



RENDERING 2

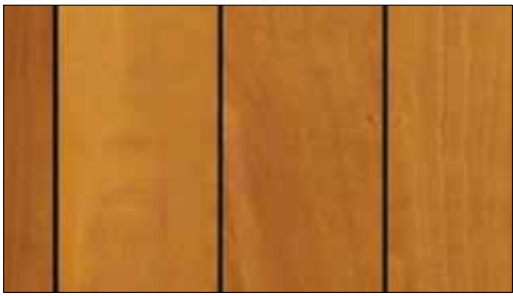


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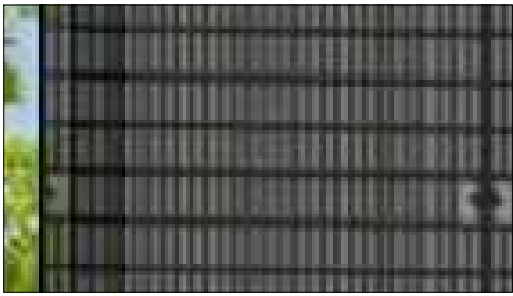


KEY PLAN

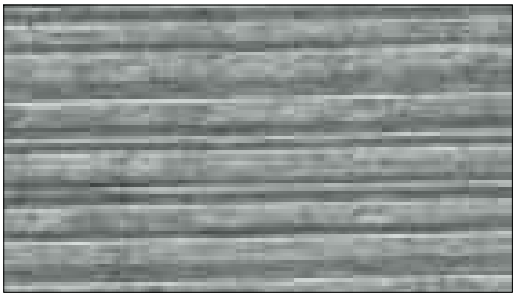
LEGEND



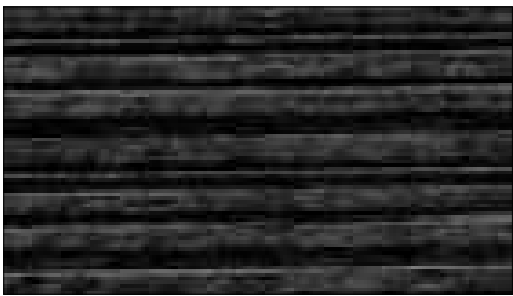
PARKLEX FACADE CLADDING
PRODUCT: FACADE/ WOOD: COPPER



ALUMINUM GRATING
PRODUCT: MC NICHOLS GAL 125



SCORED TAKTL PANEL OR SIMILAR
COLOR: LIGHT GRAY
(closest match to- SW 7071- Gray Screen)



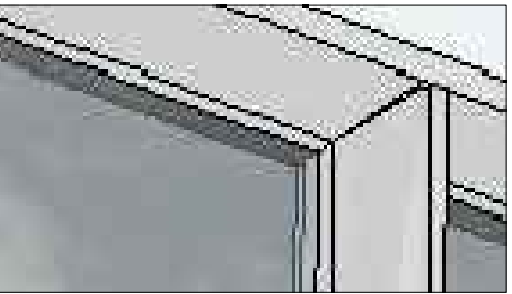
SCORED TAKTL PANEL OR SIMILAR
COLOR: DARK GRAY
(closest match to- SW 7069- Ironore)



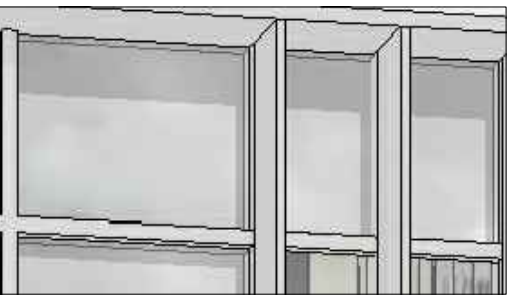
ALUMINUM LOUVERS
FINISH: KYNAR COATED, COLOR: DARK GRAY



ALUMINUM PANELS
FINISH: KYNAR COATED, COLOR: DARK GRAY

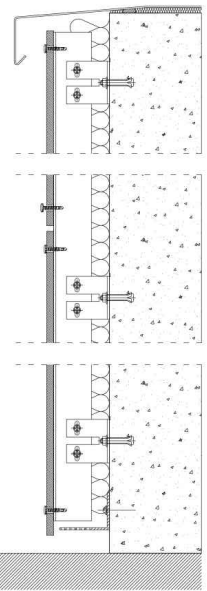
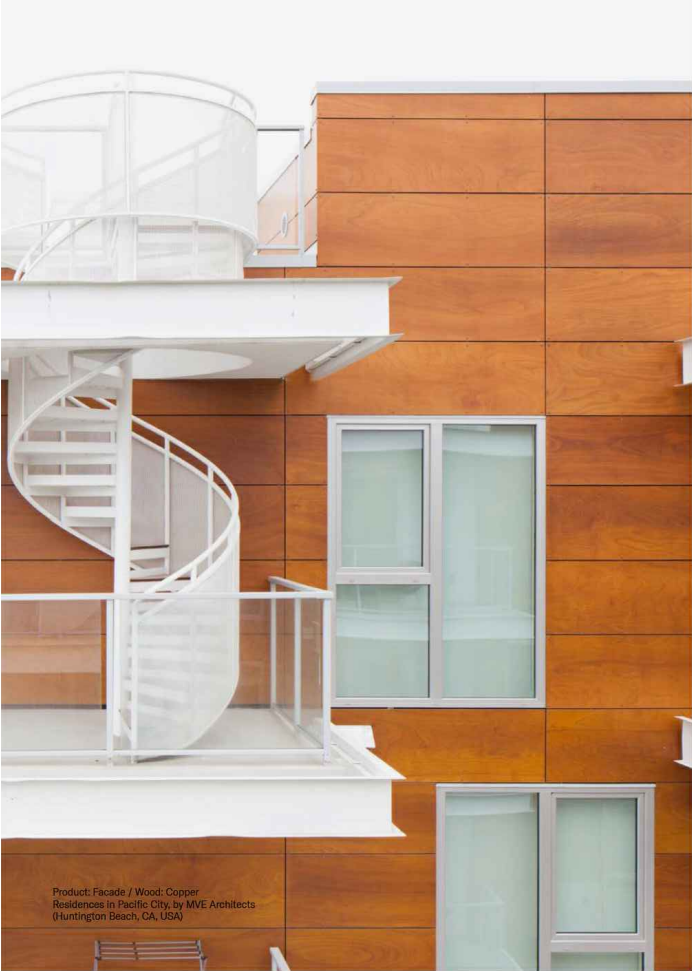
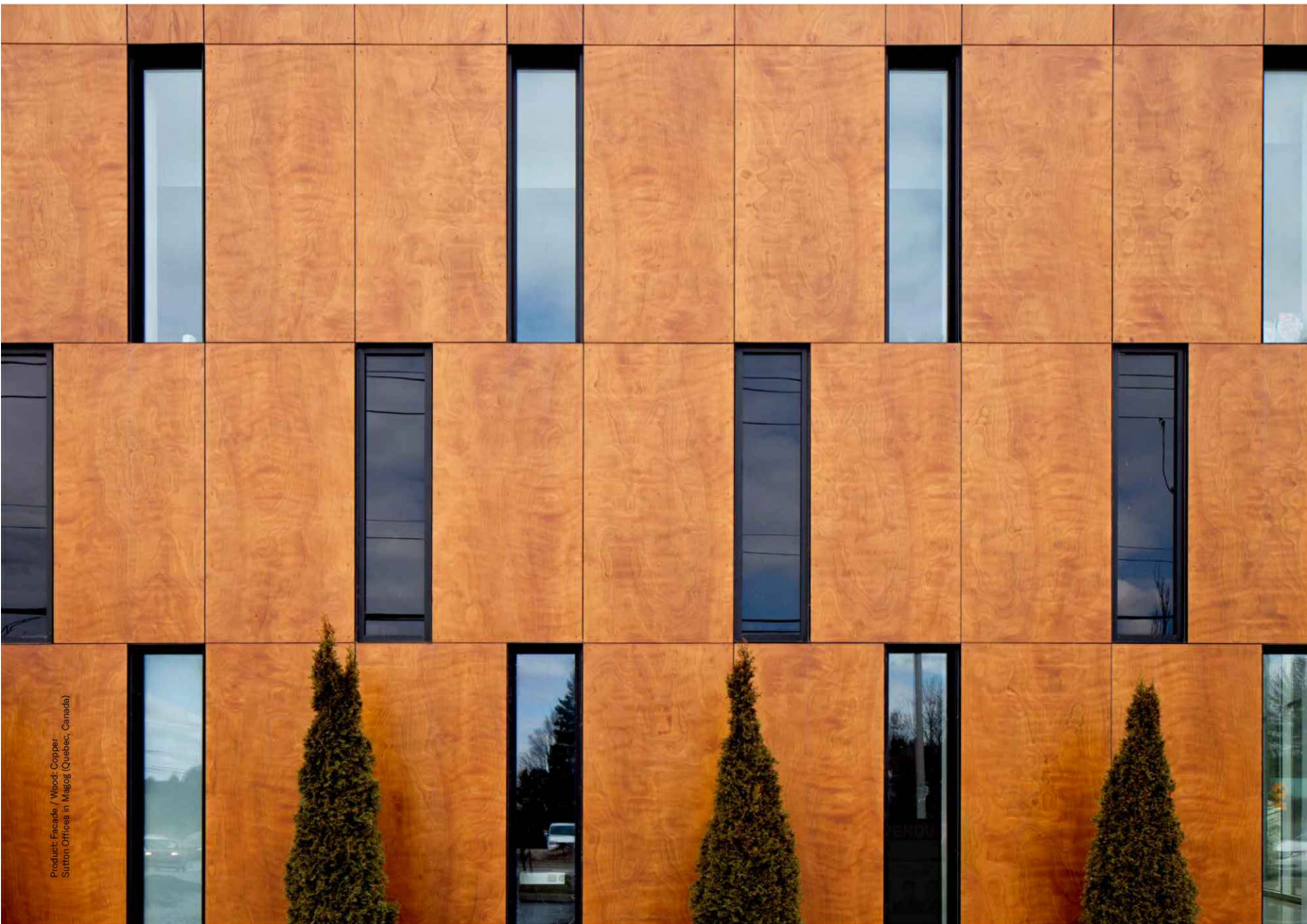


PROTRUDING ALUMINUM MULLION CAPS
FINISH: CLEAR ANODIZED



SHADOW BOX / SPANDREL GLASS PANEL

PARKLEX FACADE CLADDING- PRODUCT APPLICATION REFERENCE



The ventilated facade is an efficient bioclimatic architecture solution that provides thermal insulation. In other words, it reduces heat dissipation in the cold months and heat absorption in the warmer months, resulting in a marked improvement in comfort inside the building.



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PROJECT NAME

601
CALIFORNIA DRIVE

601 California Drive,
Burlingame, CA 94010

APN: 0291 31380

CLIENT

Edward Duffy

For Ownership LLC (TBD)

625 California Drive,
Burlingame, CA 94010

NOT FOR CONSTRUCTION

PROJECT TEAM

ARCHITECT
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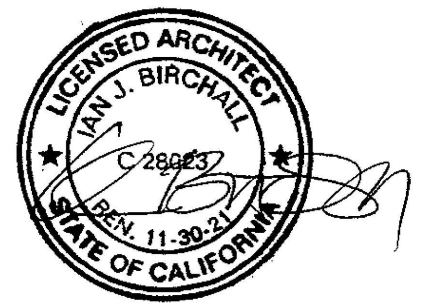
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	08/31/2020	INC. TRAFFIC IMPACT ANALYSIS FEEDBACK
	06/18/2020	RESPONSE TO PWD PLAN CHECK COMMENTS
	01/17/2020	POST HEARING REVISIONS
	11/22/2019	PLAN CHECK COMMENTS
0	09/20/2019	CITY SUBMISSION SET
REV	DATE	ISSUE



SHEET DESCRIPTION
MATERIAL BOARD

DATE 09/15/2020

SCALE As Indicated

DRAWN BY VP/ SS

CHECKED BY IB

JOB NO. 1901

A-5.00

SHEET NO.

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RENDERING 4



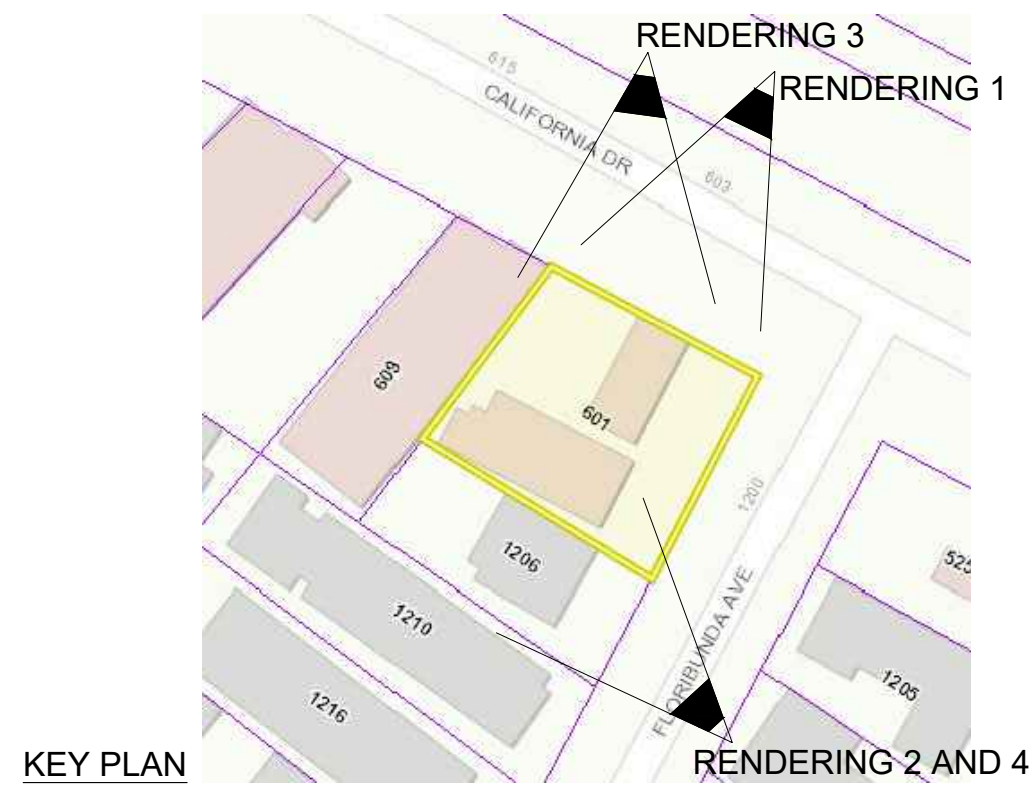
RENDERING 3



RENDERING 2



RENDERING 1



KEY PLAN

RENDERING 2 AND 4



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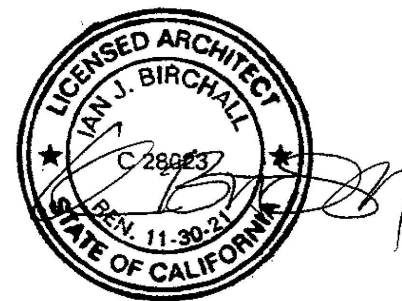
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REV DATE ISSUE



SHEET DESCRIPTION

MODEL VIEWS

DATE 09/15/2020

SCALE As Indicated

DRAWN BY VP/ SS

CHECKED BY IB

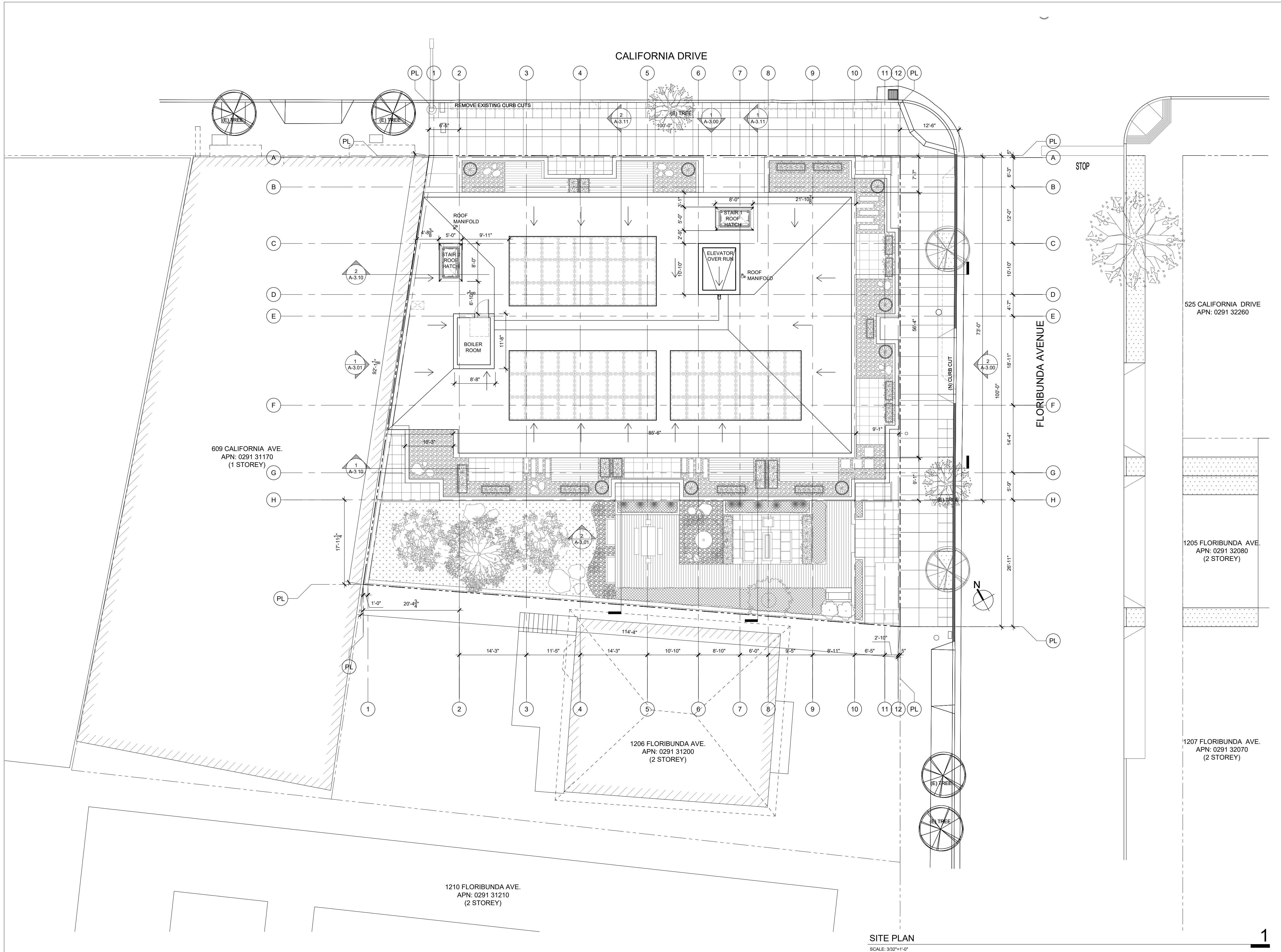
JOB NO. 1901

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EXISTING CONDITIONS NOTES

EXISTING GAS STATION:	
3 SHEDS-	38 SF, 100 SF, 100 SF ±
1 LEVEL WOOD FRAME STRUCTURE-	1900 SF
FUEL STATION CANOPY-	1375 SF
TOTAL-	3513 SF



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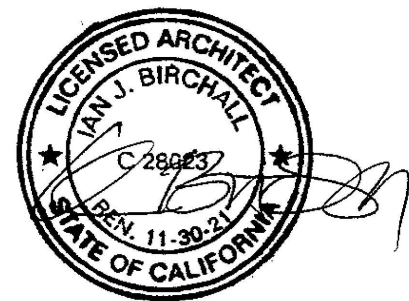
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REV	DATE	ISSUE
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SHEET DESCRIPTION
SITE PLAN

DATE	09/15/2020
SCALE	3/32" = 1'-0"
DRAWN BY	VP/ SS
CHECKED BY	IB
JOB NO.	1901

A-1.00

SHEET NO.

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TYPICAL EXTERIOR MATERIALS

- SCORED TAKTL PANEL OR SIMILAR
A. COLOR- LIGHT GRAY (CLOSEST MATCH TO- SW 7071- GRAY SCREEN)
B. COLOR- DARK GRAY (CLOSEST MATCH TO- SW 7069- IRONORE)
- PARKLEX FACADE CLADDING
PRODUCT: FACADE/ WOOD: COPPER
- ALUMINUM PANEL- FINISH: KYNAR COATED
COLOR- DARK GRAY (SW 7069- IRONORE)
- ALUMINUM GRATING- PRODUCT: MC NICHOLS GAL-125
A. FINISH- KYNAR COATED, COLOR- DARK GRAY (SW 7069- IRONORE)
B. FINISH- CLEAR ANODISED, COLOR- LIGHT GRAY (SW 7071- GRAY SCREEN)
- WINDOW FRAME- POWDER COATED (CLOSEST MATCH TO DARK GRAY- SW 7069- IRONORE)
- SHADOW BOX / SPANDREL GLASS PANEL
- VISION GLASS PANEL
- ALUMINUM LOUVERS- FINISH: KYNAR COATED
COLOR- DARK GRAY [SW 7069- IRONORE]
- PROTRUDING ALUMINUM MULLION CAPS.
- GARAGE DOOR-
PRODUCT: RYTEC CORPORATION- SPIRAL LH MODEL
- STEEL GUARDRAILS AND HANDRAILS- FOR ROOF HATCH
- ALUMINUM COPING- FINISH: CLEAR ANODIZED
- STUCCO WITH SMOOTH FINISH-
COLOR- LIGHT GRAY [SW 7071- GRAY SCREEN]
- STUCCO WITH SMOOTH FINISH-
COLOR- DARK GRAY [SW 7069- IRONORE]
- PROPERTY LINE FENCE-
PRODUCT: MIXED MATERIAL FENCE WITH MATTE BLACK ALUMINUM FRAME WITH VINYL INFILL BOARDS
- GREEN WALL



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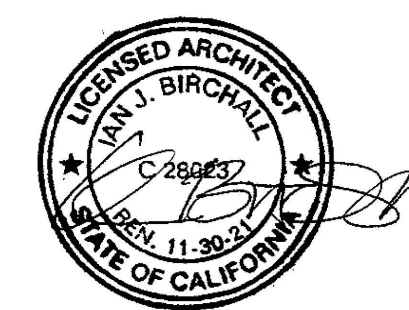
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REV DATE ISSUE



SHEET DESCRIPTION

**EXTERIOR ELEVATION
EAST AND NORTH**

DATE 09/15/2020

SCALE 1/8" = 1'-0"

DRAWN BY VP/ SS

CHECKED BY IB

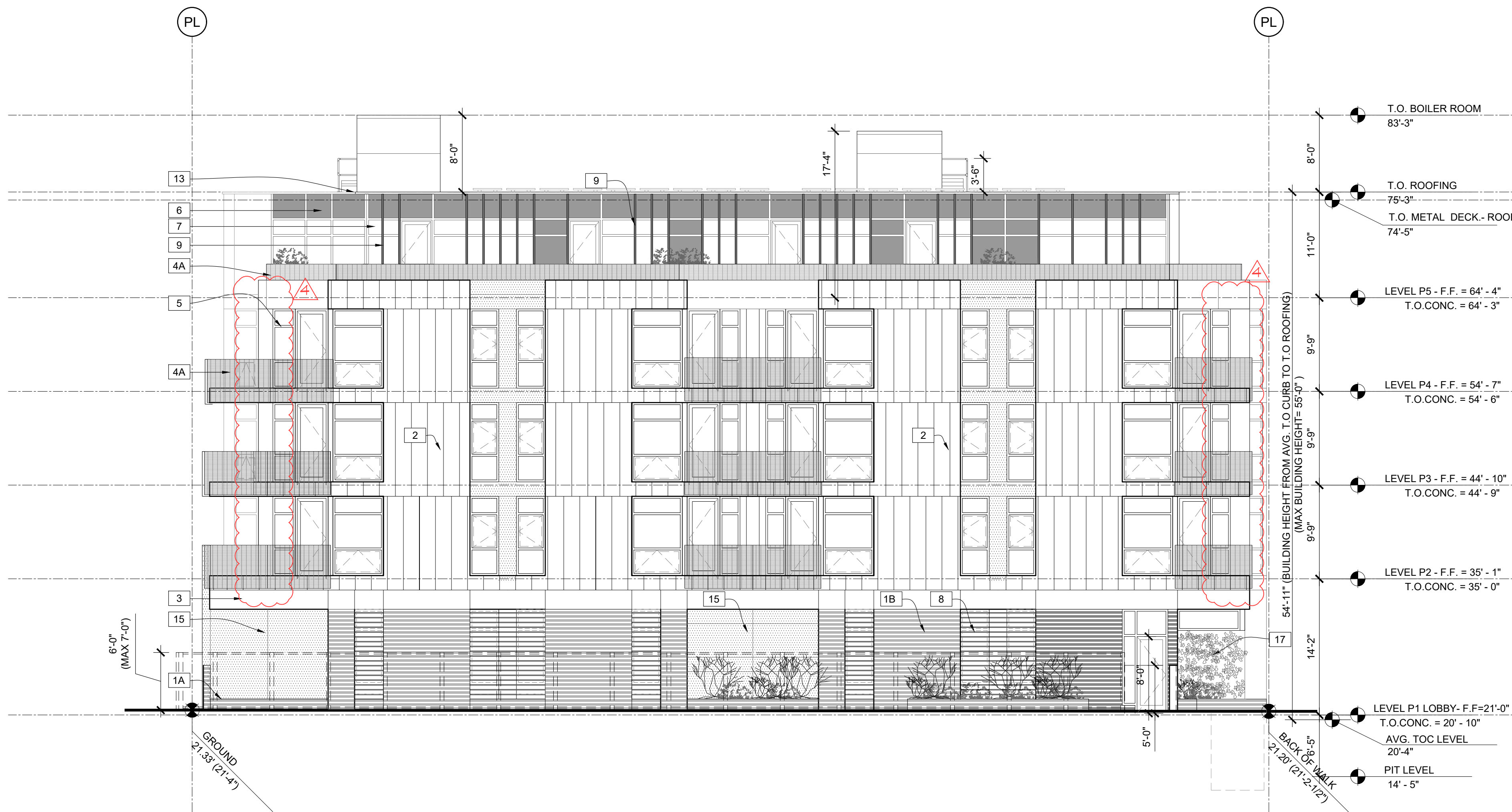
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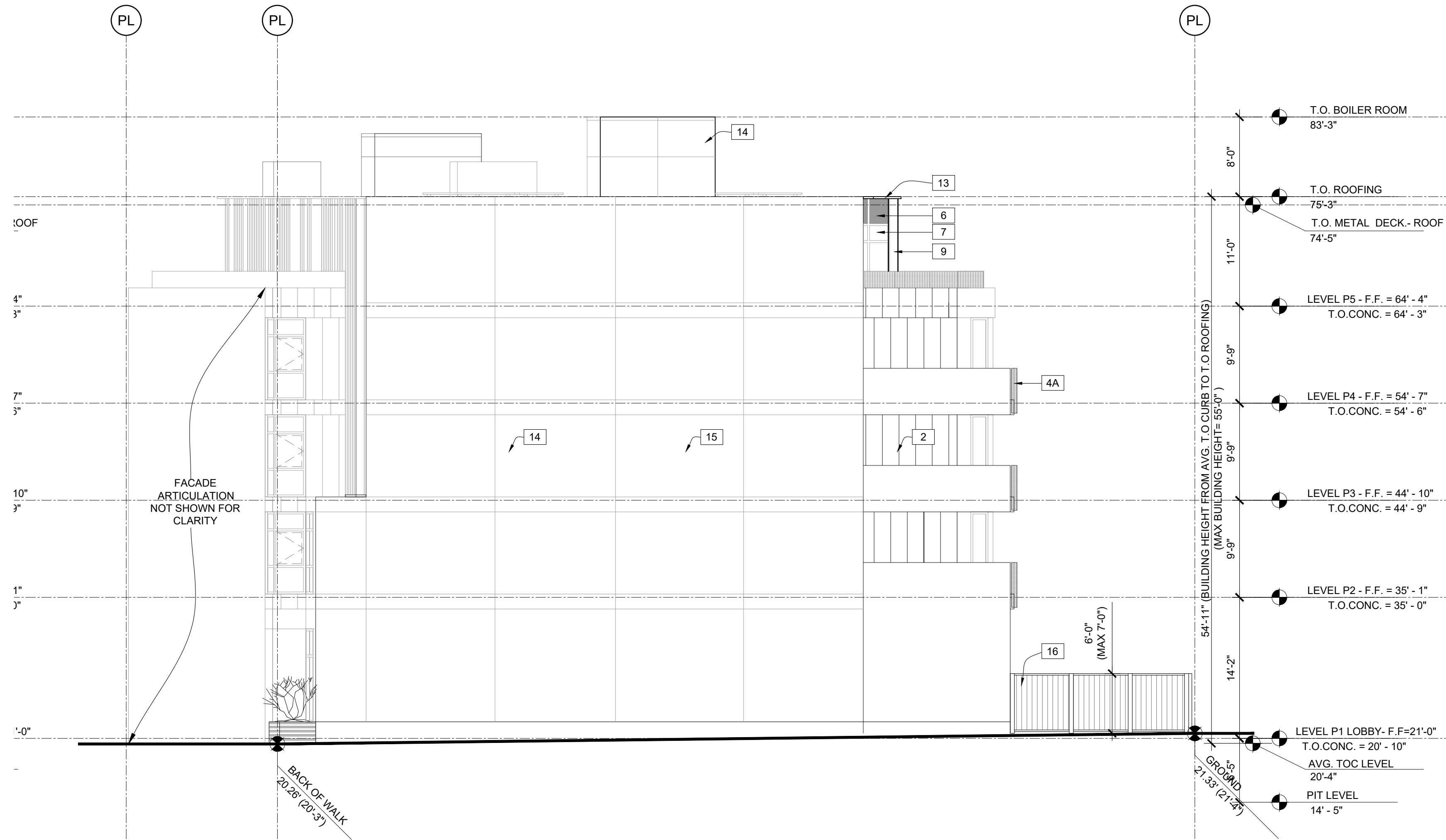
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SOUTH ELEVATION

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



WEST ELEVATION

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

TYPICAL EXTERIOR MATERIALS

- SCORED TAKTL PANEL OR SIMILAR
A. COLOR- LIGHT GRAY (CLOSEST MATCH TO- SW 7071- GRAY SCREEN)
B. COLOR- DARK GRAY (CLOSEST MATCH TO- SW 7069- IRONORE)
- PARKLEX FACADE CLADDING
PRODUCT: FACADE/ WOOD: COPPER
- ALUMINUM PANEL- FINISH: KYNAR COATED
COLOR- DARK GRAY (SW 7069- IRONORE)
- ALUMINUM GRATING- PRODUCT: MC NICHOLS GAL-125
A. FINISH- KYNAR COATED, COLOR- DARK GRAY (SW 7069- IRONORE)
B. FINISH- CLEAR ANODISED, COLOR- LIGHT GRAY (SW 7071- GRAY SCREEN)
- WINDOW FRAME- POWDER COATED (CLOSEST MATCH TO DARK GRAY- SW 7069- IRONORE)
- SHADOW BOX / SPANDREL GLASS PANEL
- VISION GLASS PANEL
- ALUMINUM LOUVERS- FINISH: KYNAR COATED
COLOR- DARK GRAY [SW 7069- IRONORE]
- PROTRUDING ALUMINUM MULLION CAPS.
- GARAGE DOOR-
PRODUCT: RYTEC CORPORATION- SPIRAL LH MODEL
- STEEL GUARDRAILS AND HANDRAILS- FOR ROOF HATCH
- ROOFTOP PHOTOVOLTAIC ARRAY METAL RACKING
- ALUMINUM COPING- FINISH: CLEAR ANODIZED
- STUCCO WITH SMOOTH FINISH-
COLOR- LIGHT GRAY [SW 7071- GRAY SCREEN]
- STUCCO WITH SMOOTH FINISH-
COLOR- DARK GRAY [SW 7069- IRONORE]
- PROPERTY LINE FENCE-
PRODUCT: MIXED MATERIAL FENCE WITH MATTE BLACK ALUMINUM FRAME WITH VINYL INFILL BOARDS
- GREEN WALL



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PROJECT NAME

601
CALIFORNIA DRIVE

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Burlingame, CA 94010

APN: 0291 31380

CLIENT

Edward Duffy

For Ownership LLC (TBD)

625 California Drive,
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CIVIL ENGINEER
MacLeod and Associates
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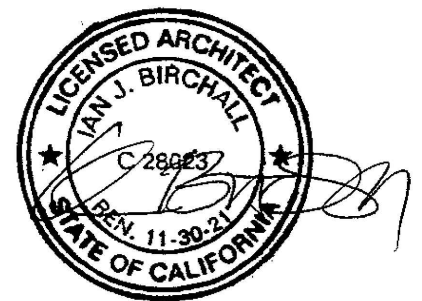
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REV DATE ISSUE



SHEET DESCRIPTION

EXTERIOR ELEVATION
SOUTH(REAR YARD)
AND WEST

DATE 09/15/2020

SCALE 1/8" = 1'-0"

DRAWN BY VP/ SS

CHECKED BY IB

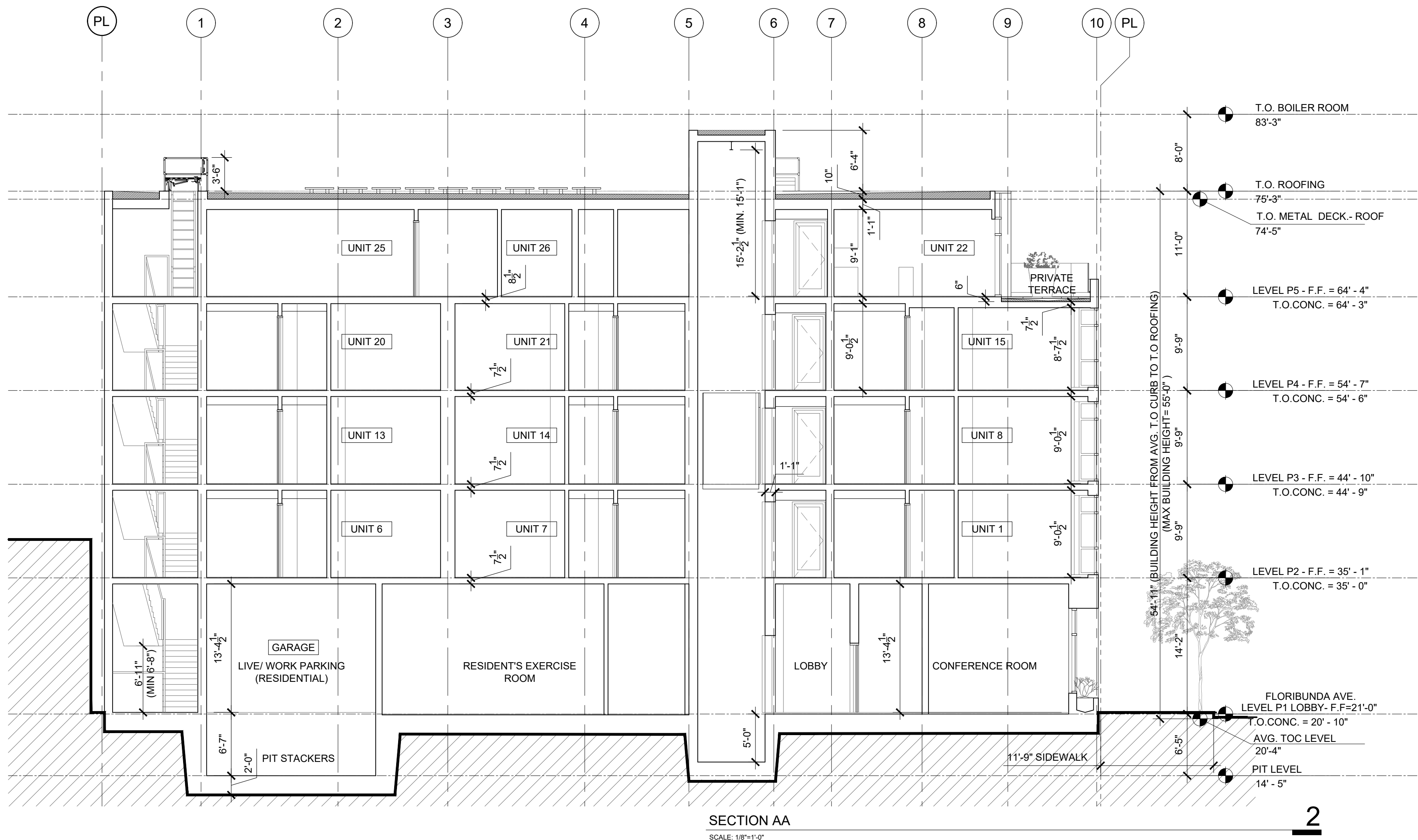
JOB NO. 1901

A-3.01

SHEET NO.

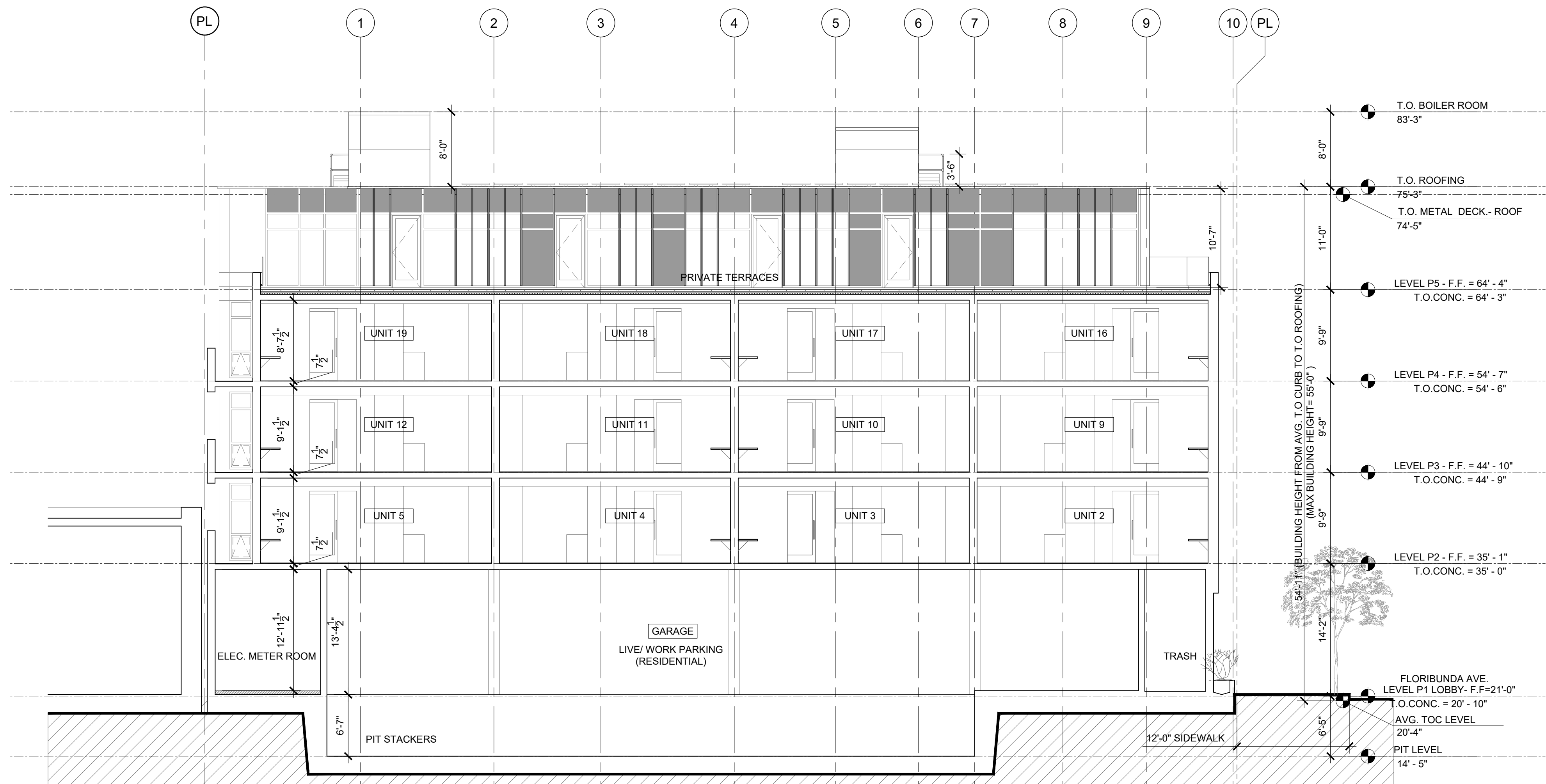
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SECTION AA
SCALE: 1/8"=1'-0"

2



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

1

"HEIGHT OF BUILDING" VERIFICATION

- AS PER SECTION 25.08.340, BURLINGAME MUNICIPAL CODE: "HEIGHT OF BUILDING" MEANS THE VERTICAL DISTANCES BETWEEN AVERAGE TOP OF CURB AND TO THE HIGHEST EDGE OF A GABLE, HIP OR SHED ROOF OR TOP OF PARAPET
- TOP OF CURB LEVELS AS/SURVEY:
 - a. 20.02
 - b. 20.59
- AVERAGE TOP OF CURB LEVEL = 20'-4"
- MAXIMUM BUILDING HEIGHT PERMISSIBLE = 55'-0" (DATUM = 75'-4")
- PROPOSED PROJECT'S BUILDING HEIGHT = 54'-11" (DATUM = 75'-3")
- PROJECT HEIGHT COMPLIES WITH BURLINGAME MUNICIPAL CODE.

SECTION NOTES

ib+a
architecture

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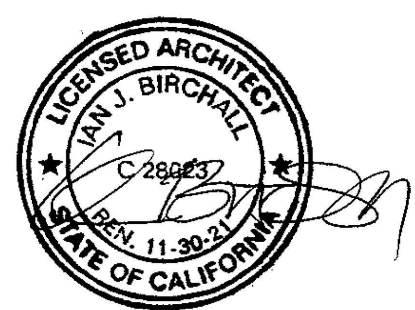
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SHEET DESCRIPTION

BUILDING SECTION
A-A, B-B

DATE 09/15/2020

SCALE 1/8" = 1'-0"

DRAWN BY VP/ SS

CHECKED BY IB

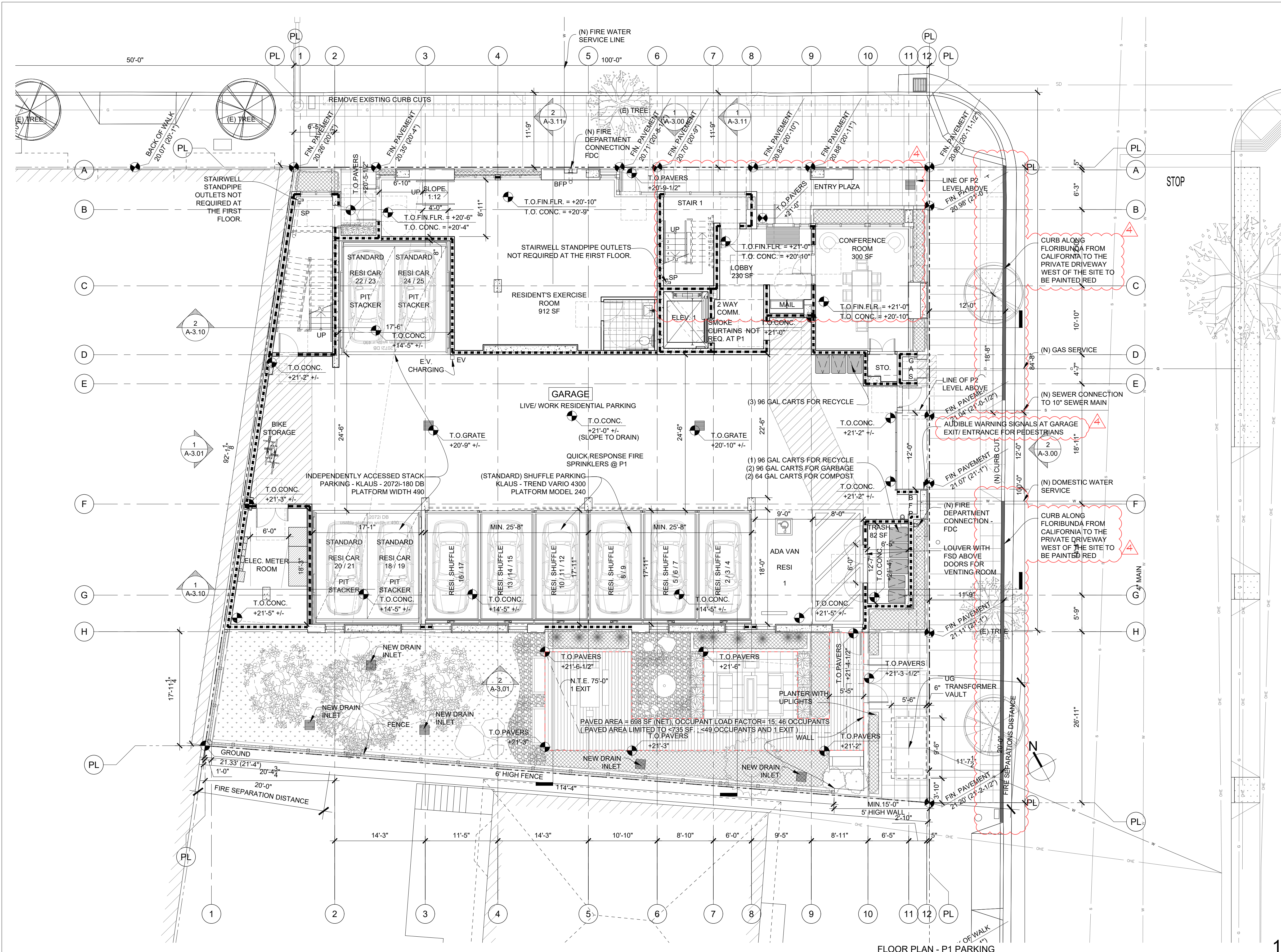
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FLOOR PLAN LEGEND	
	CONCRETE WALL, SSD - 3 HOUR RATED U.O.N.
	NON-RATED STUD WALL PER THE SCHEDULE
	1 HOUR RATED FIRE PARTITION / FIRE BARRIER
	2 HOUR RATED FIRE BARRIER / FIRE WALL
	90-MINUTE FIRE RATED WINDOW SYSTEM WITH WS SPRINKLER SYSTEM (#)

- FLOOR PLAN NOTES**
- SEE ARCHITECTURAL SHEETS A-0.05 THRU A-0.09 FOR ACCESSIBILITY COMPLIANCE NOTES AND DETAILS.
 - ALL PARTY WALLS ARE SEPARATED BY A 1" AIRSPACE, U.O.N.
 - FOR GRAB BAR BACKING, ACCESSIBILITY DIMENSIONS AND CLEARANCES AT TOILET ROOMS, POWDER ROOMS, AND BATHROOMS, SEE SHEETS A-0.06, A-0.07.
 - ALL EXTERIOR STUD WALLS SHALL RECEIVE R-21 MIN THERMAL BATT INSULATION CONTINUOUS FROM FLOOR SLAB/DECK TO UNDERSIDE OF FLOOR SLAB/FLOOR DECK OR ROOF ABOVE.
 - THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED. 2016 CBC SEC. 1008.2
 - WHERE WINDOWS, DOORS AND WALLS ARE NOT LOCATED BY A DIMENSION STRING, THEY ALIGN WITH THE WINDOW, DOOR OR WALL BELOW.
 - REFER TO APPLICABLE DETAILS FOR BATHROOMS AND KITCHENS ON SHEET A-0.07 (TYP.)
 - BBQ / FIRE PITS IN DECKS OR GATHERING AREAS PER LANDSCAPE DRAWINGS

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SHEET DESCRIPTION

FLOOR PLAN - P1 (PARKING PLAN)

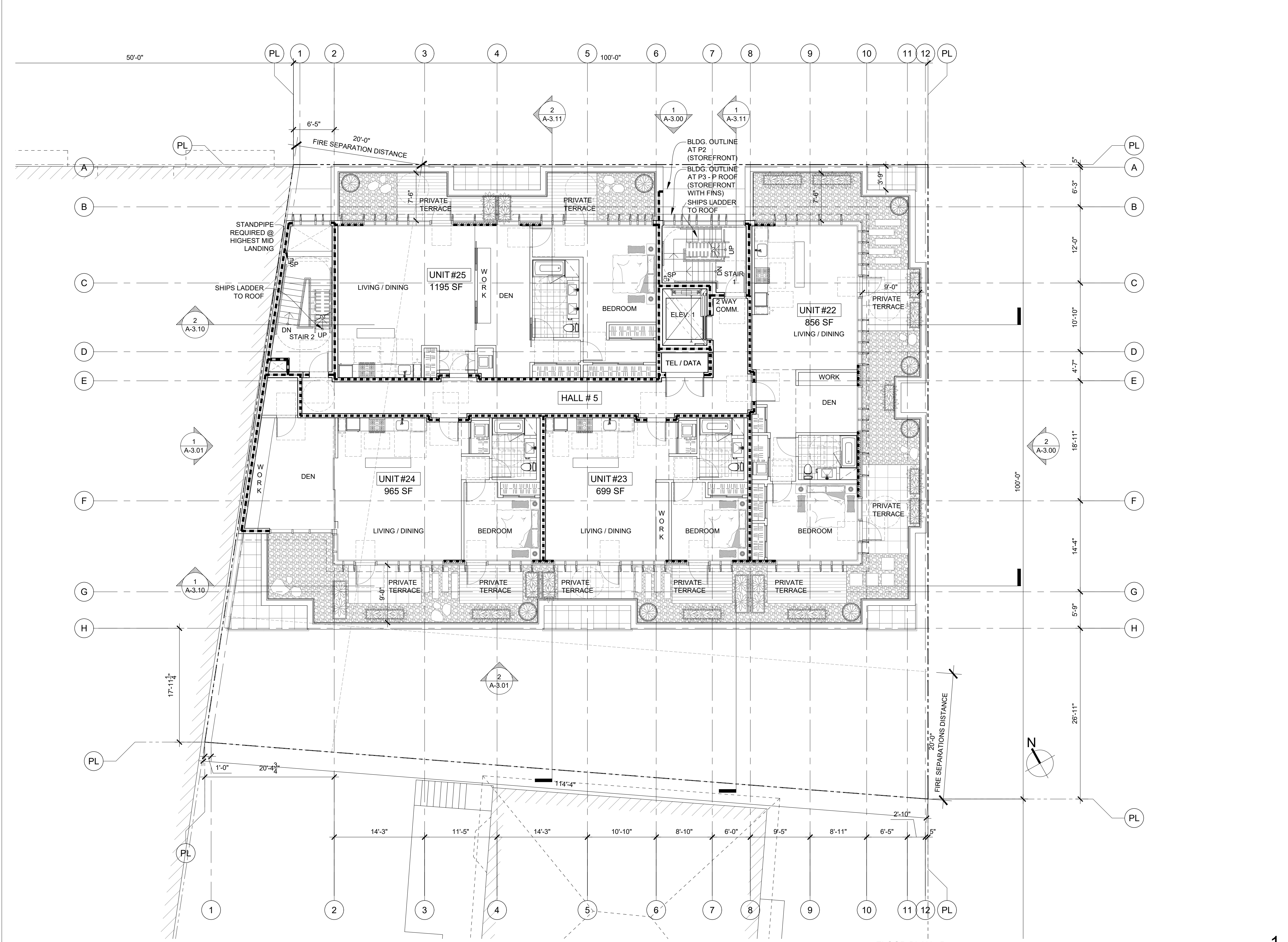
DATE	09/15/2020
SCALE	1/8" = 1'-0"
DRAWN BY	VP/ SS
CHECKED BY	IB
JOB NO.	1901

A-2.00

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FLOOR PLAN - P5
SCALE: 1/8" = 1'-0"

FLOOR PLAN LEGEND	
	CONCRETE WALL , SSD - 3 HOUR RATED U.O.N.
	NON-RATED STUD WALL PER THE SCHEDULE
	1 HOUR RATED FIRE PARTITION / FIRE BARRIER
	2 HOUR RATED FIRE BARRIER / FIRE WALL
	90-MINUTE FIRE RATED WINDOW SYSTEM WITH WS SPRINKLER SYSTEM

- | | |
|---|--|
| <p>1. SEE ARCHITECTURAL SHEETS A-0.05 THRU A-0.09 FOR ACCESSIBILITY COMPLIANCE NOTES AND DETAILS.</p> <p>2. ALL PARTY WALLS ARE SEPARATED BY A 1" AIRSPACE; U.O.N.</p> <p>3. FOR GRAB BAR BACKING, ACCESSIBILITY DIMENSIONS AND CLEARANCES AT TOILET ROOMS, POWDER ROOMS, AND BATHROOMS, SEE SHEETS A-0.06, A-0.07.</p> <p>4. ALL EXTERIOR STUD WALLS SHALL RECEIVE R-21 MIN THERMAL BATT INSULATION CONTINUOUS FROM FLOOR SLAB/DECK TO UNDERSIDE OF FLOOR SLAB/FLOOR DECK OR ROOF ABOVE.</p> <p>5. THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED. 2016 CBC SEC. 1008.2</p> <p>6. WHERE WINDOWS, DOORS AND WALLS ARE NOT LOCATED BY A DIMENSION STRING, THEY ALIGN WITH THE WINDOW, DOOR OR WALL BELOW.</p> | <p>7. REFER TO APPLICABLE DETAILS FOR BATHROOMS AND KITCHENS ON SHEET A-0.07 (TYP.)</p> <p>8. BBQ / FIRE PITS IN DECKS OR GATHERING AREAS PER LANDSCAPE DRAWINGS</p> <p>9. ALL DWELLING UNITS INTERIOR DOORS WILL COMPLY WITH CBC 1132A5.2. AN 18" MINIMUM STRIKE EDGE CLEARANCE HAS BEEN PROVIDED ON ALL UNIT INTERIOR DOORS.</p> |
|---|--|

DOOR CLEARANCES

UNIT ENTRY DOOR

INTERIOR DOOR

ib+a
architecture

177 Post Street,
Suite 920
San Francisco,
CA 94108

tel: (415) 512-9660
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www.ibadesign.com

PROJECT NAME

601 CALIFORNIA DRIVE

601 California Drive,
Burlingame, CA 94010

APN: 0291 31380

CLIENT

Edward Duffy

For Ownership LLC (TBD)

625 California Drive,
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NOT FOR CONSTRUCTION

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GEOTECH ENGINEER
Romig Engineers Inc
650-591-5224

REV	DATE	ISSUE
△	08/31/2020	INC. TRAFFIC IMPACT ANALYSIS FEEDBACK
△	06/18/2020	RESPONSE TO PWD PLAN CHECK COMMENTS
△	01/17/2020	POST HEARING REVISIONS
△	11/22/2019	PLAN CHECK COMMENTS
0	09/20/2019	CITY SUBMISSION SET

SHEET DESCRIPTION

FLOOR PLAN - P5

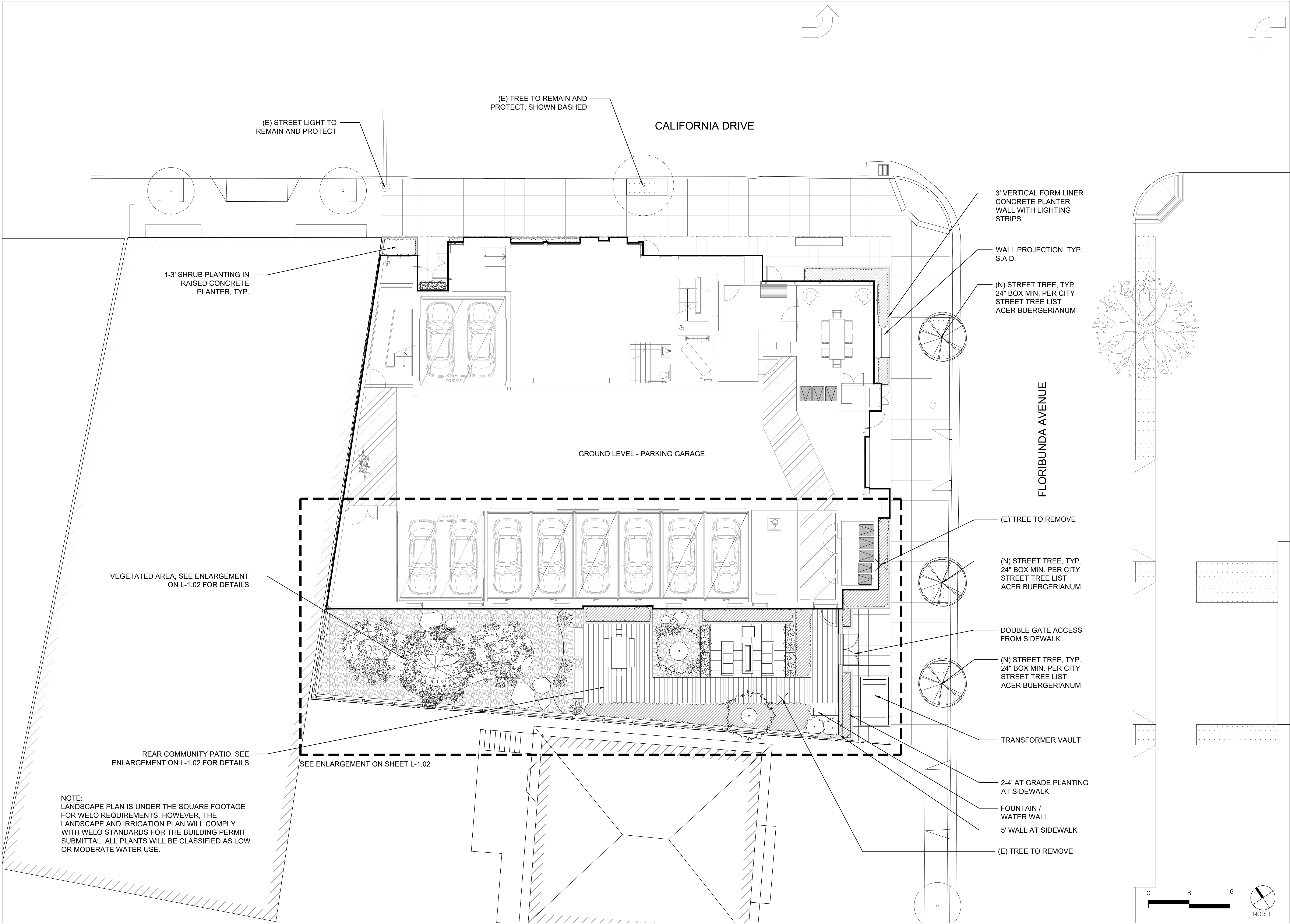
DATE	09/15/2020
SCALE	1/8" = 1'-0"
DRAWN BY	VP/ SS
CHECKED BY	IB
JOB NO.	1901

A-2.04

SHEET NO.

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**601 CALIFORNIA DRIVE
BURLINGAME, CA 94010**
APN - 029 31380

No.	Date	Description
1	11/22/19	PLAN CHECK RESPONSE
2	1/17/20	PLAN CHECK RESPONSE
3	6/4/20	RESPONSE TO DPW
4	8/31/20	RESPONSE TO CITY COMMENTS

Sheet Description
**LANDSCAPE
SITE PLAN
GROUND LEVEL**
Date: 8/31/20
Scale: 1/8" = 1'-0"
Drawn: KT
Check: CK
Sheet

L-1.00

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Sheet Description

LANDSCAPE
SITE PLAN
ROOF LEVEL

Date: 8/31/20

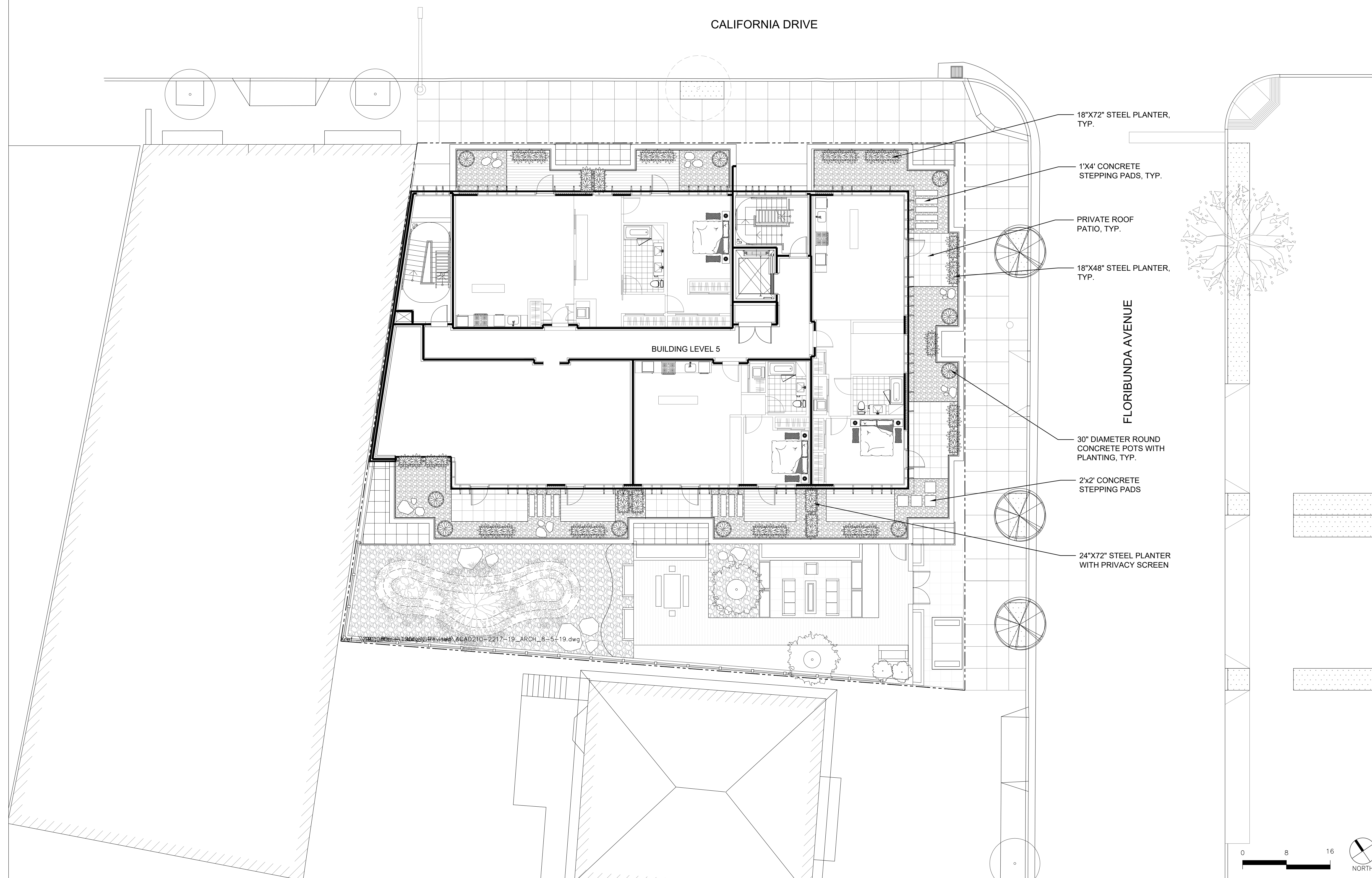
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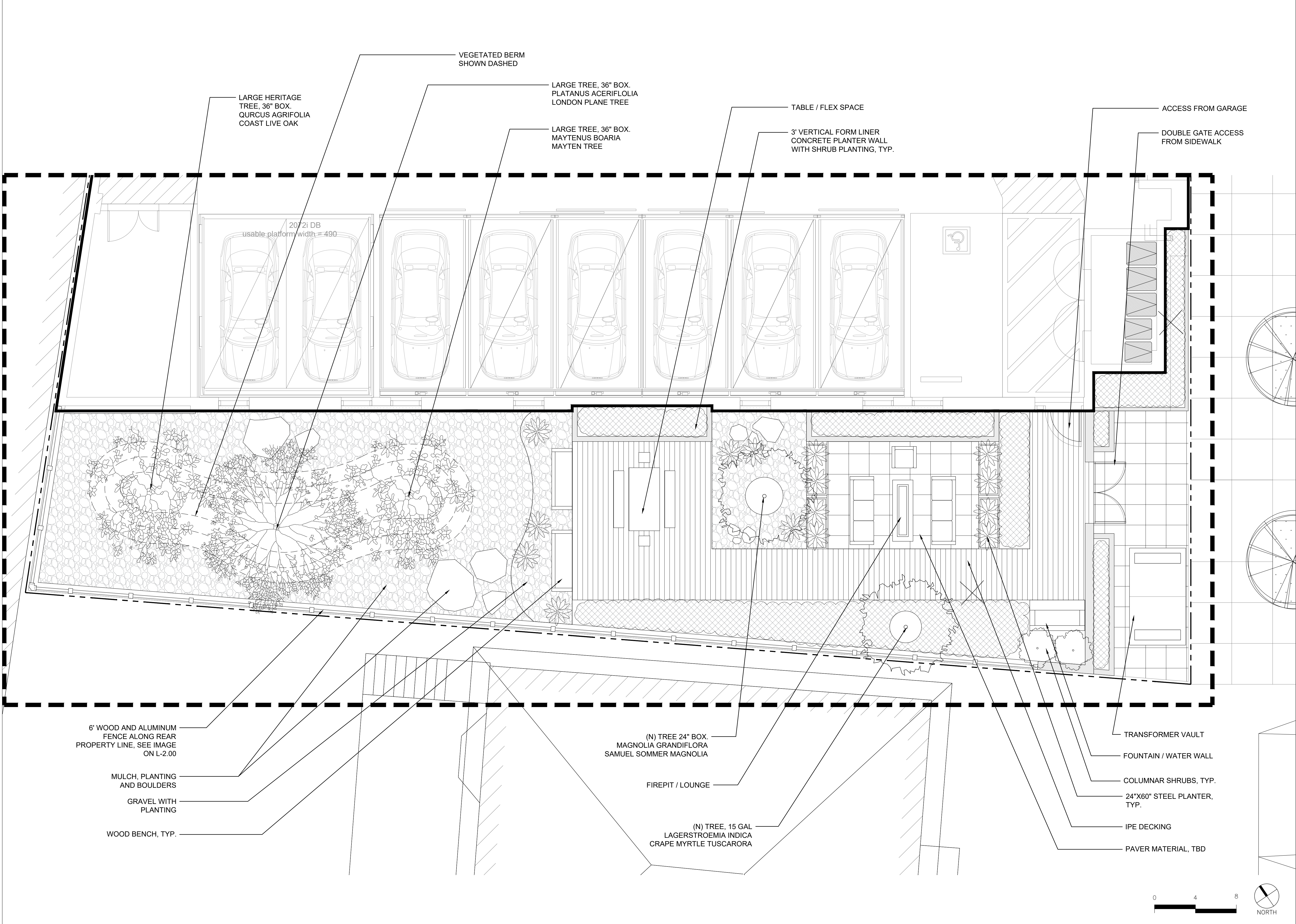
Drawn: KT

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Sheet

L-1.01





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Sheet Description

**LANDSCAPE SITE
PLAN
REAR YARD
ENLARGEMENT**

Date: 8/31/20
Scale: 1/8" = 1'-0"
Drawn: KT
Check: CK
Sheet



CONCRETE PLANTER WALL WITH STRIP LIGHTING - AT ENTRY / SIDEWALK



WATER WALL / FOCAL POINT - AT GATE AND GARAGE ENTRY TO REAR YARD
AMELIORATE STREET NOISE



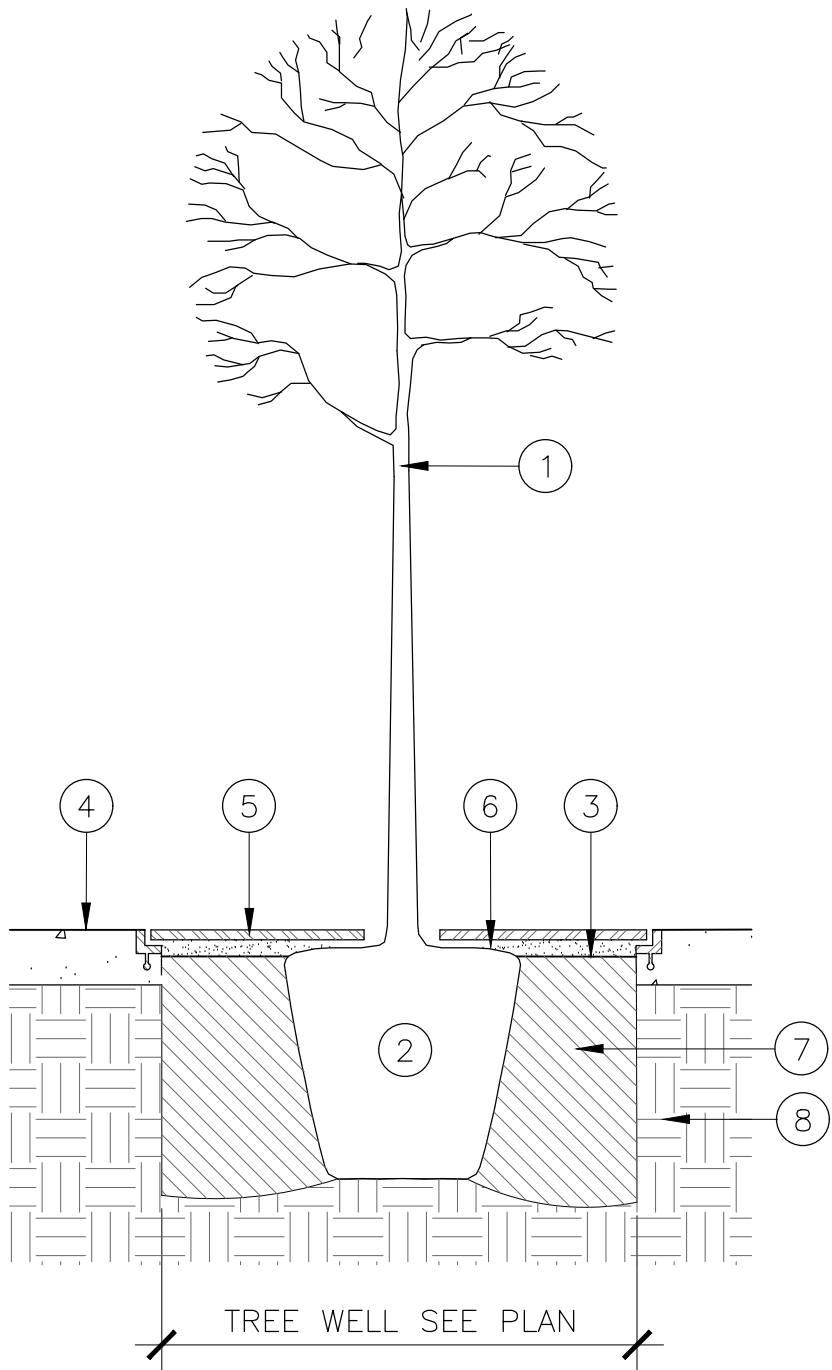
PLANTER WITH PRIVACY SCREEN - BETWEEN PRIVATE ROOF PATIOS
WITH VINES AND SHRUBS



REAR FENCE - 6' FREEDOM PANEL WITH VINYL INFILL AND
ALUMINUM POSTS



FEATURE WALL AT REAR YARD GATE
TEXTURED WALL WITH UP LIGHTING



STREET TREE GRATE

- ① TREE SET PLUMB, FOR PLANTING AND STAKING
- ② TREE ROOTBALL, SET 1/2" BELOW TREE GRATE AND 1" ABOVE FINISH GRADE
- ③ FINISH GRADE
- ④ FINISH SURFACE OF PAVING
- ⑤ TREE GRATE & FRAME
- ⑥ DECOMPOSED GRANITE MULCH, DEPTH AS REQUIRED TO FILL SPACE BETWEEN FINISH GRADE AND BOTTOM GRADE, EXCEPT FOR 2/3 OF ROOTBALL WHICH IS LEFT EXPOSED
- ⑦ BACKFILL
- ⑧ SUBGRADE, SCARIFY SURFACE OF PLANTING PIT

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Sheet Description

LANDSCAPE
PRECEDENTS

Date: 8/31/20
Scale: 1/8" = 1'-0"
Drawn: KT
Check: CK
Sheet

L-2.00

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Sheet Description
3D CONCEPT
IMAGES
Date: 8/31/20
Scale: 1/8" = 1'-0"
Drawn: KT
Check: CK
Sheet

L-3.00



VIEW TOWARDS FLORIBUNDA AVENUE - FIREPIT / LOUNGE AREA



VIEW TOWARDS FLEX SPACE AND TREE BERM