

1431 Laguna Ave

BURLINGAME, CALIFORNIA

ABBREVIATIONS AND SYMBOLS

∠	Angle	KIT.	Kitchen	PLAN, SECTION, DETAIL NUMBER SHEET ON WHICH IT OCCURS
⊙	Centerline	E. F.	Exit Closet	SECTION CUT, DETAIL NUMBER SHEET ON WHICH IT OCCURS
⊥	Perpendicular	LAB.	Laboratory	EXTERIOR ELEVATION NUMBER SHEET ON WHICH IT OCCURS
#	Point or Number	LAV.	Lavatory	INTERIOR ELEVATION NUMBER SHEET ON WHICH IT OCCURS
(D)	Existing property Line	LKR.	Locker	REVISION NUMBER
A.B.	Anchor Bolt	LT.	Light	DOOR NUMBER SEE RESPECTIVE SCHEDULE
A.C.	Air Conditioning	LT. WGT.	Light Weight	WINDOW NUMBER SEE RESPECTIVE SCHEDULE
AC.	Acoustic	MAX.	Maximum	GRID LINE IDENTIFICATION
A.D.	Area Drain	MECH.	Mechanical	WASHER
ADJ.	Adjustable or Adjacent	M.C.	Medicine Cabinet	DRYER
A.F.F.	Above Finished Floor	MEMB.	Membrane	HEAT PUMP
AGGR.	Aggregate	MFR.	Manufacturer	WATER HEATER
AL.	Aluminum	MI.	Manhole	ELECTRICAL PANEL BOARD
ANOD.	Anodized	MIN.	Minimum or Minutes	MEDICINE CABINET
APPROX.	Approximate	MISC.	Miscellaneous	FLOOR DRAIN
ARCH.	Architectural	MLD.G.	Molding	SHOWER HEAD
ASB.	Asbestos	M.O.	Masonry Opening	SMOKE DETECTOR
ASPH.	Asphalt	MTD.	Mounted	THERMOSTAT
BD.	Board	MTL.	Metal	DATUM ELEVATION
BLDG.	Building	MUL.	Mulch	EARTH
BLK.	Block	N.	North	AGGREGATE BASE
BLKG.	Blocking	N.I.C.	Not In Contact	SAND
BM.	Beam	N.O. OR #	Number	MORTAR
BOT.	Bottom	NOM.	Nominal	PLASTER
B.U.	Build Up	N.R.	Non Rated	CONCRETE
C.	Compact Car Parking	N.S.F.	Not Square Feet	CONCRETE MASONRY UNITS - C.M.U.
CABL.	Cabinet	N.T.S.	Not To Scale	FINISH WOOD
C.B.	Catch Basin	O.A.	Overall	ROUGH WOOD - CONTINUOUS
CEK.	Ceramic	O.C.	On Center	ROUGH WOOD - BLOCKING
C.G.	Corner Guard	O.D.	Outside Diameter or Dimension	INSULATION - BATT
CLG.	Ceiling	OFF.	Offset	INSULATION - RIGID
CLKG.	Cladding	OPFG.	Opening Opposite	PLYWOOD
CLF.	Clear	OPP.	Opposite	PARTICLE BOARD
C.M.U.	Concrete Masonry Unit	P.	Pole	GYP-SUM BOARD
COL.	Column	P.B.	Particle Board	ACOUSTICAL BOARD
CONC.	Concrete	PL.	Plat	GLASS
CONN.	Connection	PL.	Property Line	
CONSTR.	Construction	P.I.A.M.	Plastic Laminate	
CONT.	Continuous	PLAS.	Plaster	
CTR.	Center	P.P.	Post Tensioned	
D.	Dryer	PT.	Pre-Cast	
DBL.	Double	P.T.D.	Paper Towel Dispenser	
DEPT.	Department	PTX.	Plumbing Wall	
DET.	Detail	Q.T.	Quarry Tile	
D.F.	Drinking Fountain	R.	Riser	
DBL.	Double	RAD.	Radius	
DISP.	Dispenser	R.D.	Roof Drain	
DMPFG.	Damp proofing	REF.	Reference	
DN.	Down	REFR.	Refrigerator	
DR.	Door	REIN.	Reinforced	
DS.	Downspout	REQ.	Required	
D.S.P.	Dry Standpipe	RESID.	Resident	
DW.	Dishwasher	REV.	Revision or Reverse	
DWG.	Drawing	R.F.	Resident Flooring	
DWR.	Dweller	RM.	Room	
E.	East	R.O.	Rough Opening	
EA.	Each	R & S.	Rod & Shelf	
E.J.	Expansion Joint	R.W.L.	Rain Water Leader	
EL.	Elevation	S.	South or Shelf	
ELEC.	Electrical	S.B.	Splash Board	
ELEV.	Elevator	S.C.	Sole Core	
EMER.	Emergency	SCHD.	Schedule	
ENCL.	Enclosure	S.D.	Soap Dispenser or Smoke Detector	
ENG.	Engineer	SECT.	Section	
E.P.	Electrical Panel board	S.H.	Soap Holder	
EQ.	Equal	SHR.	Shower	
EQPT.	Equipment	SHT.	Sheet	
E.W.C.	Electric Water Cooler	SHTG.	Sheeting	
EXP.	Expansion	SIM.	Similar	
EXPD.	Exposed	SL.	Sliding	
EXST.	Existing	S.N.D.	Sanitary Napkin Dispenser	
EXT.	Exterior	S.P.	Sump Pump	
F.A.	Five Alarm	SPEC.	Specification	
F.A.U.	Forced Air Unit	SQ.	Square	
F.D.	Fire Door	STD.	Standard	
FDN.	Foundation	STL.	Steel	
F.E.	Fire Extinguisher	STR.	Structural	
F.E.C.	Fire Extinguisher Cab.	STRG.	Storage	
F.G.L.	Fixed Glass	SUSP.	Suspended	
F.F.	Finished Floor	SYM.	Symmetrical	
F.H.C.	Fire Hose Cabinet	S.W.	Shear Wall	
FN.	Finish	T.	Tile, Top or Tread	
FL.	Floor	T. & G.	Tongue and Groove	
FLASH.	Flashing	T.B.	Towel Bar	
FLOOR.	Fluorescent	T.C.	Top of Comb	
F.O.C.	Face of Concrete	TEL.	Telephone	
F.O.F.	Face of Finish	TER.	Terrazzo	
F.O.S.	Face of Slabs or Structure	T.H.	Tenon	
FPFG.	Fireproofing	TK.	Threshold	
FT.	Foot or Feet	T.P.	Top of Pavement	
FIG.	Footing	T.P.D.	Toilet Paper Dispenser	
FURR.	Furring	TRNS.	Transparent	
G.	Gas	T.V.	Television	
GA.	Gage	T.W.	Top of Wall	
GALV.	Galvanized	TY.	Typical	
G.B.	Grab Bar	UNF.	Unfinished	
G.D.	Garbage Disposal	U.O.N.	Unless Otherwise Noted	
G.L.	Glass	VERT.	Vertical	
GND.	Ground	VEST.	Vestibule	
GR.	Grade	V.I.F.	Verify in Field	
G.S.F.	Glass Square Foot	W.	West, Washer or Water	
G.S.M.	Galvanized Sheet Metal	W.	Wet	
GYP.	Gypsum Board	W.C.	Water Closet	
H.	Handicapped Parking	WD.	Wood	
H.B.	Hoist Bibb	W.H.	Water Heater	
H.C.	Hollow Core or Hose Cabinet	W.H.L.	Walls by Height	
HDWD.	Hardwood	WO.	Without	
HDWR.	Hardware	WP.	Waterproof	
HT.	Height	W.R.	Water Resistant	
H.M.	Hollow Metal	WNGD.	Window	
H.P.	Heat Pump	WSCD.	Waterco	
H.R.	Horizontal	W.S.P.	Wet Stand Pipe	
HORIZ.	Horizontal	WT.	Weight	
HR.	Hour	W.W.F.	Welded Wire Fabric	
LD.	Inside Diameter or Dimension			
INSUL.	Insulation			
INT.	Interior			
JAN.	Janitor			
JT.	Joint			

DRAWING INDEX

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- SU-1 BOUNDARY & TOPOGRAPHIC SURVEY
- SU-2 BOUNDARY & TOPOGRAPHIC SURVEY
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- A1.1N PROPOSED (N) SITE PLAN
- A1.2 GENERAL NOTES
- A1.3 CAL GREEN RESIDENTIAL CHECKLIST
- A1.4 CAL GREEN RESIDENTIAL CHECKLIST
- A.5 CONSTRUCTION BEST MANAGEMENT PRACTICES
- A2.1 MAIN HOUSE FIRST FLOOR PLAN
- A2.2 MAIN HOUSE SECOND FLOOR PLAN
- A2.3 MAIN HOUSE ROOF PLAN
- A2.11 GARAGE + ADU FLOOR PLAN
- A3.1 BLDG ELEVATIONS
- A3.2 BLDG ELEVATIONS
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- A3.4 MATERIAL BOARD
- A3.5 3D RENDERINGS
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- A3.7 3D RENDERINGS
- A3.8 3D RENDERINGS
- A3.11 BLDG SECTIONS
- A4.1 ARCHITECTURAL DETAILS
- L1.1 LANDSCAPE PLANS

PROJECT DIRECTORY

OWNER	COLLIN YU 65 DUNAL 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":	254 SF (PARTS OF REAR DECK ARE < 30")

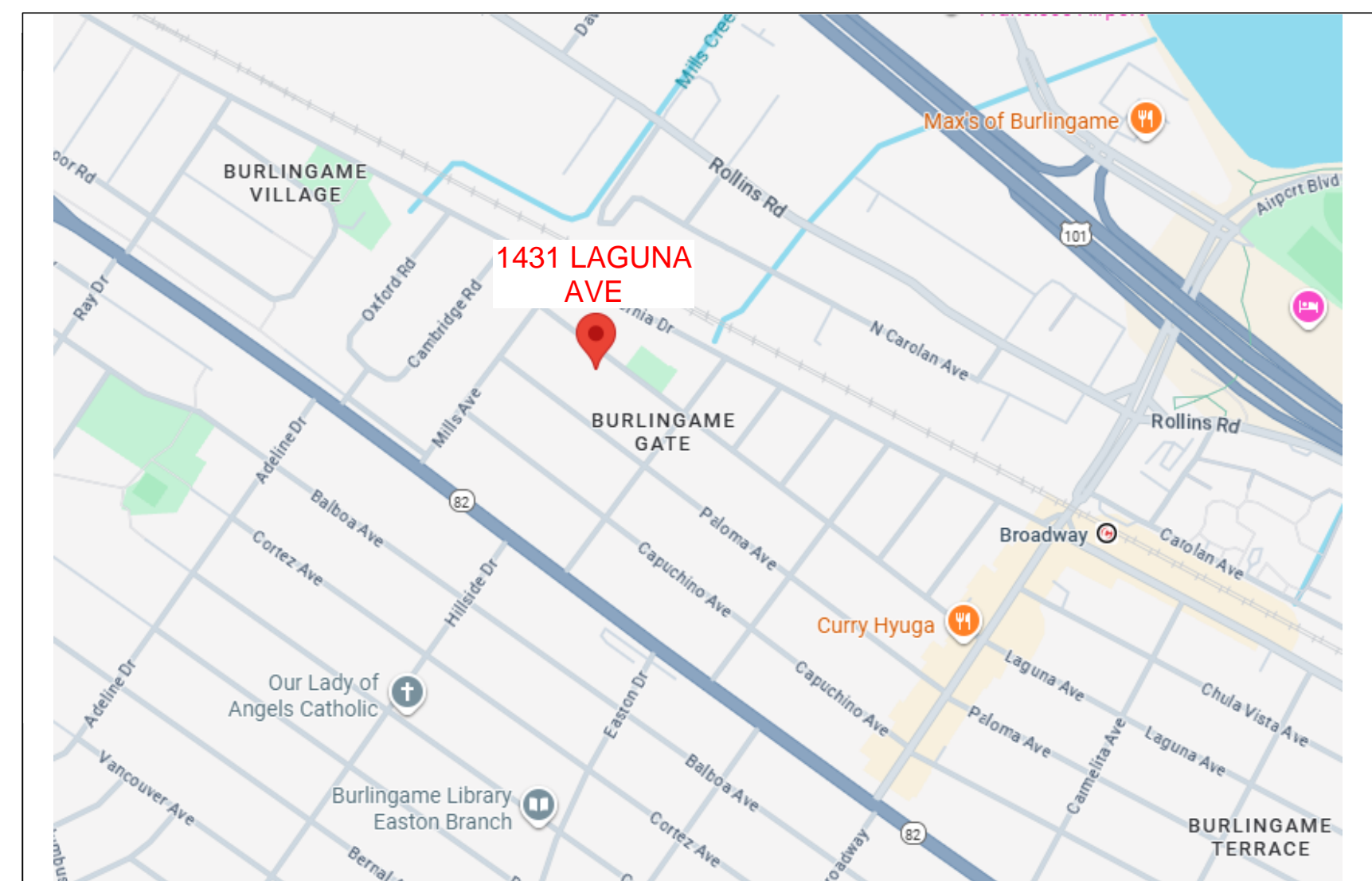
TOTAL PROPOSED FLOOR AREA:	1638+1381+293=3,312 SF<3,314 SF, OK!
TOTAL PROPOSED LOT COVERAGE:	1638+117+293+254=2,301 SF<2,400 SF, OK!

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
5.4.26
CITY OF BURLINGAME
CDD-PLANNING DIVISION

REVISED

Revisions Date

COVER SHEET

1431 LAGUNA AVE
BURLINGAME, CA 94010

Drawn By JZ

Stamp/Signature:

MAY 03, 2026
DATE SIGNED

Date 5/3/2026

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 SETBACK: 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:

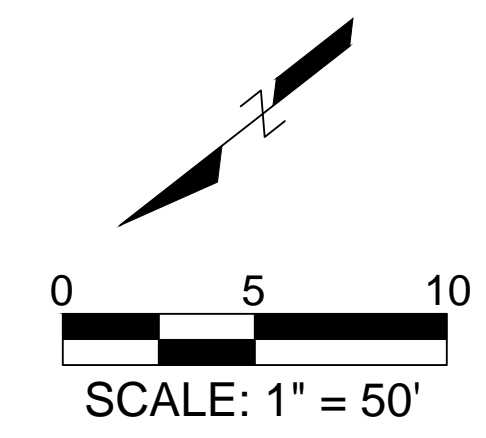
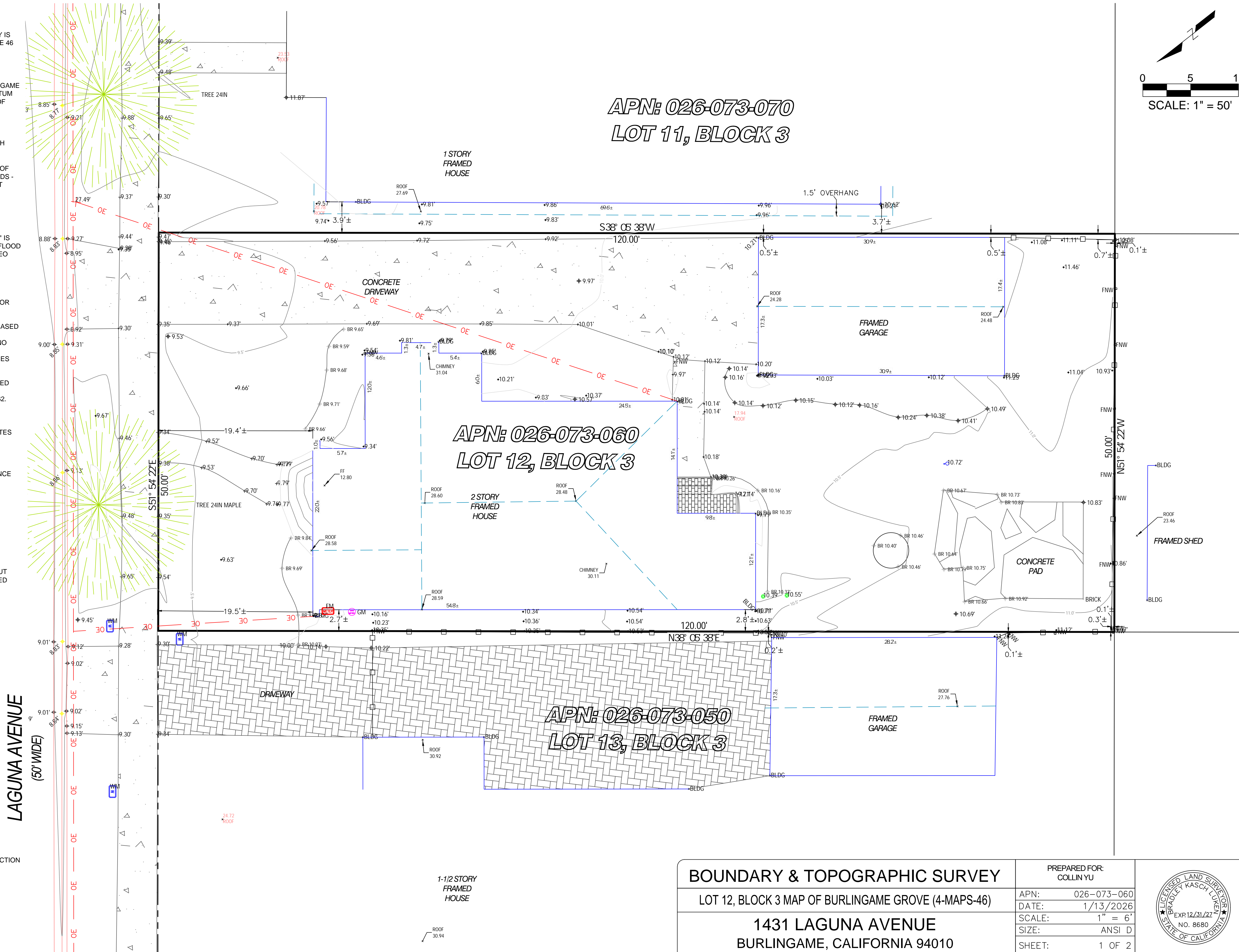
	PROPERTY BOUNDARY
	RIGHT-OF-WAY BOUNDARY
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	MAJOR CONTOUR
	MINOR CONTOUR
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THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS ACT AT THE REQUEST OF COLLIN YU, IN NOVEMBER OF 2025.

1/13/26

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



Revisions	Date
BOUNDARY & TOPOGRAPHIC SURVEY	
1431 LAGUNA AVE BURLINGAME, CA 94010	
Drawn By	JZ
Stamp/Signature:	
Date	5/3/2026
Sheet Number	SU-1

BOUNDARY & TOPOGRAPHIC SURVEY		PREPARED FOR: COLLIN YU	
LOT 12, BLOCK 3 MAP OF BURLINGAME GROVE (4-MAPS-46)		APN:	026-073-060
1431 LAGUNA AVENUE		DATE:	1/13/2026
BURLINGAME, CALIFORNIA 94010		SCALE:	1" = 6'
		SIZE:	ANSI D
		SHEET:	1 OF 2

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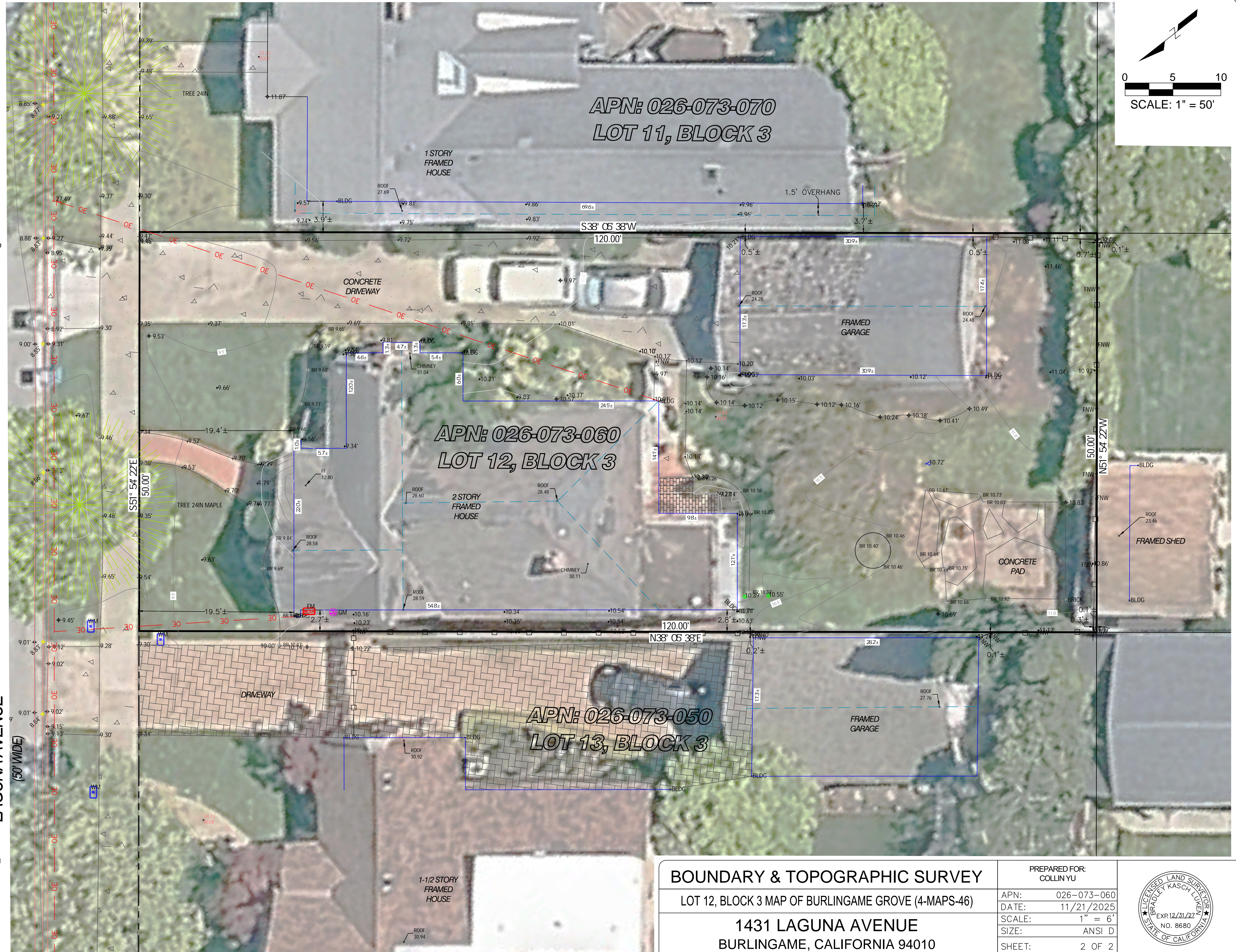
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1/13/26
BRAD LUKEN, LS 8680
P.O. BOX 280564
SAN FRANCISCO CA, 94128



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LOT 12, BLOCK 3 MAP OF BURLINGAME GROVE (4-MAPS-46)		APN: 026-073-060
1431 LAGUNA AVENUE		DATE: 11/21/2025
BURLINGAME, CALIFORNIA 94010		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	5/3/2026
Sheet Number	SU-2

NOTES:

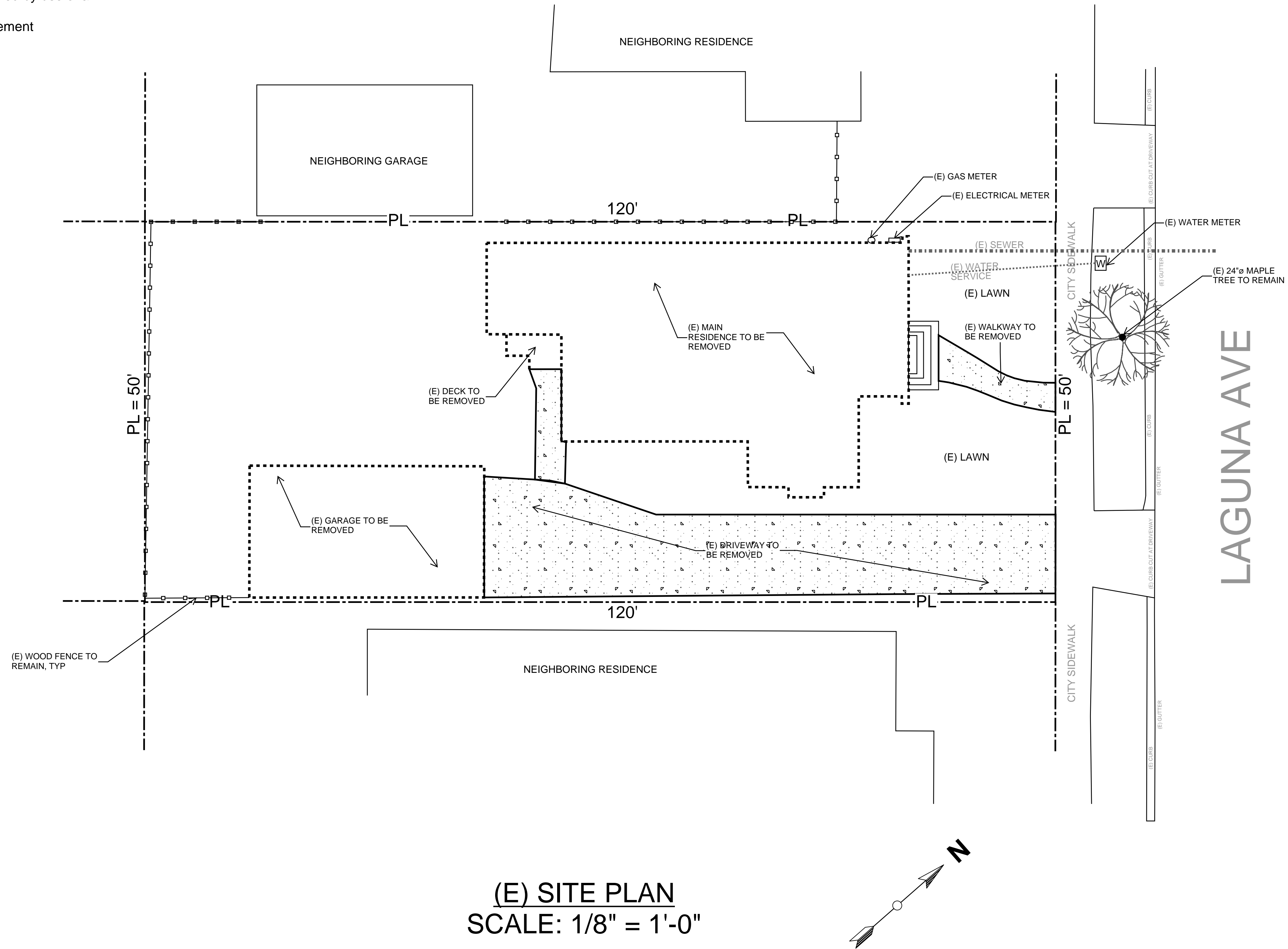
1. All site drainage shall be 2% minimum slope away from the buildings.

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:

[Signature]

MAY 03, 2026
DATE SIGNED

Date 5/3/2026

Sheet Number
A1.1E

NOTES:

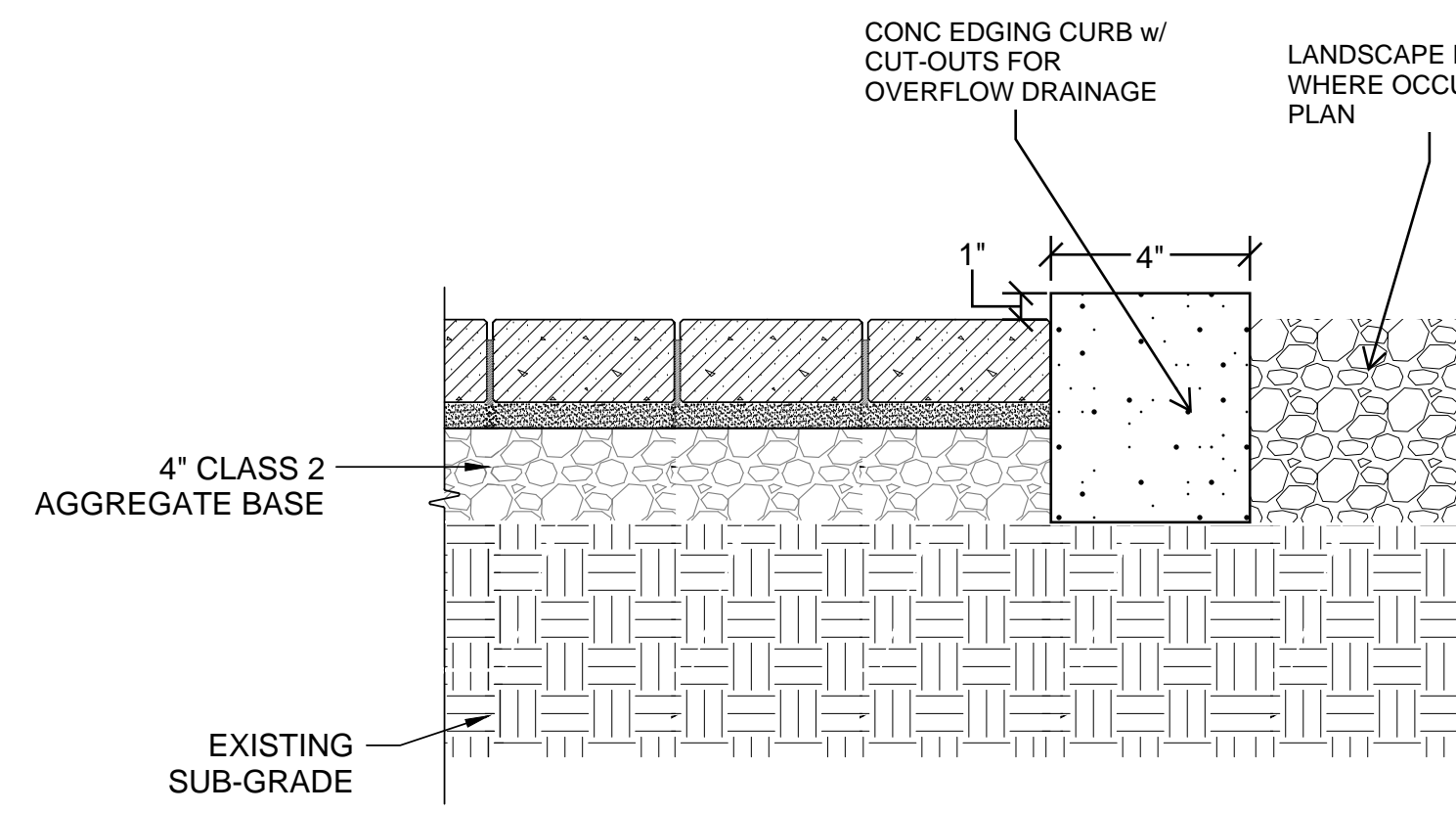
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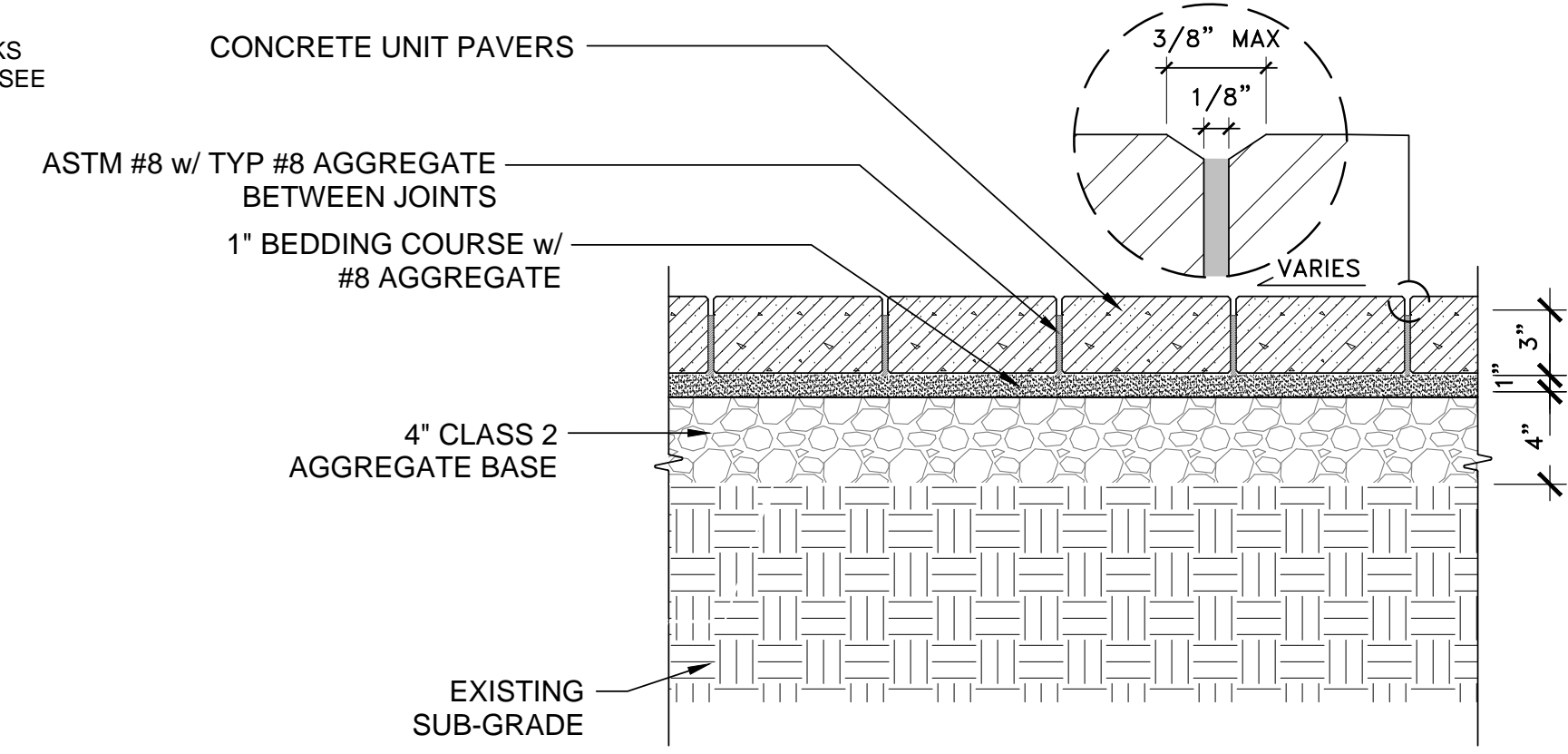
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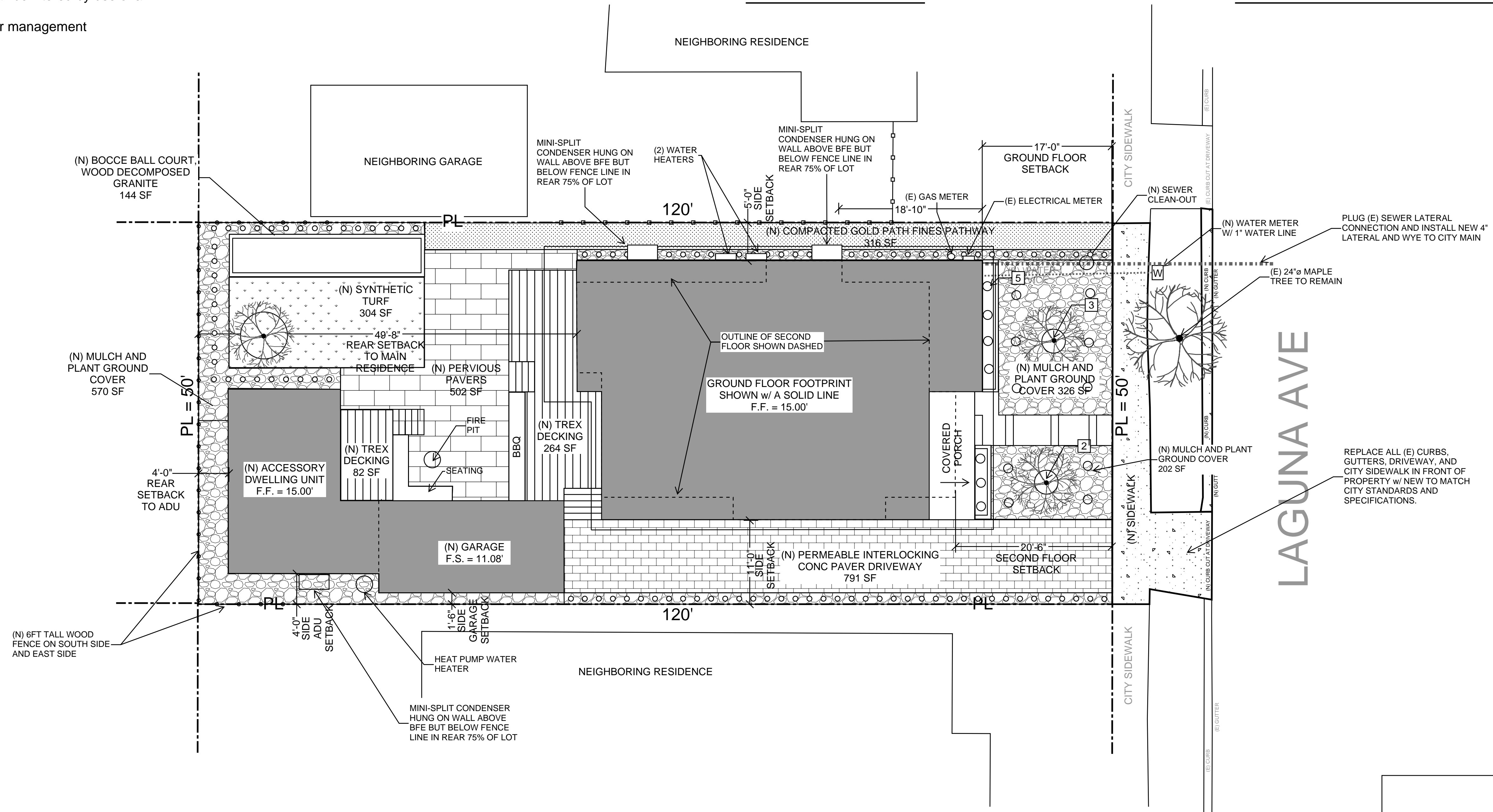
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**PERMEABLE CONC PAVER
EDGE DETAIL**



**PERMEABLE INTERLOCKING
CONC PAVER DETAIL**



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

Revisions	Date

NEW SITE PLAN

**1431 LAGUNA
AVE
BURLINGAME, CA 94010**

Drawn By JZ

Stamp/Signature:

MAY 03, 2026
DATE SIGNED

Date 5/3/2026

Sheet Number
A1.1N

APPROVAL STAMP AREA

GENERAL NOTES

GENERAL

Dimensions refer to rough concrete surfaces, face of studs, face of concrete block, top of sheathing, or top of slab, unless otherwise indicated. The Contractor shall verify all dimensions prior to the start of construction. The Architect shall be notified of any discrepancies or inconsistencies.

All drawings are considered to be a part of the contract documents. The Contractor shall be responsible for the review and coordination of all drawings and specifications prior to the start of construction. Any discrepancies that occur shall be brought to the attention of the Architect prior to the start of construction so that a clarification can be issued. Any work performed in conflict with the contract documents or any code requirements shall be corrected by the Contractor at his own expense and at no expense to the owner or Architect.

Notes and details on the structural drawings shall take precedence over general notes and typical details. Where no details are given, construction shall be as shown for similar work.

All work shall conform to the minimum standards of the following codes:

2025 California Building Code, which comprises Title 24, Part 2 of the California Code of Regulations, as adapted by the California Building Standards Commission referred to here as "The California Building Code, 2025 Edition" or "the code", and any other regulating agencies which have authority over any portion of the work, including the State of California Division of Industrial Safety, and those additional codes and standards including, but not limited to, the following incorporated codes listed below, and in these structural notes and specifications.

American Society of Civil Engineers: ASCE 7-22 Minimum Design Loads for Buildings and Other Structures

American Concrete Institute (ACI): ACI-318-19 Bldg. Code Requirements for Structural Concrete and Requirements for Structural Concrete and Commentary

American Wood Council (AWC): NDS-2024 National Design Specification (NDS) for Wood Construction with 2018 Supplement

American Wood Council (AWC): SDPWS-2021 Special Design Provisions for Wind and Seismic

The contract structural drawings and specifications represent the finished structure. They do not indicate the method of construction. The Contractor shall provide all measures necessary to protect the structure during construction. Such measures shall include, but not be limited to, bracing and shoring for loads due to construction equipment, etc. Observation visits to the site by the Engineer shall not include inspection of the aforementioned items.

Contractor shall investigate the site, during clearing and earthwork operations, for filled excavations or buried structures, such as cesspools, cisterns, foundations, etc. If any such structures are found, the Engineer shall be notified immediately.

DESIGN

Design conforms to the California Building Code, 2025 Edition.

Live loads:

Roof (flat) 20 psf
Residential 40 psf

Wind Analysis:

Basic wind speed, V_{3S} (CBC Figure 1609) $V_{ULT} = 92$ mph
Wind Importance Factor, I_w (ASCE Table 1.5-2) $I_w = 1.0$
Exposure (CBC Section 1609.4.3) = B
Internal Pressure Coefficient, GCPI (ASCE Table 26.11-1) $GC_{PI} = 0.18$

Seismic Analysis:

Seismic Importance Factor, I (ASCE Table 1.5-2) $I = 1.0$
Risk Category (CBC Table 1604.5) = II

Spectra Accel., Short Period, S_s (CBC Figure 1613.3.1(1)) $S_s = 2.45$ g
Spectra Accel., Long Period, S_1 (CBC Figure 1613.3.1(2)) $S_1 = 0.96$ g
Site Classification (CBC Section 1613.3.2) = Default
Design Response, Short Period, S_{DS} (CBC Section 1613.3) $S_{DS} = 1.76$ g
Design Response, Long Period, S_{D1} (CBC Section 1613.3) $S_{D1} = 1.76$ g
Seismic Design Category (CBC Table 1613.3.5(1)&(2)) = E

Lateral System (ASCE Table 12.2-1) = Bearing Wall System, Light-Frame Wood Walls w/ Wood Structural Panel Shear Wall

Response Modification Factor, $R = 6.5$
System Overstrength Factor, $\Omega_s = 3$
Deflection Amplification Factor, $C_d = 4$
Seismic Response Coefficient, $C_s = 0.271$

FOUNDATIONS

Foundations conform to the California Residential Code

REINFORCING STEEL

Reinforcing Steel detailing, fabrication, and placement shall conform to the "California Building Code", Chapter 19; the "Manual of Standard Practice of the Western Concrete Reinforcing Steel Institute", latest edition; and the "Building Code Requirements for Structural Concrete and Commentary", ACI 318-19; unless otherwise noted.

Standards: Reinforcing steel shall conform to the following standards:

Deformed Bars, #4 and larger ASTM A615, Grade 60

Placing: All steel reinforcement shall be securely tied in place so as to maintain their exact position before and during the placement of concrete. Reinforcing steel shall be securely tied in place with #16 annealed iron wire. Bars in beams and slabs shall be supported on well-cured concrete blocks or approved plastic tipped metal chairs, as specified by CRSI Manual of Standard Practice, MSP-1. Accessories for epoxy-coated reinforcing, where shown on plans, shall be as noted in the Specifications. Wire fabric in slabs shall be securely fastened to supporting devices to maintain their position during concrete placement.

CONCRETE WORK

Forms shall be properly constructed conforming to concrete surfaces as shown on the drawings, sufficiently tight to prevent leakage, sufficiently strong, and braced to maintain their shape and alignment until no longer needed to support the concrete. Debris should be entirely removed from forms prior to concrete placement.

Forms and shoring shall not be removed until the concrete has attained sufficient strength to withstand all loads to be imposed without excessive stress, creep, or deflection. See specifications for shoring requirements.

Concrete shall be ready mixed conforming to ASTM C94. Cement shall be Portland Cement Type II, conforming to ASTM C150.

Contractor shall submit for review of the Architect the concrete mixes proposed for use, designed by the concrete supplier and reviewed by an approved testing laboratory.

Footing Concrete shall by **2500 psi**

CARPENTRY

Framing lumber shall meet the following minimum standard except where otherwise noted:

USE	SPECIES	GRADE	AUTHORITY
Mudsills 2 x 4	D.F.	Standard or Better Pressure Treated	CBC Sec. 2303.1.8
Plywood	A.P.A. Grade Marked	CC Exterior or CD Exposure 1	CBC Standards Sec. 2305 & DOC PS1 & PS2
OSB	A.P.A. Grade Marked	Exterior or CD Exposure 1	CBC Standards Sec. 2305 & DOC PS1 & PS2

Horizontal framing lumber:

2 x roof joists and rafters D.F. No. 2
2 x floor joists D.F. No. 2
4 x headers and beams D.F. No. 2

Vertical framing lumber:

2 x 4 studs D.F. No. 2

Minimum framing nailing shall conform to CBC Table 2304.9.1. All nails shall be common wire nails. Predrill nail holes to 70% of nail shank diameter where nailing tends to split wood.

Unless otherwise noted, all wood sill plates under exterior or shear walls in contact with concrete or masonry shall be bolted to the concrete or masonry with 5/8" diameter x 12" bolts at 4'-0" o.c. beginning at 9" o.c. maximum from each end of the plates. The bolts shall extend a minimum of 7" into the concrete.

All lumber in contact with concrete shall be pressure treated lumber with AWPA treatment C2 using either Alkaline Quat (ACQ type B and D), Copper Azole (CBA-A, CA-B), or Sodium Borates (SBX). Anchor bolts, fasteners, and Metal framing connectors in contact with lumber shall be hot-dipped galvanized to a rating of G-185 per ASTM A653.

Plywood Sheathing:

Roof sheathing shall be 5/8" (19/32" Performance Category), Ident Index 32/16

Floor sheathing shall be 3/4" T&G (23/32" Performance Category), Ident Index 48/24

Wall sheathing shall be 1/2" (15/32" Performance Category), Index 32/16

Oriented Strand Board (OSB) Sheathing:

Wall sheathing shall be 1/2" (15/32" Performance Category), Index 32/16

Sheathing Installation - Plywood roof and floor sheathing shall be laid with the grain of the outer plies perpendicular to the framing members, shall be continuous over 2 joist bays minimum and end joints shall be staggered. Plywood or OSB Wall sheathing shall be applied vertically.

Unless otherwise noted, plywood or OSB sheathing nails shall be common. Equivalent pneumatically driven nails or staples may be used if fastener manufacturer has received ICC approval according to ESR-1539, or equal. Fasteners to be substituted shall be equivalent in lateral and withdrawal strength to the size of common nail specified.

Use of machine nailing is subject to a satisfactory jobsite demonstration for each project and the approval by the project architect or structural engineer. The approval is subject to continued satisfactory performance. If nailheads penetrate the outer ply more than would be normal for a hand hammer or if minimum allowable edge distances are not maintained, the performance will be deemed unsatisfactory.

Special Inspections:

Wood Shear Wall Nailing and Holdown Installation, Periodic

APPROVAL STAMP AREA

Revisions Date

GENERAL NOTES

1431 LAGUNA AVE
BURLINGAME, CA 94010

Drawn By JZ

Stamp/Signature:



MAY 03, 2026
DATE SIGNED

Date 5/3/2026

Sheet Number
A1.3

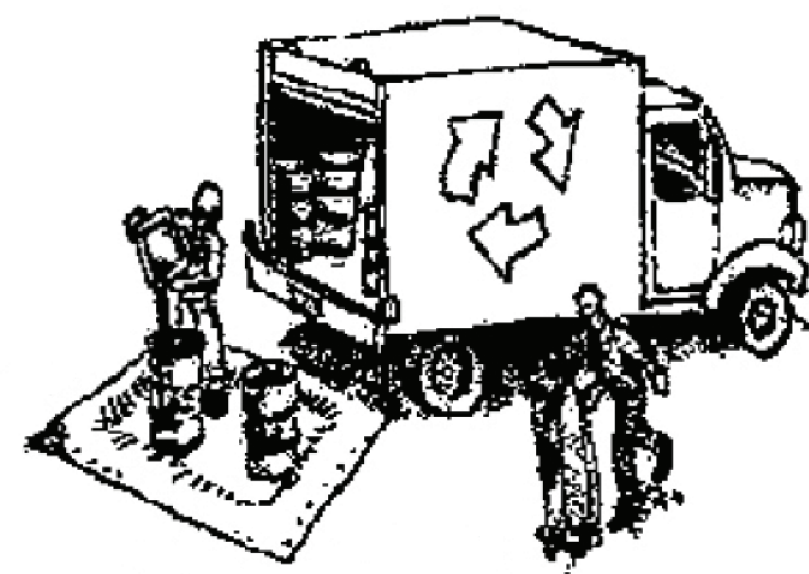
Construction Best Management Practices (BMPs)

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

APPROVAL STAMP AREA

Revisions	Date

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

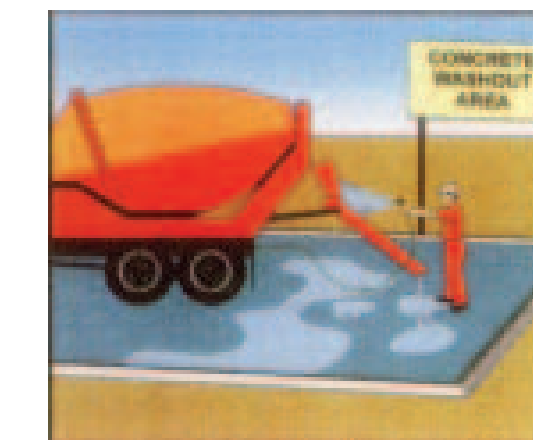


- Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- Collect and recycle or appropriately dispose of 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

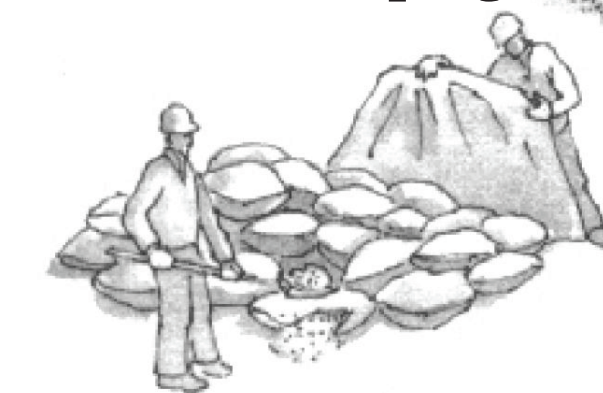
- Protect nearby storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day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

Concrete, Grout & Mortar Application



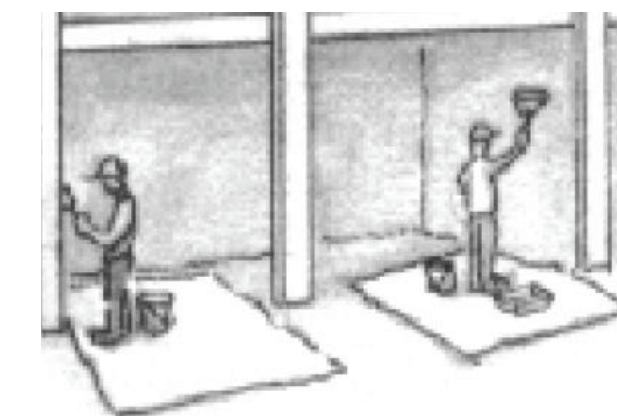
- Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that will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

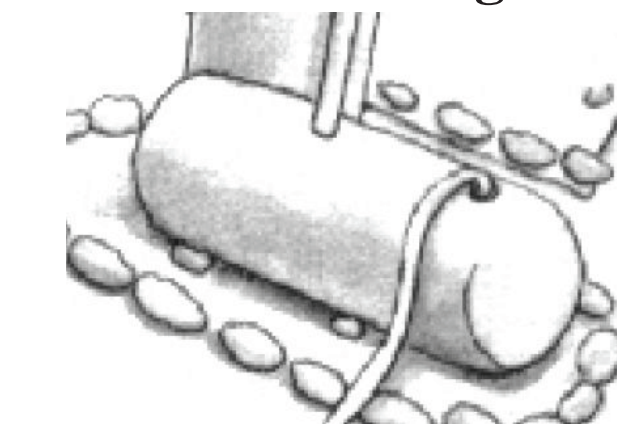
Painting & Paint Removal



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!

CAL GREEN RESIDENTIAL CHECKLIST

218 ROCKWOOD DRIVE
SOUTH SAN FRANCISCO, CA 94080

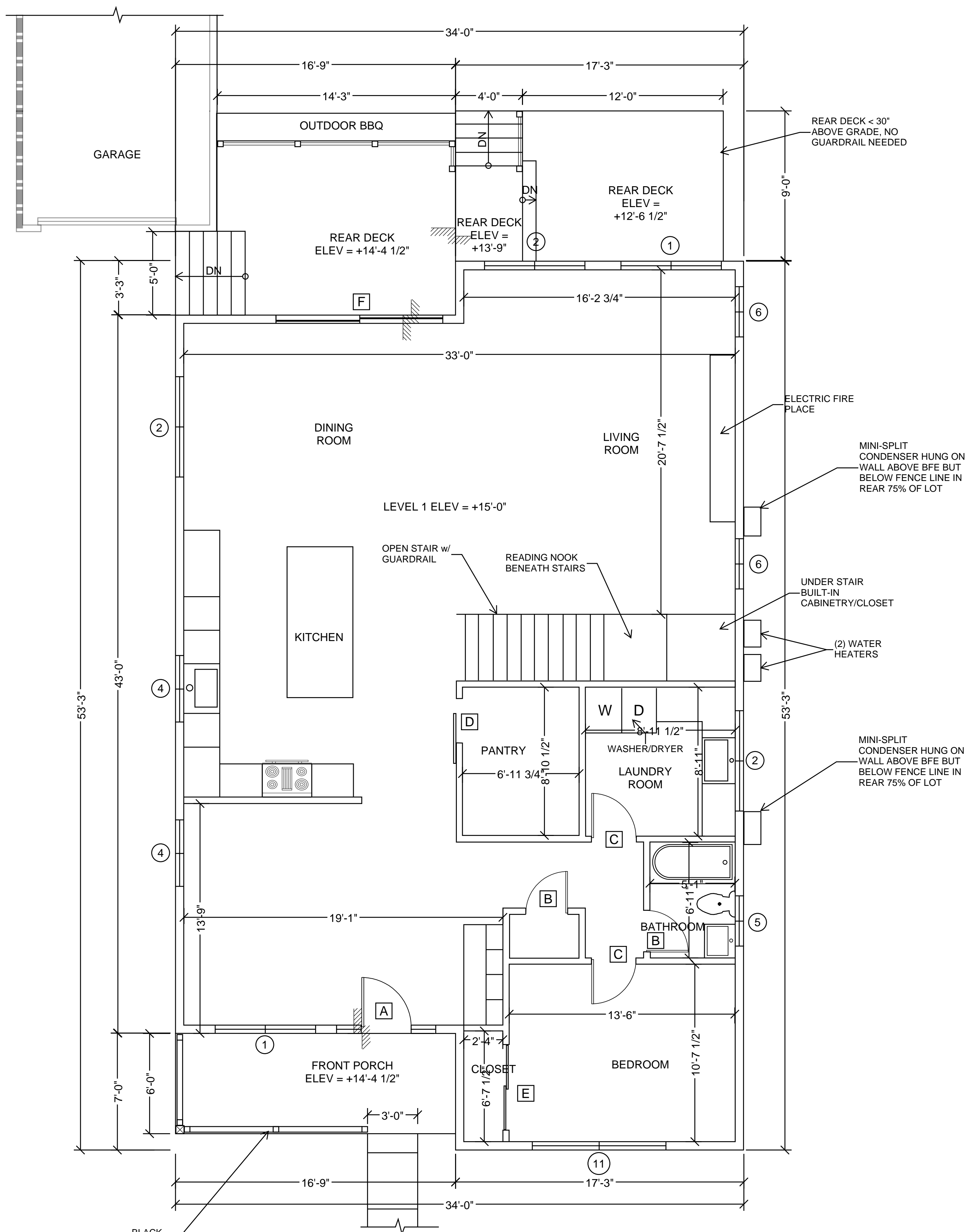
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Date 5/3/2026

Sheet Number
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	
⑪	96" x 48"	SLIDING XO	FIBERGLASS	NO	NO	
⑫	60" x 30"	SLIDING XO	FIBERGLASS	YES	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 WOOD SLIDING	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	48" x 80"	INTERIOR WOOD SLIDING	NO	
K	72" x 80"	EXTERIOR SLIDING XO	YES	
M	18" x 80"	INTERIOR WOOD SWING	NO	

NOTE:
ALL GLAZING IN DOORS TO BE SAFETY GLAZING.

Revisions Date

MAIN HOUSE LEVEL 1
FLOOR PLAN

1431 LAGUNA
AVE
BURLINGAME, CA 94010

APPROVAL STAMP AREA

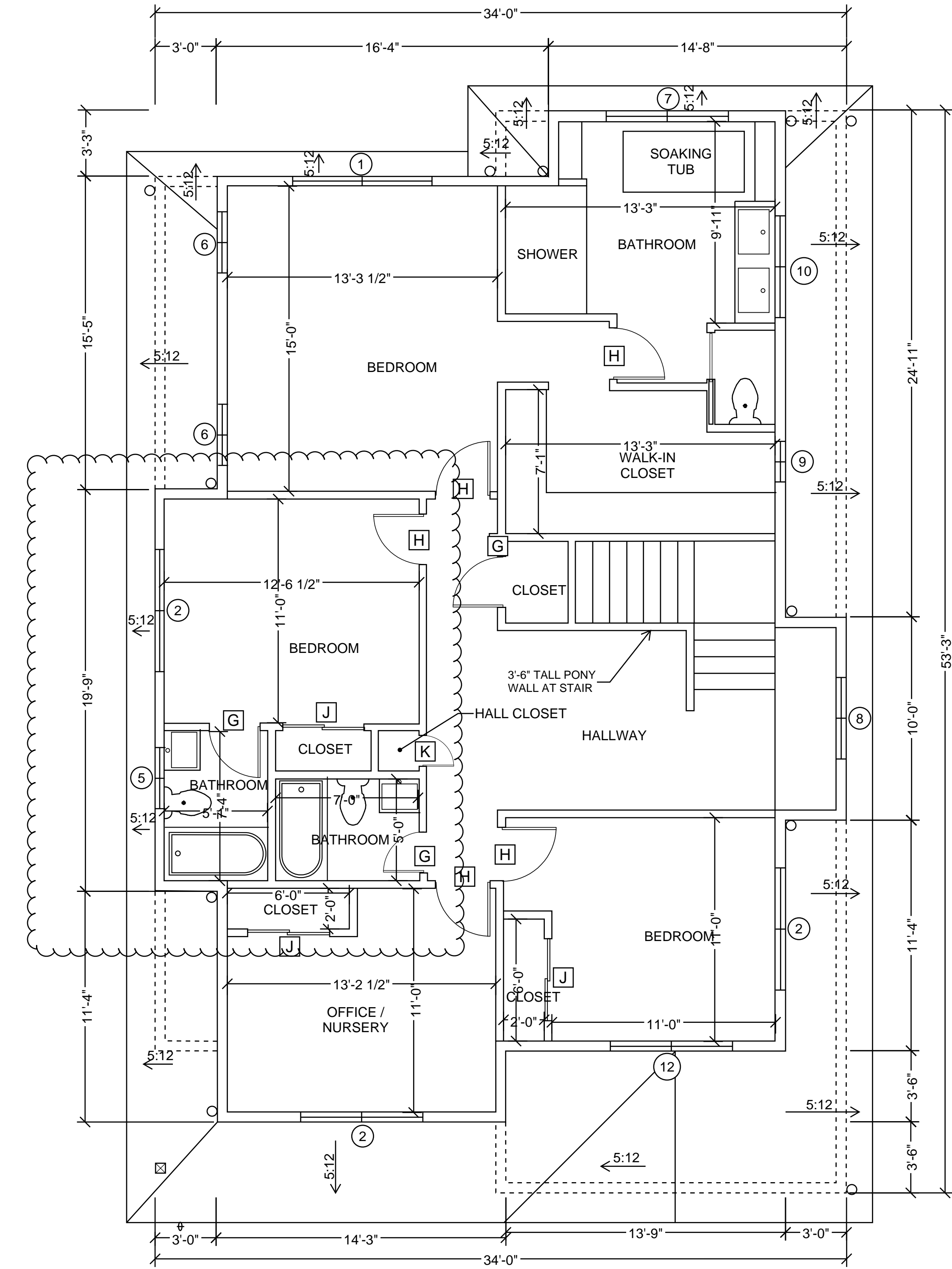
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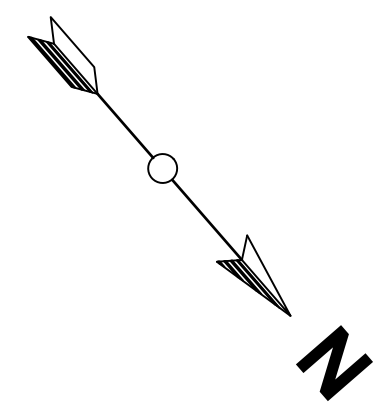
MAY 03, 2026
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Date 5/3/2026

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	
⑪	96" x 48"	SLIDING XO	FIBERGLASS	NO	NO	
⑫	72" x 30"	SLIDING XO	FIBERGLASS	YES	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	48" x 80"	INTERIOR WOOD SLIDING	NO	
K	72" x 80"	EXTERIOR SLIDING XO	YES	
M	18" x 80"	INTERIOR WOOD SWING	NO	

NOTE:
ALL GLAZING IN DOORS TO BE SAFETY GLAZING.

APPROVAL STAMP AREA

Stamp/Signature: _____

Date: 5/3/2026

Sheet Number: A2.2

Revisions	Date

MAIN HOUSE LEVEL 2 FLOOR PLAN

1431 LAGUNA AVE
BURLINGAME, CA 94010

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MAY 03, 2026
DATE SIGNED

Date: 5/3/2026

Sheet Number: A2.2

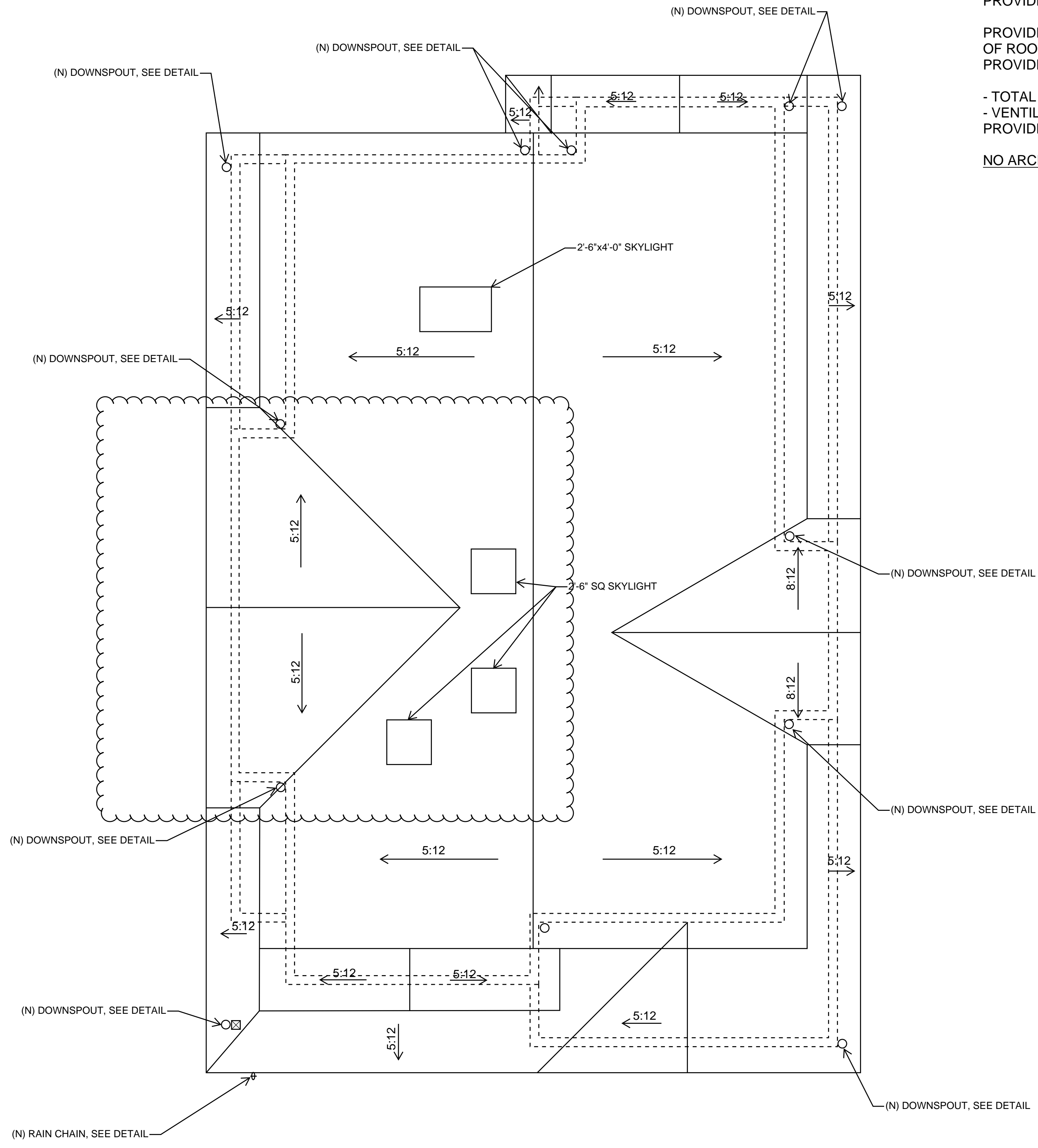
NOTE:
 CEILING VENTILATION CALCULATIONS:
 - MAIN ROOF TOTALS 1380 SF
 - REQUIREMENT PER R806: 1 SF OF VENTILATION PER 150 SF UNDER FLOOR AREA.
 - VENTILATION OPNG REQUIRED: 1380 SF / 150 = 9.2 SF REQ'D

PROVIDE (21) RECTANGULAR RAFTER VENTS (6"x16") EQUALLY SPACED w/ MINIMUM OF 42 SQ IN OF NET FREE AREA EACH.
 PROVIDED NET FREE AREA = 21 * 42 SQ IN = 6.125 SF

PROVIDE FOUR SQUARE WALL VENT (36"x36"), 1 ON EACH SIDE OF ROOF, w/ MINIMUM OF 114 SQ IN OF NET FREE AREA.
 PROVIDED NET FREE AREA = 4 * 114 SQ IN = 3.16 SF

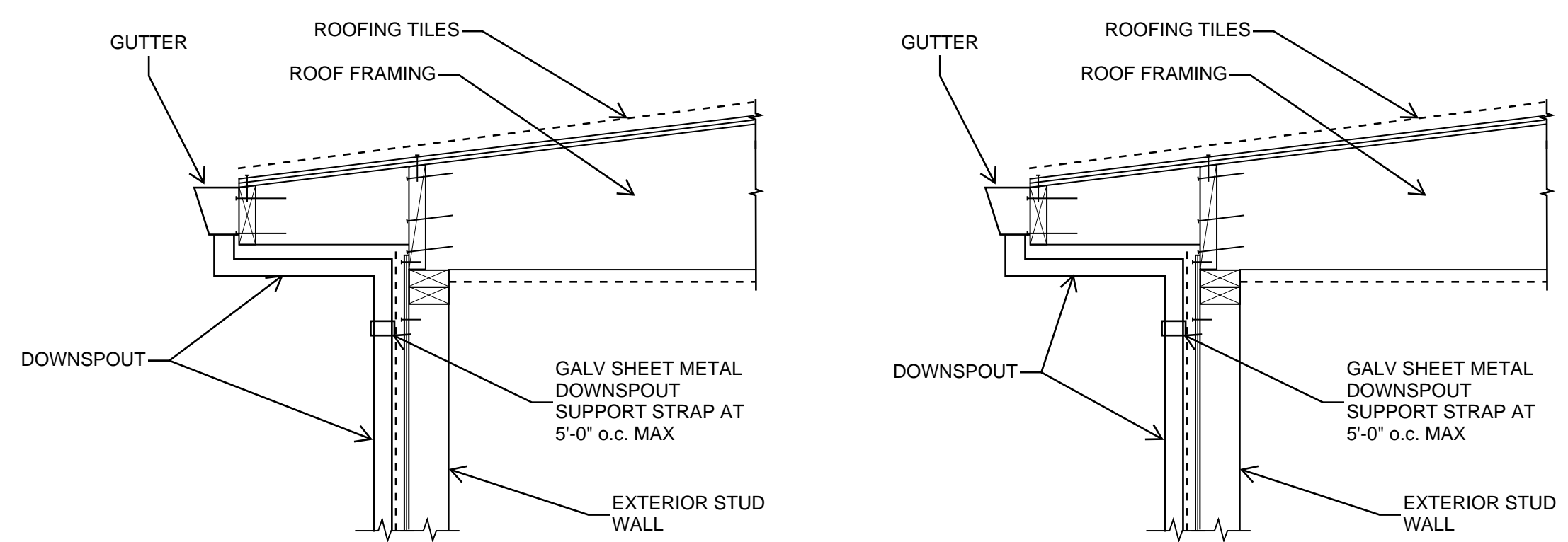
- TOTAL VENTILATION REQ'D = 9.2 SF REQUIRED
 - VENTILATION PROVIDED = 3.16 SF + 6.125 SF = 9.28 SF PROVIDED, OK!

NO ARCHITECTURAL COPPER TO BE USED.



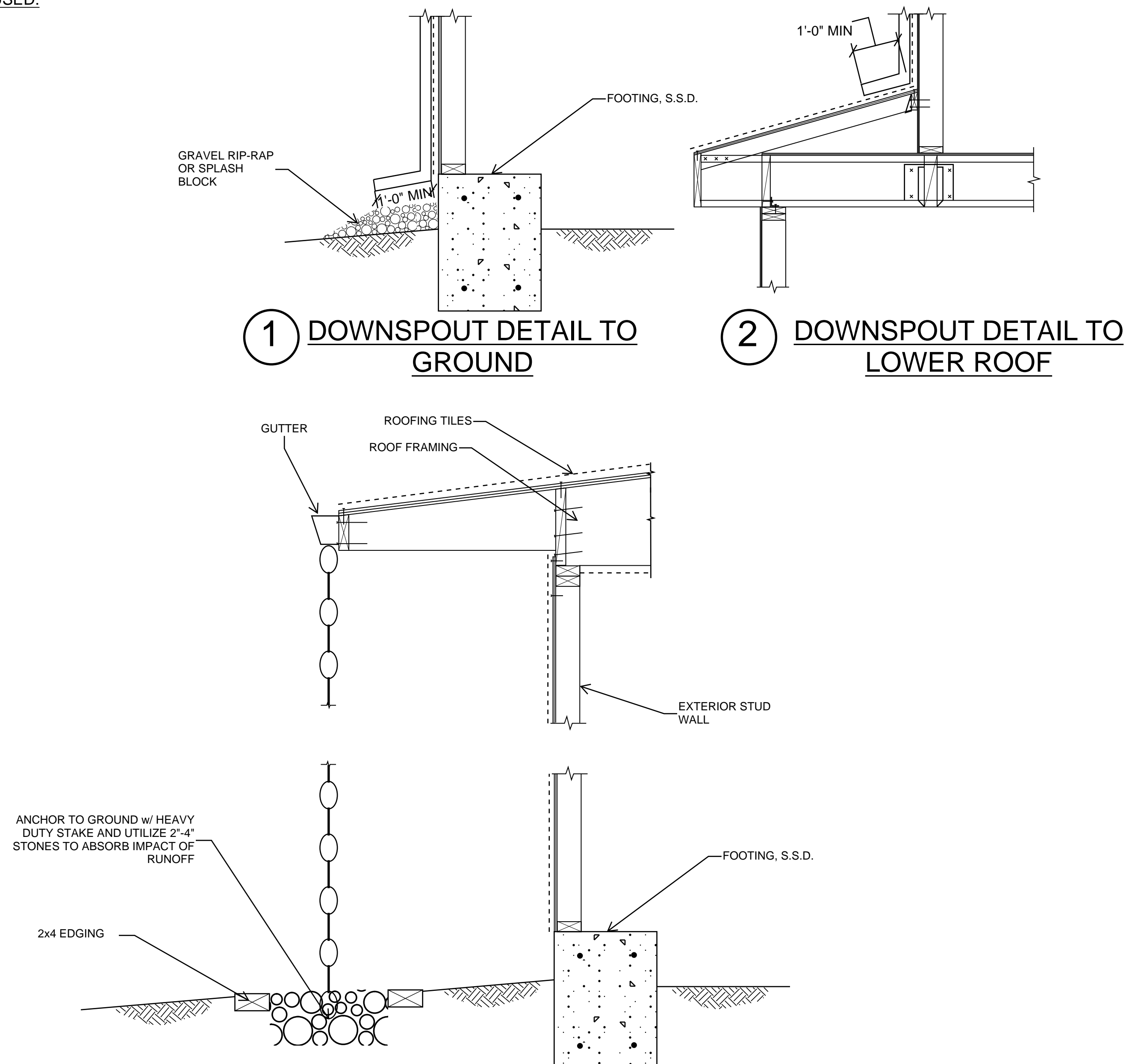
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MAIN HOUSE ROOF PLAN
 SCALE: 1/4" = 1'-0"



1 DOWNSPOUT DETAIL TO GROUND

2 DOWNSPOUT DETAIL TO LOWER ROOF



3 RAIN CHAIN DETAIL

APPROVAL STAMP AREA

MAIN HOUSE ROOF PLAN

1431 LAGUNA AVE
 BURLINGAME, CA 94010

Drawn By JZ

Stamp/Signature:

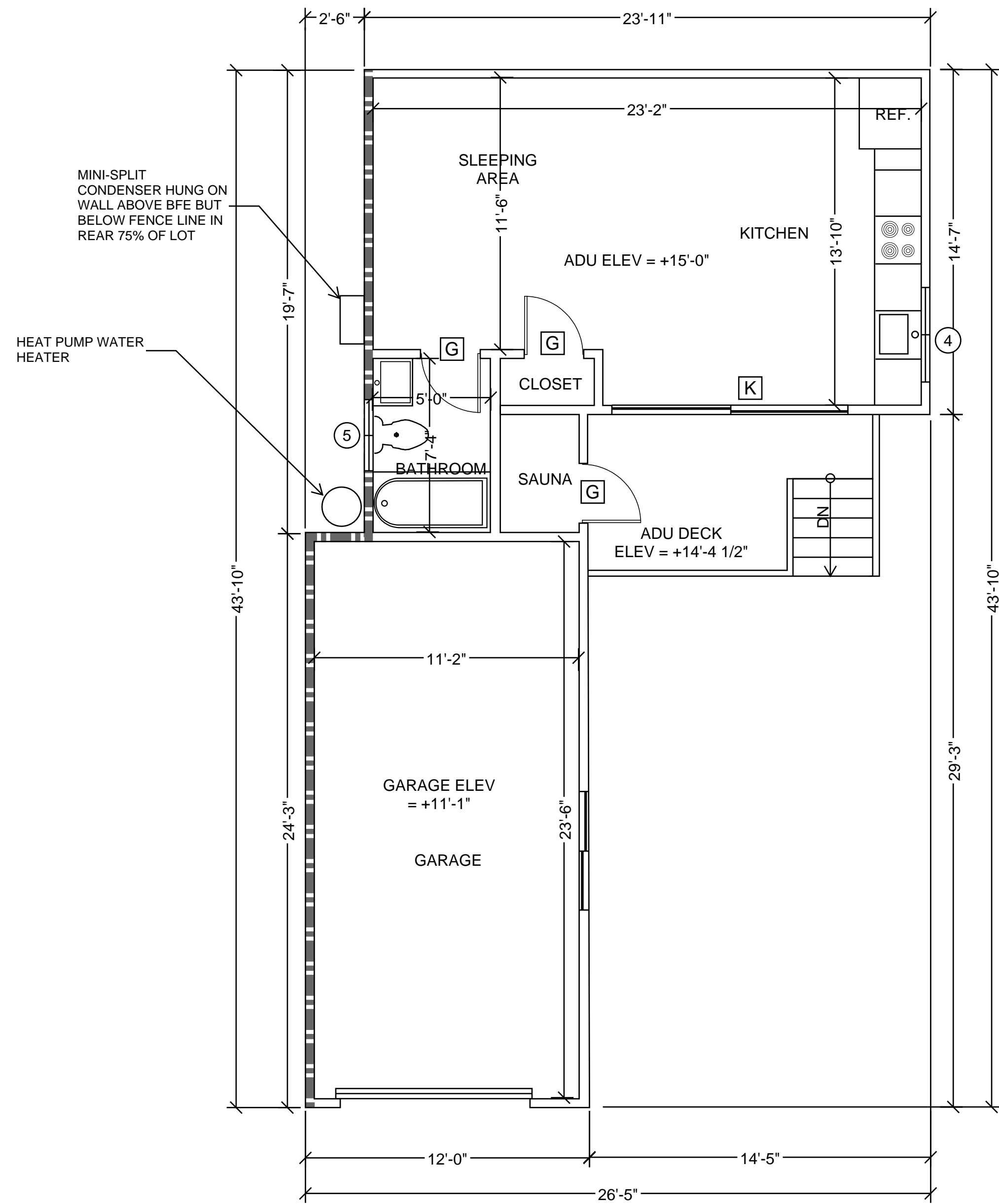
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Date 5/3/2026

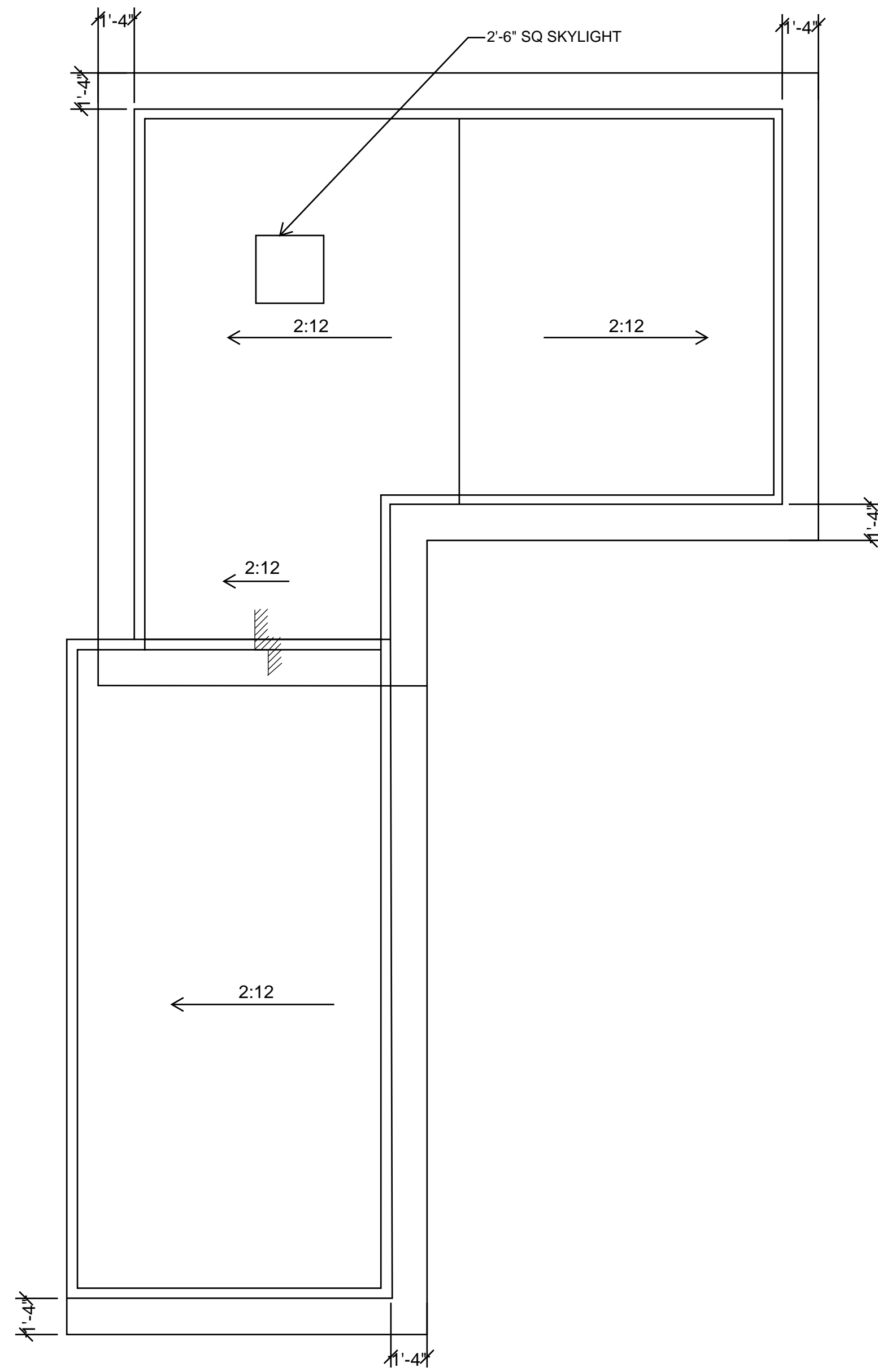
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LEGEND

- 2x4 WALL
- 1 HOUR MIN RATED WALL ASSEMBLY



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



2 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	
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	
11	96" x 48"	SLIDING XO	FIBERGLASS	NO	NO	
12	60" x 30"	SLIDING XO	FIBERGLASS	YES	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	48" x 80"	INTERIOR WOOD SLIDING	NO	
K	72" x 80"	EXTERIOR SLIDING XO	YES	
M	18" x 80"	INTERIOR WOOD SWING	NO	

NOTE:
ALL GLAZING IN DOORS TO BE SAFETY GLAZING.

Revisions	Date

GARAGE + ADU FLOOR PLAN

1431 LAGUNA AVE
BURLINGAME, CA 94010

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Stamp/Signature:

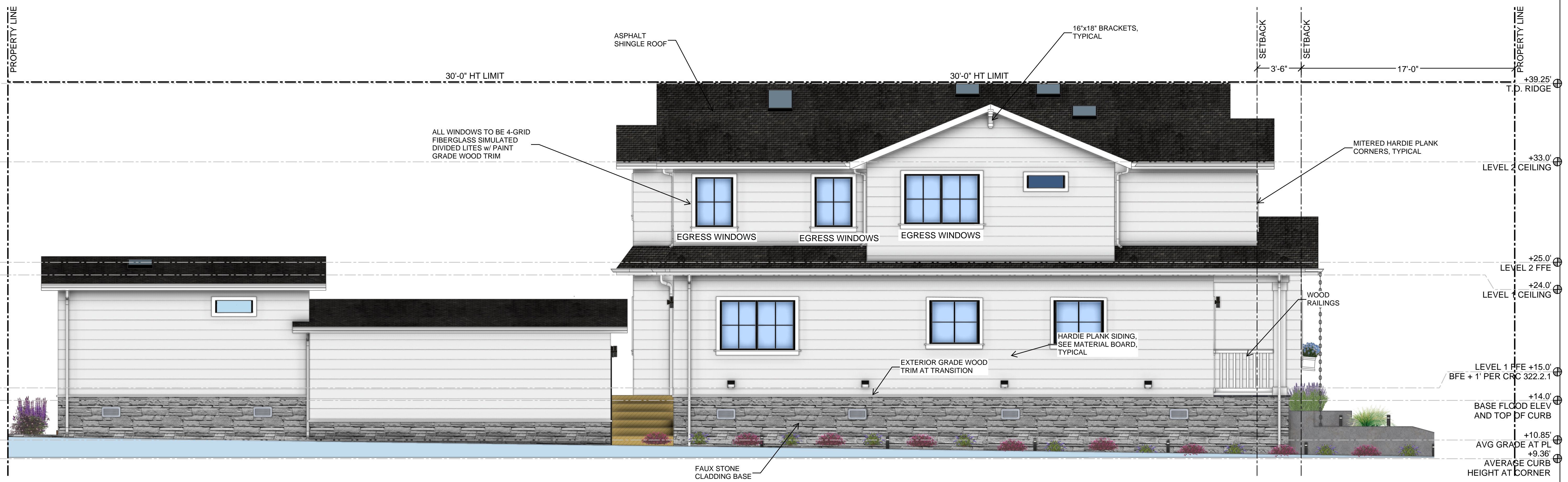
MAY 03, 2026
DATE SIGNED

Date: 5/3/2026

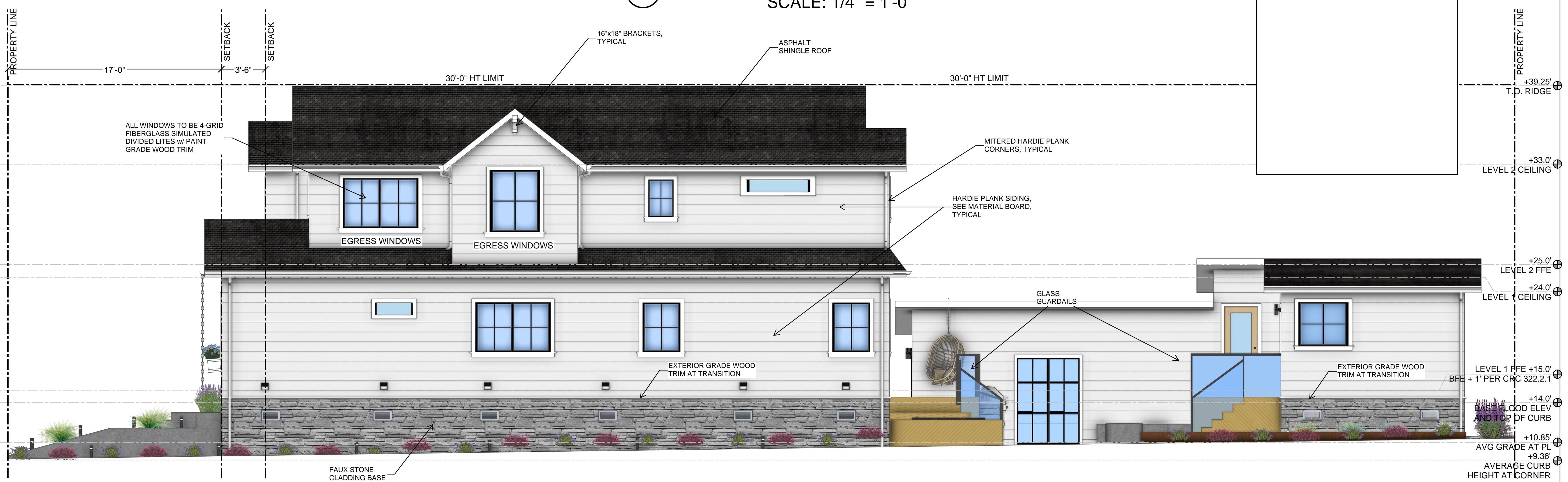
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APPROVAL STAMP AREA

Revisions	Date



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



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

BUILDING ELEVATIONS

1431 LAGUNA AVE
BURLINGAME, CA 94010

Drawn By JZ

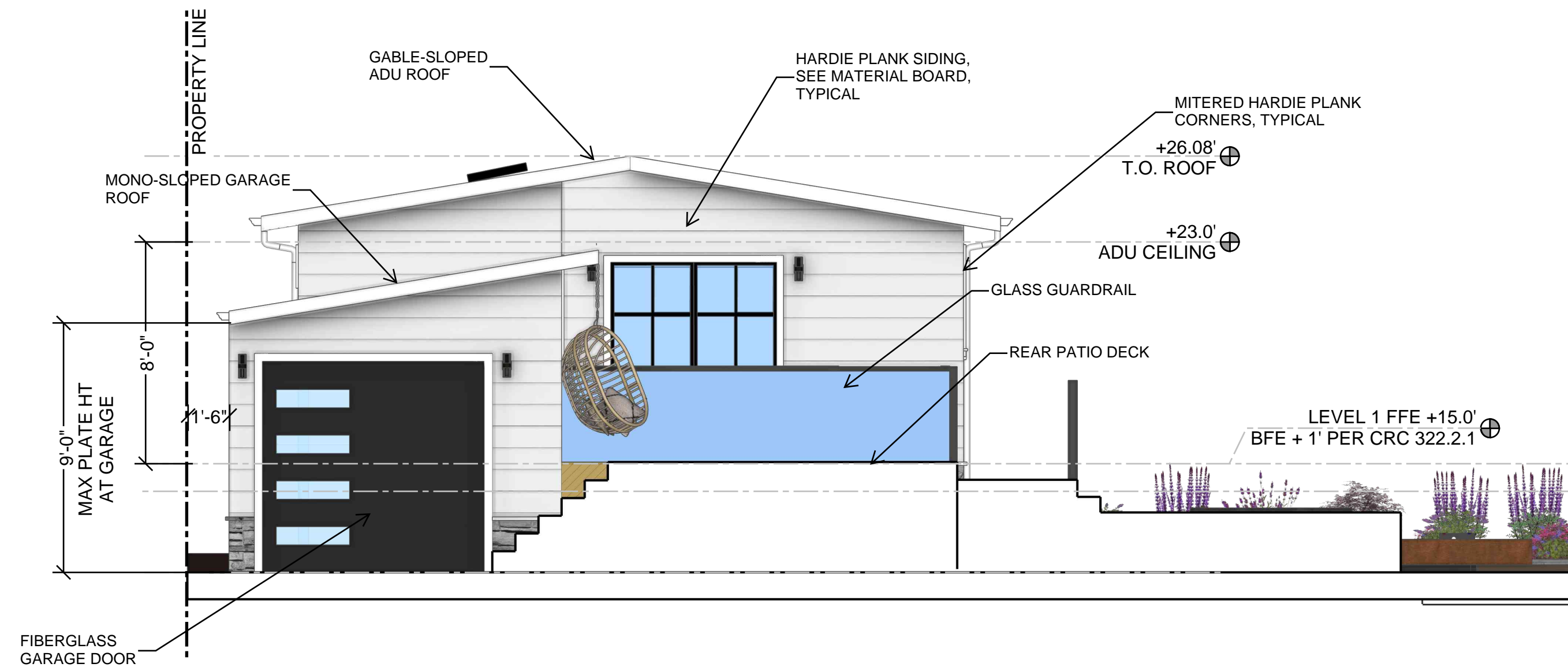
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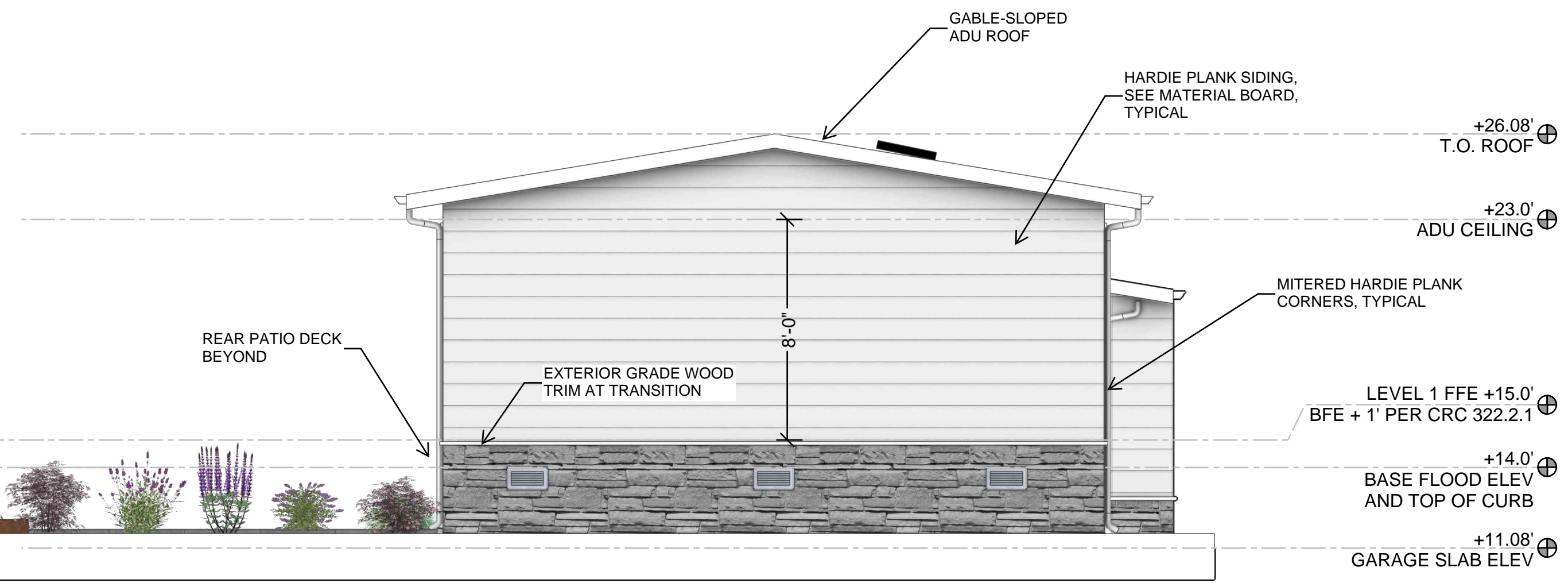
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Date 5/3/2026

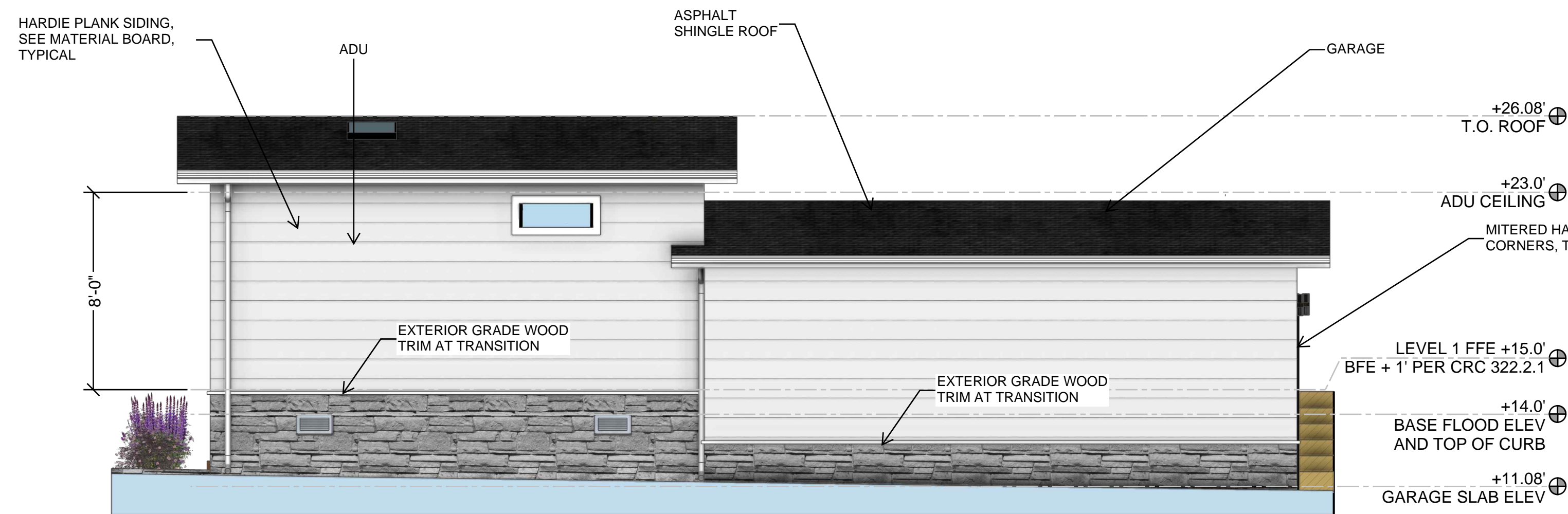
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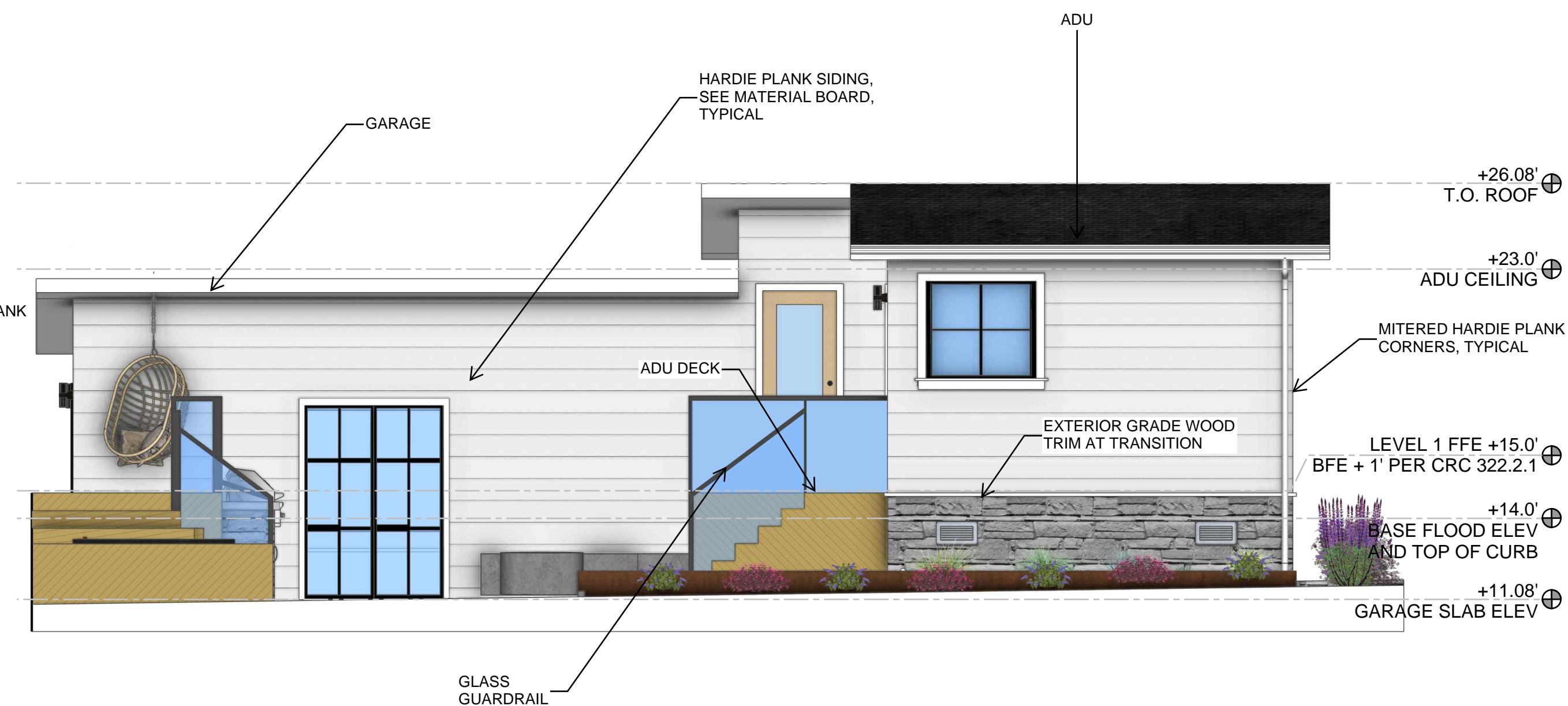
1 GARAGE + ADU FRONT/NORTH ELEVATION
SCALE: 1/4" = 1'-0"



2 GARAGE + ADU REAR/SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



3 GARAGE + ADU LEFT SIDE/EAST ELEVATION
SCALE: 1/4" = 1'-0"



4 GARAGE + ADU RIGHT SIDE/WEST ELEVATION
SCALE: 1/4" = 1'-0"

APPROVAL STAMP AREA

GARAGE & ADU ELEVATIONS

1431 LAGUNA AVE
BURLINGAME, CA 94010

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MAY 03, 2026
DATE SIGNED

Date 5/3/2026

Sheet Number
A3.3

**PROPOSED MATERIAL
BOARD OPTIONS,
COLORS TBD**



FAUX STONE CLADDING



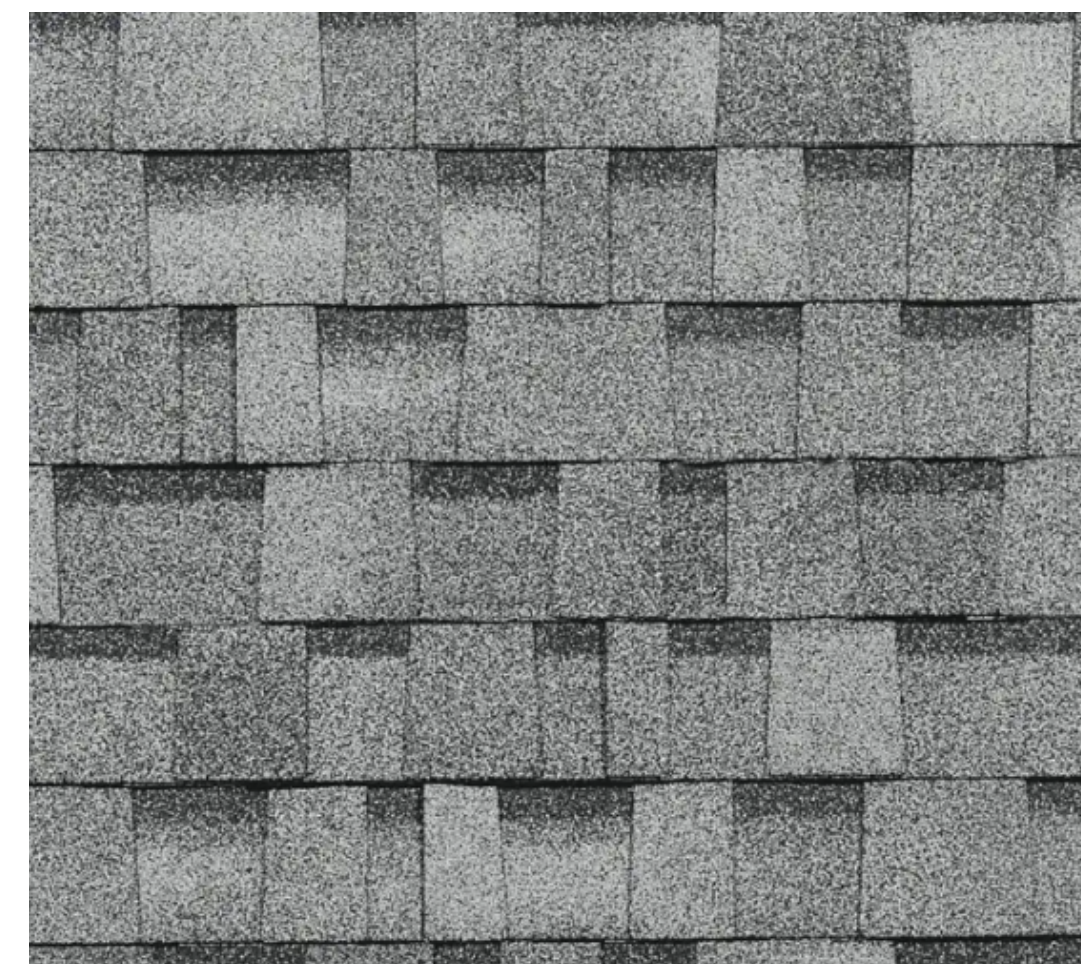
HARDIE PLANK SIDING



4 GRID FIBERGLASS SIMULATED DIVIDED LITE WINDOWS



HARDIE PLANK CORNER



ASPHALT DIMENSIONAL SHINGLE



TREX DECKING



ALUMINUM DOWNSPOUT AND K
STYLE GUTTERS



FIBERGLASS GARAGE DOOR

Revisions	Date

MATERIAL BOARD

**1431 LAGUNA
AVE
BURLINGAME, CA 94010**

APPROVAL STAMP AREA

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Stamp/Signature:

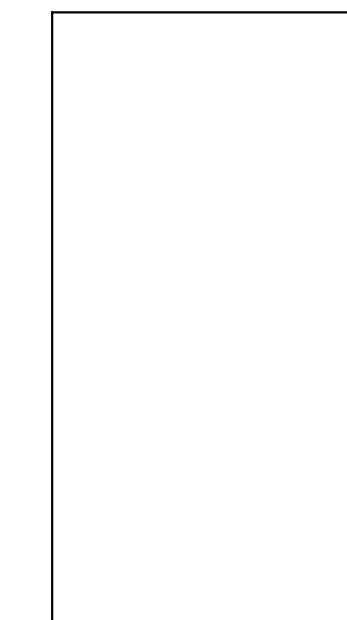
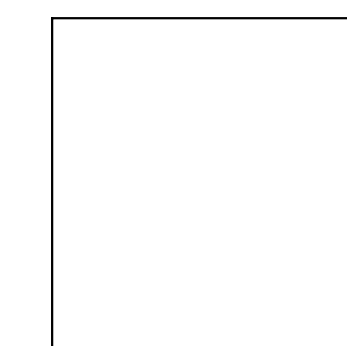
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Date 5/3/2026

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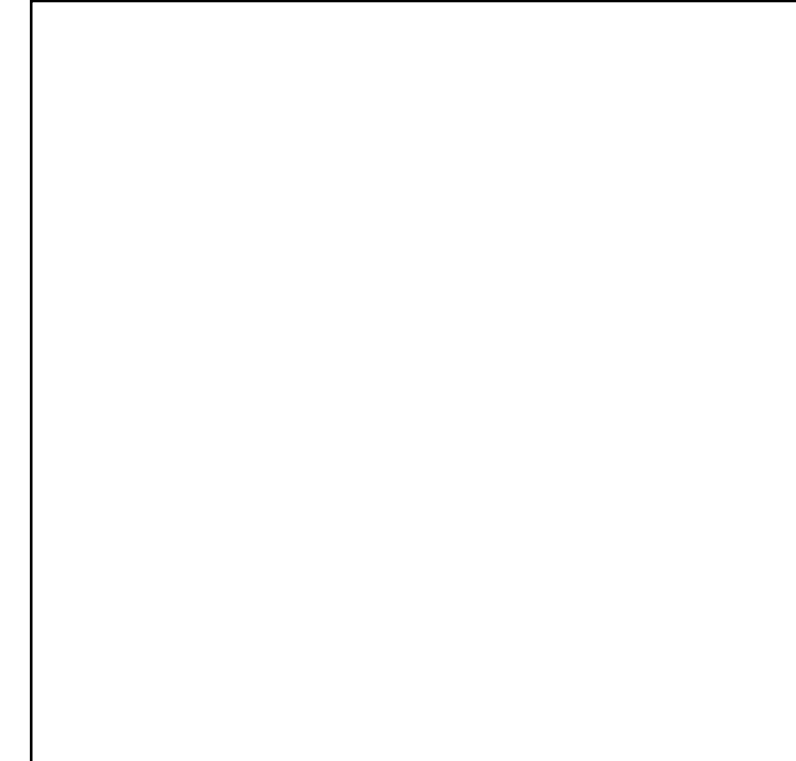
Revisions	Date



3D RENDERINGS

1431 LAGUNA
AVE
BURLINGAME, CA 94010

APPROVAL STAMP AREA



Drawn By
JZ

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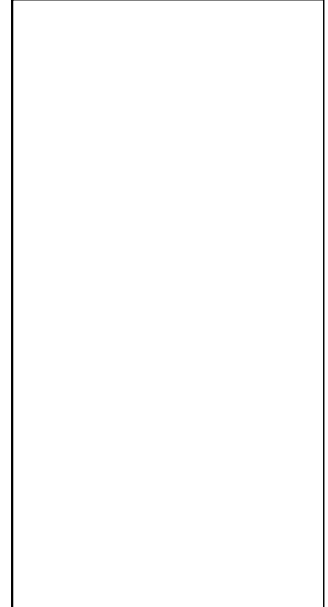
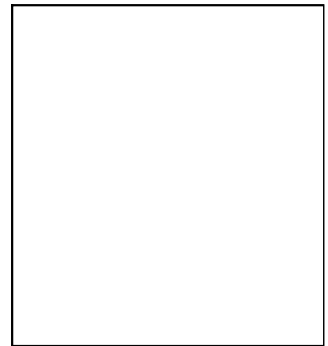
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5/3/2026

Sheet Number
A3.5



Revisions	Date



3D RENDERINGS

1431 LAGUNA
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BURLINGAME, CA 94010

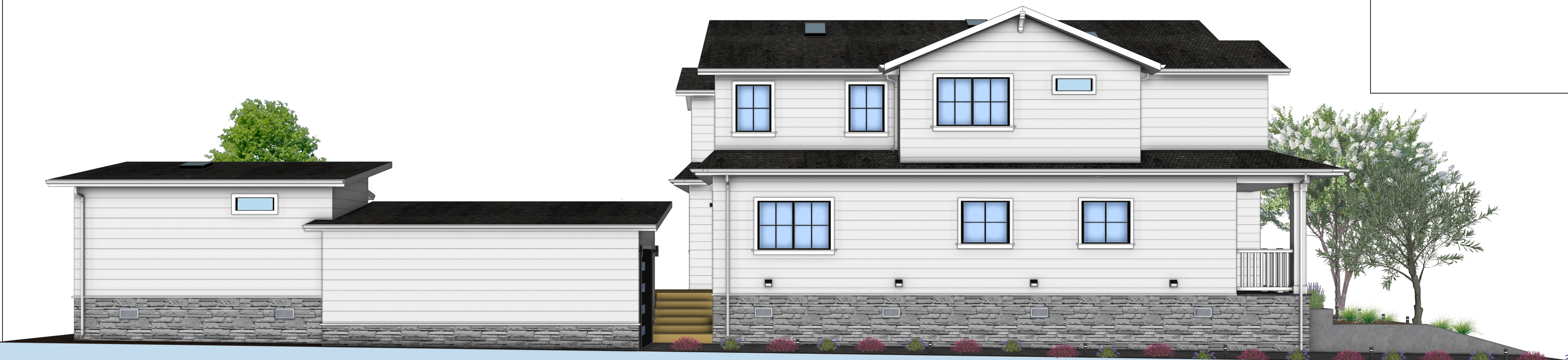
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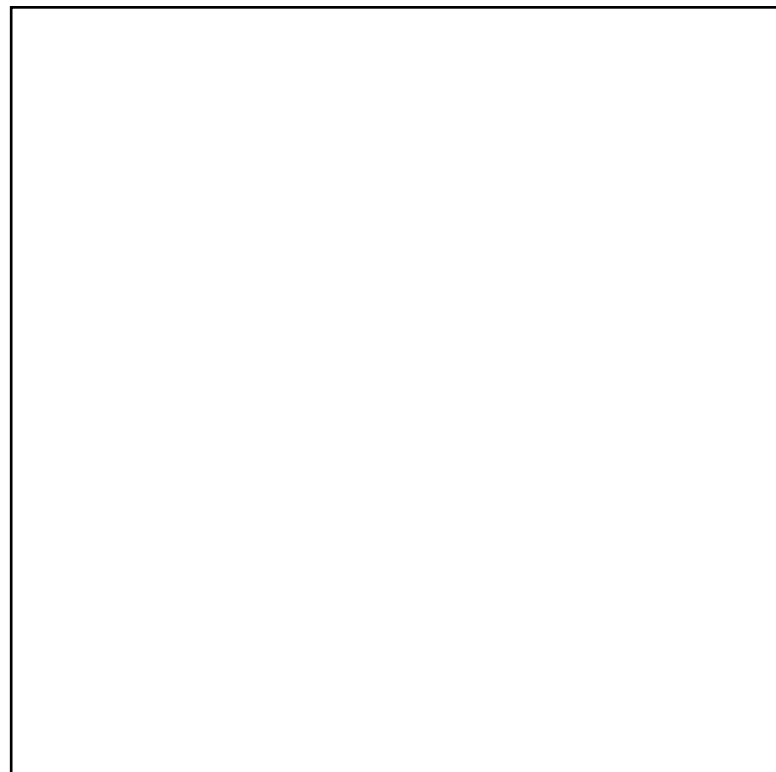
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Date 5/3/2026

Sheet Number
A3.6



APPROVAL STAMP AREA



Revisions	Date

3D RENDERINGS

1431 LAGUNA
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BURLINGAME, CA 94010

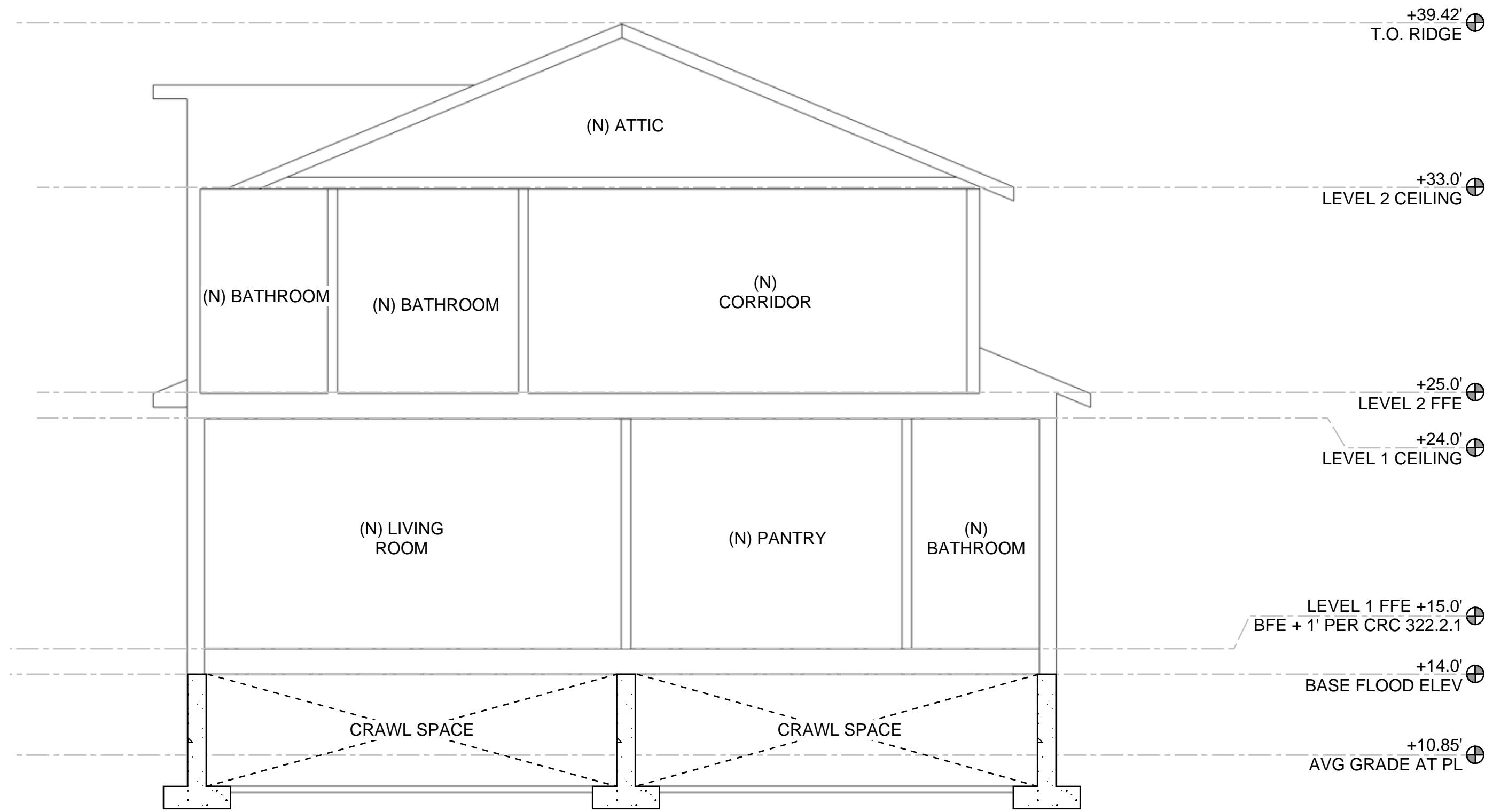
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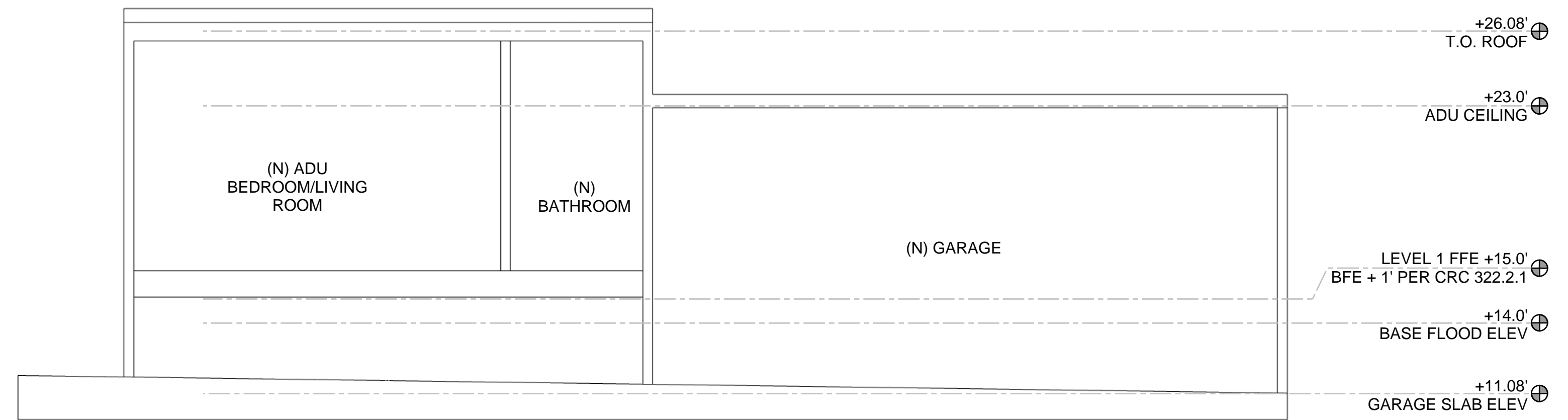
MAY 03, 2026
DATE SIGNED

Date 5/3/2026

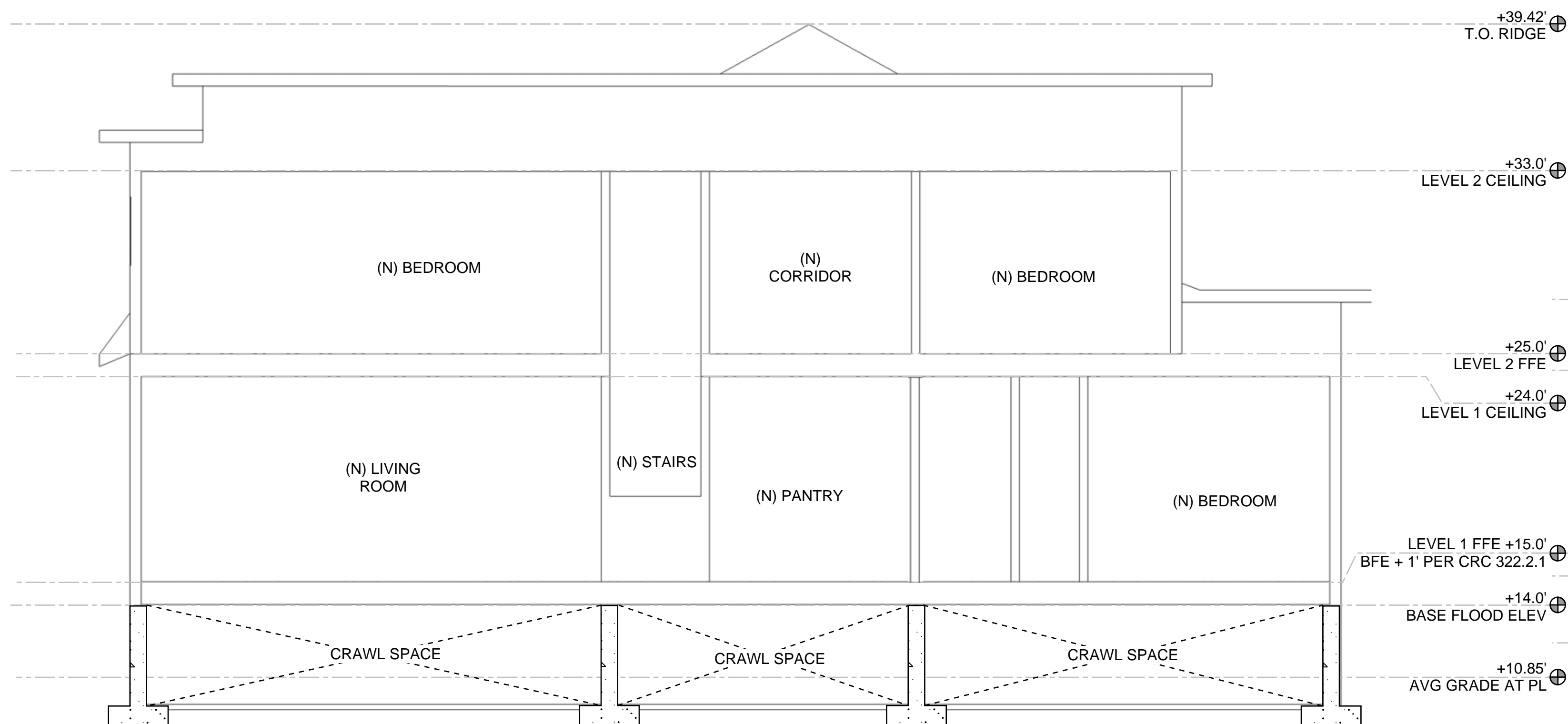
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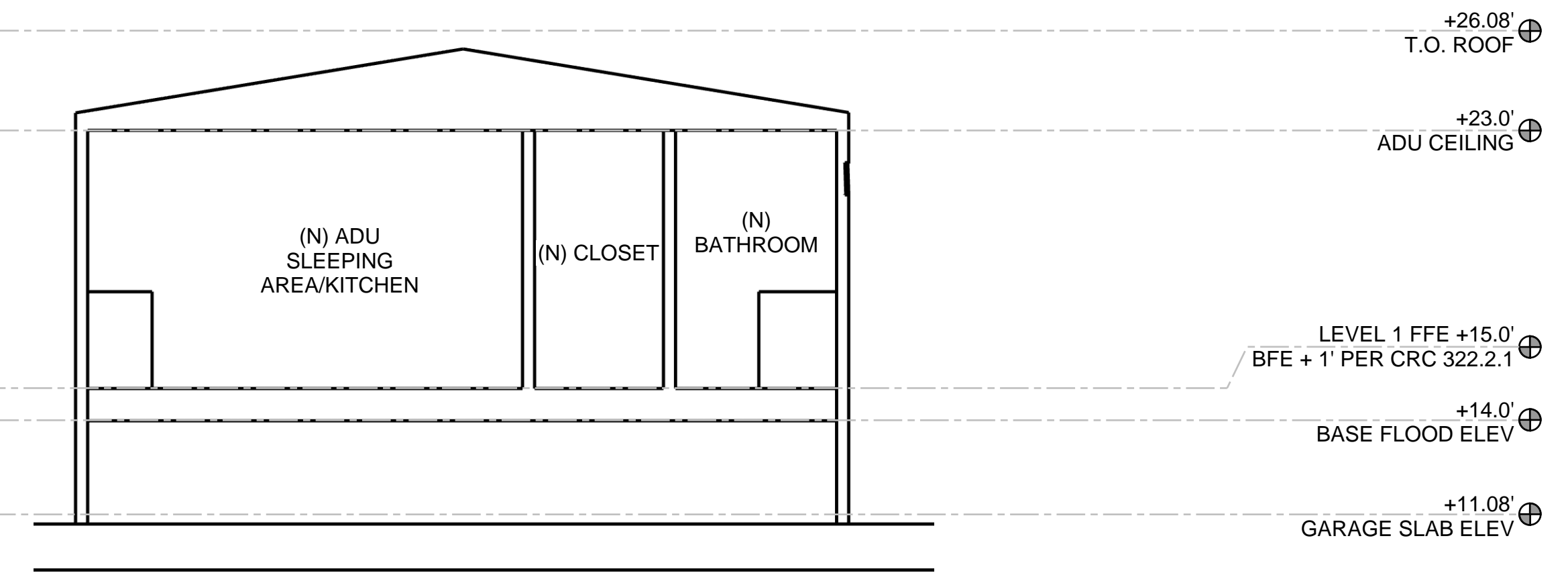
① MAIN HOUSE LATITUDINAL SECTION
SCALE: 1/4" = 1'-0"



③ GARAGE + ADU LONGITUDINAL SECTION
SCALE: 1/4" = 1'-0"



② MAIN HOUSE LONGITUDINAL SECTION
SCALE: 1/4" = 1'-0"



④ ADU LATITUDINAL SECTION
SCALE: 1/4" = 1'-0"

BUILDING SECTIONS

1431 LAGUNA
AVE
BURLINGAME, CA 94010

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DATE SIGNED

Date 5/3/2026

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A3.11

APPROVAL STAMP AREA

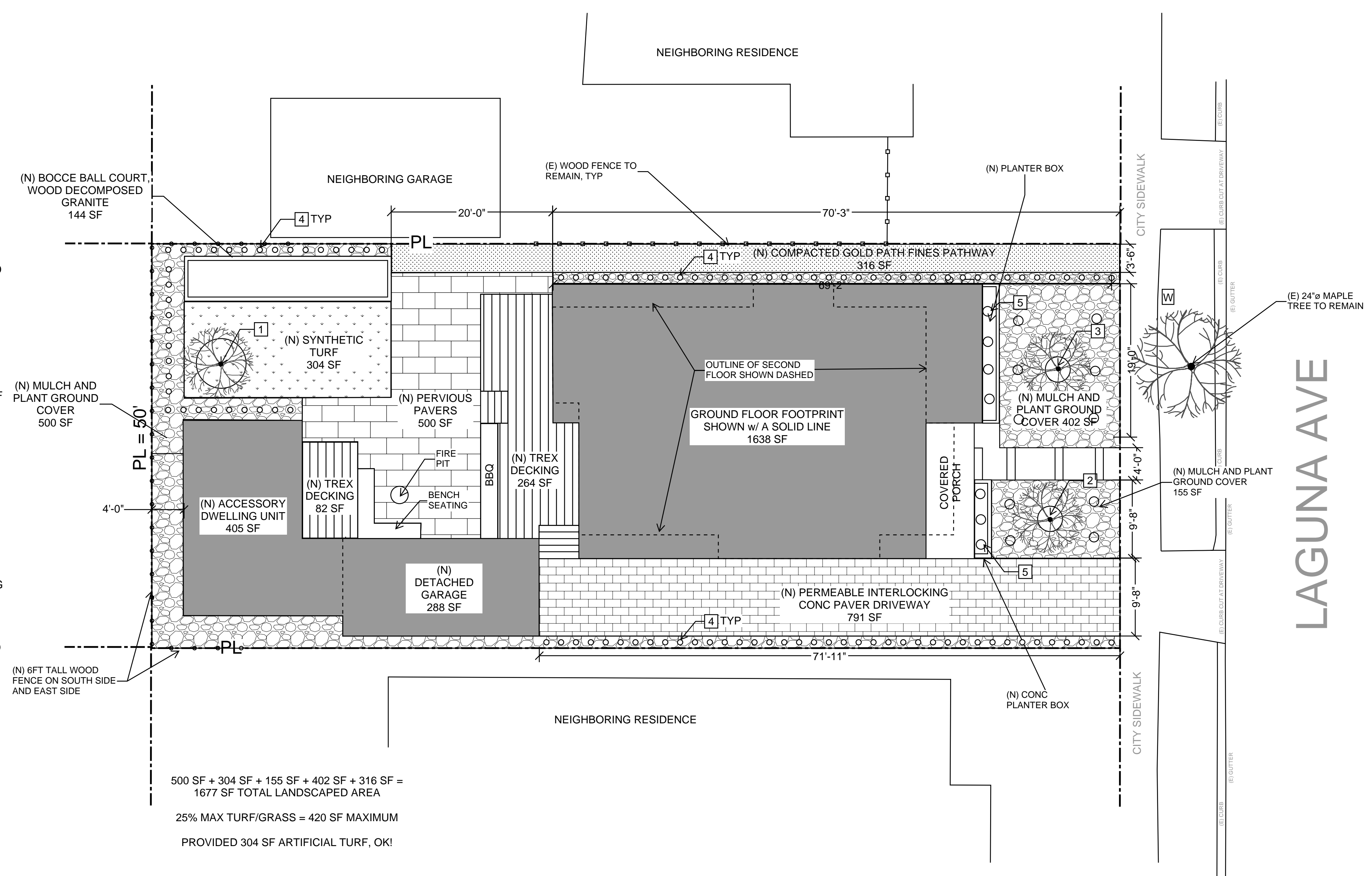
GENERAL NOTES:

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.

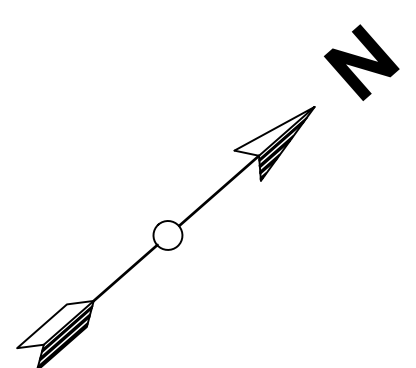
PLANTING NOTES:

1. LANDSCAPE CONTRACTOR SHALL VERIFY PLANT AND SOD 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 PLAN 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)	Rear 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)	Front Yard
3	White Crepe Myrtle	~ 15-25 ft tall x ~ 10-15 ft wide	24"-box (common)	Low (L)	Front Yard
4	Diets grandiflora and cvs (Fairy Iris) - Perennial	N/A	5 gallon box	Low (L)	Rear Yard and Perimeter
5	Lavender	N/A	5 gallon box	Low (L)	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:

Date: MAY 03, 2026
 DATE SIGNED

Date: 5/3/2026

Sheet Number: L1.1