



250 CALIFORNIA DRIVE

BURLINGAME, CALIFORNIA

PLANNING COMMISSION HEARING RESPONSE

FEBRUARY 27, 2018

250 CALIFORNIA DR. BURLINGAME, CA

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QA/QC		
No.	Date	Issue
19	JUNE 17	PRELIMINARY PLANNING PACKAGE
07	JULY 17	PLANNING SUBMITTAL
08	SEPT 17	PLANNING SUBMITTAL RESPONSE
10	NOV 17	2ND REVIEW PLANNING RESPONSE
22	DEC 17	3RD REVIEW PLANNING RESPONSE
27	FEB 18	PLANNING COMMISSION RESPONSE

PROJECT DIRECTORY

OWNER / CONTRACTOR / OWNER CONSULTANTS

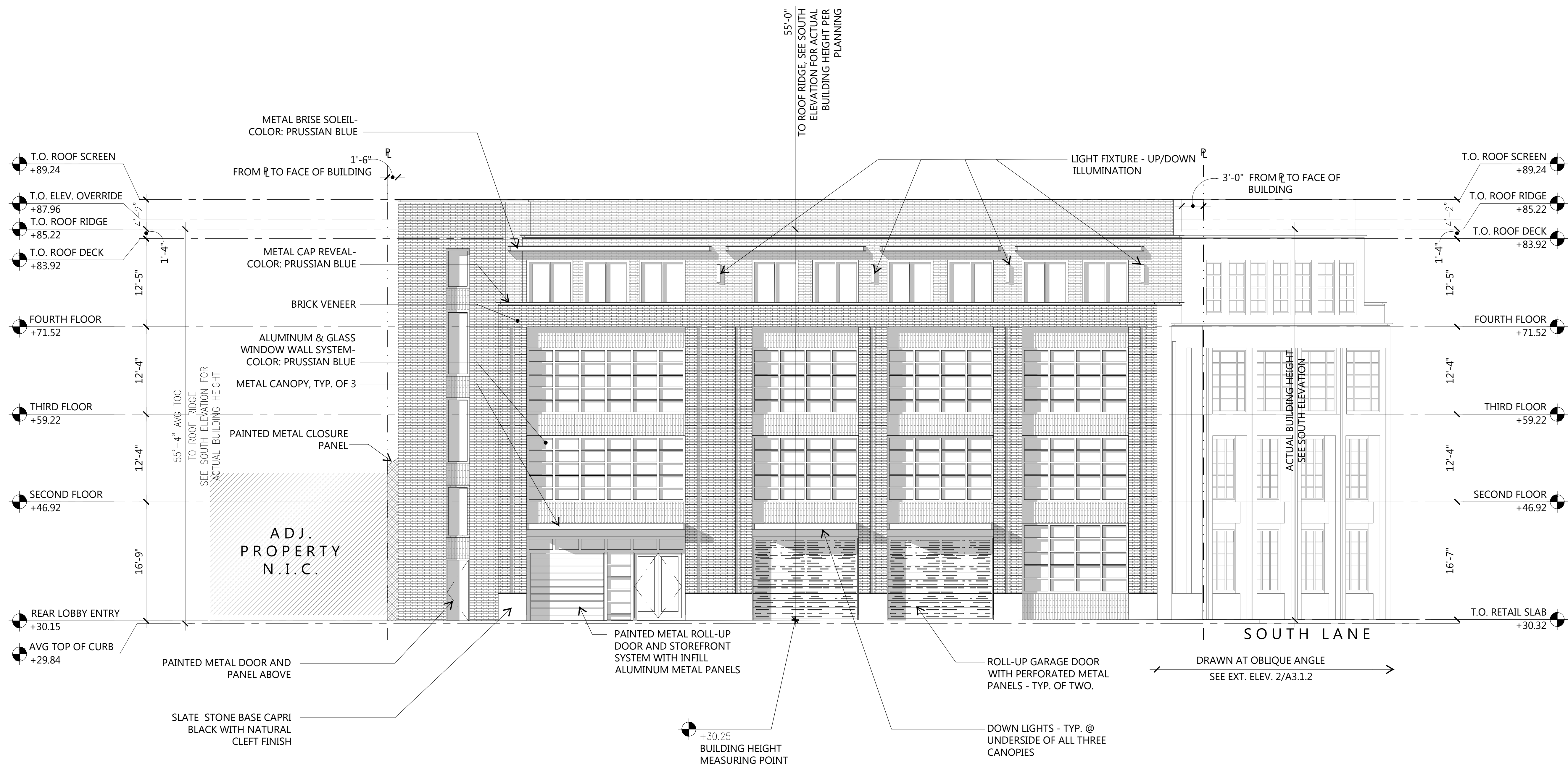
Owner	20 Hobart, LLC 999 Baker Way, Suite 300 San Mateo, CA 94404 Ph. 650 571-1010 Fx. 650 571-1019 Attn.: Ryan Guibara	Plumbing Engineer	TO BE DETERMINED
General Contractor	TO BE DETERMINED	Geotechnical Engineer	TO BE DETERMINED
Mechanical Engineer	TO BE DETERMINED		
Electrical Engineer	TO BE DETERMINED		

ARCHITECT / CONSULTANTS

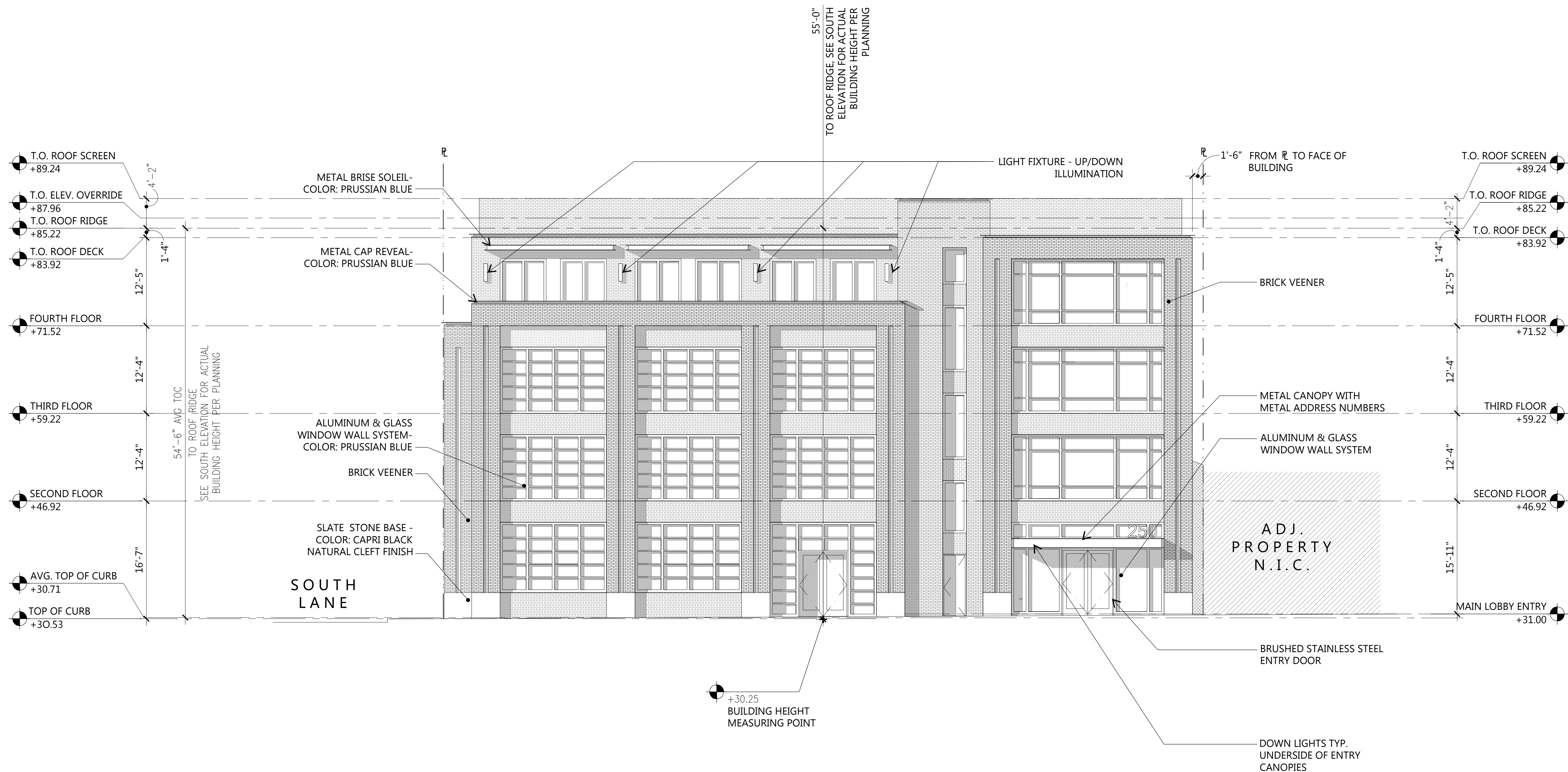
Architect	MBH Architects 960 Atlantic Avenue Alameda, CA 94501 Ph. 510 865-8663 Fx. 510 865-1611 Attn.: Ken Lidicker	Mechanical Engineer	TBD	Title 24 Consultant	Gabel Associates, LLC 20825 Nunes Avenue, Suite A Castro Valley, CA 94546 Ph. 510 428-0803 Attn: Gina Rodda
Structural Engineer	ZFA Structural Engineers 601 Montgomery Street Suite 1450 San Francisco, CA 94111 Ph. 415 243-4091 x 205 Attn: Matt Frantz	Electrical Engineer	TBD		
Civil Engineer	Luk and Associates 738 Alfred Nobel Drive Hercules, CA 94547 Ph. 510 724-3388 Fx. 510 724-3383 Attn: Jackie Luk	Plumbing Engineer	TBD		
Landscape	JETT Landscape Architecture + Design 2 Orinda Theatre Square, Suite 218 Orinda, CA 94563 Ph. 925 254-5422 Fx. 925 528-0215 Attn: Bruce Jett	Specifications	Raeber & Associates 443 Gold Mine Drive San Francisco, CA 94131 Ph. 415 920-2244 Fx. 415 970-2244 Attn: John Raeber		

Project No.	51123
Scale	N/A
Drawing Title	COVER SHEET, BUILDING PERSPECTIVE & PROJECT DIRECTORY
13\120-Urban Solutions Studio\Acad\Draw\51123-226 California\Cover\A0-0-0.dwg	
Drawing No.	

A0.0.0



(WEST LANE) NORTH EXTERIOR ELEVATION | 1



(CALIFORNIA DRIVE) SOUTH EXTERIOR ELEVATION | 2

EXTERIOR ELEVATION LEGEND

LIGHT FIXTURE - UP/DOWN ILLUMINATION TO COMPLY WITH THE CITY OF BURLINGAME MUNICIPAL CODE "BUG", BACKLIGHT, UPLIGHT, AND GLARE RATINGS.

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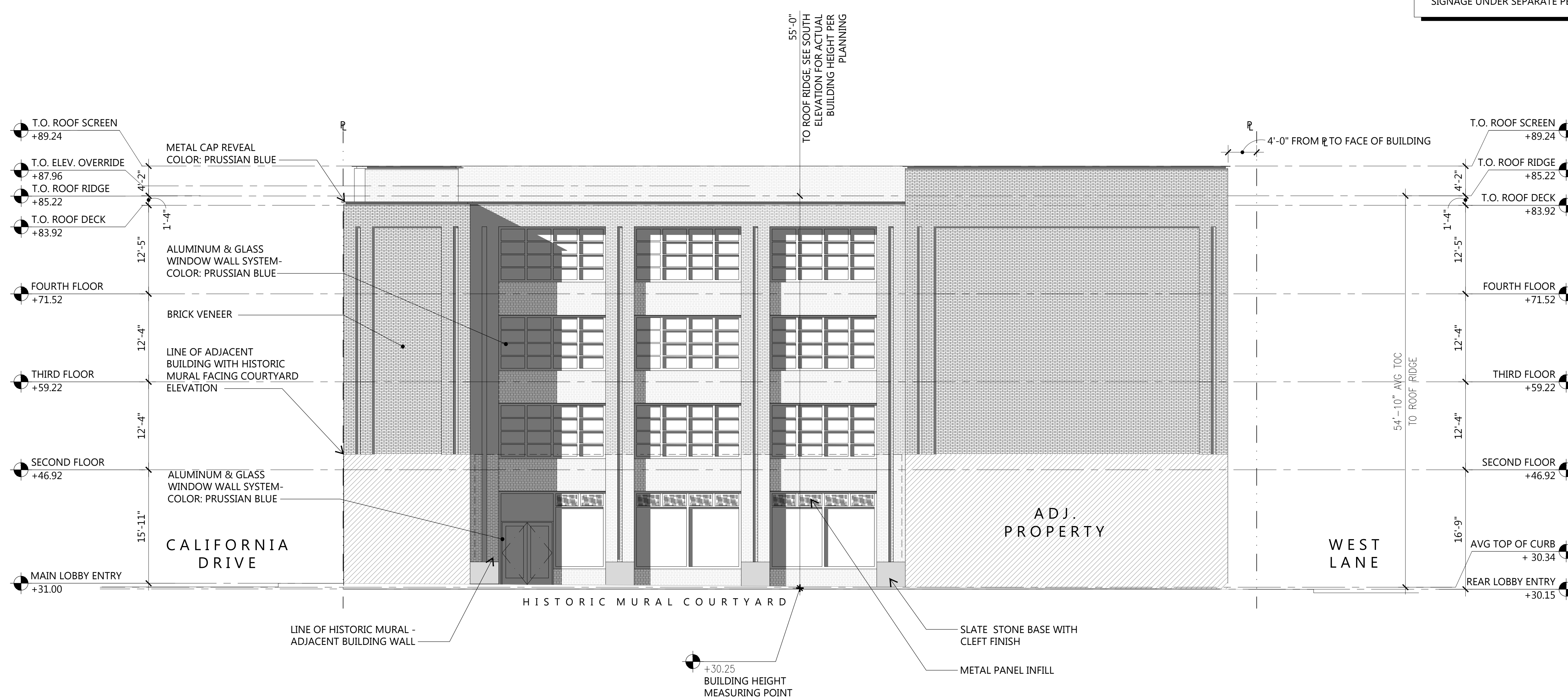
Project No.	51123
Scale	1/8" = 1'-0"
Drawing Title	NORTH AND SOUTH EXTERIOR ELEVATIONS

U:\00-0000-0000-0000\01123-226 California\Ext-Elev\A3-1-1.dwg
Drawing No.

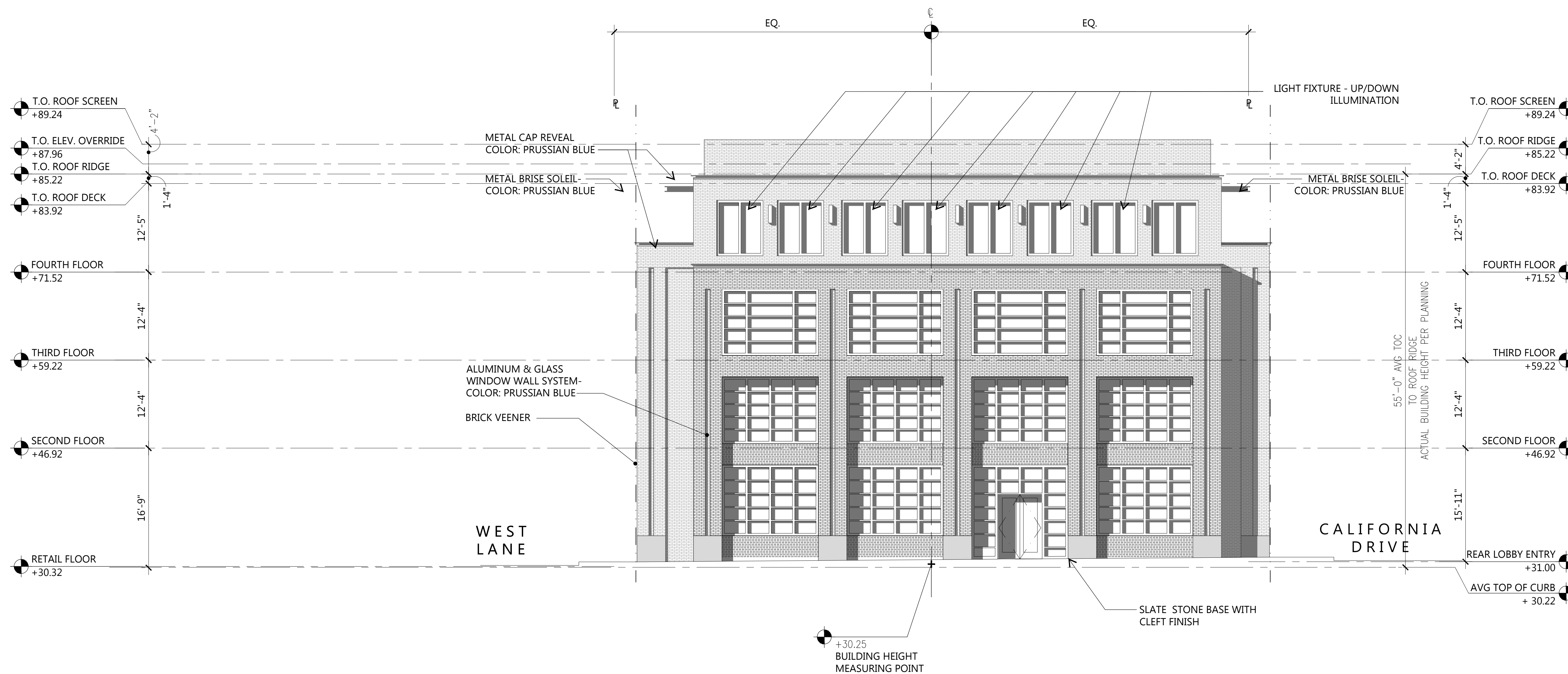
A3.1.1

EXTERIOR ELEVATION LEGEND

LIGHT FIXTURE - UP/DOWN ILLUMINATION TO COMPLY WITH THE CITY OF BURLINGAME MUNICIPAL CODE "BUG", BACKLIGHT, UPLIGHT, AND GLARE RATINGS.



EAST EXTERIOR ELEVATION | 1



(SOUTH LANE) WEST EXTERIOR ELEVATION | 2



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BURLINGAME, CA

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QAQC		
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Project No.	51123
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Scale $1/8" = 1'-0"$

Drawing Title	EAST AND WEST EXTERIOR ELEVATIONS
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Drawing No.

A3.1.2

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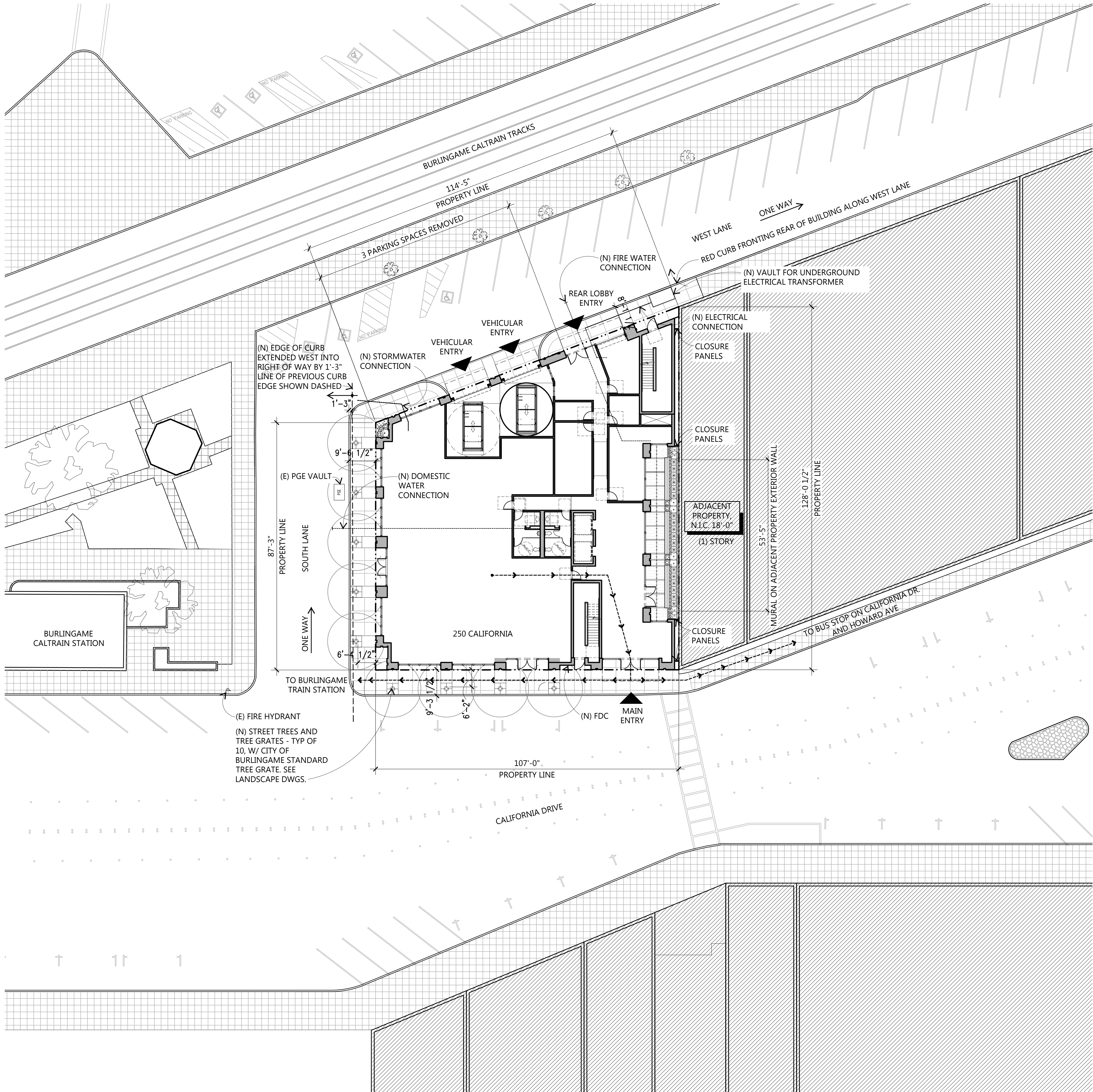
Project No.	51123
Scale	1/16" = 1'-0"
Drawing Title	SITE PLAN

SITE PLAN LEGEND

- PROPERTY LINE
- AREA OF ADJACENT PROPERTY, N.I.C.
- SIDEWALK
- ACCESSIBLE EXIT PATH OF TRAVEL TO PUBLIC RIGHT OF WAY

SITE PLAN NOTES

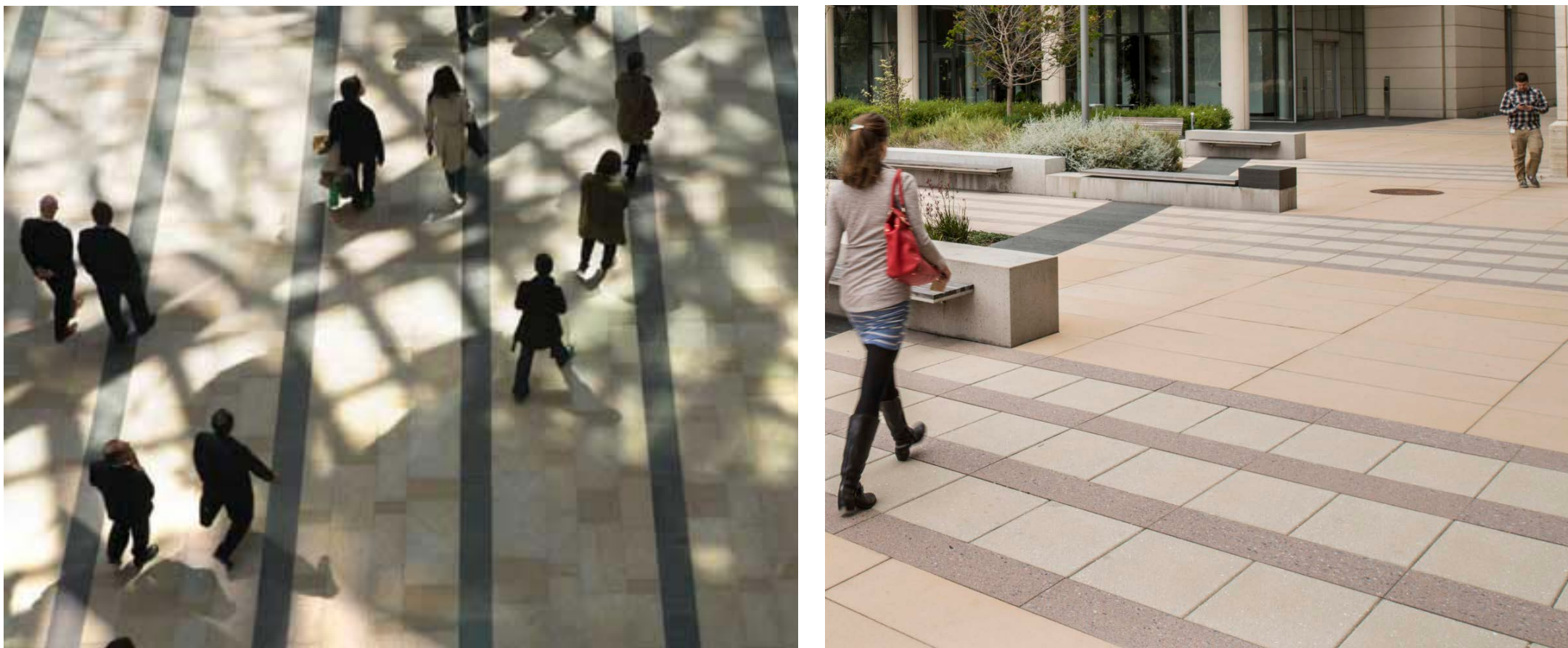
1. ELEVATOR IS GURNEY ACCESSIBLE WITH 7'-6" X 5' X 6" CAB DIMENSIONS



PRECEDENT IMAGES



EXISTING MURAL TO REMAIN



BANDED PAVING PATTERN

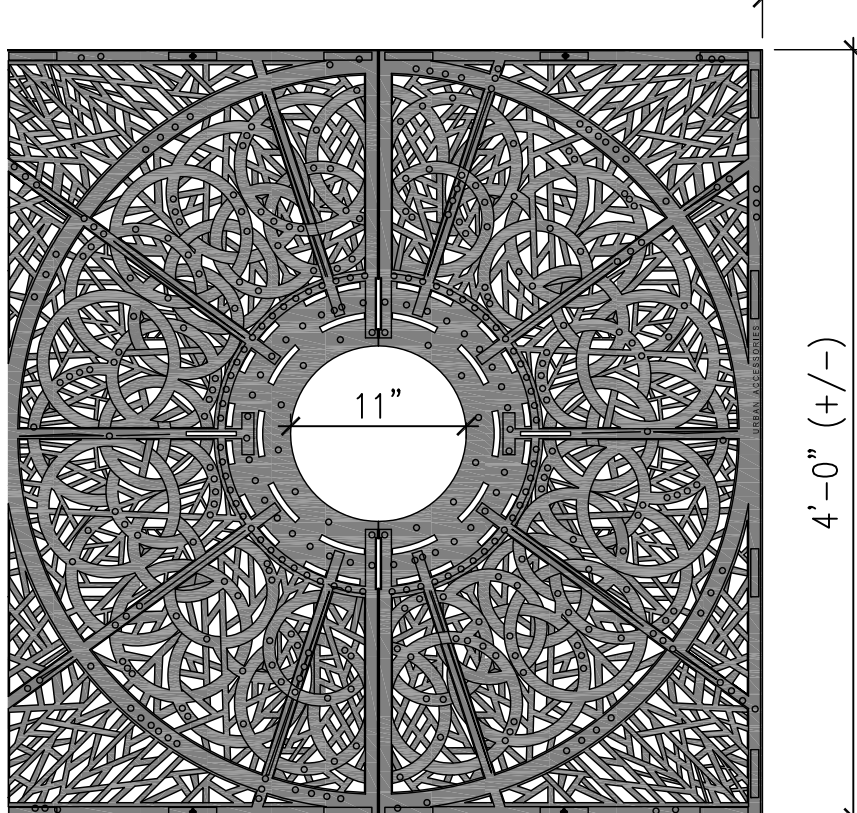


FESTOON LIGHTING



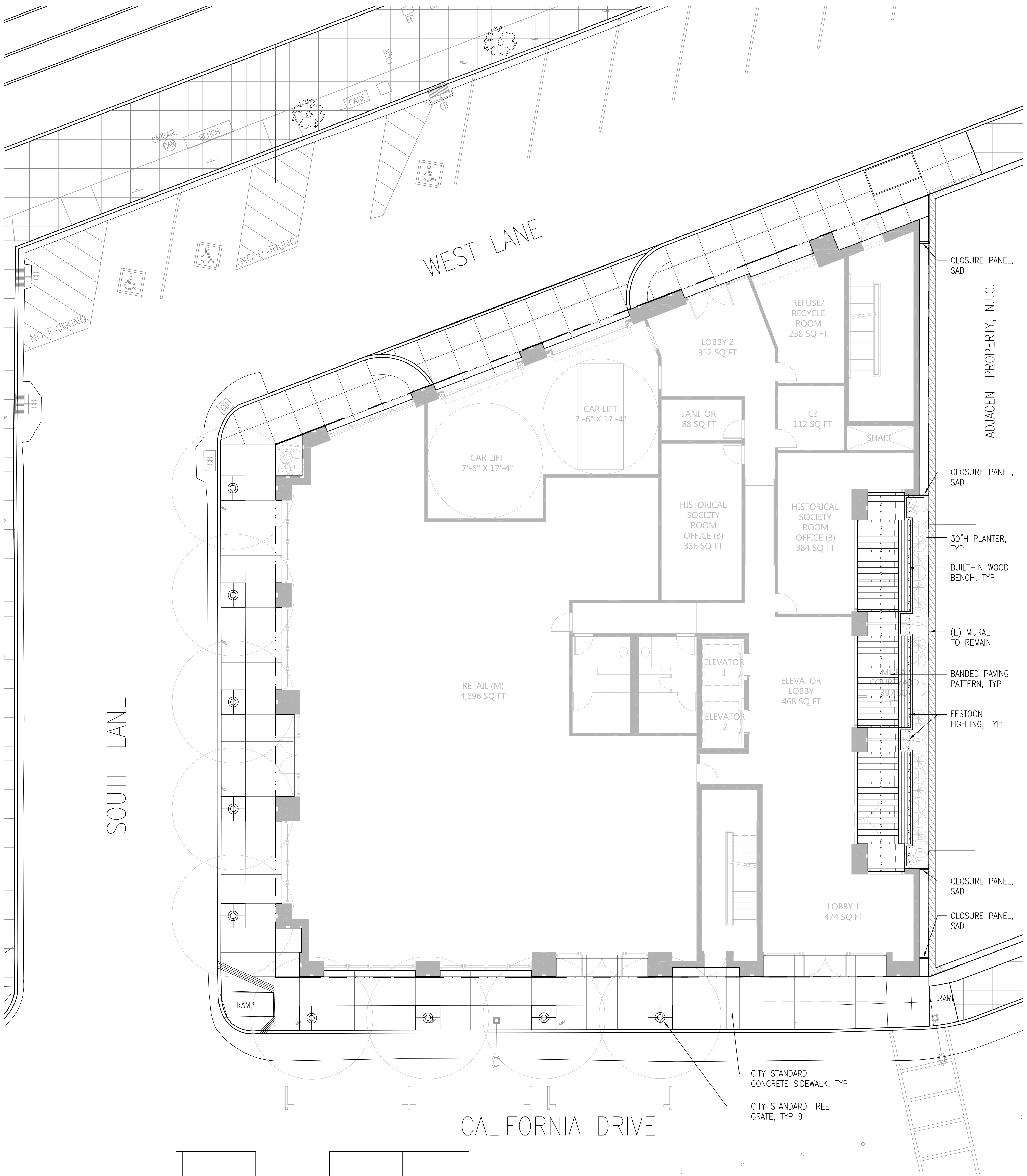
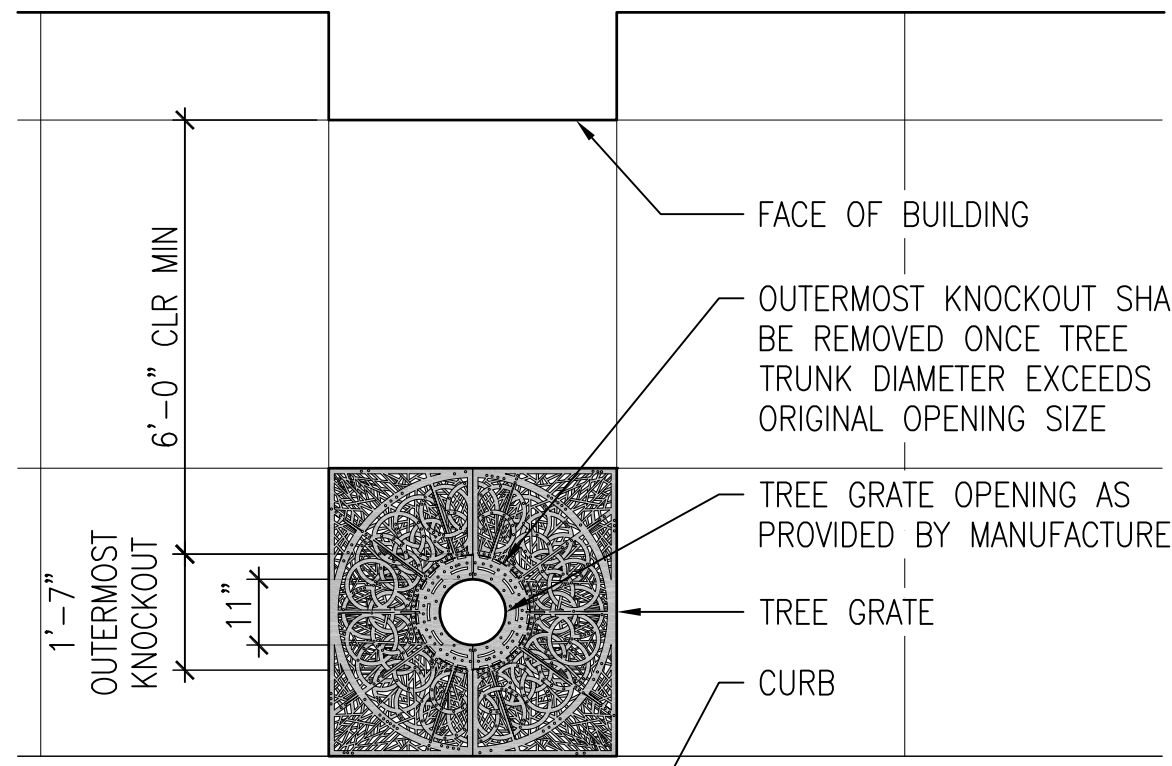
PLANTERS AND WOOD BENCHES

TREE GRATE
4'-0" (+/-)



TREE GRATE TO BE CITY OF BURLINGAME STANDARD: URBAN ACCESSORIES OT TITLE-24 4'-0" SQUARE DARK GREEN POWDERCOATED GRAY IRON GRATE

1 TREE GRATE CLEARANCE
SCALE: 3/8"=1'-0"



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SHEET TITLE
LANDSCAPE PLAN

JOB NO.	2017-052
SCALE	1/8"=1'-0"
DRAWN BY	WM
SHEET NO.	

PLANT LIST				
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WTR USE
STREET TREE				
●	ACER BUERGERIANUM	TRIDENT MAPLE	24" BOX	PER PLAN M
SHRUBS				
●	ASPIDISTRA ELATOR 'VARIEGATA'	STRIPED CAST IRON PLANT	5 GAL	3'-0" OC L
●	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	5 GAL	3'-0" OC M
⊗	CAREX OSHIMENSIS 'EVERILLO'	EVERCOLOR EVERILLO SEDGE	1 GAL	1'-6" OC M
⊗	HEUCHERA 'SANTA ANA CARDINAL'	CORAL BELLS	1 GAL	2'-0" OC M
☺	LIRIOPE MUSCARI 'SILVERY SUNPROOF'	VARIEGATED LILYTURF	1 GAL	1'-6" OC M
☺	ECHEVERIA DERENBERGII	PAINTED LADY	1 GAL	1'-0" OC L

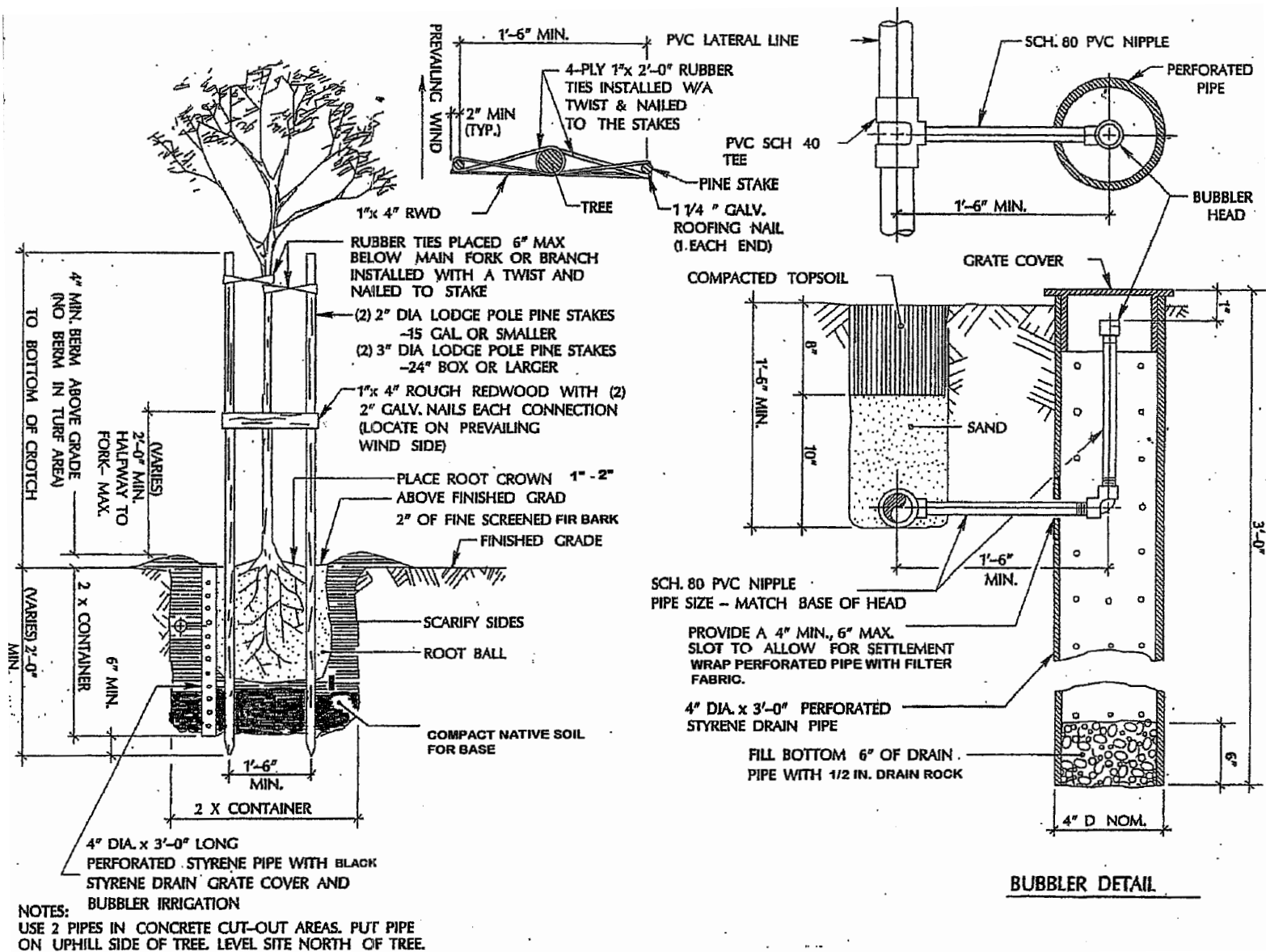
- IRRIGATION NOTES
1. AN IRRIGATION PLAN, WATER BUDGET CALCULATIONS, AND ALL OTHER DOCUMENTS REQUIRED BY THE CITY OF BURLINGAME'S WATER CONSERVATION IN LANDSCAPE ORDINANCE SHALL BE SUPPLIED AT THE BUILDING PERMIT SUBMITTAL.
 2. THE BUILDING PERMIT PLANS SHALL COMPLY WITH THE CRITERIA OF THE CITY OF BURLINGAME'S WATER CONSERVATION IN LANDSCAPE ORDINANCE AND APPLY THOSE CRITERIA FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

STREET TREE



Acer buergerianum

CITY STANDARD TREE PLANTING DETAIL



SHRUBS & GROUNDCOVER



Aspidistra elatior 'Variegata'



Polystichum munitum



Carex oshimensis 'Everillo'



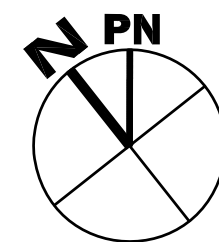
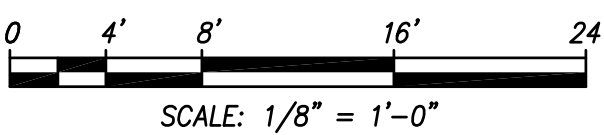
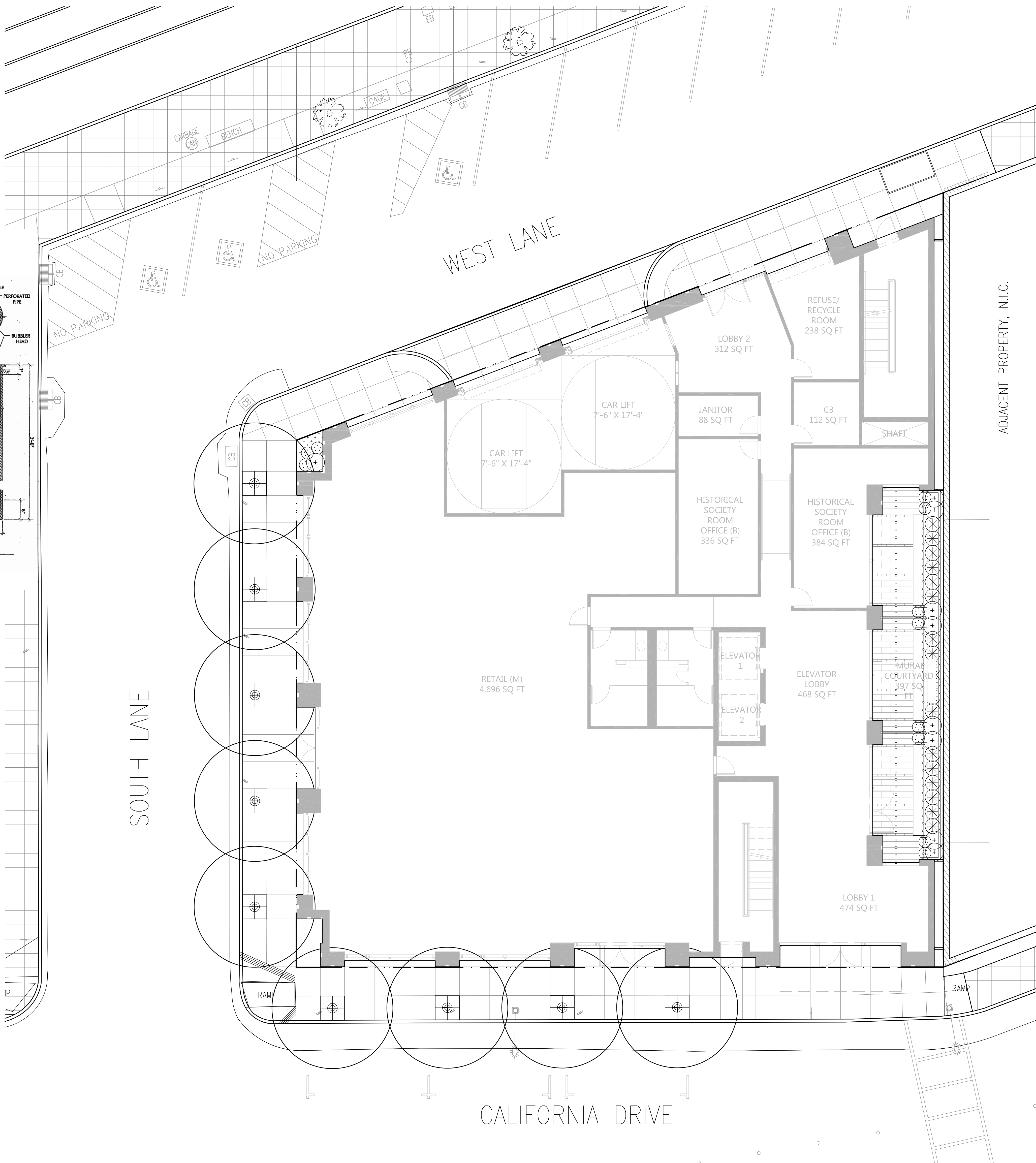
Heuchera 'Santa Ana Cardinal'



Liriope muscari 'Silvery Sunproof'



Echeveria derenbergii



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