VILLAGE AT BURLINGAME
LOT N PARKING STRUCTURE

160 LORTON AVENUE
BURLINGAME, CALIFORNIA
APN 029-231-240 AND 029-231-060

PROJECT SUMMARY

PROJECT ADDRESS:	LORTON AVENUE (LOT N)
ZONING:	R4
APN:	029-231-060 AND 029-231-240
SITE AREA:	33,750 SF
SITE PERIMETER:	850 LF
BUILDING COVERAGE:	28,750 SF
TOTAL BUILDING AREA:	142,500 SF
OCCUPANCY:	S-2 OPEN
CONSTRUCTION TYPE:	IIB
TOTAL STALLS:	388 (NO COMPACTS)
LEVELS:	5 LEVELS

SHEET LIST

SCOPE OF WORK:

CONSTRUCTION OF A FIVE LEVEL CAST-IN-PLACE CONCRETE PARKING STRUCTURE WITH 142 ,000 SQUARE FEET AND 388 STALLS. STRUCTURE MEETS THE NATURAL VENTILATION REQUIREMENTS OF AN S-2 OPEN PARKING PER SECTION 406.5 OF THE 2016 CBC. CONSTRUCTION TYPE SHALL BE TYPE IIB, FULLY SPRINKLERED WITH NO UNPROTECTED OPENINGS WITHIN 10' OF AN ASSUMED PROPERTY LINE.

THE STRUCTURAL SYSTEM IS POST TENSIONED CONCRETE BEAMS AND SLABS WITH MOMENT FRAME SEISMIC SYSTEM. FOUNDATIONS TO BE PER GEOTECH RECOMMENDATIONS.

GOVERNING CODES:

A. 2016 CALIFORNIA BUILDING CODE (CBC), CALIFORNIA CODE OF REGULATIONS (CCR), TITLE 24, PART 2.
B. 2016 CALIFORNIA ELECTRICAL CODE (CEC), CALIFORNIA CODE OF REGULATIONS (CCR), TITLE 24, PART 3.
C. 2016 CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA CODE OF REGULATIONS (CCR), TITLE 24, PART 4.
D. 2016 CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA CODE OF REGULATIONS (CCR), TITLE 24, PART 5.
E. 2016 CALIFORNIA FIRE CODE (CFC), CALIFORNIA CODE OF REGULATIONS (CCR), TITLE 24, PART 9.
F. 2016 CALIFORNIA ENERGY, CALIFORNIA CODE OF REGULATIONS (CCR), TITLE 24 PART 6.
G. 2010 ADA STANDARDS.

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TITLE SHEET
VILLAGE AT BURLINGAME
PARKING STRUCTURE
160 LORTON AVENUE
BURLINGAME, CALIFORNIA

CONCEPT DESIGN

JOB NO :	17030
DATE :	1-17-18
DESIGN :	MORALES
DRAWN :	MORALES
CHK. BY :	.
FILE :	17030T0

SHEET

T.0

10 5 0 10 20 30

SCALE IN FEET

NOTES:

1. SETBACKS: ALL BUILDING SETBACKS ARE 0.0' TO PROPERTY LINE.
2. THERE ARE NO EXISTING BUILDINGS ARE 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 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.

PRELIMINARY

LEGEND

BFP	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
GM	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
MW	MONITORING WELL	SS	SANITARY SEWER
	SANITARY SEWER CLEAN OUT	SSMH	SANITARY SEWER MANHOLE
SS	SANITARY SEWER MANHOLE	UTIL	UTILITY
	SIGN	WV	WATER VALVE
SD	STORM DRAIN MANHOLE	WM	WATER METER
	TELEPHONE BOX		
WM	WATER METER		
	WATER VALVE		
	BUILDING		
	CHAINLINK FENCE		
	PROPERTY LINE		
	WALL		
	ATT LINE		
	SANITARY SEWER LINE		
	STORMDRAIN LINE		
	WATERLINE		

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BY	DATE	REVISIONS

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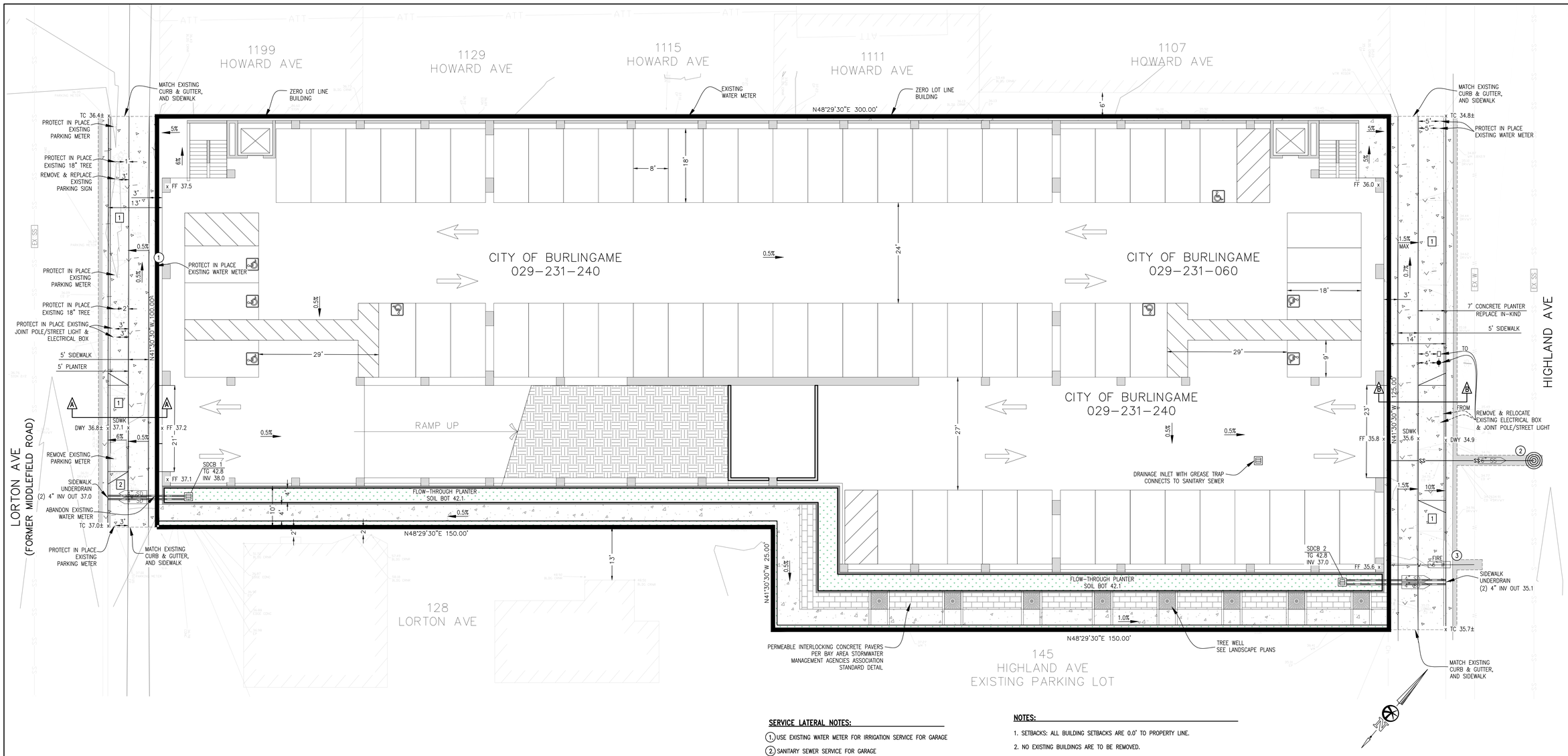
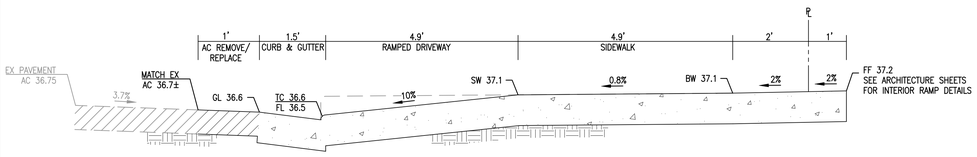
PROFESSIONAL ENGINEER CHARLES BELLECCI No. 54435 CIVIL STATE OF CALIFORNIA

THE VILLAGE AT BURLINGAME PARKING STRUCTURE
160 LORTON AVENUE
CIVIL SITE SURVEY PLAN
BURLINGAME SAN MATEO COUNTY CALIFORNIA

SHEET C1.1

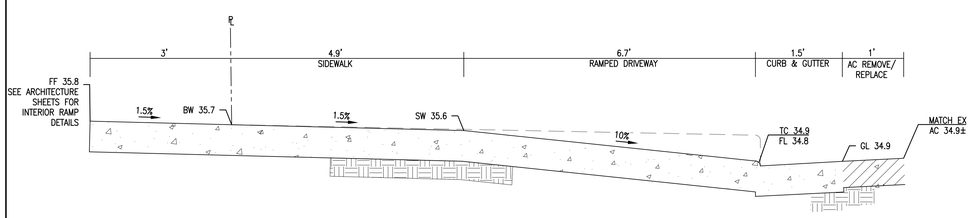
JOB NO. 16038





SECTION A–A: DRIVEWAY RAMP DETAIL

NTS



SECTION B–B: DRIVEWAY RAMP DETAIL

NTS

SERVICE LATERAL NOTES:

1. USE EXISTING WATER METER FOR IRRIGATION SERVICE FOR GARAGE
2. SANITARY SEWER SERVICE FOR GARAGE
3. FIRE SERVICE FOR ENTIRE BUILDING

CONSTRUCTION NOTES:

1. REMOVE EXISTING DRIVEWAY. FILL WITH CONCRETE TO MATCH PROPOSED SIDEWALK.
2. REMOVE EXISTING TREE.

NOTES:

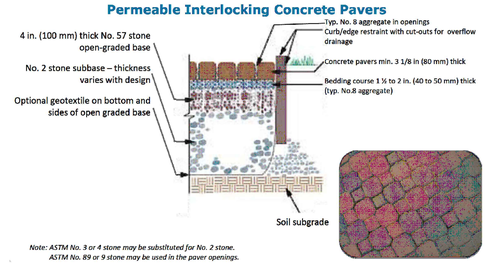
1. SETBACKS: ALL BUILDING SETBACKS ARE 0.0' TO PROPERTY LINE.
2. NO EXISTING BUILDINGS ARE TO BE REMOVED.
3. THIS PLAN WAS PREPARED FOR PROJECT ENTITLEMENT PURPOSES.
4. DESIGN INFORMATION SHOWN IN TENTATIVE AND SUBJECT TO CHANGE BASED ON FINAL DETAILED ENGINEERING DESIGN.
5. EXISTING TOPOGRAPHIC FEATURES SHOWN IN GRAYSCALE.
6. ALL SIDEWALKS, DRIVEWAYS, CURB & GUTTER SHOULD BE CONSTRUCTED PER THE CITY OF BURLINGAME STANDARD DRAWING SW-1: SIDEWALK, DRIVEWAY, CURB AND GUTTER.

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.

Permeable Interlocking Concrete Pavers



Note: ASTM No. 3 or 4 stone may be substituted for No. 2 stone. ASTM No. 89 or 9 stone may be used in the paver openings.

PERMEABLE PAVER DETAIL (TYP)

NTS

PRELIMINARY

LEGEND

BFP	BACKFLOW PREVENTION	BOX	BOX
○	BOLLARD/POST	CB	CATCH BASIN
CB	CATCH BASIN	DI	DRAINAGE INLET
EB	ELECTRIC BOX	ELEC	ELECTRIC
FH	FIRE HYDRANT	FNC	FENCE
●	FOUND MONUMENT	GB	GRADE BREAK
GV	GAS VALVE	JP	JOINT POLE
GM	GAS METER	LP	LIGHT POLE
GA	GUY ANCHOR	MH	MANHOLE
GP	GUY POLE	MW	MONITORING WELL
HP	HANDICAP ADA PARKING	SD	STORM DRAIN
JP	JOINT UTILITY POLE	SDCO	STORM DRAIN CLEAN OUT
LP	LIGHT POLE	SDMH	STORM DRAIN MAN HOLE
MW	MONITORING WELL	SL	STREETLIGHT
SSCO	SANITARY SEWER CLEAN OUT	SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE	SSMH	SANITARY SEWER MANHOLE
SIGN	SIGN	UTIL	UTILITY
SD	STORM DRAIN MANHOLE	WV	WATER VALVE
TB	TELEPHONE BOX	WM	WATER METER
WM	WATER METER		
WV	WATER VALVE		
	BUILDING		
Ch	CHAINLINK FENCE		
	PROPERTY LINE		
	WALL		
	ATT LINE		
SS	SANITARY SEWER LINE		
	STORM DRAIN LINE		
W	WATERLINE		
	SAWCUT LINE		
	PROPOSED CONCRETE		
	PROPOSED ASPHALT		
	PROPOSED STORM DRAIN LINE		

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BY	DATE	REVISIONS

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REGISTERED PROFESSIONAL ENGINEER FRANK CHARLES BELLECCI No. 34535 CIVIL STATE OF CALIFORNIA

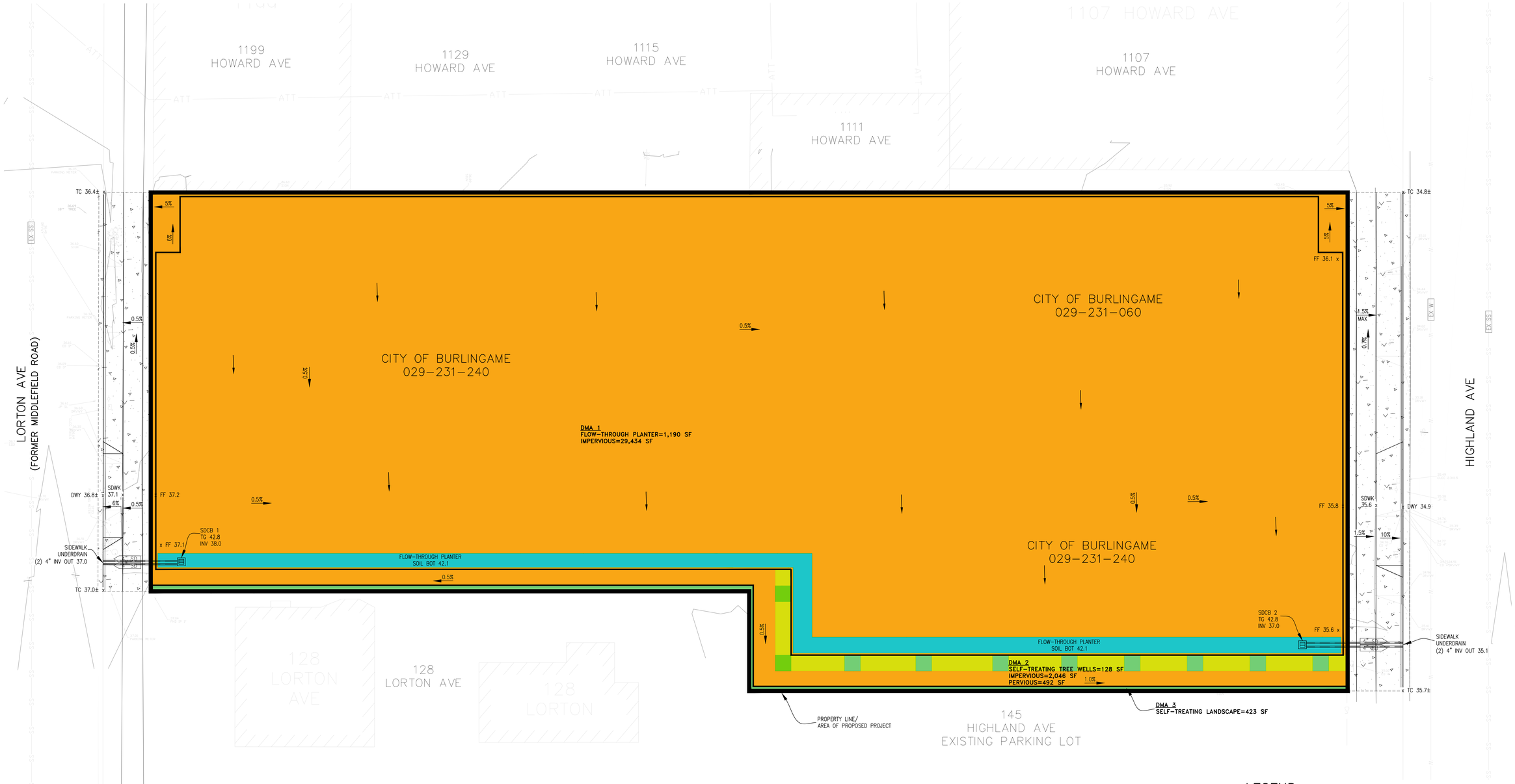
NO. C 34535 EXP. 12-31-2024

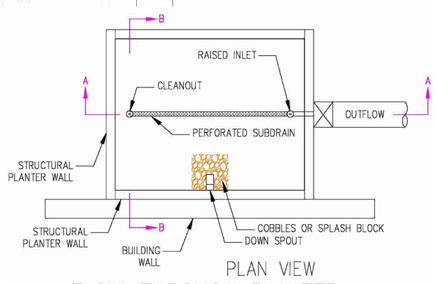
THE VILLAGE AT BURLINGAME PARKING STRUCTURE
160 LORTON AVENUE
BURLINGAME SAN MATEO COUNTY CALIFORNIA

CIVIL SITE PLAN, PRELIMINARY GRADING, DRAINAGE, & UTILITY PLAN

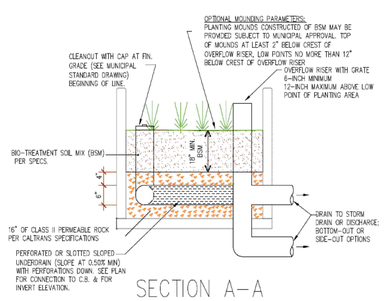
SHEET C1.2

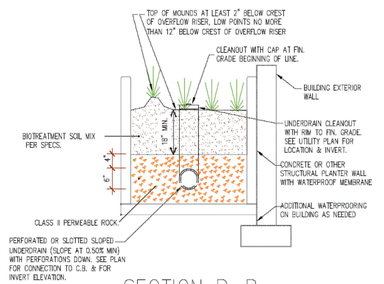
JOB NO. 16038

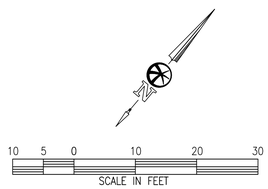




FLOW-THROUGH PLANTER







***NOTE**
SEE SPECIAL PROJECT NARRATIVE REGARDING UNTREATED RUNOFF.
UNTREATED RUNOFF = 4% OF PROJECT AREA.
PROJECT IS 86% LID.

PRELIMINARY

LEGEND

BFP	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	GAS VALVE	LP	LIGHT POLE
GM	GAS METER	MH	MANHOLE
	GUY ANCHOR	MW	MONITORING WELL
	GUY POLE	SD	STORM DRAIN
	HANDICAP ADA PARKING	SDCO	STORM DRAIN CLEAN OUT
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SS	SANITARY SEWER CLEAN OUT	SSMH	SANITARY SEWER MANHOLE
SS	SANITARY SEWER MANHOLE	UTIL	UTILITY
	SIGN	WV	WATER VALVE
SD	STORM DRAIN MANHOLE	WM	WATER METER
	TELEPHONE BOX		
WM	WATER METER		
	WATER VALVE		
	PROPERTY LINE		
	WALL		
	ATT LINE		
	SANITARY SEWER LINE		
	STORMDRAIN LINE		
	WATERLINE		
	DMA BOUNDARY LINE		
	DMA – IMPERVIOUS		
	DMA – PERVIOUS		
	DMA – SELF-TREATING/PERVIOUS LANDSCAPE		
	IMP – FLOW-THROUGH PLANTER		
	6" STORM DRAIN LINE		
	DIRECTION OF FLOW		

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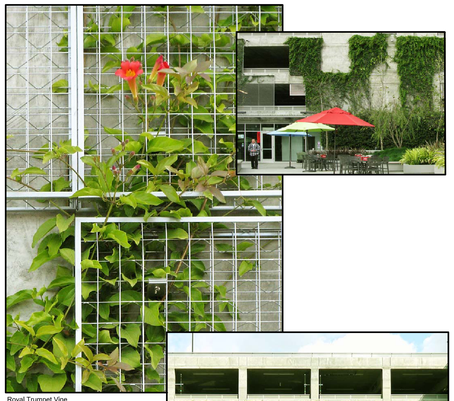
NOT VALID WITHOUT ORIGINAL SIGNATURE

THE VILLAGE AT BURLINGAME PARKING STRUCTURE
160 LORTON AVENUE
BURLINGAME SAN MATEO COUNTY CALIFORNIA

STORMWATER CONTROL PLAN EXHIBIT

SHEET C1.3
JOB NO. 16038



Royal Trumpet Vine

Installed 2009

Hardiness Zone 10b

Horizon at Playa Vista- Playa Vista, CA
A custom pattern of wall mounted greenscreen® panels is used to describe a sophisticated visual texture on the surface of parking and store entries serving a multi-building office cluster.

1743 S. LA CIENEGA BLVD. T - 800.450.3494 LOS ANGELES, CA. 90035 www.greenscreen.com

PLANT LEGEND potential plantings to be used

Key	Botanical Name - Common Name ***	Size	Qty.*	PF**	Symbol
TREES & PALMS					
T1	Carpinus betulus 'Franz Fontaine' - Columnar European Hornbeam	36" Box		M	
T2	City Street Tree - TBD	36" Box		M	
PERENNIALS					
P1	Achillea millefolium (CA native cvs.) - Yarrow	#1		L	
P2	Epilobium spp. (Zauschneria), cvs. - California Fuschia	#1		L	
P3	Hemerocallis 'Stella D'Oro' - Dwarf Yellow Day Lily	#1		M	
P4	Iris douglasiana - Douglas Iris	#1		L	
P5	Liriope muscari 'Silvery Sunproof' - Silvery Sunproof Lily Turf	#1		L	
P6	Polystichum munitum - Western Sword Fern	#1		L	
SHRUBS					
S1	Arctostaphylos densiflora 'Howard McMinn' - Howard McMinn Manzanita	#5		L	
S2	Berberis thinbergii 'Crimson Pygmy' - Dwarf Japanese Barberry	#5		L	
S3	Cycas revoluta - Sago Palm	#5		L	

GROUND COVERS	Size	PF**		
GC1	#1	L	Berberis aquifolium var. repens -Creeping Mahonia	Plant 1 gal. @ 36" o.c.
GC2	#1	VL	Baccharis pilularis 'Centennial' - Coyote Bush	Plant 1 gal. @ 36" o.c.
GC3	#1	L	Ceanothus thyrsiflorus var. griseus 'Yankee Point' - Yankee Point Wild Lilac	Plant 1 gal. @ 48" o.c.
GC4	#1	L	Rosmarinus officinalis 'Prostratus' - Trailing Rosemary	Plant 1 gal. @ 36" o.c.
GC5	#1	L	Ribes viburnifolium - Catalina Perfume	Plant 1 gal. @ 48" o.c.
GC6	#1	M	Vinca minor - Dwarf Periwinkle	Plant 1 gal. @ 36" o.c.
NATIVE GRASSES				
NG1	4"	L	Carex barbarae - Santa Barbara Sedge	plant @ 24" o.c.
NG2	4"	VL	Juncus patens 'Carman's Gray' - California Gray Rush	plant @ 12" o.c.
NG3	4"	VL	Nassella pulchrum - Needle Grass	plant @ 12" o.c.

* Contractor to verify all quantities from plan. Plant legend is for reference only.
** PF: WUCOLS IV Species Evaluation List-2014; Region 1 North Central Coast, Sunset Garden Zone 17
*** No substitutions without prior written authorization from the Landscape Architect

GENERAL NOTES:

A. The landscape plans will comply with the requirements of the Model Water Efficient Landscape Ordinance (MWELO).
Elements of the Landscape Documentation Package:
(a) The Landscape Documentation Package shall include the following six (6) elements:
(1) project information;
(A) date
(B) project applicant
(C) project address (if available, parcel and/or lot number(s))
(D) total landscape area (square feet)
(E) project type (e.g., new, rehabilitated, public, private, cemetery, homeowner-installed)
(F) 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
(G) checklist of all documents in Landscape Documentation Package
(H) project contacts to include contact information for the project applicant and property owner
(I) 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
(2) Water Efficient Landscape Worksheet;
(A) hydro zone information table
(B) water budget calculations
1. Maximum Applied Water Allowance (MAWA)
2. Estimated Total Water Use (ETWU)
(3) soil management report;
(4) landscape design plan;
(5) irrigation design plan; and
(6) grading design plan.

"This plan will comply with the requirements of the City of Oakland Municipal Code and State Water Conservation Ordinances."

NOTES:

1. For flow through planters Refer to the C.3 Storm Water Technical Guidance for subsurface options and details. Refer to the Civil Eng. plans for additional information.
2. Install 'Green Screen' vine support panels, refer to the architectural renderings and plans
3. Columnar shape trees with decorative tree well. Refer to the plant list for potential tree choices.
4. City street trees as per the City Urban Forester recommendation. All street trees to be 36" box size.
5. Concrete pedestrian walk way with accent and scoring patterns as shown
6. Ground level planting area
7. Raised planter
8. Pervious paving, see civil plans.

As per the WELO, The landscape contractor will submit a soil analysis report for landscape amendments post grading operations but before commencement of work. The analysis recommendations will be used for incorporating soil amendments into the proposed new landscape areas.

"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"

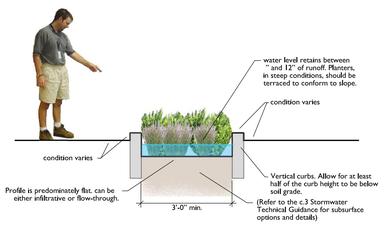
StOrMwatEr FaCiLitY StratEGY: Infiltration/flow-Through Planters

planters are narrow, flat-bottomed, often rectangular, landscape areas used to treat stormwater runoff, their most distinguishing feature is that the side slopes typically used in swales are replaced with vertical side walls. this allows for more storage volume in less space.

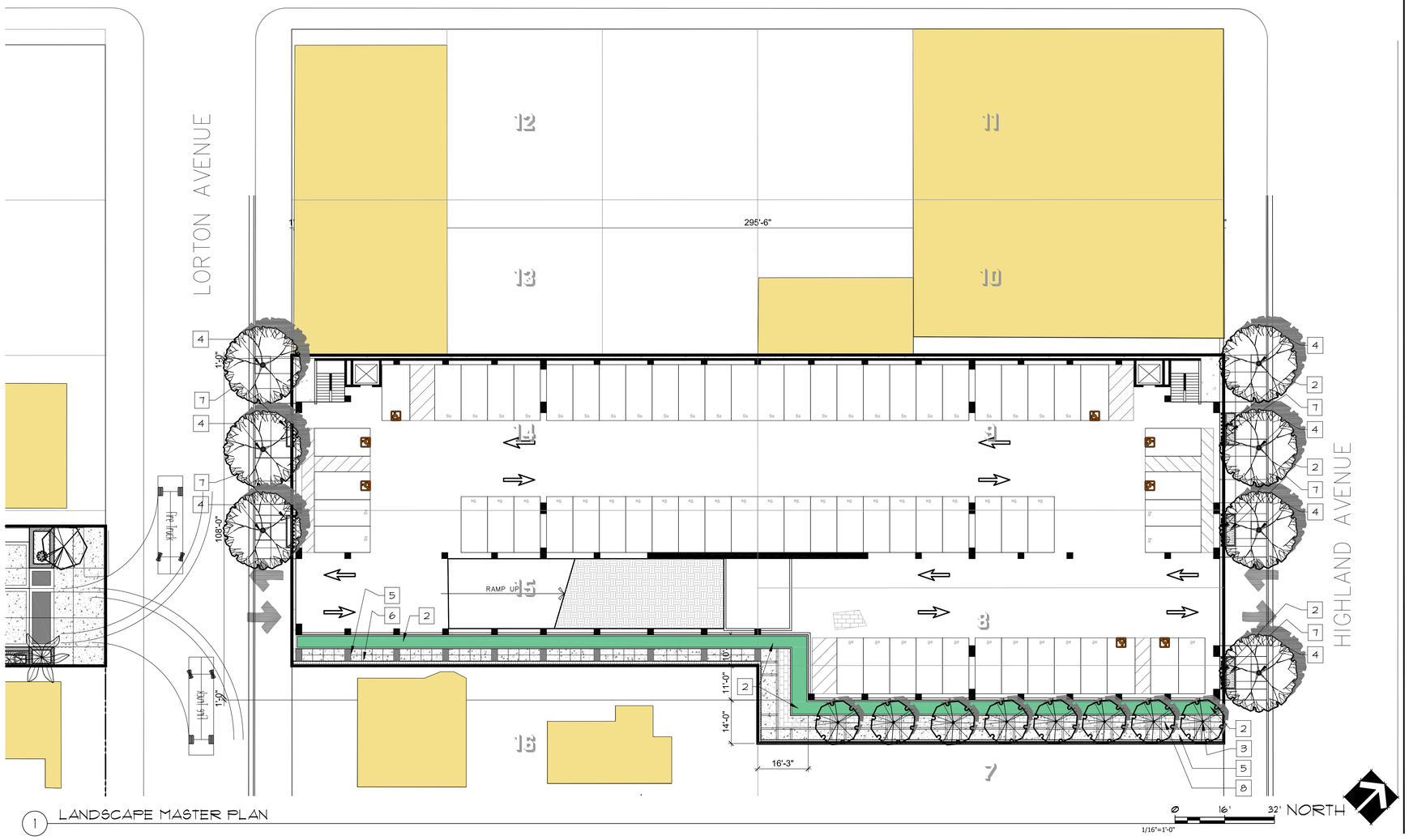
there are two types of planters used for stormwater management: infiltration and flow-through planters. infiltration planters depend on native soil conditions that allow runoff to soak into the underlying soil. Flow-through planters are completely contained systems that only allow runoff to soak through the planter's imported soil bed and then into an underdrain system. infiltration planters are more desirable because they allow for greater volume reduction and further ease the burden on local storm drain facilities. Flow-through planters should be used where native soil conditions are unfavorable to infiltration, where there is underlying soil contamination, and/or where the seasonal high water table is within 10 feet of the landscape surface. when using infiltration planters and similar infiltration practices, follow the infiltration guidelines contained in the c.3 stormwater technical guidance.

stormwater planters are easily incorporated into retrofit conditions and in places where space is limited. they can be built to fit between driveways, utilities, trees and other existing site elements. they can be planted with a simple palate of sedges and/or rushes or a mixture of trees and shrubs. Because planters have no side slopes and are contained by vertical curbs, it is best to use plants that will grow at least as tall as the planter's walls in order to help "soften" the edges. planters can be used in both relatively flat conditions and in steep conditions if they are appropriately terraced.

s an mat eo county sus ta l nab l e g re en s t r e e t s and par k i ng lot s gu l de book



tYPICaL PLantEr PrOFILE



1 LANDSCAPE MASTER PLAN

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Irvine, California
Austin, Texas
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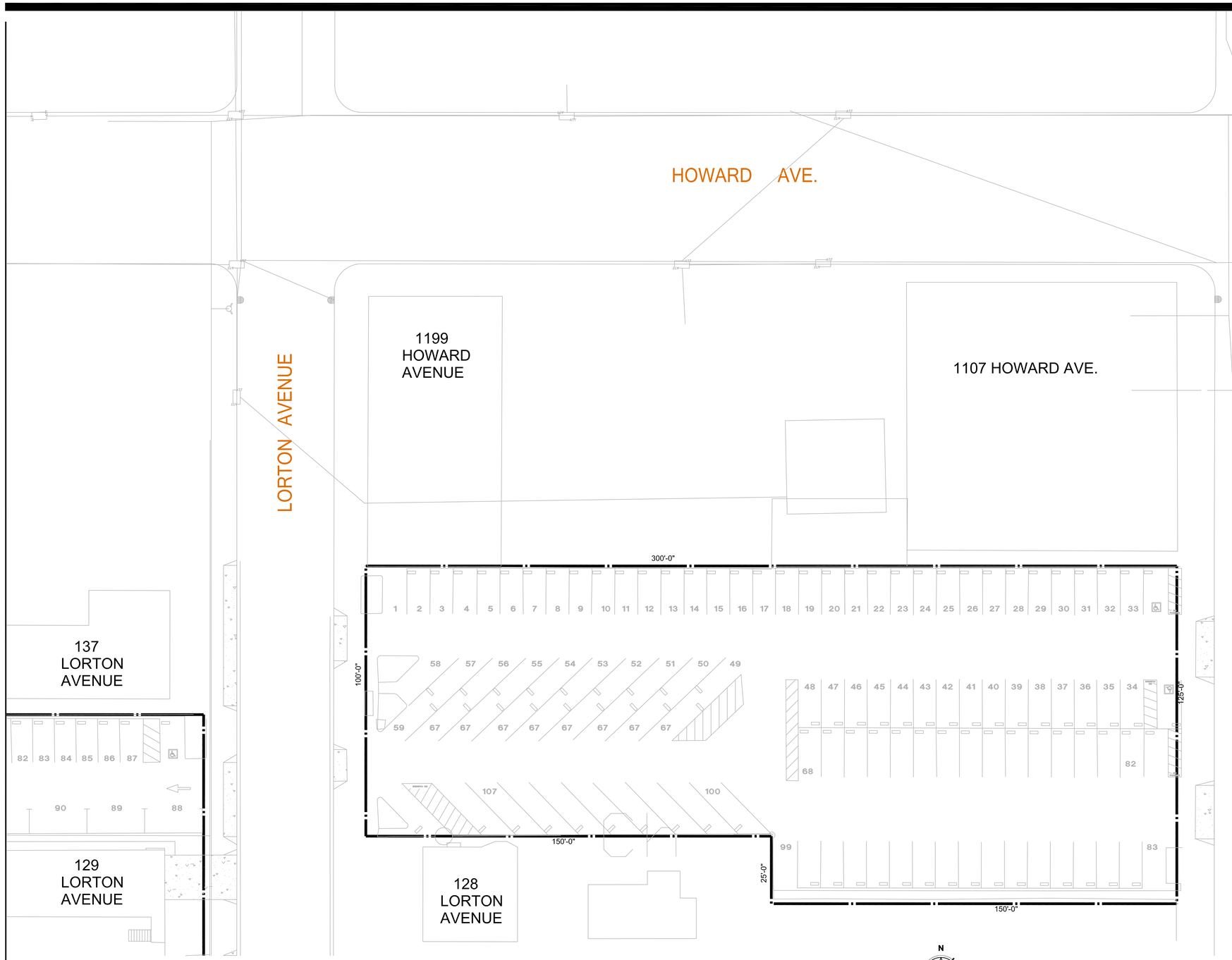
LICENSED LANDSCAPE ARCHITECT
THOMAS H. PHELPS #4124
Signature
08/31/18
Renewal Date
Date
STATE OF CALIFORNIA

VILLAGE AT BURLINGAME
PARKING STRUCTURE
160 LORTON AVENUE
BURLINGAME, CALIFORNIA

CONCEPT DESIGN

JOB NO :	.
DATE :	16 JAN 2018
DESIGN :	THP
DRAWN :	THP
CHK. BY :	.
FILE :	

SHEET L1



EXISTING SITE PLAN
1/16" = 1'-0"

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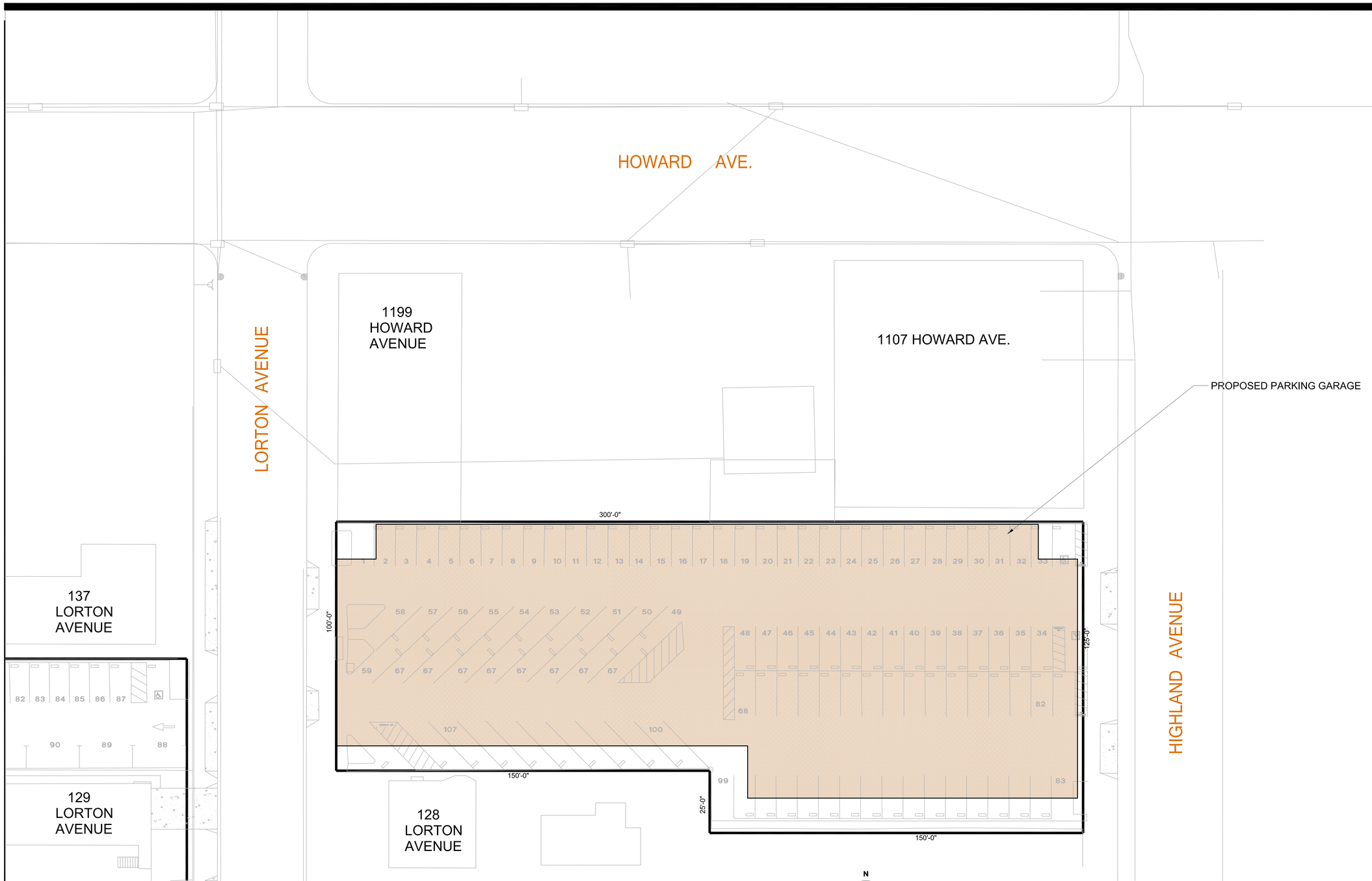
EXISTING SITE PLAN
VILLAGE AT BURLINGAME
PARKING STRUCTURE
160 LORTON AVENUE
BURLINGAME, CALIFORNIA

CONCEPT DESIGN

JOB NO	:	17030
DATE	:	1/17/18
DESIGN	:	MORALES
DRAWN	:	MORALES
CHK. BY	:	.
FILE	:	17030A11

SHEET
A1.1



SITE PLAN
1/16" = 1'-0"

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SITE PLAN
VILLAGE AT BURLINGAME
PARKING STRUCTURE
160 LORTON AVENUE
BURLINGAME, CALIFORNIA

CONCEPT DESIGN

JOB NO :	17030
DATE :	1/17/18
DESIGN :	MORALES
DRAWN :	MORALES
CHK. BY :	.
FILE :	17030A12

SHEET
A1.2

PP: Date:
JOC: Date:
EE: Date:
AA: Date:

HOWARD AVE.

LORTON AVENUE

1199 HOWARD AVENUE

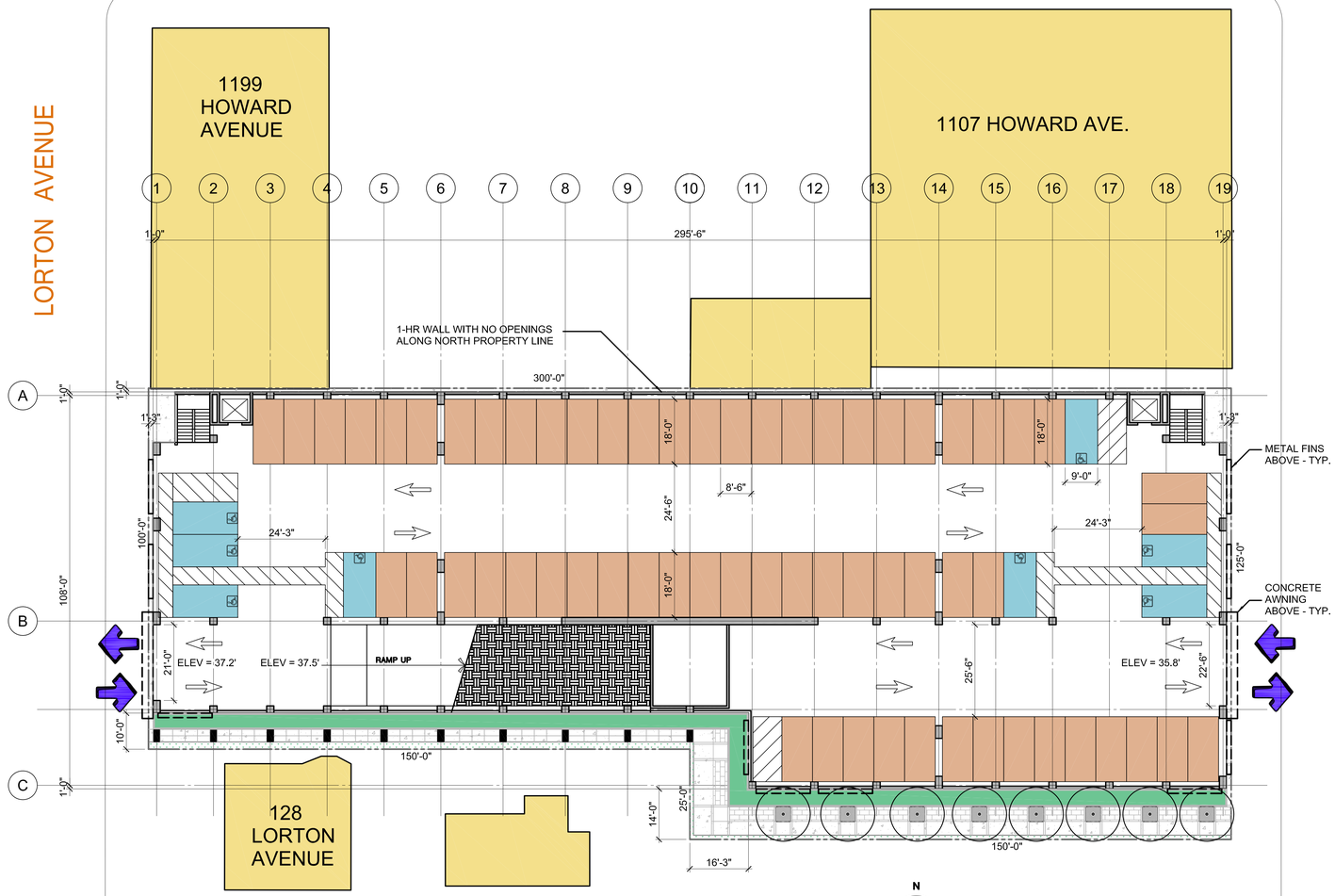
1107 HOWARD AVE.

137 LORTON AVENUE

129 LORTON AVENUE

128 LORTON AVENUE

HIGHLAND AVENUE



GROUND LEVEL PARKING PLAN

1/16" = 1'-0" 70 STALLS

SUMMATION CHART

1/17/18

LEVEL	STANDARD (8'-6" x 18'-0")	COMPACT (8'-0" x 17'-0")	ACCESSIBLE (9'-0" x 18'-0")	TOTAL	SQ. FOOTAGE	SQ. FT. / STALL
FIFTH	81	0	0	81	28,200	348.0
FOURTH	79	0	0	79	28,750	364.0
THIRD	79	0	0	79	28,750	364.0
SECOND	79	0	0	79	28,750	364.0
GROUND	62	0	8	70	24,500	350.0
TOTAL:	380	0	8	388	138,950	358.0

16'-0" 0 32'-0" 64'-0"

SCALE: 1/16" = 1'-0"

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GROUND LEVEL
VILLAGE AT BURLINGAME
PARKING STRUCTURE
160 LORTON AVENUE

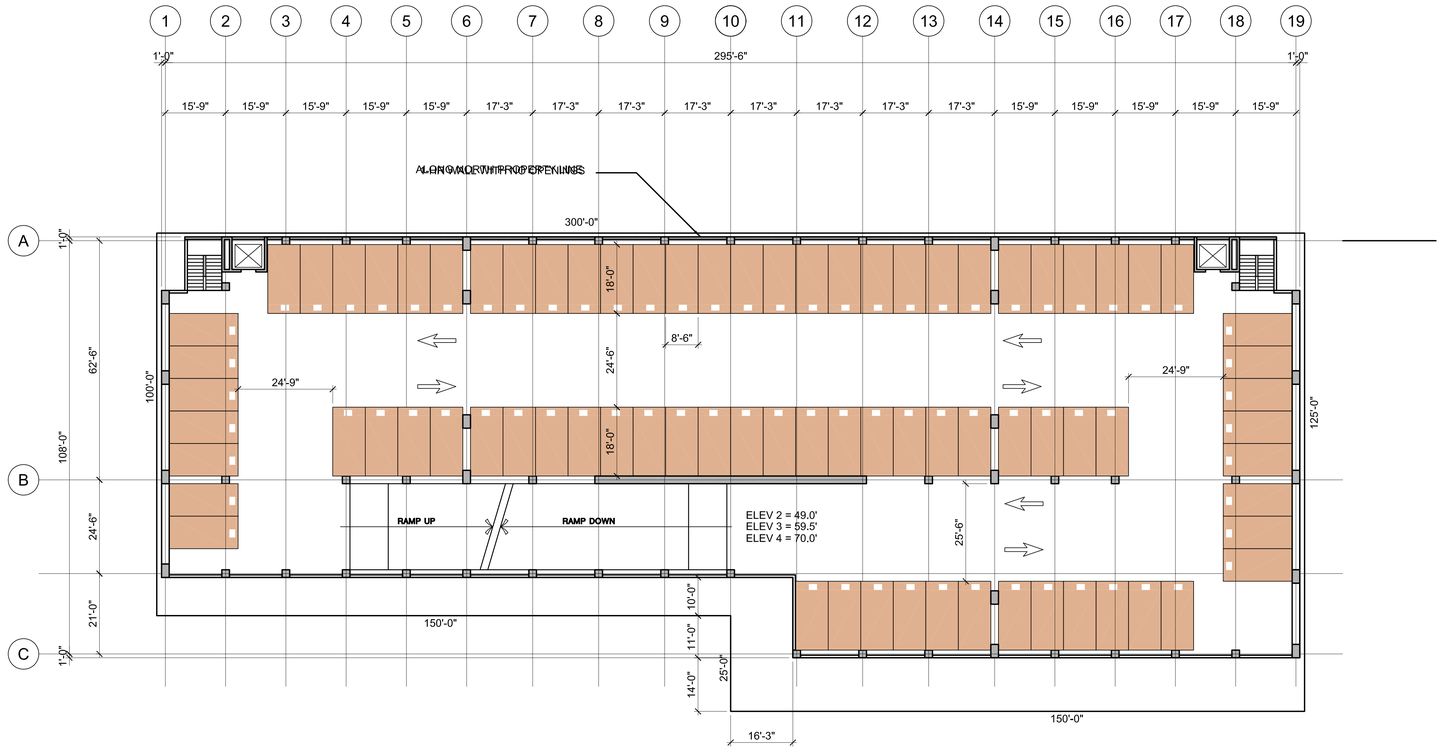
BURLINGAME, CALIFORNIA

CONCEPT DESIGN

JOB NO :	17030
DATE :	1-17-18
DESIGN :	MORALES
DRAWN :	MORALES
CHK. BY :	.
FILE :	17030A21

SHEET

A2.1



TYPICAL LEVEL PARKING PLAN

1/16" = 1'-0" 79 STALLS

N

16'-0" 0 32'-0" 64'-0"

SCALE: 1/16" = 1'-0"

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TYPICAL LEVEL
VILLAGE AT BURLINGAME
PARKING STRUCTURE
160 LORTON AVENUE
BURLINGAME, CALIFORNIA

CONCEPT DESIGN

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DESIGN :	MORALES
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FILE :	17030A22

SHEET

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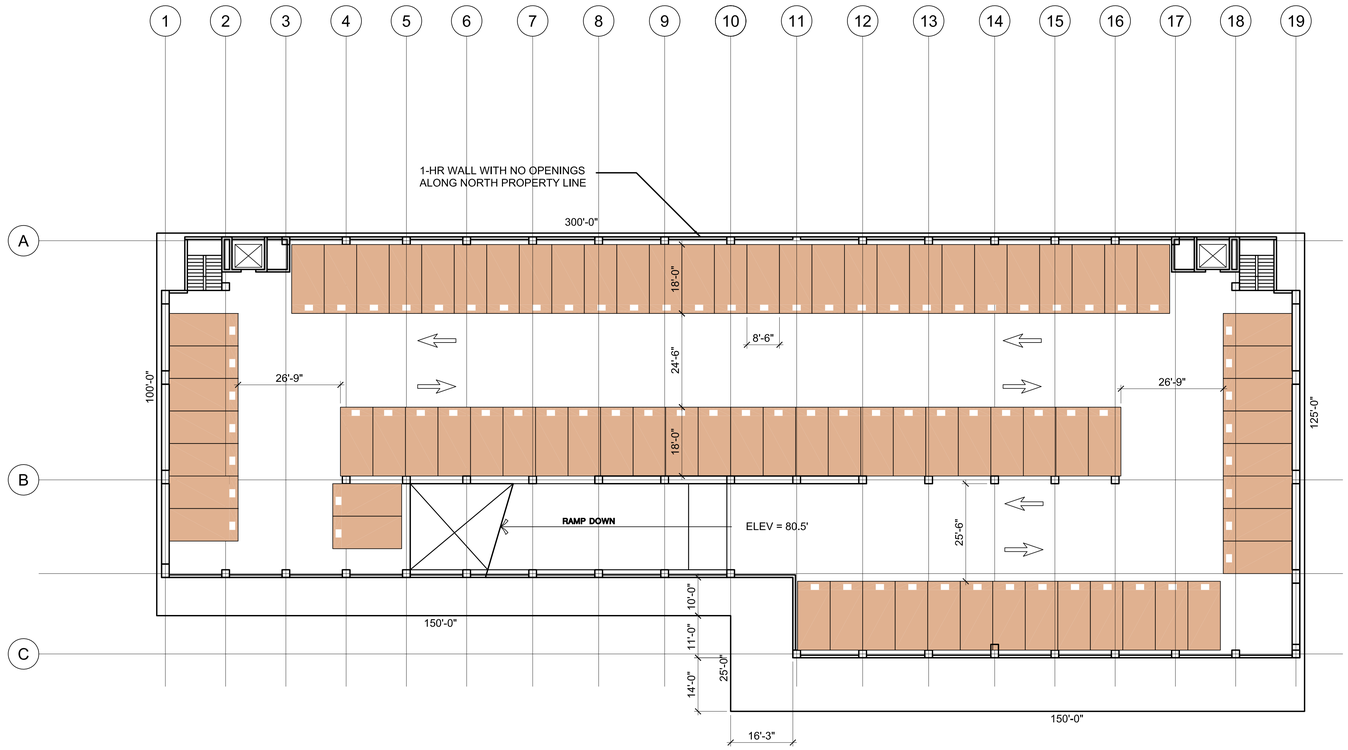

FIFTH LEVEL PARKING PLAN

1/16" = 1'-0" 81 STALLS

N

16'-0" 0 32'-0" 64'-0"

SCALE: 1/16" = 1'-0"

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FIFTH LEVEL
VILLAGE AT BURLINGAME
PARKING STRUCTURE
160 LORTON AVENUE

BURLINGAME, CALIFORNIA

CONCEPT DESIGN

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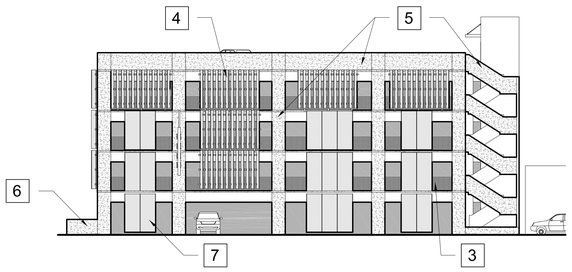
FILE :	17030A23

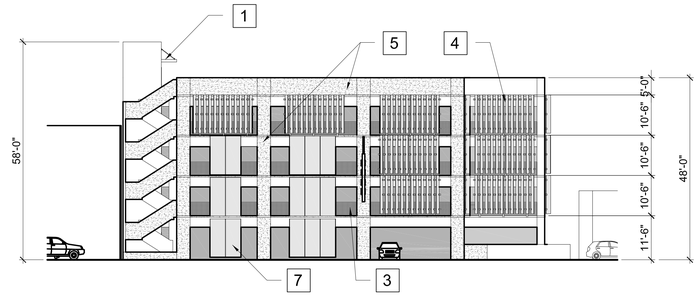
SHEET

A2.3



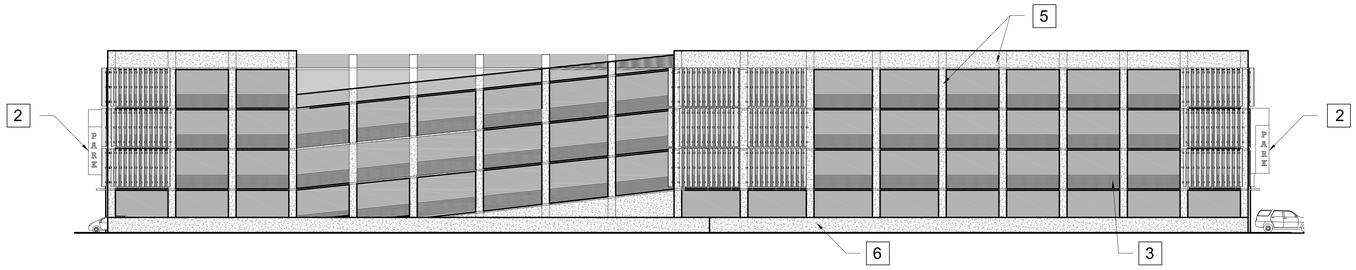
HIGHLAND AVENUE ELEVATION

1/16"=1'-0"



LORTON AVENUE ELEVATION

1/16"=1'-0"

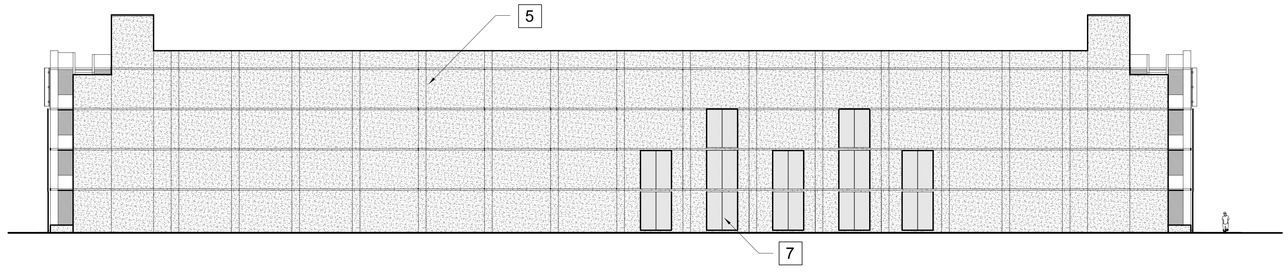


SOUTH ELEVATION

1/16"=1'-0"

1	METAL CANOPY	5	NATURAL CONCRETE FINISH
2	BLADE SIGN	6	RAISED SW FILTER
3	CABLE RAIL	7	GREEN SCREEN
4	ANGLED METAL SHIELDS		

LEGEND



NORTH ELEVATION

1/16"=1'-0"

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EXTERIOR ELEVATIONS
VILLAGE AT BURLINGAME
PARKING STRUCTURE
160 LORTON AVENUE
BURLINGAME, CALIFORNIA

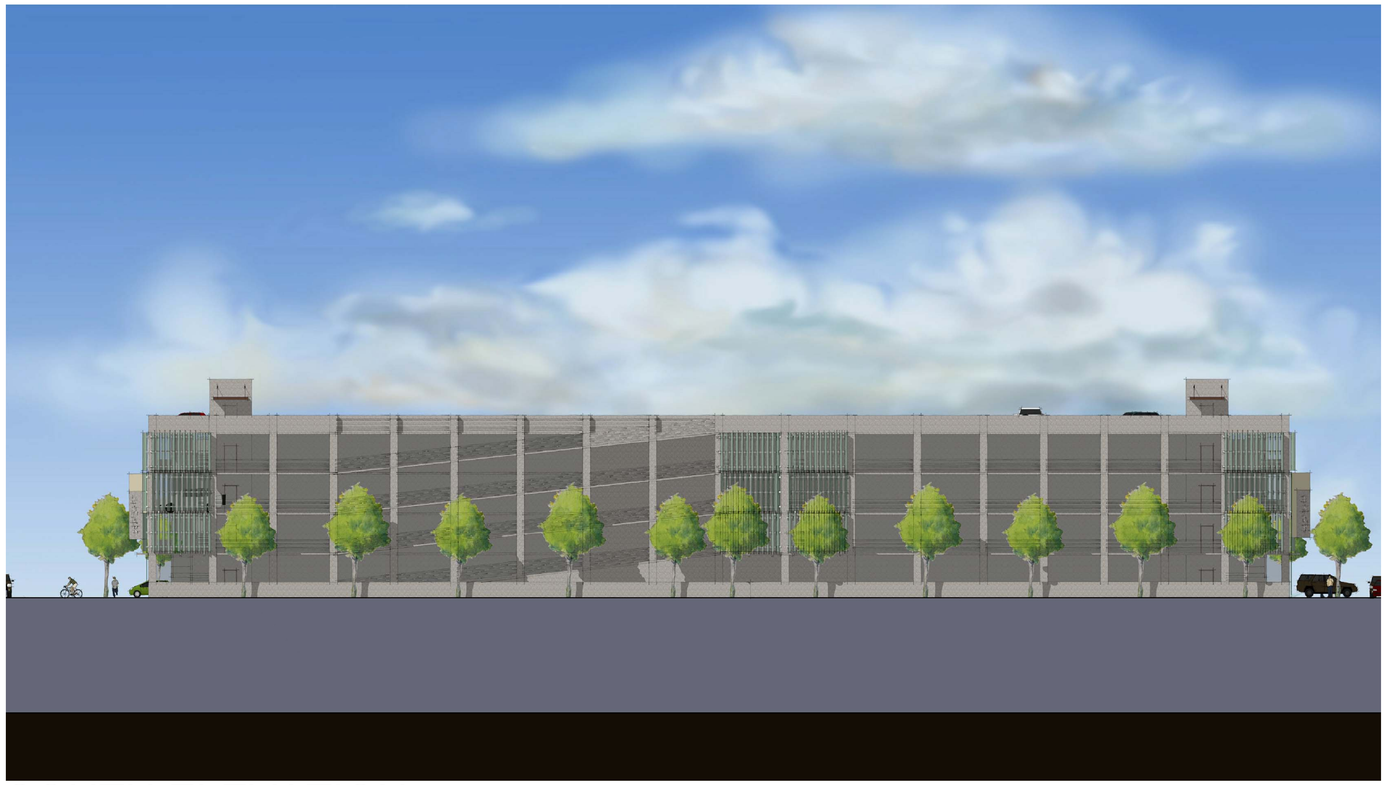
CONCEPT DESIGN

JOB NO :	17030
DATE :	1-17-18
DESIGN :	MORALES
DRAWN :	MORALES
CHK. BY :	.
FILE :	17030A31

SHEET

A3.1

P: Date:
JC: Date:
E: Date:
A: Date:



SOUTH ELEVATION
1/16"=1'-0"

NORTH ELEVATION
1/16"=1'-0"

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EXTERIOR ELEVATIONS
VILLAGE AT BURLINGAME
PARKING STRUCTURE
160 LORTON AVENUE
BURLINGAME, CALIFORNIA

CONCEPT DESIGN

JOB NO :	17030
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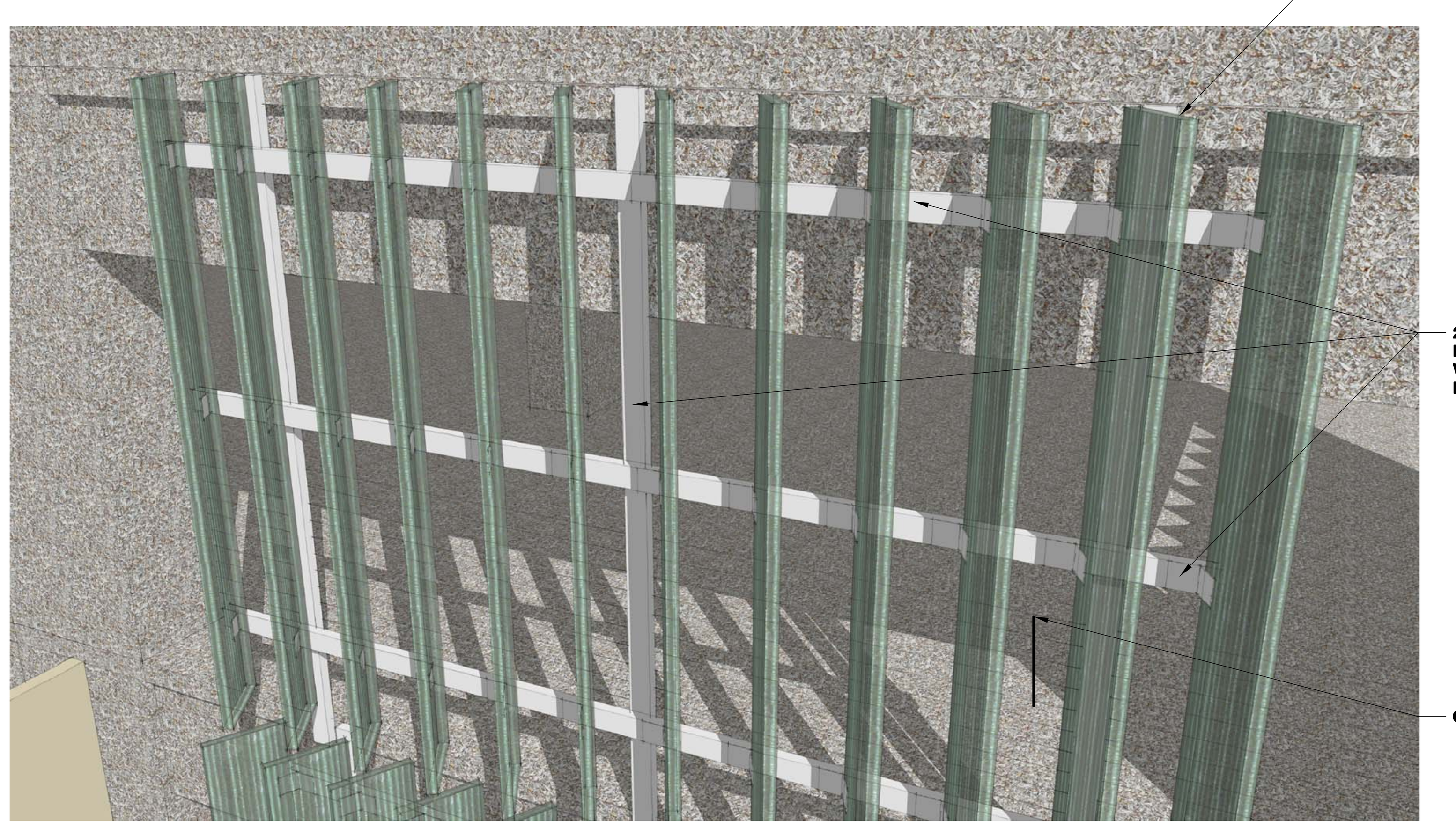
DESIGN :	MORALES
DRAWN :	MORALES
CHK. BY :	.
FILE :	17030A32

SHEET
A-3.2

A: ____ Date:
E: ____ Date:
JC: ____ Date:
P: ____ Date:

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



METAL FIN DETAIL
1/8"=1'-0"

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

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EXTERIOR ELEVATIONS
VILLAGE AT BURLINGAME PARKING STRUCTURE
160 LORTON AVENUE
BURLINGAME, CALIFORNIA

CONCEPT DESIGN

JOB NO :	17030
DATE :	1-17-18
DESIGN :	MORALES
DRAWN :	MORALES
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FILE :	17030A33

SHEET
A-3.3

PLOTTED 01-17-18 12:59 genaro c:\users\genaro\desktop\090717\burlingame\drawings\drb submittal 016118\17030 a33.dwg

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Date:

JC:
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Date:

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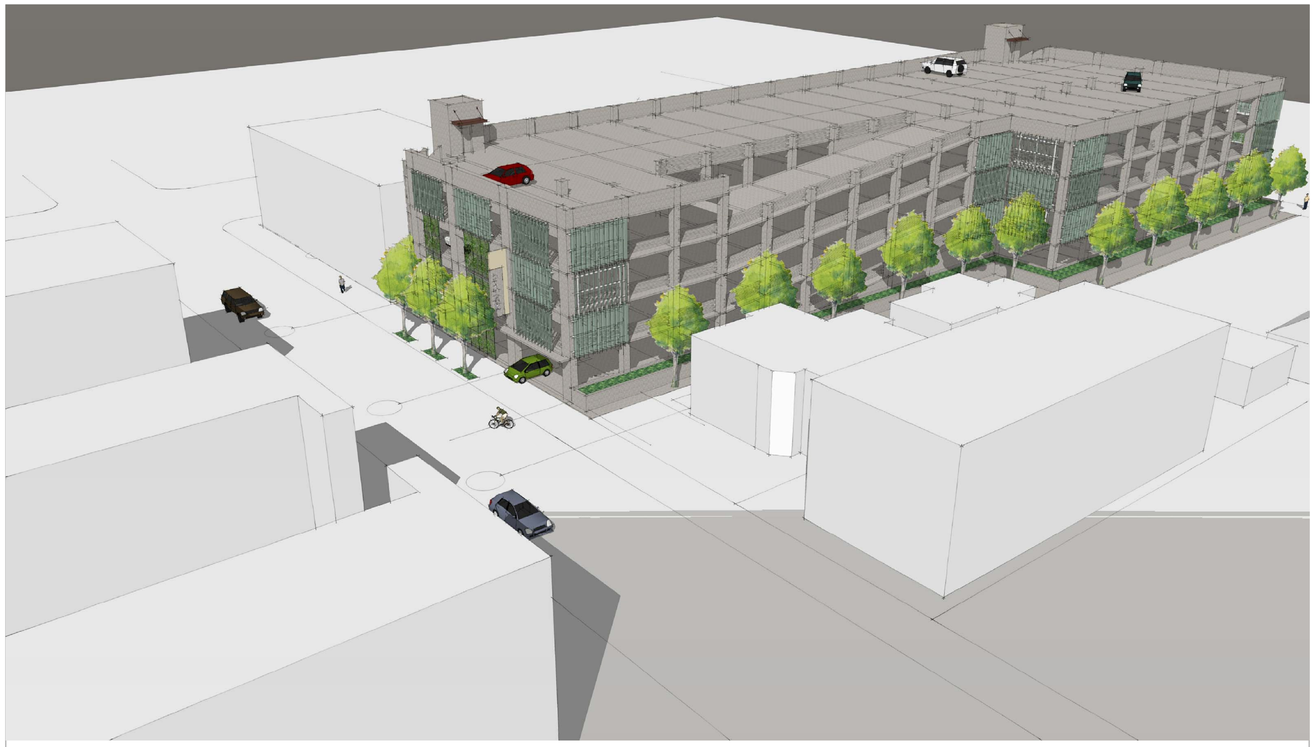
Date:



FROM NORTHWEST CORNER

FROM SOUTHEAST CORNER

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PERSPECTIVE VIEWS
VILLAGE AT BURLINGAME
PARKING STRUCTURE
160 LORTON AVENUE

BURLINGAME, CALIFORNIA

CONCEPT DESIGN

JOB NO	:	17030
DATE	:	1-17-18
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DRAWN	:	MORALES
CHK. BY	:	.
FILE	:	17030A33

SHEET

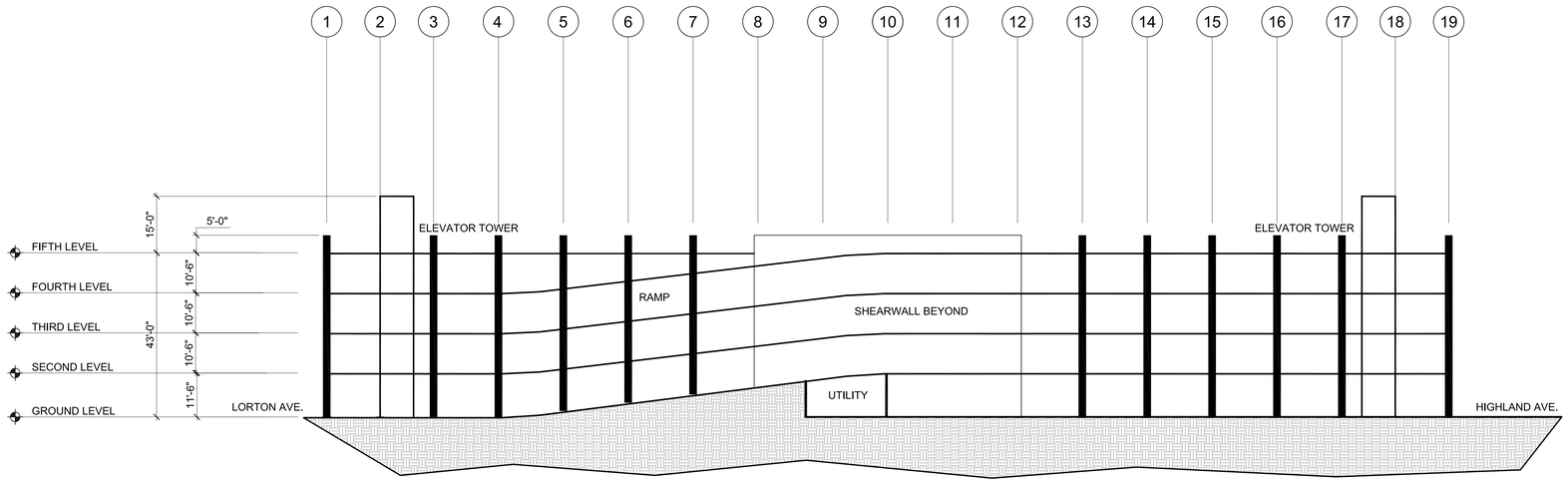
A-3.4

PP:
Date:

JOC:
Date:

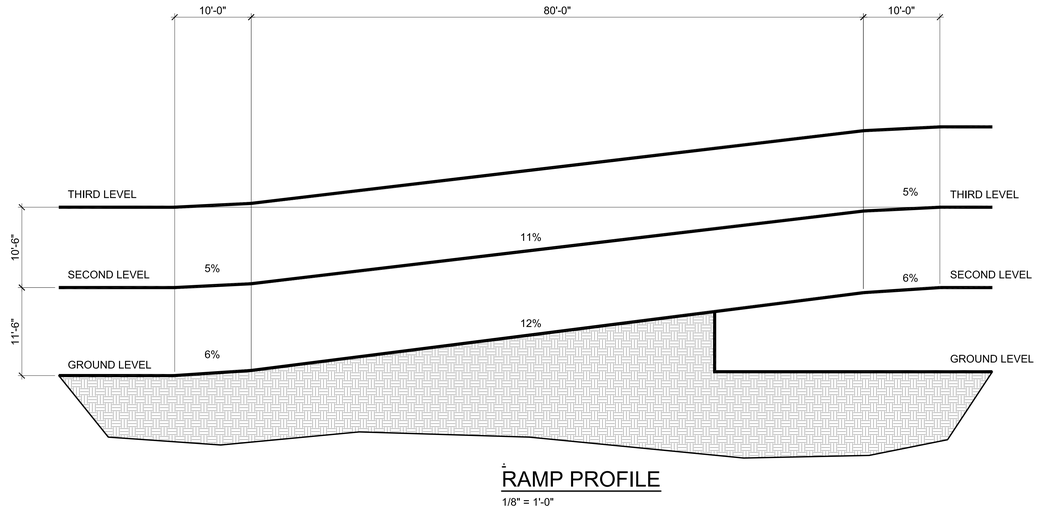
EE:
Date:

AA:
Date:



LONGITUDINAL SECTION

1/16" = 1'-0"



RAMP PROFILE

1/8" = 1'-0"

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LONGITUDINAL SECTION-RAMP PROFILES
VILLAGE AT BURLINGAME
PARKING STRUCTURE
160 LORTON AVENUE
BURLINGAME, CALIFORNIA

CONCEPT DESIGN

JOB NO :	17-030
DATE :	1-17-18
DESIGN :	MORALES
DRAWN :	MORALES
CHK. BY :	.
FILE :	17030A35

SHEET

A3.5