



RSS ARCHITECTURE

1434 CHERRY AVENUE
SAN JOSE, CA 95125

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MNT PILATES STUDIO

CONDITIONAL USE PERMIT AT: 1465 BURLINGAME AVENUE BURLINGAME, CA 94010

RECEIVED

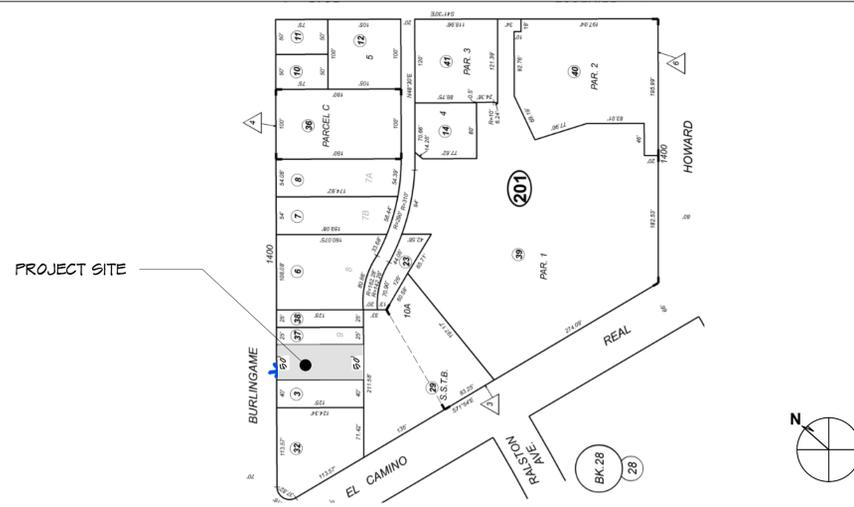
1/16/2026

CITY OF BURLINGAME
CDD-PLANNING DIVISION

GENERAL SCOPE OF WORK

I. CONVERT EXISTING BUILDING USE FROM A RETAIL SPACE TO A PILATES STUDIO.

PLOT MAP



DRAWING INDEX

A 0.0 TITLE SHEET
A 1.0 EXISTING SITE PLAN
A 2.0 EXISTING & PROPOSED FLOOR PLAN
A 3.0 OCCUPANT LOAD AND EGRESS PLAN

APPLICABLE CODES

- 2025 CALIFORNIA BUILDING CODE
- 2025 CALIFORNIA RESIDENTIAL CODE
- 2025 CALIFORNIA PLUMBING CODE
- 2025 CALIFORNIA MECHANICAL CODE
- 2025 CALIFORNIA ELECTRICAL CODE
- 2025 CALIFORNIA FIRE CODE
- 2025 CALIFORNIA GREEN BUILDING CODE
- 2025 CALIFORNIA TITLE 24 ENERGY REGULATIONS
- ALL APPLICABLE LOCAL ORDINANCES & MUNICIPAL CODES

PROJECT DATA SUMMARY

APN: 020-201-040
 TYPE OF CONSTRUCTION: TYPE III-B
 OCCUPANCY: B
 ZONE: BAC BURLINGAME AVENUE/COMMERCIAL
 SPRINKLERS: YES
 STORIES: ONE
 LOT SIZE: 6,250 SQ. FT.
 BUILDING AREA: 4,750 S.F. (NO CHANGE)
 1465 FLOOR AREA: 2,557 S.F. (NO CHANGE)

PROJECT INFO

APPLICANT
MNT WELLNESS CO., D.B.A MNTSTUDIO
3400 COTTAGE WAY, SUITE G2 #21316
SACRAMENTO, CA 95825

CONTACT: JASON MIGHDOLL
EMAIL: JASON@MNTSTUDIO.COM

ARCHITECT:
RSS ARCHITECTURE, INC.
ANDREW RAYMUNDO, ARCHITECT
1434 CHERRY AVENUE
SAN JOSE, CA 95125

CONTACT: ERIKO STAUBER
TEL: 650.245.0406

ABBREVIATION LIST

SYMBOLS	ABBREVIATIONS	SYMBOLS	ABBREVIATIONS	SYMBOLS	ABBREVIATIONS	SYMBOLS	ABBREVIATIONS	SYMBOLS	ABBREVIATIONS
∠	ANGLE	D.	DRYER	GLULAM.	GLULAM BEAM	OD.	OVERFLOW DRAIN	U.O.N.	UNLESS OTHERWISE NOTED
∩	AND	DBL.	DOUBLE	GYP. BD.	GYPSUM BOARD	OH.	OPPOSITE HAND	VERT.	VERTICAL
@	AT	DF.	DOUGLAS FIR OR DRINKING FOUNTAIN			OPNG.	OPENING	V.G.D.F.	VERTICAL GRAIN DOUGLAS FIR
C	CENTER LINE	DIA.	DIAMETER	HB.	HOSE BIB	OPP.	OPPOSITE	V.I.F.	VERIFY IN FIELD
Ø	DIAMETER OR ROUND	DIAG.	DIAGONAL	H.C.	HOLLOW CORE	PAN.	PANTRY	W/	WITH
¢	PENNY	DIM.	DIMENSION	HDWD.	HARDWOOD	PDR.	POWDER ROOM	W.	WASHER
# or NO.	NUMBER SQUARE FOOT	DIN. RM.	DINING ROOM	HORIZ.	HORIZONTAL	PL.	PLATE	WOOD	WOOD
		DN.	DOWN	HR.	HOUR	F. LAM.	PLASTIC LAMINATE	WR. GYP. BD.	WR. GYPSUM BOARD
		D.S.	DOWNSPOUT	HT.	HEIGHT	FLAST.	PLASTER	WT.	WEIGHT
		DTL.	PETAL	HVAC	HEATING VENTILATION & AIR CONDITIONING	FLYWD.	FLYWOOD	W.W.F.	WELDED WIRE FABRIC
		DWG.	DRAWING			PREFAB.	PREFABRICATED	YD.	YARD
AB.	ANCHOR BOLT	(E) or EXIST.	EXISTING	IIC.	IMPACT INSULATION CLASS	P.T.	PRESSURE-TREATED		
ABV.	ABOVE	EA.	EXISTING	IN.	INCH	P.T.P.F.	PRESSURE-TREATED DOUGLAS FIR	AGENCIES	
A.C. PAVING	ASPHALT CONCRETE PAVING	EIFS	EXTERIOR INSULATION FINISH SYSTEM	INCL.	INCLUDE	P.T. SLAB	POST TENSION SLAB	ACI	AMERICAN CONCRETE INSTITUTE
A/C	AIR CONDITIONING	ELEC.	ELECTRICAL	INSUL.	INSULATION	RAG	RETURN AIR GRILLE	AIA	THE AMERICAN INSTITUTE OF ARCHITECTS
AD.	AREA DRAIN	EQ.	EQUAL	INT.	INTERIOR	REF.	REFRIGERATOR	AISC	AMERICAN INSTITUTE OF STEEL CONSTRUCTION
ADH.	ADHESIVE	EQPT.	EQUIPMENT	JAN.	JANITOR	REG.	REGISTER	AITS	AMERICAN INSTITUTE OF TIMBER CONSTRUCTION
ADJ.	ADJACENT	E.W.	EACH WAY	KIT.	KITCHEN	REQ'D.	REQUIRED	ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE
ALT.	ALTERNATE	EXT.	EXTERIOR	LAM.	LAMINATE	RM.	ROOM	ASTM	AMERICAN SOCIETY FOR TESTING & MATERIALS
ALUM.	ALUMINUM	FAU.	FORCED AIR UNIT	LAUND.	LAUNDRY	RPWD.	REPWOOD	CAATM	CALIFORNIA ADMINISTRATIVE CODE
ANG.	ANGLE	F.A.R.	FLOOR AREA RATIO	LAV.	LAVATORY	REF.	REFUR	CAC	CALIFORNIA BUILDING CODE
BA.	BATHROOM	F.D.	FLOOR DRAIN	LB. or #	POUNDS OR NUMBER	REF.	REFUR	CBC	CALIFORNIA BUILDING CODE
BD.	BOARD	FN.	FOUNDATION	LIN.	LINEN	SCH.	SCHEDULE	CEC	CALIFORNIA ELECTRICAL CODE
BRM.	BEDROOM	P.E.C.	FIRE EXTINGUISHER CABINET	LIV. RM.	LIVING ROOM	S.G.D.	SLIDING GLASS DOOR	CMC	CALIFORNIA MECHANICAL CODE
BLDG.	BUILDING	FIN.	FINISH	LT. WT.	LIGHTWEIGHT	SHT.	SHEET	CPC	CALIFORNIA PLUMBING CODE
BLKG.	BLOCKING	FLASHG.	FLASHING	MAT.	MATERIAL	SIM.	SIMILAR	CSI	CONSTRUCTION SPECIFICATION INSTITUTE
BM.	BEAM	F.L.R.	FLOOR	MAX.	MAXIMUM	SPEC.	SPECIFICATION	ICC	INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS
BOT.	BOTTOM	P.O.C.	FACE OF CONCRETE	MECH.	MECHANICAL	S.T.C.	SOUND TRANSMISSION CLASS	IFMA	INTERNATIONAL FIRE PROTECTION ASSOCIATION
CAB.	CABINET	P.O.M.	FACE OF MASONRY	MEMB.	MEMBRANE	STL.	STEEL	NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
CEM.	CEMENT	F.O.S.	FACE OF STUD	MFR.	MANUFACTURER	STOR.	STORAGE	NRCA	NATIONAL ROOFING CONTRACTORS ASSOCIATION
CLS.	CEILING	FRM.	FRAME	MIN.	MINIMUM	STRUCT.	STRUCTURE OR STRUCTURAL	SMACNA	SHEET METAL & AIR CONDITIONING CONTRACTORS NATIONAL ASSOCIATION
CLD.	CLOSET	FT.	FEET	MSTR. BRM.	MASTER BEDROOM	SUBFLR.	SUBFLOOR	UBC	UNIFORM BUILDING CODE
CLR.	CLEAR	FTG.	FOOTING	MTL.	METAL	SQ.	SQUARE	UPC	UNIFORM FIRE CODE
COL.	COLUMN	GA.	GAUGE	(N)	NEW	SQ. FT.	SQUARE FEET	UL	UNDERWRITERS LABORATORIES, INC.
CONC.	CONCRETE	GAR.	GARAGE	NT.	NOT IN CONTRACT	SHT.	SHEET	WIC	WOODWORK INSTITUTE OF CALIFORNIA
CONST.	CONSTRUCTION	G.D.	GARBAGE DISPOSAL	N.T.S.	NOT TO SCALE	SPEC.	SPECIFICATION		
CONT.	CONTINUOUS	G.F.I.	GROUND FAULT INTERRUPTER	O/	OVER	S.T.C.	SOUND TRANSMISSION CLASS		
CTR.	CENTER	GI.	GALVANIZED IRON	O.C.	ON CENTER (S)	STL.	STEEL		
						STRUC.	STRUCTURE OR STRUCTURAL		
						SUBFLR.	SUBFLOOR		
						SQ.	SQUARE		
						SQ. FT.	SQUARE FEET		
						SHT.	SHEET		
						SIM.	SIMILAR		
						SPEC.	SPECIFICATION		
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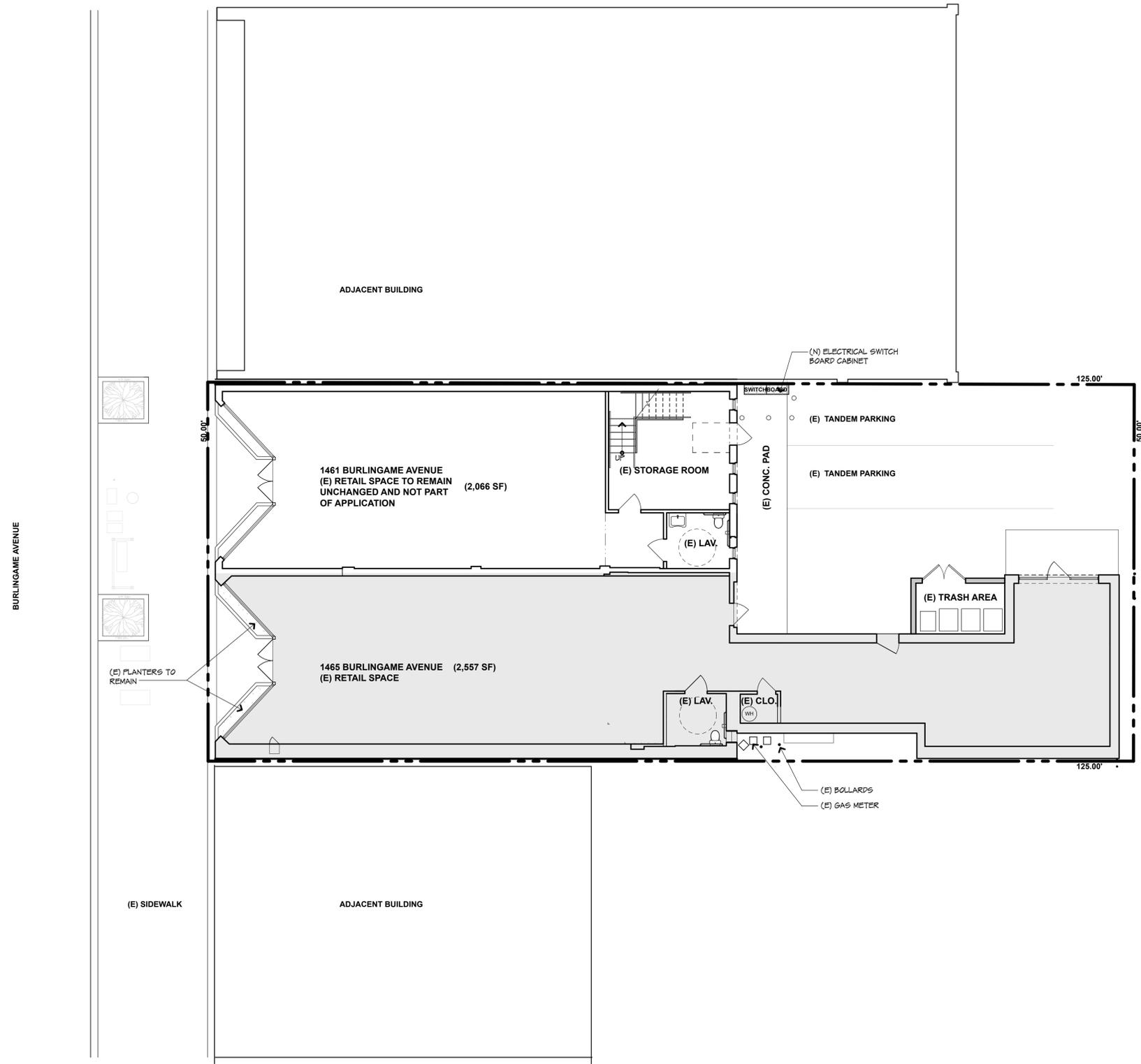
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SITE PLAN LEGEND

-  SUBJECT UNIT
-  PROPERTY LINE

SITE PLAN NOTES

NO PROTECTED TREE AS DEFINED BY 11066 MAY BE REMOVED, STRUCTURALLY ALTERED OR EXCESSIVELY PRUNED (ROOTS OR CROWN, AS DEFINED BY 110620) WITHOUT A PROTECTED TREE PERMIT FROM THE PARKS DIVISION. PROTECTED TREES INCLUDE EXISTING TREES OVER 44 INCHES IN CIRCUMFERENCE MEASURED AT 94 INCHES FROM NATURAL GRADE. REQUIRED REPLACEMENT TREES, REQUIRED LANDSCAPE TREES FOR DEVELOPMENT AND CITY STREET TREES IN THE PUBLIC RIGHT OF WAY.



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

CONDITIONAL USE PERMIT FOR:

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REVISIONS	

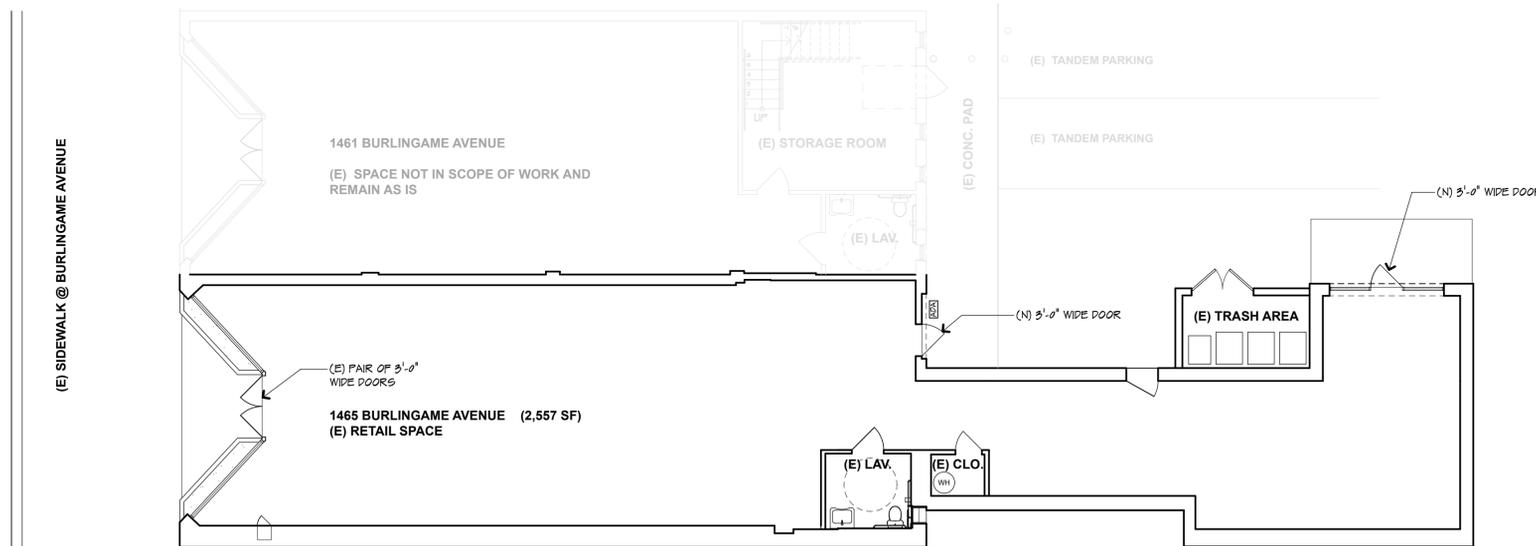
SITE PLAN

JOB: 2011	DRAWN PI, NM
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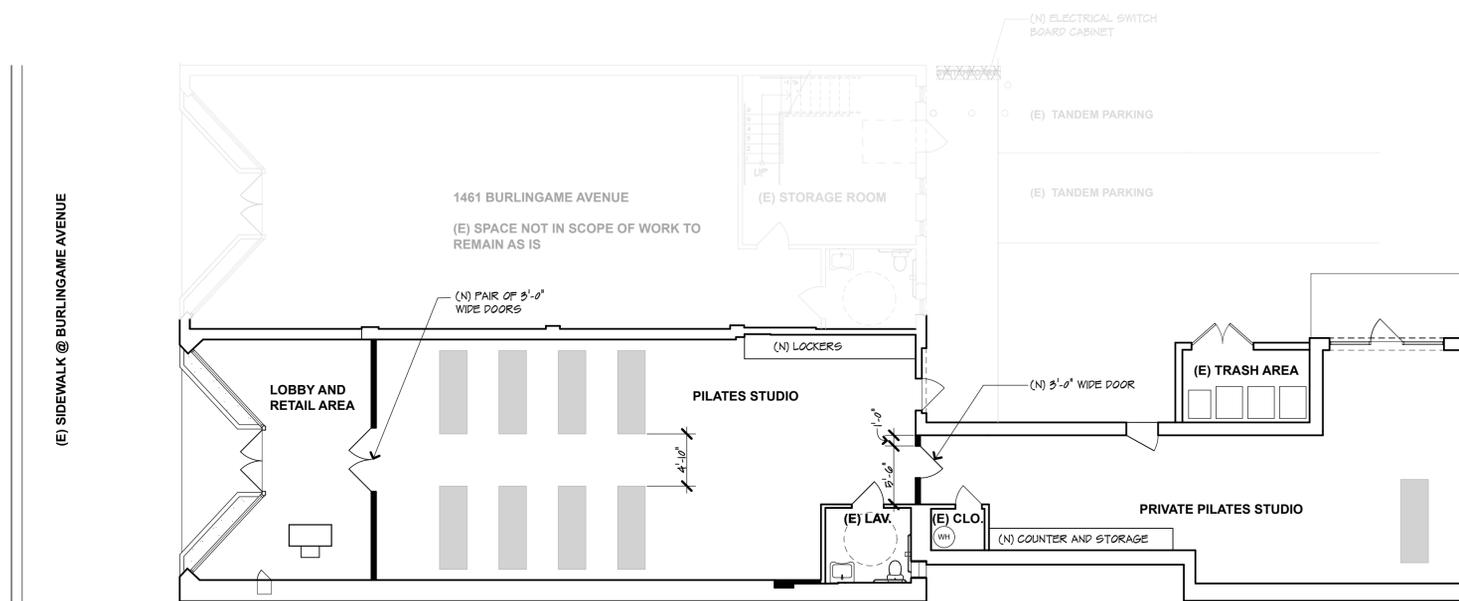
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FLOOR PLAN LEGEND

-  EXISTING WALL TO REMAIN
-  NEW NON-LOAD BEARING PARTITION WALL
-  3125' x 24' REFORMER



1 EXISTING FLOOR PLAN
SCALE: 1/8" = 1'-0"



2 PROPOSED FLOOR PLAN
SCALE: 1/8" = 1'-0"



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EXISTING & PROPOSED FLOOR PLANS

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SHEET NO. A2.0	





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OCCUPANT LOAD AND EGRESS PLAN

JOB: 2011 DRAWN: PI, NM

SHEET NO.

A3.0

PATH OF EGRESS LEGEND



PATH OF EGRESS NOTES:

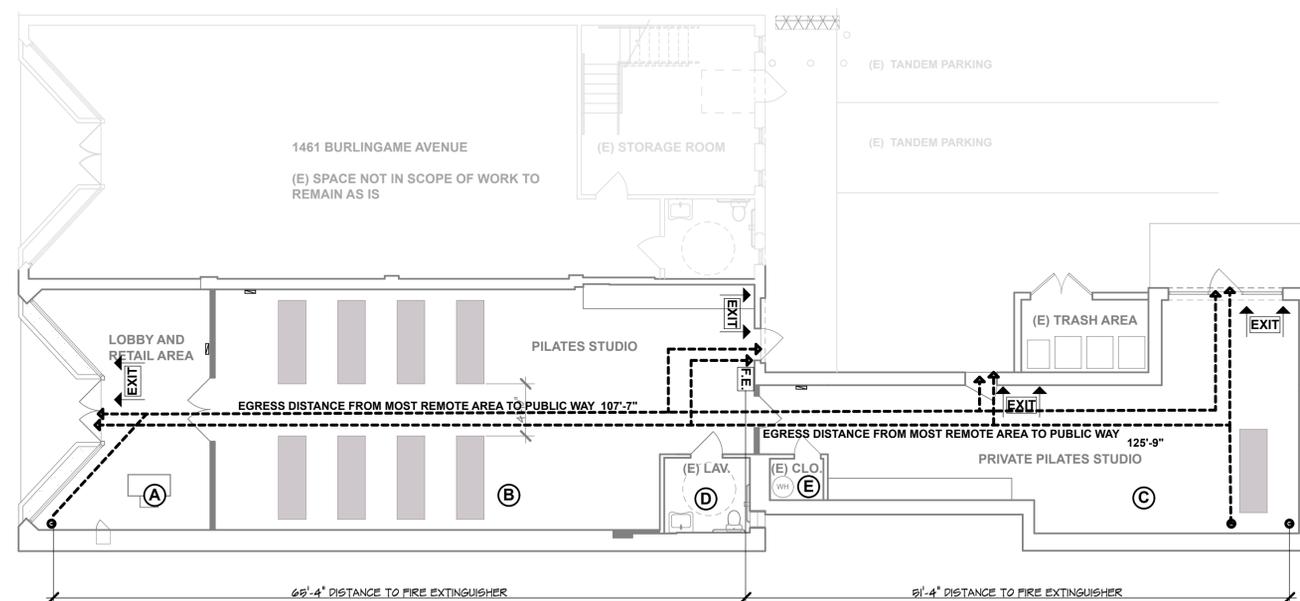
- EXIT DOOR LOCATIONS IN ACCORDANCE WITH CBC SECTION 1007 EXIT AND EXIT ACCESS DOORWAY CONFIGURATION.
- CBC 1007.11 EXEMPTION 2:
WHERE A BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.11 OR 903.3.12, THE SEPARATION DISTANCE SHALL NOT BE LESS THAN ONE-THIRD OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE AREA SERVED.

FIRE EXTINGUISHER NOTES:

- FIRE EXTINGUISHERS TO BE 2-A:10 BC PORTABLE FIRE EXTINGUISHERS PER CFC 906.1 & 906.3
- FIRE EXTINGUISHERS MUST BE LOCATED IN SUCH A WAY SO THAT A PERSON DOES NOT HAVE TO TRAVEL MORE THAN 75' TO GET TO A FIRE EXTINGUISHER PER TABLE 906.3 (1)

OCCUPANT LOAD CHART: FIRST FLOOR

SYM	ROOM	OCCUPANCY/FUNCTION OF SPACE	AREA	LOAD FACTOR	NUMBER OF OCCUPANTS	
(A)	LOBBY AND RETAIL AREA	SALES	206 SQ.FT.	30 SQ.FT. / OCCUPANT	0.5	
(B)	PILATES STUDIO	EXERCISE ROOM	1,006 SQ.FT.	50 SQ.FT. / OCCUPANT	20	
(C)	PRIVATE PILATES STUDIO	EXERCISE ROOM	704 SQ.FT.	50 SQ.FT. / OCCUPANT	14	
(D)	LAVATORY	RESTROOM	87 SQ.FT.	300 SQ.FT. / OCCUPANT	1	
(E)	CLOSET	UTILITY CLOSET	20 SQ.FT.	300 SQ.FT. / OCCUPANT	1	
NOTE: EVERY ASSEMBLY OCCUPANCY ROOM OR SPACE SHALL HAVE THE OCCUPANT LOAD POSTED IN A CONSPICUOUS PLACE, NEAR THE MAIN EXIT OR EXIT ACCESS DOORWAY FROM THE ROOM OR SPACE. POSTED SIGNS SHALL BE OF AN APPROVED LEGIBLE PERMANENT DESIGN AND SHALL BE MAINTAINED BY THE OWNER OR AUTHORIZED AGENT. (2022 CBC SECTION 1004.2)					TOTAL NUMBER OF OCCUPANTS PER FLOOR	46.5
					TOTAL NUMBER OF EXITS REQUIRED	2
					NUMBER OF EXITS PROVIDED	2



1 OCCUPANT LOAD AND EGRESS PLAN

SCALE: 1/8" = 1'-0"