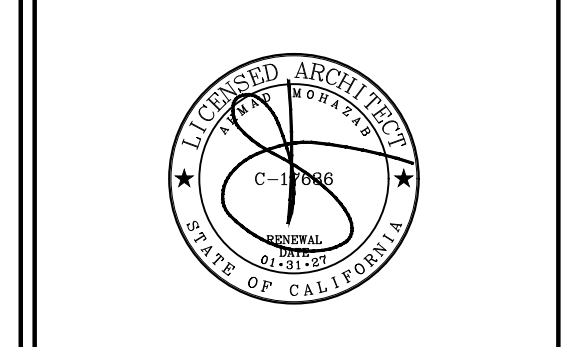
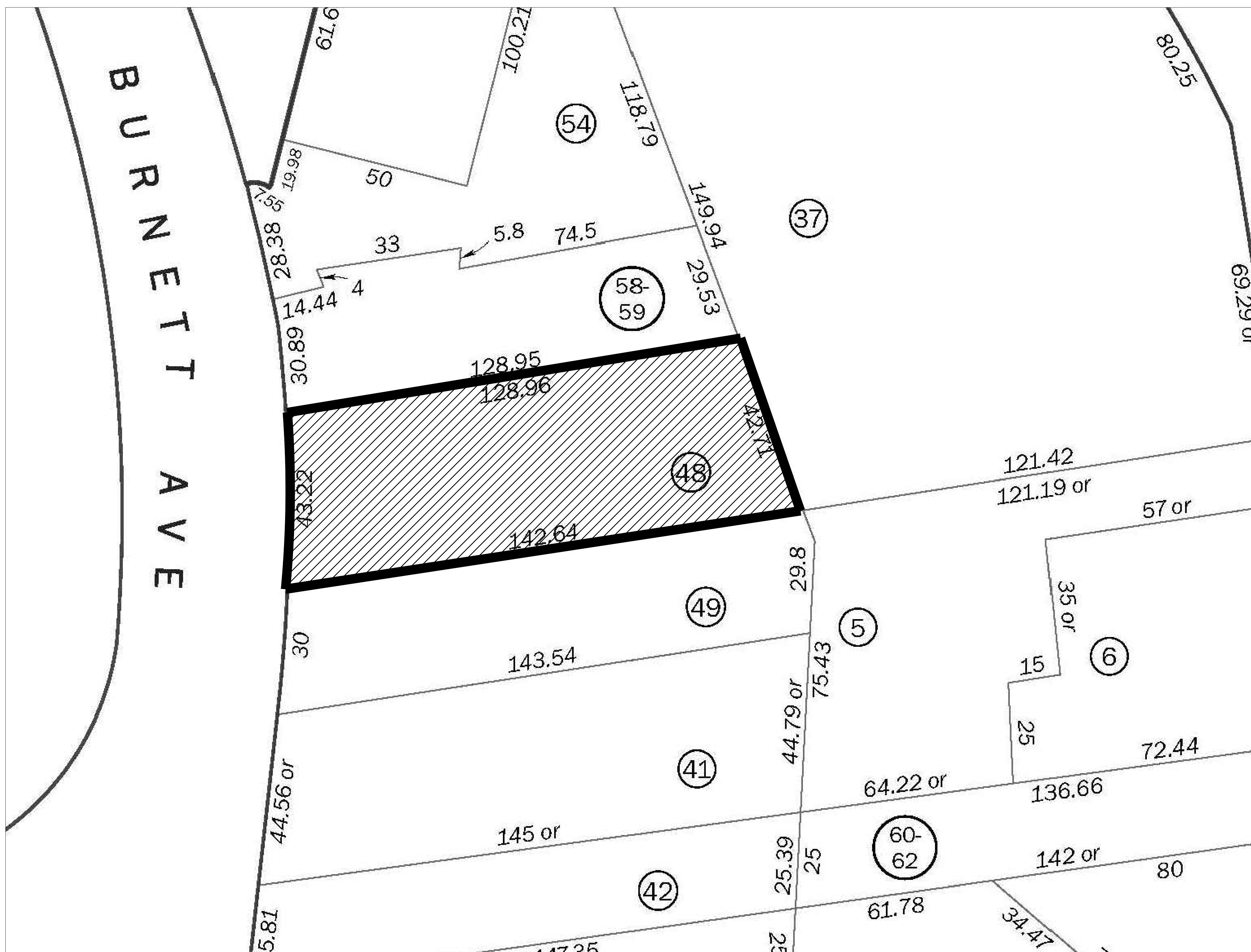


423 BURNETT AVENUE PROPERTY DEVELOPMENT



ARCHITECTURAL PROJECT NO. 18.004

RESIDENTIAL REMODEL & EXPANSION 423 BURNETT AVE. SAN FRANCISCO, CA 94131

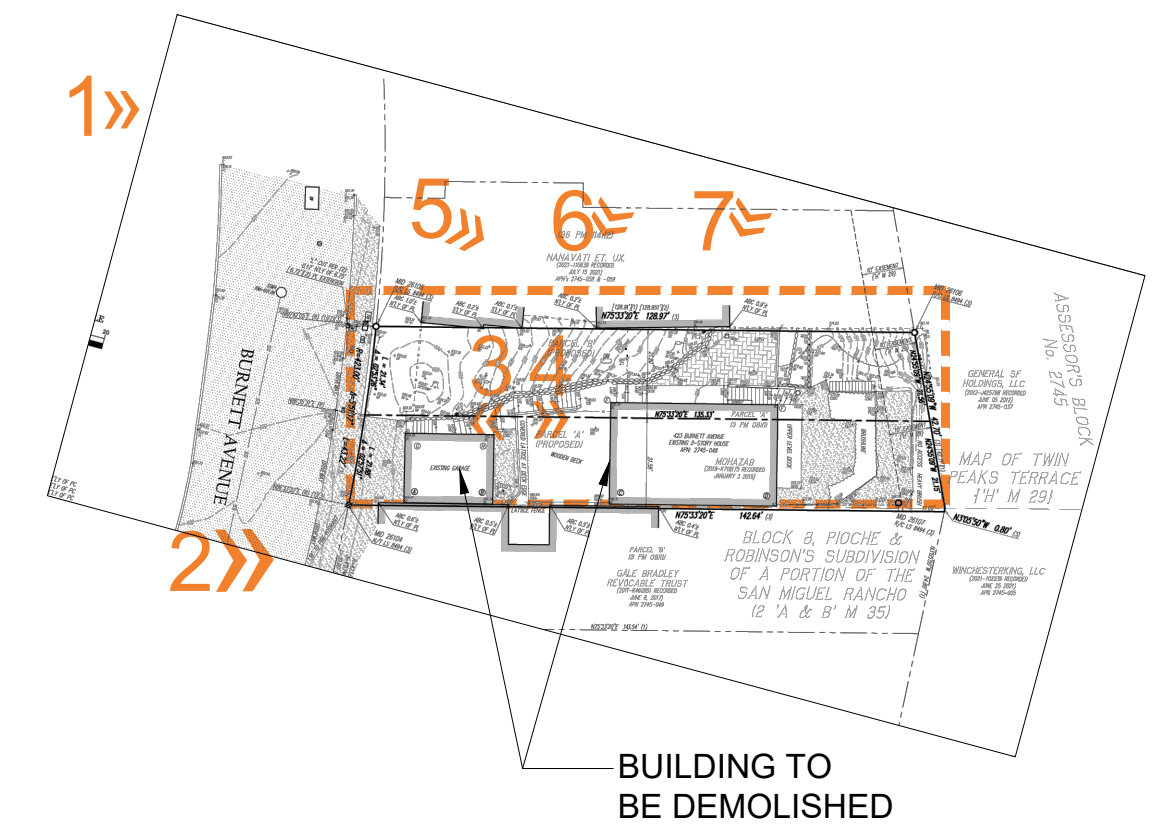
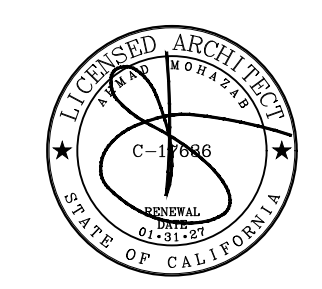
NOTICE TO CONTRACTOR: THESE DIMENSIONS AND SPECIFICATIONS ARE THE PROPERTY OF T E C A ASSOCIATES AND SHALL BE KEPT IN CONFIDENCE BY THE CONTRACTOR AND NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF T E C A ASSOCIATES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND AGENCIES.

NO.	REVISIONS:	DATE:

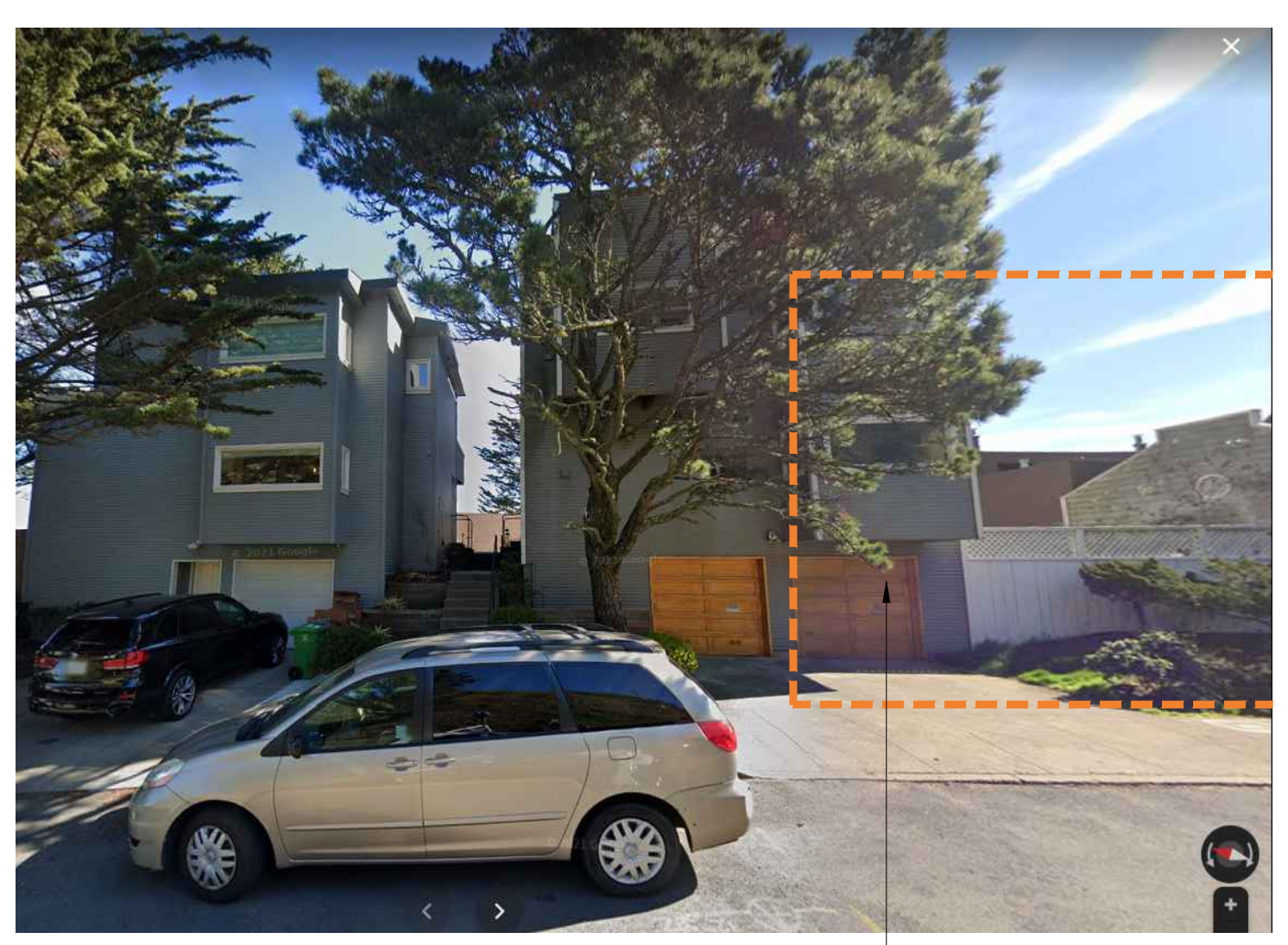
FILE DATE: 12/08/2025
SITE PERMIT: 12/27/2022

DRAWING TITLE:
TITLE SHEET

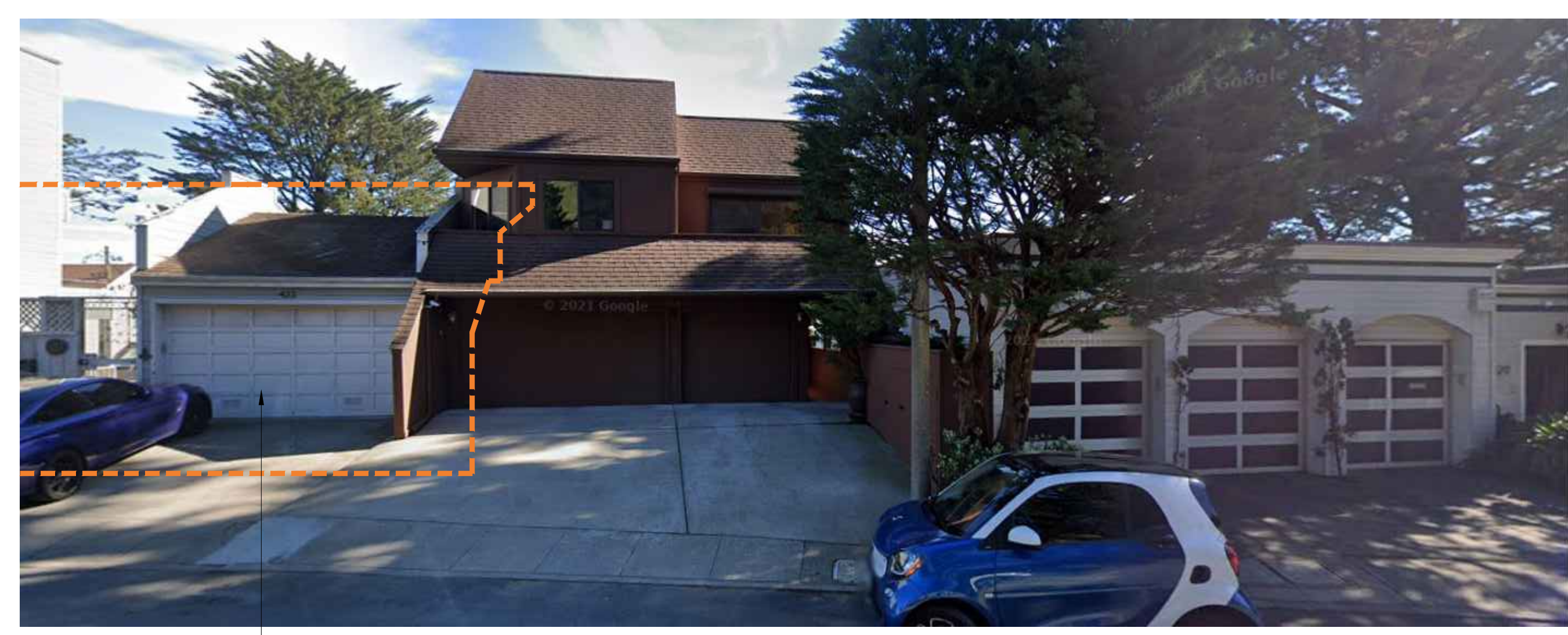
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A0
PAGE 1 OF



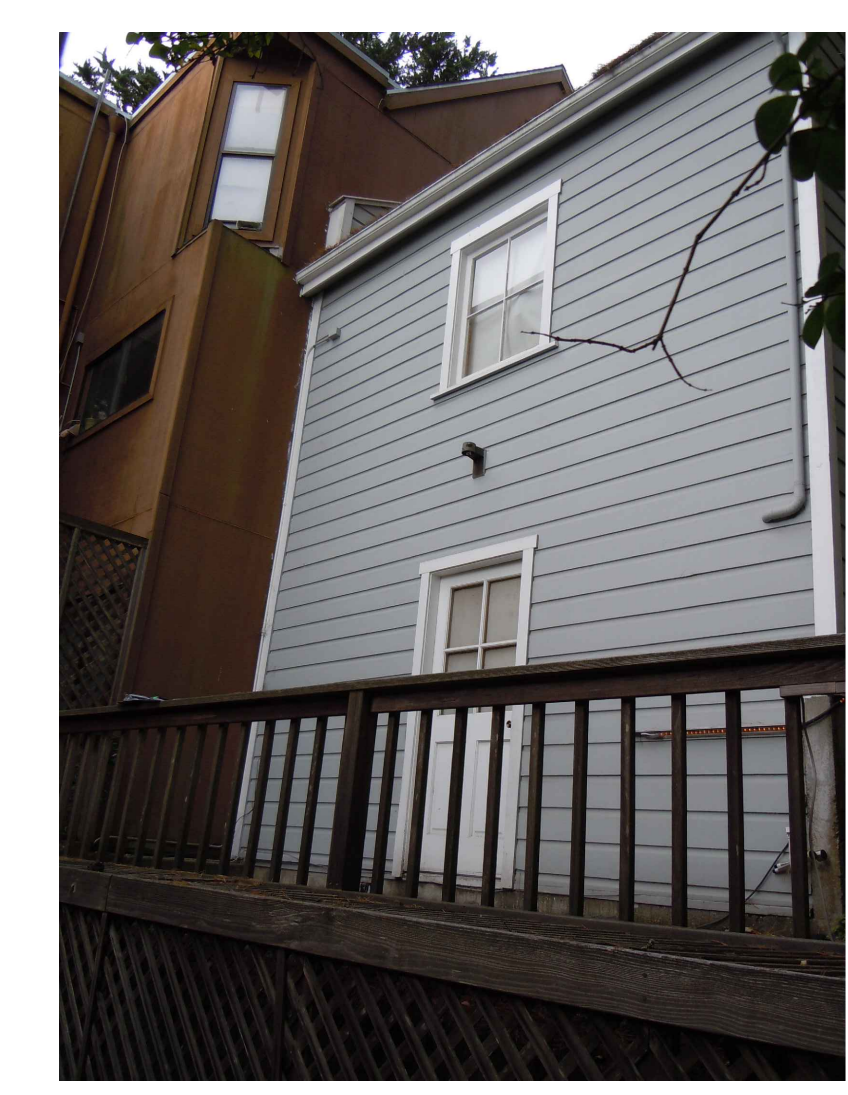
KEY PLAN N



1 421 BURNETT AVE.



2 423 BURNETT AVE.



3



4



5



6



7

1 EXISTING SITE PHOTOS

Scale: N.T.S.

**RESIDENTIAL REMODEL
 & EXPANSION
 423 BURNETT AVE.
 SAN FRANCISCO, CA 94131**

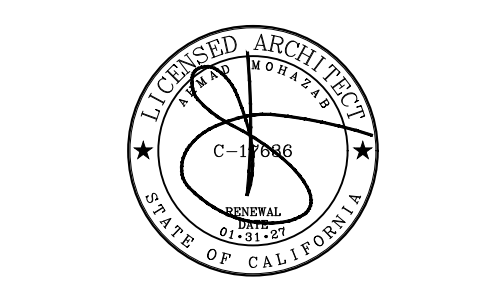
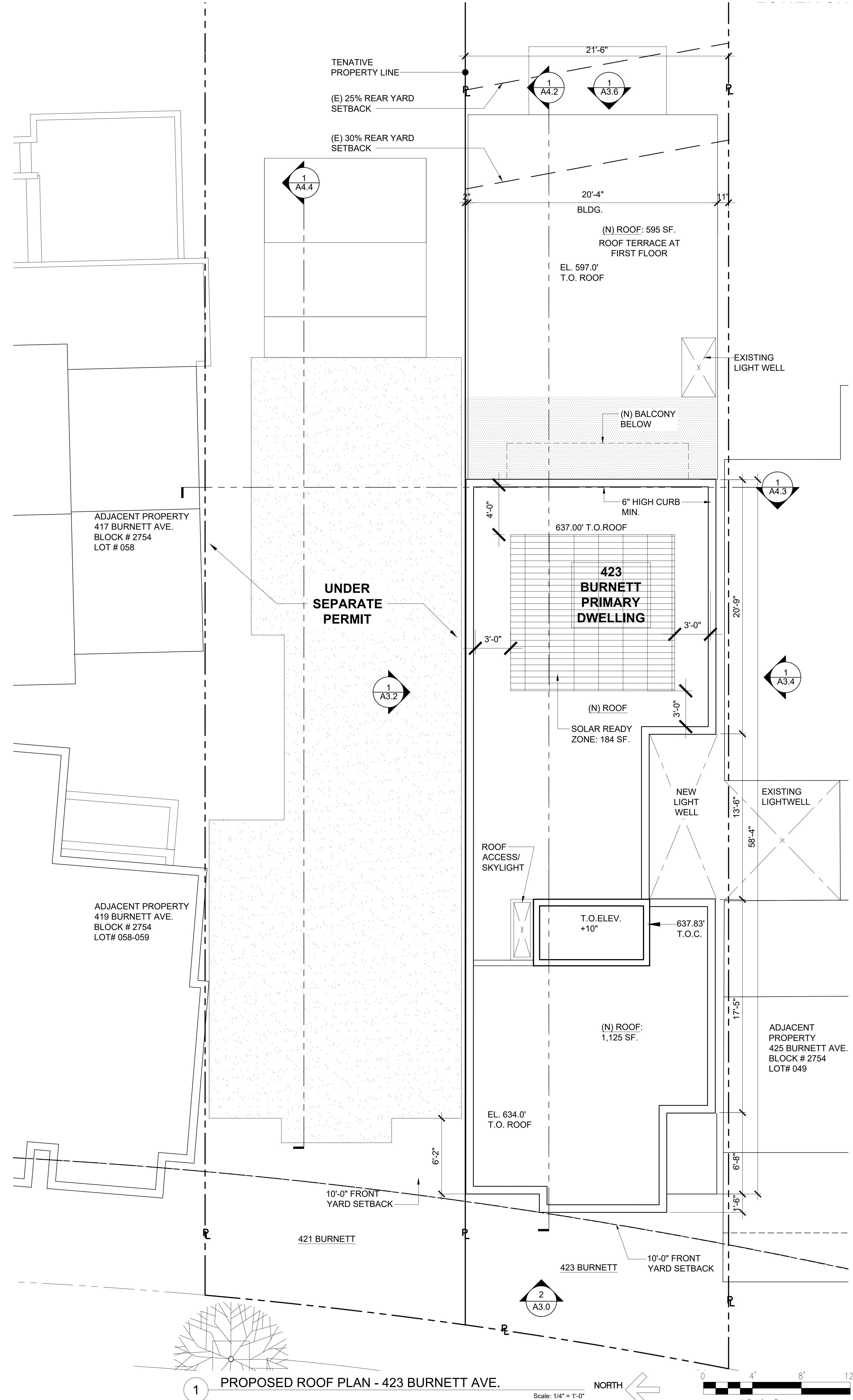
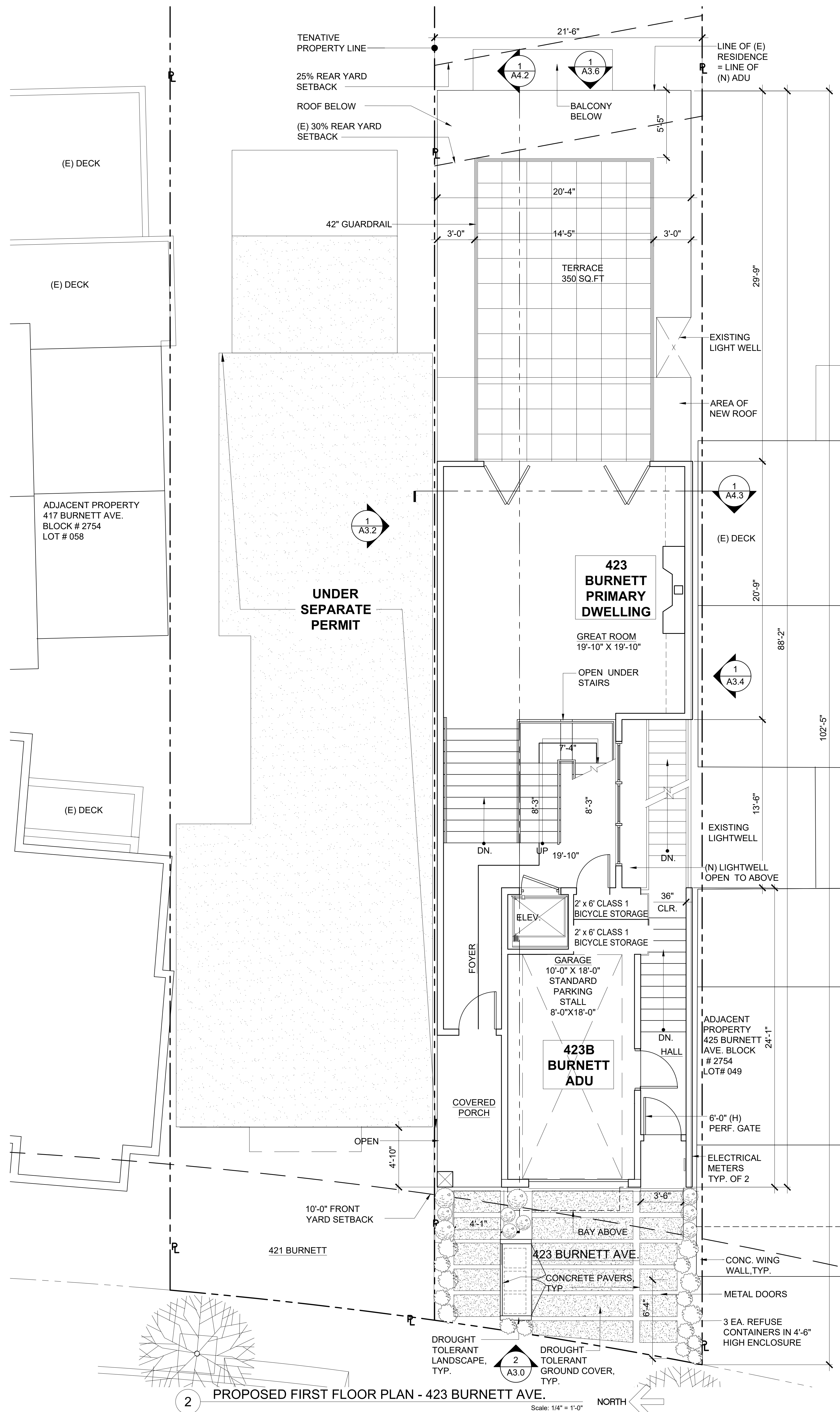
NOTICE TO CONTRACTOR: THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF T E C A ASSOCIATES AND SHALL REMAIN THE PROPERTY OF T E C A ASSOCIATES. ANY REVISIONS TO THESE DRAWINGS AND SPECIFICATIONS SHALL BE MADE BY T E C A ASSOCIATES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SAN FRANCISCO AND THE STATE OF CALIFORNIA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SAN FRANCISCO AND THE STATE OF CALIFORNIA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SAN FRANCISCO AND THE STATE OF CALIFORNIA.

NO.	REVISIONS:	DATE:

FILE DATE: 12/08/2025
 SITE PERMIT: 12/27/2022

DRAWING TITLE:
 EXISTING
 SITE
 PHOTOS

DRAWING NUMBER:
A0.1



ARCHITECTURAL PROJECT NO. 18.004

RESIDENTIAL REMODEL & EXPANSION
423 BURNETT AVE.
SAN FRANCISCO, CA 94131

NOTICE TO CONTRACTOR: THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF TICA ASSOCIATES AND SHALL REMAIN THE PROPERTY OF TICA ASSOCIATES. ANY REVISIONS TO THESE DRAWINGS SHALL BE MADE BY TICA ASSOCIATES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.

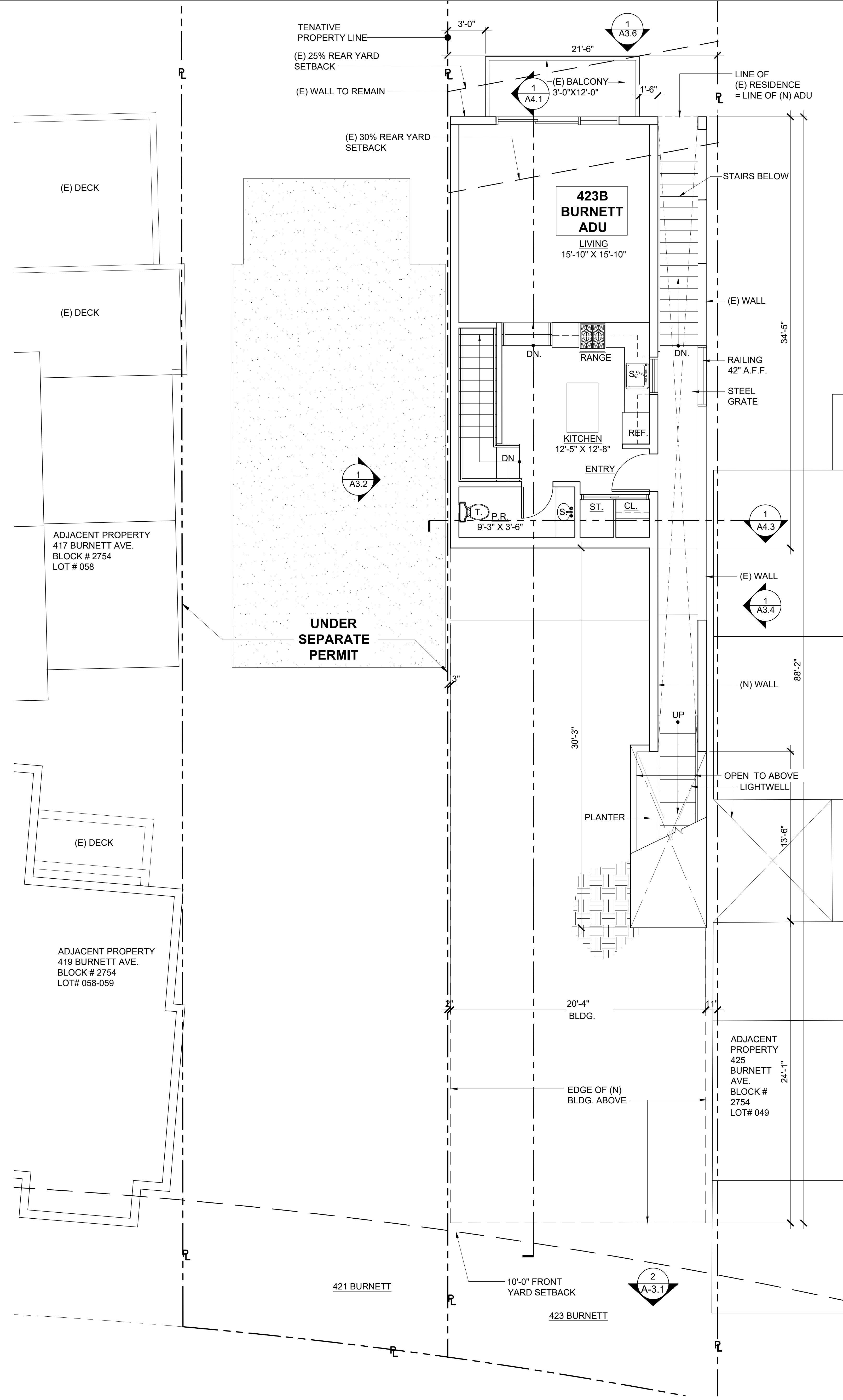
NO.	REVISIONS	DATE

FILE DATE: 12/08/2025
SITE PERMIT: 12/27/2022

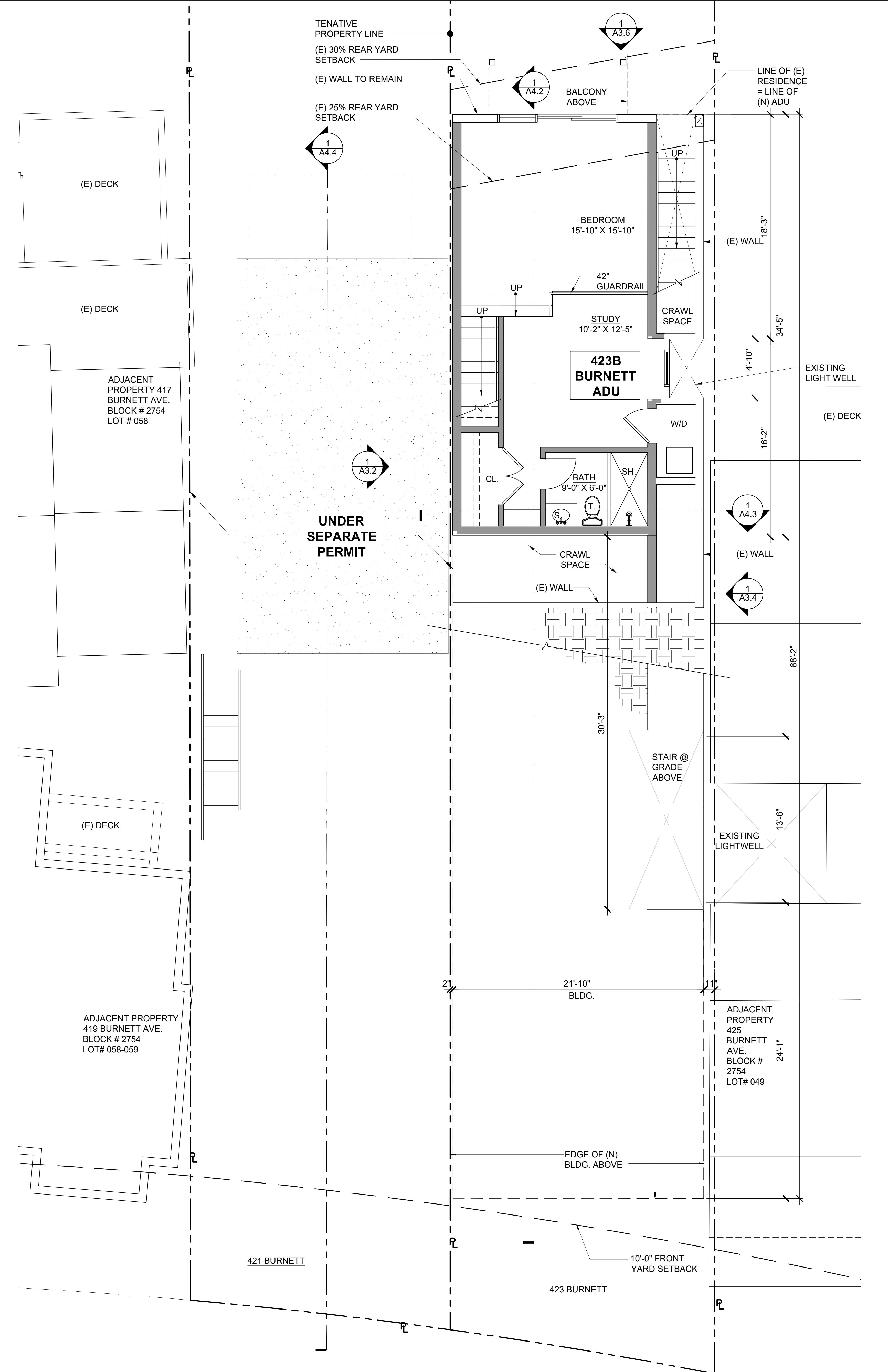
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EXISTING AND PROPOSED GARAGE LEVEL PLANS

DRAWING NUMBER:

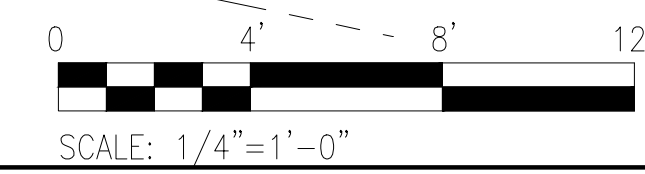
A-2.0



2 PROPOSED ADU SECOND FLOOR PLAN - 423B BURNETT AVE. Scale: 1/4" = 1'-0" NORTH



1 PROPOSED ADU FIRST FLOOR PLAN - 423B BURNETT AVE. Scale: 1/4" = 1'-0" NORTH



**RESIDENTIAL REMODEL
 & EXPANSION
 423 BURNETT AVE.
 SAN FRANCISCO, CA 94131**

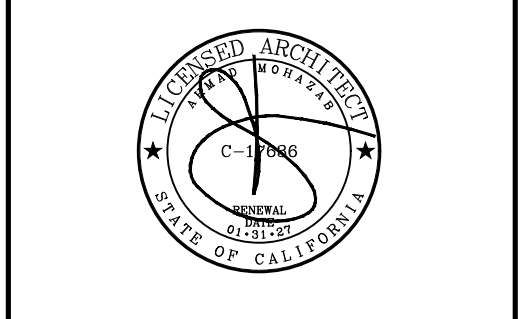
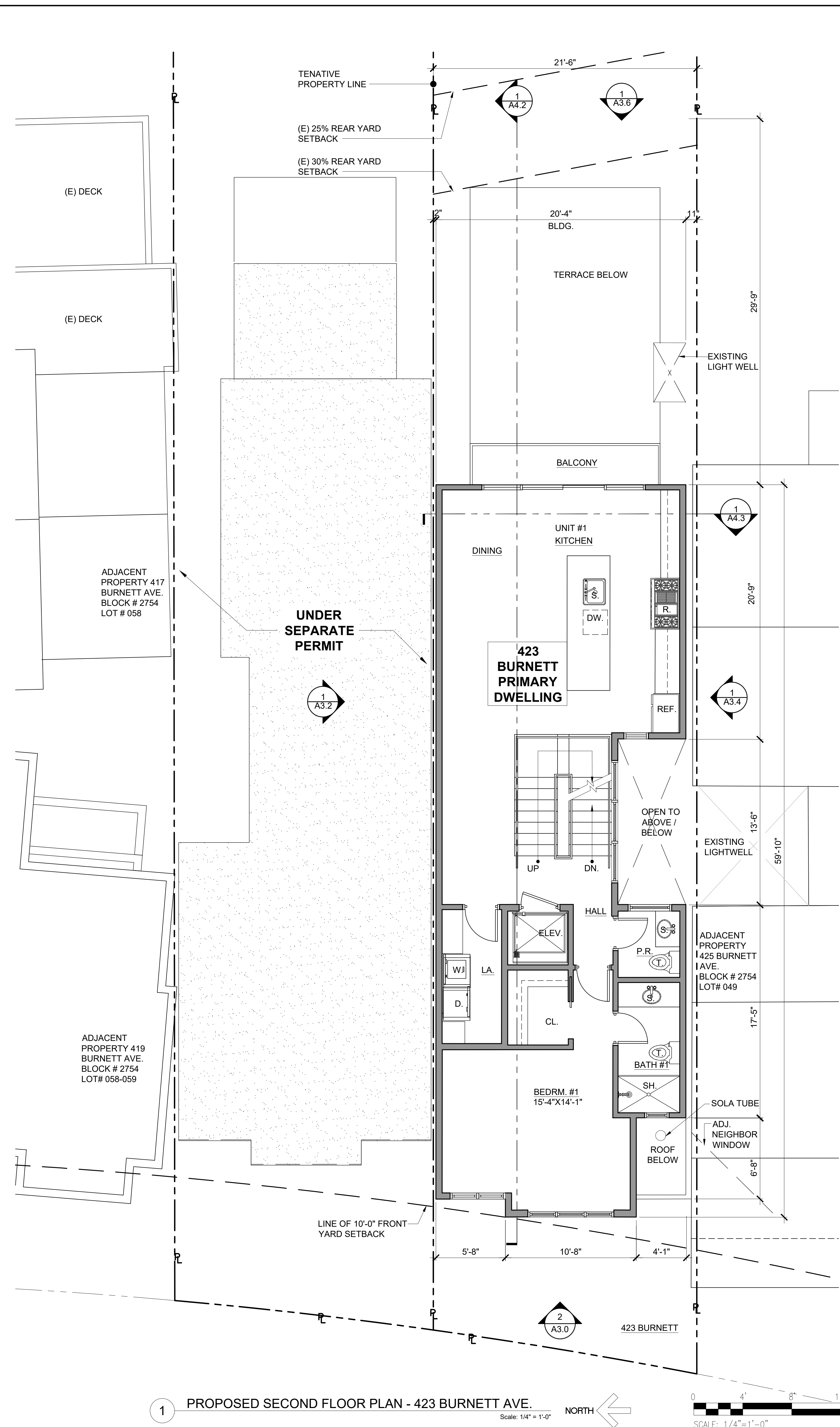
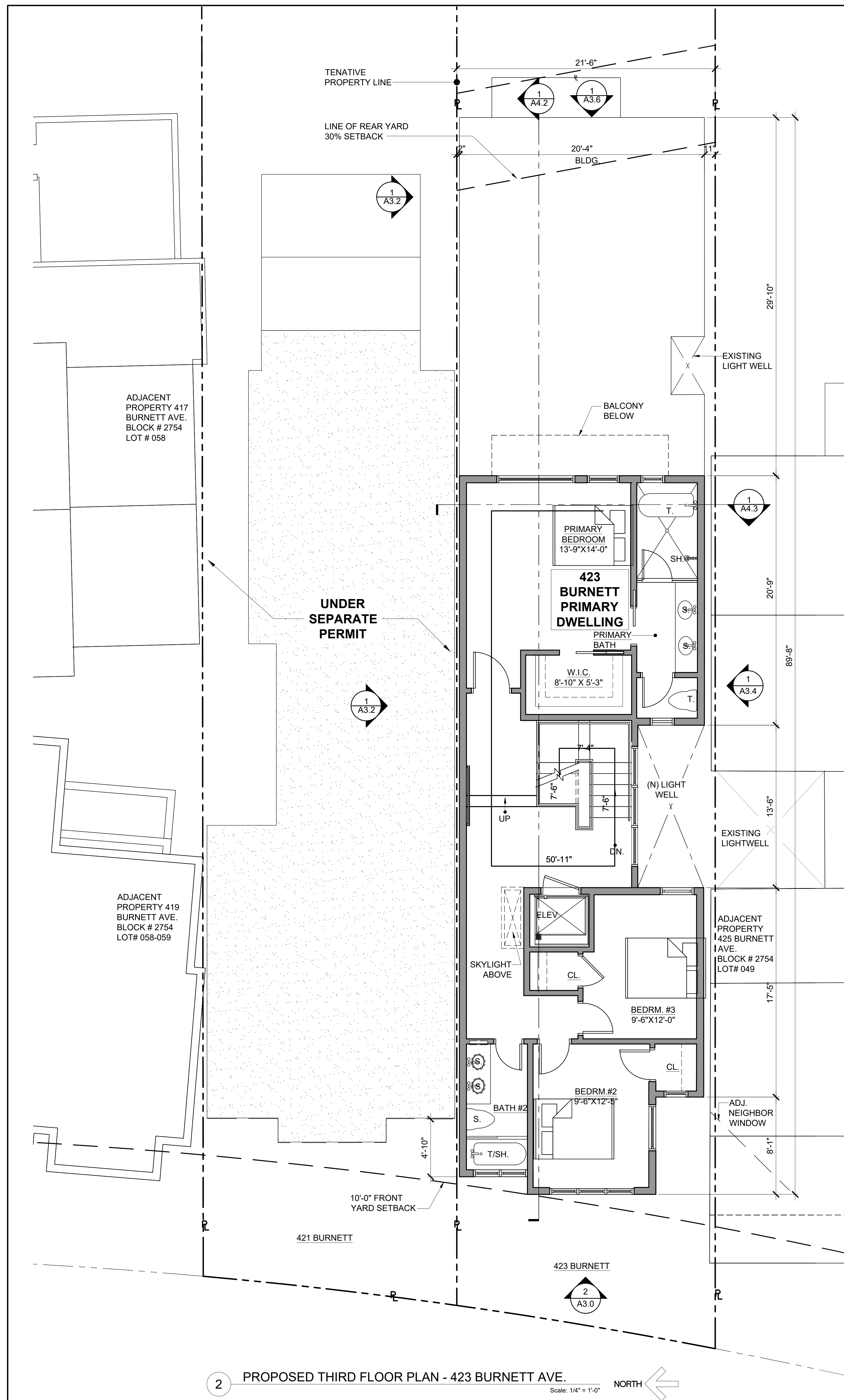
NOTICE: CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF SAN FRANCISCO AND THE STATE OF CALIFORNIA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF SAN FRANCISCO AND THE STATE OF CALIFORNIA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF SAN FRANCISCO AND THE STATE OF CALIFORNIA.

NO.	REVISIONS	DATE

FILE DATE: 12/08/2025
 SITE PERMIT: 12/27/2022

DRAWING TITLE:
**PROPOSED LOWER
 LEVEL FLOOR PLANS**

DRAWING NUMBER:
A-3.0



ARCHITECTURAL PROJECT NO.: 18.004

**RESIDENTIAL REMODEL
 & EXPANSION
 423 BURNETT AVE.
 SAN FRANCISCO, CA 94131**

NOTE: DRAWING AND SPECIFICATIONS ARE THE PROPERTY OF TECA ASSOCIATES AND SHALL BE KEPT IN CONFIDENCE BY ALL PARTIES. NO PART OF THIS DRAWING OR SPECIFICATIONS SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF TECA ASSOCIATES. THIS DRAWING IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY OTHER USE OF THIS DRAWING IS STRICTLY PROHIBITED. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

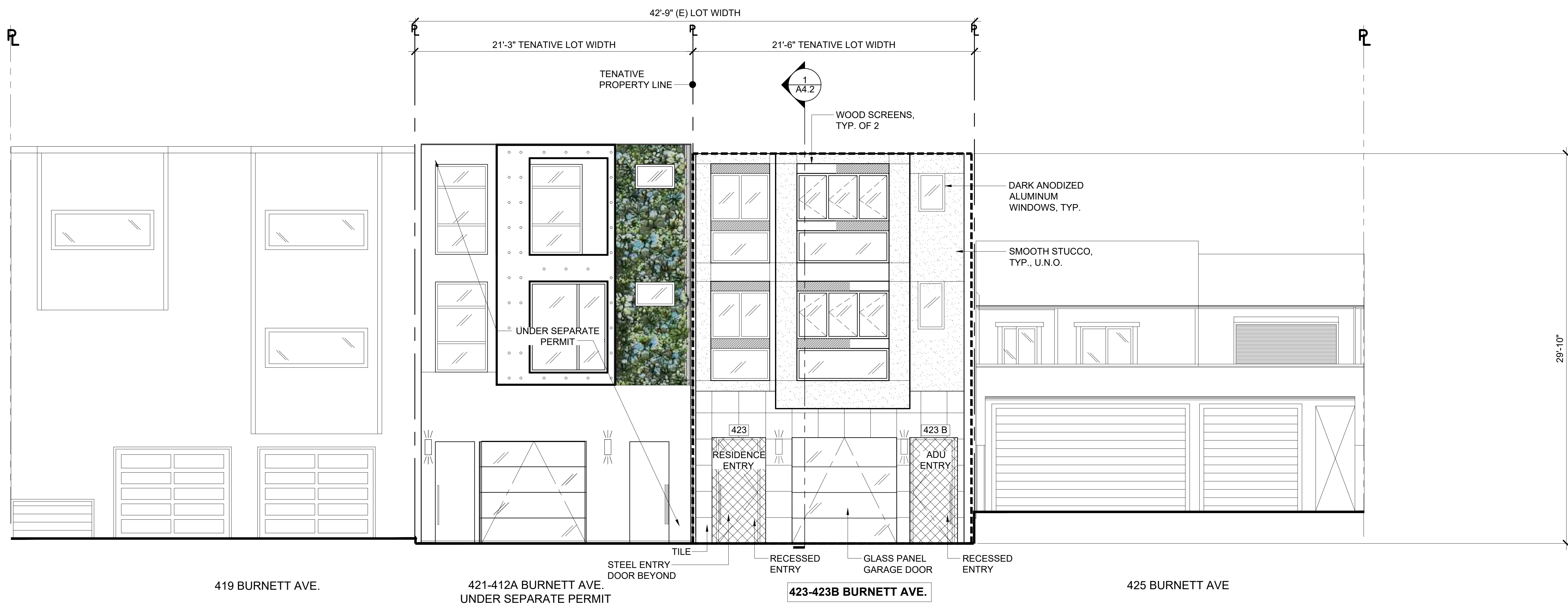
NO.	REVISIONS:	DATE:
1	PLANNING REVISION SET R1	06.20.24
2	PLANNING REVISION SET R2	10.09.24
3	PLANNING REVISION SET R3	02.11.25
4	PLANNING REVISION SET R4	05.22.25
5	PLANNING REVISION SET 5	07.16.25

FILE DATE: 11/18/2025
 SITE PERMIT: 12/27/2022

DRAWING TITLE:
**PROPOSED UPPER
 LEVEL
 FLOOR PLANS**

DRAWING NUMBER:

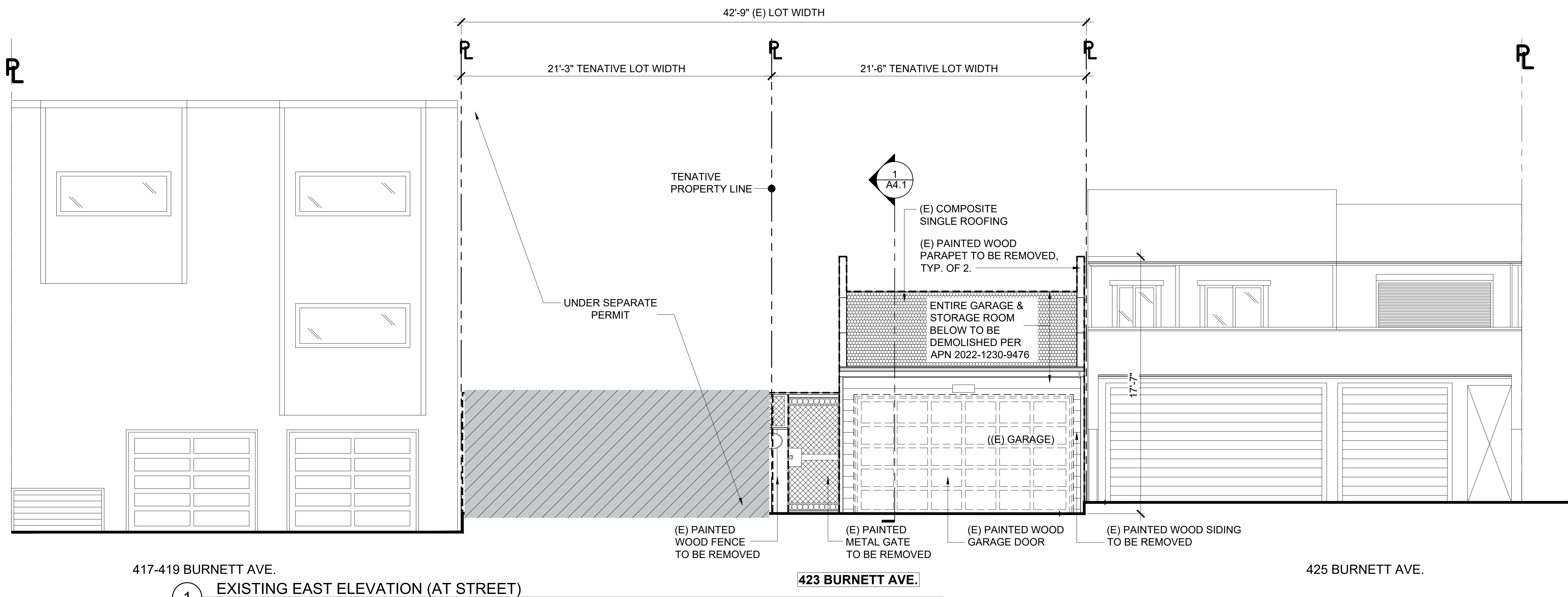
A-4.0



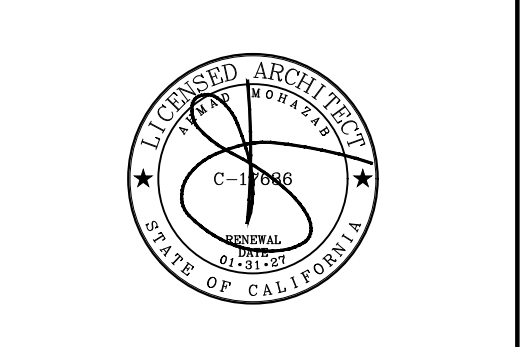
2 PROPOSED EAST ELEVATION
Scale: 1/4" = 1'-0"

LEGEND

	SMOOTH STUCCO
	BREAK METAL
	2'-0"X2'-0" TILE



1 EXISTING EAST ELEVATION (AT STREET)
Scale: 1/4" = 1'-0"



ARCHITECTURAL PROJECT NO: 18.004

**RESIDENTIAL REMODEL
& EXPANSION
423 BURNETT AVE.
SAN FRANCISCO, CA 94131**

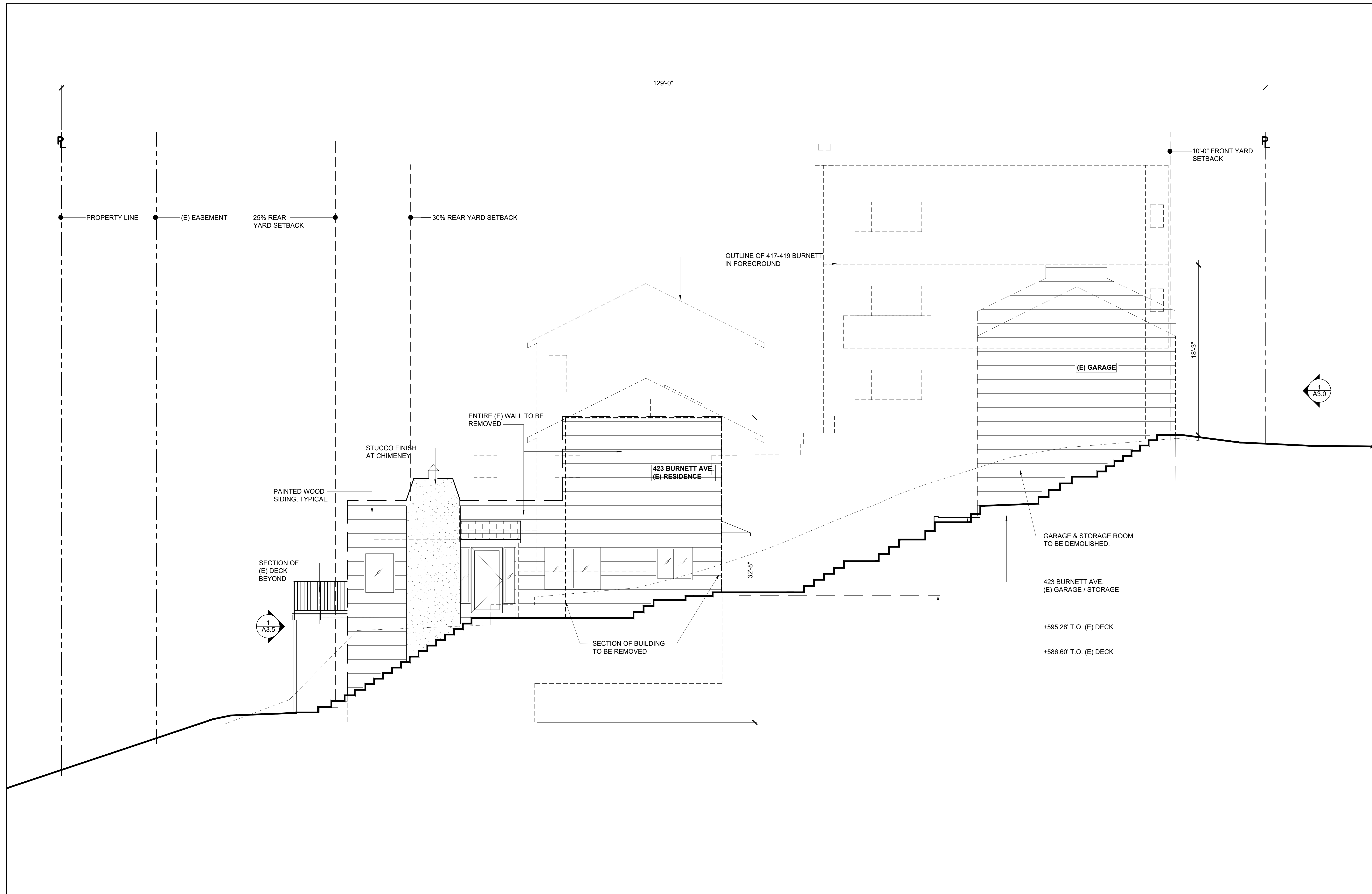
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NO.	REVISIONS:	DATE:

FILE DATE: 12/08/2025
SITE PERMIT: 12/27/2022

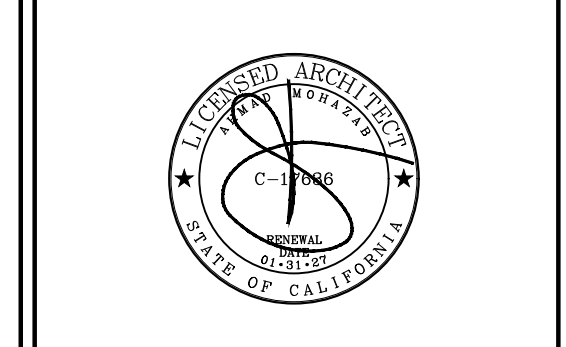
DRAWING TITLE:
EXISTING AND PROPOSED EAST ELEVATIONS

DRAWING NUMBER:
A-5.0



1 EXISTING NORTH ELEVATION

Scale: 1/4" = 1'-0"



ARCHITECTURAL PROJECT NO.: 18.004

**RESIDENTIAL REMODEL
 & EXPANSION
 423 BURNETT AVE.
 SAN FRANCISCO, CA 94131**

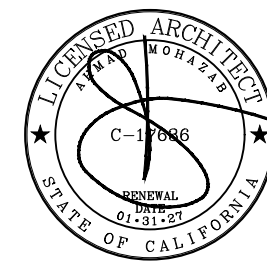
NOTICE TO CONTRACTOR: THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF T E C A ASSOCIATES AND SHALL NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF T E C A ASSOCIATES. ANY UNAUTHORIZED REPRODUCTION OR TRANSMISSION OF THESE DRAWINGS AND SPECIFICATIONS IS TO BE PROSECUTED IN ACCORDANCE WITH THE LAWS OF THE STATE OF CALIFORNIA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

NO.	REVISIONS:	DATE:

FILE DATE: 12/08/2025
 SITE PERMIT: 12/27/2022

DRAWING TITLE:
**EXISTING NORTH
 ELEVATION**

DRAWING NUMBER:
A-6.0



**RESIDENTIAL REMODEL
 & EXPANSION
 423 BURNETT AVE.
 SAN FRANCISCO, CA 94131**

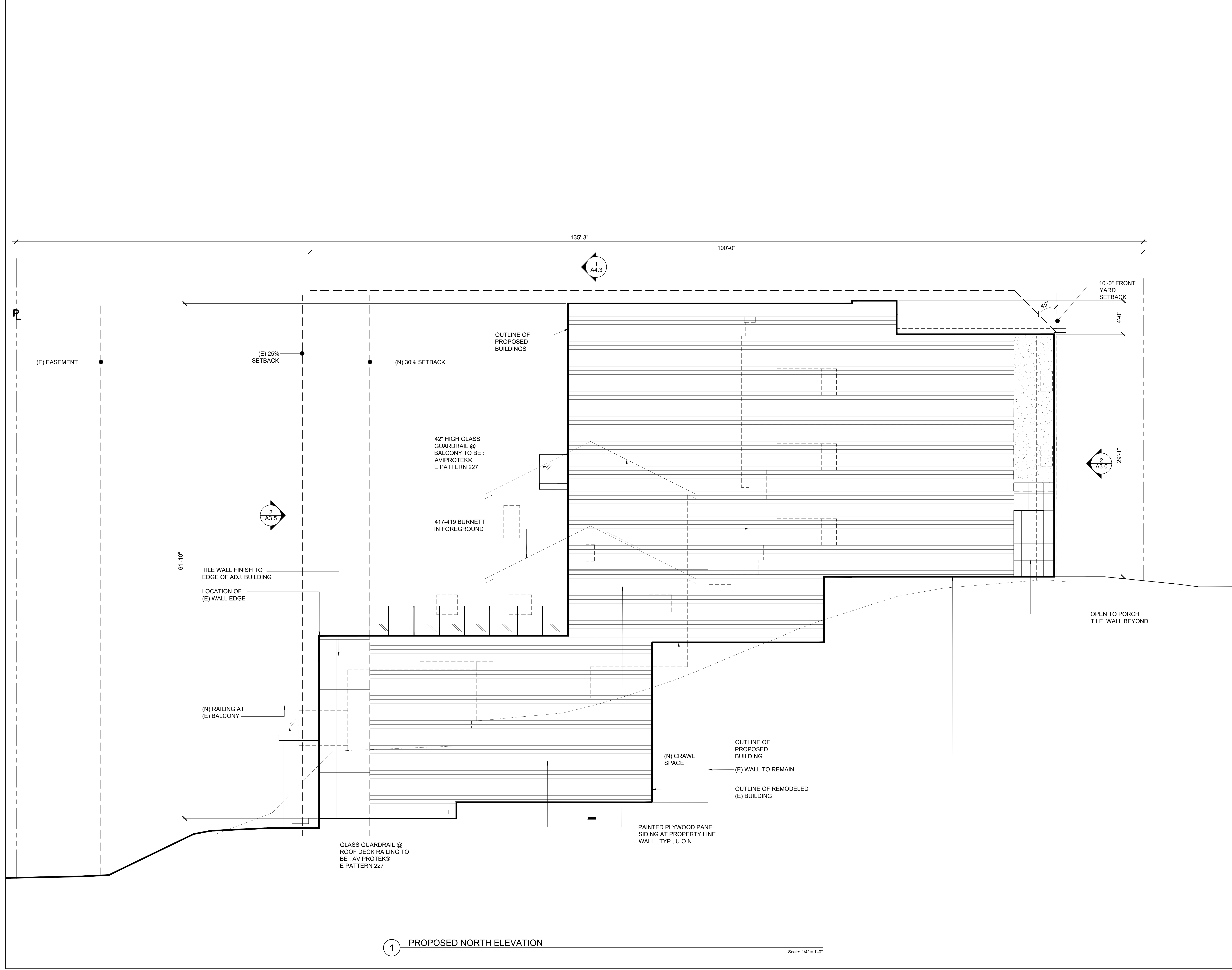
NOTICE TO CONTRACTOR: THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF T E C A ASSOCIATES AND SHALL BE KEPT IN CONFORMANCE WITH THE PROFESSIONAL ARCHITECTURE ACT AND THE PROFESSIONAL ARCHITECTURE BOARD'S REGULATIONS AND RULES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY AND COUNTY OF SAN FRANCISCO. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY AND COUNTY OF SAN FRANCISCO. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY AND COUNTY OF SAN FRANCISCO.

NO.	REVISIONS:	DATE:

FILE DATE: 12/08/2025
 SITE PERMIT: 12/27/2022

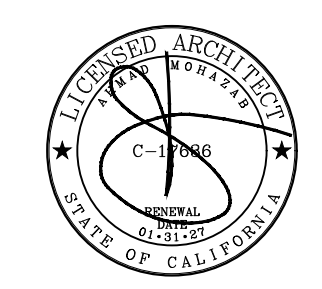
DRAWING TITLE:
PROPOSED NORTH ELEVATION

DRAWING NUMBER:
A-7.0

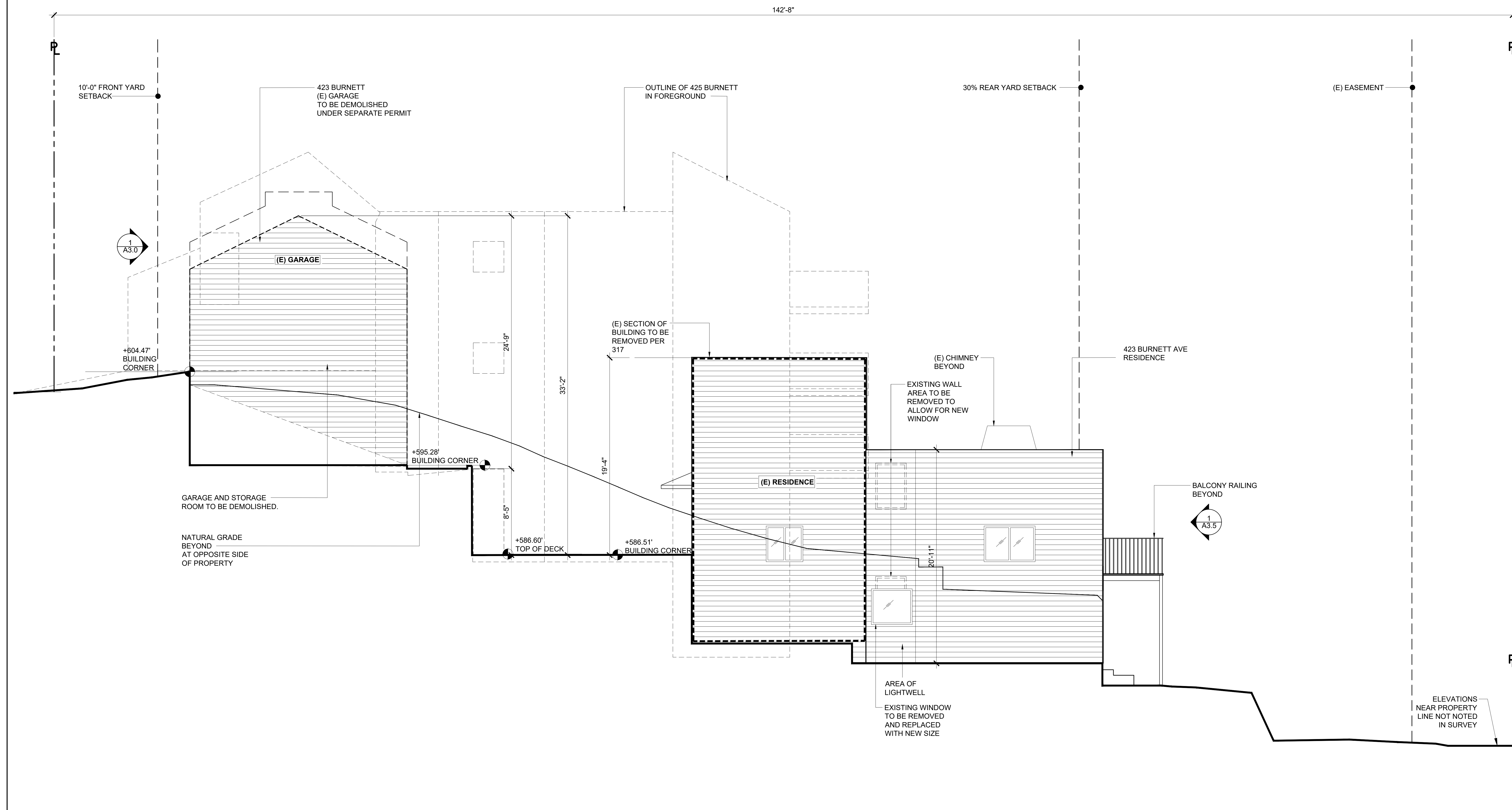


1 PROPOSED NORTH ELEVATION

Scale: 1/4" = 1'-0"



**RESIDENTIAL REMODEL
 & EXPANSION
 423 BURNETT AVE.
 SAN FRANCISCO, CA 94131**



1 EXISTING SOUTH ELEVATION

Scale: 1/4" = 1'-0"

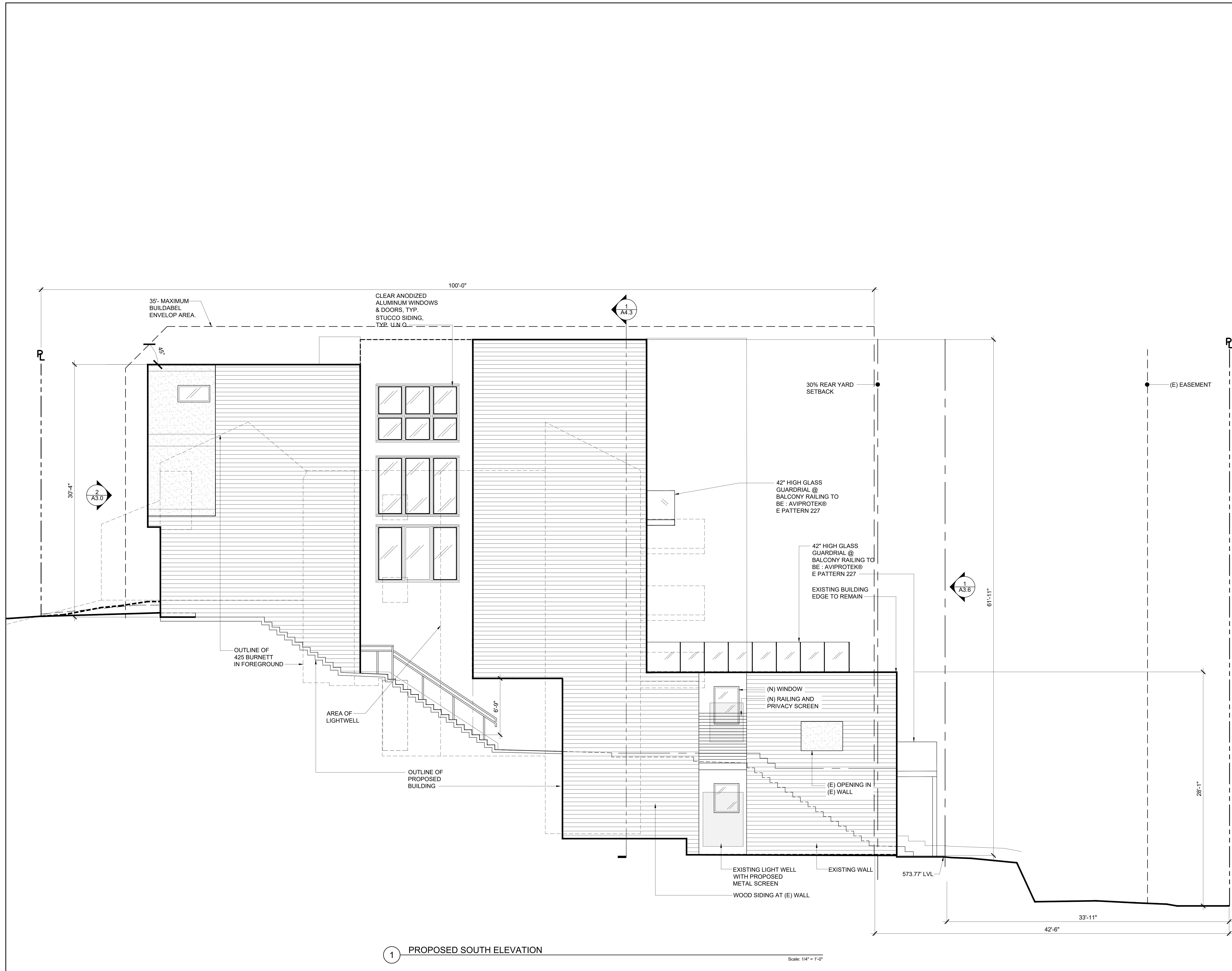
NOTICE TO CONTRACTOR: THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF TFCOA AND SHALL BE KEPT BY THE CONTRACTOR FOR THE PROJECT. ANY REVISIONS, ADDITIONS, DELETIONS, OR OMISSIONS SHALL BE MADE BY THE ARCHITECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY AND COUNTY OF SAN FRANCISCO. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY AND COUNTY OF SAN FRANCISCO. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY AND COUNTY OF SAN FRANCISCO.

NO.	REVISIONS:	DATE:

FILE DATE: 12/08/2025
 SITE PERMIT: 12/27/2022

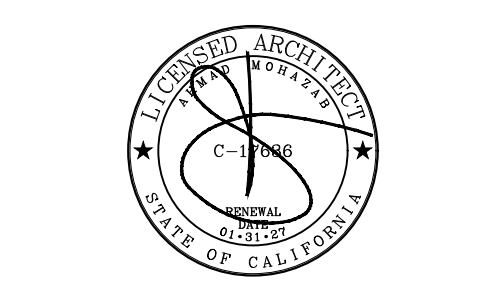
DRAWING TITLE:
 EXISTING SOUTH ELEVATION

DRAWING NUMBER:
A-8.0



1 PROPOSED SOUTH ELEVATION

Scale: 1/4" = 1'-0"



ARCHITECTURAL PROJECT NO.: 18.004

**RESIDENTIAL REMODEL
 & EXPANSION
 423 BURNETT AVE.
 SAN FRANCISCO, CA 94131**

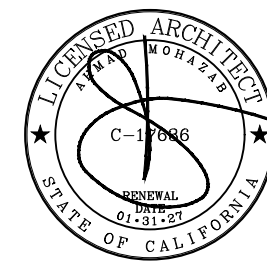
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NO.	REVISIONS:	DATE:

FILE DATE: 12/08/2025
 SITE PERMIT: 12/27/2022

DRAWING TITLE:
PROPOSED SOUTH ELEVATION

DRAWING NUMBER:
A-9.0



**RESIDENTIAL REMODEL
 & EXPANSION
 423 BURNETT AVE.
 SAN FRANCISCO, CA 94131**

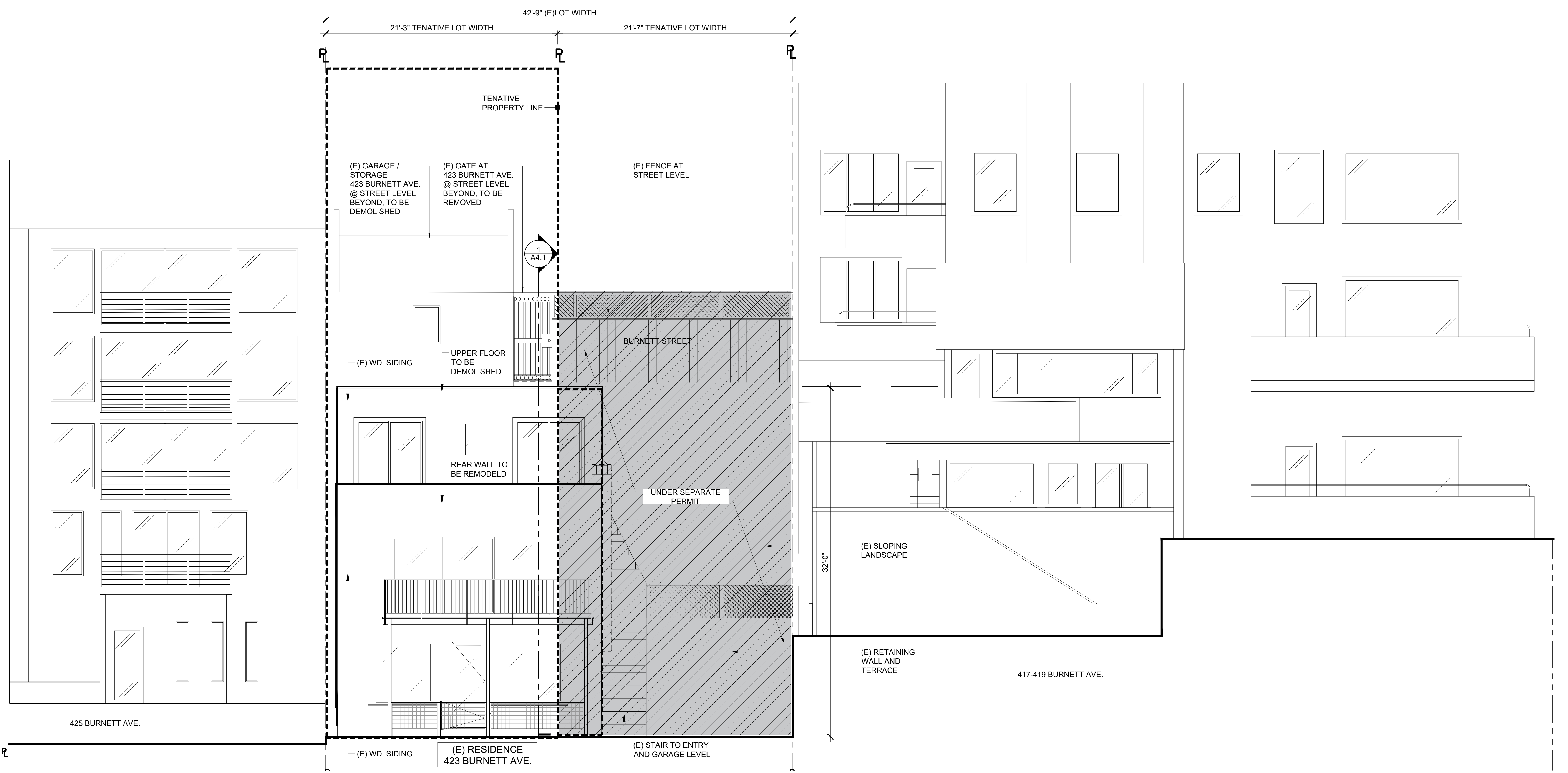
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NO.	REVISIONS	DATE

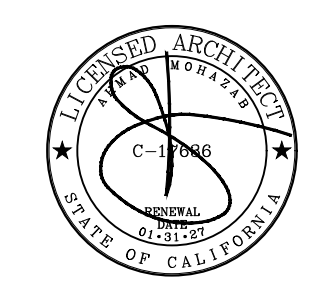
FILE DATE: 12/08/2025
 SITE PERMIT: 12/27/2022

DRAWING TITLE:
EXISTING WEST ELEVATION

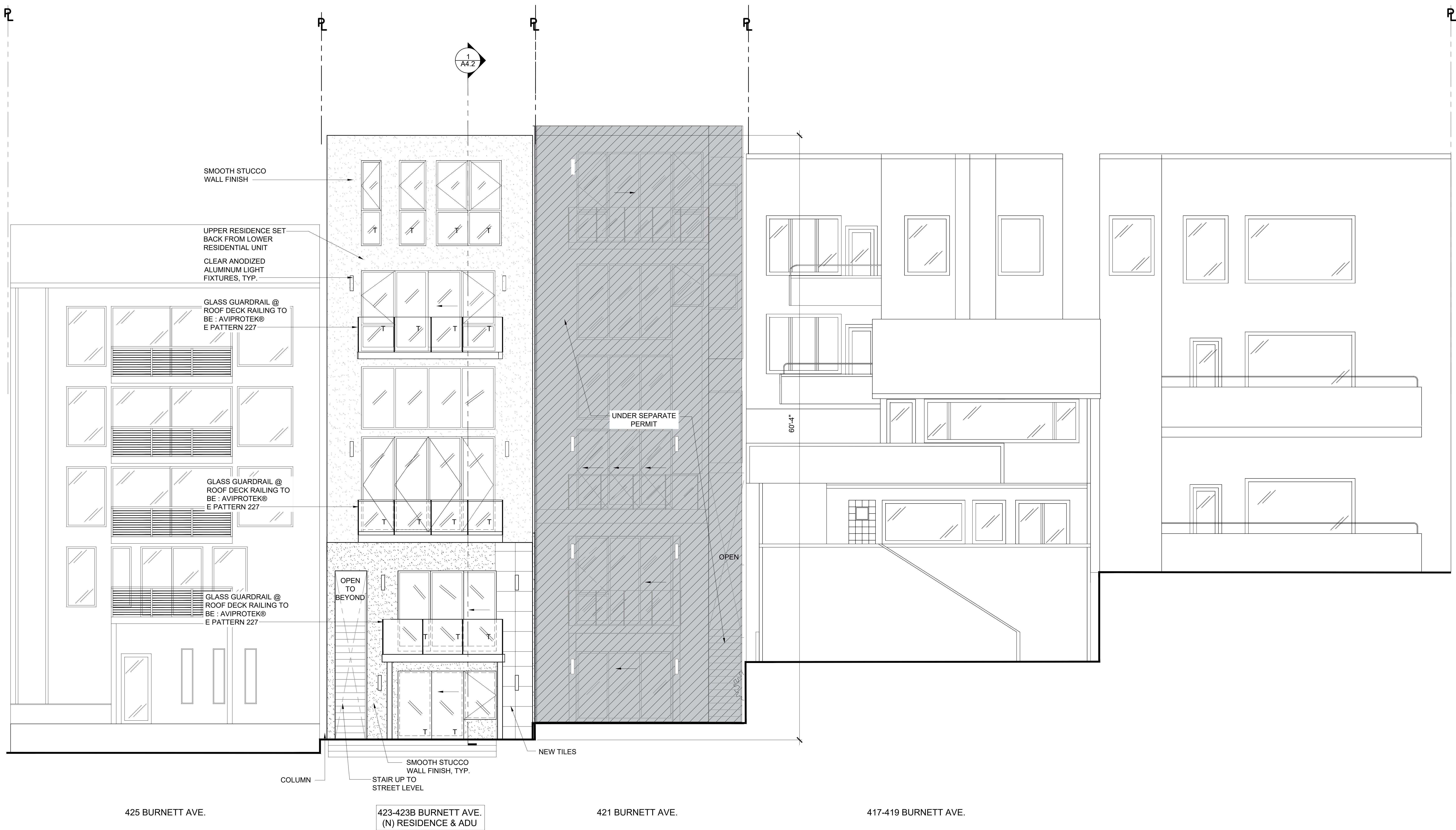
DRAWING NUMBER:
A-10.0



1 EXISTING WEST ELEVATION
 Scale: 1/4" = 1'-0"



**RESIDENTIAL REMODEL
 & EXPANSION
 423 BURNETT AVE.
 SAN FRANCISCO, CA 94131**



425 BURNETT AVE.

423-423B BURNETT AVE.
 (N) RESIDENCE & ADU

421 BURNETT AVE.

417-419 BURNETT AVE.

1 PROPOSED WEST ELEVATION

Scale: 1/4" = 1'-0"

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NO.	REVISIONS	DATE

FILE DATE: 12/08/2025
 SITE PERMIT: 12/27/2022

DRAWING TITLE:
**PROPOSED WEST
 ELEVATION**

DRAWING NUMBER:
A-11.0

- NEW PRIMARY DWELLING
421 BURNETT AVE.
- NEW ADU
421B BURNETT AVE.

- REMODELED AND EXPANDED EXISTING DWELLING
423 BURNETT AVE.
- NEW ADU
423B BURNETT AVE.



- NEW PRIMARY DWELLING
421 BURNETT AVE.
- NEW ADU
421B BURNETT AVE.

- REMODELED AND EXPANDED EXISTING DWELLING
423 BURNETT AVE.
- NEW ADU
423B BURNETT AVE.



- REMODELED AND EXPANDED
EXISTING DWELLING
423 BURNETT AVE.
- NEW ADU
423B BURNETT AVE.

- NEW PRIMARY DWELLING
421 BURNETT AVE.
- NEW ADU
421B BURNETT AVE.



- REMODELED AND EXPANDED
EXISTING DWELLING
423 BURNETT AVE.
- NEW ADU
423B BURNETT AVE.

- NEW PRIMARY DWELLING
421 BURNETT AVE.
- NEW ADU
421B BURNETT AVE.



**RESIDENTIAL REMODEL
& EXPANSION
423 BURNETT AVE.
SAN FRANCISCO, CA 94131**

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NO.	REVISIONS:	DATE:

FILE DATE: 12/08/2025
SITE PERMIT: 12/27/2022

DRAWING TITLE:
**NEIGHBOR
NOTIFICATION**

DRAWING NUMBER:
A12.0