

1431 Laguna Ave

BURLINGAME, CALIFORNIA

ABBREVIATIONS AND SYMBOLS

	Angle	KIT.	Kitchen		PLAN, SECTION, DETAIL NUMBER SHEET ON WHICH IT OCCURS
	Centerline	K.P.	Kick Place		SECTION CUT, DETAIL NUMBER SHEET ON WHICH IT OCCURS
	Diameter or Round	L.	Line Closet		EXTERIOR ELEVATION NUMBER SHEET ON WHICH IT OCCURS
	Perpendicular	LAB.	Laboratory		INTERIOR ELEVATION NUMBER SHEET ON WHICH IT OCCURS
	Pound or Number	LAM.	Laminate		REVISION NUMBER
	Existing property Line	LAV.	Lavatory		DOOR NUMBER SEE RESPECTIVE SCHEDULE
A.B.	Anchor Bolt	LKR.	Locker		WINDOW NUMBER SEE RESPECTIVE SCHEDULE
A.C.	Air Conditioning	LT.	Light		GRID LINE IDENTIFICATION
ACOUS.	Acoustical	LT. WGT.	Light Weight		WASHER
A.D.	Area Drain	MAX.	Maximum		DRYER
ADJ.	Adjustable or Adjacent	M.C.	Maximum		HEAT PUMP
A.F.F.	Above Finished Floor	MECH.	Mechanical		WATER HEATER
AGGR.	Aggregate	MEMB.	Membrane		ELECTRICAL PANEL BOARD
AL.	Aluminum	MFR.	Manufacturer		MEDICINE CABINET
ANOD.	Anodized	MH.	Manhole		FLOOR DRAIN
APPROX.	Approximate	MIN.	Minimum or Minutes		SHOWER HEAD
ARCH.	Architectural	MISC.	Miscellaneous		SMOKE DETECTOR
ASB.	Asbestos	MOLDG.	Moulding		THERMOSTAT
ASPH.	Asphalt	M.O.	Masonry Opening		DATUM ELEVATION
		MTD.	Mounted		EARTH
BD.	Board	MTL.	Metal		AGGREGATE BASE
BLDG.	Building	MUL.	Mulch		SAND MORTAR PLASTER
BLK.	Block				CONCRETE
BLKG.	Blocking				CONCRETE MASONRY UNITS - C.M.U.
BM.	Beam				FINISH WOOD
BOT.	Bottom				ROUGH WOOD - CONTINUOUS
B.U.	Build-Up				ROUGH WOOD - BLOCKING
					INSULATION - BATT
C.	Compact Car Parking				INSULATION - RIGID
CAB.	Cabinet				PARTICLE BOARD
C.B.	Catch Basin				GYPSUM BOARD
CER.	Ceramic				ACOUSTICAL BOARD
C.G.	Corner Guard				GLASS
CLG.	Ceiling				
CLMG.	Cladding				
CLR.	Clear				
C.M.U.	Concrete Masonry Unit				
COL.	Column				
CONC.	Concrete				
CONN.	Connection				
CONSTR.	Construction				
CONT.	Continuous				
CTS.	Center				
D.	Dryer				
DBL.	Double				
DEPT.	Department				
DET.	Detail				
D.F.	Drinking Fountain				
DA.	or Douglas Fir				
DM.	Diameter				
DSP.	Dispenser				
DMPFG.	Damp proofing				
DN.	Down				
DR.	Door				
DS.	Downspout				
D.S.P.	Dry Standpipe				
DW.	Dishwasher				
DWG.	Drawing				
DWR.	Drawer				
E.	East				
EA.	Each				
E.J.	Expansion Joint				
EL.	Elevation				
ELEC.	Electrical				
ELEV.	Elevator				
EMER.	Emergency				
ENCL.	Enclosure				
ENG.	Engineer				
E.P.	Electrical Panel board				
EQ.	Equal				
EQUIP.	Equipment				
E.W.C.	Electric Water Cooler				
EXP.	Expansion				
EXPD.	Exposed				
EXST.	Existing				
EXT.	Exterior				
F.A.	Fire Alarm				
F.A.U.	Forced Air Unit				
F.D.	Floor Drain				
FDN.	Foundation				
F.E.	Fire Extinguisher				
F.E.C.	Fire Extinguisher Cab.				
F.G.L.	Fixed Glass				
F.F.	Finished Floor				
F.H.C.	Fire Hose Cabinet				
FIN.	Finish				
FL.	Floor				
FLASH.	Flashing				
FLOOR.	Fluorescent				
F.O.C.	Face of Concrete				
F.O.F.	Face of Finish				
F.O.S.	Face of Studs or Structure				
FRPF.	Fireproofing				
FT.	Foot or Feet				
FTG.	Footing				
FURR.	Furring				
G.	Gas				
GA.	Gage				
GALV.	Galvanized				
G.B.	Grab Bar				
G.D.	Garbage Disposal				
G.L.	Glass				
GND.	Ground				
GR.	Grade				
G.S.F.	Glass Square Feet				
G.S.M.	Galvanized Sheet Metal				
GYP.	Gypsum Board				
H.	Handicapped Parking				
H.B.	Hose Bibb				
H.C.	Hollow Core or Hose Cabinet				
HDWD.	Hardwood				
HDWR.	Hardware				
HT.	Height				
H.M.	Hollow Metal				
H.P.	Heat Pump				
HORIZ.	Horizontal				
H.R.	Hand Rail				
HR.	Hour				
ID.	Inside Diameter or Dimension				
INSUL.	Insulation				
INT.	Interior				
JAN.	Janitor				
JT.	Joint				
KIT.	Kitchen				
K.P.	Kick Place				
L.	Line Closet				
LAB.	Laboratory				
LAM.	Laminate				
LAV.	Lavatory				
LKR.	Locker				
LT.	Light				
LT. WGT.	Light Weight				
MAX.	Maximum				
M.C.	Mechanical Cabinet				
MECH.	Mechanical				
MEMB.	Membrane				
MFR.	Manufacturer				
MH.	Manhole				
MIN.	Minimum or Minutes				
MISC.	Miscellaneous				
MOLDG.	Moulding				
M.O.	Masonry Opening				
MTD.	Mounted				
MTL.	Metal				
MUL.	Mulch				
N.	North				
N.C.	Not in Contract				
N.F.	Not Square Feet				
N.T.S.	Not To Scale				
NOM.	Nominal				
N.R.	Non-Rated				
N.S.F.	Not Square Feet				
N.T.S.	Not To Scale				
O.A.	Overall				
O.C.	On Center				
O.D.	Outside Diameter or Dimension				
OFF.	Office				
OPNG.	Opening				
OPP.	Opposite				
P.	Pole				
P.B.	Particle Board				
PL.	Plaster				
P.L.	Property Line				
P.LAM.	Plastic Laminate				
PLAS.	Plaster				
PLYWD.	Plywood				
PR.	Pair				
PRCST.	Pre-Cast				
PT.	Post Tensioned				
P.T.D.	Paper Towel Dispenser				
P.T.D.	Partition				
P.W.	Plumbing Wall				
Q.T.	Quarry Tile				
R.	Riser				
RAD.	Radius				
R.D.	Roof Drain				
REF.	Reference				
REFR.	Refrigerator				
REIN.	Reinforced				
REQ.	Required				
RESIL.	Resilient				
REV.	Revision or Reverse				
R.F.	Resilient Flooring				
RM.	Room				
R.O.	Rough Opening				
R & S.	Rod & Shelf				
R.W.L.	Rain Water Leader				
S.	South or Shelf				
S.B.	Splash Board				
S.C.	Solid Core				
SCHED.	Schedule				
S.D.	Soap Dispenser or Smoke Detector				
SECT.	Section				
S.H.	Soap Holder				
SHR.	Shower				
SHT.	Sheet				
SHUTG.	Shutting				
SHM.	Similar				
SL.	Sliding				
S.N.D.	Sanitary Napkin Dispenser				
S.P.	Sump Pump				
SPEC.	Specification				
SQ.	Square				
STD.	Standard				
STL.	Steel				
STOR.	Storage				
STR.	Structural				
SUSP.	Suspended				
SYM.	Symmetrical				
S.W.	Shear Wall				
T.	Tile, Top or Tread				
T. & G.	Tongue and Groove				
T.B.	Towel Bar				
T.C.	Top of Cub				
TEL.	Telephone				
TER.	Terrazzo				
TH.	Threshold				
THK.	Thick				
T.H.	Thin				
T.P.	Top of Pavement				
T.P.D.	Toilet Paper Dispenser				
TRANS.	Transparent				
T.V.	Television				
T.W.	Top of Wall				
TYP.	Typical				
UNF.	Unfinished				
U.O.N.	Unless Otherwise Noted				
VERT.	Vertical				
VEST.	Vestibule				
V.I.F.	Verily in Field				
W.	West, Washer or Water				
Wb.	With				
W.C.	Water Closet				
WD.	Wood				
W.H.	Water Heater				
W x H.	Width by Height				
WO.	Without				
WP.	Waterproof				
W.R.	Water Resistant				
WINDG.	Window				
WSC.	Wainscot				
W.S.P.	Wet Stand Pipe				
WT.	Weight				
W.W.F.	Welded Wire Fabric				

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A1.4 CAL GREEN RESIDENTIAL CHECKLIST
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L1.1 LANDSCAPE PLANS

PROJECT DIRECTORY

OWNER COLLIN YU
65 DUVAL DRIVE,
SOUTH SAN FRANCISCO, CA 94080 (415) 272-3584
DESIGNER LUYAO ZHANG
230 EMARON DRIVE,
SAN BRUNO, CA 94066 (415) 517-5779

CODE REQUIREMENTS

2025 CALIFORNIA BUILDING CODE
2025 CALIFORNIA ELECTRICAL CODE
2025 CALIFORNIA ENERGY CODE
2025 CALIFORNIA PLUMBING CODE
2025 CALIFORNIA MECHANICAL CODE
2025 CALIFORNIA RESIDENTIAL CODE
2025 CALIFORNIA GREEN BUILDING STANDARDS CODE
2025 CALIFORNIA FIRE CODE

SEPARATE PERMITS REQUIRED:
AUTOMATIC FIRE SPRINKLERS PER NFPA 13D

PROJECT INFORMATION

SCOPE OF WORK: DEMOLISH EXISTING RESIDENCE, CONSTRUCT NEW TWO STORY RESIDENCE WITH DETACHED GARAGE AND ACCESSORY DWELLING UNIT

ADDRESS: 1431 LAGUNA AVE, BURLINGAME, CA
APN: 026-073-060
BLOCK/LOT: LOT 12 BLOCK 3 BURLINGAME GROVE RSM B/30
OCCUPANCY: R-3/U
ZONING: R1
MAX HEIGHT ALLOWED: 30FT TO ROOF RIDGE
LOT SIZE: 6000 SF
TYPE OF CONSTRUCTION: VB, w/ AUTOMATIC FIRE SPRINKLERS
MAX PERMITTED FLOOR AREA (0.32 x 6000) + 1100 + 294 = 3,314 SF
MAX LOT COVERAGE (0.4 x 6000) = 2,400 SF

PROPOSED CONDITIONS:
GROUND FLOOR 1638 SF
SECOND FLOOR 1381 SF
DETACHED GARAGE 293 SF
ADU 398 SF
COVERED FRONT PORCH 117 SF
DECK ABOVE 30" 268 SF (PARTS OF REAR DECK ARE < 30")

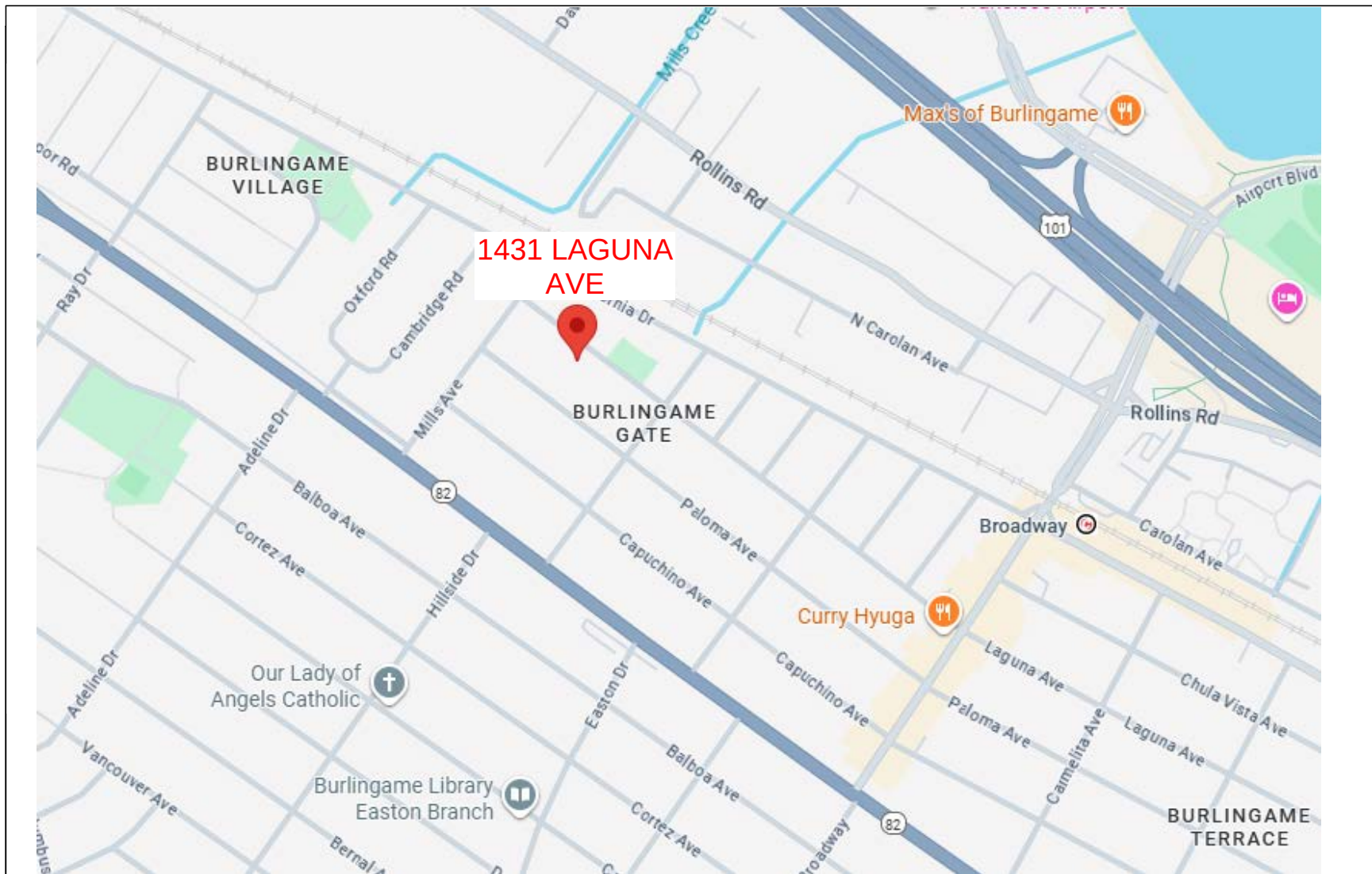
TOTAL PROPOSED FLOOR AREA: 1638+1381+293=3,312 SF<3,314 SF, OK!
TOTAL PROPOSED LOT COVERAGE: 1638+117+293+268=2,316 SF<2,400 SF, OK!

FLOOD HAZARD

CONFIRMATION THAT THE FIRST FLOOR HAS BEEN CONSTRUCTED AT THE DESIGN FLOOD ELEVATION WILL BE REQUIRED WITH THE COMPLETION OF THE PROJECT. SUBMITTAL OF AN ELEVATION CERTIFICATE WITH ISSUANCE OF A LETTER OF MAP AMENDMENT (LOMA) FROM FEMA SHOWING THAT THE STRUCTURES HAVE BEEN ELEVATED ABOVE THE FLOOD PLANE ELEVATION. A COPY OF THE LOMA IS REQUIRED PRIOR TO THE BUILDING PERMIT FINAL.

VICINITY MAP

PROJECT ADDRESS: 1431 LAGUNA AVE, BURLINGAME, CA 94010



SUBJECT PROPERTY

CONSTRUCTION HOURS
Weekdays: 8:00 a.m. – 7:00 p.m.
Saturdays: 9:00 a.m. – 6:00 p.m.
Sundays and Holidays: No Work Allowed
(See City of Burlingame Municipal Code, Section 18.07.110 for details.)
(See City of Burlingame Municipal Code, Section 13.04.100 for details.)
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.

NOTE: Acknowledge that due to the extensive nature of this construction project the Certificate of Occupancy will be rescinded once construction begins. A new Certificate of Occupancy will be issued after the project has been final. No occupancy of the building is to occur until a new Certificate of Occupancy has been issued.

CITY APPROVAL STAMPS

RECEIVED

3.16.26

CITY OF BURLINGAME
CDD-PLANNING DIVISION

Revisions Date

COVER SHEET

1431 LAGUNA AVE

BURLINGAME, CA 94010

Drawn By JZ

Stamp/Signature:

MAR 14, 2026
DATE SIGNED

Date 3/14/2026

Sheet Number
A0.1

SURVEYOR NOTES:

NO TITLE DOCUMENTS WERE PROVIDED FOR THIS SURVEY. THIS SURVEY IS OF LOT 12, BLOCK 3 MAP OF BURLINGAME GROVE, BOOK 4 OF MAPS, PAGE 46

THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDES THE SEAL AND SIGNATURE OF THE SURVEYOR.

BASIS OF BEARING: GRID BEARING PER RECORD OF 3726 CITY OF BURLINGAME SAN MATEO COUNTY VERTICAL CONTROL SURVEY NORTH AMERICAN DATUM OF 1983 (NAD83 2011) EPOCH 2010.0, CALIFORNIA COORDINATE SYSTEM OF 1983 (CCS83) ZONE 3

BASIS OF ELEVATION: NORTH AMERICAN DATUM OF 1988 (NAVD88) PER RECORD OF 3726 CITY OF BURLINGAME SAN MATEO COUNTY VERTICAL CONTROL SURVEY NORTH AMERICAN DATUM OF 1983 (NAD83 2011) EPOCH 2010.0, CALIFORNIA COORDINATE SYSTEM OF 1983 (CCS83) ZONE 3

THIS PROPERTY IS ZONED R-1 LOW DENSITY RESIDENTIAL PER THE CITY OF BURLINGAME MUNICIPAL CODE. PER §25.10.030 DEVELOPMENT STANDARDS - GENERAL, TABLE 25.10-2: RESIDENTIAL ZONING DISTRICTS DEVELOPMENT STANDARDS

FRONT YARD SETBACK: 15' (1st FL), 20' (2nd FL)
SIDE YARD SETBACK: 4'
REAR YARD SET BACK: 15' (1st FL), 20' (2nd FL)

THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "AH". FLOOD ZONE "AH" IS DEFINED AS SPECIAL FLOOD HAZARD AREAS WITH A DETERMINED BASE FLOOD ELEVATION OF 14 FEET PER FLOOD INSURANCE RATE MAP FOR SAN MATEO COUNTY, CALIFORNIA AND INCORPORATED AREAS
PANEL: 153 OF 510
MAP NUMBER: 06081C0153F
EFFECTIVE DATE: APRIL 5, 2019

SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS PART OF THIS SURVEY

THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE UNDERGROUND UTILITIES/STRUCTURES. DEPTHS OF ALL UTILITIES SHALL BE VERIFIED PRIOR TO CONSTRUCTION.

TREE SMALLER THAN 6" DIAMETER AT BREAST HEIGHT WERE NOT LOCATED
MONUMENTS FOUND COMPLY WITH BUSINESS & PROFESSIONS CODE 8762.

ALL ANGLES ARE 90°, UNLESS OTHERWISE DIMENSIONED

ALL DISTANCE ARE IN FEET. ALL COORDINATES ARE GROUND COORDINATES UNLESS OTHERWISE STATED

BUILDING DIMENSIONS ARE MEASURED TO THE EXTERIOR FINISH.

ALL FENCE MEASUREMENTS ARE TO THE INSIDE FACE OF THE WOOD FENCE FACING TOWARDS THE PROPERTY

CLOSEST FIRE HYDRANT IS 330' NORTH OF THE PROPERTY AT THE SOUTHWEST CORNER OF MILLS AVENUE AND LAGUNA AVENUE

ABBREVIATIONS:

AC	ASPHALT CONCRETE	LS	LAND SURVEYOR/LANDSCAPING
APN	ASSESSOR PARCEL NUMBER	ROOF	ROOF ELEVATION
BLDG	BUILDING	SCO	SANITARY CLEAN OUT
FF	FINISH FLOOR	TREE	TREE - AS DESCRIBED
FNW	WOOD FENCE	WIRE	EXISTING WIRE
GM	GAS METER	WM	WATER METER
HB	HOSE BIB		

LEGEND:

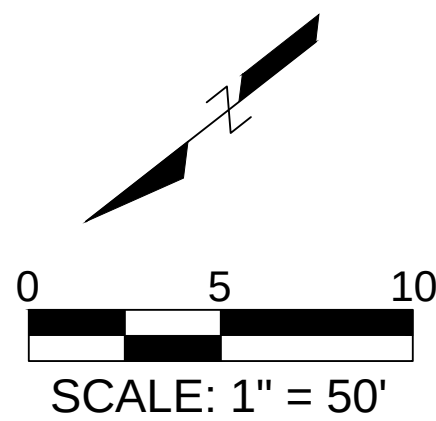
	PROPERTY BOUNDARY
	RIGHT-OF-WAY BOUNDARY
	LOT BOUNDARY
	WOOD FENCE LINE
	MAJOR CONTOUR
	MINOR CONTOUR
	ELECTRIC METER
	GAS METER
	SANITARY CLEANOUT
	WATER HOSE BIB
	WATER METER
	TREE - AS NOTED

SURVEYOR'S STATEMENT:

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS ACT AT THE REQUEST OF COLLIN YU, IN NOVEMBER OF 2025.

BRAD LUKEN, LS 8680
P.O. BOX 280564
SAN FRANCISCO CA, 94128

1/13/26



APN: 026-073-070
LOT 11, BLOCK 3

APN: 026-073-060
LOT 12, BLOCK 3

APN: 026-073-050
LOT 13, BLOCK 3

BOUNDARY & TOPOGRAPHIC SURVEY

LOT 12, BLOCK 3 MAP OF BURLINGAME GROVE (4-MAPS-46)

1431 LAGUNA AVENUE
BURLINGAME, CALIFORNIA 94010

PREPARED FOR:
COLLIN YU

APN:	026-073-060
DATE:	1/13/2026
SCALE:	1" = 6'
SIZE:	ANSI D
SHEET:	1 OF 2



Revisions	Date
BOUNDARY & TOPOGRAPHIC SURVEY	
1431 LAGUNA AVE BURLINGAME, CA 94010	
Drawn By	JZ
Stamp/Signature:	
Date	3/14/2026
Sheet Number	SU-1

SURVEYOR NOTES:

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BASIS OF ELEVATION: NORTH AMERICAN DATUM OF 1988 (NAVD88) PER RECORD OF 3726 CITY OF BURLINGAME SAN MATEO COUNTY VERTICAL CONTROL SURVEY NORTH AMERICAN DATUM OF 1983 (NAD83 2011) EPOCH 2010.0, CALIFORNIA COORDINATE SYSTEM OF 1983 (CCS83) ZONE 3

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PANEL: 153 OF 510
MAP NUMBER: 06081C0153F
EFFECTIVE DATE: APRIL 5, 2019

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GM	GAS METER		
HB	HOSE BIB		

LEGEND:

	PROPERTY BOUNDARY
	RIGHT-OF-WAY BOUNDARY
	LOT BOUNDARY
	WOOD FENCE LINE
	MAJOR CONTOUR
	MINOR CONTOUR
	ELECTRIC METER
	GAS METER
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	WATER HOSE BIB
	WATER METER
	TREE - AS NOTED

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BRAD LUKEN, LS 8680
P.O. BOX 280564
SAN FRANCISCO CA, 94128



BOUNDARY & TOPOGRAPHIC SURVEY

LOT 12, BLOCK 3 MAP OF BURLINGAME GROVE (4-MAPS-46)

1431 LAGUNA AVENUE
BURLINGAME, CALIFORNIA 94010

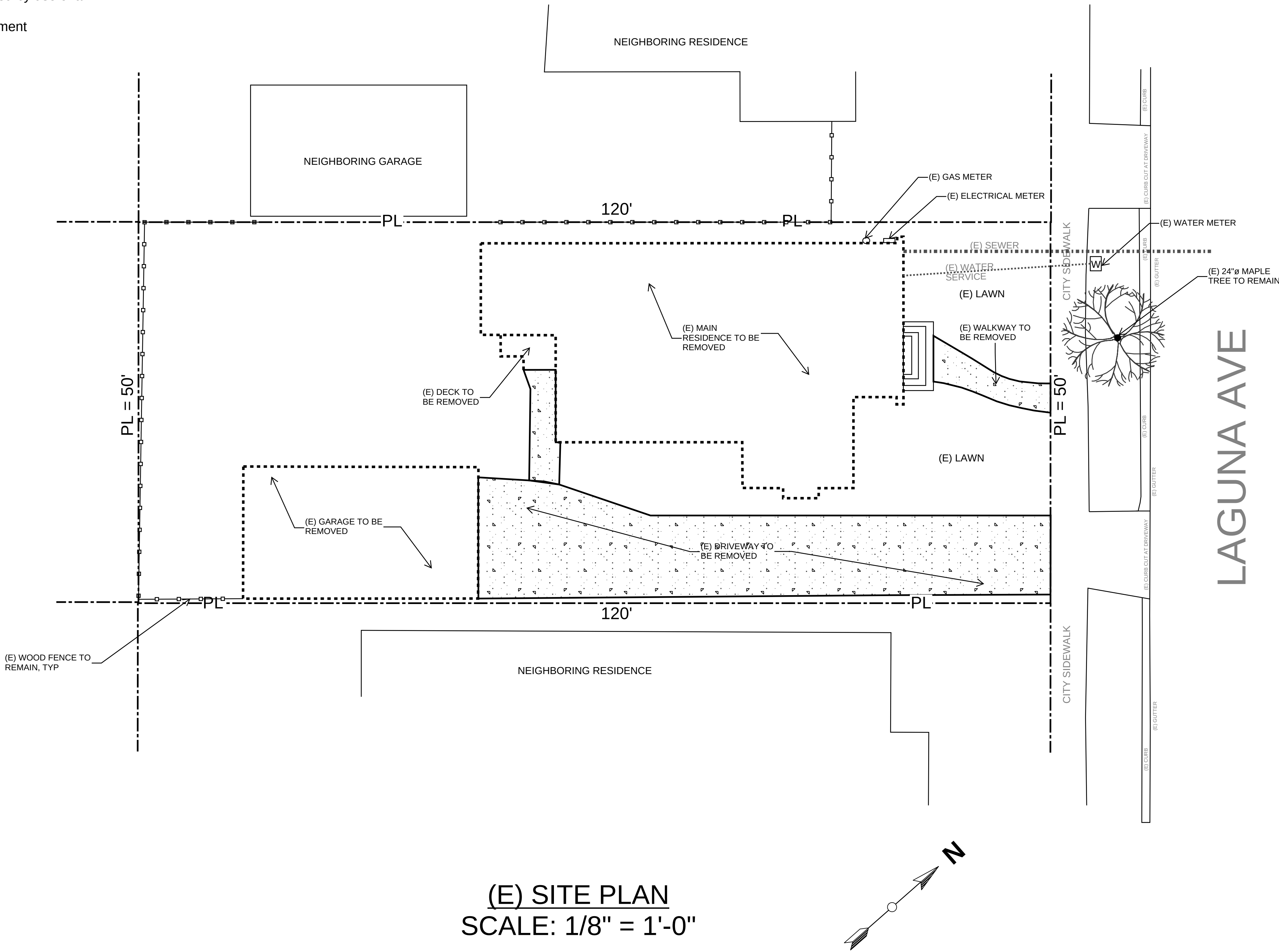
PREPARED FOR:
COLLIN YU

APN:	026-073-060
DATE:	11/21/2025
SCALE:	1" = 6'
SIZE:	ANSI D
SHEET:	2 OF 2



Revisions	Date
BOUNDARY & TOPOGRAPHIC SURVEY	
1431 LAGUNA AVE BURLINGAME, CA 94010	
Drawn By	JZ
Stamp/Signature:	
Date	3/14/2026
Sheet Number	SU-2

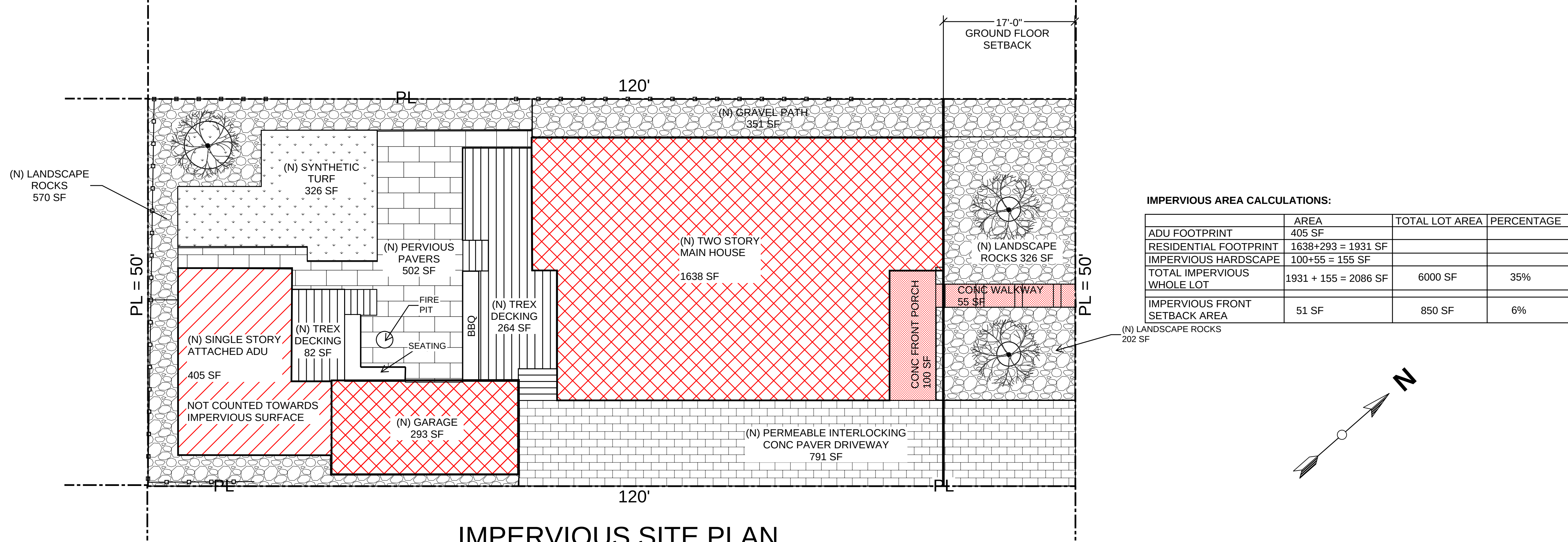
- NOTES:**
1. All site drainage shall be 2% minimum slope away from the buildings.
 2. The Owner shall coordinate with the Public Works department to ensure that any proposed repair work to the sewer lateral, sidewalk, curb, and/or gutter will be satisfactory to the City. An encroachment permit shall be obtained for any work in the public right of way and shall be responsible for all applicable fees and deposits. All work related to these requirements shall be accomplished at the Owner's expense.
 3. Any substandard sidewalk, rolled curb and gutter fronting the property shall be removed and replaced to current City Standards as directed by the City of San Francisco and at the Owner's expense. The City of San Francisco shall be the sole judge of whether any such replacement is necessary.
 4. Storm water draining shall be managed during construction in accordance to 2022 California Green Building Standards code 4.106.2. One or more of the following shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site.
 - a. Retention basins
 - b. Where storm water is conveyed to a public draining system, collection point, gutter or similar disposal method, water shall be filtered by use of a barrier system, wattle or other method
 - c. Compliance with a lawfully enacted storm water management ordinance.



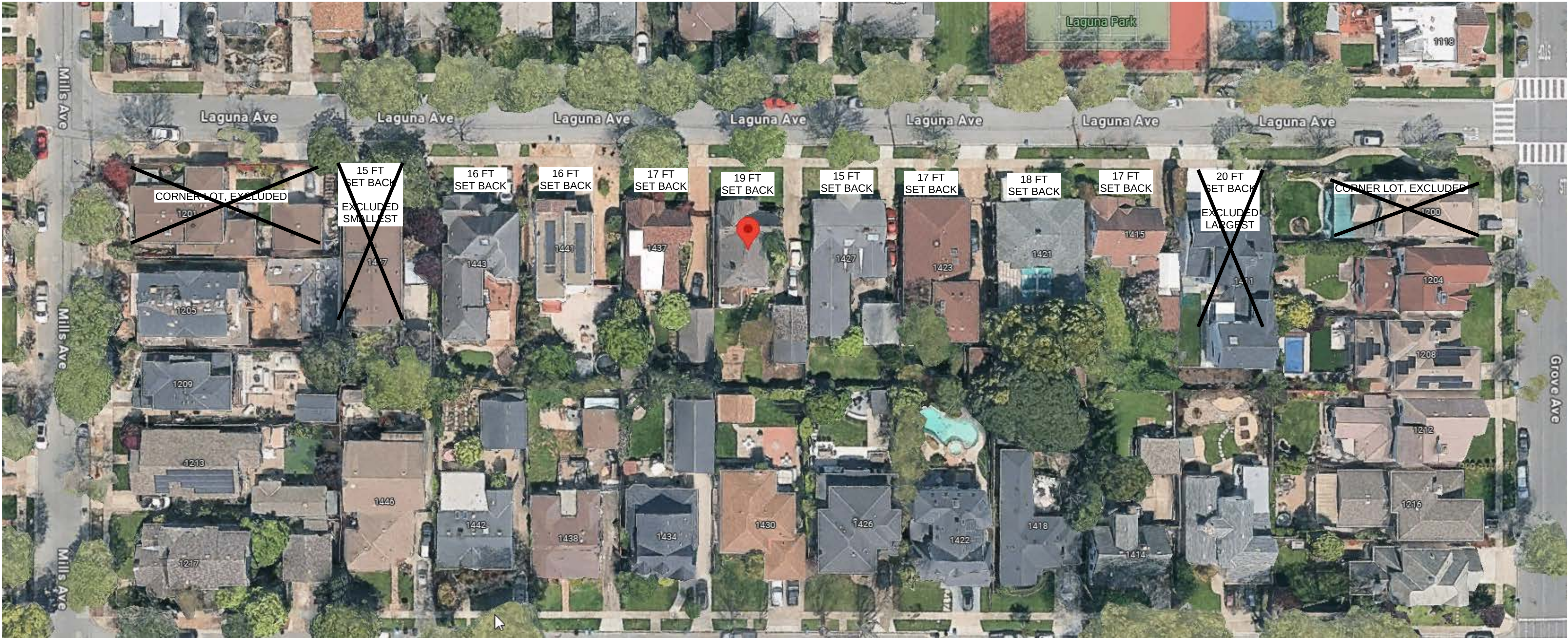
APPROVAL STAMP AREA

Revisions	Date
EXISTING SITE PLAN	
1431 LAGUNA AVE BURLINGAME, CA 94010	
Drawn By	JZ
Stamp/Signature:	
	
MAR 14, 2026 DATE SIGNED	
Date	3/14/2026
Sheet Number	
A1.1E	

1. All site drainage shall be 2% minimum slope away from the buildings.



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



BLOCK AVERAGE FRONT SET BACK
CALCULATION:

AVERAGE = 16+16+17+19+15+17+18+17
= 135/8 = 16.875 ft MIN. SET BACK
REQUIRED

FRONT SETBACK BLOCK AVERAGE
CALCULATIONS
SCALE: NTS

Revisions

Date

IMPERVIOUS PLAN CALC
+ SETBACK CALC

1431 LAGUNA
AVE
BURLINGAME, CA 94010

Drawn By
JZ

Stamp/Signature:


MAR 14, 2026
DATE SIGNED

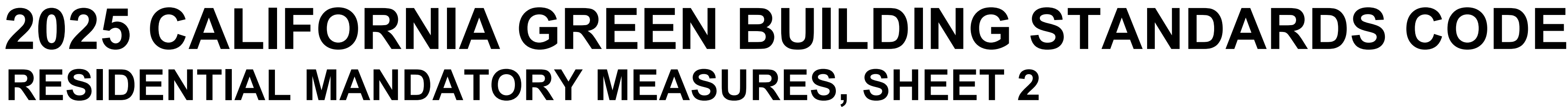
Date
3/14/2026

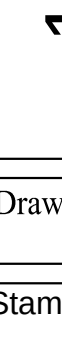
Sheet Number
A1.2



Revisions	Date
CAL GREEN RESIDENTIAL CHECKLIST	
1431 LAGUNA AVE BURLINGAME, CA 94010	
Drawn By	JZ
Stamp/Signature:	
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CAL GREEN
RESIDENTIAL CHECKLIST



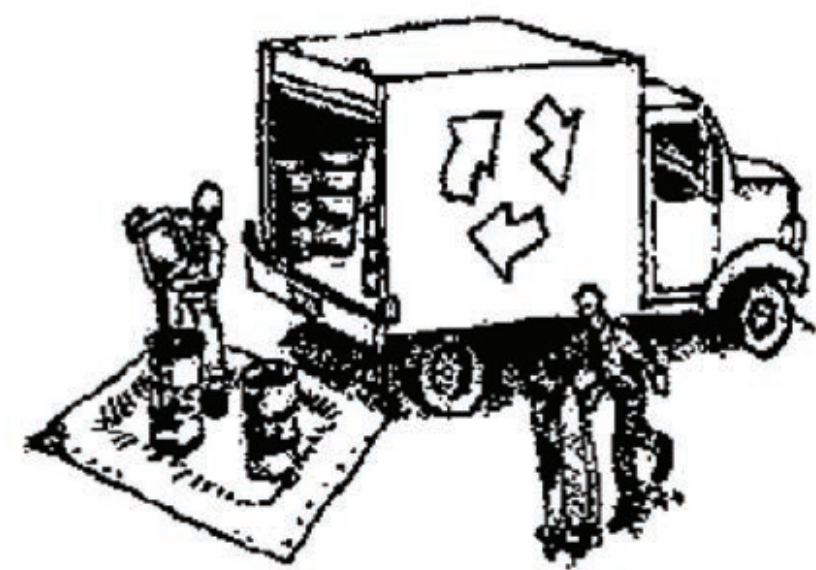
Revisions	Date
CAL GREEN RESIDENTIAL CHECKLIST	
1431 LAGUNA AVE BURLINGAME, CA 94010	
Drawn By	JZ
Stamp/Signature:  MAR 14, 2026 DATE SIGNED	
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A1.5

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.

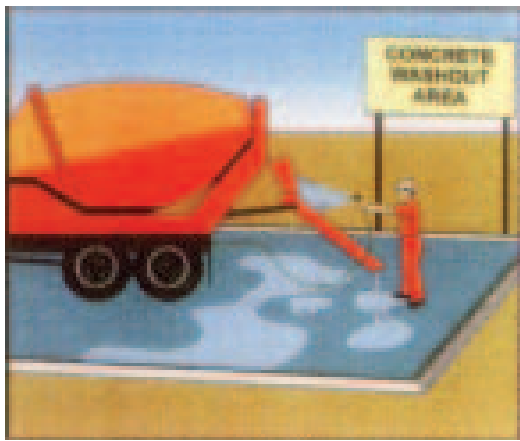
Paving/Asphalt Work



- ❑ 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



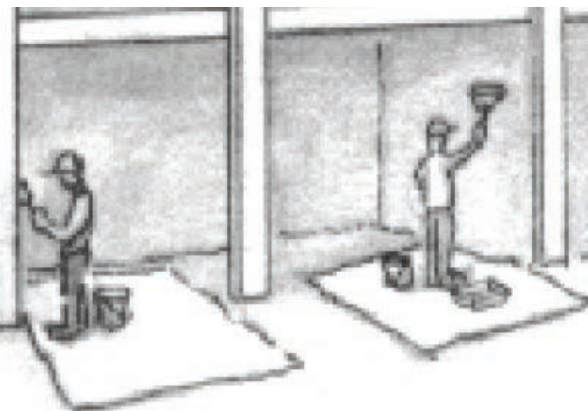
- ❑ Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- ❑ Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that 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



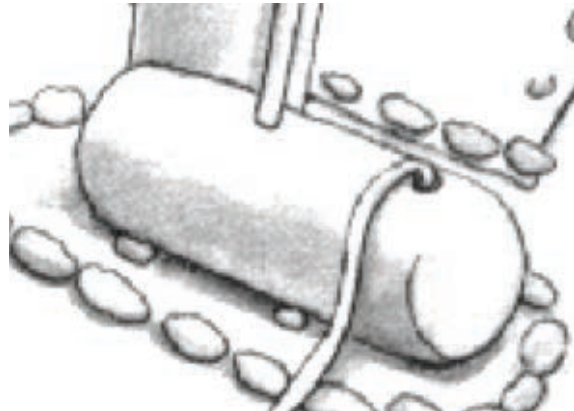
- ❑ Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- ❑ Stack bagged material on pallets and under cover.
- ❑ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

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

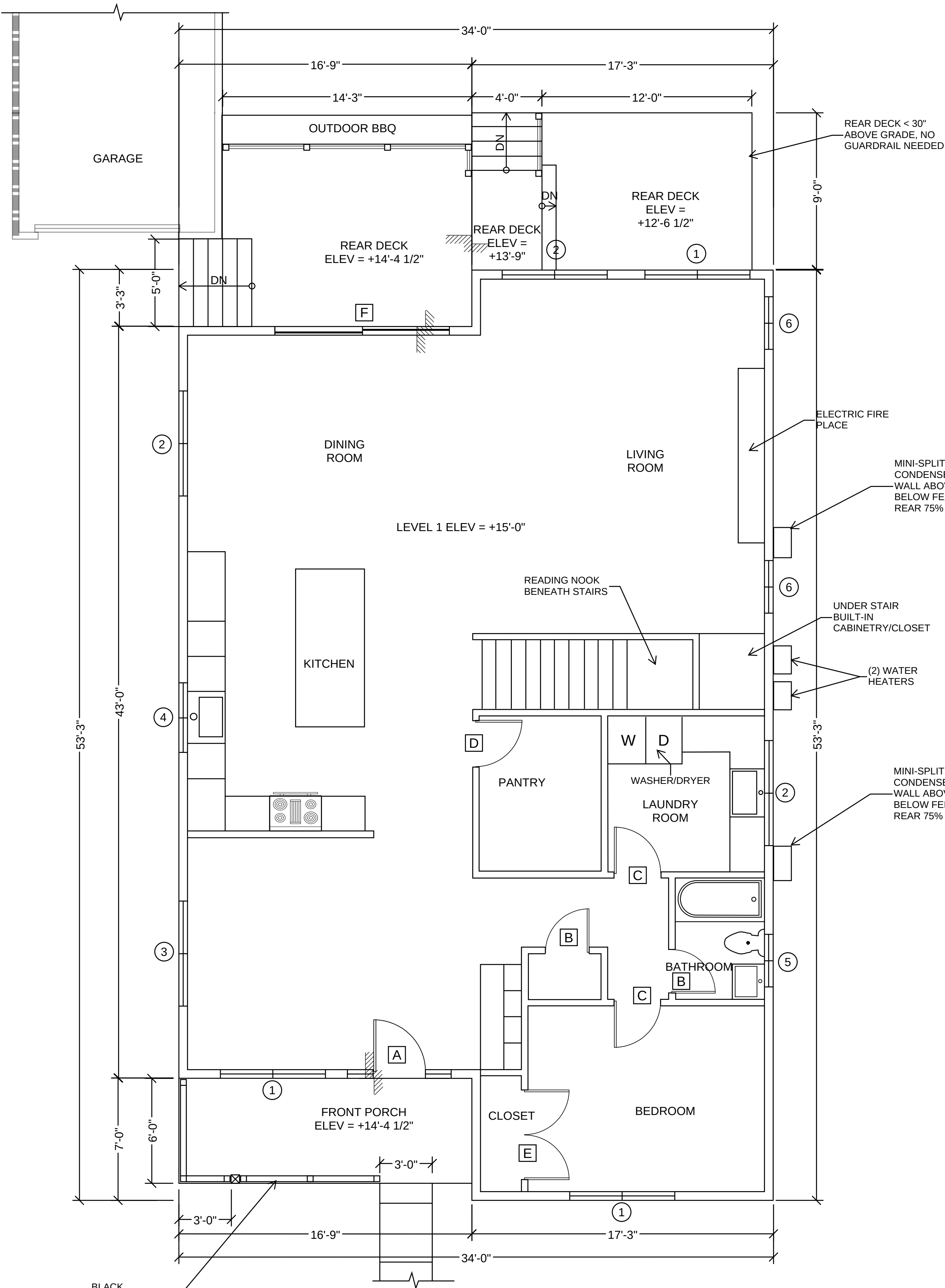


- ❑ Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer call your local wastewater treatment plant.
- ❑ Divert run-on water from 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!

APPROVAL STAMP AREA

Revisions	Date
CAL GREEN RESIDENTIAL CHECKLIST	
218 ROCKWOOD DRIVE SOUTH SAN FRANCISCO, CA 94080	
Drawn By	JZ
Stamp/Signature:	
Date	MAR 14, 2026 DATE SIGNED
Sheet Number	3/14/2026 A1.6



1 MAIN HOUSE LEVEL 1 FLOOR PLAN
SCALE: 1/4" = 1'-0"

WINDOW SCHEDULE						
NO.	SIZE	TYPE	MATERIAL	EGRESS	TEMPERED	NOTES
1	72" x 48"	SLIDING XO	FIBERGLASS	L2 ONLY	NO	
2	72" x 48"	SLIDING OX	FIBERGLASS	L2 ONLY	NO	
3	72" x 12"	FIXED	FIBERGLASS	NO	NO	
4	48" x 42"	SINGLE HUNG	FIBERGLASS	NO	NO	
5	36" x 12"	FIXED	FIBERGLASS	NO	NO	
6	36" x 48"	SINGLE HUNG	FIBERGLASS	YES	NO	
7	72" x 48"	SLIDING OX	FIBERGLASS	NO	NO	
8	48" x 60"	FIXED	FIBERGLASS	NO	YES	AT STAIRS
9	24" x 36"	FIXED	FIBERGLASS	NO	NO	
10	60" x 12"	FIXED	FIBERGLASS	NO	NO	

NOTE:
ALL EGRESS WINDOWS SHALL MEET MINIMUM EMERGENCY WINDOW REQUIREMENTS:
- MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET
- MINIMUM NET CLEAR HEIGHT OF 24 INCHES
- MINIMUM NET CLEAR WIDTH OF 20 INCHES
- MAXIMUM 44 INCHES FROM BOTTOM OF EGRESS OPENING TO TOP OF FINISHED FLOOR.
- SHGC MAXIMUM = 0.35

DOOR SCHEDULE				
NO.	SIZE	TYPE	GLASS	REMARKS
A	60" x 84"	EXTERIOR SWING	18" SIDE LITE EA SIDE	3'-0" DOOR
B	30" x 84"	INTERIOR WOOD SWING	NO	
C	32" x 84"	INTERIOR WOOD SWING	NO	
D	36" x 84"	INTERIOR BARN DOOR	NO	
E	60" x 84"	INTERIOR FRENCH DOOR	NO	
F	120" x 84"	EXTERIOR SLIDING XO	YES	
G	30" x 80"	INTERIOR WOOD SWING	NO	
H	32" x 80"	INTERIOR WOOD SWING	NO	
J	60" x 80"	INTERIOR FRENCH DOOR	NO	
K	72" x 80"	EXTERIOR SLIDING XO	YES	

NOTE:
ALL GLAZING IN DOORS TO BE SAFETY GLAZING.

RevisionsDate

1431 LAGUNA AVE
BURLINGAME, CA 94010

MAIN HOUSE LEVEL 1
FLOOR PLAN

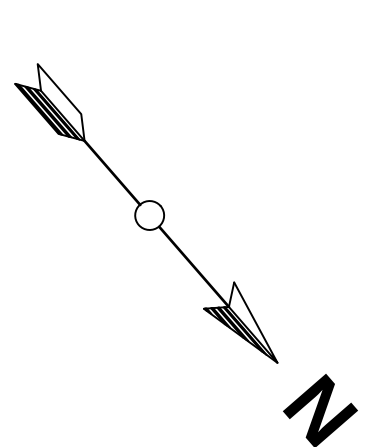
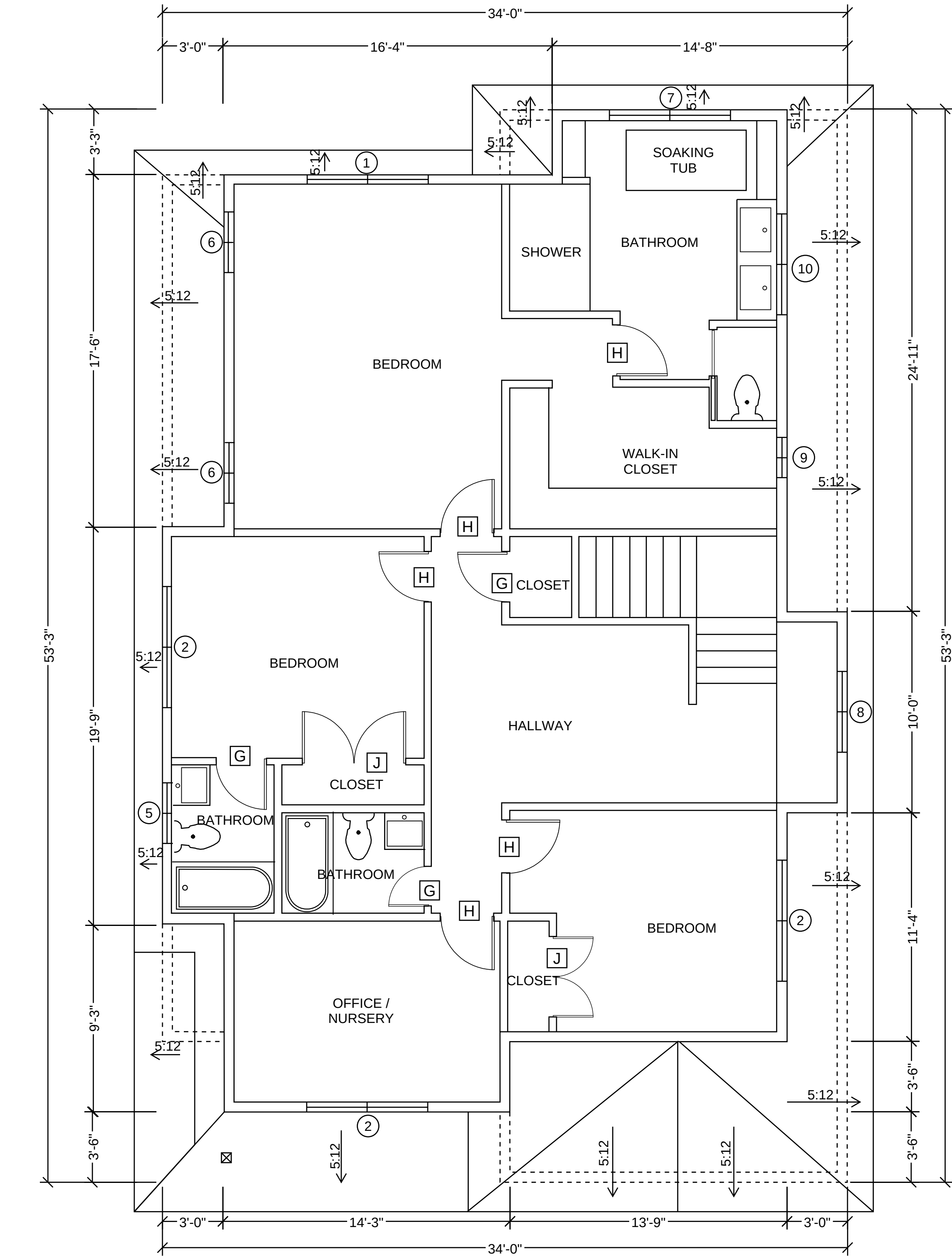
Drawn By
JZ

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DATE SIGNED

Date
3/14/2026

Sheet Number
A2.1



1 MAIN HOUSE LEVEL 2 FLOOR PLAN
SCALE: 1/4" = 1'-0"

WINDOW SCHEDULE						
NO.	SIZE	TYPE	MATERIAL	EGRESS	TEMPERED	NOTES
①	72" x 48"	SLIDING XO	FIBERGLASS	L2 ONLY	NO	
②	72" x 48"	SLIDING OX	FIBERGLASS	L2 ONLY	NO	
③	72" x 12"	FIXED	FIBERGLASS	NO	NO	
④	48" x 42"	SINGLE HUNG	FIBERGLASS	NO	NO	
⑤	36" x 12"	FIXED	FIBERGLASS	NO	NO	
⑥	36" x 48"	SINGLE HUNG	FIBERGLASS	YES	NO	
⑦	72" x 48"	SLIDING OX	FIBERGLASS	NO	NO	
⑧	48" x 60"	FIXED	FIBERGLASS	NO	YES	AT STAIRS
⑨	24" x 36"	FIXED	FIBERGLASS	NO	NO	
⑩	60" x 12"	FIXED	FIBERGLASS	NO	NO	

NOTE:
ALL EGRESS WINDOWS SHALL MEET MINIMUM EMERGENCY WINDOW REQUIREMENTS:
- MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET
- MINIMUM NET CLEAR HEIGHT OF 24 INCHES
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- MAXIMUM 44 INCHES FROM BOTTOM OF EGRESS OPENING TO TOP OF FINISHED FLOOR.
- SHGC MAXIMUM = 0.35

DOOR SCHEDULE				
NO.	SIZE	TYPE	GLASS	REMARKS
A	60" x 84"	EXTERIOR SWING	18" SIDE LITE EA SIDE	3'-0" DOOR
B	30" x 84"	INTERIOR WOOD SWING	NO	
C	32" x 84"	INTERIOR WOOD SWING	NO	
D	36" x 84"	INTERIOR BARN DOOR	NO	
E	60" x 84"	INTERIOR FRENCH DOOR	NO	
F	120" x 84"	EXTERIOR SLIDING XO	YES	
G	30" x 80"	INTERIOR WOOD SWING	NO	
H	32" x 80"	INTERIOR WOOD SWING	NO	
J	60" x 80"	INTERIOR FRENCH DOOR	NO	
K	72" x 80"	EXTERIOR SLIDING XO	YES	

NOTE:
ALL GLAZING IN DOORS TO BE SAFETY GLAZING.

APPROVAL STAMP AREA

RevisionsDate

MAIN HOUSE LEVEL 2
FLOOR PLAN

1431 LAGUNA
AVE
BURLINGAME, CA 94010

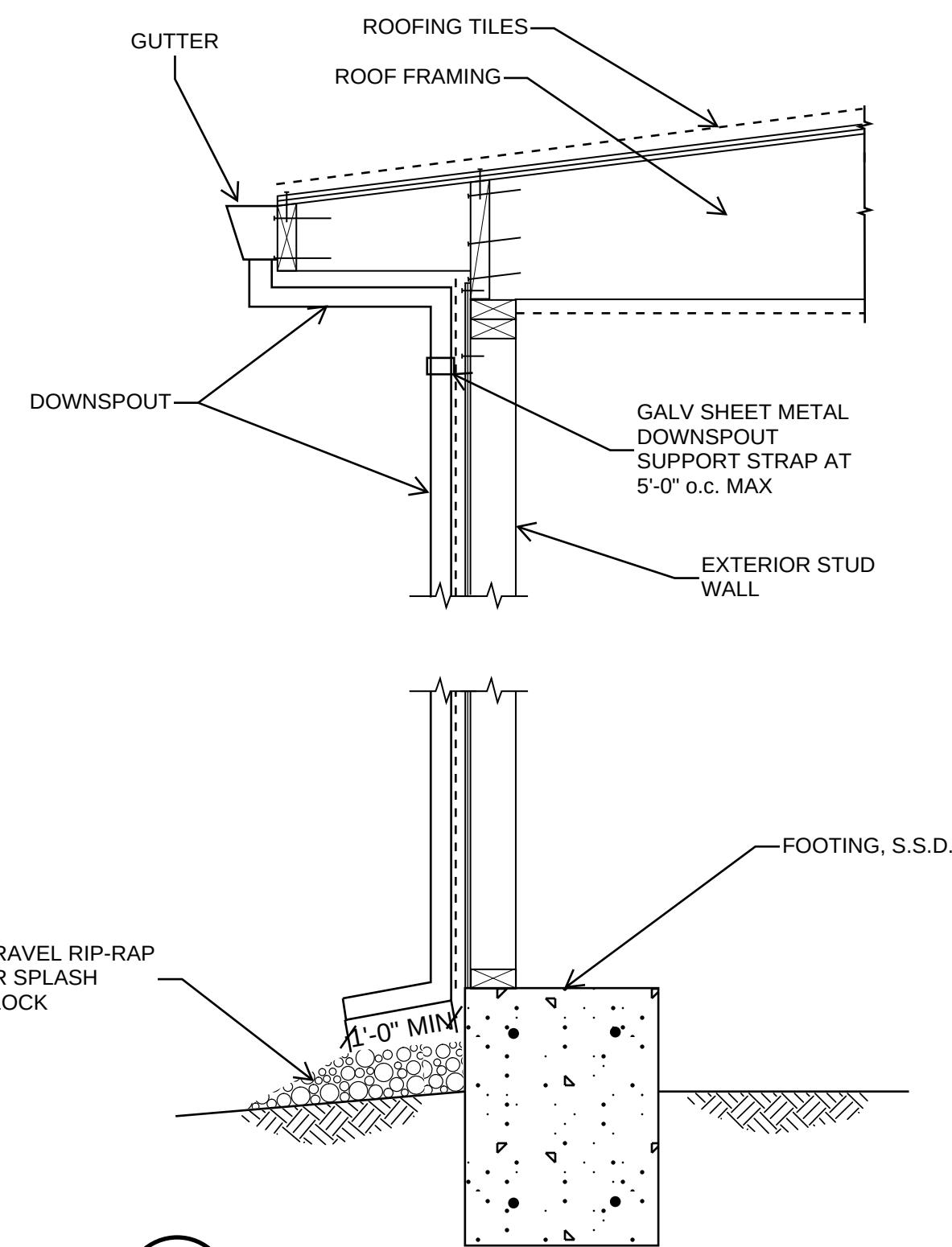
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3/14/2026

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A2.2



NO ARCHITECTURAL COPPER TO BE USED.

① DOWNSPOUT DETAIL

MAIN HOUSE ROOF PLAN
SCALE: 1/4" = 1'-0"

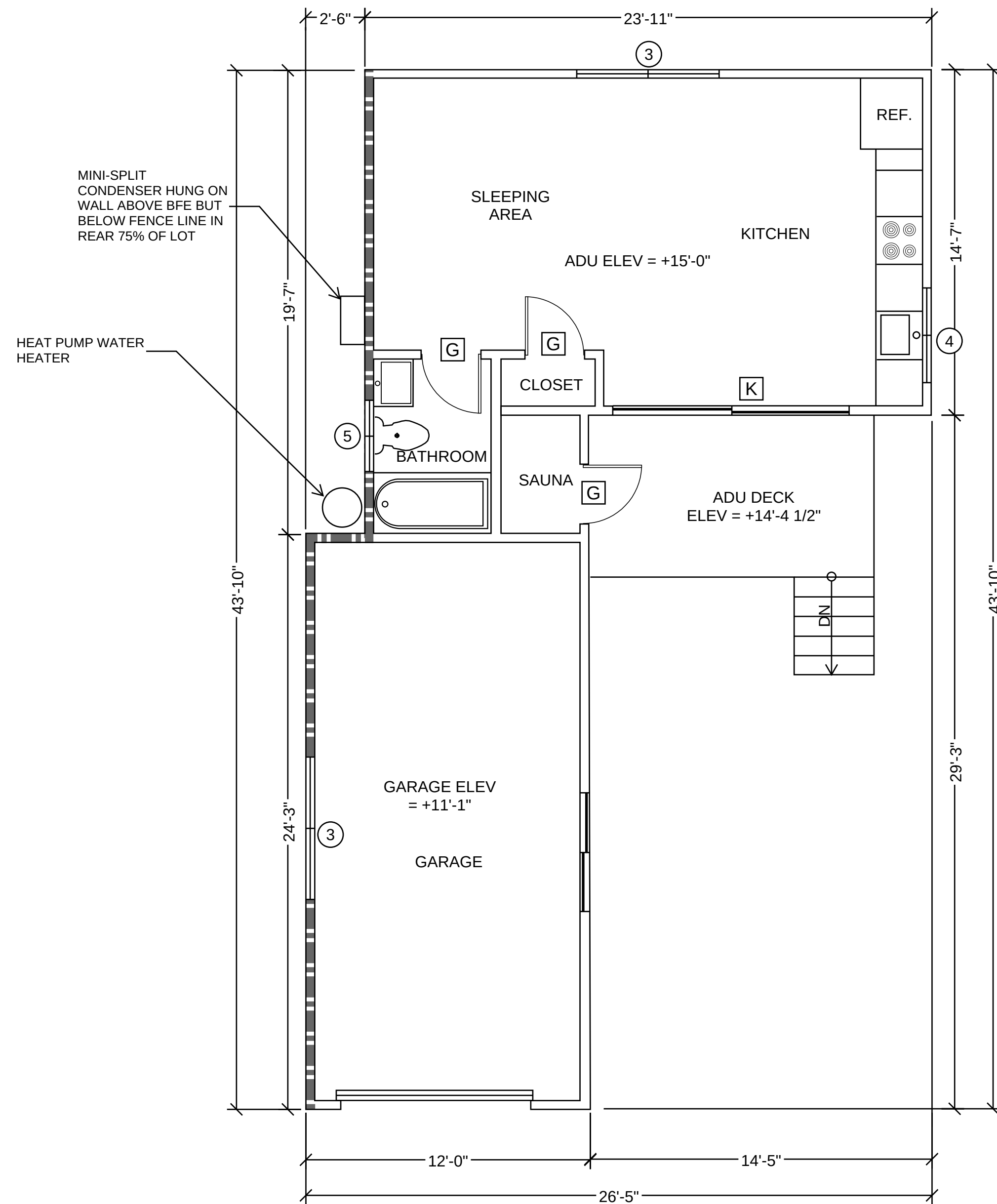
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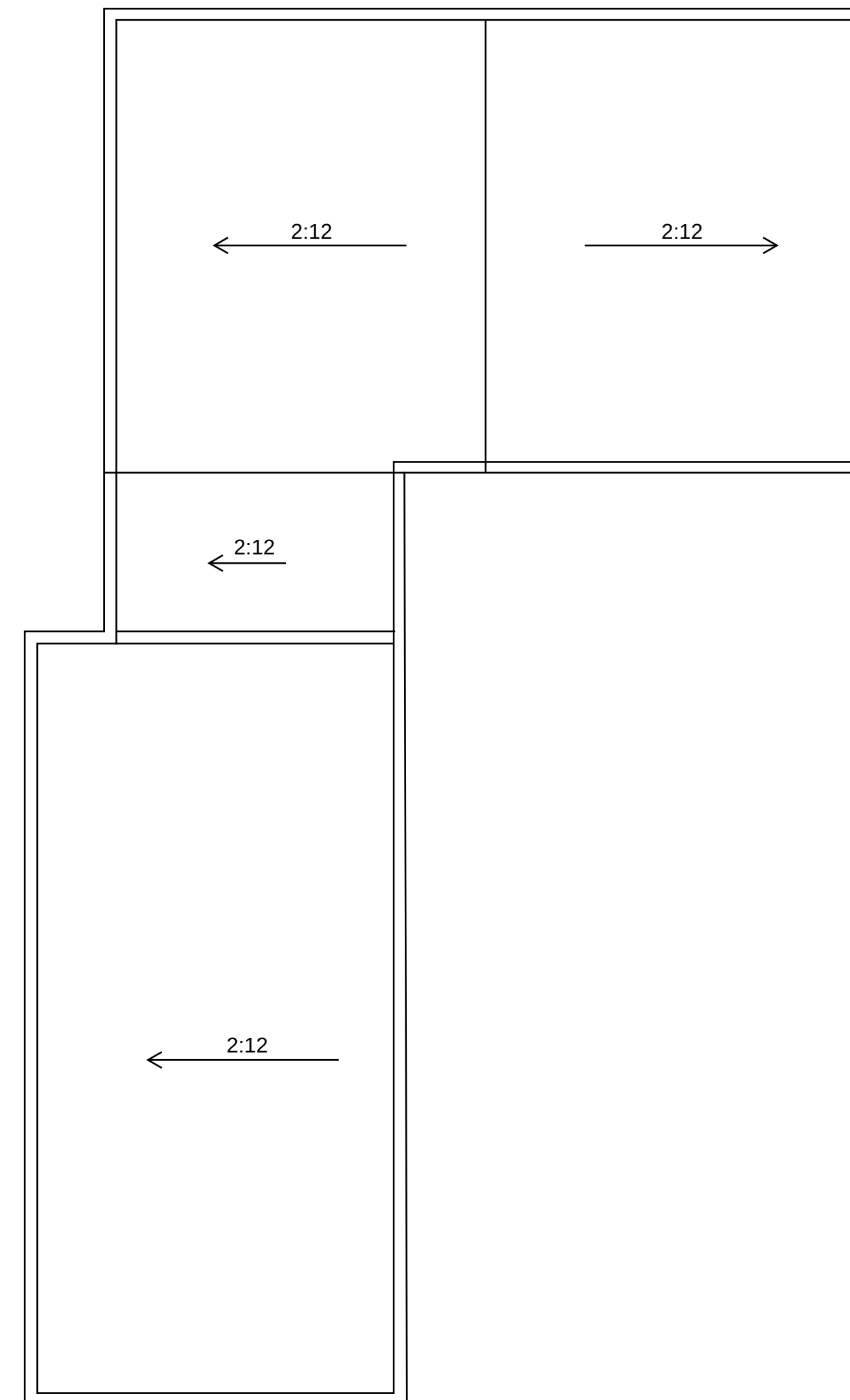
2x4 WALL

2x4 WALL

1 HOUR MIN RATED WALL ASSEMBLY



① GARAGE + ADU LEVEL 1 FLOOR PLAN
SCALE: 1/4" = 1'-0"



① GARAGE + ADU ROOF PLAN
SCALE: 1/4" = 1'-0"

WINDOW SCHEDULE						
NO.	SIZE	TYPE	MATERIAL	EGRESS	TEMPERED	NOTES
①	72" x 48"	SLIDING XO	FIBERGLASS	L2 ONLY	NO	
②	72" x 48"	SLIDING OX	FIBERGLASS	L2 ONLY	NO	
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④	48" x 42"	SINGLE HUNG	FIBERGLASS	NO	NO	
⑤	36" x 12"	FIXED	FIBERGLASS	NO	NO	
⑥	36" x 48"	SINGLE HUNG	FIBERGLASS	YES	NO	
⑦	72" x 48"	SLIDING OX	FIBERGLASS	NO	NO	
⑧	48" x 60"	FIXED	FIBERGLASS	NO	YES	AT STAIRS
⑨	24" x 36"	FIXED	FIBERGLASS	NO	NO	
⑩	60" x 12"	FIXED	FIBERGLASS	NO	NO	

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- MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET
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- MAXIMUM 44 INCHES FROM BOTTOM OF EGRESS OPENING TO TOP OF FINISHED FLOOR.
- SHGC MAXIMUM = 0.35

DOOR SCHEDULE				
NO.	SIZE	TYPE	GLASS	REMARKS
A	60" x 84"	EXTERIOR SWING	18" SIDE LITE EA SIDE	3'-0" DOOR
B	30" x 84"	INTERIOR WOOD SWING	NO	
C	32" x 84"	INTERIOR WOOD SWING	NO	
D	36" x 84"	INTERIOR BARN DOOR	NO	
E	60" x 84"	INTERIOR FRENCH DOOR	NO	
F	120" x 84"	EXTERIOR SLIDING XO	YES	
G	30" x 80"	INTERIOR WOOD SWING	NO	
H	32" x 80"	INTERIOR WOOD SWING	NO	
J	60" x 80"	INTERIOR FRENCH DOOR	NO	
K	120" x 80"	EXTERIOR SLIDING XO	YES	
L	60" x 80"	EXTERIOR SLIDING XO	YES	

NOTE:
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Revisions	Date
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GARAGE + ADU FLOOR PLAN

1451 LACONIA
AVE
BURLINGAME, CA 94010

Drawn By JZ

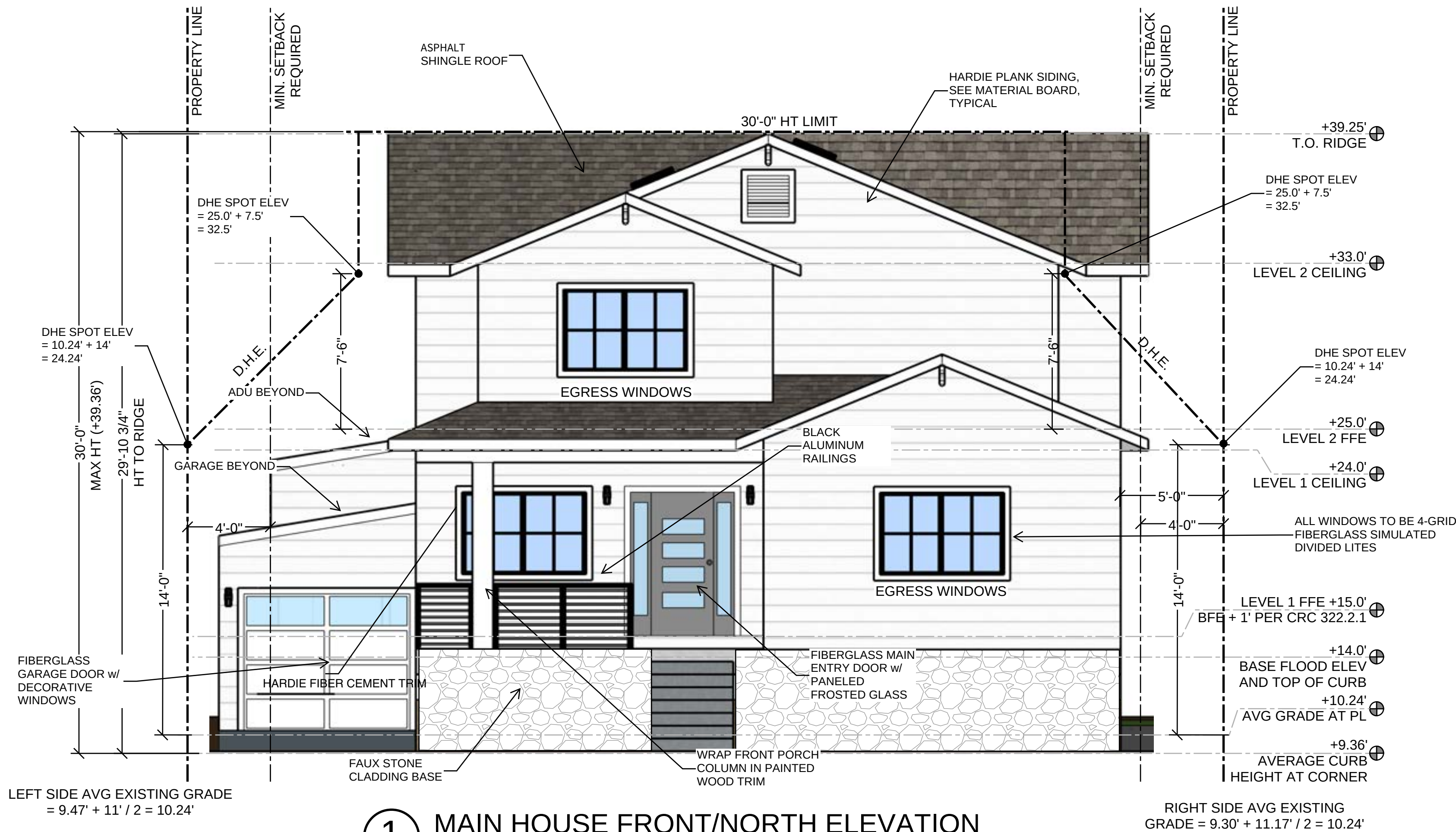
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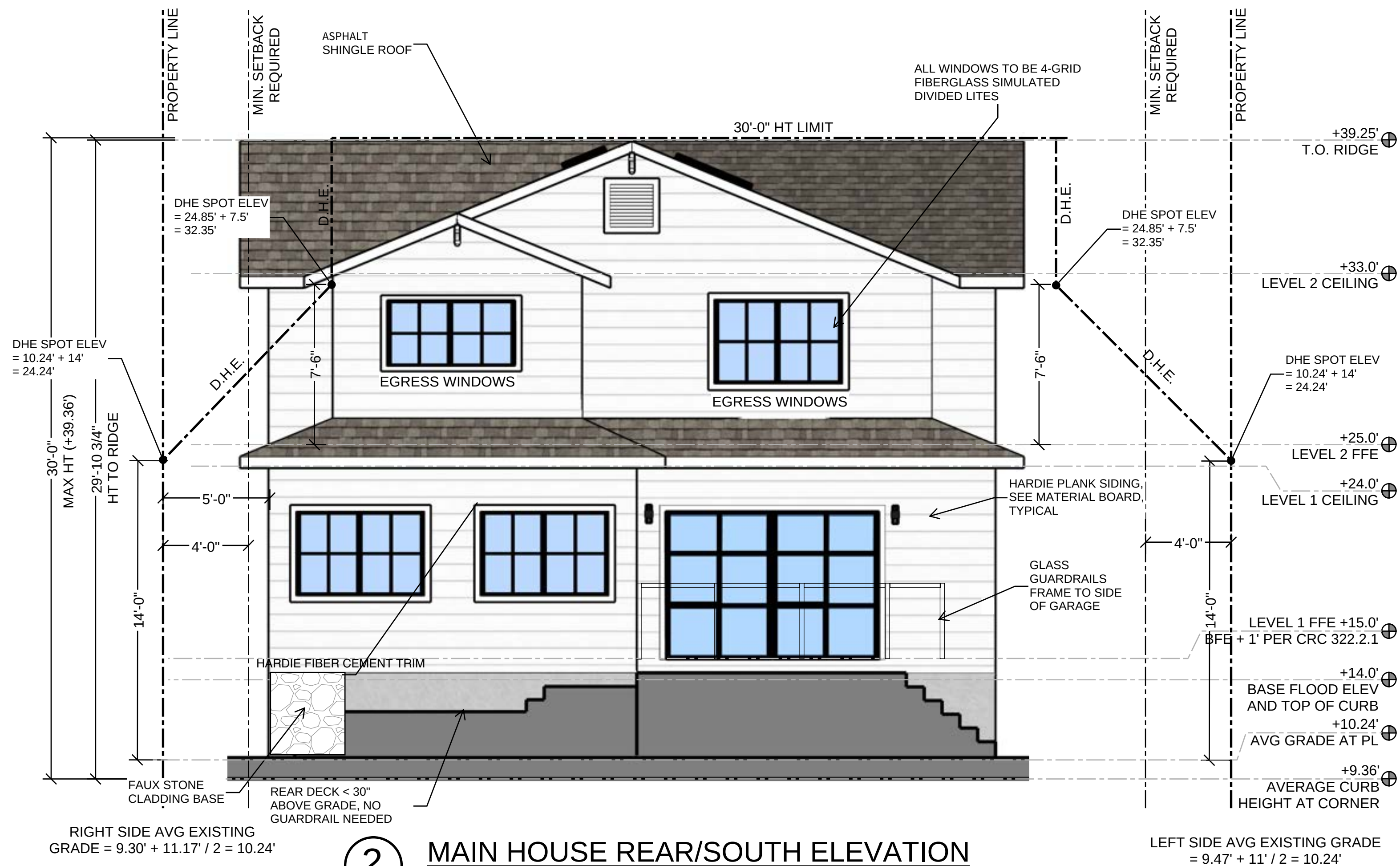
3/14/2026

Sheet Number

A2.11



1 MAIN HOUSE FRONT/NORTH ELEVATION
SCALE: 1/4" = 1'-0"



2 MAIN HOUSE REAR/SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

Revisions	Date

BUILDING ELEVATIONS

1431 LAGUNA AVE
BURLINGAME, CA 94010

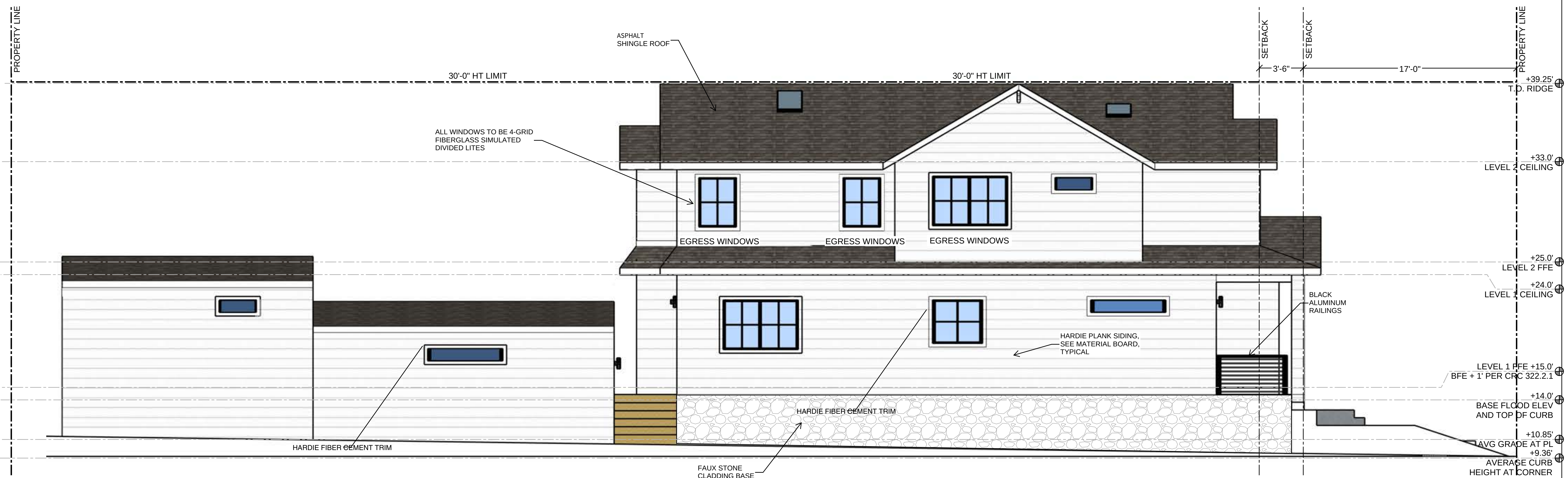
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JZ

Stamp/Signature:

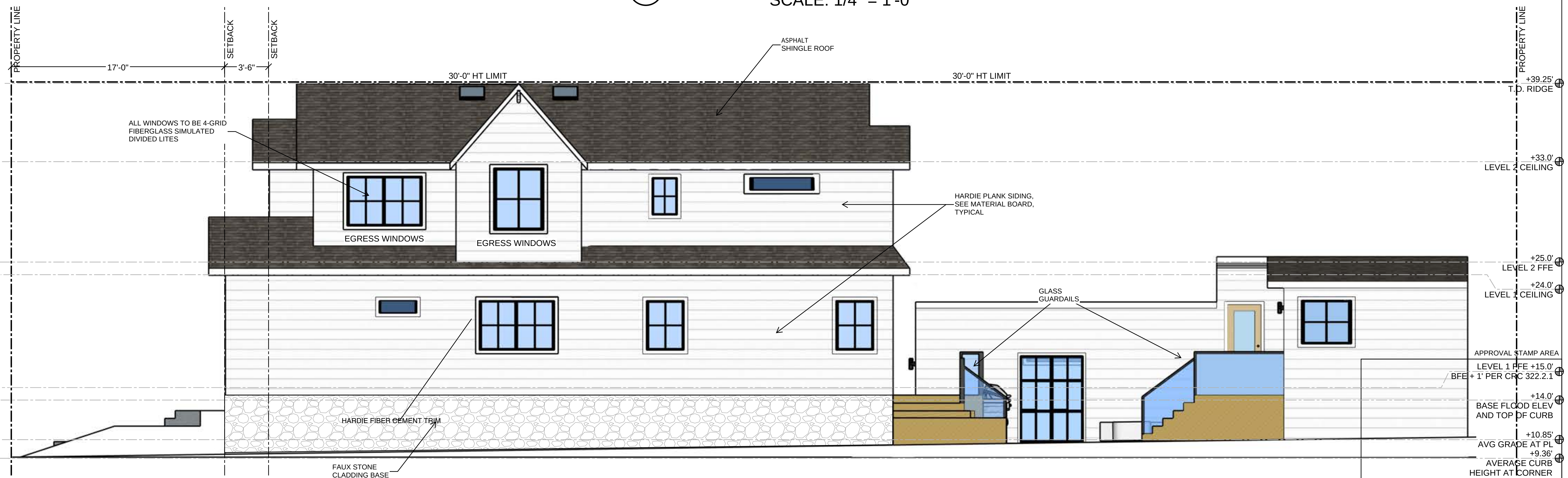
MAR 14, 2026
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Date
3/14/2026

Sheet Number
A3.1



① MAIN HOUSE LEFT SIDE/EAST ELEVATION
SCALE: 1/4" = 1'-0"



② MAIN HOUSE RIGHT SIDE/WEST ELEVATION
SCALE: 1/4" = 1'-0"

Revisions	Date
BUILDING ELEVATIONS	
1431 LAGUNA AVE BURLINGAME, CA 94010	
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A3.2	

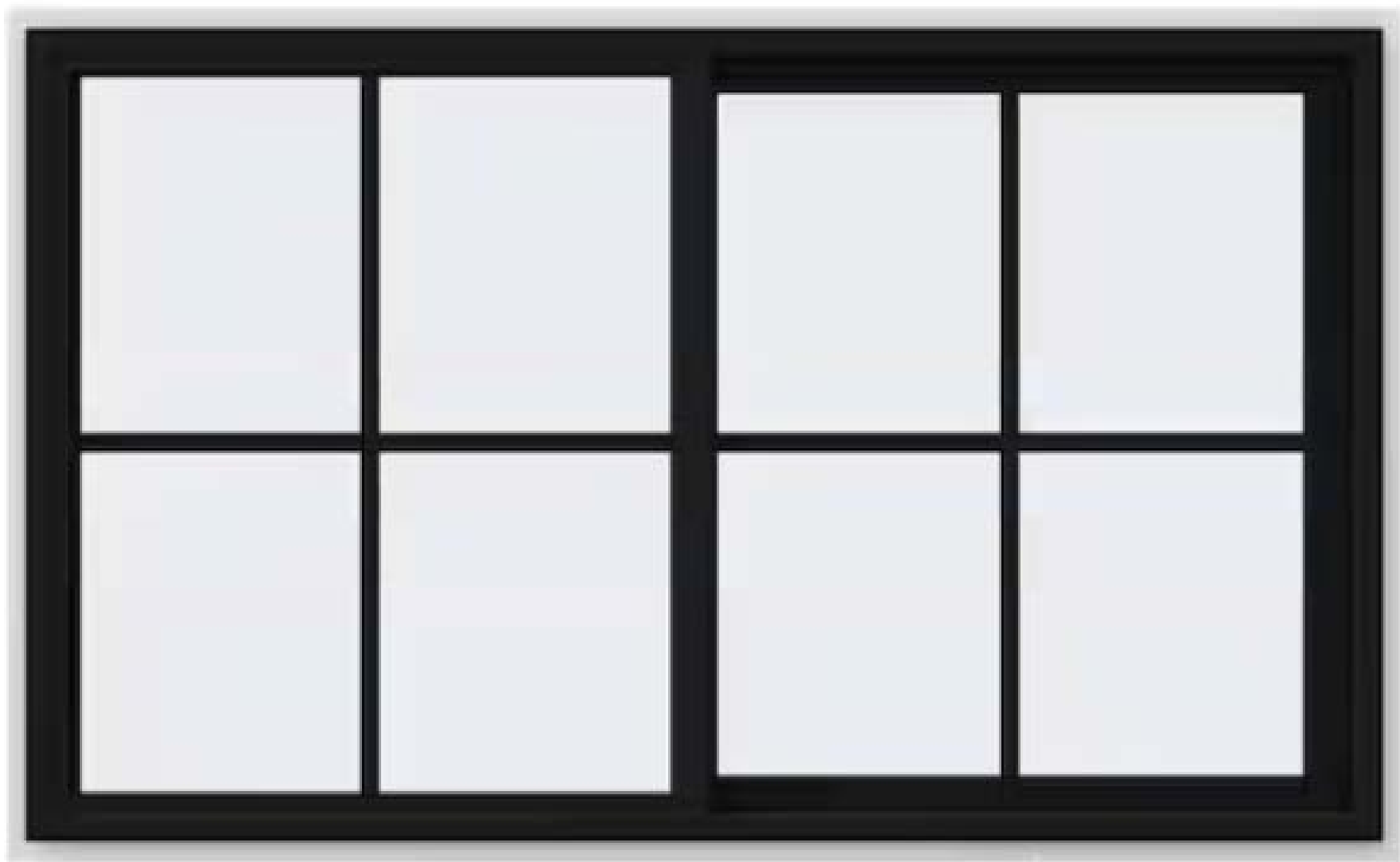
PROPOSED MATERIAL
BOARD OPTIONS,
COLORS TBD



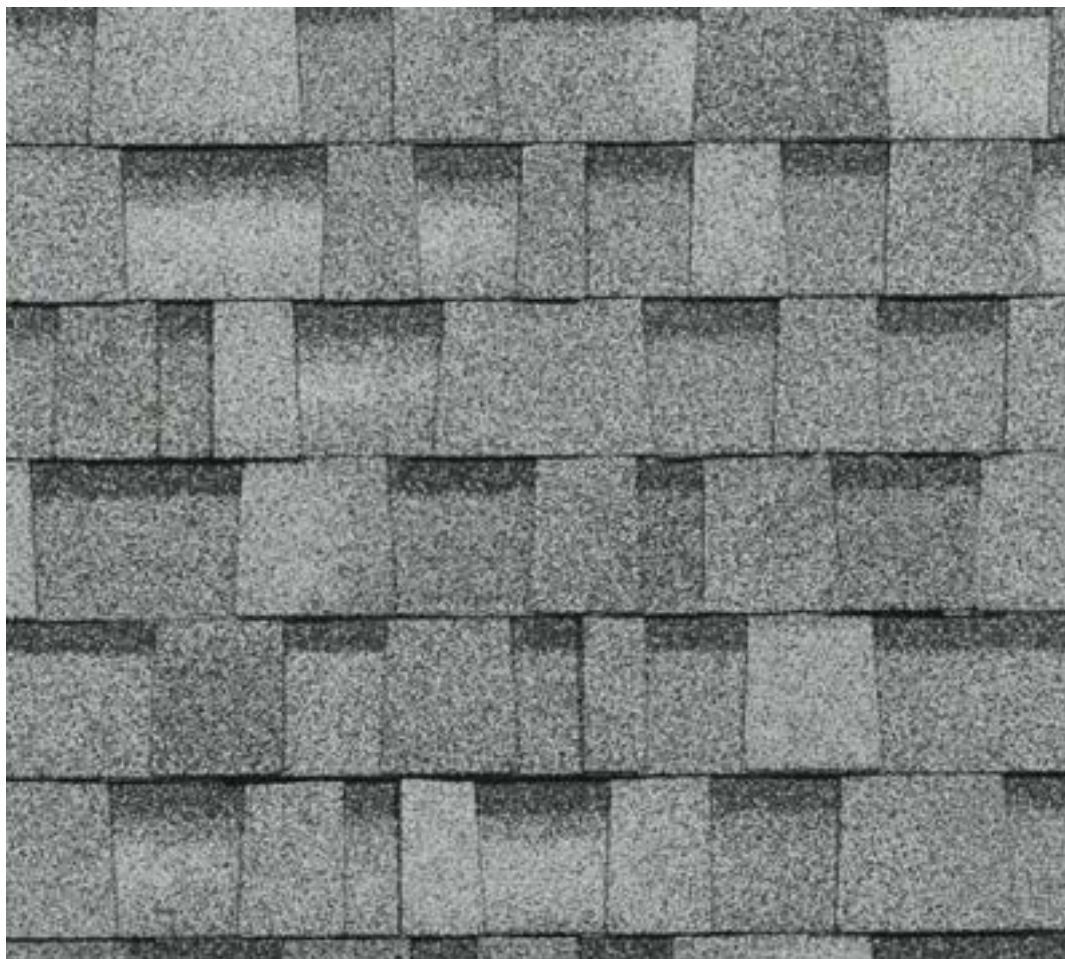
FAUX STONE CLADDING



HARDIE PLANK SIDING



4 GRID FIBERGLASS SIMULATED DIVIDED LITE WINDOWS



ASPHALT DIMENSIONAL SHINGLE



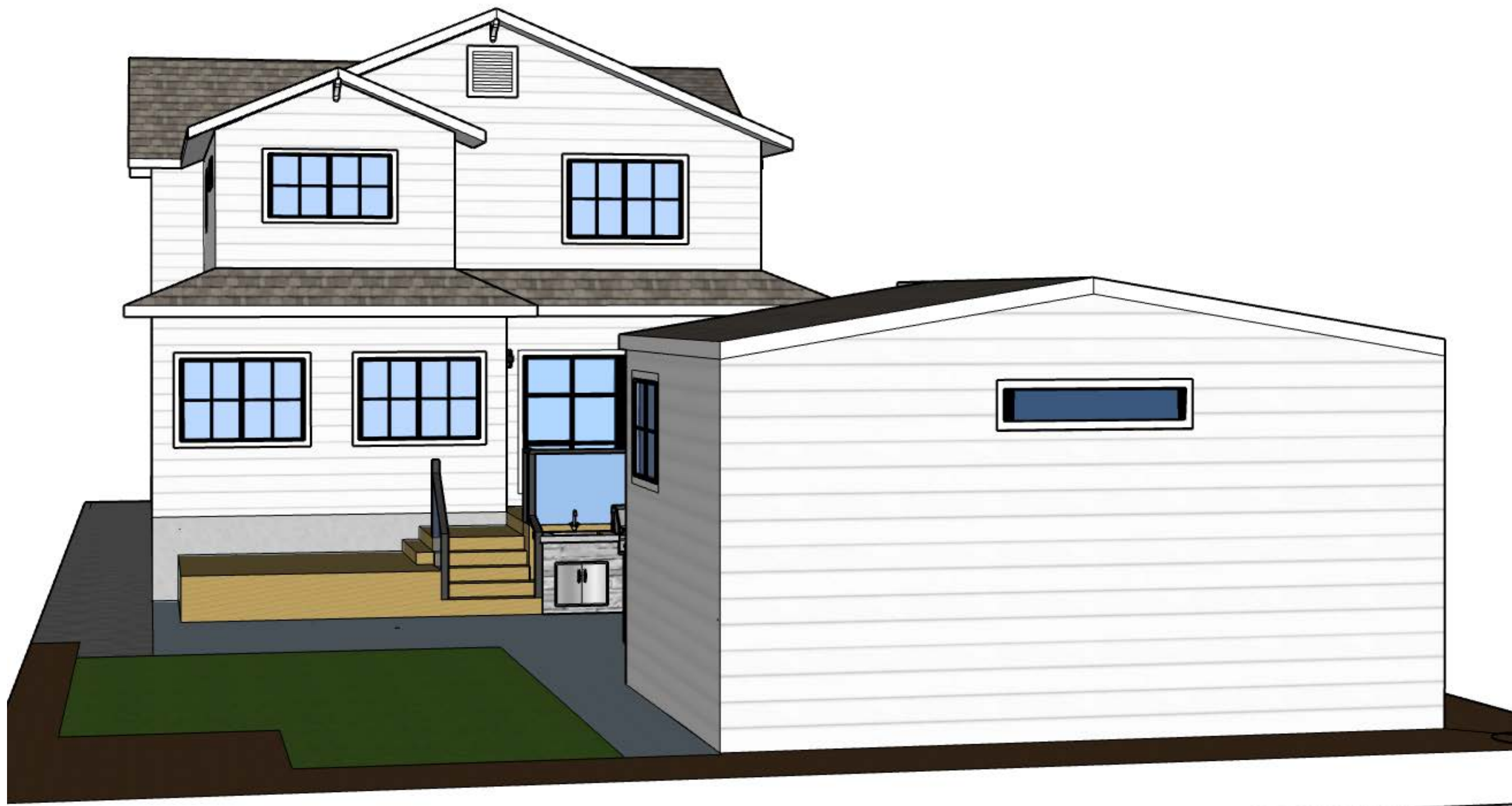
TREX DECKING



Hardie Fiber Cement Trim

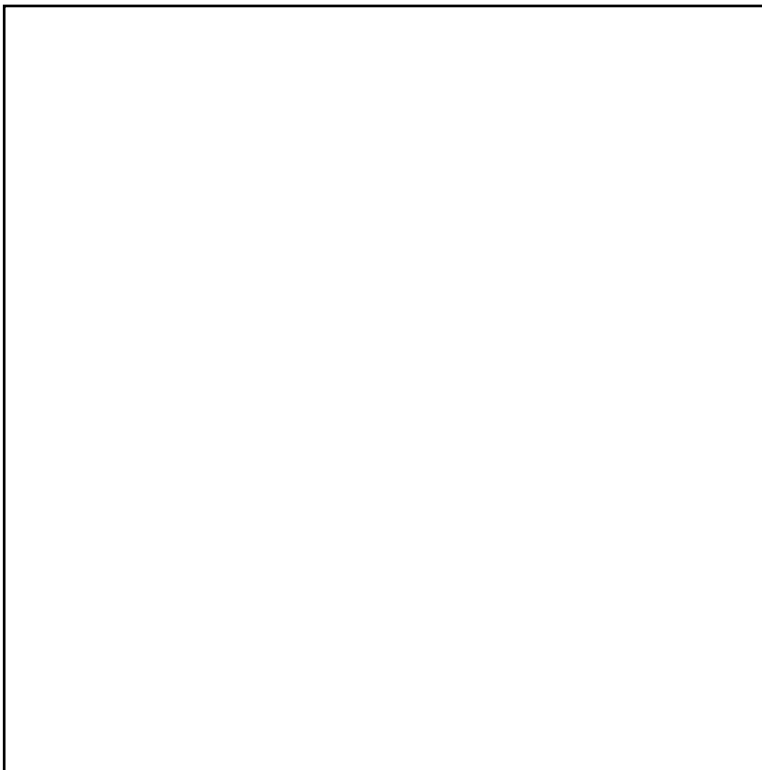
APPROVAL STAMP AREA

Revisions	Date
MATERIAL BOARD	
1431 LAGUNA AVE BURLINGAME, CA 94010	
Drawn By	JZ
Stamp/Signature: 	
MAR 14, 2026 DATE SIGNED	
Date	3/14/2026
Sheet Number	A3.4



Revisions	Date
3D RENDERINGS	
1431 LAGUNA AVE BURLINGAME, CA 94010	
Drawn By	JZ
Stamp/Signature:	 MAR 14, 2026 DATE SIGNED
Date	3/14/2026
Sheet Number	A3.5

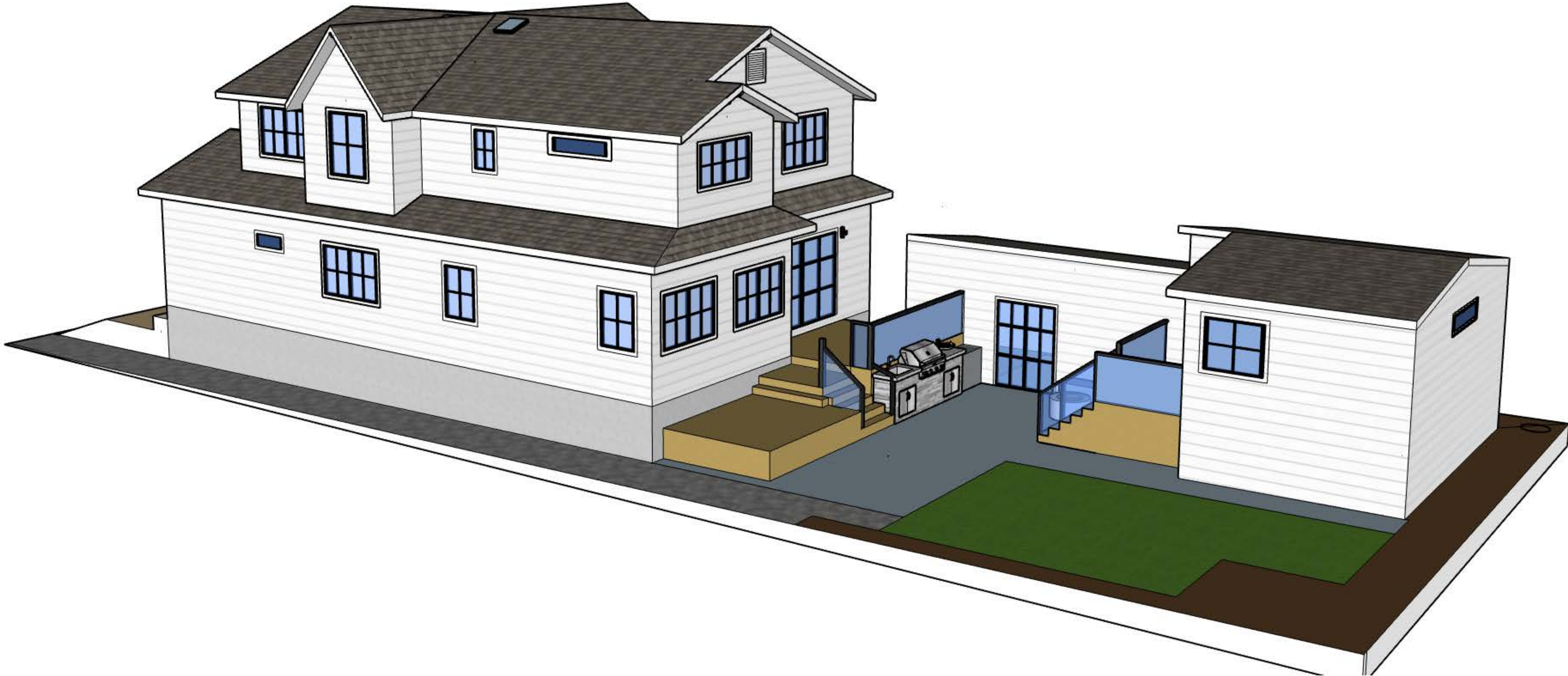
APPROVAL STAMP AREA





APPROVAL STAMP AREA

Revisions	Date
3D RENDERINGS	
1431 LAGUNA AVE BURLINGAME, CA 94010	
Drawn By	JZ
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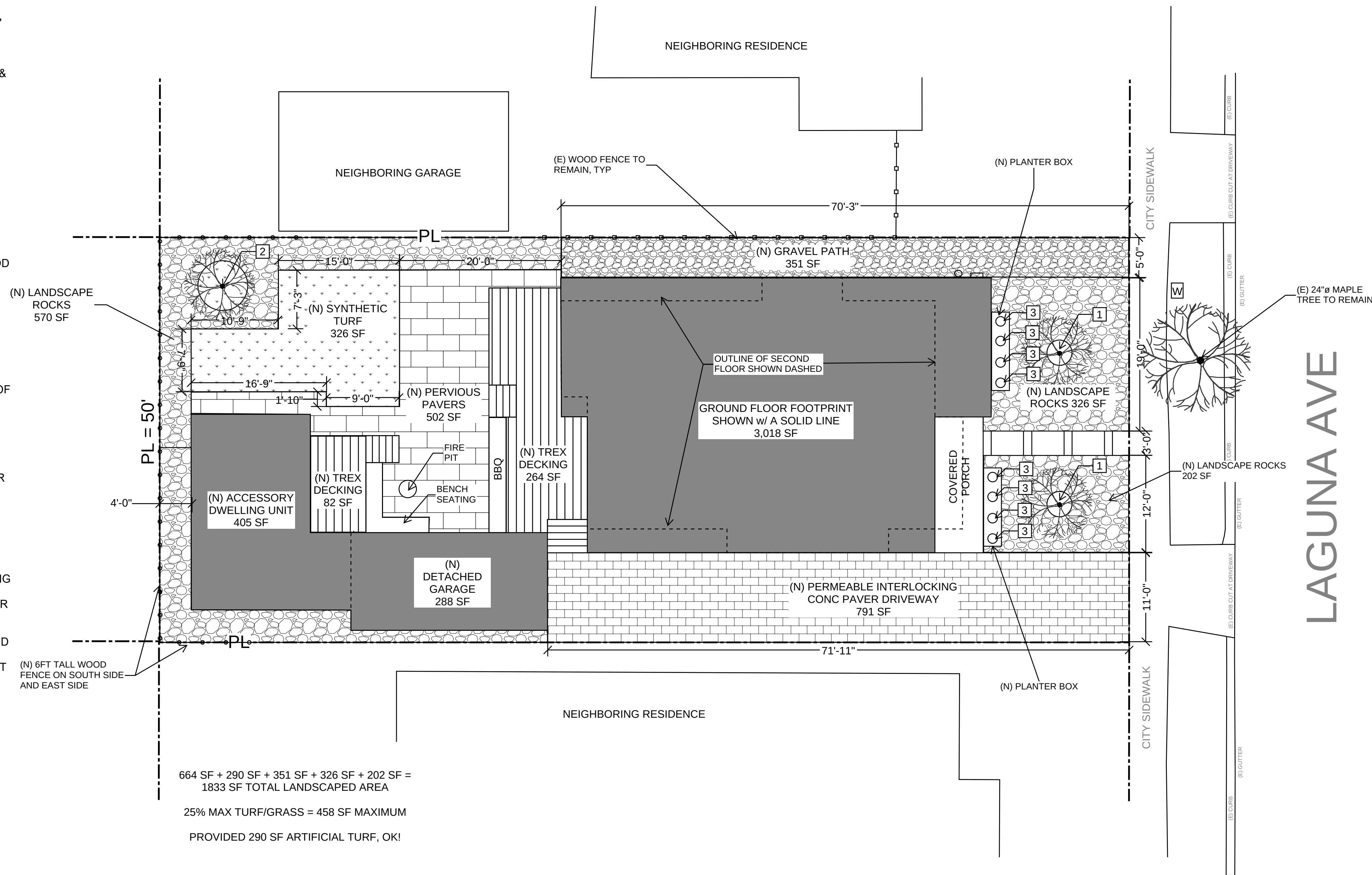
APPROVAL STAMP AREA

Revisions	Date
3D RENDERINGS	
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Drawn By	JZ
Stamp/Signature:	
Date	MAR 14, 2026 DATE SIGNED
Sheet Number	A3.7

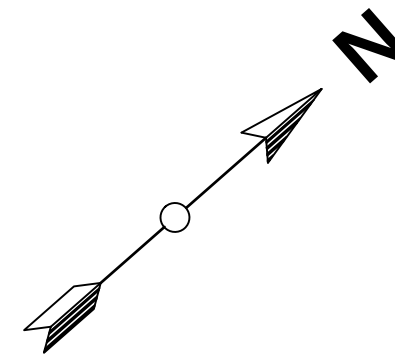
1. CONTRACTOR SHALL OBTAIN ALL PERMITS NECESSARY TO COMPLETE PROPOSED WORK PER CITY REQUIREMENTS.
2. CONTRACTOR SHALL VERIFY ALL GRADES ON SITE, PROPERTY LINES, EASEMENTS, SETBACKS, UTILITIES, SITE IMPROVEMENTS, WEATHERPROOFING AND UNDERGROUND PIPING BEFORE CONSTRUCTION BEGINS.
3. WORK WITHIN THE RIGHT OF WAY IS SUBJECT TO INSPECTION AND APPROVAL BY THE CITY. CONTRACTOR SHALL OBTAIN AN ENCROACHMENT PERMIT FROM THE PUBLIC WORKS DEPARTMENT PRIOR TO WORK WITHIN THE RIGHT OF WAY. THIS WORK MAY INCLUDE LANDSCAPING IN THE RIGHT OF WAY, NEW CURB DRAINS, AND PARKING STRIP.
4. FINISH GRADES SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURE AND SHALL BE PROPERLY INSTALLED TO PREVENT ANY STANDING WATER. ALL HARDSCAPE SHALL HAVE A MINIMUM GRADE OF 2% UNLESS NOTED OTHERWISE. JUTE MESH EROSION CONTROL NETTING SHALL BE USED ON ALL 3:1 OR GREATER SLOPES & STAKED APPROPRIATELY.
5. CONTRACTOR SHALL PROVIDE PROTECTION FOR EXISTING TREES BY INSTALLING TEMPORARY FENCING AROUND THE TREES AS CLOSE AS POSSIBLE TO THE DRIPLINE. IN THE EVENT THAT THE TREE ROOTS OVER 6" ARE DISCOVERED, THE DESIGNER IS RESPONSIBLE FOR LANDSCAPE DESIGN.
6. CONTRACTOR SHALL REFER TO ARCHITECTURAL, CIVIL, & OTHER ENGINEERING DRAWINGS & DOCUMENTS FOR WORK IN RELEVANT AREAS.
7. THE LANDSCAPE DESIGNER MAY MAKE SITE OBSERVATION DURING CONSTRUCTION BUT SHALL NOT BE UTILIZED TO SUPERVISE CONSTRUCTION ON-SITE.
8. THIS PLAN IS NOT A SURVEY OR CONSTRUCTION DOCUMENT. IT IS CONCEPTUAL IN NATURE AND SHOULD BE USED FOR PLANNING PURPOSE.

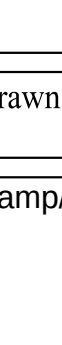
1. LANDSCAPE CONTRACTOR SHALL VERIFY PLANT AND SOIL QUANTITIES PRIOR TO SUBMITTING BID FOR WORK.
2. ALL PLANT MATERIAL SHALL COMPLY WITH THE LATEST STANDARDS OF NURSERY STOCK, PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
3. PLANT MATERIAL CANNOT BE GUARANTEED DEER RESISTANT DUE TO CHANGING HABITS OF DEER.
4. ALL PLANTING AREAS SHALL BE COVERED WITH LAYER OF BARK MULCH TO MINIMUM DEPTH OF 2 INCHES, WITH A CHIP SIZE OF NO LESS THAN 1 INCH. A 2 INCH LAYER OF GREENWASTE MULCH UNDER THE BARK IS RECOMMENDED.
5. SOIL AMENDMENT SHALL BE USED AS NECESSARY. SOIL AMENDMENT SHALL BE FREE OF DEBRIS. ROCKS LARGER THAN 1 INCH DIAMETER WILL NOT BE PERMITTED. SOIL AMENDMENTS ARE NOT PERMITTED IN TYPICAL NATIVE PLANT LANDSCAPE AREAS.
6. PLANTING HOLES SHALL GENERALLY BE 2X-3X THE SIZE OF THE ROOT BALL. THE WALLS AND BASES OF PLANT HOLES SHALL BE SCARIFIED. HOLES SHALL BE BACKFILLED WITH 5% ORGANIC COMPOST & 95% EXISTING SOIL. PLANTING HOLES OF NATIVE PLANT MATERIALS SHOULD BE INOCULATED WITH MYCORRHIZAL FUNGI, PER MANUFACTURER'S SPECS.
7. TREES SHALL BE STAKED WITH TWO PRESSURE TREATED 2" DIA. POLES. TREE TRUNK SHALL BE SECURED WITH TWO RUBBER TIES OR STRAPS FORMING A FIGURE-EIGHT BETWEEN TRUNK AND STAKE.
8. RESIDUAL WEED PRE-EMERGENT SHALL BE APPLIED BY THE CONTRACTOR AS NECESSARY. APPLICATION SHALL BE ACCORDING TO MANUFACTURER'S INSTRUCTIONS.

PLANTING SCHEDULE					
#	PLANT	Typical Mature Size (HxW)	Typical Box Size at Planting	WUCOLS Water-Use Rating (Bay Area)	LOCATION
1	Laurus 'Saratoga' (Bay Laurel)	~ 25–30 ft tall x ~ 20–25 ft wide	24"-box (common)	Low (L)	Front Yard
2	Olea europaea — fruitless olive (e.g. 'Swan Hill' / non-fruiting)	~ 20–30 ft tall x ~ 20–30 ft wide	24"-box (common nurseries)	Very Low to Low (VL-L)	Rear Yard
3	Diets grandiflora and cvs (Fairy Iris) - Perennial	N/A	5 gallon box	Low (L)	Planter in Front Yard



(N) LANDSCAPE PLAN
SCALE: 1/8" = 1'-0"



Revisions	Date
LANDSCAPE PLAN	
1431 LAGUNA AVE BURLINGAME, CA 94010	
Drawn By	JZ
Stamp/Signature:  MAR 14, 2026 DATE SIGNED	
Date	3/14/2026
Sheet Number L1.1	