



CONSTRUCTION HOURS

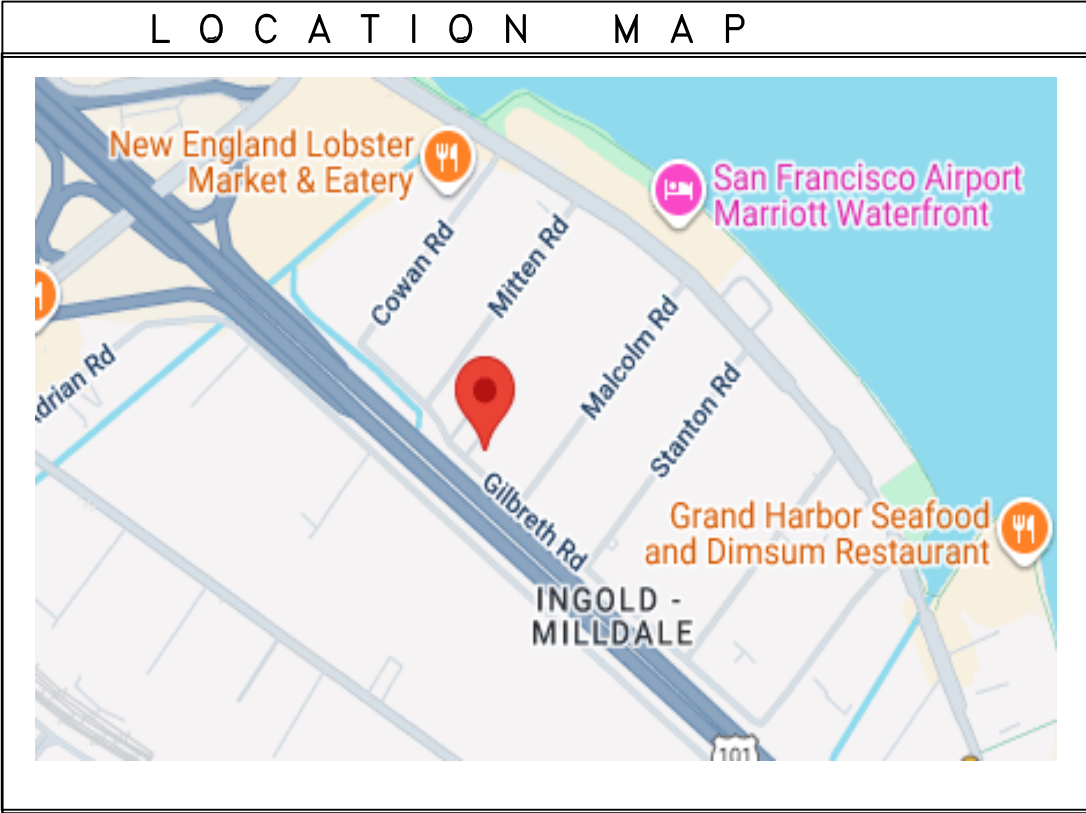
Monday through Friday: 8am - 7pm

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.



C O N T A C T S

OWNER/
TENANT:

YASEEN FOUNDATION
1722 Gilbreth Rd
Burlingame, CA 94010

ARCHITECT/
ENGINEER
OF RECORD

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

C O D E S

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

P R O J E C T I N F O R M A T I O N

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).

P L A N C H E C K N O T E S

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 easement, and utility easements is 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 like 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

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NOV 12, 2025

CITY OF BURLINGAME
CDD-PLANNING DIVISION

G E N E R A L N O T E S

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 CBC.
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. UNUSED
11. 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.
12. 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.
13. THRESHOLDS SHALL NOT HAVE A RISE GREATER THAN 1/2"
14. EXIT DOORS SHALL BE SO MARKED THAT THEY ARE READILY DISTINGUISHABLE FROM THE ADJACENT CONSTRUCTION.
15. EXIT DOORS SHALL BE ILLUMINATED AT FLOOR LEVEL WITH A MINIMUM OF 1 FOOTCANDLE AT TIME OF OCCUPANCY.
16. PROVIDE SIGN ABOVE DOORS MOUNTED ON HORIZONTAL MULLION TO READ "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED."
17. ALL DOORS SHALL BE PROVIDED WITH LEVER TYPE HARDWARE IN COMPLIANCE W/ UBC.
18. ALL EXTERIOR DOORS TO BE WEATHERSTRIPPED AND MADE WEATHERTIGHT.
19. 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'.
20. REVIEW ALL DRAWINGS AND VERIFY ALL EXISTING CONDITIONS, IF THERE ARE ANY DISCREPANCIES OR CONTRADICTIONS IMMEDIATELY CONTACT THE ARCHITECT.
21. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH UBC, TITLE 24, AND ALL APPLICABLE LOCAL CODES AND ORDINANCES IN AFFECT AT TIME OF CONSTRUCTION.
22. ALL EXTERIOR SEALANT SHALL COMPLY WITH FEDERAL SPEC TT-9-00250C TYPE II, CLASS A ASTM C920-79.
23. ALL INTERIOR SEALANT SHALL COMPLY WITH FEDERAL SPEC TT-9-001657 TYPE I.
24. ALL JOINTS, PENETRATIONS, AND OTHER OPENINGS IN THE BUILDING ENVELOPE SHALL BE SEALED, CAULKED, GASKETED, OR WEATHERSTRIPPED TO LIMIT AIR LEAKAGE.
25. UNUSED
26. IN AREAS OF CONSTRUCTION THAT ARE NOT CONSIDERED STANDARD CONSTRUCTION AND ARE NOT DETAILED, THE CONTRACTOR SHALL REQUEST A CLARIFICATION DETAIL FROM THE ARCHITECT.
27. GC TO PATCH AND REPAIR AREAS DAMAGED DURING CONSTRUCTION TO MATCH ADJACENT.

F I R E

EXTINGUISHERS MUST BE PLACED WITHIN 75' OF TRAVEL FROM ANY POINT IN THE OCCUPIED AREA. VERIFY LOCATIONS WITH INSPECTOR.

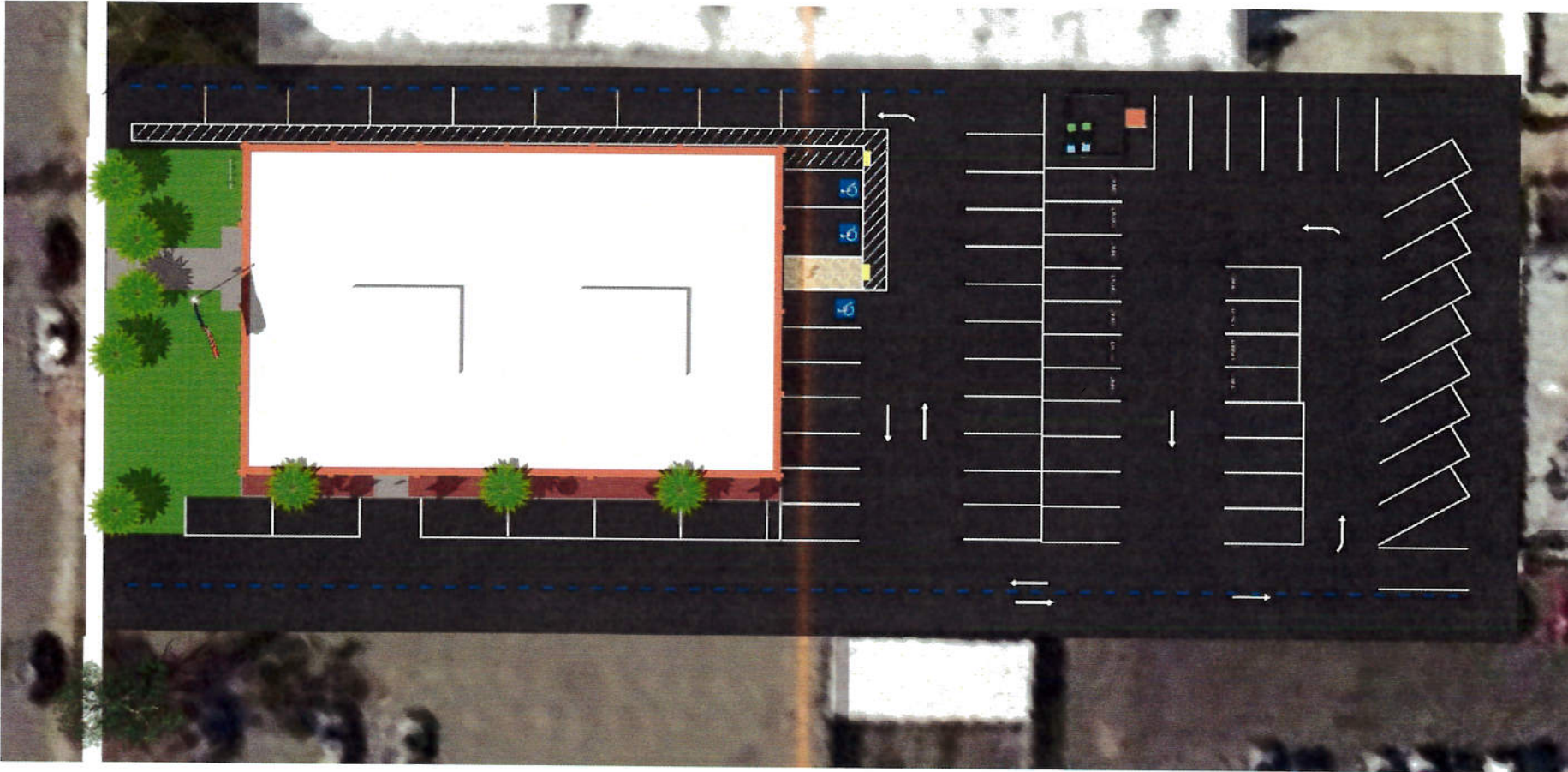
FIRE SPRINKLER SYSTEM ADDITION IS REQUIRED AND TO BE DESIGN-BUILT BY A LICENSED FIRE SPRINKLER UNDER SEPARATE PERMIT:

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 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 inspector 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.

A B B R E V I A T I O N S

ADJ.	- ADJUSTABLE	FLUOR.	- FLUORESCENT	(N)	- NEW	S.S.	- STAINLESS
BD.	- BOARD	F.O.	- FACE OF	N.I.C.	- NOT IN	STL.	- STEEL
BFP	- BACK FLOW PREVENTER	F.O.S.	- FACE OF STUD	NTS	- CONTRACT	STRUCT.	- STRUCTURAL
BLDG.	- BUILDING	F.O.C.	- FACE OF COLUMN	O.C.	- NOT TO SCALE	T.B.R.	- TO BE REMOVED
BLKG.	- BLOCKING	GA.	- GAUGE	O.H.	- ON CENTER	THK.	- THICK
C.A.R.	- COLD AIR RETURN	GAL.	- GALLON	OPN'G	- OVERHEAD	T.M.E.	- TO MATCH
C.B.	- CATCH BASIN	GALV.	- GALVANIZED	PL	- OPENING	TYP.	- TYPICAL
C.C.	- CENTER TO CENTER	GEN. CONTR.	- GENERAL CONTRACTOR	PLYWOOD	- PROPERTY LINE	UON	- UNLESS OTHERWISE
C.L.	- CENTER LINE	GSM	- GALVANIZED SHEET METAL	R.A.D.	- PLATE LINE	NOTED	- NOTED
CJ	- CONTROL JOINT	GYP.	- GYPSUM	REQ'D	- REQUIRED	VCT	- VINYL TILE
CLG.	- CEILING	HB	- HOSE BIB	(RL)	- RELOCATE	VGD.	- VERTICAL
CLR.	- CLEAR	HDR.	- HEADER	(RU)	- RE-USE	W/	- WITH
COL.	- COLUMN	HDR.	- HARDWARE	R.W.L.	- RAIN WATER	W/O	- WITHOUT
CONC.	- CONCRETE	HSP.	- HOUSE SERVICE PANEL	S.A.D.	- SUPPLY AIR	W/H	- WATER HEATER
CONT.	- CONTINUOUS	HT.	- HEIGHT	S.A.R.	- SUPPLY AIR RETURN	W/C	- WATER CLOSET
CTR.	- CENTER/COUNTER	H/W	- HOT WATER	SCHED.	- SCHEDULE	WP	- WATER PROOF
DBL.	- DOUBLE	I.D.	- INSIDE DIAMETER	SHT.	- SHEET		
DIA.	- DIAMETER	INSUL.	- INSULATION	SHVS.	- SHELVES		
D.F.	- DOUGLAS FIR	INT.	- INTERIOR	SMS.	- SHEET METAL		
(E)	- EXISTING	I.S.	- INSIDE	MTD.	- MOUNTED		
E.A.	- EACH	LAV.	- LAVATORY	MTL.	- METAL		
ELECT.	- ELECTRICAL	LOC.	- LOCATION				
EQ.	- EQUAL	MAX.	- MAXIMUM				
EXP.	- EXPANSION	MECH.	- MECHANICAL				
EXT.	- EXTERIOR	MFGR.	- MANUFACTURE				
EXTR.	- EXTRUDED	MIN.	- MINIMUM				
FC	- FRAMING CLIP	MTD.	- MOUNTED				
FIN.	- FINISH	MTL.	- METAL				
FLR.	- FLOOR						

Proposed Site Plan

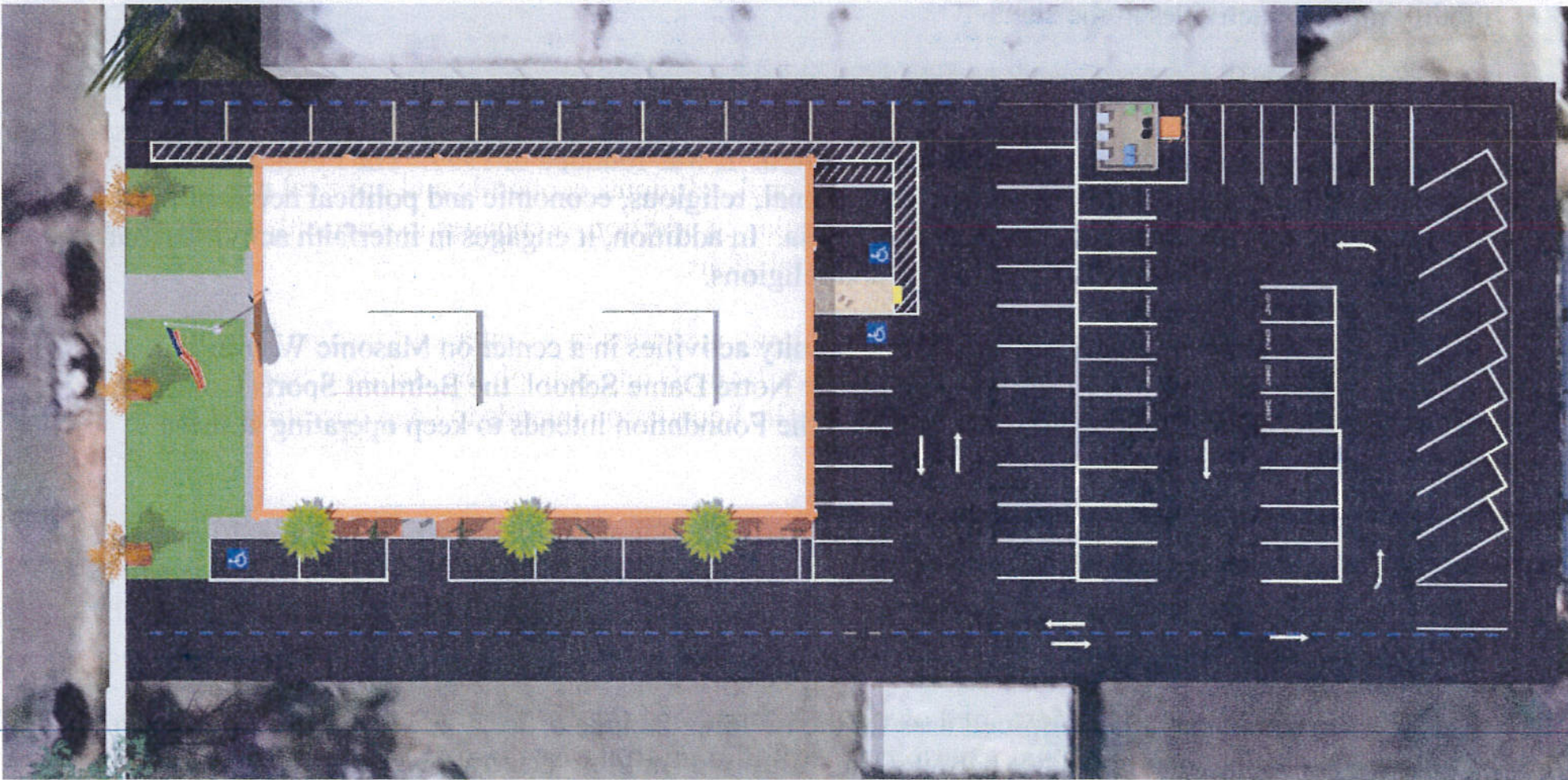


Yaseen Foundation, 621 Masonic Way, Belmont, CA 94002 • (650) 591-3690 • www.yaseen.org

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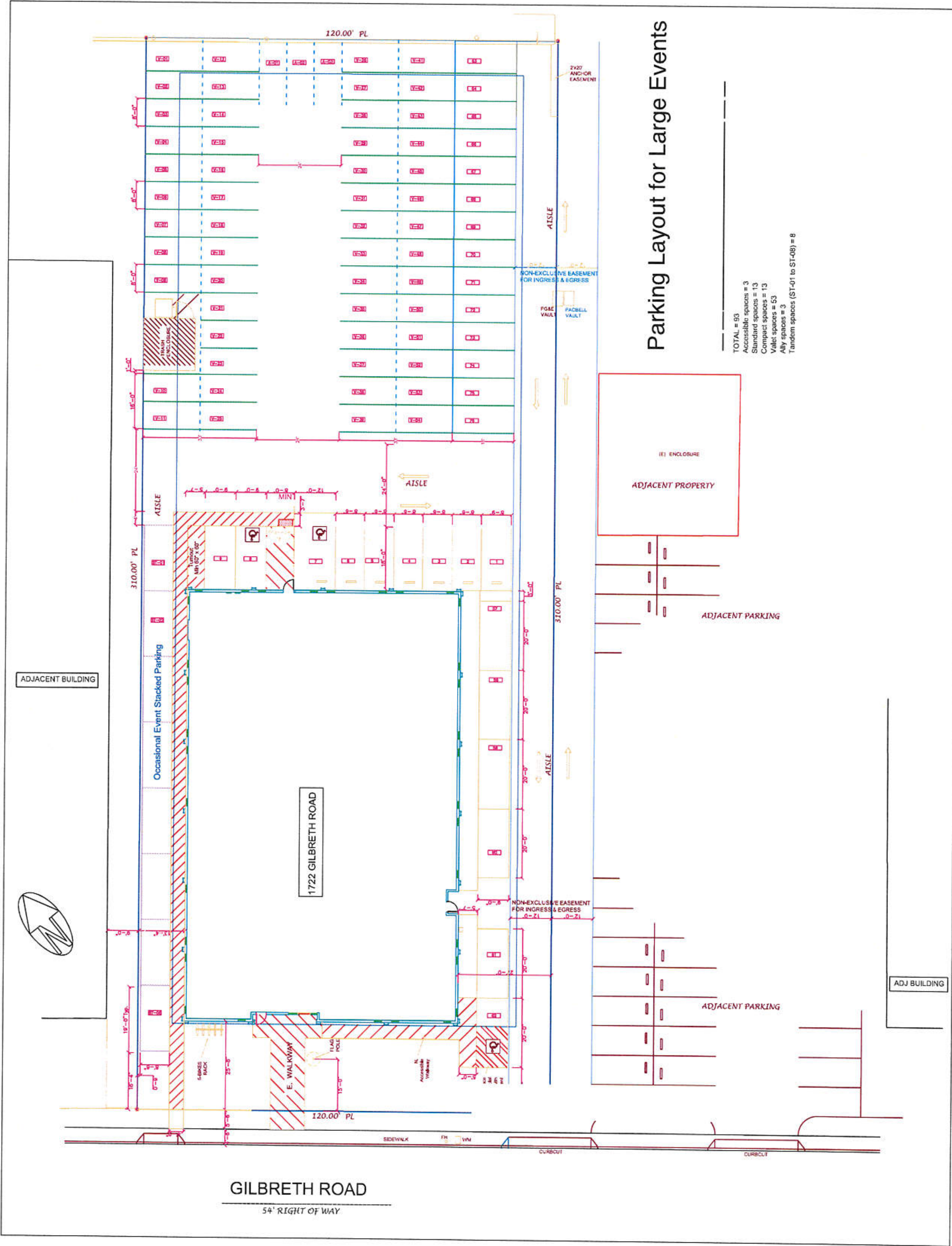
SEP - 1 2015

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

PARKING MANAGEMET



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

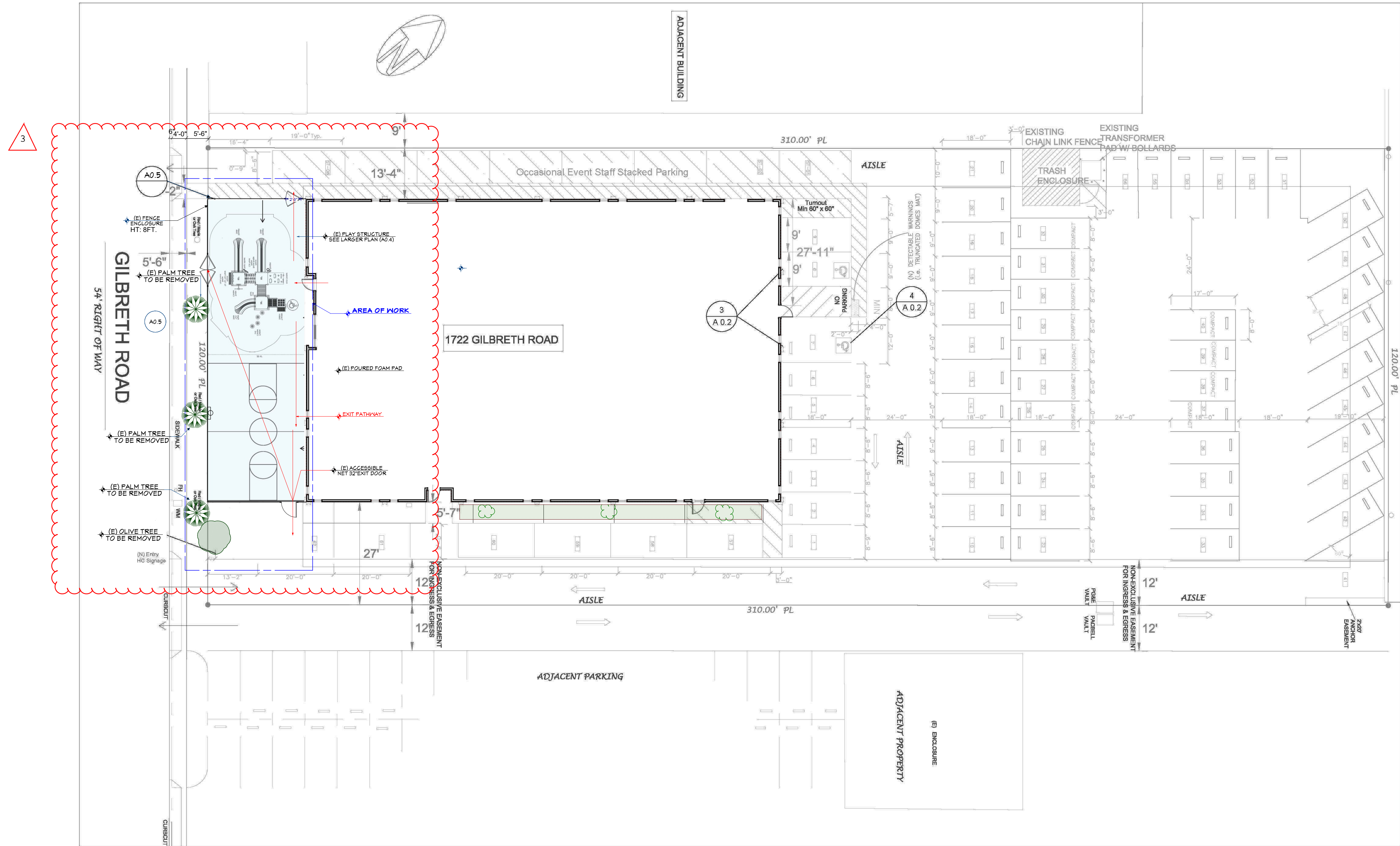
Firm Name and Address

APPROVED SITE PLAN
FROM TENANT
IMPROVEMENT PERMIT

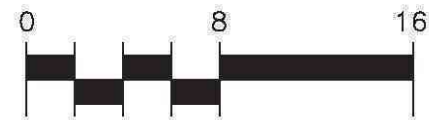
Project Name and Address

YASEEN FOUNDATION
1722 Gilbreth Rd
Burlingame, CA 94010

Project	Sheet
VARIANCE APPLICATION	A0.2
Date	8/8/2025
Scale	AS NOTED



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

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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

SITE PLAN & PARKING
DETAILS

Project Name and Address

YASEEN FOUNDATION
1722 Gilbreth Rd
Burlingame, CA 94010

Project:	Sheet:
Date:	A 0.2
Scale:	

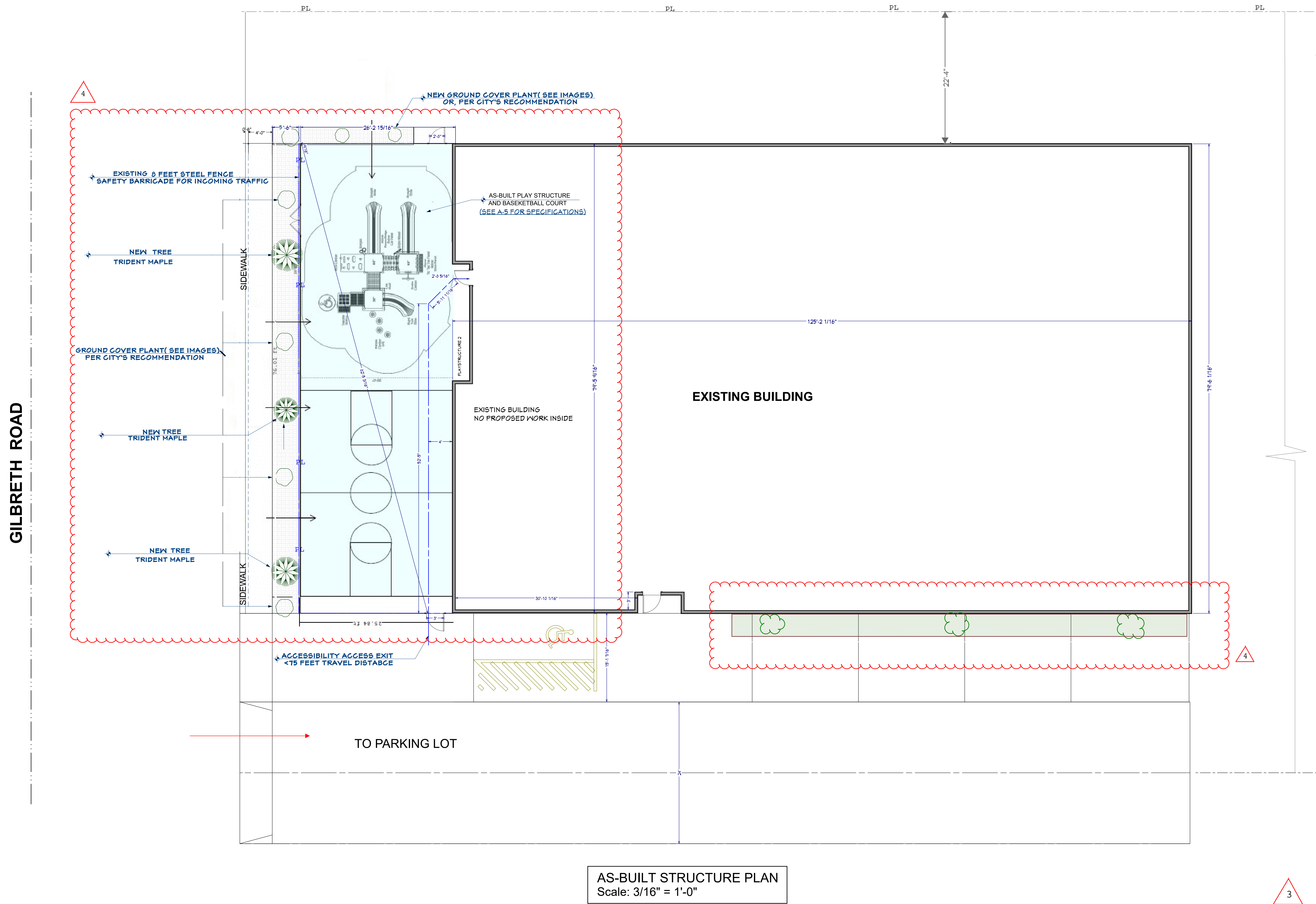
Kamal Fallaha
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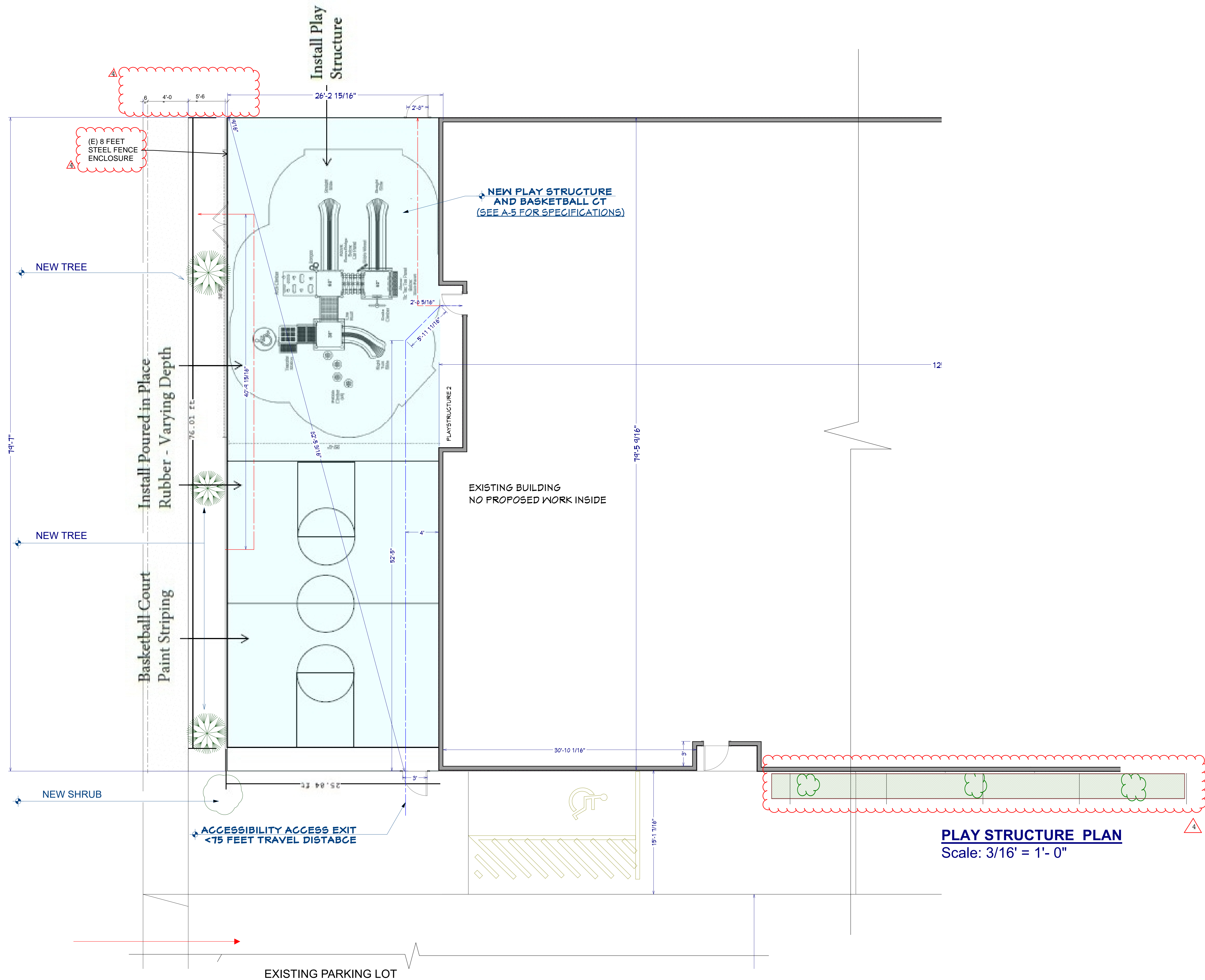
4	RESPONSE TO COMMENTS	11/9/25
3	RESPONSE TO COMMENTS	10/6/25
2	RESPONSE TO COMMENTS	
1	1ST SUBMITTAL	
No.	Revision/Issue	Date

PROPOSED SITE PLAN

YASEEN FOUNDATION
1722 Gilbreth Rd
Burlingame, CA 94010

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





General Notes

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

2	10/05/2025	
1		
No.	Revision/Issue	Date

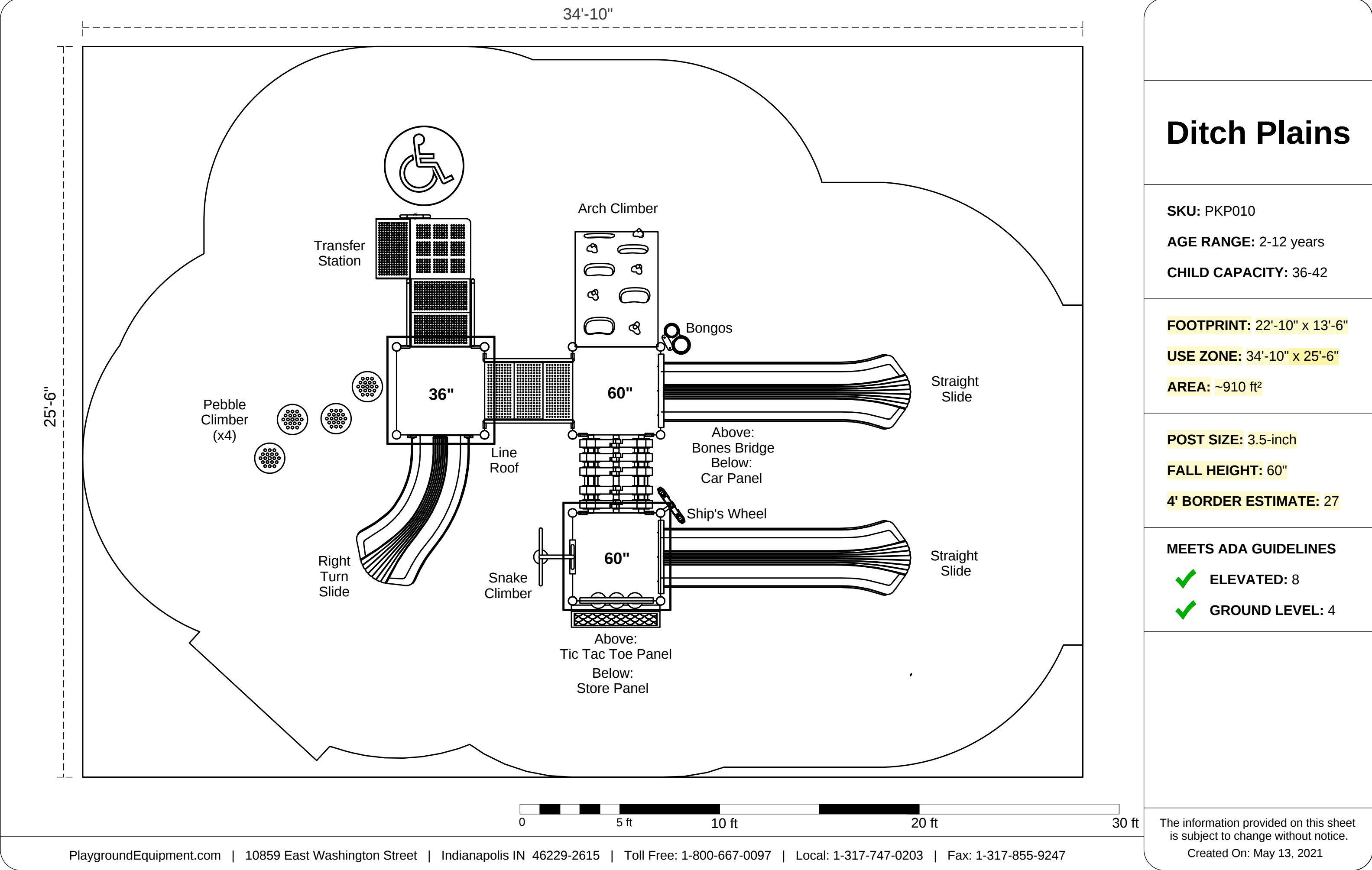
Firm Name and Address

PLAY STRUCTURE
LARGER SCALE
PLAN

Project Name and Address

YASEEN FOUNDATION
1722 Gilbreth Rd
Burlingame, CA 94010

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



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 ft²

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

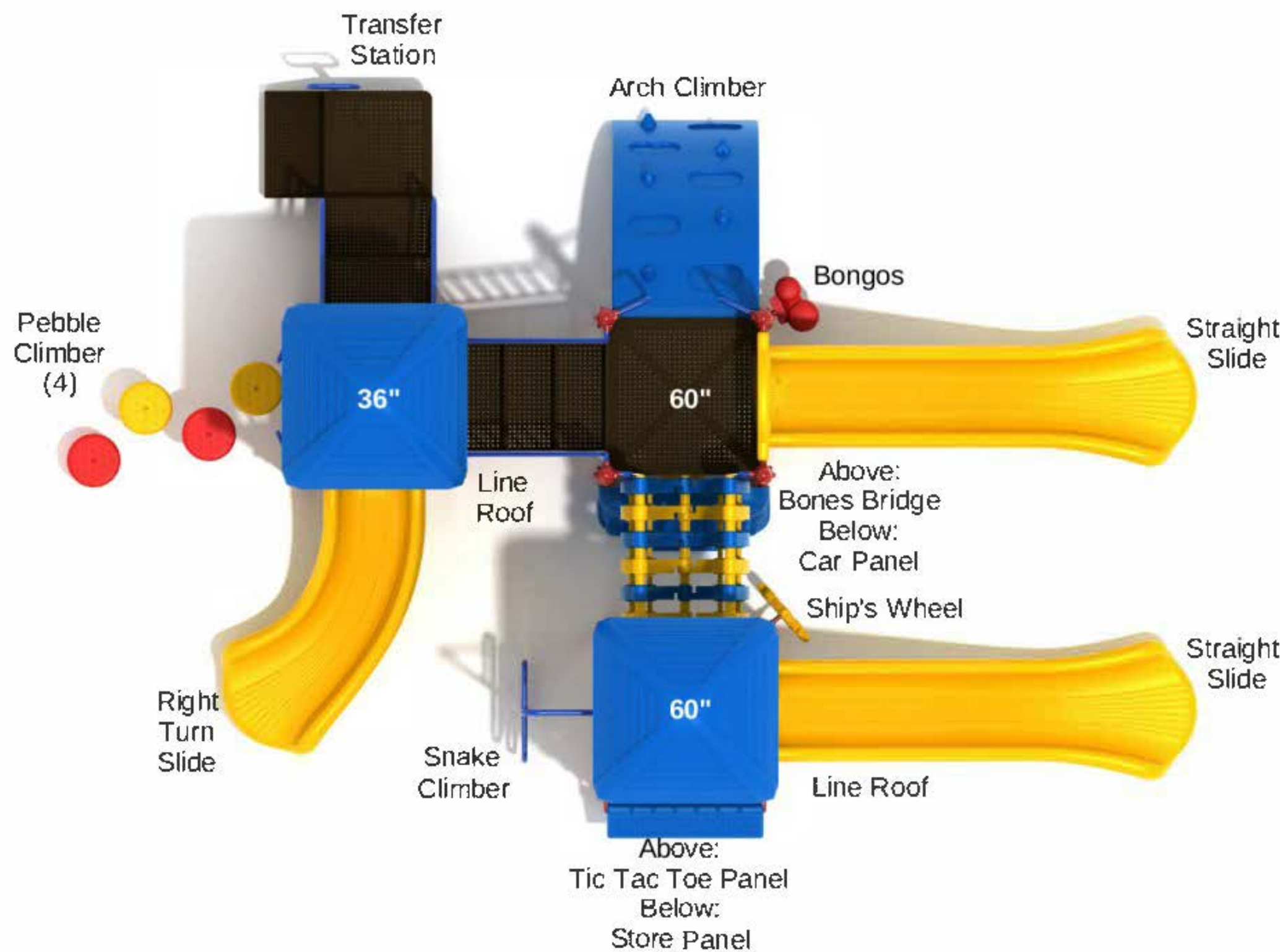
This letter serves as a **CERTIFICATE OF COMPLIANCE** based on **The California Playground Safety Regulations** for the existing playground equipment at **YBC Playground**, located at 1722 Gilbreth Road Burlingame, CA 94010. The existing playground equipment is manufactured by **(Quitele playgrounds)**

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



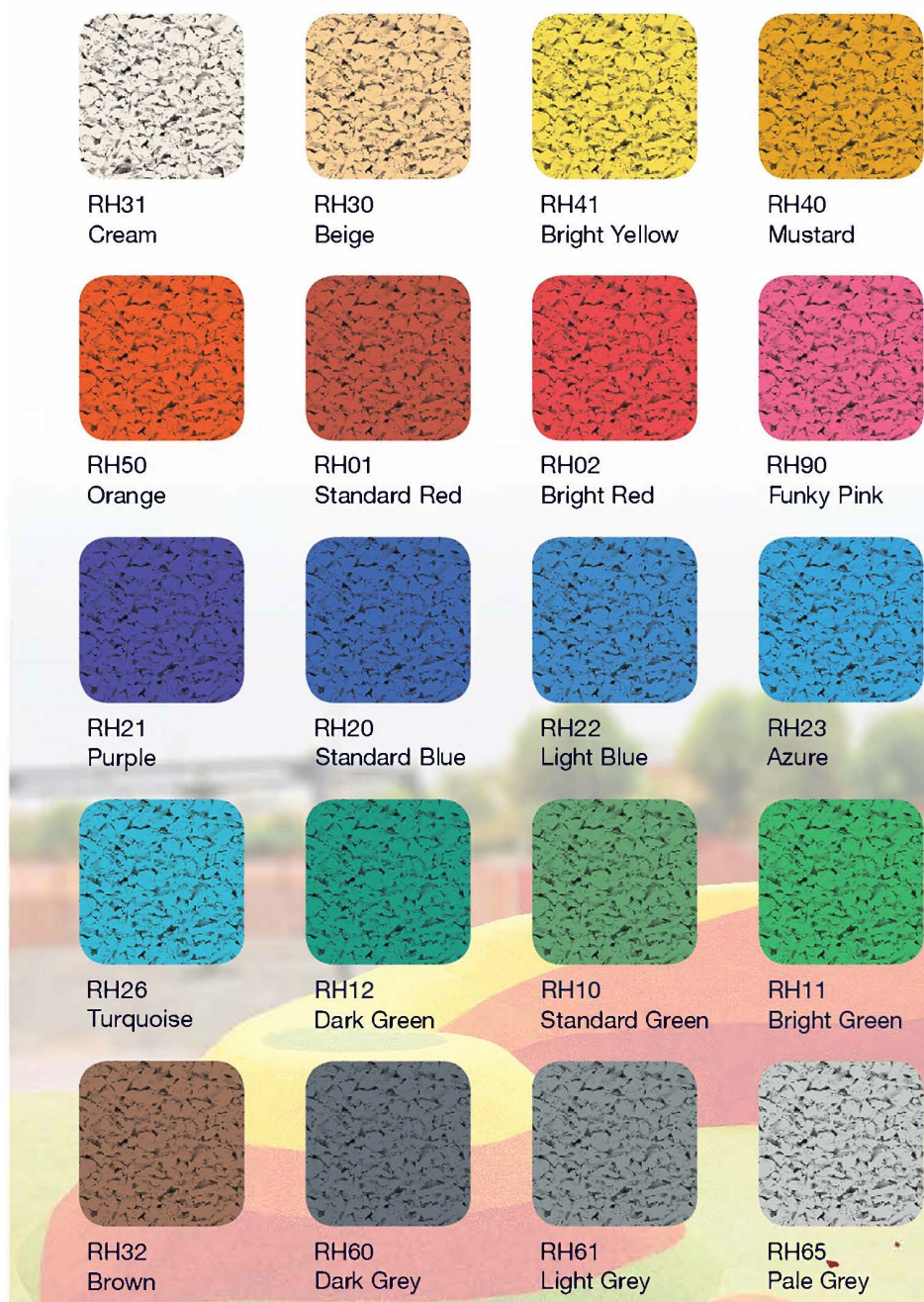
PLAN VIEW



ELEVATION VIEW

Codes and Colors

Size 1 – 4mm
Size 0.5 – 1.5mm also available upon request



Color Disclaimer:
The colors printed are for guidance only.

TPV
INPLAY
GRANULES

General Notes

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

2		
1		
No.	Revision/Issue	Date

Firm Name and Address

PLAY STRUCTURE &
PLAN, IMAGE,
CERTIFICATE

Project Name and Address

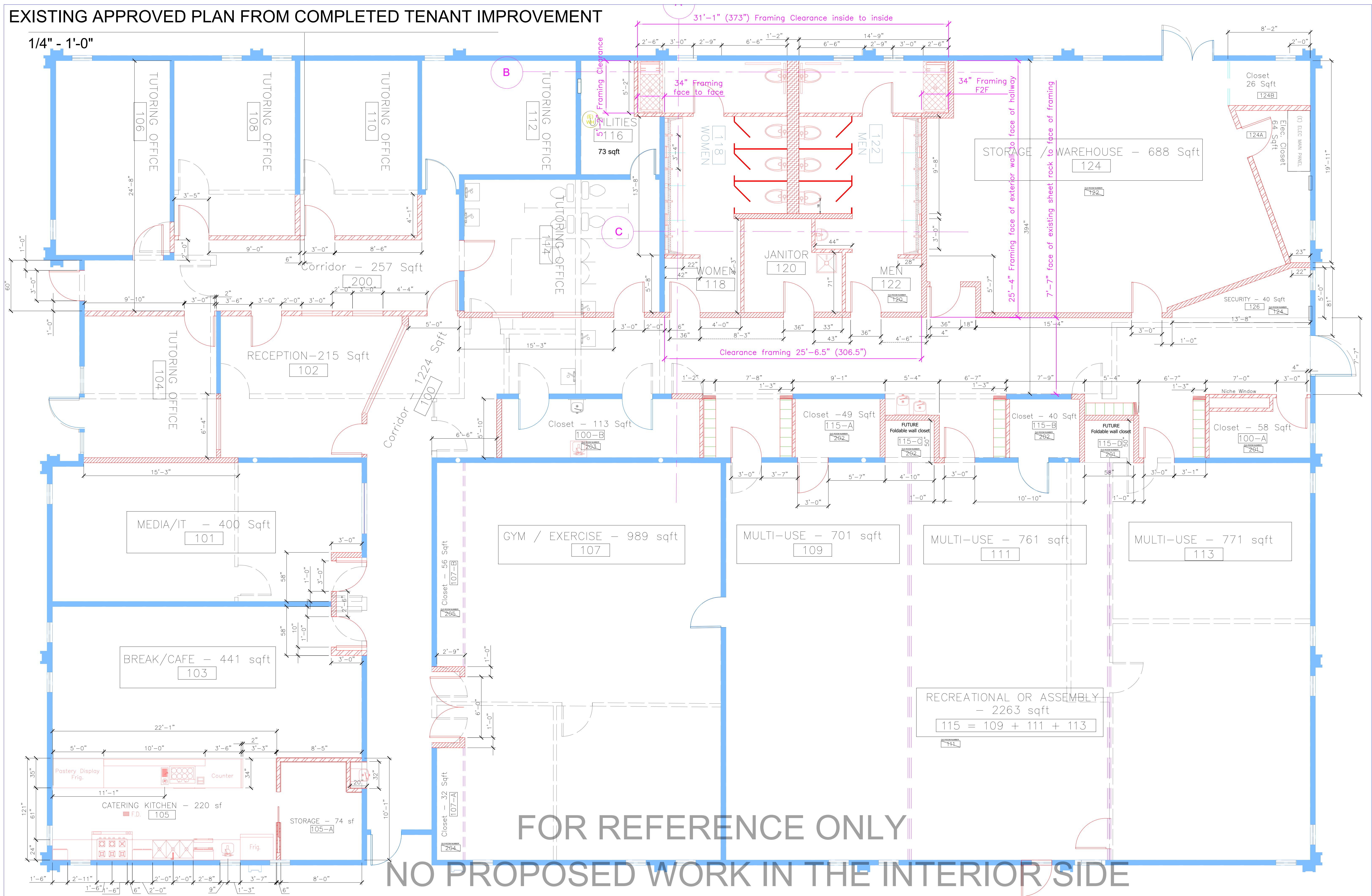
YASEEN FOUNDATION
1722 Gilbreth Rd
Burlingame, CA 94010

Project	Sheet
VARIANCE APPLICATION	A0.6
Date	
8/13/202	
Scale	
AS NOTED	

FLOOR FINISHED MATERIAL

EXISTING APPROVED PLAN FROM COMPLETED TENANT IMPROVEMENT

1/4" - 1'-0"



FOR REFERENCE ONLY

NO PROPOSED WORK IN THE INTERIOR SIDE

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

- 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

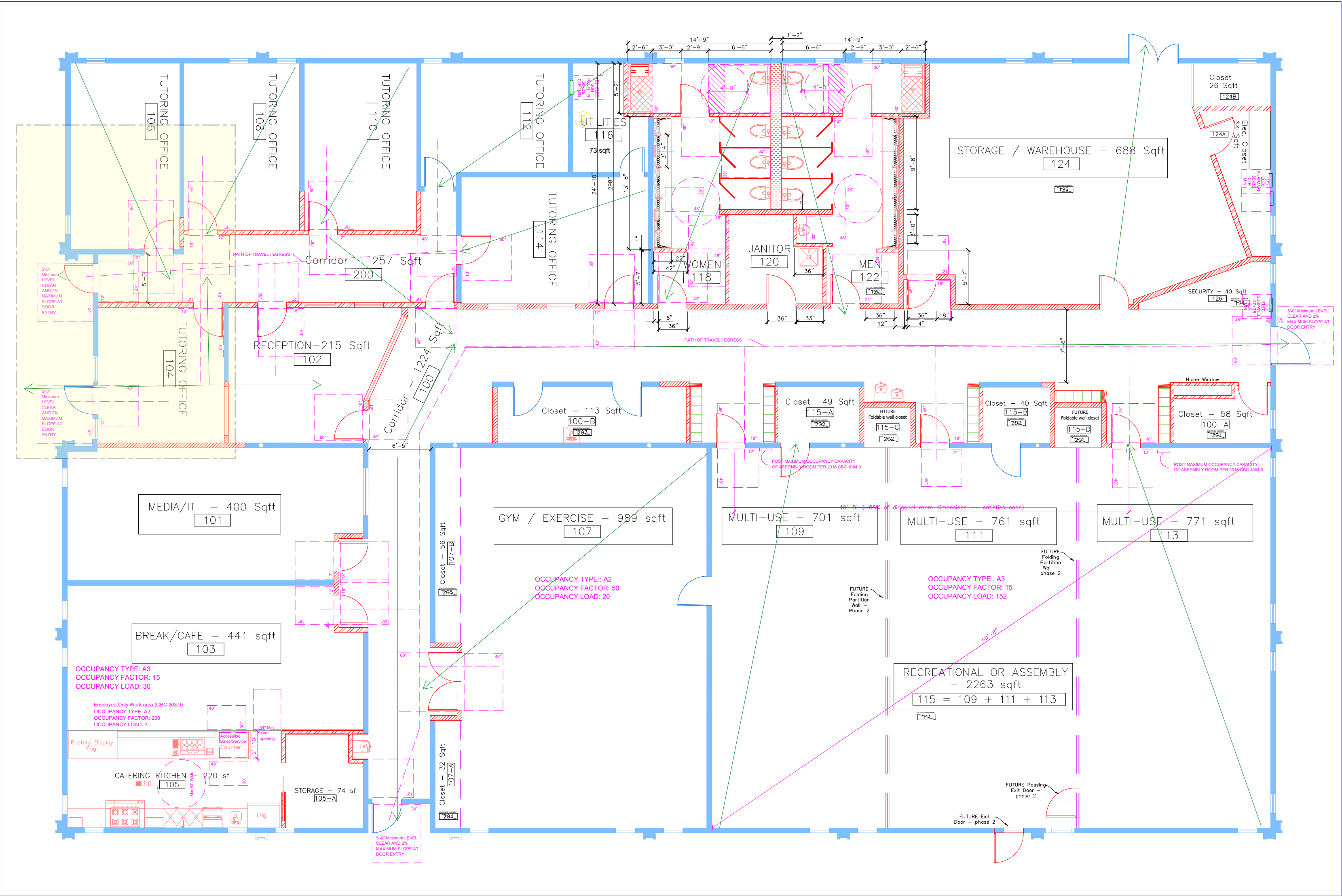
MALE 2: 101 - 200 URINALS 2: 101 - 200
FEMALE 4: 101 - 200
LAVS 2: 101 - 200

DRINKING FOUNTAINS 2: 251 - 500
1 SERVICE SINK

1
A2.1b

FLOOR PLAN & ACCESSIBILITY

1/8" = 1'-0"



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

GENERAL ACCESSIBILITY NOTES

- 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).
- See RR and Kitchen accessibility details on A4.1a and A4.2.

General Notes

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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

VARIANCE APPLICATION

Date

8/13/2025

Scale

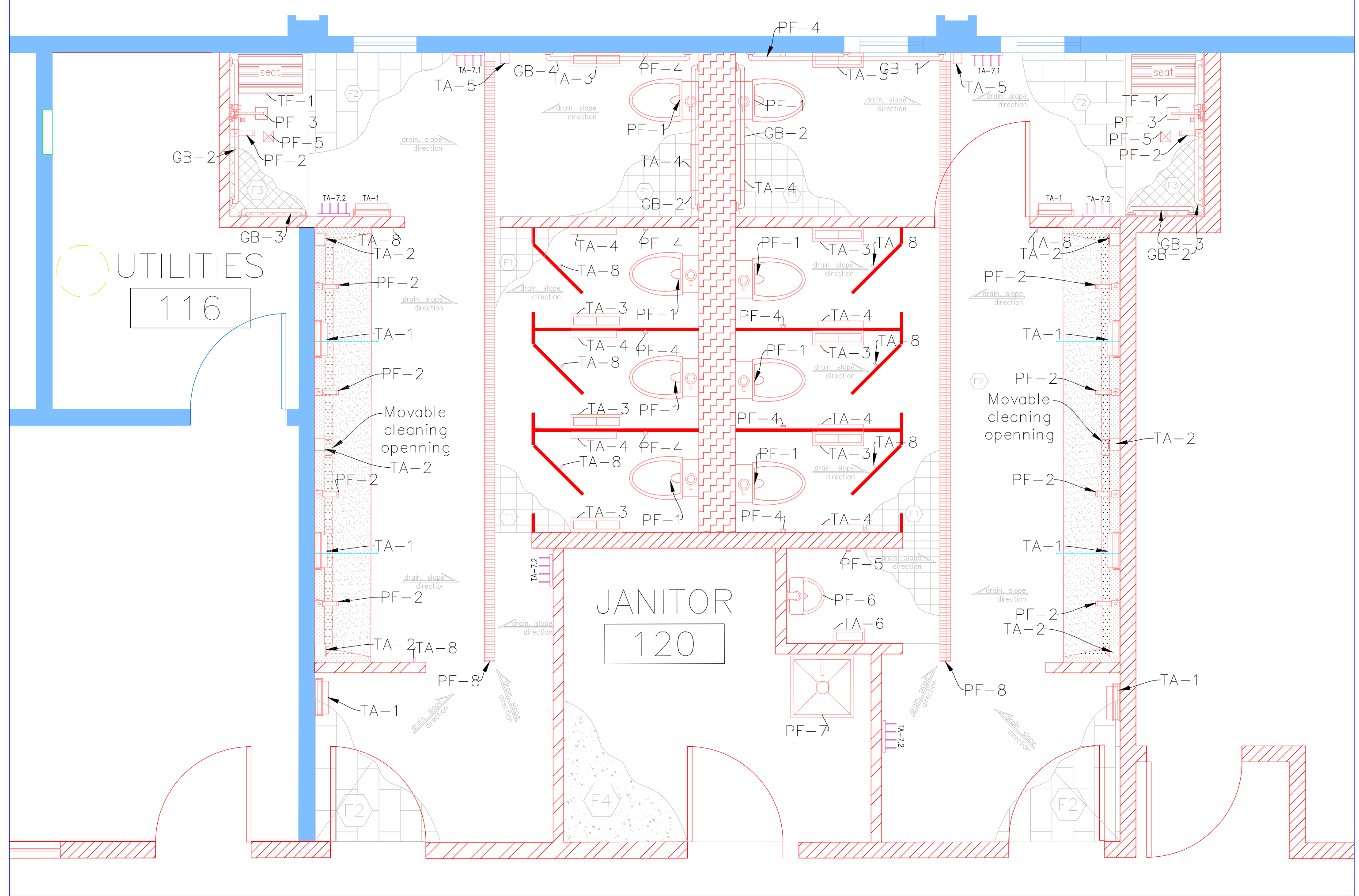
AS NOTED

Sheet

A0.8

FOR REFERENCE ONLY
NO PROPOSED WORK IN THE INTERIOR SIDE

1 RESTROOM PLAN VIEW DETAILS
A 4.1a 3/8" - 1'-0"



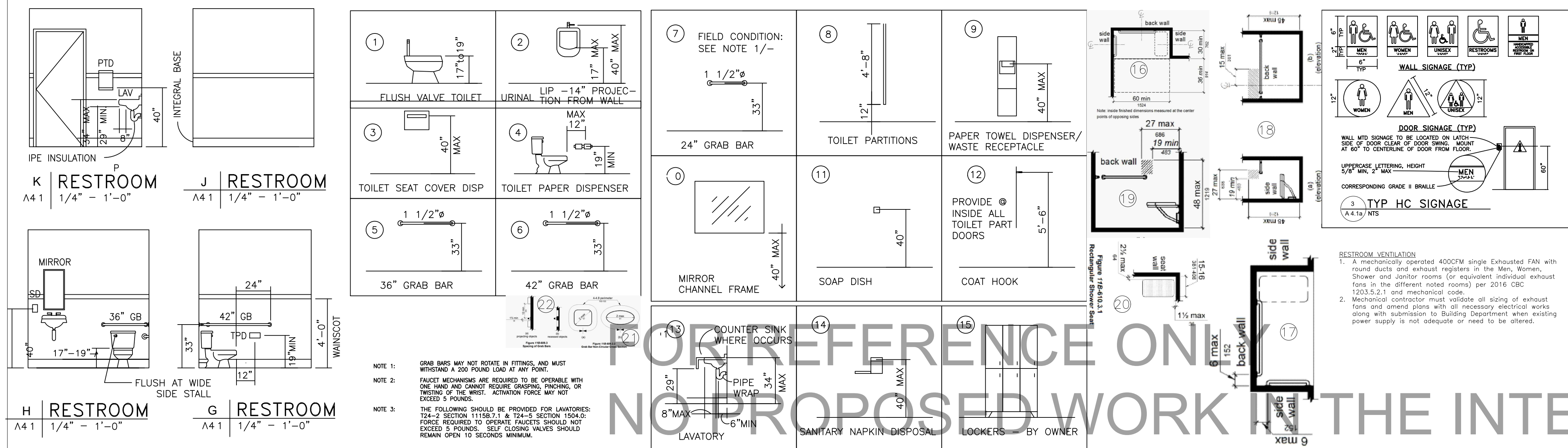
RESTROOM FLOOR & WALL MATERIALS SCHEDULE

Ref #	Item Type	Description	QTY	Locations
F1+F2	Flooring	Porcelain hard surface flooring - owner provided, slopes to the channel drain	520	Sqft - As shown on plans
F3	Flooring	Ceramic 6x6 tile flooring, slopes to the in the shower drain, or ADA shower base - owner provided	30	Sqft - As shown on plans
F4	Flooring	Existing concrete flooring	N/A	Sqft - As shown on plans

Ref #	Item Type	Description	QTY	Locations
WB-1	Wall base	4-6" Porcelain or similar wall base - owner provided	50	lft - As shown on plans
W-1	Wall tile	Shower surround	180	Sqft - As shown on plans
WT-2	Wall tile	Porcelain 12x24 or similar pattern wall tile - owner provided	750	Sqft - As shown on plans

2 RESTROOM AND SHOWER DETAIL SPECS (TYP.)
A 4.1a Not to scale

Reference heights only - see plans for locations and specific dimensions. All shown equipment are typical and shown to establish compliance with current HC Accessibility Codes.



RESTROOM MATERIALS SCHEDULE

Ref #	Item Type	Description	QTY	Locations
PF-1	Toilet combo	Toilet 1.28 gpf or better, Auto Flush Assembly, Seat and Bedit. Like American Standard 3351.576 Aftall Elongated One-Piece Toilet with EverClean Surface With Selectronic Flush Valve.	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 BST561075F OR Reynold Wall Mounted Automatic Sensor Faucet model BST61055F. Provide power source. (bathselect.com)	8	Men's RR wash counter (Q=4) Women's RR wash counter (Q=4)
PF-3	Shower system	ADA compliant 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 reaching 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 6590.530.020 Washbrook Flowise 0.125 Gpf Top Spud Urinal with Selectronic 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 ¼ 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 S16-GLPCK 3-Pack Trench & Driveway 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 PROFLO 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	ADA Grab bar 72"	1	Men's ADA WC
GB-2	Grab Bar	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	ADA Grab bar 24"	2	Men's ADA Shower Women's ADA Shower
GB-4	Grab bar	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" h x 13" w 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" h x 4 1/8" w x 4 1/4" d, 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 T5510TBK 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 Freshener	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 1/2" 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 Date 8/13/2025 Scale AS NOTED Sheet A0.9

RESTROOM/SHOWER GENERAL NOTES

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

FLOORING NOTES:

- Changes in level of ¼ inch high maximum shall be permitted to be vertical and without edge treatment.
- Changes in level between ¼ inch high minimum and ½ inch high maximum shall be beveled with a slope not steeper than 1:2.
- Changes in level greater than ½ inch high shall be ramped, and shall comply with Ramps codes in Section 11B-405 or 11B-406.
- Openings in floor or ground surfaces shall not allow passage of a sphere more than ½ inch diameter. Elongated openings shall be placed so that the long dimension is perpendicular to the dominant direction of travel.
- Floor or ground surfaces of showers shall be sloped 1:48 maximum in any direction. Where drains are provided, grate openings shall be ¼ inch (6.4 mm) maximum and flush with the floor surface.