1214 Donnelly Avenue - Street View

1214 DONNELLY AVENUE FACADE CONCEPTS

FOUR MAJOR VERTICAL MASSING DIVISIONS OCCUR AT :

1. GARAGE DRIVEWAY - BUILDING FACADE IS SET BACK 11'-11" FROM THE STREET WITH A 25'-8" WIDTH.
2. UNIT 102 WEST COMMERCIAL STORE FRONTAGE - THIS COMMERCIAL FRONTAGE AND RESIDENTIAL UNITS ABOVE ARE DIVIDED INTO A SEPARATE VERTICAL MASS 40'-7" IN WIDTH.
3. UNIT 101 EAST COMMERCIAL STORE FRONTAGE - THIS COMMERCIAL FRONTAGE AND RESIDENTIAL UNITS ABOVE ARE DIVIDED INTO A SEPARATE VERTICAL MASS 49'-5" IN WIDTH.
4. RESIDENTIAL ENTRY LOBBY - THIS RESIDENTIAL FRONTAGE IS 30'-4" WIDE AND IS FURTHER SUBDIVIDED INTO THREE (3) SMALLER DIVISIONS WITH A RECESSED RESIDENTIAL ENTRY, VERTICAL STAIR TOWER ELEMENT, AND GATED UTILITY AREA WITH PRIVATE RESIDENTIAL PATIO ABOVE SETBACK 20'-0" FROM THE FRONT PROPERTY LINE.

THREE MAJOR HORIZONTAL MASSING DIVISIONS OCCUR AT :

5. GROUND FLOOR COMMERCIAL RETAIL SPACES EMPHASIZE A BUILDING BASE ELEMENT WITH TWO SEPARATE STORE FRONTS, 15' CLEAR HEIGHT CEILINGS AND LARGE ALUMINUM DISPLAY WINDOWS HAVING TRANSOMS AND FABRIC CANOPIES.
6. THE SECOND FLOOR RESIDENTIAL UNITS HAVE EXTERIOR PATIOS OVERLOOKING THE STREET. THESE SECOND FLOOR RESIDENTIAL UNITS SETBACK 7', 8' AND 12' FURTHER FROM THE COMMERCIAL STORE FRONT WALLS.
7. THE THIRD FLOOR RESIDENTIAL UNITS ALSO HAVE EXTERIOR PATIOS 7'-6" AND 8' SETBACK FROM THE FIRST FLOOR RESIDENTIAL STREET WALL. ALL RESIDENTIAL WINDOWS WILL BE METAL CLAD DIVIDED ON BOTH SIDES OF THE GLASS. WOOD TRELLIS ELEMENTS MODULATE THE MASSING AT THE THIRD LEVEL.

MATERIALS :

- EXTERIOR WALLS WILL HAVE CEMENT PLASTER.
- RESIDENTIAL WINDOWS WILL BE METAL CLAD. COMMERCIAL WINDOWS WILL BE ALUMINUM.
- ALL PATIO METAL GUARDRAILS WILL BE PAINTED.
- FABRIC CANOPIES OVER COMMERCIAL STORE FRONT WINDOWS ADD VISUAL INTEREST TO THE BUILDING FACADE.
- OTHER DETAIL FEATURES INCLUDE CERAMIC TILES UNDER THE COMMERCIAL STORE FRONT WINDOWS AND A GATED RESIDENTIAL ENTRY WITH AN EXTERIOR LANDSCAPE ENTRY COURT.
- EXTERIOR LIGHTING WILL EMPHASIZE THE COMMERCIAL STORE FRONTS AND RECESSED EXTERIOR RESIDENTIAL ENTRY COURT.

THE OVERALL MIXED-USE BUILDING IMAGE WILL HAVE PEDESTRIAN FRIENDLY GROUND FLOOR COMMERCIAL STORES WITH RESIDENTIAL PATIOS ON THE SECOND AND THIRD LEVELS STEPPING BACK AWAY AND OVERLOOKING THE STREET.

1214
Donnelly Avenue

APN 029-151-150, 160, 170

A Mixed-Use Condominium Project

Burlingame • California

OWNER:
BRITTON TRUST

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Project No.	Date
14-022	07.18.14

Revisions

No.	Issue / Date
	REVISED EE - PLANNING 06.28.18
	PLANNING 07.19.19
	REVISED PLANNING 06.17.20

Street View, Concepts

Scale: NO SCALE

A0.0

PLANNING NOTES

LOCATION: 1214 DONNELLY AVENUE
BURLINGAME, CALIFORNIA 94010

PARCEL NO.: 029-151-150, 160 & 170

ZONING: DAC

LOT SIZE:

EXISTING:
PARCEL NO. 029-151-150: 6,572 SQ.FT.
PARCEL NO. 029-151-160: 4,520 SQ.FT.
PARCEL NO. 029-151-170: 4,614 SQ.FT.

PROPOSED: COMBINED PARCELS: 15,706 SQ.FT.

STREET FRONTAGE:

PROPOSED: 146.94'

BUILDING HEIGHT:

ALLOWED: 35'-0"
55'-0" WITH CONDITIONAL USE

PROPOSED: 40'-10" TOP OF ROOF
43'-10" TOP OF PARAPET
52'-0" PEAK OF MECHANICAL PENTHOUSE ROOF
54'-3 3/4" PEAK OF STAIR / ELEVATOR PENTHOUSE ROOF

BUILDING AREA:

PROPOSED: 35,075 TOTAL SQ.FT.

SETBACKS:

REQUIRED: FRONT: NONE
SIDEYARD: NONE
REAR: NONE

PROPOSED: FRONT: VARIES: 2'-0" MIN. - 24'-0" MAX. (62% OF BUILDING FRONTAGE LESS THAN 10'-0" FROM FRONT PROPERTY LINE)
SIDEYARD: NONE
REAR: 19'-7" AT SECOND AND THIRD LEVELS

GROUND LEVEL COMMERCIAL SPACE:

PROPOSED: OCCUPIED AREA: 4,584 SQ.FT.
GROSS AREA: 4,704 GROSS SQ.FT.

RESIDENTIAL UNITS:

PROPOSED: 14 UNITS: 12 2-BEDROOM, 2 1-BEDROOM
TOTAL OCCUPIED AREA: 12,728 SQ.FT.
TOTAL GROSS AREA: 13,907 SQ.FT.

OFF-STREET PARKING:

COMMERCIAL :

REQUIRED: NONE (EXEMPT)
PROVIDED: NONE

RESIDENTIAL:

REQUIRED: 1.0 PARKING SPACE PER STUDIO / 1-BEDROOM UNIT
1.5 PARKING SPACES PER 2-BEDROOM UNIT

TWO (2) 1-BEDROOM UNITS X 1.0 = 2 SPACES REQUIRED
TWELVE (12) 2-BEDROOM UNITS X 1.5 = 18 SPACES REQUIRED
20 SPACES REQUIRED

PROVIDED: 22 SPACES IN GROUND LEVEL PRIVATE PARKING GARAGE
(21 MECHANICAL SYSTEM STALLS, 1 VAN ACCESSIBLE STALL)

GUEST:

REQUIRED: NONE

PROVIDED: NONE

ON-SITE DELIVERY VEHICLE:

REQUIRED: 1 SPACE

PROVIDED: 1 SPACE IN GROUND LEVEL PRIVATE PARKING GARAGE

BICYCLE PARKING:

COMMERCIAL SHORT-TERM (MANDATORY MEASURES):

REQUIRED: 5% OF NEW VISITOR MOTORIZED VEHICLE PARKING, MINIMUM ONE 2-BIKE RACK

PROVIDED: ONE 2-BIKE RACK ON SIDEWALK (NO NEW VISITOR MOTORIZED VEHICLE PARKING PROVIDED)

COMMERCIAL LONG-TERM (MANDATORY MEASURES):

REQUIRED: 5% OF NEW TENANT MOTORIZED VEHICLE PARKING, MINIMUM ONE BIKE RACK

PROVIDED: ONE PERMANENTLY ANCHORED BICYCLE LOCKER PROVIDED IN GROUND LEVEL PRIVATE PARKING GARAGE (NO NEW TENANT MOTORIZED VEHICLE PARKING PROVIDED)

RESIDENTIAL SHORT-TERM (VOLUNTARY MEASURES):

RECOMMENDED: 5% OF NEW VISITOR MOTORIZED VEHICLE PARKING, MINIMUM ONE 2-BIKE RACK

PROVIDED: ONE 2-BIKE RACK ON SIDEWALK (NO NEW VISITOR MOTORIZED VEHICLE PARKING PROVIDED)

RESIDENTIAL LONG-TERM (VOLUNTARY MEASURES):

RECOMMENDED: 1 SPACE PER TWO UNITS MINIMUM: 14 UNITS X .5 = 7 RACKS

PROVIDED: PERMANENTLY ANCHORED LIFT-ASSIST RACKS FOR 8 BICYCLES PROVIDED IN LOCKABLE ENCLOSURE IN GROUND LEVEL PRIVATE PARKING GARAGE

OPEN SPACE:

PRIVATE:

REQUIRED: 75 SQ.FT. PER DWELLING UNIT CONTIGUOUS. MINIMUM DIMENSION ABOVE GROUND LEVEL: 3'-6". MINIMUM ADA DIMENSION: 5'-0".

PROVIDED: 87 SQ.FT. OR GREATER PER DWELLING UNIT CONTIGUOUS.
MINIMUM DIMENSION OF DECKS AND PATIOS AT SECOND AND THIRD LEVELS: 5'-0".
(SEE TABULATION ON SECOND AND THIRD LEVEL PLANS.)

COMMON:

REQUIRED: 100 SQ.FT. PER DWELLING UNIT. MINIMUM DIMENSION: 15'-0". 50% OF AREA MUST BE SOFT LANDSCAPING. MUST BE WITHIN 6' OF ESTABLISHED GRADE.
100 SQ.FT. X 14 UNITS = 1,400 SQ.FT. COMMON OPEN SPACE REQUIRED.

PROVIDED: 2,695 SQ.FT. COMMON OPEN SPACE AT AT PODIUM LEVEL REAR YARD WITH MINIMUM DIMENSION OF APPROXIMATELY 19'-6". REFER TO LANDSCAPE DRAWINGS FOR SOFT LANDSCAPING.

GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH THE 2013 CALIFORNIA BUILDING CODE (CBC) AND ALL APPLICABLE CITY OF BURLINGAME ORDINANCES AND AMENDMENTS.
2. CONSTRUCTION HOURS:
   WEEKDAYS: 7:00 am - 7:00 pm
   SATURDAYS: 9:00 am - 6:00 pm
   SUNDAYS AND HOLIDAYS: No Work Allowed

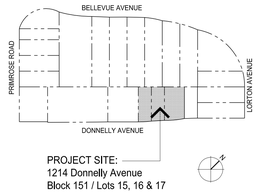
   CONSTRUCTION HOURS IN THE CITY PUBLIC RIGHT-OF-WAY ARE LIMITED TO WEEKDAYS AND NON-CITY HOLIDAYS BETWEEN 8:00 am AND 5:00 pm.
3. ALL DIMENSIONS AND DETAILS OF CONSTRUCTION SHALL BE VERIFIED IN THE FIELD BY CONTRACTOR.
4. ALL DIMENSIONS ARE TO FACE OF STUD OR FACE OF CONCRETE UNLESS OTHERWISE NOTED.
5. DO NOT SCALE THESE DRAWINGS.
6. ALL CONSTRUCTION SHALL BE 1-HOUR RATED THROUGHOUT, EXCEPT AS NOTED.
7. BUILDING SHALL BE SPRINKLERED THROUGHOUT.
8. 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.
9. SEWER CONNECTION FEES MUST BE PAID PRIOR TO ISSUING THE BUILDING PERMIT.
10. A PRE-CONSTRUCTION MEETING MUST BE CONDUCTED PRIOR TO ISSUING THE PERMIT. AFTER NOTIFICATION BY THE BUILDING DIVISION THAT THE PLANS HAVE BEEN APPROVED, CALL 650-558-7270 TO SCHEDULE THE PRE-CONSTRUCTION MEETING.

CONSTRUCTION HOURS
WEEKDAYS: 7:00 am - 7:00 pm
SATURDAYS: 9:00 am - 6:00 pm
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 am AND 5:00 pm.

VICINITY MAP

LOCATION MAP



SCOPE OF WORK

DEMOLISH ALL EXISTING STRUCTURES UNDER SEPARATE PERMIT.

CONSTRUCT NEW 3 STORY MIXED-USE BUILDING, CONTAINING 2 LEVELS OF RESIDENTIAL CONDOMINIUMS (R-2) OVER GROUND LEVEL COMMERCIAL RETAIL UNITS (M) AND PRIVATE PARKING GARAGE (S-2).

DRAWING INDEX

ARCHITECTURAL

A0.0 COVER SHEET / STREET VIEW
A0.1 PROJECT INFORMATION, DRAWING INDEX, PLANNING NOTES, GENERAL NOTES
A0.2 BUILDING DIVISION NOTES, FIRE DIVISION NOTES, ENGINEERING DIVISION NOTES, PARKS DIVISION NOTES, STORMWATER DIVISION NOTES
A0.3 GREEN BUILDING CHECKLIST
A0.4 PATH-OF-TRAVEL DIAGRAMS
A0.5a ACCESSIBILITY STANDARDS
A0.5b ACCESSIBILITY STANDARDS
A0.5c ACCESSIBILITY STANDARDS

A1.1 EXISTING SITE PLAN / DEMOLITION PLAN
A1.2 SITE PLAN

A2.1 GROUND LEVEL FLOOR PLAN
A2.2 SECOND LEVEL FLOOR PLAN
A2.3 THIRD LEVEL FLOOR PLAN
A2.4 ROOF PLAN
A2.5 PENTHOUSE ROOF PLAN

R1 STREET VIEW
A3.1 SOUTH ELEVATION
A3.1a SOUTH ELEVATION
A3.2 EAST ELEVATION
A3.3 NORTH ELEVATION
A3.4 WEST ELEVATION

A4.1 SECTION
A4.2 SECTION
A4.3 SECTION

BOUNDARY AND TOPOGRAPHIC SURVEY

CIVIL

C-1 TITLE, GENERAL NOTES AND SHEET INDEX
C-2 PRELIMINARY GRADING PLAN
C-3 PRELIMINARY STORMWATER CONTROL PLAN

LANDSCAPE

L1.1 PLANTING PLAN
L1.2 PLANTING PLAN
L2.1 IRRIGATION PLAN
L2.2 IRRIGATION PLAN

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Project No.	Date
14-022	07.18.14

Revisions

No.	Issue / Date
	ISSUED FOR REVIEW 08.01.14
	ISSUED FOR REVIEW 08.08.14
	ISSUED FOR REVIEW 09.24.14
	ISSUED FOR REVIEW 03.06.15
	PLANNING COMMISSION 04.20.15
	ISSUED FOR REVIEW 01.28.16
	EE 02.02.16
	EE-PLANNING 04.12.16
	PLANNING COMMISSION 04.17.17
	REVISED EE-PLANNING 06.28.18
	REVISED PLANNING 05.08.19

Project Information

Scale: None

A0.1

STORMWATER DIVISION NOTES

1. THIS PROJECT MAY BE REQUIRED TO COMPLY WITH THE C.3 AND C.6 PROVISIONS OF THE SAN FRANCISCO BAY MUNICIPAL REGIONAL STORMWATER NPDES PERMIT (MRP). IF THE PROJECT WILL CREATE AND / OR REPLACE 10,000 S.F. OR MORE OF IMPERVIOUS SURFACE AND; THE PROJECT WILL REPLACE 50% OR MORE OF SITE IMPERVIOUS SURFACE, THEN STORMWATER SOURCE CONTROL AND TREATMENT REQUIREMENTS SHALL APPLY TO THE ENTIRE PROJECT SITE. THE PROJECT PROPONENT MUST COMPLETE, SIGN AND SUBMIT TO THE CITY, THE APPROPRIATE FORM FOR EACH APPLICABLE REQUIREMENT FROM THE SUMMARY OF APPLICABLE REQUIREMENTS.

2. COMPLETE, SIGN AND RETURN THE FOLLOWING FORMS:
   A. C.3 AND C.6 DEVELOPMENT REVIEW CHECKLIST
   B. WORKSHEET F, SPECIAL PROJECTS
   C. WORKSHEET D-2, FEASIBILITY OF RAINWATER HARVESTING AND USE.

3. ANY CONSTRUCTION PROJECT IN THE CITY, REGARDLESS OF SIZE, SHALL COMPLY WITH THE CITY'S STORMWATER NPDES PERMIT TO PREVENT CONSTRUCTION ACTIVITY STORMWATER POLLUTION. PROJECT PROPONENTS SHALL ENSURE THAT ALL CONTRACTORS IMPLEMENT APPROPRIATE AND EFFECTIVE BEST MANAGEMENT PRACTICES (BMPs) DURING ALL PHASES OF CONSTRUCTION, INCLUDING DEMOLITION. WHEN SUBMITTING PLANS FOR A BUILDING PERMIT, PLEASE INCLUDE A LIST OF CONSTRUCTION BMPs AS PROJECT NOTES, PREFERABLY, ON A SEPARATE FULL SIZE (2' X 3' OR LARGER) PLAN SHEET. A DOWNLOADABLE ELECTRONIC FILE IS AVAILABLE AT: http://www.flowstobay.org/Construction

4. ALL EXTERIOR SURFACE PAVING MATERIALS, INCLUDING, BUT NOT LIMITED TO THOSE USED ON DRIVEWAYS, SIDEWALKS, WALKWAYS AND PATIOS, MUST BE IDENTIFIED (LABELED) AS PERVIOUS OR IMPERVIOUS ON PLANS. CLEARLY DELINEATE AREA THAT REQUIRE STORMWATER TREATMENT, AS IDENTIFIED BY THE C3 AND C6 DEVELOPMENT REVIEW CHECKLIST AND ASSOCIATED WORKSHEETS. THE PLANS MUST SHOW COMPLIANCE WITH THE CHECKLIST.

CONTACT CAROLYN CRITZ, STORMWATER POLLUTION PREVENTION COORDINATOR, FOR ASSISTANCE AT (650) 342-3727, EXT. 18.

PARKS DIVISION NOTES

1. ~~NO EXISTING TREE OVER 48" IN CIRCUMFERENCE AT 54" FROM THE BASE OF THE TREE MAY BE REMOVED WITHOUT A PROTECTED TREE REMOVAL PERMIT FROM THE PARKS DIVISION, (650) 558-7330.~~

2. ~~EXISTING STREET TREE MAY NOT BE CUT, TRIMMED OR REMOVED WITHOUT PERMIT FROM PARKS DIVISION.~~

3. REPLACE PYRUS CALLERYANA STREET TREES WITH GINGKO BILOBA.

4. USE CITY STANDARDS FOR TREE STAKING WITH BUBBLER IRRIGATION AND TREE GRATE.

5. LANDSCAPE PLAN IS REQUIRED TO MEET "WATER CONSERVATION IN LANDSCAPE REGULATIONS." IRRIGATION PLAN REQUIRED FOR BUILDING PERMIT. AUDIT DUE FOR FINAL.

6. EXISTING STREET TREE SHALL BE REMOVED BY THE PROJECT AND BY A NO-FEE PERMIT AND REPLACED TO ACHIEVE UNIFORMITY IN FRONT OF PROJECT SITE.

FIRE DIVISION NOTES

1. PROVIDE APPROPRIATE FIRE ACCESS TO THE REAR OF THE PROPERTY. SIDE ROLL-UP GATES SHALL BE OPERABLE VIA A FIRE DEPARTMENT ACCESS KEY AND HAVE THE MEANS FOR MANUAL OPERATION DURING LOSS OF ELECTRICAL POWER.

2. THE WEST ROOF ACCESS STAIR SHALL BE CONTINUOUS TO THE ROOF AND THE ROOF HATCH SHALL BE NO LESS THAN 48" X 60".

3. THE BUILDING SHALL BE EQUIPPED WITH AN APPROVED NFPA 13 SPRINKLER SYSTEM THROUGHOUT AND A NFPA 14 TYPE I STANDPIPE SYSTEM. SPRINKLER AND STANDPIPE DRAWINGS SHALL BE SUBMITTED AND APPROVED BY THE CENTRAL COUNTY FIRE DEPARTMENT PRIOR TO INSTALLATION. THE SYSTEM SHALL BE ELECTRONICALLY MONITORED BY AN APPROVED CENTRAL RECEIVING STATION. STANDPIPE OUTLETS SHALL BE LOCATED AT THE INTERMEDIATE LANDINGS OF STAIRS AND AT EITHER END OF THE ROOF.

4. THE APPLICANT SHALL ENSURE PROPER DRAINAGE IN ACCORDANCE WITH THE CITY OF BURLINGAME ENGINEERING STANDARDS IS AVAILABLE FOR THE FIRE SPRINKLER MAIN DRAIN AND INSPECTOR TEST ON THE BUILDING PLUMBING DRAWINGS.

5. THE FIRE PROTECTION UNDERGROUND SHALL BE SUBMITTED AND APPROVED BY THE BURLINGAME BUILDING DEPARTMENT PRIOR TO INSTALLATION.

6. THE FIRE SPRINKLER SYSTEM WILL NOT BE APPROVED BY THE CENTRAL COUNTY FIRE DEPARTMENT UNTIL THE FIRE PROTECTION UNDERGROUND HAS BEEN SUBMITTED AND APPROVED BY THE BURLINGAME BUILDING DEPARTMENT.

7. PROVIDE A FIRE ALARM SYSTEM THROUGHOUT THE BUIDING. THE FIRE ALARM SYSTEM SHALL BE REVIEWED AND APPROVED BY THE CENTRAL COUNTY FIRE DEPARTMENT PRIOR TO INSTALLATION. THE SYSTEM SHALL MONITOR FLOW AND VALVES OF THE FIRE SPRINKLER / STANDPIPE SYSTEM.

BUILDING DIVISION NOTES

1. ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH THE FOLLOWING:
   - 2013 CALIFORNIA BUILDING CODE (CBC)
   - 2013 CALIFORNIA RESIDENTIAL CODE
   - 2013 CALIFORNIA MECHANICAL CODE
   - 2013 CALIFORNIA ELECTRICAL CODE
   - 2013 CALIFORNIA PLUMBING CODE
   - ALL APPLICABLE AMENDMENTS PER CITY OF BURLINGAME ORDINANCE 1889

2. THIS PROJECT WILL COMPLY WITH THE 2013 CALIFORNIA ENERGY EFFICIENCY STANDARDS.

3. FOR DISABLED ACCESS, THIS PROJECT WILL COMPLY WITH CBC CHAPTERS 11A AND 11B.

4. NO PUBLIC MONEY OF ANY KIND WILL BE USED TO CONSTRUCT THIS PROJECT.

5. NO APPLICATION FOR TAX CREDITS HAS OR WILL BE SUBMITTED FOR TAX REBATES.

6. CONSTRUCTION HOURS:
   WEEKDAYS: 7:00 am - 7:00 pm
   SATURDAYS: 9:00 am - 6:00 pm
   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 am AND 5:00 pm.

7. EXTERIOR BEARING WALLS LESS THAN 5' FROM THE PROPERTY LINE WILL BE BUILT OF 1-HR. FIRE-RATED CONSTRUCTION. CBC TABLE 602.

8. ALL OPENINGS IN EXTERIOR WALLS, BOTH PROTECTED AND UNPROTECTED, WILL COMPLY WITH CBC TABLE 705.8. SEE TABLE ALLOWABLE AREA OF EXTERIOR WALL OPENINGS.

9. A GRADING PERMIT, IF REQUIRED, WILL BE OBTAINED FROM THE DEPARTMENT OF PUBLIC WORKS.

10. AT THE TIME OF BUILDING PERMIT APPLICATION, SHORING PLANS AND ENGINEERING WILL BE SUBMITTED AS REQUIRED BY CBC CHAPTER 31 REGARDING THE PROTECTION OF ADJACENT PROPERTY AND AS REQUIRED BY OSHA:

    a. 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.

    b. 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° WEDGE UP THE SLOPE FROM THE BASE OF THE RETAINING WALL) AND / OR DRIVEWAY SURCHARGE LOADS.

    c. 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 5'. BEYOND THAT HORIZONTAL BENCHES OF 5' 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 WILL BE REQUIRED WHICH WILL BE RECOMMENDED BY THE SOILS ENGINEER IN THE FIELD.

    d. SHORING AND BRACING SHALL REMAIN IN PLACE UNTIL FLOORS, ROOF, AND WALL SHEATHING HAVE BEEN ENTIRELY CONSTRUCTED.

11. AN OSHA PERMIT WILL BE OBTAINED PER CAL / OSHA REQUIREMENTS.

12. PROVIDE HANDRAILS AT ALL STAIRS WHERE THERE ARE FOUR (4) OR MORE RISERS. CBC SECTION 1009.

13. PROVIDE LIGHTING AT ALL EXTERIOR LANDINGS.

14. PERMIT SUBMITTAL PLANS WILL INCLUDE A PLUMBING PLAN INCLUDING COMPLETE DETAILS FOR ALL REQUIRED OIL INTERCEPTORS AND CITY-REQUIRED BACKWATER PREVENTION DEVICES.

15. SINGLE-USER, UNISEX TOILET FACILITIES ARE PROVIDED AT GROUND LEVEL COMMERCIAL M OCCUPANCIES PER CPC 422.2 #3. REFER TO MINIMUM PLUMBING FIXTURE REQUIREMENTS TABLE.

16. ALL PATHS OF TRAVEL AND COMMON USE SPACES WILL BE ACCESSIBLE AND ALL LIVING UNITS WILL BE ADAPTABLE.

17. RESIDENTIAL UNITS WILL COMPLY WITH THE "ONE BATHROOM OPTION" PER CBC SECTION 1134A.2, OPTION #2.

18. PROVIDE GUARDRAILS AT ALL LANDINGS. CBC SECTION 1013.2.

19. ALL DWELLING UNIT INTERIOR DOORS WILL COMPLY WITH CBC 1132A.5.2.

20. ALL ENTRANCES, EXITS AND VEHICULAR PASSAGEWAYS TO AND VERTICAL CLEARANCES WITHIN THE PARKING STRUCTURE MUST HAVE A MINIMUM VERTICAL CLEARANCE OF 8'-2" WHERE REQUIRED FOR ACCESSIBILITY TO ACCESSIBLE PARKING SPACES.

21. AT EVERY PRIMARY PUBLIC ENTRANCE AND ALONG THE ACCESSIBLE ROUTE, THERE SHALL BE A SIGN DISPLAYING THE "INTERNATIONAL SYMBOL OF ACCESSIBILITY." SIGNS SHALL INDICATE THE DIRECTION TO ACCESSIBLE BUILDING ENTRANCES AND FACILITIES AND SHALL COMPLY WITH CBC SECTION 1143A.

22. A CERTIFICATE OF OCCUPANCY WILL BE ISSUED AFTER THE PROJECT HAS BEEN FINALED. NO OCCUPANCY OF BUILDING IS TO OCCUR UNTIL A NEW CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED.

23. A CONDITION OF THIS PROJECT APPROVAL IS THAT THE DEMOLITION PERMIT WILL NOT BE ISSUED 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.

AREA TABULATION per Floor

Space / Room Name		OCCUPIED Area (Square Feet)	GROSS Area (Square Feet)	BUILDING Area (Square Feet)
Ground Floor				14,715 SF
COMMERCIAL SPACE 1, UNIT #101		2,265 SF	2,324 SF	
COMMERCIAL SPACE 2, UNIT #102		2,319 SF	2,380 SF	
PRIVATE PARKING GARAGE		6,186 SF	6,315 SF	
BICYCLE PARKING		112 SF		
TRASH / RECYCLING		270 SF		
STORAGE		166 SF		
UTILITY		415 SF		
CORRIDORS, STAIRS, ELEVATOR				
Second Floor				10,199 SF
RESIDENTIAL UNIT #201	2 BR / 2 BA	991 SF	1,133 SF	
RESIDENTIAL UNIT #202	2 BR / 2 BA	943 SF	1,002 SF	
RESIDENTIAL UNIT #203	2 BR / 2 BA	923 SF	995 SF	
RESIDENTIAL UNIT #204	2 BR / 2 BA	1,040 SF	1,126 SF	
RESIDENTIAL UNIT #205	1 BR / 1 BA	528 SF	579 SF	
RESIDENTIAL UNIT #206	2 BR / 2 BA	917 SF	1,013 SF	
RESIDENTIAL UNIT #207	2 BR / 2 BA	943 SF	1,026 SF	
ACCESSORY COMMON OPEN SPACE (for Residential tenants)		1,053 SF	2,695 SF	
CORRIDORS, STAIRS, ELEVATOR				
Third Floor				9,408 SF
RESIDENTIAL UNIT #301	2 BR / 2 BA	991 SF	1,133 SF	
RESIDENTIAL UNIT #302	2 BR / 2 BA	943 SF	1,002 SF	
RESIDENTIAL UNIT #303	2 BR / 2 BA	916 SF	987 SF	
RESIDENTIAL UNIT #304	2 BR / 2 BA	1,040 SF	1,126 SF	
RESIDENTIAL UNIT #305	1 BR / 1 BA	693 SF	746 SF	
RESIDENTIAL UNIT #306	2 BR / 2 BA	917 SF	1,013 SF	
RESIDENTIAL UNIT #307	2 BR / 2 BA	943 SF	1,026 SF	
CORRIDORS, STAIRS, ELEVATOR				
Roof				753 SF
MECHANICAL		208 SF		
UTILITY		34 SF		
Total Building Area				35,075 SF

CONSTRUCTION TYPE

- TYPE V-A CONSTRUCTION (R-2 OCCUPANCY OVER M AND S-2 OCCUPANCIES) WITH AUTOMATIC SPRINKLER SYSTEM THROUGHOUT IN ACCORDANCE WITH CBC SECTION 903.3.1.1.
- BUILDING ELEMENTS ARE 1-HR. FIRE-RESISTIVE RATED CONSTRUCTION THROUGHOUT EXCEPT AS NOTED PER CBC TABLE 601.
- 1-HR. HORIZONTAL SEPARATION REQUIRED BETWEEN R-2 OCCUPANCY AND M AND S-2 OCCUPANCIES PER CBC TABLE 508.4.
- R-2 AND S-2 OCCUPANCIES REQUIRE 1-HR. EXTERIOR WALLS LESS THAN 5' PER CBC TABLE 602.

ALLOWABLE AREA OF EXTERIOR WALL OPENINGS
Per 2013 CBC Section 705.8 and Table 705.8

CBC Section 705.8.1 states the maximum area of unprotected and protected openings permitted in an exterior wall in any story shall not exceed the percentages specified in Table 705.8.

	Fire Separation Distance	Degree of Opening Protection	Allowable Area
SOUTH EXTERIOR WALL (FACES DONNELLY AVENUE)	FACES STREET	UNPROTECTED, SPRINKLERED	UNLIMITED
NORTH EXTERIOR WALL	FACES REAR YARD - DISTANCE VARIES, 26'-3" TO 30'-6"	UNPROTECTED, SPRINKLERED	NO LIMIT / NOT REQUIRED
EAST EXTERIOR WALL (ON PROPERTY LINE) - NO OPENINGS	N/A	N/A	N/A
EAST EXTERIOR WALL (STAIR #1)	11'-1 3/4"	UNPROTECTED, SPRINKLERED	45% SECOND LEVEL: Opening = 11 SF = 12% THIRD LEVEL: Opening = 17 SF = 7% ROOF: Opening = 17 SF = 6%
WEST EXTERIOR WALL (ON PROPERTY LINE) - NO OPENINGS	N/A	N/A	N/A
WEST EXTERIOR WALL (at lightwell)	3'-2 3/4"	UNPROTECTED, SPRINKLERED	15% SECOND LEVEL: Opening = 20 SF = 15% THIRD LEVEL: Opening = 20 SF = 12%
WEST EXTERIOR WALL (at street)	25'-10 3/4"	UNPROTECTED, SPRINKLERED	NO LIMIT
WEST EXTERIOR WALL (at rear yard)	11'-0 3/4"	UNPROTECTED, SPRINKLERED	45% SECOND LEVEL: Opening = 13 SF = 17% THIRD LEVEL: Opening = 13 SF = 16%

OCCUPANT LOAD CALCULATIONS
Per 2013 CBC Section 1004 and Table 1004.1.2

Occupancy Group	Area (Square Feet)	Occupant Load Factor	Total Occupant Load
Ground Floor			
COMMERCIAL SPACE 1, UNIT #101	2,324 GSF	30 SF Gross	77 Occupants
COMMERCIAL SPACE 2, UNIT #102	2,380 GSF	30 SF Gross	79 Occupants
PRIVATE PARKING GARAGE	6,315 GSF	200 SF Gross	31 Occupants
Second Floor			
RESIDENTIAL UNIT #201	1,133 GSF	200 SF Gross	6 Occupants
RESIDENTIAL UNIT #202	1,002 GSF	200 SF Gross	5 Occupants
RESIDENTIAL UNIT #203	995 GSF	200 SF Gross	5 Occupants
RESIDENTIAL UNIT #204	1,126 GSF	200 SF Gross	6 Occupants
RESIDENTIAL UNIT #205	579 GSF	200 SF Gross	3 Occupants
RESIDENTIAL UNIT #206	1,013 GSF	200 SF Gross	5 Occupants
RESIDENTIAL UNIT #207	1,026 GSF	200 SF Gross	5 Occupants
ACCESSORY COMMON OPEN SPACE (for Residential Tenants)	1,070 SF Net	15 SF Net	71 Occupants
Third Floor			
RESIDENTIAL UNIT #301	1,133 GSF	200 SF Gross	6 Occupants
RESIDENTIAL UNIT #302	1,002 GSF	200 SF Gross	5 Occupants
RESIDENTIAL UNIT #303	987 GSF	200 SF Gross	5 Occupants
RESIDENTIAL UNIT #304	1,126 GSF	200 SF Gross	6 Occupants
RESIDENTIAL UNIT #305	746 GSF	200 SF Gross	4 Occupants
RESIDENTIAL UNIT #306	1,013 GSF	200 SF Gross	5 Occupants
RESIDENTIAL UNIT #307	1,026 GSF	200 SF Gross	5 Occupants
* Not required to be counted in the Occupant Load Calculation per CBC Section 202, Floor Area, Net.			
Corridors*		0	0
Stairways*		0	0
Toilet Rooms*		0	0
Mechanical Rooms*		0	0
Closets*		0	0
Total Building Area	35,075 SF		258 Occupants + 71 Accessory Common Open Space

MINIMUM PLUMBING FIXTURE REQUIREMENTS
Per 2013 CPC Chapter 4 Table 422.1 and Table A*

Occupancy	Occupancy Type	Square Feet	Occupant Load Factor*	Total Occupant Load	Minimum Fixtures Required: Water Closet M	Water Closet F	Urinal	Lavatory M	Lavatory F	Provided
COMMERCIAL SPACE 1, UNIT #101	M	2,265 SF	200 SF	11 Occupants	1	1	0	1	1	1 Unisex Toilet Room (1 Water Closet & 1 Lavatory)
COMMERCIAL SPACE 2, UNIT #102	M	2,319 SF	200 SF	12 Occupants	1	1	0	1	1	1 Unisex Toilet Room (1 Water Closet & 1 Lavatory)
* CBC 2001, TABLE A29-A										

1214 Donnelly Avenue

APN 029-151-150, 160, 170

A Mixed-Use Condominium Project

Burlingame • California

OWNER:
BRITTON TRUST

CONTACT:
JOHN BRITTON
1345 MISSION STREET
SAN FRANCISCO, CA 94103
415.934.1151

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Project No. 14-022 | Date 07.18.14

Revisions

No.	Issue / Date
	ISSUED FOR REVIEW 08.01.14
	ISSUED FOR REVIEW 08.08.14
	ISSUED FOR REVIEW 09.24.14
	ISSUED FOR REVIEW 03.06.15
	PLANNING COMMISSION 04.20.15
	ISSUED FOR REVIEW 01.28.16
	EE 02.02.16
	EE-PLANNING 04.12.16
	PLANNING COMMISSION 04.17.17
	REVISED EE-PLANNING 06.28.18
	REVISED EE-PLANNING 09.04.18
	REVISED PLANNING 05.08.19
	REVISED PLANNING 06.17.20

Notes

Scale: None

A0.2

GREEN BUILDING CHECKLIST: RESIDENTIAL

2013 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 where the addition or alteration increases the buildings conditioned area, volume, or size. These requirements apply only to the specific area of addition or alteration.

Building Permit Number: _____

Site Address: 1214 Donnelly Ave., Burlingame, CA

In the column labeled "Plan Reference"
specify where each Measure can be found on the plans.

Green Building Measure	Plan Reference
SITE DEVELOPMENT (2013 CGC §4.106)	
A plan has been developed, and will be implemented, to manage storm water drainage during construction. CGC §4.106.2 & §4.106.3	
ENERGY EFFICIENCY (2013 CGC §4.2 and the 2013 California Building Energy Efficiency Standards)	
2013 Energy Code performance compliance documentation must be provided in 8-1/2" X 11" format and must be replicated on the plans.	Sht. A0.3
Walls with 2 X 6 and larger framing require R-19 insulation §150.0 (c) 2	
Hot water piping insulation §150.0 (j) 2 A ii	
Lighting – new mandatory requirements for indoor rooms. §150.0 (k)	
Duct insulation (R-6) required §150.0 (m) 1	
Duct leakage testing – 6% w/o air handler and 4% with air handler §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 §150.0 (n)	
New third-party HERS verification for ventilation and indoor air quality §150.0 (o)	
New mandatory U-factor (0.58) for fenestration and skylights §150.0 (q)	
Luminaire efficiency levels 2013 California Energy Code Table 150.0 B	
Refrigerant charge verification for ducted package units, mini-splits, and other units §150.1 (c) 7	
Radiant barrier now required in Climate Zone 3 §150.1 (c) 2	
Reduce U-factor (0.32) and SHGC (0.25) for high performance windows §150.1 (c) 3 A	

Green Building Measure	Plan Reference
WATER EFFICIENCY AND CONSERVATION (2013 CGC §4.3)	
Plumbing fixtures (water closets and urinals) will comply with the following: 1. The effective flush volume of all water closets will not exceed 1.28 gal / flush. 2013 CGC §4.303.1.1 2. The effective flush volume of urinals will not exceed 0.5 gal / flush. 2013 CGC §4.303.1.2	
The fittings for faucets and showerheads will have all required standards listed on the plans; 1.5 GPM for faucets and 2.0 GPM for showers. 2013 CGC §4.303.1.3 and 2013 CGC §4.303.1.4	
An automatic irrigation system controller for landscaping will be provided by the builder and installed at the time of final inspection. 2013 CGC §4.304.1	
ENHANCED DURABILITY AND REDUCED MAINTENANCE (2013 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. 2013 CGC §4.406.1	
CONSTRUCTION WASTE REDUCTION, DISPOSAL, AND RECYCLING (2013 CGC §4.408)	
A minimum of 60% of the non-hazardous construction and demolition waste generated at the site will be diverted to an offsite recycle, diversion, or salvage facility per City of Burlingame Ordinance # 1704 and 2013 CGC §4.408	
BUILDING MAINTENANCE AND OPERATION (2013 CGC §4.410)	
An operation and maintenance manual will be provided to the building occupant or owner. 2013 CGC §4.410.1	
FIREPLACES (2013 CGC §4.503)	
Any gas fireplaces will be direct-vent, sealed-combustible type. 2013 CGC §4.503.1	
Any wood stove or pellet stove will comply with US EPA Phase II emission limits. 2013 CGC §4.503.1	
POLLUTANT CONTROL (CGC §4.504)	
At the time of rough installation, during storage on the construction site, and until final startup of the heating, cooling and ventilating 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. 2013 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. 2013CGC §4.504.2.1	
Paints and coatings will comply with VOC limits per CGC §4.504.2.2	
Aerosol paints and coatings will meet the Product-weighted MIR limits for ROC and other requirements. 2013 CGC §4.504.2.3	
Documentation provided verifies compliance with VOC finish materials. 2013 CGC §4.504.2.4	
Carpet system installed in the building interior will meet the testing and product requirements found in the 2013 California Green Building Code. 2013 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. 2013 CGC §4.504.4	
Hardwood plywood, particleboard, and medium density fiberboard composite wood products used on the interior and exterior of the building will comply with the low formaldehyde emission standards. 2013 CGC §4.504.5	

Green Building Measure	Plan Reference
INTERIOR MOISTURE CONTROL (2013 CGC §4.505)	
A capillary break will be installed if a slab on grade foundation system is used. The use of a 4" thick base of ¾" or larger clean aggregate under a 6 mil vapor retarder with joint lapped not less than 6" will be provided unless an engineered design has been submitted and approved by the Building Division. 2013 CGC §4.505.2 and California Residential Code (CRC) §R506.2.3	
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. 2013 CGC §4.505.3	
INDOOR AIR QUALITY AND EXHAUST (2013 CGC §4.506)	
Exhaust fans that are ENERGY STAR-compliant, ducted and that terminate outside the building will be provided in every bathroom. 2013 CGC §4.506.1 Unless functioning as a component of a whole-house ventilation system, fans must be controlled by a humidistat. 2013 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: 1. Heat Loss/Heat Gain values in accordance with ANSI/ACCA 2 Manual J-2004 or equal; 2. Duct systems are sized according to ANSI/ACCA 1, Manual D-2009 or equivalent; 3. Select heating and cooling equipment in accordance with ANSI/ACCA 3, Manual S-2004 or equivalent. 2013 CGC §4.507	
INSTALLER SPECIAL INSPECTOR QUALIFICATION (2013 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. 2013 CGC §702.1	
VERIFICATION (2013 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 2013 Code requirements. 2013 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 2013 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 2013 Green Building Code.
Name: Gary Gee Architects, Inc.	Name:
Address: 98 Brady St	Address:
City/State/Zip Code San Francisco, CA 94103	City/State/Zip Code
Signature:	Signature:
Date: April 17, 2017	Date:

GREEN BUILDING CHECKLIST: NON-RESIDENTIAL

2013 CALIFORNIA GREEN BUILDING CODE
CHECKLIST FOR
NEW NONRESIDENTIAL BUILDINGS

Building Permit Number: _____

Site Address: 1214 Donnelly Ave., Burlingame, CA

In the column labeled "Plan Reference"
specify where each Measure can be found on the plans.

Green Building Measure	Plan Reference
SITE DEVELOPMENT (2013 CGC §5.106)	
Storm Water. Newly constructed projects which disturb less than one acre of land shall prevent the pollution of storm water runoff from the construction activities through local ordinance per 2013 CGC §5.106.1.1	
BMP. Include a plan for Best Management Practices (BMP) on the plans. 2013 CGC §5.106.1.2	
Short-Term Bicycle Parking. If the project is anticipated to generate visitor traffic, provide permanently anchored bicycle racks within 200 feet of the visitors' entrance, readily visible to passers-by, for 5 percent of new visitor motorized vehicle parking being added, with a minimum of one two-bike capacity rack. 2013 CGC §5.106.4.1.1.	
Long-Term Bicycle Parking. For buildings with more than 10 tenant-occupants, provide secure bicycle parking for 5 percent of tenant-occupied motorized vehicle parking being added, with a minimum of one space. 2013 CGC §5.106.4.1.2.	
Designated Parking. Provide designated parking for any combination of low-emitting, fuel-efficient, and carpool/van pool vehicles as shown in 2013 CGC Table 5.106.5.2. Parking stall marking shall comply with 2013 CGC §5.106.5.2.1	
Light Pollution Reduction: Outdoor lighting systems shall be designed and installed to comply with requirements in the 2013 California Energy Code and in compliance with 2013 CGC §5. 106.8.	
ENERGY EFFICIENCY (2013 CGC §5.2 and the 2013 California Building Energy Efficiency Standards)	
2013 Energy Code performance compliance documentation must be provided in 8-1/2" X 11" format and must be replicated on the plans.	
The building shall be in compliance with the Mandatory requirements of the 2013 California Energy Code §100.0 through §100.10 that are applicable to the building project.	
The building shall be in compliance with the Mandatory requirements of the 2013 California Energy Code §120.0 through §130.5.	
The building shall be in compliance with the performance compliance approach (energy budgets) in the 2013 California Energy Code §140.1, or the prescriptive compliance approach in §140.2 for the Climate Zone in which the building will be located.	

Green Building Measure	Plan Reference
WATER EFFICIENCY AND CONSERVATION (2013 CGC §5.303)	
Meters. Separate sub-meters or metering devices shall be installed for the uses described in 2013 CGC §503.1.1 and §503.1.2. Buildings in excess of 50,000 square feet: Separate sub-meters shall be installed as follows: 1. For each individual leased, rented, or other tenant space within the building projected to consume more than 100 gal/day, including but not limited to, spaces used for laundry or cleaner, restaurants for food service, medical or dental office, laboratory or beauty salon or barber shop. 2. Where separate sub-meters for individual building tenants are infeasible, for water supplied to the following subsystem: a. Makeup water for cooling towers where flow through is greater than 500 GPM. b. Makeup water for evaporative coolers greater than 6 GPM. c. Steam and hot-water boilers with energy input more than 500,000 Btu/h.	
Excess Consumption. A separate sub-meter or metering device shall be provided for any tenant within a building that is projected to consume more than 1,000 gallons/day. 2013 CGC §5.303.1.2	
Water Reduction. Plumbing fixtures shall meet the maximum flow rate value shown in 2013 CGC Table 5.303.2.3. **Exception:** Buildings that demonstrate 20% overall water use reduction. In this case, a calculation demonstrating a 20% reduction in the building "water use baseline," as established in 2013 CGC Table 5.303.2.2, shall be provided.	
Water Conserving Plumbing Fixtures and Fittings. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the following prescriptive reduced flow rates: **Water Closets:** The effective flush volume of all water closets shall not exceed 1.8 gallons per flush. Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush. 2013 CGC §5.303.3.1 **Urinals:** The effective flush volume of urinals shall not exceed 0.5 gallons per flush. 2013 CGC §5.303.3.2 **Single Showerhead:** Showerheads shall have a maximum flow rate of not more than 02.0 gallons per minute at 80 psi. 2013 CGC §5.303.3.3.1 **Multiple Showerheads Serving One Shower:** When a shower is served by more than one showerhead, the combined flow rate of all showerheads and/or other shower outlets controlled by a single valve shall not exceed 2.0 gallons per minute at 80 psi, or the show shall be designed to allow only one shower outlet to be in operation at a time. Note: A hand-held shower is considered a showerhead. 2013 CGC §5.303.3.3.2	
Wastewater Reduction. Each building shall reduce the generation of wastewater by one of the methods per 2013 CGC §5..303.4:	
OUTDOOR WATER USE (2013 CGC §5.304)	
Water Budget. A water budget shall be developed for landscape irrigation use per 2013 CGC §5.304.1.	

Green Building Measure	Plan Reference
Outdoor Potable Water Use. For new water service for landscaped areas between 1,000 square feet and 5,000 square feet, separate sub-meters or metering devices shall be installed for indoor and outdoor potable water use. 2013 CGC §5.304.2.	
Irrigation Design. In new non-residential projects with cumulative landscaped area s between 1,000 and 2,500 square feet (the level at which the MWELO applies) install irrigation controllers and sensors which include the following criteria and meet manufacturer's recommendations. 2013 CGC §5..304.3	
Irrigation Controllers. Automatic irrigation system controllers installed at the time of final inspection. 2013 CGC §5.304.3.1	
WEATHER RESITANCE AND MOISTURE MANAGEMENT (2013 CGC §5.407)	
Weather protection. Provide a weather-resistant exterior wall and foundation envelope as required by 2013 *California Building* §1403.2 and 2013 California Energy Code §150, the manufacturer's installation instructions, or local ordinance, whichever is more stringent. 2013 CGC §5.407.1	
Moisture Control. Employ moisture control measures by the following methods; **Sprinklers.** Prevent irrigation spray on structures per 2013 CGC §5.407.2.1. **Entries and openings.** Design exterior entries and openings to prevent water intrusion into buildings. 2013 CGC §5.407.2.2.	
CONSTRUCTION WASTE REDUCTION, DISPOSAL, AND RECYCLING (2013 CGC §5.408)	
Construction Waste Diversion. A minimum of 60% of the non-hazardous construction and demolition waste generated at the site will be diverted to an offsite recycle, diversion, or salvage facility. City of Burlingame Ordinance # 1704	
BUILDING MAINTENANCE AND OPERATION (2013 CGC §5.410)	
Recycling by Occupants. Provide readily accessible areas that serve the entire building and are identified for the depositing, storage, and collection of nonhazardous materials for recycling including paper, corrugated cardboard, glass, plastics, and metals. 2013 CGC §5.410.1	
Commissioning. For new buildings 10,000 square feet and over, building commissioning for all building systems covered by the 2013 California Energy Code, Part 6, process systems, and renewable energy systems shall be included in the design and construction processes of the building project. Commissioning requirements shall include items listed in 2013 CGC §5.410.2. **Commissioning Report.** A report of commissioning process activities undertaken through the design and construction phases of the building project shall be completed and provided to the owner or representative. 2013 CGC §5.410.2.6 **Testing and Adjusting.** Testing and adjusting of systems shall be required for buildings less than 10,000 square feet. 2013 CGC §5.410.4. **Operation and Maintenance Manual.** Provide the building owner with detailed operating and maintenance instructions and copies of guaranties/warranties for each system prior to final inspection. A copy of all inspection verifications and reports required by the enforcing agency must be included in this manual. 2013 California Building Code §5.410.4.5.	
FIREPLACES (2013 CGC §5.503)	
Install only a direct-vent sealed-combustion gas or sealed wood-burning fireplace or a sealed woodstove or a pellet stove, and refer to residential requirements in the 2013 California Energy Code, Title 24, Part 6, Subchapter 7, § 150.	

Green Building Measure	Plan Reference
ENVIRONMENTAL COMFORT (2013 CGC §5.507)	
Acoustical Control. Employ building assemblies and components with STC values determined in accordance with ASTM E90 and ASTM E413 or OITC determined in accordance with ASTM E 1332, using either the prescriptive or performance method in 2013 CGC §5.507.4.1 or §5.507.4.2.	
OUTDOOR AIR QUALITY (2013 CGC §5.508)	
Ozone Depletion and Greenhouse Gas Reductions. Installation of HVAC, refrigeration and fire suppression equipment shall comply with 2013 CGC §5.508.1.1 or §5.508.1.2. **Supermarket Refrigerant Leak Reduction.** New commercial refrigeration systems shall comply with 2013 CGC §5.508.2 when installed in retail food stores with 8,000 square feet or more of condition area, and that utilize either refrigerated display cases, or walk-in coolers, or freezers connected to remote compressor units or condensing units. The leak reduction measures apply to refrigeration systems containing high-global-warming potential (high- GWP) refrigerant with a GWP of 150 or greater. 2013 CGC §5.508.2	

Responsible Designer's Declaration Statement	Contractor Declaration Statement
I hereby certify that this project has been designed to meet the requirements of the 2013 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 2013 Green Building Code.
Name: Gary Gee Architects, Inc.	Name:
Address: 98 Brady St	Address:
City/State/Zip Code San Francisco, CA 94103	City/State/Zip Code
Signature:	Signature:
Date: April 17, 2017	Date:

1214 Donnelly Avenue

APN 029-151-150, 160, 170

A Mixed-Use Condominium Project

Burlingame • California

OWNER:
BRITTON TRUST

CONTACT:
JOHN BRITTON
1345 MISSION STREET
SAN FRANCISCO, CA 94103
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GARY GEE A I A

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Project No.	Date
14-022	07.18.14

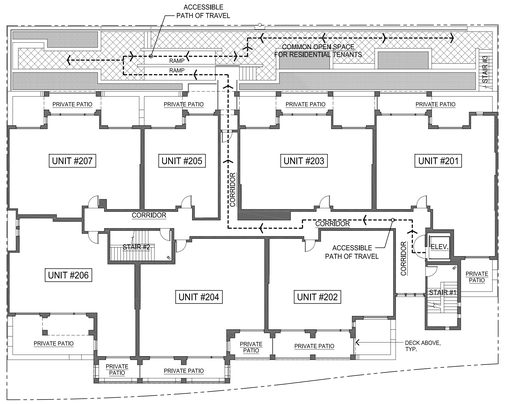
Revisions

No.	Issue / Date
	ISSUED FOR REVIEW 08.01.14
	ISSUED FOR REVIEW 08.08.14
	ISSUED FOR REVIEW 09.24.14
	ISSUED FOR REVIEW 03.06.15
	PLANNING COMMISSION 04.20.15
	ISSUED FOR REVIEW 01.28.16
	EE 02.02.16
	EE-PLANNING 04.12.16
	PLANNING COMMISSION 04.17.17
	REVISED EE-PLANNING 06.28.18
	REVISED PLANNING 05.08.19

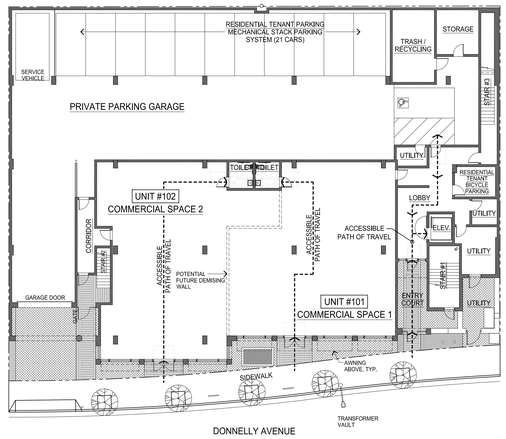
Green Building Checklist

Scale: None

A0.3



SECOND LEVEL FLOOR PLAN



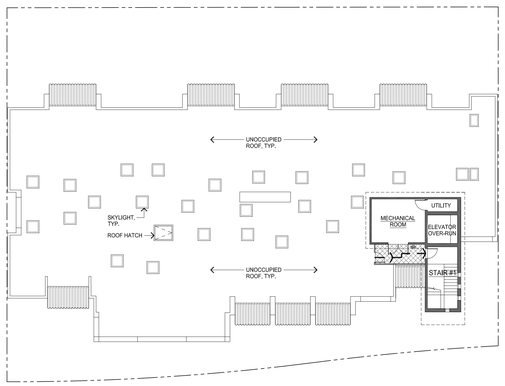
GROUND LEVEL FLOOR PLAN

NOTES

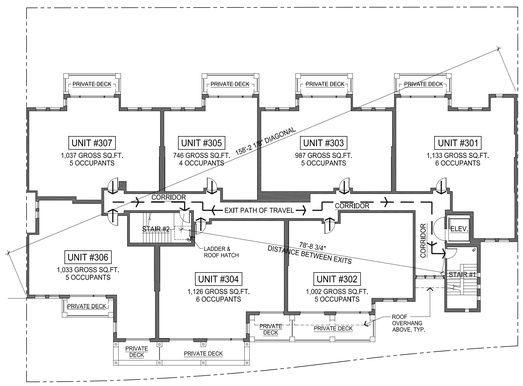
1. AT EVERY PRIMARY PUBLIC ENTRANCE AND ALONG THE ACCESSIBLE ROUTE, THERE SHALL BE A SIGN DISPLAYING THE "INTERNATIONAL SYMBOL OF ACCESSIBILITY." SIGNS SHALL INDICATE THE DIRECTION TO ACCESSIBLE BUILDING ENTRANCES AND FACILITIES AND SHALL COMPLY WITH CBC SECTION 1143A.

ACCESSIBLE PATH-OF-TRAVEL DIAGRAMS

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



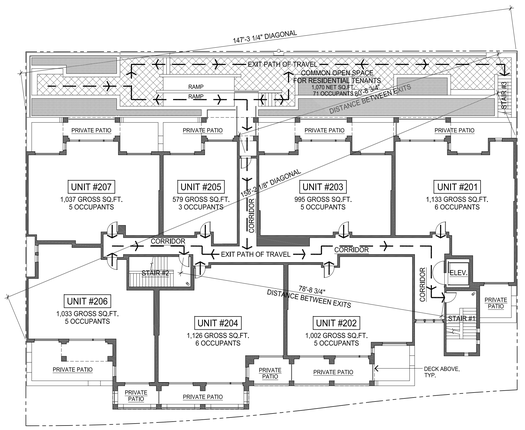
ROOF PLAN



THIRD LEVEL FLOOR PLAN

THIRD LEVEL

DIAGONAL:	158'-2 1/8"
1/3 DIAGONAL:	52'-8 3/4"
DISTANCE BETWEEN EXITS:	78'-8 3/4"



REMOTE POINT
FOR TD EXIT

SECOND LEVEL FLOOR PLAN

SECOND LEVEL

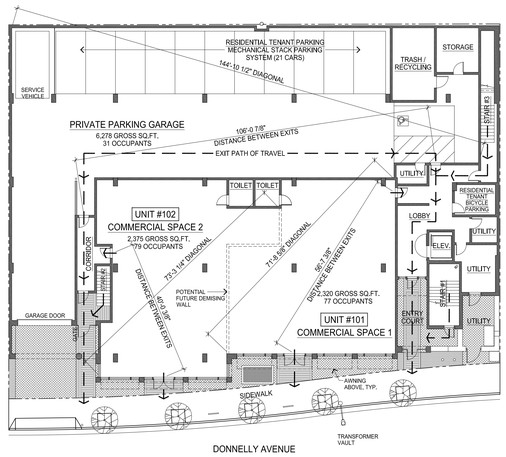
DIAGONAL:	158'-2 1/8"
1/3 DIAGONAL:	52'-8 3/4"
DISTANCE BETWEEN EXITS:	78'-8 3/4"

COMMON OPEN SPACE

DIAGONAL:	147'-3 1/4"
1/3 DIAGONAL:	49'-1"
DISTANCE BETWEEN EXITS:	80'-8 3/4"

NOTES

1. THE BUILDING IS FULLY SPRINKLERED PER CBC SECTION 903.3.1.1.
2. OCCUPANT LOADS AND NUMBER OF EXITS REQUIRED FOR EACH LEVEL AND OCCUPANCY ARE AS NOTED ON SHEET A0.2, OCCUPANT LOAD CALCULATIONS.
3. WHERE TWO EXITS ARE REQUIRED, THE MINIMUM DISTANCE BETWEEN EXITS IS 1/3 THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE BUILDING OR AREA SERVED MEASURED IN A STRAIGHT LINE BETWEEN EXIT DOORS OR EXIT ACCESS DOORWAYS PER CBC SECTION 1015.2.1, EXCEPTION 2.
4. ALLOWABLE EXIT ACCESS DISTANCES INDICATED FOR VARIOUS OCCUPANCIES CONFORM TO REQUIREMENTS OF CBC SECTION 1016 AND TABLE 1016.2 FOR BUILDINGS WITH AUTOMATIC SPRINKLER SYSTEM COMPLYING WITH SECTION 903.3.1.1.



GROUND LEVEL FLOOR PLAN

COMMERCIAL 101

DIAGONAL:	71'-8 5/8"
1/3 DIAGONAL:	23'-10 7/8"
DISTANCE BETWEEN EXITS:	56'-7 3/8"

COMMERCIAL 102

DIAGONAL:	73'-3 1/4"
1/3 DIAGONAL:	24'-5"
DISTANCE BETWEEN EXITS:	40'-0 3/8"

PRIVATE PARKING GARAGE

DIAGONAL:	144'-10 1/2"
1/3 DIAGONAL:	48'-3 1/2"
DISTANCE BETWEEN EXITS:	106'-0 7/8"

EXIT PATH-OF-TRAVEL DIAGRAMS

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

1214 Donnelly Avenue

APN 029-151-150, 160, 170

A Mixed-Use Condominium Project

Burlingame • California

OWNER:
BRITTON TRUST

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Project No.	Date
14-022	07.18.14

Revisions

No.	Issue / Date
	ISSUED FOR REVIEW 08.01.14
	ISSUED FOR REVIEW 08.08.14
	ISSUED FOR REVIEW 09.24.14
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	PLANNING COMMISSION 04.20.15
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	EE 02.02.16
	EE-PLANNING 04.12.16
	PLANNING COMMISSION 04.17.17
	REVISED EE-PLANNING 06.28.18
	REVISED EE-PLANNING 09.04.18
	REVISED PLANNING 05.08.19
	REVISED PLANNING 06.17.20

Path-of-Travel Diagrams

Scale: 1/16" = 1'-0"

A0.4

A SECTION

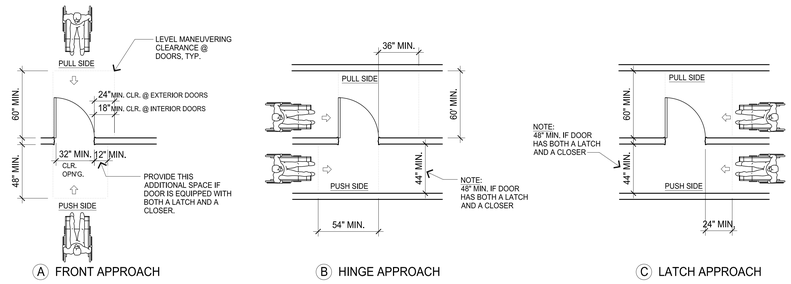
B DETAIL
NO SCALE

C SECTION

D DETAIL
NO SCALE

20 RAMP HANDRAILS

CONFORM TO APPLICABLE REQUIREMENTS OF CBC SECTION 1114A. SCALE: 1/4" = 1'-0"



A FRONT APPROACH

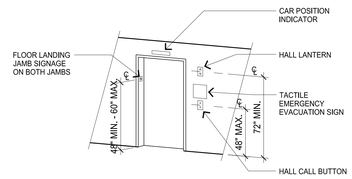
B HINGE APPROACH

C LATCH APPROACH

NOTES:
1. ALL DOORS, DOOR HARDWARE & THRESHOLDS SHALL COMPLY WITH CBC CHAPTER 11 AND WITH CALIF. TITLE 24.
2. SLOPE AND CROSS-SLOPE

12 LEVEL MANEUVERING CLEARANCES AT DOORS

CONFORM TO APPLICABLE REQUIREMENTS OF CBC SECTION 1126A.3 AND 11B-404 SCALE: 1/4" = 1'-0"

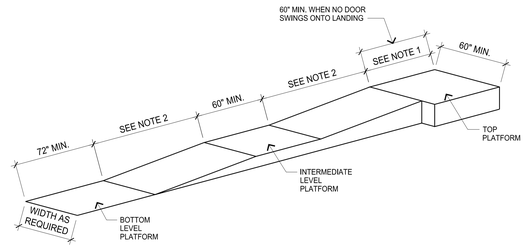


NOTE:

SEE ELEVATOR PLAN THIS SHEET FOR TYPICAL NOTES, DIMENSIONS AND OTHER INFORMATION.

4 ELEVATOR LOBBY SIGNAGE

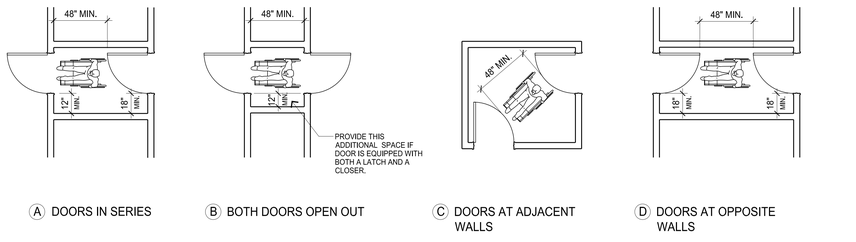
CONFORM TO APPLICABLE REQUIREMENTS OF CBC SECTIONS 1124A AND 1143A. NO SCALE



NOTES:
1. WHEN DOOR SWINGS ONTO LANDING - 42" MIN. PLUS DOOR WIDTH.
2. MAXIMUM HORIZONTAL DISTANCE OF EACH RAMP AND RUN VARY.
3. SURFACE SLOPE OF RAMP SHALL NOT EXCEED 1:12 (8.33%). CROSS SLOPE OF RAMP SURFACE(S) SHALL NOT EXCEED 1:48 (2.083%).
4. SURFACE SLOPE OF LANDING(S) SHALL NOT EXCEED 1:50 (2%) IN ANY DIRECTION.
5. FINISHED SURFACE OF RAMP IS ROUGHENED OR CONSTRUCTED OF SLIP-RESISTANT MATERIALS (MEDIUM BROOM FINISH OR EQUIVALENT).
6. RAMPS AND LANDINGS WITH DROP-OFFS (OR RAMPS THAT EXCEED 10 FT. IN LENGTH AND ARE NOT BOUNDED BY A WALL OR FENCE) SHALL HAVE EDGE PROTECTION CONSISTING OF EITHER A GUIDE CURB A MIN. OF 2" IN HEIGHT ON EACH SIDE OF THE RAMP OR A WHEEL GUIDE GUIDE RAIL CENTERED 2" PLUS OR MINUS 1" ON EACH SIDE OF THE RAMP.

19 STRAIGHT-RUN RAMP

CONFORM TO APPLICABLE REQUIREMENTS OF CBC SECTION 1114A. SCALE: 1/4" = 1'-0"



A DOORS IN SERIES

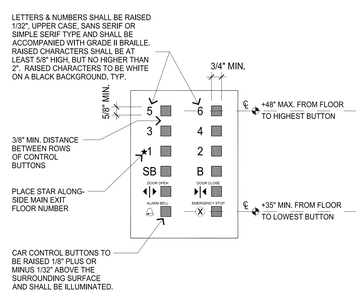
B BOTH DOORS OPEN OUT

C DOORS AT ADJACENT WALLS

D DOORS AT OPPOSITE WALLS

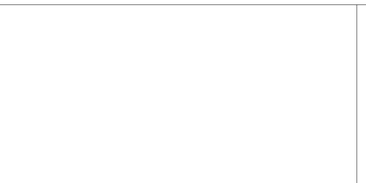
11 VESTIBULES

CONFORM TO APPLICABLE REQUIREMENTS OF CBC SECTIONS 1008.1.8, 1126A.3.3 AND 11B-404 SCALE: 1/4" = 1'-0"



3 ELEVATOR CONTROL PANEL

CONFORM TO APPLICABLE REQUIREMENTS OF CBC SECTIONS 1124A AND 1143A. SCALE: 3" = 1'-0"



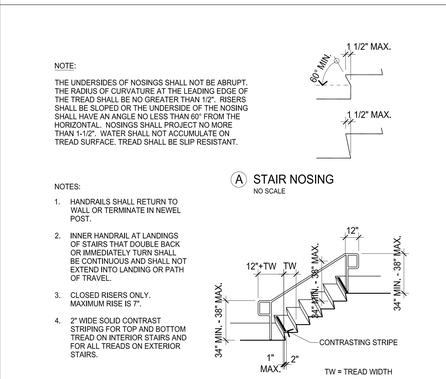
NOTE:

THE INFORMATION ON THE SIGN MUST BE PRESENTED WITH RAISED ARABIC NUMERALS AND CORRESPONDING GRADE II BRAILLE. THE MEZZANINE LEVELS SHALL HAVE THE LETTER "M" PRECEDING FLOOR NUMBER. BASEMENT LEVELS SHALL HAVE THE LETTER "B" PRECEDING THE FLOOR NUMBER.

NOTES:
1. THE CENTERLINE OF THE SIGN IS LOCATED APPROX. 60" ABOVE THE FLOOR LANDING IMMEDIATELY ADJACENT TO THE DOOR ON THE STRIKE SIDE.
2. THE SIGN IDENTIFIES THE STAIRWAY LOCATION, THE FLOOR LEVEL NUMBER, AND UPPER AND LOWER TERMINUS OF THE STAIRWAY.

14 STAIRWAY IDENTIFICATION

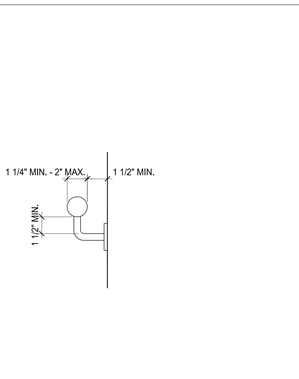
CONFORM TO APPLICABLE REQUIREMENTS OF CBC SECTIONS 1022.9 AND 1143A. SCALE: 1/4" = 1'-0"



A STAIR NOSING
NO SCALE

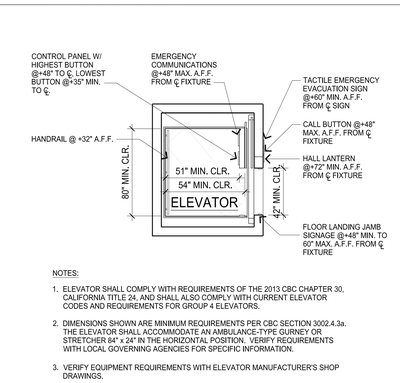
10 STAIR

CONFORM TO APPLICABLE REQUIREMENTS OF CBC SECTIONS 1115A AND 1123A. SCALE: 1/4" = 1'-0"



6 STAIR HANDRAIL

CONFORM TO APPLICABLE REQUIREMENTS OF CBC SECTIONS 1115A AND 1123A. SCALE: 3" = 1'-0"

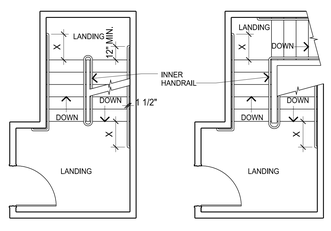


NOTES:
1. ELEVATOR SHALL COMPLY WITH REQUIREMENTS OF THE 2013 CBC CHAPTER 30, CALIFORNIA TITLE 24, AND SHALL ALSO COMPLY WITH CURRENT ELEVATOR CODES AND REQUIREMENTS FOR GROUP 4 ELEVATORS.
2. DIMENSIONS SHOWN ARE MINIMUM REQUIREMENTS PER CBC SECTION 3002.4.3a. THE ELEVATOR SHALL ACCOMMODATE AN AMBULANCE-TYPE GURNEY OR STRETCHER 84" x 24" IN THE HORIZONTAL POSITION. VERIFY REQUIREMENTS WITH LOCAL GOVERNING AGENCIES FOR SPECIFIC INFORMATION.
3. VERIFY EQUIPMENT REQUIREMENTS WITH ELEVATOR MANUFACTURER'S SHOP DRAWINGS.

2 ELEVATOR (Side-Opening Door)

CONFORM TO APPLICABLE REQUIREMENTS OF CBC SECTIONS 1124A AND 1143A. SCALE: 1/4" = 1'-0"

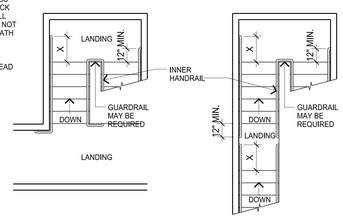
INTERNATIONAL SYMBOL OF ACCESSIBILITY - WHITE SYMBOL ON BLUE BACKGROUND



NOTES:

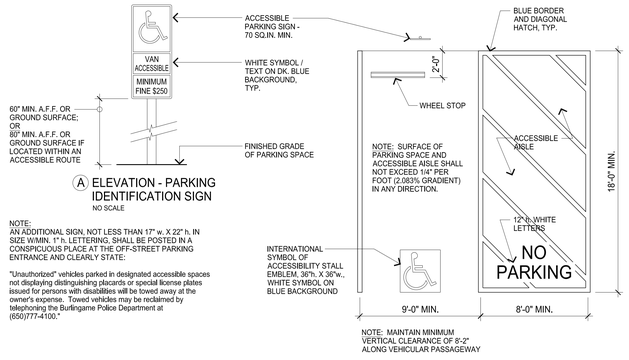
INNER HANDRAIL AT LANDINGS OF STAIRS THAT DOUBLE BACK OR IMMEDIATELY TURN SHALL BE CONTINUOUS AND SHALL NOT EXTEND INTO LANDING OR PATH OF TRAVEL.

X: EXTENSION OF HANDRAIL SHALL BE EQUAL TO THE TREAD WIDTH PLUS 12 INCHES.



13 STAIR HANDRAILS

CONFORM TO APPLICABLE REQUIREMENTS OF CBC SECTION 1123A. SCALE: 1/4" = 1'-0"



A ELEVATION - PARKING IDENTIFICATION SIGN
NO SCALE

NOTE:
AN ADDITIONAL SIGN, NOT LESS THAN 17" w. X 22" h. IN SIZE W/MIN. 1" h. LETTERING, SHALL BE POSTED IN A CONSPICUOUS PLACE AT THE OFF-STREET PARKING ENTRANCE AND CLEARLY STATE:

"Unauthorized" vehicles parked in designated accessible spaces not displaying distinguishing placards or special license plates issued for persons with disabilities will be towed away at the owner's expense. Towed vehicles may be reclaimed by telephoning the Burlingame Police Department at (650)777-4100."

5 VAN-ACCESSIBLE PARKING SPACE

CONFORM TO APPLICABLE REQUIREMENTS OF CBC SECTION 1109A. SCALE: 1/4" = 1'-0"

1214 Donnelly Avenue

APN 029-151-150, 160, 170

A Mixed-Use Condominium Project

Burlingame • California

OWNER:
BRITTON TRUST

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Project No. 14-022 | Date 07.18.14

Revisions

No.	Issue / Date
	ISSUED FOR REVIEW 08.01.14
	ISSUED FOR REVIEW 08.08.14
	ISSUED FOR REVIEW 09.24.14
	ISSUED FOR REVIEW 03.06.15
	PLANNING COMMISSION 04.20.15
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	EE 02.02.16
	EE-PLANNING 04.12.16
	PLANNING COMMISSION 04.17.17
	REVISED EE-PLANNING 06.28.18
	REVISED PLANNING 05.08.19

Accessibility Standards

Scale: As noted

A0.5a

NOTE:
SANITARY FACILITIES ARE REQUIRED TO PROVIDE TWO SEPARATE TYPES OF SIGNAGE: ONE TYPE LOCATED ON THE DOORWAY TO THE FACILITY AND ANOTHER TYPE MOUNTED ON THE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR.

DOOR MOUNTED SIGNAGE:
SEE ILLUSTRATIONS AT RIGHT

A. (MEN'S) - EQUILATERAL TRIANGLE 1/4" THICK WITH EDGES 12" LONG AND A VERTEX POINTING UPWARD.

B. (WOMEN'S) - 12" DIAMETER CIRCLE 1/4" THICK.

C. (UNISEX) - 12" DIAMETER CIRCLE 1/4" THICK WITH 1/4" THICK TRIANGLE SUPERIMPOSED WITHIN CIRCLE.

D. THE COLOR AND CONTRAST OF THE SIGN DISTINCTIVELY CONTRASTS WITH THE COLOR AND CONTRAST OF THE DOOR.

E. SIGNS ARE CENTERED ON THE DOOR 58" MIN. TO 60" MAX. FROM THE FLOOR TO CENTERLINE OF SYMBOL.

WALL MOUNTED SIGNAGE:
SEE ILLUSTRATIONS AT RIGHT

F. THE INTERNATIONAL SYMBOL OF ACCESSIBILITY IS INSTALLED ON THE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR. THE BORDER DIMENSION OF THIS PICTOGRAM SHALL BE A MINIMUM OF 6" IN HEIGHT.

NOTE: WHERE THERE IS NO WALL SPACE ON THE LATCH SIDE, INCLUDING AT DOUBLE LEAF DOORS, SIGNS SHALL BE PLACED ON THE NEAREST ADJACENT WALL, PREFERABLY ON THE RIGHT.

G. VERBAL DESCRIPTION AS TO RESTROOM USAGE (I.E. MEN'S, WOMEN'S ETC.), IS PLACED DIRECTLY BELOW THE PICTOGRAM SIGNAGE.

H. THE CHARACTERS AND BACKGROUND OF THE SIGN IS EGGSHELL, MATTE, OR OTHER NON-GLARE FINISH AND THE COLOR AND CONTRAST OF THE SIGN DISTINCTIVELY CONTRASTS WITH THE COLOR AND CONTRAST OF THE WALL.

NOTE: THE REQUIRED COLOR OF THE SYMBOL OF ACCESSIBILITY CONSISTS OF A WHITE FIGURE ON A BLUE BACKGROUND. HOWEVER, THE APPROPRIATE ENFORCEMENT AGENCY MAY APPROVE SPECIAL SIGNS TO COMPLIMENT DECOR WHEN SUCH SIGNS PROVIDE ADEQUATE DIRECTION TO INDIVIDUALS WITH DISABILITIES.

I. WALL MOUNTED SIGNS SHALL BE LOCATED SO TACTILE CHARACTERS ARE 48" MIN. ABOVE FINISH FLOOR, MEASURED FROM BASELINE OF LOWEST BRAILLE CELLS, AND RAISED CHARACTERS ARE 60" MAX. ABOVE FINISH FLOOR MEASURED FROM BASELINE OF HIGHEST LINE OF CHARACTERS.

J. LETTERS AND NUMERALS ARE RAISED 1/32", ARE SANS-SERIF UPPERCASE CHARACTERS AND ARE ACCOMPANIED BY GRADE 2 BRAILLE. CHARACTERS ARE MINIMUM 5/8" HIGH AND A MAXIMUM OF 2" HIGH.

K. MOUNTING LOCATION ALLOWS A PERSON TO APPROACH WITHIN 3" OF THE SIGNAGE WITHOUT ENCOUNTERING PROTRUDING OBJECTS OR STANDING WITHIN THE SWING OF A DOOR.

TYPICAL WALL SIGNAGE

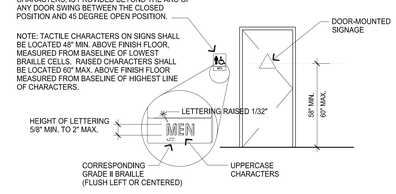
TYPICAL DOOR-MOUNTED SIGNAGE

NOTE: PICTOGRAMS AND/OR LETTERING ARE NOT REQUIRED ON DOOR-MOUNTED SIGNAGE.

WHERE A TACTILE SIGN IS PROVIDED AT A DOOR, THE SIGN SHALL BE LOCATED ALONG SIDE THE DOOR AT THE LATCH SIDE.

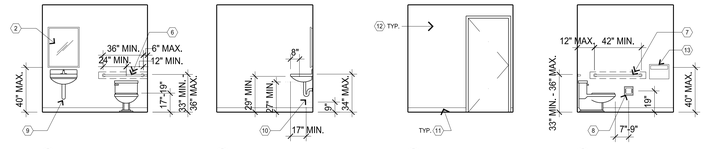
SIGNS CONTAINING TACTILE CHARACTERS SHALL BE LOCATED SO THAT A CLEAR FLOOR SPACE OF 18" MIN. BY 18" MIN. CENTERED ON THE TACTILE CHARACTERS, IS PROVIDED BEYOND THE ARC OF ANY DOOR SWING BETWEEN THE CLOSED POSITION AND 45 DEGREE OPEN POSITION.

NOTE: TACTILE CHARACTERS ON SIGNS SHALL BE LOCATED 48" MIN. ABOVE FINISH FLOOR, MEASURED FROM BASELINE OF LOWEST BRAILLE CELLS. RAISED CHARACTERS SHALL BE LOCATED 60" MAX. ABOVE FINISH FLOOR MEASURED FROM BASELINE OF HIGHEST LINE OF CHARACTERS.



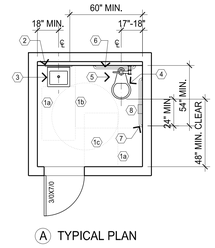
6 IDENTIFICATION SYMBOLS (Commercial Sanitary Facilities)

CONFORM TO APPLICABLE REQUIREMENTS OF CBC SECTION 11B-703. NO SCALE



(B) ELEVATION (C) ELEVATION (D) ELEVATION (E) ELEVATION

NOTE:
DIMENSIONS SHOWN ARE MINIMUM REQUIREMENTS FOR CALIFORNIA TITLE 24 ONLY. VERIFY REQUIREMENTS WITH LOCAL GOVERNING AGENCIES FOR SPECIFIC INFORMATION, TYP.



KEY NOTES:
1. CLEAR MANUEVERING SPACE
   a. 30" X 48"
   b. 60" X 54"
   c. 60" DIAMETER TURNING CIRCLE
2. MIRROR, 1/4" POLISHED PLATE GLASS
3. WALL-HUNG LAVATORY
4. FLOOR-MOUNTED WATER CLOSET
5. FLUSH VALVE ON WIDE SIDE
6. 36"L. (MIN.) GRAB BAR (PROVIDE REINFORCING)
7. 42"L. (MIN.) GRAB BAR (PROVIDE REINFORCING)
8. TOILET PAPER HOLDER W/OUT STOPS
9. INSULATED DRAIN & HOT WATER PIPING
10. KNEE SPACE / TOE SPACE
11. COVED BASE
12. SMOOTH, HARD, NON-ABSORBENT FINISH
13. TOILET SEAT PAPER DISPENSER

(A) TYPICAL PLAN

NOTES:
1. CONTRACTOR SHALL CONFIRM COMPLIANCE OF FIXTURES AND ACCESSORIES WITH CURRENT ADA AND TITLE 24 REQUIREMENTS PRIOR TO PROCUREMENT AND INSTALLATION, TYPICAL.
2. FLOOR SURFACES SHALL BE SMOOTH, HARD & NON-ABSORBENT, EXTENDING UPWARDS A MINIMUM OF 5" ONTO WALLS.
3. GRAB BARS ARE 1 1/4" - 1 1/2" DIAMETER, SHALL NOT ROTATE WITHIN THEIR FITTINGS AND SHALL SUPPORT A MIN. 250 LB. POINT LOAD. PROVIDE REINFORCING IN WALLS, TYPICAL.
4. FAUCETS SHALL BE LEVER TYPE, ELECTRONICALLY ACTIVATED OR APPROVED SELF-CLOSING VALVES (MIN. 10 SEC. OPEN FLOW). FAUCETS SHALL BE OPERABLE W/ ONE HAND AND NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. A 5 LB. MAX. FORCE IS REQUIRED TO ACTIVATE CONTROLS.
5. OPERABLE PARTS OF ALL FIXTURES OR ACCESSORIES SHALL BE LOCATED AT A MAXIMUM OF 40" ABOVE FLOOR. CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE W/ ONE HAND AND NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. A 5 LB. MAX. FORCE IS REQUIRED TO ACTIVATE CONTROLS.
6. SEE DET. 6/A0.5b FOR IDENTIFICATION SYMBOLS.

5 TYPICAL COMMERCIAL TOILET

CONFORM TO APPLICABLE REQUIREMENTS OF CBC SECTIONS 11B-603, 11B-604, 11B-606, AND 11B-609. SCALE: 1/4" = 1'-0"

(B) DOOR

(A) FLOOR

18 THRESHOLDS

CONFORM TO APPLICABLE REQUIREMENTS OF CBC SECTIONS 1121A, 1126A.2 AND 11B-303. NO SCALE

(C) PASSAGE CLEARANCE

(A) SINGLE DOOR (B) DOUBLE DOOR

14 DOOR WIDTH

CONFORM TO APPLICABLE REQUIREMENTS OF CBC SECTIONS 1126A, 1132A, 1138A, AND 11B-404 SCALE: 1/4" = 1'-0"

RESIDENTIAL

NOTES:
MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 8-1/2 POUNDS FOR EXTERIOR DOORS AND 5 POUNDS FOR INTERIOR DOORS. MAXIMUM EFFORT TO OPERATE FIRE DOORS SHALL NOT EXCEED 15 POUNDS. (2013 CBC SECTIONS 1126A.4, 1132A.6)

DOOR CLOSERS, IF PRESENT, MUST BE SET SO THAT IT TAKES AT LEAST 3 SECONDS TO CLOSE FROM AN OPEN POSITION OF 70° TO WITHIN 3° OF THE LATCH. (2013 CBC SECTION 1126A.4.1)

(A) RESIDENTIAL STANDARD
(CBC CHAPTER 11A)

COMMERCIAL

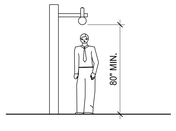
NOTES:
MAXIMUM EFFORT TO OPERATE INTERIOR AND EXTERIOR DOORS SHALL NOT EXCEED 5 POUNDS. MAXIMUM EFFORT TO OPERATE FIRE DOORS SHALL NOT EXCEED 15 POUNDS. (2013 CBC SECTION 11B-404.2.9)

DOOR CLOSERS, IF PRESENT, MUST BE SET SO THAT IT TAKES 5 SECONDS MINIMUM TO CLOSE FROM AN OPEN POSITION OF 90° TO WITHIN 12° OF THE LATCH. (2013 CBC SECTION 11B-404.2.8.1)

(B) COMMERCIAL STANDARD
(CBC CHAPTER 11B)

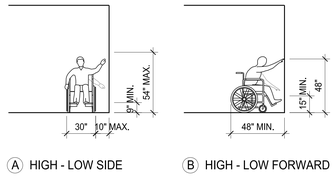
10 DOOR HARDWARE

CONFORM TO APPLICABLE REQUIREMENTS OF CBC SECTIONS 1008.1.9.2, 1126A, 1132A, AND 11B-404. SCALE: 1/4" = 1'-0"



17 OVERHEAD CLEARANCE

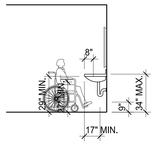
CONFORM TO APPLICABLE REQUIREMENTS OF CBC SECTION 1116A, 1125A NO SCALE



(A) HIGH - LOW SIDE (B) HIGH - LOW FORWARD

13 REACH LIMITS

CONFORM TO APPLICABLE REQUIREMENTS OF CBC SECTIONS 1138A.3 AND 11B-308 SCALE: 1/4" = 1'-0"



9 KNEE AND TOE CLEARANCE

CONFORM TO APPLICABLE REQUIREMENTS OF CBC SECTIONS 1138A.2 AND 11B-306 SCALE: 1/4" = 1'-0"

1214 Donnelly Avenue

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Project No.	Date
14-022	07.18.14

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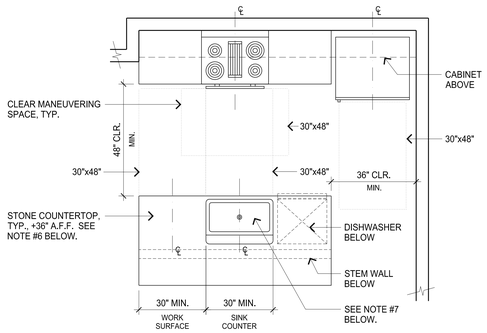
	REVISED EE-PLANNING 06.28.18
	REVISED PLANNING 05.08.19

Accessibility Standards

Scale: As noted

A0.5b



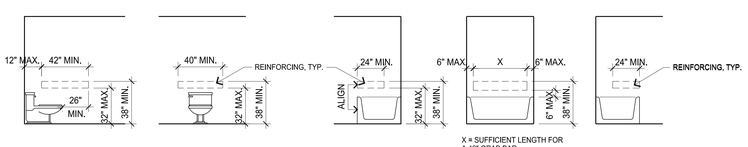
NOTES:

1. MIN. 30"X48" CLEAR FLOOR SPACE FOR PARALLEL APPROACH TO RANGE OR COOKTOP.
2. MIN. 30"X48" CLEAR FLOOR SPACE FOR PARALLEL OR FORWARD APPROACH TO KITCHEN SINK, WORK SURFACE AND ALL OTHER FIXTURES OR APPLIANCES.
3. MIN. CLEAR WIDTH OF 48" BETWEEN OPPOSING CABINETS, COUNTERTOPS OR APPLIANCE FACE.
4. MIN. 30" LENGTH OF COUNTERTOP PROVIDED FOR KITCHEN SINK INSTALLATION.
5. MIN. 30" LENGTH OF COUNTERTOP PROVIDED FOR WORK SURFACE. SINK AND WORK SURFACE MAY BE A SINGLE INTEGRAL UNIT 60" MIN. IN LENGTH OR IN SEPARATE COMPONENTS. TWO 15" MIN. WIDTH BREADBOARDS MAY BE PROVIDED IN LIEU OF 30" COUNTERTOP WORK SURFACE.
6. STONE, CULTURED STONE AND TILED COUNTERTOPS MAY BE USED WITHOUT MEETING THE REPOSITIONING REQUIREMENTS.
7. BASE CABINETS DIRECTLY UNDER THE KITCHEN SINK COUNTER AREA, INCLUDING TOEBOARD AND SHELVING, SHALL BE REMOVABLE WITHOUT THE USE OF SPECIALIZED TOOLS OR SPECIALIZED KNOWLEDGE TO PROVIDE CLEARANCE FOR A WHEELCHAIR. THE FINISH FLOOR BENEATH THE KITCHEN SINK COUNTER AREA SHALL BE EXTENDED TO THE WALL AND THE BACK WALL AND SIDES OF ADJACENT CABINETS SHALL BE FINISHED.
8. LOWER SHELVING AND/OR DRAWER SPACE SHALL BE PROVIDED AT A HEIGHT OF NO MORE THAN 48" ABOVE THE FLOOR.
9. FAUCET CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 LB. FORCE. LEVER-OPERATED, PUSH-TYPE AND ELECTRONICALLY CONTROLLED MECHANISMS ARE EXAMPLES OF ACCEPTABLE DESIGNS. SELF-CLOSING VALVES ARE ALLOWED IF FAUCET REMAINS OPEN FOR AT LEAST 10 SECONDS.

3 RESIDENTIAL ADAPTABLE KITCHEN PLAN

CONFORM TO APPLICABLE REQUIREMENTS OF CBC SECTION 1133A

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



A ADAPTABLE WATER CLOSET
2013 CBC SECTION 1134A.7

B ADAPTABLE BATHTUB
2013 CBC SECTION 1134A.5

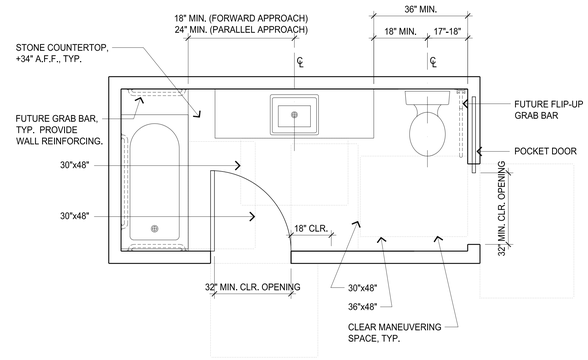
NOTES:

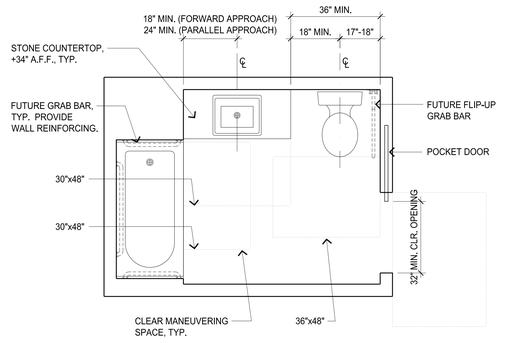
1. AREAS OUTLINED IN DASHED LINES REPRESENT LOCATIONS FOR FUTURE INSTALLATION OF GRAB BARS FOR TYPICAL FIXTURE CONFIGURATIONS. GRAB BARS NEED NOT BE INSTALLED WITHIN AN ADAPTABLE DWELLING UNIT PROVIDED ALL STRUCTURAL REINFORCEMENTS FOR FUTURE INSTALLATION ARE PROVIDED IN THE APPROPRIATE LOCATIONS. THE REINFORCEMENT SHALL BE OF SUFFICIENT LENGTH TO PERMIT INSTALLATION OF GRAB BARS AS SPECIFIED. THE REINFORCED WALL SHALL BE CAPABLE OF SUPPORTING A LOAD OF AT LEAST 250 POUNDS.
2. WHERE THE WATER CLOSET IS NOT PLACED ADJACENT TO A SIDE WALL CAPABLE OF ACCOMMODATING A GRAB BAR, THE BATHROOM SHALL HAVE PROVISIONS FOR INSTALLATION OF FLOOR-MOUNTED, FOLDAWAY OR SIMILAR ALTERNATIVE GRAB BARS.
3. DIMENSIONS SHOWN ARE MINIMUM REQUIREMENTS FOR TITLE 24 ONLY. VERIFY REQUIREMENTS WITH LOCAL GOVERNING AGENCIES FOR SPECIFIC INFORMATION, TYPICAL.

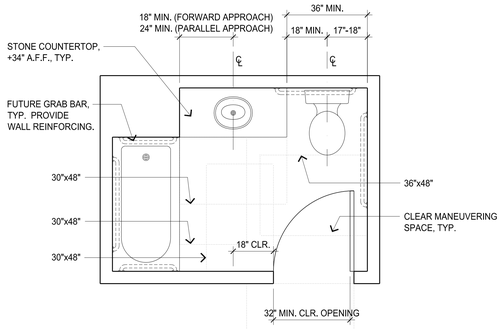
2 RESIDENTIAL BATHROOM GRAB BAR REINFORCEMENT LOCATIONS

CONFORM TO APPLICABLE REQUIREMENTS OF CBC SECTION 1134A

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







NOTES:

1. ONE BATHROOM IN EACH DWELLING UNIT SHALL CONFORM TO ALL PROVISIONS OF CBC SECTION 1134A.2, OPTION 2.
1. BATHROOM ENTRANCE DOORWAYS SHALL HAVE AN 18" CLEAR SPACE TO THE SIDE OF THE STRIKE EDGE OF THE DOOR ON THE SWING SIDE OF THE DOOR.
2. WALLS MUST BE REINFORCED TO SUPPORT FUTURE GRAB BARS AS REQUIRED BY CBC SECTION 1134A.5, 1134A.6 AND 1134A.7. SEE DETAIL 2/A0.5c.
3. THE TOP EDGE OF THE LAVATORY RIM SHALL BE 34" MAX. ABOVE THE FINISHED FLOOR.
4. KNEE SPACE UNDER LAVATORY SHALL BE AT LEAST 30" WIDE AND 8" DEEP. THE KNEE SPACE SHALL BE AT LEAST 29" HIGH AT THE FRONT FACE AND REDUCING TO NOT LESS THAN 27" AT A POINT 8" BACK FROM THE FRONT EDGE.
5. TOE SPACE SHALL BE AT LEAST 30" WIDE AND CENTERED ON THE LAVATORY, AT LEAST 17" DEEP, MEASURED FROM THE FRONT EDGE AND AT LEAST 9" HIGH FROM THE FLOOR.
6. KNEE AND TOE SPACE SHALL BE PROVIDED BY ONE OF THE FOLLOWING:

   A. THE SPACE BENEATH THE LAVATORY IS LEFT CLEAR AND UNOBSTRUCTED;

   B. ANY CABINET BENEATH THE LAVATORY IS REMOVABLE WITHOUT THE USE OF SPECIALIZED KNOWLWEDGE OR SPECIALIZED TOOLS; OR

   C. DOORS TO CABINET BENEATH THE LAVATORY ARE REMOVABLE OR OPENABLE TO PROVIDE THE REQUIRED UNOBSTRUCTED KNEE SPACE.
7. REFER TO DETAIL 9/A0.5b FOR A PICTORIAL REPRESENTATION OF KNEE AND TOE SPACE DESCRIBED IN (4.) AND (5.).
8. THE FINISHED FLOOR BENEATH THE LAVATORY SHALL BE EXTENDED TO THE WALL.
9. HOT WATER AND DRAIN PIPES EXPOSED UNDER LAVATORIES SHALL BE INSULATED OR OTHERWISE COVERED. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES.
10. FAUCET CONTROLS AND OPERATION MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 LB. FORCE. LEVER-OPERATED, PUSH-TYPE AND ELECTRONICALLY CONTROLLED MECHANISMS ARE EXAMPLES OF ACCEPTABLE DESIGNS. SELF-CLOSING VALVES ARE ALLOWED IF THE FAUCET REMAINS OPEN FOR AT LEAST 10 SECONDS.
11. WHERE MIRRORS OR TOWEL FIXTURES ARE PROVIDED, THEY SHALL BE MOUNTED WITH THE BOTTOM EDGE NO HIGHER THAN 40" FROM THE FLOOR.
12. WHEN THE DOOR SWINGS INTO THE BATHROOM, A 30" X 48" CLEAR MANEUVERING SPACE IS PROVIDED OUTSIDE THE SWING OF THE DOOR.
13. PROVISIONS OF CBC 1134A.2, OPTION 2 REQUIRE THAT ALL ADDITIONAL BATHROOMS COMPLY WITH THE FOLLOWING:
    - BE PROVIDED WITH AN ACCESSIBLE ROUTE INTO AND THROUGH THE BATHROOM.
    - DOORS, IF PROVIDE, SHALL COMPLY WITH SECTION 1132A.5.
    - A MINIMUM 18" CLEAR MANEUVERING SPACE BE PROVIDED ON THE SWING SIDE OF THE DOOR AT THE STRIKE EDGE OF THE DOOR.
    - SWITCHES, OUTLETS AND CONTROLS COMPLY WITH SECTION 1142A.
    - REINFORCED WALLS TO ALLOW FOR THE FUTURE PROVISION OF GRAB BARS AROUND TOILET, TUB AND SHOWER.
14. CODE REFERENCES FOR CBC SECTION 1134A.2, OPTION 2:

    - POWDER ROOMS: SECTION 1134A.3
    - TOILET, BATHING, AND SHOWER: SECTION 1134A.4
    - BATHTUBS: SECTION 1134A.5
    - SHOWERS: SECTION 1134A.6
    - WATER CLOSETS: SECTION 1134A.7
    - LAVATORIES, VANITIES, MIRRORS, TOWELS: SECTION 1134A.8
    - GRAB BARS AND REINFORCEMENT: SECTIONS 1127A.4 AND 1127A.2.2 ITEM 4.

1 RESIDENTIAL ADAPTABLE BATH PLAN (1 Bath Option per 2013 CBC Section 1143A.2, Option2)

CONFORM TO APPLICABLE REQUIREMENTS OF CBC SECTION 1134A

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

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	REVISED PLANNING 05.08.19

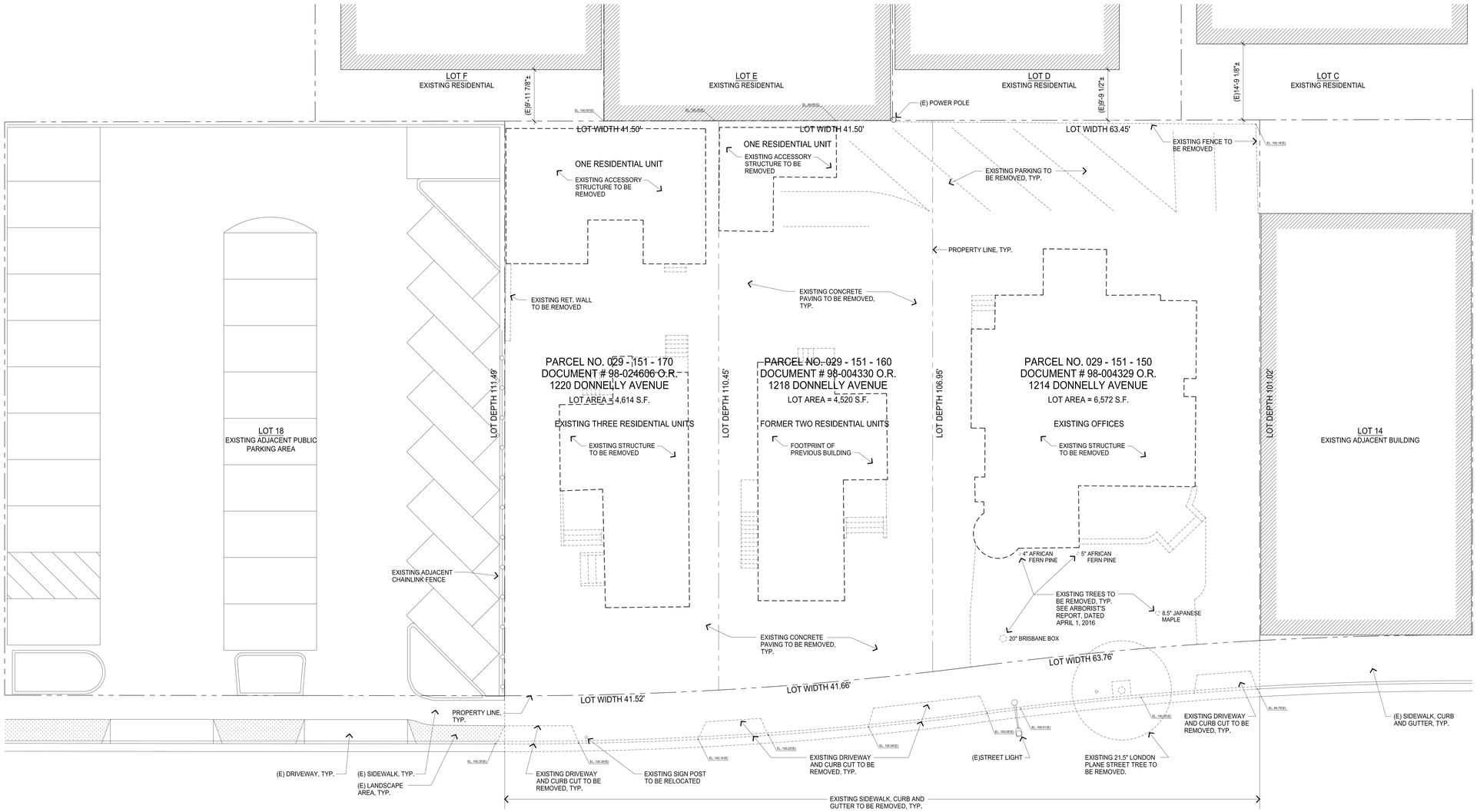
Accessibility Standards

Scale: As noted

A0.5c

LEGEND

//////	(E)ADJACENT CONSTRUCTION
— — —	EXISTING CONSTRUCTION TO BE REMOVED
(E)	EXISTING
SIM.	SIMILAR
TYP.	TYPICAL
U.O.N.	UNLESS OTHERWISE NOTED



EXISTING SITE PLAN / DEMOLITION PLAN

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

NOTES

1. REFER TO SHEET A0.1 FOR PROJECT INFORMATION.
2. REFER TO BOUNDARY & TOPOGRAPHIC SURVEY.
3. ALL EXISTING STRUCTURES, PAVING, SERVICES, UTILITIES, ETC. ON PROJECT SITE TO BE REMOVED.
4. REFER TO SHEET A1.2 FOR PROPOSED SITE PLAN.
5. REFER TO SHEET A2.1, GROUND LEVEL FLOOR PLAN, FOR ADDITIONAL NOTES, DIMENSIONS AND INFORMATION.

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	REVISED EE-PLANNING 09.04.18
	REVISED PLANNING 05.08.19

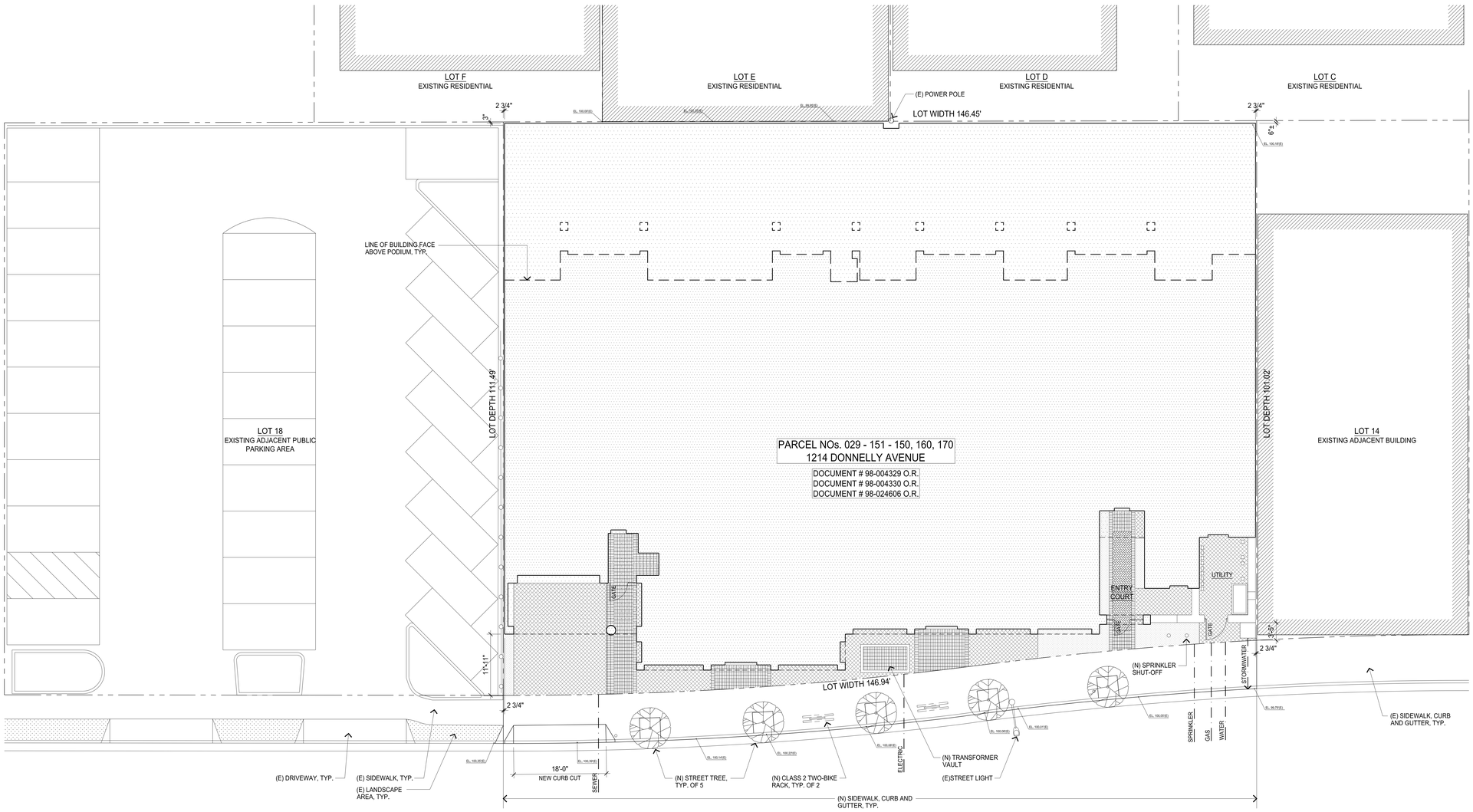
Existing Site / Demolition Plan

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

A1.1

LEGEND

	(E)ADJACENT CONSTRUCTION
	NEW CONSTRUCTION
	NEW PERMEABLE PAVING
	NEW LANDSCAPE AREA
	NEW PERMEABLE PAVING
(E)	EXISTING
SIM.	SIMILAR
TYP.	TYPICAL
U.O.N.	UNLESS OTHERWISE NOTED



SITE PLAN

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

NOTES

1. REFER TO SHEET A0.1 FOR PROJECT INFORMATION.
2. REFER TO BOUNDARY & TOPOGRAPHIC SURVEY.
3. REFER TO SHEET A1.1 FOR EXISTING SITE / DEMOLITION PLAN.
4. REFER TO SHEET A2.1, GROUND LEVEL FLOOR PLAN, FOR ADDITIONAL NOTES, DIMENSIONS AND INFORMATION.
5. REFER TO LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION.

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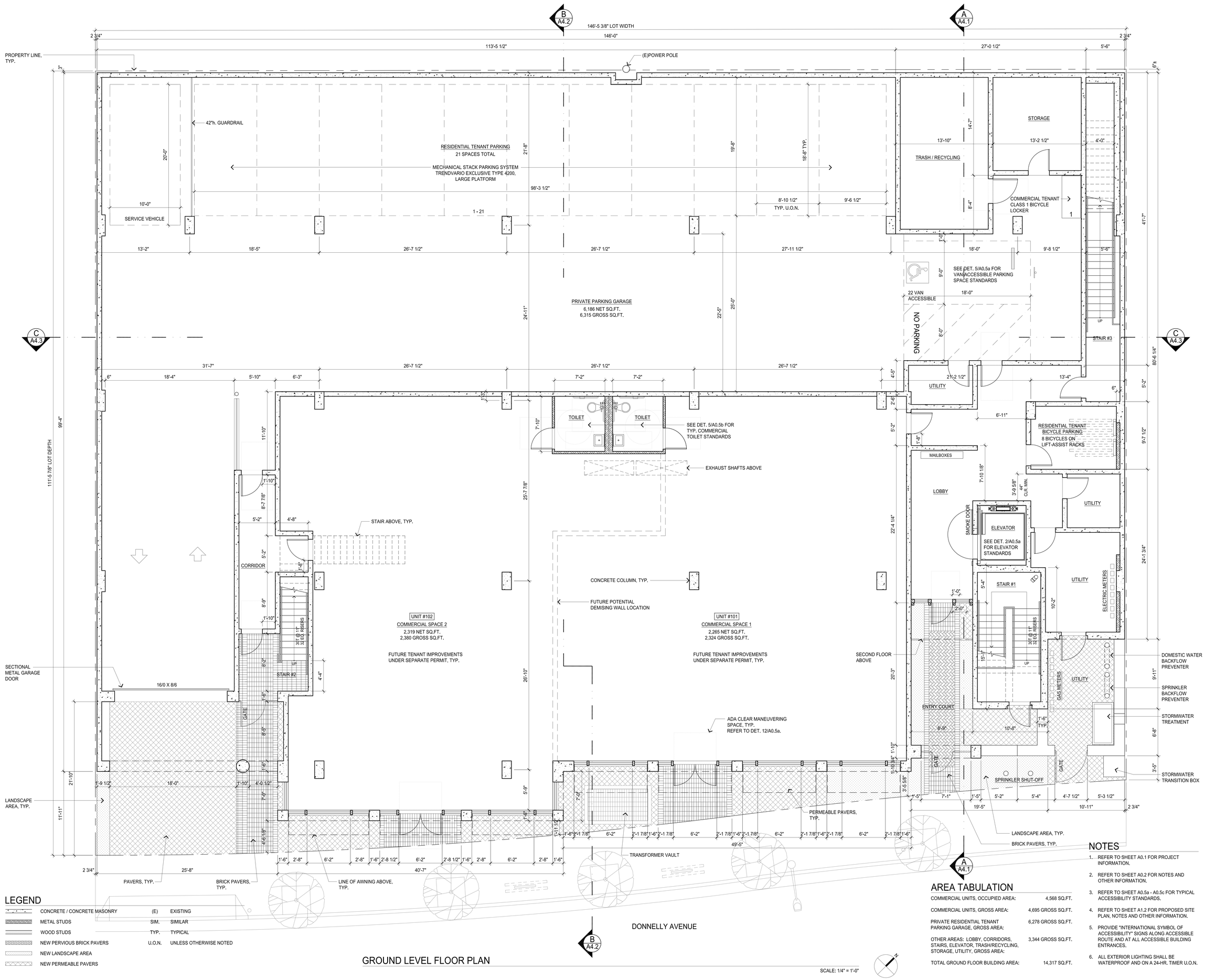
Site Plan

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

A1.2



LEGEND

	CONCRETE / CONCRETE MASONRY	(E)	EXISTING
	METAL STUDS	SIM.	SIMILAR
	WOOD STUDS	TYP.	TYPICAL
	NEW PERVIOUS BRICK PAVERS	U.O.N.	UNLESS OTHERWISE NOTED
	NEW LANDSCAPE AREA		
	NEW PERMEABLE PAVERS		

GROUND LEVEL FLOOR PLAN

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

AREA TABULATION

COMMERCIAL UNITS, OCCUPIED AREA:	4,568 SQ.FT.
COMMERCIAL UNITS, GROSS AREA:	4,695 GROSS SQ.FT.
PRIVATE RESIDENTIAL TENANT PARKING GARAGE, GROSS AREA:	6,278 GROSS SQ.FT.
OTHER AREAS: LOBBY, CORRIDORS, STAIRS, ELEVATOR, TRASH/RECYCLING, STORAGE, UTILITY, GROSS AREA:	3,344 GROSS SQ.FT.
TOTAL GROUND FLOOR BUILDING AREA:	14,317 SQ.FT.

NOTES

1. REFER TO SHEET A0.1 FOR PROJECT INFORMATION.
2. REFER TO SHEET A0.2 FOR NOTES AND OTHER INFORMATION.
3. REFER TO SHEET A0.5a - A0.5c FOR TYPICAL ACCESSIBILITY STANDARDS.
4. REFER TO SHEET A1.2 FOR PROPOSED SITE PLAN, NOTES AND OTHER INFORMATION.
5. PROVIDE "INTERNATIONAL SYMBOL OF ACCESSIBILITY" SIGNS ALONG ACCESSIBLE ROUTE AND AT ALL ACCESSIBLE BUILDING ENTRANCES.
6. ALL EXTERIOR LIGHTING SHALL BE WATERPROOF AND ON A 24-HR. TIMER U.O.N.

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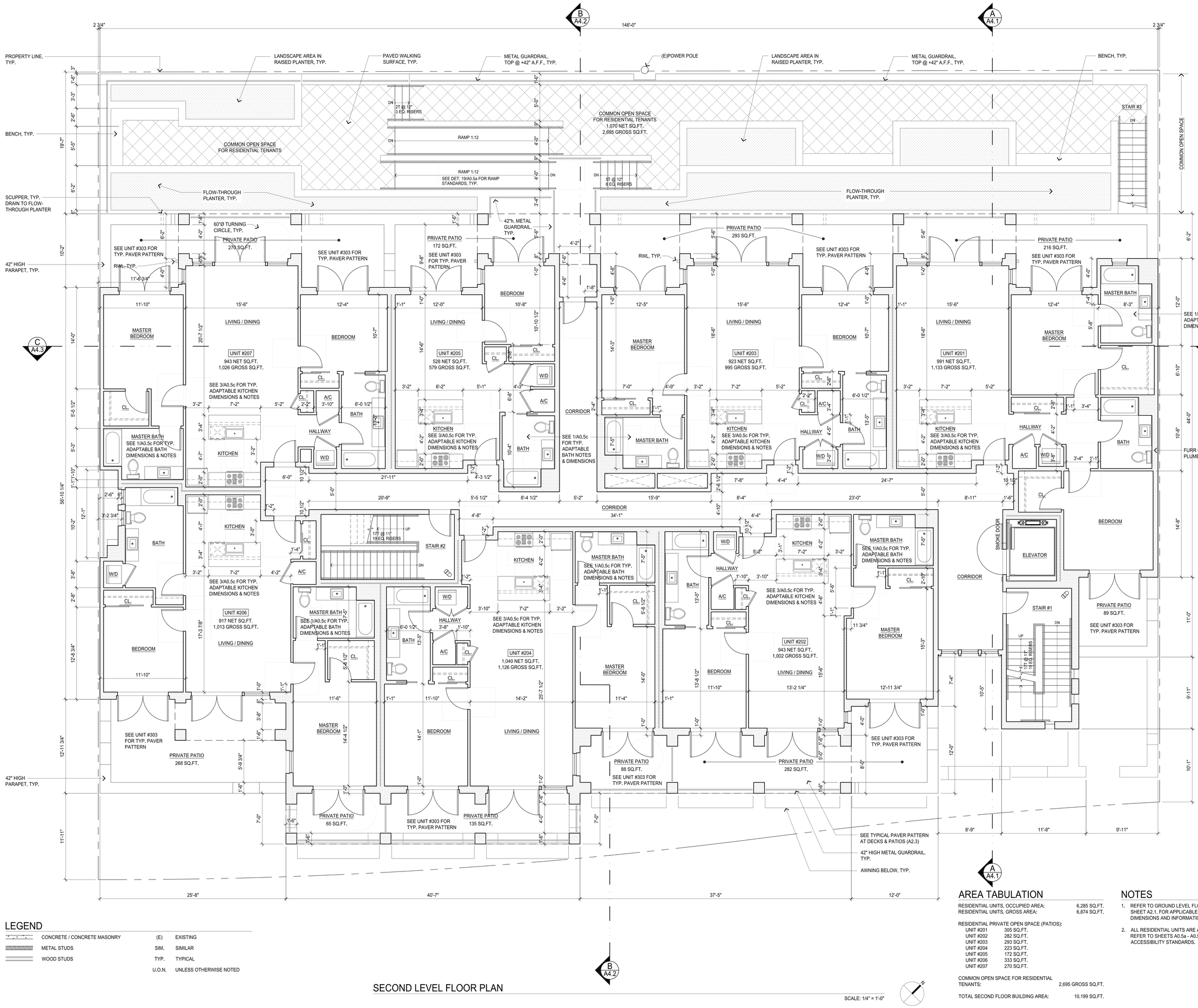
	REVISED PLANNING 05.08.19
	REVISED PLANNING 06.17.20

Floor Plan

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

A2.1



LEGEND

	CONCRETE / CONCRETE MASONRY	(E)	EXISTING
	METAL STUDS	SIM.	SIMILAR
	WOOD STUDS	TYP.	TYPICAL
		U.O.N.	UNLESS OTHERWISE NOTED

SECOND LEVEL FLOOR PLAN

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

AREA TABULATION

RESIDENTIAL UNITS, OCCUPIED AREA:	6,285 SQ.FT.
RESIDENTIAL UNITS, GROSS AREA:	6,874 SQ.FT.
RESIDENTIAL PRIVATE OPEN SPACE (PATIOS):	
UNIT #201	305 SQ.FT.
UNIT #202	282 SQ.FT.
UNIT #203	293 SQ.FT.
UNIT #204	223 SQ.FT.
UNIT #205	172 SQ.FT.
UNIT #206	333 SQ.FT.
UNIT #207	270 SQ.FT.
COMMON OPEN SPACE FOR RESIDENTIAL TENANTS:	2,695 GROSS SQ.FT.
TOTAL SECOND FLOOR BUILDING AREA:	10,199 SQ.FT.

NOTES

1. REFER TO GROUND LEVEL FLOOR PLAN, SHEET A2.1, FOR APPLICABLE NOTES, DIMENSIONS AND INFORMATION.
2. ALL RESIDENTIAL UNITS ARE ADAPTABLE. REFER TO SHEETS A0.5a - A0.5c FOR ACCESSIBILITY STANDARDS.

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Project No.	Date
14-022	07.18.14

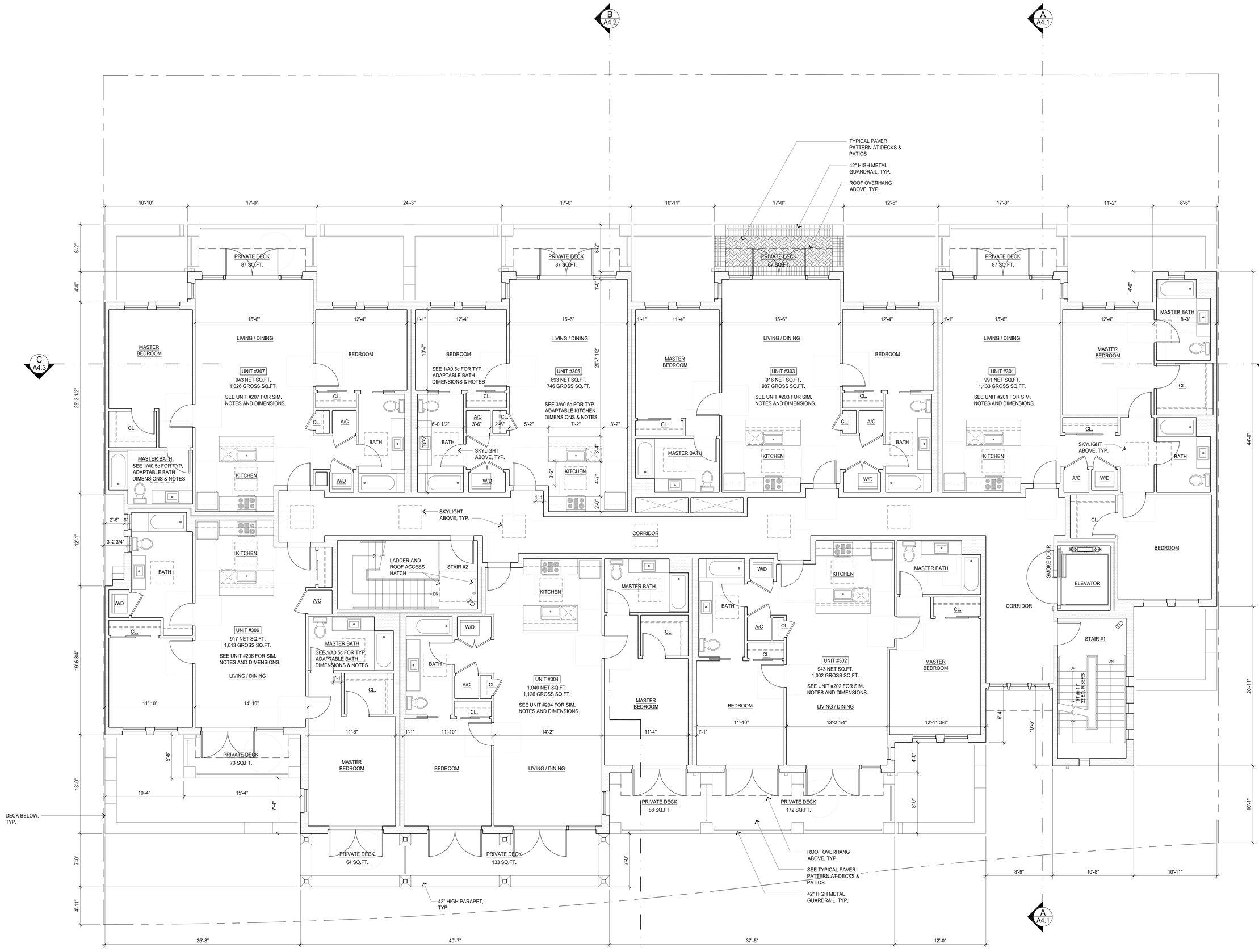
Revisions

No.	Issue / Date
	ISSUED FOR REVIEW 08.01.14
	ISSUED FOR REVIEW 08.08.14
	ISSUED FOR REVIEW 09.24.14
	ISSUED FOR REVIEW 03.06.15
	PLANNING COMMISSION 04.20.15
	ISSUED FOR REVIEW 01.28.16
	EE 02.02.16
	EE-PLANNING 04.12.16
	PLANNING COMMISSION 04.17.17
	REVISED EE-PLANNING 06.28.18
	REVISED PLANNING 05.08.19
	REVISED PLANNING 06.17.20

Floor Plan

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

A2.2



LEGEND

	CONCRETE / CONCRETE MASONRY	(E)	EXISTING
	METAL STUDS	SIM.	SIMILAR
	WOOD STUDS	TYP.	TYPICAL
		U.O.N.	UNLESS OTHERWISE NOTED

AREA TABULATION

RESIDENTIAL UNITS, OCCUPIED AREA:	6,443 SQ.FT.
RESIDENTIAL UNITS, GROSS AREA:	7,033 SQ.FT.
RESIDENTIAL PRIVATE OPEN SPACE (DECKS):	
UNIT #301	87 SQ.FT.
UNIT #302	172 SQ.FT.
UNIT #303	87 SQ.FT.
UNIT #304	221 SQ.FT.
UNIT #305	87 SQ.FT.
UNIT #306	137 SQ.FT.
UNIT #307	87 SQ.FT.
TOTAL THIRD FLOOR BUILDING AREA:	9,408 SQ.FT.

NOTES

1. REFER TO SECOND LEVEL FLOOR PLAN, SHEET A2.2, FOR APPLICABLE NOTES, DIMENSIONS AND INFORMATION.

THIRD LEVEL FLOOR PLAN

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

1214 Donnelly Avenue

APN 029-151-150, 160, 170

A Mixed-Use Condominium Project

Burlingame • California

OWNER:
BRITTON TRUST

CONTACT:
JOHN BRITTON
1345 MISSION STREET
SAN FRANCISCO, CA 94103
415.934.1151

GARY GEE A I A

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Floor Plan

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

A2.3

B A4.2

A A4.1

DECK BELOW, TYP.

SPANISH BARREL CLAY ROOF TILES, TYP.

BUILDING PERIMETER, TYP.

36" HIGH PARAPET, TYP, U.O.N.

C A4.3

5'-0" CLR, MIN.

C A4.3

UNOCCUPIED ROOF, TYP.

1/4" / FT. SLOPE

UNOCCUPIED ROOF, TYP.

5'-0" CLR, MIN.

3/0 x 3/0 OPAQUE SKYLIGHTS, TYP.

EXHAUST SHAFTS

4/0 x 5/0 ROOF HATCH, 1 HOUR RATED

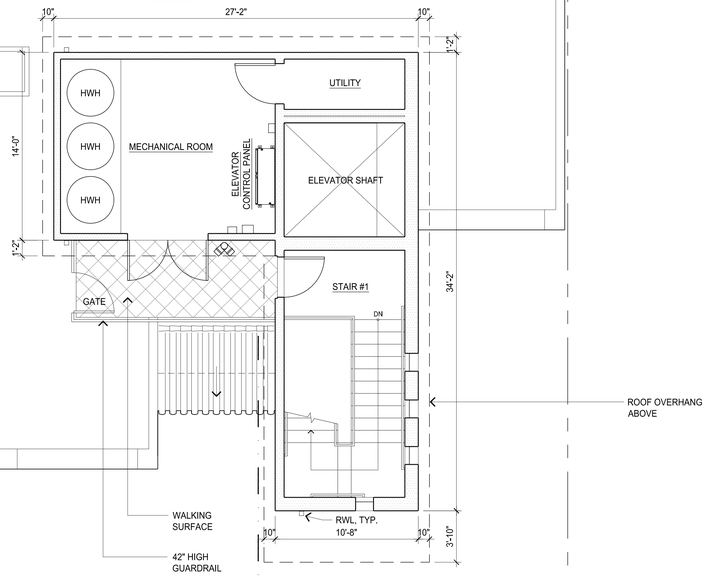
36" HIGH PARAPET, TYP. U.O.N.

SPANISH BARREL CLAY ROOF TILES, TYP.

1/4" / FT. SLOPE

LINE OF WALL BELOW

DECK BELOW, TYP.



A A4.1

B A4.2

LEGEND

CONCRETE / CONCRETE MASONRY	(E)	EXISTING
METAL STUDS	SIM.	SIMILAR
WOOD STUDS	TYP.	TYPICAL
	U.O.N.	UNLESS OTHERWISE NOTED

ROOF PLAN

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

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Roof Plan

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

A2.4

PENTHOUSE ROOF PLAN

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

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Penthouse Roof Plan

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

A2.5

1214 Donnelly Avenue - Street View

1214 Donnelly Avenue

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	PLANNING 07.19.19
	REVISED PLANNING 06.17.20

Street View

Scale: NO SCALE

R1

SOUTH ELEVATION (DONNELLY)

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

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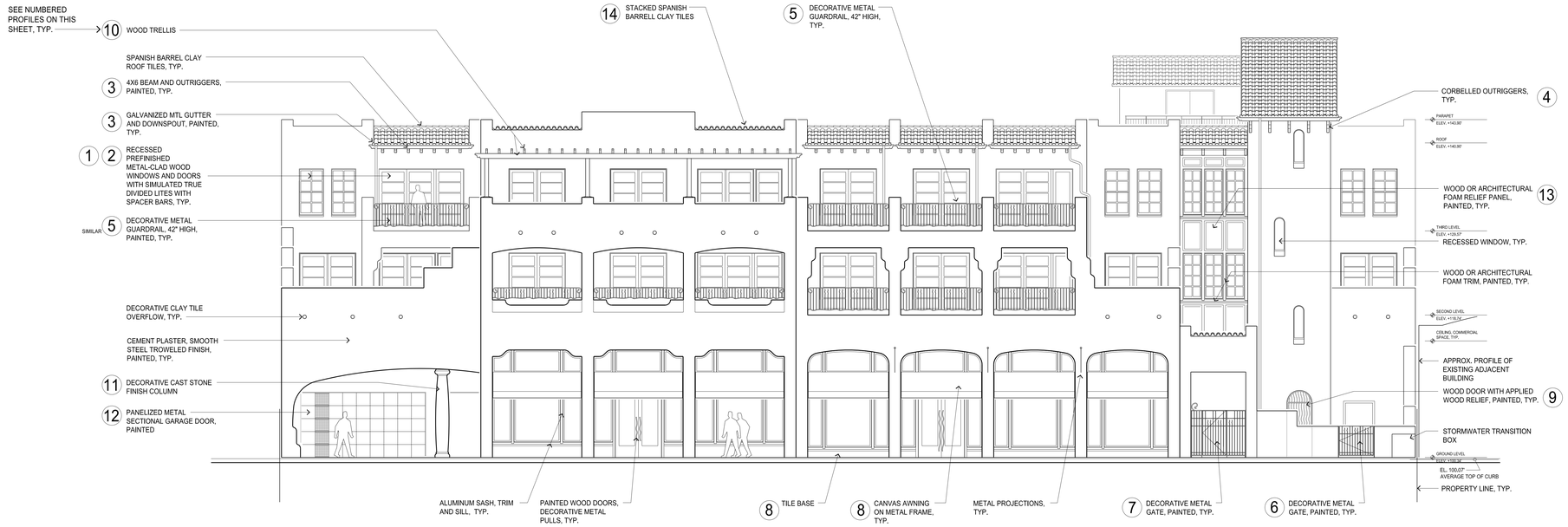
	REVISED PLANNING 05.08.19
	REVISED PLANNING 07.19.19
	REVISED PLANNING 06.17.20

South Elevation

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

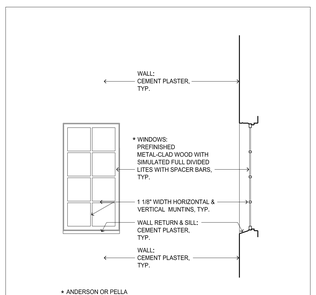
A3.1



SOUTH ELEVATION (DONNELLY AVENUE)

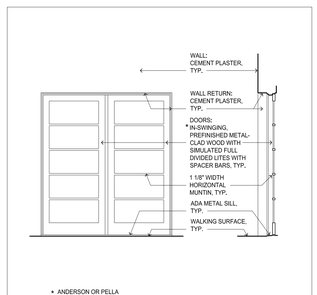
SCALE: 1/8" = 1'-0"

SEE ALSO REFERENCE PHOTO FILES FOR EXAMPLES OF SIMILAR DESIGN ELEMENTS



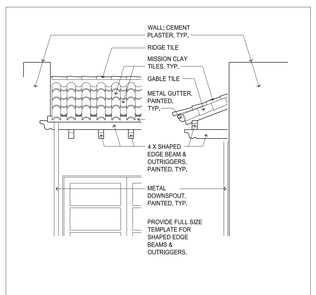
TYPICAL RECESSED WINDOW

1 REVISED 07.19.19



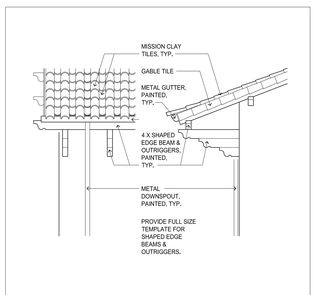
TYPICAL RESIDENTIAL DOOR AT DECK OR PATIO

2 REVISED 07.19.19



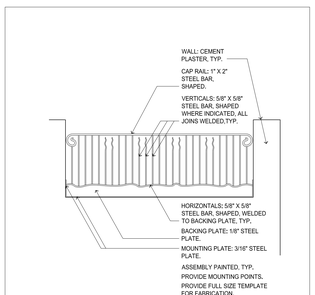
TYPICAL RESIDENTIAL TILE ROOF, TRIM, GUTTER & DOWNSPOUT

3



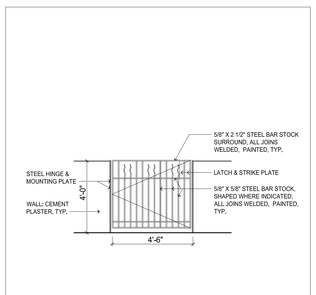
STAIR PENTHOUSE TILE ROOF & CORBELLED OUTRIGGER

4



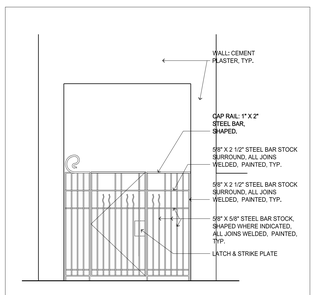
DECORATIVE METAL GUARDRAIL

5 REVISED 05.08.19



DECORATIVE METAL GATE TO EXTERIOR UTILITY AREA

6 REVISED 05.08.19

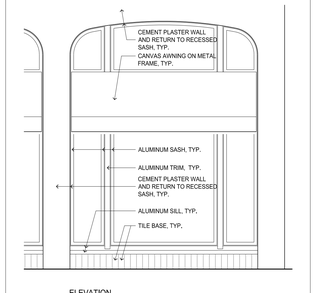


DECORATIVE METAL GATE TO ENTRY COURT

7 ADDED 05.08.19

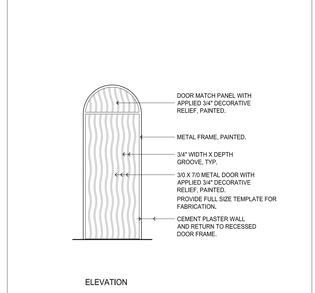
PROFILES

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



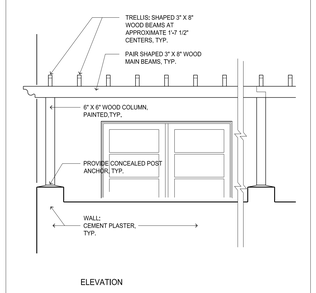
TYPICAL STOREFRONT WITH AWNING, TILE BASE

8 REVISED 07.19.19



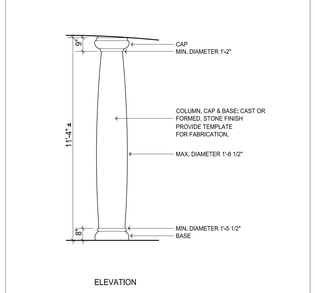
DOOR, STAIR #1 GROUND LEVEL

9



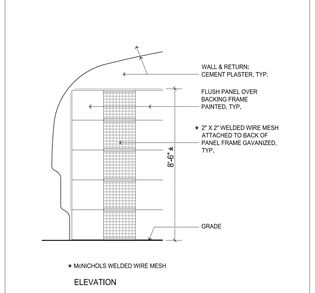
TRELLIS AT DECK

10 REVISED 05.08.19



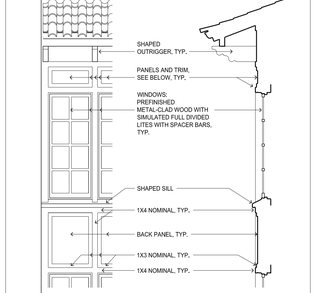
COLUMN

11



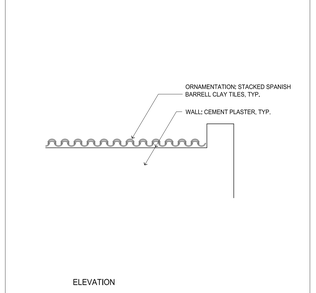
SECTIONAL GARAGE DOOR

12 REVISED 05.08.19



WOOD OR ARCHITECTURAL FOAM RELIEF PANELS

13 ADDED 07.19.19



ORNAMENTATION AT PARAPET

14 REVISED 05.08.19

PROFILES

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

SEE ALSO REFERENCE PHOTO FILES FOR EXAMPLES OF SIMILAR DESIGN ELEMENTS

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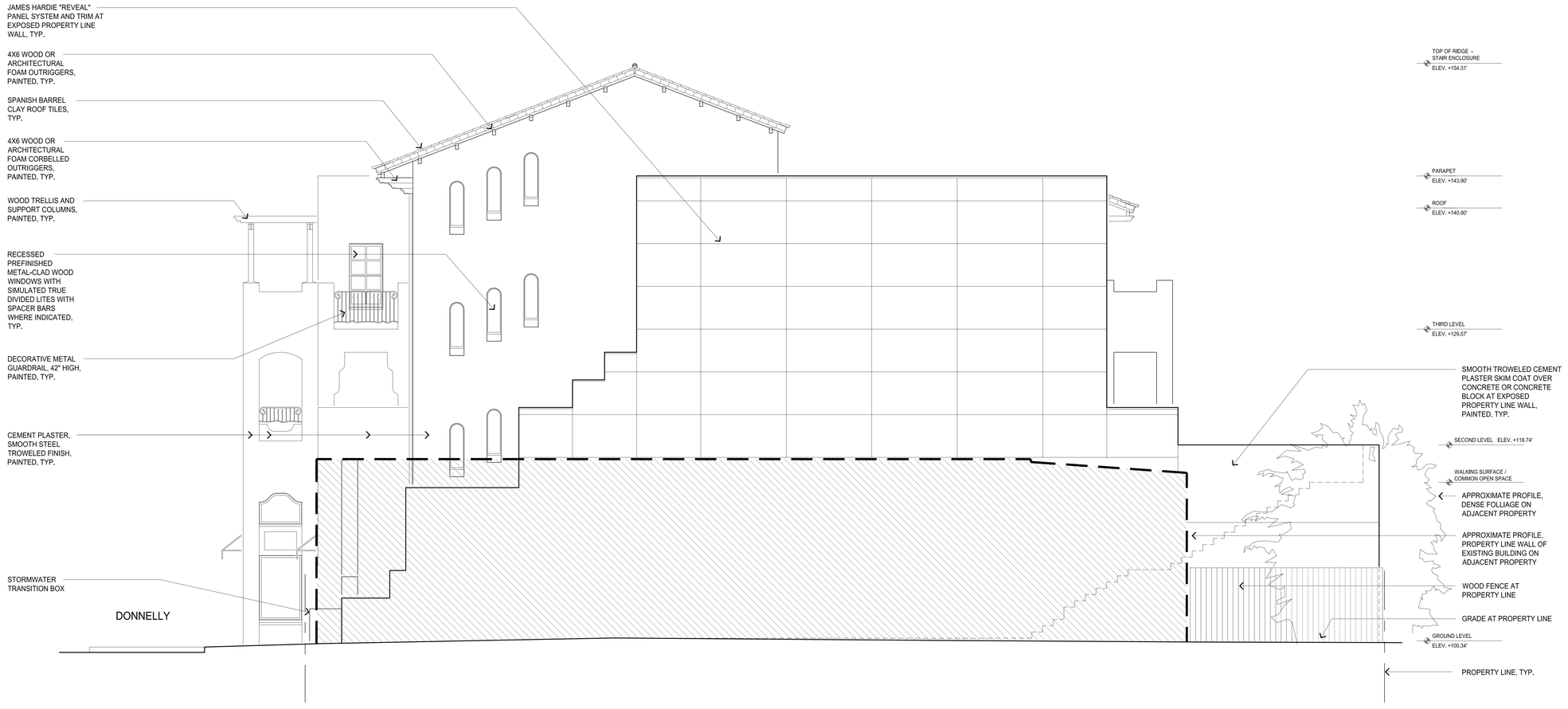
	REVISED PLANNING 07.19.19
	REVISED PLANNING 06.17.20

Elevation with Profiles

Scale: As noted

A3.1a



EAST ELEVATION

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

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East Elevation

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

A3.2

NORTH ELEVATION

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

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	REVISED PLANNING 07.19.19
	REVISED PLANNING 06.17.20

North Elevation

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

A3.3

WEST ELEVATION

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

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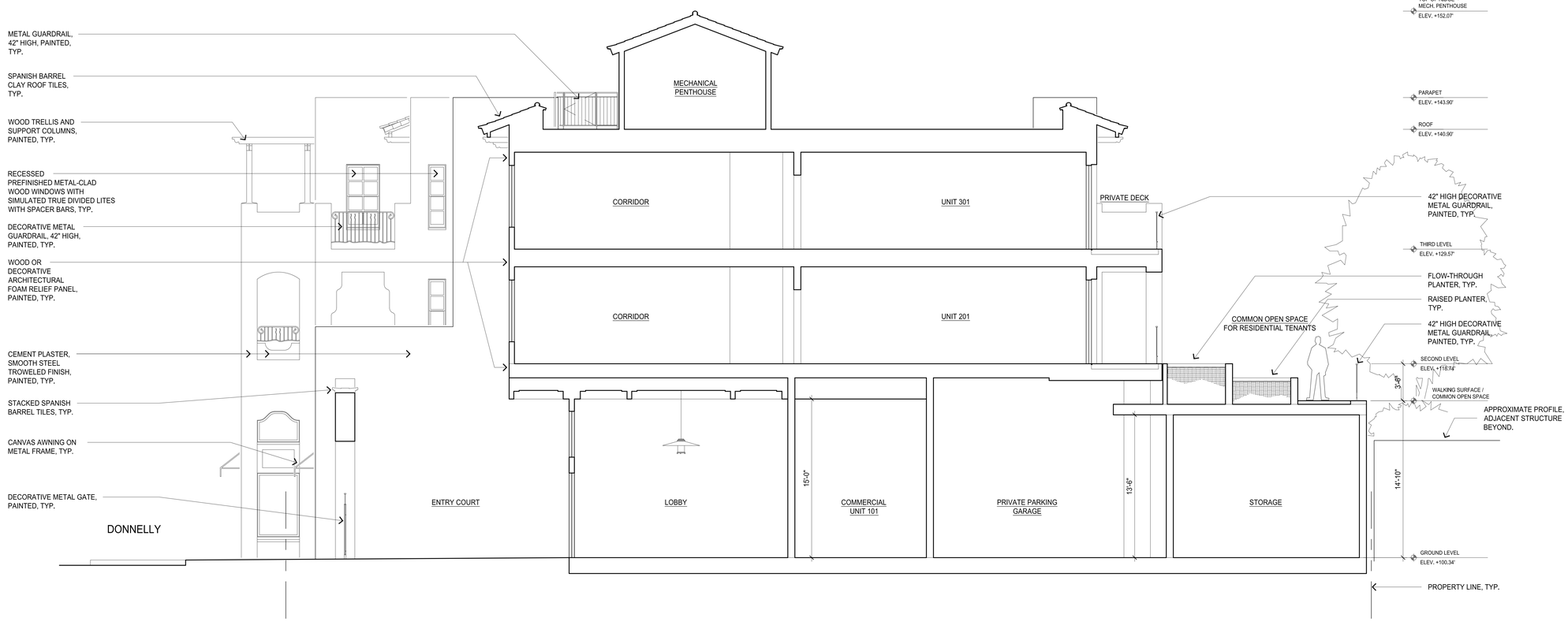
	EE-PLANNING 04.12.16
	PLANNING COMMISSION 04.17.17
	REVISED EE-PLANNING 06.28.18
	REVISED PLANNING 05.08.19
	REVISED PLANNING 07.19.19
	REVISED PLANNING 06.17.20

West Elevation

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

A3.4



BUILDING SECTION A-A

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

1214 Donnelly Avenue

APN 029-151-150, 160, 170

A Mixed-Use Condominium Project

Burlingame • California

OWNER:
BRITTON TRUST

CONTACT:
JOHN BRITTON
1345 MISSION STREET
SAN FRANCISCO, CA 94103
415.934.1151

GARY GEE A I A

GARY GEE ARCHITECTS, INC.
98 Brady Street, #8
San Francisco, CA 94103
Tel 415/863-8881
Fax 415/863-8879

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Project No.	Date
14-022	07.18.14

Revisions

No.	Issue / Date
	ISSUED FOR REVIEW 08.01.14
	ISSUED FOR REVIEW 08.08.14
	ISSUED FOR REVIEW 09.24.14
	ISSUED FOR REVIEW 03.06.15
	PLANNING COMMISSION 04.20.15
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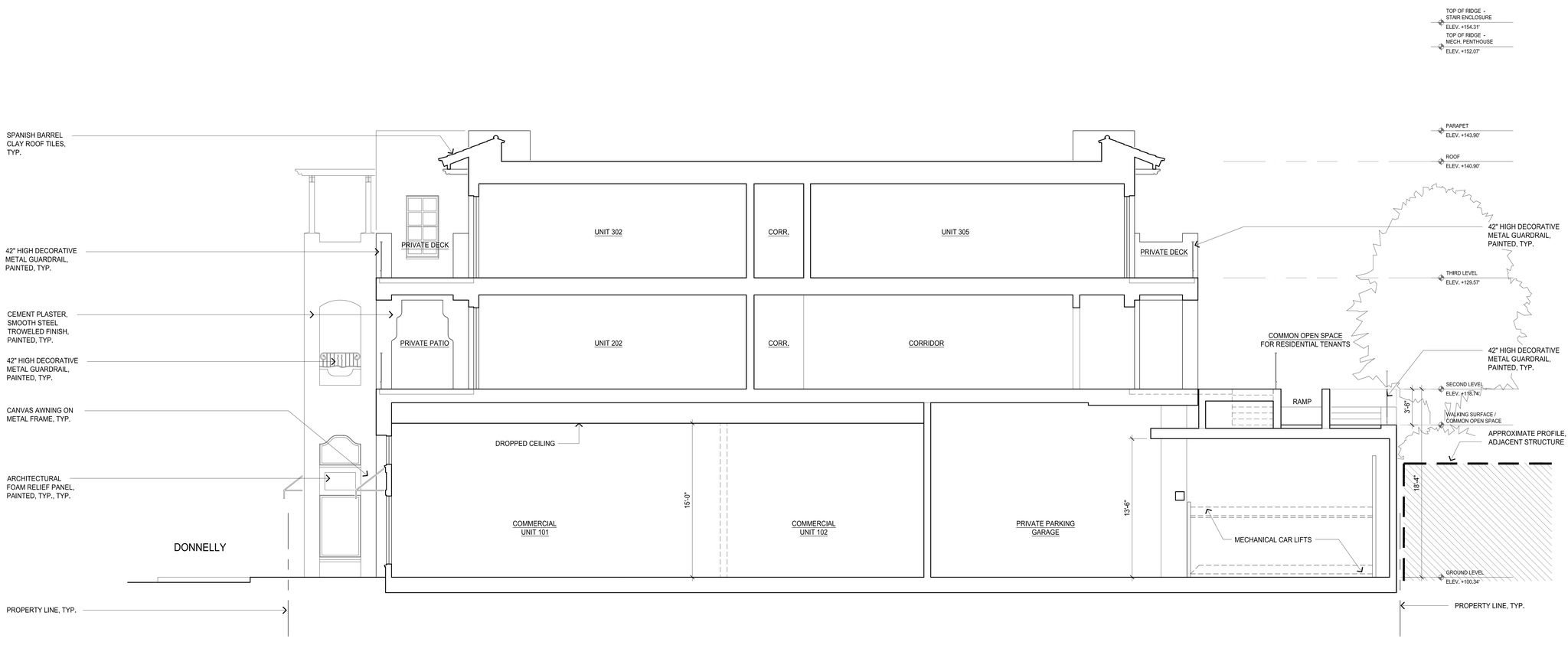
	REVISED EE-PLANNING 06.28.18
	REVISED PLANNING 05.08.19
	REVISED PLANNING 07.19.19
	REVISED PLANNING 06.17.20

Section

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

A4.1



BUILDING SECTION B-B

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

1214 Donnelly Avenue

APN 029-151-150, 160, 170

A Mixed-Use Condominium Project

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OWNER:
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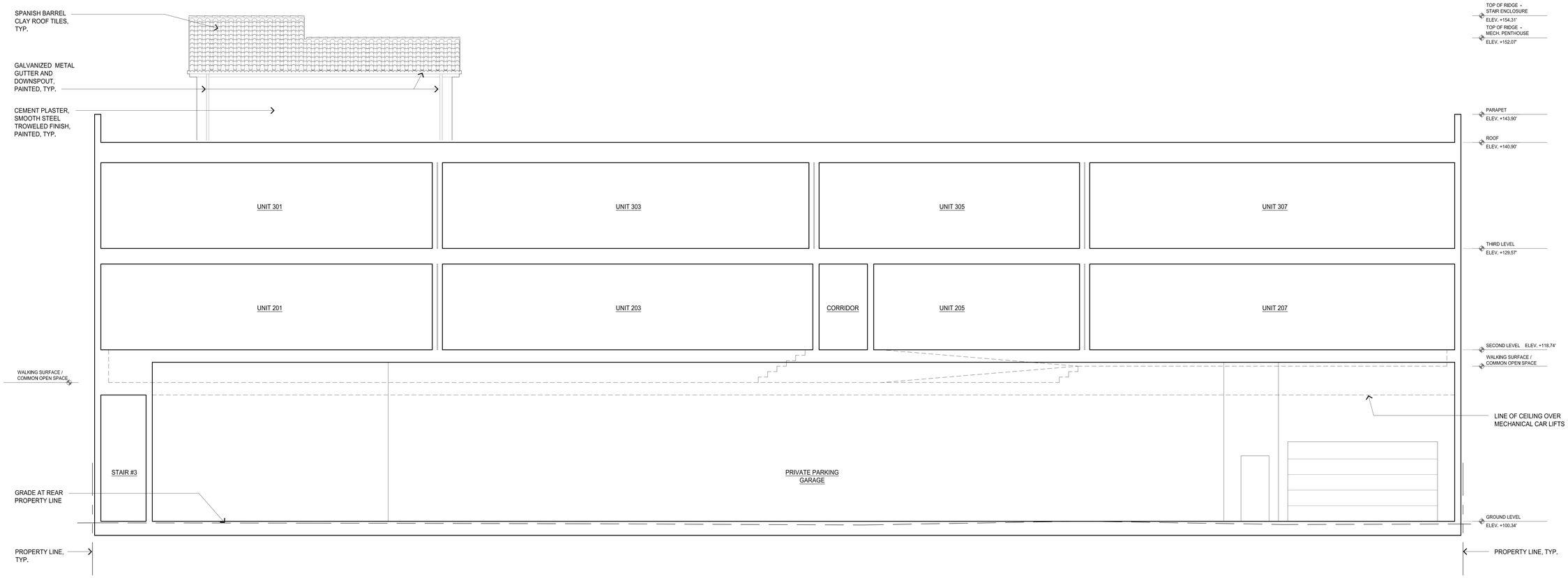
	PLANNING COMMISSION 04.17.17
	REVISED EE-PLANNING 06.28.18
	REVISED PLANNING 05.08.19
	REVISED PLANNING 07.19.19
	REVISED PLANNING 06.17.20

Section

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

A4.2



BUILDING SECTION C-C

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

1214 Donnelly Avenue

APN 029-151-150, 160, 170

A Mixed-Use Condominium Project

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OWNER:
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Project No.	Date
14-022	07.18.14

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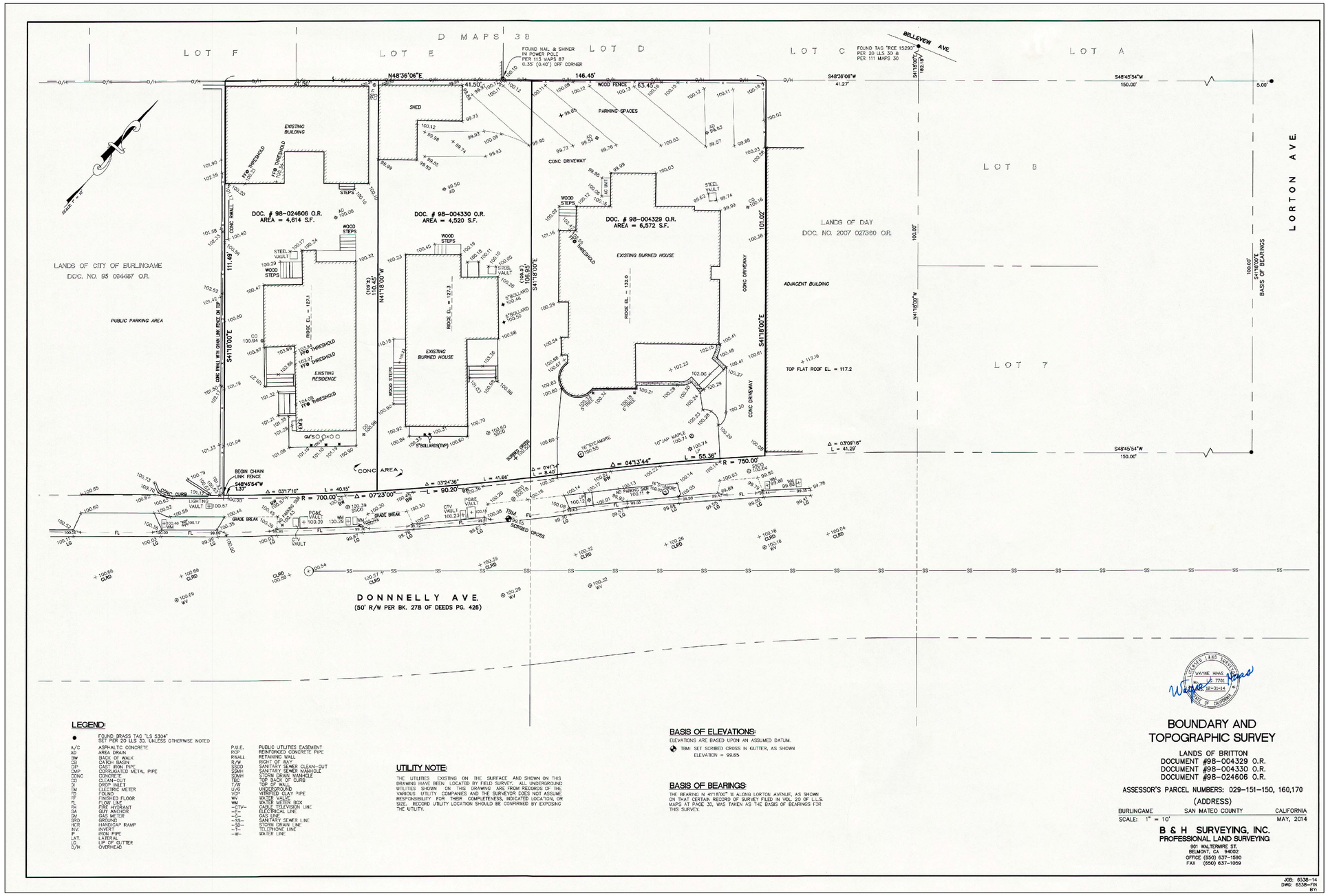
	REVISED PLANNING 05.08.19
	REVISED PLANNING 07.19.19
	REVISED PLANNING 06.17.20

Section

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

A4.3



LEGEND:

●	FOUND BRASS TAG "LS 5304" SET PER 20 LLS 33, UNLESS OTHERWISE NOTED
A/C	ASPHALTIC CONCRETE
AD	AREA DRAIN
BW	BACK OF WALK
CB	CATCH BASIN
CIP	CAST IRON PIPE
CMP	CORRUGATED METAL PIPE
CONC	CONCRETE
CO	CLEAN-OUT
DI	DROP INLET
EM	ELECTRIC METER
FD	FOUND
FF	FINISHED FLOOR
FL	FLOW LINE
FH	FIRE HYDRANT
GA	GUY ANCHOR
GM	GAS METER
GRD	GROUND
HCR	HANDICAP RAMP
INV.	INVERT
IP	IRON PIPE
LAT.	LATERAL
LG	LIP OF GUTTER
O/H	OVERHEAD
P.U.E.	PUBLIC UTILITIES EASEMENT
RCP	REINFORCED CONCRETE PIPE
RWALL	RETAINING WALL
R/W	RIGHT OF WAY
SSCO	SANITARY SEWER CLEAN-OUT
SSMH	SANITARY SEWER MANHOLE
SDMH	STORM DRAIN MANHOLE
TBC	TOP BACK OF CURB
T/W	TOP OF WALL
U/G	UNDERGROUND
WPP	WRAPPED STEEL PIPE
WV	WATER VALVE
WM	WATER METER BOX
—CTV—	CABLE TELEVISION LINE
—E—	ELECTRICAL LINE
—G—	GAS LINE
—SS—	SANITARY SEWER LINE
—SD—	STORM DRAIN LINE
—T—	TELEPHONE LINE
—W—	WATER LINE

UTILITY NOTE:

THE UTILITIES EXISTING ON THE SURFACE AND SHOWN ON THIS DRAWING HAVE BEEN LOCATED BY FIELD SURVEY. ALL UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE FROM RECORDS OF THE VARIOUS UTILITY COMPANIES AND THE SURVEYOR DOES NOT ASSUME RESPONSIBILITY FOR THEIR COMPLETENESS, INDICATED LOCATION, OR SIZE. RECORD UTILITY LOCATION SHOULD BE CONFIRMED BY EXPOSING THE UTILITY.

BASIS OF ELEVATIONS:

ELEVATIONS ARE BASED UPON AN ASSUMED DATUM.

TBM: SET SCRIBED CROSS IN GUTTER, AS SHOWN
ELEVATION = 99.85

BASIS OF BEARINGS:

THE BEARING N 41°18'00" W ALONG LORTON AVENUE, AS SHOWN ON THAT CERTAIN RECORD OF SURVEY FILED IN VOL. 20 OF L.L.S. MAPS AT PAGE 30, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.

REGISTERED LAND SURVEYOR
WAYNE HAAS
No. 7761
12-31-14
STATE OF CALIFORNIA

BOUNDARY AND TOPOGRAPHIC SURVEY

LANDS OF BRITTON
DOCUMENT #98-004329 O.R.
DOCUMENT #98-004330 O.R.
DOCUMENT #98-024606 O.R.

ASSESSOR'S PARCEL NUMBERS: 029-151-150, 160,170

(ADDRESS)

BURLINGAME — SAN MATEO COUNTY — CALIFORNIA

SCALE: 1" = 10' — MAY, 2014

B & H SURVEYING, INC.
PROFESSIONAL LAND SURVEYING
901 WALTERMIRE ST.
BELMONT, CA 94002
OFFICE (650) 637-1580
FAX (650) 637-1059

JOB: 6538-14
DWG: 6538-FIN
BY:

IMPROVEMENT PLAN

1214 DONNELLY AVENUE

BURLINGAME, CALIFORNIA

GENERAL NOTES

1. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST CITY OF BURLINGAME STANDARD DETAILS AND SPECIFICATIONS. ALL WORK WITHIN THE CALTRANS RIGHT OF WAY SHALL CONFORM TO THE LATEST CALTRANS STANDARD DETAILS AND SPECIFICATIONS.
2. FINISH GRADE PROFILE REPRESENTS TOP OF CURB UNLESS OTHERWISE SPECIFIED ON THE PLAN.

   ALL FILL AND CUT SHALL BE DONE IN CONFORMANCE TO THE SOILS ENGINEER'S RECOMMENDATIONS.
3. THE CONTRACTOR IS RESPONSIBLE TO NOTIFY ALL UTILITY COMPANIES 48 HOURS PRIOR TO ANY EXCAVATION SO THAT THEIR LINES CAN BE MARKED. THOSE TO BE NOTIFIED INCLUDE, BUT MAY NOT BE LIMITED TO: UNDERGROUND SERVICE ALERT
4. (800) 227-2600: PG&E, PACIFIC BELL, CABLE COMPANY, AND CITY OF BURLINGAME.
5. ANY DEVIATIONS OR CHANGES IN THESE PLANS WITHOUT OFFICIAL APPROVAL OF THE DESIGN ENGINEER SHALL ABSOLVE THE DESIGN ENGINEER OF ANY AND ALL RESPONSIBILITY OF SAID DEVIATION OR CHANGE.
6. THE SURVEYOR SHALL BE NOTIFIED 72 HOURS IN ADVANCE OF WHEN FIELD STAKING IS TO BE REQUIRED.

   COMPACTION TESTS WILL BE PERFORMED ON ALL TRENCHES AND STREET WORK TO
7. VERIFY THAT COMPACTION CONFORMS TO CITY STANDARDS.

   ALL WORK ADJACENT TO EXISTING PAVEMENT SECTION SHALL BUTT UP TO FULL
8. EXISTING SECTION. WHERE FULL SECTION IS NOT ENCOUNTERED, CONTINUE REMOVAL OF ADDITIONAL PAVEMENT UNTIL A FULL SECTION IS FOUND.
9. ALL PIPE GRADES SHOWN ARE FLOW LINE ELEVATIONS.

   ONE SANITARY SEWER LATERAL AND CLEANOUT SHALL BE INSTALLED AT A
10. LOCATION AS SHOWN ON THE DRAWINGS.
11. ALL WATER LINES SHALL HAVE A MINIMUM COVER AS DICTATED BY WATER COMPANY STANDARDS.
12. WHENEVER POSSIBLE SANITARY SEWER LATERALS TO CROSS UNDER WATER MAIN.
13. PRIOR TO BEGINNING ANY WORK IN THE RIGHT OF WAY, ENCROACHMENT PERMITS MUST BE OBTAINED FROM THE CITY OF BURLINGAME AND CALTRANS.
14. THE CONTRACTOR SHALL HAVE A JOB SUPERINTENDENT OR A DESIGNATED RESPONSIBLE REPRESENTATIVE ON THE JOB SITE ANYTIME WORK IS IN PROGRESS
15. DURING THE CONSTRUCTION OF THE PROJECT, THE CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING OF THE NAME OF DESIGNATED REPRESENTATIVE INCLUDING PHONE NUMBER IN CASE OF EMERGENCY. THE CITY SHALL BE ADVISED IN WRITING IF THERE IS TO BE A CHANGE IN JOB-SITE DESIGNATED REPRESENTATIVE.

    CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE
16. TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

    PERMITS SHALL BE OBTAINED WHENEVER THE WORK COMES UNDER THE JURISDICTION OF ANY OF THE PUBLIC AGENCIES. AFTER PERMIT IS OBTAINED, THE AGENCY MUST BE NOTIFIED PRIOR TO WORK BEING DONE AS REQUIRED IN THE PERMIT.

    CONSTRUCTION OPERATIONS-WASTEWATER GENERATED DURING CONSTRUCTION
17. CANNOT BE DISCHARGED TO THE STORM DRAIN SYSTEM. THIS INCLUDES WASTE FROM PAINTING, SAW CUTTING, CONCRETE WORK, ETC. A DISCHARGE PERMIT FOR GROUND WATER MUST BE APPROVED BY THE CITY AND APPLIED TO THE STATE WATER
18. RESOURCES BOARD UNDER THE GENERAL DISCHARGE PERMIT. NO CONSTRUCTION WASTE WATER IS ALLOWED TO BE DISCHARGED INTO THE STORM OR SANITARY SYSTEM WITHOUT CITY APPROVAL.

    THE CONTRACTOR SHALL MAKE ARRANGEMENTS TO ELIMINATE DISCHARGES TO THE STORM DRAIN SYSTEM AND, IF NECESSARY, PROVIDE AN AREA FOR ON-SITE WASHING ACTIVITIES DURING CONSTRUCTION. MATERIALS WHICH COULD CONTAMINATE STORM RUNOFF SHALL BE STORED IN AREAS WHICH ARE DESIGNED TO PREVENT EXPOSURE TO RAINFALL AND TO NOT ALLOW STORM WATER TO RUN ONTO THE AREA.
19. PAVEMENT CLEANING – FLUSHING OF STREETS/PARKING LOTS TO REMOVE DIRT AND CONSTRUCTION DEBRIS IS PROHIBITED UNLESS PROPER SEDIMENT CONTROL ARE USED. PREFERABLY, AREAS REQUIRING CLEANING SHOULD BE SWEPT.
20. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE IMPLEMENTED.
21. DURING GRADING OPERATIONS, THE CONTRACTOR SHALL IMPLEMENT DUST CONTROL MEASURES ON-SITE. STREETS SHALL BE SWEPT AS REQUIRED BY THE CONTRACTOR.
22. THE ENGINEER ASSUMES NO RESPONSIBILITY BEYOND THE ADEQUACY OF HIS DESIGN CONTAINED HEREIN.
23. THE CONTRACTOR SHALL PROVIDE FOR INGRESS AND EGRESS FOR THE WORK AREA THROUGHOUT THE PERIOD OF CONSTRUCTION.
24. ALL EXISTING ELEVATIONS SHOWN ARE AS MEASURED IN THE FIELD, UNLESS OTHERWISE NOTED.
25. THE CONTRACTOR SHALL NOT DISTURB OR DESTROY ANY PERMANENT SURVEY POINTS WITHOUT THE CONSENT OF THE CITY ENGINEER. ANY PERMANENT MONUMENTS OR POINTS DISTURBED OR DESTROYED SHALL BE REPLACED BY A LICENSED ENGINEER OR LICENSED SURVEYOR AT THE CONTRACTOR'S EXPENSE.
26. PROVIDE GRADING OF LANDSCAPE AREAS TO GIVE A MINIMUM STRAIGHT LINE GRADE OF 2% FROM BUILDING TO ON-SITE CURBS, AND TO AN ELEVATION AT THE STREET RIGHT-OF-WAY, UNLESS OTHERWISE SHOWN ON THE PLANS.
27. SHOULD IT APPEAR THAT THE WORK TO BE DONE, OR ANY MATTER RELATIVE THERETO, IS NOT SUFFICIENTLY DETAILED OR EXPLAINED ON THESE PLANS, THE CONTRACTOR SHALL NOTIFY LUK AND ASSOCIATES.
28. THE CONTRACTOR SHALL EXPOSE AND CHECK INVERTS ON EXISTING SEWERS AND STORM DRAINS, AND VERIFY CLEARANCE OF KNOWN CROSSINGS OR OTHER UTILITIES BEFORE CONSTRUCTING NEW PIPELINES.
29. THE CONTRACTOR IS RESPONSIBLE FOR MATCHING EXISTING STREETS, SURROUNDING LANDSCAPE AND OTHER IMPROVEMENTS WITH A SMOOTH TRANSITION IN PAVING, CURBS, GUTTERS, SIDEWALKS, GRADING ETC., AND AVOIDING ANY ABRUPT OR APPARENT CHANGES IN GRADES OR CROSS SLOPES, LOW SPOTS OR HAZARDOUS CONDITIONS.
30. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR FINAL GRADE OF CONCRETE UNLESS FORMS ARE CHECKED PRIOR TO POURING.
31. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL NECESSARY UTILITY CONNECTION, DISCONNECTIONS, AND RELOCATIONS WITH THE APPROPRIATE UTILITY COMPANIES.
32. ANY PROVIDED EARTHWORK QUANTITY IS APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF SAID GRADING QUANTITIES PRIOR TO BID SUBMITTALS.
33. ALL UNDERGROUND FACILITIES SHALL BE INSTALLED PRIOR TO THE CONSTRUCTION OF CURBS AND FINAL PREPARATION OF SUBGRADE.
34. WATER SYSTEM SHALL BE CONSTRUCTED IN STRICT ACCORDANCE WITH THE STANDARD SPECIFICATIONS AND DRAWINGS OF THE WATER AUTHORITY HAVING JURISDICTION. CONTRACTOR SHALL INSTALL AIR RELEASE VALVES ON HIGH POINTS OF THE WATER MAIN AND BLOW-OFFS ON THE LOW POINT OF THE WATER MAIN. ALL DOMESTIC WATERLINES AFTER METER SHALL COMPLY WITH UPC AND UBC.
35. THE CONTRACTOR SHALL ENSURE THAT CONFINED SPACE ENTRIES SHALL BE PERFORMED IN ACCORDANCE WITH THE PROVISIONS OF SECTIONS 5156-5159, GENERAL INDUSTRY SAFETY ORDERS, TITLE 8, CALIFORNIA CODE OF REGULATIONS. FOR PURPOSES OF SANITARY SEWER WORK, CONFINED SPACES SHALL INCLUDE (1) EXISTING MANHOLES; (2) NEW MANHOLES CONSTRUCTED OVER EXISTING SANITARY SEWER AFTER EXISTING PIPE IS BROKEN OUT, CUT OUT OR REMOVED; AND (3) NEW MANHOLES THAT ARE CONSTRUCTED AT THE END OF EXISTING SANITARY SEWERS (RIT'S OR PLUGS) AFTER THE TEMPORARY CONSTRUCTION PLUG HAS BEEN REMOVED FROM THE END OF THE EXISTING SEWER.
36. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE AND THE DESIGN ENGINEER UPON DISCOVERY OF ANY FIELD CONFLICTS.
37. PUBLIC WORKS CONSTRUCTION HOURS IN THE PUBLIC RIGHT-OF-WAY ARE LIMITED TO WEEKDAYS AND NON-CITY HOLIDAYS BETWEEN 8:00 AM AND 5:00 PM.
38. A PRE-INSPECTION VIDEO OF THE STORM DRAIN AND SEWER MAIN FRONTING THE PROPERTY WILL BE REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT. A POST-CONSTRUCTION VIDEO WILL BE REQUIRED PRIOR TO THE FINAL SIGN-OFF OF THE BUILDING PERMIT. ANY DAMAGE(S) IDENTIFIED SHALL BE REPAIRED TO CITY STANDARDS.

BASIS OF BEARINGS

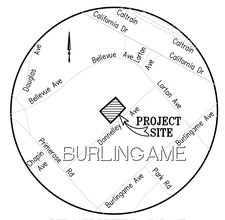
BEARING N41°18'00" W ALONG LORTON AVENUE, AS SHOWN ON THAT CERTAIN RECORD OF SURVEY FILED IN VOL. 20 OF L.L.S. MAPS AT PAGE 30, WAS TAKEN AS THE BASIS OF BEARINGS.

BENCHMARK

ELEVATIONS ARE BASED UPON AS ASSUMED DATUM.
TBM: SET SCRIBED CROSS IN GUTTER, AS SHOWN
ELEVATION = 99.65

PUBLIC WORKS CONDITIONS

1. A REMOVE/REPLACE UTILITIES ENCROACHMENT PERMIT IS REQUIRED.
2. NO STORM WATERS, UNDERGROUND WATERS DRAINING FROM ANY LOT, BUILDING, OR PAVED AREAS SHALL BE ALLOWED TO DRAIN TO ADJACENT PROPERTIES NOR SHALL THESE WATERS BE CONNECTED TO THE CITY'S SANITARY SEWER SYSTEM. THESE WATERS SHALL ALL DRAIN TO EITHER ARTIFICIAL OR NATURAL STORM DRAINAGE FACILITIES BY GRAVITY OR PUMPING REGARDLESS OF THE SLOPE OF THE PROPERTY. NO RAIN WATER FROM ROOFS OR OTHER RAIN WATER DRAINAGE SHALL DISCHARGE UPON A PUBLIC SIDEWALK PER MUNICIPAL CODE SECTION 18.08.090.
3. ALL WATER LINE 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. ALL FIRE SERVICES AND WATER SERVICES OVER 2-INCH SHALL BE INSTALLED BY BUILDER.
4. THE PROJECT SHALL COMPLY WITH THE CITY'S NPDES PERMIT REQUIREMENTS TO PREVENT STORM WATER POLLUTION.
5. ALL DEBRIS/GARBAGE CONTAINERS LOCATION SHALL BE ON PROPERTY. NO WET GARBAGE FLUID SHALL ENTER PUBLIC RIGHT-OF-WAY OR THE STORM DRAIN SYSTEM.
6. IT IS THE RESPONSIBILITY OF THE OWNER AND/OR CONTRACTOR TO NOTIFY UNDERGROUND SERVICE ALERT (USA) AT LEAST 48 HOURS BEFORE THE START OF ANY EXCAVATION WORK.



VICINITY MAP

NOT TO SCALE

LEGEND

SYMBOLS	DESCRIPTION		
———	BOUNDARY – SUBJECT PROPERTY	AC	ASPHALT CONCRETE PAVEMENT
———	RIGHT-OF-WAY LINE	ADJ	ADJOINER
———	ADJOINERS PROPERTY LINE	BLDG	BUILDING
—— · —— · ——	CENTERLINE	BSW	BACK OF SIDEWALK
15"SD	15" STORM DRAIN	CONC	CONCRETE
10"SS	10" SANITARY SEWER	TC	TOP OF CURB
2"W	2" WATER LINE	TW	TOP FACE OF WALL
2"GAS	2" GAS LINE	SD	STORM DRAIN
OH	OVERHEAD ELECTRICAL LINE	CLF	CHAIN LINK FENCE
//////////	BUILDING LINE	OH	OVERHEAD ELECTRICAL
— — — — —	OVERHANG LINE	JP	JOINT POLE
▭ CB	CATCH BASIN	MK	MARK
○ CO	CLEAN OUT	R/W	RIGHT OF WAY
FH	FIRE HYDRANT	APN	ASSESSOR'S PARCEL NUMBER
LITE	LIGHT	PTR	PRELIMINARY TITLE REPORT
PM	PARKING METER	(T)	TOTAL
SSMH	SANITARY SEWER MANHOLE	DOC. NO.	DOCUMENT NUMBER
BOL	BOLLARD	S.F.	SQUARE FEET
PM	PARKING METER	M.M.	MONUMENT TO MONUMENT
WV	WATER VALVE	(ML-ML)	MONUMENT LINE TO MONUMENT LINE
WM	WATER METER	MEAS.	MEASURED
PGE	PACIFIC GAS & ELECTRIC BOX		
EB/ELEC	ELECTRICAL BOX		
GM	GAS METER		
SLB	STREET LIGHT BOX		
TC 31.34	TOP OF CURB ELEVATION		
FL 30.87	FLOW LINE ELEVATION		
LIP 30.92	LIP ELEVATION		
FF 31.78	FINISH FLOOR ELEVATION		
BSW 31.81	BACK OF SIDEWALK ELEVATION		
SSMH RIM 34.45	SANITARY SEWER MANHOLE ELEVATION		
TP 32.14	TOP OF PAVEMENT ELEVATION		

SHEET INDEX

SHEET NO.	DESCRIPTION
C-1	TITLE, GENERAL NOTES AND SHEET INDEX
C-2	PRELIMINARY GRADING PLAN
C-3	PRELIMINARY STORMWATER CONTROL PLAN

CALL BEFORE YOU DIG
800-642-2444

XREF: NONE

SNAP SHOT: NONE

1214 Donnelly Avenue

APN 029-151-150, 160, 170

A Mixed-Use Condominium Project

Burlingame • California

OWNER:
BRITTON TRUST

CONTACT:
JOHN BRITTON
1345 MISSION STREET
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Luk and Associates
Civil Engineering
Land Planning
Land Surveying

738 Alfred Nobel Drive
Hercules, CA 94547
Phone (510) 724-3388
Fax (510) 724-3383
email: aluk@lukassociates.com

Seal:

REGISTERED PROFESSIONAL ENGINEER
JACQUELINE LINPING LUK
No. C 75724
CIVIL
STATE OF CALIFORNIA

Project No.	Date
14-022	07.18.14

Revisions

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	PLANNING COMMISSION 04.20.15
	EE 02.03.16
	EE-PLANNING 04.12.16
	EE-PLANNING 04.17.17

Title:
TITLE, GENERAL NOTES AND SHEET INDEX

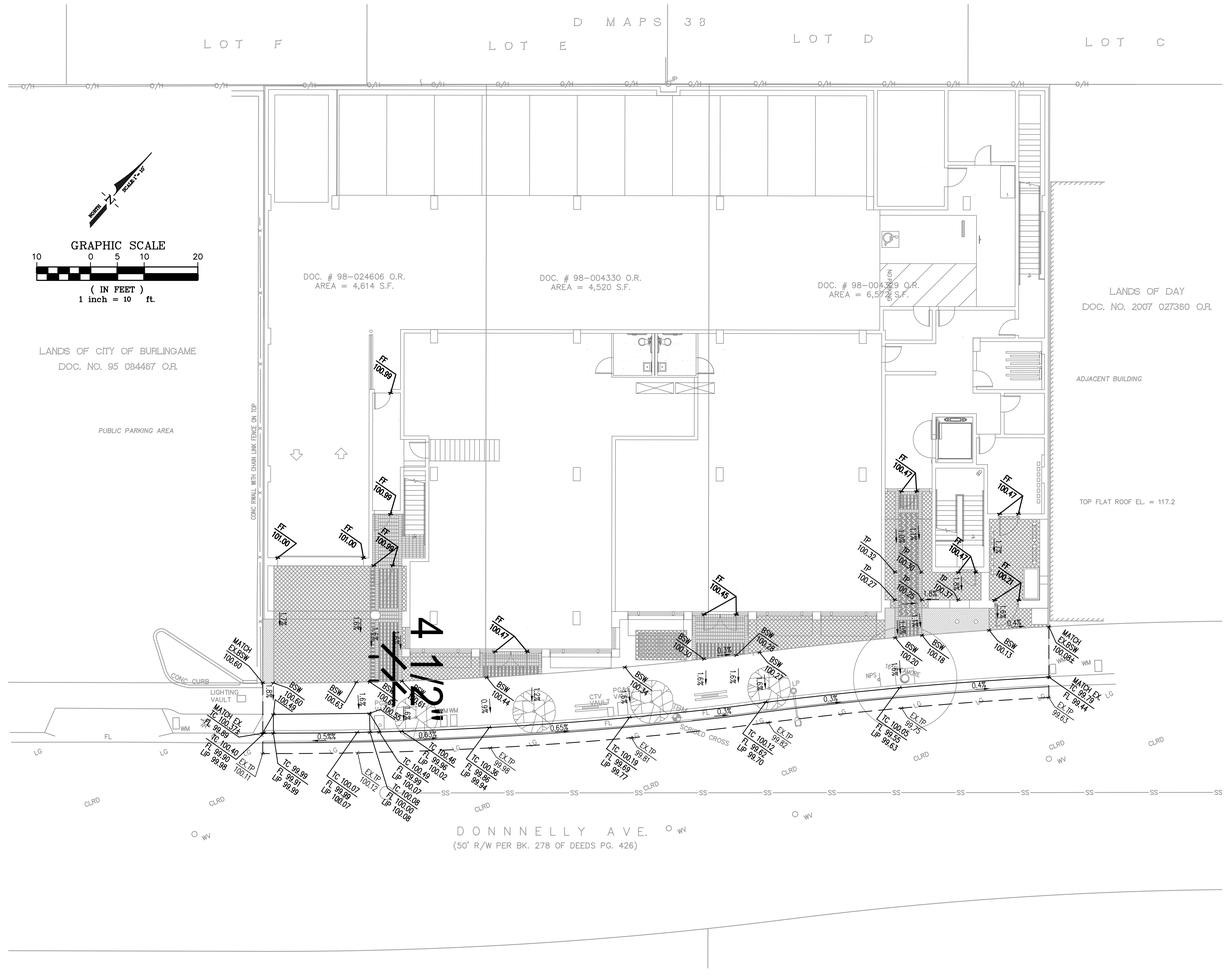
Date: JUNE 2017
Scale: AS SHOWN

File No.: C1C2-16094A10.dwg

Job No.: 16094A10

Sheet No.:
C-1

Plot Date: JUNE 6, 2017



XREF: SURVEYBYOTHERS_GROUND-FLOOR

SNAP SHOT: IMP

1214 Donnelly Avenue

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GARY GEE AIA

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Project No.	Date
14-022	07.18.14

Revisions

No.	Issue / Date
	ISSUED FOR REVIEW 08.01.14
	ISSUED FOR REVIEW 08.08.14
	ISSUED FOR REVIEW 09.24.14
	ISSUED FOR REVIEW 03.06.15
	PLANNING COMMISSION 04.20.15
	EE - 02.02.16
	EE-PLANNING 04.12.16
	EE-PLANNING 04.17.17

Title:
PRELIMINARY GRADING PLAN

Date: JUNE 2017
Scale: 1" = 5'-10"

File No.: MASTER-16094A10.dwg

Job No.: 16094A10

Sheet No.:
C-2

Plot Date: JUNE 6, 2017

GRAPHIC SCALE

10 0 5 10 20

(IN FEET)
1 inch = 10 ft.

LEGEND

- DRAINAGE AREA BOUNDARY
- UNOCCUPIED ROOF
- PODIUM DECK (IMPERMEABLE)
- IMPERMEABLE PAVEMENT
- PLANTER ON PODIUM
- AT GRADE LANDSCAPING
- FLOW THROUGH PLANTER
- PERMEABLE PAVERS

DRAINAGE AREA 1 (A1)
BMP: BIORETENTION FLOW THROUGH PLANTERS

IMPERVIOUS REGION	AREA (SF)	MIN BMP REQ (SF)
A1-R.1	8,531	341
A1-R.2	89	3.6
A1-R.3	89	3.6
A1-R.4	89	3.6
A1-R.5	89	3.6
A1-F3.1	66	2.6
A1-F3.2	66	2.6
A1-F3.3	66	2.6
A1-F3.4	66	2.6
A1-F2.1	111	4.4
A1-F2.2	247	9.9
A1-F2.3	111	4.4
A1-F2.4	126	5.0
A1-F2.5	165	6.6
TOTAL	9,911	396

PERVIOUS REGION	AREA (SF)	MIN BMP REQ (SF)
N/A	–	0
TOTAL	0	0

BMP REGION	AREA (SF)
A1-FTP1	128
A1-FTP2	144
A1-FTP3	145
TOTAL	417

BMP REQ (SF)	CRITERIA SATISFIED?
396	YES

MIN BMP SIZE = 4% OF IMPERVIOUS AREA

DRAINAGE AREA 2 (A2)
BMP: PERMEABLE PAVERS

IMPERVIOUS REGION	AREA (SF)	MIN BMP REQ (SF)
A2-F1.1	68	34
A2-F1.2	41	21
A2-F1.3	52	26
A2-F1.4	73	37
A2-F1.5	96	48
A2-F1.6	21	11
A2-F1.7	18	9
A2-F1.8	31	16
TOTAL	400	200

PERVIOUS REGION	AREA (SF)	MIN BMP REQ (SF)
A2-L1	24	1
A2-L2	11	1
A2-L3	58	3
TOTAL	93	5

BMP REGION	AREA (SF)
A2-PP1	212
A2-PP2	61
A2-PP3	94
A2-PP4	125
A2-PP5	25
A2-PP6	30
A2-PP7	152
TOTAL	699

BMP REQ (SF)	CRITERIA SATISFIED?
205	YES

MIN BMP SIZE = 50% OF EFFECTIVE IMPERVIOUS AREA (LANDSCAPING AREA = 10% OF EFFECTIVE IMPERVIOUS AREA)

DRAINAGE AREA 3 (A3)
BMP: CONTECH STORM FILTER (MEDIA FILTER)

IMPERVIOUS REGION	AREA (SF)	MIN BMP REQ (SF)
A3-D.1	1,978	N/A
A2-R.1	78	N/A
A2-R.2	66	N/A
A2-R.3	66	N/A
A2-R.4	66	N/A
A2-R.5	50	N/A
A2-R.6	295	N/A
A2-F3.1	52	N/A
A2-F3.2	284	N/A
A2-F3.3	212	N/A
A2-F2.1	246	N/A
A2-F2.2	144	N/A
A2-F2.3	120	N/A
TOTAL	3,657	N/A

PERVIOUS REGION	AREA (SF)	MIN BMP REQ (SF)
A3-L1	93	N/A
A3-L2	94	N/A
A3-L3	100	N/A
A3-L4	72	N/A
A3-L5	44	N/A
A3-L6	20	N/A
A3-STB	9	N/A
TOTAL	432	N/A

BMP REGION	AREA (SF)
CONTECT SF	N/A
TOTAL	N/A

BMP REQ (SF)	CRITERIA SATISFIED?
N/A	N/A

CONTECH CB STORM FILTER SIZING

*STORMFILTER SIZING FOR DRAINAGE AREA 3:
Q=C x I x A, WHERE C IS THE SURFACE RUNOFF FACTOR (0.9 FOR IMPERVIOUS SURFACE, 0.1 FOR LANDSCAPING), I = 0.2"/HR, A = ACRES
Q = (0.9 x 0.2 x 3,657/43,560) + (0.1 x 0.2 x 432/43,560) = 0.015 cfs = 6.73 GPM.

EACH CARTRIDGE IN THE STORMFILTER CAN HANDLE 0.033 cfs OR 15 GPM.

6.73 GPM IS LESS THAN 15 GPM --> THEREFORE, 1 UNIT IS SUFFICIENT.

THIS PROJECT QUALIFIES AS A SPECIAL PROJECT, CATEGORY C (TRANSIT-ORIENTED DEVELOPMENT).
% OF PROJECT TREATED BY NON-LID TREATMENT: 26%
% OF PROJECT PERMITTED TO BE TREATED BY NON-LID TREATMENT: 45% (25% (¼ MI TO CALTRAIN) + 20% (0% AT GRADE SURFACE PARKING))

SURFACE TYPE SUMMARY TABLE		
SURFACE TYPE	IMPERVIOUS (SF)	PERVIOUS (SF)
ROOF	9,508	–
PODIUM DECK	4,060	–
HARDSCAPE (AT GRADE)	400	–
PLANTER (ON PODIUM)	–	423
LANDSCAPING (AT GRADE)	–	93
FLOW-THROUGH PLANTER	–	417
PERMEABLE PAVERS	–	699
OTHER (STB)	–	9
SUBTOTAL	13,968	1,641
TOTAL	15,609	

STORM WATER TREATMENT NOTES:

PER SAN MATEO COUNTYWIDE WATER POLLUTION PREVENTION PROGRAM PUBLICATION: "C.3 STORMWATER TECHNICAL GUIDANCE" WITH LATEST TECHNICAL GUIDANCE JUNE 2016 VERSION 5.0:

1) THE TOTAL PROPOSED IMPERVIOUS AREA IS APPROXIMATELY **13,968 S.F** (> 10,000 S.F). THE PROPOSED PROJECT RESULTS IN A **NET INCREASE IN IMPERVIOUS SURFACE** AREA BUT **IS NOT WITHIN A HM SUSCEPTIBLE AREA** (HM CONTROL AREA MAP). THE PROJECT ALSO **CREATES LESS THAN 1-ACRE** OF IMPERVIOUS SURFACE. THEREFORE, HYDROMODIFICATION MANAGEMENT DOES NOT APPLY TO THE SITE PER SECTION 7.3 OF THE SAN MATEO COUNTY "C.3 STORMWATER TECHNICAL GUIDANCE" HANDBOOK, WHICH STATES THAT ALL THREE CONDITIONS MUST OCCUR TO TRIGGER HYDROMODIFICATION REQUIREMENTS.

THERE IS NO AVAILABLE UNDERGROUND STORM DRAIN SYSTEM (EITHER PUBLIC OR PRIVATE) WITH WHICH TO CONNECT TO. THEREFORE IT IS NOT FEASIBLE TO PROVIDE TREATMENT MEASURES (HARDSHIP CONDITION).

2) THE STORMWATER TREATMENT METHOD IS CHOSEN TO BE A CONBINATION OF FLOW-THROUGH PLANTERS, SELF RETENTION AREAS (PERMEABLE PAVERS) AND MEDIA FILTERS (CONTECT STORM FILTER).

CRITERIA APPLY TO FLOW-THROUGH PLANTERS:
SIZING FACTOR PER SAN MATEO COUNTY SIZING REQUIREMENTS:

BIORETENTION PLANTER SIZED A MINIMUM OF 0.04 OF THE AREA DRAINING TO IT.

CRITERIA APPLY TO SELF RETENTION AREA:
SIZING FACTOR PER SAN MATEO COUNTY SIZING REQUIREMENTS:

ADJUSTMENT FACTOR FOR PERVIOUS AREA = 0.1
MAXIMUM RUN-ON RATIO IMPERVIOUS TO PAVER AREA = 2:1

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APN 029-151-150, 160, 170

A Mixed-Use Condominium Project

Burlingame • California

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Project No.: 14-022
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Title:
PRELIMINARY STORMWATER CONTROL PLAN

Date: JUNE 2017
Scale: 1" = 10'
File No.: SCP-16094A10.dwg
Job No.: 16094A10
Sheet No.: C-3

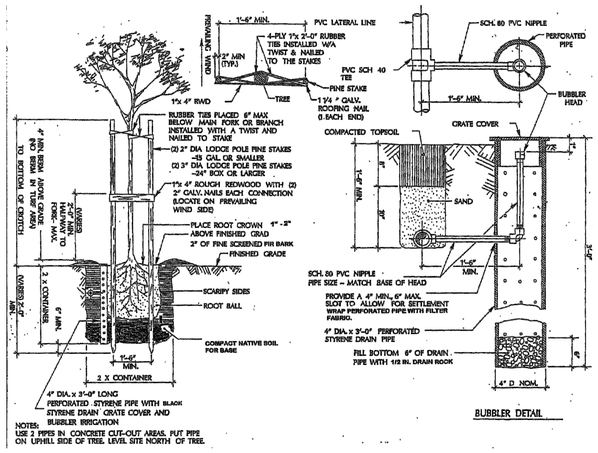
Plot Date: JUNE 6, 2017

XREF: SURVEYBYOTHERS, GROUND-FLOOR

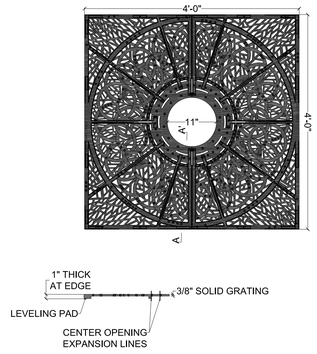
SNAP SHOT: SCP

PLANT LEGEND

SYMBOL	CALL OUT	QTY	BOTANICAL NAME	COMMON NAME	NOTES	SIZE
TREES						
	T1	5	GINKGO BILOBA	MAIDENHAIR TREE		36" BOX
PERENNIALS						
	P1	3	AGAVE 'BLUE GLOW'			5 GAL
	P2	2	AGAVE VILMORINIANA 'STAINED GLASS'	VARIEGATED OCTOPUS AGAVE		15 GAL
	P3	22	ALOE 'SAFARI ROSE'			5 GAL
	P4	9	ANIGOZANTHOS 'RED CROSS'	RED KANGAROO PAW		5 GAL
	P5	15	LOMANDRA HYSTRIX TROPICBELLE	TROPIC BELLE MAT RUSH		5 GAL
	P6	1	BOUGAINVILLEA 'BARBARA KARST'			5 GAL
	P7	1	ALOE BARBERAE	TREE ALOE		24" BOX



1 TREE PLANTING DETAIL W/ BUBBLER IRRIGATION
NTS



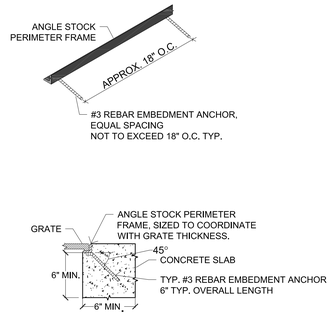
2 TREE GRATE PLAN AND SECTION
4' SQ. OT-T24 NTS

TREE GRATE SPECIFICATIONS

1. MATERIAL WILL BE HIGH QUALITY 100% RECYCLED GREY IRON; ASTM A48 CLASS 35B OR BETTER; HARDNESS 170-223 BRINNELL.
2. FINISH WILL BE POWDER COATED GREEN, RAL 6009.
3. DIMENSIONS ARE NOMINAL
4. CAST IN TWO PIECES.
5. GRATE IS 1" THICK AT EDGE.
6. CENTER OPENING EXPANSIONS AT 1'-3" AND 1'-7".
7. NO OPENINGS GREATER THAN 1/2", IN CONFORMANCE WITH ADA ACCESSIBILITY GUIDELINES.
8. GRATE WEIGHS 256 LBS.

TREE GRATE FRAME SPECIFICATIONS

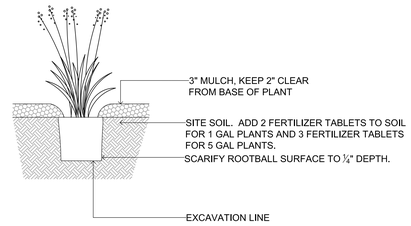
1. MATERIAL WILL BE CONSTRUCTED OF MILD STEEL ASTM A36
2. FINISH WILL BE POWDER COATED GREEN, RAL 6009.
3. FRAME IS LOAD RATED FOR PEDESTRIAN TRAFFIC ONLY
4. TYPICAL 1/8" HORIZONTAL GAP BETWEEN GRATE AND FRAME. ALL VISIBLE WELDS TO BE GROUND SMOOTH ON OUTSIDE EDGES. FRAMES WILL BE TRUE TO SQUARE OR DIAMETER. TOP OF GRATE FLUSH WITH GRADE OF SURROUNDING CONCRETE SLAB.
5. DIMENSIONS ARE NOMINAL.



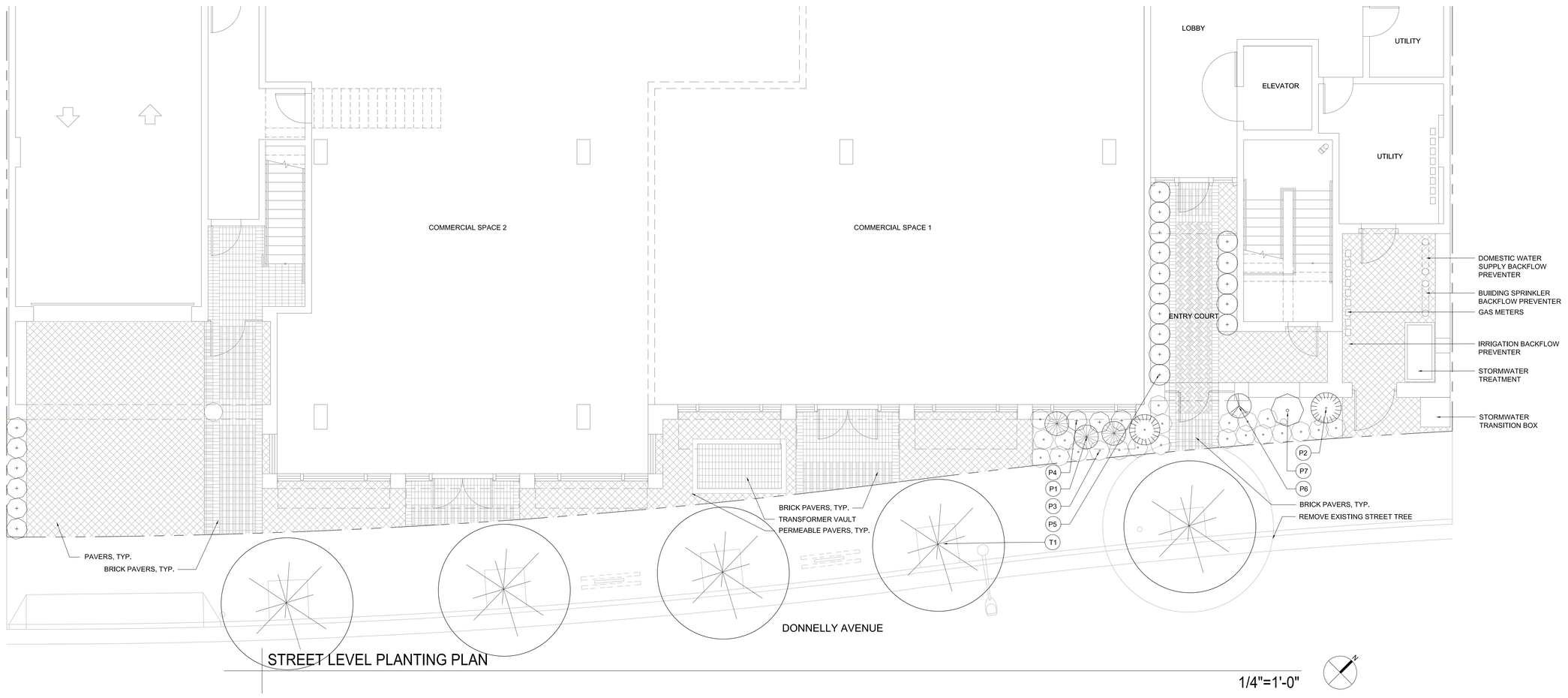
3 TREE GRATE FRAME
4' SQ. TYPE "S" PEDESTRIAN DUTY NTS

PLANTING NOTES

1. SEE PLANT SCHEDULES FOR SPECIES, QUANTITIES, AND MINIMUM SPACING. SEE PLANTING DETAILS FOR INSTALLATION AND LAYOUT.
2. A SOIL REPORT SHOULD BE PERFORMED FOR AMENDMENT RECOMMENDATIONS. THE LANDSCAPE ARCHITECT SHALL REVIEW REPORT AND RECOMMENDATIONS.
3. CONTRACTOR SHALL ALLOW FOR THE ADDITION OF SOIL AMENDMENTS AND CONDITIONERS IN SOIL PREPARATION AND FINISH GRADING.
4. 4 CUBIC YARDS OF COMPOST MUST BE INCORPORATED PER 1000 SF TO A DEPTH OF 6" OF PERMEABLE SOIL. COMPACTED SOILS MUST BE TRANSFORMED TO A FRIABLE CONDITION.
5. A LIGHTWEIGHT SOIL BLEND SHALL BE USED FOR THE PODIUM LEVEL RAISED PLANTER.
6. 3" DEPTH OF MULCH SHALL BE PLACED ON ALL EXPOSED SOIL.
7. SEE THE CIVIL ENGINEER'S DRAWINGS FOR THE FLOW THROUGH PLANTER SPECIFICATIONS.
8. LAYOUT FOR ALL PLANTING AREAS TO BE VERIFIED ON SITE BY LANDSCAPE ARCHITECT DUE TO VARYING FIELD CONDITIONS.
9. LANDSCAPE ARCHITECT WILL SUPERVISE THE PLANTING PROCESS. MODIFICATIONS TO THE PLANTING PLAN MAY OCCUR BASED ON FIELD CONDITIONS AND THE AVAILABILITY OF PLANT MATERIAL.
10. FINAL PLANT LISTS WILL BE CONTINGENT UPON PLANT AVAILABILITY. IF SELECTED SPECIES ARE UNAVAILABLE FORM LOCAL NURSERIES THEN UPON PRIOR APPROVAL OTHER GENUS OR SPECIES WITH SIMILAR HYDROLOGICAL REQUIREMENTS MAYBE SUBSTITUTED.
11. ALL PLANTS, OTHER THAN THOSE LOCATED IN THE FLOW THROUGH PLANTER, WILL BE MULCHED WITH A MINIMUM OF 2 INCHES OF MULCH USING 1/4" FIR BARK CLEAN. THE MULCH IS NOT TO MAKE CONTACT WITH THE PLANT STEM.



4 1 OR 5 GALLON PLANT
NTS



STREET LEVEL PLANTING PLAN
1/4"=1'-0"

1214 Donnelly Avenue

APN 029-151-150, 160, 170

A Mixed-Use Condominium Project

Burlingame • California

OWNER:
BRITTON TRUST

CONTACT:
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	PLANNING COMMISSION 04.17.17
	REVISED EE-PLANNING 06.28.18
	REVISED EE-PLANNING 09.04.18
	REVISED PLANNING 05.08.19

JL LANDSCAPE ARCHITECTURE
544 PACIFIC AVENUE SAN FRANCISCO, 94133 | PH: 415 • 350 • 6945 E: jan@janlongwell.com

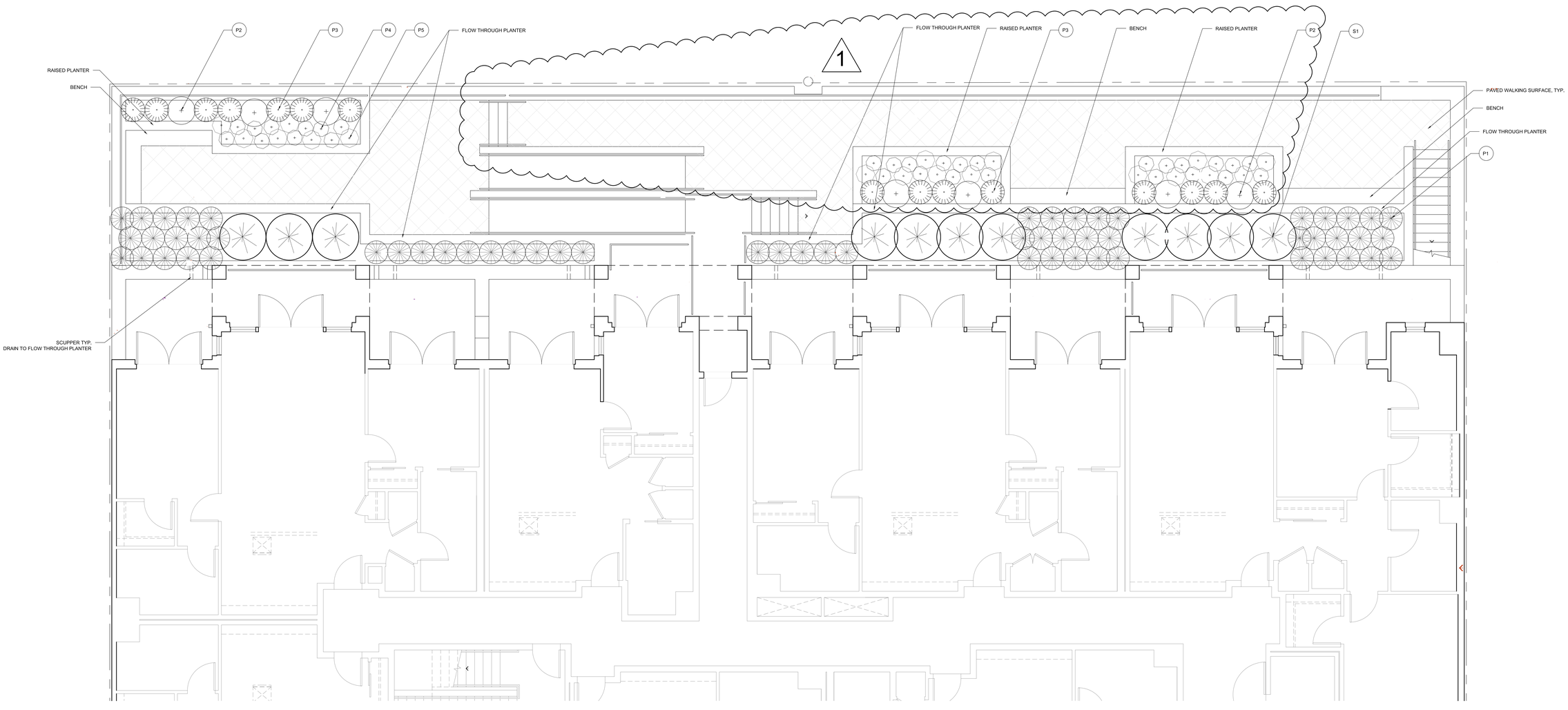
Planting Plan

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

L1.1

PLANT LEGEND

SYMBOL	CALL OUT	QTY	BOTANICAL NAME	COMMON NAME	SIZE
SHRUBS					
(R)	S1	11	PITTOSPORUM TENUIFOLIUM 'SILVER SHEEN'	SILVER SHEEN KOHUHU	15 GAL
PERENNIALS/ GRASSES					
(B)	P1	60	STIPA ARUNDINACEA	NEW ZEALAND WIND GRASS	1 GAL
(-)	P2	7	VERBENA BONARIENSIS		1 GAL
(G)	P3	15	STIPA GIGANTEA	GIANT FEATHER GRASS	1 GAL
(-)	P4	30	PENNISETUM SPATHIOLATUM	SLENDER VELDT GRASS	1 GAL
(-)	P5	18	VERBENA LILACINA 'DE LA MINA'		1 GAL



PODIUM LEVEL PLANTING PLAN

1/4"=1'-0"

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APN 029-151-150, 160, 170

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	EE-PLANNING 04.12.16
	PLANNING COMMISSION 04.17.17
	REVISED PLANNING 05.08.19
1	REVISED 06.17.20

JL LANDSCAPE ARCHITECTURE
156 South Park
San Francisco, Ca 94107
415.350.6945
jan@janlongwell.com

Planting Plan

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

L1.2

IRRIGATION NOTES

1. P.O.C. AND CONTROLLER TO BE LOCATED AT EXISTING MAIN WATER SUPPLY IN GARAGE.
2. IF MODIFICATIONS ARE MADE IN THE FIELD, ALL VALVES AND PIPING MUST BE SIZED PROPERLY TO CONFORM WITH THE STANDARD GPM AND VELOCITY REQUIREMENTS. CONTRACTOR SHALL PROVIDE AN OVERLAY SHOWING DESIGN MODIFICATIONS TO VALVES AND/OR PIPE SIZES AND HEAD LAYOUTS PRIOR TO INSTALLING THE CHANGED ITEMS.
3. ALL PIPING AND WIRE SHALL BE SLEEVED UNDER PAVING. ALL SLEEVES TO BE A MINIMUM OF 2X DIAMETER OF SLEEVED PIPE. ALL MAINLINE SHALL BE ACCOMPANIED WITH A MINIMUM 2-INCH DIAMETER WIRE SLEEVE. SLEEVING TO EXTEND MINIMUM 12" BEYOND PAVING.
4. ALL SHADED AREAS SHOWN ON PLANTING PLAN SHALL BE IRRIGATED USING ¾" DISTRIBUTION TUBING AND EMITTERS DIRECTLY TO EACH PLANT.
5. CONTRACTOR TO PLACE ¾" DISTRIBUTION TUBING PARALLEL TO CONTOURS.

IRRIGATION LEGEND

DRIP SYSTEM

- DRIP ZONE BOUNDARIES
- ▲ PVC TO PE DRIP ADAPTOR
- NO SYMBOL ½" DRIP DISTRIBUTION TUBING - RAINBIRD XT-700-500
- NO SYMBOL ¾" DRIP DISTRIBUTION TUBING - RAINBIRD XQ-250
- NO SYMBOL DRIP EMITTERS (RAINBIRD XERI-BUG EMITTERS

PLANT SIZE	NO./EMITTER SIZE	
1 GAL.	(2) ½ GPH	RAINBIRD XB-05-PC
2 GAL.	(2) 1 GPH	RAINBIRD XB-05-PC
5 GAL.	(2) 1 GPH	RAINBIRD XB-10-PC
15 GAL.	(4) 1 GPH	RAINBIRD XB-10-PC
24" BOX	(4) 2 GPH	RAINBIRD XB-20-PC
36" BOX	(6) 2 GPH	RAINBIRD XB-20-PC

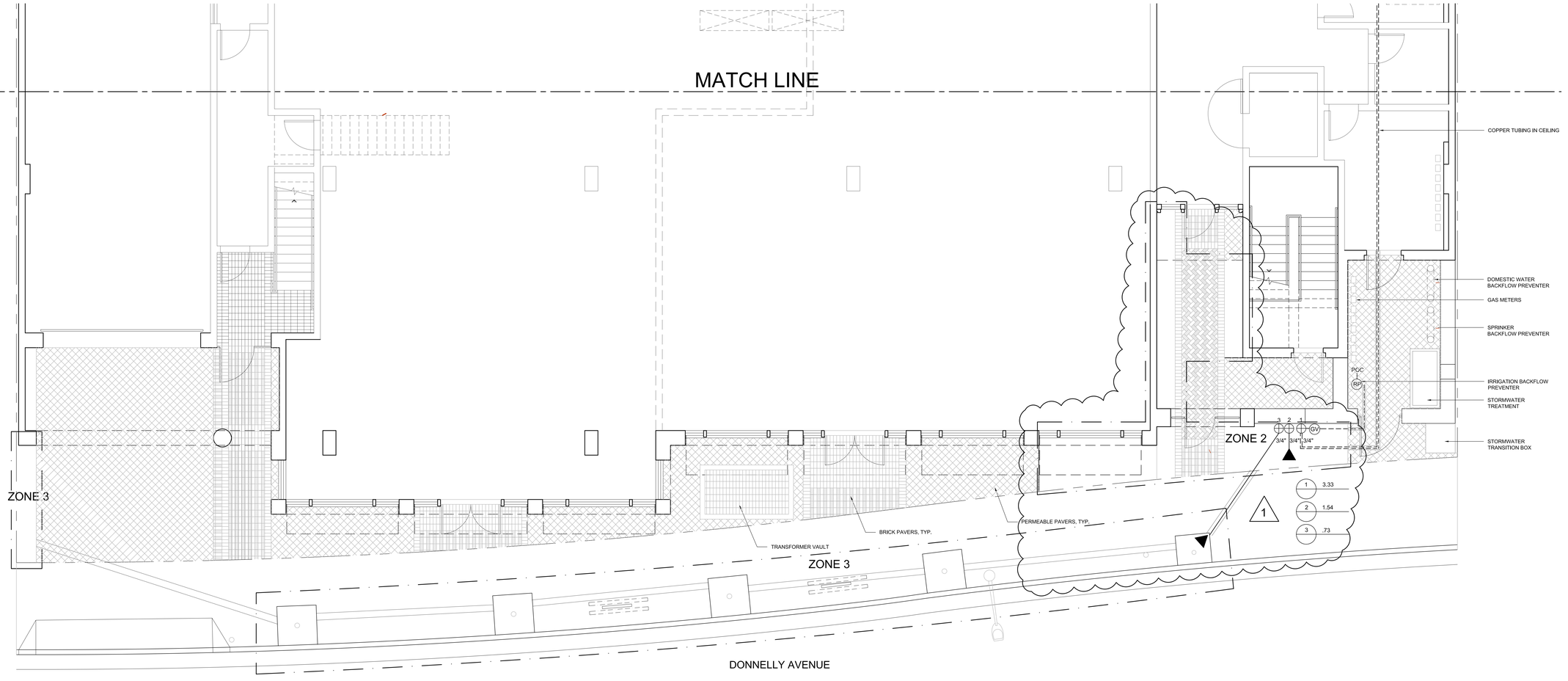
CONTROL AND UTILITIES

- (RP) FEBCO MODEL 825Y, REDUCED PRESSURE ASSEMBLY
- (GV) NIBCO T-113 CLASS 125 BRONZE GATE VALVE
- C HUNTER PCC-600 CONTROLLER
- ⊕ RAINBIRD COMMERCIAL CONTROL ZONE KIT W/ PRESSURE REGULATING, BASKET FILTER, XCZ-PRB-100-COM
- HUNTER SOLAR SYNC (EVAPOTRANSPIRATION AND RAIN BUCKET)

PIPING

- SCH 40 PVC MAINLINE
- 3/4" SCH 40 PVC LATERAL LINE
- SCH 40 PVC SLEEVE
- 1/2" COPPER TUBING

VALVE # / GPM / VALVE SIZE



STREET LEVEL IRRIGATION PLAN

1/4"=1'-0"

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APN 029-151-150, 160, 170

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Project No.	Date
14-022	07.18.14

Revisions

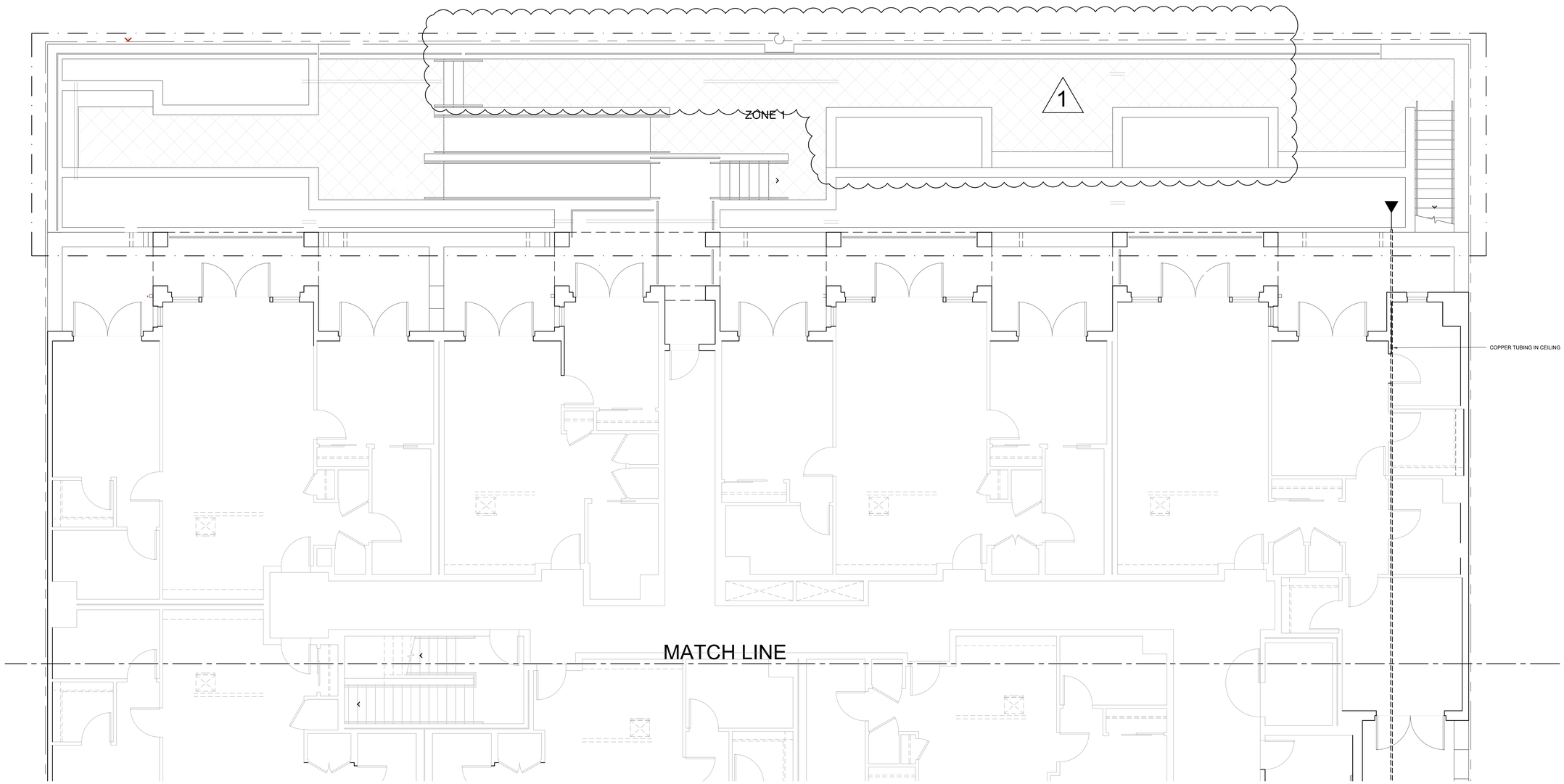
No.	Issue / Date
	ISSUED FOR REVIEW 08.01.14
	ISSUED FOR REVIEW 08.08.14
	ISSUED FOR REVIEW 09.24.14
	ISSUED FOR REVIEW 03.06.15
	PLANNING COMMISSION 04.20.15
	ISSUED FOR REVIEW 01.28.16
	EE 02.02.16
	EE-PLANNING 04.12.16
	PLANNING COMMISSION 04.17.17
1	REVISED PLANNING 05.08.19

JL LANDSCAPE ARCHITECTURE
544 PACIFIC AVENUE SAN FRANCISCO, 94133 | PH: 415 - 350 - 6945 E: jan@janlongwell.com

Irrigation Plan

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

L2.1



PODIUM LEVEL IRRIGATION PLAN

1/4"=1'-0"

1214 Donnelly Avenue

APN 029-151-150, 160, 170

A Mixed-Use Condominium Project

Burlingame • California

OWNER:
BRITTON TRUST

CONTACT:
JOHN BRITTON
1345 MISSION STREET
SAN FRANCISCO, CA 94103
415.934.1151

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Project No.	Date
14-022	06.17.20

Revisions

No.	Issue / Date
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	ISSUED FOR REVIEW 09.24.14
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1	REVISED 06.17.20

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Irrigation Plan

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

L2.2