

DATE: 01/19/18  
 DRAWN BY: AW  
 PROJECT #: PWH17-3



# THE VILLAGE AT BURLINGAME

## WORKFORCE / SENIOR HOUSING

### 150 PARK ROAD - LOT F

**DESIGN CRITERIA**

**CODE REFERENCES**  
 2016 CALIFORNIA BUILDING CODE  
 2016 CALIFORNIA MECHANICAL, ELECTRICAL & PLUMBING CODE  
 2016 CALIFORNIA ENERGY EFFICIENCY STANDARDS  
 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE  
 UFAS - CURRENT EDITION  
 FAIR HOUSING ACT  
 2016 GREEN BUILDING STANDARDS CODE

**OCCUPANCY CLASSIFICATION**  
 APARTMENT BUILDINGS = R-2  
 AMENITY ROOMS = ACCESSORY TO R-2  
 GROUND FLOOR COMMUNITY = A-3  
 PARKING STRUCTURE = S-2

**BUILDING CONSTRUCTION TYPE**  
 APARTMENT BUILDINGS = IA-4 TYPE IIB  
 2-HR EXTERIOR WALLS AT TYPE IIB R-2 ABOVE PODIUM SEPARATED BY 3-HR HORIZONTAL ASSEMBLY PER CBC 510.2  
 NFPA-13 AUTOMATIC SPRINKLER SYSTEM  
 SF-FP HEIGHT LIMIT (PER CBC)  
 LEVEL 1 TO BE TYPE IA CONSTRUCTION PER CBC 510.2  
 LEVEL 1 - 5 RESIDENTIAL TO BE TYPE IIB PER CBC 510.2

LEVEL	PROPOSED TOTAL BUILDING AREA	AREA	OCCUPANCY	ALLOWABLE AREA
LEVEL 0 - SUBGRADE	22,418 SF	2,519 SF	S-2	UL
LEVEL 1 - COMMERCIAL	2,541 SF	2,541 SF	A-3	UL
LEVEL 1 - RESIDENTIAL	19,027 SF	19,027 SF	R-2	48,000 SF
LEVEL 2	23,086 SF	23,086 SF	R-2	48,000 SF
LEVEL 3	22,086 SF	22,086 SF	R-2	48,000 SF
LEVEL 4	22,313 SF	22,313 SF	R-2	48,000 SF
LEVEL 5	22,314 SF	22,314 SF	R-2	48,000 SF

TOTAL ALLOWABLE AREA PER CBC 506.2.3: A<sub>1</sub> = (A<sub>1</sub> + (NS X H)) x S<sub>a</sub>  
 A<sub>2</sub> = 48,000 x 3  
 A<sub>3</sub> = 144,000 SF > 137,368 SF

ALLOWABLE HEIGHT FOR R-2 IIB ABOVE TYPE IA PODIUM IS 5 STORIES

**ADA STANDARDS**  
 THE FAIR HOUSING ACT (FHA)  
 THE AMERICANS WITH DISABILITIES ACT (ADA)  
 THE CALIFORNIA BUILDING CODE 2016 (CBC), CHAPTERS 11A AND 11B

\* ALL PATHS OF TRAVEL AND COMMON USE SPACES WILL BE ACCESSIBLE AND ALL LIVING UNITS WILL BE ADAPTABLE.

**PROJECT FUNDING**  
 NO PUBLIC MONEY WILL BE USED IN FUNDING.  
 TAX CREDIT APPLICATION WILL BE SUBMITTED.

**NOTE:**  
 ALL PATHS OF TRAVEL AND COMMON USE SPACES WILL BE ACCESSIBLE AND ALL LIVING UNITS WILL BE ADAPTABLE.

**CONSTRUCTION HOURS**  
 WEEKDAYS: 8:00AM - 7:00PM  
 SATURDAYS: 9:00AM - 6:00PM  
 SUNDAYS AND HOLIDAYS: NO WORK ALLOWED

A GRADING PERMIT, IF REQUIRED, WILL BE OBTAINED FROM THE DEPARTMENT OF PUBLIC WORKS

**PROJECT SHEET INDEX**

CIVIL	
T1.2	DRAWING SHEET INDEX, PROJECT DATA, TITLE SHEET
T4.1	TYPICAL CBC 11A DETAILS
T4.2	TYPICAL CBC 11A DETAILS
T4.3	TYPICAL CBC 11B DETAILS
T4.4	UFAS DETAILS

LANDSCAPE	
L1	PARK MASTER PLAN
L2	MASTER PLAN - STREET LEVEL
L3	MASTER PLAN - LEVEL 2 - RESIDENTIAL
L4	PARK PLAN AND PERSPECTIVES

ARCHITECTURAL	
A1.1A	SITE PLAN - OVERALL
A1.1B	SITE PLAN 1:10
A1.2	EXISTING CONDITIONS
A1.3	EXISTING AND PROPOSED
A1.4	ADA PATH OF TRAVEL
A1.5	SITE DETAILS
A1.6	SITE DETAILS
A2.1	UNIT PLANS
A3.1	FLOOR PLANS - LEVEL 0 - SUB GRADE
A3.2	FLOOR PLANS - LEVEL 1 - COMMERCIAL
A3.3	FLOOR PLANS - LEVEL 1 - RESIDENTIAL
A3.4	FLOOR PLANS - LEVEL 2
A3.5	FLOOR PLANS - LEVEL 3
A3.6	FLOOR PLANS - LEVEL 4
A3.7	FLOOR PLANS - LEVEL 5
A4.1	EXTERIOR ELEVATIONS
A4.2	EXTERIOR ELEVATIONS
A4.3	ALLOWABLE AREA CALCCS
A6.1	BUILDING SECTIONS
A7.1	COLOR BOARD
A7.2	COLOR BOARD
A7.3	COLOR BOARD
A7.4	COLOR BOARD
A8.1	ROOF PLAN
A10.1	PERSPECTIVE
A10.2	AERIAL PERSPECTIVE
A12.1	DETAILS
A13.1	AREA PLANS

Pacific West Architecture  
 409 E. STATE STREET, SUITE 100  
 EAGLE, IDAHO 83616  
 (208) 461-0122  
 FAX (208) 461-5267

THE VILLAGE AT BURLINGAME  
 RESIDENTIAL

PROJECT

150 PARK ROAD

ENTITLEMENT APPLICATION



PARK ROAD

CITY OF BURLINGAME  
029-224-270

137  
LORTON AVE  
FRANCO GIACOMO FAMILY TR  
029-224-070

129  
LORTON AVE  
THE HIGHLAND LLC  
029-224-090

LORTON AVE  
(FORMER MIDDLEFIELD ROAD)

JOINT UTILITY POLE TO BE RELOCATED  
EXISTING TREE  
EXISTING SDCO  
EXISTING TREE  
5' SIDEWALK  
EXISTING TREE  
14'  
5' SIDEWALK  
EXISTING JOINT POLE  
7' PLANTER  
EXISTING SIGN  
EXISTING FIRE HYDRANT  
EX SDMH  
RM 37.33  
INV IN 32.13  
INV OUT 31.93

EXISTING JOINT POLE  
5' SIDEWALK  
EXISTING SIGN  
5' PLANTER  
12'

N41°30'30"W 55.00'

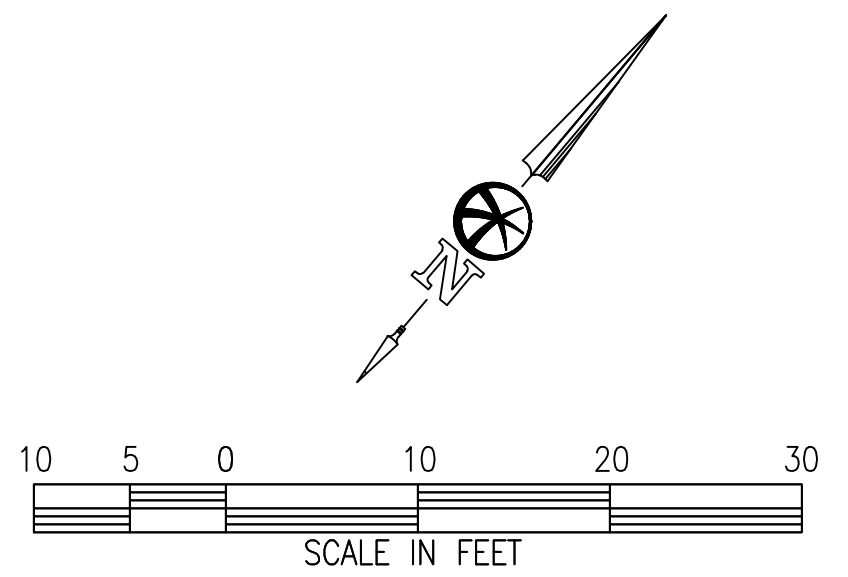
N41°30'30"W 100.00'

N41°30'30"W 100.00'

N41°30'30"W 100.00'

PROPERTY LINE/  
AREA OF PROPOSED PROJECT

- NOTES:**
1. SETBACKS: ALL BUILDING SETBACKS ARE 0.0' TO PROPERTY LINE.
  2. THERE ARE NO EXISTING BUILDINGS TO BE REMOVED.
  3. THIS PLAN WAS PREPARED FOR PROJECT ENTITLEMENT PURPOSES.
  4. DESIGN INFORMATION SHOWN IN TENTATIVE AND SUBJECT TO CHANGE BASED ON FINAL DETAILED ENGINEERING DESIGN.
  5. EXISTING TOPOGRAPHIC FEATURES SHOWN IN GRAYS.



**BASIS OF BEARINGS**  
THE BEARINGS OF THIS SURVEY ARE BASED ON THE LINE BETWEEN FOUND CUT CROSSES ON THE CONCRETE WALK OF HOWARD AVENUE AS SHOWN ON PARCEL MAP 61 PM 72 BEARING TAKEN AS N48°29'30"E.  
VERTICAL DATUM: ELEVATIONS SHOWN ARE BASED ON NAVD 88.

**PRELIMINARY**

**LEGEND**

	BACKFLOW PREVENTION		BOX		BOX
	BOLLARD/POST		CB		CATCH BASIN
	CATCH BASIN		DI		DRAINAGE INLET
	ELECTRIC BOX		ELEC		ELECTRIC
	FIRE HYDRANT		FNC		FENCE
	FOUND MONUMENT		JP		JOINT POLE
	GAS VALVE		LP		LIGHT POLE
	GAS METER		MH		MANHOLE
	GUY ANCHOR		MW		MONITORING WELL
	GUY POLE		SD		STORM DRAIN
	HANDICAP ADA PARKING		SDCO		STORM DRAIN CLEAN OUT
	JOINT UTILITY POLE		SDMH		STORM DRAIN MAN HOLE
	LIGHT POLE		SL		STREETLIGHT
	MONITORING WELL		SS		SANITARY SEWER
	SANITARY SEWER CLEAN OUT		SSMH		SANITARY SEWER MANHOLE
	SANITARY SEWER MANHOLE		UTIL		UTILITY
	SIGN		WV		WATER VALVE
	STORM DRAIN MANHOLE		WM		WATER METER
	TELEPHONE BOX				
	WATER METER				
	WATER VALVE				
	BUILDING				
	CHAINLINK FENCE				
	PROPERTY LINE				
	WALL				
	ATT LINE				
	SANITARY SEWER LINE				
	STORM DRAIN LINE				
	WATERLINE				

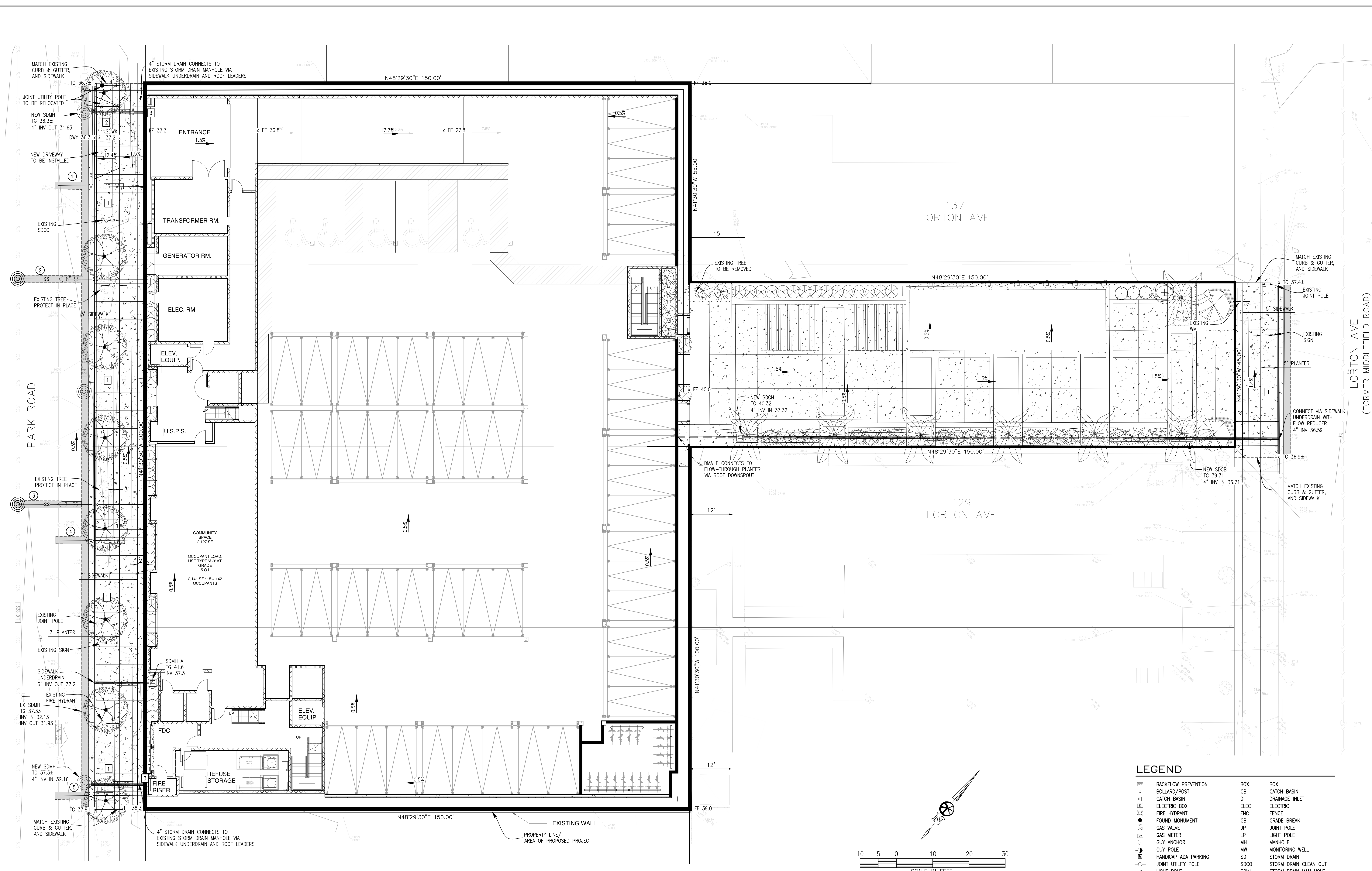


1-800-227-2600

150 PARK RD. THE VILLAGE AT BURLINGAME  
SHEET C1.1 CIVIL SITE SURVEY PLAN (EXISTING CONDITIONS)  
JOB NO. 16038 BURLINGAME SAN MATEO COUNTY CALIFORNIA

**Bellecci & Associates, inc.**  
Civil Engineering • Land Surveying  
2290 Diamond Boulevard, Suite 100 Concord, CA 94520  
Phone (925) 685-4569 Fax (925) 685-4836

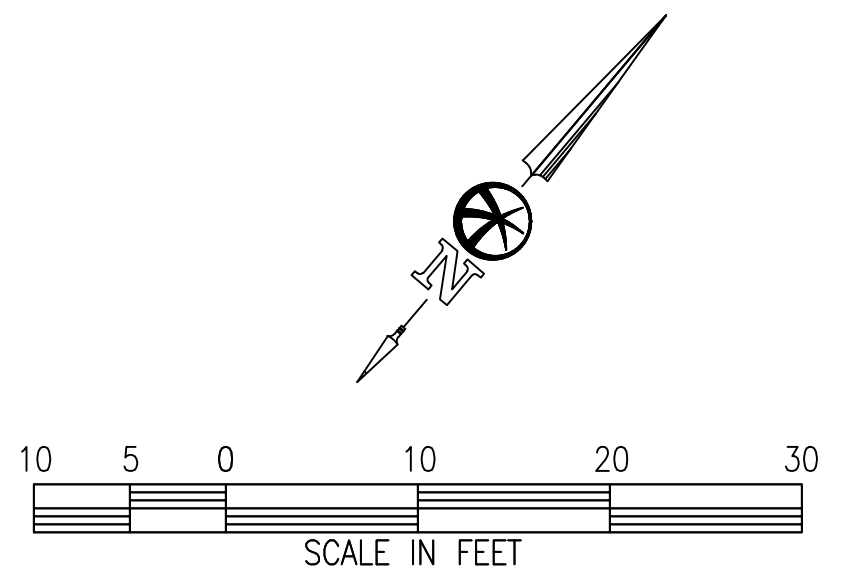
BY	DATE	REVISIONS



- SERVICE LATERAL NOTES:**
- DOMESTIC WATER SERVICE FOR APARTMENTS
  - SANITARY SEWER SERVICE FOR APARTMENTS
  - SANITARY SEWER SERVICE FOR RETAIL
  - DOMESTIC WATER SERVICE FOR RETAIL
  - FIRE SERVICE FOR ENTIRE BUILDING

- CONSTRUCTION NOTES:**
- REMOVE EXISTING DRIVEWAY. FILL WITH CONCRETE TO MATCH PROPOSED SIDEWALK.
  - REMOVE EXISTING TREE.
  - STORM DRAIN LINE DROPS DOWN WALL, FROM FIRST FLOOR, CONNECTS TO EXISTING STORM DRAIN IN PARK ROAD VIA SIDEWALK UNDER DRAIN.

- NOTES:**
- SETBACKS: ALL BUILDING SETBACKS ARE 0.0' TO PROPERTY LINE.
  - NO EXISTING BUILDINGS ARE TO BE REMOVED.
  - THIS PLAN WAS PREPARED FOR PROJECT ENTITLEMENT PURPOSES.
  - DESIGN INFORMATION SHOWN IN TENTATIVE AND SUBJECT TO CHANGE BASED ON FINAL DETAILED ENGINEERING DESIGN.
  - EXISTING TOPOGRAPHIC FEATURES SHOWN IN GRAYSCALE.



**BASIS OF BEARINGS**  
 THE BEARINGS OF THIS SURVEY ARE BASED ON THE LINE BETWEEN FOUND CUT CROSSES ON THE CONCRETE WALK OF HOWARD AVENUE AS SHOWN ON PARCEL MAP 61 PM 72 BEARING TAKEN AS N48°29'30"E.  
 VERTICAL DATUM: ELEVATIONS SHOWN ARE BASED ON NAVD 88.

**LEGEND**

	BACKFLOW PREVENTION		BOX
	BOLLARD/POST		CATCH BASIN
	CATCH BASIN		DRAINAGE INLET
	ELECTRIC		ELECTRIC
	FIRE HYDRANT		FNC
	FOUND MONUMENT		GRADE BREAK
	GAS VALVE		JOINT POLE
	GAS METER		LIGHT POLE
	GUY ANCHOR		MANHOLE
	GUY POLE		MONITORING WELL
	HANDICAP ADA PARKING		STORM DRAIN
	JOINT UTILITY POLE		STORM DRAIN CLEAN OUT
	LIGHT POLE		STORM DRAIN MAN HOLE
	MONITORING WELL		STREETLIGHT
	SANITARY SEWER CLEAN OUT		SANITARY SEWER
	SANITARY SEWER MANHOLE		SANITARY SEWER MANHOLE
	SIGN		UTILITY
	STORM DRAIN MANHOLE		WATER VALVE
	TELEPHONE BOX		WATER METER
	WATER METER		
	WATER VALVE		
	BUILDING		
	CHAINLINK FENCE		
	PROPERTY LINE		
	WALL		
	ATT LINE		
	SANITARY SEWER LINE		
	STORM DRAIN LINE		
	WATERLINE		
	SAWCUT LINE		
	PROPOSED CONCRETE		
	PROPOSED ASPHALT		
	PROPOSED STORM DRAIN LINE		



Call Two Working Days Before You Dig!  
 1-800-227-2600

**PRELIMINARY**

150 PARK RD. THE VILLAGE AT BURLINGAME CIVIL SITE PLAN SAN MATEO COUNTY CALIFORNIA

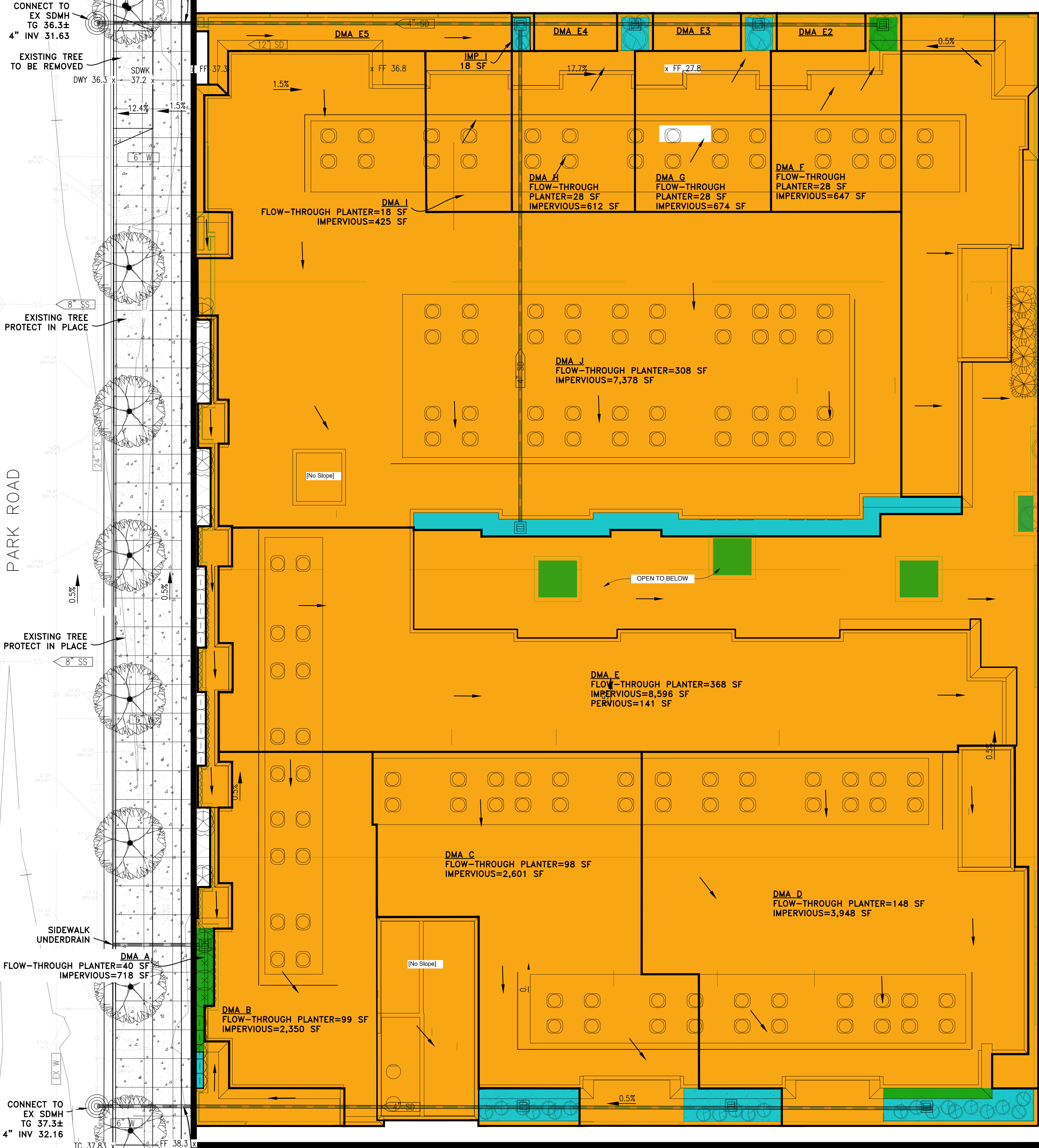
**Bellecci & Associates, inc.**  
 Civil Engineering • Land Surveying  
 2290 Diamond Boulevard, Suite 100 Concord, CA 94520  
 Phone (925) 685-4569 Fax (925) 685-4836

PROFESSIONAL ENGINEER  
 No. 34355  
 CIVIL ENGINEER  
 No. 34355

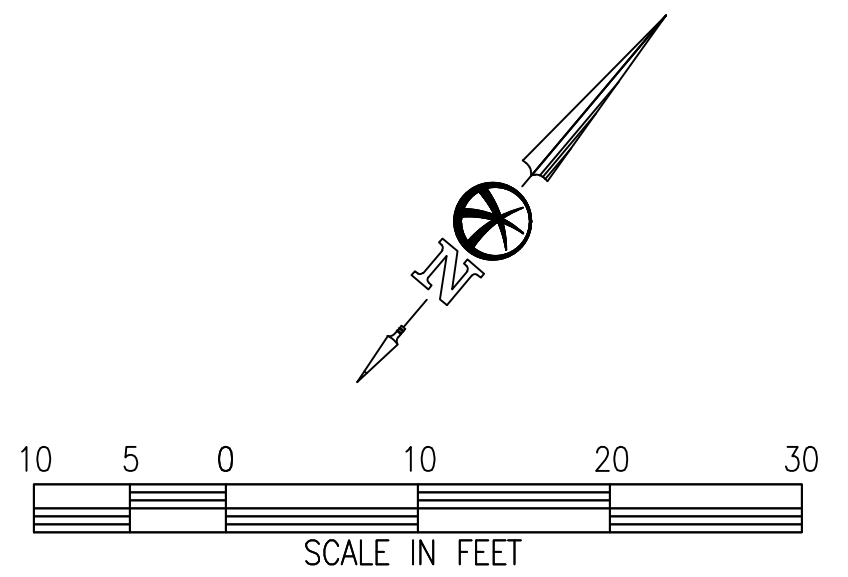
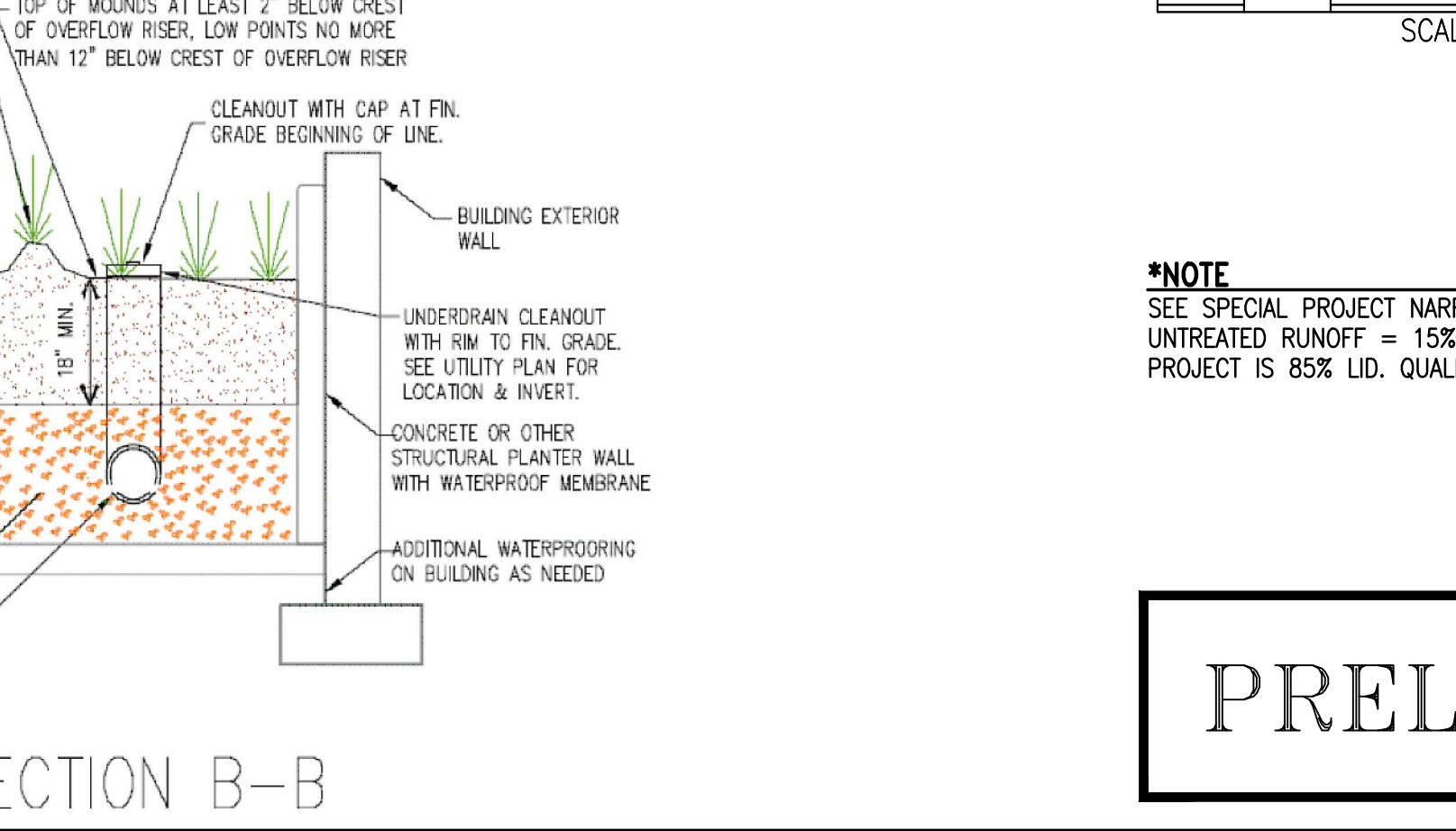
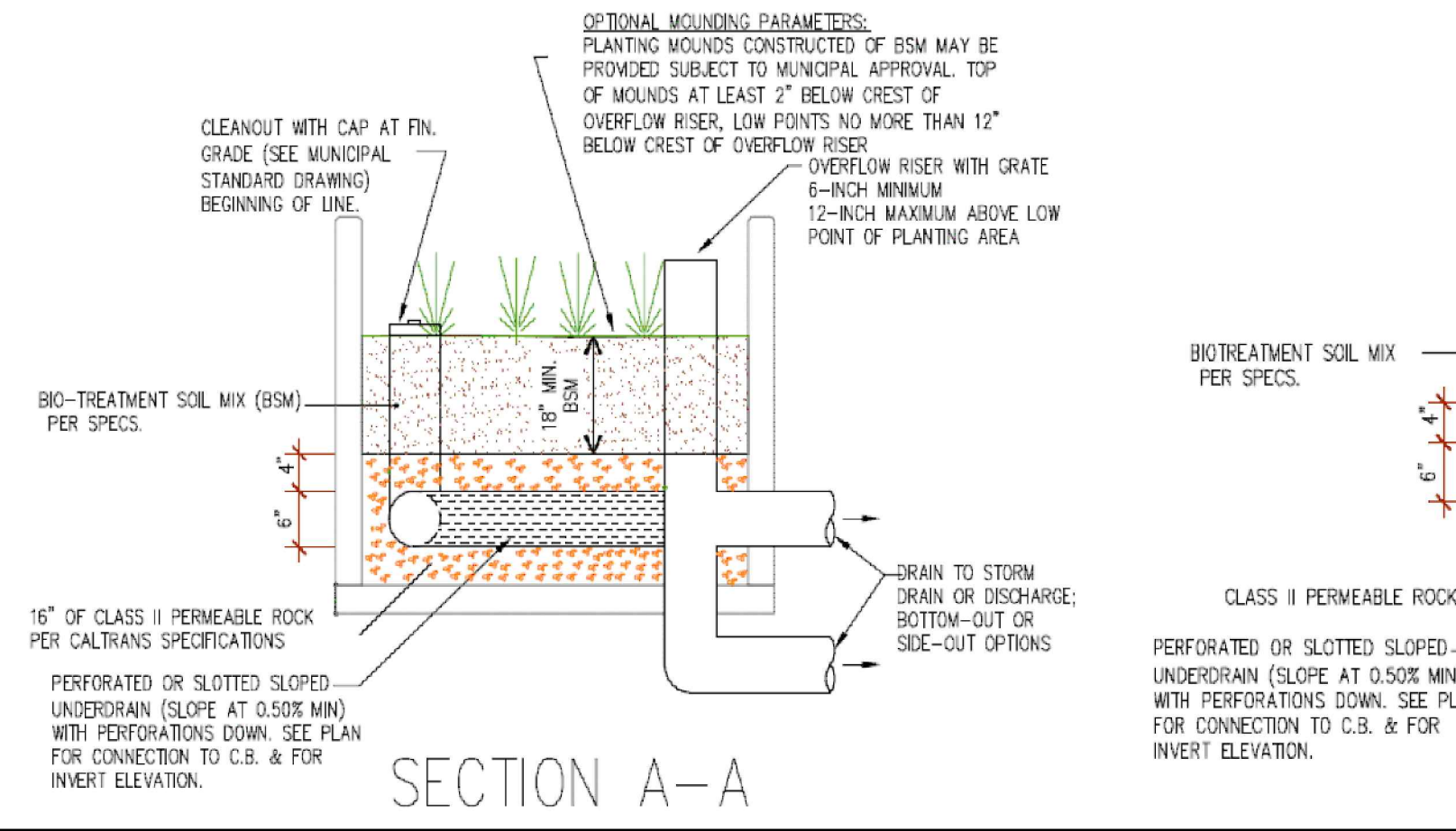
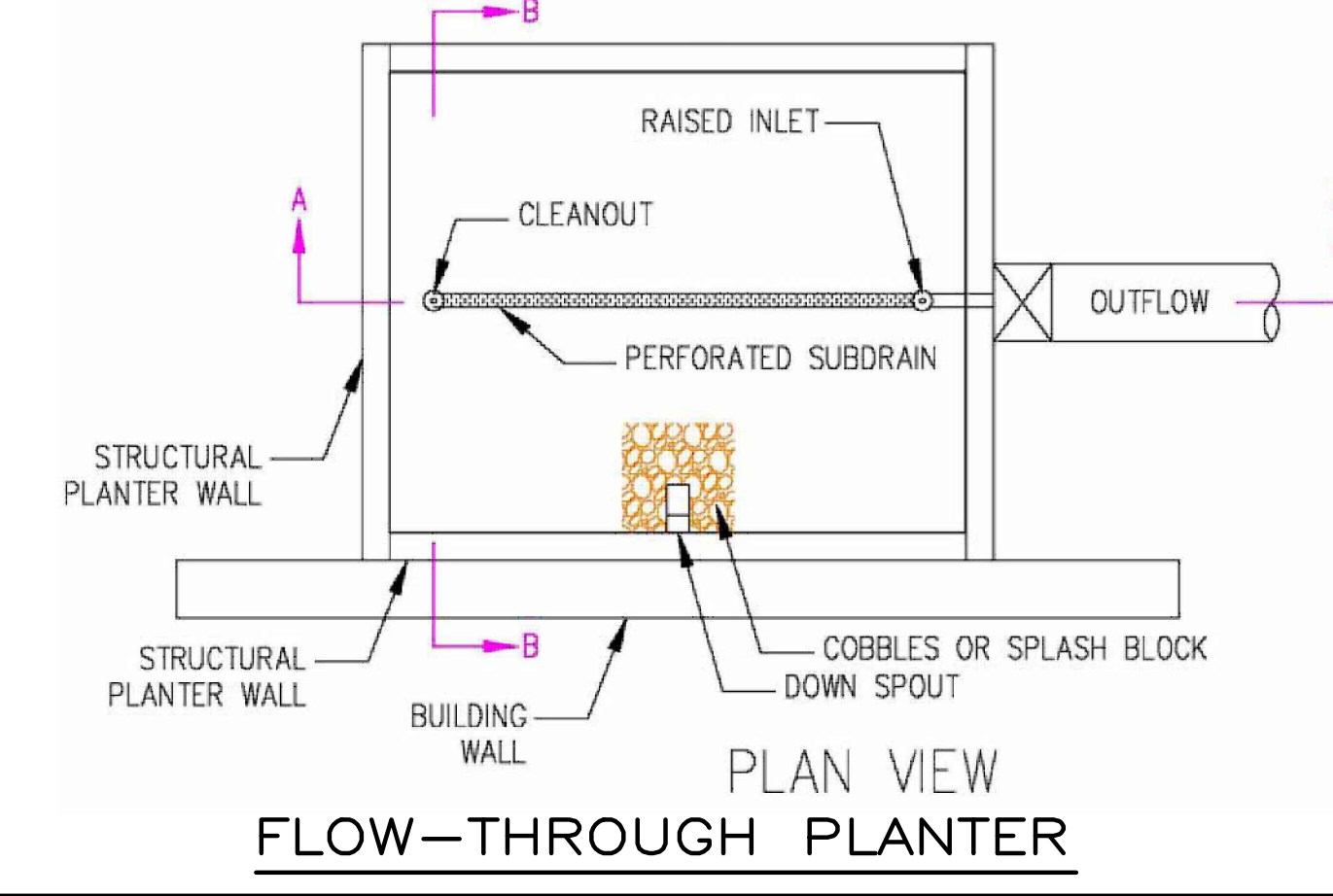
SHEET NO. 16038  
 JOB NO. 16038

REV	DATE	BY	REVISIONS

4" STORM DRAIN CONNECTS TO EXISTING STORM DRAIN MANHOLE VIA SIDEWALK UNDERDRAIN AND ROOF LEADERS



4" STORM DRAIN CONNECTS TO EXISTING STORM DRAIN MANHOLE VIA SIDEWALK UNDERDRAIN AND ROOF LEADERS



**\*NOTE**  
SEE SPECIAL PROJECT NARRATIVE REGARDING UNTREATED RUNOFF.  
UNTREATED RUNOFF = 15% OF PROJECT AREA.  
PROJECT IS 83% LID. QUALIFIES AS A SPECIAL PROJECT WITH 75% LID CREDIT REDUCTION.

**PRELIMINARY**

**LEGEND**

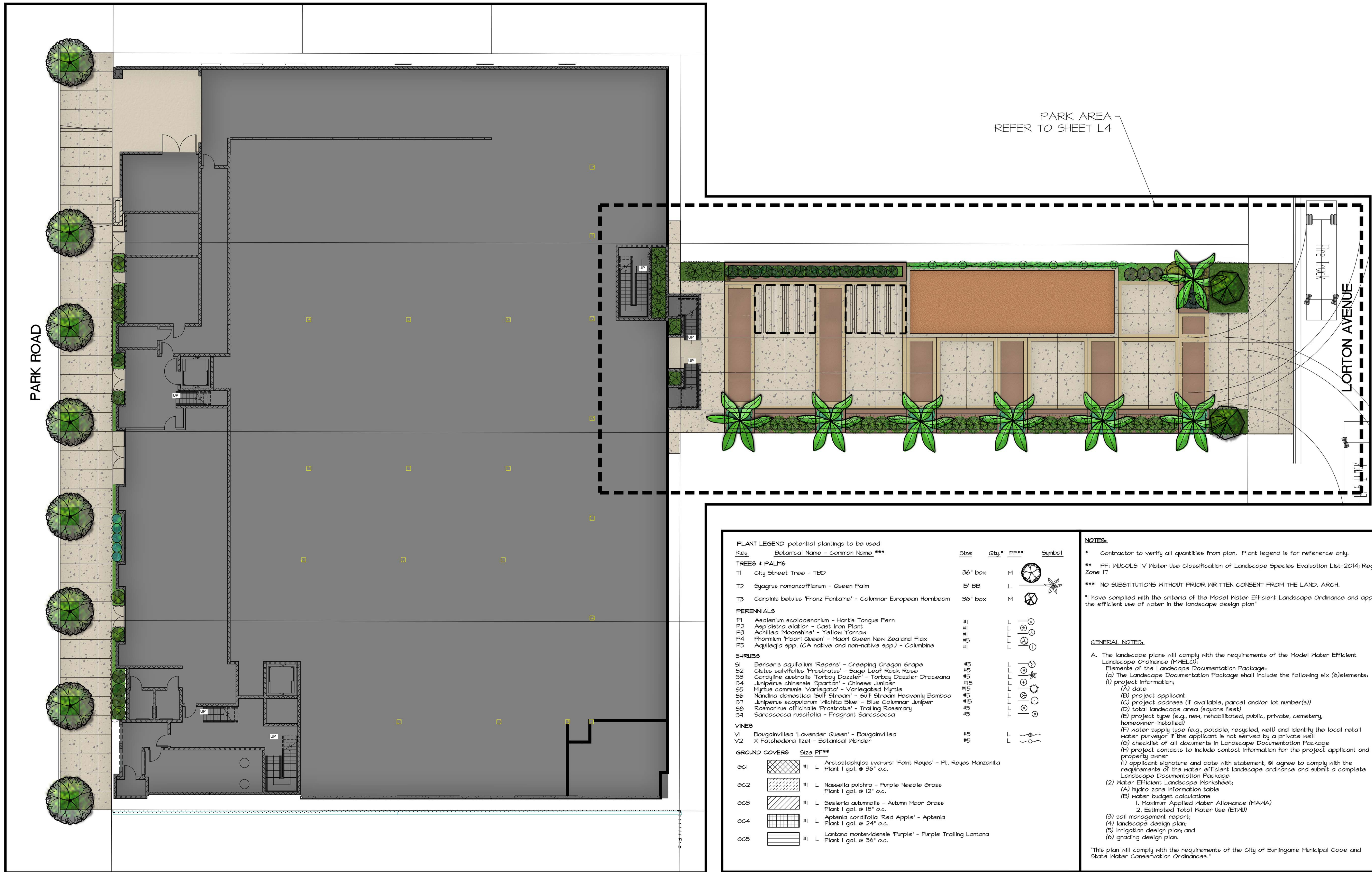
	BACKFLOW PREVENTION		BOX
	BOLLARD/POST		CATCH BASIN
	CATCH BASIN		DRAINAGE INLET
	ELECTRIC BOX		ELECTRIC
	FIRE HYDRANT		FENCE
	FOUND MONUMENT		JOINT POLE
	GAS VALVE		LIGHT POLE
	GAS METER		MANHOLE
	GUY ANCHOR		MONITORING WELL
	GUY POLE		STORM DRAIN
	HANDICAP ADA PARKING		STORM DRAIN CLEAN OUT
	JOINT UTILITY POLE		STORM DRAIN MAN HOLE
	LIGHT POLE		STREETLIGHT
	MONITORING WELL		SANITARY SEWER
	SANITARY SEWER CLEAN OUT		SANITARY SEWER MANHOLE
	SANITARY SEWER MANHOLE		UTILITY
	SIGN		WATER VALVE
	STORM DRAIN MANHOLE		WATER METER
	TELEPHONE BOX		
	WATER METER		
	WATER VALVE		
	PROPERTY LINE		
	WALL		
	ATT LINE		
	SANITARY SEWER LINE		
	STORM DRAIN LINE		
	WATERLINE		
	DMA BOUNDARY LINE		
	DMA - IMPERVIOUS		
	DMA - SELF-TREATING/PERVIOUS LANDSCAPE		
	IMP - FLOW-THROUGH PLANTER		
	6" STORM DRAIN LINE		
	DIRECTION OF FLOW		

Call Two Working Days Before You Dig!



1-800-227-2600

150 PARK RD. THE VILLAGE AT BURLINGAME  
**C1.3 STORMWATER CONTROL PLAN EXHIBIT**  
 BURLINGAME SAN MATEO COUNTY CALIFORNIA  
 SHEET JOB NO. 16038  
 BELLECCI & ASSOCIATES, inc.  
 Civil Engineering • Land Surveying  
 2290 Diamond Boulevard, Suite 100 Concord, CA 94520  
 Phone (925) 685-4569 Fax (925) 685-4836  
 REVISIONS



PLANT LEGEND	potential plantings to be used	Size	Qty*	PF**	Symbol
<b>TREES &amp; PALMS</b>					
T1	City Street Tree - TBD	36" box	M		
T2	Syagrus romanzoffianum - Queen Palm	15' BB	L		
T3	Carpinus betulus 'Franz Fontaine' - Columnar European Hornbeam	36" box	M		
<b>PERENNIALS</b>					
P1	Asplenium scolopendrium - Hart's Tongue Fern	#1	L		
P2	Aspidistra elatior - Cast Iron Plant	#1	L		
P3	Achillea 'Moonshine' - Yellow 'Arrow'	#1	L		
P4	Phormium 'Maori Queen' - Maori Queen New Zealand Flax	#5	L		
P5	Aquilegia spp. (CA native and non-native spp.) - Columbine	#1	L		
<b>SHRUBS</b>					
S1	Berberis aquifolium 'Repens' - Creeping Oregon Grape	#5	L		
S2	Cistus salvifolius 'Prostratus' - Sage Leaf Rock Rose	#5	L		
S3	Cordyline australis 'Torbay Dazzler' - Torbay Dazzler Dracaena	#5	L		
S4	Juniperus chinensis 'Spartan' - Chinese Juniper	#15	L		
S5	Myrtus communis 'Variegata' - Variegated Myrtle	#15	L		
S6	Nandina domestica 'Gulf Stream' - Gulf Stream Heavenly Bamboo	#5	L		
S7	Juniperus scopulorum 'Wichita Blue' - Blue Columnar Juniper	#15	L		
S8	Rosmarinus officinalis 'Prostratus' - Trailing Rosemary	#5	L		
S9	Sarcococca ruscifolia - Fragrant Sarcococca	#5	L		
<b>VINES</b>					
V1	Bougainvillea 'Lavender Queen' - Bougainvillea	#5	L		
V2	X Fatshedera lizei - Botanical Wonder	#5	L		
<b>GROUND COVERS</b>					
GC1	Arctostaphylos uva-ursi 'Point Reyes' - Pt. Reyes Manzanita	Plant 1 gal. @ 36" o.c.			
GC2	Nassella pulchra - Purple Needle Grass	Plant 1 gal. @ 12" o.c.			
GC3	Sesleria autumnalis - Autumn Moor Grass	Plant 1 gal. @ 18" o.c.			
GC4	Aptenia cordifolia 'Red Apple' - Aptenia	Plant 1 gal. @ 24" o.c.			
GC5	Lantana montevidensis 'Purple' - Purple Trailing Lantana	Plant 1 gal. @ 36" o.c.			

**NOTES:**

- \* Contractor to verify all quantities from plan. Plant legend is for reference only.
- \*\* PF: MUCOLS IV Water Use Classification of Landscape Species Evaluation List-2014; Region I, Sunset Zone II
- \*\*\* NO SUBSTITUTIONS WITHOUT PRIOR WRITTEN CONSENT FROM THE LAND. ARCH.

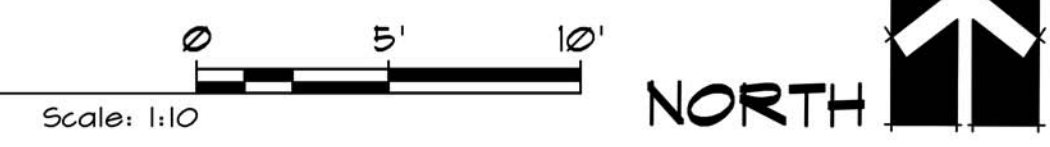
**GENERAL NOTES:**

A. The landscape plans will comply with the requirements of the Model Water Efficient Landscape Ordinance (MNELO), Elements of the Landscape Documentation Package:

- The Landscape Documentation Package shall include the following six (6) elements:
  - project information;
    - date
    - project applicant
    - project address (if available, parcel and/or lot number(s))
    - total landscape area (square feet)
    - project type (e.g., new, rehabilitated, public, private, cemetery, homeowner-installed)
    - water supply type (e.g., potable, recycled, well) and identify the local retail water purveyor if the applicant is not served by a private well
  - checklist of all documents in Landscape Documentation Package
  - project contacts to include contact information for the project applicant and property owner
  - applicant signature and date with statement, I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete Landscape Documentation Package
- Water Efficient Landscape Worksheet;
  - hydro zone information table
  - water budget calculations
    - Maximum Applied Water Allowance (MAWA)
    - Estimated Total Water Use (ETWU)
  - soil management report;
  - landscape design plan;
  - irrigation design plan; and
  - grading design plan.

\*This plan will comply with the requirements of the City of Burlingame Municipal Code and State Water Conservation Ordinances.\*

1 LANDSCAPE MASTER PLAN - street level



REVISIONS

DATE	DESCRIPTION
01/19/18	THP
PWH17-3	

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PROJECT

**THE VILLAGE AT BURLINGAME RESIDENTIAL**

150 PARK ROAD

ENTITLEMENT APPLICATION



**PLANT LEGEND** potential plantings to be used

Key	Botanical Name - Common Name ***	Size	Qty. #	PF**	Symbol
<b>TREES &amp; PALMS</b>					
T1	City Street Tree - TBD	36" box	M		
T2	Syagrus romanzoffianum - Queen Palm	15' BB	L		
T3	Carpinus betulus 'Franz Fontaine' - Columnar European Hornbeam	36" box	M		
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<b>GROUND COVERS</b> Size PF**					
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GC2	#1 L Nassella pulchra - Purple Needle Grass Plant 1 gal. @ 12" o.c.				
GC3	#1 L Sesleria autumnalis - Autumn Moor Grass Plant 1 gal. @ 18" o.c.				
GC4	#1 L Aptenia cordifolia 'Red Apple' - Aptenia Plant 1 gal. @ 24" o.c.				
GC5	#1 L Lantana montevidensis 'Purple' - Purple Trailing Lantana Plant 1 gal. @ 36" o.c.				

**NOTES:**

- \* Contractor to verify all quantities from plan. Plant legend is for reference only.
- \*\* PF: NUGOLS IV Water Use Classification of Landscape Species Evaluation List-2014; Region I, Sunset Zone 1T
- \*\*\* NO SUBSTITUTIONS WITHOUT PRIOR WRITTEN CONSENT FROM THE LAND. ARCH.

"I have complied with the criteria of the Model Water Efficient Landscape Ordinance and applied them for the efficient use of water in the landscape design plan"

REVISIONS

05/23/17

THP

PWH17-3

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REGISTERED LANDSCAPE ARCHITECT  
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08/31/18  
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STATE OF CALIFORNIA

Pacific West Architecture  
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BURLINGAME, CA 94010  
(208) 461-0022  
fax (208) 461-3267

ALASKA - ARIZONA - CALIFORNIA - COLORADO - HAWAII - IDAHO - ILLINOIS - IOWA - KANSAS - MICHIGAN - MINNESOTA - MISSOURI - MONTANA - NEBRASKA - NEVADA - NEW JERSEY - NEW YORK - NORTH CAROLINA - NORTH DAKOTA - OREGON - SOUTH DAKOTA - U.S.V.I. - UTAH - WASHINGTON - WYOMING

PROJECT  
150 PARK RD.  
BURLINGAME, CA

**THE VILLAGE AT BURLINGAME RESIDENTIAL**

ENTITLEMENT APPLICATION



**PLANT LEGEND** potential plantings to be used

Key Botanical Name - Common Name \*\*\*

**TREES & PALMS**

Key	Botanical Name - Common Name ***	Size	Qty.	FF**	Symbol
T1	City Street Tree - TBD	36" box	M		
T2	Syagrus romanzoffianum - Queen Palm	15' BB	L		
T3	Carpinus betulus 'Franz Fontaine' - Columar European Hornbeam	36" box	M		

**PERENNIALS**

P1	Asplenium scolopendrium - Hart's Tongue Fern	#1	L		
P2	Aspidistra elatior - Cast Iron Plant	#1	L		
P3	Achillea Morsmora - Yellow Yarrow	#1	L		
P4	Phormium Maori Queen - Maori Queen New Zealand Flax	#5	L		
P5	Aquilegia spp. (CA native and non-native spp.) - Columbine	#1	L		

**SHRUBS**

S1	Berberis aquifolium 'Repens' - Creeping Oregon Grape	#5	L		
S2	Cistus salvifolius 'Prostratus' - Sage Leaf Rock Rose	#5	L		
S3	Cordyline australis 'Torbay Dazzler' - Torbay Dazzler Dracaena	#5	L		
S4	Juniperus chinensis 'Spartan' - Chinese Juniper	#15	L		
S5	Myrtus communis 'Variegata' - Variegated Myrtle	#15	L		
S6	Nandina domestica 'Gulf Stream' - Gulf Stream Heavenly Bamboo	#5	L		
S7	Juniperus scopulorum 'Wichita Blue' - Blue Columnar Juniper	#15	L		
S8	Rosmarinus officinalis 'Prostratus' - Trailing Rosemary	#5	L		
S9	Sarcococca ruscifolia - Fragrant Sarcococca	#5	L		

**VINES**

V1	Bougainvillea 'Lavender Queen' - Bougainvillea	#5	L		
V2	X Fatshedera lizei - Botanical Wonder	#5	L		


**GROUND COVERS**

Key	Symbol	Botanical Name - Common Name	Plant I gal. @
GC1		Arctostaphylos uva-ursi 'Point Reyes' - Pt. Reyes Manzanita	36" o.c.
GC2		Nassella pulchra - Purple Needle Grass	12" o.c.
GC3		Sesleria autumnalis - Autumn Moor Grass	18" o.c.
GC4		Aptenia cordifolia 'Red Apple' - Aptenia	24" o.c.
GC5		Lantana montevidensis 'Purple' - Purple Trailing Lantana	36" o.c.

**NOTES:**

- \* Contractor to verify all quantities from plan. Plant legend is for reference only.
- \*\* FF: NUGOLS IV Water Use Classification of Landscape Species Evaluation List-2014; Region I, Sunset Zone 17
- \*\*\* NO SUBSTITUTIONS WITHOUT PRIOR WRITTEN CONSENT FROM THE LAND. ARCH.

"I have compiled with the criteria of the Model Water Efficient Landscape Ordinance and applied them for the efficient use of water in the landscape design plan"



**Chandler Square Planter**


The Chandler Company features many different types of special planters and containers. These include ash urns, trash receptacles, low profile planters, decorative planters, and waterproof planter liners. The Chandler Company prides itself in their ability to deliver the product on time, enabling their customer to perform as promised.

The Chandler Company warrants its products, when purchased new, to be free from defects in materials and workmanship under normal use and service for one year from the original date of purchase. Replacement or repair at the option of The Chandler Company of defective parts shall be the sole remedy of this warranty.

Chandler		Height
Standard Width		
24"	30"	18"
18"	24"	24"
24"	30"	30"
30"	42"	36"
42"	48"	42"

**THE CHANDLER COMPANY**  
2621 South Birch Street,  
Santa Ana, California 92707

Contact: Bob Alvarado or Ric Woodhall  
Phone: (714) 979-4212 Fax: (714) 979-4854  
E-mail: [bob@thechandlercompany.com](mailto:bob@thechandlercompany.com) or [rwoodhall@thechandlercompany.com](mailto:rwoodhall@thechandlercompany.com)  
Website: [www.thechandlercompany.com](http://www.thechandlercompany.com)



**Chandler Rectangular Planter**

The Chandler Company manufactures several types of architectural features, including planters. Many featured planter styles are available in normal and low profile configurations. Available as a square, rectangular or round planter. See our website for color and finish options.

The Chandler Company prides itself in their ability to deliver the product on time, enabling their customer to perform as promised. The Chandler Company warrants its products, when purchased new, to be free from defects in materials and workmanship under normal use and service for three years from the original date of purchase. Replacement or repair at the option of The Chandler Company of defective parts shall be the sole remedy of this warranty.

\*\*\*Note\*\*\*

The Chandler Model has a slight draft from top to bottom. Use the Contemporary Model if the planters are needed to be installed flush next to each other in an end-to-end installation. The Contemporary is designed to eliminate the reveal (gap) between planters.

Chandler Rectangle		
Standard Lengths	Width	Height
48"	54"	12"
48"	60"	18"
48"	66"	24"
48"	72"	30"
48"	78"	36"
48"	84"	42"
48"	90"	48"
48"	96"	54"
48"	102"	60"
48"	108"	66"
48"	114"	72"
48"	120"	78"
48"	126"	84"
48"	132"	90"
48"	138"	96"
48"	144"	102"
48"	150"	108"
48"	156"	114"
48"	162"	120"
48"	168"	126"
48"	174"	132"
48"	180"	138"
48"	186"	144"
48"	192"	150"
48"	198"	156"
48"	204"	162"
48"	210"	168"
48"	216"	174"
48"	222"	180"
48"	228"	186"
48"	234"	192"
48"	240"	198"
48"	246"	204"
48"	252"	210"
48"	258"	216"
48"	264"	222"
48"	270"	228"
48"	276"	234"
48"	282"	240"
48"	288"	246"
48"	294"	252"
48"	300"	258"
48"	306"	264"
48"	312"	270"
48"	318"	276"
48"	324"	282"
48"	330"	288"
48"	336"	294"
48"	342"	300"
48"	348"	306"
48"	354"	312"
48"	360"	318"
48"	366"	324"
48"	372"	330"
48"	378"	336"
48"	384"	342"
48"	390"	348"
48"	396"	354"
48"	402"	360"
48"	408"	366"
48"	414"	372"
48"	420"	378"
48"	426"	384"
48"	432"	390"
48"	438"	396"
48"	444"	402"
48"	450"	408"
48"	456"	414"
48"	462"	420"
48"	468"	426"
48"	474"	432"
48"	480"	438"
48"	486"	444"
48"	492"	450"
48"	498"	456"
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48"	510"	468"
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48"	558"	516"
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48"	576"	534"
48"	582"	540"
48"	588"	546"
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48"	612"	570"
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48"	660"	618"
48"	666"	624"
48"	672"	630"
48"	678"	636"
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48"	696"	654"
48"	702"	660"
48"	708"	666"
48"	714"	672"
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48"	726"	684"
48"	732"	690"
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48"	780"	738"
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48"	792"	750"
48"	798"	756"
48"	804"	762"
48"	810"	768"
48"	816"	774"
48"	822"	780"
48"	828"	786"
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48"	846"	804"
48"	852"	810"
48"	858"	816"
48"	864"	822"
48"	870"	828"
48"	876"	834"
48"	882"	840"
48"	888"	846"
48"	894"	852"
48"	900"	858"
48"	906"	864"
48"	912"	870"
48"	918"	876"
48"	924"	882"
48"	930"	888"
48"	936"	894"
48"	942"	900"
48"	948"	906"
48"	954"	912"
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48"	966"	924"
48"	972"	930"
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48"	1134"	1092"
48"	1140"	1098"
48"	1146"	1104"
48"	1152"	1110"
48"	1158"	1116"
48"	1164"	1122"
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48"	1176"	1134"
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48"	1212"	1170"
48"	1218"	1176"
48"	1224"	1182"
48"	1230"	1188"
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48"	1272"	1230"
48"	1278"	1236"
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48"	1308"	1266"
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48"	1410"	1368"
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48"	1428"	1386"
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48"	1440"	1398"
48"	1446"	1404"
48"	1452"	1410"
48"	1458"	1416"
48"	1464"	1422"
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48"	1482"	1440"
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48"	1656"	1614"
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48"	1668"	1626"
48"	1674"	1632"
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48"	1686"	1644"
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48"	1698"	1656"
48"	1704"	1662"
48"	1710"	



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PROJECT #  
PWH17-3

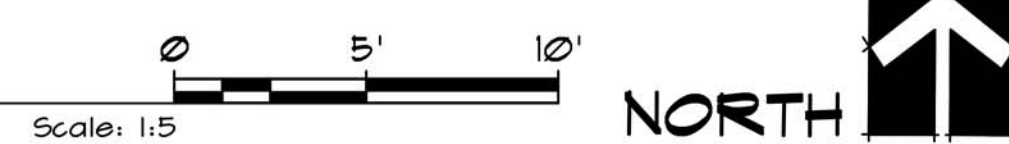
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REGISTERED LANDSCAPE ARCHITECT  
 THOMAS H. PHELPS, PLS  
 08/31/18  
 STATE OF CALIFORNIA

Pacific West Architecture  
 450 E STATE STREET, SUITE 100  
 BURLINGAME, CA 94002  
 (208) 461-0022  
 (208) 461-1307

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1 LANDSCAPE MASTER PLAN - park area



2 VIEW OF PARK AREA LOOKING EAST



3 VIEW OF PARK AREA LOOKING WEST

**LANDSCAPE MASTER PLAN NOTES**

- A. 50' SAFE ZONE
- B. RAISED PLANTER WITH 18" & 36" HIGH TERRACES, REFER TO SECTION
- C. 48" HIGH RAISED PLANTER WITH 36" SIZE BOX TREE, TYP.
- D. 20' WIDE FIRE LANE WITH ACCENT PAVING TO BREAK UP LENGTH.
- E. PLAY GROUND AREA
- F. PLAYGROUND VIEWING AREA
- G. RAISED PLANTER HEIGHT AT SEATING HEIGHT; +18" HIGH
- H. FOCAL POINT FOR ART DISPLAY, SIGNAGE, ETC.
- I. CITY SIDE WALK / FRONTAGE WITH NEW 36" BOX SIZE TREE
- J. TWO SHADE STRUCTURES

NOTES:  
 THE FIRE LANE SHALL BE AT LEAST 20' WIDE & 13'6" CLEAR HEIGHT, LANDSCAPING & TREES SHALL NOT EXTEND INTO FIRE LANE AND TURNING RADIUS FROM STREET. THE FIRE LANE PAVING SHALL SUPPORT A MINIMUM 65000LBS FOR FIRE APPARATUS. FIRE APPARATUS TURNING SPECIFICATIONS FROM FIRE DEPT. ARE SHOWN ON THE PLAN FOR FIRE LANE DESIGN. THE FIRE LANE SHALL MEET IDENTIFICATION REQUIREMENTS OF THE CALIFORNIA FIRE CODE.

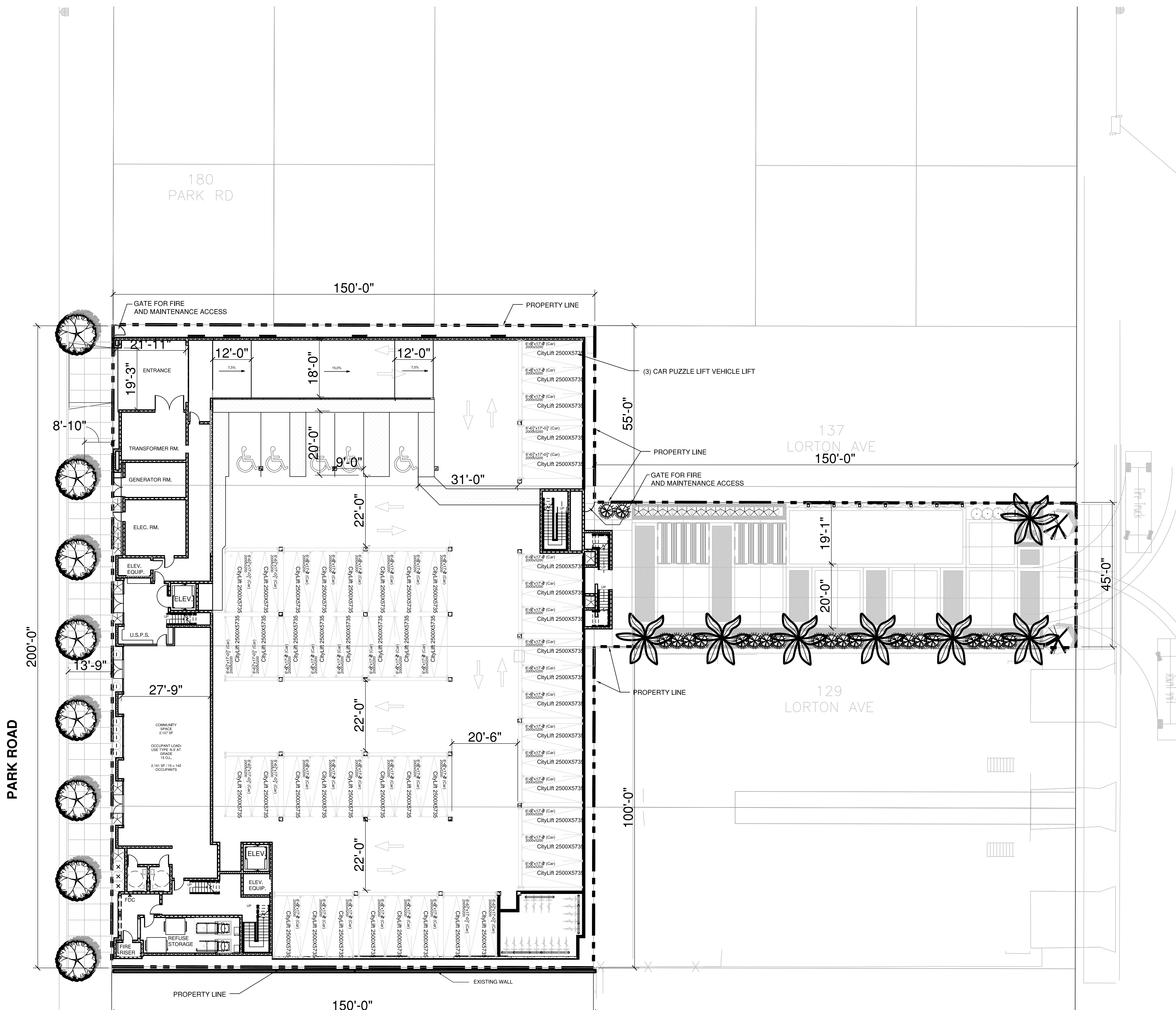
PROJECT  
158 PARK RD.

**THE VILLAGE AT BURLINGAME RESIDENTIAL**

BURLINGAME, CA

ENTITLEMENT APPLICATION





BLOCK 7  
"E" MAPS 45

**SITE PLAN**  
SCALE: 1/16" = 1'-0"

**APPLICANT**  
BURLINGAME PACIFIC ASSOCIATES  
430 E. STATE ST. #100  
EAGLE, ID 83616  
(208)461-0022

**PLAN PREPARED BY:**  
DOUGLAS GIBSON - C29792  
430 E. STATE ST. #100  
EAGLE, ID 83616  
(208)461-0022 EXT.3021

**UNIT MIX - WORKFORCE**

UNIT MIX - WORKFORCE	CONDITIONED SQ. FOOTAGES	%
(61) 1-BEDROOM	(61) x 600 S.F. = 36,600 S.F.	46.21%
(17) 2-BEDROOM	(17) x 800 S.F. = 13,600 S.F.	12.88%
<b>(78) UNITS TOTAL</b>	<b>36,600 S.F. + 13,600 S.F. = 50,200 S.F.</b>	

**UNIT MIX - SENIOR**

UNIT MIX - SENIOR	CONDITIONED SQ. FOOTAGES	%
(40) 1-BEDROOM	(40) x 600 S.F. = 24,000 S.F.	30.30%
(14) 2-BEDROOM	(14) x 800 S.F. = 11,200 S.F.	10.61%
<b>(54) UNITS TOTAL</b>	<b>24,000 S.F. + 11,200 S.F. = 35,200 S.F.</b>	

**(132) UNITS WORKFORCE + SENIOR**

**PARKING SUMMARY**

REQUIRED:  
1 BEDROOM = 1 STALL  
2 BEDROOM = 1.5 STALLS  
TOTAL REQUIRED BY CITY CODE = (147) STALLS

PROVIDED:  
(5) ADA  
(141) VEHICLE LIFTS STALLS  
TOTAL SPACES PROVIDED = (146) STALLS

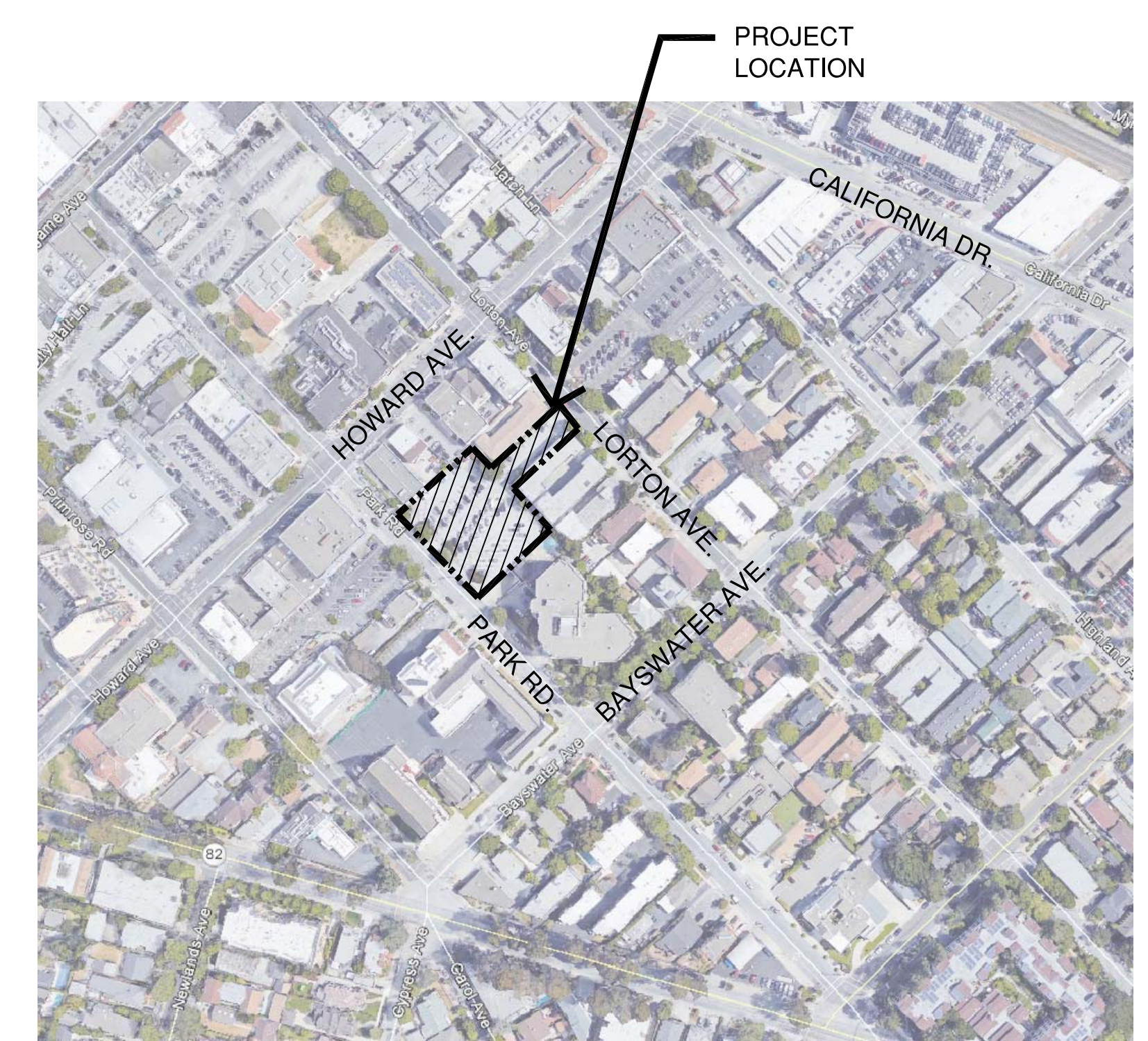
PARKING	CITY CODE REQUIRED FOR HOUSING	STATE DENSITY BONUS ALLOWED REDUCTION	NET REQUIRED HOUSING
	147	(81)	66
	PROVIDED - LOT F (HOUSING)	146	
	PROVIDED - LOT N (PUBLIC)	375	

**UNIT COUNT BY OCCUPANCY**

	SENIOR	WORKFORCE	TOTAL
1 BR	40	61	101
2 BR	14	17	31
3 BR	--	--	--
<b>TOTAL</b>	<b>54</b>	<b>78</b>	<b>132</b>

SITE COVERAGE	SQ. FEET	PERCENTAGE
BUILDING FOOTPRINT	28,250 S.F.	76.87 %
PARK AMENITY	6,750 S.F.	18.36 %
<b>TOTAL AREA</b>	<b>36,750 S.F. (.084 AC±)</b>	<b>100.00 %</b>
SITE DENSITY	(132 UNITS / .084 AC±) = 157 UPA	

NOTE: ALL NUMBERS PROVIDED ARE **ESTIMATED** FOR SITE COVERAGE



**VICINITY MAP**  
N.T.S.

REVISIONS

DATE	DESCRIPTION
01/19/18	

AW/BP  
PWH17-3

**PACIFIC WEST ARCHITECTURE**  
ARCHITECTS  
150 PARK ROAD, SUITE 100  
EAGLE, IDAHO 83616  
(208) 461-0022  
WWW.PACIFICWESTARCHITECTURE.COM

Pacific West Architecture  
430 E. STATE STREET, SUITE 100  
EAGLE, IDAHO 83616  
(208) 461-0022  
WWW.PACIFICWESTARCHITECTURE.COM

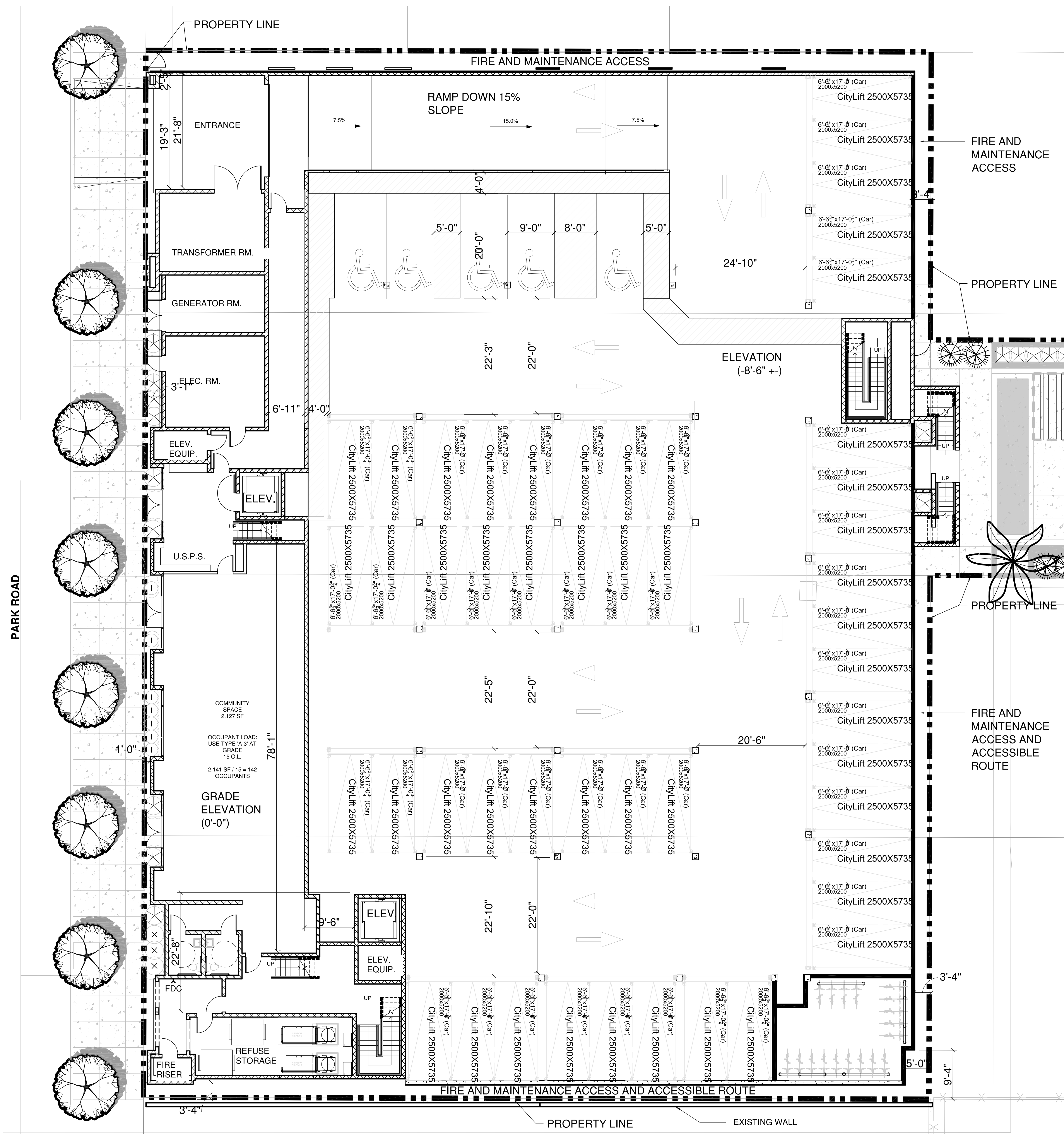
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**THE VILLAGE AT BURLINGAME RESIDENTIAL**

PROJECT: 150 PARK ROAD, BURLINGAME, CA

**A1.1A**

ENTITLEMENT APPLICATION



**SITE PLAN**  
SCALE: 1" = 10'

**APPLICANT**  
BURLINGAME PACIFIC ASSOCIATES  
430 E. STATE ST. #100  
EAGLE, ID 83616  
(208)461-0022

**PLAN PREPARED BY:**  
DOUGLAS GIBSON - C29792  
430 E. STATE ST. #100  
EAGLE, ID 83616  
(208)461-0022 EXT.3021

**UNIT MIX - WORKFORCE**  
(61) 1-BEDROOM  
(17) 2-BEDROOM  
  
(78) UNITS TOTAL

**CONDITIONED SQ. FOOTAGES**  
(61) x 600 S.F. = 36,600 S.F. 46.21%  
(17) x 800 S.F. = 13,600 S.F. 12.88%  
  
36,600 S.F. + 13,600 S.F. = 50,200 S.F.

**UNIT MIX - SENIOR**  
(40) 1-BEDROOM  
(14) 2-BEDROOM  
  
(54) UNITS TOTAL

**CONDITIONED SQ. FOOTAGES**  
(40) x 600 S.F. = 24,000 S.F. 30.30%  
(14) x 800 S.F. = 11,200 S.F. 10.61%  
  
24,000 S.F. + 11,200 S.F. = 35,200 S.F.

**(132) UNITS WORKFORCE + SENIOR**

**PARKING SUMMARY**

**REQUIRED:**  
1 BEDROOM = 1 STALL  
2 BEDROOM = 1.5 STALLS  
TOTAL REQUIRED = (147) STALLS

**PROVIDED:**  
(5) ADA  
(141) VEHICLE LIFTS STALLS  
TOTAL SPACES PROVIDED = (146) STALLS

SITE COVERAGE	SQ. FEET	PERCENTAGE
BUILDING FOOTPRINT	28,250 S.F.	76.87 %
PARK AMENITY	6,750 S.F.	18.36 %
TOTAL AREA	36,750 S.F. (.084 AC±)	100.00 %
SITE DENSITY	(132 UNITS / .084 AC±) = 157 UPA	

NOTE: ALL NUMBERS PROVIDED ARE **ESTIMATED** FOR SITE COVERAGE



**VICINITY MAP**  
N.T.S.

- SHORING:**
- PLANS AND ENGINEERING WILL BE SUBMITTED FOR SHORING AS REQUIRED BY 2016 CBC, CHAPTER 31 REGARDING THE PROTECTION OF ADJACENT PROPERTY AND AS REQUIRED BY OSHA. THE FOLLOWING WILL BE ADDRESSED.
- THE WALLS OF THE PROPOSED BASEMENT SHALL BE PROPERLY SHORED, PRIOR TO CONSTRUCTION ACTIVITY. THIS EXCAVATION MAY NEED TEMPORARY SHORING. A COMPETENT CONTRACTOR SHALL BE CONSULTED FOR RECOMMENDATIONS AND DESIGN OF SHORING SCHEME FOR THE EXCAVATION. THE RECOMMENDED DESIGN TYPE OF SHORING SHALL BE APPROVED BY THE ENGINEER OF RECORD OR SOILS ENGINEER PRIOR TO USAGE.
  - ALL APPROPRIATE GUIDELINES OF OSHA SHALL BE INCORPORATED INTO THE SHORING DESIGN BY THE CONTRACTOR. WHERE SPACE PERMITS, TEMPORARY CONSTRUCTION SLOPES MAY BE UTILIZED IN LIEU OF SHORING. MAXIMUM ALLOWABLE VERTICAL CUT FOR THE SUBJECT PROJECT WILL BE FIVE (5) FEET. BEYOND THAT HORIZONTAL BENCHES OF 5 FEET WIDE WILL BE REQUIRED. TEMPORARY SHORES SHALL NOT EXCEED 1 TO 1 HORIZONTAL TO VERTICAL. IN SOME AREAS DUE TO HIGH MOISTURE CONTENT / WATER TABLE, FLATTER SLOPES WILL BE REQUIRED WHICH WILL BE RECOMMENDED BY THE SOILS ENGINEER IN THE FIELD.
  - IF SHORING IS REQUIRED, SPECIFY ON THE PLANS THE LICENSED DESIGN PROFESSIONAL THAT HAS SOLE RESPONSIBILITY TO DESIGN AND PROVIDE ADEQUATE SHORING, BRACING, FORMWORK, ETC. AS REQUIRED FOR THE PROTECTION OF LIFE AND PROPERTY DURING CONSTRUCTION OF THE BUILDING.
  - SHORING AND BRACING SHALL REMAIN IN PLACE UNTIL FLOORS, ROOF, AND WALL SHEATHING HAVE BEEN ENTIRELY CONSTRUCTED.
  - SHORING PLANS SHALL BE WET-STAMPED AND SIGNED BY THE ENGINEER-OF-RECORD AND SUBMITTED TO THE CITY FOR REVIEW PRIOR TO CONSTRUCTION. IF APPLICABLE, INCLUDE SURCHARGE LOADS FROM ADJACENT STRUCTURES THAT ARE WITHIN THE ZONE OF INFLUENCE (45 DEGREE WEDGE UP THE SLOPE FROM THE BASE OF THE RETAINING WALL) AND / OR DRIVEWAY SURCHARGE LOADS.

**OSHA PERMIT:**  
OSHA PERMIT WILL BE OBTAINED PER CAL / OSHA REQUIREMENTS  
\*CONSTRUCTION SAFETY ORDERS : CHAPTER 4, SUBCHAPTER 4, ARTICLE 6, SECTION 1541.1.

REVISIONS

DATE	DESCRIPTION
01/19/18	AW/BP
	PWH/17-3

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ARCHITECTS  
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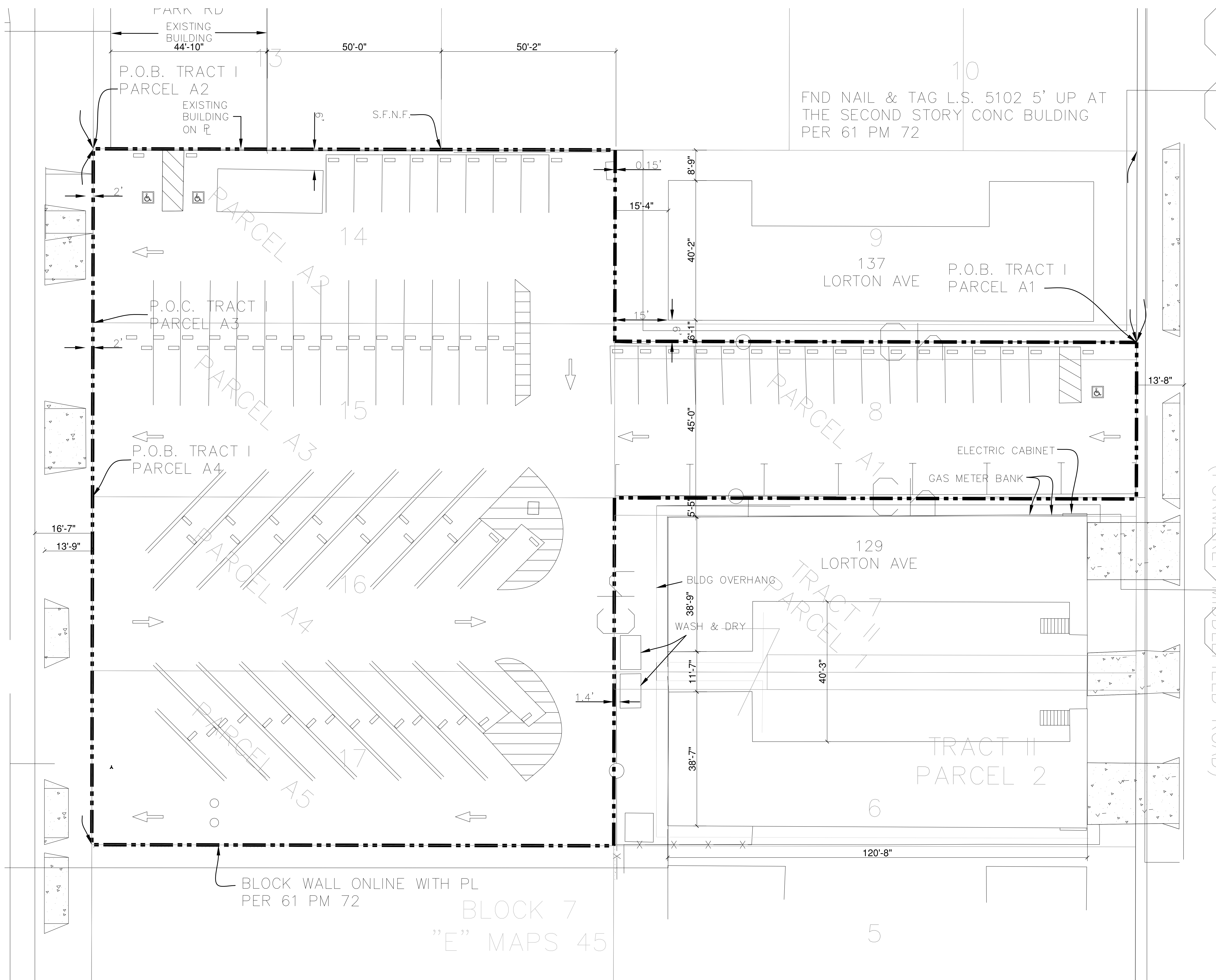
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**THE VILLAGE AT BURLINGAME RESIDENTIAL**

PROJECT: 150 PARK ROAD, BURLINGAME, CA

**ENTITLEMENT APPLICATION**

**A1.1B**



**EXISTING CONDITIONS - SITE SURVEY**  
 SCALE: 3/32" = 1'-0"

REVISIONS
DATE: 01/19/18
BY: AW/BP
PROJECT: PWH17-3



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**PROJECT**  
 THE VILLAGE AT BURLINGAME RESIDENTIAL

**ENTITLEMENT APPLICATION**

150 PARK ROAD  
 BURLINGAME, CA

**A1.2**

PARK ROAD

P.O.B. TRACT I  
PARCEL A2

EXISTING  
BUILDING  
ON PL

S.F.N.F.

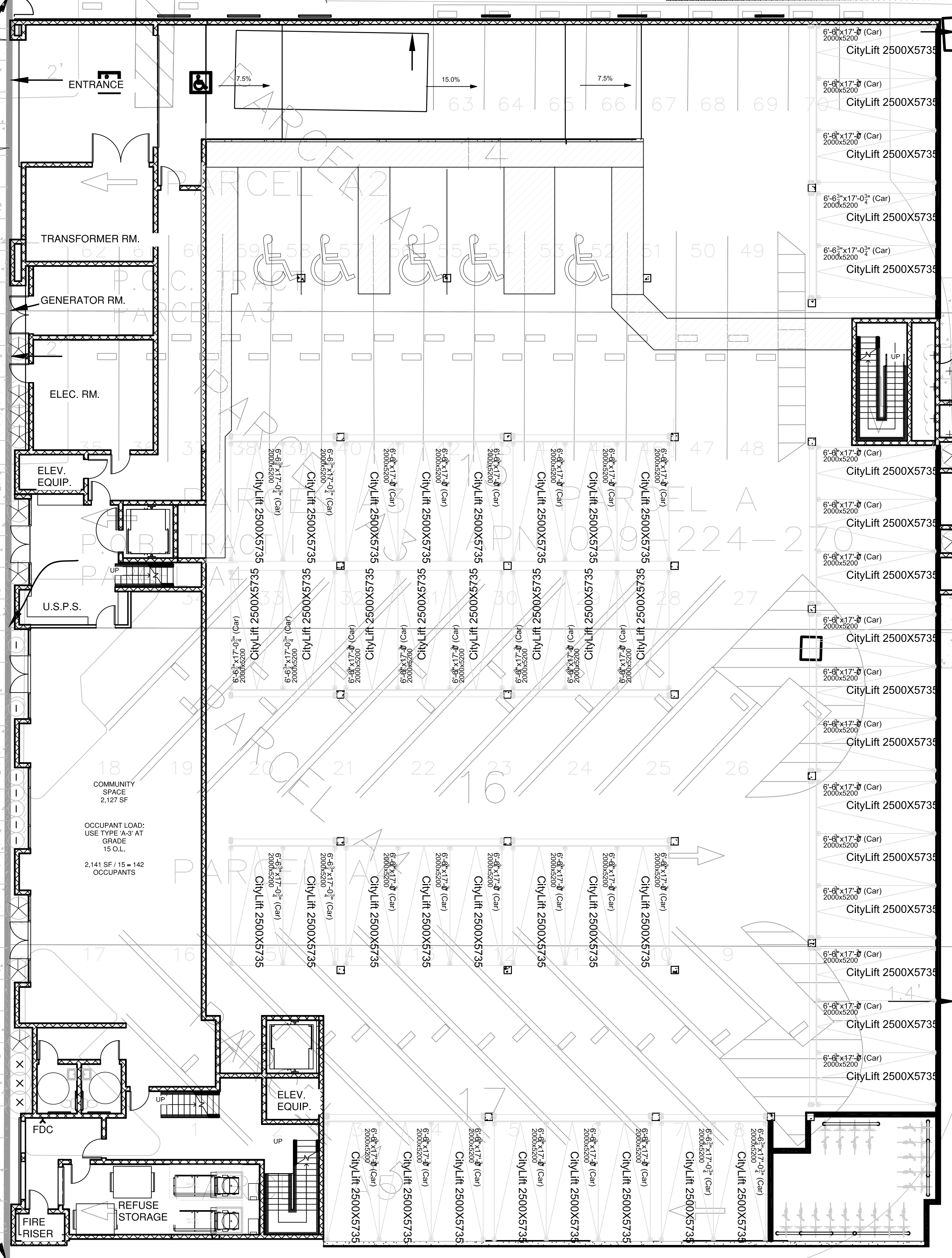
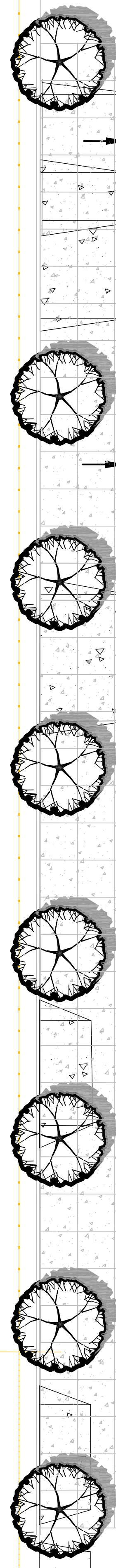
FND NAIL & TAG L.S. 5102 5' UP AT  
THE SECOND STORY CONC BUILDING  
PER 61 PM 72

137  
LORTON AVE

P.O.B. TRACT I  
PARCEL A1

129  
LORTON AVE

TRACT II  
PARCEL 2



 EXISTING AND PROPOSED  
SCALE: 3/32" = 1'-0"

BLOCK WALL ONLINE WITH PL  
PER 61 PM 72  
BLOCK 7  
"E" MAPS 45

REVISIONS

DATE	01/19/18
BY	AW/BP
NO.	PWH17-3

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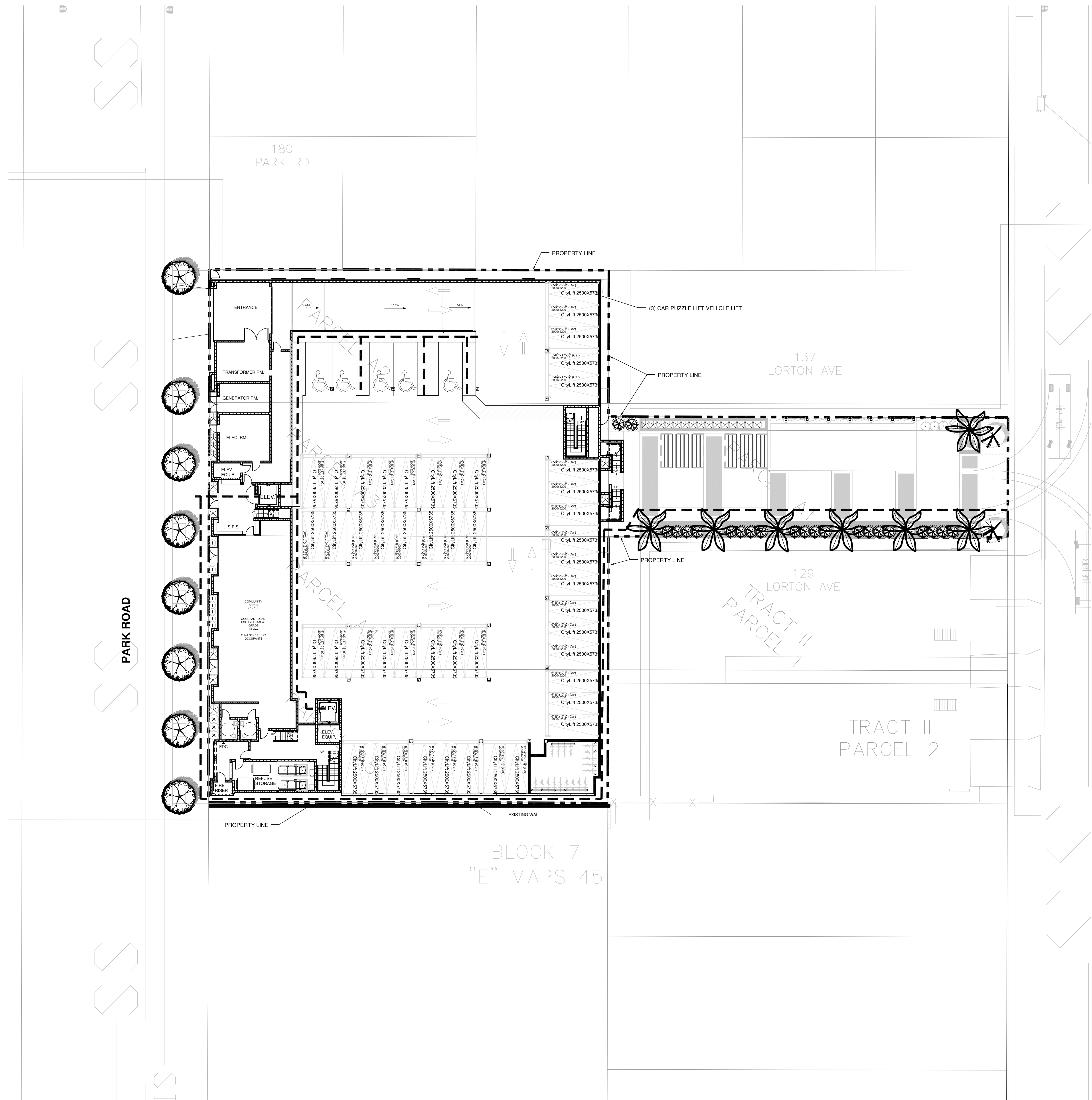
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PROJECT

**THE VILLAGE AT BURLINGAME RESIDENTIAL**

150 PARK ROAD  
ENTITLEMENT APPLICATION

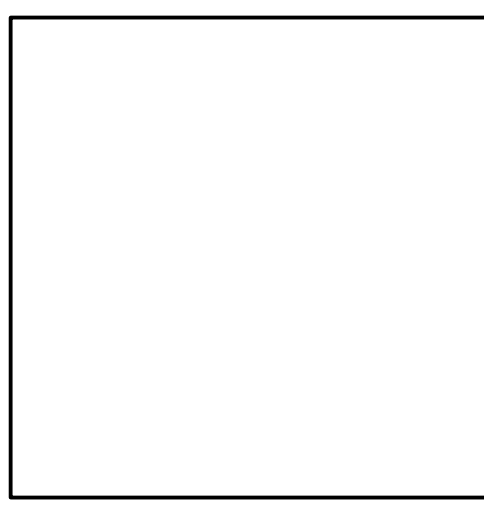
**A1.3**



**ADA PATH OF TRAVEL**  
 SCALE: 1/16" = 1'-0"

--- ACCESSIBLE ROUTE / PATH OF TRAVEL

REVISIONS
DATE
01/19/18
DESIGNED BY
AW/BP
PROJECT #
PWH17-3



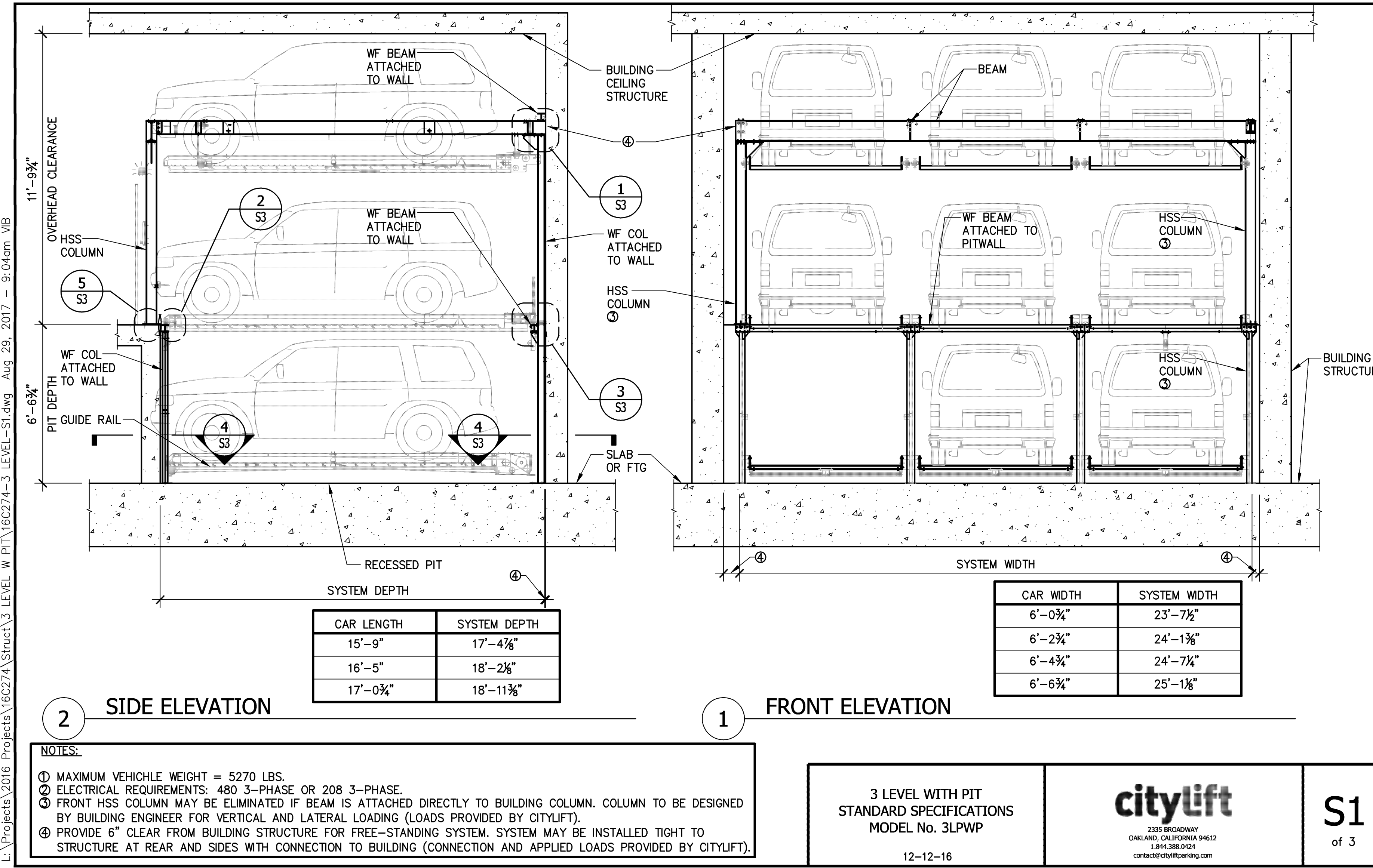
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**THE VILLAGE AT BURLINGAME RESIDENTIAL**

PROJECT: 150 PARK ROAD  
 ENTITLEMENT APPLICATION

**A1.4**

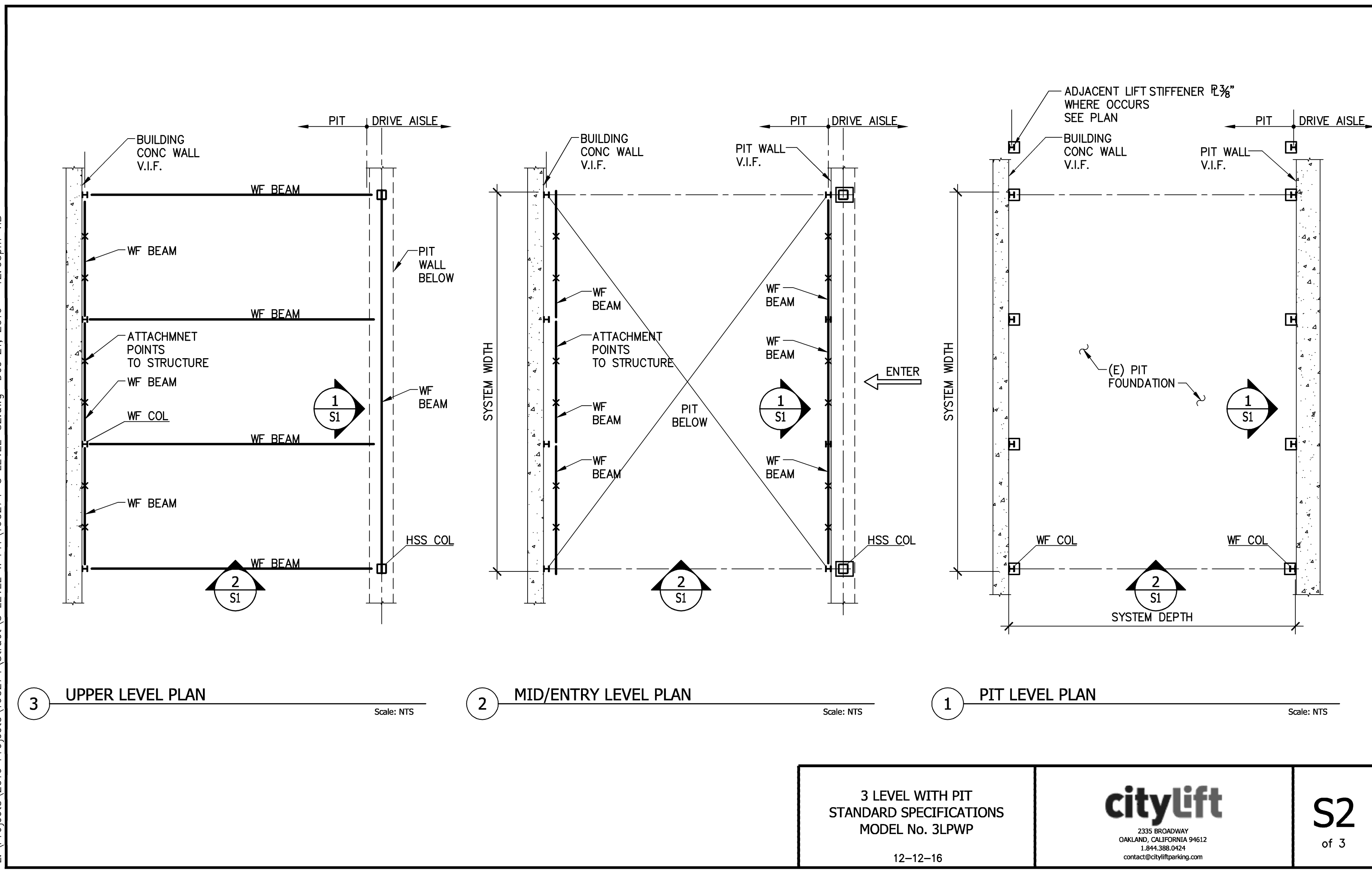


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**NOTES:**

- 1 MAXIMUM VEHICLE WEIGHT = 5270 LBS.
- 2 ELECTRICAL REQUIREMENTS: 480 3-PHASE OR 208 3-PHASE.
- 3 FRONT HSS COLUMN MAY BE ELIMINATED IF BEAM IS ATTACHED DIRECTLY TO BUILDING COLUMN. COLUMN TO BE DESIGNED BY BUILDING ENGINEER FOR VERTICAL AND LATERAL LOADING (LOADS PROVIDED BY CITYLIFT).
- 4 PROVIDE 6" CLEAR FROM BUILDING STRUCTURE FOR FREE-STANDING SYSTEM. SYSTEM MAY BE INSTALLED TIGHT TO STRUCTURE AT REAR AND SIDES WITH CONNECTION TO BUILDING (CONNECTION AND APPLIED LOADS PROVIDED BY CITYLIFT).

3 LEVEL WITH PIT STANDARD SPECIFICATIONS MODEL No. 3LPWP 12-12-16	<b>citylift</b> <small>2335 BROADWAY OAKLAND, CALIFORNIA 94612 1.415.386.0161 contact@cityliftparking.com</small>	<b>S1</b> of 3
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3 LEVEL WITH PIT STANDARD SPECIFICATIONS MODEL No. 3LPWP 12-12-16	<b>citylift</b> <small>2335 BROADWAY OAKLAND, CALIFORNIA 94612 1.415.386.0161 contact@cityliftparking.com</small>	<b>S2</b> of 3
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REVISIONS

CORRECT DATE	09/13/17
DRAWN BY	AW
PROJECT #	PWH17-3

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BURLINGAME, CA  
APN #: 029-294-270

PROJECT

**THE VILLAGE AT BURLINGAME RESIDENTIAL**

150 PARK ROAD

ENTITLEMENT APPLICATION

**A1.5**

# Low Level Luminaires

## VRB1 / VRB2 / VRB3 / VRB4 / VS1 / VS2 Vandal Resistant Bollards

S02

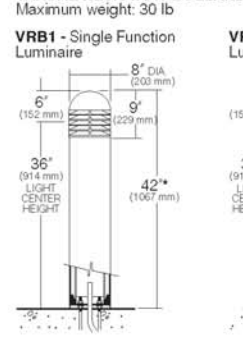


- FEATURES**
- VRB1, VRB3 and VS1 horizontal louvers provide 360° of down-lighting with total lamp source cutoff above 90° horizontal
  - VRB2 and VRB4 horizontal louvers provide 210° of cutoff down-lighting and vertical louvers provide 150° of non-cutoff accent lighting
  - VS2 horizontal louvers provide 270° of cutoff down-lighting and vertical louvers provide 90° of non-cutoff accent lighting
  - Designed for lighting walkways, entrances, courtyards, and landscaped areas where fixtures are viewable from all directions
  - Battery back-up, emergency battery pack and housings shield options

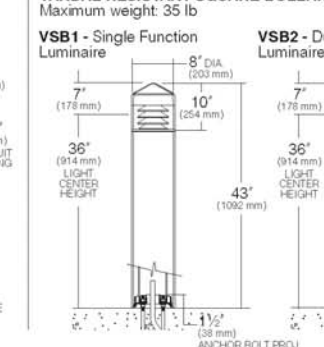
### ORDERING INFORMATION (Example)

FEATURE	ELECTRICAL MODULE	LUMINAIRE FINISH	HS
VRB1 Dished Round, 300° downlighting	10L2K	BL Black	HS Stainless Steel
VRB2 Dished Round, 210° downlighting, 150° accent lighting	10L2K	EM Battery Back-up	
VRB3 Flat Round, 360° downlighting	10L2K	LE Light Grey	
VRB4 Flat Round, 210° downlighting, 150° accent lighting	10L2K	TT Titanium	
VS1 Square, 360° downlighting	10L2K	PS Platinum Silver	
VS2 Square, 210° downlighting, 150° accent lighting	10L2K	WH White	

### VANDAL RESISTANT BOLLARD



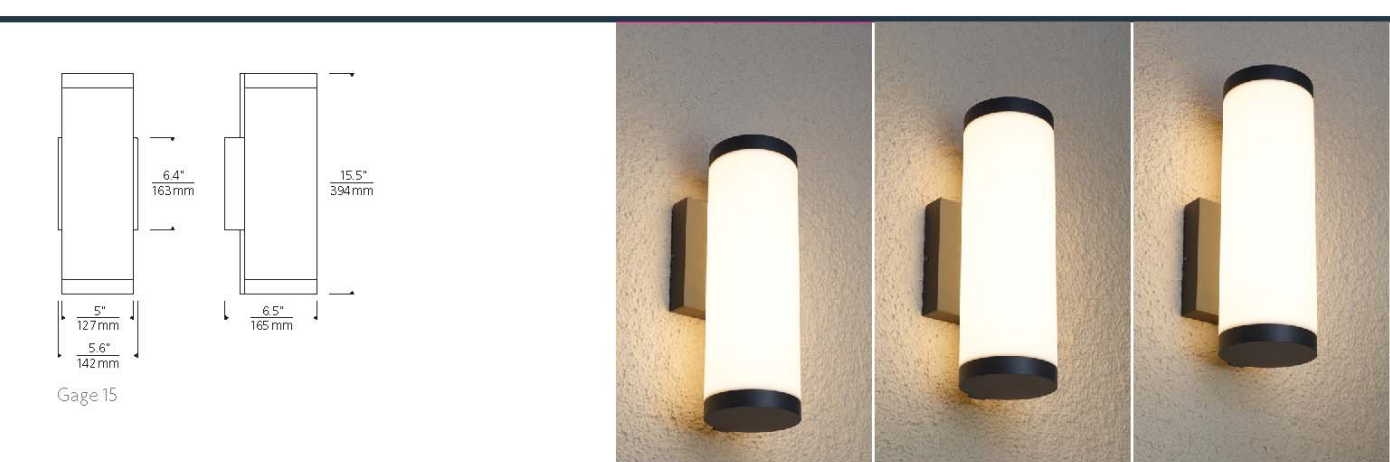
### VANDAL RESISTANT SQUARE BOLLARD



288

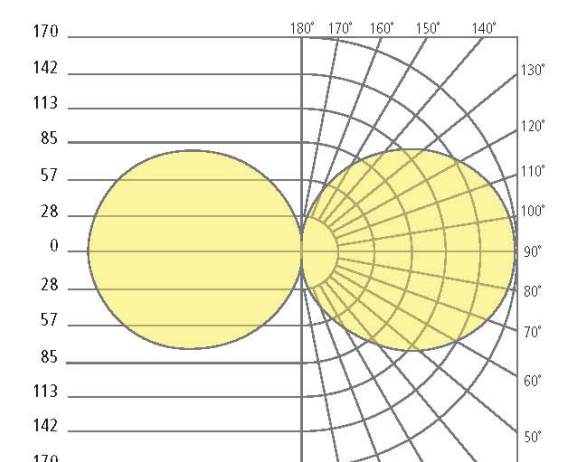
## S02 BOLLARD LIGHTING PEDESTRIAN PODIUM DECK AND GROUND FLOOR

## GAGE 15 WALL SCONCE



### PHOTOMETRICS\*

**GAGE 15**  
 Total Lumen Output: 1334  
 Luminaire Efficacy: 44.5  
 Color Temp: 3000K  
 CRI: 80+  
 BUGS Rating: 90-114-G1



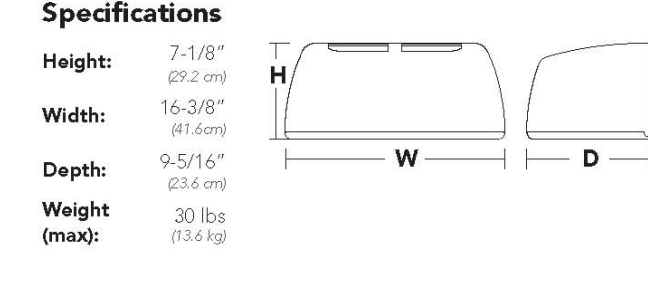
### PROJECT INFO

ITEM	THRESHOLD QUANTITY	JOB NAME / SFD	NOTES

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## WB3 ARCHITECTURAL LIGHTING

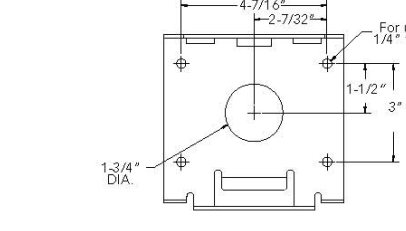
## CSXW LED LED Wall Luminaire



### ORDERING INFORMATION

CSXW LED	Series	LEDs	Drive current	Color temperature	Distribution	Voltage	Mounting	Options	Finish
CSXW18	3K	30	700mA	4K	4000K	120V	Type I	SHIPPED INSTALLED	30000

### Mounting Detail



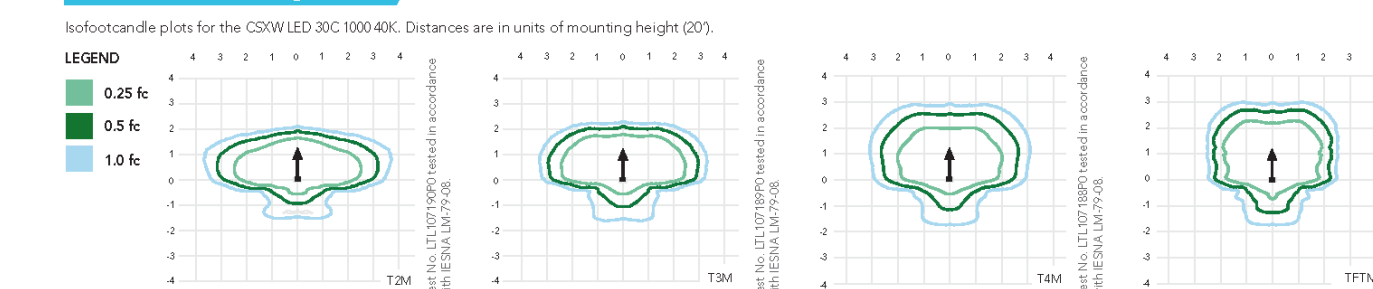
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## WB1 SECURITY LIGHTING

### Performance Data

Lumen Output		Lumen Ambient Temperature (LAT) Multipliers	
1000lm	3000K	1.0	0.96
1000lm	4000K	1.0	0.91
1000lm	5000K	1.0	0.85

### Photometric Diagrams



### FEATURES & SPECIFICATIONS

- INTENDED USE:** The Contour® Series LED luminaires are ideal for commercial building mounted applications from over-the-door to 20 ft mounting heights.
- CONSTRUCTION:** Rugged 18-gal. single-piece aluminum housing. Unique flow-through design for optimal thermal management. Housings allow for ease of maintenance and potential future system upgrades. Metallic screen covers the top of the housing, preventing debris build-up while allowing for air flow through completely sealed gasketed entrance and environmental components.
- FINISH:** Screen caps are protected by a premium Super-Durable TFC non-stick powder coat finish that provides superior resistance to corrosion and weathering. A highly controlled multi-stage process ensures a consistent, long-lasting finish for a look that can withstand extreme climate conditions.
- OPTICS:** Precision-molded acrylic lenses provide optimal luminaire spacing and improved performance. Lenses are reduced to the critical board to ensure consistent optical alignment and delivery regardless of environmental conditions. Light engines are available in standard 4000K, 5000K or optional 3000K CRI configurations. The CSXW has one output and qualifies as a High-End Energy Efficient product, meaning it is consistent with the EEP and Green Connect® criteria for all uses and design or typical best-in-class laboratory conditions at 25°C.

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## WB1 SECURITY LIGHTING

## Lumark

Catalog #	XTOR1A	Type
Project		WP1
Comments		Date
Prepared by		

### DESCRIPTION

The patented Lumark Crosstour® LED Wall Pak Series of luminaires provides an architectural style with super bright, energy efficient LEDs. The low-profile, rugged die-cast aluminum construction, universal back box, stainless steel hardware along with a sealed and gasketed optical compartment make the Crosstour impervious to contaminants. The Crosstour wall luminaire is ideal for walkways, inverted mount for facade/canopy illumination, post/bollard, site lighting, floodlight and low level pathway illumination including stairs. Typical applications include building entrances, multi-use facilities, apartment buildings, institutions, schools, stairways and loading docks.

### CONSTRUCTION FEATURES

**Construction:** Slim, low-profile LED design with rugged one-piece, die-cast aluminum hinged removable door and back box. Matching housing styles incorporate both a small and medium design. The small housing is available in 12W, 18W and 30W. The medium housing is available in the 30W model. Patented secure lock hinge feature allows for safe and easy tool-less electrical connections with the supplied push-in connectors. Back box includes three half-inch, NPT threaded conduit entry points. The universal back box supports both the small and medium forms and mounts to standard 3/16" to 4" round and octagonal, 4" square, single gang and masonry junction boxes. Key hole gasket allows for adaptation to junction box or wall. External fin design extracts heat from the fixture surface. One-piece silicone gasket seals door and back box. Minimum 5" wide pole for site lighting application. Not recommended for car wash applications.

### ELECTRICAL

LED driver is mounted to the die-cast housing for optimal heat sinking. LED thermal management conductor and natural convection to transfer heat rapidly away from the LED source. 12W, 18W, and 30W series operate in -40°C to 40°C (-40°F to 104°F). High ambient 50°C models available. Crosstour luminaires maintain greater than 80% of initial light output after 7,000 hours of operation. Three half-inch NPT threaded conduit entry points allow for thru-branch wiring. Back box is an authorized electrical wiring compartment. Integral LED electronic driver incorporates surge protection, 120-277V 50/60Hz or 347V 60Hz models.

### FINISH

Crosstour is protected with a Super durable TFC carbon bronze or sun-bleed white polyester powder coat paint. Super durable TFC powder coat paint finishes withstand extreme climate conditions while providing optimal color and gloss retention of the metal finish.

### WARRANTY

Five-year warranty.

### APPLICATIONS:

- WALL SURFACE
- POST BOLLARD
- LOW LEVEL
- REVERTED
- FLOODLIGHT
- SITE LIGHTING

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## WP1 PODIUM DECK LIGHTING

### REVISIONS

DATE	DESCRIPTION
01/19/18	
AW	
PROJECT #	PWH17-3

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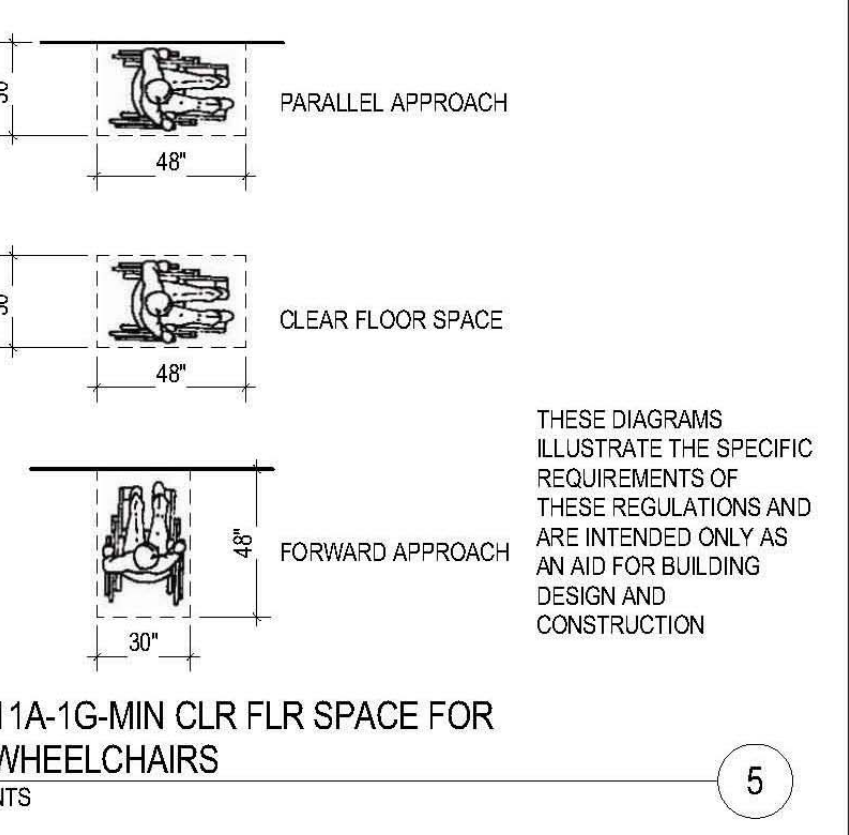
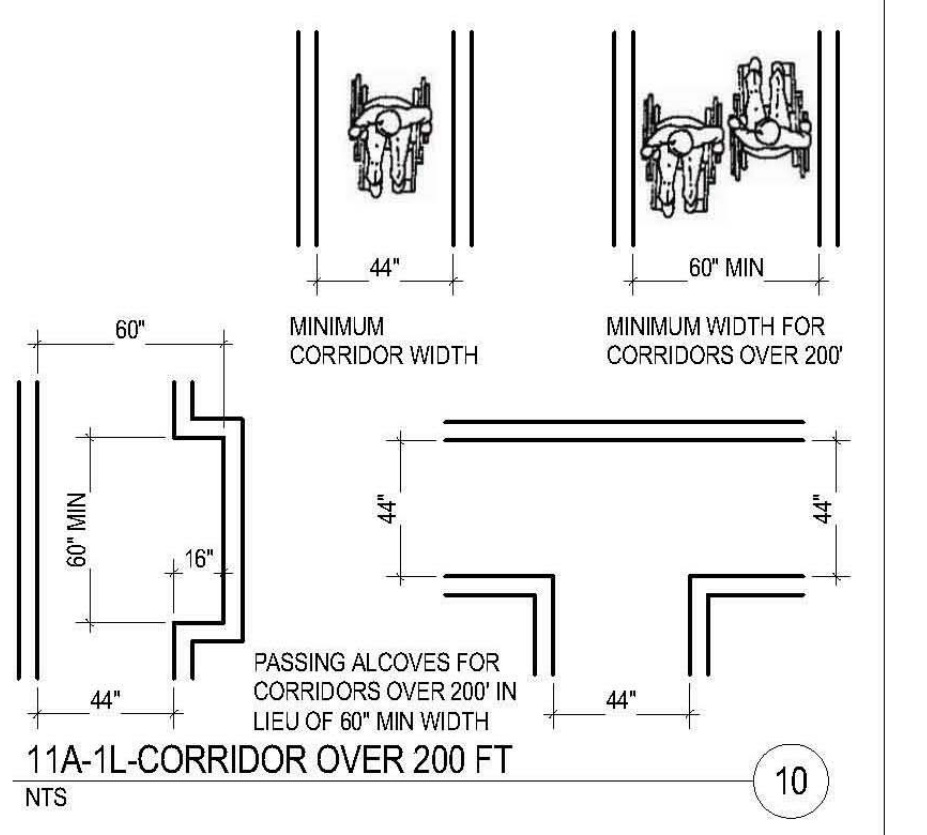
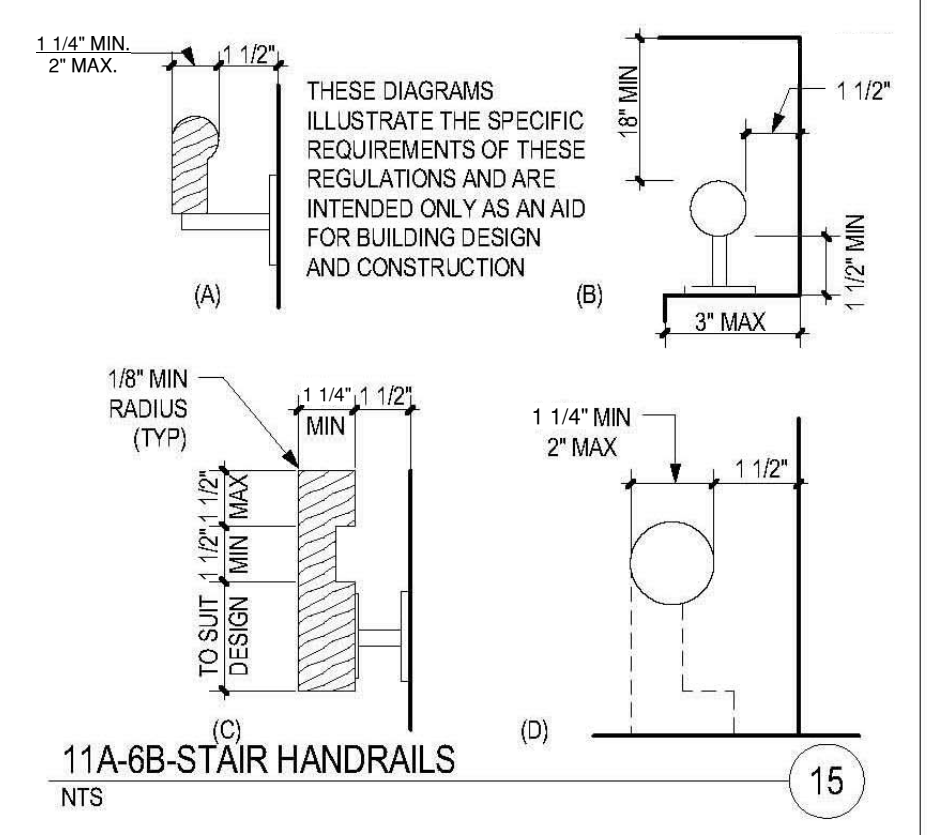
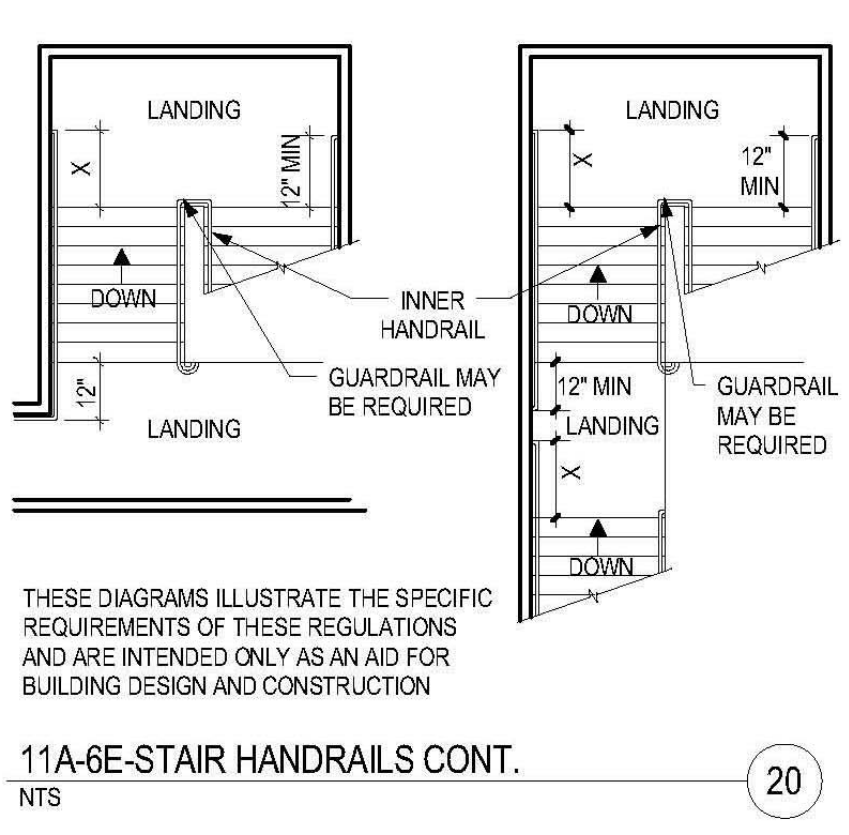
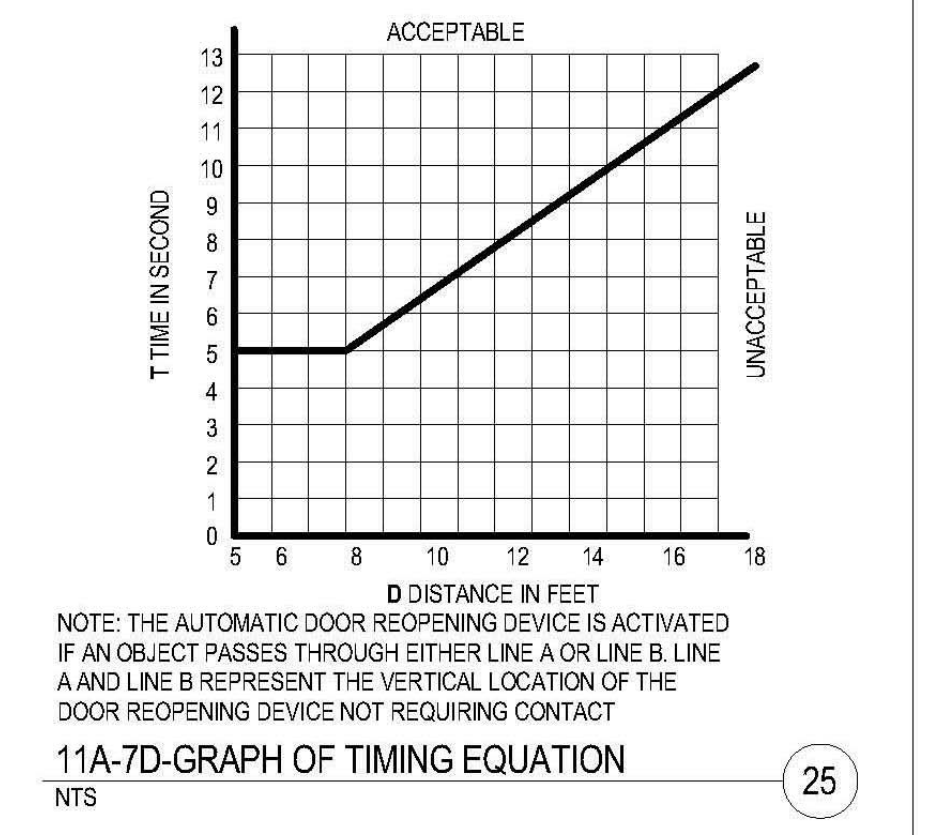
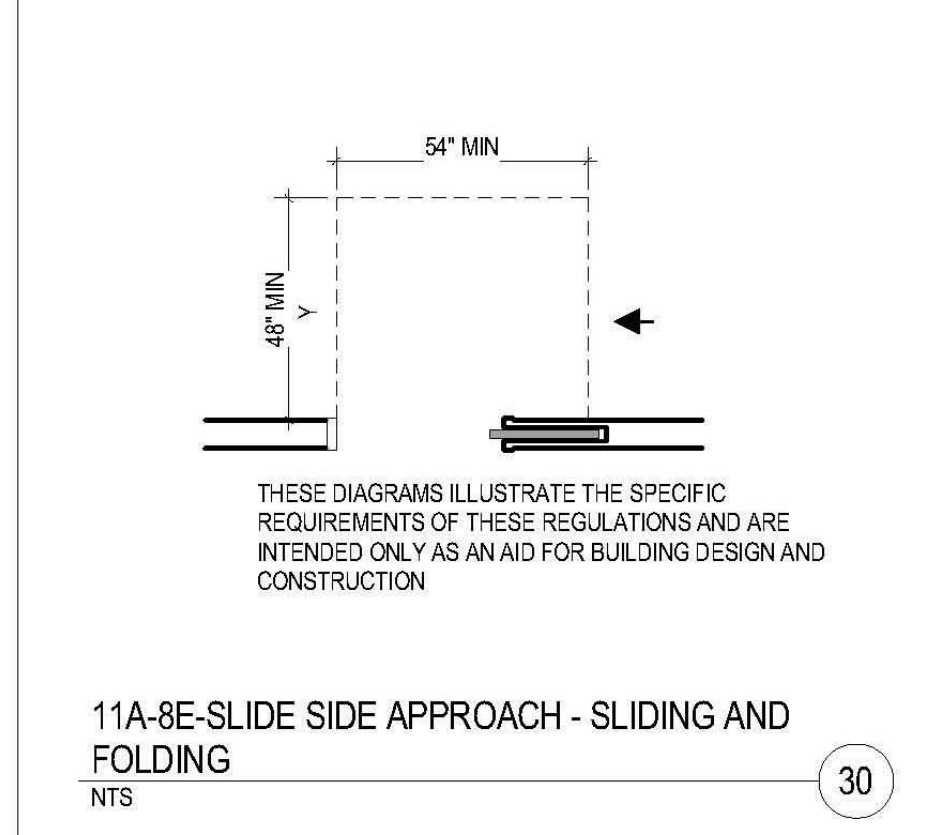
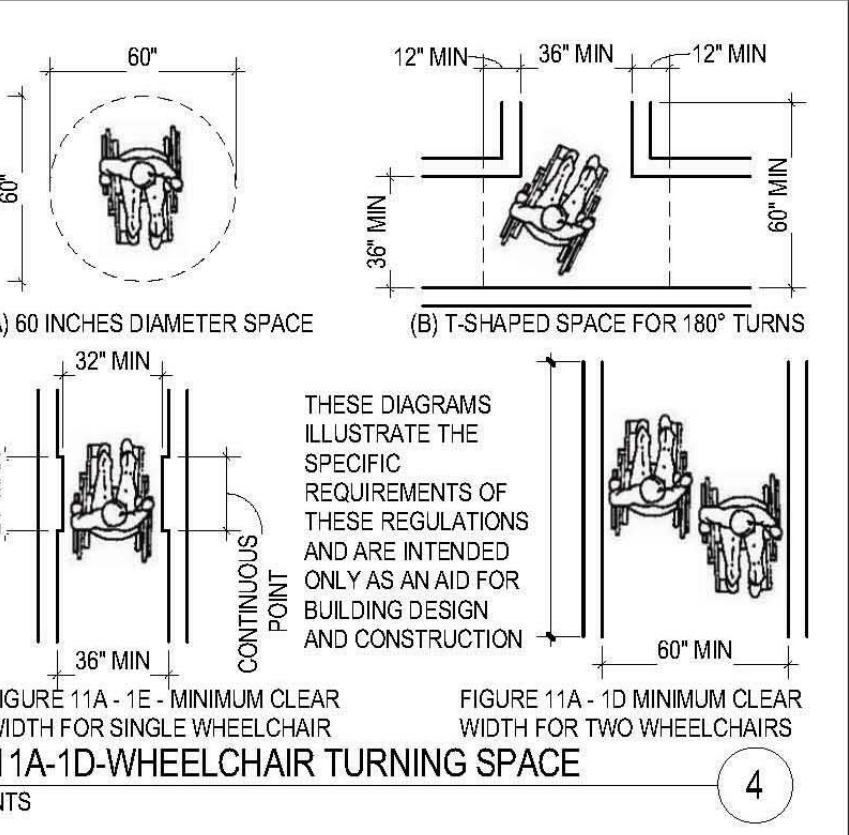
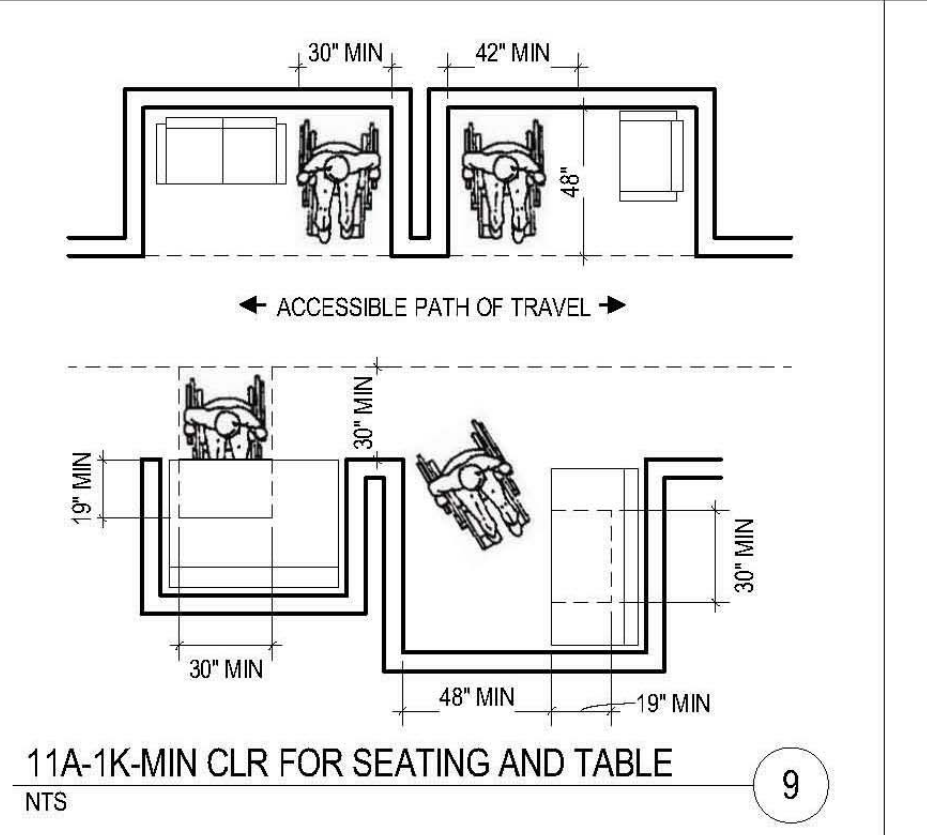
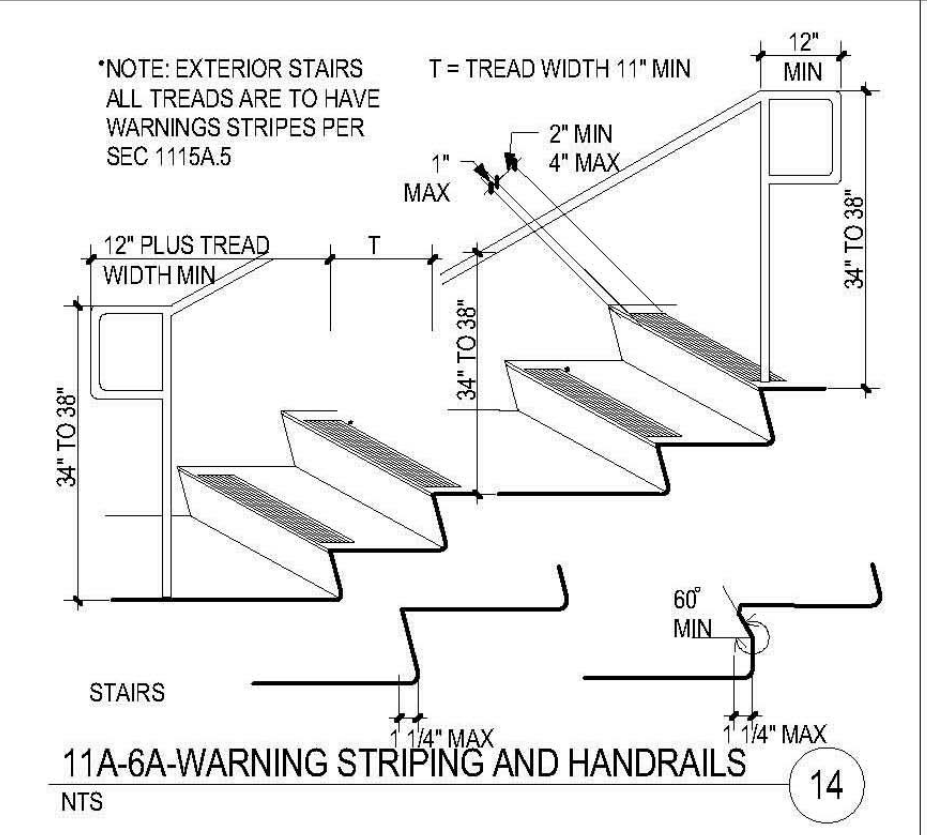
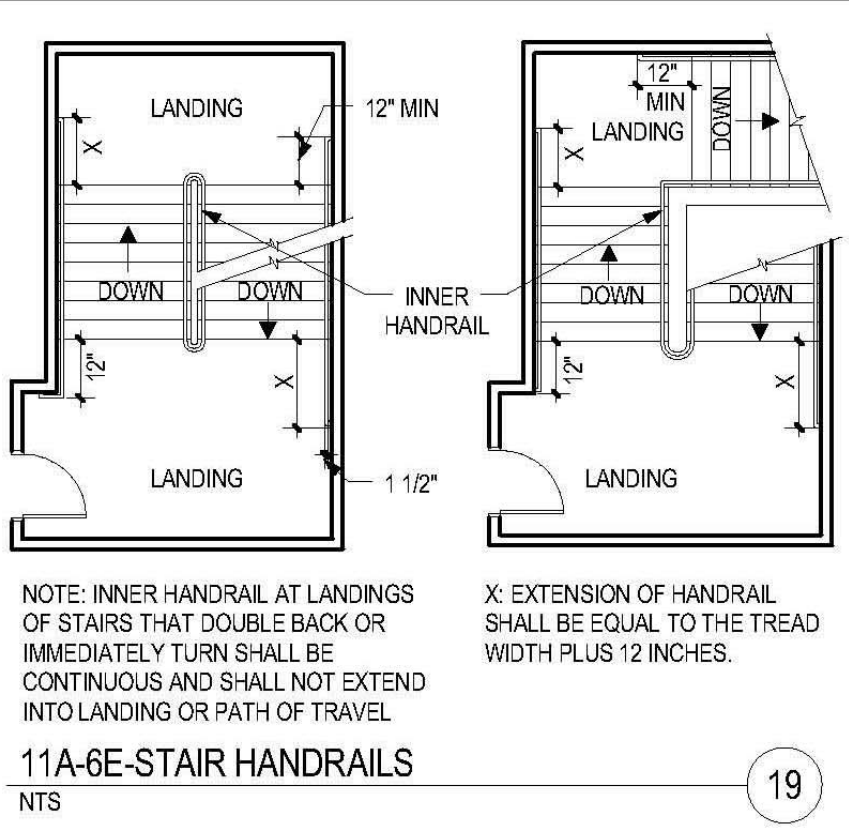
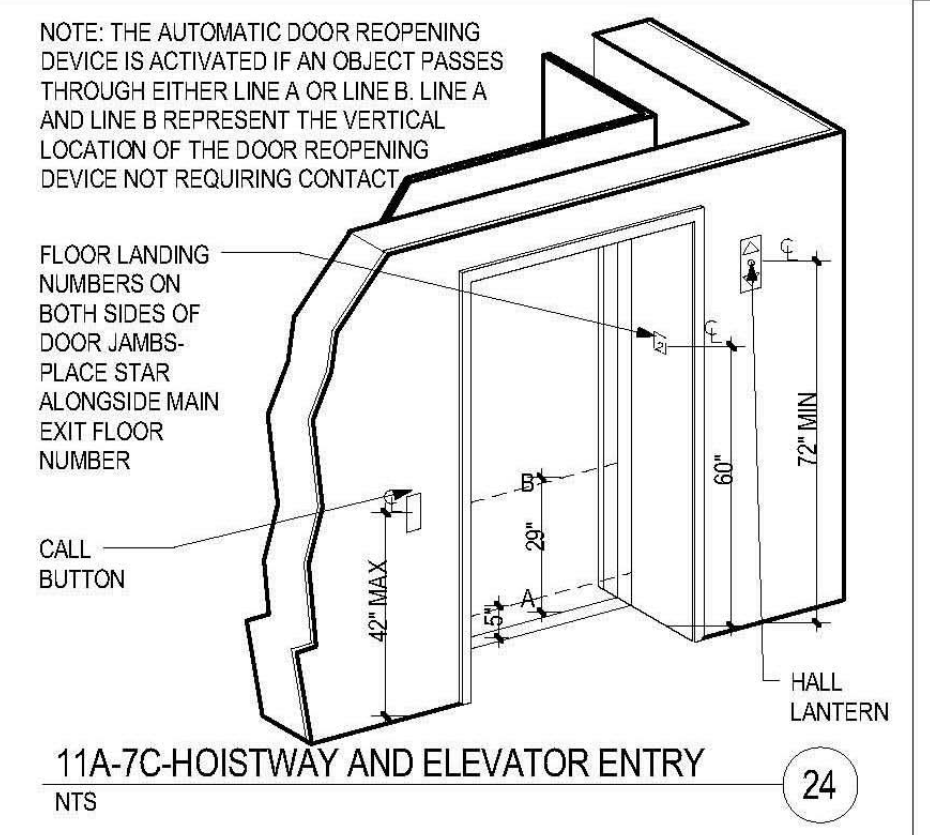
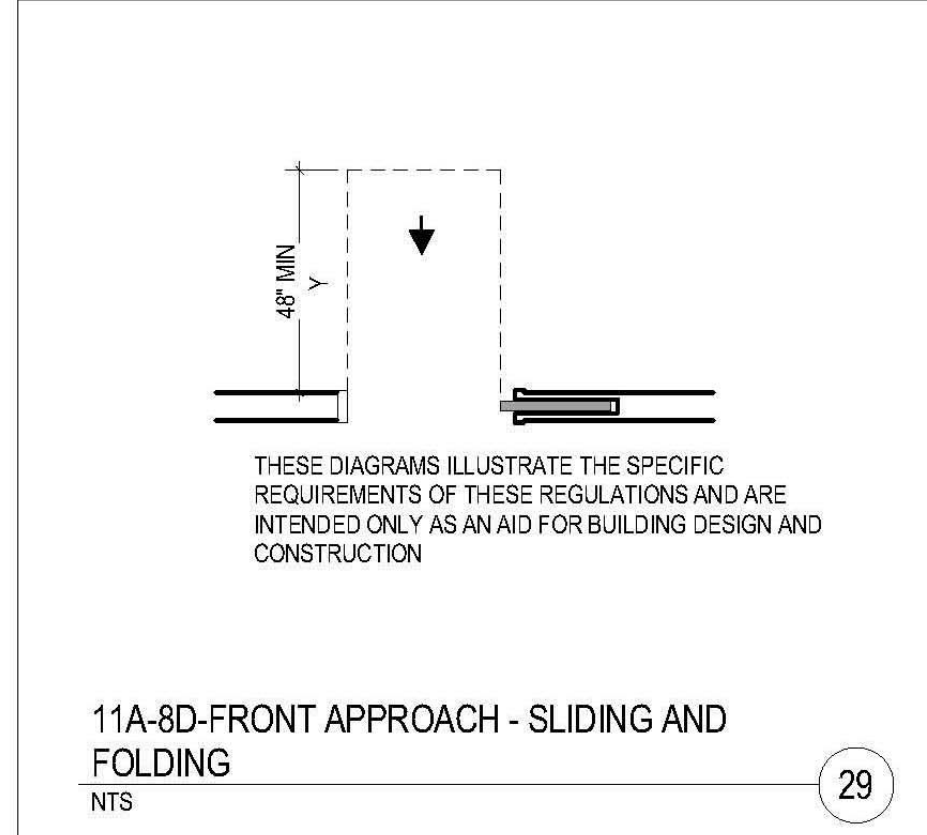
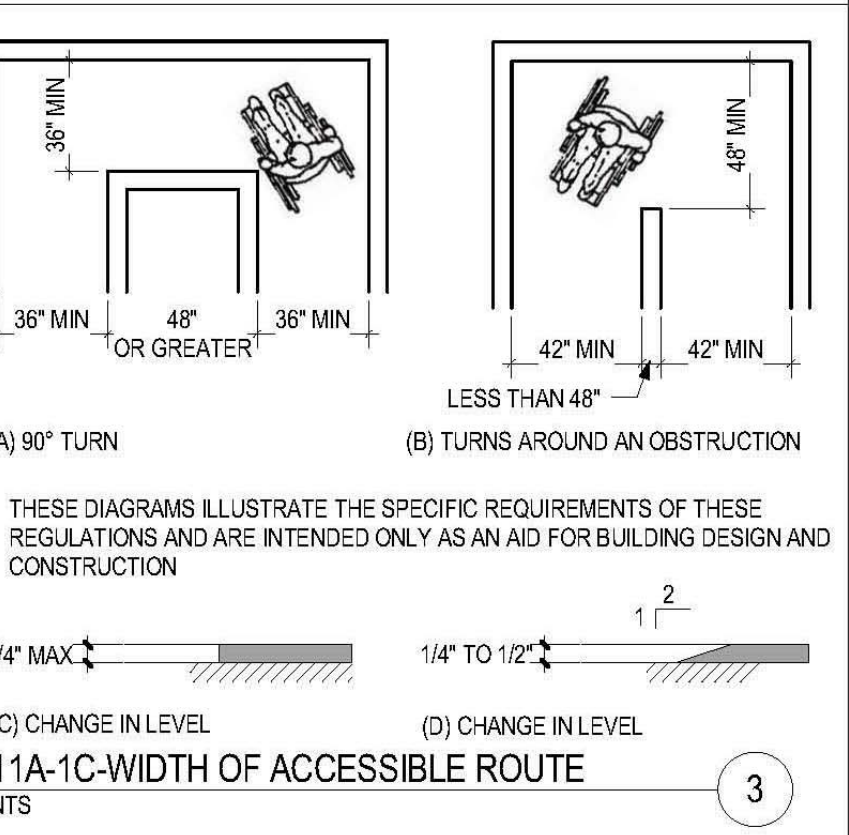
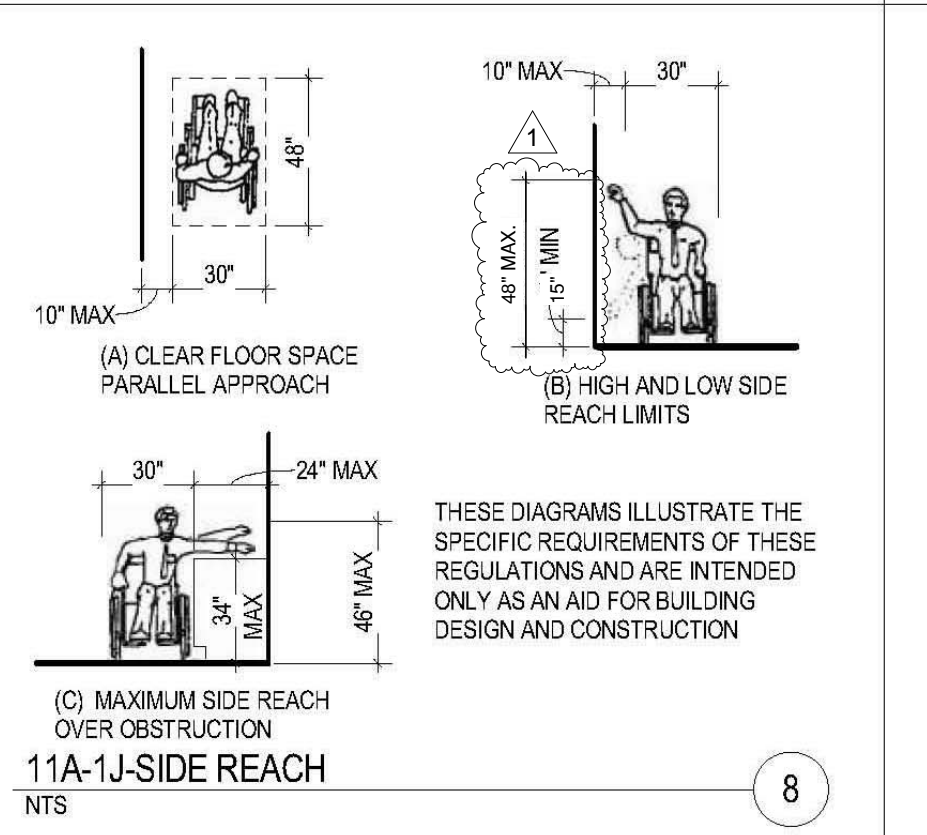
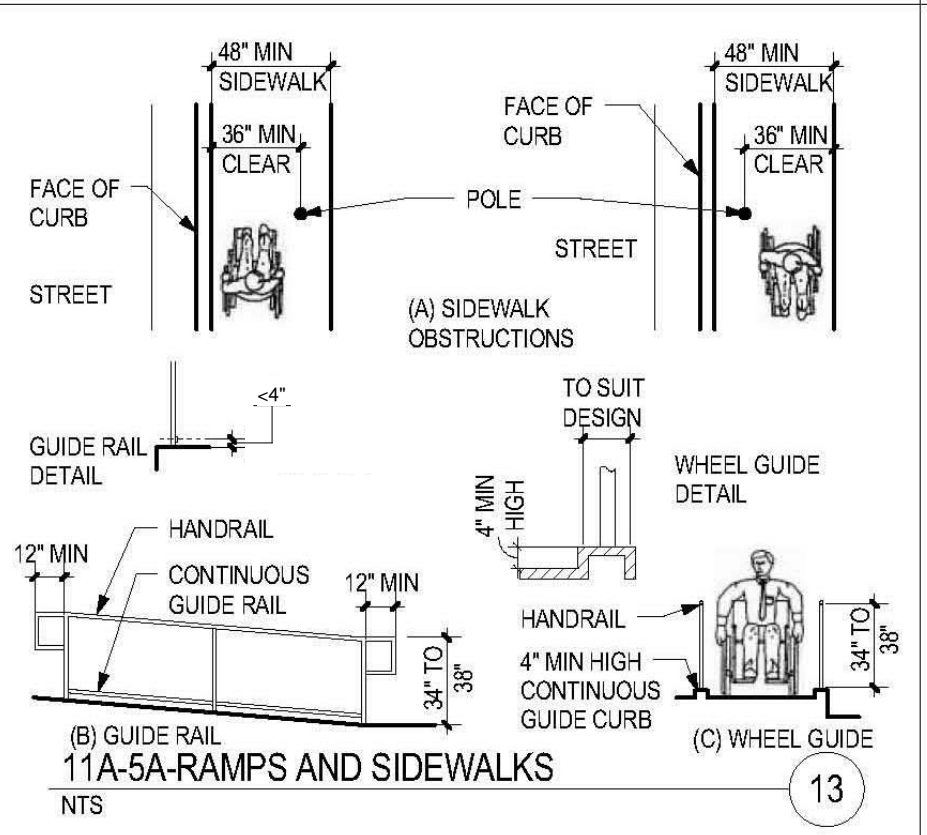
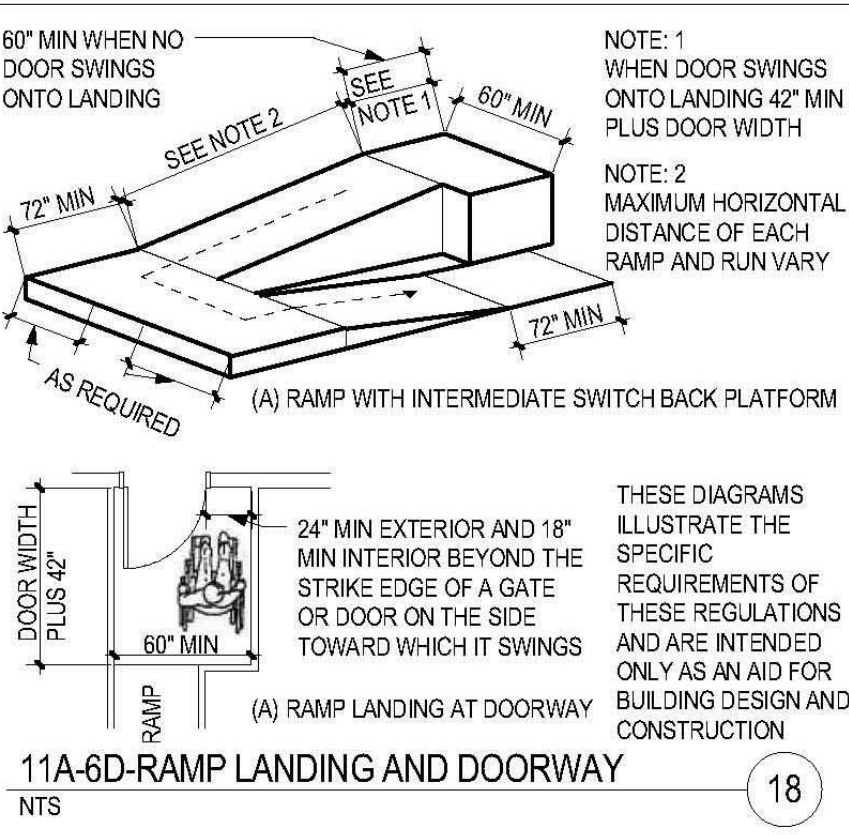
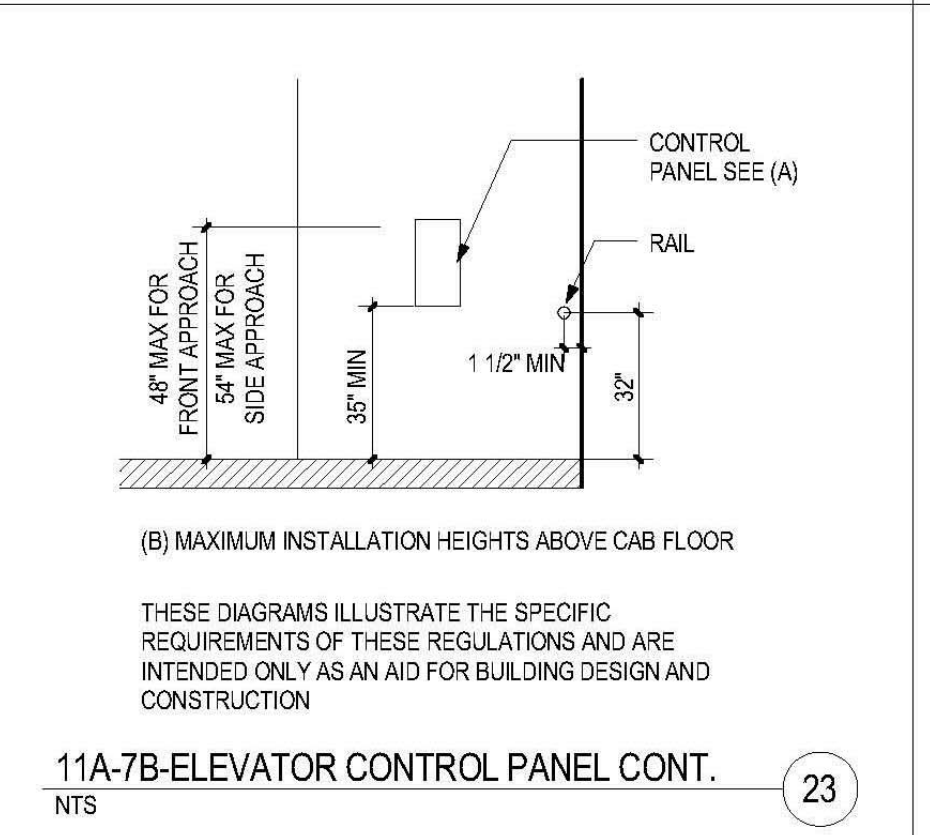
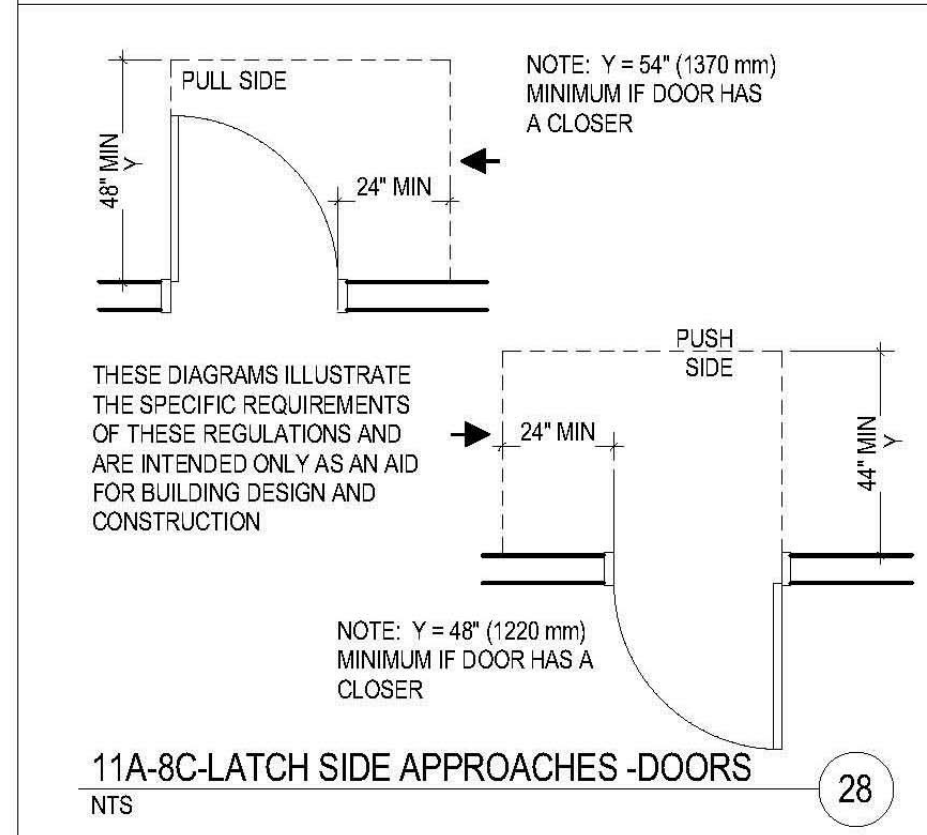
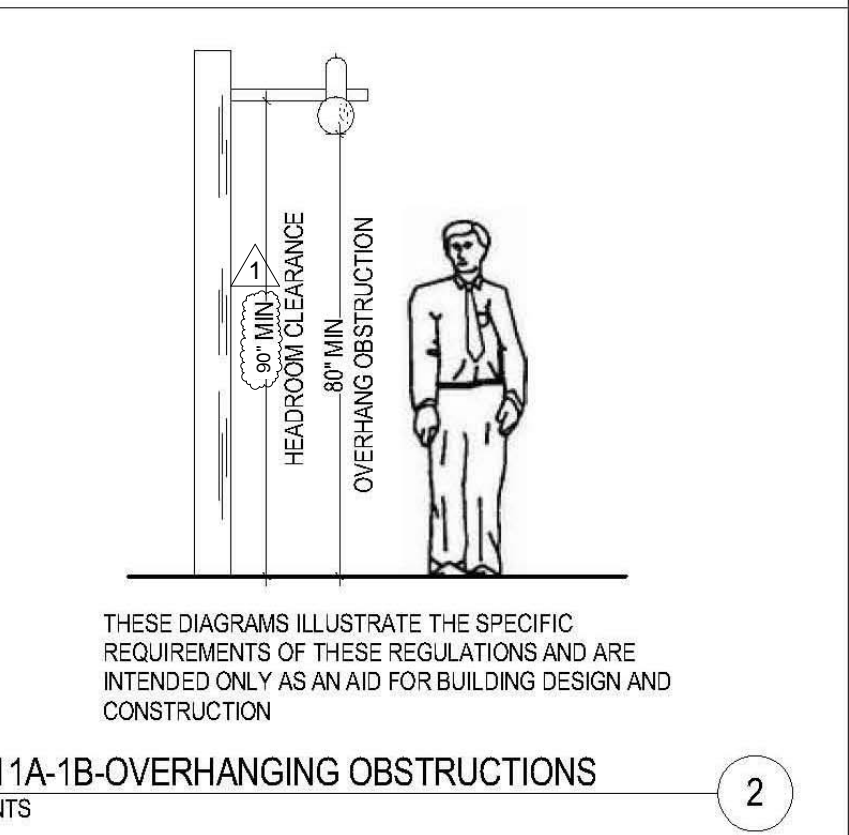
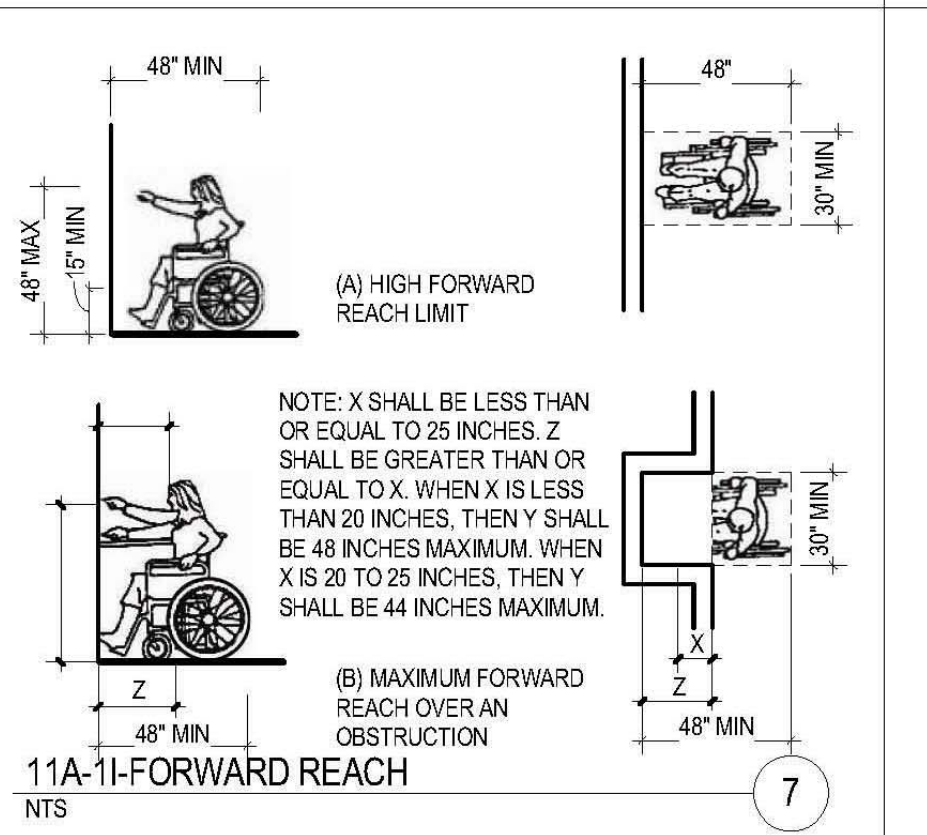
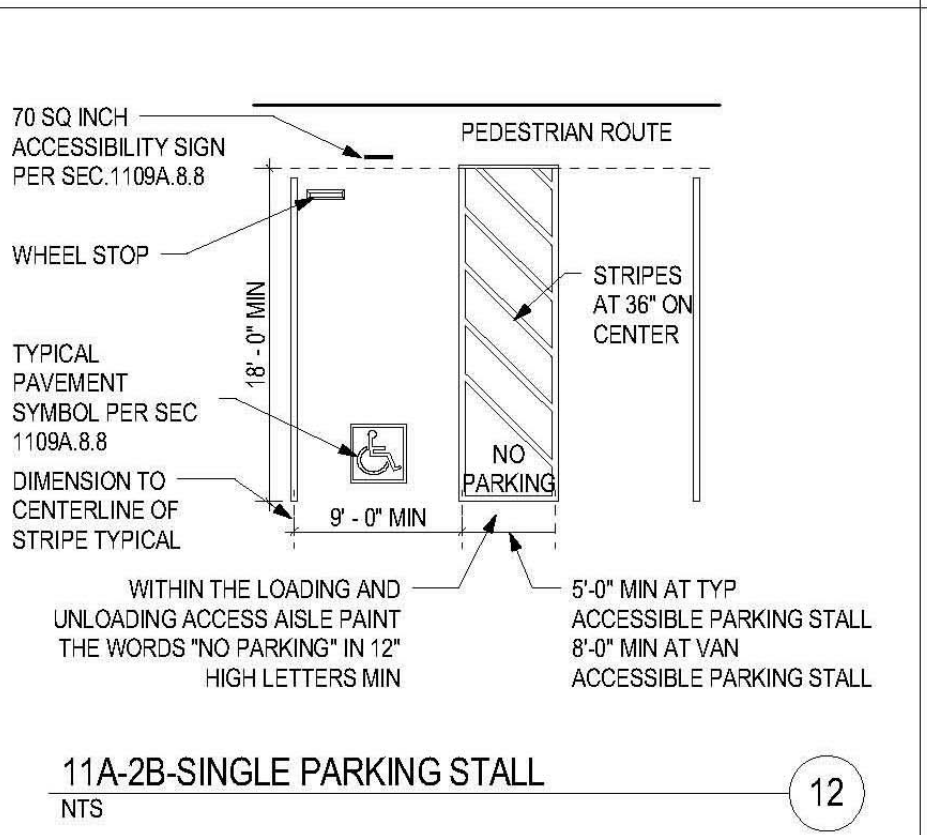
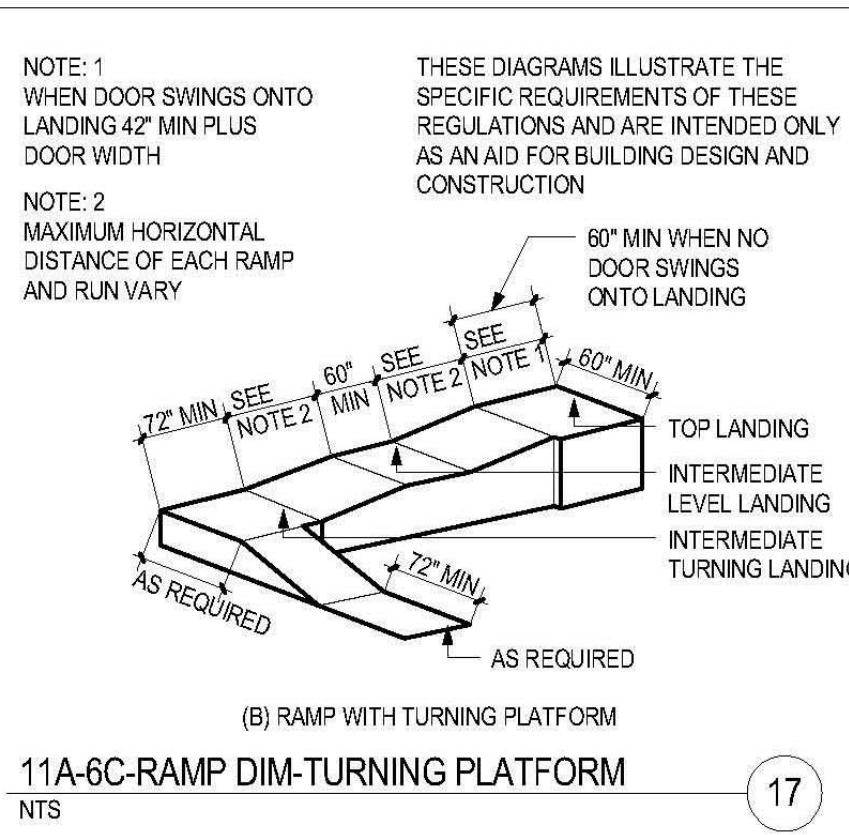
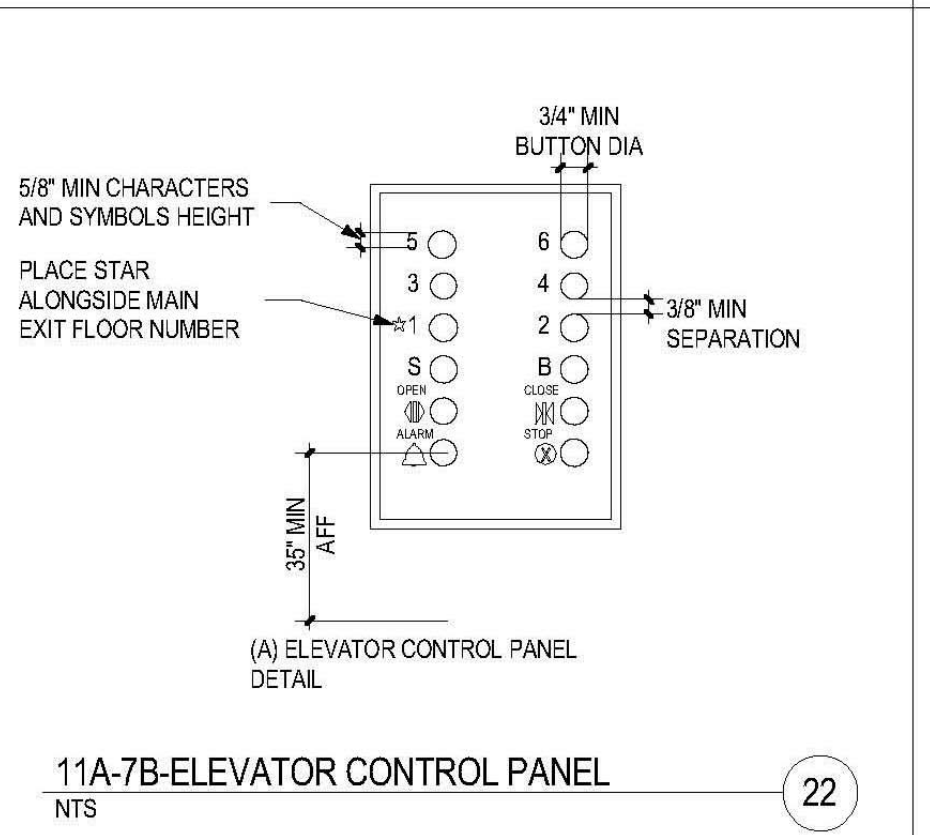
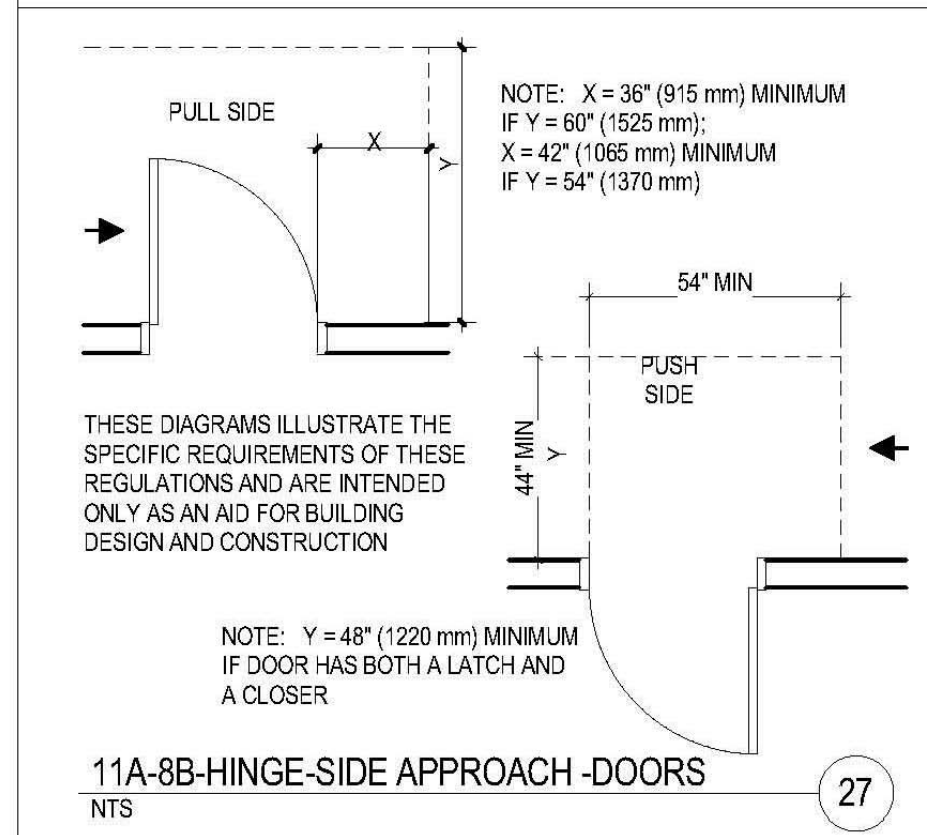
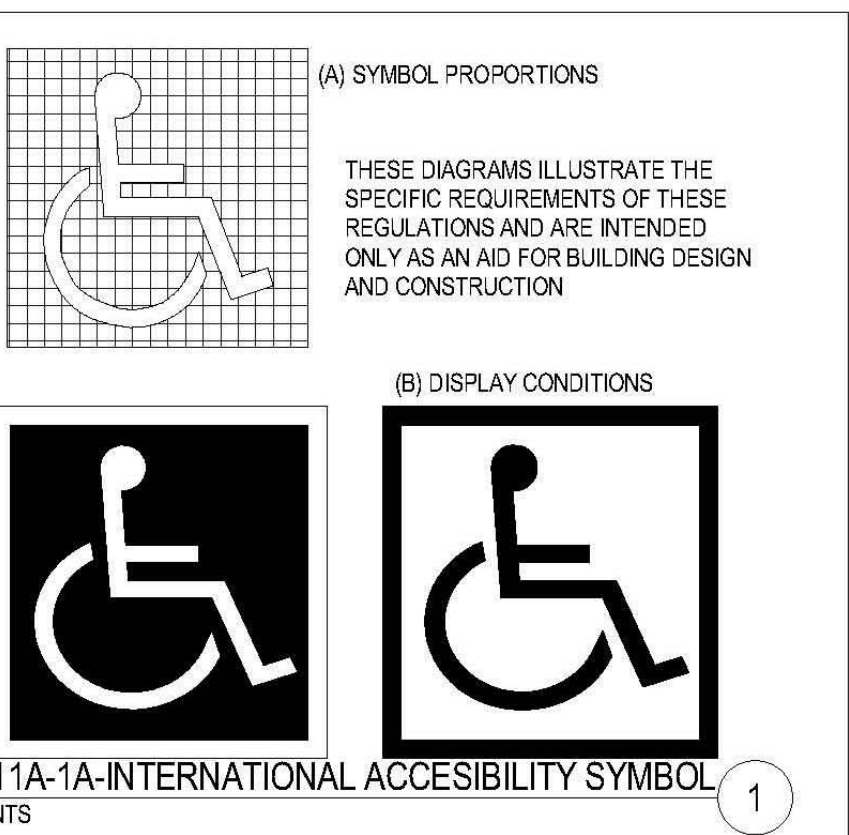
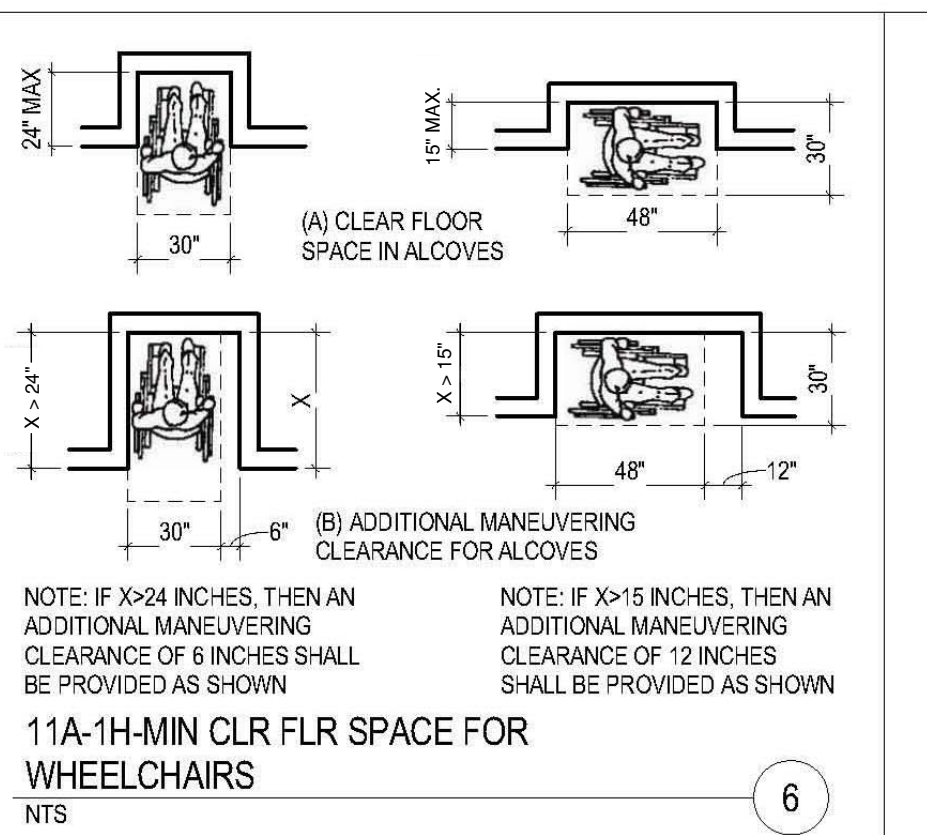
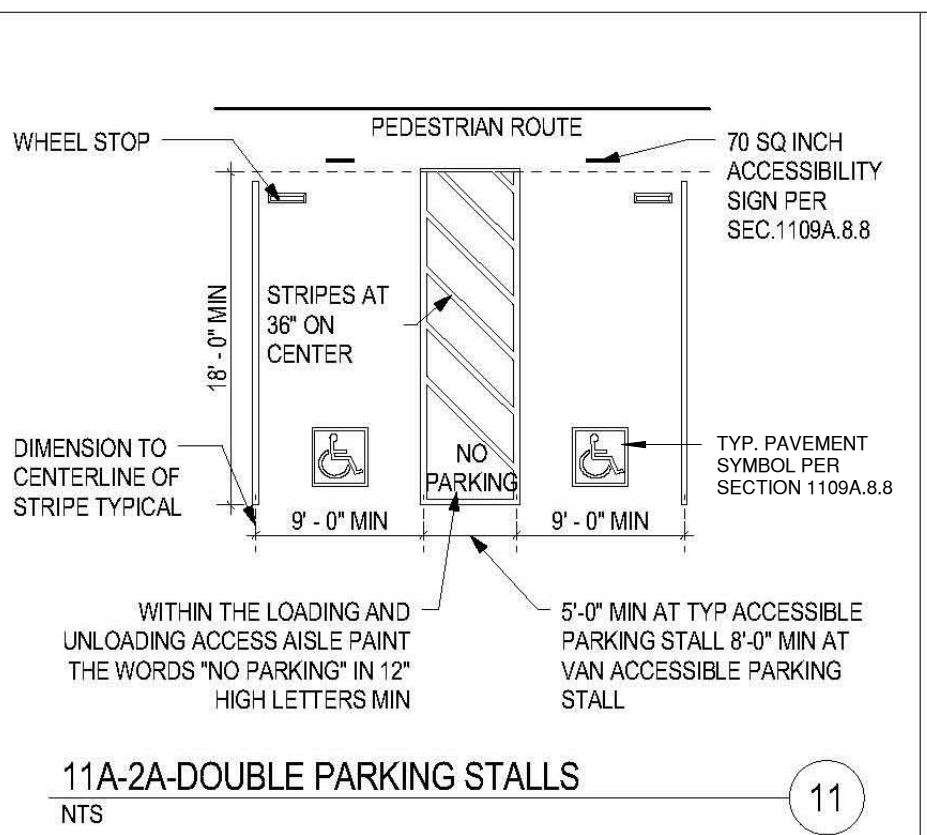
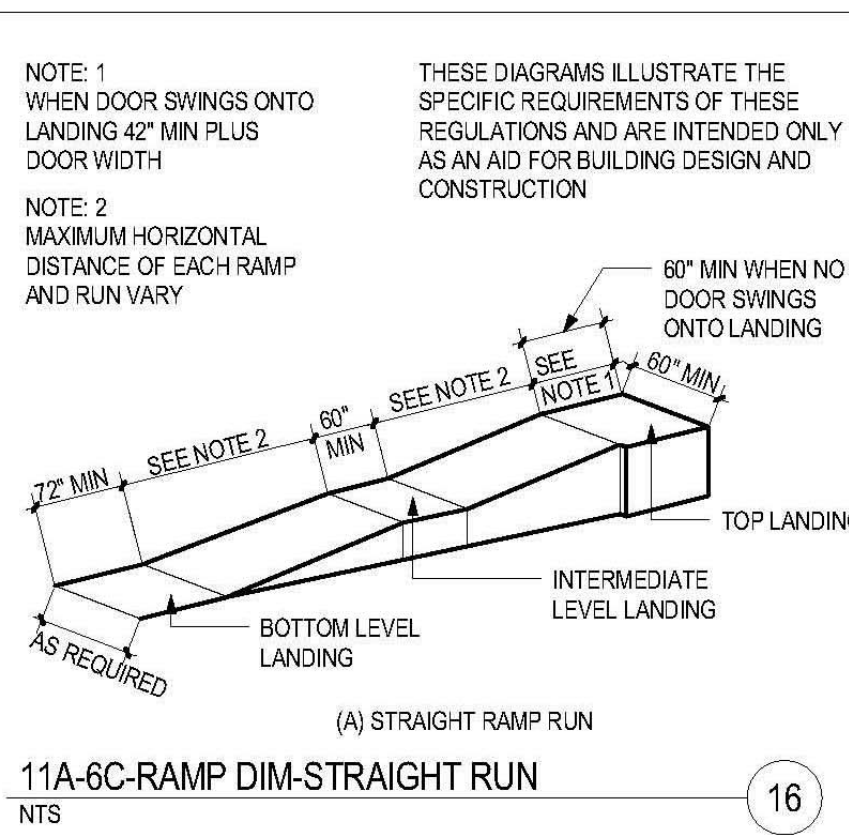
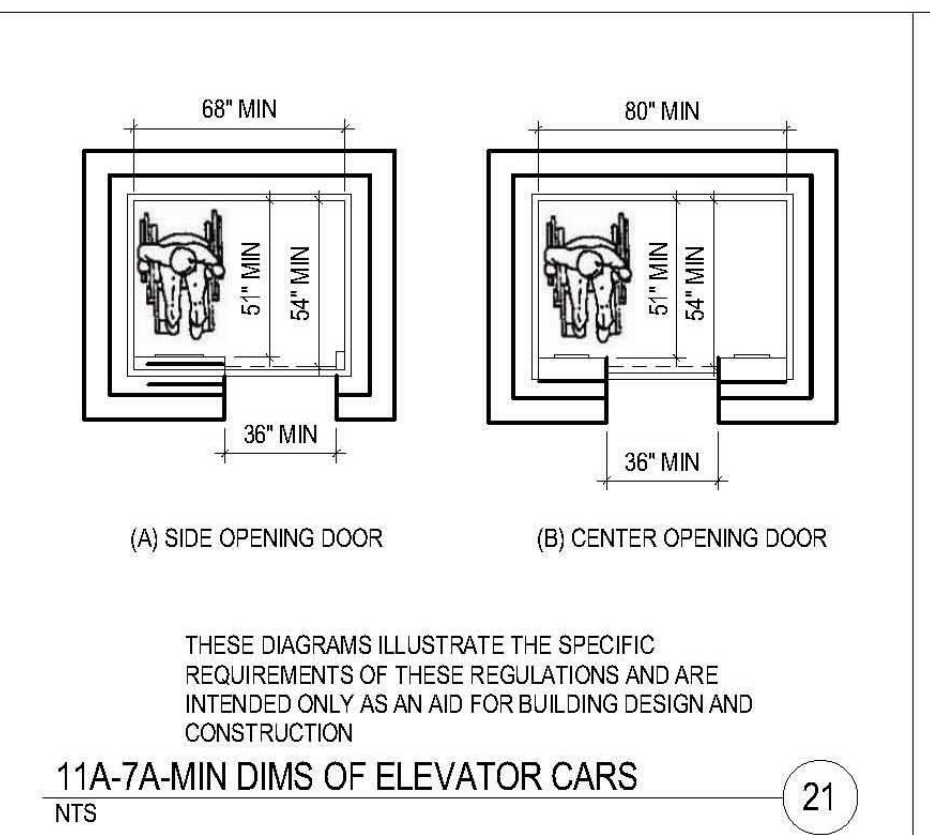
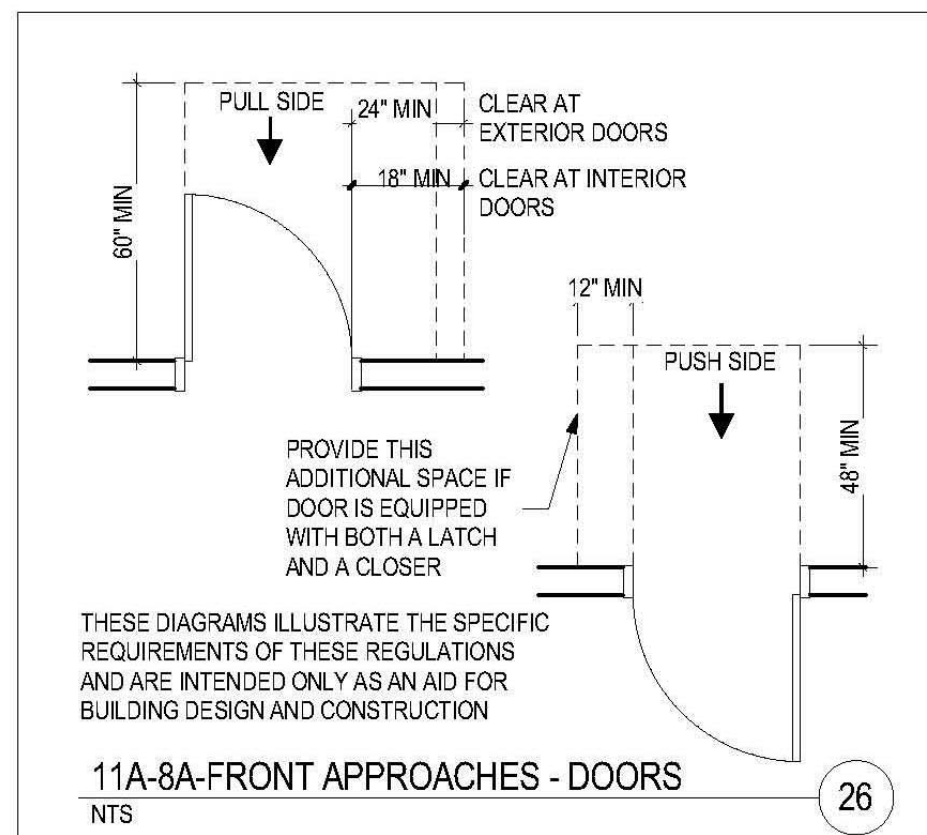
BURLINGAME CA  
 APN #: 029-294-270

# THE VILLAGE AT BURLINGAME RESIDENTIAL

PROJECT  
 150 PARK ROAD  
 BURLINGAME CA  
 APN #: 029-294-270

## ENTITLEMENT APPLICATION

A1.6





ISSUE DATE: 01/19/18  
DRAWN BY: AW  
PROJECT #: PWH17-3



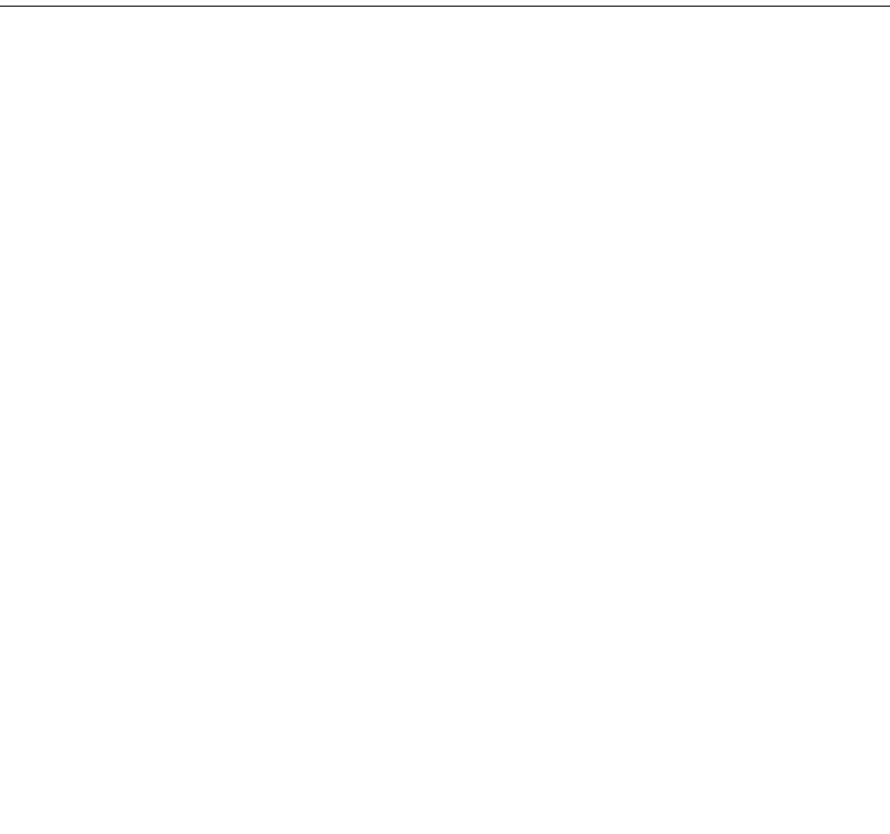
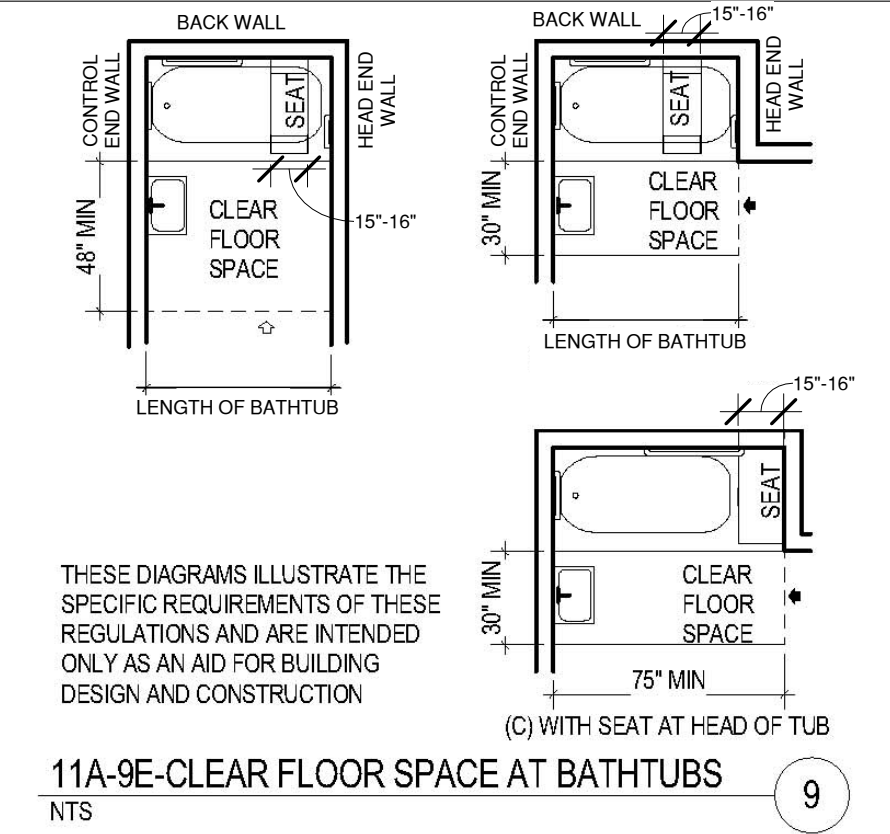
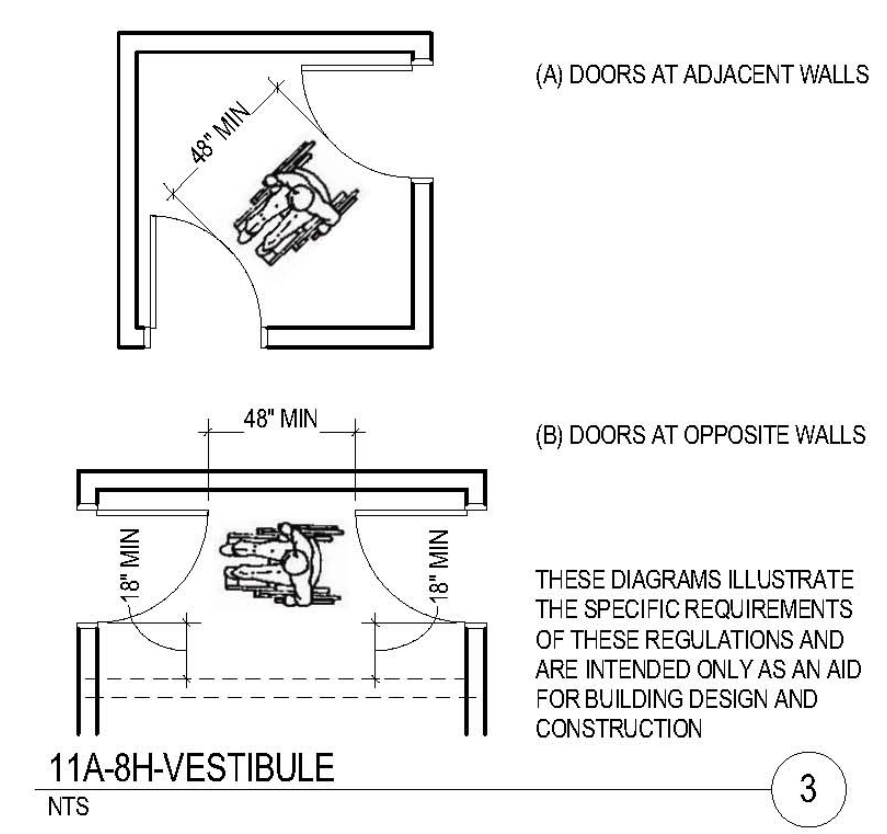
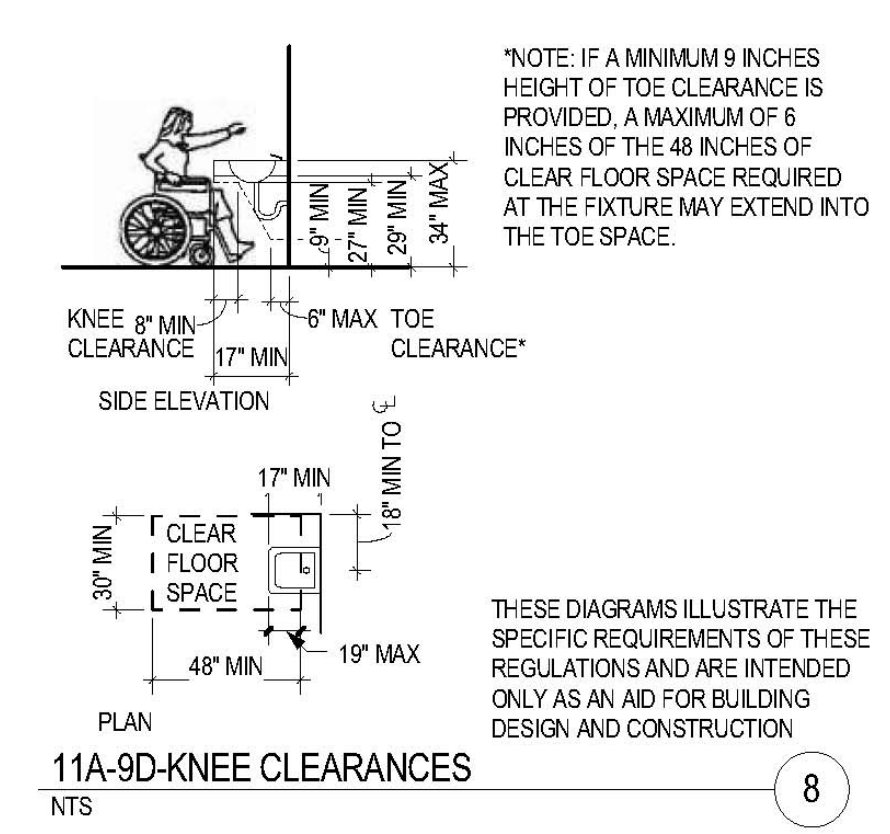
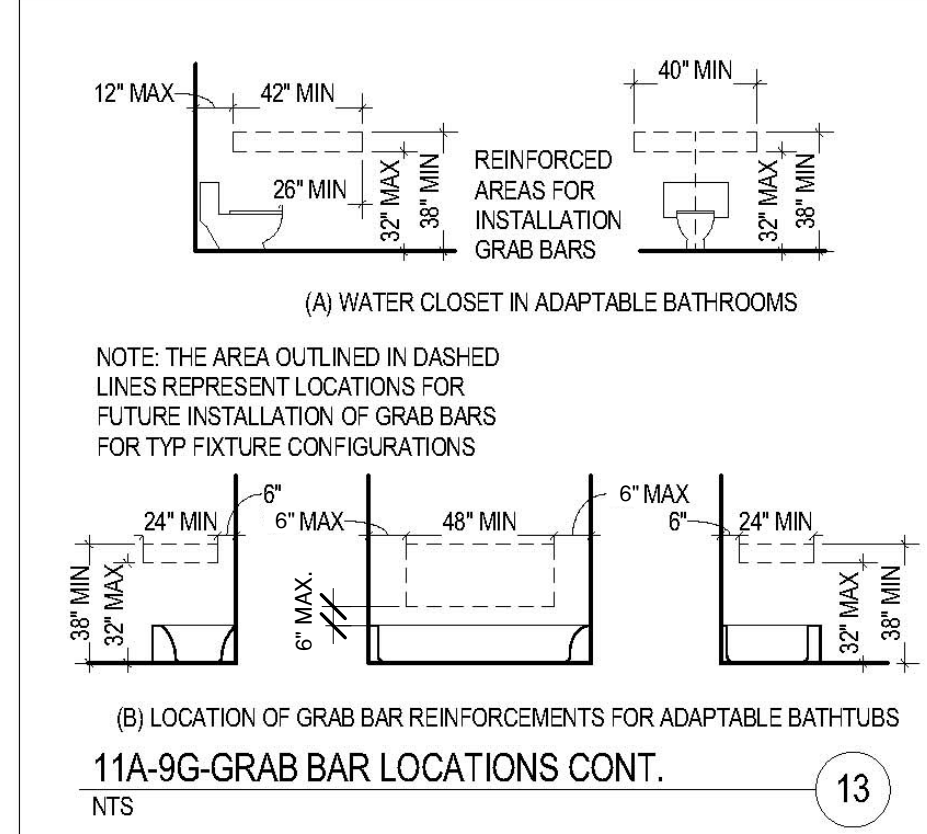
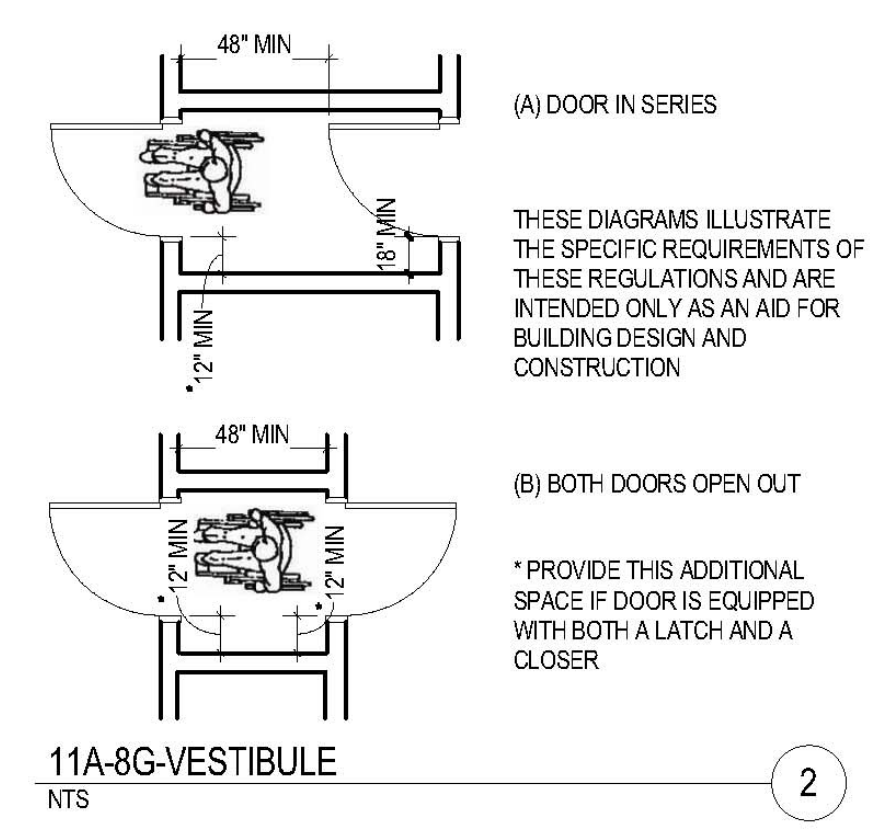
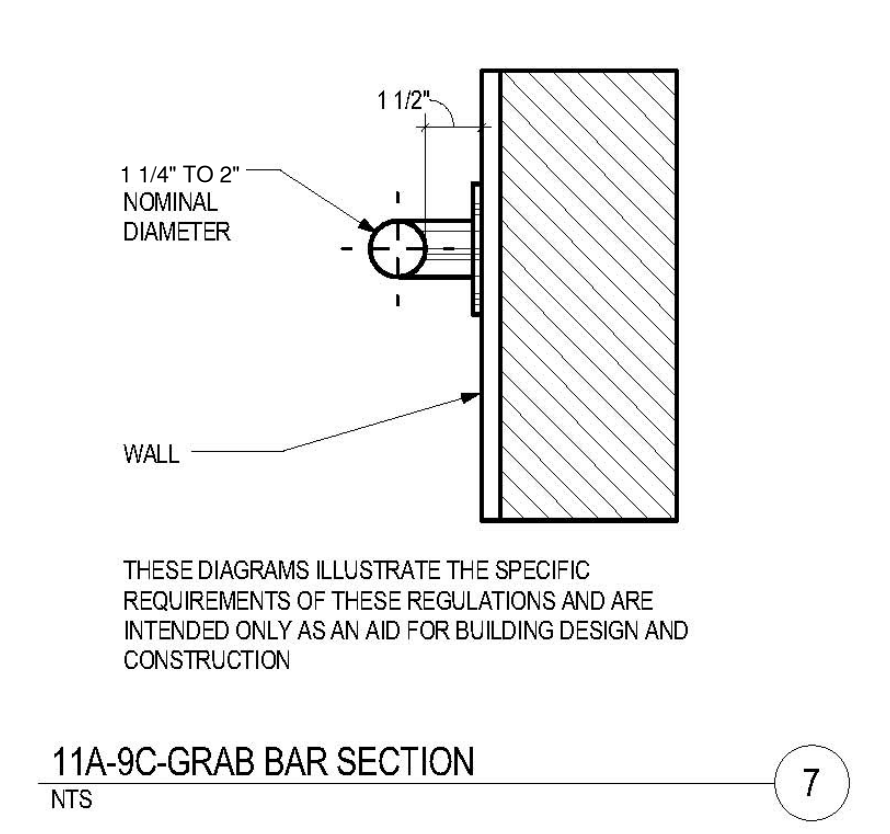
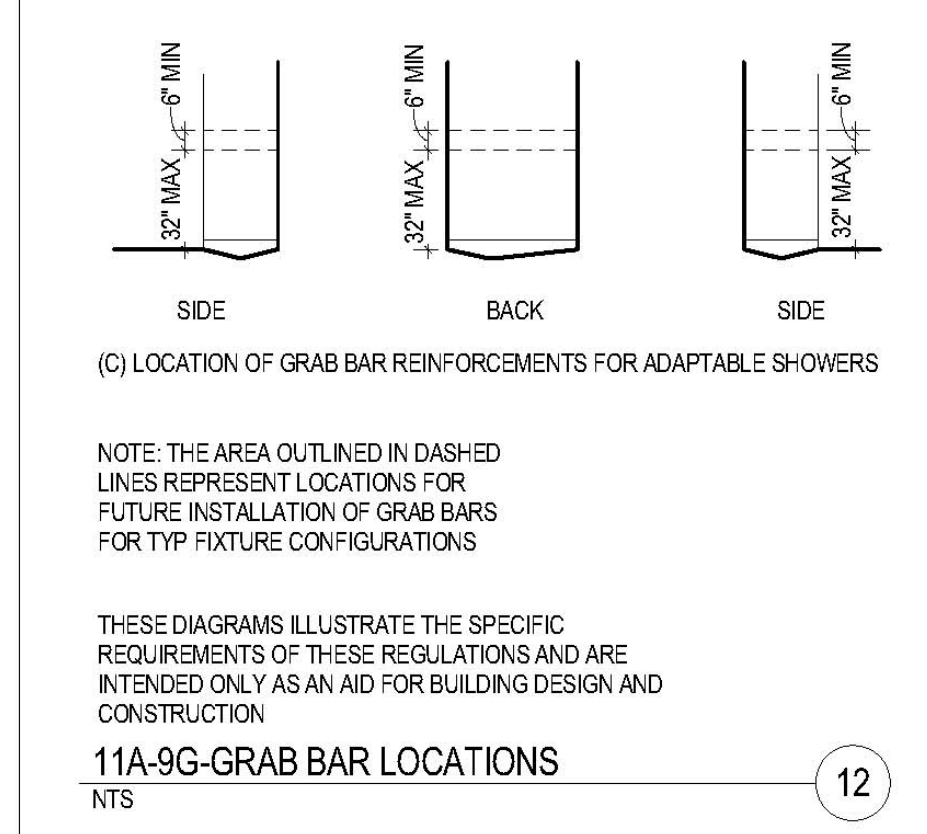
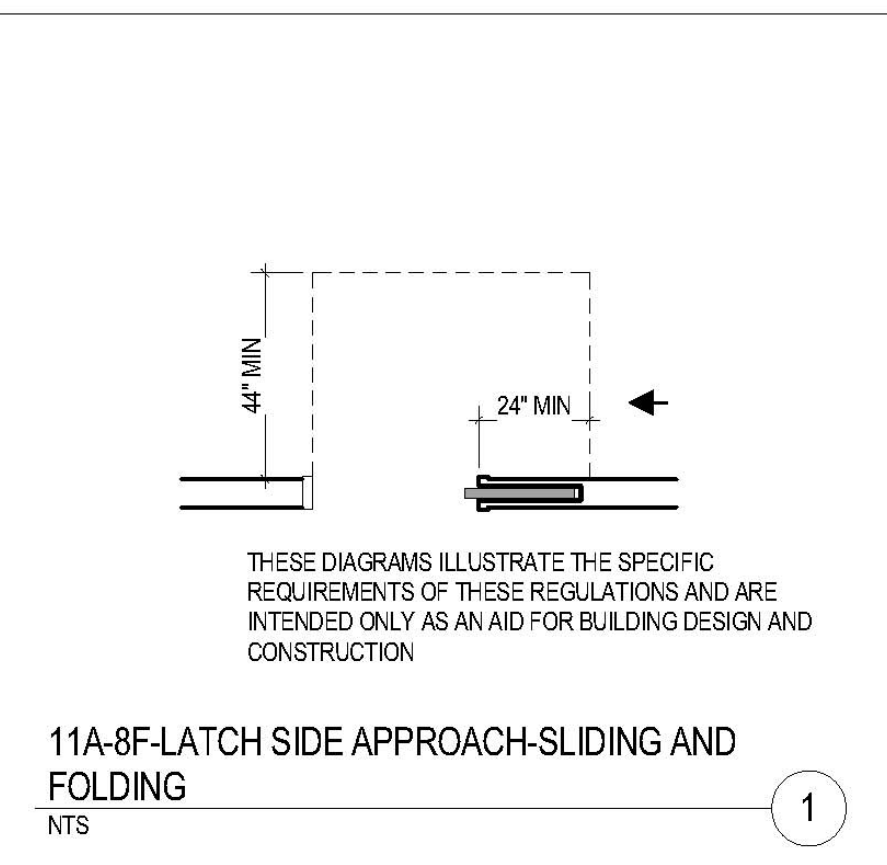
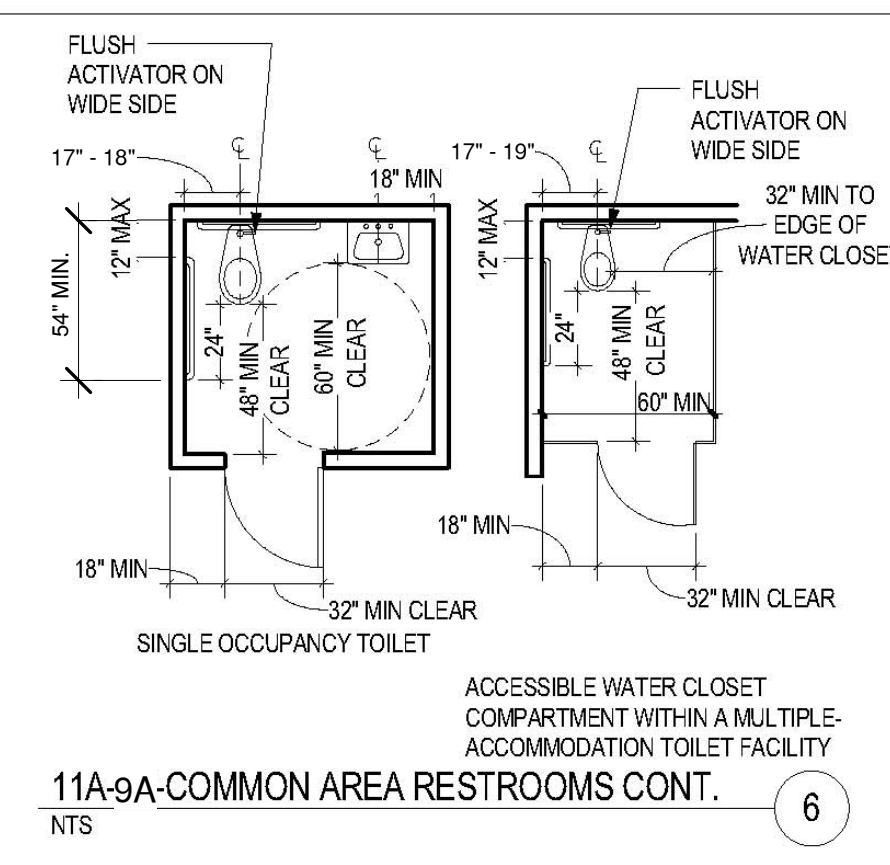
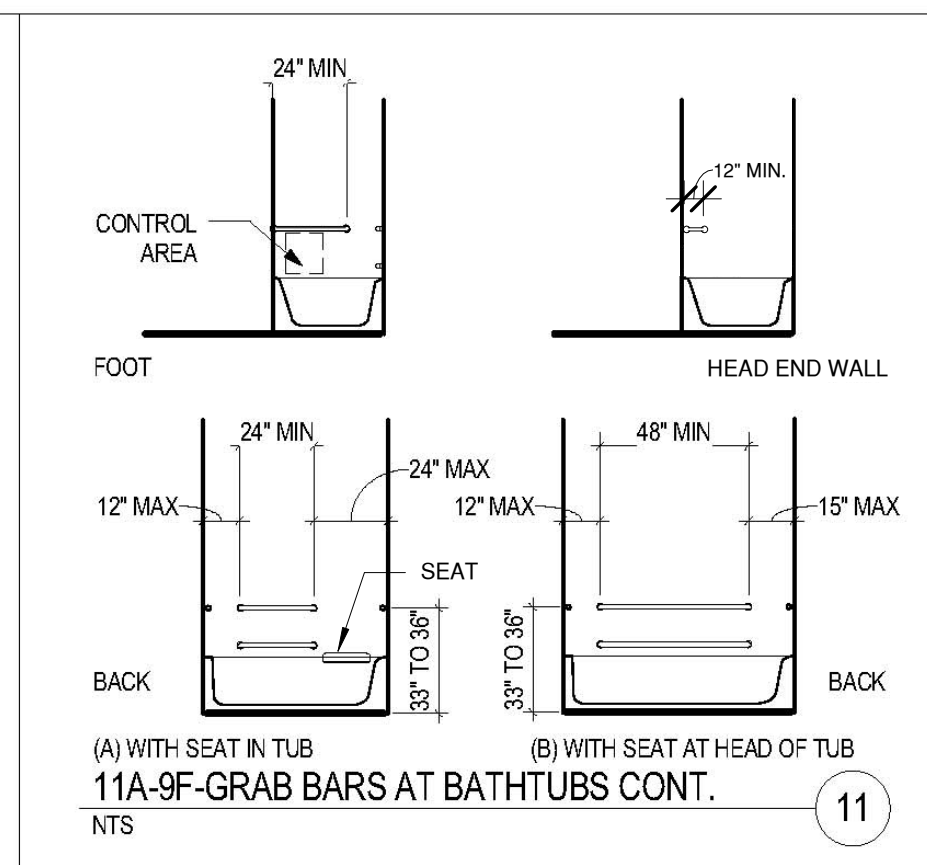
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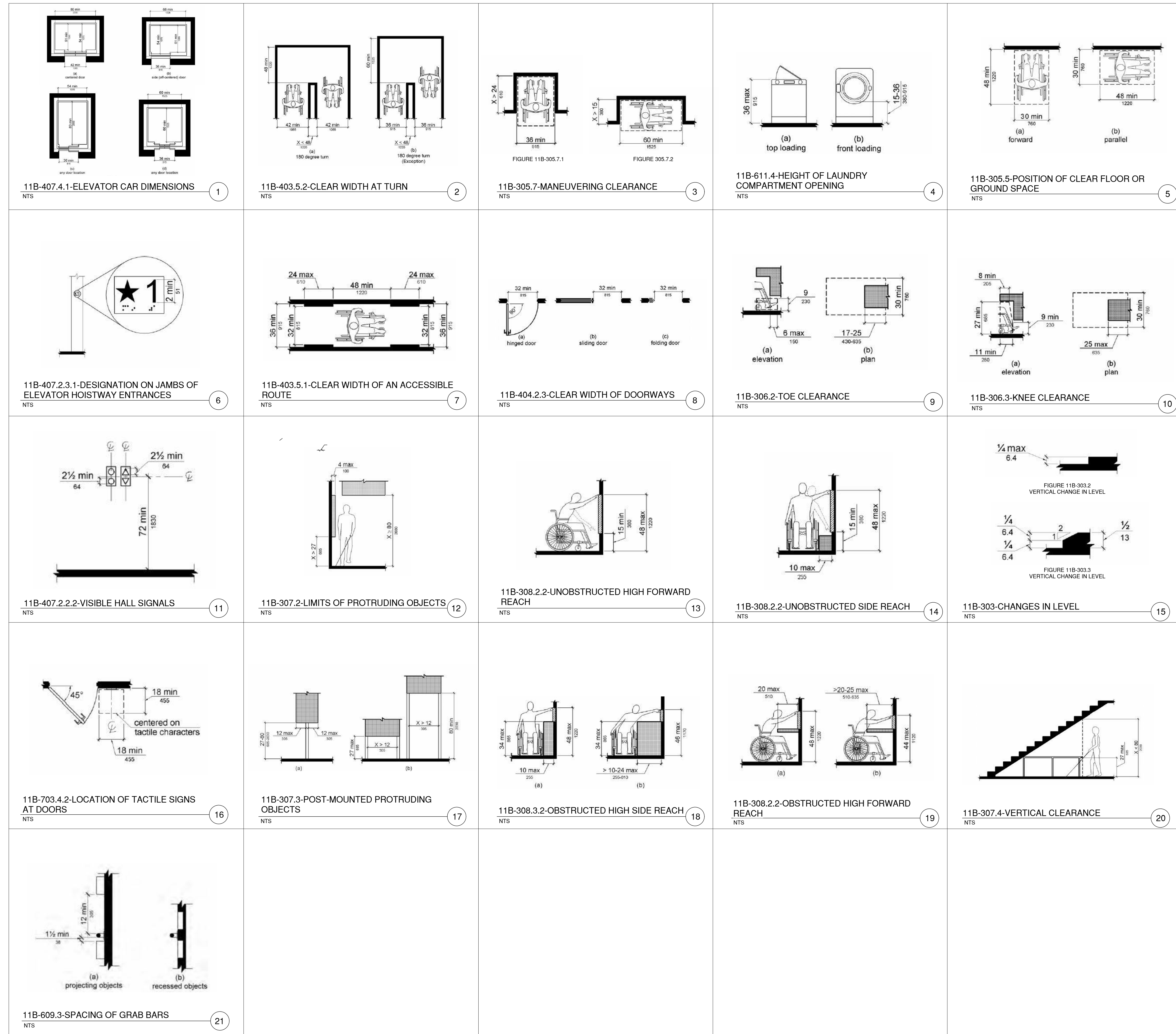
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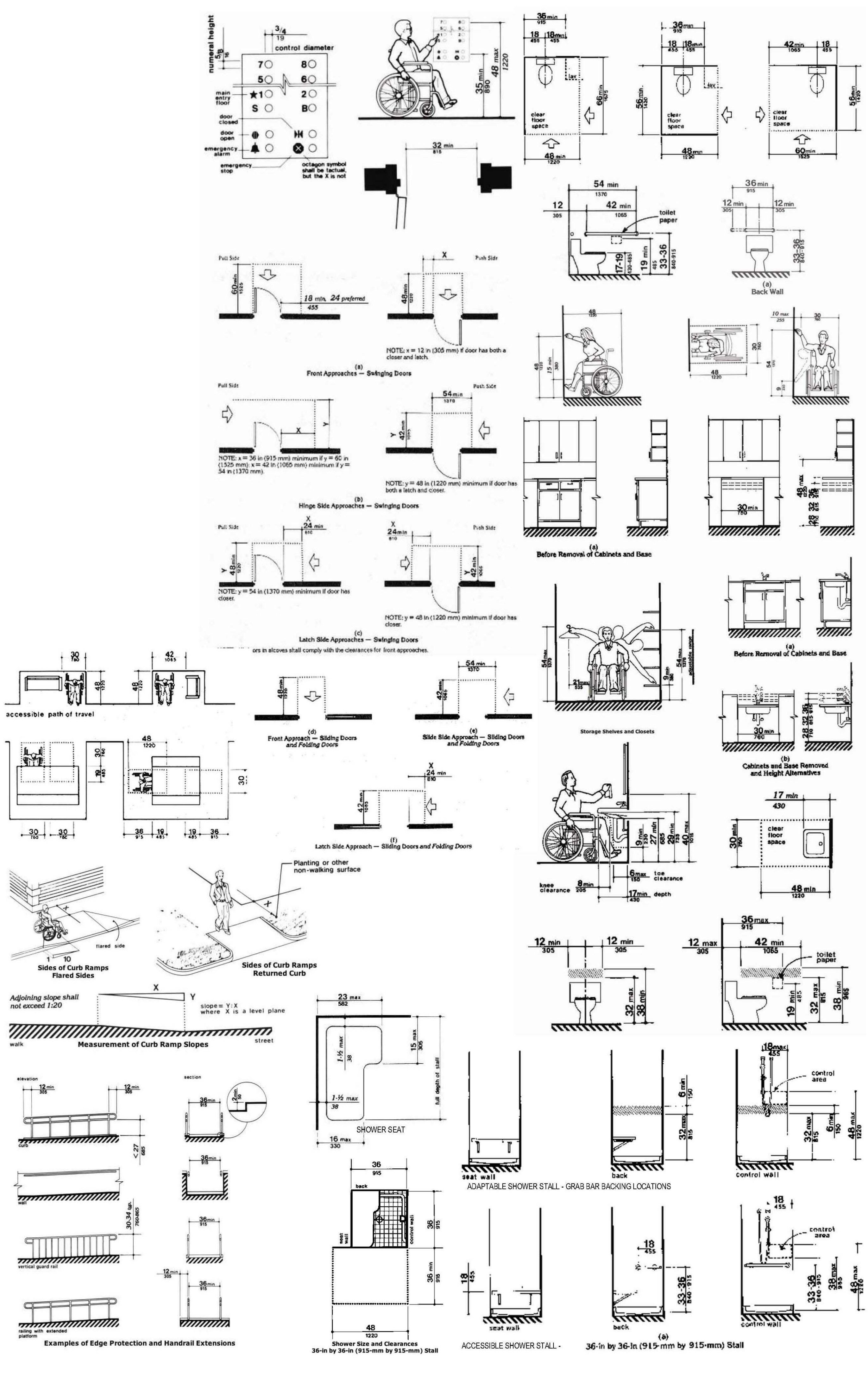
BURLINGAME, CA  
APN #: 029-294-270

PROJECT: THE VILLAGE AT BURLINGAME RESIDENTIAL  
150 PARK ROAD  
ENTITLEMENT APPLICATION

T4.2







**ADAPTABLE SHOWER STALL - 36-in by 36-in (915-mm by 915-mm) Stall:** THE STALL SHALL BE 36" BY 36" (915-mm by 915-mm) WITH A MINIMUM CLEARANCE OF 36" BY 36" (915-mm by 915-mm) AT THE SEAT WALL AND BACK WALL. THE SEAT SHALL BE 18" HIGH AND 18" WIDE. THE SEAT SHALL BE MOUNTED ON A 36" BY 36" (915-mm by 915-mm) STALL. THE SEAT SHALL BE 18" HIGH AND 18" WIDE.

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**DWELLING UNITS:** ACCESSIBLE DWELLING UNITS MAY BE DESIGNED FOR EITHER PERMANENT ACCESSIBILITY OR ADAPTABILITY.

1.5% OF TOTAL NUMBER OF UNITS SHALL BE PROVIDED FOR THE PHYSICALLY DISABLED. THESE UNITS SHALL COMPLY WITH THE FOLLOWING:

**CONSUMER INFORMATION:** TO ENSURE THAT THE EXISTENCE OF ADAPTABLE FEATURES WILL BE KNOWN TO THE OWNER OCCUPANT OF A DWELLING, THE FOLLOWING CONSUMER INFORMATION SHALL BE PROVIDED IN EACH UNIT AVAILABLE FOR OCCUPANCY:  
 (1) NOTIFICATION OF THE EXISTENCE OF REMOVABLE CABINETS AND BASES UNDER COUNTERS, SINKS, AND SHOWERS.  
 (2) NOTIFICATION OF THE PROVISIONS FOR THE INSTALLATION OF GRAB BARS AT TOILETS, BATHROOMS AND SHOWERS.  
 (3) NOTIFICATION THAT THE DWELLING UNIT IS EQUIPPED TO HAVE A VISUAL EMERGENCY ALARM INSTALLED.  
 (4) IDENTIFICATION OF THE LOCATION WHERE INFORMATION AND INSTRUCTIONS ARE AVAILABLE FOR REMOVING CABINETS AND BASES, INSTALLING A VISUAL EMERGENCY ALARM SYSTEM AND INSTALLING GRAB BARS.  
 (5) NOTIFICATION THAT THE DWELLING UNIT HAS BEEN DESIGNED IN ACCORDANCE WITH THE UNIFORM FEDERAL ACCESSIBILITY STANDARDS. IN ADDITION, THE PARTIES WHO WILL BE RESPONSIBLE FOR MAKING ADAPTATIONS SHALL BE PROVIDED WITH THE FOLLOWING INFORMATION:  
 a. A SCALE DRAWING SHOWING METHODS AND LOCATIONS FOR THE INSTALLATION OF GRAB BARS.  
 b. A SCALE DRAWING SHOWING THE LOCATION OF ADJUSTABLE OR REPLACIBLE COUNTER AREAS AND REMOVABLE CABINETS.  
 c. A SCALE DRAWING SHOWING THE LOCATION OF ADJUSTABLE OR REPLACIBLE COUNTER AREAS AND REMOVABLE CABINETS.  
 d. INSTRUCTIONS FOR INSTALLING A VISUAL EMERGENCY ALARM SYSTEM IF THE DWELLING UNIT IS EQUIPPED FOR SUCH AN INSTALLATION.

2.7% OF TOTAL NUMBER OF UNITS SHALL BE PROVIDED FOR THE HEARING AND SIGHT IMPAIRED.

THESE UNITS SHALL COMPLY WITH THE FOLLOWING:  
 (1) AUDIBLE ALARMS: IF PROVIDED, AUDIBLE EMERGENCY ALARMS SHALL PRODUCE A SOUND THAT EXCEEDS THE PREVALENT EQUIVALENT SOUND LEVEL IN THE ROOM OR SPACE AT LEAST 15 DECIBELS OR EXCEEDS ANY MAXIMUM SOUND LEVEL WITH A DURATION OF 30 SECONDS BY 2 DECIBELS, WHICHEVER IS LOUDER. SOUND LEVELS FOR ALARM SIGNALS SHALL NOT EXCEED 120 DECIBELS.  
 (2) VISUAL ALARMS: IF PROVIDED, ELECTRICALLY POWERED INTERNALLY ILLUMINATED EMERGENCY EXIT SIGNS SHALL FLASH AS VISUAL EMERGENCY ALARM IN CONJUNCTION WITH AUDIBLE EMERGENCY ALARMS. THE FLASHING FREQUENCY OF VISUAL ALARM SIGNALS SHALL BE LESS THAN 5Hz. IF SUCH ALARMS USE ELECTRICITY FROM THE BUILDING A POWER SOURCE, THEN THEY SHALL BE INSTALLED ON THE SAME SYSTEM AS THE AUDIBLE EMERGENCY ALARMS.  
 (3) VISUAL ALARM DEVICES THAT ARE MOUNTED ADJACENT TO EMERGENCY EXIT SIGNS MAY BE USED IN LIEU OF FLASHING EXIT SIGNS.  
 (4) SPECIALIZED SYSTEMS UTILIZING ADVANCED TECHNOLOGY MAY BE SUBSTITUTED FOR THE VISUAL SYSTEMS SPECIFIED ABOVE IF EQUIVALENT PROTECTION IS PROVIDED.  
 (5) VISUAL ALARMS SHALL BE MOUNTED IN A LOCATION THAT IS EASILY ACCESSIBLE TO ALL OCCUPANTS OF THE BUILDING.

**UNIT AREA:**  
 (1) DOORS TO AND IN ACCESSIBLE SPACES THAT ARE INTENDED FOR PASSAGE SHALL HAVE A MINIMUM CLEAR OPENING OF 32" WITH THE DOOR OPENED TO THE FULL WIDTH OF THE DOOR AND THE STOP, DOORS NOT REQUIRING FULL USER PASSAGE, SUCH AS CLOSET DOORS, MAY HAVE THE CLEAR OPENING REDUCED TO 28" MINIMUM.  
 (2) HANDLES, HINGERS, HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES ON ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING OR TWISTING OF THE WRIST TO OPERATE. HANDLES SHALL BE ACCEPTABLE DESIGNS, WHICH SLIDING DOORS ARE FULL OPERATING MECHANISMS SHALL BE DISPOSED AND USABLE FROM BOTH SIDERS.  
 (3) HANDLES SHALL BE ACCEPTABLE DESIGNS, WHICH SLIDING DOORS ARE FULL OPERATING MECHANISMS SHALL BE DISPOSED AND USABLE FROM BOTH SIDERS.  
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**STORAGE:**  
 (1) A CLEAR FLOOR SPACE AT LEAST 30" BY 48" THAT ALLOWS EITHER A FORWARD OR A PARALLEL APPROACH BY A PERSON IN A WHEELCHAIR SHALL BE PROVIDED AT ACCESSIBLE STORAGE FACILITIES.  
 (2) ACCESSIBLE STORAGE FACILITIES SHALL BE PROVIDED AT LEAST ONE OF THE REACHING RANGES: 48" FORWARD APPROACH OR 54" SIDE APPROACH. CLOTHES RODS SHALL BE MAXIMUM OF 34" FROM THE FLOOR.  
 (3) CLOTHES RODS SHALL BE MAXIMUM OF 34" FROM THE FLOOR. CLOTHES RODS SHALL BE MAXIMUM OF 34" FROM THE FLOOR. CLOTHES RODS SHALL BE MAXIMUM OF 34" FROM THE FLOOR.

**BATHROOMS:** ACCESSIBLE OR ADAPTABLE BATHROOMS SHALL BE ON AN ACCESSIBLE ROUTE AND SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS:  
 (1) DOORS SHALL NOT SWING INTO THE CLEAR FLOOR SPACE REQUIRED FOR ANY FIXTURES.

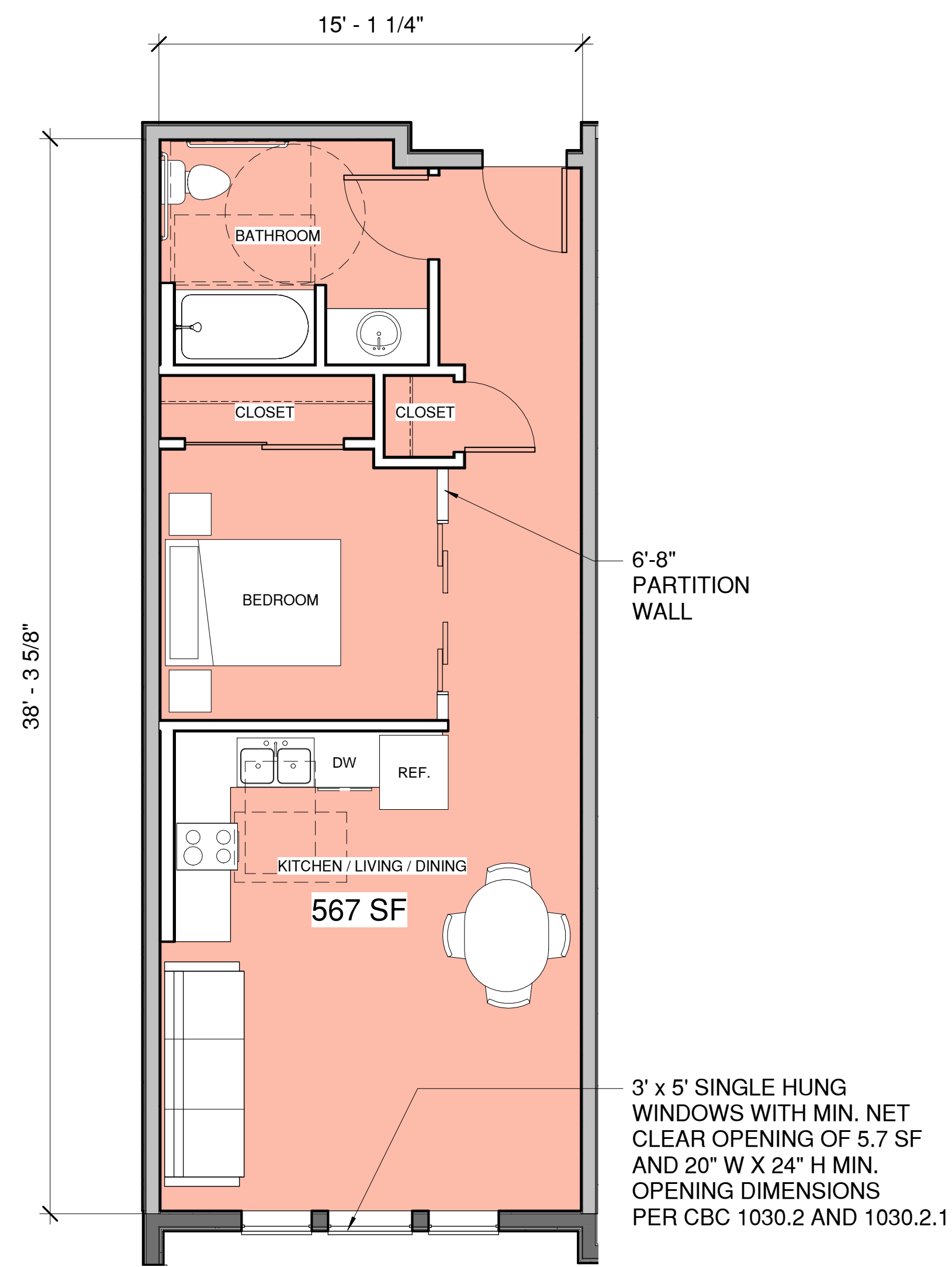
**WATER CLOSETS:**  
 (1) CLEAR FLOOR SPACE 30" WIDE BY 48" LONG SHALL BE PROVIDED IN FRONT OF A LAVATORY TO ALLOW FORWARD APPROACH AND PARALLEL TO THE TUB. SUCH CLEAR FLOOR SPACE SHALL ADJOIN OR OVERLAP THE ACCESSIBLE ROUTE AND SHALL EXTEND INTO THE KNEE AND TOE SPACE UNDERNEATH THE LAVATORY. CLEAR FLOOR SPACE MAY BE ARRANGED TO ALLOW EITHER LEFT-HANDED OR RIGHT-HANDED APPROACH.  
 (2) THE HEIGHT OF ACCESSIBLE WATER CLOSETS SHALL BE A MINIMUM OF 17" AND A MAXIMUM OF 19" MEASURED TO THE TOP OF THE TOILET SEAT.  
 (3) STRUCTURAL REINFORCEMENT OR OTHER PROVISIONS THAT WILL ALLOW INSTALLATION OF GRAB BARS SHALL BE PROVIDED IN THE LOCATIONS SHOWN.  
 (4) LOCATE TOILET TISSUE DISPENSERS WITHIN 12" OF THE FRONT EDGE OF THE TOILET SEAT.  
 (5) TOILET FLUSH CONTROLS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. CONTROLS FOR THE FLUSH VALVES SHALL BE MOUNTED ONTO THE WIDE SIDE OF THE TOILET AREAS NO MORE THAN 48" ABOVE THE FLOOR. THE FORCE REQUIRED TO ACTIVATE THE CONTROLS SHALL BE NO GREATER THAN 5 LBF.  
 (6) TOILETS SHALL BE LOCATED IN A MANNER THAT PERMIT A GRAB BAR TO BE INSTALLED ON ONE SIDE OF THE TOILET. THE CENTERLINE OF THE TOILET SHALL BE NO GREATER THAN 18" FROM THE CENTERLINE OF THE TOILET SEAT TO THE WALL OR BATHTUB. THE CENTERLINE OF THE TOILET SHALL BE NO GREATER THAN 18" FROM THE CENTERLINE OF THE TOILET SEAT TO THE WALL OR BATHTUB. THE CENTERLINE OF THE TOILET SHALL BE NO GREATER THAN 18" FROM THE CENTERLINE OF THE TOILET SEAT TO THE WALL OR BATHTUB.

**BOTH:**  
 (1) CLEAR FLOOR SPACE 30" WIDE BY 48" LONG SHALL BE PROVIDED IN FRONT OF A LAVATORY TO ALLOW FORWARD APPROACH AND PARALLEL TO THE TUB. SUCH CLEAR FLOOR SPACE SHALL ADJOIN OR OVERLAP THE ACCESSIBLE ROUTE AND SHALL EXTEND INTO THE KNEE AND TOE SPACE UNDERNEATH THE LAVATORY. CLEAR FLOOR SPACE MAY BE ARRANGED TO ALLOW EITHER LEFT-HANDED OR RIGHT-HANDED APPROACH.  
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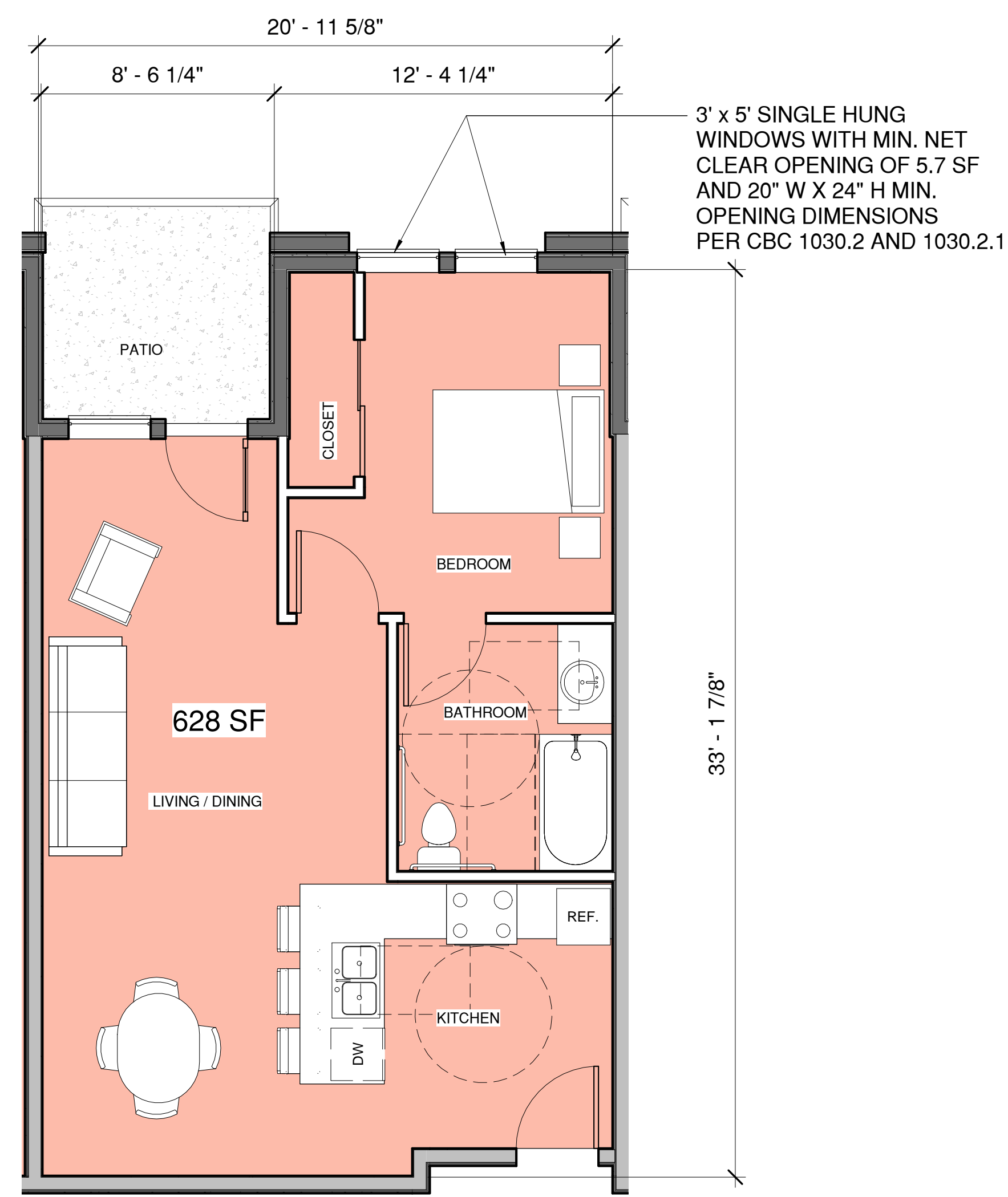
**LAVATORY:** MIRRORS AND MEDICINE CABINETS  
 (1) LAVATORIES SHALL BE INSTALLED WITH THE TOP ON COUNTER SURFACE NO HIGHER THAN 34" ABOVE THE FINISH FLOOR. PROVIDE A CLEARANCE OF AT LEAST 30" FROM THE FINISH FLOOR TO THE TOP OF THE APRON, KNEE AND TOE CLEARANCES SHALL COMPLY.  
 (2) LAVATORIES SHALL BE INSTALLED WITH THE TOP ON COUNTER SURFACE NO HIGHER THAN 34" ABOVE THE FINISH FLOOR. PROVIDE A CLEARANCE OF AT LEAST 30" FROM THE FINISH FLOOR TO THE TOP OF THE APRON, KNEE AND TOE CLEARANCES SHALL COMPLY.  
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 (7) LAVATORIES SHALL BE INSTALLED WITH THE TOP ON COUNTER SURFACE NO HIGHER THAN 34" ABOVE THE FINISH FLOOR. PROVIDE A CLEARANCE OF AT LEAST 30" FROM THE FINISH FLOOR TO THE TOP OF THE APRON, KNEE AND TOE CLEARANCES SHALL COMPLY.

**LAUNDRY FACILITIES:** ACCESSIBLE TOILETS AND LAUNDRY EQUIPMENT SHALL BE ON AN ACCESSIBLE ROUTE.  
 (1) LAUNDRY FACILITIES AND LAUNDRY EQUIPMENT SHALL BE ON AN ACCESSIBLE ROUTE.  
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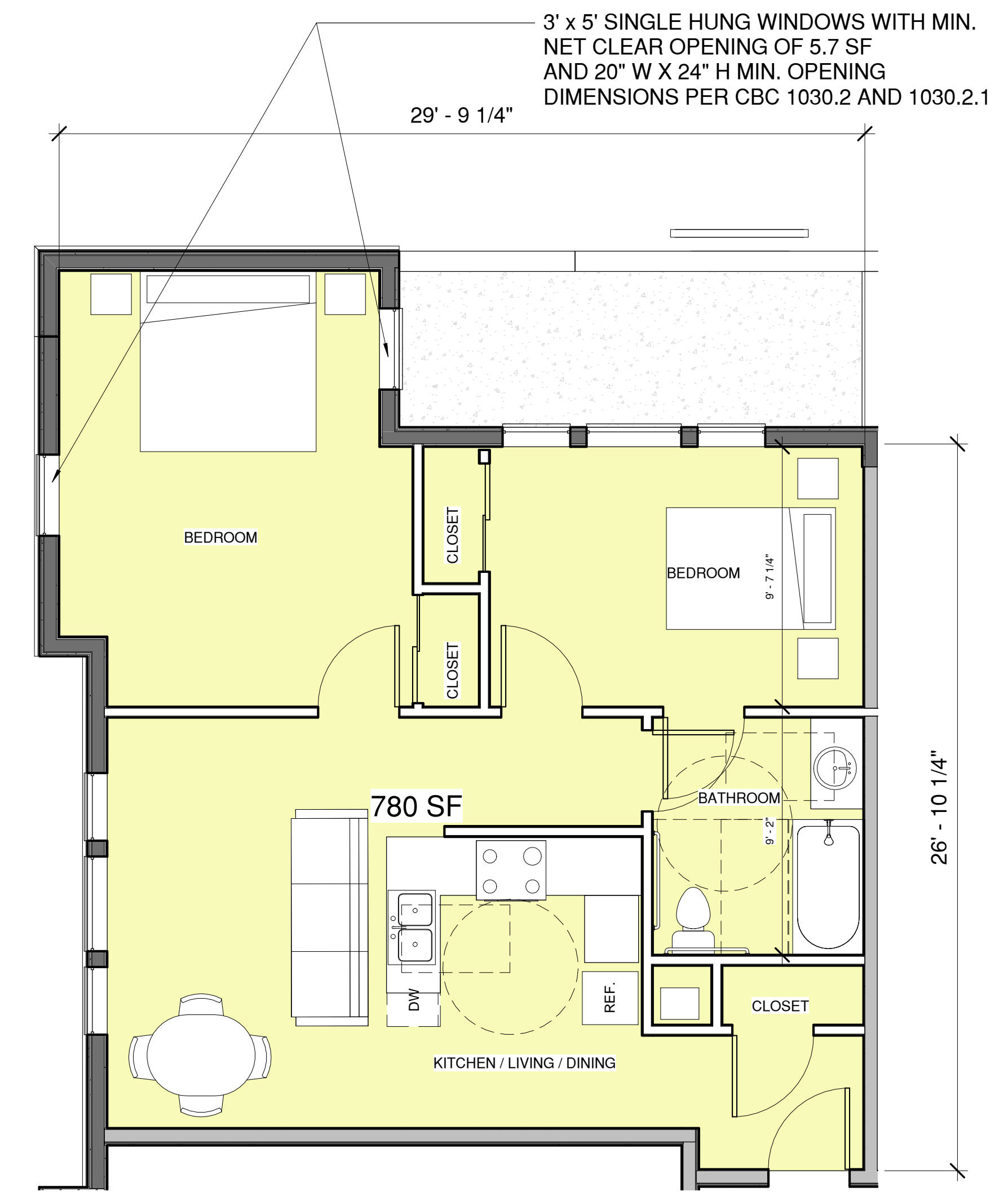
**POST OFFICE BOXES:** AT LEAST 5 PERCENT OF THE POST OFFICE BOXES IN A FACILITY SHALL BE ACCESSIBLE TO WHEELCHAIR USERS. ACCESSIBLE POST OFFICE BOXES SHALL BE LOCATED IN THE SECOND OR THIRD SET OF 30 INCHES FROM THE FLOOR. APPROXIMATELY 12" TO 30" ABOVE THE FINISHED FLOOR. ASLES BETWEEN POST OFFICE BOXES SHALL BE A MINIMUM OF 36" CLEAR WIDTH.



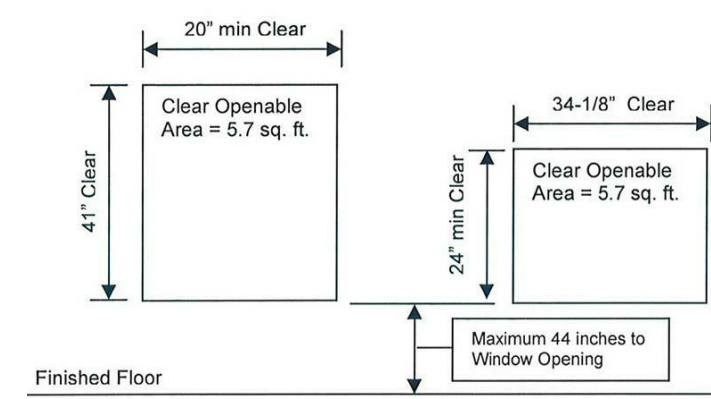
① UNIT PLAN - 1 BDRM. WORKFORCE / SENIOR - TYPE 1  
1/4" = 1'-0"



④ UNIT PLAN - 1 BDRM. WORKFORCE / SENIOR - TYPE 3 (LEVEL 3)  
1/4" = 1'-0"



② UNIT PLAN - 2 BDRM. WORKFORCE / SENIOR - TYPE 1 (LEVEL 2)  
1/4" = 1'-0"



③ WINDOW EGRESS REQUIREMENTS PER 2016 CBC  
1/2" = 1'-0"

Width	20	20.5	21	21.5	22	22.5	23	23.5	24	24.5	25	25.5	26	26.5	27
Height	41	40	39.1	38.2	37.3	36.5	35.7	34.9	34.2	33.5	32.8	32.2	31.6	31	30.4
Width	27.5	28	28.5	29	29.5	30	30.5	31	31.5	32	32.5	33	33.5	34	34.2
Height	29.8	29.3	28.8	28.3	27.8	27.4	26.9	26.5	26.1	25.7	25.3	24.9	24.5	24.1	24

REVISIONS

DATE	01/19/18
BY	AW
PROJECT #	PWH17-3

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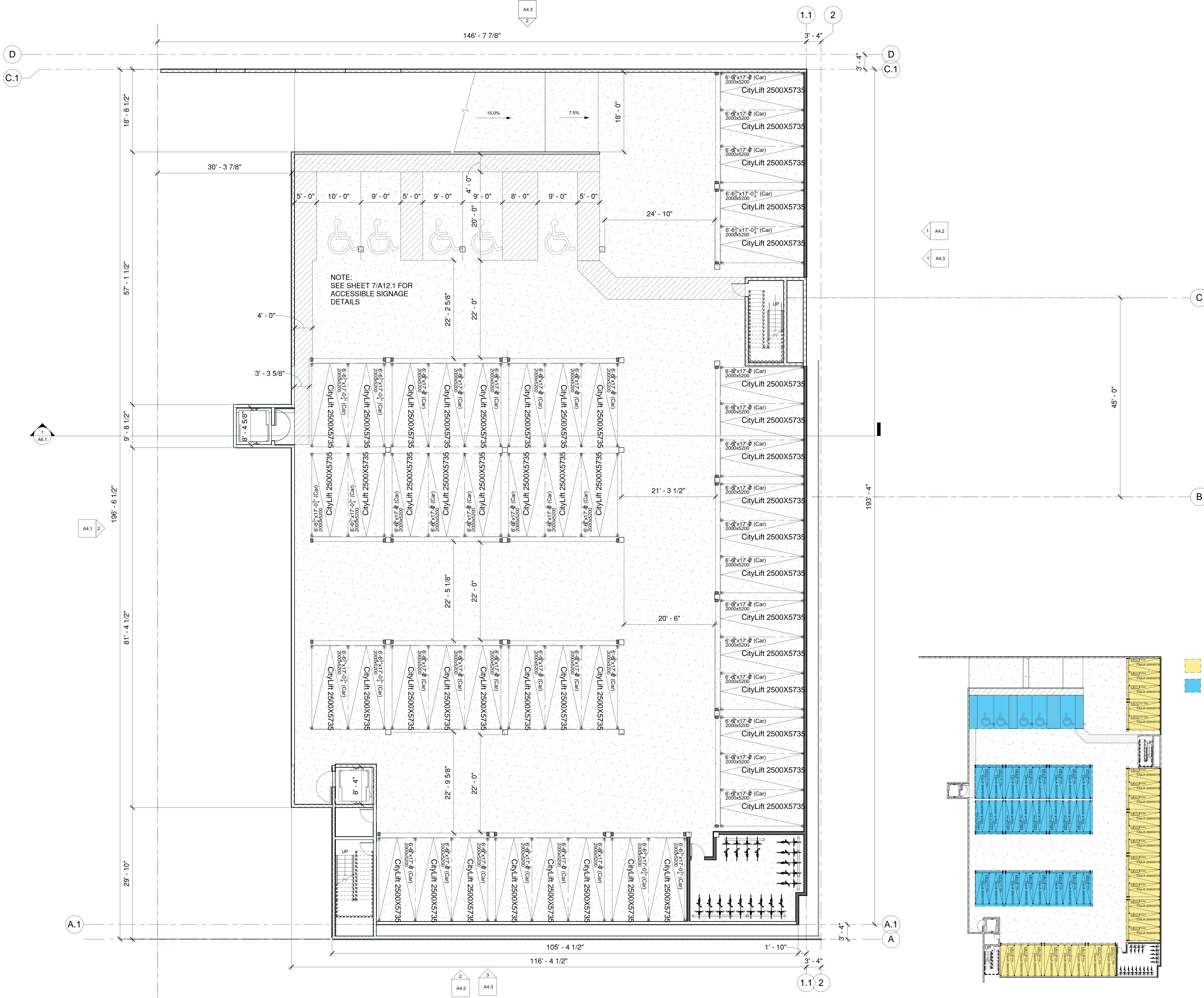
PROJECT

**THE VILLAGE AT BURLINGAME RESIDENTIAL**

BURLINGAME, CA  
 APN #: 026-294-270

150 PARK ROAD  
 ENTITLEMENT APPLICATION

A2.1



1 FLOOR PLAN - LEVEL 0 - SUBGRADE PARKING  
1/8" = 1'-0"

2 EXHIBIT - ONE WAY VS. TWO WAY DRIVE AISLES  
3/64" = 1'-0"



ONE WAY DRIVE AISLE  
 TWO WAY DRIVE AISLE

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PROJECT: THE VILLAGE AT BURLINGAME RESIDENTIAL

DATE: 01/19/18

DESIGNED BY: AW

PROJECT #: PWH17-3

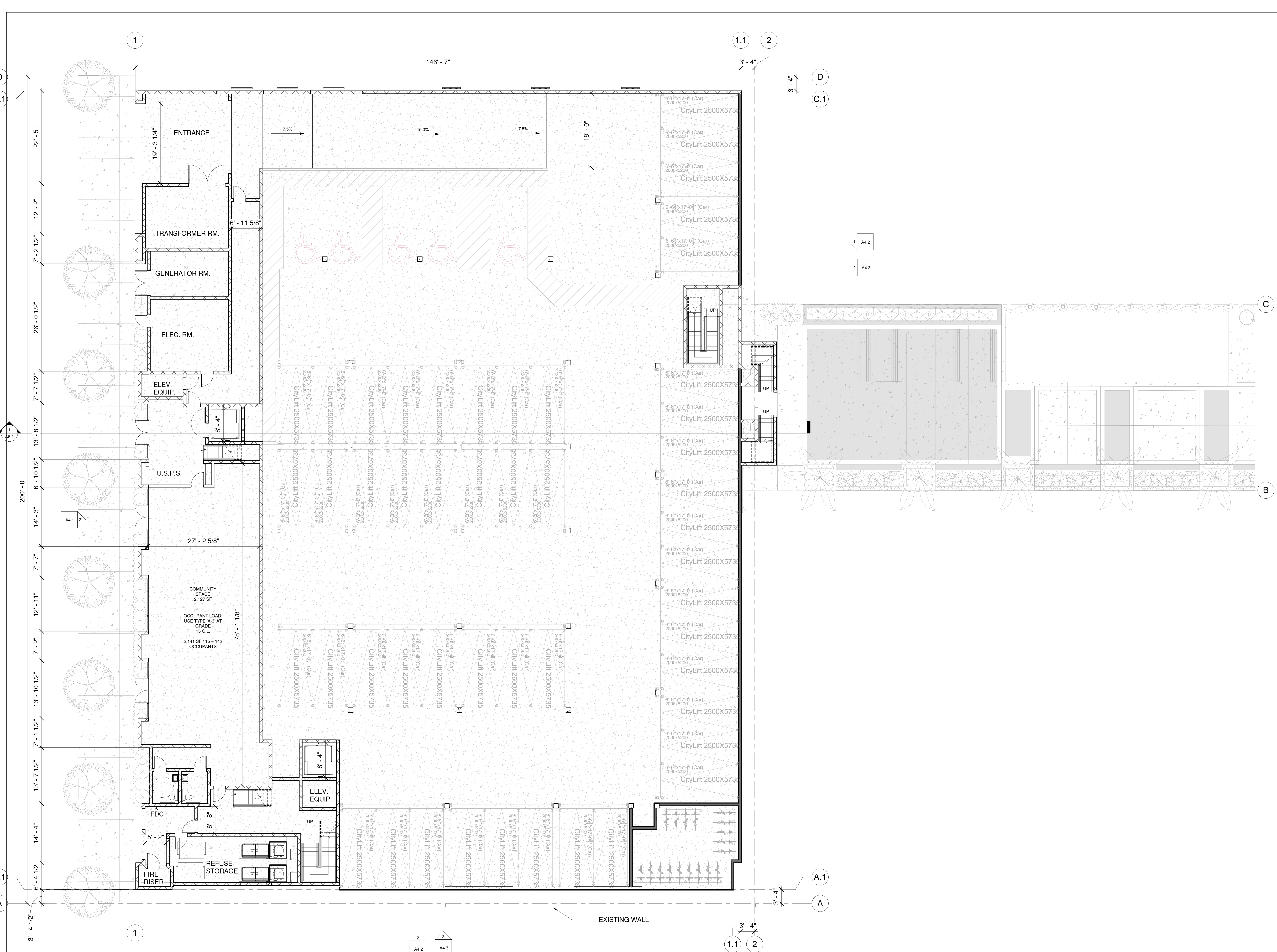
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 BURLINGAME, CA 94920  
 (925) 461-0022  
 FAX (925) 461-0267

APN #: 029-294-270

REVISIONS

1 A4.2

1 A4.3



1 FLOOR PLAN - LEVEL 1 - COMMERCIAL  
1/8" = 1'-0"

REVISIONS

DATE	01/19/18
BY	AW
PROJECT #	PWH17-3

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PROJECT  
**THE VILLAGE AT BURLINGAME RESIDENTIAL**

BURLINGAME, CA  
 APN #: 029-294-270

ENTITLEMENT APPLICATION

**A3.2**



1 FLOOR PLAN - LEVEL 1 - RESIDENTIAL  
1/8" = 1'-0"

REVISIONS

DATE	01/19/18
BY	AW
PROJECT #	PWH17-3

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PROJECT

**THE VILLAGE AT BURLINGAME RESIDENTIAL**

BURLINGAME, CA  
 APN #: 028-224-270

150 PARK ROAD

ENTITLEMENT APPLICATION

**A3.3**



1 FLOOR PLAN - LEVEL 2  
1/8" = 1'-0"

2 EXITING PLAN - 1/3 DIAGONAL  
1" = 20'-0"

REVISIONS	
DATE	01/19/18
BY	AW
PROJECT #	PWH17-3
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PROJECT  
 THE VILLAGE AT BURLINGAME RESIDENTIAL

BURLINGAME CA  
 APN #: 029-294-270

ENTITLEMENT APPLICATION

A3.4





1 FLOOR PLAN - LEVEL 3  
1/8" = 1'-0"

REVISIONS

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BURLINGAME CA  
 APN #: 026-294-270

**THE VILLAGE AT BURLINGAME RESIDENTIAL**

PROJECT: 150 PARK ROAD  
 ENTITLEMENT APPLICATION

**A3.5**



1 FLOOR PLAN - LEVEL 4  
1/8" = 1'-0"

REVISIONS

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PROJECT

**THE VILLAGE AT BURLINGAME RESIDENTIAL**

BURLINGAME, CA  
 APN #: 028-224-270

ENTITLEMENT APPLICATION

**A3.6**



1 FLOOR PLAN - LEVEL 5  
1/8" = 1'-0"

REVISIONS

DATE	DESCRIPTION
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AW	
PWH17-3	

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PROJECT

**THE VILLAGE AT BURLINGAME RESIDENTIAL**

BURLINGAME, CA  
 APN #: 026-294-270

ENTITLEMENT APPLICATION

**A3.7**

- KEY NOTES**
1. CEMENT STUCCO SYSTEM, TEXTURE HEAVY SAND.
  2. BRONZE VINYL WINDOWS W/ HARDIE BOARD TRIM.
  3. 6" HORIZONTAL JAMES HARDIE OR EQUAL LAP SIDING.
  4. WOOD TRELLIS STRUCTURE.
  5. METAL LOUVER SCREEN AT MECH. EQUIPMENT.
  6. PAINTED METAL HANDRAIL.
  7. STORE FRONT WINDOW SYSTEM.
  8. ALUMINUM SUN SHADE SYSTEM.
  9. NOT USED.
  10. STUCCO ROOF CORNICE.
  11. POWDER COATED METAL VINE SCREENING.

NOTE:  
EXTERIOR AND GROUND FLOOR DOORS TO BE METAL.  
RESIDENTIAL UNIT INTERIOR ENTRY DOORS TO BE INS. FIBERGLASS.

DATE: 01/19/18  
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BURLINGAME, CA  
 APN #: 029-294-270

**THE VILLAGE AT BURLINGAME RESIDENTIAL**

PROJECT: 150 PARK ROAD  
 ENTITLEMENT APPLICATION



1 NORTHWEST - HOWARD AVE. ELEVATION  
 1/8" = 1'-0"



2 SOUTHWEST ELEVATION  
 1/8" = 1'-0"

- KEY NOTES**
1. CEMENT STUCCO SYSTEM, TEXTURE HEAVY SAND.
  2. BRONZE VINYL WINDOWS W/ HARDIE BOARD TRIM.
  3. 6" HORIZONTAL JAMES HARDIE OR EQUAL LAP SIDING.
  4. WOOD TRELLIS STRUCTURE.
  5. METAL LOUVER SCREEN AT MECH. EQUIPMENT.
  6. PAINTED METAL HANDRAIL.
  7. STORE FRONT WINDOW SYSTEM.
  8. ALUMINUM SUN SHADE SYSTEM.
  9. NOT USED.
  10. STUCCO ROOF CORNICE.
  11. POWDER COATED METAL VINE SCREENING.

NOTE:  
EXTERIOR AND GROUND FLOOR DOORS TO BE METAL.  
RESIDENTIAL UNIT INTERIOR ENTRY DOORS TO BE 48". FIBERGLASS.

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1 NORTHEAST ELEVATION  
1/8" = 1'-0"

- T.O. PARAPET 55' - 0"
  - T.O. L5 PLATE 53' - 0 1/4"
  - T.O. L5 GYP. C. 45' - 1"
  - T.O. L4 PLATE 44' - 0 1/4"
  - T.O. L4 GYP. C. 36' - 1"
  - T.O. L3 PLATE 35' - 0 1/4"
  - T.O. L3 GYP. C. 26' - 1"
  - T.O. L2 PLATE 25' - 0 1/4"
  - T.O. L2 GYP. C. 16' - 1"
  - T.O. LEVEL 1 PLATE 15' - 0"
  - T.O. L1 GYP. C. 5' - 11 1/4"
  - T.O. CONCRETE 0' - 0"
  - T.O. SUB-TERRAIN PARKING -8' - 6"
- 92.29' = AVG. T.O. PARAPET
  - 82.373' = AVG. T.O. L5 GYP C.
  - 73.373= AVG. T.O. L4 GYP C.
  - 63.373' = AVG. T.O. L3 GYP C.
  - 52.29' = AVG. T.O. L2 GYP C.
  - 37.29' = AVG. T.O.C



2 SOUTHEAST ELEVATION  
1/8" = 1'-0"

- T.O. PARAPET 55' - 0"
  - T.O. L5 PLATE 53' - 0 1/4"
  - T.O. L5 GYP. C. 45' - 1"
  - T.O. L4 PLATE 44' - 0 1/4"
  - T.O. L4 GYP. C. 36' - 1"
  - T.O. L3 PLATE 35' - 0 1/4"
  - T.O. L3 GYP. C. 26' - 1"
  - T.O. L2 PLATE 25' - 0 1/4"
  - T.O. L2 GYP. C. 16' - 1"
  - T.O. LEVEL 1 PLATE 15' - 0"
  - T.O. L1 GYP. C. 5' - 11 1/4"
  - T.O. CONCRETE 0' - 0"
  - T.O. SUB-TERRAIN PARKING -8' - 6"
- 92.29' = AVG. T.O. PARAPET
  - 82.373' = AVG. T.O. L5 GYP C.
  - 73.373= AVG. T.O. L4 GYP C.
  - 63.373' = AVG. T.O. L3 GYP C.
  - 52.29' = AVG. T.O. L2 GYP C.
  - 37.29' = AVG. T.O.C

BURLINGAME, CA  
APN #: 029-294-270

PROJECT  
**THE VILLAGE AT BURLINGAME RESIDENTIAL**

150 PARK ROAD  
ENTITLEMENT APPLICATION

A4.2

DATE: 01/19/18  
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BURLINGAME, CA  
 APN #: 029-294-270

PROJECT: THE VILLAGE AT BURLINGAME RESIDENTIAL  
 150 PARK ROAD  
 ENTITLEMENT APPLICATION  
 A4.3



OPENINGS LEGEND

UNPROTECTED OPENINGS PER CBC TABLE 705.8 AS CALCULATED IN TABLE BELOW

Burlingame - 150 Park Road  
 Allowable Opening Calculations per CBC Table 705.8  
 1/19/2018

NORTH EAST ELEVATION	First Floor	second floor	Third Floor	Fourth Floor	Fifth Floor
15 to less than 20 ft					
wall area	333.50	460.00	460.00	414.00	413.00
Total Openings	63.50	63.50	63.50	63.50	42.50
Percentage	19.04%	13.80%	13.80%	15.34%	10.29%
Unprotected Openings	63.50	63.50	63.50	63.50	42.50
Protected Openings	N/A	N/A	N/A	N/A	N/A
Allowable Unprotected Openings	75%	75%	75%	75%	75%
10 to less than 15 ft					
wall area			95.00	76.00	54.00
Total Openings			20.00	20.00	12.20
Percentage			21.05%	26.32%	22.59%
Unprotected Openings			20.00	20.00	12.20
Protected Openings			N/A	N/A	N/A
Allowable Unprotected Openings			45%	45%	45%
5 to less than 10 ft					
wall area	1,337.00	1,188.00	1,012.00	901.00	901.00
Total Openings	224.00	208.00	183.00	183.00	183.00
Percentage	16.75%	17.51%	18.08%	20.31%	20.31%
Unprotected Openings	224.00	208.00	183.00	183.00	183.00
Protected Openings	N/A	N/A	N/A	N/A	N/A
Allowable Unprotected Openings	25%	25%	25%	25%	25%
3 to less than 5 ft					
wall area					
Openings					
Percentage					
Unprotected Openings					
Protected Openings					
Allowable Unprotected Openings					

NORTHWEST ELEVATION	First Floor	second floor	Third Floor	Fourth Floor	Fifth Floor
15 to less than 20 ft					
wall area	338.00	338.00	307.00	304.00	304.00
Total Openings	144.00	144.00	72.00	183.00	183.00
Percentage	42.60%	42.60%	23.45%	60.19%	60.19%
Unprotected Openings	144.00	144.00	72.00	183.00	183.00
Protected Openings	N/A	N/A	N/A	N/A	N/A
Allowable Unprotected Openings	75%	75%	75%	75%	75%
10 to less than 15 ft					
wall area	796.00		467.00	484.50	
Total Openings	256.00		180.00	120.00	
Percentage	32.16%		38.54%	24.77%	
Unprotected Openings	256.00		180.00	120.00	
Protected Openings	N/A		N/A	N/A	
Allowable Unprotected Openings	45%		45%	45%	
5 to less than 10 ft					
wall area		865.00	995.00	408.00	408.00
Total Openings		193.00	205.00	80.00	80.00
Percentage		22.31%	20.60%	19.61%	19.61%
Unprotected Openings		193.00	205.00	80.00	80.00
Protected Openings		N/A	N/A	N/A	N/A
Allowable Unprotected Openings		25%	25%	25%	25%
3 to less than 5 ft					
wall area	561.00				
Openings	48.00				
Percentage	8.56%				
Unprotected Openings	48.00				
Protected Openings	N/A				
Allowable Unprotected Openings	15%				

SOUTHEAST ELEVATION	First Floor	second floor	Third Floor	Fourth Floor	Fifth Floor
15 to less than 20 ft					
wall area					
Openings					
Percentage					
Unprotected Openings					
Protected Openings					
Allowable Unprotected Openings					
10 to less than 15 ft					
wall area	970.00	1,098.00	1,069.00	1,036.00	1,073.00
Total Openings	208.00	250.00	271.00	251.00	251.00
Percentage	21.44%	22.77%	25.35%	24.23%	23.39%
Unprotected Openings	208.00	250.00	271.00	251.00	251.00
Protected Openings	N/A	N/A	N/A	N/A	N/A
Allowable Unprotected Openings	45%	45%	45%	45%	45%
5 to less than 10 ft					
wall area					
Total Openings					
Percentage					
Unprotected Openings					
Protected Openings					
Allowable Unprotected Openings					
3 to less than 5 ft					
wall area		352.00	240.00	216.00	216.00
Openings		22.00	22.00	23.00	17.00
Percentage		6.25%	9.17%	10.65%	7.87%
Unprotected Openings		22.00	22.00	23.00	17.00
Protected Openings		N/A	N/A	N/A	N/A
Allowable Unprotected Openings		15%	15%	15%	15%

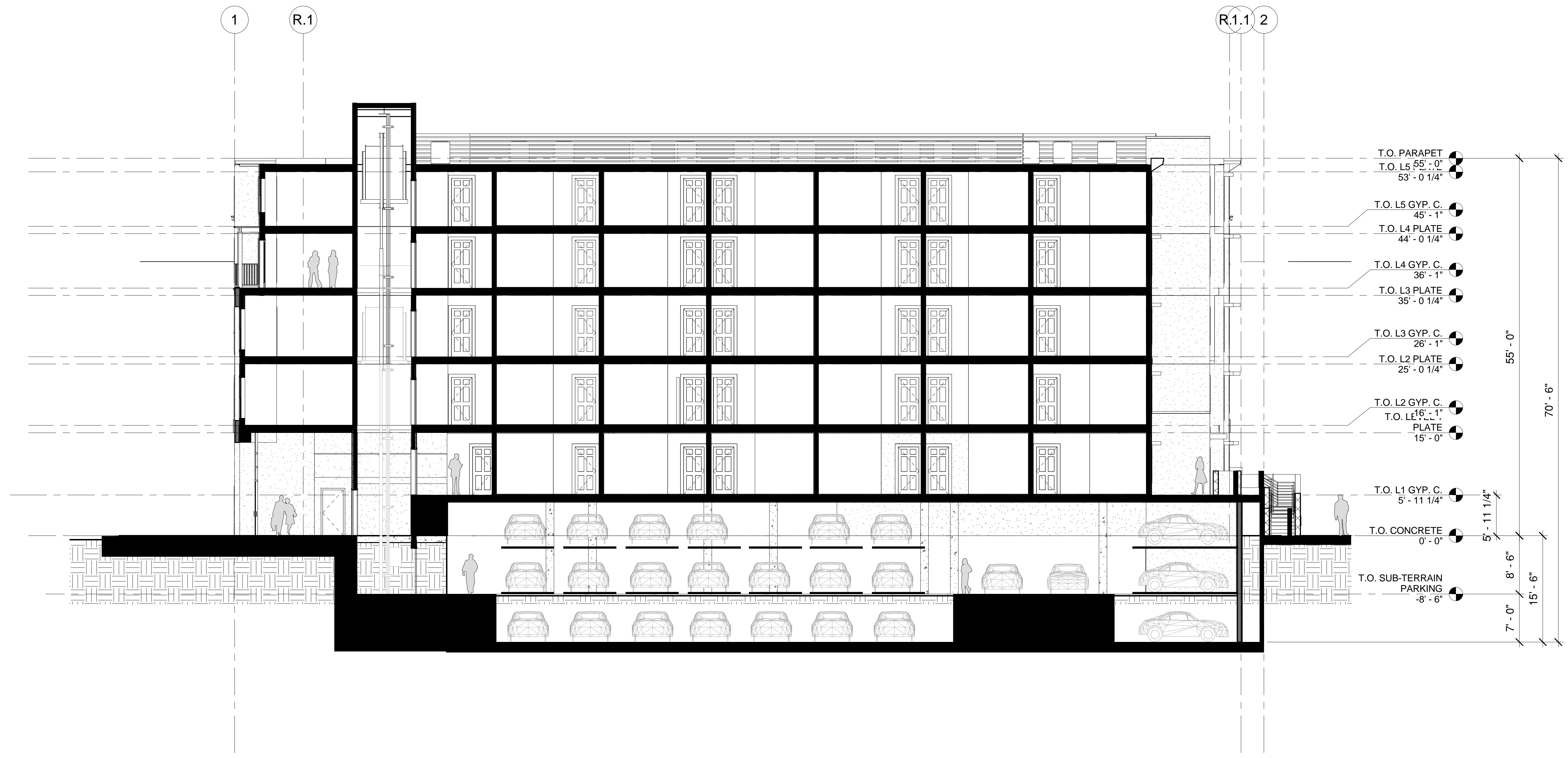
1 ALLOWABLE OPENING - NORTHEAST ELEV.  
 1" = 10'-0"



2 ALLOWABLE OPENING - NORTHWEST ELEV.  
 1" = 10'-0"



3 ALLOWABLE OPENING - SOUTHEAST ELEV.  
 1" = 10'-0"



① SITE SECTION 1  
1/8" = 1'-0"



② 052317 - PARK AVE. ELEVATION  
1" = 10'-0"

REVISIONS

DATE: 01/19/18

BY: AW

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BURLINGAME, CA  
APN #: 029-294-270

**THE VILLAGE AT BURLINGAME RESIDENTIAL**

PROJECT

150 PARK ROAD

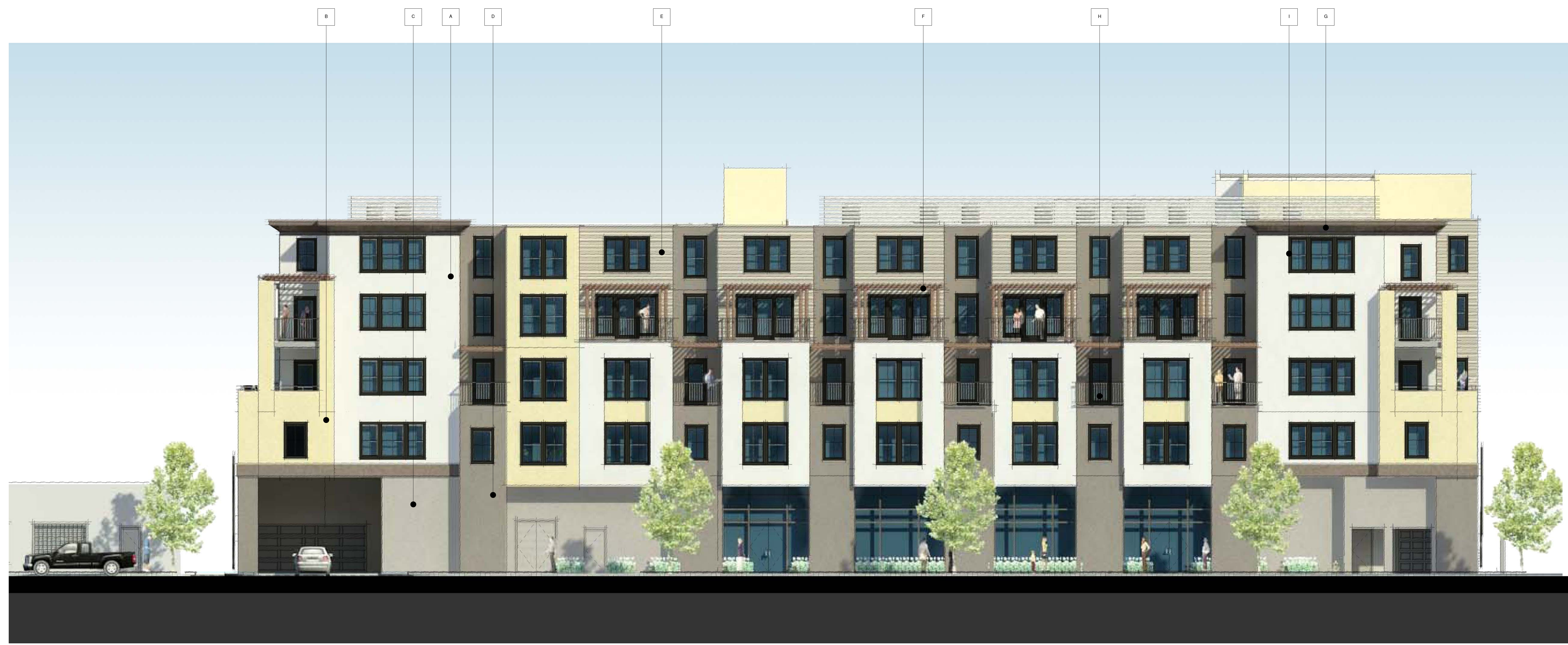
ENTITLEMENT APPLICATION

A6.1

DATE: 01/19/18

BY: AW

PROJECT #: PWH17-3



1 SOUTHWEST - PARK RD. ELEVATION  
N.T.S.



A STUCCO - COLOR #1  
COLOR TO MATCH VALSPAR "SWISS COFFEE" 7002-16 OR EQUAL



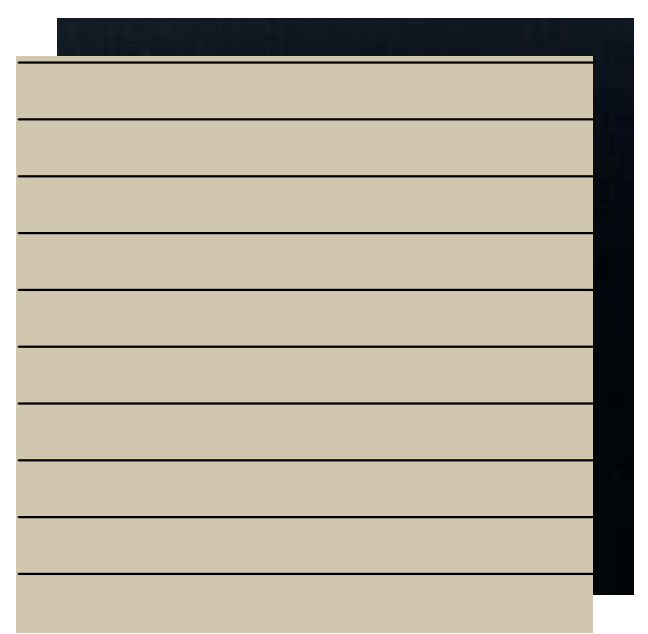
B STUCCO - COLOR #2  
COLOR TO MATCH VALSPAR "CHURCHILL HOTEL IVORY" 3007-80 OR EQUAL



C STUCCO - COLOR #3  
COLOR TO MATCH VALSPAR "FRAPPE" 6003-18 OR EQUAL



D STUCCO - COLOR #4  
COLOR TO MATCH VALSPAR "SMOKED OYSTER" 6005-1C



E HORIZONTAL LAP SIDING  
COLOR TO MATCH VALSPAR "HOPSACK" 3003-10B



F WOOD TRELLIS  
COLOR TO MATCH SHERWIN WILLIAMS, "EL CARAMELO", 203-C6 OR EQUAL



G METAL FASCIA  
COLOR TO MATCH SHERWIN WILLIAMS, "GARRET GRAY", 242-C6 OR EQUAL



H METAL RAILING  
COLOR TO MATCH SHERWIN WILLIAMS, "URBANE BRONZE", SW7048 OR EQUAL



I VINYL WINDOW TRIM  
COLOR TO MATCH "URBAN BRONZE" OR EQUAL

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BURLINGAME, CA  
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THE VILLAGE AT BURLINGAME RESIDENTIAL

PROJECT  
150 PARK ROAD

ENTITLEMENT APPLICATION



01/19/18

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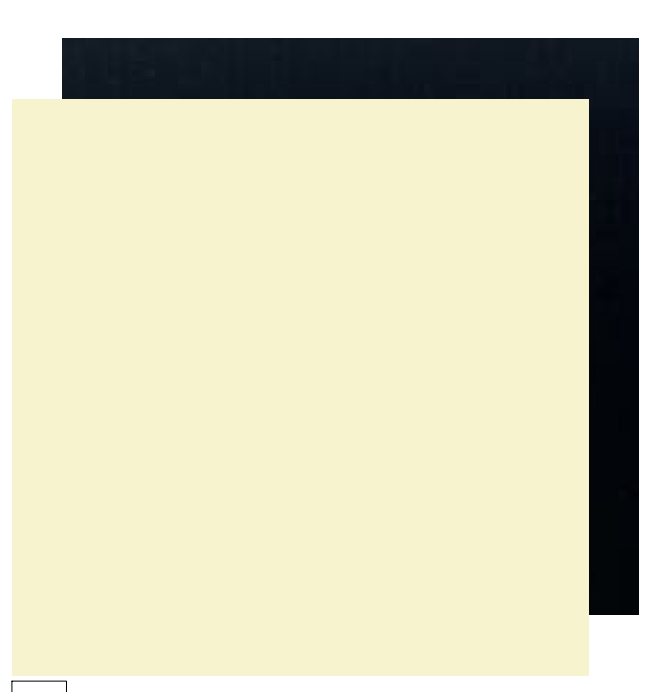
PWH17-3



1 NORTHEAST - LORTON AVE. ELEVATION  
N.T.S.



A STUCCO - COLOR #1  
COLOR TO MATCH VALSPAR "SWISS COFFEE" 7002-16 OR EQUAL



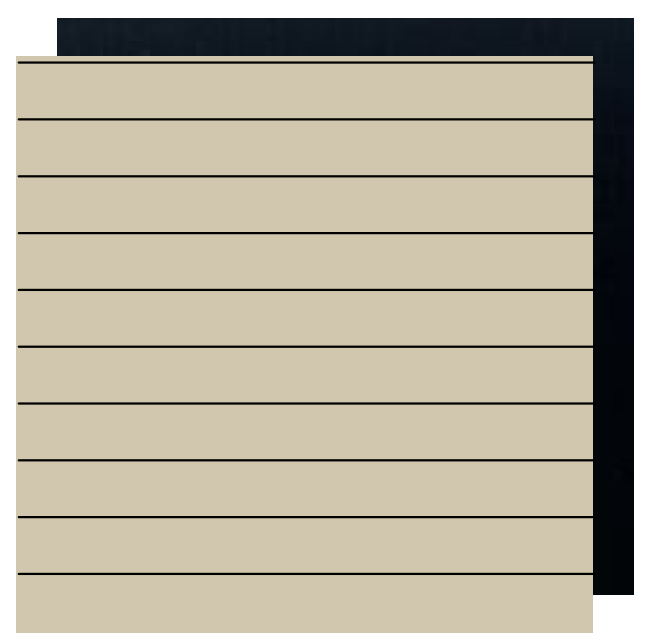
B STUCCO - COLOR #2  
COLOR TO MATCH VALSPAR "CHURCHILL HOTEL IVORY" 3007-80 OR EQUAL



C STUCCO - COLOR #3  
COLOR TO MATCH VALSPAR "FRAPPE" 6003-18 OR EQUAL



D STUCCO - COLOR #4  
COLOR TO MATCH VALSPAR "SMOKED OYSTER" 6005-1C



E HORIZONTAL LAP SIDING  
COLOR TO MATCH VALSPAR "HOPSACK" 3003-10B



F WOOD TRELLIS  
COLOR TO MATCH SHERWIN WILLIAMS, "EL CARAMELO", 203-C6 OR EQUAL



G METAL FASCIA  
COLOR TO MATCH SHERWIN WILLIAMS, "GARRET GRAY", 242-C6 OR EQUAL



H METAL RAILING  
COLOR TO MATCH SHERWIN WILLIAMS, "URBANE BRONZE", SW7048 OR EQUAL



I VINYL WINDOW TRIM  
COLOR TO MATCH "URBAN BRONZE" OR EQUAL

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THE VILLAGE AT BURLINGAME RESIDENTIAL

PROJECT  
150 PARK ROAD

A7.2

ENTITLEMENT APPLICATION

01/19/18

AW

PWH17-3



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BURLINGAME, CA  
APN #: 029-224-270

THE VILLAGE AT BURLINGAME RESIDENTIAL

PROJECT

150 PARK ROAD

ENTITLEMENT APPLICATION

A7.3



1 NORTHWEST - HOWARD AVE. ELEVATION  
N.T.S.

**A** STUCCO - COLOR #1  
COLOR TO MATCH VALSPAR "SWISS COFFEE" 7002-16 OR EQUAL

**B** STUCCO - COLOR #2  
COLOR TO MATCH VALSPAR "CHURCHILL HOTEL IVORY" 3007-80 OR EQUAL

**C** STUCCO - COLOR #3  
COLOR TO MATCH VALSPAR "FRAPPE" 6003-1B OR EQUAL

**D** STUCCO - COLOR #4  
COLOR TO MATCH VALSPAR "SMOKED OYSTER" 6005-1C

**E** HORIZONTAL LAP SIDING  
COLOR TO MATCH VALSPAR "HOPSACK" 3003-10B

**F** WOOD TRELLIS  
COLOR TO MATCH SHERWIN WILLIAMS, "EL CARAMELO", 203-C6 OR EQUAL

**G** METAL FASCIA  
COLOR TO MATCH SHERWIN WILLIAMS, "GARRET GRAY", 242-C6 OR EQUAL

**H** METAL RAILING  
COLOR TO MATCH SHERWIN WILLIAMS, "URBANE BRONZE", SW7048 OR EQUAL

**I** VINYL WINDOW TRIM  
COLOR TO MATCH "URBAN BRONZE" OR EQUAL

01/19/18

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BURLINGAME, CA  
APN #: 029-294-270

THE VILLAGE AT BURLINGAME RESIDENTIAL

PROJECT

150 PARK ROAD

ENTITLEMENT APPLICATION

A7.4



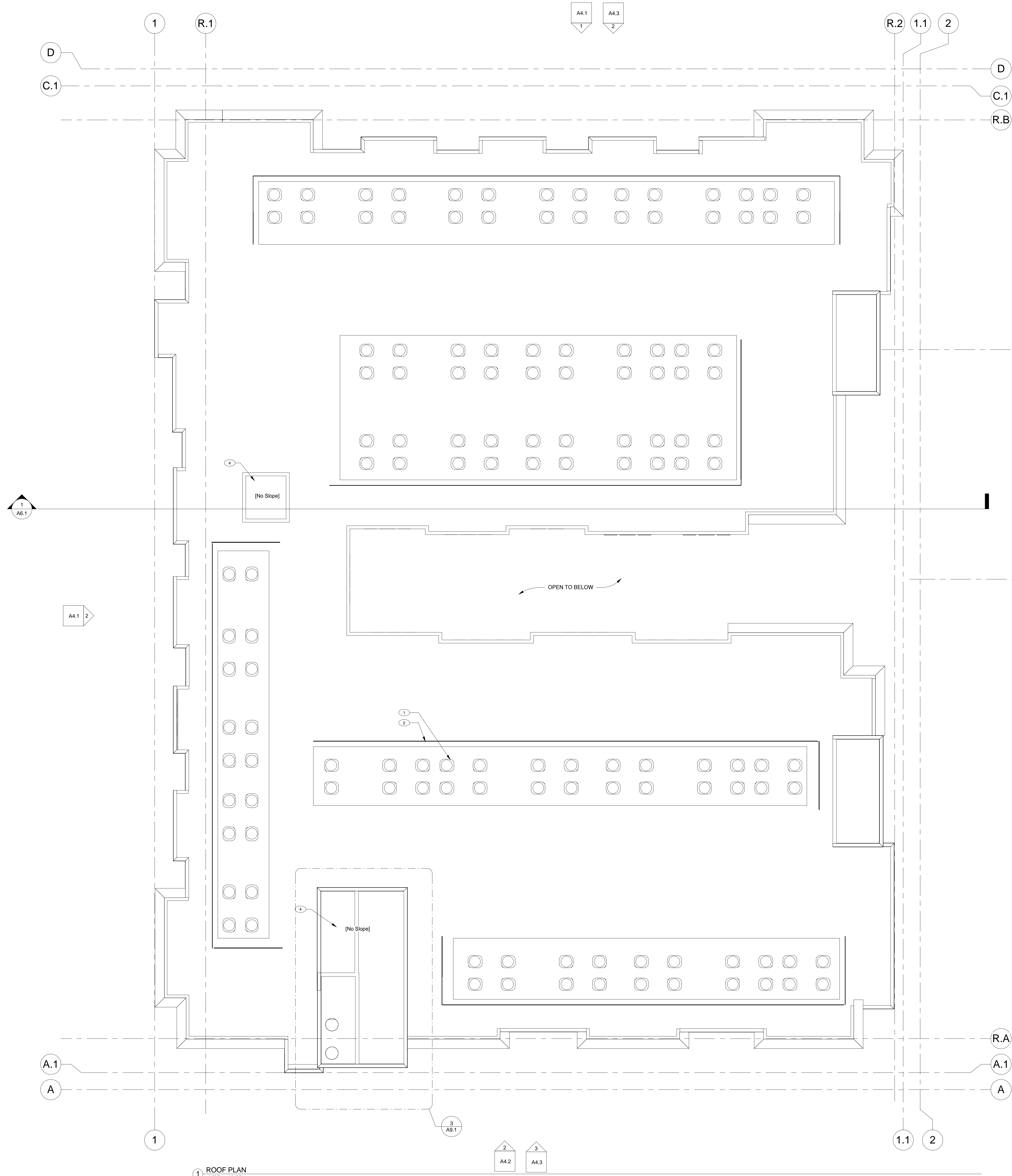
1 SOUTHEAST ELEVATION  
N.T.S.

<p><b>D</b> STUCCO - COLOR #4 COLOR TO MATCH VALSPAR "SMOKED OYSTER" 6005-1C.</p>	<p><b>E</b> HORIZONTAL LAP SIDING COLOR TO MATCH VALSPAR "HOPSACK" 3003-10B.</p>	<p><b>F</b> WOOD TRELLIS COLOR TO MATCH SHERWIN WILLIAMS, "EL CARAMELO", 203-C6 OR EQUAL.</p>	<p><b>G</b> METAL FASCIA COLOR TO MATCH SHERWIN WILLIAMS, "GARRET GRAY", 242-C6 OR EQUAL.</p>	<p><b>H</b> METAL RAILING COLOR TO MATCH SHERWIN WILLIAMS, "URBANE BRONZE", SW7048 OR EQUAL.</p>	<p><b>I</b> VINYL WINDOW TRIM COLOR TO MATCH "URBAN BRONZE" OR EQUAL.</p>

**A** STUCCO - COLOR #1  
COLOR TO MATCH VALSPAR "SWISS COFFEE" 7002-16 OR EQUAL.

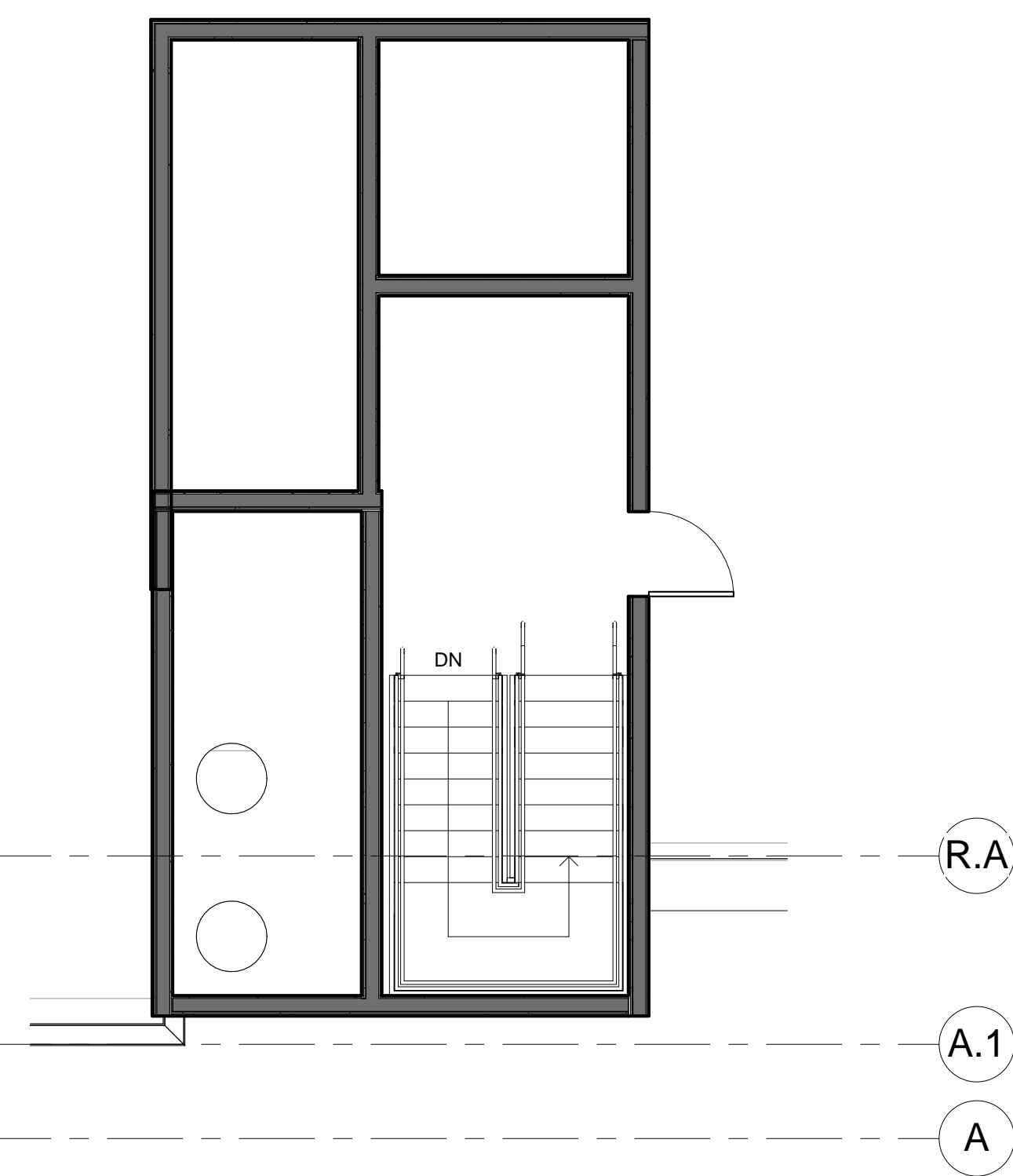
**B** STUCCO - COLOR #2  
COLOR TO MATCH VALSPAR "CHURCHILL HOTEL IVORY" 3007-9C OR EQUAL.

**C** STUCCO - COLOR #3  
COLOR TO MATCH VALSPAR "FRAPPE" 6003-1B OR EQUAL.



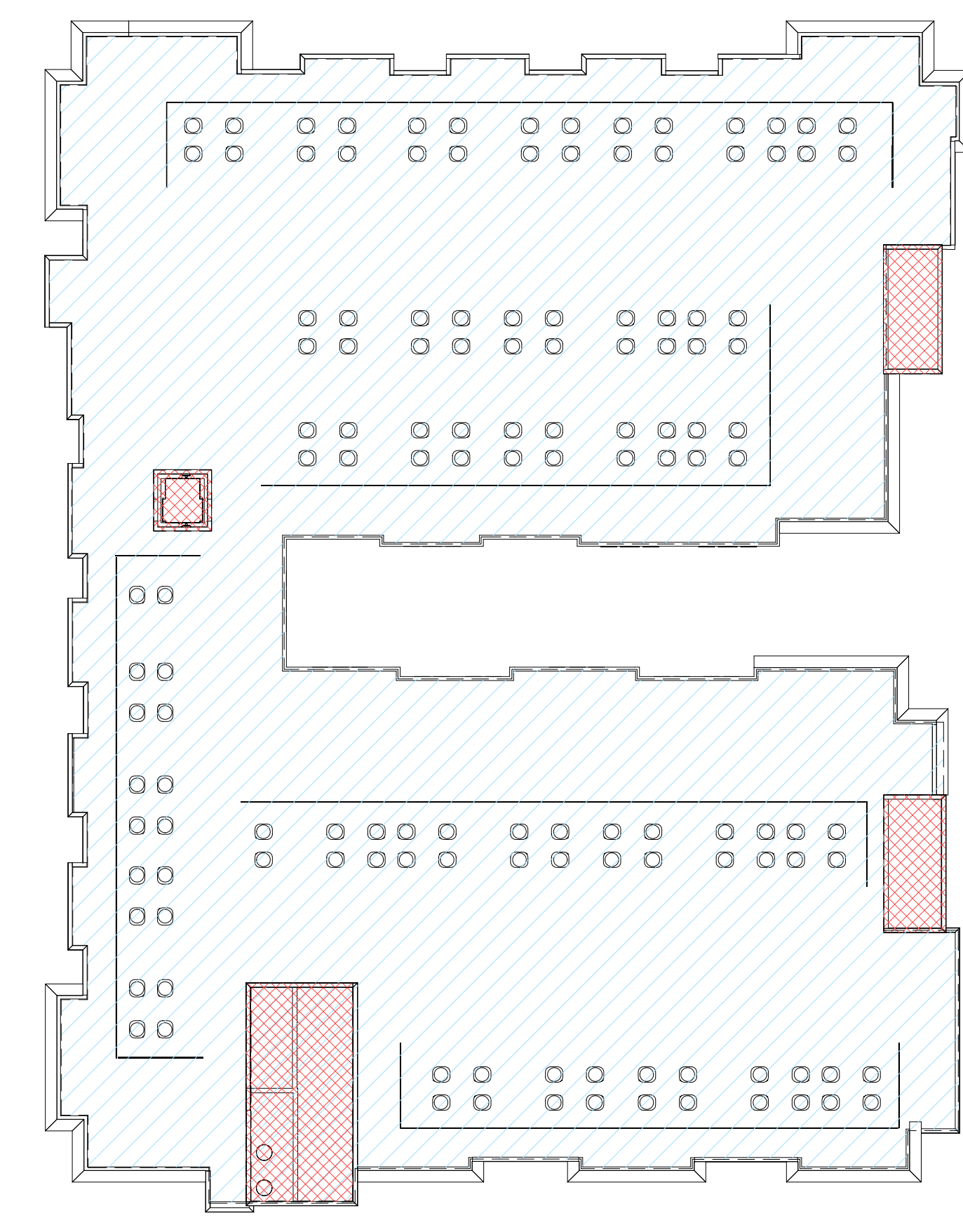
1 ROOF PLAN  
1/8" = 1'-0"

- KEY NOTES
- CONDENSER UNIT, TYP.
  - METAL LOUVRE SCREENING.
  - ROOF ACCESS.
  - ELEVATOR ENCLOSURE.



3 ROOF PLAN - STAIR ACCESS  
3/16" = 1'-0"

Roof area	
area above 10'-0"	1078
area below 10'-0"	20,781.00
<b>Total roof area</b>	<b>21,860.00</b>
<b>Percentage</b>	<b>5.19%</b>



2 AREA PLAN - ROOF PLAN  
3/64" = 1'-0"

REVISIONS

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PWH17-3

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APN #: 029-294-270

PROJECT  
150 PARK ROAD

**THE VILLAGE AT BURLINGAME RESIDENTIAL**

ENTITLEMENT APPLICATION

**A9.1**





① SITE AERIAL  
12" = 1'-0"

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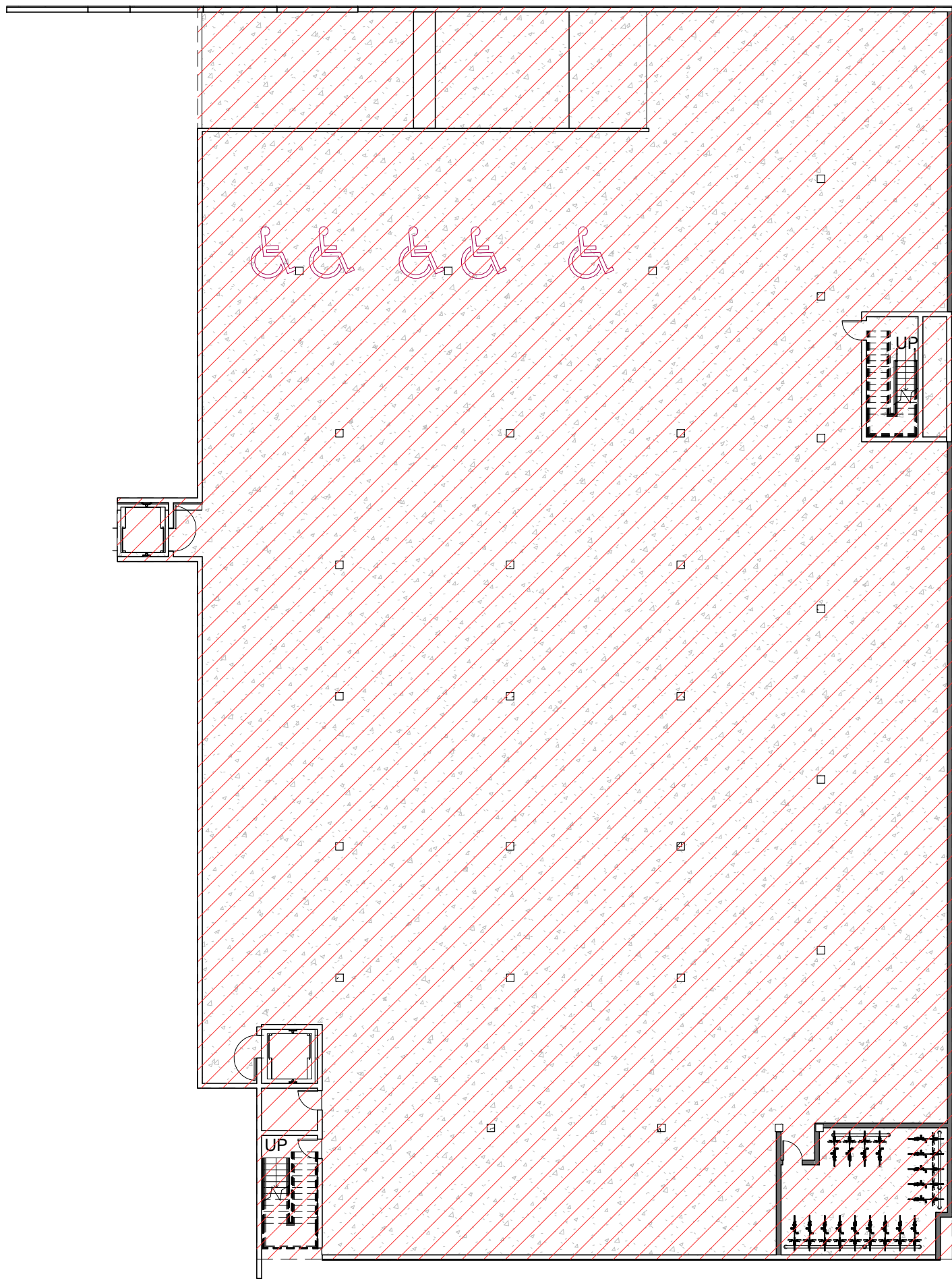
**THE VILLAGE AT BURLINGAME RESIDENTIAL**

PROJECT  
 150 PARK ROAD

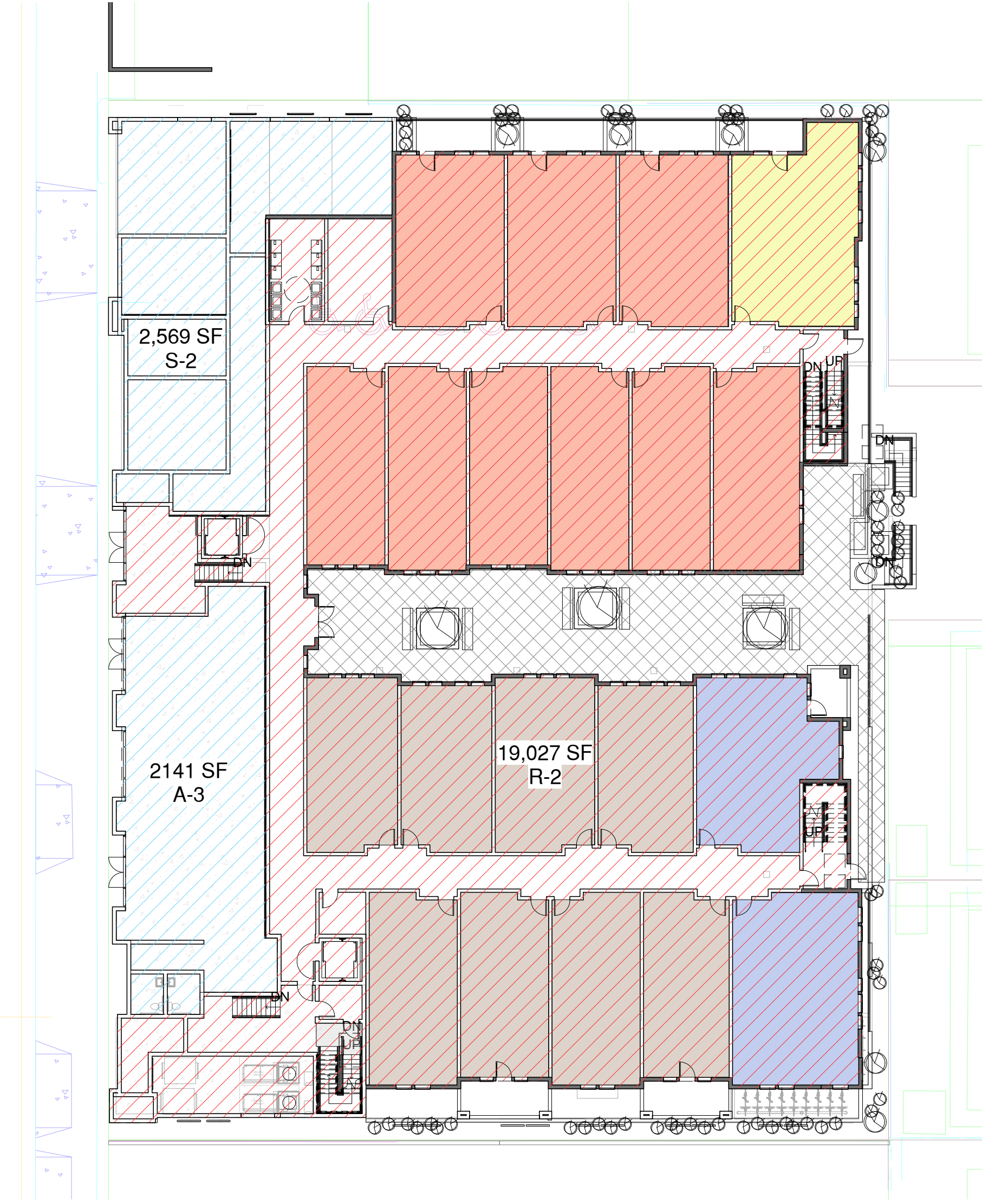
**A10.2**

ENTITLEMENT APPLICATION

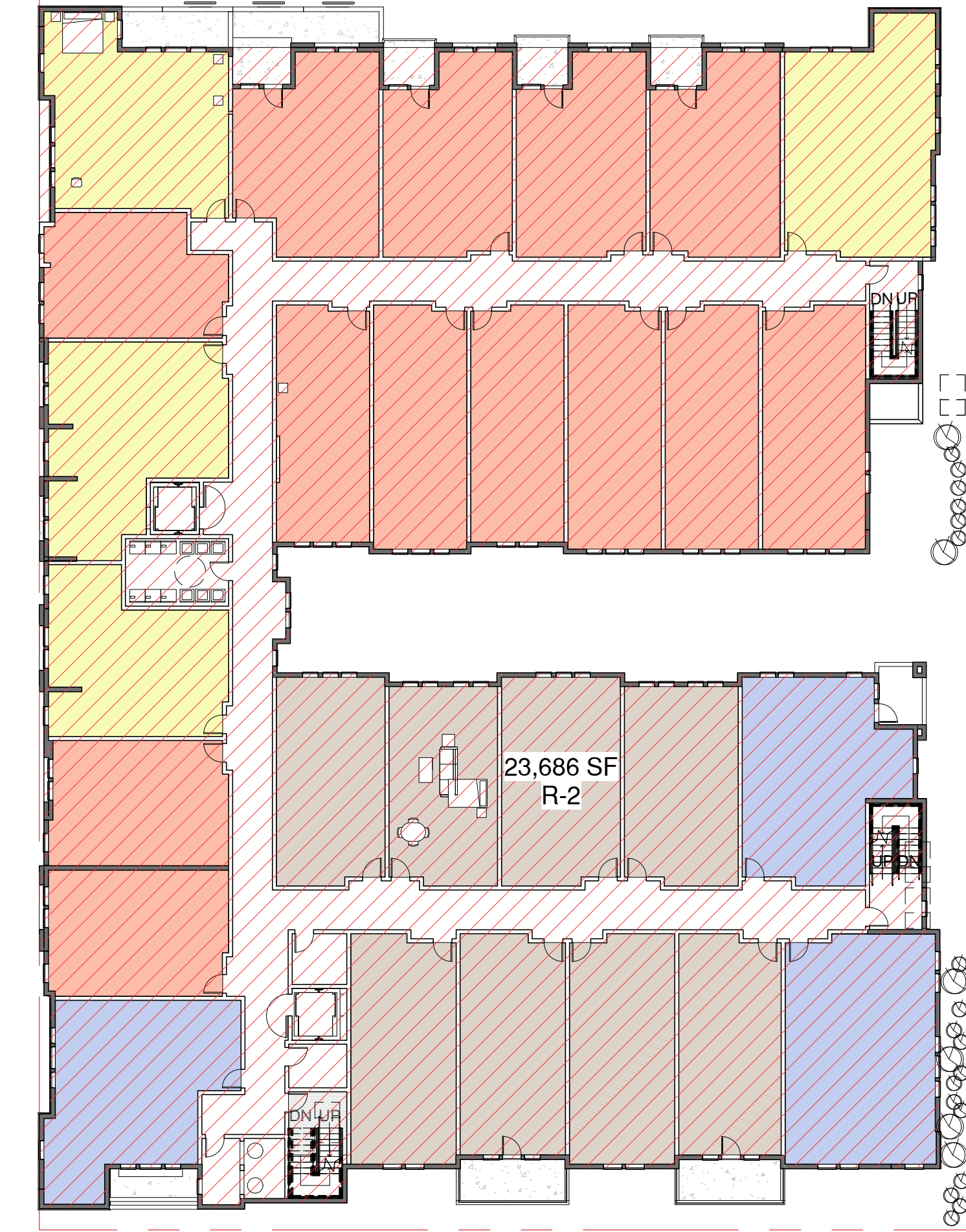




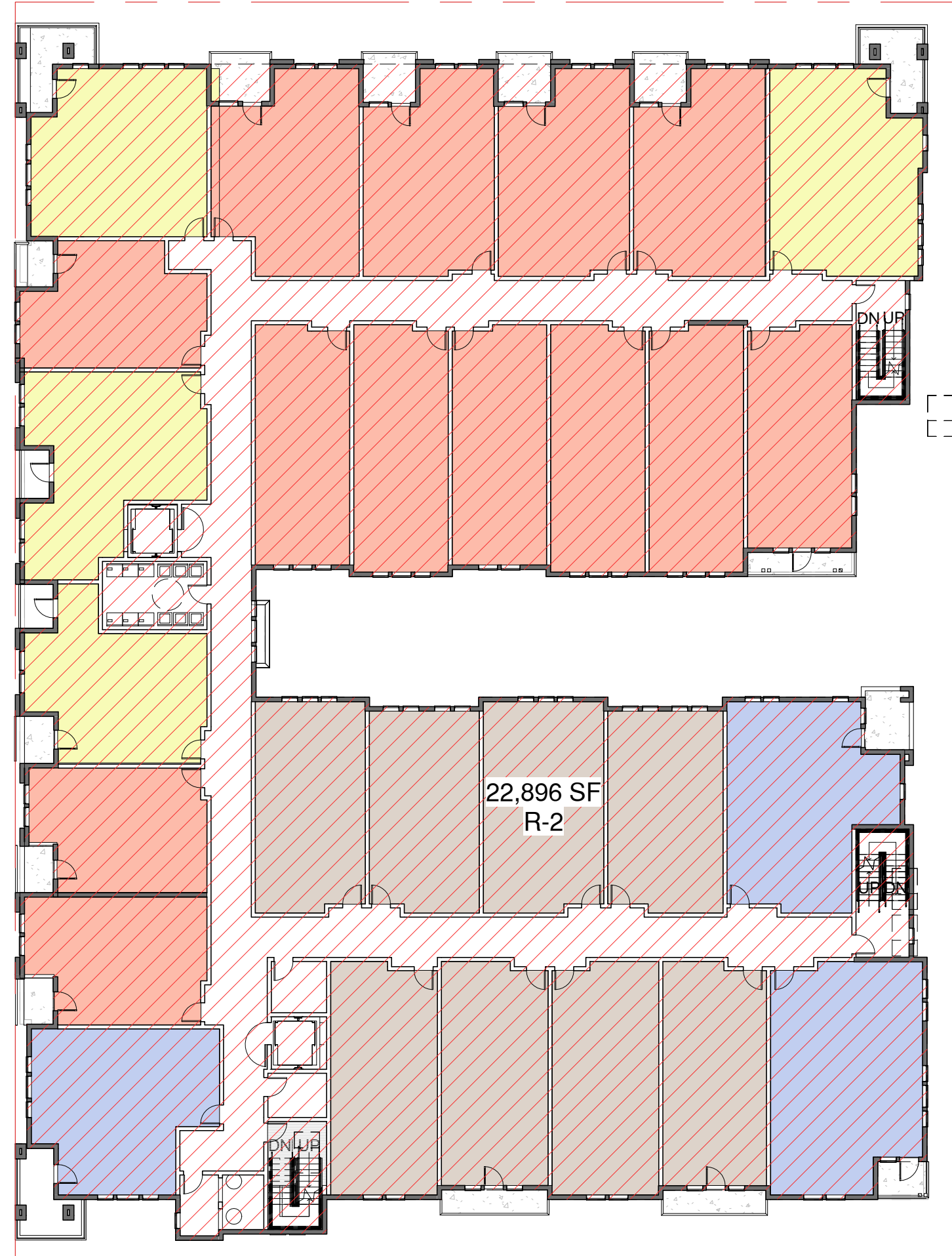
6 AREA PLAN - LEVEL 0 - SUBGRADE PARKING - 22,416 SF  
1" = 20'-0"



2 AREA PLAN - LEVEL 1 RESIDENTIAL - 18,697 SF  
1" = 20'-0"



1 AREA PLAN - LEVEL 2 - 23,686 SF  
1" = 20'-0"



3 AREA PLAN - LEVEL 3 - 22,896 SF  
1" = 20'-0"



4 AREA PLAN - LEVEL 4 - 22,319 SF  
1" = 20'-0"



5 AREA PLAN - LEVEL 5 - 22,314 SF  
1" = 20'-0"

REVISIONS

ISSUE DATE: 01/19/18

DESIGNED BY: AW

PROJECT #: PWH17-3

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A13.1