1095 ROLLINS ROAD, BURLINGAME
PLANNING RE-SUBMITTAL
DECEMBER 3, 2019

RENDERINGS

RENDERINGS

2016 CALIFORNIA GREEN BUILDING CODE
RESIDENTIAL CHECKLIST

New residential buildings must be designed to include the Green Building Mandatory Measures specified in this checklist. These Green Building Mandatory Measures also apply to additions or alterations of existing residential buildings which increase the building's conditioned area, volume, or size. These requirements apply only to the specific area of addition or alteration. 2016 CGC §301.1.1

Permit Number: _____ Project Address: _____

Specify the page which includes the Measure, and include specific details indicating where the measure is located on the page. Include exact code sections on plans.

Green Building Measure	Plan Sheet/ Details
SITE DEVELOPMENT (2016 CGC §4.106)	
Projects that disturb less than less than one acre shall develop and implement a plan to manage storm water drainage **DURING CONSTRUCTION**. A BMP page is sufficient. 2016 CGC §4.106.2	
Plans shall indicate how Grading and Paving will prevent surface water flows from entering buildings. Exception: Projects that do not alter the drainage path. 2016 CGC §4.106.3	
Electric Vehicle (EV) Charging, parking spaces: comply with all relevant sections. CGC §4.106.4	
ENERGY EFFICIENCY (2016 CGC and the 2016 California Building Energy Efficiency Standards)	
2016 Energy Code performance (T-24) compliance documentation must be provided in 8-1/2" X 11" format (two sets, file size) and must be replicated on the plans.	
Walls with 2 X 6 and larger framing require R-19 insulation. 2016 CEC §150.0 (c) 2	
Hot water piping insulation required: piping 3/4 inch or larger. 2016 CEC §150.0 (j) 2 A ii	
Lighting: all luminaires shall be high efficacy. Comply with all parts. 2016 CEC §150.0 (k)	
Duct insulation: minimum (R-6) required. 2016 CEC §150.0 (m) 1	
Duct leakage testing: 6% with air handler, 4% w/o air handler. 2016 CEC §150.0 (m) 11	
Return duct design/fan power, airflow testing, and grill sizing requirements §150.0(m)13	
Water heating: 120 volt receptacle < 3 ft., Cat III or IV vent, and gas supply line capacity of at least 200,000 Btu / hour. 2016 CEC §150.0 (n)	
Third-party HERS verification for ventilation and indoor air quality. 2016 CEC §150.0 (o)	
Maximum U-factor (0.58) for fenestration and skylights. 2016 CEC §150.0 (q)	
Classification of High & Low efficacy light sources. 2016 CEC Table 150.0-A	
Radiant barrier required in Climate Zone 3. (prescriptive) 2016 CEC §150.1 (c) 2	
Refrigerant charge verification not required, Climate Zone 3. 2016 CEC Table 150.0-A	Not required
Maximum SHGC not specified in Climate Zone 3. 2016 CEC Table 150.0-A	in climate
Whole house fan is not required, Climate Zone 3. 2016 CEC Table 150.0-A	zone 3

2

Green Building Measure	Plan Sheet/ Details
INDOOR WATER USE (2016 CGC §4.3)	
The effective flush volume of water closets will not exceed 1.28 gal / flush. 2016 CGC §4.303.1.1	
The effective flush volume of urinals will not exceed 0.125 gal / flush. 2016 CGC §4.303.1.2	
Maximum flow rate for showers shall be 2.0 GPM, at 80 psi. 2016 CGC §4.303.1.3	
Maximum flow rate for lavatory faucets shall be 1.2 GPM, at 60 psi. 2016 CGC §4.303.1.4.1	
OUTDOOR WATER USE (2016 CGC §4.4)	
New residential developments with an aggregate landscape area of more than 499 square feet shall submit a Residential Outdoor Water Use Efficiency Checklist. 2016 CGC §4.304.1	
ENHANCED DURABILITY AND REDUCED MAINTENANCE (2016 CGC §4.406)	
Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls will be rodent-proofed by closing such openings with cement mortar, concrete masonry, or similar method acceptable to the enforcing agency. 2016 CGC §4.406.1	
CONSTRUCTION WASTE MANAGEMENT (2016 CGC §4.408)	
Recycle and/or salvage a minimum 65% of the non-hazardous construction and demolition waste. This is not applicable to soil and land clearing debris. 2016 CGC §4.408	
BUILDING MAINTENANCE AND OPERATION (2016 CGC §4.410)	
An operation and maintenance manual will be provided at final inspection. 2016 CGC §4.410.1	
For buildings with more than 4 multi-family units provide for recycling. 2016 CGC §4.410.2	
FIREPLACES (2016 CGC §4.503)	
Any installed gas fireplaces will be direct-vent, sealed-combustible type. 2016 CGC §4.503.1	
Any installed woodstove or pellet stove shall comply with U.S. EPA NSPS emission limits.	
POLLUTANT CONTROL (CGC §4.504)	
At the time of rough installation, during storage on the construction site, and until final startup of the HVAC equipment, all duct and other related air distribution components openings will be covered with tape, plastic, sheet metals, or other methods acceptable to the enforcing agency to reduce the amount of water, dust, or debris that may enter the system. 2016 CGC §4.504.1	
Adhesives, sealants, and caulks used on the project shall follow local and regional air pollution or air quality management district standards. 2016 CGC §4.504.2.1	
Paints and coatings will comply with VOC limits. 2016 CGC §4.504.2.2	
Aerosol paints and coatings will meet the Product-weighted MIR limits for ROC, and comply with porcent VOC by weight of product limits, Regulation 8, Rule 49. 2016 CGC §4.504.2.3	
Documentation shall verify compliance for VOC finish materials. 2016 CGC §4.504.2.4	
Carpet systems will meet CALGREEN testing and product requirements. 2016 CGC §4.504.3	
Where resilient flooring is installed, at least 80% of the floor area receiving resilient flooring will comply with the California Green Building Code requirements. 2016 CGC §4.504.4	
Hardwood plywood, particleboard, and medium density fiberboard composite wood products shall comply with the low formaldehyde emission standards. 2016 CGC §4.504.5	

3

Green Building Measure	Plan Sheet/ Details
INTERIOR MOISTURE CONTROL (2016 CGC §4.505)	
A capillary break will be installed if a slab on grade foundation system is used. 2016 CGC §4.505.2	
Building materials with visible signs of water damage will not be installed. Wall and floor framing will not be enclosed when the framing members exceed 19% moisture content. Moisture content will be verified prior to finish material being applied. Replace wet insulation products, or allow to dry before enclosure. 2016 CGC §4.505.3	
INDOOR AIR QUALITY AND EXHAUST (2016 CGC §4.506)	
Exhaust fans that are ENERGY STAR compliant, ducted and that terminate outside the building will be provided in every bathroom (bathtub, shower, or shower/tub combo).2016 CGC §4.506.1 Unless functioning as a component of a whole-house ventilation system, fans must be controlled by a humidity control. 2016 CGC §4.506.1	
ENVIRONMENTAL COMFORT (CGC §4.507)	
The heating and air-conditioning system will be sized, designed and have their equipment selected using the following methods: Heat Loss/Heat Gain values in accordance with ANSI/ACCA 2 Manual J-2011 or equal; Duct systems are sized according to ANSI/ACCA 1, Manual D-2014 or equivalent; Select heating and cooling equipment in accordance with ANSI/ACCA 3, Manual S-2014 or equivalent 2016 CGC §4.507	
INSTALLER SPECIAL INSPECTOR QUALIFICATION (2016 CGC §702)	
HVAC system installers will be trained and certified in the proper installation of HVAC systems and equipment by a recognized training/certification program. 2016 CGC §702.1	
VERIFICATION (2016 CGC §703)	
Upon request, verification of compliance with this code may include construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the Building Division that will show substantial conformance with the 2016 Code requirements. . 2016 CGC §703.1	

Responsible Designer's Declaration Statement	Contractor's Declaration Statement
I hereby certify that this project has been designed to meet the requirements of the 2016 Green Building Code.	I hereby certify, as the builder or installer, under permit listed herein, that this project will be constructed to meet the requirements of the 2016 Green Building Code.
Name:	Name:
Address:	Address:
City/State/Zip Code	City/State/Zip Code
Signature:	Signature:
Date:	Date:

LOT SIZE = 1.075 ACRES (43,827 SF)

PROJECT SUMMARY

PROJECT DESCRIPTION

1095 ROLLINS ROAD IS LOCATED BETWEEN CADILLAC WAY TO THE WEST AND TOYON DRIVE TO THE EAST. THE PROJECT WILL INCLUDE DEMOLITION OF ALL EXISTING ONSITE STRUCTURES FOR THE CONSTRUCTION OF A NEW 6-STORY, PRIVATELY FUNDED, MULTIFAMILY RESIDENTIAL BUILDING. THE PROJECT CONTAINS 5 LEVELS OF TYPE IIIA CONSTRUCTION OVER 1 LEVEL OF TYPE I CONSTRUCTION, ALL OVER A 1 LEVEL SUBTERRANEAN GARAGE CONTAINING BOTH SURFACE AND STACKED PARKING. THE PROJECT CONSISTS OF 150 APARTMENT UNITS AND A TOTAL OF 195 OFF-STREET PARKING SPACES. 10% OF THE APARTMENTS (15) WILL BE DESIGNATED AFFORDABLE FOR MODERATE INCOME HOUSEHOLDS.

THE CURRENT GENERAL PLAN LAND USE DESIGNATION FOR THE SUBJECT PROPERTY IS COMMERCIAL (SHOPPING & SERVICE) AND THE ZONING IS C-2 (COMMERCIAL). THE PROJECT APPLICANT IS SEEKING A GENERAL PLAN AMENDMENT AND REZONE TO CHANGE THE LAND USE TO HIGH DENSITY RESIDENTIAL AND THE ZONING TO R-4 MULTIFAMILY RESIDENTIAL. APPLICANT IS ALSO SEEKING A CONDITIONAL USE PERMIT, TO ALLOW THE BUILDING HEIGHT TO EXCEED 35 FEET. THE PROJECT WILL PARTICIPATE IN THE CITY'S DENSITY BONUS PROGRAM BY DESIGNATING 10% OF THE APARTMENTS (15) TO BE AFFORDABLE FOR MODERATE INCOME HOUSEHOLDS, AND WILL USE ITS DEVELOPMENT CONCESSION TO UTILIZE PARKING STACKERS IN THE GARAGE. THE PROJECT SEEKS TO CONCURRENTLY COMBINE THE 2 SUBJECT PARCELS VIA A VESTING TENTATIVE MAP UNDER A SEPARATE APPLICATION.

APPLICABLE CODES

2016 CALIFORNIA BUILDING CODE & AMENDMENTS (CBC)
2016 CALIFORNIA MECHANICAL CODE & AMENDMENTS (CMC)
2016 CALIFORNIA PLUMBING CODE & AMENDMENTS (CPC)
2016 CALIFORNIA ELECTRICAL CODE & AMENDMENTS (CEC)
2016 CALIFORNIA ENERGY CODE
2016 CALIFORNIA FIRE CODE & AMENDMENTS (CFC)
2016 CALIFORNIA GREEN BUILDING STANDARDS CODE
2013 NFPA 13
2013 NFPA 14
2013 NFPA 72

2016 CALIFORNIA BUILDING CODE CHAPTER 11A
2016 CALIFORNIA BUILDING CODE CHAPTER 11B

FAIR HOUSING ACT

BURLINGAME BUSINESS LICENSE

JONATHAN ENNIS #32887

PARKING

PARKING REQUIRED*

1 SPACE PER 1BD / STUDIO = 109
2 SPACES PER 2BD = 76
2 SPACES PER 3BD = 6

TOTAL PARKING REQ= 191
TOTAL PARKING PROVIDED= 195

ACCESSIBLE PARKING SPACES (2% OF TOTAL = 4)
- STANDARD
  - GROUND LEVEL 1
  - BASEMENT LEVEL 2
- VAN
  - GROUND LEVEL 1
  - BASMENT LEVEL 0

EV PARKING SPACES (3% OF TOTAL = 6)
- ACCESSIBLE EV
  - GROUND LEVEL 0
  - BASEMENT LEVEL 1
- ACCESSIBLE VAN EV
  - GROUND LEVEL 0
  - BASEMENT LEVEL 1
- STANDARD EV
  - GROUND LEVEL 0
  - BASEMENT LEVEL 4

STANDARD (9' X 18') SURFACE PARKING (4)
- GROUND LEVEL 3
- BASEMENT LEVEL 1

TANDEM (9' X 18') SURFACE PARKING (6)
- GROUND LEVEL 0
- BASEMENT LEVEL 6

STACKER PARKING (175)
- MEDIUM (6' - 2 3/4" x 16' - 5") (51)
- MEDIUM LONG (6' - 2 3/4" x 17' - 3/4") (66)
- LARGE (6' - 6 3/4" x 17' - 3/4") (44)
- X-LARGE (6' - 10 1/2" x 17' - 3/4") (14)

*25.63.040 Development concessions and incentives, Burlingame Municipal Code

PROJECT TEAM

APPLICANT:
THE HANOVER COMPANY
156 DIABLO ROAD., SUITE 220
DANVILLE, CA 94526
P: 925.490.2990
CONTACT: SCOTT YOUDALL

ARCHITECT:
BDE ARCHITECTURE INC.
950 HOWARD STREET
SAN FRANCISCO, CA 94103
P: 415.677.0966
CONTACT: JONATHAN ENNIS, AIA

CIVIL ENGINEER:
BKF ENGINEERS
150 CALIFORNIA ST. ,STE 600
SAN FRANSICO, CA 94111
P: 415.930.7900
CONTACT: MIKE O'CONNELL

JOINT TRENCH:
GIACALONE DESIGN SERVICES, INC.
5820 STONERIDGE MALL ROAD, SUITE 345
PLEASANTON, CA 94566
P: 925.467.1740
CONTACT: ARNOLD SAENZ, JR

LANDSCAPE
GWH LANDSCAPE ARCHITECTS
5847 SAN FELIPE, SUITE 3600
HOUSTON, TX 77057
P: 713.267.2100
CONTACT: MATT SHEARER

UNIT MIX

UNIT MIX	COUNT	AVG. NRSF
STUDIO (23.3%)		
S1	7	505
S2	10	555
S3	12	595
S4	2	554
S5	1	623
S6	2	655
S7	1	491
1 BDRM (49.3%)		
A1	20	761
A2	5	728
A3	38	754
A4	5	747
A5	3	917
A6	1	891
A7	1	1010
A8	1	842
2 BDRM (25.3%)		
B1	5	1,043
B2	5	1,163
B3	10	1,140
B4	9	1,182
B5	4	1,351
B6	4	1,252
B7	1	1,456
3 BDRM (2%)		
C1	3	1,499
TOTAL	150	

AVG. UNIT SIZE: 840
TOTAL NRSF: 126,019
BLDG GROSS SF: 193,823

GENERAL NOTES

o 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.
o 100% of units shall be adaptable per CBC 2016 Chapter 11A
o All common areas shall be accessible per CBC 2016 Chapter 11A
o All public areas shall be accessible per CBC 2016 Chapter 11B
o At the time of Building Permit application, 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. On the plans, indicate that the following will be addressed:
a. 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.
b. 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 content / water table, flatter slopes will be required which will be recommended by the soils engineer in the field.
c. If shoring is required, specify on the plans 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.
d. Shoring and bracing shall remain in place until floors, roof, and wall sheathing have been entirely constructed.
e. 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.
o OSHA permit will be obtained per CAL / OSHA requirements
o "Consruction Hours": Weekdays: 8:00am-7:00am; Saturdays: 9:00am-6:00am; Sundays & Holidays: No Work Allowed

SHEET INDEX

ARCHITECTURE

AP0.0	COVER SHEET
AP0.1	PROJECT INFO
AP0.2	SITE CONTEXT
AP0.3A	AREA DIAGRAMS
AP0.3B	ALLOWABLE OPENINGS
AP0.40	EGRESS DIAGRAMS
AP0.41	EGRESS DIAGRAMS
AP0.42	EGRESS DIAGRAMS
AP0.43	EGRESS DIAGRAMS
AP0.44	EGRESS DIAGRAMS
AP0.50	ACCESSIBILITY COMPLIANCE DIAGRAMS 11A
AP0.51	ACCESSIBILITY COMPLIANCE DIAGRAMS 11A
AP0.52	ACCESSIBILITY COMPLIANCE DIAGRAMS 11A
AP0.53	ACCESSIBILITY COMPLIANCE DIAGRAMS 11B
AP0.54	ACCESSIBILITY COMPLIANCE DIAGRAMS 11B
AP0.55	ACCESSIBILITY COMPLIANCE DIAGRAMS 11B
AP0.60	SIGNAGE DETAILS
AP0.61	SIGNAGE DETAILS
AP0.62	SIGNAGE DETAILS
AP0.70	FIRE DEPARTMENT LETTER OF APPROVAL
AP1.0	SITE PLAN
AP2.0	BASEMENT PLAN
AP2.1	FLOOR 1 PLAN
AP2.2	FLOOR 2 PLAN
AP2.3	FLOOR 3 - 4 PLAN
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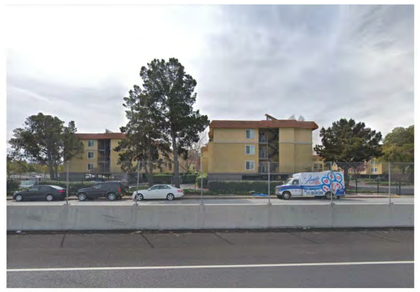
AP2.5	FLOOR 6 PLAN
AP2.6	ROOF PLAN
AP3.0	BUILDING ELEVATION
AP3.1	BUILDING ELEVATION
AP3.2	BUILDING ELEVATION
AP3.3	BUILDING SECTIONS
AP3.4	LOT COVERAGE
AP4.0	TYPICAL UNIT PLANS
AP4.1	TYPICAL UNIT PLANS
AP4.2	TYPICAL UNIT PLANS
AP5.0	RENDERINGS
AP5.1	RENDERINGS
AP5.2	RENDERINGS
AP8.0	DETAILS

CIVIL

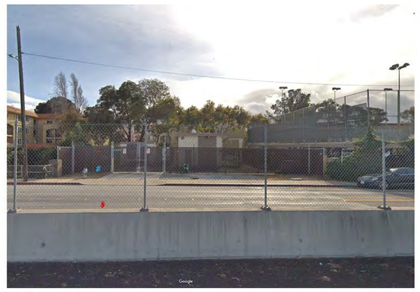
C1.01	TITLE SHEET
C2.01	EXISTING SITE SURVEY
C2.02	DEMOLITION PLAN
C2.03	PARCELIZATION PLAN
C3.01	SITE PLAN
C3.02	FIRE ACCESS PLAN
C4.01	GRADING PLAN
C5.01	UTILITY PLAN
C6.01	STORMWATER CONTROL PLAN
C7.01	EROSION CONTROL PLAN
C7.02	CONSTRUCTION BMPS
C8.01	STANDARD DETAILS
C8.02	STANDARD DETAILS
C8.03	DETAILS
C8.04	STORM DRAIN PUMP STATION DETAIL

LANDSCAPE

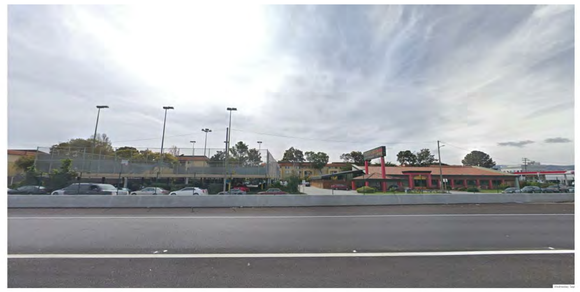
L1.0	FLOOR 1 PLAN
L1.1	FLOOR 2 PLAN
L1.2	FLOOR 6 PLAN
L1.3	PLANTING IMAGERY
L1.4	HARDSCAPE IMAGERY
L1.5	LANDSCAPE DETAILS
L1.6	IRRIGATION CALCS.
L2.0	PLANTING LEGEND
L2.1	FLOOR 1 PLANTING PLAN
L2.2	FLOOR 2 PLANTING PLAN
L2.3	FLOOR 6 PLANTING PLAN
L2.4	FRONT SETBACK SOFTSCAPE
L2.5	TOTAL SITE LANDSCAPING



1 1080 Carolan Ave

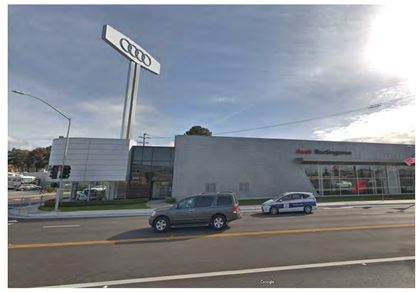


2 1079 Rollins Road

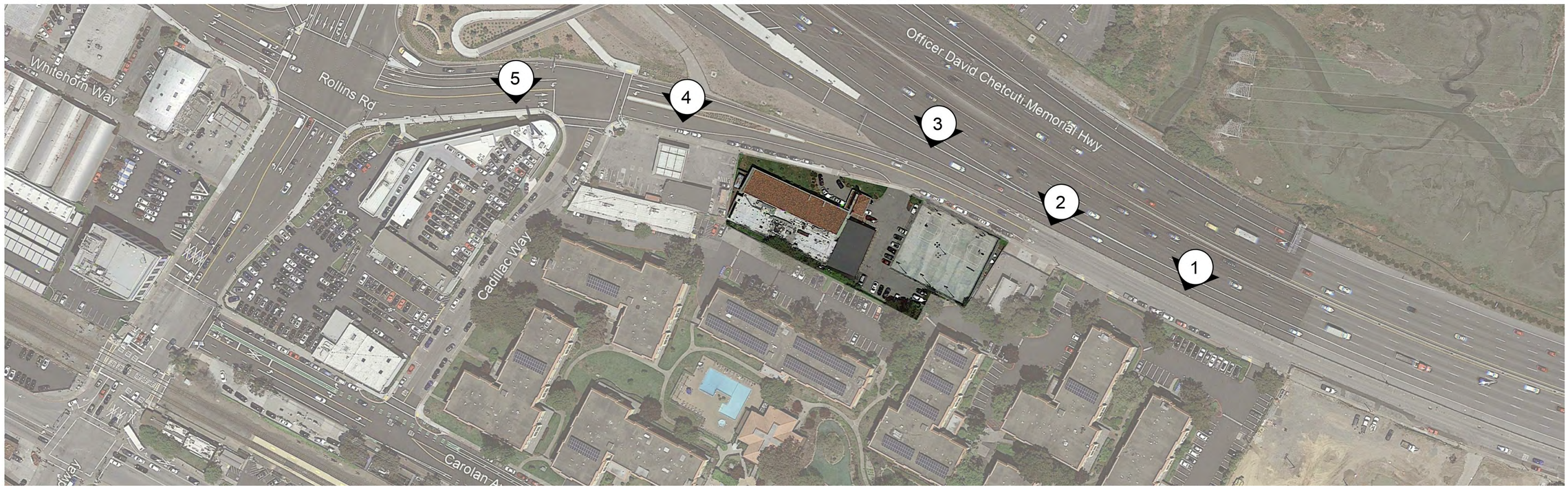


3 1095 Rollins Road (PROJECT SITE)

4 1147 Rollins Road



5 1000 Cadillac Way



SITE CONTEXT

Central County Fire Department
Serving the communities of Burlingame, Hillsborough and Millbrae

John Kammeyer
Fire Chief

December 24, 2018

Jonathan Ellis, AIA
BDE Architecture
950 Howard Street
San Francisco, CA 94103

RE: ALTERNATE MEANS OF PROTECTION for 1095 ROLLINS ROAD

Dear Mr. Ellis,

I am in receipt of your request for an Alternate Means of Protection to mitigate where the fire apparatus access and hydrants are not compliant to current California Fire Code requirements. Your request is approved with some conditions.

In lieu of meeting the specific requirements of the fire code, you will provide the items indicated in your 15 November 2018 Request with accompanying attached letter dated 16 November 2018 as well as the following:

1. The fire sprinkler and fire standpipe system shall be interconnected.
2. Two positive pressurized stairways extending to the roof with standpipes located at intermediate landing levels and the roof. At least one stair shall be provided on either side of horizontal exits. Openings to the roof shall be in accordance with §1011.12.2, T24 CBC.
3. Fire Wall/Horizontal Exits shall be provided from podium to the roof. Doors within the fire wall/horizontal at the corridor shall be opposite swinging doors.
4. The parking garage which will utilize a stacking system shall be protected by a fire sprinkler system with a density designed for extra high hazard.

The items indicated with this alternate are not intended to set a precedent and is specific to 1095 Rollins Road. The applicant recognizes with approval of this alternate, the applicant may not request any further alternate means of protection or method of construction. Please incorporate the Alternate and both attachment letters into your building plans. If you have any questions, do not hesitate to contact me.

Sincerely,

Rocque J. Yballa
Division Chief/Fire Marshal

cc: Catherine Keylon, Senior Planner

1399 Rollins Road | Burlingame, CA 94010
(650) 558-7600 | www.cfdonline.org | @centralcountyfd

BDE ARCHITECTURE

950 HOWARD STREET
SAN FRANCISCO, CA 94103
PHONE: (415) 677-0966

JONATHAN ENNIS, AIA, ARCHITECT

November 16, 2018

Central County Fire Department
1399 Rollins Road
Burlingame, CA 94010

Re: 1095 Rollins Road, Burlingame
BDE Job No. 1712

Request for Alternate Materials or Methods of Construction - Justification

For this project, the proposed alternate is to provide two fully pressurized stairwell enclosures, with both sets of stairs extending to the roof and with standpipes located on intermediate landings.

This alternative exceeds the minimum in the 2016 California Building Code, which does not require stairs in non-high rise buildings to be pressurized. The exception to Section 1011.12 of the code also allows roof access for this type of project (with no occupied roof) to be by means of a ladder, a ship's ladder or an alternating tread device, so the extension of both stairs to the roof also exceeds the minimum requirements for a building of this type.

These alternatives to the stair design will enhance the ability of fire fighters to respond to a fire emergency, by allowing quick access to the roof from either stair. Pressurization of the stairs, which are already fully sprinklered, will further lengthen the time available for rescue operations.

The stair pressurization fans will be equipped with backup battery power, so the stairwells will remain tenable environments for occupants to egress and for fire fighters to enter the building for a far longer period of time than would normally be found in a similar building.

In addition, although not required for Type III-A Construction, the project will have a Fire Wall extending from the Type I-A concrete podium at Floor 2 all the way to the roof. At each floor a horizontal exit will be provided through this non-combustible 3-hour rated Fire Wall, allowing residents on either side to flee to safety through 3-hour rated self-closing doors on hold-opens. This Fire Wall will further enhance the safety of the occupants by ensuring they will have a significant period of time available to use a pressurized stair for egress.

Best regards,

Jonathan Ennis, AIA, LEED AP
President
BDE Architecture Inc.

JENNIS@BDEARCH.COM

CENTRAL COUNTY FIRE DEPARTMENT
Serving the Cities of Burlingame and Millbrae and the Town of Hillsborough

Request for Alternate Materials or Methods of Construction

Date Received: 11/15/18 Permit Number _____

In accordance with section §2.02, Title 19 California Code of Regulations, the undersigned requests approval of alternate means of protection for:

Project Name: 1095 Rollins Road

Project Address: 1095 Rollins Road, Burlingame, CA

Subject of alternative *(separate forms must be completed for each different item)*: Fire apparatus access road proximity

Code requirement *(specify code edition and section)*: California Fire Code- Section 503.1.1 - "The fire apparatus access roads... shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility"

Alternate proposed: Building shall have two pressurized stairways extending to the roof with standpipes at intermediate landing level. Building shall have a firewall/horizontal exit from podium to the roof w/ automatically closing fire-rated doors.

Justification *(attach copies of any reference, test reports, expert opinions, etc.)*: See attached letter from BDE Architecture, dated 11-16-2018.

Requested by: JONATHAN ENNIS
Affiliation with Project: *Print Name* *Signature*

Contact Telephone No: _____

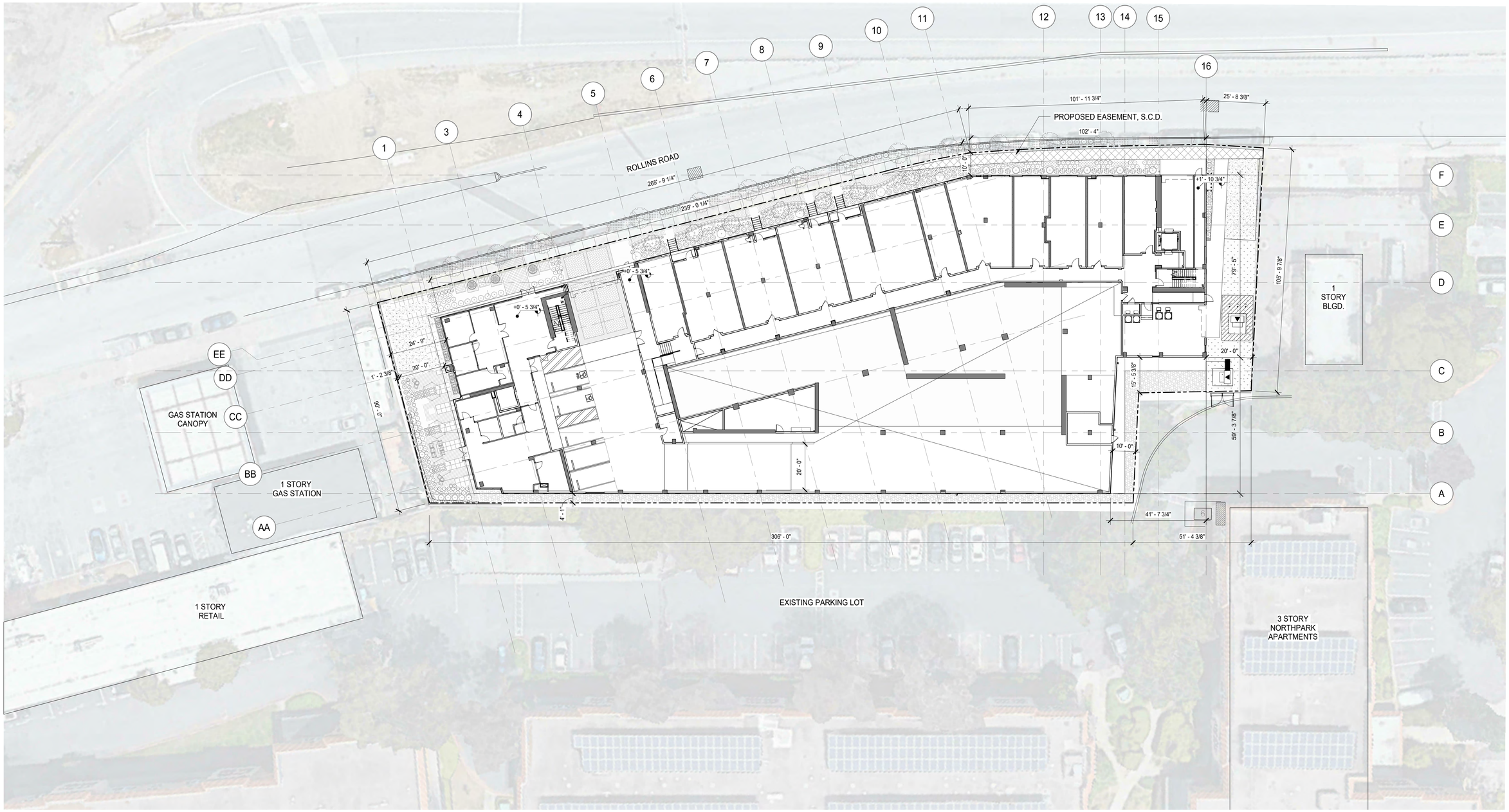
Staff Use Only

Staff Findings: See Attached -

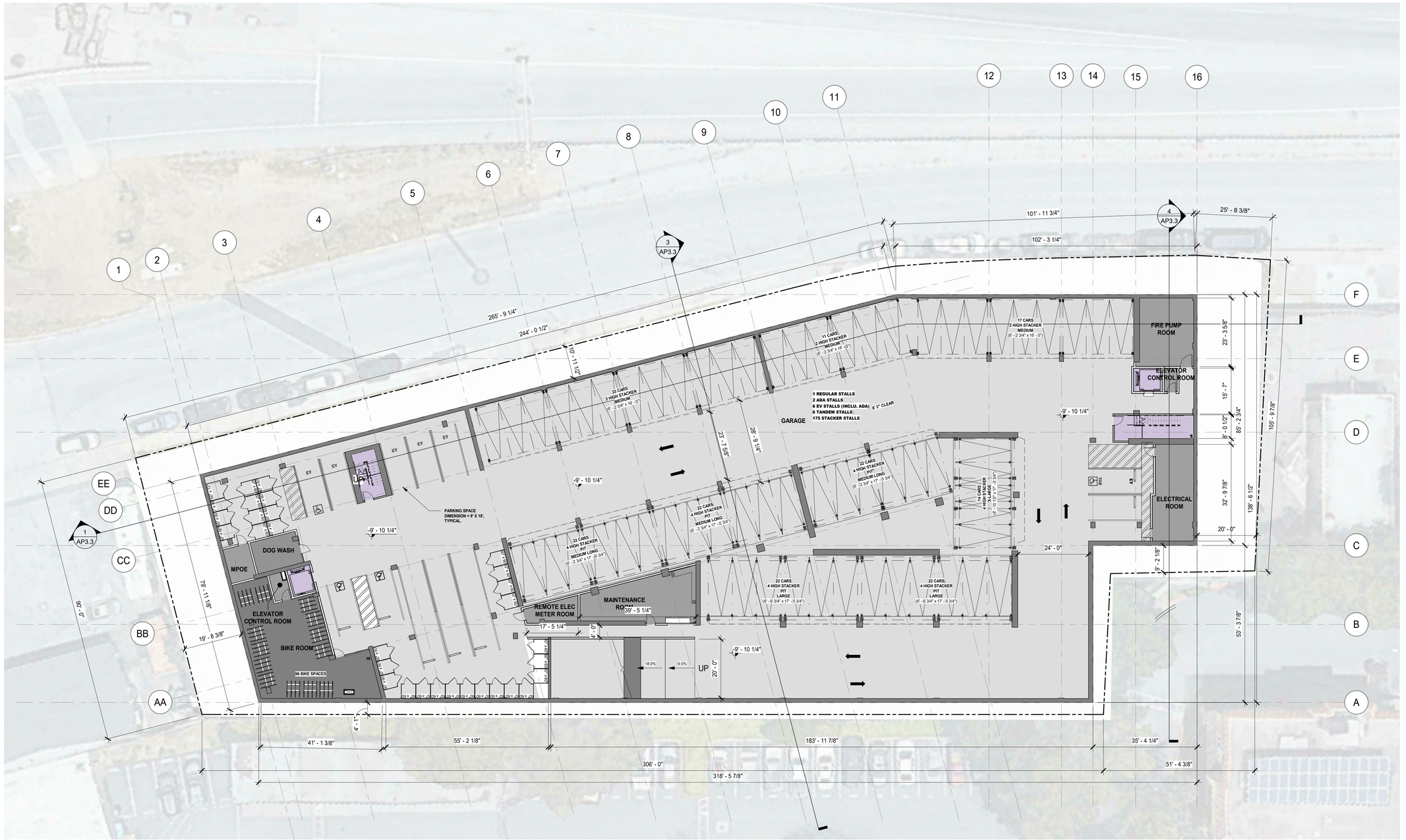
Approval Recommended [ ] Not Recommended [ ]

Fire Marshal: _____

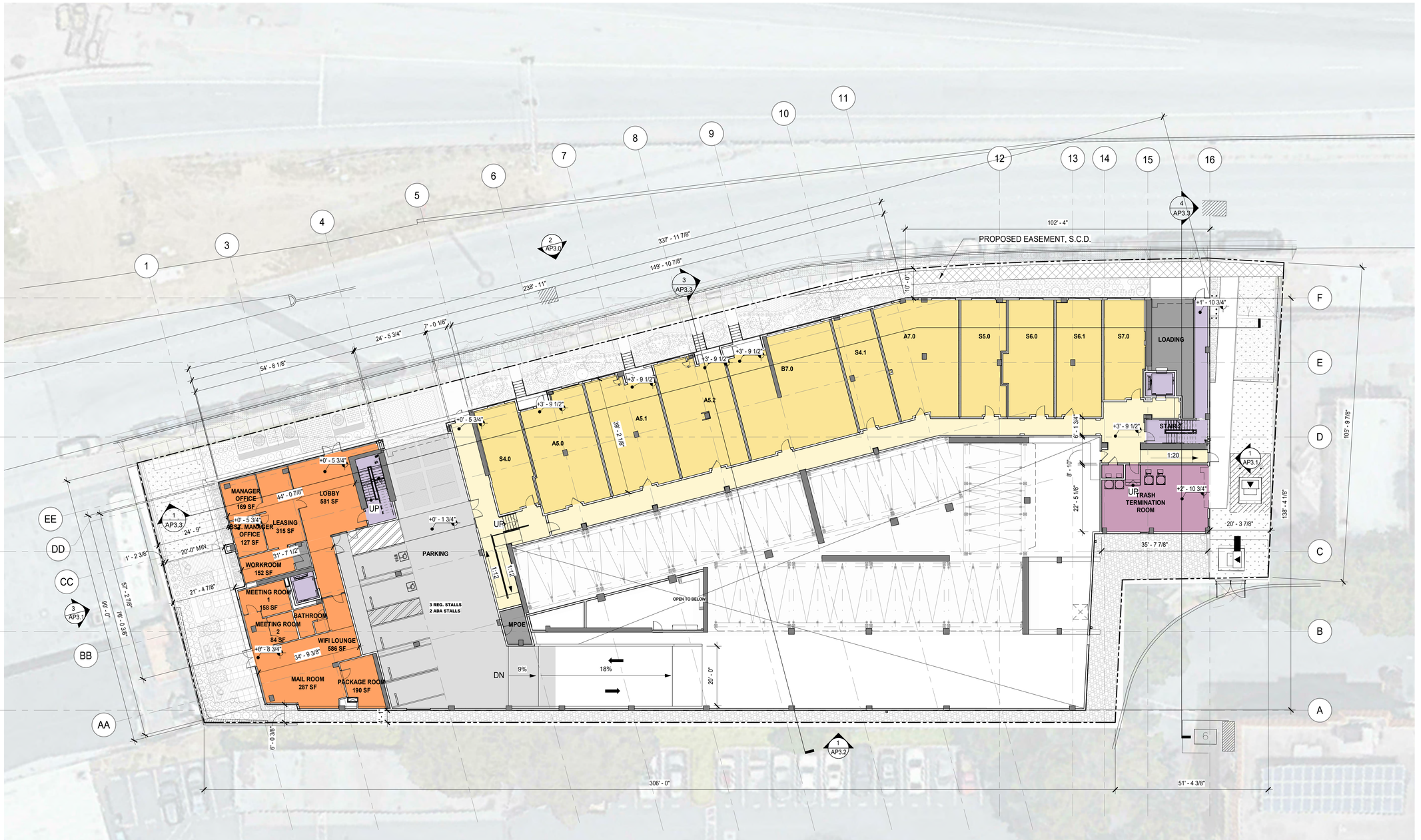
1399 Rollins Road, Burlingame, CA 94010 (650) 558-7600 Fax: (650) 344-0050


ROLLINS ROAD
265' - 9 1/4"
239' - 0 1/4"
PROPOSED EASEMENT, S.C.D.
101' - 11 3/4"
102' - 4"
25' - 8 3/8"
10' - 0"
+1' - 10 3/4"
79' - 6"
105' - 9 7/8"
1 STORY BLGD.
+0' - 5 3/4"
24' - 9"
20' - 0"
1' - 2 3/8"
90' - 0"
GAS STATION CANOPY
1 STORY GAS STATION
1 STORY RETAIL
20' - 0"
15' - 5 3/8"
59' - 3 7/8"
10' - 0"
4' - 1"
306' - 0"
41' - 7 3/4"
51' - 4 3/8"
EXISTING PARKING LOT
3 STORY NORTHPARK APARTMENTS
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
AA
BB
CC
DD
EE
A
B
C
D
E
F

SITE PLAN



BASEMENT PLAN


1
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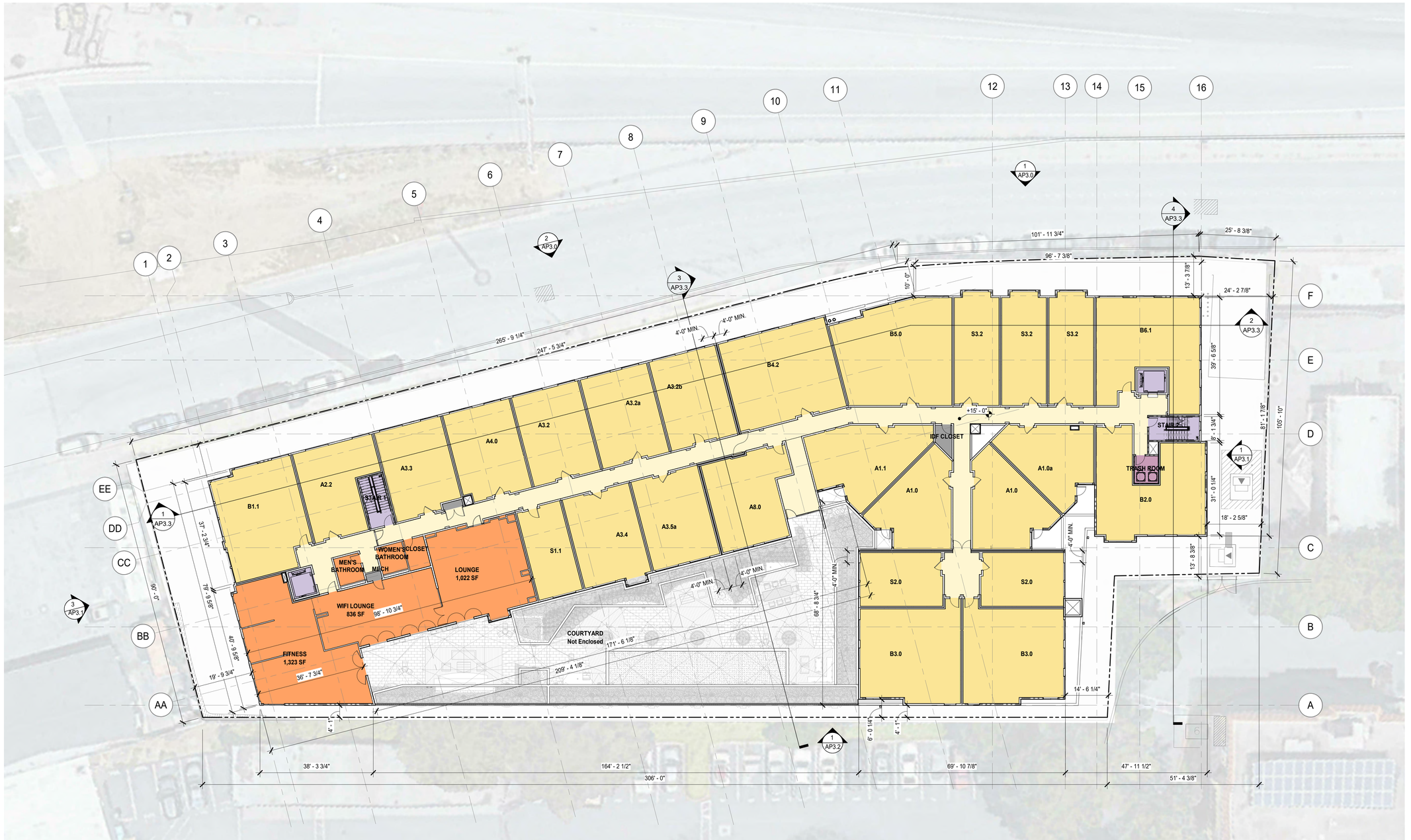
14
15
16
AA
BB
CC
DD
EE
A
B
C
D
E
F
PROPOSED EASEMENT, S.C.D.
102' - 4"
105' - 9 7/8"
306' - 0"
51' - 4 3/8"
138' - 4 1/8"
20' - 3 7/8"
35' - 7 7/8"
MANAGER OFFICE 169 SF
LOBBY 581 SF
ASST. MANAGER OFFICE 127 SF
LEASING 315 SF
WORKROOM 152 SF
MEETING ROOM 1 158 SF
BATHROOM
MEETING ROOM 2 84 SF
WIFI LOUNGE 586 SF
MAIL ROOM 287 SF
PACKAGE ROOM 190 SF
PARKING
3 REG. STALLS
2 ADA STALLS
OPEN TO BELOW
MPOE
UP
DN
18%
9%
20' - 0"
LOADING
STAIR 2
TRASH TERMINATION ROOM
1:20
A5.0
A5.1
A5.2
B7.0
S4.0
S4.1
A7.0
S5.0
S6.0
S6.1
S7.0
2 AP3.0
3 AP3.3
4 AP3.8
1 AP3.3
3 AP3.1
1 AP3.1
1 AP3.2
6
238' - 11"
333' - 11 7/8"
149' - 10 7/8"
54' - 8 1/8"
24' - 5 3/4"
7' - 0 1/8"
24' - 9"
20'-0" MIN
1' - 2 3/8"
57' - 2 7/8"
90' - 0"
76' - 0 3/8"
21' - 4 7/8"
44' - 0 7/8"
31' - 7 1/2"
34' - 9 3/8"
6' - 0 3/8"
4' - 1"
10' - 0"
35' - 2 1/8"
8' - 10"
22' - 5 1/8"
6' - 1 3/4"
+0' - 5 3/4"
+0' - 1 3/4"
+0' - 8 3/4"
+3' - 9 1/2"
+1' - 10 3/4"
+2' - 10 3/4"

FLOOR 1 PLAN

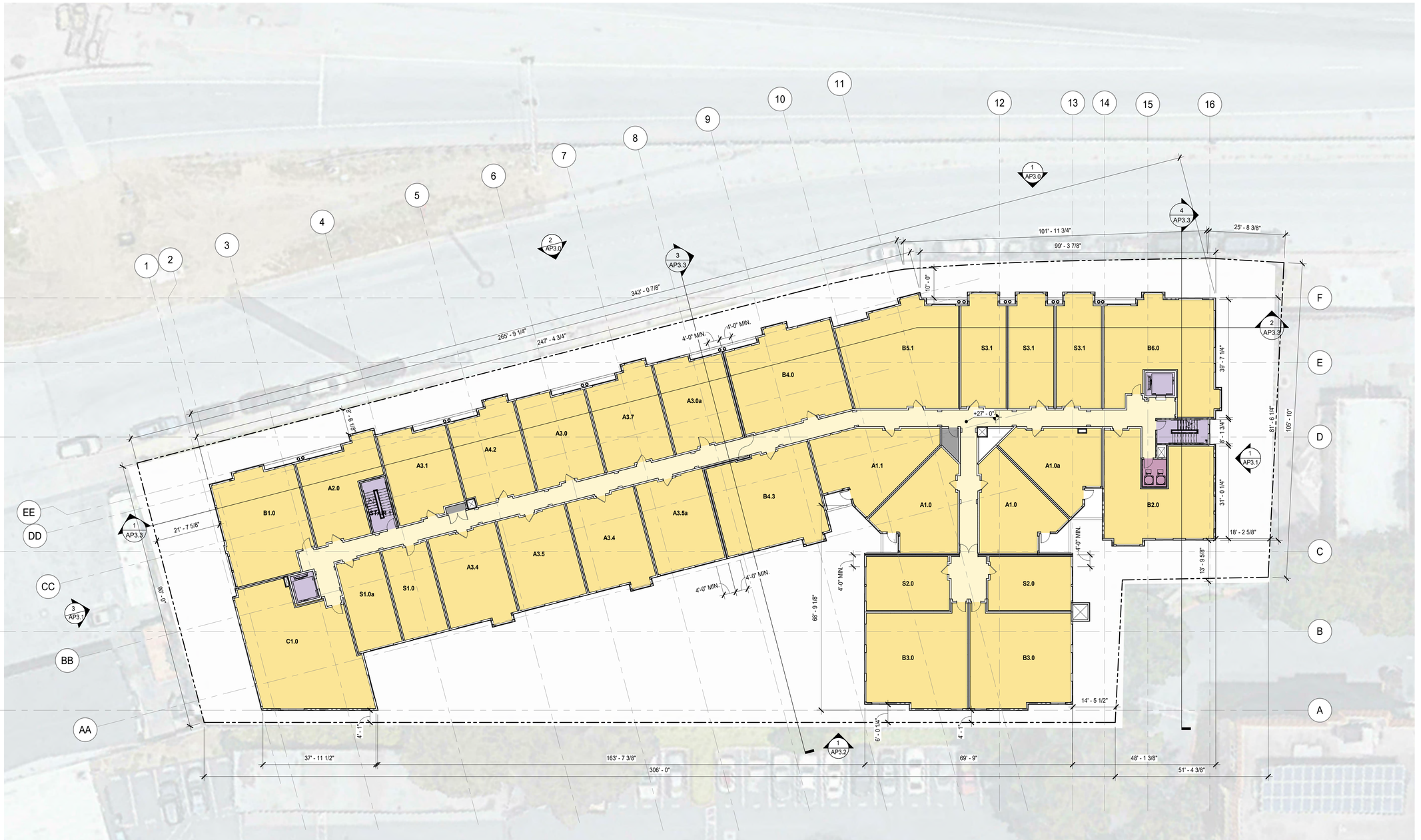


FLOOR 2 PLAN

BDE ARCHITECTURE | THE HANOVER COMPANY | BKF ENGINEERS · SURVEYORS · PLANNERS

SCALE: 1/16" = 1'-0"
0' 8' 16' 32'

TRUE NORTH / PROJECT NORTH



FLOOR 3-4 PLAN

3DE ARCHITECTURE | THE HANOVER COMPANY | BkF ENGINEERS / SURVEYORS / PLANNERS

SCALE: 1/16" = 1'-0"
0' 8' 16' 32'

TRUE NORTH / PROJECT NORTH

FLOOR 5 PLAN

3DE ARCHITECTURE | THE HANOVER COMPANY | BKF ENGINEERS / SURVEYORS / PLANNERS

SCALE: 1/16" = 1'-0"
0' 8' 16' 32'

TRUE NORTH / PROJECT NORTH

1
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AA
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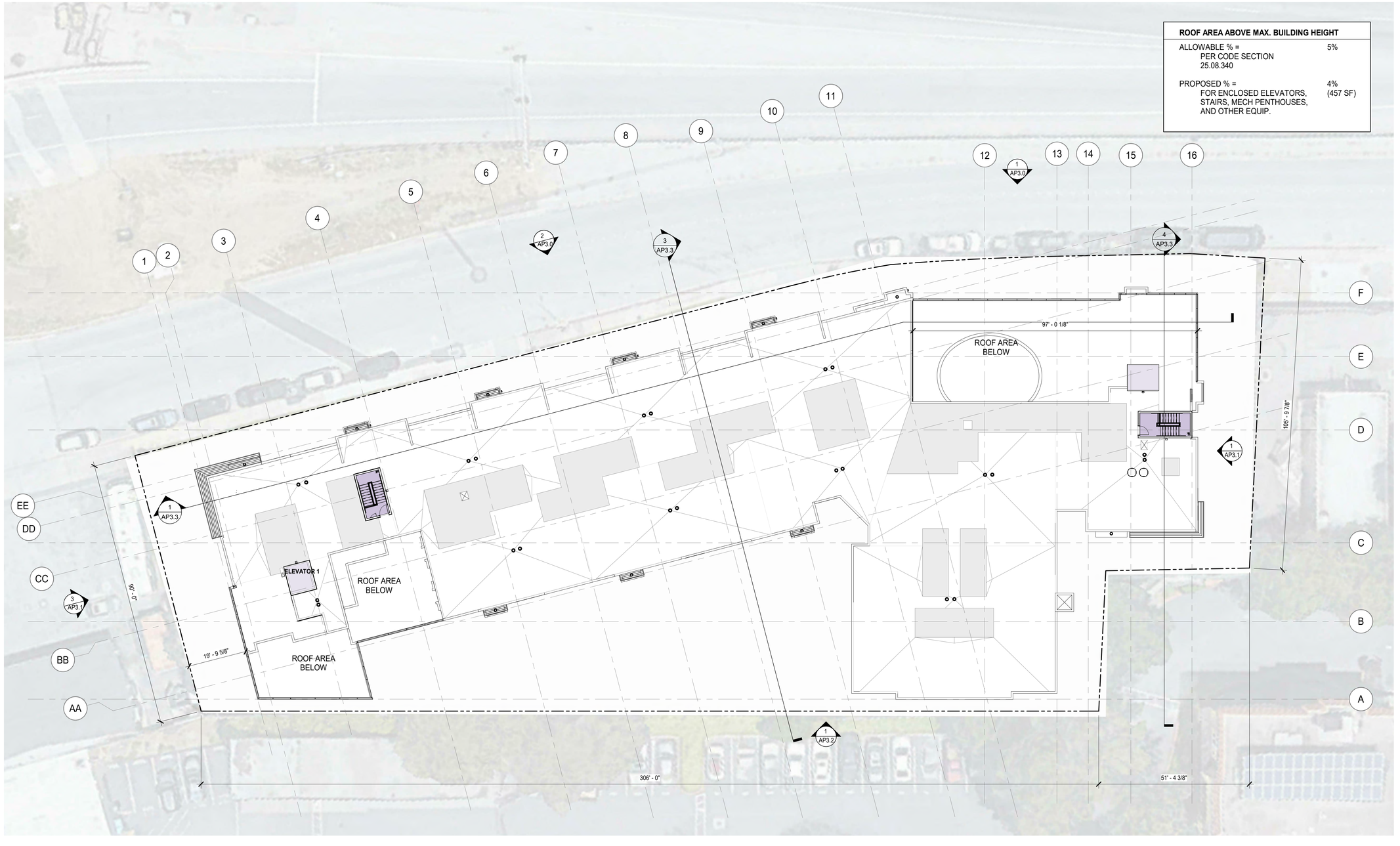
EE
A
B
C
D
E
F
1 AP3.0
2 AP3.0
3 AP3.3
4 AP3.3
2 AP3.3
1 AP3.3
3 AP3.1
1 AP3.1
1 AP3.2
A6.0
B4.1
A3.0a
A3.8
A3.0
A4.1
A3.1
A2.1
B1.2
A3.6
A3.5
A3.5a
B4.4
A1.1
A1.0
A1.0a
B2.1
S2.0
B3.0
OCCUPIABLE ROOF DECK
749 SF MAX.
NON-OCCUPABLE ROOF
4'-0" MIN.
+58' - 6"
+59' - 0"
1:20
265' - 9 1/4"
248' - 3 3/8"
101' - 11 3/4"
97' - 1 5/8"
25' - 8 3/8"
34'2" - 5 7/8"
12' - 3 1/2"
36' - 7 7/8"
81' - 4 1/4"
105' - 9 7/8"
43' - 7 3/8"
18' - 2 5/8"
13' - 8 7/8"
57' - 2 3/8"
21' - 9 1/2"
80' - 0"
78' - 0 1/4"
19' - 9 5/8"
37' - 9 5/8"
16' - 1 1/2"
38' - 8 7/8"
171' - 6 1/8"
70' - 0 3/4"
47' - 11 1/2"
306' - 0"
51' - 4 3/8"

FLOOR 6 PLAN

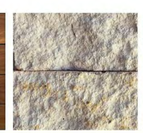

ROOF AREA ABOVE MAX. BUILDING HEIGHT
ALLOWABLE % = 5%
PER CODE SECTION 25.08.340
PROPOSED % = 4%
FOR ENCLOSED ELEVATORS, STAIRS, MECH PENTHOUSES, AND OTHER EQUIP. (457 SF)
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16
EE DD CC BB AA
F E D C B A
1 AP3.0
2 AP3.0
3 AP3.3
4 AP3.3
1 AP3.3
3 AP3.1
1 AP3.1
1 AP3.2
ROOF AREA BELOW
ELEVATOR 1
97' - 0 1/8"
105' - 9 7/8"
96' - 0"
19' - 9 5/8"
306' - 0"
51' - 4 3/8"

ROOF PLAN

1 Stucco

2 Fiber Cement Panel

3 Manufactured Wood Siding


4 Stone Veneer

5 Vinyl Window

6 Metal Railing

7 Glass Railing

8 Metal Awning

9 Storefront

10 Fiber Cement Siding

NORTH ELEVATION

EAST ELEVATION

WEST ELEVATION

1 Stucco

2 Fiber Cement Panel

3 Manufactured Wood Siding

4 Stone Veneer

5 Vinyl Window

6 Metal Railing

7 Glass Railing

8 Metal Awning

9 Storefront

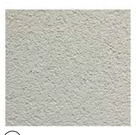
10 Fiber Cement Siding

EAST/ WEST ELEVATION

BDE ARCHITECTURE | THE HANOVER COMPANY | BkF ENGINEERS / SURVEYORS / PLANNERS

SCALE: 3/32" = 1'-0"

0' 8' 16' 24'


1 Stucco

2 Fiber Cement Panel

3 Manufactured Wood Siding

4 Stone Veneer

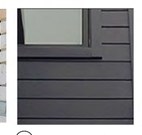
5 Vinyl Window

6 Metal Railing

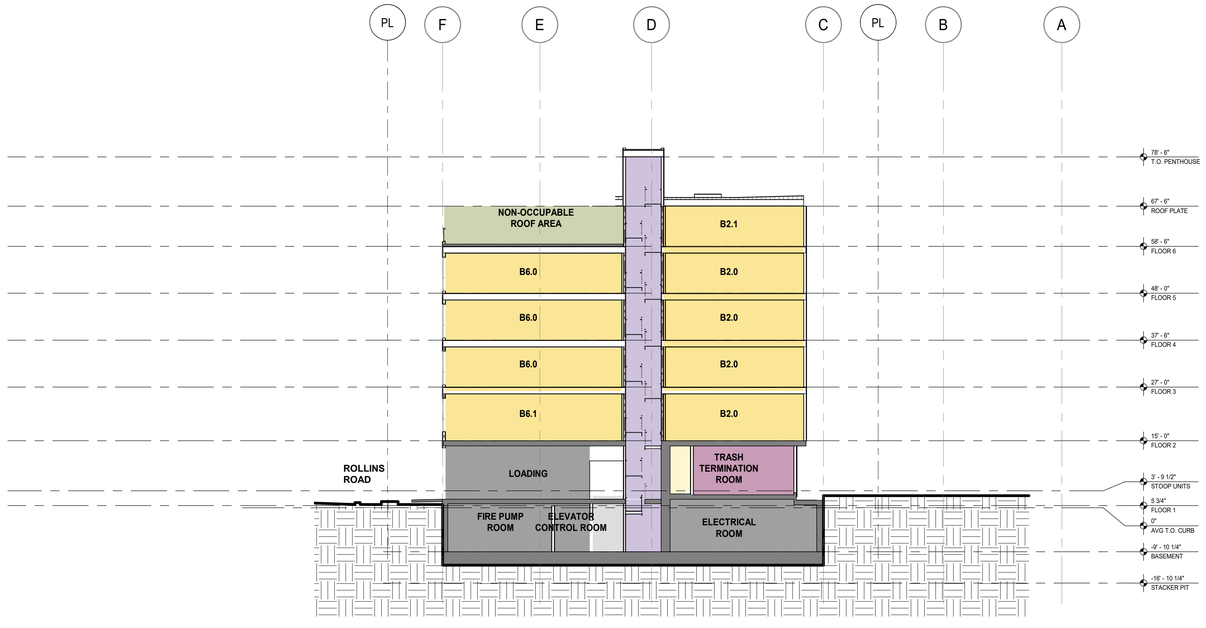
7 Glass Railing

8 Metal Awning

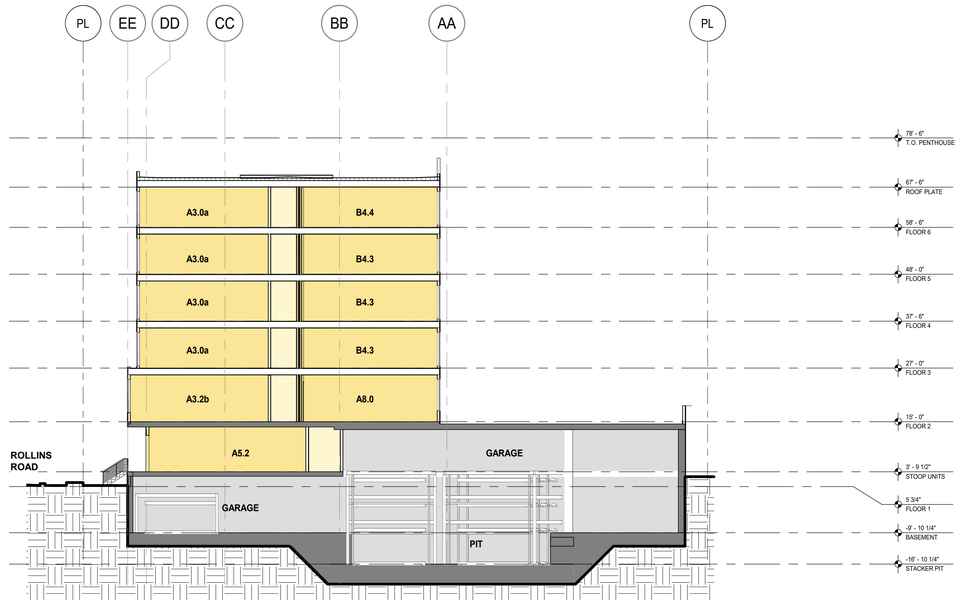
9 Storefront


10 Fiber Cement Siding

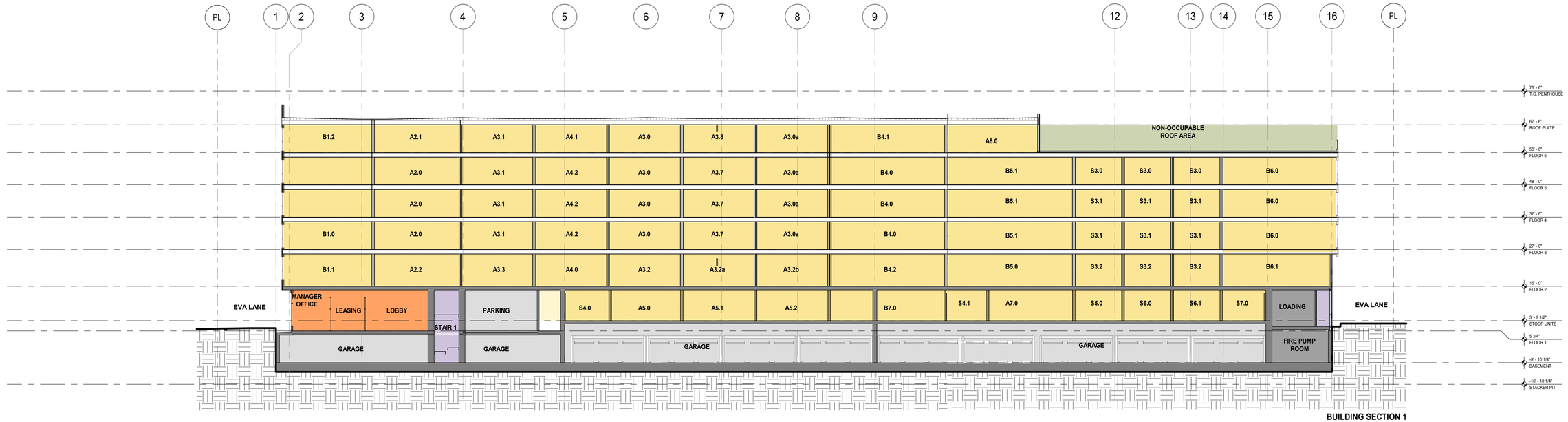
SOUTH ELEVATION



BUILDING SECTION 3



BUILDING SECTION 2



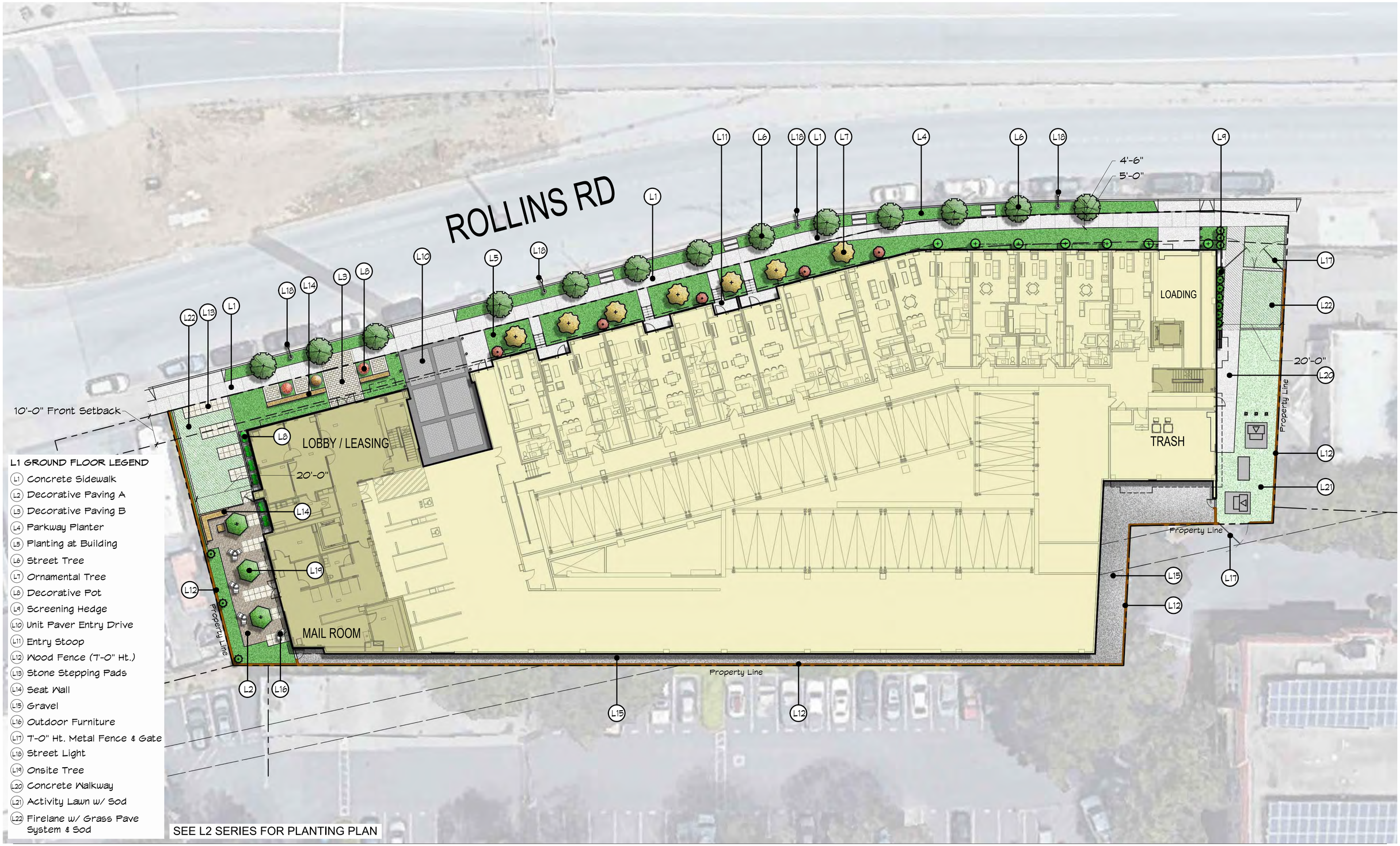
BUILDING SECTION 1

BUILDING SECTION

TOTAL SITE AREA: 46,827 SF

LOT COVERAGE	
SITE AREA = Area within Property Line	46,827 SF
BUILDING FOOTPRINT = Top Floor + Roof Decks (23,213 SF + 3,441 SF + 2,352 SF)	29,006 SF
% OF LOT COVERAGE =	61.9% (29,006 / 46,827)
*% OF LOT COVERAGE = WITHOUT ROOF DECKS	**49.6%** (23,213 / 46,827)
*PER DEVELOPMENT STANDARD WAIVER, THE ROOF DECKS WILL NOT COUNT TOWARDS LOT COVERAGE	

LOT COVERAGE



BDE ARCHITECTURE | THE HANOVER COMPANY | BkF ENGINEERS / SURVEYORS / PLANNERS

0' 15' 30' 60'

TRUE NORTH / PROJECT NORTH

FLOOR 1 PLAN

1095 ROLLINS ROAD, BURLINGAME | 11/22/19 | L1.0

L2 COURTYARD

- (L1) Ornamental Tree
- (L2) Shade Tree
- (L3) Bocce Ball Court
- (L4) Seating Area
- (L5) Not Used
- (L6) Decorative Paving A
- (L7) Decorative Paving B
- (L8) Grill Area
- (L9) Fire Place
- (L10) Not Used
- (L11) Raised Planter
- (L12) Tree in Large Pot
- (L13) Evergreen Small Tree
- (L14) 42" Ht. Parapet Rail

SEE L2 SERIES FOR PLANTING PLAN

3DE ARCHITECTURE | THE HANOVER COMPANY | BkF ENGINEERS / SURVEYORS / PLANNERS

0' 15' 30' 60'

TRUE NORTH / PROJECT NORTH

FLOOR 2 PLAN

1095 ROLLINS ROAD, BURLINGAME | 11/22/19 | L1.1

L6 ROOF DECKS

- L1 Tree in Large Pot
- L2 Seating Area
- L3 Not Used
- L4 Decorative Paving A
- L5 Decorative Paving B
- L6 Grill Area
- L7 Outdoor Game Table
- L8 TV Seating Area
- L9 Synthetic Turf
- L10 Gravel Type 1
- L11 Gravel Type 2
- L12 Illuminated Orb
- L13 Decorative Pots
- L14 String Lights
- L15 Fire Pit
- L16 Perimeter Railing at Seating Area

SEE L2 SERIES FOR PLANTING PLAN

BDE ARCHITECTURE | THE HANOVER COMPANY | BkF ENGINEERS / SURVEYORS / PLANNERS

0' 15' 30' 60'

TRUE NORTH / PROJECT NORTH

FLOOR 6 PLAN

1095 ROLLINS ROAD, BURLINGAME | 11/22/19 | L1.2

TREES

ACER PALMATUM 'SANGU KAKU'
CORAL BARK MAPLE

BETULA NIGRA
RIVER BIRCH

JUNIPERUS CHINENSIS 'SPARTAN'
SPARTAN JUNIPER

PLATANUS ACERFOLIA 'COLUMBIA'
COLUMBIA LONDON PLANE TREE

PODOCARPUS ELONGATUS 'MONMAL'
ICEE BLUE YELLOW WOOD

PODOCARPUS HENKLEII
LONG LEAF YELLOW WOOD

PODOCARPUS MACROPHYLLUS
YEW PODOCARPUS

SHRUBS

DIETES IRIDOIDES
AFRICAN IRIS

ERIOBOTRYA JAPONICA 'COPPERTONE'
COPPERTONE LOQUAT

MAHONIA EURYBRACTEATA 'SOFT CARESS'
MAHONIA SOFT CARESS

NANDINA DOMESTICA 'GULF STREAM'
GULF STREAM NANDINA

PHORMIUM 'MAORI QUEEN'
MAORI QUEEN FLAX

SARCOCOCCA RUSCIFOLIA
FRAGRANT SWEET BOX

VIBURNUM AWABUKI 'CHINDO'
AWABUKI VIBURNUM

GROUNDCOVER

LIRIOPE MUSCARI 'BIG BLUE'
BIG BLUE LIRIOPE

OPHIOPOGON JAPONICUS 'NANUS'
DWARF MONDO

ROSMARINUS OFFICINALIS 'HUNTINGTON'
HUNTINGTON CARPET 'ROSEMARY'

SEDUM CONFUSUM
SEDUM

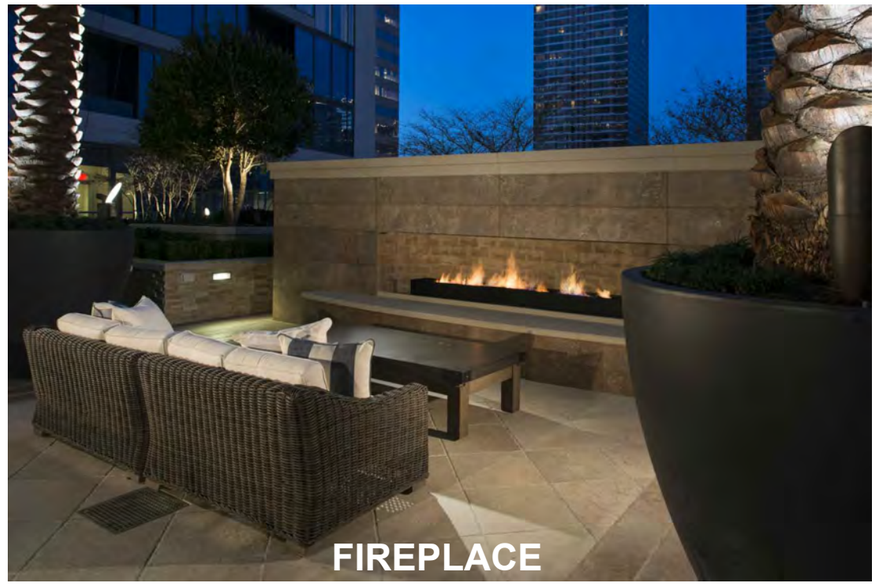
TRACHELOSPERMUM JASMINOIDES
STAR JASMINE

LAWN

FESTUCA ARUNDINACEA
TALL FESCUE

TV SEATING AREA

TREES IN LARGE POTS


FIREPLACE

OUTDOOR SEATING

OUTDOOR SEATING

ILLUMINATED ORBS

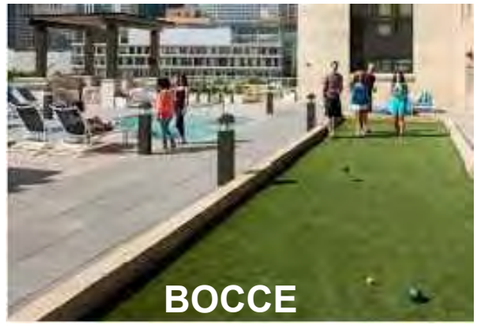
BBQ GRILL

DECORATIVE PAVING A

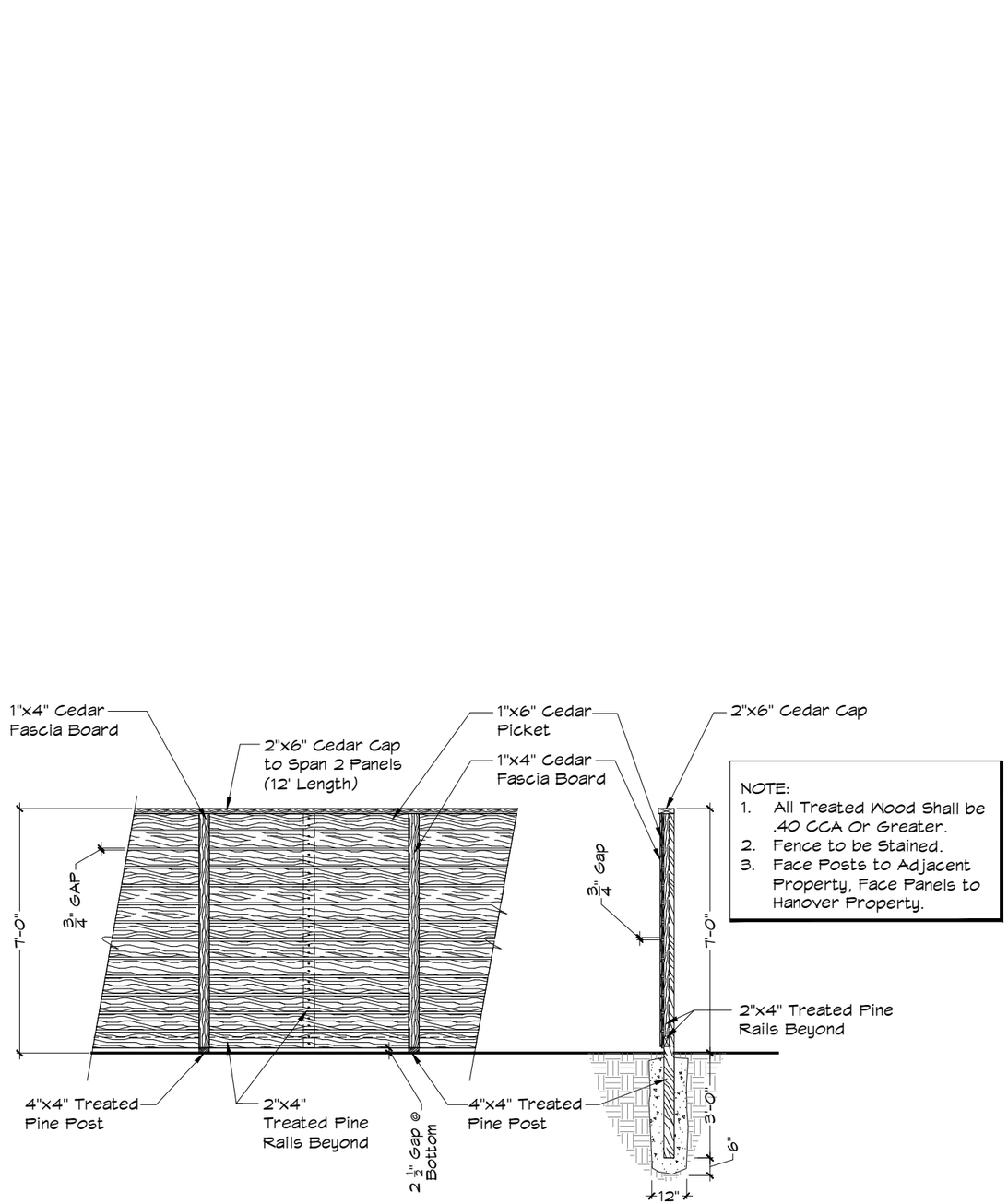
STEPPING PADS

WOOD FENCE

OUTDOOR POOL TABLE

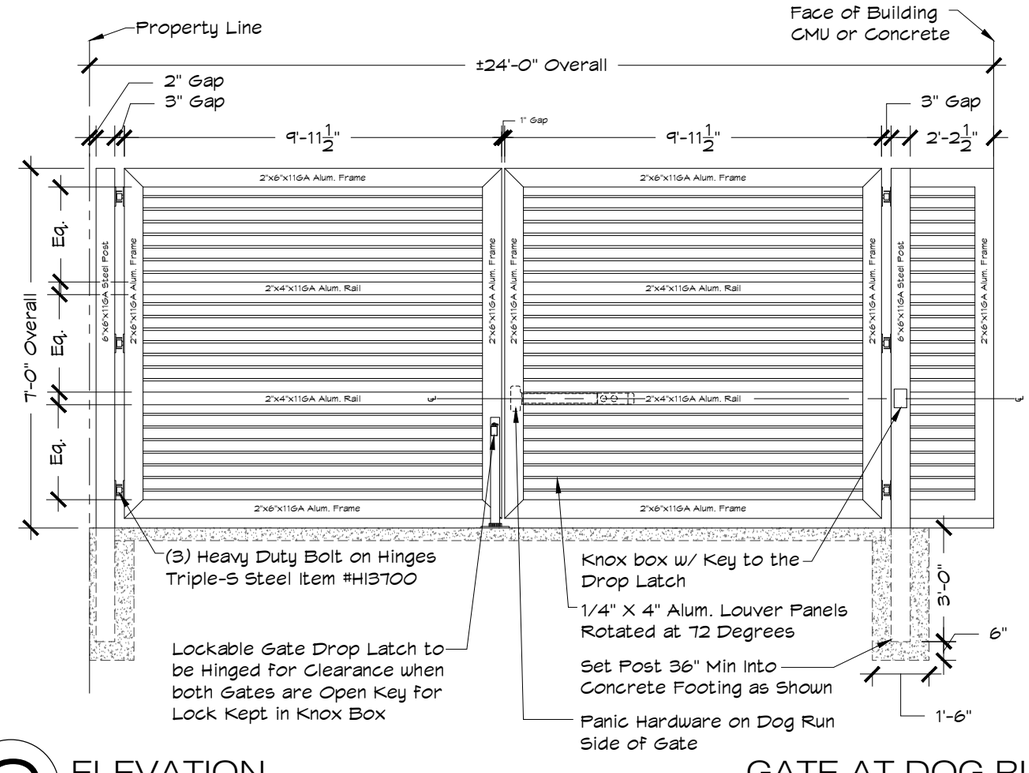

BOCCE

DECORATIVE PAVING B



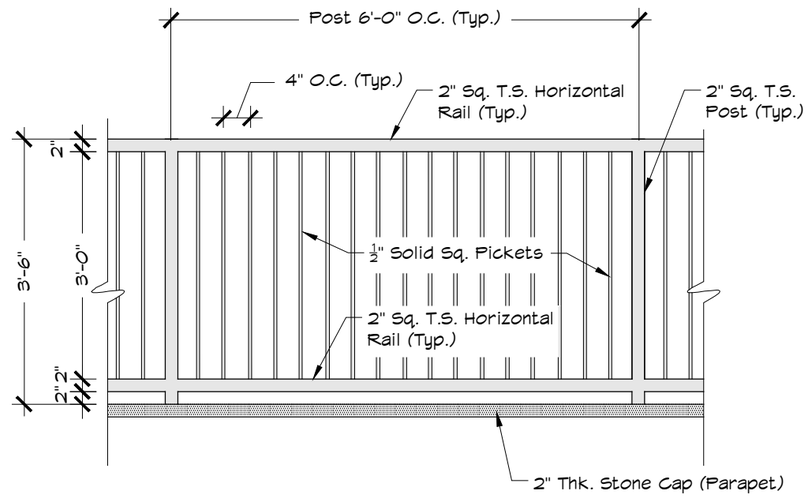
A SECTION/ELEVATION — 7' HT. PERIMETER WOOD FENCE

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



C ELEVATION — GATE AT DOG RUN

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



B ELEVATION — PARAPET RAIL AT LEVEL 2

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

PLANTING LEGEND - COMPREHENSIVE

TREES

LABEL	QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
T-1	18		Acer palmatum 'Sango Kaku'	Coral Bark Japanese Maple	24" Box	Standard
T-2	9		Betula nigra	River Birch	24" Box	Multi-trunk
T-3	5		Juniperus chinensis 'Spartan'	Spartan Juniper	24" Box	Full to Ground
T-4	3		Olea europaea 'Swan Hill'	Swan Hill Olive	24" Box	Multi-trunk
T-5	12		Platanus acerifolia 'Columbia'	Columbia London Plane	36" Box	Standard
T-6	7		Podocarpus elongatus 'Monmal'	Icee Blue Yellow Wood	15 G	Full to Ground
T-7	8		Podocarpus henkleii	Long Leaf Yellow Wood	15 G	Full to Ground
T-8	13		Podocarpus macrophyllus	Yew Podocarpus	15 G	Full to Ground

SHRUBS

S-1	9		*Aeonium haworthii*	Pinwheel Aeonium	5 gallon	Full Container
S-2	143		*Agapanthus africanus 'Albus'*	White Lily of the Nile	5 gallon	Full Container
S-3	7		*Agave shawii*	California Native Agave	15 gallon	Full Container
S-4	3		*Agave weberi*	Webers Agave	24" Box	Full Container
S-5	138		*Dietes iridoides*	African Aris (Blue w/ White)	5 gallon	Full Container
S-6	31		*Eriobotrya japonica 'Coppertone'*	Coppertone Loquat	5 gallon	Full Container
S-7	72		*Gardenia jasminoides 'Veitchii'*	Dwarf Gardenia	5 gallon	Full Container
S-8	25		*Hakonechloa macra 'All Gold'*	All Gold Japanese Forest Grass	5 gallon	Full Container
S-9	85		*Ilex cornuta 'Carissa'*	Carissa Holly	5 gallon	Full Container

PLANTING LEGEND - COMPREHENSIVE

SHRUBS

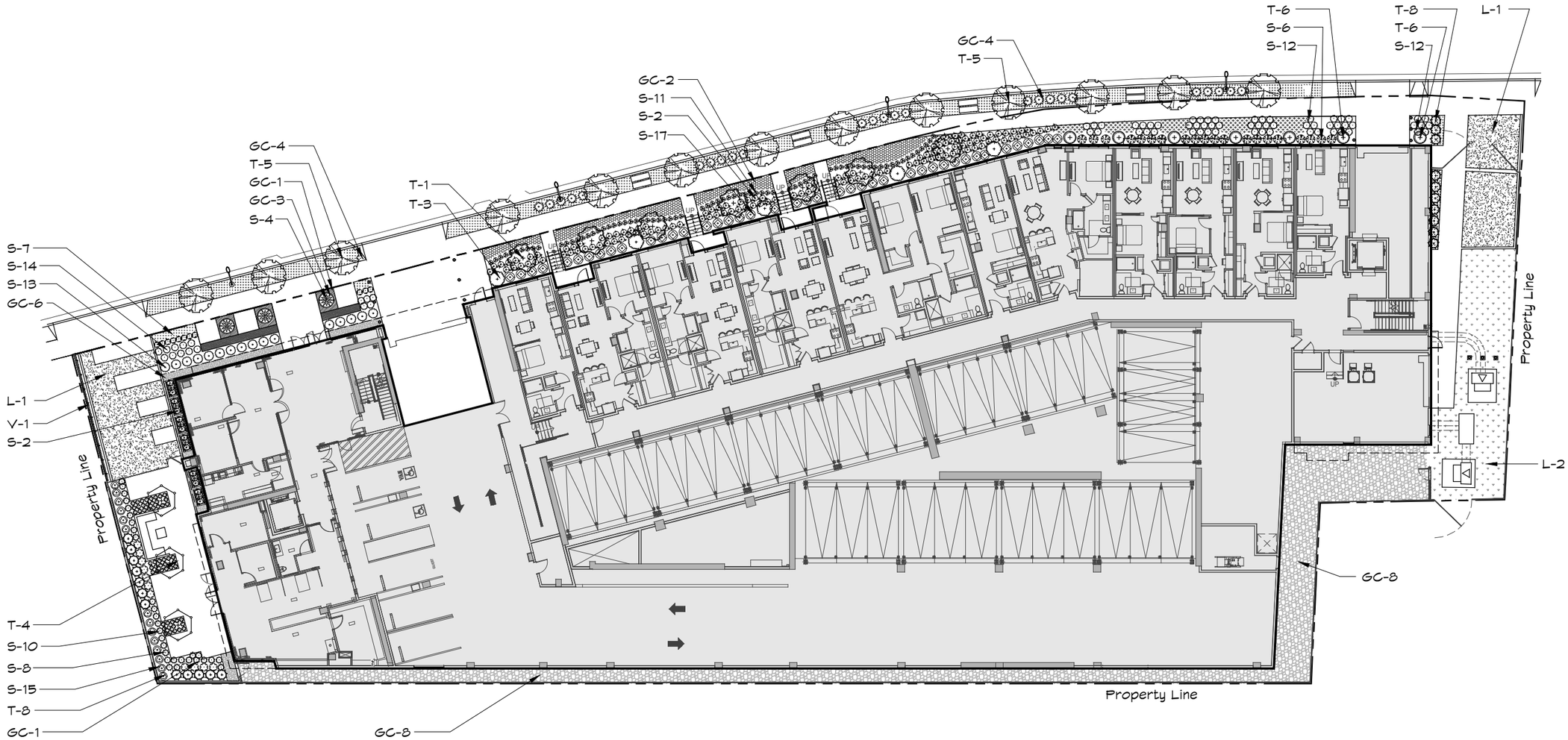
LABEL	QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
S-10	49		*Mahonia eurybracteata 'Soft Caress'*	Mahonia Soft Caress	5 gallon	Full Container
S-11	94		*Nandina domestica 'Gulf Stream'*	Gulf Stream Nandina	5 gallon	Full Container
S-12	28		*Phormium 'Maori Queen'*	Maori Queen N.Z. Flax	5 gallon	Full Container
S-13	71		*Prunus laurocerasus 'Otto Luyken'*	Otto Luyken Laurel	5 gallon	Full Container
S-14	57		*Raphiolepsis umbellata 'Minor'*	Dwarf Yedda Hawthorne	5 gallon	Full Container
S-15	33		*Sarcococca ruscifolia*	Fragrant Sweet Box	5 gallon	Full Container
S-16	23		*Ternstroemia gymnanthera 'Sotall'*	Bigfoot Cleyera	5 gallon	Full Container
S-17	40		*Viburnum awabuki 'Chindo'*	Awabuki Viburnum	5 gallon	Full Container

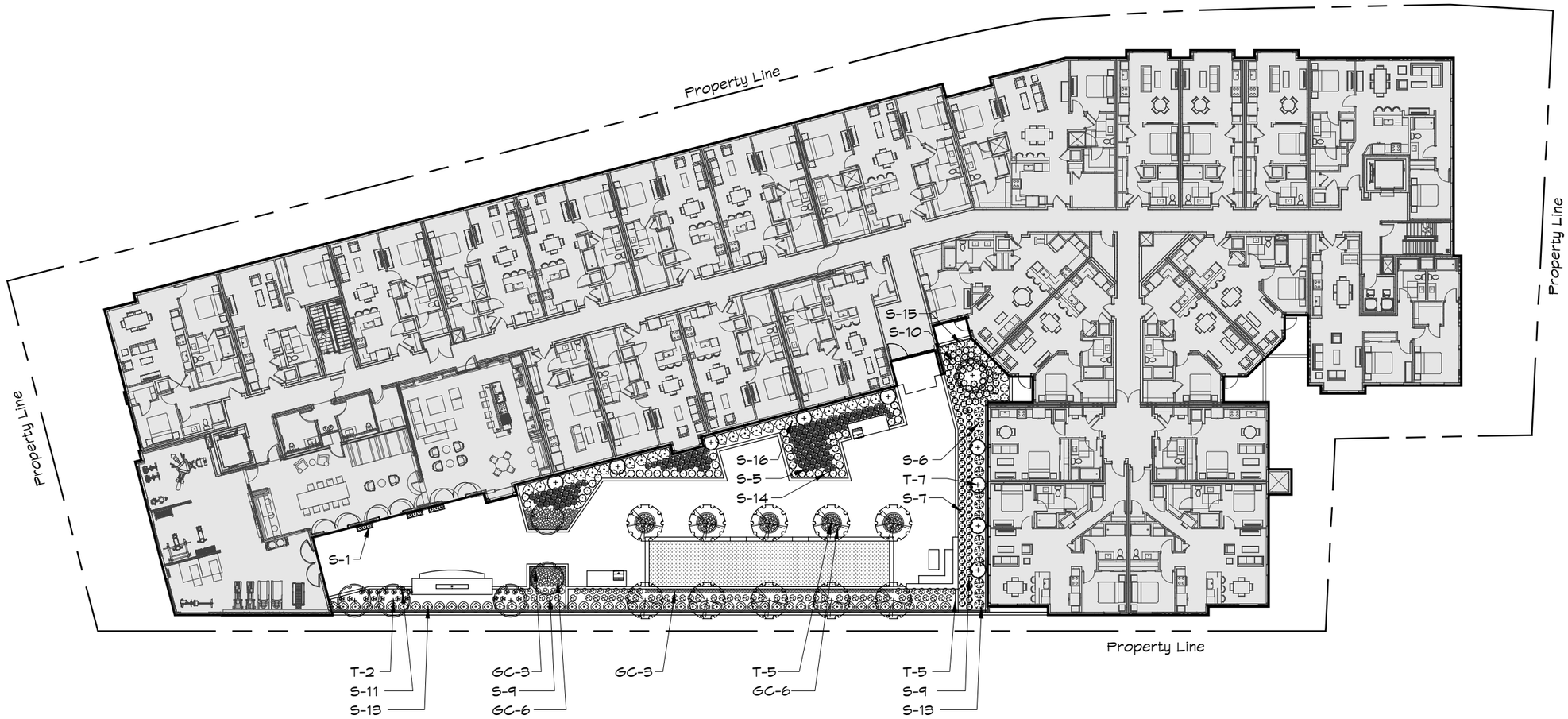
GROUNDCOVER & VINES

GC-1	120 sf		*n/a*	Seasonal Color	6" Pot	9" O.C.
GC-2	490		*Liriope muscari 'Big Blue'*	Big Blue Liriope	1G	12" O.C.
GC-3	112		*Rosmarinus officinalis 'Huntington Carpet'*	Huntington Carpet Rosemary	1G	12" O.C.
GC-4	1,175		*Trachelospermum asiaticum*	Asian Jasmine	1G	12" O.C.
GC-5	40		*Ophiopogon japonicus 'Nanus'*	Dwarf Mondo	4" Pot	6" O.C.
GC-6	1,180 sf		*n/a*	Mexican Beach Pebble Black	3"-5" Pieces	n/a
GC-7	415 sf		*n/a*	Mexican Beach Pebble Bone	3"-5" Pieces	n/a
GC-8	2,175 sf		*n/a*	Washed Drain Rock	3/4" Pieces	n/a
V-1	8		*Trechelospermum jasminoides*	Star Jasmine; Staked Vine	15 G	Per Plan

LAWN & SYNTHETIC TURF

L-1	1,910 sf		*Festuca arundinacea*	Tall Fescue	Sod	
L-2	2,000 sf		*n/a*	Select VR by ForeverLawn	Synthetic Turf	


T-6
S-6
S-12
T-8
T-6
S-12
L-1
GC-4
T-5
GC-2
S-11
S-2
S-17
GC-4
T-5
GC-1
GC-3
S-4
T-1
T-3
S-7
S-14
S-13
GC-6
L-1
V-1
S-2
Property Line
L-2
GC-8
T-4
S-10
S-8
S-15
T-8
GC-1
GC-8
Property Line
UP



BDE ARCHITECTURE | THE HANOVER COMPANY | BKF ENGINEERS / SURVEYORS / PLANNERS

0' 15' 30' 60'

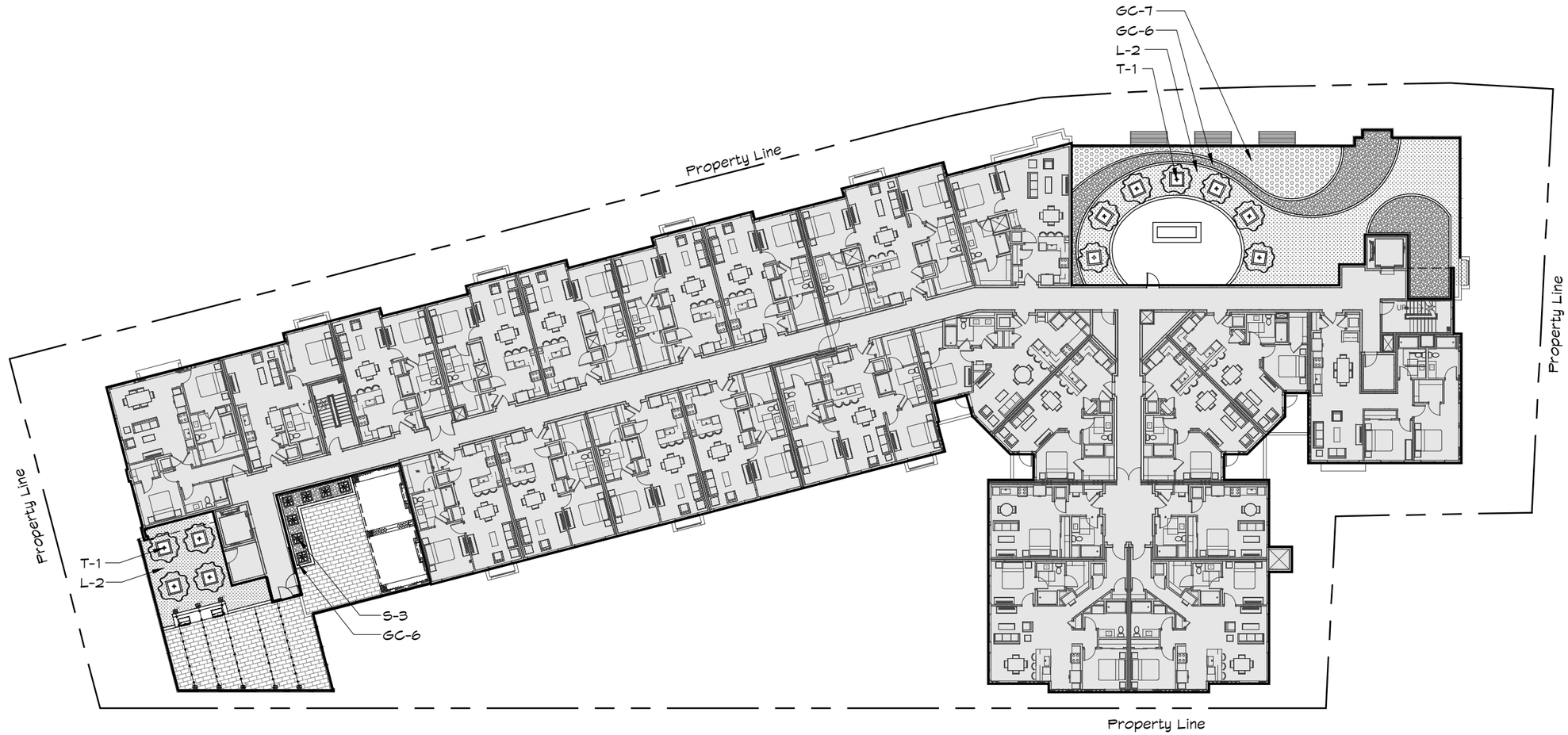
TRUE NORTH / PROJECT NORTH

FLOOR 2 PLANTING PLAN

1095 ROLLINS ROAD, BURLINGAME

11/22/19

L2.2



BDE ARCHITECTURE | THE HANOVER COMPANY | BkF ENGINEERS / SURVEYORS / PLANNERS

0' 15' 30' 60'

TRUE NORTH | PROJECT NORTH

FLOOR 6 PLANTING PLAN

1095 ROLLINS ROAD, BURLINGAME

11/22/19

L2.3

Landscape Requirements

60% of the Front Setback shall be Soft Landscaping
Front Setback: 4,265 sf
Soft Landscaping: 2,755 sf (64.5%)

One Landscape Tree is Required for every 2,000 sf of Lot Coverage
Lot Area: 46,827 sf
Lot Coverage required: 23,413 sf (50% of 46,827 sf)
Required Trees: 23,413 / 2,000 = 11.7 = 12 Trees
*Planting Legend on L2.0 indicates 88 Total Trees

3DE ARCHITECTURE | THE HANOVER COMPANY | BKF ENGINEERS / SURVEYORS / PLANNERS

0' 15' 30' 60'

TRUE NORTH | PROJECT NORTH

FRONT SETBACK SOFTSCAPE | **1095 ROLLINS ROAD, BURLINGAME** | 11/22/19 | L2.4

Total Site Landscaping:

Level 01 - 6,055 sf
Level 02 - 2,365 sf
Level 06 - 140 sf

Total - 8,560 sf

LEVEL 01

LEVEL 06

LEVEL 02

ARCHITECTURE | THE HANOVER COMPANY | BKF ENGINEERS / SURVEYORS / PLANNERS

0' 25' 50' 100'

TRUE NORTH | PROJECT NORTH

TOTAL SITE LANDSCAPING

1095 ROLLINS ROAD, BURLINGAME

11/22/19

L2.5