



# YASEEN FOUNDATION

1722 GILBRETH ROAD  
BURLINGAME, CA 94002

GENERAL NOTES	
1. ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH ALL LOCAL, COUNTY, STATE, AND FEDERAL CODES, LAWS AND REGULATIONS APPLICABLE TO THIS WORK.	
2. ALL DIMENSIONS, ELEVATIONS, AND EXISTING CONDITIONS SHALL BE CHECKED AND VERIFIED ON THE JOB BY EACH CONTRACTOR BEFORE WORK BEGINS. ANY ERRORS, OMISSIONS, OR DISCREPANCIES SHALL BE BROUGHT TO THE OWNERS ATTENTION BEFORE CONSTRUCTION BEGINS.	
3. ALL DIMENSIONS TAKE PRECEDENCE OVER SCALE.	
4. VERIFY ALL ELECTRICAL, MECHANICAL, SPRINKLER, TELEPHONE, AND SECURITY REQUIREMENTS BEFORE CONSTRUCTION BEGINS.	
5. THE GENERAL CONTRACTOR SHALL COORDINATE THE LOCATIONS OF THE LIGHTS, HVAC OUTLETS, SPRINKLER BEFORE CONSTRUCTION BEGINS.	
6. ALL GLAZING SHALL COMPLY WITH CHAPTER 24 OF THE CABC.	
7. ALL ELECTRICAL AND TELEPHONE SUBPANEL LOCATIONS WITHIN THE TENANT SPACE SHALL BE APPROVED BY THE TENANT PRIOR TO CONSTRUCTION.	
8. THE GENERAL CONTRACTOR SHALL COORDINATE WITH THE TELEPHONE AND/OR COMPUTER SUPPLIERS FOR ALL ITEMS OTHER THAN OUTLET LOCATIONS. PROVIDE POWER FOR TELEPHONE SUBPANEL AS REQUIRED.	
9. UNUSED	
10. THE SPRINKLER CONSTRUCTION SHALL BE DESIGN BUILD. THE SPRINKLER CONTRACTOR SHALL PREPARE AND SUBMIT THE REQUIRED DESIGN AND WORKING DRAWINGS TO THE BUILDING AND / OR FIRE DEPARTMENT FOR PLAN CHECK.	
11. EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. EFFORT TO OPERATE: EXTERIOR AND INTERIOR 5.0 LBS. FIRE RATED 15.0 LBS.	
12. THRESHOLDS SHALL NOT HAVE A RISE GREATER THAN 1/2".	
13. EXIT DOORS SHALL BE SO MARKED THAT THEY ARE READILY DISTINGUISHABLE FROM THE ADJACENT CONSTRUCTION.	
14. EXIT DOORS SHALL BE ILLUMINATED AT FLOOR LEVEL WITH A MINIMUM OF 1 FOOTCANDLE AT TIME OF OCCUPANCY.	
15. PROVIDE SIGN ABOVE DOORS MOUNTED ON HORIZONTAL MULLION TO READ "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED."	
16. ALL DOORS SHALL BE PROVIDED WITH LEVER TYPE HARDWARE IN COMPLIANCE WITH UBC.	
17. ALL EXTERIOR DOORS TO BE WEATHERSTRIPPED AND MADE WEATHERTIGHT.	
18. PROVIDE A MIN. OF ONE CLASS 2-A 10-B:C PORTABLE FIRE EXTINGUISHER FOR EVERY 3000 SF FLOOR AREA AND PLACED SO THAT THE TRAVEL DISTANCE TO A FIRE EXTINGUISHER DOES NOT EXCEED 75'.	
19. REVIEW ALL DRAWINGS AND VERIFY ALL EXISTING CONDITIONS, IF THERE ARE ANY DISCREPANCIES OR CONTRADICTIONS IMMEDIATELY CONTACT THE ARCHITECT.	
20. CONSTRUCTION TO BE IN ACCORDANCE WITH UBC, TITLE 24, AND ALL APPLICABLE LOCAL CODES AND ORDINANCES IN AFFECT AT TIME OF CONSTRUCTION.	
21. ALL EXTERIOR SEALANT SHALL COMPLY WITH FEDERAL SPEC TT-S-00230C TYPE II, CLASS A ASTM C920-79.	
22. ALL INTERIOR SEALANT SHALL COMPLY WITH FEDERAL SPEC TT-S-001657 TYPE II, CLASS A ASTM C920-79.	
23. ALL JOINTS, PENETRATIONS, AND OTHER OPENINGS IN THE BUILDING ENVELOPE SHALL BE SEALED, CAULKED, GASKETED, OR WEATHERSTRIPPED TO LIMIT AIR LEAKAGE.	
24. UNUSED	
25. IN AREAS OF CONSTRUCTION THAT ARE NOT CONSIDERED STANDARD CONSTRUCTION AND ARE NOT DETAILED, THE CONTRACTOR SHALL REQUEST A CLARIFICATION DETAIL FROM THE ARCHITECT.	
26. GC TO PATCH AND REPAIR AREAS DAMAGED DURING CONSTRUCTION TO MATCH ADJACENT.	

FIRE	
EXTINGUISHERS MUST BE PLACED WITHIN 75' OF TRAVEL FROM ANY POINT IN THE OCCUPIED AREA. VERIFY LOCATIONS WITH INSPECTOR.	
FIRE SPRINKLER SYSTEM ADDITION IS REQUIRED AND TO BE DESIGN-BUILT BY A LICENSED FIRE SPRINKLER UNDER SEPARATE PERMIT:	
1. Provide a fire sprinkler system throughout building. Fire sprinkler plans shall be submitted under a separate permit through the Fire Department for approval prior to installation. This is a new installation, not an addition or modification.	
2. Fire Protection Service line shall be submitted under separate permit through the Building Department for approval prior to installation. Installation of fire protection service line include the restoration and/or reconstitution of existing conditions. Site plan or civil drawing shall indicate locations of backflow prevention devices, PIV's and/or Fire Dept Connections. Fire Dept Connections shall be located within 5 feet of fire apparatus access.	
3. The applicant shall ensure proper drainage in accordance with the City of Burlingame Engineering Standards is available for the fire sprinkler main drain and inspecter test on the building plumbing drawings.	
4. Sprinkler system flow switch and control valves shall be supervised electronically and monitored by an approved central receiving station. Obtain sprinkler monitoring permit from Fire Dept.	
5. Fire Alarm System is required to be design-built. Fire Alarm System plans shall be submitted under a separate permit through the Fire Department for approval prior installation.	

ABBREVIATIONS	
ADJ.	- ADJUSTABLE
BD.	- BOARD
BFP.	- BACK FLOW PREVENTER
BLDG.	- BUILDING
BURK.	- BUILDING
C.A.R.	- COLD AIR RETURN
C.B.	- CATCH BASIN
C.C.	- CENTER TO CENTER
C.L.	- CENTER LINE
CJ.	- CONTROL JOINT
CLG.	- CEILING
CL.R.	- CLOSET
COL.	- COLUMN
CONC.	- CONCRETE
CONT.	- CONTINUOUS
CTR.	- CENTER/COUNTER
DBL.	- DOUBLE
DIA.	- DIAMETER
D.F.	- DOUGLAS FIR
EA.	- EXVING.
ELECT.	- EACH
EQ.	- ELECTRICAL
EXP.	- EXPANSION
EXT.	- EXTERIOR
EXTR.	- EXTRUDED
FC.	- FRAMING CLIP
FIN.	- FINISH
FLR.	- FLOOR
FLUOR.	- FLUORESCENT
F.O.	- FACE OF STUD
F.O.C.	- FACE OF COLUMN
NTS	- NOT TO SCALE
GEN.	- GENERAL
CONTR.	- CONTRACTOR
GAL.	- GALLON
GALV.	- GALVANIZED
GSM	- GALVANIZED SHEET METAL
GYP.	- GYPSUM
HB	- HOSE BIB
HDR.	- HEADER
HDR.	- HARDWARE
H.DWR.	- HARDWARE
HSP.	- HOUSE SERVICE PANEL
HT.	- HEIGHT
H.W.	- HOT WATER
I.D.	- INSIDE DIAMETER
INSUL.	- INSULATION
INT.	- INTERIOR
INS.	- INSULATION
L.S.	- LUMIN.
LAV.	- LAVATORY
LOC.	- LOCATION
MAX.	- MAXIMUM
MECH.	- MECHANICAL
MIN.	- MANUFACTURE
MINTD.	- MINIMUM
M.T.D.	- MINTD.
M.T.	- METAL
SCHED.	- SCHEDULE
SHT.	- SHEET
SHVS.	- SHELVES
SMS.	- SHEET METAL
SCREW	- SCREW
SO.	- SQUARE
S.S.	- STAINLESS STEEL
STL.	- STEEL
STRUCT.	- STRUCTURAL
T.B.R.	- TO BE REMOVED
OVERHEAD	- THICK
OPENING	- T.M.E.
PL.	- TO MATCH EXISTING
PROPERTY LINE	- TOP OF WALL
/PLATE LINE	- TYPICAL
PWD.	- PLYWOOD
R.A.D.	- RETURN AIR
REF.	- REFERENCE
REQ'D.	- REQUIRED
(R.L.)	- RELOCATE
(R.U.)	- RE-USE
R.W.L.	- RAIND WATER
W/	- WITH
LEADER	- WITHOUT
W/H	- WATER HEATER
DUCT	- WATER CLOSET
W/C	- WATER PROOF
S.A.D.	- SUPPLY AIR
RETURN	- SUPPLY DUCT
S.A.R.	- SUPPLY AIR
WP	- WATER PROOF

## CONSTRUCTION HOURS

Monday through Friday: 8am - 7pm

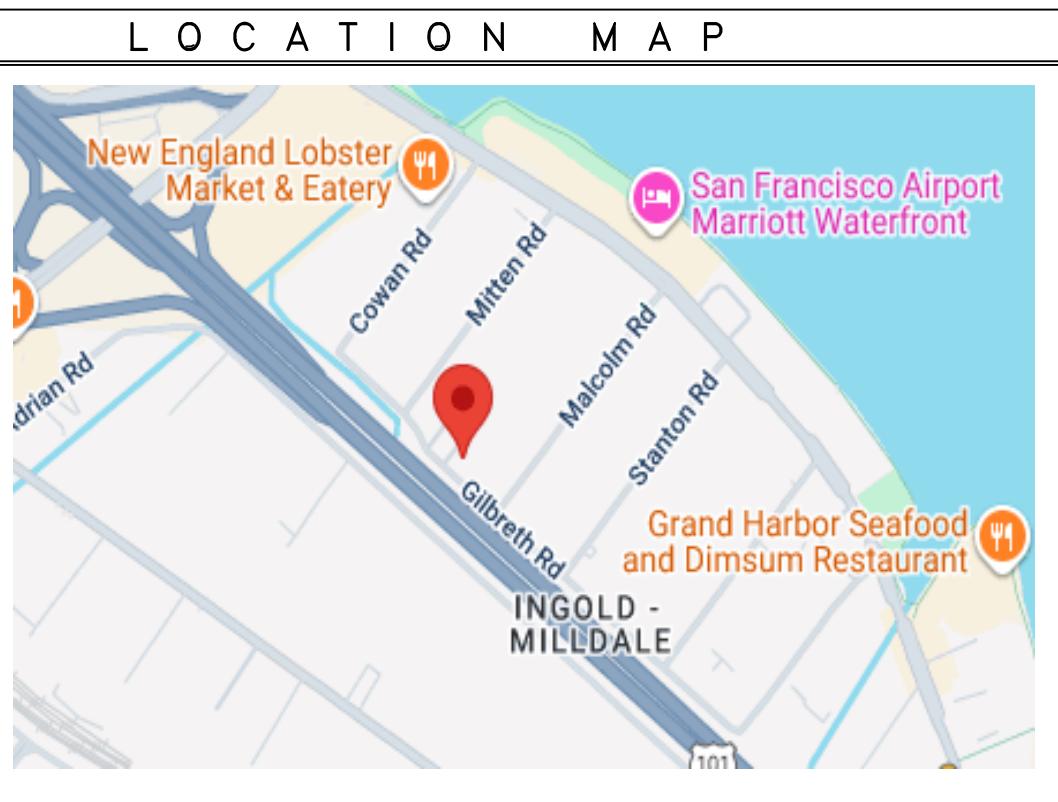
Saturdays: 9am - 6pm

No work on Sundays and Holidays

Holidays are the 1st day of January, the third Monday of February, the Monday of May, the fourth day of July, the first Monday of September, the eleventh day of November, the fourth Thursday in November, and the twenty-fifth day of December.

Note: The uses of the site shall remain the same and that while the playground has been added to the accessory childcare/children's programming at the Yaseen Foundation, that there is no licensed daycare on site. Additionally, the steel fence enclosure was installed to ensure the safety of pedestrians and oncoming traffic in the event that any object goes beyond the fence, particularly in the case of a vehicle accident crashing into the playground.

4



## CONTACTS

OWNER/TENANT:  
YASEEN FOUNDATION  
1722 Gilbreth Rd  
Burlingame, CA 94010  
Kamal Fallaha  
95 Camborne Ave  
San Carlos, CA 94070  
(650) 906-7482

CONTRACTOR:  
OWNER-BUILDER  
PLANNING DEPARTMENT:  
BURLINGAME PLANNING DEPARTMENT  
501 PRIMROSE ROAD, 2ND FLOOR  
BURLINGAME, CA 94010-3997  
(650) 558-7250

BUILDING DEPARTMENT:  
CITY OF BURLINGAME  
BUILDING & SAFETY DIVISION  
501 PRIMROSE ROAD  
BURLINGAME, CA 94010-3997  
(650) 558-7260

FIRE DEPARTMENT:  
CENTRAL COUNTY FIRE DEPARTMENT  
1399 Rollins Road  
Burlingame, CA 94010  
650-558-7600

## CODES

BUILDING — 2022 CALIFORNIA BUILDING CODE  
MECHANICAL — 2022 CALIFORNIA MECHANICAL CODE  
PLUMBING — 2022 CALIFORNIA PLUMBING CODE  
FIRE — 2022 CALIFORNIA FIRE CODE  
ELECTRICAL — 2022 CALIFORNIA ELECTRICAL CODE  
ENERGY — 2022 CALIFORNIA ENERGY CODE

## PROJECT INFORMATION

SCOPE OF PROJECT IS AS FOLLOWS:  
VARIANCE APPLICATION TO LEGALIZE UNPERMITTED INSTALLATION OF A PLAYSTRUCTURE, AND GATED STEEL FENCE IN FRONT OF THE BUILDING. LEGALIZE PLANTED NEW 3 PALM TREES. REMOVE PLANTED OLIVE TREE AROUND THE PARKING CORNER ENTRANCE.

USE/HAZARDOUS MATERIALS NOTE:  
NONE PROPOSED

PLANNING NOTE:  
CHANGE OF USE PROPOSED VIA CONDITIONAL USE PERMIT  
HOURS OF OPERATIONS: 5:00AM TO 12:00AM  
ZONING — IB (INNER BAY)

BUILDING DESCRIPTION — CONCRETE TILT-UP  
CONSTRUCTION TYPE — iii-B  
SPRINKLERED — NONE EXISTING -- TO BE ADDED UNDER SEPARATE PERMIT  
OCCUPANCY GROUP — A-3 PROPOSED  
ASSESSOR'S PARCEL # — 024-403-420

OCCUPANCY LOAD FACTOR A3 = 15 NET  
BUILDING AREA = 9890/15 = 659 OCCUPANCY LOAD  
NUMBER OF EXIT REQUIRED = 3  
ALLOWABLE AREA FACTOR: 9890

## DRAWING LIST

- A0.1 COVER PAGE & PROJECT NOTES
- A0.2 APPROVED SITE PLAN
- A0.3 AS-BUILT SITE PLAN
- A0.4 PROPOSED SITE PLAN
- A0.5 PLAY STRUCTURE LARGER SCALE PLAN
- A0.6 PLAY STRUCTURE PLAN, IMAGE, AND CERTIFICATION
- A0.7 EXISTING BUILDING PLAN (NO PROPOSED WORK INSIDE THE BUILDING. PLAN IS FOR REFERE ONLY).
- A0.8 EXISTING EXIT TRAVEL PLAN NO ALTERATION IN THE BUILDING FROM THE COMPLETED APPROVED WORK.
- A0.9 EXISTING BATHROOM ACCESSIBILITY PLAN  
(NO PROPOSED WORK IN THE EXISTING RESTROOM. PLAN IS FOR REFERENCE ONLY).

PLAN CHECK NOTES  
1. Any hidden conditions that require work to be performed beyond the scope of building permit issued for these plans may require further city approvals including review by planning commission. The building owner, project designer, and/or contractor must submit a revision to the city for any work not graphically illustrated on the job copy of the plans prior to performing the work.  
2. Grading permit, if required, will be obtained from the department of public works.  
3. A Stormwater Construction Pollution Prevention Permit is required prior to issuance of a Building Permit. An initial field inspection is required prior to the start of any construction (on private property or in the public right-of-way)  
4. Any work in the City right-of-way, such as street, sidewalk area, public easements and utility easements required to obtain an Encroachment Permit prior to starting work.  
5. All water lines connections to city water mains for services of fire line protection are to be installed per city standard procedures and material specifications. Contract the city Water Dept. 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 a separate Underground Fire Service permit for review and approval.  
6. No structure will be built into public right-of-way. Property line on Gilbreth road is approximately 5.5 feet measured from face of curb.  
7. A sewer lateral test is required if there was no one done within the last 10 years.  
8. A sewer backwater certificate is required.  
9. All debris/garbage containers location shall be on property. In a situation where that is not possible, an encroachment permit is required from Public Works Dept for placing debris/garbage containers in public right-of-way. No wet garbage fluid shall enter public right-of-way of the storm drain system.  
10. It is the responsibility of the owner and/or contractor to notify Underground Service Alert (USA) at least 48 hours before the start of any excavation work.  
11. Recycling and Waste Reduction form need to be submitted and approved prior to issuing of building permit.

General Notes  
Kamal Fallaha  
95 Camborne Ave  
San Carlos, CA 94070  
(650) 906-7482

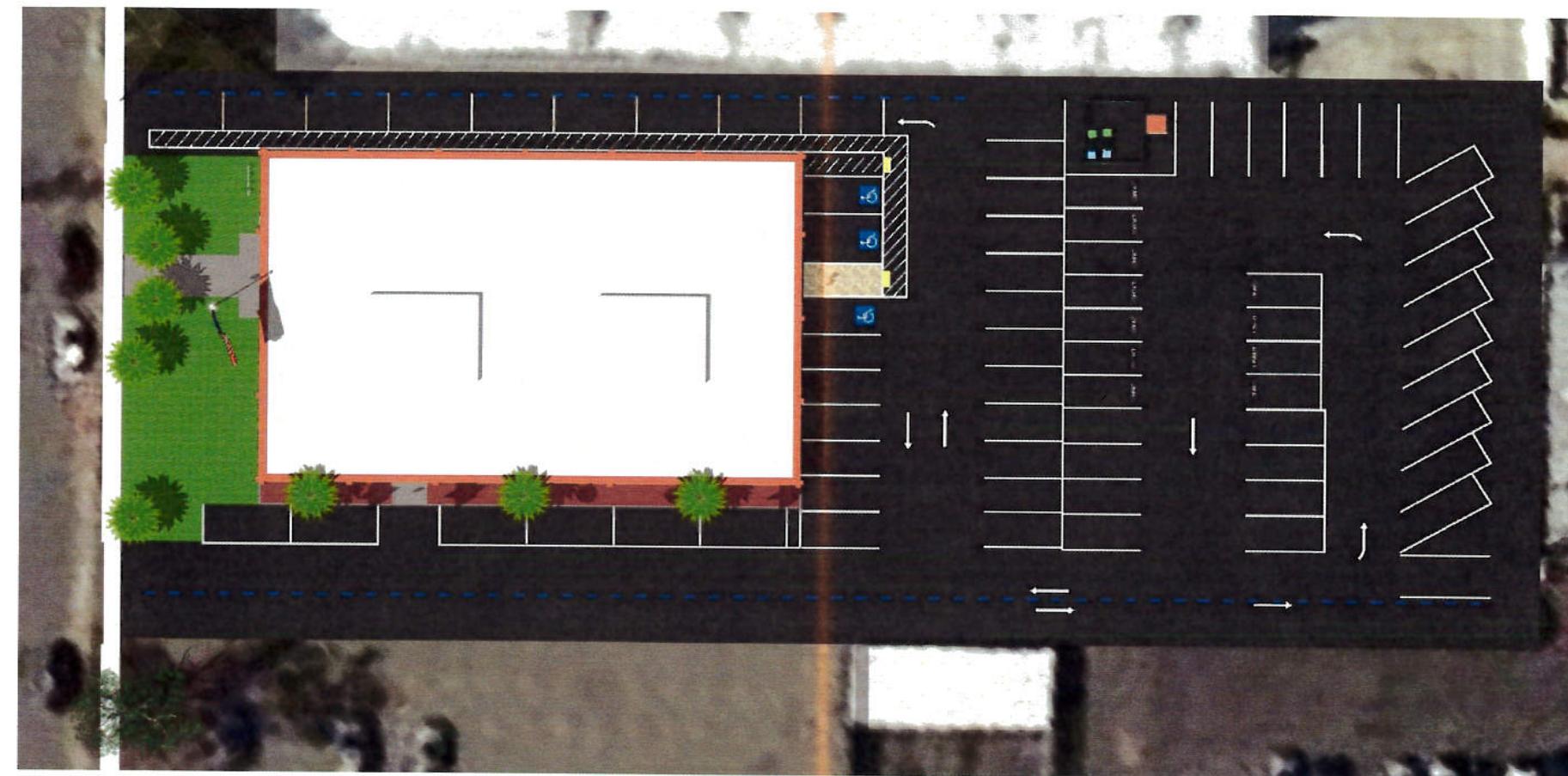
RECEIVED  
NOV 12, 2025  
CITY OF BURLINGAME  
CDD-PLANNING DIVISION

COVER PAGE &  
PROJECT NOTES

Project Name and Address  
YASEEN FOUNDATION  
1722 Gilbreth Rd  
Burlingame, CA 94010

Project  
VARIANCE APPLICATION  
Date  
8/13/2025  
Scope  
NTS  
Sheet  
A 0.1

Proposed Site Plan

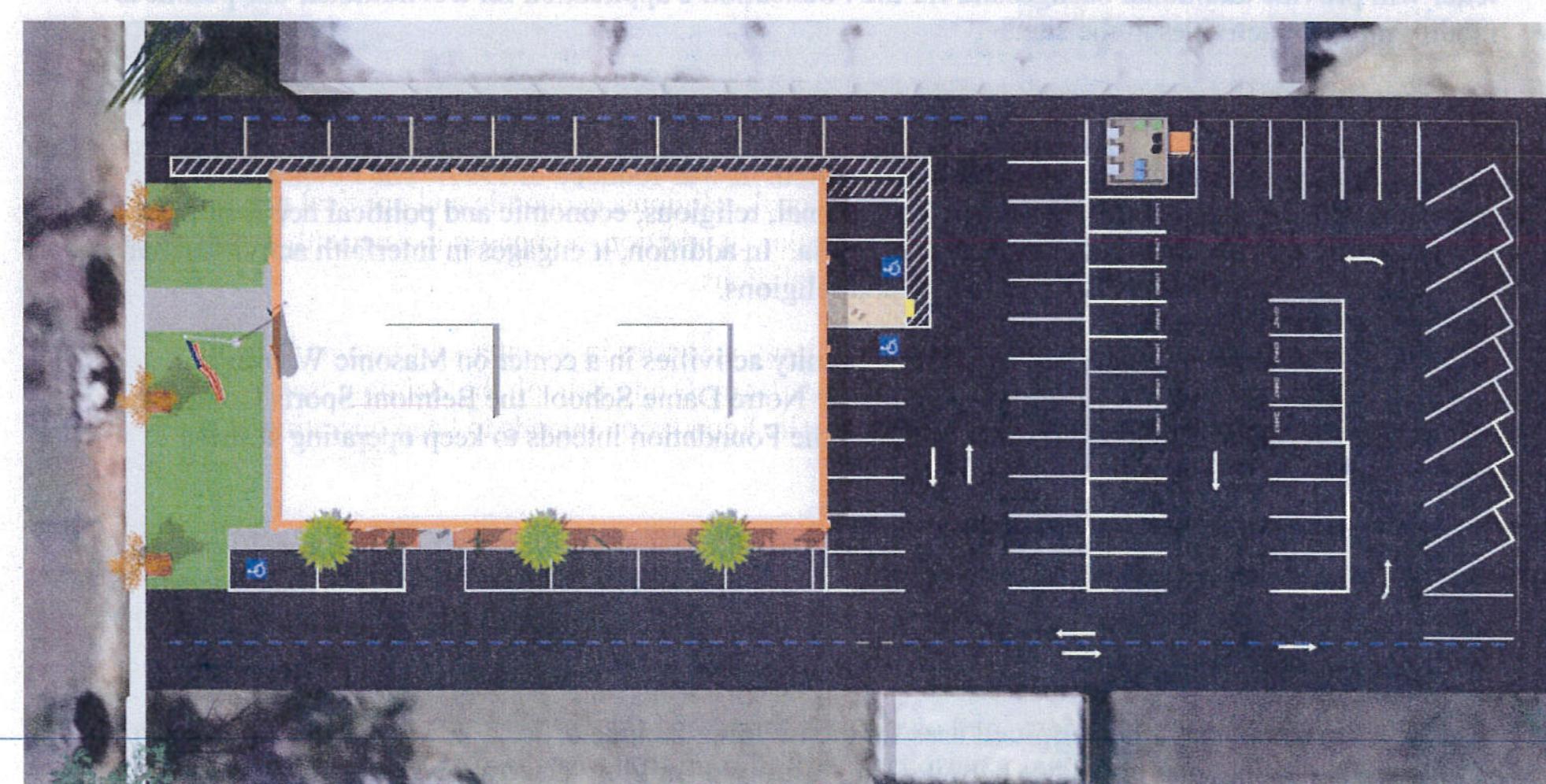


Yaseen Foundation, 621 Masonic Way, Belmont, CA 94002 • (650) 591-3690 • [www.yaseen.org](http://www.yaseen.org)

RECEIVED

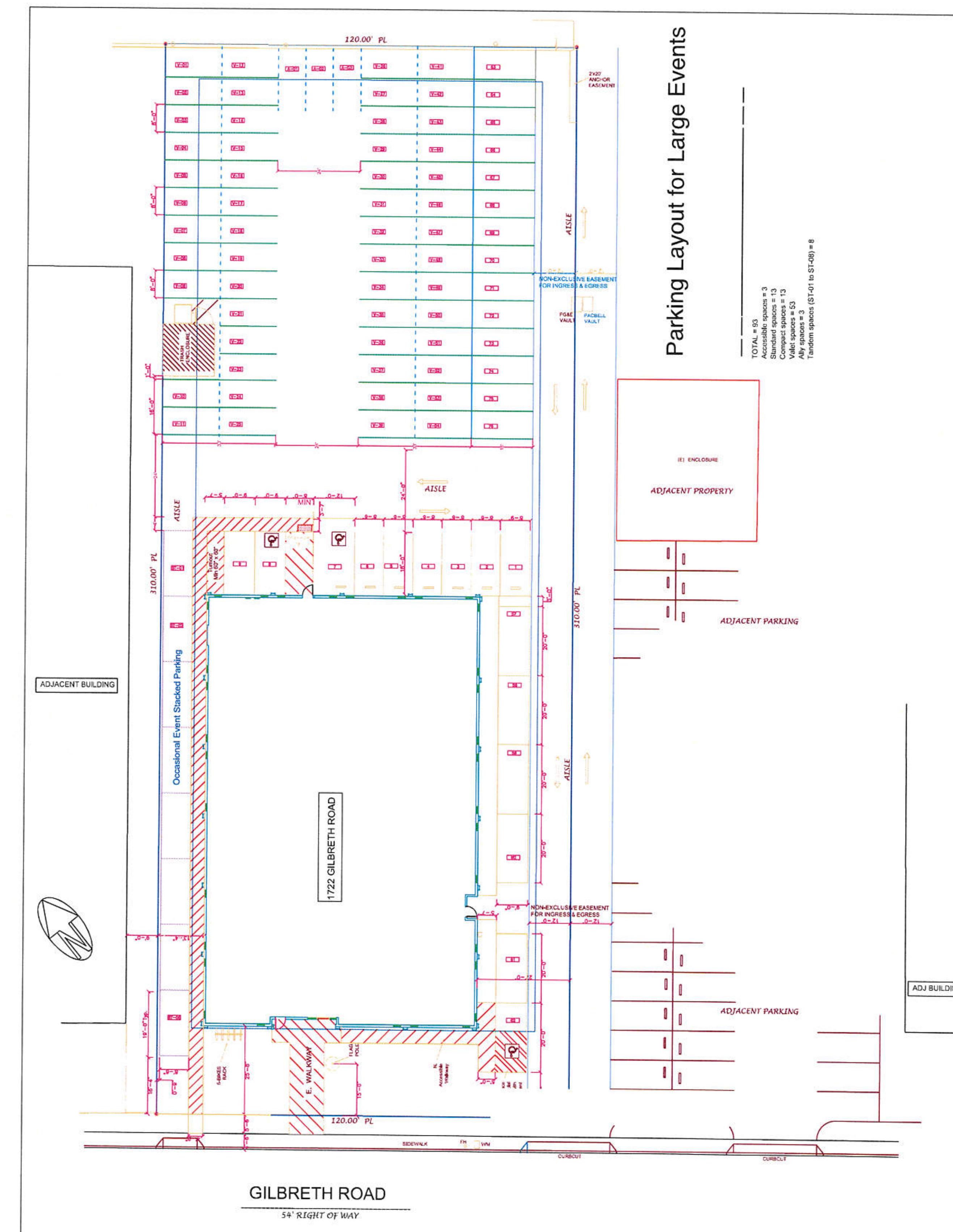
SEP - 1 2015

1722 Gilbreth Rd – Community Center CUP

CITY OF BURLINGAME  
CDD-PLANNING DIV.

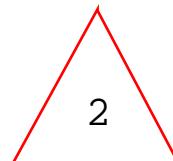
Yaseen Foundation, 621 Masonic Way, Belmont, CA 94002 • (650) 591-3690 • [www.yaseen.org](http://www.yaseen.org)

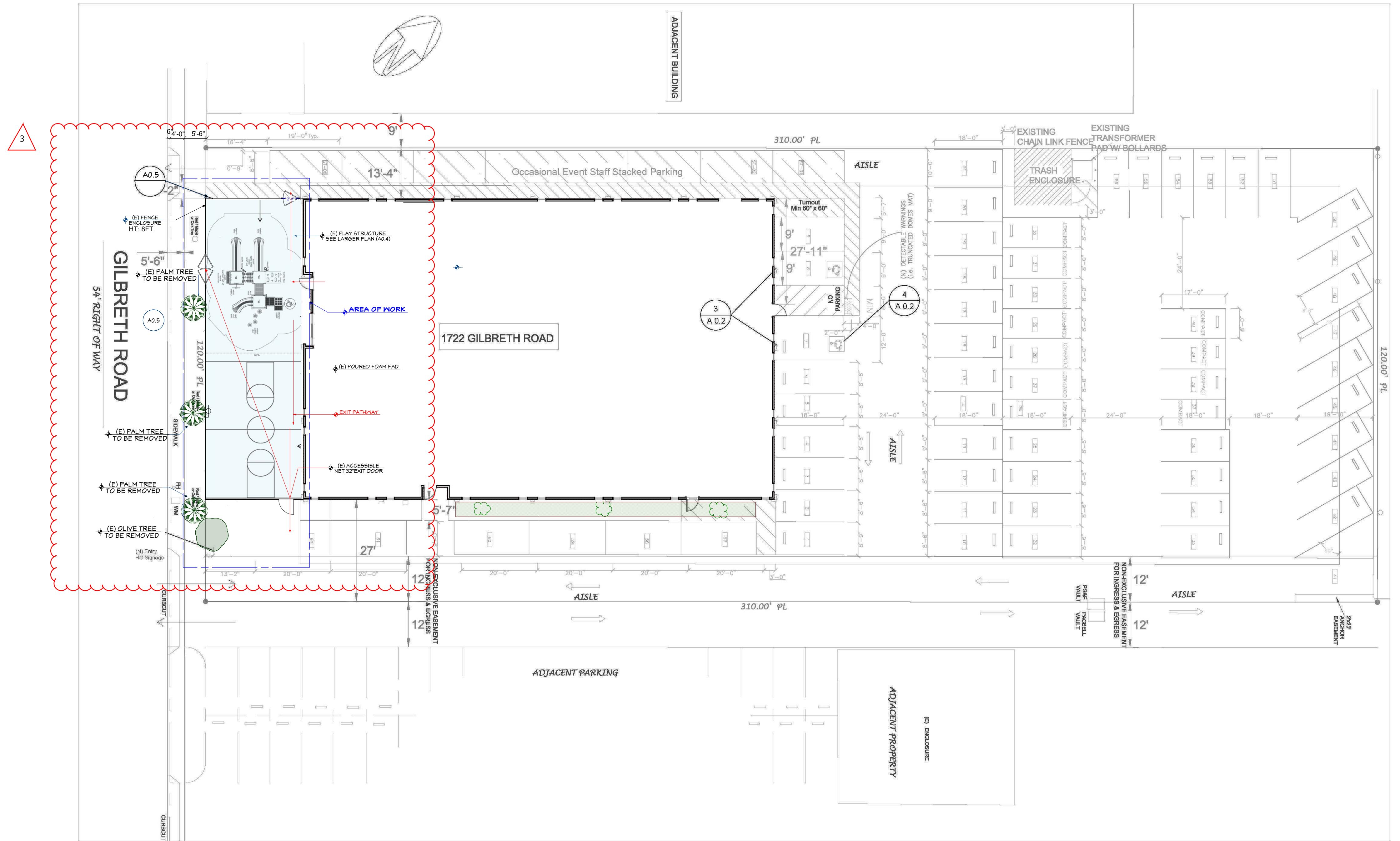
## PARKING MANAGEMENT



## APPROVED SITE PLAN

General Notes	
Kamal Fallaha 95 Camborne Ave San Carlos, CA 94070 (650) 906-7482	
3 RESPONSE TO COMMENTS 11/11/25 2 RESPONSE TO COMMENTS 10/6/25 1 1ST SUBMITTAL No. Revision/Issue Date	
Firm Name and Address	
APPROVED SITE PLAN FROM TENANT IMPROVEMENT PERMIT	
Project Name and Address <b>YASEEN FOUNDATION</b> 1722 Gilbreth Rd Burlingame, CA 94010	
Project <b>VARIANCE APPLICATION</b> Date 8/8/2025 Scale AS NOTED	
Sheet <b>A0.2</b>	





**AS-BUILT SITE PLAN**  
Scale: 3/16" = 2'-0"

PROJECT INFORMATION  
Parcel Number: 024-403-420  
Address: 1722 Gilbreth Road  
Owner: Yaseen Foundation  
Parcel Area: 37,200 SQFT

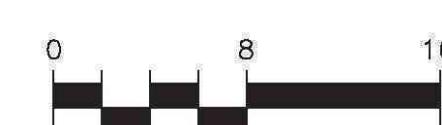
Building: 9,890 SQFT Existing - no change is proposed other than internal reconfiguration

Setbacks: Per ALTA per Ordinance

Front = 25'-8" (Required 25')	= 10'
N. Side = 13'-8" (Required 10')	= 10'
S. Side = 27' (Required 10')	= 10'
Back = 159'-6" (Required 10')	= 0'

Parking:

Fixed parking spaces = 62  
Stacked spaces (ST-01 to ST-08) = 8 used by staff  
See valet/assisted parking plan for occasionally larger events



General Notes		
Kamal Fallaha 95 Camborne Ave San Carlos, CA 94070 (650) 906-7482		
3	RESPONSE TO COMMENTS	11/11/25
2	RESPONSE TO COMMENTS	10/6/25
1	1ST SUBMITTAL	
No.	Revision/Issue	Date

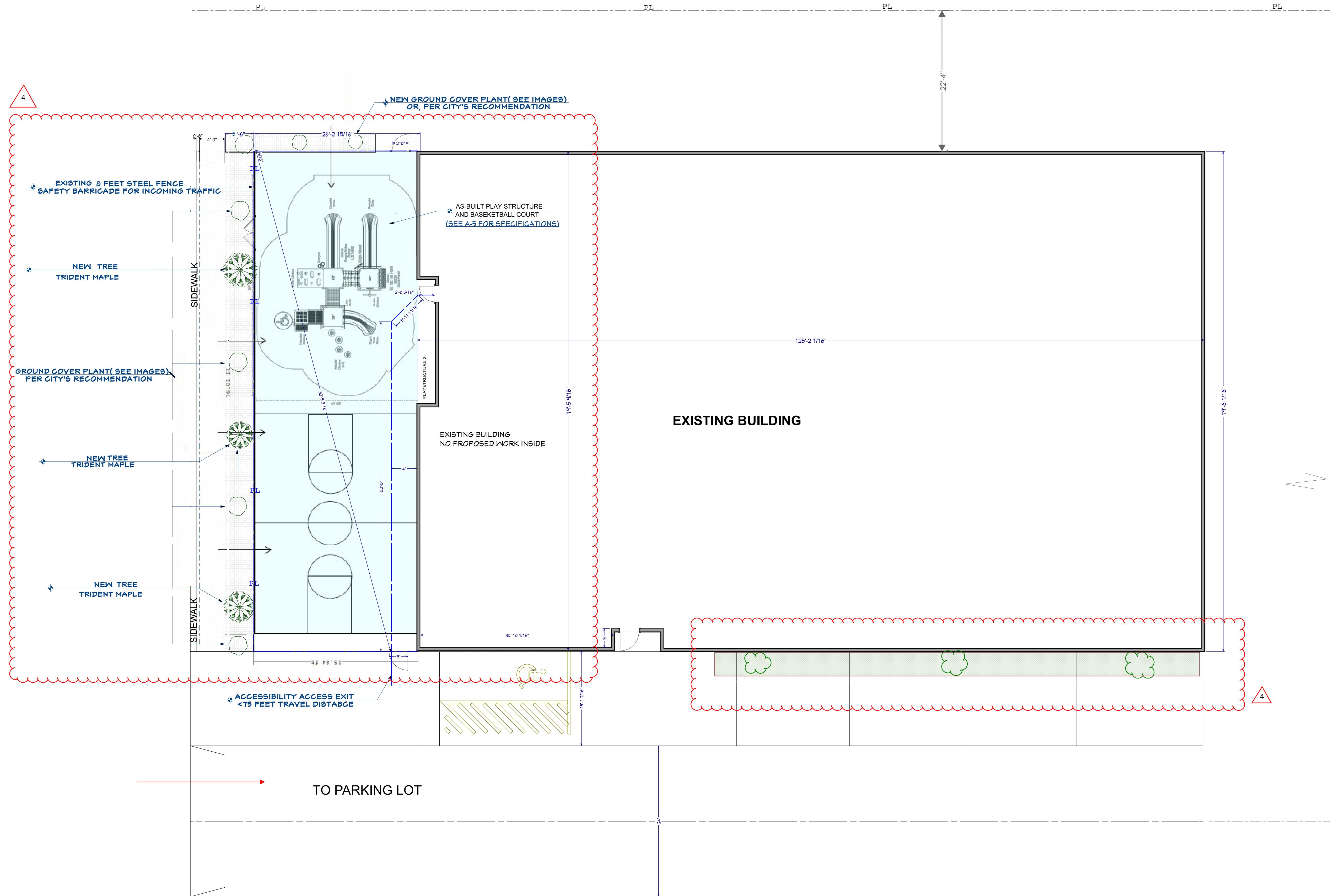
Project Name and Address
<b>SITE PLAN &amp; PARKING DETAILS</b>
Project Name and Address

**YASEEN FOUNDATION**  
1722 Gilbreth Rd  
Burlingame, CA 94010

Project	Sheet
Date	
Scale	

**A 0.2**

# GILBRETH ROAD



# AS-BUILT STRUCTURE PLAN

Scale: 3/16" = 1'-0"

## General Notes

Kamal Fallaha  
95 Camborne Ave  
San Carlos, CA 94070  
(650) 906-7482

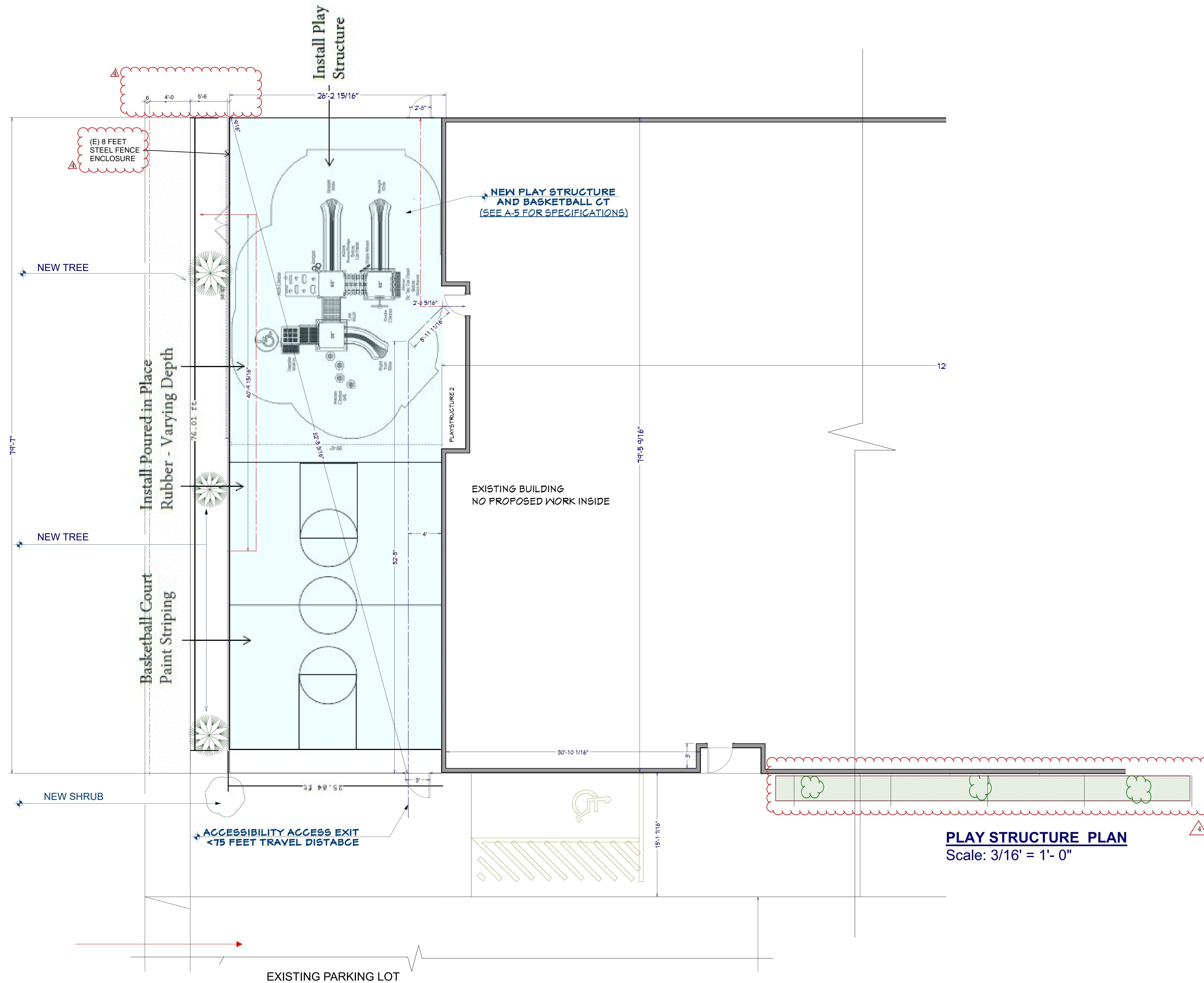
4	RESPONSE TO COMMENTS	11/9/25
3	RESPONSE TO COMMENTS	10/6/25
2	RESPONSE TO COMMENTS	
1	1ST SUBMITTAL	
No.	Revision/Issue	Date

# PROPOSED SITE PLAN

Project Name and Address  
**YASEEN FOUNDATION**  
1722 Gilbreth Rd  
Burlingame, CA 94010

Project	Sheet
<b>VARIANCE APPLICATION</b>	
Date	<b>A0.5</b>
8/13/202	
Scale	
<b>AS NOTED</b>	

A0.5



General Notes

**Kamal Fallaha**  
**95 Camborne Ave**  
**San Carlos, CA 94070**  
**(650) 906-7482**

Date

10/05/2025

1

No.	Revision/Issue	Date
1		

No.

Revision/Issue

Date

Firm Name and Address

**PLAY STRUCTURE**  
**LARGER SCALE**  
**PLAN**

Project Name and Address

**YASEEN FOUNDATION**  
**1722 Gilbreth Rd**  
**Burlingame, CA 94010**

Project

**VARIANCE APPLICATION**

Date

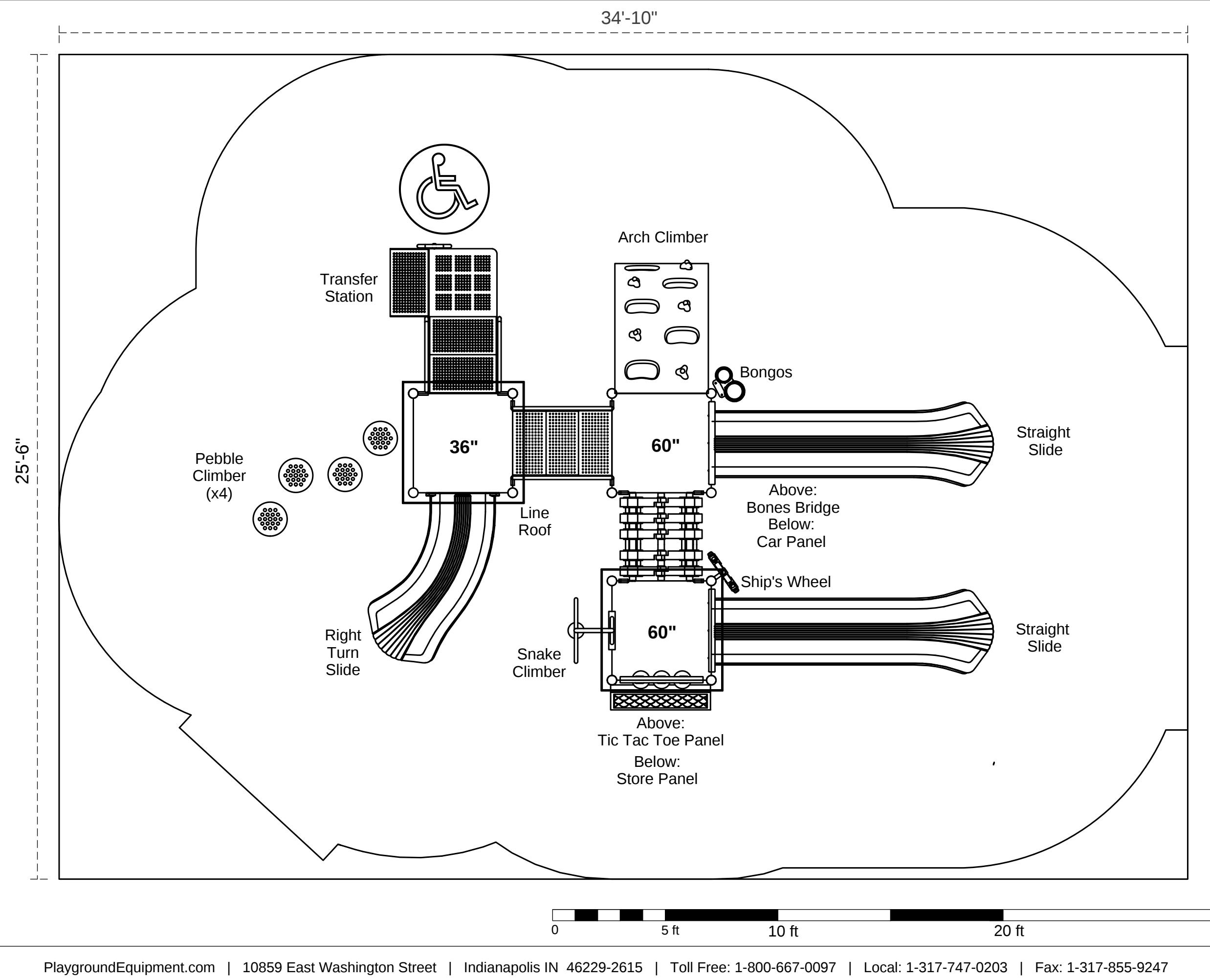
8/13/202

Scale

**AS NOTED**

Sheet

**A0.5**



PlaygroundEquipment.com | 10859 East Washington Street | Indianapolis IN 46229-2615 | Toll Free: 1-800-667-0097 | Local: 1-317-747-0203 | Fax: 1-317-855-9247

## Ditch Plains

SKU: PKP010

AGE RANGE: 2-12 years  
CHILD CAPACITY: 36-42

FOOTPRINT: 22'-10" x 13'-6"  
USE ZONE: 34'-10" x 25'-6"

AREA: ~910 ft<sup>2</sup>

POST SIZE: 3.5-inch

FALL HEIGHT: 60"

4' BORDER ESTIMATE: 27'

MEETS ADA GUIDELINES

- ✓ ELEVATED: 8
- ✓ GROUND LEVEL: 4

The information provided on this sheet is subject to change without notice.  
Created On: May 13, 2021

DOUG GOURLEY PLAYGROUND INSPECTIONS  
610 SANTA MARIA ROAD, EL SORBRANTE, CA 94803  
510-243-7445

NATIONAL RECREATION AND PARK ASSOCIATION  
NATIONAL PLAYGROUND SAFETY INSTITUTE  
CERTIFIED PLAYGROUND SAFETY INSPECTOR  
CERTIFICATION NUMBER 54181-25

July 2, 2025

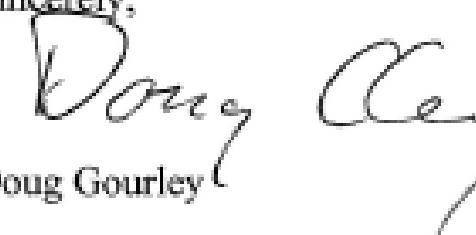
DIRECT RESPONSES TO:  
Doug Gourley  
510-243-7445

RE: YBC

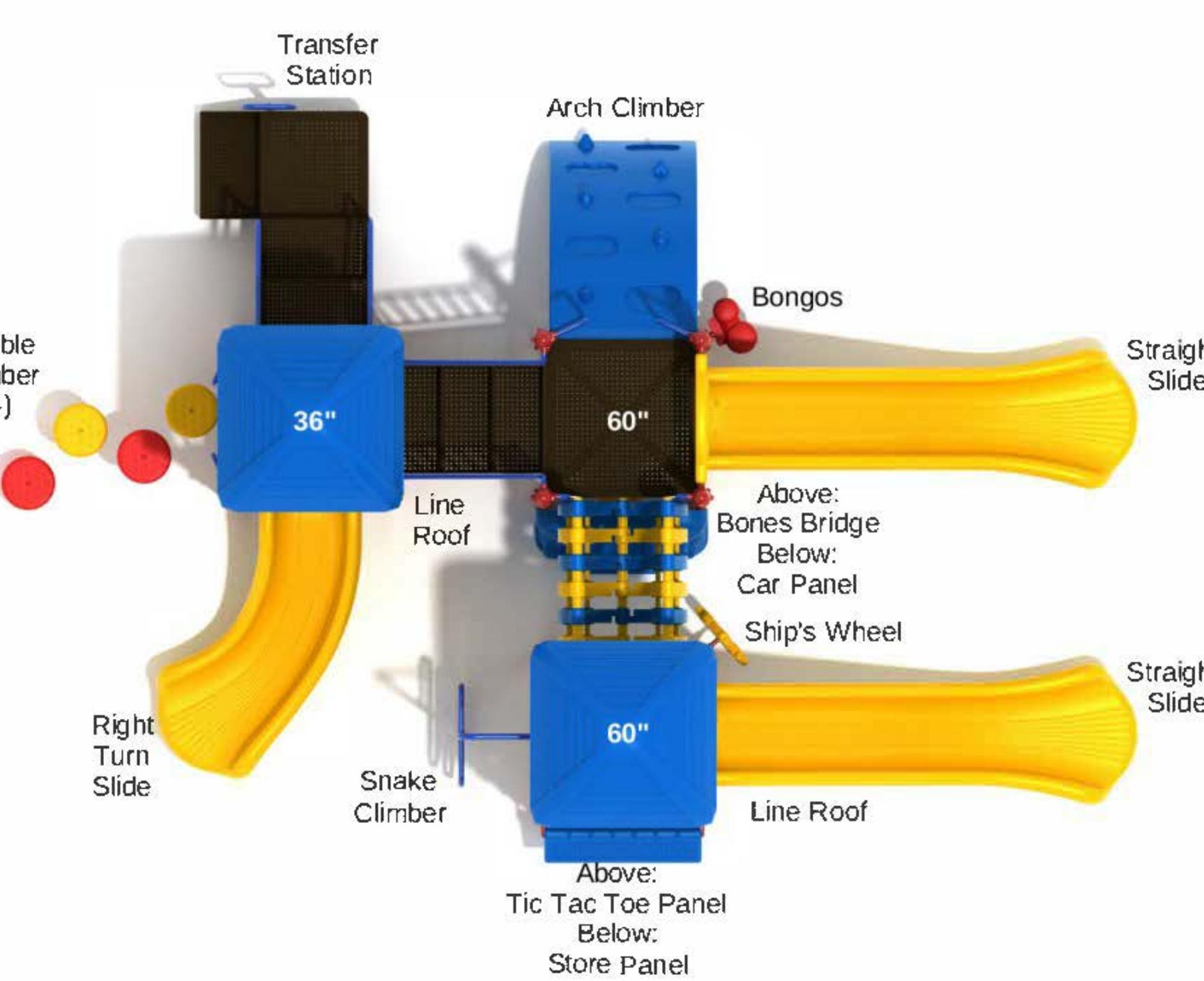
This letter serves as a **CERTIFICATE OF COMPLIANCE** based on **The California Playground Safety Regulations** for the existing playground equipment at **YBC Playground**, located at 1722 Gilbreth Road Burlingame, CA 94010. The existing playground equipment is manufactured by **(Quitele playgrounds)**

The playground audit has been completed in accordance with California Assembly Bill 1055. This playground was inspected based on the 2015 CPSC Handbook for Public Playground Safety and the ASTM F1487-05 voluntary industry performance standard for public. This playground meets all safety requirements as outlined in the aforementioned documents.

Should you have any questions regarding the provided information, please do not hesitate to contact me.

Sincerely,  
  
Doug Gourley

General Notes
Kamal Fallaha 95 Camborne Ave San Carlos, CA 94070 (650) 906-7482



PLAN VIEW



ELEVATION VIEW



FLOOR FINISHED MATERIAL

2	
1	
No.	Revision/Issue
	Date

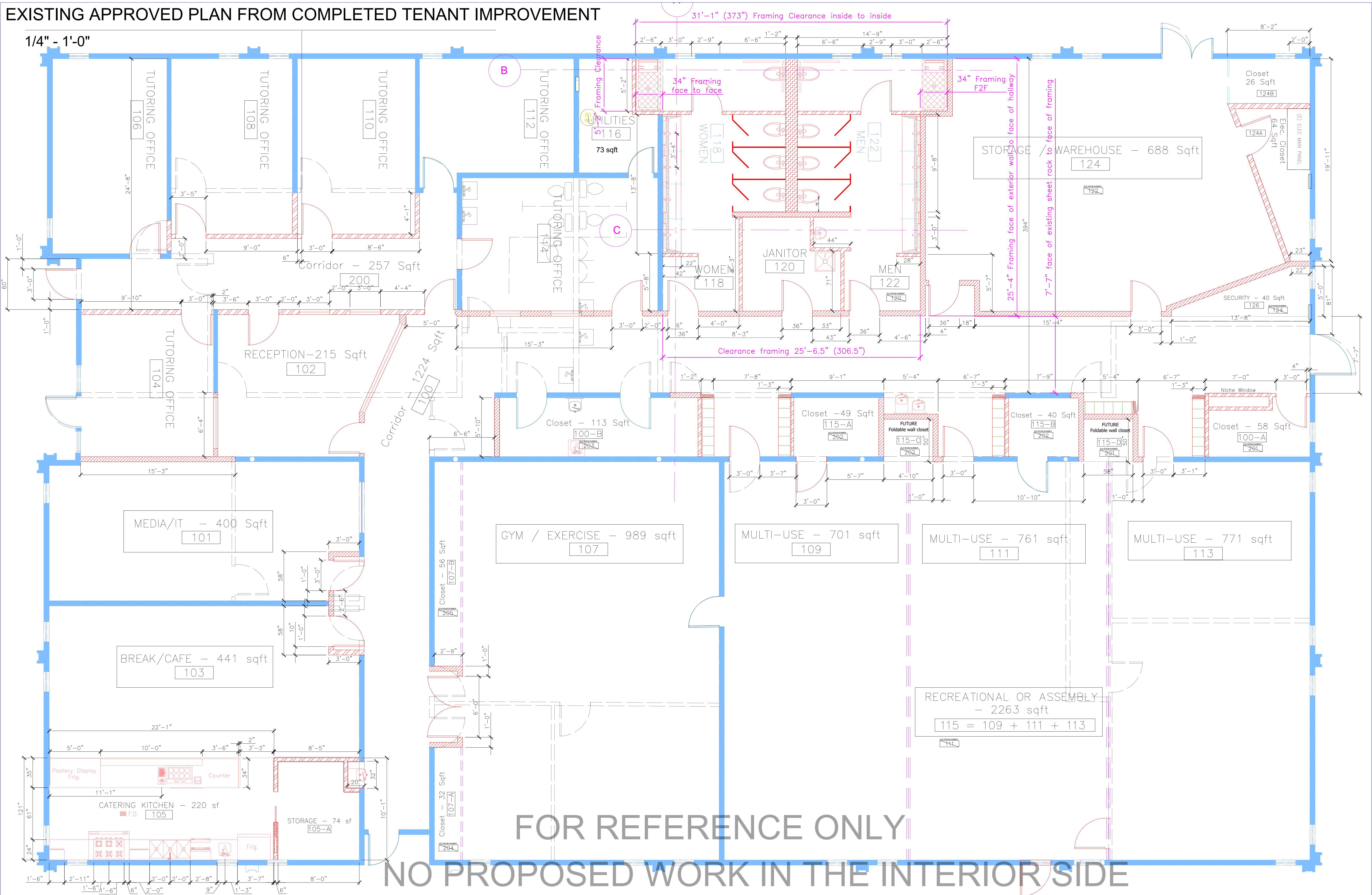
Firm Name and Address  
**PLAY STRUCTURE & PLAN, IMAGE, CERTIFICATE**

Project Name and Address  
**YASEEN FOUNDATION**  
1722 Gilbreth Rd  
Burlingame, CA 94010

Project	Sheet
<b>VARIANCE APPLICATION</b>	
Date	8/13/2022
Scale	AS NOTED

**A0.6**

## EXISTING APPROVED PLAN FROM COMPLETED TENANT IMPROVEMENT



FOR REFERENCE ONLY

NO PROPOSED WORK IN THE INTERIOR SIDE

10'

Closet - 10'

OLD ROOM NUMBER 204

10'

1  
A2.1b

## FLOOR PLAN &amp; ACCESSIBILITY

1/8" - 1'-0"

Ref.	Area	SQFT	Occupancy	Load Factor	Load	Delta from approved
102 & 126	Admin & Security	255	B	100	3.00	0
104-14	Office & Tutoring	1225	E-1	20	62.00	0
105	Catering Kitchen	220	A-2	200	2.00	1
103	Break / Café	441	A-3	15	30.00	-12
101	Media Training	400	B	100	4.00	0
107	Gym / Exercise	989	A-2	50	20.00	0
109	Recreational / Assembly	1114	A-3	15	75.00	0
111	Assembly / Recreational	1149	A-3	15	77.00	0
124	Storage	688	S-2	300	3.00	0
Floor Area - Net		6481	Per CBC 202 "Floor Area - Net"			
100-A/B, 105-A, 107A/B, 115-A/B/C/D, 124-B	Closets	484				
118, 120, 122	Restrooms and Janitor	655				
116, 124-A	Utilities / Elec Closet	137				
100, 200	Corridors	1481				
Interior walls		447				
Exterior walls		205				
Building Total Area		9890	Same as on survey			
Total Occupancy Load		276				-11

## PLAN CHECK NOTES

1. Occupant load of room #115 are placed next to main exit doors as indicated on the plans on this sheet. The posted signs shall be approved legible permanent design and shall be maintained by owner of authorized agent. 2016 CBC 1004.3

"A separate permit is required to change building use proportions such as converting the Gym/Exercise room for a higher density use. This conversion could result in a change to total occupancy per 2013 CBC Table 1604.5 and a complete seismic upgrade of the existing building may be required"

## RESTROOM REQUIREMENTS PER 2013 CBC TABLE 422.1

A-3 ASSEMBLY OCCUPANCY

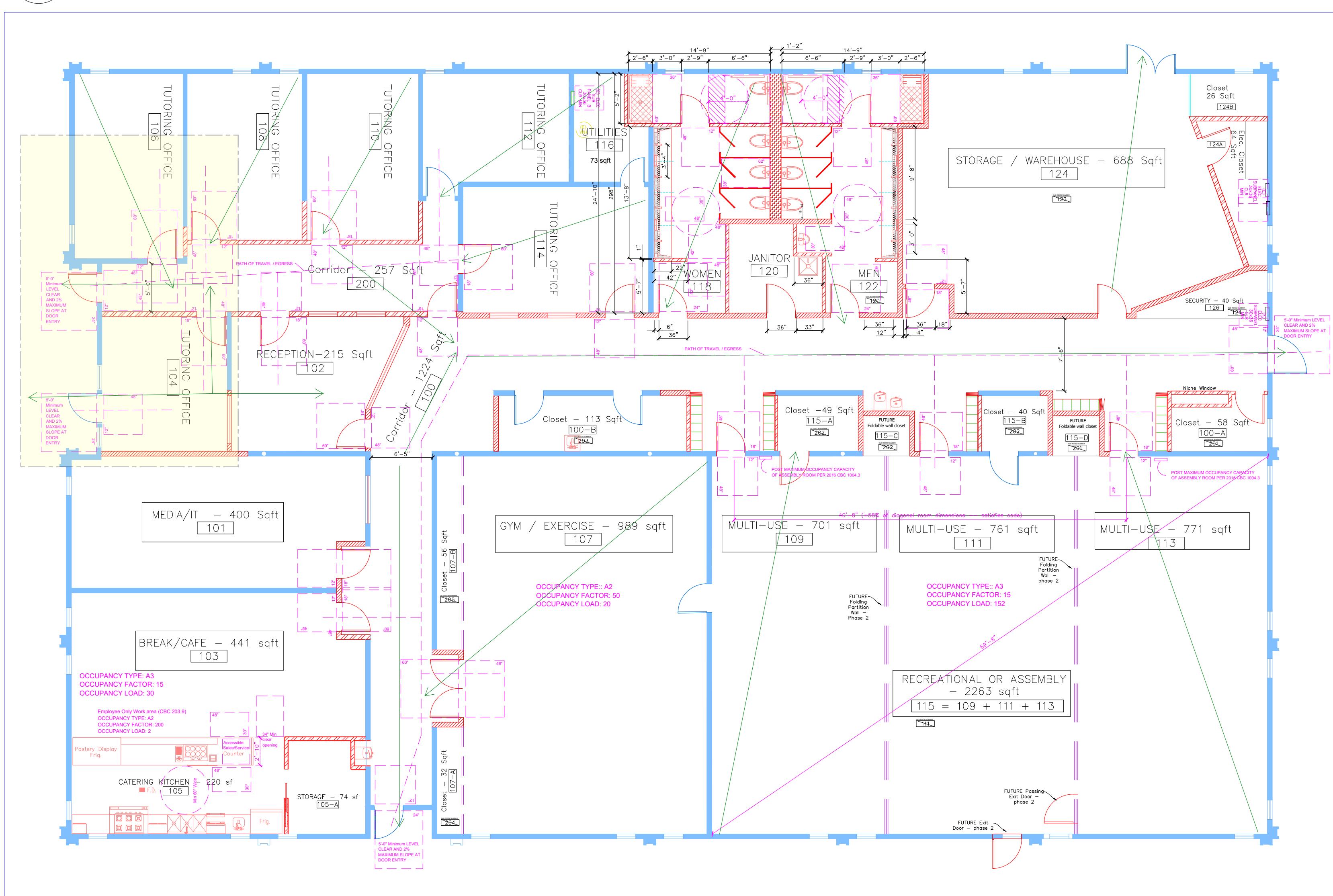
MALE 2: 101 - 200 URINALS 2: 101 - 200

FEMALE 4: 101 - 200

LAWS 2: 101 - 200

DRINKING FOUNTAINS 2: 251 - 500

1 SERVICE SINK



NOTE: EXISTING TRAVEL EXIT PLAN. NO PROPOSED WORK  
IN THE INTERIOR SIDE OF THE BUILDING

## GENERAL ACCESSIBILITY NOTES

1. Counters in Break Room, Security Room and Reception shall comply with 2016 CBC 11B-904.4.1 (Parallel Approach) OR 11B-904.2 (Forward Approach with Knee and toe space complying with Section 11B-306 shall be provided under the counter. A clear floor or ground space complying with Section 11B-305 shall be positioned for a forward approach to the counter).
2. See RR and Kitchen accessibility details on A4.1a and A4.2.

General Notes
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Kamal Fallaha  
95 Camborne Ave  
San Carlos, CA 94070  
(650) 906-7482

2	
1	
No.	Revision/Issue
	Date

Firm Name and Address  
**EXISTING FLOOR PLAN, ACCESSIBILITY & OCCUPANCY**

Project Name and Address  
**YASEEN FOUNDATION**  
1722 Gilbreth Rd  
Burlingame, CA 94010

Project	Sheet
VARIANCE APPLICATION	
Date	8/13/2025
Scale	AS NOTED
A0.8	

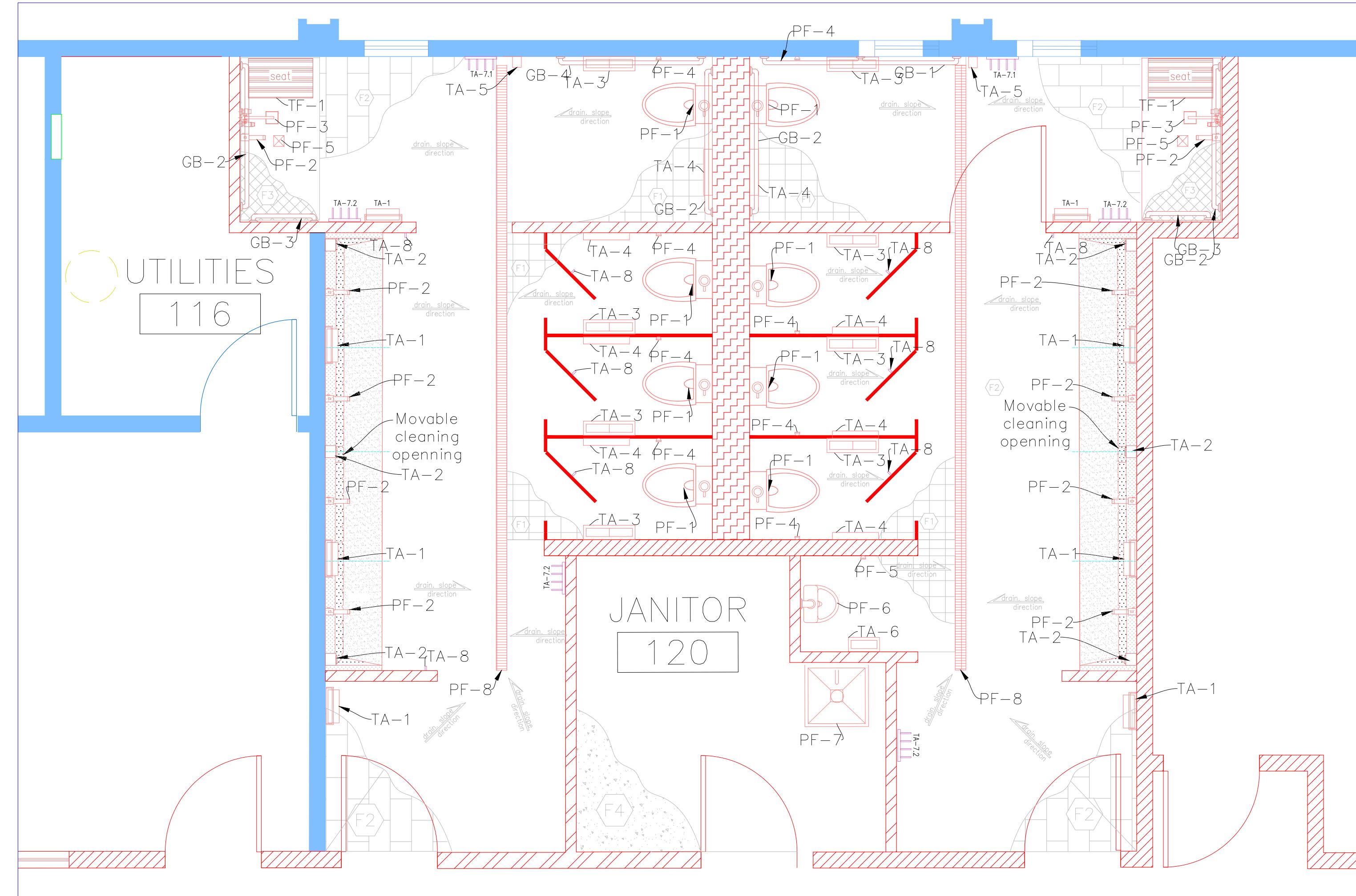
**FOR REFERENCE ONLY  
NO PROPOSED WORK IN THE INTERIOR SIDE**

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## RESTROOM PLAN VIEW DETAILS

A 4.1a

3/8" - 1'-0"

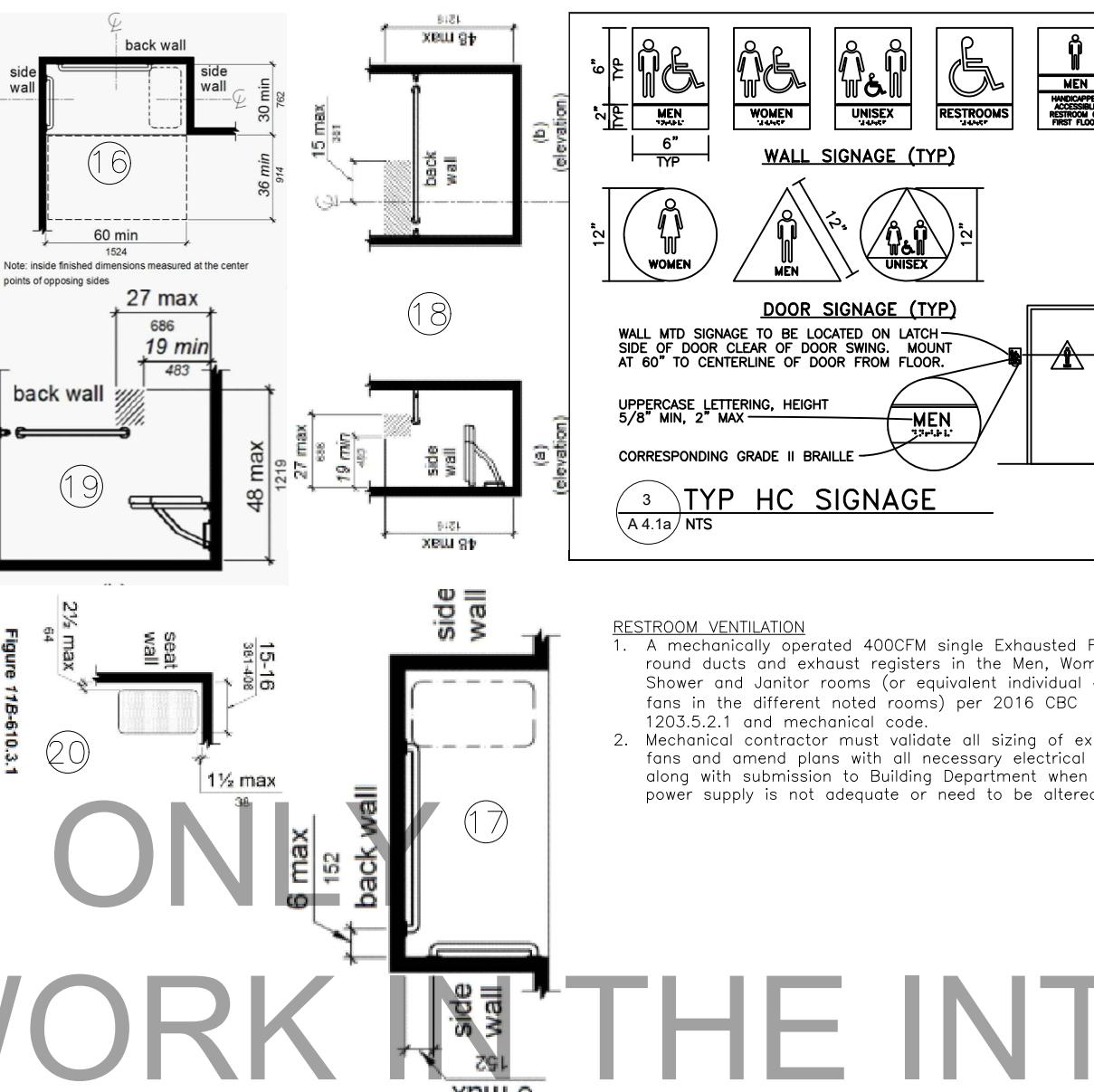
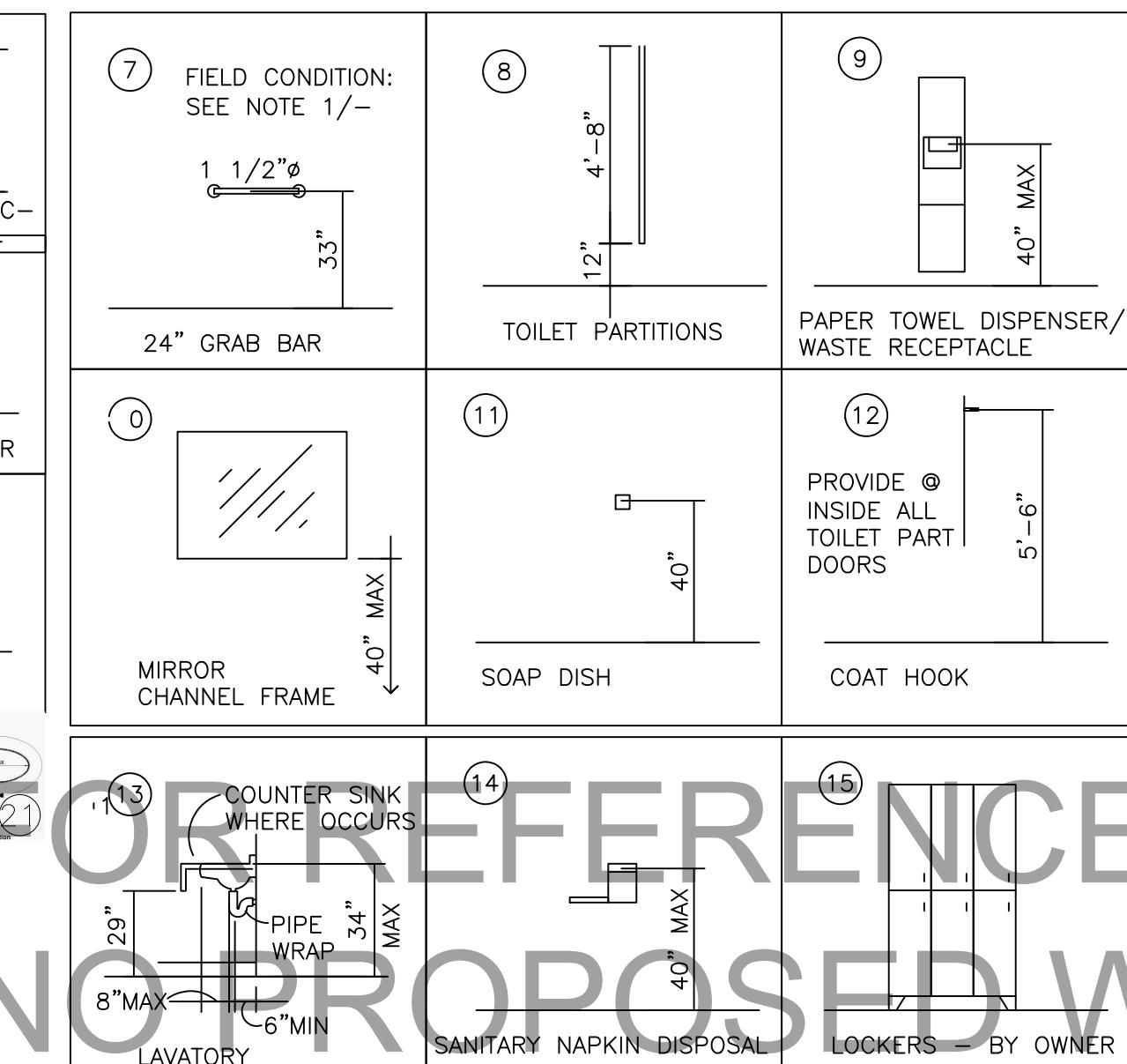
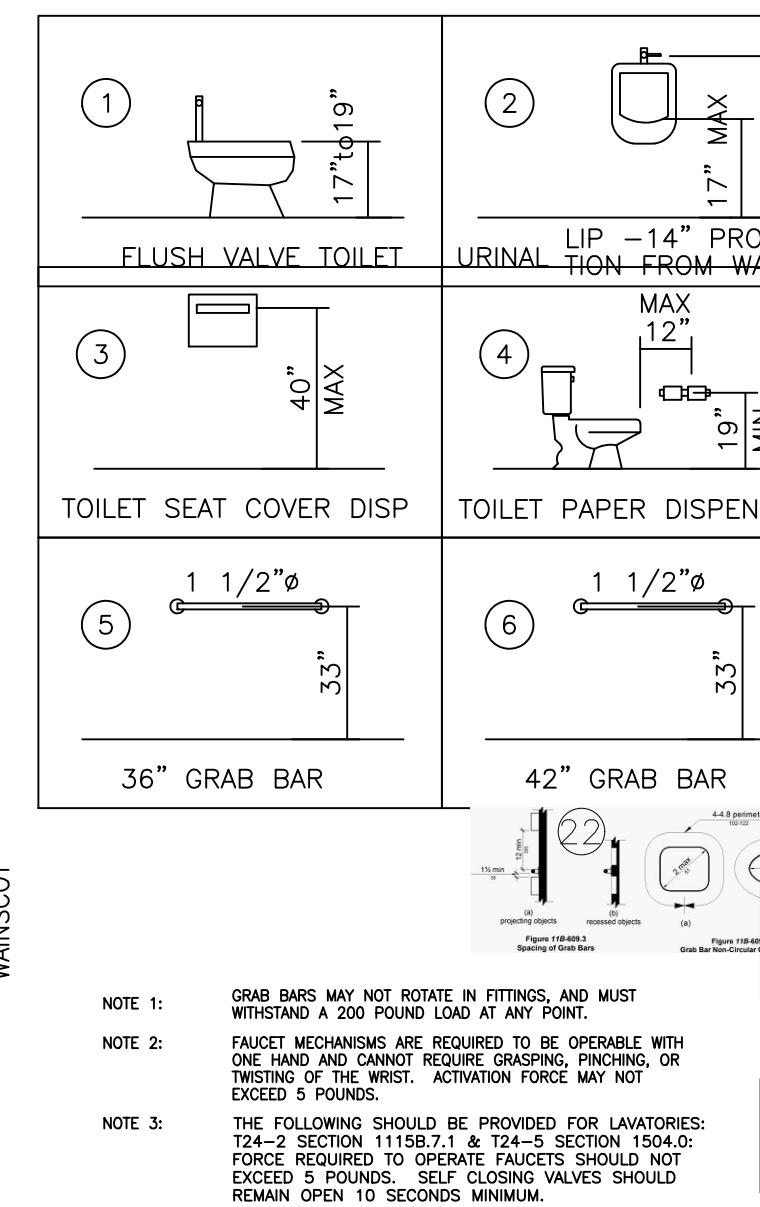
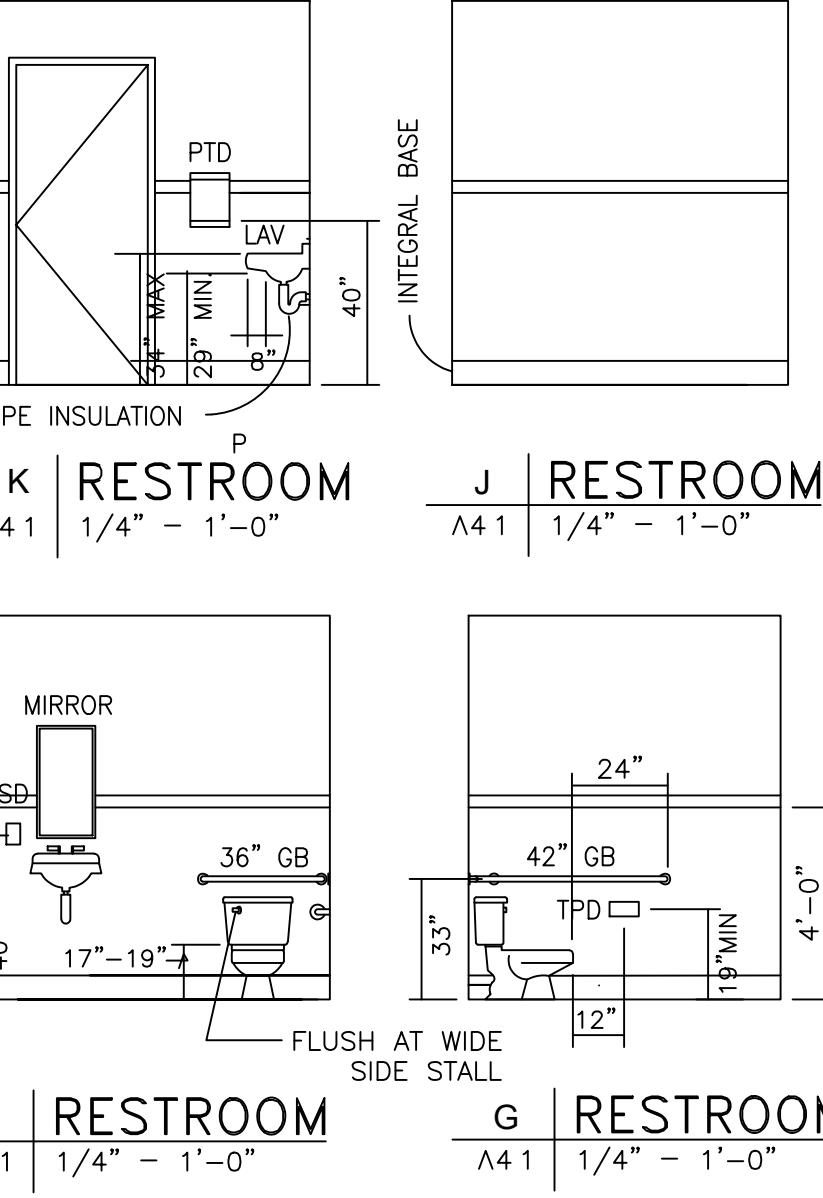


## RESTROOM MATERIALS SCHEDULE

Ref #	Item Type	Description	QTY	Locations
PF-1	Toilet combo	Toilet 1.28 gpf or better, Auto Flush Assembly, Seat and Bidet. Like American Standard 3351.576 Awall Elongated One-Piece Toilet with EverClean Surface With Electronic Flush Valve. Bidet like Luxe Bidet Neo 120 - Self Cleaning Nozzle - Fresh Water Non-Electric Mechanical Bidet Attachment (Amazon.com)	8	Men's ADA WC (Q=1) Men's Std WC (Q=3) Women's ADA WC (Q=1) Women's Std WC (Q=3)
PF-2	Faucet	Commercial Wall Mount Automatic Motion Sensor Faucet - Brushed chrome color. Like Fontana Sensor Faucets model BST51075F OR Reynold Wall Mount Automatic Motion Sensor Faucet model BST6105F. Provide power source. (bathsselect.com)	8	Men's RR wash counter (Q=4) Women's RR wash counter (Q=4)
PF-3	Shower system	ADA complete shower. A shower spray unit with a hose 59 inches (1499 mm) long minimum that can be used both as a fixed-position shower head and as a hand-held shower shall be provided. The shower spray unit shall have an on/off control with a non-positive shut-off. If an adjustable height shower head on a vertical bar is used, the bar shall be installed so as not to obstruct the use of grab bars. Shower spray units shall deliver water that is 120°F (49°C) maximum. Like KIT-DEL130CCP by Keeney Manufacturing Company (Wayfair.com)	2	Men's ADA Shower (Q=1) Women's ADA Shower (Q=1)
PF-4	Bidet hose	Chrome or stainless steel color like Joyway Hand Bidet for Toilet Attachment-Stainless Steel Handheld Bidet Sprayer Kit for Bathroom Self Cleaning with Extra Long Handle (Amazon.com). Must incorporate a wall mount that prevent the head from racking the floor (wall mounted ring or bar that allow the hose to pass through but not the head)	9	Men's ADA WC (Q=1) Men's Std WC (Q=3) Men's Urinal (Q=1) Women's ADA WC (Q=1) Women's Std WC (Q=3)
PF-5	Floor drain	4x4 or 6x6 square shower drain with p-trap	2	Men's ADA Shower (Q=1) Women's ADA Shower (Q=1)
PF-6	Urinal combo	Urinal and Flush valve - need to be deep and no edges to reduce splashing like American Standard 6550.530.020 Washbrook Flowise 0.125 Gpf Top Spud Urinal with Electronic Flush Valve.	1	Men's RR
PF-7	Service sink combo	Global Industries: FIAT MSBID2424 24" X 24" Molded Stone Mop Sink or equivalent + T&S Brass B-0665-BSTR Rough Chrome Service Sink Faucet	1	Janitorial Room 116
PF-8	Channel drain	4"channel shallow (2-3" deep) drain for the length of washing counter, water closets and urinal. ADA compliant stainless steel finished grate suitable for high foot traffic. Grate openings shall be 1/4 inch (6.4 mm) maximum and flush with the floor surface. One foot outside of the WC doors to act as a separator between contaminated floor and clean floor. Like: Source 1 Drainage SIE-GLVPC1 3-Pack Trench & Drive-way Channel Drain System With Galvanized Steel Grate (https://www.greydock.com)	2	Men's RR (Q=1) Women's RR (Q=1)
PF-9	Hose Bibb Valve	Chrome Hose Bibb Valve like PROLO PF760HE Unrestricted Sill / Utility Faucet with 3/4" Threaded Outlet Chrome Faucet Utility Single Handle	2	Men's RR (Q=1) Women's RR (Q=1)
GB-1	Grab Bar 72"	ADA Grab bar 72"	1	Men's ADA WC
GB-2	Grab Bar 54"	ADA Grab bar 54"	4	Men's ADA Shower (Q=1) Women's ADA Shower (Q=1) Women's ADA WC (Q=1) Men's ADA WC (Q=1)
GB-3	ADA Grab Bar 24"	ADA Grab bar 24"	2	Men's ADA Shower Women's ADA Shower
GB-4	Grab bar 48"	ADA Grab bar 48"	1	Women's ADA WC (Q=1)
TF-1	ADA shower seat	ADA 28" wide shower seat, like ASI 8203.28 Folding Shower Seat Rectangular Solid Phenolic Seat 28" Wide White (opentip.com)	2	Men's ADA Shower Women's ADA Shower
TF-2	Mirror	Vanity mirror 24"x36"	8	Men's washing vanity (Q=4) Women's washing vanity (Q=4)
TA-1	Paper towel role dispenser	SAN JAMAR RR paper towel smart dispenser T1400TBKH surface mounted, 15 1/2" x 17" x 9 5/8",d, plus AC adapter available (110 volt) XT50 -- Requires GFI power outlet.	8	Men's washing vanity (Q=2) Women's washing vanity (Q=2) Men's RR by door (Q=1) Women's RR by door (Q=1) Men's RR by shower (Q=1) Women's RR by shower (Q=1)
TA-2	Soap dispenser	SAN JAMAR soap manual dispenser 7125F30TBK surface mounted, 6 1/8" x 4 1/8" x 4 1/4", 30 oz capacity.	6	Men's washing vanity (Q=3) Women's washing vanity (Q=3)
TA-3	Toilet paper role dispenser	SAN JAMAR R4000TBK Twin 9" Tissue Dispenser - Black Pearl, surface mounted, 19.29" w x 11.83" h x 5.51" d	8	Men's water closets (Q=4) Women's water closets (Q=4)
TA-4	Toilet seat cover dispenser	SAN JAMAR TS510TBK toilet seat dispenser - black pearl, surface mount, 11 1/4" h x 17 1/2" w x 3 1/8" d	8	Men's water closets (Q=4) Women's water closets (Q=4)
TA-5	Air Freshner	San Jamar WF107801204 Arriba Commercial Twist Fan Air Freshener Dispenser, 6.95" X 3" X 3.47", Grey	4	Men's ADA RR (Q=1) Men's RR (Q=1) Women's ADA RR (Q=1) Women's RR (Q=1)
TA-6	Toilet paper role dispenser	SAN JAMAR R4000TBK R2000TBK Single 9" Roll JBT Dispenser - Black, surface mounted, 12" w x 10 1/4" h x 5 5/8" d	1	Men's urinal
TA-7	Cloths hanger	12" Cloths hanger with 4 hooks - stainless steel or gloss white TA-7.1 mounted at 38-40" from FF for ADA use TA-7.2 mounted at 60-64" from FF for other use	6	Men's shower (Q=2) RR (Q=1) Women's shower (Q=2) RR (Q=1)
TA-8	Coat/Purse hook	Coat / purse hook - stainless steel	10	Men's standard WC door back and on each side of the washing counter Women's standard WC door back and on each side of the washing counter

General Notes		
5 BUILDING PLAN CONTRACTING 8/08/18		
No.	Revision/Issue	Date
Firm Name and Address		
EXISTING RESTROOMS & DETAILS		
Project Name and Address		
YASEEN FOUNDATION 1722 Gilbreth Rd Burlingame, CA 94010		
Project	VARIANCE APPLICATION	Sheet
Date	8/13/2025	A0.9
Scale	AS NOTED	

1 / 22 Children



**RESTROOM/SHOWER GENERAL NOTES**

1. ALL PROVIDED DIMENSIONS ARE FINISH DIMENSIONS UNLESS STATED OTHERWISE. CONTRACTOR MUST MAKE SURE ALL ACCESSIBILITY AND OTHER CODE FINISH DIMENSIONS ARE MET.
2. Shower controls and faucets shall be of a single-lever design.
3. Plumbing contractor determine connection to main and adequate slope
4. All material used in RR, water fountain surrounds must be premium mold and moister resistant grade. Contractor is responsible for and guarantees waterproofing.

**FLOORING NOTES:**

1. Changes in level of 1/4 inch high maximum shall be permitted to be vertical and without edge treatment.
2. Changes in level between 1/4 inch high minimum and 1/2 inch high maximum shall be beveled with a slope not steeper than 1:2.
3. Changes in level greater than 1/2 inch high shall be ramped, and shall comply with Ramps codes in Section 11B-405 or 11B-406.
4. Openings in floor or ground surfaces shall not allow passage of a sphere more than 1/2 inch diameter. Elongated openings shall be placed so that the long dimension is perpendicular to the dominant direction of travel.
5. Floor or ground surfaces of showers shall be sloped 1:48 maximum in any direction. Where drains are provided, grate openings shall be 1/4 inch (6.4 mm) maximum and flush with the floor surface.

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