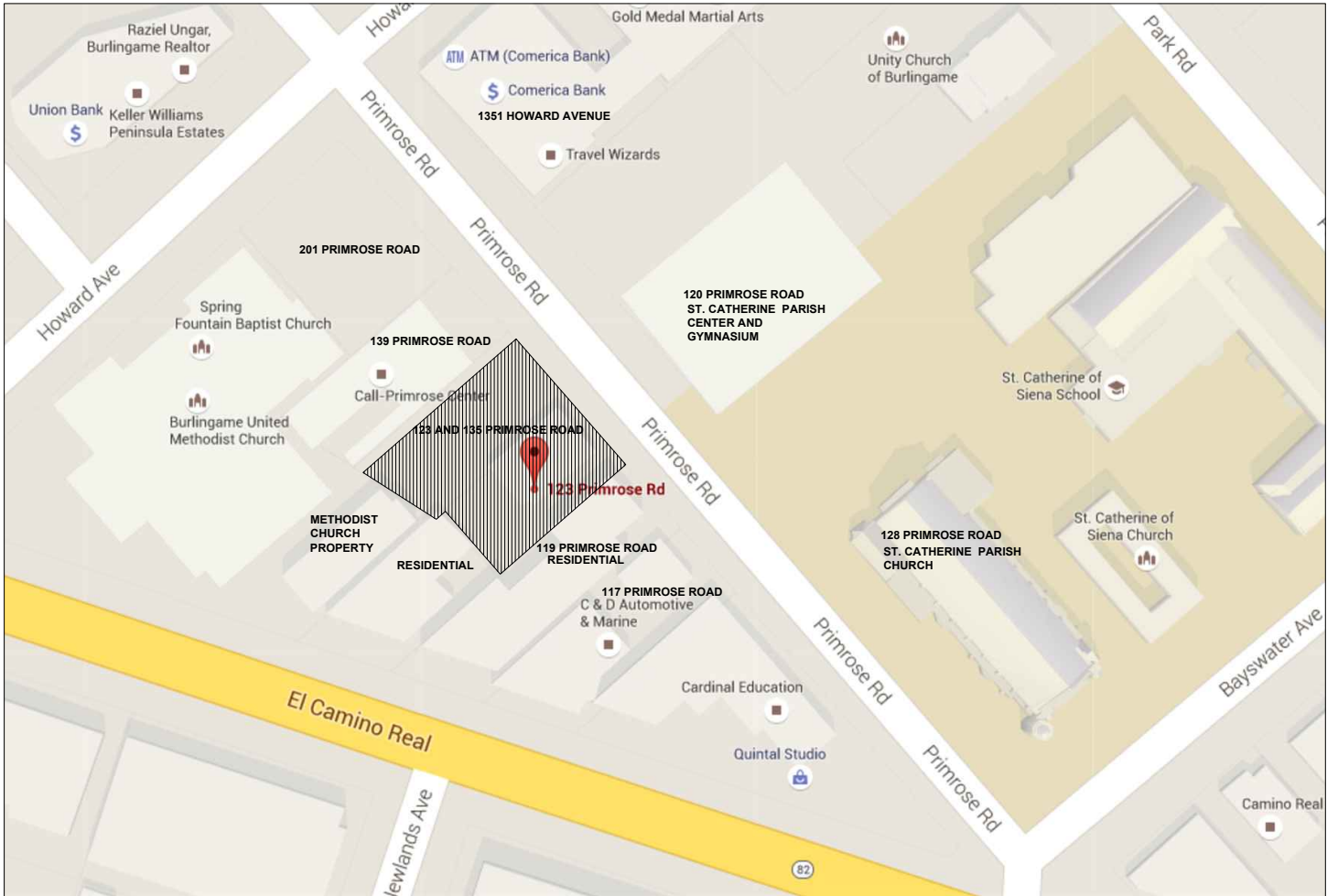


123 PRIMROSE

123 PRIMROSE ROAD
BURLINGAME, CA 94010
APN NO. : 029-221-050

PLANNING SUBMITTAL



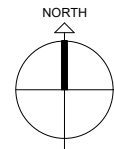
LOCATION MAP
Scale: NTS

date	03/30/2018
P C Response	07/06/2018
P C Response	12/09/2019
P C Response	01/07/2021

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title

**SITE AND
NEIGHBORHOOD
CONTEXT**

scale NTS



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A0.2

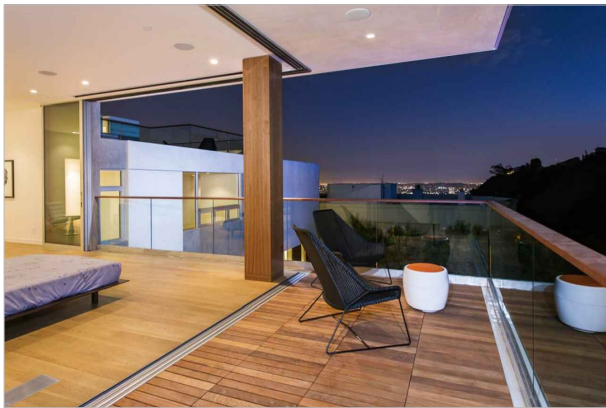
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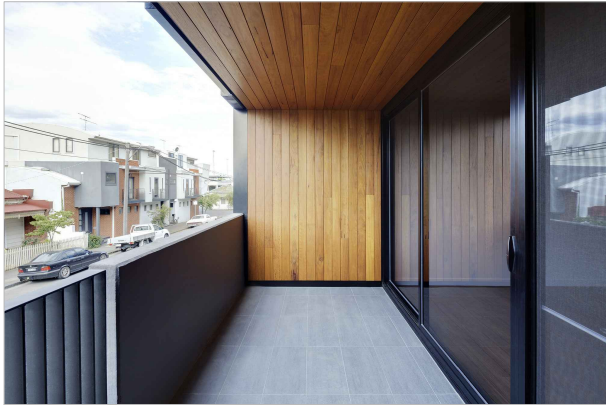
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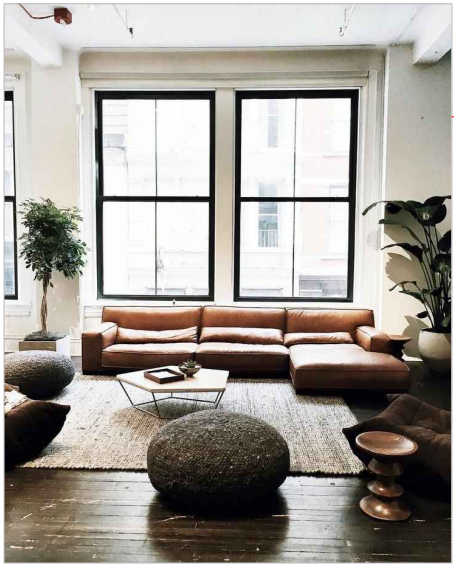
BALCONIES:
BALCONY DECKS WITH GLASS RAILING AND LARGE CORNER OPENINGS
RESULTS TO THE FREE FLOW OF INDOOR SPACE TO OUTDOORS



WARM CLADDING:
WOOD / WOOD LIKE CLADDING FOR WALLS AND SOFFIT TO BRING WARMTH TO
THE MATERIAL COMPOSITION. THE CORNER BUILDING BLOCK PROTRUSIONS
ARE CONSISTENT WITH THE DESIGN INTENT OF THE BUILDING



CORNER OPENINGS:
THE CORNER FLOOR TO CEILING OPENINGS AIDS TO EMPHASIZE HIGH
CEILINGS , MAXIMIZE THE VIEWS AND BRING IN AMPLE SUNLIGHT LIGHT



NARROW WINDOW PROFILES:
TALL RECTANGULAR WINDOWS WITH THIN SIGHT LINES FRAME THE VIEWS



STAIRCASE FACADE:
VERTICAL FRAMED GLASS FACADE WITH MULLIONS EMPHASIZE THE BUILDING VERTICALITY AND BREAK THE BUILDING INTO TWO BLOCKS



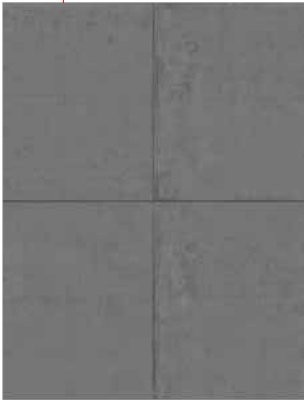
TERRACE GARDEN:
LANDSCAPED GREEN TERRACE SPACE CATER TO ALL THE RESIDENTS AND A GREAT
OUTDOOR ACTIVITY SPACE



GREEN PODIUM STRIP:
TREE LINED PLANTER STRIP AT PODIUM ACTS AS A BUFFER
BETWEEN THE BUILDING AND NEIGHBORS



WHITE STUCCO - SUBTLE WHITE TONE

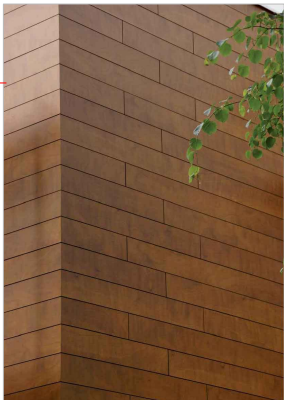


GREY STUCCO - WARM GREY WITH EARTHY TONE



TILE TECH PORCE-PLANK
- TEAK PLANK

SCORED STUCCO:
THE USE OF GRID ABSORBS CONTROL JOINTS AND HELPS
TO BREAKDOWN THE MASS OF THE BUILDING



WOOD CLADDING : PRODEMA CLADDING



STONE CLADDING : PORCELANOSA
- GLOBE BRICK BHUTAN

EARTHY COMPOSITION:
THE BLEND OF WOOD, STONE AND EARTHY STUCCO COLOR
PALETTE GIVE THE BUILDING A CONTEMPORARY
MINIMALIST APPEARANCE

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CONCEPT SHEET
MATERIAL AND FEATURES

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A0.4

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VIEW - 2
LOOKING EAST ON PRIMROSE ROAD



VIEW - 1
LOOKING WEST ON PRIMROSE ROAD

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title

3D VIEWS

scale **NTS**

sheet
no.

A0.5

123 PRIMROSE
123 PRIMROSE ROAD
BURLINGAME, CA 94010
APN NO. : 029-221-050

PLANNING SUBMITTAL

MATERIAL NOTES

- 1

1" THK SMOOTH STUCCO - COLOR 1
- 2

1" THK SMOOTH STUCCO - COLOR 2
- 3

STONE CLADDING : PORCELANOSA - GLOBE
BRICK BHUTAN
- 4

WOOD CLADDING : PRODEMA CLADDING
- 5

CLAD WOOD DOOR / WINDOW
- 6

STEEL WINDOWS PAINTED BLACK
- 7

GLASS RAILING
- 8

C-CHANNEL. METAL BAND
- 9

GARAGE DOOR - PERFORATED METAL
- 10

EXPOSED CONCRETE
- 11

LED SHIELDED WALL SCONCE
- 12

LED LIT STREET ADDRESS

COLOR LEGEND

COLOR 1 : WHITE STUCCO - MUSKOKA TRAIL 974
COLOR 2 : GRAY STUCCO - KENDALL CHARCOAL HC166



NORTH ELEVATION (FRONT)



WEST ELEVATION (SIDE)

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RENDERED
ELEVATIONS

scale

NTS

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PLANNING SUBMITTAL

MATERIAL NOTES

- 1" THK SMOOTH STUCCO - COLOR 1
- 1" THK SMOOTH STUCCO - COLOR 2
- STONE CLADDING : PORCELANOSA - GLOBE BRICK BHUTAN
- WOOD CLADDING : PRODEMA CLADDING
- CLAD WOOD DOOR / WINDOW
- STEEL WINDOWS PAINTED BLACK
- GLASS RAILING
- C-CHANNEL METAL BAND
- GARAGE DOOR - PERFORATED METAL
- EXPOSED CONCRETE
- LED SHIELDED WALL SCONCE
- LED LIT STREET ADDRESS

COLOR LEGEND

COLOR 1 : WHITE STUCCO - MUSKOKA TRAIL 974
COLOR 2 : GRAY STUCCO - KENDALL CHARCOAL HC166



NORTH ELEVATION (FRONT)



WEST ELEVATION (SIDE)

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title

ELEVATIONS

scale 1"= 16'-0"

sheet
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A5.1a

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PLANNING SUBMITTAL

MATERIAL NOTES

- 1

1" THK SMOOTH STUCCO - COLOR 1
- 2

1" THK SMOOTH STUCCO - COLOR 2
- 3

STONE CLADDING : PORCELANOSA - GLOBE
BRICK BHUTAN
- 4

WOOD CLADDING : PRODEMA CLADDING
- 5

CLAD WOOD DOOR / WINDOW
- 6

STEEL WINDOWS PAINTED BLACK
- 7

GLASS RAILING
- 8

C-CHANNEL. METAL BAND
- 9

GARAGE DOOR - PERFORATED METAL
- 10

EXPOSED CONCRETE
- 11

LED SHIELDED WALL SCONCE
- 12

LED LIT STREET ADDRESS

COLOR LEGEND

COLOR 1 : WHITE STUCCO - MUSKOKA TRAIL 974
COLOR 2 : GRAY STUCCO - KENDALL CHARCOAL HC166



SOUTH ELEVATION (REAR)



EAST ELEVATION (SIDE)

date	03/30/2018
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RENDERED
ELEVATIONS

scale

NTS

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PLANNING SUBMITTAL

MATERIAL NOTES

- 1" THK SMOOTH STUCCO - COLOR 1
- 1" THK SMOOTH STUCCO - COLOR 2
- STONE CLADDING : PORCELANOSA - GLOBE BRICK BHUTAN
- WOOD CLADDING : PRODEMA CLADDING
- CLAD WOOD DOOR / WINDOW
- STEEL WINDOWS PAINTED BLACK
- GLASS RAILING
- C-CHANNEL. METAL BAND
- GARAGE DOOR - PERFORATED METAL
- EXPOSED CONCRETE
- LED SHIELDED WALL SCONCE
- LED LIT STREET ADDRESS

COLOR LEGEND

COLOR 1 : WHITE STUCCO - MUSKOKA TRAIL 974
COLOR 2 : GRAY STUCCO - KENDALL CHARCOAL HC166



SOUTH ELEVATION (REAR)



EAST ELEVATION (SIDE)

date	03/30/2018
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P C Response	12/09/2019
P C Response	01/07/2021

sheet
title
ELEVATIONS

scale
1"= 16'-0"

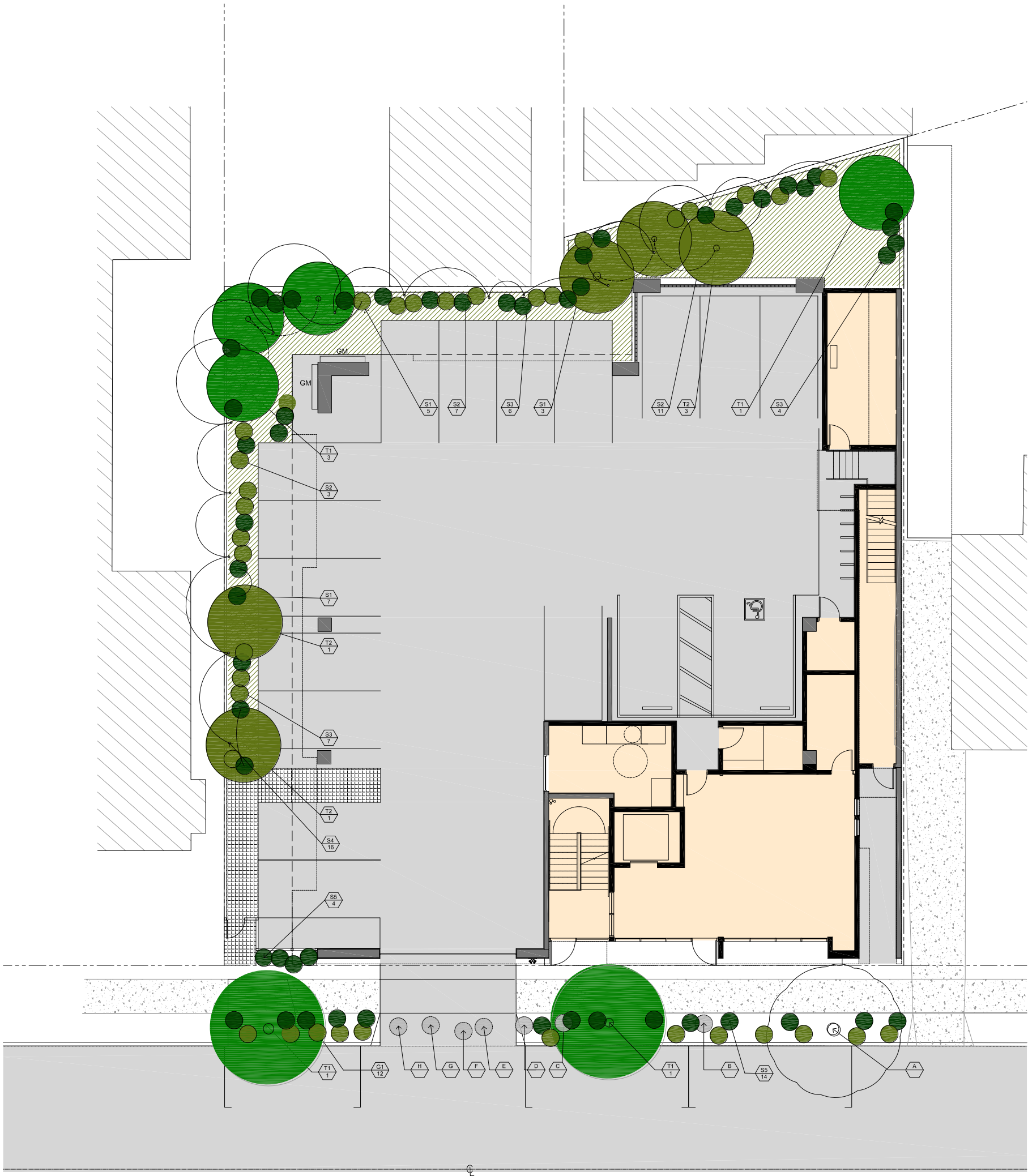
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Existing Tree Inventory

Symbol	Botanical & Common Name	DBH	Condition	Disposition
A	Platanus sp./ Sycamore	18"	Fair	Remain
B	Platanus sp./ Sycamore	3"	Poor	Remove
C	Fraxinus sp./ Ash	2"	Fair	Remove
D	Lagerstroemia sp./ Crape Myrtle	3"	Poor	Remove
E	Acer sp. / Maple	1"	Poor	Remove
F	Lagerstroemia sp./ Crape Myrtle	2"	Poor	Remove
G	Lagerstroemia sp./ Crape Myrtle	1"	Poor	Remove
H	Lagerstroemia sp./ Crape Myrtle	2"	Poor	Remove

New Plant & Tree Legend

Key	Botanical & Common Name	Size	Comments
Trees:			
T1	Acer P. "Sangokaku" / Coral Bark Maple	6	24" box low Branch
T2	Acer microphylla / boxleaf Azara	5	24" box low Branch
Shrubs:			
S1	Helleborus orientalis / Lenten rose	15	5 gl.
S2	Nandina d. "gulf stream" / heavenly bamboo	27	5 gl.
S3	Pieris J. "Purity" / Lily-of-the-valley	17	5 gl.
S4	Podocarpus gracilior/Fern Pine	20	15 gl. espeller
S5	Agapanthus Galaxy Blue	14	5gl

Grasses

G1	Helictotrichon. "Sapphire"/Blue Oat Grass	12	5gl
----	---	----	-----

Groundcover:

Vinca minor / dwarf periwinkle	as required	1 gl. Set @ 18" o.c
--------------------------------	-------------	---------------------

Notes:

- Location of trees and shrubs shown on plan are schematic and shall be adjusted in the field to avoid conflicts with utilities, footings, etc.
- Indicates plant key
Indicates plant count
- Plant counts in the legends is for general reference only (verify count per plan).

LEGEND:

---	PROPERTY LINE
—o—	WOOD FENCE
---	SETBACK LINE
---	BUILDING OUTLINE ABOVE
---	BALCONY ABOVE

	CONCRETE
	LANDSCAPE AREA
	NEW DRIVEWAY AND PARKING

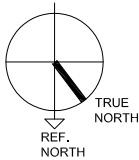
(E) TREE TO REMAIN	(E) TREES TO REMOVE	(N) TREES, SHRUBS, GRASSES
EM	GM	WMB
PP	PP	PP
ELECTRIC METER	GAS METER	WATER METER BOX
		POWER POLE

date	03/30/2018
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P C Response	01/07/2021

sheet
title

LANDSCAPE PLAN
FIRST FLOOR

scale 1"= 16'-0"



sheet
no.

L1.0

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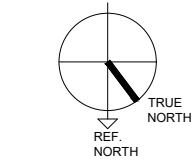


date	03/30/2018
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sheet
title

LANDSCAPE PLAN ROOF

scale 1/16" = 1'-0"



sheet
no.

L3.0

of

SITE SHEET NOTES:

1. ENTIRE SITE SHALL COMPLY WITH ALL APPLICABLE ACCESSIBILITY STANDARDS. SEE SHEETS A0.9a,b,c,d FOR APPLICABLE DETAILS.
2. NO SLOPES OR CROSS SLOPES ON ACCESSIBLE ROUTES SHALL EXCEED 1/4" PER FOOT.
3. SEE SHEET A0.8 a,b,c FOR ACCESSIBLE PATH OF TRAVEL.
4. SEE DETAIL 6f A0.9d FOR DIMENSIONED DETAILS AT ACCESSIBLE PARKING.
5. ~
6. EXISTING DRIVEWAY TO BE DEMOL & REPLACED WITH SIDEWALK & PLANTING STRIP. SEE CIVIL PLANS FOR DETAILS.



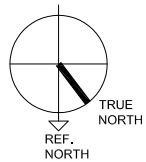
- | | |
|-----|--|
| | PROPERTY LINE |
| | ADJACENT BUILDING OUTLINE |
| | CENTERLINE |
| | WOOD FENCE |
| | SETBACK LINE |
| | BUILDING OUTLINE ABOVE |
| | BALCONY ABOVE |
| | UTILITY POLE |
| | SEWER MANHOLE |
| | CONCRETE |
| | LANDSCAPE AREA |
| | PAVED AREA |
| | (E) TREE |
| | (N) TREES (REFER LANDSCAPE SHEETS FOR DETAILS) |
| EM | ELECTRIC METER |
| GM | GAS METER |
| WMB | WATER METER BOX |
| PP | POWER POLE |

date	03/30/2018
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sheet
title

SITE PLAN

scale 1"= 16'-0"



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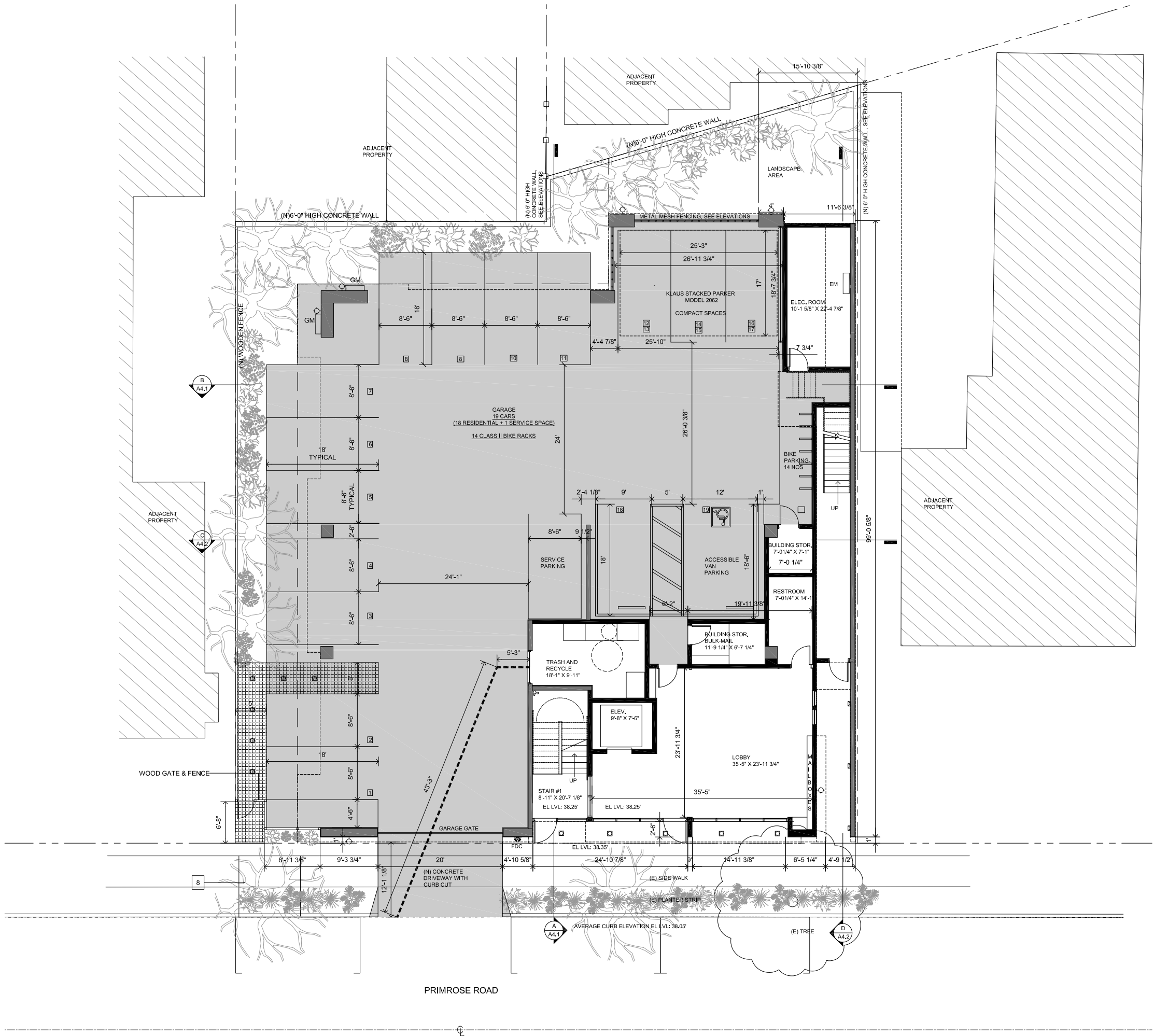
123 PRIMROSE

123 PRIMROSE ROAD
BURLINGAME, CA 94010
APN NO. : 029-221-050

PLANNING SUBMITTAL

SHEET NOTES:

- SEE SHEETS A0.9a,b,c,d FOR APPLICABLE ACCESSIBILITY DETAILS.
- PROVIDE A LEVEL LANDING, SLOPE, AND CROSS SLOPE ON EACH SIDE OF THE DOOR AT ALL REQUIRED ENTRANCES AND EXITS.
- NO SLOPES OR CROSS SLOPES ON ACCESSIBLE ROUTES SHALL EXCEED 1/4" PER FOOT.
- SEE DETAIL 1.2.4.6, SHEET A0.9C FOR ELEVATOR ACCESSIBLE STANDARDS.
- SEE DETAIL 1.2.3A0.10 FOR ROOM NO, SIGNAGE AND GENERAL MOUNTING HEIGHTS
- SEE DETAIL 7.9/A0.10 FOR STAIR SIGNAGE.
- SEE DETAIL 4.5/A0.10 FOR MAXIMUM OCCUPANCY AND ETS SIGNAGE RESPECTIVELY.
- EXISTING CURB CUT TO BE REMOVED, CONSTRUCT PLANTING STRIP & SIDE WALK REPAIRED TO MATCH EXISTING ADJACENT, WORK TO BE DONE PER CITY STANDARDS. SEE CIVIL PLANS FOR DETAILS.



LEGEND:

- PROPERTY LINE
- SETBACK LINE
- FLOOR ABOVE
- 2X METAL STUD WALLS
- CONCRETE WALLS
- BIKE HOOK/WALL MOUNTED BIKE RACK
- METAL MESH FENCING

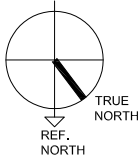
SITE LIGHTING LEGEND

- LED INGROUND PEDESTRIAN/DRIVEOVER LIGHTS
- LED CEILING LIGHTS
- RECESSED LED WALL LIGHTS
- LED SHIELDED WALL SCONCE
- LED STRIP LIGHT

date	03/30/2018
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P C Response	01/07/2021

sheet
title
**FIRST FLOOR
PLAN**

scale 1"= 16'-0"



sheet
no.

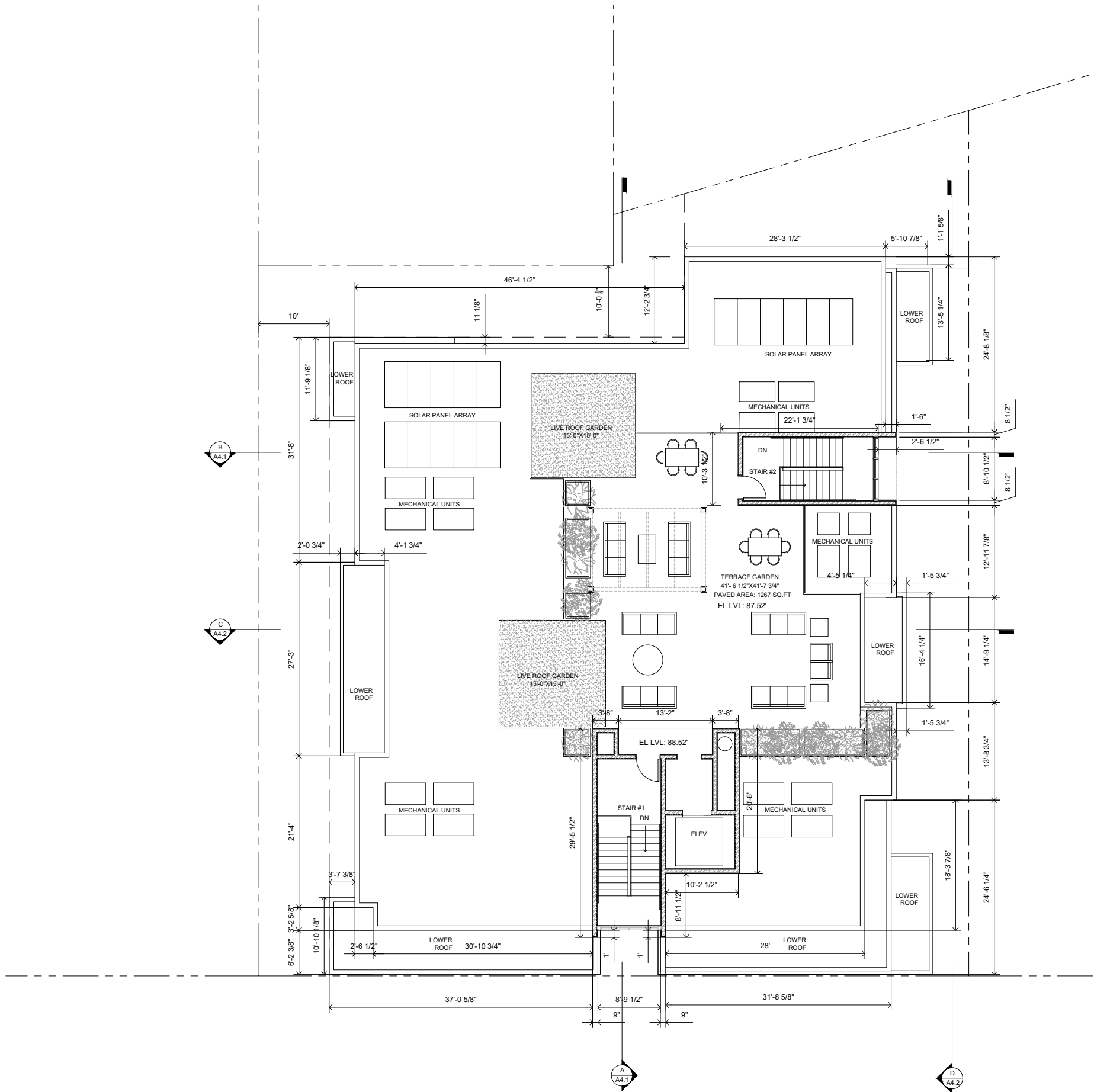
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PLANNING SUBMITTAL

1. SEE SHEETS A0.9a,b,c,d. FOR APPLICABLE ACCESSIBILITY DETAILS.
2. PROVIDE A LEVEL LANDING, SLOPE, AND CROSS SLOPE ON EACH SIDE OF THE DOOR AT ALL REQUIRED ENTRANCES AND EXITS.
3. NO SLOPES OR CROSS SLOPES ON ACCESSIBLE ROUTES SHALL EXCEED 1/4" PER FOOT.
4. SEE DETAIL 7.4/4.6, SHEET A0.9C FOR ELEVATOR ACCESSIBLE STANDINGS.
5. SEE DETAIL 1.2/3A0.10 FOR ROOM NO. SIGNAGE AND GENERAL MOUNTING HEIGHTS
6. SEE DETAIL 7.9/A0.10 FOR STAIR SIGNAGE.
7. SEE DETAIL 4.5/A0.10 FOR MAXIMUM OCCUPANCY AND ETS SIGNAGE RESPECTIVELY.

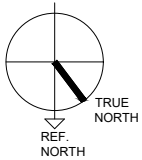
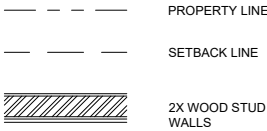


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P C Response	01/07/2021

sheet
title

ROOF PLAN

scale 1"= 16'-0"



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