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360 seventeenth street | suite 200 | oakland, california 94612

CONSTRUCTION

[illegible]

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COVER SHEET

G000

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9/25/2025 7:14:22 PM

ZONING DATA	
PROJECT ADDRESS	50 BRODERICK RD, BURLINGAME, CA 94010
ASSESSOR'S PARCEL #	025166110
ZONING DISTRICT	RRMU - Rollins Road Mixed Use
LOT AREA	282,312 SF (6.48ACRES)
LOT COVERAGE	11.6 %

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COMMERCIAL RECREATIONAL, LARGE		
CRITERIA	REQUIRED	PROVIDED
1 SPACE / 500 SF (33,200 SF/500SF = 66.4)	67 SPACES	73 SPACES

BUILDING CODE ANALYSIS	
GROSS BUILDING AREA PROVIDED	
Name	AREA
LOBBY ENTRY	4,706 SF
TRAINING	28,475 SF
	33,180 SF

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BUILDING CODE: FLOOR AREA

THE AREA IN SQUARE FEET CONFINED WITHIN THE EXTERIOR WALLS OF A BUILDING OR PORTION THEREOF, EXCLUSIVE OF VENT SHAFTS AND COURTS, THE FLOOR AREA OF A BUILDING, OR PORTION THEREOF, NOT PROVIDED WITH SURROUNDING EXTERIOR WALLS SHALL BE USABLE AREA UNDER THE HORIZONTAL PROJECTION OF THE ROOF OR FLOOR ABOVE.

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CODE BREAKDOWN		
<u>CHAPTER 3: OCCUPANCY CLASSIFICATION AND USE</u>		
OCCUPANCY CLASSIFICATION	A	
ACCESSORY OCCUPANCIES	B, M	
<u>CHAPTER 5: GENERAL BUILDING HEIGHTS AND AREAS</u>		
	ALLOWABLE	PROVIDED
BUILDING HEIGHT (TABLE 504.3)	75'	29' (EXISTING)
NUMBER OF STORIES (TABLE 504.4)	3	1 (EXISTING)
SPRINKLED	YES	
<u>CHAPTER 6: TYPES OF CONSTRUCTION</u>		
CONSTRUCTION TYPE(S)	IIIB	
FIRE RATING (CBC TABLE 601)		
PRIMARY STRUCTURAL FRAME (EXISTING)	0	
EXTERIOR BEAMING WALLS (EXISTING)	2	
INTERIOR BEAMING WALLS (EXISTING)	0	
NONBEARING WALLS, INTERIOR	0	
FLOOR CONSTRUCTION AND ASSOCIATED SECONDARY		
STRUCTURAL MEMBERS	0	
ROOF CONSTRUCTION AND ASSOCIATED SECONDARY		
STRUCTURAL MEMBERS	0	

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ACCESSORY OCCUPANCIES	B, M	
<u>CHAPTER 5: GENERAL BUILDING HEIGHTS AND AREAS</u>		
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APPLICABLE CODES

CALIFORNIA CODE OF REGULATIONS (CCR)

2022 TITLE 24, PART 1 - CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE
2022 TITLE 24, PART 2 - CALIFORNIA BUILDING CODE
2022 TITLE 24, PART 3 - CALIFORNIA ELECTRICAL CODE
2022 TITLE 24, PART 4 - CALIFORNIA MECHANICAL CODE
2022 TITLE 24, PART 5 - CALIFORNIA PLUMBING CODE
2022 TITLE 24, PART 6 - CALIFORNIA ENERGY CODE
2022 TITLE 24, PART 9 - CALIFORNIA FIRE CODE
2022 TITLE 24, PART 10 - CALIFORNIA EXISTING BUILDING CODE
2022 TITLE 24, PART 11 - CALIFORNIA GREEN BUILDING STANDARDS CODE
2022 TITLE 24, PART 12 - CALIFORNIA REFERENCE STANDARDS CODE

ACCESSIBILITY: CBC 11B

ALL CONSTRUCTION TO COMPLY WITH APPLICABLE LOCAL, STATE AND FEDERAL CODES AND REGULATIONS PERTAINING TO SAFETY OF PERSONS, PROPERTY AND ENVIRONMENTAL PROTECTION.

PROJECT WILL COMPLY WITH THE 2022 CALIFORNIA BUILDING CODE, 2022 CALIFORNIA MECHANICAL CODE, 2022 CALIFORNIA ELECTRICAL CODE, AND 2022 CALIFORNIA PLUMBING CODE, INCLUDING ALL AMENDMENTS AS ADOPTED IN ORDINANCE 1889.



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NOT FOR
CONSTRUCTION

PROJECT DATA

SHEET NUMBER

G003

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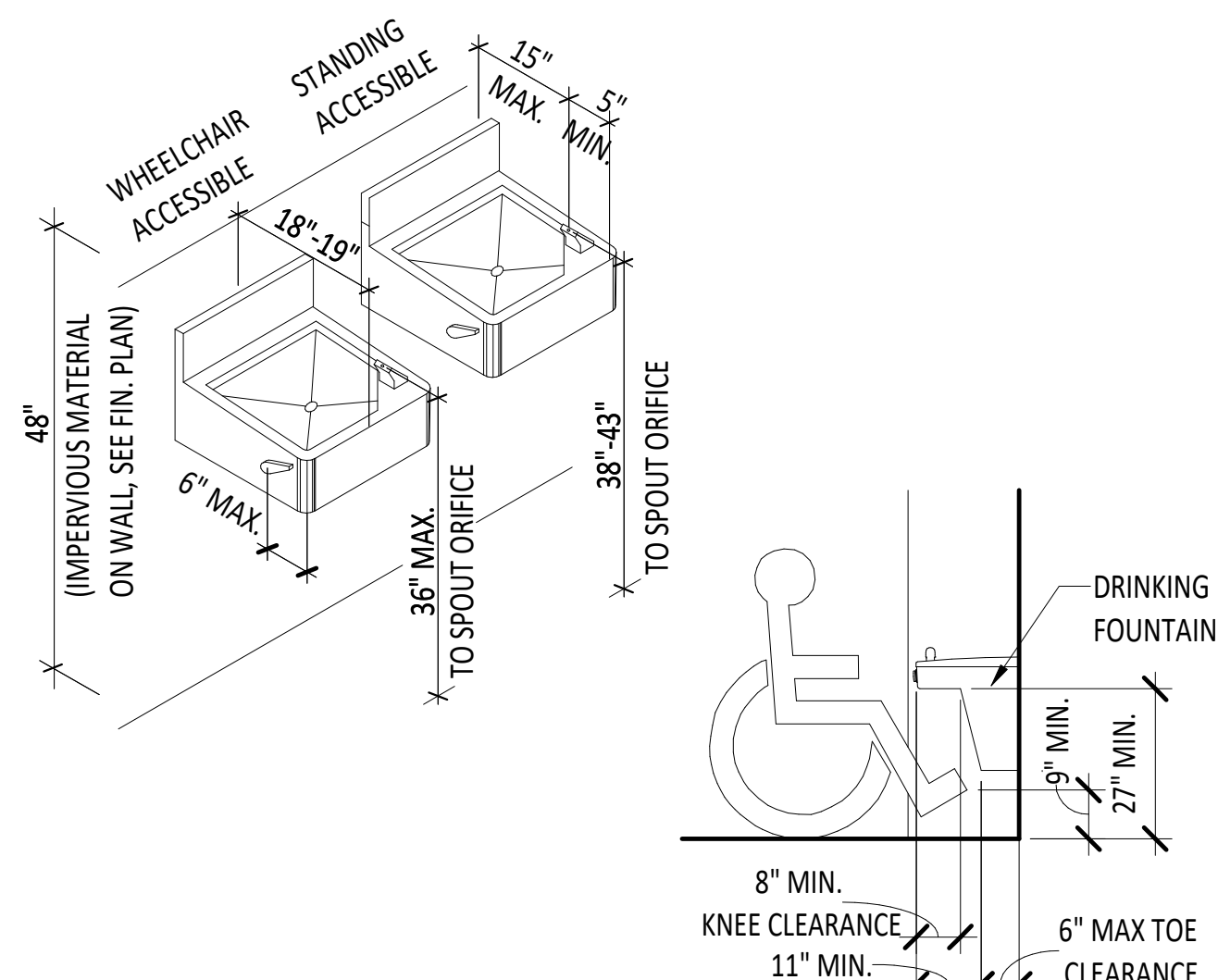
GENERAL NOTES

G005

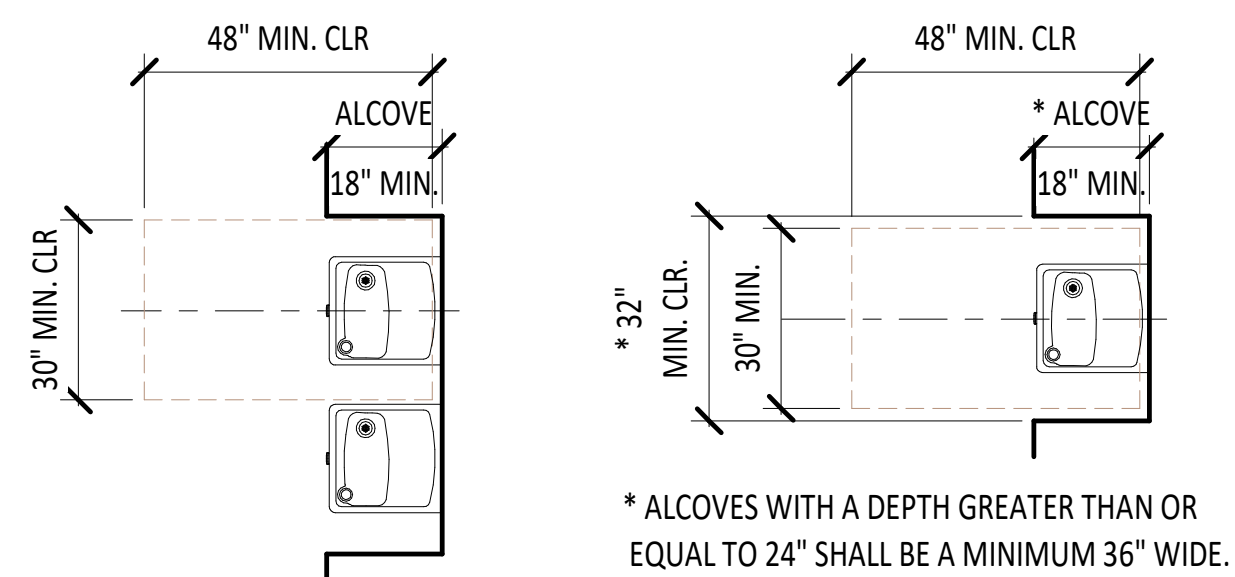
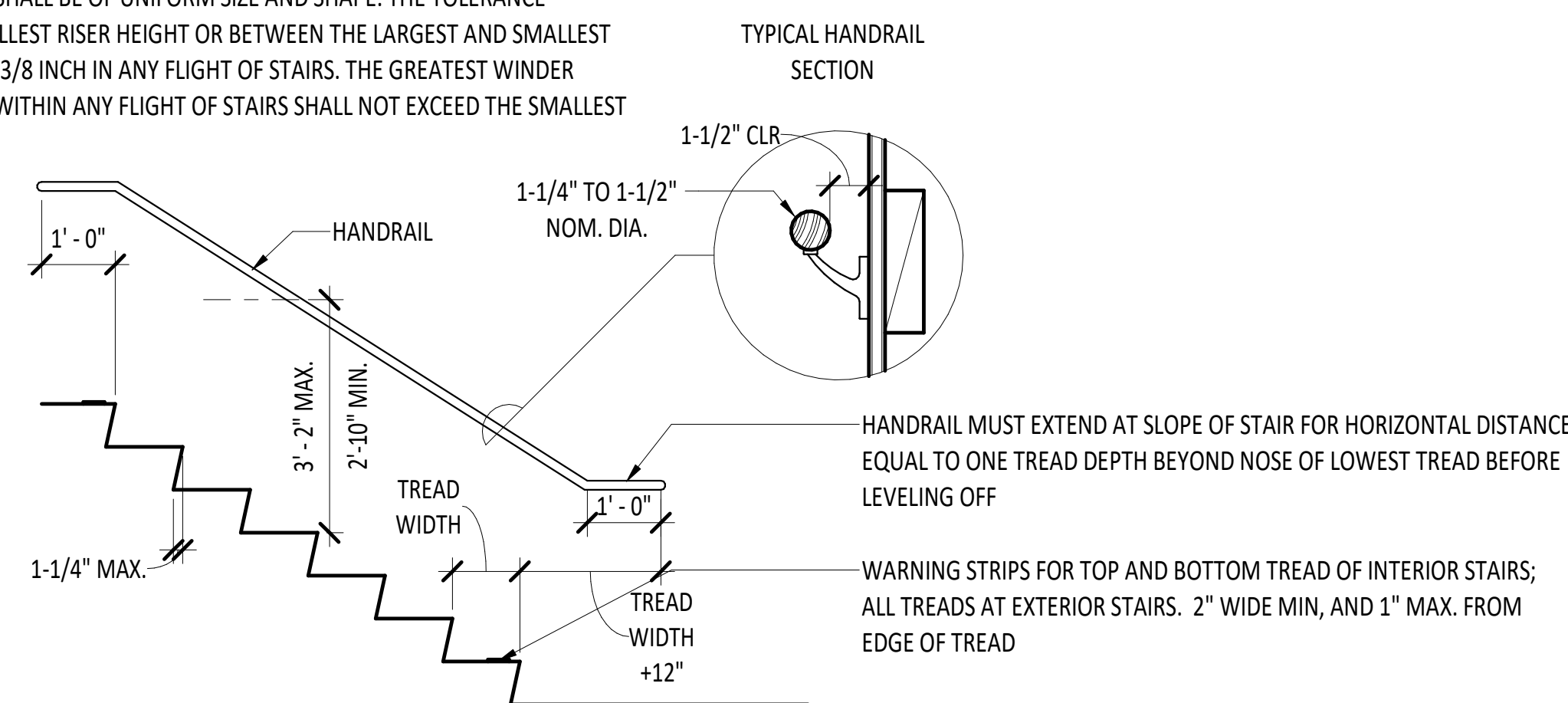
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FIRE PROTECTION NOTES

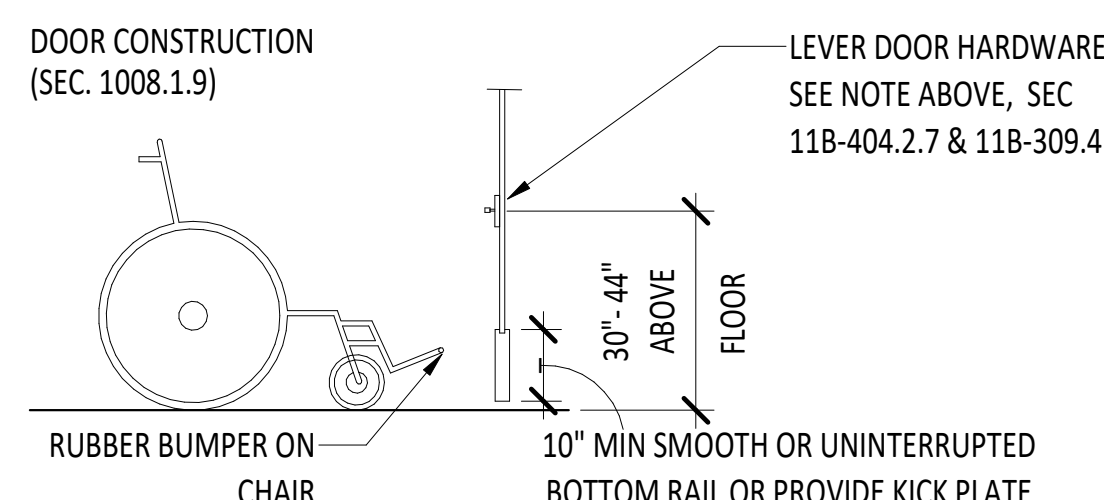
1. ALL CONSTRUCTION TO CONFORM TO THE 2022 CALIFORNIA BUILDING CODE, CONSISTING OF THE: 2022 CALIFORNIA BUILDING CODE (CBC), 2022 CALIFORNIA MECHANICAL CODE (CMC), 2022 CALIFORNIA PLUMBING CODE (CPC), 2022 CALIFORNIA FIRE CODE (CFC), 2022 CALIFORNIA ELECTRICAL CODE (CEC), AS WELL AS 2022 CALIFORNIA ENERGY STANDARDS.
2. ALL WORK SHALL CONFORM TO THE CONTRACT WHICH INCLUDES THE OWNER/CONTRACTOR AGREEMENT, THE PROJECT MANUAL (WHICH CONTAINS THE GENERAL AND SUPPLEMENTARY CONDITIONS, AND THE SPECIFICATIONS), THE DRAWINGS, AND ALL ADDENDA AND MODIFICATIONS ISSUED BY THE ARCHITECT.
3. THE CONTRACTOR SHALL REVIEW ALL DOCUMENTS AND VERIFY ALL DIMENSIONS AND FIELD CONDITIONS AND SHALL CONFIRM THAT WORK IS BUILDABLE AS SHOWN PRIOR TO SUBMITTING COST PROPOSAL. ANY CONFLICT OR OMISSIONS, ETC. SHALL BE IMMEDIATELY REPORTED TO THE OWNER FOR CLARIFICATION PRIOR TO THE PERFORMANCE OF ANY WORK IN QUESTION. FAILURE TO REPORT CONFLICT OR OMISSIONS WILL NOT RESULT IN ADDITIONAL COSTS TO OWNER.
4. IN CASE OF CONFLICT BETWEEN ARCHITECT'S AND CONSULTANTS' DRAWINGS IN LOCATING MATERIALS/EQUIPMENT, THE ARCHITECT SHOULD BE CONTACTED.
5. THE ARCHITECT HAS NO KNOWLEDGE OF AND SHALL NOT BE HELD LIABLE FOR ANY HAZARDOUS MATERIALS ON THE JOBSITE. IF ANY HAZARDOUS MATERIALS ARE DISCOVERED DURING CONSTRUCTION THE CONTRACTOR SHALL ISOLATE THE AFFECTED AREA AND CONTACT THE OWNER FOR FURTHER INSTRUCTIONS BEFORE PROCEEDING.
6. ALL WORK SHALL BE PERFORMED DURING REGULAR BUSINESS HOURS WHENEVER POSSIBLE AND CONFORM TO BUILDING'S RULES AND REGULATIONS. WORK INVOLVING EXCESSIVE NOISE OR DUST, OR WHICH WOULD OTHERWISE INTERFERE WITH THE NORMAL OPERATION OF THE FACILITY SHALL BE DONE ON AN OVERTIME, NON-REGULAR BUSINESS HOUR BASIS TO BE COORDINATED WITH THE OWNER'S REPRESENTATIVE.
7. CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY OF ALL UTILITIES DETERMINED, IN THE COURSE OF CONSTRUCTION, AS BEING NECESSARY TO BE REMOVED, WHICH HAVE NOT OTHERWISE BEEN NOTED FOR REMOVAL IN THE CONSTRUCTION DOCUMENTS. CONTRACTOR SHALL REMOVE SUCH UTILITIES ONLY AFTER CONSULTATION WITH ARCHITECT AND OWNER'S REPRESENTATIVE. WHETHER PREDETERMINED IN THE CONSTRUCTION DOCUMENTS OR DETERMINED LATER IN FIELD, DISCONNECT, CUT BACK TO SOURCE, AND CAP ALL UTILITY SERVICES REMOVED. SEAL ALL PENETRATIONS CREATED BY REMOVAL OF UTILITIES TO MATCH ADJACENT CONSTRUCTION AND FINISHES.
8. "ALIGN" SHALL MEAN TO ACCURATELY LOCATE FINISH FACES IN THE SAME PLACE.
9. "TYPICAL" OR "TYP" SHALL MEAN THAT THE CONDITION IS REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT, UNLESS OTHERWISE NOTED. DETAILS ARE USUALLY KEYED AND NOTED "TYP" ONLY ONCE, WHEN THEY FIRST OCCUR.
10. "SIMILAR" OR "SIM." MEANS COMPARABLE CHARACTERISTICS FOR THE CONDITIONS NOTED. VERIFY DIMENSIONS AND ORIENTATIONS ON PLANS AND ELEVATIONS.
11. COMPLY WITH APPLICABLE LOCAL, STATE AND FEDERAL CODES AND REGULATIONS PERTAINING TO SAFETY OF PERSONS, PROPERTY AND ENVIRONMENTAL PROTECTION.
12. WORK AREAS ARE TO REMAIN CLEAR, SECURE AND LOCKABLE DURING CONSTRUCTION. CONTRACTOR SHALL COORDINATE TO ENSURE SECURITY.
13. REMOVE FROM SITE AND LEGALLY DISPOSE OF DAILY ALL REFUSE, DEBRIS, RUBBISH, AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS OR CONSTRUCTION. BURNING OF DEBRIS ON SITE SHALL NOT BE PERMITTED. CONTRACTOR SHALL LEAVE THE PREMISES AND ALL AFFECTED AREAS CLEAN AND IN AN ORDERLY MANNER READY FOR MOVE IN AT THE END OF THE PROJECT. THIS SHALL INCLUDE CLEANING OF ALL INTERIOR AND EXTERIOR GLASS AND FRAMES, BOTH NEW AND EXISTING.
14. THE CONTRACTOR SHALL OBTAIN ALL PERMITS AND INSPECTIONS AND COMPLY WITH ALL CODES, LAWS, ORDINANCES, RULES AND REGULATIONS OF ALL PUBLIC AUTHORITIES (FEDERAL, STATE, LOCAL) GOVERNING THE WORK. THE MOST STRINGENT ORDINANCES, RULES AND REGULATIONS SHALL APPLY.
15. THE CONTRACT DOCUMENTS ARE COMPLEMENTARY, WHAT IS SHOWN OR REFERRED TO ON ANY SHALL BE PROVIDED AS THOUGH SHOWN ON ALL.
16. SUBSTITUTIONS, REVISION OR CHANGES MUST BE SUBMITTED TO OWNER FOR REVIEW (IN CONFORMANCE WITH SPECIFIED PROCEDURES) PRIOR TO PURCHASE, FABRICATION OR INSTALLATION OR OWNER WILL NOT BE LIABLE FOR PAYMENT.
17. REMOVE TOOLS AND EQUIPMENT FROM SITE UPON COMPLETION OF WORK. LEAVE CONTRACT AREAS AND SITE CLEAN, ORDERLY AND IN CONDITION ACCEPTABLE FOR NEW OR OTHER CONSTRUCTION.
18. ALL WORK SHALL BE COORDINATED WITH THE OWNER'S REPRESENTATIVE INCLUDING SCHEDULING TIME AND LOCATIONS FOR DELIVERIES, BUILDING ACCESS, BUILDING FACILITIES DURING ALL PHASES OF WORK. MINIMUM DISTURBANCE OF EXISTING BUILDING FUNCTIONS AND OCCUPANTS IS ESSENTIAL.
19. THE SCOPE OF WORK AND ADJACENT AREAS SHALL BE PROTECTED FROM ANY DAMAGE THAT OCCURS BECAUSE OF THIS WORK. ANY DAMAGE THAT OCCURS SHALL BE THE FINANCIAL RESPONSIBILITY OF THE CONTRACTOR.
20. ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, CLEANED AND CONDITIONED PER MANUFACTURER'S INSTRUCTIONS. IN CASE OF DIFFERENCES BETWEEN THE MANUFACTURER'S INSTRUCTIONS AND THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE OWNER BEFORE PROCEEDING.
21. ALL WORK NOTED "BY OTHERS" OR "N.I.C." SHALL BE PROVIDED BY OWNER OR UNDER SEPARATE CONTRACT. INCLUDE SCHEDULE REQUIREMENTS FOR THIS "OTHER" WORK IN CONSTRUCTION PROGRESS SCHEDULE AND COORDINATE AS REQUIRED TO ASSURE ORDERLY SEQUENCE OF INSTALLATION.
22. CONTRACTOR SHALL CONFIRM DURING THE PRICING PERIODS ON-SITE DELIVERY DATES OF ALL MATERIALS SPECIFIED IN THE CONTRACT DOCUMENTS AND IMMEDIATELY NOTIFY THE OWNER IN WRITING OF POTENTIAL DELAYS TO THE COMPLETION OF THE PROJECT. IF THE CONTRACTOR FAILS TO ORDER MATERIALS IN SUFFICIENT TIME FOR ORDERLY INSTALLATION, THE OWNER WILL NOT ENTERTAIN ANY REQUESTS FOR MATERIAL SUBSTITUTION.
23. PRESERVE AND MAINTAIN EXISTING EXITS DURING DEMOLITION AND CONSTRUCTION PHASES.
24. PROVIDE EXIT ILLUMINATION & SIGNS PER CBC SEC. 1006 & 1011.
25. ALL WORK SHALL MEET FEDERAL, STATE, AND LOCAL BUILDING CODES AND ORDINANCES IN EFFECT AT THE TIME OF CONSTRUCTION IN ADDITION TO ADA REQUIREMENTS.
27. THE CONTRACTOR SHALL SUBMIT TO THE OWNER FOR APPROVAL, A DETAILED CONSTRUCTION SCHEDULE SHOWING PHASING OF WORK AND MECHANICAL OR ELECTRICAL DISRUPTIONS TO BUILDING SERVICES.
28. REVIEW MECHANICAL SYSTEM TO DETERMINE IF RETURN AIR PLENUMS EXIST. WHERE APPLICABLE, MATERIALS EXPOSED IN RETURN AIR PLENUMS MUST MEET THE SPECIFIC REQUIREMENT FOR SUCH AN APPLICATION IN THE NATIONAL ELECTRICAL CODE AND UNIFORM MECHANICAL CODE. THIS INCLUDES THE TELEPHONE AND COMPUTER CABLES.
29. THE MAXIMUM FLAMESPREAD CLASSIFICATION OF FINISH MATERIALS USED ON INTERIOR WALLS AND CEILINGS MUST NOT EXCEED THE LIMITS SET FORTH IN CBC SEC. 803.1 & TABLE 803.9. IN ADDITION, CARPETING OR SIMILAR MATERIAL HAVING A NAPPED, TUFTED, LOOPED OR SIMILAR SURFACE AS WALL OR CEILING FINISH MUST HAVE A CLASS A FLAMESPREAD CLASSIFICATION.
30. PROVIDE LOCK BOX AS REQUIRED BY FIRE INSPECTOR.
31. ALL SEAMS, GAPS, CRACKS, AND CREVICES IN MILLWORK, TRIM, KITCHEN EQUIPMENT ATTACHED TO WALLS, BASE TILE, ETC. ARE TO BE COMPLETELY FILLED WITH CLEAR SILICONE TO OWNER'S APPROVAL.
32. ALL DIMENSIONS ARE TO FACE OF FINISH UON
33. DO NOT SCALE DRAWINGS, NOTIFY ARCHITECT BEFORE PROCEEDING. FLOOR PLAN BY ARCHITECT SUPERCEDES OTHER PLANS. VERIFY EXACT LOCATIONS IN FIELD.
34. ALL DOOR OPENINGS OFFSET FROM PERPENDICULAR WALL 3" OR CENTERED IN SPACE, UON
35. THE CONTRACTOR SHALL REVIEW ALL DOCUMENTS AND VERIFY ALL DIMENSIONS AND FIELD CONDITIONS AND SHALL CONFIRM THAT WORK IS BUILDABLE AS SHOWN. ANY CONFLICTS OR OMISSIONS, ETC., SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT FOR CLARIFICATION PRIOR TO PERFORMANCE OF ANY WORK IN QUESTION.
36. THE CONTRACTOR SHALL COORDINATE ALL WORK WITH MECHANICAL, ELECTRICAL, PLUMBING, FIRE-PROTECTION, AND DESIGN/BUILD CONTRACTORS AND SUBMIT ALL DRAWINGS TO THE ARCHITECT FOR REVIEW PRIOR TO CONSTRUCTION.
37. THE CONTRACTOR SHALL PROVIDE SUBMITTALS FOR ALL SHOP DRAWINGS, FOR FABRICATED ITEMS, CATALOG CUTS OF ALL FIXTURES AND EQUIPMENT, AND SAMPLES OF ALL FINISHES CALLED FOR TO THE ARCHITECT FOR APPROVAL TWO (2) WEEKS PRIOR RELEASE FOR FABRICATION / PURCHASING.
38. WHERE INDICATED, REFER TO ENLARGED PLANS FOR WALL TYPES, DIMENSION, SPOT ELEVATIONS AND DETAIL REFERENCES
39. PROVIDE REQUIRED PROTECTION FOR THROUGH PENETRATION AND MEMBRANE PENETRATIONS OF FIRE-RESISTANCE-RATED WALL ASSEMBLIES (CBC 714.3) AND RESISTANCE RATED FLOOR/CEILING HORIZONTAL ASSEMBLIES (CBC 714.4)



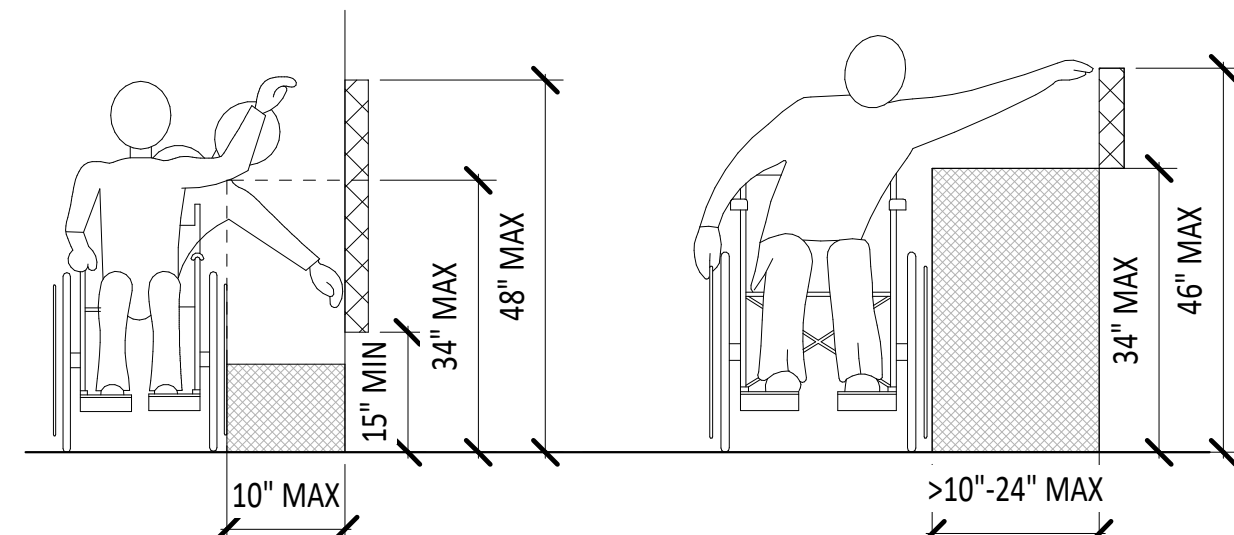
10 ACCESSIBLE STAIR
 $1/2" = 1'-0"$



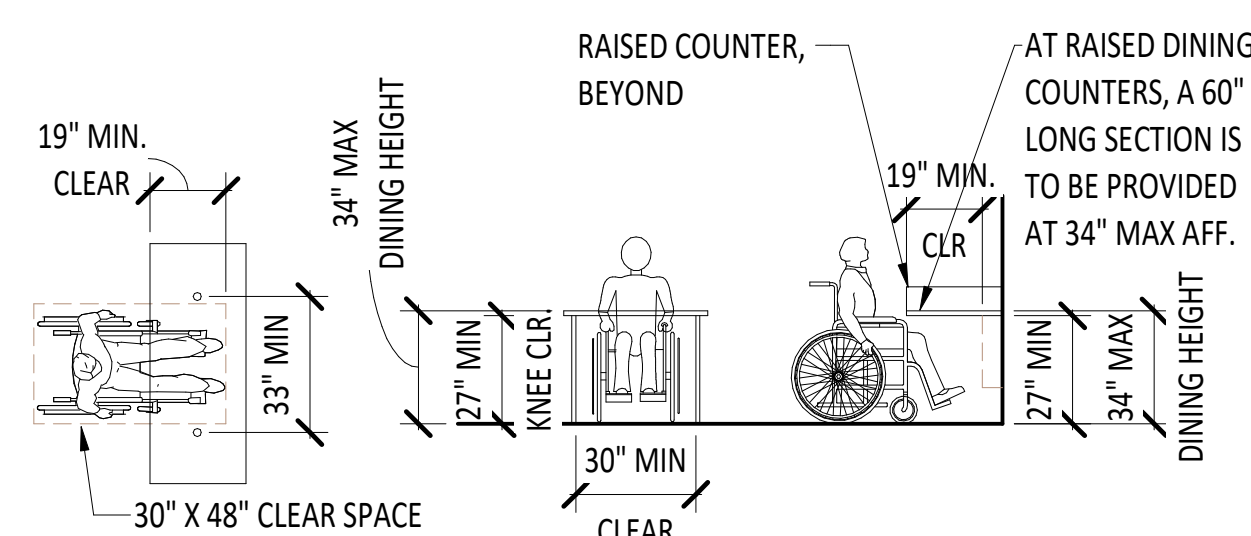
14 ACCESSIBLE DRINKING FOUNTAIN
3/8" = 1'-0"



9 TYPICAL DETAIL FOR DOOR CONSTRUCTION
1/4" = 1'-0"



4 SIDE REACH
 $1\frac{1}{2}'' = 1'-0''$



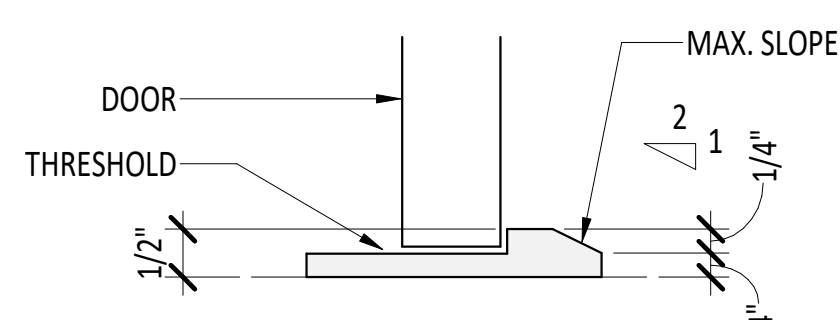
DINING TABLE REQUIREMENTS

1. WHERE DINING SURFACES ARE PROVIDED FOR THE CONSUMPTION OF FOOD OR DRINK, AT LEAST 5 PERCENT OF THE SEATING SPACES AND STANDING SPACES AT THE DINING SURFACES SHALL BE ACCESSIBLE.
2. DINING SURFACES REQUIRED TO BE PROVIDED AS ACCESSIBLE SHALL BE DISPERSED THROUGHOUT THE SPACE OR FACILITY CONTAINING DINING SURFACES FOR EACH TYPE OF SEATING IN A FUNCTIONAL AREA.

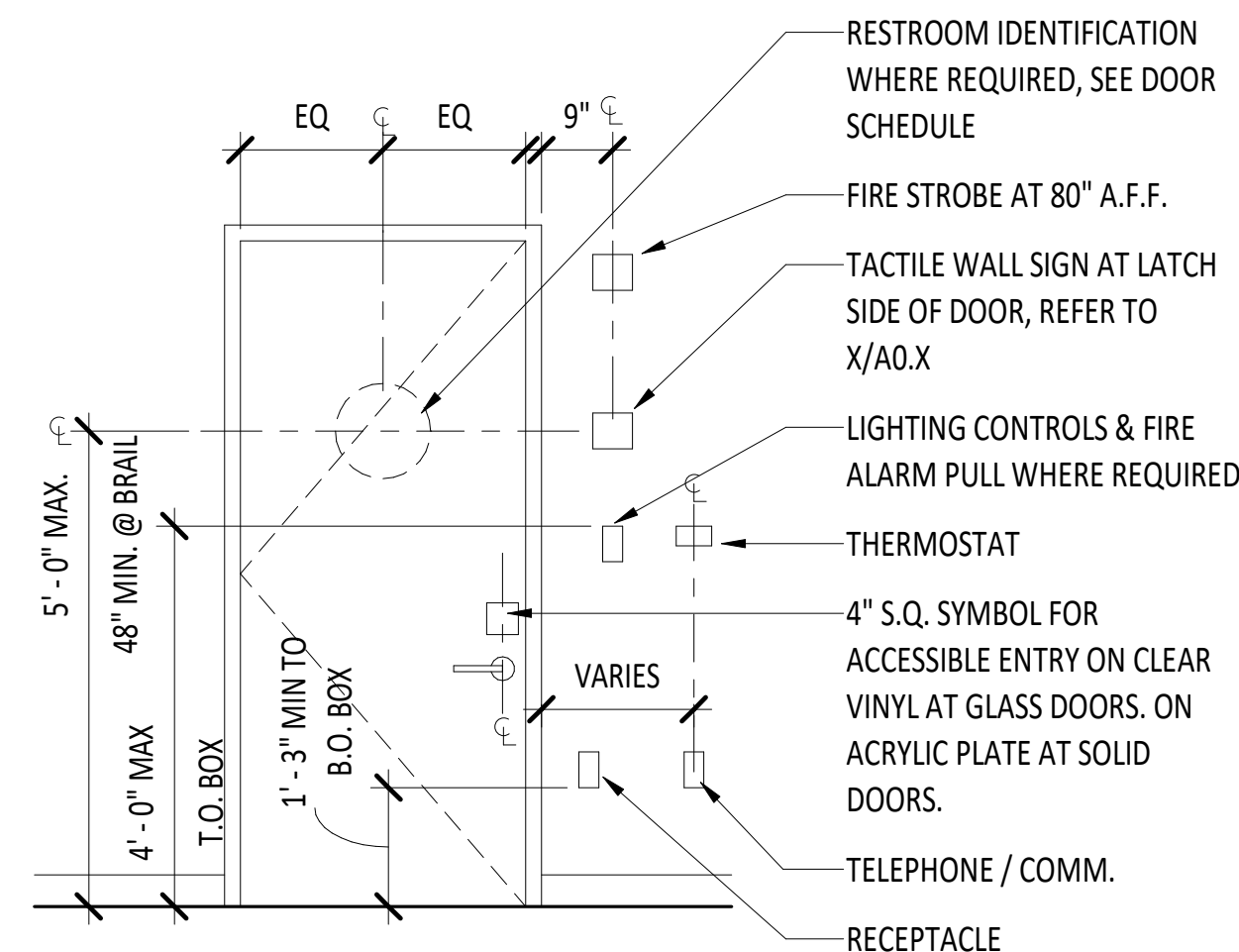
DINING TABLES:

1. A CLEAR FLOOR SPACE COMPLYING WITH SECTION 118-305 POSITIONED FOR A FORWARD APPROACH SHALL BE PROVIDED.
2. AT DINING AND WORK SURFACES REQUIRED TO BE ACCESSIBLE, KNEE CLEARANCE SHALL EXTEND 19 INCHES DEEP MINIMUM AT 27 INCHES ABOVE THE FINISH FLOOR OR GROUND.
3. THE TOPS OF DINING SURFACES AND WORK SURFACES SHALL BE 28 INCHES MINIMUM AND 34 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND.
4. WHERE FOOD OR DRINK IS SERVED FOR CONSUMPTION AT A COUNTER EXCEEDING 34 INCHES IN HEIGHT, A PORTION OF THE MAIN COUNTER 60 INCHES MINIMUM IN LENGTH SHALL BE PROVIDED AS ACCESSIBLE.

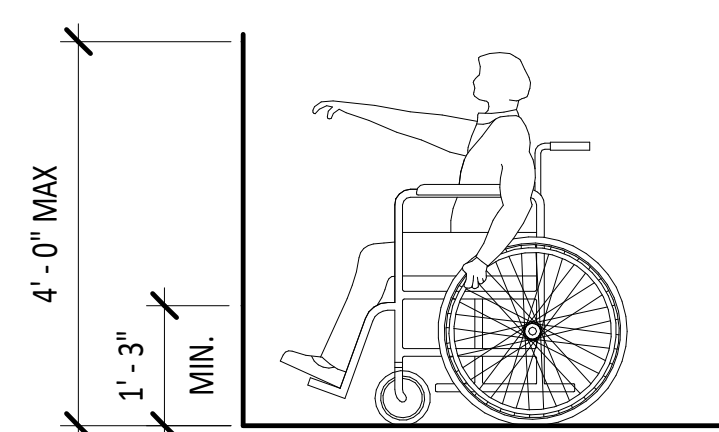
2 DINING TABLE GUIDELINES



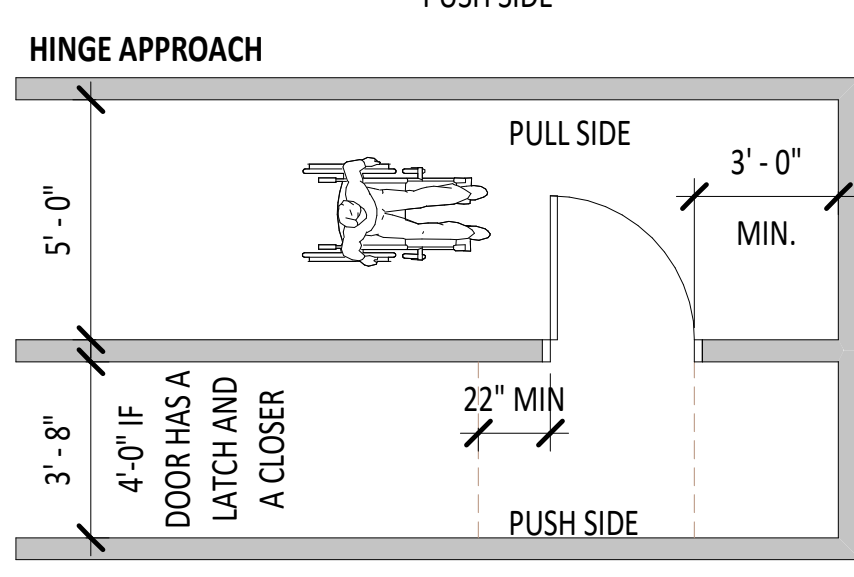
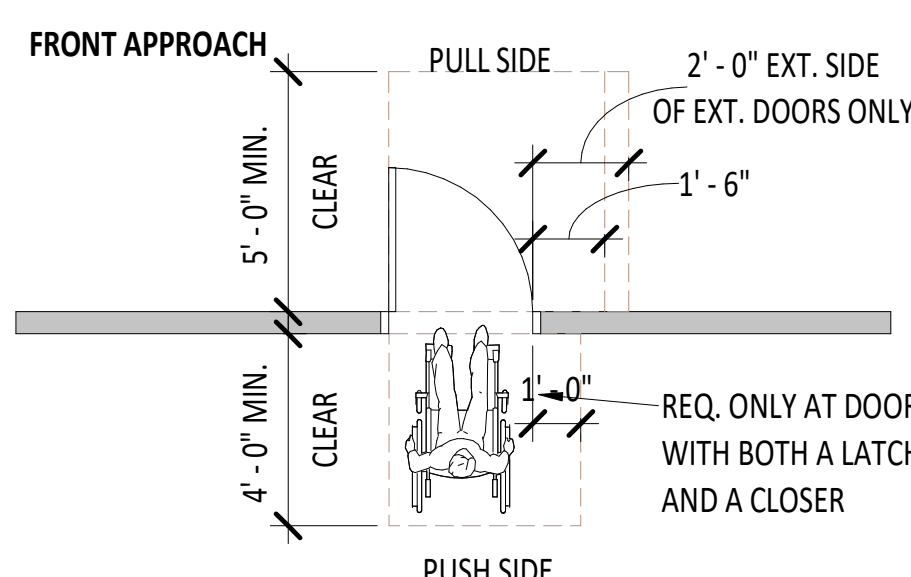
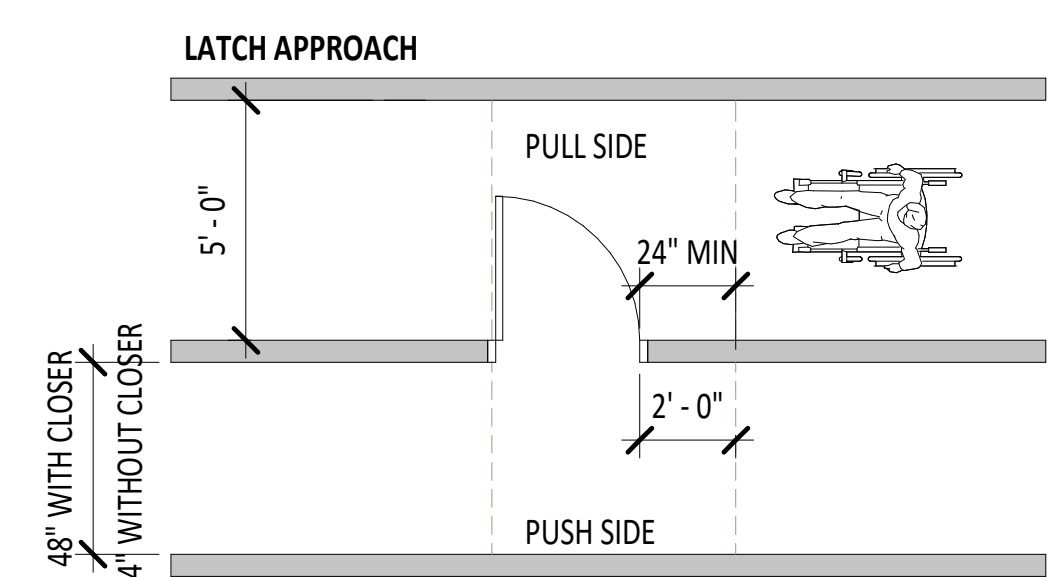
13 ACCESSIBLE THRESHOLD / CHANGE IN LEVEL
6" = 1'-0"



8 TYPICAL MOUNTING HEIGHTS
1/2" = 1'-0"

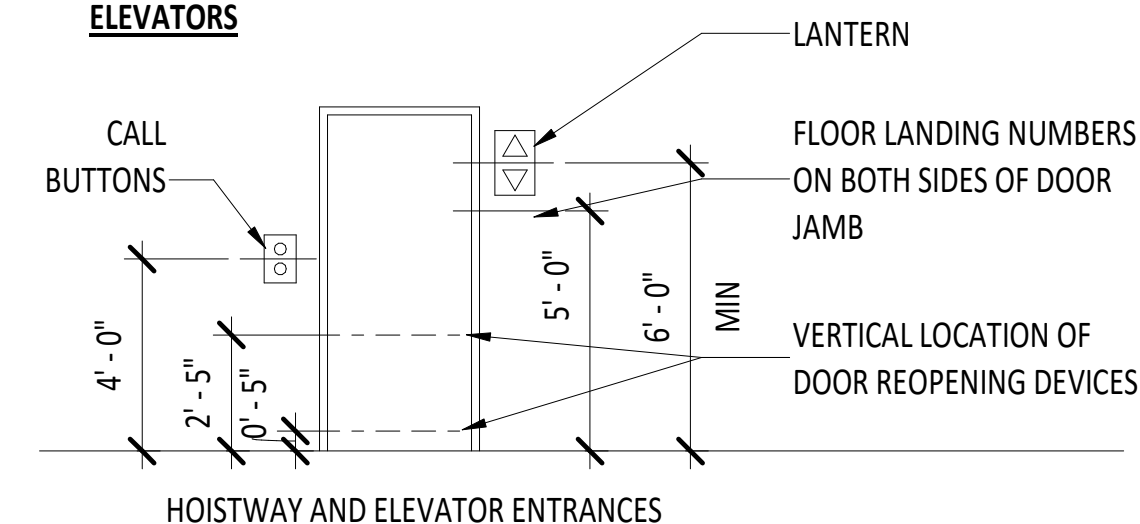


3 FORWARD REACH
 $1/2^\circ = 1' \cdot 0''$

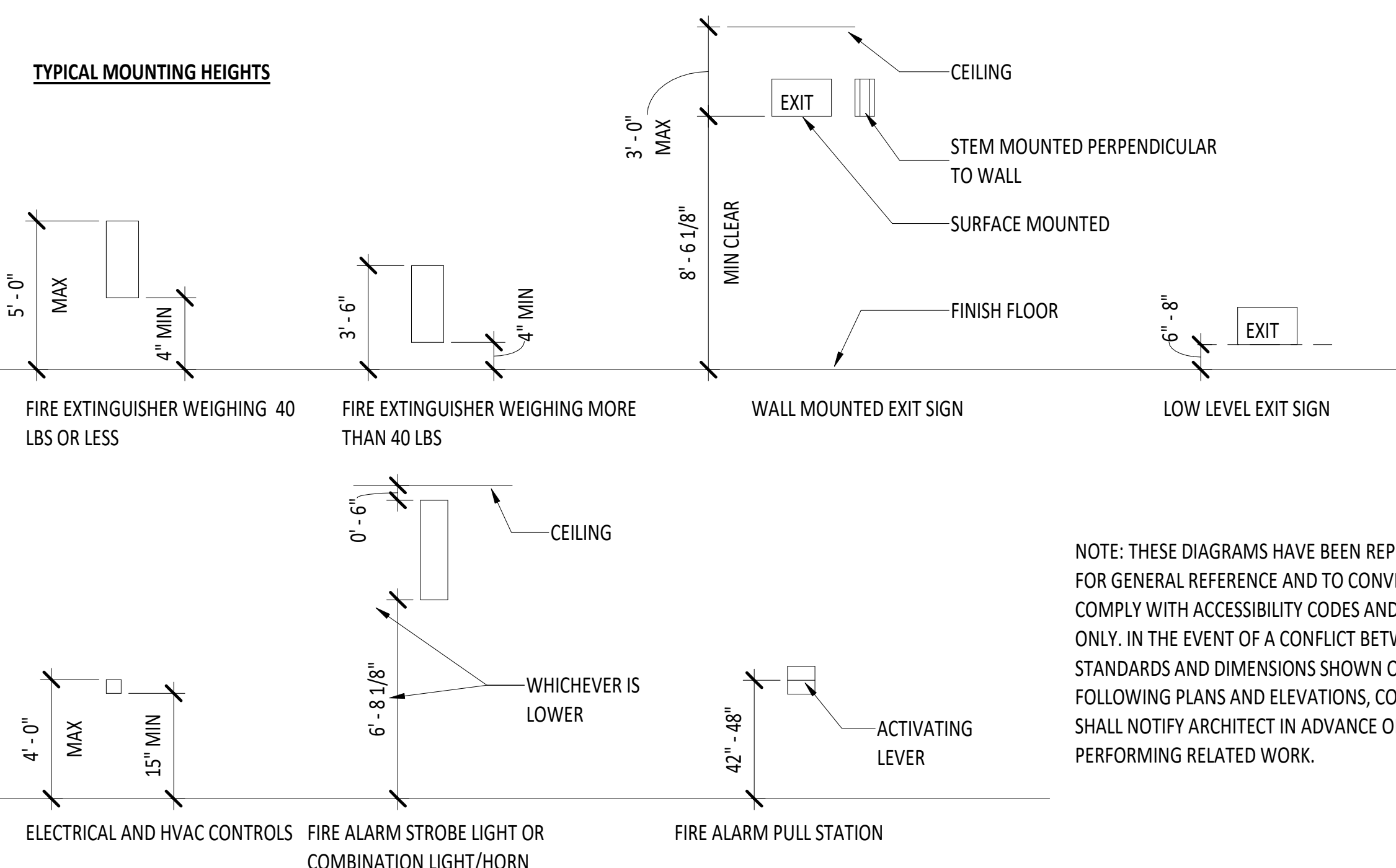


11 CLEARANCE GUIDELINES

ELEVATORS



TYPICAL MOUNTING HEIGHTS



1 TYPICAL MOUNTING HEIGHTS & DIMENSIONS

NOTE: THESE DIAGRAMS HAVE BEEN REPRODUCED FOR GENERAL REFERENCE AND TO CONVEY INTENT TO COMPLY WITH ACCESSIBILITY CODES AND GUIDELINES ONLY. IN THE EVENT OF A CONFLICT BETWEEN THESE STANDARDS AND DIMENSIONS SHOWN ON THE FOLLOWING PLANS AND ELEVATIONS, CONTRACTOR SHALL NOTIFY ARCHITECT IN ADVANCE OF PERFORMING RELATED WORK.

[illegible]

CHECKED BY: _____ Checker
PROJECT NUMBER: OAK24-CO-052
CONSULTANT PROJECT NO: _____
SHEET TITLE: _____

COMMON AREA ACCESSIBILITY DETAILS

SHEET NUMBER

G500

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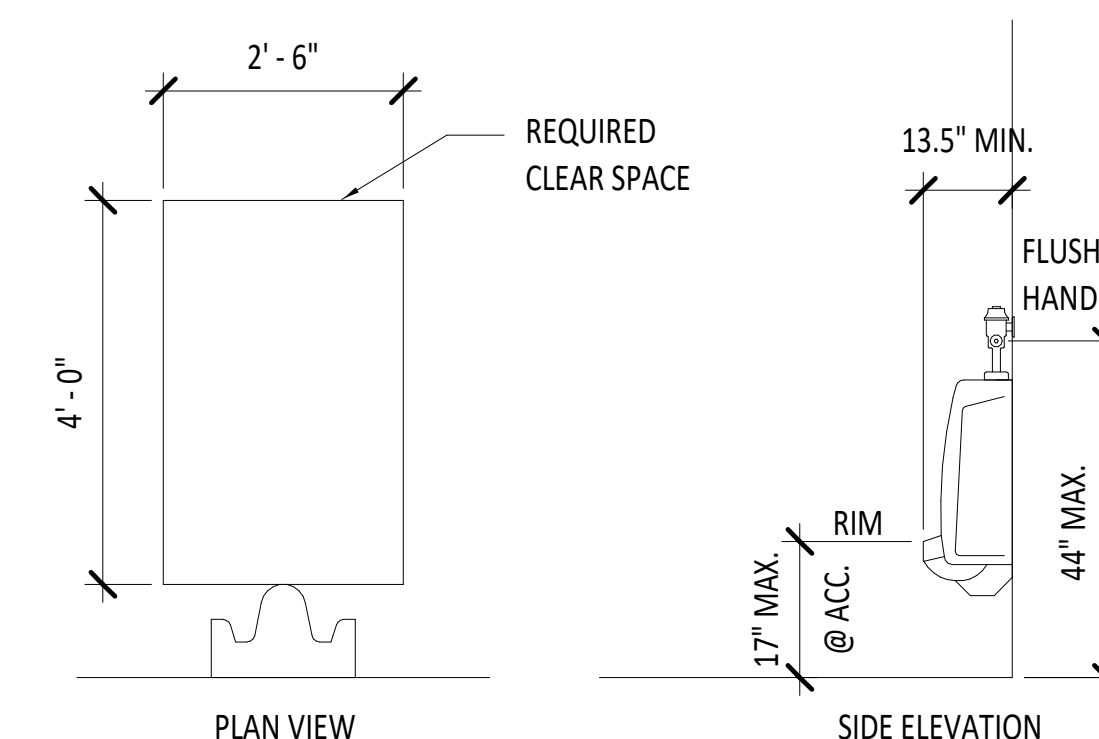
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PROJECT NUMBER: OAK24-CO-052
CONSULTANT PROJECT NO:
SHEET TITLE:

COMMERCIAL RESTROOM ACCESSIBILITY DETAILS

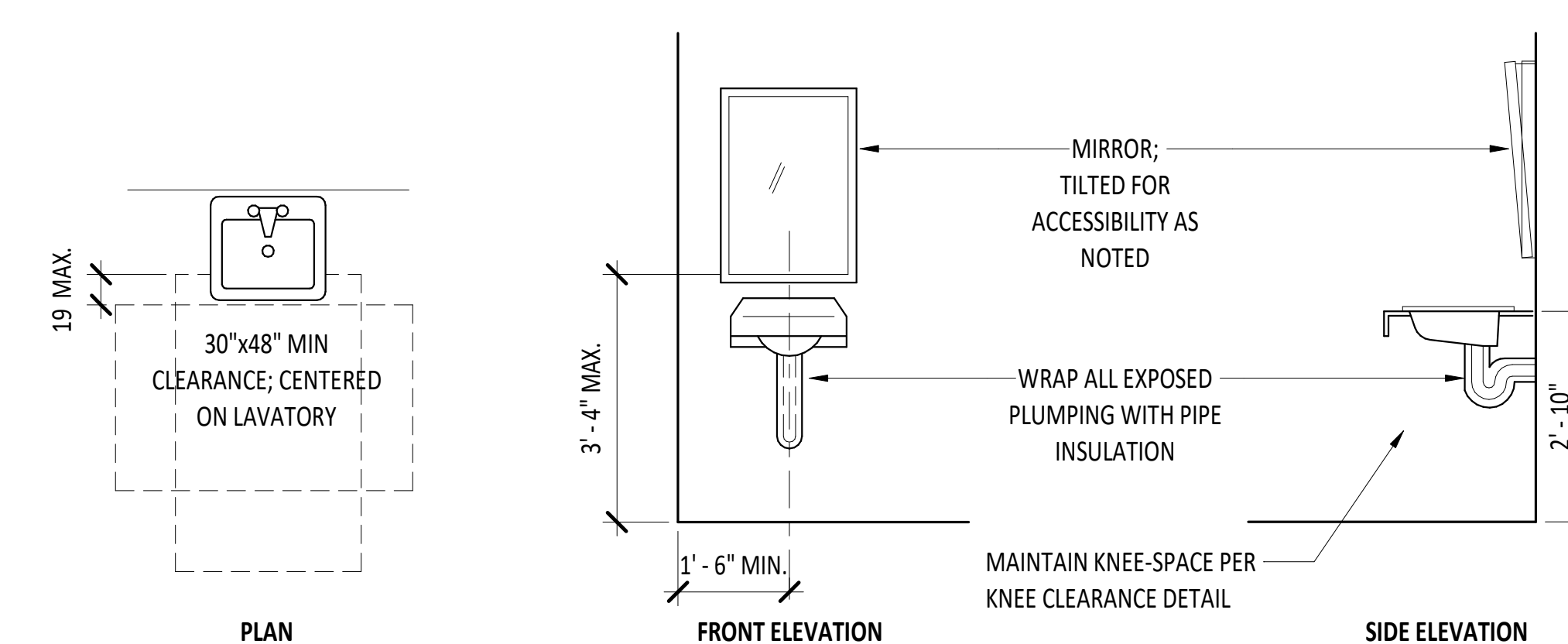
SHEET NUMBER

G510

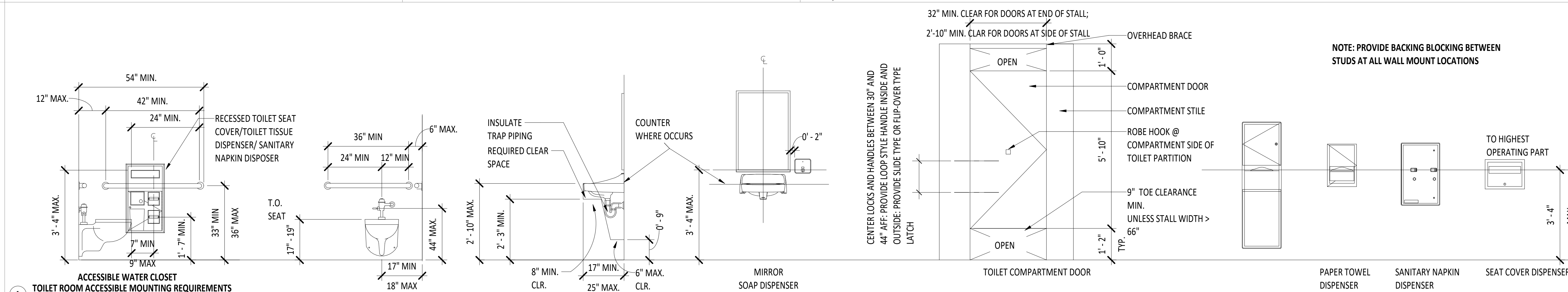
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3 URINAL MOUNTING PARAMETER
 $1/2'' = 1'-0''$



2 ACCESSIBLE LAVATORY
 $1/2'' = 1'-0''$



1 TOILET ROOM ACCESSIBLE MOUNTING REQUIREMENTS:
1/2" = 1'-0"



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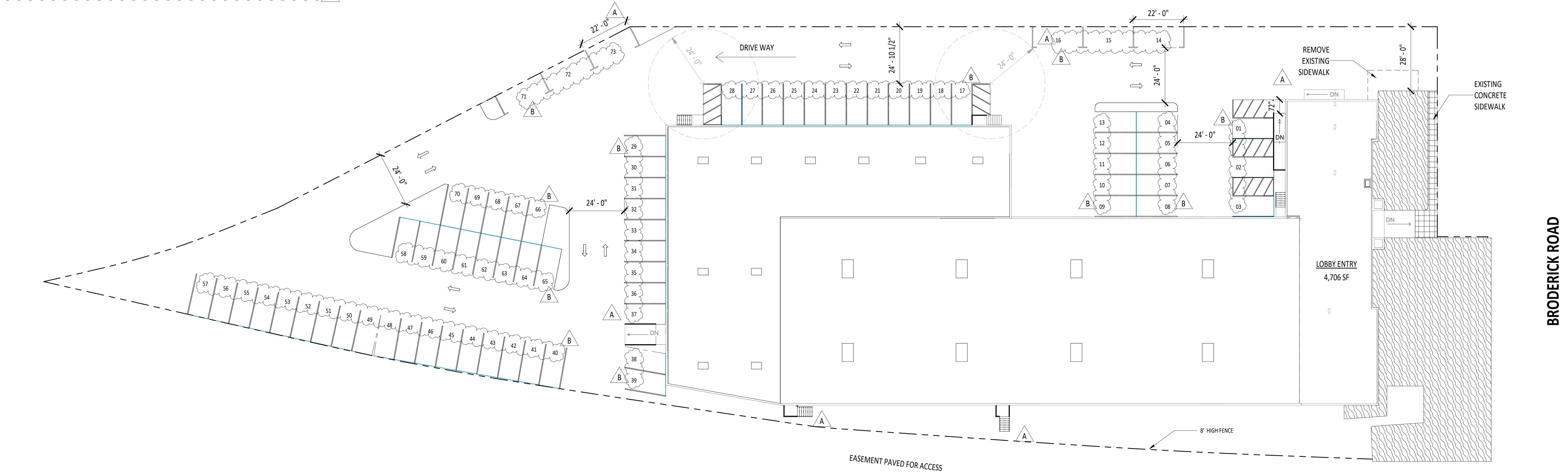


2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

NONRESIDENTIAL MANDATORY MEASURES, SHEET 3 (January 2023)

DISCLAIMER: THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.

ALL REQUIRED LANDSCAPE TREES, EXISTING OR NEW, BECOME PROTECTED TREES REGARDLESS OF SIZE AND MUST BE DISCLOSED UPON SALE OR TRANSFER OF REAL PROPERTY.



2 SITE PLAN
1" = 20'-0"

KEY NOTES		SHEET NOTES	LEGEND
#	NOTE	1. ACCESSIBLE PATHS OF TRAVEL SHALL MEET REQUIREMENTS OF CBC 11B-302. SHALL HAVE A CONTINUOUS COMMON SURFACE, NOT INTERRUPTED BY STEPS OR BY ABRUPT CHANGES IN LEVEL EXCEEDING ¼ INCH AND SHALL BE A MINIMUM OF 48 INCHES IN WIDTH. SURFACE CROSS SLOPES SHALL NOT EXCEED ¼ INCH PER FOOT. WHEN THE SLOPE IN DIRECTION OF TRAVEL OF ANY WALK EXCEEDS ONE UNIT VERTICAL TO 20 UNITS HORIZONTAL, IT SHALL COMPLY WITH PROVISIONS OF CBC 11B-405 FOR RAMPS.	 NOT IN SCOPE
0202	EXISTING STRUCTURE TO BE PROTECTED		 ACCESSIBLE PATH OF TRAVEL AND DIRECTION
0207	EXISTING SKYLIGHT TO REMAIN		
0208	EXISTING RAMP TO REMAIN		
		PARKING	
		PARKING REQUIRED PER TABLE 25.40-1 LAND USE: COMMERCIAL RECREATIONAL (LARGE) - 1 SPACE PER 500 SQFT. GROSS SQFT: 28,475 SF + 4,735 SF= 33,200 SF 33,200 SF/ 500 SF= 66.4 REQUIRED PARKING: 67 PROPOSED PARKING: 73	

lowney
arch

TEL 510.836.5400 URL lowneyarch.com
500 seventeenth street | suite 200 | oakland, california 94612

METRO SLOPES

50 BRODERICK RD,
BURLINGAME, CA 94010

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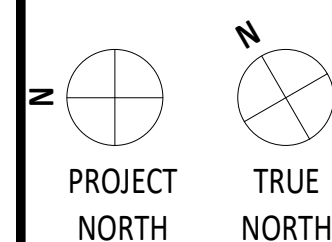
			
PROJECT NORTH		TRUE NORTH	
CHECKED BY:		DC	
PROJECT NUMBER:		OAK24-CO-052	
CONSULTANT PROJECT NO:			
SHEET TITLE:			
SITE PLAN			
SHEET NUMBER			
A001			
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50 BRODERICK RD,
BURLINGAME, CA 94010

STAMP

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CONSTRUCTION

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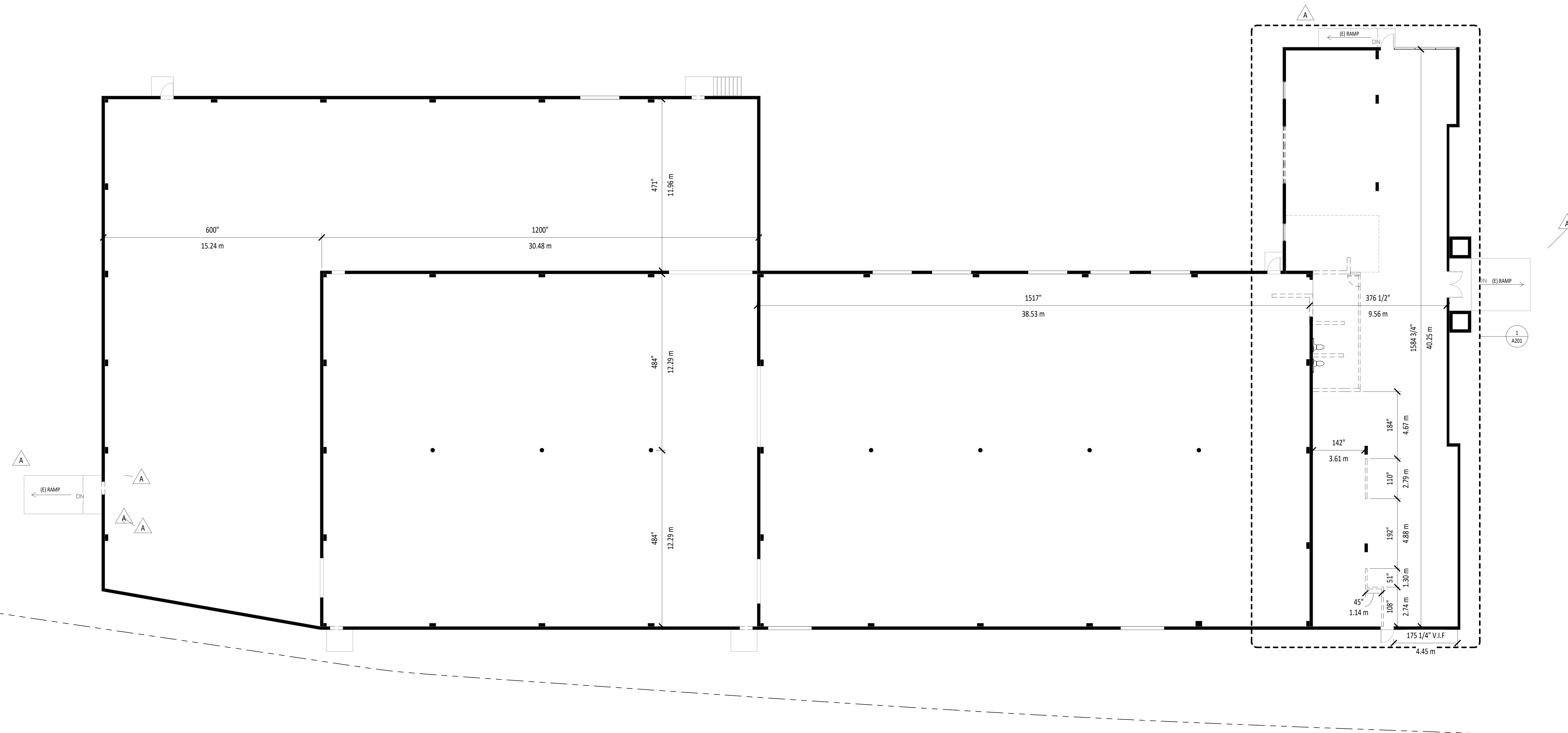
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PROJECT NUMBER: OAK24-CO-052
CONSULTANT PROJECT NO: _____
SHEET TITLE: _____

DEMO PLAN

SHEET NUMBER

A100

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1 OVERALL FLOOR PLAN
1" = 10'-0"

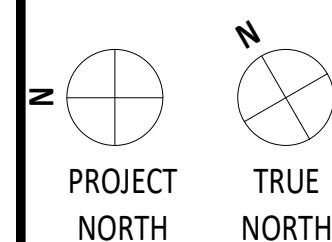
SHEET NOTES

- | | | | |
|----|---|-----|--|
| 1. | ALL ITEMS NOT SPECIFICALLY NOTED FOR REMOVAL SHALL BE PROTECTED IN PLACE. | 10. | REMOVE ALL EXISTING LIGHTING AND RELATED ELECTRICAL EQUIPMENT AND WIRING IN EXISTING ACOUSTIC TILE CEILING. |
| 2. | CONTRACTOR TO VERIFY (E) CONDITIONS. IN CASE OF CONFLICT BETWEEN DRAWINGS AND (E) CONDITIONS, NOTIFY THE ARCHITECT. | 11. | REMOVE ALL EXISTING NON-STRUCTURAL FRAMED PARTITIONS AND EXISTING DOORS AND DOOR FRAMES, AS INDICATED |
| 3. | SAFELY REMOVE ALL HAZARDOUS MATERIALS. | 12. | REMOVE EXISTING SUSPENDED ACOUSTIC CEILING TILES, GRID, AND RELATED STRUCTURE. |
| 4. | SPRINKLER MAIN BRANCH LINES TO REMAIN, TO BE MODIFIED IN COORDINATION WITH THE ARCHITECTURAL DRAWINGS AND SPRINKLER SUBCONTRACTOR. | 13. | DEMOLISH EXISTING GYP BD CEILINGS AND SOFFITS |
| 5. | REMOVE MECHANICAL DUCT WORK AND GRILLES. CUT DUCTWORK BACK TO MAIN POINT OF ENTRY. | 14. | REMOVE ALL EXISTING FLOORING AND ADHESIVE DOWN TO CONCRETE SLAB. PATCH AND REPAIR DAMAGED SLAB AS NECESSARY AND PREPARE FOR NEW FLOORING. |
| 6. | VERIFY WORKING CONDITION OF ALL (E) MECHANICAL, ELECTRICAL AND PLUMBING EQUIPMENT. | 15. | EXISTING STOREFRONT TO REMAIN UON |
| 7. | VERIFY FUNCTION OF ALL (E) MECHANICAL, ELECTRICAL AND PLUMBING EQUIPMENT, PIPING, CONDUIT AND DUCTWORK FOUND WITHIN THE AREA OF WORK. ALL EQUIPMENT SERVING THE MAIN BUILDING OR OTHER TENANT SPACES SHALL BE PROTECTED IN PLACE. | 16. | REMOVE ALL EXISTING MILLWORK INCLUDING EXISTING COUNTERTOPS, CABINETS, AND BANQUETTE SEATING. PATCH AND REPAIR DAMAGED FLOOR AND WALLS AS NECESSARY. |
| 8. | REMOVE ALL PLUMBING FIXTURES AND PIPING. CUT PIPING BACK TO MAIN POINT OF ENTRY AND CAP ALL UTILITIES WITH LIKE MATERIAL(S). | 17. | REMOVE ALL EXISTING FURNITURE |
| 9. | REMOVE ALL EXISTING LIGHTING AND RELATED ELECTRICAL EQUIPMENT AND WIRING IN EXISTING ACOUSTIC TILE CEILING. | | |

LEGEND

- 
- | | |
|---|--|
|  | EXISTING WALL TO BE DEMOLISHED |
|  | EXISTING ITEM TO BE DEMOLISHED, REFER TO KEY NOTES ABOVE |
|  | EXISTING WALL TO REMAIN |
|  | PROPERTY LINE |

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CONSTRUCTION

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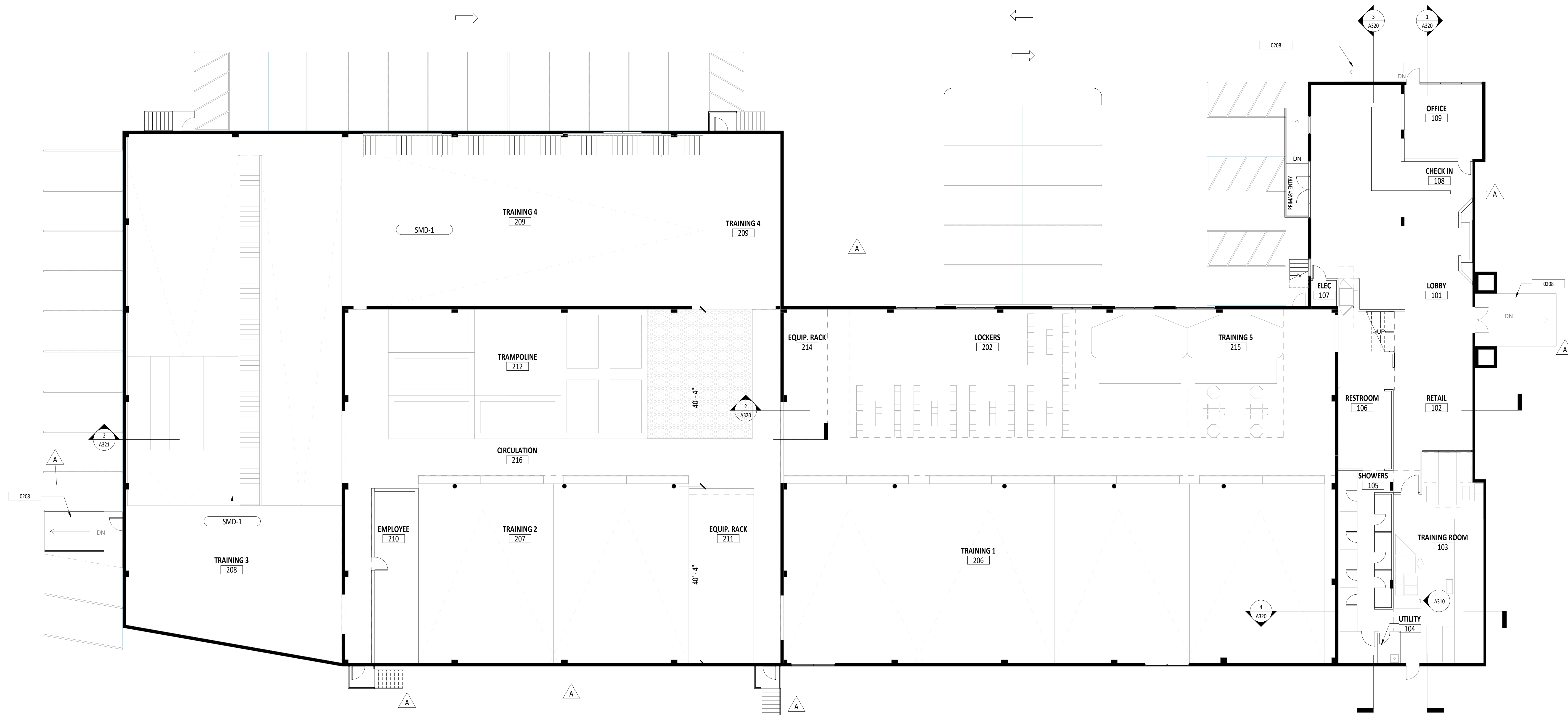
CHECKED BY: _____ Checker
PROJECT NUMBER: OAK24-CO-052
CONSULTANT PROJECT NO: _____
SHEET TITLE: _____

OVERALL FLOOR
PLAN

SHEET NUMBER

A200

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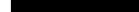
1 OVERALL FLOOR PLAN
1" = 10'-0"

KEY NOTES	
#	NOTE
0202	EXISTING STRUCTURE TO BE PROTECTED
0207	EXISTING SKYLIGHT TO REMAIN
0208	EXISTING RAMP TO REMAIN

SHEET NOTES

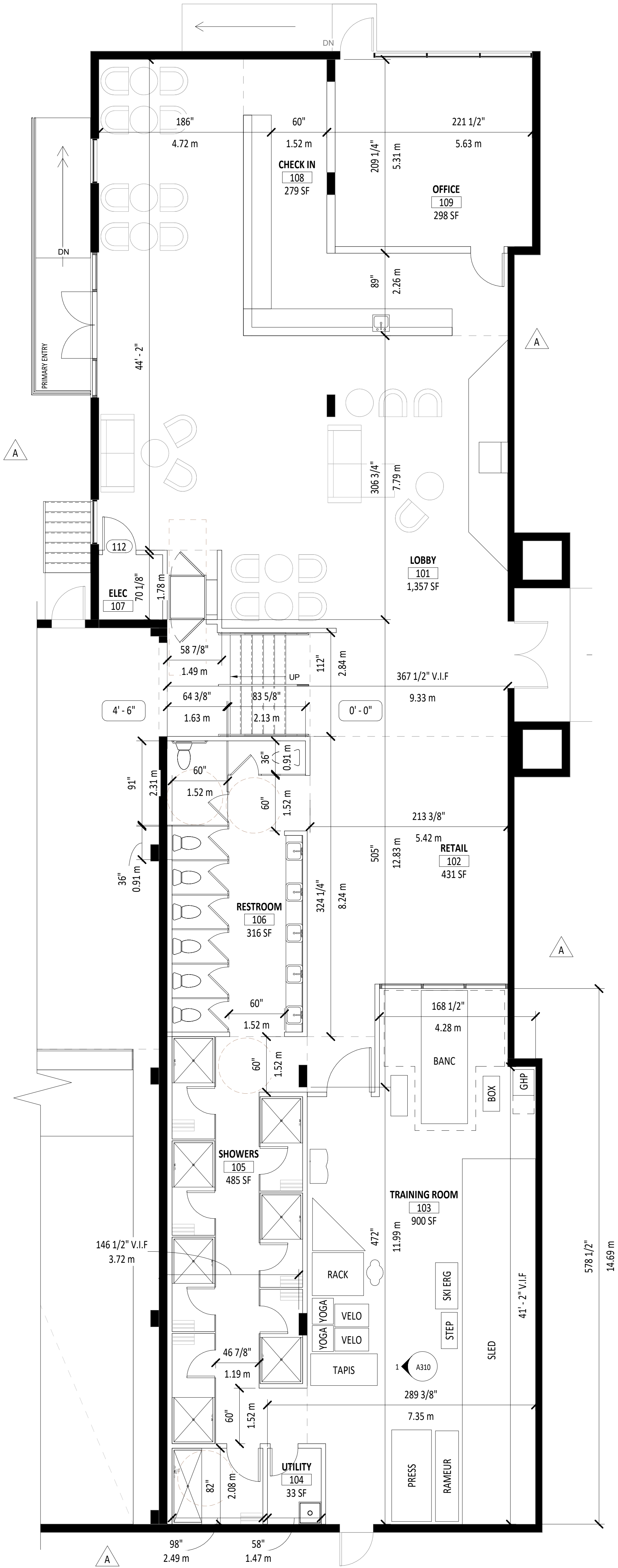
1. DIMENSIONS ARE TO FACE OF FINISH AND CENTER OF COLUMN, UON.
2. REFER TO G500 SERIES FOR ACCESSIBILITY DETAILS.
3. CONTRACTOR AND OWNER VENDORS SHALL ENSURE ALL CUSTOM FABRICATED EQUIPMENT IS SIZED AND FABRICATED TO FIT THE SITE CONDITIONS INCLUDING BUT NOT LIMITED TO CLEARANCES, ACCESSIBILITY, AND MAINTENANCE REQUIREMENTS.

LEGEND

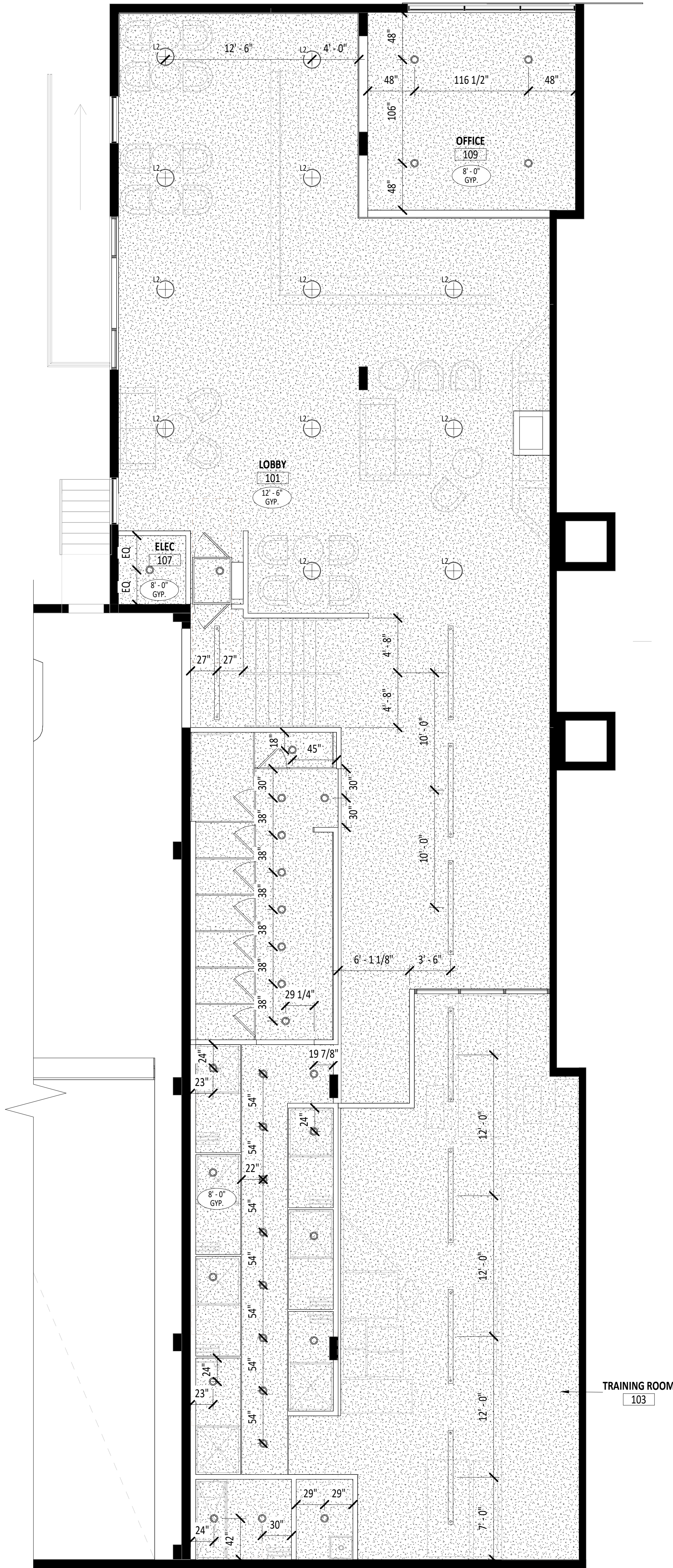
	NEW UNRATED PARTITION
	EXISTING WALL TO REMAIN
	ROOM SEPARATION
	DOOR TAG, SEE A800 SERIES
	FLOOR ELEVATION

9/25/2025 7:52:05 PM

1 LEVEL 1 FLOOR PLAN
3/16" = 1'-0"



2 LEVEL 1 REFLECTED CEILING PLAN
3/16" = 1'-0"



SHEET NOTES

- DIMENSIONS ARE TO FACE OF FINISH AND CENTER OF COLUMN, UON.
- REFER TO G500 SERIES FOR ACCESSIBILITY DETAILS.
- CONTRACTOR AND OWNER VENDORS SHALL ENSURE ALL CUSTOM FABRICATED EQUIPMENT IS SIZED AND FABRICATED TO FIT THE SITE CONDITIONS INCLUDING BUT NOT LIMITED TO CLEARANCES, ACCESSIBILITY, AND MAINTENANCE REQUIREMENTS.

lowney
arch

TEL 510.836.5400 URL lowneyarch.com
360 SEVENTEENTH STREET | SUITE 200 | OAKLAND, CALIFORNIA 94612

METRO SLOPES

50 BRODERICK RD,
BURLINGAME, CA 94010

KEY NOTES

#	NOTE
0202	EXISTING STRUCTURE TO BE PROTECTED
0207	EXISTING SKYLIGHT TO REMAIN
0208	EXISTING RAMP TO REMAIN

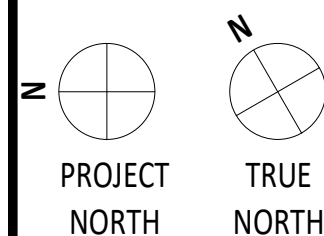
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#	DATE	ISSUES & REVISIONS
	4/25/2025	PERMIT SUBMITTAL
A	8/13/2025	PERMIT RESUBMITTAL

LEGEND

	NEW UNRATED PARTITION
	EXISTING WALL TO REMAIN
	ROOM SEPARATION
	DOOR TAG, SEE A800 SERIES
	FLOOR ELEVATION



CHECKED BY: _____ Checker
PROJECT NUMBER: OAK24-CO-052
CONSULTANT PROJECT NO:
SHEET TITLE:

**ENLARGED FLOOR &
RCP PLAN - LOBBY**

SHEET NUMBER

A201

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1. REFER TO CIVIL, LANDSCAPE, STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR ADDITIONAL SCOPE OF WORK.
2. PROVIDE BLOCKING FOR ALL WALL AND ROOF MOUNTED ELEMENTS.

#	NOTE
0202	EXISTING STRUCTURE TO BE PROTECTED
0207	EXISTING SKYLIGHT TO REMAIN
0208	EXISTING RAMP TO REMAIN

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CONSTRUCTION

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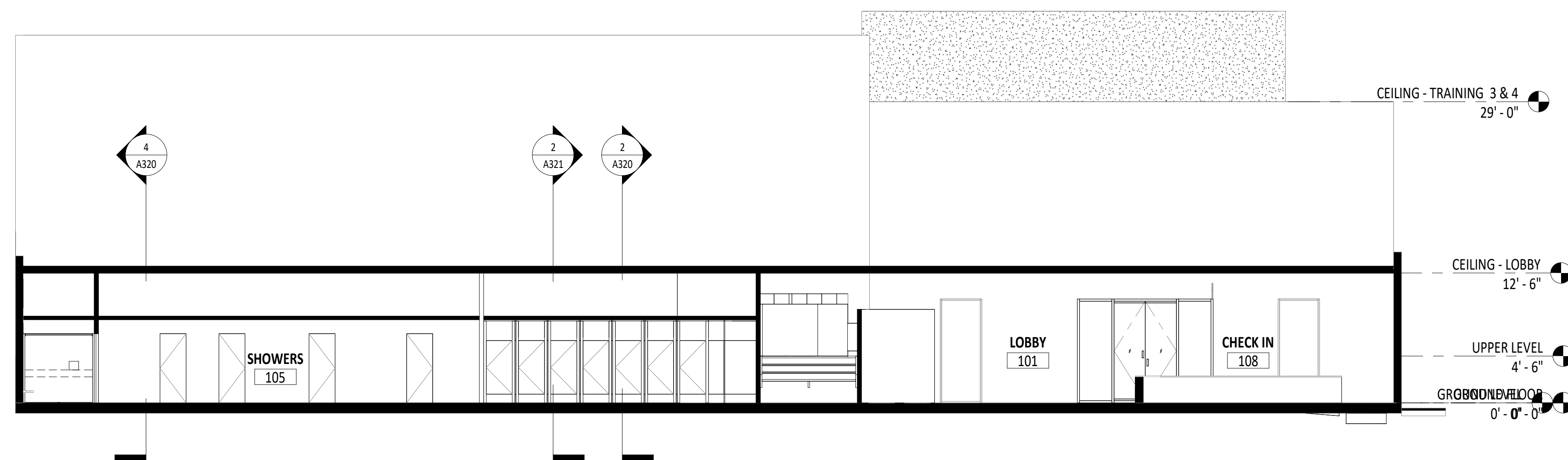
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PROJECT NUMBER: OAK24-CO-052
CONSULTANT PROJECT NO:
SHEET TITLE:

ENLARGED BUILDING
SECTIONS - LOBBY
AREA

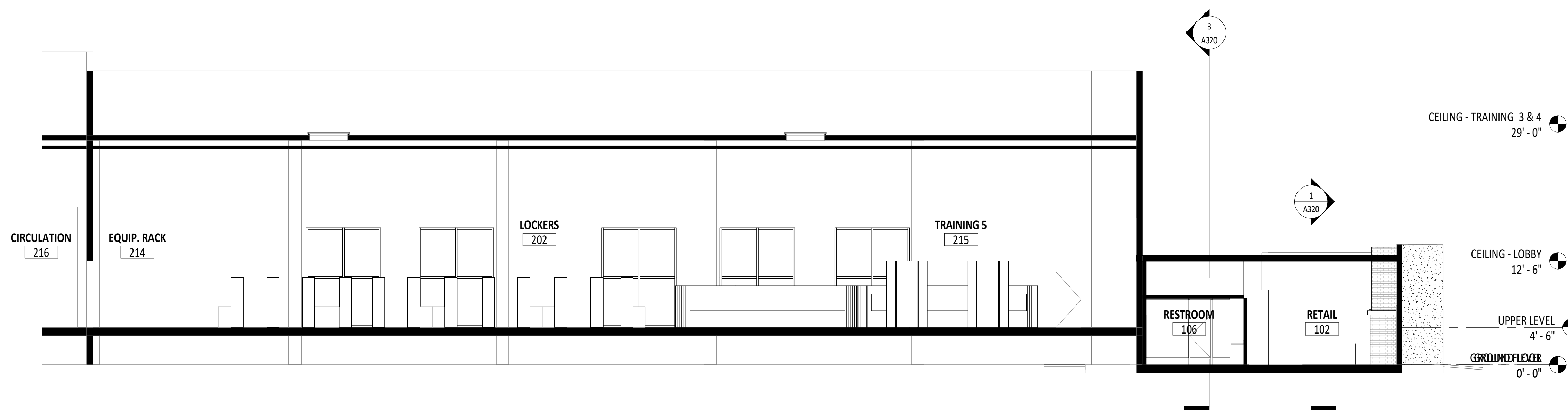
SHEET NUMBER

A320

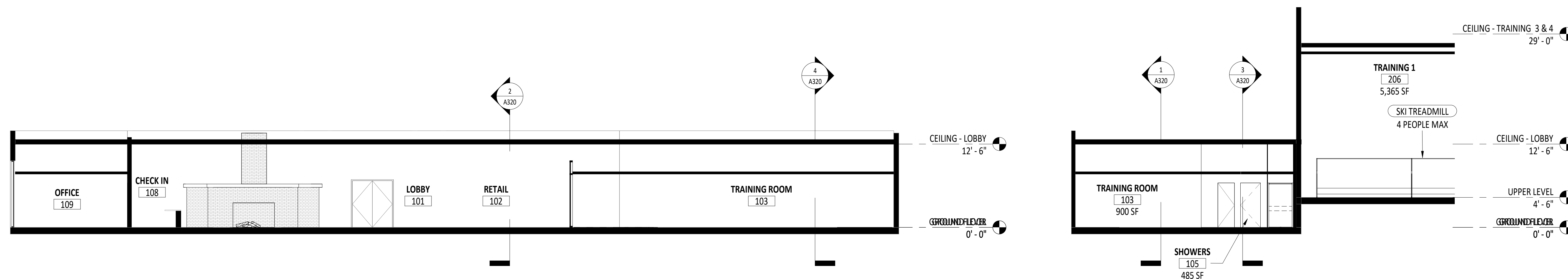
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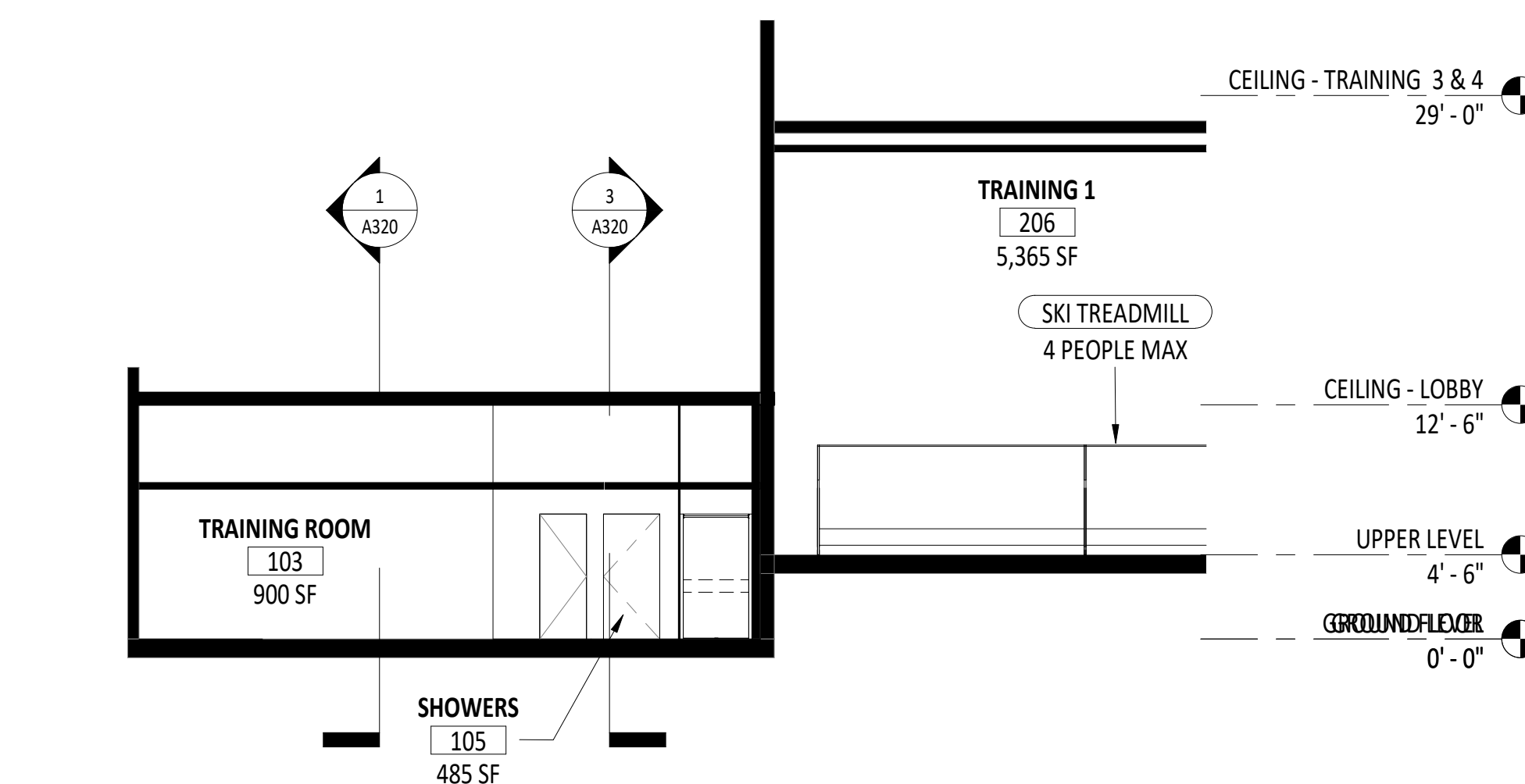
3 SECTION - LOBBY
1/8" = 1'-0"



2 SECTION - LOCKER & RETAIN
1/8" = 1'-0"



1 SECTION - MAIN ENTRY
1/8" = 1'-0"



4 SECTION - GATHERING ROOM, OFFICE & EMPLOYEE
1/8" = 1'-0"

lowney
arch

50 BRODERICK RD,
JURLINGAME, CA 94010

#	NOTE
0202	EXISTING STRUCTURE TO BE PROTECTED
0207	EXISTING SKYLIGHT TO REMAIN
0208	EXISTING RAMP TO REMAIN

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CONSTRUCTION

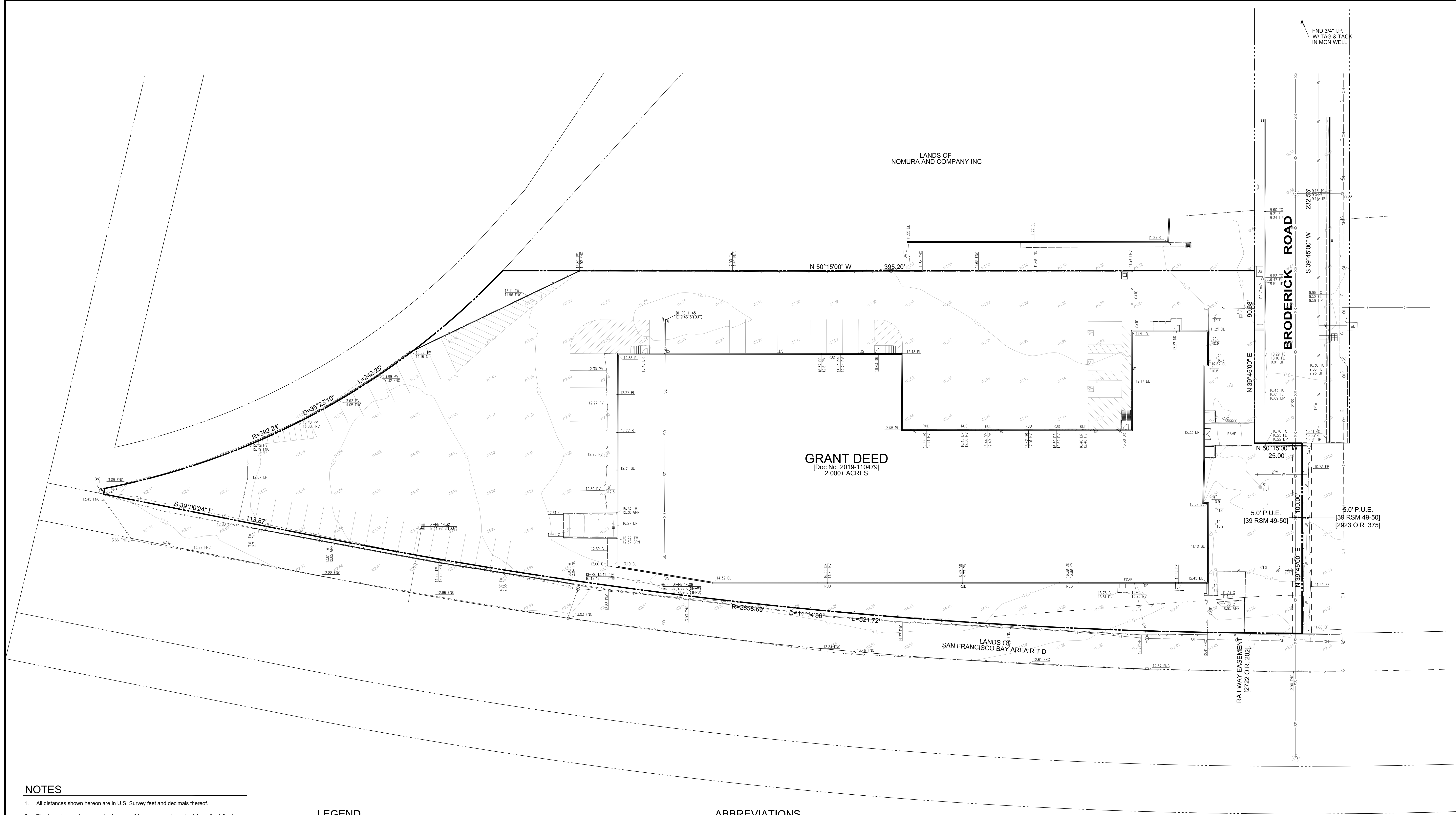
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HECKED BY: _____ Checker
PROJECT NUMBER: OAK24-CO-052
CONSULTANT PROJECT NO: _____
SHEET TITLE: _____

ENLARGED BUILDING SECTIONS - TRAINING AREA

A321

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NOTES

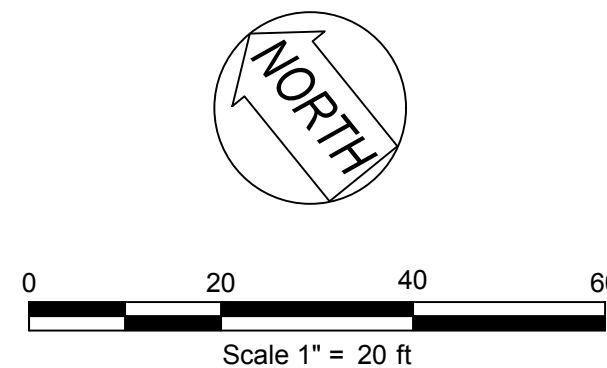
- All distances shown hereon are in U.S. Survey feet and decimals thereof.
- This boundary and easements shown on this survey was based solely on the following recorded documents:
Grant Deed filed for record on December 26, 2019 as Document No. 2019-110479, Official Records of San Mateo County.
No liability is assumed for matters of record not shown on said document that may affect the boundary lines, exceptions, or easements affecting the property.
- The types, locations, sizes and/or depths of existing underground utilities as shown on this topographic survey were obtained from sources of varying reliability. The contractor is cautioned that only actual excavation will reveal the types, extent, sizes, locations and depths of such underground utilities. (A reasonable effort has been made to locate and delineate all unknown underground utilities.) However, the surveyor can assume no responsibility for the completeness or accuracy of its delineation of such underground utilities which may be encountered, but which are not shown on these drawings.
- A.P.N.: 025-166-110
- Basis of Bearings:
The bearing of South 39°45' West taken on the centerline of Broderick Road as shown on that certain Map entitled "Unit No. 1 Millsdale Industrial Park" filed for record on August 16, 1954 in Volume 35 of Maps at Pages 49 and 50, San Mateo County Records was taken as the Basis of all Bearings shown hereon.
- Benchmark:
NGS CORS Station: "CAPO":
Elevation: 39.979 feet (GPS Observed) (Datum) NAVD 1988
- Flood Zone Note:
The subject property is shown on the Federal Emergency Management Agency Flood Insurance Rate Map, Community Panel Number 065019 0132 F, dated April 05, 2019, as being located in Flood Zone "X";
Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas of protected levees from 1% annual chance flood.
Information was obtained from the FEMA website (www.fema.gov) on June 27, 2025.

LEGEND

PROPERTY LINE	---	UTILITY BOX (SIZE VARIES)	□
ADJACENT PROPERTY LINE	---	SIGN	+
CENTERLINE	---	FLAG POLE	δ
EASEMENT	---	RECORD INFORMATION W/ REFERENCE	(100.00)①
APPROX. FLOOD ZONE BOUNDARY	---	TREE W/ SIZE AND ELEVATION	● 10' 100.0
BUILDING LINE W/ DOOR	---	SPOT ELEVATION	× 32.1
FOUND MONUMENT AS NOTED	●	CONTOUR	15
FOUND IRON PIPE OR AS NOTED	●	INDEX CONTOUR	15
LIGHT	○	CURB	---
STREET LIGHT	□	CURB & GUTTER	---
TRANSFORMER	⊠	CONCRETE	---
FIRE HYDRANT	⊙	FENCE	---
STORM DRAIN MANHOLE	⊙	RETAINING WALL	---
SANITARY SEWER MANHOLE	⊙	EDGE OF PAVEMENT	---
CLEAN OUT	○	SANITARY SEWER	---
GAS METER	○	STORM DRAIN	---
UTILITY POLE W/ GUY WIRE	⊙	WATER	---
VALVE	⊙	GAS	---
CATCH BASIN / DROP INLET	⊙	OVERHEAD	---
WATER METER	⊙		
FIRE DEPARTMENT CONNECTION	⊙		
BACK FLOW PREVENTER	⊙		
POST INDICATOR VALVE	⊙		

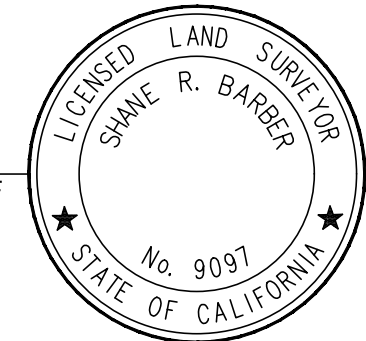
ABBREVIATIONS

BL	BUILDING
DI	DROP INLET
DR	DOOR
DS	DOWNSPOUT
EB	ELECTRIC BOX
ECAB	ELECTRIC CABINET
EP	EDGE OF PAVEMENT
EV	ELECTRIC VAULT
FNC	FENCE
GRN	GROUND
L/S	LANDSCAPE
LIP	LIP OF GUTTER
PV	PAVEMENT
RE	RIM ELEVATION
RUD	ROLL UP DOOR
WB	WATER BOX



DATE

PREPARED BY OR UNDER THE SUPERVISION OF
SHANE R. BARBER, L.S. 9097
sharbar@sharbarsurveying.com



TOPOGRAPHIC SURVEY 50 BRODERICK ROAD

SHEET
1
OF 1
PROJECT
25-037

SAN MATEO COUNTY

CALIFORNIA

ams
associates, inc. PLANNING ENGINEERING SURVEYING
801 YONACIO VALLEY ROAD
SUITE 100
WALNUT CREEK, CA 94596
925-943-2777 FAX 925-943-2778

DATE:	JUNE 2025	REV #	BY	DATE	DESCRIPTION
SCALE:	1" = 20'				
DESIGNED:	AS				
DRAWN:	SB				
CHECKED:					
PROJ. MGR:					
FILE PATH:					