



LOOKING SOUTH ALONG CALIFORNIA DRIVE



CALIFORNIA DRIVE LIVE/WORK

31 MAY 2017

SITE CONTEXT

619-625 California Drive
Burlingame CA 94010

Job #15666



ARCHITECTURE
Ellis A. Schoichet AIA Architect

Peninsula Building • 307 South "B" Street #12 • San Mateo CA 94401 • 650 • 343 • 3452



LOOKING WEST ALONG CALIFORNIA DRIVE



CALIFORNIA DRIVE LIVE/WORK

31 MAY 2017

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LOOKING NORTHEAST ALONG OAK GROVE AVENUE

CALIFORNIA DRIVE LIVE/WORK

31 MAY 2017



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1. All work shall comply with applicable codes and trade standards, including, but not limited to:		
2016 California Building Code	(CBC)	[2015 IBC as amended]
2016 California Electrical Code	(CEC)	[2014 NEC as amended]
2016 California Mechanical Code	(CMC)	[2015 UMC as amended]
2016 California Plumbing Code	(CPC)	[2015 UPC as amended]
2016 California Fire Code	(FCF)	[2015 IFC as amended]
2016 California Energy Code	(TITLE 24)	
2016 California Residential Code	(CRC)	[2015 IRC as amended]
2016 California Green Building Standards Code	(CalGreen)	
City of Burlingame Municipal Code		
Americans with Disabilities Act	(ADA)	

- ## DRAWING NOTES

- | ABBREVIATIONS | | | |
|---------------|--|-------|--|
| AC | Asphaltic concrete | (N) | New |
| A/C | Air conditioning | NIC | Not in contract |
| AD | Area Drain | NP | New paving |
| ADJ | Adjustable | NTS | Not to scale |
| AFF | Above finish floor | OD | Outside diameter |
| AHJ | Authority having jurisdiction | O/F | Overflow |
| B.O. | Bottom of | OH | Overhead or Opposite Hand |
| BOIC | Purchase by Owner,
Installation by Contractor | OPG | Opening |
| BSL | Building setback line | PA | Planted area |
| BUR | Built-up roofing | PG | Proposed grade |
| CATV | Cable television | PL | Property line |
| CB | Catch basin | PLYWD | Plywood |
| C | Centerline | PT | Pressure treated |
| CLR | Clear | PT. | Point |
| CO | Cleanout | PUE | Public utility easement |
| CONC | Concrete | PV | Photo-voltaic |
| C.OFG | Cased opening | (R) | Remove existing and replace with new |
| COTG | Cleanout to grade | RCP | Reflected Ceiling Plan |
| D. | Detail | RDW/D | Redwood |
| DLO | Daylight opening | RO | Rough opening |
| DS | Downspout | ROW | Right of way |
| (E) | Existing | RV | Roof vent |
| EA | Each | SCD | See Civil drawing |
| E.A. | Exposed aggregate | SD | Storm draining |
| EG | Existing grade | SL | Skylight |
| EM | Electric meter | SQ | Square |
| EQ | Equal | SS | Sanitary sewer |
| EP | Existing paving | SSCO | Sanitary sewer cleanout |
| FD | Floor drain | SSD | See Structural drawing |
| FE | Fire extinguisher | SSE | Sanitary sewer easement |
| FEC | Fire extinguisher cabinet | S#P | Shelf and pole |
| FF | Finish floor | TB | Towel bar |
| FFE | Finish floor elevation | TBD | To be determined |
| FL | Flow line | TBS | To be selected |
| F.O. | Face of | TEL | Telephone |
| FOC | Face of concrete | T.O. | Top of |
| FOM | Face of masonry | TGS | Top of slab |
| FOS | Face of stud | TW | Top of wall |
| FP | Finish paving | TYP | Typical |
| FS | Floor sink | T#B | Top and bottom |
| FVA | Free ventilating area | T#G | Tongue and groove |
| GM | Gas meter | UG | Underground |
| GS | Galvanized steel | UON | Unless otherwise noted |
| HDWD | Hardwood | V | Vent |
| HT | Height | VIF | Verify in field |
| IB | Ironing board | VWM | Verify dimension with product
manufacturer's requirements |
| ID | Inside diameter | VWO | Verify with Owner |
| IRR | Irrigation controls | VWS | Verify dimension with design-build
subcontractor's requirements |
| JP | Joint pole | WD | Wood |
| LOC | Location | W.I. | Wrought iron |
| MC | Medicine cabinet | WM | Water meter |
| MEP | Mechanical, Electrical,
and Plumbing Plan | WP | Work point |
| MFR | Manufacturer | WV | Water valve |
| MH | Manhole | Ø | Diameter |
| MOL | More or less | | |



- "Construction Hours"
(See City of Burlingame Municipal Code, Section 13.04.1.00 for details.)
Weekdays: 8:00 a.m. - 7:00 p.m.
Saturdays: 9:00 a.m. - 6:00 p.m.
Sundays and Holidays: No work allowed
- Construction hours in the City Public right-of-way are limited to weekdays and non-City Holidays between 8:00 a.m. and 5:00p.m.
- Any hidden conditions that require work to be performed beyond the scope of the bureau permit issued for these plans may require further City approvals including review by the Planning Commission. The building owner, project designer, and/or contractor must submit a Revision to the City for any work not graphically illustrated on the Job Copy of the plans prior to performing the work.
- Roof eaves and overhangs will not project within two feet of the property line.
- At the time of Building Permit application, when applicable, plans and engineering will be submitted for shoring as required by 2016 CBC, Chapter 31 regarding the protection of adjacent property and as required by OSHA. The following will be addressed:
 - Walls of excavations shall be properly shored prior to construction activity. The temporary shoring is needed a competent contractor shall be consulted for recommendations and design of the shoring scheme for the excavation. The recommended design and 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 and implemented 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 1:1 (horizontal to vertical). In some areas due to high moisture content / water table, flatter slopes may be required if so recommended by the soils engineer in the field.
 - If shoring is required, the plans will specify the licensed design professional that has sole responsibility to design and provide adequate shoring, bracing, formwork, etc. as required for the protection of life and property during Construction of the building.
 - Where provided, shoring and bracing shall remain in place until the affected floors, roof, and/or wall sheathing have been constructed and are completely self-supporting.
 - 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 excavation) and / or driveway surcharge loads.
- An OSHA permit will be obtained if needed per CAL / OSHA requirements. See the Cal / OSHA handbook at: http://www.ca-oshca.com/pdftpubs/osha_usersguide.pdf
* Construction Safety Orders : Chapter 4, Subchapter 4, Article 6 , Section 1541.1.1.
- A Grading Permit will be obtained from the Department of Public Works if required.
- Plans submitted for building code plan check will include a complete underground plumbing plan including details for the location of all required oil interceptors and city-required backwater prevention devices.
- This project is designed to comply with the following Accessibility regulations:
 - California Building Code (CBC), Chapter 11A for public areas, common areas, and individual Live/Work units, except as described in item b. below.
 - California Building Code (CBC), Chapter 11B for the 'Work' areas of Live/Work units #1-#5 which directly adjoin the public way on the First Floor. These areas are treated as areas of public accommodation.
 - The Americans with Disabilities Act (ADA) for areas of public accommodation such as the First Floor 'Work' areas of Live/Work units #1-#5.
 - The Fair Housing Act.
- No public money of any kind will or will be used to construct this project.
- No tax credits or rebates are sought for this project.
- Work areas within Live/Work units shall not include the use/storage of hazardous materials. Acetone/olefins operational processes are limited to those where the majority of contents are either noncombustible or so arranged that a fire is not likely to spread rapidly.
- Additional regulatory compliance information can be found on Regulatory Compliance Sheets/ RC1-RC5.1.

The Owner is proposing a 2G unit 'Live/Work' building at the corner of California Drive and Oak Grove Avenue in Burlingame. Five of the units will have street level work areas with storefronts along the California Drive frontage, and the remaining units will have the work areas within. A 2G-car covered parking garage will be provided for the residents at grade level. Landscape improvements will be oriented to serve the public in the vicinity of the corner. Private amenities will also be provided, including secure covered bicycle parking, and a series of common gathering spaces on grade and at the Fourth Floor rooftop.

CODE COMPLIANCE

<u>PLANNING DATA</u>	
ADDRESS:	619-625 California Drive, Burlingame CA
ASSESSOR'S PARCEL NUMBERS (Block/Lot):	029-1-13 -140 029-1-13 -150 029-1-13 -160
Lot Size:	19,450 SF +/-
Zoning:	C-2, North California Drive Commercial District
FAR:	3.0
Use:	Live/Work

<u>PLANNING DATA</u>		
ADDRESS:	G19-G25 California Drive, Burlingame CA	
ASSESSOR'S PARCEL NUMBERS (Block/Lot):	029-131-140 029-131-150 029-131-160	
Lot Size:	19,450 SF +/-	
Zoning:	C-2, North California Drive Commercial District	
FAR:	3.0	
Use:	Live/Work	
<u>SETBACKS</u>		
	<u>PROPOSED</u>	<u>REQUIRED</u>
FRONT (California Drive):	2'-0"	0'-0"
STREET SIDE (Oak Grove Ave.):	2'-2"	0'-0" *
SIDE:	6'-1"	0'-0" *
REAR:	10'-0"	10'-0"
*NOTE: The side yards do not adjoin a residential district so 5'-0" setback not required.		
<u>BUILDING HEIGHT</u>		
	<u>PROPOSED</u>	<u>ALLOWED</u>
	51'-8"	35'-0"
55'-0" (SUBJECT TO CONDITIONAL USE PERMIT > 35')		
<u>LOT COVERAGE</u>		
	<u>PROPOSED</u>	<u>ALLOWED</u>
	14,214 SF	14,586 SF (75%)
NOTE: Lot Coverage excludes sunshades on Southwest / Rear Elevation		
<u>FLOOR AREA</u>		
	<u>PROPOSED</u>	<u>ALLOWED</u>
FIRST FLOOR (GROSS):	14,214 SF	-
SECOND FLOOR (GROSS):	13,872 SF	-
THIRD FLOOR (GROSS):	13,872 SF	-
FOURTH FLOOR (GROSS):	7,047 SF	-
PENTHOUSE (GROSS):	59 SF	-
TOTAL FLOOR AREA:	49,064 SF	58,344 SF (FAR 3.0)

FIRST FLOOR / SECOND FLOOR	11 UNITS	
THIRD FLOOR	11 UNITS	
FOURTH FLOOR	4 UNITS	
Total number of units provided:	26 UNITS	

<u>PARKING</u>	<u>PROPOSED</u>	<u>REQUIRED</u>
Uninstall spaces	25	25
Accessible van space	1	1
Total parking spaces provided:	26	26

Governing Code:	2016 California Building Code		
Occupancy Group:	<u>MIXED OCCUPANCY</u> S2: Parking Garage on First Floor R2: Live/Work Units on First - Fourth Floors Trash area on First Floor; Incidental Use per CBC Table 509 U: Mechanical Room on Fourth Floor A3: Common Roof Terrace on Fourth Floor		
Construction Type:	Type IB:	First Floor Podium	
	Type IIIA:	Second - Fourth Floors	

OWNER:	Ed Duffy / Renovatio Construction	415.533.4953
ARCHITECT:	EASA Architecture	650.343.3452
SURVEYOR:	Frederick T. Seher & Associates	415.921.7690
GEOTECHNICAL ENGINEER:	Romig Engineers	650.591.5224
CIVIL ENGINEER:	MacLeod & Associates, Inc.	650.593.8580
LANDSCAPE ARCHITECT:	Kikuchi + Kankel Design Group	650.726.7100

Project Site: 619-625 California Drive

ARCHITECTURAL	
AO.1	TITLE SHEET / NOTES
AO.2	SITE PLAN
A1	FIRST FLOOR PLAN
A2	SECOND FLOOR PLAN
A3	THIRD FLOOR PLAN
A4	FOURTH FLOOR PLAN / LOW ROOF PLAN
A5	ROOF PLAN
A6	FRONT & REAR ELEVATIONS
A7	SIDE ELEVATIONS
A8	SECTIONS
LANDSCAPE	
L1	SITE PLAN
L2	4TH FLOOR ROOF TERRACE PLAN
L3	CORNER PLAZA CONCEPT IMAGES
CIVIL	
C-1	PRELIMINARY GRADING, DRAINAGE AND
C-2	STORMWATER TREATMENT PLAN
SURVEY	
1 of 1	TOPOGRAPHIC SURVEY

RC1.1	LOT COVERAGE AND FIRE DEPARTMENT ACCESS PLAN
RC1.2	STAIR #2 PENTHOUSE PLAN AND SECTIONS
RC2	EXITING PLANS
RC3.1	EXTERIOR WALL OPENINGS: PLAN
RC3.2	EXTERIOR WALL OPENINGS: ELEVATIONS
RC4.1	HOUSING ACCESSIBILITY
RC4.2	HOUSING ACCESSIBILITY: ELEVATOR
RC4.3	RESERVED
RC5.1	PUBLIC ACCOMMODATION ACCESSIBILITY
RC5.2	RESERVED

EASA
ARCHITECTURE

Peninsula Building
307 South "B" Street #12 San Mateo CA 94401
650.343.3452

619-625 California Dr.

APN#: 029-131-140

APN#: 029-131-150
APN#: 029-131-160

Owner:
Ed Duffy / Renovatio Construction
415.533.4953


Architect:
EASA Architecture
650.343.3452

Surveyor:
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415.921.7690

Geotechnical Engineer
Romig Engineers
650.591.5224

Civil Engineer:
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650.593.8580


Landscape Architect:
Kikuchi + Kankel Design Group
650.726.7100

	3/21/17 1/25/17	Initial Review Comments Client Coordination	SUL SUL
	11/7/16	Planning - Initial Review	SUL
Rev #:	Date:	Description:	By:



SHEET TITLE

TITLE SHEET / NOTES

JOB #	15666	SCALE	AS NOTED
DATE	11/07/16	SHEET	
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REVIEWED			
		OF	SHEETS

California Drive Live-Work
619-625 California Dr.
Burlingame, CA
APN#: 029-131-140
APN#: 029-131-150
APN#: 029-131-160

Landscape Architect:
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1. Existing commercial building at 621 California Drive : 5,956 sf

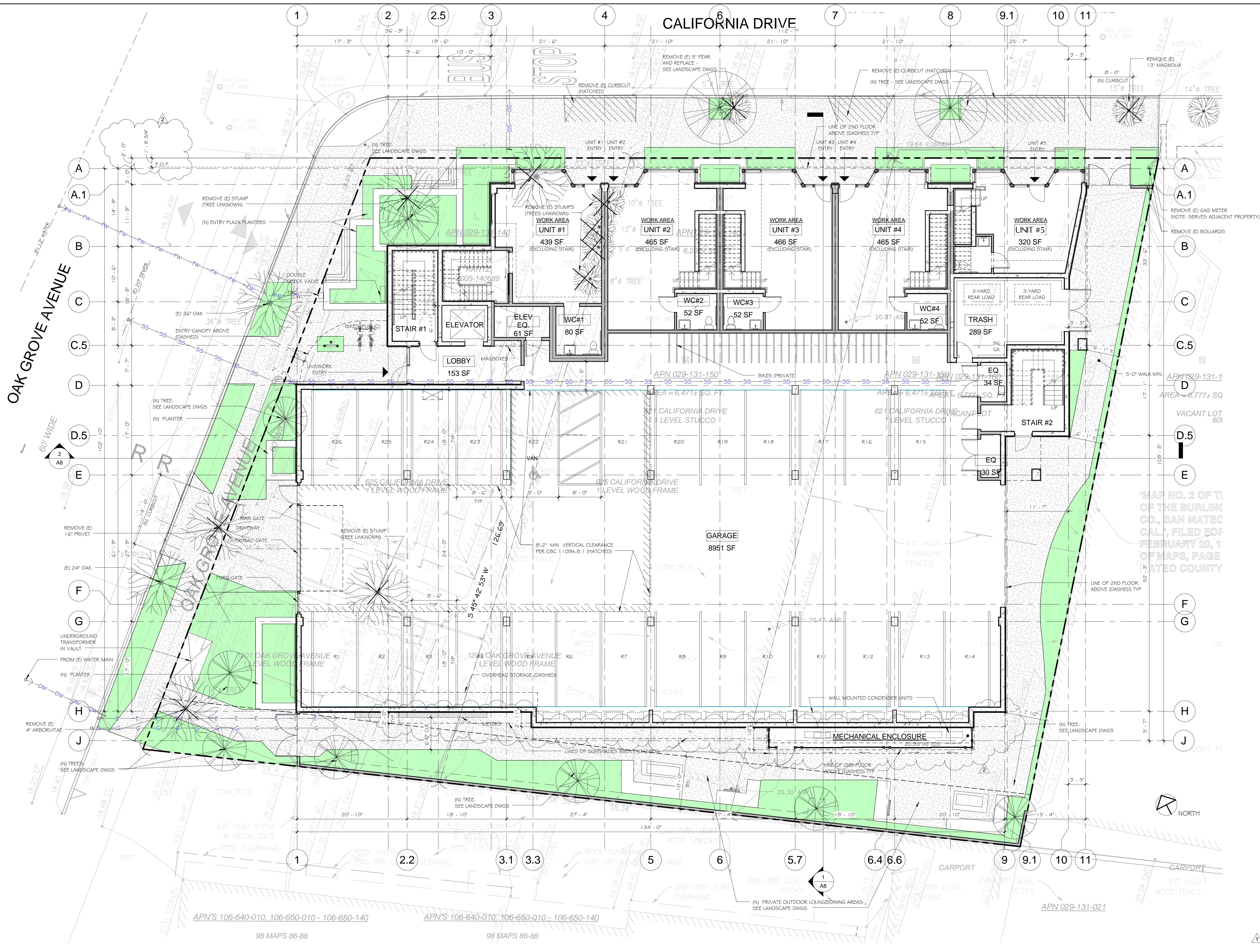
2. Existing residential buildings at 625 California Drive: 2 dwelling units.
625 California Drive = 1,456 sf (corner house)
153 sf (detached garage - no longer extant)
1201 Oak Grove Avenue = 861 sf (house facing Oak Grove Avenue)

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SITE PLAN

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REVIEWED			
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Ellis A. Schoichet AIA



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307 South "B" Street #12 San Mateo CA 94401
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2	5/09/17	Initial Review Comments	SUL
1	3/21/17	Initial Review Comments	SUL
	1/25/17	Client Coordination	SUL
	1/23/17	Fire Department Coordination	SUL
	11/7/16	Planning - Initial Review	SUL



FIRST FLOOR PLAN

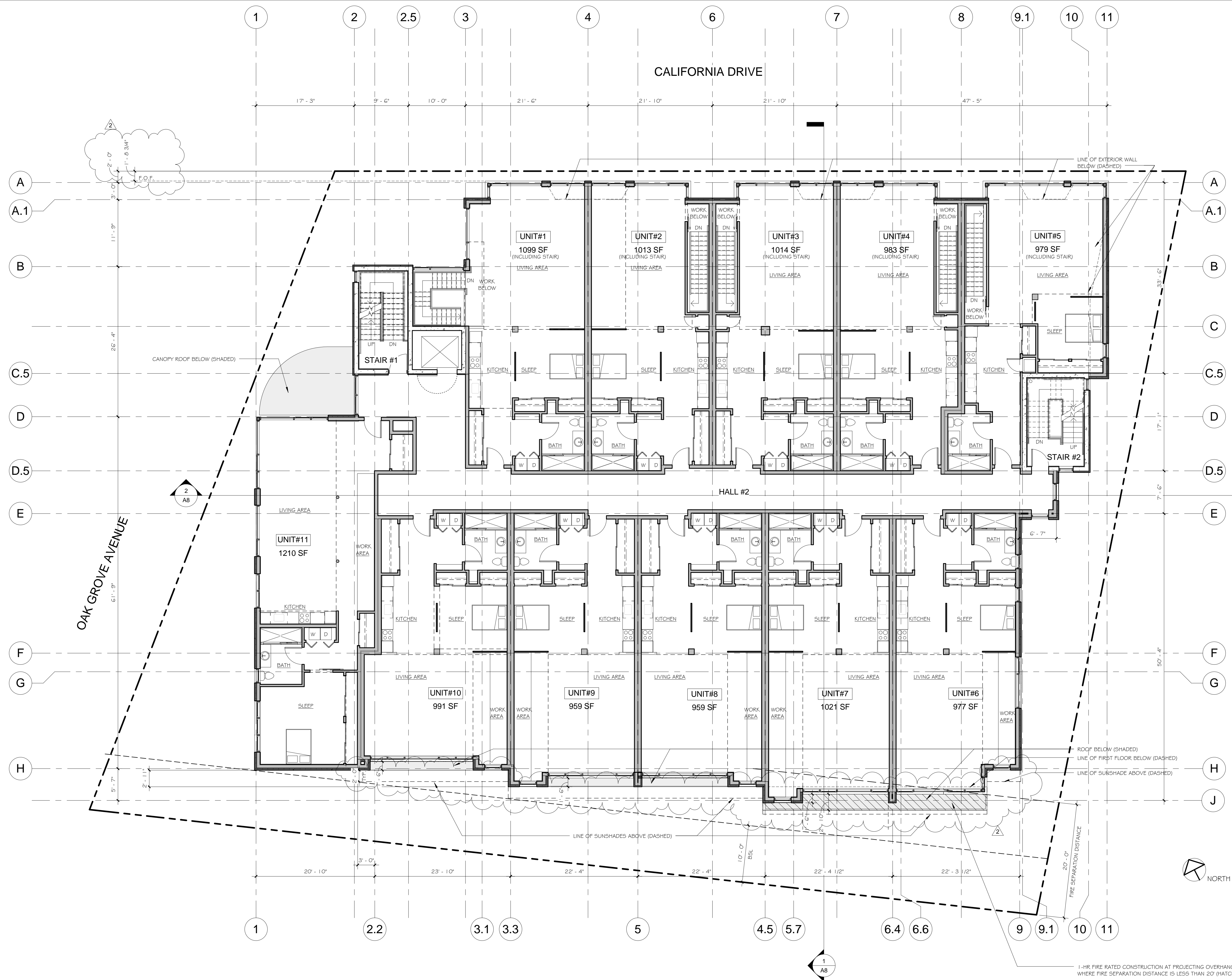
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Landscape Architect:
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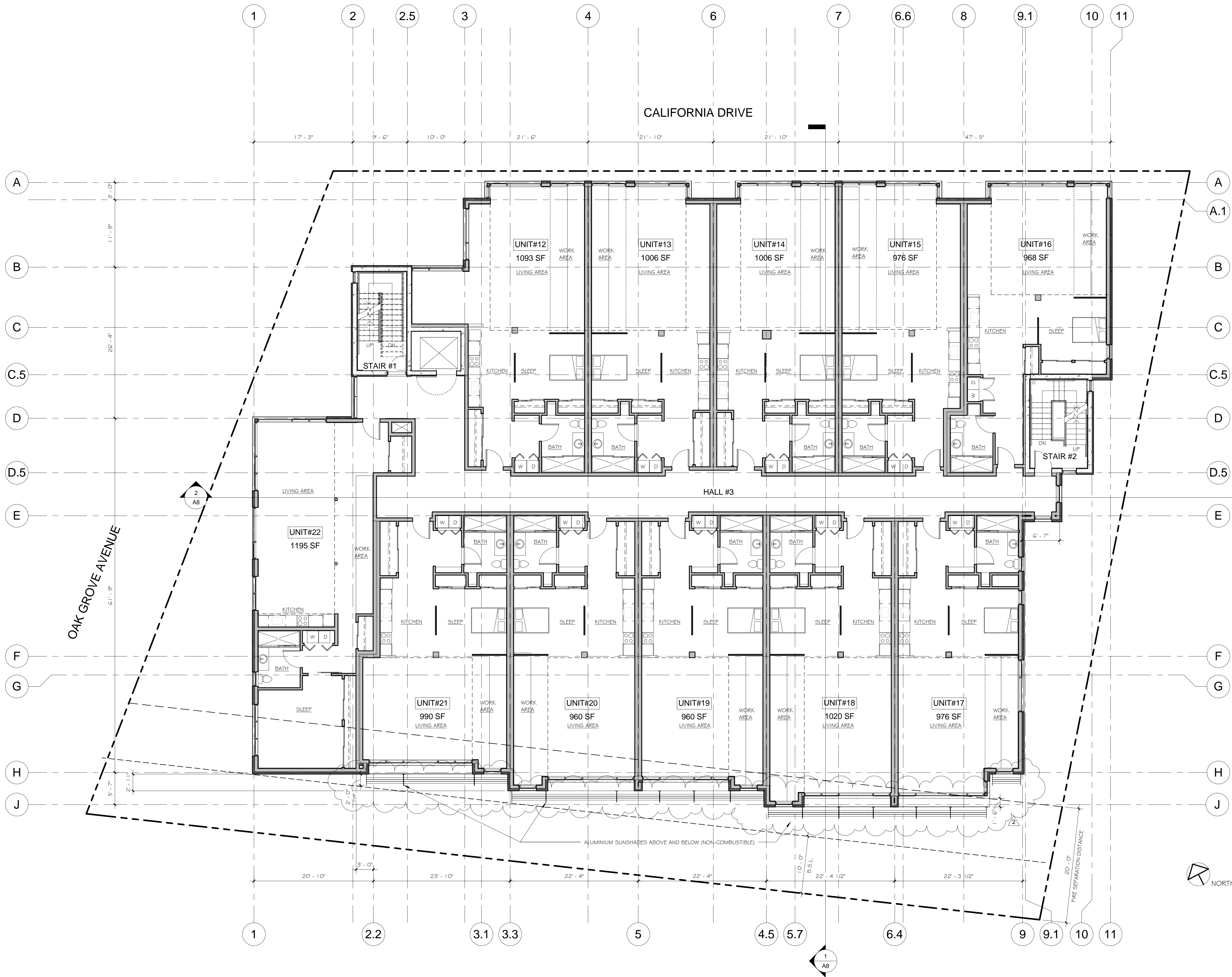
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EASA
ARCHITECTURE

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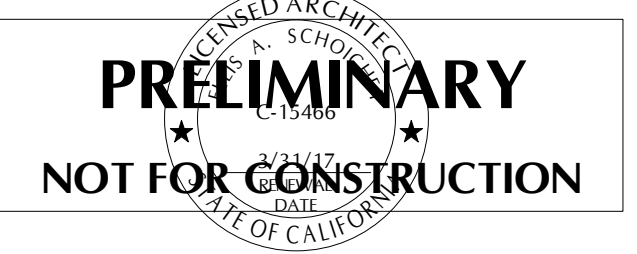
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	11/7/16	Planning - Initial Review	SUL

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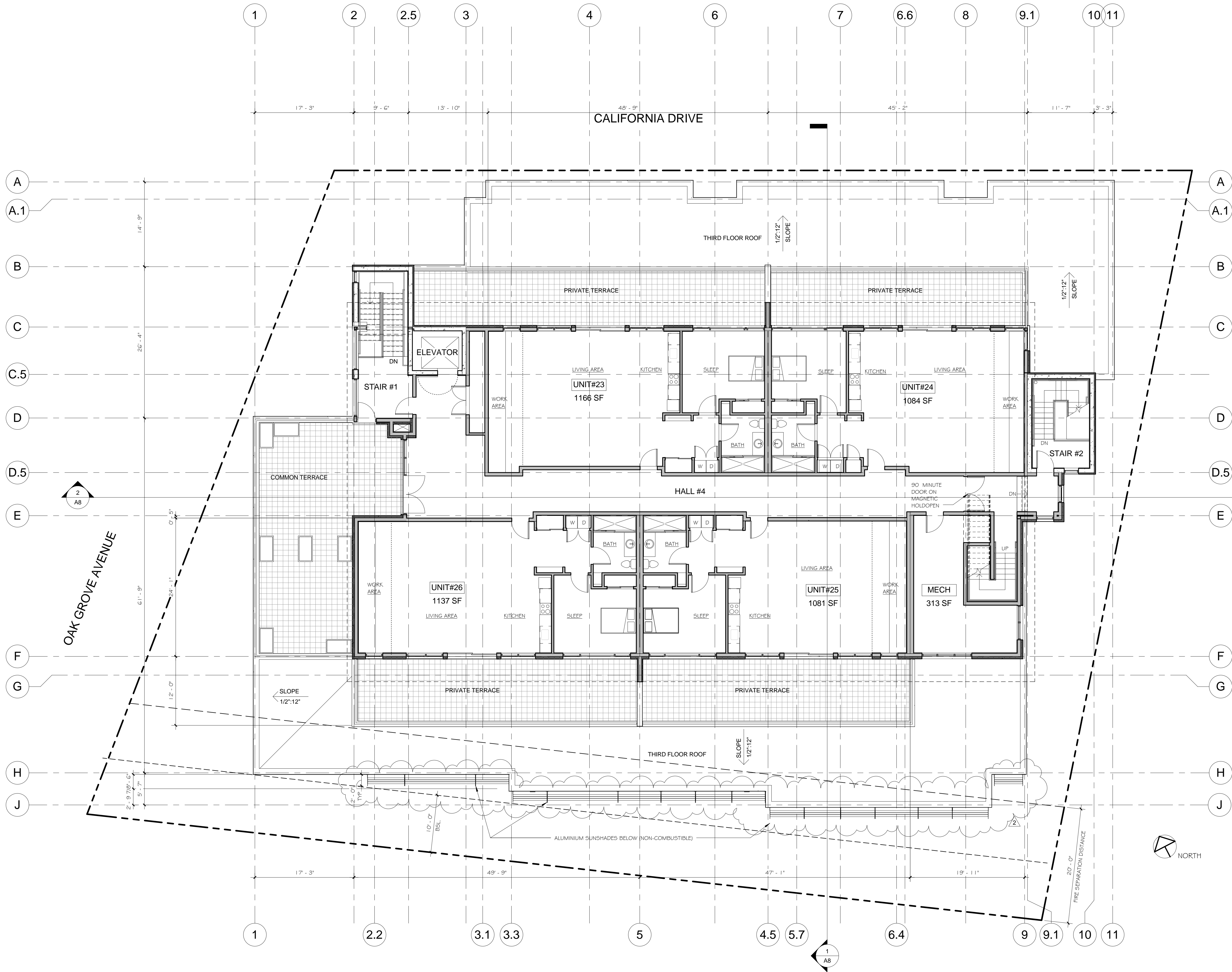
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THIRD FLOOR PLAN

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A3

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ARCHITECTURE

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1	3/21/17	Initial Review Comments	SUL
	1/25/17	Client Coordination	SUL
	1/23/17	Fire Department Coordination	SUL
	11/7/16	Planning - Initial Review	SUL



SHEET TITLE

FOURTH FLOOR /
LOW ROOF PLAN

DATE	11/07/16	SHEET	A4
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Landscape Architect:
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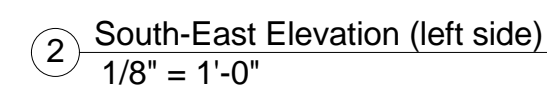


ROOF PLAN

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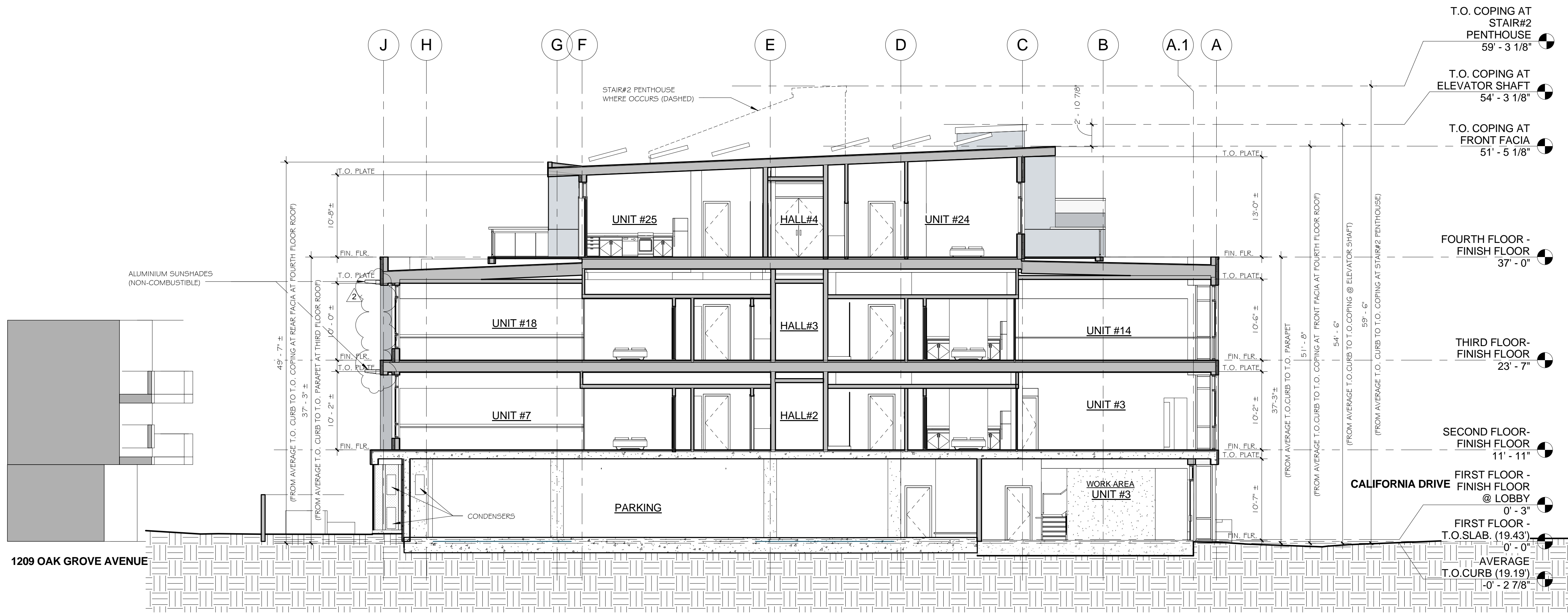
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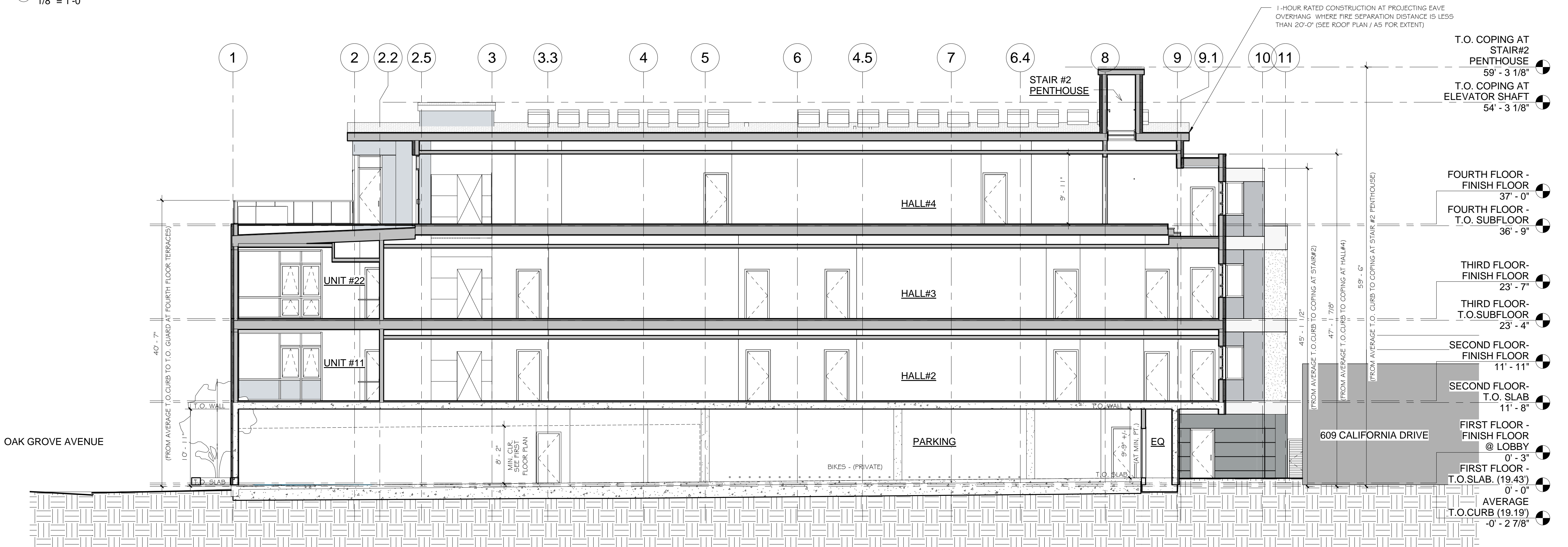


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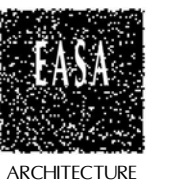


1 Section - Front to Rear
1/8" = 1'-0"



2 Section - Side to Side
1/8" = 1'-0"

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California Drive Live-Work

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APN#: 029-131-140
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	1/25/17	Client Coordination	SUL
	1/23/17	Fire Department Coordination	SUL
	11/7/16	Planning - Initial Review	SUL

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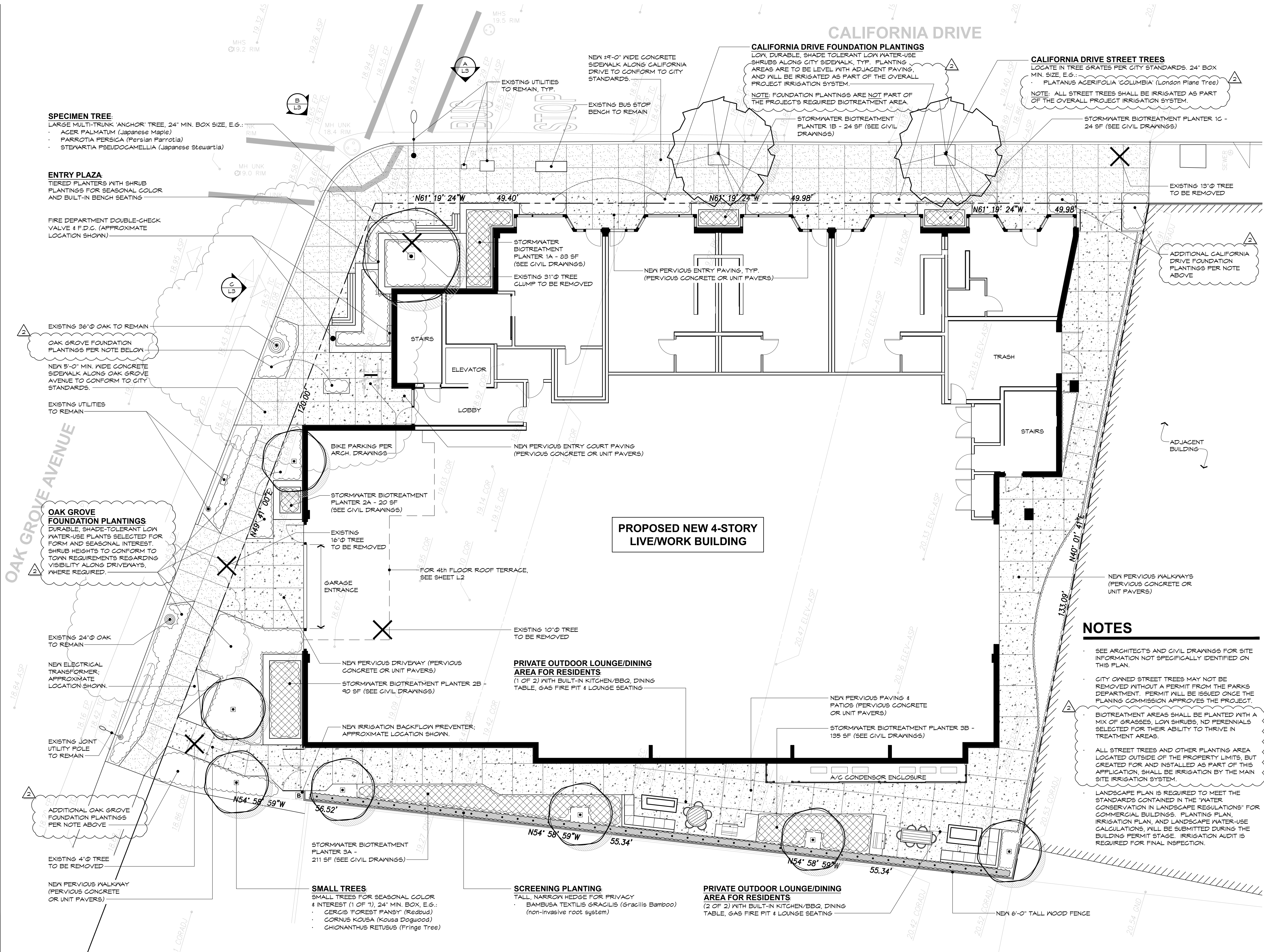


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SECTIONS

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A8



Kikuchi + Kankel
Design Group

Landscape Architecture
Environmental Design
Site Planning

730 Mill Street
Half Moon Bay, CA 94019
(650) 726-7100

www.kkdesigngroup.com

LANDSCAPE
IMPROVEMENTS

CALIFORNIA
DRIVE
LIVE-WORK

619-625 CALIFORNIA DRIVE
BURLINGAME, CA

APN: 029-131-140
029-131-150
029-131-160

NOTES

- SEE ARCHITECTS AND CIVIL DRAWINGS FOR SITE INFORMATION NOT SPECIFICALLY IDENTIFIED ON THIS PLAN.
- CITY OWNED STREET TREES MAY NOT BE REMOVED WITHOUT A PERMIT FROM THE PARKS DEPARTMENT. PERMIT WILL BE ISSUED ONCE THE PLANNING COMMISSION APPROVES THE PROJECT.
- BIOTREATMENT AREAS SHALL BE PLANTED WITH A MIX OF GRASSES, LOW SHRUBS, ND PERENNIALS SELECTED FOR THEIR ABILITY TO THRIVE IN TREATMENT AREAS.
- ALL STREET TREES AND OTHER PLANTING AREA LOCATED OUTSIDE OF THE PROPERTY LIMITS, BUT CREATED FOR AND INSTALLED AS PART OF THIS APPLICATION, SHALL BE IRRIGATED BY THE MAIN SITE IRRIGATION SYSTEM.
- LANDSCAPE PLAN IS REQUIRED TO MEET THE STANDARDS CONTAINED IN THE "WATER CONSERVATION IN LANDSCAPE REGULATIONS" FOR COMMERCIAL BUILDINGS. PLANTING PLAN, IRRIGATION PLAN, AND LANDSCAPE WATER-USE CALCULATIONS, WILL BE SUBMITTED DURING THE BUILDING PERMIT STAGE. IRRIGATION AUDIT IS REQUIRED FOR FINAL INSPECTION.

NOT FOR
CONSTRUCTION

Initial Review Comments
5/4/2017
Revisions: Initial Review Comments
3/21/2017

Date: 11/7/2016 PLAN CHECK

Scale:

1/8" = 1'-0"

Drawn By:

TMC

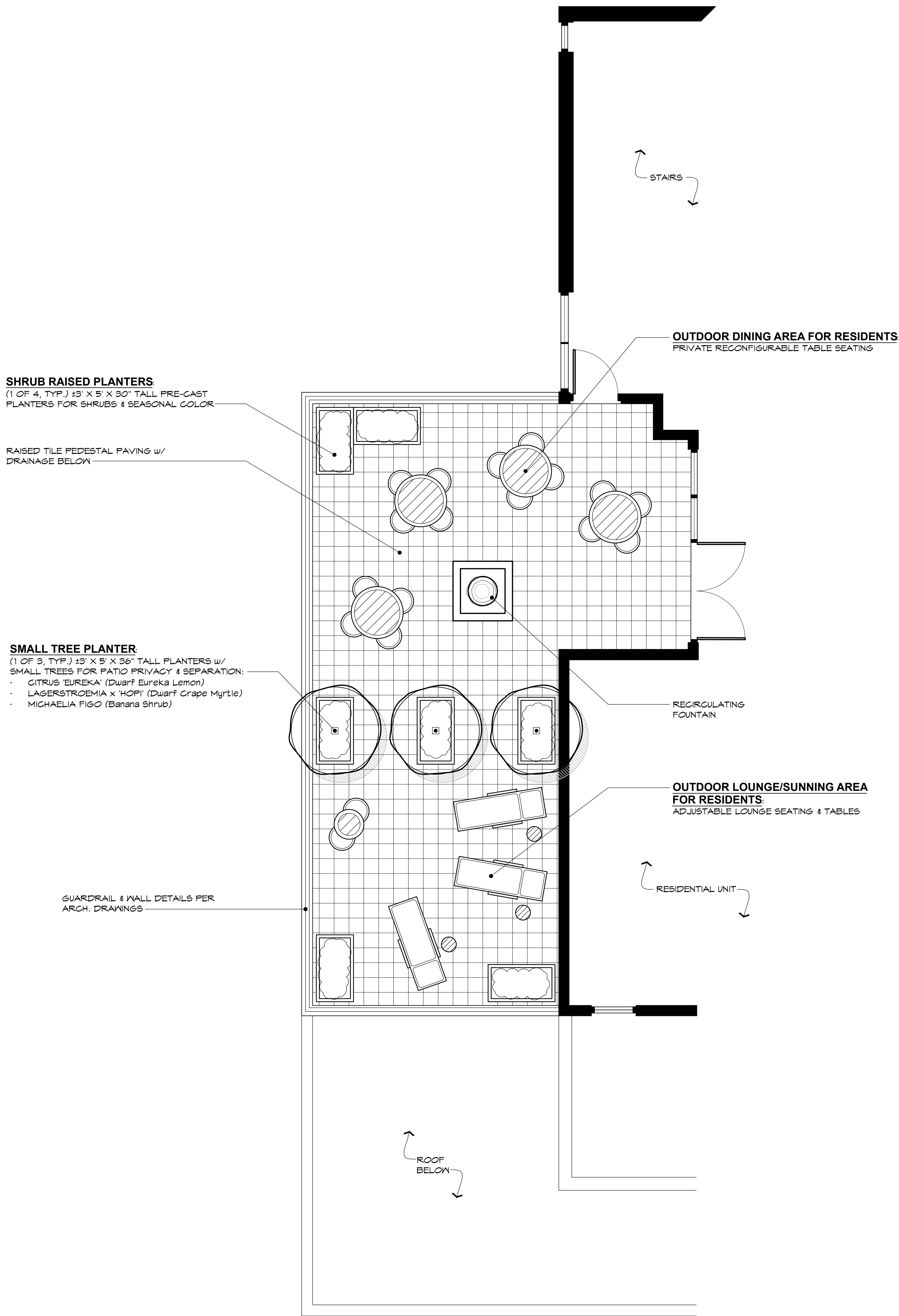
SITE PLAN

Sheet No.

L1

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LIVE-WORK

619-625 CALIFORNIA DRIVE
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APN: 029-131-140
029-131-150
029-131-160

NOT FOR
CONSTRUCTION

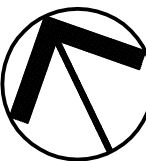
Revisions: Initial Review Comments
3/21/2017

Date: 11/7/2016 PLAN CHECK

Scale:
1/4" = 1'-0"

Drawn By:

TMC



4TH FLOOR ROOF
TERRACE PLAN

Sheet No.

L2

Of

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(A) CORNER PLAZA FROM CALIFORNIA DRIVE N.T.S.



(B) CORNER PLAZA N.T.S.



(C) CORNER PLAZA/BUILDING ENTRY FROM OAK GROVE AVENUE N.T.S.



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**LANDSCAPE
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CALIFORNIA DRIVE LIVE-WORK

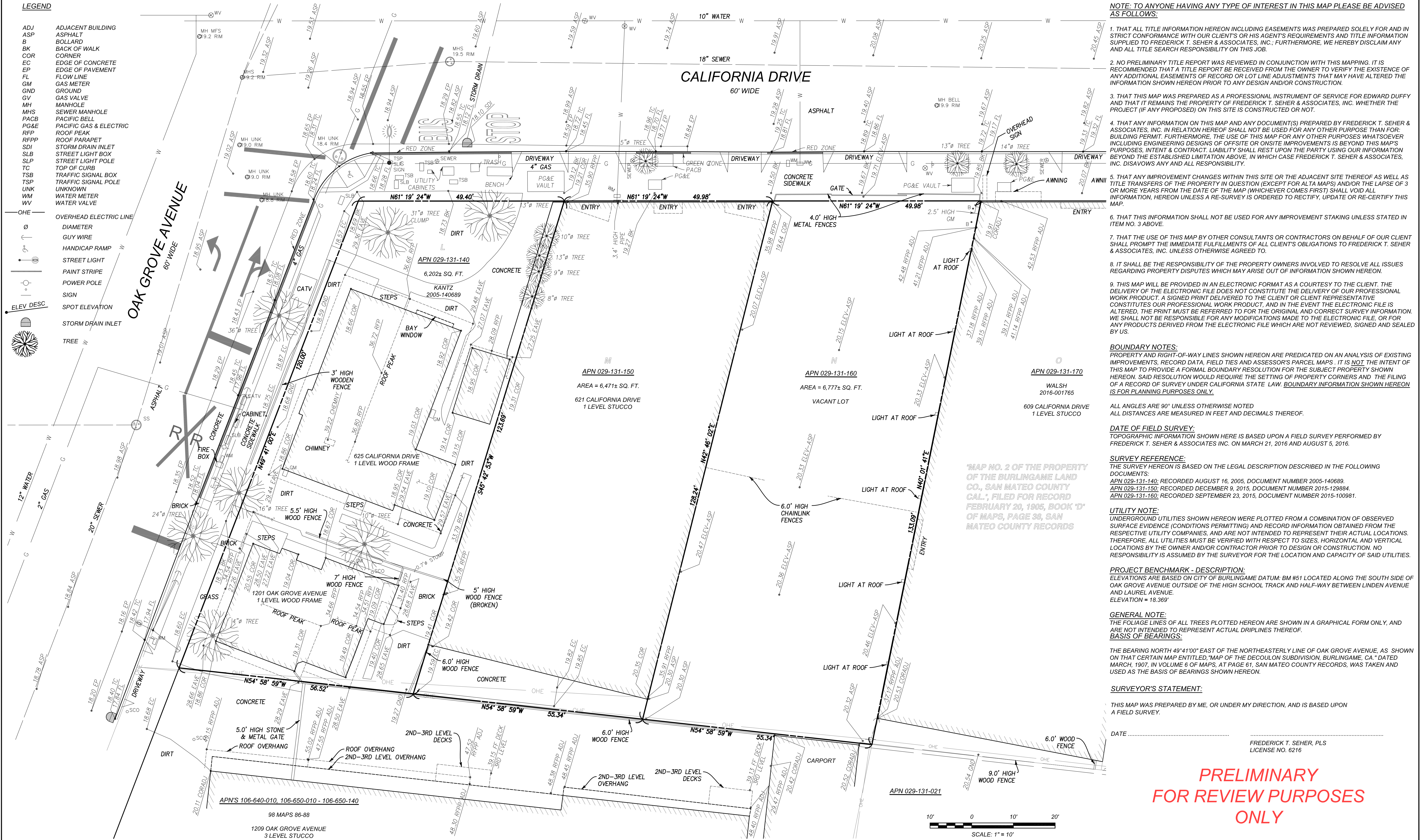
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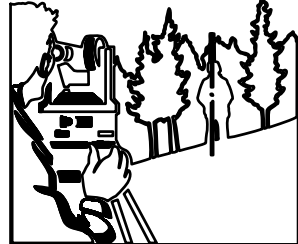
Revisions:	Initial Review Comments
Date: 11/7/2016	PLAN CHECK
Scale:	AS NOTED
Drawn By:	TMC

**CORNER PLAZA
CONCEPT IMAGES**

Sheet No.
L3
Of



DATE: OCTOBER 17, 2016	NO.	BY	DATE	REVISIONS
SCALE: 1" = 10'				
DRAWN BY: HRF/FC				
DRAWING NAME: 1967-16				
SURVEYED BY: FTS				
CHECKED BY: EF				
CHECKED BY:				



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SHEET	1
OF	JOB NO. SHEETS
	1967-16