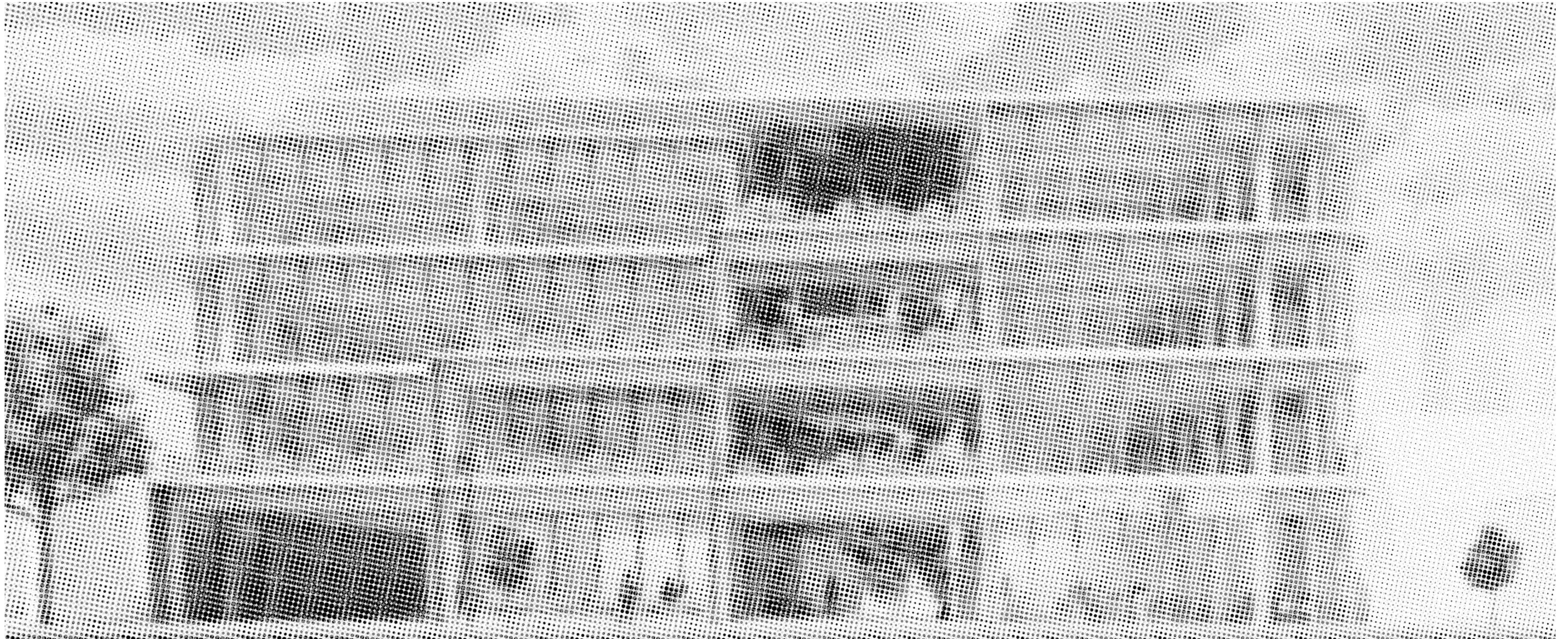




RECEIVED

OCT 16, 2025

CITY OF BURLINGAME
CDD-PLANNING DIVISION

Schematic Design/ Entitlements

RESUBMITTAL

10/15/2025

LEVER
4713 N Albina Ave, 4th Fl
Portland, OR 97217
T 503 928 6040
www.leverarchitecture.com

Chapin Burlingame

developUrban, 1430 Chapin Ave, Burlingame, CA 94010

Chapin
Burlingame

1430 Chapin Ave, Burlingame, CA 94010

ARCHITECT

LEVER

Halley Coughlin
4713 N. Albina Avenue,
4th Floor Portland, OR 97217
T. 503.928.6040
www.leverarchitecture.com

Civil Engineer: LUK + Associates
Chris Wood
738 Alfred Nobel Drive,
Hercules, CA 94547
T. 510.724.3388

Structural Engineer: Holmes
Robin Landis
235 Montgomery St #1250,
San Francisco, CA 94104
T. 415.693.1600

Fire Engineer: Holmes
Alyson Blair
235 Montgomery St #1250,
San Francisco, CA 94104
T. 415.693.1600

Landscape Architecture: Jett
Sara Fallahi
2 Orinda Theatre Square Suite 218,
Orinda, CA 94563
T. 925.254.5422

Developer: developUrban
Neal Young
333 S B St Suite 109
San Mateo, CA 94401
T. 650.458.7816

Owner: JP Morgan Chase Bank
Christopher McKenna
237 Park Avenue
12th Floor
New York, NY 10017
T 212.270.065

STAMP

NOT FOR CONSTRUCTION

REVISIONS

PHASE

Schematic Design/ Entitlements

DATE

10/15/2025

PROJECT NUMBER

275

SCALE

1" = 30'-0"

SHEET TITLE

BUILDING PERSPECTIVES

G010



EAST APPROACH



WEST APPROACH



INTERIOR VIEW TO TERRACES



CHAPIN AVE ELEVATION

Chapin
Burlingame

1430 Chapin Ave, Burlingame, CA 94010

ARCHITECT

LEVER

Halley Coughlin
4713 N. Albina Avenue,
4th Floor Portland, OR 97217
T. 503.928.6040
www.leverarchitecture.com

Civil Engineer: LUK + Associates
Chris Wood
738 Alfred Nobel Drive,
Hercules, CA 94547
T. 510.724.3388

Structural Engineer: Holmes
Robin Landis
235 Montgomery St #1250,
San Francisco, CA 94104
T. 415.693.1600

Fire Engineer: Holmes
Alyson Blair
235 Montgomery St #1250,
San Francisco, CA 94104
T. 415.693.1600

Landscape Architecture: Jett
Sara Fallahi
2 Orinda Theatre Square Suite 218,
Orinda, CA 94563
T. 925.254.5422

Developer: developUrban
Neal Young
333 S B St Suite 109
San Mateo, CA 94401
T. 650.458.7816

Owner: JP Morgan Chase Bank
Christopher McKenna
237 Park Avenue
12th Floor
New York, NY 10017
T 212.270.065

STAMP

NOT FOR CONSTRUCTION

REVISIONS

PHASE

Schematic Design/ Entitlements

DATE

10/15/2025

PROJECT NUMBER

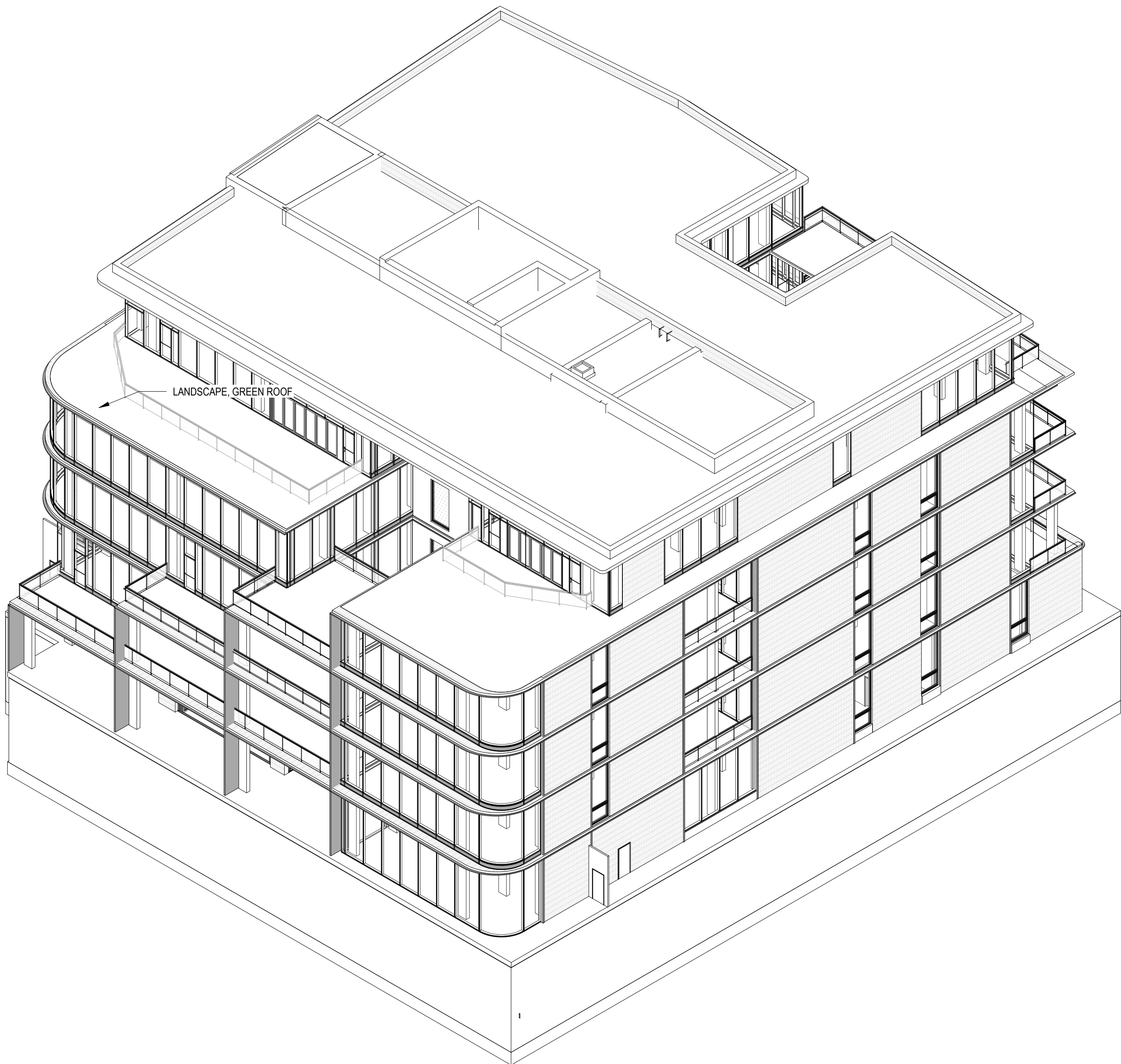
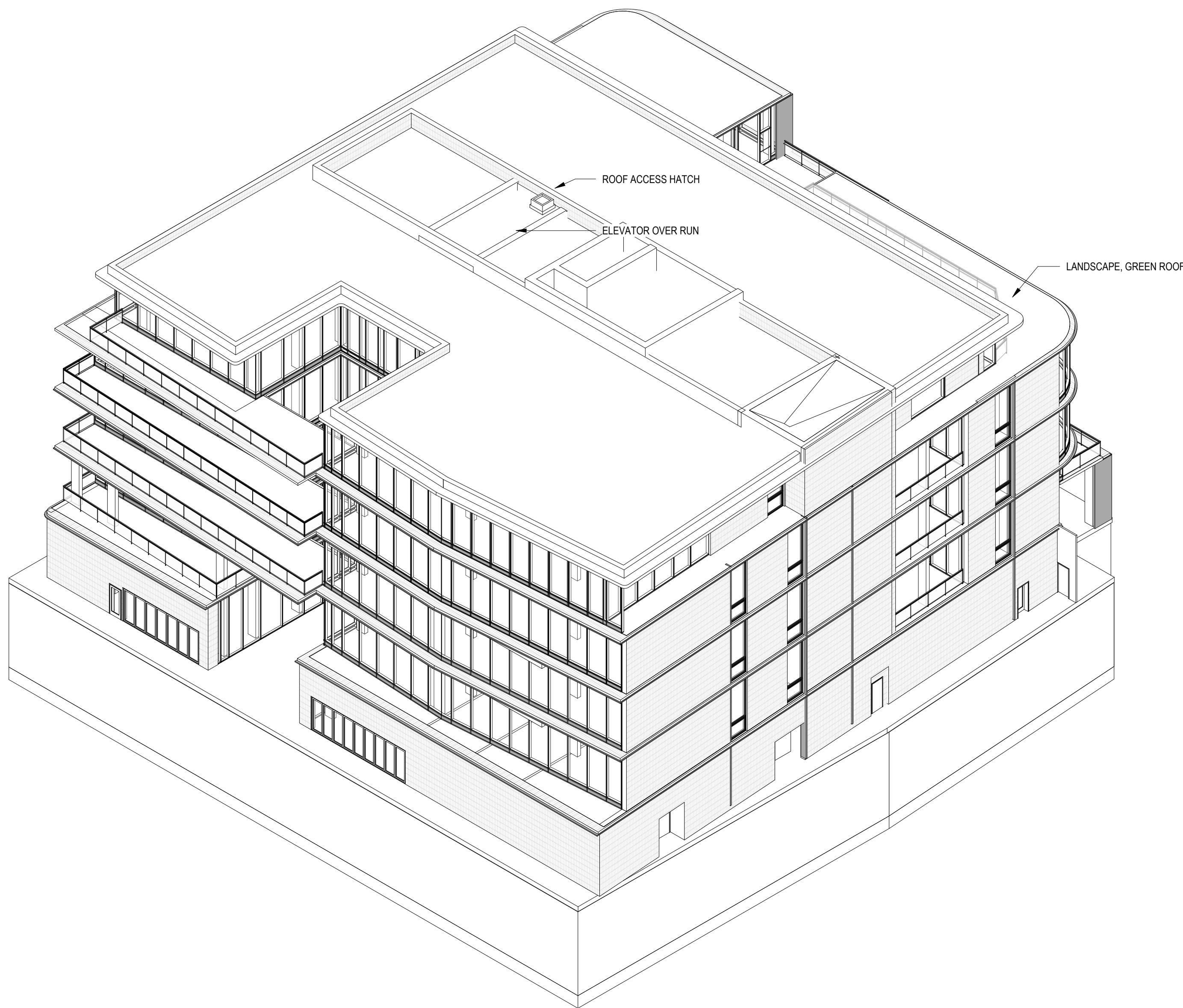
275

SCALE

SHEET TITLE

BUILDING AXONOMETRICS

G011



1 AXON - NORTH WEST
G011 SCALE:

2 AXON - SOUTH EAST
G011 SCALE:



October 3, 2024

Neal Yung
333 S. B Suite 109
San Mateo, Ca 94401

Subject: Alternate Means of Protection Request – 1430 Chapin Ave Burlingame

Dear Mr. Neal Yung,

I have reviewed your Alternate Means of Protection request application submitted for the 1430 Chapin project. The distance of the furthest portion of the structure exceeds the 150' access requirements 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 statements for clarity:

- The mitigation measures approved are based on the building meeting the requirements for CBC type 3A construction.
- Fire sprinkler system will be upgraded to Ordinary classification.
- Fire sprinkler system in the parking garage and mechanical areas will be upgraded to Extra Hazard Group 2.
- A 5 ft clear walkable pathway will be provided around the perimeter of the building.
- The fire alarm system will be upgraded to include Emergency Voice Alarm Communication (EVACS) and shall meet the requirements of NFPA 72 and be UL listed installation, per local amendment.

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 \$450.00 has been received.

Sincerely,
Patricia Koch

Neal Yung

11/11/24
Date

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



Request for Alternate Means of Protection or Methods of Construction

Date Submitted: 8/16/2024 Planning/Building Dept. Appl. Number: CDSR23-0001

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

Project Name: Chapin Burlingame

Project Address: 1430 Chapin Avenue, Burlingame, CA 94010

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

Fire apparatus access roads

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

2022 CFC Section 503.1.1

Proposed Mitigations (may also attach separate justifying documents):

The automatic fire sprinkler design will be upgraded one hazard classification in a majority of the building. The fire alarm system will have EVACS capabilities. A 5 ft wide pathway around the site will be provided. See the attached document for justification.

Alternate Requested By: Neal Yung

Requestor Address: 333 S B Suite 109, San Mateo CA 94401

Requestor Phone: 650-468-6411 Email: neal@developURBAN.com

Date Reviewed: 11/14/24 For Staff Use Only AMP #: AMP24-0018

Findings: see first page for approved amp summary and details

Approved ☒ Denied ☐ Review Fee Paid: 436.00

Fire Marshal: Patricia A Koch

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

We respectfully request your concurrence and approval of this Alternate Means of Protection for site fire department access with the understanding that the proposed fire/life safety strategy will meet the level of safety intended by the code.

HOLMES US

Prepared by:



Chad Lannon, PE
FP 2035
Senior Fire Engineer
CHAD.LANNON@HOLMES.US

Reviewed by:

Geza Szakats, PE
FP 1603
Project Director
GEZA.SZAKATS@HOLMES.US

1430 Chapin Avenue, Burlingame, CA - Site Fire Department Access
2382_1430 Chapin_Site FD Access AMP_v4.docx

Boulder
Los Angeles
Portland
San Francisco
Seattle
holmes.us

REQUEST FOR ALTERNATIVE MEANS OF PROTECTION

To: Fire Marshal Patricia Koch, Central County Fire Department (CCFD)

Date: August 16, 2024

Project: 1430 Chapin Avenue, Burlingame, CA 94010

Subject: Fire Apparatus Access Roads

Dear Fire Marshal Koch,

This document is an attachment to an Alternate Means of Protection (AMP) request focused on mitigating deficiencies in the site fire apparatus access road for the proposed building located at 1430 Chapin Avenue, in Burlingame, California.

Project Description

The proposed project consists of a new 5-story office building above two stories of below-grade parking. The building is proposed to consist primarily of a Group B office and S-2 parking. There will also be terraces, conference rooms and amenity spaces for tenant use that may be classified as Group A-2 / A-3. The construction is proposed to be Type III-A. The building will be approximately 69.5 feet (ft) tall. The below grade parking levels are approximately 26,267 square feet (SF) each, while Level 1 is approximately 20,968 SF. Levels 2 - 3 are approximately 19,384 - 19,898 SF. Level 4 is approximately 17,339 SF and Level 5 is approximately 12,380 SF. The total approximate building area is 138,502 SF. The building is proposed to be provided with an automatic fire sprinkler system, a manual wet standpipe system and a fire alarm system.

Code Requirements

The governing code is the 2022 edition of the California Fire Code (CFC) with City of Burlingame amendments.

CFC Section 503.1.1 requires that a fire apparatus access road be within 150 ft of all portions of the building's exterior walls on the first story. CFC 503.1.1 Exception 1 authorizes the fire code official to increase the 150 ft dimension when the building is protected by a NFPA 13 compliant automatic fire sprinkler system or an approved alternative means of fire protection is provided due to site challenges (location on the property, topography, waterways, nonnegotiable grades or similar conditions) installing a fire apparatus access roads on the property.

Site Fire Access Strategy

As shown in the attached site plan, Sheet A070, Chapin Avenue will be the roadway that provides fire department access to this building, and it will serve as the primary staging area for fire apparatus. It will be parallel to the entire front side of the building and offer approximately 42 ft of clear road width between angled parking spaces on both sides of the street.

Holmes
Australia Netherlands New Zealand USA

1430 Chapin Avenue, Burlingame, CA - Site Fire Department Access
2382_1430 Chapin_Site FD Access AMP_v4.docx

Holmes

1430 Chapin Avenue, Burlingame, CA - Site Fire Department Access
2382_1430 Chapin_Site FD Access AMP_v4.docx

of the building. It will provide higher water flows for the fire sprinkler systems which are in place to assist with fire suppression and control before CCFD arrival. More water discharged will increase the likelihood of successful fire control. The fire sprinkler design is not proposed to increase for the electric vehicle charging stations since this is the highest hazard classification.

- Exterior pathways that are at least 5 ft wide will be provided around the perimeter of the building to enable fire department personnel to access all sides of the building. This pathway will be clear of any fixed furniture or obstructions and not under a cantilevered portion of the building.
- The fire alarm system in this building will be upgraded to have Emergency Voice Alarm Communication (EVACS) capabilities per NFPA 72. The reduced egress width factors allowed by CBC Sections 1005.3.1 Exception 1 and 1005.3.2 Exception 1 will not be used for the means of egress design. The EVACS provides instructions to occupants that they must exit the premises due to a fire, which is expected to speed up evacuation compared to a standard fire alarm system with horns and strobes. The EVACS will also provide firefighters with the ability to control the fire alarm system notification from the fire control room and provide any live messages they see fit to the remaining occupants.

CFC Section 503.1.1 requires that a fire apparatus access road be within 150 ft of all portions of the exterior walls so that the fire department can stretch their hoses around the building and suppress a fire from the exterior. CFC Section 503.1.1 Exception 1 recognizes that complying with this requirement may be practically challenging due to site constraints and allows the fire code official to increase the 150 ft dimension when the building is protected by an automatic fire sprinkler system. Automatic fire sprinkler systems significantly reduce the likelihood of a building fire growing to the point where it requires fire department intervention. As part of this AMP, the automatic fire sprinkler system design will be enhanced which will further increase the likelihood that the suppression system will control the fire or potentially suppress the fire altogether. It should also be noted that NFPA 1, Fire Code, 2018 Edition permits the distance between a fire apparatus access road and a building to be increased to 150 ft when the building is protected throughout with an NFPA 13 automatic sprinkler system (NFPA 1 Section 18.2.2.2.1). Although NFPA 1 is not an officially adopted code for this project, it is a nationally recognized consensus standard. For this building, all exterior sides of Level 1 are within 280 ft of a fire apparatus access road and at least a 5 ft pathway will be provided around the site for firefighter access.

The EVAC fire alarm system in the fire control room will improve fire department operations during an emergency.

The original design for this project envisioned the construction type to be III-B which permits both combustible and noncombustible building elements that are non-rated. Based on the recommendation from CCFD, the construction of this building will be Type III-A. The building elements (primary structural frame, floors and roof) may still be combustible or noncombustible but they will have a fire-resistance rating of at least 1-hour. This improves the passive fire protection of the building and also enables it to have a fifth story.

Holmes

1430 Chapin Avenue, Burlingame, CA - Site Fire Department Access
2382_1430 Chapin_Site FD Access AMP_v4.docx

Holmes

1430 Chapin Ave, Burlingame, CA 94010

ARCHITECT

LEVER

Haley Coughlin
4713 N. Albina Avenue,
4th Floor Portland, OR 97217
T. 503.928.6040
www.leverarchitecture.com

Civil Engineer: LUK + Associates
Chris Wood
738 Alfred Nobel Drive,
Hercules, CA 94547
T. 510.724.3388

**Structural Engineer: Holmes
Robin Landis**
235 Montgomery St #1250,
San Francisco, CA 94104
T. 415.693.1600

Fire Engineer: Holmes
Alyson Blair
235 Montgomery St #1250,
San Francisco, CA 94104
T. 415.693.1600

**Landscape Architecture: Jett
Sara Fallahi**
2 Orinda Theatre Square Suite 218,
Orinda, CA 94563
T. 925.254.5422

Developer: developUrban
Neal Young
333 S B St Suite 109
San Mateo CA 94401
T. 650.458.7816

Owner: JP Morgan Chase Bank
Christopher McKenna
237 Park Avenue
12th Floor
New York, NY 10017
T 212.270.065

STAMP

NOT FOR CONSTRUCTION

REVISIONS

PHASE

Schematic Design/ Entitlements

DATE _____

10/15/2025

PROJECT NUMBER

275

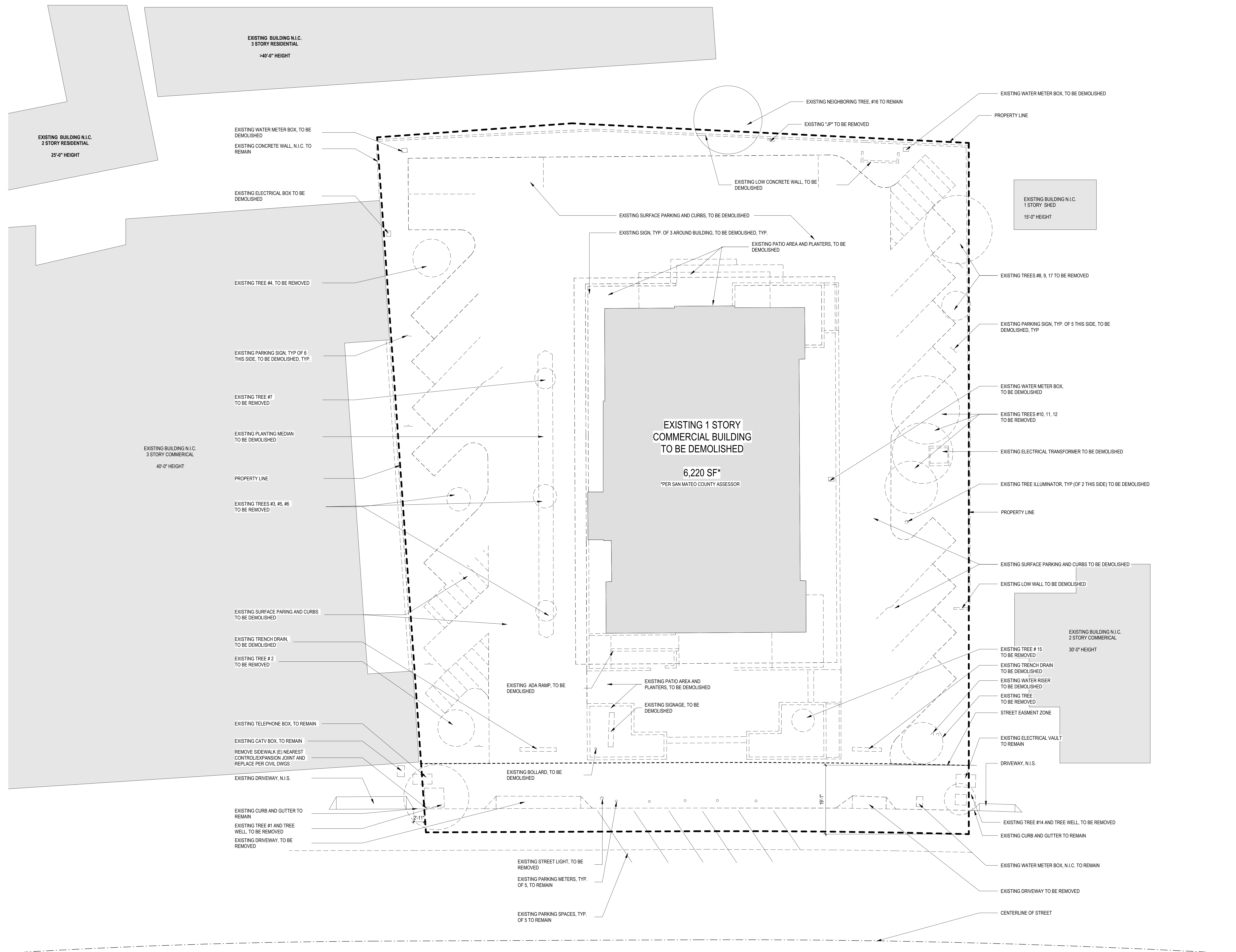
SCALE

$$3/32'' = 1'-0''$$

SHEET TITLE

DEMOLITION PLAN

AD100



Chapin
Burlingame

1430 Chapin Ave, Burlingame, CA 94010

ARCHITECT

LEVER

Halley Coughlin
4713 N. Albina Avenue,
4th Floor Portland, OR 97217
T. 503.928.6040
www.leverarchitecture.com

Civil Engineer: LUK + Associates
Chris Wood
738 Alfred Nobel Drive,
Berkeley, CA 94547
T. 510.724.3388

Structural Engineer: Holmes
Robin Landis
235 Montgomery St #1250,
San Francisco, CA 94104
T. 415.693.1600

Fire Engineer: Holmes
Alyson Blair
235 Montgomery St #1250,
San Francisco, CA 94104
T. 415.693.1600

Landscape Architecture: Jett
Sara Fallahi
2 Orinda Theatre Square Suite 218,
Orinda, CA 94563
T. 925.254.5422

Developer: developUrban
Neal Young
333 S B St Suite 109
San Mateo, CA 94401
T. 650.458.7816

Owner: JP Morgan Chase Bank
Christopher McKenna
237 Park Avenue
12th Floor
New York, NY 10017
T. 212.270.065

STAMP

NOT FOR CONSTRUCTION

REVISIONS

PHASE

Schematic Design/ Entitlements

DATE

10/15/2025

PROJECT NUMBER

275

SCALE

3/32" = 1'-0"

SHEET TITLE

SITE PLAN

A070

10/15/2025 11:49:48 AM
Autodesk Docs/Chapin Burlingame/ARCH-Chapin_275_RV723.rvt

1 SITE PLAN
A070 SCALE: 3/32" = 1'-0"

Chapin
Burlingame

1430 Chapin Ave, Burlingame, CA 94010

ARCHITECT
LEVER

Halley Coughlin
4713 N. Albina Avenue,
4th Floor Portland, OR 97217
T. 503.928.6040
www.leverarchitecture.com

Civil Engineer: LUK + Associates
Chris Wood
738 Alfred Nobel Drive,
Hercules, CA 94547
T. 510.724.3388

Structural Engineer: Holmes
Robin Landis
235 Montgomery St #1250,
San Francisco, CA 94104
T. 415.693.1600

Fire Engineer: Holmes
Alyson Blair
235 Montgomery St #1250,
San Francisco, CA 94104
T. 415.693.1600

Landscape Architecture: Jett
Sara Fallahi
2 Orinda Theatre Square Suite 218,
Orinda, CA 94563
T. 925.254.5422

Developer: developUrban
Neal Young
333 S B St Suite 109
San Mateo, CA 94401
T. 650.458.7816

Owner: JP Morgan Chase Bank
Christopher McKenna
237 Park Avenue
12th Floor
New York, NY 10017
T 212.270.065

STAMP

NOT FOR CONSTRUCTION

REVISIONS

PHASE

Schematic Design/ Entitlements

DATE

10/15/2025

PROJECT NUMBER

275

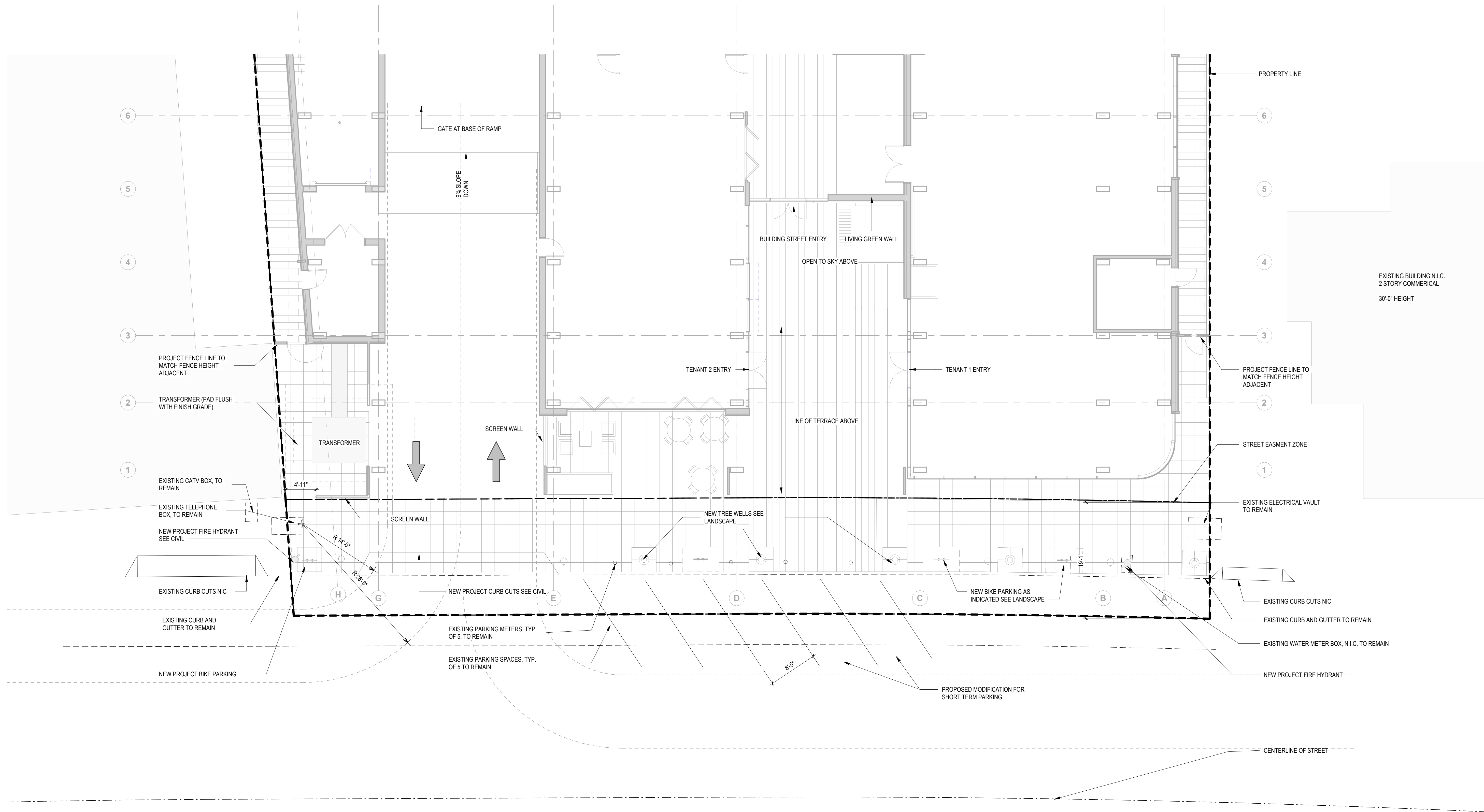
SCALE

1/8" = 1'-0"

SHEET TITLE

ENLARGED SIDEWALK PLAN

A071



1 ENLARGED SIDEWALK PLAN
A071 SCALE: 1/8" = 1'-0"

1430 Chapin Ave, Burlingame, CA 94010

ARCHITECT

LEVER

Haley Coughlin
4713 N. Albina Avenue,
4th Floor Portland, OR 97217
T. 503.928.6040
www.leverarchitecture.com

Civil Engineer: LUK + Associates
Chris Wood
738 Alfred Nobel Drive,
Hercules, CA 94547
T. 510.724.3388

**Structural Engineer: Holmes
Robin Landis**
235 Montgomery St #1250,
San Francisco, CA 94104
T. 415.693.1600

Fire Engineer: Holmes
Alyson Blair
235 Montgomery St #1250,
San Francisco, CA 94104
T. 415.693.1600

**Landscape Architecture: Jett
Sara Fallahi**
2 Orinda Theatre Square Suite 218,
Orinda, CA 94563
T. 925.254.5422

Developer: developUrban
Neal Young
333 S B St Suite 109
San Mateo CA 94401
T. 650.458.7816

Owner: JP Morgan Chase Bank
Christopher McKenna
237 Park Avenue
12th Floor
New York, NY 10017
T 212.270.065

STAMP

NOT FOR CONSTRUCTION

REVISIONS

PHASE

Schematic Design/ Entitlements

DATE _____

10/15/2025

PROJECT NUMBER

275

SCALE

$$3/32'' = 1'-0''$$

SHEET TITLE

ENLARGED SIDEWALK PLAN
SHARED PLAZA

A071_r1



Chapin
Burlingame

1430 Chapin Ave, Burlingame, CA 94010

ARCHITECT

LEVER

Hailey Coughlin
4713 N. Albina Avenue,
4th Floor Portland, OR 97217
T. 503.928.6040
www.leverarchitecture.com

Civil Engineer: LUK + Associates
Chris Wood
738 Alfred Nobel Drive,
Hercules, CA 94547
T. 510.724.3388

Structural Engineer: Holmes
Robin Landis
235 Montgomery St #1250,
San Francisco, CA 94104
T. 415.693.1600

Fire Engineer: Holmes
Alyson Blair
235 Montgomery St #1250,
San Francisco, CA 94104
T. 415.693.1600

Landscape Architecture: Jett
Sara Fallahi
2 Orinda Theatre Square Suite 218,
Orinda, CA 94563
T. 925.254.5422

Developer: developUrban
Neal Young
333 S B St Suite 109
San Mateo, CA 94401
T. 650.458.7816

Owner: JP Morgan Chase Bank
Christopher McKenna
237 Park Avenue
12th Floor
New York, NY 10017
T. 212.270.065

PARKING SPACE TYPES

TYPE	DEFINITION
A.	ACCESSIBLE SPOT 9'0"X18'0"
B.	STANDARD STALL 8'6" X 17'0"
C.	COMPACT STALL 8'0"X17'0"
E.	EV STALL 9'0"X18'0"
M.	MOTORCYCLE STALL 4'0"X9'0"

LETTERS FOLLOWED BY "10" ARE SPACES OF
THE ABOVE TYPES ABUTTING A WALL, COLUMN
OR FENCE, INCREASING THE SPACE WIDTH TO
10'0"

STAMP

NOT FOR CONSTRUCTION

REVISIONS

PHASE

Schematic Design/ Entitlements

DATE

10/15/2025

PROJECT NUMBER

275

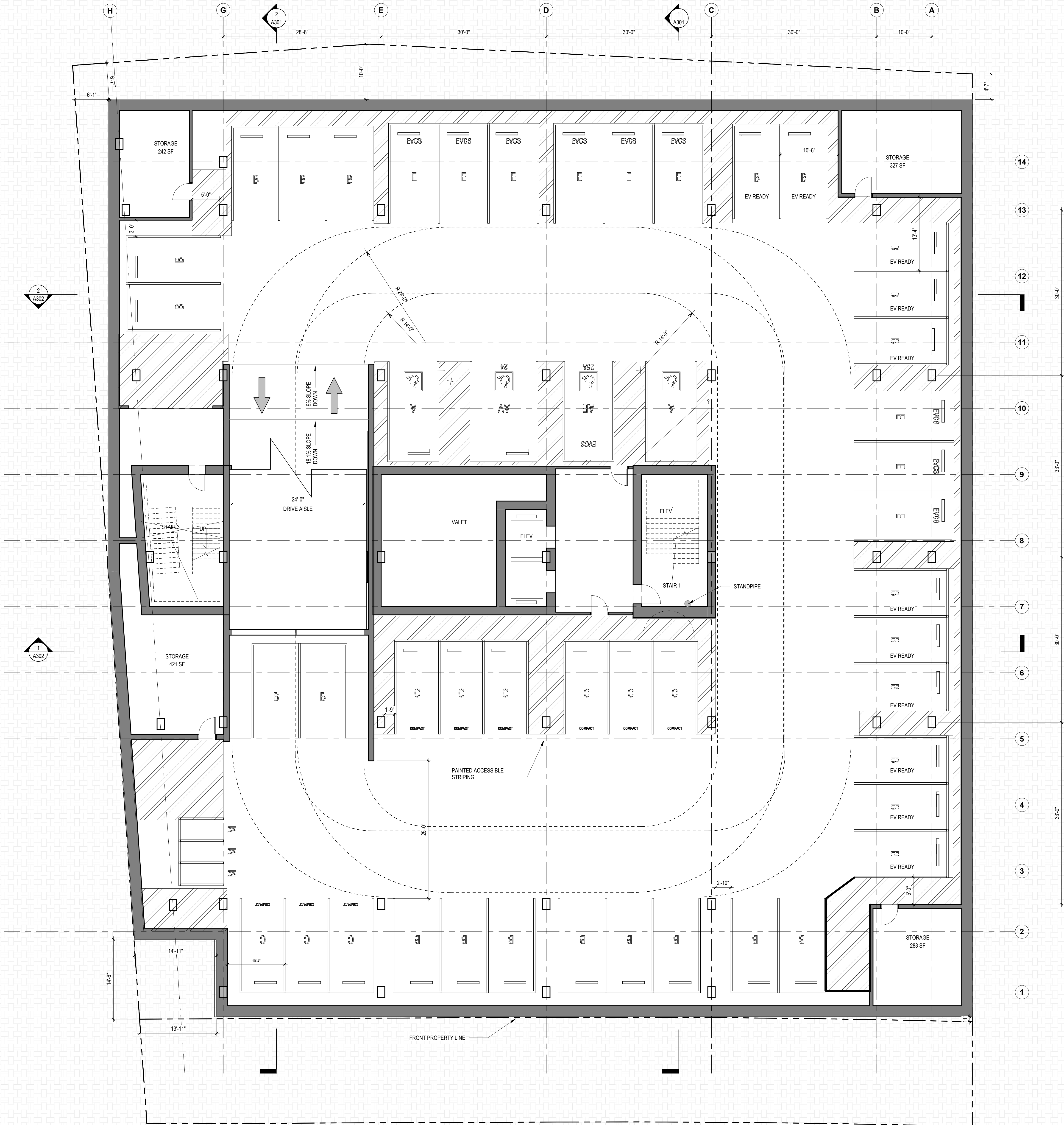
SCALE

As indicated

SHEET TITLE

FLOOR PLAN - BASEMENT 2

A1B0



1
A180
BASEMENT 2
SCALE: 1/8" = 1'-0"

Chapin
Burlingame

1430 Chapin Ave, Burlingame, CA 94010

ARCHITECT
LEVER

Halley Coughlin
4713 N. Albina Avenue,
4th Floor Portland, OR 97217
T. 503.928.6040
www.leverarchitecture.com

Civil Engineer: LUK + Associates
Chris Wood
738 Alfred Nobel Drive,
Hercules, CA 94547
T. 510.724.3388

Structural Engineer: Holmes
Robin Landis
235 Montgomery St #1250,
San Francisco, CA 94104
T. 415.693.1600

Fire Engineer: Holmes
Alyson Blair
235 Montgomery St #1250,
San Francisco, CA 94104
T. 415.693.1600

Landscape Architecture: Jett
Sara Fallahi
2 Orinda Theatre Square Suite 218,
Orinda, CA 94563
T. 925.254.5422

Developer: developUrban
Neal Young
333 S B St Suite 109
San Mateo, CA 94401
T. 650.458.7816

Owner: JP Morgan Chase Bank
Christopher McKenna
237 Park Avenue
12th Floor
New York, NY 10017
T. 212.270.065

PARKING SPACE TYPES

TYPE	DEFINITION
A.	ACCESSIBLE SPOT 9'0"X18'0"
B.	STANDARD STALL 8'6" X 17'0"
C.	COMPACT STALL 8'0"X17'0"
E.	EV STALL 9'0"X18'0"
M.	MOTORCYCLE STALL 4'0"X9'0"

LETTERS FOLLOWED BY "10" ARE SPACES OF
THE ABOVE TYPES ABUTTING A WALL, COLUMN
OR FENCE, INCREASING THE SPACE WIDTH TO
10'0"

STAMP

NOT FOR CONSTRUCTION

REVISIONS

PHASE

Schematic Design/ Entitlements

DATE

10/15/2025

PROJECT NUMBER

275

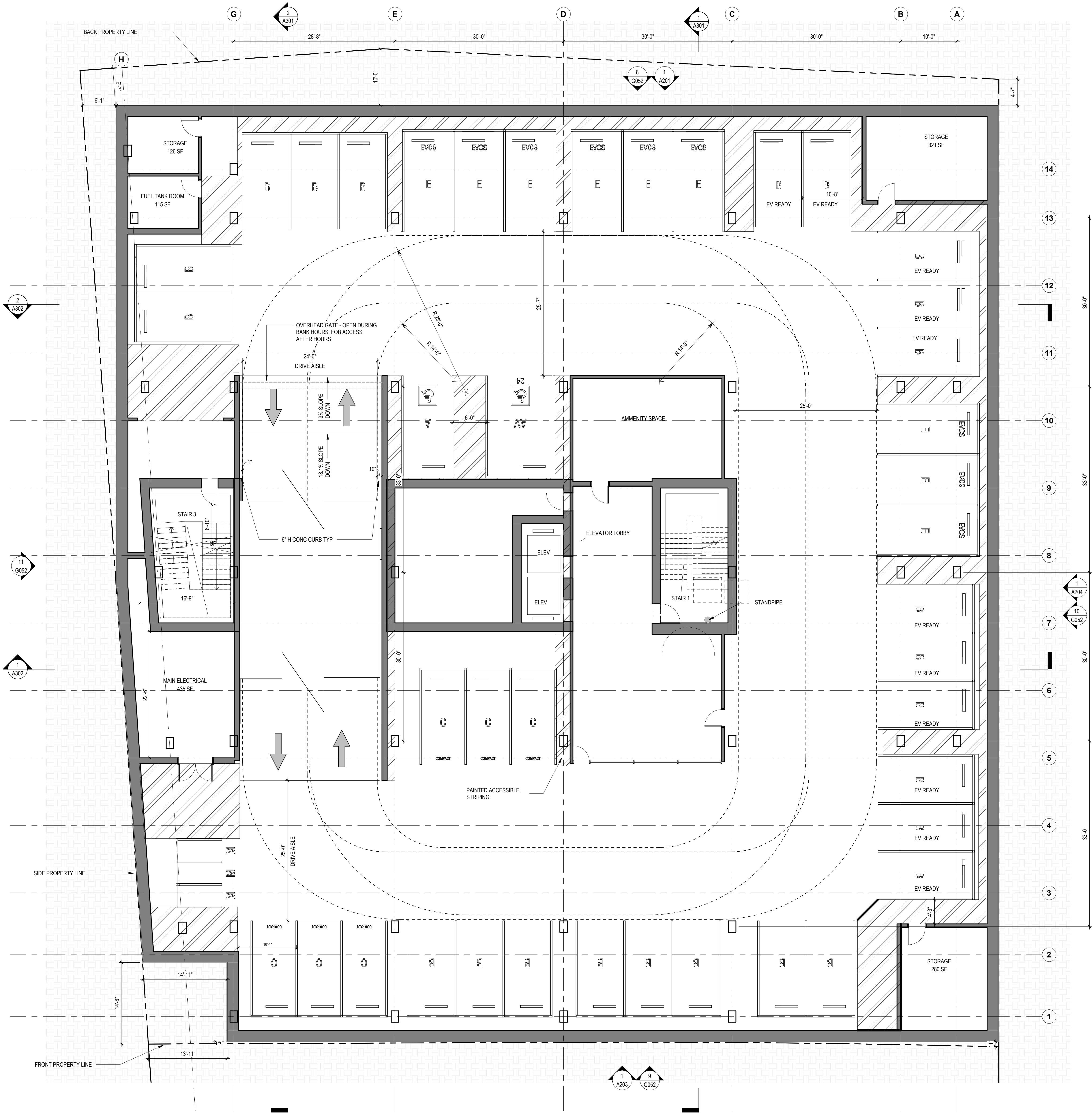
SCALE

As indicated

SHEET TITLE

FLOOR PLAN - BASEMENT 1

A1B1



1 BASEMENT 1
A1B1 SCALE: 1/8" = 1'-0"

Chapin
Burlingame

1430 Chapin Ave, Burlingame, CA 94010

ARCHITECT
LEVER
Halley Coughlin
4713 N. Albina Avenue,
4th Floor Portland, OR 97217
T. 503.928.6040
www.leverarchitecture.com

Civil Engineer: LUK + Associates
Chris Wood
738 Alfred Nobel Drive,
Hercules, CA 94547
T. 510.724.3388

Structural Engineer: Holmes
Robin Landis
235 Montgomery St #1250,
San Francisco, CA 94104
T. 415.693.1600

Fire Engineer: Holmes
Alyson Blair
235 Montgomery St #1250,
San Francisco, CA 94104
T. 415.693.1600

Landscape Architecture: Jett
Sara Fallahi
2 Orinda Theatre Square Suite 218,
Orinda, CA 94563
T. 925.254.5422

Developer: developUrban
Neal Young
333 S B St Suite 109
San Mateo, CA 94401
T. 650.458.7816

Owner: JP Morgan Chase Bank
Christopher McKenna
237 Park Avenue
12th Floor
New York, NY 10017
T. 212.270.065

STAMP

NOT FOR CONSTRUCTION

REVISIONS

PHASE
Schematic Design/ Entitlements

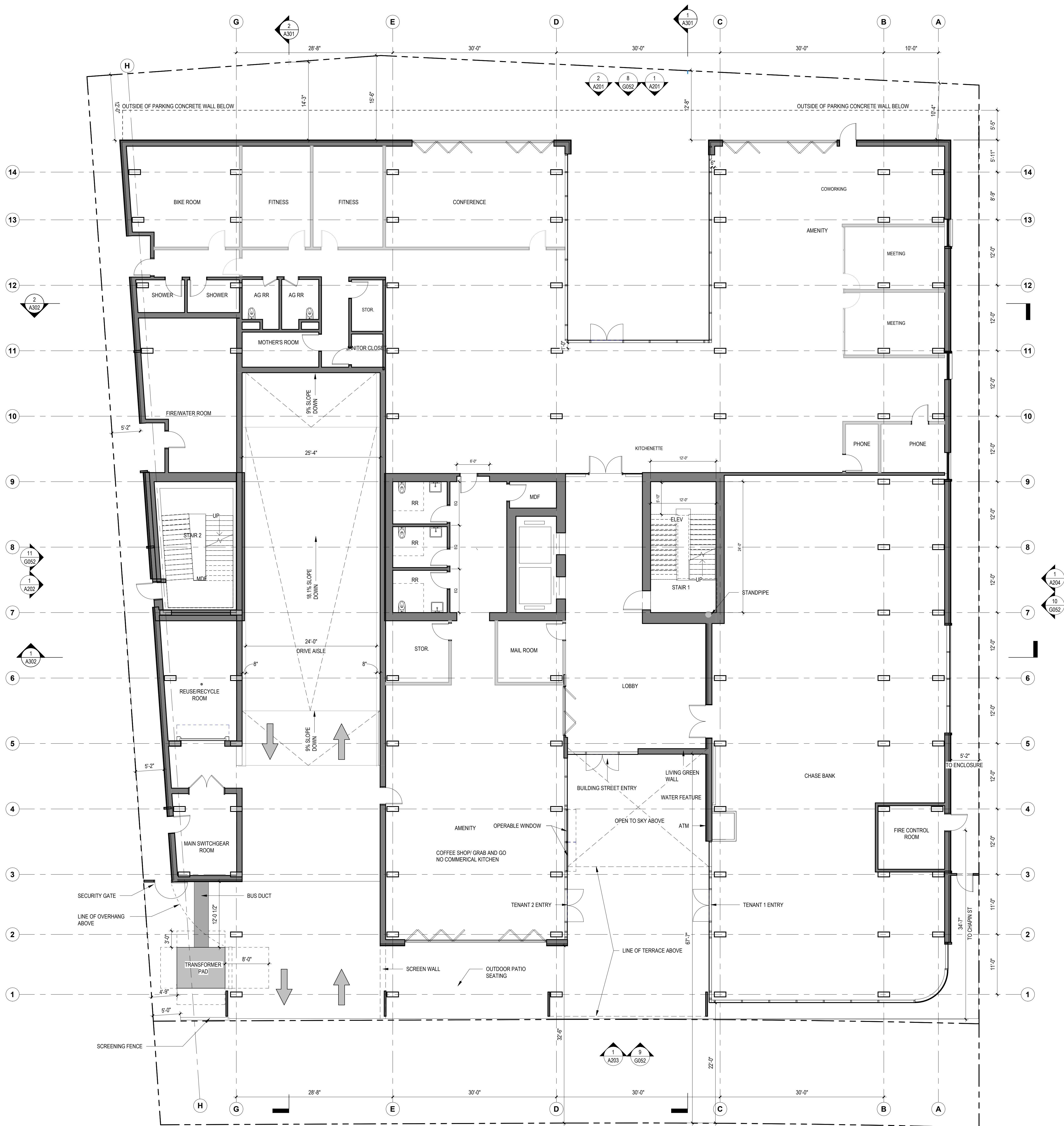
DATE
10/15/2025

PROJECT NUMBER
275

SCALE
1/8" = 1'-0"

SHEET TITLE
FLOOR PLAN - LEVEL 01

A101



1
A101
LEVEL 1
SCALE: 1/8" = 1'-0"

Chapin
Burlingame

1430 Chapin Ave, Burlingame, CA 94010

ARCHITECT
LEVER
Halley Coughlin
4713 N. Albina Avenue,
4th Floor Portland, OR 97217
T. 503.928.6040
www.leverarchitecture.com

Civil Engineer: LUK + Associates
Chris Wood
738 Alfred Nobel Drive,
Hercules, CA 94547
T. 510.724.3388

Structural Engineer: Holmes
Robin Landis
235 Montgomery St #1250,
San Francisco, CA 94104
T. 415.693.1600

Fire Engineer: Holmes
Alyson Blair
235 Montgomery St #1250,
San Francisco, CA 94104
T. 415.693.1600

Landscape Architecture: Jett
Sara Fallahi
2 Orinda Theatre Square Suite 218,
Orinda, CA 94563
T. 925.254.5422

Developer: developUrban
Neal Young
333 S B St Suite 109
San Mateo, CA 94401
T. 650.458.7816

Owner: JP Morgan Chase Bank
Christopher McKenna
237 Park Avenue
12th Floor
New York, NY 10017
T. 212.270.065

STAMP

NOT FOR CONSTRUCTION

REVISIONS

PHASE

Schematic Design/ Entitlements

DATE

10/15/2025

PROJECT NUMBER

275

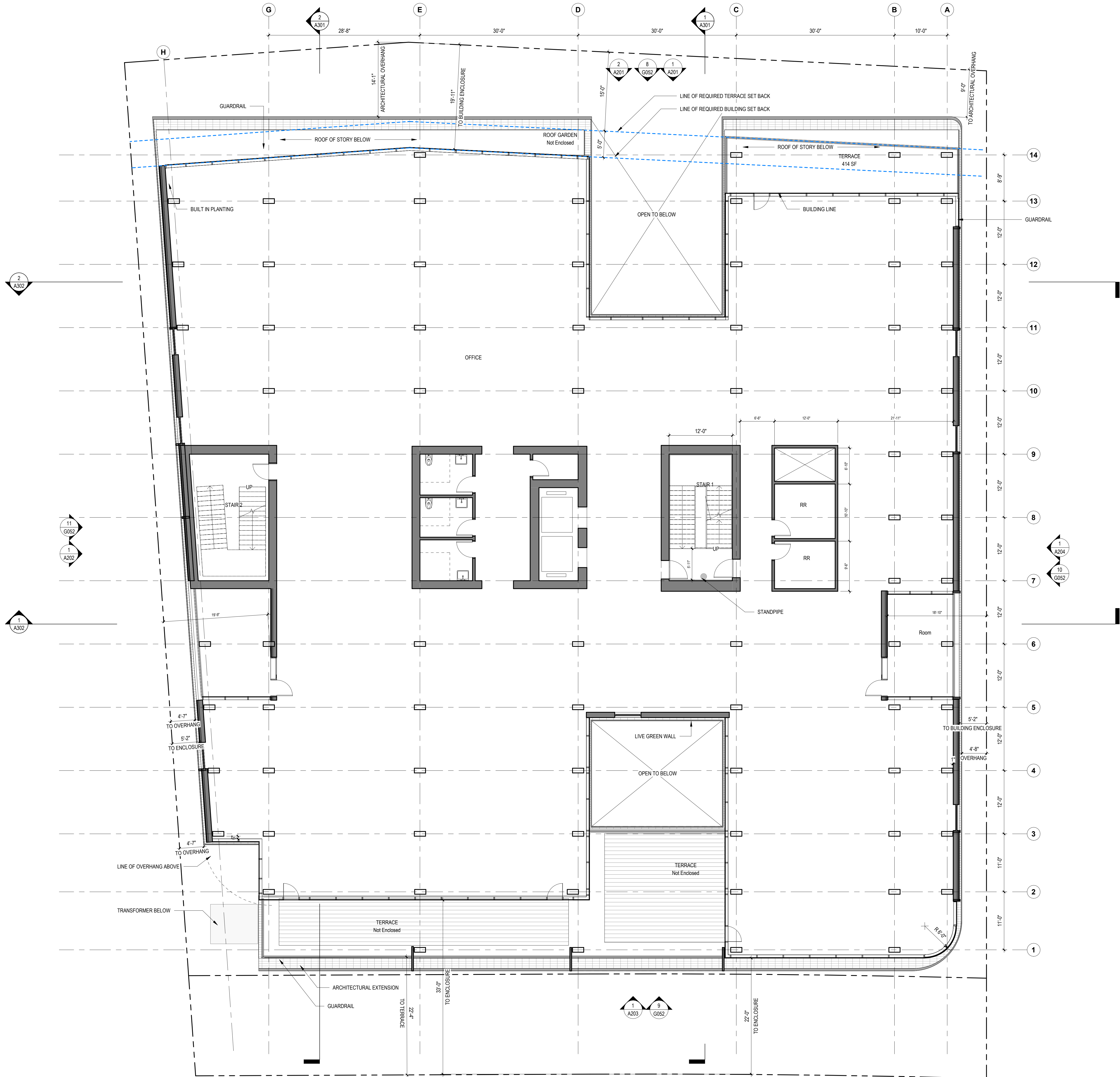
SCALE

1/8" = 1'-0"

SHEET TITLE

FLOOR PLAN - LEVEL 02

A102



1
A102
LEVEL 2
SCALE: 1/8" = 1'-0"

Chapin
Burlingame

1430 Chapin Ave, Burlingame, CA 94010

ARCHITECT
LEVER
Halley Coughlin
4713 N. Albina Avenue,
4th Floor Portland, OR 97217
T. 503.928.6040
www.leverarchitecture.com

Civil Engineer: LUK + Associates
Chris Wood
738 Alfred Nobel Drive,
Hercules, CA 94547
T. 510.724.3388

Structural Engineer: Holmes
Robin Landis
235 Montgomery St #1250,
San Francisco, CA 94104
T. 415.693.1600

Fire Engineer: Holmes
Alyson Blair
235 Montgomery St #1250,
San Francisco, CA 94104
T. 415.693.1600

Landscape Architecture: Jett
Sara Fallahi
2 Orinda Theatre Square Suite 218,
Orinda, CA 94563
T. 925.254.5422

Developer: developUrban
Neal Young
333 S B St Suite 109
San Mateo, CA 94401
T. 650.458.7816

Owner: JP Morgan Chase Bank
Christopher McKenna
237 Park Avenue
12th Floor
New York, NY 10017
T 212.270.065

STAMP

NOT FOR CONSTRUCTION

REVISIONS

PHASE
Schematic Design/ Entitlements

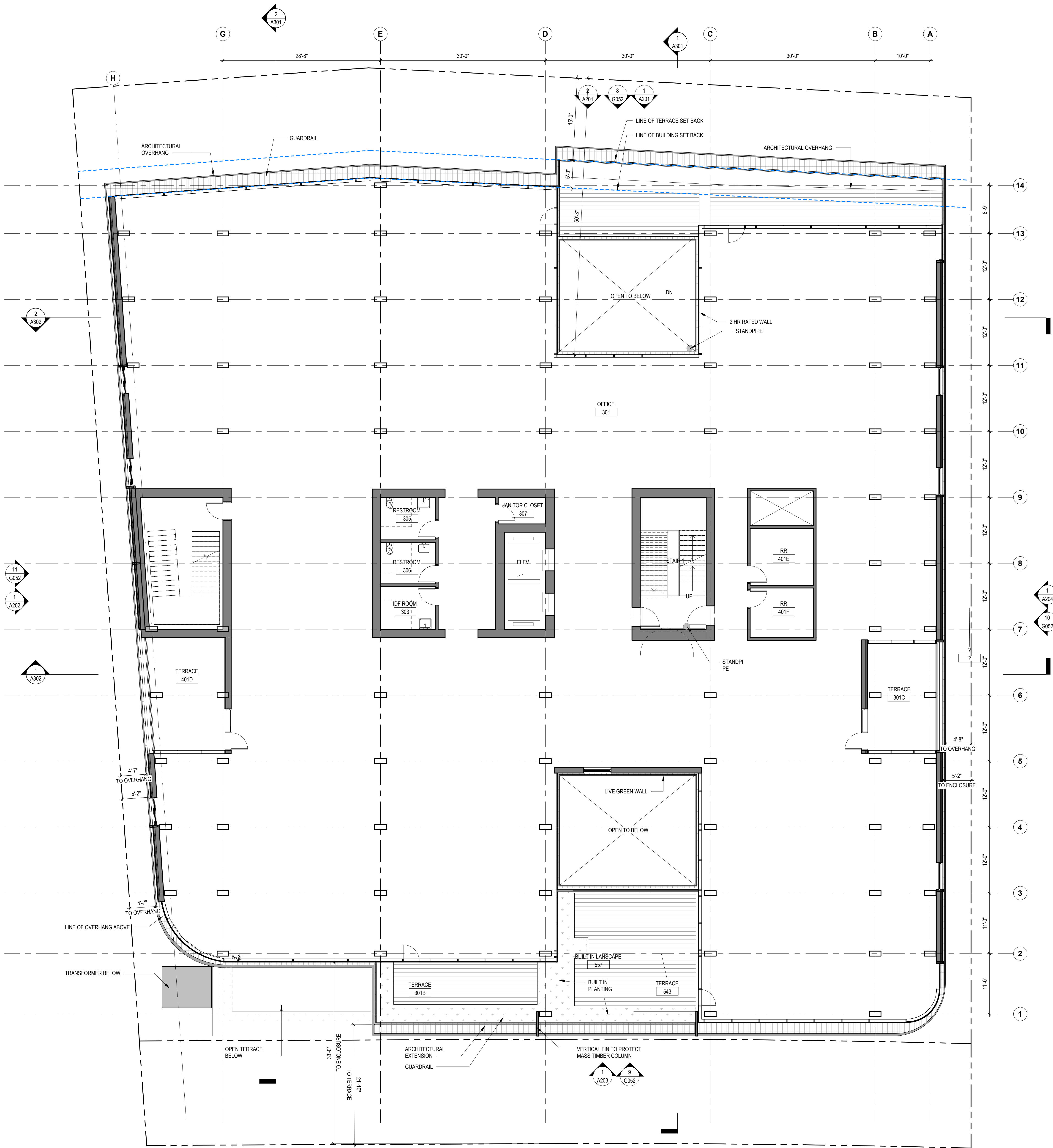
DATE
10/15/2025

PROJECT NUMBER
275

SCALE
1/8" = 1'-0"

SHEET TITLE
FLOOR PLAN - LEVEL 03

A103



1
A103
LEVEL 3
SCALE: 1/8" = 1'-0"

Chapin
Burlingame

1430 Chapin Ave, Burlingame, CA 94010

ARCHITECT
LEVER
Halley Coughlin
4713 N. Albina Avenue,
4th Floor Portland, OR 97217
T. 503.928.6040
www.leverarchitecture.com

Civil Engineer: LUK + Associates
Chris Wood
738 Alfred Nobel Drive,
Hercules, CA 94547
T. 510.724.3388

Structural Engineer: Holmes
Robin Landis
235 Montgomery St #1250,
San Francisco, CA 94104
T. 415.693.1600

Fire Engineer: Holmes
Alyson Blair
235 Montgomery St #1250,
San Francisco, CA 94104
T. 415.693.1600

Landscape Architecture: Jett
Sara Fallahi
2 Orinda Theatre Square Suite 218,
Orinda, CA 94563
T. 925.254.5422

Developer: developUrban
Neal Young
333 S B St Suite 109
San Mateo, CA 94401
T. 650.458.7816

Owner: JP Morgan Chase Bank
Christopher McKenna
237 Park Avenue
12th Floor
New York, NY 10017
T 212.270.065

STAMP

NOT FOR CONSTRUCTION

REVISIONS

PHASE
Schematic Design/ Entitlements

DATE
10/15/2025

PROJECT NUMBER
275

SCALE
1/8" = 1'-0"

SHEET TITLE
FLOOR PLAN - LEVEL 04

A104



1
A104
LEVEL 4
SCALE: 1/8" = 1'-0"

1430 Chapin Ave, Burlingame, CA 94010

ARCHITECT

LEVER

Haley Coughlin
4713 N. Albina Avenue,
4th Floor Portland, OR 97217
T. 503.928.6040
www.leverarchitecture.com

Civil Engineer: LUK + Associates
Chris Wood
738 Alfred Nobel Drive,
Hercules, CA 94547
T. 510.724.3388

Structural Engineer: Holmes
Robin Landis
235 Montgomery St #1250,
San Francisco, CA 94104
T. 415.693.1600

Fire Engineer: Holmes
Alyson Blair
235 Montgomery St #1250,
San Francisco, CA 94104
T. 415.693.1600

**Landscape Architecture: Jett
Sara Fallahi**
2 Orinda Theatre Square Suite 218,
Orinda, CA 94563
T. 925.254.5422

Developer: developUrban
Neal Young
333 S B St Suite 109
San Mateo CA 94401
T. 650.458.7816

Owner: JP Morgan Chase Bank
Christopher McKenna
237 Park Avenue
12th Floor
New York, NY 10017
T 212.270.065

STAMP

NOT FOR CONSTRUCTION

REVISIONS

PHASE

Schematic Design/ Entitlements

DATE
10/15/2025

PROJECT NUMBER

275

SCALE

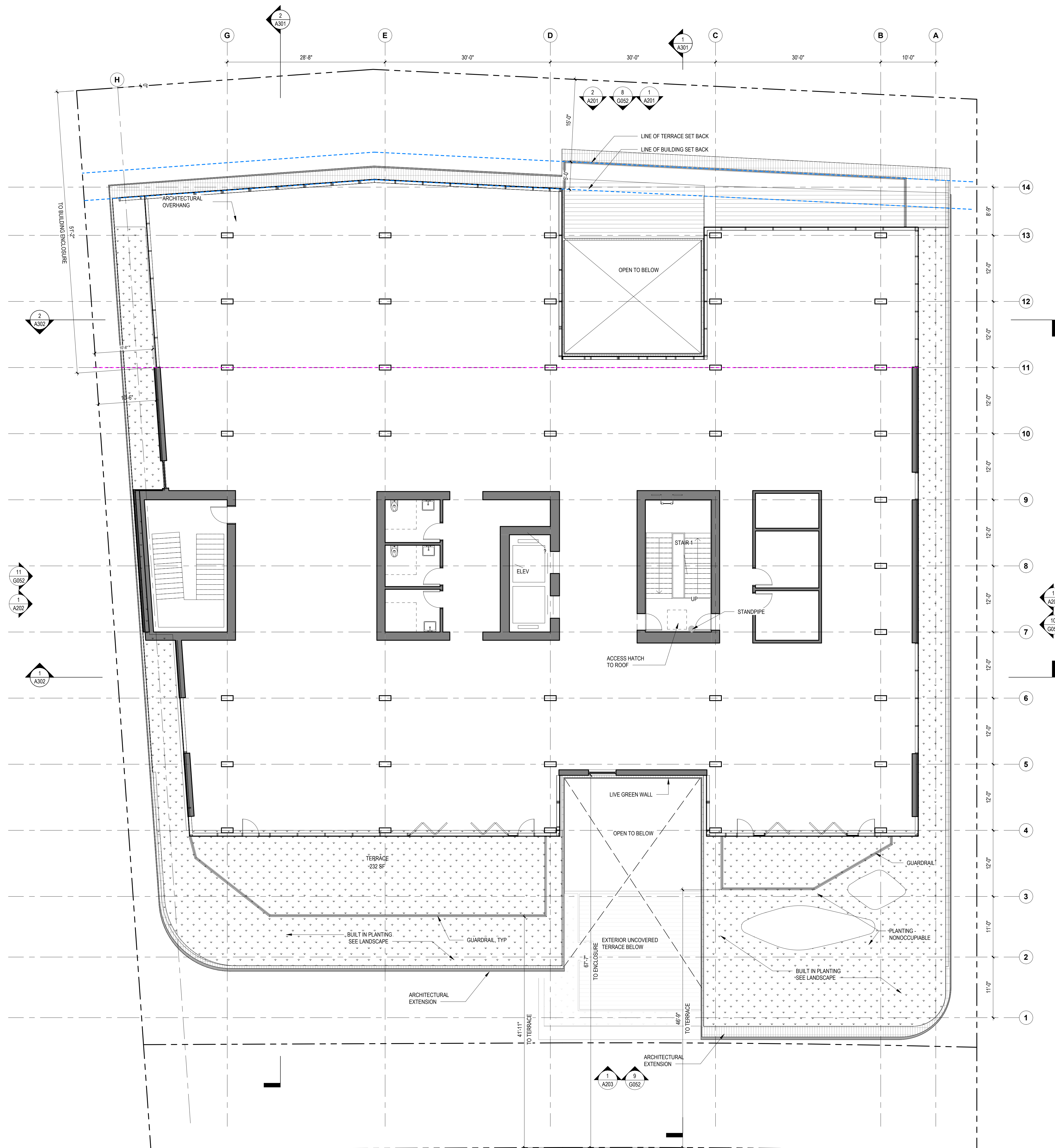
$1/8" = 1'-0"$

N

SHEET TITLE

FLOOR PLAN - LEVEL 05

A105



1 LEVEL 5
A105 SCALE: 1/8" = 1'-0"

Chapin
Burlingame

1430 Chapin Ave, Burlingame, CA 94010

ARCHITECT
LEVER
Halley Coughlin
4713 N. Albina Avenue,
4th Floor Portland, OR 97217
T. 503.928.6040
www.leverarchitecture.com

Civil Engineer: LUK + Associates
Chris Wood
738 Alfred Nobel Drive,
Hercules, CA 94547
T. 510.724.3388

Structural Engineer: Holmes
Robin Landis
235 Montgomery St #1250,
San Francisco, CA 94104
T. 415.693.1600

Fire Engineer: Holmes
Allyson Blair
235 Montgomery St #1250,
San Francisco, CA 94104
T. 415.693.1600

Landscape Architecture: Jett
Sara Fallahi
2 Orinda Theatre Square Suite 218,
Orinda, CA 94563
T. 925.254.5422

Developer: developUrban
Neal Young
333 S B St Suite 109
San Mateo, CA 94401
T. 650.458.7816

Owner: JP Morgan Chase Bank
Christopher McKenna
237 Park Avenue
12th Floor
New York, NY 10017
T 212.270.065

STAMP

NOT FOR CONSTRUCTION

REVISIONS

PHASE

Schematic Design/ Entitlements

DATE

10/15/2025

PROJECT NUMBER

275

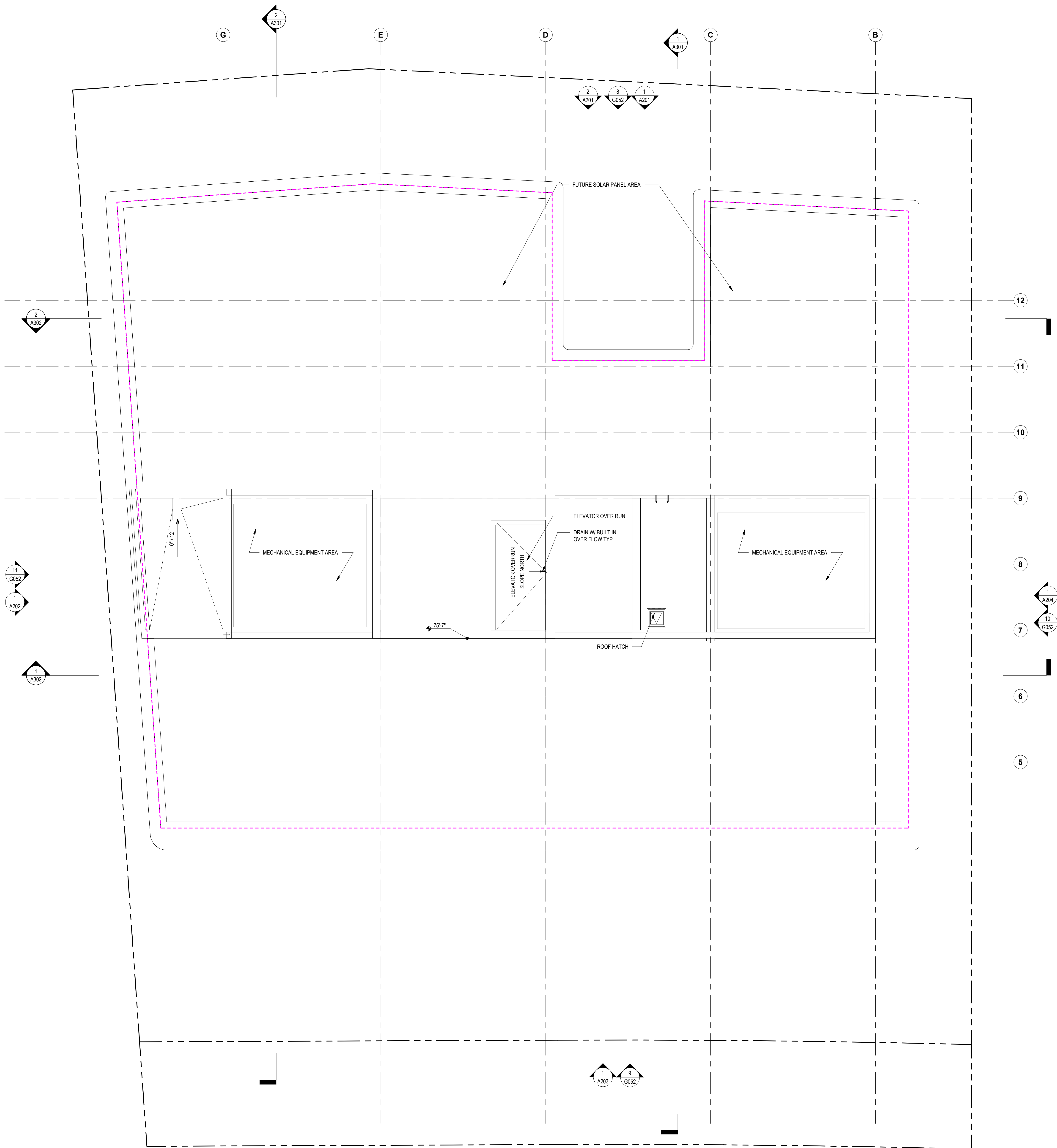
SCALE

1/8" = 1'-0"

SHEET TITLE

FLOOR PLAN - ROOF

A106



Chapin
Burlingame

1430 Chapin Ave, Burlingame, CA 94010

ARCHITECT
LEVER
Halley Coughlin
4713 N. Albina Avenue,
4th Floor Portland, OR 97217
T. 503.928.6040
www.leverarchitecture.com

Civil Engineer: LUK + Associates
Chris Wood
738 Alfred Nobel Drive,
Hercules, CA 94547
T. 510.724.3388

Structural Engineer: Holmes
Robin Landis
235 Montgomery St #1250,
San Francisco, CA 94104
T. 415.693.1600

Fire Engineer: Holmes
Alyson Blair
235 Montgomery St #1250,
San Francisco, CA 94104
T. 415.693.1600

Landscape Architecture: Jett
Sara Fallahi
2 Orinda Theatre Square Suite 218,
Orinda, CA 94563
T. 925.254.5422

Developer: developUrban
Neal Young
333 S B St Suite 109
San Mateo, CA 94401
T. 650.458.7816

Owner: JP Morgan Chase Bank
Christopher McKenna
237 Park Avenue
12th Floor
New York, NY 10017
T 212.270.065

STAMP

NOT FOR CONSTRUCTION

REVISIONS

PHASE
Schematic Design/ Entitlements

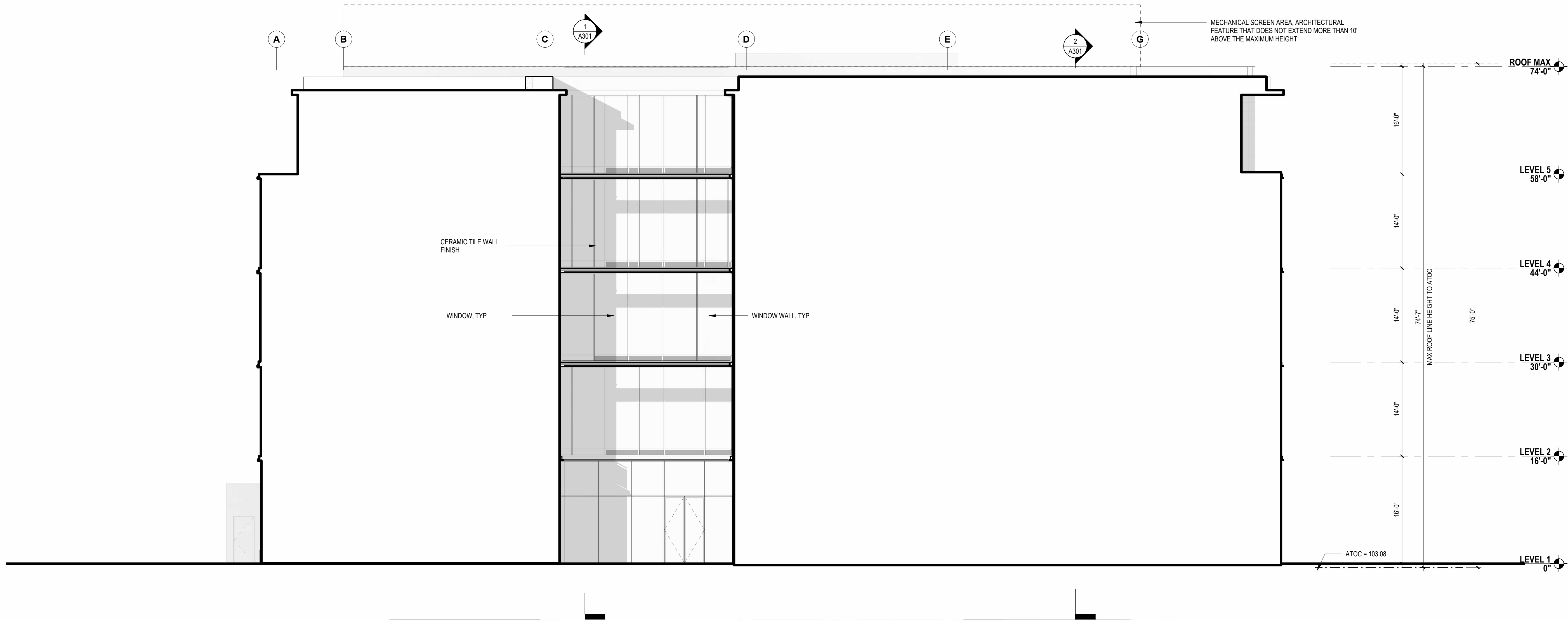
DATE
10/15/2025

PROJECT NUMBER
275

SCALE
1/8" = 1'-0"

SHEET TITLE
EXTERIOR BUILDING
ELEVATIONS - NORTH
(REAR)

A201



2 NORTH BUILDING ELEVATION - REAR COURTYARD
A201 SCALE: 1/8" = 1'-0"



1 NORTH BUILDING ELEVATION - REAR
A201 SCALE: 1/8" = 1'-0"

Chapin
Burlingame

1430 Chapin Ave, Burlingame, CA 94010

ARCHITECT
LEVER
Halley Coughlin
4713 N. Albina Avenue,
4th Floor Portland, OR 97217
T. 503.928.6040
www.leverarchitecture.com

Civil Engineer: LUK + Associates
Chris Wood
738 Alfred Nobel Drive,
Hercules, CA 94547
T. 510.724.3388

Structural Engineer: Holmes
Robin Landis
235 Montgomery St #1250,
San Francisco, CA 94104
T. 415.693.1600

Fire Engineer: Holmes
Alyson Blair
235 Montgomery St #1250,
San Francisco, CA 94104
T. 415.693.1600

Landscape Architecture: Jett
Sara Fallahi
2 Orinda Theatre Square Suite 218,
Orinda, CA 94563
T. 925.254.5422

Developer: developUrban
Neal Young
333 S B St Suite 109
San Mateo, CA 94401
T. 650.458.7816

Owner: JP Morgan Chase Bank
Christopher McKenna
237 Park Avenue
12th Floor
New York, NY 10017
T 212.270.065

STAMP

NOT FOR CONSTRUCTION

REVISIONS

PHASE

Schematic Design/ Entitlements

DATE

10/15/2025

PROJECT NUMBER

275

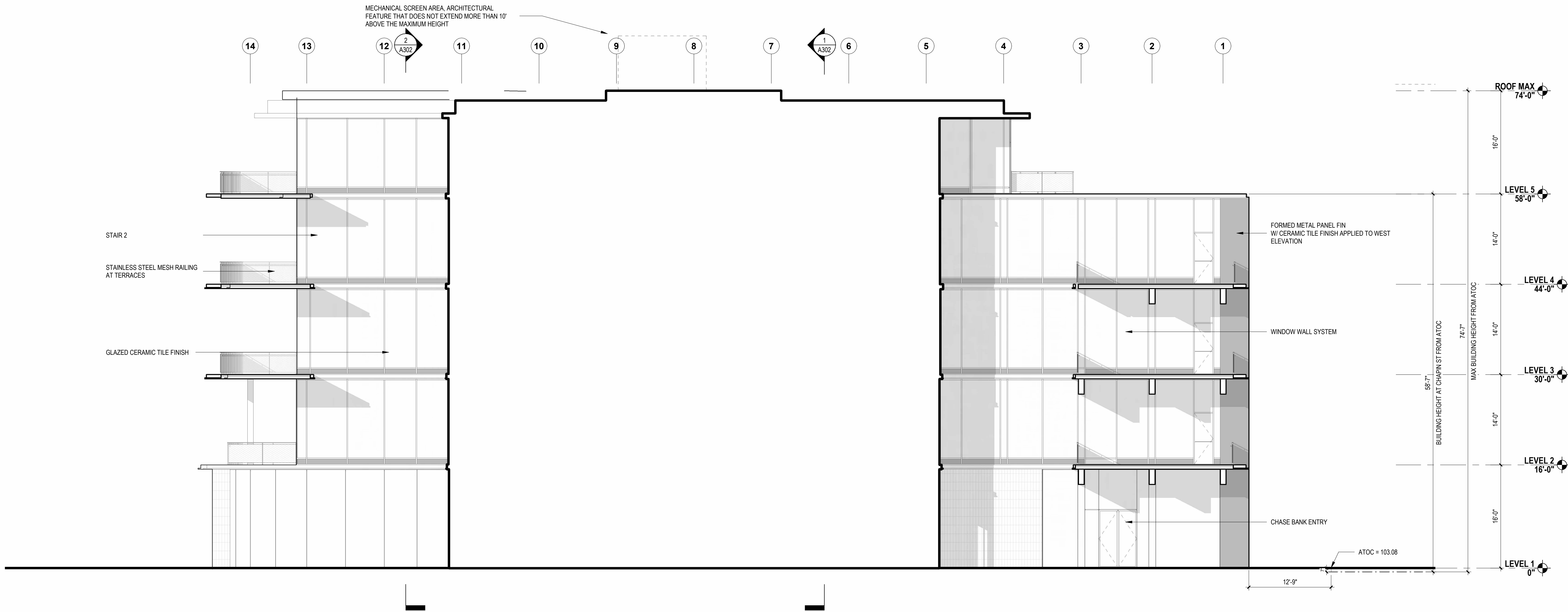
SCALE

1/8" = 1'-0"

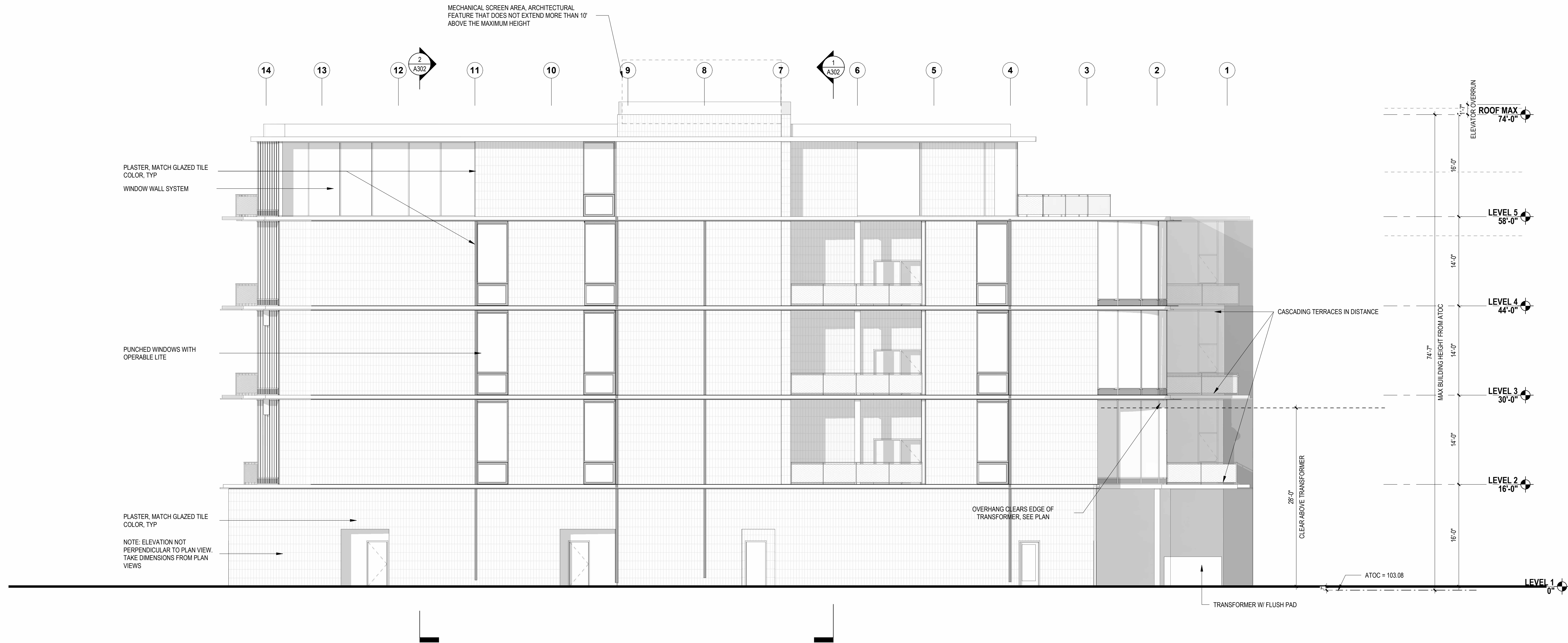
SHEET TITLE

EXTERIOR BUILDING
ELEVATIONS - WEST (LEFT
INTERIOR)

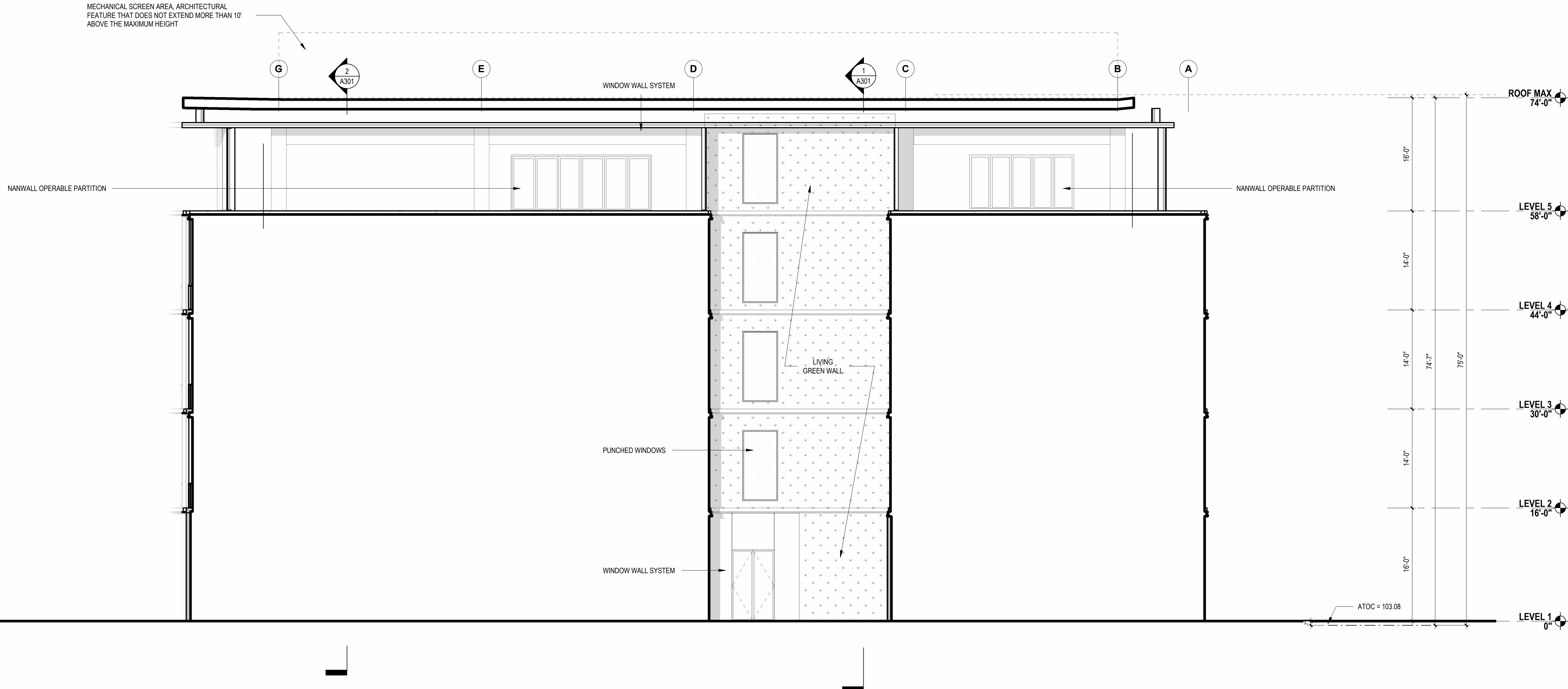
A202



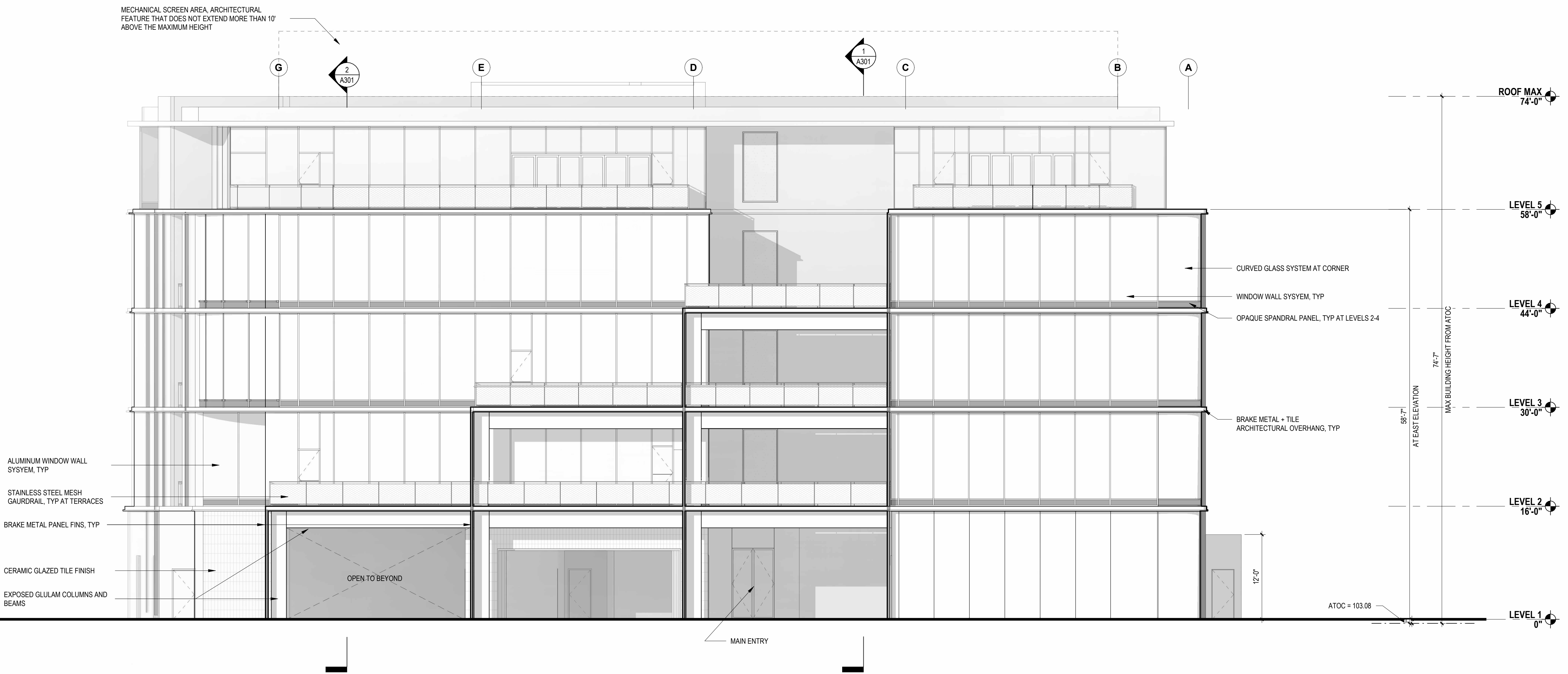
2 WEST BUILDING ELEVATION - LEFT COURTYARD
A202 SCALE: 1/8" = 1'-0"



1 WEST BUILDING ELEVATION - LEFT
A202 SCALE: 1/8" = 1'-0"



2 SOUTH BUILDING ELEVATION - FRONT ENTRY COURTYARD
SCALE: 1/8" = 1'-0"



1 SOUTH BUILDING ELEVATION - FRONT
SCALE: 1/8" = 1'-0"

1430 Chapin Ave, Burlingame, CA 94010

ARCHITECT

Haley Coughlin
4713 N. Albina Avenue,
4th Floor Portland, OR 97217
T. 503.928.6040
www.leverarchitecture.com

Civil Engineer: LUK + Associates
Chris Wood
738 Alfred Nobel Drive,
Hercules, CA 94547
T. 510.724.3388

Structural Engineer: Holmes
Robin Landis
235 Montgomery St #1250,
San Francisco, CA 94104
T. 415.693.1600

Fire Engineer: Holmes
Alyson Blair
235 Montgomery St #1250,
San Francisco, CA 94104
T. 415.693.1600

**Landscape Architecture: Jett
Sara Fallahi**
2 Orinda Theatre Square Suite 218,
Orinda, CA 94563
T. 925.254.5422

Developer:developUrban
Neal Young
333 S B St Suite 109
San Mateo CA 94401
T. 650.458.7816

Owner: JP Morgan Chase Bank
Christopher McKenna
237 Park Avenue
12th Floor
New York, NY 10017
T 212.270.065

STAMP

NOT FOR CONSTRUCTION

REVISIONS

PHASE

Schematic Design/ Entitlements

DATE _____

10/15/2025

PROJECT NUMBER

275

$1/8" = 1'-0"$



A204



2 EAST BUILDING ELEVATION - RIGHT COURTYARD
A204 SCALE: 1/8" = 1'-0"



1 EAST BUILDING ELEVATION - RIGHT
A204 SCALE: 1/8" = 1'-0"

Chapin
Burlingame

1430 Chapin Ave, Burlingame, CA 94010

ARCHITECT
LEVER

Halley Coughlin
4713 N. Albina Avenue,
4th Floor Portland, OR 97217
T. 503.928.6040
www.leverarchitecture.com

Civil Engineer: LUK + Associates
Chris Wood
738 Alfred Nobel Drive,
Hercules, CA 94547
T. 510.724.3388

Structural Engineer: Holmes
Robin Landis
235 Montgomery St #1250,
San Francisco, CA 94104
T. 415.693.1600

Fire Engineer: Holmes
Alyson Blair
235 Montgomery St #1250,
San Francisco, CA 94104
T. 415.693.1600

Landscape Architecture: Jett
Sara Fallahi
2 Orinda Theatre Square Suite 218,
Orinda, CA 94563
T. 925.254.5422

Developer: developUrban
Neal Young
333 S B St Suite 109
San Mateo, CA 94401
T. 650.458.7816

Owner: JP Morgan Chase Bank
Christopher McKenna
237 Park Avenue
12th Floor
New York, NY 10017
T 212.270.065

STAMP

NOT FOR CONSTRUCTION

REVISIONS

PHASE

Schematic Design/ Entitlements

DATE

10/15/2025

PROJECT NUMBER

275

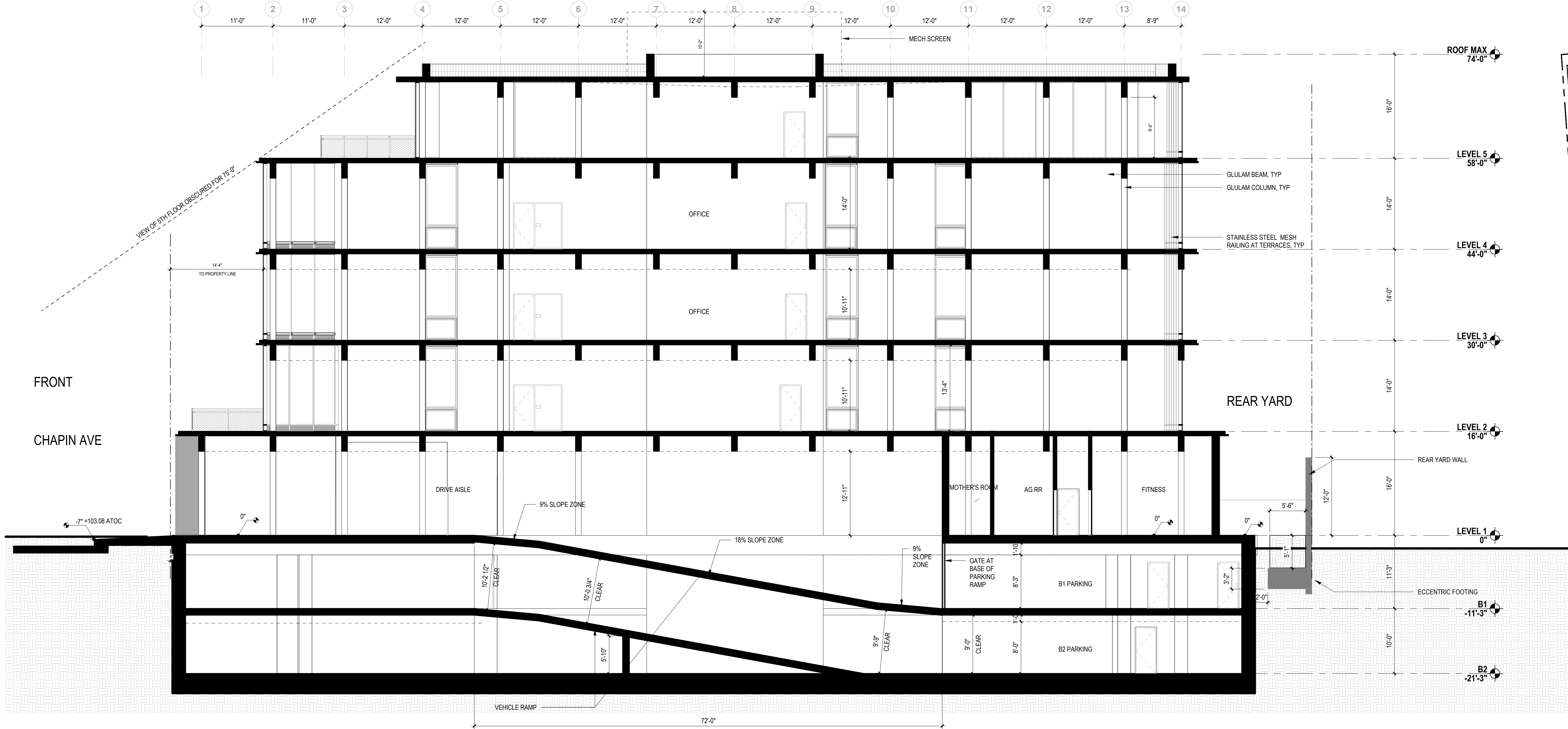
SCALE

As indicated

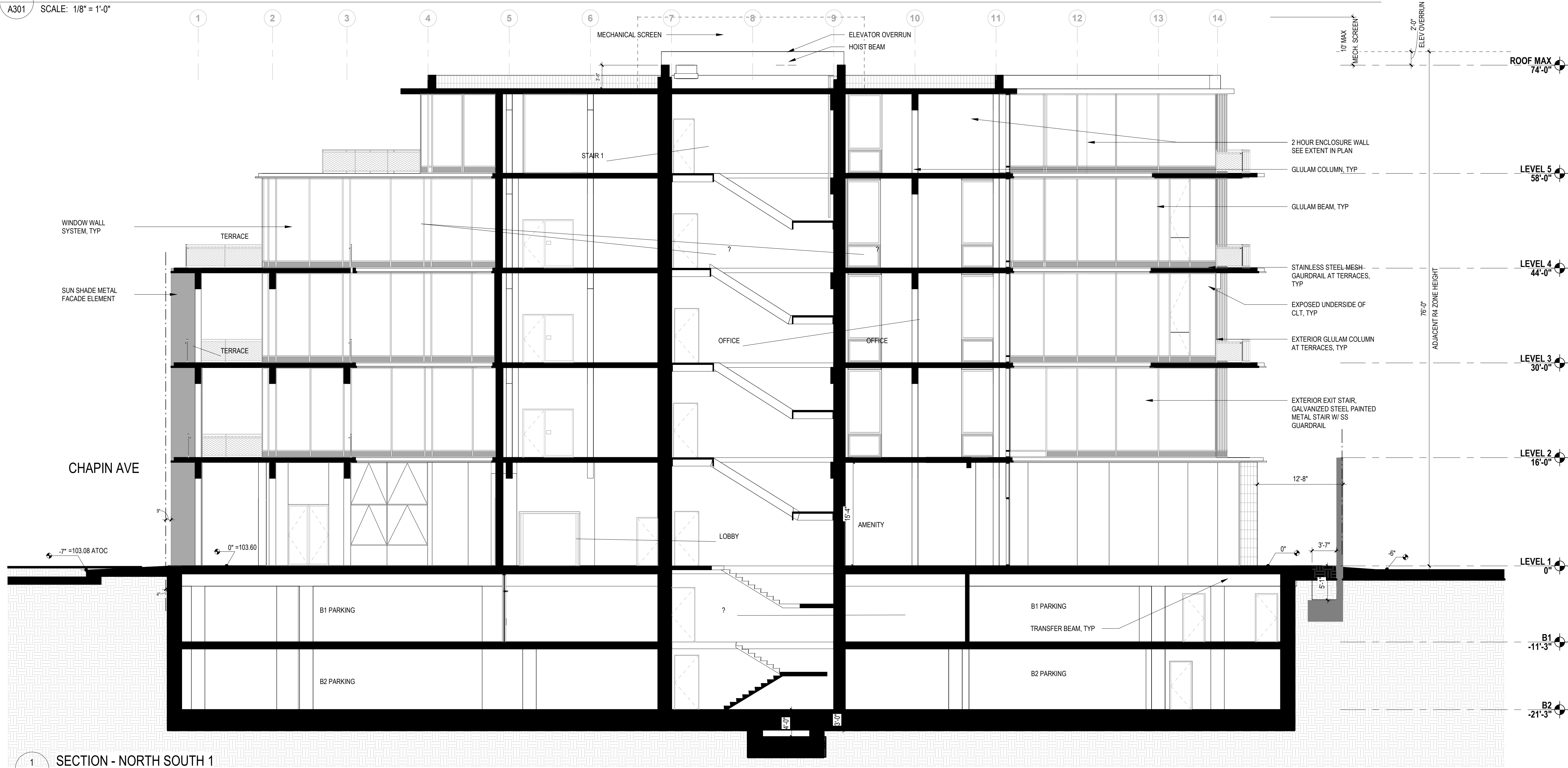
SHEET TITLE

BUILDING SECTIONS -
NORTH SOUTH

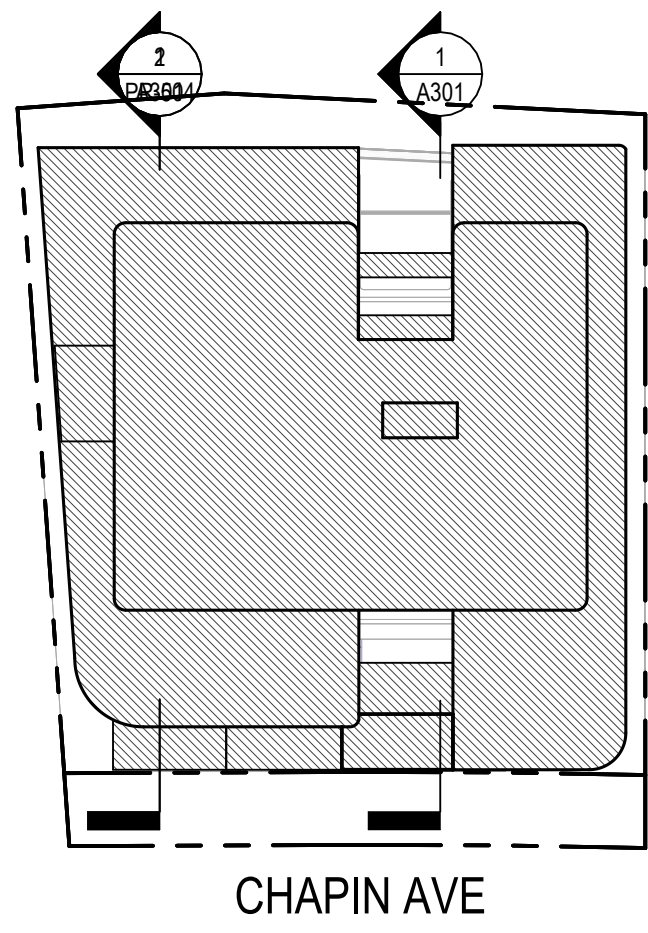
A301



2
A301
SECTION - NORTH SOUTH 2
SCALE: 1/8" = 1'-0"



1
A301
SECTION - NORTH SOUTH 1
SCALE: 1/8" = 1'-0"



1430 Chapin Ave, Burlingame, CA 94010

ARCHITECT

LEVER
Haley Coughlin
4713 N. Albina Avenue,
4th Floor Portland, OR 97217
T. 503.928.6040
www.leverarchitecture.com

Civil Engineer: LUK + Associates
Chris Wood
738 Alfred Nobel Drive,
Hercules, CA 94547
T. 510.724.3388

Structural Engineer: Holmes
Robin Landis
235 Montgomery St #1250,
San Francisco, CA 94104
T. 415.693.1600

Fire Engineer: Holmes
Alyson Blair
235 Montgomery St #1250,
San Francisco, CA 94104
T. 415.693.1600

**Landscape Architecture: Jett
Sara Fallahi**
2 Orinda Theatre Square Suite 218,
Orinda, CA 94563
T. 925.254.5422

Developer: developUrban
Neal Young
333 S B St Suite 109
San Mateo CA 94401
T. 650.458.7816

Owner: JP Morgan Chase Bank
Christopher McKenna
237 Park Avenue
12th Floor
New York, NY 10017
T 212.270.065

STAMP

NOT FOR CONSTRUCTION

REVISIONS

PHASE

Schematic Design/ Entitlements

DATE
10/15/2025

PROJECT NUMBER
275

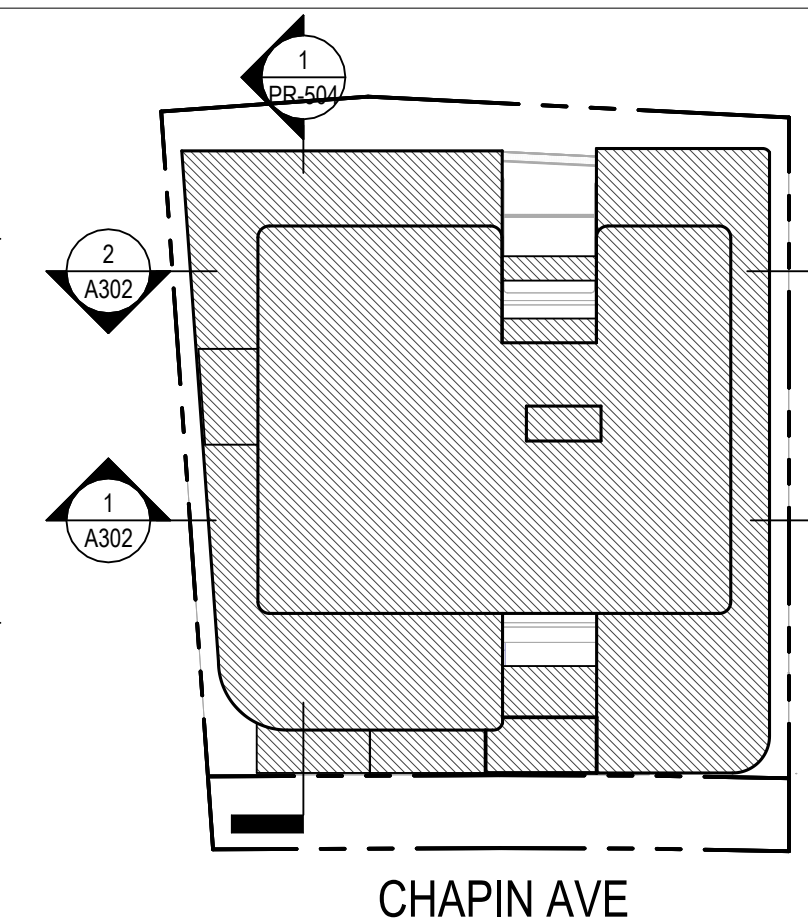
SCALE

As indicated

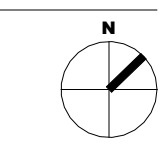
SHEET TITLE

BUILDING SECTIONS - EAST
WEST

A302



2 SECTION - EAST WEST 2
A302 SCALE: 1/8" = 1'-0"



1 SECTION - EAST WEST 1
A302 SCALE: 1/8" = 1'-0"

Chapin
Burlingame

1430 Chapin Ave, Burlingame, CA 94010

ARCHITECT
LEVER
Halley Coughlin
4713 N. Albina Avenue,
4th Floor Portland, OR 97217
T. 503.928.6040
www.leverarchitecture.com

Civil Engineer: LUK + Associates
Chris Wood
738 Alfred Nobel Drive,
Hercules, CA 94547
T. 510.724.3388

Structural Engineer: Holmes
Robin Landis
235 Montgomery St #1250,
San Francisco, CA 94104
T. 415.693.1600

Fire Engineer: Holmes
Alyson Blair
235 Montgomery St #1250,
San Francisco, CA 94104
T. 415.693.1600

Landscape Architecture: Jett
Sara Fallahi
2 Orinda Theatre Square Suite 218,
Orinda, CA 94563
T. 925.254.5422

Developer: developUrban
Neal Young
333 S B St Suite 109
San Mateo, CA 94401
T. 650.458.7816

Owner: JP Morgan Chase Bank
Christopher McKenna
237 Park Avenue
12th Floor
New York, NY 10017
T 212.270.065

STAMP

NOT FOR CONSTRUCTION

REVISIONS

PHASE
Schematic Design/ Entitlements

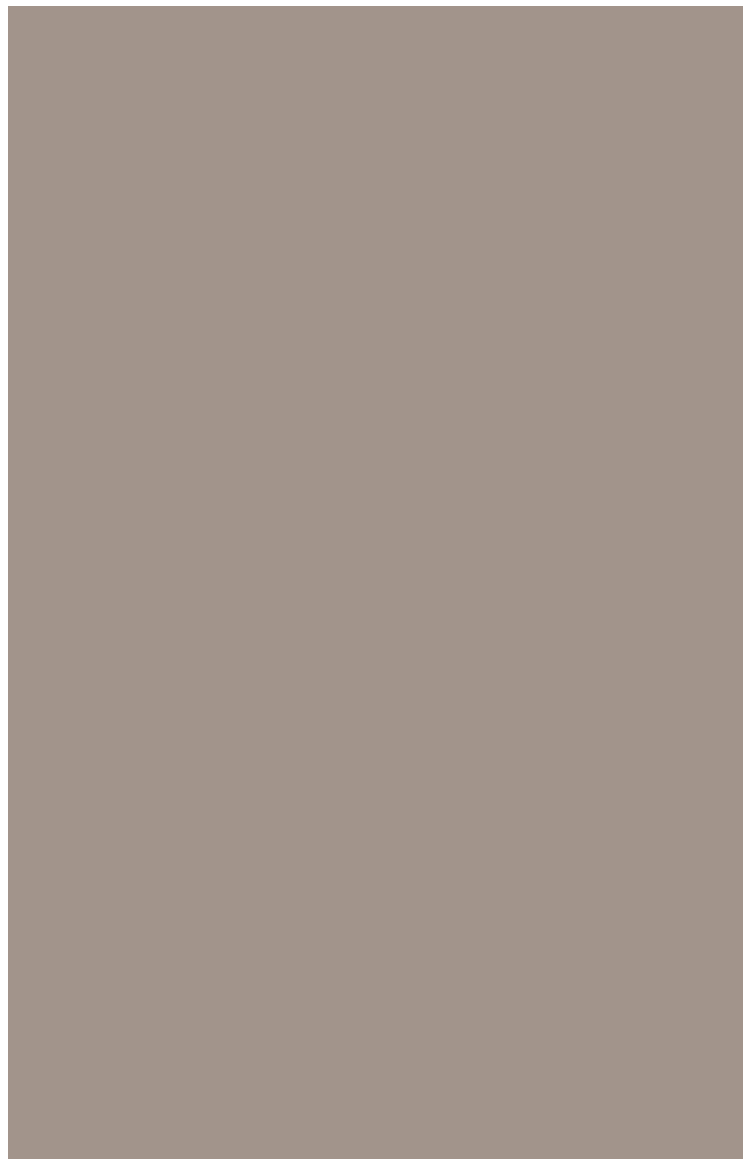
DATE
10/15/2025

PROJECT NUMBER
275

SCALE
1" = 30'-0"

SHEET TITLE
MATERIAL PALETTE

A951



6) METAL
BRAKE METAL FINS, METAL PANEL SIDING
AND CURTAIN WALL PANEL AS NOTED



7) WINDOW MULLIONS
ARCADIA - COLOR CHAMPAGNE



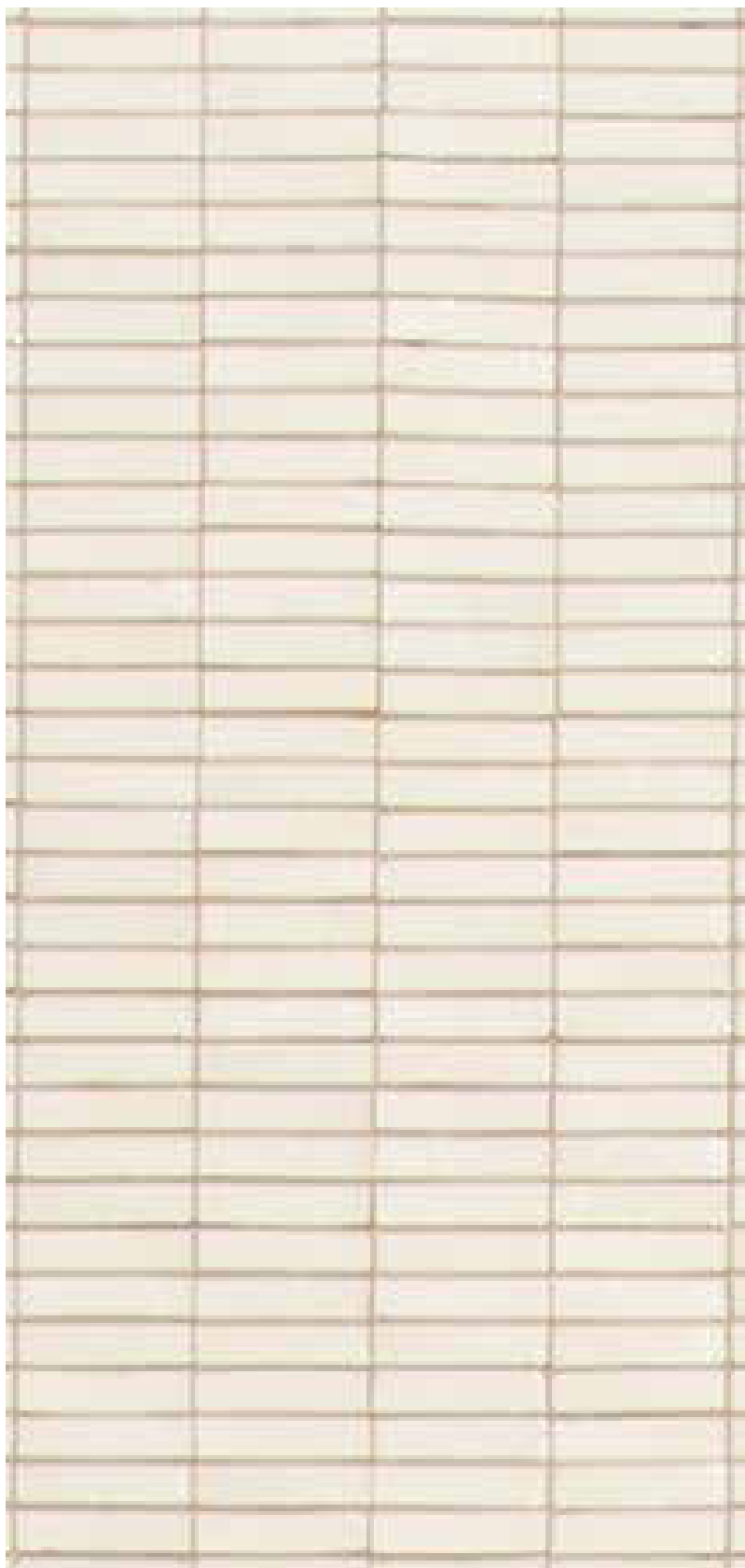
8) WINDOW MULLIONS - 5TH FLOOR, INTERIOR
WOOD MULLIONS



9) GLAZING
VITRO SOLARBAN 90 LOW-E COATING



10) GUARDRAILS
STAINLESS STEEL MESH



5) GLAZED CERAMIC TILE FACADE
EXTERIOR FACADE FINISH



4) PLASTER
COLOR TO MATCH CERAMIC TILE - ON WEST FACADE (NOT SEEN IN
RENDER)



3) CONCRETE
STRUCUTRAL CONCRETE FLOORS



2) GLT
GLUE LAMINATED
COLUMNS AND BEAMS



1) CLT
CROSS LAMINATED
TIMBER SYSTEM

