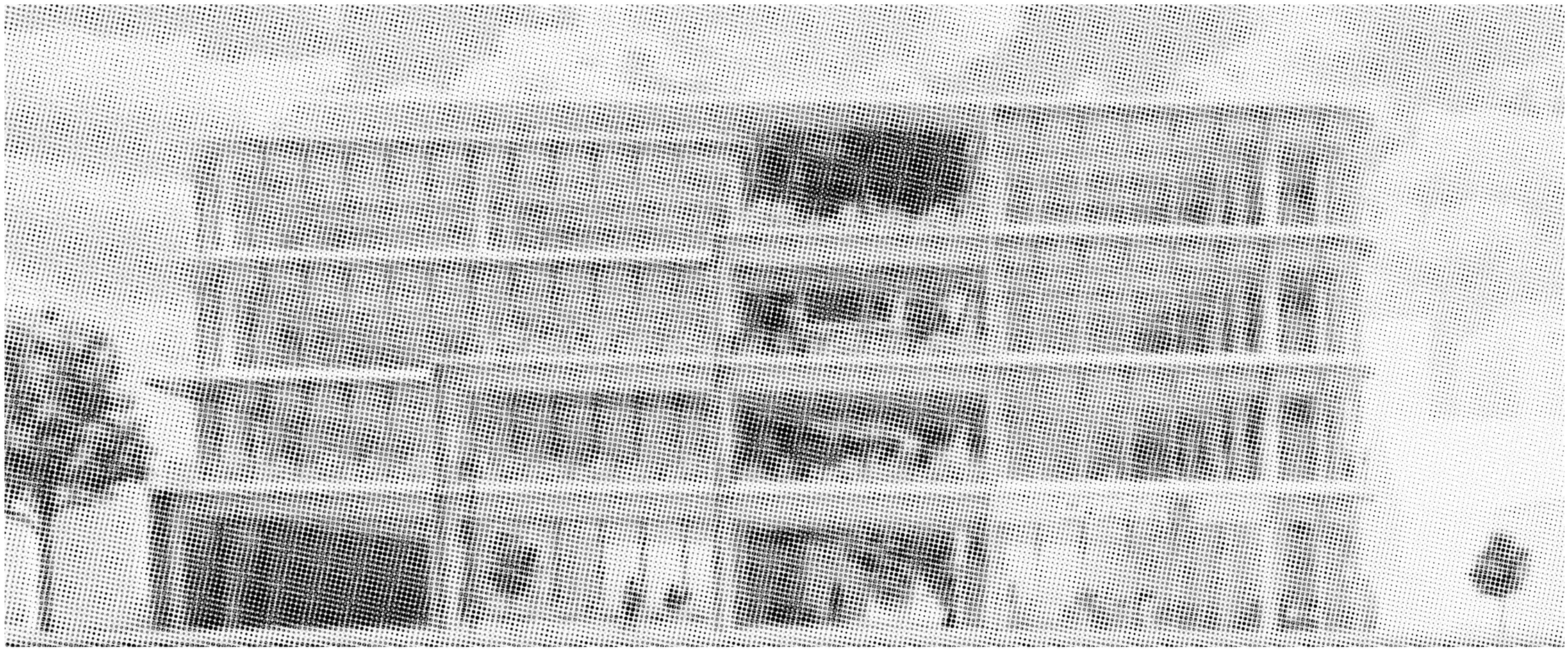


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MAR 12, 2025

CITY OF BURLINGAME
CDD-PLANNING DIVISION

Schematic Design/ Entitlements

Chapin Burlingame

developUrban, 1430 Chapin Ave, Burlingame, CA 94010

LEVER

4713 N Albina Ave, 4th Fl
Portland, OR 97217
T 503 928 6040
www.leverarchitecture.com

DRAWING ISSUE LOG

				08/16/2024
				PLANNING RESUBMISSION

GENERAL		
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G010	BUILDING PERSPECTIVES	X
G011	BUILDING AXONOMETRICS	X
G030	GROSS BUILDING AREA	X
G031	PARKING AREA	X
G050	CODE + ZONING SUMMARY	X
G051	AMMR APPROVALS	X
G052	EXTERIOR WALL OPENINGS CALC	X
G090	SITE PLAN - CODE	X
G100	LIFE SAFETY PLAN	X
G101	LIFE SAFETY PLANS	X

CIVIL		
C1.00	SITE UTILITY PLAN	
C3.01	BOUNDARY SURVEY (SEE A.L.T.A.)	X
C3.02	TOPOGRAPHIC SURVEY (SEE A.L.T.A.)	X
C4.10	GRADING PLANS - ELEVATIONS	X
C5.10	UTILITY PLAN	X
C6.10	STORMWATER TREATMENT PLAN	X
C7.10	BEST MANAGEMENT PRACTICES	X

LANDSCAPE		
L0.01	TREE REMOVAL PLAN	X
L0.02	ARBORIST REPORT	X
L0.03	ARBORIST REPORT	X
L0.04	ARBORIST REPORT	X
L1.01	LANDSCAPE PLAN - LEVEL 1	X
L1.02	LANDSCAPE PLAN - LEVEL 2	X
L1.03	LANDSCAPE PLAN - LEVEL 3	X
L1.04	LANDSCAPE PLAN - LEVEL 4	X
L1.05	LANDSCAPE PLAN - LEVEL 5	X
L2.01	PLANTING PALETTE AND IMAGES	X

DEMOLITION		
AD100	DEMOLITION PLAN	X

ARCHITECTURE		
A1B0	FLOOR PLAN - BASEMENT 2	X
A1B1	FLOOR PLAN - BASEMENT 1	X
A070	SITE PLAN	X
A071	ENLARGED SIDEWALK PLAN	X
A101	FLOOR PLAN - LEVEL 01	X
A102	FLOOR PLAN - LEVEL 02	X
A103	FLOOR PLAN - LEVEL 03	X
A104	FLOOR PLAN - LEVEL 04	X
A105	FLOOR PLAN - LEVEL 05	X
A106	FLOOR PLAN - ROOF	X
A201	EXTERIOR BUILDING ELEVATIONS - NORTH (REAR)	X
A202	EXTERIOR BUILDING ELEVATIONS - WEST (LEFT INTERIOR)	X
A203	EXTERIOR BUILDING ELEVATIONS - SOUTH (FRONT)	X
A204	EXTERIOR BUILDING ELEVATIONS - EAST (RIGHT)	X
A301	BUILDING SECTIONS - NORTH SOUTH	X
A302	BUILDING SECTIONS - EAST WEST	X
A951	MATERIAL PALETTE	X

Chapin Burlingame

1430 Chapin Ave, Burlingame, CA 94010

ARCHITECT

LEVER

Haley Coughlin
4713 N. Albina Avenue,
4th Floor Portland, OR 97217
T. 503.928.6040
www.leverarchitecture.com

Civil Engineer: LUK + Associates
Chris Wood
738 Alfred Nobel Drive,
Hercules, CA 94547
T. 510.724.3388

Structural Engineer: Holmes
Robin Landis
235 Montgomery St #1250,
San Francisco, CA 94104
T. 415.693.1600

Fire Engineer: Holmes
Alyson Blair
235 Montgomery St #1250,
San Francisco, CA 94104
T. 415.693.1600

Landscape Architecture: Jett
Sara Fallahi
2 Orinda Theatre Square Suite 218,
Orinda, CA 94563
T. 925.254.5422

Developer:developUrban
Neal Young
333 S B St Suite 109
San Mateo CA 94401
T. 650.458.7816

Owner: JP Morgan Chase Bank
Christopher McKenna
237 Park Avenue
12th Floor
New York, NY 10017
T 212.270.065

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PHASE
Schematic Design/ Entitlements

DATE
01-10-2025

PROJECT NUMBER
275

SCALE

N

SHEET TITLE
SHEET INDEX

G001

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EAST APPROACH



WEST APPROACH



INTERIOR VIEW TO TERRACES



CHAPIN AVE ELEVATION

Chapin Burlingame

1430 Chapin Ave, Burlingame, CA 94010

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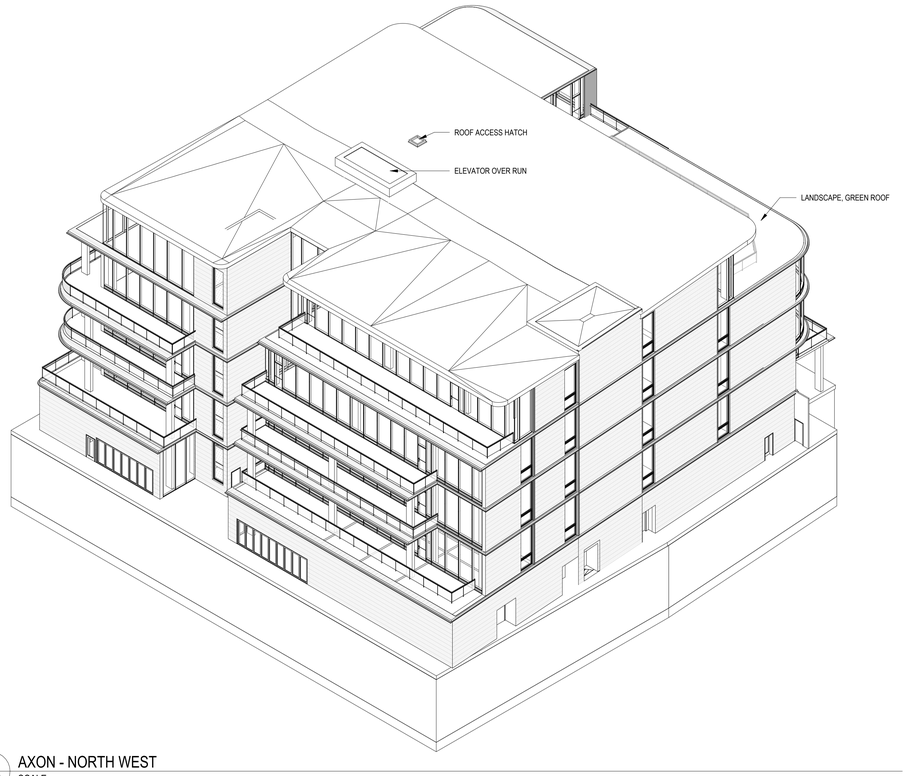
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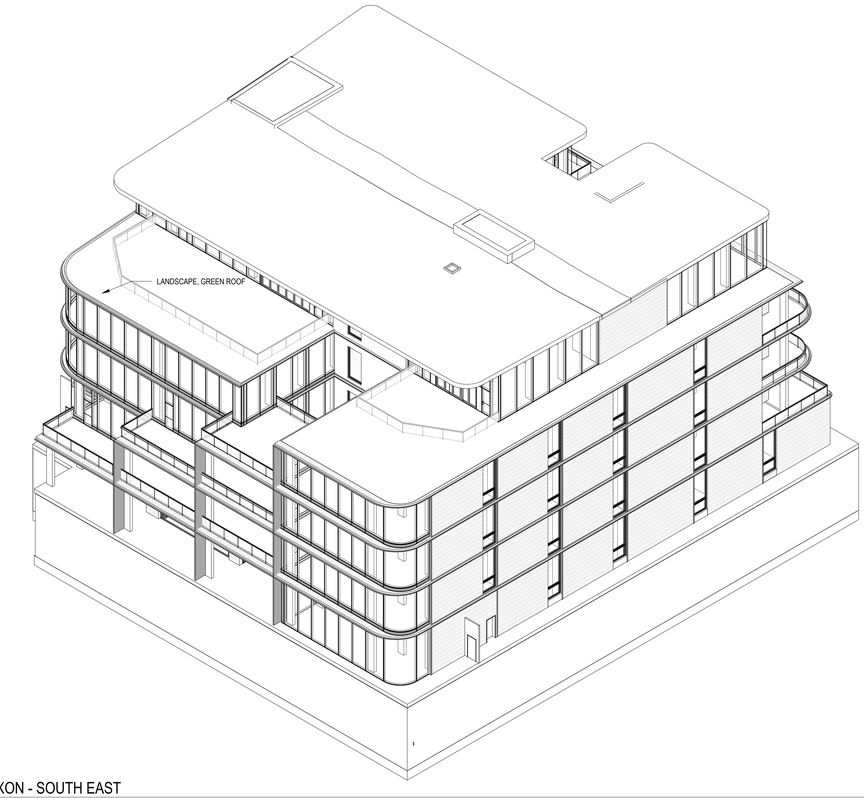
SHEET TITLE
BUILDING PERSPECTIVES

G010

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1 G011 AXON - NORTH WEST
SCALE:



2 G011 AXON - SOUTH EAST
SCALE:

Chapin Burlingame

1430 Chapin Ave, Burlingame, CA 94010

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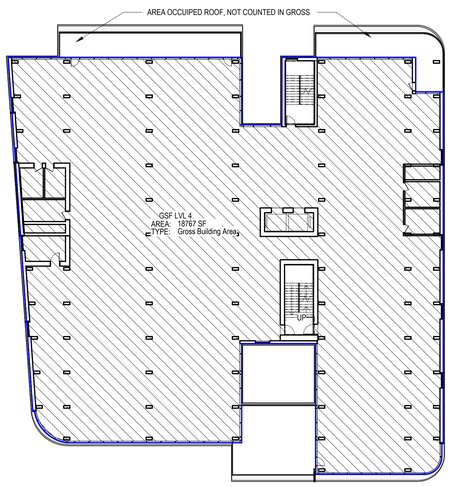
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BUILDING AXONOMETRICS

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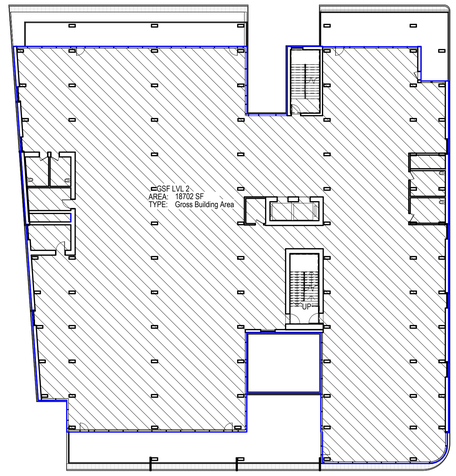
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Area Schedule - Gross Building

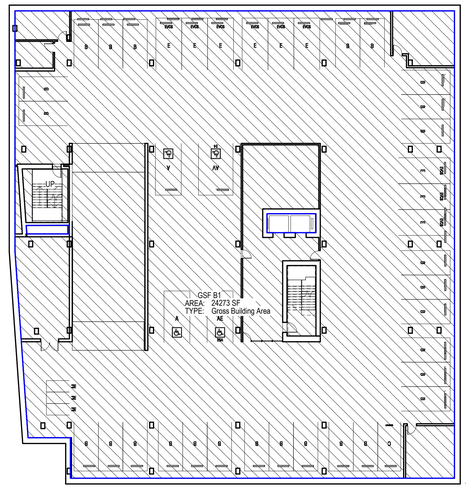
NAME	LEVEL	AREA TYPE	AREA	REMARKS
GSF B2	B2	Gross Building Area	24,275 SF	NOT INCLUDED IN FLOOR AREA CALCULATION
GSF B1	B1	Gross Building Area	24,273 SF	NOT INCLUDED IN FLOOR AREA CALCULATION
GSF LVL 1	LEVEL 1	Gross Building Area	17,795 SF	
GSF LVL 2	LEVEL 2	Gross Building Area	18,702 SF	
GSF LVL 3	LEVEL 3	Gross Building Area	18,754 SF	
GSF LVL 4	LEVEL 4	Gross Building Area	18,767 SF	
GSF LVL 5	LEVEL 5	Gross Building Area	12,214 SF	
			86,237 SF GROSS	



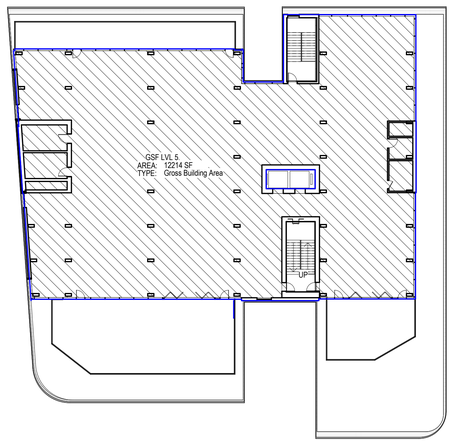
6 G030 LEVEL 4
SCALE: 3/64" = 1'-0"



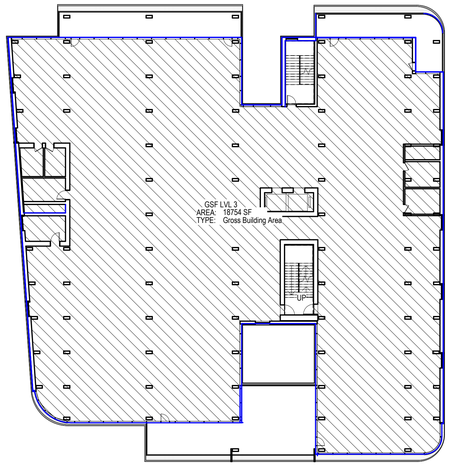
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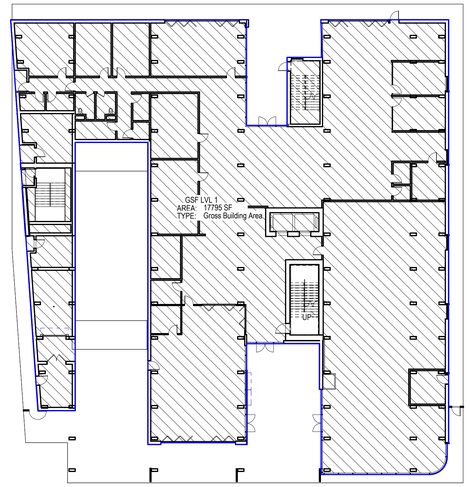
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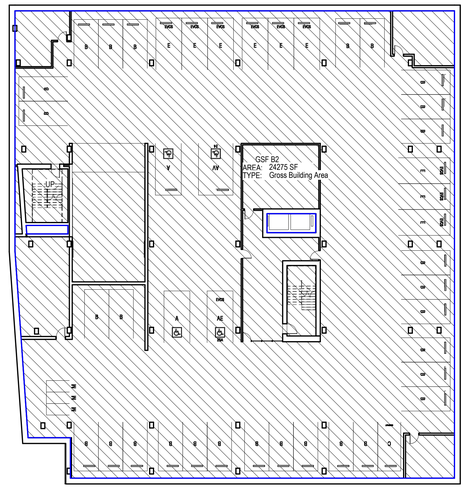
7 G030 LEVEL 5
SCALE: 3/64" = 1'-0"



5 G030 LEVEL 3
SCALE: 3/64" = 1'-0"



3 G030 GROSS BUILDING AREA PLAN LEVEL 1
SCALE: 3/64" = 1'-0"



1 G030 B2
SCALE: 3/64" = 1'-0"

Chapin Burlingame

1430 Chapin Ave, Burlingame, CA 94010

ARCHITECT

LEVER

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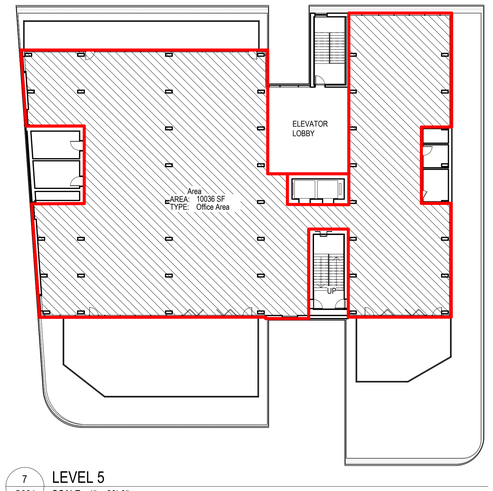
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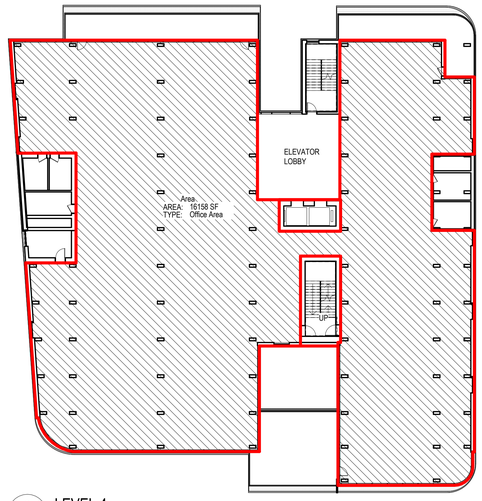
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GROSS BUILDING AREA

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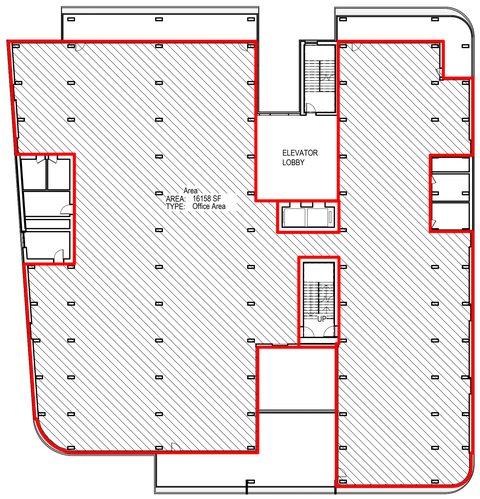
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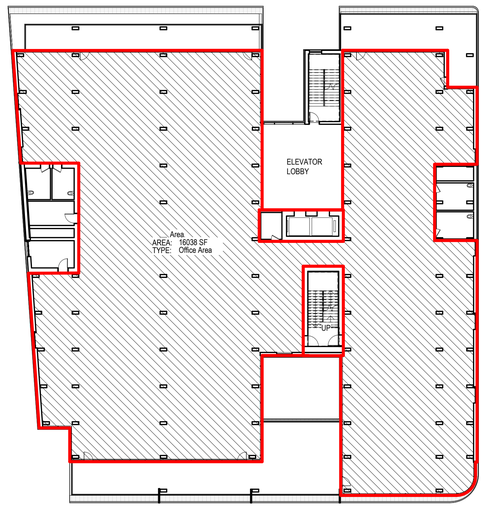
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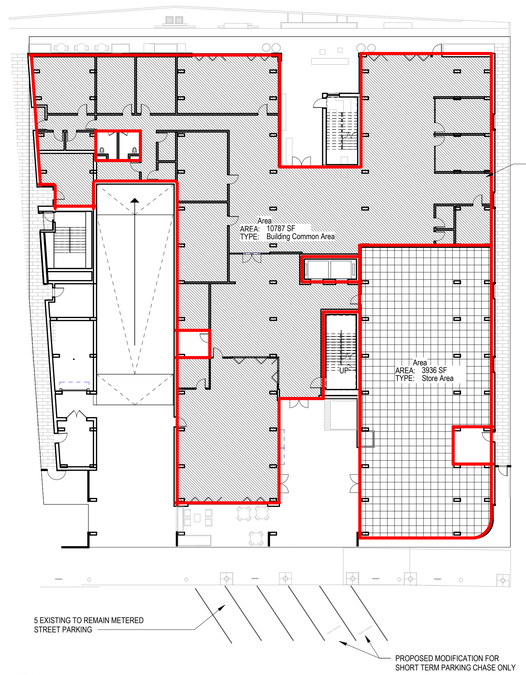
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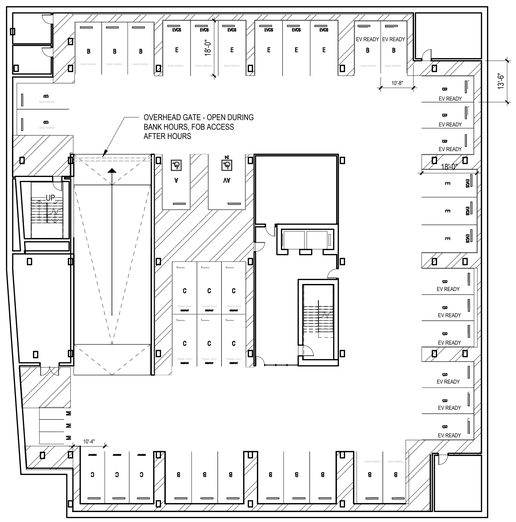
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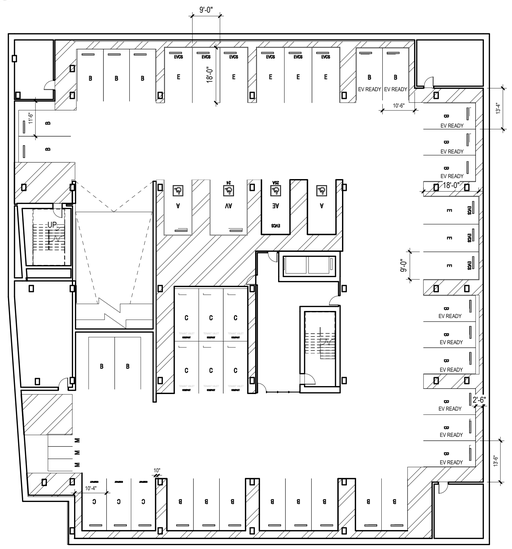
4 G031 LEVEL 2
SCALE: 1" = 20'-0"



3 G031 LEVEL 1
SCALE: 1" = 20'-0"



2 G031 BASEMENT - PARKING
SCALE: 1" = 20'-0"



1 G031 BASEMENT 2 - PARKING
SCALE: 1" = 20'-0"

REQUIRED PARKING CALCULATION:

AREA SCHEUDLE (PARKING AREA)

LEVEL	AREA	Area Calc Type	PARKING FACTOR	ZONING REQ FOR SIM BUILDING TYPE	REQUIRED BY AB 2097
LEVEL 1	10,787 SF	AMMENITY	400	27	0"
LEVEL 1	3,936 SF	FINANCIAL	300	14	0"
LEVEL 2	16,038 SF	OFFICE BUILDING	400	41	0"
LEVEL 3	16,158 SF	OFFICE BUILDING	400	41	0"
LEVEL 4	16,158 SF	OFFICE BUILDING	400	41	0"
LEVEL 5	10,036 SF	OFFICE BUILDING	400	26	0"
Grand total: 6	73,113 SF			190	

*WITH 20% TDM REDUCTION ZONING REQ FOR SIM BUILDING TYPE WOULD BE 120 SPACES
* PROJECT MEETS AB 2097 REQUIREMENTS, NO MIN PARKING REQUIRED. SEE BELOW TABLE FOR SPACES PROVIDED

PARKING PROVIDED:

PARKING SCHEDULE

LEVEL	TYPE	SIZE	COUNT
B2	A	9'-0" x 18'-0" - Accessible Stall	2
B2	AE	EV Accessible Stall- 9'-0" x 18'-0"	1
B2	AV	VAN Accessible Stall- 12'-0" x 18'-0"	1
B2	B	8'-6" x 17'-0" Stall	26
B2	C	8'0" x 17'-0" Compact Stall	9
B2	E	9'-0" x 18'-0" EV Stall	9
B2: 48			
B1	A	9'-0" x 18'-0" - Accessible Stall	1
B1	AV	VAN Accessible Stall- 12'-0" x 18'-0"	1
B1	B	8'-6" x 17'-0" Stall	24
B1	C	8'0" x 17'-0" Compact Stall	9
B1	E	9'-0" x 18'-0" EV Stall	9
B1: 44			
Grand total: 92			

CS 25.40.070(F)
<20% COMPACT
92*.2 = 19 SPACES
18 COMPACT PROVIDED

CS 25.40.070(G)(3) 15% TANDEM SPACES ALLOWED
92*.15 = TOTAL NUMBER DOES NOT EXCEED 30 PERCENT OF THE TOTAL PARKING PROVIDED FOR PROJECTS THAT REQUIRE 10 SPACES OR LESS (AB 2097 REQUIRES 0 PARKING). 15 PERCENT OF THE TOTAL PARKING FOR PROJECTS THAT REQUIRED 11 OR MORE SPACES.
14 ALLOWED
12 PROVIDED
TANDEM SPACES ARE SET ASIDE FOR EXCLUSIVE USE OF ONSITE EMPLOYEES, PARKING MANAGEMENT PLAN TO BE PROVIDED BY OWNER

>20% EV
92*.2 = 20 SPACES REQUIRED
20 PROVIDED (18 STANDARD, 1 ACCESSIBLE EV)

>20% EV READY:
92*.2 = 20 SPACES REQUIRED
22 PROVIDED

FOR OFFICES, 20% OF VEHICLE SPACES MUST BE EQUIPPED WITH L2 CHARGERS AND 20% OF SPACES MUST BE L2 CAPABLE.
NO CHARGING EQUIPMENT CAN ENCROACH INTO REQUIRED MINIMUM DIMENSIONS RESIDENTIAL AND COMMERCIAL USES REQUIRE A STANDARD EV SPACE TO BE 9 ' X 18' AND A VAN ACCESSIBLE EV SPACE TO BE 12 ' X 18' (THIS EXCEEDS THE MINIMUM DIMENSIONS REQUIRED IN THE ZONING CODE)

CBC TABLE 11B-208.2 ADA SPACES
5 SPACES REQUIRED
6 PROVIDED

NOTES

25.40.030 REQUIRED PARKING SPACES
1 PER 400 SF FOR OFFICE-PROFESSIONAL IN ALL DOWNTOWN ZONES

25.40.020(A)(7) CALCULATION METHOD FOR FLOOR AREA: THE PARKING REQUIREMENT CALCULATION SHALL BE BASED ON THE GROSS FLOOR AREA OF THE ENTIRE USE, UNLESS STATED OTHERWISE. AREAS THAT ARE NOT LEASABLE OR GENERALLY NOT OCCUPIED, SUCH AS LOBBIES, HALLWAYS, STAIRWAYS, BREAK ROOMS, RESTROOMS, AND UTILITY ROOMS, SHALL NOT BE INCLUDED IN THE PARKING REQUIREMENT CALCULATION

25.40.030(C)(1) NO PARKING CALCULATION REQUIRED FOR GROUND FLOOR

AB 2097 STATES:

EFFECTIVE JANUARY 1, 2023, AB 2097 PROHIBITS CITIES AND COUNTIES FROM IMPOSING MINIMUM AUTOMOBILE PARKING REQUIREMENTS FOR "RESIDENTIAL, COMMERCIAL, OR OTHER DEVELOPMENT PROJECTS " IF THE PROJECT IS WITHIN ONE-HALF MILE WALKING DISTANCE OF A "HIGH-QUALITY TRANSIT CORRIDOR " OR A "MAJOR TRANSIT STOP. " (GOV. C. § 65863.2(A), E(3)(): A HIGH-QUALITY TRANSIT CORRIDOR IS A CORRIDOR WITH FIXED-ROUTE BUS SERVICE WITH SERVICE INTERVALS NO LONGER THAN 15 MINUTES DURING PEAK COMMUTE HOURS. (PUB. RES. C. § 21155(B).) A MAJOR TRANSIT STOP IS A SITE CONTAINING AN EXISTING RAIL OR BUS RAPID TRANSIT STATION, A FERRY TERMINAL SERVED BY BUS OR RAIL, OR THE INTERSECTION OF TWO OR MORE MAJOR BUS ROUTES WITH A FREQUENCY OF 15 MINUTES OR LESS DURING PEAK COMMUTE PERIODS. (ID.)

THE SITE IS WITHIN ONE-HALF MILE WALKING DISTANCE TO THE BURLINGAME CALTRAIN STATION, WHICH CONSTITUTES A MAJOR TRANSIT STOP. AS SUCH, THE CITY MAY NOT IMPOSE MINIMUM AUTOMOBILE PARKING STANDARDS ONTO THE PROJECT UNDER BURLINGAME MUNICIPAL CODE SECTIONS 24.40.020 ET SEQ. HOWEVER, THE APPLICANT DOES PROPOSE TO VOLUNTARILY PROVIDE A TOTAL OF 104 AUTOMOBILE PARKING SPACES AT THE SITE. OF THESE 104 SPACES, THE PROJECT WOULD PROVIDE 10 ACCESSIBLE PARKING SPACES, 11 LEVEL 1 EVCS PARKING SPACES, AND 11 LEVEL 2 EVCS PARKING SPACES. WE NOTE THAT THESE PARKING TOTALS ARE SUBSTANTIALLY SIMILAR TO WHAT THE PROJECT WOULD BE REQUIRED TO PROVIDE ABSENT AB 2097 AND THAT AB 2097 "SHALL BE INTERPRETED IN FAVOR OF THE PROHIBITION OF THE IMPOSITION OF MANDATORY PARKING MINIMUMS." (GOV C. § 65863.2(I).)

SEE AB 2097 COVER LETTER

PARKING SPACE TYPES

TYPE	DEFINITION
A.	ACCESSIBLE SPOT 9'0"X18'0"
B.	STANDARD STALL 8'6" X 17'0"
C.	COMPACT STALL 8'0"X17'0"
E.	EV STALL 9'0"X18'0"
M.	MOTORCYCLE STALL 4'0"X9'0"

LETTERS FOLLOWED BY "10" ARE SPACES OF THE ABOVE TYPES ABUTTING A WALL, COLUMN OR FENCE, INCREASING THE SPACE WIDTH TO 10'0"

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ARCHITECT
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DATE
01-10-2025

PROJECT NUMBER
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SCALE
As indicated

SHEET TITLE
PARKING AREA

G031

2/19/2025 7:32:29 PM
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CODE SUMMARY

	PROJECT INFORMATION
PROJECT NAME	1430 CHAPIN
ADDRESS	1430 CHAPIN AVE, BURLINGAME, CA 94010
APN	029-121-440
ZONING	CAC (CHAPIN AVENUE COMMERICAL)
LOT AREA	30,327 SF± (INCLUDING 2,863 SF± OF STREET EASEMENT)
EXISTING BUILDING AREA	6,220 SF (PER SAN MATEO COUNTY ASSESSORS) + APPROX 15 UNCOVERED AT GRADE PARKING SPACES TO BE DEMOLISHED.
PROJECT DESCRIPTION	LOCATED ALONG CHAPIN AVENUE NEAR THE CORNER OF PRIMOSE ROAD IN BURLINGAME, CALIFORNIA THE NEW CONSTRUCTION WILL INCLUDE 5-STORY SPEC OFFICE BUILDING WITH 2 LEVELS OF SUBTERRANIAN PARKING, OFFICES, TERRACES, CONFERENCE ROOMS, AND KEY GROUND FLOOR AMENITY TENANTS. THE PROJECT IS INTENDING TO UTILIZE A MASS TIMBER STRUCTURAL SYSTEM.

	GENERAL
JURISDICTIONAL AUTHORITY	CITY OF BURLINGAME
APPLICABLE CODES	CITY OF BURLINGAME MUNICIPAL CODE TITLE 25: ZONING
	2022 CALIFORNIA BUILDING CODE
	2022 CALIFORNIA MECHANICAL CODE
	2022 CALIFORNIA ELECTRICAL CODE
	2022 CALIFORNIA PLUMBING CODE
	2022 CALIFORNIA ENERGY EFFICIENCY STANDARDS
	2022 CALIFORNIA GREEN BUILDING STANDARDS
	2022 CALIFORNIA FIRE CODE
	2022 REACH CODE (ORD. 2011)
	CALIFORNIA DISABLED ACCESS REQUIREMENTS
	2010 ADA STANDARDS FOR ACCESSIBLE DESIGN
	CITY OF BURLINGAME'S NPDES (NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT REQUIREMENTS TO PREVENT STORM WATER POLLUTION.
	CITY OF BURLINGAME'S CODE AMENDMENTS
DEFERRED SUBMITTALS	DEFERRED SUBMITTALS (SHOP DRAWINGS) SHALL FIRST BE SUBMITTED TO THE PROJECT ARCHITECT AND/OR ENGINEER OF RECORD FOR REVIEW AND COORDINATION. FOLLOWING THE COMPLETION OF THE REVIEW AND COORDINATION BY THE ARCHITECT AND/OR ENGINEER OF RECORD; A SUBMITTAL MAY THEN BE MADE TO THE CITY OF BURLINGAME BUILDING DEPARTMENT FOR REVIEW AND APPROVAL, WHICH SHALL INCLUDE A LETTER STATING THIS REVIEW AND COORDINATION HAS BEEN PERFORMED AND COMPLETED AND PLANS AND CALCULATIONS FOR THE DEFERRED ITEMS ARE FOUND TO BE ACCEPTABLE (E.G., WITH REGARD TO GEOMETRY, LOAD CALCULATIONS, ETC.) WITH NO EXCEPTIONS. ALL DELEGATED-DESIGN AND DEFERRED SUBMITTALS SHALL COMPLY WITH COUNTY OF LOS ANGELES BUILDING AND SAFETY DIVISION REQUIREMENTS
	1. CONCRETE EMBEDS IN WALLS AND SLABS, BEYOND THOSE SHOWN IN APPROVED PLANS.
	2. CURTAIN WALL AND STOREFRONT, INCLUDING FIRE-SAFING AT SLAB EDGE.
	3. EXTERIOR METAL STUD FRAMING FOR WALLS AND EXTERIOR SOFFITS.
	4. FACADE ACCESS / WINDOW-WASHING EQUIPMENT INCLUDING FIXED AND MOBILE EQUIPMENT.
	5. STEEL PREFABRICATED STAIRS.
	6. GLASS GUARDRAILS.
	7. SPRAY-APPLIED FIREPROOFING AND INTUMESCENT COATING.
	8. ALUMINUM EXTRUSIONS AND ATTACHMENT SYSTEM TO STEEL STRUCTURE OF THE "VEIL" EXTERIOR SCREEN ELEMENT. (STEEL STRUCTURE PER SEOR).
	10. IPE DECK TILE (DEFERRED SUBMITTAL SHALL INCLUDE TEST REPORTS FOR FINISH CLASSIFICATION).
	11. PHOTOVOLTAIC PANELS AND ATTACHMENT SYSTEM.
	12. SLOTTED CHANNEL FRAMING AT EVENT SPACE OPEN GRID CEILING
	13. BUCKLING-RESTRAINED BRACES & BUCKLING-RESTRAINED BRACE CONNECTIONS

CHAPTER 3 - OCCUPANCY CLASSIFICATION AND USE

SECTION 302.1	OCCUPANCY CLASSIFICATION
	ASSEMBLY GROUP -A-2, A-3 (SECTION 303)
	BUSINESS GROUP - B (SECTION 304)
	STORAGE GROUP - S-2 (SECTION 311)
	ROOMS OR SPACES USED FOR ASSEMBLY PURPOSES WITH AN OCCUPANT LOAD LESS THAN 50 PEOPLE AND ACCESSORY TO ANOTHER OCCUPANCY WILL BE CLASSIFIED AS A GROUP B OCCUPANCY PER 303.1.2

CHAPTER 5 - GENERAL BUILDING HEIGHTS AND AREAS

	CONSTRUCTION TYPE	TYPE III-A (SPRINKLERED)				
	ALLOWABLE AREAS & AREA MODIFICATIONS:		OCC: A-3*	OCC: B	OCC: S-2	PROPOSED
TABLE 504.3	ALLOWABLE BUILDING HEIGHT		65'	85'	85'	69'-6"
TABLE 504.4	ALLOWABLE BUILDING STORIES ABOVE GRADE PLANE		3	6	5	5*
TABLE 506.2	AT = ALLOWABLE AREA FACTOR FOR SM		42,000 SF	85,500 SF	117,000 SF	
TABLE 506.2	NS = ALLOWABLE AREA FACTOR FOR NS		14,000 SF	28,500 SF	39,000 SF	
			*A-3 OCC. ON LEVEL 1 ONLY AND SEPARATED FROM OTHER LEVELS AND THE DRIVE AISLE ABOVE BY 1-HR RATED CONSTRUCTION			
SECTION 506.2.4	MIXED-OCCUPANCY, MULTISTORY BUILDINGS					
EQUATION 5-3	SUM OF ALL RATIOS PER 506.2.2 - MIXED OCCUPANCY BUILDINGS					
	*506.1.3 BASEMENTS DO NOT NEED TO BE INCLUDED IN THE TOTAL ALLOWABLE FLOOR AREA OF A BUILDING WHEN THE TOTAL AREA OF THE BASEMENTS DOES NOT EXCEED THE AREA PERMITTED FOR A ONE STORY ABOVE GRADE PLANE BUILDING (156,000 SF)					

PROPOSED AREA PER FLOOR (SF)	TOTAL	ALLOWALE AREA	RATIO
BASEMENT 2	24267*	156,000	N/A*
BASEMENT 1	24266*		
LEVEL 01	17,795	42000	0.43
LEVEL 02	18,702	85500	0.22
LEVEL 03	18,759	85500	0.22
LEVEL 04	18,767	85500	0.22
LEVEL 05	12,214	85500	0.15
TOTAL PROPOSED GROSS BUILDING AREA	86,237		1.24
0.50 + 0.24 + 0.23 + 0.21 + 0.15 = 1.33	1.33 < 3	REFER TO DIAGRAMS ON SHEET G030	

SUM OF ALL RATIOS PER 506.2.2 IS LESS THAN 3.0 PER 506.2.2. LEVEL 1 IS THE ONLY STORY WITH ASSEMBLY USE AND IT WILL BE FULLY SEPARATED FROM ADJACENT STORIES BY 1-HOUR RATED CONSTRUCTION. THE SUM OF THE RATIOS OF ASSEMBLY STORIES WILL BE LESS THAN 2.0 PER 506.2.2

TABLE 508.4	BUILDING OCCUPANCY AND SEPARATIONS	
	SEPARATED OR NON-SEPARATED:	NON-SEPARATED GROUP A-3 AND B OCCUPANCY ON LEVEL 01 IS SEPARATED FROM THE GROUP B OCCUPANCY ON LEVELS 02-05 BY A 1-HR RATED HORIZONTAL SEPARATION AT THE LEVEL 02 SLAB AND 1-HR RATED SEPARATION OF THE PARKING GARAGE AND DRIVE AISLE IN THE BASEMENT AND AT LEVEL 1
		LEVEL 01 IS NON-SEPARATED AND THE MOST RESTRICTIVE A-3 OCCUPANCY APPLIES.
		LEVEL 02-05 ARE SEPARATED WITH A-3 AS ACCESSORY*
	OCCUPANCY SEPARATION RATINGS REQUIRED:	1 HR OCCUPANCY SEPARATION BETWEEN A-3 AND S-2
		*NO OCCUPANCY SEPARATIONS REQUIRED FOR LEVEL 02-05, A-3 OCCUPANCY IS LESS THAN 10% AND IS AN ACCESSORY USE

CODE SUMMARY CONTINUED

CHAPTER 6 - TYPES OF CONSTRUCTION

TABLE 601	FIRE RESISTIVE REQUIREMENTS - TYPE III-B	RATING REQUIRED	RATING PROVIDED
	STRUCTURAL FRAME	1 HRS	1 HRS
	BEARING WALLS - EXTERIOR	2 HRS	N/A
	BEARING WALLS - INTERIOR	1 HRS	N/A
	NON-BEARING WALLS - EXTERIOR	PER TABLE 705.5	0 HRS
	FLOORS	1 HRS	1 HRS
	ROOFS	1 HRS	1 HRS
			* 1-HRS PROVIDED AT LEVEL 1 HORIZONTAL ASSEMBLY & SUPPORTING CONSTRUCTION

CHAPTER 7 - FIRE AND SMOKE PROTECTION FEATURES

TABLE 705.2	MINIMUM DISTANCE OF PROJECTIONS	COMBUSTIBLE PROJECTION EXTENDING TO WITHIN 5 FEET SHALL BE NOT LESS THAN 1 HR (705.2.3)
	FIRE SEPARATION DISTANCE = X (FEET)	MINIMUM DISTANCE FROM LINE USED TO DETERMINE FIRE SEPARATION DISTANCE
	0 TO LESS THAN 2	PROJECTIONS NOT PERMITTED
	2 TO LESS THAN 3	24 INCHES
	3 TO LESS THAN 5	TWO-THIRDS OF FSD
	5 OR GREATER	40 INCHES

	FIRE SEPARATION DISTANCE			
TABLE 705.5	CONSTRUCTION CLASSIFICATION			
	FIRE SEPARATION DISTANCE = X (FEET)	RATING REQUIRED BASED ON FIRE SEPARATION DISTANCE (TYPE III-B)		
	X < 5	1 HRS	GROUP A, B	
	5 <= X < 10	1 HRS	GROUP A, B	
	10 <= X < 20*	1 HRS	GROUP A, B	
	*CBC TABLE 705.5 FOOTNOTE G AND 705.8.1 EXCEPTION 2			

TABLE 705.8	MAXIMUM AREA OF EXTERIOR WALL OPENINGS*	*SEE SHEET G052 FOR OPENING CALC
	FIRE SEPARATION DISTANCE = X (FEET)	ALLOWABLE AREA (UPROTECTED / SPRINKLERED) UP.S
	3 TO LESS THAN 5	15%
	5 TO LESS THAN 10	25%
	10 TO LESS THAN 15	45%
	15 TO LESS THAN 20	75%
	20 TO LESS THAN 25	NO LIMIT

SECTION 708	FIRE PARTITIONS	N/A
SECTION 708.3	FIRE-RESISTANCE RATING	NOT LESS THAN 1 HOUR WHERE OCCUPANCIES ARE SEPERATED.
SECTION 708.4.1	SUPPORTING CONSTRUCTION	THE SUPPORTING CONSTRUCTION FOR A FIRE PARTITION SHALL HAVE A FIRE-RESISTANCE RATING THAT IS EQUAL TO OR GREATER THAN THE REQUIRED FIRE-RESISTANCE RATING OF THE SUPPORTED FIRE PARTITION
SECTION 711	FLOOR AND ROOF ASSEMBLIES	
SECTION 711.2.3	SUPPORTING CONSTRUCTION	THE SUPPORTING CONSTRUCTION SHALL BE PROTECTED TO AFFORD THE REQUIRED FIRE-RESISTANCE RATING OF THE HORIZONTAL ASSEMBLY SUPPORTED
SECTION 711.2.4.1	SEPARATING MIXED OCCUPANCIES	WHERE THE HORIZONTAL ASSEMBLY SEPARATES MIXED OCCUPANCIES, THE ASSEMBLY SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN THAT REQUIRED BY SECTION 508.4 BASED ON THE OCCUPANCIES BEING SEPARATED
		REQUIRED FOR SEPARATION BETWEEN A AND B GROUPS = 1 HOUR*
		**IF A IS UNDER 10% OF FLOOR PLATE AND USED AS AN ACCESSORY TO B, NO SEPERATION REQUIRED
SECTION 713	SHAFT ENCLOSURES	
SECTION 713.4	FIRE-RESISTANCE RATING	2 HOURS WHERE CONNECTING MORE THAN 4 STORIES
		1 HOUR WHERE CONNECTING LESS THAN 4 STORIES
		THE SUPPORTING CONSTRUCTION SHALL BE PROTECTED TO PROVIDE THE REQUIRED FIRE-RESISTANCE RATING OF THE SHAFT
		THE SUPPORTING CONSTRUCTION SHALL BE PROTECTED TO PROVIDE THE REQUIRED FIRE-RESISTANCE RATING OF THE SHAFT

CHAPTER 9 - FIRE PROTECTION AND LIFE SAFETY SYSTEMS

	BUILDING FIRE DETECTION & SUPPRESSION	PROVIDED:	REQUIRE OR OPTIONAL:	TYPE / CLASS
SECTION 903	SPRINKLER SYSTEM	YES	REQUIRED	100% NFPA 13
			PARKING + MECH: EXTRA HAZARD GROUP II	
			ALL OTHER SPACES: ORDINARY	
SECTION 905	SMOKE DETECTION SYSTEM	ONLY IN KEY LOCATIONS	OPTIONAL	
SECTION 905	STANDPIPE SYSTEM	YES	REQUIRED	CLASS I
SECTION 907	FIRE ALARM SYSTEM	YES	REQUIRED	
SECTION 907.5.2.2	EMERGENCY VOICE/ALARM COMMUNICATION	YES	OPTIONAL	FOR AMMR, NFPA 72
SECTION 917	MASS NOTIFICATION SYSTEMS	YES	REQUIRED	
SECTION 918	EMERGENCY RESPONDER RADIO COVERAGE	INFRASTRUCTURE	TO BE TESTED	

CHAPTER 10 - MEANS OF EGRESS

TABLE 1004.5	OCCUPANT LOAD FACTORS	ASSEMBLY - UNCONCENTRATED (TABLES AND CHAIRS) : 15 NET
		BUSINESS AREAS : 150 GROSS (NO CONCENTRATED BUSINESS ANTICIPATED)
		STORAGE : 300 GROSS
		PARKING : 200 GROSS
SECTION 1005	EGRESS WIDTH FACTORS	STAIRWAYS: 0.3 PER OCCUPANT (1005.3.1, EXCEPTION 1)
		DOORS: 0.2 PER OCCUPANT (1005.3.2, EXCEPTION 1)
SECTION 1005.7.1		PROJECTION INTO CLEAR WIDTH: 7 INCH MAXIMUM
TABLE 1006.2.1	EXIT ACCESS - COMMON PATH OF TRAVEL	ASSEMBLY: 75 FEET (W/ SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1)
		BUSINESS: 100 FEET (W/ SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1)
TABLE 1006.3.3	MIN NUMBER OF EXITS OR ACCESS TO EXITS...	2 EXITS FOR 1-500 OCCUPANTS PER STORY
SECTION 1009.3.3	AREA OF REFUGE	NOT REQUIRED AS WE WILL COMPLY WITH EXCEPTION 1 - TWO-WAY COMMUNICATION PROVIDED AT ELEVATOR LANDING
SECTION 1009.4	ELEVATORS	IN BUILDINGS WITH FOUR OR MORE STORIES ABOVE OR BELOW THE LEVEL OF EXIT DISCHARGE, AT LEAST ONE ACCESSIBLE MEANS OF EGRESS MUST BE AN ELEVATOR WITH STANDBY POWER AND EMERGENCY SIGNALING DEVICES.
SECTION 1009.8	TWO-WAY COMMUNICATION	A TWO-WAY COMMUNICATION SYSTEM COMLYING WITH 1009.8.1 AND 1009.8.2 SHALL BE PROVIDED AT THE LANDING SERVING EACH BANK OF ELEVATORS ON EACH ACCESSIBLE FLOOR THAT IS ONE ORE MORE STORIES ABOVE OR BELOW THE LEVEL OF EXIT DISCHARGE
TABLE 1017.2	EXIT ACCESS TRAVEL DISTANCE	ASSEMBLY: 250 FEET (W/ SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1)
		BUSINESS: 300 FEET (W/ SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1)
TABLE 1020.2	CORRIDOR FIRE-RESISTANCE RATING	REQUIRED FIRE-RESISTIVE RATING = 0-HR WITH SPRINKLER SYSTEM FOR A, B AND S OCCUPANCIES
SECTION 1020.5	DEAD ENDS	PER EXCEPTION 2 - DEAD-END CORRIDOR NOT TO EXCEED 50 FEET FOR GROUP B, 20 FT FOR A-3
		(IN OCCUPANCIES IN GROUPS B, E, F, I-1, M, R-1, R-2, S AND U WHERE THE BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1)

CODE SUMMARY CONTINUED

CHAPTER 18 - SOILS AND FOUNDATIONS

SECTION 1811	RADON CONTROL METHODS - PUBLIC BUILDINGS	PER SECTION 1811.3.4 - A SSED (SUBSLAB SOIL EXHAUST SYSTEM DUCT) TO BE PROVIDED FOR EVERY 15,000 SF OF BUILDING. ALL INLINE EXHAUST FANS SERVING SSESDS WILL DISCHARGE OUTDOORS AT ROOF.

CHAPTER 29 - PLUMBING SYSTEMS

REFER TO ADJACENT PLUMBING TABLE FOR PLUMBING CALCULATIONS

CHAPTER 30 - ELEVATORS AND CONVEYING SYSTEMS

SECTION 3002.4	BUILDING IS FIVE STORIES ABOVE GRADE PLANE AND ONE ELEVATOR SHALL BE PROVIDED FOR FIRE DEPARTMENT EMERGENCY ACCESS TO ALL FLOORS.
	ELEVATOR CAR SIZED TO ACCOMMODATE AN AMBULANCE STRETCHER 24 INCHES BY 84 INCHES WITH NOT LESS THAN 5-INCH RADIUS CORNERS
SECTION 3006.2	HOISTWAY OPENING PROTECTION IS REQUIRED
	BUILDING IS PROTECTED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM AND IS NOT AN I-OCCUPANCY OR A HIGH-RISE

CHAPTER 31 - SPECIAL CONSTRUCTION

SECTION 3111	SOLAR ENERGY SYSTEMS	SOLAR ENERGY SYSTEMS SHALL COMPLY WITH THE REQUIREMENTS OF THIS SECTION.
SECTION 3112	SOLAR ENERGY SYSTEMS	PHOTOVOLTAIC SOLAR ENERGY SYSTEMS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THIS SECTION, THE CALIFORNIA FIRE CODE, THE CALIFORNIA ELECTRICAL CODE AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

PLUMBING FIXTURE COUNTS (TABLE 2902.1)

ENTIRE BUILDING CALCULATION

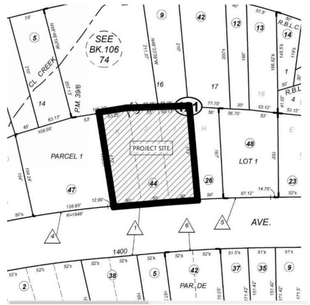
OCCUPANCY CLASSIFICATION	DESCRIPTION	PLUMBING OCCUPANT LOAD	WATER CLOSET LOAD FACTOR		WATER CLOSETS		LAVATORIES LOAD FACTOR		LAVATORIES		DRINKING FOUNTAINS	
			MALE	FEMALE	MALE REQ'D	FEMALE REQ'D	MALE	FEMALE	MALE REQ'D	FEMALE REQ'D	REQ'D	REQ'D
ASSEMBLY		514	1 PER 125	1 PER 65	2.06	3.95	1 PER 200		1.29	1.29	1 PER FLOOR	5
B, BUSINESS	OFFICE	470	1 PER 25 FOR THE FIRST 50 AND 1 PER 50 FOR THE REMAINDER EXCEEDING 50		5.20	5.20	1 PER 40 FOR THE FIRST 80 AND 1 PER 80 FOR THE REMAINDER EXCEEDING 80		3.44	3.44	N/A	0
											N/A	0
											N/A	0
S-1, STORAGE	STORAGE	216	1 PER 4000		0.05	0.00	1 PER 4000		0.03	0.00	N/A	0
TOTAL NUMBER OF FIXTURES					7.31	9.15			4.75	4.72		5
TOTAL NUMBER OF FIXTURES FOR SITE					COMBINED SEX	17		COMBINED SEX	10			
UNISEX FIXTURES PROVIDED												4

CONSTRUCTION HOURS

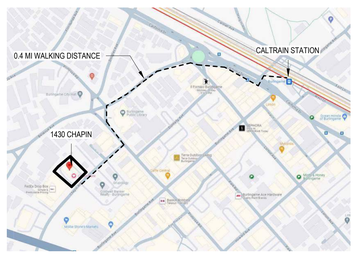
WEEKDAYS: 8:00 AM -7:00 PM
SATURDAYS: 9:00 AM -6:00 PM
SUNDAYS AND HOLIDAYS: NO WORK ALLOWED
(SEE CITY OF BURLINGAME MUNICIPAL CODE, SECTION 18.07.110, AND SECTION 13.04.10 FOR MORE DETAILS.)
CONSTRUCTION HOURS IN THE CITY PULIC RIGHT-OF-WAY ARE LIMITED TO WEEKDAYS AND NON-CITY HOLIDAYS BETWEEN 8:00 AM -5:00 PM

ADDITIONAL NOTES

ALL PORTIONS OF THIS PROJECT ARE PRIVATELY FUNDED
SPECIAL PERMIT FOR BUILDING OVER 35'-0" - SEE HEIGHT VARIANCE SUBMITTED WITH PLANS
EXCAVATION/ SHORING TO BE UNDER A SEPARATE PERMIT
AN ENCROACHMENT PERMIT WILL BE FILED FOR ALL WORK WITHIN THE PUBLIC RIGHT OF WAY
SIGNAGE UNDER SEPERATE PERMIT



PLOT MAP



VICINITY MAP

Chapin Burlingame

1430 Chapin Ave, Burlingame, CA 94010

ARCHITECT
LEVER
Haley Coughlin
4713 N. Albina Avenue,
4th Floor Portland, OR 97217
T. 503.928.6040
www.leverarchitecture.com

Civil Engineer: LUK + Associates
Chris Wood
738 Alfred Nobel Drive,
Hercules, CA 94547
T. 510.724.3388

Structural Engineer: Holmes
Robin Landis
235 Montgomery St #1250,
San Francisco, CA 94104
T. 415.693.1600

Fire Engineer: Holmes
Alyson Blair
235 Montgomery St #1250,
San Francisco, CA 94104
T. 415.693.1600

Landscape Architecture: Jett
Sara Fallahi
2 Orinda Theatre Square Suite 218,
Orinda, CA 94563
T. 925.254.5422

Developer:developUrban
Neal Young
333 S B St Suite 109
San Mateo CA 94401
T. 650.458.7816

Owner: JP Morgan Chase Bank
Christopher McKenna
237 Park Avenue
12th Floor
New York, NY 10017
T 212.270.065

STAMP

NOT FOR CONSTRUCTION

REVISIONS

PHASE
Schematic Design/ Entitlements

DATE
01-10-2025

PROJECT NUMBER
275

SCALE
1/8" = 1'-0"

SHEET TITLE
CODE + ZONING SUMMARY

G050

3/10/2025 5:55:28 PM
Autodesk Docs://Chapin Burlingame/ARCH_Chapin_275_RVT23.rvt

Central County Fire Department
Serving the communities of Burlingame, Hillsborough and Millbrae

October 3, 2024

Neal Yung
333 S. B Suite 109
San Mateo, Ca 94401

Subject: Alternate Means of Protection Request – 1430 Chapin Ave Burlingame

Dear Mr. Neal Yung,

I have reviewed your Alternate Means of Protection request application submitted for the 1430 Chapin project. The distance of the furthest portion of the structure exceeds the150' access requirements and the building is not accessible as required by the California Fire Code. With consideration of the project scope and evaluation of CCFD's operational capabilities for site and fire water supply access the proposed mitigations per the AMP request are approved with the following statements for clarity:

1. The mitigation measures approved are based on the building meeting the requirements for CBC type 3A construction.
2. Fire sprinkler system will be upgraded to Ordinary classification.
3. Fire sprinkler system in the parking garage and mechanical areas will be upgraded to Extra Hazard Group 2.
4. A 5ft clear walkable pathway will be provided around the perimeter of the building.
5. The fire alarm system will be upgraded to include Emergency Voice Alarm Communication (EVACS) and shall meet the requirements of NFPA 72 and be UL listed installation, per local amendment.

If you accept the above conditions, please sign the bottom of this letter. Once the signed letter is received, the AMP request application will be signed and sent to you. The approved AMP request packet shall be integrated into the fire access plan sheet resubmitted to the City of Burlingame Planning and Building Departments and each mitigation must be detailed on the title page/section detail sheets. An application review fee of $436.00 has been received.

Sincerely,

Patricia Koch

Neal Yung — 11/11/24
Date

Central County Fire Department
Serving the communities of Burlingame, Hillsborough and Millbrae

Request for Alternate Means of Protection or Methods of Construction

Date Submitted: 8/16/2024 Planning/Building Dept. Appl. Number: CDSR23-0001

In accordance with section §104.9, California Fire Code, the undersigned requests approval of alternate means of protection for:

Project Name: Chapin Burlingame

Project Address: 1430 Chapin Avenue, Burlingame, CA 94010

Subject of Alternative (separate forms must be completed for each different subject):
Fire apparatus access roads

Code Requirement Requesting Mitigation For (specify code edition and section):
2022 CFC Section 503.1.1

Proposed Mitigations (may also attach separate justifying documents):
The automatic fire sprinkler design will be upgraded one hazard classification in a majority of the building. The fire alarm system will have EVACS capabilities. A 5 ft wide pathway around the site will be provided. See the attached document for justification.

Alternate Requested By: Neal Yung (Print Name) (Signature)
Requestor Address: 333 S B Suite 109 , San Mateo CA 94401
Requestor Phone: 650-468-6411 **Email:** neal@developURBAN.com

For Staff Use Only
Date Reviewed: 11/14/24 **AMP #:** AMP24-0018
Findings: see-first page for approved amp summary and details

Approved [X] **Denied** [ ] **Review Fee Paid:** 436.00
Fire Marshal: Patricia A Koch (Digitally signed by Patricia A Koch; Date: 2024.11.14 15:56:15 -08'00')

1399 Rollins Road | Burlingame, CA 94010
(650) 558-7600 | www.ccfd.org | @centralcountyfd

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REQUEST FOR ALTERNATIVE MEANS OF PROTECTION

To: Fire Marshal Patricia Koch, Central County Fire Department (CCFD)
Date: August 16, 2024
Project: 1430 Chapin Avenue, Burlingame, CA 94010
Subject: Fire Apparatus Access Roads

Dear Fire Marshal Koch,

This document is an attachment to an Alternate Means of Protection (AMP) request focused on mitigating deficiencies in the site fire apparatus access road for the proposed building located at 1430 Chapin Avenue, in Burlingame, California.

Project Description

The proposed project consists of a new 5-story office building above two stories of below-grade parking. The building is proposed to consist primarily of a Group B office and S-2 parking. There will also be terraces, conference rooms and amenity spaces for tenant use that may be classified as Group A-2 / A-3. The construction is proposed to be Type III-A. The building will be approximately 69.5 feet (ft) tall. The below grade parking levels are approximately 24,267 square feet (SF) each, while Level 1 is approximately 20,966 SF, Levels 2 – 3 are approximately 19,384 – 19,898 SF, Level 4 is approximately 17,339 SF and Level 5 is approximately 12,380 SF. The total approximate building area is 138,502 SF. The building is proposed to be provided with an automatic fire sprinkler system, a manual wet standpipe system and a fire alarm system.

Code Requirements

The governing code is the 2022 edition of the California Fire Code (CFC) with City of Burlingame amendments.

CFC Section 503.1.1 requires that a fire apparatus access road be within 150 ft of all portions of the building's exterior walls on the first story. CFC 503.1.1 Exception 1 authorizes the fire code official to increase the 150 ft dimension when the building is protected by a NFPA 13 compliant automatic fire sprinkler system or an approved alternative means of fire protection is provided due to site challenges (location on the property, topography, waterways, nonnegotiable grades or similar conditions) installing a fire apparatus access roads on the property.

Site Fire Access Strategy

As shown in the attached site plan, Sheet A070, Chapin Avenue will be the roadway that provides fire department access to this building, and it will serve as the primary staging area for fire apparatus. It will be parallel to the entire front side of the building and offer approximately 42 ft of clear road width between angled parking spaces on both sides of the street.

The building is proposed to be constructed to cover most of the site and be within approximately 5 ft – 15 ft of the adjacent lot lines. Pathways that are at least 5 ft wide will be provided around the building so that firefighters can access all exterior sides from Chapin Avenue. However, as shown in Sheet A070, the fire apparatus access road does not extend within 150 feet of all exterior sides of the building. Compliant hose pull distances are provided along the entire building frontage on Chapin Avenue and on most of the plan East and West building sides. The entire rear side of the building is beyond 150 ft of the Chapin Avenue, as well as a small portion of the plan East and West building sides.

Alternative Means of Protection

Consistent with CFC Section 503.1.1 Exception 1.1 the design team requests permission to extend the hose pull distance from 150 ft to 280 ft in lieu of installing a fire department access road on the site which would significantly impact a building that could be constructed on this site. The following fire protection and life safety upgrades are also proposed:

1. The automatic fire sprinkler system will be upgraded one hazard classification in the majority of the building as noted below;
2. 5 ft wide exterior pathway will be provided around the perimeter of the building;
3. The fire alarm system will be upgraded to have Emergency Voice Alarm Communication (EVACS) capabilities.

Justification

The following fire protection and life safety upgrades are proposed to support extending the hose pull distance from a fire apparatus access road. These upgrades will improve the fire department's ability to operate during an emergency at the building and increase the likelihood of the automatic fire sprinkler system controlling a fire.

a) The automatic fire sprinkler design will be increased one hazard classification. The NFPA 13[1] Annex A.4.3.2 classifies office and assembly spaces as Light Hazard occupancies, mechanical rooms are classified as Ordinary Hazard Group 1 and automobile parking is classified as Ordinary Hazard Group 2. Burlingame Fire Code Section 903.2.10.3 requires areas which contain electric vehicle charging stations to have a fire sprinkler density of Extra Hazard Group 2 at a minimum and the coverage must extend 15 ft beyond the charging stations. The design of the fire sprinkler system will be increased to Ordinary Hazard Group 1 in the office and assembly areas, Ordinary Hazard Group 2 in the mechanical and similar spaces and Extra Hazard Group 2 throughout the parking garage. These proposed upgrades will increase design density and decrease the fire sprinkler spacing in the majority of the building. It will provide higher water flows for the fire sprinkler systems which are in place to assist with fire suppression and control before CCFD arrival. More water discharged will increase the likelihood of successful fire control. The fire sprinkler density is not proposed to increase for the electric vehicle charging stations since this is the highest hazard classification.

[1] NFPA 13 – Standard for the Installation of Sprinkler Systems, 2022 Edition

b) Exterior pathways that are at least 5 ft wide will be provided around the perimeter of the building to enable fire department personnel to access all sides of the building. This pathway will be clear of any fixed furniture or obstructions and not under a cantilevered portion of the building.

c) The fire alarm system in this building will be upgraded to have Emergency Voice Alarm Communication (EVACS) capabilities per NFPA 72. The reduced egress width factors allowed by CBC Sections 1005.3.1 Exception 1 and 1005.3.2 Exception 1 will not be used for the means of egress sizing. The EVACS provides instructions to occupants that they must exit the premises due to a fire, which is expected to speed up evacuation compared to a standard fire alarm system with horns and strobes. The EVACS will also provide firefighters with the ability to control the fire alarm system notification from the fire control room and provide any live messages they see fit to the remaining occupants.

CFC Section 503.1.1 requires that a fire apparatus access road be within 150 ft of all portions of the exterior walls so that the fire department can stretch their hoses around the building and suppress a fire from the exterior. CFC Section 503.1.1 Exception 1 recognizes that complying with this requirement may be practically challenging due to site constraints and allows the fire code official to increase the 150 ft dimension when the building is protected by an automatic fire sprinkler system. Automatic fire sprinkler systems significantly reduce the likelihood of a building fire growing to the point where it requires fire department intervention. As part of this AMP, the automatic fire sprinkler system design will be enhanced which will further increase the likelihood that the suppression system will control the fire or potentially suppress the fire altogether. It should also be noted that NFPA 1, Fire Code, 2018 Edition permits the distance between a fire apparatus access road and a building to be increased to 450 ft when the building is protected throughout with an NFPA 13 automatic sprinkler system (NFPA 1 Section 18.2.3.2.2.1). Although NFPA 1 is not an officially adopted code for this project, it is a nationally recognized consensus standard. For this building, all exterior sides of Level 1 are within 280 ft of a fire apparatus access road and at least a 5 ft pathway will be provided around the site for firefighter access.

The EVAC fire alarm system in the fire control room will improve fire department operations during an emergency.

The original design for this project envisioned the construction type to be III-B which permits both combustible and noncombustible building elements that are non-rated. Based on the recommendation from CCFD, the construction of this building will be Type III-A. The building elements (primary structural frame, floors and roof) may still be combustible or noncombustible but they will have a fire-resistance rating of at least 1-hour. This improves the passive fire protection of the building and also enables it to have a fifth story.

We respectfully request your concurrence and approval of this Alternate Means of Protection for site fire department access with the understanding that the proposed fire/life safety strategy will meet the level of safety intended by the code.

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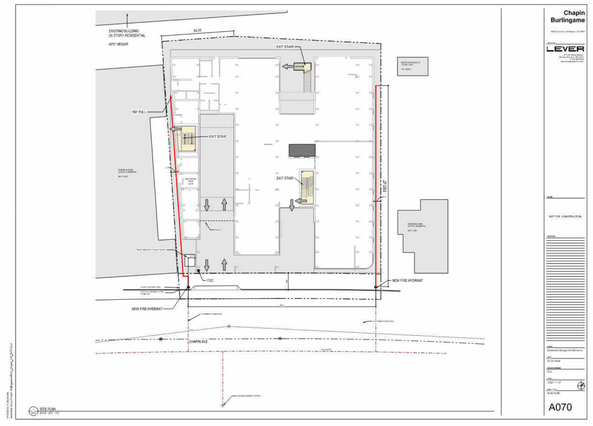
Prepared by:

REGISTERED PROFESSIONAL ENGINEER — CHAD M LANNON — FP 2035 — EXP. 9/30/25 — FIRE PROTECTION — STATE OF CALIFORNIA

Chad Lannon, PE
FP 2035
Senior Fire Engineer
CHAD.LANNON@HOLMES.US

Reviewed by:

Geza Szakats, PE
FP 1603
Project Director
GEZA.SZAKATS@HOLMES.US



1 G051 AMMR APPROVAL

Chapin Burlingame

1430 Chapin Ave, Burlingame, CA 94010

ARCHITECT
LEVER
Haley Coughlin
4713 N. Albina Avenue,
4th Floor Portland, OR 97217
T. 503.928.6040
www.leverarchitecture.com

Civil Engineer: LUK + Associates
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738 Alfred Nobel Drive,
Hercules, CA 94547
T. 510.724.3388

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Sara Fallahi
2 Orinda Theatre Square Suite 218,
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T. 925.254.5422

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333 S B St Suite 109
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T. 650.458.7816

Owner: JP Morgan Chase Bank
Christopher McKenna
237 Park Avenue
12th Floor
New York, NY 10017
T 212.270.065

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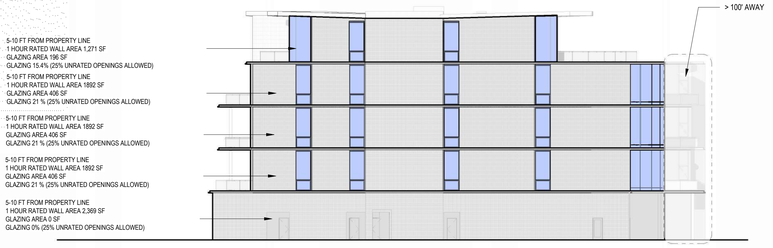
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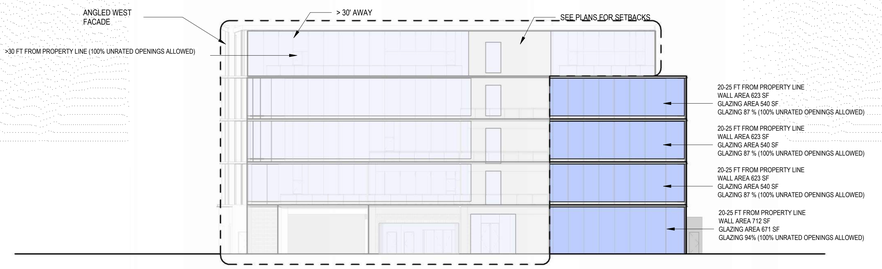
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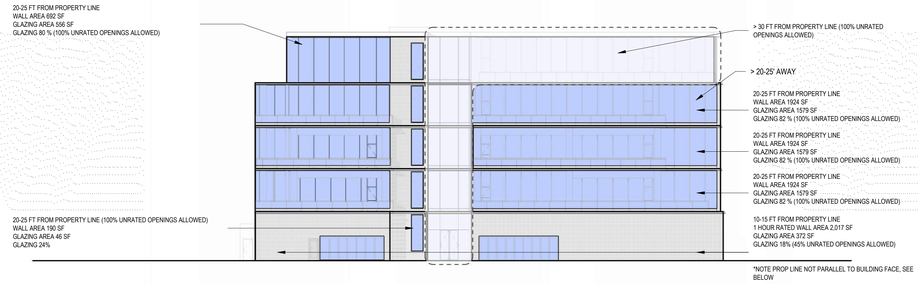
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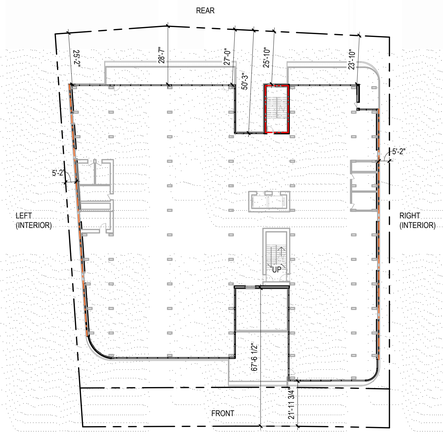
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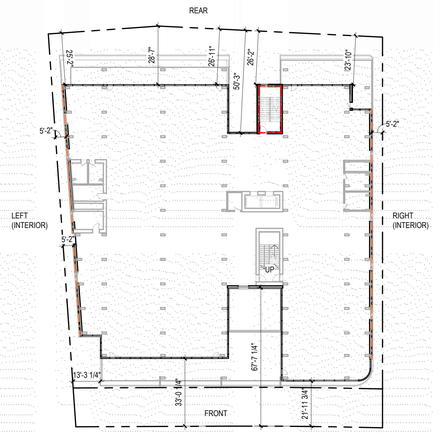
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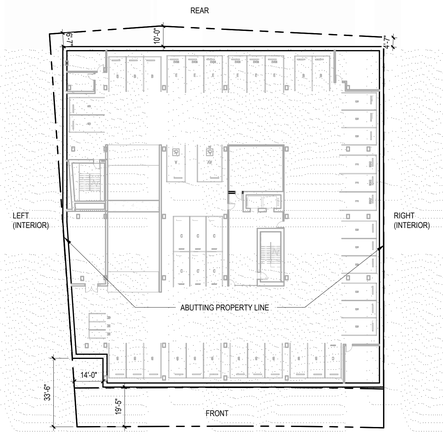
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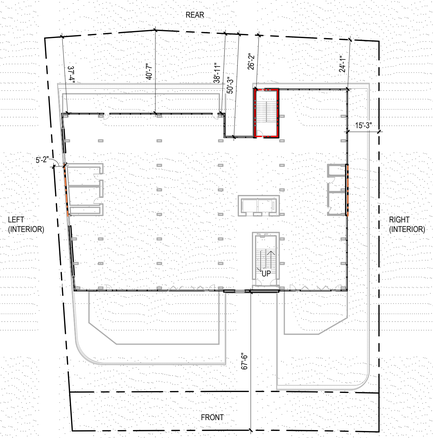
6 G052 LEVEL 4 - SETBACKS
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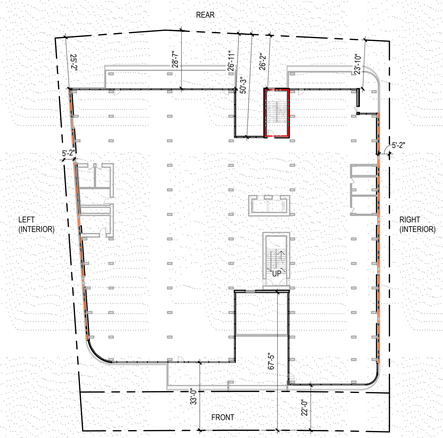
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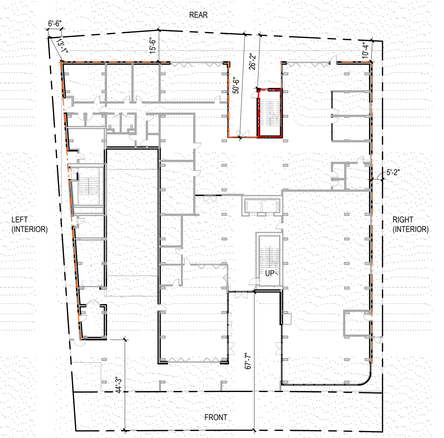
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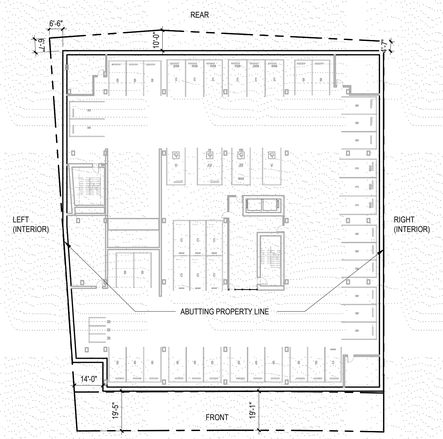
7 G052 LEVEL 5 - SETBACKS
SCALE: 1" = 30'-0"



5 G052 LEVEL 3 - SETBACKS
SCALE: 1" = 30'-0"



3 G052 LEVEL 1
SCALE: 1" = 30'-0"



1 G052 BASEMENT 2 - SETBACKS
SCALE: 1" = 30'-0"

EXTERIOR OPENINGS NOTES

CODE REFERENCE
IBC TABLE 705.8 MAXIMUM AREA OF EXTERIOR WALLS OPENINGS BASED ON FIRE SEPARATION DISTANCE AND DEGREE OF OPENING PROTECTION

ELEVATIONAL DIRECTIONS
NORTH = REAR (ABUTTING 1425 AND 1435 BELLEVUE AVE, RESIDENTIAL)

- UNPROTECTED, SPRINKLERED

EAST = RIGHT (ABUTTING 1424 CHAPIN AVE)

- PROTECTED, SPRINKLERED

WEST = LEFT (ABUTTING 1440 CHAPIN AVE)

- PROTECTED, SPRINKLERED

SOUTH = FRONT (CHAPIN AVE)

- UNPROTECTED, SPRINKLERED

DIMENSIONS
DIMENSIONS ARE FROM FACE OF WALL TO PROPERTY LINE , NOT INCLUDING OVERHANG

OVERHANGS MEET 705.2 PROJECTIONS REQUIREMENTS

- 1 HOUR RATED ASSEMBLY
- 2 HOUR RATED ASSEMBLY

GENERAL NOTES

SEE PLANS FOR SETBACKS

Chapin Burlingame

1430 Chapin Ave, Burlingame, CA 94010

ARCHITECT
LEVER
Haley Coughlin
4713 N. Albina Avenue,
4th Floor Portland, OR 97217
T. 503.928.6040
www.leverarchitecture.com

Civil Engineer: LUK + Associates
Chris Wood
738 Alfred Nobel Drive,
Hercules, CA 94547
T. 510.724.3388

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2 Orinda Theatre Square Suite 218,
Orinda, CA 94563
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San Mateo CA 94401
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Owner: JP Morgan Chase Bank
Christopher McKenna
237 Park Avenue
12th Floor
New York, NY 10017
T 212.270.065

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SCALE
As indicated

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EXTERIOR WALL OPENINGS CALC

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Chapin Burlingame

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ARCHITECT

LEVER

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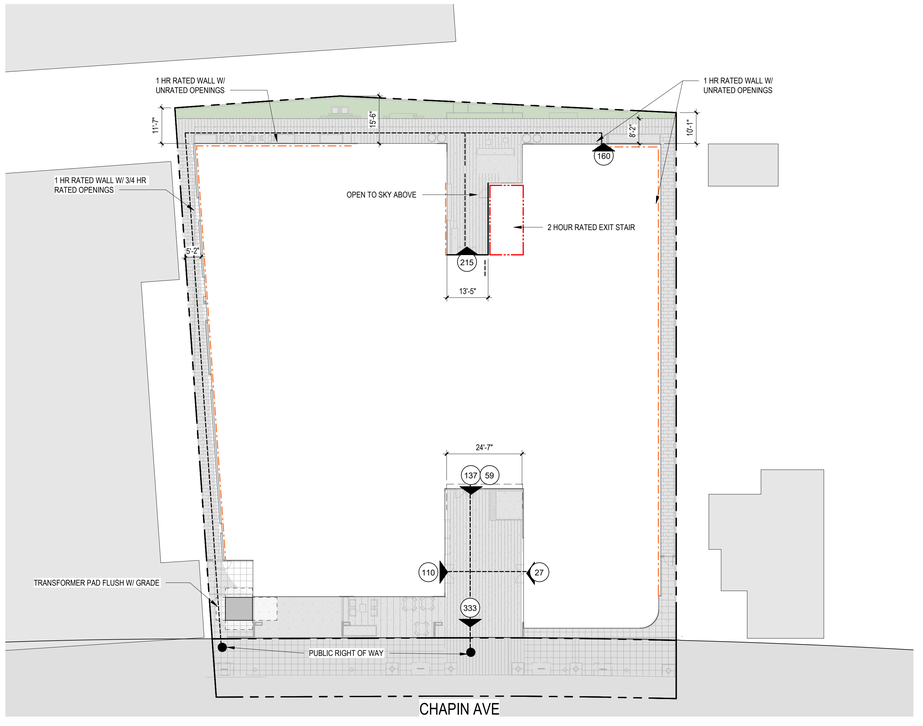
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1 G090 SITE PLAN
SCALE: 1" = 20'-0"

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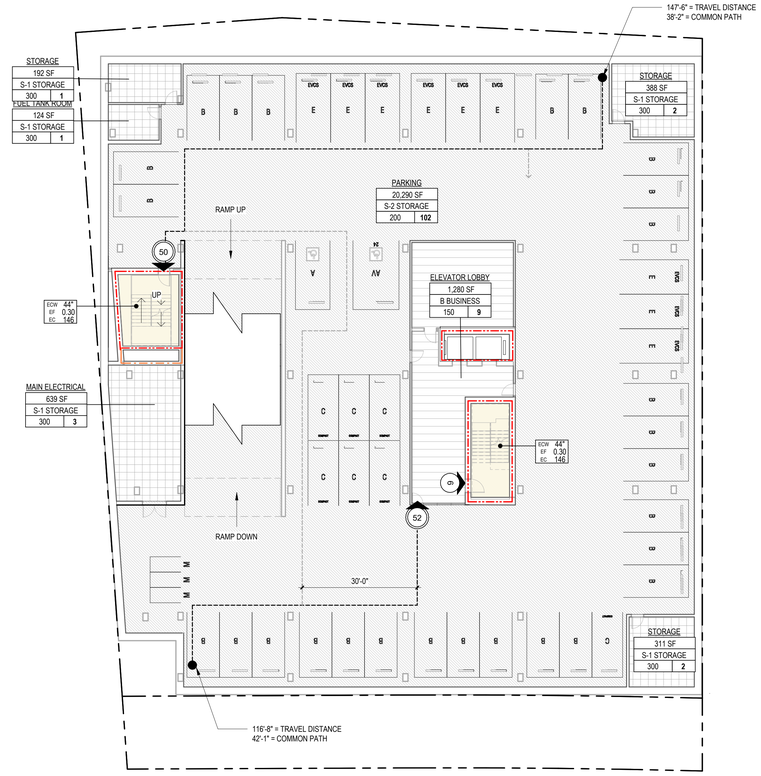
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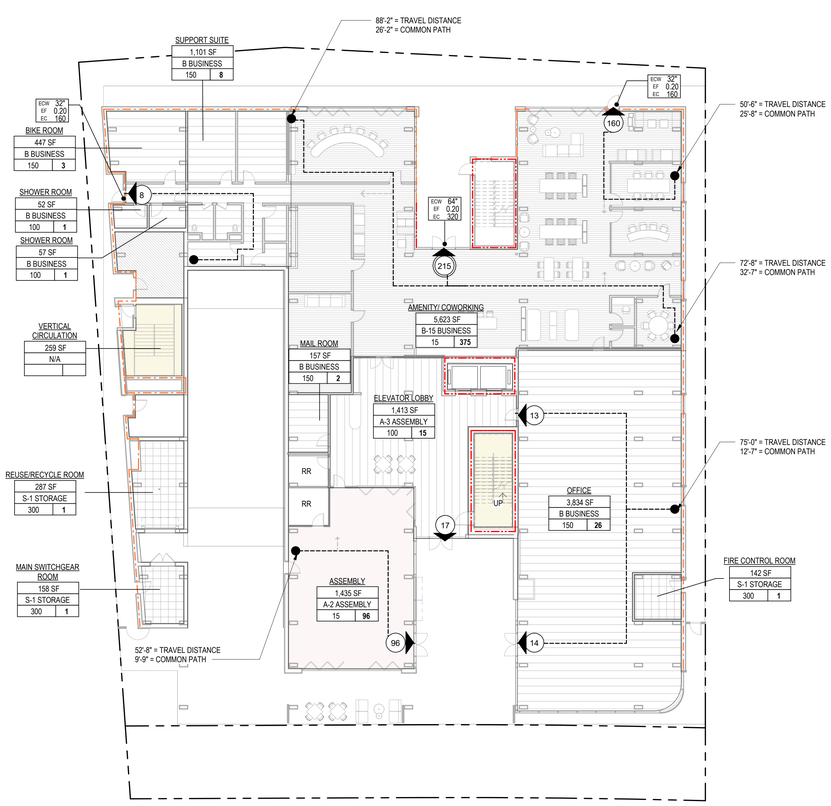
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2 G100 **B1**
SCALE: 1/16" = 1'-0"



3 G100 **LEVEL 1**
SCALE: 1/16" = 1'-0"



1 G100 **B2**
SCALE: 1/16" = 1'-0"

1. **SECTION 403.2.1.2**
FOR BUILDINGS HEIGHTS < 420' TYPE IB IS PERMITTED.

2. **SECTION 403.2.1.2**
FOR BUILDING HEIGHTS < 420', FIRE RESISTANCE RATING FOR VERTICAL SHAFTS, EXCLUDING EXIT ENCLOSURES AND ELEVATOR SHAFTS, CAN BE 1 HR WHERE AUTOMATIC SPRINKLERS ARE INSTALLED.

3. **SECTION 903.2.11.3**
AUTOMATIC SPRINKLER SYSTEM REQUIRED FOR BUILDING HEIGHTS >55'.

4. **SECTION 907.2.2**
MANUAL FIRE ALARM NOT REQUIRED IF AUTOMATIC SPRINKLER SYSTEM IS INSTALLED.

1-HR RATED ASSEMBLY
2-HR RATED ASSEMBLY
3-HR RATED ASSEMBLY
100' EXIT (FOR REMOTE POINT)
EXIT PATH
1-HR TYCO WS PROTECTION

COMPONENT
ECW 44" EGRESS COMPONENT CLEAR WIDTH
EF 0.30 EGRESS CAPACITY FACTOR
EC 146 MAXIMUM EGRESS CAPACITY

1 SF OCCUPANT AREA (NET OR GROSS)
OCC OCCUPANCY CLASSIFICATION
S 1 OCCUPANT COUNT
OCCUPANCY FACTOR

EXIT ACCESS
70 OCCUPANT LOAD FROM AN INDIVIDUAL SPACE
70 OCCUPANT LOAD AT EXIT ACCESS FOR THE STORY
WHERE PRESENT, DISTANCE DENOTES LENGTH OF SEGMENT ALONG COMMON PATH OF TRAVEL
EXIT SIGNAGE (FILLED QUADRANT DENOTED ILLUMINATED FACE OF SIGNAGE)

A-3: ASSEMBLY UNCONCENTRATED	15 NET
A-3: ASSEMBLY CONCENTRATED	7 NET
B: BUSINESS OFFICE	150 GROSS
B-15: BUSINESS ACCESSORY ASSEMBLY	15 GROSS
S-1: STORAGE ACCESSORY STORAGE	300 GROSS
S-1: STORAGE LOCKER ROOMS	50 GROSS
S-2: STORAGE PARKING GARAGE	200 GROSS

LIFE SAFETY NOTES + SYMBOLS

Chapin Burlingame

1430 Chapin Ave, Burlingame, CA 94010

ARCHITECT
LEVER
Haley Coughlin
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4th Floor Portland, OR 97217
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www.leverarchitecture.com

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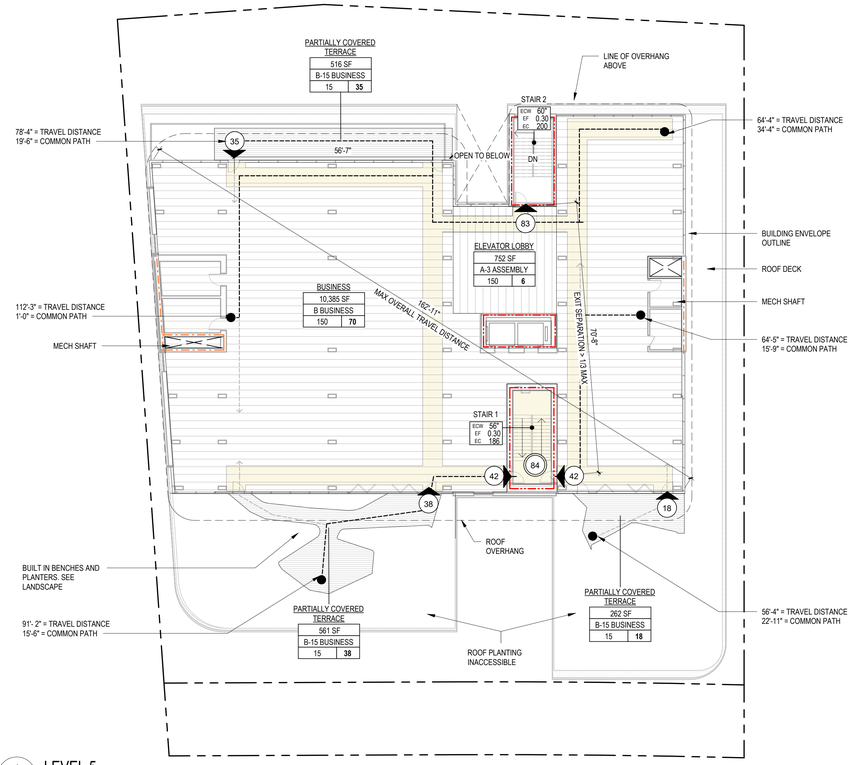
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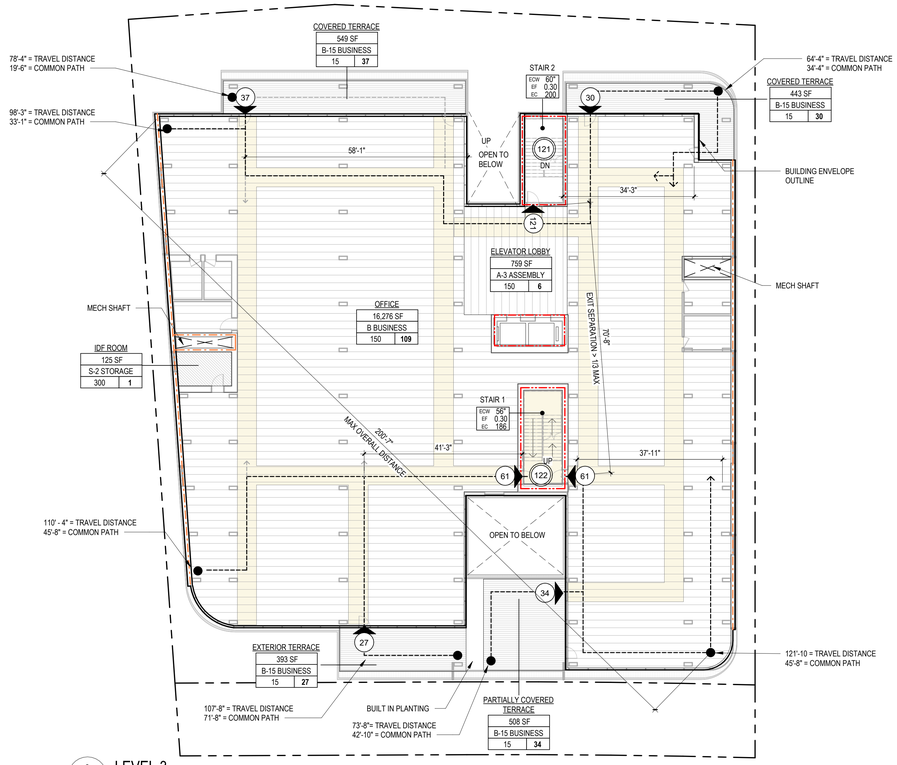
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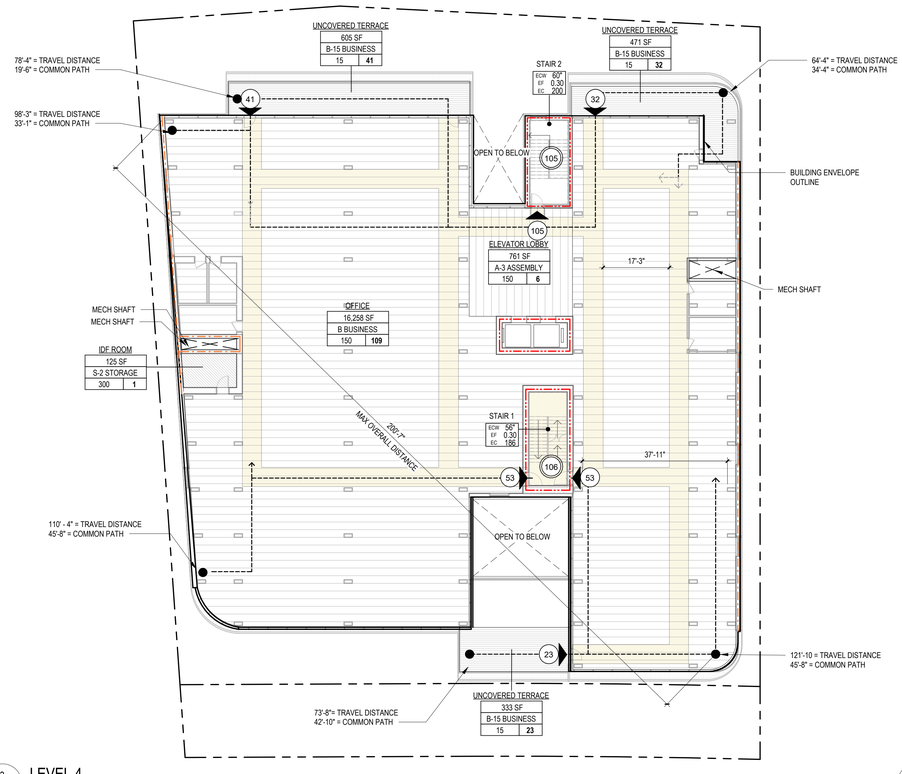
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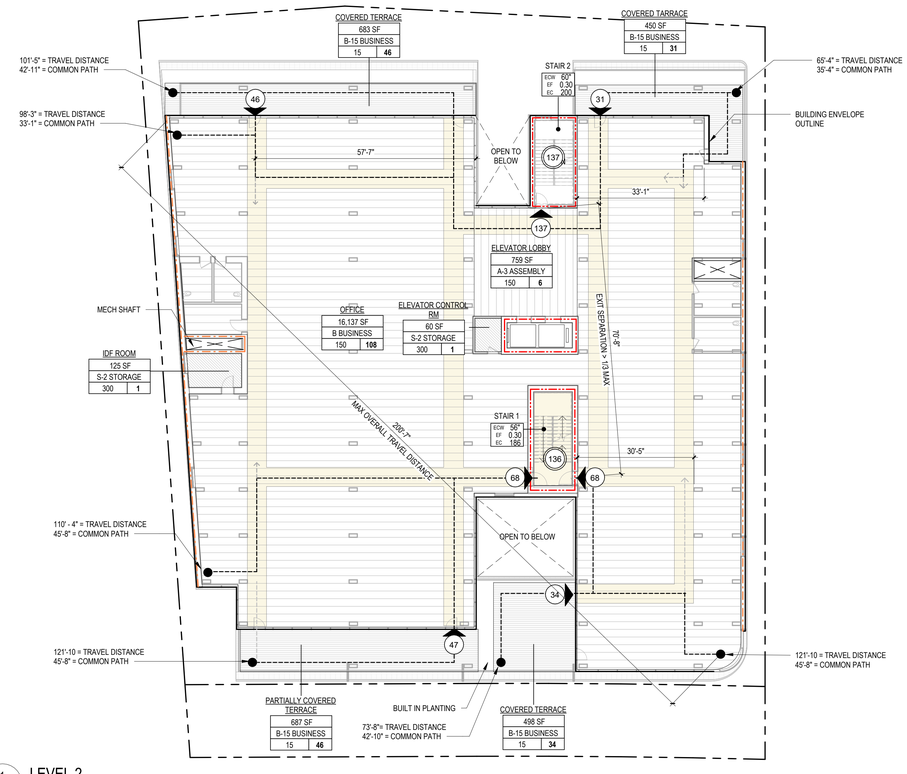
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2 G101 LEVEL 3
SCALE: 1/16" = 1'-0"



3 G101 LEVEL 4
SCALE: 1/16" = 1'-0"



1 G101 LEVEL 2
SCALE: 1/16" = 1'-0"

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2-HR RATED ASSEMBLY
3-HR RATED ASSEMBLY
100 EXIT (FOR REMOTE POINT)
EXIT PATH
1-HR TYCO WS PROTECTION

COMPONENT
ECW 44"
EF 0.30
EC 146
EGRESS COMPONENT
EGRESS COMPONENT CLEAR WIDTH
EGRESS CAPACITY FACTOR
MAXIMUM EGRESS CAPACITY

1 SF
OCC
0 1
OCCUPANT AREA (NET OR GROSS)
OCCUPANCY CLASSIFICATION
OCCUPANT COUNT
OCCUPANCY FACTOR

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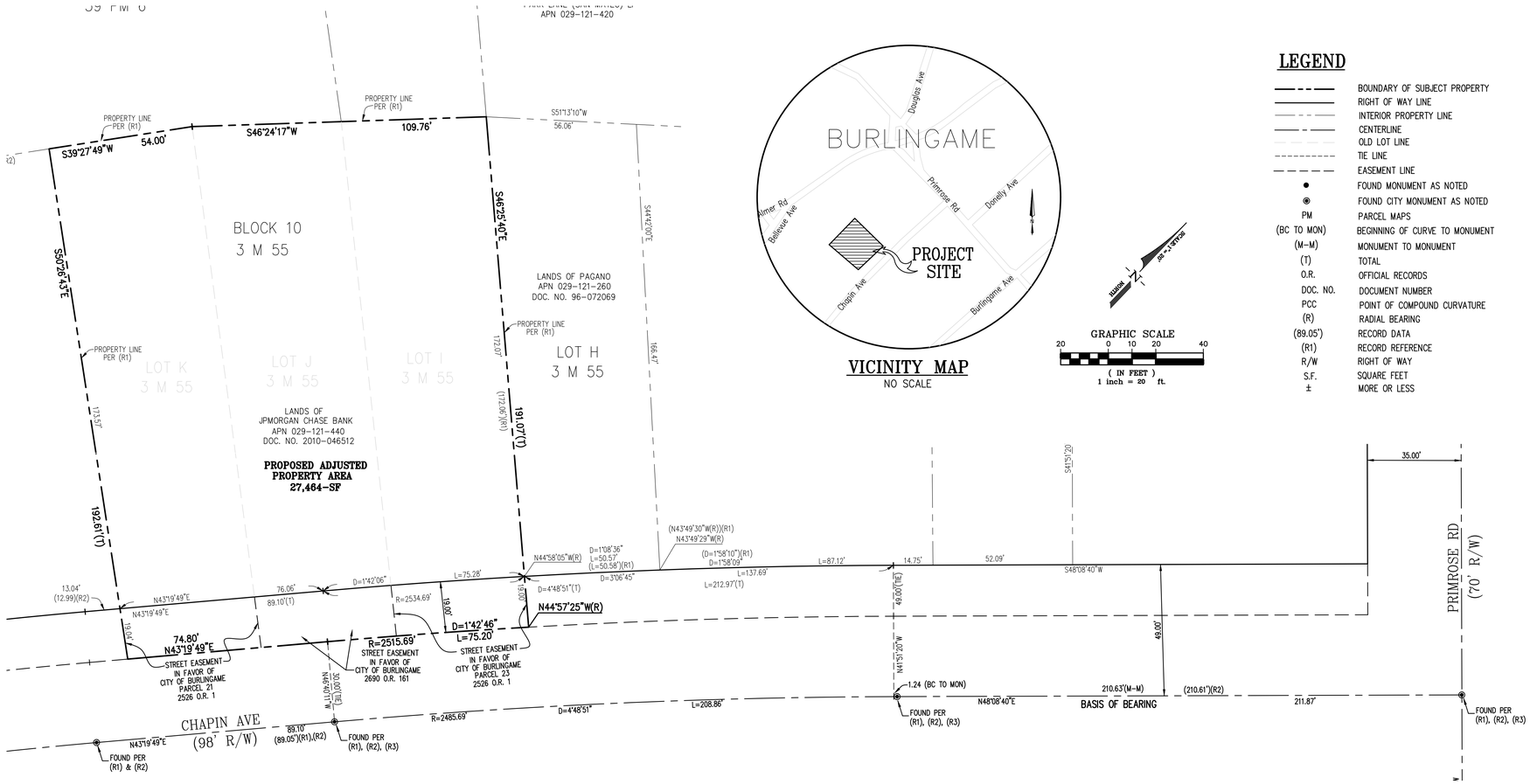
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VICINITY MAP
NO SCALE

GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1 inch = 20 ft.

LEGEND

———	BOUNDARY OF SUBJECT PROPERTY
———	RIGHT OF WAY LINE
———	INTERIOR PROPERTY LINE
———	CENTERLINE
———	OLD LOT LINE
———	TIE LINE
———	EASEMENT LINE
●	FOUND MONUMENT AS NOTED
◉	FOUND CITY MONUMENT AS NOTED
PM	PARCEL MAPS
(BC TO MON)	BEGINNING OF CURVE TO MONUMENT
(M-M)	MONUMENT TO MONUMENT
(T)	TOTAL
O.R.	OFFICIAL RECORDS
DOC. NO.	DOCUMENT NUMBER
PCC	POINT OF COMPOUND CURVATURE
(R)	RADIAL BEARING
(89.05')	RECORD DATA
(R1)	RECORD REFERENCE
R/W	RIGHT OF WAY
S.F.	SQUARE FEET
±	MORE OR LESS

TABLE A NOTES

1. FOUND MONUMENTS ARE SHOWN ON THIS SHEET OF THE SURVEY.
2. THE STREET ADDRESS OF THE PROPERTY IS 1430 CHAPIN AVENUE, BURLINGAME, CA.
3. FLOOD ZONE DESIGNATION: THE PREMISES ARE LOCATED IN ZONE "X" (SHADED), DEFINED AS "0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE", PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 06081C0153F, EFFECTIVE DATE: APRIL 5, 2019.
4. THE AREA OF THE SUBJECT PARCEL IS 30,327 SQUARE FEET, OR 0.696 ACRES, MORE OR LESS.
5. NOT USED.
6. (A/B) ZONING REQUIREMENTS: PER THE CITY OF BURLINGAME PLANNING DEPARTMENT, THE PROPERTY IS ZONED "CAC" DEFINED AS CHAPIN AVENUE COMMERCIAL DISTRICT.

   REFERENCE IS MADE HERE TO THE CITY OF BURLINGAME ZONING CODE, CHAPTER 25.37 REGARDING PROPERTY DEVELOPMENT STANDARDS, MINIMUM YARDS, BUILDING HEIGHT LIMITATION, BUILDING SETBACK AND PARKING REQUIREMENTS ARE AS FOLLOWS:

   MINIMUM FRONT YARD: NONE REQUIRED
   MINIMUM SIDE YARD: NONE REQUIRED
   MINIMUM REAR YARD: NONE REQUIRED

   MAXIMUM HEIGHT: 55 FEET

   PARKING REQUIREMENTS: 1 SPACE PER 300 SQUARE FEET OF GROSS FLOOR AREA.
7. (A/B1/C) EXTERIOR DIMENSIONS AND SQUARE FOOTAGE AT GROUND LEVEL AND NUMBER OF STORIES ARE SHOWN ON SHEET 2 OF THE SURVEY.
8. SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY ARE SHOWN ON SHEET 2.
9. THERE ARE 14 REGULAR PARKING SPACES AND 2 ACCESSIBLE SPACES FOR A TOTAL OF 16 PARKING SPACES ON THE SUBJECT PROPERTY.
10. THERE IS NO DIVISION OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES.
11. (A) LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY OBSERVED EVIDENCE TOGETHER WITH EVIDENCE FROM PLAN OBTAINED FROM UTILITY COMPANIES OR PROVIDED BY CLIENT ARE SHOWN ON SHEET 2 OF THE SURVEY.
12. NOT USED.
13. NAMES OF ADJOINING OWNERS OF PLATTED LANDS ARE SHOWN ON THIS SHEET OF THE SURVEY.
14. DISTANCES TO THE NEAREST INTERSECTING STREETS ARE SHOWN ON THIS SHEET.
15. NOT USED.
16. THERE IS NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
17. THERE IS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
18. THERE ARE NO OFFSITE EASEMENTS TO THE SUBJECT PROPERTY.
19. PROFESSIONAL LIABILITY INSURANCE IN THE AMOUNT OF $2,000,000 IS HELD BY THE SURVEYOR.

TITLE REPORT

THE TITLE REPORT USED IN THIS SURVEY WAS ISSUED BY FIDELITY NATIONAL TITLE COMPANY, PRELIMINARY REPORT ORDER NO. FBDO-T02100222-AJ, DATED AS OF APRIL 22, 2022, AT 7:30 AM, REFERRED TO HEREON AS THE "PTR".

TITLE TO SAID ESTATE IS VESTED IN:

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, ORGANIZED UNDER THE LAWS OF THE UNITED STATES OF AMERICA, SUCCESSOR TO AND WHICH ACQUIRED TITLE AS PALO ALTO-SALINAS SAVINGS AND LOAN ASSOCIATION, A CALIFORNIA CORPORATION

ESTATE/INTEREST IN THE LAND IS:

A FEE

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF BURLINGAME IN THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOTS LETTERED I, J AND K, BLOCK 10, AS DESIGNATED ON THE MAP ENTITLED "MAP NO. 2 OF THE PROPERTY OF THE BURLINGAME LAND CO. SAN MATEO COUNTY CAL.", WHICH MAP WAS FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA ON FEBRUARY 20, 1905 IN BOOK "D" OF MAPS AT PAGE 38 AND A COPY ENTERED IN BOOK 3 OF MAPS AT PAGE 55.

APN: 029-121-440

EXCEPTIONS

1. COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, AS SET FORTH IN THE DOCUMENT RECORDING DATE MARCH 14, 1905, RECORDING NO: BOOK 102 OF DEEDS, PAGE 377 (PTR EXC. 5 – NOT PLOTTABLE).
2. COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, AS SET FORTH IN THE DOCUMENT RECORDING DATE OCTOBER 11, 1905, RECORDING NO BOOK 116 OF DEEDS, PAGE 365 (PTR EXC. 6 – NOT PLOTTABLE).
3. COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, AS SET FORTH IN THE DOCUMENT RECORDING DATE DECEMBER 4, 1906, RECORDING NO BOOK 133 OF DEEDS, PAGE 55 PTR (PTR EXC. 7 – NOT PLOTTABLE).
4. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS CONDEMNED BY AN INSTRUMENT ENTITLED FINAL ORDER OF CONDEMNATION, COURT SUPERIOR COURT, CASE NO. 61918, IN FAVOR OF CITY OF BURLINGAME, PURPOSE AS DISCLOSED THEREIN, RECORDING DATE JANUARY 19, 1954, RECORDING NO BOOK 2526, PAGE 1, OF OFFICIAL RECORDS, AFFECTS AS DESCRIBED THEREIN (PTR EXC. 8 – PLOTTED).
5. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS CONDEMNED BY AN INSTRUMENT ENTITLED FINAL ORDER OF CONDEMNATION, COURT SUPERIOR COURT, CASE NO. 61918, IN FAVOR OF CITY OF BURLINGAME, PURPOSE AS DISCLOSED THEREIN, RECORDING DATE NOVEMBER 17, 1954, RECORDING NO BOOK 2690, PAGE 161, OF OFFICIAL RECORDS, AFFECTS AS DESCRIBED THEREIN (PTR EXC. 9 – PLOTTED).
6. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED AGREEMENT, DATED MAY 2, 1973, EXECUTED BY R & S BUILDING CORPORATION AND NORTHERN CALIFORNIA SAVINGS AND LOAN ASSOCIATION, RECORDING DATE JUNE 4, 1973, RECORDING NO. 40937AG, VOLUME 8403, PAGE 146, OF OFFICIAL RECORDS, REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS, THIS COVENANT AND AGREEMENT PROVIDES THAT IT SHALL BE BINDING UPON ANY FUTURE OWNERS, ENCUMBRANCERS, THEIR SUCCESSORS OR ASSIGNS, AND SHALL CONTINUE IN EFFECT UNTIL THE ADVISORY AGENCY APPROVES TERMINATION (PTR EXC. 10 – NOT PLOTTABLE).
7. COVENANTS, CONDITIONS AND RESTRICTIONS, AS SET FORTH IN THE DOCUMENT RECORDING DATE APRIL 29, 2010, RECORDING NO. 2010-046512, OF OFFICIAL RECORDS (PTR EXC. 11 – NOT PLOTTABLE).

REFERENCES

(R1) PARCEL MAP, FILED NOVEMBER 17, 1998 IN BOOK 70 OF PARCEL MAPS, AT PAGES 97 AND 98, IN THE OFFICE OF THE COUNTY RECORDER OF SAN MATEO COUNTY, STATE OF CALIFORNIA.

(R2) PARCEL MAP, FILED AUGUST 24, 1998 IN BOOK 61 OF PARCEL MAPS, AT PAGE 16, IN THE OFFICE OF THE COUNTY RECORDER OF SAN MATEO COUNTY, STATE OF CALIFORNIA.

(R3) PARCEL MAP 06-04, FILED JUNE 7, 2007 IN BOOK 77 OF PARCEL MAPS, AT PAGES 64 AND 65, IN THE OFFICE OF THE COUNTY RECORDER OF SAN MATEO COUNTY, STATE OF CALIFORNIA.

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS TAKEN FROM THE TWO FOUND CITY MONUMENTS ALONG CHAPIN AVENUE AS SHOWN ON THAT CERTAIN PARCEL MAP, FILED NOVEMBER 17, 1998 IN BOOK 70 OF PARCEL MAPS, AT PAGES 97 AND 98, IN THE OFFICE OF THE COUNTY RECORDER OF SAN MATEO COUNTY, STATE OF CALIFORNIA.
TAKEN AS NORTH 48°08'40" EAST.

NOTES

1. EASEMENTS AND/OR RIGHTS OF WAY ARE SHOWN HEREON PER THE PTR. OTHER EASEMENTS AND/OR RIGHTS OF WAY OF RECORD, IF ANY, ARE NOT SHOWN HEREON.
2. DATE OF FIELD SURVEY: OCTOBER 5 AND 13, 2021 AS TO THE BOUNDARY AND TOPOGRAPHIC SURVEY OF THE SUBJECT PROPERTY.
3. THE UTILITIES SHOWN HEREON ARE BY SURFACE OBSERVATION AND RECORD INFORMATION ONLY AND NO WARRANTY IS GIVEN HEREIN AS TO THEIR EXACT LOCATION. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR CONTRACTOR TO VERIFY THE EXACT LOCATION OF THE UTILITIES WITH THE APPROPRIATE UTILITY COMPANY OR AGENCY.

   UTILITY JURISDICTIONS / PROVIDERS ARE AS FOLLOWS:
   STORM DRAINS: CITY OF BURLINGAME
   SANITARY SEWER: CITY OF BURLINGAME
   WATER: CITY OF BURLINGAME
   ELECTRICITY: PACIFIC GAS & ELECTRIC CO.
   NATURAL GAS: PACIFIC GAS & ELECTRIC CO.
4. THERE IS NO OBSERVABLE EVIDENCE OF CEMETERIES ON THE SUBJECT PROPERTY.
5. THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
6. THE SUBJECT PROPERTY ABUTS AND HAS DIRECT ACCESS TO AND FROM CHAPIN AVENUE, A PUBLIC RIGHT OF WAY.
7. THERE ARE NO WETLAND AREAS IN THE SUBJECT PROPERTY.
8. THE SURVEYED PROPERTY IS THE SAME PROPERTY DESCRIBED IN THE TITLE REPORT.

SURVEYOR'S CERTIFICATE

TO JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, ORGANIZED UNDER THE LAWS OF THE UNITED STATES OF AMERICA, SUCCESSOR TO AND WHICH ACQUIRED TITLE AS PALO ALTO-SALINAS SAVINGS AND LOAN ASSOCIATION, A CALIFORNIA CORPORATION; DEVELOPURBAN-5 LLC, A DELAWARE LIMITED LIABILITY COMPANY; ROCKWOOD CAPITAL, LLC; AND FIDELITY NATIONAL TITLE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 6(B), 7(A), 7(B1), 7(C), 8, 9, 10(A), 11, 13, 14, 16, 17, 18, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 2, 3, AND 5, 2021

DATE MAY 20, 2022

JACQUELINE LUK P.L.S. 8934
FOR LUK & ASSOCIATES, INC.

PROFESSIONAL LAND SURVEYOR
JACQUELINE LINGWEN LUK
LS 8934
STATE OF CALIFORNIA

Chapin Burlingame

1430 Chapin Ave, Burlingame, CA 94010

ARCHITECT
LEVER
4713 N. Albina Avenue,
4th Floor Portland, OR 97217
T. 503.928.6040
www.leverarchitecture.com

Civil Engineer: LUK + Associates
738 Alfred Nobel Drive,
Hercules, CA 94547
T. 510.724.3388

Structural Engineer: Holmes
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San Francisco, CA 94104
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San Francisco, CA 94104
T. 415.693.1600

Landscape Architecture: Holmes
2 Orinda Theatre Square Suite 218,
Orinda, CA 94563
T. 925.254.5422

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REVISIONS

Luk and Associates
Civil Engineering
Land Planning
Land Surveying
738 Alfred Nobel Drive
Hercules, CA 94547
Phone (510) 724-3388

Seal:

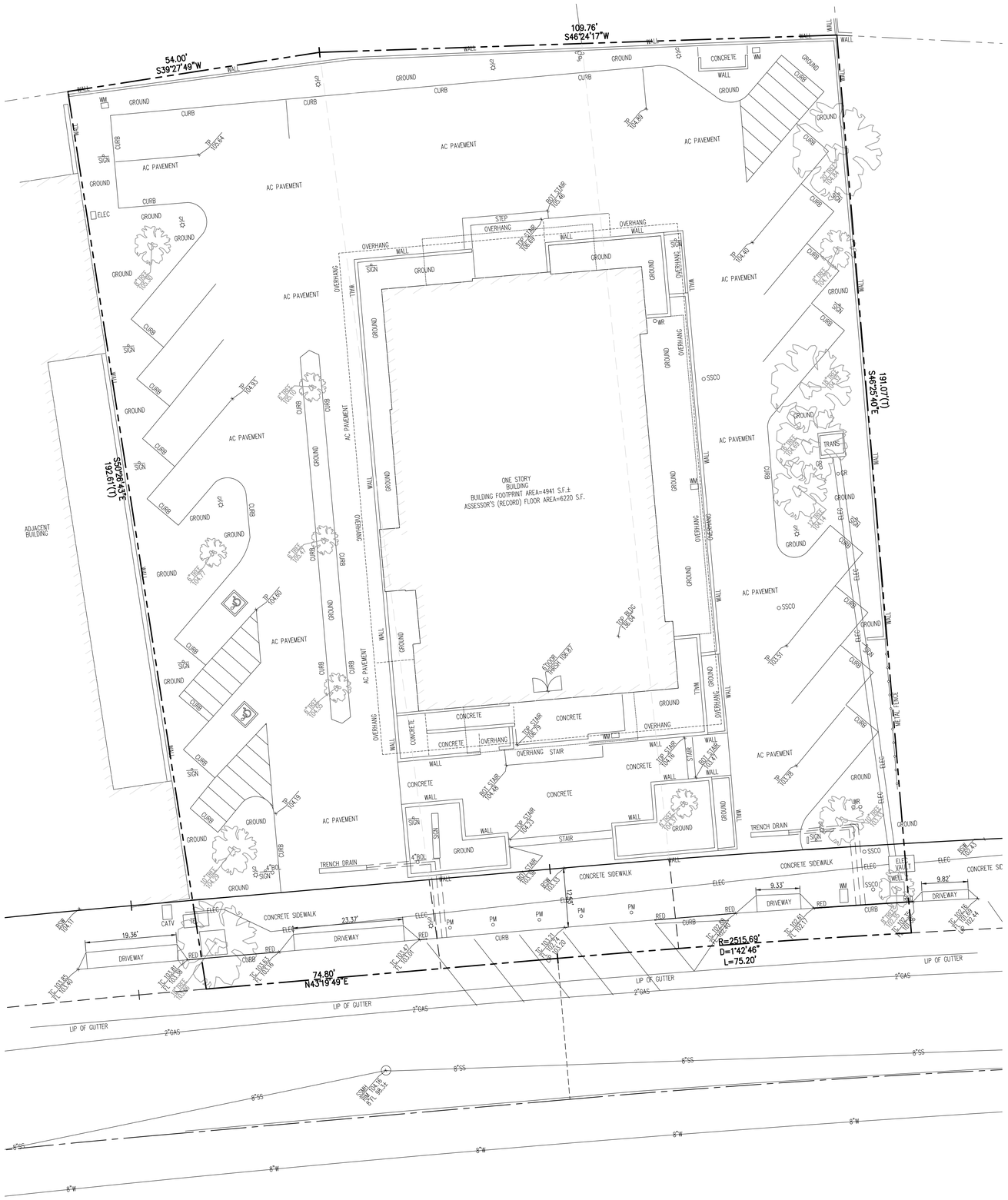
REGISTERED PROFESSIONAL ENGINEER
CHRISTOPHER JAMES GOOD
No. C72184
CIVIL
STATE OF CALIFORNIA

PHASE
Schematic Design/ Entitlements
PHASE DATE
07-01-2024

Scale:	1" = 10'
Job No.:	21215A10
Drawing No.:	MASTER-21215A10
Drawn By:	C.W.
Checked By:	J.L.
Plot Date:	

Title:
BOUNDARY SURVEY
(SEE A.L.T.A.)

Sheet No.:
C3.01



LEGEND

SYMBOLS	DESCRIPTION
	BOUNDARY – SUBJECT PROPERTY
	RIGHT–OF–WAY LINE
	INTERIOR PROPERTY LINE
	EASEMENT LINE
	OLD LOT LINE
	TIE LINE
	CENTERLINE
SS	SANITARY SEWER
W	WATER LINE
GAS	GAS LINE
	BUILDING LINE
ELEC	ELECTRIC BOX
BOL	BOLLARD
CATV	CABLE AND TELEVISION
ELEC VAULT	ELECTRIC VAULT
TWELL	TREE WELL
SSCO	SANITARY SEWER CLEAN OUT
WM	WATER METER
SL	STREET LIGHT
WR	WATER RISER
PM	PARKING METER
TRANS	TRANSFORMER
BSW 65.60	BACK OF SIDEWALK ELEVATION
LIP 65.60	LIP OF GUTTER ELEVATION
TC 65.64	TOP OF CURB ELEVATION
TP 65.64	TOP OF PAVEMENT ELEVATION
THRSH 65.64	THRESHOLD ELEVATION
TOP STAIR 65.64	TOP OF STAIR ELEVATION
BOT STAIR 65.64	BOTTOM OF STAIR ELEVATION
TOP BLDG 65.64	TOP OF BUILDING ELEVATION
	TREE

NORTH

GRAPHIC SCALE

10 0 5 10 20

(IN FEET)

1 inch = 10 ft.

Chapin Burlingame

1430 Chapin Ave, Burlingame, CA 94010

ARCHITECT

LEVER

4713 N. Albina Avenue,
4th Floor Portland, OR 97217
T. 503.928.6040
www.leverarchitecture.com

Civil Engineer: LUK + Associates
738 Alfred Nobel Drive,
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Civil Engineering
Land Planning
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738 Alfred Nobel Drive
Hercules, CA 94547
Phone (510) 724–3388

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PHASE

Schematic Design/ Entitlements

PHASE DATE

07-01-2024

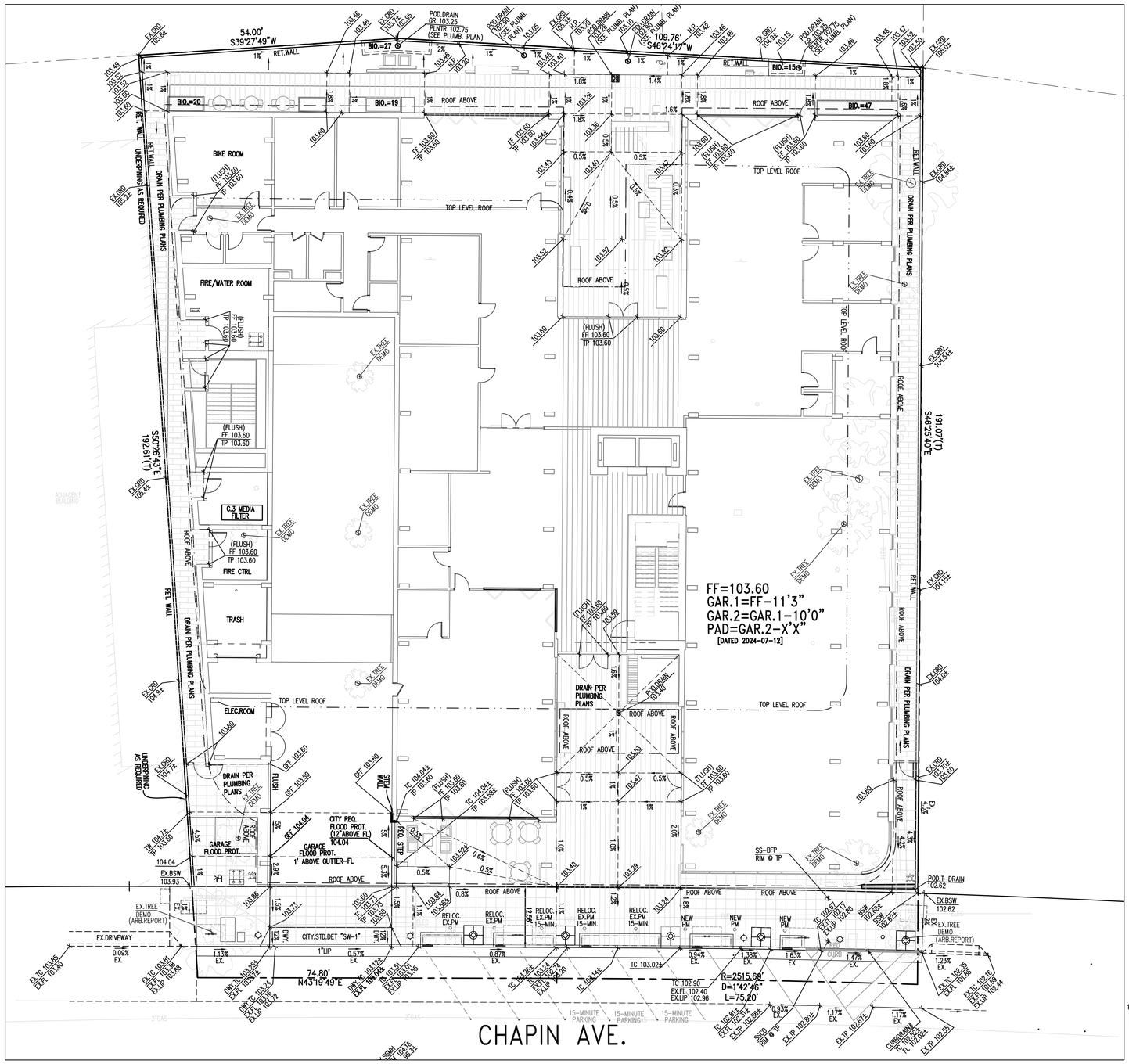
Scale:	1" = 10'
Job No.:	21215A10
Drawing No.:	MASTER–21215A10
Drawn By:	C.W.
Checked By:	J.L.
Plot Date:	2023–08–16

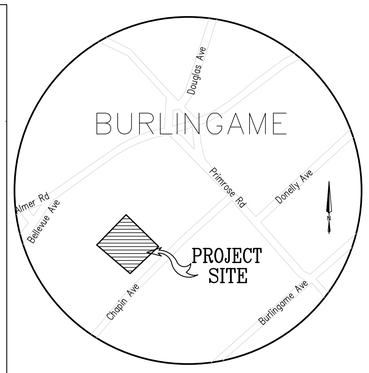
Title:

TOPOGRAPHIC SURVEY
(SEE A.L.T.A.)

Sheet No.:

C3.02





VICINITY MAP
NO SCALE

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS TAKEN FROM THE TWO FOUND CITY MONUMENTS ALONG CHAPIN AVENUE AS SHOWN ON THAT CERTAIN PARCEL MAP, FILED NOVEMBER 17, 1998 IN BOOK 70 OF PARCEL MAPS, AT PAGES 97 AND 98, IN THE OFFICE OF THE COUNTY RECORDER OF SAN MATEO COUNTY, STATE OF CALIFORNIA.
TAKEN AS NORTH 48°08'40" EAST.

EARTHWORK NOTES:

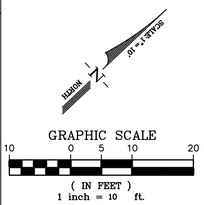
ANALYSIS PERFORMED:

DATE: 02/27/2023

EARTHWORK QUANTITIES:

PRELIMINARY
NET CUT = 25,000 CY

1. CONTRACTOR SHALL BE RESPONSIBLE FOR PERFORMING INDEPENDENT QUANTITY ANALYSIS PRIOR TO BIDDING
2. ANALYSIS DOES NOT ACCOUNT FOR TRENCH SPOILS, FOOTINGS, OR SOIL-MITIGATION/OVER-EXCAVATION WORK.
3. GARAGE FOUNDATION SECTION ASSUMED TO BE 12" THICK.
4. GARAGE FLOOR HEIGHTS MAY NOT BE FULLY RESOLVED AT TIME OF ANALYSIS.



Chapin Burlingame

1430 Chapin Ave, Burlingame, CA 94010

ARCHITECT

LEVER

4713 N. Albina Avenue,
4th Floor Portland, OR 97217
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Civil Engineer: LUK + Associates
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2 Orinda Theatre Square Suite 218,
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Civil Engineering
Land Planning
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738 Alfred Nobel Drive
Hercules, CA 94547
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Seal:

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STATE OF CALIFORNIA

PHASE

Schematic Design/ Entitlements

PHASE DATE

07-01-2024

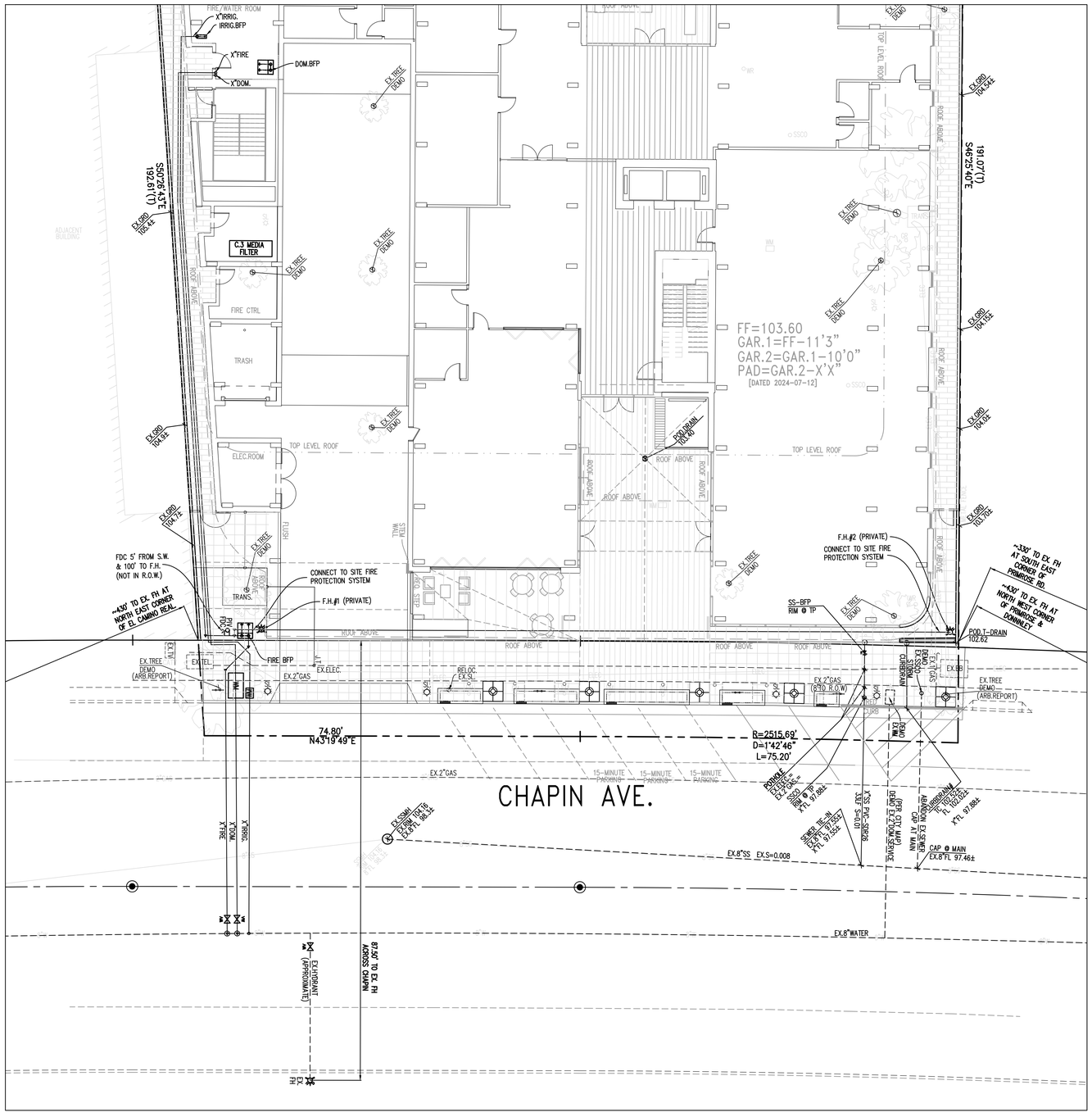
Scale:	1" = 10'
Job No.:	21215A10
Drawing No.:	MASTER-21215A10
Drawn By:	C.W.
Checked By:	J.L.
Plot Date:	2025-02-18

Title:

GRADING PLAN: ELEVATIONS

Sheet No.:

C4.10



FIRE FLOW TESTING:

DATE:	5/26/2022
PRESSURE READING LOCATION:	E6-13015 (HYDRANT)
STATIC:	72-PSI
RESIDUAL:	67-PSI
FLOW READING LOCATION:	F6-13033 (HYDRANT)
FLOW:	1,100-GPM

FIRE FLOW DESIGN: (BY OTHERS)

TYPE IIIA = 138,502-GSF

FIRE FLOW BASED ON CONSTRUCTION TYPE:
(PER CFC TABLE B105.1(2))

TYPE IIIA (AT 138,502-SF): = 5,250 GPM

CFC TABLE B105.2 ALLOWS FOR A 75% REDUCTION (25% OF THE TABLE VALUE) WHEN THE BUILDING IS SPRINKLER PROTECTED. CITY OF BURLINGAME DOES NOT HAVE ANY FIRE CODE AMENDMENTS TO THIS SECTION.

THUS, THE REQUIRED FIRE FLOWS ARE...

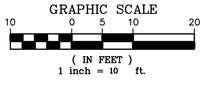
BUILDING FIRE FLOW (CFC TABLE B105.2):
= 5,250-GPM * .25%
= 1,313-GPM @ 20 PSI FOR 2 HOURS
= 1,500-GPM (MIN.) @ 20 PSI FOR 2 HOURS

HYDRANT FIRE FLOW (CFC TABLE C102.1):
= 5,250-GPM (6 HYDRANTS @ 300-FT SPACING, SPACED NO MORE THAN 180-FT FRONT STREET FRONTAGE TO HYDRANTS)

FIRE DEPARTMENT NOTES

1. **FIRE DEPARTMENT DESIRES/REQUIRES THAT FIRE HYDRANTS FOR THE PROJECT BE PUBLIC (STREET FRONTAGE).**
2. FIRE DEPARTMENT CAN ACCEPT PRIVATE HYDRANTS (IN-LIEU OF PUBLIC ONES), BUT THEY MUST NOT BE CONNECTED TO THE BUILDING SPRINKLER SYSTEM.
3. FIRE DEPARTMENT FINDS THE FOLLOWING HYDRANT COVERAGE AS ADEQUATE FOR THE PROJECT (GIVEN AN EXCEPTION TO THE DISTANCE REQUIREMENTS):

   2 NEW ON CHAPIN (@ STREET FRONTAGE)
   1 EXISTING ON CHAPIN (ACROSS @ STREET FRONTAGE)
   1 EXISTING ON CHAPIN @ EL CAMINO REAL.
   1 EXISTING ON CHAPIN @ PRIMROSE.
   1 EXISTING ON PRIMROSE @ DONNELLY
   ---
   6 TOTAL (NEW & EXISTING)



GRAPHIC SCALE
10 0 5 10 20
(IN FEET)
1 inch = 10 ft.

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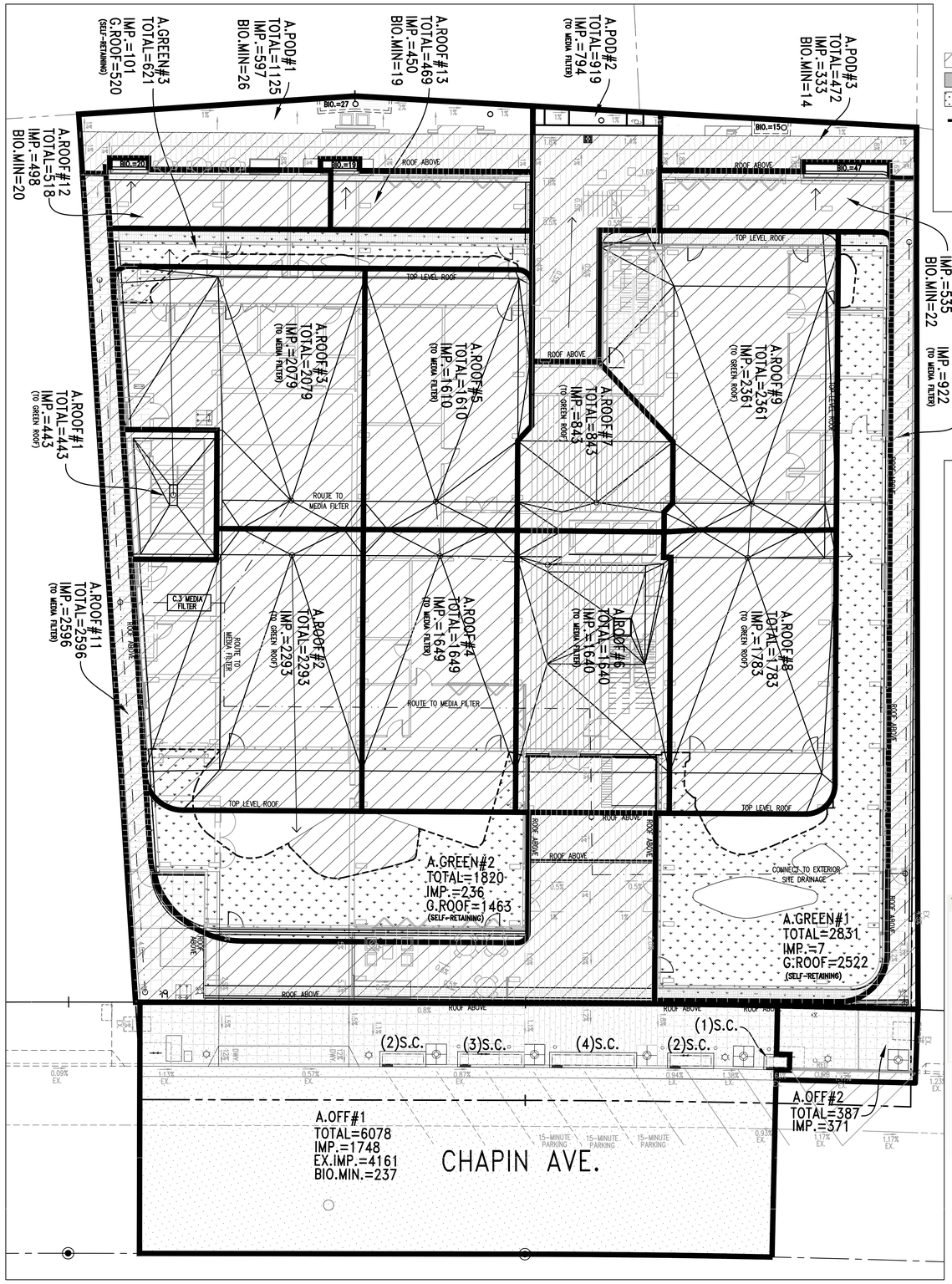
Seal:
REGISTERED PROFESSIONAL ENGINEER CHRISTOPHER JAMES WOOD No. C72184 CIVIL STATE OF CALIFORNIA

PHASE
Schematic Design/ Entitlements
PHASE DATE
07-01-2024

Scale:	1" = 10'
Job No.:	21215A10
Drawing No.:	MASTER-21215A10
Drawn By:	C.W.
Checked By:	J.L.
Plot Date:	2025-02-18

Title:
UTILITY PLAN

Sheet No.:
C5.10



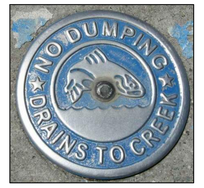
LEGEND

- IMPERVIOUS SURFACE
- BIO.=10 — BIORETENTION AREA
- GREEN ROOF AREA
- DRAINAGE MANAGEMENT AREA
- AREA# — DRAINAGE MANAGEMENT AREA
- TOTAL = TOTAL DRAINAGE AREA
- IMP. = IMPERVIOUS AREA

GRAPHIC SCALE
10 0 5 10 20
(IN FEET)
1 inch = 10 ft.

CITY NOTES:

1. ALL STORM DRAIN INLETS SURROUNDING AND WITHIN THE PROJECT SITE SHALL SHOW THE MARKING OF THE WORDS "NO DUMPING! FLOWS TO BAY" (OR EQUIVALENT), AS CONSISTENT WITH THE SAN MATEO COUNTY WIDE WATER POLLUTION PREVENTION PROGRAM'S C.3 REGULATED PROJECTS GUIDE.



STORM TREATMENT NOTES:

PER SAN MATEO COUNTY CLEAN WATER PROGRAM PUBLICATION: "STORMWATER C3 GUIDEBOOK".

1) HYDRO-MODIFICATION & STORM TREATMENT:

A) THE PROJECT SITE CREATES BETWEEN 10,000 SF AND 1-ACRE OF IMPERVIOUS SURFACE AREA FOR THE PROPOSED PRIVATE PROPERTY). THUS THE PROJECT WILL BE REQUIRED TO SUBMIT A STORMWATER CONTROL PLAN AND INCLUDE LID MEASURES CONSISTENT WITH SIZING FACTORS AND CRITERIA FOR "TREATMENT ONLY".

B) AS THE PROJECT PROPOSES LESS THAN 1-ACRE OF IMPERVIOUS SURFACES ON THE SITE, HYDROMODIFICATION (FLOW CONTROL) IS NOT A REQUIREMENT PER THE GUIDEBOOK.

2) THE PROJECT SITE IS DELINEATED INTO THE MANAGEMENT AREAS SHOWN ON THE CHART ON THIS SHEET.

3) FOR GROUP D NATIVE SOIL, THE TREATMENT METHOD IS CHOSEN TO BE BIORETENTION FACILITY.

A = CONFIGURATION OF AREA
V1 = SURFACE RESERVOIR VOLUME
V2 = SUB-SURFACE RESERVOIR VOLUME

CRITERIA APPLY TO BIORETENTION FACILITY (FOR TREATMENT AND FLOW CONTROL):
SIZING FACTOR (SF) [BIORETENTION FACILITY] = 4% OF IMPERVIOUS AREA
SURFACE RESERVOIR DEPTH = 6 INCHES TYPICAL
SOIL MIX DEPTH = 18 INCHES TYPICAL (5 IN/HR MINIMUM SUSTAINED)
UNDERDRAIN = 4 INCHES PVC PIPE MINIMUM (SDR 35 OR EQUIVALENT)

4) FOR SELF-RETAINING AREAS, THE RATIO OF IMPERVOUS TO PERVIOUS AREA SHALL BE LESS THAN OR EQUAL TO 2:1 (TREATMENT ONLY) OR 1:1 (TREATMENT & FLOW CONTROL). SELF-RETAINING AREAS SHALL CAPTURE AND FLOW CONTROL A 1" PRECIPITATION DEPTH PER COUNTY DESIGN STANDARDS*.

5) FOR SELF-TREATING AREAS, THE PERCENTAGE OF IMPERVIOUS AREA MUST BE LESS THAN 5% PER COUNTY DESIGN STANDARDS**.

6) SPECIAL PROJECT ASSESSMENT:
- SITE IS 0.63-ACRE (ADJUSTED) (27,465-SF)
- SITE IS < 1/2 MILE TO CALTRAIN STATION
- SITE IS WITHIN A PRIORITY DEVELOPMENT AREA (PDA)
- SITE HAS 87% LOT COVERAGE
- SITE HAS 0% SURFACE PARKING
- SITE HAS 89,969-SF OF COMMERCIAL AREA
- SITE HAS A 3.27 FLOOR-AREA-RATIO (F.A.R.) [COMMERCIAL]

- QUALIFIES FOR [CATEGORY-B] 75% CREDITS (3:1 FAR)

* TREATMENT ONLY (LESS THAN 1-ACRE OF IMPERVIOUS SURFACE)

STORM TREATMENT DESIGN (PER SAN MATEO COUNTY)*

DMA & IMP NAME	TYPE	A SIZING FACTOR	D.M. AREA (S.F.)	RUNOFF SURFACE TYPE	C-FACTOR VALUE*	MIN. SIZE (S.F.)	PLANNED SIZE (S.F.)	% OF SITE TREATED (PRIVATE LOT)
A.ROOF#1	ROOF SURFACE AREA	N/A	443	IMPERVIOUS	1.0	N/A	DRAINS TO GREENROOF#3	1.6% *
			0	PERVIOUS	0.1			
			---	PERM.-PAVERS	0.1			
A.ROOF#2	ROOF SURFACE AREA	N/A	2293	IMPERVIOUS	1.0	N/A	DRAINS TO GREENROOF#2	8.4% *
			0	PERVIOUS	0.1			
			---	PERM.-PAVERS	0.1			
A.ROOF#3	ROOF SURFACE AREA	N/A	2079	IMPERVIOUS	1.0	N/A	DRAINS TO MEDIA FILTER	7.6%
			0	PERVIOUS	0.1			
			---	PERM.-PAVERS	0.1			
A.ROOF#4	ROOF SURFACE AREA	N/A	1649	IMPERVIOUS	1.0	N/A	DRAINS TO MEDIA FILTER	6.0%
			0	PERVIOUS	0.1			
			---	PERM.-PAVERS	0.1			
A.ROOF#5	ROOF SURFACE AREA	N/A	1610	IMPERVIOUS	1.0	N/A	DRAINS TO MEDIA FILTER	5.9%
			0	PERVIOUS	0.1			
			---	PERM.-PAVERS	0.1			
A.ROOF#6	ROOF SURFACE AREA	N/A	1640	IMPERVIOUS	1.0	N/A	DRAINS TO MEDIA FILTER	6.0%
			0	PERVIOUS	0.1			
			---	PERM.-PAVERS	0.1			
A.ROOF#7	ROOF SURFACE AREA	N/A	843	IMPERVIOUS	1.0	N/A	DRAINS TO GREENROOF#1	3.1% *
			0	PERVIOUS	0.1			
			---	PERM.-PAVERS	0.1			
A.ROOF#8	ROOF SURFACE AREA	N/A	1783	IMPERVIOUS	1.0	N/A	DRAINS TO GREENROOF#1	6.5% *
			0	PERVIOUS	0.1			
			---	PERM.-PAVERS	0.1			
A.ROOF#9	ROOF SURFACE AREA	N/A	2361	IMPERVIOUS	1.0	N/A	DRAINS TO GREENROOF#1	8.6% *
			0	PERVIOUS	0.1			
			---	PERM.-PAVERS	0.1			
A.ROOF#10	ROOF SURFACE AREA	N/A	922	IMPERVIOUS	1.0	N/A	DRAINS TO MEDIA FILTER	3.4%
			0	PERVIOUS	0.1			
			---	PERM.-PAVERS	0.1			
A.ROOF#11	ROOF SURFACE AREA	N/A	2596	IMPERVIOUS	1.0	N/A	DRAINS TO MEDIA FILTER	9.5%
			0	PERVIOUS	0.1			
			---	PERM.-PAVERS	0.1			
A.ROOF#12	BIO-RETENTION AREA	4%	498	IMPERVIOUS	1.0	20	20	1.9% *
			20	PERVIOUS	0.1			
			---	PERM.-PAVERS	0.1			
A.ROOF#13	BIO-RETENTION AREA	4%	450	IMPERVIOUS	1.0	18	19	1.7% *
			19	PERVIOUS	0.1			
			---	PERM.-PAVERS	0.1			
A.ROOF#14	BIO-RETENTION AREA	4%	535	IMPERVIOUS	1.0	22	47	2.1% *
			31	PERVIOUS	0.1			
			---	PERM.-PAVERS	0.1			
A.POD#1	BIO-RETENTION AREA	4%	597	IMPERVIOUS	1.0	26	27	4.1% *
			528	PERVIOUS	0.1			
			---	PERM.-PAVERS	0.1			
A.POD#2	ROOF SURFACE AREA	N/A	794	IMPERVIOUS	1.0	N/A	DRAINS TO MEDIA FILTER	3.4%
			125	PERVIOUS	0.1			
			---	PERM.-PAVERS	0.1			
A.POD#3	BIO-RETENTION AREA	4%	333	IMPERVIOUS	1.0	14	15	1.7% *
			139	PERVIOUS	0.1			
			---	PERM.-PAVERS	0.1			
A.GREEN#1	GREEN-ROOF AREA	1"CAP.	7	IMPERVIOUS	1.0	1"RAINFALL CAPTURE 273-CF (+416-CF)	3"BASEROCK (V=0.40) 327-CF	10.3% *
			302	PERVIOUS	0.1			
		2:1 MAX.	---	PERM.-PAVERS	0.1			
			2522	GREEN-ROOF	0.1			
							1.98:1	
A.GREEN#2	GREEN-ROOF AREA	1"CAP.	236	IMPERVIOUS	1.0	1"RAINFALL CAPTURE 229-CF (+191-CF)	3"BASEROCK (V=0.40) 275-CF	6.6% *
			121	PERVIOUS	0.1			
		2:1 MAX.	---	PERM.-PAVERS	0.1			
			1463	GREEN-ROOF	0.1			
							1.65:1	
A.GREEN#3	GREEN-ROOF AREA	1"CAP.	101	IMPERVIOUS	1.0	1"RAINFALL CAPTURE 98-CF (+37-CF)	3"BASEROCK (V=0.40) 118-CF	2.3% *
			0	PERVIOUS	0.1			
		2:1 MAX.	---	PERM.-PAVERS	0.1			
			520	GREEN-ROOF	0.1			
							1.05:1	

* TOTAL SITE TREATED BY LID METHODS = 60.5% (> 25% MIN. REQUIRED PER SPECIAL PROJECT)

OFFSITE

A.OFF#1	BIO-RETENTION (SILVA-CELL) AREA	4% *	1748	IMPERVIOUS	1.0	70 +(15) 85	(12) SILVA CELLS (8-SF EACH) 96	N/A
			64	PERVIOUS	0.1			
			4161^	EX.IMPERVIOUS	N/A			
A.OFF#2	IN-LIEU ASSESEMENT AREA	N/A	371**	IMPERVIOUS	1.0	(15)	TREATED IN-LIEU AT A.OFF#1	N/A
			16	PERVIOUS	0.1			
			----	EX.IMPERVIOUS	1.0			

^ MAXIMUM AVAILABLE EXISTING STREET PAVEMENT DRAINING INTO TREATMENT AREA (IN-LIEU MAX.)
** PORTIONS OF EXISTING STREET PAVEMENT DRAIN INTO TREATMENT AREA (IN-LIEU EQUIVALENT)

EXISTING SURFACE-AREA TABLE

EXISTING SITE			
IMPERVIOUS [TO REMAIN] (SF)	IMPERVIOUS [TO REMOVE] (SF)	PERVIOUS AREA (SF)	TOTAL*
0	21,612	5,853	27,465

* ONLY INCLUDES PROPERTY AREA OUTSIDE OF RIGHT-OF-WAY

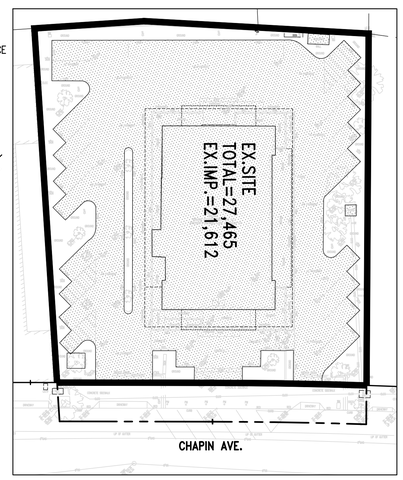
PROPOSED SURFACE-AREA TABLE

PROPOSED SITE			
IMPERVIOUS [TO REMAIN] (SF)	IMPERVIOUS [TO INSTALL] (SF)	PERVIOUS AREA (SF)	TOTAL*
0	21,770	5,695	27,465

* ONLY INCLUDES PROPERTY AREA OUTSIDE OF RIGHT-OF-WAY

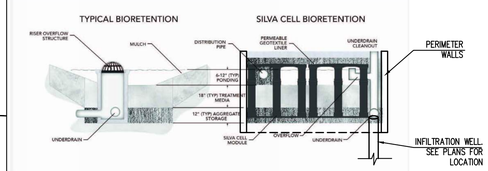
LEGEND

- EXISTING IMPERVIOUS SURFACE
- PROPERTY BOUNDARY LIMIT
- TOTAL = TOTAL DRAINAGE AREA
- IMP. = IMPERVIOUS AREA



SILVA CELL (S.C.) DETAILS

The Silva Cell system is equal to typical bioretention systems:





The Silva Cell is composed of a base, posts, and a deck. Each unit is 48" long x 24" wide. The assembled cells transfer paving loads vertically downward to a compacted sub-base through the posts.

	SOIL CAPACITY	HEIGHT
1x	~15.27 ft³	16.7 in
2x	~28.21 ft³	30.9 in
3x	~39.28 ft³	43 in

Chapin Burlingame

1430 Chapin Ave, Burlingame, CA 94010

ARCHITECT
LEVER
4713 N. Albina Avenue,
4th Floor Portland, OR 97217
T. 503.928.6040
www.leverarchitecture.com

Civil Engineer: LUK + Associates
738 Alfred Nobel Drive,
Hercules, CA 94547
T. 510.724.3388

Structural Engineer: Holmes
235 Montgomery St #1250,
San Francisco, CA 94104
T. 415.693.1600

Fire Engineer: Holmes
235 Montgomery St #1250,
San Francisco, CA 94104
T. 415.693.1600

Landscape Architecture: Holmes
2 Orinda Theatre Square Suite 218,
Orinda, CA 94563
T. 925.254.5422

STAMP

NOT FOR CONSTRUCTION

REVISIONS

Luk and Associates
Civil Engineering
Land Planning
Land Surveying
738 Alfred Nobel Drive
Hercules, CA 94547
Phone (510) 724-3388

Seal:

REGISTERED PROFESSIONAL ENGINEER
CHRISTOPHER JAMES WOOD
No. C72184
CIVIL
STATE OF CALIFORNIA

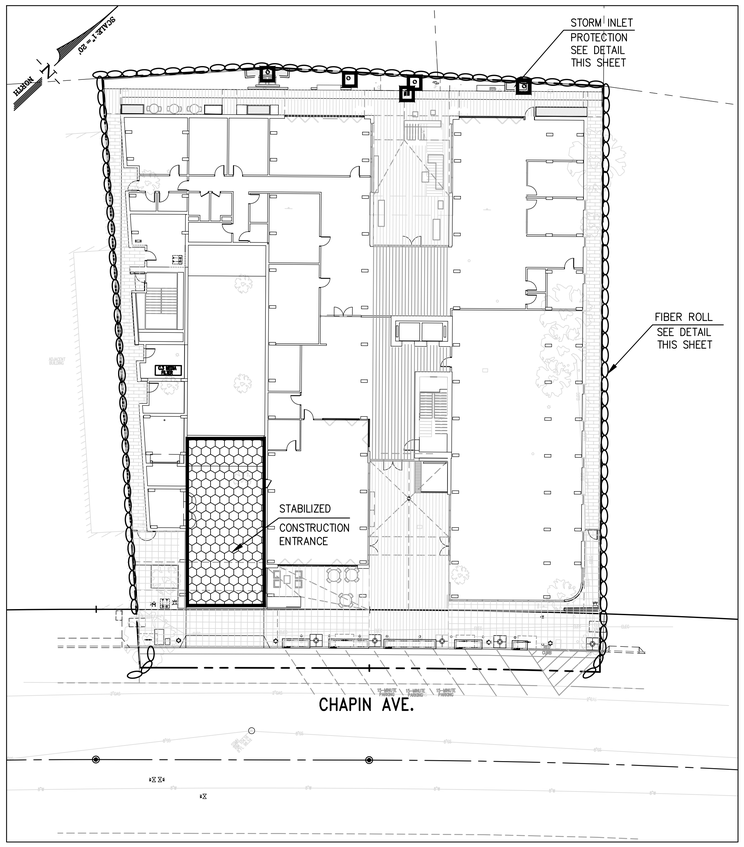
PHASE
Schematic Design/ Entitlements

PHASE DATE
07-01-2024

Scale:	1" = 10'
Job No.:	21215A10
Drawing No.:	MASTER-21215A10
Drawn By:	C.W.
Checked By:	J.L.
Plot Date:	2025-02-18

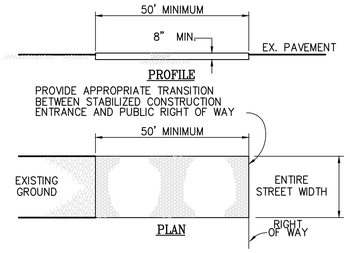
Title:
STORMWATER TREATMENT PLAN

Sheet No.:
C6.10



LEGEND

- FIBER ROLL
- INLET PROTECTION
- CONSTRUCTION ENTRANCE AND WASH AREA



CONSTRUCTION SPECIFICATIONS

1. THE MATERIAL FOR CONSTRUCTION SHALL BE 2 TO 3 INCH ROCK
2. LENGTH – AS EFFECTIVE, BUT NOT LESS THAN 50 FEET.
3. THICKNESS – NOT LESS THAN EIGHT (8) INCHES.
4. WIDTH – NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
5. WASHING – WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT OF WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH, OR WATERCOURSE THROUGH USE OF SAND BAGS, GRAVEL BOARDS OR OTHER APPROVED METHODS.
6. MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT OF WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT OF WAY MUST BE REMOVED IMMEDIATELY.

CONSTRUCTION ENTRANCE DETAIL

NOT TO SCALE

EROSION CONTROL NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR ALL ASPECTS OF "EROSION CONTROL" AND SHALL INSTALL AND MAINTAIN ANY DEVICES AND MEASURES NECESSARY TO THE SATISFACTION OF THE COUNTY ENGINEER DURING THE ENTIRE CONSTRUCTION PERIOD.
2. THE CONTRACTOR SHALL PLACE COARSE DRAIN ROCK AS A GRAVEL ROADWAY (8" MIN. THICK FOR THE FULL WIDTH AND 50' LONG) AT EACH ENTRANCE TO THE SITE. ANY MUD THAT IS TRACKED ONTO PUBLIC STREETS SHALL BE REMOVED THAT SAME DAY AND AS REQUIRED BY THE COUNTY INSPECTOR.
3. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED AND CHANGES TO THIS EROSION AND SEDIMENT CONTROL PLAN SHALL BE MADE TO MEET FIELD CONDITIONS ONLY WITH THE APPROVAL OF OR AT THE DIRECTION OF THE COUNTY ENGINEER.
4. DURING THE ENTIRE CONSTRUCTION PERIOD, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED TO MINIMIZE SEDIMENT–LADEN RUNOFF TO ANY STORM DRAINAGE SYSTEM.
5. THIS PLAN COVERS ONLY THE FIRST WINTER FOLLOWING GRADING. PLANS ARE TO BE RE–SUBMITTED FOR COUNTY APPROVAL PRIOR TO SEPTEMBER 1 OF EACH SUBSEQUENT YEAR UNTIL THE SITE IMPROVEMENTS ARE ACCEPTED BY THE COUNTY.
6. ALL EROSION CONTROL FACILITIES MUST BE INSPECTED AND REPAIRED AT THE END OF EACH WORKING DAY OR DAILY DURING THE ENTIRE CONSTRUCTION PERIOD.
7. ANY SEDIMENT BASINS SHALL BE CLEARED OUT WHENEVER SEDIMENT REACHES THE SEDIMENT CLEANOUT LEVEL INDICATED ON THE PLANS.
8. BORROW AREAS AND TEMPORARY STOCKPILES SHALL BE PROTECTED WITH APPROPRIATE EROSION CONTROL MEASURES TO THE SATISFACTION OF THE COUNTY ENGINEER.
9. ALL CUT AND FILL SLOPES ARE TO BE PROTECTED TO PREVENT OVERBACK FLOW.
10. THIS PLAN MAY NOT COVER ALL SITUATIONS THAT ARISE DURING CONSTRUCTION DUE TO ANTICIPATED FIELD CONDITIONS. VARIATIONS MAY BE MADE TO THE PLAN IN THE FIELD, SUBJECT TO THE APPROVAL OF THE COUNTY.
11. HYDROSEED ALL CUT AND FILL SLOPES WHICH ARE STEEPER THAN 5% WITH THE FOLLOWING (VOLUMES SHOWN ARE PER ACRE OF SLOPE):

    FERTILIZER: 500 LBS. 16–6–8

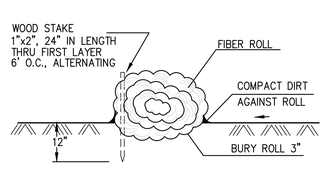
    SEED (BAY AREA NATIVE SEED SPECIES):

16 LBS.	CALIFORNIA BROME	(BROMUS CARINATUS)
14 LBS.	BLUE WILDRYE	(ELYMUS GLAUCUS)
8 LBS.	THREE WEEKS FESCUE	(FESTUCA MICROSTACHYS)
3.5 LBS.	MINIATURE LUPINE	(LUPINUS BICOLOR)
2.5 LBS.	TREE CLOVER	(TRIFOLIUM CILIOLATUM)

    CHEMICAL TACKIFIER: 2000 LBS. WOOD CELLULOSE; 30 LBS. ORGANIC BINDER
12. TO CONTROL EROSION WITHIN THE STREET RIGHT–OF–WAY, FIBER ROLLS, SANDBAGS, EARTH BERMS OR OTHER SUITABLE MATERIALS SHALL BE PLACED WITHIN ALL UNPAVED STREETS DURING THE ENTIRE CONSTRUCTION PERIOD. THESE ROLLS OF FIBER SHALL BE PLACED AS SHOWN ON PLAN OR AS REQUIRED BY THE CITY ENGINEER (SEE FIBER ROLL DETAIL, THIS SHEET). THE ROLLS SHALL BE SECURELY ANCHORED IN PLACED BY STAKES OR REBARS DRIVEN THROUGH THE ROLLS WITH THE FIRST STAKE IN EACH ROLL ANGLED TOWARD THE PREVIOUSLY LAID ROLL TO FORCE THEM TOGETHER. THE ROLLS SHALL BE MAINTAINED IN GOOD CONDITION FOR THE ENTIRE CONSTRUCTION PERIOD UNTIL THE STREET IS PAVED. ROLLS OF FIBER OR OTHER SUITABLE MATERIALS SHALL BE USED TO PREVENT SEDIMENT LADEN RUNOFF FROM ENTERING ANY PARTIALLY COMPLETED STORM DRAIN SYSTEM.
13. TO MINIMIZE STORM WATER RUNOFF FROM THE SITE, FIBER ROLLS SHALL BE CONSTRUCTED ON EACH PAD AS IT IS GRADED. THE FIBER ROLLS SHALL BE 1–FOOT MINIMUM IN HEIGHT AND PLACED SO THE STORM WATER FALLING ONTO THE PAD AREA AND THE SURROUNDING UPHILL BANKS WILL BE TRAPPED ON THE PAD. THE CONTRACTOR IS RESPONSIBLE FOR INSPECTING AND REPAIRING THE ROLLS ON EACH PAD DURING THE ENTIRE CONSTRUCTION PERIOD AND MAINTAINING THEM IN GOOD CONDITION UNTIL THE BUILDING CONSTRUCTION IS COMPLETED. THE CONTRACTOR SHALL ENSURE COMPLIANCE WITH THE REQUIREMENTS REGARDING PAD MOISTURE CONTENT, COMPACTION, AND ALL OTHER CONDITIONS SET FORTH BY THE GEOTECHNICAL ENGINEER.
14. WHEN TEMPORARY STRUCTURES HAVE SERVED THEIR INTENDED PURPOSE AND THE CONTRIBUTING DRAINAGE AREA HAS BEEN PROPERLY STABILIZED, THE EMBANKMENT AND RESULTING SEDIMENT DEPOSITS ARE TO BE LEVELED OR OTHERWISE DISPOSED OF AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER.
15. CONTRACTOR IS RESPONSIBLE FOR ALL AGENCY EROSION CONTROL PLANS AND PAPERWORK AND IS RESPONSIBLE FOR ALL CLOSURES OF THESE FILINGS.
16. ALL GRADED OR DISTURBED AREAS THAT WILL BE IDLE DURING THE RAINY SEASON SHALL BE MULCHED AT THE MINIMUM RATE OF TWO TONS PER ACRE.
17. CONTRACTOR TO REFER TO STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR EROSION CONTROL MEASURES DURING CONSTRUCTION.

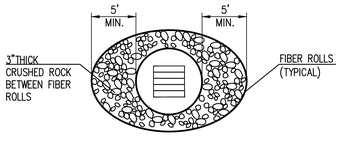
NOTES:

1. FILTER FABRIC SHALL MEET CAL–TRANS OR A.B.A.G. SPECIFICATIONS.
2. FILTER MATERIAL AND GRATE SHALL OVERLAP INLET ON ALL SIDES BY A MINIMUM OF 1".
3. INLET FILTER GRATE SHALL BE MADE OF #3 RE–BARS, CRISS CROSSED AT 6"(WELDED OR TIED TOGETHER WITH WIRE) OR A PLATE WITH A MINIMUM OF 75% OPEN AREA, BOTH OF SUFFICIENT STRENGTH TO PREVENT BENDING WHEN DRIVEN OVER BY A VEHICLE.
4. INLET FILTER GRATE SHALL BE SECURELY ATTACHED TO DRAIN INLET BY WIRE OR TIE–WRAPS(BEND OVER).
5. FILTERS SHALL BE INSPECTED WEEKLY AND BEFORE AND AFEER EACH RAINFALL. REPAIRS, SEDIMENT/DEBRIS REMOVAL SHALL BE MADE TO ASSURE EFFICIENCT FUNCTIONING OF FILTER SYSTEM.



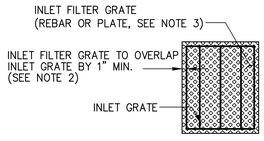
FIBER ROLL DETAIL

NOT TO SCALE



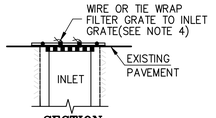
INLET PROTECTION DETAIL (UNPAVED AREAS)

NOT TO SCALE

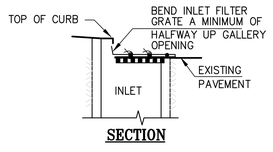


INLET PROTECTION DETAIL (ALL AREAS)

NOT TO SCALE



SECTION



SECTION

INLET PROTECTION DETAIL (PAVED AREAS)

NOT TO SCALE

Chapin Burlingame

1430 Chapin Ave, Burlingame, CA 94010

ARCHITECT

LEVER

4713 N. Albina Avenue,
4th Floor Portland, OR 97217
T. 503.928.6040
www.leverarchitecture.com

Civil Engineer: LUK + Associates
738 Alfred Nobel Drive,
Hercules, CA 94547
T. 510.724.3388

Structural Engineer: Holmes
235 Montgomery St #1250,
San Francisco, CA 94104
T. 415.693.1600

Fire Engineer: Holmes
235 Montgomery St #1250,
San Francisco, CA 94104
T. 415.693.1600

Landscape Architecture: Holmes
2 Orinda Theatre Square Suite 218,
Orinda, CA 94563
T. 925.254.5422

STAMP

NOT FOR CONSTRUCTION

REVISIONS

Luk and Associates
Civil Engineering
Land Planning
Land Surveying
738 Alfred Nobel Drive
Hercules, CA 94547
Phone (510) 724–3388

Seal:

REGISTERED PROFESSIONAL ENGINEER CHRISTOPHER JAMES LUK No. C72184 CIVIL STATE OF CALIFORNIA

PHASE: Schematic Design/ Entitlements

PHASE DATE: 07-01-2024

Scale:	1" = 10'
Job No.:	21215A10
Drawing No.:	MASTER–21215A10
Drawn By:	C.W.
Checked By:	J.L.
Plot Date:	2025–02–18

Title: EROSION CONTROL PLAN

Sheet No.: C7.10



EXISTING ON-SITE TREES

	TREE TAG	EXISTING TREE SPECIES	TRUNK DIA.	TRUNK CIRC.	STATUS
1.	1	SOUTHERN MAGNOLIA	18"	56.5"	REMOVE
2.	2	HOLLY OAK	10"	31.4"	REMOVE
3.	3	ORNAMENTAL PEAR	6"	18.85"	REMOVE
4.	4	HOLLY OAK	8"	25.13"	REMOVE
5.	5	CRAPE MYRTLE	6"	18.85"	REMOVE
6.	6	CRAPE MYRTLE	6"	18.85	REMOVE
7.	7	CRAPE MYRTLE	6"	18.85"	REMOVE
8.	8	CHERRY PLUM	20"	62.8"	REMOVE
9.	9	ORNAMENTAL PEAR	8"	25.13"	REMOVE
10.	10	HOLLY OAK	8.8"	27.65"	REMOVE
11.	11	MAPLE	16"	50.3"	REMOVE
12.	12	HOLLY OAK	15"	47.1"	REMOVE
13.	13	HOLLY OAK	15"	47.1"	REMOVE
14.	14	SOUTHERN MAGNOLIA	8"	25.13"	REMOVE
15	15	CRAPE MYRTLE	6"	18.85"	REMOVE
16	16	BLACKWOOD ACACIA	20"	62.8"	PRESERVE
17.	17	BLACKWOOD ACACIA	8"	25.13"	REMOVE
TOTAL NUMBER OF (E) TREES					17
TOTAL NUMBER OF (E) TREES TO BE REMOVED					16

NOTES
1. REFER TO FUL ARBORIST REPORT AS PREPARED BY THE OAKLEY GROUP CONSULTING ON DECEMEBR, 2024

Chapin Burlingame

1430 Chapin Ave, Burlingame, CA 94010

ARCHITECT
LEVER
4713 N. Albina Avenue,
4th Floor Portland, OR 97217
T. 503.928.6040
www.leverarchitecture.com

Civil Engineer: LUK + Associates
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Landscape Architecture:
JETT LANDSCAPE ARCHITECTURE+ DESIGN
2 Orinda Theatre Square Suite 218,
Orinda, CA 94563
T. 925.254.5422
JETT
Landscape Architecture + Design

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REVISIONS

PHASE
Schematic Design/ Entitlements

DATE
07-01-2024

PROJECT NUMBER
275

SCALE
1/8" = 1'-0"

SHEET TITLE
TREE REMOVAL PLAN

L0.01

December 19, 2024

1430 Chapin Avenue
Tree Inventory & Assessment

1430 Chapin Avenue
Burlingame, California

Prepared for:
LEVER Architecture
654 N. Spring Street, Suite 200B
Los Angeles, CA 90012

Prepared by:
The Oakley Group LLC
Sam Oakley
ISA Board Certified Master Arborist WE-9474B
ASCA Registered Consulting Arborist #556

December 19, 2024

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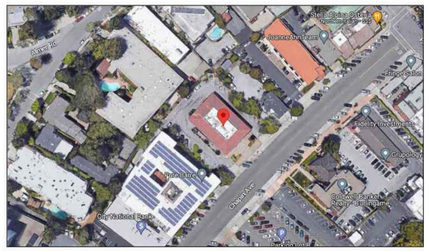
Introduction

I have been retained to assess the Protected Trees on and adjacent to the property of 1430 Chapin Avenue in Burlingame, California (see Figure 1). A new four-story office building with a below-grade parking structure is planned at the address, and this report intends to inventory, evaluate, and report on Protected Trees within the improvement area. The proposed project is a redevelopment of the site including the likely removal and mitigation of many, if not all, trees on-site which may include street trees. In addition to the inventory, we were asked to provide tree protection guidelines for any individuals proposed to be preserved during the project.

The inventory was performed in February 2023 and updated December 2024. The current plan set reviewed is dated 8/16/2024. Included in this report is a map of the inventoried trees (Exhibit 1), images of trees (Exhibit 2), and the tree inventory matrix (Exhibit 3).

The following report can be summarized as follows:

The Protected Trees listed in this report are slated for removal based on design plan conflicts. Removal of Protected Trees is recommended except for Tree #16, Blackwood Acacia, a tree on the neighboring property growing adjacent to 1430 Chapin Avenue.


Chapin Ave
Chapin Ave
Burlingame Plaza
Burlingame Plaza
Burlingame Ave
Burlingame Ave
Burlingame Ave

Duration of Tree Protection Fencing

Tree fencing shall be erected prior to demolition, grading or construction and remain in place until final inspection. Tree Protection Fencing shall be field verified by the PA before any work can begin, including grubbing, demolition, and grading. TPZ cannot be moved without the prior approval of the PA. The PA is required to notify the CA in advance if movement of the TPZ is requested and adequate reasoning behind said request.

TPZs are to remain throughout the entirety of the project.

"Warning" Signage

A warning sign a minimum of 8.5x11-inches shall be prominently displayed on each fence. The sign shall clearly state:

This is a Tree Protection Zone
Movement of this fence requires the prior authorization of the Project Arborist & City Arborist
Any violation of the TPZ will result in a "Stop Work Order"
(List contact information for contractor and project arborist)

Pruning, Surgery and Removal

Tree 16 is overhanging the property and will need to be pruned for clearance to the property line.

Prior to construction, the trees will require that branches be pruned clear from anticipated structures, activities, building encroachment. This should be performed under the direction of the PA. Such pruning, surgery or the removal of trees shall adhere to the following standards:

1. Pruning limitations:

   a. Maximum Pruning: Maximum pruning should only occur in the rarest situation approved by the PA. No more than 25% of the functioning leaf and stem area may be removed within one (1) calendar year of any tree, or removal of foliage so as to cause the unbalancing of the tree.

   b. Tree Workers: Pruning shall not be attempted by construction or contractor personnel but shall be performed by a qualified tree care specialist or certified tree worker under the direction of a certified arborist.

Activities During Construction and Demolition Near Trees

Soil disturbance or other injurious and detrimental activity within the TPZ is prohibited unless approved by the PA. If an injurious event inadvertently occurs, or soil disturbance has been specifically conditioned for project approval, then the following mitigation is required:

1. Soil Compaction: If compaction of the soil occurs, it shall be mitigated as outlined in Mitigating Soil Compaction.

2. Grading Limitations within the Tree Protection Zone:

   a. Grade changes outside of the TPZ shall not significantly alter drainage to the tree.

   b. Grade changes within the TPZ are not permitted.

   c. Grade changes under specifically approved circumstances shall not allow more than six (6) inches of fill soil added or allow more than four (4) inches of existing soil to be removed from natural grade unless mitigated immediately.

   d. In some cases excavation will be necessary to accommodate the base thickness for paving, walls, footings, roads, paved plazas, etc. underneath some existing trees' driplines. This type of excavation will be removed with the assistance of an air spade and assisting hand tool, trenching at 400 to 600 PSI. An air spade will blow soil away from root systems with minimal damage.

Trenching, Excavation and Equipment Use

No trenching, excavation, boring activity, or equipment use within the TPZ is allowed.

It is unlikely that roots from Tree 16 extend onto 1430 Chapin due to the deep footing used on the existing wall. If during the excavations of the foundation roots are encountered, root severance may occur. Any roots that are encountered shall be cut to sound wood and repaired.

Any approved excavation, demolition or extraction of material shall be performed with equipment sitting outside the TPZ. Avoid excavation and root severance during hot, dry weather.

The trench adjacent to the TPZ must then be hand dug down 3-feet and roots pruned with a saw or other approved root pruning equipment by the PA.

Prior to mass excavation for foundation/footings/walls, roots shall first be severed cleanly one (1) foot outside the TPZ and to the depth of the future excavation.

No roots of two (2) inch diameter and larger shall be cut without the prior approval of the PA. Approval is based on the distance of the root from the tree trunk and whether or not there are sufficient roots in the area to compensate for their removal.

Heavy Equipment. Use of backhoes, steel tread tractors or any heavy vehicles within the TPZ is prohibited

Root Severance

Cutting and removal of roots smaller than two (2) inches in diameter shall be done by chain saw or hand saw to provide a flat and smooth cut and cause the least damage possible to the root and tree's health. Cutting roots by means of tractor-type equipment or other than chain saws and hand saws is prohibited.

Proper pruning technique shall encourage callusing of the roots. Root cutting and removal shall not exceed thirty-five (35) percent of total root surface.

The Contractor shall remove any wood chips or debris that may be left over from root removal that may affect the construction of improvements.

If any roots over two (2) inches in diameter are severed during any excavation, the following procedure shall be followed:

1. The roots shall be shaded by immediately covering the entire trench with plywood, or by covering the sides of the trench with burlap sheeting that is kept moist by watering twice per day.

2. When ready to backfill, each root shall be severed cleanly with a handsaw. Where practical, they should be cut back to a side root. Immediately, a plastic bag shall be placed over the fresh cut, and secured with a rubber band or electrical tape. Shading should immediately be placed until backfilling occurs.

3. Plastic bags shall be removed prior to backfilling.

4. Backfill shall be clean, native material free of debris, gravel or wood chips.

If roots three (3) inches in diameter, or larger, are encountered during excavation, Contractor shall contact the PA immediately and request a field inspection, and obtain instruction as to how the roots should be treated. No roots three (3) inches in diameter, or larger, shall be cut and removed without prior approval from the PA. Excavation will be performed with an air spade when greater than 4" of soil is required to be removed from a dripline. Roots will be pruned according to recommendations by the PA.

Irrigation Program

To help compensate for the root loss, deep-root irrigate all trees during the dry months (any month receiving less than 1 inch of rainfall) for a minimum of one (1) year after the project is complete.

1. Irrigation is to begin immediately for all existing trees to remain.
2. An application of growth regulator (paclobutryzol) prior to construction activities will aid in the development of fine-root growth and will help counter the effects of any root damage. This should be applied immediately for all trees that are to be protected in place. This application of growth regulator shall be applied yearly for a minimum of one (1) year after the project is complete. This is to be performed by a certified tree care specialist.
3. In addition, all trees are to have roots inoculated with endo/ectomycorrhizal fungal inoculum.
4. Irrigate a minimum of ten (10) gallons for each inch of trunk diameter every month. A soaker hose or a drip line is preferred for this purpose. The first year's irrigation should be applied at the full rate. The first six (6) months of the second year, half of the rate shall be applied. The last six (6) months of the second year a quarter of the original rate will be applied. All rate adjustments will be monitored by the PA. Extra controller wires and stub outs for additional valves shall be installed for the permanent irrigation system and be available in the event that any individual tree begins to decline from water-stress after the project is complete.
5. Irrigation must also be applied during the trees' recovery period, which will be longer than the construction process. Irrigation will be beneficial to new root formation and must be performed for one (1) year after construction is complete. Refer to irrigation plans.
6. Any new irrigation for existing trees must not be designed to strike the trunks of trees, because of potential high risk of disease infection. Bubbler irrigation is preferred.
7. If any irrigation lines, drain lines, sewer lines, or any other underground features inside the existing dripline of protected trees that are to be abandoned, they should be cut off approximately at soil grade and left in the ground.
8. Where necessary, irrigation should be installed using at least two bubblers.

9. The foliage of tree shall be kept dust-free with monthly washings, or more frequent as determined by the PA.

Damage to Trees - Reporting

Any damage or injury to Tree 16 shall be reported within six (6) hours to the PA and job superintendent or CA so that mitigation can take place. All mechanical or chemical injury to branches, trunk or to roots over two (2) inches in diameter shall be reported in the biweekly inspection report. In the event of injury, the following mitigation and damage control measures shall apply and implemented by a Certified Arborist:

a. Root injury: If trenches are cut and tree roots two (2) inches or larger are encountered they must be cleanly cut. The end of the root shall be covered with either a plastic bag and secured with tape or rubber band. All exposed root areas within the TPZ shall be backfilled or covered within one (1) hour. Exposed roots may be kept from drying out by temporarily covering the roots and draping layered burlap or carpeting over the upper three (3) feet of trench walls. The materials must be kept wet until backfilled to reduce evaporation from the trench walls. All the above activities shall be performed by a Certified Arborist.

b. Bark or trunk wounding: Current bark tracing and treatment methods shall be performed by a Certified Arborist within two (2) days.

c. Scaffold branch or leaf canopy injury: A Certified Arborist will remove broken or torn branches back to an appropriate branch capable of resuming terminal growth within five (5) days. If leaves are heat scorched from equipment exhaust pipes, consult the PA within six (6) hours.

Inspection Schedule

The PA retained by the applicant shall conduct the following required inspections of the construction site:

1. Inspections shall verify that the type of tree protection and/or plantings re consistent with the standards outlined within this document. For each required inspection or meeting, a written summary of the changing tree related conditions, actions taken, and condition of trees shall be provided to the contactor.

   a. Inspection of Protective Tree Fencing.

   b. Pre-Construction Meeting. Prior to commencement of construction, the contractor shall conduct a pre-construction meeting to discuss tree protection with the job site superintendent, grading equipment operators, and the PA.

   c. Inspection of Rough Grading. The PA shall perform an inspection during the course of rough grading adjacent to the TPZ to ensure trees will not be injured by compaction, cut or fill, drainage and trenching, and if required, inspect aeration systems, tree wells, drains and special paving. The contractor shall provide the PA at least forty-eight (48) hours advance notice of such activity.

   d. The PA shall perform inspections every two weeks during the demolition and mass grading to monitor changing conditions and tree health. Upon completion of demolition and mass grading, the CA will determine if monthly inspections will be required in lieu of inspections every two weeks. The CA shall be in receipt of an inspection summary during the first week of each calendar month or, immediately if there are any changes to the approved plans or protection measures.

   e. Any special activity within the Tree Protection Zone. Work in this area (TPZ) requires the direct on-site supervision of the PA.

Assumptions and Limiting Conditions

The following are limitations to this report:

- All information presented herein covers only the trees examined at the area of inspection, and reflects the condition observed of said trees at the time of inspection.
- Observations were performed visually without probing, dissecting, coring, or excavation, unless noted above, and in no way shall the observer be held responsible for any defects that could have only been discovered by performing said services in specific area(s) where a defect was located.
- No guarantee or warranty is made, expressed or implied, that defects of the trees inspected may not arise in the future.
- No assurance can be offered that if the recommendation and precautionary measures are accepted and followed, that the desired results may be attained.
- No responsibility is assumed for the methods used by any person or company executing the recommendations provided in this report.
- The information provided herein represents an opinion, and in no way is the reporting of a specified finding, conclusion, or value based on the retainer.
- This report is proprietary to TOG LLC and may not be reproduced in whole or part without written consent. This report has been prepared exclusively for use of the parties to which it has been submitted.
- Should any part of this report be altered, damaged, corrupted, or lost, the entire evaluation shall be invalid.

Exhibit 1 – Tree Inventory Map

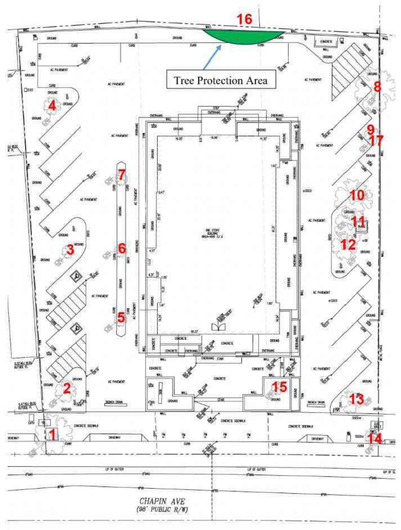


Exhibit 2 – Images of Trees



Figure 2: (clockwise from top left corner) Trees 1, 2, 3, and 4

Chapin Burlingame

1430 Chapin Ave, Burlingame, CA 94010

ARCHITECT
LEVER
4713 N. Albina Avenue,
4th Floor Portland, OR 97217
T. 503.928.6040
www.leverarchitecture.com

Civil Engineer: LUK + Associates
738 Alfred Nobel Drive,
Hercules, CA 94547
T. 510.724.3388

Structural Engineer: Holmes
235 Montgomery St #1250,
San Francisco, CA 94104
T. 415.693.1600

Fire Engineer: Holmes
235 Montgomery St #1250,
San Francisco, CA 94104
T. 415.693.1600

Landscape Architecture:
JETT LANDSCAPE ARCHITECTURE+ DESIGN
2 Orinda Theatre Square Suite 218,
Orinda, CA 94563
T. 925.254.5422
JETT
Landscape Architecture + Design

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ARBORIST REPORT

L0.03



Figure 3: (clockwise from top left corner) Trees 5, 6, 7, and 8



Figure 4: (clockwise from top left corner) Trees 9, 10, 11, and 12



Figure 5: (clockwise from top left corner) Trees 13, 14, 15, and 17



Figure 6: neighboring Tree 16

Exhibit 3 - 1430 Chapin Avenue Tree Inventory Matrix
1430 Chapin Avenue , Burlingame, California

ID	Common Name	Species	DBH (inches)	Overall Condition	Health	Structure	Tree Status?	Notes	Suitability For Preservation Disposition
1	Southern Magnolia	Magnolia grandiflora	18	Fair	Good	Poor	Protected	Large Trunk Wound From Past Failure; Street Tree	Remove Based On Design Impacts
2	Holly Oak	Quercus ilex	10	Fair	Good	Fair	Not Protected	Crown Dieback	Remove Based On Design Impacts
3	Ornamental Pear	Pyrus calleryana	6	Good	Good	Good	Not Protected		Remove Based On Design Impacts
4	Holly Oak	Quercus ilex	8	Fair	Good	Fair	Not Protected	Crown Dieback	Remove Based On Design Impacts
5	Crape Myrtle	Lagerstroemia indica	6	Good	Good	Good	Not Protected		Remove Based On Design Impacts
6	Crape Myrtle	Lagerstroemia indica	6	Good	Good	Good	Not Protected		Remove Based On Design Impacts
7	Crape Myrtle	Lagerstroemia indica	6	Good	Good	Good	Not Protected		Remove Based On Design Impacts
8	Cherry Plum	Prunus cerasifera	20	Poor	Poor	Poor	Protected	Acute Crown Dieback; Poor Structure	Remove Based On Design Impacts
9	Ornamental Pear	Pyrus calleryana	8	Poor	Poor	Poor	Not Protected	Multiple Trunks; Acute Crown Dieback	Remove Based On Design Impacts
10	Holly Oak	Quercus ilex	8, 8	Fair	Fair	Fair	Protected	Multiple Trunks; Acute Crown Dieback	Remove Based On Design Impacts
11	Maple	Acer ssp.	16	Poor	Poor	Poor	Protected	Acute Crown Dieback; Poor Structure	Remove Based On Design Impacts
12	Holly Oak	Quercus ilex	15	Good	Good	Fair	Protected	Crown Dieback	Remove Based On Design Impacts
13	Holly Oak	Quercus ilex	15	Good	Good	Fair	Protected	Water Stressed; Crown Dieback	Remove Based On Design Impacts
14	Southern Magnolia	Magnolia grandiflora	8	Fair	Fair	Poor	Protected	Street Tree; Stunted Growth; Massive Trunk Wound Along The Entire Length Of Trunk	Remove Based On Design Impacts
15	Crape Myrtle	Lagerstroemia indica	6	Good	Good	Good	Not Protected		Remove Based On Design Impacts
16	Blackwood Acacia	Acacia melanoxylon	20	Poor	Poor	Poor	Protected	Neighboring Tree	Preserve
17	Blackwood Acacia	Acacia melanoxylon	8	Poor	Poor	Poor	Not Protected	Volunteer Tree; Codominant Crown With Tree 10	Remove Based On Design Impacts

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ARCHITECT
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4th Floor Portland, OR 97217
T. 503.928.6040
www.leverarchitecture.com

Civil Engineer: LUK + Associates
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T. 925.254.5422
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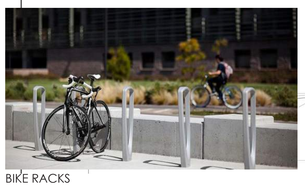
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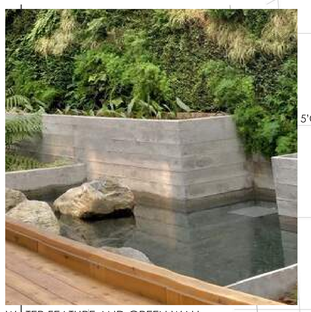
BIKE RACKS



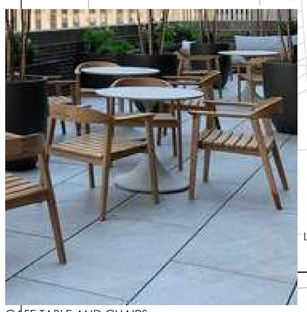
BENCH



PLANTERS AND PLANT TRAYS



WATER FEATURE AND GREEN WALL



CAFE TABLE AND CHAIRS



OUTDOOR CHAIRS AND TABLES



OUTDOOR KITCHEN & BBQ



LINEAR BENCH AND SEATING AREA

PROPOSED WALL
EXISTING NEIGHBOR TREE TO REMAIN
BASEMENT OUTLINE
EXISTING WALL TO REMAIN
AT-GRADE PLANTING AREA
PROPOSED NEW WALL
CONCRETE PAVER
5'CLERANACE
PROPERTY LINE
SEE CIVIL DRAWINGS
PROPOSED GATE
LINEAR PAVING
PATTERN
SILVA CELL POCKETS, TYP
SEE CIVIL DRAWINGS
TREE WELL, TYP
LIMIT OF WORK
STREET
EASEMENT LINE
DRIVEWAY , SCD
CHAPIN AVE
BIKE ROOM
FITNESS
FITNESS
CONFERENCE
AMMENITY
SHOWER
SHOWER
AG RR
AG RR
STOR
MOTHER'S ROOM
JANITOR CLOSET
FIREWATER ROOM
GOLF
STAIR 3
GOLF
DRIVE AISLE
ELEV
MDF
MAIL ROOM
LOBBY
FIRE CONTROL
ROOM
RR
STAIR 2
UP
REUSE/RECYCLE
ROOM
STOR
AMENITY
CHASE BANK
MAIN SWITCHGEAR
ROOM
A
L2.01
26'-0"
13'-6"
29'-8"
8'-6"
6'-6"
11'-2"
6'-0"
SS-BFP
RIM @ TP
LIP OF GUTTER
LIP OF GUTTER
LIP OF GUTTER
LIP OF GUTTER
15-MINUTE
15-MINUTE
15-MINUTE

LEGEND

1. GREEN WALL
2. SECRETE GARDEN
3. PLANT POTS, TYP
4. LINEAR PLATFORM BENCH
5. RAISED PLANTER,TYP
6. BENCH,TYP
7. PEDESTRIAN LIGHT, TYP
8. EXISTING WALL TO REMAIN
9. (4) SHORT TERM BIKE RACK PER CITY REQUIREMENTS
10. PROPOSED STREET TREE, TYP
11. C3 TREATMENT PLANTING
12. MAIN ENTRY
13. CITY STANDARD CONCRETE SIDEWALK
14. WATER FEATURE WITH WATERFALL
15. CAFE TABLE AND CHAIRS ,TYP
16. LOW PLANTING AND PLANT TRAYS, TYP
17. BBQ
18. SEATING AREA
19. GATE
20. WATER FEATURE

0 4' 8' 16' 24'
SCALE: 1/8" = 1'-0"

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2 Orinda Theatre Square Suite 218,
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T. 925.254.5422
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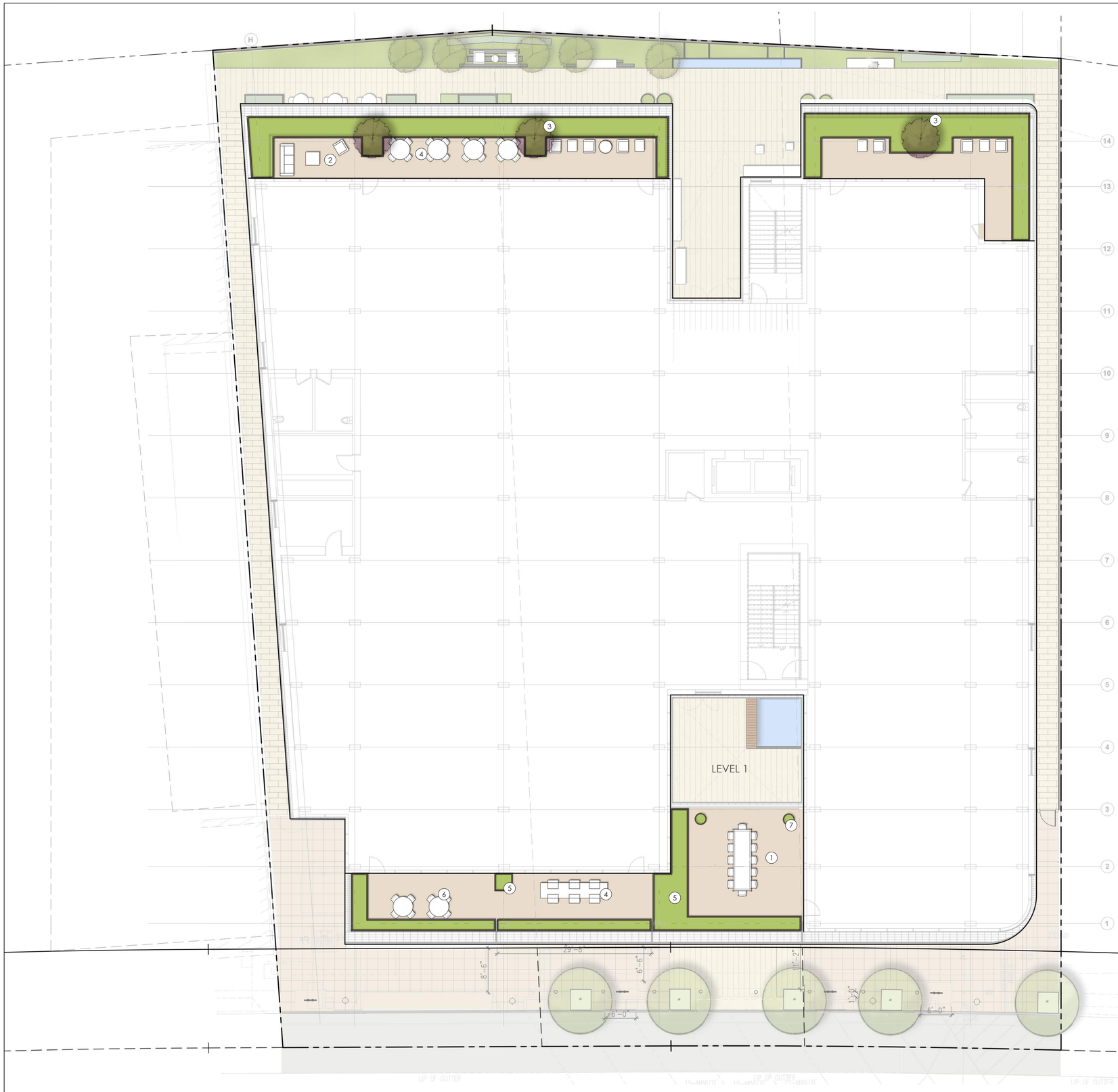
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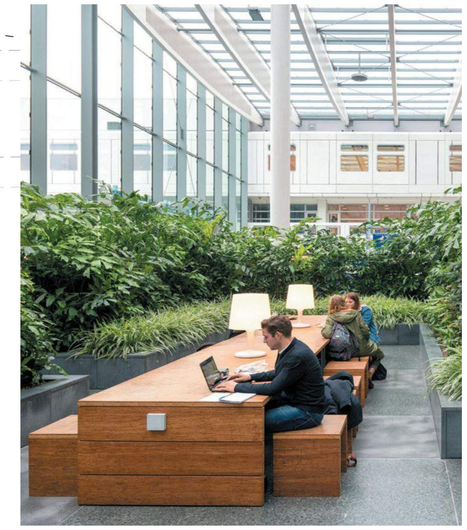
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LANDSCAPE PLAN-LEVEL 1

L1.01







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ARCHITECT

LEVER

4713 N. Albina Avenue,
4th Floor Portland, OR 97217
T. 503.928.6040
www.leverarchitecture.com

Civil Engineer: LUK + Associates
738 Alfred Nobel Drive,
Hercules, CA 94547
T. 510.724.3388

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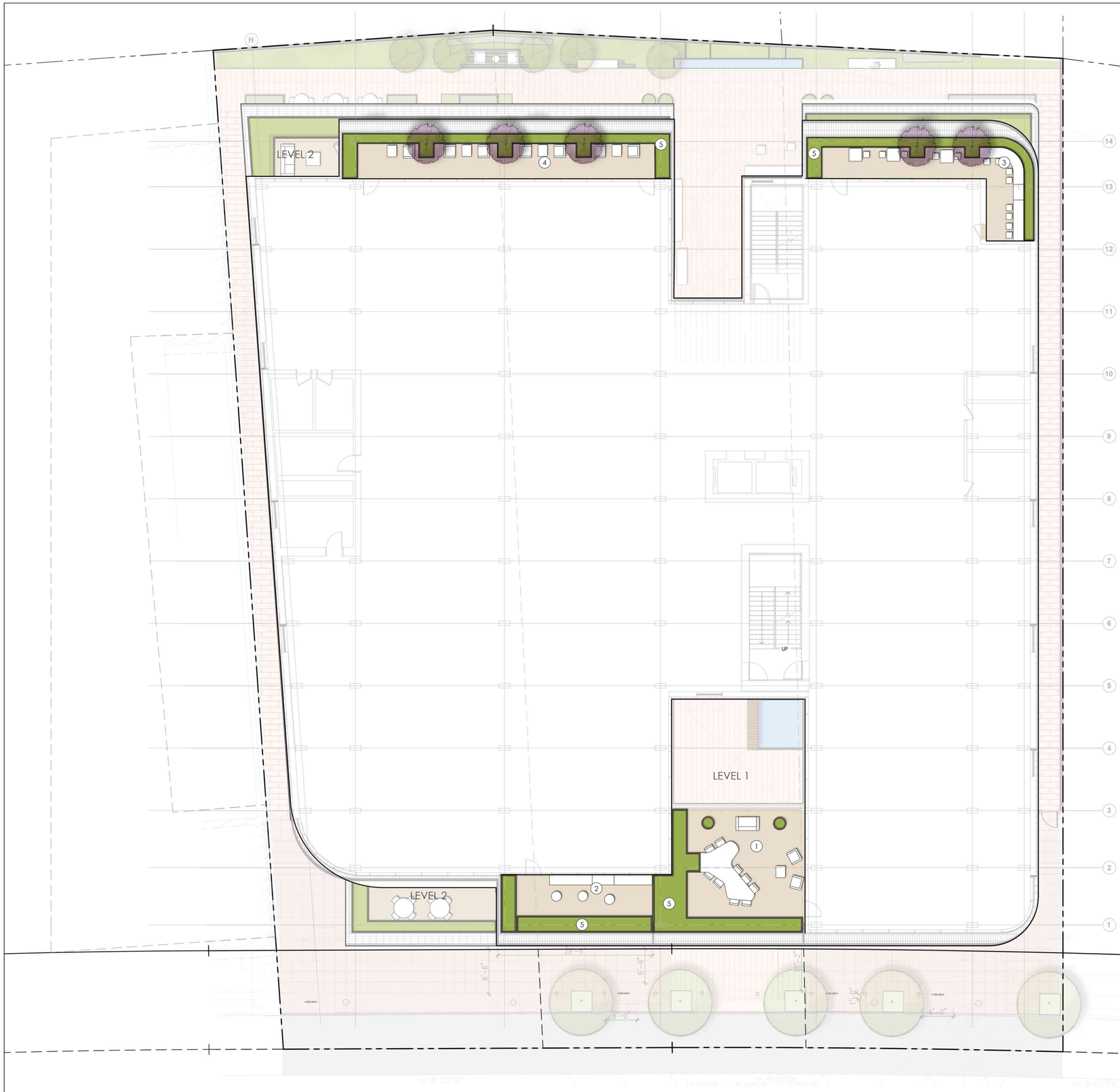
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SHEET TITLE
LANDSCAPE PLAN-LEVEL 2

L1.02







LEGEND

1. FLEXIBLE OUTDOOR CONFERENCE ROOM
2. BENCH AND TABLE
3. BAR TABLE AND CHAIRS
4. LOUNGE FURNITURE
5. RAISED PLANTER, TYP

0 4' 8' 16' 24'

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

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ARCHITECT

LEVER

4713 N. Albina Avenue,
4th Floor Portland, OR 97217
T. 503.928.6040
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Civil Engineer: LUK + Associates
738 Alfred Nobel Drive,
Hercules, CA 94547
T. 510.724.3388

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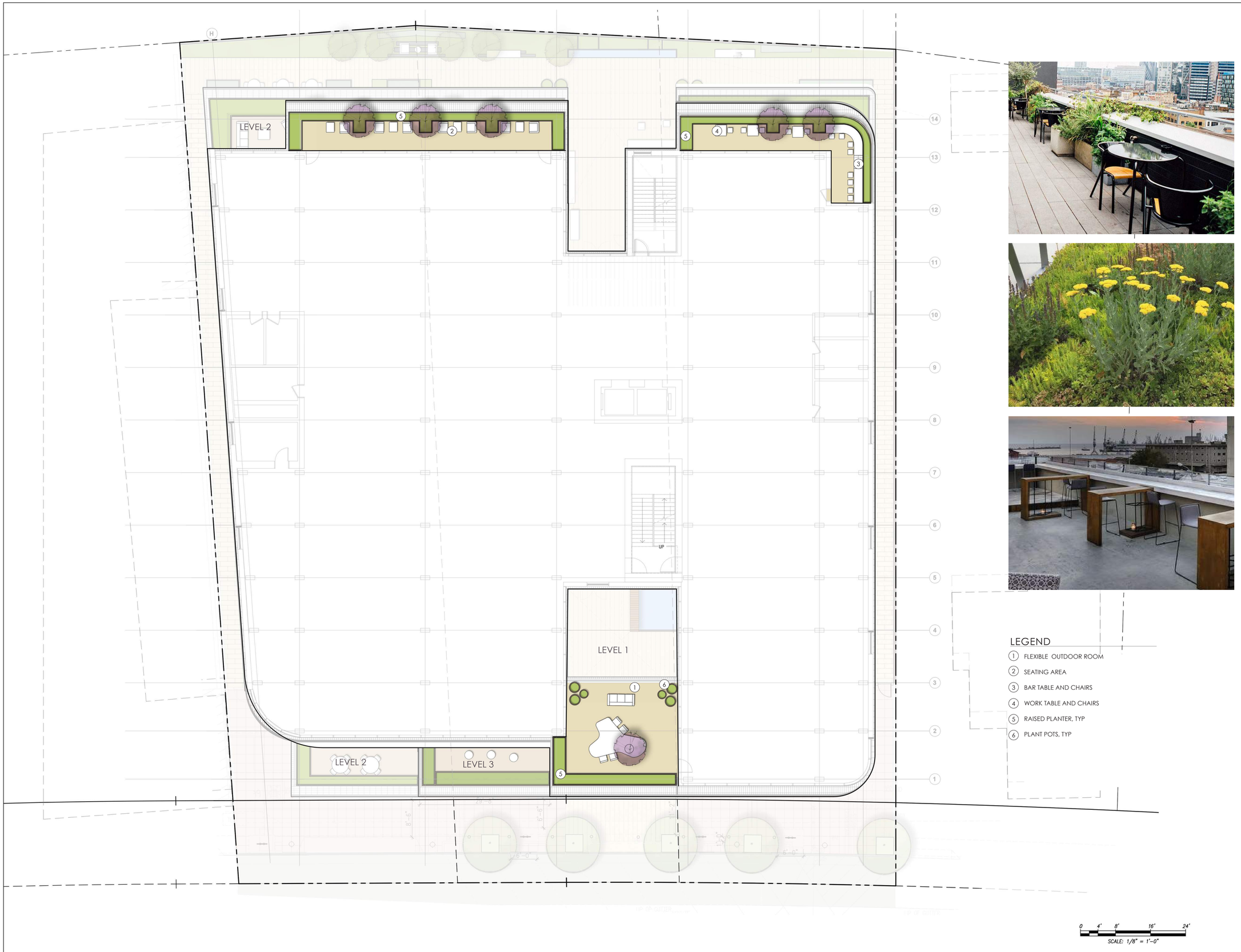
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LANDSCAPE PLAN-LEVEL3

L1.03



LEGEND

1. FLEXIBLE OUTDOOR ROOM
2. SEATING AREA
3. BAR TABLE AND CHAIRS
4. WORK TABLE AND CHAIRS
5. RAISED PLANTER, TYP
6. PLANT POTS, TYP

0 4' 8' 16' 24'

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

Chapin Burlingame

1430 Chapin Ave, Burlingame, CA 94010

ARCHITECT

LEVER

4713 N. Albina Avenue,
4th Floor Portland, OR 97217
T. 503.928.6040
www.leverarchitecture.com

Civil Engineer: LUK + Associates
738 Alfred Nobel Drive,
Hercules, CA 94547
T. 510.724.3388

Structural Engineer: Holmes
235 Montgomery St #1250,
San Francisco, CA 94104
T. 415.693.1600

Fire Engineer: Holmes
235 Montgomery St #1250,
San Francisco, CA 94104
T. 415.693.1600

Landscape Architecture:
JETT LANDSCAPE
ARCHITECTURE+ DESIGN
2 Orinda Theatre Square Suite 218,
Orinda, CA 94563
T. 925.254.5422

JETT
Landscape Architecture + Design

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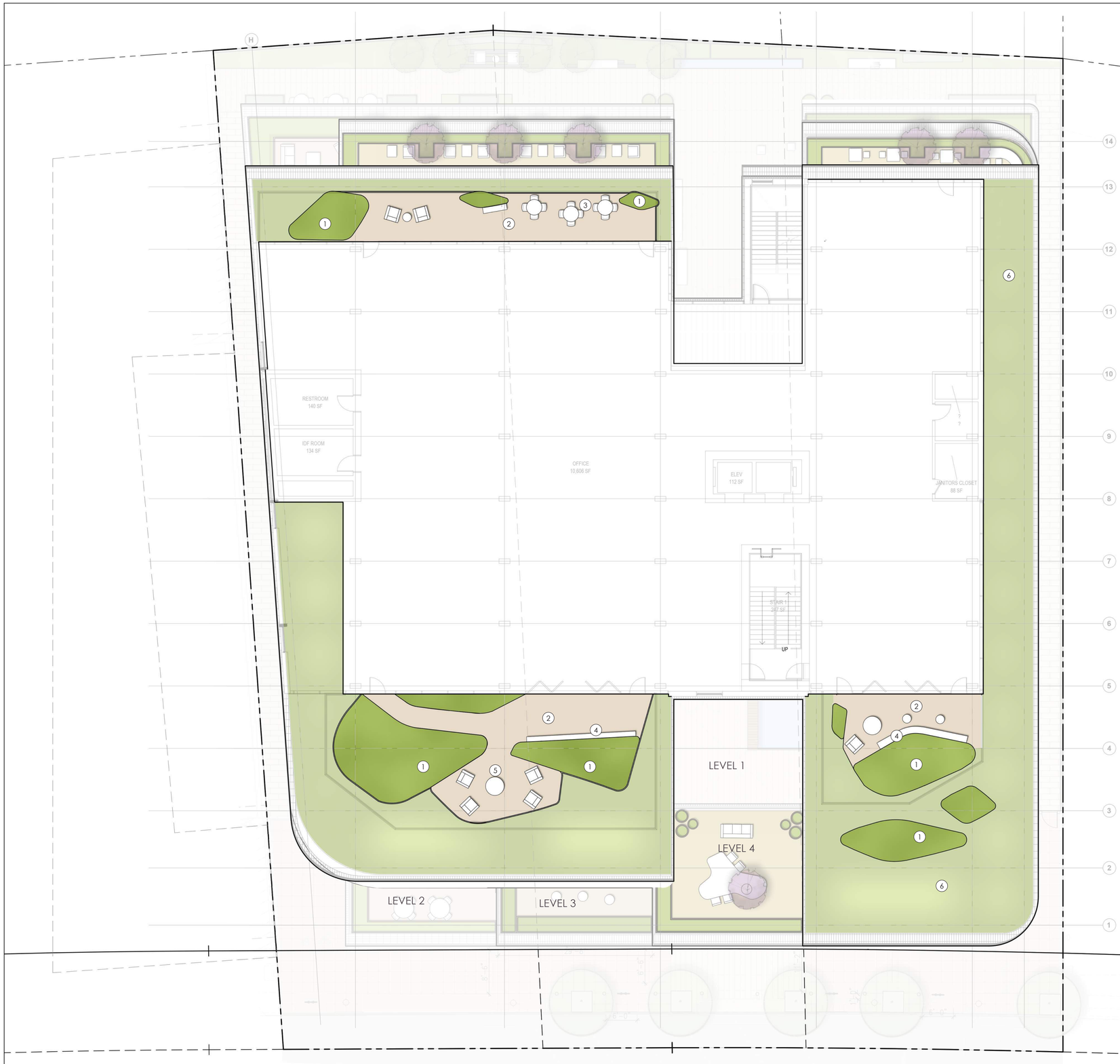
DATE
07-01-2024

PROJECT NUMBER
275

SCALE
1/8" = 1'-0"

SHEET TITLE
LANDSCAPE PLAN-LEVEL 4

L1.04









LEGEND

1. MOUNDED PLANTING AREAS, TYP
2. OUTDOOR GATHERING AREA
3. CAFE TABLE AND CHAIRS ,TYP
4. SEAT WALL
5. SEATING AREA
6. STORMWATER TREATMENT AREA, TYP

0 4' 8' 16' 24'

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

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PROJECT NUMBER
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SCALE
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SHEET TITLE
LANDSCAPE PLAN-LEVEL 5

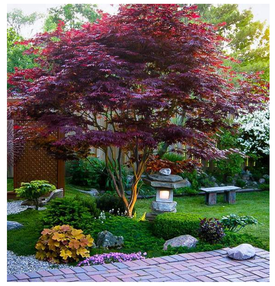
L1.05

PLANT PALETTE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WTR USE
TREES – STREET					
	PISTACIA CHINENSIS	CHINESE PISTACHE	24" BOX	PER PLAN	M
TREES – SMALL TO MEDIUM					
	AGONIS FLEXUOSA	PEPPERMINT TREE	24" BOX	PER PLAN	L
	LAGERSTROEMIA INDICA	CRAPE MYRTLE	24" BOX	PER PLAN	L
	ARBUTUS 'MARINA'	STRAWBERRY TREE	24" BOX	PER PLAN	L
	TRISTANIA LAURINA	WATER GUM	24" BOX	PER PLAN	M
ACCENT TREES					
	CERCIS OCCIDENTALIS	WESTERN REDBUD	24" BOX	PER PLAN	L
	ACER PALMATUM 'SANGO KAKU'	JAPANESE MAPLE	24" BOX	PER PLAN	M
LARGE SHRUBS					
	CARPENTERIA CALIFORNICA 'ELIZABETH'	ELIZABETH BUSH ANEMONE	5 GAL	4'–0" OC	L
	CEANOTHUS 'DARK STAR'	CALIFORNIA LILAC	5 GAL	5'–0" OC	L
	DODONAEA VISCOSA PUPUREA	PURPLE HOPSEED BUSH	5 GAL	4'–0" OC	L
	CAMELLIA JAPONICA	JAPANESE CAMELLIA	5 GAL	PER PLAN	M
MEDIUM SHRUBS, GRASSES, & PERENNIALS					
	ACACIA COGNATA 'COUSIN ITT'	LITTLE RIVER WATTLE	5 GAL	3'–0" OC	L
	AGAVE ATTENUATA 'NOVA'	BLUE FOX TAIL AGAVE	5 GAL	3'–0" OC	L
	BUXUS 'GREEN MOUNTAIN'	GREEN MNTN BOXWOOD	5 GAL	3'–0" OC	M
	CHONDROPETALUM TECTORUM	CAPE RUSH	1 GAL	3'–0" OC	L
	CORREA 'WYNS WONDER'	AUSTRALIAN FUCHSIA	5 GAL	3'–0" OC	L
	GREVILLEA 'SCARLET SPRITE'	GREVILLEA	5 GAL	4'–0" OC	L
	LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	1 GAL	3'–0" OC	L
	LOROPETALUM 'SUZANNE'	FRINGE FLOWER	5 GAL	4'–0" OC	L
	MUHLENBERGIA RIGENS	DEER GRASS	1 GAL	4'–0" OC	L
	PHORMIUM HYBRID	NEW ZEALAND FLAX	5 GAL	3'–0" OC	L
	PITTOSPORUM 'WHEELERS DWARF'	VARIEGATED MOCK ORANGE	5 GAL	4'–0" OC	L
	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	1 GAL	3'–0" OC	M
SMALL SHRUBS, GRASSES, & PERENNIALS					
	ACHILLEA SP	YARROW	1 GAL	2'–0" OC	L
	ANIGOZANTHOS 'BUSH TANGO'	KANGAROO PAWS	5 GAL	2'–0" OC	L
	CLIVIA MINIATA	KAFFIR LILY	1 GAL	2'–0" OC	L
	DIETES BICOLOR	FORTNIGHT LILY	1 GAL	3'–0" OC	L
	LIMONIUM PEREZII	SEA LAVENDER	1 GAL	3'–0" OC	L
	LIRIOPE 'SILVER DRAGON'	SILVERY LILYTURF	1 GAL	2'–0" OC	M
SCREEN SHRUBS					
	PITTOSPORUM TENUIFOLIUM 'SILVER SHEEN				
	DODONAEA VISCOSA 'PURPUREA'	PURPLE HOPSEED BUSH			L
GROUNDCOVERS					
	ARCTOSTAPHYLOS UVA URSI 'GREEN SUPREME'	GREEN SUPREME MANZANITA	1 GAL	5'–0" OC	L
	COPROSMA KIRKII 'VARIEGATA'	CREEPING MIRROR PLANT	1 GAL	4'–0" OC	L
	SEDUM SPP.	STONECROP	1 GAL	1'–0" OC	L
	ANEMONE HYBRID		1 GAL	1'–0" OC	M
	HUECHERA SPP.	CORAL BELLS	1 GAL	1'–0" OC	L
	CAMPANULA POSCHARSKYANA	SIBERIAN BELLFLOWER	1 GAL	1'–0" OC	M
VINES					
	HARDENBERGIA VIOLACEA	PURPLE LILAC VINE	5 GAL	PER PLAN	M
	JASMINUM POLYANTHUM	PINK JASMINE	5 GAL	PER PLAN	M
	PARTHENOSISUS QUINQUEFOLIA	VIRGINIA CREEPER	5 GAL	PER PLAN	M
STORMWATER PLANTING MIX					
	CAREX DIVULSA	BERKELEY SEDGE	1 GAL	2'–0" OC	L
	JUNCUS PATENS 'ELK BLUE'	RUSH	1 GAL	2'–0" OC	L
	CERCIS OCCIDENTALIS	WESTERN REDBUD	24" BOX	PER PLAN	L



PISTACIA CHINESIS
CHINESE PISTACHIO



ACER PALMATUM
JAPANESE MAPLE



LAGERSTROEMIA INDICA
CRAPE MYRTLE



CERCIS OCCIDENTALIS
WESTERN REDBUD



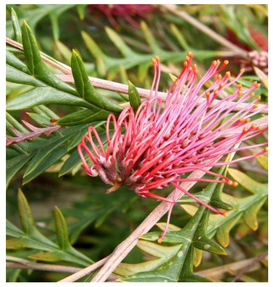
LOMANRA 'BREEZE'
DWARF MAT RUSH



CEANOTHUS 'DARK STAR'
CALIFORNIA LILAC



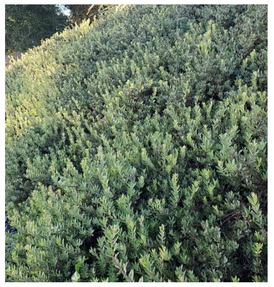
ANIGOZANTHOS 'BUSH TANGO'
KANGAROO PAWS



GREVILLEA `SCARLET SPRITE`
GREVILLEA



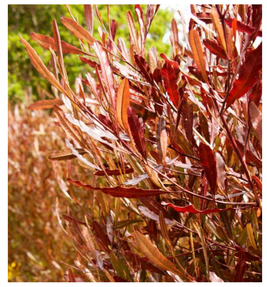
CLIVIA MINIATA
KAFFIR LILY



ARCTOSTAPHYLOS 'PACIFIC MIST'
PACIFIC MIST MANZANITA



CAREX TUMULICOLA
BERKELEY SEDGE



DODONAEA VISCOSA 'PURPUREA'
PURPLE HOPSEED BUSH



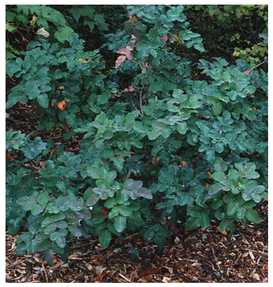
HUECHERA SPP.
CORAL BELLS



ACHILLEA SP
YARROW



TRICHOPHORUM
DEER GRASS



ACHILLEA SP
YARROW

GENERAL PLANTING AND IRRIGATION NOTES

1. LANDSCAPE AND IRRIGATION PLANS SHALL COMPLY WITH THE CRITERIA OF THE CALIFORNIA MODEL WATER EFFICIENCY ORDINANCE AND APPLY THOSE CRITERIA FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

2. LANDSCAPE AND IRRIGATION PLANS SHALL COMPLY WITH ALL APPLICABLE CITY CODES AND ORDINANCES.

3. ALL PLANTING AREAS SHALL BE TOP-DRESSED WITH A 3" LAYER OF ORGANIC, UN- DYED MULCH RECYCLED FROM LOCAL ORGANIC MATERIALS SUCH AS TREE TRIMMINGS, PLANT, OR CLEAN WOOD WASTE. COMPOST APPLICATION TO ACHIEVE A MINIMUM OF 6% ORGANIC MATTER IN SOIL COMPOSITION BASED ON MWELO SPECIFIED SOIL ANALYSIS RESULS FOR THE SITE SOIL PER [CGBSC 4.304].

4. 50% OF ALL SHRUBS AND GROUNDCOVER SHALL BE A MINIMUM OF 5-GALLON SIZE OR LARGER.

5. IRRIGATION SYSTEM IS TO BE A FULLY AUTOMATIC WEATHER-BASED SYSTEM USING LOW FLOW DRIP AND BUBBLER SYSTEM.

6. STREET TREES SHALL BE TIED INTO IRRIGATION SYSTEM.

7. 75% OF ALL PLANTS PROPOSED ARE NATIVE AND WILD-LIFE SUPPORTING.

8. PLANT SELECTION AND DESIGN TO COMPLY WITH BAY-AREA FRIENDLY BASICS LANDSCAPE CHECKLIST.

IRRIGATION SYSTEM DESIGN INTENT

1. THIS PLAN SHALL COMPLY WITH THE REQUIREMENTS OF THE STATE OF CALIFORNIA'S MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO), CITY OF BURLINGAME, AND THE APPLICABLE WATER DISTRICT.

2. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE THE MINIMUM AMOUNT OF WATER NECESSARY TO SUSTAIN GOOD PLANT HEALTH.

3. THE IRRIGATION SYSTEM IS TO BE A FULLY AUTOMATIC, WEATHER-BASED SYSTEM USING RAIN SENSOR, LOW FLOW DRIP, BUBBLER DISTRIBUTION, AND ROTOR WITH MATCHED PRECIPITATION RATE NOZZLES DESIGNED FOR HEAD-TO-HEAD COVERAGE.

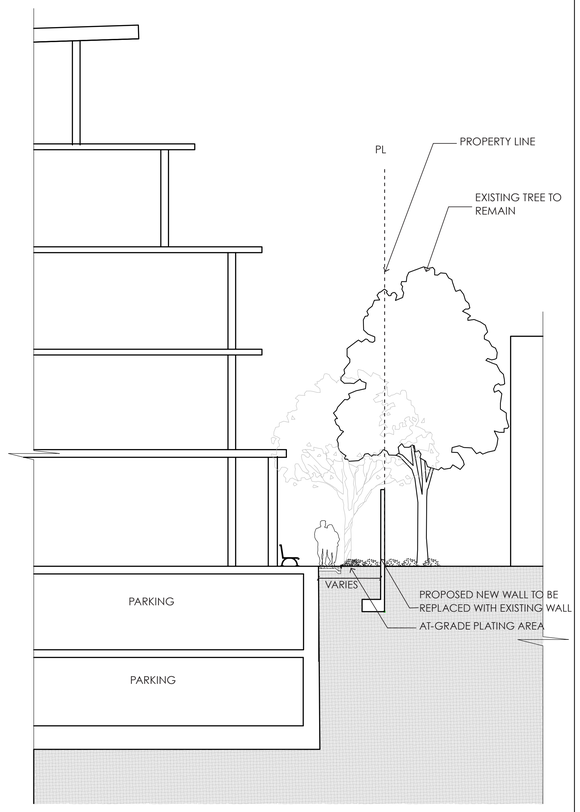
4. ALL SELECTED COMPONENTS SHALL BE PERMANENT, COMMERCIAL GRADE, SELECTED FOR DURABILITY, VANDAL RESISTANCE AND MINIMUM MAINTENANCE REQUIREMENT, INSTALLED BELOW-GRADE, AND DESIGNED FOR 100% COVERAGE.

5. THE SYSTEM SHALL INCLUDE A MASTER CONTROL VALVE, RAIN SENSOR AND FLOW SENSING CAPABILITY CONNECTED TO THE IRRIGATION CONTROLLER WHICH WILL SHUT DOWN ALL OR PART OF THE SYSTEM IF LEAKS ARE DETECTED.

6. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO DELIVER WATER TO HYDROZONES BASED ON MOISTURE REQUIREMENTS OF THE PLANT GROUPING.

7. COLOR CODED HYDROZONE LANDSACPING HYDROZONE MAP WITH GROUPING AND COLLOCATING PLANTING MATERIAS BY WUCOLS WATER USE CATEGORY VL, L, M, OR H, PER [CGBSC 4.304], TO BE PROVIDED IN PERMIT DRAWINGS.

8. RAIN SENSOR AND CONTROLLER LOCATION TO BE PROVIDED IN PERMIT DRAWINGS.



A SECTION A-A PLANTING AREA AND BASEMENT PARKING
SCALE 1/8"= 1'-0"

Chapin Burlingame

1430 Chapin Ave, Burlingame, CA 94010

ARCHITECT
LEVER
4713 N. Albina Avenue,
4th Floor Portland, OR 97217
T. 503.928.6040
www.leverarchitecture.com

Civil Engineer: LUK + Associates
738 Alfred Nobel Drive,
Hercules, CA 94547
T. 510.724.3388

Structural Engineer: Holmes
235 Montgomery St #1250,
San Francisco, CA 94104
T. 415.693.1600

Fire Engineer: Holmes
235 Montgomery St #1250,
San Francisco, CA 94104
T. 415.693.1600

Landscape Architecture:
JETT LANDSCAPE ARCHITECTURE+ DESIGN
2 Orinda Theatre Square Suite 218,
Orinda, CA 94563
T. 925.254.5422
JETT
Landscape Architecture + Design

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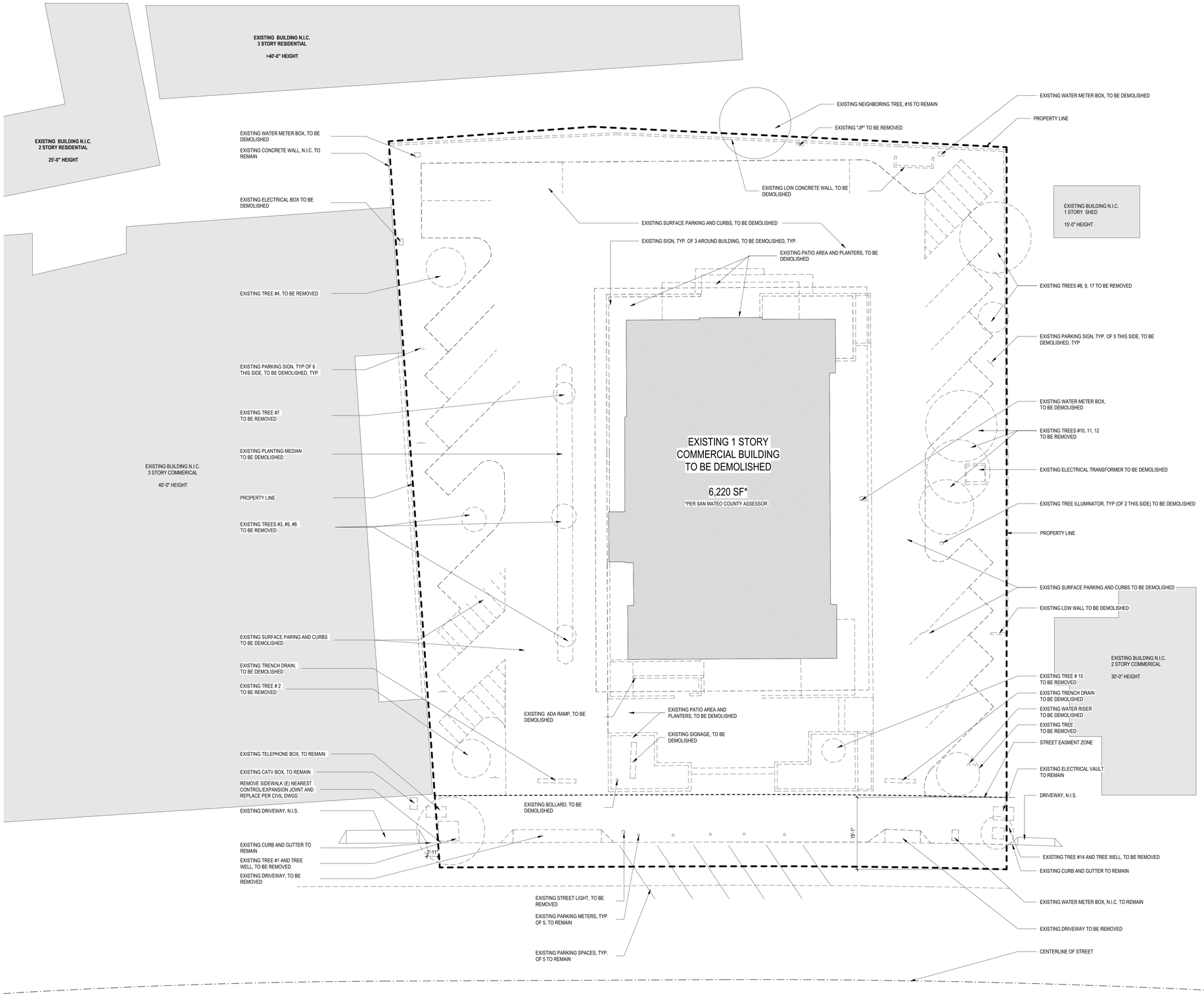
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PROJECT NUMBER
275

SCALE
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SHEET TITLE
PLANTING PALETTE AND IMAGES

L2.01



1 AD100 DEMOLITION PLANS
SCALE: 3/32" = 1'-0"

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Chapin Burlingame

1430 Chapin Ave, Burlingame, CA 94010

ARCHITECT

LEVER

Haley Coughlin
4713 N. Albina Avenue,
4th Floor Portland, OR 97217
T. 503.928.6040
www.leverarchitecture.com

Civil Engineer: LUK + Associates
Chris Wood
738 Alfred Nobel Drive,
Hercules, CA 94547
T. 510.724.3388

Structural Engineer: Holmes
Robin Landis
235 Montgomery St #1250,
San Francisco, CA 94104
T. 415.693.1600

Fire Engineer: Holmes
Alyson Blair
235 Montgomery St #1250,
San Francisco, CA 94104
T. 415.693.1600

Landscape Architecture: Jett
Sara Fallahi
2 Orinda Theatre Square Suite 218,
Orinda, CA 94563
T. 925.254.5422

Developer:developUrban
Neal Young
333 S B St Suite 109
San Mateo CA 94401
T. 650.458.7816

Owner: JP Morgan Chase Bank
Christopher McKenna
237 Park Avenue
12th Floor
New York, NY 10017
T 212.270.065

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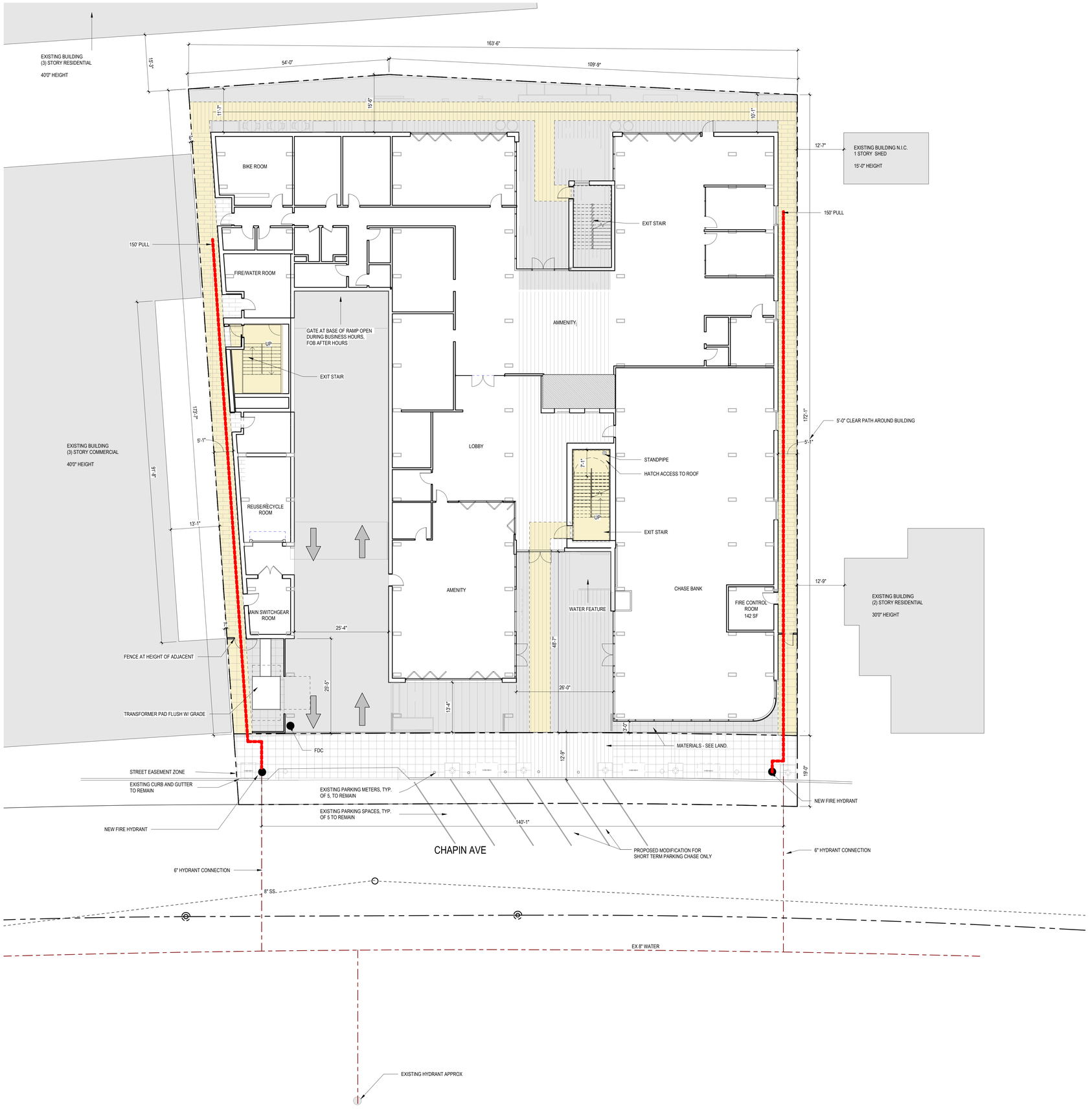
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08 -16-2024

PROJECT NUMBER
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SHEET TITLE
DEMOLITION PLAN

AD100



1 A070 SITE PLAN
SCALE: 3/32" = 1'-0"

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1430 Chapin Ave, Burlingame, CA 94010

ARCHITECT

LEVER

Haley Coughlin
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San Francisco, CA 94104
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San Francisco, CA 94104
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Orinda, CA 94563
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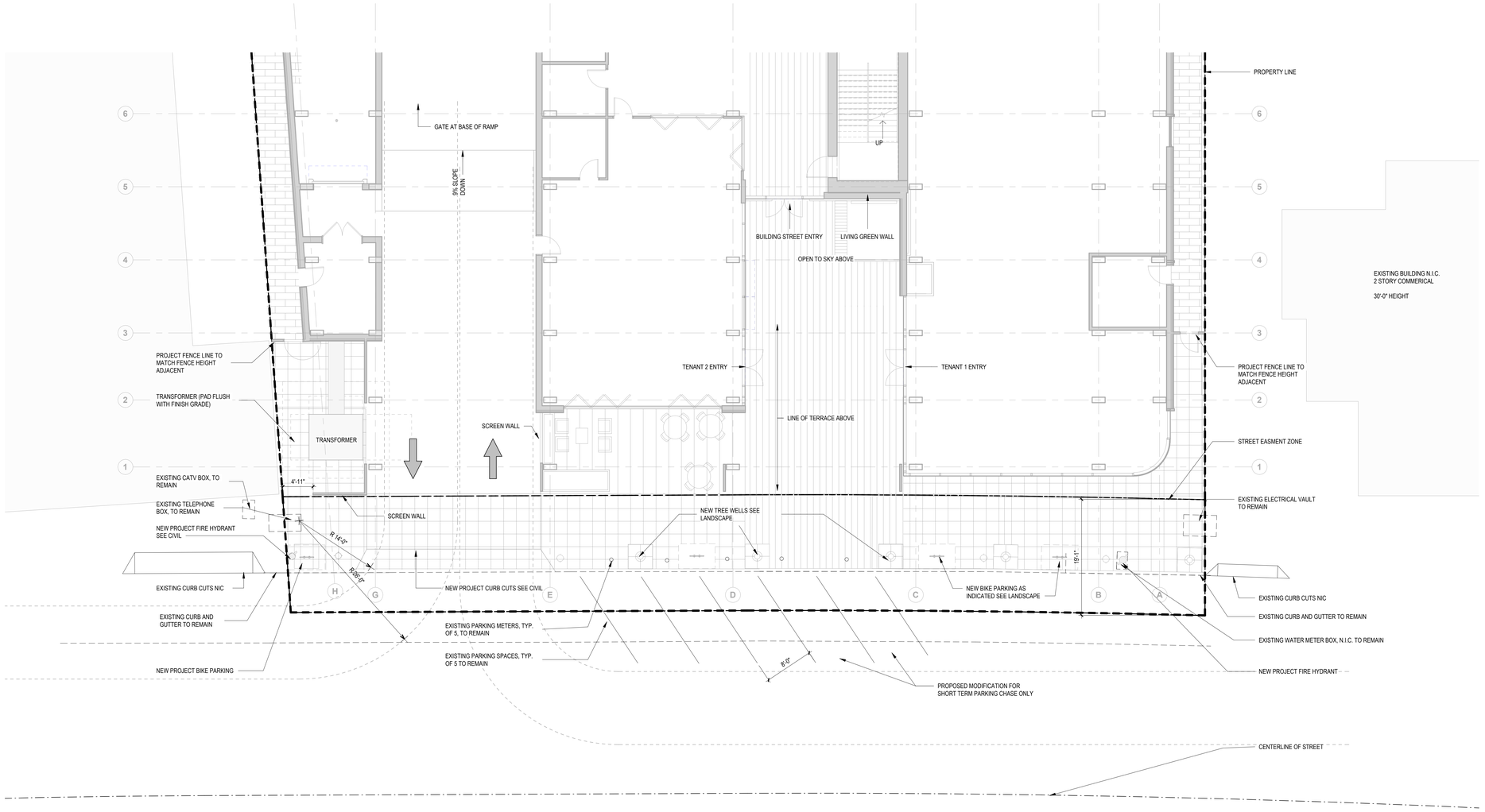
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SCALE
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SHEET TITLE
SITE PLAN

A070



1 A071 ENLARGED SIDEWALK PLAN
SCALE: 1/8" = 1'-0"

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1430 Chapin Ave, Burlingame, CA 94010

ARCHITECT

LEVER

Haley Coughlin
4713 N. Albina Avenue,
4th Floor Portland, OR 97217
T. 503.928.6040
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Civil Engineer: LUK + Associates
Chris Wood
738 Alfred Nobel Drive,
Hercules, CA 94547
T. 510.724.3388

Structural Engineer: Holmes
Robin Landis
235 Montgomery St #1250,
San Francisco, CA 94104
T. 415.693.1600

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Alyson Blair
235 Montgomery St #1250,
San Francisco, CA 94104
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Landscape Architecture: Jett
Sara Fallahi
2 Orinda Theatre Square Suite 218,
Orinda, CA 94563
T. 925.254.5422

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333 S B St Suite 109
San Mateo CA 94401
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Christopher McKenna
237 Park Avenue
12th Floor
New York, NY 10017
T 212.270.065

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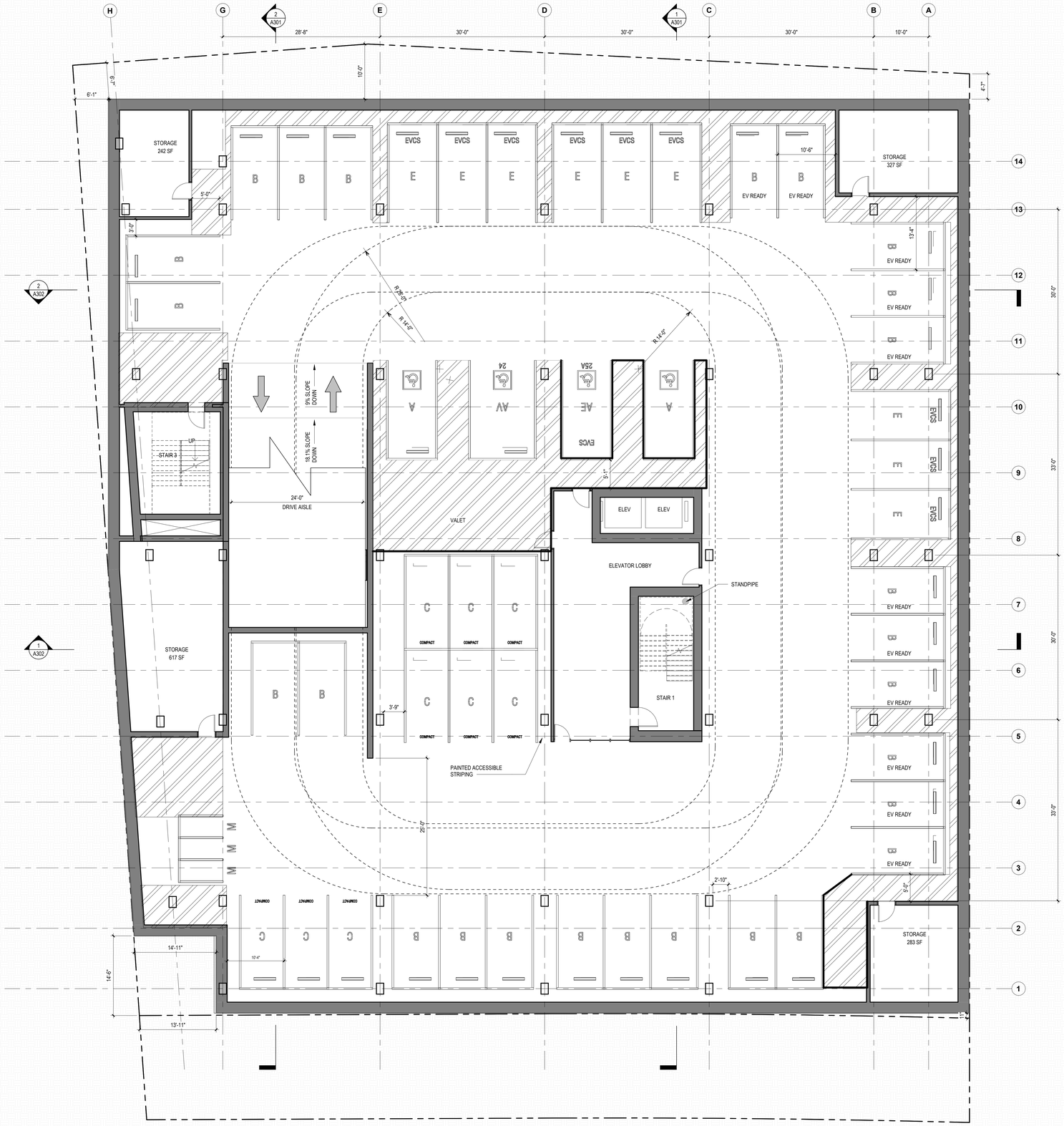
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SCALE
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SHEET TITLE
ENLARGED SIDEWALK PLAN

A071

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1 A1B0 BASEMENT 2
SCALE: 1/8" = 1'-0"

PARKING SPACE TYPES

TYPE	DEFINITION
A.	ACCESSIBLE SPOT 9'0"X18'0"
B.	STANDARD STALL 8'6" X 17'0"
C.	COMPACT STALL 8'0"X17'0"
E.	EV STALL 9'0"X18'0"
M.	MOTORCYCLE STALL 4'0"X9'0"

LETTERS FOLLOWED BY "10" ARE SPACES OF THE ABOVE TYPES ABUTTING A WALL, COLUMN OR FENCE, INCREASING THE SPACE WIDTH TO 10'0"

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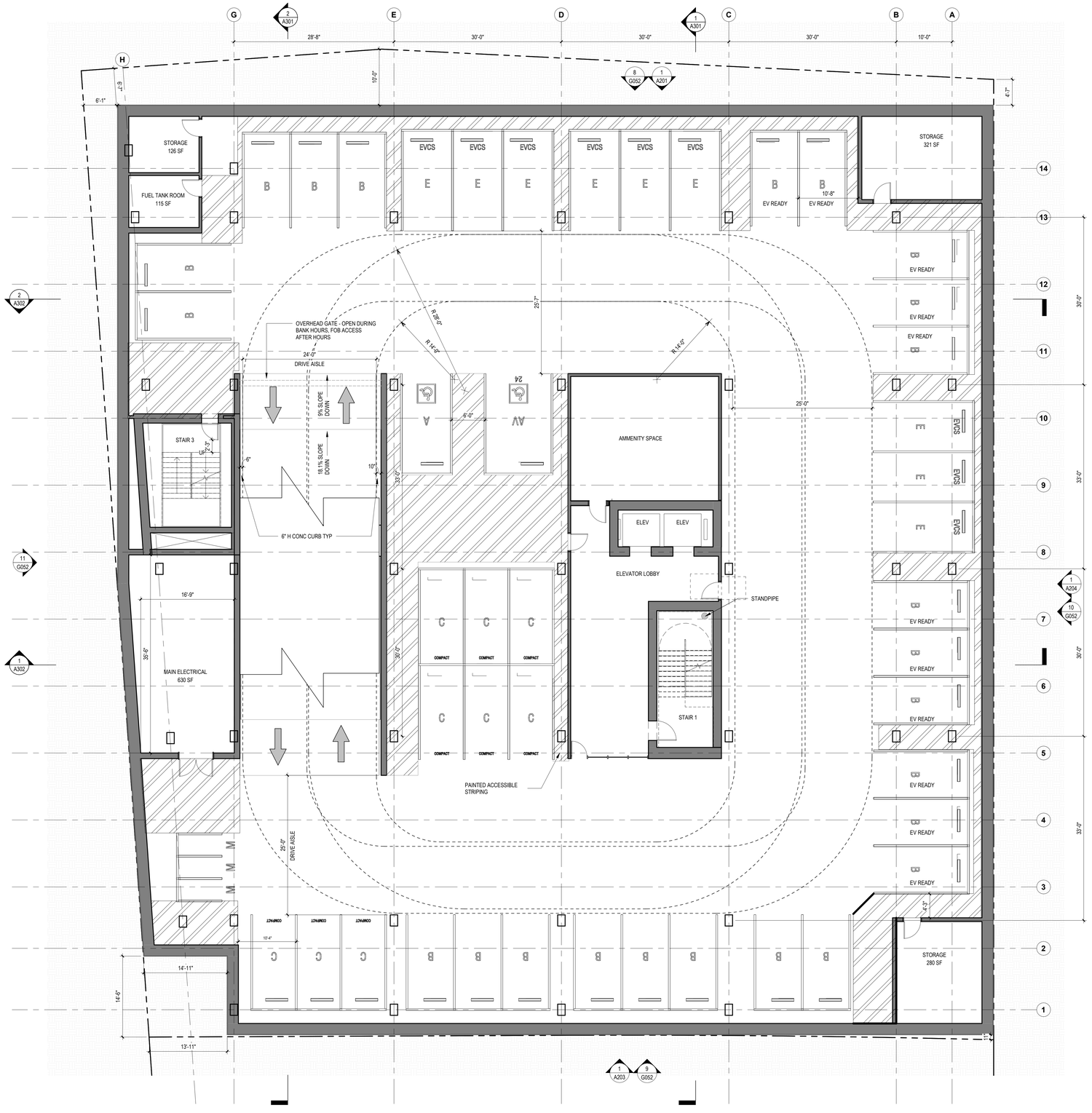
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SCALE
As indicated

SHEET TITLE
FLOOR PLAN - BASEMENT 2

A1B0

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1 A1B1 BASEMENT 1
SCALE: 1/8" = 1'-0"

PARKING SPACE TYPES

TYPE	DEFINITION
A.	ACCESSIBLE SPOT 9'0"X18'0"
B.	STANDARD STALL 8'6" X 17'0"
C.	COMPACT STALL 8'0"X17'0"
E.	EV STALL 9'0"X18'0"
M.	MOTORCYCLE STALL 4'0"X9'0"

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DATE
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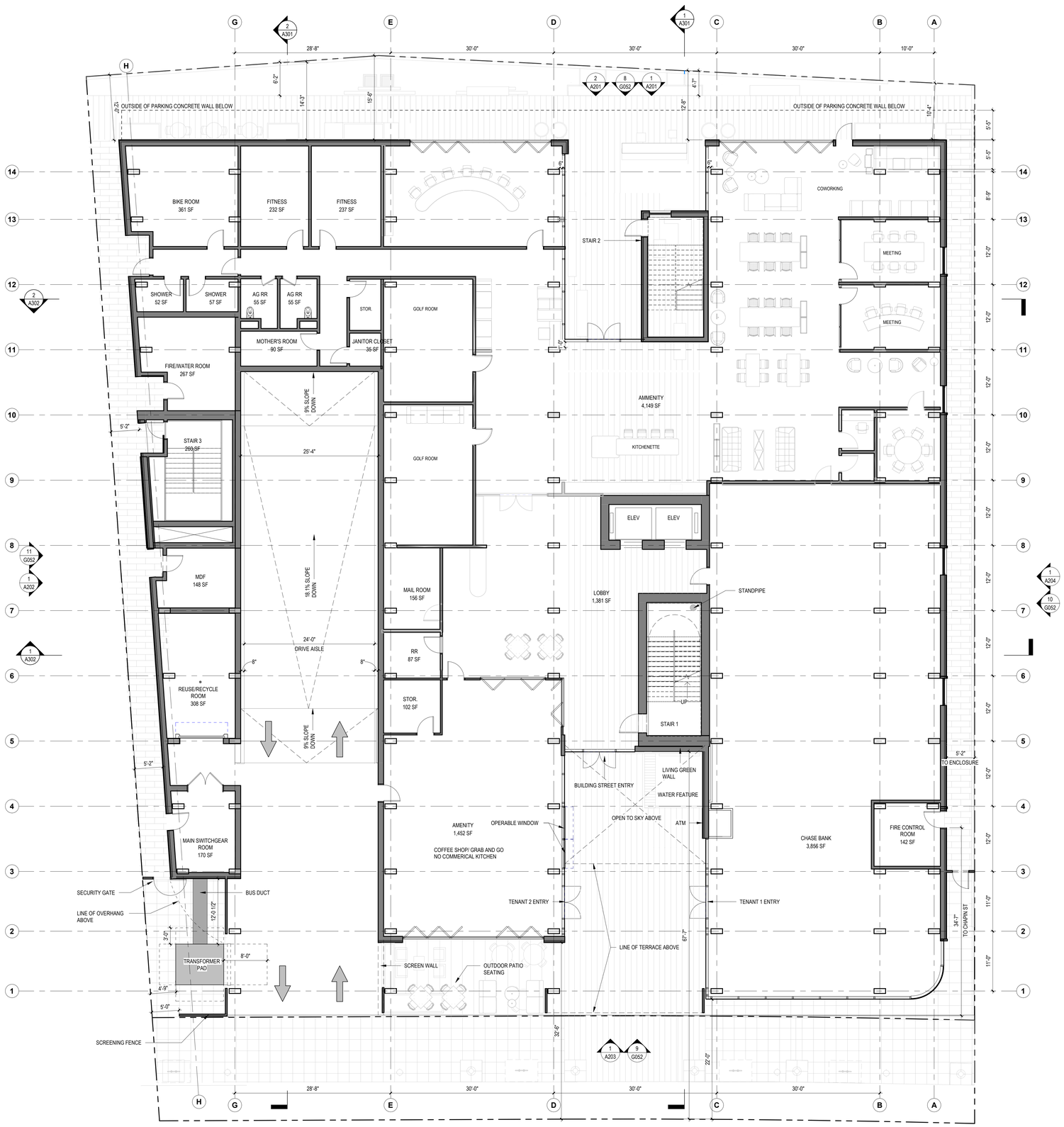
PROJECT NUMBER
275

SCALE
As indicated

SHEET TITLE
FLOOR PLAN - BASEMENT 1

A1B1

2/19/2025 7:32:31 PM
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1 A101 LEVEL 1
SCALE: 1/8" = 1'-0"

11/10/2025 8:46:15 AM
Autodesk Docs://Chapin Burlingame/ARCH_Chapin_275_RVT23.rvt

Chapin Burlingame

1430 Chapin Ave, Burlingame, CA 94010

ARCHITECT

LEVER

Haley Coughlin
4713 N. Albina Avenue,
4th Floor Portland, OR 97217
T. 503.928.6040
www.leverarchitecture.com

Civil Engineer: LUK + Associates
Chris Wood
738 Alfred Nobel Drive,
Hercules, CA 94547
T. 510.724.3388

Structural Engineer: Holmes
Robin Landis
235 Montgomery St #1250,
San Francisco, CA 94104
T. 415.693.1600

Fire Engineer: Holmes
Alyson Blair
235 Montgomery St #1250,
San Francisco, CA 94104
T. 415.693.1600

Landscape Architecture: Jett
Sara Fallahi
2 Orinda Theatre Square Suite 218,
Orinda, CA 94563
T. 925.254.5422

Developer:developUrban
Neal Young
333 S B St Suite 109
San Mateo CA 94401
T. 650.458.7816

Owner: JP Morgan Chase Bank
Christopher McKenna
237 Park Avenue
12th Floor
New York, NY 10017
T 212.270.065

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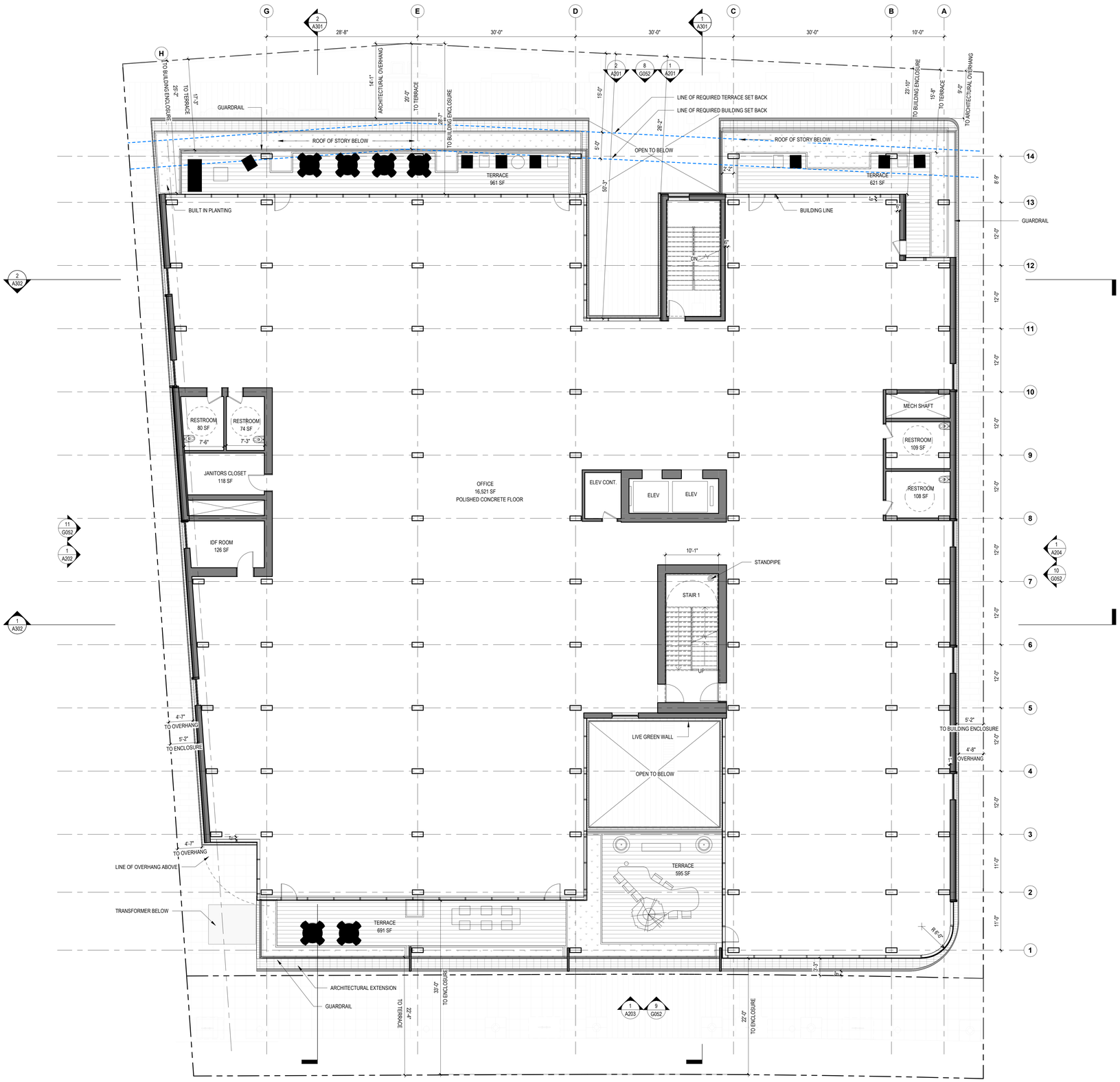
DATE
08 -16-2024

PROJECT NUMBER
275

SCALE
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SHEET TITLE
FLOOR PLAN - LEVEL 01

A101



1 A102 LEVEL 2
SCALE: 1/8" = 1'-0"

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ARCHITECT

LEVER

Haley Coughlin
4713 N. Albina Avenue,
4th Floor Portland, OR 97217
T. 503.928.6040
www.leverarchitecture.com

Civil Engineer: LUK + Associates
Chris Wood
738 Alfred Nobel Drive,
Hercules, CA 94547
T. 510.724.3388

Structural Engineer: Holmes
Robin Landis
235 Montgomery St #1250,
San Francisco, CA 94104
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Fire Engineer: Holmes
Alyson Blair
235 Montgomery St #1250,
San Francisco, CA 94104
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Landscape Architecture: Jett
Sara Faliahi
2 Orinda Theatre Square Suite 218,
Orinda, CA 94563
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Developer:developUrban
Neal Young
333 S B St Suite 109
San Mateo CA 94401
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T 212.270.065

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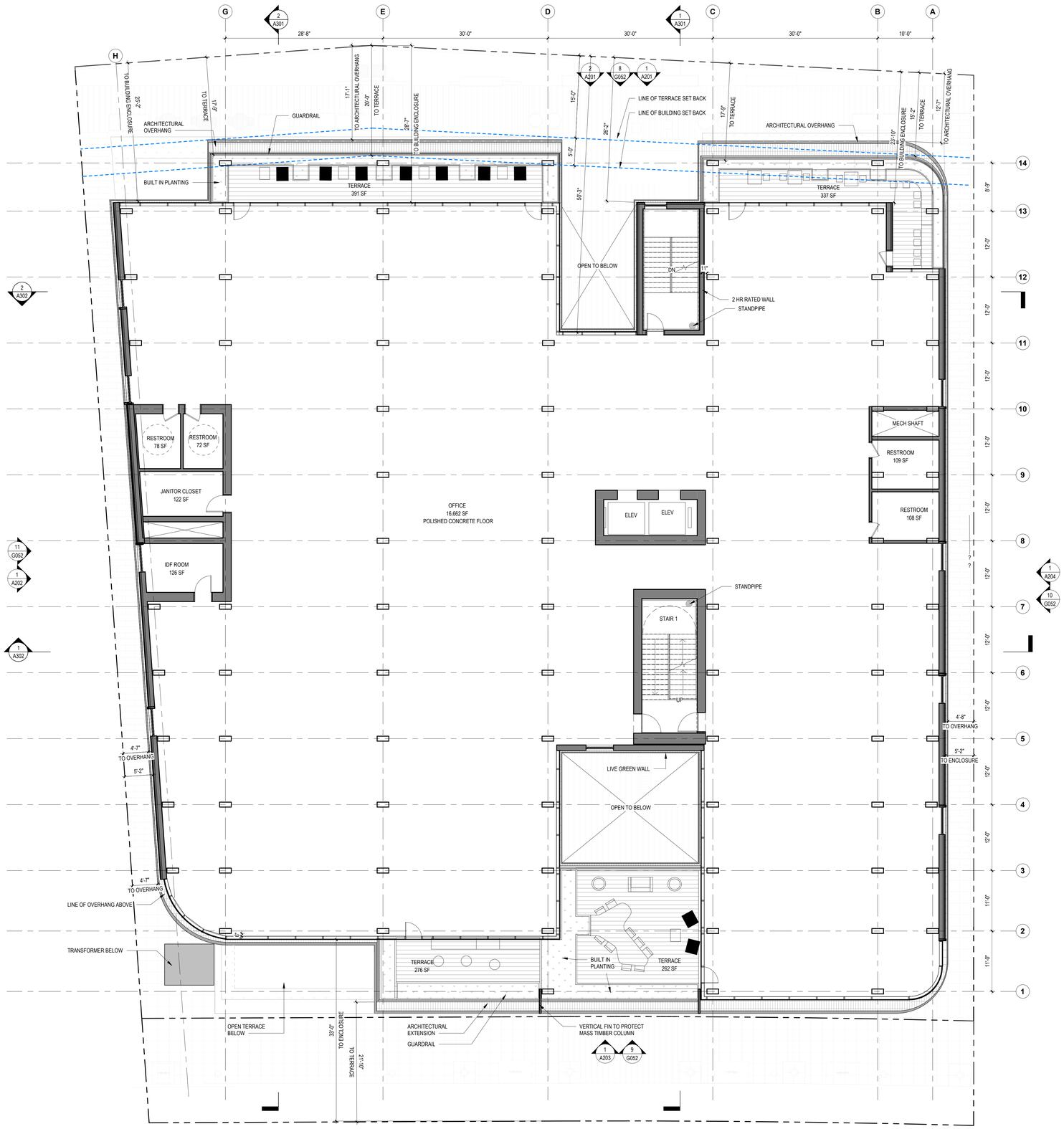
DATE
08 -16-2024

PROJECT NUMBER
275

SCALE
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SHEET TITLE
FLOOR PLAN - LEVEL 02

A102



1 A103 LEVEL 3
SCALE: 1/8" = 1'-0"

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1430 Chapin Ave, Burlingame, CA 94010

ARCHITECT

LEVER

Haley Coughlin
4713 N. Albina Avenue,
4th Floor Portland, OR 97217
T. 503.928.6040
www.leverarchitecture.com

Civil Engineer: LUK + Associates
Chris Wood
738 Alfred Nobel Drive,
Hercules, CA 94547
T. 510.724.3388

Structural Engineer: Holmes
Robin Landis
235 Montgomery St #1250,
San Francisco, CA 94104
T. 415.693.1600

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San Francisco, CA 94104
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Sara Fallahi
2 Orinda Theatre Square Suite 218,
Orinda, CA 94563
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333 S B St Suite 109
San Mateo CA 94401
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237 Park Avenue
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New York, NY 10017
T 212.270.065

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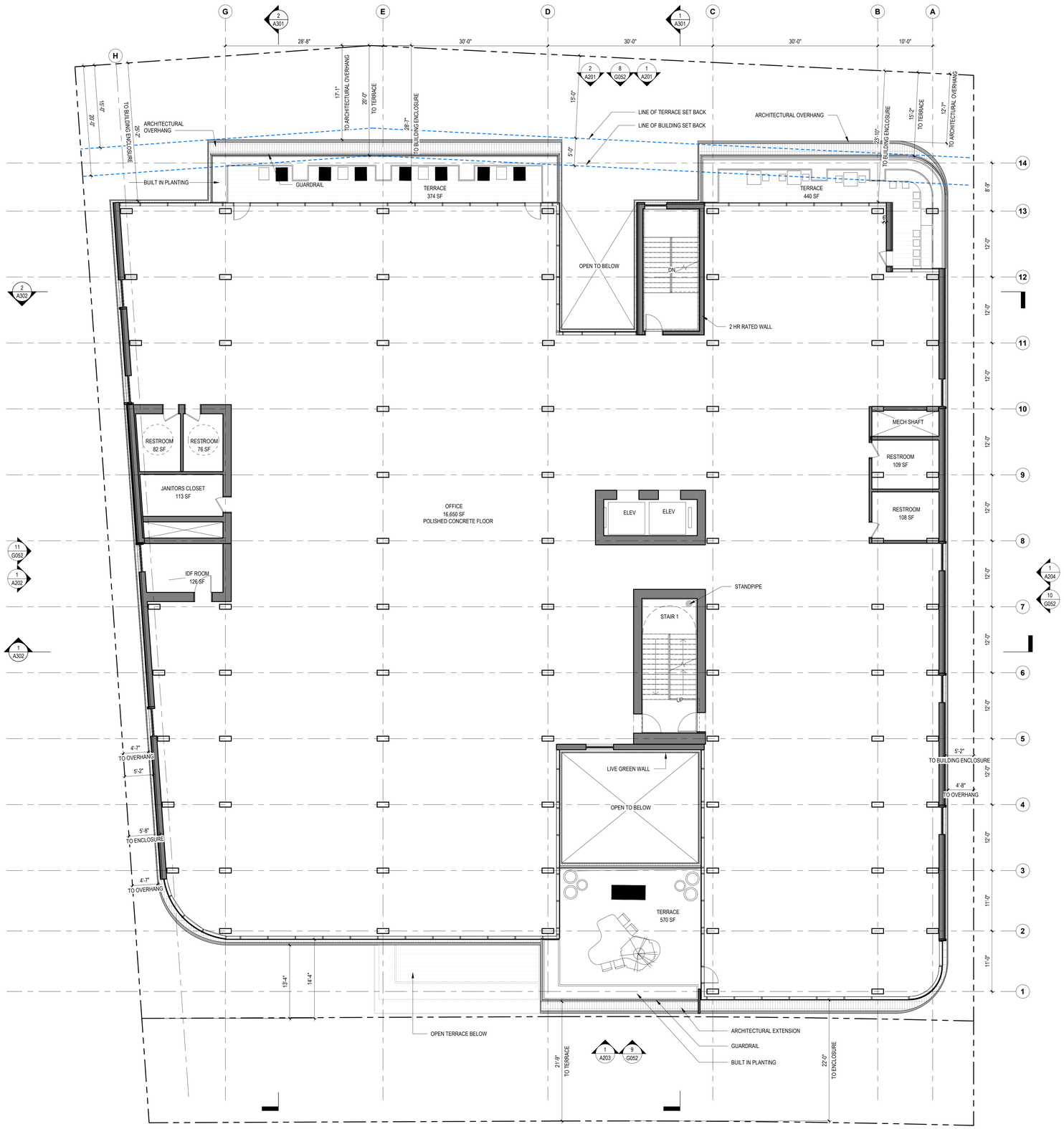
DATE
08 -16-2024

PROJECT NUMBER
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SCALE
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SHEET TITLE
FLOOR PLAN - LEVEL 03

A103



1 A104 LEVEL 4
SCALE: 1/8" = 1'-0"

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1430 Chapin Ave, Burlingame, CA 94010

ARCHITECT

LEVER

Haley Coughlin
4713 N. Albina Avenue,
4th Floor Portland, OR 97217
T. 503.928.6040
www.leverarchitecture.com

Civil Engineer: LUK + Associates
Chris Wood
738 Alfred Nobel Drive,
Hercules, CA 94547
T. 510.724.3388

Structural Engineer: Holmes
Robin Landis
235 Montgomery St #1250,
San Francisco, CA 94104
T. 415.693.1600

Fire Engineer: Holmes
Alyson Blair
235 Montgomery St #1250,
San Francisco, CA 94104
T. 415.693.1600

Landscape Architecture: Jett
Sara Fallahi
2 Orinda Theatre Square Suite 218,
Orinda, CA 94563
T. 925.254.5422

Developer:developUrban
Neal Young
333 S B St Suite 109
San Mateo CA 94401
T. 650.458.7816

Owner: JP Morgan Chase Bank
Christopher McKenna
237 Park Avenue
12th Floor
New York, NY 10017
T 212.270.065

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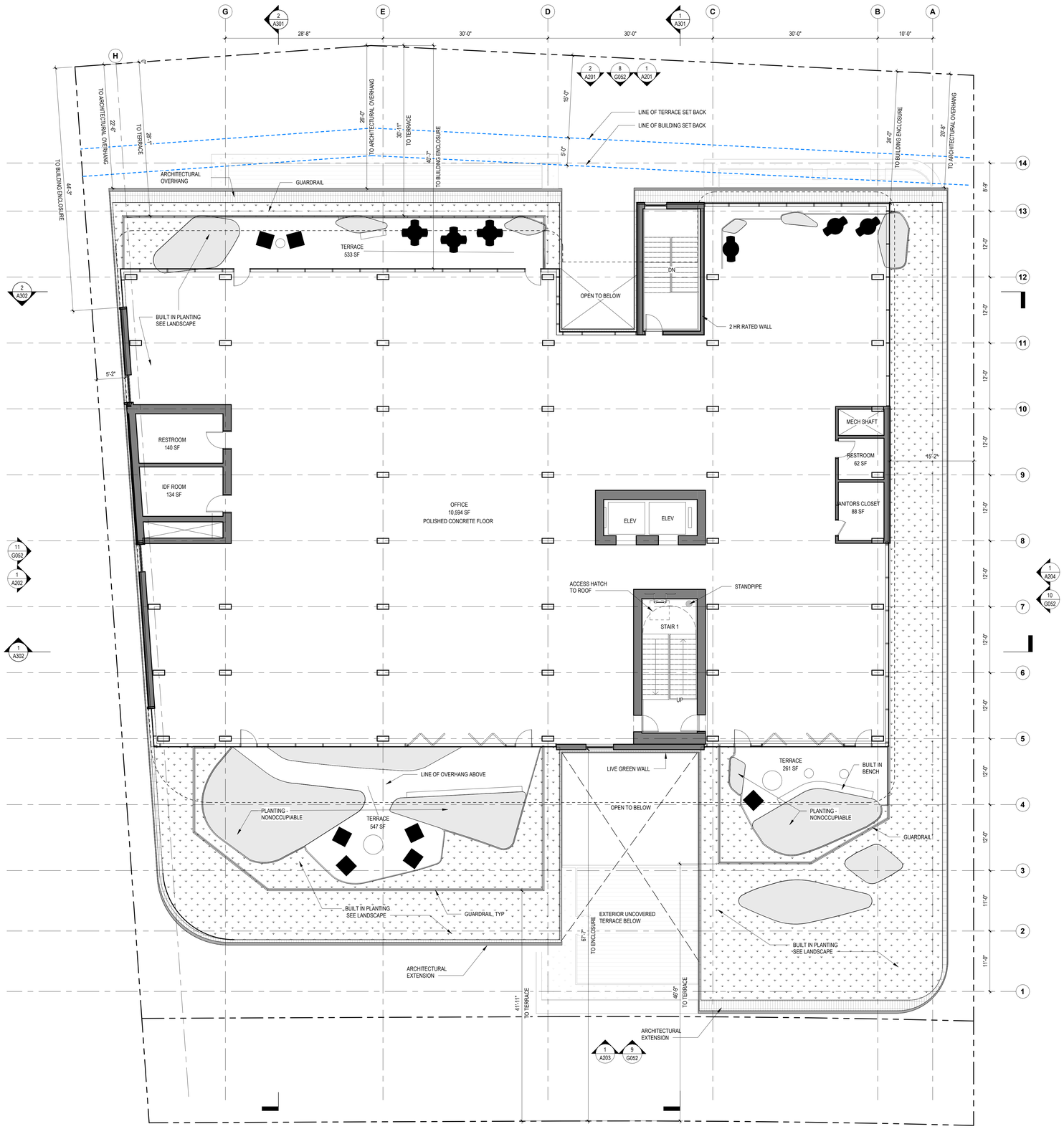
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08 -16-2024

PROJECT NUMBER
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SCALE
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SHEET TITLE
FLOOR PLAN - LEVEL 04

A104



1 A105 **LEVEL 5**
SCALE: 1/8" = 1'-0"

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1430 Chapin Ave, Burlingame, CA 94010

ARCHITECT

LEVER

Haley Coughlin
4713 N. Albina Avenue,
4th Floor Portland, OR 97217
T. 503.928.6040
www.leverarchitecture.com

Civil Engineer: LUK + Associates
Chris Wood
738 Alfred Nobel Drive,
Hercules, CA 94547
T. 510.724.3388

Structural Engineer: Holmes
Robin Landis
235 Montgomery St #1250,
San Francisco, CA 94104
T. 415.693.1600

Fire Engineer: Holmes
Alyson Blair
235 Montgomery St #1250,
San Francisco, CA 94104
T. 415.693.1600

Landscape Architecture: Jett
Sara Fallahi
2 Orinda Theatre Square Suite 218,
Orinda, CA 94563
T. 925.254.5422

Developer:developUrban
Neal Young
333 S B St Suite 109
San Mateo CA 94401
T. 650.458.7816

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Christopher McKenna
237 Park Avenue
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T 212.270.065

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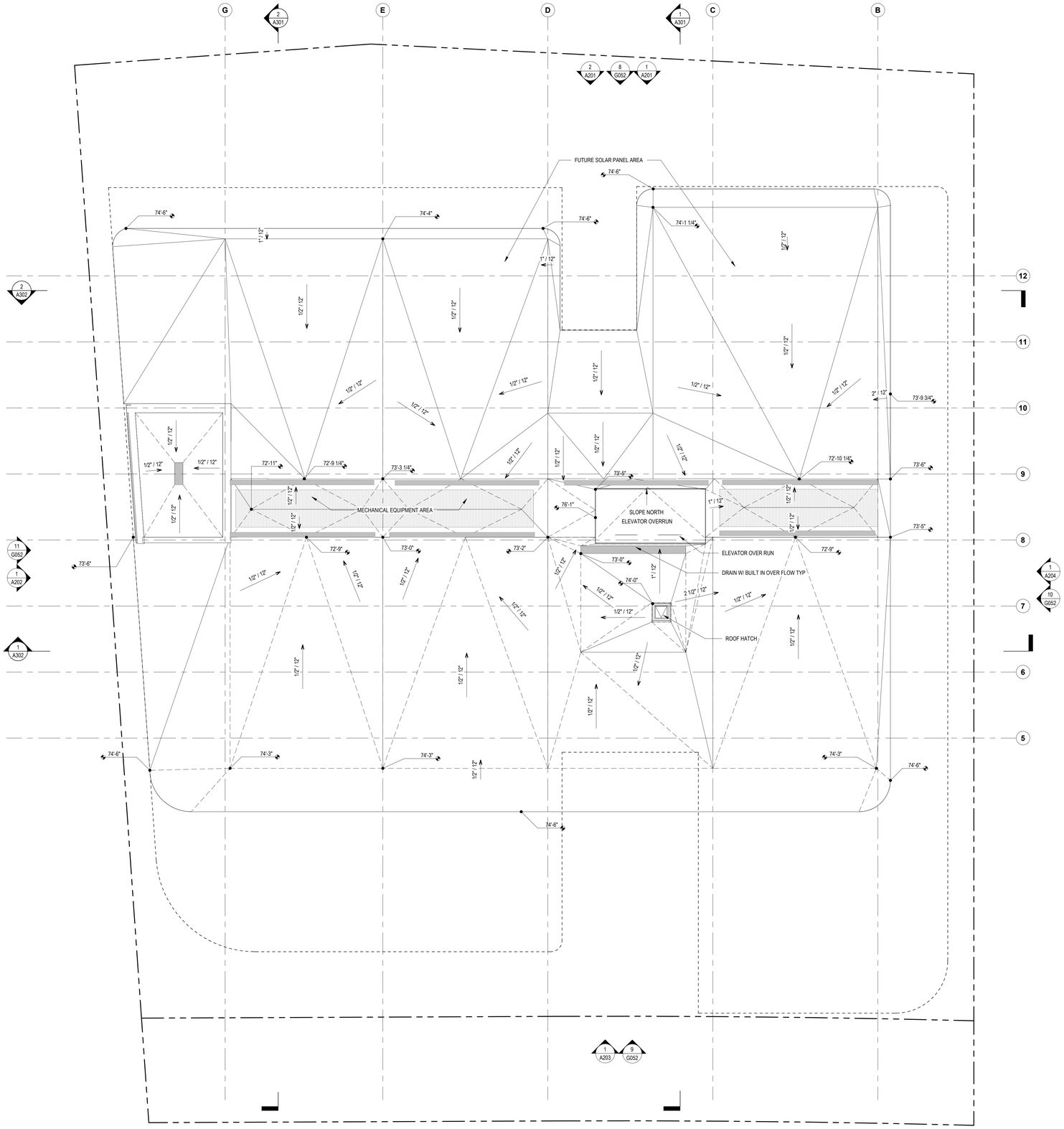
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08 -16-2024

PROJECT NUMBER
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SCALE
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SHEET TITLE
FLOOR PLAN - LEVEL 05

A105



1 A106 ROOF
SCALE: 1/8" = 1'-0"

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1430 Chapin Ave, Burlingame, CA 94010

ARCHITECT

LEVER

Haley Coughlin
4713 N. Albina Avenue,
4th Floor Portland, OR 97217
T. 503.928.6040
www.leverarchitecture.com

Civil Engineer: LUK + Associates
Chris Wood
738 Alfred Nobel Drive,
Hercules, CA 94547
T. 510.724.3388

Structural Engineer: Holmes
Robin Landis
235 Montgomery St #1250,
San Francisco, CA 94104
T. 415.693.1600

Fire Engineer: Holmes
Alyson Blair
235 Montgomery St #1250,
San Francisco, CA 94104
T. 415.693.1600

Landscape Architecture: Jett
Sara Fallahi
2 Orinda Theatre Square Suite 218,
Orinda, CA 94563
T. 925.254.5422

Developer:developUrban
Neal Young
333 S B St Suite 109
San Mateo CA 94401
T. 650.458.7816

Owner: JP Morgan Chase Bank
Christopher McKenna
237 Park Avenue
12th Floor
New York, NY 10017
T 212.270.065

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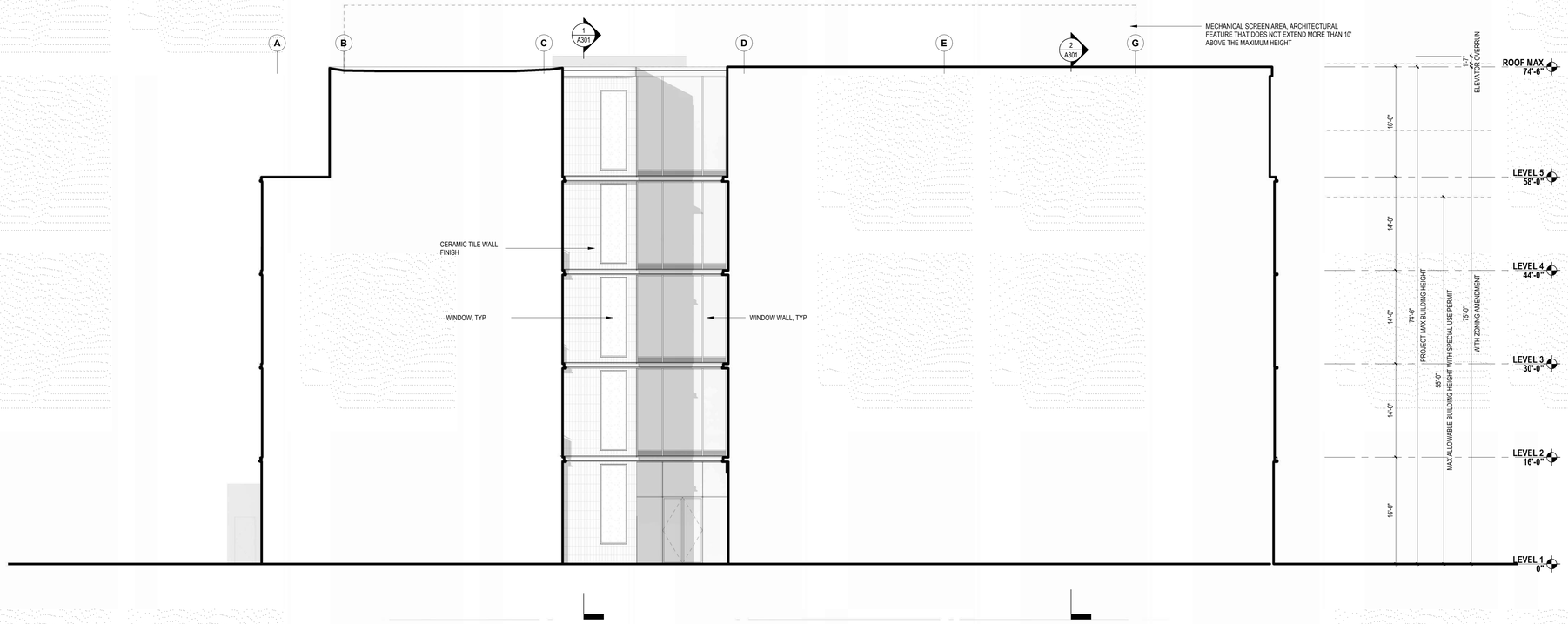
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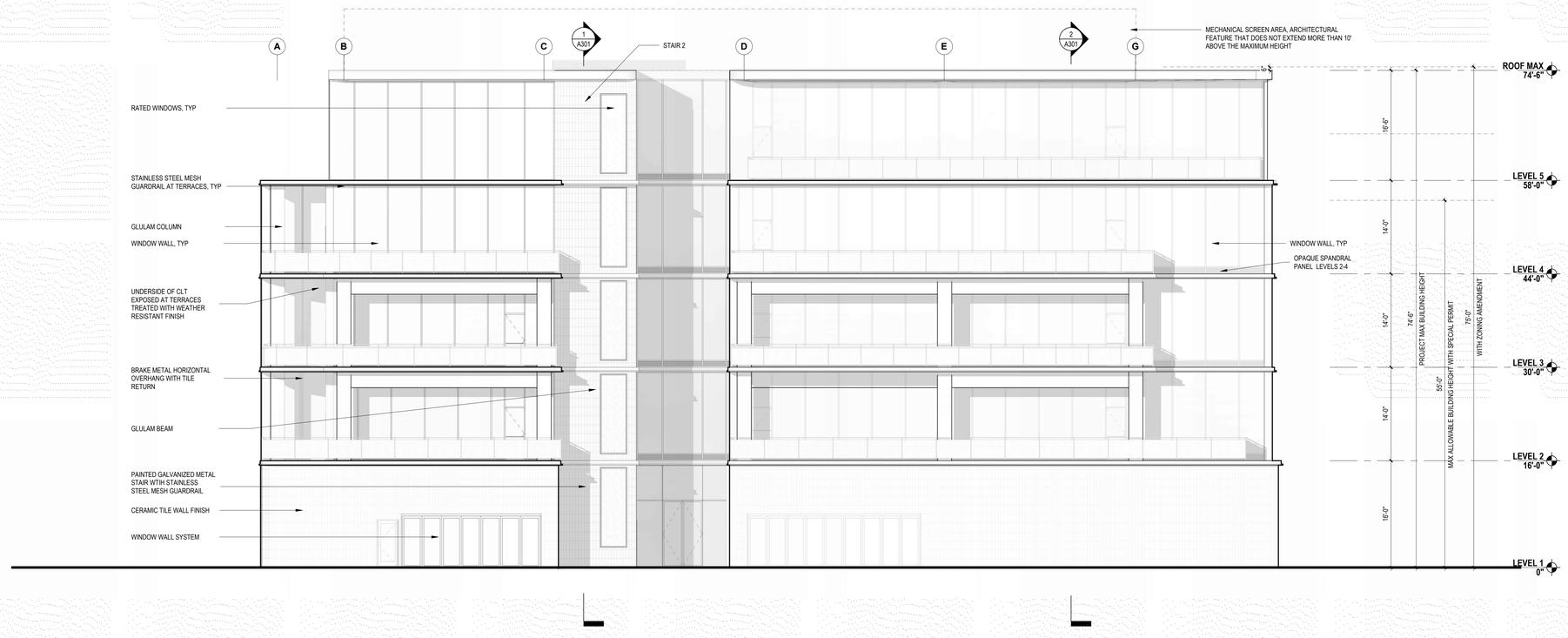
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SHEET TITLE
FLOOR PLAN - ROOF

A106



2 A201 NORTH BUILDING ELEVATION - REAR COURTYARD
SCALE: 1/8" = 1'-0"



1 A201 NORTH BUILDING ELEVATION - REAR
SCALE: 1/8" = 1'-0"

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1430 Chapin Ave, Burlingame, CA 94010

ARCHITECT
LEVER
Haley Coughlin
4713 N. Albina Avenue,
4th Floor Portland, OR 97217
T. 503.928.6040
www.leverarchitecture.com

Civil Engineer: LUK + Associates
Chris Wood
738 Alfred Nobel Drive,
Hercules, CA 94547
T. 510.724.3388

Structural Engineer: Holmes
Robin Landis
235 Montgomery St #1250,
San Francisco, CA 94104
T. 415.693.1600

Fire Engineer: Holmes
Alyson Blair
235 Montgomery St #1250,
San Francisco, CA 94104
T. 415.693.1600

Landscape Architecture: Jett
Sara Fallahi
2 Orinda Theatre Square Suite 218,
Orinda, CA 94563
T. 925.254.5422

Developer:developUrban
Neal Young
333 S B St Suite 109
San Mateo CA 94401
T. 650.458.7816

Owner: JP Morgan Chase Bank
Christopher McKenna
237 Park Avenue
12th Floor
New York, NY 10017
T 212.270.065

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PHASE
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DATE
08 -16-2024

PROJECT NUMBER
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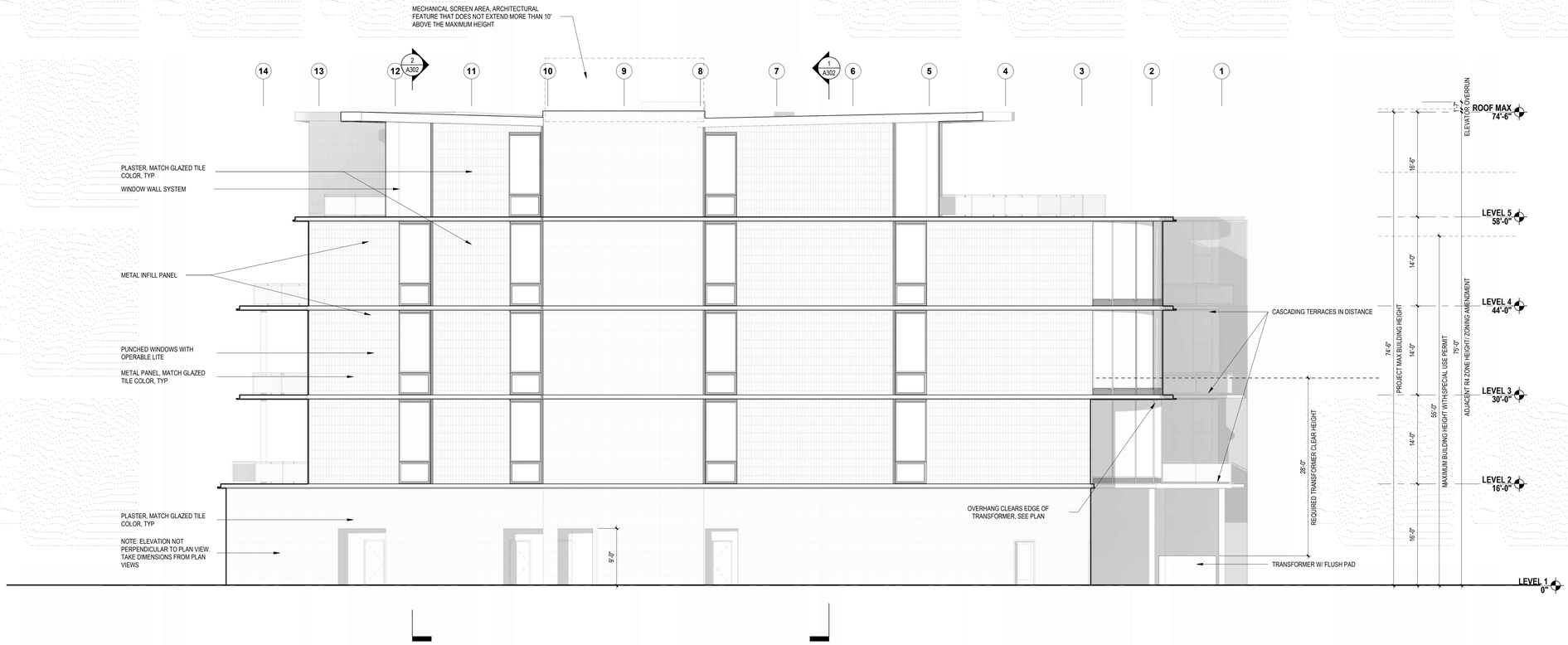
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SHEET TITLE
EXTERIOR BUILDING ELEVATIONS - NORTH (REAR)

A201



2 A202 WEST BUILDING ELEVATION - LEFT COURTYARD
SCALE: 1/8" = 1'-0"



1 A202 WEST BUILDING ELEVATION - LEFT
SCALE: 1/8" = 1'-0"

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1430 Chapin Ave, Burlingame, CA 94010

ARCHITECT

LEVER

Haley Coughlin
4713 N. Albina Avenue,
4th Floor Portland, OR 97217
T. 503.928.6040
www.leverarchitecture.com

Civil Engineer: LUK + Associates
Chris Wood
738 Alfred Nobel Drive,
Hercules, CA 94547
T. 510.724.3388

Structural Engineer: Holmes
Robin Landis
235 Montgomery St #1250,
San Francisco, CA 94104
T. 415.693.1600

Fire Engineer: Holmes
Alyson Blair
235 Montgomery St #1250,
San Francisco, CA 94104
T. 415.693.1600

Landscape Architecture: Jett
Sara Fallahi
2 Orinda Theatre Square Suite 218,
Orinda, CA 94563
T. 925.254.5422

Developer:developUrban
Neal Young
333 S B St Suite 109
San Mateo CA 94401
T. 650.458.7816

Owner: JP Morgan Chase Bank
Christopher McKenna
237 Park Avenue
12th Floor
New York, NY 10017
T 212.270.065

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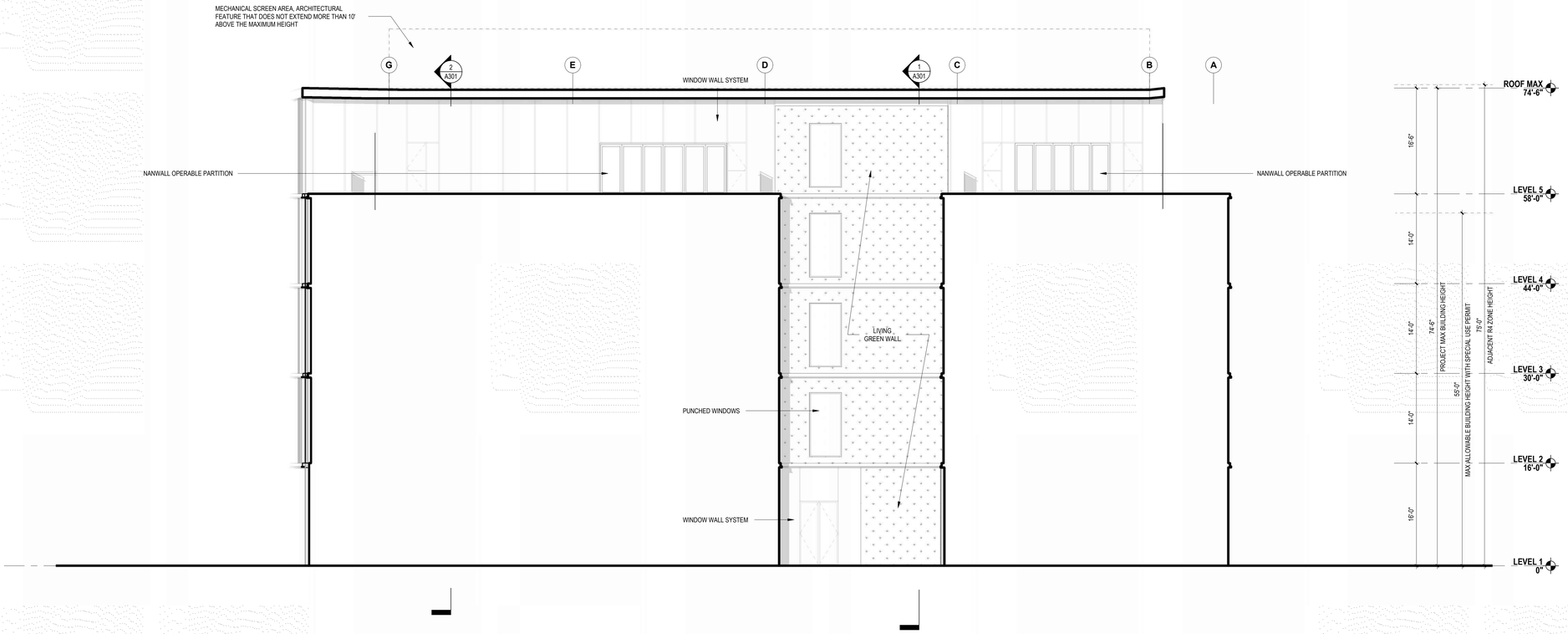
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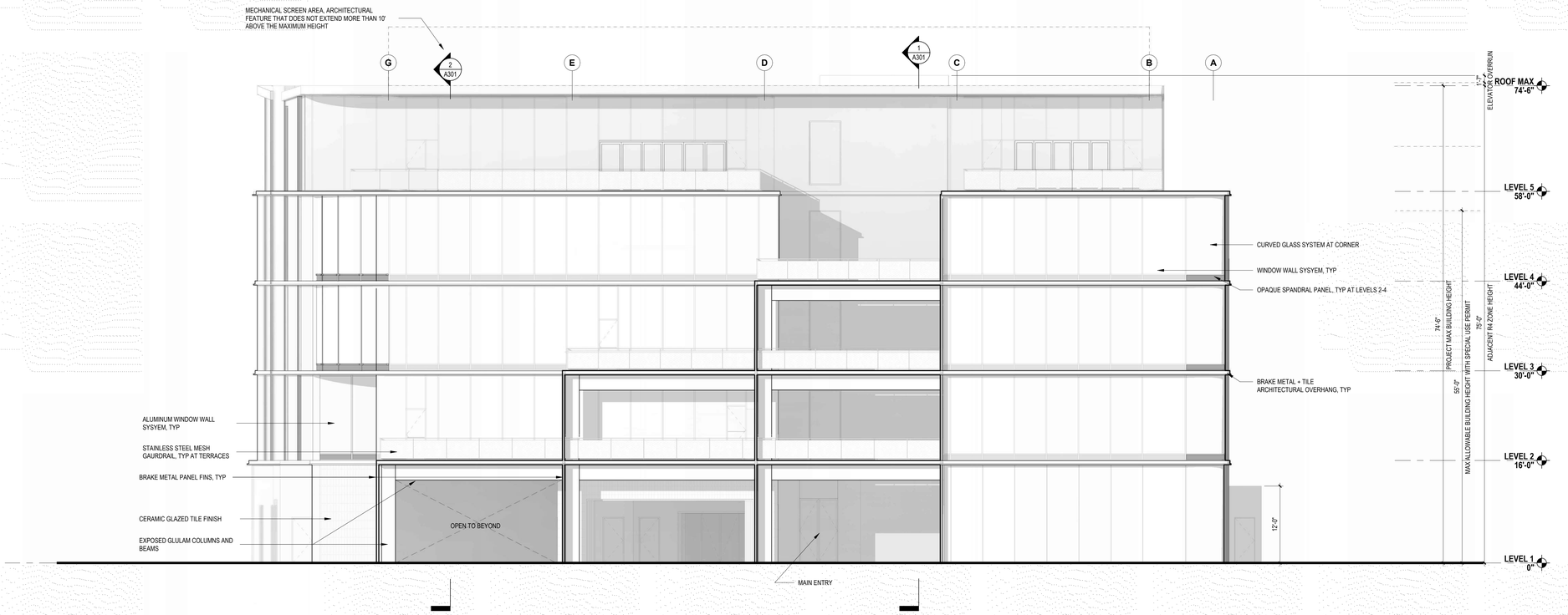
SHEET TITLE
EXTERIOR BUILDING ELEVATIONS - WEST (LEFT INTERIOR)

A202



2 A203 SOUTH BUILDING ELEVATION - FRONT ENTRY COURTYARD

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



1 A203 SOUTH BUILDING ELEVATION - FRONT

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

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ARCHITECT

LEVER

Haley Coughlin
4713 N. Albina Avenue,
4th Floor Portland, OR 97217
T. 503.928.6040
www.leverarchitecture.com

Civil Engineer: LUK + Associates
Chris Wood
738 Alfred Nobel Drive,
Hercules, CA 94547
T. 510.724.3388

Structural Engineer: Holmes
Robin Landis
235 Montgomery St #1250,
San Francisco, CA 94104
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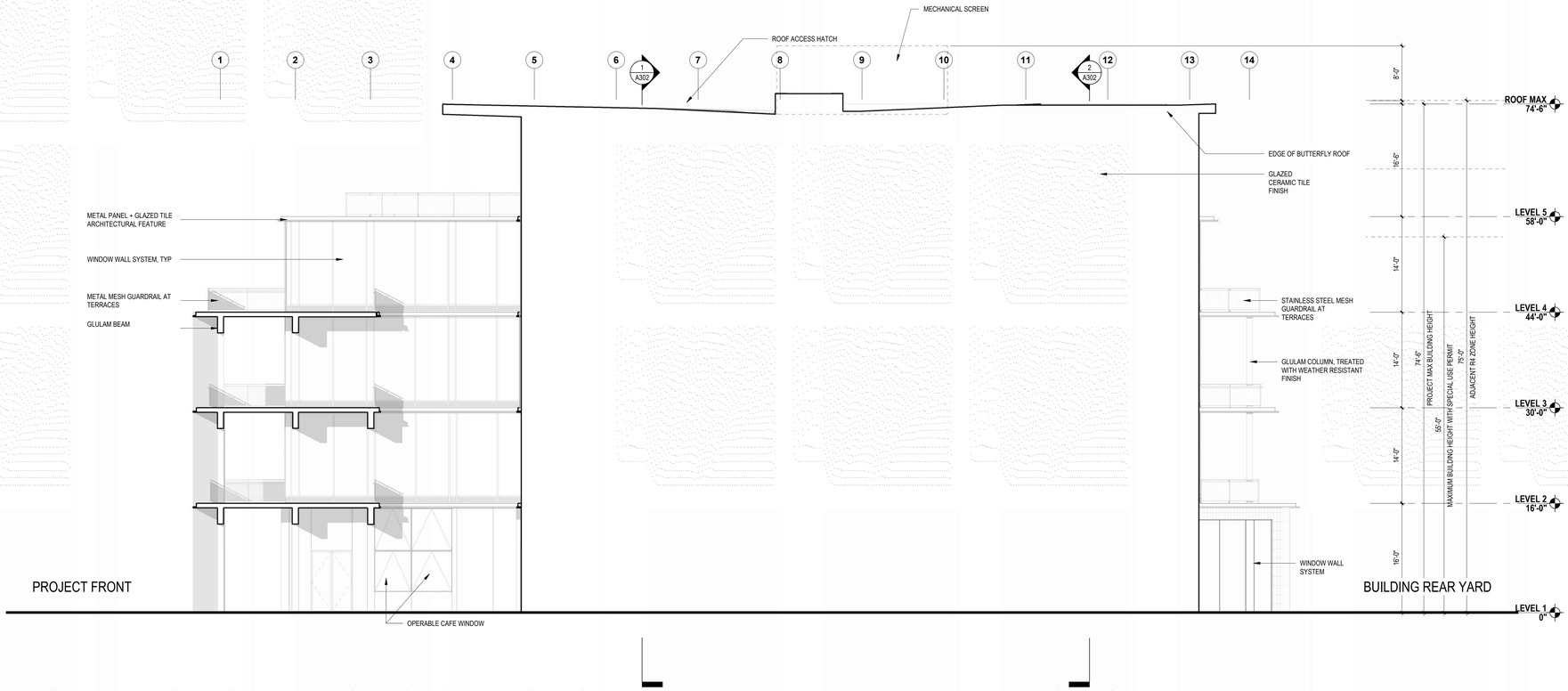
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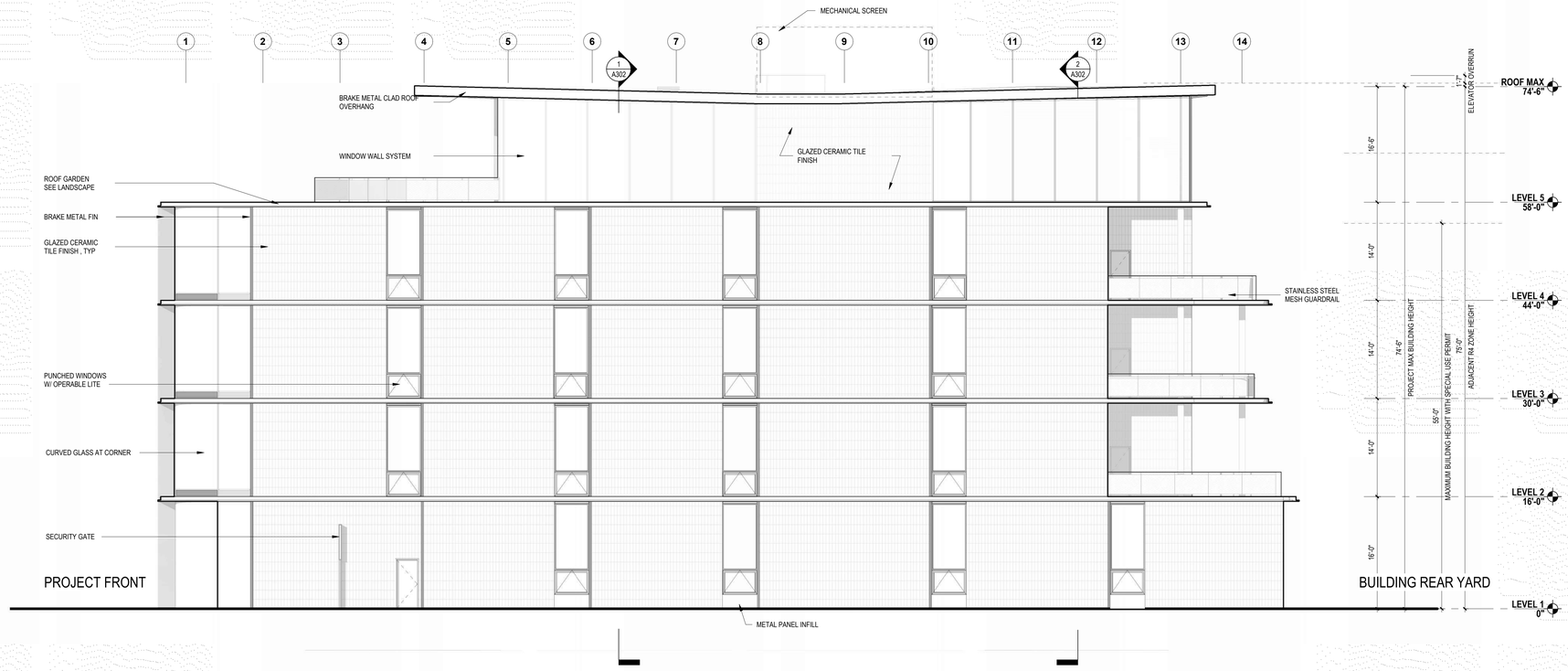
SHEET TITLE
EXTERIOR BUILDING ELEVATIONS - SOUTH (FRONT)

A203



2 / A204 EAST BUILDING ELEVATION - RIGHT COURTYARD

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



1 / A204 EAST BUILDING ELEVATION - RIGHT

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

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ARCHITECT

LEVER

Haley Coughlin
4713 N. Albina Avenue,
4th Floor Portland, OR 97217
T. 503.928.6040
www.leverarchitecture.com

Civil Engineer: LUK + Associates
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738 Alfred Nobel Drive,
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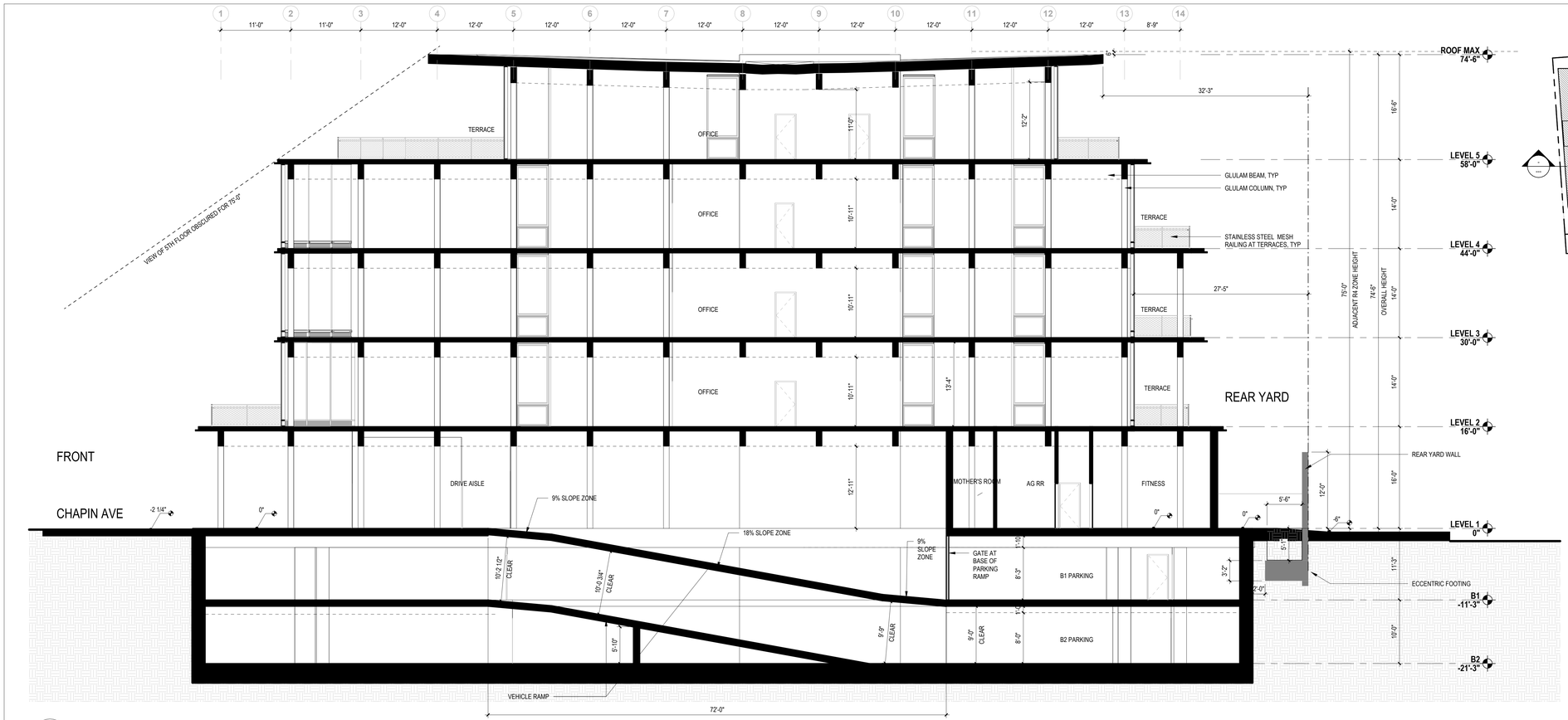
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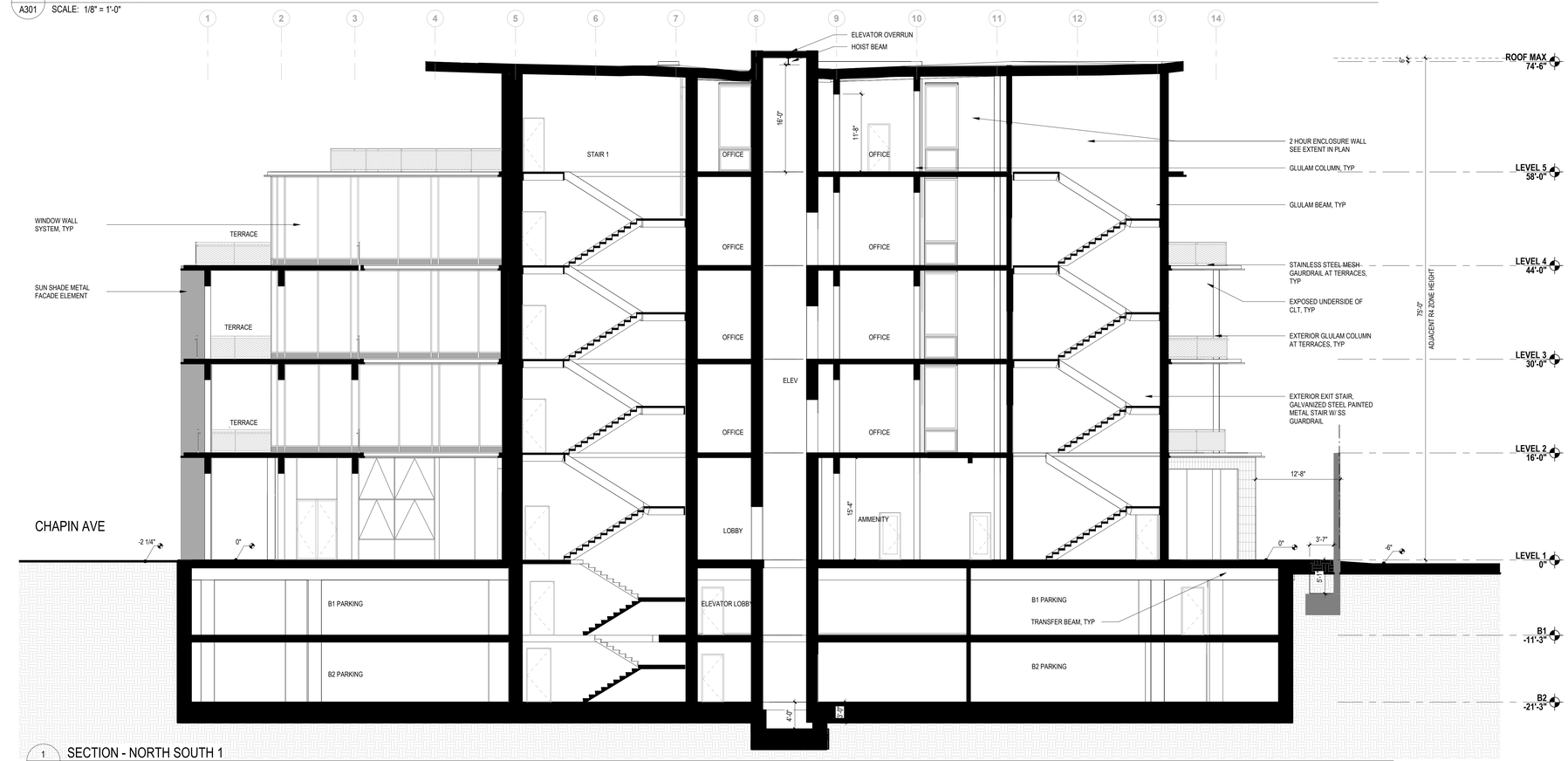
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EXTERIOR BUILDING ELEVATIONS - EAST (RIGHT)

A204



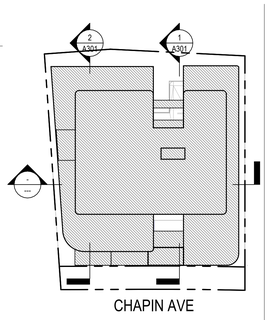
2 A301 SECTION - NORTH SOUTH 2

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



1 A301 SECTION - NORTH SOUTH 1

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



Chapin Burlingame

1430 Chapin Ave, Burlingame, CA 94010

ARCHITECT

LEVER

Haley Coughlin
4713 N. Albina Avenue,
4th Floor Portland, OR 97217
T. 503.928.6040
www.leverarchitecture.com

Civil Engineer: LUK + Associates
Chris Wood
738 Alfred Nobel Drive,
Hercules, CA 94547
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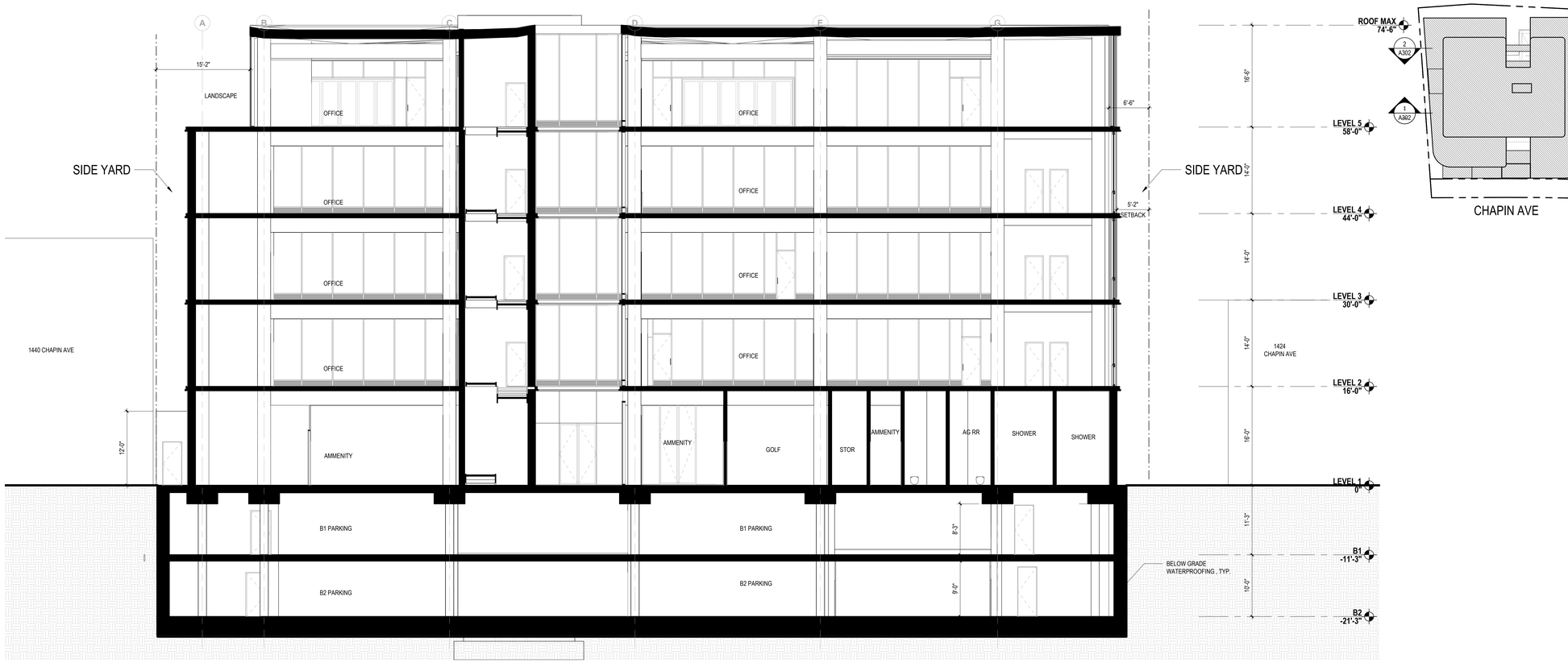
PROJECT NUMBER
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SCALE
As indicated

SHEET TITLE
BUILDING SECTIONS - NORTH SOUTH

A301

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2 SECTION - EAST WEST 2
A302 SCALE: 1/8" = 1'-0"



1 SECTION - EAST WEST 1
A302 SCALE: 1/8" = 1'-0"

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Chapin Burlingame

1430 Chapin Ave, Burlingame, CA 94010

ARCHITECT

LEVER

Haley Coughlin
4713 N. Albina Avenue,
4th Floor Portland, OR 97217
T. 503.928.6040
www.leverarchitecture.com

Civil Engineer: LUK + Associates
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Developer:developUrban
Neal Young
333 S B St Suite 109
San Mateo CA 94401
T. 650.458.7816

Owner: JP Morgan Chase Bank
Christopher McKenna
237 Park Avenue
12th Floor
New York, NY 10017
T 212.270.065

STAMP

NOT FOR CONSTRUCTION

REVISIONS

PHASE
Schematic Design/ Entitlements

DATE
08 -16-2024

PROJECT NUMBER
275

SCALE
As indicated

SHEET TITLE
BUILDING SECTIONS - EAST WEST

A302



6) METAL

BRAKE METAL FINS, METAL PANEL SIDING AND CURTAIN WALL PANEL AS NOTED



7) WINDOW MULLIONS

ARCADIA - COLOR CHAMPAGNE



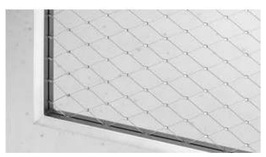
8) WINDOW MULLIONS - 5TH FLOOR, INTERIOR

WOOD MULLIONS



9) GLAZING

VITRO SOLARBAN 90 LOW-E COATING



10) GUARDRAILS

STAINLESS STEEL MESH



5) GLAZED CERAMIC TILE FACADE

EXTERIOR FACADE FINISH

4) PLASTER

COLOR TO MATCH CERAMIC TILE - ON WEST FACADE (NOT SEEN IN RENDER)



3) CONCRETE

STRUCUTRAL CONCRETE FLOORS



2) GLT

GLUE LAMINATED COLUMNS AND BEAMS



1) CLT

CROSS LAMINATED TIMBER SYSTEM



Chapin Burlingame

1430 Chapin Ave, Burlingame, CA 94010

ARCHITECT

LEVER

Haley Coughlin
4713 N. Albina Avenue,
4th Floor Portland, OR 97217
T. 503.928.6040
www.leverarchitecture.com

Civil Engineer: LUK + Associates
Chris Wood
738 Alfred Nobel Drive,
Hercules, CA 94547
T. 510.724.3388

Structural Engineer: Holmes
Robin Landis
235 Montgomery St #1250,
San Francisco, CA 94104
T. 415.693.1600

Fire Engineer: Holmes
Alyson Blair
235 Montgomery St #1250,
San Francisco, CA 94104
T. 415.693.1600

Landscape Architecture: Jett
Sara Fallahi
2 Orinda Theatre Square Suite 218,
Orinda, CA 94563
T. 925.254.5422

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01-10-2025

PROJECT NUMBER
275

SCALE
1" = 30'-0"

SHEET TITLE
MATERIAL PALETTE

A951

1/10/2025 9:44:44 AM
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