

# 988 HOWARD AVENUE BURLINGAME, CA



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

DATE	SET ISSUE
05-01-2015	PLANNING COMMISSION
08-24-2015	PLANNING COMMISSION

CONTACT: TOBY LEVY

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(415) 777-5117 F

SCALE: AS NOTED

EXTERIOR  
RENDERINGS

A3.3

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



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

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## BURLINGAME, CA



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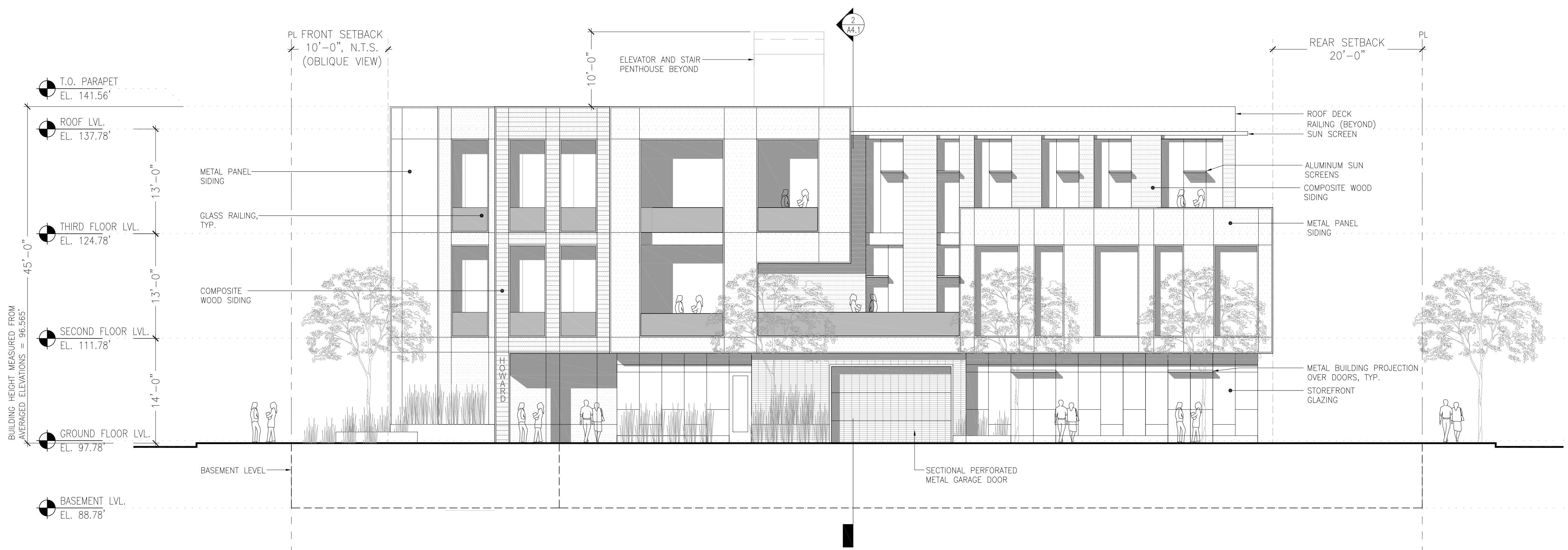
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SCALE: AS NOTED

ELEVATIONS:  
EXTERIOR

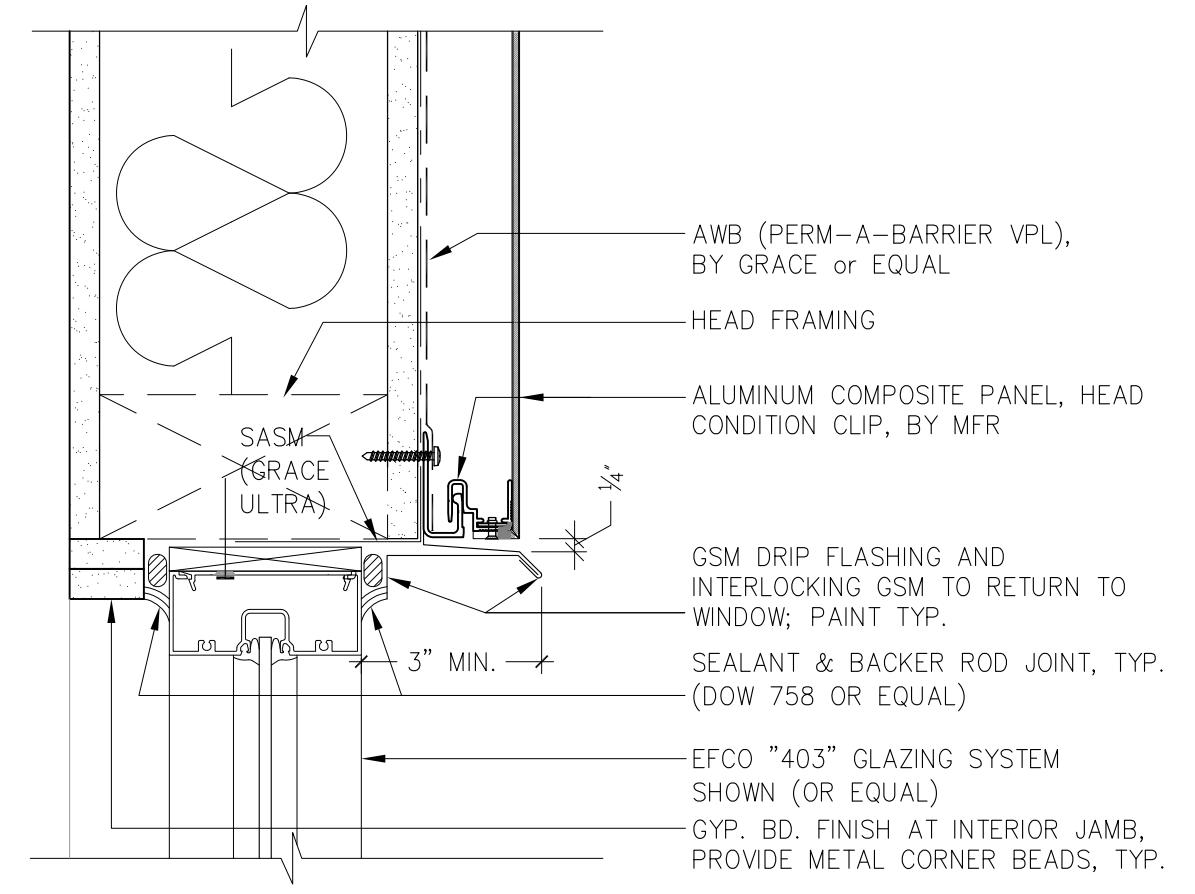
A3.1



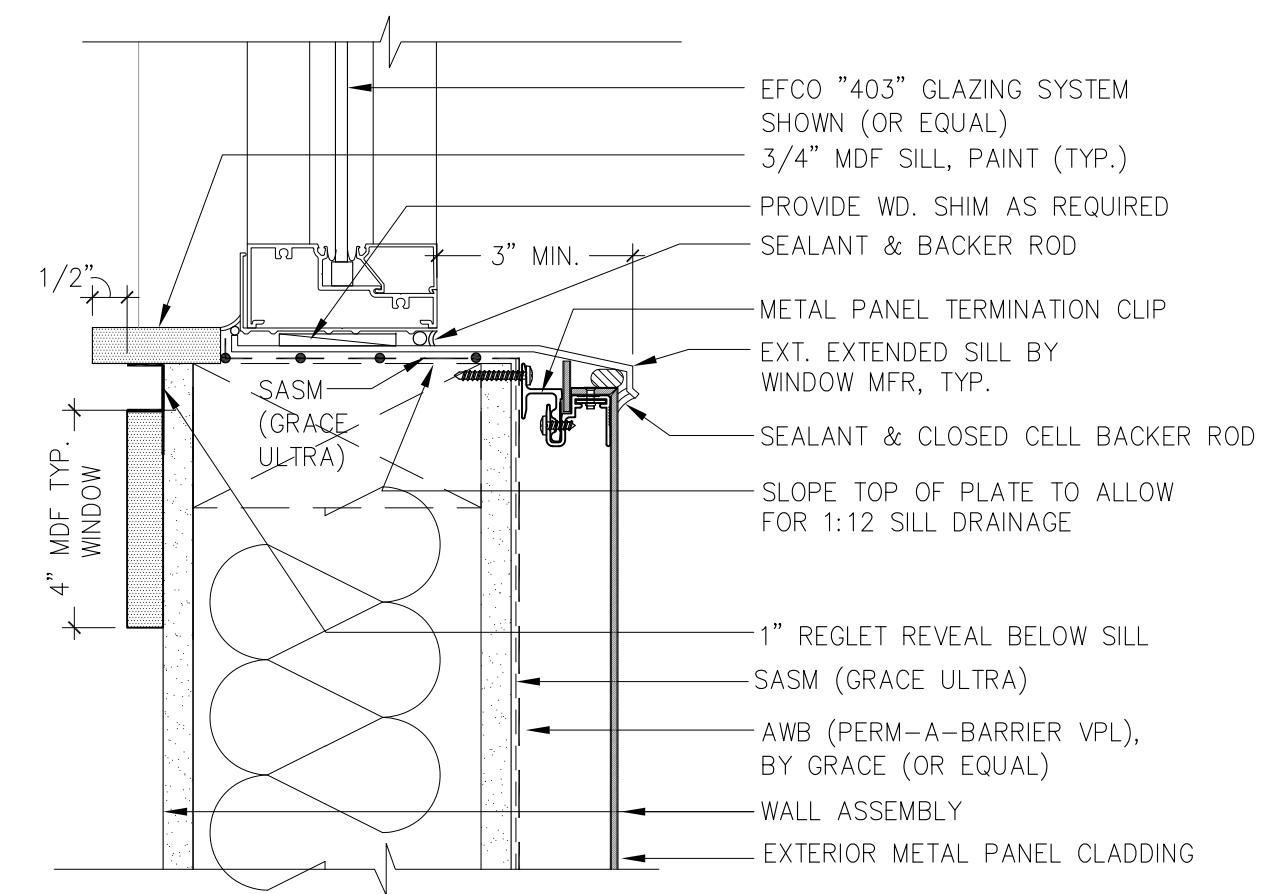
988 HOWARD AVENUE  
BURLINGAME, CA

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CA 94107

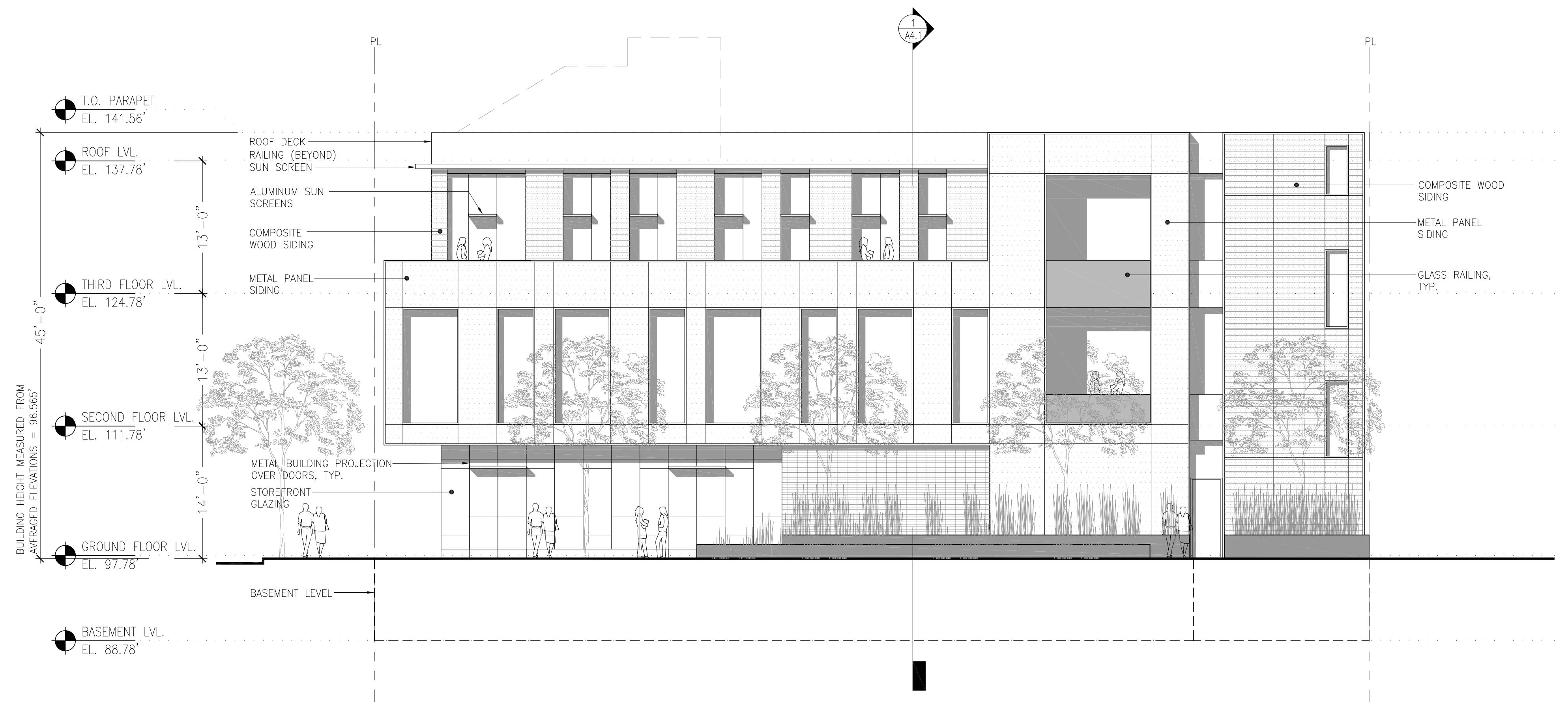
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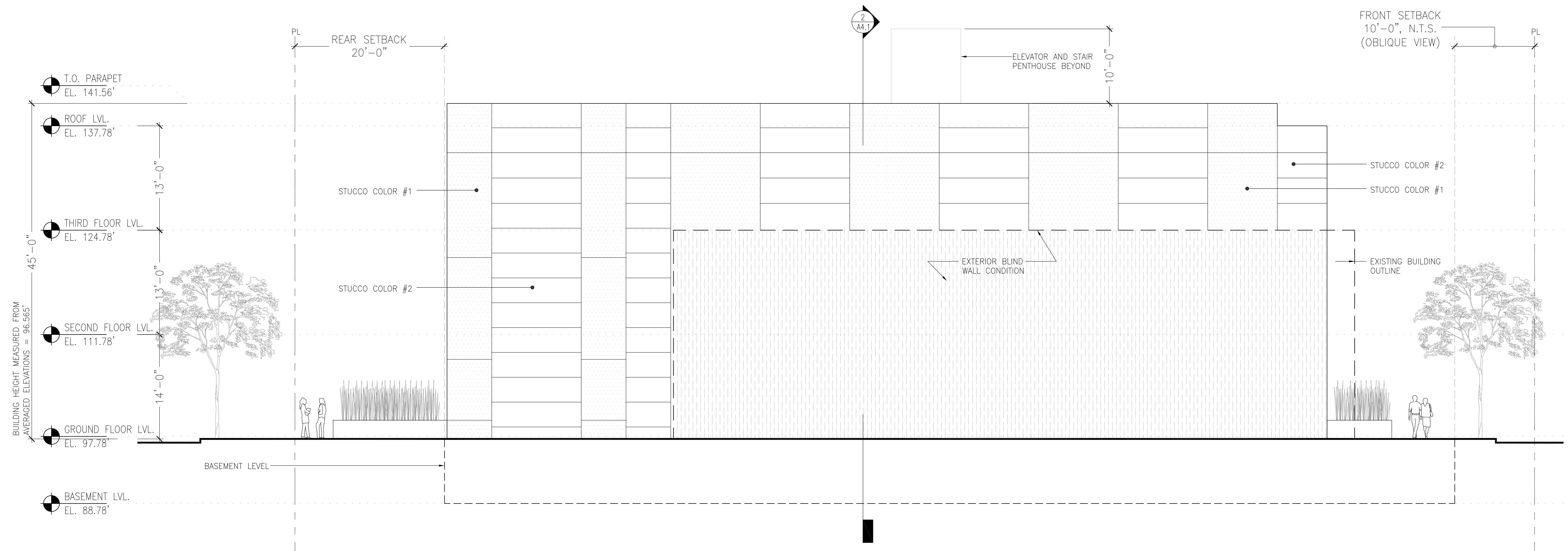
**3 HEAD @ ALUMINUM WINDOW - METAL PANEL**  
3"=1'-0" (JAMB SIMILAR)



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



**1 ELEVATION: MYRTLE ROAD (PROJECT EAST)**



# **ELEVATION: PROJECT NORTH**

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## EXTERIOR ELEVATIONS:

A3.2

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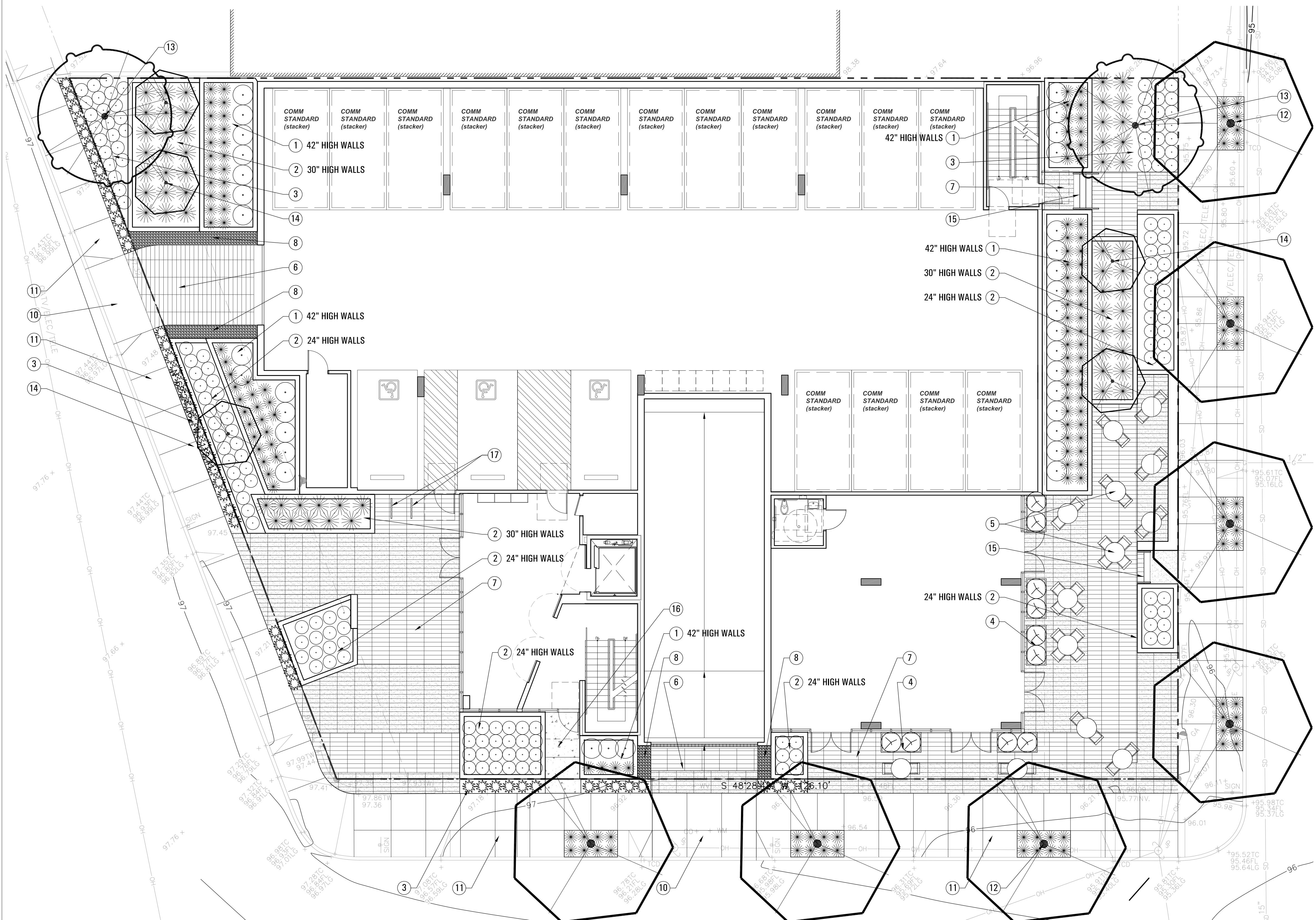
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DATE SET ISSUE  
03-04-2015 PLANNING COMMISSION  
04-23-2015 TEAM REVIEW  
08-11-2015 PLANNING COMMISSION

CONTACT:  
CFLA  
74 Dudley Avenue  
Piedmont, CA 94611  
Telephone: 510.601.8022  
Email: Chris@CFLA.biz  
CRLA # 3557

SCALE: AS NOTED

### LANDSCAPE PLAN GROUND LEVEL



A COLUMNAR MAIDENHAIR TREE



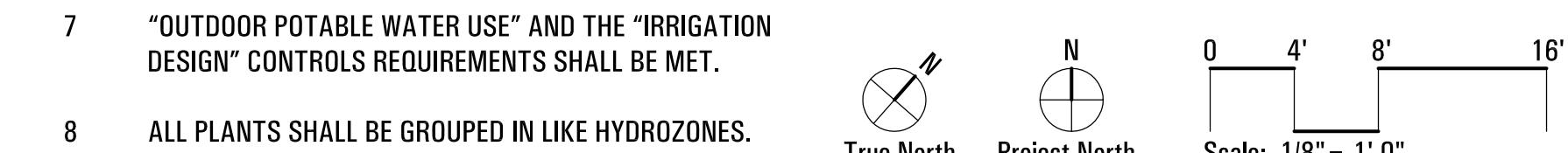
B CONCRETE PLANTER WALLS



C BIKE RACK

### IRRIGATION PLANTING NOTES

	SSMH RIM: 96.64 INV: 88.92
1	PROVIDE SEPARATE BUBBLER IRRIGATION TO STREET TREES AS PER CITY TREE PLANTING WITH BUBBLER IRRIGATION DETAIL.
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	ALL PLANTS SHALL BE GROUPED IN LIKE HYDROZONES.



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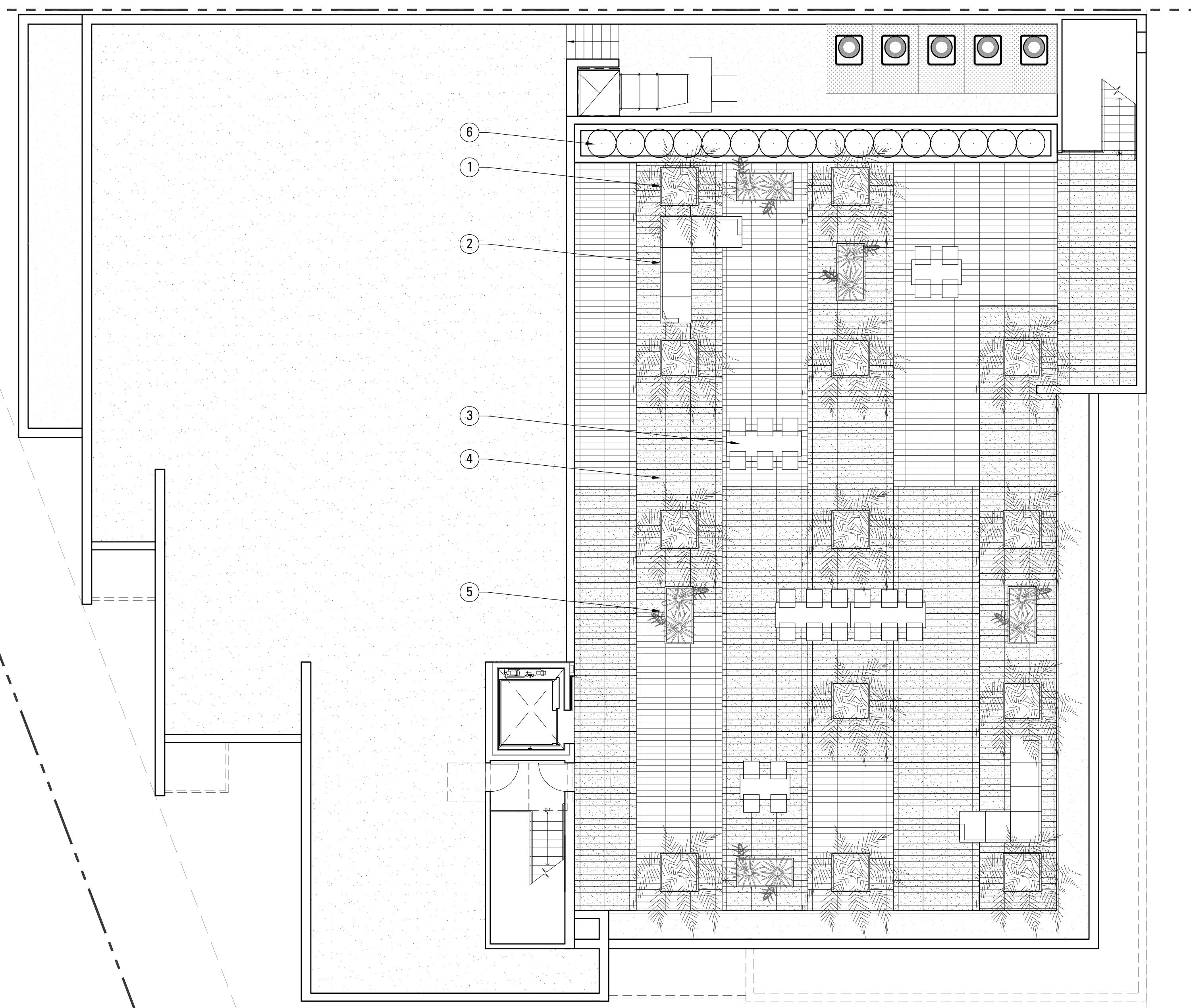
DATE SET ISSUE  
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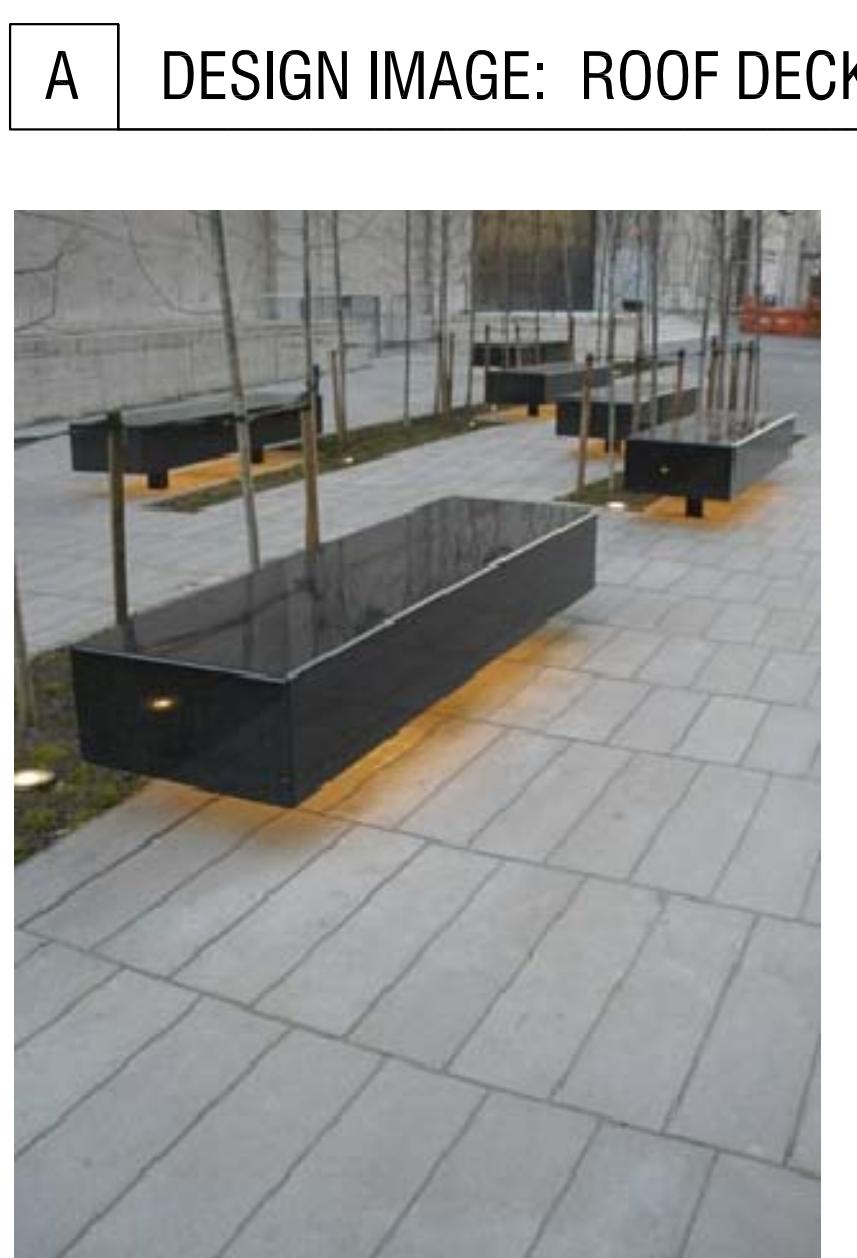
LANDSCAPE PLAN  
ROOF LEVEL

L2.2

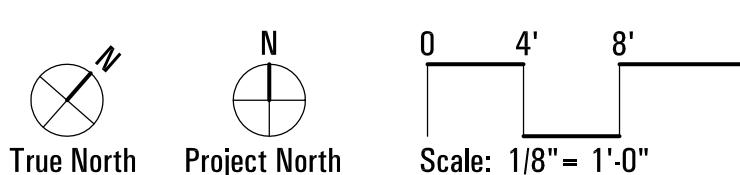


- ① 4' SQUARE PLANTER POT WITH 24" BOX PALM TREE OR DROUGHT TOLERANT EVERGREEN TREE, TYP OF (13).
- ② OUTDOOR SECTIONAL SOFA, SEATS (6) PEOPLE, (2) TOTAL, SEATING FOR (12) TOTAL.
- ③ OUTDOOR TABLE & CHAIR SETS, VARIOUS SIZES & CONFIGURATIONS, SEATING FOR (26) TOTAL.

- ④ PRECAST CONCRETE PAVERS. COLOR & PATTERN VARIES.
- ⑤ 3'x5' PLANTER WITH DROUGHT TOLERANT EVERGREEN SHRUBS.
- ⑥ TRADITIONAL PLANTER, ON-STRUCTURE, CONCRETE WALL 36"± TALL.



A DESIGN IMAGE: PAVERS



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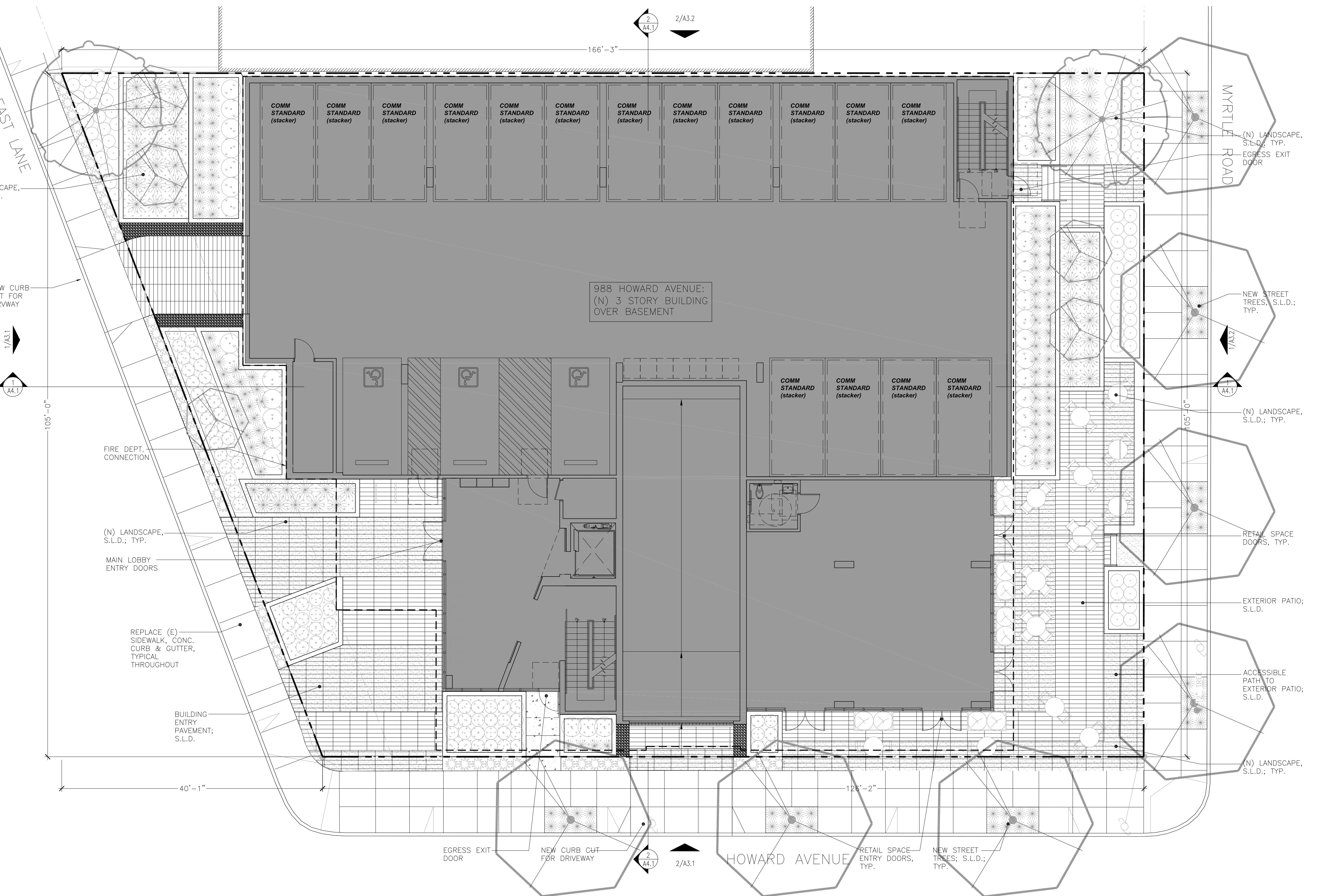
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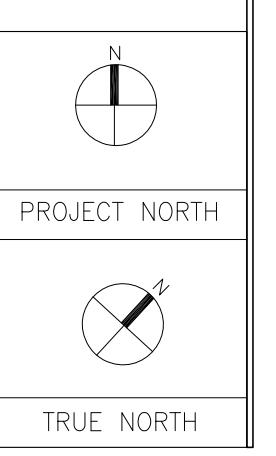
SCALE: AS NOTED

SITE PLAN:  
PROPOSED

A1.1



1 SITE PLAN: PROPOSED SITE PLAN  
 $1/8^{\prime\prime}=1^{\prime\prime}$



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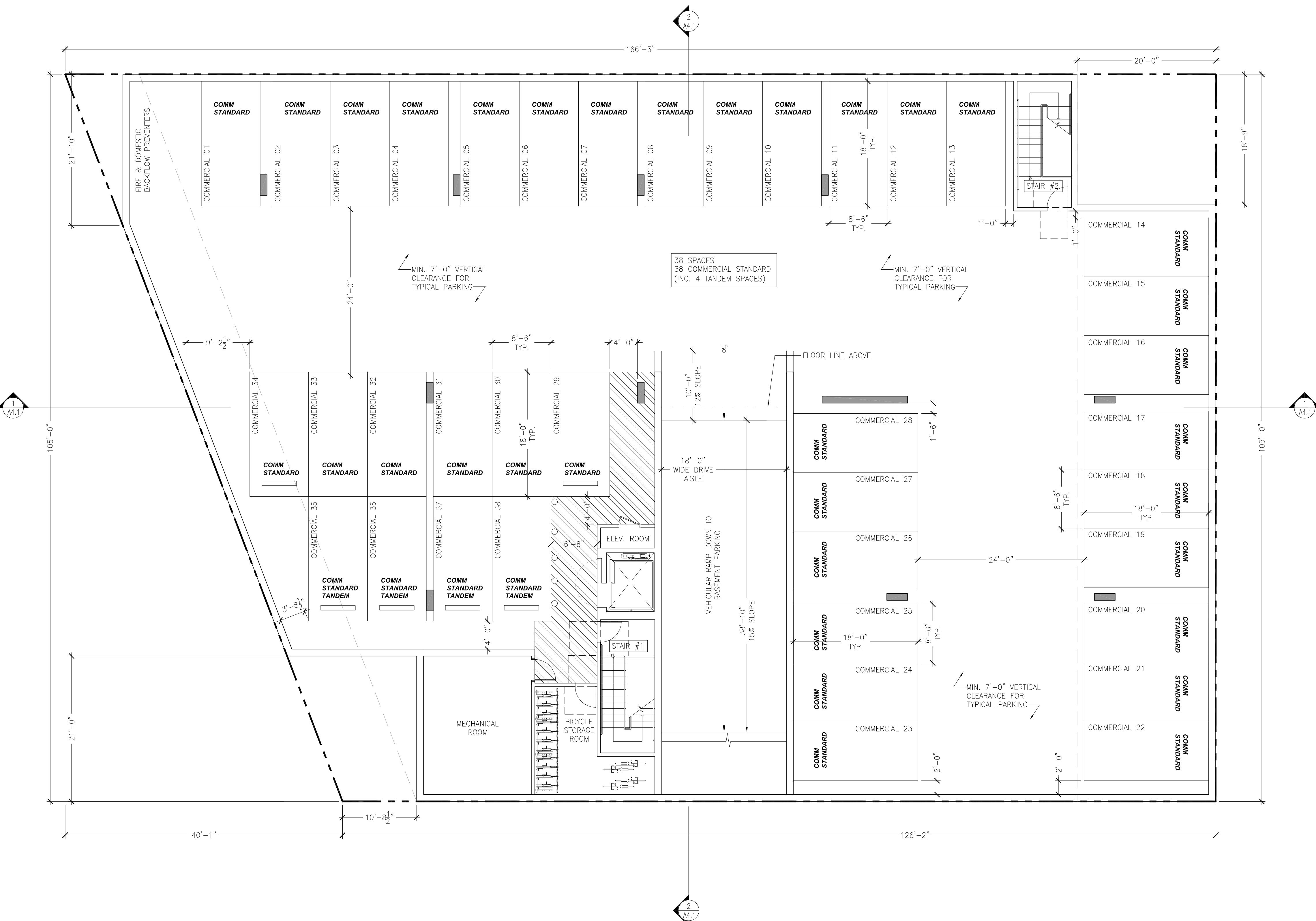
#### E. AS NOTED

# DOOR PLAN: SEGMENT

2.0

## GENERAL NOTES

1. 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:
    - 1.1. 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.
    - 1.2. 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 CONTECT/WATER TABLE, FLATTER SLOPES WILL BE REQUIRED WHICH WILL BE RECOMMENDED BY THE SOILS ENGINEER IN THE FIELD.
    - 1.3. 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.
    - 1.4. SHORING AND BRACING SHALL REMAIN IN PLACE UNTIL FLOORS, ROOF AND WALL SHEATHING HAVE BEEN ENTIRELY CONSTRUCTED.
    - 1.5. SHORING PLANS SHALL BE WET-STAMPED AND SINGED 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.
  2. 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

The diagram illustrates door clearance dimensions. It features a vertical dashed line representing a wall. A horizontal dashed line extends from the wall to the right. A solid black dot is positioned on the wall line, and another solid black dot is on the horizontal line. A bracketed callout labeled "PUBLIC DOORS: 60"" extends from the top right towards the second dot. Another bracketed callout labeled "INTERIOR DOORS: 18"" extends from the bottom right towards the second dot. A third bracketed callout labeled "EXTERIOR PUBLIC DOORS: 24"" extends from the bottom right towards the second dot. Below these callouts, a large bracketed callout contains the text "NOTE: SEE A0.5 FOR ADDITIONAL DOOR ACCESSIBILITY CLEARANCE DETAILS".

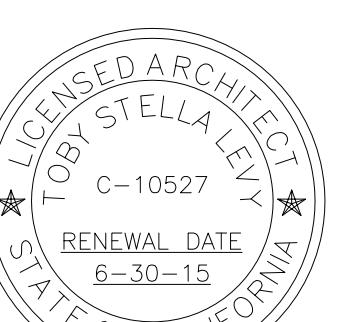
# **1 PLAN: BASEMENT**

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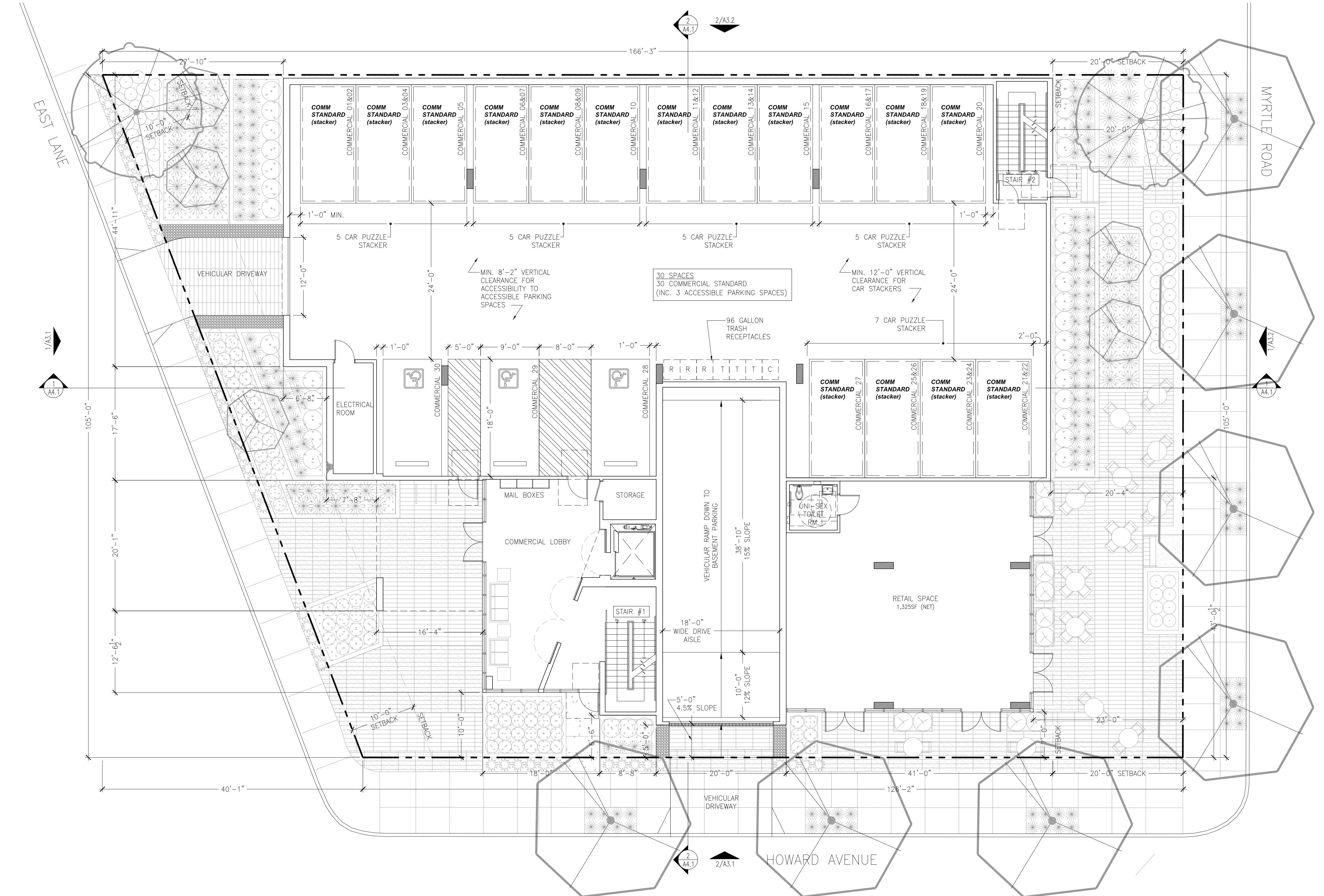
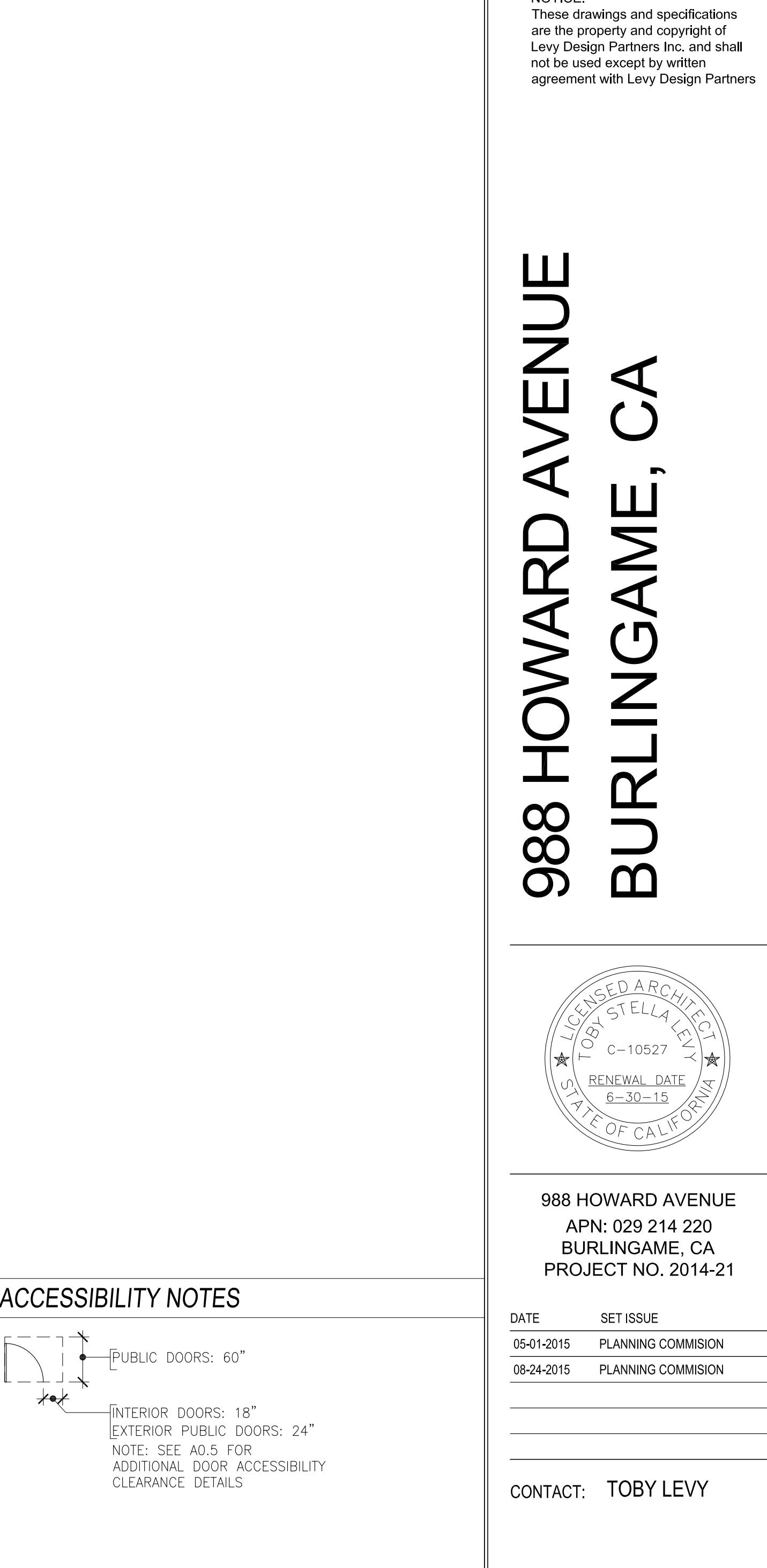
SCALE: AS NOTED

FLOOR PLAN:  
GROUND FLOOR

A2.1

## 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



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

988 HOWARD AVENUE  
BURLINGAME, CA

The logo for Levy Design Partners is centered on a white rectangular background. It features a large, stylized letter 'L' formed by three overlapping circles of decreasing size from left to right. To the left of the 'L', the words 'LEVY DESIGN' are stacked vertically in a bold, sans-serif font. Above 'DESIGN', the word 'PARTNERS' is written in a smaller, all-caps sans-serif font. To the right of the 'L', the address '90 South Park' is on top, followed by 'San Francisco' on the second line, and 'CA 94107' on the third line, all in a standard sans-serif font.

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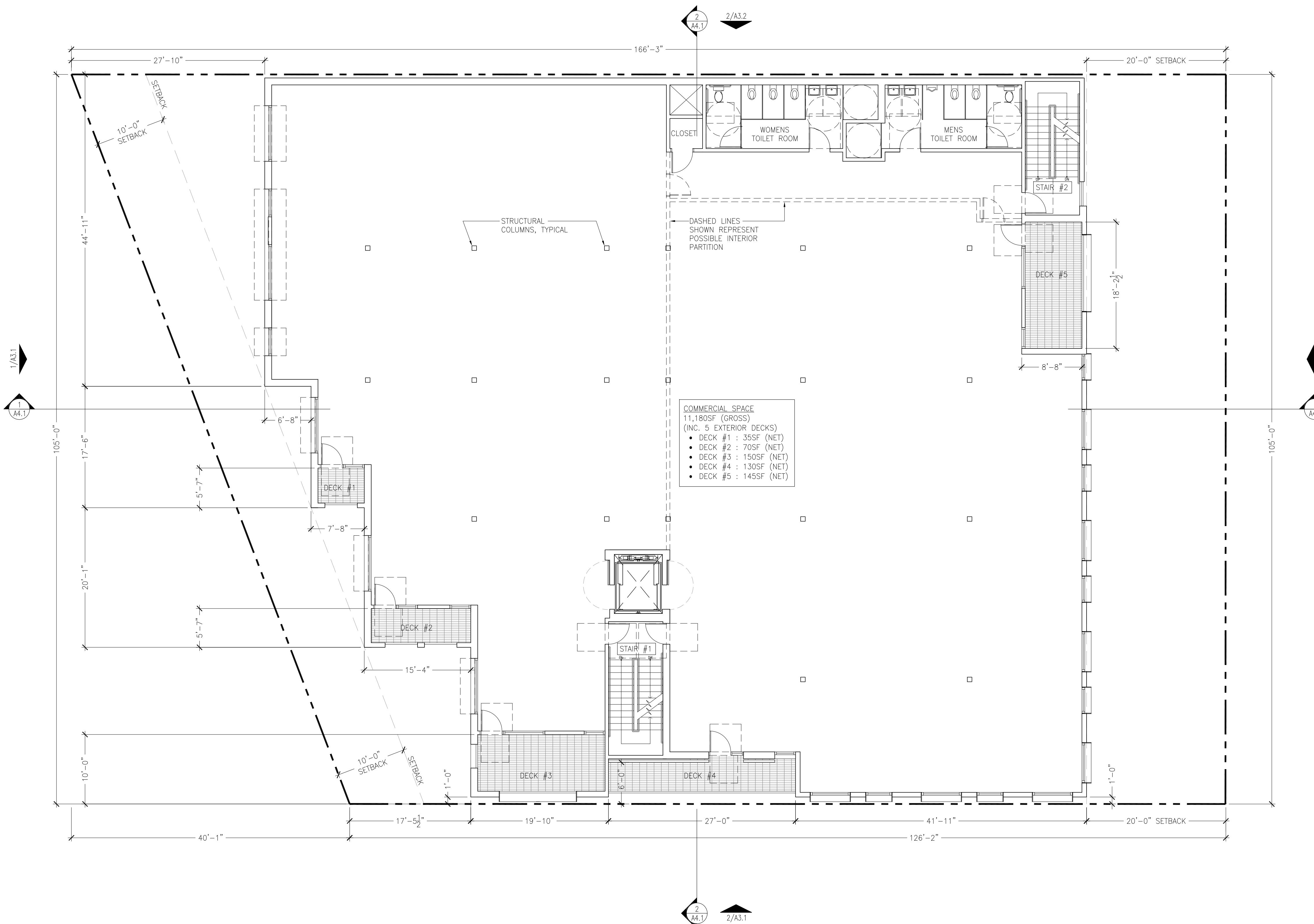
EX-3  
ALE: AS NOTED

# LOOR PLAN: ECOND FLOOR

# A2.2

## GENERAL NOTES

1. 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
  2. AT ALL TOILET ROOMS PROVIDE THE FOLLOWING:
    - 2.1. MIN. 30"X48" CLR. SPACE IN FRONT OF SINK
    - 2.2. MIN. 30"X48" CLR. SPACE AT SIDE OF TUB
    - 2.3. MIN. 36"X48" CLR. SPACE IN FRONT OF TOILET
  3. SEE A0.5 FOR TYPICAL MOUNTING HEIGHTS IN BATHROOMS
  4. ALL BATHROOMS MUST COMPLY WITH CBC SECTION 11B



# **1 PLAN: SECOND FLOOR**

PROJECT NORTH	TRUE NORTH
	

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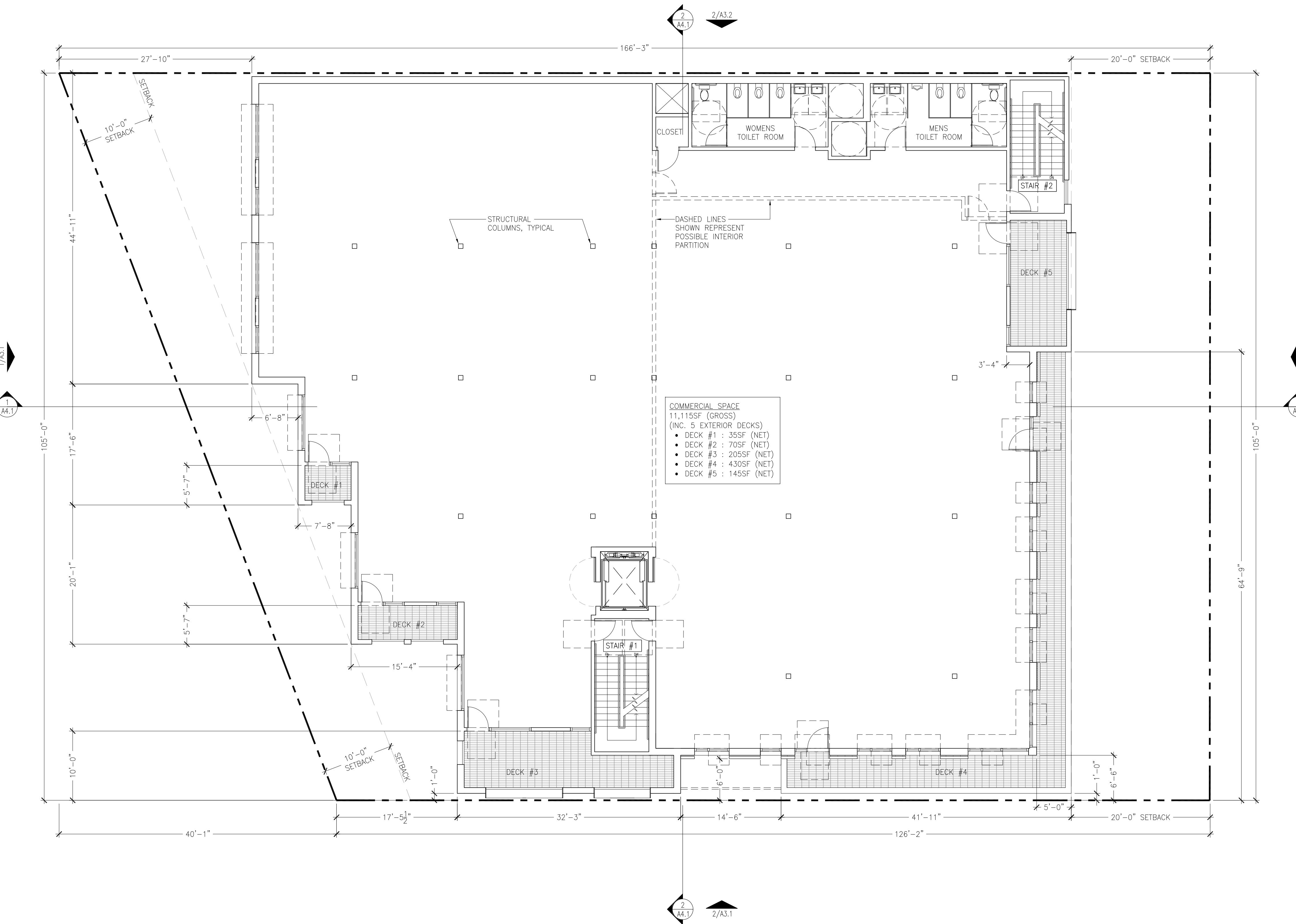
SCALE: AS NOTED

FLOOR PLAN:  
THIRD FLOOR

A2.3

### 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



### ACCESSIBILITY NOTES

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

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

PROJECT NORTH	TRUE NORTH

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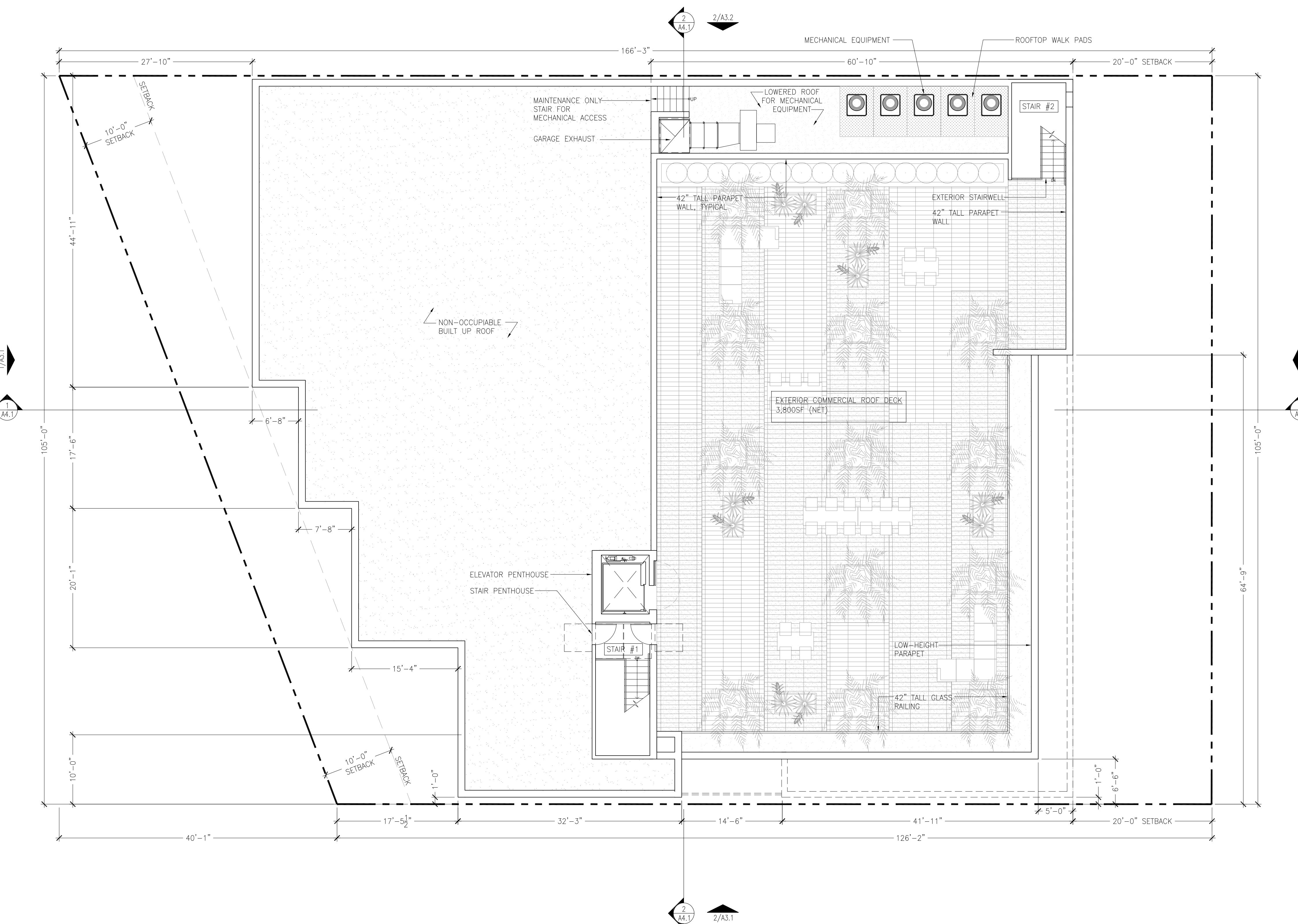
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SCALE: AS NOTED

FLOOR PLAN:  
ROOF PLAN

## 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.



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

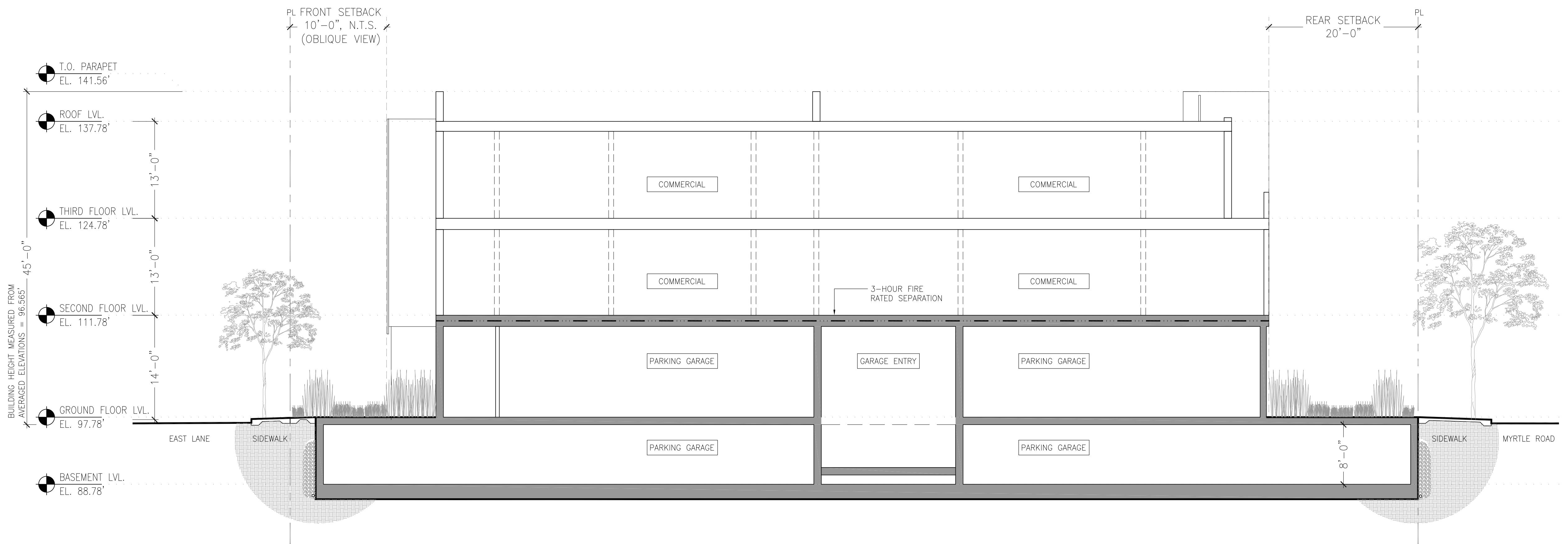
PROJECT NORTH	TRUE NORTH

A2.4

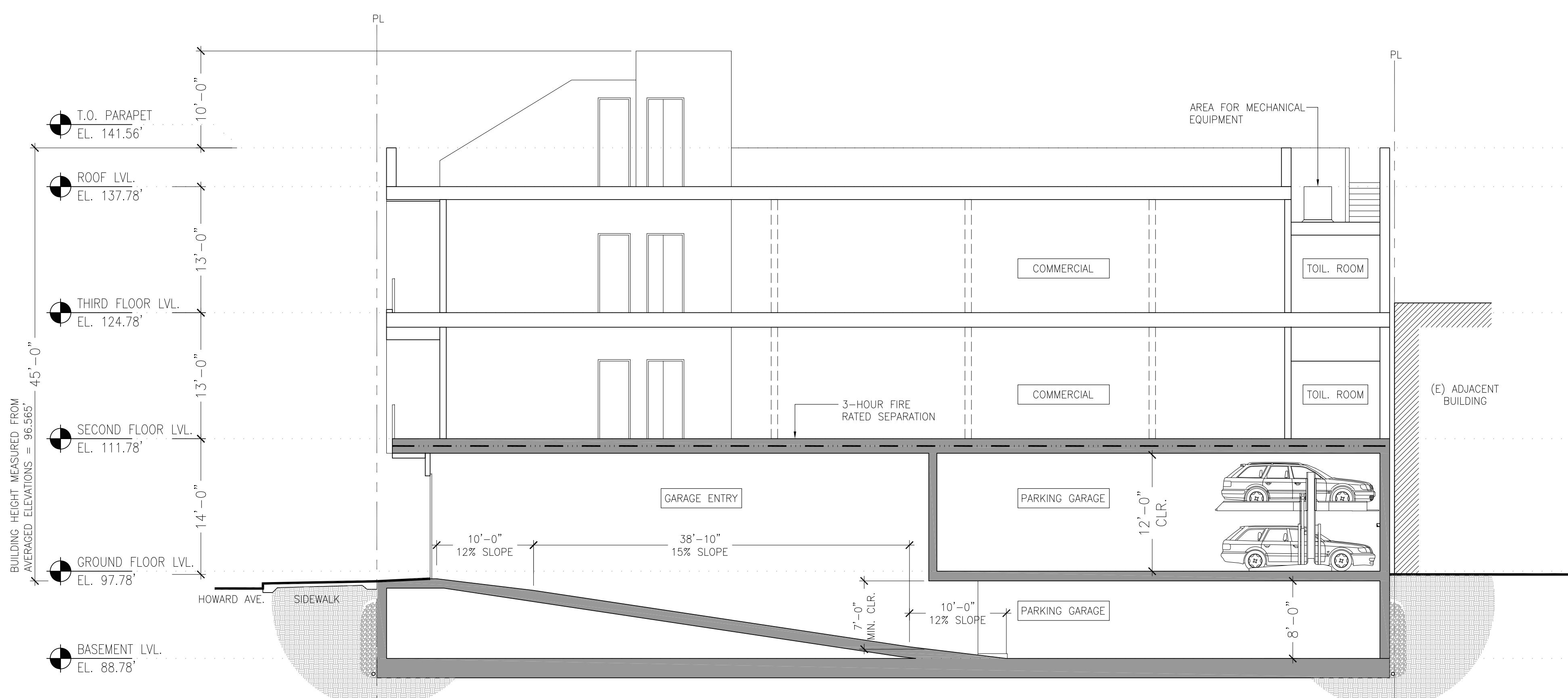
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# BUILDING SECTION



# BUILDING SECTION

2      1/8"=1'-0"



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# BUILDING SECTIONS

A4.1