

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

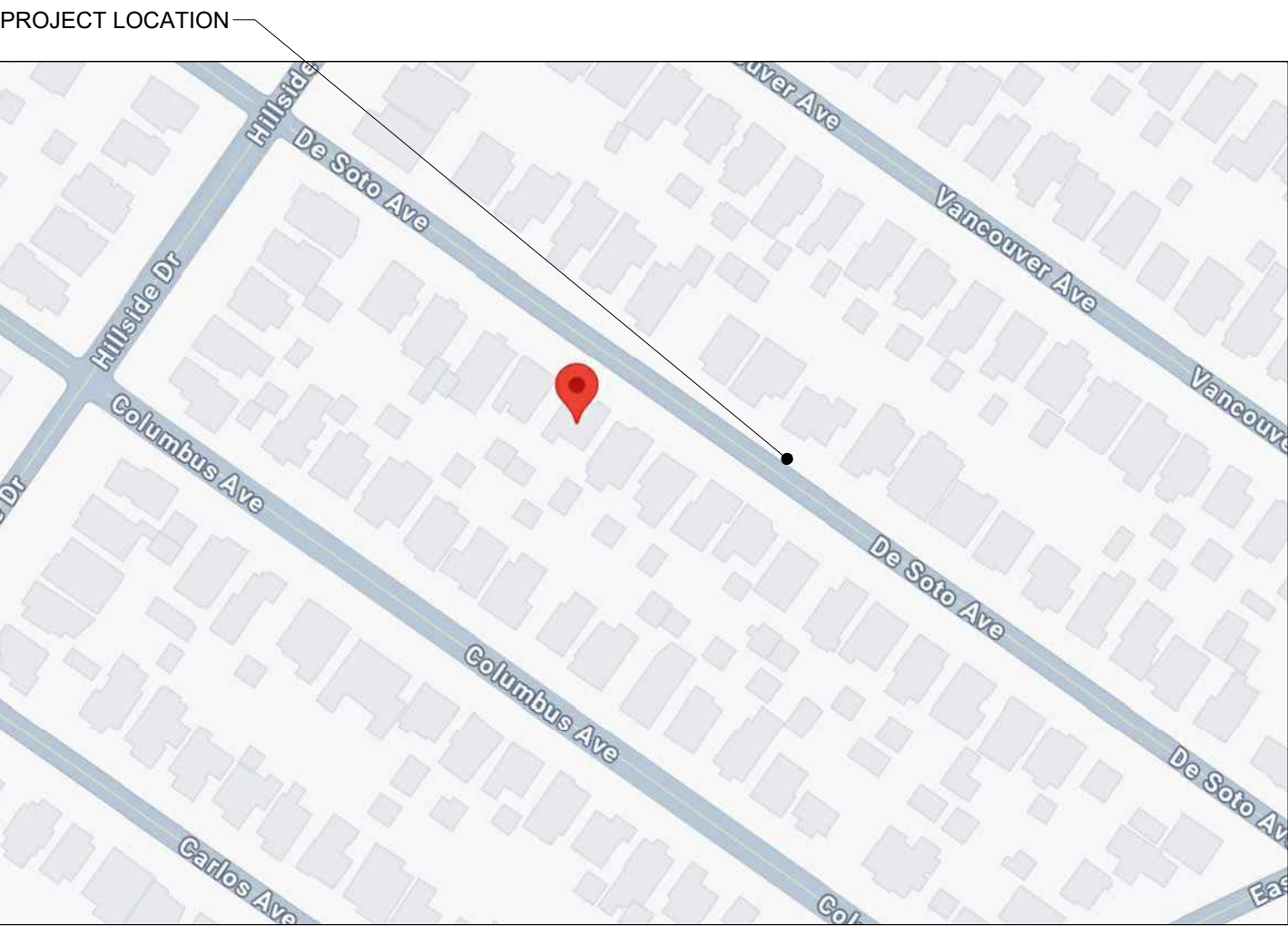
&	AND	EXT.	EXTERIOR	N.I.C.	NOT IN CONTRACT
@	AT	EXTR.	EXTRUSION	NO.	NUMBER
—	CENTERLINE	F.A.	FIRE ALARM	NOM.	NOMINAL
±	PLUS OR MINUS	F.A.U.	FORCED AIR UNIT	N.T.S.	NOT TO SCALE
—	PROPERTY LINE	F.D.	FLOOR DRAIN	o/	OVER
#	POUND OR NUMBER	F.E.	FIRE EXTINGUISHER	O.A.	OVERALL
A.F.F.	ABOVE FINISHED FLOOR	F.E.C.	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
AND.	AND/ZEED	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	FR.	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
BTWN.	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.	CEILING	G.C.	GENERAL CONTRACTOR	S.C.D.	SEE CIVIL DRAWINGS
CLKG.	CAULKING	GEN.	GENERAL	SCHEDULED.	SCHEDULE
CLOS.	CLOSET	GFCI	GROUND FAULT CIRCUIT INTERRUPTOR	SECT.	SECTION
CLR.	CLEAR	GW6	GYPSPUM WALL BOARD	S.E.D.	SEE ELECTRICAL DRAWINGS
CMC.	CALIFORNIA MECHANICAL CODE	GYP.	GYPSPUM	S.F.	SQUARE FEET
CNUJ.	CONCRETE MASONRY UNIT	H.B.	HOSE BIBBS	S.I.D.	SEE INTERIOR DRAWINGS
C.O.	CLEANOUT	H.C.C.	HANDICAPPED	SM	SIMILAR
COL.	COLUMN	H.M.	HOLLOW METAL	S.M.D.	SEE MECHANICAL DRAWINGS
CONC.	CONCRETE	HORIZ.	HORIZONTAL	S.M.S.	SHEET METAL SCREW
CONN.	CONNECTION	HR.	HANDRAIL OR HOUR	SPEC.	SPECIFICATION
CONSTR.	CONSTRUCTION	HT.	HEIGHT	SO	SQUARE
CONT.	CONTINUOUS	H.W.D.	HOT WATER DISPENSER	S.S.D.	SEE STRUCTURAL DRAWINGS
CORR.	CORRIDOR	H.W.H.	HOT WATER HEATER	S.S.	STAINLESS STEEL
CPC.	CALIFORNIA PLUMBING CODE	INSUL.	INSULATION	STD.	STANDARD
CRC.	CALIFORNIA RESIDENTIAL CODE	INT.	INTERIOR	STL.	STEEL
CTR.	CENTER	JAN.	JANITOR	STOR.	STORAGE
CTSK.	COUNTERSUNK	J.C.	JANITOR'S CLOSET	STRUCT.	STRUCTURAL
DBL.	DOUBLE	J.T.	JOINT	T.	TREAD
DEPT.	DEPARTMENT	KIT.	KITCHEN	T.B.D.	TO BE DETERMINED
DET.	DETAIL	LAM.	LAMINATE	T&G	TONGUE AND GROOVE
D.F.	DRINKING FOUNTAIN	LAV.	LAVATORY	TEL.	TELEPHONE
DH.	DOUBLE HUNG	L.W.	LIGHTWELL	TEMP.	TEMPORARY
DIA. OR Ø	DIAMETER	MFR.	MANUFACTURER	THK.	THICK
DM.	DIMENSION	M.O.	MASONRY OPENING	T.O.	TOP OF
DW.	DISHWASHER	M.X.	MAXIMUM	T.O.S.	TOP OF SLAB
DISP.	DISPENSER	MDF.	MEDIUM DENSITY FIBERBOARD	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.	MEZZANINE	UTIL.	UTILITY
DWG.	DRAWING	MIN.	MINIMUM	VAR.	VARIES
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
EQPT	EQUIPMENT	MTG.	MOUNTING	W/O	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 A LICENSED FIRE SERVICE CONTRACTOR. 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 THE 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 3,600 SQUARE FEET SHALL BE PROVIDE 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-3/U
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 = 1,911.82 SF MAIN HOUSE: 1,530.44 SF DETACHED GARAGE: 381.38 SF	TOTAL = 2,154.81 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

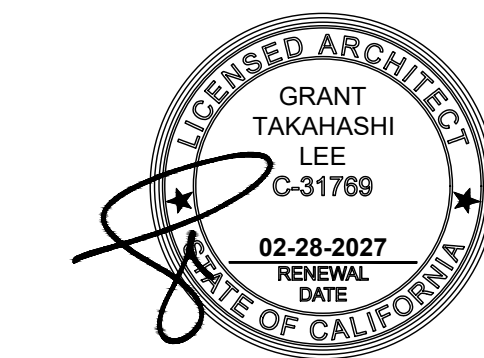
ARCHITECTURAL	
G001	TITLE SHEET
G002	CONSTRUCTION BEST MANAGEMENT PRACTICES
A001	EXISTING & PROPOSED SITE PLANS
A002	STORMWATER CHECKLIST & PUBLIC WORKS DETAILS
A101	BASEMENT & 1F: EXISTING & DEMOLITION PLANS
A102	2F: EXISTING & DEMOLITION PLANS
A103	ROOF: EXISTING & DEMOLITION PLANS
A111	BASEMENT & 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

RECEIVED

FEB 2, 2026

CITY OF BURLINGAME
CDD-PLANNING DIVISION

SEAL / SIGNATURE



TITLE

TITLE SHEET

SCALE N/A

PROJECT NO. 2407

G001

SHEET

ALL PRODUCTION & INTELLECTUAL PROPERTY RIGHTS RESERVED © 2026



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

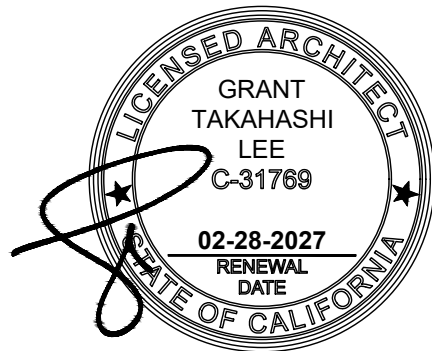
ADDITION & REMODEL

DRAWING ISSUANCE

DESIGN REVIEW SET

DESCRIPTION	DATE
DESIGN REVIEW SET	2025.12.15

SEAL / SIGNATURE



TITLE

CONSTRUCTION
BEST MANAGEMENT
PRACTICES

SCALE N/A

PROJECT NO. 2407

G002

SHEET

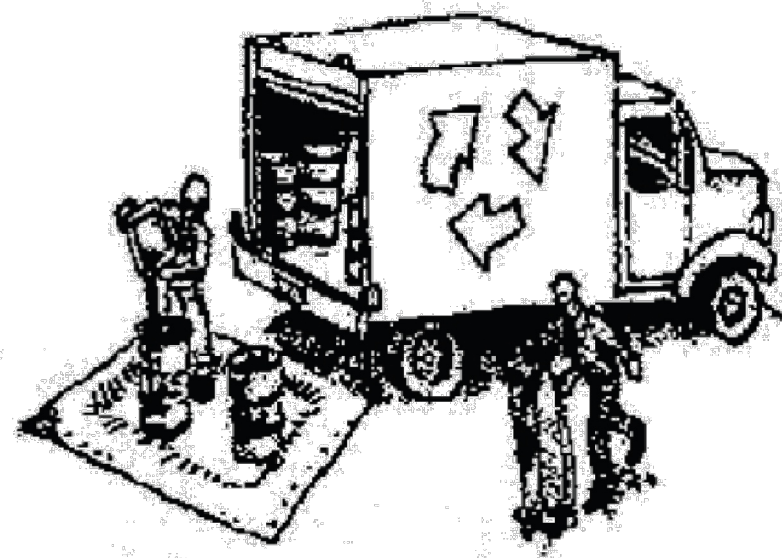
ALL PRODUCTION & INTELLECTUAL PROPERTY RIGHTS RESERVED © 2025



Construction Best Management Practices (BMPs)

Construction projects are required to implement the stormwater best management practices (BMP) on this page, as they apply to your project, all year long.

Materials & Waste Management



Non-Hazardous Materials

- ❑ Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.
- ❑ Use (but don't overuse) reclaimed water for dust control.

Hazardous Materials

- ❑ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- ❑ Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- ❑ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ❑ Arrange for appropriate disposal of all hazardous wastes.

Waste Management

- ❑ Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- ❑ Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site.
- ❑ Clean or replace portable toilets, and inspect them frequently for leaks and spills.
- ❑ Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gyp board, pipe, etc.)
- ❑ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.

Construction Entrances and Perimeter

- ❑ Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- ❑ Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

Equipment Management & Spill Control



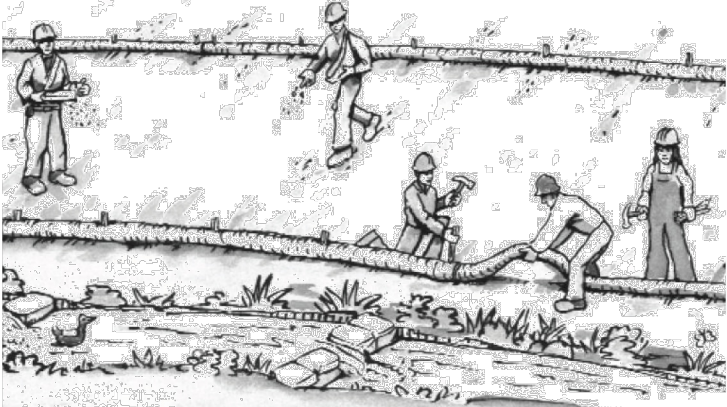
Maintenance and Parking

- ❑ Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- ❑ Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- ❑ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ❑ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- ❑ Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment.

Spill Prevention and Control

- ❑ Keep spill cleanup materials (e.g., rags, absorbents and cat litter) available at the construction site at all times.
- ❑ Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- ❑ Clean up spills or leaks immediately and dispose of cleanup materials properly.
- ❑ Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- ❑ Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- ❑ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- ❑ Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).

Earthmoving

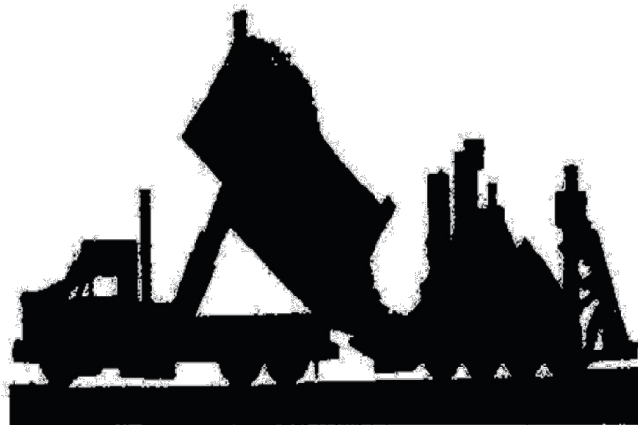


- ❑ Schedule grading and excavation work during dry weather.
- ❑ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ❑ Remove existing vegetation only when absolutely necessary, and seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.
- ❑ Prevent sediment from migrating offsite and protect storm drain inlets, gutters, ditches, and drainage courses by installing and maintaining appropriate BMPs, such as fiber rolls, silt fences, sediment basins, gravel bags, berms, etc.
- ❑ Keep excavated soil on site and transfer it to dump trucks on site, not in the streets.

Contaminated Soils

- ❑ If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
 - Unusual soil conditions, discoloration, or odor.
 - Abandoned underground tanks.
 - Abandoned wells
 - Buried barrels, debris, or trash.

Paving/Asphalt Work

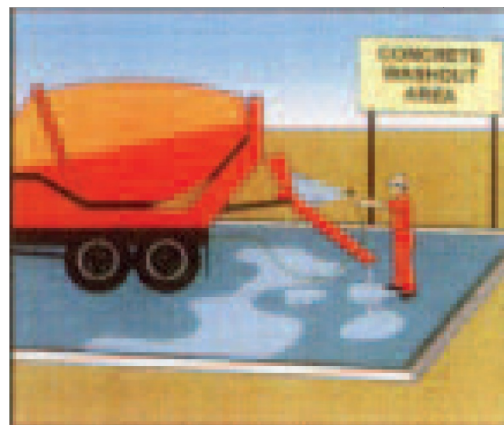


- ❑ Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- ❑ Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- ❑ Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- ❑ Do not use water to wash down fresh asphalt concrete pavement.

Sawcutting & Asphalt/Concrete Removal

- ❑ Protect nearby storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- ❑ Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ❑ If sawcut slurry enters a catch basin, clean it up immediately.

Concrete, Grout & Mortar Application



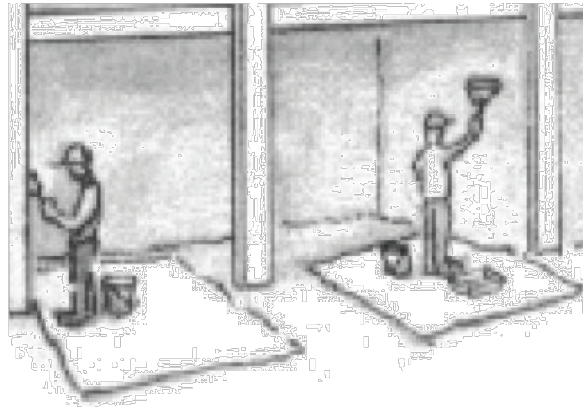
- ❑ Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- ❑ Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that will prevent leaching into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- ❑ When washing exposed aggregate, prevent washwater from entering storm drains. Block any inlets and vacuum gutters, hose washwater onto dirt areas, or drain onto a bermed surface to be pumped and disposed of properly.

Landscaping



- ❑ Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- ❑ Stack bagged material on pallets and under cover.
- ❑ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

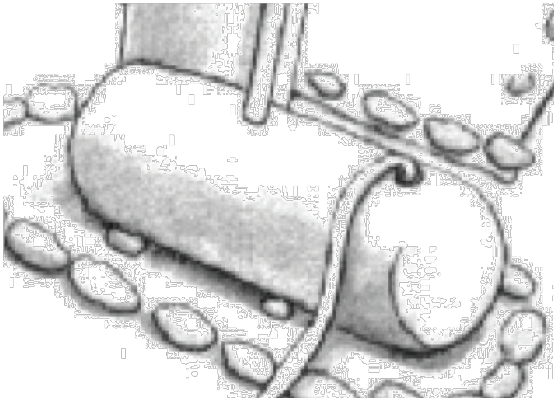
Painting & Paint Removal



Painting Cleanup and Removal

- ❑ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- ❑ For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- ❑ For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- ❑ Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.
- ❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead based paint removal requires a state-certified contractor.

Dewatering



- ❑ Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer call your local wastewater treatment plant.
- ❑ Divert run-on water from offsite away from all disturbed areas.
- ❑ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ❑ In areas of known or suspected contamination, call your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.

Storm drain polluters may be liable for fines of up to \$10,000 per day!

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 DRIVEWAYS AND/OR UNCOVERED PARKING LOTS 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

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

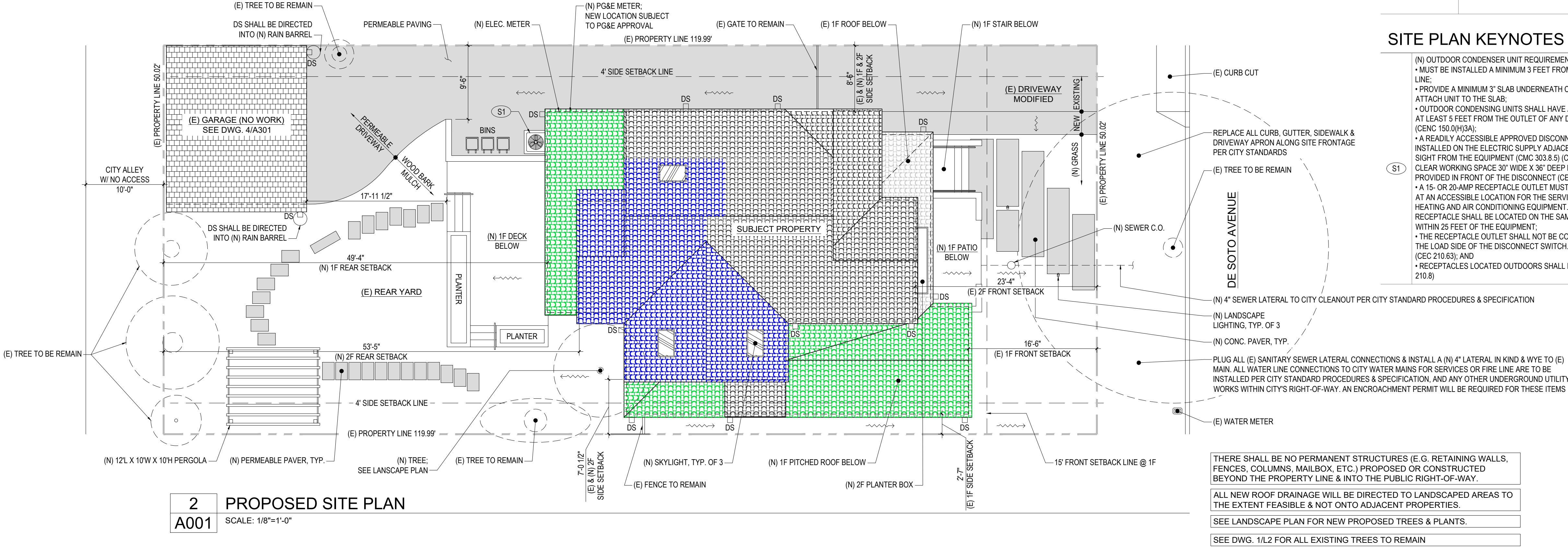
- PRIOR TO BEGINNING CONSTRUCTION ON SITE, CONTRACTOR SHALL IDENTIFY AND PROTECT EXISTING TREES AND PLANTS DESIGNATED AS TO REMAIN. PROTECT EXISTING TREES TO REMAIN FROM SPILLED CHEMICALS, FUEL OIL, MOTOR OIL, GASOLINE AND ALL OTHER CHEMICALLY INJURIOUS MATERIAL; AS WELL AS FROM PUDDLING OR CONTINUOUSLY 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, STOCKPIILING, 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

DS	(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 SERVICING 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)





Stormwater Checklist for Small Projects

Municipal Regional Stormwater Permit (MRP 3.0)

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.¹ 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-redevelopment/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
☒	☐	A001	a. Direct roof runoff into cisterns or rain barrels and use rainwater for irrigation or other non-potable use.
☐	☒	N/A	b. Direct roof runoff onto vegetated areas.
☒	☐	A001	c. Direct runoff from sidewalks, walkways, and/or patios onto vegetated areas.
☒	☐	A001	d. Direct runoff from driveways and/or uncovered parking lots onto vegetated areas.
☐	☒	N/A	e. Construct sidewalks, walkways, and/or patios with permeable surfaces.
☐	☒	N/A	f. Construct bike lanes, driveways, and/or uncovered parking lots with permeable surfaces.
☐	☒	N/A	g. Minimize land disturbance and impervious surface (especially parking lots).
☐	☒	N/A	h. Maximize permeability by clustering development and preserving open space.
☐	☒	N/A	i. Use micro-detention, including distributed landscape-based detention.
☐	☒	N/A	j. Protect sensitive areas, including wetland and riparian areas, and minimize changes to the natural topography.
☐	☒	N/A	k. Self-treating area (see Section 4.1 of the C.3 Regulated Projects Guide)
☐	☒	N/A	l. Self-retaining area (see Section 4.2 of the C.3 Regulated Projects Guide)

¹ See MRP Provision C.3.i.i

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	Plan Sheet No.
☐	☒	Storm Drain	▪ Mark on-site inlets with the words "No Dumping! Flows to Bay" or equivalent.	☐	☒	
☐	☒	Floor Drains	▪ Plumb interior floor drains to sanitary sewer ³ [or prohibit].	☐	☒	
☐	☒	Parking garage	▪ Plumb interior parking garage floor drains to sanitary sewer. ⁴	☐	☒	
☒	☐	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.	☒	☐	L1
☐	☒	Pool/Spa/Fountain	▪ Provide connection to the sanitary sewer to facilitate draining. ⁴	☐	☒	
☐	☒	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.	☐	☒	
☐	☒	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	☐	☒	
☐	☒	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	☐	☒	
☐	☒	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.	☐	☒	
☐	☒	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	☐	☒	
☐	☒	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	☐	☒	
☐	☒	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.	☐	☒	
☐	☒	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.	☐	☒	
☒	☐	Fire Sprinklers	▪ Design for discharge of fire sprinkler test water to landscape or sanitary sewer ⁴	☐	☒	
☐	☒	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 washwater to sanitary sewer. ⁴ .	☐	☒	
☐	☒	Architectural Copper	▪ Drain rinse water to landscaping, discharge to sanitary sewer ⁴ , or collect and dispose properly offsite. See flyer "Requirements for Architectural Copper."	☐	☒	

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.rescapcalifornia.org

⁵ Businesses that may have outdoor process activities/equipment include machine shops, auto repair, industries with pretreatment facilities.

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.5.e.i.(2).)

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.



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

SEAL / SIGNATURE



TITLE

STORMWATER CHECKLIST & PUBLIC WORKS DETAILS

SCALE N.T.S.

PROJECT NO. 2407



A002

SHEET

ALL PRODUCTION & INTELLECTUAL PROPERTY RIGHTS RESERVED © 2008



STANDARD CURB DRAIN

DEPARTMENT OF PUBLIC WORKS

APPROVED BY

DATE

06/04/2025

DRAWING NO.

SW-2

DEMOLITION NOTES

1.

CONTRACTOR SHALL COORDINATE THE EXTENT OF THE DEMOLITION WITH CONSTRUCTION PLANS AND PROTECT ALL PORTIONS OF (E) STRUCTURE TO REMAIN.
2.

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.
3.

THE CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION OF MATERIAL TO REMAIN, AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING MATERIALS.
4.

IF DEMOLITION IS PERFORMED IN EXCESS OF THAT REQUIRED, RESTORE AFFECTED AREAS AT NO COST TO THE OWNER.
5.

CONTRACTOR SHALL ENSURE THE STABILITY OF ALL (E) STRUCTURE, FRAMING AND FOUNDATIONS TO REMAIN DURING DEMOLITION AND CONSTRUCTION OF NEW WORK.
6.

CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE DESIGN, ADEQUACY, & SAFETY OF ERECTION BRACING, SHORING, TEMPORARY SUPPORTS, ETC.
7.

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.
8.

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.
9.

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.
10.

REMOVE DEBRIS FROM SITE OFTEN AND REGULARLY TO MAINTAIN CLEAN, ORDERLY SITE.
11.

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 PCBS. 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.
12.

REMOVE ALL (E) FINISHES, HARDWARE, EQUIPMENT, CONDUIT, PLUMBING, AND FRAMING NECESSARY TO ACCOMMODATE ALL NEW WORK
13.

CAP OFF ALL PLUMBING, GAS, & ELECTRICAL LINES, AS REQUIRED.
14.

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

D1	REMOVE (E) STAIR TREAD & RISER FINISH; (E) PLYWOOD & STRINGERS TO REMAIN



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	2026.02.06

SEAL / SIGNATURE



TITLE

BASEMENT & 1F:
EXISTING
& DEMOLITION
PLANS

SCALE 1/4" = 1'-0"

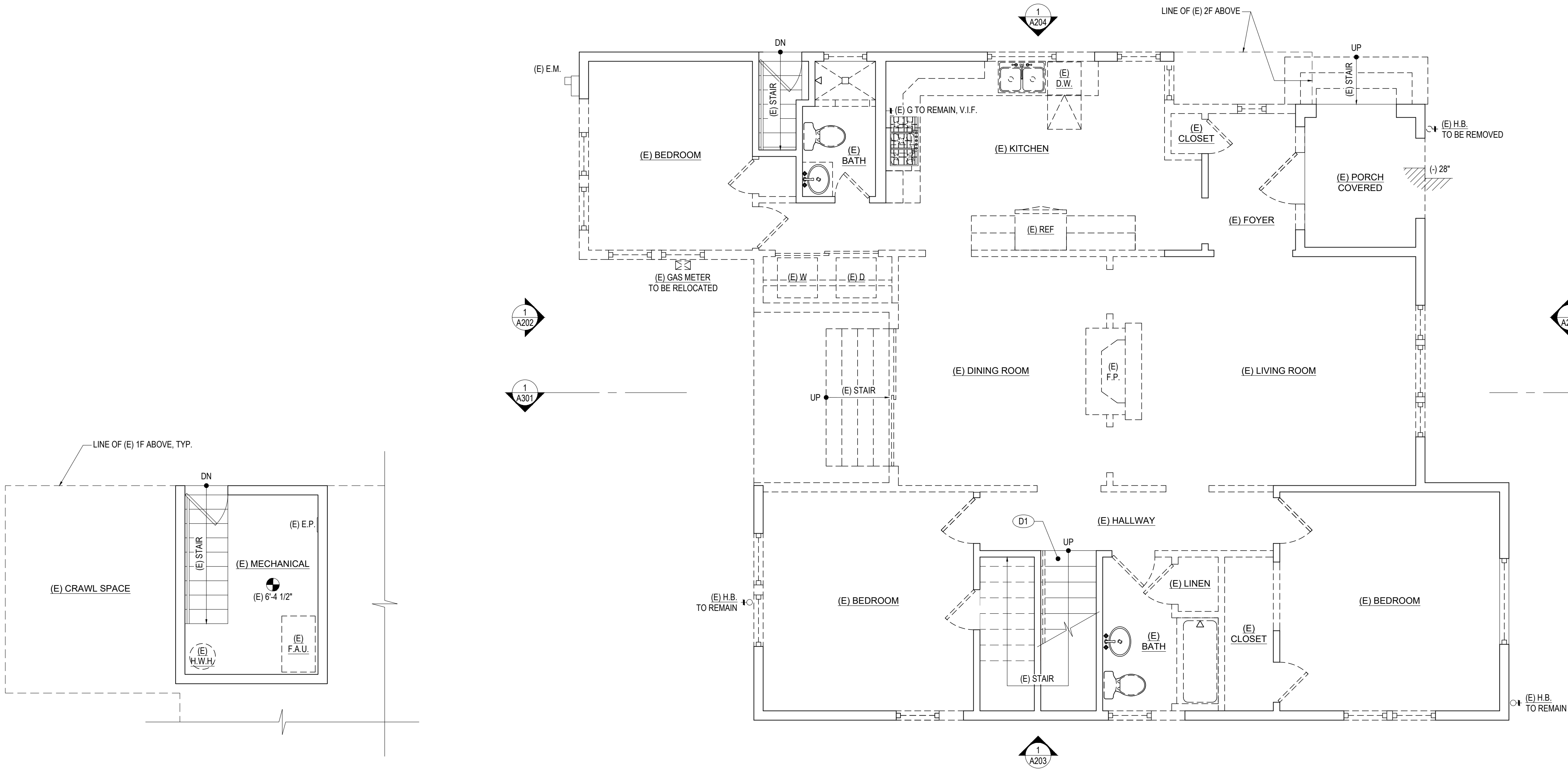
PROJECT NO. 2407



A101

SHEET

ALL PRODUCTION & INTELLECTUAL PROPERTY RIGHTS RESERVED © 2026



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

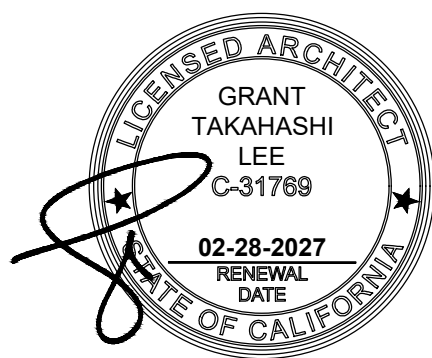
ADDITION & REMODEL

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"

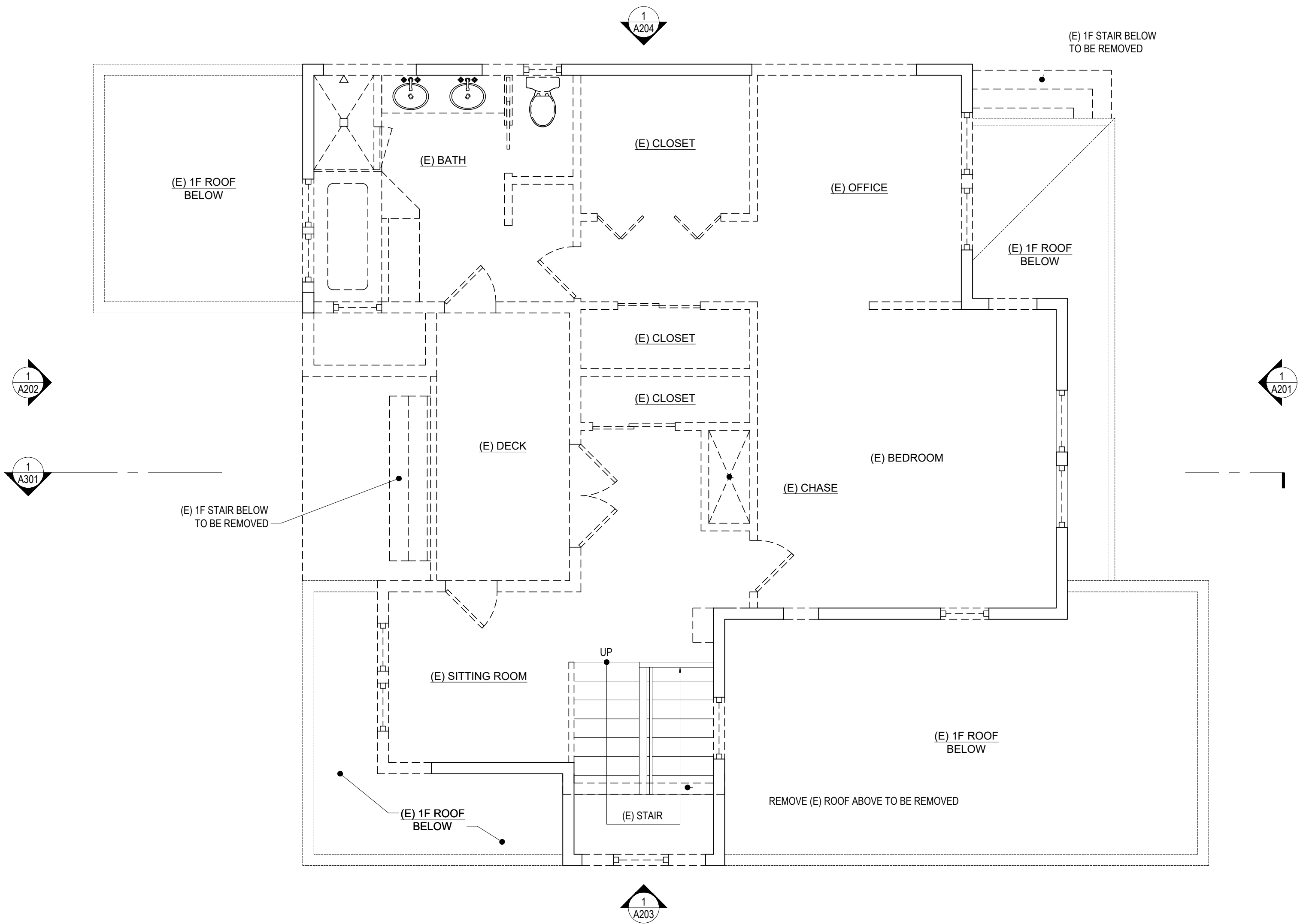
PROJECT NO. 2407



A102

SHEET

ALL PRODUCTION & INTELLECTUAL PROPERTY RIGHTS RESERVED © 2026



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

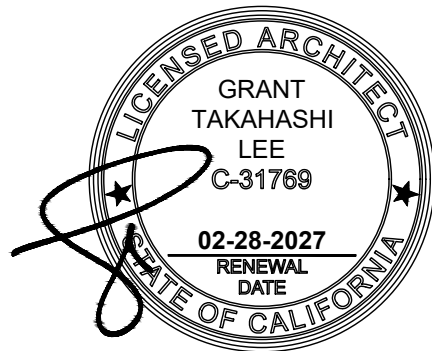
ADDITION & REMODEL

DRAWING ISSUANCE

DESIGN REVIEW SET

DESCRIPTION	DATE
DESIGN REVIEW SET	2025.12.15
DESIGN REVIEW RESPONSE	2026.01.21

SEAL / SIGNATURE



TITLE

ROOF:
EXISTING
& DEMOLITION
PLANS

SCALE 1/4" = 1'-0"

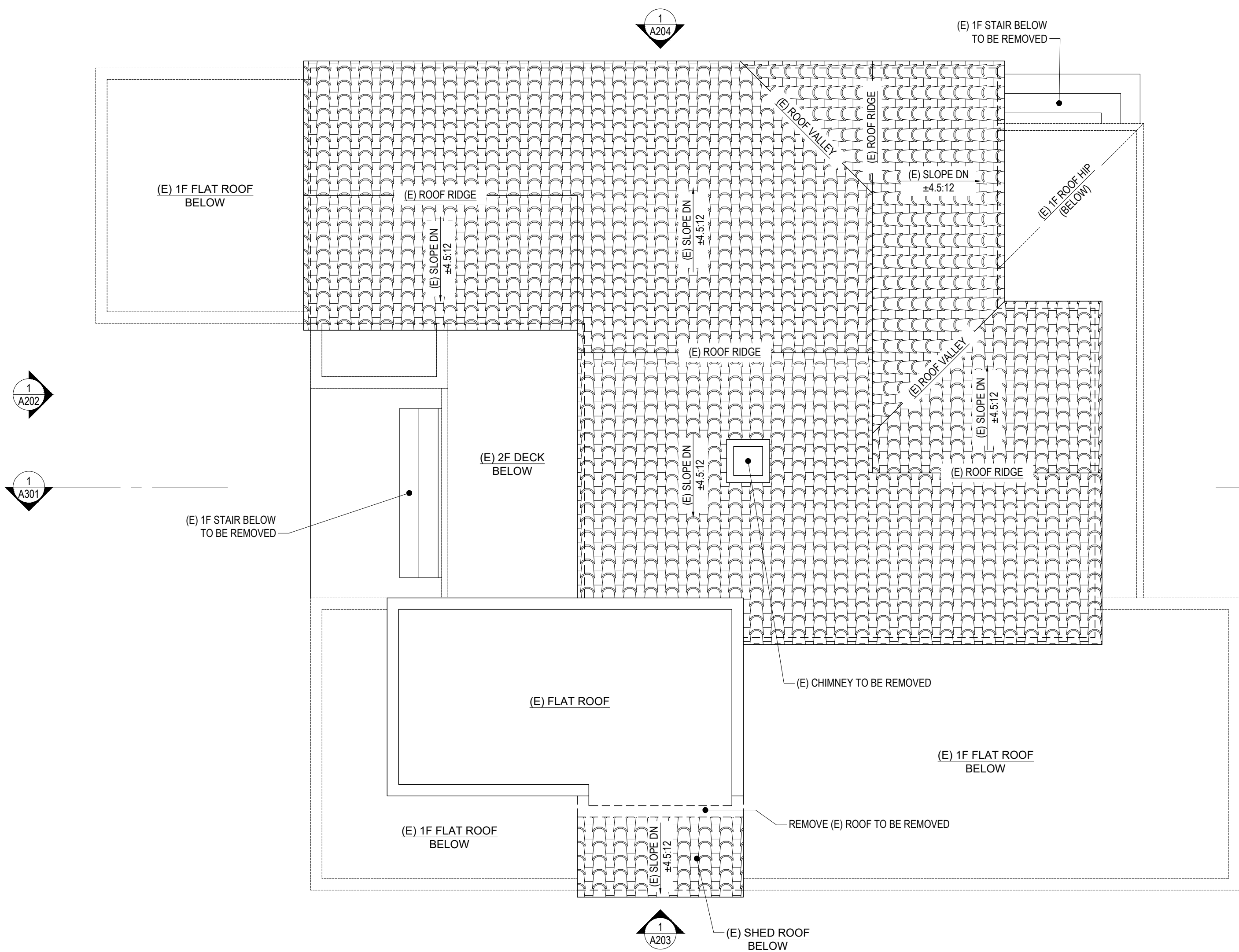
PROJECT NO. 2407



A103

SHEET

ALL PRODUCTION & INTELLECTUAL PROPERTY RIGHTS RESERVED © 2025



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"



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 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

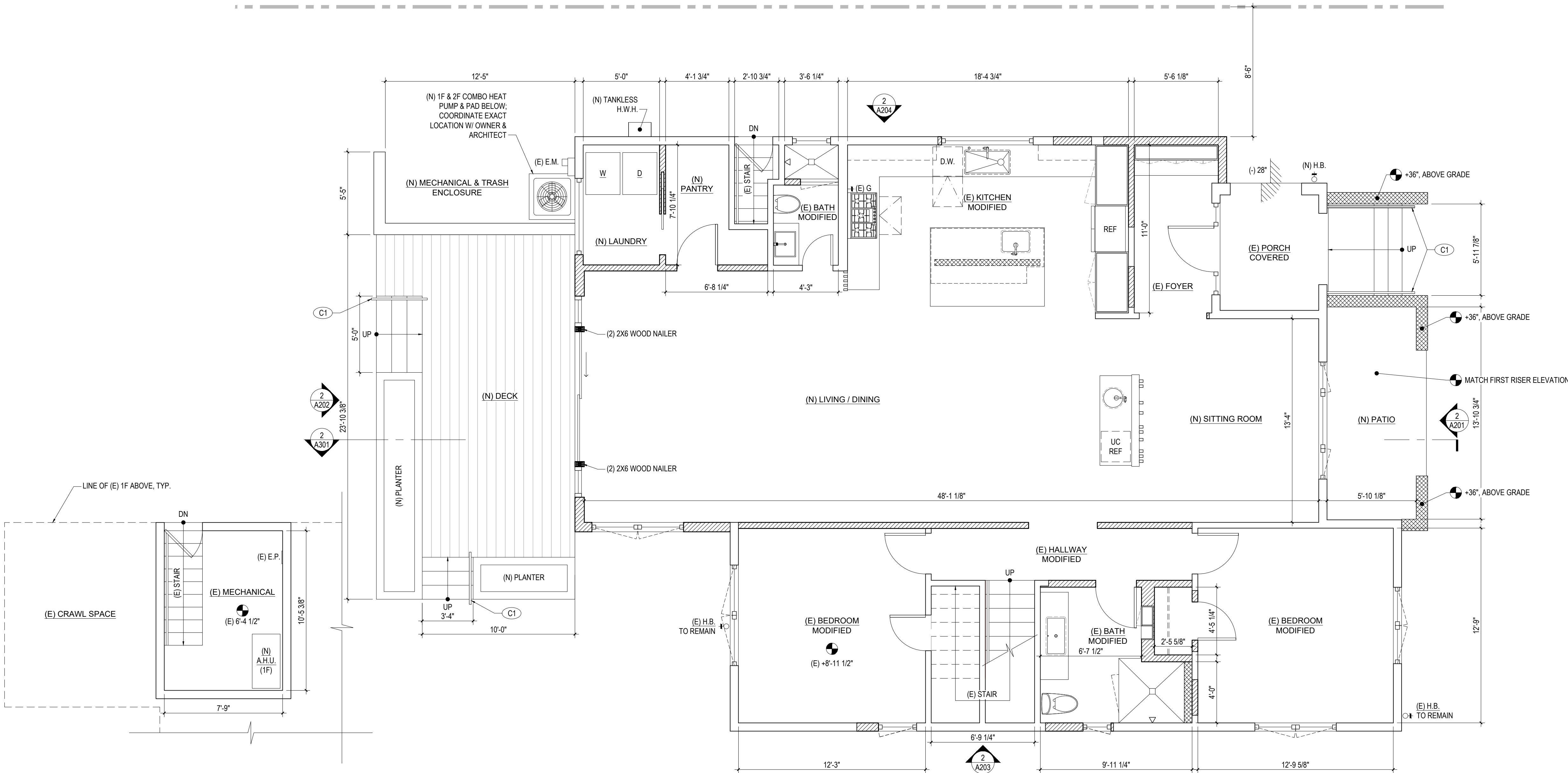
SCALE 1/4" = 1'-0"

PROJECT NO. 2407

A111

SHEET

ALL PRODUCTION & INTELLECTUAL PROPERTY RIGHTS RESERVED © 2026



2

A111

BASEMENT: CONSTRUCTION PLAN

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

1

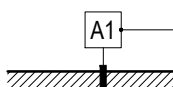
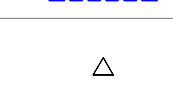
A111

FIRST FLOOR: CONSTRUCTION PLAN

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

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

WALL LEGEND & SYMBOLS

	(E) WALL CONSTRUCTION TO REMAIN
	WALL TYPE (N) WALL CONSTRUCTION
	(N) SKYLIGHT ABOVE: SEE SKYLIGHT SCHEDULE
	(N) SHOWER HEAD



GTL ARCHITECTURE
+ INTERIORS

P. O. B O X 1 6 7 2 1
SAN FRANCISCO CA 94116
TEL 4 1 5 | 3 6 1 - 7 6 4 1

PROJECT NAME

DE SOTO
RESIDENCE

1355 DE SOTO AVENUE
BURLINGAME, CA 94010

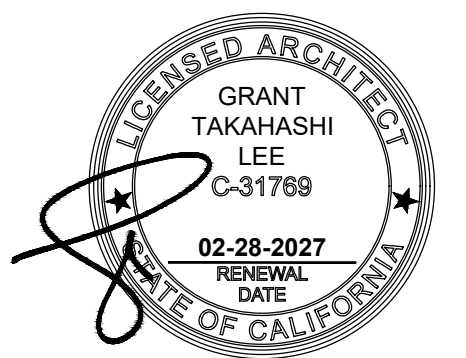
ADDITION & REMODEL

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: CONSTRUCTION PLAN

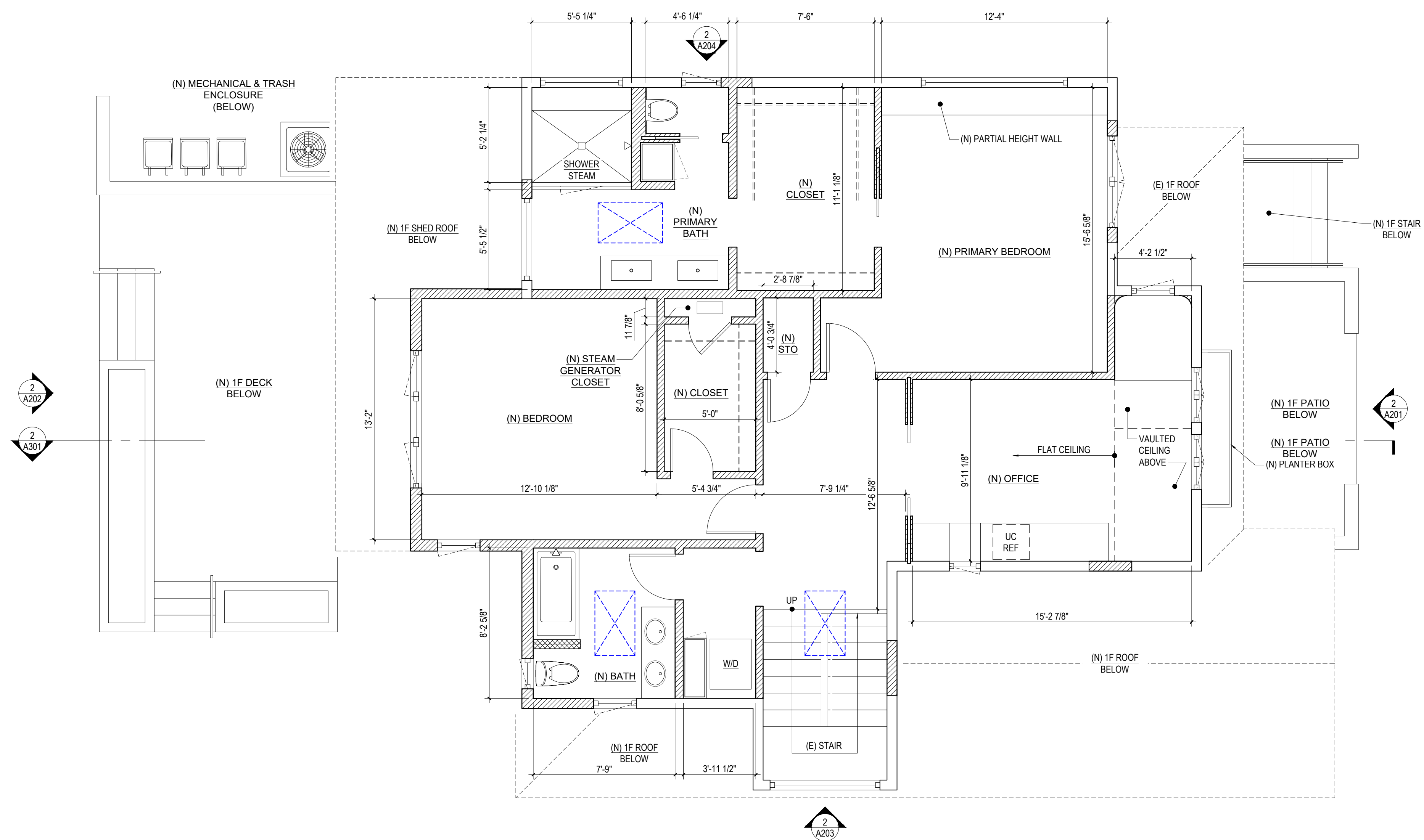
SCALE 1/4" = 1'-0"

PROJECT NO. 2407

A112

SHEET

ALL PRODUCTION & INTELLECTUAL PROPERTY RIGHTS RESERVED © 2025



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

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

[illegible]

1. OUTSIDE CURB DIMENSION SHALL INCLUDE ROOFING & FLASHING MATERIAL.
2. ALL SKYLIGHTS AND CURBS SHALL BE FLASHED AND SECURELY FASTENED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
3. ALL FENESTRATION ON WINDOWS SHALL HAVE U-FACTORS AND SOLAR HEAT GAIN COEFFICIENT VALUES IN ACCORDANCE WITH T-24 ENERGY CALCULATIONS.
4. OPERABLE SKYLIGHTS SHALL BE LOCATED A MINIMUM OF 10 FEET FROM ALL PLUMBING VENTS OR THE VENT SHALL TERMINATE 3 FEET ABOVE THE SKYLIGHT. OPERABLE SKYLIGHTS SHALL BE A MINIMUM OF 3 FEET FROM ANY ENVIRONMENTAL AIR VENT (I.E. STOVE HOOD, BATHROOM FAN, ETC.) [CPC 906.2]

1. MATCH EXISTING CONSTRUCTION AT LOCATIONS WHERE EXISTING ROOF IS TO BE REPAIRED.
2. SEE STRUCTURAL DRAWINGS FOR WOOD JOIST SPACING, JOIST DOUBLING, NAILING & SCREWING SCHEDULE & ADDITIONAL INFORMATION.
3. NEW ROOF SHALL MEET CLASS B ROOF ASSEMBLY
4. AT ALL ROOF SLOPES, TWO LAYERS OF 30 LB/FT UNDERLAYMENT MATERIAL SHALL BE APPLIED. A MINIMUM OF 19 INCH WIDE STRIP OF UNDERLAYMENT FELT SHALL BE APPLIED PARALLEL WITH AND STARTING AT THE EAVES, FASTENED SUFFICIENTLY TO HOLD IN PLACE. STARTING AT THE EAVE, 36 INCH WIDE SHEETS OF UNDERLAYMENT SHALL BE APPLIED OVERLAPPING SUCCESSIVE SHEETS 19 INCHES, FASTENED SUFFICIENTLY TO HOLD IN PLACE.
5. PROVIDE ROOF FLASHING AT ALL WALL AND ROOF INTERSECTIONS, GUTTERS, AND WHERE THERE IS A CHANGE IN THE ROOF SLOPE OR DIRECTION AROUND ROOF OPENINGS. FLASHING SHALL BE A MINIMUM 26 GAUGE GALVANIZED METAL.
6. FLASHINGS AT ROOF PROJECTIONS & PENETRATIONS TO BE COPPER, GALVANIZED STEEL, OR STAINLESS STEEL.
7. FACTORY MANUFACTURED REGLES
8. COUNTERFLASHING TO BE COPPER, GALVANIZED STEEL, OR STAINLESS STEEL.
9. PROVIDE DRIP EDGE AT EAVES AND GABLES OF SHINGLE ROOFS. OVERLAP TO BE A MINIMUM OF 2 INCHES. EAVE DRIP EDGES SHALL EXTEND 1/4 INCH BELOW SHEATHING AND EXTEND BACK ON THE ROOF A MINIMUM OF 2 INCHES. DRIP EDGE SHALL BE MECHANICALLY FASTENED A MAXIMUM OF 12 INCHES ON CENTER.
10. EACH VENT PIPE OR STACK SHALL EXTEND THROUGH ITS FLASHING AND SHALL TERMINATE VERTICALLY NOT LESS THAN 6 INCHES ABOVE THE ROOF NOR LESS THAN 1 FOOT FROM A VERTICAL SURFACE.
11. PLUMBING VENTS SHALL TERMINATE NOT LESS THAN 10 FEET FROM, OR NOT LESS THAN 3 FEET ABOVE, AN OPENABLE WINDOW, DOOR, OPENING, AIR INTAKE, OR VENT SHAFT, OR NOT LESS THAN 3 FEET IN EVERY DIRECTION FROM A LOT LINE ALLEY AND STREET EXCEPTED (IPC 906.2)
12. MINIMIZE PIPE PENETRATIONS THROUGH ROOF BY GANGING VENTS TOGETHER.
13. GENERAL CONTRACTOR SHALL NOTIFY ARCHITECT IF ROOF PENETRATIONS CONFLICT WITH STRUCTURAL ELEMENTS, DUCTWORK, ETC. PRIOR TO PROCEEDING WITH WORK.
14. GENERAL CONTRACTOR TO ENSURE ADEQUATE DRAINAGE AT EACH DRAIN LOCATION
15. PROVIDE ADDITIONAL VENTS TO REPLACE VENTS BLOCKED BY NEW ADDITION, AS REQUIRED.
16. PATCH & REPAIR ANY REMOVED ROOF PENETRATIONS TO MATCH ADJACENT ROOF
17. PAINT ALL NEW ROOF PENETRATIONS TO MATCH ROOFING COLOR.

	(E) TERRACOTTA ROOF TILE
	(N) 1F TERRACOTTA ROOF TILE; MATCH EXISTING
	(N) 2F TERRACOTTA ROOF TILE; MATCH EXISTING
DS	(N) GUTTERS & REPLACE ALL EXISTING: MATERIAL: STEEL NOTE: CONT. SITE FORMED W/ GUTTER GUARD; PRIMED FOR FINISH PAINT
DS	(N) PAINTED DOWNSPOUT

RR1	LINE OF EXTERIOR WALL BELOW
RR2	DOUBLE LAYER OR WATERPROOF UNDERLAYMENT BELOW AREA OF ROOF: INSTALL PER ROOF MFG'S REQUIREMENTS

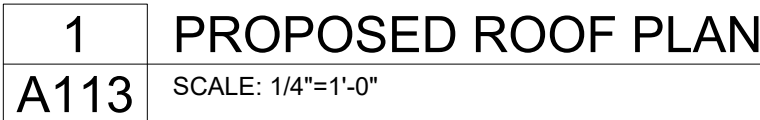


P. O. B O X 1 6 7 2 1
SAN FRANCISCO CA 94116
TEL 415 | 361-7641

PROJECT NAME

DE SOTO
RESIDENCE
1355 DE SOTO AVENUE
BURLINGAME, CA 94010

ADDITION & REMODEL



STUB-UP 1" DIAM. CONDUIT FOR FUTURE SOLAR PHOTOVOLTAIC PANELS &
HOMERUN TO MAIN ELEC. PANEL (DO NOT SURFACE MOUNT CONDUIT);
COORDINATE EXACT LOCATION W/ OWNER

NEW ROOF FOR CONSTRUCTION VB SHALL BE CLASS B OR BETTER ROOF COVERING
[BURLINGAME MUNICIPAL CODE TABLE 1505.1]

DRAWING ISSUANCE

DESIGN REVIEW SET

DESCRIPTION	DATE
DESIGN REVIEW SET	2025.12.15
DESIGN REVIEW RESPONSE ¹	2026.01.21

SEAL / SIGNATURE



ROOF PLAN & SKYLIGHT SCHEDULE

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

PROJECT NO. 2407

SHEET

ALL PRODUCTION & INTELLECTUAL PROPERTY RIGHTS RESERVED © 2020

A113



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

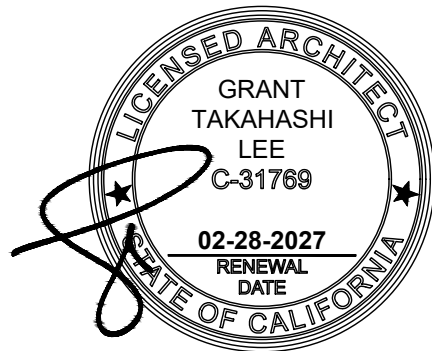
ADDITION & REMODEL

DRAWING ISSUANCE

DESIGN REVIEW SET

DESCRIPTION	DATE
DESIGN REVIEW SET	2025.12.15
DESIGN REVIEW RESPONSE <u>1</u>	2026.01.21
DESIGN REVIEW RESPONSE <u>2</u>	2026.02.02

SEAL / SIGNATURE



TITLE

EXISTING
& PROPOSED
EXTERIOR
ELEVATIONS

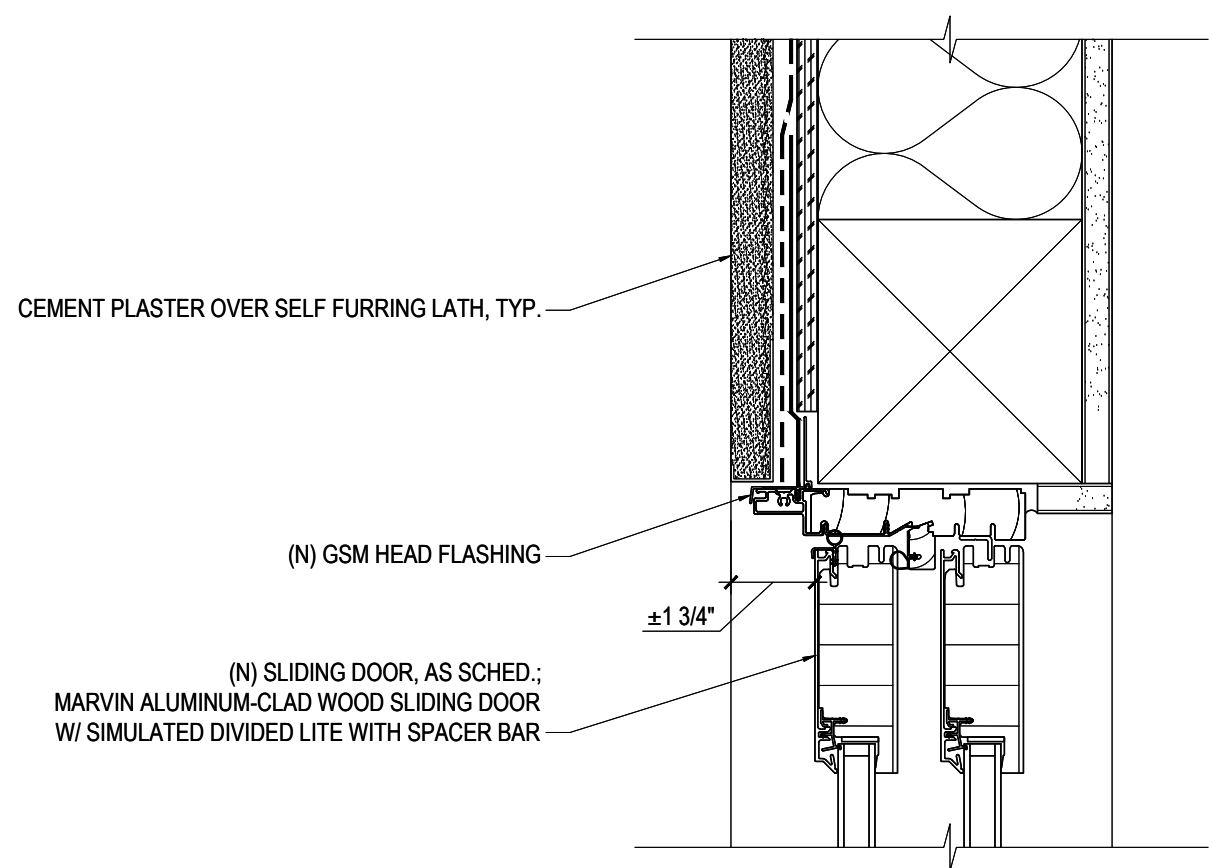
SCALE 1/4" = 1'-0"

PROJECT NO. 2407

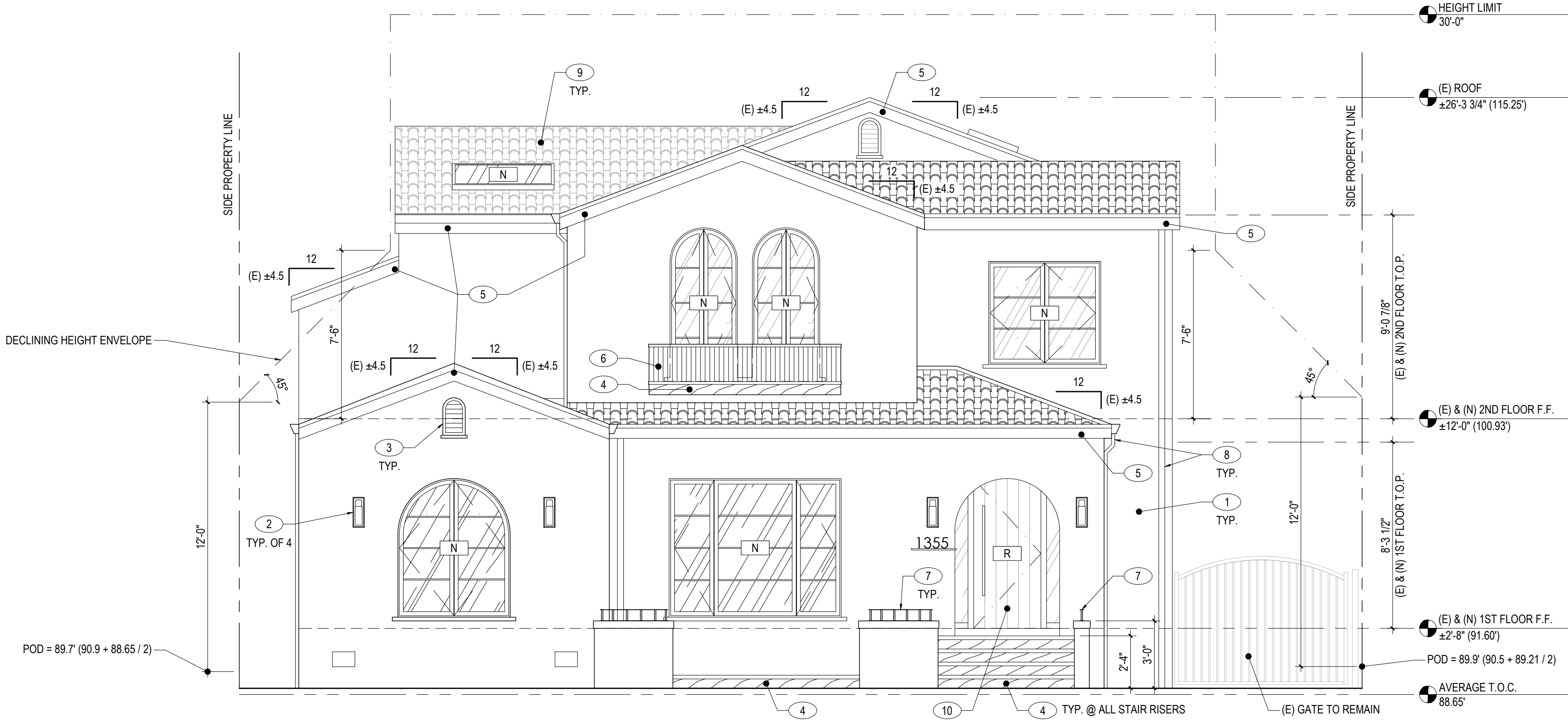
A201

SHEET

ALL PRODUCTION & INTELLECTUAL PROPERTY RIGHTS RESERVED © 2026

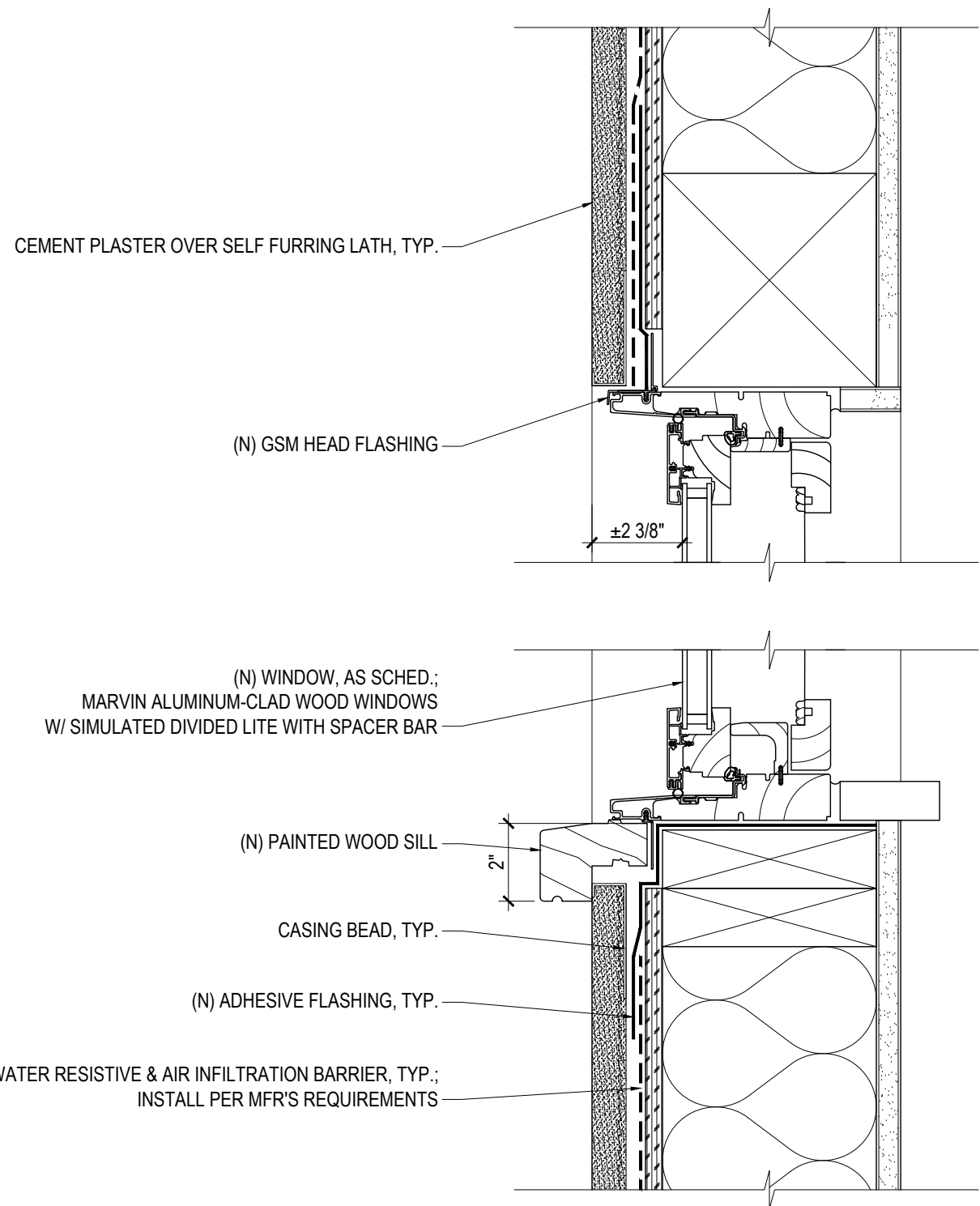


4 SLIDING DOOR HEADER DETAIL
SCALE: 3"=1'-0"



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

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



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



1 EXISTING FRONT ELEVATION
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

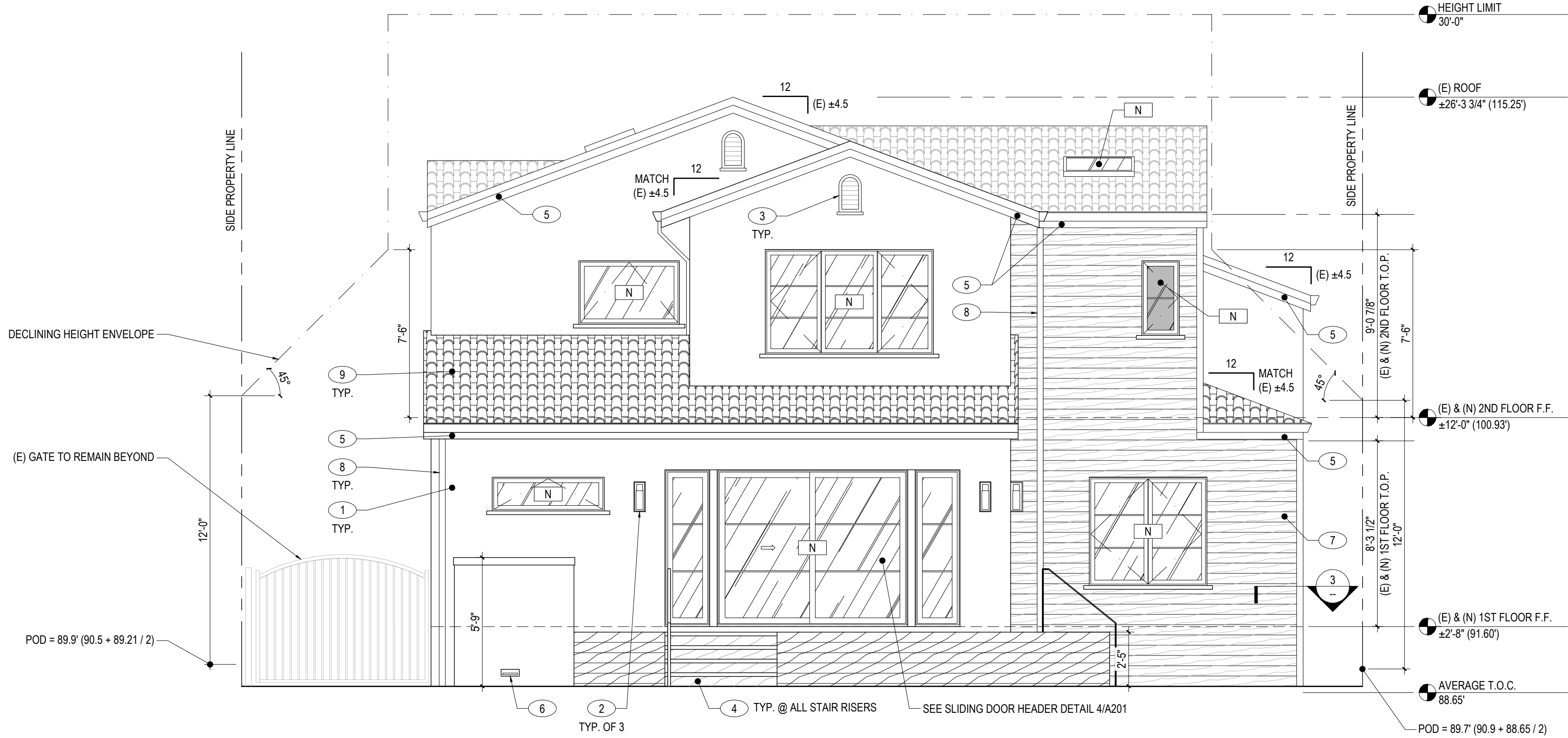
PROJECT NAME

DE SOTO
RESIDENCE
1355 DE SOTO AVENUE
BURLINGAME, CA 94010

ADDITION & REMODEL

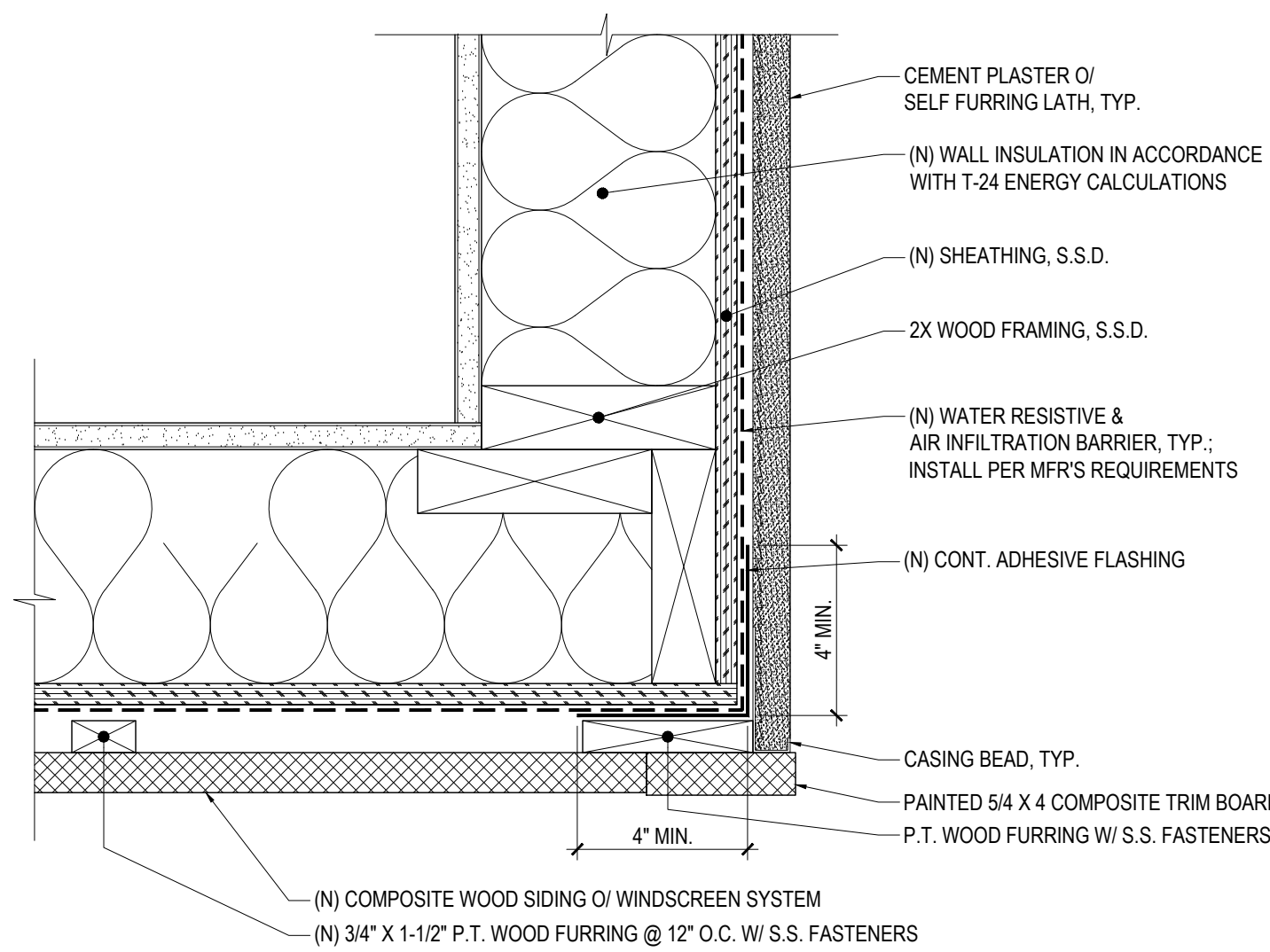
ELEVATION KEYNOTES

D	(E) DOOR OR WINDOW TO BE REMOVED
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) 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"



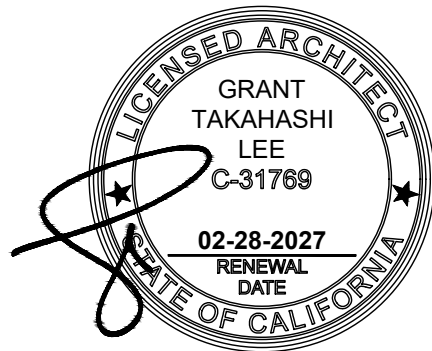
1 EXISTING REAR ELEVATION
A202 SCALE: 1/4"=1'-0"

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

ALL PRODUCTION & INTELLECTUAL PROPERTY RIGHTS RESERVED © 2026



GTL ARCHITECTURE
+ INTERIORS

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

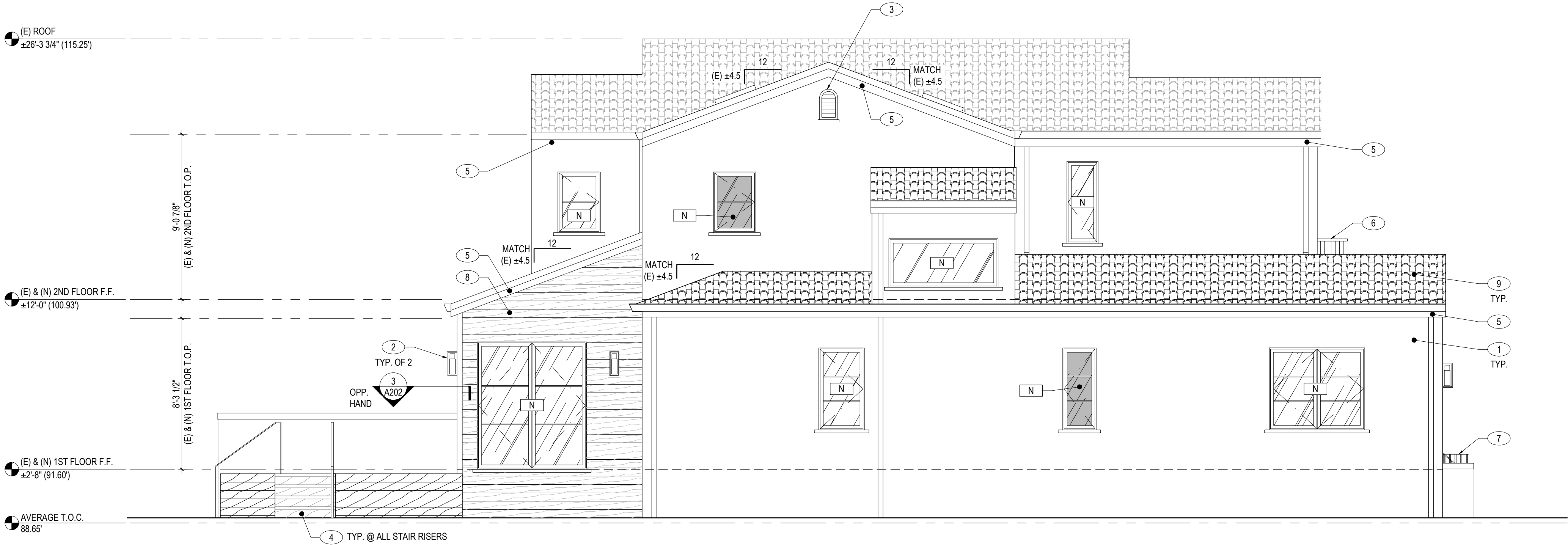
PROJECT NAME

DE SOTO
RESIDENCE
1355 DE SOTO AVENUE
BURLINGAME, CA 94010

ADDITION & REMODEL

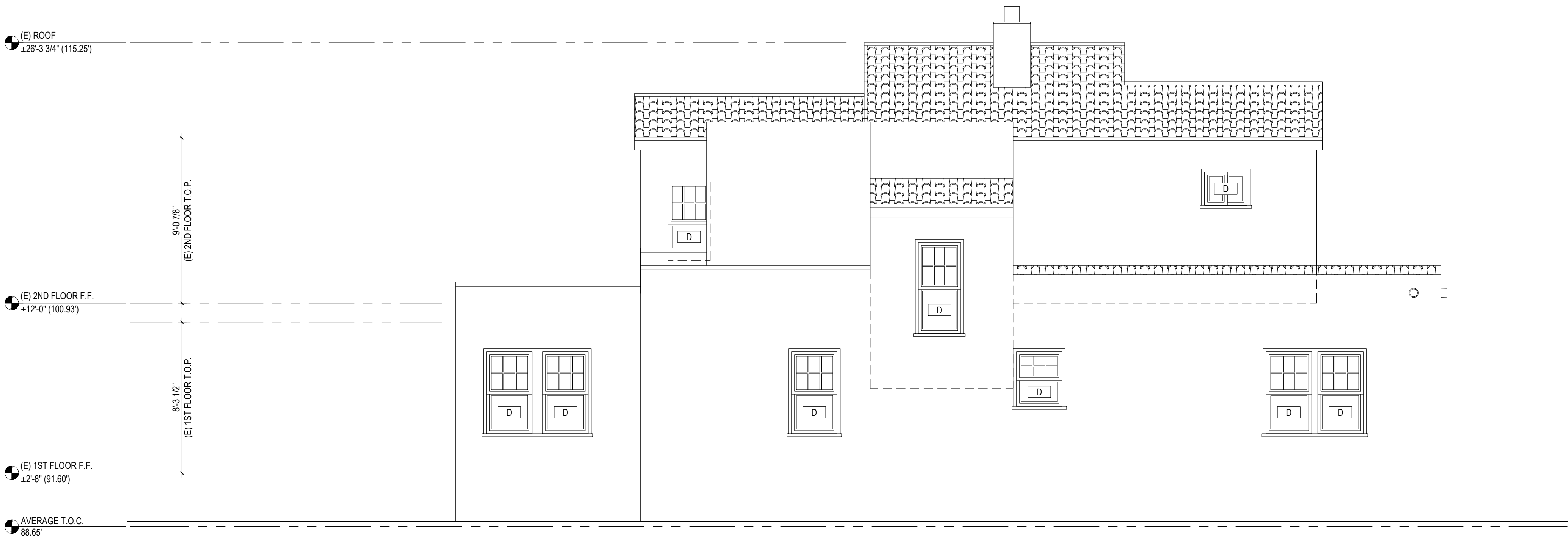
ELEVATION KEYNOTES

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



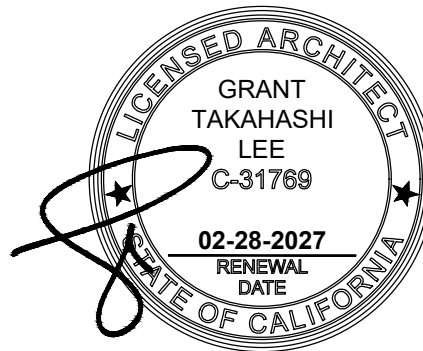
1 EXISTING SIDE (SOUTH) ELEVATION
A203 SCALE: 1/4"=1'-0"

DRAWING ISSUANCE

DESIGN REVIEW SET

DESCRIPTION	DATE
DESIGN REVIEW SET	2025.12.15
DESIGN REVIEW RESPONSE	2026.01.21
DESIGN REVIEW RESPONSE	2026.02.02
DESIGN REVIEW RESPONSE	2026.02.06

SEAL / SIGNATURE



TITLE

EXISTING
& PROPOSED
EXTERIOR
ELEVATIONS

SCALE 1/4" = 1'-0"

PROJECT NO. 2407

A203

SHEET

ALL PRODUCTION & INTELLECTUAL PROPERTY RIGHTS RESERVED © 2025



GTL ARCHITECTURE
+ INTERIORS

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

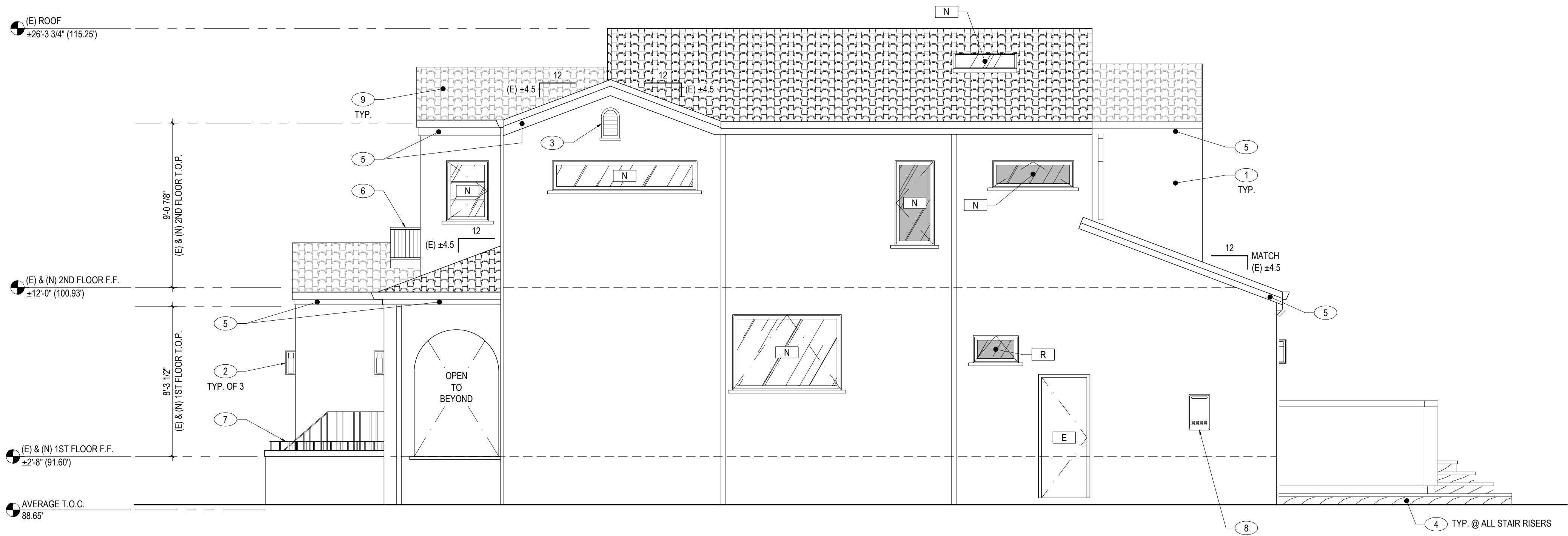
PROJECT NAME

DE SOTO
RESIDENCE
1355 DE SOTO AVENUE
BURLINGAME, CA 94010

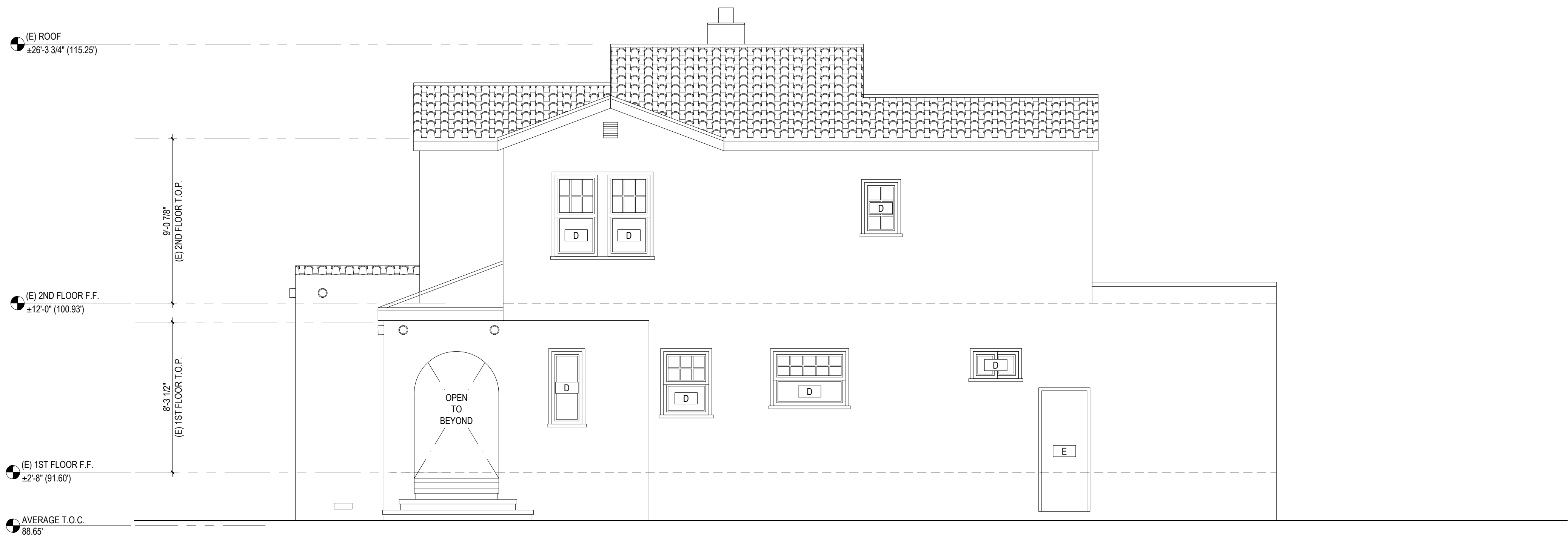
ADDITION & REMODEL

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"



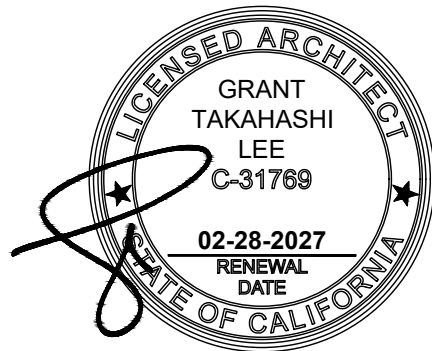
1 EXISTING SIDE (NORTH) ELEVATION
A204 SCALE: 1/4"=1'-0"

DRAWING ISSUANCE

DESIGN REVIEW SET

DESCRIPTION	DATE
DESIGN REVIEW SET	2025.12.15
DESIGN REVIEW RESPONSE	2026.01.21
DESIGN REVIEW RESPONSE	2026.02.02
DESIGN REVIEW RESPONSE	2026.02.06

SEAL / SIGNATURE



TITLE

EXISTING
& PROPOSED
EXTERIOR
ELEVATIONS

SCALE 1/4" = 1'-0"

PROJECT NO. 2407

A204

SHEET

ALL PRODUCTION & INTELLECTUAL PROPERTY RIGHTS RESERVED © 2026



1
A205

FRONT RENDERING
SCALE: N.T.S.

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



2
A205

REAR RENDERING
SCALE: N.T.S.

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



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

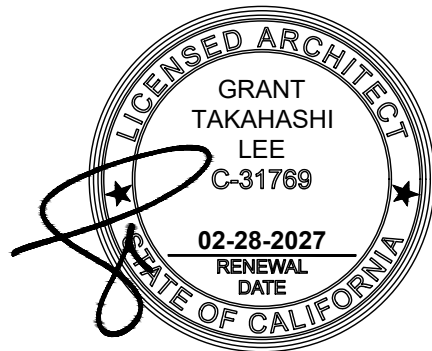
ADDITION & REMODEL

DRAWING ISSUANCE

DESIGN REVIEW SET

DESCRIPTION	DATE
DESIGN REVIEW SET	2025.12.15
DESIGN REVIEW RESPONSE 	2026.01.21
DESIGN REVIEW RESPONSE 	2026.02.02

SEAL / SIGNATURE



TITLE

RENDERINGS

SCALE N/A

PROJECT NO. 2407

A205

SHEET

ALL PRODUCTION & INTELLECTUAL PROPERTY RIGHTS RESERVED © 2026



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

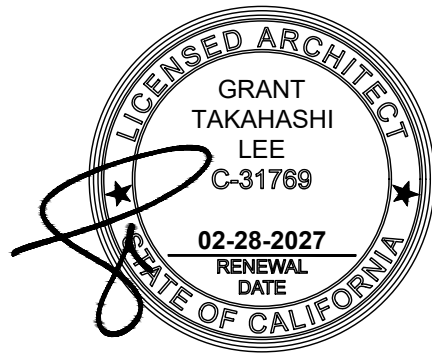
ADDITION & REMODEL

DRAWING ISSUANCE

DESIGN REVIEW SET

DESCRIPTION	DATE
DESIGN REVIEW SET	2025.12.15
DESIGN REVIEW RESPONSE	2026.01.21

SEAL / SIGNATURE



TITLE

EXISTING
& PROPOSED
SECTIONS

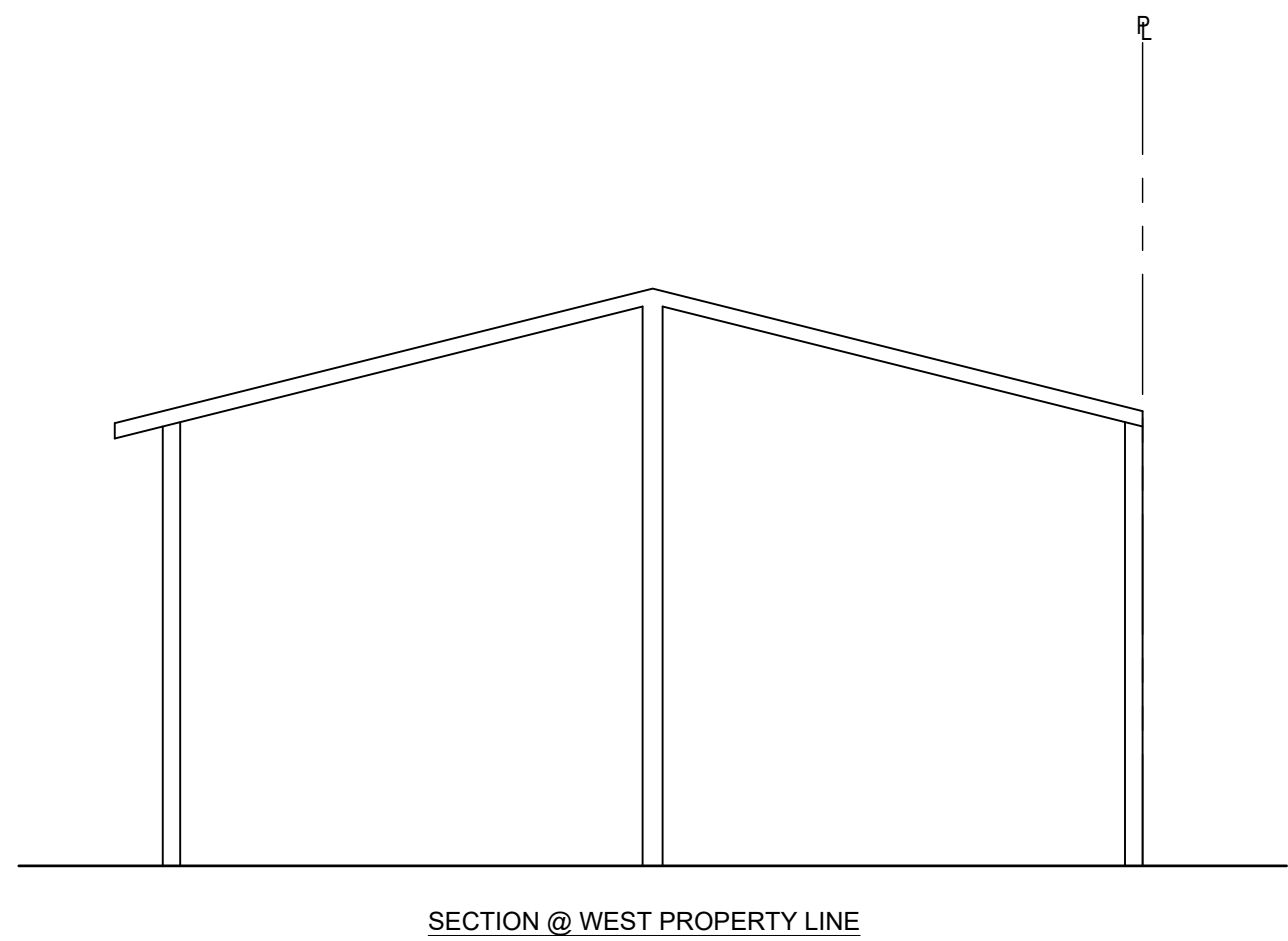
SCALE 1/4" = 1'-0"

PROJECT NO. 2407

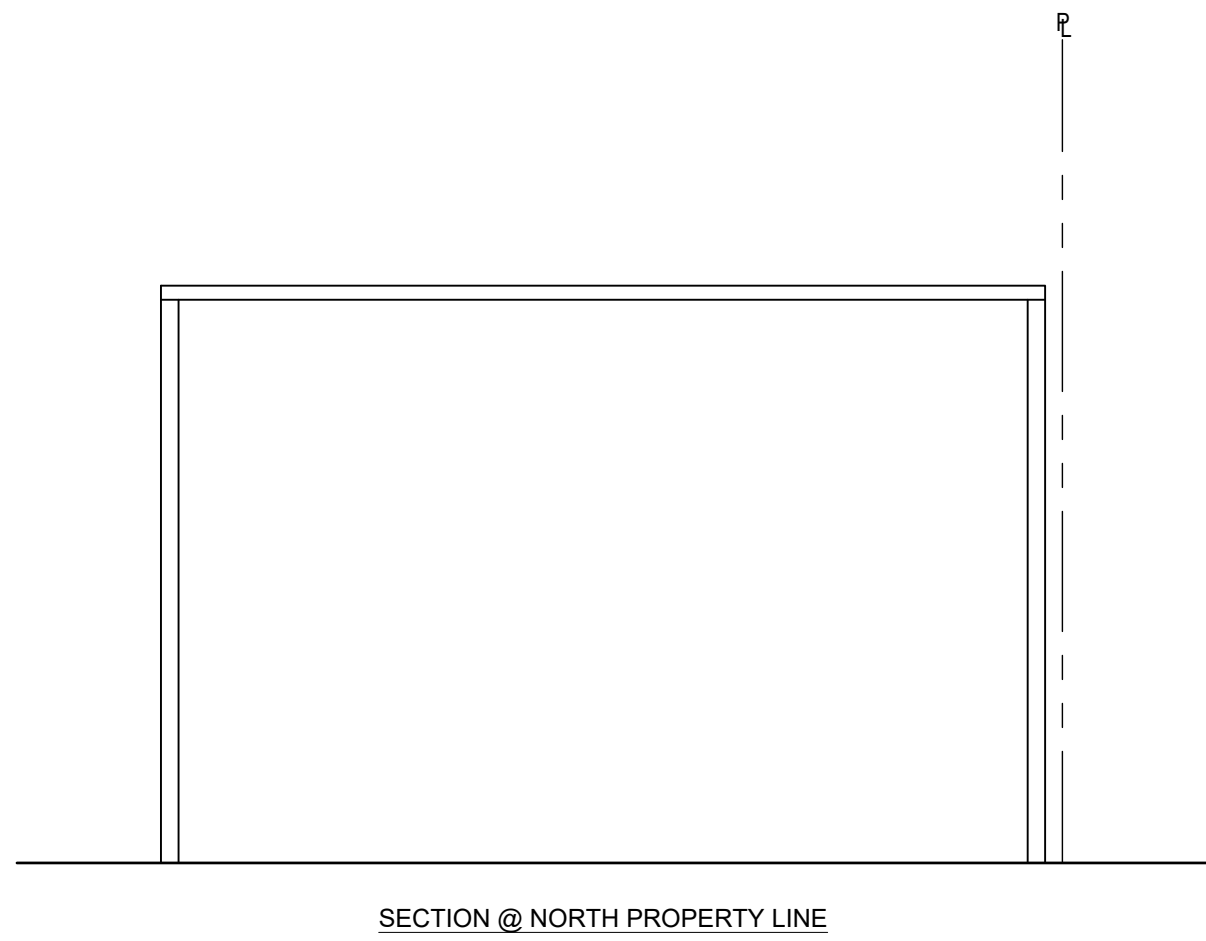
A301

SHEET

ALL PRODUCTION & INTELLECTUAL PROPERTY RIGHTS RESERVED © 2026

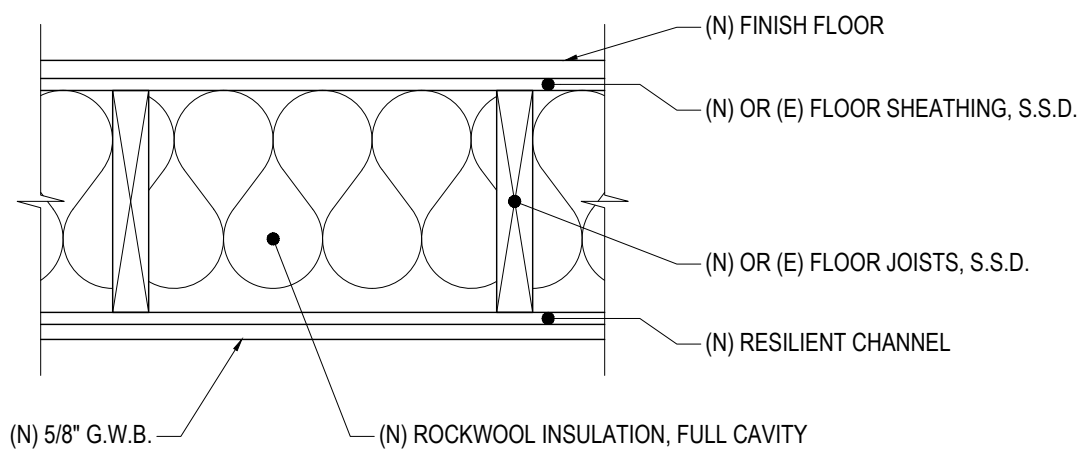


SECTION @ WEST PROPERTY LINE

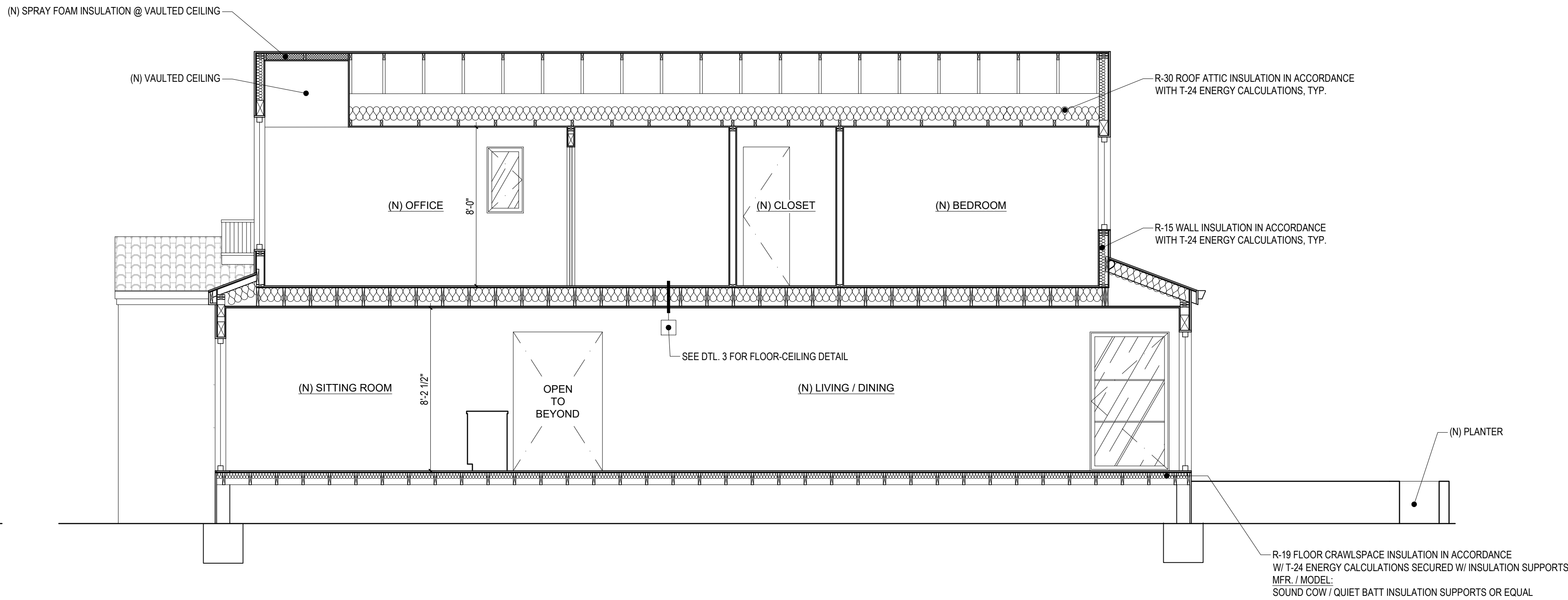


SECTION @ NORTH PROPERTY LINE

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

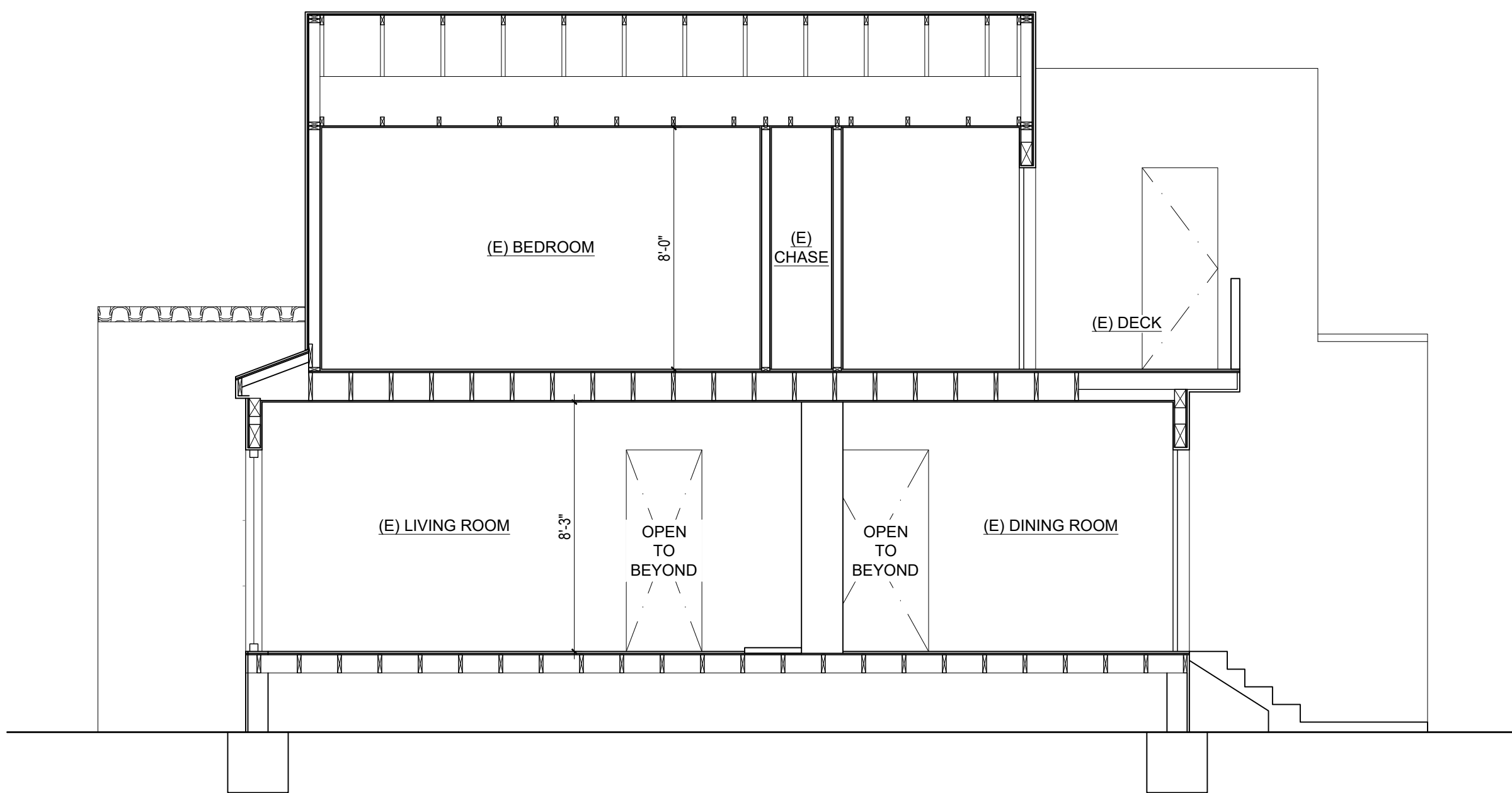


3 (N) FLOOR-CEILING ACOUSTICAL DETAIL
A301 SCALE: 1-1/2"=1'-0"

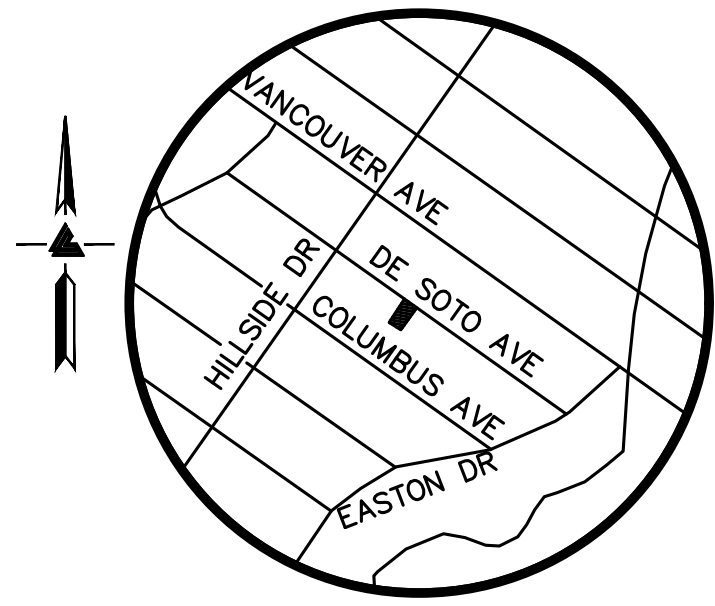


2 PROPOSED EAST-WEST BUILDING SECTION
A301 SCALE: 1/4"=1'-0"

EXTERIOR PLASTER (STUCCO) WEEP SCREED SHALL BE PLACED NOT LESS THAN 4 INCHES ABOVE THE EARTH OR 2 INCHES ABOVE PAVED AREAS. [CRC R703.7.2.1]



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

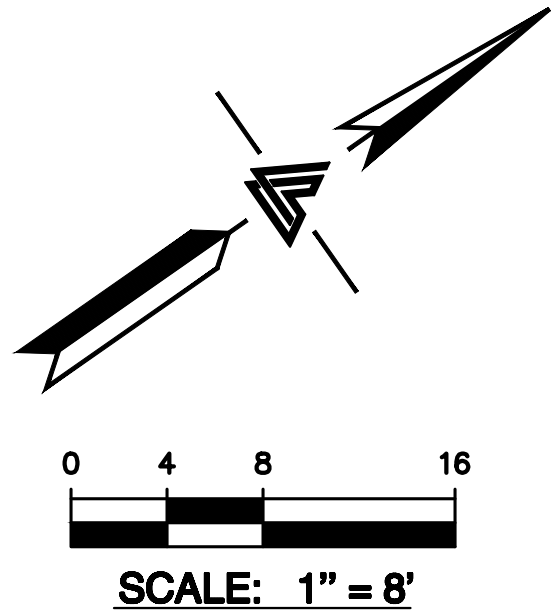
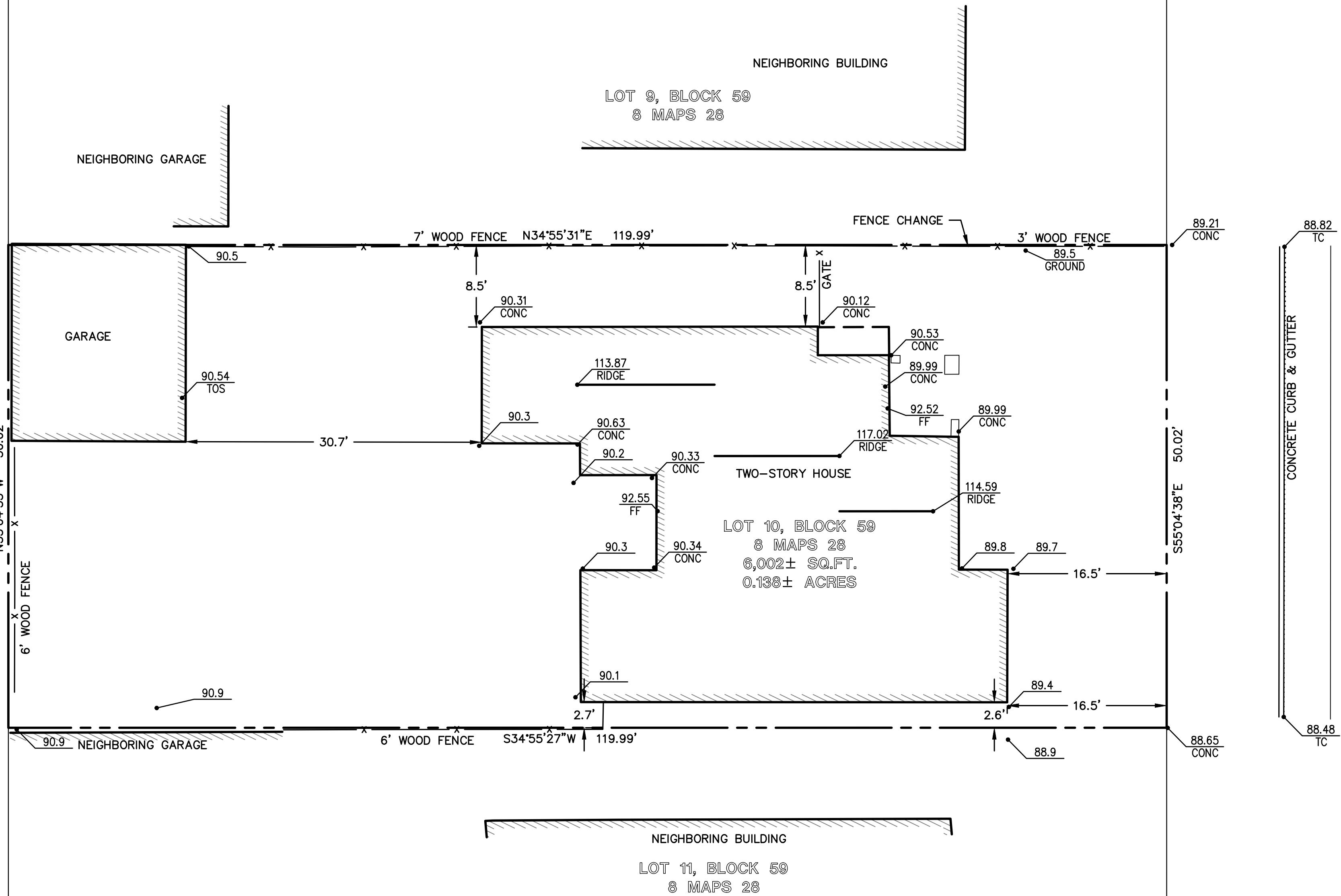


VICINITY MAP
NO SCALE

LEGEND AND NOTES

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

ALLEY (10')



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

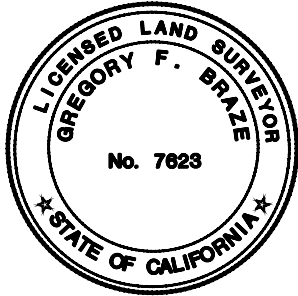
ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS.
BUILDING FOOTPRINTS ARE SHOWN TO FINISHED MATERIAL (STUCCO/SIDING) AT GROUND LEVEL.
FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLD (EXTERIOR).
THE AREA OF THE SURVEYED LOT IS 6,002± SQUARE FEET / 0.138± ACRES

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)



LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS & LAND SURVEYORS
REGIONAL OFFICES:
ROSEVILLE
CLACKAMAS
SAN LUIS OBISPO
MAIN OFFICE:
2495 INDUSTRIAL PKWY WEST
PAYWARD, CALIFORNIA 94545
(510) 867-4066
WWW.LEABRAZE.COM

1355 DE SOTO AVENUE
BURLINGAME
CALIFORNIA

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 (MWELO), 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 8 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.

- GROUNDCOVER AREAS (DYMNDIA / 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 GROUNDCOVER 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)
- 1.1 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.
- 1.2 SOIL & MULCH
- DO NOT CULTIVATE OR DISTURB SOIL WITHIN THE DRIPLINE; ROOTS ARE SHALLOW AND EASILY DAMAGED.
- 1.3 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.

- GINKGO (GINKGO BILOBA CULTIVARS)
- 2.1 PLANTING & SITE CONDITIONS
- ENSURE PLANTING AREA DRAINS FREELY; AVOID LOCATIONS WITH PROLONGED STANDING WATER.
 - PLANT WITH ROOT FLARE 2 INCHES ABOVE FINISH GRADE; AVOID DEEP PLANTING.
- 2.2 IRRIGATION
- PROVIDE DEEP WATERING DURING ESTABLISHMENT YEARS 1-3.
 - MATURE GINKGO REQUIRES MINIMAL SUPPLEMENTAL WATER ONCE ESTABLISHED.
 - WATERING FREQUENCY SHOULD BE LOW, ESPECIALLY IN CLAY SOIL - OVERWATERING MAY CAUSE ROOT DECLINE.
- 2.3 GROWTH & MAINTENANCE
- PRUNE ONLY TO REMOVE RUBBING OR DAMAGED LIMBS. STRUCTURAL PRUNING IS BEST DONE IN WINTER.
 - EXPECT SLOW EARLY GROWTH, ACCELERATING AFTER YEAR 3-5.

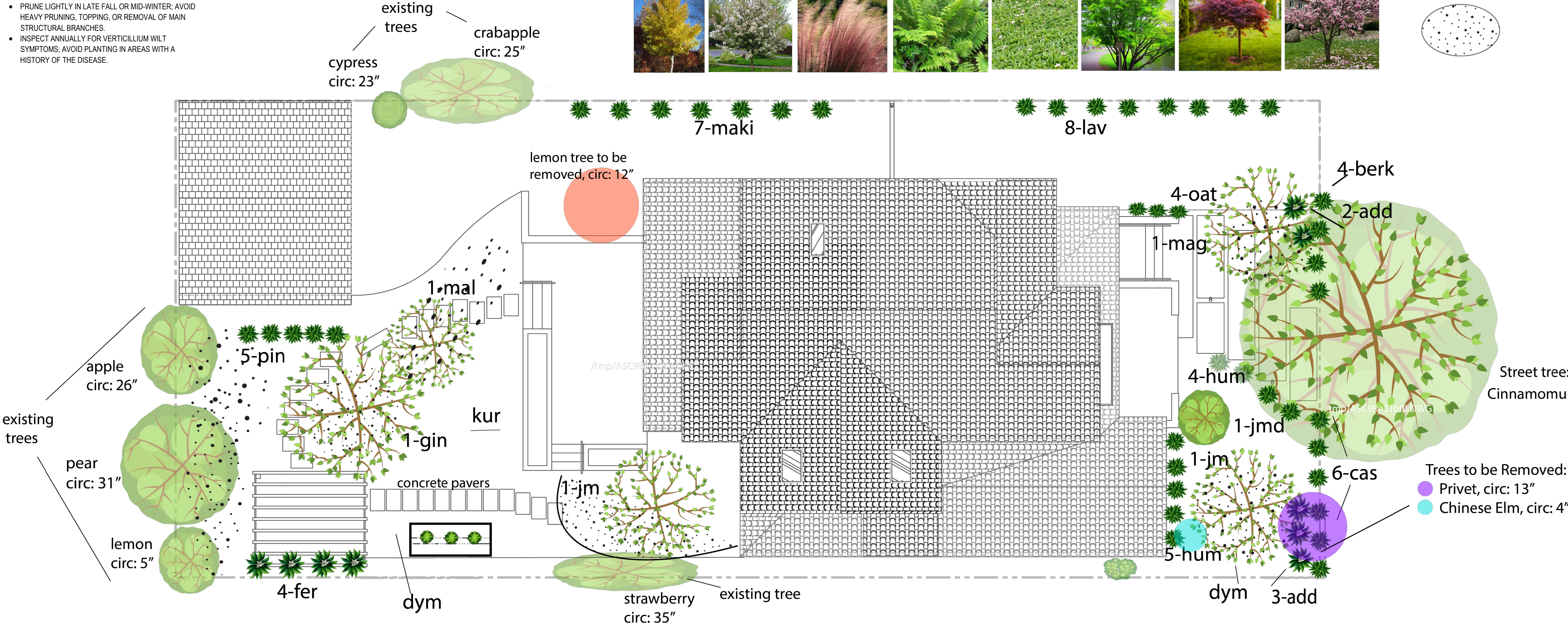
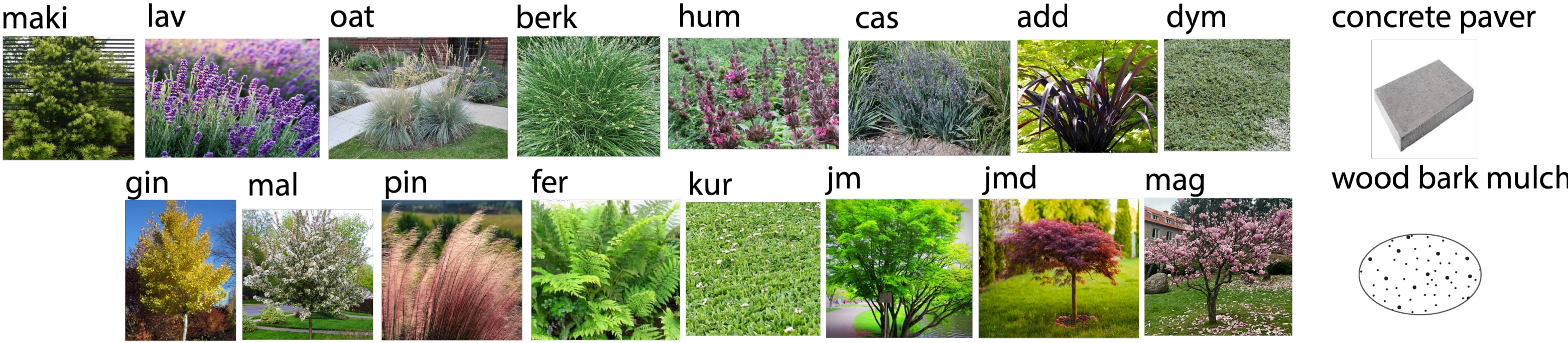
- SAUCER MAGNOLIA (MAGNOLIA x SOULANGEANA)
- 3.1 PLANTING & SITE CONDITIONS
- MAGNOLIAS ARE SENSITIVE TO ROOT DISTURBANCE; EXCAVATE CAREFULLY AND AVOID CUTTING MAJOR ROOTS.
 - PLANT ROOT BALL 1-2 INCHES HIGH TO ENSURE GOOD DRAINAGE.
- 3.2 SOIL & MULCH
- MAGNOLIAS PREFER MOIST, WELL-DRAINED, SLIGHTLY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

- AVOID CULTIVATING SOIL WITHIN THE ROOT ZONE; MAGNOLIA ROOTS ARE SHALLOW AND WIDE-SPREADING.
- 3.3 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.

- 3.4 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.

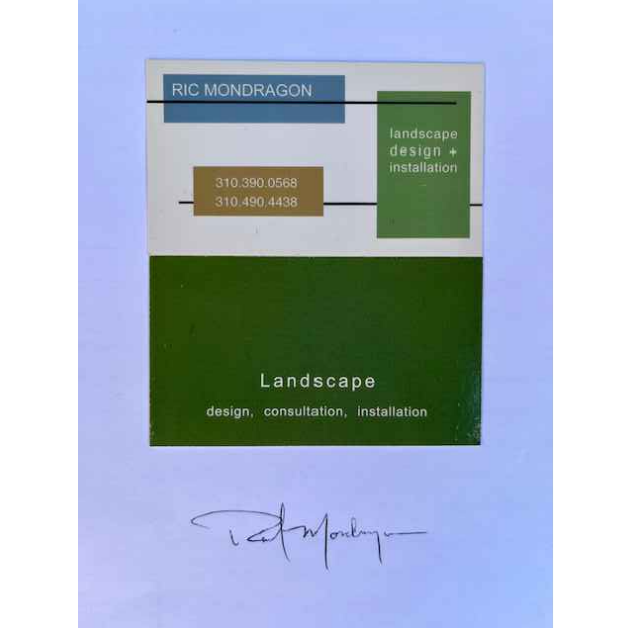


Street tree:
Cinnamomum camphora

- Trees to be Removed:
- Privet, circ: 13"
 - Chinese Elm, circ: 4"

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



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

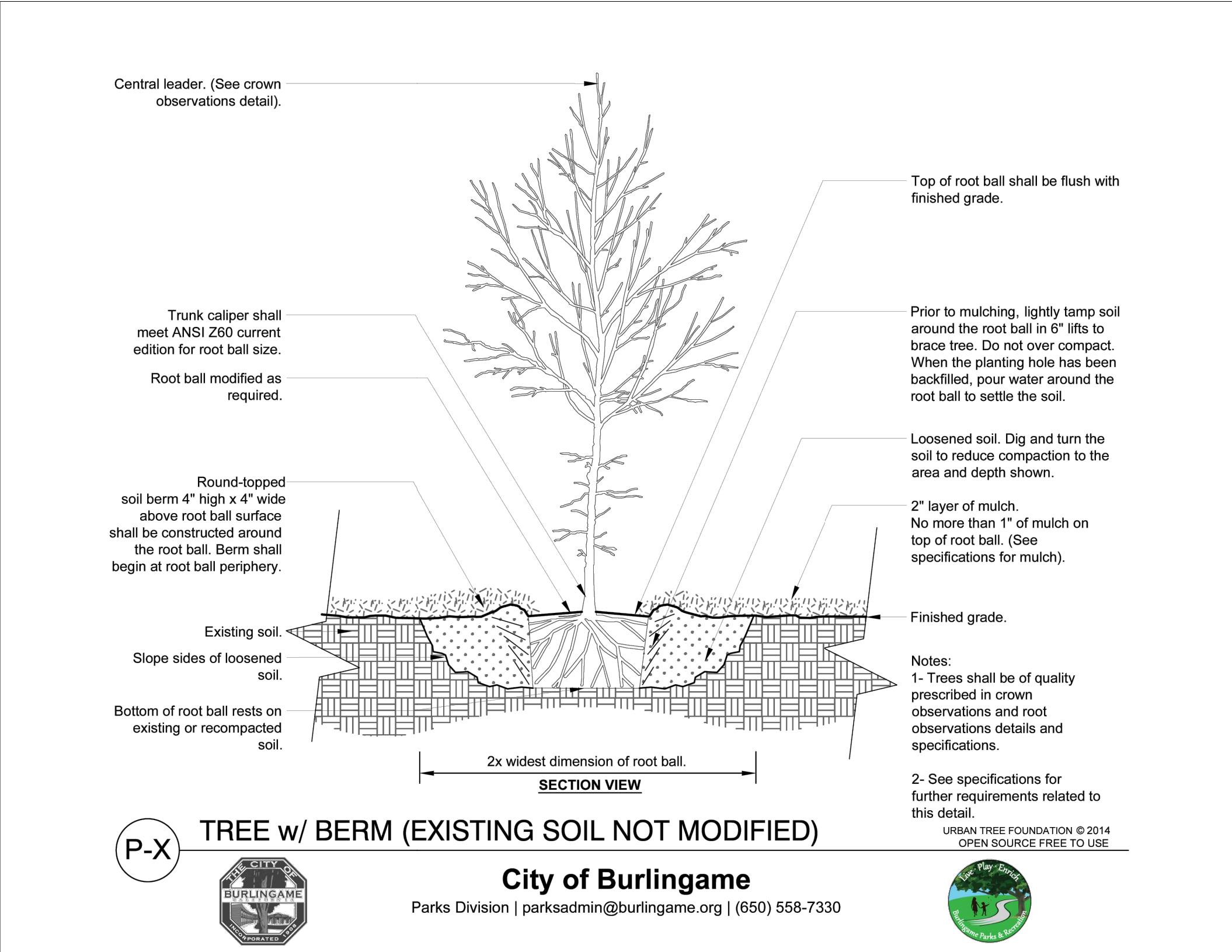
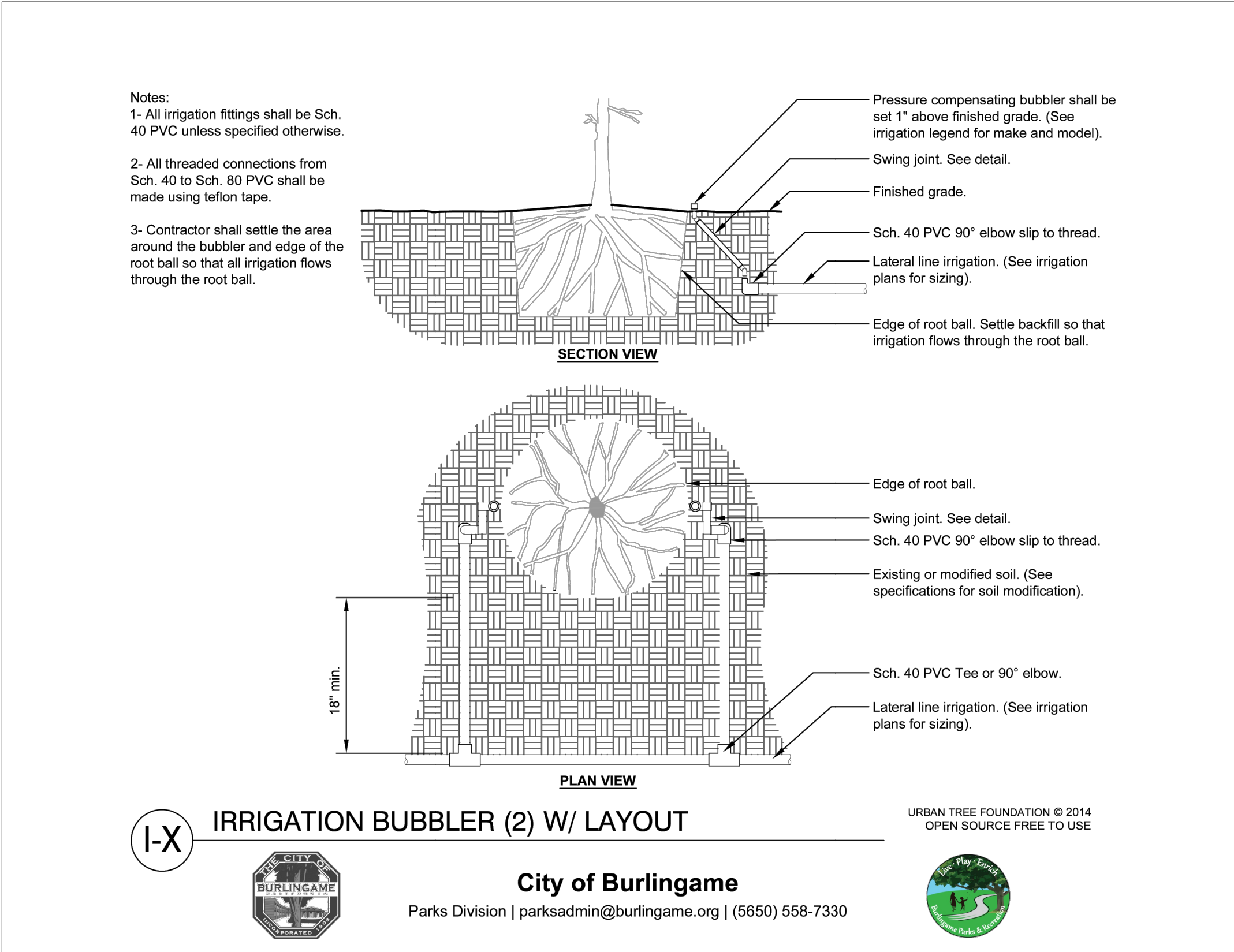
LANDSCAPE
PLAN

SCALE N/A

PROJECT NO. 2407

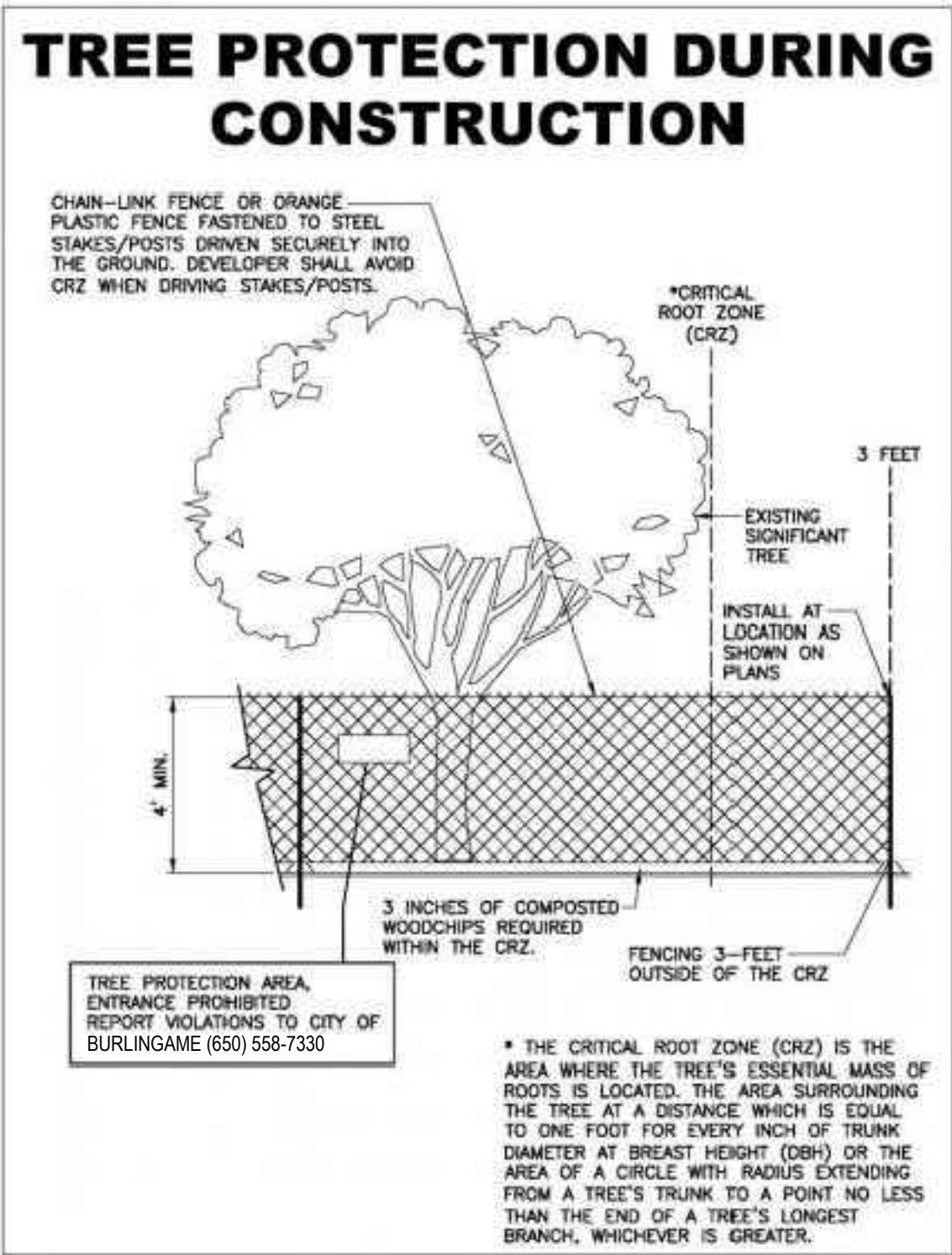
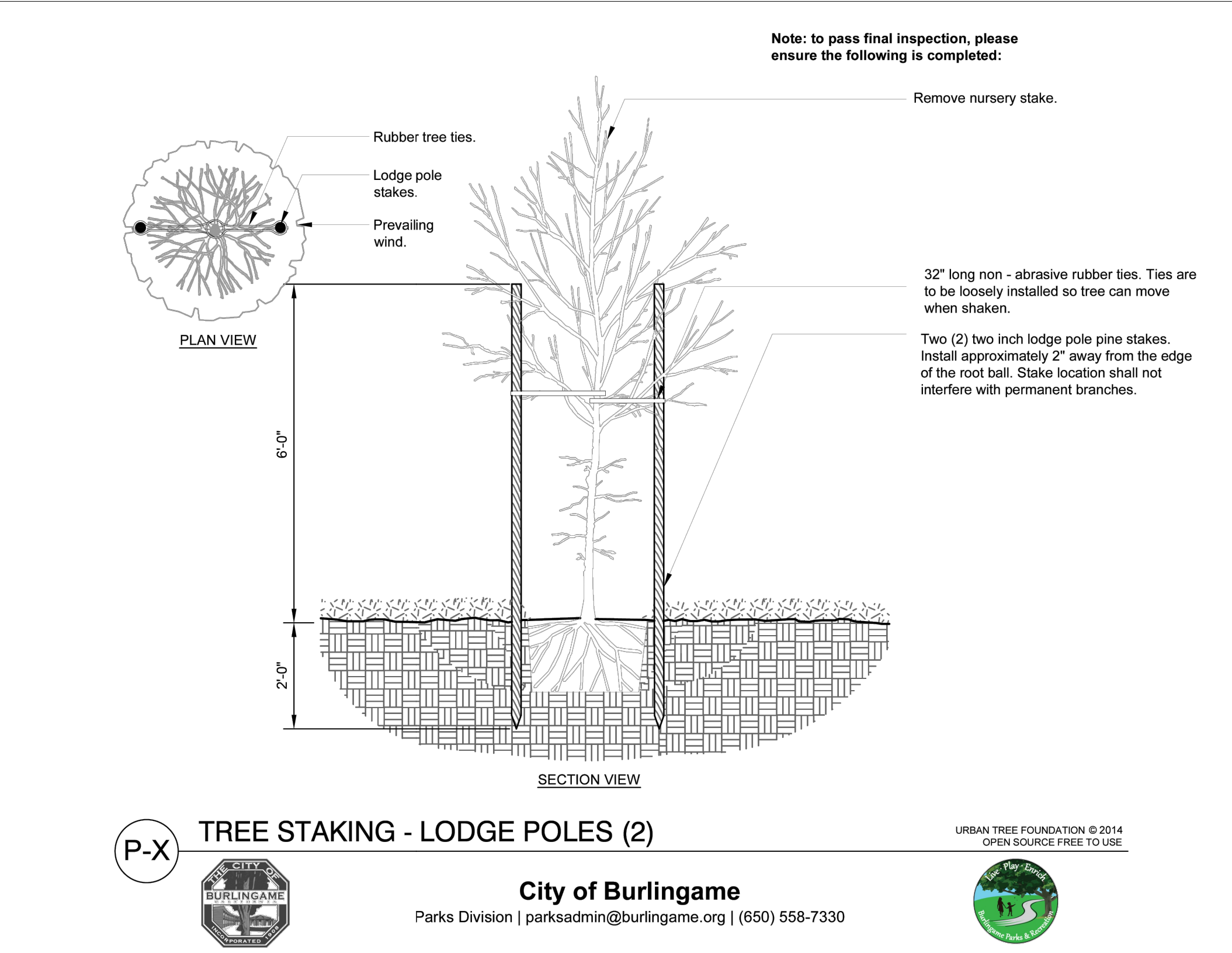
SHEET

ALL PRODUCTION & INTELLECTUAL PROPERTY RIGHTS RESERVED © 2026



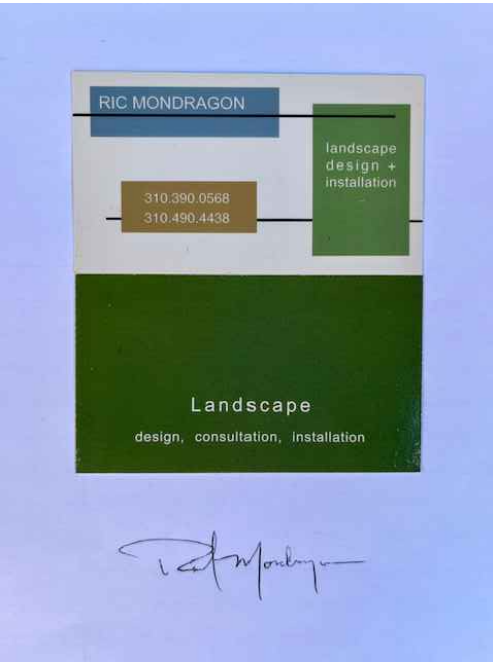
4	CITY TREE PLANTING & STAKING STANDARD DETAIL
L2	SCALE: N.T.S.

2	CITY TREE PLANTING STANDARD DETAIL
L2	SCALE: N.T.S.



3	CITY TREE STAKING STANDARD DETAIL
L2	SCALE: N.T.S.

1	TREE PROTECTION DETAIL
L2	SCALE: N.T.S.



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

LANDSCAPE DETAILS

SCALE N/A

PROJECT NO. 2407

SHEET

ALL PRODUCTION & INTELLECTUAL PROPERTY RIGHTS RESERVED © 2026

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 INLINE 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.

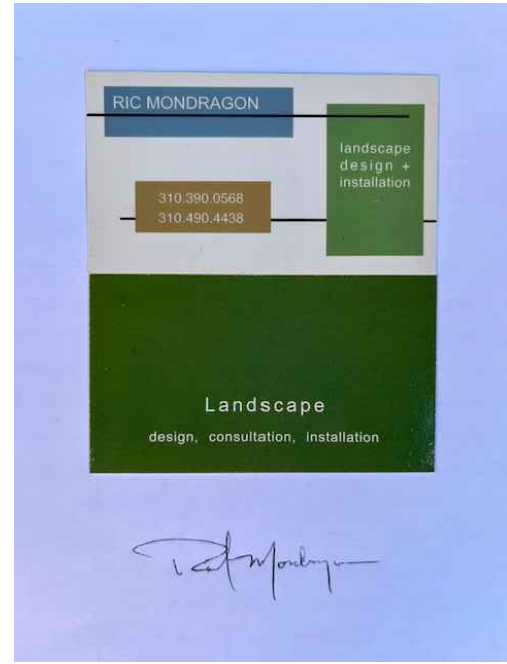
MWELO WATER BUDGET COMPLIANCE STATEMENT:
THE PROPOSED IRRIGATION SYSTEM APPLIES APPROXIMATELY 0.43 INCHES PER WEEK TO ALL LOW-WATER WUCOLS SHRUB AND GROUNDCOVER PLANTING AREAS DURING PEAK SUMMER CONDITIONS, BASED ON AN APPLICATION RATE OF APPROXIMATELY 0.43 INCHES PER HOUR FOR 0.6 GPH INLINE DRIP AT 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 ETA_F OF APPROXIMATELY 0.46, WHICH IS BELOW THE MWELO MAXIMUM OF 0.55 FOR RESIDENTIAL LANDSCAPES.

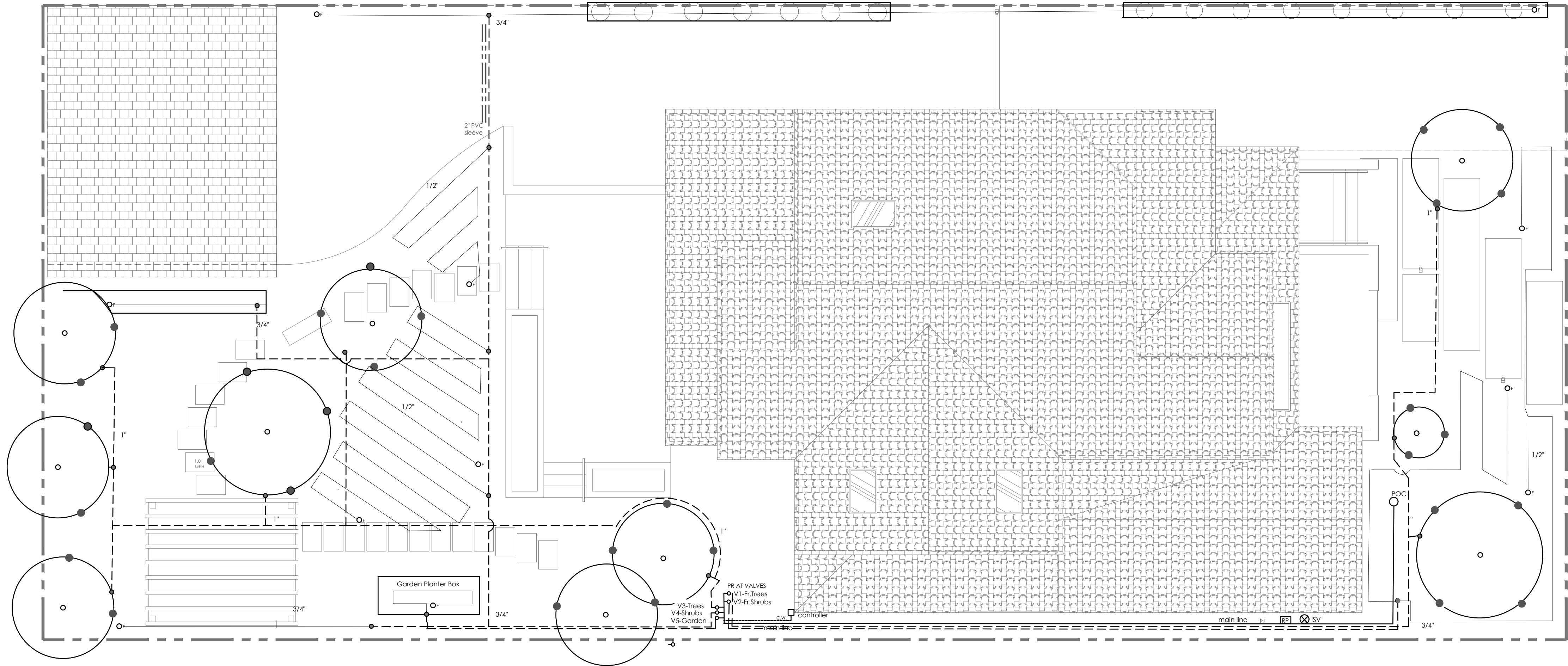
THE SYSTEM FULLY MEETS THE PERFORMANCE AND EFFICIENCY REQUIREMENTS OF THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO).



PROJECT NAME

DE SOTO
RESIDENCE
1355 DE SOTO AVENUE
BURLINGAME, CA 94010

ADDITION & REMODEL



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

- Legend
- Main Line (1") ———
- Lateral Line (3/4") - - -
- Drip Line (1/2") ———
- Tree irrigation basin (1.0 GPH) ○
- Left-Drip Connection ●
- Controller □
- Control Wire (C.W.) ———
- Backflow Preventer (B.P.) [B.P.]
- Filter (Y-Filter) [Y-F]
- Valve [V]
- Sleeve [S]
- Flush Valve [FV]

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

SHEET

ALL PRODUCTION & INTELLECTUAL PROPERTY RIGHTS RESERVED © 2026

1 IRRIGATION PLAN
L3 SCALE: 3/16" = 1'-0"

L3

