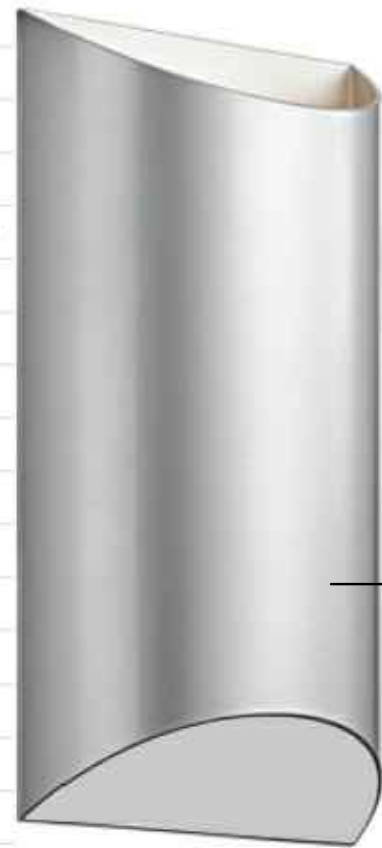


3 SECTION
SCALE: 1/2" = 1'-0"

Technical Information

Weight:	3.24 LBS
Safety Rated:	Wet
HCWO:	7.00"
Base Backplate:	5.25 X 4.25
Color Temperature Range:	3000
Max Wattage/Range:	16W
Collection:	Wesley Collection
Width:	7.00"
Height:	14.00"
Diffuser Description:	Clear Tempered Glass With Inside Etch
Extension:	4.00"
Voltage:	120 V
Energy Efficient:	Yes
Kelvin Temperature:	3000 K
Lamp Included:	Integrated
Light Source:	LED
# of Bulbs/LED Modules:	2
Color Rendering Index:	90
Expected Life Span:	35000 Hours
Initial Lumens:	1440
Title 24:	Yes
Delivered Lumens:	1580
Finish:	Platinum

KICHLER

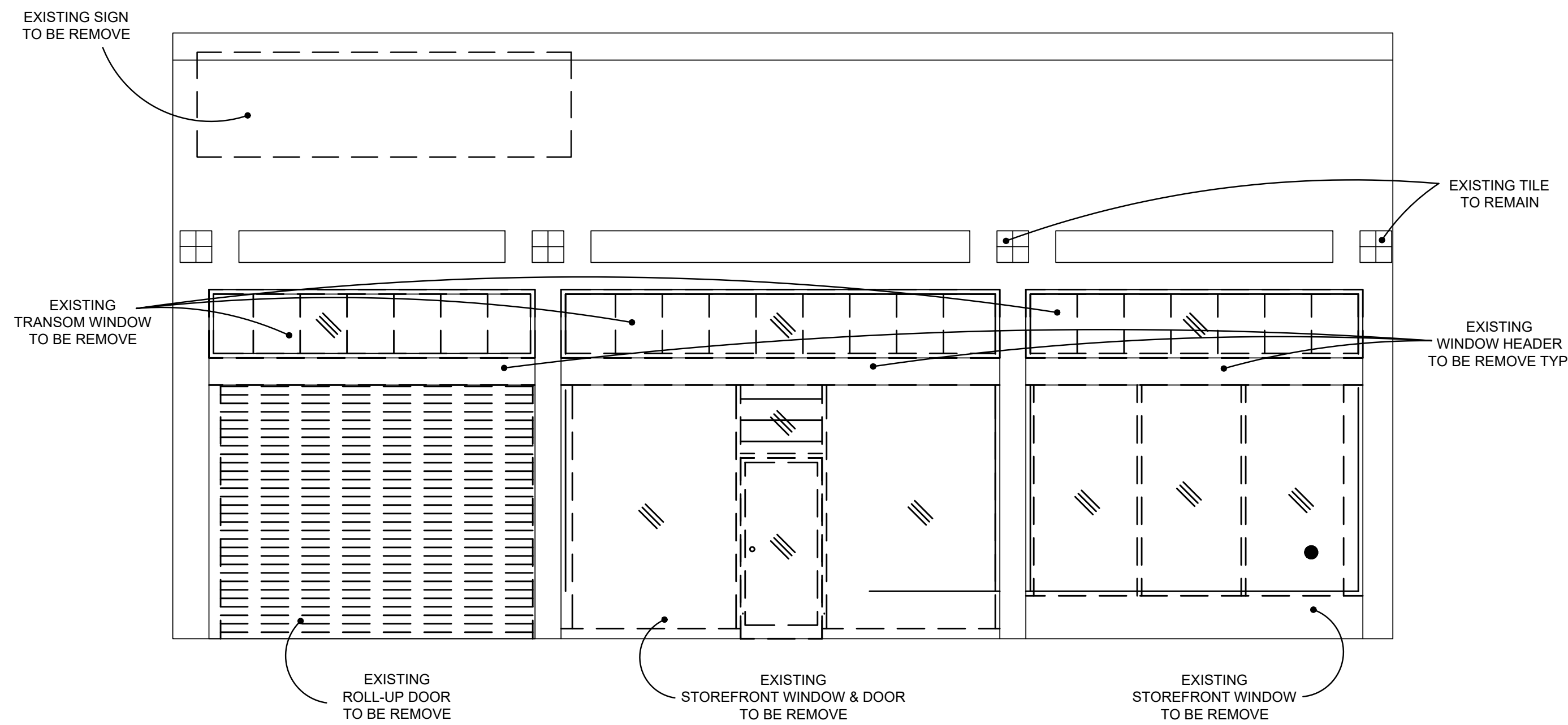


Wesley Collection
Wesly 2 Light LED Outdoor Wall Light PL
49279PLLED (Platinum)

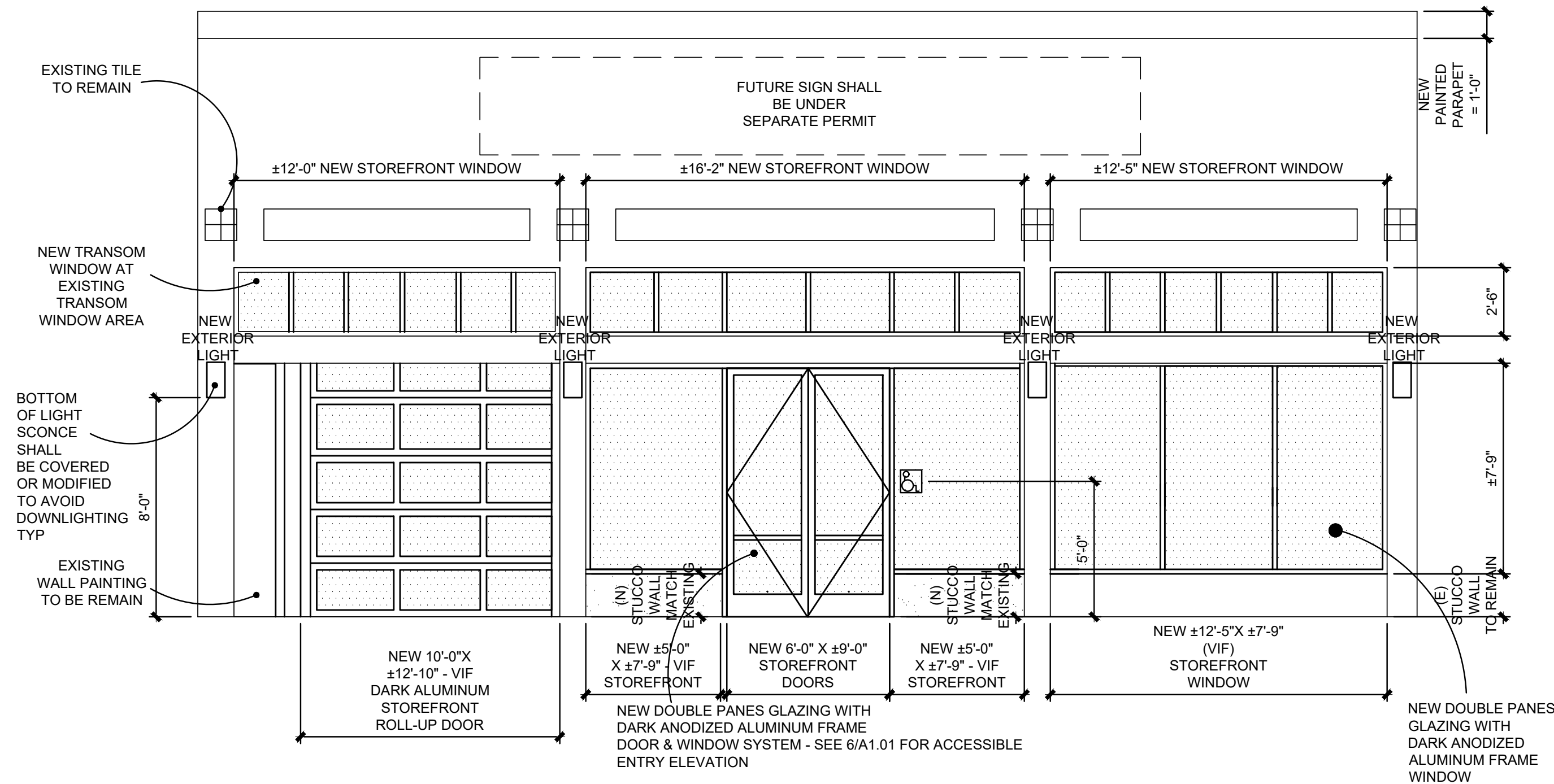
Product Description: Wesley 2 Light LED Outdoor Wall Light mirrors the lines and shapes found on your contemporary home. The half-moon silhouette at top and bottom is lined with etched glass to shed brilliant light. To finish this sleek look our Wall Light is finished with Platinum.

Available Finishes

DARK BRONZE ALUMINUM FINISHES



1 DEMOLITION FRONT ELEVATION
SCALE: 1/4" = 1'-0"

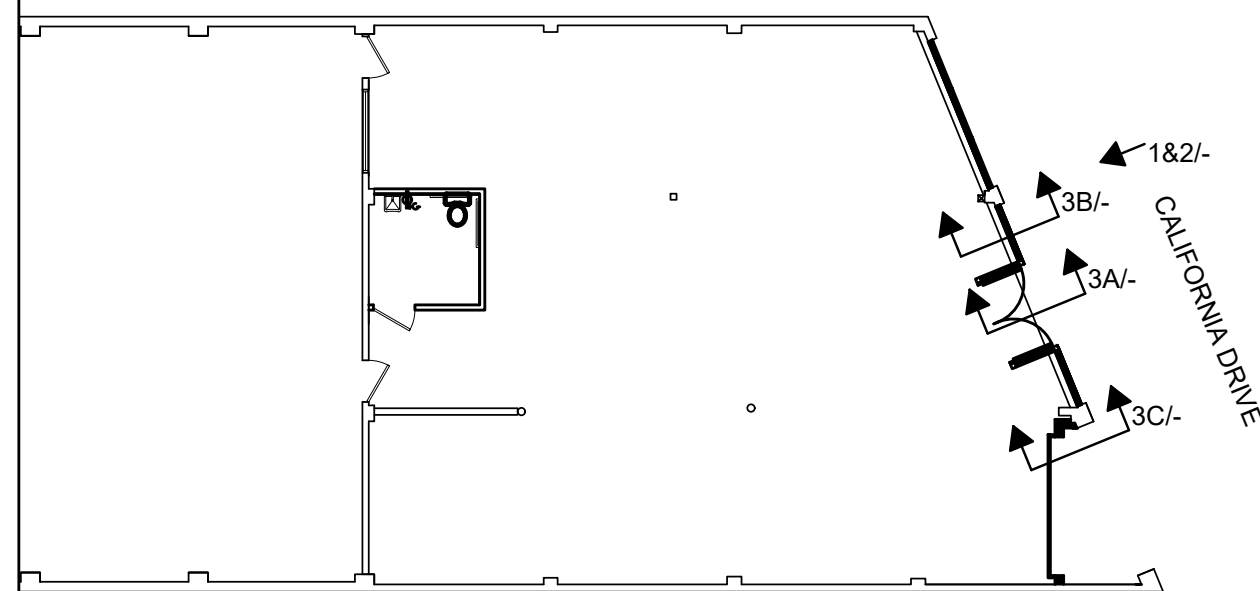


2 PROPOSED FRONT ELEVATION
SCALE: 1/4" = 1'-0"

EXTERIOR LIGHT SCENCE SHALL BE UPLIGHT ONLY PER CITY REQUIREMENT (DUE TO LIGHT SCENCE IS AT PROPERTY LINE)

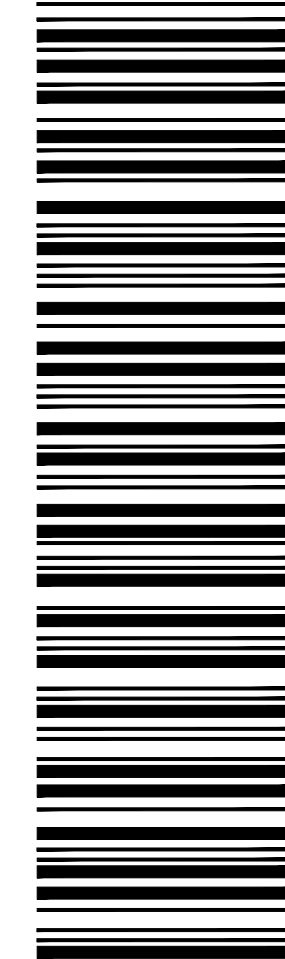
ENLARGE PLAN

(NOT IN SCALE)

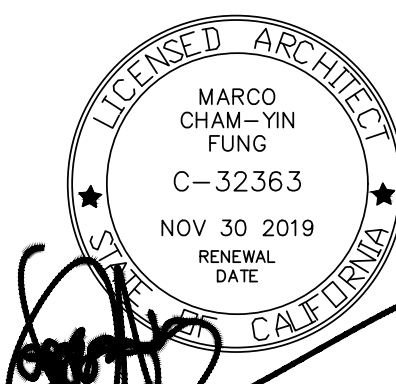


GENERAL NOTES

- PROVIDE 2 COATS PRIMERS AND 2 COATS OF FINISH PAINT
- OUTDOOR LIGHT SCENCE SHALL BE WATERPROOFED AND PROVIDE CAULKING WHERE PENETRATION OCCURS
- EXTERIOR STOREFRONT SHALL BE DARK BRONZE ALUMINUM
- EXTERIOR GLAZING SHALL BE 3/4" TEMPERED DUAL PANES COMPANY: PPG
OUTDOOR LITE: "SOLARGRAY" GLASS BY PPG INDUSTRIES, INC.
INDOOR LITE: "STARPHIRE" (ULTRA-CLEAR) FLOAT GLASS BY PPG INDUSTRIES, INC., SPUTTER COATED ON THIRD SURFACE (3) + LOW-E COATING: "SOLARBAN" 70XL SOLAR CONTROL (SPUTTERED) BY PPG INDUSTRIES, INC.
U VALUE: 0.29
SHGC: 0.31
- PROVIDE NEW EXTERIOR PAINT ON EXISTING AND NEW STUCCO FINISHES
COMPANY: KELLY MOORE



ARCHITECTURE PLANNING INTERIOR
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T: 650.270.1754 E: mfung@architstudioarchitecture.com



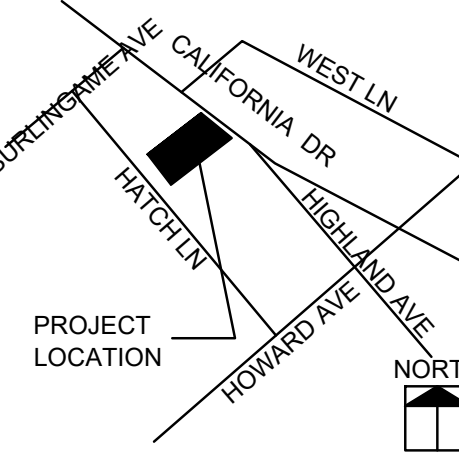
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t.650.270.1754
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2019.01.17	CITY SUBMITTAL

VINCINTY MAP



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251 CALIFORNIA DR
BURLINGAME, CA 94010
APN: 029211040
BUILDING OWNER
KEN WHITE
251 CALIFORNIA DRIVE,
BURLINGAME, CA 94010
T: 650.400.0207

ARCHITECT
ARCHIT STUDIO
318 WESTLAKE CTR, SUITE 286
DALY CITY, CA 94015
T: 650.270.1754
CONTACT: MARCO FUNG

CONTRACTOR

Date
2018.07.22
Project No.
2018.145

Sheet Title

ELEVATION
SECTION &
SPECIFICATION

Sheet
No.

A3.01

☐ Released for Construction
☐ Not Released for Construction

SPEC TENANT IMPROVEMENT FOR MARKETING (PLANNING SUBMITTAL) 251 CALIFORNIA DR., BURLINGAME, CA

DISCLAIMER

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4. THE AMERICAN DISABILITY ACT REQUIRES REMOVAL OF ARCHITECTURAL BARRIERS IN EXISTING FACILITIES WHERE SUCH REMOVAL IS READILY ACHIEVABLE. THE DEFINITION OF READILY ACHIEVABLE CONTAINED IN THE ADA IS FLEXIBLE & SUBJECT TO INTERPRETATION ON A CASE BY CASE BASIS. THE ADA FURTHER PROVIDES THAT ALTERNATION TO A FACILITY MUST BE MADE IN SUCH A MANNER THAT TO THE MAXIMUM EXTENT FEASIBLE, THE ALTERED PORTION OF THE FACILITY ARE READILY ACCESSIBLE TO AND BY INDIVIDUALS WITH DISABILITIES. ARCHIT STUDIO HAS USED ITS BEST PROFESSIONAL JUDGEMENT TO INTERPRET APPLICABLE ADA REQUIREMENTS AND OTHER FEDERAL, STATE AND LOCAL ACCESSIBILITY RULES, CODE, ORDINANCES AND REGULATIONS AS THEY APPLY TO THE PROJECT. HOWEVER, THE REQUIREMENTS OF ADA WILL BE SUBJECT TO VARIOUS AND POSSIBLY CONTRADICTORY INTERPRETATIONS. ARCHIT STUDIO CANNOT AND DOES NOT WARRANT / GUARANTEE THAT THE PROJECT WILL COMPLY WITH ALL INTERPRETATIONS OF THE ADA REQUIREMENTS AND / OR THE REQUIREMENTS OF OTHER FEDERAL, STATE AND LOCAL LAWS, RULES, CODES, ORDINANCES AND REGULATIONS AS THEY APPLY TO THE PROJECT. IN ADDITION, THE CALIFORNIA STATE BUILDING CODE ALLOWS NON-COMPLIANT FEATURES TO REMAIN IN PLACE UNDER PRESCRIBED CONDITIONS AND UNDER THE PROVISIONS CONTAINED IN THE CALIFORNIA BUILDING CODE UNDER UNREASONABLE HARDSHIP AS APPROVED BY THE CHIEF BUILDING OFFICIAL. AS SUCH, ARCHIT STUDIO SHALL NOT BE HELD RESPONSIBLE TO ASCERTAIN WHICH THESE ARE AND WHICH NON-COMPLIANT ELEMENTS WOULD REQUIRE RETROFITTING TO MEET COMPLIANCE REQUIREMENTS.

DEFERRED SUBMITTALS

-

NOTES FROM BUILDING DEPARTMENT

"CONSTRUCTION HOURS"
WEEKDAYS: 8:00 A.M. – 7:00 P.M.
SATURDAYS: 9:00 A.M. – 6:00 P.M.
SUNDAYS AND HOLIDAYS: NO WORK ALLOWED
(SEE CITY OF BURLINGAME MUNICIPAL CODE, SECTION 18.07.110 FOR DETAILS.)

"ANY HIDDEN CONDITIONS THAT REQUIRE WORK TO BE PERFORMED BEYOND THE SCOPE OF THE BUILDING 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.

ACKNOWLEDGE THAT ANYONE WHO IS DOING BUSINESS IN THE CITY MUST HAVE A CURRENT CITY OF BURLINGAME BUSINESS LICENSE
NOTE: A CONDITION OF THIS PROJECT APPROVAL IS THAT THE DEMOLITION PERMIT WILL NOT BE ISSUED AND, AND NO WORK CAN BEGIN (INCLUDING THE REMOVAL OF ANY BUILDING COMPONENTS), UNTIL A BUILDING PERMIT HAS BEEN ISSUED FOR THE PROJECT. THE PROPERTY OWNER IS RESPONSIBLE FOR ASSURING THAT NO WORK IS AUTHORIZED OR PERFORMED.

INDICATE ON THE PLANS THAT A GRADING PERMIT, IF REQUIRED, WILL BE OBTAINED FROM THE DEPARTMENT OF PUBLIC WORKS.

THIS PROJECT IS FOR MARKETING ONLY - SEPARATE BUILDING PERMIT FOR TENANT IMPROVEMENT IS REQUIRED - FURNITURE PLAN IS UNAVAILABLE AT THIS TIME

IN THE TENANT SPACE INDICATE THE LOCATION OF THE "OFFICE" OR AREA WHERE BOOKKEEPING AND FINANCIAL RECONCILIATION WILL TAKE PLACE. IF THE OFFICE IS TO BE LOCATED ON THE MEZZANINE LEVEL THEN ALSO INDICATE AN ACCESSIBLE OFFICE SPACE ON THE GROUND FLOOR. 2016 CBC §11B-203.9

PROJECT DATA

JURISDICTION
CITY OF BURLINGAME

CODE
2016 CALIFORNIA BUILDING CODE
2016 CALIFORNIA MECHANICAL CODE
2016 CALIFORNIA PLUMBING CODE
2016 CALIFORNIA ELECTRICAL CODE
2016 CALIFORNIA FIRE CODE
2016 CALIFORNIA GREEN BUILDING CODE
2016 CALIFORNIA ENERGY CODE
ALL RELATED BURLINGAME COUNTY ORDINANCE

SCOPE OF WORK
ENLARGE ROLL-UP DOOR OPENINGS FOR NEW ROLL-UP DOORS
NEW STOREFRONT DOOR & WINDOWS.
REMOVE AND REBUILD BATHROOM.

OCCUPANCY GROUP: B / M
CONSTRUCTION TYPE: V-B
NUMBER OF STORY: 1
BUILDING AREA: NO CHANGE (4600 SF)
AUTOMATIC FIRE SPRINKLER: NO

OCCUPANCY SUMMARY:
BUSINESS AREA (RETAIL) : 1963 SF / 60 SF = 33 OCC
REAR RETAIL AREA: 2564 SF / 100 SF = 43 OCC
BATHROOM: 71 SF / 100 SF = 1 OCC
TOTAL: 4600 SF (77 OCC)

SHEET INDEX

A0.01 TITLE SHEET & SITE PLAN
A1.01 ACCESSIBILITY DETAIL
A2.01 FLOOR PLAN
A3.01 EXTERIOR ELEVATIONS
A10.00 CALGREEN MANDATORY MEASURES CHECKLIST
A10.01 CALGREEN MANDATORY MEASURES
A10.02 CALGREEN MANDATORY MEASURES
A10.03 CALGREEN MANDATORY MEASURES
A10.04 BEST MANAGEMENT PRACTICES

NOTES FROM ENGINEERING DEPT

1. BASED ON THE SCOPE OF WORK, THIS IS A "SMALL" PROJECT THAT REQUIRES A STORMWATER CONSTRUCTION POLLUTION PREVENTION PERMIT. THIS PERMIT IS REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT. AN INITIAL FIELD INSPECTION IS REQUIRED PRIOR TO THE START OF ANY CONSTRUCTION (ON PRIVATE PROPERTY OR IN THE PUBLIC RIGHT-OF-WAY).
2. ANY WORK IN THE CITY RIGHT-OF-WAY, SUCH AS PLACEMENT OF DEBRIS BIN IN STREET, WORK IN SIDEWALK AREA, PUBLIC EASEMENTS, AND UTILITY EASEMENTS, IS REQUIRED TO OBTAIN AN ENCROACHMENT PERMIT PRIOR TO STARTING WORK.
3. CONSTRUCTION HOURS IN THE CITY PUBLIC RIGHT-OF-WAY ARE LIMITED TO WEEKDAYS AND NON-CITY HOLIDAYS BETWEEN 8:00 A.M. AND 5:00 P.M. FOR ALL ACTIVITIES (INCLUDING HAULING).
4. REPLACE DAMAGED AND DISPLACED CURB, GUTTER AND/OR SIDEWALK FRONTING SITE.
5. ALL WATER LINES CONNECTIONS TO CITY WATER MAINS FOR SERVICES OR FIRE LINE PROTECTION ARE TO BE INSTALLED PER CITY STANDARD PROCEDURES AND MATERIAL SPECIFICATIONS. CONTACT THE CITY WATER DEPARTMENT FOR CONNECTION FEES. IF REQUIRED, ALL FIRE SERVICES AND SERVICES 2" AND OVER WILL BE INSTALLED BY BUILDER. ALL UNDERGROUND FIRE SERVICE CONNECTIONS SHALL BE SUBMITTED AS SEPARATE UNDERGROUND FIRE SERVICE PERMIT FOR REVIEW AND APPROVAL.
6. SEWER BACKWATER PROTECTION CERTIFICATION IS REQUIRED FOR THE INSTALLATION OF ANY NEW SEWER FIXTURE PER ORDINANCE NO. 1710. THE SEWER BACKWATER PROTECTION CERTIFICATE IS REQUIRED PRIOR TO THE ISSUANCE OF BUILDING PERMIT.
7. THE SANITARY SEWER LATERAL (BUILDING SEWER) SHALL BE TESTED PER ORDINANCE CODE CHAPTER 15.12. TESTING INFORMATION IS AVAILABLE AT THE BUILDING DEPARTMENT COUNTER. A SEWER LATERAL TEST ENCROACHMENT PERMIT IS REQUIRED

ADJACENT BUILDING -NIC

PROJECT LOCATION 251 CALIFORNIA DR

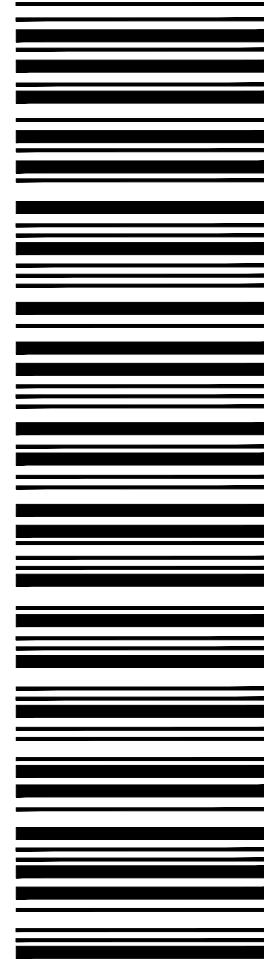
ADJACENT BUILDING -NIC

1 SITE PLAN

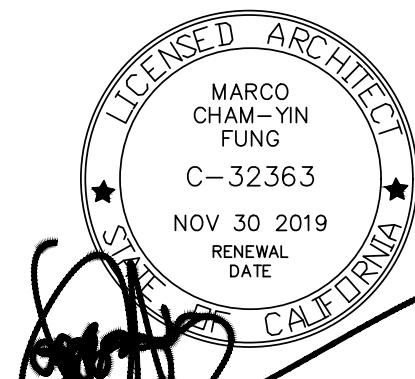
SCALE: 1/8" = 1'-0"

0' 4' 8' 16'

NORTH



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318 WESTLAKE CENTER, SUITE 286, DALY CITY, CA 94015
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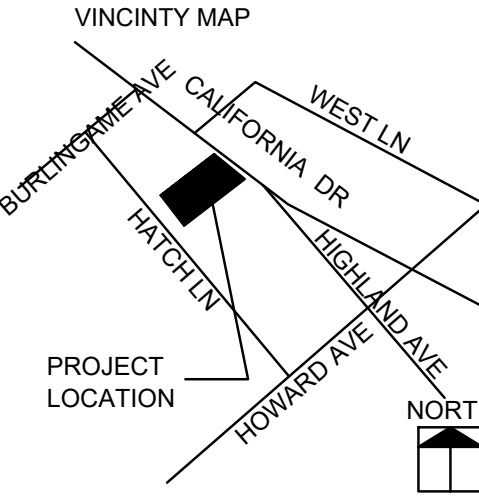


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t.650.270.1754
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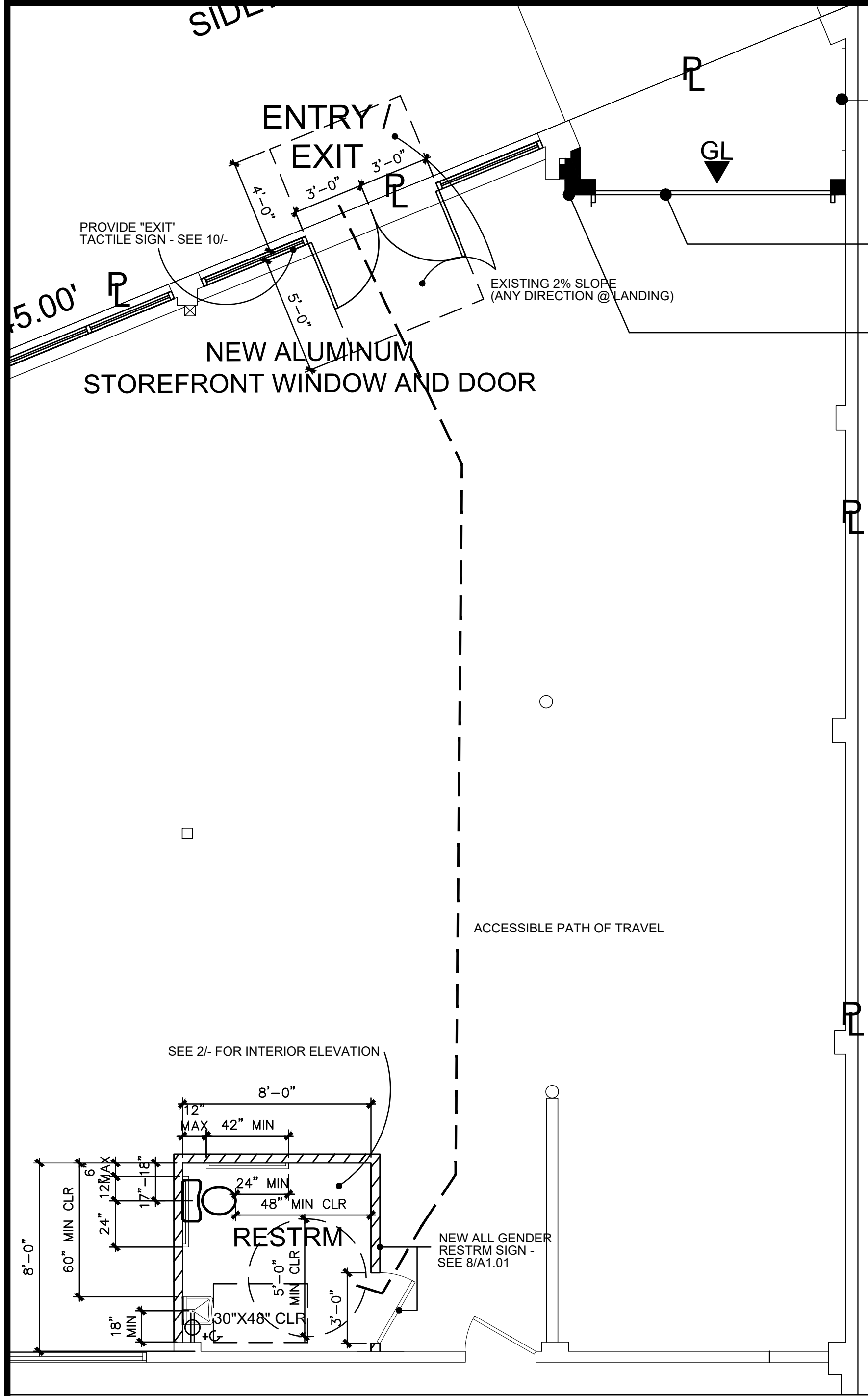
251 CALIFORNIA DR
BURLINGAME, CA 94010
APN: 029211040
BUILDING OWNER
KEN WHITE
251 CALIFORNIA DRIVE,
BURLINGAME, CA 94010
T: 650.400.0207

ARCHITECT
ARCHIT STUDIO
318 WESTLAKE CTR, SUITE 286
DALY CITY, CA 94015
T: 650.270.1754
CONTACT: MARCO FUNG

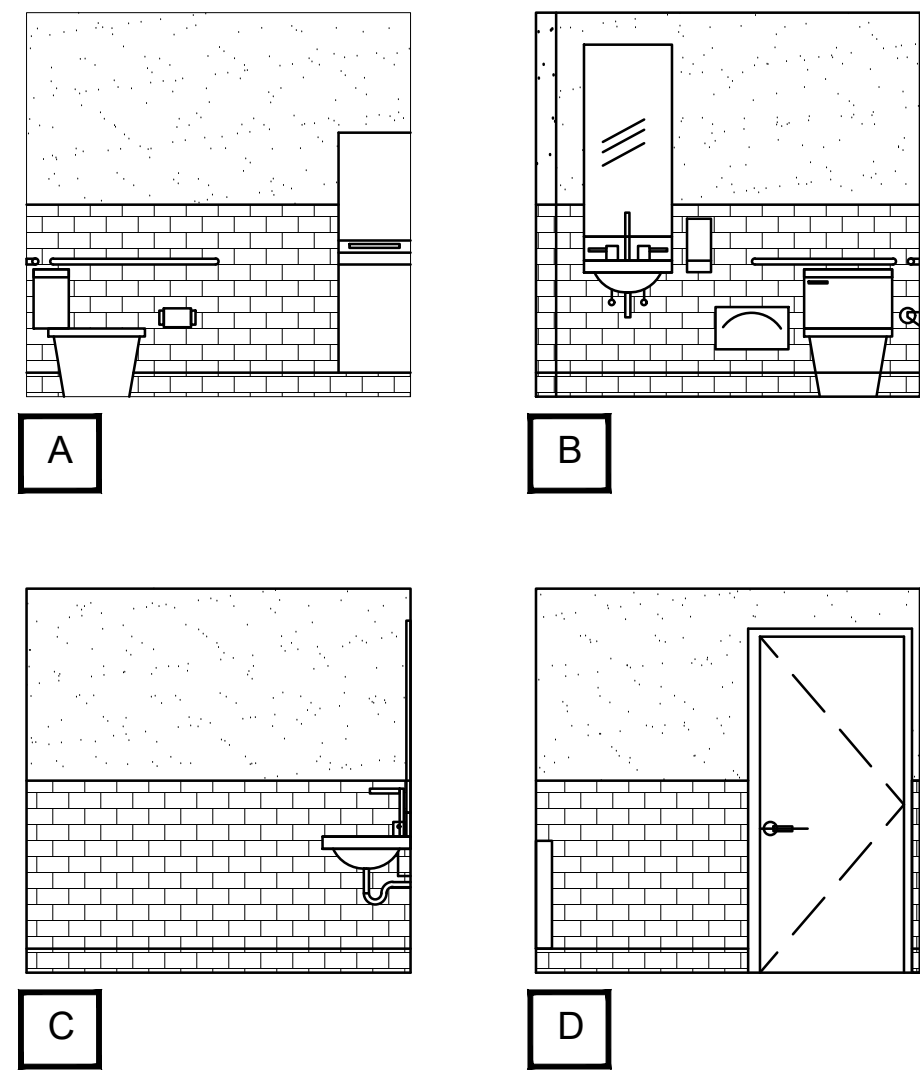
CONTRACTOR

Date 2018.07.22 Project No. 2018.145
Sheet Title
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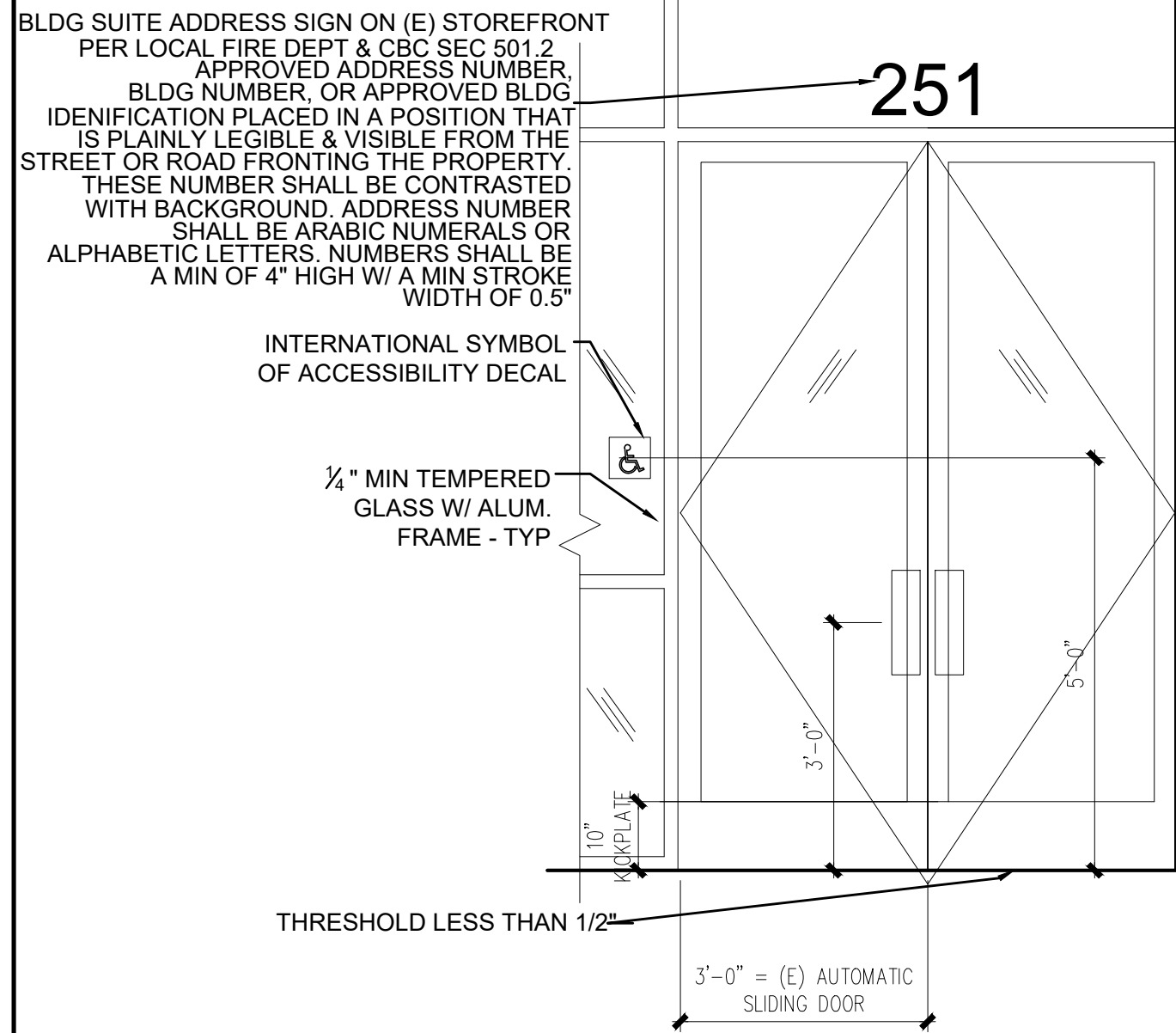
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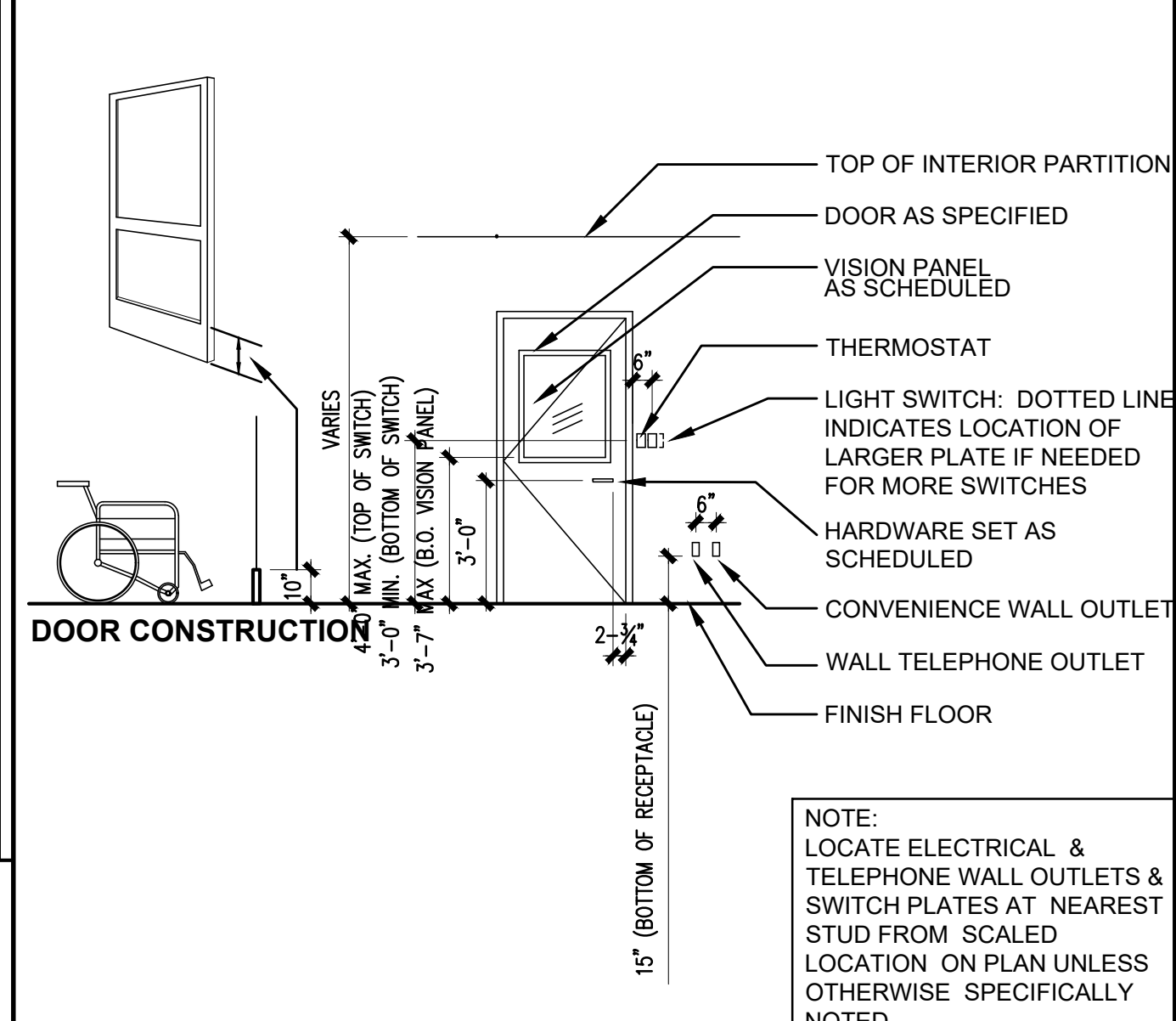
**PROPOSED
ACCESSIBILITY
FLOOR PLAN**
1
SCALE: 1/4" = 1'-0"



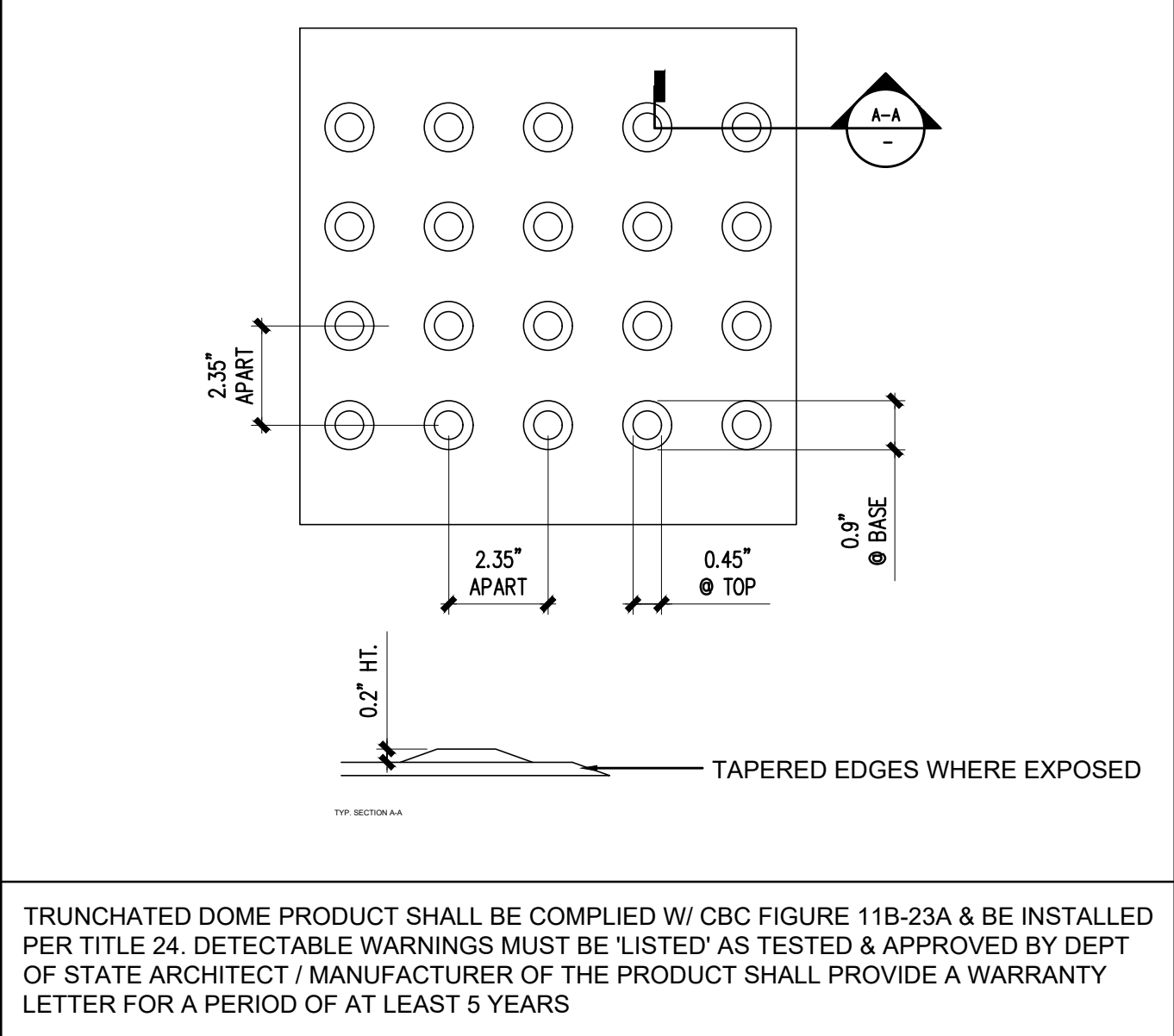
**INTERIOR
ELEVATION**
2
SCALE: 1/4" = 1'-0"



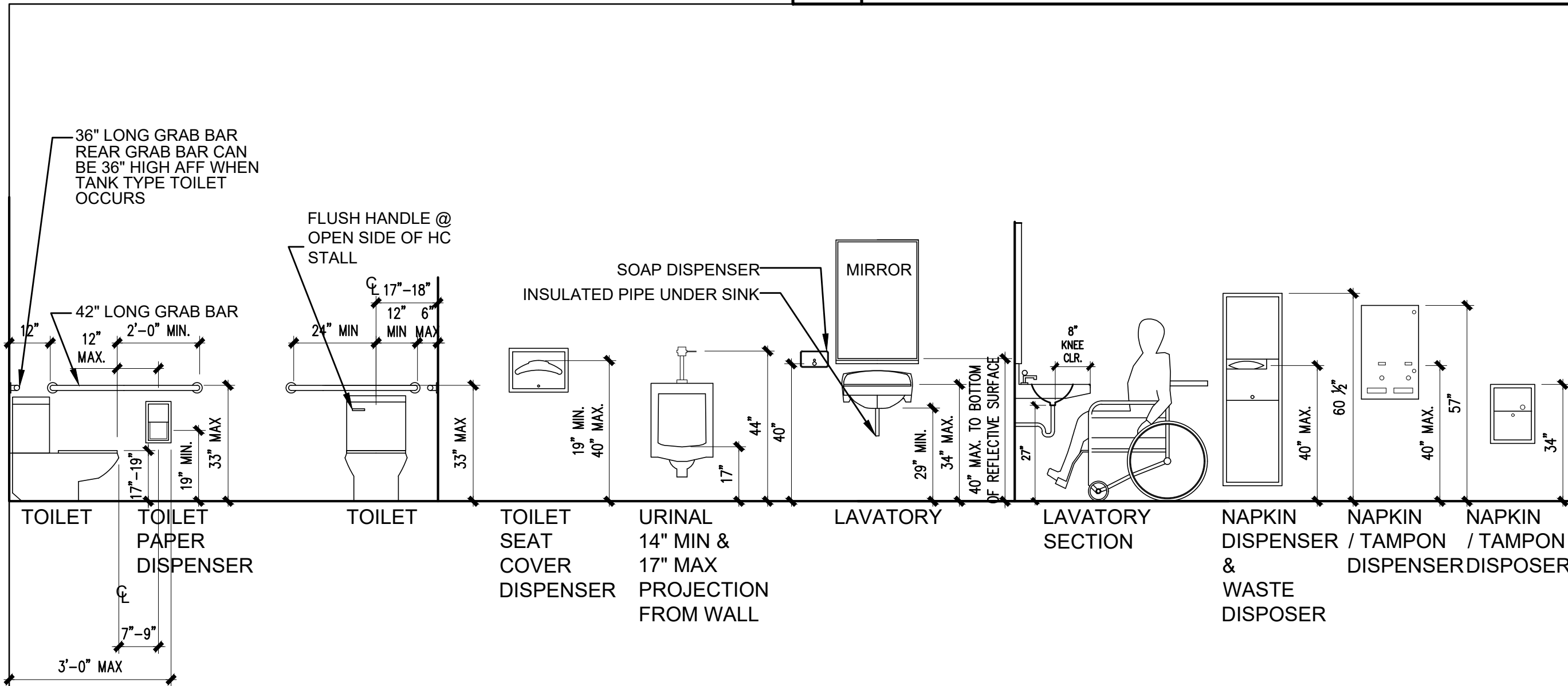
6 ACCESSIBLE ENTRY ELEVATION
SCALE: 1/2"=1'-0"



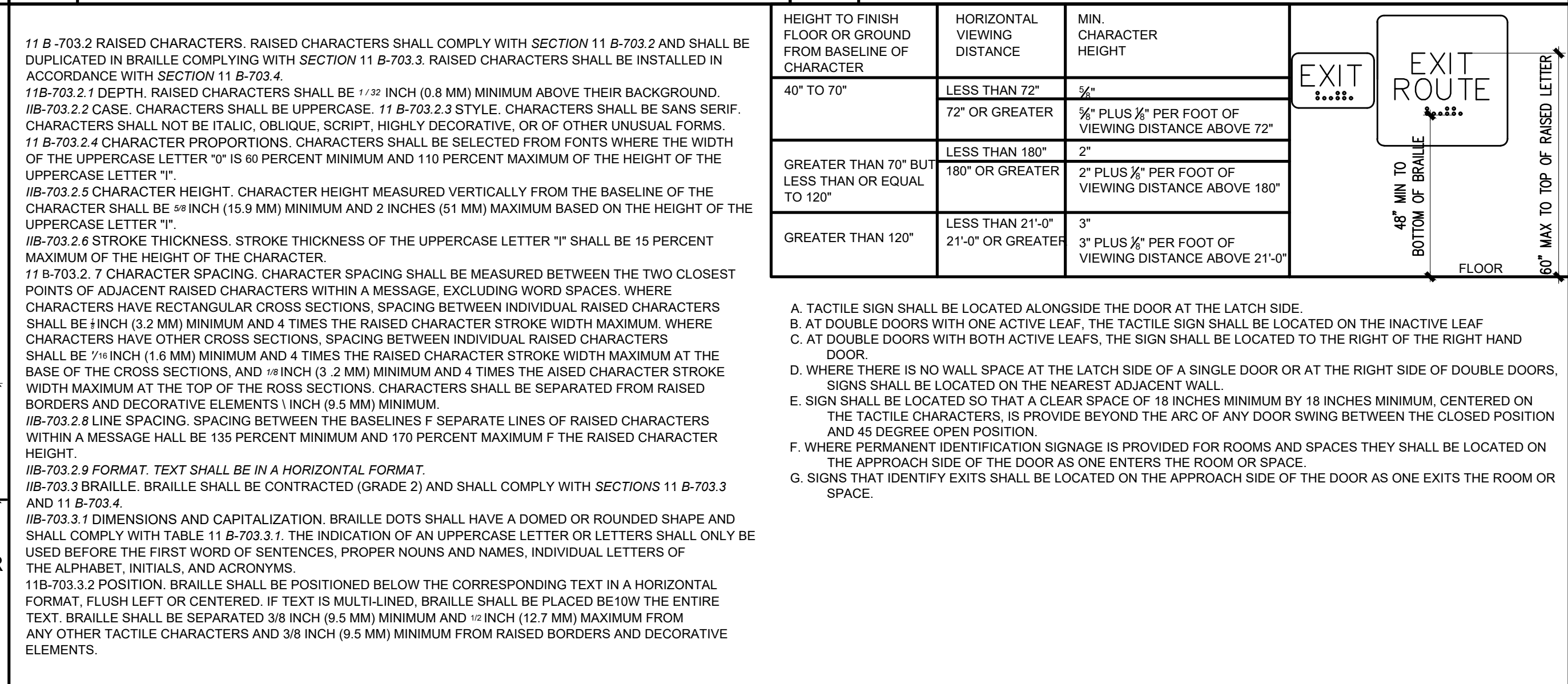
7 ACCESSIBLE MOUNTING HEIGHT
SCALE: 1/4"=1'-0"



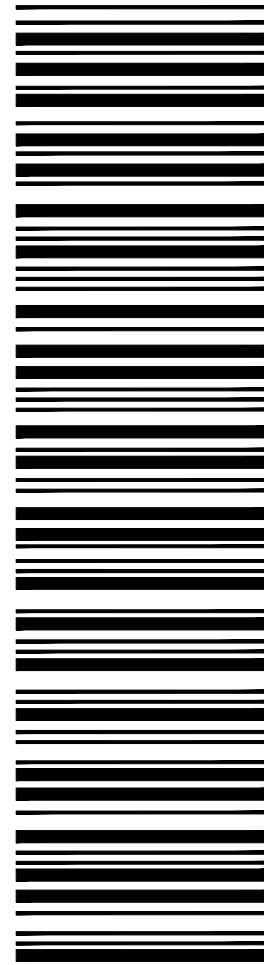
8 TRUNCATED DOMES
SCALE: NOT TO SCALE



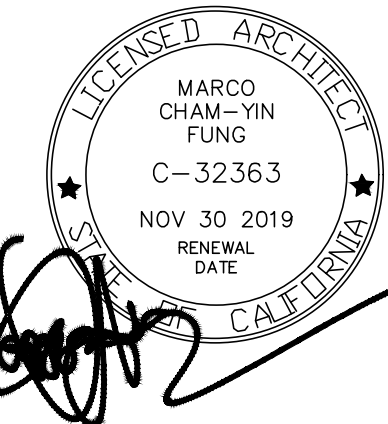
9 RESTROOM FIXTURE & ACCESSORIES MOUNTING HEIGHT
SCALE: 3/8"=1'-0"



10 EXIT / EXIT ROUTE SIGN
SCALE: 1-1/2"=1'-0"



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ARCHITECTURE PLANNING INTERIOR
318 WESTLAKE CENTER, SUITE 286, DALY CITY, CA 94015
T: 650.270.1754 E: mfung@architstudioarchitecture.com

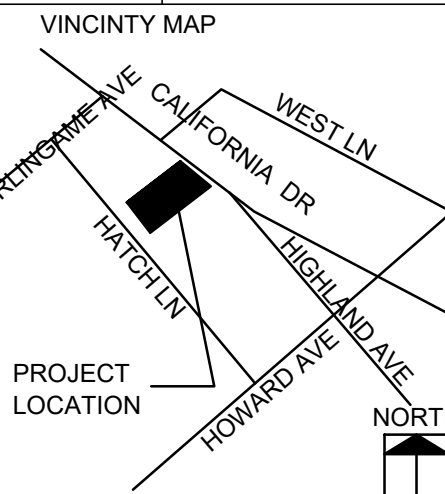


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Daly City, CA 94015
1.650.270.1754
e-mail:
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BURLINGAME, CA 94010
APN: 029211040
BUILDING OWNER
KEN WHITE
251 CALIFORNIA DRIVE,
BURLINGAME, CA 94010
T: 650.400.0207

ARCHITECT
ARCHT STUDIO
318 WESTLAKE CTR, SUITE 286
DALY CITY, CA 94015
T: 650.270.1754
CONTACT: MARCO FUNG

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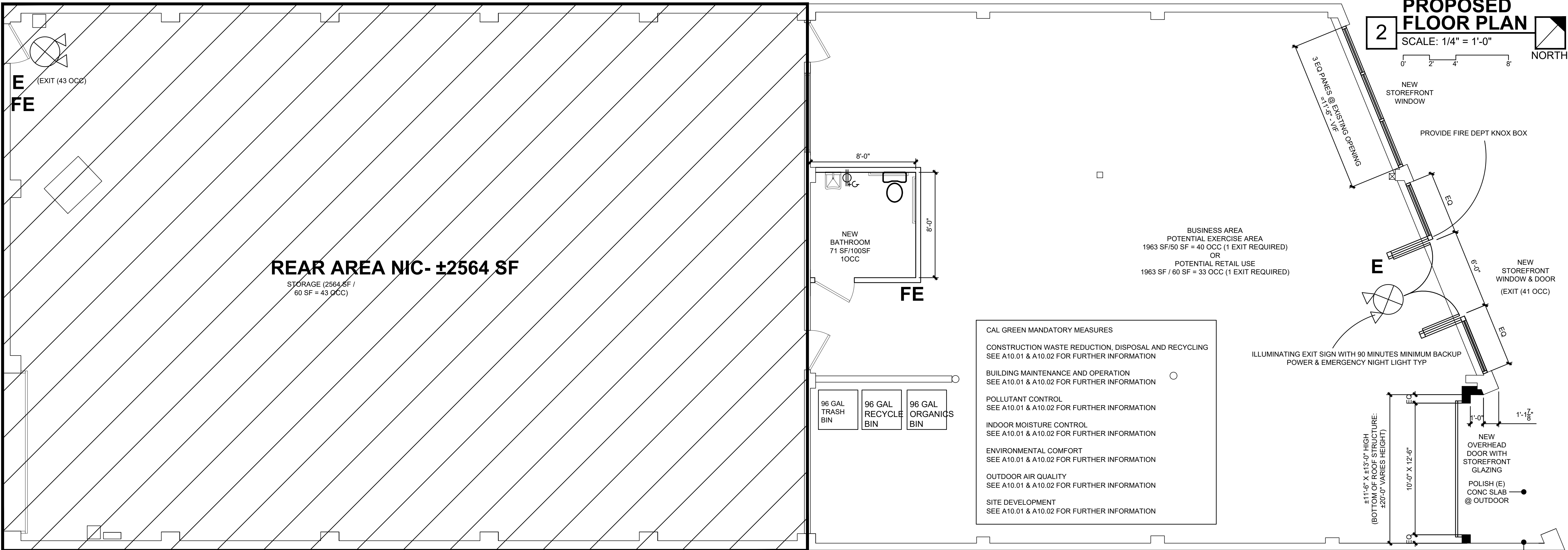
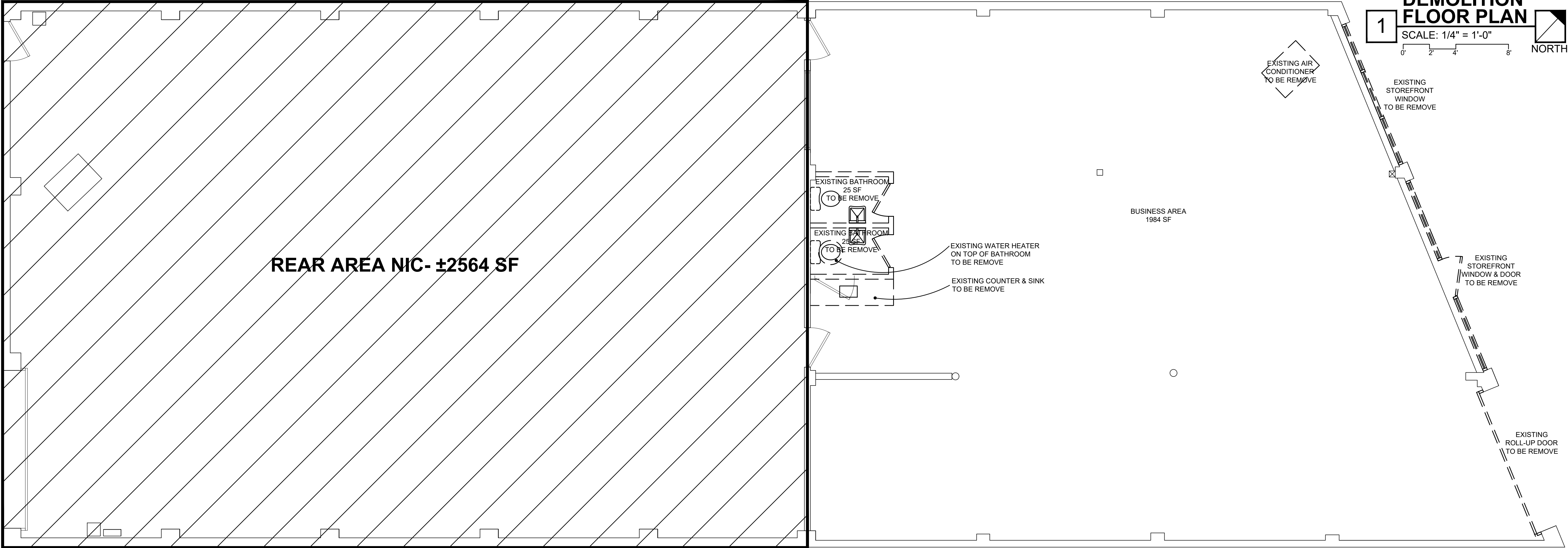
**ACCESSIBILITY
DETAILS**

Sheet

No.

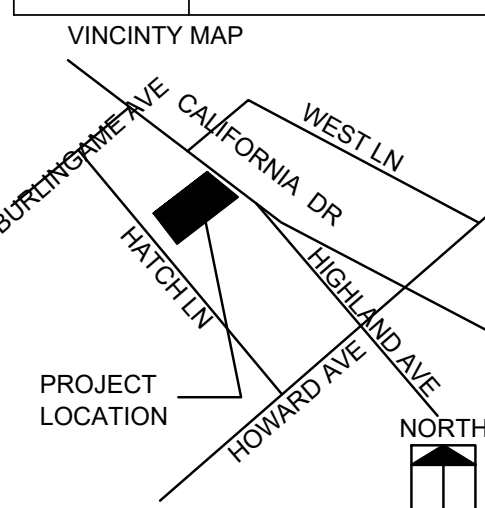
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251 CALIFORNIA DR
BURLINGAME, CA 94010
APN: 029211040
BUILDING OWNER
KEN WHITE
251 CALIFORNIA DRIVE,
BURLINGAME, CA 94010
T: 650.400.0207

ARCHITECT
ARCHIT STUDIO
318 WESTLAKE CTR, SUITE 286
DALY CITY, CA 94015
T: 650.270.1754
CONTACT: MARCO FUNG

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Sheet Title

FLOOR PLAN

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