINE AS SHOWN.
 - B. BACKFLOW PREVENTION
 - TYPE: 1" REDUCED PRESSURE PRINCIPLE ASSEMBLY (RP)
 - LOCATION: INSTALLED AT POC.
 - CODE: CONFORMS TO LOCAL PLUMBING CODE AND CPC.
 - C. CONTROLLER
 - TYPE: WEATHER-BASED IRRIGATION CONTROLLER WITH MULTIPLE PROGRAMS AND SEASONAL ADJUSTMENT.
 - CONTROLLER HAS NON-VOLATILE MEMORY.
 - LOCATION: MOUNTED ON EAST SIDE WALL DOWNSTREAM FROM POC.
 - D. VALVES
 - ALL VALVES ARE 1" ELECTRIC CONTROL VALVES WITH INTEGRATED PRESSURE REGULATION.
 - V1 - FRONT TREES (3 TREES)
 - LOCATION: ADJACENT TO POC
 - TYPE: 1" PR-VALVE, 30 PSI
 - V2 - FRONT SHRUB/GROUNDCOVER ZONE
 - LOCATION: ADJACENT TO V1
 - TYPE: 1" PR-VALVE, 30 PSI

- V3 - BACKYARD TREES (7 TREES)
 - LOCATION: ADJACENT TO V2
 - TYPE: 1" PR-VALVE, 30 PSI
- V4 - BACKYARD SHRUB/GROUNDCOVER ZONE
 - LOCATION: ADJACENT TO V3
 - TYPE: 1" PR-VALVE, 30 PSI
- V5 - BACKYARD GARDEN BOX
 - LOCATION: ADJACENT TO V4
 - TYPE: 1" PR-VALVE, 30 PSI
- E. MAINLINE
 - TYPE: 1" SCHEDULE-40 PVC (CONSTANT PRESSURE)
 - LOCATION: THE IRRIGATION MAIN LINE STARTS AT THE POC AND RUNS TO THE BACKYARD VALVE MANIFOLD.
- F. LATERAL LINES
 - TYPE: 1" FOR TREE LINES, 3/4" FOR DRIP; PVC (LOW PRESSURE, DOWNSTREAM OF VALVES)
 - LOCATIONS:
 - V1 -> FRONT TREE BASINS
 - V2 -> FRONT DRIP ZONE
 - V3 -> BACK TREE BASINS
 - V4 -> BACK DRIP ZONE
 - V5 -> BACK GARDEN BOX
- G. DRIP COMPONENTS
 - SHRUB/GROUNDCOVER AREAS:
 - 17MM IN-LINE DRIP TUBING, 0.6 GPH EMITTERS @ 18" x 18" SPACING.
 - TREES (FRONT & REAR):
 - POINT-SOURCE, 1.0 GPH EMITTERS (4 PER TREE) PLACED 18-24" FROM TRUNK.
 - DRIP HEADER:
 - 3/4" PVC OR POLY SUPPLY LINE FEEDING DRIP TUBING.
 - FLUSH VALVES:
 - AT LOW POINTS OF EACH DRIP ZONE.
 - AIR/VACUUM RELIEF VALVES:
 - AT HIGH POINTS OF EACH DRIP ZONE.
- H. MOISTURE SENSORS & RAIN SWITCH
 - RAIN SENSOR: WIRELESS/WIRED RAIN SHUTOFF DEVICE MOUNTED AT EAVE OF HOUSE.

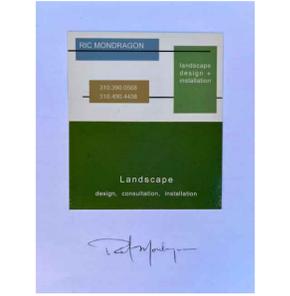
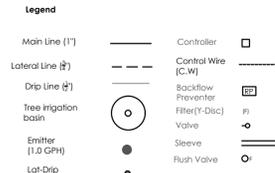
- MOISTURE SENSOR: CONTROLLER IS COMPATIBLE.
- (3) STATIC WATER PRESSURE AT THE POINT OF CONNECTION
 STATIC WATER PRESSURE:
 MEASURED OR ASSUMED MUNICIPAL SUPPLY PRESSURE: ~60 PSI AT THE POC.
- (4) FLOW RATE, APPLICATION RATE, AND DESIGN OPERATING PRESSURE FOR EACH STATION
 STATION 1 - FRONT TREES (3 TREES)
 - FLOW RATE: 0.20 GPM
 - APPLICATION RATE: N/A (POINT-SOURCE EMITTERS)
 - OPERATING PRESSURE: 25-30 PSI
 STATION 2 - FRONT SHRUB/GROUNDCOVER ZONE (240 SQ FT)
 - FLOW RATE: 1.07 GPM
 - APPLICATION RATE: 0.43 IN/HR
 - OPERATING PRESSURE: 30 PSI
 STATION 3 - BACKYARD TREES (7 TREES)
 - FLOW RATE: 0.47 GPM
 - APPLICATION RATE: N/A
 - OPERATING PRESSURE: 25-30 PSI
 STATION 4 - BACKYARD SHRUB/GROUNDCOVER ZONE (259 SQ FT)
 - FLOW RATE: 1.15 GPM
 - APPLICATION RATE: 0.43 IN/HR
 - OPERATING PRESSURE: 30 PSI
 STATION 5 - BACKYARD GARDEN BOX (24 SQ FT)
 - FLOW RATE: 0.24 GPM
 - APPLICATION RATE: 0.96 IN/HR
 - OPERATING PRESSURE: 30 PSI

(5) COMPLIANCE STATEMENT
 I HAVE COMPLIED WITH THE CRITERIA OF THE WATER CONSERVATION IN LANDSCAPING ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN PLAN.
 MWEL WATER BUDGET COMPLIANCE STATEMENT:
 THE PROPOSED IRRIGATION SYSTEM APPLIES APPROXIMATELY 0.43 INCHES PER WEEK TO ALL LOW-WATER WUCOLS SHRUB AND GROUNDCOVER PLANTING AREAS DURING PEAK SUMMER CONDITIONS, BASED ON AN APPLICATION RATE OF APPROXIMATELY 0.43 INCHES PER HOUR FOR 0.6 GPH IN-LINE DRIP AT 18" x 18" SPACING AND A SUMMER SCHEDULE OF TWO 30-MINUTE IRRIGATION EVENTS PER WEEK. THIS WEEKLY APPLICATION REMAINS BELOW THE MWELO ALLOWABLE THRESHOLD OF APPROXIMATELY 0.5 INCHES PER WEEK FOR LOW-WATER PLANTINGS IN THIS CLIMATE ZONE.
 MODERATE-WATER TREE STATIONS UTILIZE DEEP, INFREQUENT, POINT-SOURCE DRIP IRRIGATION WITH VERY LOW TOTAL FLOW (APPROXIMATELY 0.20-0.47 GPM), DELIVERING 0.26-0.28 INCHES PER WEEK, WHICH IS CONSISTENT WITH MWELO RECOMMENDATIONS FOR ESTABLISHING AND MAINTAINING MODERATE-WATER TREES WHILE MINIMIZING EVAPORATIVE LOSS.

THE EDIBLE GARDEN BOX (36 SQ FT), IRRIGATED WITH 0.6 GPH DRIP EMITTERS AT 12" SPACING, RECEIVES APPROXIMATELY 1.2 INCHES PER WEEK BASED ON A SCHEDULE OF THREE 25-MINUTE IRRIGATION CYCLES PER WEEK, FALLING WITHIN TYPICAL SUMMER WATER REQUIREMENTS FOR RAISED VEGETABLE BEDS WHILE REMAINING A VERY SMALL SHARE OF THE TOTAL LANDSCAPE AREA.
 ALL IRRIGATION ZONES UTILIZE LOW-VOLUME DRIP IRRIGATION WITH PRESSURE REGULATION, ENSURING HIGH DISTRIBUTION UNIFORMITY AND PREVENTING OVERSPRAY, MISTING, AND RUNOFF. THE UPDATED IRRIGATION DESIGN MAINTAINS AN OVERALL AVERAGE ETAF OF APPROXIMATELY 0.46, WHICH IS BELOW THE MWELO MAXIMUM OF 0.55 FOR RESIDENTIAL LANDSCAPES.
 THE SYSTEM FULLY MEETS THE PERFORMANCE AND EFFICIENCY REQUIREMENTS OF THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO).



| Irrigation Flow Rate | | | | | | | | |
|----------------------|----------------------------|----------------------|-------------|--|------------|-----------|--------------------------|----------|
| Station | Zone/Area | Plant Type | Area(Sq Ft) | Irrigation Type | Flow (gpm) | Inches/hr | Schedule | Duration |
| V1 | Z1- Front Trees (Moderate) | Trees | 68 | Point-source drip, (4/tree) 1.0 GPH emitters | 0.20000000 | 0.28 | 1x weekly Th 6-7AM | 60 min |
| V2 | Z2 -Front Shrubs (Low) | Shrubs / groundcover | 240 | 0.6 GPH inline drip @ 18" spacing | 1.07000000 | 0.43 | 2x weekly M,F 6-6:30AM | 30 min |
| V3 | Z3- Back Trees (Moderate) | Trees | 176 | Point-source drip, (4/tree) 1.0 GPH emitters | 0.47000000 | 0.26 | 1x weekly Th 7-8AM | 60 min |
| V4 | Z4 - Back Shrubs (Low) | Shrubs/ groundcover | 259 | 0.6 GPH inline drip @ 18" spacing | 1.15000000 | 0.43 | 2x weekly M,F 6:30-7AM | 30 min |
| V5 | Z5 - Garden Box (Moderate) | Vegetables | 24 | 0.6 GPH inline drip @ 12" spacing | 0.24000000 | 0.96 | 3x weekly M,W,F 6-6:25AM | 25 min |



PROJECT NAME
DE SOTO RESIDENCE
 1355 DE SOTO AVENUE
 BURLINGAME, CA 94010

ADDITION & REMODEL

DRAWING ISSUANCE

DESIGN REVIEW SET

| DESCRIPTION | DATE |
|------------------------|------------|
| DESIGN REVIEW SET | 2025.12.15 |
| DESIGN REVIEW RESPONSE | 2026.01.21 |

SEAL / SIGNATURE

TITLE

IRRIGATION PLAN

SCALE 3/16" = 1'-0"

PROJECT NO. 2407

L3

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OUTDOOR WATER USE EFFICIENCY CHECKLIST

RESIDENTIAL OUTDOOR WATER USE EFFICIENCY CHECKLIST
 To Be Completed by Applicant Page 1 of 2
 I certify that the subject project meets the specified requirements of the Water Conservation in Landscaping Ordinance.

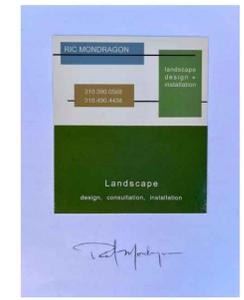
Signature _____ Date _____

Project Information
 New Construction Rehabilitated Other:
 Single Family Multi-Family Commercial Institutional Irrigation only Industrial Other:
 Applicant Name (print): _____ Contact Phone #: _____

Project Site Address: 1355 De Soto Avenue, Burlingame CA 94010

| Project Area (sq. ft. or acre): | Total Landscape Area (sq. ft.): | # of Units: | # of Meters: | Agency Review (Pass) (Fail) |
|---------------------------------|--|---|--------------|--|
| 6000 sq. ft. | 899 | | 1 | |
| | Total Landscape Area (sq. ft.): | 899 | | <input checked="" type="checkbox"/> <input type="checkbox"/> |
| | Turf Irrigated Area (sq. ft.): | 0 | | <input checked="" type="checkbox"/> <input type="checkbox"/> |
| | Non-Turf Irrigated Area (sq. ft.): | 743 | | <input checked="" type="checkbox"/> <input type="checkbox"/> |
| | Irrigated Special Landscape Area (SLA) (sq. ft.): | 30 | | <input checked="" type="checkbox"/> <input type="checkbox"/> |
| | Water Feature Surface Area (sq. ft.): | 0 | | <input checked="" type="checkbox"/> <input type="checkbox"/> |
| Landscaping Parameter | Requirements | Project Compliance | | |
| Plant Material | Low water using plants are installed for at least 75% of plant area | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No, See Special Landscape Area and/or Recycled Water Area | | <input checked="" type="checkbox"/> <input type="checkbox"/> |
| | ≤ 25% of the landscape area is turf | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No, See Water Budget | | <input checked="" type="checkbox"/> <input type="checkbox"/> |
| Turf | There is no turf in parkways < 10 feet wide | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No, if adjacent to a parking strip | | <input checked="" type="checkbox"/> <input type="checkbox"/> |
| | All turf is planted on slopes ≤ 25% | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> N/A | | <input checked="" type="checkbox"/> <input type="checkbox"/> |
| Hydrozones | Plants are grouped by Hydrozones | <input checked="" type="checkbox"/> Yes | | <input checked="" type="checkbox"/> <input type="checkbox"/> |
| Compost | At least 4 cubic yards per 1,000 sq ft to a depth of 6 inches | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No, See Soil Test | | <input checked="" type="checkbox"/> <input type="checkbox"/> |
| Mulch | At least 3-inches of mulch on exposed soil surfaces | <input checked="" type="checkbox"/> Yes | | <input checked="" type="checkbox"/> <input type="checkbox"/> |
| Irrigation System | Use of automatic irrigation controllers that use evapotranspiration or soil moisture sensor data and utilize a rain sensor | <input checked="" type="checkbox"/> Yes | | <input checked="" type="checkbox"/> <input type="checkbox"/> |
| | Irrigation controllers do not have programming data when power source is interrupted | <input checked="" type="checkbox"/> Yes | | <input checked="" type="checkbox"/> <input type="checkbox"/> |
| | Irrigation system microzone pressure | <input checked="" type="checkbox"/> Yes | | <input checked="" type="checkbox"/> <input type="checkbox"/> |
| | Manual shut-off valves are installed near the connection to the water supply | <input checked="" type="checkbox"/> Yes | | <input checked="" type="checkbox"/> <input type="checkbox"/> |
| | All sprinkler heads installed in the landscape must document a distribution uniformity low quarter of 0.65 or higher | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> N/A - only drip | | <input checked="" type="checkbox"/> <input type="checkbox"/> |
| Metering | Areas < 10 feet shall be irrigated with subsurface irrigation | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No, but there is no runoff or overspray | | <input checked="" type="checkbox"/> <input type="checkbox"/> |
| | Separate irrigation meter | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No, not required if < 5,000 sq ft | | <input checked="" type="checkbox"/> <input type="checkbox"/> |
| Swimming Pools / Spas | Cover required for new pools and spas | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No, no new pool or spa | | <input checked="" type="checkbox"/> <input type="checkbox"/> |
| | Recirculating | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> N/A | | <input checked="" type="checkbox"/> <input type="checkbox"/> |
| Water Features | Project Information | <input checked="" type="checkbox"/> Yes | | <input checked="" type="checkbox"/> <input type="checkbox"/> |
| | Water Efficient Landscape Worksheet (optional if ≤ 2,500 sq ft of landscape area) | <input checked="" type="checkbox"/> Prepared by professional | | <input checked="" type="checkbox"/> <input type="checkbox"/> |
| | Soil Management Report (optional if < 2,500 sq ft of landscape area) | <input checked="" type="checkbox"/> Prepared by professional | | <input checked="" type="checkbox"/> <input type="checkbox"/> |

[Agency Name, Address, Telephone#, Fax #]



PROJECT NAME
DE SOTO RESIDENCE
 1355 DE SOTO AVENUE
 BURLINGAME, CA 94010

ADDITION & REMODEL

DRAWING ISSUANCE

DESIGN REVIEW SET

| DESCRIPTION | DATE |
|-------------------|------------|
| DESIGN REVIEW SET | 2025.12.15 |

SEAL / SIGNATURE

TITLE
OUTDOOR EFFICIENCY CHECKLIST

SCALE N/A

PROJECT NO. 2407

SHEET

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OUTDOOR WATER USE EFFICIENCY CHECKLIST

Documentation (per section 492.3)

| | | |
|--|--|--|
| Landscape Design Plan (optional if < 2,500 sq ft of landscape area) | <input checked="" type="checkbox"/> Prepared by professional | <input checked="" type="checkbox"/> <input type="checkbox"/> |
| Irrigation Design Plan (optional if < 2,500 sq ft of landscape area) | <input checked="" type="checkbox"/> Prepared by professional | <input checked="" type="checkbox"/> <input type="checkbox"/> |
| Grading Design Plan (optional if < 2,500 sq ft of landscape area) | <input type="checkbox"/> Prepared by professional | <input checked="" type="checkbox"/> <input type="checkbox"/> |

Audit: Post-installation audit completed Completed by professional

Page 2 of 2

Auditor:

| Materials Received and Reviewed: | Material Distributed to Applicant |
|---|---|
| <input type="checkbox"/> Project Information | <input type="checkbox"/> Regional Water Efficient Landscape Ordinance |
| <input type="checkbox"/> Water Efficient Landscape Worksheet | <input type="checkbox"/> Residential Outdoor Water Use Efficiency Checklist |
| <input type="checkbox"/> Residential Outdoor Water Use Efficiency Checklist | <input type="checkbox"/> Water Efficient Landscape Worksheet |
| <input type="checkbox"/> Post-Installation Audit | <input type="checkbox"/> Plant List |
| <input type="checkbox"/> Landscape Design Plan | <input type="checkbox"/> Other: |
| <input type="checkbox"/> Soil Management Report | |
| <input type="checkbox"/> Irrigation Design Plan | |
| <input type="checkbox"/> Grading Design Plan | |

Date Reviewed:

Follow up required (explain):

Date Resubmitted:

Date Approved:

Dedicated Irrigation Meter Required:

Meter sizing:

| Measures Recommended to Applicant |
|---|
| <input type="checkbox"/> Drip Irrigation |
| <input type="checkbox"/> Plant palette |
| <input type="checkbox"/> Grading |
| <input type="checkbox"/> Pool and/or spa cover |
| <input type="checkbox"/> Dedicated irrigation meter |
| <input type="checkbox"/> Other: |

Comments:

Selected Definitions:

ETo Reference evapotranspiration means the quantity of water evaporated from a large field of four- to seven-inch tall, cool-season grass that is well watered. Reference evapotranspiration is used as the basis of estimating water budgets so that regional differences in climate can be accommodated.

SLA Special Landscaped Area. Includes edible plants, areas irrigated with recycled water, surface water features using recycled water and areas dedicated to active play such as parks, sports fields, golf courses, and where turf provides a playing surface.

Professional Professional is a "certified professional" or "authorized professional" that is a certified irrigation designer, a certified landscape irrigation auditor, a licensed landscape architect, a licensed landscape contractor, a licensed professional engineer, or any other person authorized by the state to design a landscape, an irrigation system, or authorized to complete a water budget, irrigation survey or irrigation audit.

Water Feature A design element where open water performs an aesthetic or recreational function. Water features include ponds, lakes, waterfalls, fountains, artificial streams, spas, and swimming pools (where water is artificially supplied).

[Agency Name, Address, Telephone#, Fax #]

CITY OF BURLINGAME
PARKS & RECREATION DEPARTMENT
 850 Burlingame Avenue Burlingame, California 94010
 Telephone: (650) 558-7300 • Parks/Trees (650) 558-7330
 Fax: (650) 696-7216

MODEL WATER EFFICIENCY LANDSCAPE ORDINANCE
-WATER EFFICIENT LANDSCAPE WORKSHEET-
 (Appendix B)

This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package.

Reference Evapotranspiration (ETo) 42.8 Annual

| Hydrozone # /Planting Description* | Plant Factor (PF) | Irrigation Method* | Irrigation Efficiency (IE)† | ETAF (PF/IE) | Landscape Area (sq. ft.) | ETAF x Area | Estimated Total Water Use (ETWU)‡ | |
|------------------------------------|-------------------|--------------------|-----------------------------|--------------|--------------------------|-------------|-----------------------------------|------|
| Regular Landscape Areas | | | | | | | | |
| Z1 - Front Trees (mod) | 0.50 | Point sourced drip | 0.81 | 0.62 | 68 | 41.18 | 1119 | |
| Z2 - Front Shrubs (low) | 0.30 | Inline drip | 0.81 | 0.37 | 240 | 88.89 | 2356 | |
| Z3 - Backyard Trees (mod) | 0.50 | Point sourced drip | 0.81 | 0.62 | 176 | 108.64 | 2896 | |
| Z4 - Backyard Shrubs (low) | 0.30 | Inline drip | 0.81 | 0.37 | 259 | 95.83 | 2543 | |
| | | | | | Totals | (A) | (B) | 8914 |

| Special Landscape Areas | | | | | | | | |
|--------------------------------|--|--|--|---|--------|-----|--|--------|
| Z5 - Garden Box | | | | 1 | 36 | 36 | 955 | |
| | | | | 1 | | | | |
| | | | | 1 | | | | |
| | | | | | Totals | (C) | (D) | 955 |
| | | | | | | | ETWU Total | 9869 |
| | | | | | | | Maximum Allowed Water Allowance (MAWA)§ | 11,274 |

*Hydrozone #/Planting Description
 E.g.
 1.) front lawn
 2.) low water use plantings
 3.) medium water use planting

†Irrigation Method
 overhead spray or drip

‡Irrigation Efficiency
 0.75 for spray head
 0.81 for drip

§ETWU (Annual Gallons Required) =
 ETo x 0.62 x ETAF x Area
 where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year.

ETAF Calculations

Regular Landscape Areas

| | |
|-------------------|-------|
| Total ETAF x Area | (B) |
| Total Area | (A) |
| Average ETAF | B ÷ A |

All Landscape Areas

| | |
|-------------------|---------------|
| Total ETAF x Area | (B+D) |
| Total Area | (A+C) |
| Sitewide ETAF | (B+D) ÷ (A+C) |

Avg ETAF: 0.45
Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.