PRIME PLAZA 1870/1876 EL CAMINO REAL
BURLINGAME . CALIFORNIA

Residential Design Review Submittal

PROJECT INFORMATION
Assessor’s Parcel Number: 025-150-190, 025-150-160
Project Location: 1870/1876 El Camino Real
Burlingame, California

Existing Zoning Designation: North Burlingame Mixed-Use Zone
Proposed use: Multi-family Residential

Gross Site Area: 48,684 sf
Setback Requirements (see sheet A 2.3)
Street Frontage: 15’ from face of curb
Internal Property Line: 10’

Building Description: 5-Story Type IIIA residential over 2-story
Type IA residential over 2-story Type IA subterranean garage.


Proposed Residential Units: 169 units
Proposed Residential Density: 147 du/ac

Parking Provided: 182 stalls

PROJECT TEAM
OWNER
Prime Investors Group, LLC.
1870 El Camino Real #100
Burlingame, CA 94010
Contact: Ryan Chang

LANDSCAPE ARCHITECT
Plat Studio, Inc.
809 Heinz Ave
Berkeley, CA 94710
Contact: Fred Liao
Fred.liao@platstudio.com

ARCHITECT
Studio T-SQ, Inc.
1970 Broadway, Suite 500
Oakland, CA 94612
Contact: Chek Tang

CIVIL ENGINEER
BKF Engineers
4670 Willow Rd, Suite 250
Pleasanton, CA 94588
Contact: Eric Girod
Egirod@bkf.com
3. There are five access regulations that may apply to a multi-family residential project in California:
   a. The Architectural Barriers Act of 1969 (ABA)
   b. Section 504 of the Rehabilitation Act of 1973
   c. Allowable density: 169 units
   d. Proposed height: 9 stories / 84’ (east side of El Camino Real)
   e. Proposed density: 169 units

4. No public money will be used to construct this project.

5. No tax credit will be submitted for the rebates.

6. "Construction Hours" Weekdays: 8:00 a.m. - 7:00 p.m.
   Saturdays: 8:00 a.m. - 6:00 p.m.
   Sundays and Holidays: No Work Allowed (See City of Burlingame Municipal Code, Section 10.07.110 for details.)

(See City of Burlingame Municipal Code, Section 13.04.100 for details.) Construction hours in the City Public right-of-way are limited to weekdays and non-City Holidays between 8:00 a.m. and 5:00 p.m.
PROPOSED BUILDING
ACTIVE GROUND FLOOR USE
OPEN SPACE
PUBLIC PLAZA
BIKE ROUTE
PEDESTRIAN CONNECTION
TRANSIT CONNECTION

PRIME PLAZA
1870/1876 EL CAMINO REAL
BURLINGAME, CALIFORNIA
PRIME INVESTORS GROUP, LLC

URBAN DESIGN DIAGRAM

Sheet Title: PRIME PLAZA
Job No: 17019
Scale: 1/2" = 1'-0"
Sheet No: A1.4
Date: 10/08/2020

Drawn By: Author

12" = 1'

Markets and Shops

To Millbrae / San Francisco

To Millbrae Transit Station

To San Jose

To Mills High School / Elementary School

Markets and Shops

to Broadway and Downtown Burlingame
1. At the time of Building Permit application, plans and engineering will be submitted for shoring as required by 2019 CBC, Chapter 31 regarding the protection of adjacent property and as required by OSHA. On the plans, indicate that the following will be addressed:

   a. The walls of the proposed basement shall be properly shored, prior to construction activity. This excavation may need temporary shoring. A competent contractor shall be consulted for recommendations and design of shoring scheme for the excavation. The recommended design type of shoring shall be approved by the engineer of record or soils engineer prior to usage.

   b. All appropriate guidelines of OSHA shall be incorporated into the shoring design by the contractor. Where space permits, temporary construction slopes may be utilized in lieu of shoring. Maximum allowable vertical cut for the subject project will be five (5) feet. Beyond that horizontal benches of 5 feet wide will be required. Temporary shores shall not exceed 1 to 1 (horizontal to vertical). In some areas due to high moisture content water table, flatter slopes will be required which will be recommended by the soils engineer in the field.

   c. If shoring is required, specify on the plans the licensed design professional that has sole responsibility to design and provide adequate shoring, bracing, formwork, etc. as required for the protection of life and property during construction of the building.

   d. Shoring and bracing shall remain in place until floors, roof, and wall sheathing have been entirely constructed.

   e. Shoring plans shall be wet-stamped and signed by the engineer-of-record and submitted to the city for review prior to construction. If applicable, include surcharge loads from adjacent structures that are within the zone of influence (45 degree wedge up the slope from the base of the retaining wall) and/or driveway surcharge loads.

2. An OSHA permit will be obtained per CAL/OSHA requirements. See the Cal/OSHA handbook at: http://www.ca-osha.com/pdphpubs/osha userguide.pdf
   * Construction Safety Orders: Chapter 4, Subchapter 4, Article 6, Section 1541.1.

3. A Grading Permit, if required, will be obtained from the Department of Public Works.
STAIRS TO ROOF

ADDITIONAL STANDPIPES TO BE LOCATED AT ROOF LEVEL TO SERVICE AREA OF THE BUILDING NOT REACHED FROM STAIRWAYS.

PATH OF TRAVEL NOT TO EXCEED 130' BETWEEN STANDPIPES.

116' TRAVEL
125' TRAVEL
125' TRAVEL

ROOF DECK BELOW

PENTHOUSE & GARAGE SHAFT

RAISED ROOF

IN-PLACE FIRE PROOFING

STANTPIPES TO ROOF

TRELLIS

SPREAD footing

APPROSS LOCATION OF ROOFTOP AC UNITS

STAIRS TO ROOF

STAIRS TO ROOF

BOILER PAD

FIRE WALL EXTERIOR RATED 3 TO ROOF, 750'

sheet Title: ROOF LEVEL PLAN

PRIME PLAZA
1870/1876 EL CAMINO REAL
BURLINGAME, CALIFORNIA
PRIME INVESTORS GROUP, LLC

drawn By:

1/16" = 1'-0"
MATERIAL INDEX

01 : METAL TRIM ACCENTS
02 : VINYL WINDOW
03 : PORCELAIN TILE CLADDING
04 : EXTERIOR PLASTER COLOR A
05 : EXTERIOR PLASTER COLOR B
06 : EXTERIOR PLASTER COLOR C
07 : PLASTER ACCENT TRIM
08 : CEMENT BOARD SIDING WOODTONE
09 : CEMENT BOARD SIDING
10 : STOREFRONT
11 : GLASS RAILING
12 : METAL RAILING
13 : METAL AWNING

" Roof overhangs greater than 12" must be constructed to support minimum 750 lbs weight

REFER TO LANDSCAPE DRAWINGS FOR LANDSCAPE DESIGN.
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PRIME PLAZA
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ENTRY PLAZA RENDERINGS

Sheet Title:
ENTRY PLAZA RENDERSINGS

Job No. 17019
Date: 10/08/2020
Scale: As Indicated
Drafted By: Author

1970 Broadway, Suite 500
Oakland, California 94612
(510) 451 - 2850

STUDIO T SQUARE
Architecture
Planning
Urban Design
LEVEL 1: PUBLIC PLAZA/POD IUM

1. PRECAST CONCRETE SEATWALL W/ WOOD-SLAT TOP
2. CORAL MAPLE TREES IN METAL EDGE PLANTING AREA
3. TRASH & RECYCLING RECEPTACLES
4. SIGNS INCLUDING HOURS OF OPERATION
5. BICKE RACK
6. FIXED METAL STOOL
7. ACCIDENT PAVING AT MULTIPURPOSE
8. LOUNGE SOFA SET
9. FIREPLACE
10. OUTDOOR DINNING AREA W/ TABLES AND TRELLIS
11. BBQ ISLAND
12. POOL DECK W/ LOUNGE CHAIR
13. GARDEN SEATING
14. SWIMMING POOL (DEPTH 3'-4') - COVER TO BE SPECIFIED
15. SPA (DEPTH 3') - COVER TO BE SPECIFIED
16. OUTDOOR DINING AREA W/ TABLES AND TRELLIS
17. POOL DECK FENCE (HEIGHT 5')
18. SCREENING FENCE (HEIGHT 8')
19. RAISED PLANTER
20. DECORATIVE POT
21. STREET TREE IN TREE GRATE (LONDON PLANE)
22. PEDESTRIAN GATE

TREE REMOVAL INVENTORY

TREE SPECIES
1. PERSEA AMERICANA - AVOCADO
2. LIGUSTRUM LUCIDUM - GLOSSY PRIVET
3. CUPANIOPSIS ANACARDIOIDES - CARROT WOOD
4. CUPANIOPSIS ANACARDIOIDES - CARROT WOOD

* ALL SIZES INDICATED ARE MEASURED BY CIRCUMFERENCE

LANDSCAPE AREA CALCULATIONS

TOTAL LANDSCAPE AREA WITHIN LOT: 7530 SF
PERCENTAGE OF LANDSCAPE AREA WITHIN LOT: 14.6%

TOTAL LANDSCAPE AREA WITHIN FRONT SETBACK: 2350 SF
PERCENTAGE OF LANDSCAPE AREA WITHIN FRONT SETBACK: 74%

PUBLIC PLAZA AREA:
2100 SF
PERCENTAGE OF LANDSCAPE AREA WITHIN FRONT SETBACK: 2350 SF (74%)
LEVEL 1: PUBLIC PLAZA ENLARGEMENT

1. Precast concrete seatwall w/ wood-slat top
2. Coral maple trees in metal edge planting area
3. Trash & recycling receptacles
4. Signage including hours of operation
5. Bike rack
6. Fixed metal stool
7. Accent paving at building entry
8. Signature plaza paving
9. Decorative pot
10. Street tree in tree grate (London Plane)
Street frontage Planting

Plaza Metal Planter Grass
- Festuca rubra - Creeping red fescue

Plaza Buffer Shrub
- Salvia pachyphylla - Rose Sage

Building Buffer Shrub
- Artemisia ludoviciana - 'Moonglow'

Building Buffer Shrub
- Hemerocallis spp. - Day lily

Building Buffer Shrub
- Prunus serrula 'Kwanzan' - Kwanzan flowering cherry

Building Buffer Tree
- Tilia americana ' Victim' - American linden

Building Buffer Shrub
- Callistemon species - Narrow leaved bottlebrush

Building Buffer Shrub
- Ptelea trifoliata 'Argentea Aurea' - Gold-variegated American elm

Consultant:

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L 4
LEVEL 7: SE ROOFTOP DECK

1. Picnic Table and Chair Set
2. Shade Perforated Canopy
3. Small Tree in Decorative Pot
4. Multi-Stem Accent Tree
5. Ornamental Shrub in Built-in Planter
6. Tall Shrub Layer
7. Low Shrub Layer
8. Tall Shrub in Decorative Pot
9. Table and Chair Set
10. Concrete Pavers
11. Bar Table and Stools

Consultant: Studio T-SQ

PRIME PLAZA
1870 El Camino Real
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Detail Title: Landscape Plans
Sheet Title: PLAT STUDIO

Sheet No: L 9
Drawn By: MO

Architect: Architecture Planning Urban Design

STUDIO T-SQUARE
364 12th Street, Suite 2A
Oakland, California 94607
(510) 451-2081