

2 PARK ROAD

2 PARK ROAD, BURLINGAME, CALIFORNIA
WINDY HILL PROPERTY VENTURES

RECEIVED

May 20, 2026

**City of Burlingame
CDD-Planning DIV**



APPROVED AMP

REFER TO AP0.43 FOR THE APPROVED LETTER.

- FIRE SPRINKLER SYSTEM WILL BE UPGRADED TO QR (QUICK RESPONSE) IN BOTH STAIRWELLS AND THE EXIT CORRIDOR ON EACH FLOOR.
- BOTH STAIRWELLS WILL EXIT TO THE ROOF VIA A PENTHOUSE, FULL DOOR EXIT.
- A PAVED, 5-FOOT WIDE (MINIMUM) PERMANENT WALKWAY WILL BE PROVIDED ALONG THE FULL LENGTH OF THE NORTH AND WEST SIDES OF THE BUILDING. THIS WILL ALLOW FIRE DEPARTMENT ACCESS TO ALL PORTIONS OF THE EXTERIOR WALLS OF THE FIRST STORY OF THE BUILDING. KNOX BOXES WILL BE PROVIDED ON THE SECURITY GATES.
- GARAGE IS ENCLOSED BY 2-HOUR EXTERIOR WALLS. NO UNPROTECTED OPENINGS IN 2-HOUR GARAGE EXTERIOR WALLS.

Windy Hill -2 Park Road
Burlingame, California
5-Stories Type III or 2-Stories Type I

BDE ARCHITECTURE **27-Oct-25**

Unit Type	Sq. Ft.	Type I							Type III							Unit Total	NRSF*	%
		Floor 1	Floor 2	Floor 3	Floor 4	Floor 5	Floor 6	Floor 7	Floor 1	Floor 2	Floor 3	Floor 4	Floor 5	Floor 6	Floor 7			
S1.0 - Studio	475	0	0	3	4	4	4	0	15	7,125	10.4%							
S1.1 - Studio	462	0	0	1	0	0	0	4	5	2,310	3.5%							
S2.0 - Studio	478	0	0	1	1	1	1	1	5	2,390	3.5%							
S Total	Avg Sqft	473							25	11,825	17.4%							
A1.0 - 1 Bed	710	0	0	7	7	7	7	0	28	19,880	19.4%							
A1.1 - 1 Bed	700	0	0	0	0	0	0	7	7	4,900	4.9%							
A1.2 - 1 Bed	668	0	5	0	0	0	0	0	5	3,340	3.5%							
A2.0 - 1 Bed Inside Corner	705	0	0	2	3	3	3	3	14	9,870	9.7%							
A2.1 - 1 Bed + Den Inside Corner	870	0	0	2	2	2	2	2	10	8,700	6.9%							
A3.0 - 1 Bed	735	0	0	1	1	1	1	0	4	2,940	2.8%							
A3.1 - 1 Bed	690	0	0	0	0	0	0	2	2	1,380	1.4%							
A3.2 - 1 Bed	710	0	0	1	1	1	1	0	4	2,840	2.8%							
A Total	Avg Sqft	728							74	53,850	51.4%							
B1.0 - 2 Bed Outside Corner	1,110	0	0	1	3	3	3	0	10	11,100	6.9%							
B1.1 - 2 Bed Outside Corner	1,033	0	3	0	0	0	0	0	3	3,099	2.1%							
B1.2 - 2 Bed Outside Corner	1,095	0	0	0	0	0	0	3	3	3,285	2.1%							
B2.0 - 2 Bed Outside Corner	1,215	0	0	1	1	1	1	0	4	4,860	2.8%							
B3.0 - 2 Bed Outside Corner	1,250	0	0	1	1	1	1	0	4	5,000	2.8%							
B3.1 - 2 Bed Outside Corner	1,025	0	0	1	1	1	1	0	4	4,100	2.8%							
B3.2 - 2 Bed Outside Corner	1,130	0	0	0	0	0	0	1	1	1,130	0.7%							
B4.0 - 2 Bed Inside Corner	1,000	0	0	0	1	1	1	1	4	4,000	2.8%							
B Total	Avg Sqft	1,108							33	36,574	22.9%							
C1.0 - 3 Bed Outside Corner	1,425	0	0	1	1	1	1	0	4	5,700	2.8%							
C1.1 - 3 Bed Outside Corner	1,368	0	0	0	0	0	0	1	1	1,368	0.7%							
C2.0 - 3 Bed Outside Corner	1,225	0	1	0	0	0	0	0	1	1,225	0.7%							
C3.0 - 3 Bed Outside Corner	1,350	0	1	0	0	0	0	0	1	1,350	0.7%							
C4.0 - 3 Bed Outside Corner	1,330	0	0	1	1	1	1	0	4	5,320	2.8%							
C4.1 - 3 Bed Outside Corner	1,260	0	0	0	0	0	0	1	1	1,260	0.7%							
C Total	Avg Sqft	1,352							12	16,223	8.3%							
Total	Avg Sqft	823	0	10	24	28	28	28	26	144	118,472	100.0%						
			Level 1	Level 2	Level 3	Level 4	Level 5	Level 6	Level 7	Total								
NRSF by Floor			0	9,014	19,285	23,223	23,223	23,223	20,504		118,472							
Gross Area by Floor**			3,258	6,061	4,704	3,742	3,742	3,742	3,676		28,925							
Lobby/Residential Amenity			3,820	290	2,911	0	0	0	915		7,936							
Utility/MEP			2,895	1,442	150	150	150	150	150		5,087							
Garage			27,742	20,908	0	0	0	0	0		48,650							
Total Gross			37,715	37,715	27,050	27,115	27,115	27,115	25,245		209,070							

*NRSF is measured center of demising wall, ext. face of stud of ext. wall, ext. face of stud of corridor wall, excluding decks
 **Building footprint minus net rentable, excluding decks

PARKING TABLE

	Floor 1	Floor 2	Total
Assigned Parking			
Standard (8'-6"x17') Non-EV	10	54	64
Accessible (9'x18') Non-EV	0	0	0
Accessible Van (9'x18') Non-EV	0	1	1
Standard (8'-6"x17') EV-Ready	52	0	52
Accessible (9'x18') EV-Ready	0	0	0
Accessible Van (9'x18') EV-Ready	1	1	2
Standard (8'-6"x17') Low Power Level 2 EV Charging	13	0	13
Accessible (9'x18') Low Power Level 2 EV Charging	0	0	0
Accessible Van (9'x18') Low Power Level 2 EV Charging	1	0	1
Assigned Parking Total	77	56	133
Unassigned Parking			
Standard (8'-6"x17') Non-EV	2	0	2
Accessible (9'x18') Non-EV	0	0	0
Accessible Van (9'x18') Non-EV	1	0	1
Standard (8'-6"x17') EV-Ready	2	0	2
Accessible (9'x18') EV-Ready	0	0	0
Accessible Van (9'x18') EV-Ready	1	0	1
Standard (8'-6"x17') Low Power Level 2 EV Charging	0	0	0
Accessible (9'x18') Low Power Level 2 EV Charging	0	0	0
Accessible Van (9'x18') Low Power Level 2 EV Charging	1	0	1
Unassigned Parking Total	7	0	7
Overall Total	84	56	140

PROJECT DESCRIPTION

A PRIVATELY FUNDED 7-STORY RESIDENTIAL BUILDING WITH 2-STORIES OF ABOVE-GRADE PARKING GARAGE. THE PROJECT IS ONE BUILDING CONSISTING OF THE ELEMENTS DESCRIBED BELOW:

PROJECT LOCATION: 2 PARK ROAD, BURLINGAME, CA 94010
 BLOCK AND LOT NUMBER: 225 / 017, 018, 019, 020
 LOT/PARCEL AREA: 43,269 SF (0.993 AC)
 BUILDING USE/TENURE: HOUSING - RENTAL
 CONSTRUCTION TYPE: 5 STORIES TYPE III-A OVER 2 STORIES TYPE I-A
 OCCUPANCY TYPE: R-2, S-2, B
 DWELLING UNITS: 144 (144.7 DU/AC)
 STORIES: 7 STORIES

DEVELOPMENT STANDARDS

ZONING: BMU - BAYSWATER MIXED USE
 GENERAL PLAN: DOWNTOWN SPECIFIC PLAN
 OVERLAY DISTRICT: NONE

STANDARD **REQUIRED** **PROVIDED**
 HEIGHT - MAXIMUM: 35-FEET (55- FEET W/ CUP) 84'-2" TO HIGHEST EDGE OF ROOF (EXCL. ELEV & STAIR PENTHOUSES)

DENSITY - MAXIMUM: NONE 144.7 DU/AC

FAR - MAXIMUM: NONE N/A

GROUND FLOOR CEILING HEIGHT - MINIMUM: NONE 7'-0" MINIMUM

MIN. FRONT SETBACK: 10- FEET (TABLE 3-2) 5'-0"

MIN. SIDE SETBACK: 0- FEET 5'-10"

MIN. REAR SETBACK: 20- FEET 5'-11"

EDGE CONDITIONS: N/A N/A

LOT COVERAGE - MAXIMUM: 75% 87%

LOT DIMENSIONS - MINIMUM: 5,000 SF 50' WIDTH AT STREET FRONTAGE 43,269 SF 150'-1"

OPEN SPACE - MINIMUM: 100SQFT/DU = 14,400SF COMMON: 9,809 SF* PRIVATE: 6,086 SF TOTAL: 15,895 SF

MIN. LANDSCAPE COVERAGE: 10% OF FRONT SETBACK >10% (SEE LANDSCAPE PLANS)

MAX. AVG. RESIDENTIAL UNIT SIZE: 1250 SF 823 SF

*COMMON OPEN SPACE INCLUDES INDOOR COMMON ACTIVITY ROOMS INCLUDING FITNESS CENTER AND LOUNGES

VEHICLE PARKING **BICYCLE PARKING**

VEHICLE PARKING REQUIRED (25.40.030) :
 STUDIO & 1-BEDROOMS: 1 SPACE/DU = 99 SPACES
 2-BEDROOMS: 1.5 SPACES/DU = 50 SPACES
 3-BEDROOMS: 2 SPACES/DU = 24 SPACES
TOTAL: 173 SPACES

BICYCLE PARKING REQUIRED:
 LONG TERM: 5% OF TENANT-OCCUPANT VEHICULAR PARKING SPACES = 7 SPACES
 SHORT TERM: 5% OF NEW VISITOR MOTORIZED VEHICLE PARKING SPACES = 0.35 SPACES

VEHICLE PARKING REQUIRED (AB 2097): NONE **BICYCLE PARKING PROPOSED:**
 LONG TERM: 8 SPACES
 SHORT TERM: (1) TWO-BIKE CAPACITY RACK

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SITE LOCATION 4 **STATE DENSITY BONUS SUMMARY 3**

THE SITE IS CURRENTLY OCCUPIED BY A 2-STORY FUNERAL HOME, AND (1) 2-STORY COMMERCIAL BUILDING WITH AT-GRADE PARKING. THE PROPOSED PROJECT REQUIRES DEMOLISHING THE EXISTING STRUCTURES AND REPLACING IT WITH A NEW BUILDING CONTAINING (144) DWELLING UNITS. THE PROJECT PROPOSES TO PROVIDE FOR AFFORDABLE UNITS IN CONFORMANCE WITH SECTION 25.045.070 OF THE BURLINGAME ZONING CODE

THE PROJECT SPONSOR PROPOSES TO REDEVELOP THE PROPERTY PER THE CALIFORNIA STATE DENSITY BONUS LAW (CALIFORNIA GOVERNMENT CODE SECTIONS 65915-65918), INTO A RENTAL HOUSING PROJECT. THE PROPOSED PROJECT IS UTILIZING THE CONCESSIONS/INCENTIVES AND WAIVERS THAT ARE AFFORDED.

DENSITY BONUS AMOUNT: 20%

BMR UNIT PERCENTAGE: 5% AT VERY LOW INCOME (VLI)
5% AT MODERATE INCOME (MI)
TOTAL: 10%

BMR UNIT COUNT: VLI: 5% OF 120 TOTAL BASE PROJECT UNITS = 6 UNITS
MI: 5% OF 120 TOTAL BASE PROJECT UNITS = 6 UNITS

SEE AP0.06 FOR BMR UNIT MIX TABLE. SEE BUILDING PLANS FOR BMR UNIT LOCATIONS.

ALLOWED NO. OF INCENTIVES/CONCESSIONS: 1

ALLOWED NO. OF WAIVERS: UNLIMITED

CONCESSIONS/INCENTIVES USED: NONE

WAIVERS USED:

- HEIGHT - MAXIMUM (PER 25.16.030)
- REAR SETBACK (PER 25.16.030)
- FRONT SETBACK (PER 25.16.030)
- LOT COVERAGE - MAXIMUM (PER 25.16.030)
- ON-SITE STRUCTURED PARKING (PER DOWNTOWN SPECIFIC PLAN 5.2.2.2)

OWNER/APPLICANT:
 WINDY HILL PROPERTY VENTURES
 530 EMERSON ST, SUITE 150
 PALO ALTO, CALIFORNIA 94301
 PHONE: 650.847.1170
 CONTACT: JAMIE D'ALESSANDRO

ARCHITECT:
 BDE ARCHITECTURE
 950 HOWARD ST
 SAN FRANCISCO, CALIFORNIA 94103
 PHONE: 415.677.0968
 CONTACT: IAN MURPHY

CIVIL ENGINEER:
 BKF ENGINEERS
 150 CALIFORNIA ST
 SAN FRANCISCO, CALIFORNIA 94115
 PHONE: 415.930.7900
 CONTACT: MIKE O.CONNELL

LANDSCAPE ARCHITECT:
 THE GUZZARDO PARTNERSHIP
 PIER 9, SUITE 115
 SAN FRANCISCO, CALIFORNIA 94111
 PHONE: 415.433.4672
 CONTACT: COLIN BLY

TRASH MANAGEMENT:
 AMERICAN TRASH MANAGEMENT
 1900 POWELL ST, SUITE 220
 EMERYVILLE, CALIFORNIA 94608
 PHONE: 510.570.0287
 CONTACT: CARLA SANCHEZ

A.L.T.A. / N.S.P.S. LAND TITLE SURVEY



VICINITY MAP
(NOT TO SCALE)

REFERENCED PRELIMINARY REPORT FOR TITLE INSURANCE (PTR A):

TITLE COMPANY: FIRST AMERICAN TITLE INSURANCE COMPANY
 ORDER NO.: NCS-1238172-5M
 COMMITMENT DATE: SEPTEMBER 18, 2024 AT 7:30 A.M.
 NATURE OF TITLE: FEE
 TITLE VESTED IN: PARK ROAD PROPERTIES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
 PROPERTY ADDRESS: 16 & 12 PARK ROAD, BURLINGAME, CA
 ASSESSOR'S PARCEL NO.: 029-225-190 - (AFFECTS PARCEL A)
 029-225-200 - (AFFECTS PARCEL B)

LEGAL DESCRIPTION:

REAL PROPERTY IN THE CITY OF BURLINGAME, COUNTY OF SAN MATEO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL A:

LOT NUMBERED 19 IN THE BLOCK NUMBERED 8 AS SHOWN ON THAT CERTAIN MAP ENTITLED "MAP OF THE POLO FIELD SUB-DIVISION OF PART OF THE TOWN OF BURLINGAME", FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN MATEO COUNTY MAY 1, 1905 IN BOOK "E" OF ORIGINAL MAPS AT PAGE 45 AND COPIED INTO BOOK 3 OF MAPS AT PAGE 64.

PARCEL B:

LOT 18 IN BLOCK 8, AS SHOWN ON THAT CERTAIN MAP ENTITLED "MAP OF THE POLO FIELD SUB-DIVISION OF PART OF THE TOWN OF BURLINGAME", FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN MATEO COUNTY, STATE OF CALIFORNIA, ON MAY 1, 1905 IN BOOK "E" OF MAPS AT PAGE 45 AND COPIED INTO BOOK 3 OF MAPS AT PAGE 64. SAN MATEO COUNTY RECORDS.

EXCEPTIONS (PTR A):

- GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2024-2025. A LIEN NOT YET DUE OR PAYABLE.
NOT A SURVEY MATTER
- THE LIEN OF SUPPLEMENTAL TAXES, IF ANY, ASSESSED PURSUANT TO CHAPTER 3.5 COMMENCING WITH SECTION 75 OF THE CALIFORNIA REVENUE AND TAXATION CODE.
NOT A SURVEY MATTER
- THE EFFECT OF A MAP PURPORTING TO SHOW THE LAND AND OTHER PROPERTY, FILED BOOK 18, PAGE 66 OF RECORD OF SURVEYS.
NOT A SURVEY MATTER
- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "RESOLUTION NO. 048-2005" RECORDED JUNE 06, 2005 AS INSTRUMENT NO. 2005-093095 OF OFFICIAL RECORDS.
AFFECTS PARCEL A)
NOT A SURVEY MATTER
- WE FIND NO OUTSTANDING VOLUNTARY LIENS OF RECORD AFFECTING SUBJECT PROPERTY. AN INQUIRY SHOULD BE MADE CONCERNING THE EXISTENCE OF ANY UNRECORDED LIEN OR OTHER INDEBTEDNESS WHICH COULD GIVE RISE TO ANY SECURITY INTEREST IN THE SUBJECT PROPERTY.
NOT A SURVEY MATTER
- WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
NOT A SURVEY MATTER
- AN ALTA/NSPS SURVEY OF RECENT DATE WHICH COMPLIES WITH THE CURRENT MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS.
NOT A SURVEY MATTER
- ANY FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH WOULD BE DISCLOSED BY A CORRECT ALTA/NSPS SURVEY.
NOT A SURVEY MATTER
- RIGHTS OF PARTIES IN POSSESSION.
NOT A SURVEY MATTER

REFERENCED PRELIMINARY REPORT FOR TITLE INSURANCE (PTR B):

TITLE COMPANY: LAWYERS TITLE COMPANY
 ORDER NO.: FLNP-0042300731-5D
 COMMITMENT DATE: NOVEMBER 17, 2023 AT 7:30 A.M.
 NATURE OF TITLE: FEE
 TITLE VESTED IN: 2 PARK ROAD COMPANY, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
 PROPERTY ADDRESS: 2 PARK ROAD, BURLINGAME, CA
 ASSESSOR'S PARCEL NO.: 029-225-170 - (AFFECTS PARCEL ONE)
 029-225-180 - (AFFECTS PARCEL TWO)

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF BURLINGAME, COUNTY OF SAN MATEO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

PARCEL ONE

LOT NUMBERED TWENTY (20) IN BLOCK NUMBERED EIGHT (8) AS SHOWN ON THAT CERTAIN MAP ENTITLED "MAP OF THE POLCHELO SUBDIVISION OF PART OF THE TOWN OF BURLINGAME", WHICH MAP WAS FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN MATEO COUNTY ON MAY 1, 1905 IN BOOK "E" OF MAPS AT PAGE 45 AND A COPY ENTERED IN BOOK 3 OF MAPS AT PAGE 64, WHICH PORTION OF LOT 24 IS MORE PARTICULARLY DESCRIBED AS:

PARCEL TWO

LOTS 21, 22 AND 23 AND PORTION OF LOT 24 IN BLOCK 8 AS DESIGNATED ON THE MAP ENTITLED "MAP OF THE POLO FIELD SUB-DIVISION OF PART OF THE TOWN OF BURLINGAME", WHICH MAP WAS FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA ON MAY 1, 1905 IN BOOK "E" OF MAPS AT PAGE 45 AND A COPY ENTERED IN BOOK 3 OF MAPS AT PAGE 64, WHICH PORTION OF LOT 24 IS MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE MOST WESTERLY CORNER OF LOT 24 IN BLOCK 8 AS SHOWN ON THE MAP ABOVE MENTIONED, THENCE NORTHEASTERLY, ALONG THE NORTHWESTERLY LINE OF LOT 24, 32 FEET TO THE SOUTHWESTERLY LINE OF LANDS DESCRIBED IN DEED TO FREDERICK W. FICKELSEN AND ELIZABETH F. FICKELSEN, HIS WIFE, DATED AUGUST 22, 1929 AND RECORDED SEPTEMBER 12, 1929 IN BOOK 438 OF OFFICIAL RECORDS OF SAN MATEO COUNTY AT PAGE 62; THENCE SOUTHEASTERLY, ALONG SAID SOUTHWESTERLY LINE, 31.67 FEET, MORE OR LESS, TO THE NORTHWESTERLY LINE OF LANDS DESCRIBED IN DEED TO GEORGE E. ALLEN AND MADELINE ALLEN, HIS WIFE, DATED JANUARY 3, 1922 AND RECORDED JANUARY 8, 1922 IN BOOK 31 OF OFFICIAL RECORDS OF SAN MATEO COUNTY AT PAGE 76; THENCE SOUTHWESTERLY, ALONG SAID NORTHWESTERLY LINE, 32 FEET TO THE SOUTHWESTERLY LINE OF SAID LOT 24; THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOT 31.58 FEET TO THE POINT OF BEGINNING.

EXCEPTIONS (PTR B)

- EXCEPTIONS 1 AND 2 ARE TAX RELATED AND HAVE BEEN OMITTED.
NOT A SURVEY MATTER
- PRIOR TO CLOSE OF ESCROW, PLEASE CONTACT THE TAX COLLECTOR'S OFFICE TO CONFIRM ALL ACCOUNTS OWING, INCLUDING: CURRENT FISCAL YEAR TAXES, SUPPLEMENTAL TAXES, ESCAPED ASSESSMENTS AND ANY DELINQUENCIES.
NOT A SURVEY MATTER
 - THE LIEN OF SUPPLEMENTAL OR ESCAPED ASSESSMENTS OF PROPERTY TAXES, IF ANY, MADE PURSUANT TO THE PROVISIONS OF CHAPTER 3.5 (COMMENCING WITH SECTION 75) OR PART 2, CHAPTER 3, ARTICLES 3 AND 4, RESPECTIVELY OF THE REVENUE AND TAXATION CODE OF THE STATE OF CALIFORNIA AS A RESULT OF THE TRANSFER OF TITLE TO THE VESTEE NAMED IN SCHEDULE A OR AS A RESULT OF CHANGES IN OWNERSHIP OR NEW CONSTRUCTION OCCURRING PRIOR TO DATE OF POLICY.
NOT A SURVEY MATTER
 - A DEED OF TRUST TO SECURE AN INDEBTEDNESS IN THE AMOUNT SHOWN BELOW.
AMOUNT: \$1,856,000.00
DATED: JANUARY 26, 2017
TRUSTOR/GRANTOR: 2 PARK ROAD COMPANY, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
TRUSTEE: OLD REPUBLIC TITLE COMPANY
BENEFICIARY: FIRST COMMUNITY BANK
LOAN NO.: 0001-802732-06
RECORDING DATE: FEBRUARY 17, 2017
RECORDING NO.: 2017-015355, OF OFFICIAL RECORDS
NOT A SURVEY MATTER
 - AN UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH THEREIN AS DISCLOSED BY THE DOCUMENT
ENTITLED: SUBORDINATION, ATTORNEYMENT AND NON-DISTURBANCE AGREEMENT
LESSOR: 2 PARK ROAD COMPANY, LLC AS SUCCESSOR IN INTEREST TO CROSBY-N. GRAY & CO
LESSEE: CYPRESS FUNERAL SERVICES, INCORPORATED
RECORDING DATE: FEBRUARY 17, 2017
RECORDING NO.: 2017-015355, OF OFFICIAL RECORDS
NOT A SURVEY MATTER
 - THE PRESENT OWNERSHIP OF THE LEASEHOLD CREATED BY SAID LEASE AND OTHER MATTERS AFFECTING THE INTEREST OF THE LESSEE ARE NOT SHOWN HEREIN.
AN AGREEMENT RECORDED FEBRUARY 17, 2017 AT RECORDING NO. 2017-015356, OF OFFICIAL RECORDS WHICH STATES THAT SAID LEASE HAS BEEN MADE SUBORDINATE TO THE DOCUMENT ENTITLED: DEED OF TRUST
RECORDING DATE: FEBRUARY 17, 2017
RECORDING NO.: 2017-015355, OF OFFICIAL RECORDS
NOT A SURVEY MATTER
 - ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS.
THE COMPANY WILL REQUIRE, FOR REVIEW, A FULL AND COMPLETE COPY OF ANY UNRECORDED AGREEMENT, CONTRACT, LICENSE AND/OR LEASE, TOGETHER WITH ALL SUPPLEMENTS, ASSIGNMENTS AND AMENDMENTS THERETO, BEFORE ISSUING ANY POLICY OF TITLE INSURANCE WITHOUT EXCEPTING THIS ITEM FROM COVERAGE.
THE COMPANY RESERVES THE RIGHT TO EXCEPT ADDITIONAL ITEMS AND/OR MAKE ADDITIONAL REQUIREMENTS AFTER REVIEWING SAID DOCUMENTS.
NOT A SURVEY MATTER
 - MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/NSPS LAND TITLE SURVEY OF SAID LAND THAT IS SATISFACTORY TO THE COMPANY AND/OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF.
NOT A SURVEY MATTER
 - THE COMPANY WILL REQUIRE THAT AN OWNER'S AFFIDAVIT BE COMPLETED BY THE PARTY(S) NAMED BELOW BEFORE THE ISSUANCE OF ANY POLICY OF TITLE INSURANCE.
PARTY(IES): 2 PARK ROAD COMPANY, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
THE COMPANY RESERVES THE RIGHT TO ADD ADDITIONAL ITEMS OR MAKE FURTHER REQUIREMENTS AFTER REVIEW OF THE REQUESTED AFFIDAVIT.
NOT A SURVEY MATTER
 - THE COMPANY WILL REQUIRE THE FOLLOWING DOCUMENTS FOR REVIEW PRIOR TO THE ISSUANCE OF ANY TITLE INSURANCE PREDICATED UPON A CONVEYANCE OR ENCUMBRANCE FROM THE ENTITY NAMED BELOW.
LIMITED LIABILITY COMPANY: 2 PARK ROAD COMPANY, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
a. A COPY OF ITS OPERATING AGREEMENT, IF ANY, AND ANY AND ALL AMENDMENTS, SUPPLEMENTS AND/OR MODIFICATIONS THERETO, CERTIFIED BY THE APPROPRIATE MANAGER OR MEMBER.
b. IF A DOMESTIC LIMITED LIABILITY COMPANY, A COPY OF ITS ARTICLES OF ORGANIZATION AND ALL AMENDMENT THERETO WITH THE APPROPRIATE FILING STAMPS.
c. IF THE LIMITED LIABILITY COMPANY IS MEMBER-MANAGED A FULL AND COMPLETE CURRENT LIST OF MEMBERS CERTIFIED BY THE APPROPRIATE MANAGER OR MEMBER.
d. A CURRENT DATED CERTIFICATE OF GOOD STANDING FROM THE PROPER GOVERNMENTAL AUTHORITY OF THE STATE IN WHICH THE ENTITY WAS CREATED.
e. IF LESS THAN ALL MEMBERS, OR MANAGERS, AS APPROPRIATE, WILL BE EXECUTING THE CLOSING DOCUMENTS, FURNISH EVIDENCE OF THE AUTHORITY OF THOSE SIGNING.
a) IF LIMITED LIABILITY COMPANY IS A SINGLE MEMBER ENTITY, A STATEMENT OF INFORMATION FOR THE SINGLE MEMBER WILL BE REQUIRED.
b) EACH MEMBER AND MANAGER OF THE LLC WITHOUT AN OPERATING AGREEMENT MUST EXECUTE IN THE PRESENCE OF A NOTARY PUBLIC THE CERTIFICATE OF CALIFORNIA LLC (WITHOUT AN OPERATING AGREEMENT) STATUS AND AUTHORITY FORM
NOT A SURVEY MATTER
 - THE REQUIREMENT THAT THE COMPLETE AND CORRECT NAME(S) OF THE BUYER(S) IN THIS TRANSACTION BE SUBMITTED TO THE TITLE DEPARTMENT AT LEAST 5 DAYS PRIOR TO THE CLOSE OF ESCROW.
NOT A SURVEY MATTER
 - THE TRANSACTION CONTEMPLATED IN CONNECTION WITH THIS REPORT IS SUBJECT TO THE REVIEW AND APPROVAL OF THE COMPANY'S CORPORATE UNDERWRITING DEPARTMENT. THE COMPANY RESERVES THE RIGHT TO ADD ADDITIONAL ITEMS OR MAKE FURTHER REQUIREMENTS AFTER SUCH REVIEW.
NOT A SURVEY MATTER

PARKING:

2 PARK ROAD
 REGULAR: 14
 HANDICAP: 1
 TOTAL: 15

16 PARK ROAD

REGULAR: 16
 HANDICAP: 1
 TOTAL: 17

20 PARK ROAD

REGULAR: 25
 TOTAL: 25

FLOOD ZONE:

ZONE: ZONE X - 0.2% ANNUAL CHANCE FLOOD HAZARD. AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE.
 060109 0154 G
 06091C0154G
 APRIL 5, 2019
 FEMA FLOOD MAP SERVICE (https://msc.fema.gov/portals/home)
 DECEMBER 5, 2024

PANEL

MAP NUMBER:

DATE:

DATE OF ASSESS:

ALTA SURVEY NOTES:

- THE **BOLDTYPE** COMMENTS ARE ADDED BY THE PROFESSIONAL LAND SURVEYOR.
- ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
- DIMENSIONAL TIES TO IMPROVEMENTS ARE 90° TO THE PROPERTY LINE(S) UNLESS OTHERWISE NOTED.
- "IN" AND "OUT" AS SHOWN ON THIS SURVEY INDICATE THE DISTANCE INSIDE OR OUTSIDE OF THE SUBJECT PROPERTY.
- THE DATES OF THE FIELD SURVEY WERE NOVEMBER 26, 27 AND DECEMBER 3, 2024.
- THE PROPERTY HAS DIRECT VEHICULAR ACCESS TO AND FROM PARK ROAD AND PENINSULA AVENUE DEDICATED PUBLIC STREETS.
- IN THE PROCESS OF COMPLETING THE FIELD WORK FOR THIS SURVEY, NO EVIDENCE WAS OBSERVED OR DISCLOSED TO THE UNDERSIGNED SURVEYOR OF ISOLATED GRAVESTONES OR OF THE LAND USED FORMERLY OR CURRENTLY AS A BURIAL GROUND.
- IN REFERENCE TO ITEM 2 OF TABLE "A", NO ADDRESS WAS DISCLOSED OR UNCOVERED BY THE UNDERSIGNED SURVEYOR, NOR OBSERVED IN THE PROCESS OF COMPLETING THE FIELD SURVEY PORTION OF THIS SURVEY.
- IN REFERENCE TO ITEM 3 OF TABLE "A", A FLOOD ZONE OF "X" HAS BEEN DETERMINED FOR THIS PROPERTY SITE AS SHOWN ON THIS SHEET.
- IN REFERENCE TO ITEM 4 OF TABLE "A", THE GROSS LAND AREA OF PARCEL 1 = 14.38± ACRES, PARCEL 2 = 1.86± ACRES, AND PARCEL 1 = 4.44± ACRES, AS SHOWN ON THIS SURVEY.
- IN REFERENCE TO ITEM 6(A) OF TABLE "A", NO ZONING REPORT OR LETTER WAS PROVIDED TO THE SURVEYOR BY THE CLIENT.
- IN REFERENCE TO ITEMS 7(A), 7(B)(1) OF TABLE "A", THE SQUARE FOOTAGE OF THE BUILDINGS ARE SHOWN ON SHEET X.
- IN REFERENCE TO ITEM 7(C) OF TABLE "A", THE BUILDING HEIGHT(S) OF THE BUILDING(S) ON SITE ARE SHOWN ON SHEET X.
- IN REFERENCE TO ITEM 8 OF TABLE "A", SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK ARE AS SHOWN ON THE SURVEY.
- IN REFERENCE TO ITEM 9 OF TABLE "A", THE NUMBER OF PARKING SPACES IDENTIFIED IN THE PROCESS OF COMPLETING THE FIELDWORK FOR THIS SURVEY ARE LISTED ON THIS SHEET.
- IN REFERENCE TO ITEM 11 OF TABLE "A", SEE THE **UTILITY NOTE** BELOW.
- IN REFERENCE TO ITEM 13 OF TABLE "A", NAMES OF ADJOINING OWNERS ARE SHOWN ON SHEET 2.
- IN REFERENCE TO ITEM 16 OF TABLE "A", NO EVIDENCE OF RECENT EARTH MOVING WORK AND/OR BUILDING CONSTRUCTION OR ADDITIONS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK FOR THIS SURVEY.
- IN REFERENCE TO ITEM 17 OF TABLE "A", NO EVIDENCE OF PROPOSED CHANGES IN STREET RIGHT OF WAY LINES WERE OBSERVED OR DISCOVERED BY THE UNDERLINED SURVEYOR IN THE PROCESS OF CONDUCTING THE FIELD WORK FOR THIS SURVEY.
- IN REFERENCE TO ITEM 18 OF TABLE "A", NO PLOTTABLE OFFSITE EASEMENTS OR SERVITUDES WERE DISCLOSED OR DISCOVERED BY THE UNDERSIGNED SURVEYOR AS PART OF THIS SURVEY.

UTILITY NOTE:

THE UTILITIES SHOWN ON THIS SURVEY ARE FROM SURFACE OBSERVATION AND ARE APPROXIMATE ONLY. NO WARRANTY IS IMPLIED AS TO THE ACTUAL LOCATION, SIZE OR PRESENCE OF ANY ADDITIONAL UTILITIES OTHER THAN AS SHOWN ON THIS SURVEY.

SURVEYOR'S STATEMENT:

TO:
TO:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA, N.S.P.S. LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES OPTIONAL ITEMS 2, 3, 4, 6(A), 7(A), 7(B)(1), 7(C), 8, 9, 11(A), 13, 16, 17, AND 18 OF TABLE A THEREOF.
THE FIELD WORK WAS COMPLETED ON DECEMBER 3, 2024.

PRELIMINARY
DAVID C. JUNGSMANN, P.L.S. 9267



DATE _____

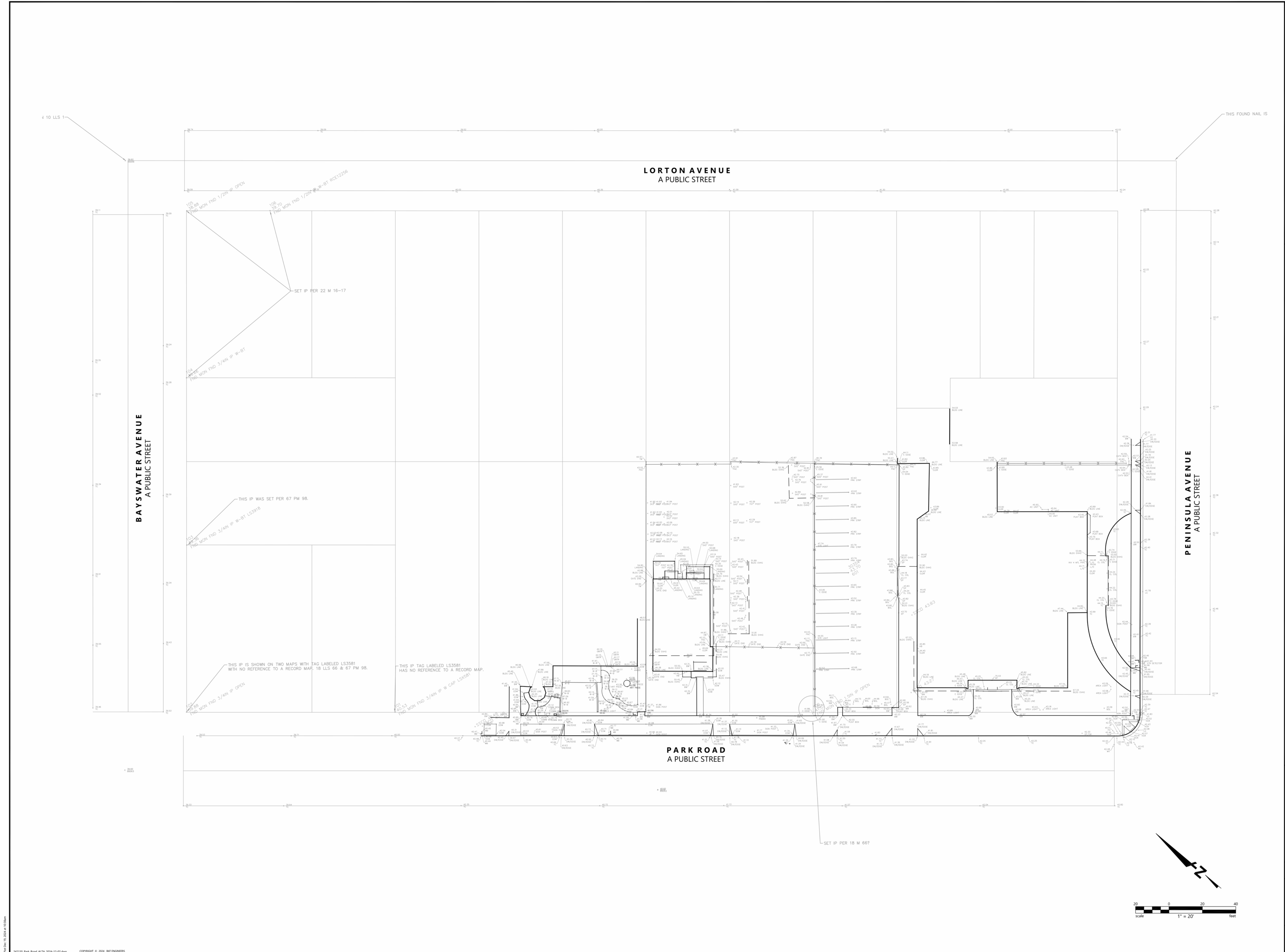
ALTA/NSPS-LAND-TITLE-SURVEY
###



Revisions:	No.	Date	By
Drawing Number:	1	2	

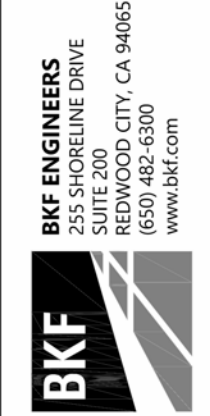
NOT TO SCALE





12/15/24

202415_Park_Road_ALTA_2024-12-02.dwg COPYRIGHT © 2024 BKF ENGINEERS



ALTA/NSPS-LAND-TITLE-SURVEY

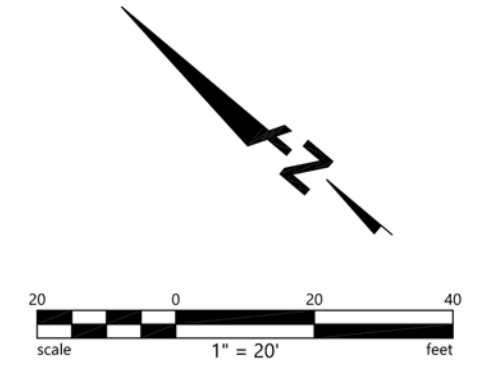
PARK ROAD, BURLINGAME, CALIFORNIA

Revisions	
No.	Description

Date: 12/02/2024
 Scale: AS SHOWN
 Design: [blank]
 Drawn: BROWN
 Approved: ECJ
 Job No: 20242135

Drawing Number:

2 OF 2



NOT TO SCALE

ALTA - LAND TITLE SURVEY

AP0.02

BURLINGAME, CALIFORNIA

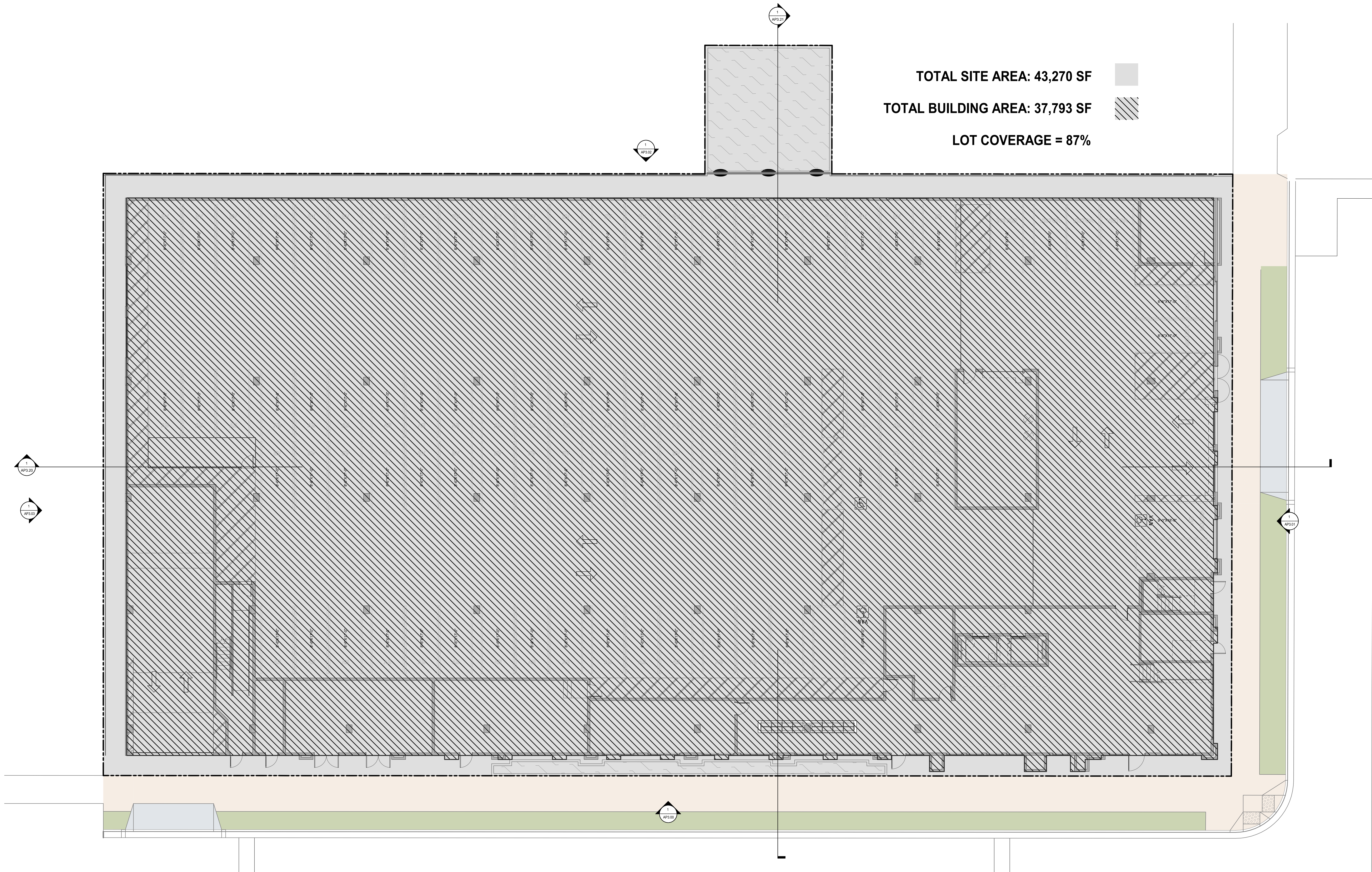
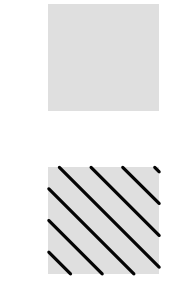
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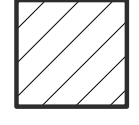
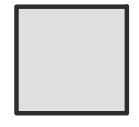


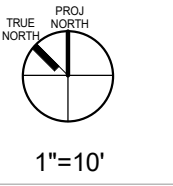
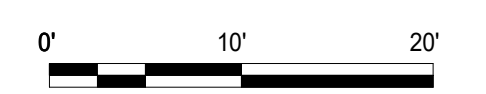
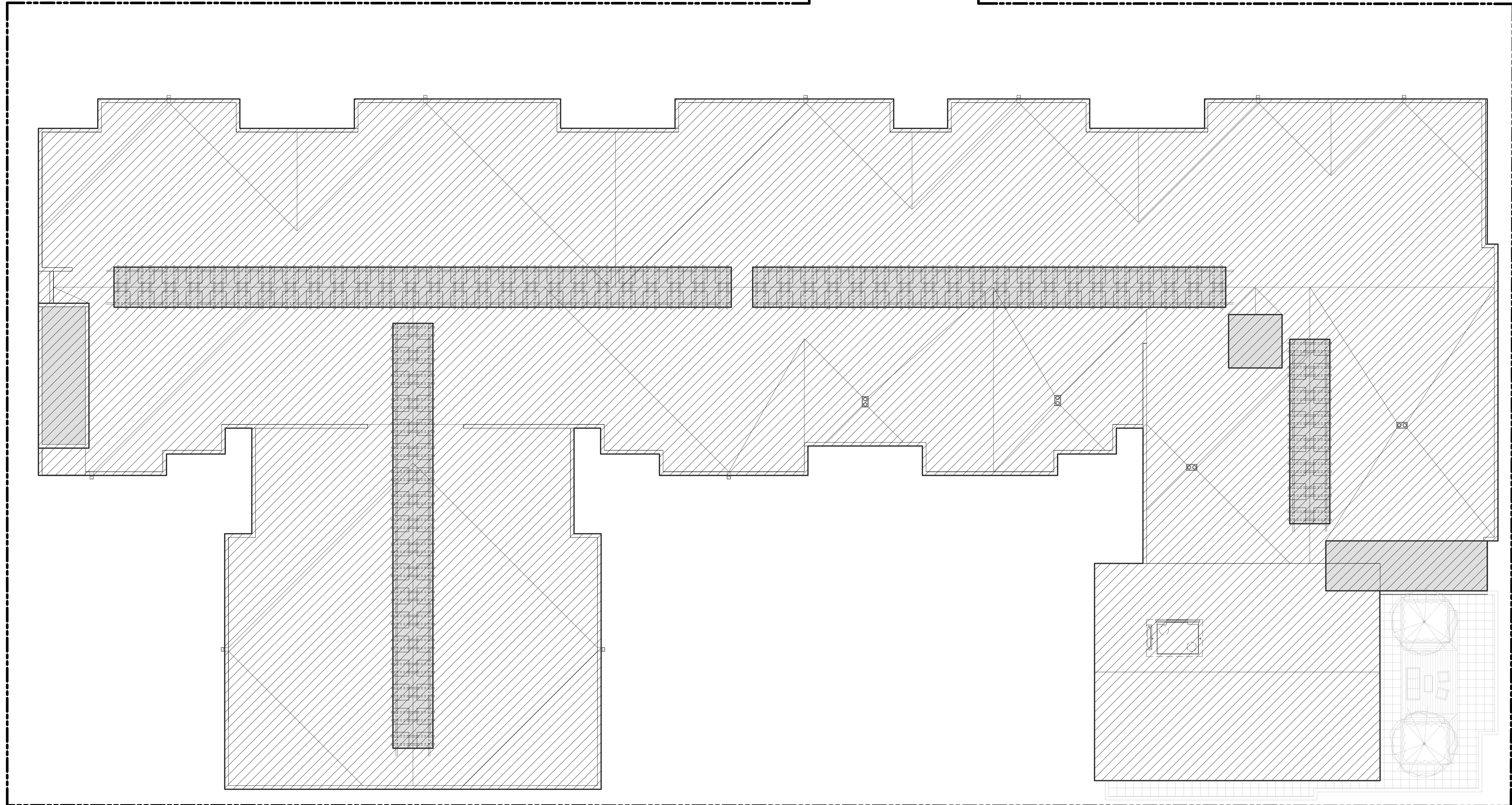
SITE CONTEXT MAP



TOTAL SITE AREA: 43,270 SF
TOTAL BUILDING AREA: 37,793 SF
LOT COVERAGE = 87%



 **TOTAL ROOF AREA:** 25,704 SF
 **COVERED ROOF AREA:** 3,023 SF
ROOF COVERAGE: 11.76%



ROOF COVERAGE DIAGRAM

1"=10'

AP0.05

Windy Hill -2 Park Road
 Burlingame, California
 BMR Unit Mix Table

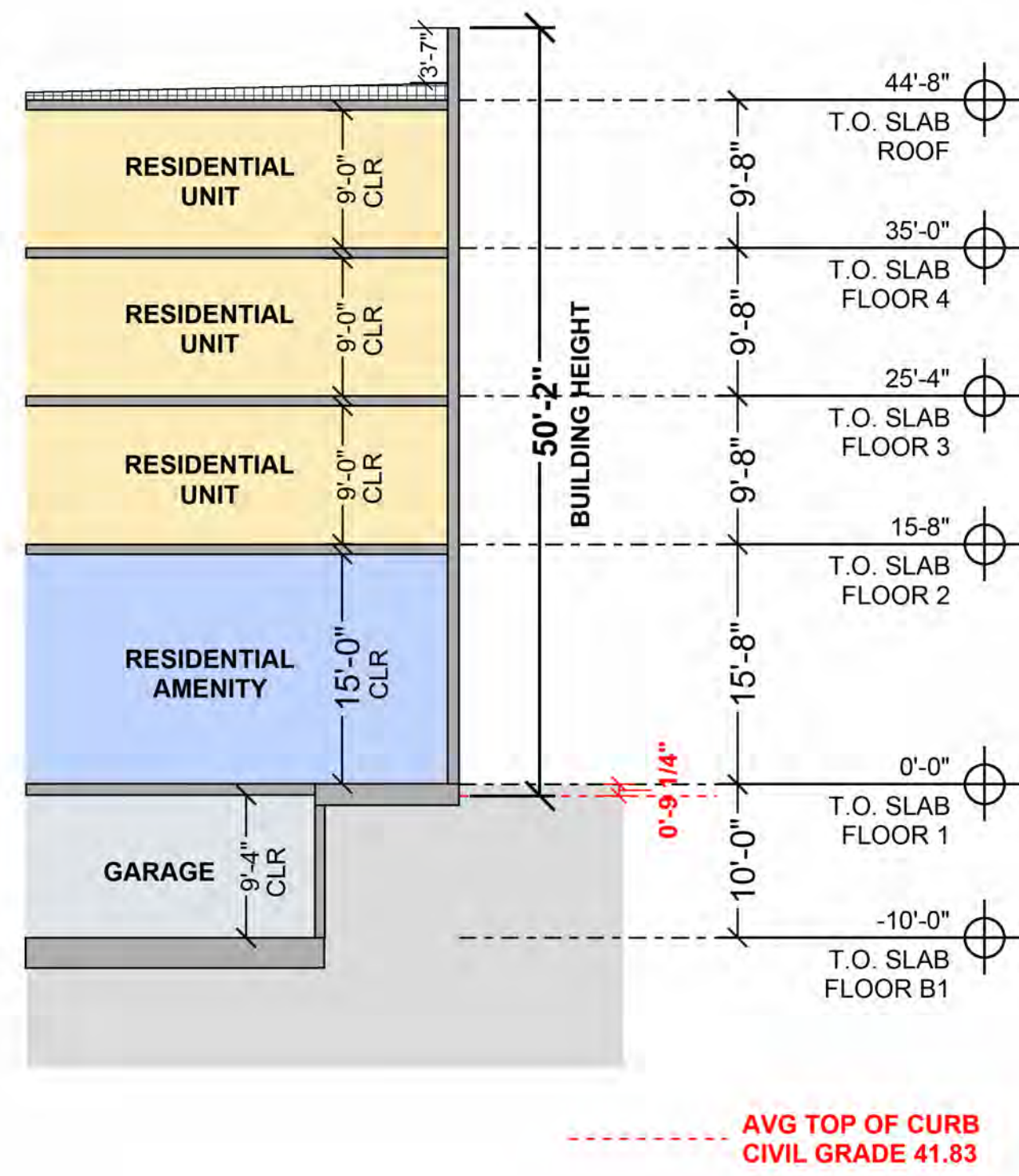
BDE ARCHITECTURE

8-Apr-26

Total Units in Base Project:	120
VLI BMR Unit %	5%
MI BMR Unit %	5%
Total BMR Units in Project:	12

Unit Type	Sq. Ft.	Level 1	Level 2	Level 3	Level 4	Level 5	Level 6	Level 7	Unit Total	NRSF*	%
S1.0 - Studio	475	0	0	1	1	0	0	0	2	950	16.7%
S1.1- Studio	462	0	0	0	0	0	0	0	0	0	0.0%
S2.0 - Studio	478	0	0	0	0	0	0	0	0	0	0.0%
S Total	Avg Sqft 475								2	950	16.7%
A1.0 - 1 Bed	710	0	0	0	0	2	0	0	2	1,420	16.7%
A1.1 - 1 Bed	700	0	0	0	0	0	0	0	0	0	0.0%
A1.2 - 1 Bed	668	0	1	0	0	0	0	0	1	668	8.3%
A2.0 - 1 Bed Inside Corner	705	0	0	1	1	0	0	0	2	1,410	16.7%
A2.1 - 1 Bed + Den Inside Corner	870	0	0	0	0	0	0	0	0	0	0.0%
A3.0 - 1 Bed	735	0	0	0	0	0	0	0	0	0	0.0%
A3.1- 1 Bed	690	0	0	0	0	0	0	1	1	690	8.3%
A3.2- 1 Bed	710	0	0	0	0	0	0	0	0	0	0.0%
A Total	Avg Sqft 698								6	4,188	50.0%
B1.0 - 2 Bed Outside Corner	1,110	0	0	0	0	0	0	0	0	0	0.0%
B1.1 - 2 Bed Outside Corner	1,033	0	0	0	0	0	0	0	0	0	0.0%
B1.2 - 2 Bed Outside Corner	1,095	0	0	0	0	0	0	1	1	1,095	8.3%
B2.0 - 2 Bed Outside Corner	1,215	0	1	0	0	0	0	0	1	1,215	8.3%
B3.0 - 2 Bed Outside Corner	1,250	0	0	0	0	0	0	0	0	0	0.0%
B3.1 - 2 Bed Outside Corner	1,025	0	0	0	0	0	0	0	0	0	0.0%
B3.2 - 2 Bed Outside Corner	1,130	0	0	0	0	0	0	0	0	0	0.0%
B4.0 - 2 Bed Inside Corner	1,000	0	0	0	0	0	1	0	1	1,000	8.3%
B Total	Avg Sqft 1,103								3	3,310	25.0%
C1.0 - 3 Bed Outside Corner	1,425	0	0	0	0	0	0	0	0	0	0.0%
C1.1 - 3 Bed Outside Corner	1,368	0	0	0	0	0	0	0	0	0	0.0%
C2.0 - 3 Bed Outside Corner	1,225	0	0	0	0	0	0	0	0	0	0.0%
C3.0 - 3 Bed Outside Corner	1,350	0	1	0	0	0	0	0	1	1,350	8.3%
C4.0 - 3 Bed Outside Corner	1,330	0	0	0	0	0	0	0	0	0	0.0%
C4.1 - 3 Bed Outside Corner	1,260	0	0	0	0	0	0	0	0	0	0.0%
C Total	Avg Sqft 1,350								1	1,350	8.3%
Total	Avg Sqft 817	0	3	2	2	2	1	2	12	9,798	100.0%

*NRSF is measured center of demising wall, ext. face of stud of ext. wall, ext. face of stud of corridor wall, excluding decks



BASE PROJECT SECTION 3
1" = 10'-0"

Windy Hill -2 Park Road
Burlingame, California
"Base Project"
4-Stories Type I

BDE ARCHITECTURE 8-Jan-26

Unit Type	Base Sq. Ft.	Bonus Sq. Ft.	Difference	Level B2	Level B1	Level 1	Level 2	Level 3	Level 4	Unit Total	NRSF*	%
S1 - Studio	473			0	0	3	6	6	6	21	9,933	17.5%
S Total	473	473	0.00%							21	9,933	17.5%
A1 - 1 Bed	716			0	0	1	9	9	9	28	20,048	23.3%
A2 - 1 Bed	744			0	0	8	8	8	8	32	23,808	26.7%
A3 - 1 Bed	700			0	0	0	1	1	1	3	2,100	2.5%
A4 - 1 Bed	700			0	0	0	0	0	0	0	0	0.0%
A Total	729	728	0.14%							63	45,956	52.5%
B1 - 2 Bed	1,108			0	0	8	6	6	6	26	28,808	21.7%
B Total	1,108	1,108	0.00%							26	28,808	21.7%
C1 - 3 Bed	1,352			0	0	1	3	3	3	10	13,520	8.3%
C Total	1,352	1,352	0.00%							10	13,520	8.3%
Total				0	0	21	33	33	33	120	98,217	100.0%
NRSF by Floor				0	0	18,303	26,638	26,638	26,638		98,217	
Gross Area by Floor**				31,723	33,000	2,859	2,687	2,687	2,687		75,643	
Lobby/Residential Amenity				0	0	3,850	0	0	0		3,850	
Utility/MEP				5,596	1,847	3,388	75	75	75		11,056	
Garage				26,127	31,153	1,000	0	0	0		58,280	
Total Gross				31,723	33,000	29,400	29,400	29,400	29,400		182,323	
Parking				63	82	0	0	0	0		145	1.21

*NRSF is measured center of demising wall, ext. face of stud of ext. wall, ext. face of stud of corridor wall, excluding decks
** Building footprint minus net rentable, excluding decks

BASE PROJECT STATISTICS 2

BASE PROJECT DESCRIPTION

A PRIVATELY FUNDED RESIDENTIAL BUILDING WITH 2-STORIES OF BELOW GRADE PARKING. THE PROJECT IS ONE BUILDING CONSISTING OF THE ELEMENTS DESCRIBED BELOW:

- A 4-STORY RESIDENTIAL BUILDING OF TYPE I CONSTRUCTION.
- 120 RESIDENTIAL DWELLING UNITS, SEE STATISTICS FOR MORE INFORMATION.

PROJECT LOCATION: 2 PARK ROAD, BURLINGAME, CA 94010
BLOCK AND LOT NUMBER: 225 / 017, 018, 019, 020
LOT/PARCEL AREA: 43,269 SF (0.993 AC)
BUILDING USE/TENURE: HOUSING - RENTAL
OCCUPANCY TYPE: R-2, S, U
DWELLING UNITS: 120 (120.96 DU/AC)
STORIES: 4 STORIES W/ 2 STORIES BELOW GRADE

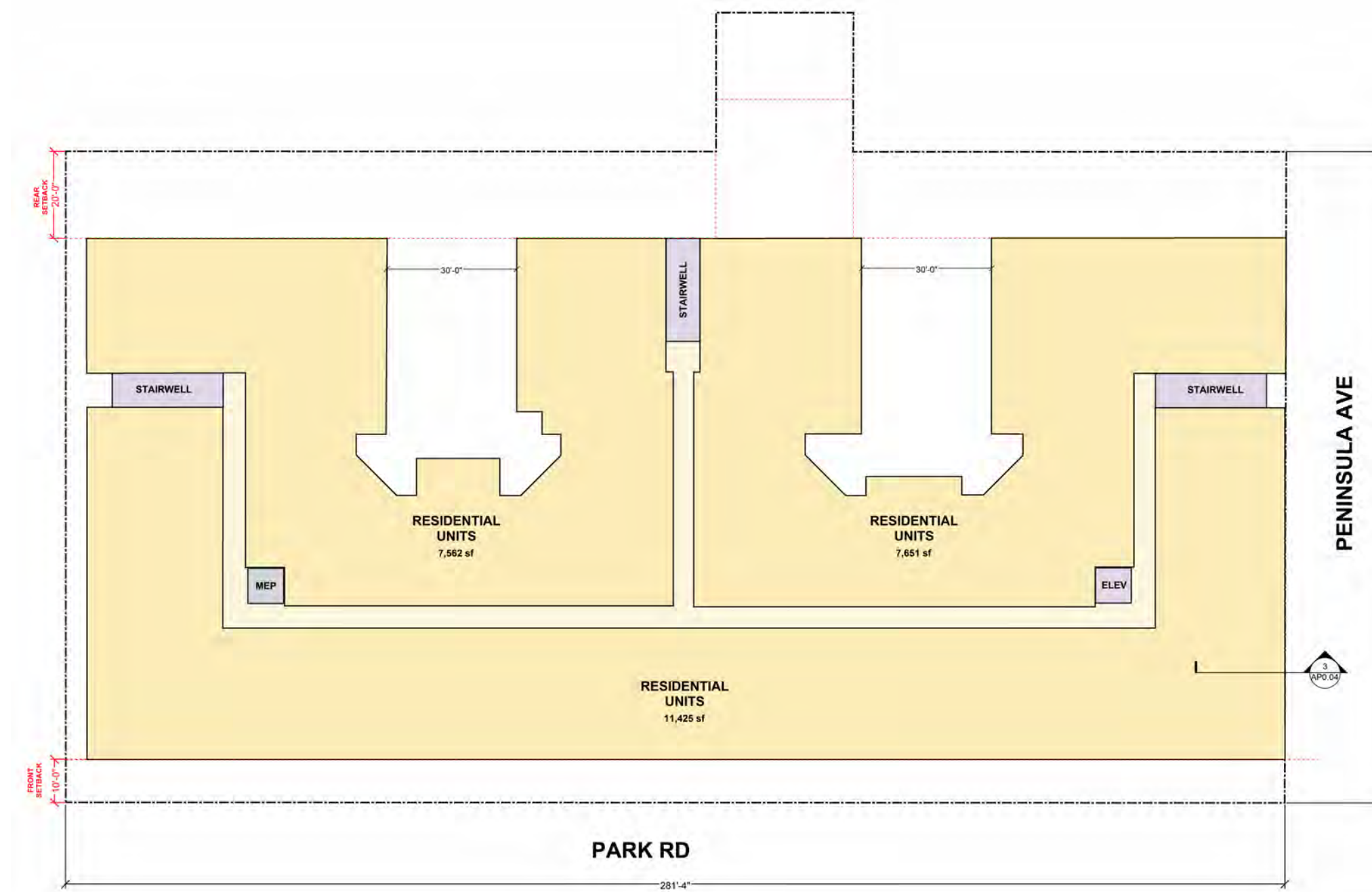
DEVELOPMENT STANDARDS

	STANDARD	REQUIRED	PROVIDED
HEIGHT - MAXIMUM:	NONE	35-FEET (55-FEET W/ CUP)	50'-2" TO TOP OF PARAPET (EXCLUDES ELEVATOR & STAIRWELL PENTHOUSES)
DENSITY - MAXIMUM:	NONE		120.96 DU/AC
MIN. FRONT SETBACK:	10-FEET (TABLE 3-2)		10'-0"
MIN. SIDE SETBACK:	0-FEET		6'-4"
MIN. REAR SETBACK:	20-FEET		20'-0"
MIN. LANDSCAPE COVERAGE:	10% OF FRONT SETBACK		1,286 SF OF 2,900 SF = 44.3%
LOT COVERAGE - MAXIMUM:	75%		29,400 SF OF 43,269 SF = 67.9%
LOT DIMENSIONS - MINIMUM:	5,000 SF 50' WIDTH AT STREET FRONTAGE		43,269 SF 150'-1"
OPEN SPACE - MINIMUM:	100SQFT/DU = 12,700 SF		COMMON: 12,703 SF PRIVATE: 0 SF TOTAL: 12,703 SF

PARKING

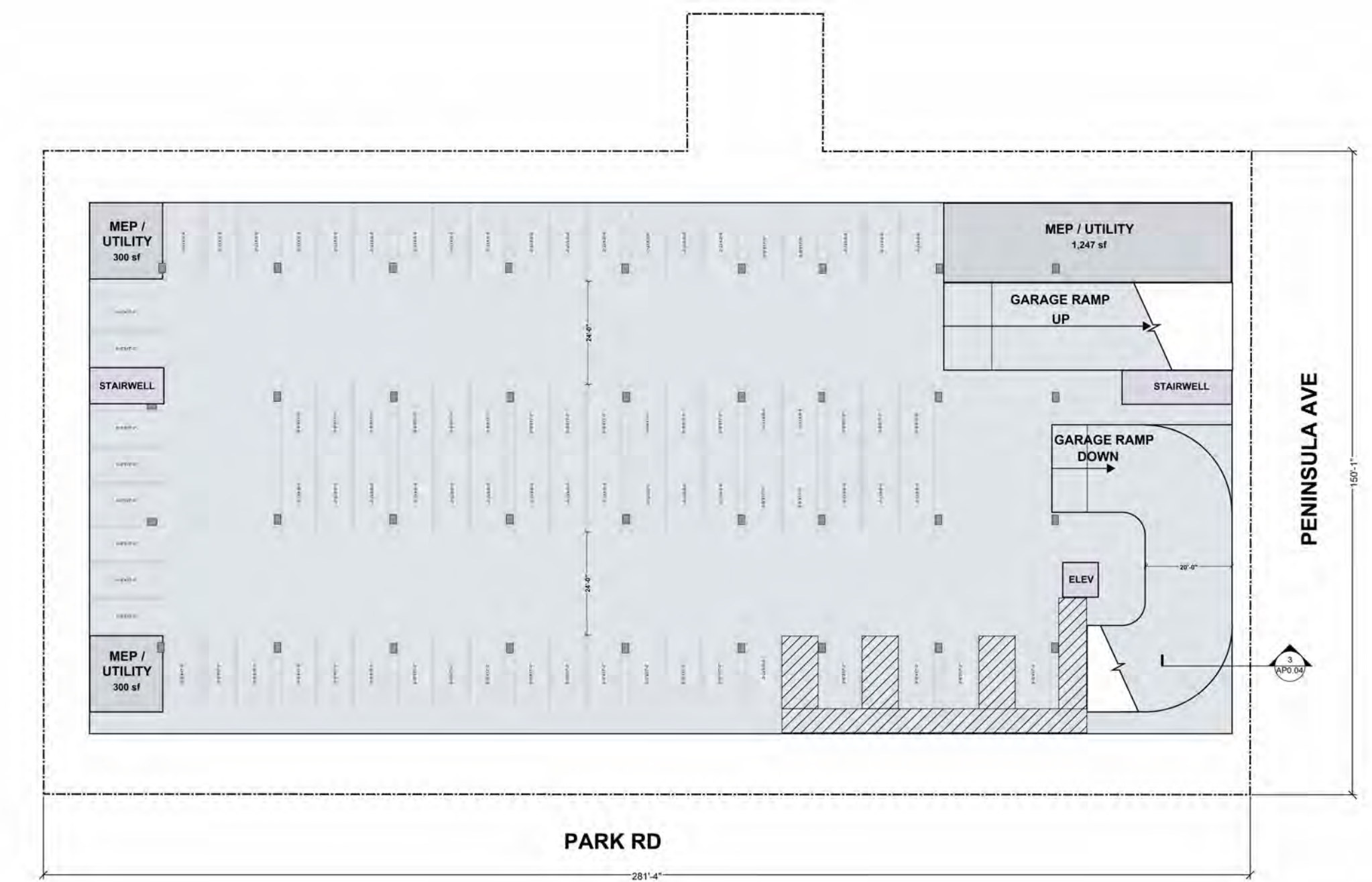
VEHICLE PARKING REQUIRED:
STUDIO & 1-BEDROOMS: 1 SPACE/DU = 84 SPACES
2-BEDROOMS: 1.5 SPACES/DU = 39 SPACES
3-BEDROOMS: 2 SPACES/DU = 20 SPACES
TOTAL: 143 SPACES
VEHICLE PARKING PROPOSED: 145 SPACES (1.21 SPACES PER DU)

BASE PROJECT SUMMARY 1



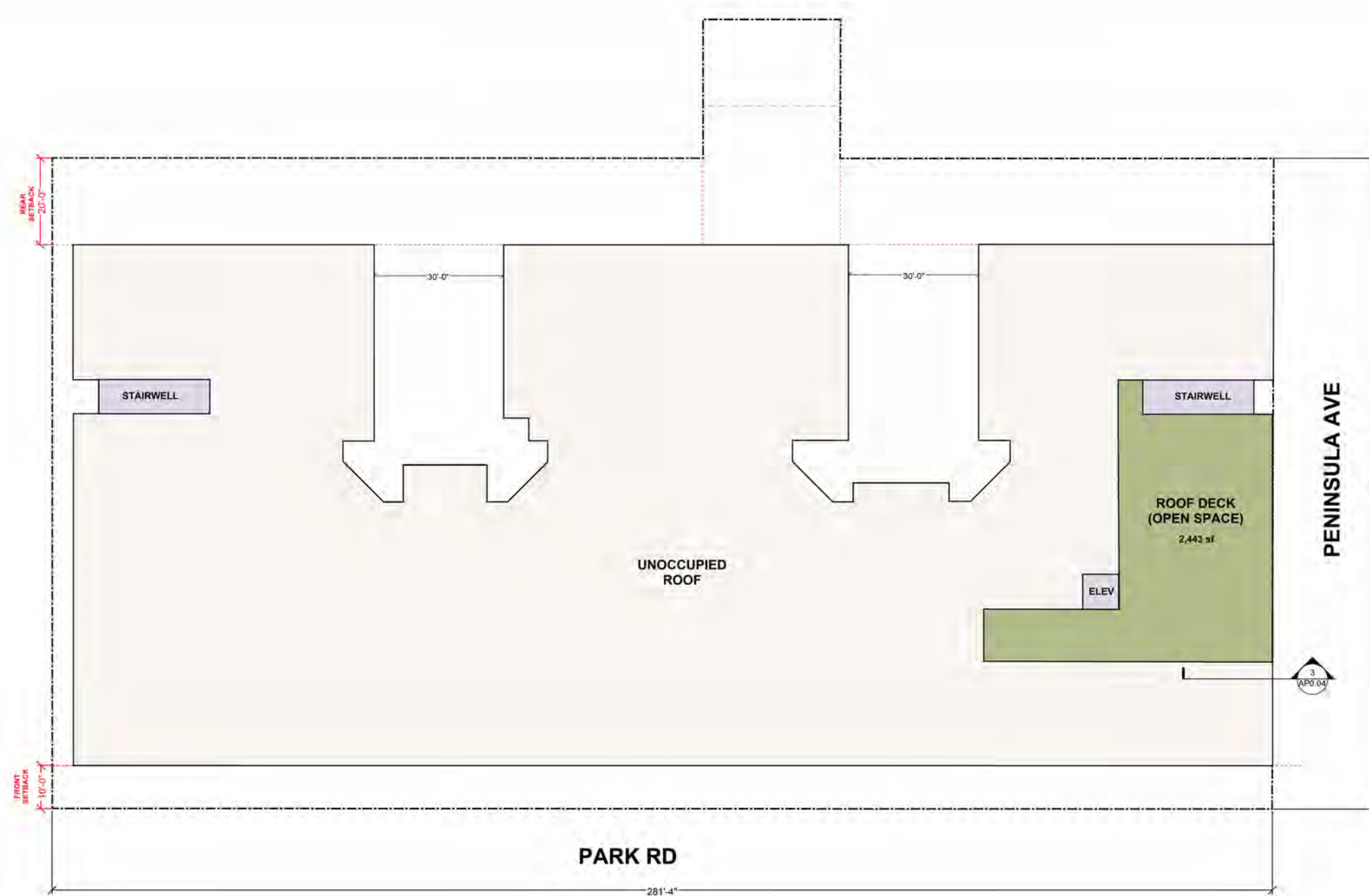
BASE PROJECT - FLOOR 3-4 4

1" = 30'-0"



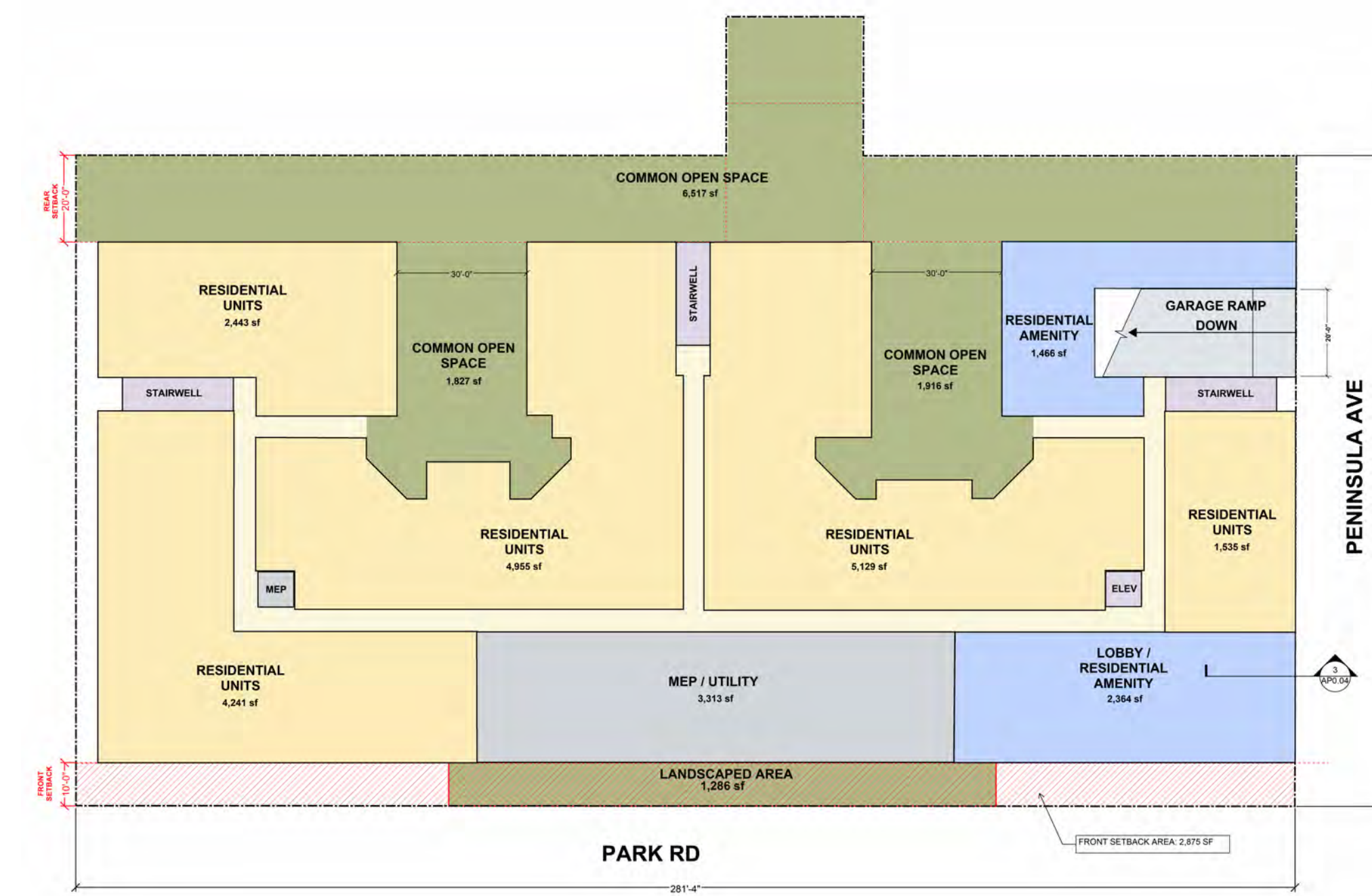
BASE PROJECT - FLOOR B1 2

1" = 30'-0"



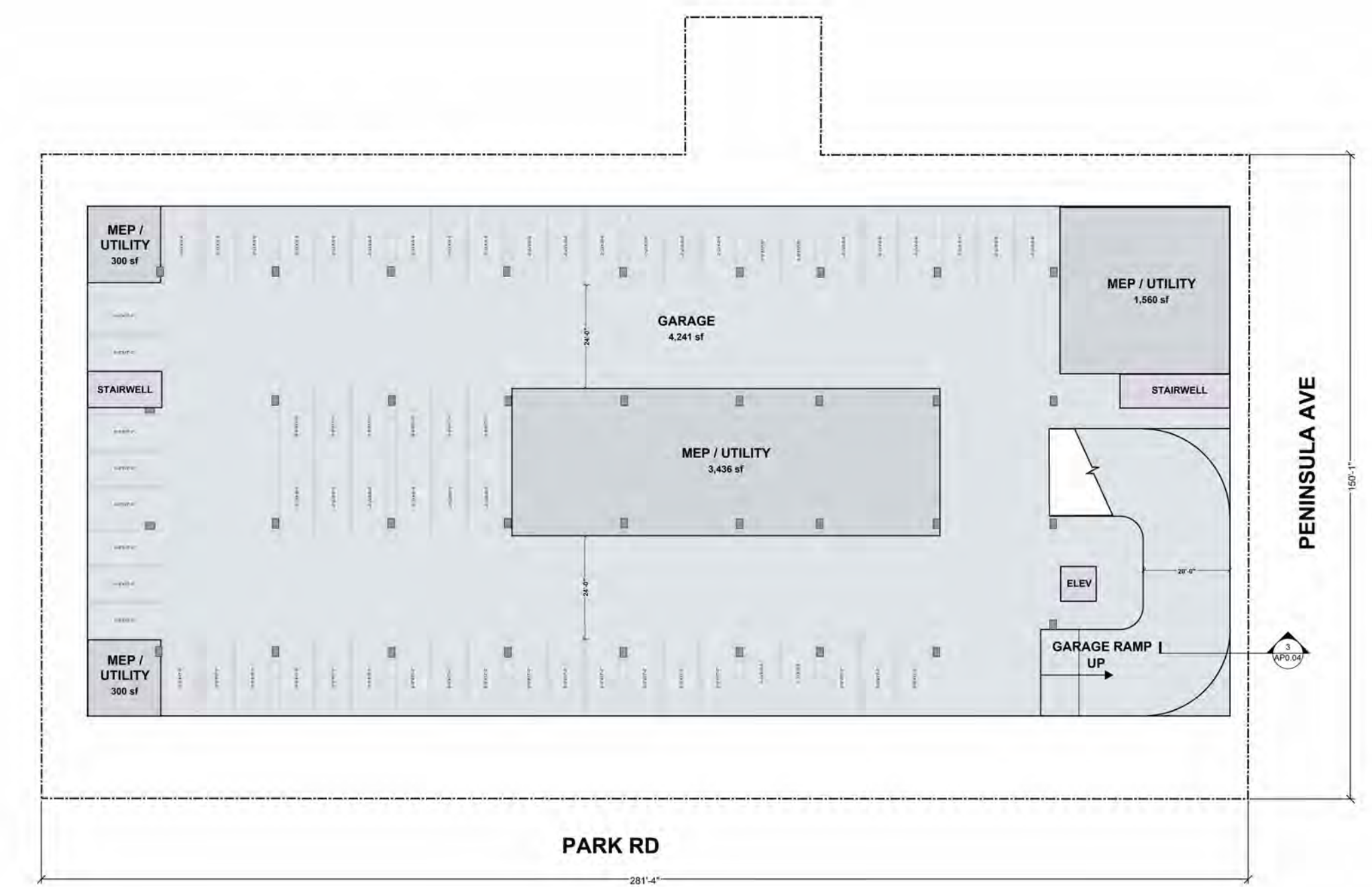
BASE PROJECT - ROOF 5

1" = 30'-0"



BASE PROJECT - FLOOR 1 3

1" = 30'-0"



BASE PROJECT - FLOOR B2 1

1" = 30'-0"

LEGEND

- ▲ 39 EXIT OCCUPANT LOAD
- ▲ 39 EXIT OCCUPANT LOAD @ HORIZONTAL EXIT
- ▲ 39 EXIT CUMULATIVE OCCUPANT LOAD
- ▲ 39 EXIT DISCHARGE OCCUPANT LOAD
- ✳ MOST REMOTE LOCATION ALONG COMMON PATH OF EGRESS TRAVEL AND EXIT ACCESS TRAVEL DISTANCE SECTION 1006.2.1
- POINT WHERE SEPARATE PATHS OF EGRESS OCCUR SECTION 1006.2.1
- EXTENT OF TRAVEL DISTANCE ALONG COMMON PATH OF EGRESS TRAVEL SECTION 1006.2.1
- EXTENT OF TRAVEL DISTANCE ALONG EXIT ACCESS TRAVEL DISTANCE SECTION 1017.2
- [OD] = MAXIMUM OVERALL DIAGONAL [OD] & 1/3 OF OVERALL DIAGONAL [OD] DIMENSION OF THE AREA SERVED PER SECTION 1007.1.1. CALCULATION EQUALS MINIMUM SEPARATION DISTANCE BETWEEN EXITS [DBE]
- [DBE] = SEPARATION DISTANCE BETWEEN EXITS [DBE] MEASURED PER SECTION 1007.1.1.1

CUMULATIVE OCCUPANT LOAD AND EXITING CALCULATION	
PRIMARY USE	OCCUPANT LOAD
RESIDENTIAL PARKING	121
TRASH TERMINATION	4
UTILITY	1
TOTAL OCCUPANT LOAD	126
MINIMUM NUMBER OF EXITS PER ROOM, AREA, SPACE	TABLE 1006.3.2
EXITS REQUIRED	2
EXITS PROVIDED	2
OCCUPANTS PER EXIT	63

CUMULATIVE OCCUPANT LOAD AND EXITING CALCULATION	
PRIMARY USE	OCCUPANT LOAD
LOBBY & LEASING	142
(1/2) RESIDENTIAL PARKING	63
LEASING OFFICE	3
PARCEL STORAGE	2
MAILROOM	5
TOTAL OCCUPANT LOAD	215
MINIMUM NUMBER OF EXITS PER ROOM, AREA, SPACE	TABLE 1006.3.2
EXITS REQUIRED	2
EXITS PROVIDED	2
OCCUPANTS PER EXIT	108/107

PRIMARY USE		RESIDENTIAL PARKING	
AREA	OCCUPANCY CLASSIFICATION	SECTION 302.1	24,116 SF
	OCCUPANT LOAD FACTOR	TABLE 1004.5	S-2
	OCCUPANT LOAD		200 GROSS
			121

PRIMARY USE		UTILITY	
AREA	OCCUPANCY CLASSIFICATION	SECTION 302.1	196 SF
	OCCUPANT LOAD FACTOR	TABLE 1004.5	S-2
	OCCUPANT LOAD		300 GROSS
			1

EGRESS		STAIR 2	
OCCUPANT LOAD	EXIT DOOR CLEAR WIDTH REQUIRED	63	32" MIN.
	EXIT DOOR CLEAR WIDTH PROVIDED	63 OCC X 0.2	12.6"
	EXIT STAIR WIDTH REQUIRED		33 1/2"
	EXIT STAIR WIDTH PROVIDED	63 OCC X 0.3	18.9"
			44"

INCIDENTAL USE		TRANSFORMER VAULT	
AREA	OCCUPANCY CLASSIFICATION	SECTION 302.1	657 SF
	OCCUPANT LOAD FACTOR	TABLE 1004.5	S-2
	OCCUPANT LOAD		300 GROSS
			3

PRIMARY USE		MPOE	
AREA	OCCUPANCY CLASSIFICATION	SECTION 302.1	124 SF
	OCCUPANT LOAD FACTOR	TABLE 1004.5	S-2
	OCCUPANT LOAD		300 GROSS
			1

INCIDENTAL USE		ELECTRICAL	
AREA	OCCUPANCY CLASSIFICATION	SECTION 302.1	685 SF
	OCCUPANT LOAD FACTOR	TABLE 1004.5	S-2
	OCCUPANT LOAD		300 GROSS
			3

PRIMARY USE		PARCEL STORAGE	
AREA	OCCUPANCY CLASSIFICATION	SECTION 302.1	469 SF
	OCCUPANT LOAD FACTOR	TABLE 1004.5	S-1
	OCCUPANT LOAD		300 GROSS
			2

PRIMARY USE		MAIL ROOM	
AREA	OCCUPANCY CLASSIFICATION	SECTION 302.1	482 SF
	OCCUPANT LOAD FACTOR	TABLE 1004.5	B
	OCCUPANT LOAD		100 GROSS
			5

PRIMARY USE		LEASING OFFICE	
AREA	OCCUPANCY CLASSIFICATION	SECTION 302.1	330 SF
	OCCUPANT LOAD FACTOR	TABLE 1004.5	B
	OCCUPANT LOAD		150 GROSS
			3

PRIMARY USE		UTILITY	
AREA	OCCUPANCY CLASSIFICATION	SECTION 302.1	286 SF
	OCCUPANT LOAD FACTOR	TABLE 1004.5	S-2
	OCCUPANT LOAD		300 GROSS
			1

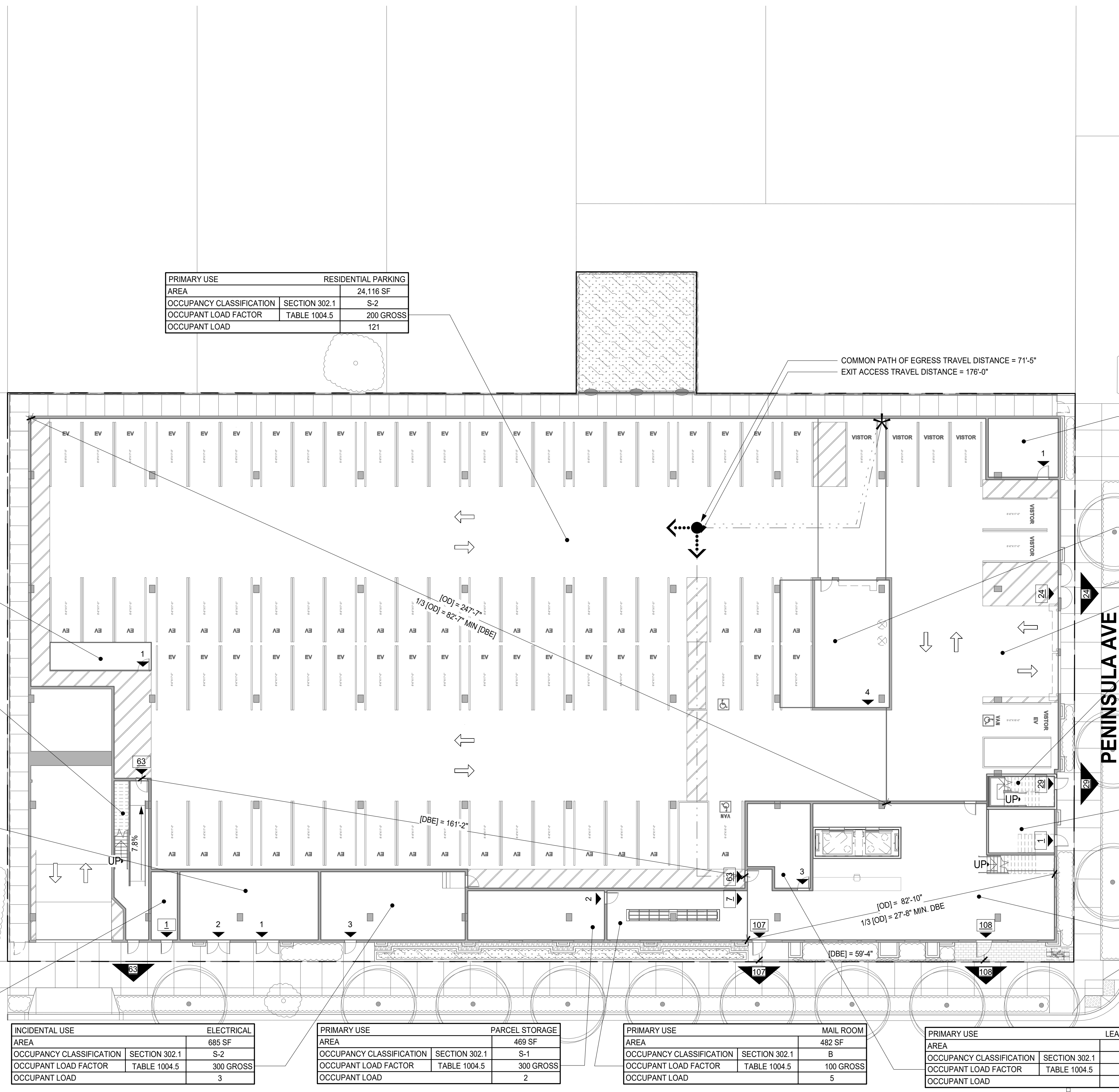
PRIMARY USE		CHUTE DISCHARGE ROOM	
AREA	OCCUPANCY CLASSIFICATION	SECTION 302.1	971 SF
	OCCUPANT LOAD FACTOR	TABLE 1004.5	S-1
	OCCUPANT LOAD		300 GROSS
			4

PRIMARY USE		GUEST PARKING	
AREA	OCCUPANCY CLASSIFICATION	SECTION 302.1	4,116 SF
	OCCUPANT LOAD FACTOR	TABLE 1004.5	S-2
	OCCUPANT LOAD		200 GROSS
			21

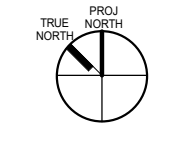
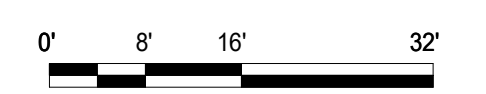
EGRESS		STAIR 1	
OCCUPANT LOAD	EXIT DOOR CLEAR WIDTH REQUIRED	29	32" MIN.
	EXIT DOOR CLEAR WIDTH PROVIDED	29 OCC X 0.2	5.8"
	EXIT STAIR WIDTH REQUIRED		33 1/2"
	EXIT STAIR WIDTH PROVIDED	29 OCC X 0.3	14.4"
			49"

PRIMARY USE		FIRE CONTROL ROOM	
AREA	OCCUPANCY CLASSIFICATION	SECTION 302.1	200 SF
	OCCUPANT LOAD FACTOR	TABLE 1004.5	S-2
	OCCUPANT LOAD		300 GROSS
			1

USE		LOBBY & LEASING	
AREA	OCCUPANCY CLASSIFICATION	SECTION 302.1	2,121 SF
	OCCUPANT LOAD FACTOR	TABLE 1004.5	B
	OCCUPANT LOAD		142
	NUMBER OF EXITS REQUIRED	SECTION 1006.2	2
	NUMBER OF EXITS PROVIDED		2



PARK RD



EGRESS DIAGRAM FLOOR 1

1/16"=1'-0"

AP0.31

LEGEND

- ▲ 39 EXIT OCCUPANT LOAD
- ▲ 39 EXIT OCCUPANT LOAD @ HORIZONTAL EXIT
- ▲ 39 EXIT CUMULATIVE OCCUPANT LOAD
- ▲ 39 EXIT DISCHARGE OCCUPANT LOAD
- ✳ MOST REMOTE LOCATION ALONG COMMON PATH OF EGRESS TRAVEL AND EXIT ACCESS TRAVEL DISTANCE SECTION 1006.2.1
- ➔ POINT WHERE SEPARATE PATHS OF EGRESS OCCUR SECTION 1006.2.1
- EXTENT OF TRAVEL DISTANCE ALONG COMMON PATH OF EGRESS TRAVEL SECTION 1006.2.1
- EXTENT OF TRAVEL DISTANCE ALONG EXIT ACCESS TRAVEL DISTANCE SECTION 1007.2
- [OD] = MAXIMUM OVERALL DIAGONAL [OD] & 1/3 OF OVERALL DIAGONAL [OD] DIMENSION OF THE AREA SERVED PER SECTION 1007.1.1. CALCULATION EQUALS MINIMUM SEPARATION DISTANCE BETWEEN EXITS [DBE]
- [DBE] = SEPARATION DISTANCE BETWEEN EXITS [DBE] MEASURED PER SECTION 1007.1.1.1

CUMULATIVE OCCUPANT LOAD AND EXITING CALCULATION	
PRIMARY USE	OCCUPANT LOAD
RESIDENTIAL PARKING	104
UTILITY	1
UTILITY	1
BIKE STORAGE	1
POOL EQUIPMENT ROOM	1
TOTAL OCCUPANT LOAD	108
MINIMUM NUMBER OF EXITS PER ROOM, AREA, SPACE	TABLE 1006.3.2
EXITS REQUIRED	2
OCCUPANTS PER EXIT	EXITS PROVIDED
RESIDENTIAL	54
STAIR 2	54

CUMULATIVE OCCUPANT LOAD AND EXITING CALCULATION	
PRIMARY USE	OCCUPANT LOAD
RESIDENTIAL EXITING AREA - NORTH	37
RESIDENTIAL PARKING	54
ELEVATOR CONTROL ROOM	1
TOTAL OCCUPANT LOAD	92
MINIMUM NUMBER OF EXITS PER ROOM, AREA, SPACE	TABLE 1006.3.2
EXITS REQUIRED	1
OCCUPANTS PER EXIT	EXITS PROVIDED
STAIR 1	73
STAIR 2	19

OCCUPANT LOAD AND EXITING CALCULATION	
PRIMARY USE	OCCUPANT LOAD
RESIDENTIAL EXITING AREA - SOUTH	18
CHUTE ACCESS	1
TOTAL OCCUPANT LOAD	19
MINIMUM NUMBER OF EXITS PER ROOM, AREA, SPACE	TABLE 1006.3.2
EXITS REQUIRED	1
OCCUPANTS PER EXIT	EXITS PROVIDED
STAIR 1	19

PRIMARY USE	UTILITY
AREA	212 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1 S-2
OCCUPANT LOAD FACTOR	TABLE 1004.5 300 GROSS
OCCUPANT LOAD	1

PRIMARY USE	UTILITY
AREA	273 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1 S-2
OCCUPANT LOAD FACTOR	TABLE 1004.5 300 GROSS
OCCUPANT LOAD	1

EGRESS		STAIR 2
OCCUPANT LOAD		73
EXIT DOOR CLEAR WIDTH REQUIRED		32" MIN.
	73 OCC X 0.2	14.6"
EXIT DOOR CLEAR WIDTH PROVIDED		33 1/2"
EXIT STAIR WIDTH REQUIRED		44" MIN.
	73 OCC X 0.3	21.9"
EXIT STAIR WIDTH PROVIDED		44"

PRIMARY USE	RESI EXITING AREA - NORTH
AREA (7 DWELLING UNITS)	7,400 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1 R-2
OCCUPANT LOAD FACTOR	TABLE 1004.5 200 GROSS
OCCUPANT LOAD	37

PRIMARY USE	ELEVATOR CONTROL ROOM
AREA	46 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1 S-2
OCCUPANT LOAD FACTOR	TABLE 1004.5 300 GROSS
OCCUPANT LOAD	1

PRIMARY USE	RESIDENTIAL PARKING
AREA	20,751 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1 S-2
OCCUPANT LOAD FACTOR	TABLE 1004.5 200 GROSS
OCCUPANT LOAD	104

PRIMARY USE	CHUTE ACCESS ROOM
AREA	75 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1 S-2
OCCUPANT LOAD FACTOR	TABLE 1004.5 300 GROSS
OCCUPANT LOAD	1

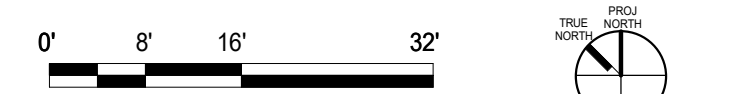
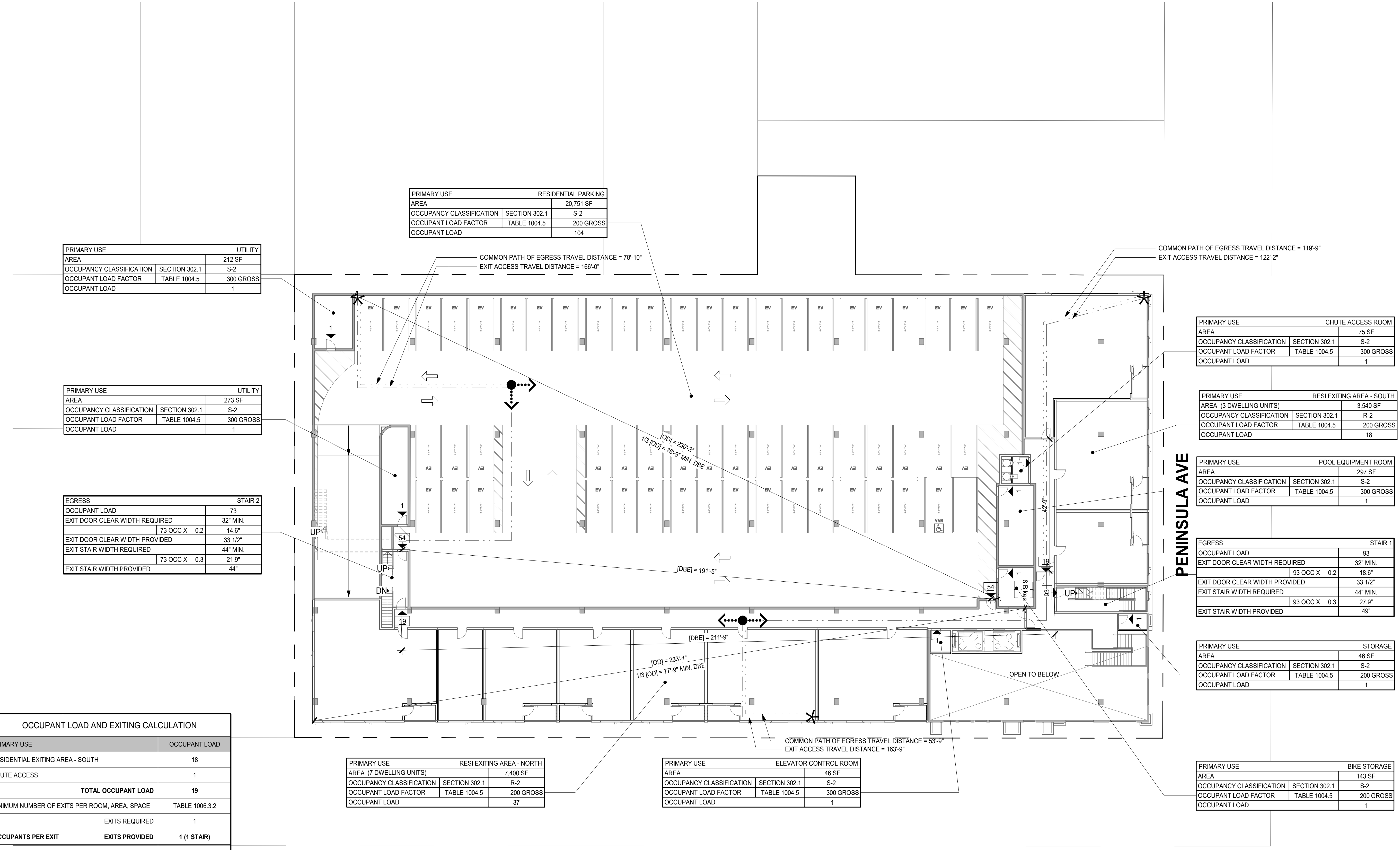
PRIMARY USE	RESI EXITING AREA - SOUTH
AREA (3 DWELLING UNITS)	3,540 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1 R-2
OCCUPANT LOAD FACTOR	TABLE 1004.5 200 GROSS
OCCUPANT LOAD	18

PRIMARY USE	POOL EQUIPMENT ROOM
AREA	297 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1 S-2
OCCUPANT LOAD FACTOR	TABLE 1004.5 300 GROSS
OCCUPANT LOAD	1

EGRESS		STAIR 1
OCCUPANT LOAD		93
EXIT DOOR CLEAR WIDTH REQUIRED		32" MIN.
	93 OCC X 0.2	18.6"
EXIT DOOR CLEAR WIDTH PROVIDED		33 1/2"
EXIT STAIR WIDTH REQUIRED		44" MIN.
	93 OCC X 0.3	27.9"
EXIT STAIR WIDTH PROVIDED		49"

PRIMARY USE	STORAGE
AREA	46 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1 S-2
OCCUPANT LOAD FACTOR	TABLE 1004.5 200 GROSS
OCCUPANT LOAD	1

PRIMARY USE	BIKE STORAGE
AREA	143 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1 S-2
OCCUPANT LOAD FACTOR	TABLE 1004.5 200 GROSS
OCCUPANT LOAD	1



LEGEND

- ▲ 39 EXIT OCCUPANT LOAD
- ▲ 39 EXIT OCCUPANT LOAD @ HORIZONTAL EXIT
- ▲ 39 EXIT CUMULATIVE OCCUPANT LOAD
- ▲ 39 EXIT DISCHARGE OCCUPANT LOAD
- ✱ MOST REMOTE LOCATION ALONG COMMON PATH OF EGRESS TRAVEL AND EXIT ACCESS TRAVEL DISTANCE SECTION 1006.2.1
- POINT WHERE SEPARATE PATHS OF EGRESS OCCUR SECTION 1006.2.1
- EXTENT OF TRAVEL DISTANCE ALONG COMMON PATH OF EGRESS TRAVEL SECTION 1006.2.1
- EXTENT OF TRAVEL DISTANCE ALONG EXIT ACCESS TRAVEL DISTANCE SECTION 1017.2
- [OD] = MAXIMUM OVERALL DIAGONAL [OD] & 1/3 OF OVERALL DIAGONAL [OD] DIMENSION OF THE AREA SERVED PER SECTION 1007.1.1. CALCULATION EQUALS MINIMUM SEPARATION DISTANCE BETWEEN EXITS [DBE]
- [DBE] = SEPARATION DISTANCE BETWEEN EXITS [DBE] MEASURED PER SECTION 1007.1.1.1

OCCUPANT LOAD AND EXITING CALCULATION AREA NORTH	
PRIMARY USE	OCCUPANT LOAD
RESIDENTIAL EXITING AREA - NORTH	66
TOTAL OCCUPANT LOAD	6
MINIMUM NUMBER OF EXITS PER ROOM, AREA, SPACE	TABLE 1006.3.2
EXITS REQUIRED	2
OCCUPANTS PER EXIT	2
STAIR 1	33
H.E. (1 DOOR)	33

OCCUPANT LOAD AND EXITING CALCULATION AREA SOUTH	
PRIMARY USE	OCCUPANT LOAD
RESIDENTIAL EXITING AREA - SOUTH	64
ACCESSORY USE	OCCUPANT LOAD
FITNESS	26
LOCKERS	4
LOUNGE	88
TENANT STORAGE	1
TRASH ROOM	1
IDF CLOSET	1
OUTDOOR USE	OCCUPANT LOAD
COURTYARD	64
POOL DECK	61
POOL+SPA	9
TOTAL OCCUPANT LOAD	319
MINIMUM NUMBER OF EXITS PER ROOM, AREA, SPACE	TABLE 1006.3.2
EXITS REQUIRED	2
OCCUPANTS PER EXIT	2 (1 STAIR, 1 H.E.)
STAIR 1	160
H.E. (1 DOOR)	160

EGRESS STAIR 2	
OCCUPANT LOAD	33
EXIT DOOR CLEAR WIDTH REQUIRED	32" MIN.
33 OCC X 0.2	6.6"
EXIT DOOR CLEAR WIDTH PROVIDED	33 1/2"
EXIT STAIR WIDTH REQUIRED	44" MIN.
33 OCC X 0.3	9.9"
EXIT STAIR WIDTH PROVIDED	44"

PRIMARY USE RESI EXITING AREA - NORTH		
AREA	SECTION 302.1	12,910 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	R-2
OCCUPANT LOAD FACTOR	TABLE 1004.5	200 GROSS
OCCUPANT LOAD		65

ACCESSORY USE TENANT STORAGE		
AREA	SECTION 302.1	175 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	R-2 ACC
OCCUPANT LOAD FACTOR	TABLE 1004.5	300 GROSS
OCCUPANT LOAD		1

ACCESSORY USE LOCKERS		
AREA	SECTION 302.1	162 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	R-2 ACC
OCCUPANT LOAD FACTOR	TABLE 1004.5	50 GROSS
OCCUPANT LOAD		4

PRIMARY USE RESI EXITING AREA - SOUTH		
AREA	SECTION 302.1	12,661 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	R-2
OCCUPANT LOAD FACTOR	TABLE 1004.5	200 GROSS
OCCUPANT LOAD		64

ACCESSORY USE CHUTE ACCESS ROOM		
AREA	SECTION 302.1	75 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	R-2 ACC
OCCUPANT LOAD FACTOR	TABLE 1004.5	300 GROSS
OCCUPANT LOAD		1

ACCESSORY USE LOUNGE		
AREA	SECTION 302.1	1,522 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	R-2 ACC
OCCUPANT LOAD FACTOR	TABLE 1004.5	15 NET
OCCUPANT LOAD		88
NUMBER OF EXITS REQUIRED	SECTION 1006.2	2
NUMBER OF EXITS PROVIDED		2

EGRESS STAIR 1	
OCCUPANT LOAD	160
EXIT DOOR CLEAR WIDTH REQUIRED	32" MIN.
160 OCC X 0.2	32"
EXIT DOOR CLEAR WIDTH PROVIDED	33 1/2"
EXIT STAIR WIDTH REQUIRED	44" MIN.
160 OCC X 0.3	48"
EXIT STAIR WIDTH PROVIDED	49"

OUTDOOR USE COURTYARD		
AREA	SECTION 302.1	946 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	A-3
OCCUPANT LOAD FACTOR	TABLE 1004.5	15 NET
OCCUPANT LOAD		64
NUMBER OF EXITS REQUIRED	SECTION 1006.2	2
NUMBER OF EXITS PROVIDED		2

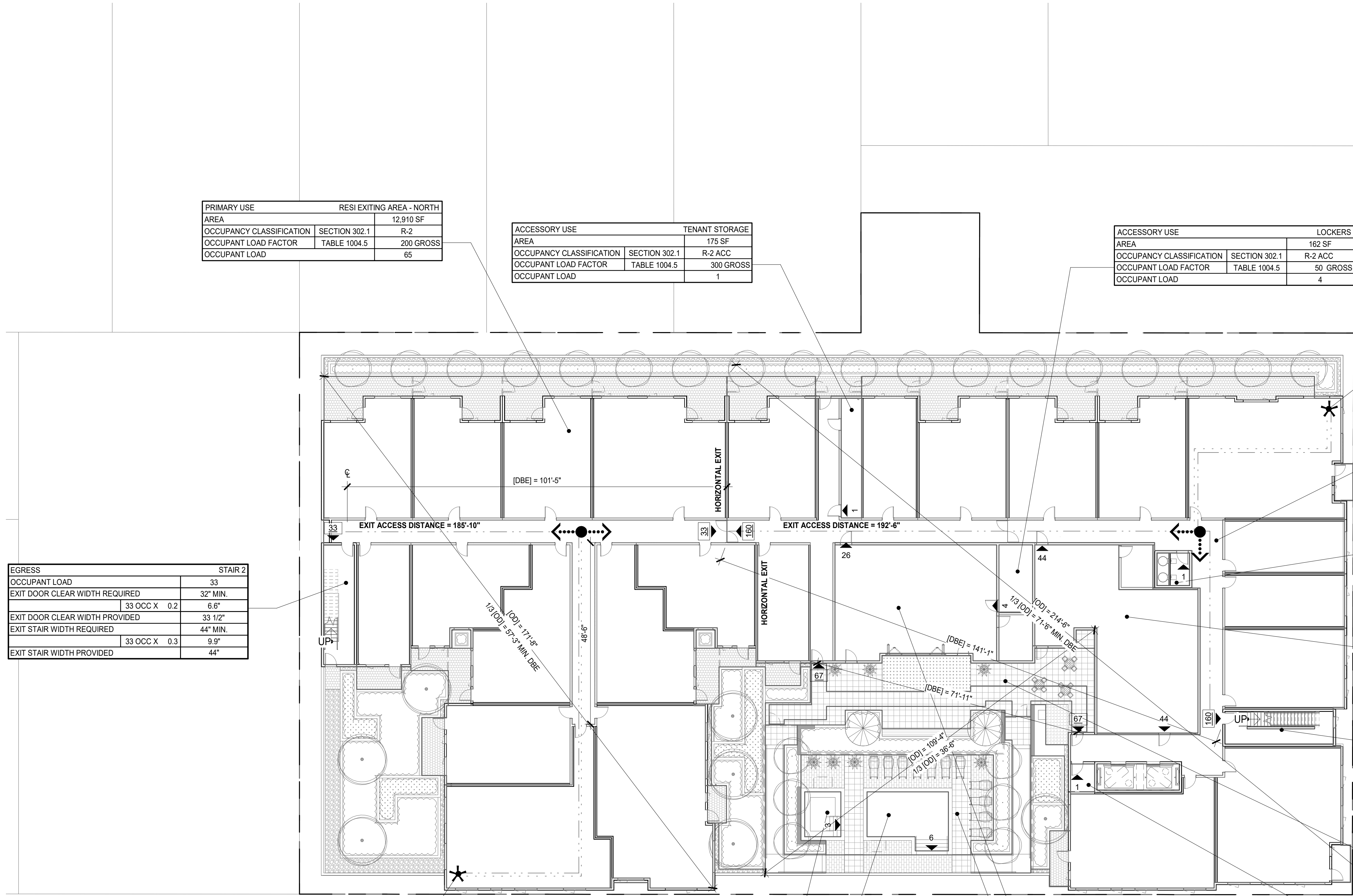
ACCESSORY USE IDF CLOSET		
AREA	SECTION 302.1	48 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	R-2 ACC
OCCUPANT LOAD FACTOR	TABLE 1004.5	300 GROSS
OCCUPANT LOAD		1

OUTDOOR USE SPA		
AREA	SECTION 302.1	116 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	A-3
OCCUPANT LOAD FACTOR	TABLE 1004.5	50 GROSS
OCCUPANT LOAD		3

OUTDOOR USE POOL		
AREA	SECTION 302.1	295 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	A-3
OCCUPANT LOAD FACTOR	TABLE 1004.5	50 GROSS
OCCUPANT LOAD		6

PRIMARY USE FITNESS		
AREA	SECTION 302.1	1,288 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	R-2
OCCUPANT LOAD FACTOR	TABLE 1004.5	50 GROSS
OCCUPANT LOAD		26

POOL DECK		
AREA	SECTION 302.1	913 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	A-3
OCCUPANT LOAD FACTOR	TABLE 1004.5	15 GROSS
OCCUPANT LOAD		61

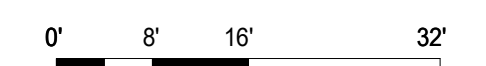


COMMON PATH OF TRAVEL = 124'-0"

COMMON PATH OF TRAVEL = 67'-6"

PARK RD

PENINSULA AVE



EGRESS DIAGRAM FLOOR 3

1/16"=1'-0"

AP0.33

LEGEND

- ▲ 39 EXIT OCCUPANT LOAD
- ▲ 39 H I EXIT OCCUPANT LOAD @ HORIZONTAL EXIT
- ▲ 39 EXIT CUMULATIVE OCCUPANT LOAD
- ▲ 39 EXIT DISCHARGE OCCUPANT LOAD
- ✳ MOST REMOTE LOCATION ALONG COMMON PATH OF EGRESS TRAVEL AND EXIT ACCESS TRAVEL DISTANCE SECTION 1006.2.1
- POINT WHERE SEPARATE PATHS OF EGRESS OCCUR SECTION 1006.2.1
- EXTENT OF TRAVEL DISTANCE ALONG COMMON PATH OF EGRESS TRAVEL SECTION 1006.2.1
- EXTENT OF TRAVEL DISTANCE ALONG EXIT ACCESS TRAVEL DISTANCE SECTION 1017.2
- [OD] = MAXIMUM OVERALL DIAGONAL [OD] & 1/3 OF OVERALL DIAGONAL [OD] DIMENSION OF THE AREA SERVED PER SECTION 1007.1.1. CALCULATION EQUALS MINIMUM SEPARATION DISTANCE BETWEEN EXITS [DBE]
- 1/3 [OD] = XX' MIN [DBE]
- [DBE] = SEPARATION DISTANCE BETWEEN EXITS [DBE] MEASURED PER SECTION 1007.1.1.1

PRIMARY USE		RESI EXITING AREA - NORTH	
AREA		SECTION 302.1	11,771 SF
OCCUPANCY CLASSIFICATION		R-2	
OCCUPANT LOAD FACTOR		TABLE 1004.5	200 GROSS
OCCUPANT LOAD			59

PRIMARY USE		RESI EXITING AREA - SOUTH	
AREA		SECTION 302.1	15,445 SF
OCCUPANCY CLASSIFICATION		R-2	
OCCUPANT LOAD FACTOR		TABLE 1004.5	200 GROSS
OCCUPANT LOAD			78

COMMON PATH OF TRAVEL = 67'-6"

ACCESSORY USE		CHUTE ACCESS ROOM	
AREA		SECTION 302.1	75 SF
OCCUPANCY CLASSIFICATION		R-2 ACC	
OCCUPANT LOAD FACTOR		TABLE 1004.5	300 GROSS
OCCUPANT LOAD			1

EGRESS		STAIR 2	
OCCUPANT LOAD		30	
EXIT DOOR CLEAR WIDTH REQUIRED		32" MIN.	
	30 OCC X 0.2	6"	
EXIT DOOR CLEAR WIDTH PROVIDED		33 1/2"	
EXIT STAIR WIDTH REQUIRED		44" MIN.	
	30 OCC X 0.3	9"	
EXIT STAIR WIDTH PROVIDED		44"	

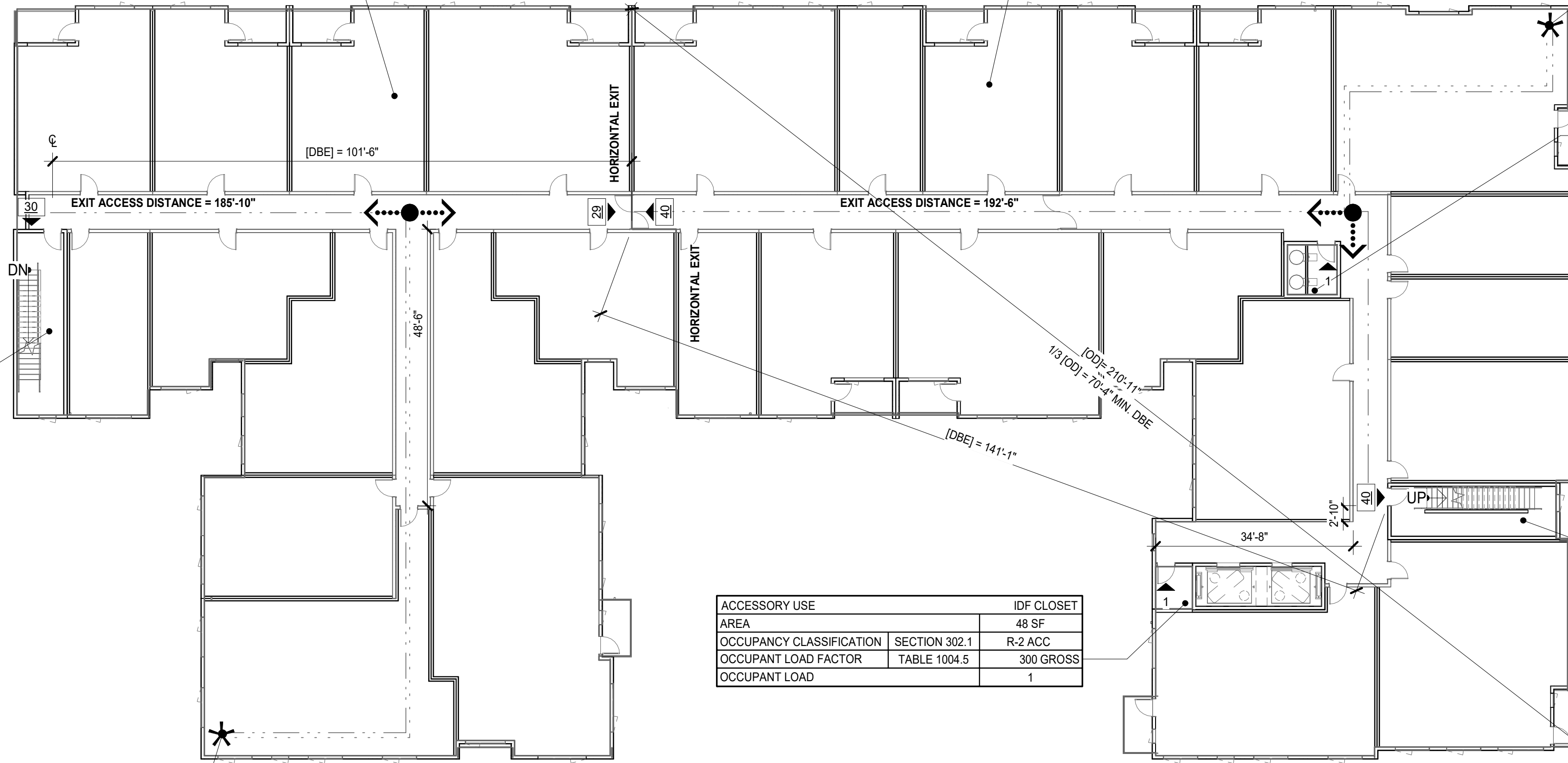
OCCUPANT LOAD AND EXITING CALCULATIONS - AREA NORTH		
PRIMARY USE		OCCUPANT LOAD
RESIDENTIAL EXITING AREA - NORTH		58
TOTAL OCCUPANT LOAD		59
MINIMUM NUMBER OF EXITS PER ROOM, AREA, SPACE	TABLE 1006.3.2	
	EXITS REQUIRED	2
OCCUPANTS PER EXIT	EXITS PROVIDED	2 (1 STAIR, 1 H.E.)
	STAIR 1	30
	H.E. (1 DOOR)	29

ACCESSORY USE		IDF CLOSET	
AREA		SECTION 302.1	48 SF
OCCUPANCY CLASSIFICATION		R-2 ACC	
OCCUPANT LOAD FACTOR		TABLE 1004.5	300 GROSS
OCCUPANT LOAD			1

EGRESS		STAIR 1	
OCCUPANT LOAD		40	
EXIT DOOR CLEAR WIDTH REQUIRED		32" MIN.	
	40 OCC X 0.2	8"	
EXIT DOOR CLEAR WIDTH PROVIDED		33 1/2"	
EXIT STAIR WIDTH REQUIRED		44" MIN.	
	40 OCC X 0.3	12"	
EXIT STAIR WIDTH PROVIDED		49"	

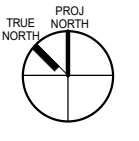
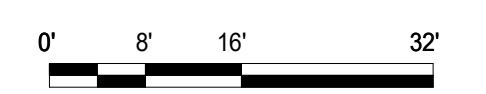
OCCUPANT LOAD AND EXITING CALCULATIONS - AREA SOUTH		
PRIMARY USE		OCCUPANT LOAD
RESIDENTIAL EXITING AREA - SOUTH		78
ACCESSORY USE		1
CHUTE ACCESS ROOM		1
IDF CLOSET		1
TOTAL OCCUPANT LOAD		80
MINIMUM NUMBER OF EXITS PER ROOM, AREA, SPACE	TABLE 1006.3.2	
	EXITS REQUIRED	2
OCCUPANTS PER EXIT	EXITS PROVIDED	2 (1 STAIR, 1 H.E.)
	STAIR 1	40
	H.E. (1 DOOR)	40

COMMON PATH OF TRAVEL = 124'-0"



PENINSULA AVE

PARK RD



EGRESS DIAGRAM FLOORS 4-6

1/16"=1'-0"

AP0.34

- LEGEND**
- 39 EXIT OCCUPANT LOAD
 - 39 EXIT OCCUPANT LOAD @ HORIZONTAL EXIT
 - 39 EXIT CUMULATIVE OCCUPANT LOAD
 - 39 EXIT DISCHARGE OCCUPANT LOAD
 - ★ MOST REMOTE LOCATION ALONG COMMON PATH OF EGRESS TRAVEL AND EXIT ACCESS TRAVEL DISTANCE SECTION 1006.2.1
 - POINT WHERE SEPARATE PATHS OF EGRESS OCCUR SECTION 1006.2.1
 - EXTENT OF TRAVEL DISTANCE ALONG COMMON PATH OF EGRESS TRAVEL SECTION 1006.2.1
 - - - - - EXTENT OF TRAVEL DISTANCE ALONG EXIT ACCESS TRAVEL DISTANCE SECTION 1017.2
 - [OD] = MAXIMUM OVERALL DIAGONAL [OD] & 1/3 OF OVERALL DIAGONAL [OD] DIMENSION OF THE AREA SERVED PER SECTION 1007.1.1. CALCULATION EQUALS MINIMUM SEPARATION DISTANCE BETWEEN EXITS [DBE]
 - [DBE] = SEPARATION DISTANCE BETWEEN EXITS [DBE] MEASURED PER SECTION 1007.1.1.1

PRIMARY USE		RESI EXITING AREA - NORTH
AREA		11,402 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	R-2
OCCUPANT LOAD FACTOR	TABLE 1004.5	200 GROSS
OCCUPANT LOAD		58

PRIMARY USE		RESI EXITING AREA - SOUTH
AREA		12,569 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	R-2
OCCUPANT LOAD FACTOR	TABLE 1004.5	200 GROSS
OCCUPANT LOAD		63

ACCESSORY USE		CHUTE ACCESS ROOM
AREA		75 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	S-2
OCCUPANT LOAD FACTOR	TABLE 1004.5	300 GROSS
OCCUPANT LOAD		1

CUMULATIVE OCCUPANT LOAD AND EXITING CALCULATION AREA NORTH	
PRIMARY USE	OCCUPANT LOAD
RESIDENTIAL	58
TOTAL OCCUPANT LOAD	58
MINIMUM NUMBER OF EXITS PER ROOM, AREA, SPACE	TABLE 1006.3.2
EXITS REQUIRED	2
OCCUPANTS PER EXIT	2
STAIR 1	29
H.E. (1 DOOR)	29

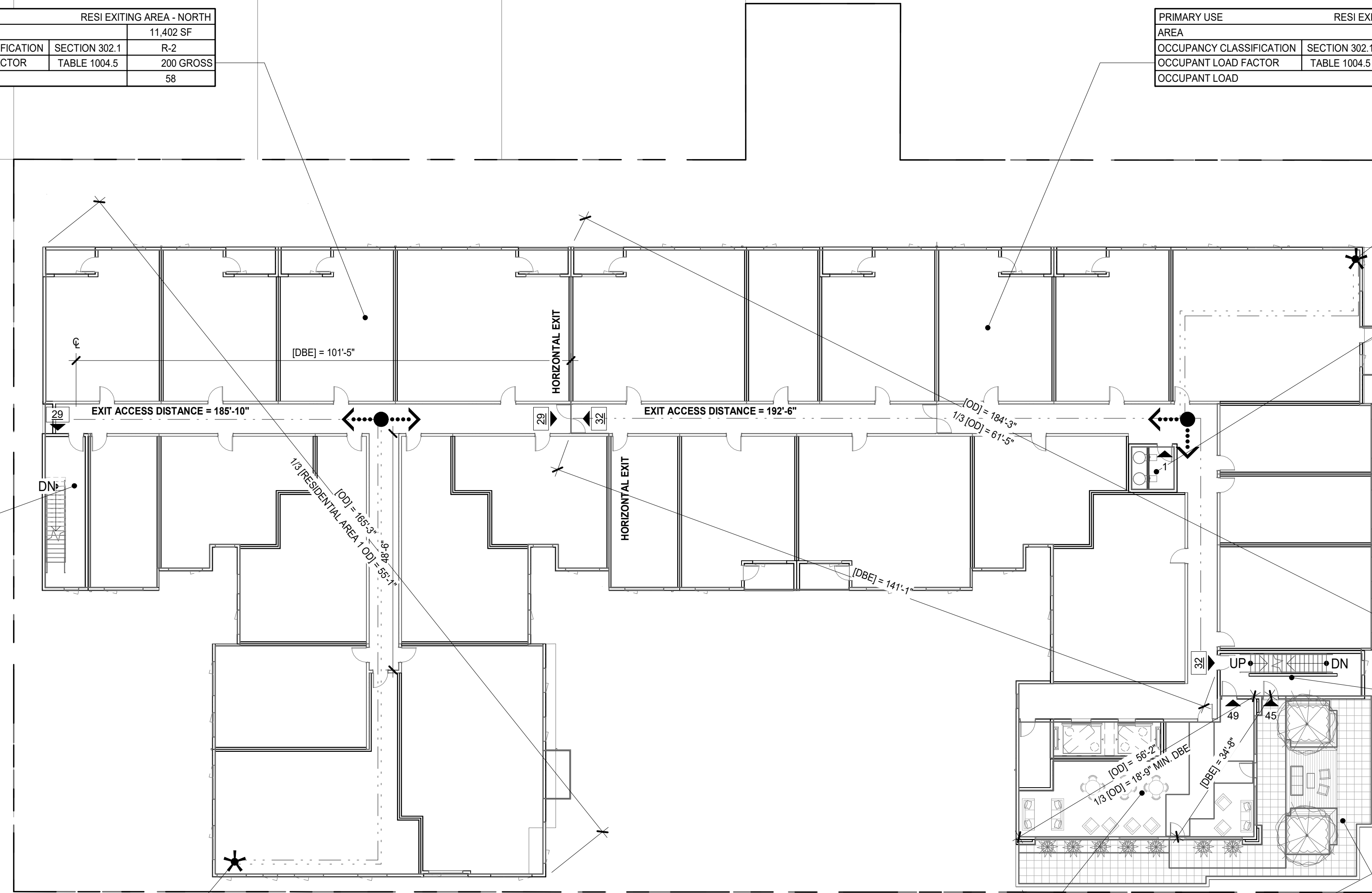
CUMULATIVE OCCUPANT LOAD AND EXITING CALCULATION AREA SOUTH	
PRIMARY USE	OCCUPANT LOAD
RESIDENTIAL	62
ACCESSORY USE	OCCUPANT LOAD
TRASH ROOM	1
IDF CLOSET	1
TOTAL OCCUPANT LOAD	64
MINIMUM NUMBER OF EXITS PER ROOM, AREA, SPACE	TABLE 1006.3.2
EXITS REQUIRED	2
OCCUPANTS PER EXIT	2 (1 STAIR, 1 H.E.)
STAIR 1	32
H.E. (2 DOORS)	32

EGRESS		STAIR 2
OCCUPANT LOAD		29
EXIT DOOR CLEAR WIDTH REQUIRED		32" MIN.
	29 OCC X 0.2	5.8"
EXIT DOOR CLEAR WIDTH PROVIDED		33 1/2"
EXIT STAIR WIDTH REQUIRED		44" MIN.
	29 OCC X 0.3	8.7"
EXIT STAIR WIDTH PROVIDED		44"

EGRESS		STAIR 1
OCCUPANT LOAD		100
EXIT DOOR CLEAR WIDTH REQUIRED		32" MIN.
	100 OCC X 0.2	20"
EXIT DOOR CLEAR WIDTH PROVIDED		33 1/2"
EXIT STAIR WIDTH REQUIRED		44" MIN.
	100 OCC X 0.3	30"
EXIT STAIR WIDTH PROVIDED		49"

ACCESSORY USE		SKY LOUNGE
AREA		721 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	R-2 ACC
OCCUPANT LOAD FACTOR	TABLE 1004.5	15 NET
OCCUPANT LOAD		49
NUMBER OF EXITS REQUIRED	SECTION 1006.2	1
NUMBER OF EXITS PROVIDED		1

OUTDOOR USE		TERRACE
AREA		672 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	R-2 ACC
OCCUPANT LOAD FACTOR	TABLE 1004.5	15 NET
OCCUPANT LOAD		45
NUMBER OF EXITS REQUIRED	SECTION 1006.2	1
NUMBER OF EXITS PROVIDED		1



COMMON PATH OF TRAVEL = 67'-6"

PENINSULA AVE

COMMON PATH OF TRAVEL = 124'-0"

PARK RD

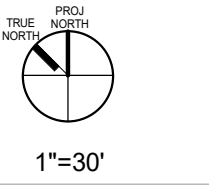
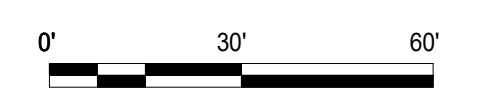
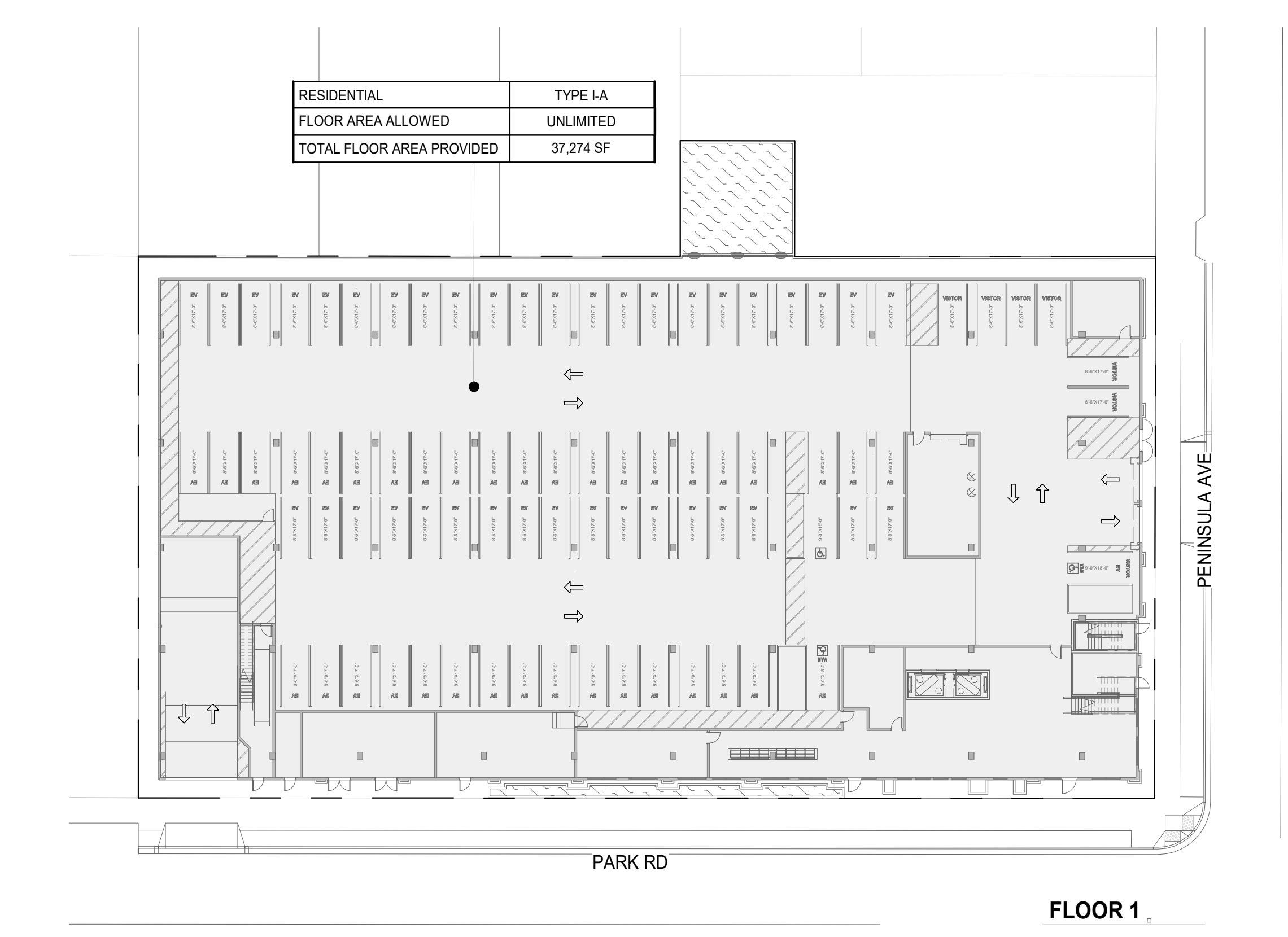
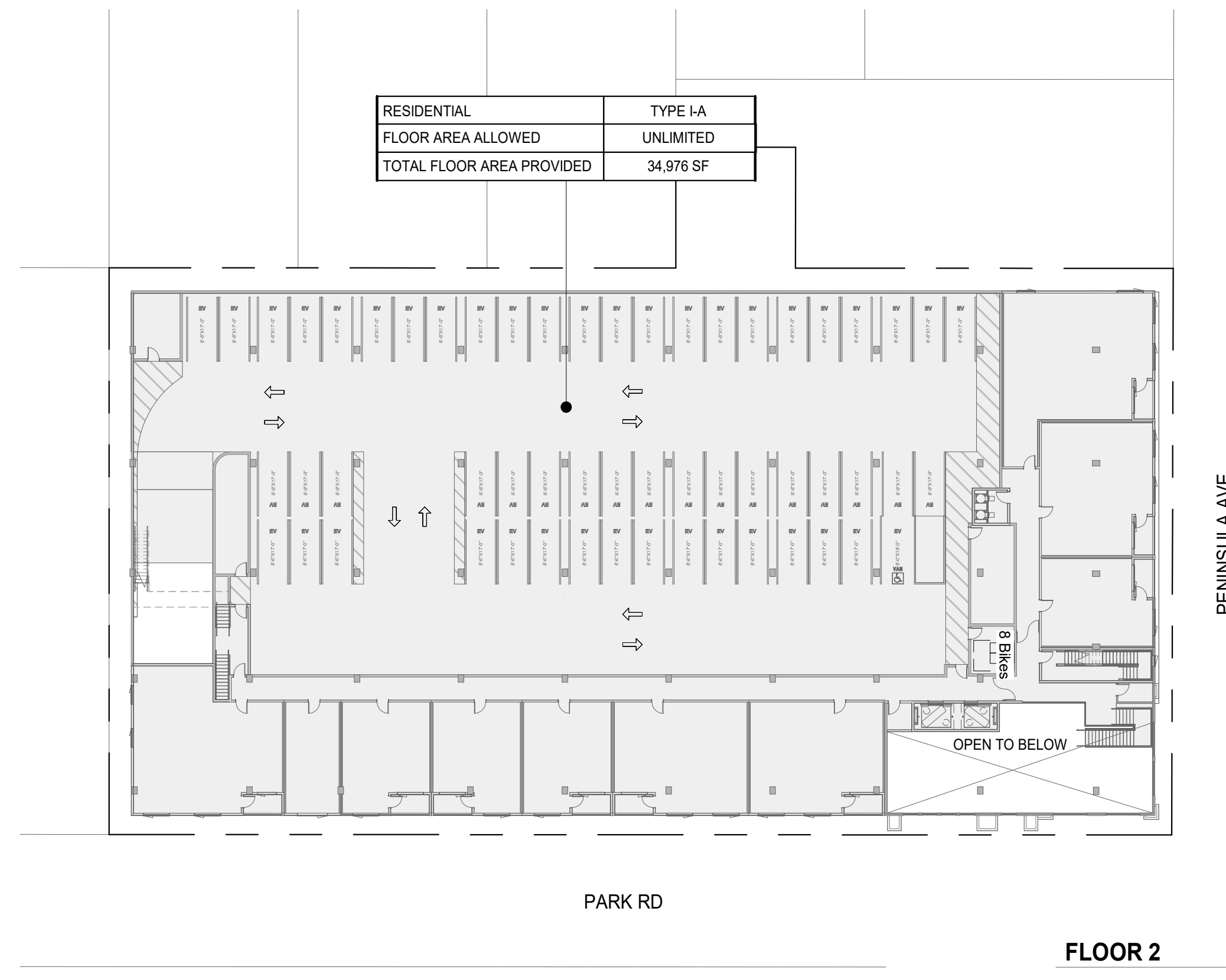
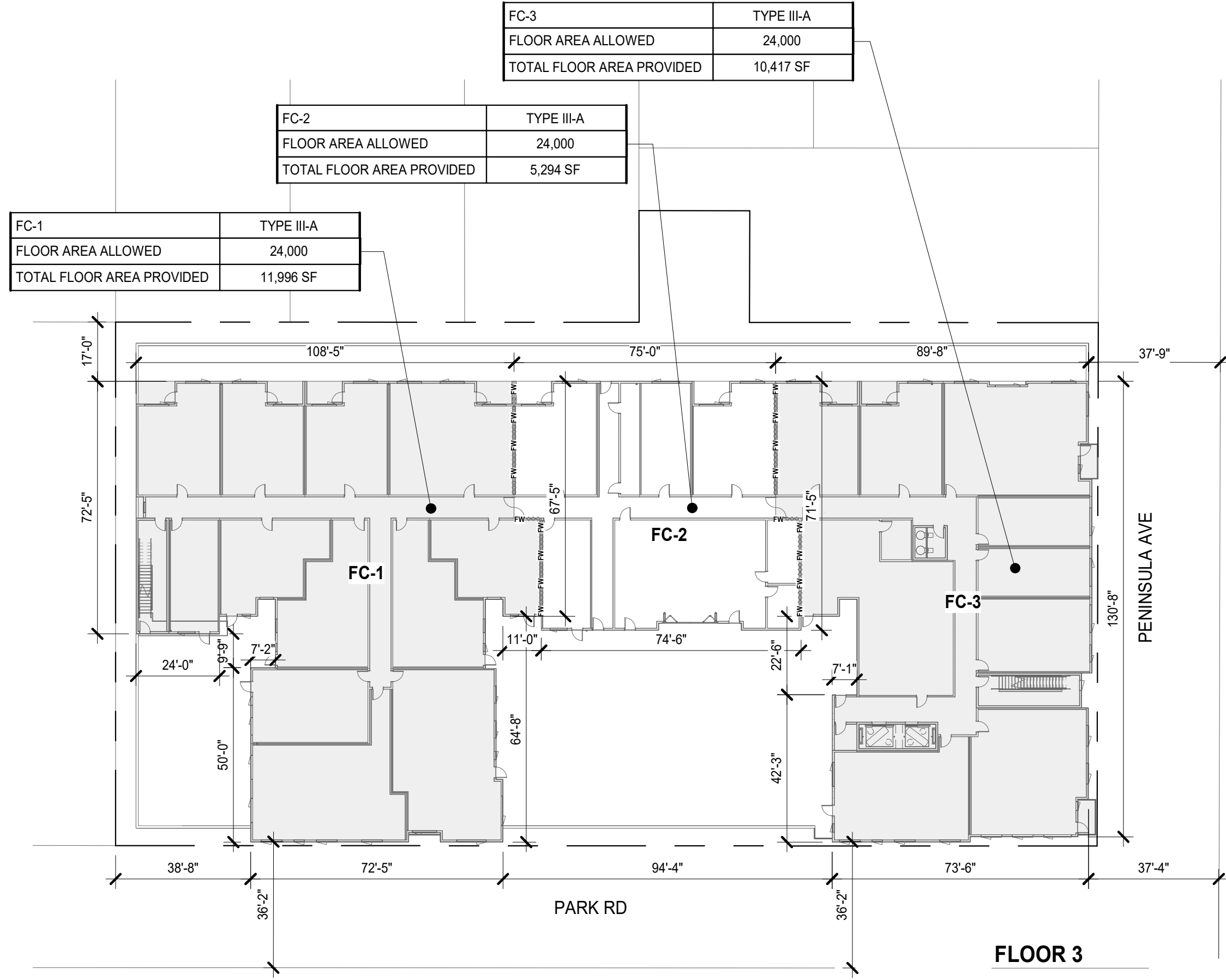
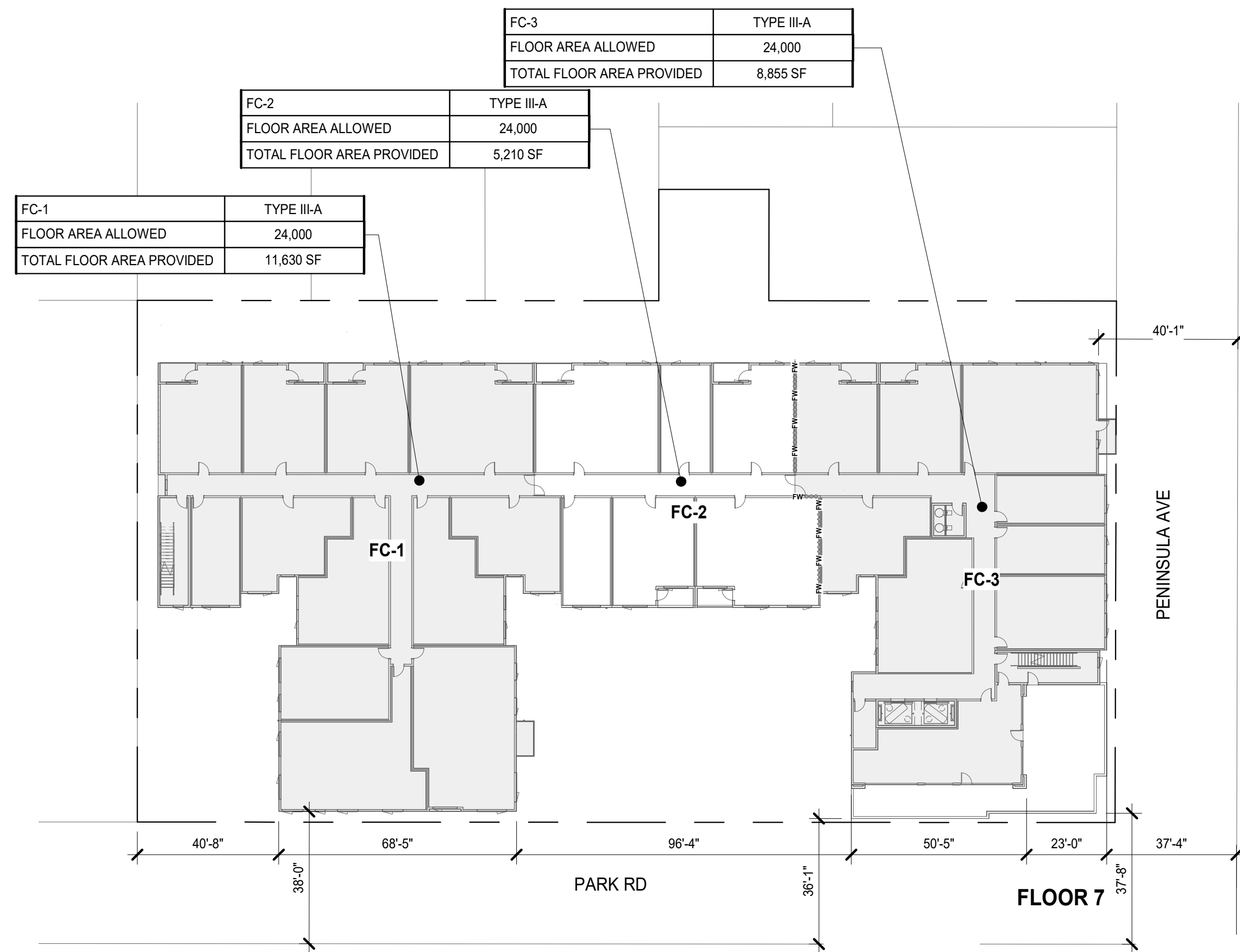
0' 8' 16' 32'



EGRESS DIAGRAM FLOOR 7

1/16"=1'-0"

AP0.35



ALLOWABLE AREA PLANS

AP0.40

2 PARK ROAD

BURLINGAME, CALIFORNIA

APRIL 22, 2026

ALLOWABLE BUILDING AREA CALCULATIONS																
2 PARK ROAD BURLINGAME, CA LATEST UPDATE: APRIL 1, 2026																
CALIFORNIA BUILDING CODE: 2025 NOTE: ALL BUILDINGS ARE FULLY SPRINKLERED PER NFPA 13 NOTE: SPRINKLERS ARE USED FOR 20' INCREASE IN HEIGHT AND INCREASE OF ONE STORY. SPRINKLERS ARE NOT USED FOR AREA INCREASE.																
OCCUPANCY CHAPTER 3	USE TABLE 1004.5	CONSTRUCTION TYPE	ALLOWABLE TABULAR AREA TABLE 506.2 <i>A_t for SM</i>	FRONTAGE ALLOWED % IF VALUE	ALLOWABLE AREA FACTOR NS	FRONTAGE ALLOWED SF SECTION 506.2.1 <i>(NS x I_f)</i>	ALLOWABLE FLOOR AREA SECTION 506.2.1 <i>(NS x I_f)</i>	MULTI-STORY ALLOWABLE BUILDING AREA SECTION 506.2.1 <i>S₂</i>	ALLOWABLE BUILDING AREA SECTION 506.2.1 Equation 5-2	ALLOWABLE NO. STORIES TABLE 504.4	SPRINKLER INCREASE HT / STORIES TABLE 504.3	FLOOR NUMBER	AREA PER FLOOR (SQ FT) PROPOSED	TOTAL SF PROPOSED		
with HT increase SEE PERIMETER/FRONTAGE CALCULATION																
BUILDING R																
TYPE III-A																
3 FIRE COMPARTMENTS (FC)																
EXITING AREA - NORTH																
FC-1	R-2 RESIDENTIAL R-2 ACCESSORY	TYPE III-A	24,000	25.00%	24,000	6,000	30,000	2	60,000	4	+20 FT + 1 ST 85 FEET 5 STORIES	FLOOR 3 FLOOR 4 FLOOR 5 FLOOR 6 FLOOR 7	11,996 12,011 12,011 12,011 11,630	59,659		
EXITING AREA - SOUTH																
FC-2	R-2 RESIDENTIAL R-2 ACCESSORY	TYPE III-A	24,000	0.00% NOT USED	24,000	0	24,000	2	48,000	4	+20 FT + 1 ST 85 FEET 5 STORIES	FLOOR 3 FLOOR 4 FLOOR 5 FLOOR 6 FLOOR 7	5,294 5,359 5,359 5,359 5,210	26,581		
FC-3	R-2 RESIDENTIAL R-2 ACCESSORY TRASH, IDF SKY LOUNGE	TYPE III-A	24,000	50.00%	24,000	12,000	36,000	2	72,000	4	+20 FT + 1 ST 85 FEET 5 STORIES	FLOOR 3 FLOOR 4 FLOOR 5 FLOOR 6 FLOOR 7	10,417 10,408 10,408 10,408 8,855	50,496		
BUILDING R TOTALS									180,000	ALLOWABLE	136,736		PROPOSED			
BUILDING G																
TYPE I-A																
NON-SEPARATED OCCUPANCIES																
GARAGE	S-2 PARKING R-2 RESIDENTIAL B OFFICE A-3 ASSEMBLY (LOBBY) S-1 TRASH TERMINATION ROOM	TYPE I-A	UNLIMITED		UNLIMITED		UNLIMITED		UNLIMITED		UNLIMITED	FLOOR 1 FLOOR 2	37,274 35,528	72,802		
BUILDING G TOTALS									UNLIMITED	ALLOWABLE	72,802		PROPOSED			
GRAND TOTAL													209,538		PROPOSED	

PERIMETER / FRONTAGE CALCULATION									
2 PARK ROAD BURLINGAME, CA									
TOTAL PERIMETER (FEET)	FRONTAGE LENGTH				OPEN SPACE WIDTH (FEET)	TOTAL FRONTAGE LENGTH	% OF BUILDING PERIMETER		I _f VALUE ^a
	EAST	SOUTH	WEST	NORTH					
BUILDING R									
TYPE III-A									
3 FIRE COMPARTMENTS (FC)									
EXITING AREA - NORTH									
FC-1	492.00	60.60	122.00	59.00	0.00	30.00	241.60	49.10%	25.00%
EXITING AREA - SOUTH									
FC-2	0.00	0.00	0.00	0.00	0.00	30.00	0.00	0.00%	0.00%
FC-3	425.50	130.60	73.50	60.60	0.00	30.00	264.70	62.20%	50.00%

AGGREGATE ACCESSORY CALCULATION	FLOOR 3
ROOM/SPACE	AREA (SF)
IDF CLOSET	48
LOUNGE	1,522
CHUTE ACCESS ROOM	75
LOCKERS	162
TENANT STORAGE	175
TOTAL	1,982
FLOOR AREA OF STORY	27,707
AGGREGATE ACCESSORY NOT MORE THAN 10%, SECTION 508.2.3	7%

AGGREGATE ACCESSORY CALCULATION	FLOOR 7
ROOM/SPACE	AREA (SF)
SKY LOUNGE	721
CHUTE ACCESS ROOM	75
TOTAL	796
FLOOR AREA OF STORY	25,695
AGGREGATE ACCESSORY NOT MORE THAN 10%, SECTION 508.2.3	3%

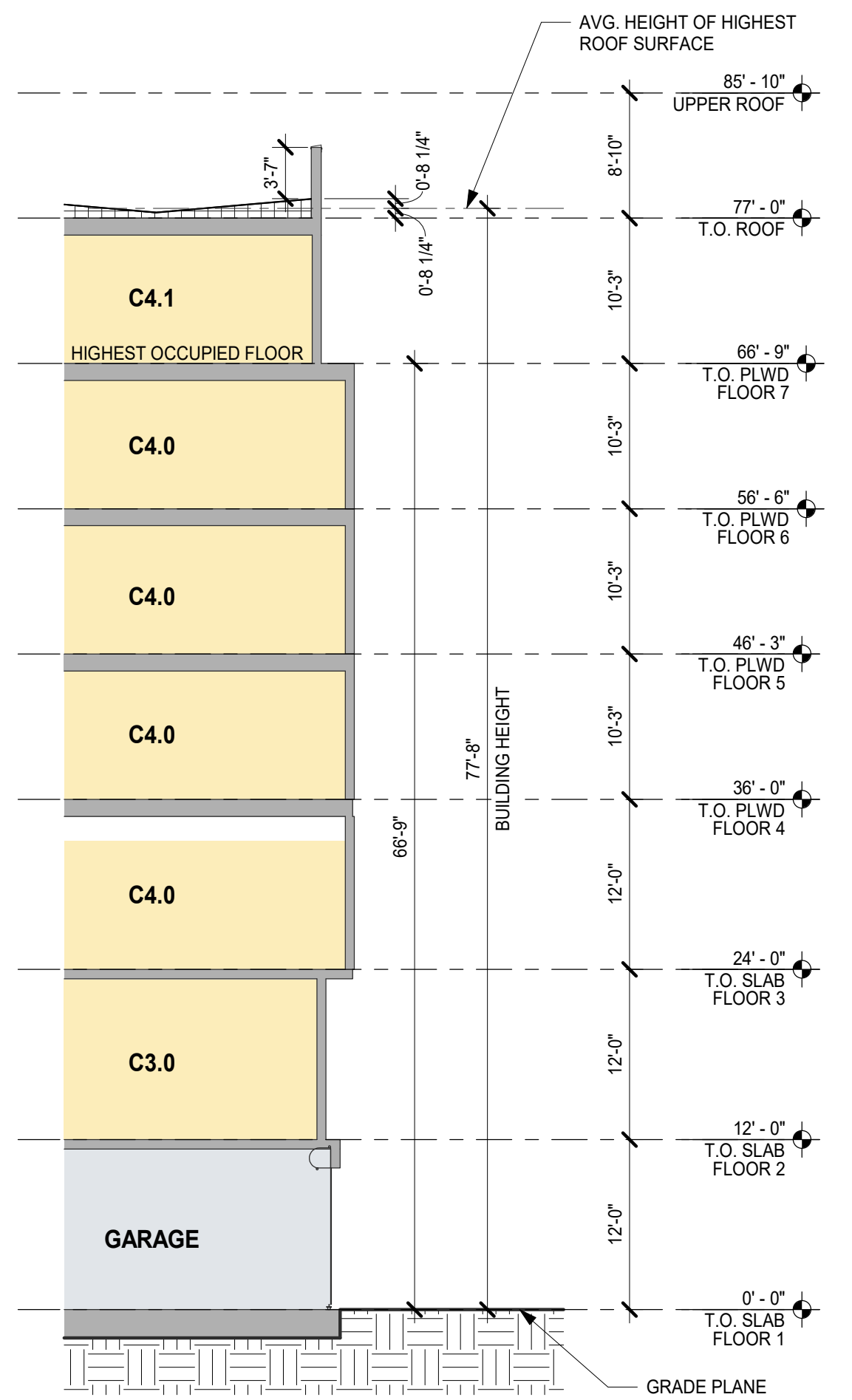


TABLE 504.3 - ALLOWABLE BUILDING HEIGHT IN FEET ABOVE GRADE PLANE
 OCCUPANCY CLASSIFICATION: R-2 - S (WITHOUT AREA INCREASE)
 TYPE OF CONSTRUCTION: TYPE III-A
 ALLOWABLE HEIGHT: 85'-0"
 PROVIDED HEIGHT: 77'-8"

UPPER ROOF
 Exception: Towers, spires, steeples and other rooftop structures shall be constructed of materials consistent with the required type of construction of the building except where other construction is permitted by Section 1511.2.4. Such structures shall not be used for habitation or storage. The structure shall be limited in height where of noncombustible materials and shall not extend more than 20 feet (6096 mm) above the allowable building height where of combustible materials (see Chapter 15 for additional requirements).

ALLOWABLE BUILDING HEIGHT SECTION 1

1" = 10'-0"



April 27, 2026

John Stauder, P.E.
The Fire Consultants, INC
2890N. Main Street, Suite 210
Walnut Creek, Ca94597

Subject: Alternate Means of Protection Request – 2 Park Road Burlingame Ca

Dear Mr. John Stauder, P.E.

I have reviewed your Alternate Means of Protection request submitted for the 2 Park Road. The distance of the furthest portion of the structure exceeds the 150' access requirements by more than double this distance and the building is not accessible as required by the California Fire Code. With consideration of the project scope and evaluation of CCFD's operational capabilities for site and fire water supply access, the proposed mitigations per the AMP request are approved with the following added statements for clarity:

1. Fire sprinkler system will be upgraded to QR (Quick Response) in both stairwells and the exit corridors on each floor.
2. Both Stairwells will exit to the roof via a penthouse, full door exit.

If you accept the above conditions, please sign the bottom of this letter. Once the signed letter is received, the AMP request application will be signed and sent to you. **The approved AMP request packet shall be integrated into the fire access plan sheet resubmitted to the City of Burlingame Planning and Building Departments and each mitigation must be detailed on the title page/section detail sheets.** An application review fee of \$448.00 has been received.

Sincerely,
Patricia Koch

John Stauder, P.E. 4.30.2026

Date

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

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



Request for Alternate Means of Protection or Methods of Construction

Date Submitted: 4/22/26 Planning/Building Dept. Appl. Number: DSR 25-0021

In accordance with section §104.9, California Fire Code, the undersigned requests approval of alternate means of protection for:

Project Name: 2 Park Road

Project Address: 2 Park Road Burlingame CA 94010

Subject of Alternative (separate forms must be completed for each different subject):

Fire Access CFC 105.3

Code Requirement Requesting Mitigation For (specify code edition and section):

Fire apparatus access roads extending to within 150 feet of all portions of the facility.

Proposed Mitigations (may also attach separate justifying documents):

refer to attached request

Alternate Requested By: John Stauder John Stauder

Requestor Address: 2890 N Main Street, Suite 210, Walnut Creek, CA 94597

Requestor Phone: 925-435-0141 **Email:** jstauder@thefireconsultants.com

Date Reviewed: 4/30/26 **AMP #:** 26-0006

Findings: submittal approved with clarifications/additions - see approval letter. This complete application and approval letter to be scanned into all Plan submittals. Details of mitigation listed on title sheet / site plan and details added to building submittal.

Approved **Denied** **Review Fee Paid:** 448.00

Fire Marshal: Patricia Koch



FIRE DEPARTMENT ALTERNATIVE MEANS OF PROTECTION APPLICATION FIRE DEPARTMENT ACCESS

2 Park Road
Burlingame, CA 94010

Date: April 22, 2026

Building Description: This alternative means of protection (AMP) request addresses the proposed fire apparatus access and site access approach for the new multifamily residential project at 2 Park Road in Burlingame, CA. The project includes a new 7-story residential building (Group R-2) utilizing the podium approach (CBC 510.2) under the 2025 California Building Code (CBC) and California Fire Code (CFC), with Central County Fire Department requirements. The proposed design includes five (5) stories of Type IIIA construction over two (2) levels of Type IA construction. The building will include 144 dwelling units.

Code Section: 2025 California Fire Code (CFC) Appendix 503.1 (fire apparatus access road).

Code Requirement: Fire apparatus access to the structures must be within 150 feet of a public way, fire department access roadway.

Request: The proposed project is located at the corner of Park Road and Peninsula Avenue. Access to the site along with access to a fire hydrant is provided on each road. The North and West sides of the site are occupied by existing structures, and the 150-foot fire department access can't be provided along a portion of the North and West exterior walls. The North exterior wall extends 150 feet past the 150-foot hose length (300 ft wall length). The West wall extends 18 feet past the 150-foot hose length (168 ft wall length).

As part of the mitigation measures, the following improvements are proposed for the site and building:

- 1) A paved, 5-foot wide (minimum) permanent walkway will be provided along the full length of the North and West side of

2890 N. Main Street, Suite 210 ph: (925) 979-9993 internet:
Walnut Creek, CA 94597 fax: (925) 979-9994 www.thefireconsultants.com

FIRE DEPARTMENT ALTERNATIVE APPLICATION
2 PARK ROAD, BURLINGAME, CA
FIRE DEPARTMENT ACCESS

12-1579 – Page 2
April 22, 2026

- the building. This will allow fire department access to all portions of the exterior walls of the first story of the building. Knox boxes will be provided on the security gates.
- 2) Provide an additional enclosed stair access to the roof. Two stairs to the roof.
 - 3) Garage is enclosed by 2-hour exterior walls. No unprotected openings in 2-hour garage exterior walls.
 - 4) Quick response sprinkler provided in enclosed exit stairways.



Exhibit 1. Site Access Plan. Hatch indicates walking paths around building. Park Road is to the South and Peninsula Avenue is on the right.

Justification: The project includes a new multifamily residential building, with complete sprinkler protection. The building will include fire department access to the site from two public roads, which allows the fire department to have options to reach the site. Both public streets are wide enough to also serve as fire department aerial access roads. Each access road has a public fire hydrant with water supply available from the municipal water supply (City of Burlingame Water Division). Access around the site has been designed to include 5-foot-wide walking pathways for full fire department operations to access the building from both public roads.

FIRE DEPARTMENT ALTERNATIVE APPLICATION 12-1579 – Page 3
2 PARK ROAD, BURLINGAME, CA April 22, 2026
FIRE DEPARTMENT ACCESS

The Type IA parking garage exterior walls are concrete, non-combustible construction, limiting fire spread through the exterior walls. The garage exterior walls are 2-hour construction and will not include unprotected openings. This will further fire spread.

The new building will also include additional access to the roof from a second stair providing two options for accessing the roof instead of the one stair access as required.

Quick response sprinklers will be provided to protect the exit stair enclosures.

Conclusion: This alternative application addresses the fire department access to the site. This application requests the provision of these additional features to offset the fire department access exceeding 150 feet from a fire department access road along part of two sides, 18 feet on the West and 150 feet on the North.

In our opinion, these provisions meet the intent of CFC 503.1.

Prepared by:

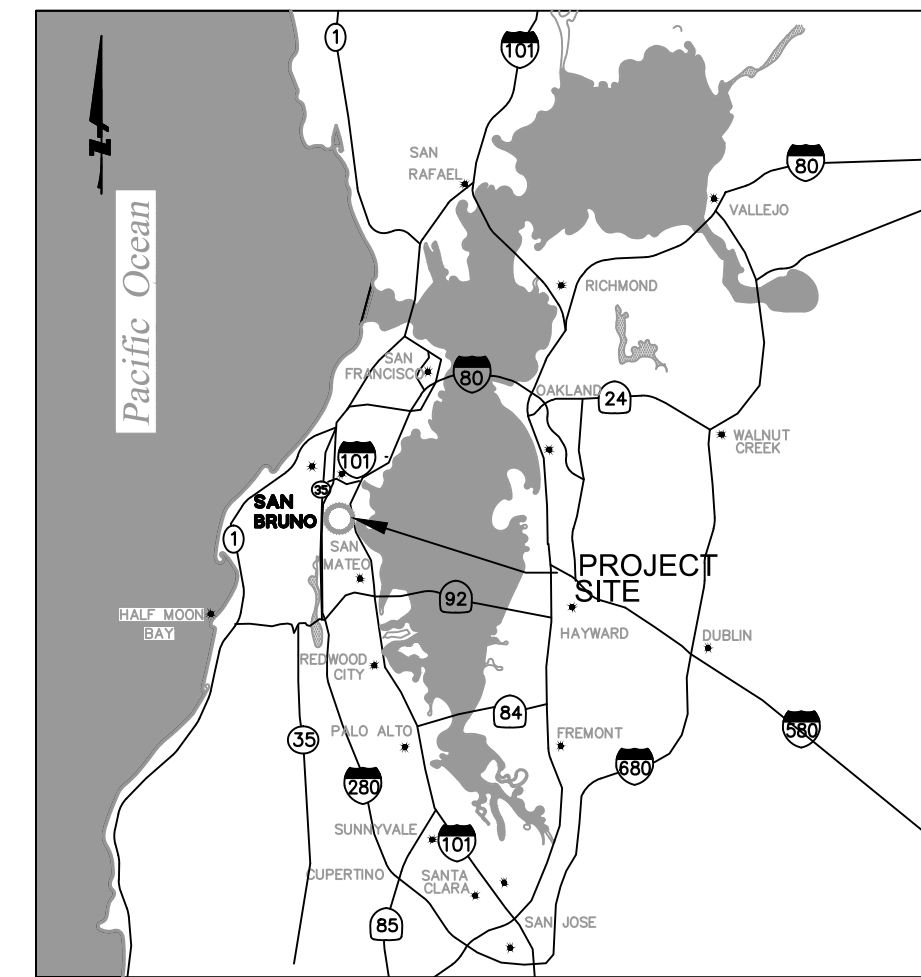
John Stauder, P.E.

4/22/2026
Date

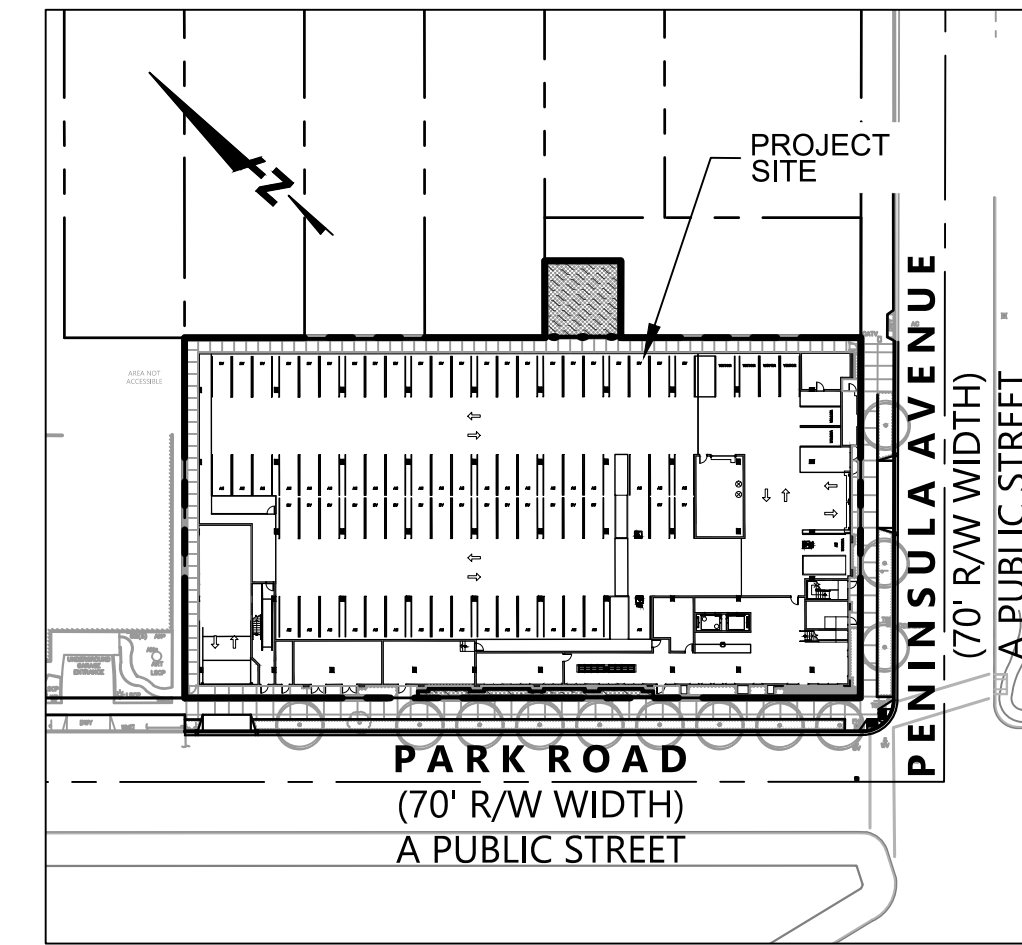
JRS/CAM:js
12-1579 / RQJS 2 Park Road Fire Department AMP rev

2 PARK ROAD VESTING TENTATIVE PARCEL MAP ONE LOT SUBDIVISION

BURLINGAME, SAN MATEO COUNTY, CA 94010



VICINITY MAP
NTS



SITE PLAN
1" = 80'

SHEET INDEX	
SHT. NUMBER	SHEET TITLE
C1.0	TITLE SHEET
C2.0	EXISTING CONDITIONS
C2.1	PARCELIZATION PLAN
C3.0	PRELIMINARY SITE PLAN
C3.1	PRELIMINARY SECTIONS
C3.2	FIRE ACCESS PLAN
C4.0	PRELIMINARY GRADING PLAN
C5.0	PRELIMINARY UTILITY PLAN
C6.0	PRELIMINARY STORMWATER CONTROL PLAN
C7.0	EROSION CONTROL PLAN
C7.1	EROSION CONTROL NOTES AND DETAILS
C8.0	STORMWATER BMP DETAILS

ABBREVIATIONS

AC	ASPHALT CONCRETE
ACWD	ALAMEDA COUNTY WATER DISTRICT
APN	ASSESSOR'S PARCEL NUMBER
ASV	ANTI-SYPHON VALVE
BFP	BACK FLOW PREVENTER
BLDC	BUILDING
BOL	BOLLARDS
BW	BACK OF WALK
CB	CATCH BASIN
CD	THRU-CURB DRAIN
CLF	CHAIN LINK FENCE
COMM BOX	COMMUNICATIONS BOX
CONC	CONCRETE
DJ	DRAIN INLET
DWY	DRIVEWAY
EB	ELECTRIC BOX
ECAB	ELECTRICAL CABINET
EP	EDGE OF PAVEMENT
EV	ELECTRIC VAULT
FDC	FIRE DEPARTMENT CONNECTION
FF	FINISHED FLOOR
FG	FINISHED GRADE
FH	FIRE HYDRANT
FHW	FIRE HYDRANT WATER FLOWLINE
FL	FLOWLINE
FNC	FENCE
FTP	FLOW-THROUGH PLANTER
FW	FIRE WATER
GM	GAS METER
GMKR	GAS MARKER
GP	GUY POLE
GR	GRATE
GW	GUY WIRE
HB	HOSE BIBB
HP	HIGH POINT
H.V.	HIGH VOLTAGE
HCR	HANDICAP RAMP
INV	INVERT
JP	JOINT POLE
LG	LIP OF GUTTER
LP	LOW POINT
LS	LANDSCAPE
MB	MAIL BOX
M-M	MONUMENT TO MONUMENT DISTANCE
OH	OVERHEAD ELECTRIC
PIV	POST INDICATOR VALVE
PR	PROPOSED
P.U.E.	PUBLIC UTILITY EASEMENT
ROW	RIGHT OF WAY
RR	RAIL ROAD
SDCO	STORMDRAIN CLEANOUT
SDDI	STORMDRAIN INLET
SDMH	STORMDRAIN MANHOLE
SDOF	STORMDRAIN OVERFLOW
SL	STREET LIGHT
SLB	STREET LIGHT BOX
S.L.P.	SEE LANDSCAPE PLANS
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
SW	SIDEWALK
TEL MH	TELEPHONE MANHOLE
TC	TOP OF CURB AT FACE
TP	TOP OF PAVEMENT
TS	TRAFFIC SIGNAL
TSB	TRAFFIC SIGNAL BOX
TRANS	TRANSFORMER
WB	WATER BOX
WM	WATER METER
WV	WATER VALVE
IN	DENOTES INSIDE SUBJECT BOUNDARY
OUT	DENOTES OUTSIDE SUBJECT BOUNDARY

LEGEND

FOUND MONUMENT AS NOTED	●
BACKFLOW PREVENTER	— —
COMM MANHOLE	⊕ COMM MH
FIRE DEPARTMENT CONNECTION	⊕
FIRE HYDRANT	⊕
GUY ANCHOR	— —
HOSE BIB	⊕
JOINT POLE	⊕
SANITARY SEWER CLEANOUT	⊕
SANITARY SEWER MANHOLE	⊕ SSCO
SIGN	⊕
STREETLIGHT	⊕
STORM DRAIN AREA DRAIN	⊕
STORM DRAIN CATCH BASIN	⊕
STORM DRAIN CLEANOUT	⊕
STORM DRAIN MANHOLE	⊕ SDMH
TREE SIZE AS NOTED	⊕
VALVE AS NOTED	⊕ WV
WATER METER	⊕

LINETYPES

ADJACENT LOT LINE	— —
SUBJECT BOUNDARY LINE	— —
BUILDING OVERHANG	— —
BUILDING STRUCTURE	— —
DOMESTIC WATER LINE	— —
FIRE WATER LINE	— —
EASEMENT LINE	— —
FENCE LINE	— —
GAS MAIN	— —
MAJOR CONTOUR LINE	— —
MINOR CONTOUR LINE	— —
MONUMENT LINE	— —
OVERHEAD LINE	— —
ROAD CENTERLINE	— —
SANITARY SEWER LINE	— —
STORM DRAIN LINE	— —

EXISTING

— —	ADJACENT LOT LINE
— —	SUBJECT BOUNDARY LINE
— —	BUILDING OVERHANG
— —	BUILDING STRUCTURE
— —	DOMESTIC WATER LINE
— —	FIRE WATER LINE
— —	EASEMENT LINE
— —	FENCE LINE
— —	GAS MAIN
— —	MAJOR CONTOUR LINE
— —	MINOR CONTOUR LINE
— —	MONUMENT LINE
— —	OVERHEAD LINE
— —	ROAD CENTERLINE
— —	SANITARY SEWER LINE
— —	STORM DRAIN LINE

PROPOSED

— —	ADJACENT LOT LINE
— —	SUBJECT BOUNDARY LINE
— —	BUILDING OVERHANG
— —	BUILDING STRUCTURE
— —	DOMESTIC WATER LINE
— —	FIRE WATER LINE
— —	EASEMENT LINE
— —	FENCE LINE
— —	GAS MAIN
— —	MAJOR CONTOUR LINE
— —	MINOR CONTOUR LINE
— —	MONUMENT LINE
— —	OVERHEAD LINE
— —	ROAD CENTERLINE
— —	SANITARY SEWER LINE
— —	STORM DRAIN LINE

APPLICANT:

WINDY HILL PROPERTY VENTURES
530 EMERSON ST, SUITE 150
PALO ALTO, CALIFORNIA 94301
PHONE: 650.847.1170
CONTACT: JAMIE D'ALESSANDRO

CIVIL ENGINEER & SURVEYOR:

BKF ENGINEERS
150 CALIFORNIA STREET, SUITE 600
SAN FRANCISCO, CA 94111
PHONE: (415) 855-5861
CONTACT: JANINE LAPP,
PROJECT MANAGER

ASSESSOR PARCEL NO.:

029-225-170, 180, 190, 200

EXISTING LAND USE:

BAYSWATER MIXED USE OCCUPIED BY A
(1) 2-STORY FUNERAL HOME AND (1)
2-STORY COMMERCIAL BUILDING W/ AT
GRADE PARKING

PROPOSED LAND USE:

RESIDENTIAL APARTMENT BUILDING

ZONING:

BMU - BAYSWATER MIXED USE

LAND AREA:

43,270 SF (0.993 ACRES)

UTILITY INFORMATION

SANITARY SEWER:

CITY OF BURLINGAME
501 PRIMROSE ROAD
BURLINGAME CA 94010
(650) 558-7200

WATER:

CITY OF BURLINGAME
501 PRIMROSE ROAD
BURLINGAME CA 94010
(650) 558-7200

STORM DRAIN:

CITY OF BURLINGAME
501 PRIMROSE ROAD
BURLINGAME CA 94010
(650) 558-7200

POWER AND GAS:

PACIFIC GAS & ELECTRIC (PG&E)

TELEPHONE/CABLE:

COMCAST & AT&T

FIRE PROTECTION:

CENTRAL COUNTY FIRE DEPARTMENT
1399 ROLLINS ROAD
BURLINGAME, CA 94010
(650) 558-7600

LEGAL DESCRIPTION

ASSESSOR'S PARCEL NO.: 029-225-190 - (AFFECTS PARCEL A)
029-225-200 - (AFFECTS PARCEL B)

REAL PROPERTY IN THE CITY OF BURLINGAME, COUNTY OF SAN MATEO,
STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL A:

LOT NUMBERED 19 IN THE BLOCK NUMBERED 8 AS SHOWN ON THAT
CERTAIN MAP ENTITLED, "MAP OF THE POLO FIELD SUB-DIVISION OF
PART OF THE TOWN OF BURLINGAME", FILED IN THE OFFICE OF THE
COUNTY RECORDER OF SAN MATEO COUNTY MAY 1, 1905 IN BOOK "E"
OF ORIGINAL MAPS AT PAGE 45 AND COPIED INTO BOOK 3 OF MAPS
AT PAGE 64.

PARCEL B:

LOT 18 IN BLOCK 8, AS SHOWN ON THAT CERTAIN MAP ENTITLED "MAP
OF THE POLO FIELD SUB-DIVISION OF PART OF THE TOWN OF
BURLINGAME", FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN
MATEO COUNTY, STATE OF CALIFORNIA, ON MAY 1, 1905 IN BOOK "E"
OF MAPS AT PAGE(S) 45 AND COPIED INTO BOOK 3 OF MAPS AT PAGE
64, SAN MATEO COUNTY RECORDS.

ASSESSOR'S PARCEL NO.: 029-225-170 - (AFFECTS PARCEL TWO)
029-225-180 - (AFFECTS PARCEL ONE)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF
BURLINGAME, COUNTY OF SAN
MATEO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

PARCEL ONE

LOT NUMBERED TWENTY (20) IN BLOCK NUMBERED EIGHT (8) AS SHOWN
ON THAT CERTAIN MAP ENTITLED "MAP OF THE POLOFIELD SUBDIVISION
OF PART OF THE TOWN OF BURLINGAME", WHICH MAP WAS FILED IN
THE OFFICE OF THE COUNTY RECORDER OF SAN MATEO COUNTY ON MAY
1, 1905 IN BOOK "E" OF MAPS AT PAGES 45 AND COPIED INTO BOOK 3
OF MAPS AT PAGE 64.

PARCEL TWO

LOTS 21, 22 AND 23 AND PORTION OF LOT 24 IN BLOCK 8 AS
DESIGNATED ON THE MAP ENTITLED "MAP OF THE POLO FIELD
SUBDIVISION OF PART OF THE TOWN OF BURLINGAME", WHICH MAP WAS
FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN
MATEO, STATE OF CALIFORNIA ON MAY 1, 1905 IN BOOK "E" OF MAPS
AT PAGE 45 AND A COPY ENTERED IN BOOK 3 OF MAPS AT PAGE 64,
WHICH PORTION OF LOT 24 IS MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE MOST WESTERLY CORNER OF LOT 24 IN BLOCK 8,
AS SHOWN ON THE MAP ABOVE MENTIONED; THENCE NORTHEASTERLY,
ALONG THE NORTHWESTERLY LINE OF LOT 24, 32 FEET TO THE
SOUTHWESTERLY LINE OF LANDS DESCRIBED IN DEED TO FREDERICK W.
FICKEISEN AND ELIZABETH F. FICKEISEN, HIS WIFE, DATED AUGUST 22,
1929 AND RECORDED SEPTEMBER 12, 1929 IN BOOK 438 OF OFFICIAL
RECORDS OF SAN MATEO COUNTY AT PAGE 62; THENCE
SOUTHEASTERLY, ALONG SAID SOUTHWESTERLY LINE, 31.67 FEET, MORE
OR LESS, TO THE NORTHWESTERLY LINE OF LANDS DESCRIBED IN DEED
TO GEORGE E. ALLEN AND MADELINE ALLEN, HIS WIFE, DATED JANUARY
3, 1922 AND RECORDED JANUARY 8, 1922 IN BOOK 31 OF OFFICIAL
RECORDS OF SAN MATEO COUNTY AT PAGE 76; THENCE
SOUTHWESTERLY, ALONG SAID NORTHWESTERLY LINE, 32 FEET TO THE
SOUTHWESTERLY LINE OF SAID LOT 24; THENCE NORTHWESTERLY ALONG
THE SOUTHWESTERLY LINE OF SAID LOT 31.58 FEET TO THE POINT OF
BEGINNING.

MAP SUMMARY

ESTIMATED PROPOSED LOT AREA: 0.993 ACRES

ESTIMATED EXISTING STRUCTURE AREA: 13,322 SF

EXISTING FAR: 0.65

PROPOSED FAR: 4.7

GENERAL PLAN LAND USE: DOWNTOWN SPECIFIC PLAN

DENSITY: 144.7 DU/AC

PURPOSE

MERGE SIX LOTS INTO ONE PARCEL

BASIS OF BEARINGS

THE BEARING OF NORTH 41°30'00" WEST ALONG THE CENTERLINE OF PARK ROAD AS
SHOWN ON THAT CERTAIN RECORD OF SURVEY FILED FOR RECORD ON JULY 16, 1998
IN BOOK 18 OF L.L.S. MAPS AT PAGE 66, SAN MATEO COUNTY RECORDS WAS USED
AS THE BASIS OF BEARINGS OF THIS SURVEY.

BASIS OF ELEVATION

THE ELEVATIONS SHOWN HEREON ARE NORTH AMERICAN VERTICAL DATUM OF 1988
(NAVD88) AND ARE BASED UPON A NETWORK GNSS FIELD SURVEY PERFORMED BY
BKF UTILIZING THE SMARTNET NETWORK. BKF CONTROL POINT NO. 3, A MAG NAIL AND
WASHER SET IN ASPHALT IN THE INTERSECTION OF PARK ROAD AND BAYSWATER
AVENUE WAS TAKEN AS THE SITE BENCHMARK FOR THIS PROJECT.

BKF POINT NO. 3 ELEVATION = 39.81 FEET (NAVD88)

GENERAL NOTES

- SOURCE OF TOPOGRAPHY:** EXISTING TOPOGRAPHY SHOWN IS BASED ON A FIELD SURVEY PERFORMED BY BKF ENGINEERS DATED DECEMBER 3, 2024.
- FEMA DESIGNATED FLOOD ZONE:** THE SUBJECT PROPERTY APPEARS ON F.I.R.M. MAP NO. 06081C0154G EFFECTIVE DATE 4/5/2019, AND LIES WITHIN ZONE "X", DESCRIBED AS AREA OF MINIMAL FLOOD HAZARD.
- UTILITIES:** UNDERGROUND UTILITIES PLOTTED HEREON WERE PLOTTED FROM A COMBINATION OF FIELD SURVEY, OBSERVED SURFACE EVIDENCE (CONDITIONS PERMITTING) AND RECORD INFORMATION OBTAINED FROM THE RESPECTIVE UTILITY COMPANIES, AND ARE NOT INTENDED TO REPRESENT THEIR ACTUAL LOCATIONS. THEREFORE ALL UTILITIES MUST BE VERIFIED WITH RESPECT TO SIZE, HORIZONTAL AND VERTICAL LOCATIONS BY THE OWNER AND/OR CONTRACTOR PRIOR TO DESIGN OR CONSTRUCTION. NO RESPONSIBILITY IS ASSUMED BY THE ENGINEER FOR THE LOCATION AND CAPACITY OF SAID UTILITIES.
- VESTING TENTATIVE MAP:** THIS VESTING TENTATIVE MAP IS BEING FILED IN ACCORDANCE WITH CHAPTER 3, ARTICLE 2, SECTION 66452 AND CHAPTER 4.5 OF THE SUBDIVISION MAP ACT.

ENGINEER'S STATEMENT

THIS VESTING TENTATIVE MAP HAS BEEN PREPARED BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH STANDARD ENGINEERING PRACTICE.

Janine Lapp

JANINE LAPP, P.E.
PROJECT MANAGER
P.E. #85762
BKF ENGINEERS



5/19/2026

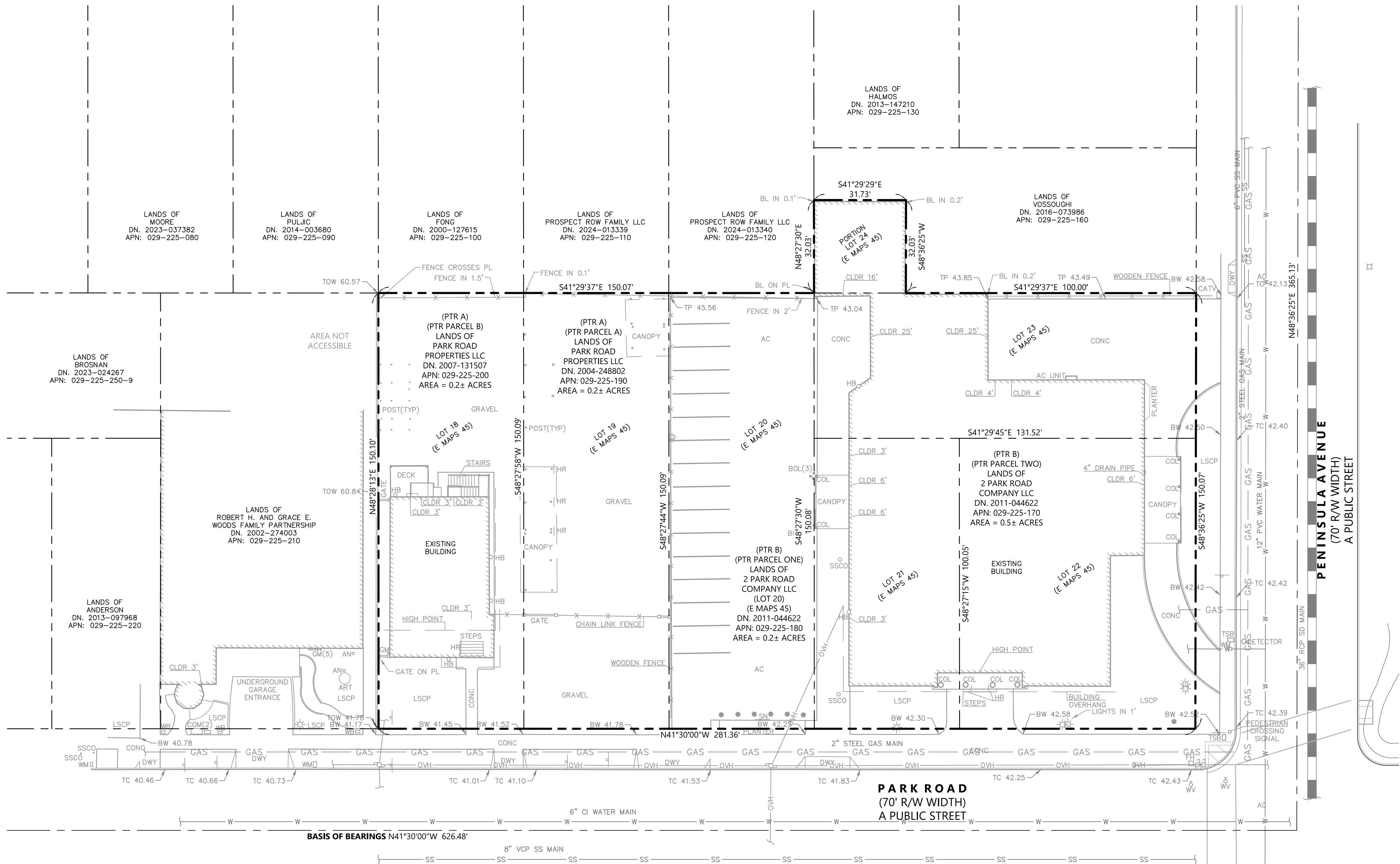
DATE

TITLE SHEET



AS SHOWN

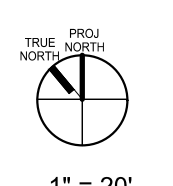
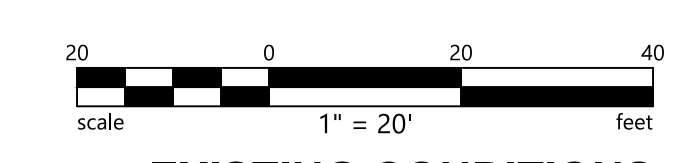
C1.0



NOTE:
 ALL EXISTING STRUCTURES AND IMPROVEMENTS
 ON SITE TO BE DEMOLISHED.



2 PARK ROAD VESTING TENTATIVE PARCEL MAP



EXISTING CONDITIONS

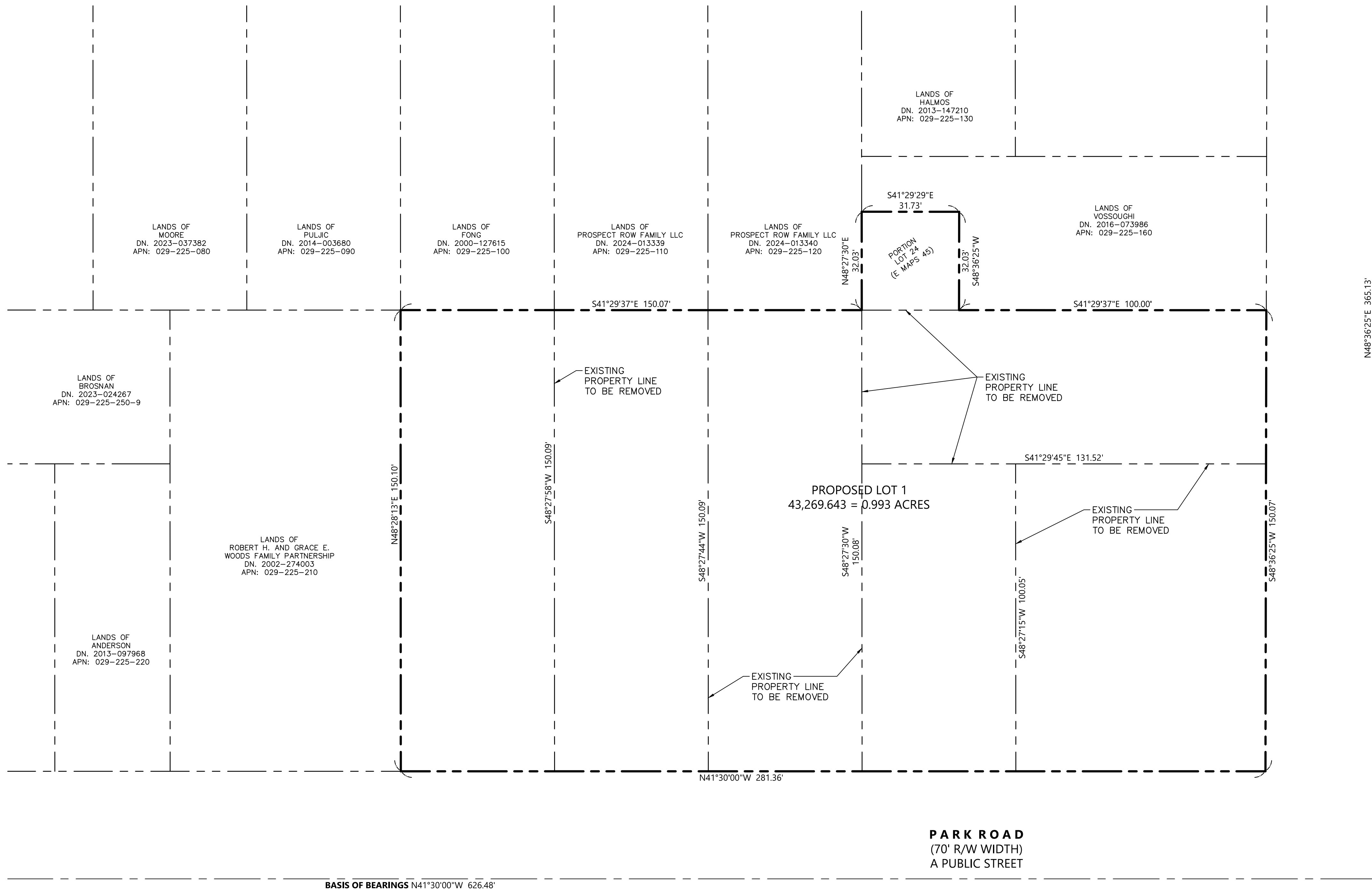
1" = 20'

C2.0

BURLINGAME, CALIFORNIA

MAY 19, 2026

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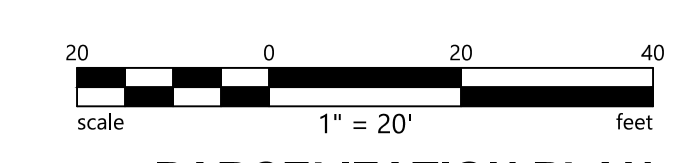
PENINSULA AVENUE
(70' R/W WIDTH)
A PUBLIC STREET

PARK ROAD
(70' R/W WIDTH)
A PUBLIC STREET

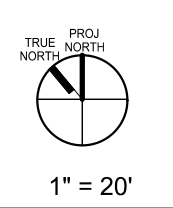
BASIS OF BEARINGS N41°30'00"W 626.48'



2 PARK ROAD VESTING TENTATIVE PARCEL MAP



PARCELIZATION PLAN



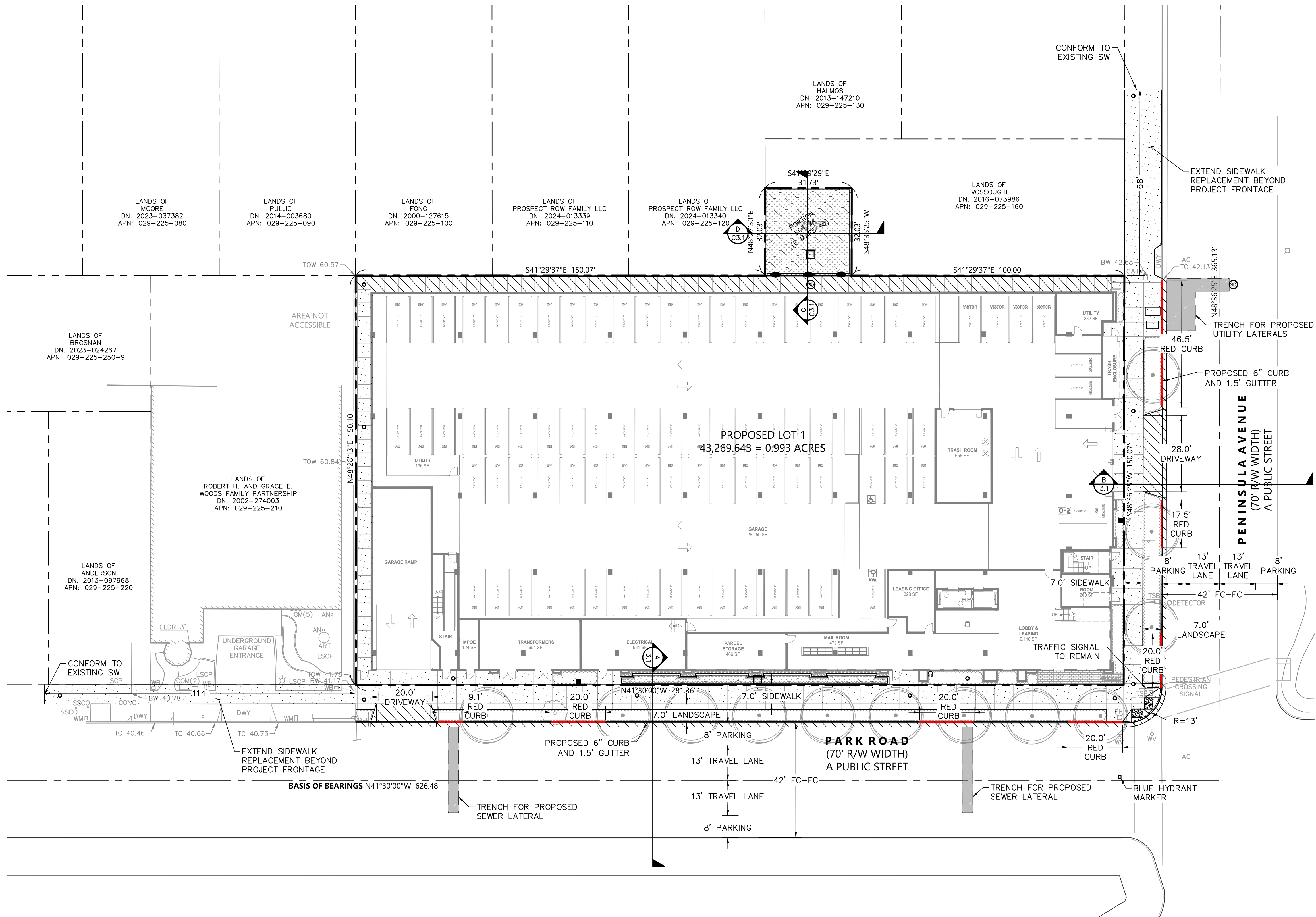
1" = 20'

C2.1

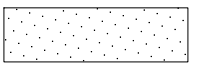
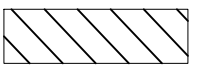
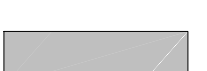
BURLINGAME, CALIFORNIA

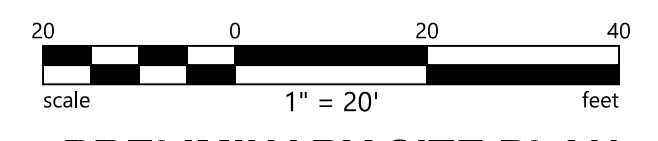
MAY 19, 2026

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LEGEND

-  PERVIOUS CONCRETE SIDEWALK (4 C8.0)
-  IMPERVIOUS CONCRETE
-  AC PAVEMENT



PRELIMINARY SITE PLAN

1" = 20'

C3.0

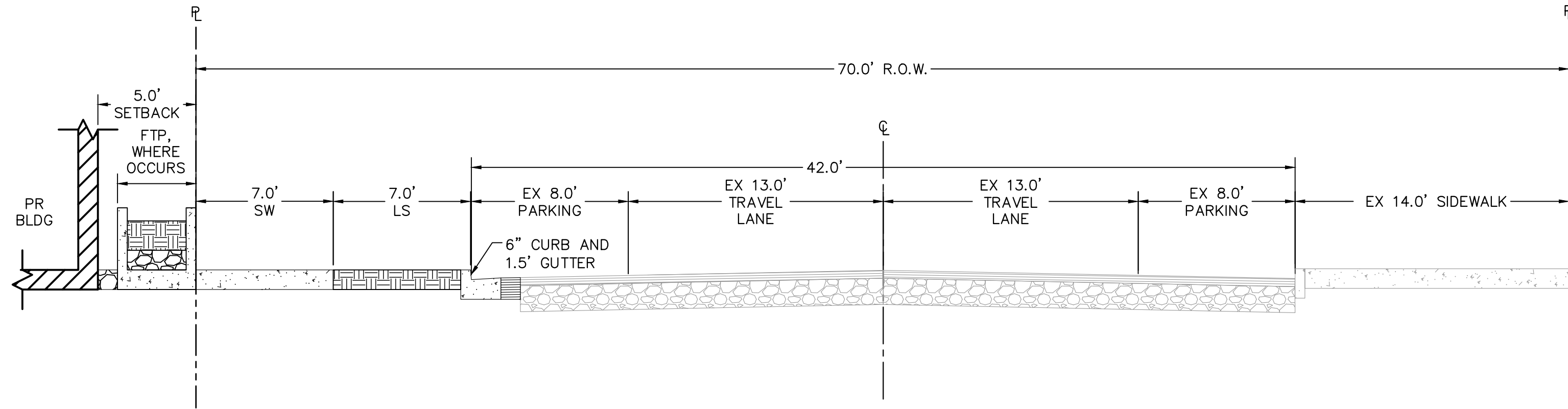


2 PARK ROAD VESTING TENTATIVE PARCEL MAP

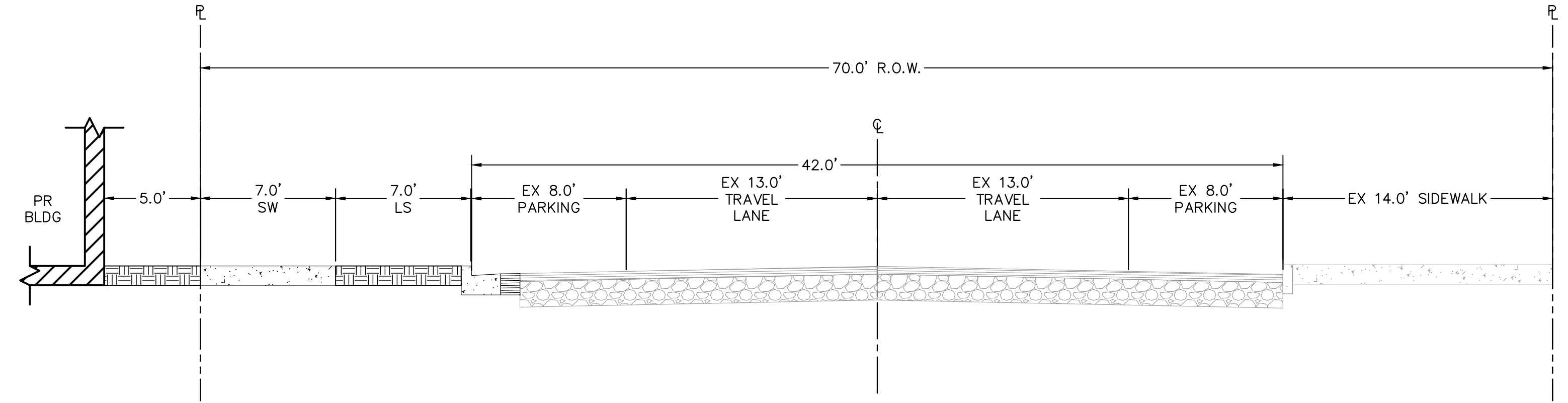
BURLINGAME, CALIFORNIA

MAY 19, 2026

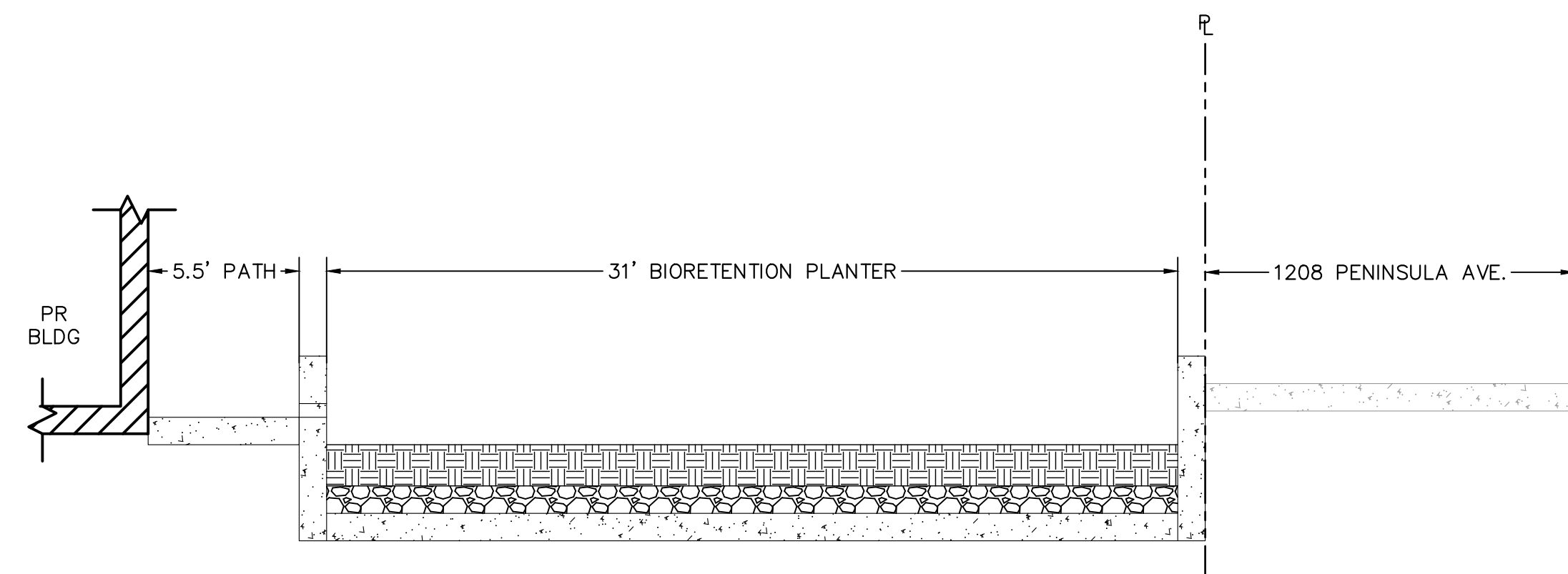
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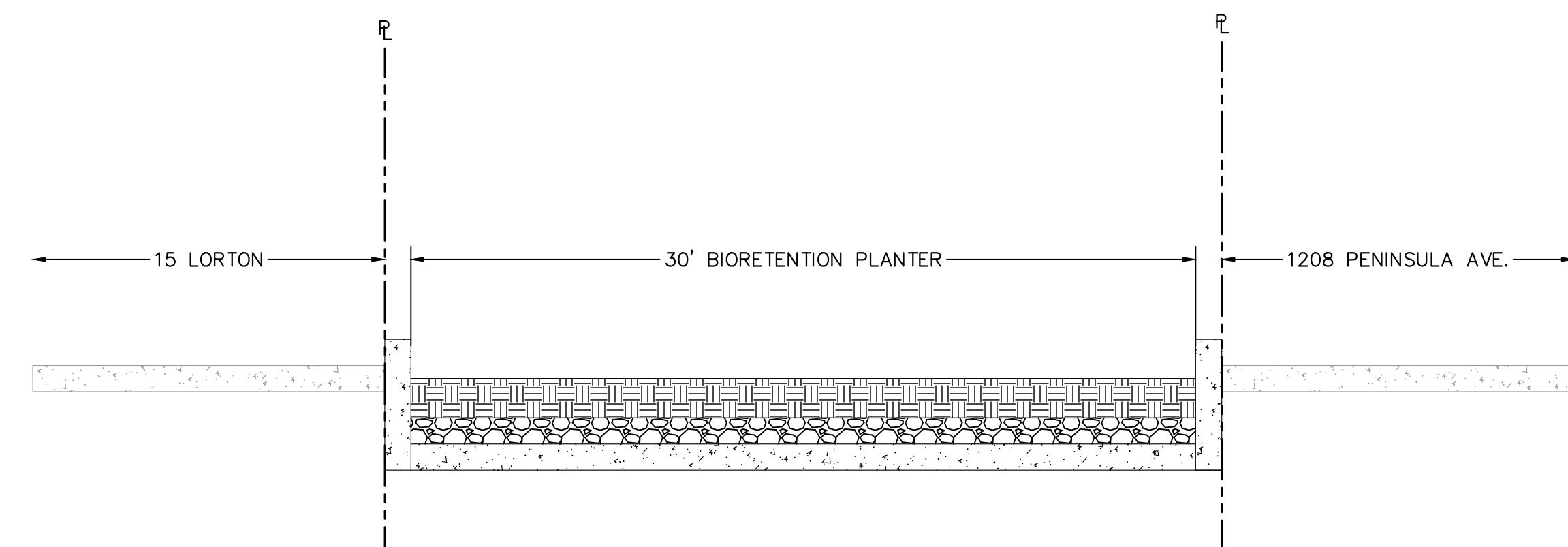
A
C3.0
PARK ROAD
1"=5'



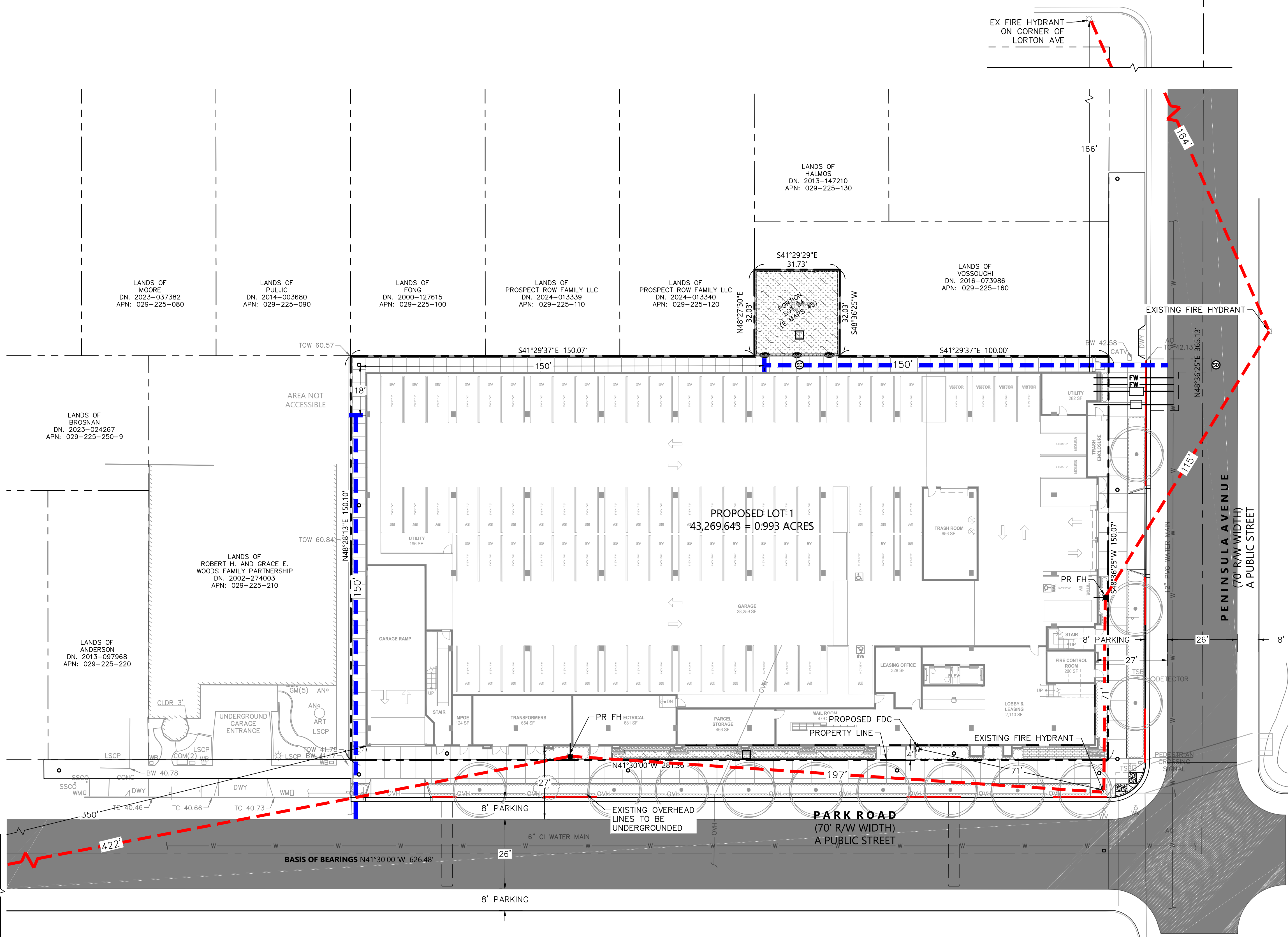
B
C3.0
PENINSULA AVE
1"=5'



C
C3.0
NORTH-SOUTH - PLANTER AT PROPERTY LINE
1"=5'



D
C3.0
EAST-WEST - PLANTER AT PROPERTY LINE
1"=5'



LEGEND

- 26' AERIAL FIRE APPARATUS ACCESS ROAD
- PROPOSED FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- HOSE PULL
- HYDRANT SPACING

NOTE:

FIRE ACCESS ROADS SHALL SUPPORT A MINIMUM OF 65,000 LBS

FIRE FLOW CALCULATIONS:

THE FOLLOWING REPRESENTS FIRE FLOW CALCULATIONS FOR THE RESIDENTIAL DEVELOPMENT PROJECT, LOCATED AT 2 PARK ROAD IN BURLINGAME. THE FOLLOWING FIRE FLOW CALCULATIONS ARE BASED UPON PRE APPLICATION DOCUMENTS PREPARED BY BDE ARCHITECTS DATED NOVEMBER 5, 2025, AND CALIFORNIA FIRE CODE (2022 EDITION) – SECTION 507, APP. B & C. CALCULATIONS ARE BASED ON 5 FLOORS OF TYPE III-A CONSTRUCTION OVER 2-STORIES OF TYPE I-A CONSTRUCTION.

BUILDING AREA BY CONSTRUCTION TYPE:
 TYPE IA – LEVEL 1 AND 2 = 60,655 GSF
 TYPE IIIA – LEVEL 3 – 7 = 93,450 GSF
 TOTAL BUILDING GROSS SF (BASIS OF FIRE FLOW) = 154,105 GSF

FIRE FLOW BY CONSTRUCTION TYPE – CFC SECTION B104.1, B105.1 & TABLE B105.1(1) & TABLE 105.1(2):
 TYPE IA = 60,655 GSF = 4,250 GPM AT 20 PSI
 TYPE IIIA = 93,450 GSF = 5,750 GPM AT 20 PSI

PERCENTAGE OF BUILDING AREA BY CONSTRUCTION TYPE:
 TYPE IA = 60,655 / 154,105 = 39.4%
 TYPE IIIA = 93,450 / 154,105 = 60.6%

FIRE FLOW BY CONSTRUCTION TYPE AS A PERCENTAGE OF BUILDING:
 0.394 X 4,250 + 0.606 X 5,750 = 5,159 GPM COMBINED FIRE FLOW*
 * PRIOR TO FIRE SPRINKLER REDUCTION

FIRE FLOW REDUCTION – CFC APP. B – TABLE B105.1(1) & B105.1(2)
 MINIMUM FIRE FLOW 75% FIRE FLOW REDUCTION GPM – SPRINKLER SYSTEM 903.3.1.3
 5,159 GPM * 0.25 = 1,290 GPM NET REQUIRED FIRE FLOW (CFC)
 FLOW DURATION = 1 HOUR

FIRE HYDRANT LOCATIONS & DISTRIBUTION – APPENDIX C – TABLE C102.1:
 FIRE FLOW REQUIRED = 1,290 GPM @ 20 PSI
 AVAILABLE FIRE FLOW = 3,658 GPM @ 20 PSI
 NUMBER OF HYDRANTS REQUIRED (BASED ON REQ'D FLOW PRIOR TO SPRINKLER REDUCTION) = 6
 AVERAGE HYDRANT SPACING (WITH SPACING INCREASE) = 450 FT (300 + 50% INCREASE – C102.1(F))
 MAX DISTANCE FROM ANY POINT ON STREET OR ROAD FRONTAGE TO HYDRANT = 270 FT (180 + 50% INCREASE – 102.1(F))



Submit your application via email or fax: info@ccfd.org or (650) 344-9950

Fire Flow Test Application

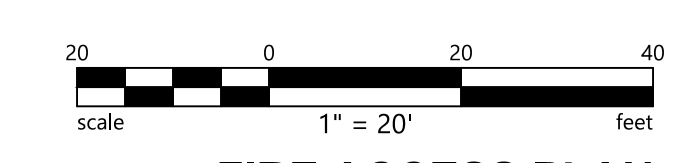
TEST ADDRESS: 2 Park Road, Burlingame
 Water Department: City of Burlingame Water Division
 Applicant Name: Patrick Bosch
 Applicant Phone Number: 650-482-6485
 Applicant Fax Number:
 Email Address: pbosch@bkl.com
 Date of Request: 12/12/2024
 Fee per hydrant: \$244.00 – City of Burlingame Date Paid: 11-10-25
 \$39.00 – City of Burlingame non-flow
 \$21.00 – Town of Hillsborough
 \$33.00 – Hillsborough non-flow
 For Millbrae, submit this flow application and payment to Millbrae City Hall at 621 Magnolia Ave. Questions? Please call Millbrae Public Works: (650) 259-2339
 Cash/check only. Please make check payable to Central County Fire Department.

For Office Use Only

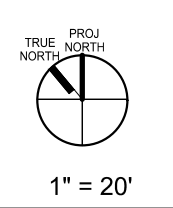
Date of Test: 12/12/24
 Hydrant Number/Location: 1193
 Static: 62.1
 Residual: 62.0
 Hydrant Number/Location: 1193
 GPM Flow: 1193
 Tested By: Patrick Bosch
 Date Faxed/Emailed to Applicant:

1399 Rollins Road | Burlingame, CA 94010
 (650) 344-9600 | www.ccfd.org | @centralcountyfd

January 2025



FIRE ACCESS PLAN

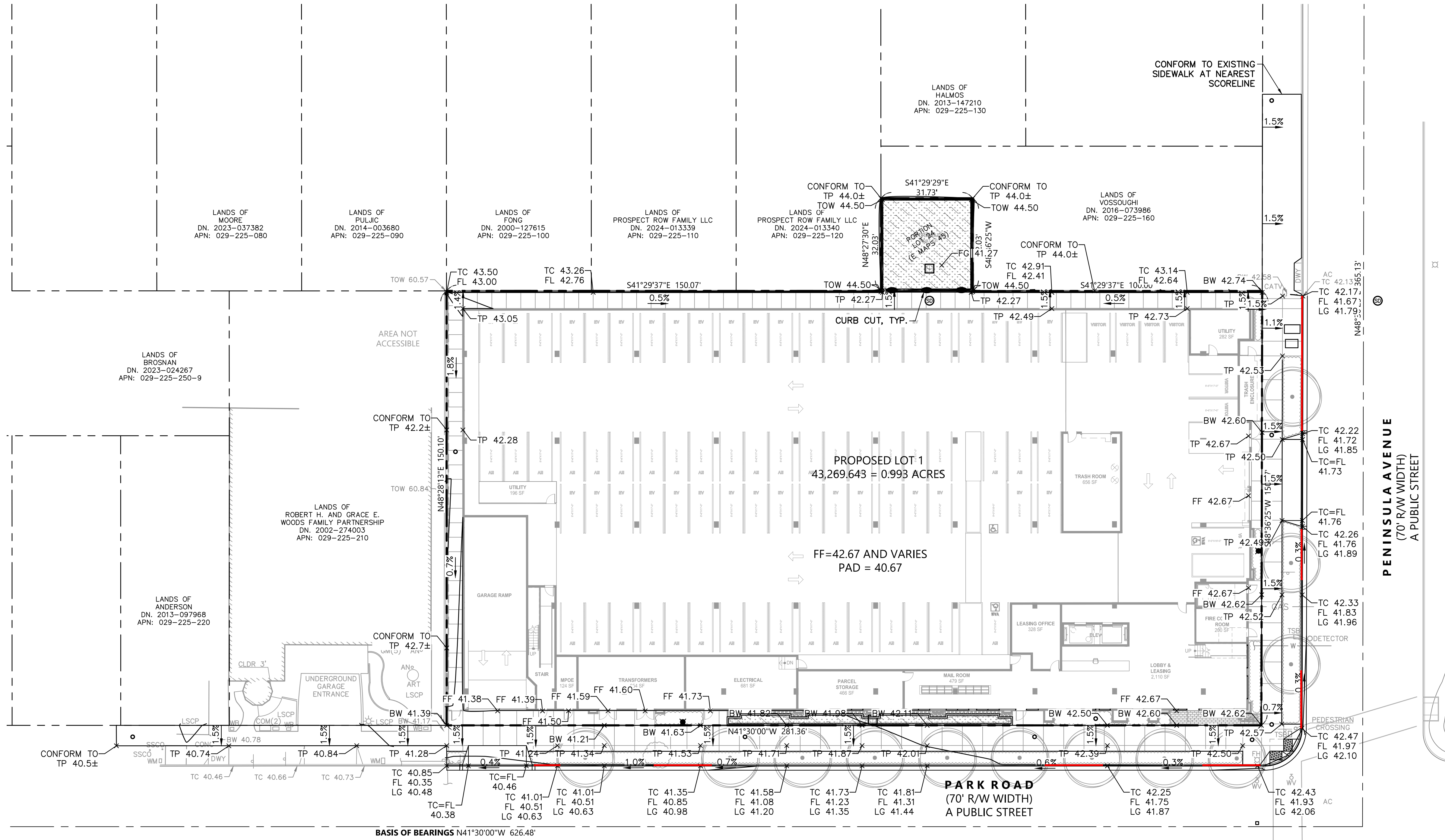


C3.2



2 PARK ROAD VESTING TENTATIVE PARCEL MAP

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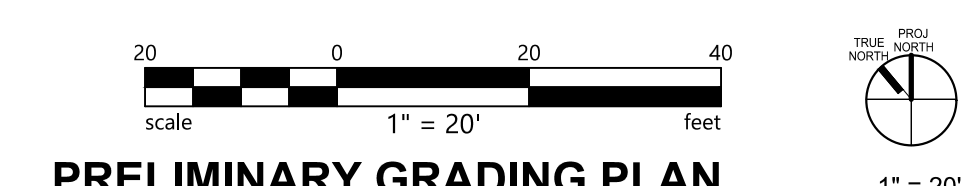
CUT / FILL QUANTITIES				
CATEGORY	CUT (Cu. Yd.)	FILL (Cu. Yd.)	NET (Cu. Yd.)	NOTES AND ASSUMPTIONS
EXISTING GRADE TO FINISHED GRADE	2,600	100	2,500 (CUT)	PER AUTOCAD CIVIL 3D MODELING
SITE ELEMENTS	3,100	0	3,100 (CUT)	ASSUMES THICKNESS OF FOUNDATION = 2.0 FEET THICKNESS OF SITE IMPROVEMENTS = 1.5 FEET
TOTALS	5,700	100	5,600 (EXPORT)	

NOTES

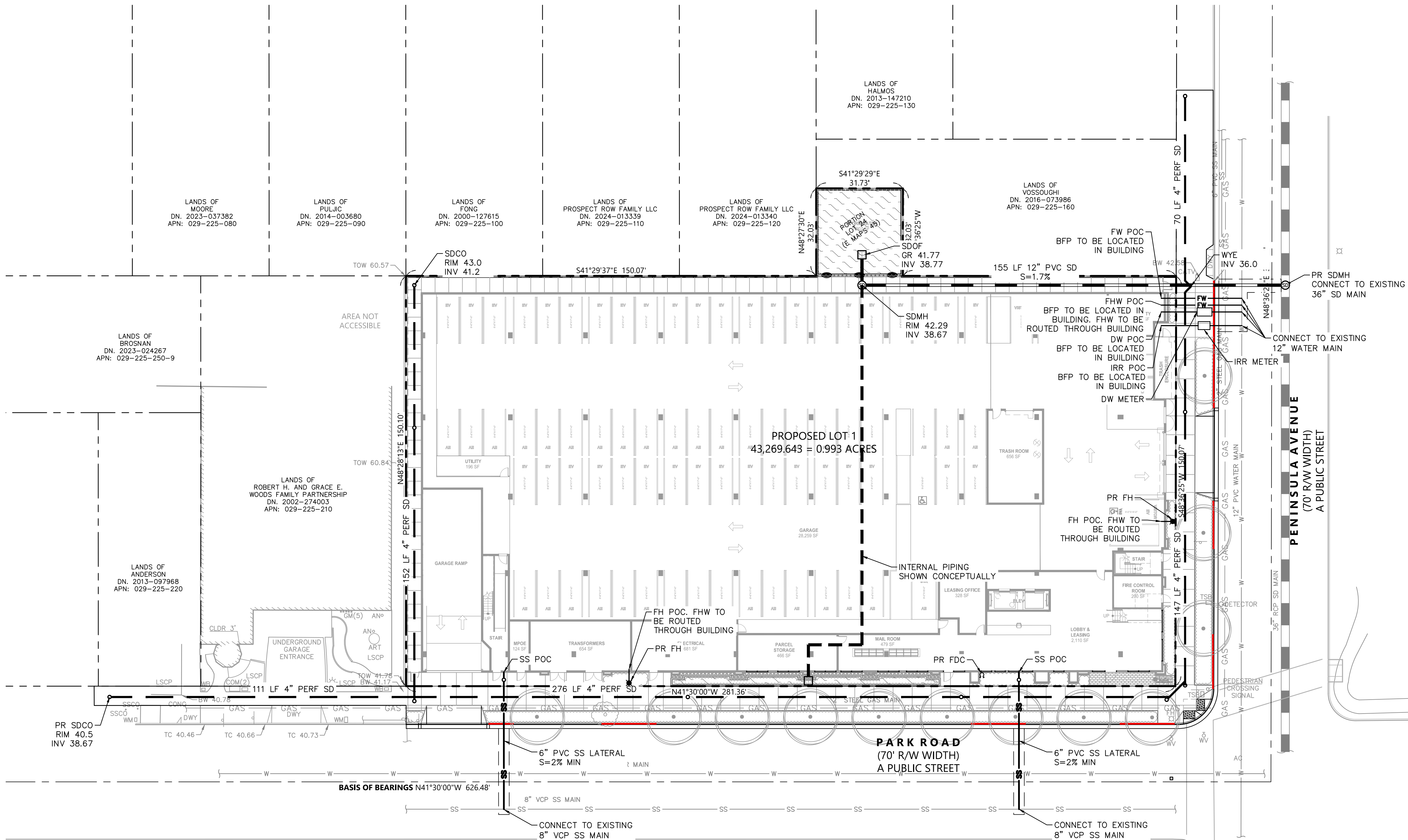
- EARTHWORK QUANTITIES ARE APPROXIMATE AND ARE IN PLACE VOLUMES TO BE USED FOR BONDING PURPOSES ONLY. CONTRACTOR SHALL MAKE THEIR OWN DETERMINATION REGARDING EARTHWORK QUANTITIES.



2 PARK ROAD VESTING TENTATIVE PARCEL MAP



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UTILITY NOTES

- DW AND FW SERVICE CONNECTION TO MAIN TO BE CONNECTED VIA HOT TAP. CONTRACTOR TO CONFIRM PRIOR TO START.
- ALL UTILITY TRENCHING AND BACKFILLING MUST CONFORM TO THE PROJECT GEOTECHNICAL REPORT.
- CONTRACTOR SHALL MAINTAIN 12" VERTICAL CLEARANCE ABOVE OR BELOW EXISTING AND NEW UTILITIES CROSSING.
- PROVIDE 5' MINIMUM HORIZONTAL CLEARANCE BETWEEN WATER AND STORM DRAIN AND 10' MINIMUM HORIZONTAL CLEARANCE BETWEEN WATER AND SANITARY SEWER.
- ALL FIRE HYDRANTS SHALL BE A MINIMUM OF 4' CLEAR OF ALL VINES, BUSHES, TREES, IVY, ETC.
- THE FIRE AND DOMESTIC WATER SYSTEMS SHALL BE PRIVATELY OWNED AND MAINTAINED BEYOND THE PUBLIC WATER METERS.
- ON-SITE SANITARY SEWER AND STORM DRAIN LINES SHALL BE PRIVATELY OWNED AND MAINTAINED.
- ALL EXISTING METERS ARE TO BE RETURNED TO BURLINGAME PUBLIC WORKS.
- MARK INLETS WITH THE WORDS "NO DUMPING! FLOWS TO BAY" OR EQUIVALENT.
- PROPOSED PIPE MATERIALS:
 - STORM DRAIN: PVC SCH 40
 - STORM DRAIN IN ROW: PVC SDR26 OR C900
 - SANITARY SEWER: PVC SDR-26
 - 1"-2" WATER: COPPER TUBING TYPE K
 - LARGER THAN 2" WATER: C900 PVC CLASS 305
- PRIOR TO MAKING CITY STORM AND SEWER CONNECTIONS/IMPROVEMENTS, THE CONTRACTOR SHALL CCTV THE EXISTING LINES. BASED ON THE CCTV, ADDITIONAL REPAIRS MAY BE REQUIRED OF THE CONTRACTOR BEFORE ABANDONING OR INSTALLING NEW LINES. CONTRACTOR SHALL ALSO CCTV STORM AND SEWER LINES AFTER CONSTRUCTION IS COMPLETED.

Utility Construction Plan Notes

- Contact Building Department for determination of permit fees and application for Commercial Utility Services. **650-558-7260**. Obtain Encroachment Permit for street/sidewalk work at Engineering Department: **650-558-7230**
- Contact Water Division for inspections: material inspection, hot tap, thrust block inspection, hydro test, flushing, etc. Owner/Contractor must obtain a material inspection before any excavation begins. Contact the Water Division for scheduling inspections and finals. **650-558-7683**
- Two (2) inch water service and under, to be installed by City Water Division after appropriate fees are paid. For developments 3-units and larger, Owner/Contractor is responsible for installation of all water services: domestic, irrigation, and fire, including disconnecting all abandoned services at the water main. Contact Water Division to schedule field meeting prior to water service installation and requirements for disconnecting abandoned water services/meters.
- Provide detailed Utility Sheet showing existing utility locations and proposed locations for all new water services, include pipe size and material type of new services. Multi-Unit properties shall have 1 (one) domestic water meter. All existing water services must be abandoned at water main prior to demolition.
- Water Division to approve location of new water service lines. New domestic water pipe installations require disinfection and testing as per the AWWA standards, witnessed by Water Division. Owner/Contractor must comply with the Municipal Regional Stormwater Permit (MRP) for Water Discharge.
- City of Burlingame Water System Standard Specifications available at www.burlingame.org (Departments > Public Works > City Standard Details > Water Division Specifications and Standard Drawings)
- Include detail for all proposed backflow prevention assemblies: irrigation, fire, and domestic systems. Specify size, manufacturer name, and model number on drawing. If continuous domestic water is deemed necessary, by the Public Works Department, parallel installation of backflow prevention assemblies must be installed.
- Backflow prevention assemblies must be USC approved and tested and tagged by a San Mateo County "Certified Backflow Preventer General Tester" before final approval, by Water Division, and annually thereafter. For a list of certified testers visit <http://smchealth.org>.

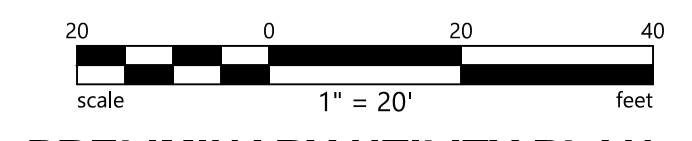
Underground Fire Notes

- Provide detail for backflow prevention assembly dedicated for the fire system on plans. Include: device type, size, manufacturer name, and model number. Must be installed above ground behind back of sidewalk at property line and shall not encroach into the public right-of-way. All backflow prevention assemblies must be an USC approved device.
- Install concrete thrust blocks behind tapping tee, tee fittings, and at elbows or any change of direction in underground piping including Fire Department Connection (FDC) riser, refer to City standards.
- \$350.00 bypass (detector check) meter fee to be paid to City of Burlingame, (Building Division) and sign-up for utility service before final inspection. Dedicated fire service applications (DCDA, RPDA, or single check) installed with a detector check meter are not intended to meter water consumption. The purpose of a detector check meter is to detect leaks and unauthorized water usage only (AWWA Manual M6, Fifth Edition). Dedicated Fire service applications requiring continuous or intermittent water consumption requires a certified fire rated water meter installed prior to the fireline backflow prevention assembly.
- All water appurtenances (pipe, fittings, etc.) shall be domestically made (made in USA). All ductile iron material shall be factory fusion epoxy coated, 6 mil minimum, and all bolt up hardware shall be 316 stainless steel. All underground pipes and fittings shall be wrapped with 8 mil polyethylene film. FDC riser must be fusion epoxy coated ductile iron spool. No galvanized pipe will be allowed.
- Pipe material type for Firelines shall be ductile iron or C-900 Class 305 per City standards. Provide location (tracer) wire over PVC piping and refer to City standard typical trench section detail. Piping under foundation/footings shall be ductile iron with mechanical joint restraints or UL listed single corrosion resistant stainless steel pipe unit.
- Typical Hot Tap materials include: Mueller tapping valve and JCM 316 Stainless Steel Tapping Tee with Christy GS Valve box and Lid marked "Water". Tapping material and Contractor to be approved by Water Division prior to excavation.
- Stainless steel tapping tee to have 316 stainless steel test plug on top and Mueller gate valve to have stainless steel hex nut holding bronze operating nut.
- Underground system to be tested at 200 PSI for two (2) hours and flushed prior to final, witnessed by Water Division.

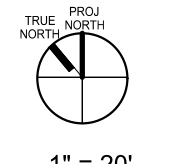
Updated: June 28, 2023



2 PARK ROAD VESTING TENTATIVE PARCEL MAP



PRELIMINARY UTILITY PLAN



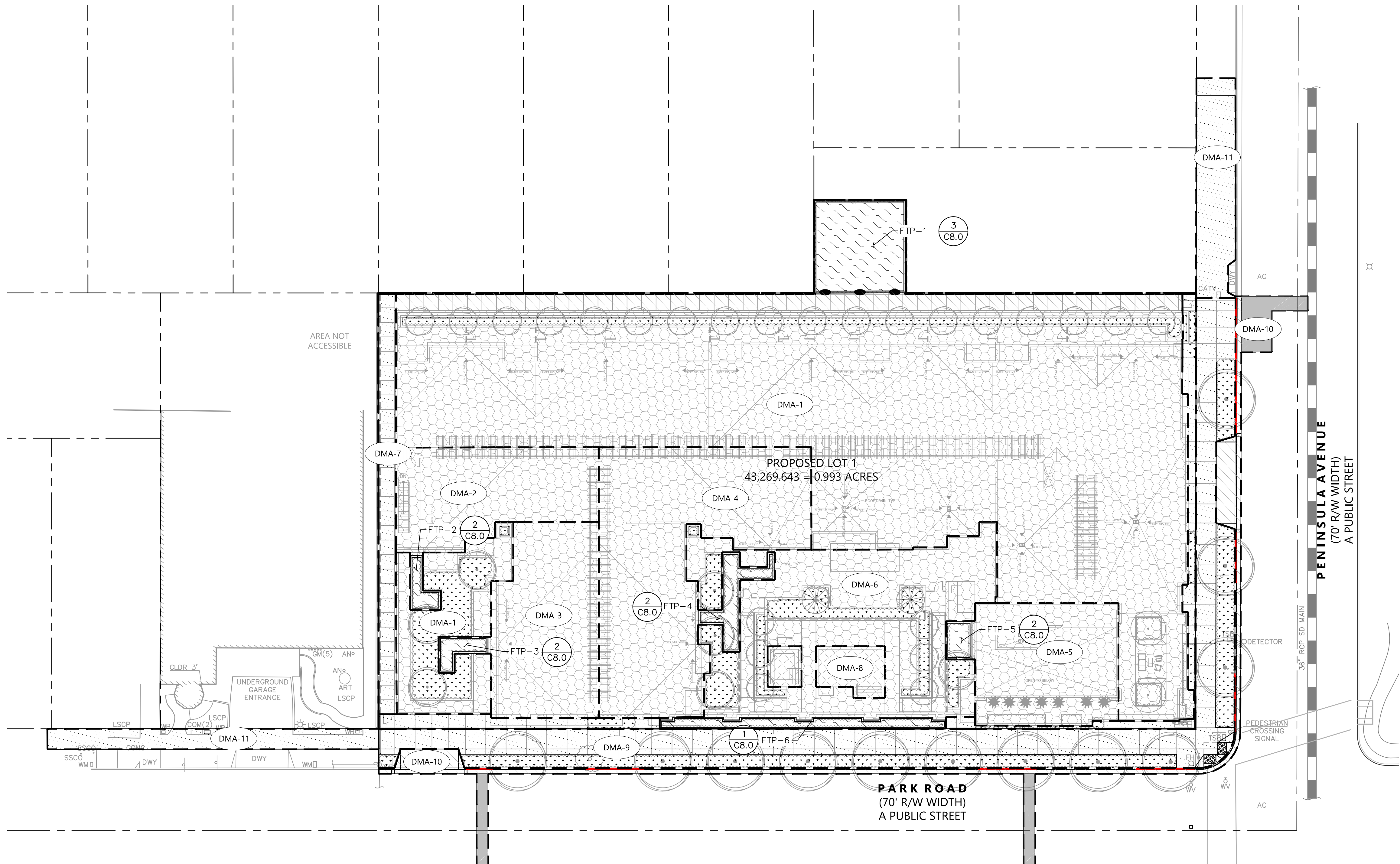
1" = 20'

C5.0

BURLINGAME, CALIFORNIA

MAY 19, 2026

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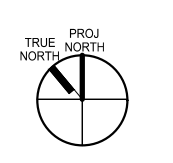
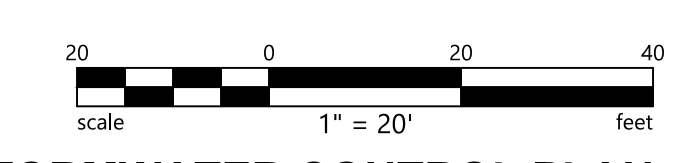
LEGEND

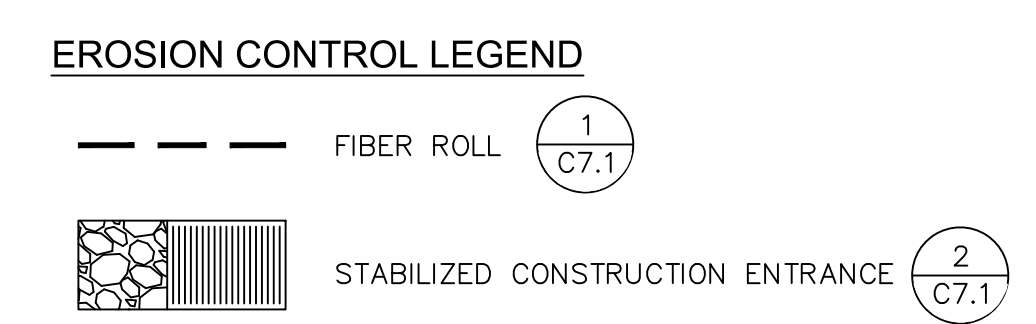
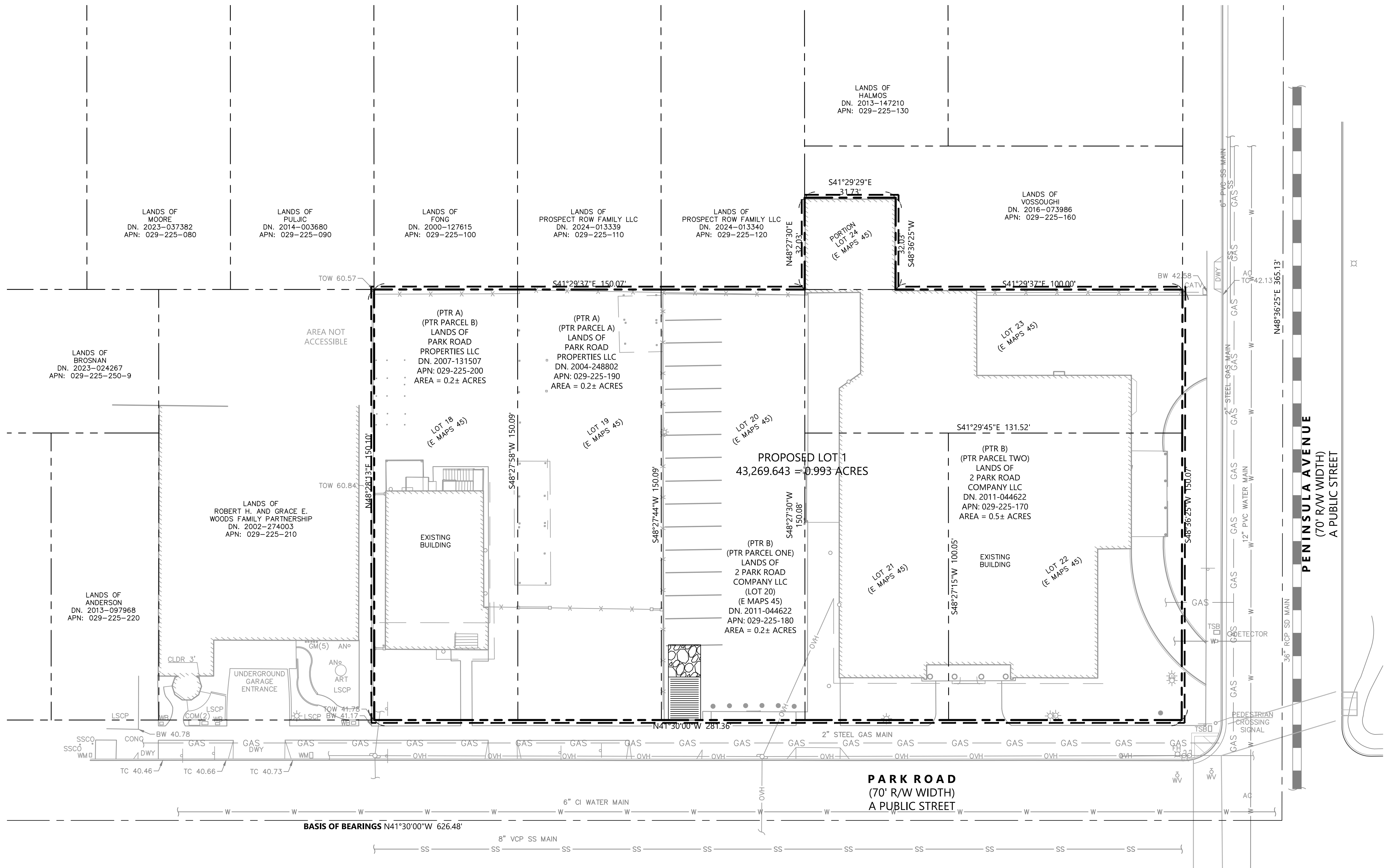
- ROOF
- PERVIOUS CONCRETE SIDEWALK 4
CB.0
- IMPERVIOUS CONCRETE
- AC PAVEMENT
- LANDSCAPE
- BIORETENTION
- POOL
- LIMIT OF DMA
- DRAINAGE AREA IDENTIFICATION

NOTE:
DMA-11 IS OUTSIDE OF THE PROJECT LIMITS AND IS PROPOSED TO BE TREATED USING PERMEABLE CONCRETE IN LIEU OF PROVIDING TREATMENT FOR DMA-10.

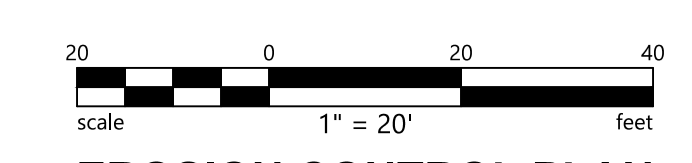
DMA Name	TREATMENT TYPE	Drains To	Roof (SF)	Concrete/Pavement (SF)	Pervious Pavement (SF)	Landscape (SF)	Bioretention (SF)	Total Impervious (SF)	Total Pervious (SF)	Total (SF)	Effective Impervious Area (EIA) (SF)	Required Treatment *	Provided Treatment	Complies YES/NO
DMA-1	FLOW-THROUGH PLANTER	FTP-1	19,630	1,743	0	1,538	930	21,373	2,468	23,841	21,527	861	930	YES
DMA-2	FLOW-THROUGH PLANTER	FTP-2	2,143	0	0	0	87	2,143	87	2,230	2,143	86	87	YES
DMA-3	FLOW-THROUGH PLANTER	FTP-3	2,398	0	0	0	98	2,398	98	2,496	2,398	96	98	YES
DMA-4	FLOW-THROUGH PLANTER	FTP-4	4,586	0	0	0	236	4,586	236	4,822	4,586	183	236	YES
DMA-5	FLOW-THROUGH PLANTER	FTP-5	2,117	0	0	0	91	2,117	91	2,208	2,117	85	91	YES
DMA-6	FLOW-THROUGH PLANTER	FTP-6	3,933	0	0	1,034	260	3,933	1,294	5,227	4,036	161	260	YES
DMA-7	PERVIOUS PAVEMENT	SELF-TREATING	0	0	876	0	0	0	876	876	0	0	0	YES
DMA-8	SELF-TREATING	POOL	0	0	0	537	0	0	537	537	0	0	0	YES
DMA-9	PERVIOUS PAVEMENT	SELF-TREATING	0	0	4,763	1,865	0	0	6,628	6,628	0	0	0	YES
DMA-10	IN-LIEU TREATMENT	-	0	1,788	0	0	0	1,788	0	1,788	1,788	-	0	NO
DMA-11	PERVIOUS PAVEMENT	SELF-TREATING	0	0	1,799	0	0	0	1,799	1,799	0	0	0	YES
TOTAL			34,807	3,531	7,438	4,974	1,702	38,338	14,114	52,452	38,595	1,472	1,702	-

*Bioretention sized using 4% method

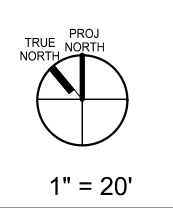




2 PARK ROAD VESTING TENTATIVE PARCEL MAP



EROSION CONTROL PLAN



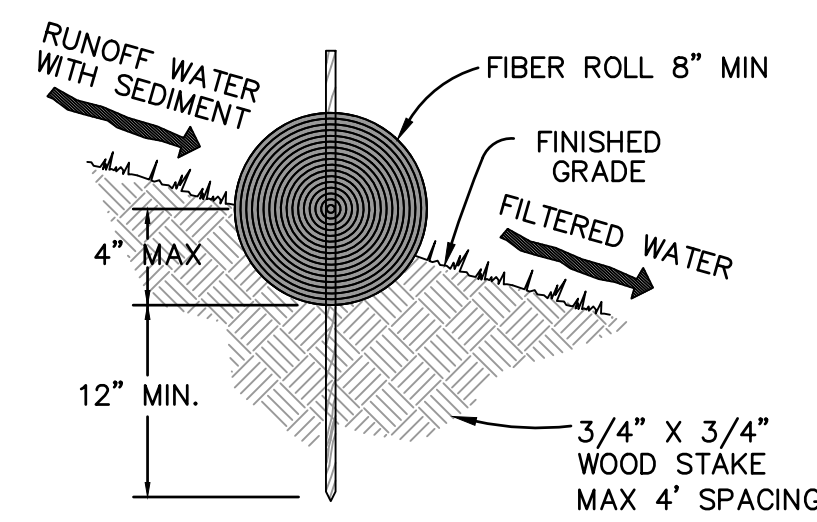
1" = 20'

C7.0

BURLINGAME, CALIFORNIA

MAY 19, 2026

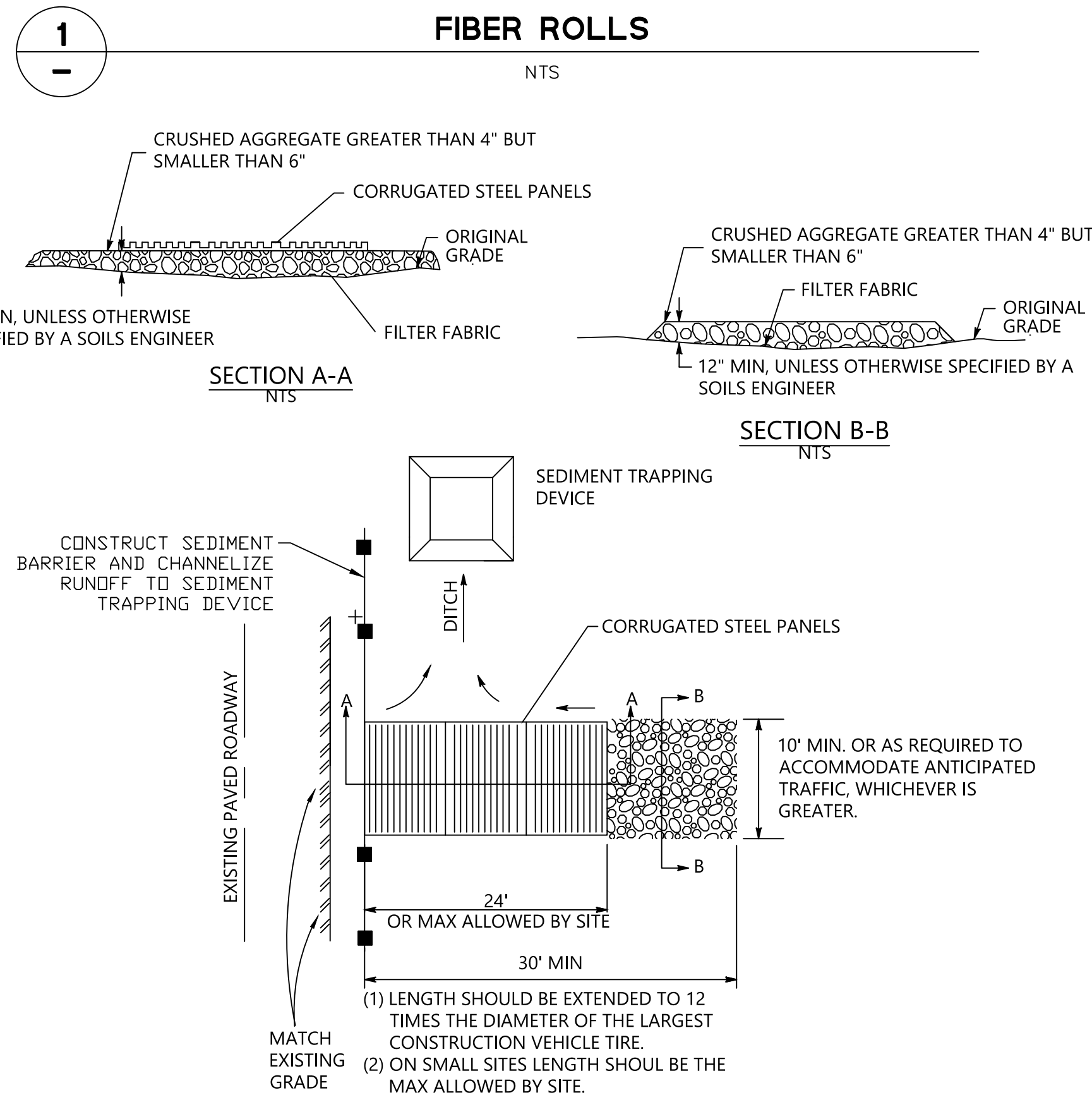
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**ENTRENCHMENT DETAIL
N.T.S.**

NOTES:

1. PREPARE SLOPE BEFORE THE FIBER ROLL PROCEDURE IS STARTED.
2. FIBER ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 2" TO 4" DEEP, RUN PARALLEL TO THE CONTOUR. INSTALL FIBER ROLL FROM THE BOTTOM OF THE SLOPE AND WORK UP.
3. USE A STRAIGHT BAR TO DRIVE HOLES THROUGH THE FIBER ROLL AND INTO THE SOIL FOR WOODEN STAKES.
4. DRIVE THE STAKE THROUGH THE PREPARED HOLE INTO THE SOIL. LEAVE ONLY ONE OR TWO INCHES OF STAKE EXPOSED ABOVE FIBER ROLL.
5. INSTALL STAKES AT LEAST EVERY 4 FEET APART THROUGH THE FIBER ROLL.
6. ADJACENT FIBER ROLLS MUST BE OVERLAPPED, NOT ABUTTED.
7. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND FIBER ROLL. TURN ENDS OF THE FIBER ROLL UP-SLOPE TO PREVENT RUNOFF FROM GOING AROUND THE ROLL.
8. INSTALL AT LOCATIONS SHOWN ON PLANS. IN SLOPE AREAS SPACE FIBER ROLLS EVERY 5 VERTICAL FEET ON SLOPE.



NOTES:

1. ALL CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USE TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHT-OF-WAYS SHALL BE REMOVED IMMEDIATELY.
2. WHEELS SHALL BE CLEAN PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAYS. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE THROUGH USE OF INLET PROTECTION (E.G. SAND BAGS OR OTHER APPROVED METHODS).
3. THE MATERIAL FOR CONSTRUCTION OF THE PAD SHALL BE 4" TO 6" STONE.
4. THE THICKNESS OF THE PAD SHALL NOT BE LESS THAN 12".
5. THE WIDTH OF THE PAD SHALL NOT BE LESS THAN THE FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.

**2 STABILIZED CONSTRUCTION ENTRANCE/EXIT
N.T.S.**

GENERAL EROSION & SEDIMENT CONTROL NOTES

DEVELOPER: WINDY HILL PROPERTY VENTURES
530 EMERSON ST. SUITE 150
PALO ALTO, CALIFORNIA 94301
CONTACT: JAMIE D'ALESSANDRO
PHONE: (650) 847-1170

1. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN CONTROL OF THE ENTIRE CONSTRUCTION OPERATION AND TO KEEP THE ENTIRE SITE IN COMPLIANCE WITH THE SOIL EROSION CONTROL PLAN.
2. CIVIL ENGINEER: JANINE LAPP
BKF ENGINEERS
150 CALIFORNIA STREET, SUITE 600
SAN FRANCISCO, CA 94111
(415) 930-7900
3. CONSTRUCTION SUPERINTENDENT: TBD
(XXX) XXX-XXXX
4. CONTRACTOR: TBD
(XXX) XXX-XXXX
5. CONTRACTOR SHALL IMPLEMENT CONSTRUCTION SITE BEST MANAGEMENT PRACTICES (BMPs) FOR EROSION AND SEDIMENT CONTROL THROUGHOUT THE DURATION OF THE PROJECT IN ACCORDANCE WITH THE PROVISIONS OF THE PROJECT STORM WATER POLLUTION PREVENTION PLAN (SWPPP), WHICH IS MADE A PART OF THESE PLANS BY REFERENCE. CONSTRUCTION MATERIALS, EQUIPMENT, AND VEHICLES SHALL BE PROPERLY MAINTAINED AND MANAGED IN ACCORDANCE WITH THE SWPPP AND ALL OTHER APPLICABLE REQUIREMENTS.
6. THIS PLAN IS INTENDED TO BE USED FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY AND IS NOT TO BE USED FOR FINAL ELEVATIONS OR PERMANENT IMPROVEMENTS.
7. DEVELOPER WILL SUBMIT TO THE CITY MONTHLY (AT THE FIRST OF EACH MONTH BETWEEN OCT 1ST AND APRIL 30TH) CERTIFICATIONS THAT ALL EROSION/SEDIMENT MEASURES IDENTIFIED ON THE APPROVED EROSION CONTROL PLAN ARE IN PLACE. IF MEASURES ARE NOT IN PLACE, DEVELOPER SHALL PROVIDE THE CITY WITH A WRITTEN EXPLANATION OF WHY THE MEASURE IS NOT IN PLACE AND WHAT WILL BE DONE TO REMEDY THIS SITUATION.
8. OWNER/CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING EROSION AND SEDIMENT CONTROL MEASURES PRIOR, DURING, AND AFTER STORM EVENTS.
9. REASONABLE CARE SHALL BE TAKEN WHEN HAULING ANY EARTH, SAND, GRAVEL, STONE, DEBRIS, PAPER OR ANY OTHER SUBSTANCE OVER ANY PUBLIC STREET, ALLEY OR OTHER PUBLIC PLACE. SHOULD ANY BLOW, SPILL, OR TRACK OVER AND UPON SAID PUBLIC OR ADJACENT PRIVATE PROPERTY, IMMEDIATE REMEDY SHALL OCCUR.
10. SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE.
11. DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT LADEN RUNOFF TO ANY STORM DRAINAGE SYSTEM, INCLUDING EXISTING DRAINAGE SWALES AND WATER COURSES.
12. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION WILL BE MINIMIZED. STATE AND LOCAL LAWS CONCERNING POLLUTION ABATEMENT SHALL BE COMPLIED WITH.
13. CONTRACTOR SHALL PROVIDE DUST CONTROL AS REQUIRED BY THE APPROPRIATE FEDERAL, STATE AND LOCAL AGENCY REQUIREMENTS.
14. CONTRACTOR TO FOLLOW THE REQUIREMENTS OF THE SWPPP INCLUDING THE REQUIREMENTS OF PROVIDING A QUALIFIED SWPPP PRACTITIONER (QSP) ASSIGNED WITH RESPONSIBILITY FOR NON-STORMWATER AND STORMWATER VISUAL OBSERVATIONS SAMPLING, AND ANALYSIS AND RESPONSIBILITY TO ENSURE COMPLIANCE WITH THE STATE'S GENERAL PERMIT, IMPLEMENTATION OF ALL ELEMENTS OF THE SWPPP, AND CONSTRUCTION SITE MONITORING PROGRAM (CSMP), INCLUDING THE PREPARATION OF THE ANNUAL REPORT TO THE WATER BOARD.

EROSION & SEDIMENT CONTROL MEASURES

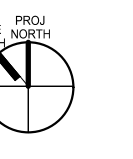
1. THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 1 TO APRIL 30. FACILITIES ARE TO BE OPERABLE PRIOR TO SEPTEMBER 15 OF ANY YEAR. GRADING OPERATIONS DURING THE RAINY SEASON WHICH LEAVE DENUDED SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES IMMEDIATELY FOLLOWING GRADING ON THE SLOPES. DURING THE NON-RAINY SEASON BEST MANAGEMENT PRACTICES (BMPs) MUST BE IMPLEMENTED DURING CONSTRUCTION WHICH INCLUDES, BUT IS NOT LIMITED TO: STABILIZED CONSTRUCTION ENTRANCE, TIRE WASH AREA AND INLET PROTECTION.
2. THIS PLAN COVERS ONLY THE FIRST WINTER FOLLOWING GRADING WITH ASSUMED SITE CONDITIONS AS SHOWN ON THE EROSION CONTROL PLAN. PRIOR TO SEPTEMBER 15, THE COMPLETION OF SITE IMPROVEMENT SHALL BE EVALUATED AND REVISIONS MADE TO THIS PLAN AS NECESSARY WITH THE APPROVAL OF THE CITY ENGINEER. PLANS ARE TO BE RESUBMITTED FOR CITY APPROVAL PRIOR TO SEPTEMBER 1 OF EACH SUBSEQUENT YEAR UNTIL SITE IMPROVEMENTS ARE ACCEPTED BY THE CITY.
3. CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF GRADING. ALL CONSTRUCTION TRAFFIC ENTERING ONTO THE PAVED ROADS MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCE WAYS. (ALSO INCLUDE THIS NOTE ON GRADING PLANS.)
4. CONTRACTOR SHALL MAINTAIN STABILIZED ENTRANCE AT EACH VEHICLE ACCESS POINT TO EXISTING PAVED STREETS. ANY MUD OR DEBRIS TRACKED ONTO PUBLIC STREETS SHALL BE REMOVED DAILY AND AS REQUIRED BY THE CITY.
5. IF HYDROSEEDING IS NOT USED OR IS NOT EFFECTIVE BY 09/23, THEN OTHER IMMEDIATE METHODS SHALL BE IMPLEMENTED, SUCH AS EROSION CONTROL BLANKETS, OR A THREE-STEP APPLICATION OF 1) SEED, MULCH, FERTILIZER 2) BLOWN STRAW 3) TACKIFIER AND MULCH.
6. INLET PROTECTION SHALL BE INSTALLED AT OPEN INLETS TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM. INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL ARE TO BE BLOCKED TO PREVENT ENTRY OF SEDIMENT.
7. THIS EROSION AND SEDIMENT CONTROL PLAN MAY NOT COVER ALL THE SITUATIONS THAT MAY ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS AND ADDITIONS MAY BE MADE TO THIS PLAN IN THE FIELD. NOTIFY THE CITY REPRESENTATIVE OF ANY FIELD CHANGES.

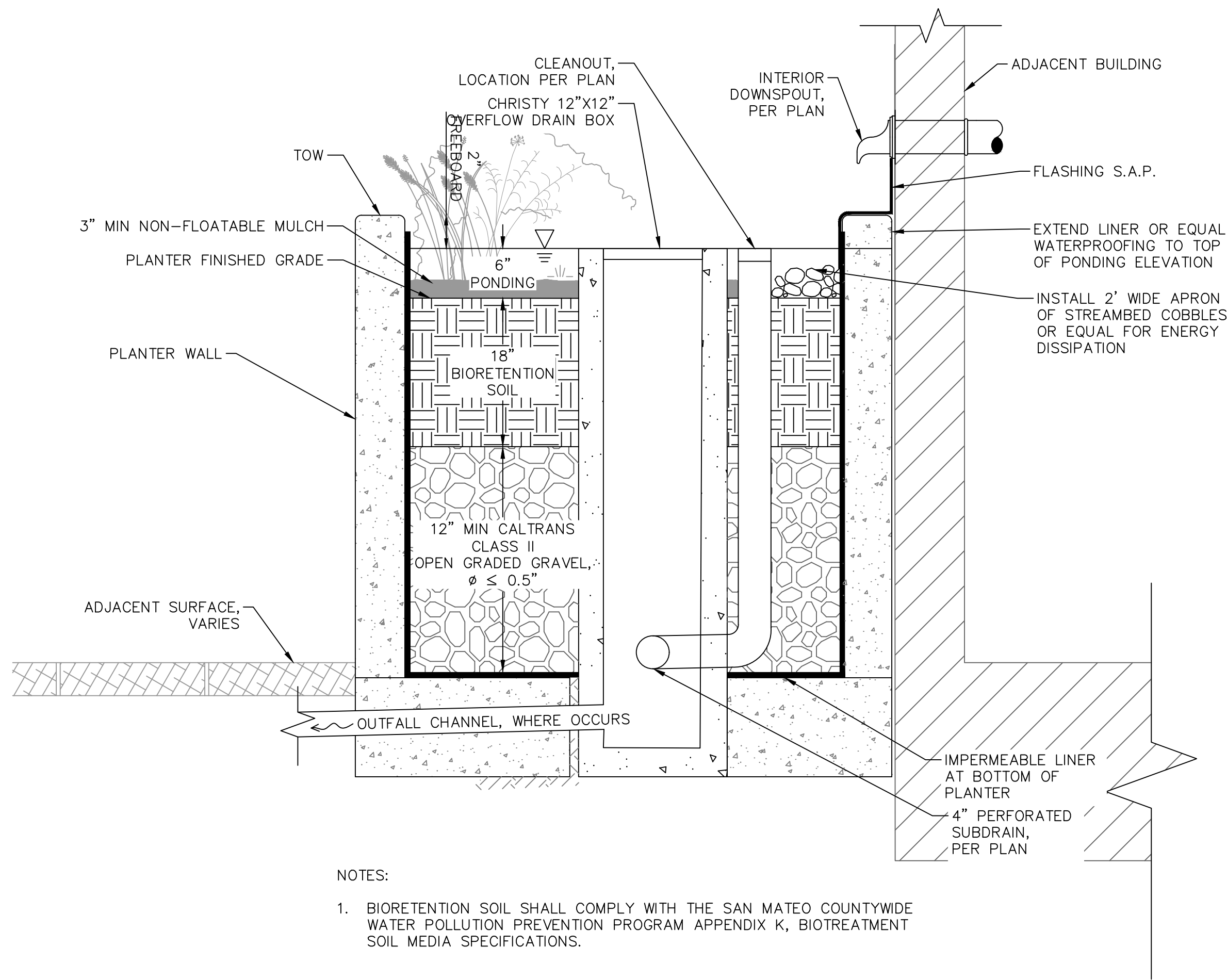
MAINTENANCE NOTES

1. MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:
 - A. REPAIR DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION AT THE END OF EACH WORKING DAY.
 - B. SWALES SHALL BE INSPECTED PERIODICALLY AND MAINTAINED AS NEEDED.
 - C. SEDIMENT TRAPS, BERMS, AND SWALES ARE TO BE INSPECTED AFTER EACH STORM AND REPAIRS MADE AS NEEDED.
 - D. SEDIMENT SHALL BE REMOVED AND SEDIMENT TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO A DEPTH OF 1 FOOT.
 - E. SEDIMENT REMOVED FROM TRAP SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
 - F. RILLS AND GULLIES MUST BE REPAIRED.
2. GRAVEL BAG INLET PROTECTION SHALL BE CLEANED OUT WHENEVER SEDIMENT DEPTH IS ONE HALF THE HEIGHT OF ONE SAND BAG.

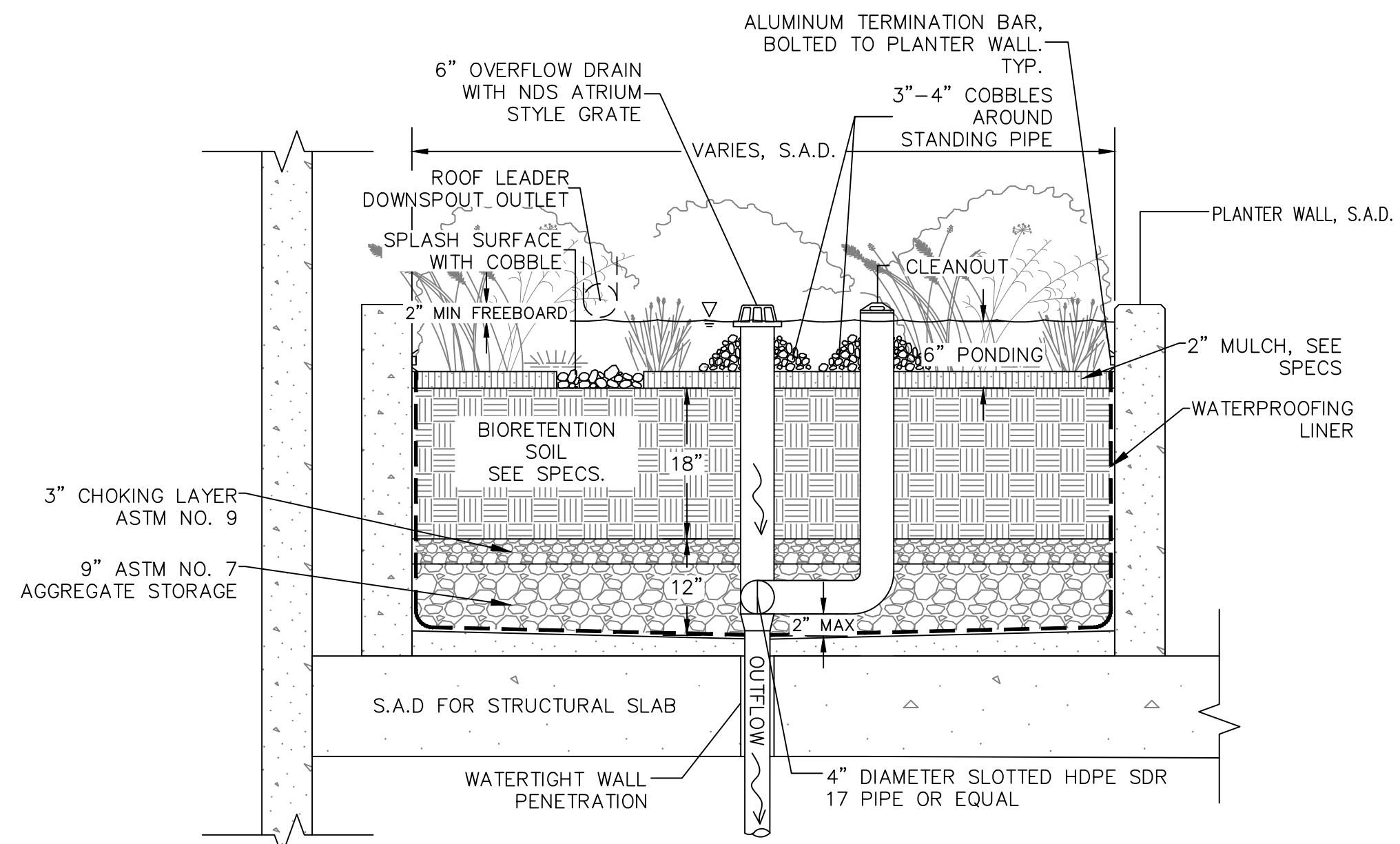
DUST CONTROL NOTES

1. ALL ACTIVE CONSTRUCTION AREAS SHALL BE WATERED AT LEAST TWICE DAILY.
2. ALL TRUCKS HAULING SOIL, SAND, AND OTHER LOOSE MATERIALS SHALL BE COVERED OR SHALL RETAIN AT LEAST TWO FEET OF FREEBOARD.
3. ALL UNPAVED ACCESS ROADS, PARKING AREAS, AND STAGING AREAS AT THE CONSTRUCTION SITE SHALL BE EITHER PAVED, WATERED THREE TIMES DAILY, OR TREATED WITH NON-TOXIC SOIL STABILIZERS.
4. ALL PAVED ACCESS ROADS, PARKING AREAS, AND STAGING AREAS AT THE CONSTRUCTION SITE SHALL BE SWEEPED (WITH WATER SWEEPERS) DAILY.
5. IF VISIBLE SOIL MATERIAL IS CARRIED ONTO PUBLIC STREETS, THE STREET SHALL BE SWEEPED (WITH WATER SWEEPERS) DAILY.

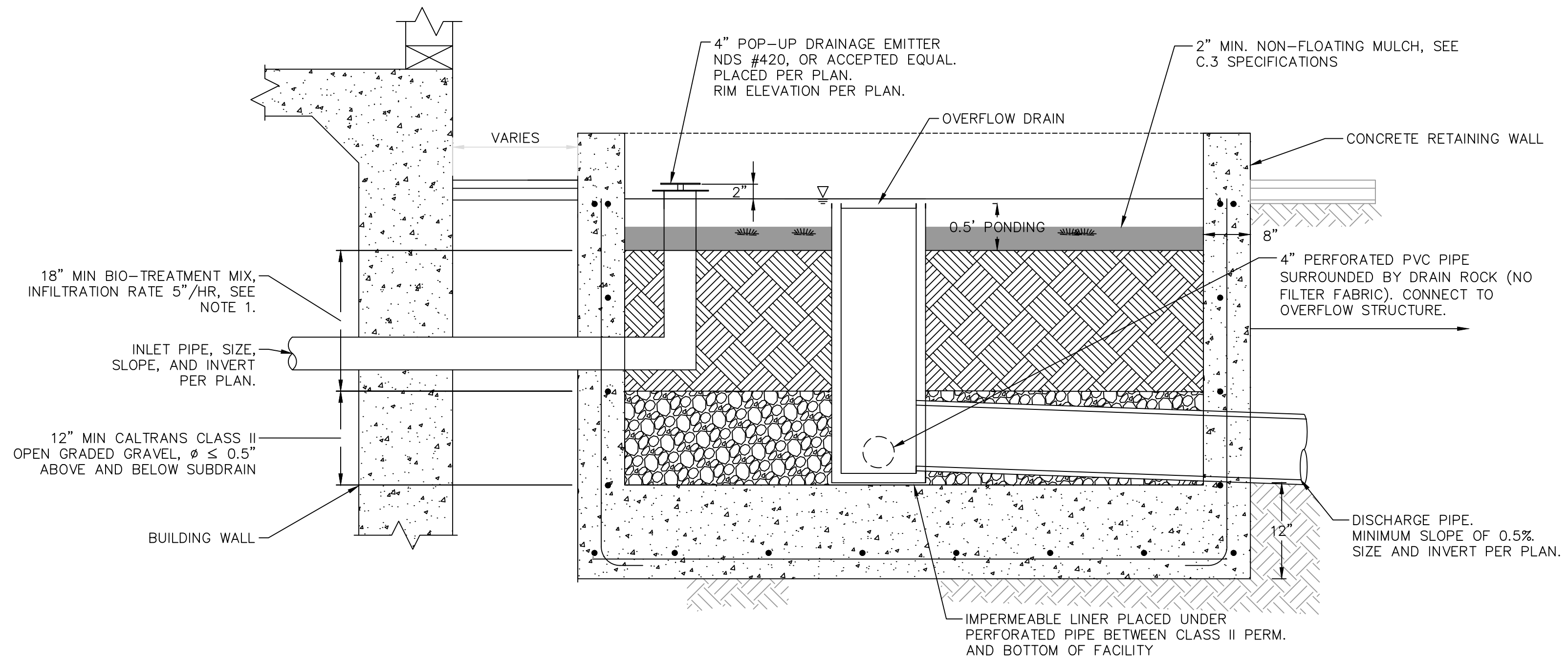




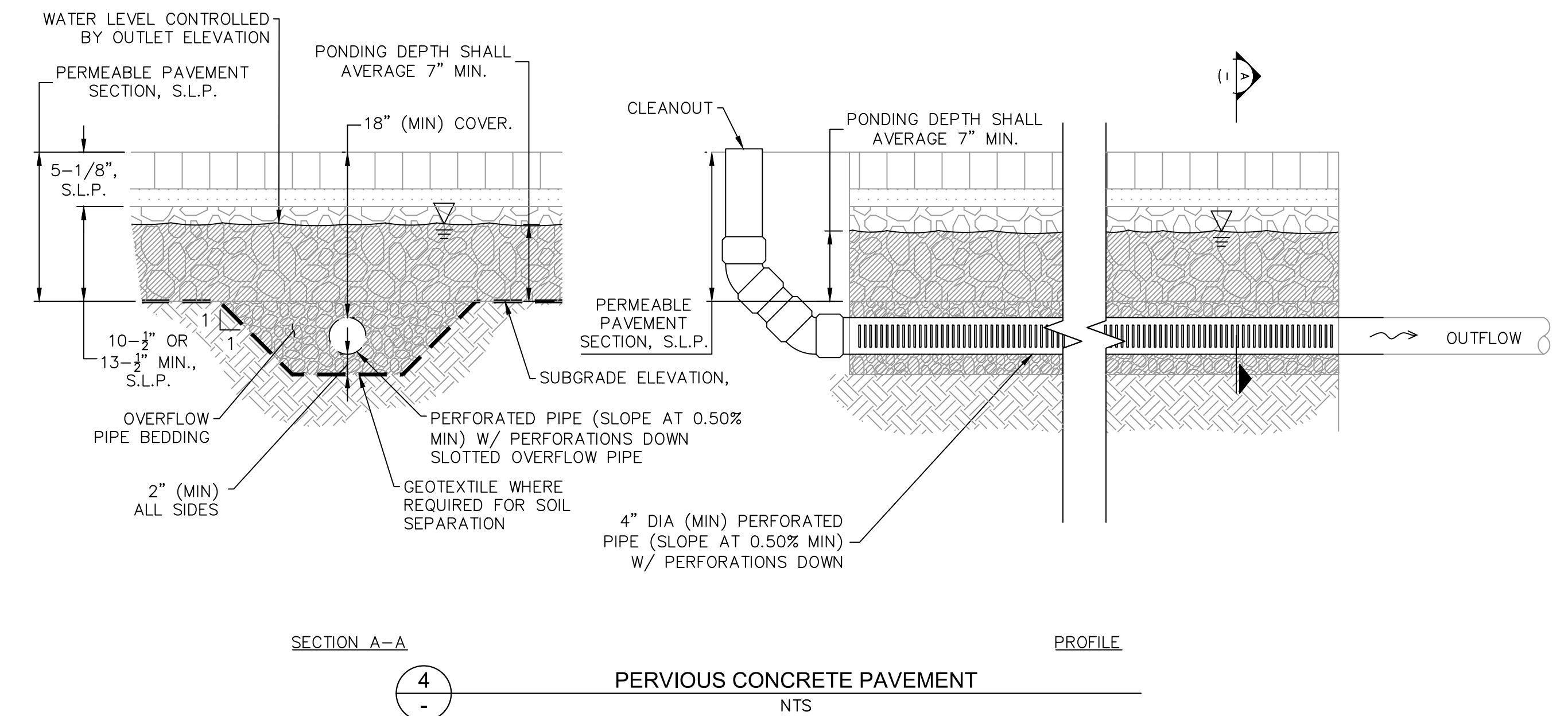
1 ABOVE GRADE FLOW-THRU PLANTER
NTS



2 FLOW-THRU PLANTER ON PODIUM
NTS



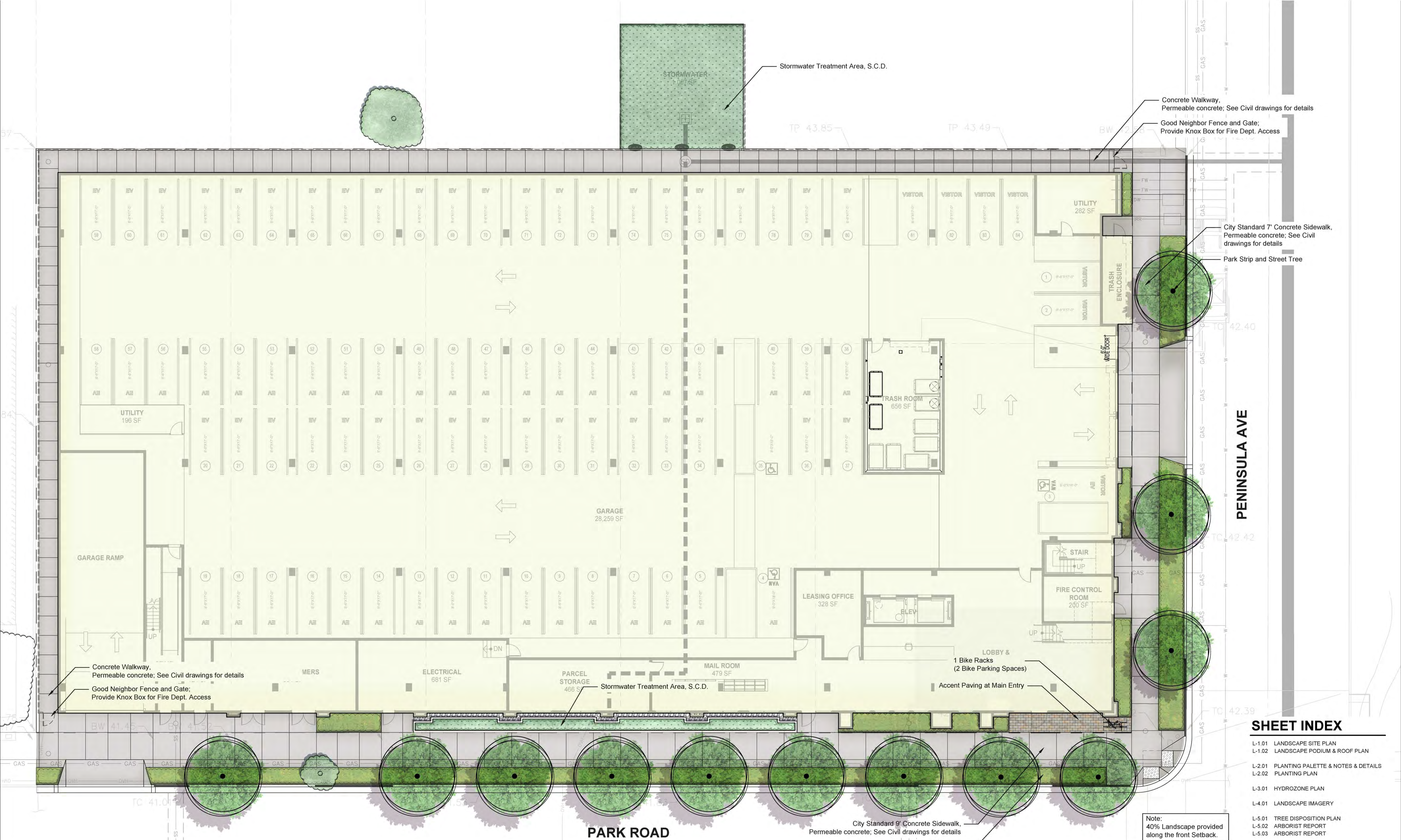
3 FLOW-THRU PLANTER WITH WALLS
NTS



SECTION A-A
4 PERVIOUS CONCRETE PAVEMENT
NTS

NOTES:
1. BIO-TREATMENT SOIL MIX SHALL CONFORM TO THE SPECIFICATIONS OF THE SAN MATEO COUNTY C.3 REGULATED PROJECTS GUIDE.

NOTES:
1. SEE LANDSCAPE PLAN FOR PLANTER CONSTRUCTION DETAILS.
2. WATERPROOFING AND/OR LINER SYSTEM TO BE DESIGNED AND INSTALLED BY WATERPROOFING PROFESSIONAL. POTENTIAL LINER MATERIALS TO BE CONSIDERED INCLUDE: HDPE (HIGH DENSITY POLYETHYLENE), CPSE (CHLOROSULFONATED POLYETHYLENE), OR LLDPE (LINEAR LOW DENSITY POLYETHYLENE).
3. WATERPROOFING SHALL EXTEND TO TOP OF FREEBOARD ELEVATION, OR PER WATERPROOFING PROFESSIONAL.



Concrete Walkway,
Permeable concrete; See Civil drawings for details

Good Neighbor Fence and Gate:
Provide Knox Box for Fire Dept. Access

City Standard 7" Concrete Sidewalk,
Permeable concrete; See Civil drawings for details

Park Strip and Street Tree

Concrete Walkway,
Permeable concrete; See Civil drawings for details

Good Neighbor Fence and Gate;
Provide Knox Box for Fire Dept. Access

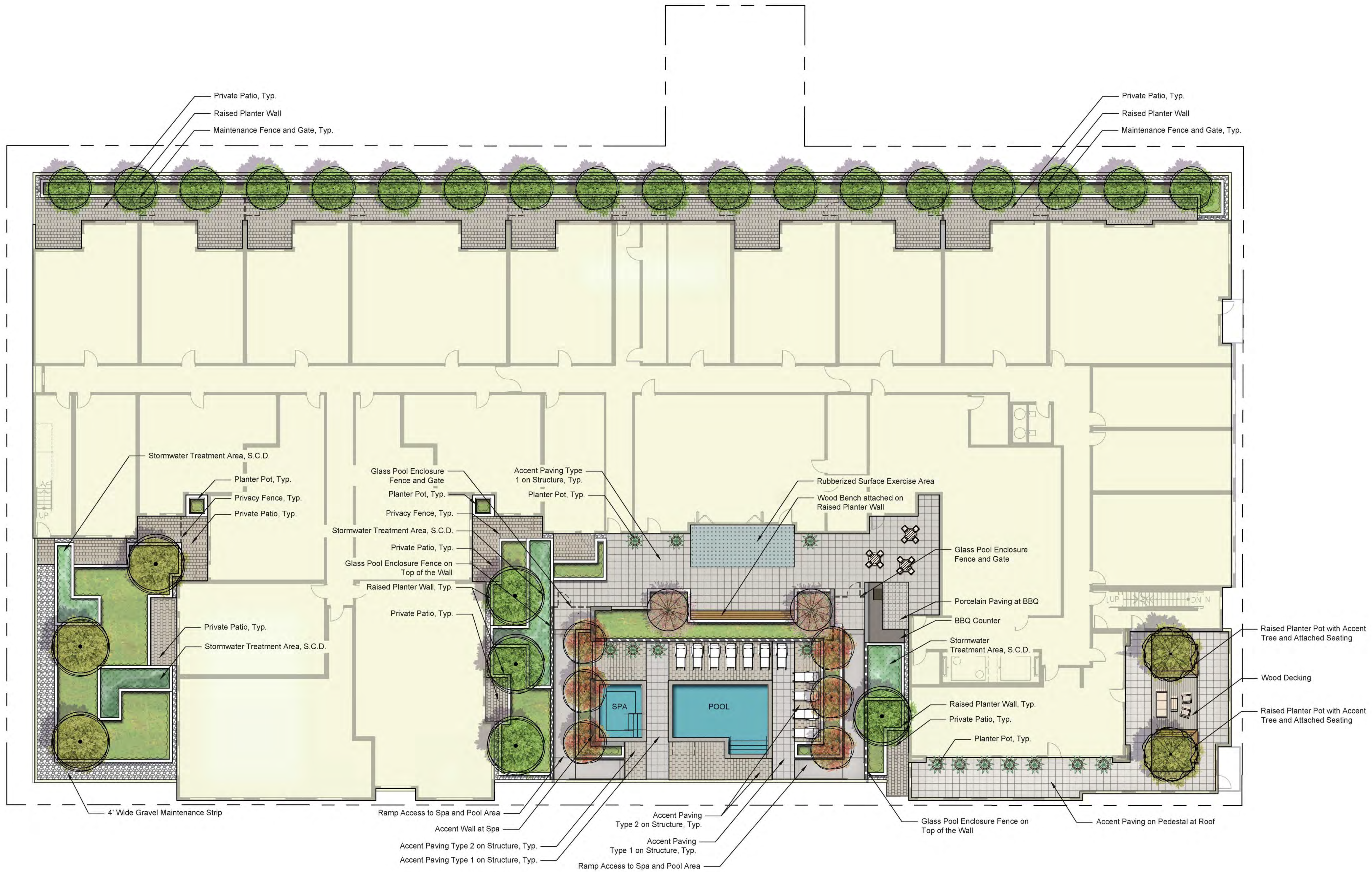
SHEET INDEX

- L-1.01 LANDSCAPE SITE PLAN
- L-1.02 LANDSCAPE PODIUM & ROOF PLAN
- L-2.01 PLANTING PALETTE & NOTES & DETAILS
- L-2.02 PLANTING PLAN
- L-3.01 HYDROZONE PLAN
- L-4.01 LANDSCAPE IMAGERY
- L-5.01 TREE DISPOSITION PLAN
- L-5.02 ARBORIST REPORT
- L-5.03 ARBORIST REPORT

Note:
40% Landscape provided
along the front setback.



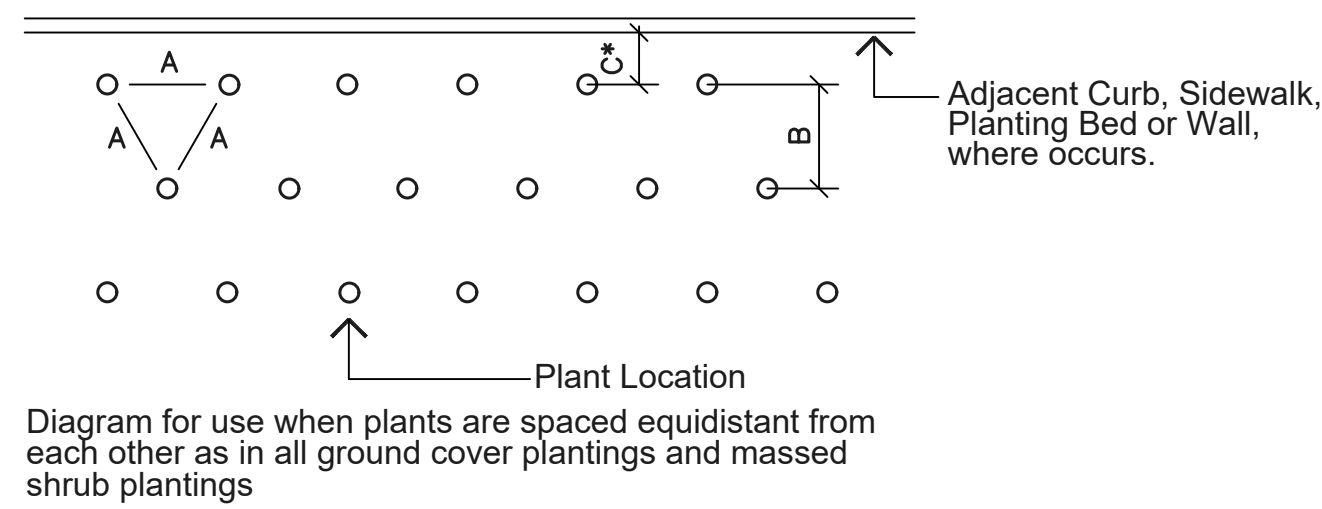
All drawings and written material appearing herein constitute original, and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.



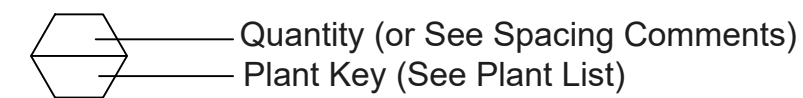
PLANTING NOTES

- All work shall be performed by persons familiar with planting work and under supervisions of a qualified planting foreman.
- Plant material locations shown are diagrammatic and may be subject to change in the field by the Landscape Architect before the maintenance period begins.
- All trees are to be staked as shown in the staking diagrams.
- All tree stakes shall be cut 6" above tree ties after stakes have been installed to the depth indicated in the staking diagrams. Single stake all conifers per tree staking diagram.
- Plant locations are to be adjusted in the field as necessary to screen utilities but not to block windows nor impede access. The Landscape Architect reserves the right to make minor adjustments in tree locations after planting at no cost to the Owner. All planting located adjacent to signs shall be field adjusted so as not to interfere with visibility of the signs.
- The Landscape Architect reserves the right to make substitutions, additions, and deletions in the planting scheme as felt necessary while work is in progress. Such changes are to be accompanied by equitable adjustments in the contract price if/when necessary and subject to the Owner's approval. Substantive changes to quantity, location and type of plant material is subject to City approval and revision process.
- The contractor is to secure all vines to walls and columns with approved fasteners, allowing for two (2) years growth. Submit sample of fastener to Landscape Architect for review prior to ordering.
- All planting areas, except lawns and storm water treatment zones (as defined by the civil engineer), shall be top-dressed with a 3" layer of recycled wood mulch, "Colored Wood Chip" by Vision Recycling (510.429.1300; www.visionrecycling.com) or approved equal. Planter pots shall be top-dressed with "Colored Lumber Fines" mulch by Vision Recycling. Mulch shall be DARK BROWN in color. Submit sample to Landscape Architect for review prior to ordering. Hold all mulch six (6) inches from all plants where mulch is applied over the rootball.
- All street trees to be installed in accordance with the standards and specifications of the City of Burlingame. Contractor to contact the city arborist to confirm plant type, plant size (at installation), installation detailing and locations prior to proceeding with installation of street trees. Contractor is to obtain street tree planting permit from the city, if a permit is required, prior to installation of street trees. Contractor is to consult with the Landscape Architect during this process.
- Seasonal color is to be current and locally available. Plant material is to be selected by the Landscape Architect from a list of currently available stock provided by the Landscape Contractor prior to installation. Seasonal color to be 4" pots at 12" o.c. unless otherwise noted.
- Trees planted in lawn areas shall have a 12" diameter cutout for trimming purposes.
- Plants shall be installed to anticipate settlement. See Tree and Shrub Planting Details.
- All trees noted with 'deep root' and those planted within 5'-0" of concrete paving, curbs, and walls shall have deep root barriers installed per manufacturer's specifications. See specifications and details for materials, depth of material, and location of installation.
- The Landscape Contractor shall arrange with a nursery to secure plant material noted on the drawings and have those plants available for review by the Owner and Landscape Architect within thirty (30) days of award of contract. The Contractor shall purchase the material and have it segregated and grown for the job upon approval of the plant material. The deposit necessary for such contract growing is to be born by the Contractor.
- The project has been designed to make efficient use of water through the use of drought tolerant plant materials. Deep rooting shall be encouraged by deep watering plant material as a part of normal landscape maintenance. The irrigation for all planting shall be limited to the amount required to maintain adequate plant health and growth. Water usage should be decreased as plants mature and become established. The irrigation controllers shall be adjusted as necessary to reflect changes in weather and plant requirements.
- The Landscape Contractor shall verify the location of underground utilities and bring any conflicts with plant material locations to the attention of the Landscape Architect for a decision before proceeding with the work. Any utilities shown on the Landscape drawings are for reference and coordination purposes only. See Civil Drawings.
- The design intent of the planting plan is to establish an immediate and attractive mature landscape appearance. Future plant growth will necessitate trimming, shaping and, in some cases, removal of trees and shrubs as an on-going maintenance procedure.
- Install all plants per plan locations and per patterns shown on the plans. Install all shrubs to ensure that anticipated, maintained plant size is at least 2'-0" from the face of building(s) unless shown otherwise on the plans. Refer to Plant Spacing Diagram for plant masses indicated in a diagrammatic manner on the plans. Refer to Plant Spacing Diagram for spacing of formal hedge rows.
- Contractor to provide one (1) Reference Planting Area for review by Landscape Architect prior to installation of the project planting. The Reference Planting Area shall consist of a representative portion of the site of not less than 900 (nine hundred) square feet. Contractor to set out plants, in containers, in the locations and patterns shown on the plans, for field review by the Landscape Architect. The Reference Planting Area will be used as a guide for the remaining plant installation.
- The Maintenance Period(s) shall be for 60 (sixty) days. Portions of the installed landscape of a project may be placed on a maintenance period prior to the completion of the project at the Owner's request and with the Owner's concurrence.
- Contractor to verify drainage of all tree planting pits. See Planting Specifications. Install drainage well per specifications and Tree Planting Detail(s) if the tree planting pit does not drain at a rate to meet the specifications.
- Contractor shall remove all plant and bar code labels from all installed plants and landscape materials prior to arranging a site visit by the Landscape Architect.
- VersiCell drainage board or approved equal is to be installed in all on-structure planters and all pre-cast planters/pots as shown in the drawings. Material available through: TourneSol SiteWorks, Union City, CA 800.542.2282. Allow at least 4 weeks lead time for ordering product. All VersiCell board shall be completed covered with filter fabric as shown in the drawings and per manufacturer's specifications.
- All tree rootballs shall be irrigated by water jet during the sixty (60) day maintenance period established by specifications. This irrigation shall occur each time normal irrigation is scheduled.
- The Landscape Contractor shall, as a part of this bid, provide for a planting allowance for the amount of \$10,000.000 (Ten Thousand Dollars) to be used for supplying and installing additional plant material as directed by the Landscape Architect and approved by the Owner in writing. The unused portion of the allowance shall be returned to the Owner at the beginning of the maintenance period.

PLANT SPACING DIAGRAM



PLANT CALLOUT SYMBOL

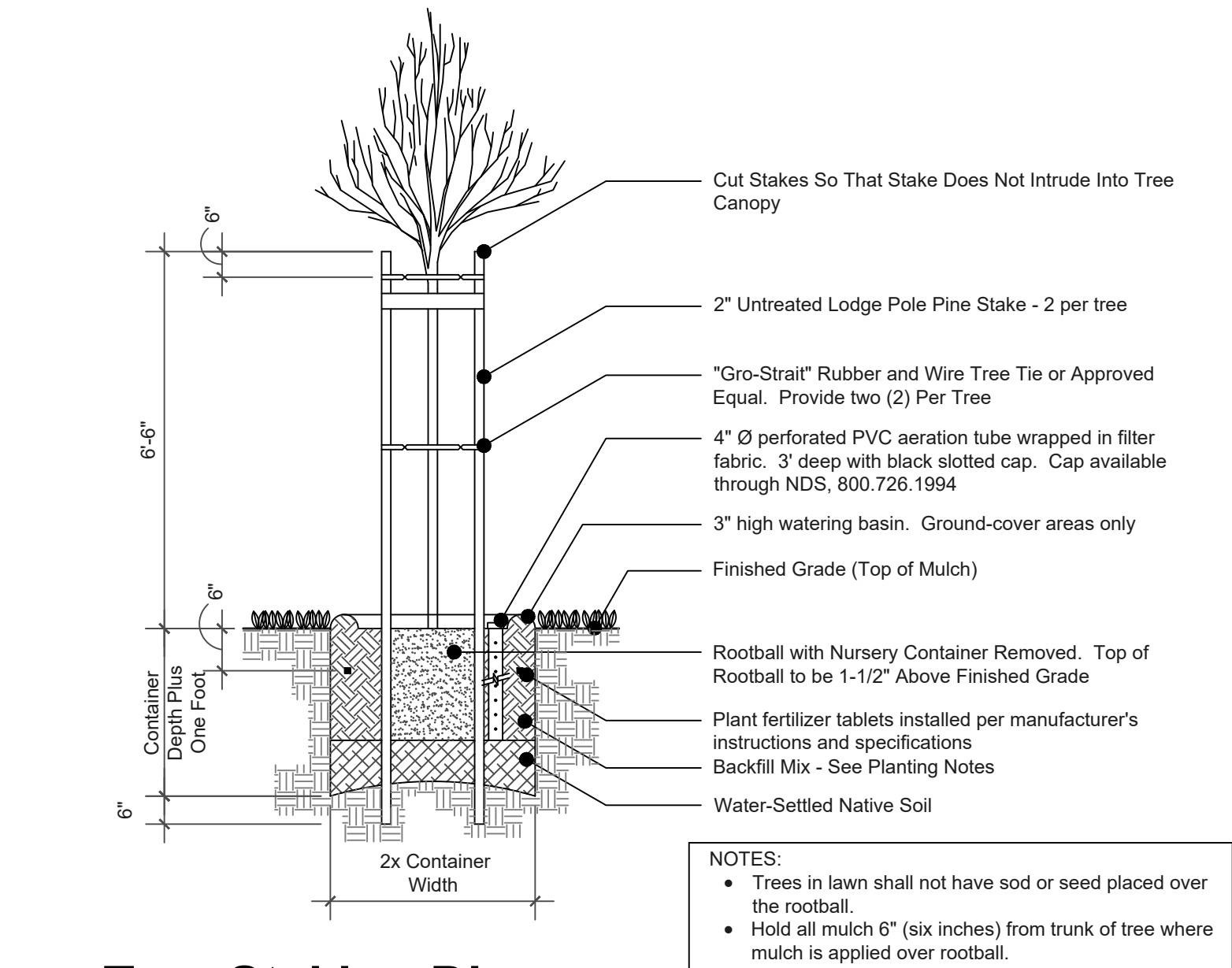


PLANT QUANTITY DIAGRAM

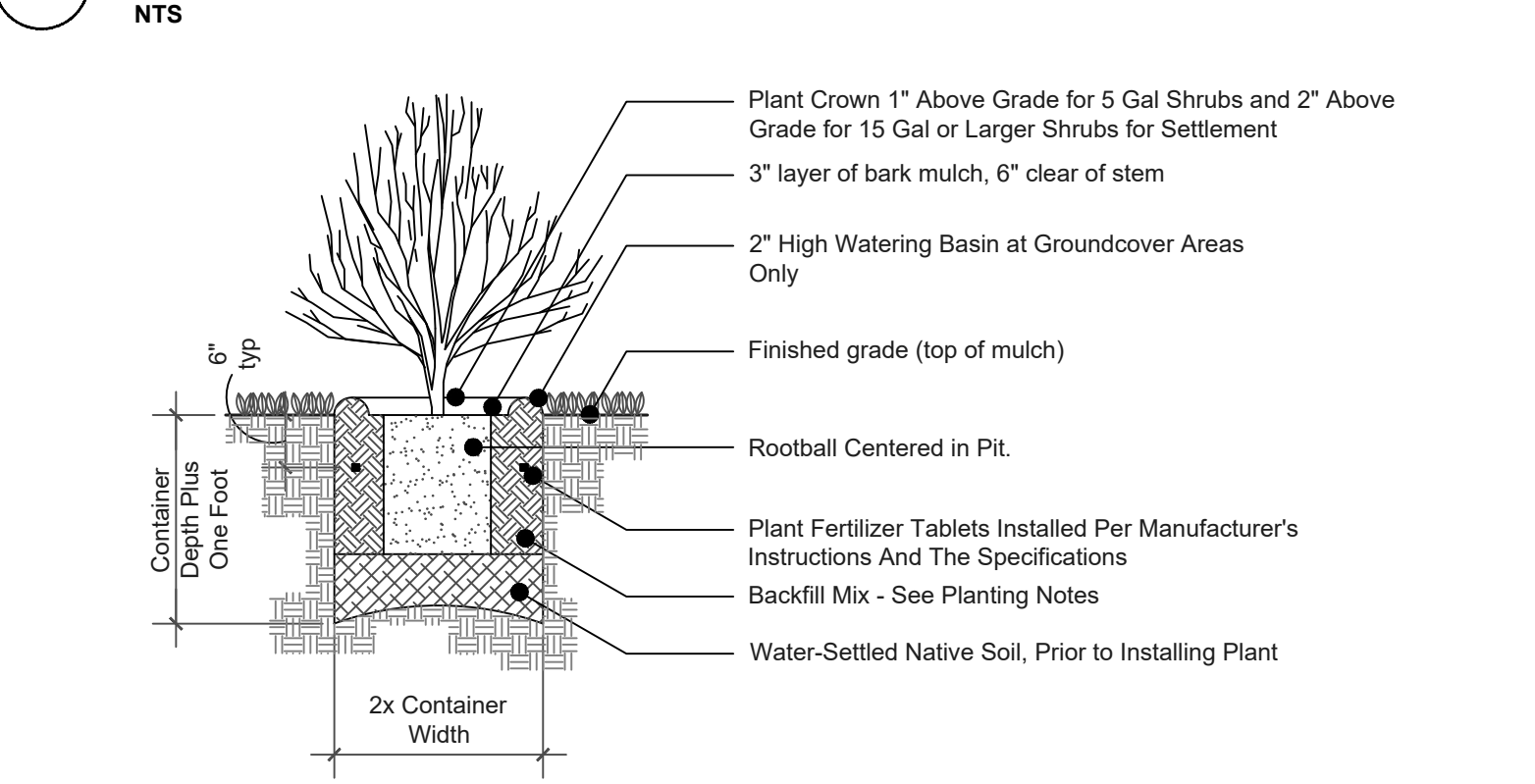
SPACING 'A'	SPACING 'B'	SPACING 'C'	NO. OF PLANTS/SQUARE FOOT
6" O.C.	5.20"	2.60"	4.60
8" O.C.	6.93"	3.47"	2.60
9" O.C.	7.79"	3.90"	1.78
10" O.C.	8.66"	4.33"	1.66
12" O.C.	10.40"	5.20"	1.15
15" O.C.	13.00"	6.50"	0.74
18" O.C.	15.60"	7.80"	0.51
24" O.C.	20.80"	10.40"	0.29
30" O.C.	26.00"	13.00"	0.18
36" O.C.	30.00"	15.00"	0.12
48" O.C.	40.00"	20.00"	0.07
72" O.C.	62.35"	31.18"	0.04

See Plant Spacing Diagram for maximum triangular spacing 'A'. This chart is to be used to determine number of ground cover required in a given area and spacing between shrub massings. Where shrub massings are shown, calculate shrub mass areas before utilizing spacing chart to determine plant quantities.

* Where curb, sidewalk, adjacent planting bed or wall condition occurs, utilize spacing 'C' to determine plant distance from wall, sidewalk, adjacent planting bed or back of curb, where C=1/2 B.



Tree Staking Diagram



Shrub Planting Detail

PLANT PALETTE

TREES						
KEY	BOTANICAL NAME	COMMON NAME	FORM	SIZE	WUCOLS	CA NATIVE
ARB MAR	Arbutus marina	Marina Strawberry Tree		See Plan	L	
CER OCC	Cercis occidentalis	Western Redbud	Multi	See Plan	L	Y
MAG GRA	Magnolia grandiflora 'Samuel Sommer'	Samuel Sommer Magnolia		See Plan	M	
OLE EUR	Olea europaea 'Swan Hill'	Swan Hill Olive Tree	Multi	See Plan	L	
LAG IND	Lagerstroemia indica 'Muskogee'	Crape Myrtle	Multi	See Plan	M	
LAU NOB	Laurus nobilis 'Saratoga'	Sweet Bay		See Plan	L	
TRI LAU	Tristaniopsis laurina 'Elegant'	Elegant Water Gum		See Plan	M	

SHRUBS						
KEY	BOTANICAL NAME	COMMON NAME	SPACING	SIZE	WUCOLS	CA NATIVE
LS	Leucadendron 'Safari Sunset'	Safari Conebush	42" o.c.	5 gal	L	
MA	Mahonia aquifolium	Oregon Grape Holly	30" o.c.	5 gal	L	Yes
RS	Ribes sanguineum	Red Flowering Currant	60" o.c.	5 gal	L	Yes

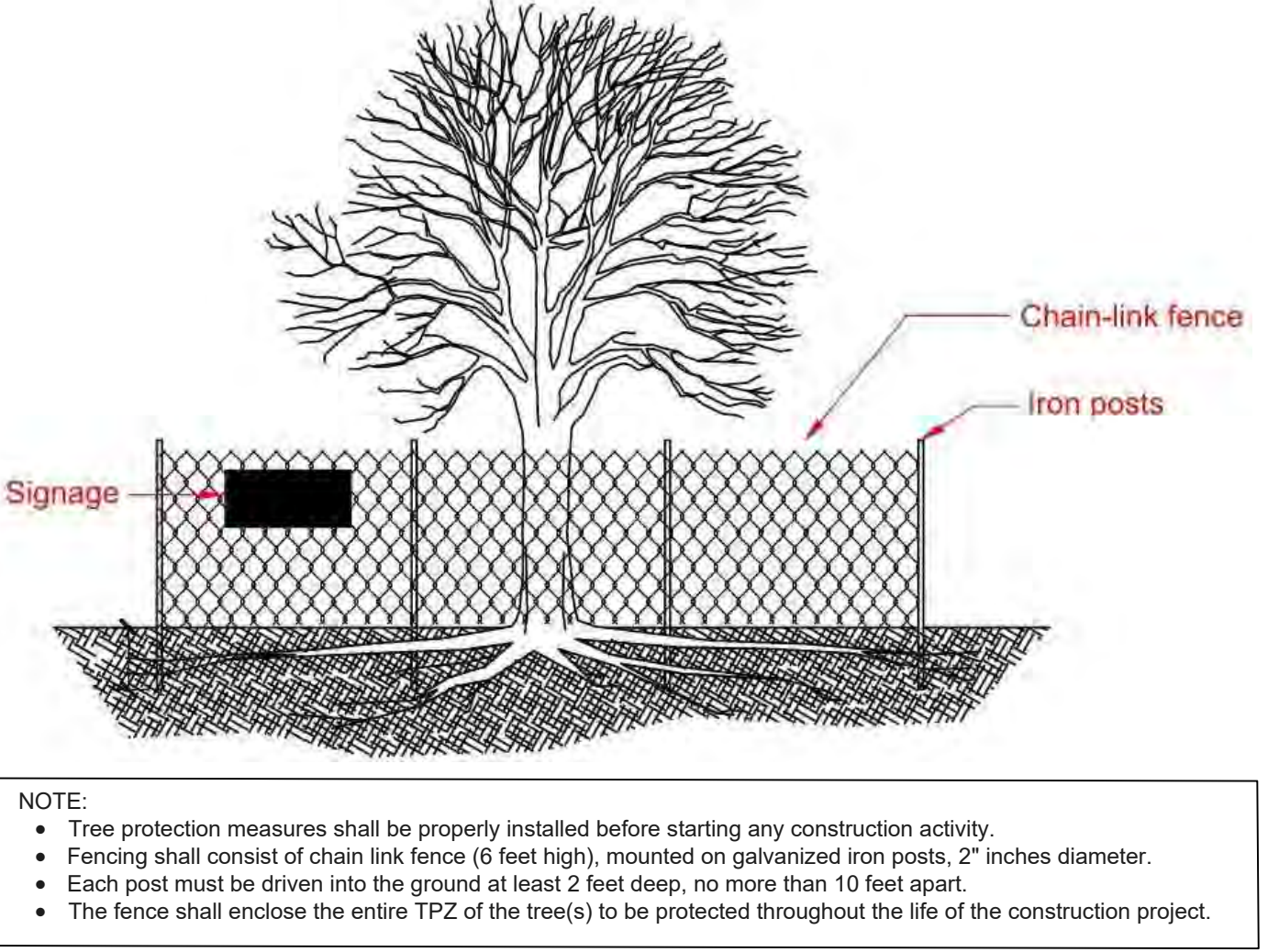
ACCENT SHRUBS, GRASSES AND PERENNIALS						
KEY	BOTANICAL NAME	COMMON NAME	SPACING	SIZE	WUCOLS	CA NATIVE
BUS	Buxus sempervirens	Boxwood	30" o.c.	5 gal	M	
ANH	Anemone x hybrida 'Honorine Jobert'	Japanese Anemone	24" o.c.	5 gal	M	
CAD	Carex divulsa	Berkeley Sedge	24" o.c.	2 gal	L	
CHT	Chondropetalum Tectorum	Cape Rush	30" o.c.	5 gal	L	
COB	Cordylone banksii 'Electric Pink'	Cordylone Electric Pink	36" o.c.	5 gal	L	
FAJ	Fatsia japonica 'Spiders Web'	Japanese Aralia 'Spiders Web'	36" o.c.	5 gal	M	
HEU	Heuchera spp.	Coral Bells	24" o.c.	2 gal	M	Yes
HAK	Hakonechloa macra 'Aureola'	Japanese Forest Grass	24" o.c.	5 gal	M	
JUP	Juncus patens 'Elk Blue'	California Grey Rush	24" o.c.	5 gal	L	Yes
LOL	Lomandra longifolia 'Platinum Beauty'	Variegated Dwarf Mat Rush	36" o.c.	5 gal	L	
MAH	Mahonia repens	Creeping Mahonia	42" o.c.	5 gal	L	Yes
MUH	Muhlenbergia Rigens	Deer Grass	48" o.c.	5 gal	L	Yes
POM	Polystichum munitum	Western Sword Fern	24" o.c.	5 gal	L	Yes

GROUNDCOVERS						
KEY	BOTANICAL NAME	COMMON NAME	SPACING	SIZE	WUCOLS	CA NATIVE
CEG	Ceanothus g.h. 'Yankee Point'	Yankee Point Ceanothus	48" o.c.	1 gal	L	Yes
LOM	Lotus maculatus 'New Gold Flash'	Gold Flash Lotus	18" o.c.	1 gal	L	
LYN	Lysimachia nummularia	Creeping Jenny	18" o.c.	1 gal	M	

NOTES:

- The above plants have been selected as being representative of the overall planting design intent. This plant palette is suggested for use, but does not preclude use of other appropriate plant material. Water-conserving plants and other climate appropriate varieties of trees, shrubs and ground covers have been selected to complement the character of the project.
- All planted areas are to be watered with an approved automatic underground irrigation system. The system shall be designed to make efficient use of water through conservation techniques, and be in compliance with the State and Water District's water conservation ordinance.
- The final construction documents will provide the contractor with an understanding of the design intent for the maintenance of the planting areas regarding care and pruning of the site. The maintenance contractor shall furnish all labor, equipment, materials and supervision required to properly maintain the landscaped areas in an attractive condition and as described in the project maintenance specifications.
- Full planting plan & plant quantity will be provided in the design development/construction document phase of the project.
- WUCOLS value (Water Use Classification of Landscape Species) per WUCOLS IV, 2014 edition.
- No invasive plant species are specified per Cal-IPC Inventory. Source: cal-ipc.org/plants/inventory
- All planting areas shall be top-dressed with a 3" layer of mulch depth and compost application to achieve a minimum 6% organic matter in soil composition based on a MWEL0 specified soil analysis results for the soil sample.

WELO Landscape Requirement Compliance Note:
Final WELO-compliant landscape documentation including planting, fine grading (per Civil Engineer), irrigation plan, and water budget calculations will be provided in the Construction documentation phase of the project and will be submitted at Building Permit review.



Tree Protection Fence Detail

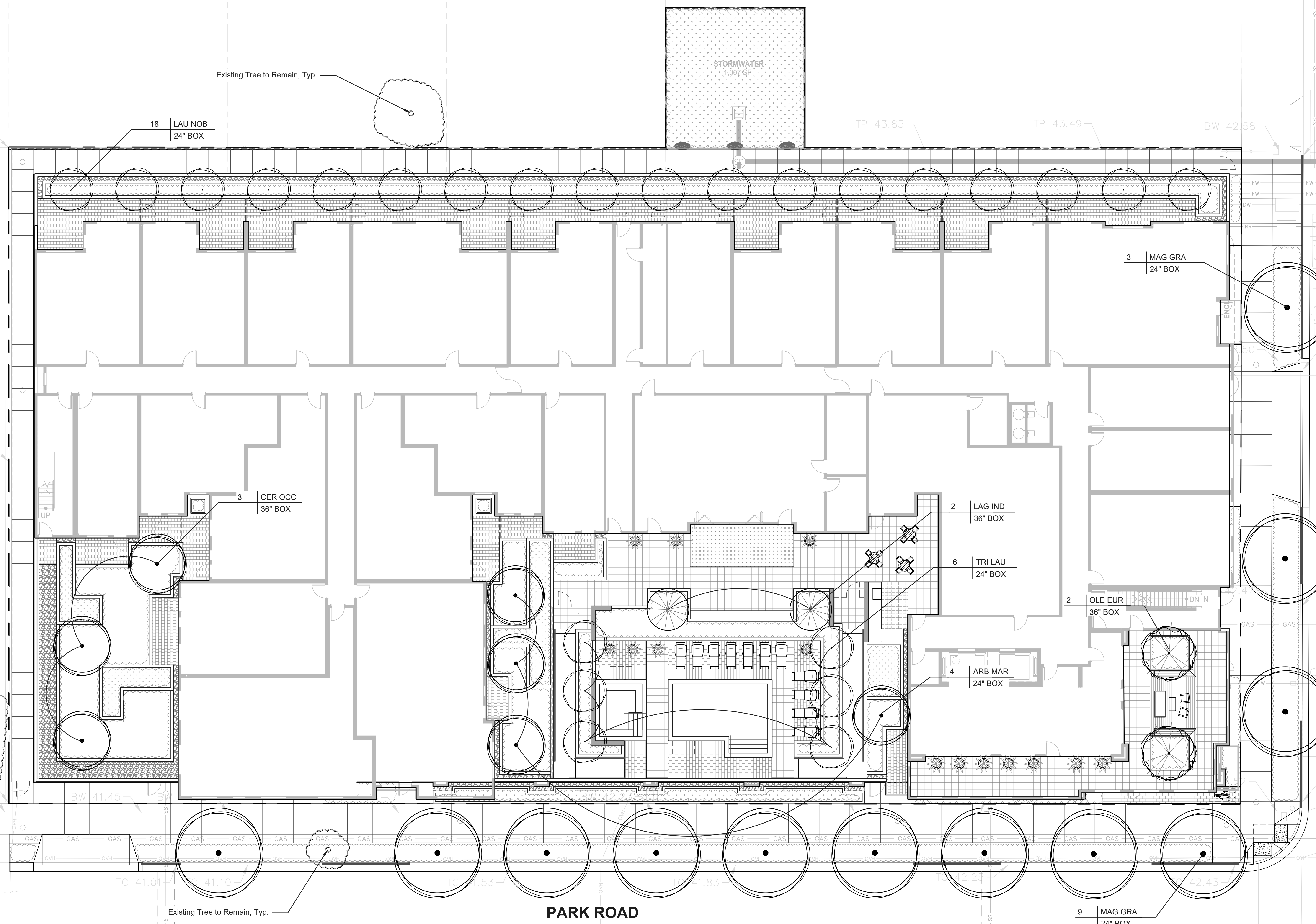
PLANT PALETTE

TREES		
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OLE EUR	Olea europaea 'Swan Hill'	Swan Hill Olive Tree
LAG IND	Lagerstroemia indica 'Muskogee'	Crape Myrtle
LAU NOB	Laurus nobilis 'Saratoga'	Sweet Bay
TRI LAU	Tristanopsis laurina 'Elegant'	Elegant Water Gum

SHRUBS		
KEY	BOTANICAL NAME	COMMON NAME
LS	Leucadendron 'Safari Sunset'	Safari Conebush
MA	Mahonia aquifolium	Oregon Grape Holly
RS	Ribes sanguineum	Red Flowering Currant

ACCENT SHRUBS, GRASSES AND PERENNIALS		
KEY	BOTANICAL NAME	COMMON NAME
BUS	Buxus sempervirens	Boxwood
ANH	Anemone x hybrida 'Honoree Jobert'	Japanese Anemone
CAD	Carex divulsa	Berkeley Sedge
CHT	Chondropetalum Tectorum	Cape Rush
COB	Cordylone banksii 'Electric Pink'	Cordylone Electric Pink
FAJ	Fatsia japonica 'Spiders Web'	Japanese Aralia 'Spiders Web'
HEU	Heuchera spp.	Coral Bells
HAK	Hakonechloa macra 'Aureola'	Japanese Forest Grass
JUP	Juncus patens 'Elk Blue'	California Grey Rush
LOL	Lomandra longifolia 'Platinum Beauty'	Variiegated Dwarf Mat Rush
MAH	Mahonia repens	Creeping Mahonia
MUH	Muhlenbergia Rigens	Deer Grass
POM	Polystichum munitum	Western Sword Fern

GROUNDCOVERS		
KEY	BOTANICAL NAME	COMMON NAME
CEG	Ceanothus g.h. 'Yankee Point'	Yankee Point Ceanothus
LOM	Lotus maculatus 'New Gold Flash'	Gold Flash Lotus
LYN	Lysimachia nummularia	Creeping Jenny



18 LAU NOB
24" BOX

Existing Tree to Remain, Typ.

STORMWATER
1,007 SF

TP 43.85

TP 43.49

BW 42.58

3 MAG GRA
24" BOX

3 CER OCC
36" BOX

2 LAG IND
36" BOX

6 TRI LAU
24" BOX

2 OLE EUR
36" BOX

4 ARB MAR
24" BOX

Existing Tree to Remain, Typ.

PARK ROAD

9 MAG GRA
24" BOX

PENINSULA AVE

TC 42.42

TC 42.39

TC 41.01

TC 41.10



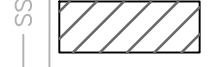
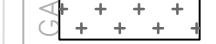
TC 41.53

TC 41.83

TC 42.25

TC 42.43

WATER USE LEGEND

-  Wucols Low: 5,787sf
-  Wucols Moderate: 867 sf
-  Wucols High: N/A
-  Special Landscape Area: N/A

* Based upon total landscape area of 6,654 sf

WATER EFFICIENT LANDSCAPE WORKSHEET

This worksheet is filed out by the project applicant and it is a required element of the Landscape Documentation Package.

Reference Evapotranspiration (ETo)	Plant Factor (PF)	Irrigation Method	Efficiency (%)	ETAF	ETAF x Area	Estimated Total Water Use (ETAW)
Regular Landscape Areas						
Low Water-Use Plants	0.30	Drip	0.81	0.24	5,787	2,141
Moderate Water-Use Plants	0.50	Drip	0.81	0.41	867	533
High Water-Use Plants	0.80	Drip	0.81	0.65	0	0
Moderate Water-Use Turf EVA	0.50	Spray	0.75	0.38	0	0
				Total	6,654	2,674
Special Landscape Areas						
Water Features					119	0
				Total	6,773	2,674
				ETAW Total		2,674

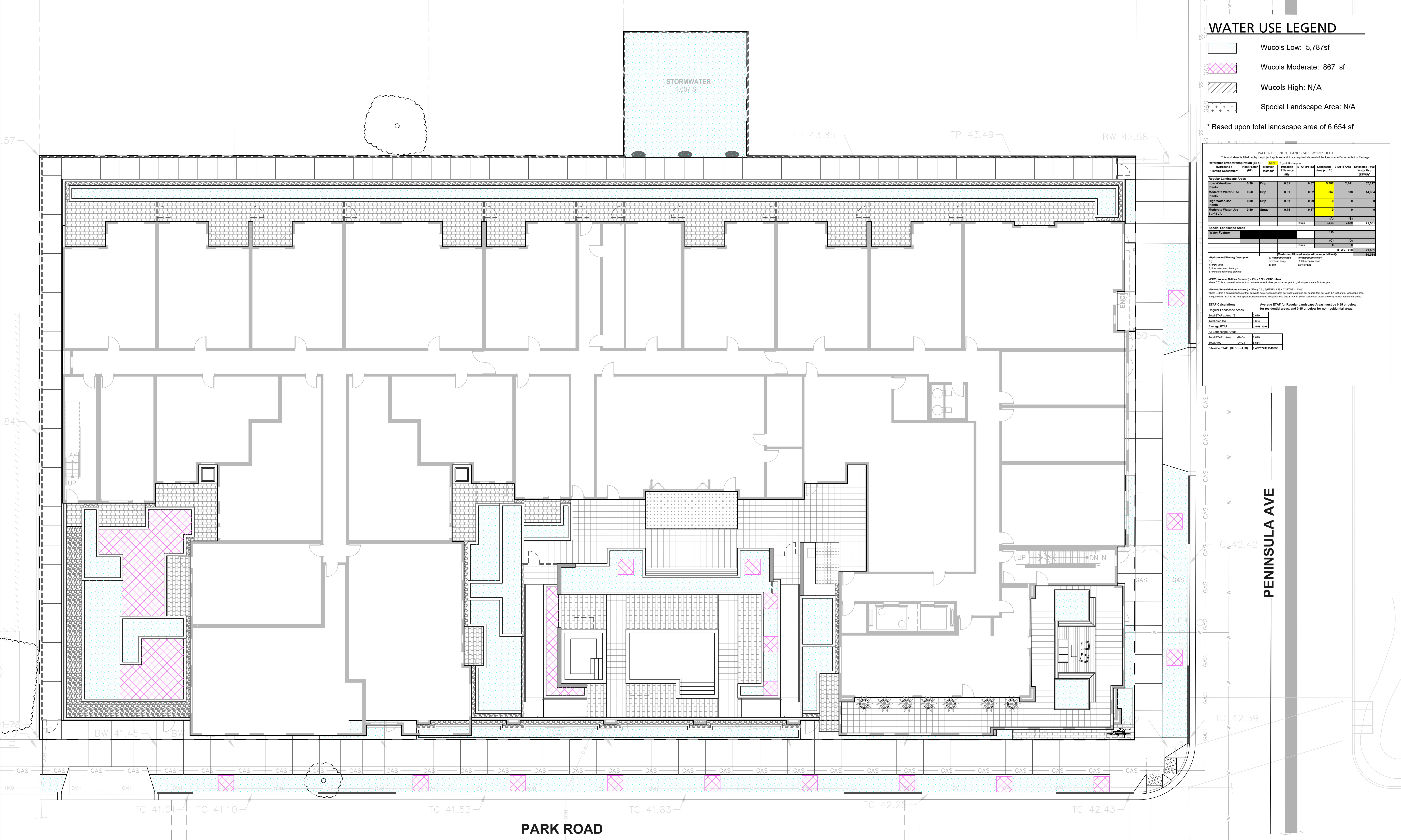
Minimum Allowed Water Allowance (MAWA): 2,674

ETAW (Annual Gallons Required) = ETo x 6.2 x ETAF x Area
 where ETo is a conversion factor that converts inches of water per acre per year to gallons per square foot per year.

MAWA (Annual Gallons Allowed) = (ETo) (6.2) (ETAF) (LA) + (ETAW) x SLA
 where ETo is a conversion factor that converts inches of water per acre per year to gallons per square foot per year. LA is the total landscape area in square feet. SLA is the total special landscape area in square feet and ETAF = 0.81 for residential areas and 0.65 for non-residential areas.

ETAF Calculations

Area	ETAF
Regular Landscape Areas	
Total ETAF x Area (E)	2,674
Special Areas (S)	0.00
Average ETAF	0.4024391
All Landscape Areas	
Total ETAF x Area (E+S)	2,674
Total Area (A+E+S)	6,654
Average ETAF (E+S)/(A+E+S)	0.402439134393



PENINSULA AVE

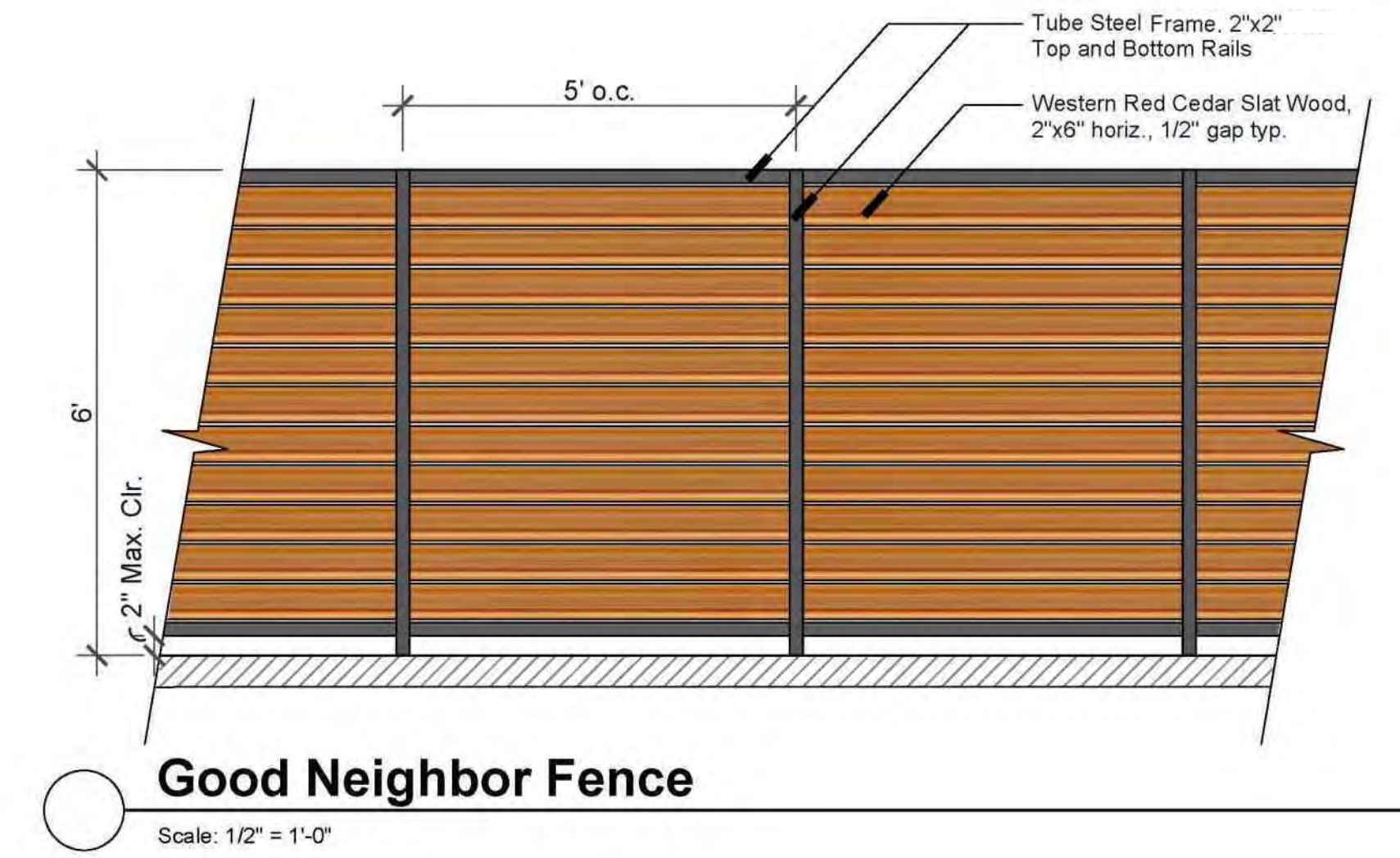
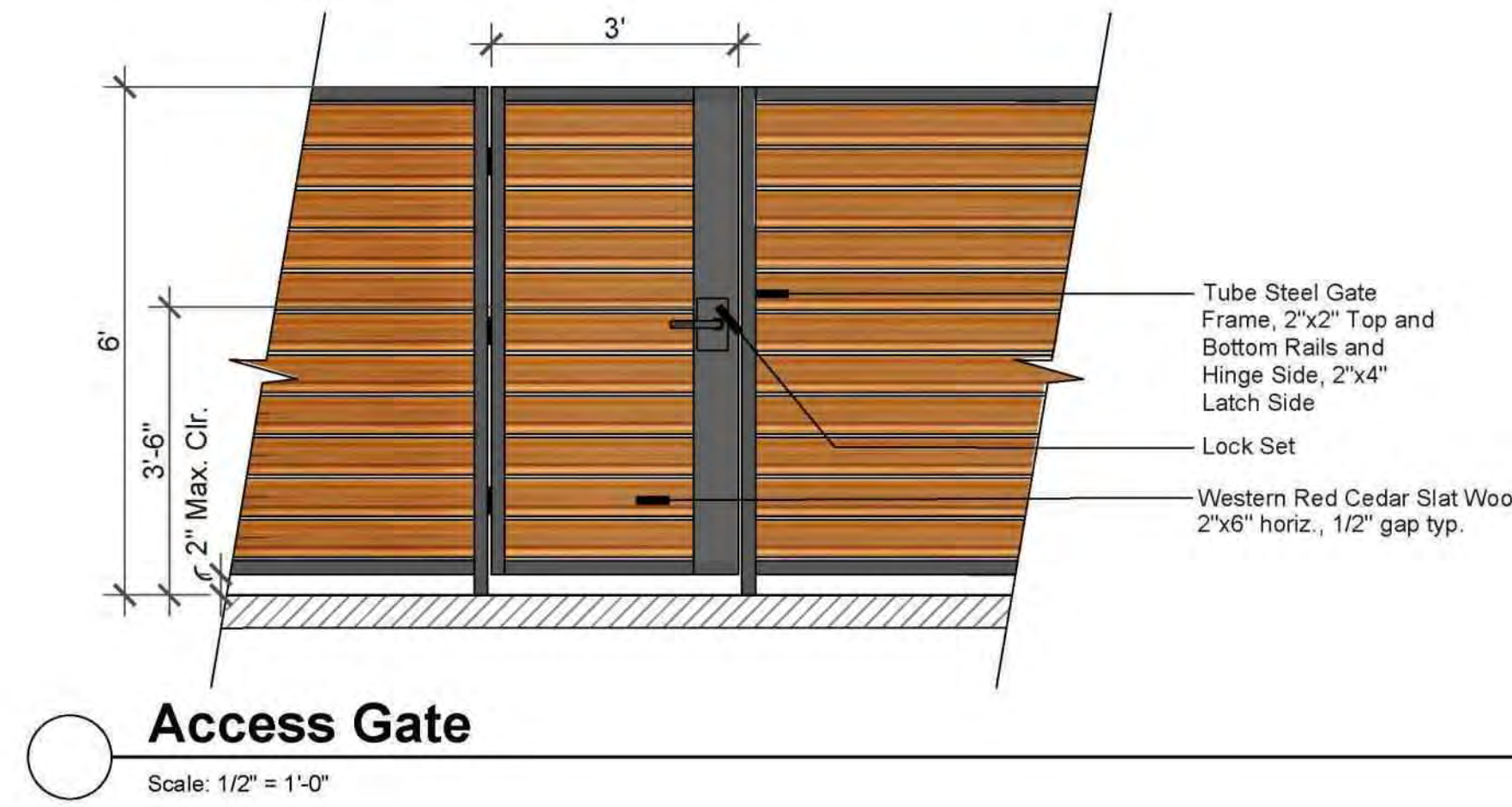
PARK ROAD

2 PARK ROAD

All drawings and written material appearing herein constitute original, and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.



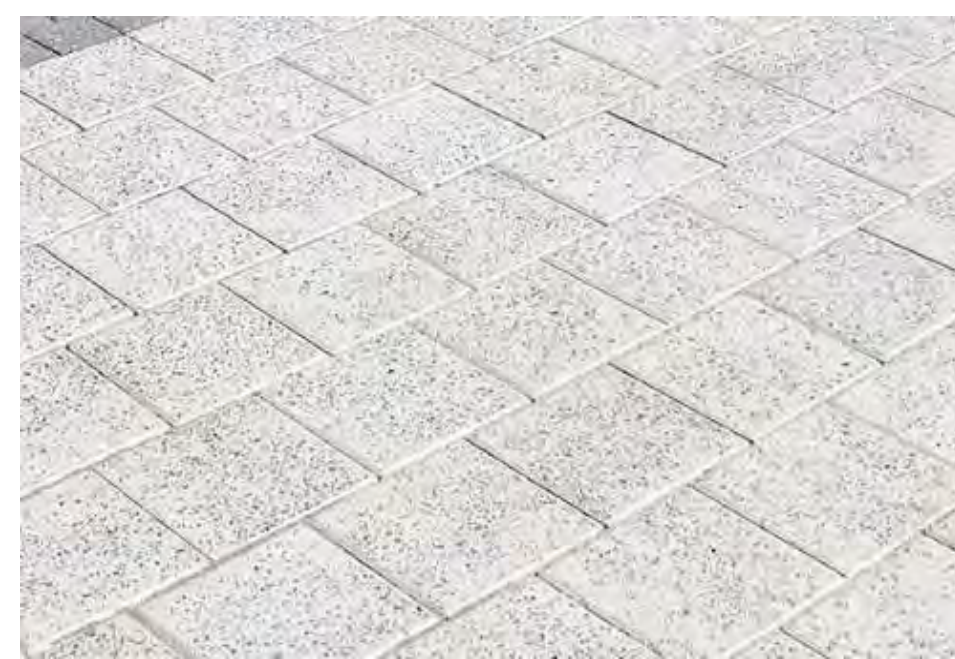
WOOD SLAT FENCE



MATERIAL IMAGERY



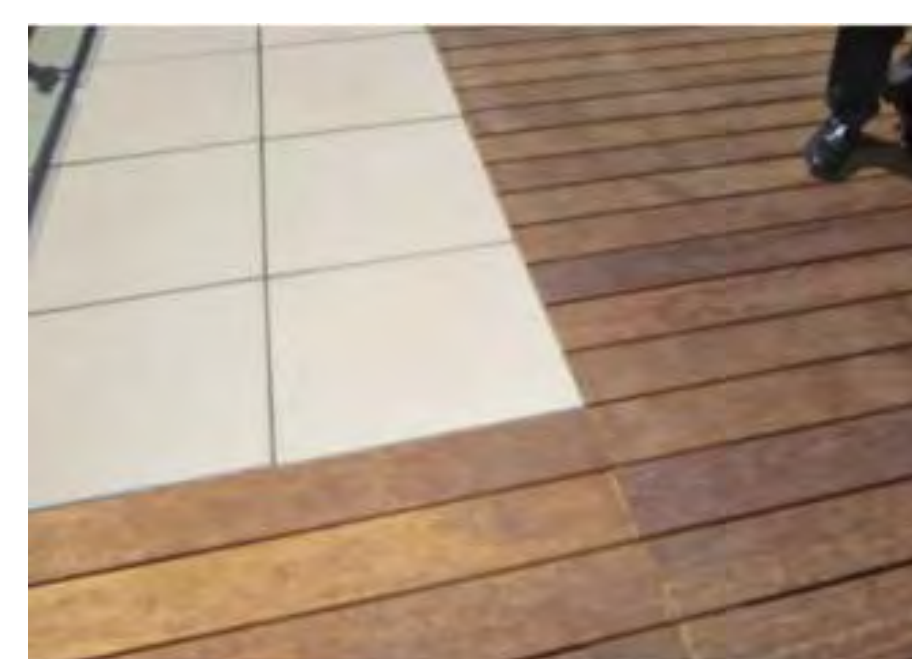
ACCENT PAVING 6X12 PAVERS



ACCENT PAVING 12X12 PAVERS



ACCENT PAVING 6X6 PAVERS



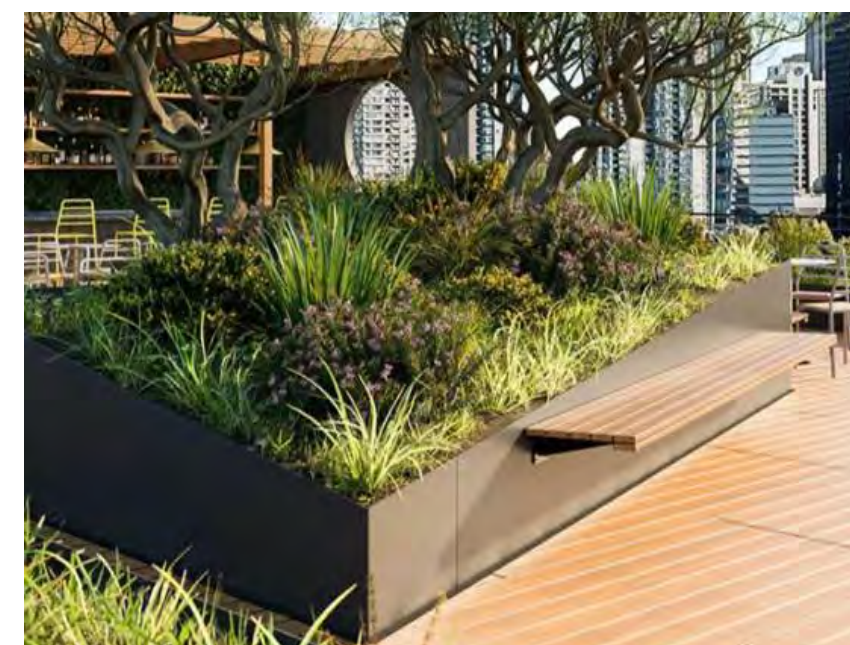
PORCELAIN PAVER AND WOOD DECK



FITNESS COURT SURFACE



BIKE RACK



INTEGRAL WOOD BENCH



PLANTER POT



GLASS POOL FENCE



CHASIE LOUNGE AT POOL



DINING TABLE AND CHAIRS

PLANTING IMAGERY



Arbutus marina
Marina Strawberry Tree



Cercis occidentalis
Western Redbud



Magnolia grandiflora 'Samuel Sommer'
Samuel Sommer Magnolia



Olea europaea 'Swan Hill'
Swan Hill Olive Tree



Lagerstroemia indica 'Muskogee'
Crape Myrtle

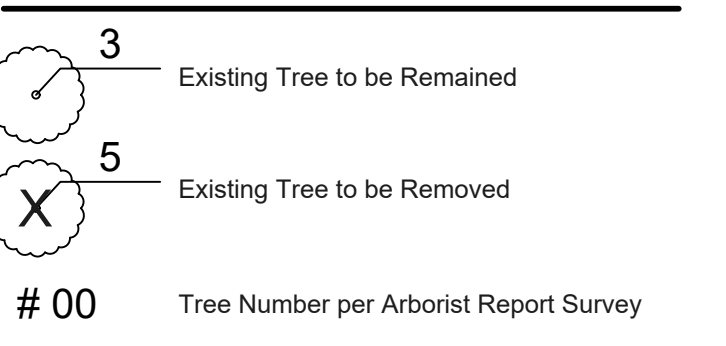


Laurus nobilis 'Saratoga'
Sweet Bay



Tristaniopsis laurina 'Elegant'
Elegant Water Gum

TREE DISPOSITION LEGEND



TREE PROTECTION ZONE (Refer to Arborist Report for more information)

- A TREE PROTECTION ZONE shall be identified for each tree to be preserved. TREE PROTECTION ZONE shall be:
 - The project perimeter fence for off-site trees #46 and 47
 - Street tree #40, the sidewalk (northeast) and curb (southwest), and six feet to the northwest and southeast.
- Fence street tree #40 to completely enclose the TREE PROTECTION ZONE prior to demolition, grubbing or grading. 3. Fences shall be 6-foot tall chain link with posts sunk into the ground or equivalent as approved by the City.
- Fences must be installed prior to beginning demolition and must remain until construction is complete.
- No grading, excavation, construction or storage or dumping of materials shall occur within the TREE PROTECTION ZONE.
- No underground services including utilities, sub-drains, water or sewer shall be placed in the TREE PROTECTION ZONE.

CITY OF BURLINGAME TREE PROTECTION REQUIREMENTS

The City of Burlingame Municipal Code, Chapter 11.06, defines a Protected tree as:

- any city-owned or maintained tree,
- any private tree with a circumference of 44 inches (14-inch diameter) or more when measured 54 inches above natural grade,
- a designated heritage tree or heritage grove,
- a stand of private trees in which the director has determined each tree is dependent upon the others for survival,
- replacement trees regardless of size that were required to be planted as replacements for protected private tree removals, and reforestation trees required to be planted for a development or
- redevelopment project pursuant to Section 11.06.100.

According to these criteria, five (1 on-site and 4 off-site) of the trees assessed were Protected and will require a permit for removal (see Tree Assessment Form, Attachments).

PROTECTED TREE REPLACEMENT REQUIREMENT

In Burlingame, any other tree replacement plan for all other properties must provide for the replacement of protected trees at a ratio of one-inch DSH of tree replaced for each inch DSH of tree removed (1:1 ratio). The following equivalent sizes shall be used whenever new trees are planted (either on-site or off-site) pursuant to a tree replacement plan:

DSH EQUIVALANT	REPLACEMENT LANDSCAPE TREE CONTAINER SIZE
One-Inch	15-Gallon Container
Two-Inch	24-Inch Box
Three-Inch	36-Inch Box
Four-Inch	48-Inch Box
Five-Inch	60-Inch Box

EXISTING TREE INVENTORY

ON SITE	QTY
TOTAL EXISTING TREES	4
EXISTING NON PROTECTED TREES TO REMAIN	0
EXISTING NON PROTECTED TREES TO BE REMOVED	3
EXISTING PROTECTED TREES TO REMAIN	0
EXISTING PROTECTED TREES TO BE REMOVED	1

OFF SITE	QTY
TOTAL EXISTING TREES	4
EXISTING NON PROTECTED TREES TO REMAIN	0
EXISTING NON PROTECTED TREES TO BE REMOVED	0
EXISTING PROTECTED TREES TO REMAIN	3
EXISTING PROTECTED TREES TO BE REMOVED	1

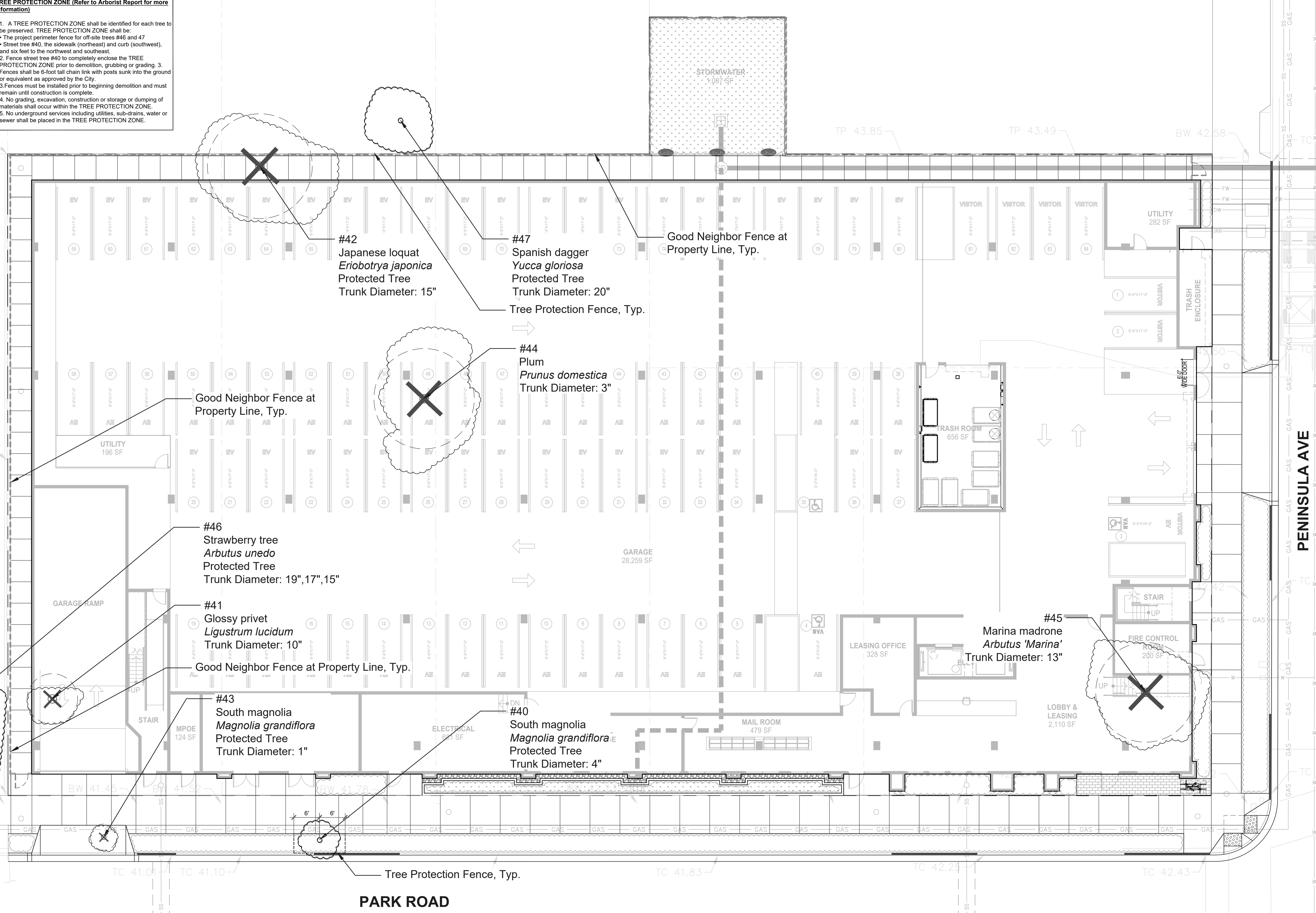
PROTECTED TREES TO BE REMOVED TRUNK DIAMETER:
 #42 Japanese loquat: TRUNK DIAMETER 15"
 #43 South magnolia: TRUNK DIAMETER 1"
 TOTAL PROTECTED TREES TO BE REMOVED TRUNK DIAMETER REPLACEMENT REQUIREMENT: 16"
 PROPOSED MITIGATION NEW TREES TO MEET TRUNK DIAMETER REPLACEMENT REQUIREMENT:
 (PROJECT WIDE - SEE PLANTING PLAN SHEET L2.02)
 24" BOX TREE: 40x 2" = 82" (DSH EQUIVALANT)
 36" BOX TREE: 7 x 3" = 21" (DSH EQUIVALANT)
 TOTAL DSH EQUIVALANT FOR NEW TREE: 103"
 DEFICIT MITIGATION TREES: 0

NOTE: Tree Disposition Plan has been prepared based on Arborist Report provided by Hort Science Bartlett Consulting dated January 2026 for tree evaluation details.

DEVELOPMENT REFORESTATION REQUIREMENTS

Per BMMC 11.06, One Landscape Tree/2,000 Square Feet of Total Structural Lot Coverage and One Landscape Tree/2,000 Square Feet of Paving is required for multi-unit developments. Requirement can be met through tree planting, in-lieu fees of \$1500 per tree not planted, or a combination of the two.

This project includes 37,715 SF of building footprint and 3,706 SF of paving within the property line. Total New Tree planting to meet Development Reforestation Requirement is 21 trees. All new trees proposed for the project are either on-structure or within the Public Right-of-Way, and therefore do not count towards the reforestation requirement. An in-lieu fee of \$31,500 will be rendered at time of Building Permit issuance to meet the Development Reforestation Requirement.





Arborist Report
2 Park Rd,
Burlingame, CA

Table of Contents

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Assessment Methods	1
Description of Trees	2
City of Burlingame Tree Protection Requirements	4
Suitability for Preservation	5
Evaluation of Impacts and Recommendations	6
Tree Preservation Guidelines	7

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Table 2. Tree suitability for preservation	5
Table 3. Tree Disposition	6

Attachments

- Tree Assessment Map
- Tree Assessment Form
- Tree Disposition Plan

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2250 Ninth Street Suite 112, Berkeley, CA, 94710, 925.484.0211 • www.hortscience.com

Arborist Report
2 Park Rd,
Burlingame, CA

Introduction and Overview
Windy Hill Property Ventures is working on development plans for the property located at 2 Park Rd. in Burlingame, CA. Plans propose consolidating four parcels. Current site use consists of two businesses, associated parking lots, and landscaping. HortScience | Bartlett Consulting (Divisions of The F. A. Bartlett Tree Expert Company) was asked to prepare an **Arborist Report** for trees on the four parcels to assist with planning and future development.

This report provides the following information:

- An assessment of the health and structural condition of the trees within the proposed project area based on a visual inspection from the ground.
- An evaluation of the impacts to trees based on site plans provided by the client.
- Guidelines for tree preservation during the design, construction, and maintenance phases of development.

Assessment Methods
Trees were assessed on January 6, 2026. The assessment included all trees measuring 6" and larger in diameter located 1) within the project area and 2) trees on adjacent properties whose canopy extends into the project area. Tree tag numbers were #40-47. The assessment procedure consisted of the following steps:

- Identifying the tree species.
- Tagging trees and recording locations on a map.
- Measuring the trunk diameter at a point 54 inches above grade.
- Evaluating the health and structural condition using a scale of 1-5.
 - 5 - A healthy, vigorous tree, reasonably free of signs and symptoms of disease, with good structure and form typical of the species.
 - 4 - Tree with slight decline in vigor, small amount of twig dieback, minor structural defects that could be corrected.
 - 3 - Tree with moderate vigor, moderate twig and small branch dieback, thinning of crown, poor leaf color, moderate structural defects that might be mitigated with regular care.
 - 2 - Tree in decline, epicormic growth, extensive dieback of medium to large branches, significant structural defects that cannot be abated.
 - 1 - Tree in severe decline, dieback of scaffold branches and/or trunk, most of foliage from epicormics, extensive structural defects that cannot be abated.
- Rating the suitability for preservation as "high", "moderate" or "low". Suitability for preservation considers the health, age and structural condition of the tree, and its potential to remain an asset to the site for years to come.

High: Trees with good health and structural stability that have the potential for longevity at the site.
Moderate: Trees with somewhat declining health and/or structural defects that can be abated with treatment. The tree will require more intense management and monitoring, and may have shorter life span than those in high category.
Low: Trees in poor health or with significant structural defects that cannot be mitigated. Tree is expected to continue to decline, regardless of treatment. The species or individual may have characteristics that are undesirable for landscapes, and generally are unsuited for use areas.

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Description of Trees
Eight trees were assessed, representing seven species (Table 1). Overall, six trees were in good condition and two were in fair condition. In general, species were ornamental, non-native, and commonly observed in the region. Trees #46 and 47 were located off-site. Descriptions of each tree can be found in the **Tree Assessment Form**, and approximate locations are shown on the **Tree Assessment Map** (see Attachments).

Table 1: Tree condition and frequency of occurrence.
2 Park Rd, Burlingame, CA.

Common Name	Scientific Name	Condition			Total
		Poor (1-2)	Fair (3)	Good (4-5)	
Marina madrone	<i>Arbutus Menziesii</i>	-	-	1	1
Strawberry tree	<i>Arbutus unedo</i>	-	-	1	1
Japanese loquat	<i>Eriobotrya japonica</i>	-	1	-	1
Glossy privet	<i>Ligustrum lucidum</i>	-	-	1	1
Southern magnolia	<i>Magnolia grandiflora</i>	-	-	2	2
Plum	<i>Prunus domestica</i>	-	1	-	1
Spanish dagger	<i>Yucca gloriosa</i>	-	-	1	1
Total		-	2	6	8

Southern magnolias #40 and 43 were located in a landscape strip between Park Rd. and the sidewalk. Trunk diameters were 4 inches and 1 inch, respectively, making them young in development. They were in good condition. Both were growing under high-voltage utility lines.

Photo 1. Southern magnolia #40 was a good young tree. It was located adjacent to Park Rd., under high-voltage utility lines.

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The remaining six species were represented by one tree each:

- Glossy privet #41 was in good condition with a full dense crown. It was semi-mature in development with a diameter of 10 inches. The privet was located on the northwest corner of the project area, in front of the existing business.
- Japanese loquat #42 measured 15 inches in diameter, making it semi-mature in development. It was in fair condition with trunk decay at an old pruning wound, poor branch structure, and a dense crown. The loquat was located in the north corner of the project area, adjacent to the property fence (Photo 2).
- Photo 2. Japanese loquat #42 was located adjacent to the east property fence. It had a full crown and was in fair condition.
- Plum #44 was in fair condition. It had a trunk lean to the south, trunk decay, a previous stem failure, poor branch structure, and profuse new bud growth. The semi-mature tree measured 10 inches in diameter. It was located on the north side of the fence between the two businesses.
- Marina madrone #45 was located at the south corner of the project area. It had a full, dense crown and was in excellent condition (Photo 3). The madrone was semi-mature in development with a 13-inch trunk diameter.

Photo 3. Marina madrone #45 was in excellent condition with a dense crown.

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Off-site strawberry tree #46 was located to the north of the project area. The drip-line extended to the fence. It was in good condition with a dense crown and small twig and branch dieback. The mature tree had multiple stems measuring between 19 and 15 inches in diameter.

Off-site Spanish dagger #47 was located on the east side of the property fence. It was in excellent condition with a healthy crown. The crown extended over the project area approximately 6 feet.

City of Burlingame Tree Protection Requirements
The City of Burlingame Municipal Code, Chapter 11.06, defines a Protected tree as 1) any city-owned or maintained tree, 2) any private tree with a circumference of 44 inches (14-inch diameter) or more when measured 54 inches above natural grade, 3) a designated heritage tree or heritage grove 4) a stand of private trees in which the director has determined each tree is dependent upon the others for survival, 5) replacement tree regardless of size that were required to be planted as replacements for protected private tree removals, and 6) Reforestation trees required to be planted for a development or redevelopment project pursuant to Section 11.06.100.

According to these criteria, five (4 on-site and 1 off-site) of the trees assessed were Protected and will require a permit for removal (see **Tree Assessment Form, Attachments**).

Suitability for Preservation
Before evaluating the impacts that will occur during development, it is important to consider the quality of the tree resource itself, and the potential for individual trees to function well over an extended length of time. Trees that are preserved on development sites must be carefully selected to make sure that they may survive development impacts, adapt to a new environment and perform well in the landscape. Our goal is to identify trees that have the potential for long-term health, structural stability, and longevity within the proposed development.

Evaluation of suitability for preservation considers several factors:

- Tree health:** Healthy, vigorous trees are better able to tolerate impacts such as root injury, demolition of existing structures, changes in soil grade and moisture, and soil compaction than are non-vigorous trees. For example, a Marina madrone tree in good condition with a full healthy crown will tolerate impacts from construction better than those in fair condition with thin crowns.
- Structural integrity:** Trees with significant amounts of wood decay and other structural defects that cannot be corrected are likely to fail. Such trees should not be preserved in areas where damage to people or property is likely. For example, plum #44 had trunk decay and a history of previous stem failure and is not good candidates for preservation.
- Species response:** There is a wide variation in the response of individual species to construction impacts and changes in the environment. Southern magnolia has moderate tolerance for root severance, but is intolerant of mechanical injury. Japanese loquat is tolerant of impacts while strawberry tree and Marina madrone are moderate in response.

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Tree age and longevity
Old trees, while having significant emotional and aesthetic appeal, have limited physiological capacity to adjust to an altered environment. Young trees are better able to generate new tissue and respond to change.

Invasiveness
Species that spread across a site and displace desired vegetation are not always appropriate for retention. This is particularly true when indigenous species are displaced. The California Invasive Plant Inventory Database (<http://www.cal-ipc.org/cip/>) lists species identified as being invasive. Burlingame is part of the Central West Floristic Province. Of the assessed species, glossy privet is listed as having limited invasive potential.

Each tree was rated for suitability for preservation based upon its age, health, structural condition, and ability to safely coexist within a development environment (Table 2). We consider trees with high suitability for preservation to be the best candidates for preservation. We do not recommend retention of trees with low suitability for preservation in areas where people or property will be present. Retention of trees with moderate suitability for preservation depends upon the intensity of proposed site changes.

Table 2: Tree suitability for preservation
2 Park Rd, Burlingame, CA.

Category	Description
High	Trees in this category had good health and structural stability that have the potential for longevity at the site. Marina madrone #45, Spanish dagger #47, and strawberry tree #46 had high suitability for preservation.
Moderate	Trees in this category have fair health and/or structural defects that may be abated with treatment. Trees in this category require more intense management and monitoring and may have shorter lifespans than those in the "high" category. Southern magnolias #40 and 43, glossy privet #42, and Japanese loquat #44 had moderate suitability for preservation.
Low	Trees in this category are in poor health or have significant defects in structure that cannot be abated with treatment. These trees can be expected to decline regardless of management. The species or individual tree may possess either characteristics that are undesirable in landscape settings or be unsuited for use areas. Plum #44 had low suitability for preservation.

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Evaluation of Impacts and Recommendations
Appropriate tree retention develops a practical match between the location and intensity of construction activities and the quality and health of trees. Potential impacts from development include root loss, surface soil compaction, damage to trunks and branches, grade changes, and alteration of surface and sub-surface drainage patterns. Tree tolerance to construction depends on tree age, species tolerance, health, structure, and previous exposure to wind and sun as well as treatment during construction.

The **Tree Assessment Form** was the reference point for tree health, condition, and suitability for preservation. I used *Design Review Submittal 01* (November 5, 2025) to determine the project area and evaluate impacts to trees. No site grading, utility, or other construction plans were reviewed. Exact trunk locations in relation to the proposed plans are unknown.

The project plans show four parcels consolidated into one for the construction of a new seven-story residential building. The project site will be redeveloped from property line to property line. Based on the plans, four on-site trees (#41, 42, 44, and 45) and street tree #43 will be removed. Trees #42 and 43 are Protected and require a permit for removal. Street tree #40, and off-site trees #46 and 47 will be preserved.

The retention of the trees is predicated on strict adherence to the **Tree Preservation Guidelines** (page 5).

Table 3: Tree Disposition
2 Park Rd, Burlingame, CA.

Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Disposition	Comments
40	Southern magnolia	4	No	Preserve	Street tree
41	Glossy privet	10	No	Remove	Within grading
42	Japanese loquat	15	Yes	Remove	Within grading
43	Southern magnolia	1	Yes	Remove	Within driveway
44	Plum	10	No	Remove	Within grading
45	Marina madrone	13	No	Remove	Within grading
46	Strawberry tree	19,17,15	Yes	Preserve	Off-site, outside impacts
47	Spanish dagger	20	Yes	Preserve	Off-site, outside impacts

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Tree Preservation Guidelines
The goal of tree preservation is not merely tree survival during development but maintenance of tree health and beauty for many years. Trees retained on sites that are either subject to extensive injury during construction or are inadequately maintained become a liability rather than an asset. The response of individual trees depends on the amount of excavation and grading, care with which demolition is undertaken, and construction methods. Coordinating any construction activity inside the **TREE PROTECTION ZONE** can minimize these impacts.

The following recommendations will help reduce impacts to trees from development and maintain and improve their health and vitality through the clearing, grading and construction phases. Plans needed to develop accurate **TREE PROTECTION ZONES** would include site layout, grading, utilities, planting, and irrigation plans. Specific Tree Protection measures can be developed when construction plans are available for review.

Tree Protection Zone
1. A **TREE PROTECTION ZONE** shall be identified for each tree to be preserved. **TREE PROTECTION ZONE** shall be:

- The project perimeter fence for off-site trees #46 and 47
- Street tree #40, the sidewalk (northeast) and curb (southwest), and six feet to the northwest and southeast.

2. Fence street tree #40 to completely enclose the **TREE PROTECTION ZONE** prior to demolition, grubbing or grading. Fences shall be 6-foot tall chain link with posts sunk into the ground or equivalent as approved by the City.

3. Fences must be installed prior to beginning demolition and must remain until construction is complete.

4. No grading, excavation, construction or storage or dumping of materials shall occur within the **TREE PROTECTION ZONE**.

5. No underground services including utilities, sub-drains, water or sewer shall be placed in the **TREE PROTECTION ZONE**.

Design recommendations

- Any changes to the plans affecting the trees should be reviewed by the consulting arborist with regard to tree impacts. These include, but are not limited to, site plans, improvement plans, utility and drainage plans, grading plans, landscape and irrigation plans, and demolition plans.
- Plot accurate locations of all trees to be preserved on all project plans. Identify the **TREE PROTECTION ZONE** for each tree.
- Plan for tree preservation by designing adequate space around trees to be preserved. This is the **TREE PROTECTION ZONE**. No grading, excavation, construction or storage of materials should occur within that zone. Route underground services including utilities, sub-drains, water or sewer around the **TREE PROTECTION ZONE**. For design purposes, the **TREE PROTECTION ZONE** trees shall be defined as the tree dripline.
- Tree Preservation Guidelines**, which include specifications for tree protection during demolition and construction, should be included on all plans.
- Any herbicides placed under paving materials must be safe for use around trees and labeled for that use.
- Do not lime the subsoil within 50' of any tree. Lime is toxic to tree roots.

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Pre-demolition and pre-construction treatments and recommendations

- Fence all trees to be retained to completely enclose the **TREE PROTECTION ZONE** prior to demolition, grubbing or grading. Fences shall be 6 ft. chain link with posts sunk into the ground or equivalent as approved by the City.
- Apply and maintain 4 to 6-inch wood chip mulch within the **TREE PROTECTION ZONE**. Keep the mulch 2-feet from the base of tree trunks.
- Fences are to remain until all grading and construction is completed.
- All tree work shall comply with the Migratory Bird Treaty Act as well as California Fish and Wildlife code 3503-3513 to not disturb nesting birds. To the extent feasible, tree pruning and removal should be scheduled outside of the breeding season. Breeding bird surveys should be conducted prior to tree work. Qualified biologists should be involved in establishing work buffers for active nests.

Recommendations for tree protection during construction

- All contractors shall conduct operations in a manner that will prevent damage to trees to be preserved.
- Any grading, construction, demolition or other work that is expected to encounter tree roots should be monitored by the Consulting Arborist.
- Tree protection fences are to remain until all site work has been completed. Fences may not be relocated or removed without permission of the Consulting Arborist.
- Construction trailers, traffic and storage areas must remain outside fenced areas at all times.
- Structures and underground features to be removed within the Tree Protection Zone shall use equipment that will minimize damage to trees above and below ground, and operate from outside the Tree Protection Zone. Tie back branches and wrap trunks with protective materials to protect from injury as directed by the Consulting Arborist. The Consulting Arborist shall be on-site during all operations within the Tree Protection Zone to monitor demolition activity.
- If injury should occur to any tree during construction, it should be evaluated as soon as possible by the Consulting Arborist so that appropriate treatments can be applied.
- No excess soil, chemicals, debris, equipment or other materials shall be dumped or stored within the **Tree Protection Zone**.
- Any additional tree pruning needed for clearance during construction must be performed by a Certified Arborist and not by construction personnel.

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Maintenance of impacted trees

Preserved trees will experience a physical environment different from that pre-development. As a result, tree health and structural stability should be monitored. Occasional pruning, fertilization, mulch, pest management, replanting and irrigation may be required. In addition, provisions for monitoring both tree health and structural stability following construction must be made a priority. Inspect trees annually and following major storms to identify conditions requiring treatment to manage risk associated with tree failure.

Our procedures included assessing trees for observable defects in structure. This is not to say that trees without significant defects will not fail. Failure of apparently defect-free trees does occur, especially during storm events. Wind forces, for example, can exceed the strength of defect-free wood causing branches and trunks to break. Wind forces coupled with rain can saturate soils, reducing their ability to hold roots, and blow over defect-free trees. Although we cannot predict all failures, identifying those trees with observable defects is a critical component of enhancing public safety.

Furthermore, trees change over time. Our inspections represent the condition of the tree at the time of inspection. As trees age, the likelihood of failure of branches or entire trees increases. Annual tree inspections are recommended to identify changes to tree health and structure. In addition, trees should be inspected after storms of unusual severity to evaluate damage and structural changes. Initiating these inspections is the responsibility of the client and/or tree owner.

If you have any questions regarding my observations or recommendations, please contact me.

HortScience | Bartlett Consulting

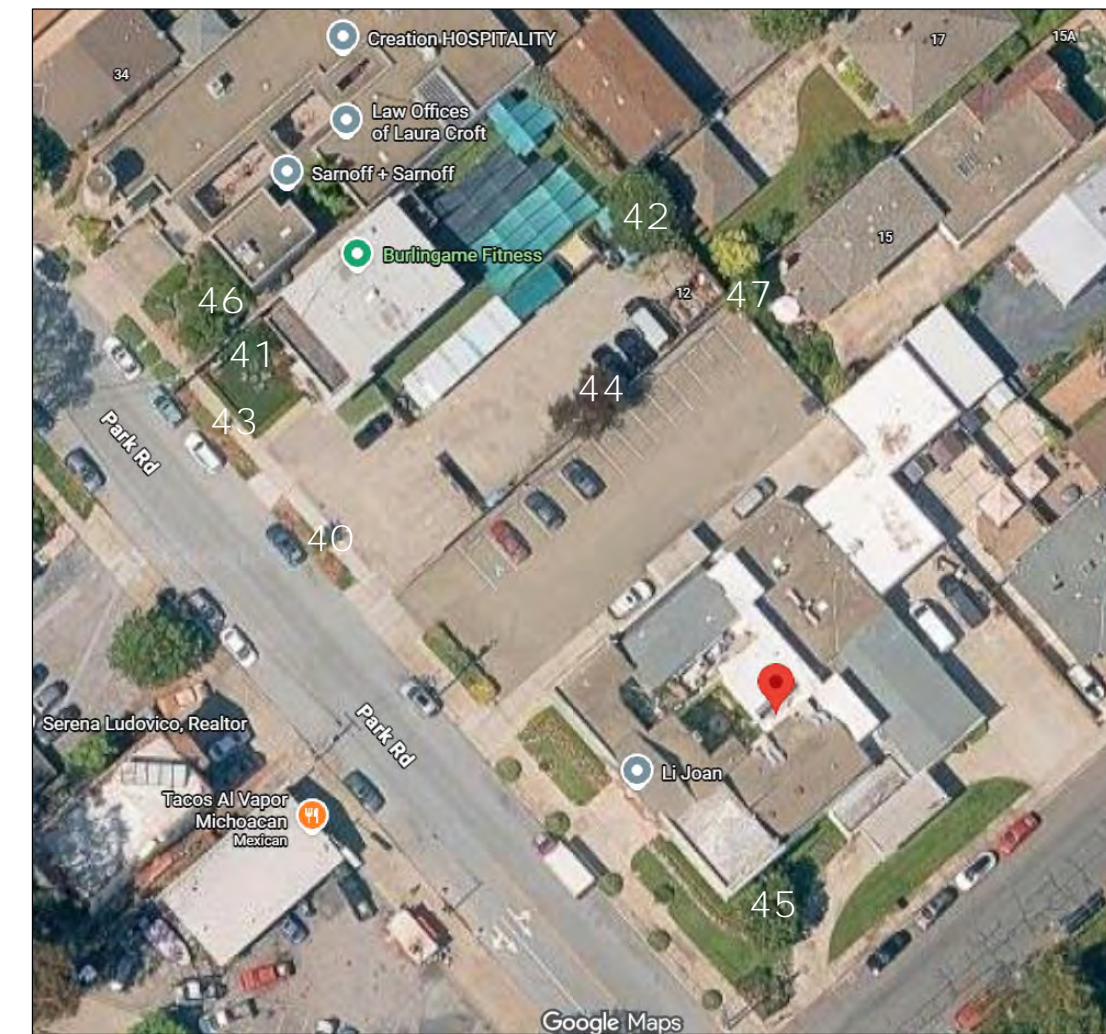
BWong
Brenda Wong
Consulting Arborist and Urban Forester
ISA Certified Arborist WE12933A
ISA Tree Risk Assessment Qualified
ASCA Registered Consulting Arborist #914

HortScience | Bartlett Consulting, Divisions of The F. A. Bartlett Tree Expert Company



Attachments

- Tree Assessment Map
- Tree Assessment Form
- Tree Disposition Plan



Tree Assessment Map

**2 Park Road
Burlingame, CA**

Prepared for:
Windy Hills Property Ventures
Palo Alto, CA

January 2026



No Scale

Notes:
Base map provided by:
Google Earth

Numbered tree locations are
approximate.

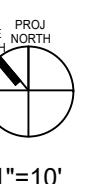
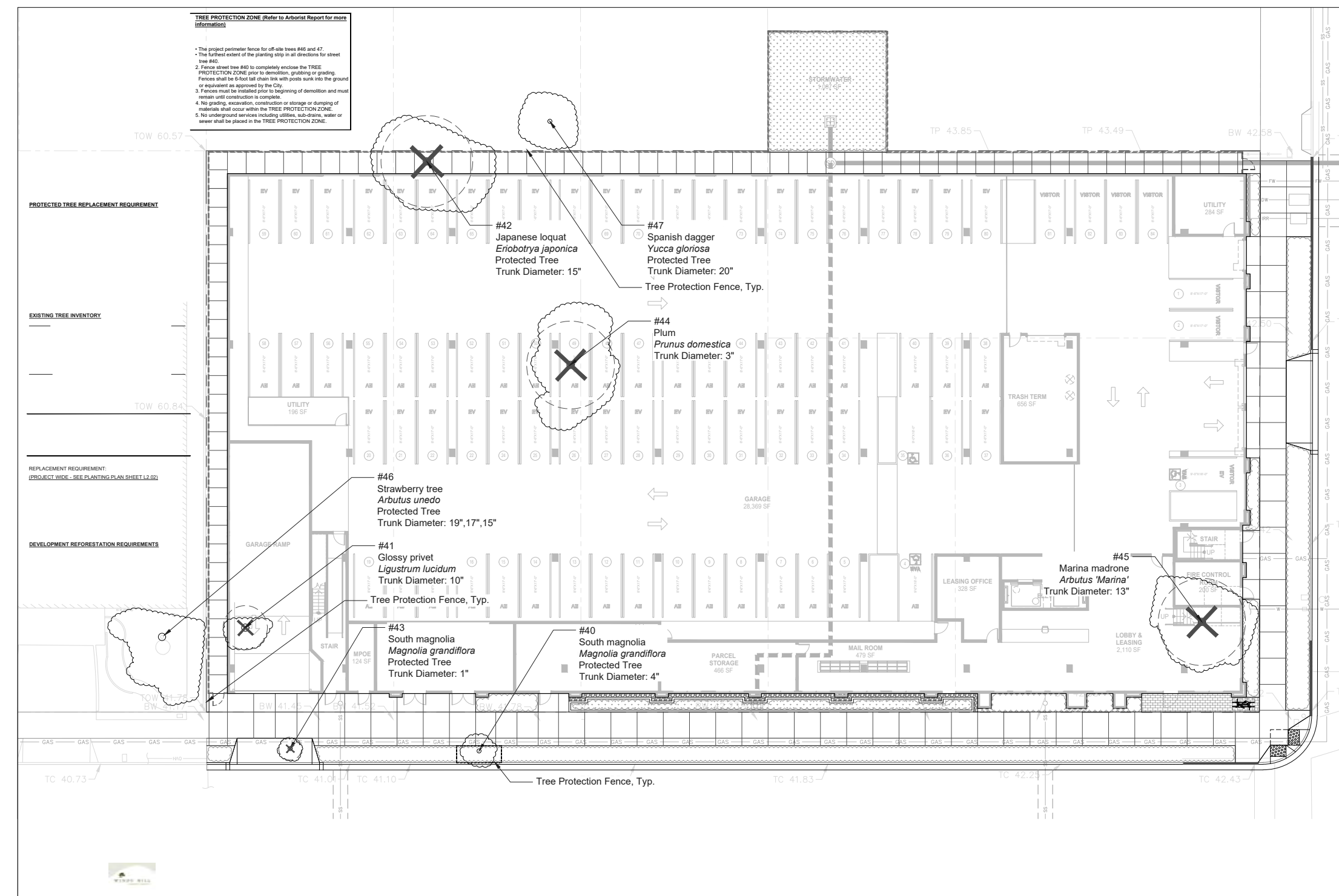


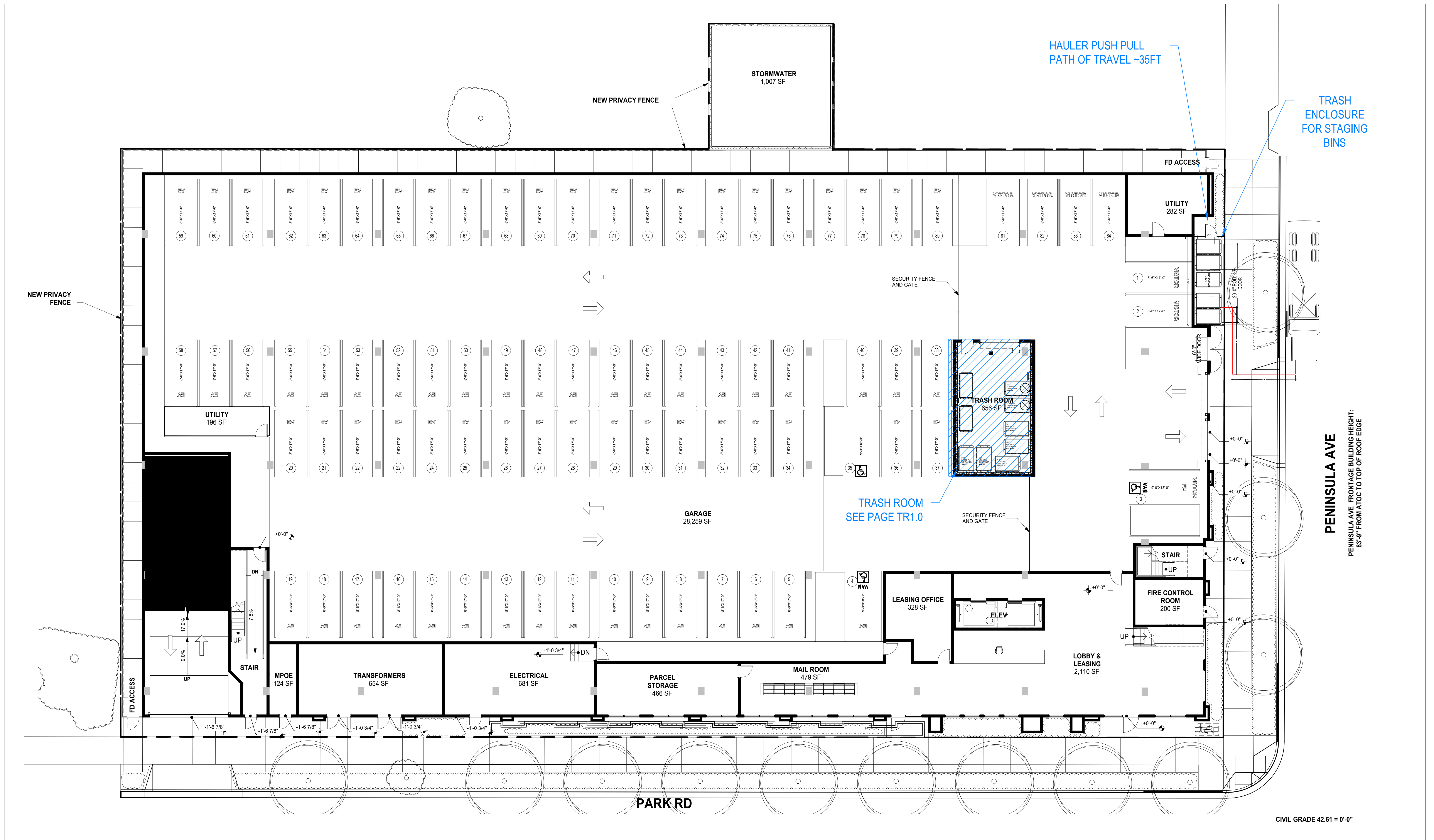
Tree Assessment

2 Park Rd.
Burlingame, CA
January 6, 2026



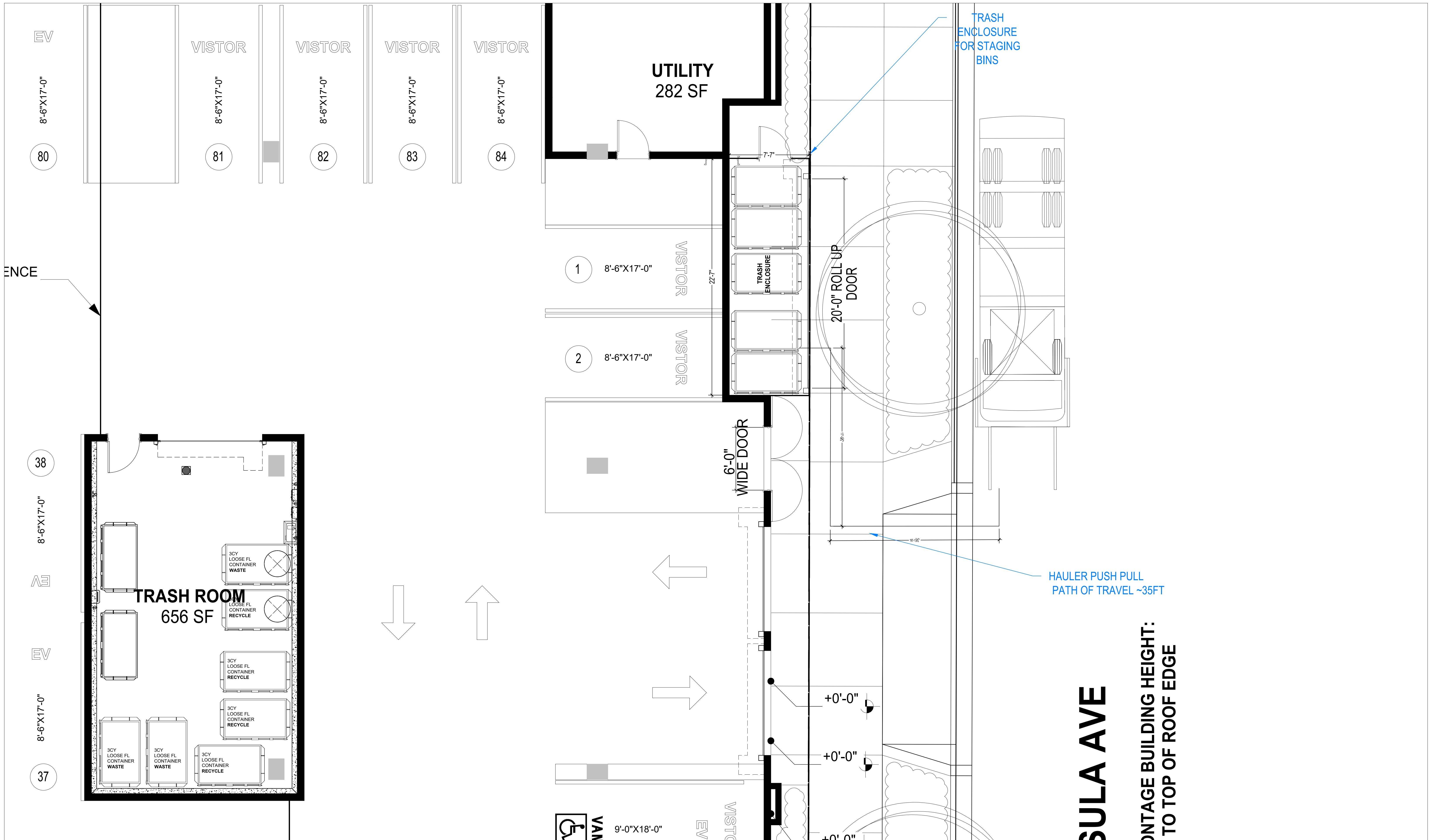
Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
40	Southern magnolia	4	Yes	4	Moderate	Street tree; no tag; under high voltage lines; multiple attachments at 5'; good color.
41	Glossy privet	10	No	4	Moderate	Large surface roots; full dense crown.
42	Japanese loquat	15	Yes	3	Moderate	Trunk decay N at old pruning wounds; N lateral girdled by strap; poor branch structure; dense crown.
43	Southern magnolia	1	Yes	5	Moderate	Street tree; no tag; good young tree; under high voltage lines.
44	Plum	10	No	3	Low	Trunk decay; previous stem failure; trunk leans S; poor branch structure; profuse new buds.
45	Marina madrone	13	No	5	High	Trunk leans slightly E; multiple attachments at 5'; full dense crown.
46	Strawberry tree	19,17,15	Yes	4	High	Off-site; no tag; multiple stems at base; east stem codominant at 2'; dense crown; small twig and branch dieback; drip line at property fence.
47	Spanish dagger	20	Yes	5	High	Off-site; no tag; behind fence; can't see trunk; crown overhangs ~6'.



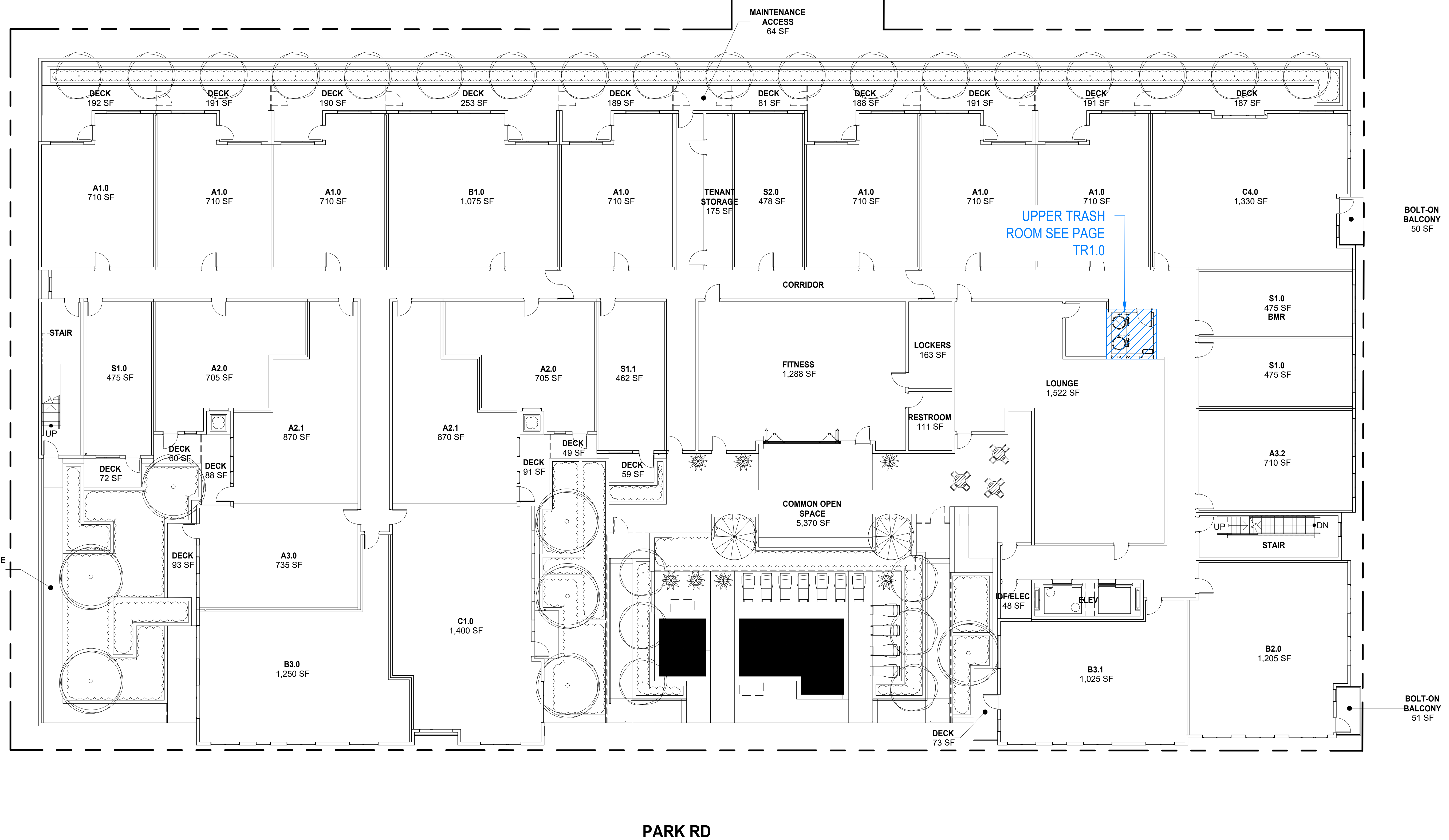


1 LEVEL 1:
3/32" = 1'-0"

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



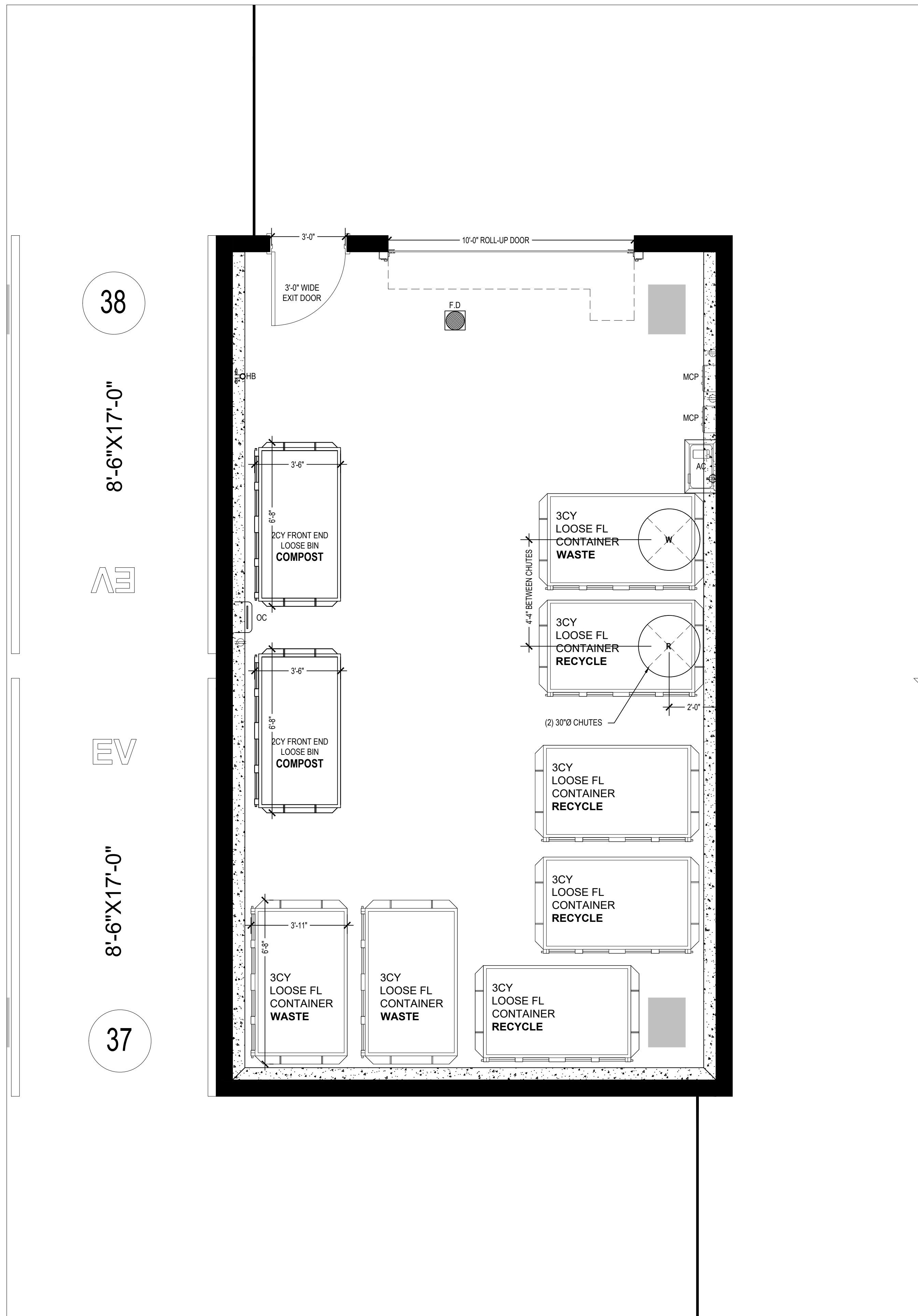
BUILDING PLAN GENERAL NOTES

1. REQUIRED STANDPIPE SYSTEM OUTLETS ARE LOCATED ON THE INTERMEDIATE STAIR LANDING OF EACH FLOOR

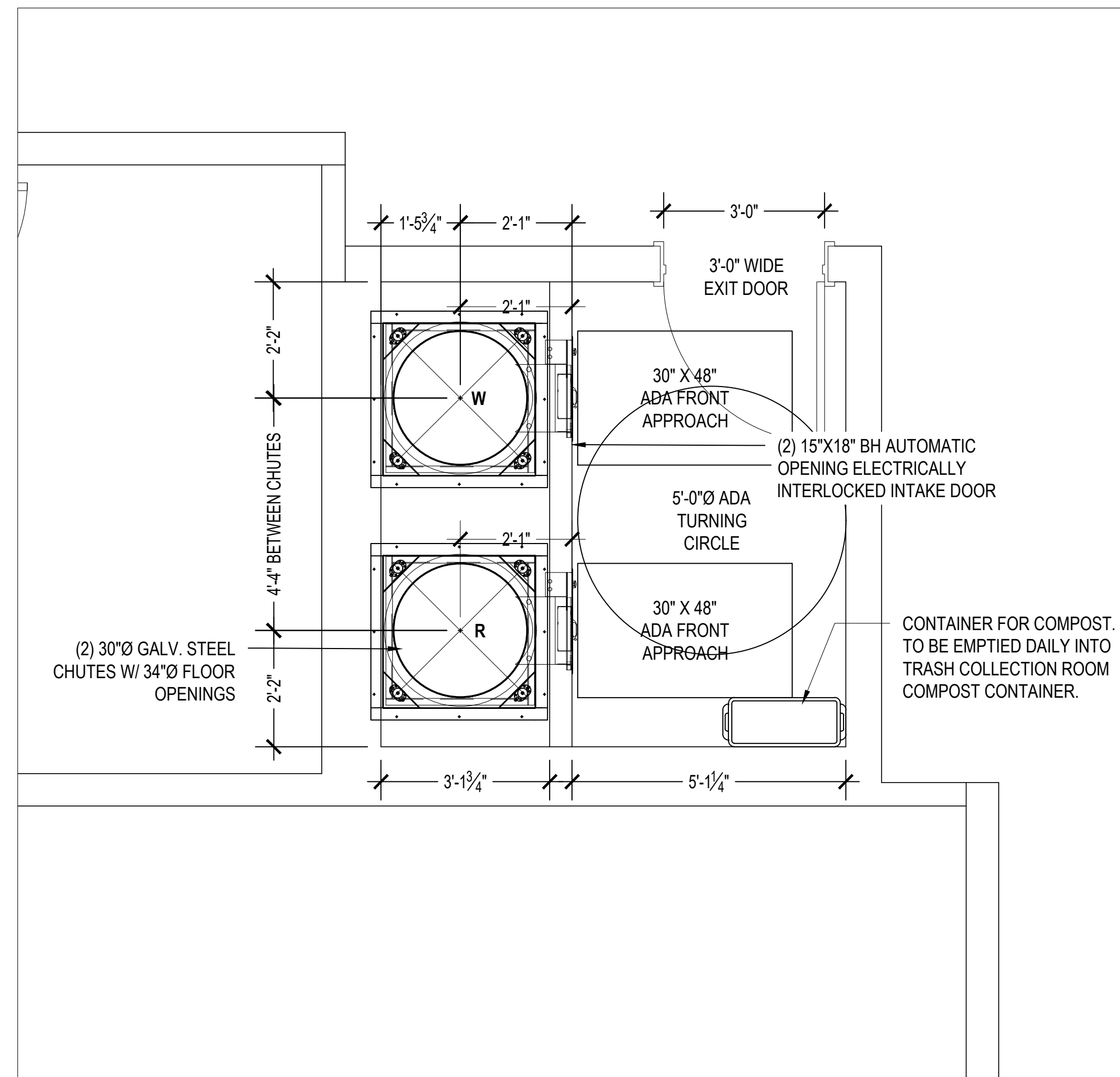
PARK RD FRONTAGE BUILDING HEIGHT:
84'-2" FROM ATOC TO TOP OF ROOF EDGE

PENINSULA AVE
PENINSULA AVE FRONTAGE BUILDING HEIGHT:
83'-3" FROM ATOC TO TOP OF ROOF EDGE

1 LEVEL 3: UPPER FLOOR PLAN
3/32" = 1'-0"



1 LEVEL 1: RESIDENTIAL TRASH ROOM
3/8" = 1'-0"



2 LEVEL 3: UPPER FLOOR TRASH ROOMS
1/2" = 1'-0"

SHEET NOTES:

RESIDENTIAL TRASH ROOM, LEVEL 1.

- TRASH COLLECTION ROOM IS 2HR FIRE-RATED - RESTRICTED ACCESS.
- FLOOR SHALL BE FINISHED WITH HEAVY DUTY TRAFFIC COATING THAT CAN SUPPORT UP TO 4,000 LBS PER LOAD ON CASTERS. FLOOR TO HAVE MINIMAL SLOPE (1" MAX) AND FLOOR DRAIN. FLOOR LEVEL UNDER COMPACTORS.
- WALLS SHALL BE FINISHED WITH WASHABLE WATERPROOF SURFACE SUCH AS FRP OR HIGH-GLOSS ENAMEL PAINT 8'-0" AFF.
- WALL PROTECTION: OPTION 1: 12"Hx6"W CONCRETE CURB AT BASE OF ALL NON- REINFORCED CONCRETE WALLS. OPTION 2: 3/8" THICK STEEL DIAMOND TREAD BACKING 6'-0" AFF ALONG ALL NON-REINFORCED CONCRETE WALLS. ARCHITECT TO SELECT SUITABLE ASSEMBLY.
- ROOM SHALL BE MECHANICALLY VENTILATED WITH (1) CFM/SF PER CBC.
- INSTALL 8'-0" WIDE ROLL-UP DOOR FOR TRANSFERRING CONTAINERS. INSTALL 3'-0" NFPA COMPLIANT DOOR FOR FIRE EGRESS.
- (2) 30"Ø 16-GAUGE GALVANIZED OR ALUMINIZED STEEL CHUTE WITH 3CY FL LOOSE CONTAINER FOR WASTE AND RECYCLING. CHUTES TERMINATE 5'-0" AFF.
- 2CY FL LOOSE CONTAINER FOR COMPOST COLLECTION.
- MCP: CHUTE MASTER CONTROL PANEL (1 PER CHUTE) SHALL BE WALL-MOUNTED 60" AFF. MUST ALLOW LOCK DOWN OF CHUTE INTAKES FOR EXCHANGING CONTAINERS AND WASHING CHUTES. 120V 15A SERVICE OUTLET REQUIRED.
- AC: AIR COMPRESSOR (OIL LESS) 4610AC WITH AUTOMATIC TANK DRAIN VALVE. 2 HP PEAK, TWIN TANK CAPACITY 4.6 GALLONS. VOLTAGE @ 60 HZ 110 VOLTS. CURRENT 8.5 AMPS TO POWER THE CHUTE INTAKE DOORS. (1) TOTAL. MOUNTED 60" AFF.
- OC: ODOR CONTROL UNIT SHALL BE WALL-MOUNTED 60" AFF. 120V 15A SERVICE OUTLET REQUIRED.
- HB: HOT AND COLD HOSE BIBB SHALL BE WALL-MOUNTED 60" AFF.
- PROVIDE (1) UNDEDICATED 120V 15A SERVICE OUTLET REQUIRED FOR STAFF MAINTENANCE PURPOSE.
- TYPE-A, B-LABEL CONSTRUCTION, HORIZONTALLY ROLLING DOOR, HELD OPEN BY 165°F FUSIBLE LINK, SHOWN IN CLOSED POSITION.

CHUTE VESTIBULES.

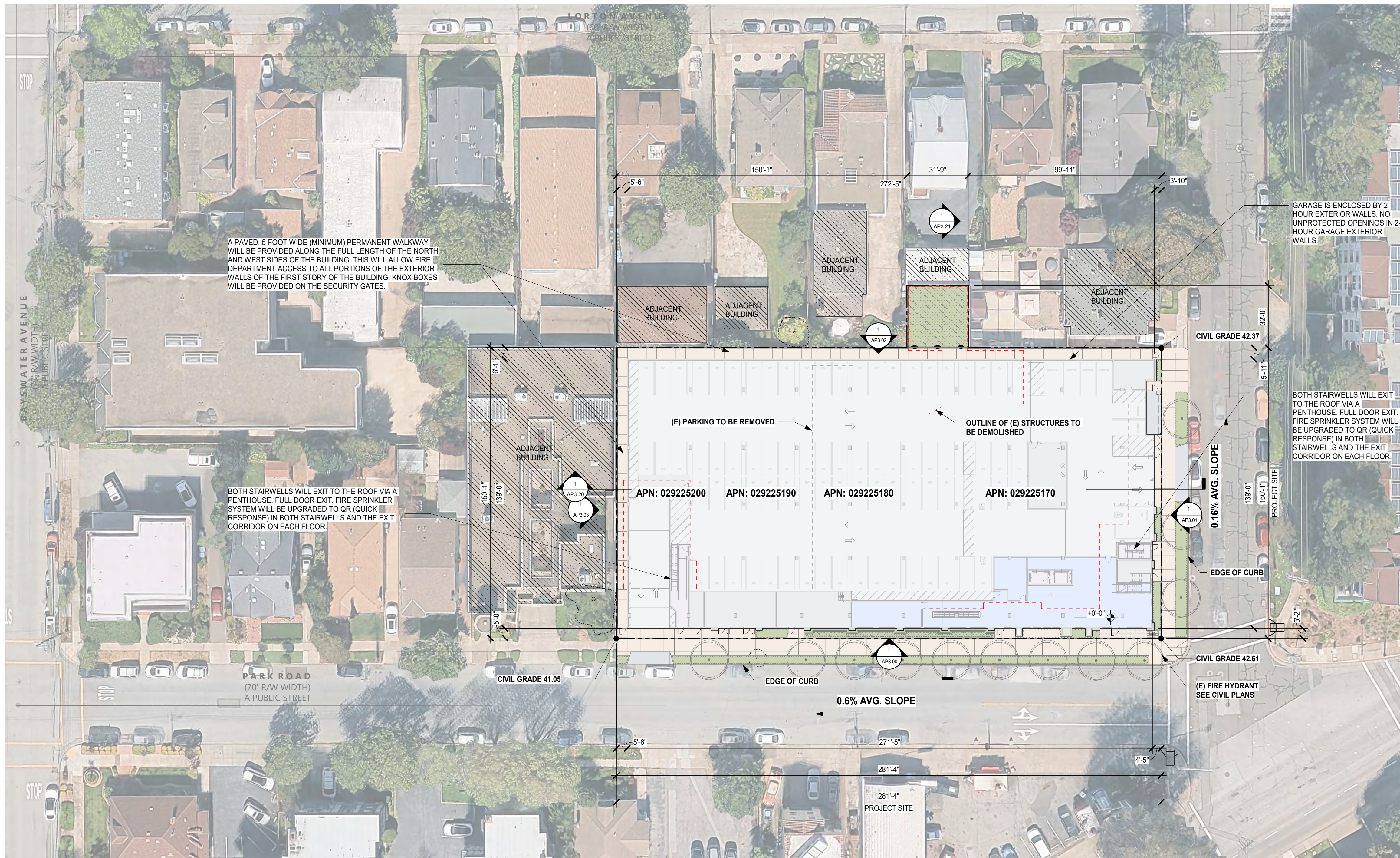
- CHUTE VESTIBULES SHALL BE 2HR FIRE-RATED WITH 90-MINUTE FIRE-RATED ACCESS DOOR FOR RESIDENTIAL ACCESS. *NOTE THAT WHERE CHUTE INTAKE ROOMS ARE PROTECTED BY AUTOMATIC SPRINKLERS, THE ROOM SHALL BE ENCLOSED IN A MIN OF 1HR FIRE RESISTANCE-RATED CONSTRUCTION WITH 45-MINUTE FIRE-RATED ACCESS DOORS*. 5'-0" MIN DIAMETER WHEELCHAIR TURNING SPACE REQUIRED PER ADA REQUIREMENTS. POWER TO INTAKE DOORS SUPPLIED BY MCP. PROVIDE (X) 15x18 BOTTOM HINGED, LOW-VOLTAGE, ELECTRICALLY INTERLOCKED, AUTOMATIC OPENING DOOR AT EACH FLOOR. SEE DETAIL 2/TR2.0. 30" x 48" FRONT / SIDE APPROACH REQUIRED PER ADA STANDARDS.
- MANAGEMENT TO PROVIDE 23-GALLON 'RUBBERMAID SLIM JIM' CONTAINER OR EQUIVALENT FOR COMPOST DISPOSAL. STAFF TO EMPTY IN CONTAINERS DAILY AT TRASH ROOM.
- 2HR FIRE-RATED FACE WALL SHALL NOT BE ERCTED UNTIL CHUTES HAVE BEEN INSTALLED. FOR SOUND PROOFING PURPOSES, ATM RECOMMENDS DOUBLE STUD-WALLS OR EQUIVALENT ADJACENT TO OCCUPIED SPACES. ATM RECOMMENDS INTERIOR OF SHAFT TO BE TAPED TO PREVENT ODOROUS AIR LEAKING INTO OCCUPIED SPACES. ARCHITECT TO SELECT SUITABLE ASSEMBLY.
- PROVIDE ROUND FLOOR OPENINGS AT CONCRETE FLOORS AND OCTAGONAL FLOOR OPENINGS AT WOOD-FRAME CONSTRUCTION. SEE PLAN FOR DIAMETER OF OPENINGS. INSTALL FLOOR SUPPORT FRAME AT EACH FLOOR PENETRATION TO SECURE CHUTE. SEE DETAIL 9/TR2.0 FOR ANCHORING.

GENERAL NOTES.

- ANY DESIGNS OR SOLUTIONS SHOWN IN DRAWING, EITHER DIRECT OR IMPLIED, ARE HEREBY CLARIFIED AS EXAMPLES AND SHALL NOT BE CONSIDERED COMPLETE DESIGNS FOR CONSTRUCTION. THESE DRAWINGS ARE INTENDED TO SUPPLEMENT THE SUBMITTAL PACKAGE FROM ARCHITECT.
- ANY PARTIAL INFORMATION, OMISSIONS, OR INACCURATE DESCRIPTIONS OF WORK SHOWN IN DRAWINGS, WHICH ARE NECESSARY TO PERFORM THE SCOPE OF WORK, SHALL NOT RELIEVE THE CONTRACTOR FROM COMPLETION OF WORK. ALL WORK SHALL BE PERFORMED TO SATISFY THE MINIMUM REQUIREMENTS OF THE CURRENT APPLICABLE BUILDING CODES.
- CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO START OF CONSTRUCTION. THE ARCHITECT SHALL BE PROMPTLY NOTIFIED OF ANY INCONSISTENCIES AND/OR DISCREPANCIES.

PROJECTED COLLECTION SCHEDULE						
SERVICE	M	T	W	TH	F	S
3CY FL LOOSE BIN WASTE	2	2		2	2	
3CY FL LOOSE BIN RECYCLING	3	3	3	3	2	2
2CY FL LOOSE BIN COMPOST			2			2
TOTAL	5	5	5	5	4	4

*WILL UTILIZE HAULERS PUSH/PULL SERVICE FOR TRASH PICKUP



CIVIL GRADE 42.61 = 0'-0"

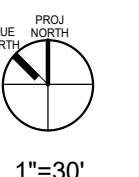
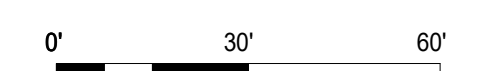
SITE INFORMATION SUMMARY TABLE

LOT SIZE:	43,269 SF / 0.993 AC
SLOPE:	SEE SITE PLAN
BUILDING/HARDSCAPE COVERAGE:	42,159 SF / 97.4%
BUILDING GFA:	SEE PROJECT STATISTICS ON AP0.00
FLOOR AREA OF EACH FLOOR:	SEE PROJECT STATISTICS ON AP0.00
PROPOSED LAND USE:	RESIDENTIAL - MULTI-UNIT DWELLINGS
PROPOSED DWELLING UNITS:	144 DU
BUILDING HEIGHT:	84'-2" FROM AVG. TOP OF CURB TO HIGHEST EDGE OF ROOF
RESIDENTIAL SQFT:	209,070 SF
NON-RESIDENTIAL SQFT:	0 SF

APPROVED AMP

REFER TO AP0.43 FOR THE APPROVED LETTER.

1. FIRE SPRINKLER SYSTEM WILL BE UPGRADED TO QR (QUICK RESPONSE) IN BOTH STAIRWELLS AND THE EXIT CORRIDOR ON EACH FLOOR.
2. BOTH STAIRWELLS WILL EXIT TO THE ROOF VIA A PENTHOUSE, FULL DOOR EXIT.
3. A PAVED, 5-FOOT WIDE (MINIMUM) PERMANENT WALKWAY WILL BE PROVIDED ALONG THE FULL LENGTH OF THE NORTH AND WEST SIDES OF THE BUILDING. THIS WILL ALLOW FIRE DEPARTMENT ACCESS TO ALL PORTIONS OF THE EXTERIOR WALLS OF THE FIRST STORY OF THE BUILDING. KNOX BOXES WILL BE PROVIDED ON THE SECURITY GATES.
4. GARAGE IS ENCLOSED BY 2-HOUR EXTERIOR WALLS. NO UNPROTECTED OPENINGS IN 2-HOUR GARAGE EXTERIOR WALLS.



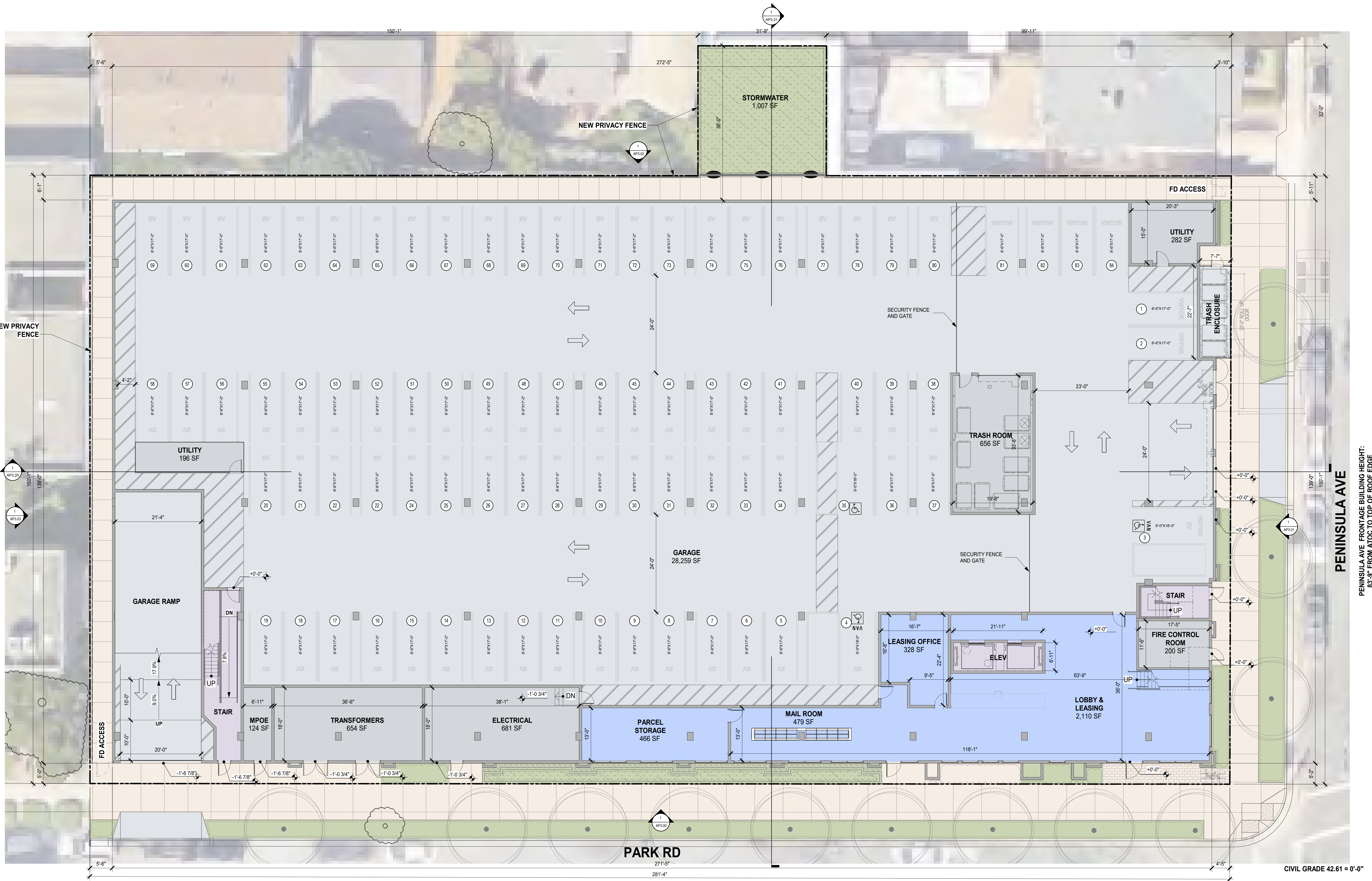
SITE PLAN

1"=30'

AP1.00

BURLINGAME, CALIFORNIA

APRIL 22, 2026



BUILDING PLAN GENERAL NOTES

1. REQUIRED STANDPIPE SYSTEM OUTLETS ARE LOCATED ON THE INTERMEDIATE STAIR LANDING OF EACH FLOOR

PARK RD FRONTAGE BUILDING HEIGHT:
84'-2" FROM ATOC TO TOP OF ROOF EDGE

2 PARK ROAD

BUILDING PLAN - FLOOR 1



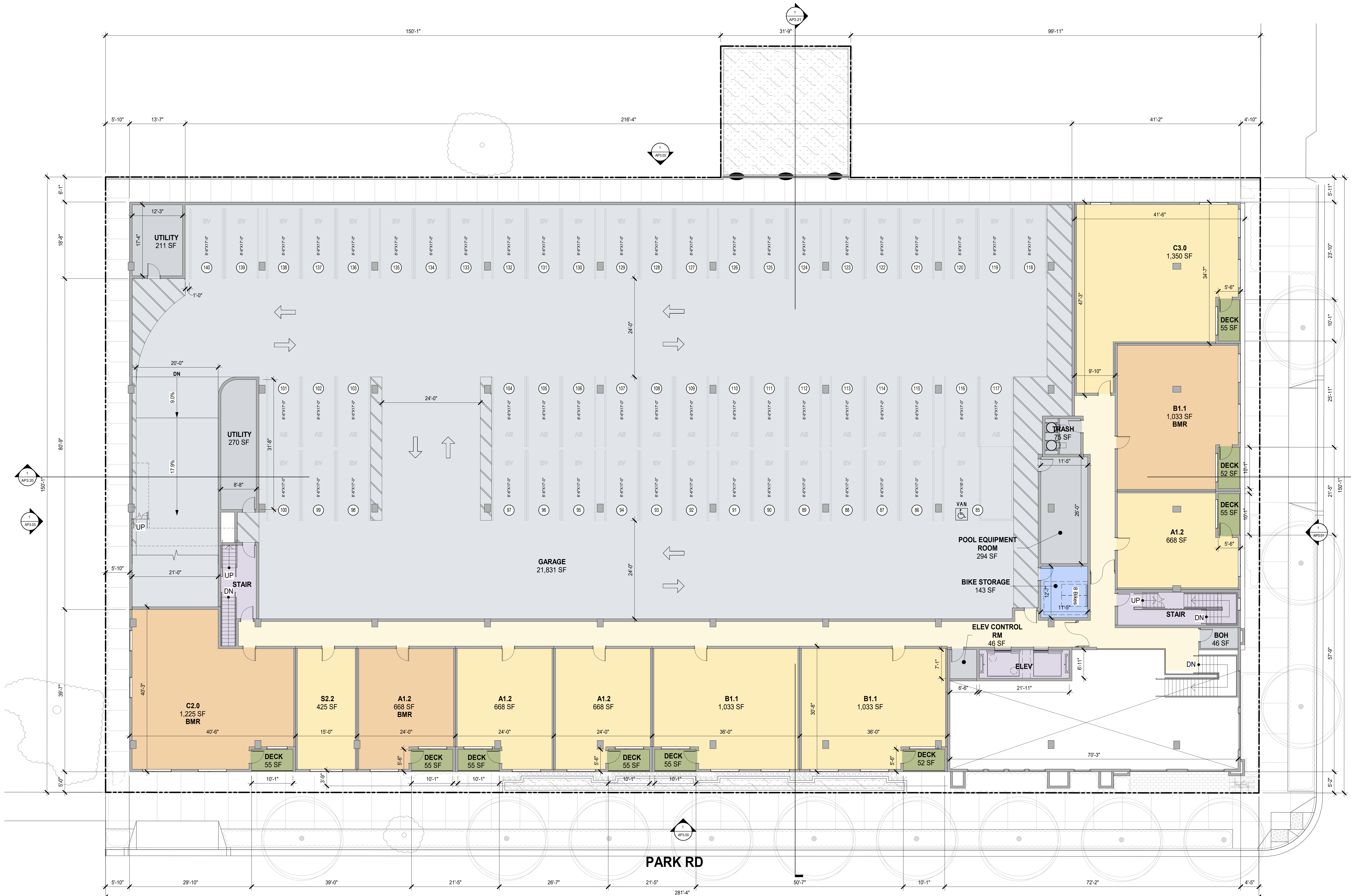
1"=10'

AP2.01

BURLINGAME, CALIFORNIA

APRIL 22, 2026

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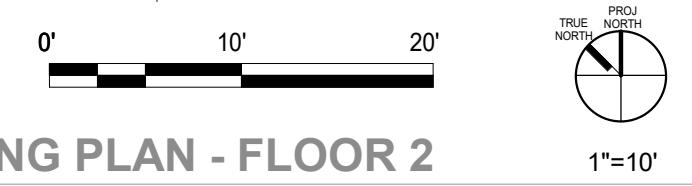


PENINSULA AVE
 PENINSULA AVE FRONTAGE BUILDING HEIGHT:
 83'-9" FROM ATOC TO TOP OF ROOF EDGE

PARK RD FRONTAGE BUILDING HEIGHT:
 84'-2" FROM ATOC TO TOP OF ROOF EDGE

BUILDING PLAN GENERAL NOTES

- 1. REQUIRED STANDPIPE SYSTEM OUTLETS ARE LOCATED ON THE INTERMEDIATE STAIR LANDING OF EACH FLOOR



BUILDING PLAN - FLOOR 2

AP2.02



2 PARK ROAD

BURLINGAME, CALIFORNIA

APRIL 22, 2026

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BUILDING PLAN GENERAL NOTES

1. REQUIRED STANDPIPE SYSTEM OUTLETS ARE LOCATED ON THE INTERMEDIATE STAIR LANDING OF EACH FLOOR

PARK RD FRONTAGE BUILDING HEIGHT:
84'-2" FROM ATOC TO TOP OF ROOF EDGE

BUILDING PLAN - FLOOR 3

AP2.03

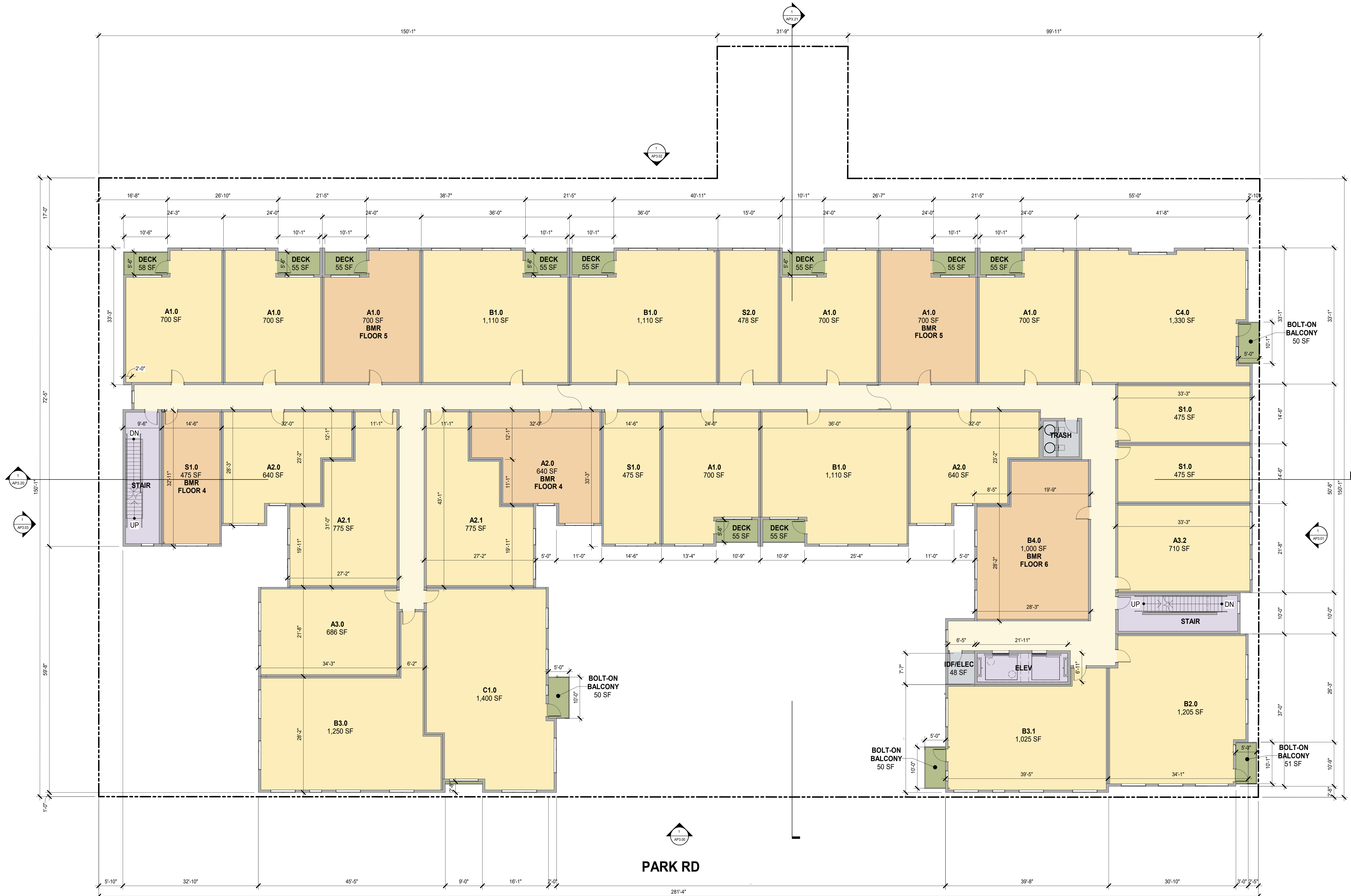


2 PARK ROAD

BURLINGAME, CALIFORNIA

APRIL 22, 2026

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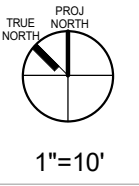
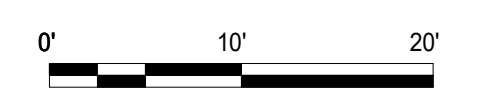
PENINSULA AVE
 PENINSULA AVE FRONTAGE BUILDING HEIGHT:
 83'-9" FROM ATOC TO TOP OF ROOF EDGE

PARK RD

PARK RD FRONTAGE BUILDING HEIGHT:
 84'-2" FROM ATOC TO TOP OF ROOF EDGE

BUILDING PLAN GENERAL NOTES

- 1. REQUIRED STANDPIPE SYSTEM OUTLETS ARE LOCATED ON THE INTERMEDIATE STAIR LANDING OF EACH FLOOR





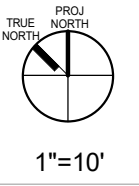
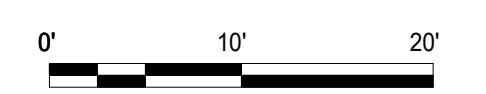
PENINSULA AVE
 PENINSULA AVE FRONTAGE BUILDING HEIGHT:
 83'-9" FROM ATOC TO TOP OF ROOF EDGE

PARK RD

PARK RD FRONTAGE BUILDING HEIGHT:
 84'-2" FROM ATOC TO TOP OF ROOF EDGE

BUILDING PLAN GENERAL NOTES

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BUILDING PLAN - FLOOR 7

AP2.05

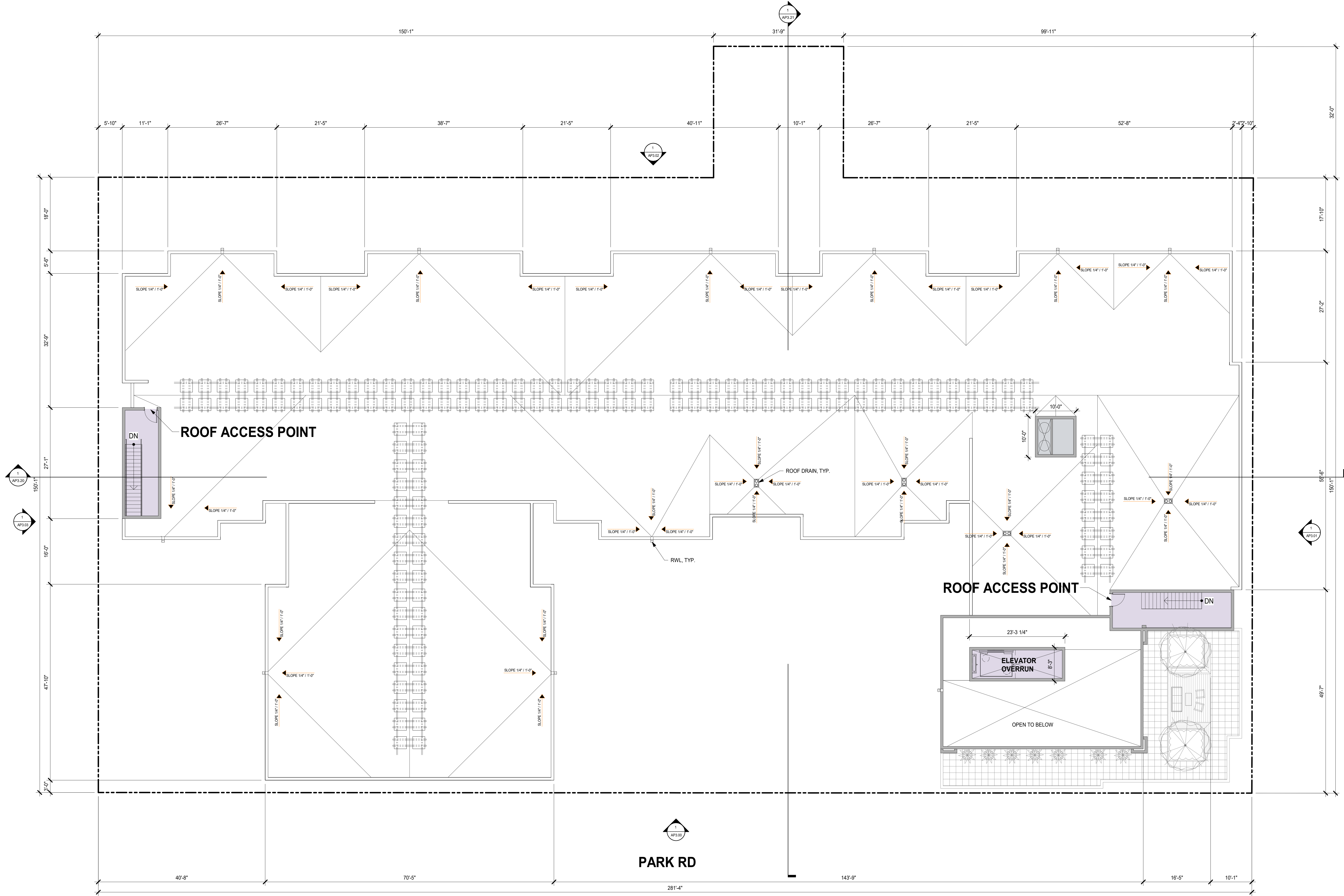


2 PARK ROAD

BURLINGAME, CALIFORNIA

APRIL 22, 2026

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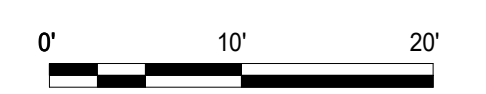
PENINSULA AVE
 PENINSULA AVE FRONTAGE BUILDING HEIGHT:
 83'-9" FROM ATOC TO TOP OF ROOF EDGE

PARK RD

BUILDING PLAN GENERAL NOTES

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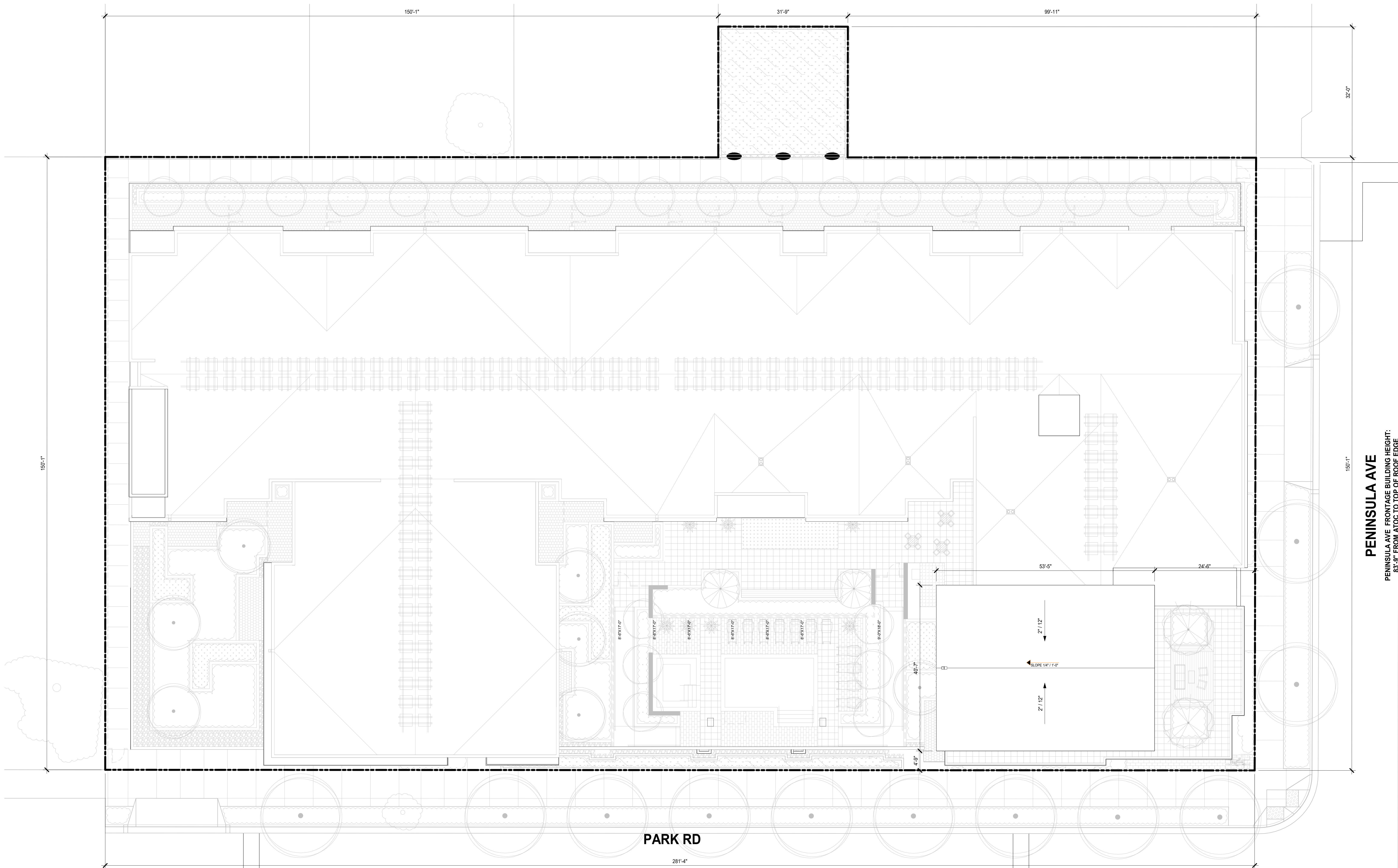
PARK RD FRONTAGE BUILDING HEIGHT:
 84'-2" FROM ATOC TO TOP OF ROOF EDGE



BUILDING PLAN - ROOF

1"=10'

AP2.06



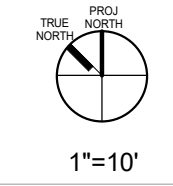
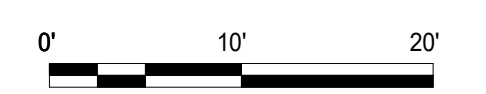
PENINSULA AVE
 PENINSULA AVE FRONTAGE BUILDING HEIGHT:
 83'-9" FROM ATOC TO TOP OF ROOF EDGE

PARK RD

PARK RD FRONTAGE BUILDING HEIGHT:
 84'-2" FROM ATOC TO TOP OF ROOF EDGE

BUILDING PLAN GENERAL NOTES

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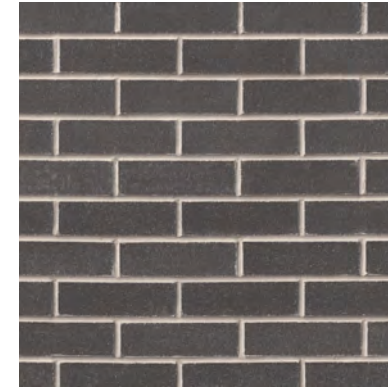
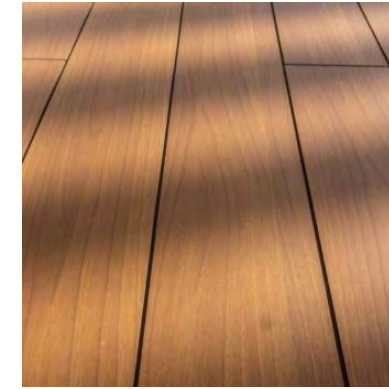
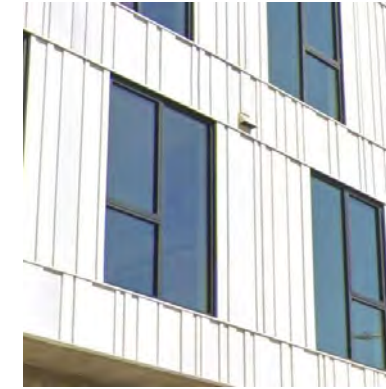



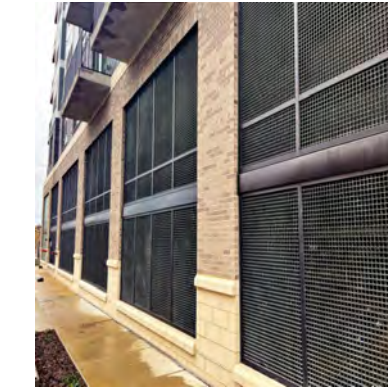
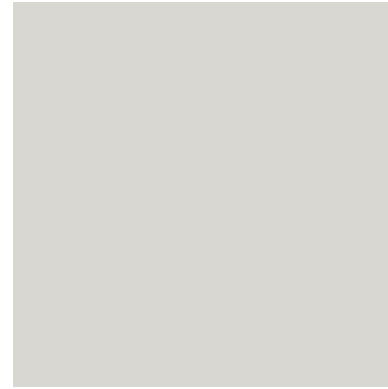




BUILDING PLAN - UPPER ROOF

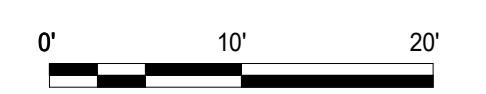
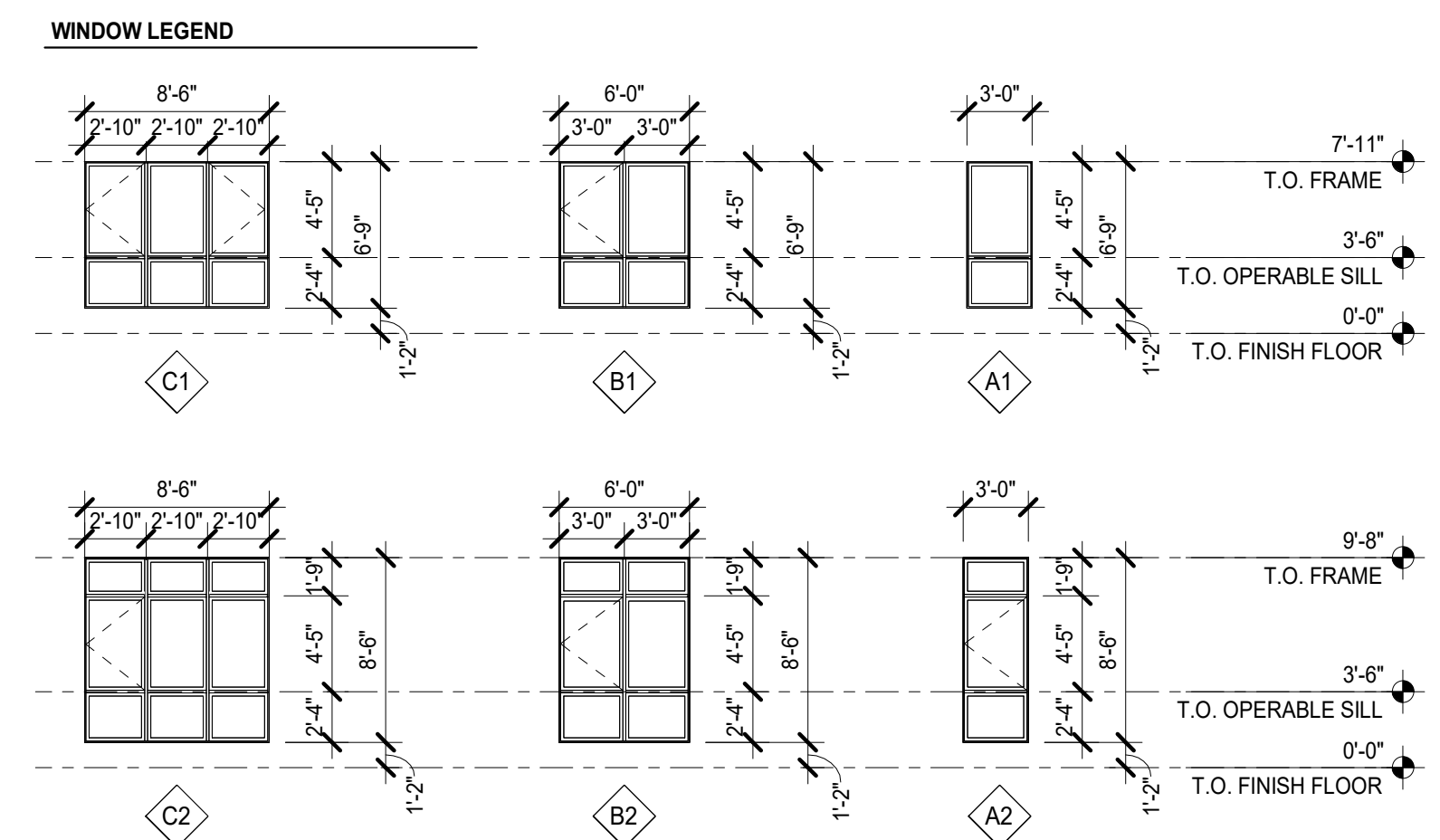
AP2.07



WEST ELEVATION (PARK RD FRONTAGE) 1
1" = 10'-0"

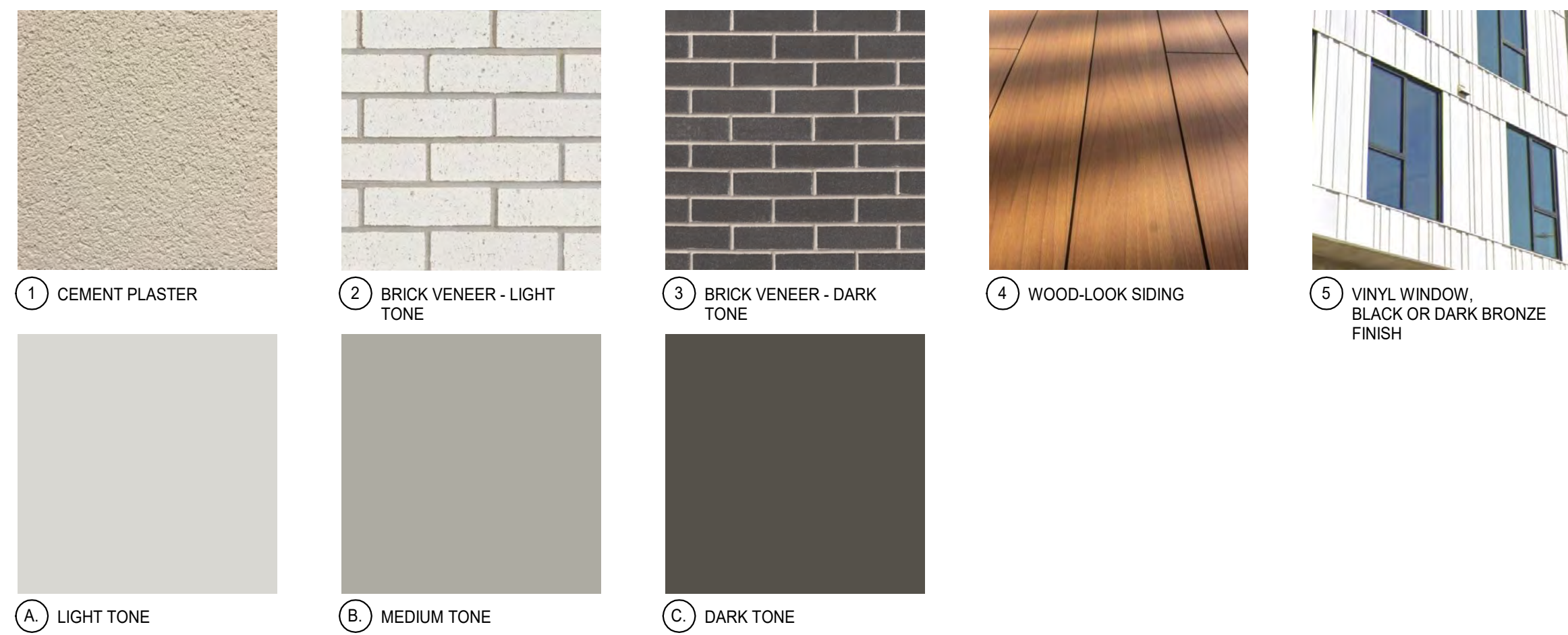
								
1 CEMENT PLASTER	2 BRICK VENEER - LIGHT TONE	3 BRICK VENEER - DARK TONE	4 WOOD-LOOK SIDING	5 VINYL WINDOW, BLACK OR DARK BRONZE FINISH	6 ALUMINUM STOREFRONT WINDOW, DARK BRONZE FINISH	7 METAL CANOPY, DARK BRONZE FINISH	8 GLASS & METAL RAILING	9 PERFORATED METAL SCREEN
								
A LIGHT TONE	B MEDIUM TONE	C DARK TONE						

- MATERIAL SHEET NOTES**
- 10 SOLID ALUMINUM DOOR, ARCH BRONZE FINISH
 - 11 GLASS-PANEL DOOR, ARCH BRONZE FINISH
 - 12 BLADE SIGN
 - 13 DECORATIVE WALL SCNCE
 - 14 PRIVACY FENCE
 - 15 ADJACENT BUILDING
- LEGEND**
- GRADE LINE
 - - - AVG. TOP OF CURB

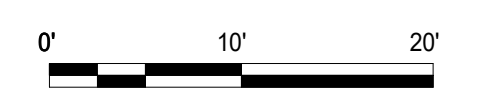
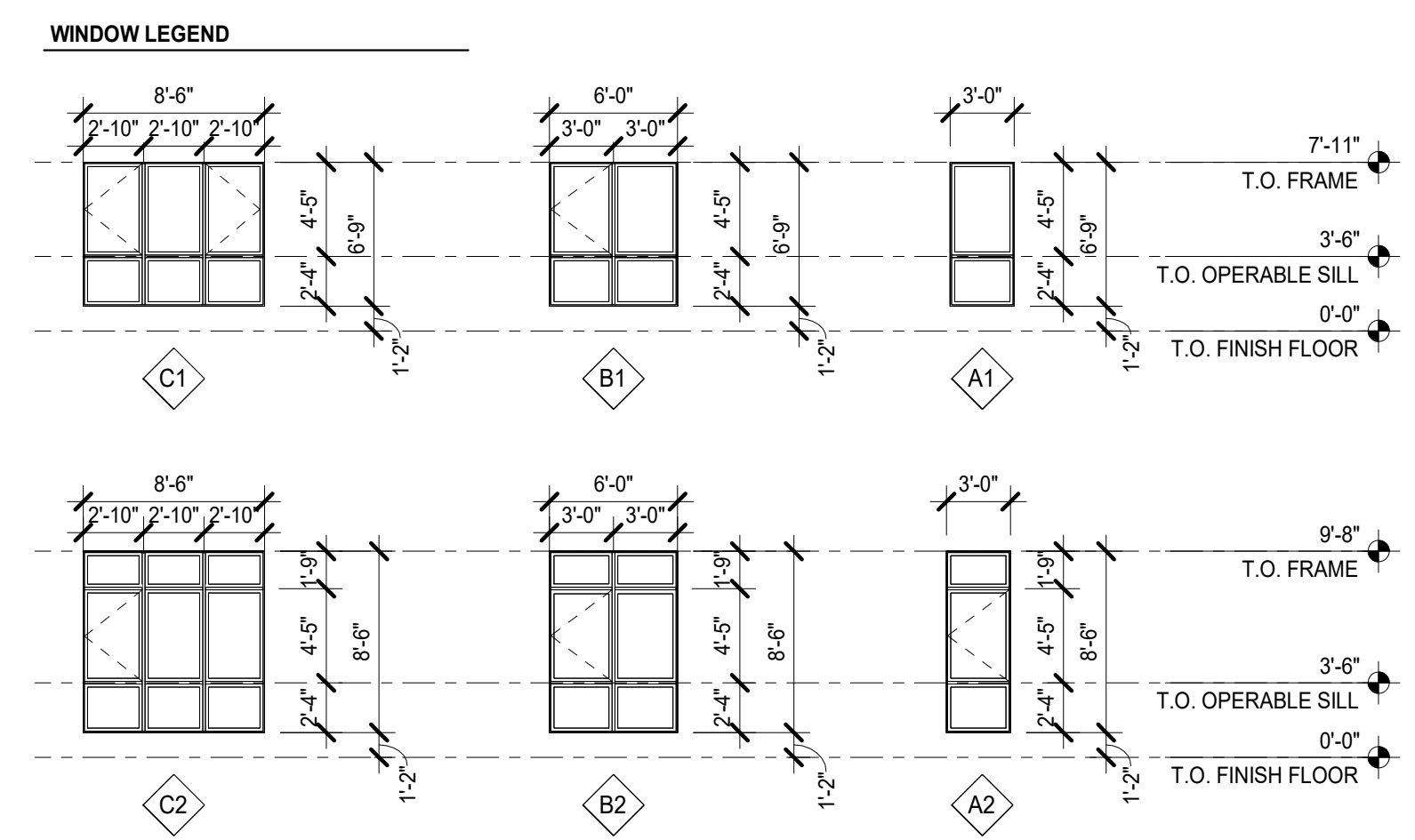




SOUTH ELEVATION (PENINSULA AVE FRONTAGE) 1
1" = 10'-0"


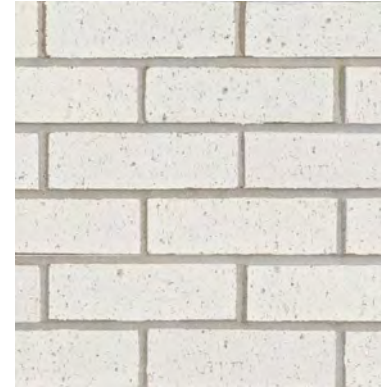

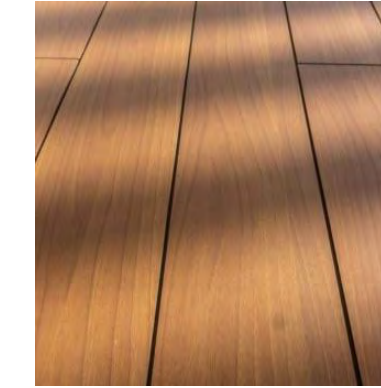





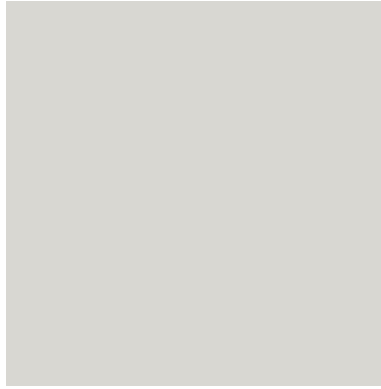




- MATERIAL SHEET NOTES**
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 - 11 GLASS-PANEL DOOR, ARCH BRONZE FINISH
 - 12 BLADE SIGN
 - 13 DECORATIVE WALL SCONCE
 - 14 PRIVACY FENCE
 - 15 ADJACENT BUILDING
- LEGEND**
- GRADE LINE
 - - - - - AVG. TOP OF CURB

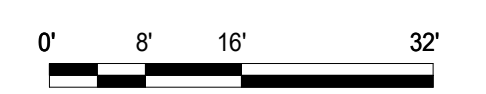
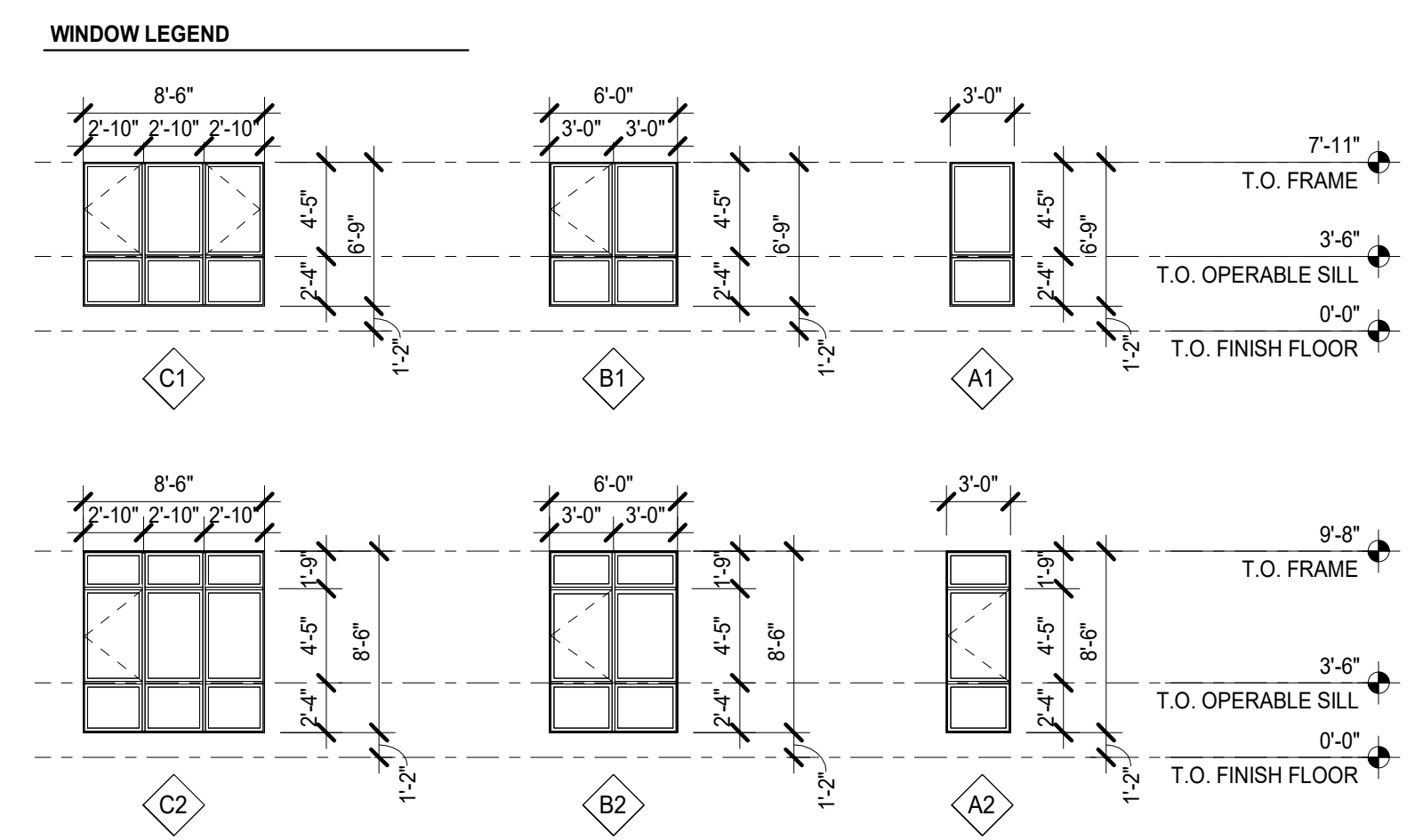




EAST ELEVATION (REAR FRONTAGE) 1
1" = 10'-0"

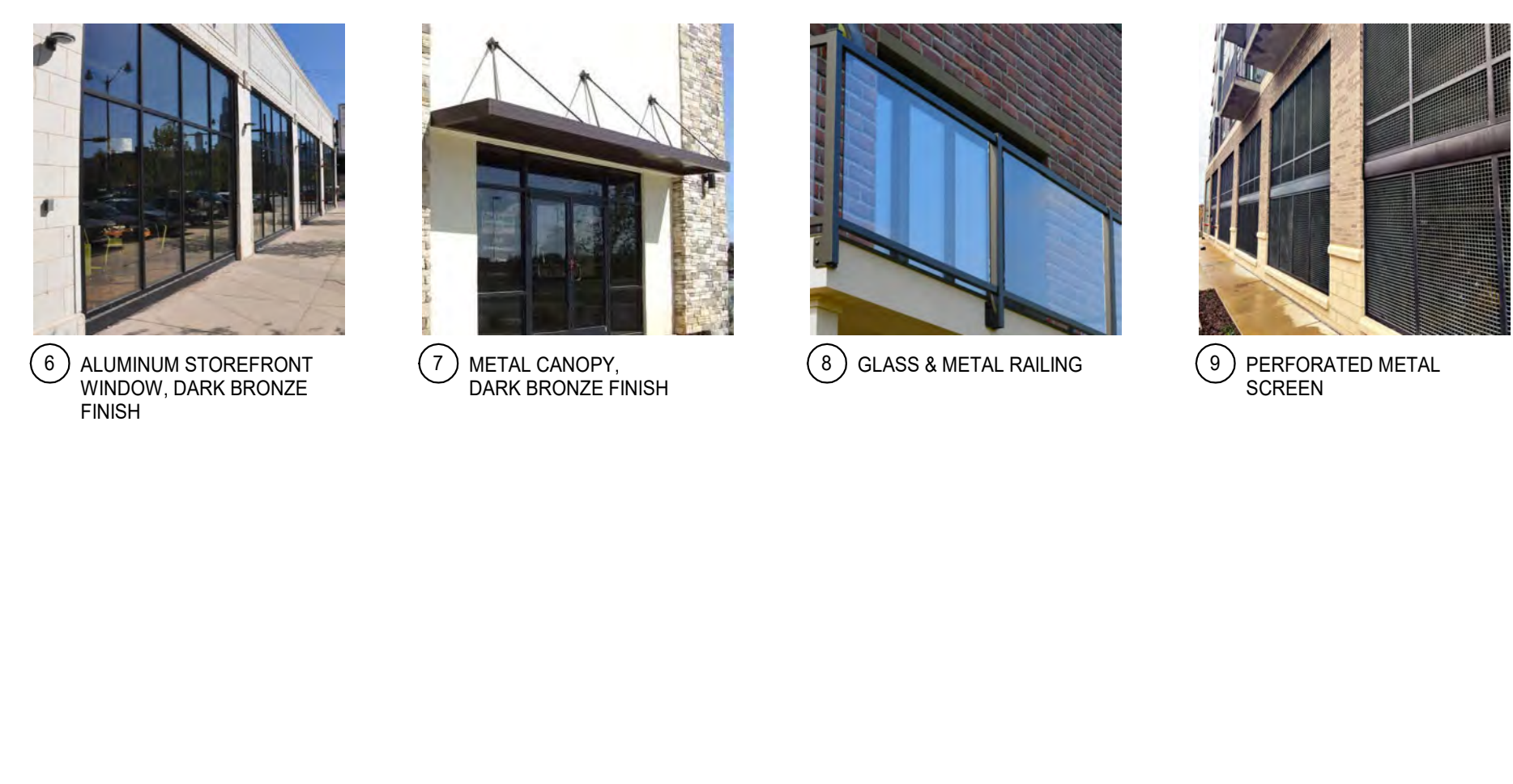
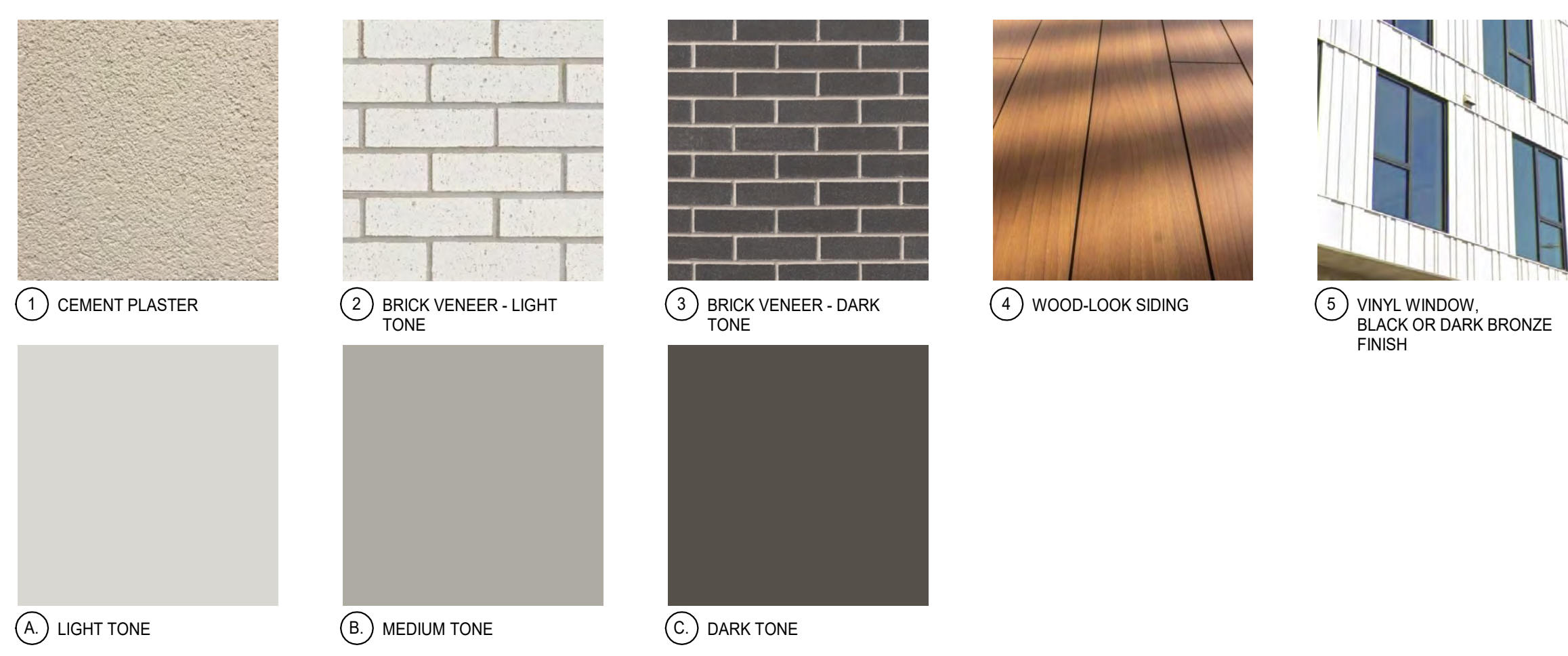
								
① CEMENT PLASTER	② BRICK VENEER - LIGHT TONE	③ BRICK VENEER - DARK TONE	④ WOOD-LOOK SIDING	⑤ VINYL WINDOW, BLACK OR DARK BRONZE FINISH	⑥ ALUMINUM STOREFRONT WINDOW, DARK BRONZE FINISH	⑦ METAL CANOPY, DARK BRONZE FINISH	⑧ GLASS & METAL RAILING	⑨ PERFORATED METAL SCREEN
								
A LIGHT TONE	B MEDIUM TONE	C DARK TONE						

- MATERIAL SHEET NOTES**
- ⑩ SOLID ALUMINUM DOOR, ARCH BRONZE FINISH
 - ⑪ GLASS-PANEL DOOR, ARCH BRONZE FINISH
 - ⑫ BLADE SIGN
 - ⑬ DECORATIVE WALL SCONCE
 - ⑭ PRIVACY FENCE
 - ⑮ ADJACENT BUILDING
- LEGEND**
- GRADE LINE
 - - - - - AVG. TOP OF CURB

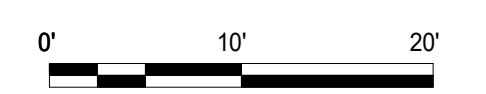
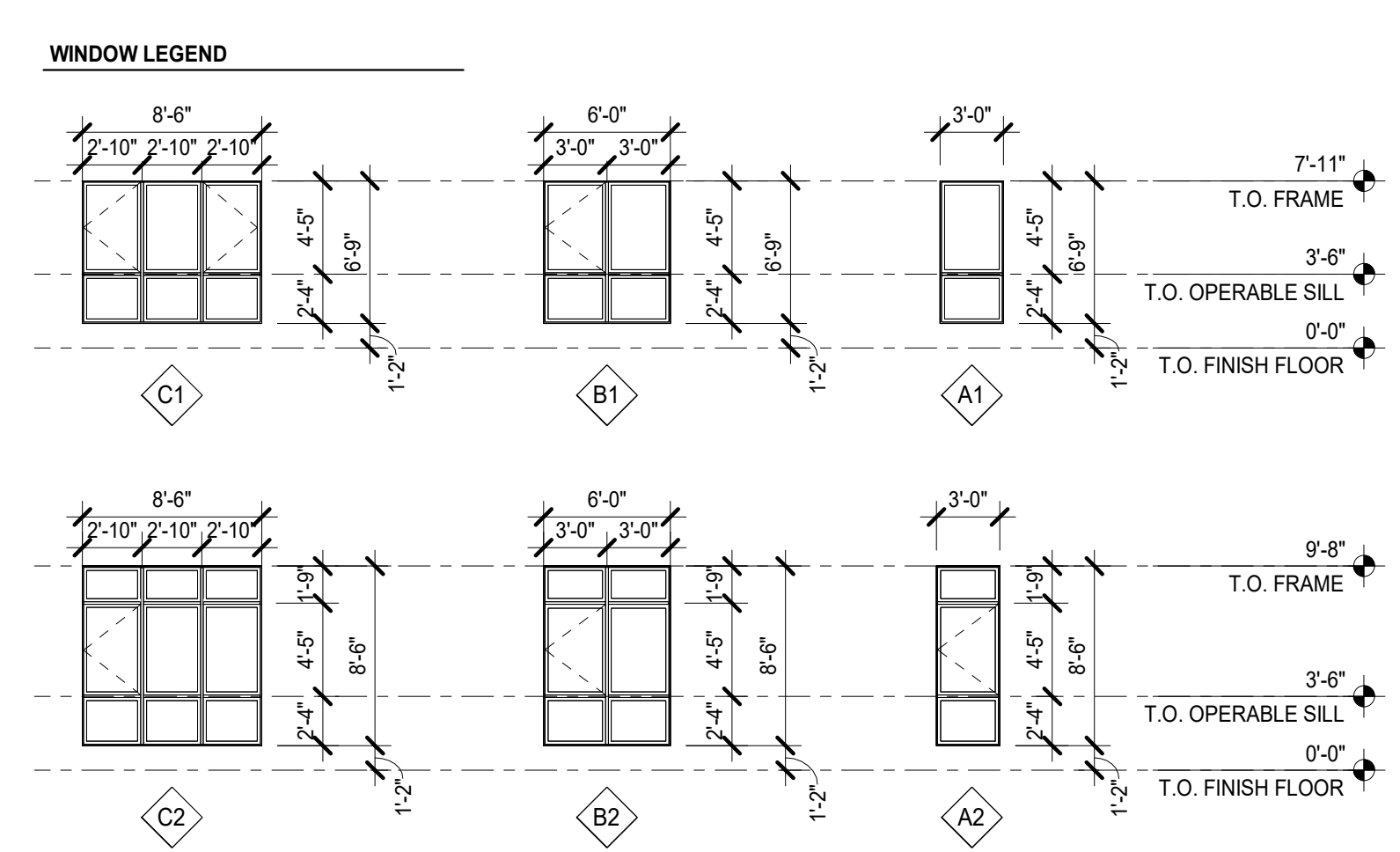




NORTH ELEVATION (SIDE FRONTAGE) 1
1" = 10'-0"



- MATERIAL SHEET NOTES**
- 10 SOLID ALUMINUM DOOR, ARCH BRONZE FINISH
 - 11 GLASS-PANEL DOOR, ARCH BRONZE FINISH
 - 12 BLADE SIGN
 - 13 DECORATIVE WALL SCONCE
 - 14 PRIVACY FENCE
 - 15 ADJACENT BUILDING
- LEGEND**
- GRADE LINE
 - - - - - AVG. TOP OF CURB





VIEW FROM EL CAMINO REAL



VIEW FROM EL CAMINO REAL (BIRDS EYE) 1
6" = 1'-0"



VIEW FROM PENINSULA AVE



VIEW OF FLOOR 7 LOUNGE & TERRACE



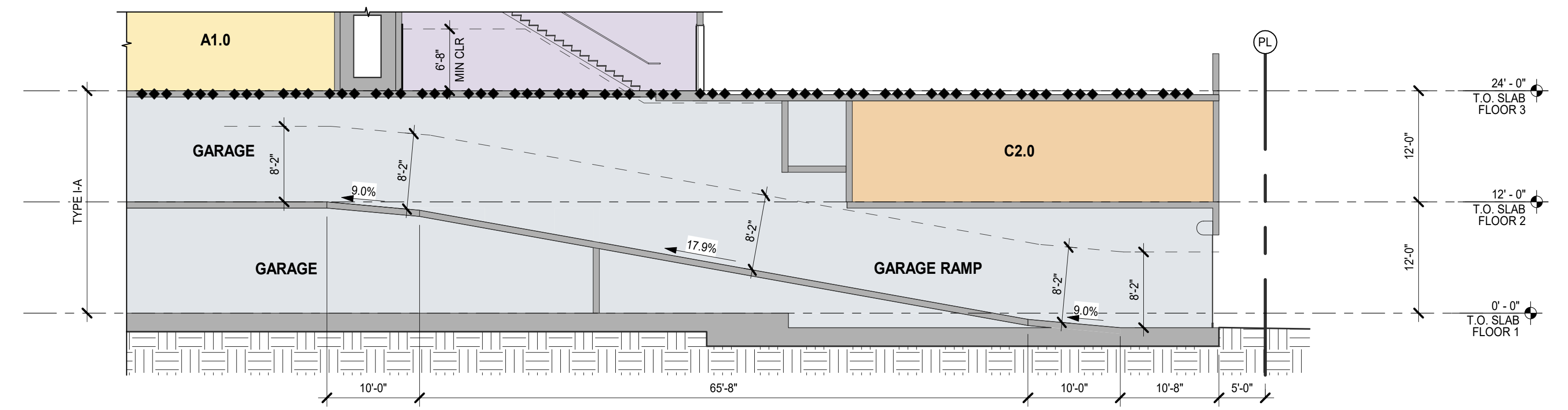
VIEW OF PARK RD FRONTAGE



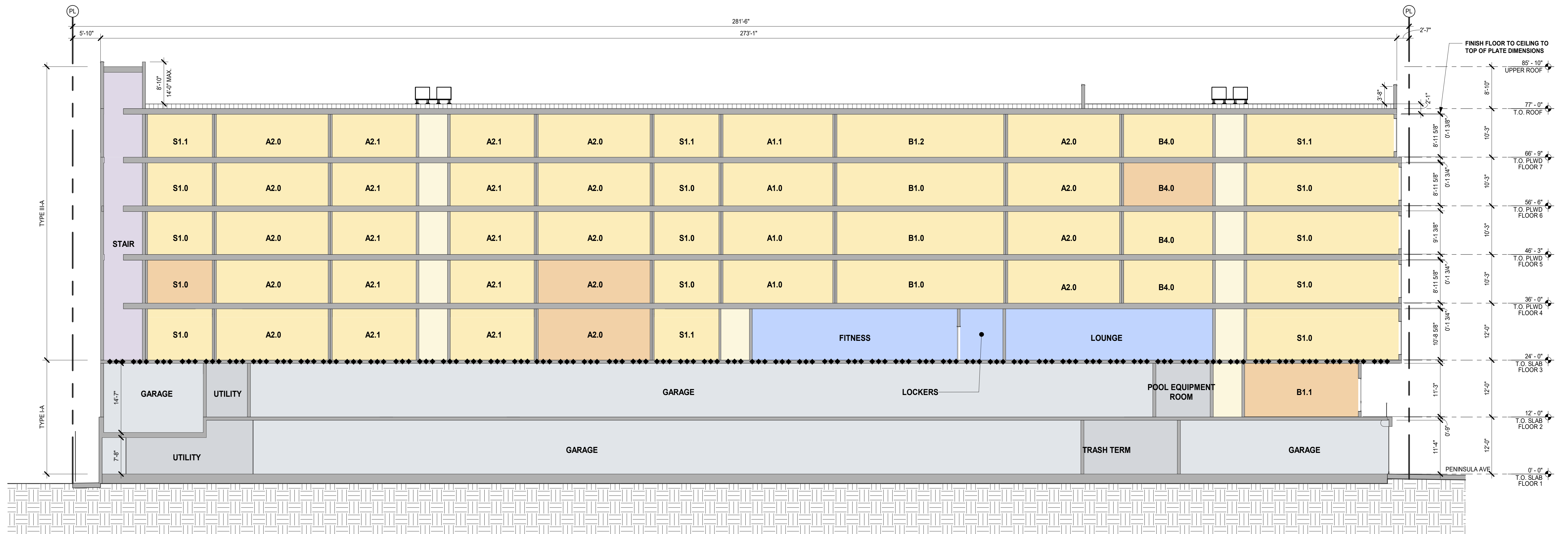
VIEW FROM PARK RD MIDBLOCK



LOBBY CLOSE-UP VIEW



VEHICULAR RAMP SECTION 2
1" = 10'-0"



W-E SECTION 1
1" = 10'-0"

LEGEND
◆◆◆ 3-HR FIRE-RESISTANCE RATED HORIZONTAL ASSEMBLY

