



1 3D PERSPECTIVE : CORNER OF EAST LANE & HOWARD AVENUE

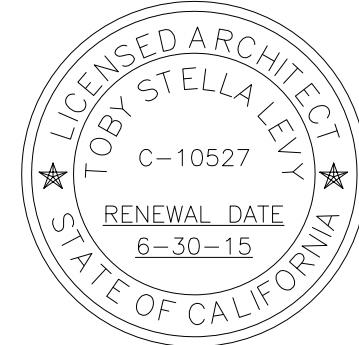


2 3D PERSPECTIVE : CORNER OF HOWARD AVENUE & MYRTLE ROAD



3 3D PERSPECTIVE : LOOKING FROM MYRTLE ROAD AT HOWARD AVENUE

988 HOWARD AVENUE BURLINGAME, CA



988 HOWARD AVENUE
APN: 029 214 220
BURLINGAME, CA
PROJECT NO. 2014-21

DATE	SET ISSUE
02-27-2015	PLANNING COMMISSION

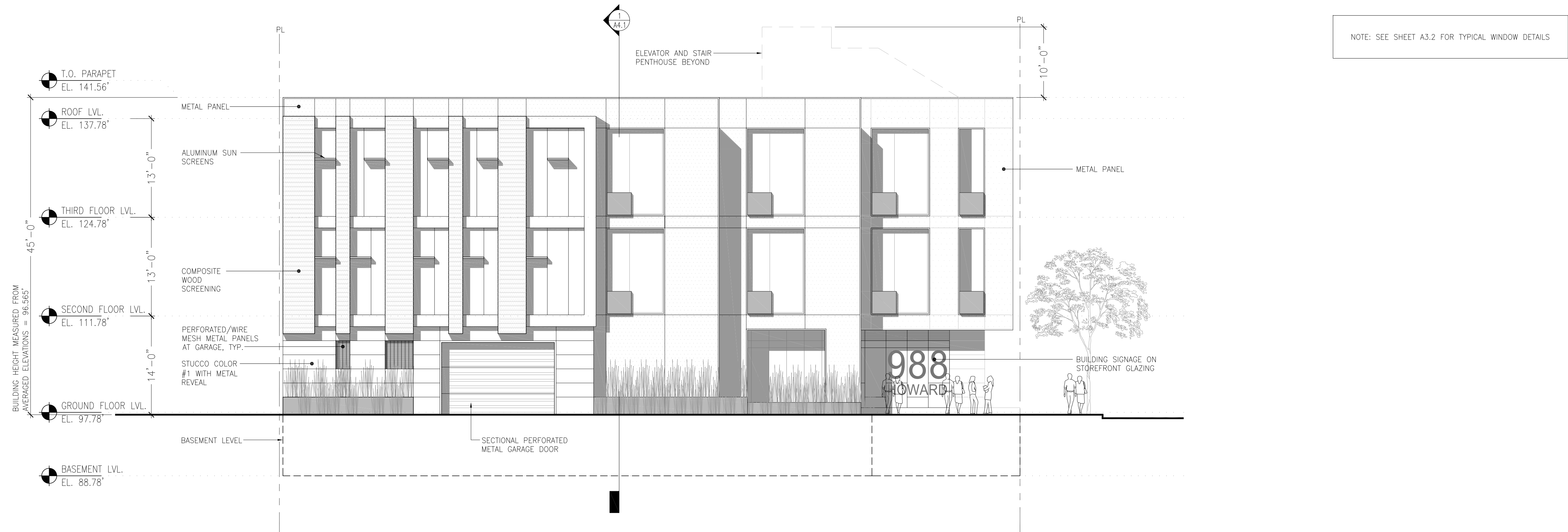
CONTACT: TOBY LEVY

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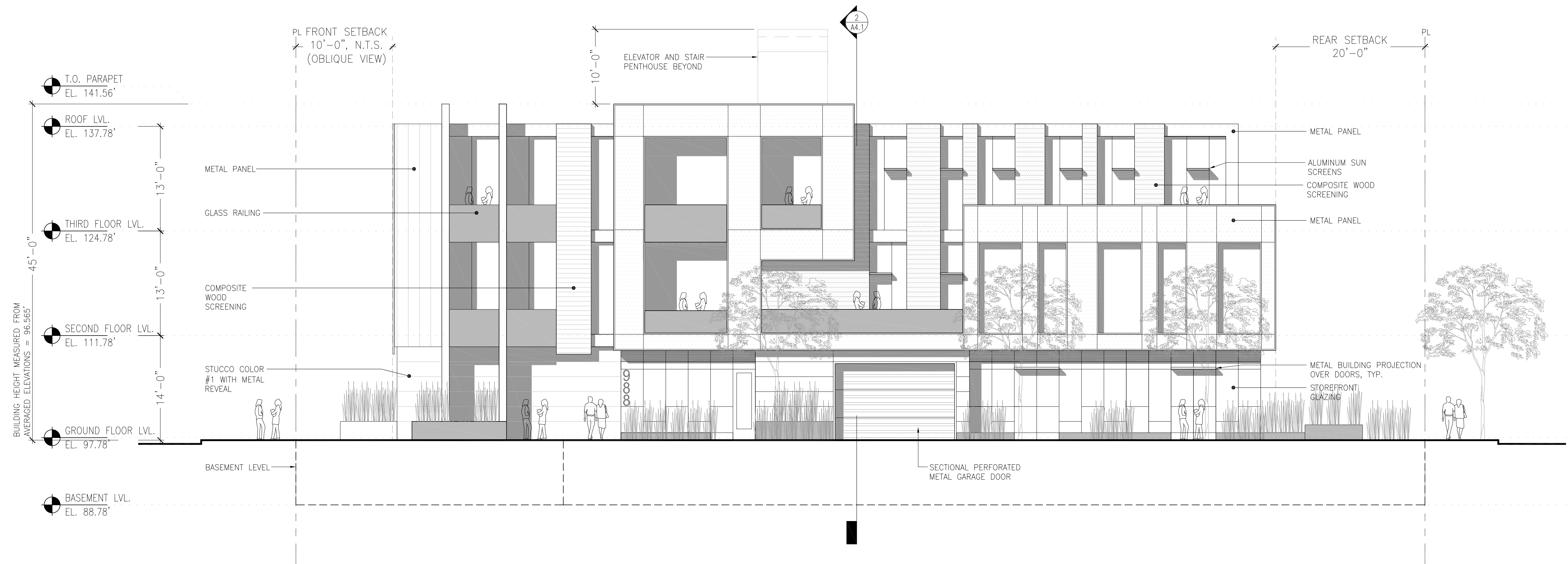
SCALE: AS NOTED

EXTERIOR
RENDERINGS

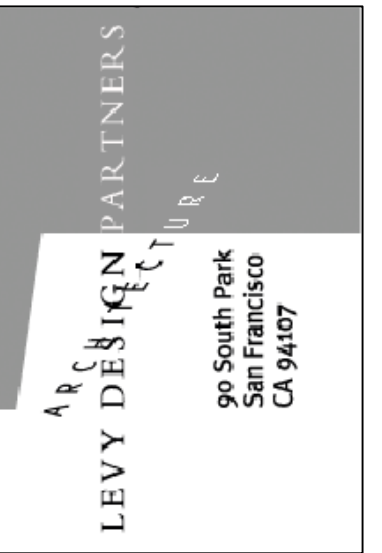
A3.3



1 ELEVATION: EAST LANE (PROJECT WEST)
1/8"=1'-0"

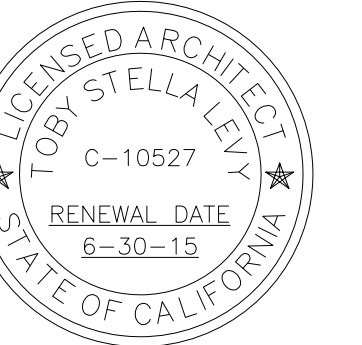


2 ELEVATION: HOWARD AVENUE (PROJECT SOUTH)
1/8"=1'-0"



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05-01-2015	PLANNING COMMISSION

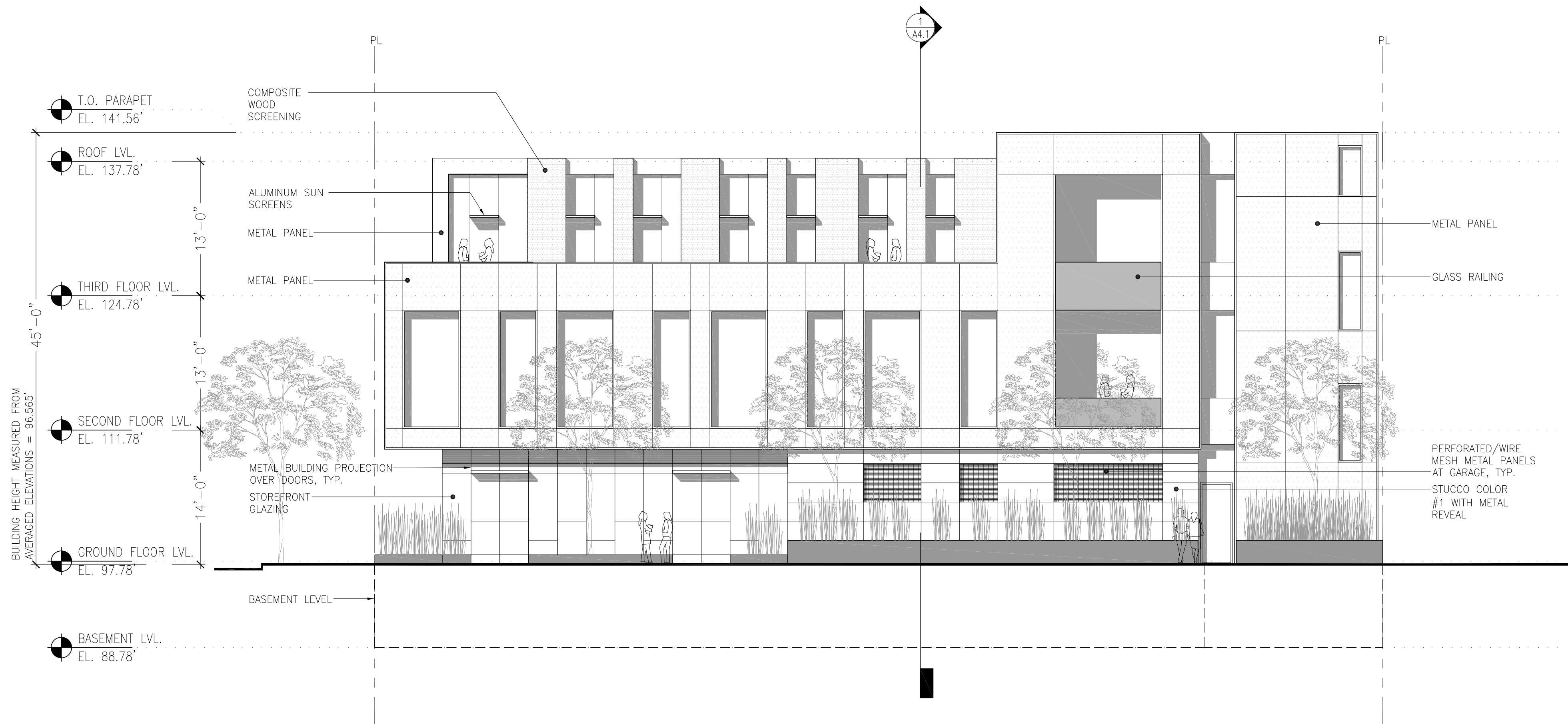
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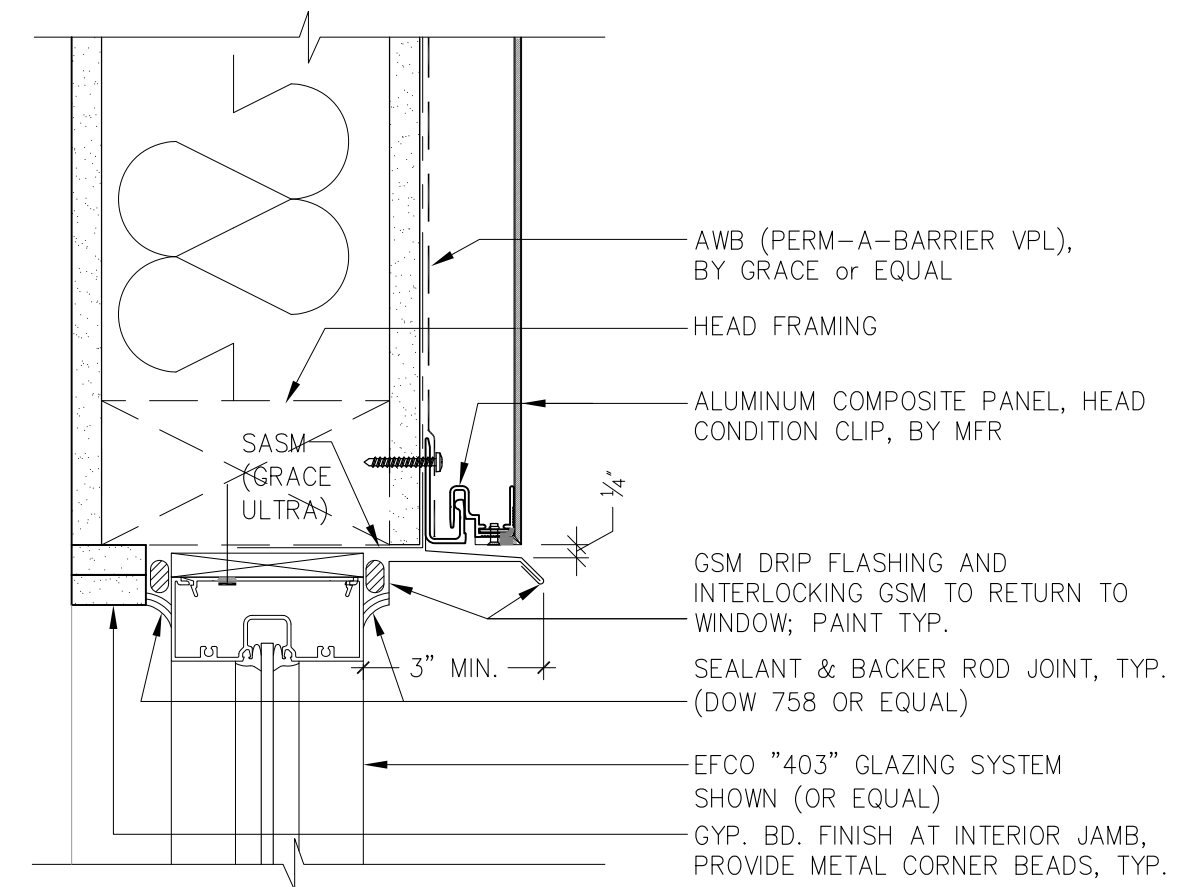
SCALE: AS NOTED

ELEVATIONS:
EXTERIOR

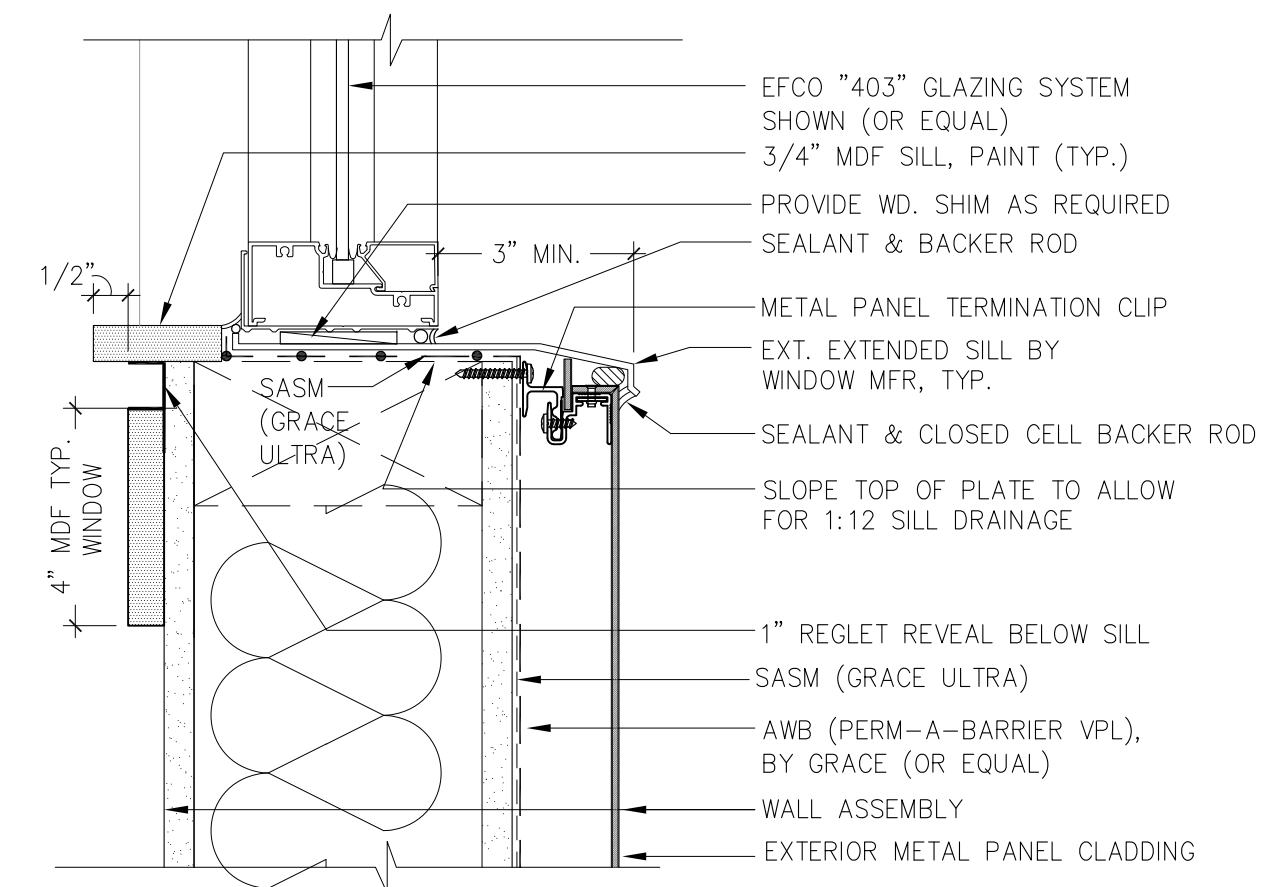
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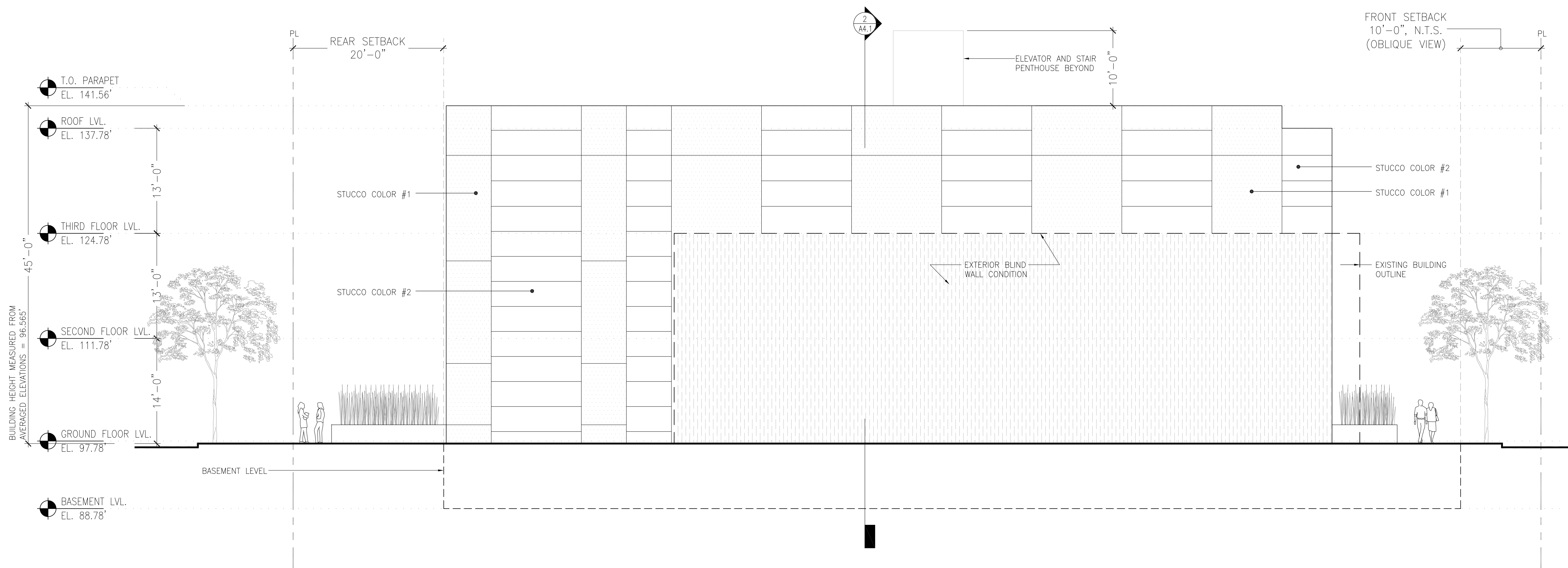
1 ELEVATION: MYRTLE ROAD (PROJECT EAST)
1/8"=1'-0"



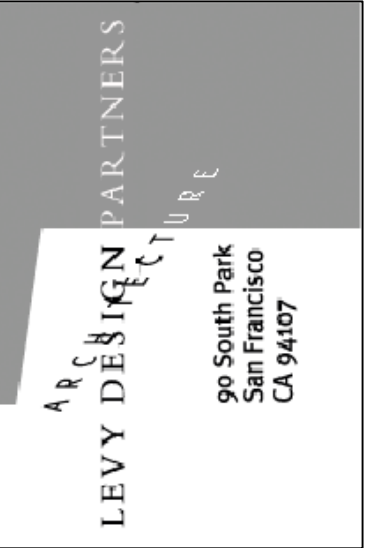
3 HEAD @ ALUMINUM WINDOW - METAL PANEL
3"=1'-0" (JAMB SIMILAR)



4 SILL @ ALUMINUM WINDOW - METAL PANEL
3"=1'-0"

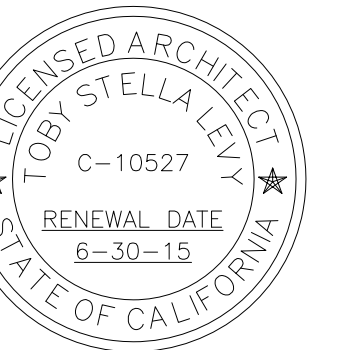


2 ELEVATION: PROJECT NORTH
1/8"=1'-0"



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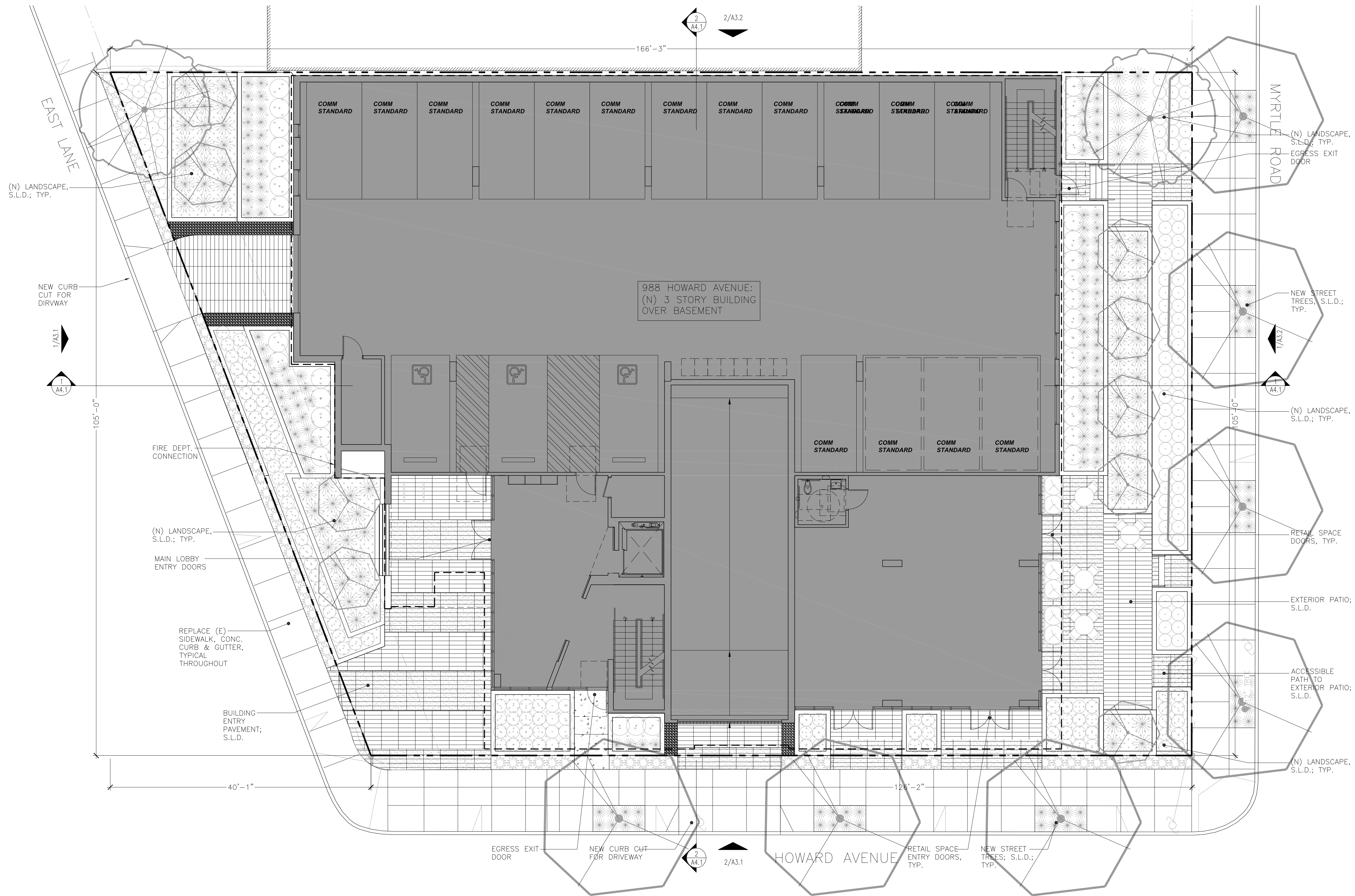
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SCALE: AS NOTED

ELEVATIONS:
EXTERIOR

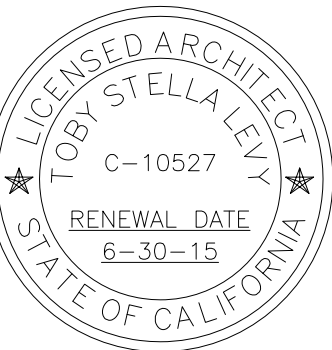
A3.2

1 SITE PLAN: PROPOSED SITE PLAN
1/8"=1'-0"



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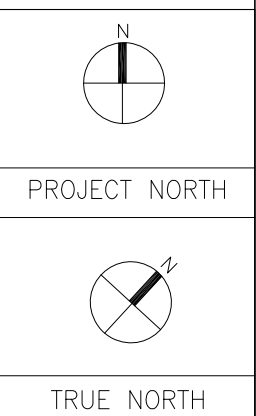
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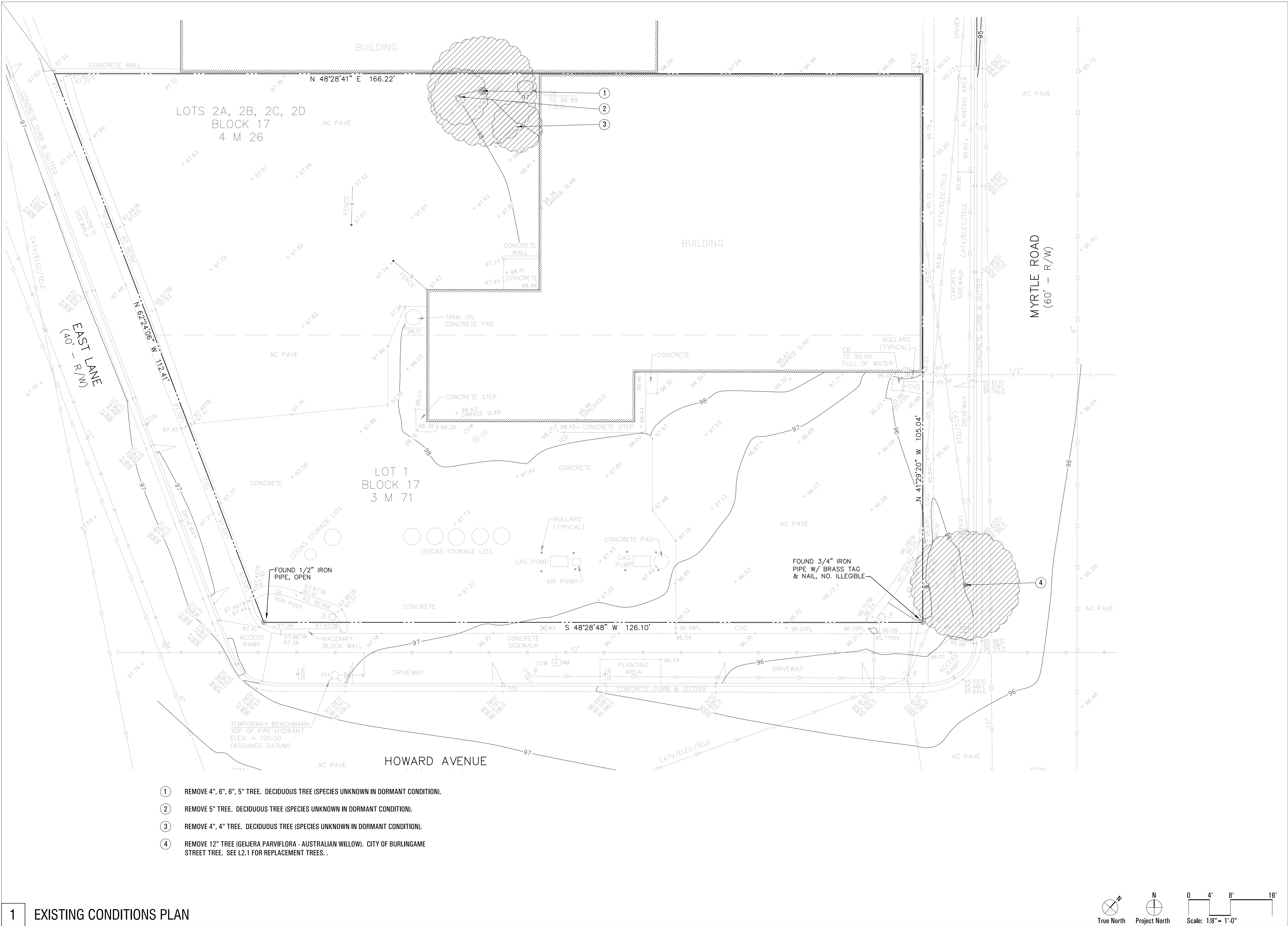
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SCALE: AS NOTED

SITE PLAN:
PROPOSED

A1.1





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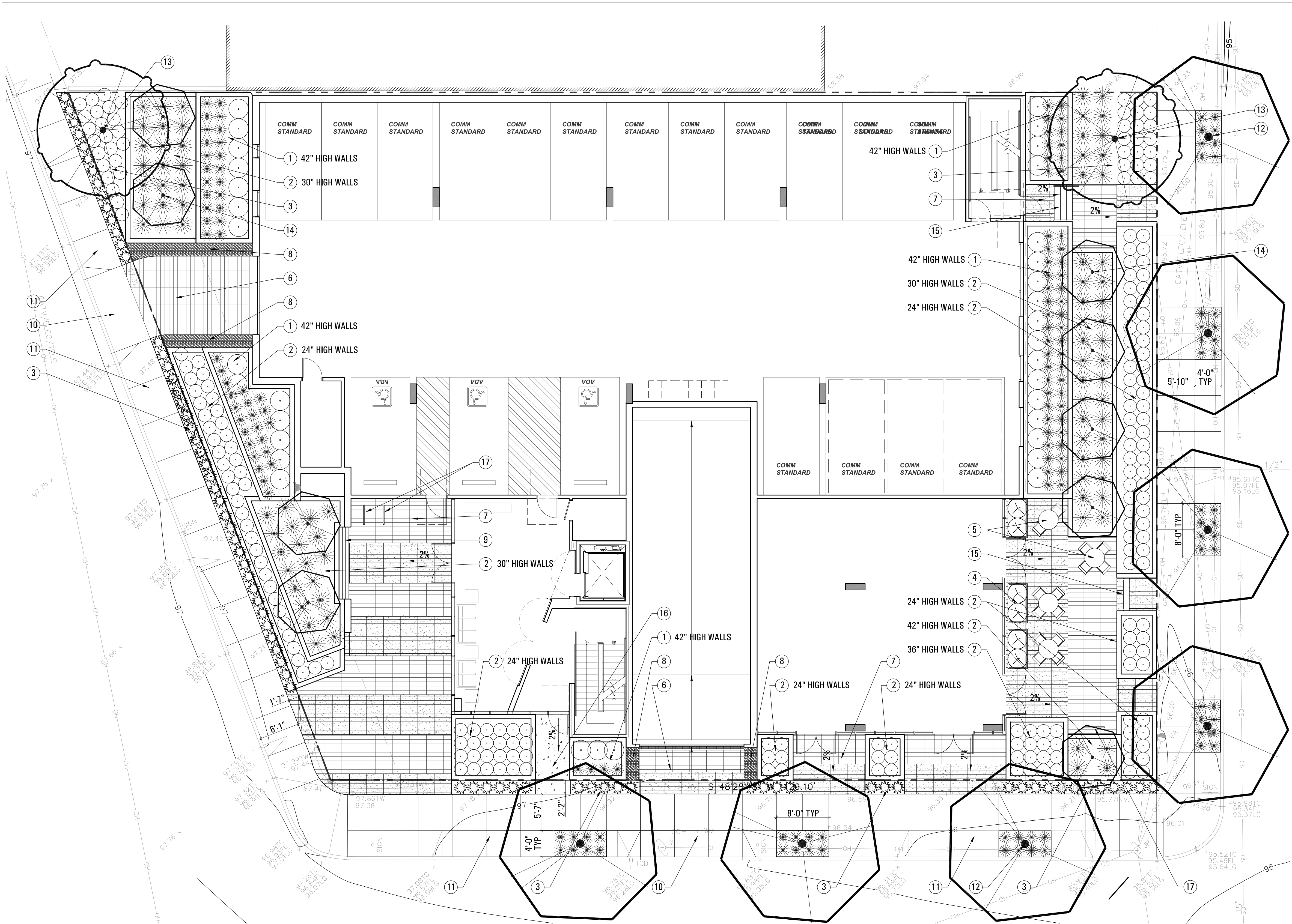
CONTACT:

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74 Dudley Avenue
Piedmont, CA 94611
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Email Chris@CFLA.biz
CFLA # 3557



SCALE: AS NOTED

SITE SURVEY
ARBOR CARE PLAN



- 1

FLOW-THROUGH PLANTER, ON-STRUCTURE. CONCRETE WALLS 42" ± TALL.
- 2

TRADITIONAL PLANTER, ON-STRUCTURE. CONCRETE WALLS 42" ±, 36" ±, 30" ± OR 24" ± TALL.
- 3

PLANTING AREA, ON-GRADE.
- 4

PLANTER POT, 24" TALL, WITH EVERGREEN SHRUBS.
- 5

OUTDOOR TABLE & CHAIR SETS, VARIOUS SIZES & CONFIGURATIONS, SEATING FOR (18) TOTAL.
- 6

PERMEABLE PAVERS, AUTO-LOAD.
- 7

PERMEABLE PAVERS, PEDESTRIAN-LOAD.
- 8

DECORATIVE PEBBLES.
- 9

BUILT-IN BENCH AT ENTRY.
- 10

CONCRETE DRIVEWAY APRON, AUTO-LOAD AS PER CITY STANDARD. SEE CIVIL DRAWINGS.
- 11

CONCRETE SIDEWALK, PEDESTRIAN-LOAD AS PER CITY STANDARD. SEE CIVIL DRAWINGS.
- 12

STREET TREE IN 4' x 8' PLANTING AREA, TYP OF (7): GINKGO BILOBA.
- 13

TREE PLANTED ON-GRADE, 24" BOX SIZE, TYP OF (2).
- 14

TREE PLANTED ON-STRUCTURE IN PLANTER, 24" BOX SIZE, TYP OF (9).
- 15

STEP(S) & HANDRAIL.
- 16

CONCRETE PAVING WITH INTEGRAL COLOR, BROOM FINISH.
- 17

BIKE RACK TYPICAL.

PLANT PALETTE			
SYMBOL	BOTANICAL	COMMON	SIZE
TREES			
CER OCC	CERCIS OCCIDENTALIS	WESTERN REDBUD	24" BOX
GIN FAI	GINKGO BILOBA 'FAIRMOUNT' (STREET TREE)	COLUMNAR MAIDENHAIR TREE	24" BOX
LAG TON	LAGERSTROEMIA 'TONT0'	RED CRAPE MYRTLE (MULTI-STEM TRUNK)	24" BOX
SHRUBS / PERENNIALS / GRASSES			
ANE LES	ANEMANTHELE LESSONIANA	NEW ZEALAND WIND GRASS	1 GAL
ANI RED	ANIGOZANTHOS 'RED CROSS'	RED CROSS KANGAROO PAW	1 GAL
GRE FIR	GREVILLEA 'FIRESPRITE'	FIRESPRITE GREVILLEA	5 GAL
LOM BRE	LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	1 GAL
OLE LIT	OLEA EUROPAEA 'LITTLE OLLIE'	DWARF OLIVE	5 GAL
PHO MAO	PHORMIUM 'MAORI QUEEN'	MAORI QUEEN FLAX	5 GAL
GROUND COVERS			
ARC WOO	ARCTOSTAPHYLOS UVA-URSI 'WOOD'S COMPACT'	BEARBERRY	1 GAL
SEN MAN	SENECIO MANDRALISCAE	BLUE ICE PLANT	1 GAL

- IRRIGATION PLANTING NOTES

1

ALL PLANTS SHALL BE GROUPED IN LIKE HYDROZONES.

2

IRRIGATION SYSTEM SHALL UTILIZE AUTOMATIC, SELF-ADJUSTING WEATHER-BASED IRRIGATION CONTROLLER WITH RAIN SENSOR SHUTOFF.

3

SYSTEM SHALL ONLY OPERATE BETWEEN 8 PM AND 10 AM.

4

IRRIGATION SYSTEM SHALL BE CONNECTED TO A SEPARATE WATER METER.

5

THE DESIGN SHALL CONFORM TO THE WATER CONSERVATION IN LANDSCAPE ORDINANCE.

6

INSTALL 2.5" DEEP LAYER OF MULCH IN PLANTING AREAS. MULCH SHALL BE "FOREST FLOOR", AS AVAILABLE AT AMERICAN SOIL & STONE, RICHMOND, CA (510.292.3000).

7

"OUTDOOR POTABLE WATER USE" AND THE "IRRIGATION DESIGN" CONTROLS REQUIREMENTS SHALL BE MET.

8

PROVIDE SEPARATE IRRIGATION TO STREET TREES.
- True North

Project North

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



A COLUMNAR MAIDENHAIR TREE



B CONCRETE PLANTER WALLS



C BIKE RACK



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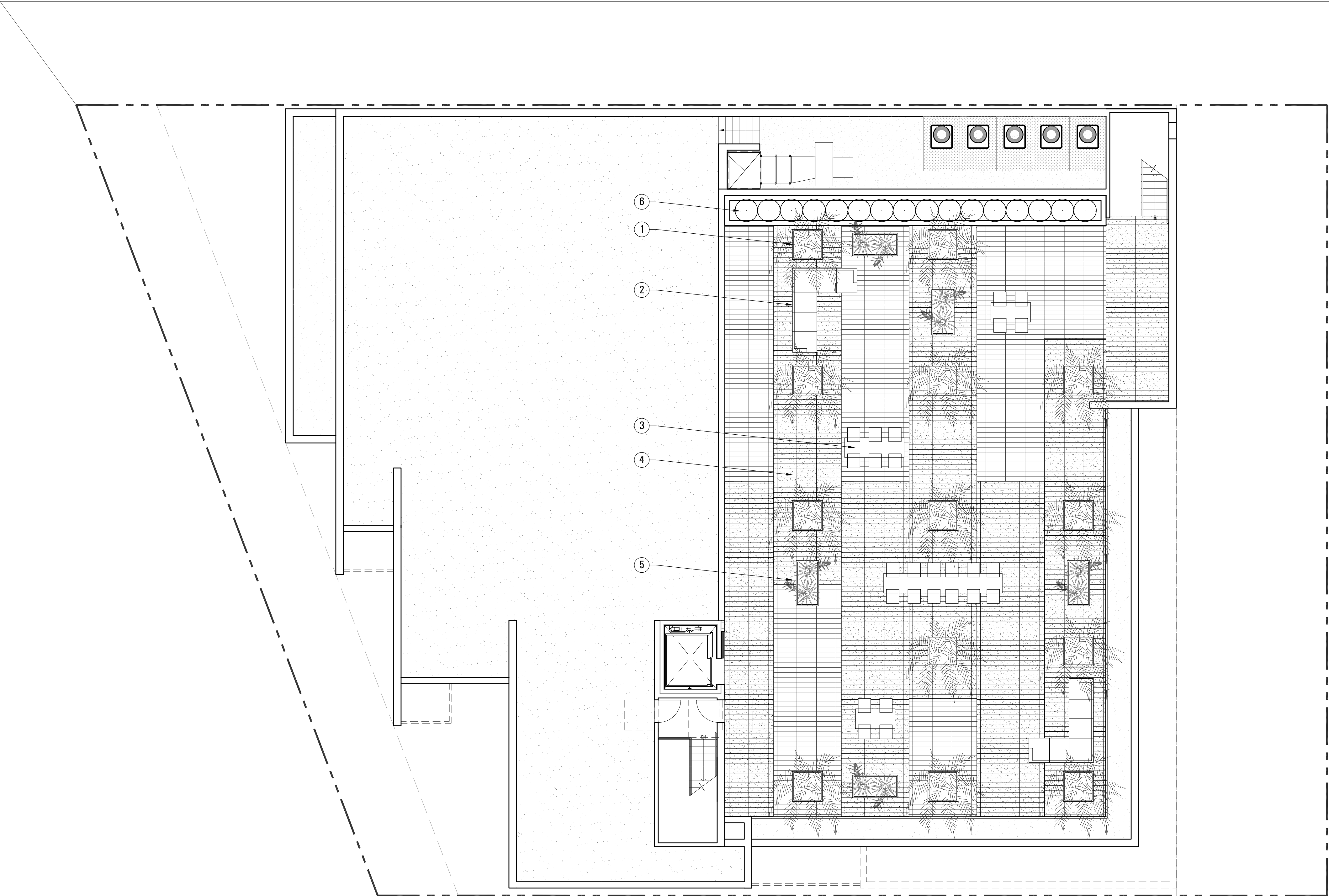
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DATE	SET ISSUE
03-04-2015	PLANNING COMMISSION
04-22-2015	PLANNING BACKCHECK

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SCALE: AS NOTED

LANDSCAPE PLAN
GROUND LEVEL



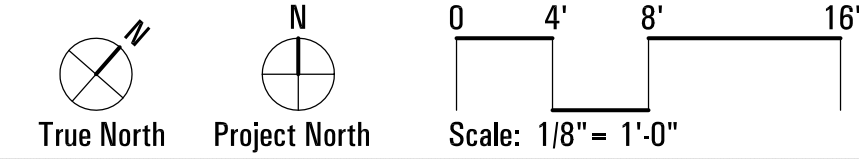
1 PROPOSED LANDSCAPE PLAN: ROOF LEVEL



A DESIGN IMAGE: ROOF DECK



A DESIGN IMAGE: PAVERS



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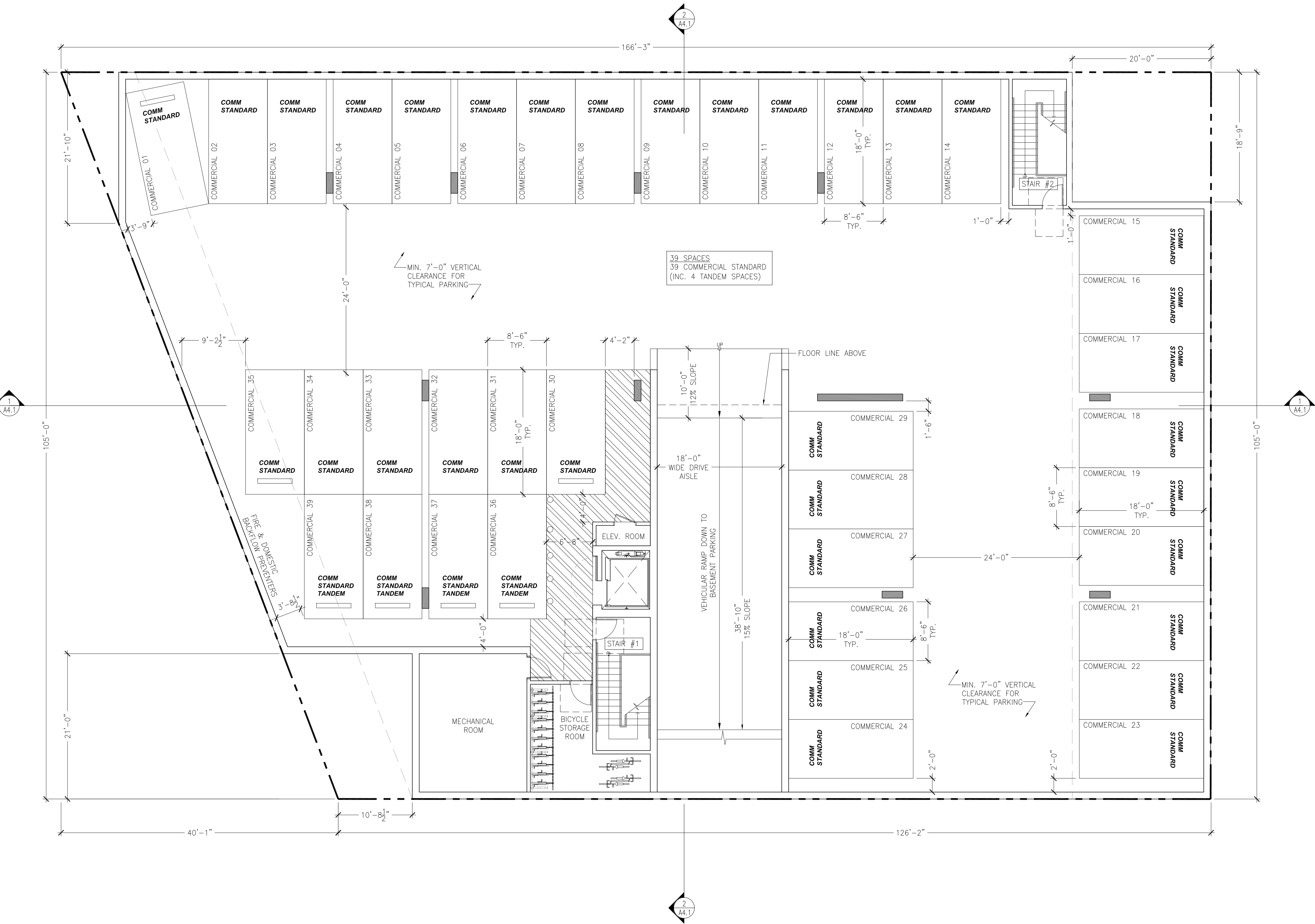
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CRLA # 3657

SCALE: AS NOTED

LANDSCAPE PLAN
ROOF LEVEL



1 PLAN: BASEMENT
1/8"=1'-0"

GENERAL NOTES

- AT THE TIME OF BUILDING PERMIT APPLICATION, PLANS AND ENGINEERING WILL BE SUBMITTED FOR SHORING AS REQUIRED BY 2013 CBC, CHAPTER 33 REGARDING THE PROTECTION OF ADJACENT PROPERTY AND AS REQUIRED BY OSHA. THE FOLLOWING WILL BE ADDRESSED:
 - THE WALLS OF THE PROPOSED BASEMENT SHALL BE PROPERLY SHORED, PRIOR TO CONSTRUCTION ACTIVITY. THIS EXCAVATION MAY NEED TEMPORARY SHORING. A COMPETENT CONTRACTOR SHALL BE CONSULTED FOR RECOMMENDATIONS AND DESIGN OF SHORING SCHEME FOR THE EXCAVATION. THE RECOMMENDED DESIGN TYPE OF SHORING SHALL BE APPROVED BY THE ENGINEER OF RECORD OR SOILS ENGINEER PRIOR TO USAGE.
 - ALL APPROPRIATE GUIDELINES OF OSHA SHALL BE INCORPORATED INTO THE SHORING DESIGN BY THE CONTRACTOR. WHERE SPACE PERMITS, TEMPORARY CONSTRUCTION SLOPES MAY BE UTILIZED IN LIEU OF SHORING. MAXIMUM ALLOWABLE VERTICAL CUT FOR THE SUBJECT PROJECT WILL BE FIVE (5) FEET. BEYOND THAT HORIZONTAL BENCHES OF 5 FEET WIDE WILL BE REQUIRED. TEMPORARY SHORES SHALL NOT EXCEED 1 TO 1 (HORIZONTAL TO VERTICAL). IN SOME AREAS DUE TO HIGH MOISTURE, CONTACT/WATER TABLE, FLATTER SLOPES WILL BE REQUIRED WHICH WILL BE RECOMMENDED BY THE SOILS ENGINEER IN THE FIELD.
 - IF SHORING IS REQUIRED, SPECIFY ON THE PLANS WHO'S SOLE RESPONSIBILITY IT IS TO DESIGN AND PROVIDE ADEQUATE SHORING, BRACING, FORMWORK, ETC. AS REQUIRED FRO THE PROTECTION OF LIFE AND PROPERTY DURING CONSTRUCTION OF THE BUILDING.
 - SHORING AND BRACING SHALL REMAIN IN PLACE UNTIL FLOORS, ROOF AND WALL SHEATHING HAVE BEEN ENTIRELY CONSTRUCTED.
 - SHORING PLANS SHALL BE WET-STAMPED AND SIGNED BY THE ENGINEER-OF-RECORD AND SUBMITTED TO THE CITY FOR REVIEW PRIOR TO CONSTRUCTION. IF APPLICABLE, INCLUDE SURCHARGE LOADS FROM ADJACENT STRUCTURES THAT ARE WITHIN THE ZONE OF INFLUENCE (45 DEGREE WEDGE UP THE SLOPE FROM THE BASE OF THE RETAINING WALL) AND/OR DRIVEWAY SURCHARGE LOADS.
- WHEN PLANS ARE SUBMITTED FOR BUILDING CODE PLAN CHECK, THEY WILL INCLUDE A COMPLETE UNDERGROUND PLUMBING PLAN INCLUDING COMPLETE DETAILS FOR THE LOCATION OF ALL REQUIRED GREASE TRAPS AND CITY-REQUIRED BACKWATER PREVENTION DEVICES.

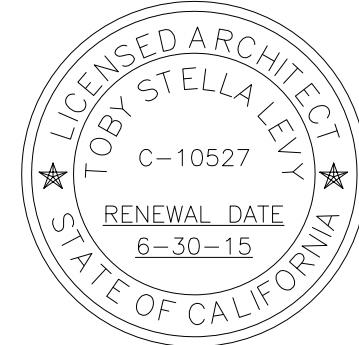
ACCESSIBILITY NOTES

- PUBLIC DOORS: 60"
- INTERIOR DOORS: 18"
EXTERIOR PUBLIC DOORS: 24"
NOTE: SEE A0.5 FOR ADDITIONAL DOOR ACCESSIBILITY CLEARANCE DETAILS



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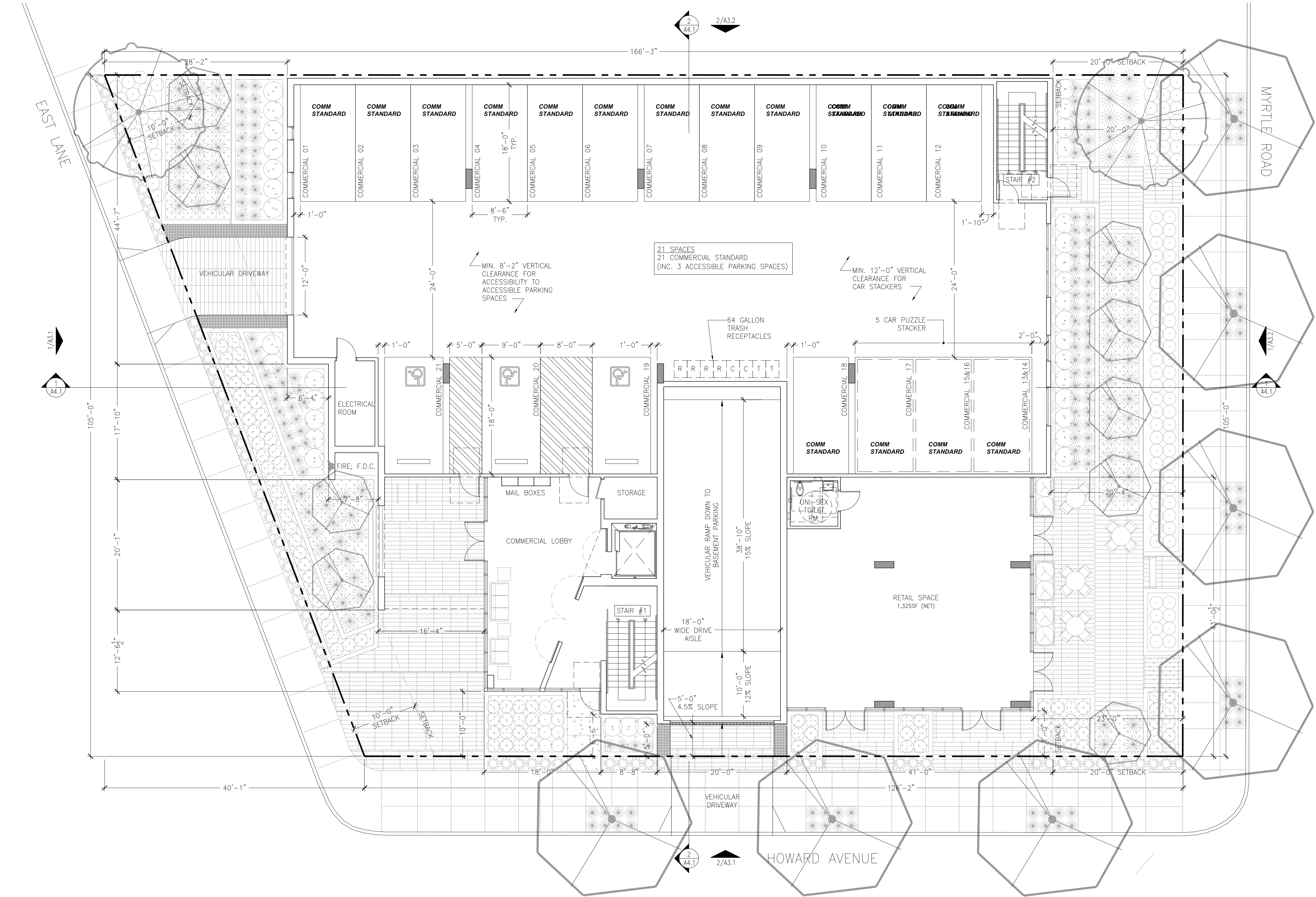
CONTACT: TOBY LEVY

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SCALE: AS NOTED

FLOOR PLAN:
BASEMENT

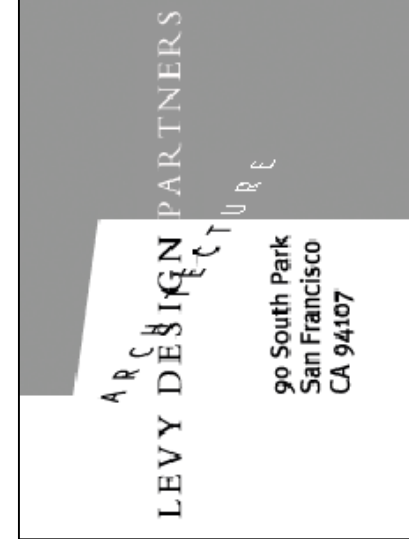
A2.0



1 PLAN: GROUND FLOOR
1/8"=1'-0"

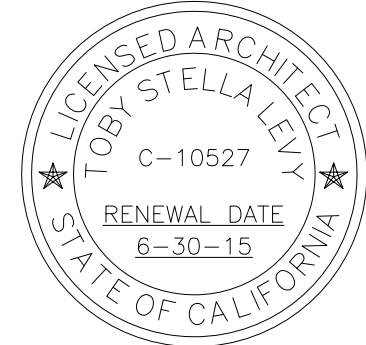
GENERAL NOTES

- CONTRACTOR TO PROVIDE SOLID CONTINUOUS BACKING FOR ALL WALL MTD. FIXTURES, ACCESSORIES, MILLWORK, EQUIPMENT RACKS, SHELVING, ETC. ALL BLOCKING TO BE SAME DIMENSION AS ASSOCIATED FRAMING, SEE A0.5
- AT ALL TOILET ROOMS PROVIDE THE FOLLOWING:
 - MIN. 30"x48" CLR. SPACE IN FRONT OF SINK
 - MIN. 30"x48" CLR. SPACE AT SIDE OF TUB
 - MIN. 36"x48" CLR. SPACE IN FRONT OF TOILET
- SEE A0.5 FOR TYPICAL MOUNTING HEIGHTS IN BATHROOMS
- ALL BATHROOMS MUST COMPLY WITH CBC SECTION 11B



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SCALE: AS NOTED

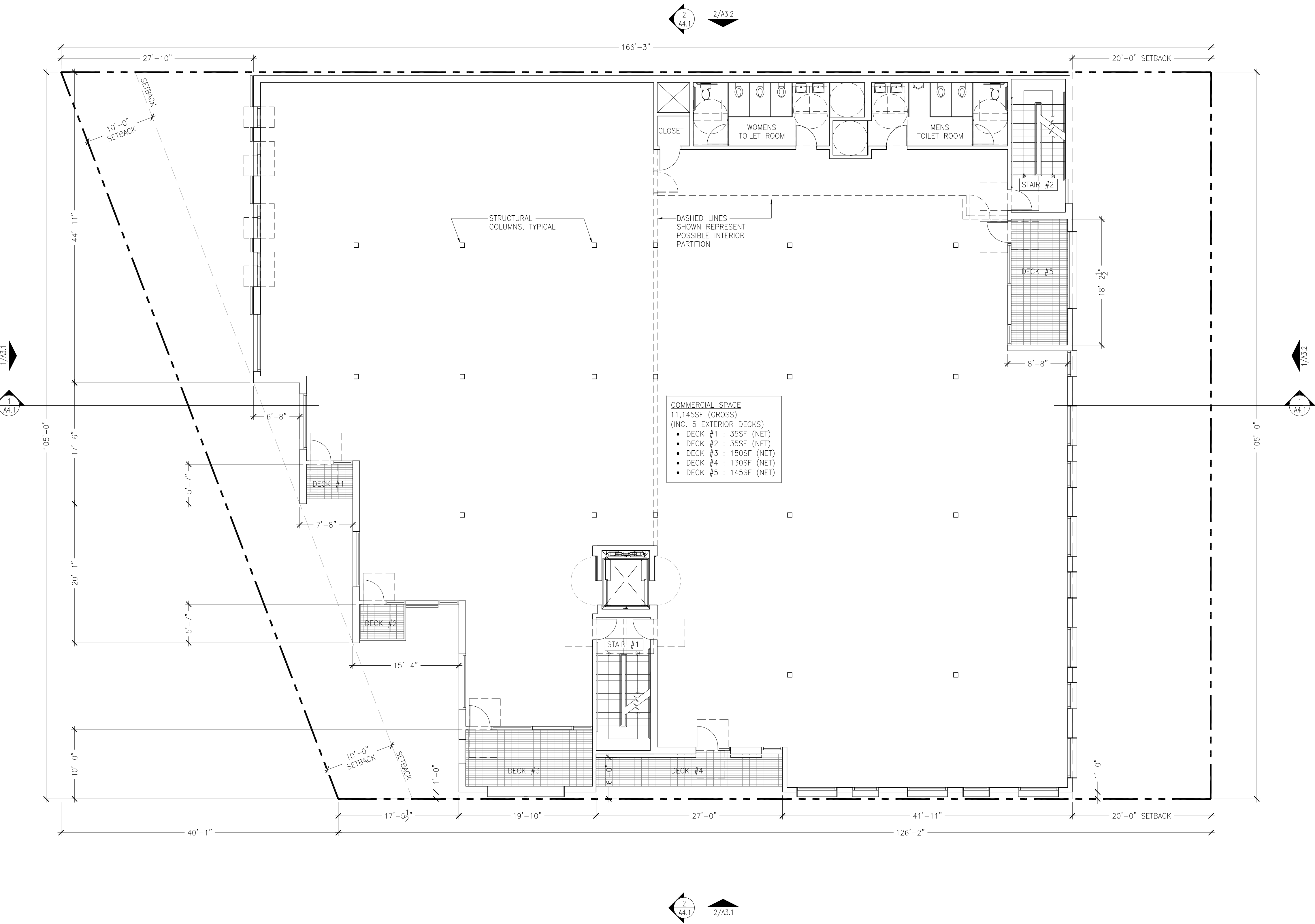
FLOOR PLAN:
GROUND FLOOR

ACCESSIBILITY NOTES

- PUBLIC DOORS: 60"
- INTERIOR DOORS: 18"
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- NOTE: SEE A0.5 FOR ADDITIONAL DOOR ACCESSIBILITY CLEARANCE DETAILS

PROJECT NORTH	TRUE NORTH

A2.1

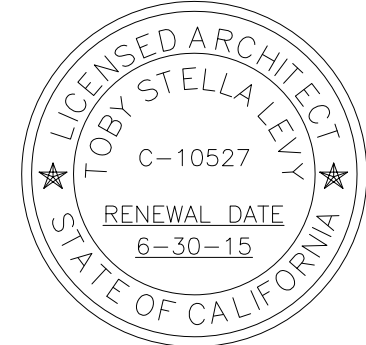


GENERAL NOTES

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- AT ALL TOILET ROOMS PROVIDE THE FOLLOWING:
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 - MIN. 30"x48" CLR. SPACE AT SIDE OF TUB
 - MIN. 36"x48" CLR. SPACE IN FRONT OF TOILET
- SEE A0.5 FOR TYPICAL MOUNTING HEIGHTS IN BATHROOMS
- ALL BATHROOMS MUST COMPLY WITH CBC SECTION 11A

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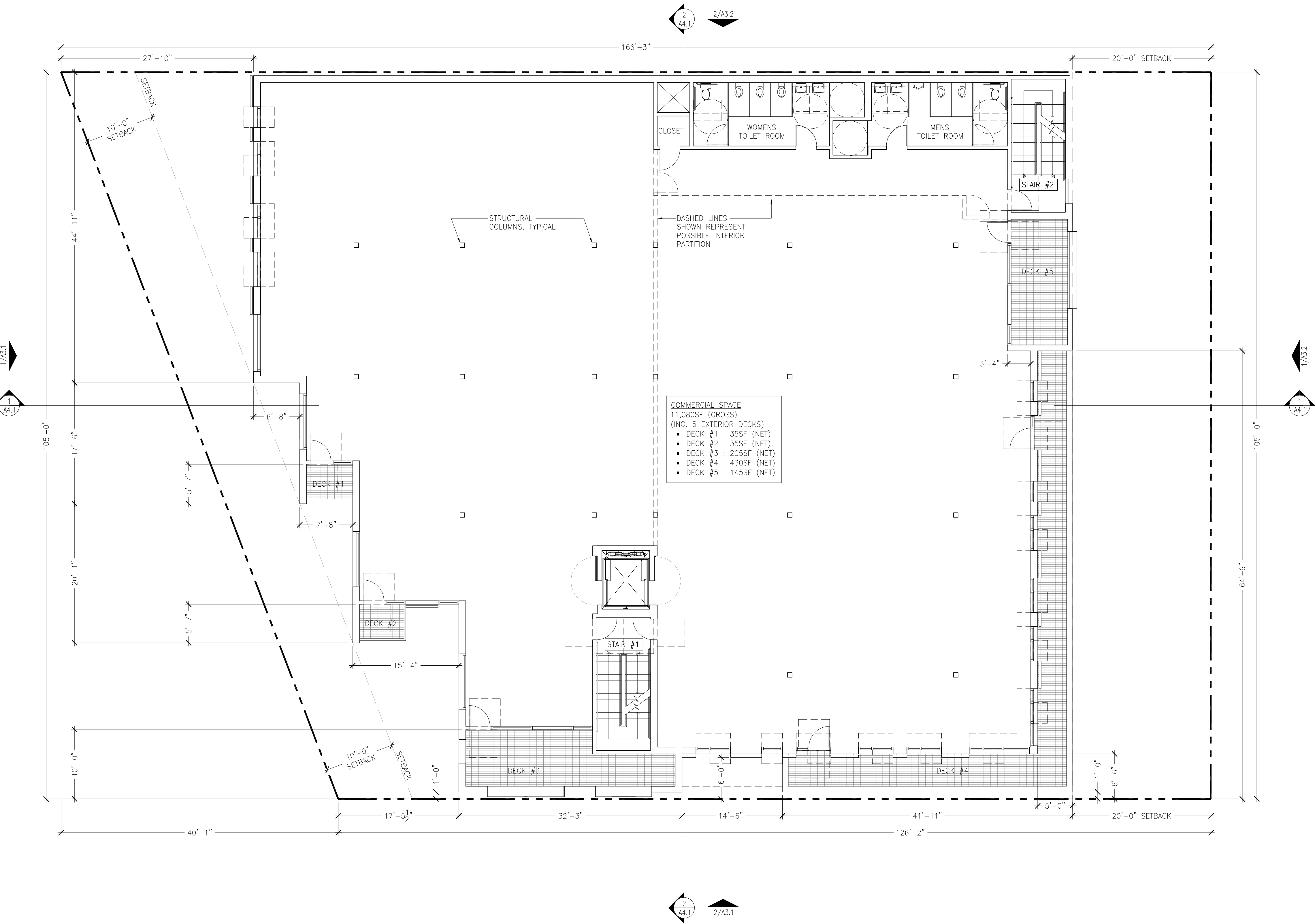
SCALE: AS NOTED

FLOOR PLAN:
SECOND FLOOR

PROJECT NORTH	TRUE NORTH

A2.2

1 PLAN: SECOND FLOOR
1/8"=1'-0"



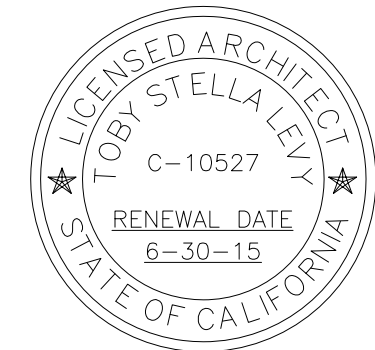
1 PLAN: THIRD FLOOR
1/8"=1'-0"

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- AT ALL TOILET ROOMS PROVIDE THE FOLLOWING:
 - MIN. 30"x48" CLR. SPACE IN FRONT OF SINK
 - MIN. 30"x48" CLR. SPACE AT SIDE OF TUB
 - MIN. 36"x48" CLR. SPACE IN FRONT OF TOILET
- SEE A0.5 FOR TYPICAL MOUNTING HEIGHTS IN BATHROOMS
- ALL BATHROOMS MUST COMPLY WITH CBC SECTION 11A

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SCALE: AS NOTED

FLOOR PLAN:
THIRD FLOOR

PROJECT NORTH	TRUE NORTH

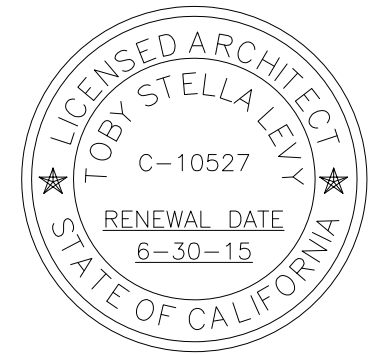
A2.3

GENERAL NOTES

1. ROOF TO COMPLY WITH "COOL ROOF" REQUIREMENTS OF THE 2010 CALIFORNIA ENERGY CODE SECTION 151.F.12.
2. ALL ROOF AREAS TO BE CLASS "A" 4-PLY PER CBC TABLE 1505. ROOF TO SLOPE TO DRAIN AT 1/4" PER FOOT MIN.
3. ROOF AND OVERFLOW DRAINS @ ROOF AND DECK AREAS SHALL CONNECT/FLOW TO PLANTERS TO CITY SEWER, S.C.D.
4. BUILT-UP WITH RIGID ROOF INSULATION OVER STRUCTURAL SHEATHING, TYP.

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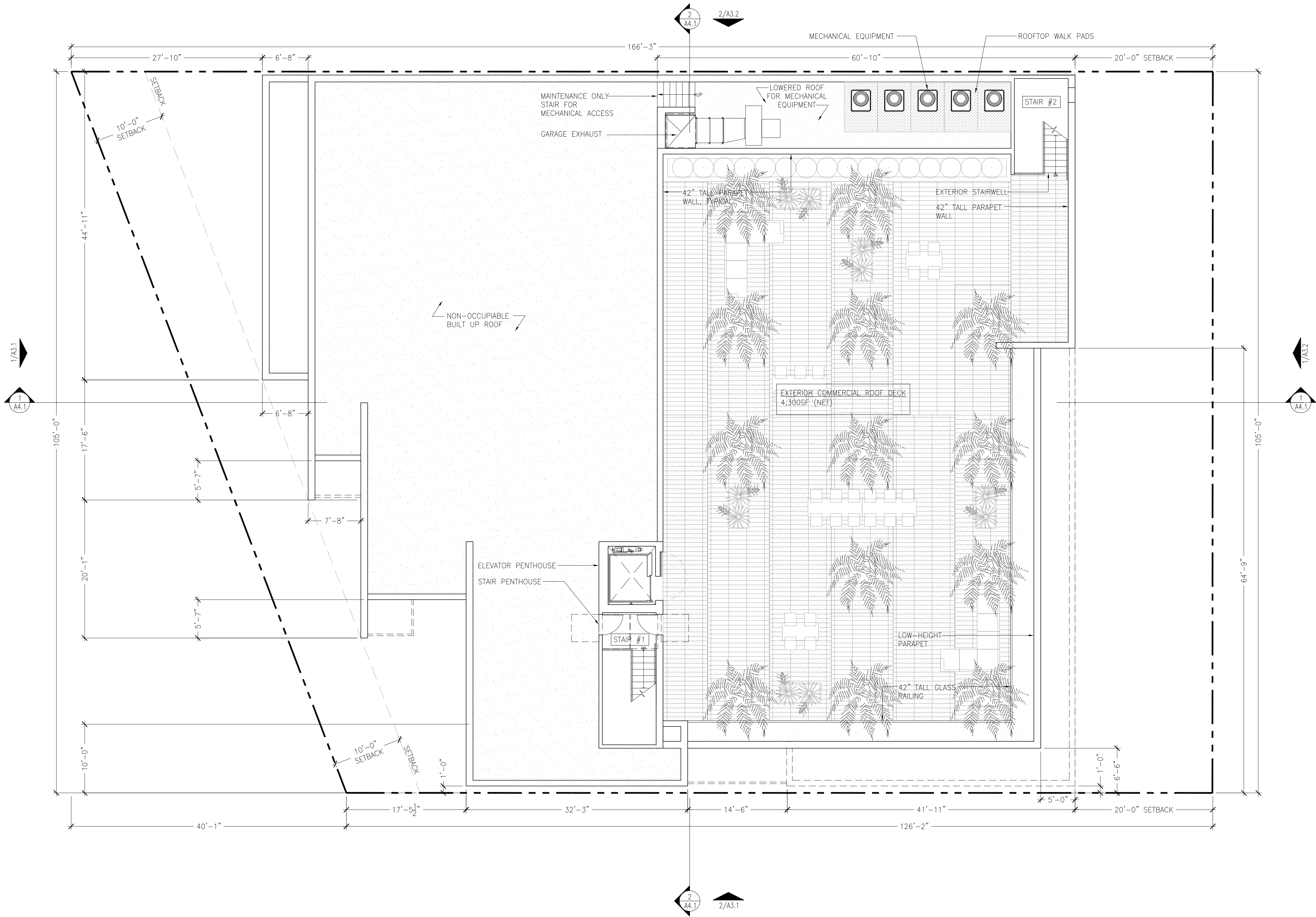
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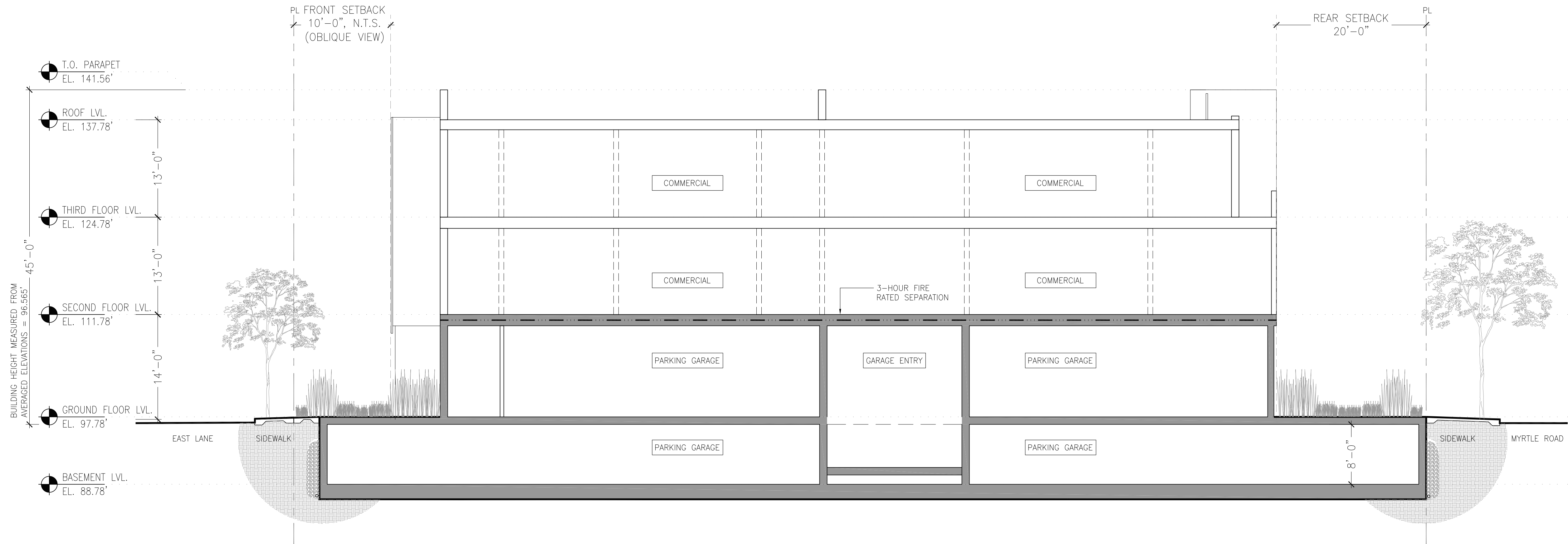
FLOOR PLAN:
ROOF PLAN

PROJECT NORTH	TRUE NORTH

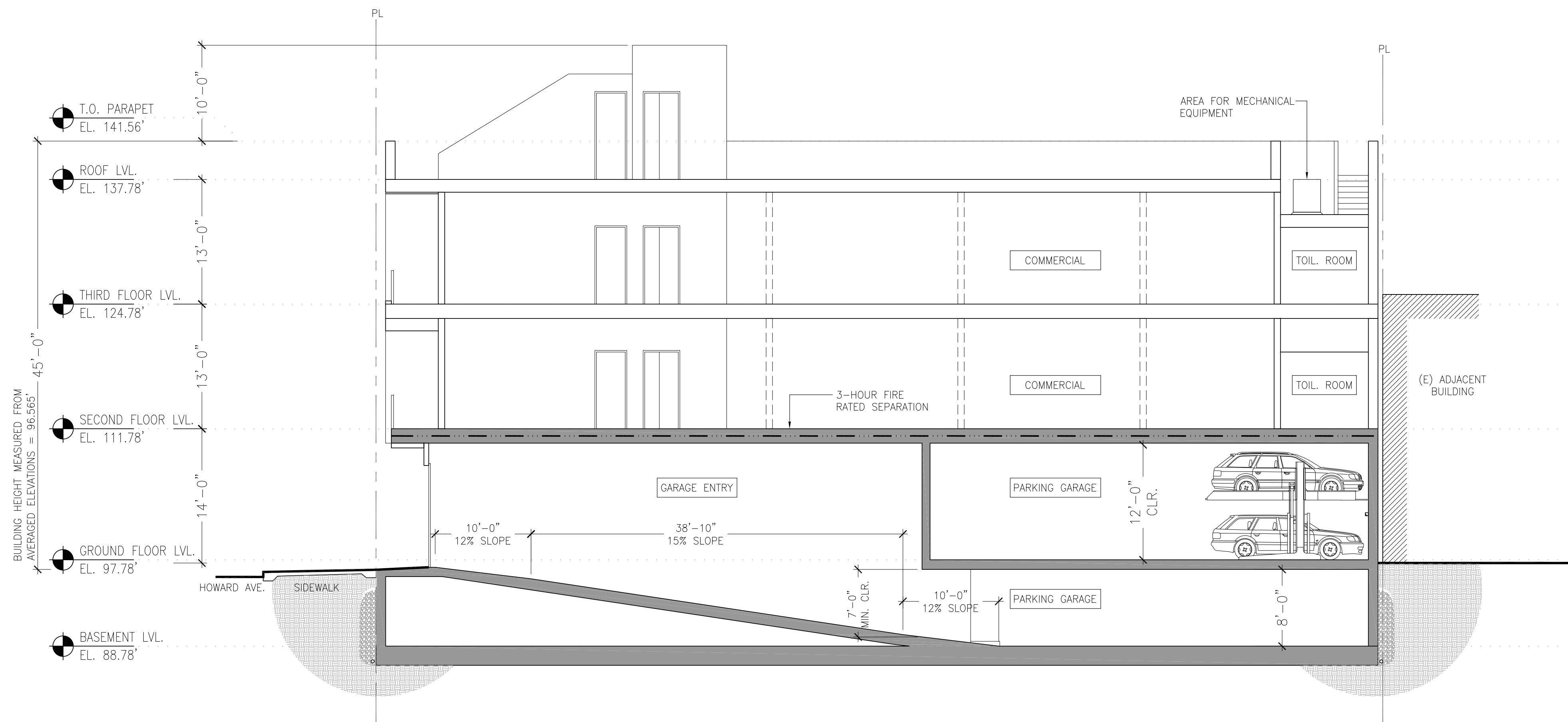
A2.4



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



1 BUILDING SECTION
1/8"=1'-0"

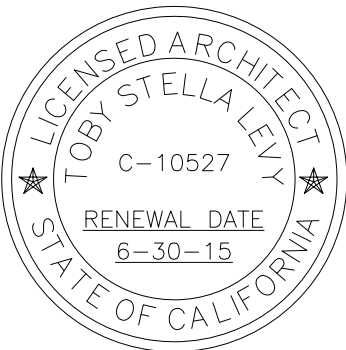


2 BUILDING SECTION
1/8"=1'-0"



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988 HOWARD AVENUE
APN: 029 214 220
BURLINGAME, CA
PROJECT NO. 2014-21

DATE	SET ISSUE
02-27-2015	PLANNING SUBMITTAL
05-01-2015	PLANNING COMMISSION

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SCALE: AS NOTED

BUILDING
SECTIONS

A4.1