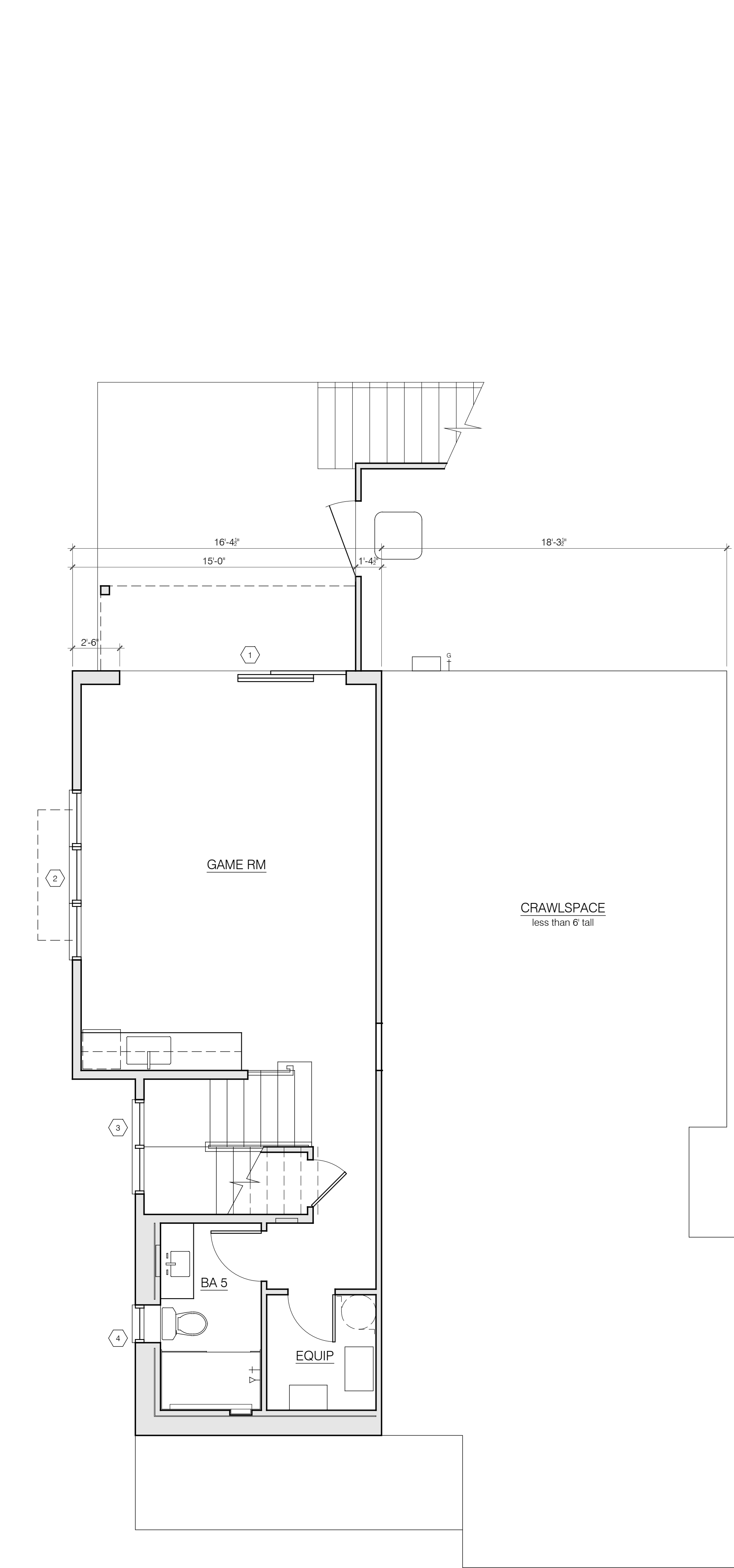




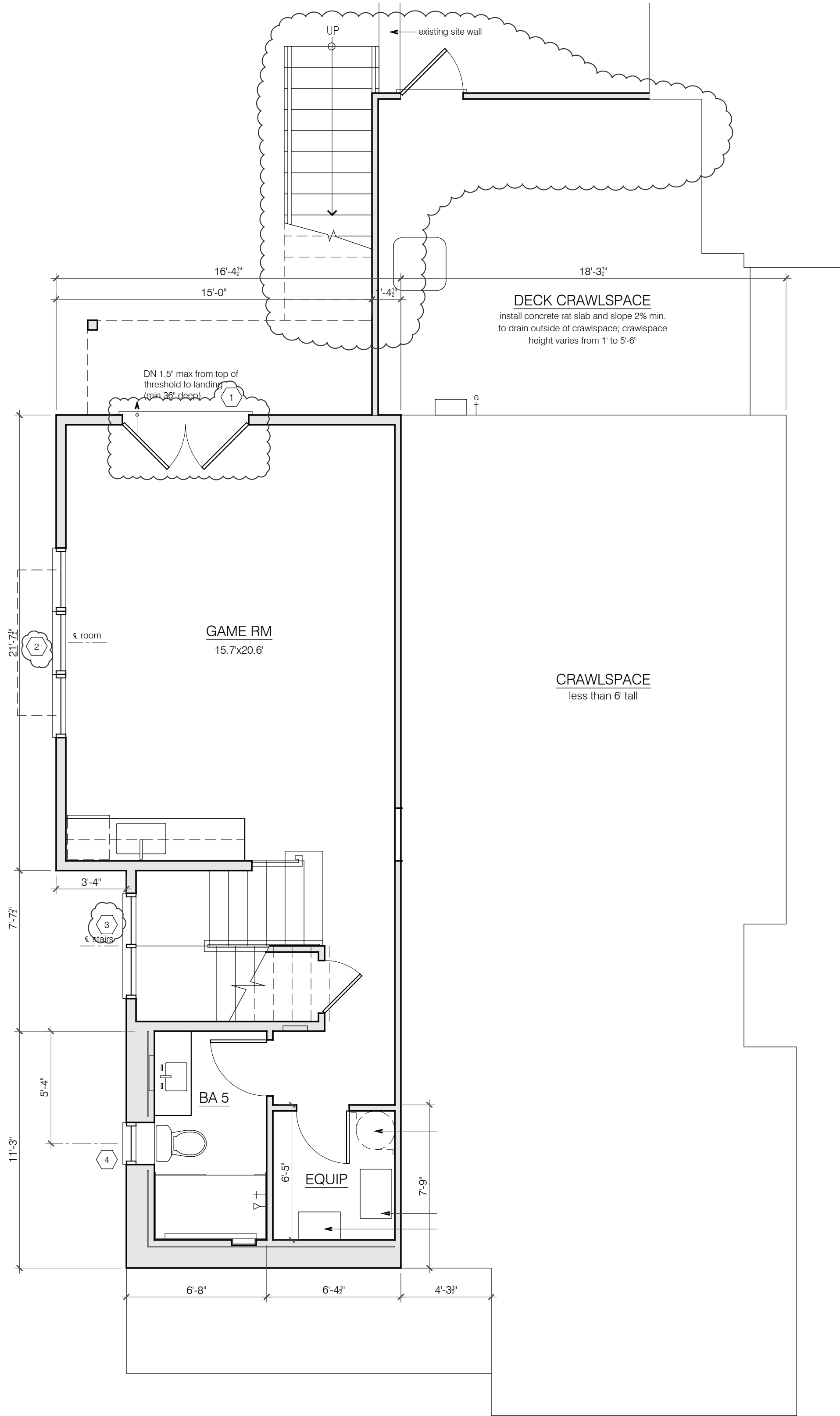
APPROVED LOWER FLOOR PLAN
1/4" = 1'-0"

PROPOSED REVISION						
WINDOW SCHEDULE LOWER FLOOR						
TAG	Room	Operation	Width	Height	Head Ht	Comments
1	Game Room	French doors	72"	84"	84"	temp. gl.
2	Game Room	csmt-fxd-csmt	(3) 36"	54"	84"	temp. gl.
3	Stairwell	csmt-csmt	(2) 30"	60"	80" above landing	temp. gl.
4	Bath 5	awning	24"	24"	84"	

reduced width, increased height
increased height
increased height

- FENESTRATION PERFORMANCE VALUES
- Doors and window shall have 0.35 max U-factor and 0.46 max SHGC

PREVIOUSLY APPROVED						
WINDOW SCHEDULE LOWER FLOOR						
TAG	Room	Operation	Width	Height	Head Ht	Model
1	Game Room	Multislide doors	137-3/4" RO	82-5/8" RO		C-MSSP-4880-3(OXX)
2	Game Room	csmt-fxd-csmt	(3) 36"	48"	80"	C-WC-3649
3	Stairwell	csmt-csmt	(2) 30"	42"	80" above landing	C-WC-3042
4	Bath 5	awning	24"	24"	84"	C-WC-2424



PROPOSED REVISION

PROPOSED LOWER FLOOR PLAN
1/4" = 1'-0"

ELAINE LEE
design

3223 encinal avenue
alameda, ca 94501
510.847.0377



NEW RESIDENCE AND DETACHED ADU
1033 CORTEZ AVENUE
BURLINGAME, CALIFORNIA
APN: 026-166-040
OWNER: RAYMOND WONG

drawing title

RECEIVED
SEP 12, 2025

CITY OF BURLINGAME
CDD-PLANNING DIVISION

revisions

04.16.25

09.30.25 CHS changes

REVISED

plan check 2 response

date: 02.03.25

scale: as noted

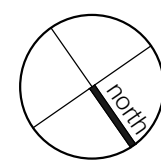
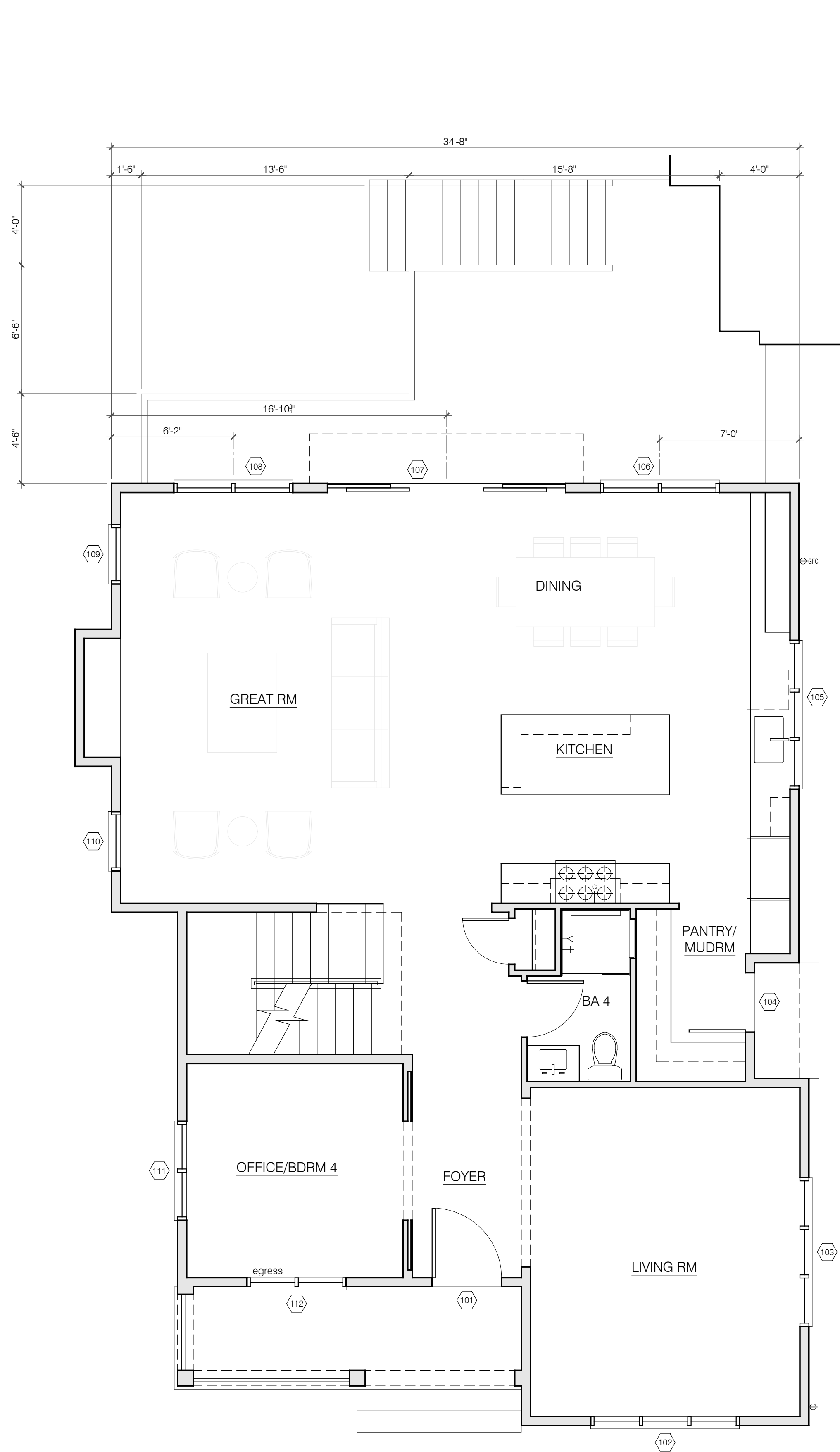
drawn by: EL

job: WONG CORTEZ

sheet

A2.1

of 44 sheets

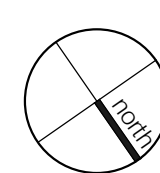
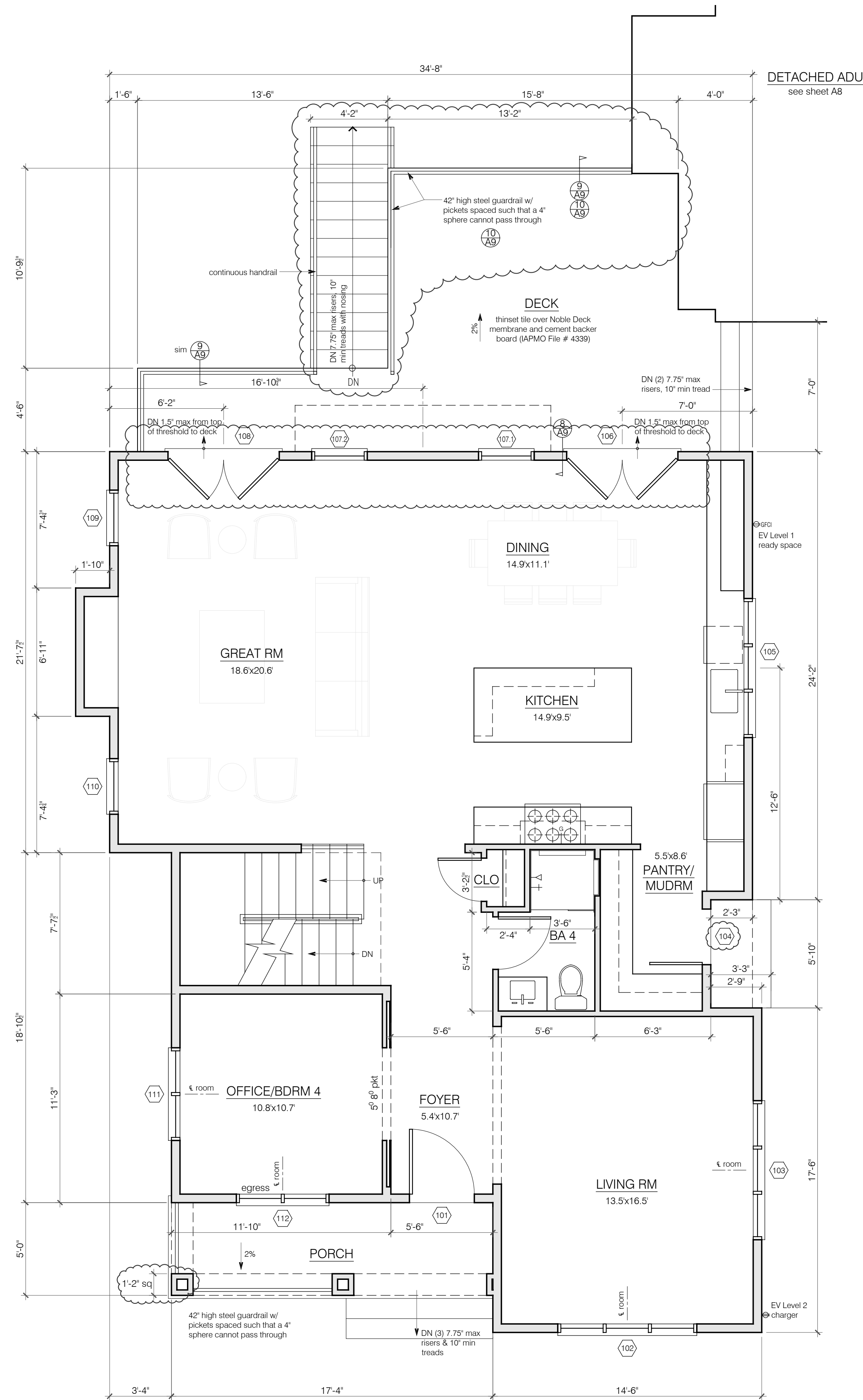


APPROVED FIRST FLOOR PLAN

1/4" = 1'-0"

PREVIOUSLY APPROVED							
WINDOW SCHEDULE							
TAG	Room	Operation	Width	Height	Head Ht	Model	Comments
FIRST FLOOR							
101	Foyer	entry door	42"	96"	96"		temp. gl.
102	Living Room	csmt-fxd-csmt	(3) 30"	66"	96"	C-WC-3066	
103	Living Room	csmt-fxd-csmt	(3) 30"	66"	96"	C-WC-3066	
104	Pantry/Mudrm	French door	38-7/16" RO	82-1/2" RO		C-ID-3680-1(L)	temp. gl.
105	Kitchen	csmt-fxd-csmt	(3) 30"	60"	96"	C-WC-3066	
106	Dining	csmt-csmt	(2) 36"	66"	96"	C-WC-3666	
107	Great Room	doors	144"	96"	96"		temp. gl.
108	Great Room	csmt-csmt	(2) 36"	66"	96"	C-WC-3666	
109	Great Room	casement	36"	66"	96"	C-WC-3666	
110	Great Room	casement	36"	66"	96"	C-WC-3666	
111	Office	csmt-csmt	(2) 30"	66"	96"	C-WC-3066	
112	Office	csmt-csmt	(2) 30"	66"	96"	C-WC-3066	egress

PROPOSED REVISION							
WINDOW SCHEDULE							
TAG	Room	Operation	Width	Height	Head Ht	Comments	
FIRST FLOOR							
101	Foyer	entry door	42"	96"	96"	temp. gl.	
102	Living Room	csmt-fxd-csmt	(3) 30"	66"	96"		
103	Living Room	csmt-fxd-csmt	(3) 30"	66"	96"		
104	Pantry/Mudrm	French door	36"	96"	96"	temp. gl.	
105	Kitchen	csmt-fxd-csmt	(3) 30"	60"	96"		
106	Dining	French doors	72"	96"	96"	temp. gl.	changed from windows to doors
107.1	Dining	fixed French Dr	36"	96"	96"	temp. gl.	changed from folding door to fxd door, reduced width
107.2	Great Room	fixed French Dr	36"	96"	96"	temp. gl.	changed from folding door to fxd door, reduced width
108	Great Room	French doors	72"	96"	96"	temp. gl.	changed from windows to doors
109	Great Room	casement	36"	66"	96"		
110	Great Room	casement	36"	66"	96"		
111	Office	csmt-csmt	(2) 30"	66"	96"		
112	Office	csmt-csmt	(2) 30"	66"	96"	egress	



PROPOSED FIRST FLOOR PLAN

1/4" = 1'-0"

PROPOSED REVISION

CLOUDED CHANGES AT FLOOR PLANS
INDICATE FLOOR PLAN OR WINDOW
LOCATION/WIDTH CHANGES ONLY.
REFER TO SCHEDULE FOR CHANGES
IN WINDOW HEIGHTS.



NEW RESIDENCE AND DETACHED ADU
1033 CORTEZ AVENUE
BURLINGAME, CALIFORNIA
APN: 026-166-040
OWNER: RAYMOND WONG

drawing title

revisions

- 04.16.25
- 09.30.25 CHS changes

plan check 2 response

date: 02.03.25

scale: as noted

drawn by: EL

job: WONG CORTEZ

sheet

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of 44 sheets

PREVIOUSLY APPROVED						
WINDOW SCHEDULE						
TAG	Room	Operation	Width	Height	Head Ht	Comments
FIRST FLOOR						
101	Foyer	entry door	42"	96"	96"	
102	Living Room	csmt-fxd-csmt	(3) 30"	66"	96"	C-WC-3066
103	Living Room	csmt-fxd-csmt	(3) 30"	66"	96"	C-WC-3066
104	Pantry/Mudrm	French door	38-7/16" RO	82-1/2" RO		C-ID-3680-1 (L)
105	Kitchen	csmt-fxd-csmt	(3) 30"	60"	96"	C-WC-3066
106	Dining	csmt-csmt	(2) 36"	66"	96"	C-WC-3666
107	Great Room	doors	144"	96"	96"	
108	Great Room	csmt-csmt	(2) 36"	66"	96"	C-WC-3666
109	Great Room	casement	36"	66"	96"	C-WC-3666
110	Great Room	casement	36"	66"	96"	C-WC-3666
111	Office	csmt-csmt	(2) 30"	66"	96"	C-WC-3066
112	Office	csmt-csmt	(2) 30"	66"	96"	C-WC-3066
SECOND FLOOR						
201	Bedroom 3	csmt-fxd-csmt	(3) 30"	54"	90"	C-WC-3060
202	Bath 3	casement	30"	48"	84"	C-WC-3048
203	Bath 2	casement	30"	48"	84"	C-WC-3048
204	Bedroom 2	csmt-fxd-csmt	(3) 30"	48"	84"	C-WC-3048
205	Bath 1	fixed	36"	24"	84"	
206	Bath 1	fixed	36"	24"	84"	
207	Bath 1	casement	30"	54"	84"	C-WC-3054
208	Bath 1 WC	casement	24"	36"	84"	C-WC-2436
209	Bedroom 1	csmt-fxd-csmt	(3) 30"	66"	96"	C-WC-3060
210	Bedroom 1	awn-awn	18"(2) 36"	36"	90"	
211	Laundry	casement	30"	42"	90"	C-WC-3048
212	Stairwell	csmt-csmt	(2) 30"	42"	90" above landing	C-WC-3042
213	Bedroom 3	casement	30"	36"	84"	C-WC-3060

PROPOSED REVISION						
WINDOW SCHEDULE						
TAG	Room	Operation	Width	Height	Head Ht	Comments
FIRST FLOOR						
101	Foyer	entry door	42"	96"	96"	temp. gl.
102	Living Room	csmt-fxd-csmt	(3) 30"	66"	96"	
103	Living Room	csmt-fxd-csmt	(3) 30"	66"	96"	
104	Pantry/Mudrm	French door	36"	96"	96"	temp. gl.
105	Kitchen	csmt-fxd-csmt	(3) 30"	60"	96"	
106	Dining	French doors	72"	96"	96"	temp. gl.
107.1	Dining	fixed French Dr	36"	96"	96"	temp. gl.
107.2	Great Room	fixed French Dr	36"	96"	96"	temp. gl.
108	Great Room	French doors	72"	96"	96"	temp. gl.
109	Great Room	casement	36"	66"	96"	
110	Great Room	casement	36"	66"	96"	
111	Office	csmt-csmt	(2) 30"	66"	96"	
112	Office	csmt-csmt	(2) 30"	66"	96"	egress
SECOND FLOOR						
201	Bedroom 3	csmt-fxd-csmt	(3) 30"	54"	90"	egress
202	Bath 3	casement	30"	48"	84"	temp. gl.
203	Bath 2	casement	30"	48"	84"	temp. gl.
204	Bedroom 2	csmt-fxd-csmt	(3) 30"	48"	84"	egress
205	Bath 1	casement	30"	48"	84"	obscure, temp. gl.
206	Bath 1	fixed	(2) 30"	54"	84"	temp. gl.
207	Bedroom 1	csmt-fxd-csmt	(3) 30"	66"	96"	egress
208	Bedroom 1	casement	24"	42"	90"	
209	Bedroom 1	casement	24"	42"	90"	
210	Laundry	casement	30"	42"	90"	
211	Stairwell	csmt-csmt	(2) 30"	60"	90" above landing	temp. gl.
212	Bedroom 3	casement	30"	36"	84"	

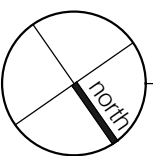
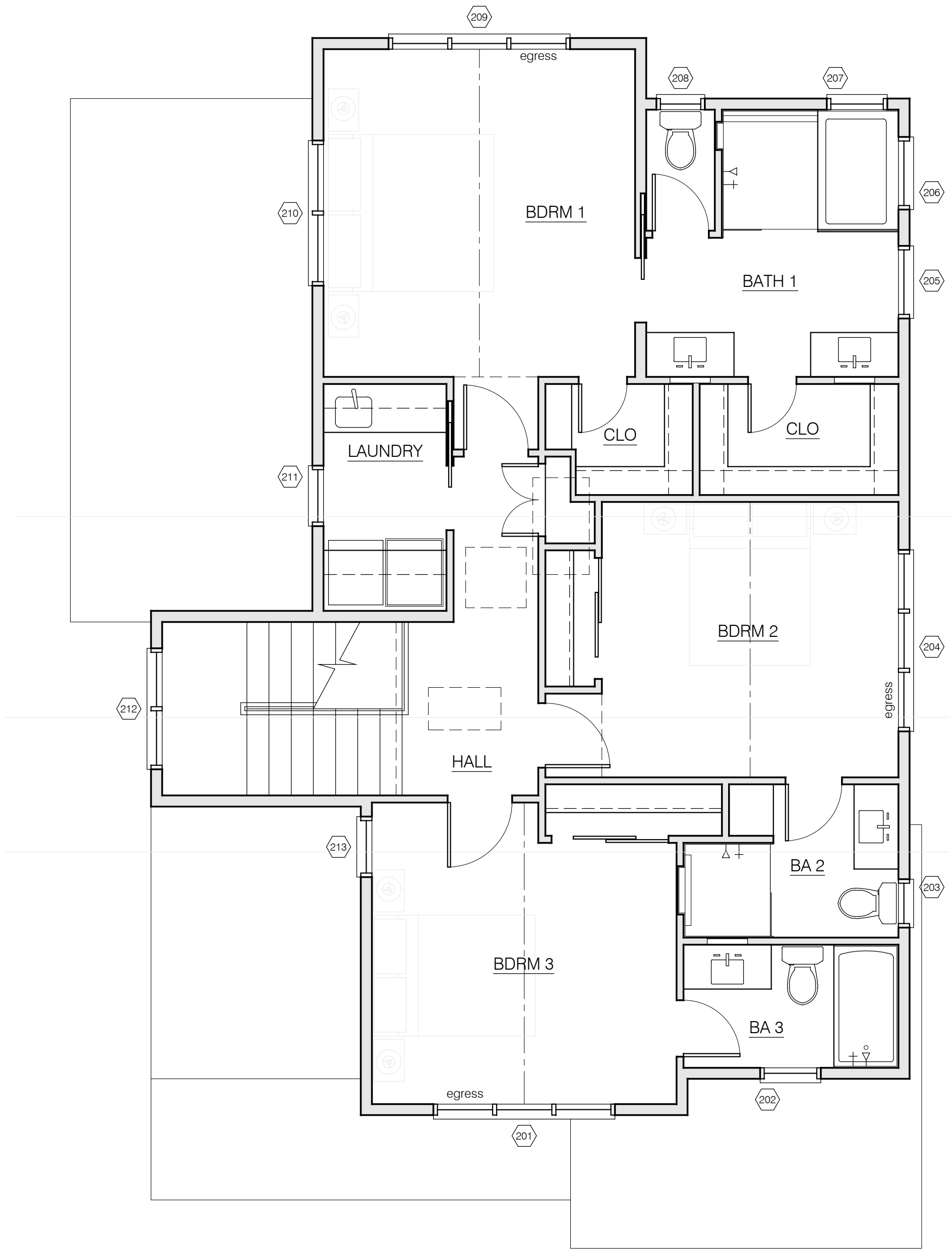
changed from windows to doors
changed from folding door to fxd door, reduced width
changed from folding door to fxd door, reduced width
changed from windows to doors

changed from 2 high windows to single window obscure
window widened (faces rear)

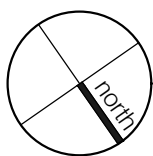
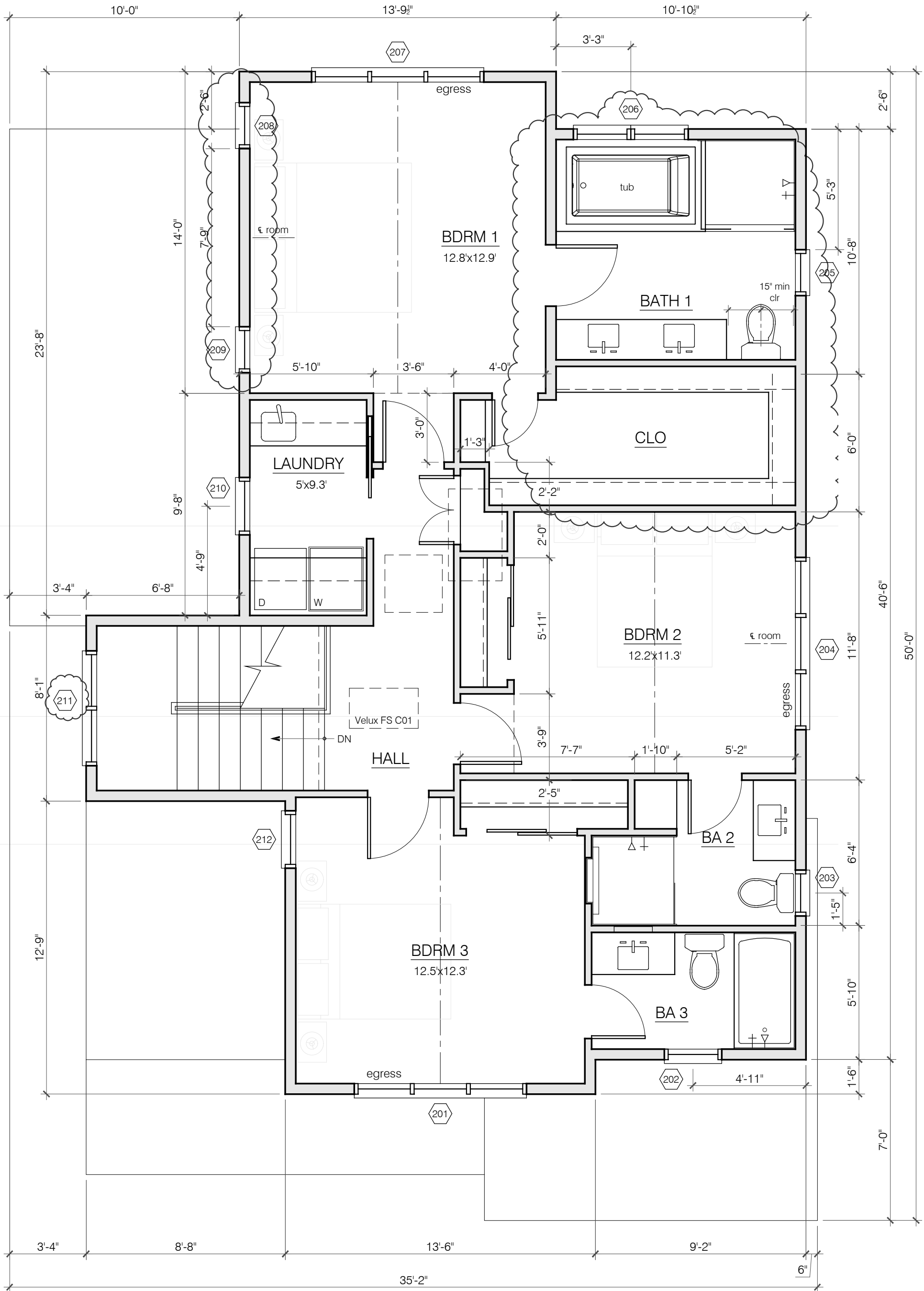
high window above bed changed to window flanking bed
high window above bed changed to window flanking bed

height increased

CLOUDED CHANGES AT FLOOR PLANS
INDICATE FLOOR PLAN OR WINDOW
LOCATION/WIDTH CHANGES ONLY.
REFER TO SCHEDULE FOR CHANGES
IN WINDOW HEIGHTS.



APPROVED SECOND FLOOR PLAN
1/4"=1'-0"



PROPOSED SECOND FLOOR PLAN
1/4"=1'-0"

PROPOSED REVISION

ELAINE LEE
design

3223 encinal avenue
alameda, ca 94501
510.847.0377



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BURLINGAME, CALIFORNIA
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OWNER: RAYMOND WONG

drawing title

revisions

- 04.16.25
- 09.30.25 CHS changes

plan check 2 response

date: 02.03.25

scale: as noted

drawn by: EL

job: WONG CORTEZ

sheet

A3.2

of 44 sheets



NEW RESIDENCE AND DETACHED ADU
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sheet

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APPROVED REAR (SOUTHWEST) ELEVATION



APPROVED FRONT (NORTHEAST) ELEVATION



PROPOSED REVISION
REAR (SOUTHWEST) ELEVATION

1/4" = 1'-0"



PROPOSED REVISION
FRONT (NORTHEAST) ELEVATION

1/4" = 1'-0"



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scale: as noted

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job: WONG CORTEZ

sheet

A6.2

of 44 sheets



APPROVED LEFT-SIDE (SOUTHEAST) ELEVATION

1/4"=1'-0"



APPROVED RIGHT-SIDE (NORTHWEST) ELEVATION

1/4"=1'-0"



LEFT-SIDE (SOUTHEAST) ELEVATION

PROPOSED REVISION
1/4"=1'-0"



RIGHT-SIDE (NORTHWEST) ELEVATION

1/4"=1'-0"

PROPOSED REVISION