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1855-1881 N ROLLINS ROAD

BURLINGAME, CA

PLANNING SUBMITTAL

BDE ARCHITECTURE

THE HANOVER COMPANY

BKF

SEPTEMBER 8, 2022

APN: 025166230, 025166240

All drawings and written material appearing herein constitute original, and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.

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PROJECT DESCRIPTION
1855 - 1881 N ROLLINS ROAD IS LOCATED BETWEEN BRODERICK ROAD TO THE SOUTHEAST, CALTRAIN TO THE SOUTH, AND DRAINAGE RIGHT OF WAY TO THE NORTHWEST. THE PROJECT WILL INCLUDE DEMOLITION OF ALL EXISTING ONSITE STRUCTURES FOR THE CONSTRUCTION OF A NEW 5-STORY MULTI-FAMILY RESIDENTIAL BUILDING. THE PROJECT CONTAINS 5 LEVELS OF TYPE IIIA CONSTRUCTION AROUND 6 LEVELS OF TYPE IA CONSTRUCTION AT THE GARAGE. THE PROJECT CONSISTS OF 420 APARTMENT UNITS AND A TOTAL OF 545 OFF-STREET PARKING SPACES.

PROJECT LOCATION:	1855 - 1881 N ROLLINS ROAD BURLINGAME, CA
BLOCK AND LOT NUMBER:	1855, 1881
ASSESSOR'S PARCEL NUMBER:	025166230, 025166240, (NO APN EXISTS FOR UPRR PARCEL)
PROPOSED PARCEL:	218,797 SF
PROJECT AREA:	217,495 SF
LOT SLOPE:	0.5%
PROPOSED FAR:	2.05
PROPOSED LAND USE:	MULTI-FAMILY RESIDENTIAL

GROSS FLOOR AREA:

PROPOSED GROSS FLOOR AREA:

FLOOR	OCCUPANCY	GROSS AREA
FLOOR 1 RESIDENTIAL	R-2	88,162 SF
FLOOR 1 GARAGE	S-2	33,940 SF
FLOOR 2 RESIDENTIAL	R-2	85,890 SF
FLOOR 2 GARAGE	S-2	33,940 SF
FLOOR 3 RESIDENTIAL	R-2	91,929 SF
FLOOR 3 GARAGE	S-2	33,940 SF
FLOOR 4 RESIDENTIAL	R-2	91,832 SF
FLOOR 4 GARAGE	S-2	33,940 SF
FLOOR 5 RESIDENTIAL	R-2	91,462 SF
FLOOR 5 GARAGE	S-2	33,940 SF
GARAGE ROOF	S-2	33,940 SF
TOTAL:		**652,915 SF**

NOTE: AREA MEASURED TO THE EXTERIOR FACE OF BUILDING WALLS, INCLUDING DECKS THAT ARE NOT OPEN TO THE SKY. EXCLUDES PORTIONS OF DECKS WHICH PROJECT BEYOND THE FACE OF THE BUILDING. NO DEDUCTIONS FOR SHAFTS OR STAIRWAYS.

UNIT AND AREA SUMMARY — **JOB: HANOVER - 1855 - 1881 N ROLLINS RD, BURLINGAME**

CONSTRUCTION TYPE: TYPE IIIA AROUND TYPE IA — **BUILDING A**
FLOORS: 5 WOOD AROUND 5 CONCRETE

UNIT TYPE	NAME	DESCRIB	Unit Net Rentable	1ST	2ND	3RD	4TH	5TH	ROOF	Unit Total		Rentable Area by Type
STUDIO	S1.0	STUDIO	559	7	7	7	7	7		35	8%	19,565
	S1.1	STUDIO	582					1		1	0%	582
	S1.2	STUDIO	600	1	1	1	1			4	1%	2,400
	S2.0	STUDIO	603					1		1	0%	603
	S2.1	STUDIO	620	1	1	1	1			4	1%	2,480
	S3.0	STUDIO	666	1	1	1	1	1		5	1%	3,330
STUDIO SUB-TOTAL				0 10	10	10	10	10	0	**50**	**12%**	28,960
1 BEDROOM	A1.0	1 BDRM	768	9	11	13	13	13		59	14%	45,312
	A2.0*	INSIDE CORNER 1 BDRM	716	8	10	10	10	10		48	11%	34,368
	A2.1*	INSIDE CORNER 1 BDRM	734	5	5	5	5	5		25	6%	18,350
	A2.2*	INSIDE CORNER 1 BDRM	759	1	1	1	1	1		5	1%	3,795
	A3.0	1 BDRM	755	3	4	4	4	4		19	5%	14,345
	A4.0*	INSIDE CORNER 1 BDRM	724	4	4	4	4	4		20	5%	14,480
	A6.0*	1 BDRM	765	1	1	1	1	1		5	1%	3,825
	A6.1*	1 BDRM	800			1	1	1		3	1%	2,400
	A7.0	1 BDRM + DEN	734	2	2	2	2	3		11	3%	8,074
	A7.1	1 BDRM + DEN	767	1	1	1	1			4	1%	3,068
	A7.2	1 BDRM + DEN	778	1	1	1	1	1		5	1%	3,890
	A7.3	1 BDRM + DEN	773			2	2	2		6	1%	4,638
	A7.4	1 BDRM + DEN	792	2	2					4	1%	3,168
	A8.0	1 BDRM + DEN	788					2		2	0%	1,576
	A8.1	1 BDRM + DEN	810	2	2	2	2			8	2%	6,480
	A9.0	1 BDRM + DEN	913	1						1	0%	913
	A10.0*	JUNIOR 1 BDRM	1,137		1	1	1	1		4	1%	4,548
	A11.0*	JUNIOR 1 BDRM	907		1	1	1	1		4	1%	3,628
1 BDRM SUB-TOTAL				0 40	46	49	49	49	0	**233**	**55%**	176,858
2 BEDROOM	B1.0*	2 BDRM/ 2 BATH	1,097	13	17	17	17	17		81	19%	88,857
	B2.0*	2 BDRM/ 2 BATH + DEN	1,156	2	4	5	5	5		21	5%	24,276
	B3.0	2 BDRM/ 2 BATH	1,294					1		1	0%	1,294
	B3.1	2 BDRM/ 2 BATH	1,317	1	1	1	1			4	1%	5,268
	B4.0*	2 BDRM/ 1 BATH	1,011				1	1		2	0%	2,022
	B4.1*	3 BDRM/ 1 BATH	1,097			1				1	0%	1,097
	B5.0*	2 BDRM/ 2 BATH	1,233		1	1	1	1		4	1%	4,932
	B7.0*	2 BDRM/ 2 BATH + DEN	1,475	1	1	1	1	1		5	1%	7,375
2 BDRM SUB-TOTAL				0 17	24	26	26	26	0	**119**	**28%**	135,121
3 BEDROOM	C1.0*	3 BDRM/ 2 BATH	1,505		1	1	1	1		4	1%	6,020
	C1.1*	3 BDRM/ 2 BATH	1,388					1		1	0%	1,388
	C1.2*	3 BDRM/ 2 BATH	1,423	1	1	1	1			4	1%	5,692
	C1.3*	3 BDRM/ 2 BATH	1,469			1	1	1		3	1%	4,407
	C1.4*	3 BDRM/ 2 BATH	1,548	1						1	0%	1,548
	C2.0*	3 BDRM/ 2 BATH	1469	1	1	1	1	1		5	1%	7,345
3 BDRM SUB-TOTAL				0 3	3	4	4	4	0	**18**	**4%**	26,400
TOTAL UNITS		**Avg SqFt**	**875**	0 70	83	89	89	89	0	**420**	**100%**	367,339

*DU w/ Deck
Net rentable residential area is measured center of demising wall, ext face of stud of ext wall, ext face of stud of corridor wall, excl decks

Net rentable Residential by floor (excl decks)	0	59,729	72,473	78,493	78,407	78,237	0			**367,339**
Gross area by floor (footprint minus net rentable, excl decks)	0	11,193	13,417	13,436	13,425	13,225	0			**64,696**
Residential Amenities		11,906								11,906
Leasing Office		1,200								1,200
Garage/ Utility/MEP		38,074	33,940	33,940	33,940	33,940	33,940			207,774
Total Gross	0	122,102	119,830	125,869	125,772	125,402	33,940			**652,915**

PARKING PROVIDED		
SURFACE	6	
1ST	83	
2ND	90	
3RD	90	
4TH	90	
5TH	90	
ROOF	96	Ratio
TOTAL	545	1.30

BUILDING FOOTPRINT:	129,153 SF
LOT COVERAGE:	59.4%
TOTAL IMPERVIOUS AREA:	84%
TOTAL PERVIOUS AREA:	16%
BUILDING HEIGHT:	64'-0" (MEASURED FROM AVERAGE TOP OF CURB TO TOP OF HIGHEST PARAPET, DOES NOT INCLUDE ELEVATOR OVERRUN, STAIR AND MECHANICAL ENCLOSURES WHICH CAN EXCEED MAX BUILDING HEIGHT BY 10FT MEASURED FROM THE TOP OF PARAPET)

OPEN SPACE CALCULATIONS:

OPEN SPACE REQUIRED:	125 SF / UNIT = 52,500 SF
OPEN SPACE PROVIDED	GROSS AREA
PUBLIC PLAZA A (50%), COMMON	1,912 SF
PUBLIC PLAZA B, COMMON	2,072 SF
PUBLIC PLAZA C (50%), COMMON	501 SF
COURTYARD A, COMMON	11,389 SF
COURTYARD B, COMMON	5,893 SF
COURTYARD C, COMMON	7,039 SF
LOGGIA A, COMMON	1,656 SF
LOGGIA B, COMMON	1,660 SF
OPEN SPACE A, COMMON	2,777 SF
OPEN SPACE B, COMMON	897 SF
OPEN SPACE C, COMMON	3,138 SF
DECKS, PRIVATE	12,759 SF
TOTAL:	**51,693 SF**

LANDSCAPE PERCENTAGE CALCULATIONS:

MIN. LANDSCAPE PERCENTAGE REQUIRED:	20%
TOTAL SITE AREA WITHIN PROPERTY LINE:	217,495 SF
TOTAL LANDSCAPE AREA:	34,516 SF
TOTAL LANDSCAPE PERCENTAGE:	**16%**

RESIDENTIAL DENSITY:

RESIDENTIAL UNITS:	420
NUMBER OF UNITS / ACRE:	84

PARKING REQUIRED	COUNT
STUDIO:	50
1 BEDROOM:	233
2 BEDROOM:	179
3 BEDROOM:	36
TOTAL:	**498 SPACES**

PARKING PROVIDED	COUNT	DIMENSION
STANDARD STALL	114	8'-6" x 17'-0"
LEVEL I EV STALL	378	8'-6" x 17'-0
LEVEL II EV STALL (10% OF UNITS)	42 (2 FLEX)	9'-0" x 18'-0"
ADA STALL (2%)	11	9'-0" x 18'-0"
TOTAL:	**545 SPACES**	

BICYCLE PARKING	REQUIRED	PROVIDED
FLOOR 1 - VERTICAL RACK		11 STALLS
FLOOR 2 - 2-TIER PULL DOWN TRAYS		40 STALLS
FLOOR 2 - VERTICAL RACK		11 STALLS
FLOOR 3 - 2-TIER PULL DOWN TRAYS		40 STALLS
FLOOR 3 - VERTICAL RACK		11 STALLS
FLOOR 4 - 2-TIER PULL DOWN TRAYS		40 STALLS
FLOOR 4 - VERTICAL RACK		9 STALLS
FLOOR 5 - 2-TIER PULL DOWN TRAYS		40 STALLS
FLOOR 5 - VERTICAL RACK		8 STALLS
TOTAL:	**210 STALLS**	**210 STALLS**

BICYCLE GUEST PARKING	REQUIRED	PROVIDED
PLAZA A:		4 RACKS (8 SPACES)
PLAZA B:		4 RACKS (8 SPACES)
PLAZA C:		3 RACKS (6 SPACES)
TOTAL:	**21 SPACES**	**11 RACKS (22 SPACES)**

PROJECT INFORMATION

AP0.00

ARCHITECTURE

THE HANOVER COMPANY

BKF

1855-1881 N ROLLINS ROAD

APN: 025166230, 025166240

BURLINGAME, CA

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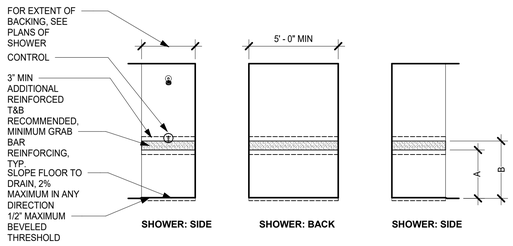
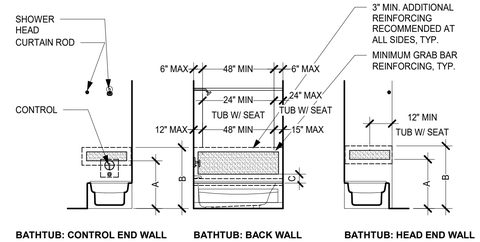


NOTE:
A. MAXIMUM OF 32" TO FINISH FLOOR(30" MAX. PREFERRED), TYPICAL THROUGHOUT
B. MINIMUM OF 38" TO FINISH FLOOR TYPICAL THROUGHOUT

ADAPTABLE SHOWER REINFORCEMENT 30"/36"X60" (CBC 11A) 15

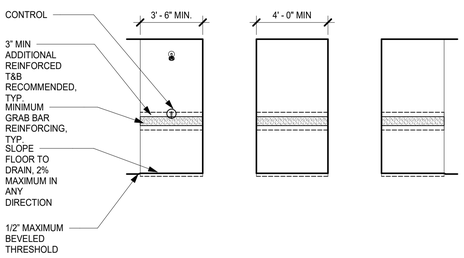
UPDATED 10.30.18 1/4" = 1'-0"



NOTE:
A. MAXIMUM OF 32" TO FINISH FLOOR (30" MAX. PREFERRED), TYPICAL THROUGHOUT
B. MINIMUM OF 38" TO FINISH FLOOR TYPICAL THROUGHOUT
C. MINIMUM OF 6" FROM TOP OF BATHTUB TO BOTTOM OF WALL REINFORCING

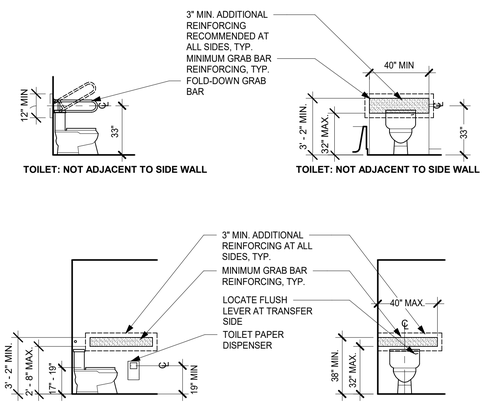
ADAPTABLE BATHTUB GRAB BAR REINFORCEMENT (CBC 11A) 11

UPDATED 10.30.18 1/4" = 1'-0"



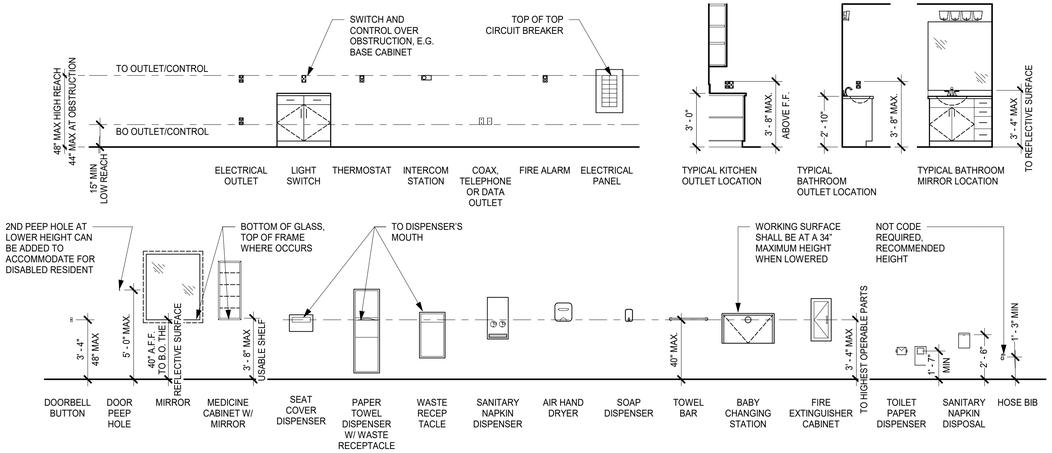
ADAPTABLE SHOWER REINFORCEMENT 42"X48" (CBC 11A) 14

1/4" = 1'-0"



ADAPTABLE TOILET GRAB BAR REINFORCEMENT (CBC 10)

UPDATED 10.30.18 1/4" = 1'-0"



ACCESSIBLE ACCESSORIES, SWITCHES, OUTLETS, AND CONTROLS (CBC 11A) 9

UPDATED 10.30.18 1/4" = 1'-0"

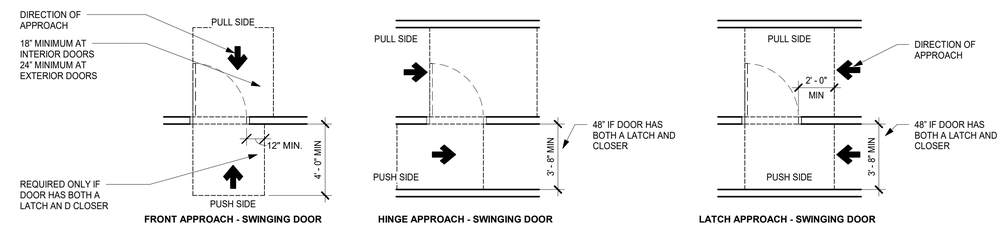
ACCESSIBILITY GENERAL NOTES

A. ALL UNITS ARE DESIGNED TO BE ADAPTABLE AND ON AN ACCESSIBLE PATH OF TRAVEL TO COMPLY WITH DISABLED ADAPTABILITY AND ACCESSIBILITY REGULATIONS.
B. BASE CABINET DIRECTLY UNDER THE KITCHEN SINK, INCLUDING TOE KICK AND SHELVING SHALL BE REMOVABLE WITHOUT THE USE OF SPECIALIZED TOOLS OR SPECIALIZED KNOWLEDGE IN ORDER TO PROVIDE CLEARANCE FOR A WHEELCHAIR. FINISH FLOORING TO MATCH KITCHEN FLOORING SHALL BE PROVIDED BENEATH THE REMOVABLE CABINET AND EXTEND TO THE WALL. THE FHA REQUIREMENTS REQUIRE THAT THE FLOOR, WALLS AND CABINET FACES OF THE KNEE SPACE BE FINISHED DURING INITIAL CONSTRUCTION SO THAT NO WORK IS NECESSARY WHEN THE BASE CABINET IS REMOVED
C. BASE CABINETS DIRECTLY UNDER THE LAVATORIES ARE ACCEPTABLE PROVIDED THERE IS SPACE TO ALLOW A PARALLEL APPROACH IN A WHEELCHAIR AND THE LAVATORY CABINETS / PEDESTAL ARE DESIGNED WITH ADAPTABLE KNEE AND TOE SPACE. VANITY CABINET UNDER THE LAVATORY COUNTER AREA, INCLUDING TOE KICK AND SHELVING SHALL BE REMOVABLE WITHOUT THE USE OF SPECIALIZED TOOLS OR SPECIALIZED KNOWLEDGE IN ORDER TO PROVIDE CLEARANCE FOR A FORWARD APPROACH IN A WHEELCHAIR. FINISH FLOORING SHALL BE PROVIDED BENEATH THE REMOVABLE CABINET AND EXTEND TO THE WALL.
D. KITCHEN COUNTERTOPS SHALL PROVIDE A MINIMUM OF 30" IN LENGTH FOR BOTH THE KITCHEN SINK INSTALLATION AND WORK SURFACE OR A SINGLE INTEGRAL UNIT A MINIMUM OF 60". EXCEPTION: (2) 15" MINIMUM WIDTH BREADBOARDS MAY BE PROVIDED IN LIEU OF THE REQUIRED 30" OF COUNTERTOP WORK SURFACE.
E. GRAB BAR BACKING OR BLOCKING MUST PROVIDE A MINIMUM STRUCTURAL STRENGTH PER SECTION 1127A.4. BACKING SHALL MATCH METAL FRAMING GAUGE PER SSMA, MINIMUM 16 GAUGE SHEET METAL, AND 2X12 WOOD BLOCKING AT WOOD FRAMING.
F. DOORS WITHIN UNITS THAT ARE INTENDED FOR USER PASSAGE MUST PROVIDE A 32" NET CLEAR OPENING WIDTH PER SECTION 1132A.
G. LEVER HARDWARE REQUIRED (CHAPTER 10).
H. DOOR SIGNAL DEVICES REQUIRED (CHAPTER 11A).
I. CLEAR SPACE BY DOORS REQUIRED (CHAPTER 10 & 11A)
J. MINIMUM 15" WATER CLOSET SEAT HEIGHT WHERE OCCURS (CHAPTER 11A).
K. WATER CLOSET, BATHTUB AND LAVATORY MINIMUM SPACE REQUIREMENTS (CHAPTER 11A & 11B).
L. PROVIDE ACCESSIBLE DOORS W/ REQUIRED STRIKE CLEARANCES (CHAPTER 11A).
M. ALL GROUND AND FLOOR SURFACES SHALL BE STABLE, FIRM AND SLIP-RESISTANT IN COMPLIANCE WITH SECTIONS 1110A.3, 1119A.2 AND 11B-302
N. PER SECTION 1008.1.3, THE FORCE FOR PUSHING OR PULLING OPEN INTERIOR SWINGING DOORS, OTHER THAN FIRE DOORS, SHALL NOT EXCEED 5 LBS. FOR OTHER SWINGING DOORS, AS WELL AS SLIDING AND FOLDING DOORS, THE DOOR LATCH SHALL RELEASE WHEN SUBJECTED TO A 15 LB. FORCE. THE DOOR SHALL BE SET IN MOTION WHEN SUBJECTED TO A 30 LB. FORCE. THE DOOR SHALL SWING TO A FULL OPEN POSITION WHEN SUBJECTED TO A 15 LB. FORCE.
O. DIMENSIONS SHOWN ON THIS ARE TO FACE OF FINISH UNLESS OTHERWISE NOTED.

ACCESSIBILITY GENERAL NOTES 4

UPDATED 10.08.18 1/4" = 1'-0"

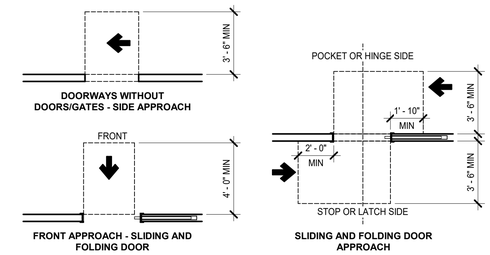
NOTE:
A. PROVIDE 36" WIDE DOORS WITH 32" MINIMUM CLEAR OPENING AS MEASURED WITH DOOR OPENED AT 90 DEGREES.
B. PROVIDE A LEVEL AND CLEAR AREA AT MANEUVERING CLEARANCES AT DOORS.
C. ALL DOORS ARE TO BE EQUIPPED WITH NON GRASP LEVER HARDWARE THAT UNLOCKS & UNLATCHES WITH A SINGLE EFFORT CENTERED BETWEEN 30" AND 44" ABOVE FINISH FLOOR PER SECTION 1126A.6.



CLEAR SPACE AT COMMON USE DOORS (CBC 11A) 2

UPDATED 10.30.18 1/4" = 1'-0"

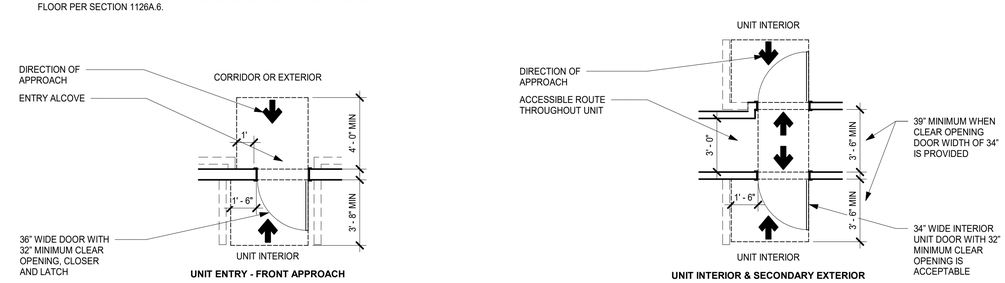
NOTE:
A. PROVIDE MANEUVERING CLEARANCES AT THE PUBLIC USE SIDE OF THE DOOR THAT MEET REQUIREMENTS OF SECTION 1126A.3.
B. PROVIDE MANEUVERING CLEARANCES AT UNIT INTERIOR SIDE OF DOOR THAT MEET REQUIREMENTS OF SECTION 1132A.
C. PROVIDE A LEVEL AND CLEAR AREA AT MANEUVERING CLEARANCES AT DOORS.
D. ALL DOORS ARE TO BE EQUIPPED WITH NON GRASP LEVER HARDWARE THAT UNLOCKS & UNLATCHES WITH A SINGLE EFFORT CENTERED BETWEEN 30" AND 44" ABOVE FINISH FLOOR PER SECTION 1126A.6.



CLEAR SPACE AT SLIDING AND FOLDING DOORS (CBC 11A) 3

? 1/4" = 1'-0"

NOTE:
A. PROVIDE MANEUVERING CLEARANCES AT THE PUBLIC USE SIDE OF THE DOOR THAT MEET REQUIREMENTS OF SECTION 1126A.3.
B. PROVIDE MANEUVERING CLEARANCES AT UNIT INTERIOR SIDE OF DOOR THAT MEET REQUIREMENTS OF SECTION 1132A.
C. PROVIDE A LEVEL AND CLEAR AREA AT MANEUVERING CLEARANCES AT DOORS.
D. ALL DOORS ARE TO BE EQUIPPED WITH NON GRASP LEVER HARDWARE THAT UNLOCKS & UNLATCHES WITH A SINGLE EFFORT CENTERED BETWEEN 30" AND 44" ABOVE FINISH FLOOR PER SECTION 1126A.6.



MANEUVERING CLEARANCES AT UNIT ENTRY DOOR AND DOORS WITHIN UNIT (CBC 11A) 1

UPDATED 10.30.18 1/4" = 1'-0"

ACCESSIBILITY COMPLIANCE DETAILS 11A

AP0.10

BDE ARCHITECTURE | THE HANOVER COMPANY | BKF

1855-1881 N ROLLINS ROAD

APN: 025166230, 025166240

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SEPTEMBER 8, 2022

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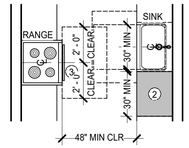
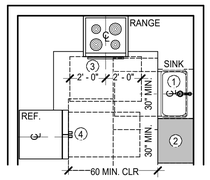
SHEET NOTES

1. 30" MINIMUM COUNTERTOP SPACE FOR SINK INSTALLATION W/ REMOVABLE BASE CABINET AND FINISH FLOORING BENEATH; 30"X48" MINIMUM CLEAR FLOOR SPACE TO ALLOW PARALLEL OR FORWARD APPROACH
2. 30" MINIMUM COUNTERTOP WORK SURFACE W/ REMOVABLE BASE CABINET AND FINISH FLOORING BENEATH; 30"X48" MINIMUM CLEAR FLOOR SPACE TO ALLOW PARALLEL OR FORWARD APPROACH
3. 30"X48" MINIMUM CLEAR FLOOR SPACE ADJACENT TO RANGE TO ALLOW PARALLEL APPROACH
4. 30"X48" CLEAR FLOOR SPACE AT REFRIGERATOR, DISHWASHER, TRASH COMPACTOR OTHER APPLIANCES TO ALLOW PARALLEL OR FORWARD APPROACH



OTHER KITCHEN DESIGNS

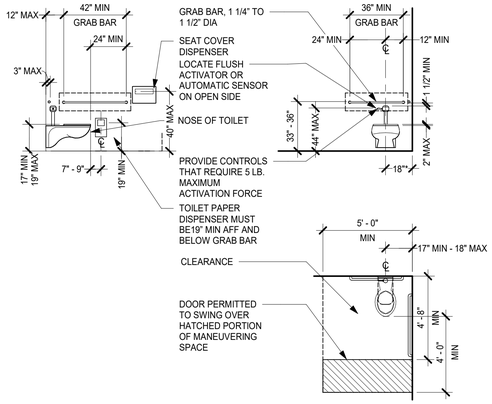


U-SHAPED KITCHEN W/ STOVE AT END

NOTE:
A. REPOSITIONABLE COUNTERTOPS SECTION 1133A.4.1:
EXCEPTION 1. STONE, CULTURED STONE AND TILED COUNTERTOPS MAY BE USED WITHOUT MEETING THE REPOSITIONING REQUIREMENTS
EXCEPTION 2. TWO 15" WIDE MINIMUM PULL-OUT BREADBOARDS MAY BE PROVIDED IN LIEU OF THE REQUIRED 30" OF COUNTERTOP WORK SURFACE, AND USED WITHOUT MEETING THE REPOSITIONING REQUIREMENTS.

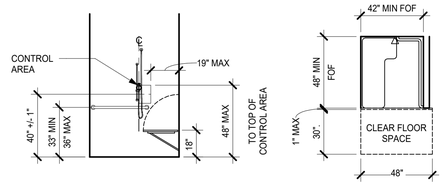
KITCHEN CLEARANCES (CBC 11A) 12

1/4" = 1'-0"



ACCESSIBLE WATER CLOSET COMMON USE FACILITIES (CBC 11A) 9

UPDATED 10.30.18 1/4" = 1'-0"



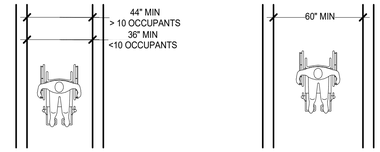
BACK/CONTROL WALL

42" x 48" CONFIGURATION

NOTE:
A. PROVIDE FLOOR SLOPES OF 2%, MAXIMUM, IN ANY DIRECTION
B. SHOWER COMPARTMENTS SHALL COMPLY PER SECTION 1127A.5.3 AND 1134A.6.
C. SHOWER COMPARTMENT SEATS SHALL COMPLY PER SECTION 1127A.5.3.7 AND
D. GLASS WALLED SHOWER STALLS OR A BATHING CABIN, CONSISTING OF A SHOWER AND SEPARATE TUB, SHALL PROVIDE REINFORCEMENT FOR INSTALLATION OF FLOOR-MOUNTED OR CEILING-MOUNTED GRAB BARS.

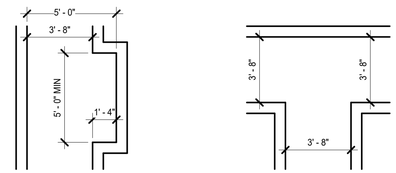
COMMON USE SHOWER CONFIGURATION 42"X48" (CBC 11A) 6

1/4" = 1'-0"



MINIMUM WIDTH FOR CORRIDORS

MINIMUM WIDTH FOR CORRIDORS OVER 200 FEET

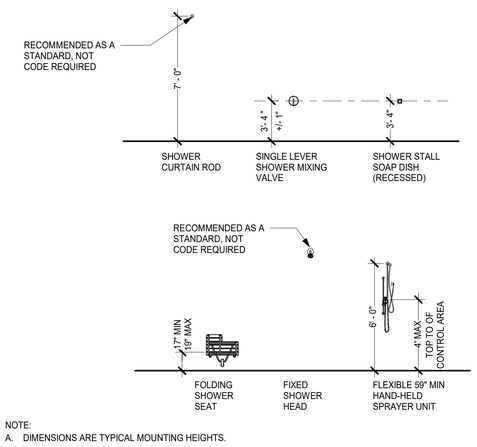


PASSING METHODS FOR CORRIDORS WITH LENGTH OVER 200 FEET AND WIDTH LESS THAN 60"

INTERIOR ACCESSIBLE ROUTE (CBC 11A) 3

1/4" = 1'-0"

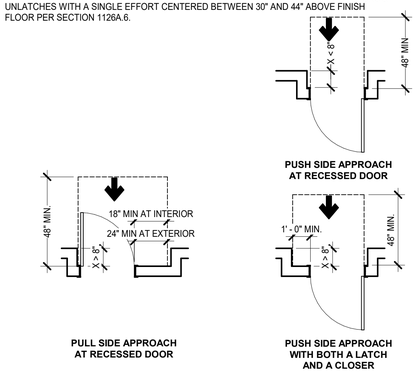
NOTE:
A. PROVIDE MANEUVERING CLEARANCES AT THE PUBLIC USE SIDE OF THE DOOR THAT MEET REQUIREMENTS OF SECTION 1126A.3.
B. PROVIDE MANEUVERING CLEARANCES AT UNIT INTERIOR SIDE OF DOOR THAT MEET REQUIREMENTS OF SECTION 1132A.
C. PROVIDE A LEVEL AND CLEAR AREA AT MANEUVERING CLEARANCES AT DOORS.
D. ALL DOORS ARE TO BE EQUIPPED WITH NON GRASP LEVER HARDWARE THAT UNLOCKS & UNLATCHES WITH A SINGLE EFFORT CENTERED BETWEEN 30" AND 44" ABOVE FINISH FLOOR PER SECTION 1126A.6.



NOTE:
A. DIMENSIONS ARE TYPICAL MOUNTING HEIGHTS.

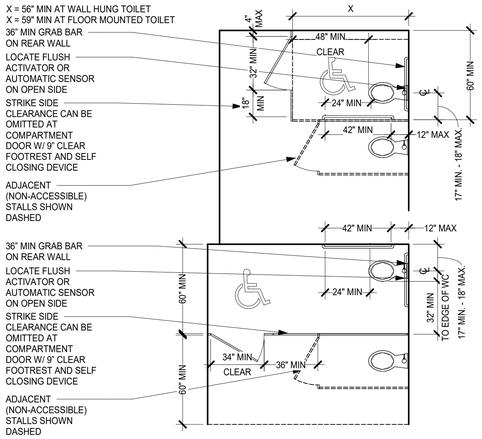
ACCESSIBLE SHOWER ACCESSORIES (CBC 11A) 5

1/4" = 1'-0"



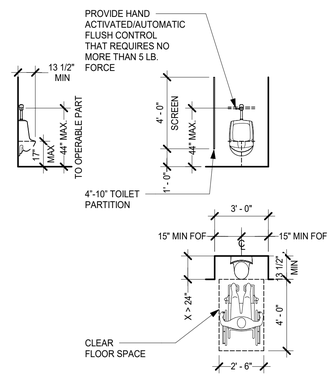
CLEAR SPACE AT RECESSED DOORS (CBC 11A) 2

UPDATED 10.30.18 1/4" = 1'-0"



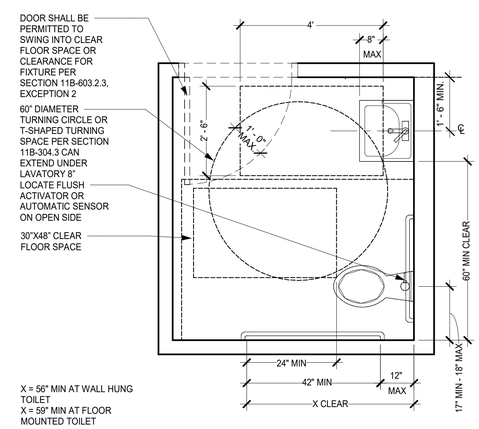
ACCESSIBLE WC MULTIPLE ACCOMMODATION(CBC 11A) 11

? 1/4" = 1'-0"



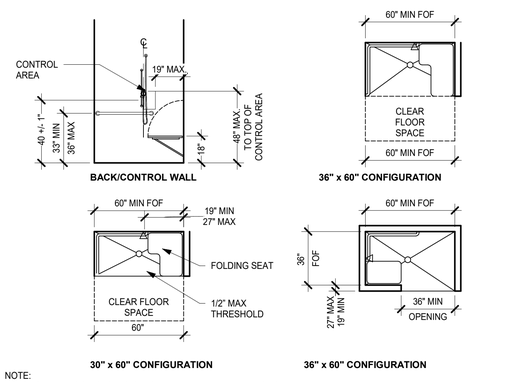
ACCESSIBLE URINAL COMMON USE FACILITIES (CBC 11A) 8

UPDATED 10.30.18 1/4" = 1'-0"



SINGLE ACCOMMODATION TOILET FACILITY (CBC 11A) 10

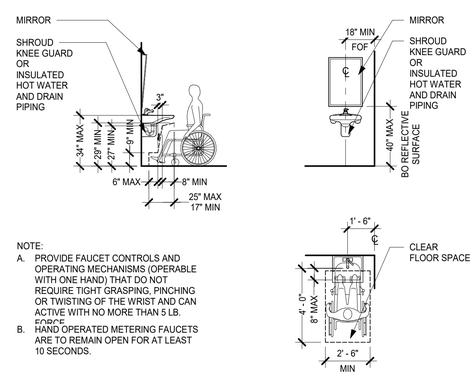
UPDATED 10.08.18 1/2" = 1'-0"



NOTE:
A. PROVIDE FLOOR SLOPES OF 2%, MAXIMUM, IN ANY DIRECTION
B. SHOWER COMPARTMENTS SHALL COMPLY PER SECTION 1127A.5.3 AND 1134A.6.
C. SHOWER COMPARTMENT SEATS SHALL COMPLY PER SECTION 1127A.5.3.7 AND
D. GLASS WALLED SHOWER STALLS OR A BATHING CABIN, CONSISTING OF A SHOWER AND SEPARATE TUB, SHALL PROVIDE REINFORCEMENT FOR INSTALLATION OF FLOOR-MOUNTED OR CEILING-MOUNTED GRAB BARS.

COMMON USE SHOWER CONFIGURATIONS 30"/36"X60" (CBC 11A) 7

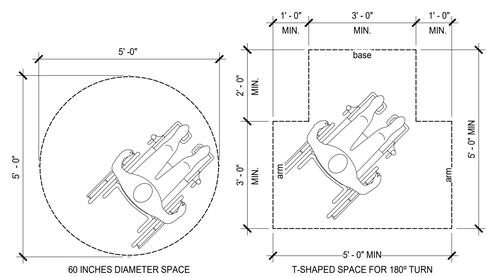
1/4" = 1'-0"



NOTE:
A. PROVIDE FAUCET CONTROLS AND OPERATING MECHANISMS (OPERABLE WITH ONE HAND) THAT DO NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST AND CAN ACTIVE WITH NO MORE THAN 5 LB. FORCE
B. HAND OPERATED METERING FAUCETS ARE TO REMAIN OPEN FOR AT LEAST 10 SECONDS.

ACCESSIBLE LAVATORY COMMON USE FACILITIES (CBC 11A) 4

1/4" = 1'-0"



WHEELCHAIR TURNING SPACE SIZE (CBC 11A) 1

1/2" = 1'-0"

ACCESSIBILITY COMPLIANCE DETAILS 11A

AP0.11

BDE ARCHITECTURE | THE HANOVER COMPANY | BKF

1855-1881 N ROLLINS ROAD

APN: 025166230, 025166240

BURLINGAME, CA

SEPTEMBER 8, 2022

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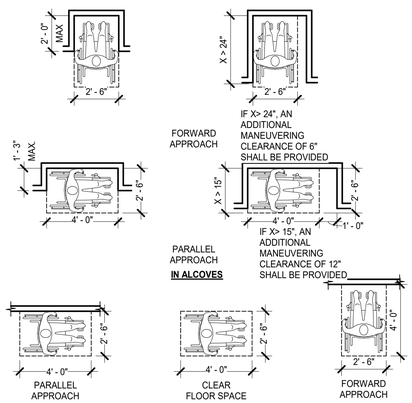
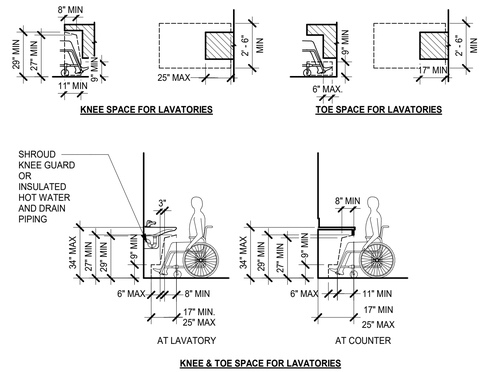


MINIMUM CLEAR FLOOR SPACE FOR WHEELCHAIRS (CBC 11A) 11

1/4" = 1'-0"

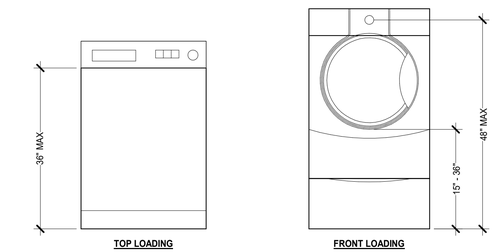


NOTE:

A. PROVIDE FAUCET CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 LBS. OF FORCE. SELF-CLOSING VALVES ARE ALLOWED IF THE FAUCET REMAINS OPEN FOR AT LEAST 10 SECONDS.

ACCESSIBLE LAVATORY KNEE AND TOE SPACE (CBC 11A) 8

? 1/4" = 1'-0"

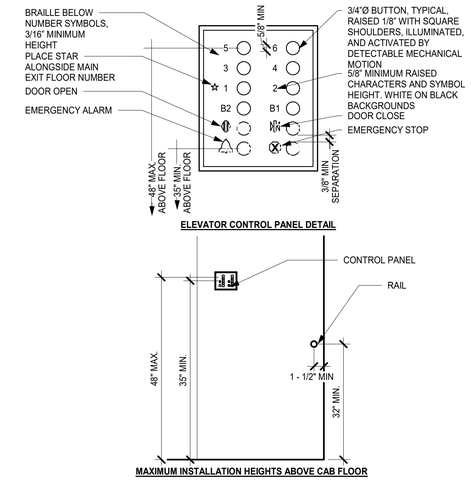


NOTE:

A. IF CLOTHES WASHING MACHINES AND CLOTHES DRYERS ARE PROVIDED IN COVERED MULTIFAMILY DWELLING UNITS, ONE OF EACH TYPE OF APPLIANCE SHALL BE PROVIDED. WHERE FRONT LOADING CLOTHES WASHERS ARE NOTE PROVIDED, MANAGEMENT SHALL PROVIDE ASSISTIVE DEVICES, ON REQUEST OF THE OCCUPANT, TO PERMIT THE USE OF TOP-LOADING CLOTHES WASHERS.

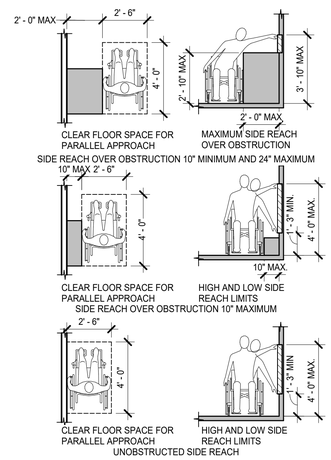
HEIGHT OF LAUNDRY COMPARTMENT OPENING(CBC 11A) 5

3/4" = 1'-0"



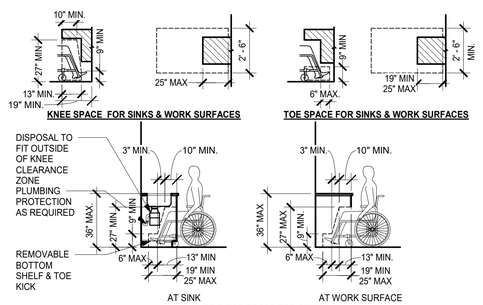
ELEVATOR CONTROL PANEL (CBC 11A) 3

3" = 1'-0"



REACH RANGES - SIDE REACH (CBC 1A) 10

1/4" = 1'-0"



NOTE:

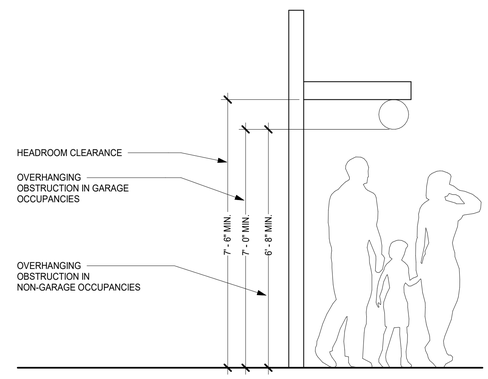
A. PROVIDE FAUCET CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 LBS. OF FORCE. SELF-CLOSING VALVES ARE ALLOWED IF THE FAUCET REMAINS OPEN FOR AT LEAST 10 SECONDS.

B. THE KNEE AND TOE SPACE SHALL BE CLEAR AND UNOBSTRUCTED, OR REMOVABLE BASE CABINETS IN COMPLIANCE WITH SECTION 1133A.3 SHALL BE PROVIDED.

C. COMBINED KNEE AND TOE CLEARANCES SHALL EXTEND 19" MINIMUM BENEATH SINKS AND WORK SURFACES PER SECTION 1138A.2.1.3 AND 1138A.2.2.3, AND SHALL ALSO EXTEND NOT LESS THAN THE DISTANCE REQUIRED TO REACH THE OPERABLE PARTS OF FAUCET CONTROLS, ACCESSORIES, SWITCHES AND OUTLETS ETC. LOCATED ABOVE. THIS MAY REQUIRE THE MINIMUM KNEE AND TOE CLEARANCES TO BE INCREASED IN ORDER TO PROVIDE THE REACH DEPTH TO THE OPERABLE PARTS PER SECTION 1138A.3.1 #2. IN NO CASE SHALL THE REACH DEPTH TO OPERABLE PARTS EXCEED 25".

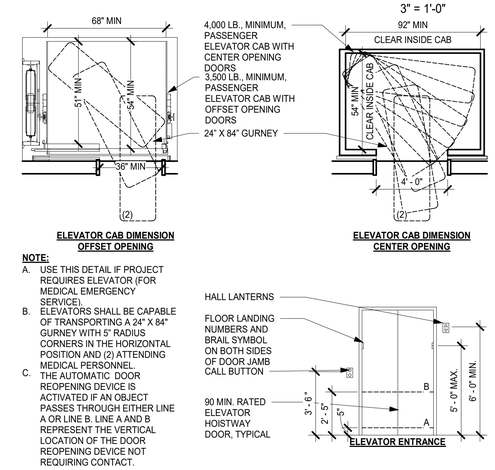
ACCESSIBLE SINK & WORK SURFACE KNEE AND TOE SPACE (CBC 11A) 7

? 1/4" = 1'-0"



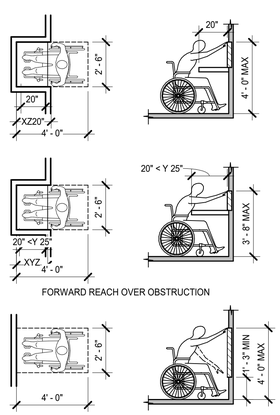
HEADROOM AND OVERHANGING OBSTRUCTION (CBC 11A) 4

1/2" = 1'-0"



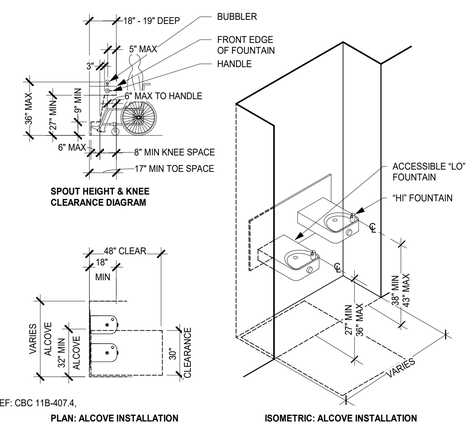
ELEVATOR CLEARANCES, CONTROLS & SIGNAGE (CBC 11A) 2

1/4" = 1'-0"



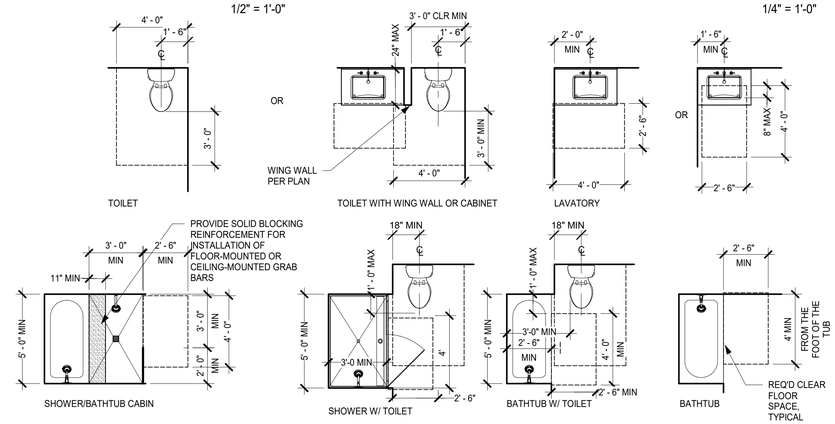
REACH RANGES - FRONT REACH (CBC 11A) 9

1/4" = 1'-0"



ACCESSIBLE DRINKING FOUNTAIN COMMON USE FACILITIES (CBC 11A) 6

? 1/4" = 1'-0"



BATHROOM FIXTURE REQUIRED CLEARANCES

A. THESE ARE MINIMUM CLEARANCE REQUIREMENTS.

B. ADJACENT WALLS ARE CONCEPTUAL, SEE PLANS FOR SPECIFIC LAYOUTS.

CLEAR FLOOR AREAS (CBC 11A) 1

UPDATED 10.30.18 1/4" = 1'-0"

ACCESSIBILITY COMPLIANCE DETAILS 11A

AP0.12

BDE ARCHITECTURE | THE HANOVER COMPANY | BKF

1855-1881 N ROLLINS ROAD

APN: 025166230, 025166240

BURLINGAME, CA

SEPTEMBER 8, 2022

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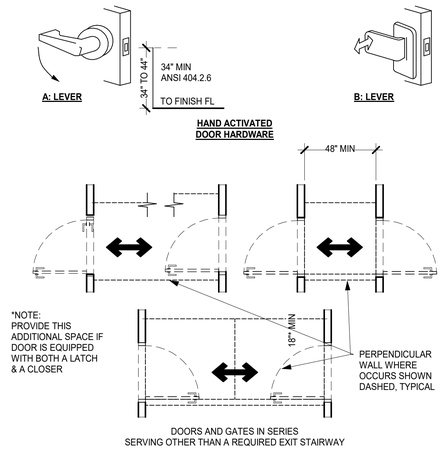
ACCESSIBILITY GENERAL NOTES

A. ALL UNITS ARE DESIGNED TO BE ADAPTABLE AND ON AN ACCESSIBLE PATH OF TRAVEL TO COMPLY WITH DISABLED ADAPTABILITY AND ACCESSIBILITY REGULATIONS.
B. BASE CABINET DIRECTLY UNDER THE KITCHEN SINK, INCLUDING TOE KICK AND SHELVING SHALL BE REMOVABLE WITHOUT THE USE OF SPECIALIZED TOOLS OR SPECIALIZED KNOWLEDGE IN ORDER TO PROVIDE CLEARANCE FOR A WHEELCHAIR. FINISH FLOORING TO MATCH KITCHEN FLOORING SHALL BE PROVIDED BENEATH THE REMOVABLE CABINET AND EXTEND TO THE WALL.
C. BASE CABINETS DIRECTLY UNDER THE LAVATORIES ARE ACCEPTABLE PROVIDED THERE IS SPACE TO ALLOW A PARALLEL APPROACH IN A WHEELCHAIR AND THE LAVATORY CABINETS / PEDESTAL ARE DESIGNED WITH ADAPTABLE KNEE AND TOE SPACE. VANITY CABINET UNDER THE LAVATORY COUNTER AREA, INCLUDING TOE KICK AND SHELVING SHALL BE REMOVABLE WITHOUT THE USE OF SPECIALIZED TOOLS OR SPECIALIZED KNOWLEDGE IN ORDER TO PROVIDE CLEARANCE FOR A FORWARD APPROACH IN A WHEELCHAIR. FINISH FLOORING SHALL BE PROVIDED BENEATH THE REMOVABLE CABINET AND EXTEND TO THE WALL.
D. KITCHEN COUNTERTOPS SHALL PROVIDE A MINIMUM OF 30" IN LENGTH FOR BOTH THE KITCHEN SINK INSTALLATION AND WORK SURFACE OR A SINGLE INTEGRAL UNIT A MINIMUM OF 60". EXCEPTION: (2) 15" MINIMUM WIDTH BREADBOARDS MAY BE PROVIDED IN LIEU OF THE REQUIRED 30" OF COUNTERTOP WORK SURFACE.
E. GRAB BAR BACKING OR BLOCKING MUST PROVIDE A MINIMUM STRUCTURAL STRENGTH PER SECTION 1127A.4. BACKING SHALL MATCH METAL FRAMING GAUGE PER SSMA, MINIMUM 16 GAUGE SHEET METAL, AND 2X12 WOOD BLOCKING AT WOOD FRAMING.
F. DOORS WITHIN UNITS THAT ARE INTENDED FOR USER PASSAGE MUST PROVIDE A 32" NET CLEAR OPENING WIDTH PER SECTION 1132A.
G. LEVER HARDWARE REQUIRED (CHAPTER 10).
H. DOOR SIGNAL DEVICES REQUIRED (CHAPTER 11A).
I. CLEAR SPACE BY DOORS REQUIRED (CHAPTER 10 & 11A)
J. MINIMUM 15" WATER CLOSET SEAT HEIGHT WHERE OCCURS (CHAPTER 11A).
K. WATER CLOSET, BATHTUB AND LAVATORY MINIMUM SPACE REQUIREMENTS (CHAPTER 11A & 11B).
L. PROVIDE ACCESSIBLE DOORS W/ REQUIRED STRIKE CLEARANCES (CHAPTER 11A).
M. ALL GROUND AND FLOOR SURFACES SHALL BE STABLE, FIRM AND SLIP-RESISTANT IN COMPLIANCE WITH SECTIONS 1110A.3, 1119A.2 AND 11B-302
N. PER SECTION 1008.1.3, THE FORCE FOR PUSHING OR PULLING OPEN INTERIOR SWINGING DOORS, OTHER THAN FIRE DOORS, SHALL NOT EXCEED 5 LBS. FOR OTHER SWINGING DOORS, AS WELL AS SLIDING AND FOLDING DOORS, THE DOOR LATCH SHALL RELEASE WHEN SUBJECTED TO A 15 LB. FORCE. THE DOOR SHALL BE SET IN MOTION WHEN SUBJECTED TO A 30 LB. FORCE. THE DOOR SHALL SWING TO A FULL OPEN POSITION WHEN SUBJECTED TO A 15 LB. FORCE.
O. DIMENSIONS SHOWN ON THIS ARE TO FACE OF FINISH UNLESS OTHERWISE NOTED.

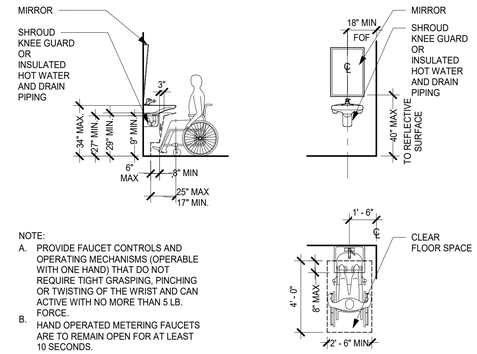
ACCESSIBILITY GENERAL NOTES 11

1/4" = 1'-0"



VESTIBULE AND DOOR HARDWARE (CBC 11B) 9

1/4" = 1'-0"

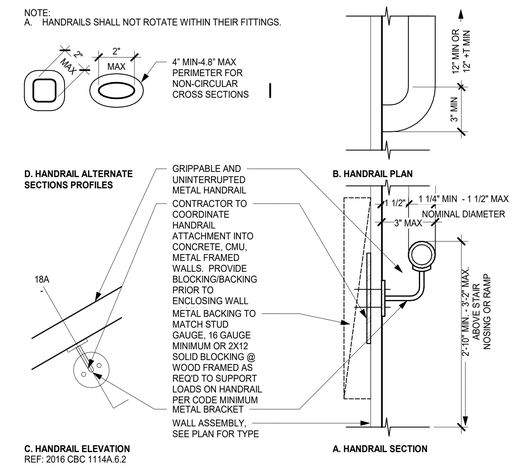


NOTE:
A. PROVIDE FAUCET CONTROLS AND OPERATING MECHANISMS (OPERABLE WITH ONE HAND) THAT DO NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST AND CAN ACTIVE WITH NO MORE THAN 5 LB. FORCE.
B. HAND OPERATED METERING FAUCETS ARE TO REMAIN OPEN FOR AT LEAST 10 SECONDS.

ACCESSIBLE LAVATORY (CBC 11B) 6

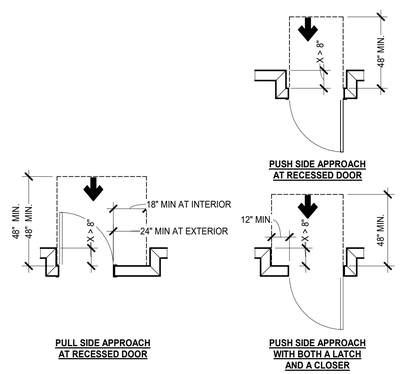
1/4" = 1'-0"

NOTE:
A. HANDRAILS SHALL NOT ROTATE WITHIN THEIR FITTINGS.



METAL HANDRAIL DETAIL (CBC 11A) 3

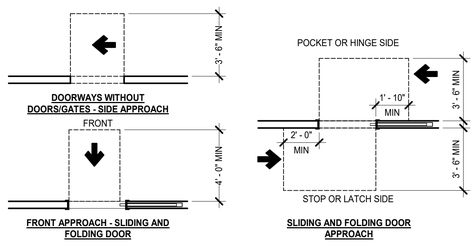
3" = 1'-0"



CLEAR SPACE AT RECESSED DOORS (CBC 11B) 10

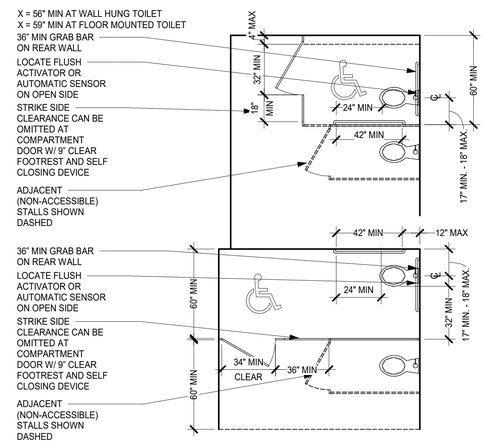
1/4" = 1'-0"

NOTE:
A. MANEUVERING CLEARANCES AT DOORS AND GATES SHALL COMPLY WITH SECTION 11B-404.2.4.
B. PROVIDE A LEVEL AND CLEAR AREA AT MANEUVERING CLEARANCES AT DOORS.
C. ALL DOORS ARE TO BE EQUIPPED WITH NON GRASP LEVER HARDWARE THAT UNLOCKS & UNLATCHES WITH A SINGLE EFFORT CENTERED BETWEEN 34" AND 44" ABOVE FINISH FLOOR PER SECTION 11B-309.4



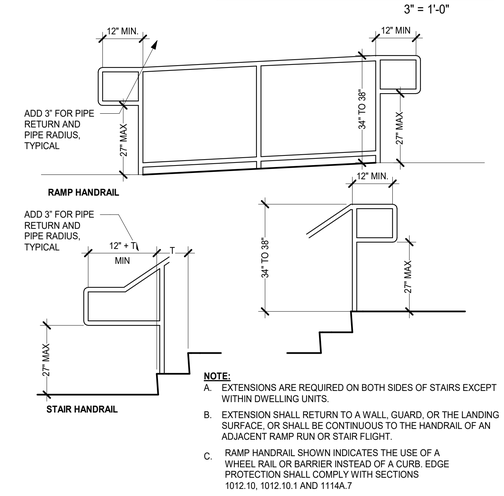
CLEAR SPACE AT SLIDING AND FOLDING DOORS (CBC 11B) 8

1/4" = 1'-0"



ACCESSIBLE WC MULTIPLE ACCOMMODATION(CBC 11B) 5

1/4" = 1'-0"

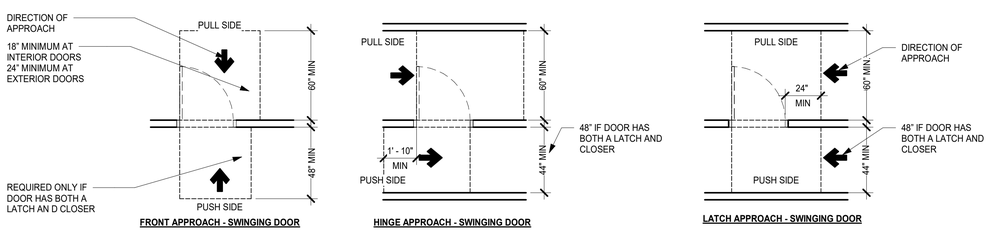


NOTE:
A. EXTENSIONS ARE REQUIRED ON BOTH SIDES OF STAIRS EXCEPT WITHIN DWELLING UNITS.
B. EXTENSION SHALL RETURN TO A WALL, GUARD, OR THE LANDING SURFACE, OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT RAMP RUN OR STAIR FLIGHT.
C. RAMP HANDRAIL SHOWN INDICATES THE USE OF A WHEEL RAIL OR BARRIER INSTEAD OF A CURB. EDGE PROTECTION SHALL COMPLY WITH SECTIONS 1012.10, 1012.10.1 AND 1114A.7

HANDRAILS AND EXTENSIONS (CBC 11A) 2

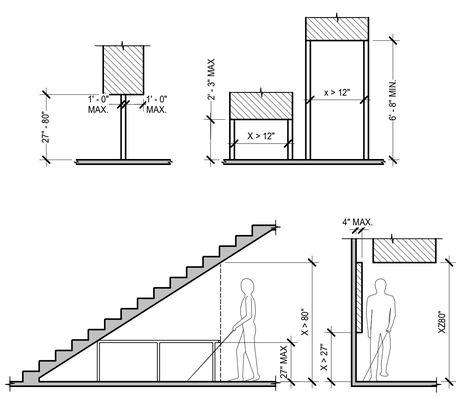
1/2" = 1'-0"

NOTE:
A. MANEUVERING CLEARANCES AT DOORS AND GATES SHALL COMPLY WITH SECTION 11B-404.2.4.
B. PROVIDE 36" WIDE DOORS WITH 32" MINIMUM CLEAR OPENING AS MEASURED WITH DOOR OPENED AT 90 DEGREES.
C. PROVIDE A LEVEL AND CLEAR AREA AT MANEUVERING CLEARANCES AT DOORS.
D. ALL DOORS ARE TO BE EQUIPPED WITH NON GRASP LEVER HARDWARE THAT UNLOCKS & UNLATCHES WITH A SINGLE EFFORT CENTERED BETWEEN 34" AND 44" ABOVE FINISH FLOOR PER SECTION 11B-309.4.



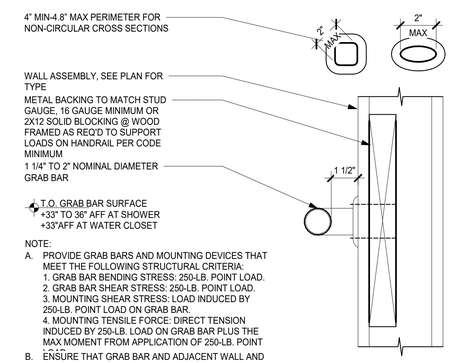
CLEAR SPACE AT DOORS (CBC 11B) 7

1/4" = 1'-0"



PROTRUDING OBJECTS & HEADROOM CLEARANCES (CBC 11A) 4

1/4" = 1'-0"



NOTE:
A. PROVIDE GRAB BARS AND MOUNTING DEVICES THAT MEET THE FOLLOWING STRUCTURAL CRITERIA:
1. GRAB BAR BENDING STRESS: 250-LB. POINT LOAD.
2. GRAB BAR SHEAR STRESS: 250-LB. POINT LOAD.
3. MOUNTING SHEAR STRESS: LOAD INDUCED BY 250-LB. POINT LOAD ON GRAB BAR.
4. MOUNTING TENSILE FORCE: DIRECT TENSION INDUCED BY 250-LB. LOAD ON GRAB BAR PLUS THE MAX MOMENT FROM APPLICATION OF 250-LB. POINT
B. ENSURE THAT GRAB BAR AND ADJACENT WALL AND OTHER SURFACES ARE FREE OF ANY SHARP OR ABRASIVE ELEMENTS; ENSURE EDGES HAVE A MINIMUM RADIUS OF 1/8".
C. PROVIDE GRAB BARS THAT DO NOT ROTATE WITHIN THEIR FITTINGS.

GRAB BAR SECTION AND BLOCKING DETAIL (CBC 11A) 1

3" = 1'-0"

ACCESSIBILITY COMPLIANCE DETAILS 11A / 11B

AP0.13

BDE ARCHITECTURE | THE HANOVER COMPANY | BKF

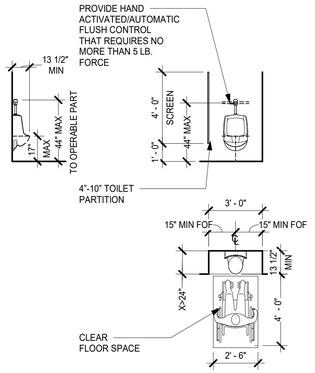
1855-1881 N ROLLINS ROAD

APN: 025166230, 025166240

BURLINGAME, CA

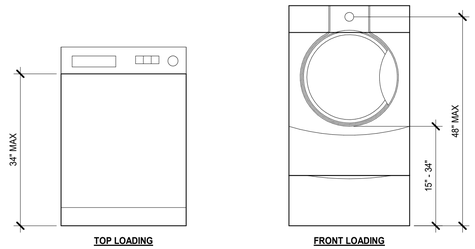
SEPTEMBER 8, 2022

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.



ACCESSIBLE URINAL (CBC 11B) 17

1/4" = 1'-0"



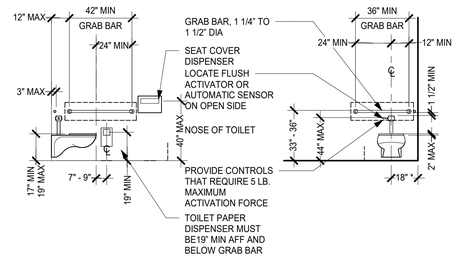
NOTE:

A. A CLEAR FLOOR OR GROUND SPACE COMPLYING WITH SECTION 11B-305 POSITIONED FOR PARALLEL APPROACH SHALL BE PROVIDED. THE CLEAR FLOOR OR GROUND SPACE SHALL BE CENTERED ON THE APPLIANCE.

B. OPERABLE PARTS, INCLUDING DOORS, LINT SCREENS, AND DETERGENT AND BLEACH COMPARTMENTS SHALL COMPLY WITH SECTION 11B-309.

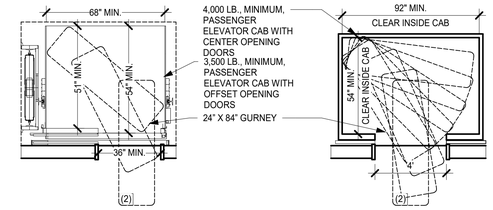
HEIGHT OF LAUNDRY COMPARTMENT OPENING(CBC 11B) 13

UPDATED 10.08.18 3/4" = 1'-0"



ACCESSIBLE WATER CLOSET (CBC 11B) 11

1/4" = 1'-0"



ELEVATOR CAB DIMENSION OFFSET OPENING

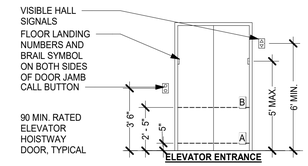
ELEVATOR CAB DIMENSION CENTER OPENING

NOTE:

A. USE THIS DETAIL IF PROJECT REQUIRES ELEVATOR (FOR MEDICAL EMERGENCY SERVICE).

B. ELEVATORS SHALL BE CAPABLE OF TRANSPORTING A 24" X 84" GURNEY WITH 5" RADIUS CORNERS IN THE HORIZONTAL POSITION AND (2) ATTENDING MEDICAL PERSONNEL.

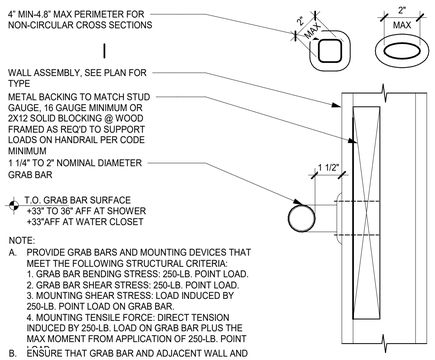
C. THE AUTOMATIC DOOR REOPENING DEVICE IS ACTIVATED IF AN OBJECT PASSES THROUGH EITHER LINE A OR LINE B. LINE A AND B REPRESENT THE VERTICAL LOCATION OF THE DOOR REOPENING DEVICE NOT REQUIRING CONTACT.



ELEVATOR ENTRANCE

ELEVATOR CLEARANCES, CONTROLS & SIGNAGE (CBC 11B) 8

1/4" = 1'-0"



NOTE:

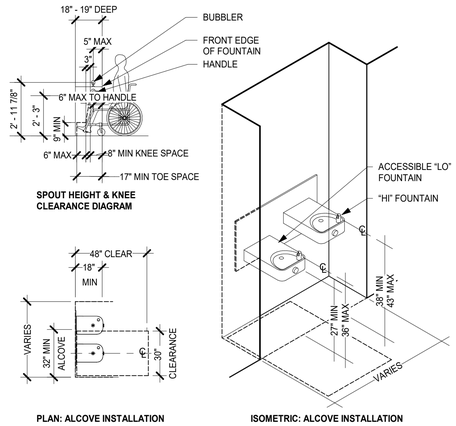
A. PROVIDE GRAB BARS AND MOUNTING DEVICES THAT MEET THE FOLLOWING STRUCTURAL CRITERIA:
1. GRAB BAR BENDING STRESS: 250-LB. POINT LOAD.
2. GRAB BAR SHEAR STRESS: 250-LB. POINT LOAD.
3. MOUNTING SHEAR STRESS: LOAD INDUCED BY 250-LB. POINT LOAD ON GRAB BAR.
4. MOUNTING TENSILE FORCE: DIRECT TENSION INDUCED BY 250-LB. LOAD ON GRAB BAR PLUS THE MAX MOMENT FROM APPLICATION OF 250-LB. POINT

B. ENSURE THAT GRAB BAR AND ADJACENT WALL AND OTHER SURFACES ARE FREE OF ANY SHARP OR ABRASIVE ELEMENTS; ENSURE EDGES HAVE A MINIMUM RADIUS OF 1/8".

C. PROVIDE GRAB BARS THAT DO NOT ROTATE WITHIN THEIR FITTINGS.

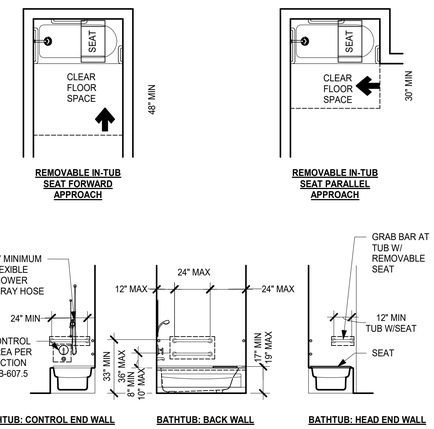
GRAB BAR SECTION AND BLOCKING DETAIL (CBC 11B) 16

3" = 1'-0"



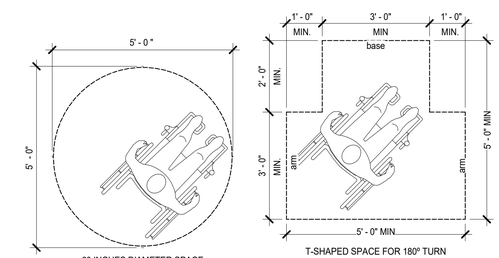
ACCESSIBLE DRINKING FOUNTAIN (CBC 11B) 14

UPDATED 10.08.18 1/4" = 1'-0"



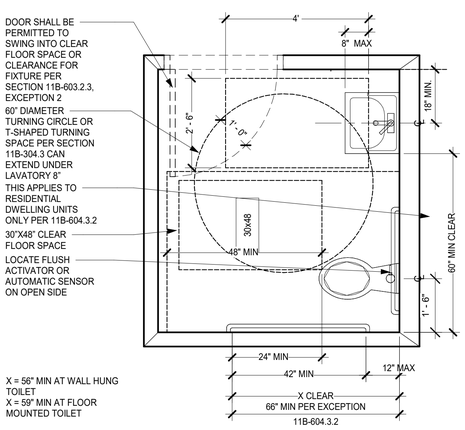
ACCESSIBLE BATHTUB (CBC 11B) 10

1/4" = 1'-0"



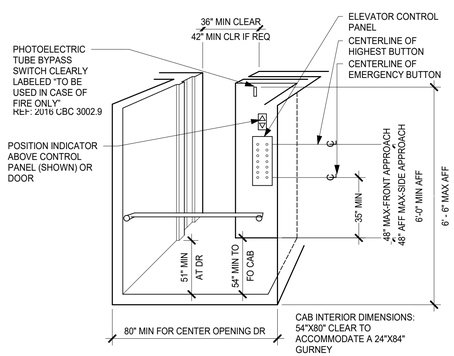
TURNING SPACE SIZE (CBC 11B) 7

1/2" = 1'-0"



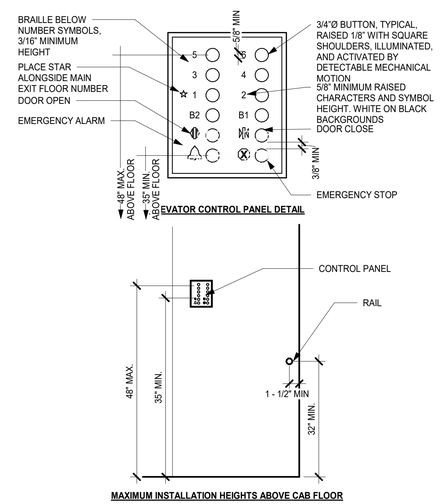
SINGLE ACCOMMODATION TOILET FACILITY (CBC 11B) 15

UPDATED 10.08.18 1/2" = 1'-0"



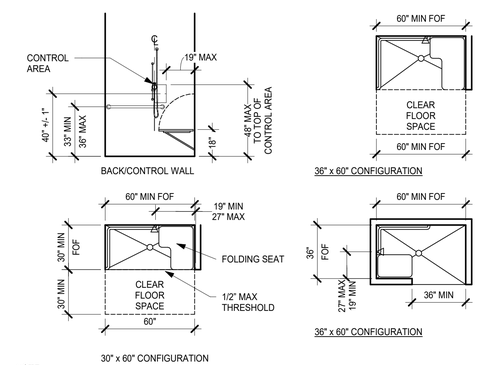
ELEVATOR CAR - GENERAL (CBC 11B) 12

1/4" = 1'-0"



ELEVATOR CONTROL PANEL (CBC 11B) 9

3" = 1'-0"



NOTE:

A. PROVIDE FLOOR SLOPES OF 2%, MAXIMUM, IN ANY DIRECTION

B. GLASS WALLED SHOWERS STALLS OR BATHING CABIN, CONSISTING OF A SHOWER AND SEPARATE TUB, SHALL PROVIDE REINFORCEMENT FOR INSTALLATION OF FLOOR-MOUNTED OR CEILING-MOUNTED GRAB BARS.

C. SHOWER COMPARTMENTS SHALL COMPLY PER SECTION 11B-608.

D. SHOWER COMPARTMENT SEATS SHALL COMPLY PER SECTION 11B-610.3.1 AND 11B-610.3.2.

ACCESSIBLE ROLL-IN SHOWER (CBC 11B) 6

1/4" = 1'-0"

ACCESSIBILITY COMPLIANCE DETAILS 11B

AP0.14

BDE ARCHITECTURE | THE HANOVER COMPANY | BKF

1855-1881 N ROLLINS ROAD

APN: 025166230, 025166240

BURLINGAME, CA

SEPTEMBER 8, 2022

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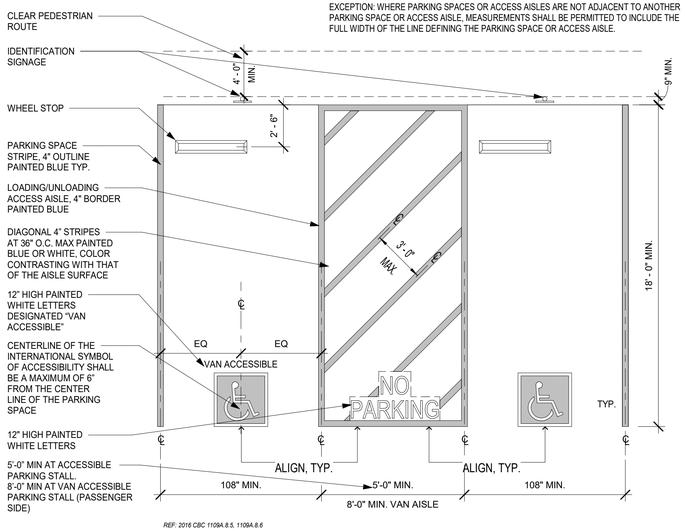
NOTES:
A. ACCESSIBLE PARKING SPACE AND ACCESS AISLE SHALL NOT EXCEED 1/4" PER FOOT SLOPE IN ANY DIRECTION PER SECTION 11B-502.4.
B. VAN PARKING SPACES SHALL BE 108" WIDE MINIMUM WHERE THE ACCESS AISLE IS 96" WIDE MINIMUM PER SECTION 11B-502.2, EXCEPTION.
C. WHERE PARKING SPACES ARE MARKED WITH LINES, WIDTH MEASUREMENTS OF PARKING SPACES AND ACCESS AISLES SHALL BE MADE FROM THE CENTERLINE OF THE MARKINGS. EXCEPTION: WHERE PARKING SPACES OR ACCESS AISLES ARE NOT ADJACENT TO ANOTHER PARKING SPACE OR ACCESS AISLE, MEASUREMENTS SHALL BE PERMITTED TO INCLUDE THE FULL WIDTH OF THE LINE DEFINING THE PARKING SPACE OR ACCESS AISLE.



REF: 2016 CBC 1109A.8.5, 1109A.8.6

A0.25_ ACCESSIBLE PARKING STALLS (CBC 11B) 5

1/4" = 1'-0"

HAZARDS AT WALKWAYS NOTES

A. PROVIDE 80" HEADROOM FROM THE WALKWAY SURFACE TO ANY OVERHANGING OBSTRUCTION AT WALKS, CORRIDORS, AISLES AND PASSAGEWAYS.

B. WHERE VERTICAL CLEARANCE IS LESS THAN 80", PROVIDE A BARRIER WITH THE LEADING EDGE LOCATED 27" MAXIMUM ABOVETHE FLOOR.

C. LIMIT PROJECTING OBJECTS WITH LEADING EDGES BETWEEN 27" AND 80" ABOVE THE WALKWAY SURFACE TO A MAXIMUM OF 4" AT WALKS, CORRIDORS, AISLES AND PASSAGEWAYS.

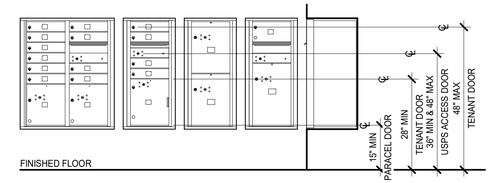
D. OBJECTS WITH LEADING EDGES MOUNTED AT OR BELOW 27" ABOVE THE WALKWAY SURFACE MAY PROTRUDE ANY AMOUNT INTO THE WALK SO LONG AS MINIMUM PASSAGE WIDTHS ARE MAINTAINED.

E. PROVIDE A MINIMUM 6" TALL WARNING CURB WHERE THERE ARE ABRUPT CHANGES IN LEVEL EXCEEDING 4" IN VERTICAL DISTANCE, EXCEPT BETWEEN A WALK OR SIDEWALK AND AN ADJACENT STREET OR DRIVEWAY.

F. PROVIDE ROUNDED OR EASED EDGES OF A MINIMUM RADIUS OF 1/8" AT FREE-STANDING SIGNS MOUNTED ON POSTS WHERE THE BOTTOM EDGE OF THE SIGN IS LESS THAN 80" ABOVE THE WALKWAY SURFACE, AND WHERE THE SIGN PROTRUDES FROM ITS MOUNTING POST PER SECTION 11B-307.3.1.

HAZARDS AT WALKWAYS (CBC 11B) 4

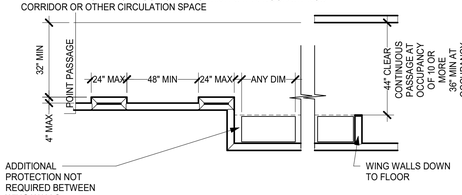
1/4" = 1'-0"



MAIL BOXES MOUNTING HEIGHT REQUIREMENTS 7

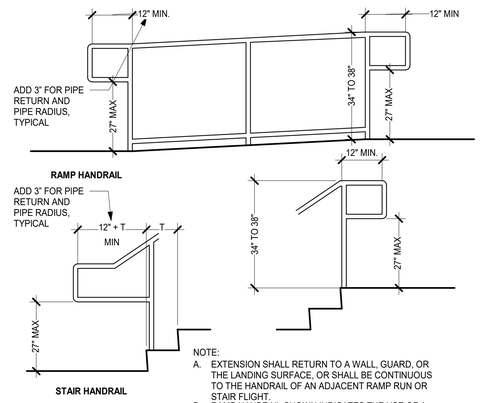
1/2" = 1'-0"

NOTE:
A. WALKING SURFACES SHALL PROVIDE CLEARANCES COMPLYING WITH SECTION 11B-403.5.
B. EXCEPT AS PROVIDED IN SECTIONS 11B-403.5.2 AND 11B403.5.3, THE CLEAR WIDTH OF WALKING SURFACES SHALL BE 36" MINIMUM.
EXCEPTIONS:
1. THE CLEAR WIDTH SHALL BE PERMITTED TO BE REDUCED TO 32" MINIMUM FOR A LENGTH OF 24" MAXIMUM PROVIDED THAT REDUCED WIDTH SEGMENTS ARE SEPARATED BY SEGMENTS THAT ARE 48" LONG MINIMUM AND 36 WIDE MINIMUM.
2. THE CLEAR WIDTH FOR WALKING SURFACES IN CORRIDORS SERVING AN OCCUPANT LOAD OF 10 OR MORE SHALL BE 44" MINIMUM.
3. THE CLEAR WIDTH FOR SIDEWALKS AND WALKS SHALL BE 48" MINIMUM. WHEN, BECAUSE OF RIGHT-OF-WAY RESTRICTIONS, NATURAL BARRIERS OR OTHER EXISTING CONDITIONS, THE ENFORCING AGENCY DETERMINES THAT COMPLIANCE WITH THE 48" CLEAR SIDEWALK WIDTH WOULD CREATE AN UNREASONABLE HARDSHIP, THE CLEAR WIDTH MAY BE REDUCED TO 36".
4. THE CLEAR WIDTH FOR AISLES SHALL BE 36" MINIMUM IF SERVING ELEMENTS ON ONLY
5. THE CLEAR WIDTH FOR ACCESSIBLE ROUTES TO ACCESSIBLE TOILET COMPARTMENTS ONE SIDE AND 44" MINIMUM IF SERVING ELEMENTS ON BOTH SIDES.
SHALL BE 44" EXCEPT FOR DOOR-OPENING WIDTHS AND DOOR SWINGS.
CORRIDOR OR OTHER CIRCULATION SPACE



PROJECTION OBJECTS (CBC 11B) 12

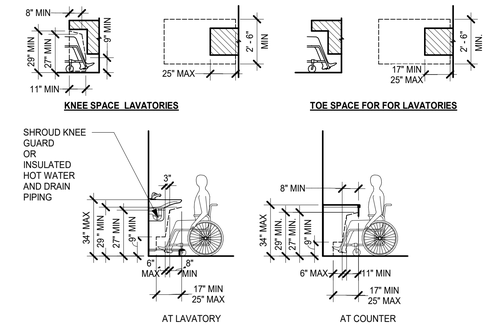
UPDATED 10.30.18 1/4" = 1'-0"



NOTE:
A. EXTENSION SHALL RETURN TO A WALL, GUARD, OR THE LANDING SURFACE, OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT RAMP RUN OR STAIR FLIGHT.
B. RAMP HANDRAIL SHOWN INDICATES THE USE OF A WHEEL RAIL OR BARRIER INSTEAD OF A CURB. EDGE PROTECTION SHALL COMPLY WITH SECTIONS 1012.10, 1012.10.1 AND 11B-303.5.

HANDRAILS AND EXTENSIONS (CBC 11B) 10

1/2" = 1'-0"

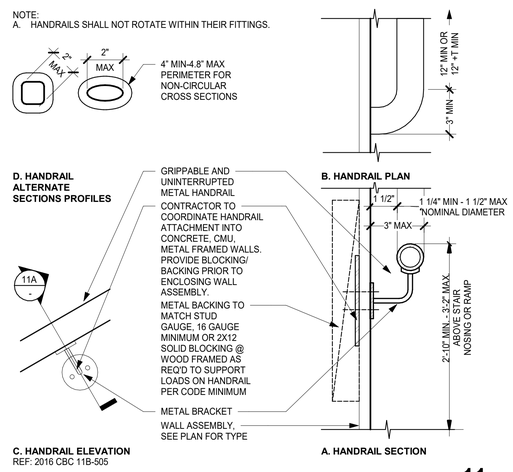


NOTE:
A. PROVIDE FAUCET CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 LBS. OF FORCE. SELF-CLOSING VALVES ARE ALLOWED IF THE FAUCET REMAINS OPEN FOR AT LEAST 10 SECONDS.

ACCESSIBLE LAVATORY KNEE AND TOE SPACE (CBC 11B) 9

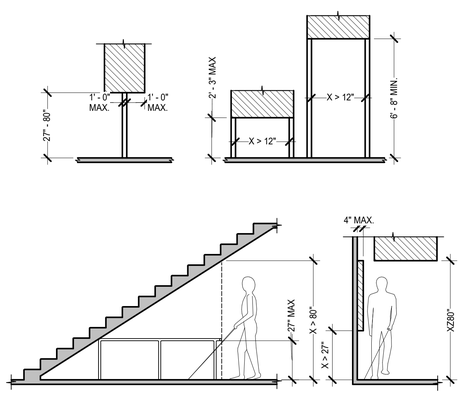
1/4" = 1'-0"

NOTE:
A. HANDRAILS SHALL NOT ROTATE WITHIN THEIR FITTINGS.



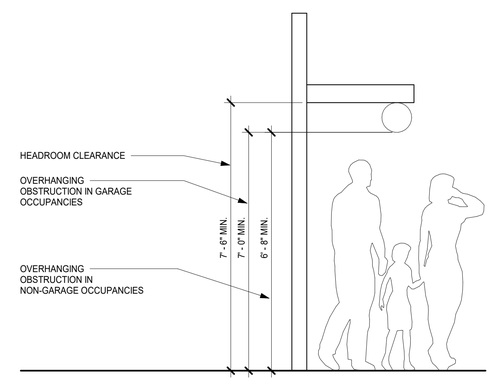
METAL HANDRAIL DETAIL (CBC 11B) 11

3" = 1'-0"



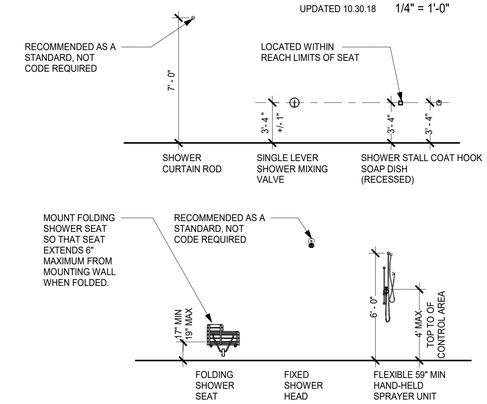
PROTRUDING OBJECTS & HEADROOM CLEARANCES (CBC 11B) 13

1/4" = 1'-0"



HEADROOM AND OVERHANGING OBSTRUCTION (CBC 11A) 8

1/2" = 1'-0"



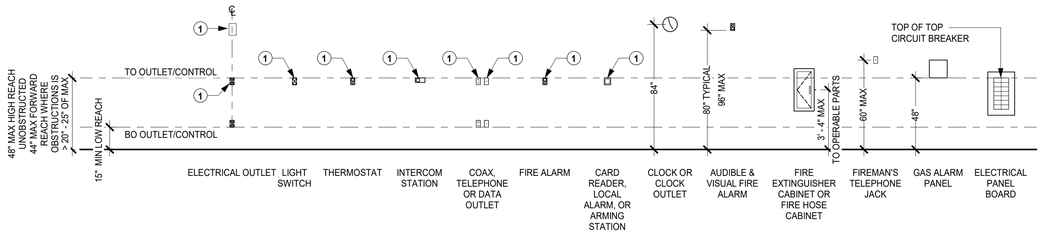
NOTE:
A. DIMENSIONS ARE TYPICAL MOUNTING HEIGHTS.

ACCESSIBLE SHOWER ACCESSORIES (CBC 11B) 3

1/4" = 1'-0"

KEYNOTE

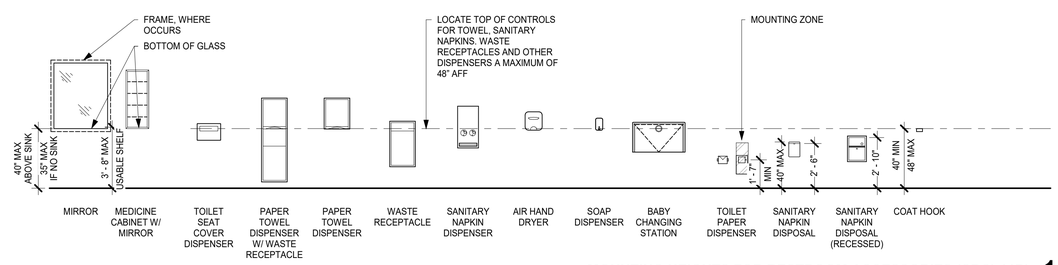
1. FOR ABOVE COUNTER OUTLETS AND CONTROLS, MOUNT A MINIMUM 36" HORIZONTALLY FROM ANY ADJACENT WALLS OR OTHER OBSTRUCTIONS TO ALLOW FOR PARALLEL APPROACH.



REF: 2016 CBC 11B-308

(CBC 11B) ACCESSIBLE OUTLETS & CONTROLS 2

UPDATED 04.14.20 1/4" = 1'-0"



MOUNTING HEIGHTS FOR RESTROOM ACCESSORIES (CBC) 11B) 1

UPDATED 10.30.18 1/4" = 1'-0"

ACCESSIBILITY COMPLIANCE DETAILS 11B

AP0.15

BDE ARCHITECTURE | THE HANOVER COMPANY | BKF

1855-1881 N ROLLINS ROAD

APN: 025166230, 025166240

BURLINGAME, CA

SEPTEMBER 8, 2022

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HANOVER ROLLINS

LATEST UPDATE: MAY 25, 2022

ALLOWABLE BUILDING AREA CALCULATIONS

CALIFORNIA BUILDNG CODE: 2019 INTERVENING CODE

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 1004.1.2	CONSTRUCTION TYPE	ALLOWABLE TABULAR AREA	FRONTAGE ALLOWED %	ALLOWBLE AREA FACTOR	FRONTAGE ALLOWED SF	ALLOWABLE FLOOR AREA	MULTI-STORY ALLOWABLE	ALLOWABLE AREA	ALLOWABLE NO. STORIES	SPR. INCREASE STORIES / HT.	FLOOR NUMBER	AREA PER FLOOR (SQ FT)	TOTAL SF
				TABLE 506.2	SEC. 506.3	SEC. 506.2.3	SEC. 506.2.3	SEC. 506.2.3	SEC. 506.2.3	SEC. 506.2.3	TABLE 504.4	TABLE 506.2		PROPOSED	PROPOSED
				A_t for SM with HT increase	I_f	NS	$(NS \times I_f)$		S_a	Equation 5-2					
					SEE PERIMETER/FRONTAGE TABLE THIS SHEET										
BUILDING A															
FC-1	R-2	RESIDENTIAL	TYPE III-A	24,000	0.00%	24,000	0	24,000	2	48,000	4	+ 20 FT + 1 ST	FLOOR 1	8,380	42,541
SINGLE-USE OCCUPANCY					**FRONTAGE NOT USED**							5 STORIES	FLOOR 2	8,427	***OK***
												85 FEET	FLOOR 3	8,578	
													FLOOR 4	8,578	
													FLOOR 5	8,578	
													5 STORIES TOTAL		
FC-2	R-2	RESIDENTIAL	TYPE III-A	24,000	0.00%	24,000	0	24,000	2	48,000	4	+ 20 FT + 1 ST	FLOOR 1	8,210	41,443
SINGLE-USE OCCUPANCY					**FRONTAGE NOT USED**							5 STORIES	FLOOR 2	8,255	***OK***
												85 FEET	FLOOR 3	8,330	
													FLOOR 4	8,330	
													FLOOR 5	8,318	
													5 STORIES TOTAL		
FC-3A	R-2	RESIDENTIAL	TYPE I-A	UNLIMITED		UNLIMITED	0	UNLIMITED		UNLIMITED		UNLIMITED	FLOOR 1	12,867	17,239
												UNLIMITED	FLOOR 2	4,372	***OK***
													2 STORIES TOTAL		
FC-3B	R-2	RESIDENTIAL	TYPE III-A	24,000	0.00%	24,000	0	24,000	2	48,000	4	+ 20 FT + 1 ST	FLOOR 3	8,952	26,914
SINGLE-USE OCCUPANCY					**FRONTAGE NOT USED**							5 STORIES	FLOOR 4	9,059	***OK***
												85 FEET	FLOOR 5	8,903	
													3 STORIES TOTAL		
FC-4	R-2	RESIDENTIAL	TYPE III-A	24,000	0.00%	24,000	0	24,000	2	48,000	4	+ 20 FT + 1 ST	FLOOR 1	4,179	39,733
SINGLE-USE OCCUPANCY					**FRONTAGE NOT USED**							5 STORIES	FLOOR 2	8,809	***OK***
												85 FEET	FLOOR 3	8,809	
													FLOOR 4	9,042	
													FLOOR 5	8,894	
													5 STORIES TOTAL		
FC-5	R-2	RESIDENTIAL	TYPE III-A	24,000	0.00%	24,000	0	24,000	2	48,000	4	+ 20 FT + 1 ST	FLOOR 1	6,075	36,585
SINGLE-USE OCCUPANCY					**FRONTAGE NOT USED**							5 STORIES	FLOOR 2	6,486	***OK***
												85 FEET	FLOOR 3	8,008	
													FLOOR 4	8,008	
													FLOOR 5	8,008	
													5 STORIES TOTAL		
FC-6	R-2	RESIDENTIAL	TYPE III-A	24,000	25.00%	24,000	6,000	30,000	2	60,000	4	+ 20 FT + 1 ST	FLOOR 1	10,771	54,810
SINGLE-USE OCCUPANCY					**FRONTAGE**							5 STORIES	FLOOR 2	10,967	***OK***
												85 FEET	FLOOR 3	10,927	
													FLOOR 4	11,148	
													FLOOR 5	10,997	
													5 STORIES TOTAL		
FC-7	R-2	RESIDENTIAL	TYPE III-A	24,000	23.38%	24,000	5,611	29,611	2	59,222	4	+ 20 FT + 1 ST	FLOOR 1	11,284	56,913
SINGLE-USE OCCUPANCY					**FRONTAGE**							5 STORIES	FLOOR 2	11,284	***OK***
												85 FEET	FLOOR 3	11,434	
													FLOOR 4	11,509	
													FLOOR 5	11,402	
													5 STORIES TOTAL		
FC-8	R-2	RESIDENTIAL	TYPE III-A	24,000	0.00%	24,000	0	24,000	2	48,000	4	+ 20 FT + 1 ST	FLOOR 1	9,278	46,902
SINGLE-USE OCCUPANCY					**FRONTAGE NOT USED**							5 STORIES	FLOOR 2	9,309	***OK***
												85 FEET	FLOOR 3	9,382	
													FLOOR 4	9,541	
													FLOOR 5	9,392	
													5 STORIES TOTAL		
FC-9	R-2	RESIDENTIAL	TYPE III-A	24,000	0.00%	24,000	0	24,000	2	48,000	4	+ 20 FT + 1 ST	FLOOR 1	6,671	33,509
SINGLE-USE OCCUPANCY					**FRONTAGE NOT USED**							5 STORIES	FLOOR 2	6,722	***OK***
												85 FEET	FLOOR 3	6,722	
													FLOOR 4	6,722	
													FLOOR 5	6,672	
													5 STORIES TOTAL		
FC-10	R-2	RESIDENTIAL	TYPE III-A	24,000	0.00%	24,000	0	24,000	2	48,000	4	+ 20 FT + 1 ST	FLOOR 1	4,371	28,423
SINGLE-USE OCCUPANCY					**FRONTAGE NOT USED**							5 STORIES	FLOOR 2	6,013	***OK***
												85 FEET	FLOOR 3	6,013	
													FLOOR 4	6,013	
													FLOOR 5	6,013	
													5 STORIES TOTAL		
FC-11	R-2	RESIDENTIAL	TYPE III-A	24,000	0.00%	24,000	0	24,000	2	48,000	4	+ 20 FT + 1 ST	FLOOR 1	3,972	20,855
SINGLE-USE OCCUPANCY					**FRONTAGE NOT USED**							5 STORIES	FLOOR 2	4,172	***OK***
												85 FEET	FLOOR 3	4,244	
													FLOOR 4	4,244	
													FLOOR 5	4,223	
													5 STORIES TOTAL		
								BUILDING A:	**48,000**	**ALLOWABLE**		**BUILDING A:**	**42,541**	**PROPOSED**	
BUILDING B - TYPE IA															
PARKING GARAGE	S-2	GARAGE	TYPE I-A	UNLIMITED		UNLIMITED	0	UNLIMITED		UNLIMITED		UNLIMITED	FLOOR 1	33,190	199,140
												UNLIMITED	FLOOR 2	33,190	***OK***
												UNLIMITED	FLOOR 3	33,190	
												UNLIMITED	FLOOR 4	33,190	
												UNLIMITED	FLOOR 5	33,190	
												UNLIMITED	FLOOR 6	33,190	
													6 STORIES TOTAL		
								BUILDING B:	**0**	**ALLOWABLE**		**BUILDING A:**	**199,140**	**PROPOSED**	
SUMMARY							**GRAND TOTALS:**	**275,611**		**551,222**		**TOTAL**	**FLOOR 1**	**119,248**	**645,007**
								ALLOWED		**ALLOWED**		**TOTAL**	**FLOOR 2**	**118,006**	**TOTAL**
								BY FLOOR		**BY BUILDING**		**TOTAL**	**FLOOR 3**	**124,589**	**PROPOSED**
								EXCL. TYPE I-A		**EXCL. TYPE I-A**		**TOTAL**	**FLOOR 4**	**125,384**	**INCL. GARAGE**
												TOTAL	**FLOOR 5**	**124,590**	
												TOTAL	**FLOOR 6**	**33,190**	
												GRAND TOTAL	**ALL FLOORS**	**645,007**	**OK**

FLOOR 2 **2**

1" = 60'-0"

FLOOR 1 **1**

1" = 60'-0"

TRUE

ALLOWABLE AREAS

AP0.16

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BURLINGAME, CA

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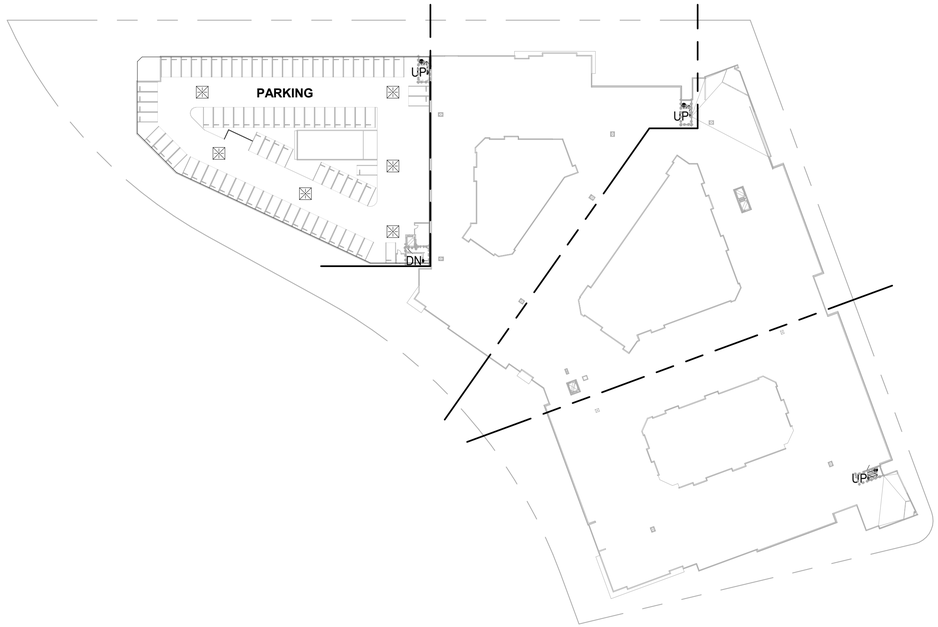

ROOF 3
1" = 60'-0"

FLOOR 4 1
1" = 60'-0"

FLOOR 5 2
1" = 60'-0"

FLOOR 3 4
1" = 60'-0"

TRUE

ALLOWABLE AREAS

AP0.17

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PRIMARY USE		RESIDENTIAL PARKING
AREA		32,785 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	S-2
OCCUPANT LOAD FACTOR	TABLE 1004.5	300 GROSS
OCCUPANT LOAD		110
NUMBER OF EXITS REQUIRED		2
NUMBER OF EXITS PROVIDED		3

PRIMARY USE		RESIDENTIAL - EXITING AREA B1
AREA		16,587 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	R-2
OCCUPANT LOAD FACTOR	TABLE 1004.5	200 GROSS
OCCUPANT LOAD		83
NUMBER OF EXITS REQUIRED		2
NUMBER OF EXITS PROVIDED		3

PRIMARY USE		LEASING
AREA		1,269 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	R-2 ACCESSORY
OCCUPANT LOAD FACTOR	TABLE 1004.5	100 GROSS
OCCUPANT LOAD		13
NUMBER OF EXITS REQUIRED		1
NUMBER OF EXITS PROVIDED		1

PRIMARY USE		LOBBY
AREA		862 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	R-2 ACCESSORY
OCCUPANT LOAD FACTOR	TABLE 1004.5	15 NET
OCCUPANT LOAD		58
NUMBER OF EXITS REQUIRED		2
NUMBER OF EXITS PROVIDED		2

PRIMARY USE		MAIL ROOM
AREA		535 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	R-2 ACCESSORY
OCCUPANT LOAD FACTOR	TABLE 1004.5	200 GROSS
OCCUPANT LOAD		3
NUMBER OF EXITS REQUIRED		1
NUMBER OF EXITS PROVIDED		1

PRIMARY USE		PACKAGE
AREA		259 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	R-2 ACCESSORY
OCCUPANT LOAD FACTOR	TABLE 1004.5	200 GROSS
OCCUPANT LOAD		2
NUMBER OF EXITS REQUIRED		1
NUMBER OF EXITS PROVIDED		1

PRIMARY USE		COWORK
AREA		1,762 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	R-2 ACCESSORY
OCCUPANT LOAD FACTOR	TABLE 1004.5	150 GROSS
OCCUPANT LOAD		12
NUMBER OF EXITS REQUIRED		1
NUMBER OF EXITS PROVIDED		1

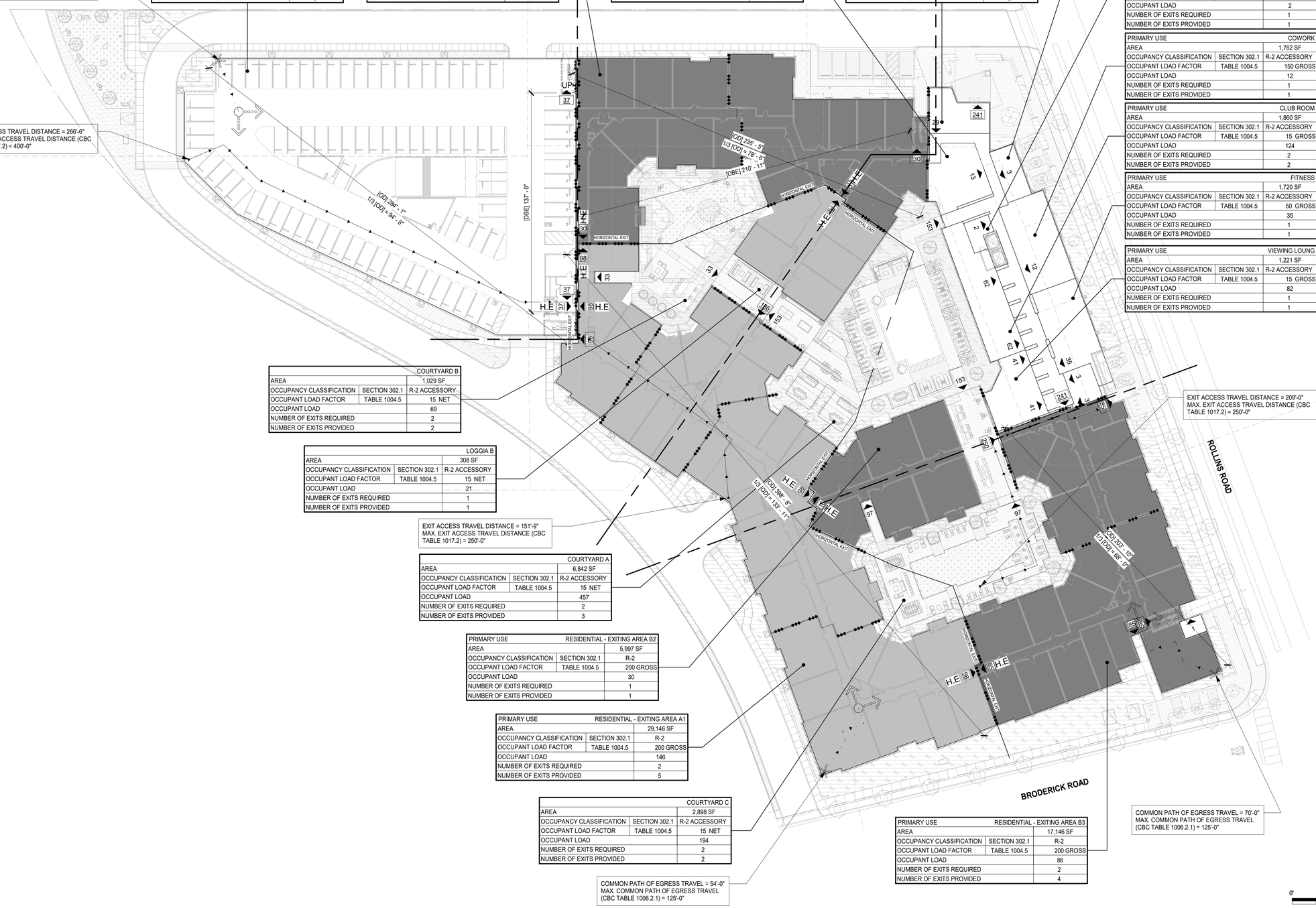
PRIMARY USE		CLUB ROOM
AREA		1,860 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	R-2 ACCESSORY
OCCUPANT LOAD FACTOR	TABLE 1004.5	15 GROSS
OCCUPANT LOAD		124
NUMBER OF EXITS REQUIRED		2
NUMBER OF EXITS PROVIDED		2

PRIMARY USE		FITNESS
AREA		1,720 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	R-2 ACCESSORY
OCCUPANT LOAD FACTOR	TABLE 1004.5	50 GROSS
OCCUPANT LOAD		35
NUMBER OF EXITS REQUIRED		1
NUMBER OF EXITS PROVIDED		1

PRIMARY USE		VIEWING LOUNG
AREA		1,221 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	R-2 ACCESSORY
OCCUPANT LOAD FACTOR	TABLE 1004.5	15 GROSS
OCCUPANT LOAD		82
NUMBER OF EXITS REQUIRED		1
NUMBER OF EXITS PROVIDED		1

COMMON PATH OF EGRESS TRAVEL = 35'-6"
MAX. COMMON PATH OF EGRESS TRAVEL
(CBC TABLE 1006.2.1) = 100'-0"

EXIT ACCESS TRAVEL DISTANCE = 266'-6"
MAX. EXIT ACCESS TRAVEL DISTANCE (CBC
TABLE 1017.2) = 400'-0"



		COURTYARD B
AREA		1,029 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	R-2 ACCESSORY
OCCUPANT LOAD FACTOR	TABLE 1004.5	15 NET
OCCUPANT LOAD		69
NUMBER OF EXITS REQUIRED		2
NUMBER OF EXITS PROVIDED		2

		LOGGIA B
AREA		308 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	R-2 ACCESSORY
OCCUPANT LOAD FACTOR	TABLE 1004.5	15 NET
OCCUPANT LOAD		21
NUMBER OF EXITS REQUIRED		1
NUMBER OF EXITS PROVIDED		1

EXIT ACCESS TRAVEL DISTANCE = 151'-9"
MAX. EXIT ACCESS TRAVEL DISTANCE (CBC
TABLE 1017.2) = 250'-0"

		COURTYARD A
AREA		6,842 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	R-2 ACCESSORY
OCCUPANT LOAD FACTOR	TABLE 1004.5	15 NET
OCCUPANT LOAD		457
NUMBER OF EXITS REQUIRED		2
NUMBER OF EXITS PROVIDED		3

PRIMARY USE		RESIDENTIAL - EXITING AREA B2
AREA		5,997 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	R-2
OCCUPANT LOAD FACTOR	TABLE 1004.5	200 GROSS
OCCUPANT LOAD		30
NUMBER OF EXITS REQUIRED		1
NUMBER OF EXITS PROVIDED		1

PRIMARY USE		RESIDENTIAL - EXITING AREA A1
AREA		29,146 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	R-2
OCCUPANT LOAD FACTOR	TABLE 1004.5	200 GROSS
OCCUPANT LOAD		146
NUMBER OF EXITS REQUIRED		2
NUMBER OF EXITS PROVIDED		5

		COURTYARD C
AREA		2,898 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	R-2 ACCESSORY
OCCUPANT LOAD FACTOR	TABLE 1004.5	15 NET
OCCUPANT LOAD		194
NUMBER OF EXITS REQUIRED		2
NUMBER OF EXITS PROVIDED		2

COMMON PATH OF EGRESS TRAVEL = 54'-0"
MAX. COMMON PATH OF EGRESS TRAVEL
(CBC TABLE 1006.2.1) = 125'-0"

EXIT ACCESS TRAVEL DISTANCE = 209'-0"
MAX. EXIT ACCESS TRAVEL DISTANCE (CBC
TABLE 1017.2) = 250'-0"

PRIMARY USE		RESIDENTIAL - EXITING AREA B3
AREA		17,146 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	R-2
OCCUPANT LOAD FACTOR	TABLE 1004.5	200 GROSS
OCCUPANT LOAD		86
NUMBER OF EXITS REQUIRED		2
NUMBER OF EXITS PROVIDED		4

COMMON PATH OF EGRESS TRAVEL = 70'-0"
MAX. COMMON PATH OF EGRESS TRAVEL
(CBC TABLE 1006.2.1) = 125'-0"

GENERAL NOTES

A. SEPARATION DISTANCE BETWEEN AT LEAST TWO EXITS SHALL BE 1/3 OF THE MAXIMUM DIAGONAL DIMENSION OF BUILDING. SEE DIAGRAMS FOR EXIT SEPARATION DISTANCE DIMENSIONS.

B. MAXIMUM COMMON PATH OF EGRESS TRAVEL (CBC TABLE 1006.2.1)
SPRINKLERED S = 100'
SPRINKLERED B = 100'
SPRINKLERED R-2 = 125'
SPRINKLERED M = 75'
SPRINKLERED A = 75'

C. EXIT ACCESS TRAVEL DISTANCE (CBC TABLE 1017.2)
SPRINKLERED S = 400'
SPRINKLERED B = 300'
SPRINKLERED R-2 = 250'
SPRINKLERED M = 250'
SPRINKLERED A = 250'

D. EVERY ROOM OR SPACE THAT IS AN ASSEMBLY WITH AN OCCUPANCY LOAD OF 50 OR MORE SHALL HAVE SIGNAGE POSTED IN A CONSPICUOUS PLACE WITH THE ALLOWABLE OCCUPANT LOAD NEAR THE MAIN EXIT OR EXIT ACCESS DOORWAY. FINAL POSTED SIGN LOCATION(S) AND TYPE SHALL BE APPROVED BY THE FIRE AND BUILDING INSPECTORS PRIOR TO FINAL BUILDING OCCUPANCY CERTIFICATION PER CBC 1004.3.

E. CLASS I STANDPIPE HOSE CONNECTION SHALL BE PROVIDED ON EACH SIDE OF THE WALL ADJACENT TO THE EXIT OPENING OF A HORIZONTAL EXIT, EXCEPT WHERE FLOOR AREAS ADJACENT TO A HORIZONTAL EXIT ARE REACHABLE FROM EXIT STAIRWAY HOSE CONNECTIONS BY A NOZZLE ATTACHED TO 100 FEET OF HOSE AS MEASURED ALONG THE PATH OF TRAVEL, A STANDPIPE SHALL NOT BE REQUIRED AT THE HORIZONTAL EXIT.

F. DOOR OPENING WIDTHS NOTED IN TABLES ARE BASED ON THE NET CLEAR DOOR OPENING WIDTH FROM FACE OF DOOR TO DOOR STOP.

G. A TYPICAL DOOR OPENING IS 3'-0", U.O.N., WITH A NET CLEAR OPENING OF 33 1/2", WHICH HAS AN OCCUPANT LOAD CAPACITY OF 167 OCCUPANTS.

H. IF AN EMERGENCY WARNING SYSTEM IS REQUIRED, IT SHALL ACTIVATE A MEANS OF WARNING FOR THE HEARING IMPAIRED. EMERGENCY WARNING SYSTEM SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH NFPA 72 AS AMENDED IN CHAPTER 35. A STROBE SHALL ACT AS A MEANS OF WARNING FOR THE HEARING IMPAIRED. THE SYSTEM SHALL BE ABLE TO EXPAND SO THAT ALL UNITS CAN BE ADAPTED TO HAVE A STROBE WITHIN THEM.

LEGEND

- EXIT / OCCUPANT LOAD
- EXIT / OCCUPANT LOAD @ HORIZONTAL EXIT
- EXIT / CUMULATIVE OCCUPANT LOAD
- EXIT DISCHARGE OR OCCUPANT LOAD
- MOST REMOTE LOCATION ALONG COMMON PATH OF EGRESS TRAVEL CBC 1006.2.1
- POINT WHERE SEPARATE PATHS OF EGRESS OCCUR CBC 1006.2.1
- EXTENT OF TRAVEL DISTANCE ALONG COMMON PATH OF EGRESS TRAVEL CBC 1006.2.1
- EXTENT OF TRAVEL DISTANCE ALONG EXIT ACCESS TRAVEL DISTANCE CBC 1017.2
- [OD] = / 1/3 [OD] = MAXIMUM OVERALL DIAGONAL [OD] & CALCULATION OF [OD] DISTANCE BETWEEN EXITS PER CBC SECTION 1007.1.1
- [DBE] = SEPARATION DISTANCE BETWEEN EXITS [DBE]
- 3-HR RATED FIRE WALL

0' 30' 60' TRUE

EGRESS FLOOR 1

1" = 30' - 0"

AP0.18

BDE ARCHITECTURE | THE HANOVER COMPANY | BKF

1855-1881 N ROLLINS ROAD

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PRIMARY USE		RESIDENTIAL PARKING
AREA		32,785 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	S-2
OCCUPANT LOAD FACTOR	TABLE 1004.5	300 GROSS
OCCUPANT LOAD		110
NUMBER OF EXITS REQUIRED		2
NUMBER OF EXITS PROVIDED		3

PRIMARY USE		RESIDENTIAL - EXITING AREA B
AREA		49,283 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	R-2
OCCUPANT LOAD FACTOR	TABLE 1004.5	200 GROSS
OCCUPANT LOAD		247
NUMBER OF EXITS REQUIRED		2
NUMBER OF EXITS PROVIDED		6

PRIMARY USE		RESIDENTIAL - EXITING AREA A
AREA		35,372 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	R-2
OCCUPANT LOAD FACTOR	TABLE 1004.5	200 GROSS
OCCUPANT LOAD		177
NUMBER OF EXITS REQUIRED		2
NUMBER OF EXITS PROVIDED		6

GENERAL NOTES

A. SEPARATION DISTANCE BETWEEN AT LEAST TWO EXITS SHALL BE 1/3 OF THE MAXIMUM DIAGONAL DIMENSION OF BUILDING. SEE DIAGRAMS FOR EXIT SEPARATION DISTANCE DIMENSIONS.

B. MAXIMUM COMMON PATH OF EGRESS TRAVEL (CBC TABLE 1006.2.1)
SPRINKLERED S = 100'
SPRINKLERED B = 100'
SPRINKLERED R-2 = 125'
SPRINKLERED M = 75'
SPRINKLERED A = 75'

C. EXIT ACCESS TRAVEL DISTANCE (CBC TABLE 1017.2)
SPRINKLERED S = 400'
SPRINKLERED B = 300'
SPRINKLERED R-2 = 250'
SPRINKLERED M = 250'
SPRINKLERED A = 250'

D. EVERY ROOM OR SPACE THAT IS AN ASSEMBLY WITH AN OCCUPANCY LOAD OF 50 OR MORE SHALL HAVE SIGNAGE POSTED IN A CONSPICUOUS PLACE WITH THE ALLOWABLE OCCUPANT LOAD NEAR THE MAIN EXIT OR EXIT ACCESS DOORWAY. FINAL POSTED SIGN LOCATION(S) AND TYPE SHALL BE APPROVED BY THE FIRE AND BUILDING INSPECTORS PRIOR TO FINAL BUILDING OCCUPANCY CERTIFICATION PER CBC 1004.3.

E. CLASS I STANDPIPE HOSE CONNECTION SHALL BE PROVIDED ON EACH SIDE OF THE WALL ADJACENT TO THE EXIT OPENING OF A HORIZONTAL EXIT, EXCEPT WHERE FLOOR AREAS ADJACENT TO A HORIZONTAL EXIT ARE REACHABLE FROM EXIT STAIRWAY HOSE CONNECTIONS BY A NOZZLE ATTACHED TO 100 FEET OF HOSE AS MEASURED ALONG THE PATH OF TRAVEL, A STANDPIPE SHALL NOT BE REQUIRED AT THE HORIZONTAL EXIT.

F. DOOR OPENING WIDTHS NOTED IN TABLES ARE BASED ON THE NET CLEAR DOOR OPENING WIDTH FROM FACE OF DOOR TO DOOR STOP.

G. A TYPICAL DOOR OPENING IS 3'-0", U.O.N., WITH A NET CLEAR OPENING OF 33 1/2", WHICH HAS AN OCCUPANT LOAD CAPACITY OF 167 OCCUPANTS.

H. IF AN EMERGENCY WARNING SYSTEM IS REQUIRED, IT SHALL ACTIVATE A MEANS OF WARNING FOR THE HEARING IMPAIRED. EMERGENCY WARNING SYSTEM SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH NFPA 72 AS AMENDED IN CHAPTER 35. A STROBE SHALL ACT AS A MEANS OF WARNING FOR THE HEARING IMPAIRED. THE SYSTEM SHALL BE ABLE TO EXPAND SO THAT ALL UNITS CAN BE ADAPTED TO HAVE A STROBE WITHIN THEM.

LEGEND

- 39 — EXIT OCCUPANT LOAD
- H.E 39 — EXIT OCCUPANT LOAD @ HORIZONTAL EXIT
- 39 — EXIT CUMULATIVE OCCUPANT LOAD
- 39 — EXIT DISCHARGE OR OCCUPANT LOAD
- MOST REMOTE LOCATION ALONG COMMON PATH OF EGRESS TRAVEL CBC 1006.2.1
- POINT WHERE SEPARATE PATHS OF EGRESS OCCUR CBC 1006.2.1
- EXTENT OF TRAVEL DISTANCE ALONG COMMON PATH OF EGRESS TRAVEL CBC 1006.2.1
- EXTENT OF TRAVEL DISTANCE ALONG EXIT ACCESS TRAVEL DISTANCE CBC 1017.2
- [OD] = / 1/3 [OD] = — MAXIMUM OVERALL DIAGONAL [OD] & CALCULATION OF [OD] DISTANCE BETWEEN EXITS PER CBC SECTION 1007.1.1
- [DBE] = — SEPARATION DISTANCE BETWEEN EXITS [DBE]
- 3-HR RATED FIRE WALL

0' 30' 60'

TRUE

EGRESS FLOOR 2

1" = 30' - 0"

AP0.19

BDE ARCHITECTURE

THE HANOVER COMPANY

BKF

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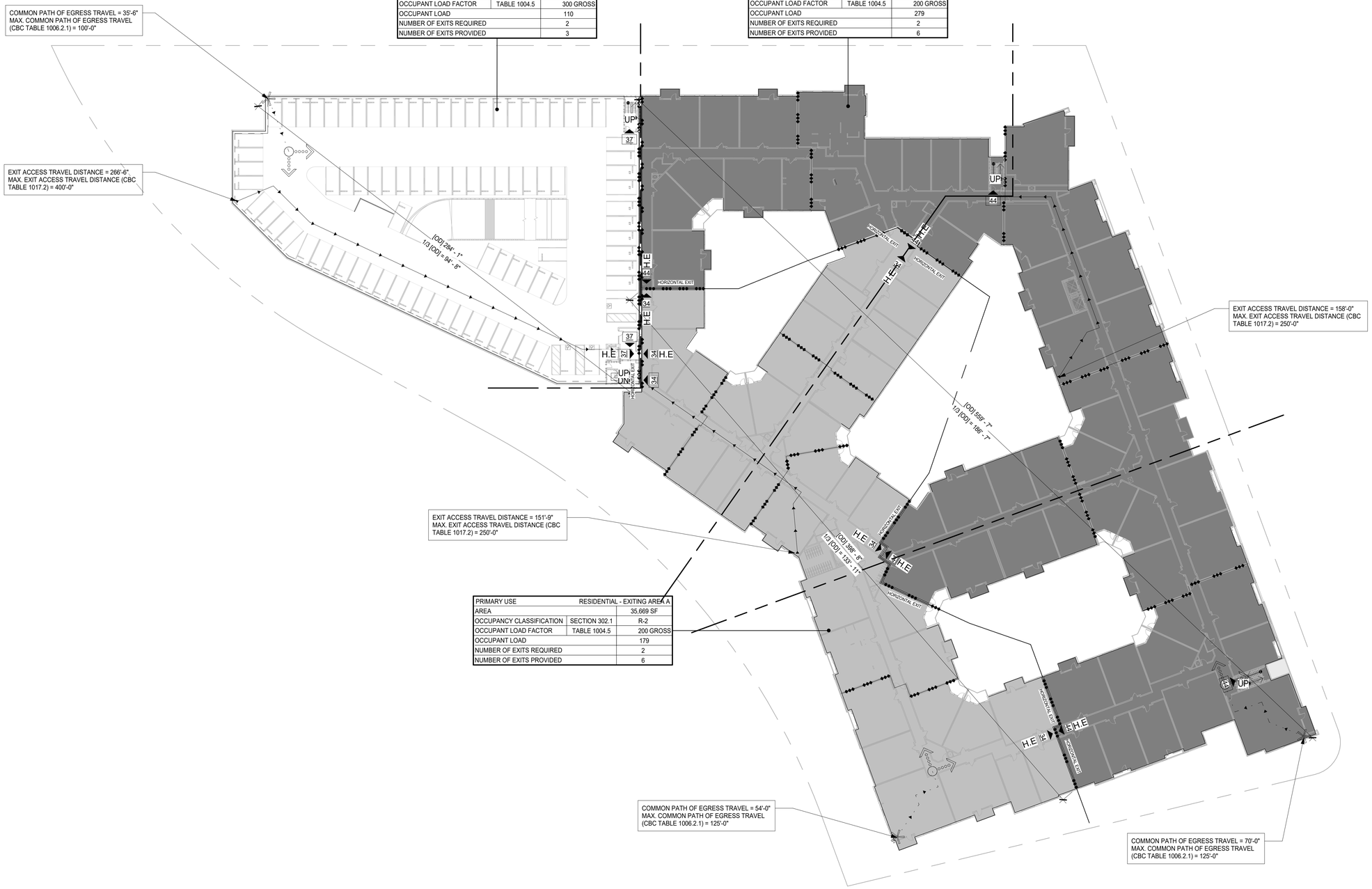
AREA		32,785 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	S-2
OCCUPANT LOAD FACTOR	TABLE 1004.5	300 GROSS
OCCUPANT LOAD		110
NUMBER OF EXITS REQUIRED		2
NUMBER OF EXITS PROVIDED		3

PRIMARY USE		RESIDENTIAL - EXITING AREA B
AREA		55,669 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	R-2
OCCUPANT LOAD FACTOR	TABLE 1004.5	200 GROSS
OCCUPANT LOAD		279
NUMBER OF EXITS REQUIRED		2
NUMBER OF EXITS PROVIDED		6

PRIMARY USE		RESIDENTIAL - EXITING AREA A
AREA		35,669 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	R-2
OCCUPANT LOAD FACTOR	TABLE 1004.5	200 GROSS
OCCUPANT LOAD		179
NUMBER OF EXITS REQUIRED		2
NUMBER OF EXITS PROVIDED		6



GENERAL NOTES

A. SEPARATION DISTANCE BETWEEN AT LEAST TWO EXITS SHALL BE 1/3 OF THE MAXIMUM DIAGONAL DIMENSION OF BUILDING. SEE DIAGRAMS FOR EXIT SEPARATION DISTANCE DIMENSIONS.

B. MAXIMUM COMMON PATH OF EGRESS TRAVEL (CBC TABLE 1006.2.1)
SPRINKLERED S = 100'
SPRINKLERED B = 100'
SPRINKLERED R-2 = 125'
SPRINKLERED M = 75'
SPRINKLERED A = 75'

C. EXIT ACCESS TRAVEL DISTANCE (CBC TABLE 1017.2)
SPRINKLERED S = 400'
SPRINKLERED B = 300'
SPRINKLERED R-2 = 250'
SPRINKLERED M = 250'
SPRINKLERED A = 250'

D. EVERY ROOM OR SPACE THAT IS AN ASSEMBLY WITH AN OCCUPANCY LOAD OF 50 OR MORE SHALL HAVE SIGNAGE POSTED IN A CONSPICUOUS PLACE WITH THE ALLOWABLE OCCUPANT LOAD NEAR THE MAIN EXIT OR EXIT ACCESS DOORWAY. FINAL POSTED SIGN LOCATION(S) AND TYPE SHALL BE APPROVED BY THE FIRE AND BUILDING INSPECTORS PRIOR TO FINAL BUILDING OCCUPANCY CERTIFICATION PER CBC 1004.3.

E. CLASS I STANDPIPE HOSE CONNECTION SHALL BE PROVIDED ON EACH SIDE OF THE WALL ADJACENT TO THE EXIT OPENING OF A HORIZONTAL EXIT, EXCEPT WHERE FLOOR AREAS ADJACENT TO A HORIZONTAL EXIT ARE REACHABLE FROM EXIT STAIRWAY HOSE CONNECTIONS BY A NOZZLE ATTACHED TO 100 FEET OF HOSE AS MEASURED ALONG THE PATH OF TRAVEL, A STANDPIPE SHALL NOT BE REQUIRED AT THE HORIZONTAL EXIT.

F. DOOR OPENING WIDTHS NOTED IN TABLES ARE BASED ON THE NET CLEAR DOOR OPENING WIDTH FROM FACE OF DOOR TO DOOR STOP.

G. A TYPICAL DOOR OPENING IS 3'-0", U.O.N., WITH A NET CLEAR OPENING OF 33 1/2", WHICH HAS AN OCCUPANT LOAD CAPACITY OF 167 OCCUPANTS.

H. IF AN EMERGENCY WARNING SYSTEM IS REQUIRED, IT SHALL ACTIVATE A MEANS OF WARNING FOR THE HEARING IMPAIRED. EMERGENCY WARNING SYSTEM SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH NFPA 72 AS AMENDED IN CHAPTER 35. A STROBE SHALL ACT AS A MEANS OF WARNING FOR THE HEARING IMPAIRED. THE SYSTEM SHALL BE ABLE TO EXPAND SO THAT ALL UNITS CAN BE ADAPTED TO HAVE A STROBE WITHIN THEM.

LEGEND

39	EXIT OCCUPANT LOAD
H.E 39	EXIT OCCUPANT LOAD @ HORIZONTAL EXIT
39	EXIT CUMULATIVE OCCUPANT LOAD
39	EXIT DISCHARGE OR OCCUPANT LOAD
	MOST REMOTE LOCATION ALONG COMMON PATH OF EGRESS TRAVEL CBC 1006.2.1
	POINT WHERE SEPARATE PATHS OF EGRESS OCCUR CBC 1006.2.1
	EXTENT OF TRAVEL DISTANCE ALONG COMMON PATH OF EGRESS TRAVEL CBC 1006.2.1
	EXTENT OF TRAVEL DISTANCE ALONG EXIT ACCESS TRAVEL DISTANCE CBC 1017.2
[OD] = 1/3 [OD] =	MAXIMUM OVERALL DIAGONAL [OD] & CALCULATION OF [OD] DISTANCE BETWEEN EXITS PER CBC SECTION 1007.1.1
[DBE] =	SEPARATION DISTANCE BETWEEN EXITS [DBE]
	3-HR RATED FIRE WALL

0' 30' 60'

TRUE

EGRESS FLOOR 3

1" = 30' - 0"

AP0.20

BDE ARCHITECTURE

THE HANOVER COMPANY

BKF

1855-1881 N ROLLINS ROAD

APN: 025166230, 025166240

BURLINGAME, CA

SEPTEMBER 8, 2022

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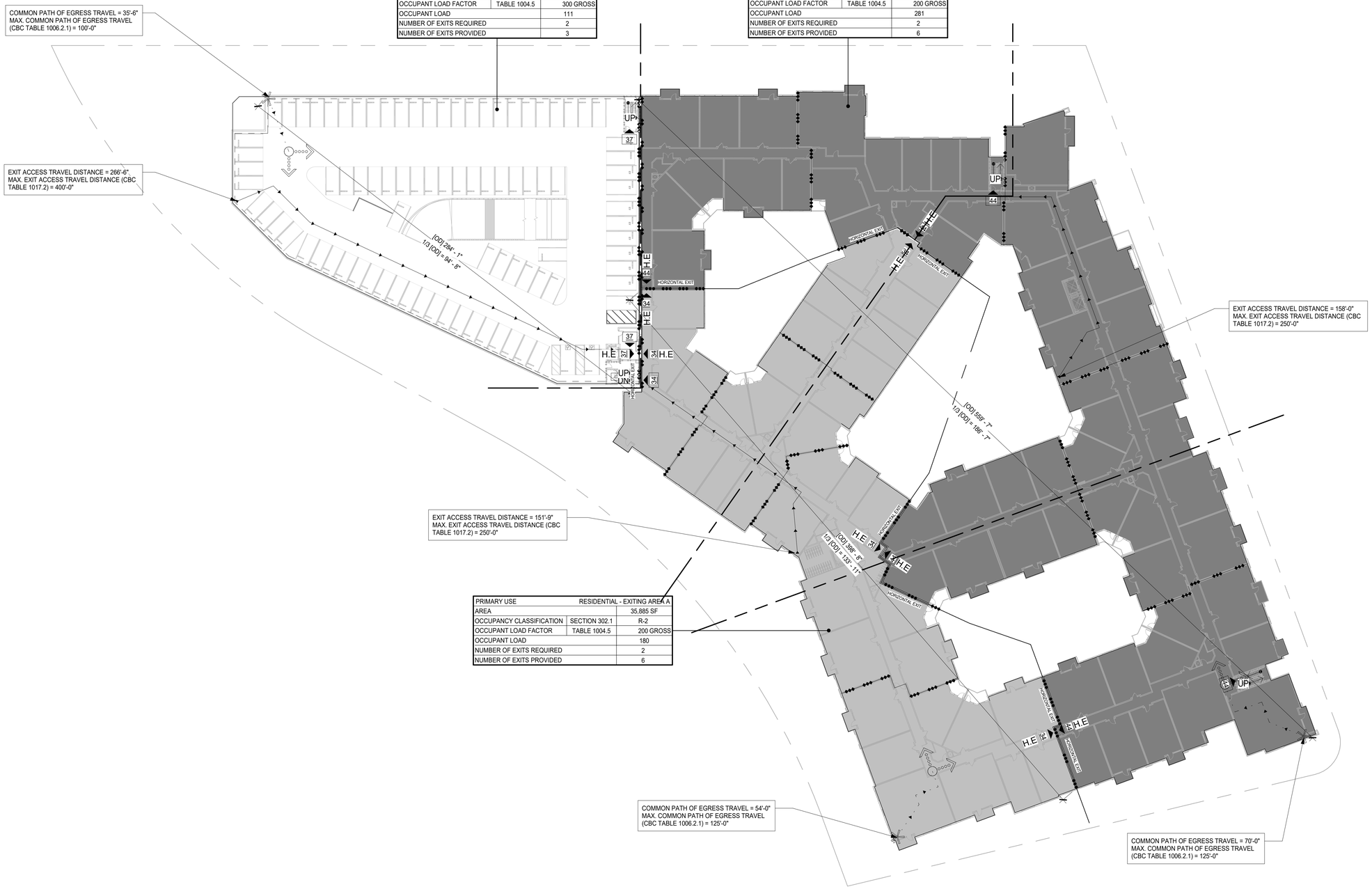
PRIMARY USE		RESIDENTIAL PARKING
AREA		33,190 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	S-2
OCCUPANT LOAD FACTOR	TABLE 1004.5	300 GROSS
OCCUPANT LOAD		111
NUMBER OF EXITS REQUIRED		2
NUMBER OF EXITS PROVIDED		3

PRIMARY USE		RESIDENTIAL - EXITING AREA B
AREA		56,095 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	R-2
OCCUPANT LOAD FACTOR	TABLE 1004.5	200 GROSS
OCCUPANT LOAD		281
NUMBER OF EXITS REQUIRED		2
NUMBER OF EXITS PROVIDED		6

PRIMARY USE		RESIDENTIAL - EXITING AREA A
AREA		35,885 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	R-2
OCCUPANT LOAD FACTOR	TABLE 1004.5	200 GROSS
OCCUPANT LOAD		180
NUMBER OF EXITS REQUIRED		2
NUMBER OF EXITS PROVIDED		6



GENERAL NOTES

A. SEPARATION DISTANCE BETWEEN AT LEAST TWO EXITS SHALL BE 1/3 OF THE MAXIMUM DIAGONAL DIMENSION OF BUILDING. SEE DIAGRAMS FOR EXIT SEPARATION DISTANCE DIMENSIONS.

B. MAXIMUM COMMON PATH OF EGRESS TRAVEL (CBC TABLE 1006.2.1)
SPRINKLERED S = 100'
SPRINKLERED B = 100'
SPRINKLERED R-2 = 125'
SPRINKLERED M = 75'
SPRINKLERED A = 75'

C. EXIT ACCESS TRAVEL DISTANCE (CBC TABLE 1017.2)
SPRINKLERED S = 400'
SPRINKLERED B = 300'
SPRINKLERED R-2 = 250'
SPRINKLERED M = 250'
SPRINKLERED A = 250'

D. EVERY ROOM OR SPACE THAT IS AN ASSEMBLY WITH AN OCCUPANCY LOAD OF 50 OR MORE SHALL HAVE SIGNAGE POSTED IN A CONSPICUOUS PLACE WITH THE ALLOWABLE OCCUPANT LOAD NEAR THE MAIN EXIT OR EXIT ACCESS DOORWAY. FINAL POSTED SIGN LOCATION(S) AND TYPE SHALL BE APPROVED BY THE FIRE AND BUILDING INSPECTORS PRIOR TO FINAL BUILDING OCCUPANCY CERTIFICATION PER CBC 1004.3.

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F. DOOR OPENING WIDTHS NOTED IN TABLES ARE BASED ON THE NET CLEAR DOOR OPENING WIDTH FROM FACE OF DOOR TO DOOR STOP.

G. A TYPICAL DOOR OPENING IS 3'-0", U.O.N., WITH A NET CLEAR OPENING OF 33 1/2", WHICH HAS AN OCCUPANT LOAD CAPACITY OF 167 OCCUPANTS.

H. IF AN EMERGENCY WARNING SYSTEM IS REQUIRED, IT SHALL ACTIVATE A MEANS OF WARNING FOR THE HEARING IMPAIRED. EMERGENCY WARNING SYSTEM SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH NFPA 72 AS AMENDED IN CHAPTER 35. A STROBE SHALL ACT AS A MEANS OF WARNING FOR THE HEARING IMPAIRED. THE SYSTEM SHALL BE ABLE TO EXPAND SO THAT ALL UNITS CAN BE ADAPTED TO HAVE A STROBE WITHIN THEM.

LEGEND

39	EXIT OCCUPANT LOAD
H.E 39	EXIT OCCUPANT LOAD @ HORIZONTAL EXIT
39	EXIT CUMULATIVE OCCUPANT LOAD
39	EXIT DISCHARGE OR OCCUPANT LOAD
	MOST REMOTE LOCATION ALONG COMMON PATH OF EGRESS TRAVEL CBC 1006.2.1
	POINT WHERE SEPARATE PATHS OF EGRESS OCCUR CBC 1006.2.1
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[OD] = 1/3 [OD] =	MAXIMUM OVERALL DIAGONAL [OD] & CALCULATION OF [OD] DISTANCE BETWEEN EXITS PER CBC SECTION 1007.1.1
[DBE] =	SEPARATION DISTANCE BETWEEN EXITS [DBE]
	3-HR RATED FIRE WALL

0' 30' 60'

TRUE

EGRESS FLOOR 4

1" = 30' - 0"

AP0.21

BDE ARCHITECTURE

THE HANOVER COMPANY

BKF

1855-1881 N ROLLINS ROAD

APN: 025166230, 025166240

BURLINGAME, CA

SEPTEMBER 8, 2022

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PRIMARY USE		RESIDENTIAL PARKING
AREA		32,785 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	S-2
OCCUPANT LOAD FACTOR	TABLE 1004.5	300 GROSS
OCCUPANT LOAD		110
NUMBER OF EXITS REQUIRED		2
NUMBER OF EXITS PROVIDED		2

PRIMARY USE		RESIDENTIAL - EXITING AREA B
AREA		56,056 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	R-2
OCCUPANT LOAD FACTOR	TABLE 1004.5	200 GROSS
OCCUPANT LOAD		281
NUMBER OF EXITS REQUIRED		2
NUMBER OF EXITS PROVIDED		6

PRIMARY USE		RESIDENTIAL - EXITING AREA A
AREA		35,529 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	R-2
OCCUPANT LOAD FACTOR	TABLE 1004.5	200 GROSS
OCCUPANT LOAD		178
NUMBER OF EXITS REQUIRED		2
NUMBER OF EXITS PROVIDED		6

GENERAL NOTES

A. SEPARATION DISTANCE BETWEEN AT LEAST TWO EXITS SHALL BE 1/3 OF THE MAXIMUM DIAGONAL DIMENSION OF BUILDING. SEE DIAGRAMS FOR EXIT SEPARATION DISTANCE DIMENSIONS.

B. MAXIMUM COMMON PATH OF EGRESS TRAVEL (CBC TABLE 1006.2.1)
SPRINKLERED S = 100'
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SPRINKLERED R-2 = 125'
SPRINKLERED M = 75'
SPRINKLERED A = 75'

C. EXIT ACCESS TRAVEL DISTANCE (CBC TABLE 1017.2)
SPRINKLERED S = 400'
SPRINKLERED B = 300'
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LEGEND

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H.E 39	EXIT OCCUPANT LOAD @ HORIZONTAL EXIT
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[OD] = 1/3 [OD] =	MAXIMUM OVERALL DIAGONAL [OD] & CALCULATION OF [OD] DISTANCE BETWEEN EXITS PER CBC SECTION 1007.1.1
[DBE] =	SEPARATION DISTANCE BETWEEN EXITS [DBE]
	3-HR RATED FIRE WALL

0' 30' 60'

TRUE

EGRESS FLOOR 5

1" = 30' - 0"

AP0.22

BDE ARCHITECTURE

THE HANOVER COMPANY

BKF

1855-1881 N ROLLINS ROAD

APN: 025166230, 025166240

BURLINGAME, CA

SEPTEMBER 8, 2022

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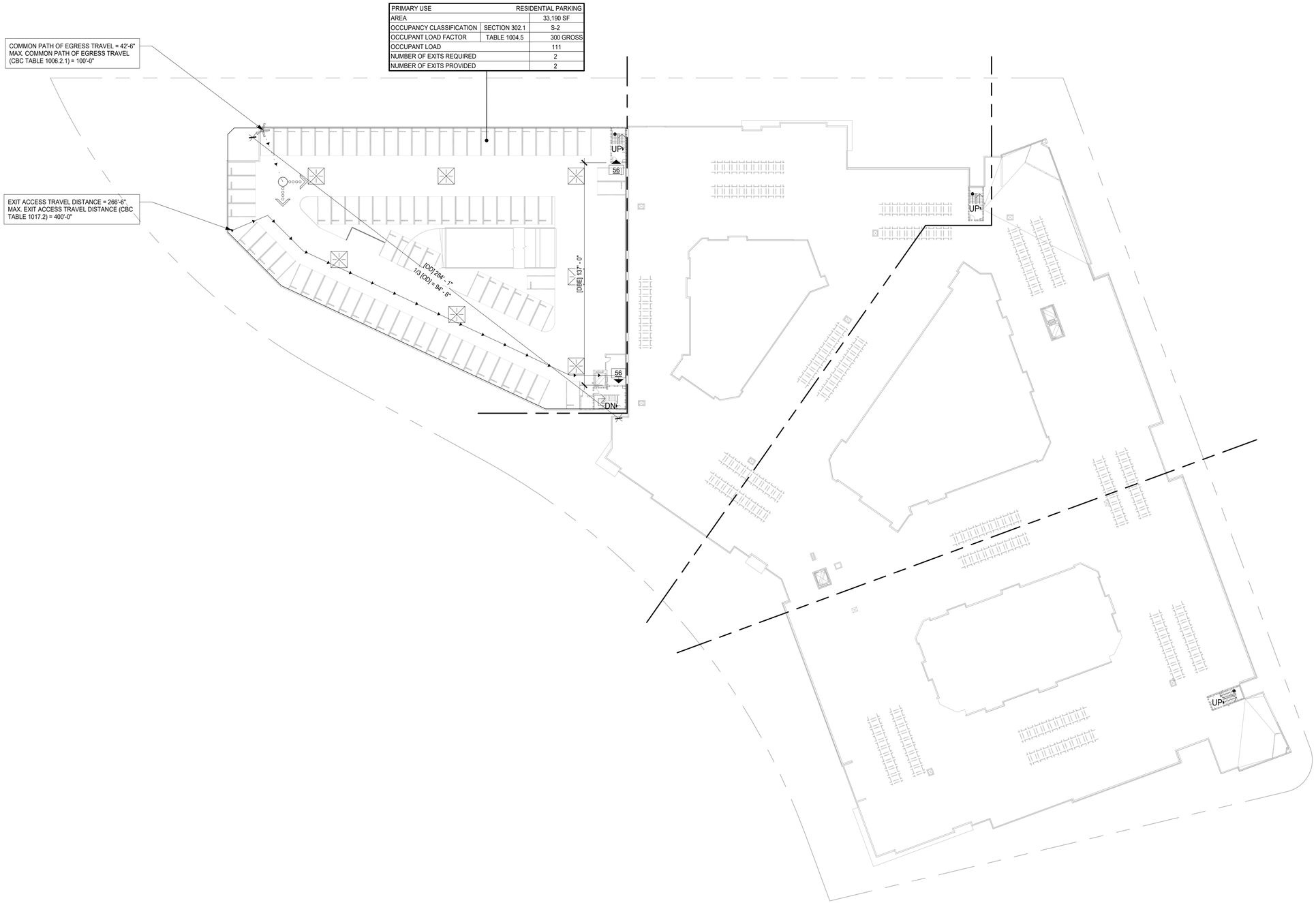
PRIMARY USE		RESIDENTIAL PARKING
AREA		33,190 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	S-2
OCCUPANT LOAD FACTOR	TABLE 1004.5	300 GROSS
OCCUPANT LOAD		111
NUMBER OF EXITS REQUIRED		2
NUMBER OF EXITS PROVIDED		2



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LEGEND

39 — EXIT OCCUPANT LOAD

39 H.E — EXIT OCCUPANT LOAD @ HORIZONTAL EXIT

39 — EXIT CUMULATIVE OCCUPANT LOAD

39 — EXIT DISCHARGE OR OCCUPANT LOAD

MOST REMOTE LOCATION ALONG COMMON PATH OF EGRESS TRAVEL CBC 1006.2.1

POINT WHERE SEPARATE PATHS OF EGRESS OCCUR CBC 1006.2.1

EXTENT OF TRAVEL DISTANCE ALONG COMMON PATH OF EGRESS TRAVEL CBC 1006.2.1

EXTENT OF TRAVEL DISTANCE ALONG EXIT ACCESS TRAVEL DISTANCE CBC 1017.2

[OD] = / 1/3 [OD] = — MAXIMUM OVERALL DIAGONAL [OD] & CALCULATION OF [OD] DISTANCE BETWEEN EXITS PER CBC SECTION 1007.1.1

[DBE] = — SEPARATION DISTANCE BETWEEN EXITS [DBE]

3-HR RATED FIRE WALL

0' 30' 60' TRUE

EGRESS ROOF

1" = 30' - 0"

AP0.23

BDE ARCHITECTURE | THE HANOVER COMPANY | BKF

1855-1881 N ROLLINS ROAD

APN: 025166230, 025166240

BURLINGAME, CA

SEPTEMBER 8, 2022

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OPEN SPACE CALCULATIONS	
NAME	**AREA**
COMMON	
COURTYARD A	11,389 SF
COURTYARD B	5,893 SF
COURTYARD C	7,039 SF
LOGGIA A	1,656 SF
LOGGIA B	1,660 SF
OPEN SPACE A	2,777 SF
OPEN SPACE B	897 SF
OPEN SPACE C	3,138 SF
PUBLIC PLAZA A (50%)	1,912 SF
PUBLIC PLAZA B	2,072 SF
PUBLIC PLAZA C (50%)	501 SF
	38,934 SF
PRIVATE	
FLOOR 1 DECKS	1,406 SF
FLOOR 2 DECKS	1,972 SF
FLOOR 3 DECKS	2,632 SF
FLOOR 4 DECKS	3,303 SF
FLOOR 5 DECKS	3,446 SF
	12,759 SF
TOTAL COMMON AND PRIVATE	**51,693 SF**

OPEN SPACE LEGEND

COMMON OPEN SPACE

PRIVATE OPEN SPACE
MIN. 5' X 8'

OPEN SPACE COMPLIANCE

REQUIRED:
125 SF / UNIT: 52,500 SF

PROVIDED:
COMMON OPEN SPACE : 38,934 SF
PRIVATE OPEN SPACE: 12,759 SF
TOTAL: 51,693 SF

FLOOR 1 - OPEN SPACE 1

1" = 30'-0"

0' 30' 60'

TRUE

OPEN SPACE DIAGRAM

1" = 30' - 0"

AP0.30

ARCHITECTURE

THE HANOVER COMPANY

BKF

1855-1881 N ROLLINS ROAD

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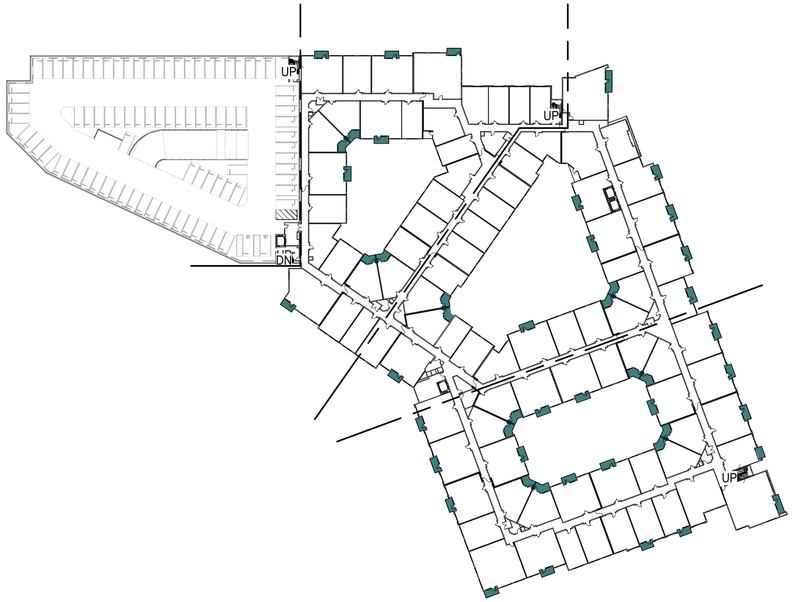
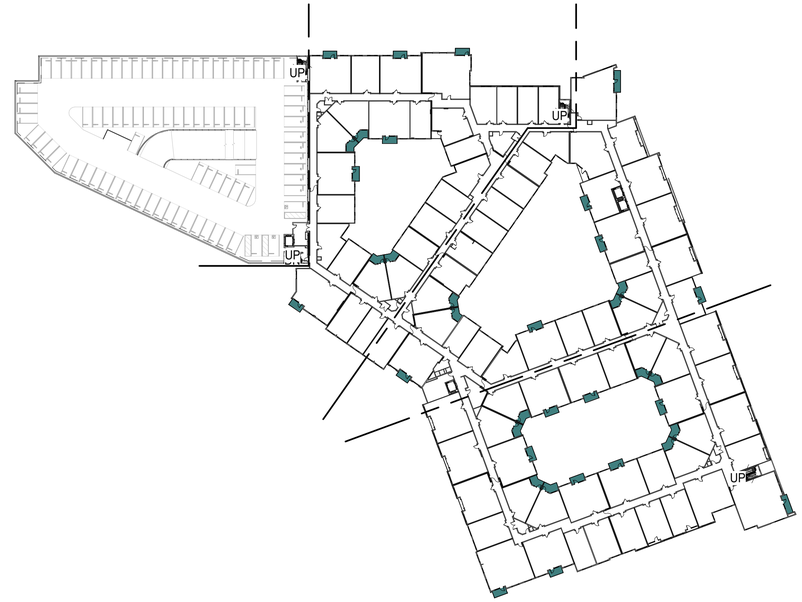


3,446 SF PRIVATE OPEN SPACE

FLOOR 5 - OPEN SPACE

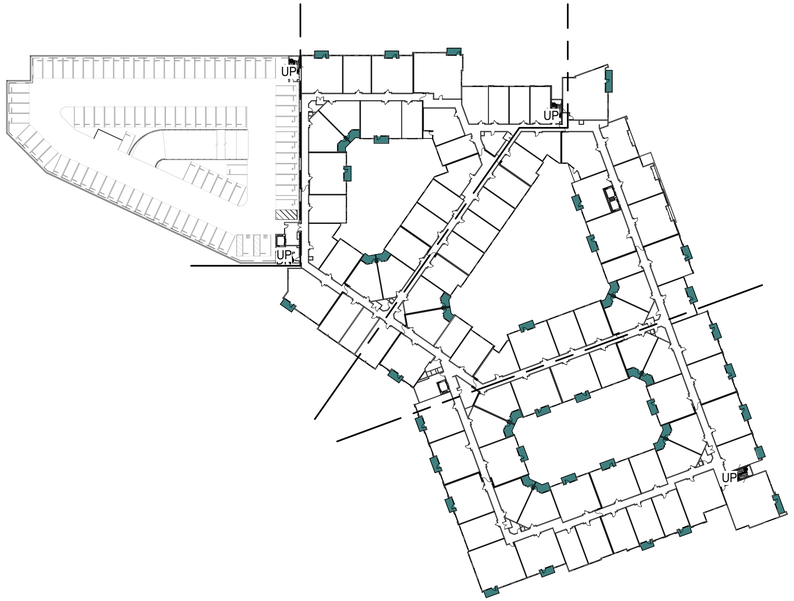
1" = 60'-0"



2,632 SF PRIVATE OPEN SPACE

FLOOR 3 - OPEN SPACE

1" = 60'-0"



3,303 SF PRIVATE OPEN SPACE

FLOOR 4 - OPEN SPACE

1" = 60'-0"

1,972 SF PRIVATE OPEN SPACE

FLOOR 2 - OPEN SPACE

1" = 60'-0"

OPEN SPACE CALCULATIONS

NAME	AREA
COMMON	
COURTYARD A	11,389 SF
COURTYARD B	5,893 SF
COURTYARD C	7,039 SF
LOGGIA A	1,656 SF
LOGGIA B	1,660 SF
OPEN SPACE A	2,777 SF
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PUBLIC PLAZA A (50%)	1,912 SF
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FLOOR 1 DECKS	1,406 SF
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FLOOR 3 DECKS	2,632 SF
FLOOR 4 DECKS	3,303 SF
FLOOR 5 DECKS	3,446 SF
	12,759 SF
TOTAL COMMON AND PRIVATE	**51,693 SF**

OPEN SPACE LEGEND

COMMON OPEN SPACE

PRIVATE OPEN SPACE
MIN. 5' X 8'

OPEN SPACE COMPLIANCE

REQUIRED:
125 SF / UNIT: 52,500 SF

PROVIDED:
COMMON OPEN SPACE : 38,934 SF
PRIVATE OPEN SPACE: 12,759 SF
TOTAL: 51,693 SF

TRUE

OPEN SPACE DIAGRAM

AP0.31

BDE ARCHITECTURE | THE HANOVER COMPANY | BKF

1855-1881 N ROLLINS ROAD

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BURLINGAME, CA

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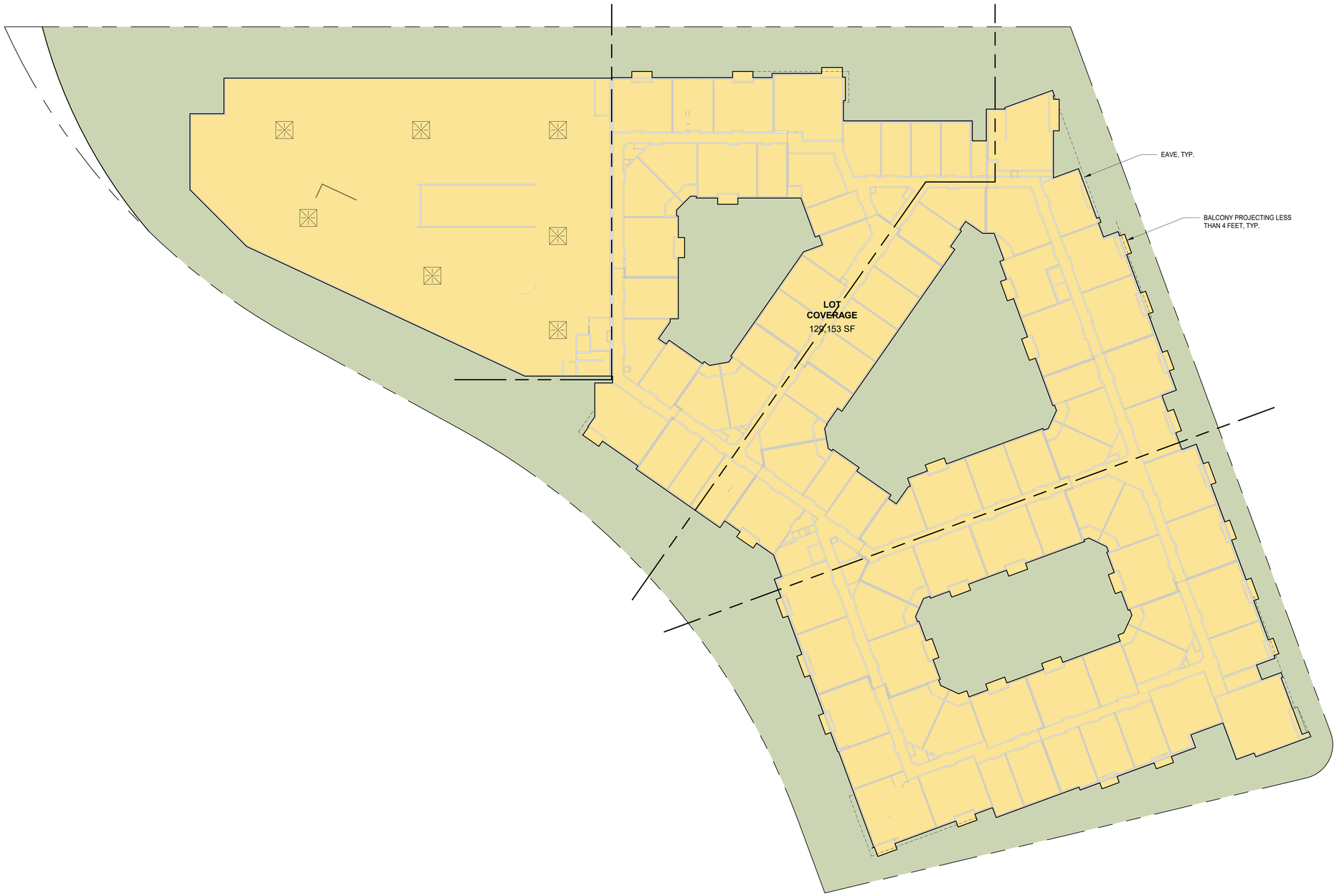

LOT COVERAGE COMPLIANCE

SITE AREA:	217,495 SF
REQUIRED: 60% MAXIMUM ALLOWED	130,497 SF
PROVIDED: 59.4%	129,153 SF

LOT COVERAGE PLAN 1

1" = 30'-0"

0' 30' 60'

TRUE

LOT COVERAGE DIAGRAM

1" = 30' - 0"

AP0.35

BDE ARCHITECTURE | THE HANOVER COMPANY | BKF

1855-1881 N ROLLINS ROAD

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0' 30' 60'

TRUE

FLOOR 1

1" = 30' - 0"

AP2.01

BDE ARCHITECTURE

THE HANOVER COMPANY

BKF

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SEPTEMBER 8, 2022

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0' 30' 60'

TRUE

FLOOR 2

1" = 30' - 0"

AP2.02

THE HANOVER COMPANY

BKF

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0' 30' 60'

TRUE

FLOOR 3

1" = 30' - 0"

AP2.03

THE HANOVER COMPANY

BKF

1855-1881 N ROLLINS ROAD

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0' 30' 60'

TRUE

FLOOR 4

1" = 30' - 0"

AP2.04

BDE ARCHITECTURE

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0' 30' 60'

TRUE

FLOOR 5

1" = 30' - 0"

AP2.05

1855-1881 N ROLLINS ROAD

APN: 025166230, 025166240

BURLINGAME, CA

SEPTEMBER 8, 2022

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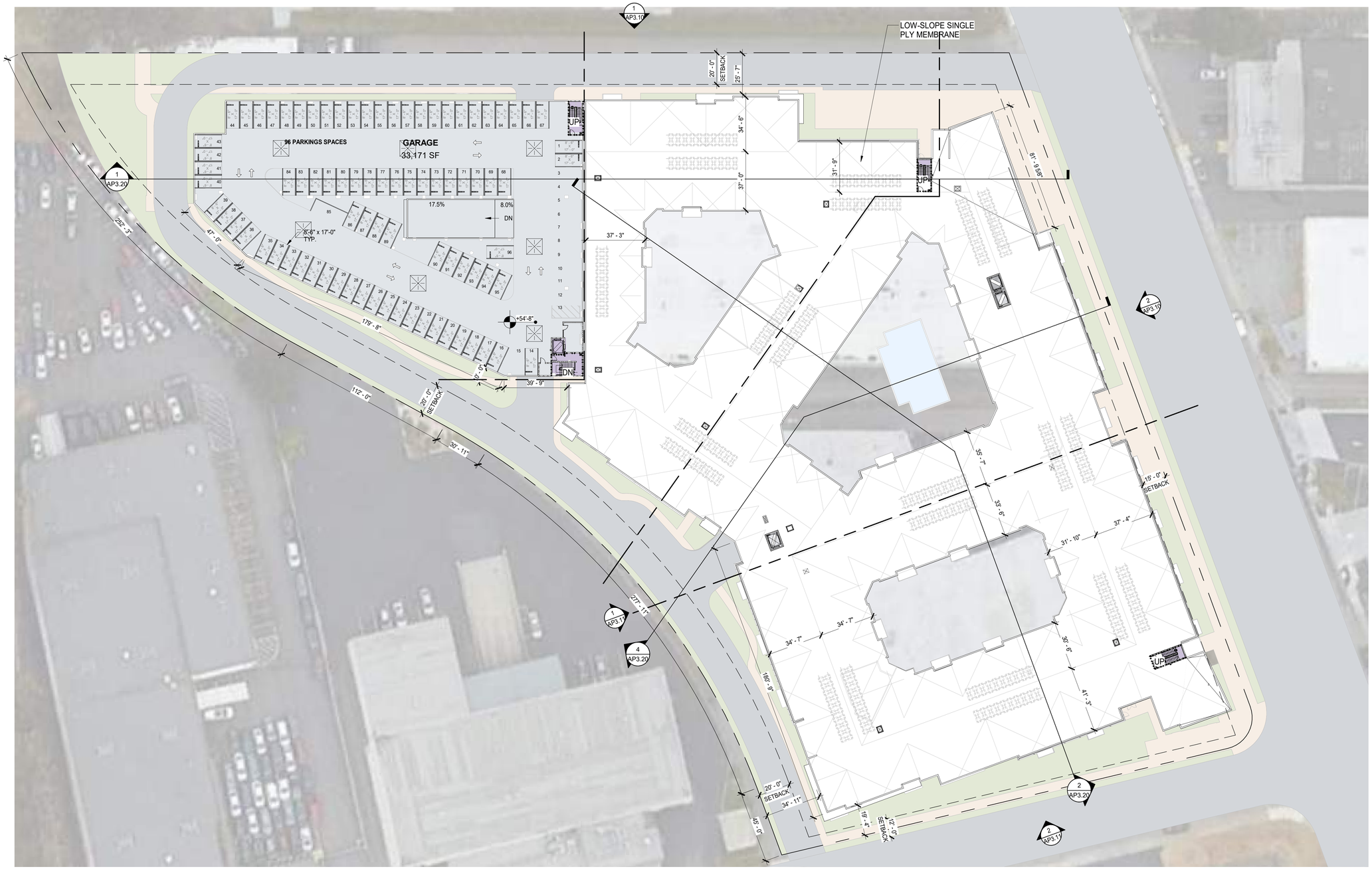

0' 30' 60'

TRUE

ROOF PLAN

1" = 30' - 0"

AP2.06

BDE ARCHITECTURE

THE HANOVER COMPANY

BKF

1855-1881 N ROLLINS ROAD

APN: 025166230, 025166240

BURLINGAME, CA

SEPTEMBER 8, 2022

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RENDERINGS

AP3.00

BDE ARCHITECTURE

THE HANOVER COMPANY

BKF

1855-1881 N ROLLINS ROAD

APN: 025166230, 025166240

BURLINGAME, CA

SEPTEMBER 8, 2022

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RENDERINGS

AP3.01

BDE ARCHITECTURE | THE HANOVER COMPANY | BKF

1855-1881 N ROLLINS ROAD

APN: 025166230, 025166240

BURLINGAME, CA

SEPTEMBER 8, 2022

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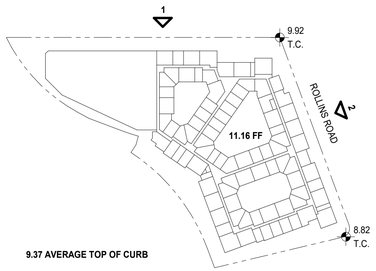


KEY PLAN - ELEVATIONS

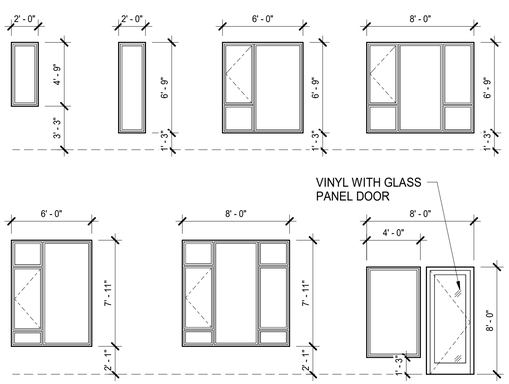
1/8" = 1'-0"

EAST ELEVATION 2

1" = 20'-0"

NORTH ELEVATION 1

1" = 20'-0"



DOOR & WINDOW LEGEND

1 STUCCO | 2 WOOD LOOK SIDING | 3 FIBER CEMENT SIDING | 4 TILE | 5 VINYL WINDOW | 6 GLASS RAILING | 7 ALUMINUM STOREFRONT | 8 ACM PANEL | 9 LOW-SLOPE SINGLE PLY MEMBRANE | 10 PAINTED CONCRETE | 11 VINYL WITH GLASS PANEL DOOR

0' 20' 40'

ELEVATIONS

1" = 20' - 0"

AP3.10

BDE ARCHITECTURE | THE HANOVER COMPANY | BKF

1855-1881 N ROLLINS ROAD

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BURLINGAME, CA

SEPTEMBER 8, 2022

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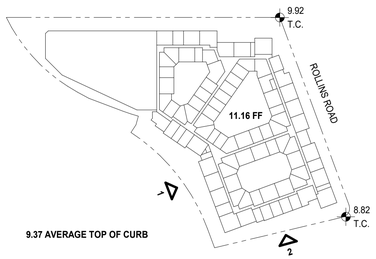
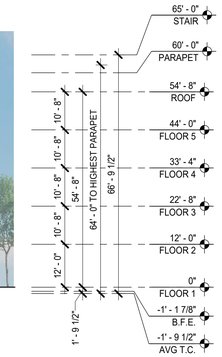


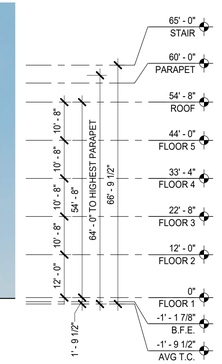
KEY PLAN - ELEVATIONS

1/8" = 1'-0"



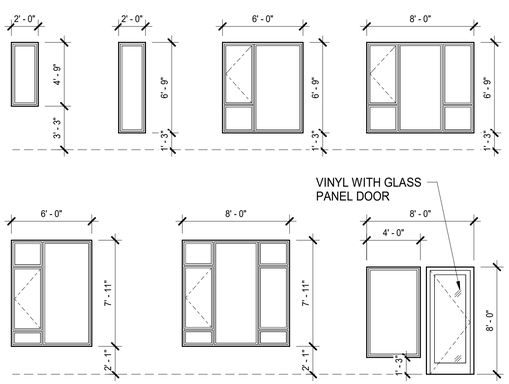
SOUTH ELEVATION 2

1" = 20'-0"



WEST ELEVATION 1

1" = 20'-0"



DOOR & WINDOW LEGEND

1 STUCCO | 2 WOOD LOOK SIDING | 3 FIBER CEMENT SIDING | 4 TILE | 5 VINYL WINDOW | 6 GLASS RAILING | 7 ALUMINUM STOREFRONT | 8 ACM PANEL | 9 LOW-SLOPE SINGLE PLY MEMBRANE | 10 PAINTED CONCRETE | 11 VINYL WITH GLASS PANEL DOOR

0' 20' 40'

ELEVATIONS

1" = 20' - 0"

AP3.11

BDE ARCHITECTURE | THE HANOVER COMPANY | BKF

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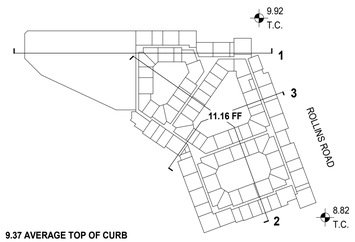
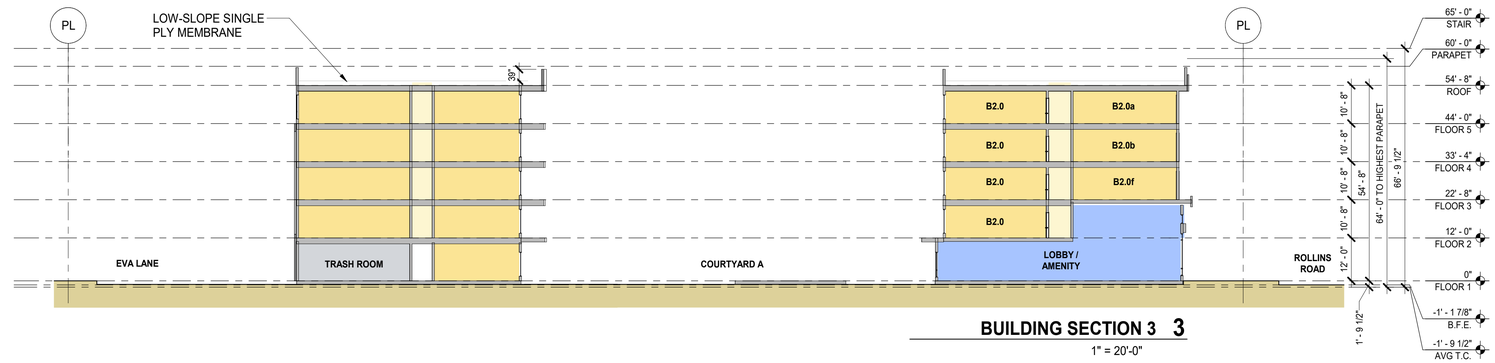


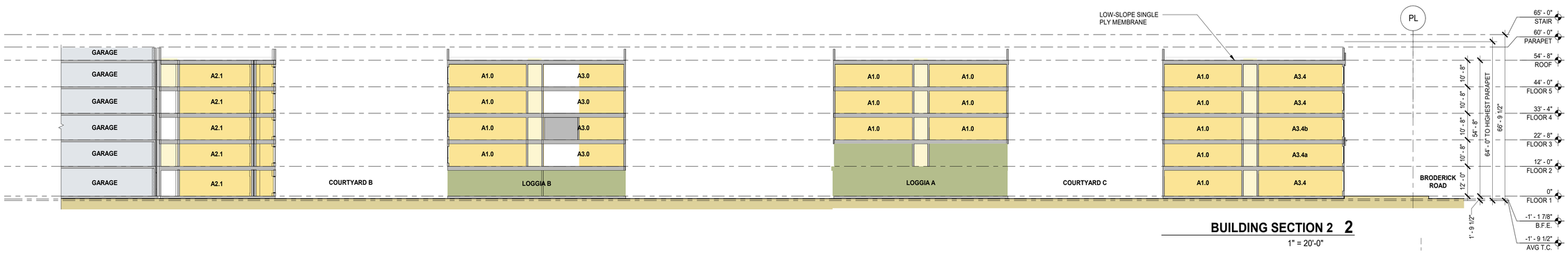
KEY PLAN - SECTIONS

1/8" = 1'-0"



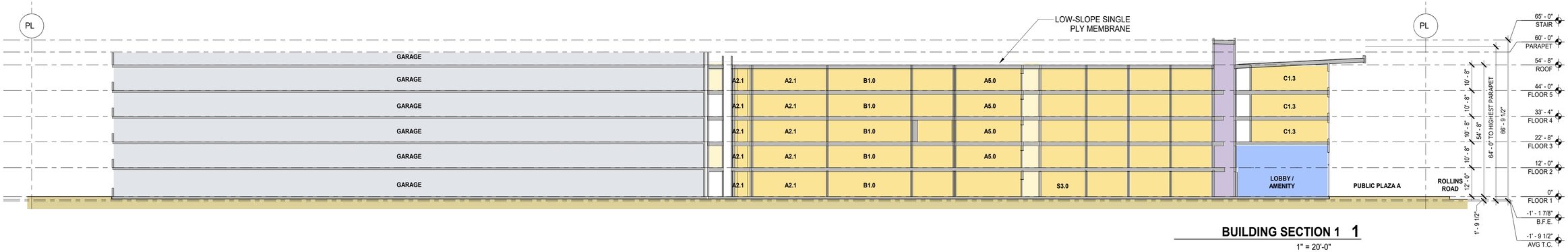
BUILDING SECTION 3 3

1" = 20'-0"



BUILDING SECTION 2 2

1" = 20'-0"



BUILDING SECTION 1 1

1" = 20'-0"

0' 20' 40'

SECTIONS

1" = 20' - 0"

AP3.20

BDE ARCHITECTURE

THE HANOVER COMPANY

BKF

1855-1881 N ROLLINS ROAD

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BURLINGAME, CA

SEPTEMBER 8, 2022

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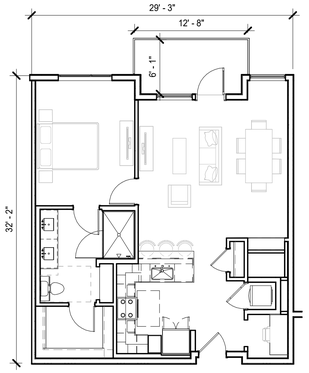
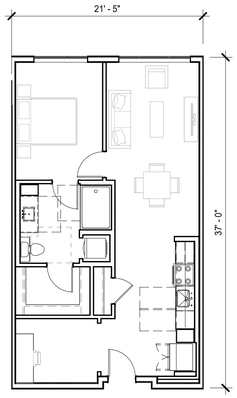
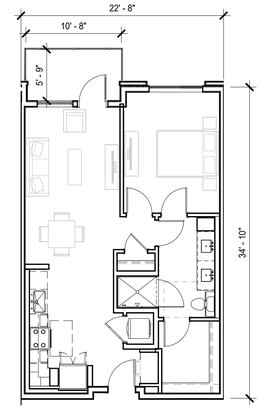


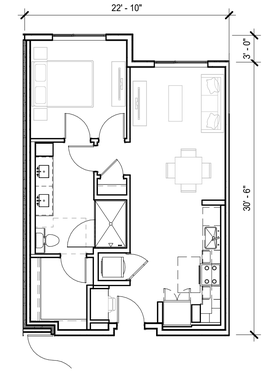
UNIT A9.0 PLAN 15
1/8" = 1'-0"



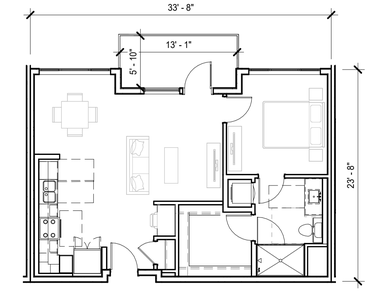
UNIT A8.0 PLAN 14
1/8" = 1'-0"



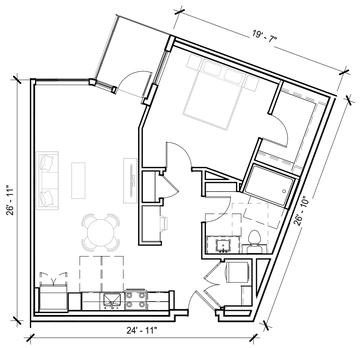
UNIT A7.3 PLAN 13
1/8" = 1'-0"



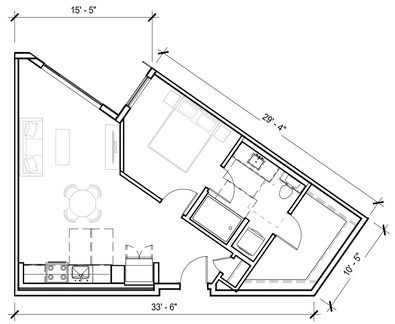
UNIT A7.0 PLAN 12
1/8" = 1'-0"



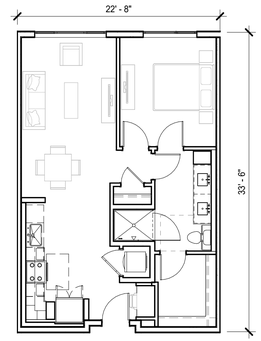
UNIT A6.0 PLAN 11
1/8" = 1'-0"



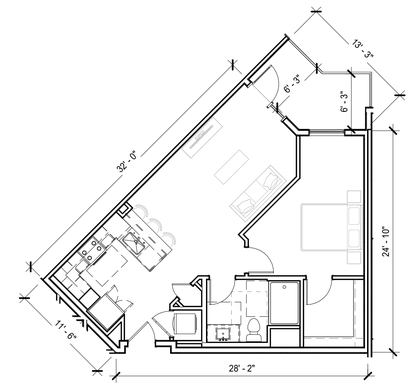
UNIT A5.0 PLAN 10
1/8" = 1'-0"



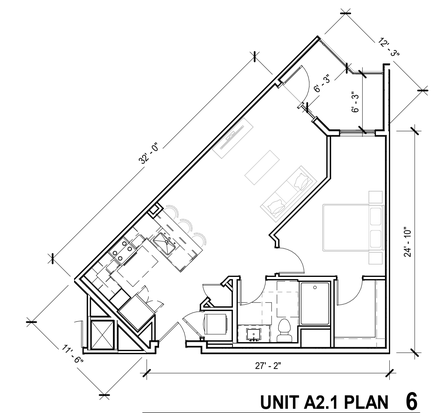
UNIT A4.0 PLAN 9
1/8" = 1'-0"



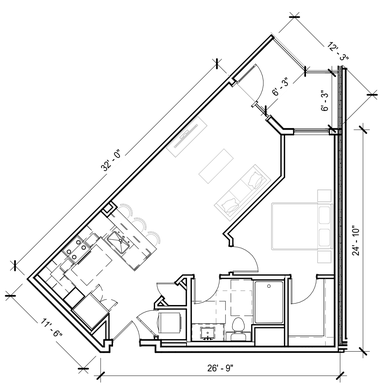
UNIT A3.0 PLAN 8
1/8" = 1'-0"



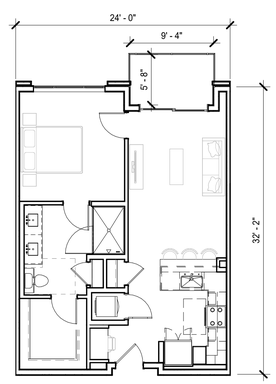
UNIT A2.2 PLAN 7
1/8" = 1'-0"



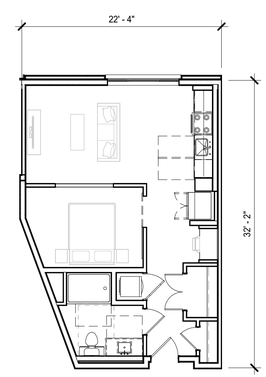
UNIT A2.1 PLAN 6
1/8" = 1'-0"



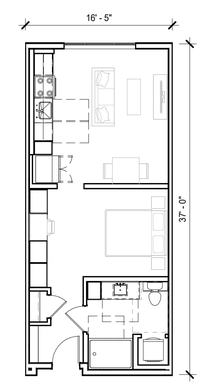
UNIT A2.0 PLAN 5
1/8" = 1'-0"



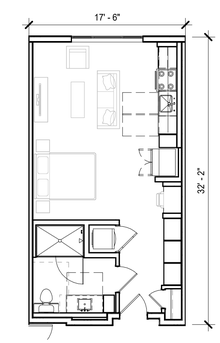
UNIT A1.0 PLAN 4
1/8" = 1'-0"



UNIT S3.0 PLAN 3
1/8" = 1'-0"



UNIT S2.0 PLAN 2
1/8" = 1'-0"



UNIT S1.0 PLAN 1
1/8" = 1'-0"

0' 8' 16'

UNIT PLANS

1/8" = 1' - 0" **AP4.00**

BDE ARCHITECTURE | THE HANOVER COMPANY | BKF

1855-1881 N ROLLINS ROAD

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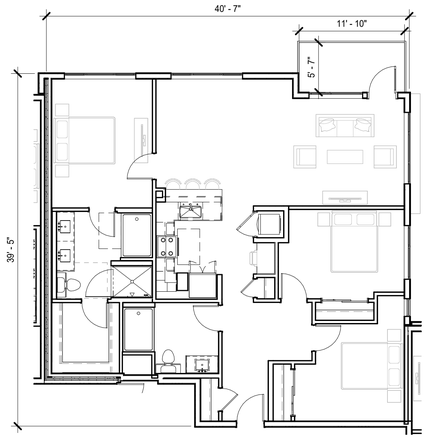
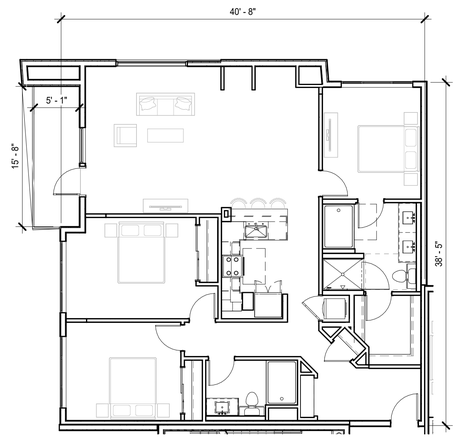
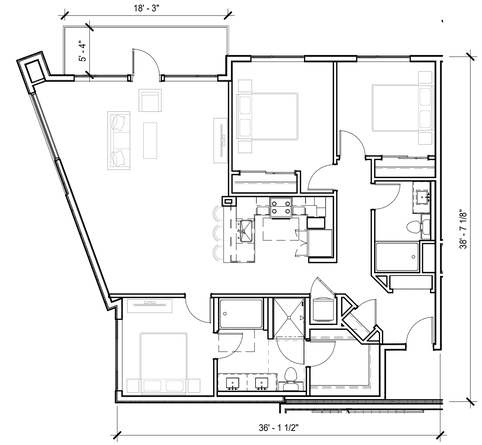


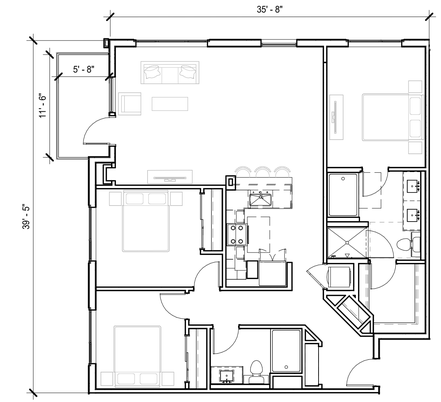
UNIT C2.0 PLAN 13
1/8" = 1'-0"



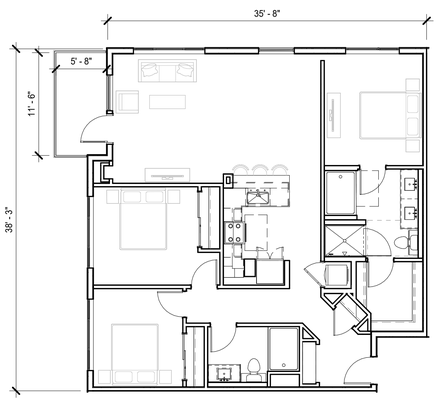
UNIT C1.4 PLAN 12
1/8" = 1'-0"



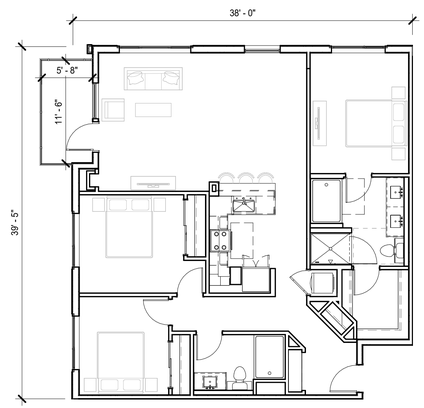
UNIT C1.3 PLAN 11
1/8" = 1'-0"



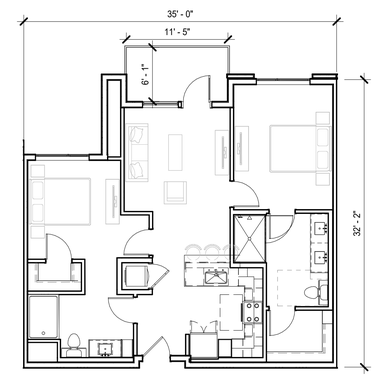
UNIT C1.2 PLAN 10
1/8" = 1'-0"



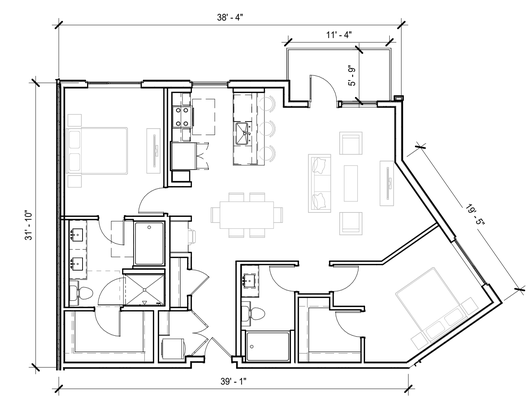
UNIT C1.1 PLAN 9
1/8" = 1'-0"



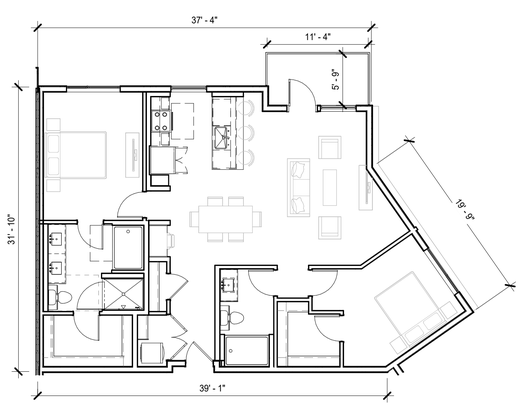
UNIT C1.0 PLAN 8
1/8" = 1'-0"



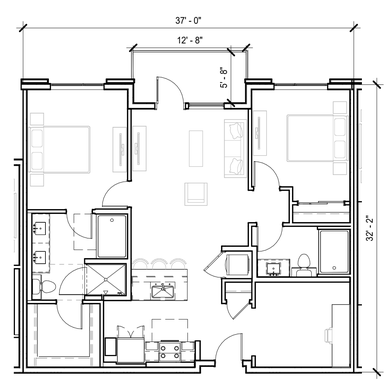
UNIT B4.0 PLAN 7
1/8" = 1'-0"



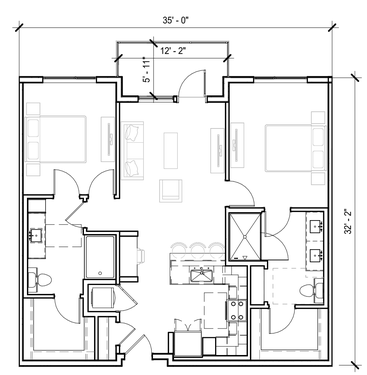
UNIT B3.1 PLAN 6
1/8" = 1'-0"



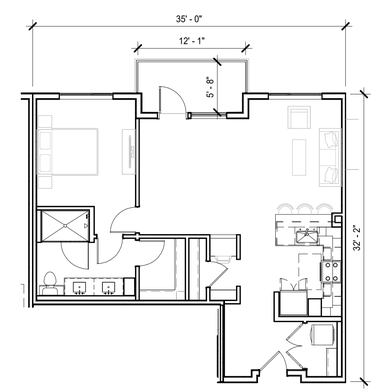
UNIT B3.0 PLAN 5
1/8" = 1'-0"



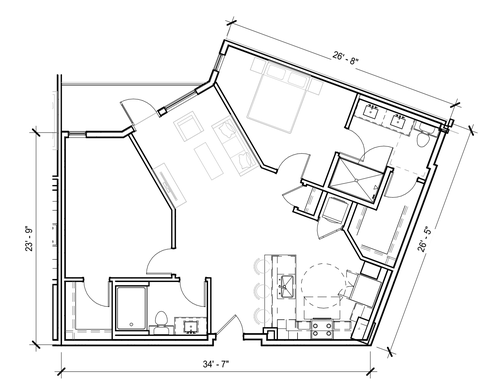
UNIT B2.0 PLAN 4
1/8" = 1'-0"



UNIT B1.0 PLAN 3
1/8" = 1'-0"



UNIT A11.0 PLAN 2
1/8" = 1'-0"



UNIT A10.0 PLAN 1
1/8" = 1'-0"

0' 8' 16'

UNIT PLANS

1/8" = 1' - 0"

AP4.01

BDE ARCHITECTURE

THE HANOVER COMPANY

BKF

1855-1881 N ROLLINS ROAD

APN: 025166230, 025166240

BURLINGAME, CA

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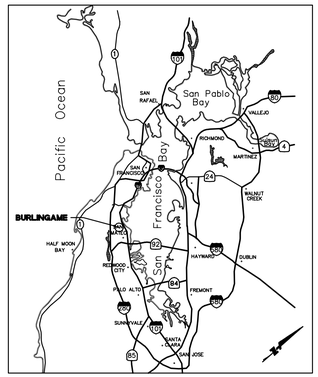
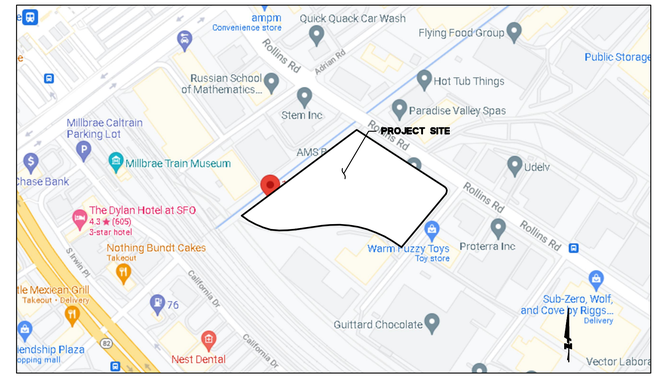


LOCATION MAP
NOT TO SCALE



VICINITY MAP
NOT TO SCALE

BASIS OF BEARINGS:

THE BEARING OF SOUTH 57°02'27" EAST ALONG THE MONUMENT LINE BETWEEN THE TWO FOUND MONUMENTS ON ROLLINS ROAD AS SHOWN THAT CERTAIN MAP ENTITLED "UNIT NO. 1 MILLSDALE INDUSTRIAL PARK", FILED FOR RECORD ON AUGUST 16, 1954, IN THE VOLUME 39 OF MAPS AT PAGES 49 AND 50, SAN MATEO COUNTY RECORDS, WAS USED AS THE BASIS OF ALL BEARINGS.

BENCHMARK:

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 CALIFORNIA SURVEY AND DRAFTING SUPPLY REAL-TIME NETWORK (CSDS RTN).

OBSERVATIONS WERE PERFORMED BY BKF ON JUNE 19, 2020, ON BKF POINT NO. 9, A SET CUT BOX ON THE TOP OF CURB AT THE SOUTHWEST CORNER OF ROLLINS ROAD AND ADRIAN ROAD.

BKF POINT NO. 9 ELEVATIONS = 9.499 FEET

UTILITY NOTE:

BKF PERFORMED THE UTILITY INVESTIGATION SERVICES USING CONVENTIONAL GROUND SURVEY TO DETERMINE THE APPROXIMATE HORIZONTAL POSITION AND DEPTHS OF EXISTING UTILITIES AND SERVICES ON THE SUBJECT SITE. ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES.

ABBREVIATIONS:

SYMBOL	DESCRIPTION
AC	ASPHALT CONCRETE
APN	ASSESSOR'S PARCEL NUMBER
BFP	BACKFLOW PREVENTER
BLDG	BUILDING
BOL	BOLLARD
BS	BOTTOM OF STEP
BW	BACK OF WALK
CAB	CABINET
CB	CATCH BASIN
C&G	CURB AND GUTTER
CL	CENTER LINE
CO	CLEAN OUT
CONC	CONCRETE
DI	DRAIN INLET
DMA	DRAIN MANAGEMENT AREA
DN	DOCUMENT NUMBER
DW	DOMESTIC WATER
E, ELEC	ELECTRIC
EB	ELECTRIC BOX
EG	EXISTING GRADE
EP	EDGE OF PAVEMENT
EVA	EMERGENCY VEHICLE ACCESS
EX	EXISTING
FDC	FIRE DEPARTMENT CONNECTION
FF	FINISHED FLOOR
FG	FINISHED GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
FS	FIRE SERVICE
FW	FIRE WATER
G	GAS
GMTR	GAS METER
GV	GAS VALVE
HP	HIGH POINT
INV	INVERT
IRR	IRRIGATION

SYMBOL	DESCRIPTION
JP	JOINT POLE
LF	LINEAR FEET
LG	LIP OF GUTTER
LT	LATERAL
LP	LOW POINT
LS	LANDSCAPE
MH	MANHOLE
OH	OVERHEAD
PL	PROPERTY LINE
POC	POINT OF CONNECTION
PPAE	PROPOSED PEDESTRIAN ACCESS EASEMENT
R	RADIUS
ROW	RIGHT-OF-WAY
S	SLOPE
SD	STORM DRAIN
SF, SQ FT	SQUARE FEET
SL	STREET LIGHT
SLB	STREET LIGHT BOX
SS	SANITARY SEWER
T	TELEPHONE
TBOX	TELEPHONE BOX
TC	TOP OF CURB
TS	TOP OF STEP
TSB	TRAFFIC SIGNAL BOX
TYP	TYPICAL
UKN	UNKNOWN
VC	VERTICAL CURB
WB	WATER BOX
WM	WATER METER
WV	WATER VALVE

LEGEND:

	EXISTING	PROPOSED
PROPERTY LINE		
ADJACENT PROPERTY LINE		
EASEMENT		
FENCE	X X	X X
SANITARY SEWER LINE	SS	X" SS
STORM DRAIN LINE	SD	
DOMESTIC WATER LINE	DW	X" DW
FIRE WATER LINE	FW	X" FW
ELECTRIC LINE	E	
OVERHEAD LINE	OH	
GAS LINE	G	
TREE		
MANHOLE		
WATER VALVE		
HYDRANT		
STORM DRAIN CATCH BASIN		
UTILITY POLE		
STREET LIGHT		
CLEAN OUT		

CIVIL LEGEND & ABBREVIATIONS

C1.0

1855-1881 N ROLLINS ROAD

BURLINGAME, CALIFORNIA

SEPTEMBER 8, 2022

APN: 025166230, 025166240

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.

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

REFERENCED PRELIMINARY REPORT FOR TITLE INSURANCE (A):

TITLE COMPANY:	FIRST AMERICAN TITLE INSURANCE COMPANY
ORDER NO.:	1062871-1
COMMITMENT DATE:	JULY 16, 2021 AT 7:30 AM & UPDATED ON AUGUST 2, 2021 (UPDATED BUT NO REVISION DATE GIVEN)
NATURE OF TITLE:	FEE SIMPLE
TITLE VESTED IN:	S.J. AMOROSO PROPERTIES CO., A CORPORATION
PROPERTY ADDRESS:	1881 NORTH ROLLINS ROAD, BURLINGAME, CALIFORNIA
ASSESSOR'S PARCEL NO.:	025-166-240

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:

PORTION OF LOT 1, BLOCK 1, AS DESIGNATED ON THE MAP ENTITLED "UNIT NO. 1 MILLSDALE INDUSTRIAL PARK BURLINGAME SAN MATEO COUNTY, CALIFORNIA", WHICH MAP WAS FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA ON AUGUST 16, 1954 IN BOOK 39 OF MAPS AT PAGES 49 AND 50, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE CORPORATE LIMITS LINE DIVIDING THE CITIES OF MILLBRAE AND BURLINGAME WITH THE SOUTHWESTERLY LINE OF ROLLINS ROAD, AS SAID CORPORATE LIMITS LINE AND ROAD ARE SHOWN ON THE MAP ABOVE MENTIONED; THENCE ALONG SAID SOUTHWESTERLY LINE OF ROLLINS ROAD SOUTH 57° 02' 27" EAST 31.97 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTHWESTERLY LINE OF ROLLINS ROAD SOUTH 57° 02' 27" EAST 245.13 FEET; THENCE LEAVING SAID LINE OF ROLLINS ROAD SOUTH 53° 11' 36" WEST 298.60 FEET; THENCE CURVING TO THE RIGHT, TANGENT TO THE PROCEEDINGS COURSE WITH A RADIUS OF 372.245 FEET AND A CENTRAL ANGLE OF 20° 32' 08" AN ARC DISTANCE OF 133.42 FEET; THENCE SOUTH 73° 43' 44" WEST 80.32 FEET; THENCE SOUTH 81° 54' WEST 29.16 FEET; THENCE CURVING TO THE RIGHT TANGENT TO THE PRECEEDING COURSE, WITH A RADIUS OF 372.24 FEET AND A CENTRAL ANGLE OF 35° 26' 22" AN ARC DISTANCE OF 230.24 FEET; THENCE NORTH 53° 11' 36" EAST 601.38 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTIONS (PTR A):

1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I-REQUIREMENTS ARE MET.
NOT A SURVEY MATTER

2. (A) TAXES OR ASSESSMENTS THAT ARE NOT SHOWN AS EXISTING LIENS BY THE RECORDS OF ANY TAXING AUTHORITY THAT LEVIES TAXES OR ASSESSMENTS ON REAL PROPERTY OR BY THE PUBLIC RECORDS; (B) PROCEEDINGS BY A PUBLIC AGENCY THAT MAY RESULT IN TAXES OR ASSESSMENTS, OR NOTICES OF SUCH PROCEEDINGS, WHETHER OR NOT SHOWN BY THE RECORDS OF SUCH AGENCY OR BY THE PUBLIC RECORDS.
NOT A SURVEY MATTER

3. ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS THAT ARE NOT SHOWN BY THE PUBLIC RECORDS BUT THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR THAT MAY BE ASSERTED BY PERSONS IN POSSESSION OF THE LAND.
NOT A SURVEY MATTER

4. EASEMENTS, LIENS OR ENCUMBRANCES, OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORDS.
NOT A SURVEY MATTER

5. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND NOT SHOWN BY THE PUBLIC RECORDS.
NOT A SURVEY MATTER

6. (A) UNPATENTED MINING CLAIMS; (B) RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF; (C) WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT THE MATTERS EXCEPTED UNDER (A), (B), OR (C) ARE SHOWN BY THE PUBLIC RECORDS.
NOT A SURVEY MATTER

7. GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2021-2022, A LIEN NOT YET DUE OR PAYABLE.
NOT A SURVEY MATTER

8. 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

9. THIS ITEM HAS BEEN INTENTIONALLY DELETED.
NOT A SURVEY MATTER

10. THIS ITEM HAS BEEN INTENTIONALLY DELETED.
NOT A SURVEY MATTER

11. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "RESOLUTION APPROVING SPECIAL PERMIT" RECORDED JULY 10, 1985 AS INSTRUMENT NO. 85069055 OF OFFICIAL RECORDS OF SAN MATEO COUNTY, CALIFORNIA.
NOT A SURVEY MATTER

12. A 10' EASEMENT FOR GAS FACILITIES AND INCIDENTAL PURPOSES, RECORDED MAY 21, 1990 AS INSTRUMENT NO. 90068944 OF OFFICIAL RECORDS OF SAN MATEO COUNTY, CALIFORNIA.

    IN FAVOR OF: PACIFIC GAS AND ELECTRIC COMPANY, A CALIFORNIA CORPORATION
    AFFECTS: AS DESCRIBED THEREIN
    PLOTTED - EASEMENT CROSSES NORTHWEST BOUNDARY LINE (SEE SHEET 2)

13. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "RESOLUTION APPROVING SPECIAL PERMIT" RECORDED AUGUST 27, 1990 AS INSTRUMENT NO. 90114811 OF OFFICIAL RECORDS OF SAN MATEO COUNTY, CALIFORNIA.
NOT A SURVEY MATTER

14. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "RESOLUTION APPROVING CATEGORICAL EXEMPTION, CONDITIONAL USE APPLICATION AND LANDSCAPING VARIANCE" RECORDED MAY 09, 2002 AS INSTRUMENT NO. 2002-091919 OF OFFICIAL RECORDS.
NOT A SURVEY MATTER

15. A DEED OF TRUST TO SECURE AN ORIGINAL INDEBTEDNESS OF $5,000,000.00 RECORDED MARCH 29, 2012 AS INSTRUMENT NO. 2012-041772 OF OFFICIAL RECORDS.

    DATED: MARCH 15, 2012
    TRUSTOR: S.J. AMOROSO PROPERTIES CO., A CORPORATION
    TRUSTEE: CHICAGO TITLE COMPANY
    BENEFICIARY: BOREL PRIVATE BANK & TRUST COMPANY, A DIVISION OF BOSTON PRIVATE BANK & TRUST COMPANY

    A DOCUMENT ENTITLED "ASSIGNMENT OF RENTS" RECORDED MARCH 29, 2012 AS INSTRUMENT NO. 2012-041773 OF OFFICIAL RECORDS, AS ADDITIONAL SECURITY FOR THE PAYMENT OF THE INDEBTEDNESS SECURED BY THE DEED OF TRUST.

    A DOCUMENT RECORDED APRIL 16, 2013 AS INSTRUMENT NO. 2013-057291 OF OFFICIAL RECORDS PROVIDES THAT THE LIEN OR CHARGE OF THE DEED OF TRUST WAS SUBORDINATED TO THE LIEN OR CHARGE OF THE DEED OF TRUST RECORDED APRIL 16, 2013 AS INSTRUMENT NO. 2013-057292 OF OFFICIAL RECORDS.

    A DOCUMENT RECORDED APRIL 16, 2013 AS INSTRUMENT NO. 2013-057295, OF OFFICIAL RECORDS PROVIDES THAT THE DEED OF TRUST/MORTGAGE OR THE OBLIGATION SECURED THEREBY HAS BEEN MODIFIED.

    A DOCUMENT RECORDED SEPTEMBER 04, 2015 AS INSTRUMENT NO. 2015-094813, OF OFFICIAL RECORDS PROVIDES THAT THE DEED OF TRUST/MORTGAGE OR THE OBLIGATION SECURED THEREBY HAS BEEN MODIFIED.
    NOT A SURVEY MATTER

16. A FINANCING STATEMENT RECORDED MARCH 29, 2012 AS INSTRUMENT NO. 2012-041776 OF OFFICIAL RECORDS.
    DEBTOR: S.J. AMOROSO PROPERTIES CO.
    SECURED PARTY: BOREL PRIVATE BANK & TRUST COMPANY, A DIVISION OF BOSTON PRIVATE BANK & TRUST COMPANY
    A CONTINUATION STATEMENT WAS RECORDED DECEMBER 16, 2016 AS INSTRUMENT NO. 2016-133920 OF OFFICIAL RECORDS.
    NOT A SURVEY MATTER

17. A DEED OF TRUST TO SECURE AN ORIGINAL INDEBTEDNESS OF $1,500,000.00 RECORDED APRIL 16, 2013 AS INSTRUMENT NO. 2013-057292 OF OFFICIAL RECORDS.

    DATED: APRIL 04, 2013
    TRUSTOR: S.J. AMOROSO PROPERTIES CO., A CORPORATION
    TRUSTEE: CHICAGO TITLE COMPANY
    BENEFICIARY: BOSTON PRIVATE BANK & TRUST COMPANY

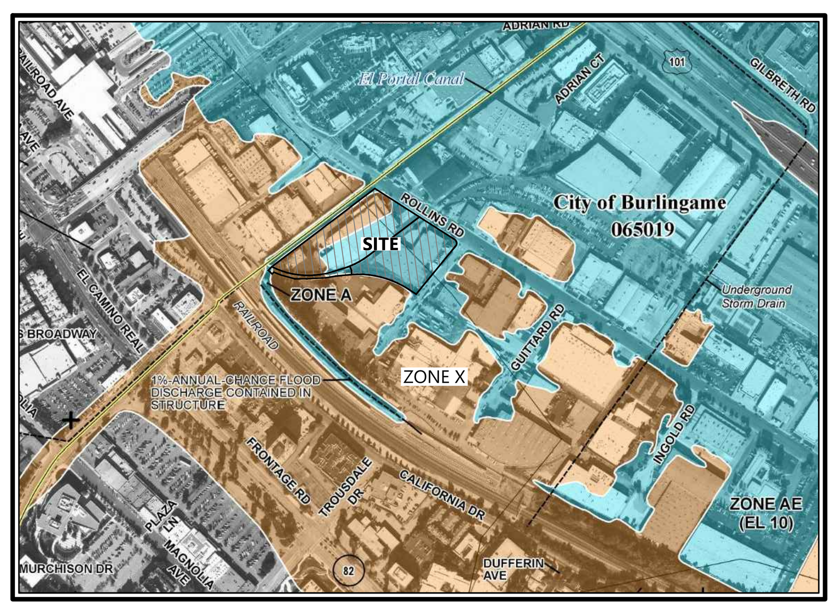
    A DOCUMENT ENTITLED "ASSIGNMENT OF RENTS" RECORDED APRIL 16, 2013 AS INSTRUMENT NO. 2013-057293 OF OFFICIAL RECORDS, AS ADDITIONAL SECURITY FOR THE PAYMENT OF THE INDEBTEDNESS SECURED BY THE DEED OF TRUST.
    NOT A SURVEY MATTER

18. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH WOULD BE DISCLOSED BY A CORRECT ALTA/NSPS SURVEY.
NOT A SURVEY MATTER

19. RIGHTS OF PARTIES IN POSSESSION.
NOT A SURVEY MATTER

20. ANY RIGHTS, INTERESTS OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF OR REFLECTED BY THE FOLLOWING FACTS SHOWN ON THE ALTA SURVEY PREPARED BY BKF ENGINEERS DATED AUGUST 10, 2021, AND REVISED ____, DESIGNATED AS 1881-1885 NORTH ROLLINS ROAD.

    A. CHAIN LINK FENCE ON THE SOUTH SIDE OF THE PROPERTY CROSSES THE BOUNDARY LINE.
    NOT A SURVEY MATTER



FEMA MAP DETAIL
(NOT TO SCALE)

REFERENCED PRELIMINARY REPORT FOR TITLE INSURANCE (B):

TITLE COMPANY:	FIRST AMERICAN TITLE INSURANCE COMPANY
ORDER NO.:	NCS-1062871-HOU1
COMMITMENT DATE:	JUNE 29, 2021 AT 7:30 AM & UPDATED JULY 13, 2021
NATURE OF TITLE:	FEE SIMPLE
TITLE VESTED IN:	E&S PROPERTY, LLC A CALIFORNIA LIMITED LIABILITY COMPANY, AS TO AN UNDIVIDED 50% INTEREST AND ANRM HOLDINGS LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AS TO AN UNDIVIDED 50% INTEREST, AS TENANTS-IN-COMMON
PROPERTY ADDRESS:	1855 NORTH ROLLINS ROAD, BURLINGAME, CALIFORNIA
ASSESSOR'S PARCEL NO.:	025-166-230

LEGAL DESCRIPTION:

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

ALL THAT CERTAIN REAL PROPERTY LYING WITHIN THE EXTERIOR BOUNDARIES OF THE MAP ENTITLED "LOT MERGER, LANDS OF FOMIL WITH PORTIONS OF LANDS OF UNION PACIFIC RAILROAD COMPANY", FILED AUGUST 21, 1998 IN VOLUME 70 OF PARCEL MAPS, PAGE 75, IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA.

EXCEPTIONS (PTR B):

1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I-REQUIREMENTS ARE MET.
NOT A SURVEY MATTER

2. (A) TAXES OR ASSESSMENTS THAT ARE NOT SHOWN AS EXISTING LIENS BY THE RECORDS OF ANY TAXING AUTHORITY THAT LEVIES TAXES OR ASSESSMENTS ON REAL PROPERTY OR BY THE PUBLIC RECORDS; (B) PROCEEDINGS BY A PUBLIC AGENCY THAT MAY RESULT IN TAXES OR ASSESSMENTS, OR NOTICES OF SUCH PROCEEDINGS, WHETHER OR NOT SHOWN BY THE RECORDS OF SUCH AGENCY OR BY THE PUBLIC RECORDS.
NOT A SURVEY MATTER

3. ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS THAT ARE NOT SHOWN BY THE PUBLIC RECORDS BUT THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR THAT MAY BE ASSERTED BY PERSONS IN POSSESSION OF THE LAND.
NOT A SURVEY MATTER

4. EASEMENTS, LIENS OR ENCUMBRANCES, OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORDS.
NOT A SURVEY MATTER

5. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND NOT SHOWN BY THE PUBLIC RECORDS.
NOT A SURVEY MATTER

6. (A) UNPATENTED MINING CLAIMS; (B) RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF; (C) WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT THE MATTERS EXCEPTED UNDER (A), (B), OR (C) ARE SHOWN BY THE PUBLIC RECORDS.
NOT A SURVEY MATTER

7. GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2021-2022, A LIEN NOT YET DUE OR PAYABLE.
NOT A SURVEY MATTER

8. 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

9. THIS ITEM HAS BEEN INTENTIONALLY DELETED.
NOT A SURVEY MATTER

10. AN EASEMENT FOR TWO 20-FOOT ROADWAYS AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 16, 1956 IN BOOK 2970, PAGE 199 OF OFFICIAL RECORDS.

    IN FAVOR OF: ATLANTIC LIFE INSURANCE COMPANY
    AFFECTS: AS DESCRIBED THEREIN
    PLOTTED THE APPLICABLE EASEMENTS (TWO 20-FOOT ROADWAYS) THAT AFFECT THE PROPERTY

11. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "TENANTS IN COMMON AGREEMENT" RECORDED JUNE 22, 2020 AS INSTRUMENT NO. 2020-057880 OF OFFICIAL RECORDS.
NOT A SURVEY MATTER

12. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH WOULD BE DISCLOSED BY A CORRECT ALTA/NSPS SURVEY.
NOT A SURVEY MATTER

13. RIGHTS OF PARTIES IN POSSESSION.
NOT A SURVEY MATTER

14. ANY RIGHTS, INTERESTS OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF OR REFLECTED BY THE FOLLOWING FACTS SHOWN ON THE ALTA SURVEY PREPARED BY BKF ENGINEERS DATED AUGUST 10, 2021, AND REVISED ____, DESIGNATED AS 1855 NORTH ROLLINS ROAD.

    A. CHAIN LINK FENCE ON THE SOUTH SIDE OF THE PROPERTY CROSSES THE BOUNDARY LINE.
    NOT A SURVEY MATTER

PARKING FOR 1881 NORTH ROLLINS ROAD (PTR A):

REGULAR: 60
HANDICAP: 3
TOTAL: 63

PARKING FOR 1855 ROLLINS ROAD (PTR B):

REGULAR: 49
HANDICAP: 1
TOTAL: 50

NOTE: UPRR PARCEL HAS NO PARKING STALLS.

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. ZONE AE - WITH BASE FLOOD ELEVATION OF EL 10.
PANEL:	065019 0132 F
MAP NUMBER:	06081C0132F
DATED:	APRIL 5, 2019
SOURCE:	FEMA FLOOD MAP SERVICE (https://msc.fema.gov/portal/home)
DATE OF ACCESS:	AUGUST 11, 2021

REFERENCED PRELIMINARY REPORT FOR TITLE INSURANCE (B):

TITLE COMPANY:	FIRST AMERICAN TITLE INSURANCE COMPANY
ORDER NO.:	NCS-1062871-2-HOU1
COMMITMENT DATE:	MAY 13, 2022
NATURE OF TITLE:	FEE SIMPLE
TITLE VESTED IN:	UNION PACIFIC RAILROAD COMPANY, A DELAWARE CORPORATION, FORMERLY KNOWN AS SOUTHERN PACIFIC TRANSPORTATION COMPANY, A CALIFORNIA CORPORATION, SUCCESSOR BY MERGER TO SOUTHERN PACIFIC COMPANY, A DELAWARE CORPORATION
PROPERTY ADDRESS:	NONE
ASSESSOR'S PARCEL NO.:	025-166-230

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:

THAT PORTION OF LAND DESCRIBED AS PARCEL TWO, IN THAT CERTAIN INDENTURE DATED FEBRUARY 09, 1956, AND RECORDED FEBRUARY 16, 1956, IN BOOK 2970, PAGE 199, SAN MATEO COUNTY RECORDS, LYING NORTHWESTERLY OF THE LAND DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED AUGUST 26, 1998 AS INSTRUMENT NO. 98-136284, SAN MATEO COUNTY RECORDS AND LYING SOUTHEASTERLY OF THE NORTH WEST LINE OF LOT 1, BLOCK 1, AS SHOWN ON THAT CERTAIN MAP ENTITLED "UNIT NO. 1 MILLSDALE INDUSTRIAL PARK BURLINGAME SAN MATEO COUNTY, CALIFORNIA", WHICH WAS FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA ON AUGUST 16, 1954, IN BOOK 39 OF MAPS, PAGES 49 AND 50, SAN MATEO COUNTY RECORDS.

NOTE: THIS LEGAL DESCRIPTION IS BEING USED TO FACILITATE THE ISSUANCE OF A PRELIMINARY REPORT AND SHOULD NOT BE USED TO CONVEY OR ENCUMBER SAID LAND.

EXCEPTIONS (PTR B):

1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I-REQUIREMENTS ARE MET.
NOT A SURVEY MATTER

2. (A) TAXES OR ASSESSMENTS THAT ARE NOT SHOWN AS EXISTING LIENS BY THE RECORDS OF ANY TAXING AUTHORITY THAT LEVIES TAXES OR ASSESSMENTS ON REAL PROPERTY OR BY THE PUBLIC RECORDS; (B) PROCEEDINGS BY A PUBLIC AGENCY THAT MAY RESULT IN TAXES OR ASSESSMENTS, OR NOTICES OF SUCH PROCEEDINGS, WHETHER OR NOT SHOWN BY THE RECORDS OF SUCH AGENCY OR BY THE PUBLIC RECORDS.
NOT A SURVEY MATTER

3. ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS THAT ARE NOT SHOWN BY THE PUBLIC RECORDS BUT THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR THAT MAY BE ASSERTED BY PERSONS IN POSSESSION OF THE LAND.
NOT A SURVEY MATTER

4. EASEMENTS, LIENS OR ENCUMBRANCES, OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORDS.
NOT A SURVEY MATTER

5. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND NOT SHOWN BY THE PUBLIC RECORDS.
NOT A SURVEY MATTER

6. (A) UNPATENTED MINING CLAIMS; (B) RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF; (C) WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT THE MATTERS EXCEPTED UNDER (A), (B), OR (C) ARE SHOWN BY THE PUBLIC RECORDS.
NOT A SURVEY MATTER

7. GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2022-2023, A LIEN NOT YET DUE OR PAYABLE.
NOT A SURVEY MATTER

8. REAL PROPERTY TAXES ARE CURRENTLY ASSESSED UNDER THE STATE BOARD OF EQUALIZATION PUBLIC UTILITY TAX ROLL. WHICH INCLUDES THIS AND OTHER PROPERTY; FOR FULL PARTICULARS, PLEASE CONTACT THE STATE BOARD OF EQUALIZATION PROPERTY TAX VALIDATION DIVISION, TELEPHONE NUMBER (916) 322-2323. ADDITIONAL INFORMATION TO FOLLOW UPON REQUEST.
NOT A SURVEY MATTER

9. 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

10. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "NOTICE OF INTENT TO PRESERVE MINERAL RIGHTS" RECORDED APRIL 22, 1985 AS INSTRUMENT NO. 85038346 OF OFFICIAL RECORDS. BY ALAMEDA & SAN JOAQUIN RAILROAD, ET AL.
NOT A SURVEY MATTER

11. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "NOTICE OF INTENT TO PRESERVE MINERAL INTEREST" RECORDED FEBRUARY 26, 1986 AS INSTRUMENT NO. 8620691 OF OFFICIAL RECORDS. BY SOUTHERN PACIFIC TRANSPORTATION COMPANY, A CALIFORNIA CORPORATION
NOT A SURVEY MATTER

12. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "NOTICE OF INTENT TO PRESERVE MINERAL INTEREST" RECORDED JUNE 17, 1986 AS INSTRUMENT NO. 86067306 OF OFFICIAL RECORDS. BY SOUTHERN PACIFIC TRANSPORTATION COMPANY, A CALIFORNIA CORPORATION 13. ANY FAILURE TO COMPLY WITH THE REQUIREMENT OF APPROVAL, CONSENT, EXEMPTION OR OTHER ACTION BY OR NOTICE TO OR FILING WITH THE SURFACE TRANSPORTATION BOARD OF THE U.S. DEPARTMENT OF TRANSPORTATION, ORANY PUBLIC UTILITY COMMISSION OR OTHER SIMILAR REGULATORY AUTHORITY, RELATING TO THE ABANDONMENT, CESSATION OF RAIL OPERATIONS, OR OTHER DISPOSITION OF THAT PORTION OF THE LAND LYING WITHIN THE RAILROAD RIGHT OF WAY.
NOT A SURVEY MATTER

14. ANY PUBLIC RIGHTS OF WAY OR EASEMENTS ACQUIRED OVER, UNDER OR ACROSS THE LAND PURSUANT TO TITLE 43 U.S.C. 15. TRUST INDENTURES, BOND INDENTURES, TRUST AGREEMENTS, DEEDS OF TRUST, MORTGAGES OR OTHER DOCUMENTS WHICH MAY NOT DESCRIBE THE LAND BUT WHICH MAY AFFECT THE TITLE OR IMPOSE LIENS THEREON.
NOT A SURVEY MATTER

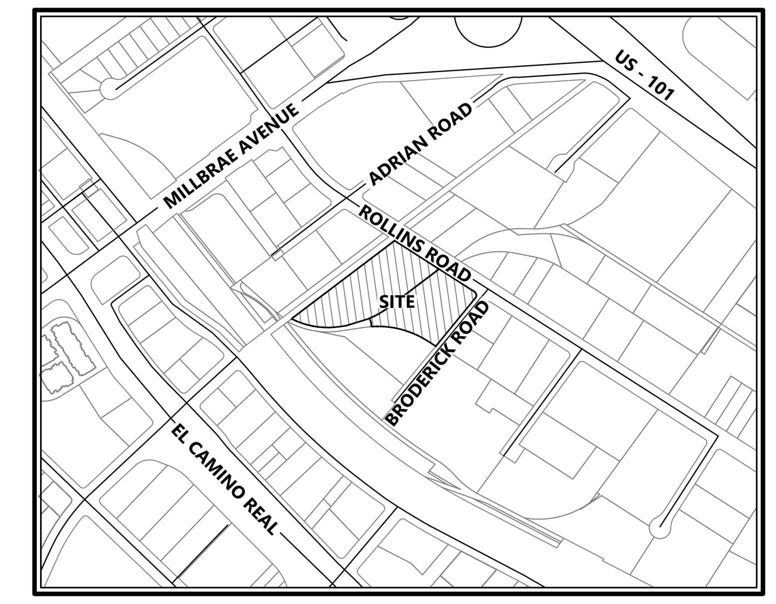
16. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
NOT A SURVEY MATTER

17. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH WOULD BE DISCLOSED BY A CORRECT ALTA/NSPS SURVEY.
NOT A SURVEY MATTER

18. RIGHTS OF PARTIES IN POSSESSION.
NOT A SURVEY MATTER

19. THE DESCRIPTION CONTAINED HEREIN IS FOR THE SOLE PURPOSE OF THE ISSUANCE OF THIS PRELIMINARY REPORT AND IS NOT TO BE USED FOR ANY OTHER PURPOSE.
NOT A SURVEY MATTER

A NEW DESCRIPTION OF THE LAND THAT IS THE SUBJECT OF THIS REPORT MUST BE PREPARED BY A CIVIL ENGINEER/SURVEYOR AND SUBMITTED TO THIS COMPANY FOR EXAMINATION. THIS COMPANY RESERVES THE RIGHT TO ADD ADDITIONAL TITLE EXCEPTIONS TO THIS REPORT SUBSEQUENT TO SAID EXAMINATION.



VICINITY MAP
(NOT TO SCALE)

ALTA SURVEY NOTES:

1. THE **BOLDTYPE** COMMENTS ARE ADDED BY THE PROFESSIONAL LAND SURVEYOR.
2. ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
3. DIMENSIONAL TIES TO IMPROVEMENTS ARE 90° TO THE PROPERTY LINE(S) UNLESS OTHERWISE NOTED.
4. "IN" AND "OUT" AS SHOWN ON THIS SURVEY INDICATE THE DISTANCE INSIDE OR OUTSIDE OF THE SUBJECT PROPERTY.
5. THE DATES OF THE FIELD SURVEY WERE JULY 26, 27, AND AUGUST 4, 6, 2021, FEBRUARY 18, JUNE 20 & 30 2022.
6. THE PROPERTY AT 1881 NORTH ROLLINS ROAD (PTR A) HAS DIRECT VEHICULAR ACCESS TO AND FROM ROLLINS ROAD AND THE PROPERTY AT 1855 ROLLINS ROAD (PTR B) HAS DIRECT VEHICULAR ACCESS TO AND FROM ROLLINS ROAD AND BRODERICK ROAD, DEDICATED PUBLIC STREETS.
7. IN THE PROCESS OF COMPLETING THE FIELD WORK FOR THIS SURVEY, NO EVIDENCE WAS OBSERVED OR DISCLOSED TO THE UNDERSIGNED SURVEYOR OF ISOLATED GRAVESITES OR OF THE LAND USED FORMERLY OR CURRENTLY AS A BURIAL GROUND.
8. IN REFERENCE TO ITEM 2 OF TABLE "A", PER PTR (A) THE PROPERTY ADDRESS IS 1881-1885 NORTH ROLLINS ROAD, BURLINGAME, CA. PER PTR (B) THE PROPERTY ADDRESS IS 1855 ROLLINS ROAD, BURLINGAME, CA.
9. IN REFERENCE TO ITEM 3 OF TABLE "A", A FLOOD ZONE OF "X" AND "AE" HAS BEEN DETERMINED FOR THESE PROPERTIES, AS SHOWN ON THIS SHEET.
10. IN REFERENCE TO ITEM 4 OF TABLE "A", THE GROSS LAND AREA OF PTR (A) PARCEL = 122,296± SQ.FT. OR 2.81± ACRES, PTR (B) PARCEL = 87,162± SQ.FT. 2.00± ACRES, AS SHOWN ON THIS SURVEY.
11. IN REFERENCE TO ITEM 5 OF TABLE "A", VERTICAL RELIEF SHOWN ON THIS SURVEY IS THE RESULT OF A CONVENTIONAL GROUND TOPOGRAPHIC SURVEY PERFORMED BY BKF IN THE PROCESS OF COMPLETING THE FIELD WORK FOR THIS SURVEY. SEE BENCHMARK STATEMENT ON THIS SHEET.
12. IN REFERENCE TO ITEMS 6(A) OF TABLE "A", NO ZONING REPORT OR LETTER WAS PROVIDED TO THE SURVEYOR BY THE CLIENT.
13. IN REFERENCE TO ITEMS 7(A) OF TABLE "A", THE SQUARE FOOTAGE OF THE BUILDINGS ARE SHOWN ON SHEET 2.
14. IN REFERENCE TO ITEM 8 OF TABLE "A", SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK AS SHOWN ON SHEETS 2 AND 3.
15. IN REFERENCE TO ITEM 9 OF TABLE "A", THE NUMBER OF PARKING SPACES IDENTIFIED IN THE PROCESS OF COMPLETING THE FIELD WORK FOR THIS SURVEY ARE SHOWN ON THIS SHEET.
16. IN REFERENCE TO ITEM 13 OF TABLE "A", AS SHOWN ON THE SURVEY HEREON.
17. IN REFERENCE TO ITEM 14 OF TABLE "A", THE DISTANCE TO THE NEAREST POINT OF THE NEAREST STREET INTERSECTION IS SHOWN ON SHEET 3.
18. 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 FIELD WORK FOR THIS SURVEY.
19. 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.
20. 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.

BASIS OF BEARINGS:

THE BEARING OF SOUTH 57°02'27" EAST ALONG THE MONUMENT LINE BETWEEN THE TWO FOUND MONUMENTS ON ROLLINS ROAD AS SHOWN THAT CERTAIN MAP ENTITLED "UNIT NO. 1 MILLSDALE INDUSTRIAL PARK", FILED FOR RECORD ON AUGUST 16, 1954, IN VOLUME 39 OF MAPS AT PAGES 49 AND 50, SAN MATEO COUNTY RECORDS, WAS USED AS THE BASIS OF ALL BEARINGS.

BENCHMARK STATEMENT:

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 CALIFORNIA SURVEY AND DRAFTING SUPPLY REAL-TIME NETWORK (CSDS RTN).

OBSERVATIONS WERE PERFORMED BY BKF ON JUNE 19, 2020, ON BKF POINT NO. 9, A SET CUT BOX ON THE TOP OF CURB AT THE SOUTHWEST CORNER OF ROLLINS ROAD AND ADRIAN ROAD.

BKF POINT NO. 9 ELEVATIONS = 9.449 FEET

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: HANOVER R.S. LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP
TO: FIRST AMERICAN TITLE INSURANCE COMPANY

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 A.L.T.A./N.S.P.S. LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY A.L.T.A. AND N.S.P.S., AND INCLUDES OPTIONAL ITEMS 2, 3, 4, 5, 6(A), 7(A), 8, 9, 13, 14, 16, 17 AND 18 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON JUNE 30, 2022.

PRELIMINARY

DAVID C. JUNGMANN, P.L.S. 9267 — 08/11/2022 DATE

PROFESSIONAL LAND SURVEYOR — DAVID C. JUNGMANN — No. 9267 — STATE OF CALIFORNIA — PRELIMINARY

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A.L.T.A/N.S.P.S. LAND TITLE SURVEY OF 1881-1885 & 1855 ROLLINS ROAD

CITY OF BURLINGAME — COUNTY OF SAN MATEO — STATE OF CALIFORNIA

Date:	9/13/2021
Scale:	NO SCALE
Design:	
Drawn:	BDF
Approved:	DCJ
Job No:	20211371

No. | Revisions

Drawing Number: **C2.0**

DRAWING NAME: K:\2021\211371_1881_Rollins_Road_Burlingame\SUR\Mapping\ALTA\20211371_V-ALTA_2021-10-22.dwg
PLOT DATE: 08-11-22 PLOTTED BY: jung

ABBREVIATIONS:

AC	ASPHALTIC CONCRETE
APN	ASSESSORS PARCEL NUMBER
AR	ACCESS RAMP
ASV	ANTI-SIPHON VALVE
BFP	BACK FLOW PREVENTER
BLDG	BUILDING
BOL	BOLLARD
CAB	CABINET
CB	CATCH BASIN
CL	CENTERLINE
CLF	CHAIN LINK FENCE
CMU	CONCRETE MASONRY UNITS WALL
CO	CLEAN OUT
COMM	COMMUNICATION
CONC	CONCRETE
DI	DRAIN INLET
DN	DOCUMENT NUMBER
DWY	DRIVEWAY
EB	ELECTRIC BOX
ELEC	ELECTRIC
EOW/EOP	EDGE OF WALK/PATH
EP	EDGE OF PAVEMENT
EV	ELECTRIC VAULT
FC	FACE OF CURB
FDC	FIRE DEPARTMENT CONNECTION
FH	FIRE HYDRANT
FL	FLOWLINE
FND	FOUND
G	GAS
GL	GAS LINE
GMTR	GAS METER
GP/GW	GUY POLE/WIRE
GV	GAS VALVE
HB	HOSE BIBB
JP	JOINT POLE
LG	LIP OF GUTTER
M	MAPS
M-M	MONUMENT TO MONUMENT
MH	MANHOLE
MON	MONUMENT
O.R.	ORIGINAL RECORD
PL	PROPERTY LINE
(R#)	RECORDED REFERENCE NUMBER
RR	RAIL ROAD
R/W	RIGHT OF WAY
SD	STORM DRAIN
SDCO	STORM DRAIN CLEAN OUT
SDMH	STORM DRAIN MAN HOLE
SL	STREET LIGHT
SLB	STREET LIGHT BOX
SQ.FT.	SQUARE FOOT
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEAN OUT
SSMH	SANITARY SEWER MAN HOLE
TBRC	TOP BACK OF ROLL CURB
TBOX	TELEPHONE BOX
TC	TOP OF CURB
TSB	TRAFFIC SIGNAL BOX
TYP.	TYPICAL
MH	MAN HOLE
WB/WV	WATER BOX/WATER VALVE
W-T	TOP OF WALL
UKN	UNKNOWN
WB	WATER BOX
WM	WATER METER

LEGEND:

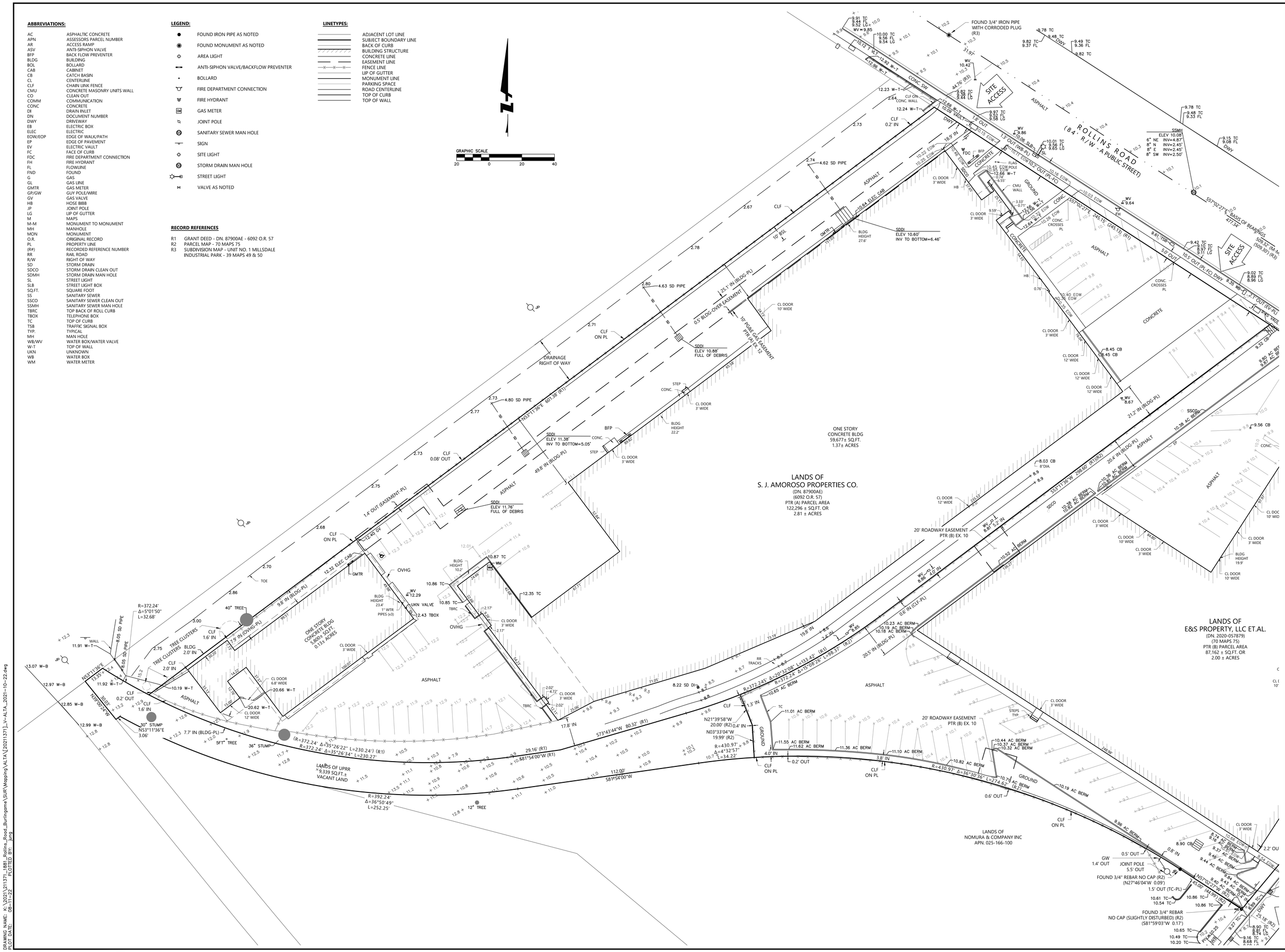
- FOUND IRON PIPE AS NOTED
- FOUND MONUMENT AS NOTED
- AREA LIGHT
- ANTI-SIPHON VALVE/BACKFLOW PREVENTER
- BOLLARD
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- GAS METER
- JOINT POLE
- SANITARY SEWER MAN HOLE
- SIGN
- SITE LIGHT
- STORM DRAIN MAN HOLE
- STREET LIGHT
- VALVE AS NOTED

LINETYPES:

- ADJACENT LOT LINE
- SUBJECT BOUNDARY LINE
- BACK OF CURB
- BUILDING STRUCTURE
- CONCRETE LINE
- EASEMENT LINE
- FENCE LINE
- LIP OF GUTTER
- MONUMENT LINE
- PARKING SPACE
- ROAD CENTERLINE
- TOP OF CURB
- TOP OF WALL

RECORD REFERENCES

R1 GRANT DEED - DN. 87900AE - 6092 O.R. 57
R2 PARCEL MAP - 70 MAPS 75
R3 SUBDIVISION MAP - UNIT NO. 1 MILLSDALE INDUSTRIAL PARK - 39 MAPS 49 & 50



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STATE OF CALIFORNIA

A.L.T.A./N.S.P.S. LAND TITLE SURVEY
OF 1881-1885 & 1855 ROLLINS ROAD

COUNTY OF SAN MATEO

CITY OF BURLINGAME

Revisions

No.	

Date:	9/7/2021
Scale:	1" = 20'
Design:	JS
Drawn:	DCJ
Approved:	
Job No:	20211371

Drawing Number:

C2.1

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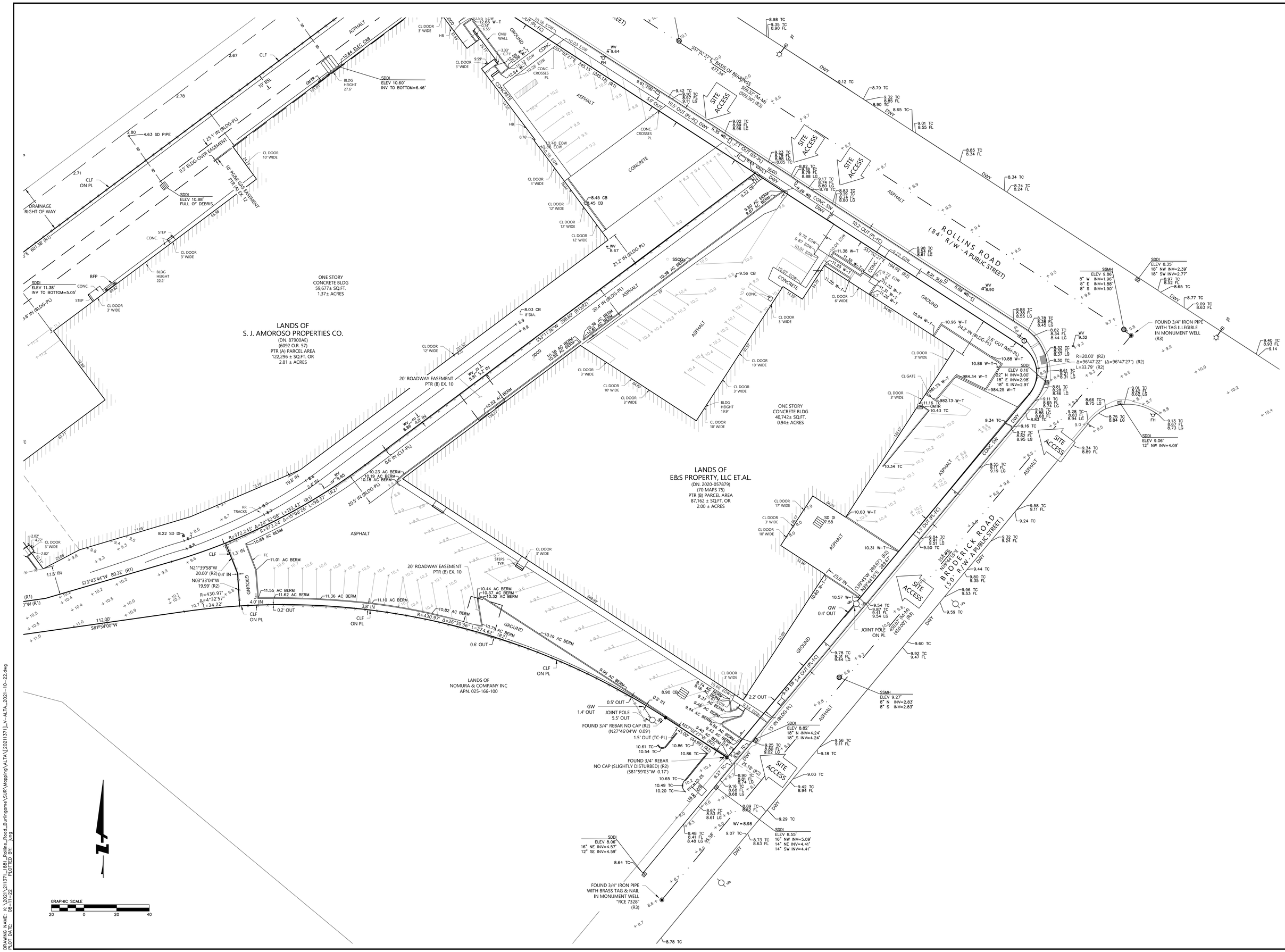
PLOT DATE: 09-11-22 PLOTTED BY: Jang



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COUNTY OF SAN MATEO

CITY OF BURLINGAME

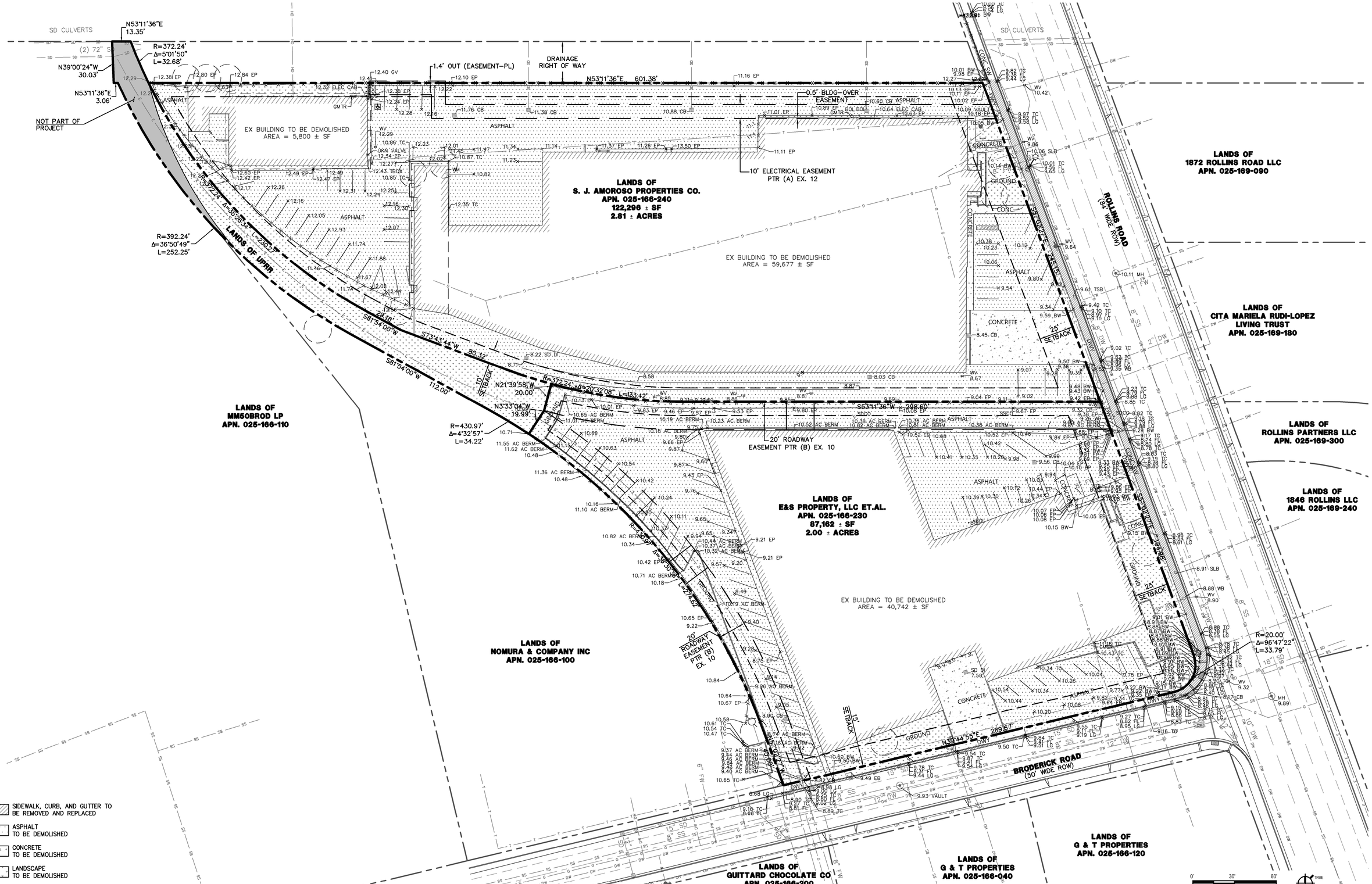
Revisions	No.

Date:	9/7/2021
Scale:	1" = 20'
Design:	JS
Drawn:	DCJ
Approved:	
Job No:	20211371

Drawing Number:

C2.2

DRAWING NAME: K:\2021\211371_1881_Rollins_Road_Burlingame\SUR\Mapping\ALTA\[20211371]_V-ALTA_2021-10-22.dwg
PLOT DATE: 06-11-22 PLOTTED BY: jung



LEGEND:

- SIDEWALK, CURB, AND GUTTER TO BE REMOVED AND REPLACED
- ASPHALT TO BE DEMOLISHED
- CONCRETE TO BE DEMOLISHED
- LANDSCAPE TO BE DEMOLISHED
- EXISTING TREES BASED ON ARBORIST REPORT

EXISTING CONDITIONS AND DEMOLITION PLAN

1" = 30' - 0"

C2.3

BDE ARCHITECTURE | THE HANOVER COMPANY | BKF

1855-1881 N ROLLINS ROAD

APN: 025166230, 025166240

BURLINGAME, CALIFORNIA

SEPTEMBER 8, 2022

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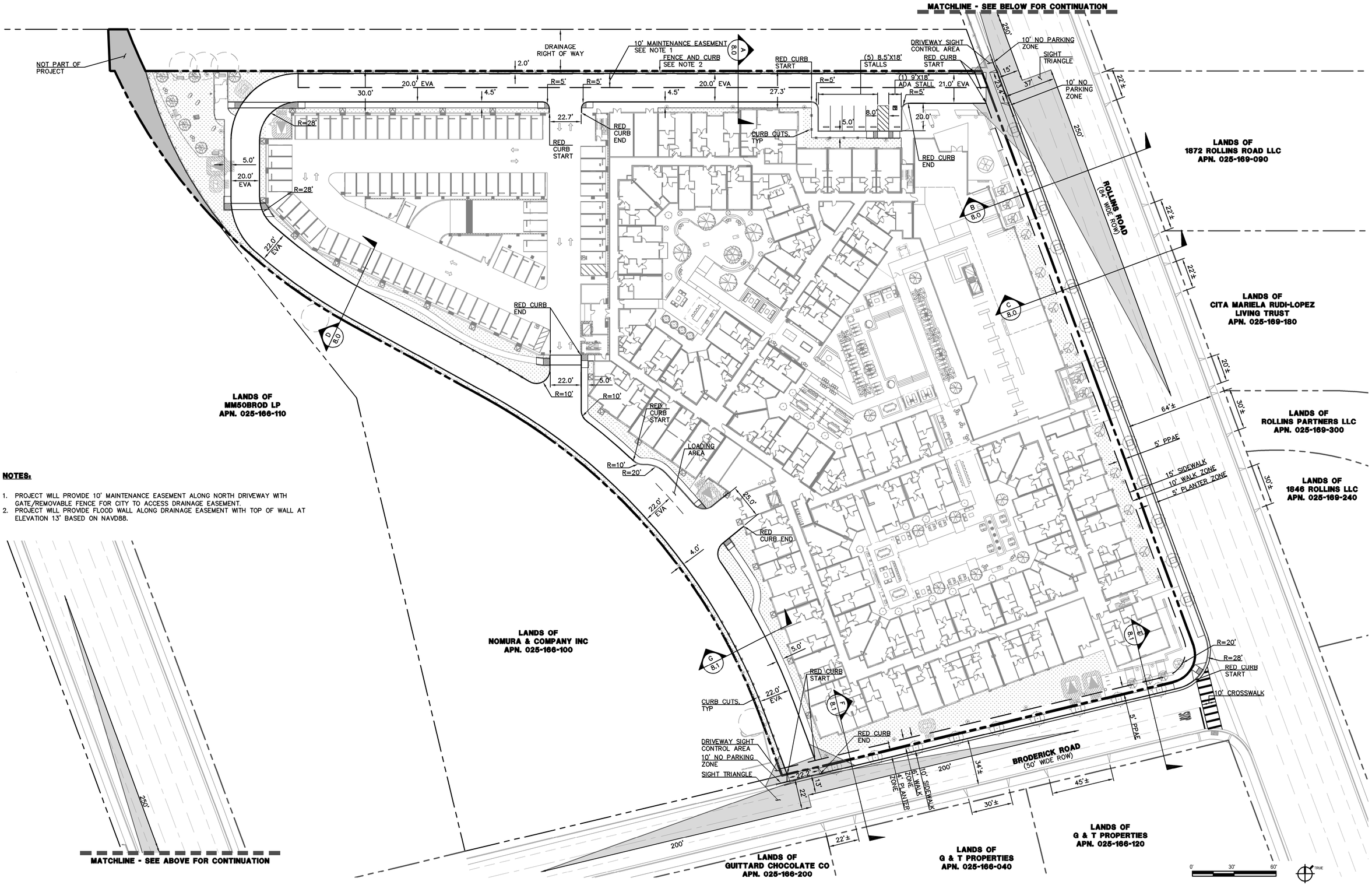

NOTES:

1. PROJECT WILL PROVIDE 10' MAINTENANCE EASEMENT ALONG NORTH DRIVEWAY WITH GATE/REMOVABLE FENCE FOR CITY TO ACCESS DRAINAGE EASEMENT.
2. PROJECT WILL PROVIDE FLOOD WALL ALONG DRAINAGE EASEMENT WITH TOP OF WALL AT ELEVATION 13' BASED ON NAVD88.

PROPOSED SITE PLAN

1" = 30' - 0"

C3.0

BDE ARCHITECTURE | THE HANOVER COMPANY | BKF

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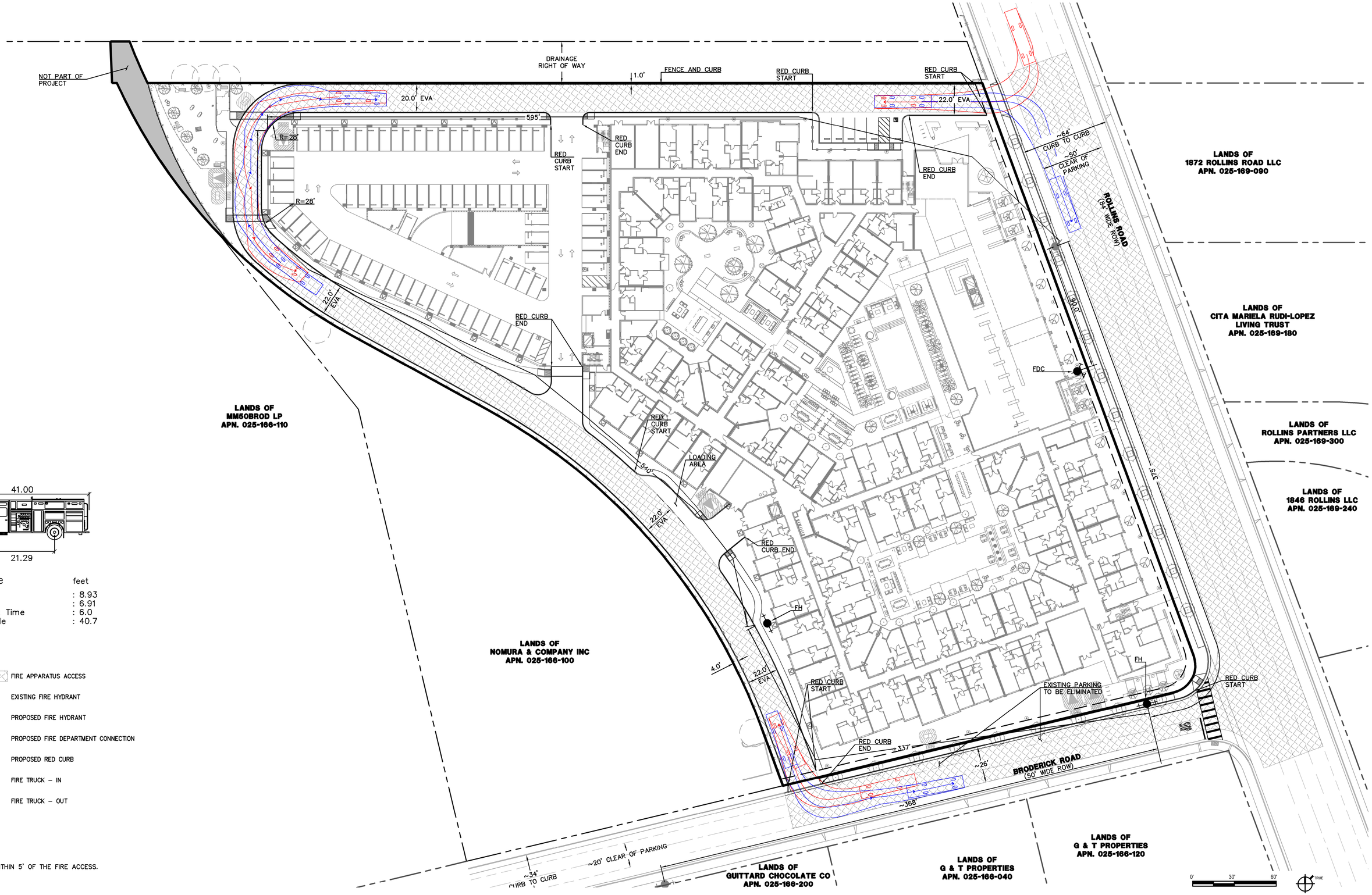

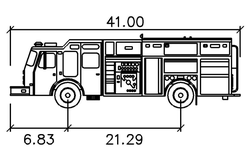

CCFD–fire	feet
Width	: 8.93
Track	: 6.91
Lock to Lock Time	: 6.0
Steering Angle	: 40.7

LEGEND:

- FIRE APPARATUS ACCESS
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED FIRE DEPARTMENT CONNECTION
- PROPOSED RED CURB
- FIRE TRUCK – IN
- FIRE TRUCK – OUT

NOTE:

1. NO TREES WITHIN 5' OF THE FIRE ACCESS.

PROPOSED FIRE ACCESS PLAN

1" = 30' - 0"

C4.0

BDE ARCHITECTURE | THE HANOVER COMPANY | BKF

1855-1881 N ROLLINS ROAD

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BURLINGAME, CALIFORNIA

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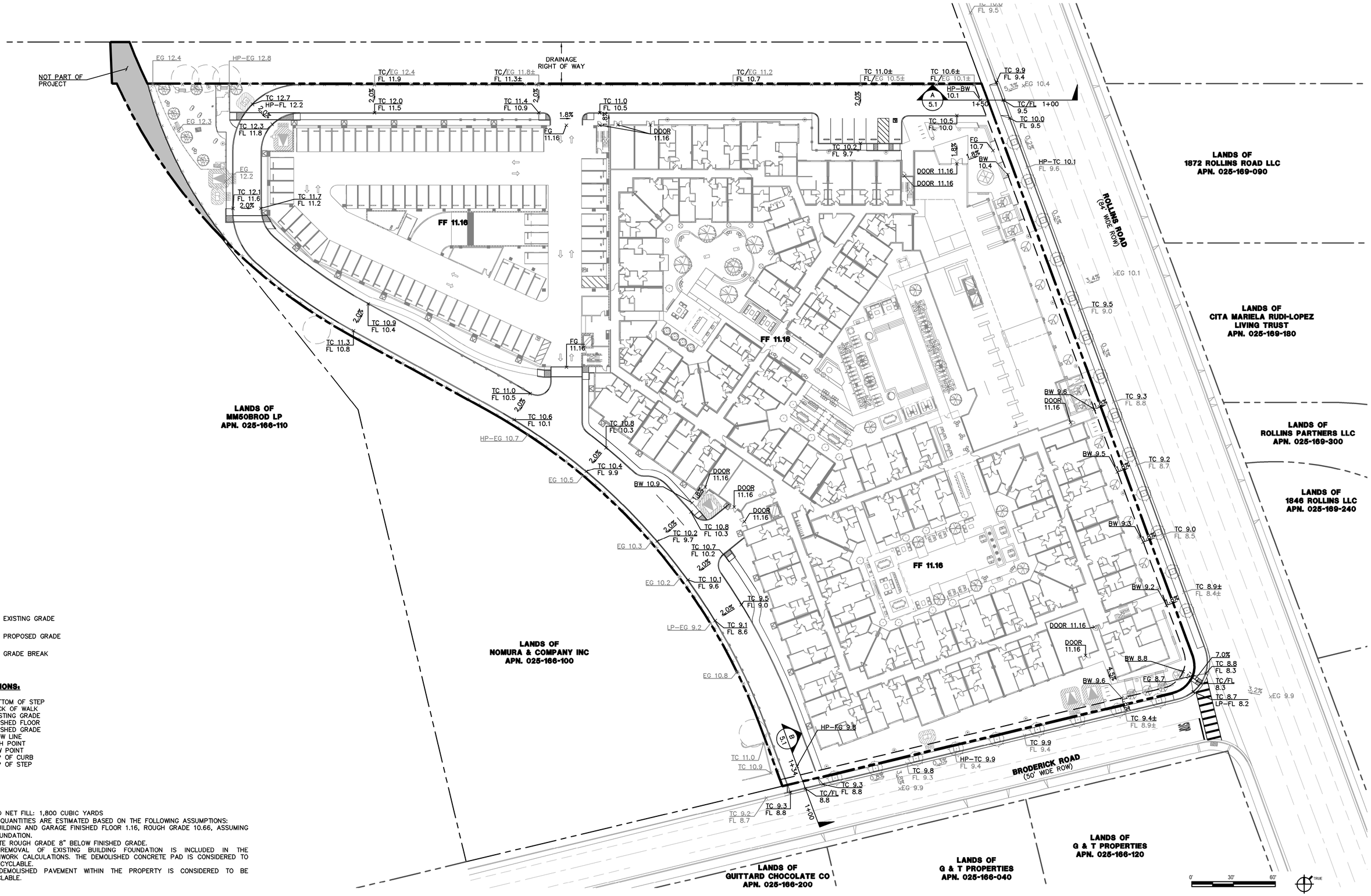

LEGEND:

TC X.X / FL X.X	EXISTING GRADE
TC X.X / FL X.X	PROPOSED GRADE
---------	GRADE BREAK

ABBREVIATIONS:

BS	BOTTOM OF STEP
BW	BACK OF WALK
EG	EXISTING GRADE
FF	FINISHED FLOOR
FG	FINISHED GRADE
FL	FLOW LINE
HP	HIGH POINT
LP	LOW POINT
TC	TOP OF CURB
TS	TOP OF STEP

NOTE:

1. ESTIMATED NET FILL: 1,800 CUBIC YARDS
   CUT/FILL QUANTITIES ARE ESTIMATED BASED ON THE FOLLOWING ASSUMPTIONS:
   - PR BUILDING AND GARAGE FINISHED FLOOR 1.16, ROUGH GRADE 10.66, ASSUMING 6" FOUNDATION.
   - PR SITE ROUGH GRADE 8" BELOW FINISHED GRADE.
   - THE REMOVAL OF EXISTING BUILDING FOUNDATION IS INCLUDED IN THE EARTHWORK CALCULATIONS. THE DEMOLISHED CONCRETE PAD IS CONSIDERED TO BE RECYCLABLE.
   - THE DEMOLISHED PAVEMENT WITHIN THE PROPERTY IS CONSIDERED TO BE RECYCLABLE.

PROPOSED GRADING PLAN

1" = 30' - 0"

C5.0

BDE ARCHITECTURE | THE HANOVER COMPANY | BKF

1855-1881 N ROLLINS ROAD

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BURLINGAME, CALIFORNIA

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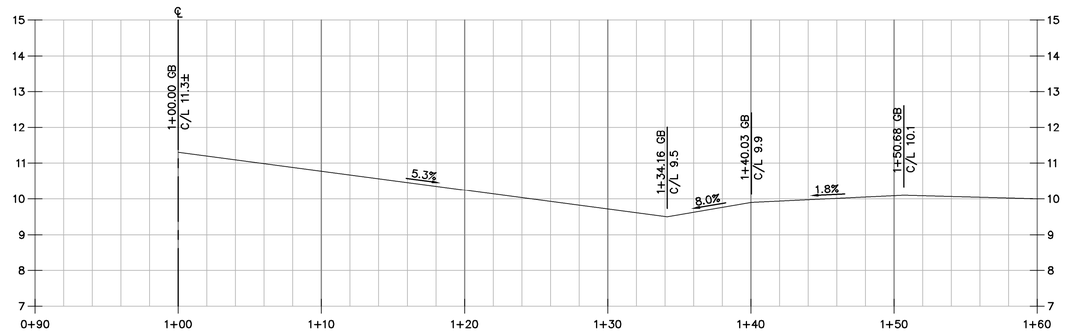

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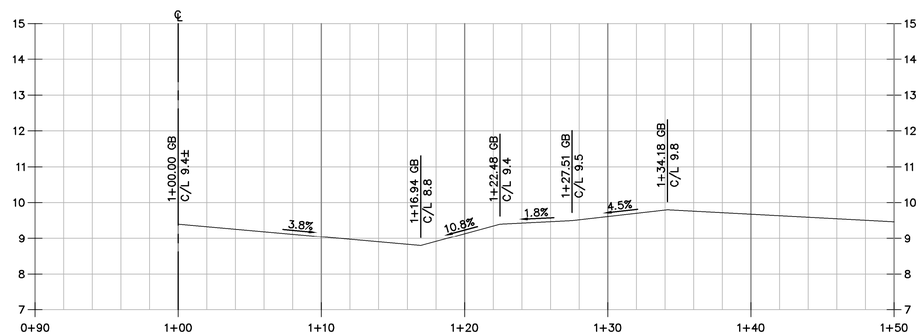

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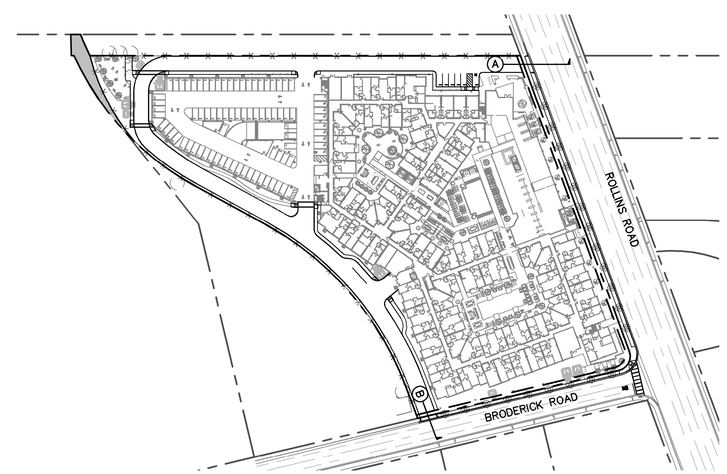

PROPOSED GRADING PROFILE

C5.1

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1855-1881 N ROLLINS ROAD

BURLINGAME, CALIFORNIA

SEPTEMBER 8, 2022

APN: 025166230, 025166240

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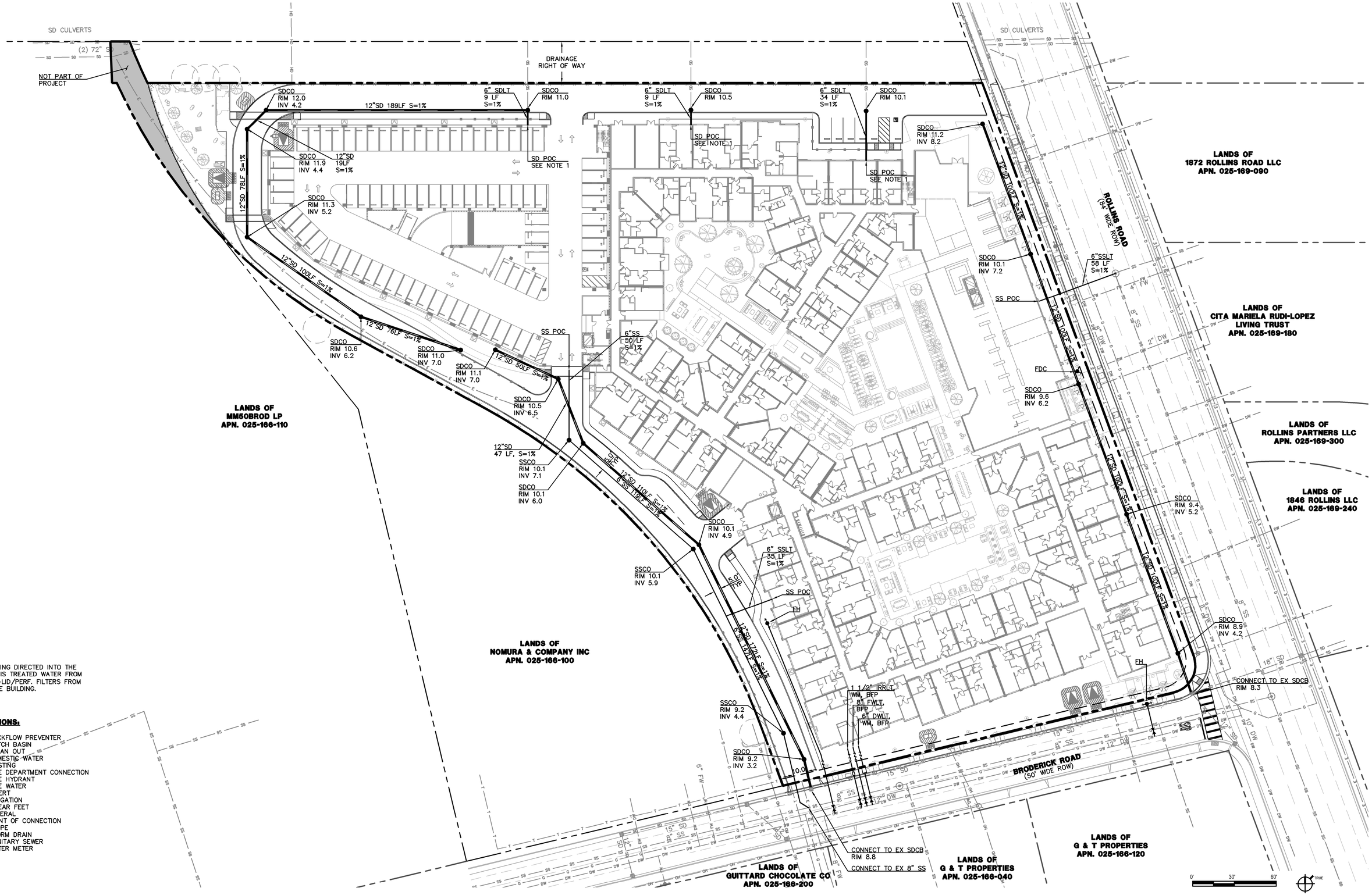

NOTE:

1. WATER BEING DIRECTED INTO THE CHANNEL IS TREATED WATER FROM THE NON-LID/PERF. FILTERS FROM INSIDE THE BUILDING.

ABBREVIATIONS:

BFP	BACKFLOW PREVENTER
CB	CATCH BASIN
CO	CLEAN OUT
DW	DOMESTIC WATER
EX	EXISTING
FDC	FIRE DEPARTMENT CONNECTION
FH	FIRE HYDRANT
FW	FIRE WATER
INV	INVERT
IRR	IRRIGATION
LF	LINEAR FEET
LT	LATERAL
POC	POINT OF CONNECTION
S	SLOPE
SD	STORM DRAIN
SS	SANITARY SEWER
WM	WATER METER

PROPOSED UTILITY PLAN

1" = 30' - 0"

C6.0

BDE ARCHITECTURE | THE HANOVER COMPANY | BKF

1855-1881 N ROLLINS ROAD

APN: 025166230, 025166240

BURLINGAME, CALIFORNIA

SEPTEMBER 8, 2022

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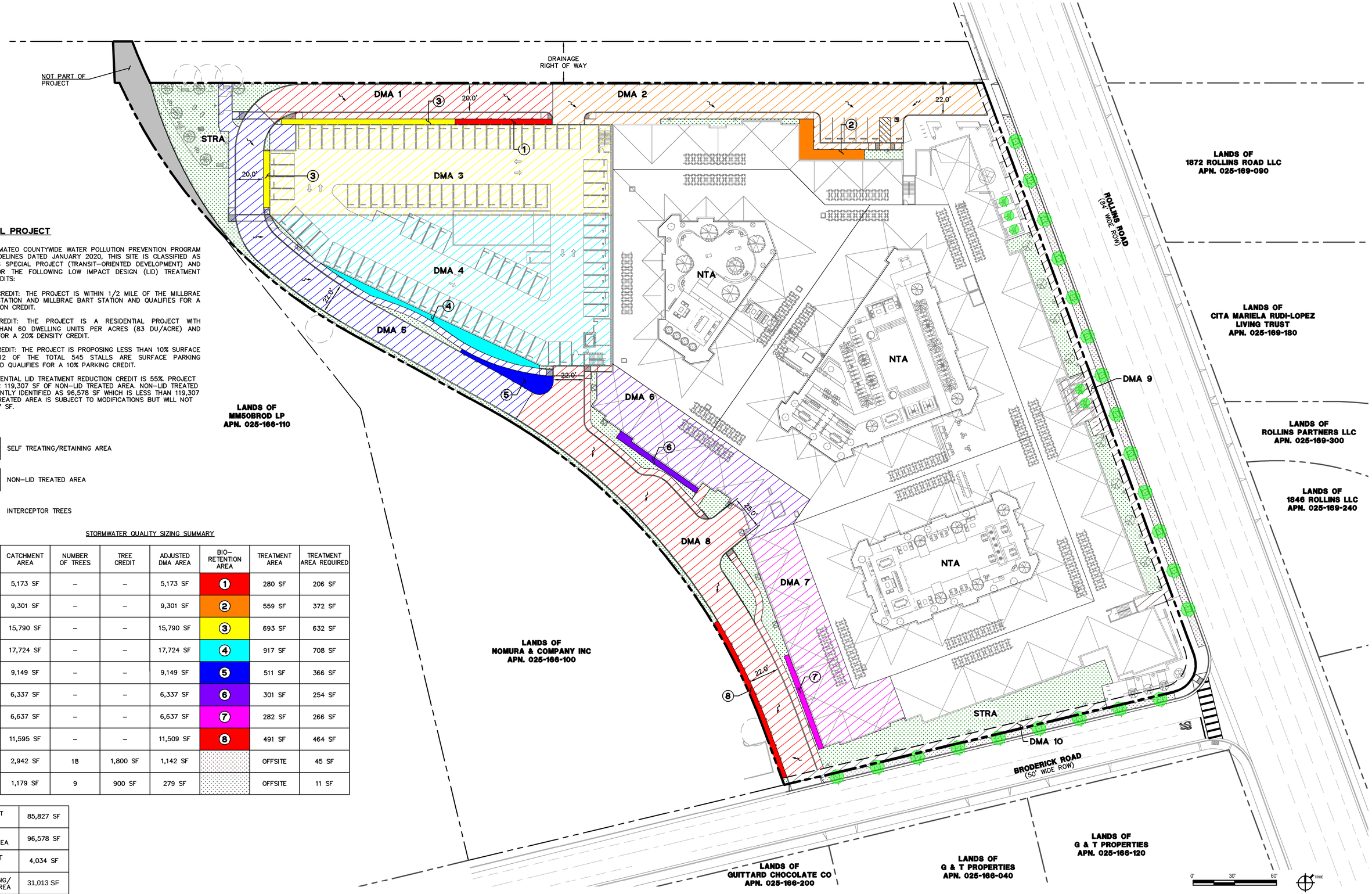

C.3 SPECIAL PROJECT

PER THE SAN MATEO COUNTYWIDE WATER POLLUTION PREVENTION PROGRAM TECHNICAL GUIDELINES DATED JANUARY 2020, THIS SITE IS CLASSIFIED AS A CATEGORY C SPECIAL PROJECT (TRANSIT–ORIENTED DEVELOPMENT) AND IS ELIGIBLE FOR THE FOLLOWING LOW IMPACT DESIGN (LID) TREATMENT REDUCTION CREDITS:

- LOCATION CREDIT: THE PROJECT IS WITHIN 1/2 MILE OF THE MILLBRAE CALTRAIN STATION AND MILLBRAE BART STATION AND QUALIFIES FOR A 25% LOCATION CREDIT.
- DENSITY CREDIT: THE PROJECT IS A RESIDENTIAL PROJECT WITH GREATER THAN 60 DWELLING UNITS PER ACRES (83 DU/ACRE) AND QUALIFIES FOR A 20% DENSITY CREDIT.
- PARKING CREDIT: THE PROJECT IS PROPOSING LESS THAN 10% SURFACE PARKING (12 OF THE TOTAL 545 STALLS ARE SURFACE PARKING STALLS) AND QUALIFIES FOR A 10% PARKING CREDIT.

THE TOTAL POTENTIAL LID TREATMENT REDUCTION CREDIT IS 55%. PROJECT IS ELIGIBLE FOR 119,307 SF OF NON–LID TREATED AREA. NON–LID TREATED AREA IS CURRENTLY IDENTIFIED AS 96,578 SF WHICH IS LESS THAN 119,307 SF. NON–LID TREATED AREA IS SUBJECT TO MODIFICATIONS BUT WILL NOT EXCEED 119,307 SF.

LEGEND

STRA — SELF TREATING/RETAINING AREA

NTA — NON–LID TREATED AREA

INTERCEPTOR TREES

STORMWATER QUALITY SIZING SUMMARY

CATCHMENT ID	CATCHMENT AREA	NUMBER OF TREES	TREE CREDIT	ADJUSTED DMA AREA	BIO–RETENTION AREA	TREATMENT AREA	TREATMENT AREA REQUIRED
DMA 1	5,173 SF	–	–	5,173 SF	1	280 SF	206 SF
DMA 2	9,301 SF	–	–	9,301 SF	2	559 SF	372 SF
DMA 3	15,790 SF	–	–	15,790 SF	3	693 SF	632 SF
DMA 4	17,724 SF	–	–	17,724 SF	4	917 SF	708 SF
DMA 5	9,149 SF	–	–	9,149 SF	5	511 SF	366 SF
DMA 6	6,337 SF	–	–	6,337 SF	6	301 SF	254 SF
DMA 7	6,637 SF	–	–	6,637 SF	7	282 SF	266 SF
DMA 8	11,595 SF	–	–	11,509 SF	8	491 SF	464 SF
DMA 9	2,942 SF	18	1,800 SF	1,142 SF		OFFSITE	45 SF
DMA 10	1,179 SF	9	900 SF	279 SF		OFFSITE	11 SF

CATCHMENT AREA	85,827 SF
NON–LID TREATED AREA	96,578 SF
TREATMENT AREA	4,034 SF
SELF TREATING/ RETAINING AREA	31,013 SF
TOTAL SITE AREA	217,452 SF

PROPOSED STORMWATER MANAGEMENT PLAN

1" = 30' - 0"

C7.0

BDE ARCHITECTURE | THE HANOVER COMPANY | BKF

1855-1881 N ROLLINS ROAD

BURLINGAME, CALIFORNIA

SEPTEMBER 8, 2022

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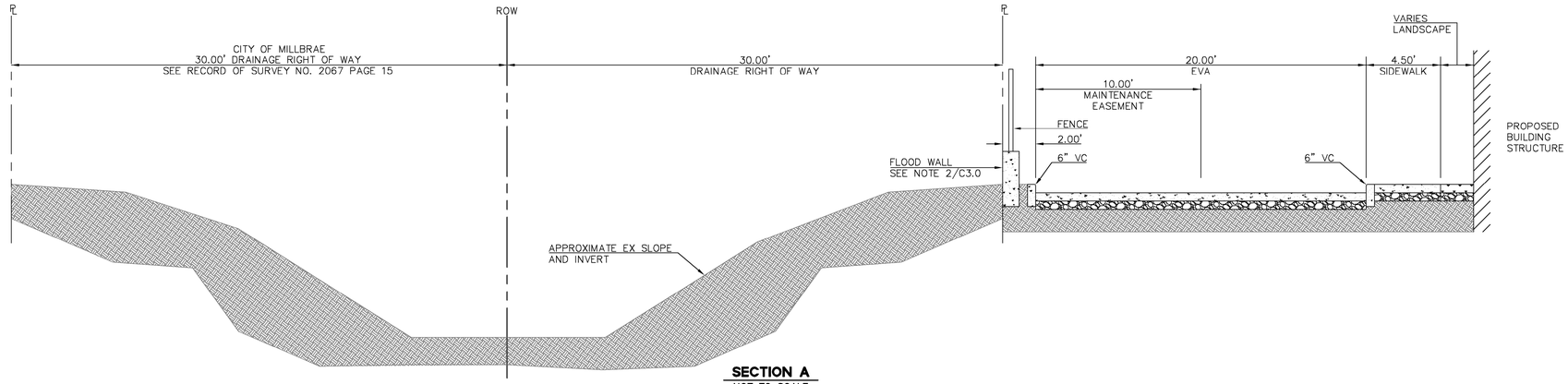

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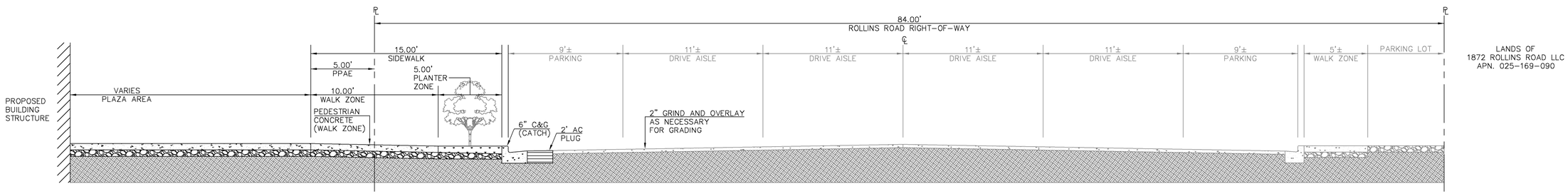
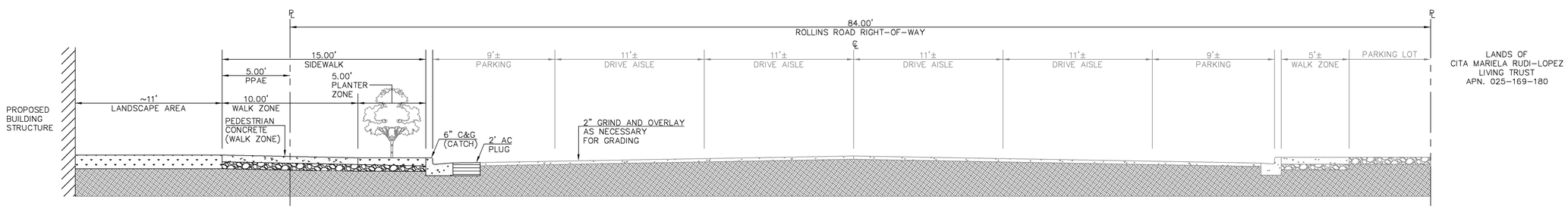


SECTION B
NOT TO SCALE



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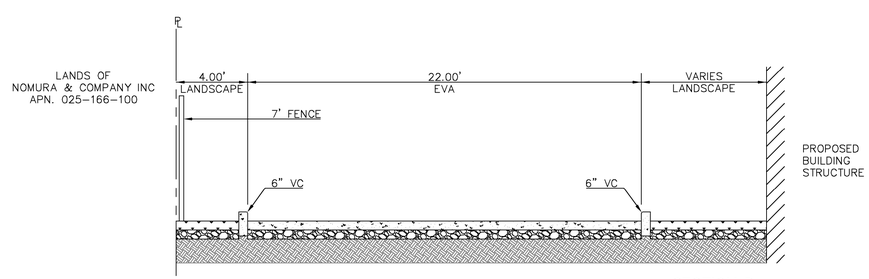

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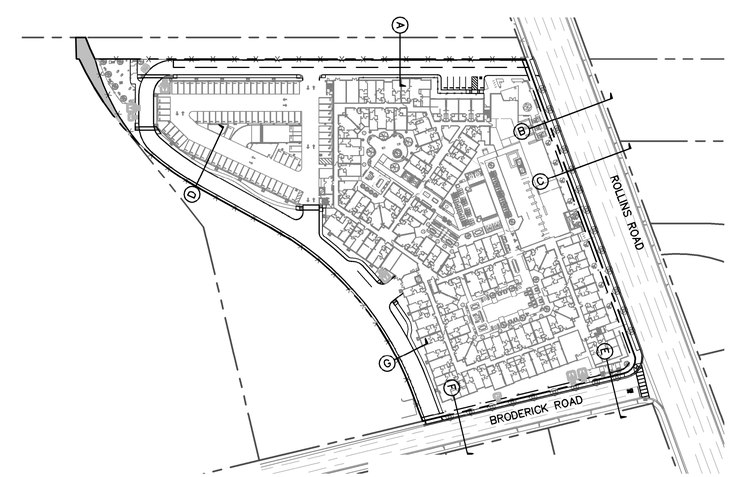

SECTIONS C8.0

1855-1881 N ROLLINS ROAD

APN: 025166230, 025166240

BURLINGAME, CALIFORNIA

SEPTEMBER 8, 2022

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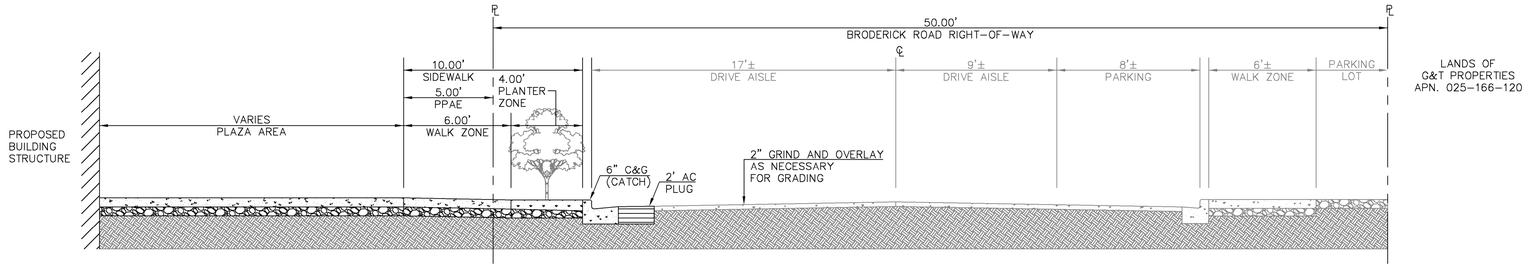

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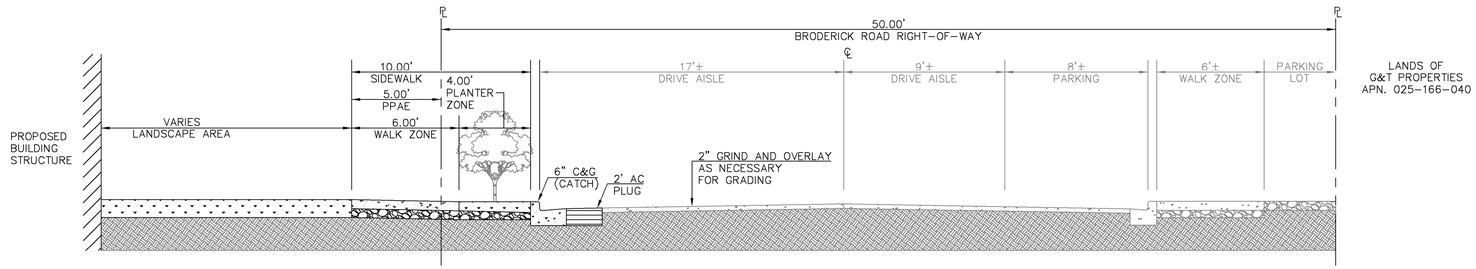

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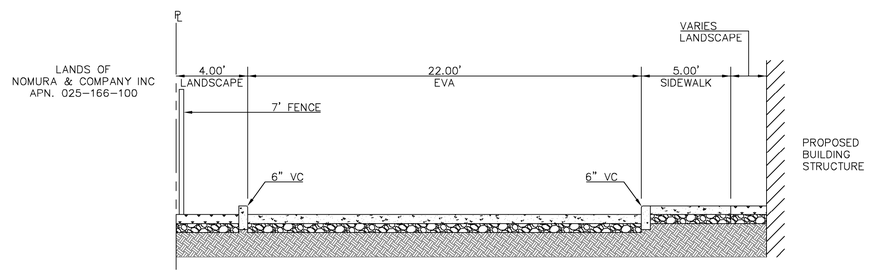

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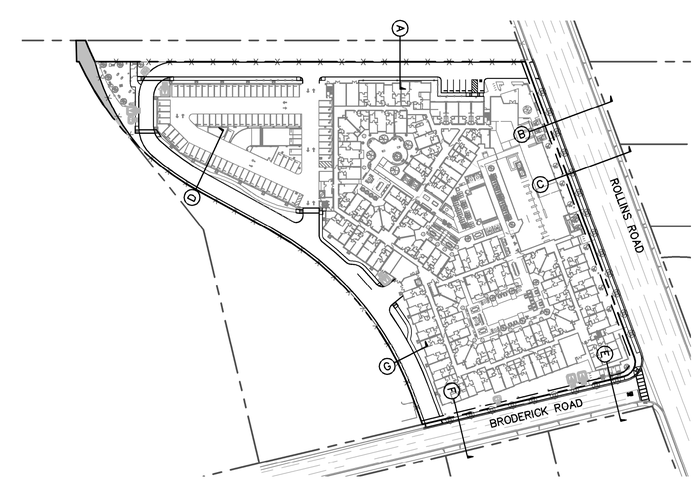

SECTIONS

C8.1

1855-1881 N ROLLINS ROAD

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LANDSCAPE LEGEND

- L1 Street Tree
- L2 Ornamental Tree
- L3 Evergreen Tree
- L4 Planting Area
- L5 C3 Planter
- L6 Plaza A Focal Point
- L7 Plaza B Focal Point
- L8 Seatwall
- L9 Paving A
- L10 Paving B
- L11 Concrete Sidewalk
- L12 Wood Fence; See L-3.1.0
- L13 Future Resident Parking
- L14 Swimming Pool
- L15 Chaise Lounge
- L16 Umbrella
- L17 Canopy
- L18 Dining Table
- L19 BBQ Grill
- L20 Paving C
- L21 Paving D
- L22 Synthetic Turf
- L23 Water Feature
- L24 Movable Furniture
- L25 BBQ Grill
- L26 60" Ht. Pool Enclosure
- L27 Asphalt Driveway
- L28 Dog Run
- L29 Banquette Seating
- L30 Bar Seating
- L31 TV Wall
- L32 Catering Counter
- L33 Pool Table
- L34 Ping Pong Table
- L35 Shuffleboard Table
- L36 Loggia Cabana
- L37 Plaza A Hours of Operation Sign
- L38 Mulch
- L39 Chain Link Fence; See L-3.1.0

0 10 20 30 60 Feet

TRUE

Landscape Plan L-1.1.0

BDE ARCHITECTURE | THE HANOVER COMPANY | BKF

1855-1881 N ROLLINS ROAD

APN: 025166230, 025166240

BURLINGAME, CALIFORNIA

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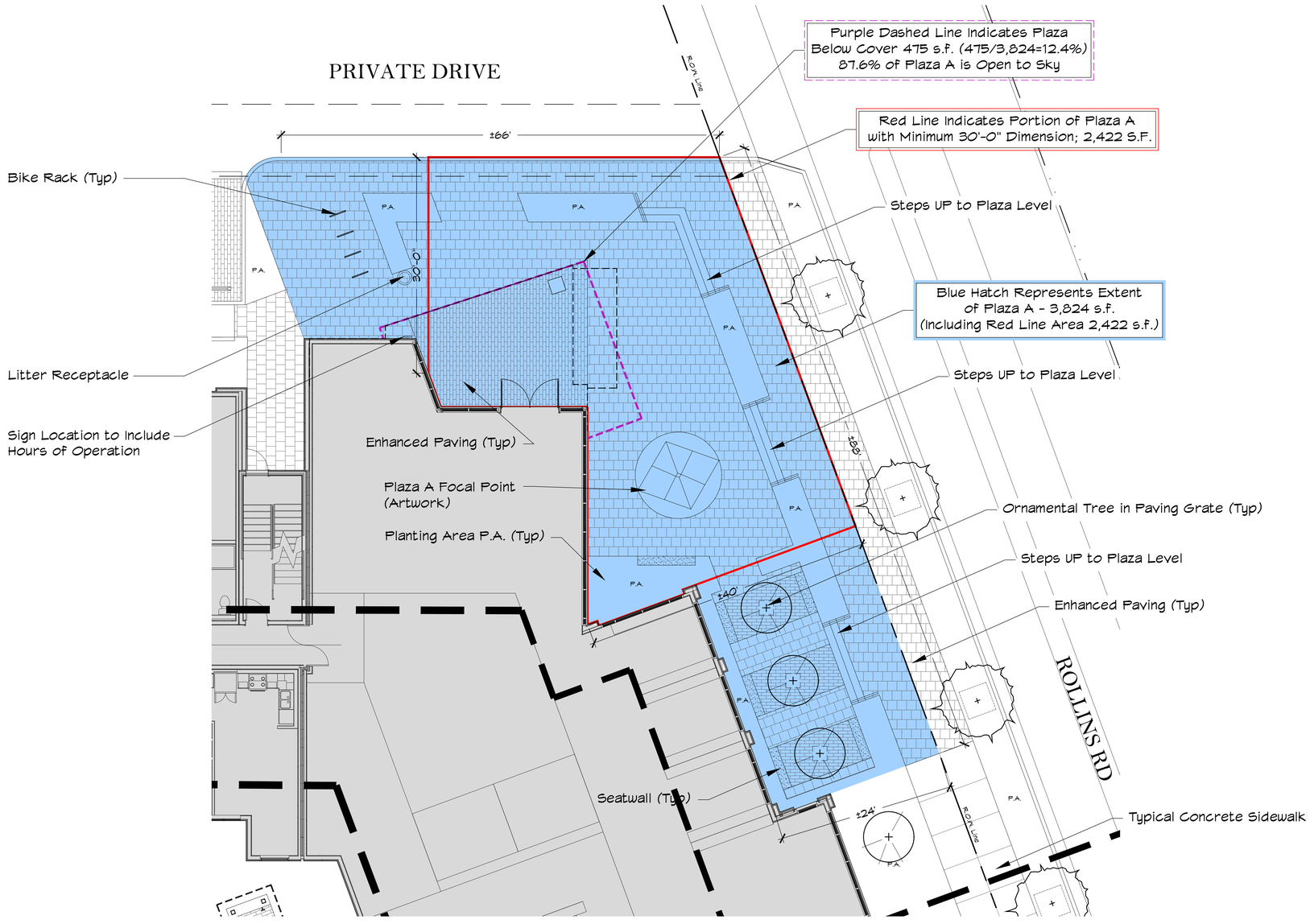

Plaza A
3,824 s.f.

0 2 4 8 16 Feet

TRUE

Plaza A Enlargement Plan

L-1.1.1

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1855-1881 N ROLLINS ROAD

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BURLINGAME, CALIFORNIA

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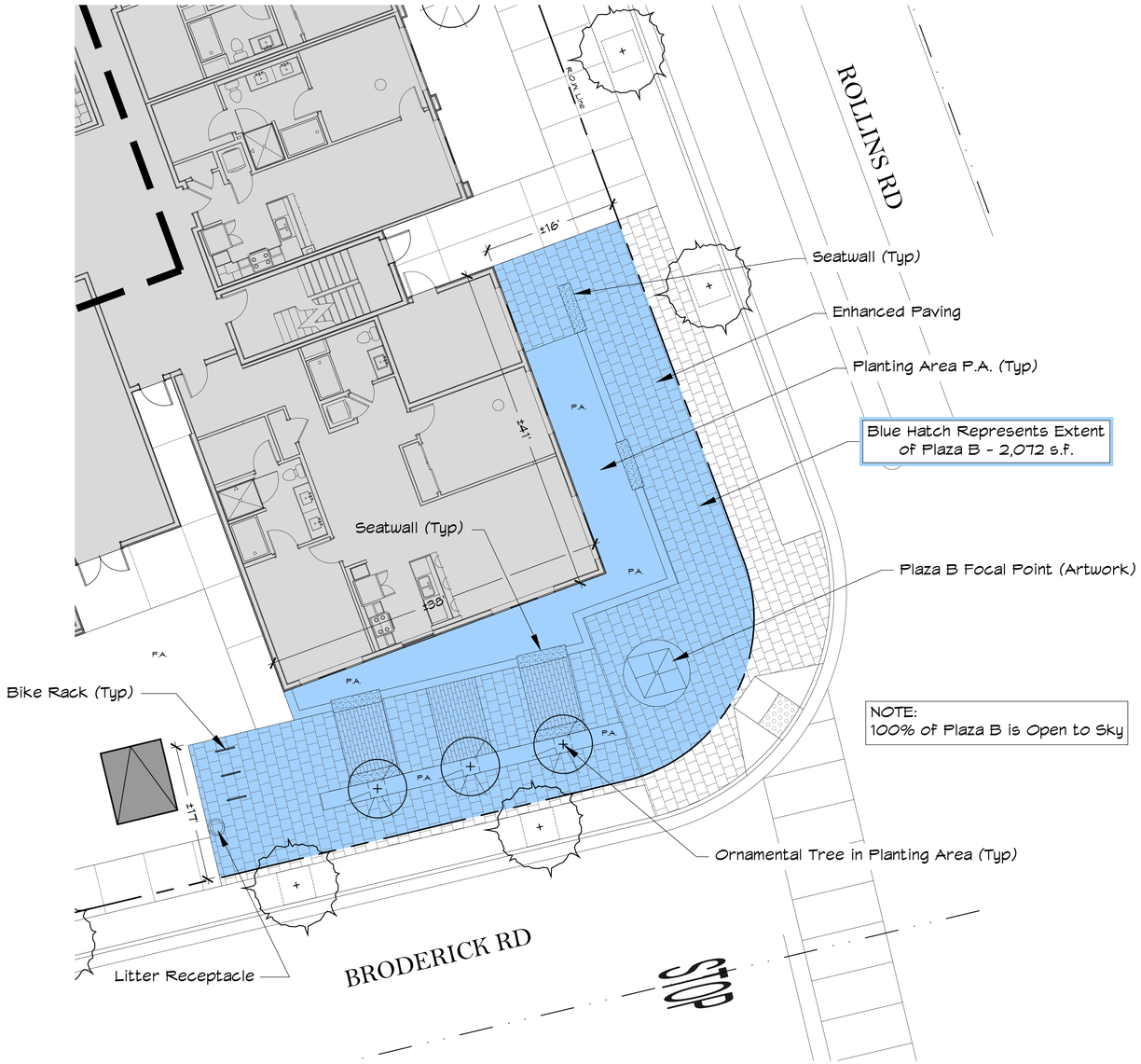
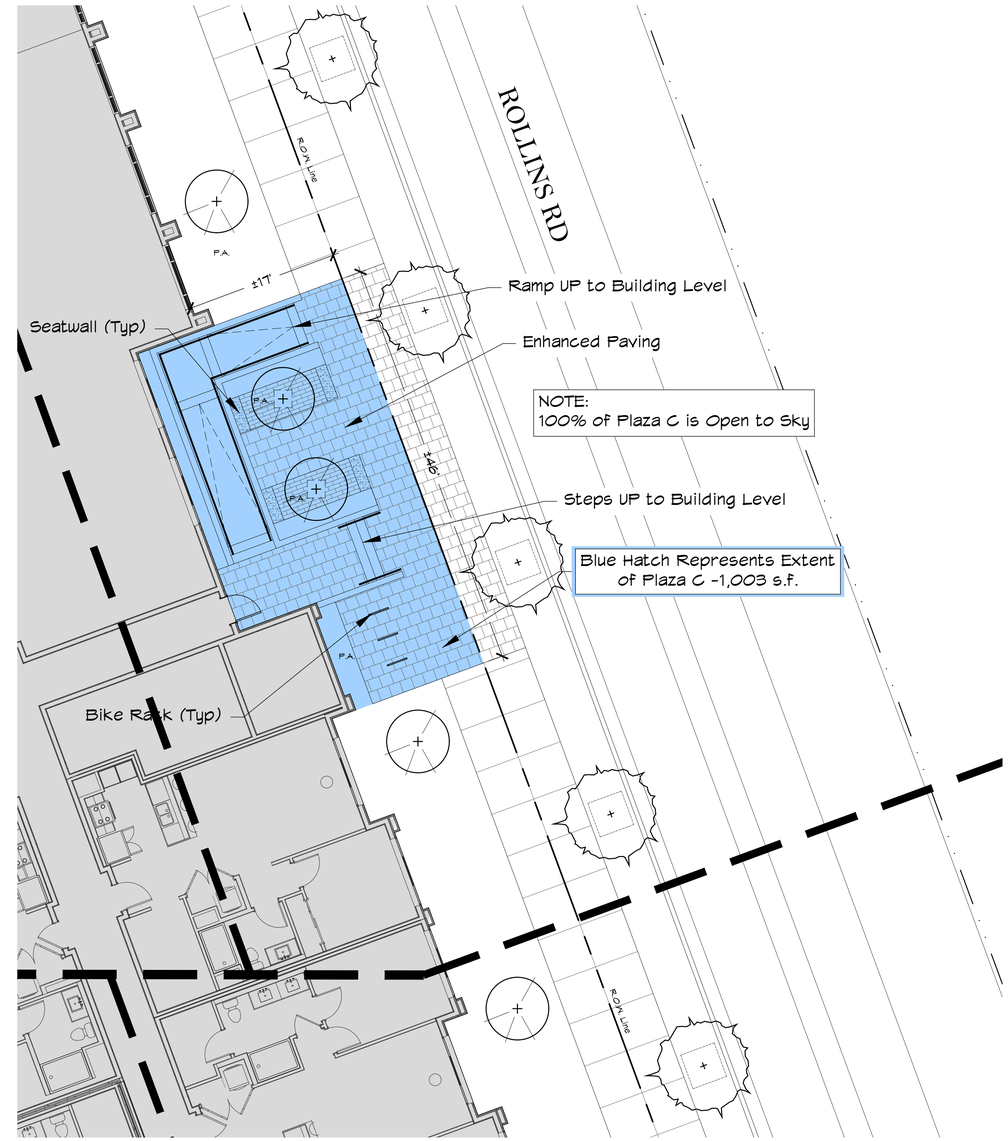


Plaza B
2,072 s.f.



Plaza C
1,003 s.f.

0 2 4 8 16 Feet

TRUE

Plaza B & C Enlargement Plan

L-1.1.2

BDE ARCHITECTURE | THE HANOVER COMPANY | BKF

1855-1881 N ROLLINS ROAD

APN: 025166230, 025166240

BURLINGAME, CALIFORNIA

SEPTEMBER 8, 2022

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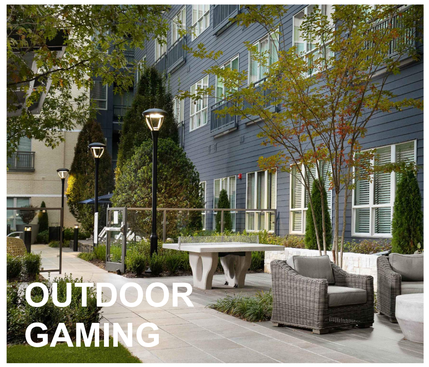

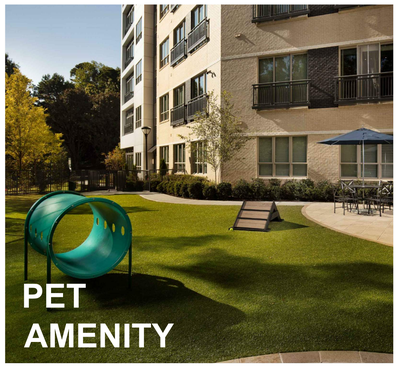

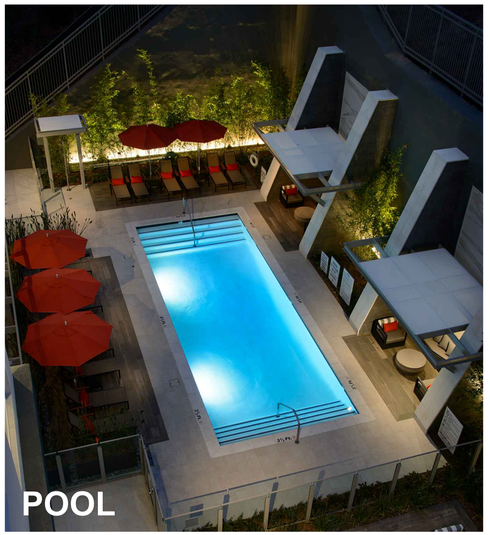

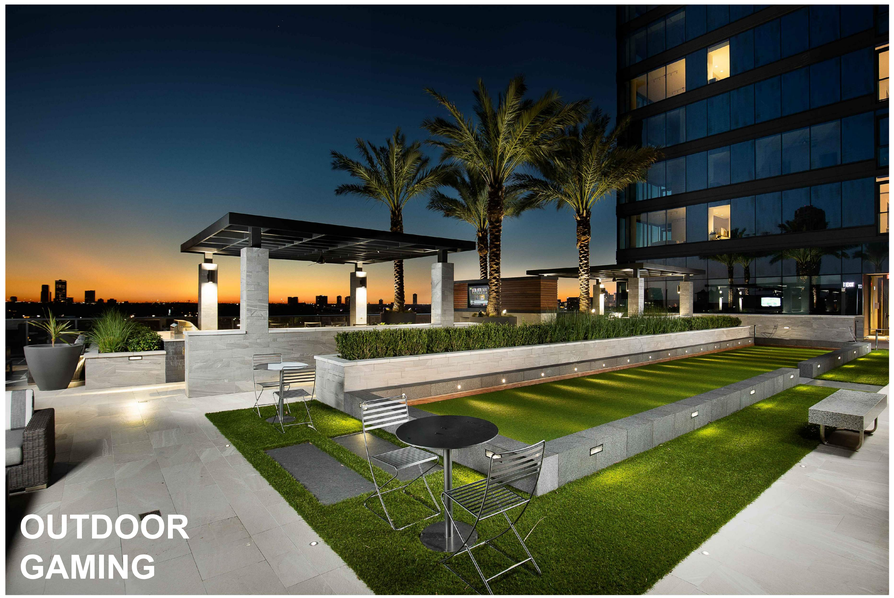

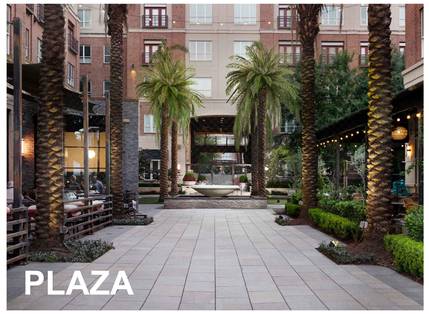

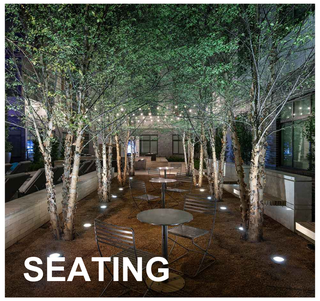

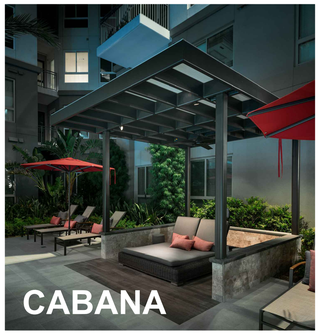

Hardscape Palette **L-1.2.1**

BDE ARCHITECTURE | THE HANOVER COMPANY | BKF

1855-1881 N ROLLINS ROAD

APN: 025166230, 025166240

BURLINGAME, CALIFORNIA

SEPTEMBER 8, 2022

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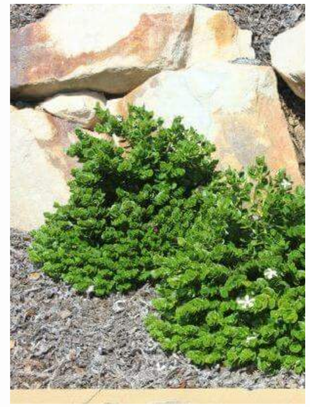
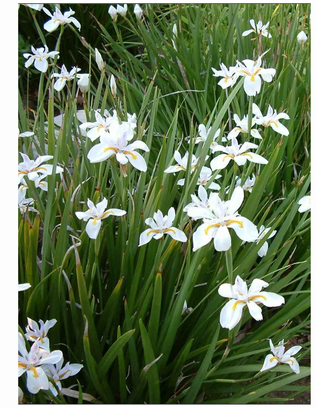
SHRUBS

AGAPANTHUS AFRICANUS
AGAPANTHUS

ASPARAGUS DENSIFLORUS
MYERS FERN


CARISSA MACROCARPA
DWARF NATAL PLUM

CHONDROPETALUM TECTORUM
CAPE RUSH


DIETES IRIDIOIDES
AFRICAN IRIS

FESTUCA MAIREI
ATLAS FESCUE

RAPHIOLEPSIS INDICA
INDIAN HAWTHORN

LIGUSTRUM JAPONICUM 'TEXANUM'
WAX LEAF PRIVET

MAHONIA EURYBRACTEATA
SOFT CARESS MAHONIA

NANDINA DOMESTICA '
GULF STREAM NANDINA

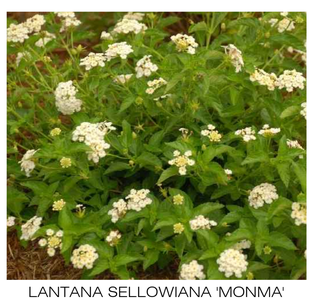
OLEA EUROPAEA 'MONTRA'
LITTLE OLLIE DWARF OLIVE

PHORMIUM 'MAORI QUEEN'
MAORI QUEEN FLAX

VIBURNUM AWABUKI 'CHINDO'
CHINDO VIBURNUM

GROUNDCOVER

DELOSPERMA COOPERI
PINK HARDY ICE PLANT


LANTANA SELLOWIANA 'MONMA'
WHITE LIGHTIN' TRAILING LANTANA

OPHIOPOGON JAPONICUS 'NANUS'
DWARF MONDO GRASS

ROSMARINUS OFFICINALIS 'HUNTINGTON'
HUNTINGTON CARPET 'ROSEMARY'

TRACHELOSPERMUM JASMINOIDES
STAR JASMINE

LAWN

FESTUCA ARUNDINACEA
TALL FESCUE

NOTE:
See Sheet L-2.1.0 for Quantity, Species and Box size of All Trees to be Planted on Site.

Landscape Palette **L-1.2.2**

BDE ARCHITECTURE | THE HANOVER COMPANY | BKF

1855-1881 N ROLLINS ROAD

APN: 025166230, 025166240

BURLINGAME, CALIFORNIA

SEPTEMBER 8, 2022

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PLANTING LEGEND

STREET TREES	
	Australian Willow - Geijera parvifolia Size: 36" Box Qty: 22
ON-SITE TREES	
	Medjool Palm - Phoenix dactylifera Size: 48" Box (16' Brown Trunk Height) Qty: 5
	River Birch - Betula nigra Size: 36" Box Qty: 15
	Henkelii Yew - Podocarpus henkelii Size: 24" Box Qty: 17
	Spartan Juniper - J. chinensis 'Spartan' Size: 24" Box Qty: 19
	Swan Hill Olive - Olea europaea 'Swan Hill' Size: 36" Box Qty: 8
	Fruitless Olive - Olea europaea 'Wilsonii' Size: 36" Box Qty: 4
	Armstrong Red Maple - A. rubrum 'Armstrong' Size: 24" Box Qty: 8
	Redwood - Sequoia Sempervirens 'Aptos Blue' Size: 36" Box Qty: 5
SHRUBS & GROUNDCOVER	
	See Planting Palette for Shrubs & Groundcover Re: L-1.2.2
LAWN	
	Tall Fescue - Festuca arundinacea Solid Sod

PROTECTED TREE NOTE

NO EXISTING TREE OVER 48 INCHES CIRC. MEASURED AT 54 INCHES FROM NATURAL GRADE MAY BE REMOVED WITHOUT A PROTECTED TREE REMOVAL PERMIT FROM THE PARKS DIVISION. (558-7330)

PER ARBORIST REPORT, THERE ARE NO EXISTING TREES OVER 48 INCHES ON SITE

0 10 20 30 60 Feet

TRUE

Tree Planting Plan

L-2.1.0

BDE ARCHITECTURE | THE HANOVER COMPANY | BKF

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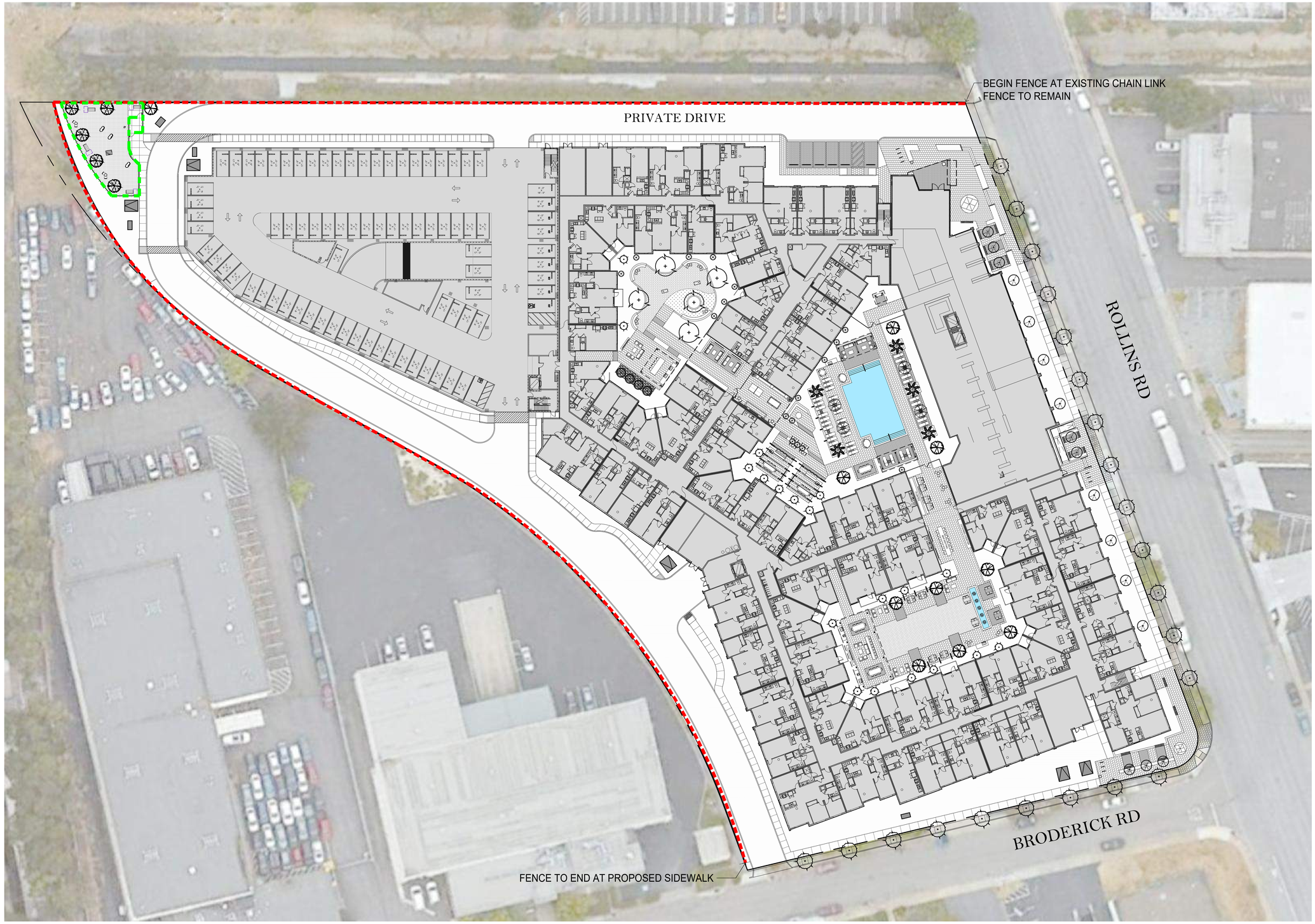

FENCING LEGEND

- 7' HT WOOD FENCE; SEE L3.1.1
- 4' HT CHAIN LINK FENCE; SEE L3.1.1

0 10 20 30 60 Feet

TRUE

Fencing Plan

L-3.1.0

BDE ARCHITECTURE | THE HANOVER COMPANY | BKF

1855-1881 N ROLLINS ROAD

APN: 025166230, 025166240

BURLINGAME, CALIFORNIA

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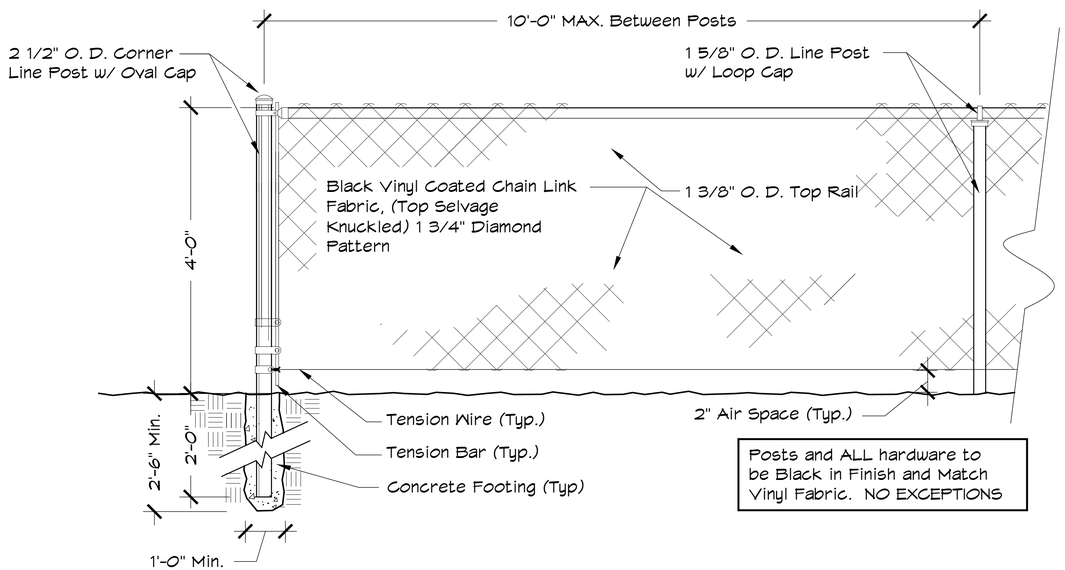
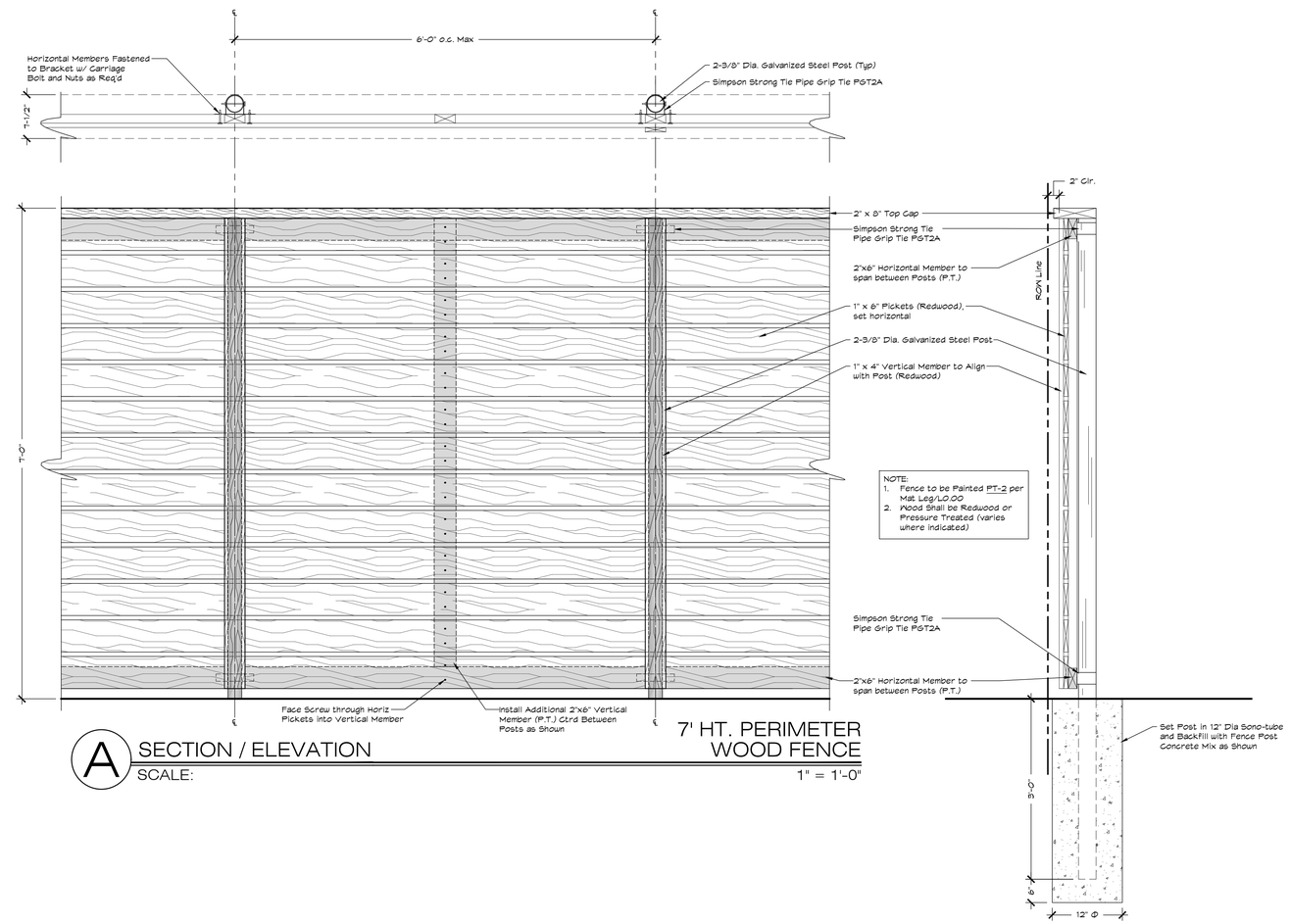


B SECTION / ELEVATION — 48" HT. VINYL COATED CHAIN LINK FENCING

SCALE: 1" = 1'-0"



A SECTION / ELEVATION — 7' HT. PERIMETER WOOD FENCE

SCALE: 1" = 1'-0"

Fencing Details L-3.1.1

BDE ARCHITECTURE | THE HANOVER COMPANY | BKF

1855-1881 N ROLLINS ROAD

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BURLINGAME, CALIFORNIA

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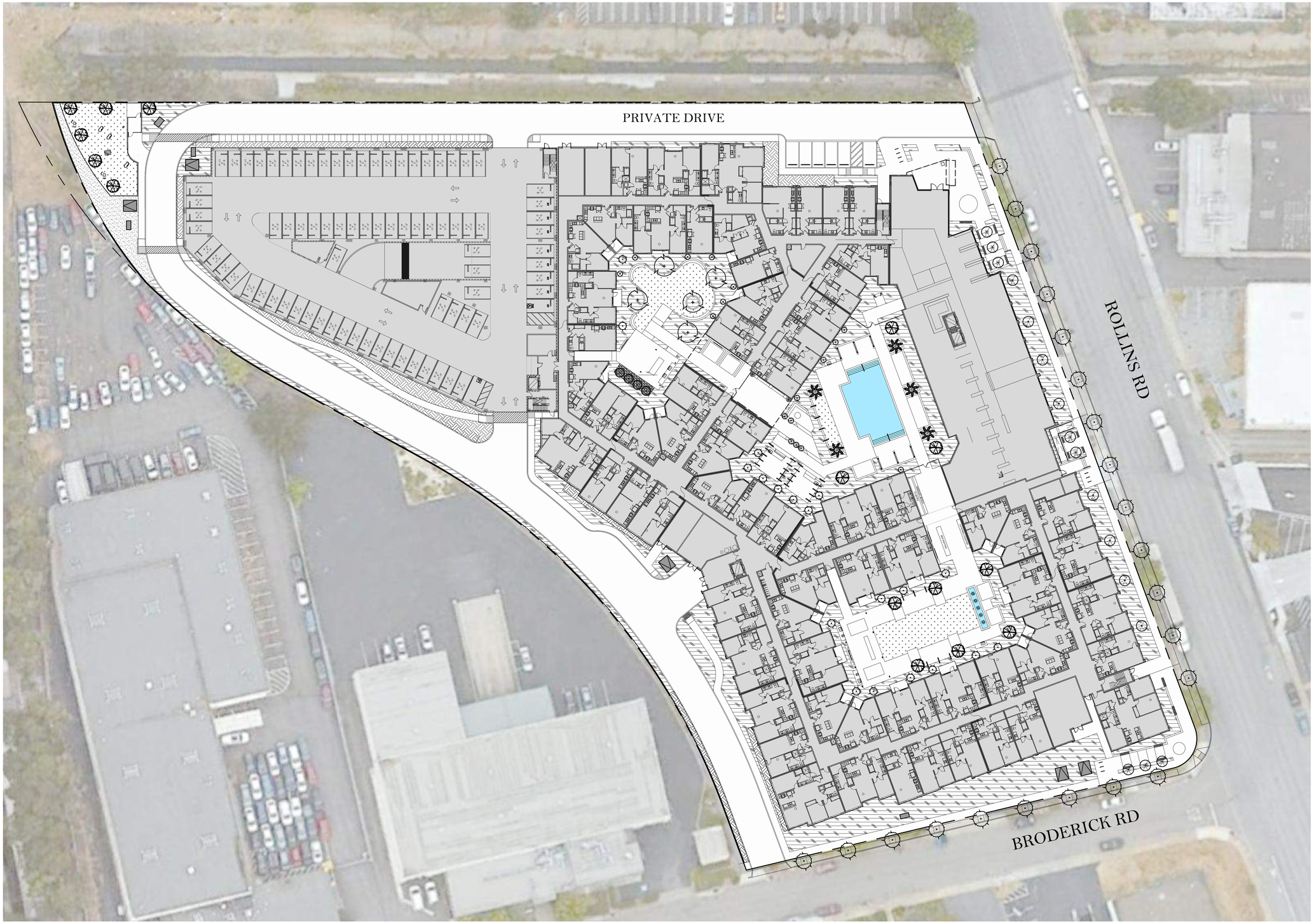

IRRIGATION CONCEPT

THE IRRIGATION DESIGN FOR THE SITE SHALL COMPLY WITH THE STATE OF CALIFORNIA MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (TITLE 23 - DIVISION 2-CHAPTER 2.7)

THE IRRIGATION SYSTEMS WILL BE AUTOMATICALLY CONTROLLED BY AN ET IRRIGATION CONTROLLER CAPABLE OF MULTIPLE PROGRAMMING AND INDEPENDENT TIMING OF INDIVIDUAL IRRIGATION SYSTEMS. THE CONTROLLER WILL HAVE A 24-HOUR CLOCK TO ALLOW MULTIPLE START TIMES AND REPEAT CYCLES TO ADJUST FOR SOIL PERCOLATION RATES.

THE IRRIGATION SYSTEMS WILL CONSIST PRIMARILY OF LOW VOLUME, LOW FLOW BUBBLERS FOR TREES, POINT SOURCE DRIP IRRIGATION FOR SHRUBS AND GROUNDCOVERS, AND LOW FLOW IRRIGATION FOR TURF PLANTINGS.

PLANTS WILL BE GROUPED ONTO SEPARATE VALVES ACCORDING TO SUN EXPOSURE AND WATER USE TO ALLOW FOR IRRIGATION APPLICATION BY HYDROZONE. THE IRRIGATION SCHEDULING WILL REFLECT THE REGIONAL EVAPO-TRANSPIRATION RATES. THE ENTIRE SITE WILL BE DESIGNED TO RUN DURING NIGHTTIME HOURS WHEN IRRIGATION IS MOST EFFICIENT.

HYDROZONE LEGEND

- TREES, SHRUBS & GROUNDCOVERS
- TURF
- BIORETENTION

0 10 20 30 60 Feet

TRUE

Irrigation Hydrozone Plan

L-4.1.0

BDE ARCHITECTURE | THE HANOVER COMPANY | BKF

1855-1881 N ROLLINS ROAD

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BURLINGAME, CALIFORNIA

SEPTEMBER 8, 2022

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Appendix B – Sample Water Efficient Landscape Worksheet.

WATER EFFICIENT LANDSCAPE WORKSHEET

This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package.
Please complete all sections (A and B) of the worksheet.

SECTION A. HYDROZONE INFORMATION TABLE

Please complete the hydrozone table(s) for each hydrozone. Use as many tables as necessary to provide the square footage of landscape area per hydrozone.

Hydrozone*	Zone or Valve	Irrigation Method**	Area (Sq. Ft.)	% of Landscape Area
(1) Turf		(S) Spray	5,386	17.50
(2) Shrub		(D) Drip	24,724	80.36
(3) Trees		(B) Bubbler	656	2.13
	Total		30,766	**100%**

* Hydrozone	**Irrigation Method
HW = High Water Use Plants	*MS = Micro-spray*
MW = Moderate Water Use Plants	*S = Spray*
LW = Low Water Use Plants	*R = Rotor.*
	B= Bubbler
	D= Drip
	O = Other

SECTION B. WATER BUDGET CALCULATIONS

Section B1. Maximum Applied Water Allowance (MAWA)

The project's Maximum Applied Water Allowance shall be calculated using this equation:

MAWA = (ETo) (0.62) [(0.7 x LA) + (0.3 x SLA)]

where:

MAWA = Maximum Applied Water Allowance (gallons per year)
ETo = Reference Evapotranspiration from Appendix A (inches per year)
0.7 = ET Adjustment Factor (ETAF)
LA = Landscaped Area includes Special Landscape Area (square feet)
0.62 = Conversion factor (to gallons per square foot)
SLA = Portion of the landscape area identified as Special Landscape Area (square feet)
0.3 = the additional ET Adjustment Factor for Special Landscape Area (1.0 - 0.7 = 0.3)

Maximum Applied Water Allowance = _____555,457_____**gallons per year**

Show calculations.

(41.6)(0.62)[(0.7 x LA) + (0.3 x SLA)]
(41.6)(0.62)[(0.7 x 30,766) + (0.3 x 0)]
(41.6)(0.62)[(21,536) + (0)]
(41.6)(0.62)[(21,536)]
(25.792)[(21,536)]

555,457

Section B2. Estimated Total Water Use (ETWU)

The project's Estimated Total Water Use is calculated using the following formula:

$$ETWU = (ETo)(0.62)\left(\frac{PF\,x\,HA}{IE} + SLA\right)$$

where:

ETWU = Estimated total water use per year (gallons per year)
ETo = Reference Evapotranspiration (inches per year)
PF = Plant Factor from WUCOLS (see Definitions)
HA = Hydrozone Area [high, medium, and low water use areas] (square feet)
SLA = Special Landscape Area (square feet)
0.62 = Conversion Factor (to gallons per square foot)
IE = Irrigation Efficiency (minimum 0.71)

Hydrozone Table for Calculating ETWU

Please complete the hydrozone table(s). Use as many tables as necessary.

Hydrozone	Plant Water Use Type(s)	Plant Factor (PF)	Area (HA) (square feet)	PF x HA (square feet)
(1) Turf	HW	0.8	5,386	4,308
(2) Shrub	LW	0.3	24,724	7,417
(3) Trees	MW	0.5	656	328
			Sum	12,053
	SLA			

Estimated Total Water Use = _____509,251_____**gallons**

Show calculations.

Hydrozone 1:	Hydrozone 2:	Hydrozone 3:
(41.6)(0.62)((PF x HA)/IE)) (41.6)(0.62)((4,308)/(0.7)) (41.6)(0.62)((6,154)) 158,724	(41.6)(0.62)((PF x HA)/IE)) (41.6)(0.62)((7,417)/(0.9)) (41.6)(0.62)((8,241)) 212,551	(41.6)(0.62)((PF x HA)/IE)) (41.6)(0.62)((328)/(0.7)) (41.6)(0.62)((469)) 12,096

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LANDSCAPE COVERAGE

SITE AREA
217,495 S.F. (20% = 43,499 S.F.)

IN-GROUND SOFT LANDSCAPING
34,516 S.F. (16% OF SITE AREA)

0 10 20 30 60 Feet

TRUE

Landscape Coverage Plan

L-5.1.0

BDE ARCHITECTURE | THE HANOVER COMPANY | BKF

1855-1881 N ROLLINS ROAD

APN: 025166230, 025166240

BURLINGAME, CALIFORNIA

SEPTEMBER 8, 2022

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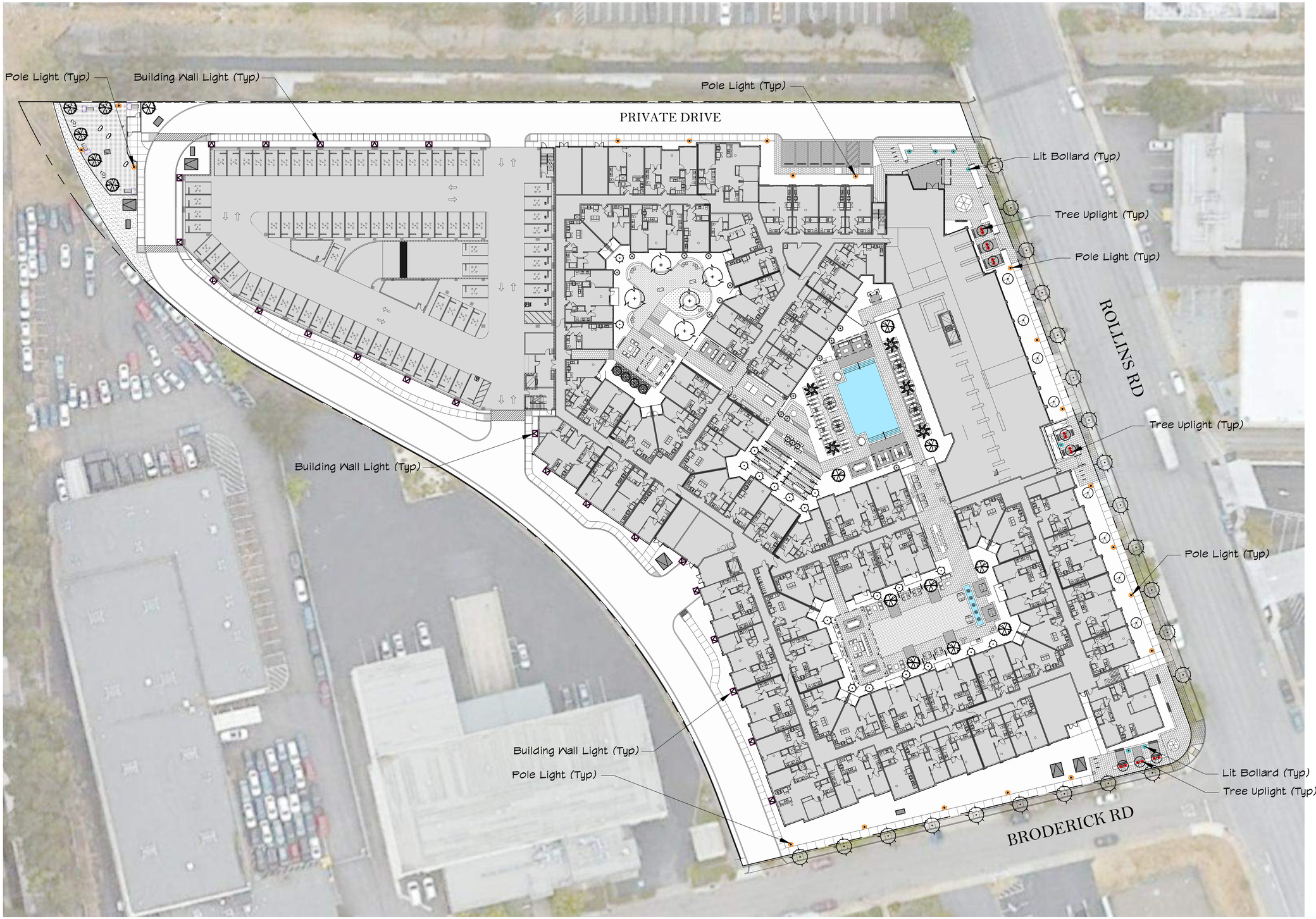
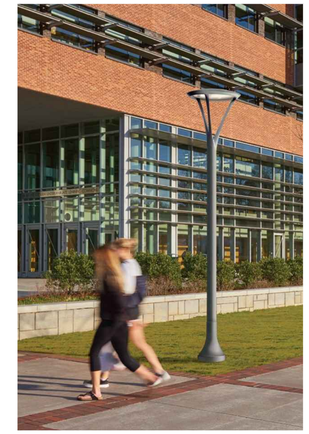


LIGHTING LEGEND

16'-0" HEIGHT POLE LIGHT
COOPER LIGHTING SOLUTIONS LUXESCAPE
OR APPROVED EQUAL



3'-0" HEIGHT LIT BOLLARD
FORMS + SURFACES APTOS
OR APPROVED EQUAL

TREE UPLIGHT
OR APPROVED EQUAL

LED BUILDING WALL MOUNTED LIGHTS
OR APPROVED EQUAL

0 10 20 30 60 Feet

TRUE

Site Lighting Plan

L-6.1.0

BDE ARCHITECTURE | THE HANOVER COMPANY | BKF

1855-1881 N ROLLINS ROAD

APN: 025166230, 025166240

BURLINGAME, CALIFORNIA

SEPTEMBER 8, 2022

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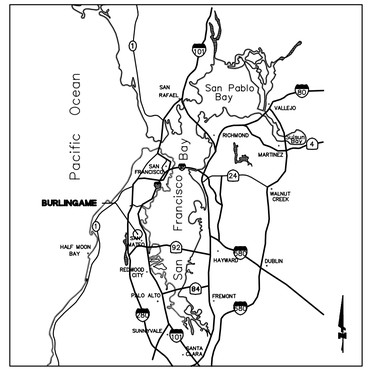
VESTING TENTATIVE PARCEL MAP

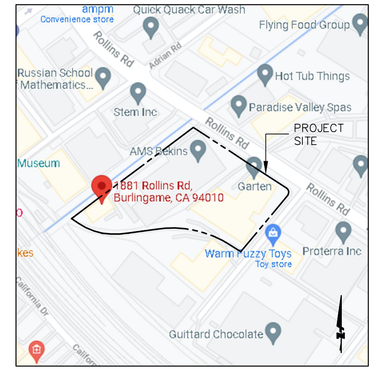
1855-1881 NORTH ROLLINS ROAD

CITY OF BURLINGAME, SAN MATEO COUNTY, CALIFORNIA

RECEIVED
07.29.22
City of Burlingame
CDD-Planning DIV
REVISED



LOCATION MAP
NOT TO SCALE



VICINITY MAP
NOT TO SCALE

GENERAL NOTES

1. TENTATIVE MAP: THIS VESTING TENTATIVE PARCEL MAP IS BEING FILED IN ACCORDANCE WITH CHAPTER 3, ARTICLE 2 AND CHAPTER 4.5 OF THE SUBDIVISION MAP ACT.
2. TENTATIVE MAP: THIS VESTING TENTATIVE MAP CONFORMS TO THE REQUIREMENTS OF CHAPTER 26.08 "TENTATIVE AND FINAL MAPS" OF THE CITY OF BURLINGAME MUNICIPAL CODE.
3. TOPOGRAPHY: TOPOGRAPHY PROVIDED BY FIELD SURVEY DATED JULY 26, 27, AND AUGUST 4, 6, 2021 BY BKF ENGINEERS. ADDITIONAL FIELD SURVEY FOR UPRR PARCEL COMPLETED BY BKF ENGINEERS ON JUNE 30, 2022.
4. BASIS OF BEARING: THE BEARING OF SOUTH 57°02'27" EAST ALONG THE MONUMENT LINE BETWEEN THE TWO FOUND MONUMENTS ON ROLLINS ROAD AS SHOWN THAT CERTAIN MAP ENTITLED "UNIT NO. 1 MILLSDALE INDUSTRIAL PARK", FILED FOR RECORD ON AUGUST 16, 1954, IN VOLUME 39 OF MAPS AT PAGES 49 AND 50, SAN MATEO COUNTY RECORDS, WAS USED AS THE BASIS OF ALL BEARINGS.
5. BENCHMARK: 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 CALIFORNIA SURVEY AND DRAFTING SUPPLY REAL-TIME NETWORK (CSDS RTN). OBSERVATIONS WERE PERFORMED BY BKF ON JUNE 19, 2020, ON BKF POINT NO. 9, A SET CUT BOX ON THE TOP OF CURB AT THE SOUTHWEST CORNER OF ROLLINS ROAD AND ADRIAN ROAD. BKF POINT NO. 9 ELEVATIONS = 9.449 FEET.
6. BOUNDARY: BOUNDARY INFORMATION IS BASED ON RECORD INFORMATION & FIELD SURVEY COMPLETED BY BKF ENGINEERS ON AUGUST 6, 2021.
7. EASEMENTS: PG&E GAS EASEMENT.
8. FEMA: THE SITE IS WITHIN FLOOD ZONE "AE" AND "X" AS SHOWN ON THE FEMA FIRM NUMBER 06081C0132F.

SUBDIVIDER'S STATEMENT

OWNER:	THE HANOVER COMPANY 156 DIABLO ROAD, SUITE 220 DANVILLE, CA 94526
ENGINEER:	BKF ENGINEERS 225 SHORELINE DRIVE, SUITE 200 REDWOOD CITY, CA 94065
APN:	025-166-230, 025-166-240
PARCEL AREA:	5.02 ± ACRES
PROJECT AREA:	4.98 ± ACRES
EXISTING ZONING:	NORTH ROLLINS ROAD MIXED USE ZONE (RRMU)
PROPOSED ZONING:	NORTH ROLLINS ROAD MIXED USE ZONE (RRMU)
EXISTING USE:	OFFICE BUILDING
PROPOSED USE:	420 RESIDENTIAL UNITS

UTILITY PROVIDER:	
WATER SUPPLY:	CITY OF BURLINGAME
FIRE PROTECTION:	CENTRAL COUNTY FIRE DISTRICT
SEWAGE DISPOSAL:	CITY OF BURLINGAME
STORM DRAIN:	CITY OF BURLINGAME
GAS:	PG&E
ELECTRIC:	PG&E
TELEPHONE:	CENTURYLINK
CABLE TELEVISION:	COMCAST, ATT

DRAWING INDEX

VTM-1.0 TITLE SHEET
VTM-2.0 EXISTING CONDITIONS PLAN
VTM-3.0 PROPOSED PARCELIZATION

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE
- MONUMENT LINE
- BUILDING

ABBREVIATIONS

APN	ASSESSOR'S PARCEL NUMBER
DN	DOCUMENT NUMBER
E	EAST, EASTING
EL	ELEVATION
ESMT	EASEMENT
EX	EXISTING
M	MAP
M-M	MONUMENT TO MONUMENT
MON	MONUMENT
N	NORTH, NORTHING
NE	NORTHEAST
NO.	NUMBER
NW	NORTHWEST
O.R.	OFFICIAL RECORD
PPAE	PUBLIC PEDESTRIAN ACCESS EASEMENT
PM	PARCEL MAP
PR	PROPOSED
ROW	RIGHT OF WAY
S	SOUTH
SE	SOUTHEAST
SF	SQUARE FEET
SW	SOUTHWEST
TYP	TYPICAL
W	WEST

ENGINEER'S STATEMENT

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

THOMAS R. MORSE, P.E.
VICE PRESIDENT
BKF ENGINEERS

REGISTERED PROFESSIONAL ENGINEER — THOMAS R. MORSE — No. 49457 — EXP. 09/30/22 — CIVIL — STATE OF CALIFORNIA

07/28/2022
DATE

DAVID C. JUNGMANN, P.L.S. 9267
SENIOR PROJECT MANAGER
BKF ENGINEERS

PROFESSIONAL LAND SURVEYOR — DAVID C. JUNGMANN — No. 9267 — STATE OF CALIFORNIA

07/28/2022
DATE

BKF ENGINEERS
255 SHORELINE DRIVE
SUITE 200
REDWOOD CITY, CA 94065
(650) 482-6300
www.bkf.com

1855-1881 N ROLLINS ROAD
VESTING TENTATIVE PARCEL MAP
TITLE SHEET
CITY OF BURLINGAME SAN MATEO COUNTY CALIFORNIA

Revisions		
No.	REVISION	07/27/2022
1		

Date	02/14/2022
Scale	SEE PLAN
Design	MS
Drawn	TKI
Approved	TRM
Job No	20211371

Drawing Number:
VTM-1.0
1 OF 3

DRAWING NAME: \\bkf-rc\vol4\2021\211371_1881_Rollins_Road_Burlingame\ENG\TM\VTM1.0-TITLE.dwg
PLOT DATE: 07-28-22 PLOTTED BY: oshe

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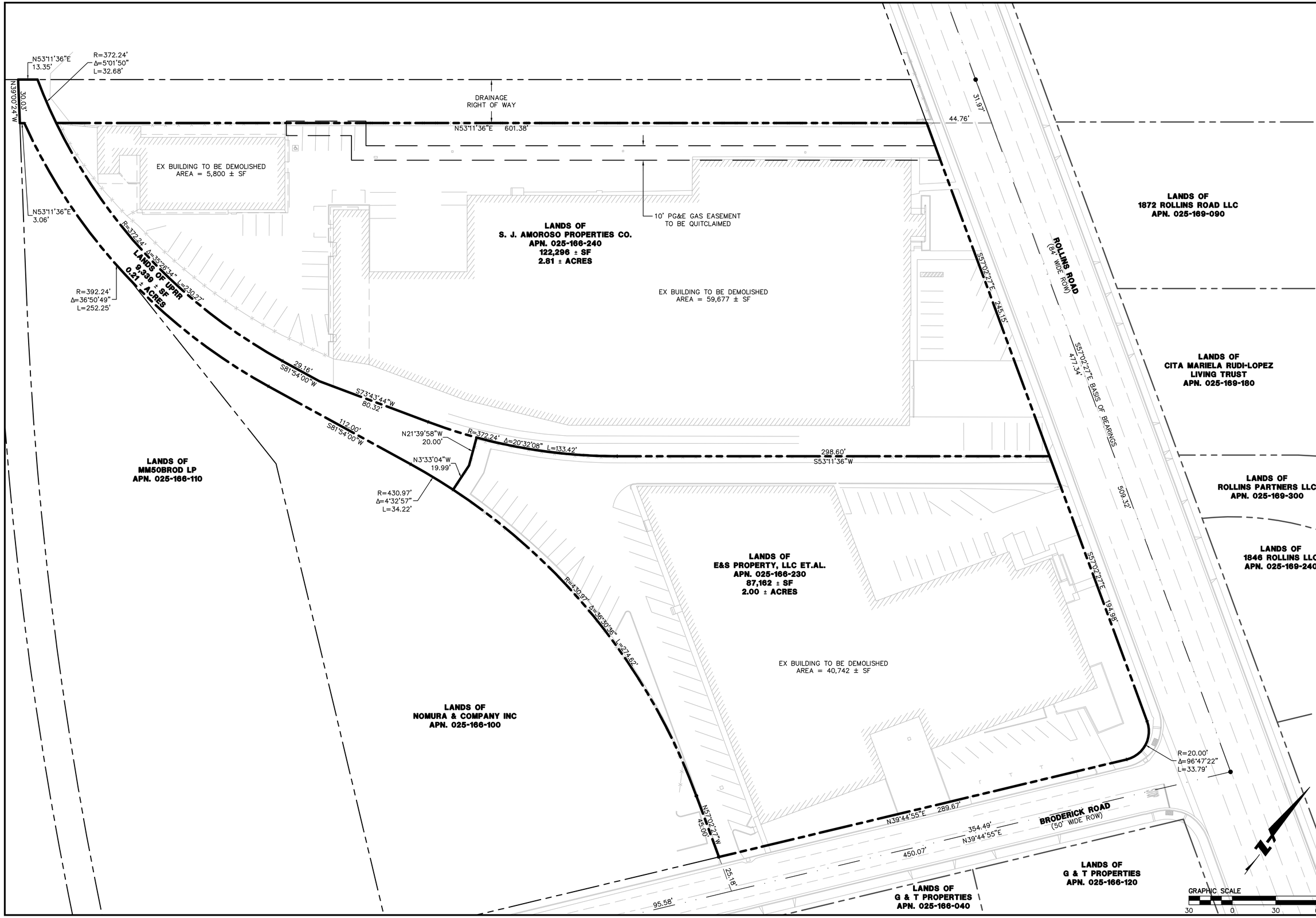

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1855–1881 N ROLLINS ROAD
VESTING TENTATIVE PARCEL MAP
EXISTING CONDITIONS PLAN

CITY OF BURLINGAME SAN MATEO COUNTY CALIFORNIA

Revisions		
No.	REVISION	07/27/2022
1		

Date	02/14/2022
Scale	SEE PLAN
Design	MS
Drawn	TKI
Approved	TRM
Job No	20211371

Drawing Number:

VTM-2.0

2 OF 3

DRAWING NAME: \\bkf-fc\vol4\2021\211371_1881_Rollins_Road_Burlingame\ENG\TM\VTM2.0-BNDY.dwg
PLOT DATE: 07-28-22 PLOTTED BY: ashe

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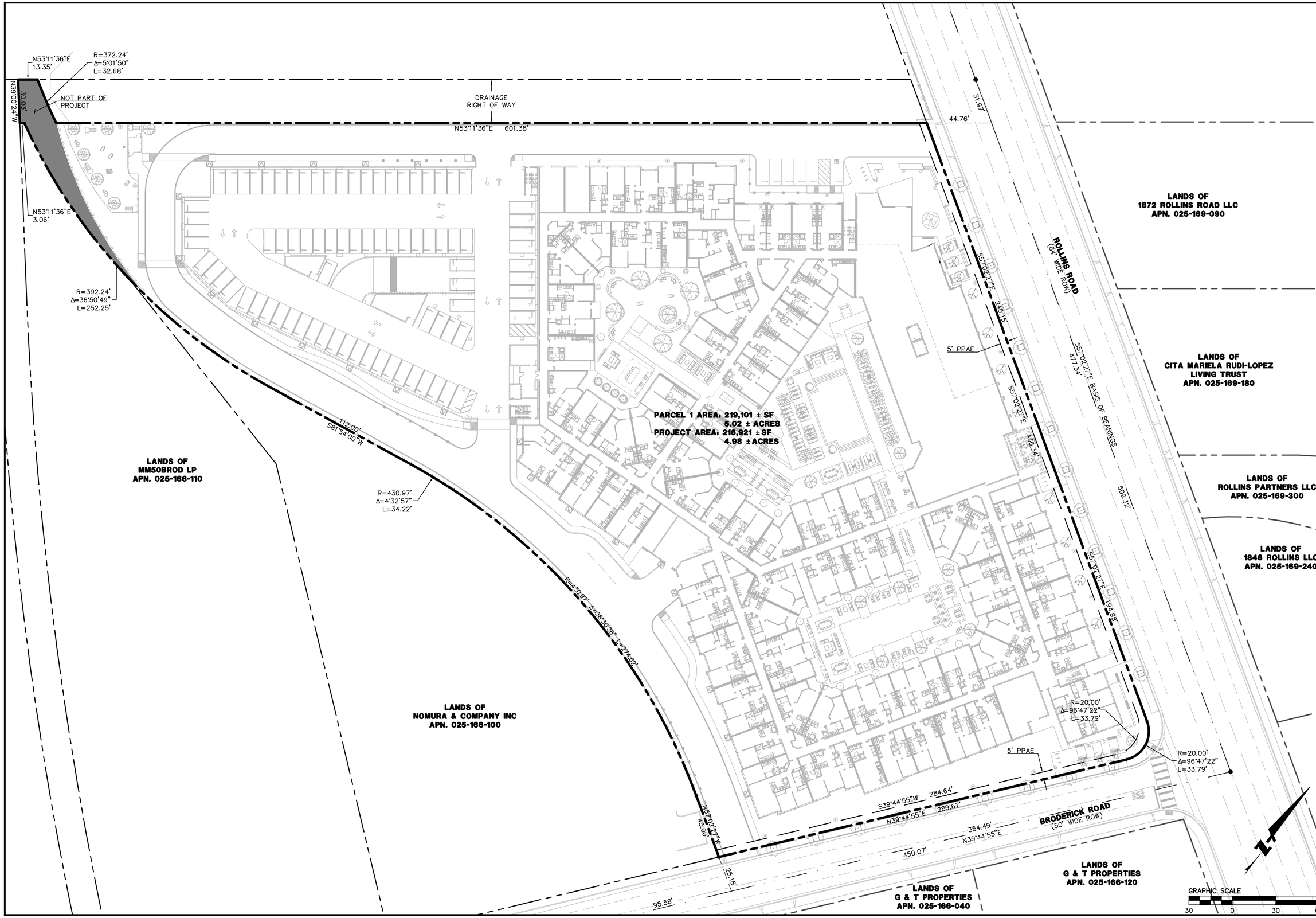

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1855–1881 N ROLLINS ROAD
VESTING TENTATIVE PARCEL MAP
PROPOSED PARCELIZATION

CITY OF BURLINGAME — SAN MATEO COUNTY — CALIFORNIA

Revisions		
No.	REVISION	07/27/2022
1		

Date	02/14/2022
Scale	SEE PLAN
Design	MS
Drawn	TKI
Approved	TRM
Job No	20211371

Drawing Number:

VTM–3.0

3 OF 3

DRAWING NAME: \\bkf-fc\vol4\2021\211371_1881_Rollins_Road_Burlingame\ENG\TM\VTM3.0-BNDY.dwg
PLOT DATE: 07-28-22 PLOTTED BY: oshe