

ADRIAN COURT

BURLINGAME, CALIFORNIA

PERSPECTIVE

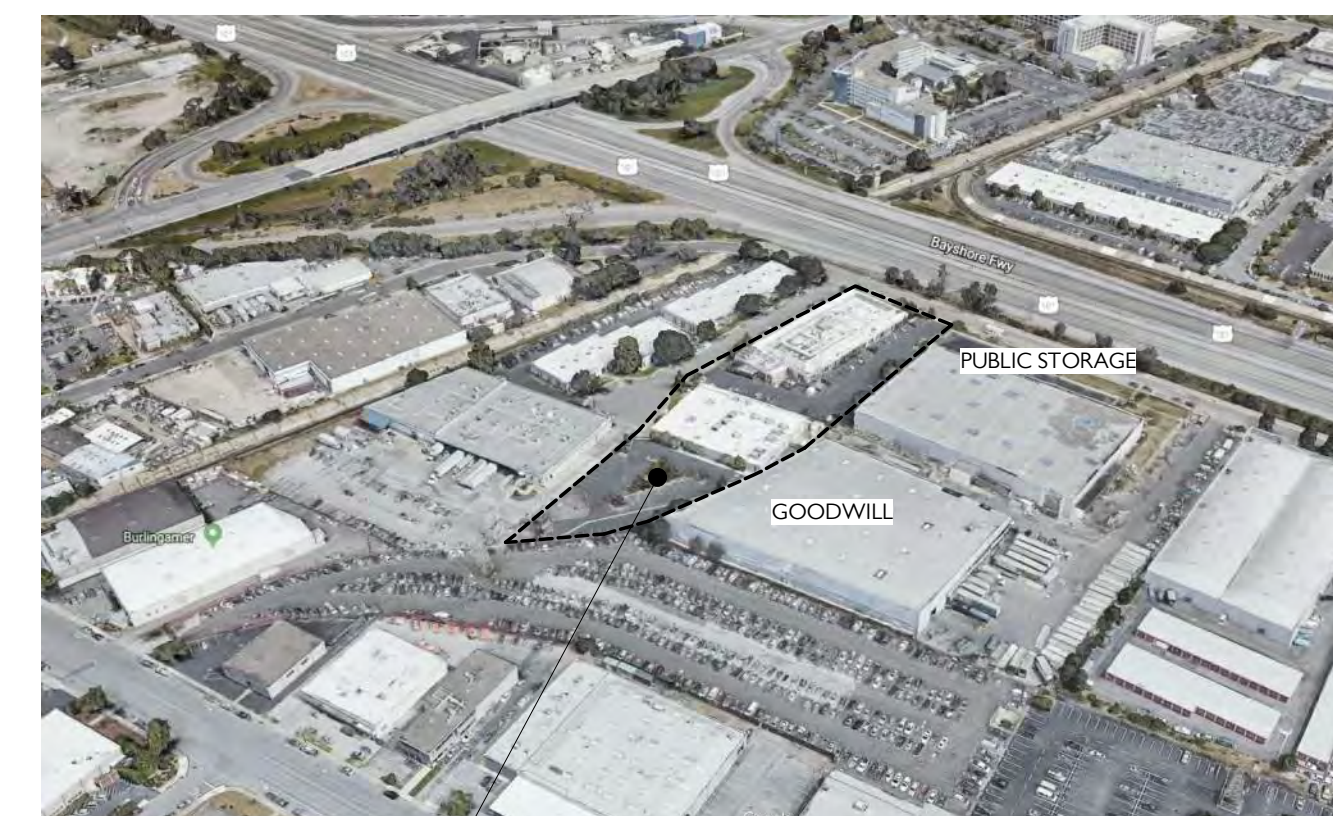


VICINITY MAP



PROJECT SITE

BIRD'S EYE VIEW



PROJECT SITE

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PARKING TABULATION

PARKING PROVIDED						
RESIDENT PARKING						
	ACC	VAN ACC	EVCS	VAN EVCS	STANDARD 8'-6" X 17'	TOTAL
Ground Floor	5	1	9	1	105	121
2nd Floor	0	0	4	0	163	167
Totals	5	1	13	1	268	288
RESIDENT VISITOR PARKING						
	ACC	VAN ACC	EVCS	VAN EVCS	STANDARD 8'-6" X 17'	TOTAL
Ground Floor	3	0	1	1	8	13
2nd Floor	0	0	0	0	0	0
Totals	3	0	1	1	8	13
COMMERCIAL PARKING						
	ACC	VAN ACC	EVCS	VAN EVCS	STANDARD 8'-6" X 17'	TOTAL
Ground Floor	0	0	0	0	13	13
2nd Floor	0	0	0	0	0	0
Totals	0	0	0	0	13	13
Grand Totals	8	1	14	2	289	314
Total Parking Provided						314
PARKING REQUIRED						
RESIDENT PARKING						
1 PER STUDIO	1 PER 1 BR		1.5 PER 2 BR			
197 UNITS X 1 = 197			68 UNITS X 1.5 = 102			
Totals						299
COMMERCIAL PARKING						
1 PER 300 SQFT @ 3,701 SF						
Totals						13
Total Parking Required						312

BUILDING AMENITIES

NAME	AREA	LEVEL
BIKE CENTERS	1,720 SF	1ST / GROUND FLOOR
CLUB ROOM	1,602 SF	3RD / PODIUM FLOOR
CO-WORKING	613 SF	2ND FLOOR
FITNESS	1,461 SF	1ST / GROUND FLOOR
LEASING	1,411 SF	1ST / GROUND FLOOR
ROOF DECKS	2,568 SF	7TH FLOOR
WIFI LOUNGE	637 SF	2ND FLOOR
WORKSHOP	825 SF	2ND FLOOR

BIKE PARKING

Bike Parking Provided	
On-Site	14
Ground Floor	133
Total	147

OPEN SPACE PROVIDED

NAME	AREA
PRIVATE OPEN SPACE	4,760 SF
COMMON OPEN SPACE	30,765 SF
PUBLIC OPEN SPACE	
- PARK & PASEO	21,062 SF
- PEDESTRIAN PLAZA	3,736 SF
TOTAL OPEN SPACE PROVIDED	60,324 SF

OPEN SPACE REQUIRED

125 SQFT PER UNIT X 265 UNITS PROVIDED	
TOTAL OPEN SPACE REQUIRED	33,125 SF

UNIT TABULATION

Unit Type	JR 1BR	ST	1 BR LOFT (L-1)	1 BR LOFT (L-3)	1 BR LOFT (L-5)	1A	1A-3	1A-4	1A-5	1B	1D	1E	1F	1G	1G-2	1H	1J	1P	1Q	2BR LOFT (L-2)	2 BR LOFT (L-4)	2A	2A-2	2A-3	2A-4	2A-5	2A-6	2B	2B-2	2B-3	2B-4	2B-5	2B-6	2C	TOTALS						
± SF	657	645	852	1470	992	762	835	694	670	684	740	675	680	779	589	695	749	883	853	1183	1274	1101	977	1137	1218	977	1206	1208	1166	1060	1234	1342	1229	1106							
Ground Floor			2	1	2															1	1														7						
2nd Floor						1	1							1																						3					
3rd Floor	5	1				16	1			2	2	3	1	1		1	1	3	1			2	3	2	1		2			1	1				50						
4th Floor	5	1				20				2	2	4	1	1		1		3	1			2	3	2		1	2			1	1				54						
5th Floor	5	1				19	1			2	2	4	1	1		1		3	1			2	3	2		1	2			2	1				55						
6th Floor	5					19	1			2	2	4	1	1		1			1			2	3	2		1	2			2	1				51						
7th Floor	3					7		11	1	2	2	2	1			1			1			6				1	1	2			1	1			45						
Totals	23	3	2	1	2	82	4	11	1	10	10	17	5	5	1	5	1	9	5	1	1	8	18	8	1	1	4	8	1	2	6	4	1	4	265						
Totals																					68							25.7%													
%																					74.3%														100%						
± Net Rentable SF	15111	1935	1704	1470	1984	62484	3340	7634	670	6840	7400	11475	3400	3895	589	3475	749	7947	4265	1183	1274	8808	17586	9096	1218	977	4824	9664	1166	2120	7404	5368	1229	4424	222,708						

PROJECT DESCRIPTION

Adrian Court will be a new 265 unit residential mixed use community in the North Rollins Road Mixed Use District in Burlingame. The site is conveniently located within walking distance of the Millbrae BART/Caltrain station. In keeping with the lowrise industrial character of the surrounding neighborhood, the community is conceived with a contemporary urban character.

Two seven story buildings address the street frontages with an activated and pedestrian friendly ground level. Approximately 3,701 square feet of commercial space is located facing Adrian Road. Along Adrian Court, ground level uses include a fitness center, leasing office, and a central pedestrian plaza leading to the building lobbies. A pedestrian paseo leads from the Adrian Court cul-de-sac to a new public park established at the western edge of the site. The paseo will be lined with two story residential units with front entries from the pedestrian paseo.

The park will provide significant new amenities for both the residents and the public alike. It will feature seating areas, a bocce court, a landscaped stormwater garden feature, and a dog park among other pleasant amenities. The park is overlooked by the resident amenity courtyard at the third level where a swimming pool and clubroom are located, as well as outdoor cooking, dining, and social areas. Additional roof terraces at the 7th level of each of the two buildings will feature dramatic views of surrounding landscape and provide additional space for outdoor relaxation and socializing.

The architectural character of the community incorporates a variety of materials, including composite wood siding, an enhanced tile base, plaster, and metal panels intended to elevate neighborhood character in a way that is compatible with the surrounding commercial and industrial development. Parking for the project is screened from the public view by the commercial and residential uses located along the street frontages.

PROJECT TEAM

APPLICANT / OWNER
 SUMMERHILL APARTMENT COMMUNITIES
 777 S. CALIFORNIA AVENUE
 PALO ALTO, CA 94304
 P: 650.842.2404

CIVIL ENGINEER
 BKF ENGINEERS
 255 SHORELINE DR, SUITE 200
 REDWOOD CITY, CA 94065
 P: 650.482.6300

ARCHITECT
 SEIDEL ARCHITECTS
 545 SANSOME ST. SUITE 901
 SAN FRANCISCO, CA 94111
 P: 415.397.5535

MEP ENGINEER
 EMERALD CITY ENGINEERS
 21705 HIGHWAY 99
 LYNNWOOD, WA 98036
 P: 425.741.1200

LANDSCAPE ARCHITECT
 APRIL PHILIPS DESIGN WORKS, INC.
 819 FIFTH AVENUE
 SAN RAFAEL, CA 94901
 P: 415.457.2774

JOINT TRENCH
 GIACALONE DESIGN SERVICES
 5820 STONERIDGE MALL RD #345
 PLEASANTON, CA 94588
 P: 925.467.1740

CITY OF BURLINGAME NOTES

- AT THE TIME OF BUILDING PERMIT APPLICATION, PLANS AND ENGINEERING WILL BE SUBMITTED FOR SHORING AS REQUIRED BY 2016 CBC, CHAPTER 31 REGARDING THE PROTECTION OF ADJACENT PROPERTY AND AS REQUIRED BY OSHA.
 - 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.
 - 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.
 - 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.
 - SHORING AND BRACING SHALL REMAIN IN PLACE UNTIL FLOORS, ROOF, AND WALL SHEATHING HAVE BEEN ENTIRELY CONSTRUCTED.
 - 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.
- AN OSHA PERMIT WILL BE OBTAINED PER CAL/OSHA REQUIREMENTS.
- A GRADING PERMIT, IF REQUIRED, WILL BE OBTAINED FROM THE DEPARTMENT OF PUBLIC WORKS.
- ALL PATHS OF TRAVEL AND COMMON USE SPACES WILL BE ACCESSIBLE AND ALL LIVING UNITS WILL BE ADAPTABLE.

GREEN BUILDING MANDATORY MEASURES CHECKLIST NOTE:

2 COMPLETED COPIES OF THE GREEN BUILDING MANDATORY MEASURES CHECKLIST WILL BE SUBMITTED WITH THE PLANS FOR BUILDING CODE PLAN CHECK.

SIGNAGE NOTE:

ALL SIGNAGE WILL BE SUBJECT TO A SEPARATE SUBMITTAL AND SHALL BE SUBMITTED FOR APPROVAL AT A LATER DATE

PROJECT INFORMATION

ZONING: NORTH ROLLINS RD. MIXED-USE ZONE
 APN: 025-169-999, 025-169-350
 LOT AREA: 2.83 ACRES
 RESIDENTIAL UNITS: 265
 COMMERCIAL SF: 3,701
 RESIDENTIAL DENSITY: 93.6 DU/ACRE

OCCUPANCY CLASSIFICATIONS

R-2 RESIDENTIAL
 A-3 POOL/COURTYARD, CLUB ROOM
 S-2 PARKING GARAGE
 ACCESSORY ROOF DECK

TYPE OF CONSTRUCTION

GARAGE: TYPE IA
 RESIDENTIAL: TYPE IIIA

APPLICABLE CODES:

2016 CALIFORNIA BUILDING CODE
 2016 CALIFORNIA RESIDENTIAL CODE
 2016 CALIFORNIA MECHANICAL CODE
 2016 CALIFORNIA ELECTRICAL CODE
 2016 CALIFORNIA PLUMBING CODE
 INCLUDING ALL AMENDMENTS AS ADOPTED IN ORDINANCE 1889

APPLICABLE ACCESSIBILITY REGULATIONS:

THE ARCHITECTURAL BARRIERS ACT OF 1969 (ABA)
 SECTION 504 OF THE REHABILITATION ACT OF 1973
 THE FAIR HOUSING ACT (FHA)
 THE AMERICANS WITH DISABILITIES ACT (ADA)
 THE CALIFORNIA BUILDING CODE (CBC), CHAPTERS 11A AND 11B.

HIDDEN CONDITIONS:

ANY HIDDEN CONDITIONS THAT REQUIRE WORK TO BE PERFORMED BEYOND THE SCOPE OF THE BUILDING PERMIT ISSUED FOR THESE PLANS MAY REQUIRE FURTHER CITY APPROVALS INCLUDING REVIEW BY THE PLANNING COMMISSION. THE BUILDING OWNER, PROJECT DESIGNER, AND/OR CONTRACTOR MUST SUBMIT A REVISION TO THE CITY FOR ANY WORK NOT GRAPHICALLY ILLUSTRATED ON THE JOB COPY OFF THE PLANS PRIOR TO PERFORMING THE WORK.

NORTH ROLLINS ROAD MIXED-USE STANDARDS

	STANDARD	PROVIDED
DENSITY - TIER 3	70 DU/AC + DENSITY BONUS	93.6 DU/AC
NON RESIDENTIAL F.A.R.	1.0	.033
HEIGHT - TIER 3	75' / 80'	79'
FRONT SETBACK (ADRIAN CT.)	15'	15'-2"
INTERIOR SIDE SETBACK	15'	15'-0"
STREET SIDE SETBACK (ADRIAN RD.)	10'	15'-0"
REAR SETBACK	20'	54'
LOT COVERAGE	60% MAX	45%
OPEN SPACE	125 SF/DU MIN	242 SF/DU
	33,125 SF	60,324 SF
PARK & PASEO AREA	-	21,062 SF (0.48 ACRES)
PEDESTRIAN PLAZA AREA - TIER 3	2,250 SF	3,736 SF
CORNER PLAZA AREA	-	816 SF
LANDSCAPE COVERAGE	20%	20.3%



45 ADRIAN CT



45 ADRIAN CT



I ADRIAN CT



I ADRIAN RD



14 ADRIAN CT



BAYSHORE FWY



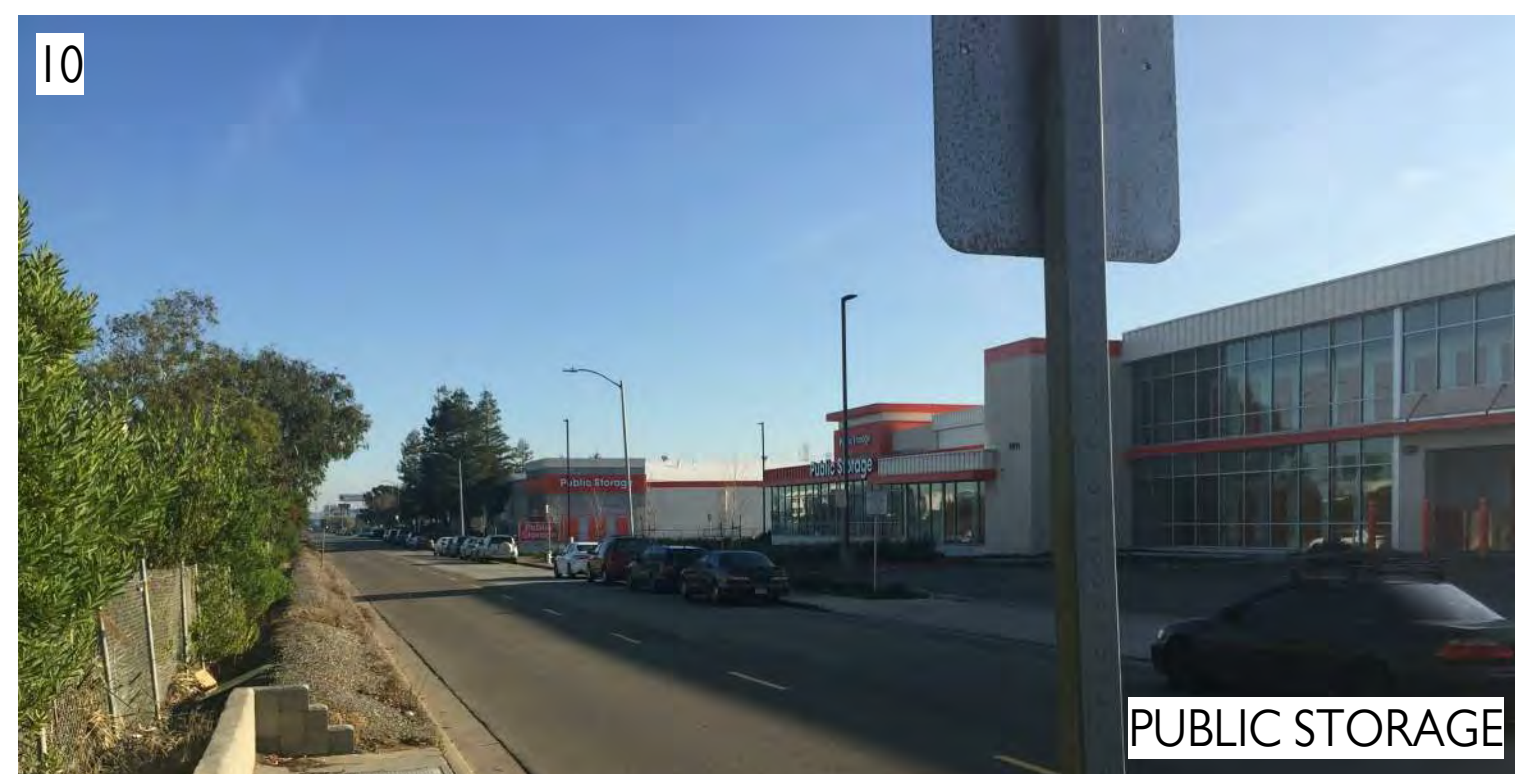
1811 ADRIAN RD



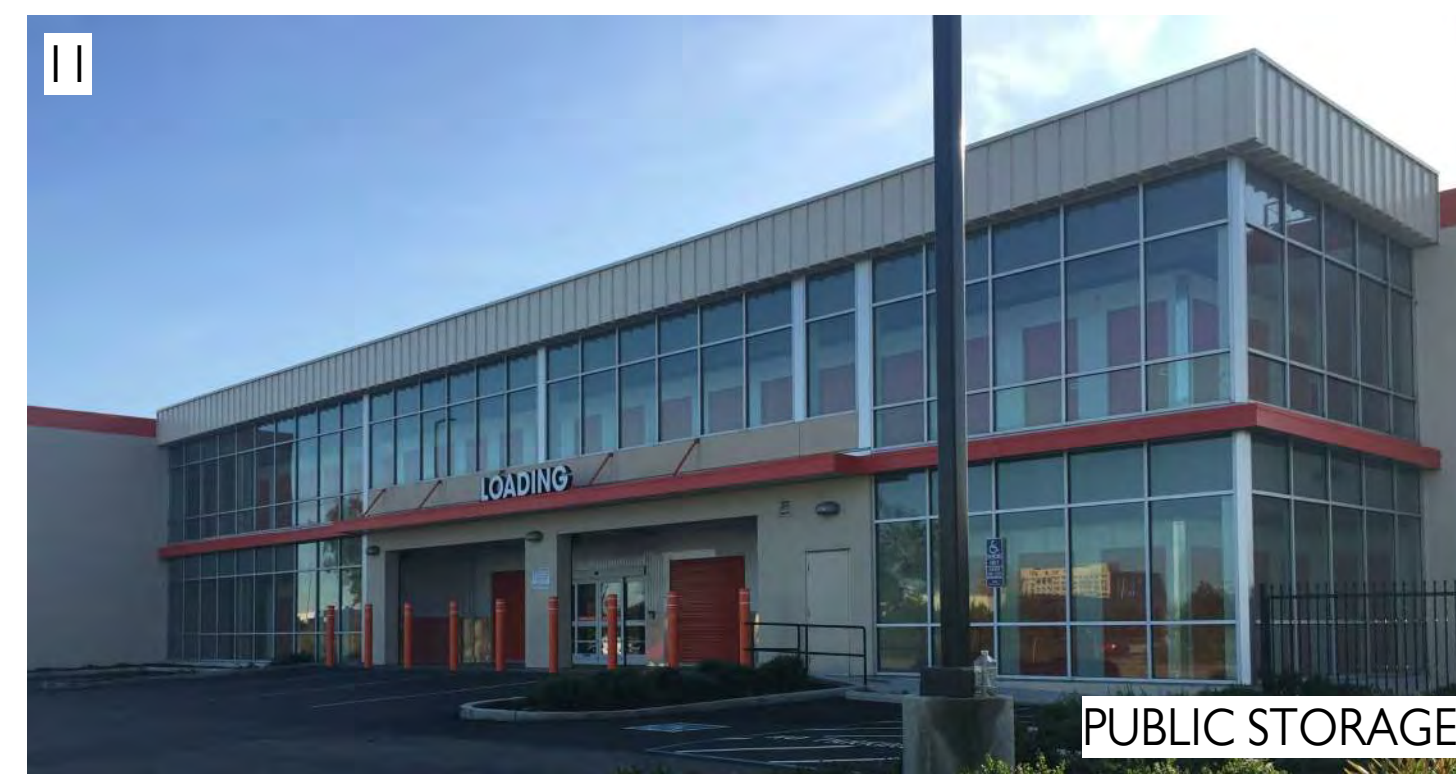
BAYSHORE FWY



2 BRODERICK RD



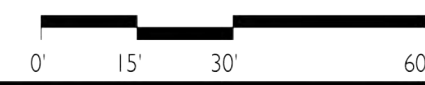
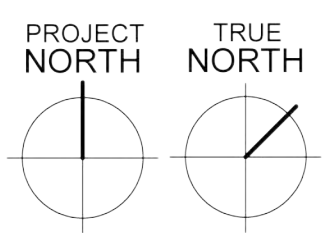
PUBLIC STORAGE



PUBLIC STORAGE

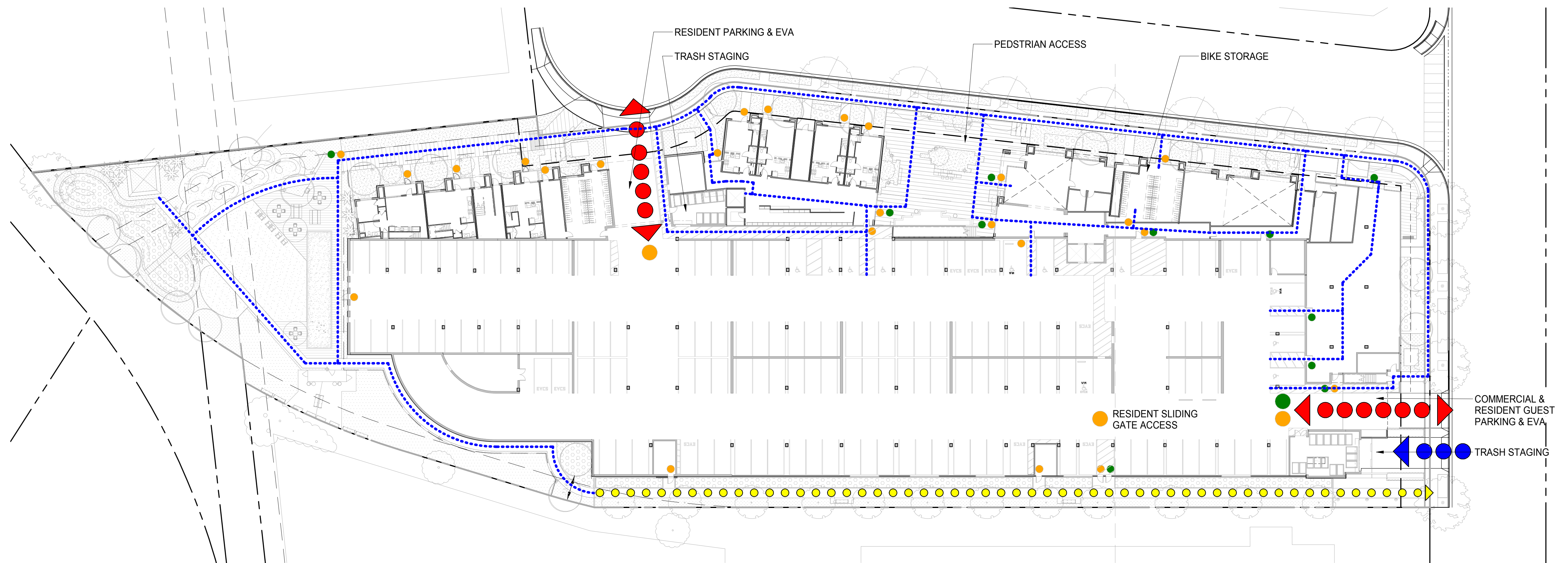


MILLBRAE



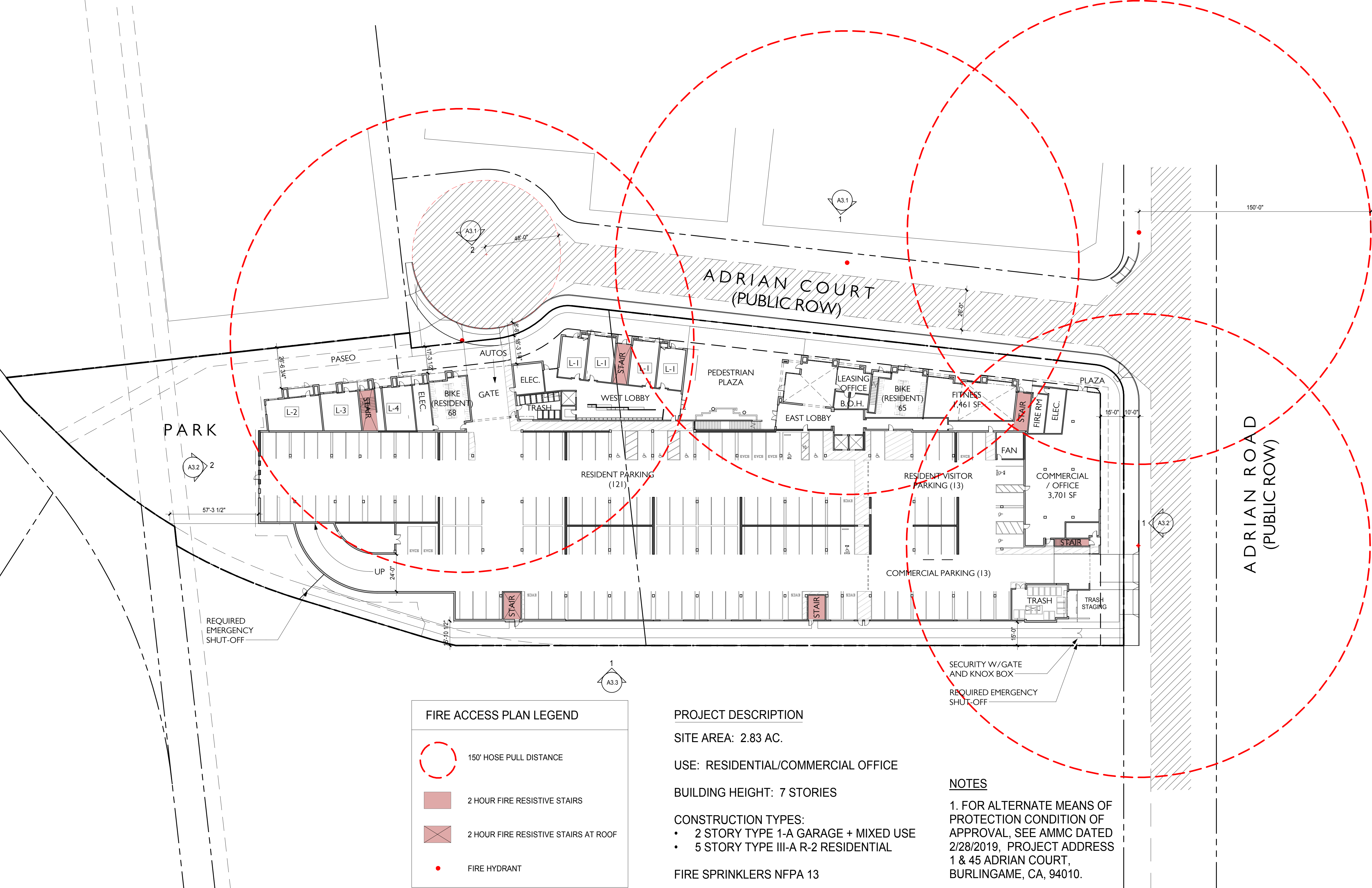


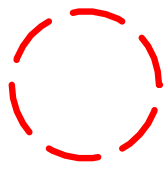







1
A0.6 1ST / GROUND FLOOR - CIRCULATION
1" = 30'-0"

CIRCULATION LEGEND	
	PEDESTRIAN ROUTE
	EMERGENCY EGRESS ROUTE
	VEHICULAR ACCESS ROUTE
	RECOLOGY ACCESS
	RESIDENT ENTRANCE/EXIT - AUTO
	RESIDENT ENTRANCE/EXIT - PEDESTRAIN
	GUEST ENTRANCE/EXIT - AUTO
	GUEST ENTRANCE/EXIT - PEDESTRIAN



FIRE ACCESS PLAN LEGEND	
	150' HOSE PULL DISTANCE
	2 HOUR FIRE RESISTIVE STAIRS
	2 HOUR FIRE RESISTIVE STAIRS AT ROOF
	FIRE HYDRANT

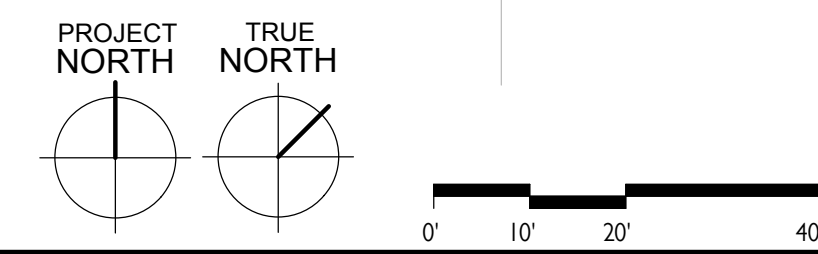
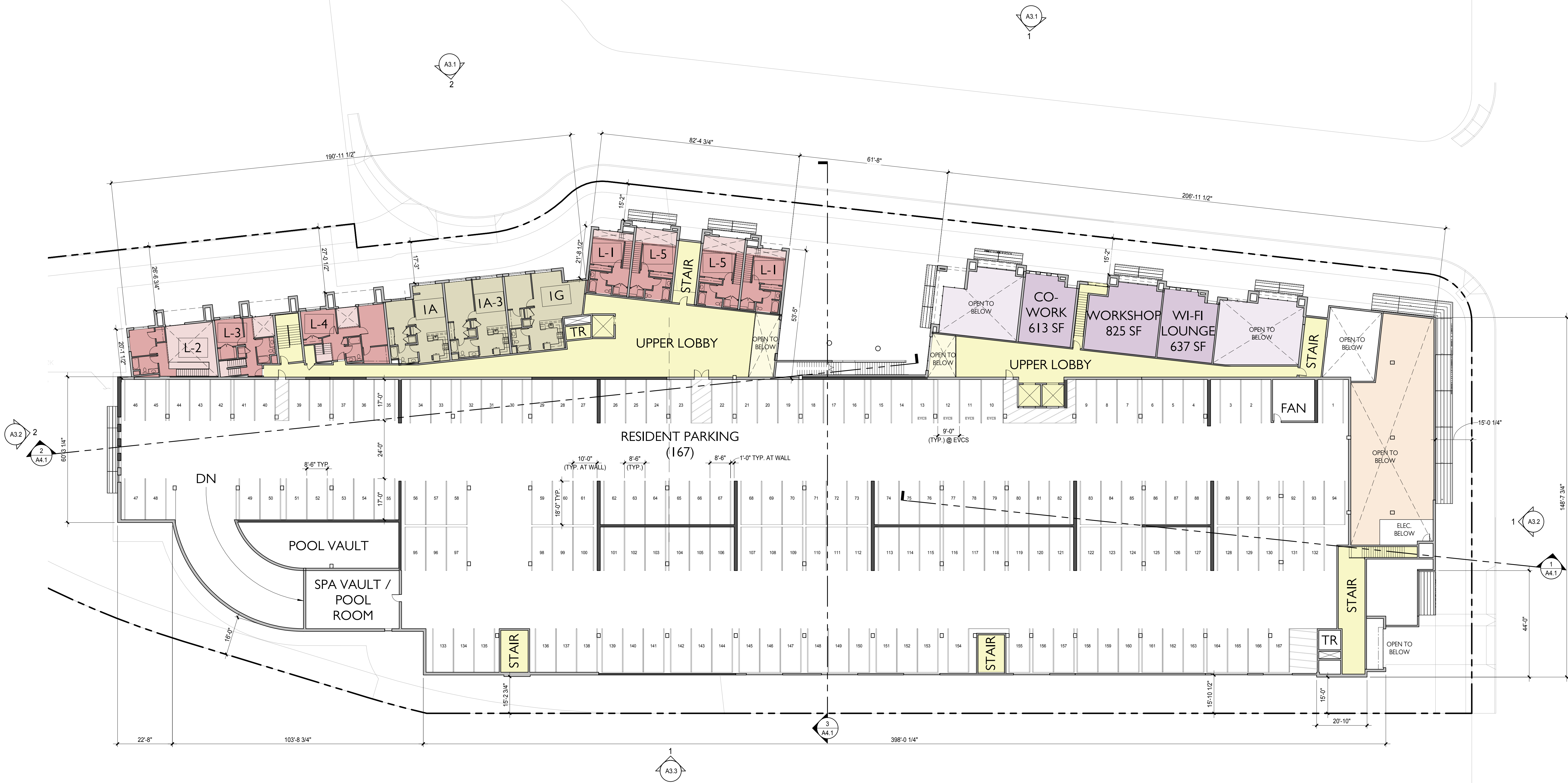
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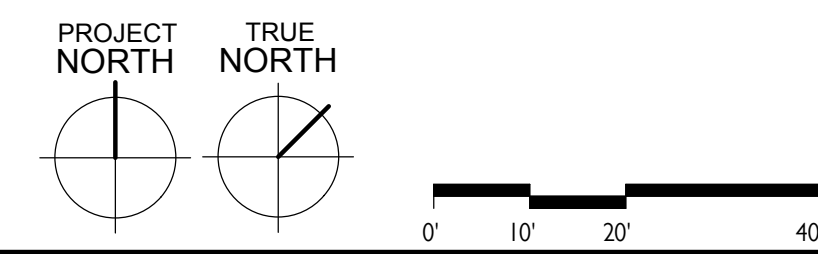
SITE AREA: 2.83 AC.
 USE: RESIDENTIAL/COMMERCIAL OFFICE
 BUILDING HEIGHT: 7 STORIES
 CONSTRUCTION TYPES:
 • 2 STORY TYPE 1-A GARAGE + MIXED USE
 • 5 STORY TYPE III-A R-2 RESIDENTIAL
 FIRE SPRINKLERS NFPA 13

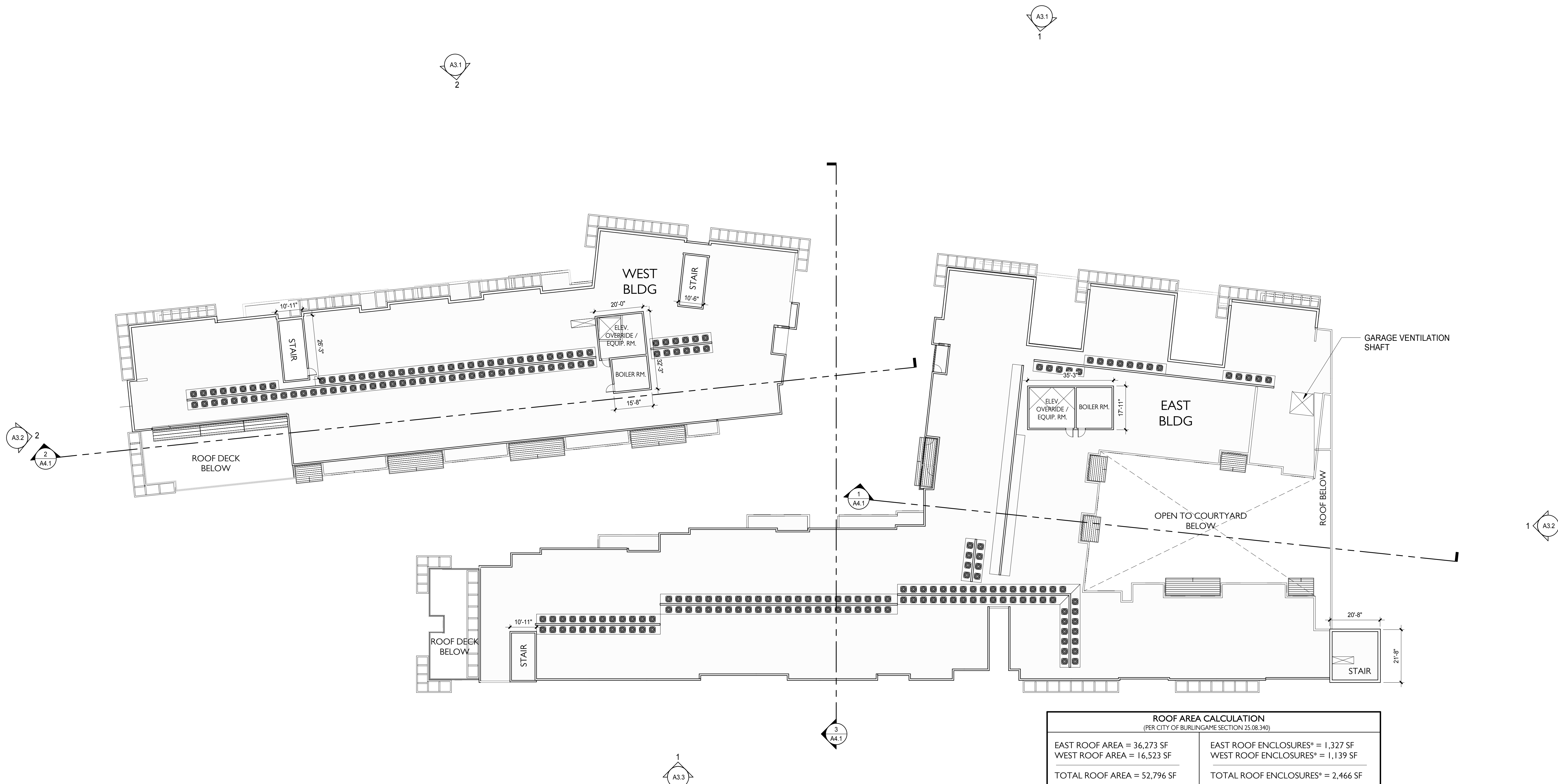
NOTES

1. FOR ALTERNATE MEANS OF PROTECTION CONDITION OF APPROVAL, SEE AMMC DATED 2/28/2019, PROJECT ADDRESS 1 & 45 ADRIAN COURT, BURLINGAME, CA, 94010.









ROOF AREA CALCULATION (PER CITY OF BURLINGAME SECTION 25.08.340)		
EAST ROOF AREA = 36,273 SF	EAST ROOF ENCLOSURES* = 1,327 SF	
WEST ROOF AREA = 16,523 SF	WEST ROOF ENCLOSURES* = 1,139 SF	
TOTAL ROOF AREA = 52,796 SF	TOTAL ROOF ENCLOSURES* = 2,466 SF	
TOTAL ROOF ENCLOSURES*	=	$\frac{2,466 \text{ SF}}{52,796 \text{ SF}} = 4.6\%$
TOTAL ROOF AREA		
* INCLUDES STAIR, ELEVATOR AND EQUIPMENT ENCLOSURES ABOVE 80'-0" IN HEIGHT		



ADRIAN COURT ELEVATION



PASEO ELEVATION

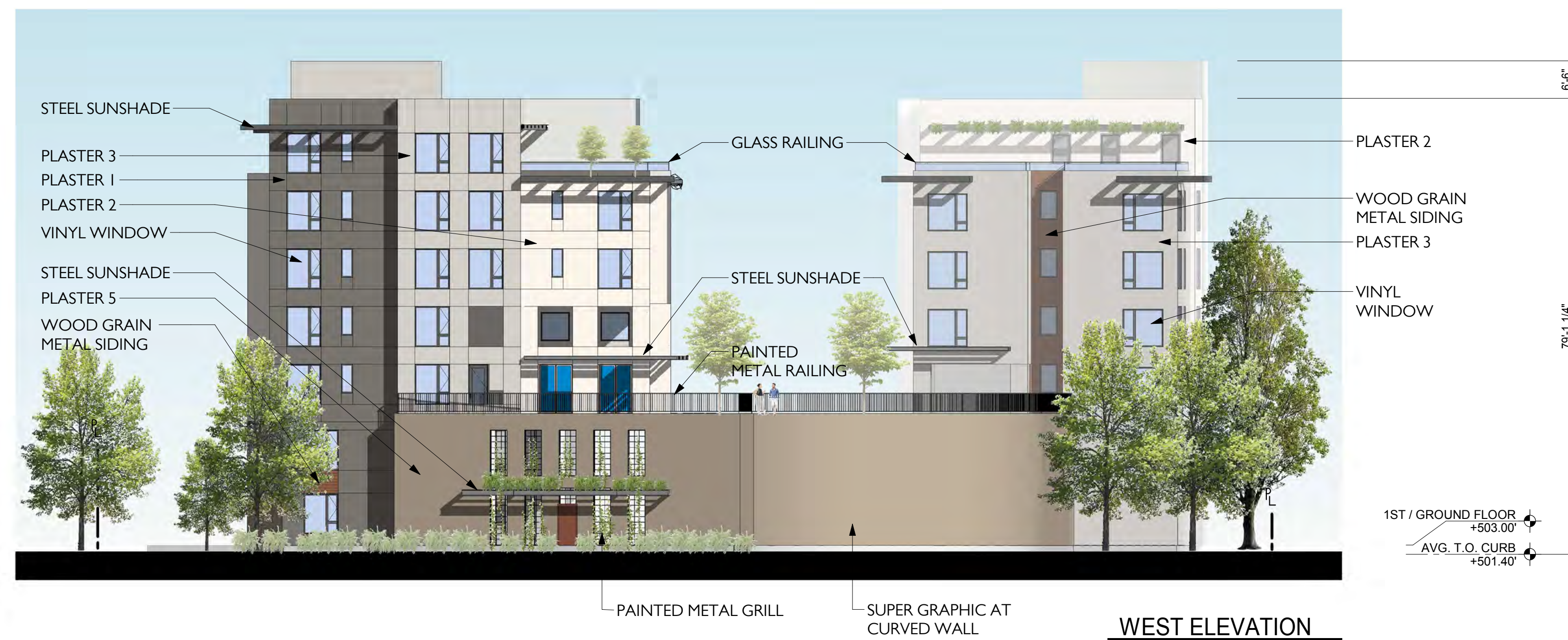
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NOTE: REFER TO CIVIL DRAWINGS FOR RELATIONSHIP OF NOTED ELEVATIONS TO ACTUAL GRADE.





ADRIAN ROAD ELEVATION



SIGNAGE NOTE: ALL SIGNAGE WILL BE SUBJECT TO A SEPARATE SUBMITTAL AND SHALL BE SUBMITTED FOR APPROVAL AT A LATER DATE

NOTE: REFER TO CIVIL DRAWINGS FOR RELATIONSHIP OF NOTED ELEVATIONS TO ACTUAL GRADE.

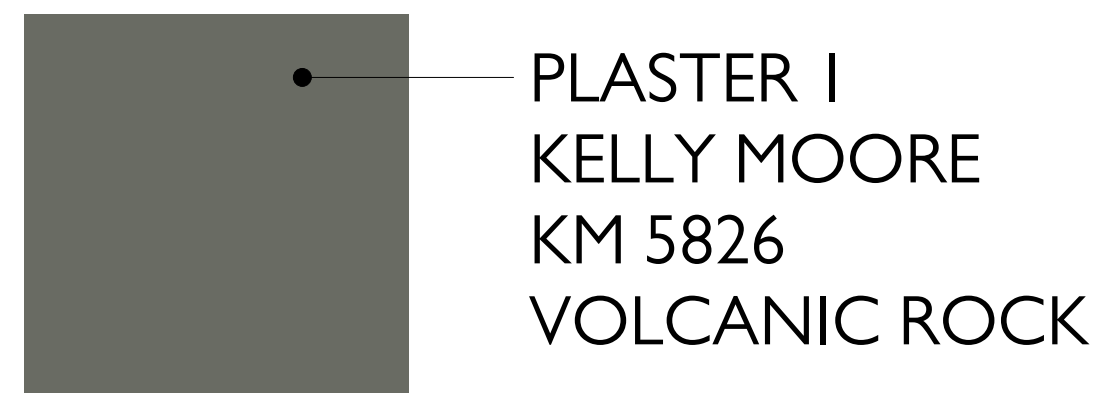




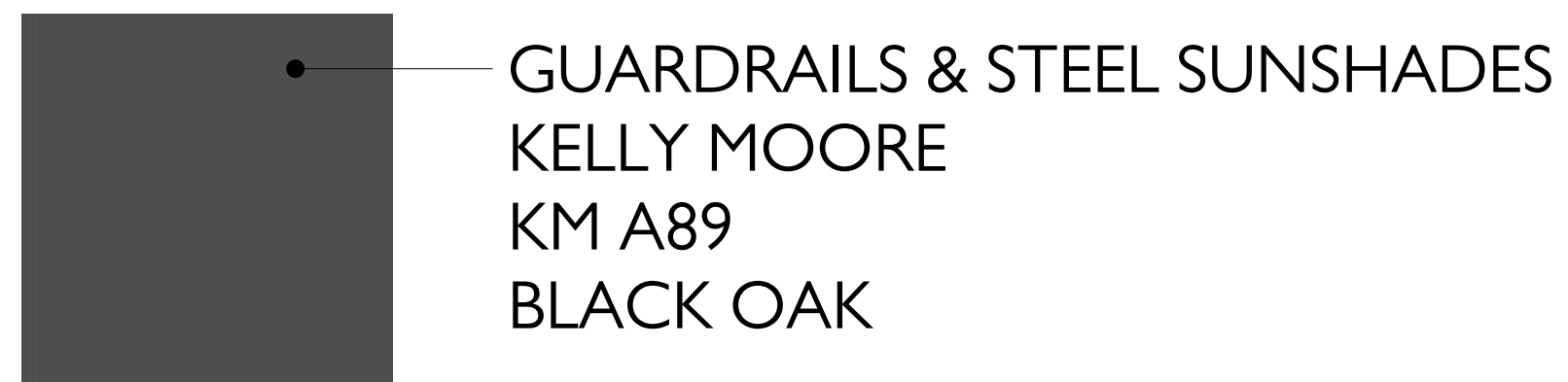
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NOTE: REFER TO CIVIL DRAWINGS FOR RELATIONSHIP OF NOTED ELEVATIONS TO ACTUAL GRADE.

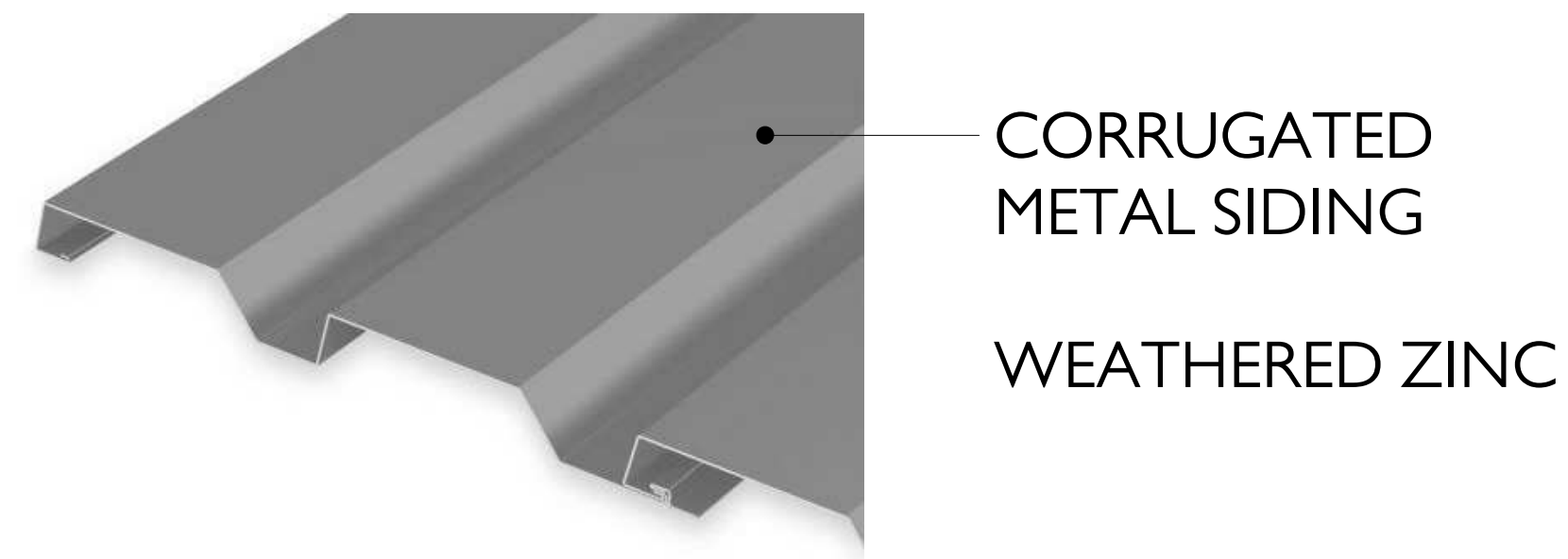




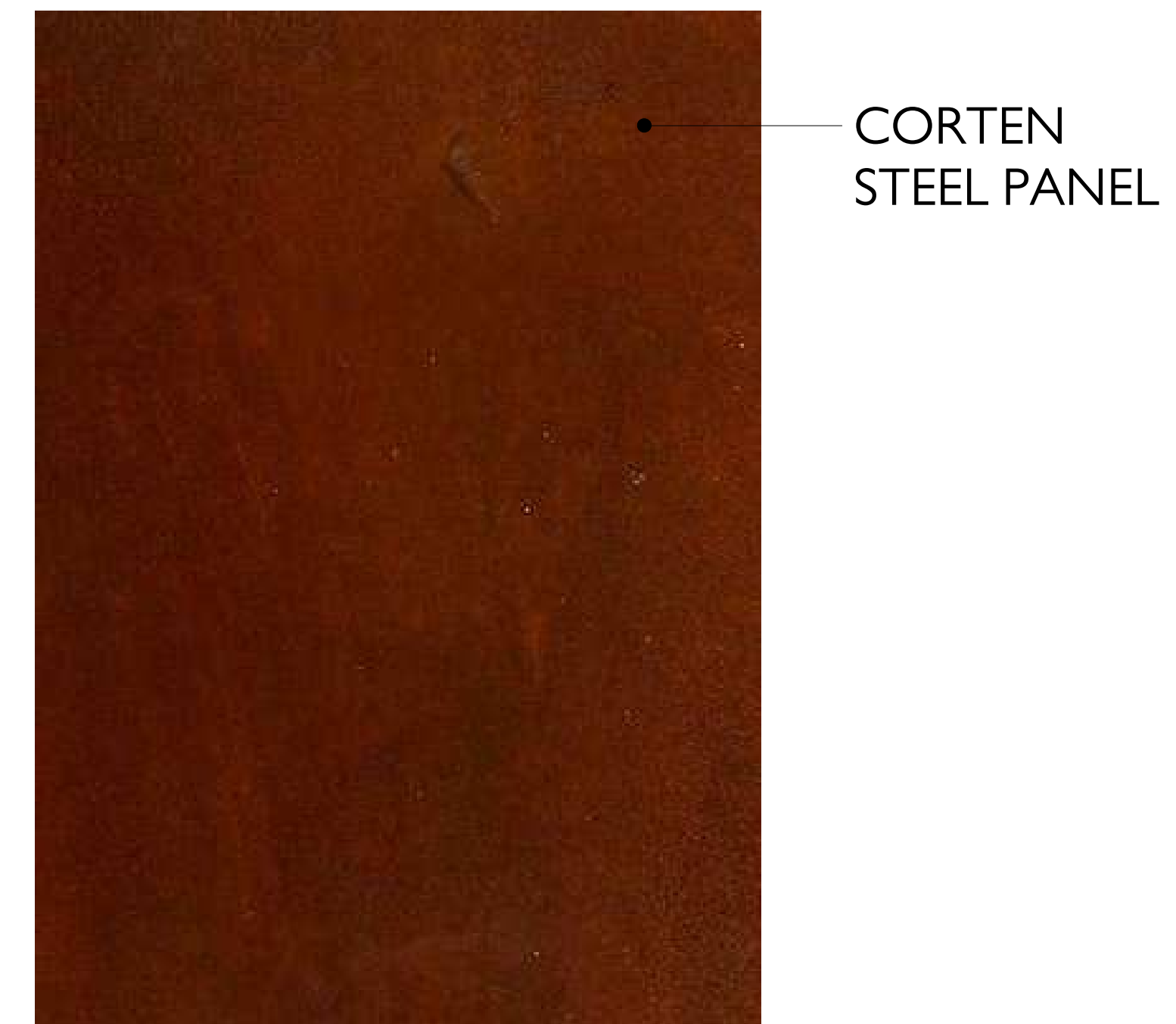
PLASTER 1
KELLY MOORE
KM 5826
VOLCANIC ROCK



GUARDRAILS & STEEL SUNSHADES
KELLY MOORE
KM A89
BLACK OAK



CORRUGATED
METAL SIDING
WEATHERED ZINC



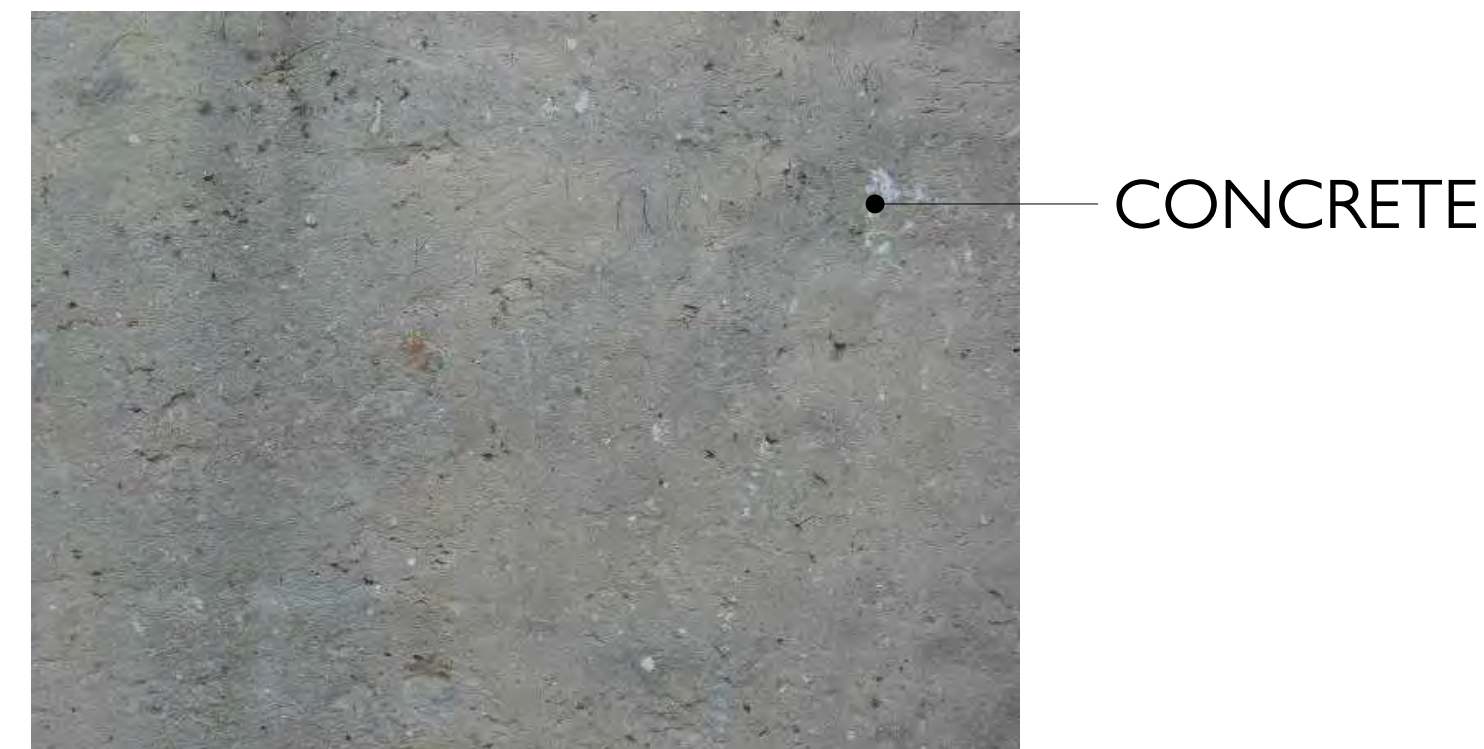
CORTEN
STEEL PANEL



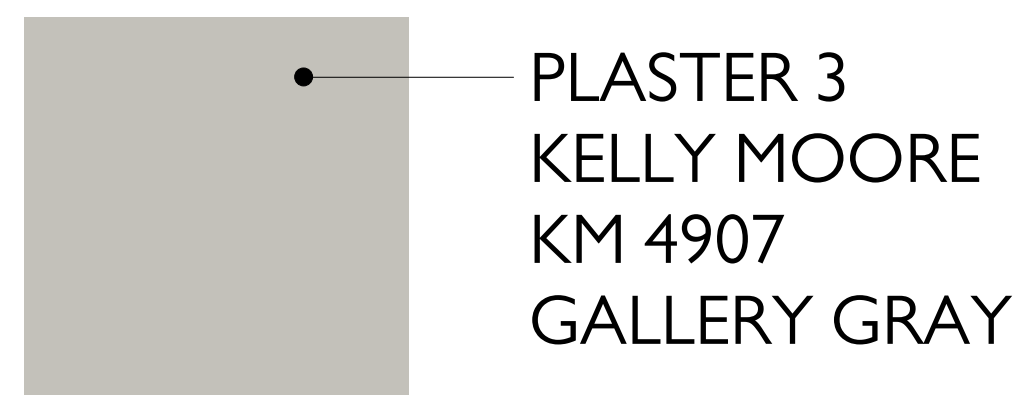
PLASTER 2
BENJAMIN MOORE
OC-69
WHITE OPULENCE



ACCENT DOORS & BRIDGE
KELLY MOORE
KM 4491
AGED TEAK



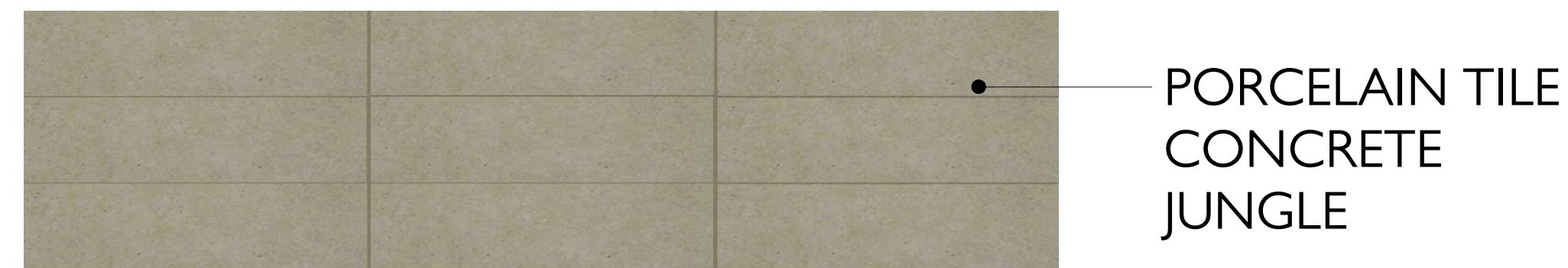
CONCRETE



PLASTER 3
KELLY MOORE
KM 4907
GALLERY GRAY



PLASTER
SAND FLOAT
FINISH



PORCELAIN TILE
CONCRETE
JUNGLE



PLASTER 4
DUNN EDWARDS
DEA 160
HOPE CHEST



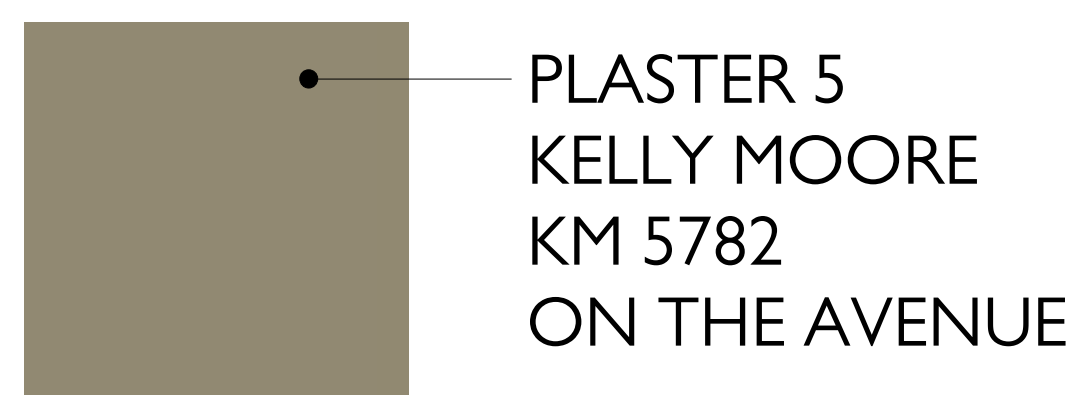
SMOOTH PLASTER
W/ REVEAL



WOOD GRAIN METAL SIDING
DARK CHERRY



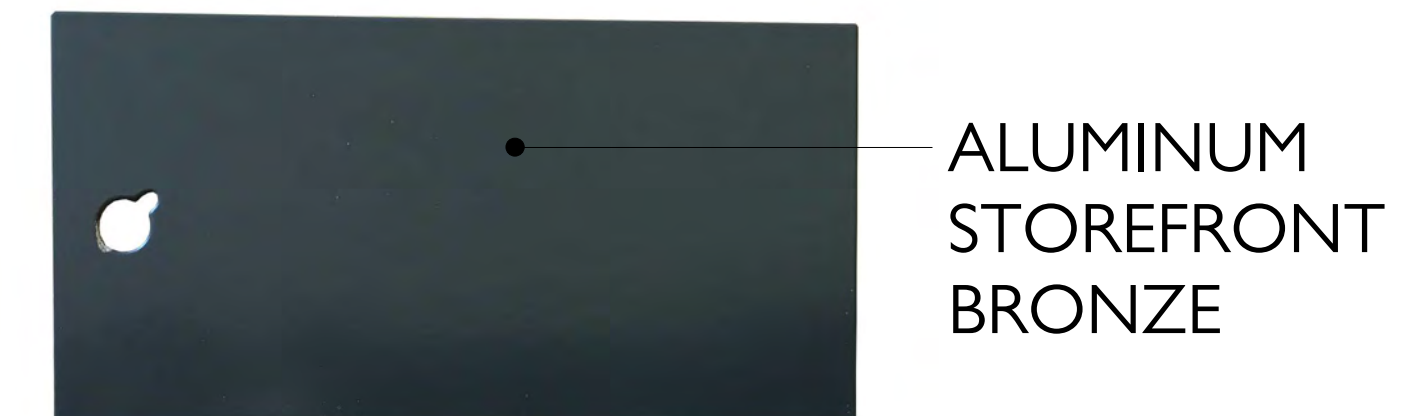
ALUMINUM
WINDOW
BRONZE



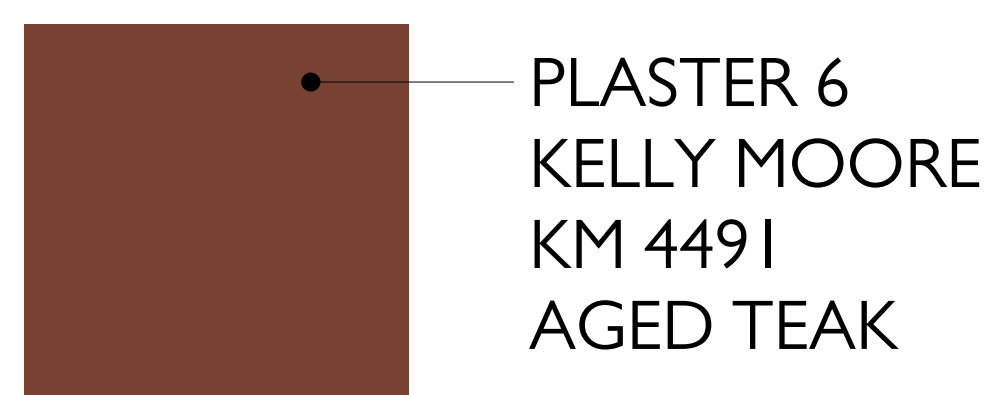
PLASTER 5
KELLY MOORE
KM 5782
ON THE AVENUE



VERTICAL METAL
PANEL
OLD ZINC GRAY



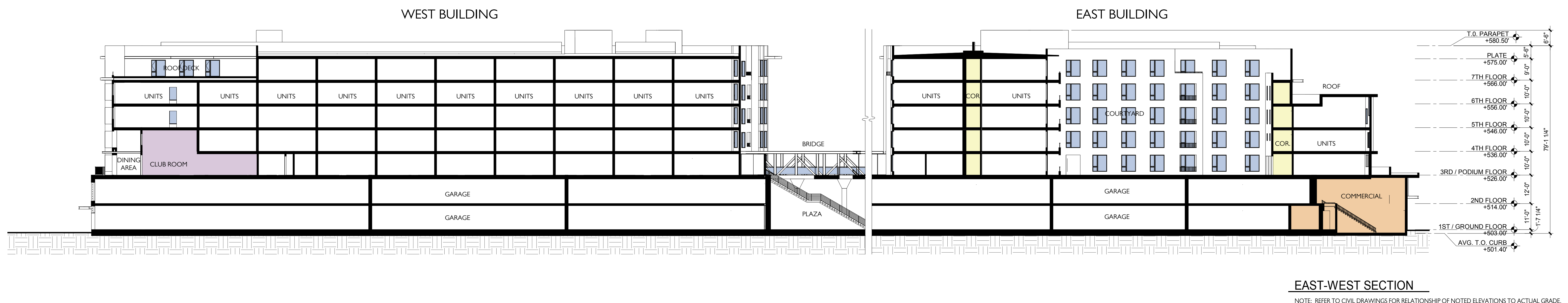
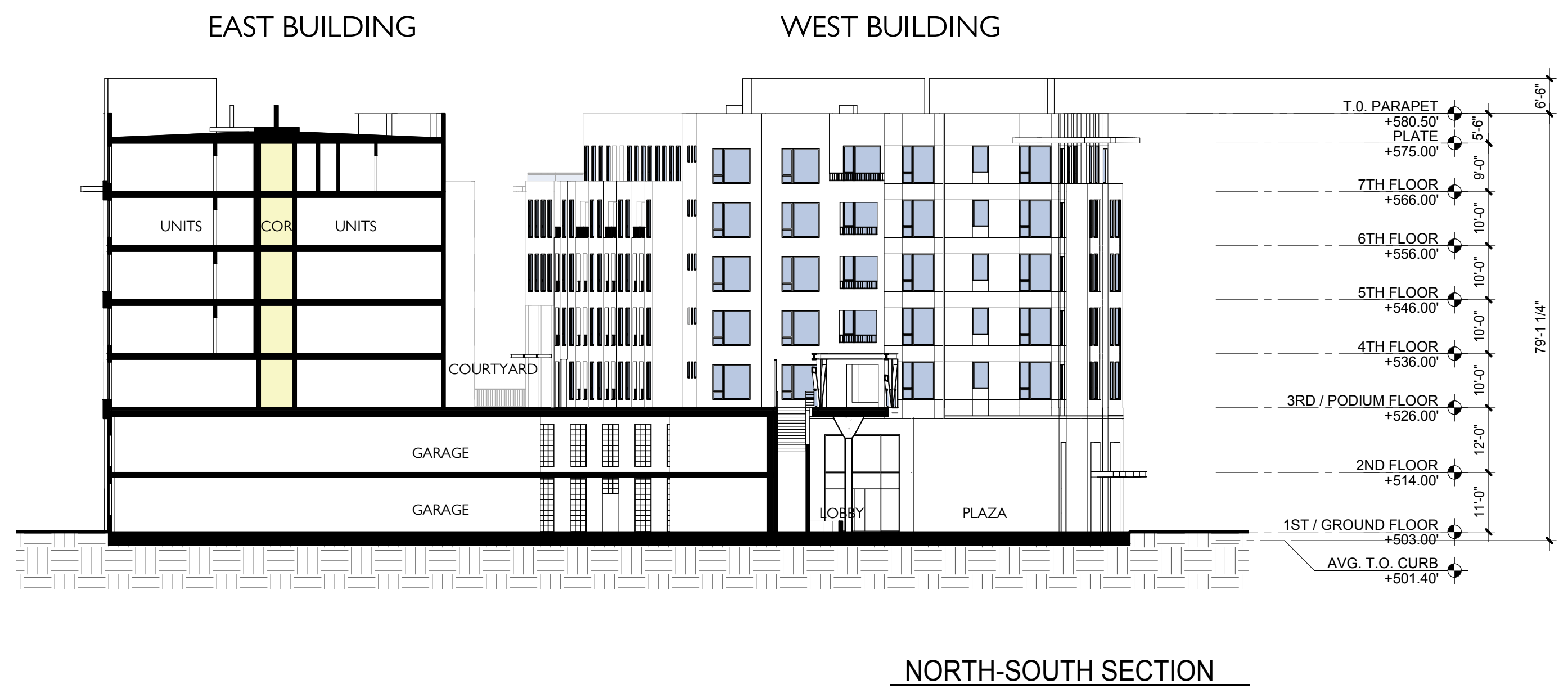
ALUMINUM
STOREFRONT
BRONZE

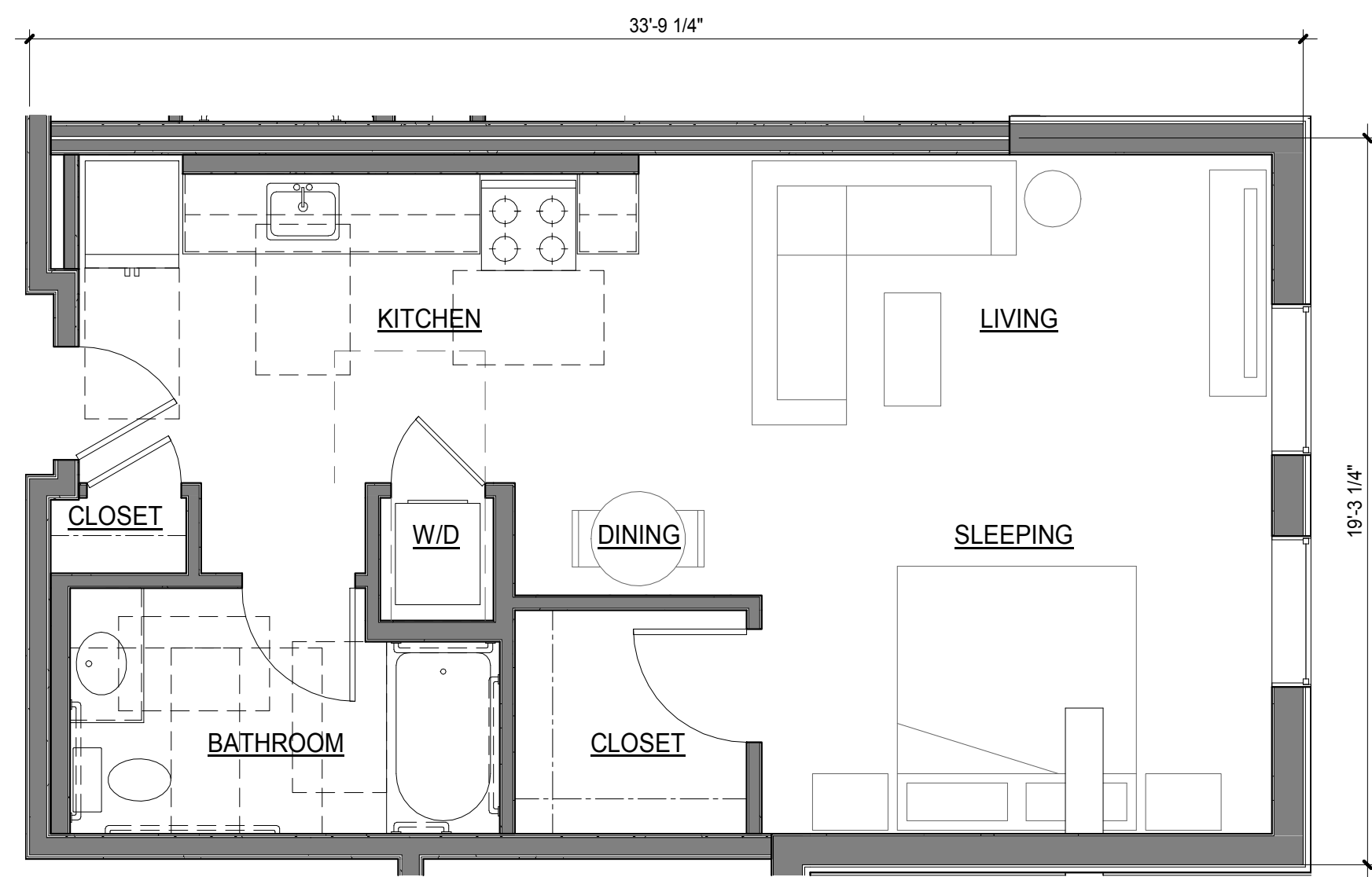


PLASTER 6
KELLY MOORE
KM 4491
AGED TEAK

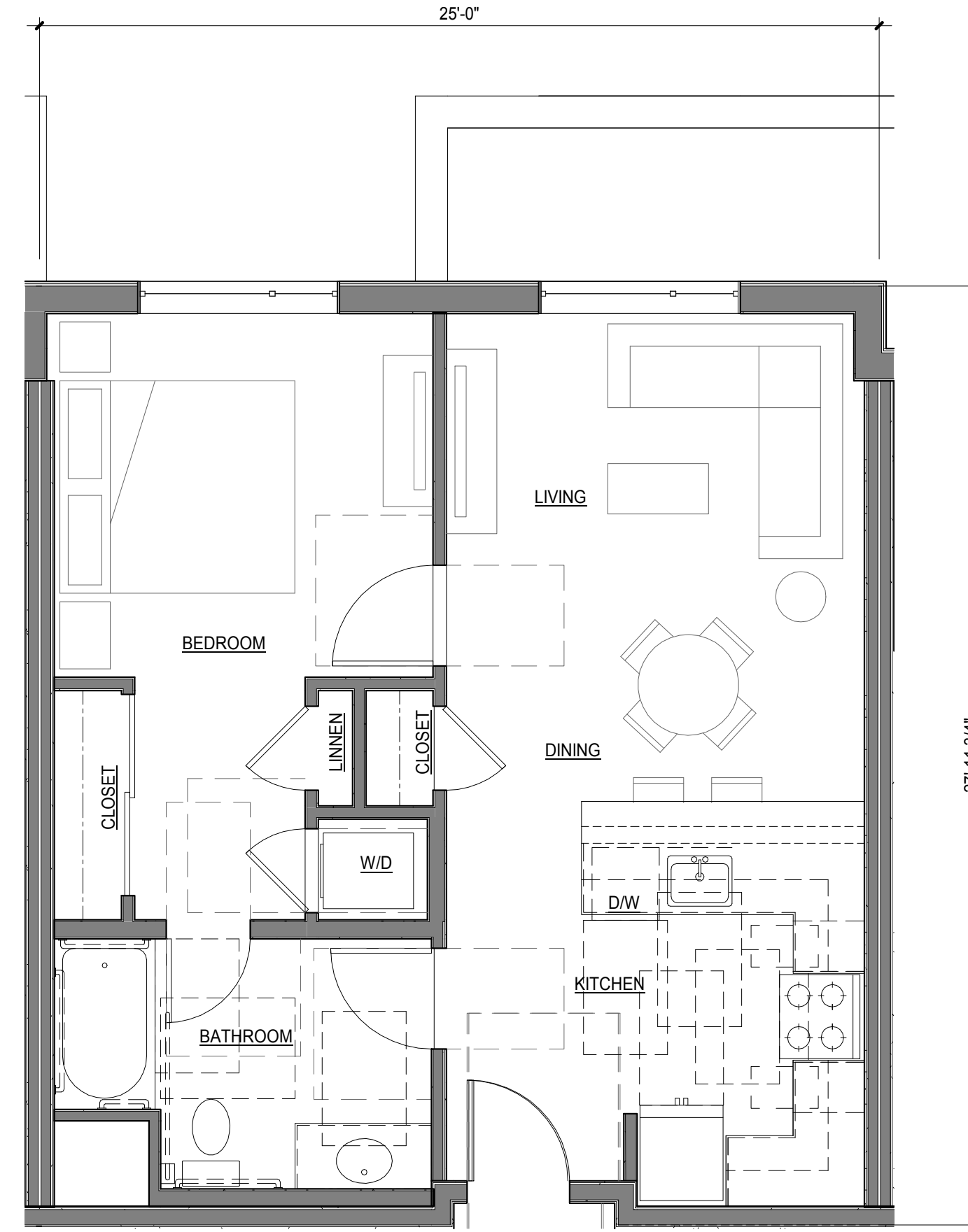


VINYL WINDOW
BRONZE

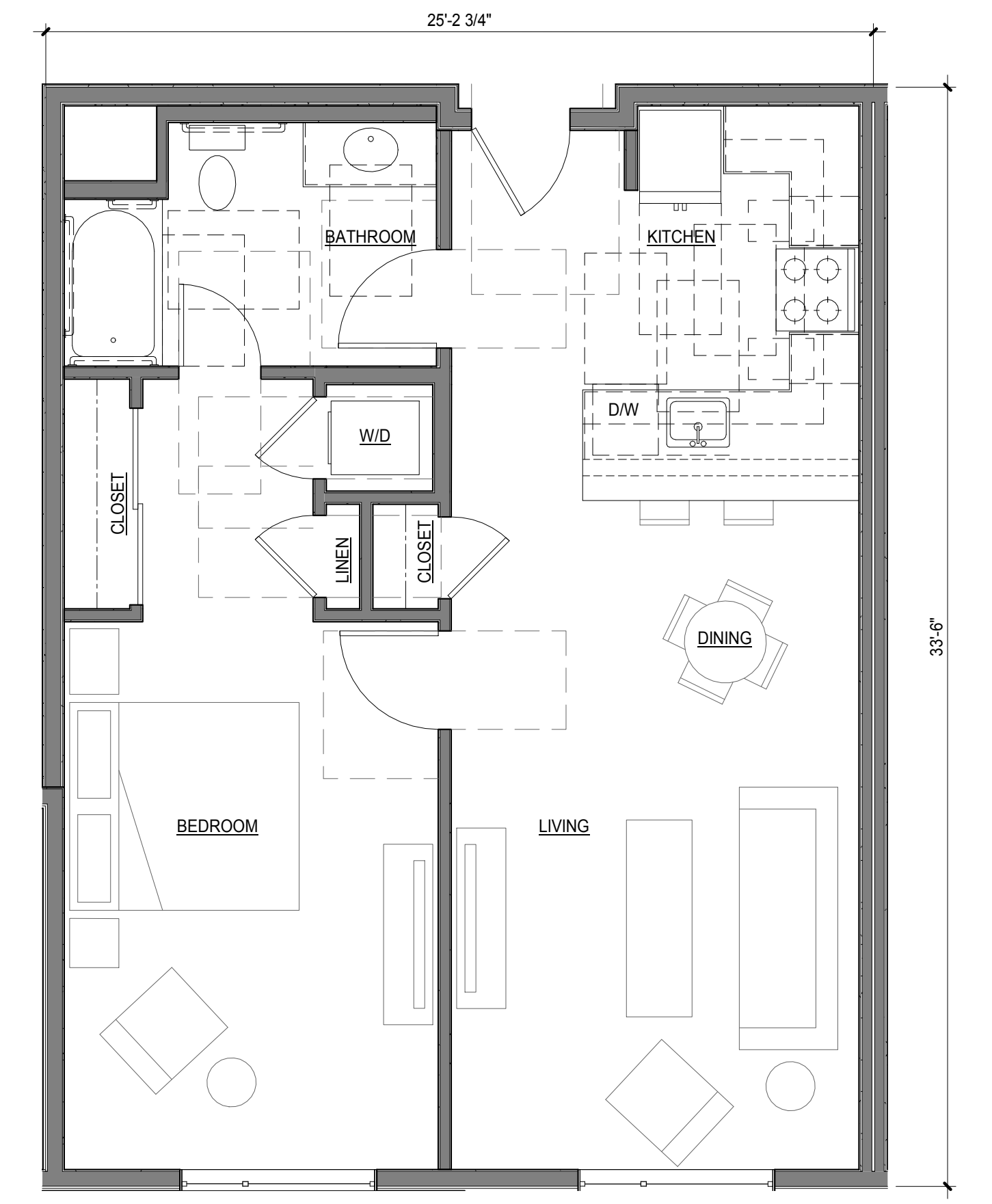




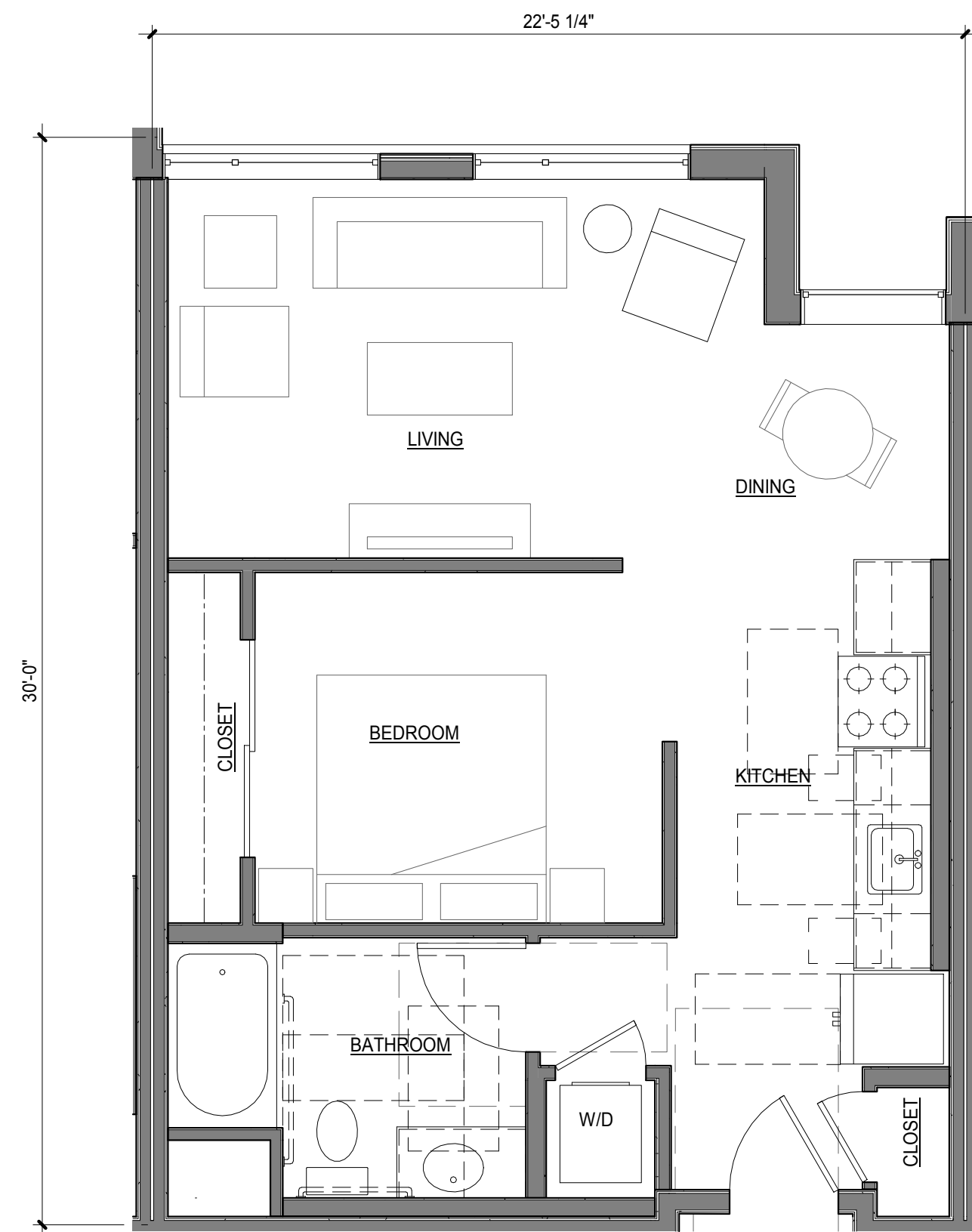
6 STUDIO (3 UNITS, 645 SF)
A5.1 1/4" = 1'-0"



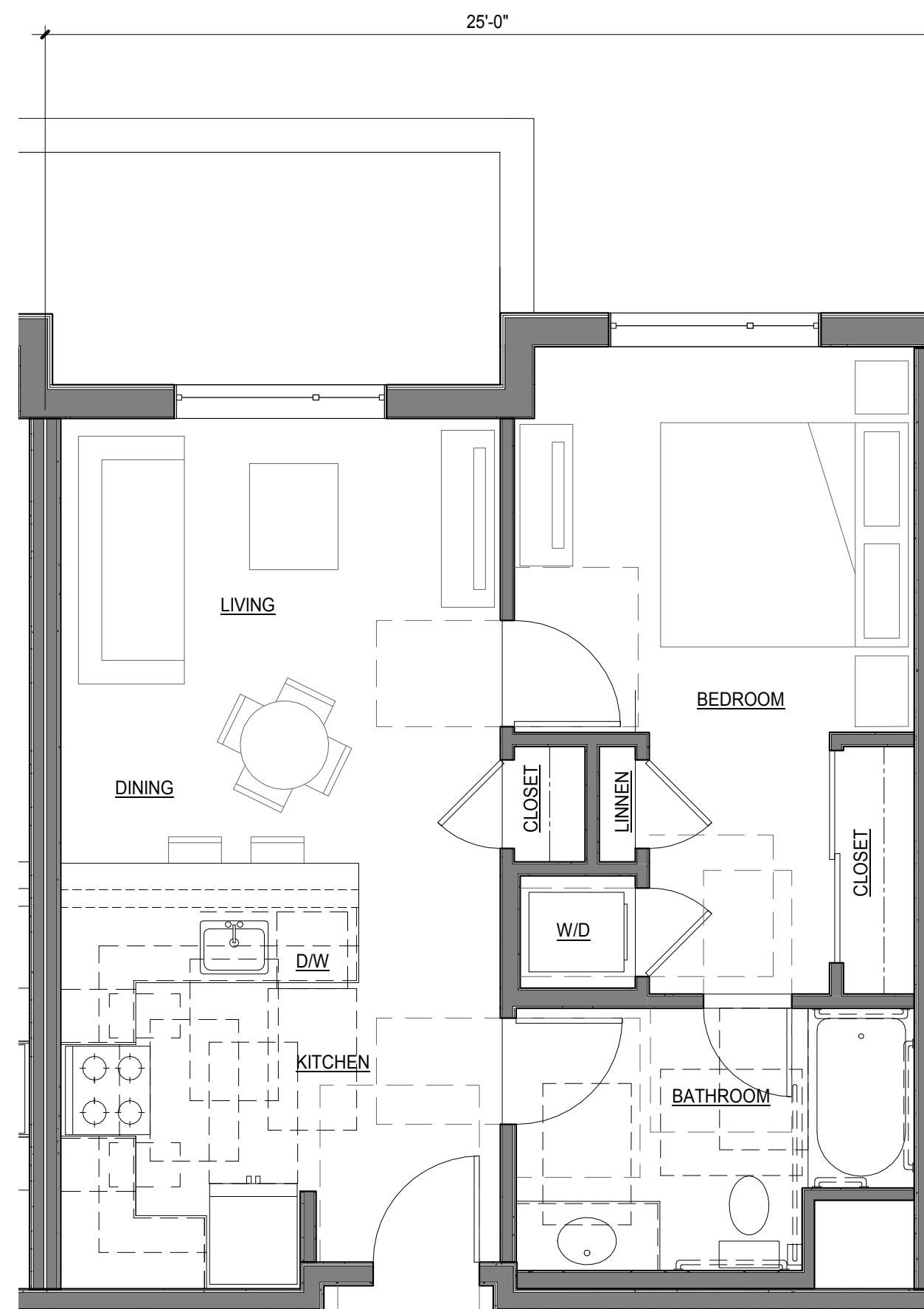
4 UNIT 1A-4 (11 UNITS, 694 SF)
A5.1 1/4" = 1'-0"



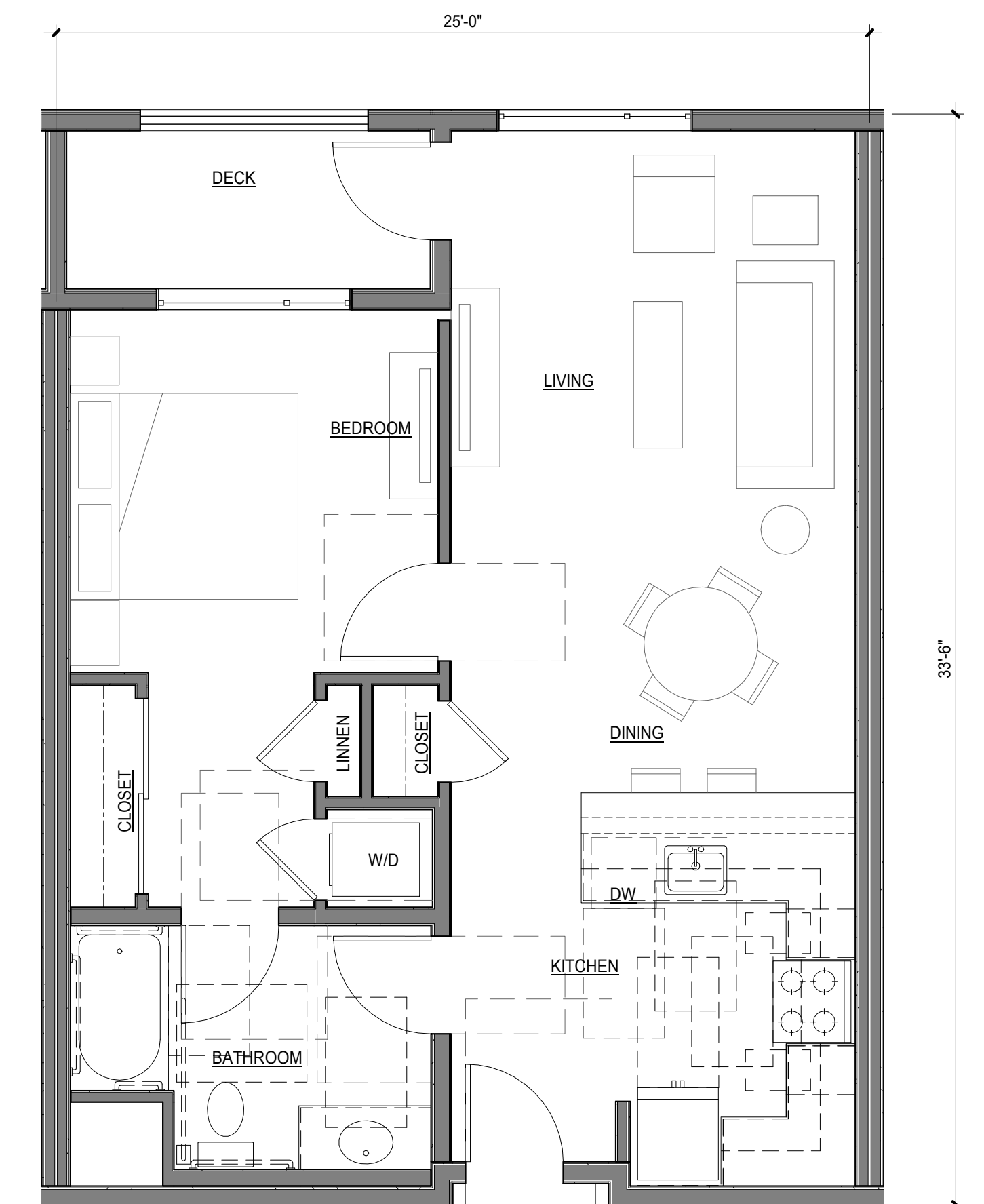
2 UNIT 1A-3 (4 UNITS, 835 SF)
A5.1 1/4" = 1'-0"



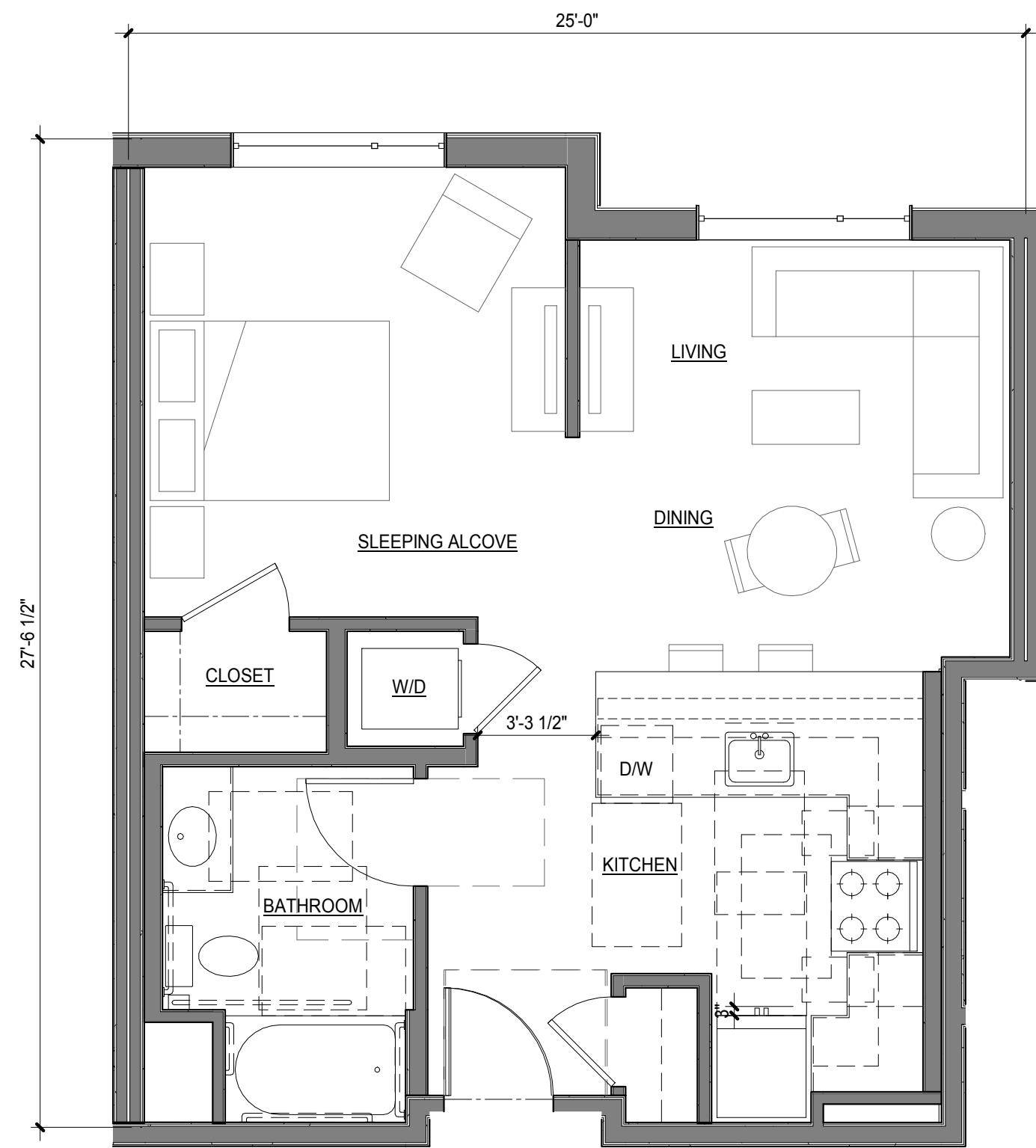
5 UNIT JR 1 BR (23 UNITS, 657 SF)
A5.1 1/4" = 1'-0"



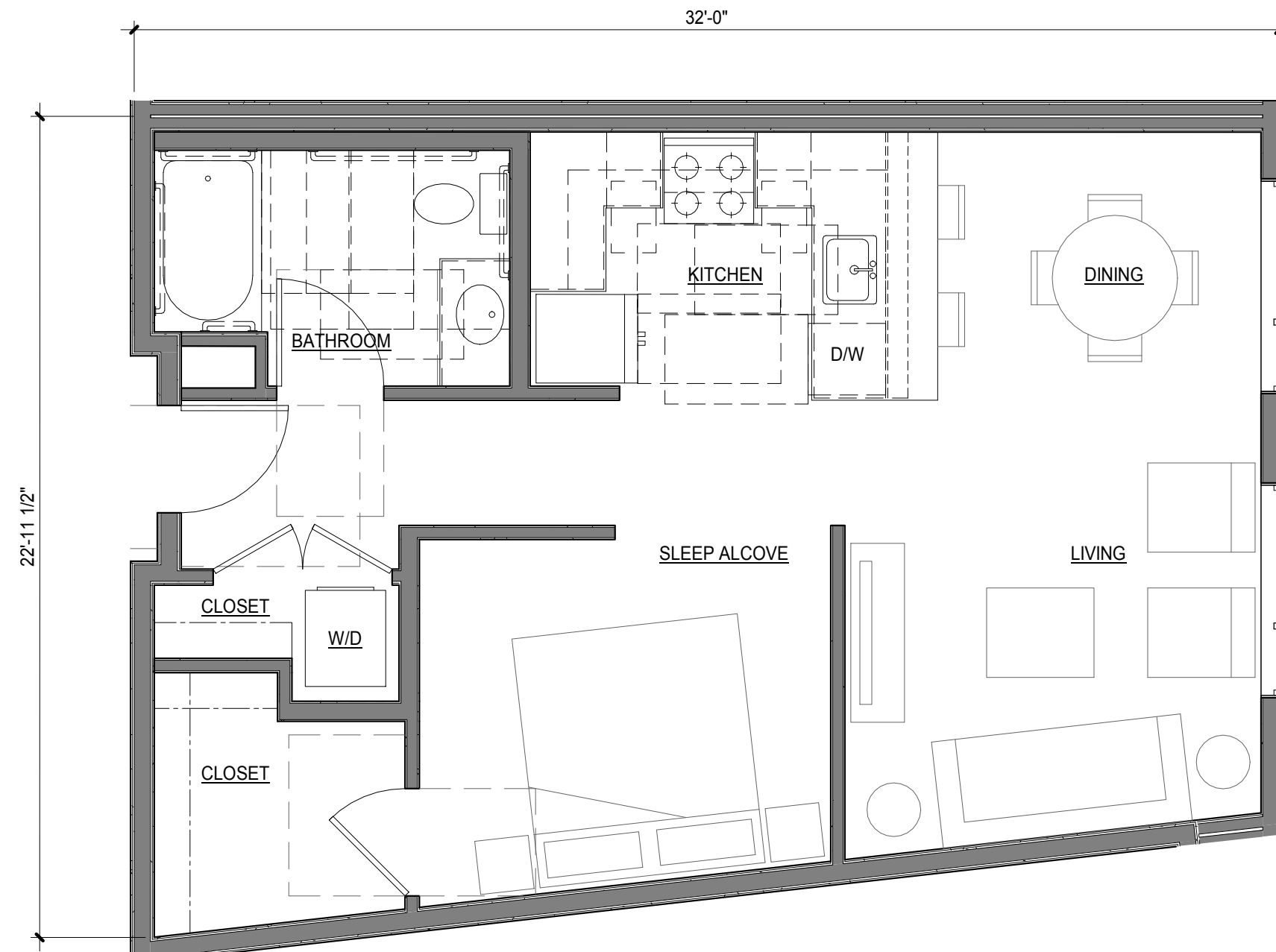
3 UNIT 1A-5 (1 UNIT, 670 SF)
A5.1 1/4" = 1'-0"



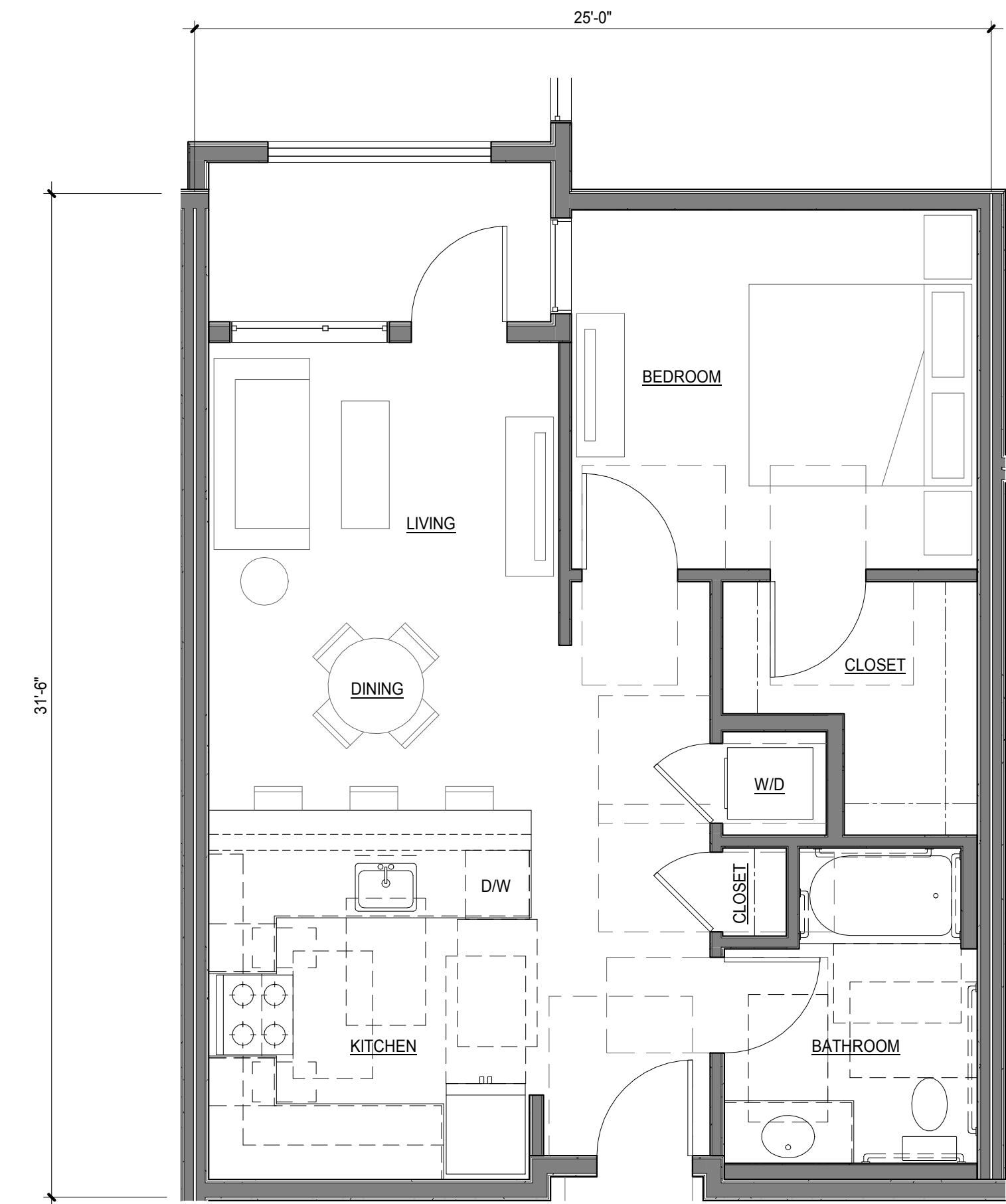
1 UNIT 1A (82 UNITS, 762 SF)
A5.1 1/4" = 1'-0"



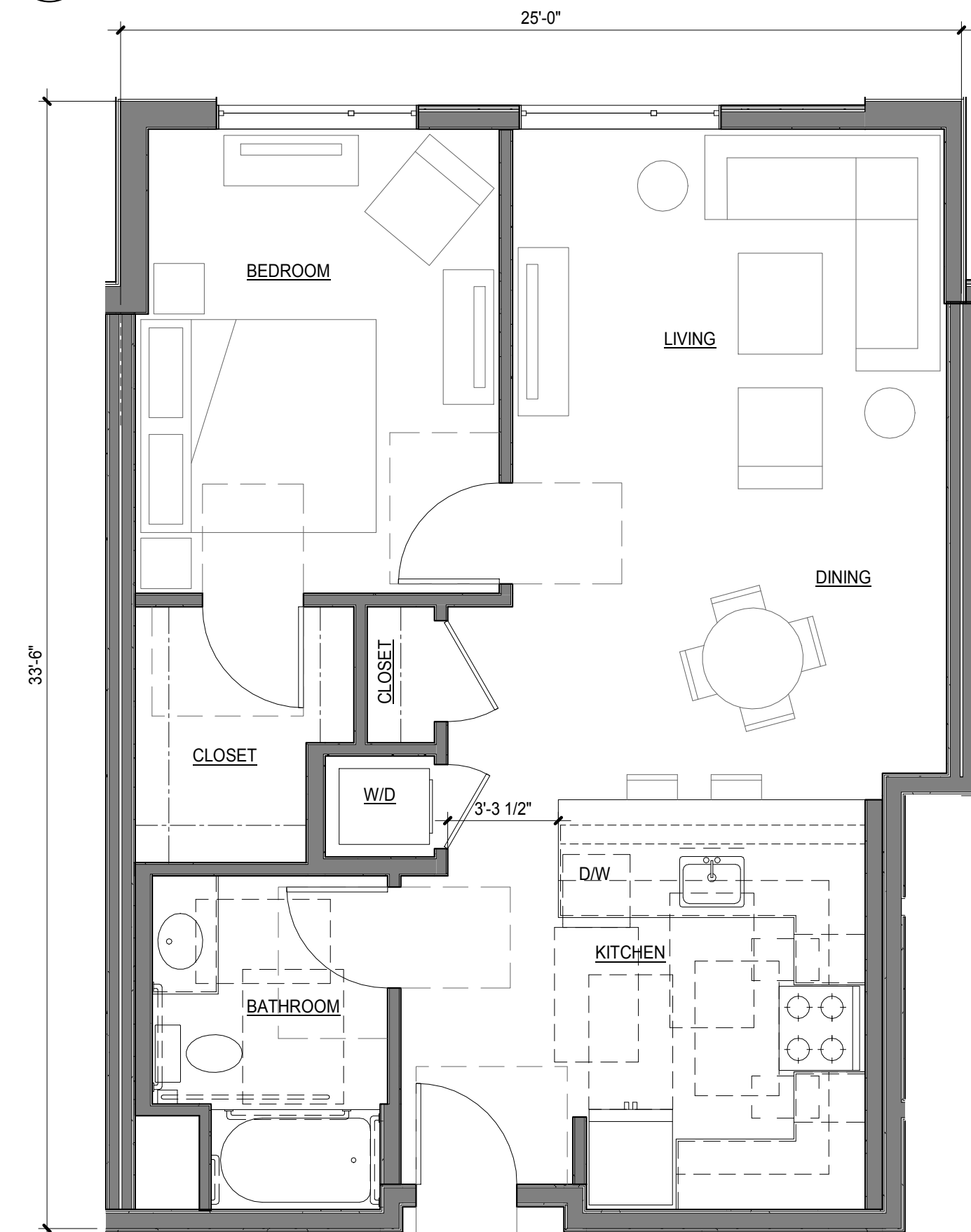
6 UNIT 1G-2 (1 UNIT, 589 SF)
A5.2 1/4" = 1'-0"



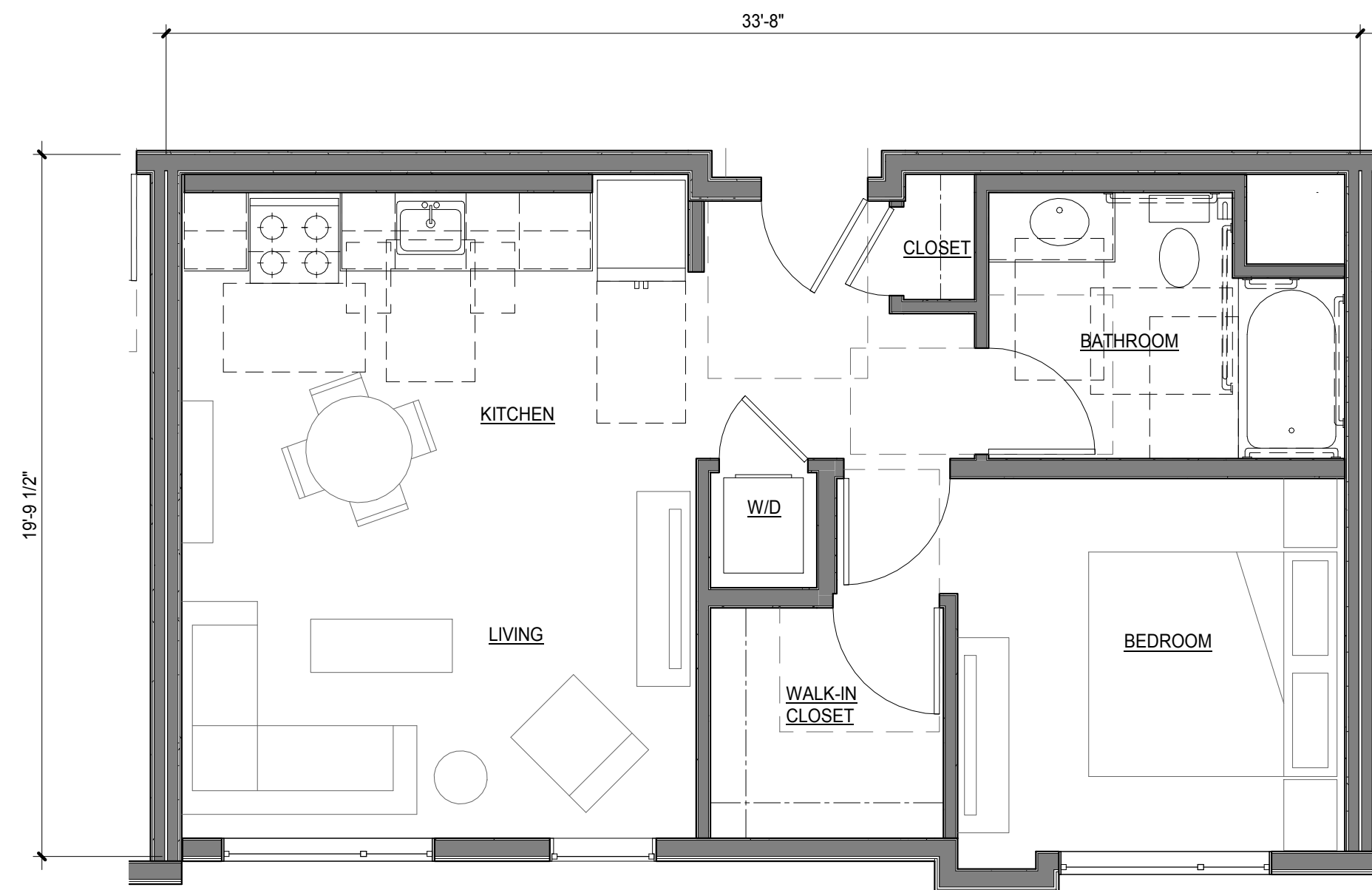
1 UNIT 1F (5 UNITS, 680 SF)
A5.2 1/4" = 1'-0"



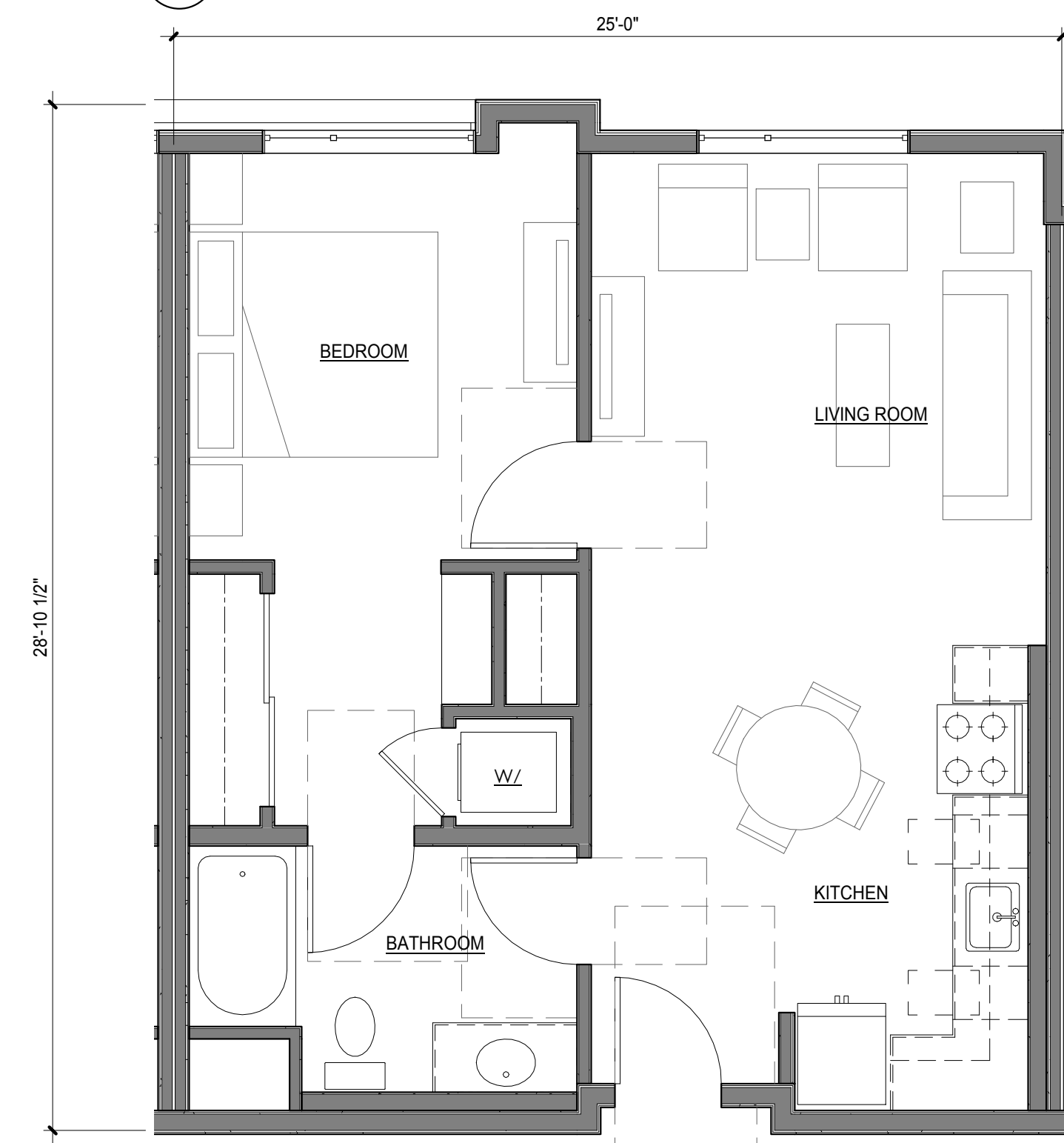
2 UNIT 1D (10 UNITS, 740 SF)
A5.2 1/4" = 1'-0"



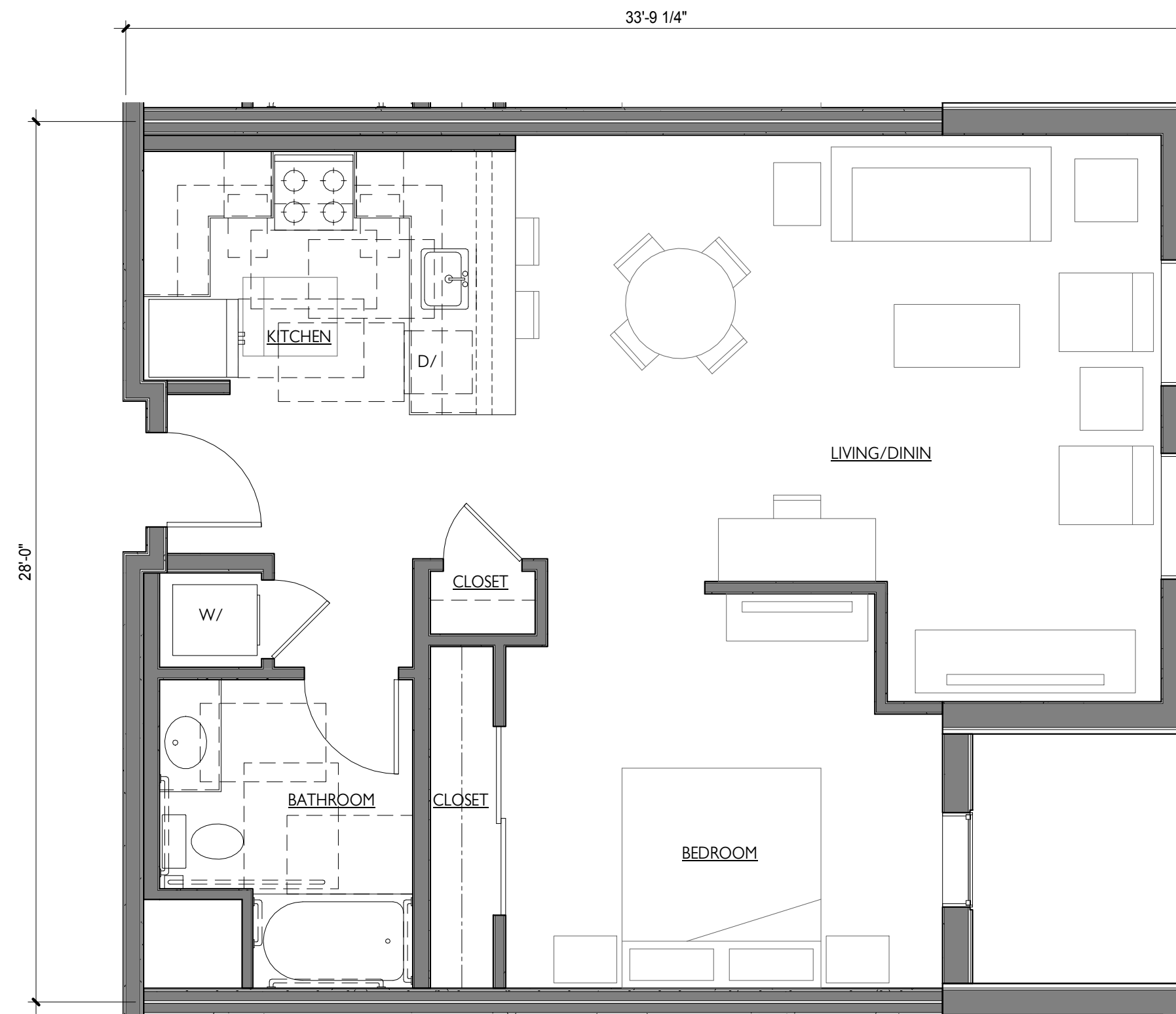
5 UNIT 1G (5 UNITS, 779 SF)
A5.2 1/4" = 1'-0"



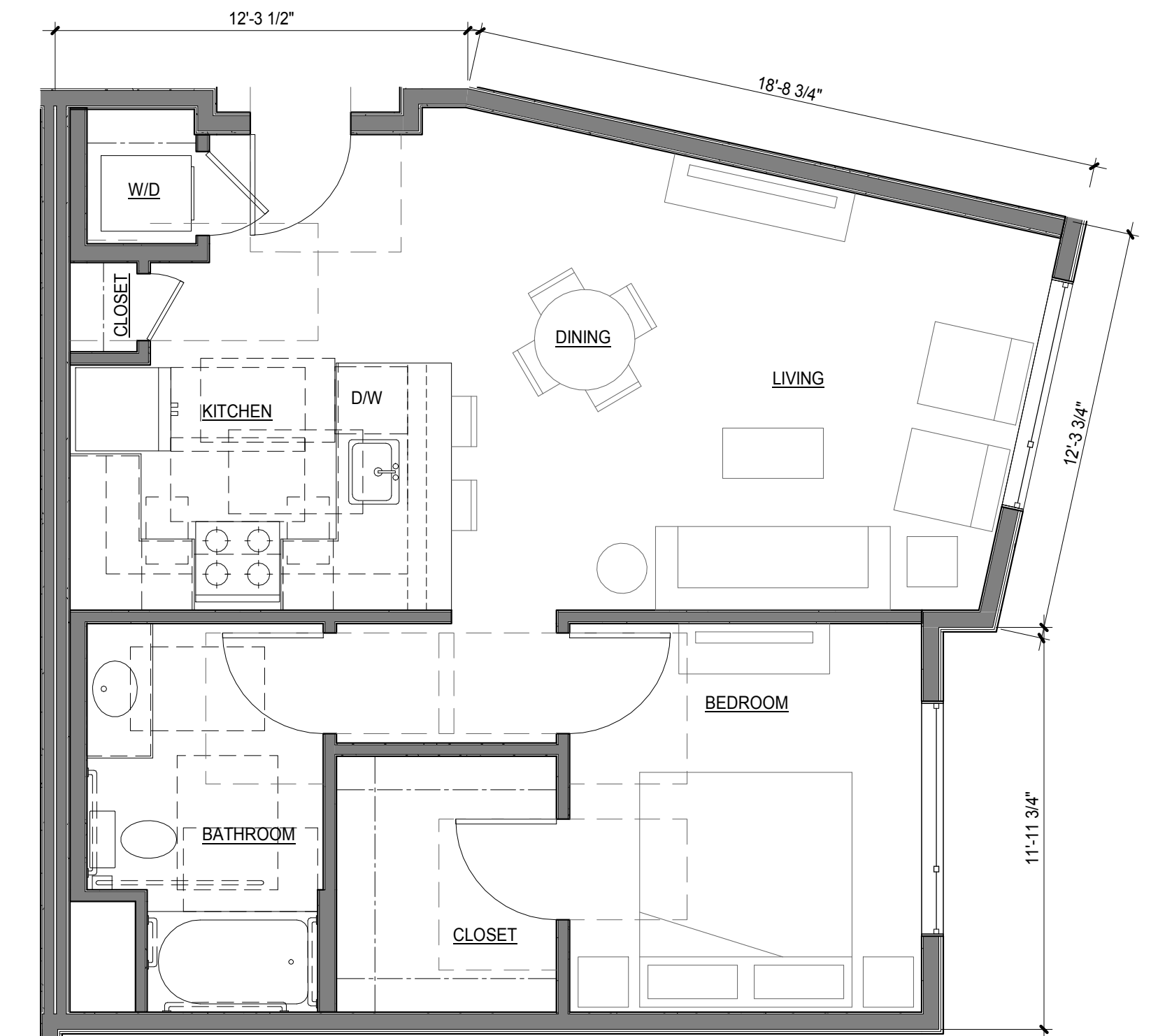
3 UNIT 1E (17 UNITS, 675 SF)
A5.2 1/4" = 1'-0"



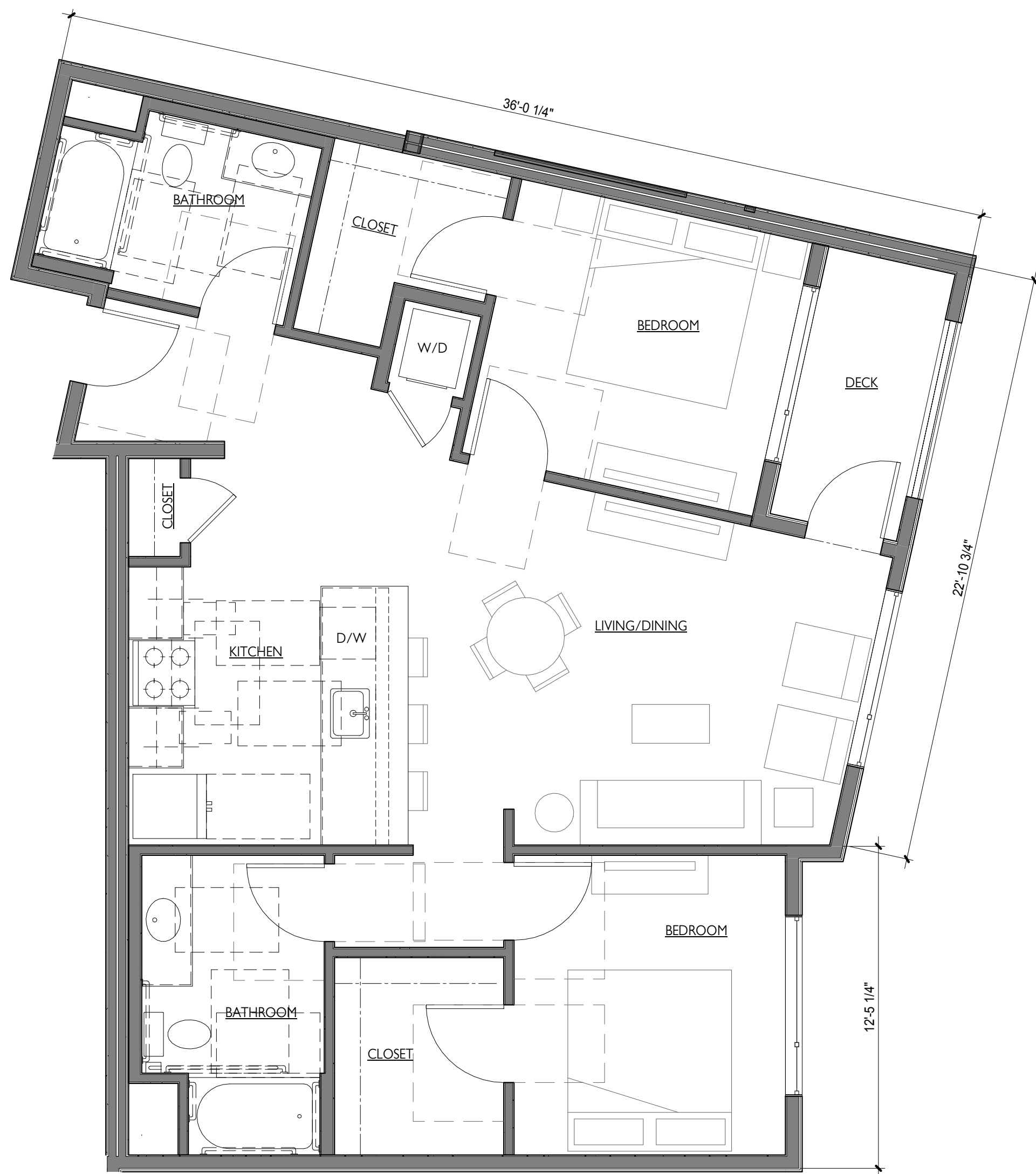
4 UNIT 1B (10 UNITS, 684 SF)
A5.2 1/4" = 1'-0"



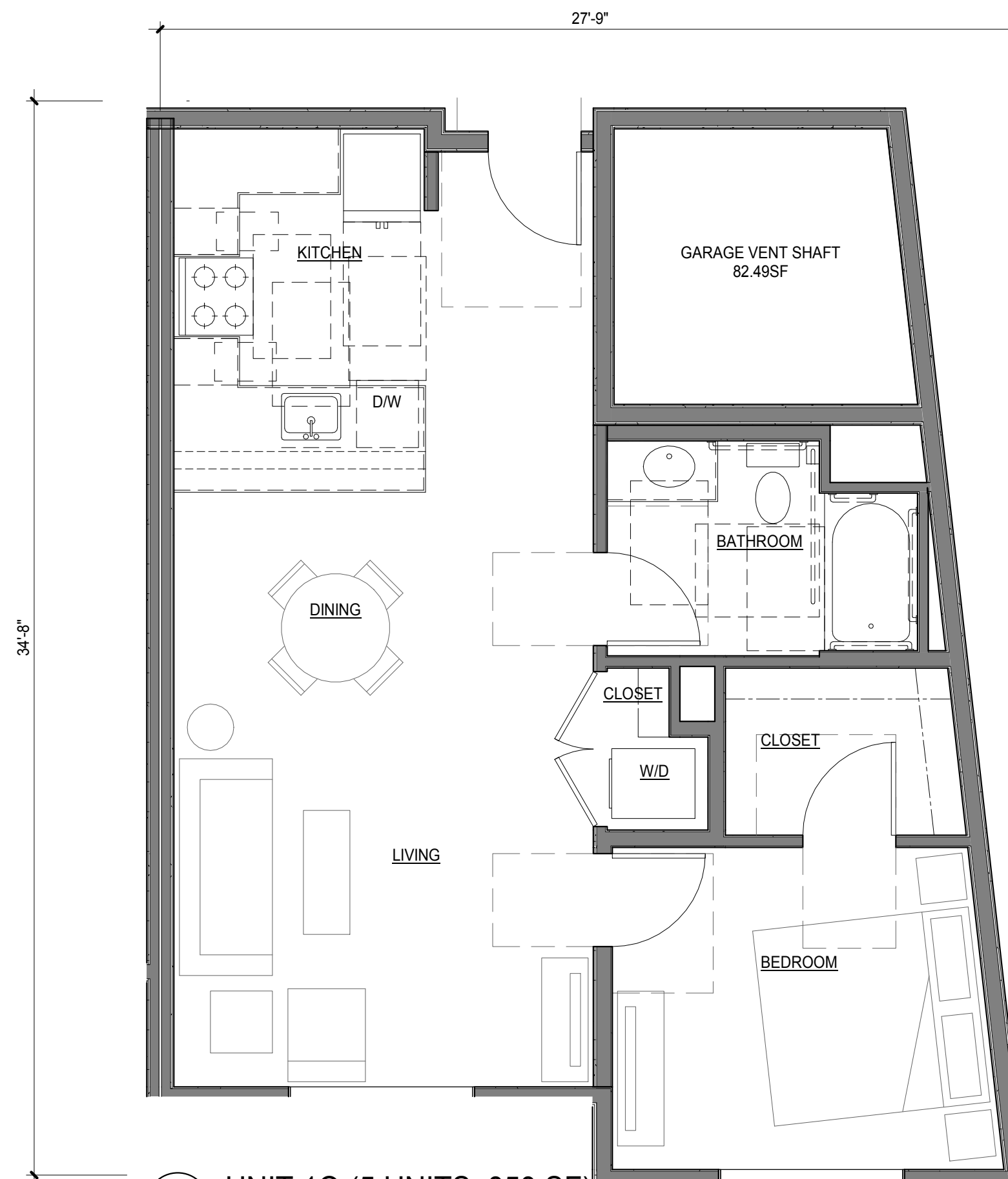
5 UNIT 1P (9 UNITS, 883SF)
A5.3 1/4" = 1'-0"



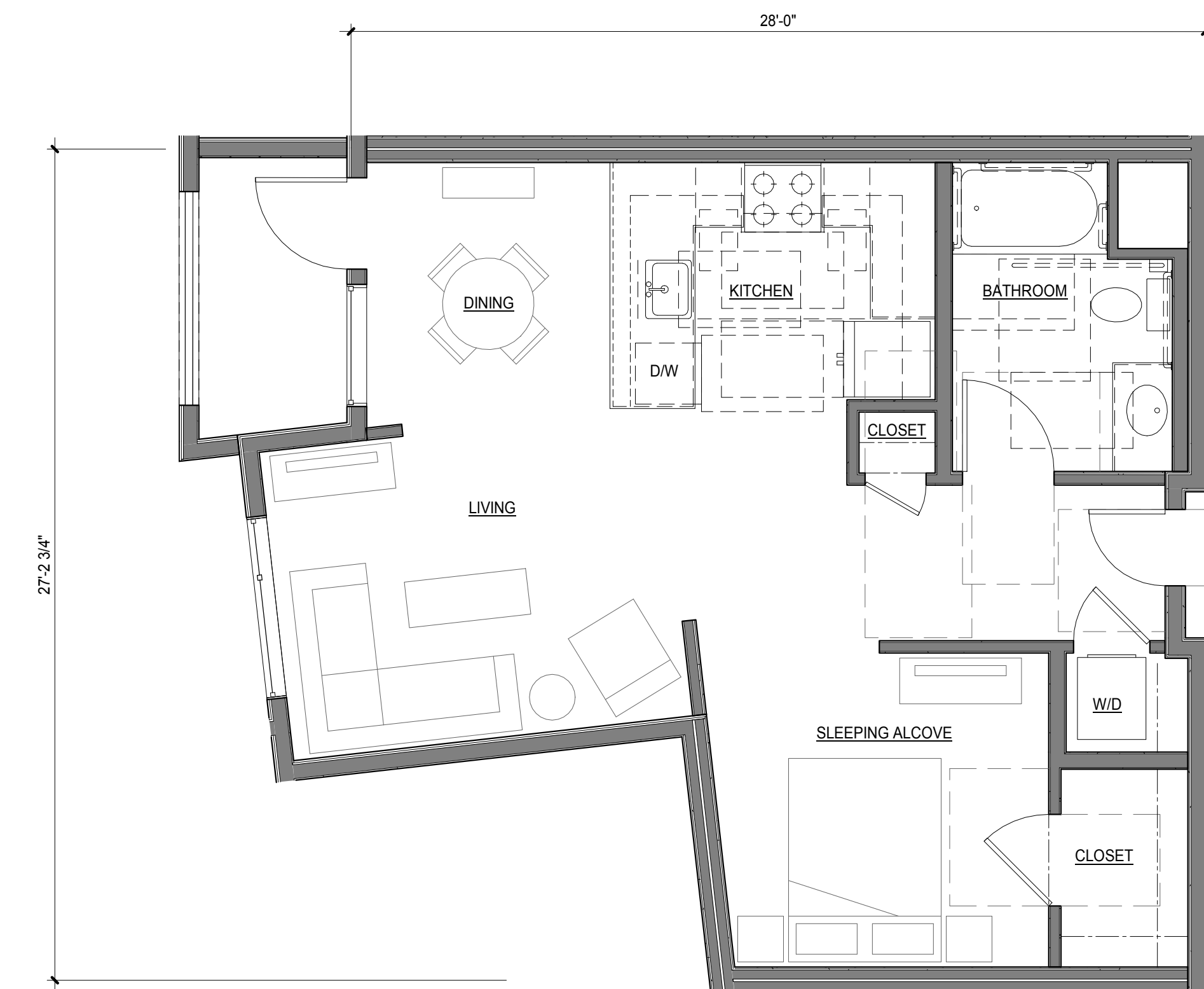
2 UNIT 1J (1 UNIT, 749 SF)
A5.3 1/4" = 1'-0"



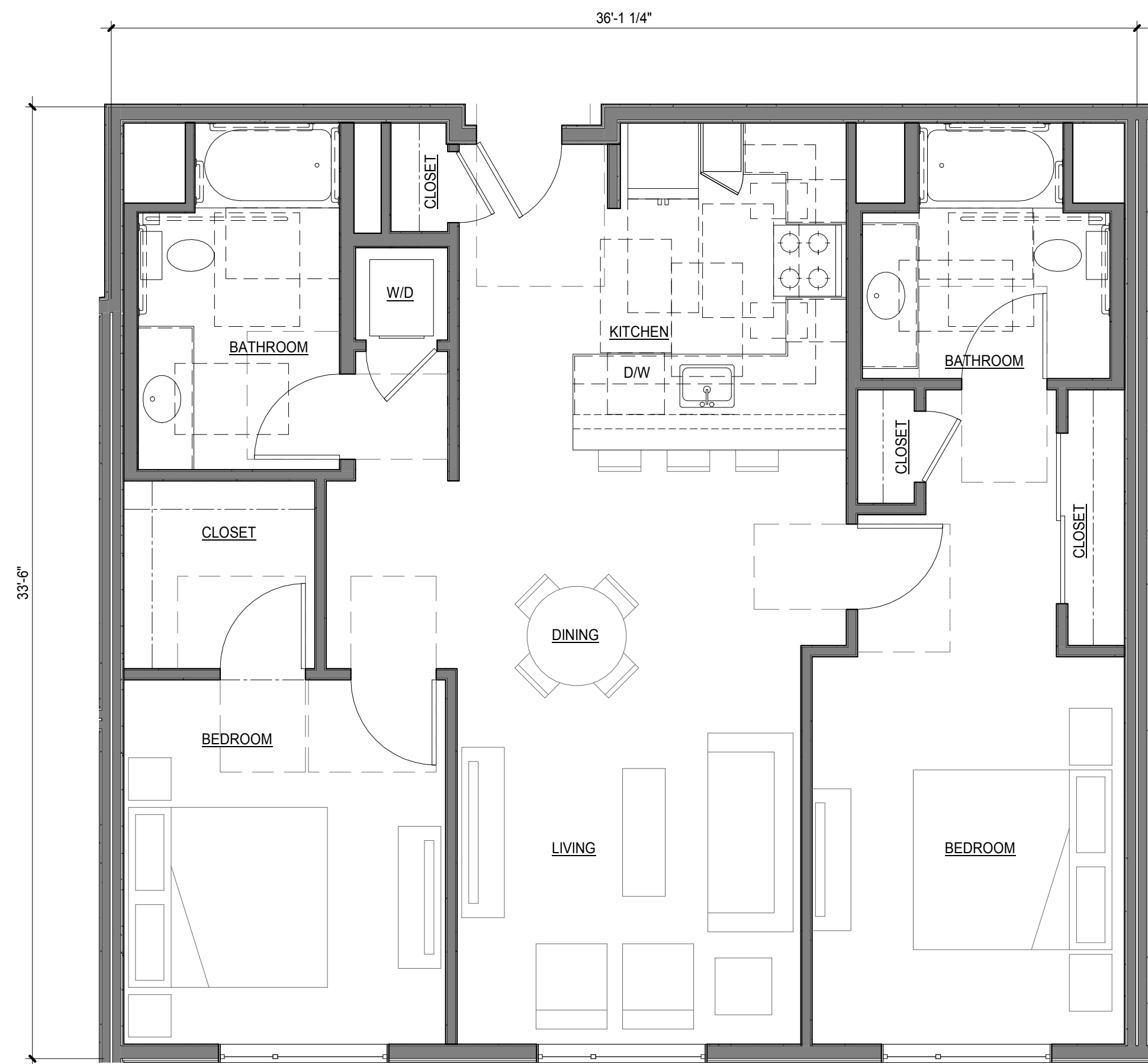
3 UNIT 2C (4 UNITS, 1,106 SF)
A5.3 1/4" = 1'-0"



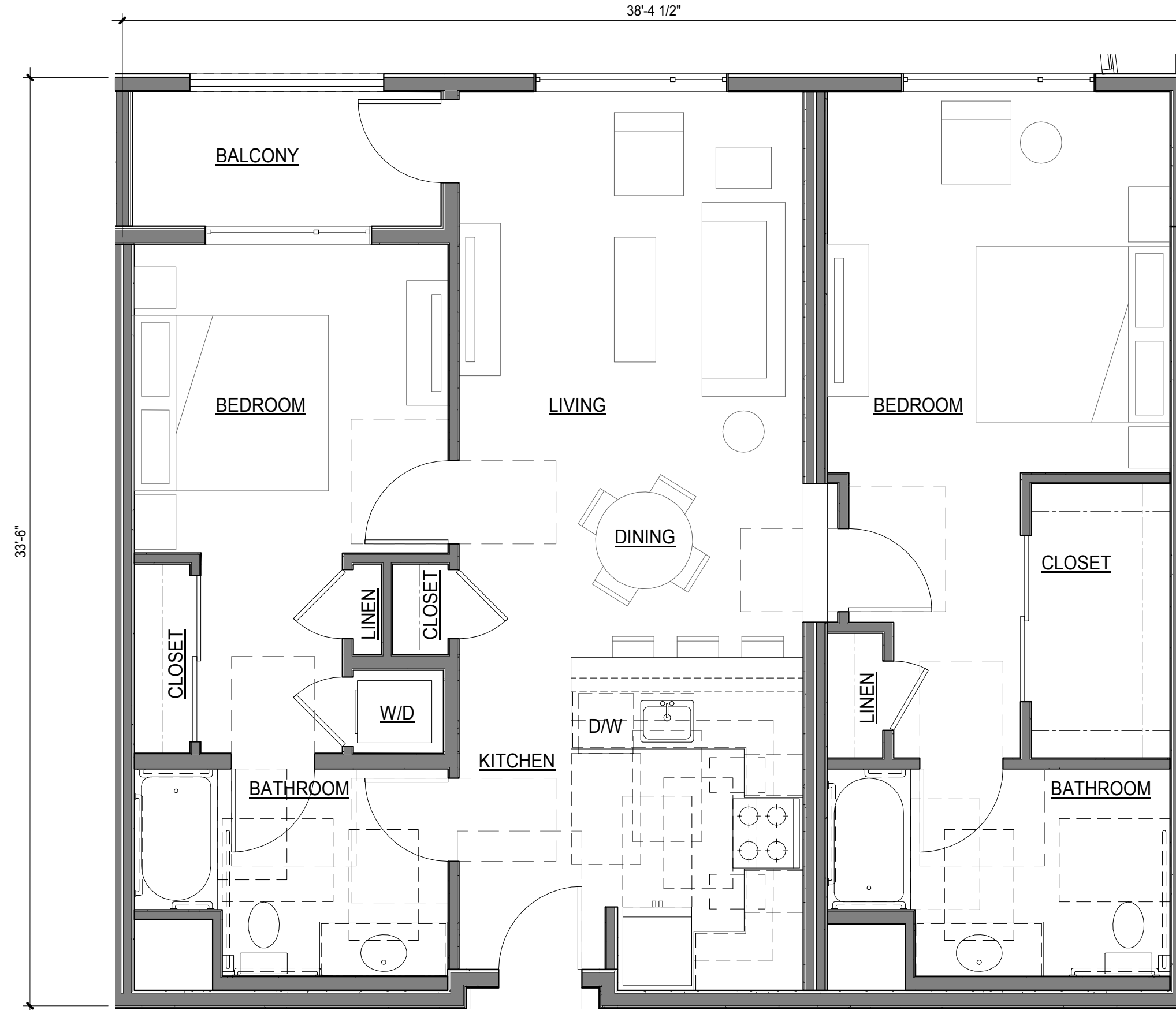
1 UNIT 1Q (5 UNITS, 853 SF)
A5.3 1/4" = 1'-0"



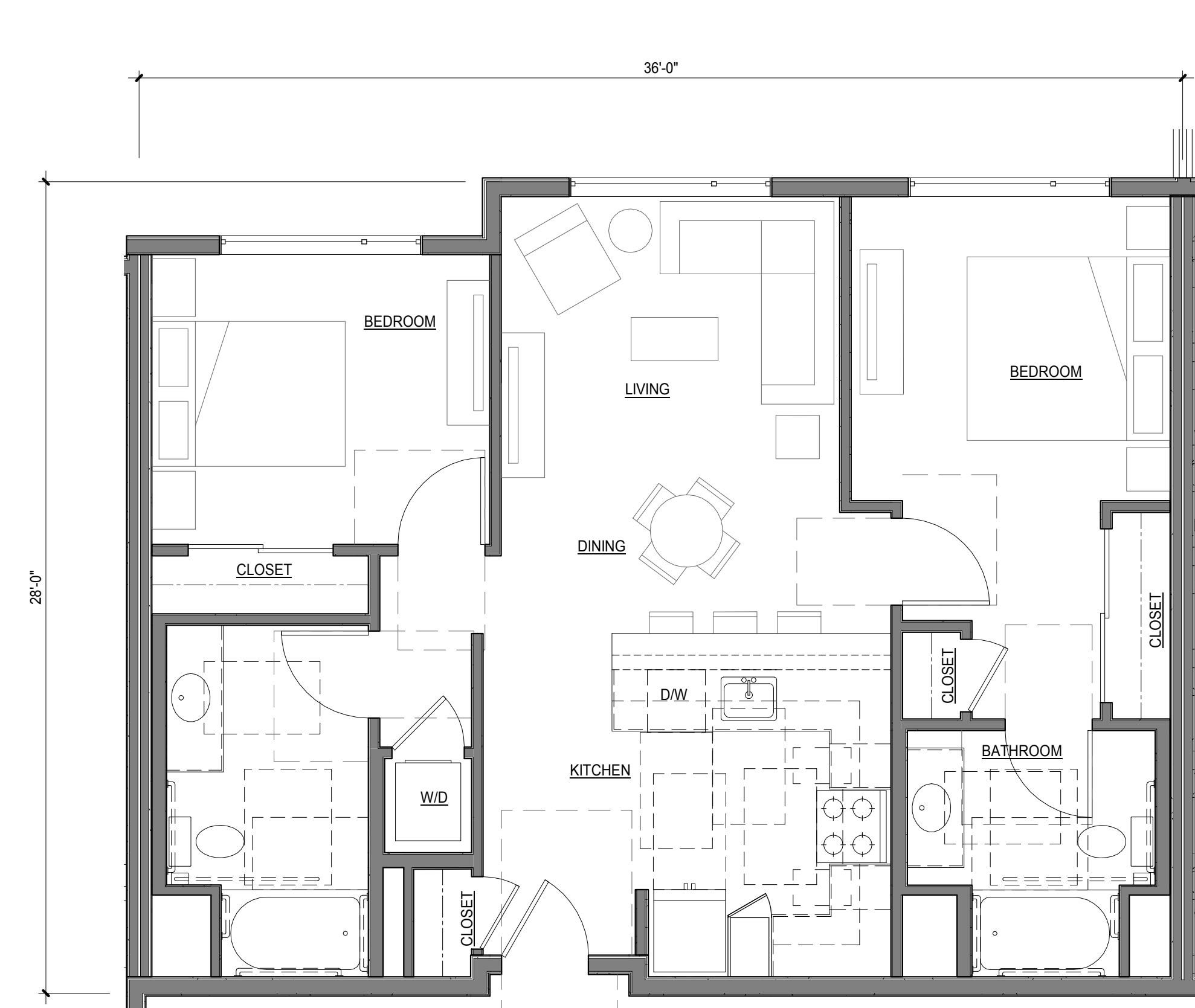
4 UNIT 1H (5 UNITS, 695 SF)
A5.3 1/4" = 1'-0"



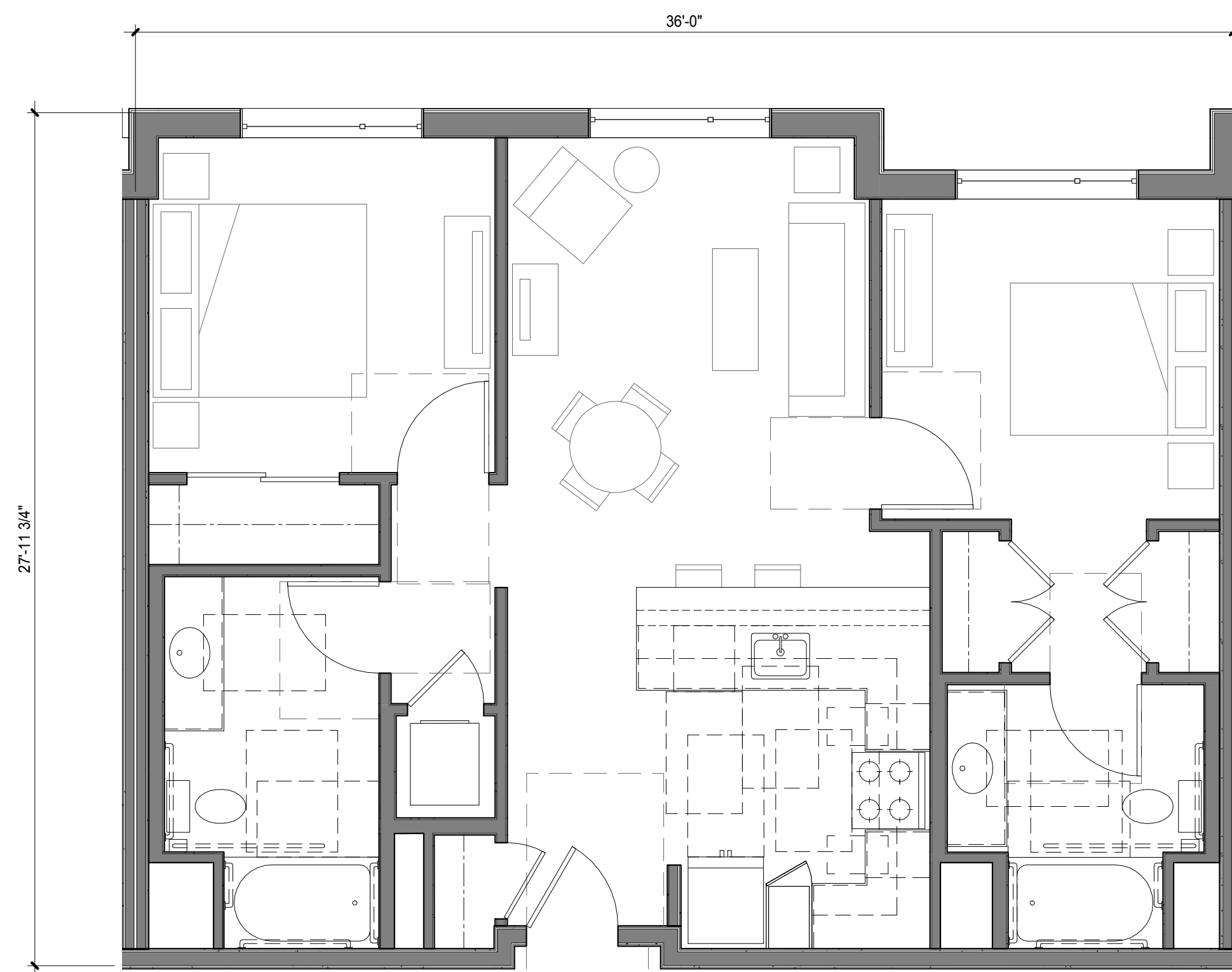
6 UNIT 2A-6 (4 UNITS, 1,206 SF)
A5.4 1/4" = 1'-0"



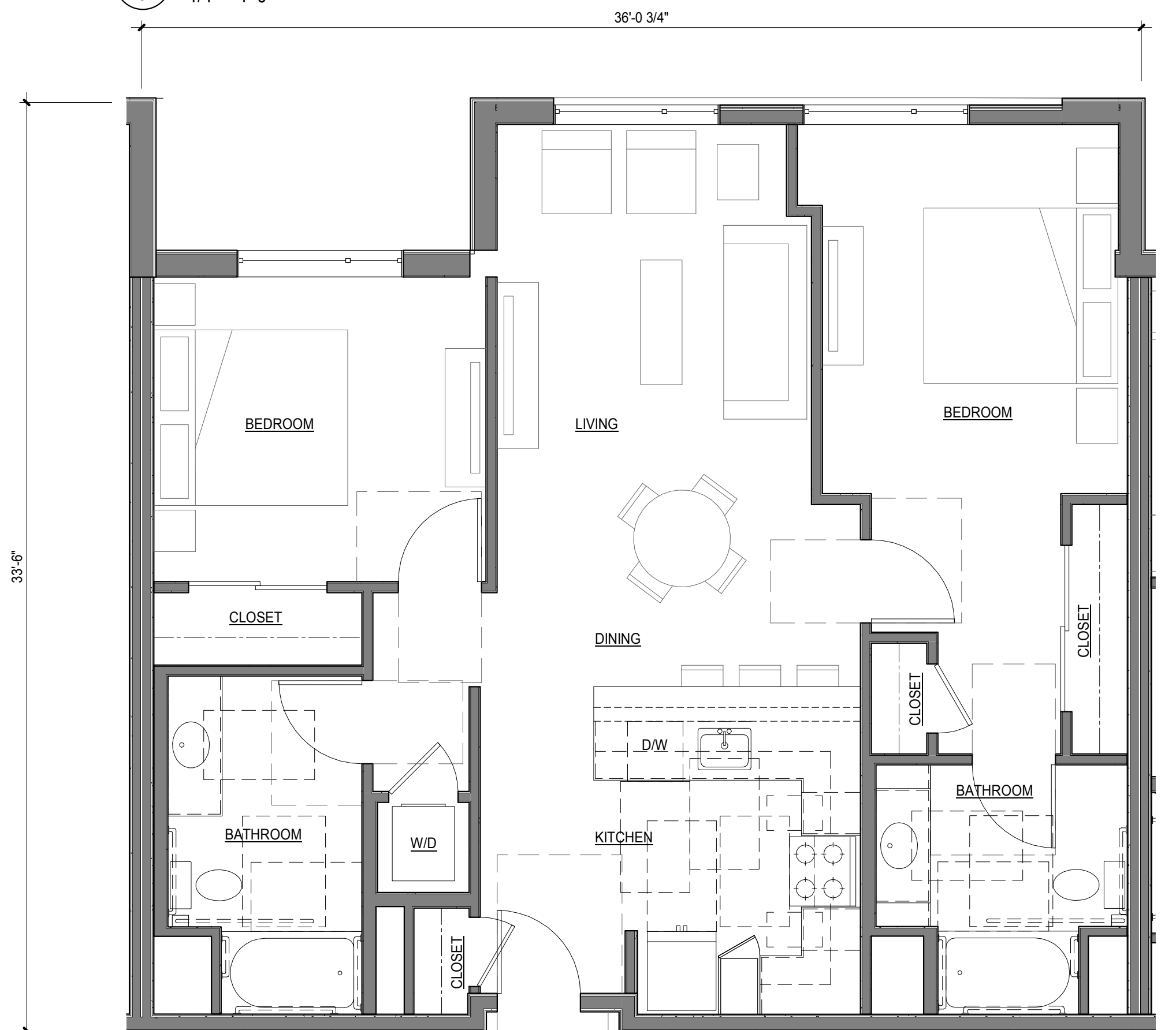
4 UNIT 2A-4 (1 UNIT, 1,218 SF)
A5.4 1/4" = 1'-0"



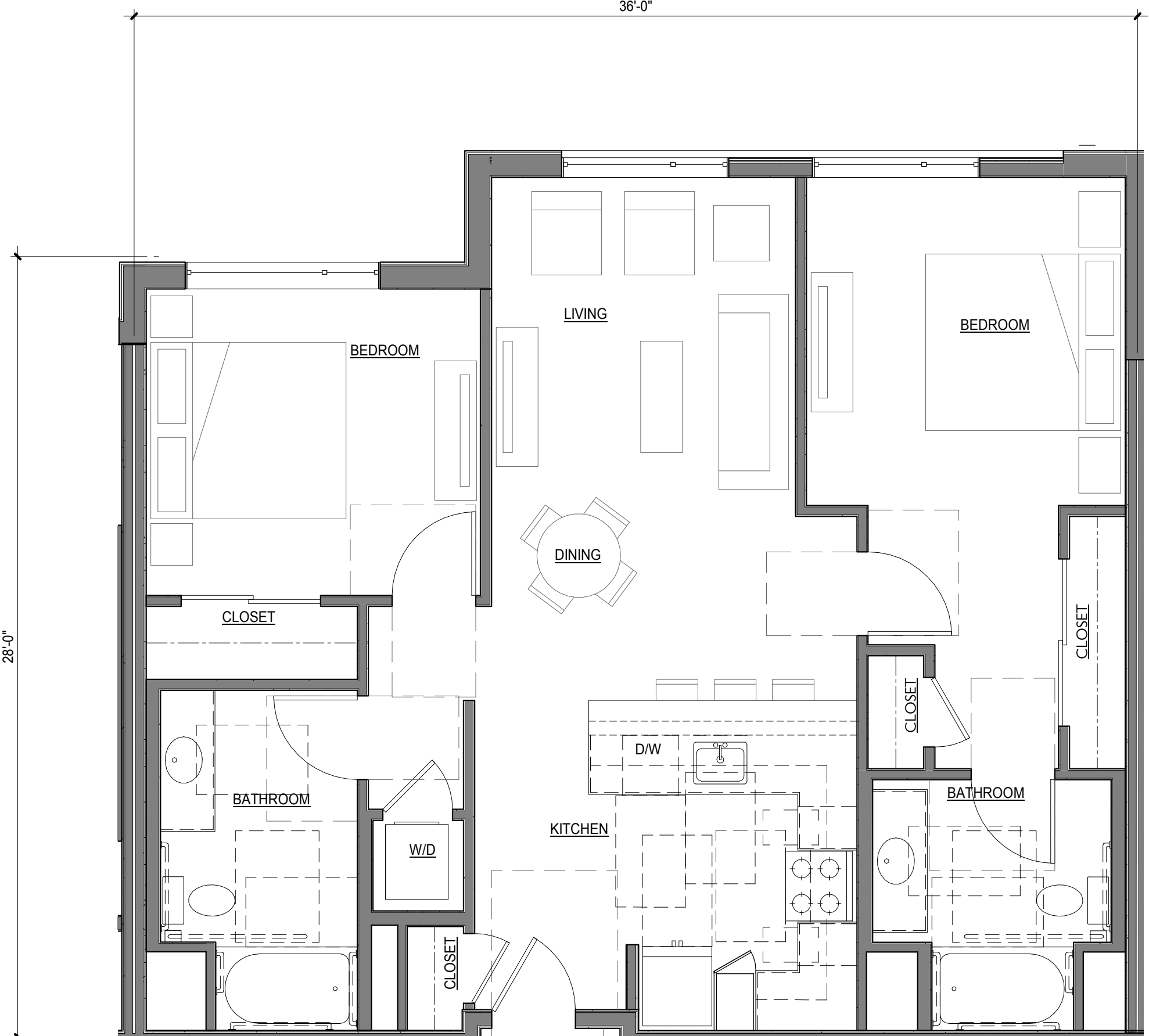
2 UNIT 2A-2 (18 UNITS, 977 SF)
A5.4 1/4" = 1'-0"



5 UNIT 2A-5 (1 UNIT, 977 SF)
A5.4 1/4" = 1'-0"



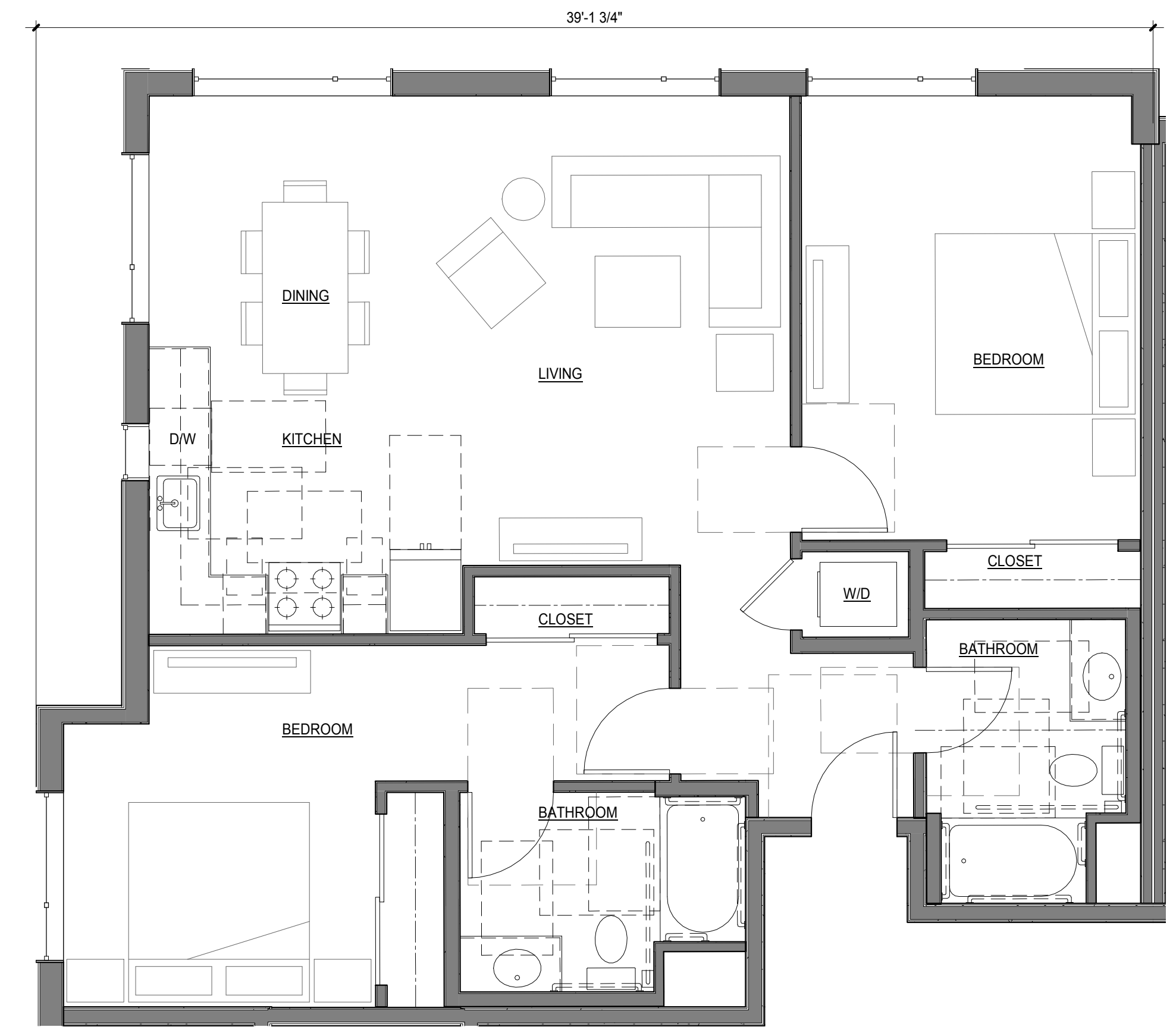
3 UNIT 2A-3 (8 UNITS, 1,137 SF)
A5.4 1/4" = 1'-0"



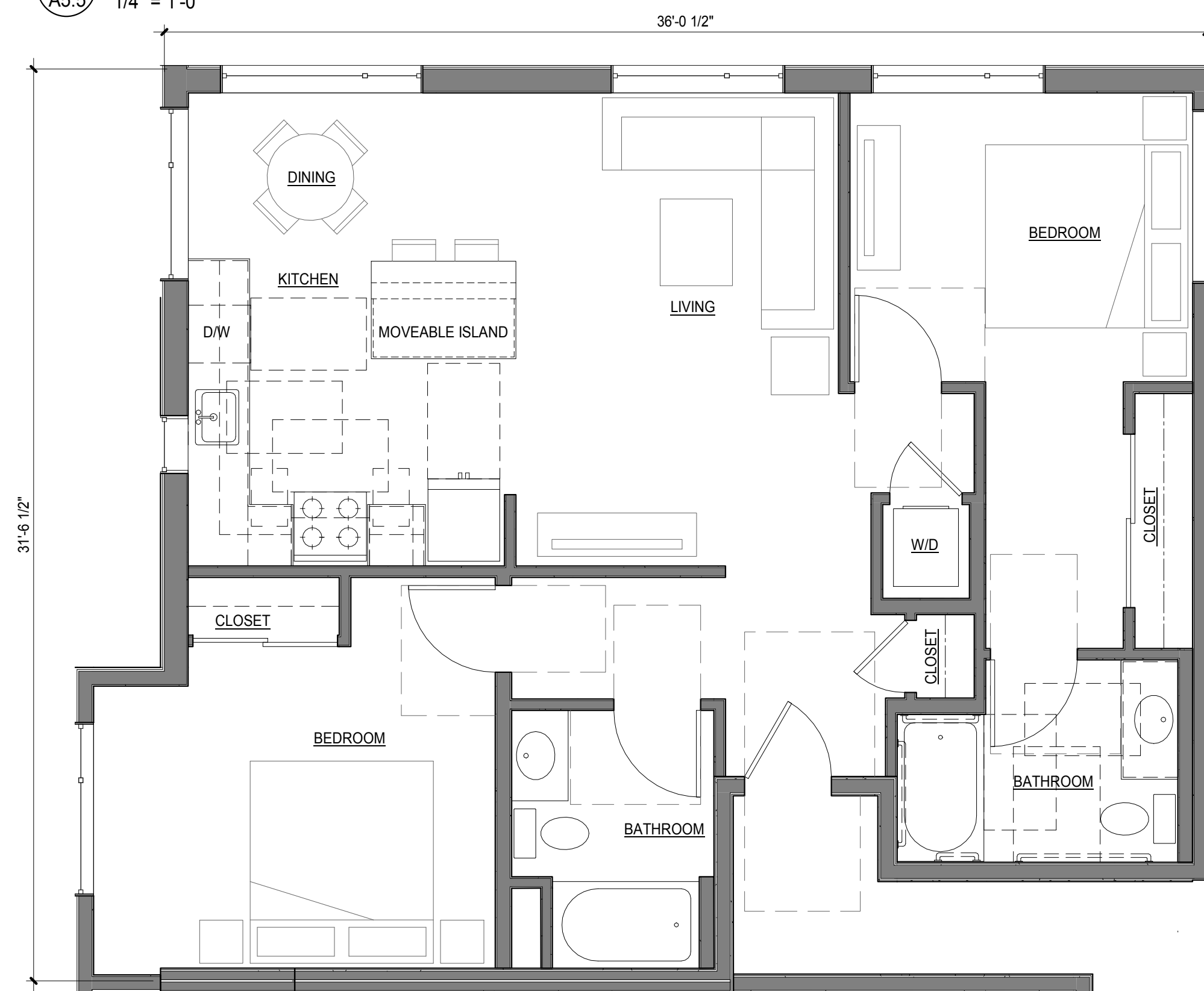
1 UNIT 2A (8 UNITS, 1,101 SF)
A5.4 1/4" = 1'-0"



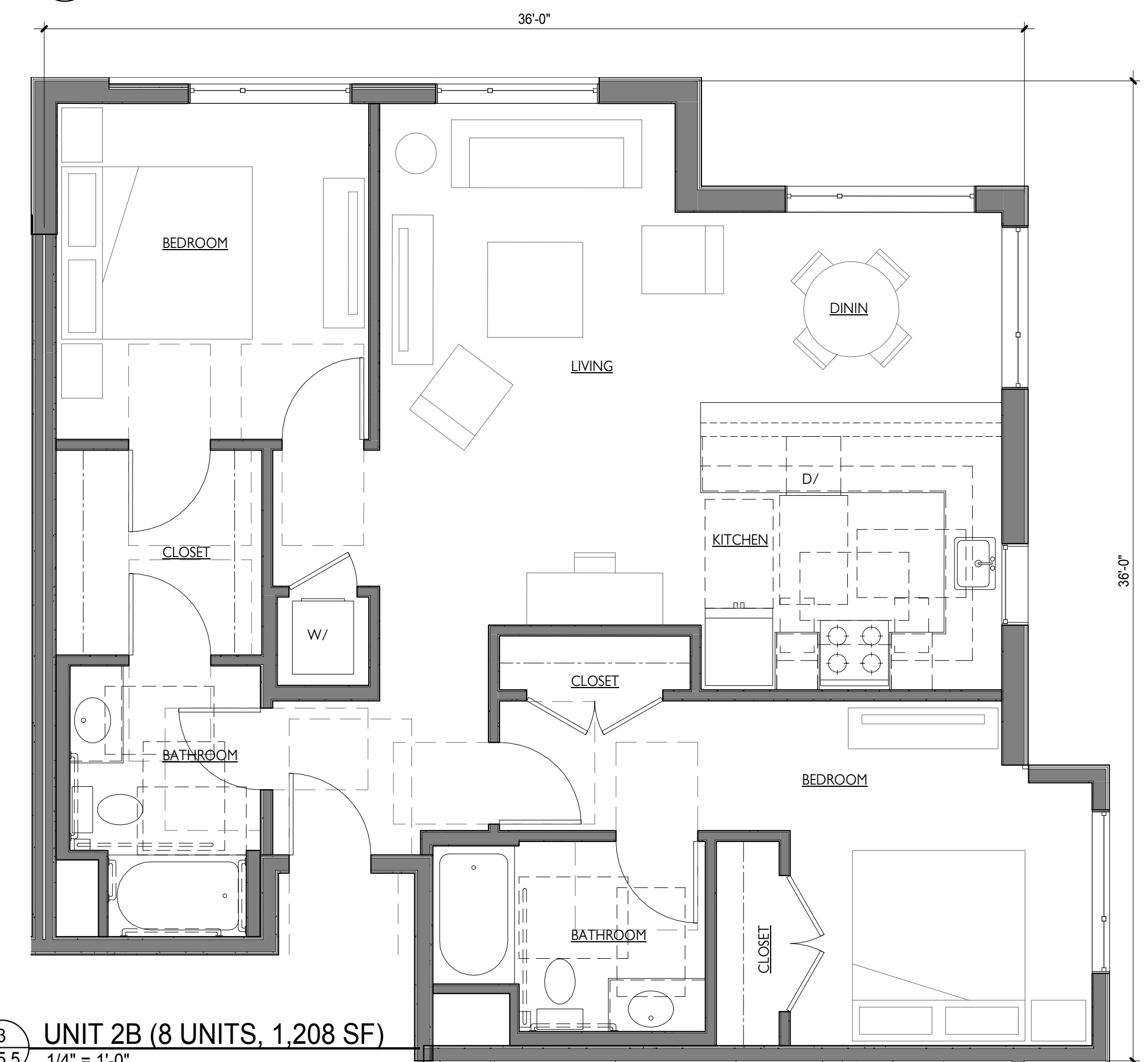
6 UNIT 2B-4 (6 UNITS, 1,234 SF)
A5.5 1/4" = 1'-0"



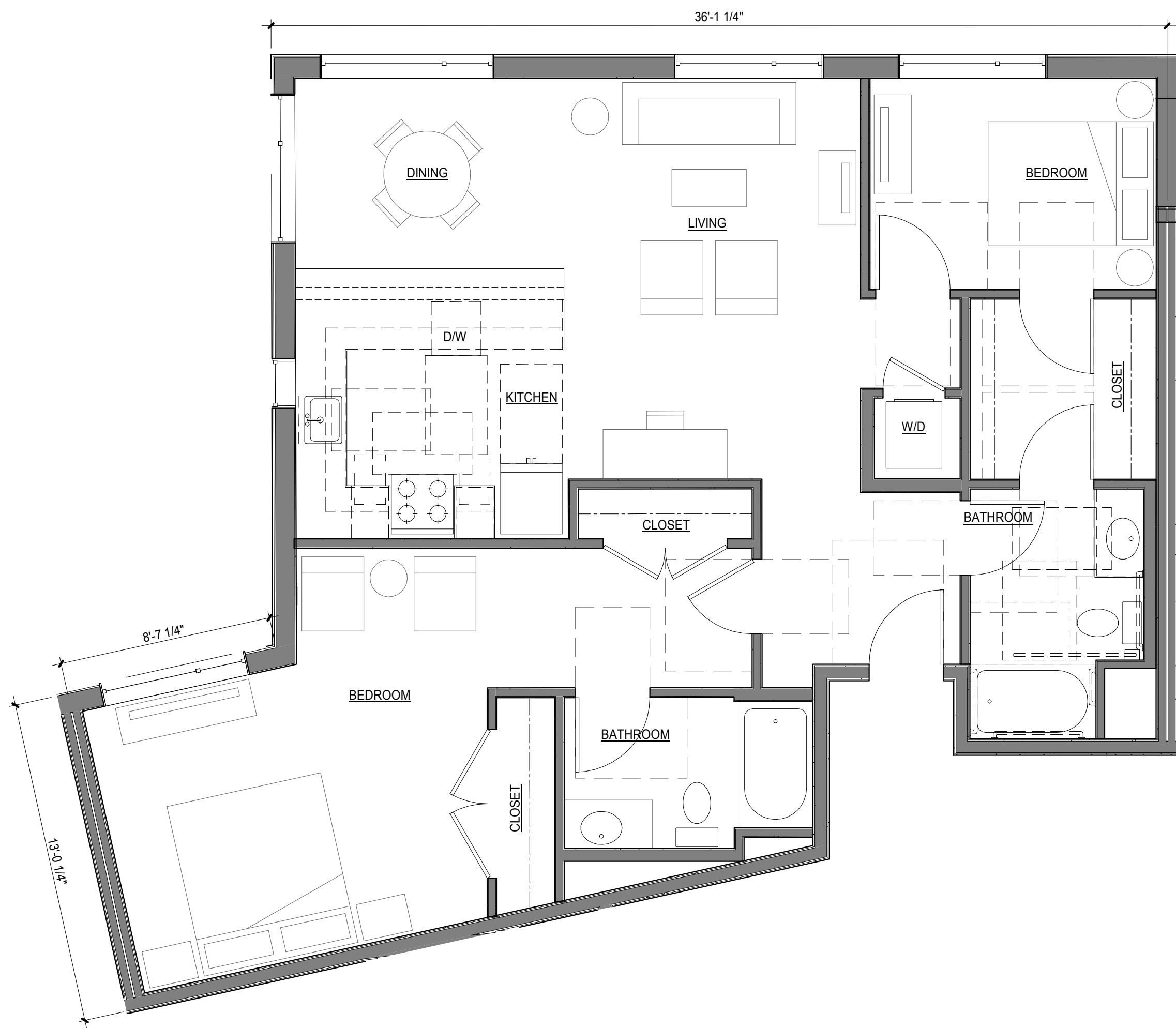
4 UNIT 2B-2 (1 UNITS, 1,166 SF)
A5.5 1/4" = 1'-0"



5 UNIT 2B-3 (2 UNIT, 1,060 SF)
A5.5 1/4" = 1'-0"



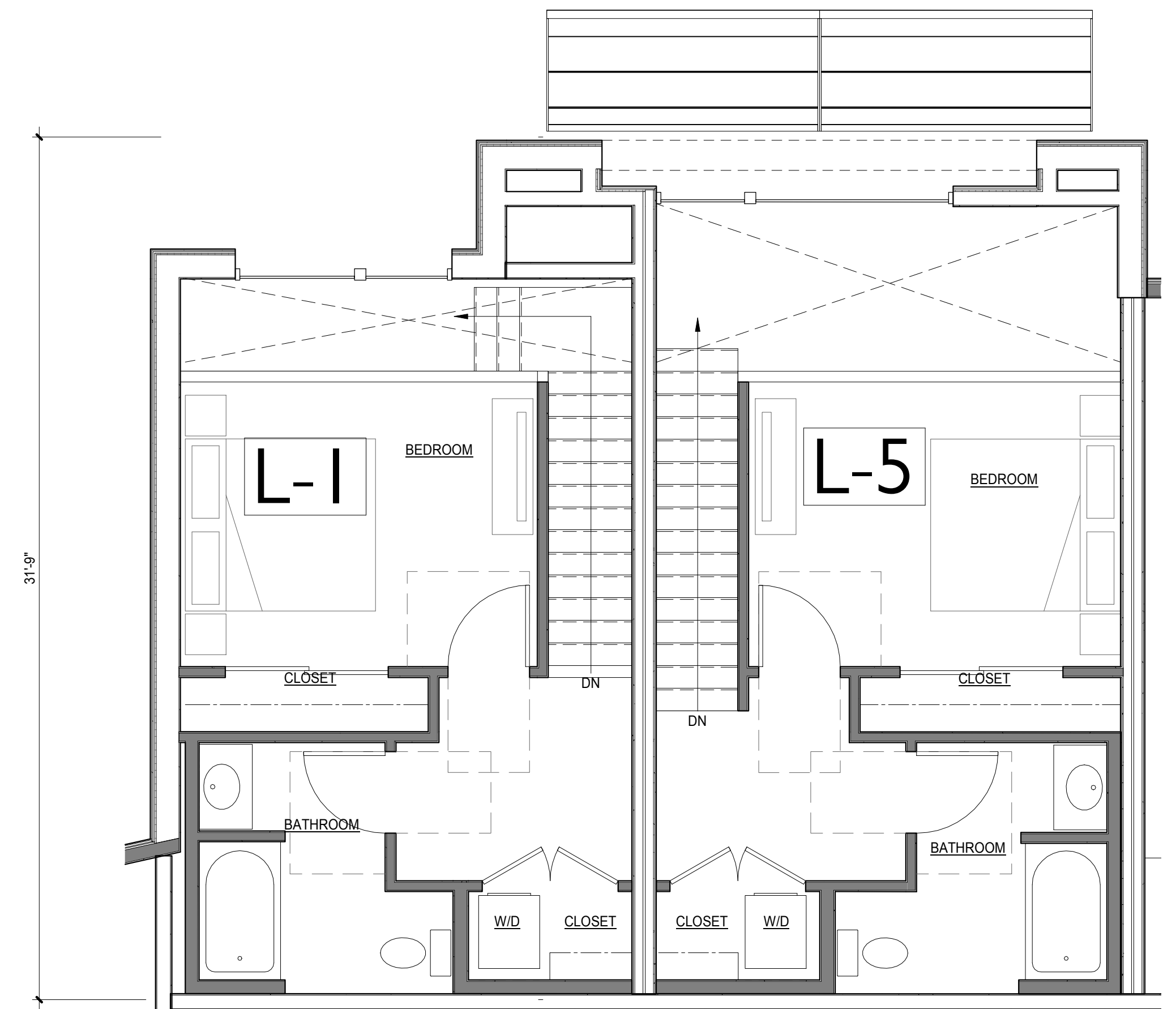
3 UNIT 2B (8 UNITS, 1,208 SF)
A5.5 1/4" = 1'-0"



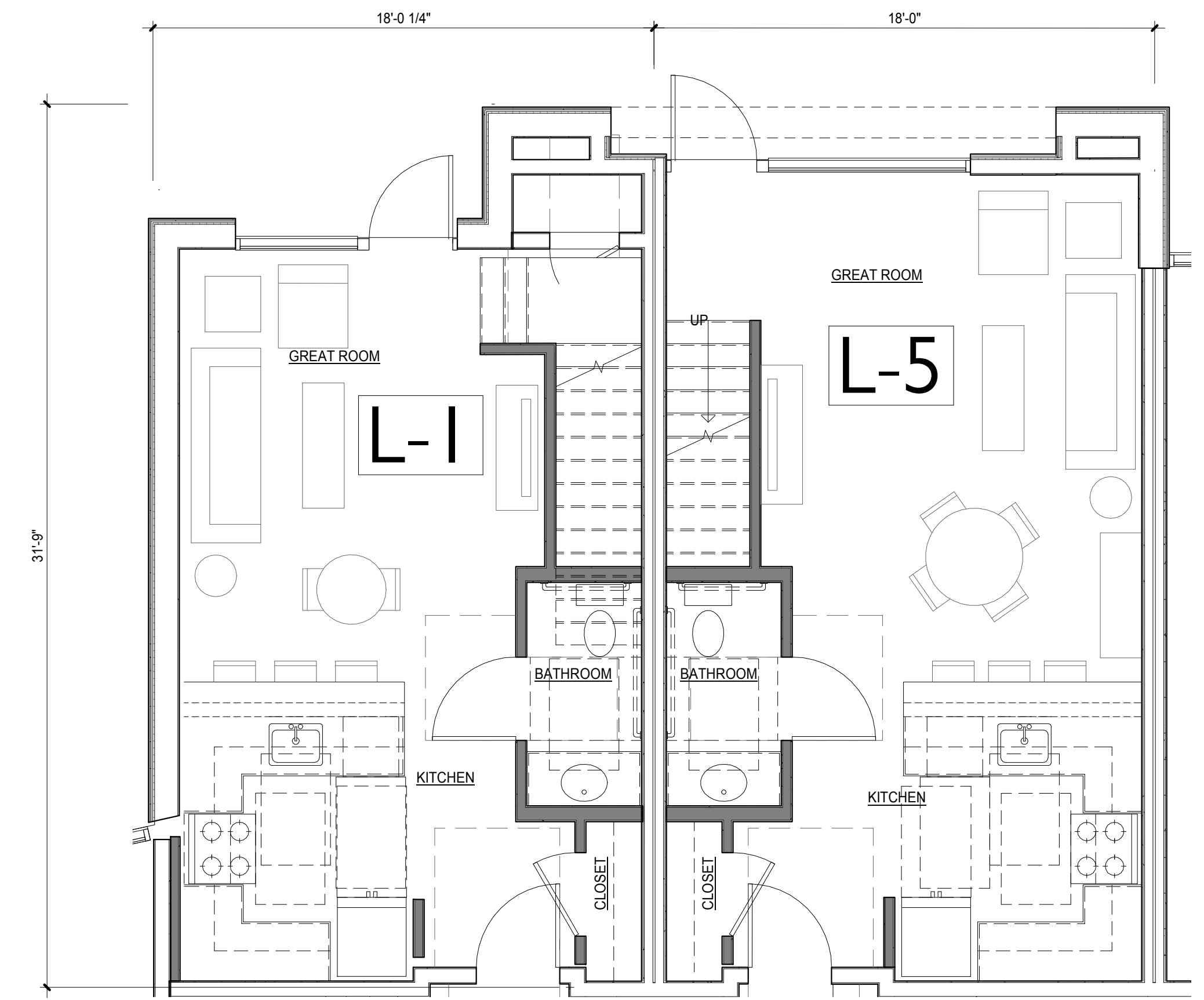
4 UNIT 2B-6 (1 UNIT, 1,229 SF)
A5.6 1/4" = 1'-0"



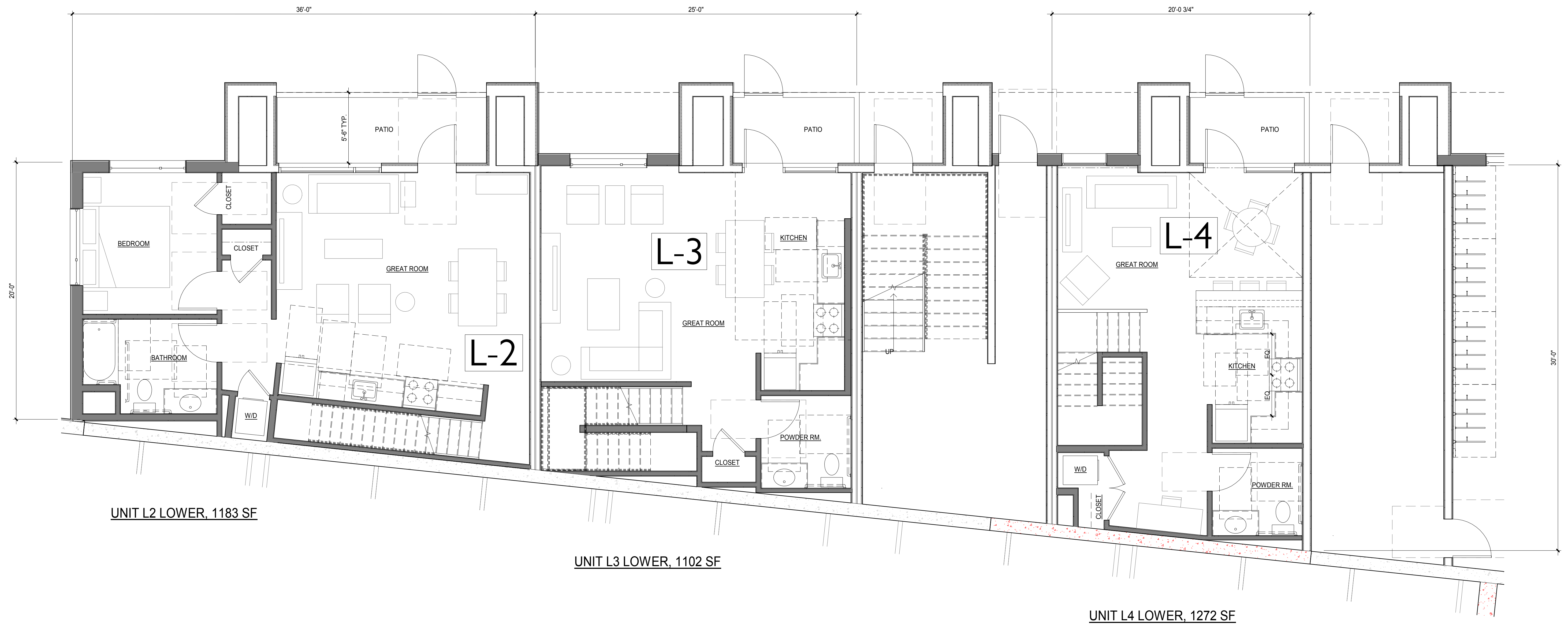
3 UNIT 2B-5 (4 UNITS, 1,342 SF)
A5.6 1/4" = 1'-0"



2 UNIT L1 UPPER UNIT L5 UPPER
A5.6 1/4" = 1'-0"



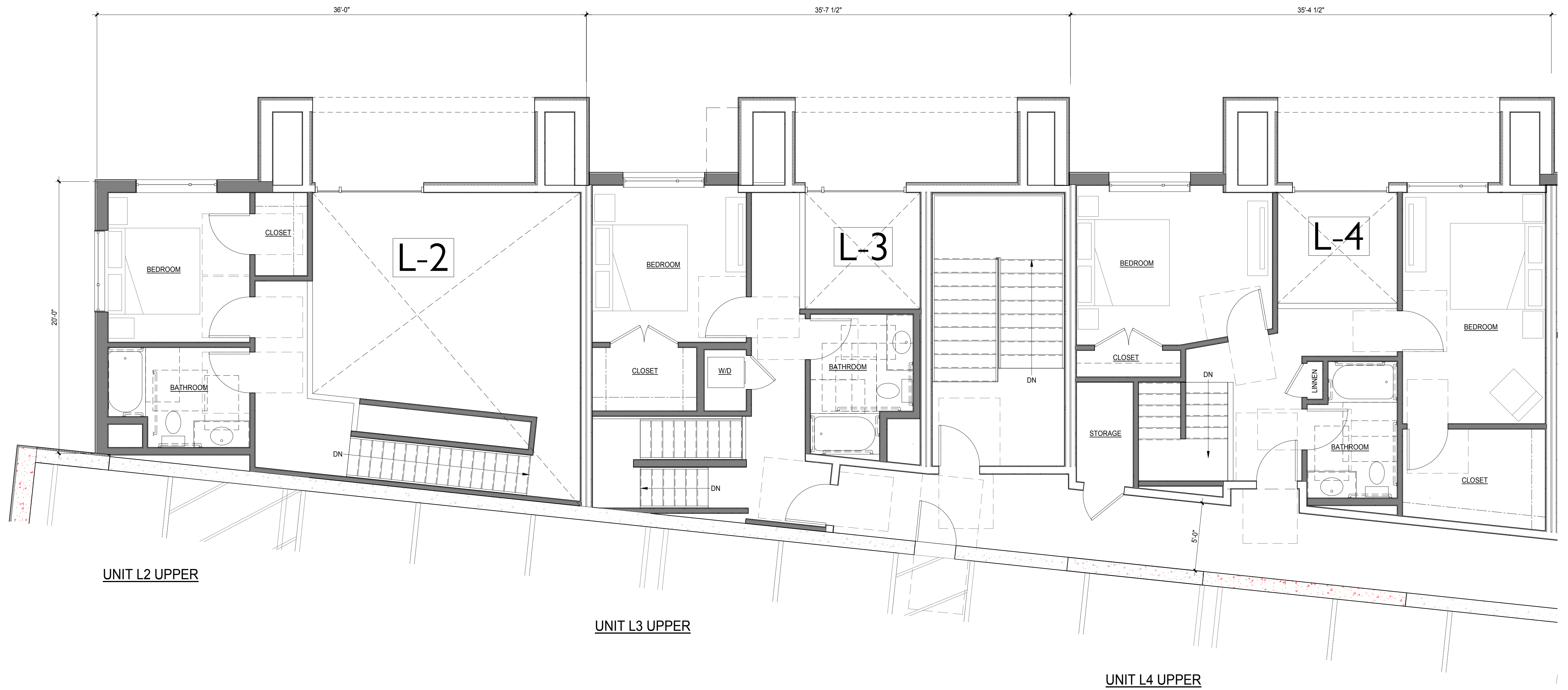
1 UNIT L1 LOWER, 852 SF UNIT L5 LOWER, 992 SF
A5.6 1/4" = 1'-0"



UNIT L2 LOWER, 1183 SF

UNIT L3 LOWER, 1102 SF

UNIT L4 LOWER, 1272 SF



1 UNIT L2 L3 L4 UPPER
A5.8 1/4" = 1'-0"

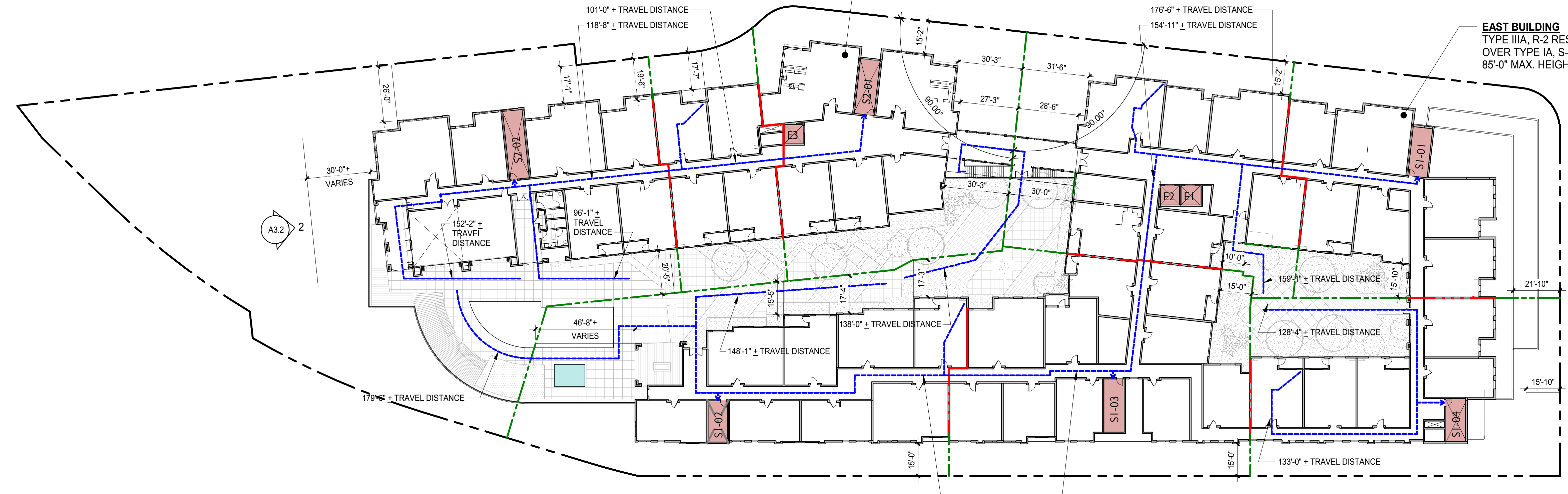
FIRE DIAGRAM LEGEND

- EXIT PATH OF TRAVEL FROM MOST DISTANT UNIT TO NEAREST EXIT
- - - FIRE WALL
- PROPERTY LINE
- ASSUMED PROPERTY LINE
- EXIT STAIR TO GRADE
- EXIT STAIR TO GRADE WITH ROOF ACCESS

- NOTES:**
1. Exit travel distances shown represent worst case conditions. Travel distance from all other locations is less than those shown.
 2. All dimensions are approximate unless noted as "MIN."
 3. The apartment building will be provide with fire standpipes as required by CBC and NFPA 13. Standpipes will be located in stairwells and other locations as appropriate.

WEST BUILDING
TYPE IIIA, R-2 RESIDENTIAL
OVER TYPE IA, S-2 GARAGE
85'-0" MAX. HEIGHT

EAST BUILDING
TYPE IIIA, R-2 RESIDENTIAL
OVER TYPE IA, S-2 GARAGE
85'-0" MAX. HEIGHT



03 - TRAVEL DISTANCE & ASSUMED PROP. LINE DIAGRAM
1" = 30'-0"



01 - GROUND - PATH OF TRAVEL
1" = 30'-0"

BUILDING COMPARTMENT CALCULATIONS

Note: Areas below the 3rd floor podium are of Type IA construction and unlimited in area.

Per CBC 506.2.3, allowable area Aa is defined by:

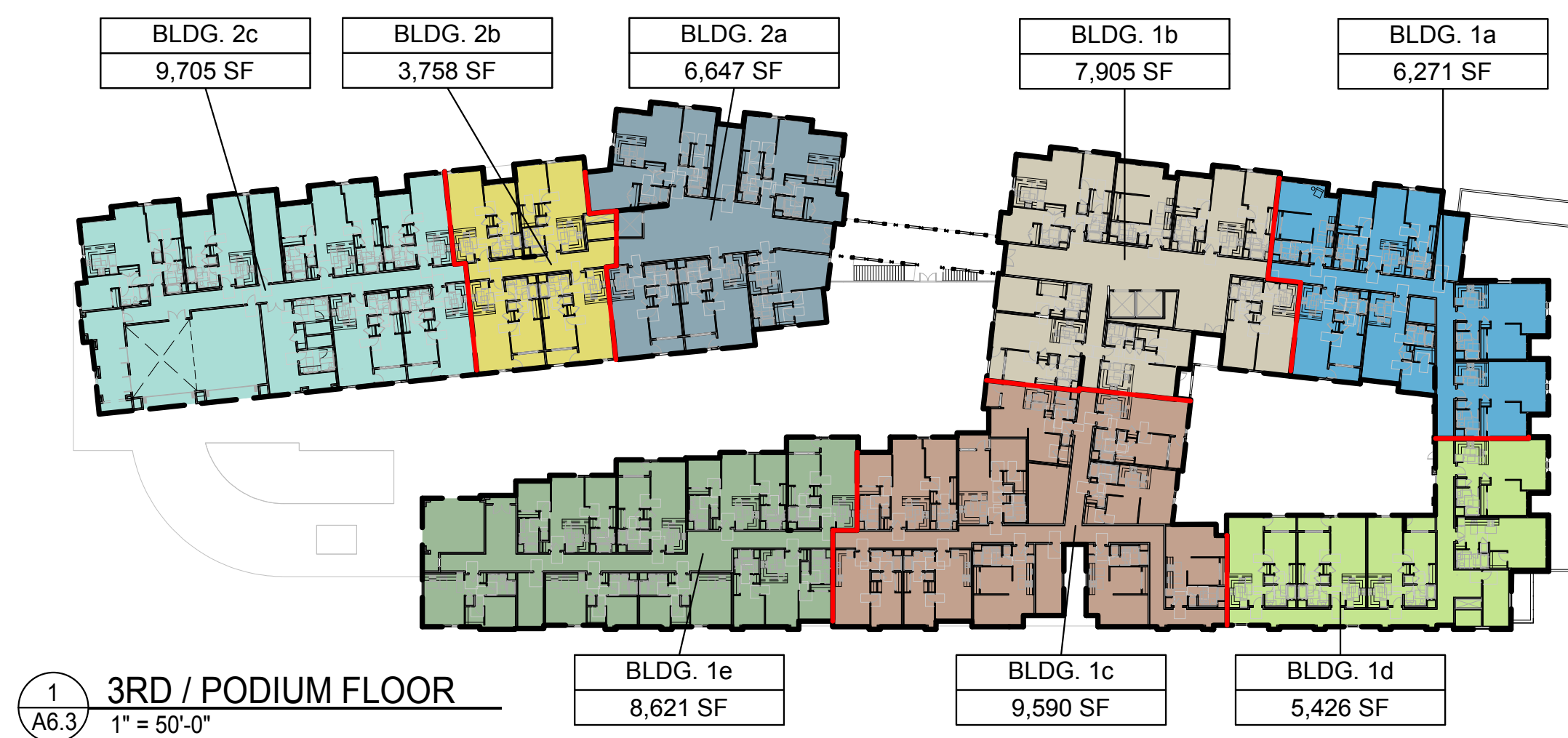
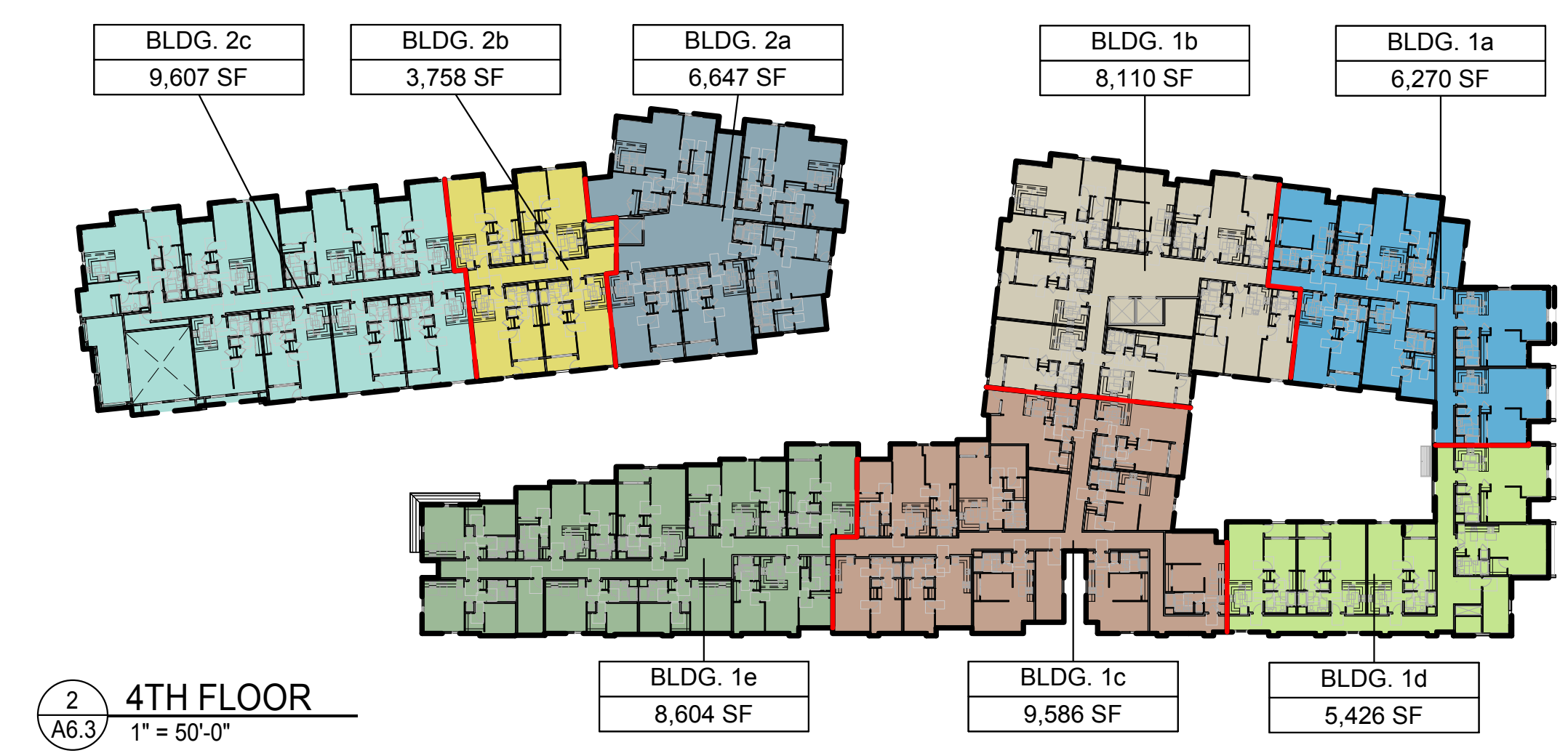
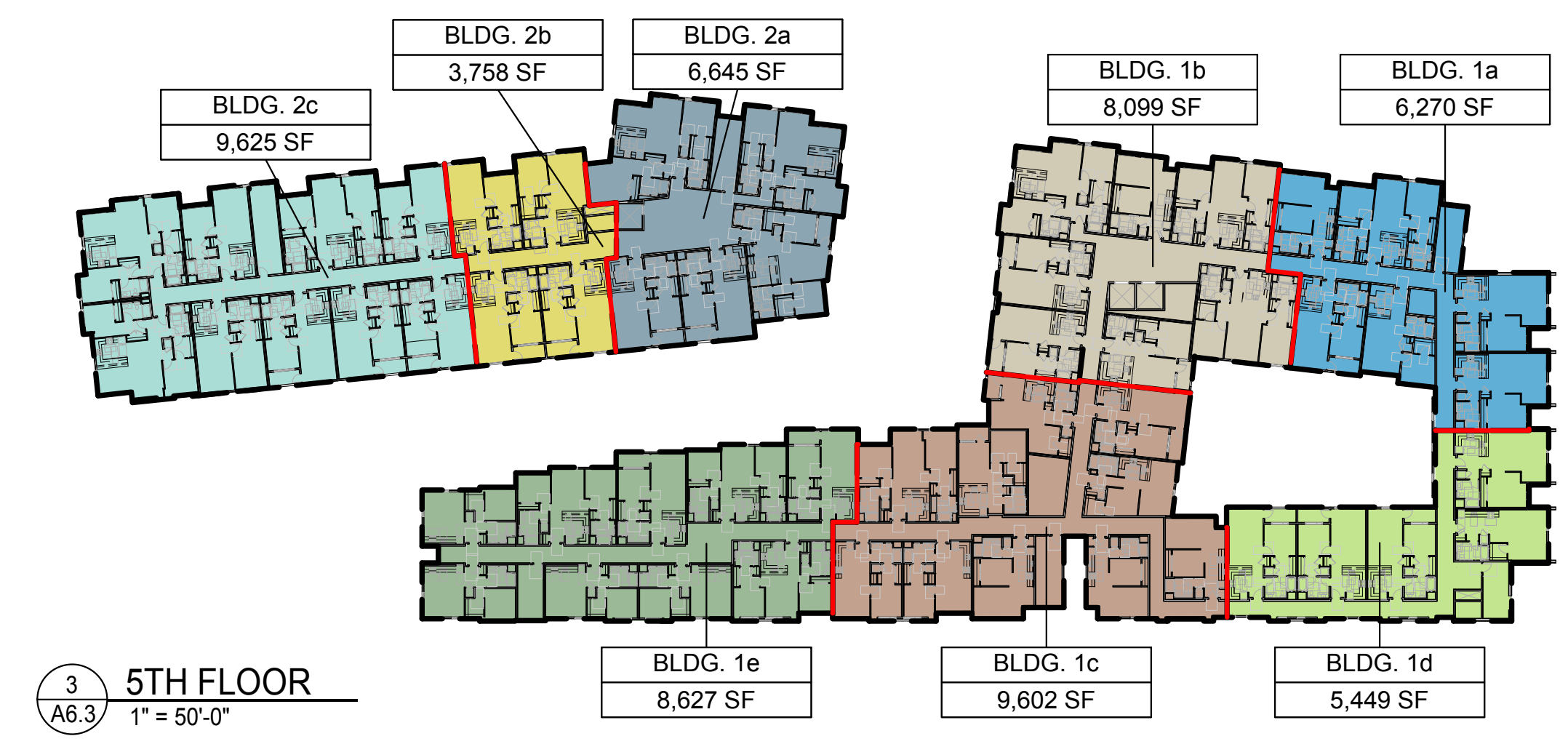
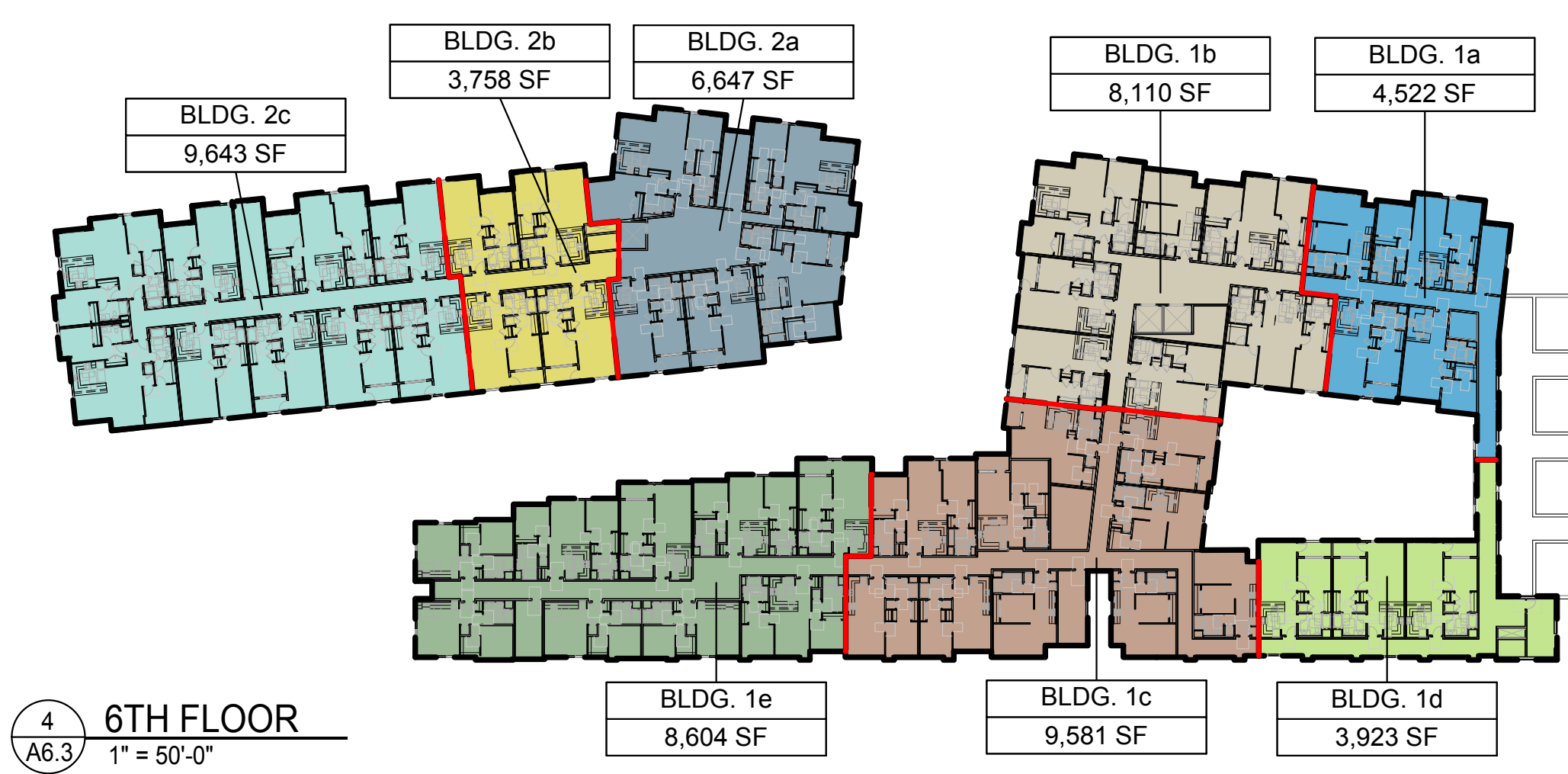
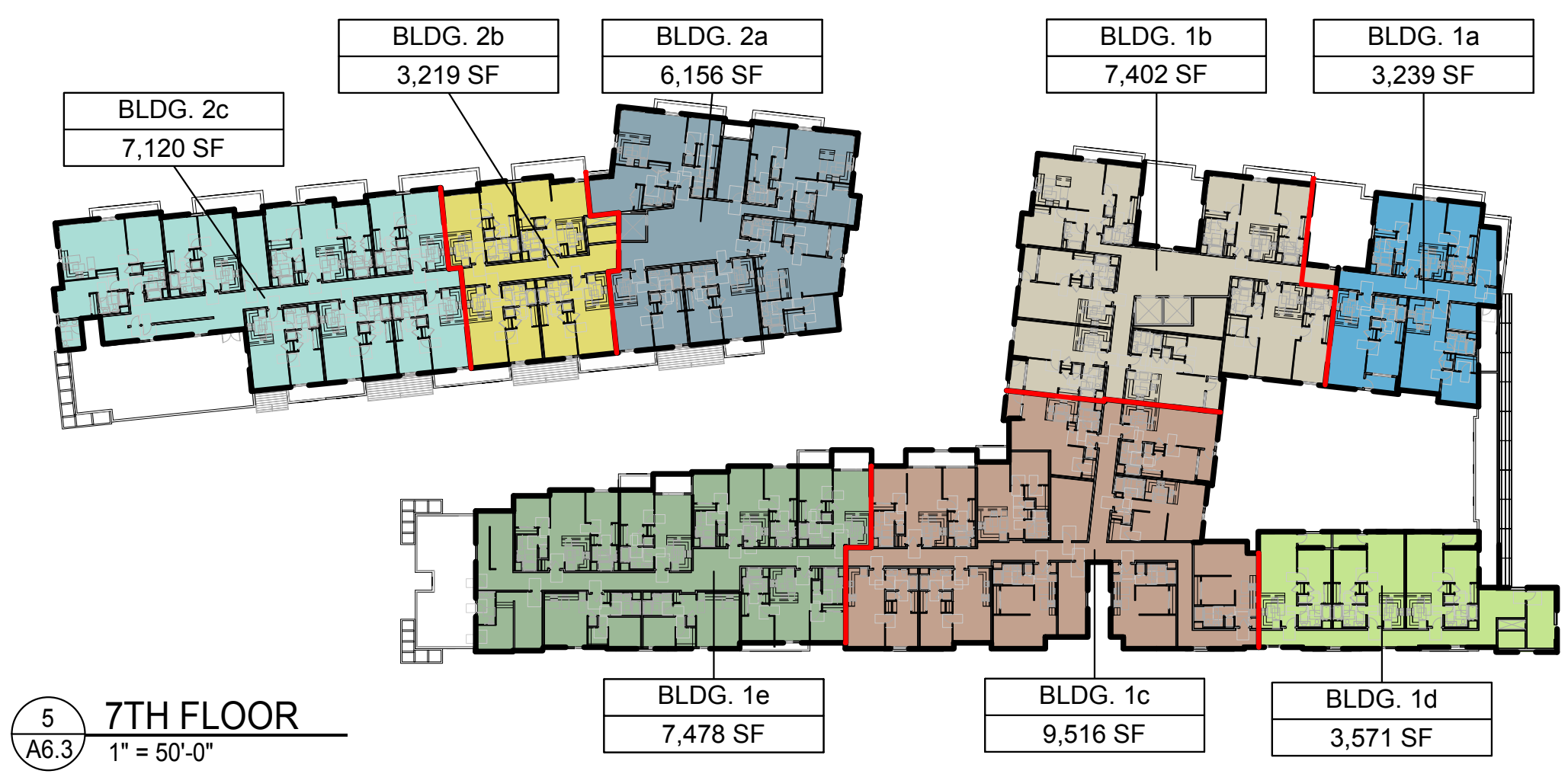
$[At = (NS \times If)] \times Sa = Aa$

For multistory Type IIIA buildings, R-2 occupancy, with sprinkler system in accordance with CBC 903.3.1.1, with height increase in Table 504.4, and no frontage increase, these values are:

$[24,000 + (24,000 \times 0)] \times 2 = 48,000$

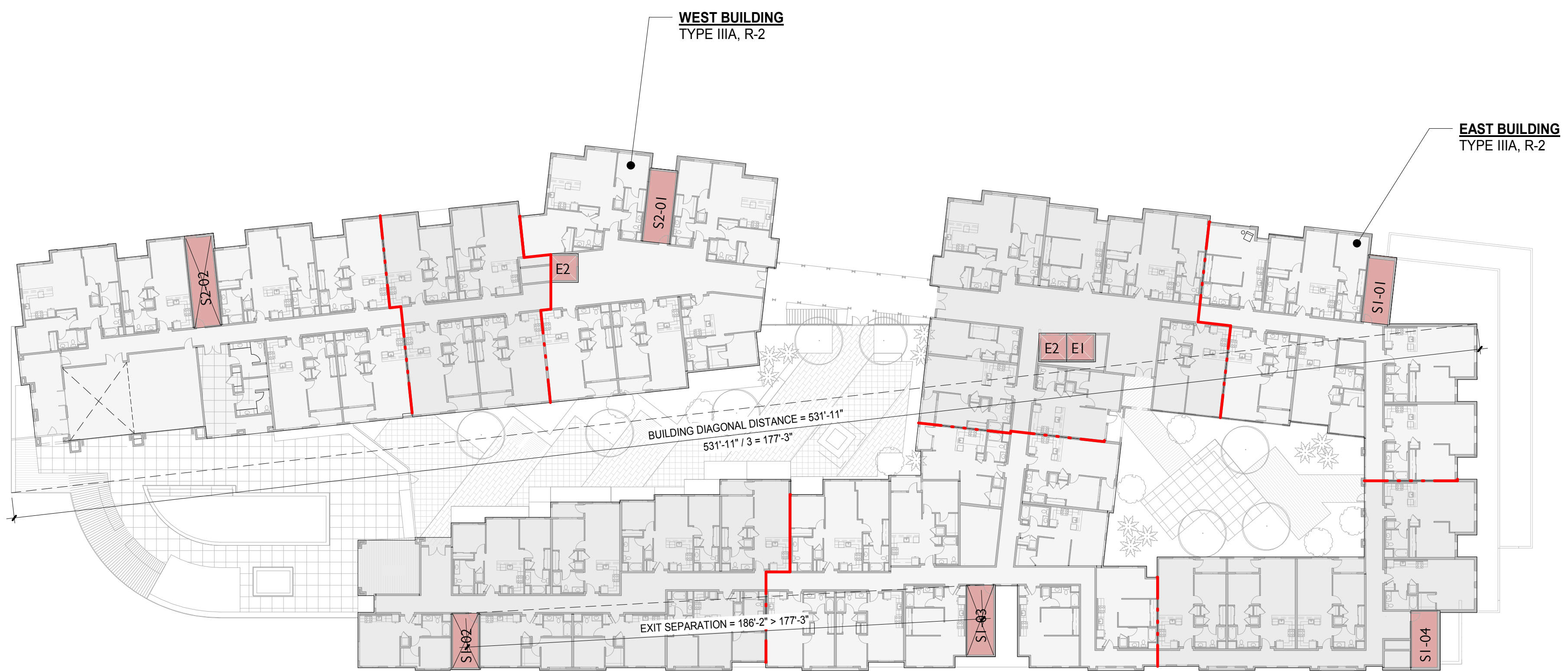
At the time of this submittal, zero compartments exceed 48,000 SF.

Area Schedule (Gross Building (Compartments))		
NAME	Area	Level
BLDG. 1a	6,271 SF	3RD / PODIUM FLOOR
BLDG. 1a	6,270 SF	4TH FLOOR
BLDG. 1a	6,270 SF	5TH FLOOR
BLDG. 1a	4,522 SF	6TH FLOOR
BLDG. 1a	3,239 SF	7TH FLOOR
BLDG. 1a: 5	26,572 SF	
BLDG. 1b	7,905 SF	3RD / PODIUM FLOOR
BLDG. 1b	8,110 SF	4TH FLOOR
BLDG. 1b	8,099 SF	5TH FLOOR
BLDG. 1b	8,110 SF	6TH FLOOR
BLDG. 1b	7,402 SF	7TH FLOOR
BLDG. 1b: 5	39,626 SF	
BLDG. 1c	9,590 SF	3RD / PODIUM FLOOR
BLDG. 1c	9,586 SF	4TH FLOOR
BLDG. 1c	9,602 SF	5TH FLOOR
BLDG. 1c	9,581 SF	6TH FLOOR
BLDG. 1c	9,516 SF	7TH FLOOR
BLDG. 1c: 5	47,874 SF	
BLDG. 1d	5,426 SF	3RD / PODIUM FLOOR
BLDG. 1d	5,426 SF	4TH FLOOR
BLDG. 1d	5,449 SF	5TH FLOOR
BLDG. 1d	3,923 SF	6TH FLOOR
BLDG. 1d	3,571 SF	7TH FLOOR
BLDG. 1d: 5	23,795 SF	
BLDG. 1e	8,621 SF	3RD / PODIUM FLOOR
BLDG. 1e	8,604 SF	4TH FLOOR
BLDG. 1e	8,627 SF	5TH FLOOR
BLDG. 1e	8,604 SF	6TH FLOOR
BLDG. 1e	7,478 SF	7TH FLOOR
BLDG. 1e: 5	41,934 SF	
BLDG. 2a	6,647 SF	3RD / PODIUM FLOOR
BLDG. 2a	6,647 SF	4TH FLOOR
BLDG. 2a	6,645 SF	5TH FLOOR
BLDG. 2a	6,647 SF	6TH FLOOR
BLDG. 2a	6,156 SF	7TH FLOOR
BLDG. 2a: 5	32,741 SF	
BLDG. 2b	3,758 SF	3RD / PODIUM FLOOR
BLDG. 2b	3,758 SF	4TH FLOOR
BLDG. 2b	3,758 SF	5TH FLOOR
BLDG. 2b	3,758 SF	6TH FLOOR
BLDG. 2b	3,219 SF	7TH FLOOR
BLDG. 2b: 5	18,251 SF	
BLDG. 2c	9,705 SF	3RD / PODIUM FLOOR
BLDG. 2c	9,607 SF	4TH FLOOR
BLDG. 2c	9,625 SF	5TH FLOOR
BLDG. 2c	9,643 SF	6TH FLOOR
BLDG. 2c	7,120 SF	7TH FLOOR
BLDG. 2c: 5	45,699 SF	

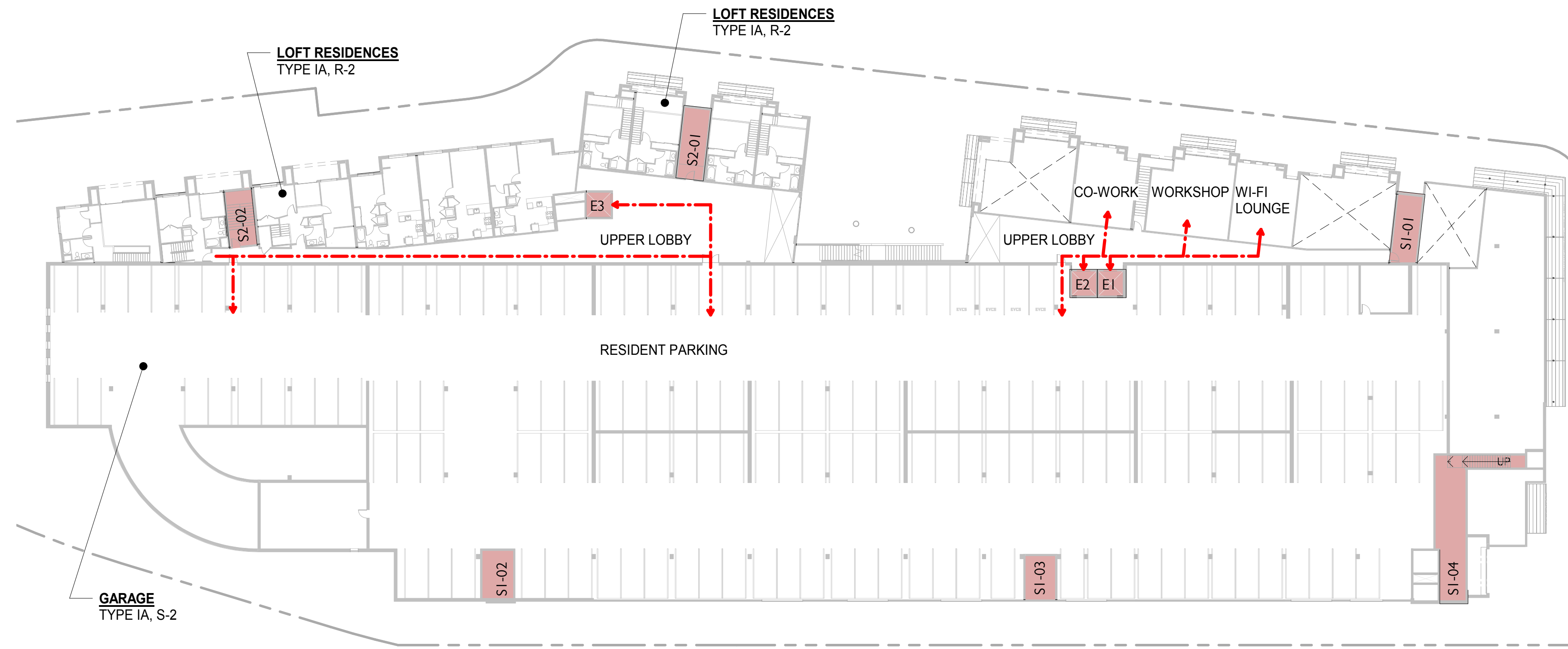




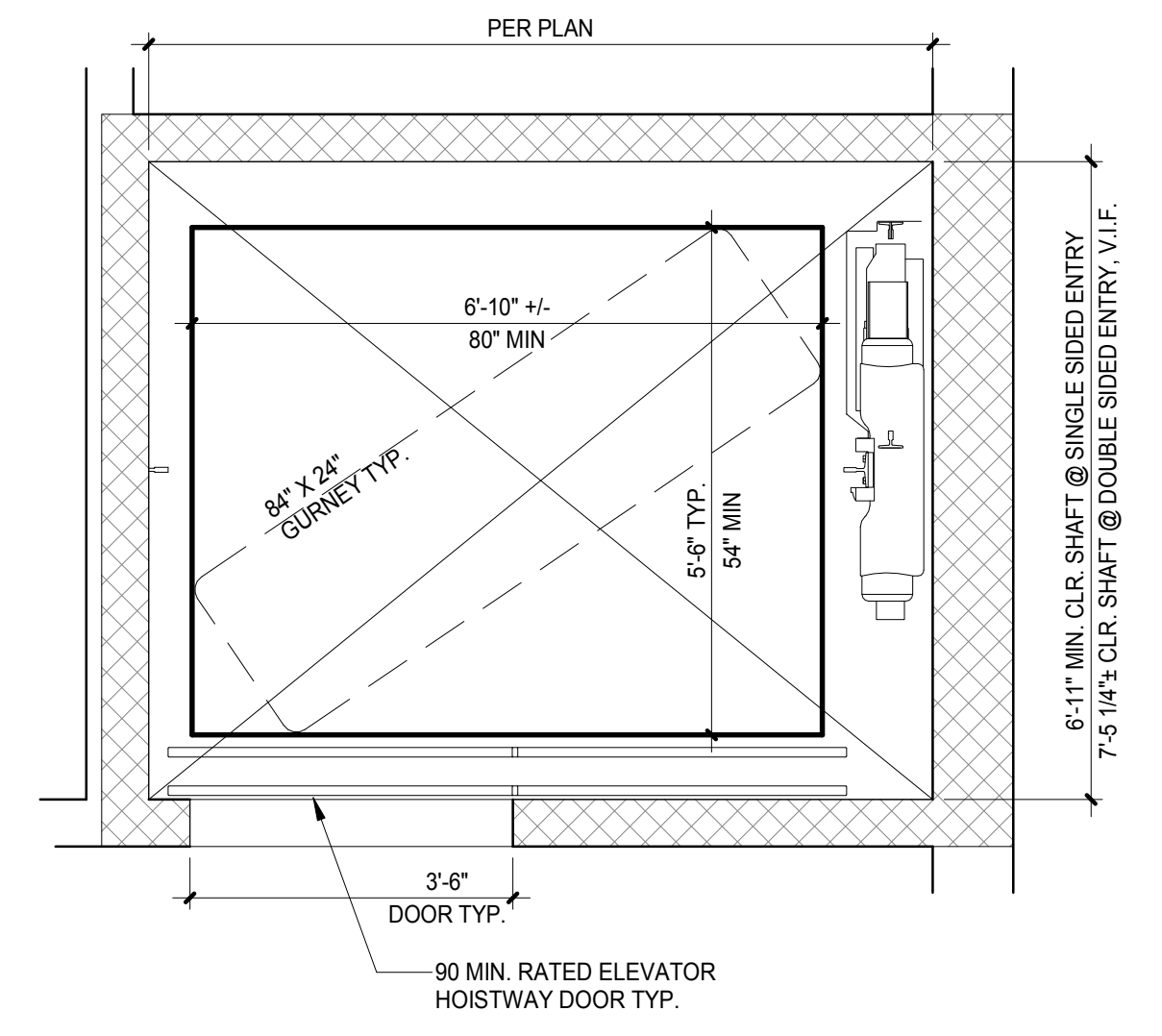
2 4TH FLOOR EXIT SEPARATION (5TH - 7TH SIM.)
 A6.4 1" = 30'-0"



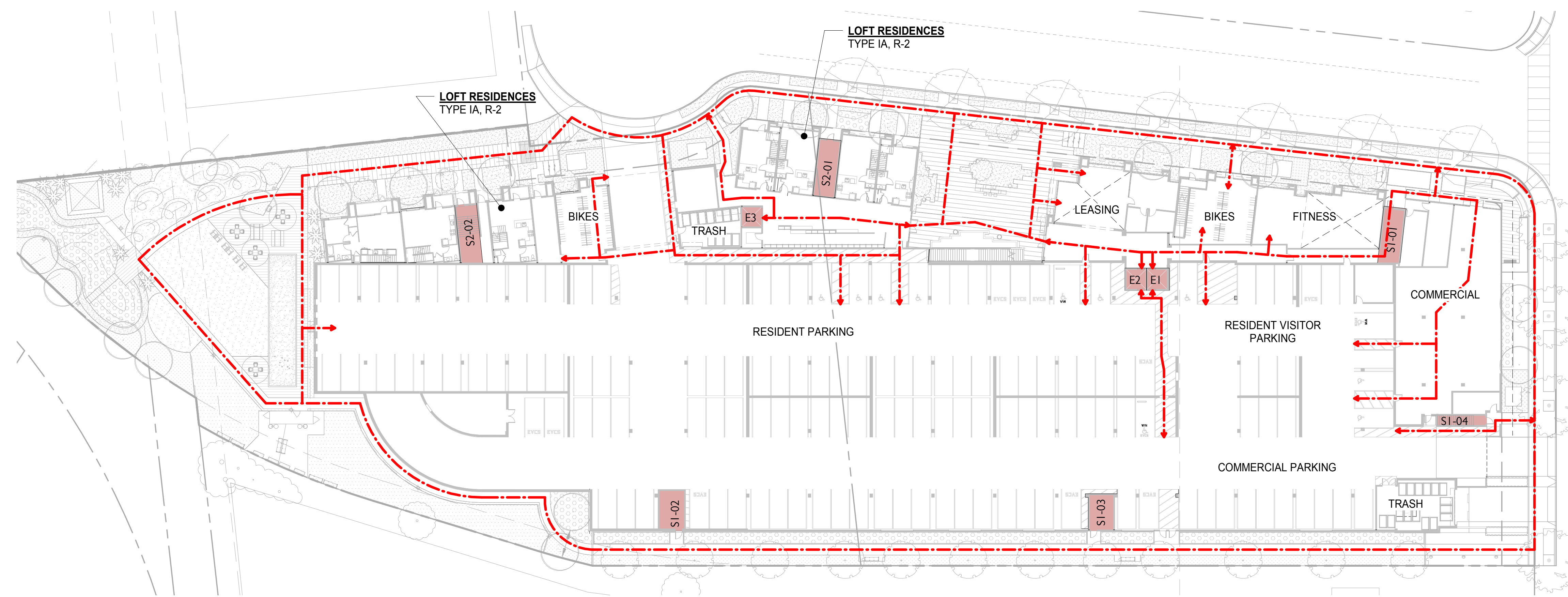
1 3RD / PODIUM FLOOR EXIT SEPARATION
 A6.4 1" = 30'-0"



2 2ND FLOOR - ACCESSIBILITY PLAN
A6.5a 1" = 30'-0"



TYPICAL ELEVATOR CAB PLAN



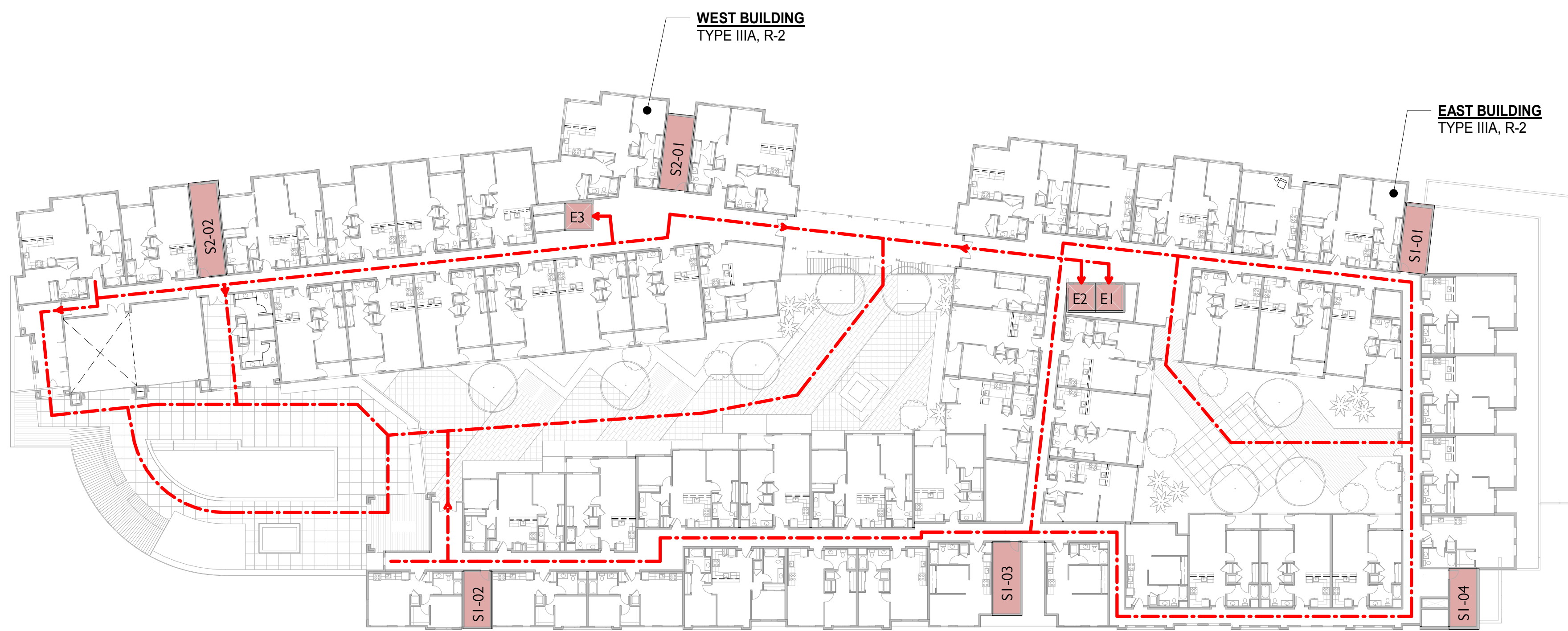
1 1ST / GROUND FLOOR - ACCESSIBILITY PLAN
A6.5a 1" = 30'-0"

NOTES:

1. THESE DRAWINGS ARE NOT INTENDED TO SHOW EVERY ACCESSIBLE PATH, ESPECIALLY AT GROUND AND PODIUM LEVELS. ALL PATHS OF TRAVEL INCLUDING WALKS, RAMPS, STAIRS, CORRIDORS, ROOMS, ETC. NORMALLY USED BY TENANTS AND/OR THE PUBLIC ARE ACCESSIBLE PER CBC CHAPTER 11B, EXCEPT AS NOTED BELOW.
2. ALL APARTMENT INTERIORS ARE ADAPTABLE PER CBC CHAPTER 11A, EXCEPT AS NOTED BELOW. SEE UNIT PLANS FOR MORE INFORMATION.
3. ROOMS/AREAS USED SOLELY FOR BUILDING MAINTENANCE OR REPAIR (E.E. TRASH STAGING, ELECTRICAL AND MECHANICAL ROOMS, VAULTS, ROOFS) ARE NOT NECESSARILY ACCESSIBLE THROUGHOUT.
4. TOWNHOUSES ARE NOT ACCESSIBLE, EXCEPT AS SHOWN HERE. THE LOWER FLOOR OF TOWNHOUSES IN THE APARTMENT BUILDING ARE ACCESSIBLE.
5. SIGNIFICANT COMMON USE AND AMENITY AREAS ARE LABELED ON THIS PLAN. REFER TO FLOOR PLANS FOR MINOR AREA DESIGNATIONS.



2 4TH FLOOR - ACCESSIBILITY PLAN
A6.5b 1" = 30'-0"




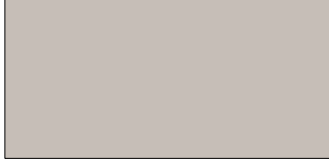
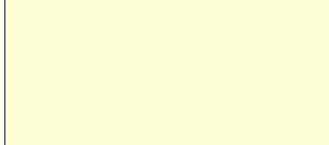



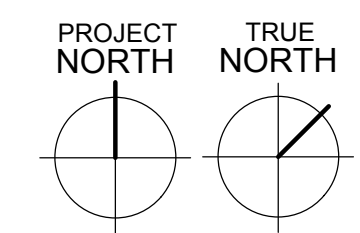
1 3RD / PODIUM FLOOR - ACCESSIBILITY PLAN
A6.5b 1" = 30'-0"

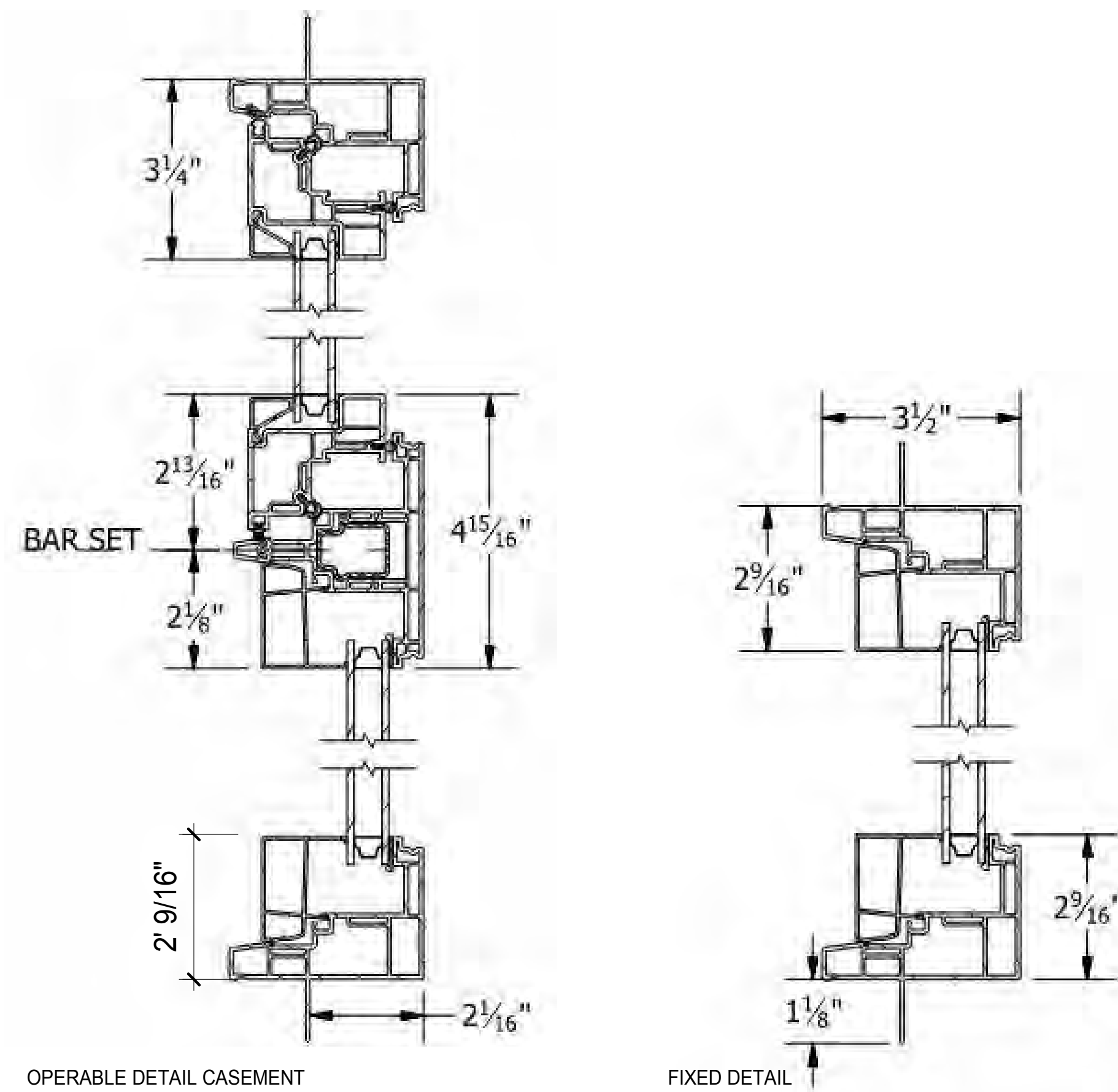
- NOTES:
1. THESE DRAWINGS ARE NOT INTENDED TO SHOW EVERY ACCESSIBLE PATH, ESPECIALLY AT GROUND AND PODIUM LEVELS. ALL PATHS OF TRAVEL INCLUDING WALKS, RAMPS, STAIRS, CORRIDORS, ROOMS, ETC. NORMALLY USED BY TENANTS AND/OR THE PUBLIC ARE ACCESSIBLE PER CBC CHAPTER 11B, EXCEPT AS NOTED BELOW.
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 4. TOWNHOUSES ARE NOT ACCESSIBLE, EXCEPT AS SHOWN HERE. THE LOWER FLOOR OF TOWNHOUSES IN THE APARTMENT BUILDING ARE ACCESSIBLE.
 5. SIGNIFICANT COMMON USE AND AMENITY AREAS ARE LABELED ON THIS PLAN. REFER TO FLOOR PLANS FOR MINOR AREA DESIGNATIONS.



MASSING DIAGRAM LEGEND

	7 STORY		2 STORY
	6 STORY		1 STORY
	5 STORY		NOT COVERED





OPERABLE DETAIL CASEMENT

FIXED DETAIL



Endurance—the Optimum in Mid-rise Performance
 If you are building a mid-rise structure in the Western United States, you are probably specifying the Endurance Series by VPI Quality Windows. In a world where demanding specifications and uncompromising job site testing is the way of life, a commercially rated window is the only acceptable solution, as residential windows leave room for unwanted risk. VPI prides itself on superior product performance ratings in the lab and the field. These are the result of our engineering centric organization that is obsessive with safety, quality & customer service, day-in and day-out.

- Commercial profile design coupled with industry leading glazing system delivers the right balance of aesthetics & performance, at a great value
- Our manufacturing process is systematic, documented, controlled and constantly improving
- Structural performance & deflection are enhanced by commercial grade metal reinforcements interconnected throughout the window assembly
- Endless configuration possibilities with fixed, awning and/or casement windows, thanks to an intersecting integral bar system, all assembled within continuous frames – no mulling nightmares!
- Durable, co-extruded acrylic exterior finishes allow for color diversity without compromising structural and thermal performance
- Panel level window design that optimizes water intrusion and air infiltration/ex-filtration

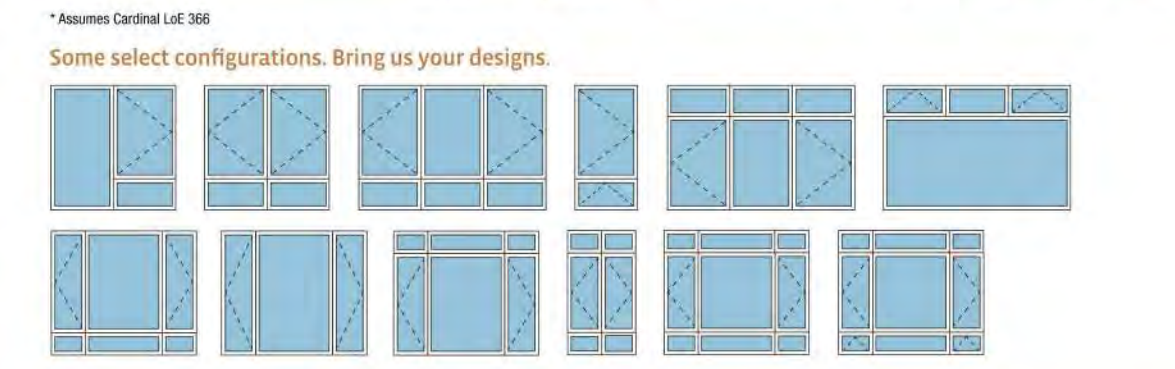
The evolution is complete for mid and high rise commercial and mixed use applications, the future belongs to the Endurance Series window system!

ENDURANCE SERIES Specify the ideal mix of strength, energy performance and aesthetics with Endurance!

VPI Quality Windows manufactures ENERGYSTAR® qualified products, that use less energy.

Commercial-Rated Performance:
 Engineered for Mid-Rise Construction

PRODUCT	Test Size	AAMA	PERFORMANCE					
			Infil	Exfil	Water	U-Factor*	SHGC*	VT*
Casement/Awning	48" x 32"	CW-P660	<0.01	<0.01	9.20	0.28	0.18	0.42
Aerog	36" x 60"	CW-P670	<0.01	<0.01	10.66	0.26	0.18	0.42
Fixed	72" x 96"	CW-P640	<0.01	<0.01	8.04	0.28	0.22	0.51
CPC	96" x 66"	CW-P670	0.06	0.06	10.66	0.26	0.18	0.42
CPC-AT	108" x 96"	CW-P640	0.16	0.11	8.04	0.28	0.18	0.42
CPI-AT	72" x 72"	LC-P660	<0.01	<0.01	9.20	0.26	0.18	0.42
Sliding	Test Size	AAMA	Infil	Exfil	Water <td>U-Factor* <td>SHGC* <td>VT* </td></td></td>	U-Factor* <td>SHGC* <td>VT* </td></td>	SHGC* <td>VT* </td>	VT*
XO	71" x 56"	LC-P650	0.08	0.07	7.52	0.28	0.22	0.51
XOX	108" x 66"	LC-P650	0.05	0.04	7.52	0.28	0.22	0.51
XOXAT	108" x 96"	LC-P650	0.05	0.04	7.52	0.28	0.22	0.51
SH	56" x 96"	CW-P630	0.09	0.07	5.43	0.27	0.22	0.51
SH-AU	44" x 108"	LC-P655	0.04	0.03	8.36	0.27	0.22	0.51
SH-PW-SH	108" x 96"	CW-P630	0.06	0.05	6.90	0.27	0.22	0.51



PRODUCT	Glass Configuration	Spacer Size	Argon	Lami	STC	OITC
AWN/CAS	1" - (1/4" - 0.030" - 1/2" AS - 1/4")	0.500	Yes	0.030	35	30
FW	1-3/8" - (1/4" - 0.030" - 1 3/16" AS - 9/32" - 0.007")	0.813	Yes	0.030/0.060	38	29
AWN-U	1-3/8" - (1/4" - 0.030" - 2/8" AS - 1/4" - 0.030")	0.875	Yes	0.030	41	33
XO	1" - (3/16" - 9/16" AS - 1/4" - 0.030")	0.563	Yes	0.030	36	29
SH	1" - (1/4" - 0.030" - 9/16" AS - 3/16")	0.563	Yes	0.030	35	29

- Standard Configuration Features:**
- COMPRESSION SEAL DESIGN enhances protection against water intrusion, air infiltration, and allows ease of glass replacement
 - VINYL FRAMES increase thermal performance, add color options, and reduce condensation
 - FRAME AND SASH have hollow compartments that allow for optimal reinforcement required in heavy commercial applications
 - FUSION WELDED CORNERS provide environmental comfort and protect against leaks
 - AVAILABLE MULTIPLE LOCKING POINTS ensure security and provide a triple weather seal for superior air and water resistance
 - EASY TO OPERATE HARDWARE delivers a wide opening for emergency egress and cleaning
 - T-BAR allows for freedom of design while maintaining structural and thermal performance



Performance that Exceeds Expectations



Just Ask Our Customers

"VPI performance is better and more consistent than any of the vinyl window products we've used."
 Lake Washington Windows.

"Thornton Place was the largest project to date for Walsh Seattle and was full of challenges. Your dedication and collaboration were instrumental... On behalf of a grateful Company, we thank you."
 Walsh Construction.

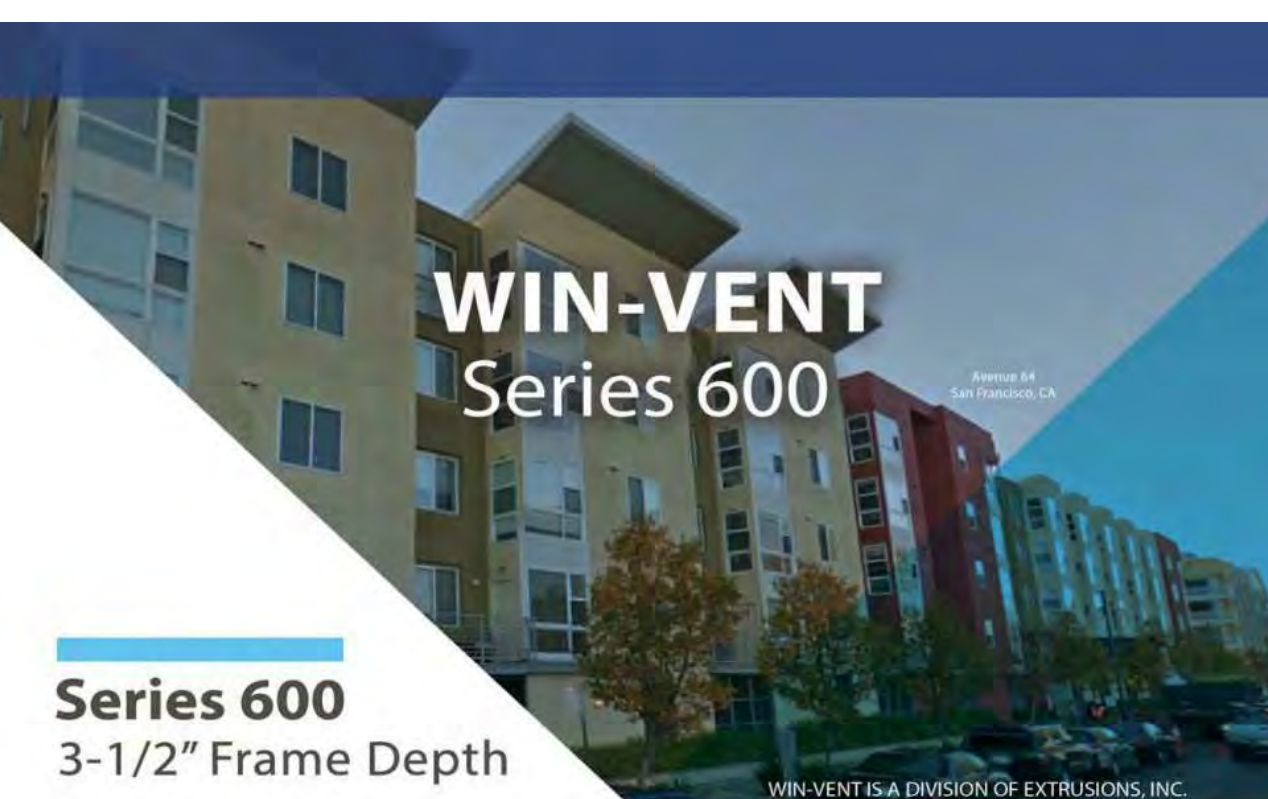
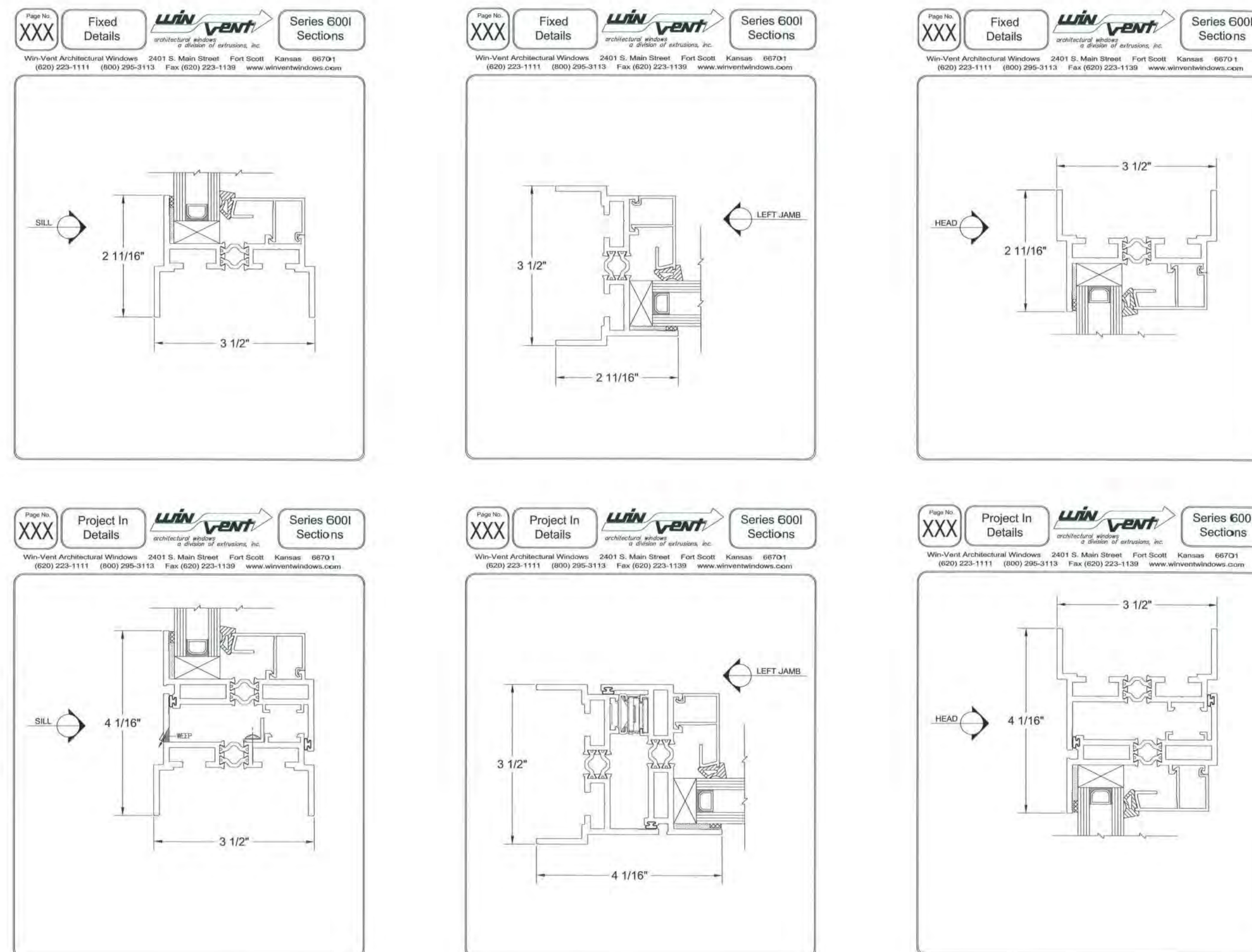
"We are very satisfied with VPI. VPI window products demonstrate a blend of solid performance, high quality manufacturing and color options that are unique in the industry."
 The Soltner Group, Architects Inc.

The Proof is in Our Performance
 Backed by one of the strongest warranties in the business, including ten year seal failure coverage on most glass units, project owners can be confident that the Endurance Series™ will stand the test of time.

ENDURANCE SERIES VPI Quality Windows

www.vpiwindows.com
 (800) 634-1478 | info@vpiwindows.com
 3420 E. Ferry, Spokane, WA 99202

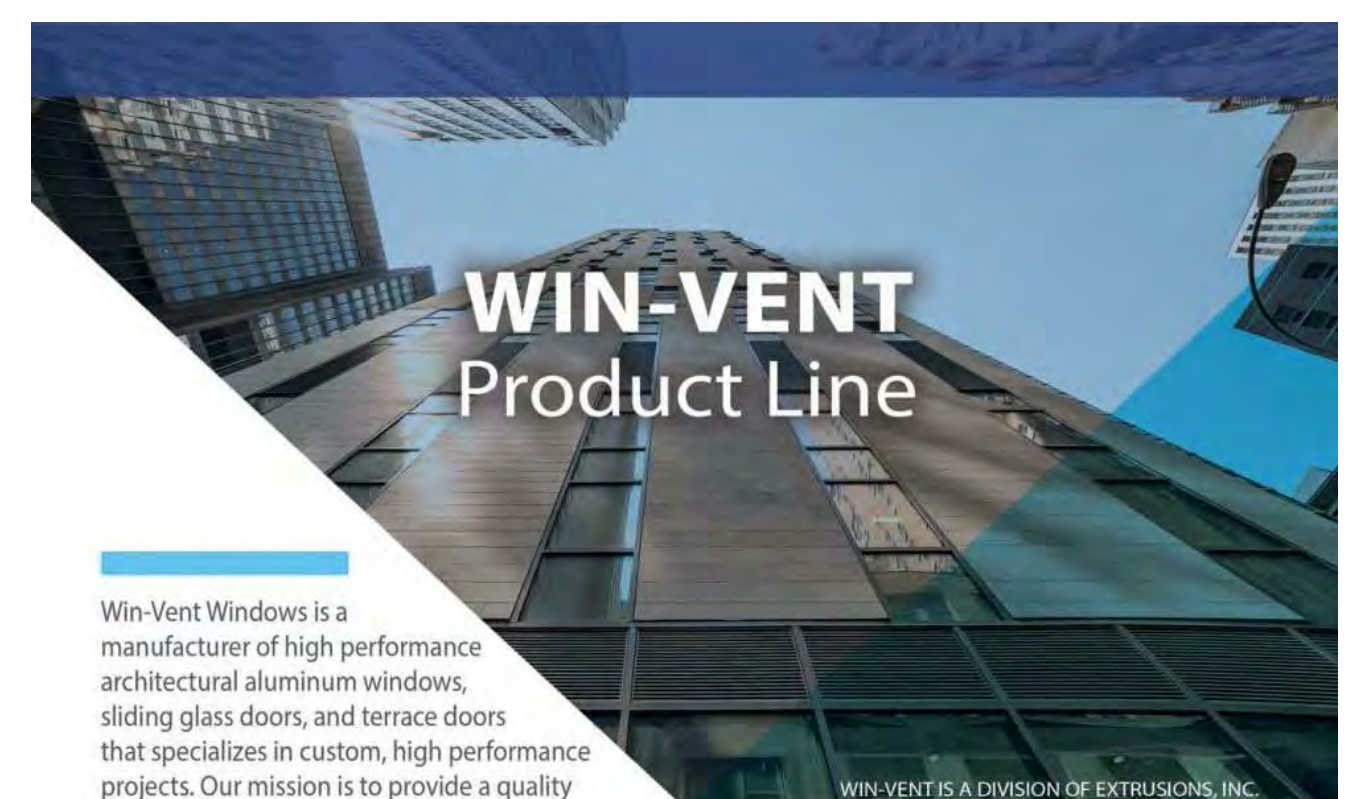
* OR SIMILAR, SUBJECT TO AVAILABILITY. VINYL WINDOW DETAILS



- Series 600**
 3-1/2" Frame Depth
- Features**
- Fixed, Projected, & Casement AW Rated
 - .125" Main Frame and Sash Thickness
 - Pour and Debrided Main Frame & Sash
 - Mitered Main Frame and Sash With Corner Keys for Increased Performance
 - Double Weather Stripped Sash for Exceptional Air & Water Performance
 - Multiple Lock, Hinge, & Operator Options
 - Accepts Glazing from 1/4" to 2"
 - Dual Glazing with Blinds Option
 - Full Line of Installation Trim
 - Full Range of Painted and Anodized Finishes
 - Acoustically Tested
 - Meets Blast Requirements

WIN-VENT ARCHITECTURAL WINDOWS

www.winventwindows.com
 (620) 223-1111 (620) 223-1139

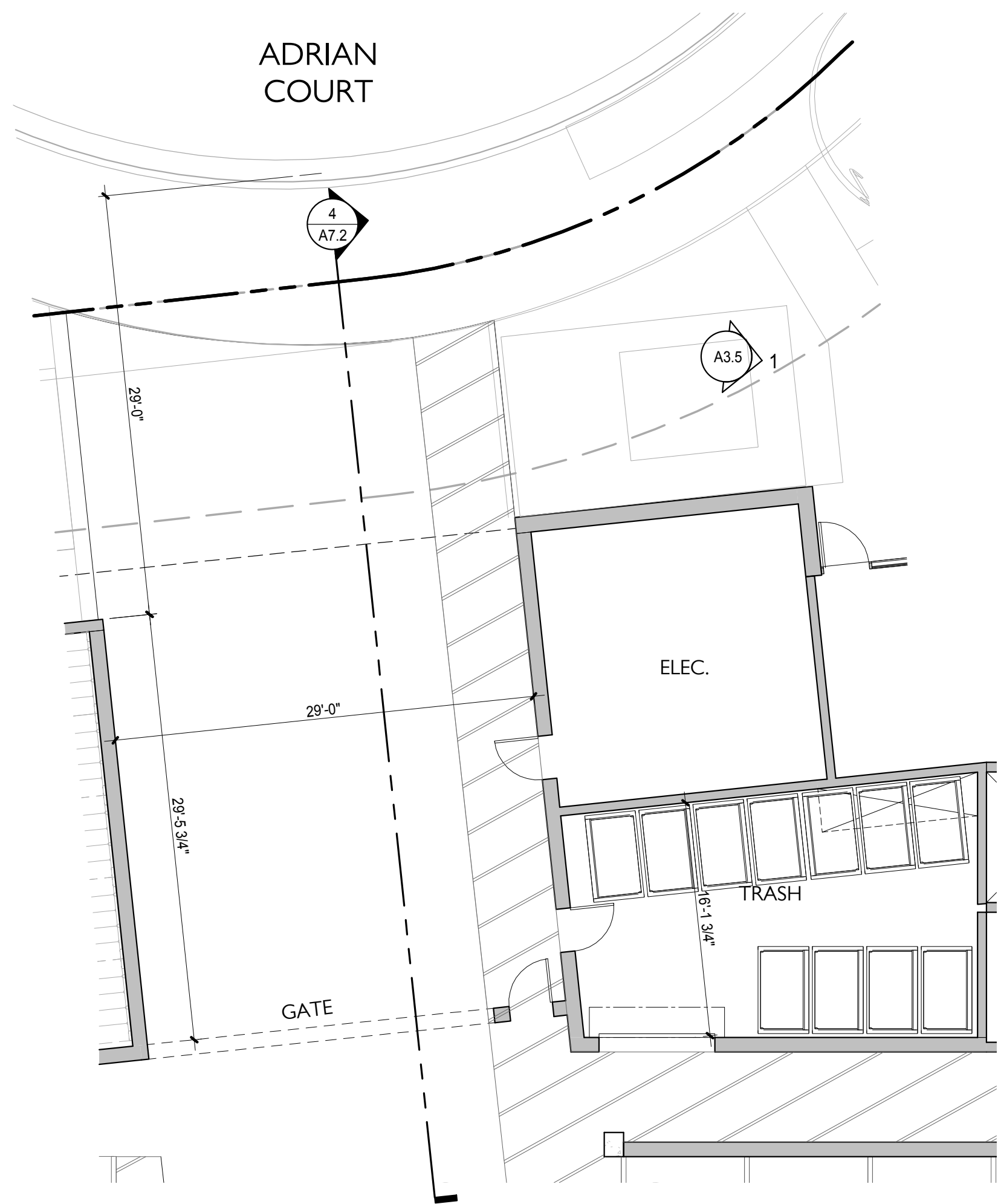


- WIN-VENT Product Line**
- Win-Vent Windows is a manufacturer of high performance architectural aluminum windows, sliding glass doors, and terrace doors that specializes in custom, high performance projects. Our mission is to provide a quality product with excellent customer service.
- Features**
- Full Line of Painted Finishes
 - In-House Anodizing Black to Champagne
 - AW-Rated
 - Historical Hung and Projected Windows
 - Blast Rated Systems
 - STC/OITC Rated Systems
 - Impact Rated Systems
 - LEED Qualified Systems
 - Nail Fin Window & Receptor Systems
 - Various Installation Trims
 - Shop Drawings
 - Engineering Calculations
- Products Include:**
- Projected & Casement
 - Fixed Windows
 - Single and Double Hung
 - Historical Windows
 - Sliding Doors
 - Terrace Doors
 - Window Walls
 - Bypass Systems
- Applications:**
- Historical Renovations
 - Multi-family Residences
 - Schools
 - Hospitals
 - Office Buildings
 - Window Wall
 - Condominiums
 - Various Other Commercial Applications

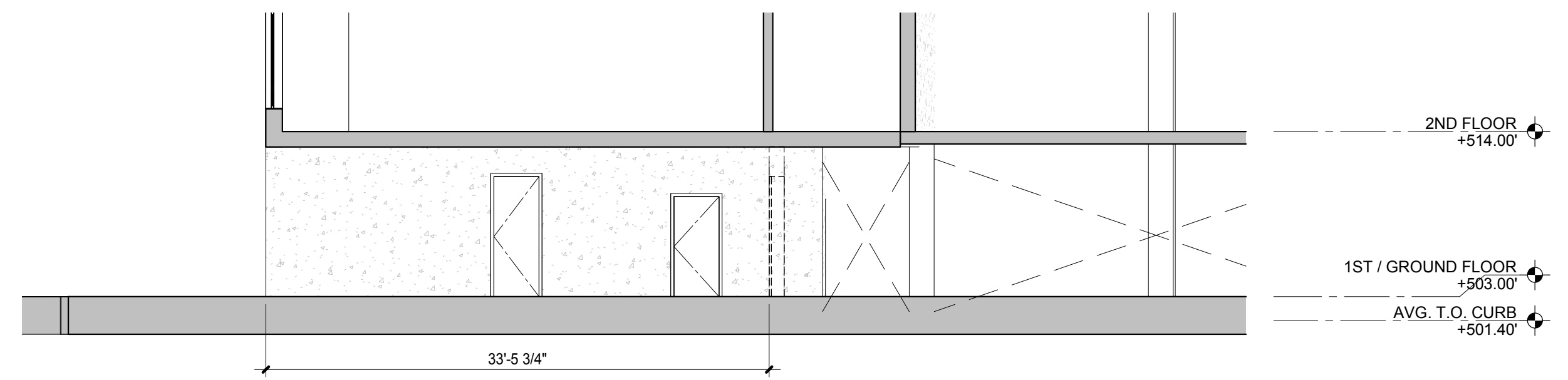
WIN-VENT ARCHITECTURAL WINDOWS

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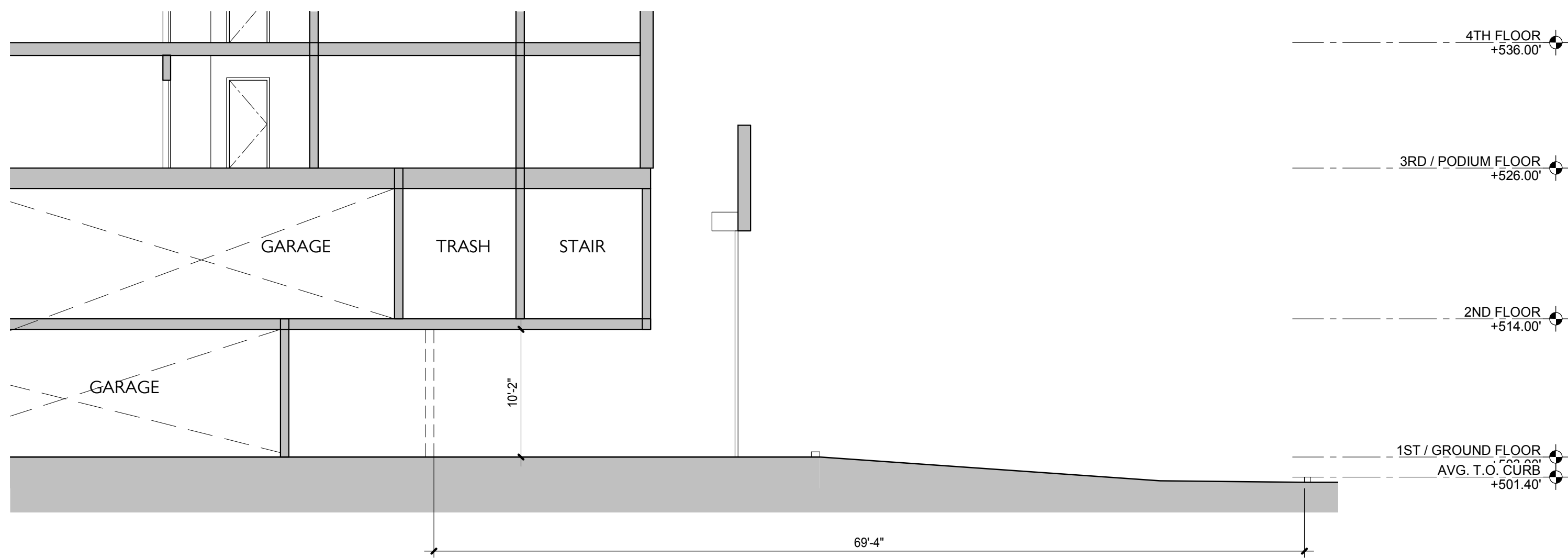
* OR SIMILAR, SUBJECT TO AVAILABILITY. ALUMINUM WINDOW DETAILS



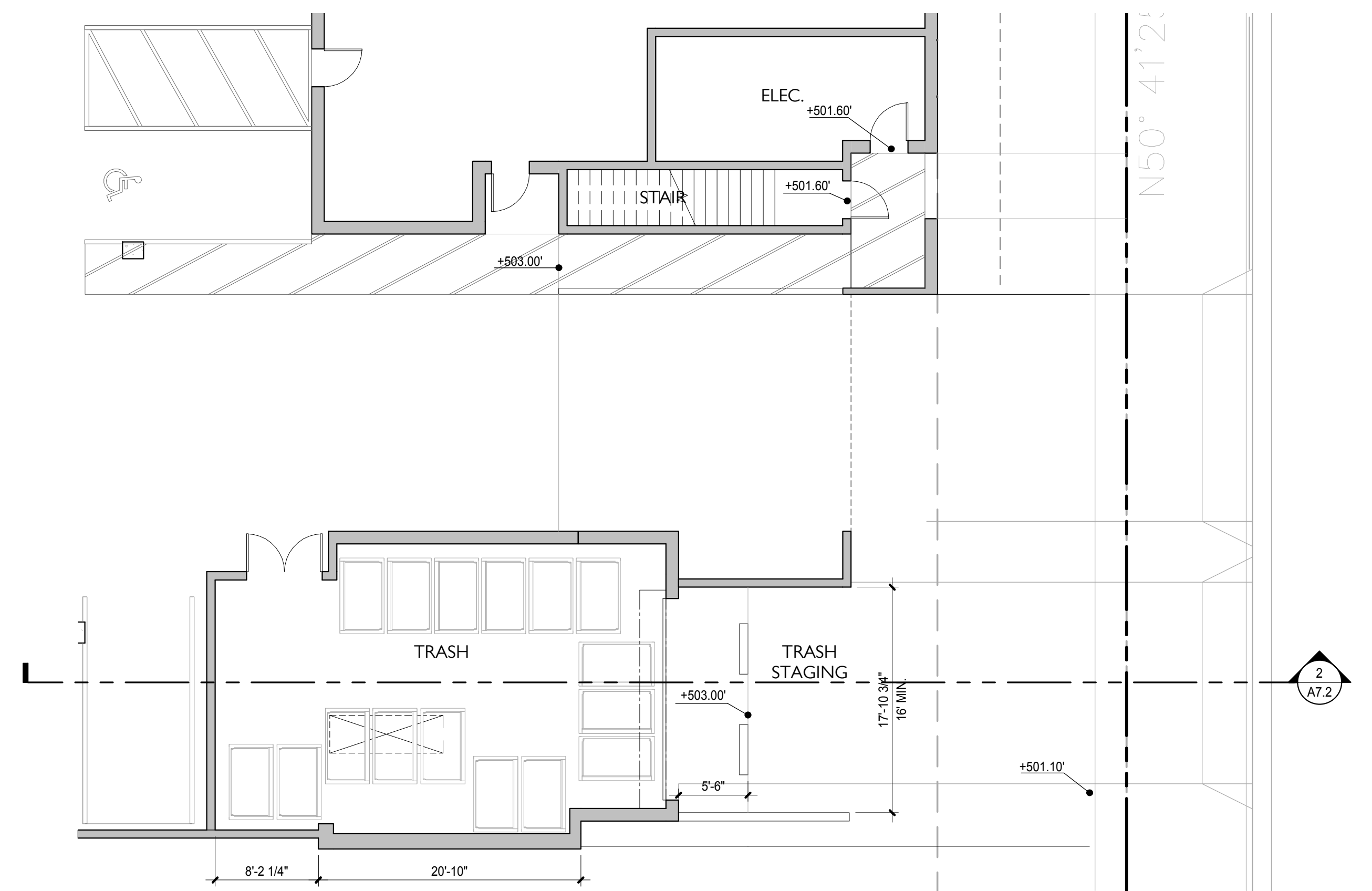
3 TRASH AREA AT ADRIAN COURT
1/8" = 1'-0"



4 TRASH AREA ADRIAN COURT SECTION
1/8" = 1'-0"



2 TRASH AREA ADRIAN ROAD SECTION
1/8" = 1'-0"



1 TRASH AREA AT ADRIAN ROAD
1/8" = 1'-0"



LEGEND

- ① PASEO W/ SPECIAL PAVING & ENTRY PORTALS: SEE SHEET L2.0 FOR ENLARGEMENTS
- ② STORMWATER GARDEN W/ SURROUNDING PATHWAY: SEE SHEET L2.0 FOR ENLARGEMENTS
- ③ PUBLIC PARK W/ LAWN, 'WAVE FIELD', DOG PARKS, SEATING, SEATING AREA AND BOCCIE BALL COURT: SEE SHEET L2.0 FOR ENLARGEMENTS
- ④ PATHWAY & FLOW THROUGH STORM WATER PLANTERS: SEE SHEET L2.0 FOR ENLARGEMENTS
- ⑤ MAIN PLAZA & ENTRY TO LOBBY W/ SEAT WALLS, FOUNTAIN & PLANTING: SEE SHEET L3.0 FOR ENLARGEMENTS
- ⑥ STREET SCAPE PLANTING, STREET TREES AND 7' PATHWAY: SEE SHEET L3.0 FOR ENLARGEMENTS
- ⑦ COMMERCIAL ENTRY PLAZA: SEE SHEET L3.0 FOR ENLARGEMENTS
- ⑧ BIKE PARKING
- ⑨ SCREEN PLANTING

NOTE: PER RRMU DESIGN STANDARDS, 14 GUEST BIKE PARKING SPACES ARE REQUIRED (7 RACKS). ARCHITECTS TO PROVIDE RESIDENT BIKE PARKING SPACES, SEE PLANS.



WAVE FIELD PARK



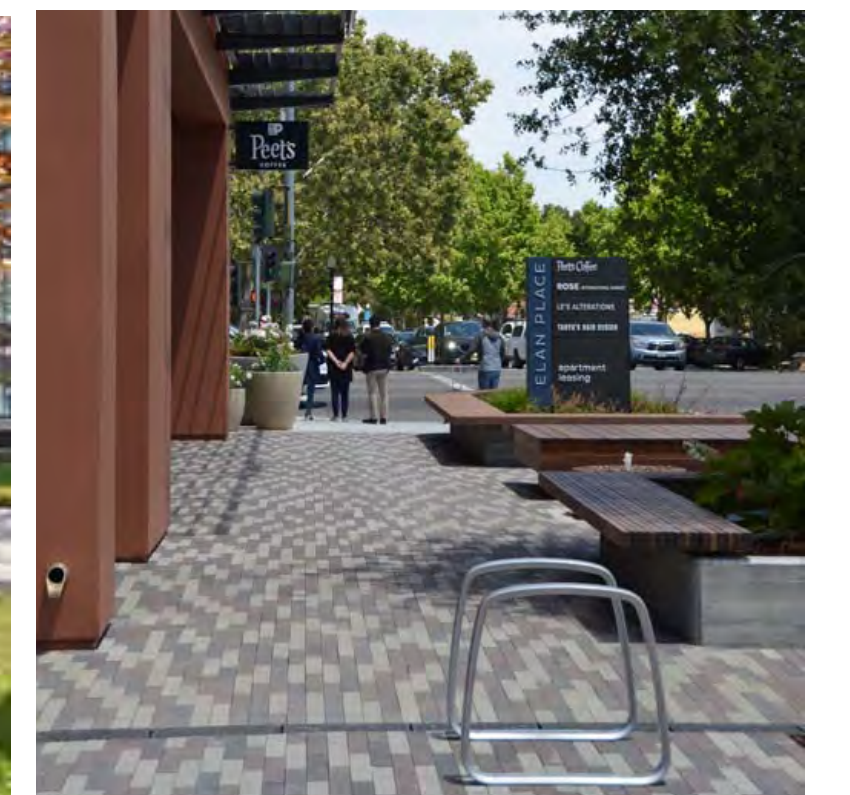
FREE PLAY AND PLAYFULL ART IN WAVE FIELD



DOG PARKS FOR LARGE AND SMALL DOGS



STREET TREE PLANTINGS



BIKE PARKING AND SITE FURNITURE



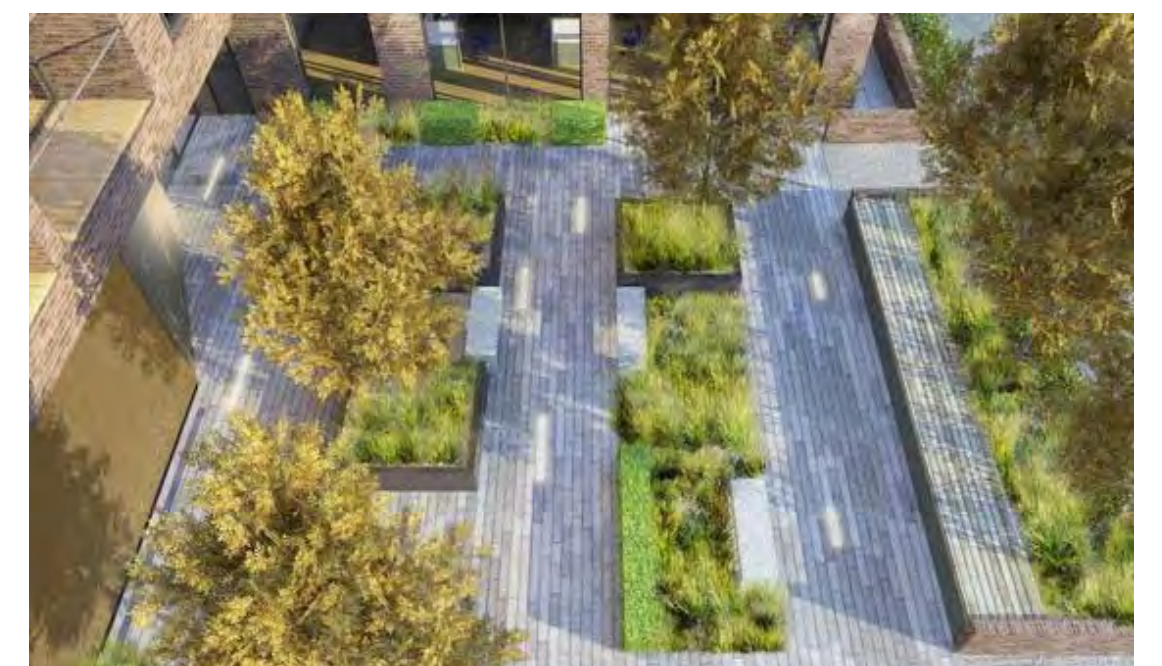
PASEO / PARK GATEWAY ELEMENT



BOCCIE COURT



DOG PARKS FOR LARGE AND SMALL DOGS



PUBLIC PLAZAS AT MID BLOCK AND CORNER



STREET SCAPE GARDEN PLANTINGS



PARK LEGEND

- ① LARGE EVERGREEN TREES
- ② EXISTING POWER LINE TOWER W/ PLANTING AND ACCENT LIGHTING
- ③ PALM CLUSTERS AT TOWER
- ④ 'WAVE FIELD' MOUNDS
- ⑤ SMALL TREE
- ⑥ SEAT WALL
- ⑦ SALVAGED STEEL ENTRY PORTAL & BENCH W/ ACCENT LIGHTING
- ⑧ PASEO WALK WITH SPECIAL PAVING
- ⑨ SEATING & CHARCOAL BBQ AREA AT PUBLIC PARK W/ SPECIAL PAVING
- ⑩ STORMWATER GARDEN
- ⑪ SPECIAL PAVEMENT AT OVERLOOK
- ⑫ LAWN
- ⑬ BOCCE BALL COURT W/ ARTIFICIAL TURF & LIGHTING AROUND HEADER
- ⑭ GRANITECTRE PERVIOUS PATHWAY
- ⑮ 6' SOLID FENCE
- ⑯ MEDIUM SCREENING TREES
- ⑰ ARTIFICIAL TURF AT SMALL DOG PARK
- ⑱ CONCRETE PAVEMENT & SEATING
- ⑲ ARTIFICIAL TURF AT LARGE DOG PARK
- ⑳ FENCING AT DOG PARK
- ㉑ SECURITY GATE
- ㉒ FLOW THROUGH STORM WATER PLANTERS
- ㉓ LARGE COLUMNAR TREE
- ㉔ BIKE RACKS
- ㉕ BOLLARD LIGHTING
- ㉖ METAL SUNSHADE PER ARCHITECTURE PLANS
- ㉗ EXISTING ELECTRICAL POLE TO REMAIN
- ㉘ LOW UNIT FENCE AND GATE
- ㉙ SUPER GRAPHIC ON BUILDING WALL, SEE SHEET L8
- ㉚ 6' POROUS PERIMETER FENCE
- ㉛ ADIRONDACK LOUNGE CHAIRS
- ㉜ POLE LIGHTING

NOTE: ACCESS EASEMENT FOR FUTURE TRAILS TBD



WAVE FIELD MEADOW



PERIMETER MEADOW



SEATING



PICNIC GATHERING AND LAWN AREA



BOCCE COURT W/ ARTIFICIAL TURF



SALVAGED STEEL PASEO



PATH LIGHTING



EXISTING POWER LINE TOWER W/ PLANTING AND ACCENT LIGHTING



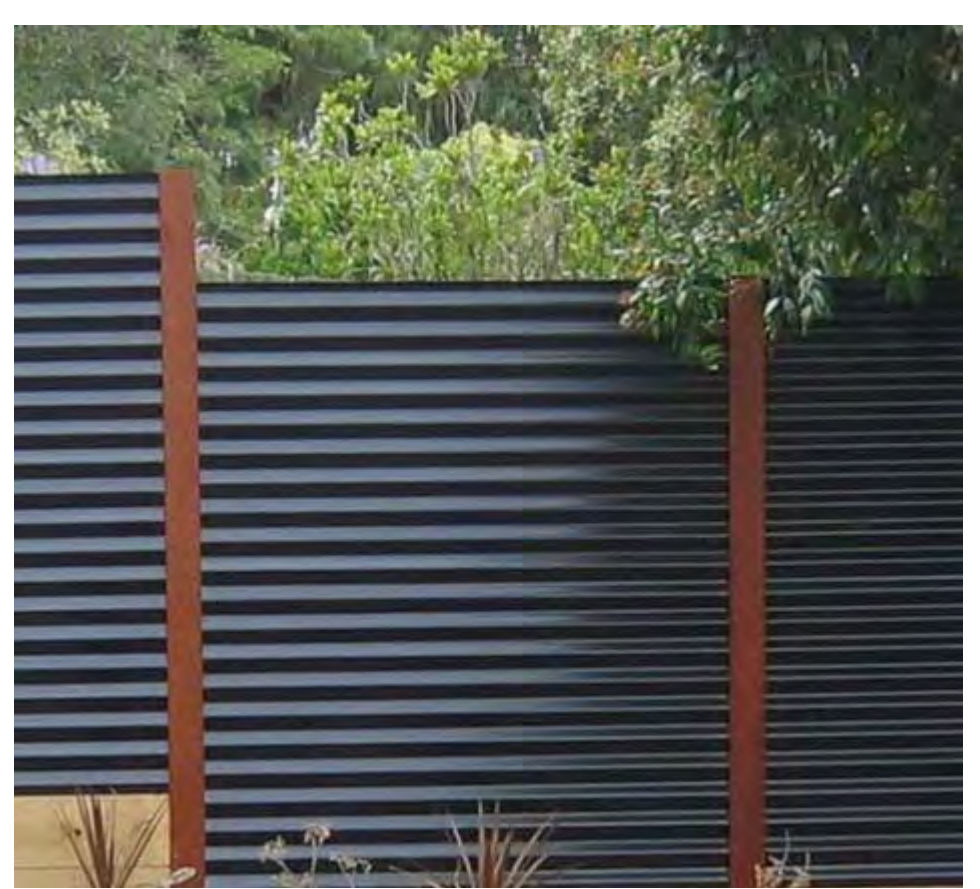
LARGE DOG PARK & SMALL DOG PARK WITH SEATING AND ENGAGING ART



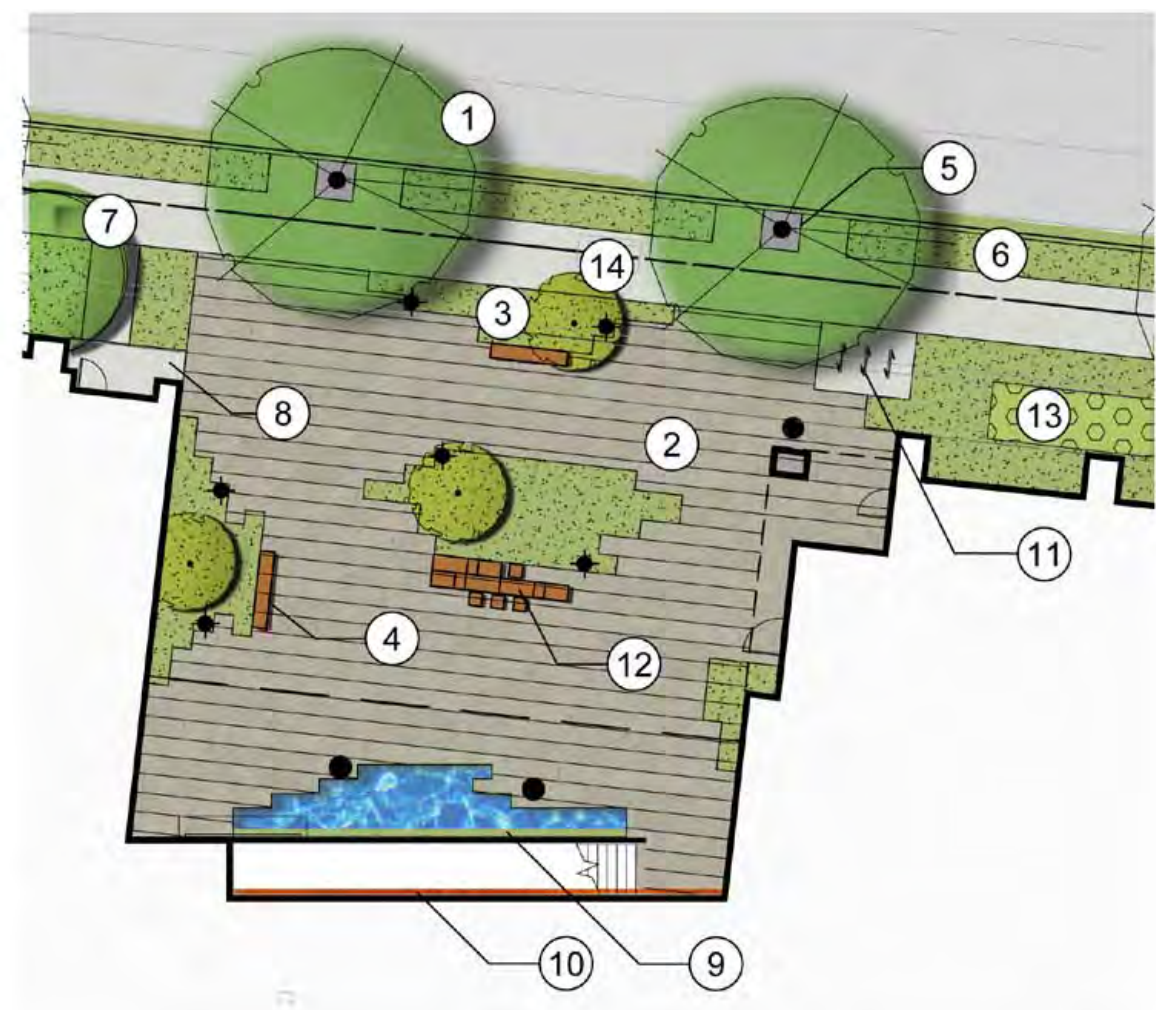
PARK LIGHTING



POROUS AND INDUSTRIAL FENCE CONCEPTS

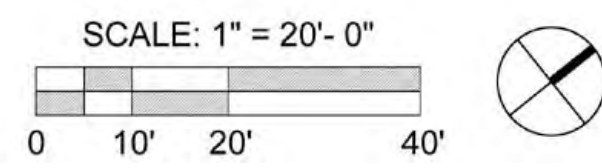


STORMWATER GARDEN AND OVERLOOK



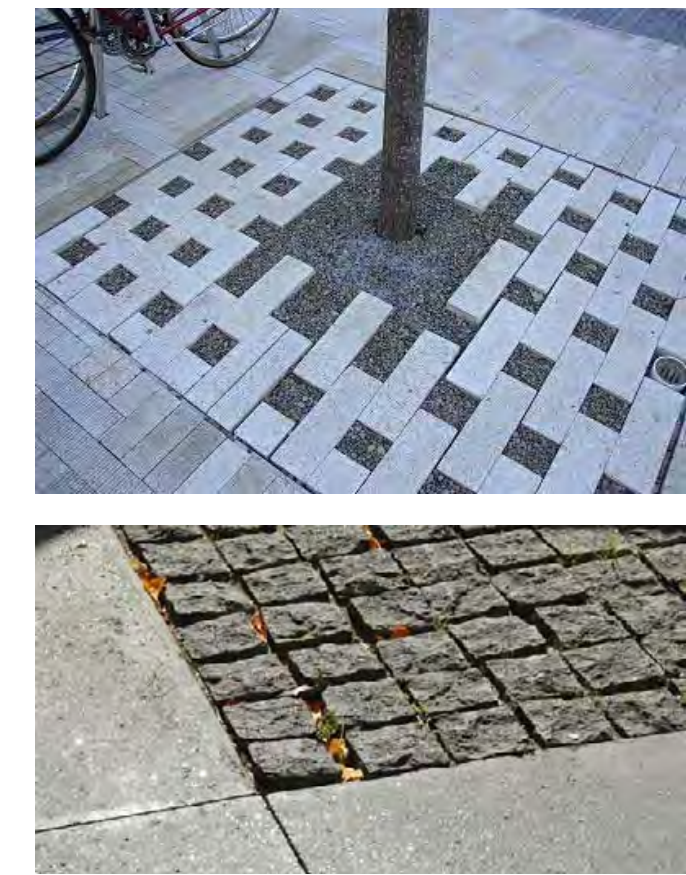
MAIN PLAZA LEGEND

- ① LARGE STREET TREES AT ADRIAN COURT PER BURLINGAME APPROVED LIST
- ② PLAZA AT LOBBY ENTRANCE W/ SPECIAL PAVING
- ③ STAGGERED PLANTING AREAS
- ④ SEAT WALLS/ BENCHES & LITTER/RECYCLING BINS
- ⑤ COBBLE TREE WELLS
- ⑥ STREETScape PLANTING AREAS
- ⑦ MEDIUM DECIDUOUS TREES
- ⑧ UNIT ENTRY PATHWAY
- ⑨ FOCAL FOUNTAIN WALL
- ⑩ FOCAL CORTEN WALL WITH LIGHTING
- ⑪ BIKE PARKING
- ⑫ MODULAR BENCH
- ⑬ STORMWATER PLANTER
- ⑭ 7' SIDEWALK



STREETScape LEGEND

- ① PLAZA AT COMMERCIAL ENTRY W/ SPECIAL PAVING
- ② LARGE EVERGREEN 48" BOX STREET TREES AT ADRIAN ROAD PER BURLINGAME APPROVED LIST
- ③ MEDIUM DECIDUOUS TREES
- ④ COBBLE TREE WELLS
- ⑤ STREET SCAPE PLANTING AREAS
- ⑥ SECURITY GATE
- ⑦ LARGE COLUMNAR TREE
- ⑧ BIKE PARKING
- ⑨ STORMWATER PLANTER, SEE ALSO CIVIL PLANS
- ⑩ 7' SIDEWALK



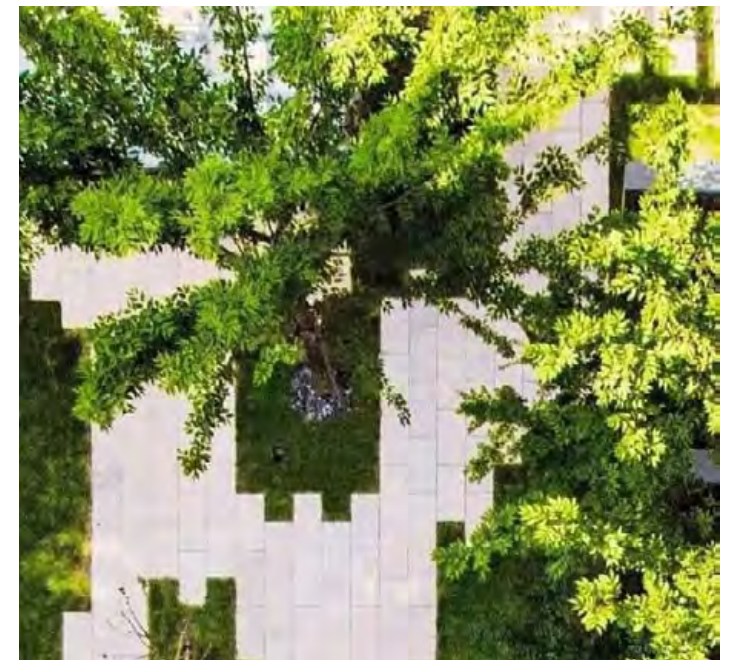
TREE WELLS



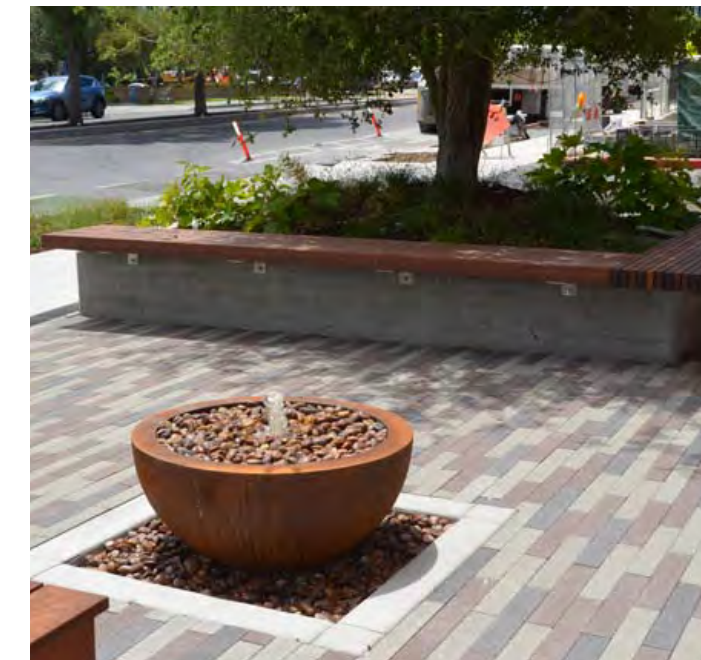
PLAZA AT MID BLOCK WITH PAVERS, BENCHES, PLANTINGS AND ART



BENCH & MODULAR SEATING W/ ACCENT LIGHTING



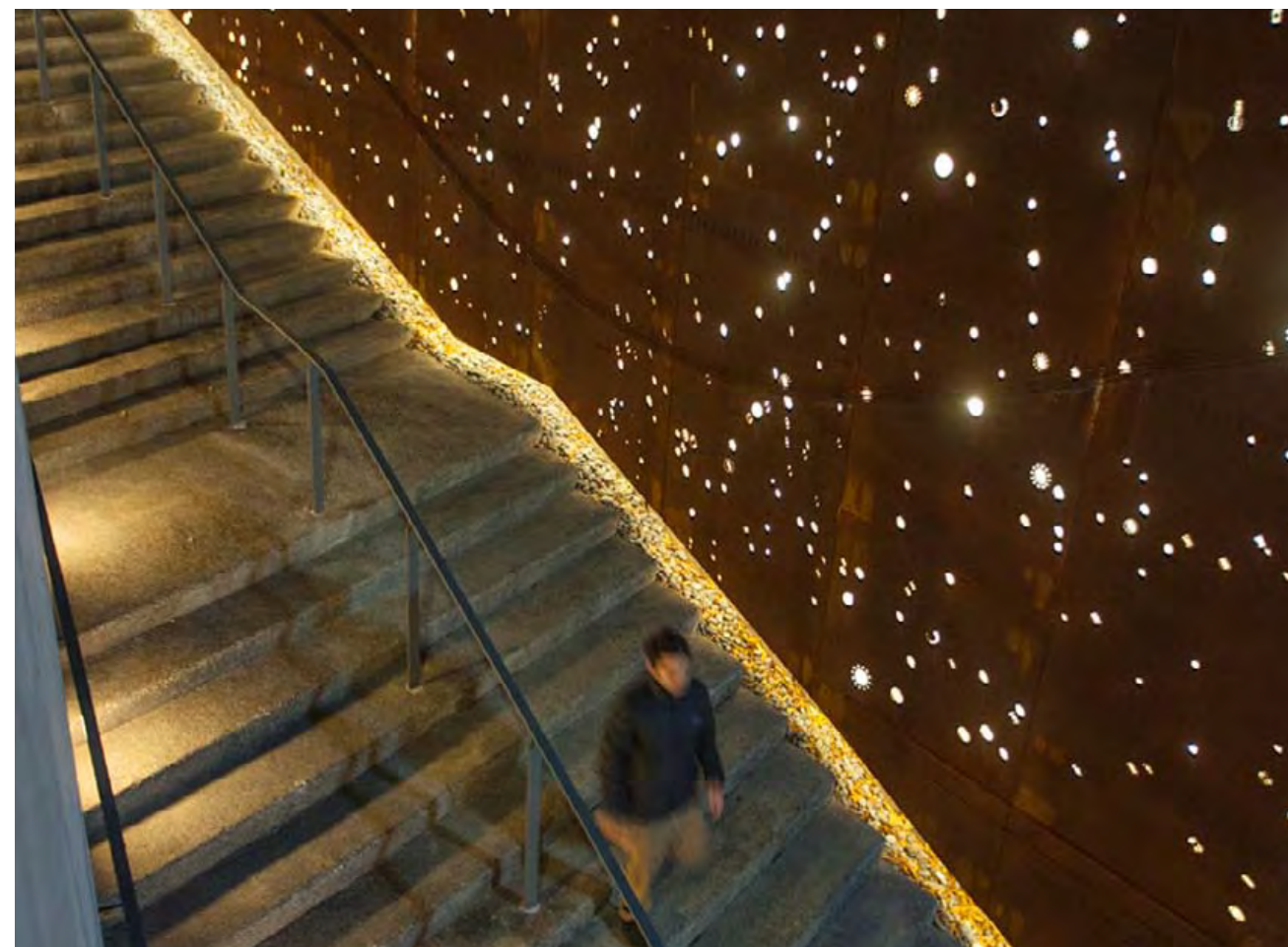
LINEAR PAVERS AND STAGGERED PATTERNS



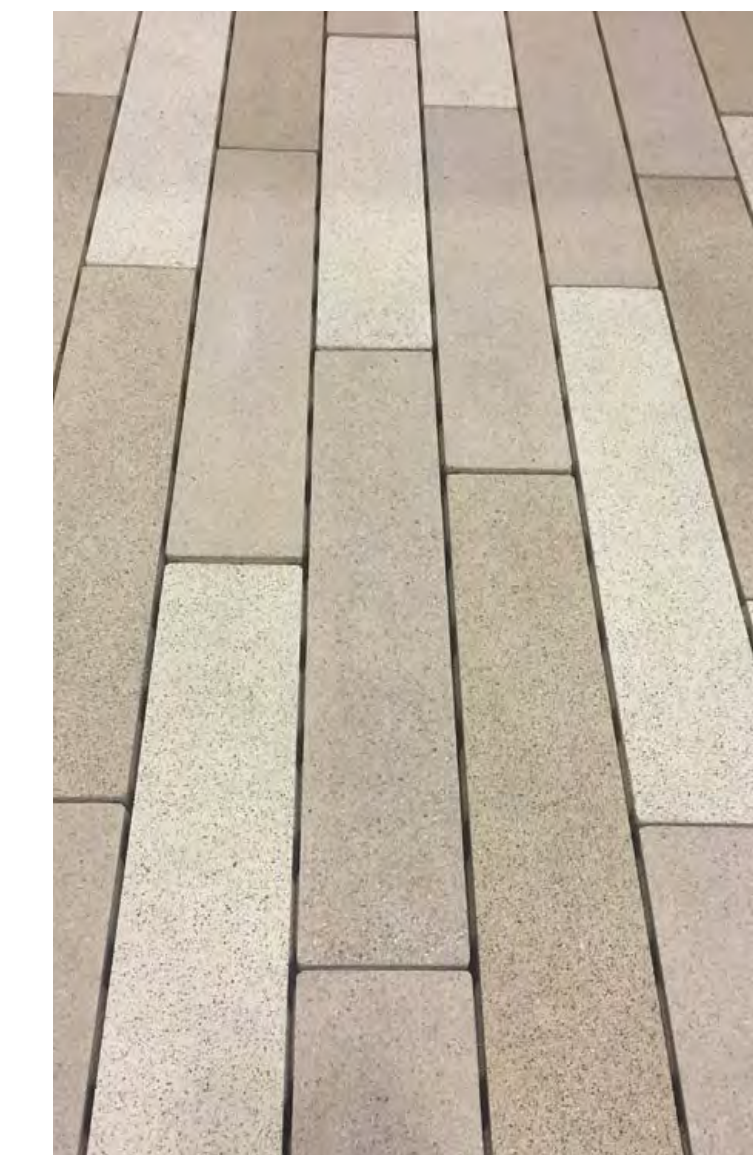
BENCH & MODULAR SEATING W/ ACCENT LIGHTING



FOCAL WALL AT MAIN STAIRS TO BE A COMBINATION OF MOSS, CORTEN AND WATER FEATURE FOR SOUND



PLAZA AT COMMERCIAL CORNER



GARDEN EDGE STREETScape



BIKE PARKING CONCEPTS



CABANAS & DAYBEDS AT POOL



FIRE PIT LOUNGE WITH HEAT LAMP

PODIUM LEGEND

- | | |
|----------------------------------|---|
| ① CLUB HOUSE DINING AREA | ①⑦ DAY LOUNGERS |
| ② SMALL FIRE PIT AND SEATING | ①⑧ 'PEBBLE' SEATING AREA |
| ③ GUARDRAIL PER ARCHITECTS | ①⑨ STORM WATER PLANTERS |
| ④ CHAISE LOUNGE CHAIRS | ②① PLANTING AREA |
| ⑤ LOW RAISED PLANTERS | ②② PALM TREES |
| ⑥ SPECIAL PAVING | ②③ BUILT IN BBQ |
| ⑦ CABANAS | ②④ MEDIUM TREES |
| ⑧ ARTIFICIAL TURF | ②⑤ TABLE & CHAIRS |
| ⑨ GREENROOF PLANTING | ②⑥ BAR TOP & SEATING W/ PLANTING IN CENTER & OVERHEAD STRUCTURE |
| ⑩ TABLES WITH UMBRELLAS | ②⑦ BAR TOP COUNTER |
| ⑪ FIRE PIT WITH LOUNGE FURNITURE | ②⑧ LOUNGE FURNITURE |
| ⑫ POOL FENCE & GATE | ②⑨ SMALL TREES |
| ⑬ BENCH SEATING | ②⑩ PING PONG/ DINING TABLE |
| ⑭ PAVING AT POOL AREA | ③① MODULAR PLANTERS |
| ⑮ SPECIAL UNIT PAVER | ③② 8" ACOUSTICAL GLAZE WALL; SEE ARCHITECTURE PLANS |
| ⑯ SPECIAL LINEAR UNIT PAVING | |



INDUSTRIAL STYLE PLANTERS AND MATERIALS



CENTRAL DINING / COMMUNITY ZONE WITH TRELLIS AND FESTIVAL LIGHTS



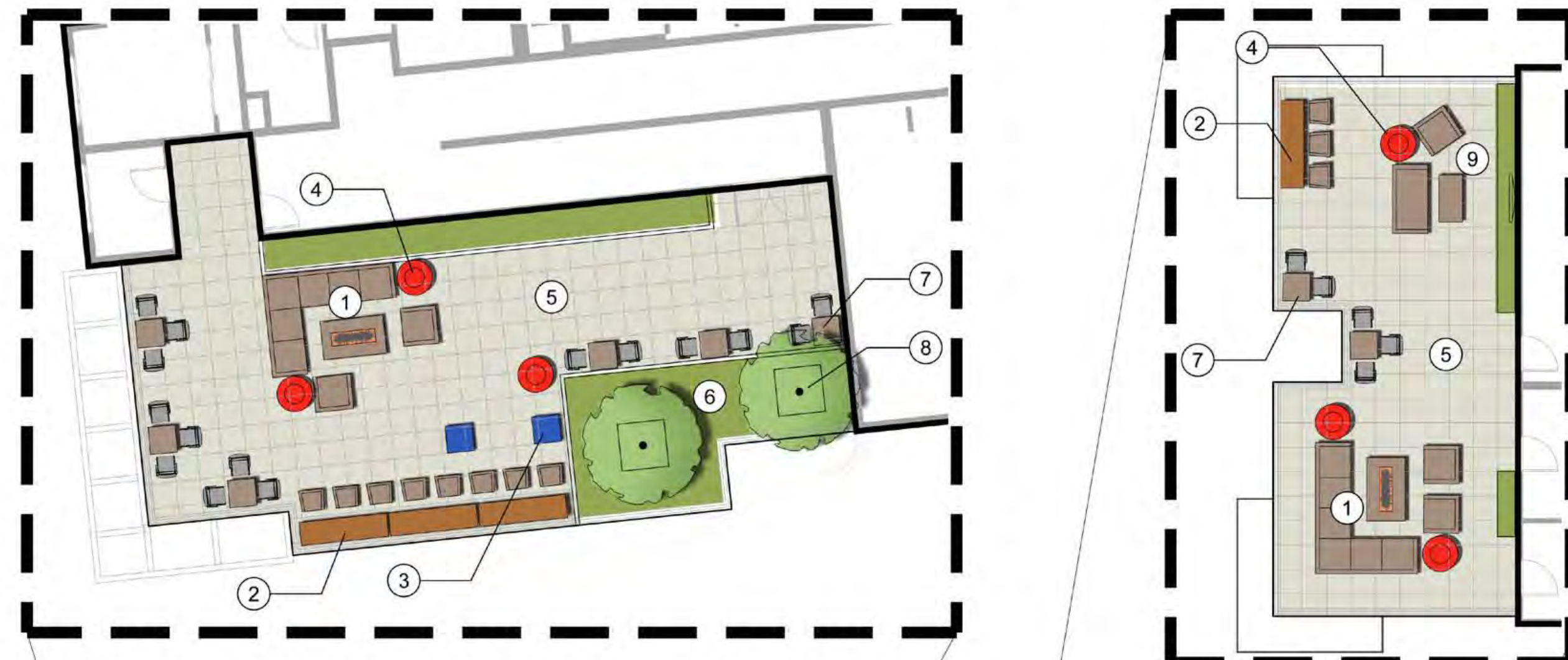
LOW PLANTERS ON PODIUM



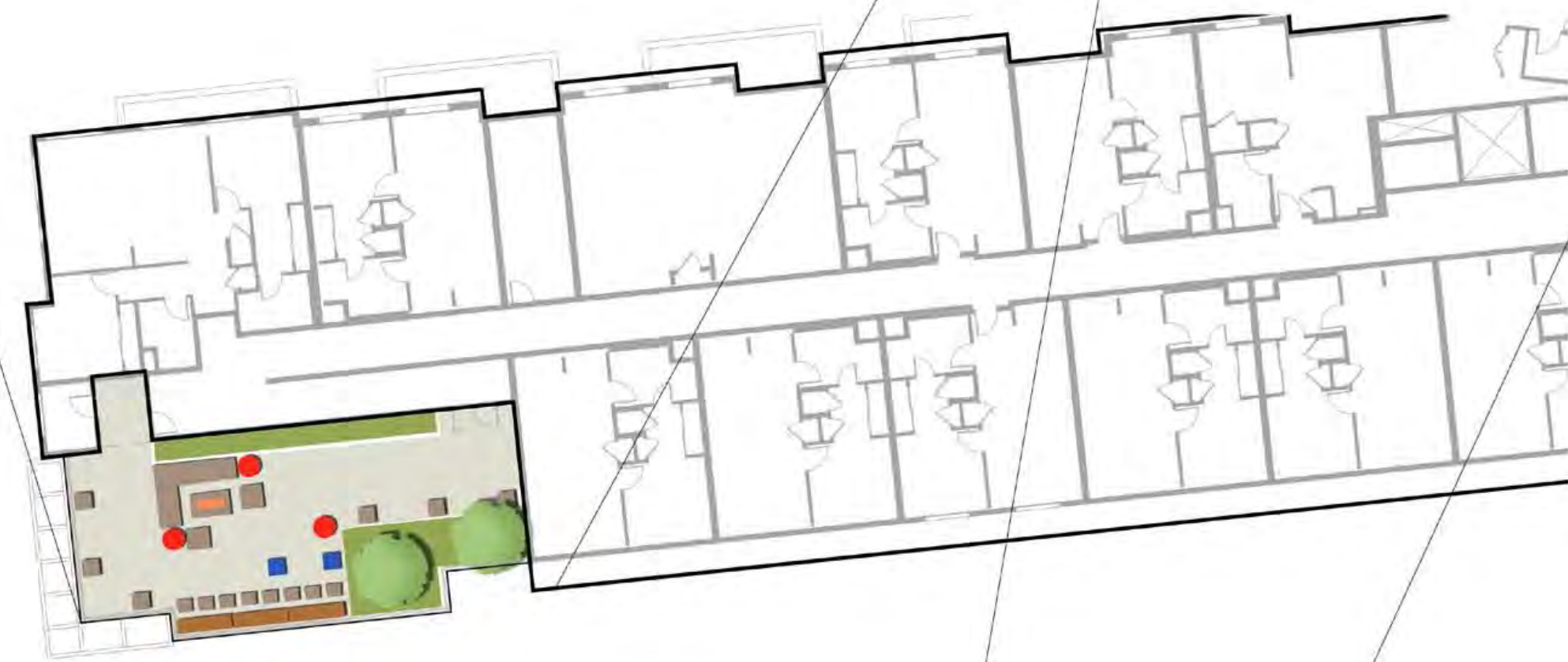
PEBBLE SEATING AREA



POOL AND SPA WITH LOUNGERS



SCALE: 1" = 10'-0"



SEVENTH FLOOR LEGEND

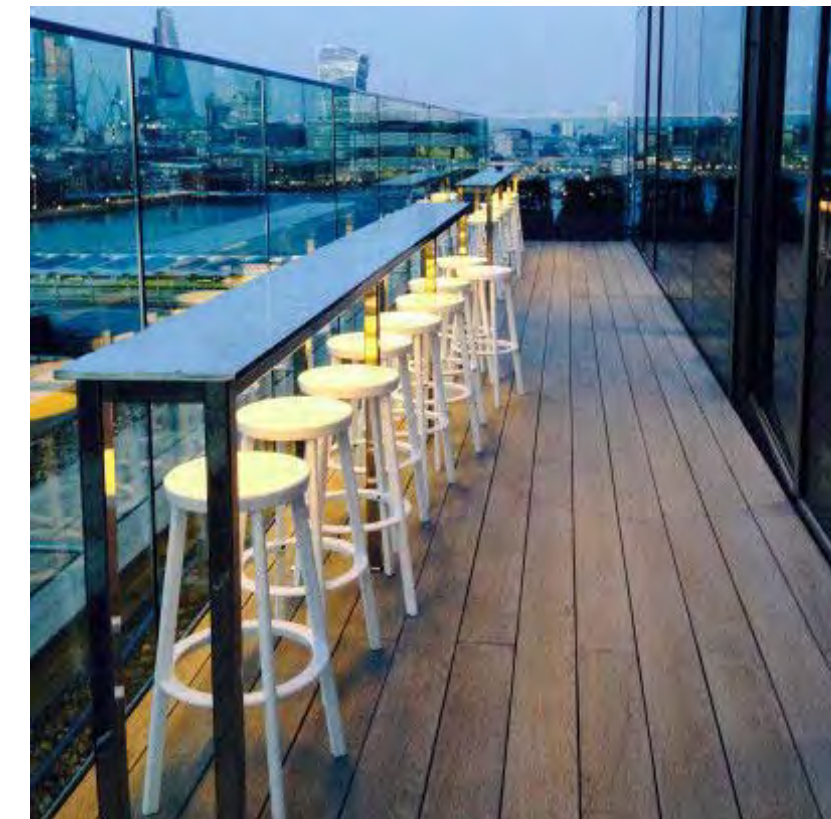
- ① FIRE PIT W/ LOUNGE SEATING
- ② PREFABRICATED HIGH TOP TABLE & STOOL SEATING
- ③ STANDING TABLE
- ④ HEAT LAMP
- ⑤ UNIT PAVERS
- ⑥ GREEN ROOF PLANTING
- ⑦ TABLE & CHAIRS
- ⑧ PLANTERS FOR SMALL TREES
- ⑨ OUTDOOR TV & LOUNGE SEATING



SCALE: 1" = 20'-0"



FIRE /WATER PIT LOUNGES WITH HEAT LAMPS AND FURNITURE



BAR TOP AT SUNSET VIEW



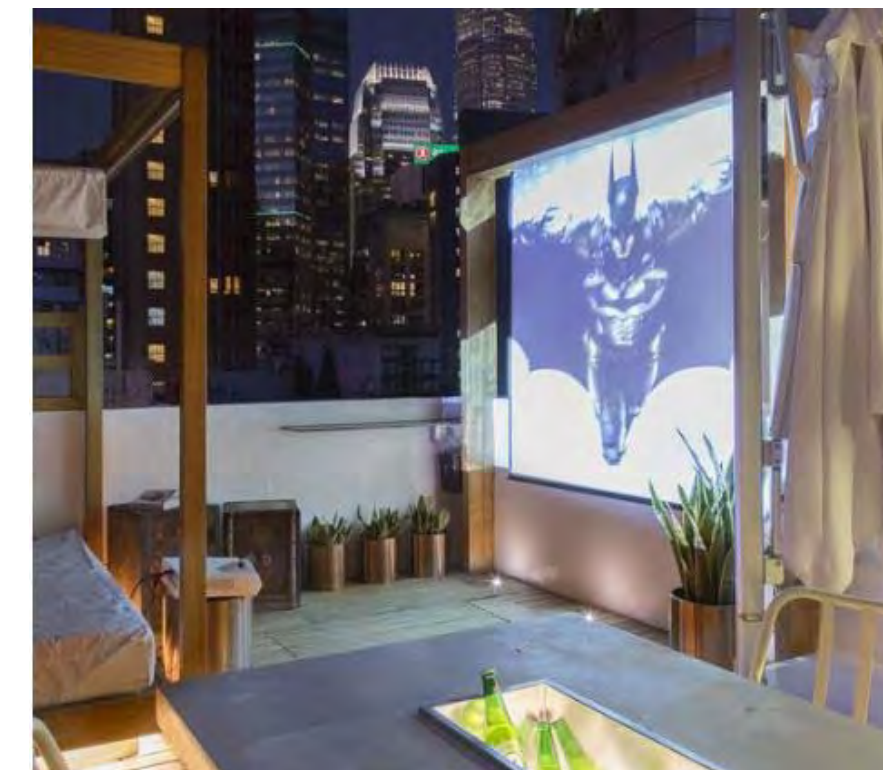
SUNSET VIEW EDGE VARIATIONS WITH GLASS AND STRUCTURES



GLASS PARAPETS AT VIEWS TO HILLS BEYOND - MODERN INDUSTRIAL STYLE COORDINATED WITH OUTDOOR ENVIRONMENTS



PLAYFUL ELEMENTS : TABLE TOP GAMES & OUTDOOR THEATER ON UPPER TERRACES



PLANTING LEGEND GROUND LEVEL

SYMBOL	HYDRO ZONE	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	WUCOLS
TREES						
	1	ROBINIA X AMBIGUA FRAXINUS ANGUSTIFOLIA 'RAYWOOD'	PINK LOCUST RAYWOOD ASH	7	48" BOX STD ADRIAN CT	L M
	2	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	5	48" BOX STD ADRIAN RD	M
	3	PYRUS CALLERYANA GINKGO BILOBA	CALLERY PEAR GINGKO	19	48" BOX STD	M M
	4	ARBUTUS UNEDO MAGNOLIA 'LITTLE GEM'	STRAWBERRY TREE LITTLE GEM MAGNOLIA	8	36" BOX STD	L M
	5	POPULUS NIGRA 'ITALICA' LYONOTHAMNUS FLORIBUNDUS	LOMBARDY POPLAR SANTA CRUZ ISLAND IRONWOOD	12	48" BOX STD	M L
	6	SYAGRUS ROMANZOFFIANA CHAMAEROPS HUMILIS	QUEEN PALM MEDITERRANEAN PALM	11	ROOT BALL, 48" BOX	L L
SHRUBS AND GROUNDCOVER						
	7	VIBURNUM DAVIDII, GREVILLEA 'ROBYN GORDON', MAHONIA REPENS, ANIGOZANTHOS SPP., SEDUM SPECTABILE "AUTUMN JOY, PHORMIUM 'BRONZE BABY'	DAVID VIBURNUM, ROBYN GORDON GREVILLEA, CREEPING OREGON GRAPE, KANGAROO PAW, AUTUMN JOY STONECROP, NEW ZEALAND FLAX	8,005 SF	5 GAL	M/L
	8	VIBURNUM DAVIDII, DAPHNE ODORA 'AUREOMARGINATA', CORREA 'IVORY BELLS', HELLEBORUS ARGUTIFOLIUS, ASPARAGUS DENSIFLORUS 'MYERS', MUHLENBERGIA SPP.	DAVID VIBURNUM, WINTER DAPHNE, WHITE AUSTRALIAN FUCHSIA, CORSICAN HELLEBORE, FOXTAIL FERN, MUHLY	1,675 SF	5 GAL	M
	9	ARCTOSTAPHYLOS SPP., CEANOTHUS MARITIMUS 'FROSTY DAWN', AGAVE VILMORINIANA, GREVILLEA SPP., EPILOBIUM CANU, CAREX TESTACEA, LOMANDRA LONGIFOLIA 'BREEZE', PHORMIUM 'PLATTS BLACK'	MANZANITA, FROSTY DAWN CALIFORNIA LILAC, OCTOPUS AGAVE, GREVILLEA, CALIFORNIA FUCHSIA, ORANGE NEW ZEALAND SEDGE, DWARF MAT RUSH, PLATT'S BLACK NEW ZEALAND FLAX	4,825 SF	5 GAL	L
	10	CHONDROPETALUM TECTORUM, ACHILLEA MILLEFOLIUM CALIFORNICA, JUNCUS PATENS 'ELK BLUE', CARPENTERIA CALIFORNICA	CAPE RUSH, YARROW, CALIFORNIA GRAY RUSH, BUSH ANEMONE	1,411 SF	5 GAL	L
	11	NATIVE FESCUE LAWN/SOD	NATIVE FESCUE BLEND	3,750 SF	SOD	L



ROBINA X AMIGUA



MAGNOLIA GRANDIFLORA



PYRUS SPP.



GINKGO BILOBA



ARBUTUS



MAGNOLIA LITTLE GEM



POPULUS NIGRA 'ITALICA'



LYONOTHAMNUS FLOR.



SYAGRUS ROM.



CHAMAEROPS HUM.



VIBURNUM DAVIDII



ARCTOSTAPHYLOS SPP.



MAHONIA REPENS



CORREA 'IVORY BELLS'



DAPHNE ODORA



GREVILLEA SPP.



EPILOBIUM CANUM



ASPARGUS DENSIFLORA



PHORMIUM 'BRONZE BABY'



LOMANDRA LONGIFOLIA



CAREX TESTACEA



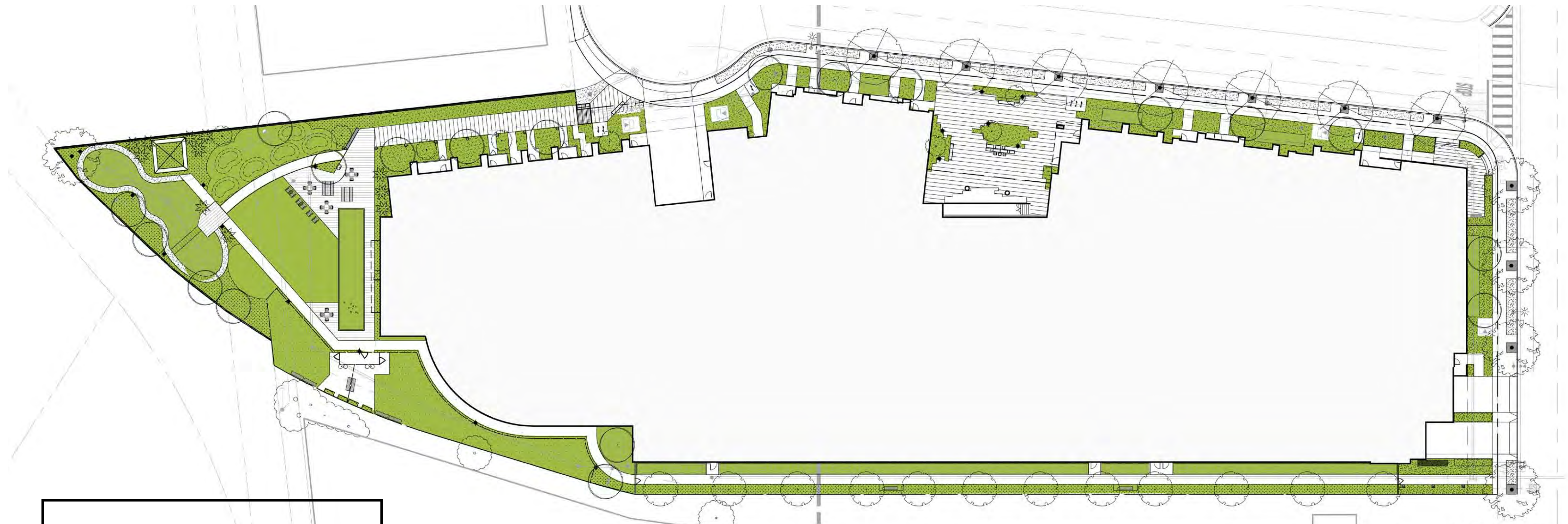
JUNCUS PATENS 'ELK BLUE'

GENERAL NOTES:

1. DESIGN SHALL MEET ALL APPLICABLE STATE AND LOCAL CODES.
2. SEE CIVIL PLANS FOR GRADES, STORMWATER MANAGEMENT, DEMOLITION, EXISTING TREE REMOVAL, AND ADA PATH OF TRAVEL.
3. VERIFY EXISTING SITE INFORMATION, INCLUDING GRADES, UTILITIES, PROPERTY LINES, SETBACKS, EASEMENTS, LIMITS OF ROADWAYS, CURBS AND GUTTERS.
4. MAINTENANCE SPECIFICATION WILL BE PROVIDED AT PERMIT DOCUMENTATION TIME.

PLANTING & WATER USE NOTES:

1. ALL PLANT GROUPS ARE DESIGNED FOR LOW WATER USE, AND LAID OUT BY HYDROZONES
2. PLANTS HAVE BEEN SELECTED FOR RESISTANCE TO WIND, SIZE AT MATURITY, AND LOW WATER USE. NO INVASIVE PLANT SPECIES HAVE BEEN INCLUDED (PER CAL-IPC).
3. ALL GROUNDCOVER PLANTING AREAS ARE EXPECTED TO UNIFORMLY COVER THE PLANTING AREA IN TWO (2) YEARS. ALL SHRUB PLANTING AREAS ARE EXPECTED TO UNIFORMLY COVER THE PLANTING AREA IN FIVE (5) YEARS.
4. ALL NEW PLANTING AREAS SHALL HAVE A MINIMUM OF 3" DEPTH LAYER OF ORGANIC, COMPOSTED WOOD CHIP MULCH APPLIED. STABILIZING MULCH PRODUCTS SHALL BE APPLIED TO SLOPES OF 3 TO 1 OR GREATER.
5. THIS PROJECT SHALL UTILIZE A DRIP IRRIGATION SYSTEM.



SCALE: 1" = 30'-0"
 0 15' 30' 60'
 GROUND LEVEL

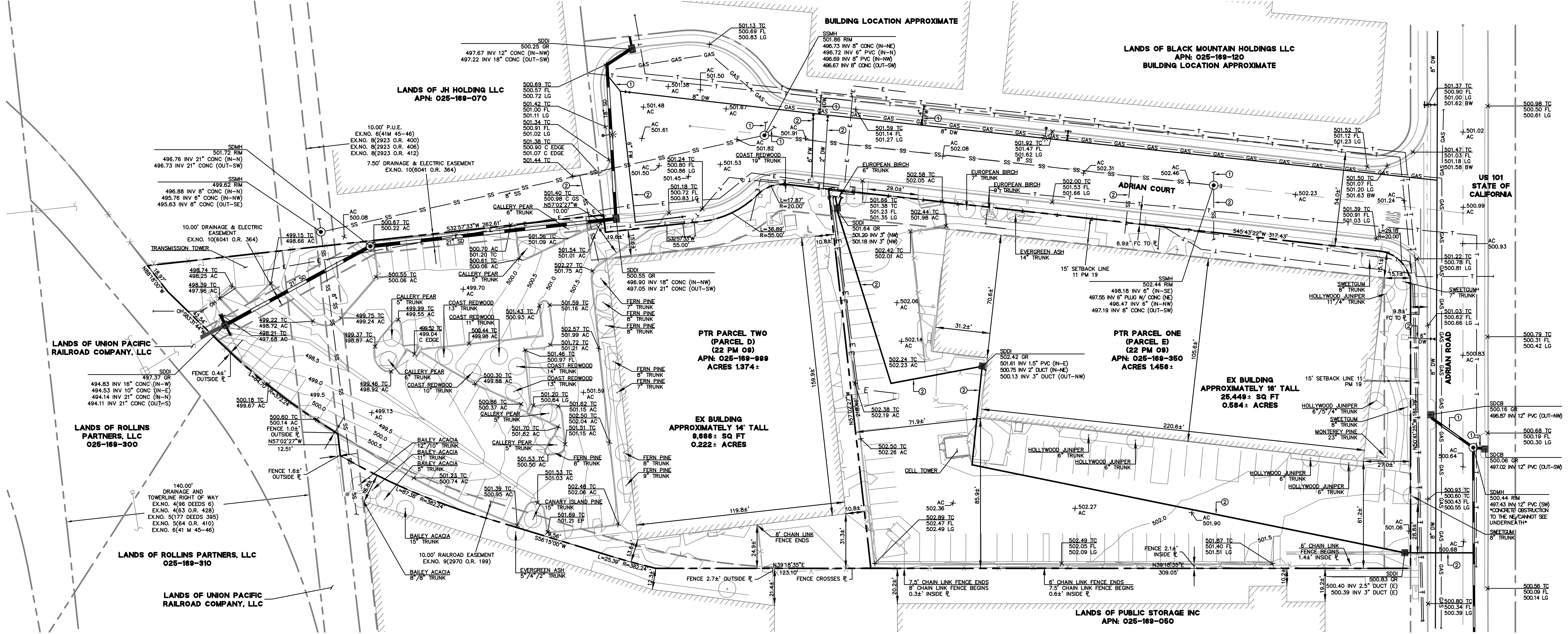
LANDSCAPE COVERAGE:
 TOTAL SOFTSCAPE COVERAGE: 25,048 SF
 TOTAL LOT SIZE: 123,274 SF
 PERCENTAGE OF COVERAGE: 20%
 (20% MINIMUM COVERAGE REQUIREMENT)



SCALE: 1" = 30'-0"
 0 15' 30' 60'
 PODIUM LEVEL



DRAWING NAME: K:\2018\181074_Adr_Court\ENG\SD\SD1_0-EXCOND.dwg
 PLOT DATE: 09-05-19 PLOTTED BY: sche



LEGEND:

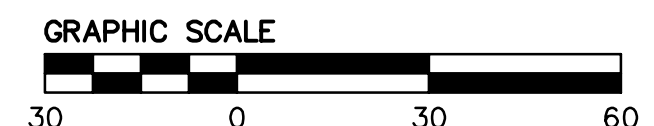
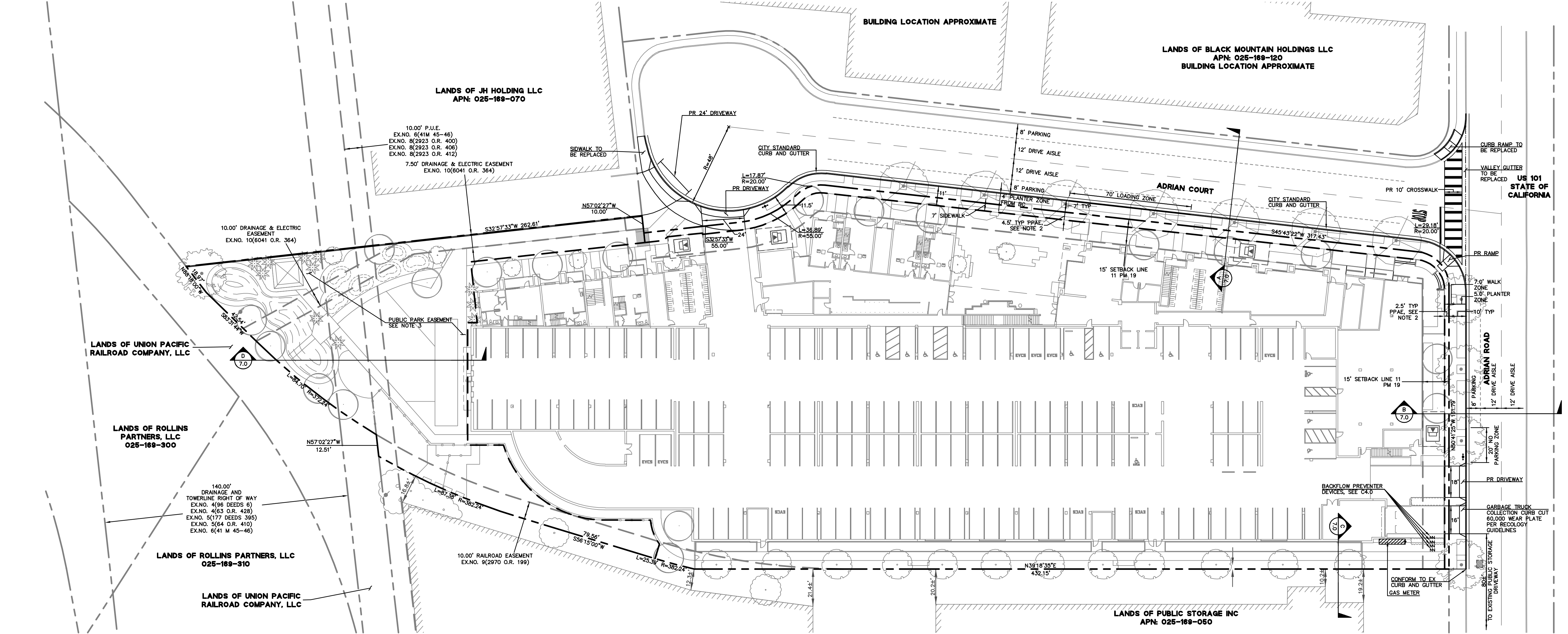
- PROPERTY LINE
- - - ADJACENT PROPERTY LINE
- - - EX EASEMENT
- - - MONUMENT LINE
- - - EX FENCE
- SS EX SANITARY SEWER LINE
- SD EX STORM DRAIN LINE
- X" DW EX DOMESTIC WATER LINE
- X" FW EX FIRE WATER LINE
- T EX TELEPHONE LINE
- E EX ELECTRIC LINE
- OH EX OVERHEAD LINE
- GAS EX GAS LINE
- EX LATERAL TO REMAIN
- ⊙ EX LATERAL TO BE REMOVED/ABANDONED

ABBREVIATIONS:

- | | |
|------------------------------|--------------------------------|
| AC ASPHALT CONCRETE | NW NORTHWEST |
| APN ASSESSOR'S PARCEL NUMBER | O.R. OFFICIAL RECORD |
| BLDG BUILDING | R PROPERTY LINE |
| BW BACK OF WALK | PM PARCEL MAP |
| C EDGE CONCRETE EDGE | PR PROPOSED |
| CONC CONCRETE | PTR PRELIMINARY TITLE REPORT |
| DW DOMESTIC WATER | P.U.E. PUBLIC UTILITY EASEMENT |
| E EAST | S SOUTH |
| EX EXISTING | SDDI STORM DRAIN DRAIN INLET |
| EX.NO. EXISTING NUMBER | SDMH STORM DRAIN MANHOLE |
| FC FACE OF CURB | SE SOUTHEAST |
| FL FLOW LINE | SQ.FT. SQUARE FEET |
| FW FIRE WATER | SSMH SANITARY SEWER MANHOLE |
| GR GRATE | SW SOUTHWEST |
| INV INVERT | TC TOP OF CURB |
| LG LIP OF GUTTER | TYP TYPICAL |
| N NORTH | W WEST |
| NE NORTHEAST | |



DRAWING NAME: K:\2018\181074_Adr.court\ENG\SD\SD2_0-PPR SITE.dwg
 PLOT DATE: 09-05-19 PLOTTED BY: sche



LEGEND:

	PROPERTY LINE
	ADJACENT PROPERTY LINE
	PROPOSED EASEMENT
	EXISTING EASEMENT
	MONUMENT LINE
	FLOWLINE
	MONUMENT

ABBREVIATIONS:

APN	ASSESSOR'S PARCEL NUMBER
BC	BACK OF CURB
EX	EXISTING
EX.NO.	EXISTING NUMBER
O.R.	OFFICIAL RECORD
PPAE	PUBLIC PEDESTRIAN ACCESS EASEMENT
PM	PARCEL MAP
P.U.E.	PUBLIC UTILITY EASEMENT
TYP	TYPICAL

NOTES:

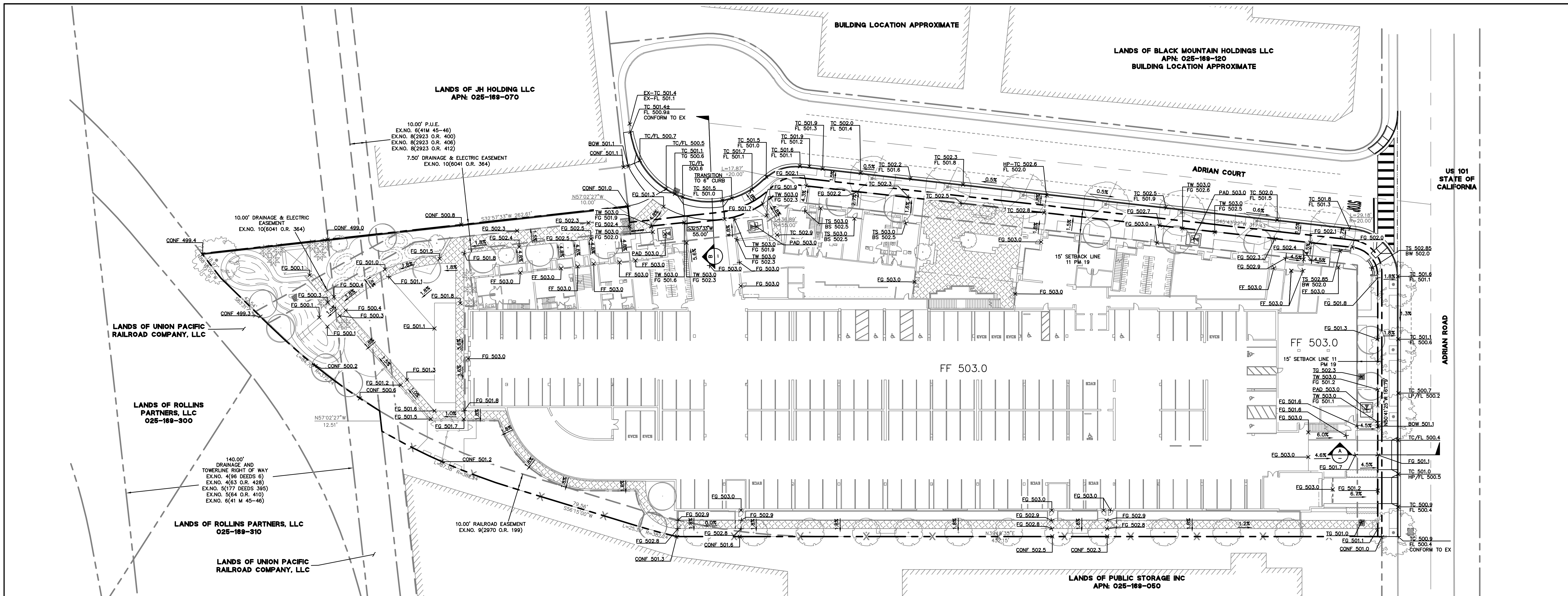
- EXISTING LOTS (2) TO BE MERGED AND PROPOSED EASEMENTS TO BE CREATED BY VESTING TENTATIVE PARCEL MAP/FINAL PARCEL MAP PROCESS.



ADRIAN COURT
 Burlingame, CA

C2.0
 PROPOSED SITE PLAN
 09/06/2019

DRAWING NAME: K:\2018\181074_Adr_Court\ENG\SD\SD3_0-PRGRAD.dwg
 PLOT DATE: 09-05-19 PLOTTED BY: sct



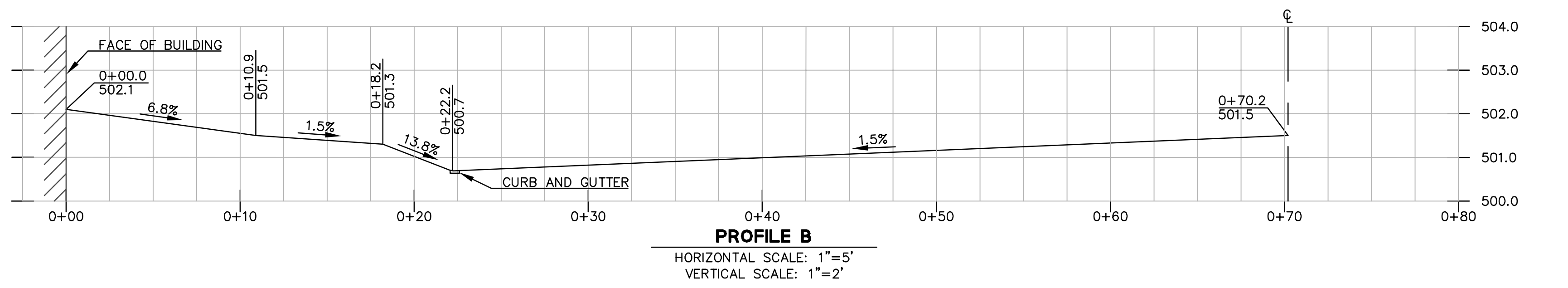
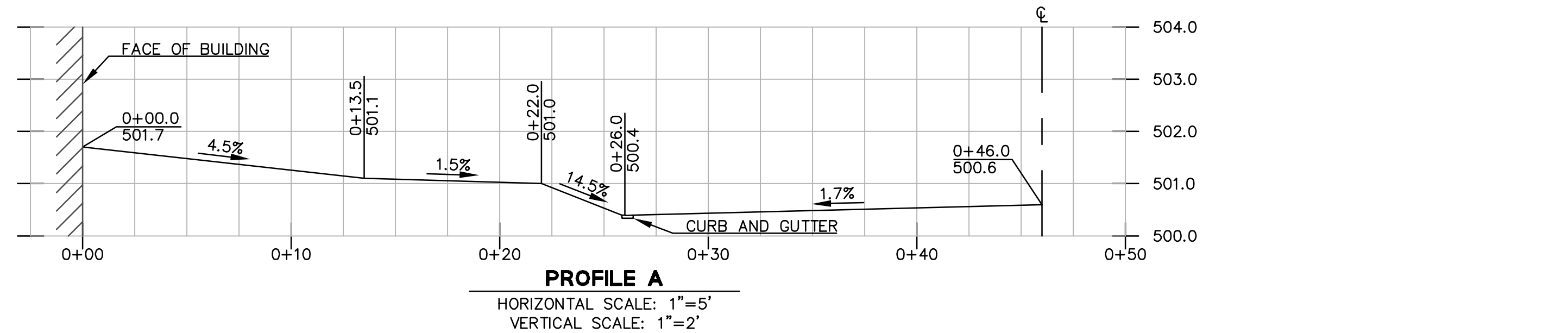
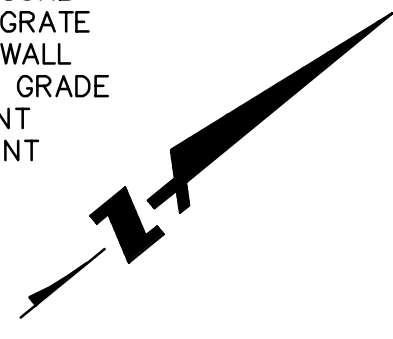
- LEGEND:**
- PROPERTY LINE
 - - - ADJACENT PROPERTY LINE
 - - - EASEMENT
 - - - MONUMENT LINE
 - - - FLOWLINE
 - - - GRADE BREAK
 - ▨ ADA ACCESSIBLE PATHWAY

ABBREVIATIONS:

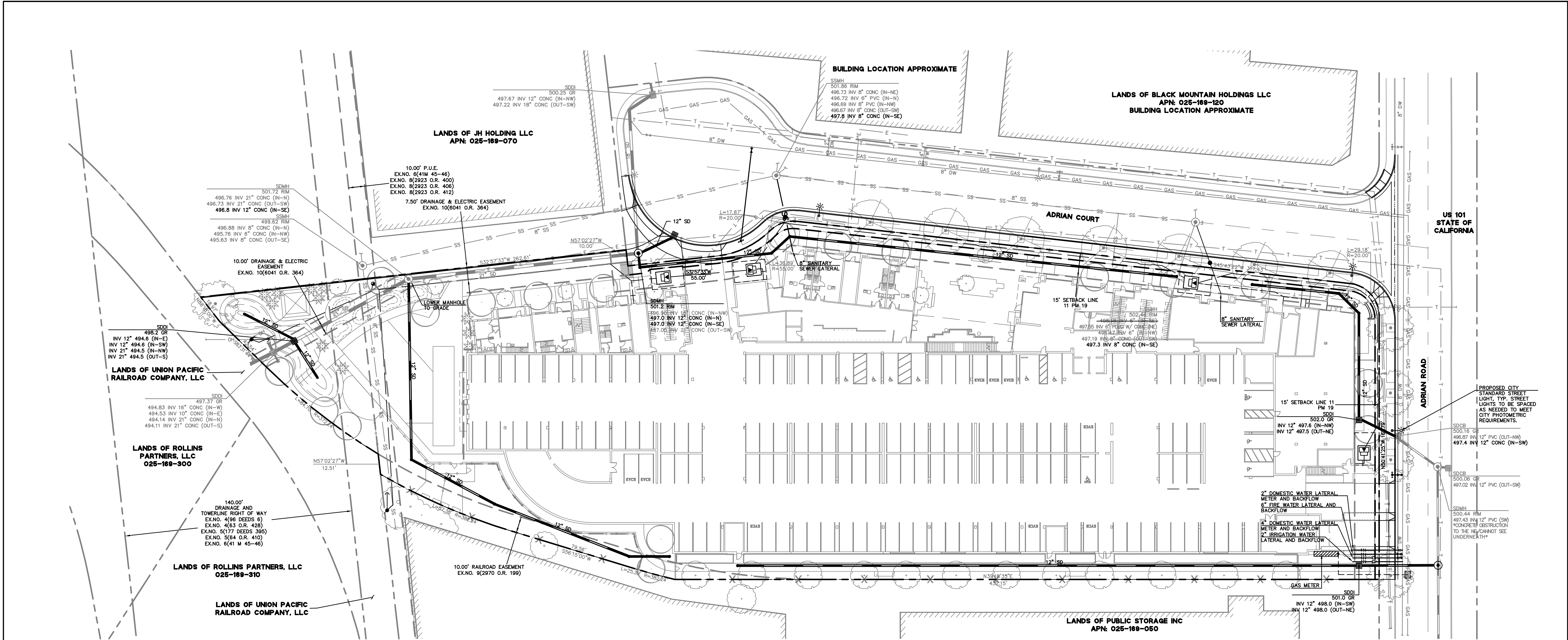
- | | |
|--------|---------------------------------|
| ADA | AMERICANS WITH DISABILITIES ACT |
| APN | ASSESSOR'S PARCEL NUMBER |
| BOW | BACK OF WALK |
| CONF | CONFORM |
| EX | EXISTING |
| EX.NO. | EXISTING NUMBER |
| FL | FLOW LINE |
| FF | FINISHED FLOOR |
| O.R. | OFFICIAL RECORD |
| PR | PROPOSED |
| P.U.E. | PUBLIC UTILITY EASEMENT |
| TC | TOP OF CURB |
| TC | TOP OF GRATE |
| TW | TOP OF WALL |
| FG | FINISHED GRADE |
| LP | LOW POINT |
| HP | HIGH POINT |

NOTES:

- ESTIMATED CUT: 7,500 CUBIC YARDS
 ESTIMATED FILL: 1,300 CUBIC YARDS
 CUT/FILL QUANTITIES ARE ESTIMATED BASED ON THE FOLLOWING ASSUMPTIONS:
 - EX BUILDING MAT FOUNDATION 1' DEEP
 - PR BUILDING MAT FOUNDATION 3' DEEP
 - PR ELEVATOR PITS 5' BELOW FOUNDATION
- GRADING PERMIT, IF REQUIRED, WILL BE OBTAINED FROM DEPARTMENT OF PUBLIC WORKS.



DRAWING NAME: K:\2018\181074-Adrian_Court\ENG\SD\SD4_0-PRUTIL.dwg
 PLOT DATE: 09-05-19 PLOTTED BY: sche



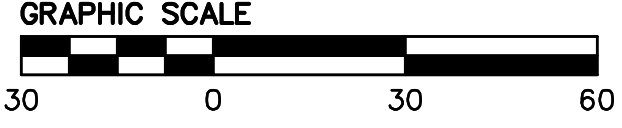
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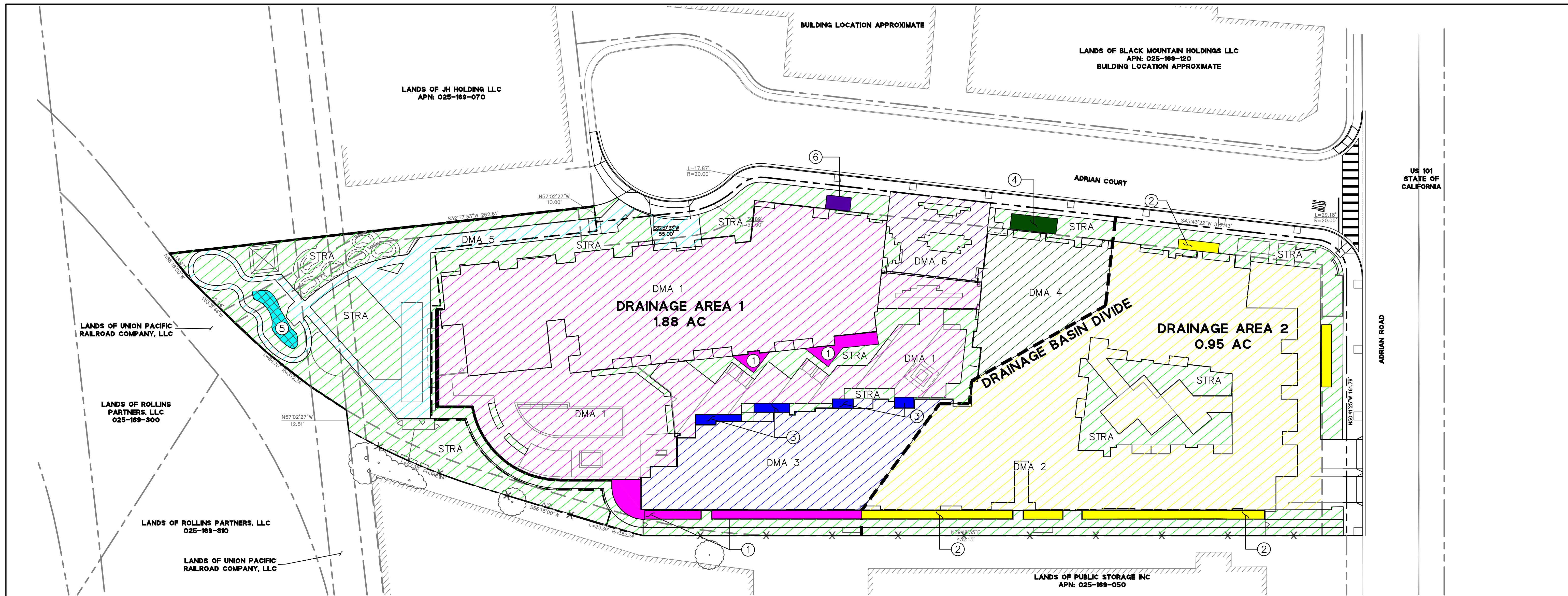
- PROPERTY LINE
- - - ADJACENT PROPERTY LINE
- - - EASEMENT
- - - EX SANITARY SEWER LINE
- - - EX STORM DRAIN LINE
- - - X" DW EX DOMESTIC WATER LINE
- - - X" FW EX FIRE WATER LINE
- - - T EX TELEPHONE LINE
- - - E EX ELECTRIC LINE
- - - OH EX OVERHEAD LINE
- - - GAS EX GAS LINE
- - - SS PR SANITARY SEWER LINE
- - - PR STORM DRAIN LINE
- - - DW PR DOMESTIC WATER LINE
- - - FW PR FIRE WATER LINE
- - - PR JOINT TRENCH

- EX MANHOLE
- ⊗ EX WATER VALVE
- ⊕ EX HYDRANT
- PR MANHOLE
- ⊗ PR WATER VALVE
- ⊕ PR HYDRANT
- PR BACKFLOW PREVENTER
- ⊗ PR STORM DRAIN CATCH BASIN
- PR SANITARY SEWER CLEANOUT
- ⊗ PR PG&E TRANSFORMER
- ⊕ EX STREET LIGHT
- ⊗ PR STREET LIGHT

ABBREVIATIONS:

- DW DOMESTIC WATER
- E EAST
- EX EXISTING
- FW FIRE WATER
- GR GRATE
- INV INVERT
- N NORTH
- NE NORTHEAST
- NELY NORTHEASTERLY
- NW NORTHWEST
- NWLY NORTHWESTERLY
- PR PROPOSED
- P.U.E. PUBLIC UTILITY EASEMENT
- S SOUTH
- SDDI STORM DRAIN INLET
- SDMH STORM DRAIN MANHOLE
- SE SOUTHEAST
- SELY SOUTHEASTERLY
- SSMH SANITARY SEWER MANHOLE
- SW SOUTHWEST
- SWLY SOUTHWESTERLY
- TYP TYPICAL
- W WEST





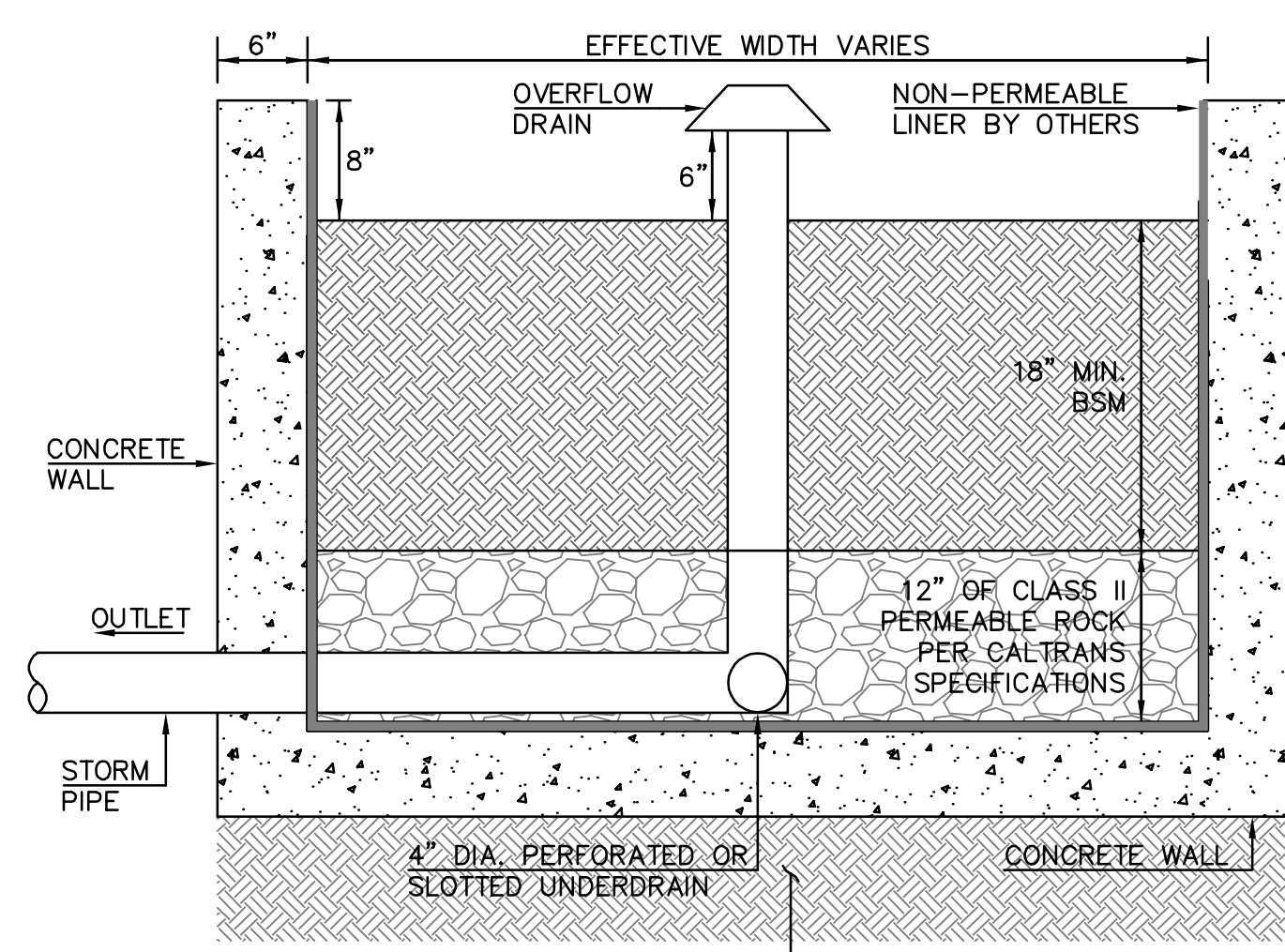
LEGEND:
 - - - - - PROPERTY LINE
 - - - - - ADJACENT PROPERTY LINE
 - - - - - PR EASEMENT
 - - - - - EX EASEMENT

ABBREVIATIONS:
 AC ASPHALT CONCRETE
 DMA DRAINAGE MANAGEMENT AREA
 EX EXISTING
 LID LOW IMPACT DEVELOPMENT
 SF SQUARE FEET
 STRA SELF TREATING/RETAINING AREA

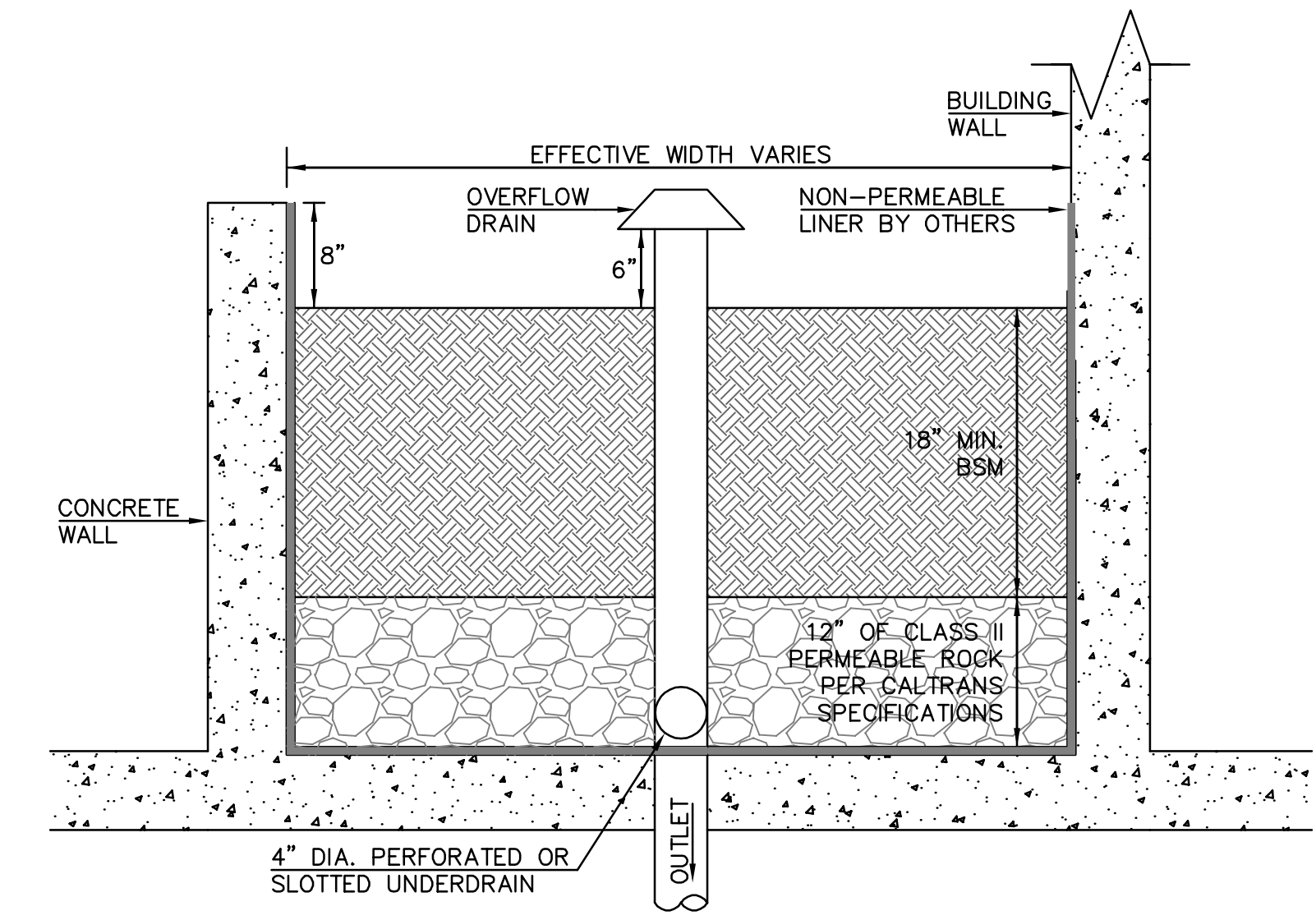
STORMWATER QUALITY SIZING SUMMARY

CATCHMENT ID	CATCHMENT AREA	BIO-RETENTION AREA	FLOW THROUGH PLANTER	LID TREATMENT AREA	TREATMENT AREA REQUIRED
DMA 1	33,947 SF	①	①	1,497 SF	1,358 SF
DMA 2	28,880 SF	②	②	1,633 SF	1,155 SF
DMA 3	8,729 SF	③	③	403 SF	349 SF
DMA 4	5,036 SF	④	④	212 SF	202 SF
DMA 5	6,079 SF	⑤	⑤	357 SF	243 SF
DMA 6	2,514 SF	⑥	⑥	126 SF	101 SF
TOTAL	87,297 SF				

STRA SELF TREATING/RETAINING AREA (32,695 SF)



1 TYPICAL ON GRADE FLOW-THROUGH PLANTER
 NOT TO SCALE



2 TYPICAL ON PODIUM FLOW-THROUGH PLANTER
 NOT TO SCALE

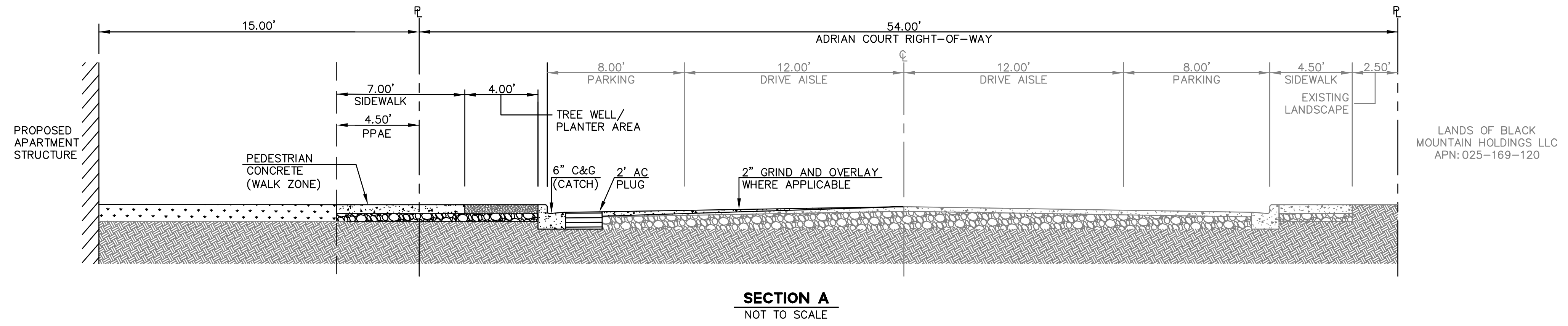


LEGEND:

- PROPERTY LINE
- CENTER LINE
- EASEMENT
- LANDSCAPE
- PR CONCRETE
- EX SOIL

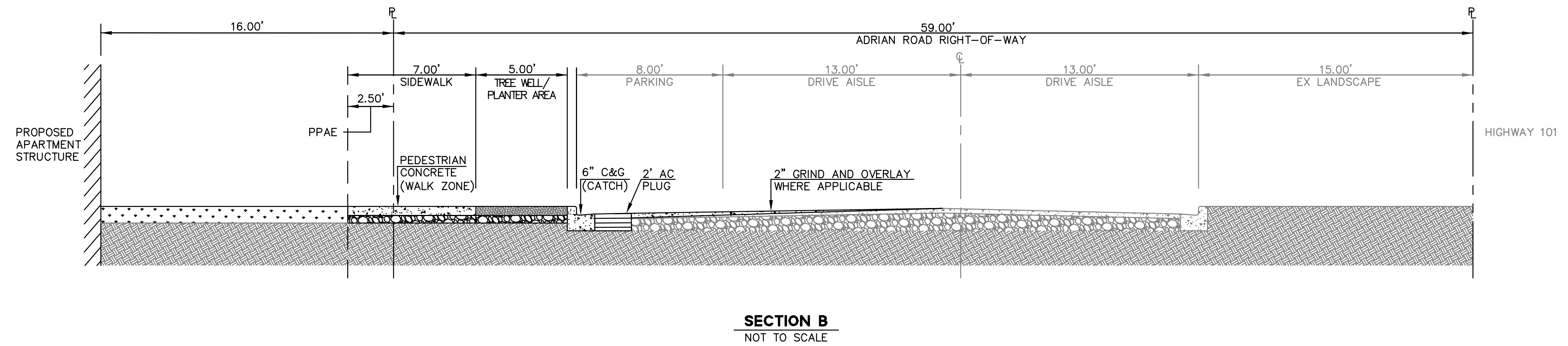
ABBREVIATIONS:

- AC ASPHALT CONCRETE
- APN ASSESSOR'S PARCEL NUMBER
- C&G CURB AND GUTTER
- EX EXISTING
- TBD TO BE DETERMINED
- PPAE PROPOSED PUBLIC ACCESS EASEMENT
- PR PROPOSED
- SLD SEE LANDSCAPE DRAWINGS
- CL CENTER LINE
- PL PROPERTY LINE



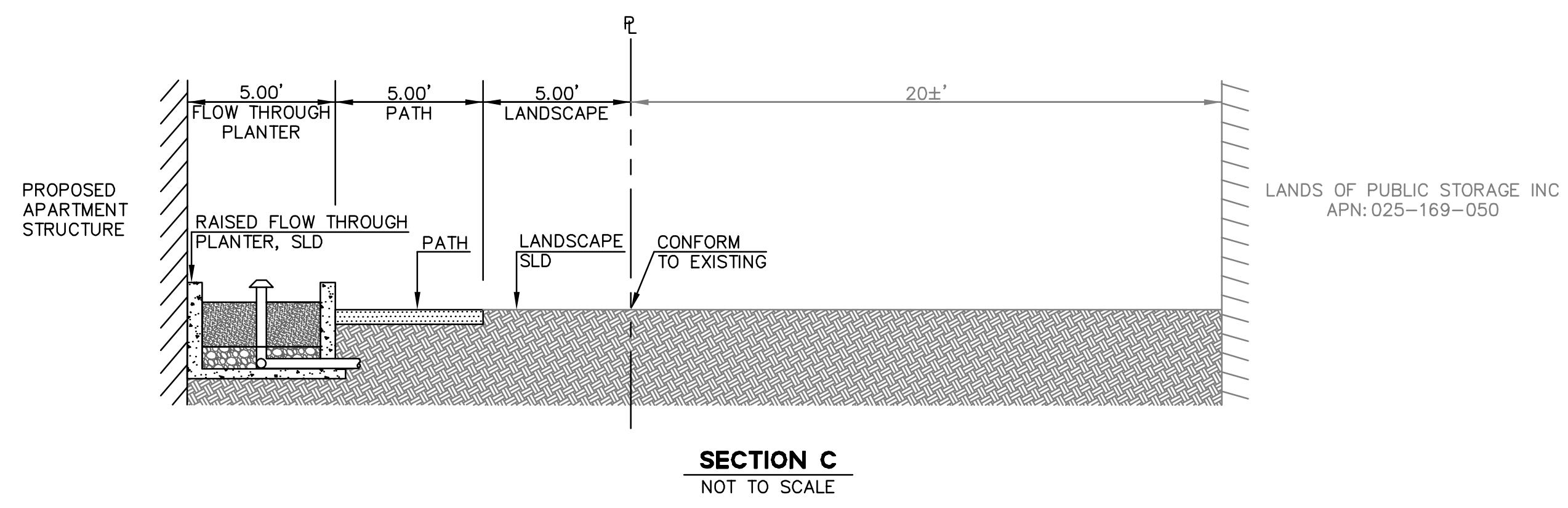
LANDS OF BLACK MOUNTAIN HOLDINGS LLC
APN: 025-169-120

SECTION A
NOT TO SCALE



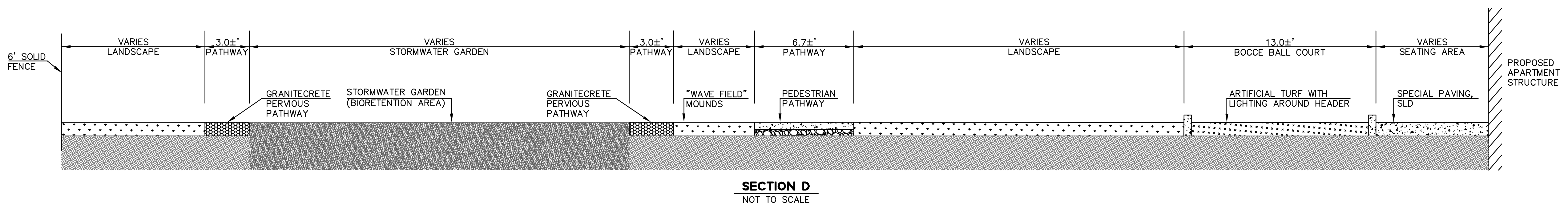
HIGHWAY 101

SECTION B
NOT TO SCALE



LANDS OF PUBLIC STORAGE INC
APN: 025-169-050

SECTION C
NOT TO SCALE



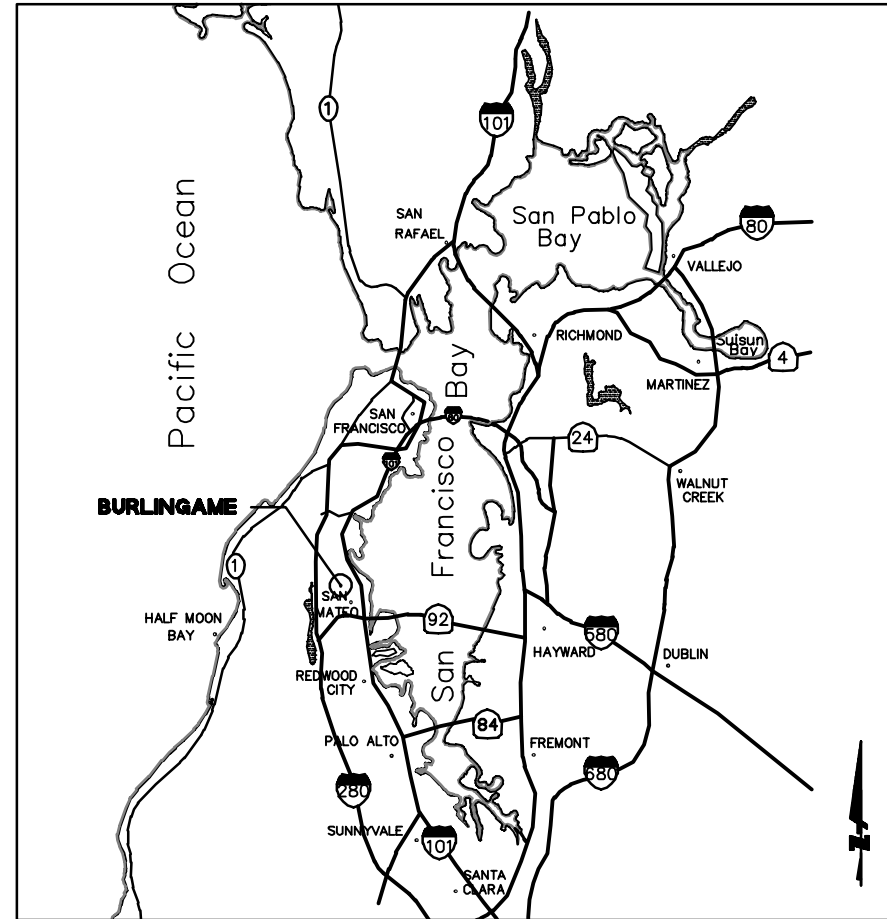
SECTION D
NOT TO SCALE

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PLOT DATE: 09-04-19 PLOTTED BY: sche

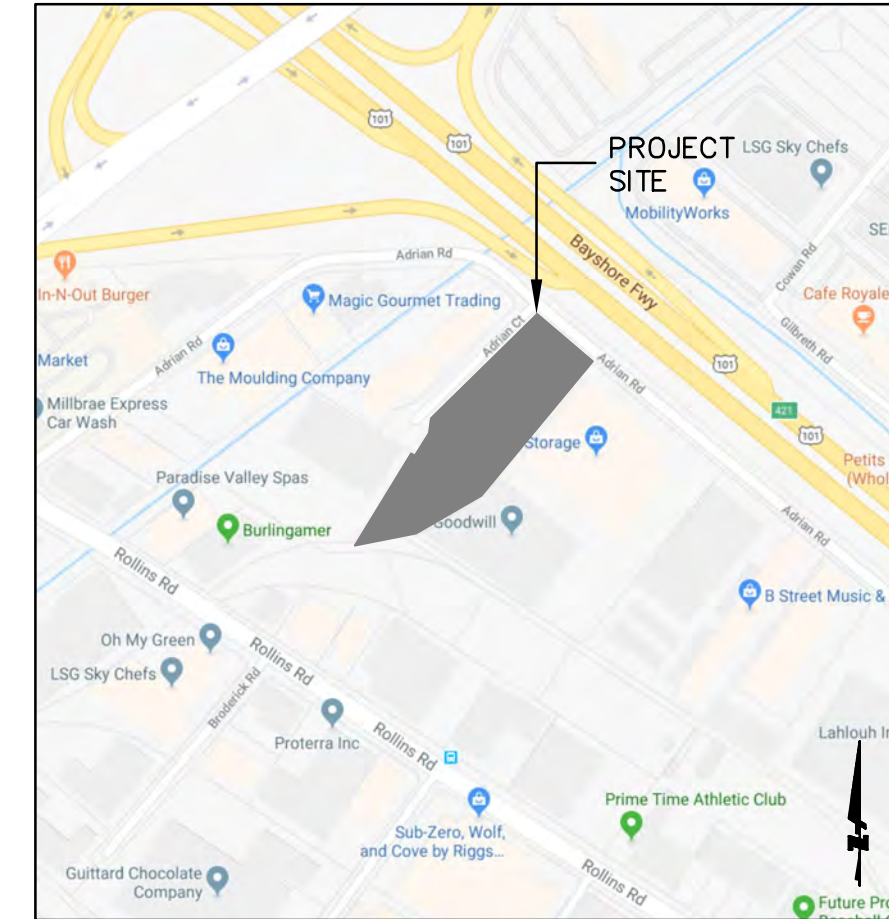
VESTING TENTATIVE PARCEL MAP

ADRIAN COURT

CITY OF BURLINGAME, SAN MATEO COUNTY, CALIFORNIA



LOCATION MAP
NOT TO SCALE



VICINITY MAP
NOT TO SCALE

GENERAL NOTES

1. **VESTING TENTATIVE MAP:** THIS VESTING TENTATIVE PARCEL MAP IS BEING FILED IN ACCORDANCE WITH CHAPTER 3, ARTICLE 2, SECTION 66452 AND CHAPTER 4.5 OF THE SUBDIVISION MAP ACT.
2. **VESTING 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 NOVEMBER 8, 2018 BY BKF ENGINEERS.
4. **BASIS OF BEARING:** THE BEARING OF NORTH 45°43'22" EAST ALONG THE CENTERLINE OF ADRIAN COURT AS SHOWN THAT PARCEL MAP FILED FOR RECORD IN VOLUME 22 OF PARCEL MAPS AT PAGE 9, IN THE OFFICE OF THE COUNTY RECORDER OF SAN MATEO COUNTY.
5. **BENCHMARK:** THE BENCHMARK FOR THIS PROJECT IS THE TOP OF THE BRASS PIN FOUND IN THAT IRON PIPE AT THE APPROXIMATE CENTER OF ADRIAN COURT, ASSUMED ELEVATION OF 501.00.
6. **FINAL MAPS:** PURSUANT TO CHAPTER 3, ARTICLE 4, SECTION 66456.1 OF THE SUBDIVISION MAP ACT, THE DEVELOPER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS.
7. **BOUNDARY:** BOUNDARY INFORMATION IS BASED ON RECORD INFORMATION & FIELD SURVEY COMPLETED BY BKF ENGINEERS DATED NOVEMBER 8, 2018.
8. **EASEMENTS:** PUBLIC UTILITY EASEMENT, PUBLIC PARK EASEMENT, AND PUBLIC PEDESTRIAN ACCESS EASEMENTS.
9. **FEMA:** ZONE "X", INDICATING AREAS OF 0.2% ANNUAL CHANCE TO FLOOD; AREAS OF 1% ANNUAL CHANCE TO FLOOD WITH AVERAGE DEPTHS LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE TO FLOOD.

SUBDIVIDER'S STATEMENT

OWNER: SUMMERHILL APARTMENT COMMUNITIES
777 SOUTH CALIFORNIA AVENUE
PALO ALTO, CA 94304

SUBDIVIDER: SUMMERHILL APARTMENT COMMUNITIES
777 SOUTH CALIFORNIA AVENUE
PALO ALTO, CA 94304

ENGINEER: BKF ENGINEERS
225 SHORELINE DRIVE, SUITE 200
REDWOOD CITY, CA 94065

APN: 025-169-999, 025-169-350

AREA: 2.83 ± ACRES

EXISTING ZONING: NORTH ROLLINS ROAD MIXED USE ZONE (RRMU)

PROPOSED ZONING: NORTH ROLLINS ROAD MIXED USE ZONE (RRMU)

EXISTING USE: COMMERCIAL

PROPOSED USE: 265 APARTMENT UNITS WITH PODIUM PARKING
3,707 SQUARE FEET COMMERCIAL

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: AT&T
CABLE TELEVISION: COMCAST

DRAWING INDEX

- VTM1.0 TITLE SHEET
- VTM2.0 EXISTING CONDITIONS PLAN
- VTM3.0 PROPOSED PARCELIZATION

LEGEND

- PROPERTY LINE
- - - - EX PROPERTY LINE
- ADJACENT PROPERTY LINE
- - - - EASEMENT LINE
- EX EASEMENT LINE
- MONUMENT LINE
- ▭ BUILDING
- X — X — EX FENCE
- EX TREE
- ⊙ EX MANHOLE
- ⊕ EX HYDRANT
- ⊞ EX STORM DRAIN CATCH BASIN
- ⊛ EX STREET LIGHT

ENGINEER'S STATEMENT

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



RYAN K. BERNAL
PROJECT MANAGER
BKF ENGINEERS

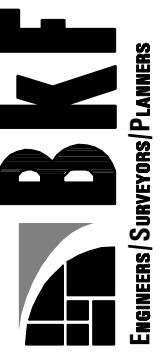
DATE

ABBREVIATIONS:

- AC ASPHALT CONCRETE
- APN ASSESSOR'S PARCEL NUMBER
- BLDG BUILDING
- BW BACK OF WALK
- C EDGE CONCRETE EDGE
- CONC CONCRETE
- DW DOMESTIC WATER
- E EAST
- EX EXISTING
- EX.NO. EXISTING NUMBER
- FL FLOW LINE
- FW FIRE WATER
- GR GRATE
- INV INVERT
- LG LIP OF GUTTER
- N NORTH
- NE NORTHWEST
- NW NORTHWEST
- O.R. OFFICIAL RECORD
- PPAE PUBLIC PEDESTRIAN ACCESS EASEMENT
- PM PARCEL MAP
- PR PROPOSED
- PTR PRELIMINARY TITLE REPORT
- P.U.E. PUBLIC UTILITY EASEMENT
- S SOUTH
- SDDI STORM DRAIN DRAIN INLET
- SDMH STORM DRAIN MANHOLE
- SE SOUTHEAST
- SSMH SANITARY SEWER MANHOLE
- SW SOUTHWEST
- TC TOP OF CURB
- TYP TYPICAL
- W WEST

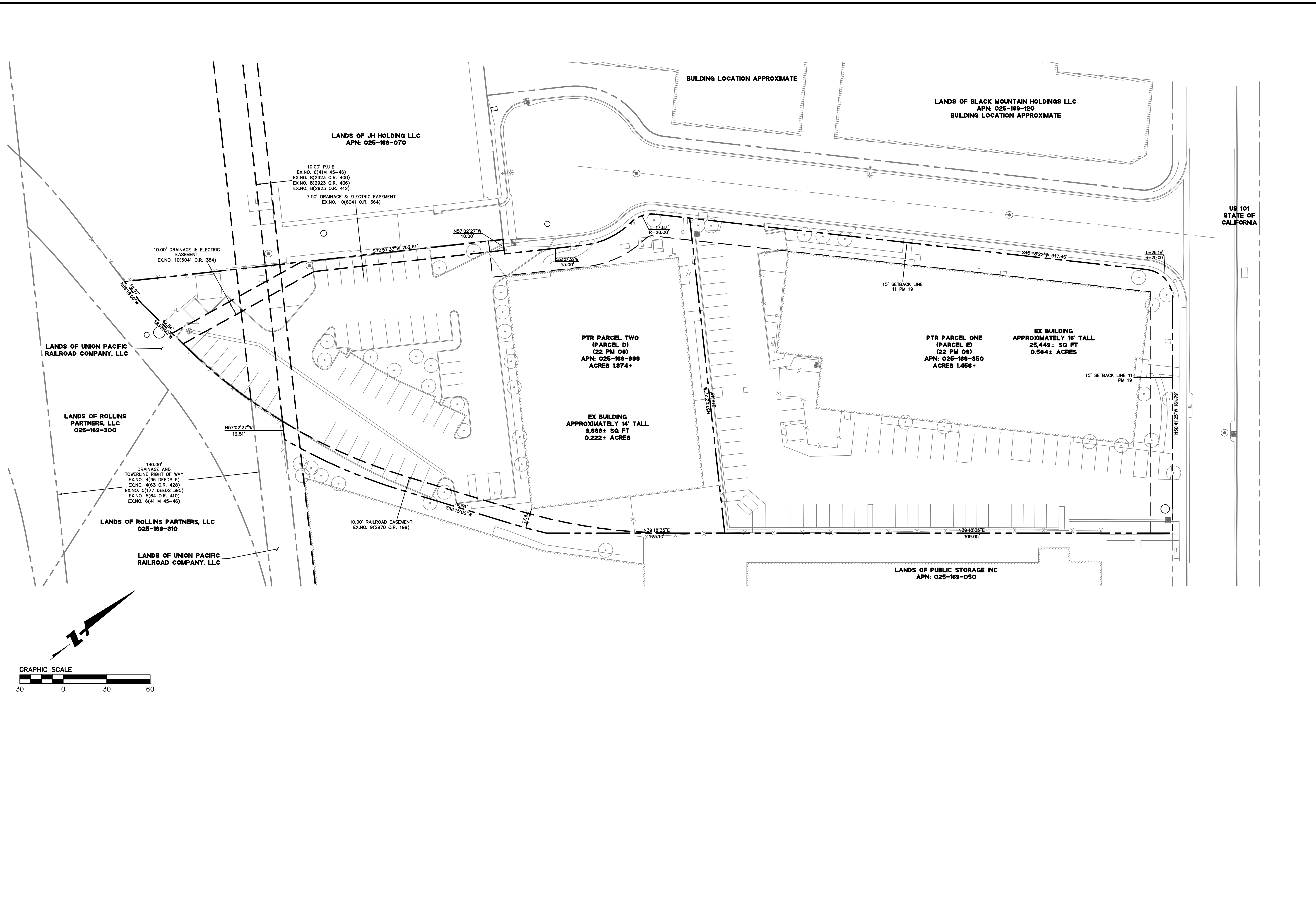
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PLOT DATE: 09-04-19 PLOTTED BY: scb

255 SHORELINE DR., STE. 200
REDWOOD CITY, CA 94065
650/482-8300 (PHONE)
650/482-8399 (FAX)



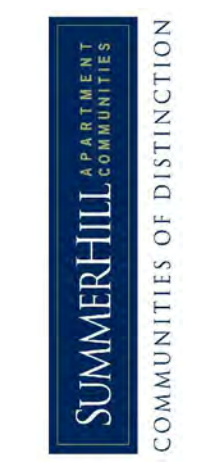
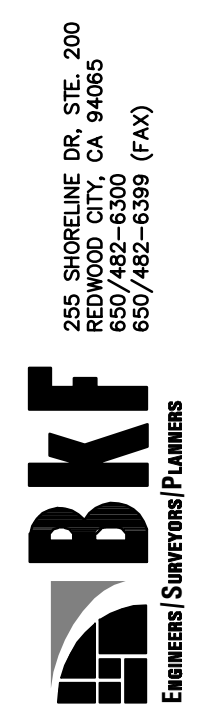
ADRIAN COURT
VESTING TENTATIVE PARCEL MAP
TITLE SHEET
CITY OF BURLINGAME SAN MATEO COUNTY CALIFORNIA

Revisions	
No.	Date
	09/06/2019
	1"=30'
	MS
	EYS
	RKB
	20181074
	Job No



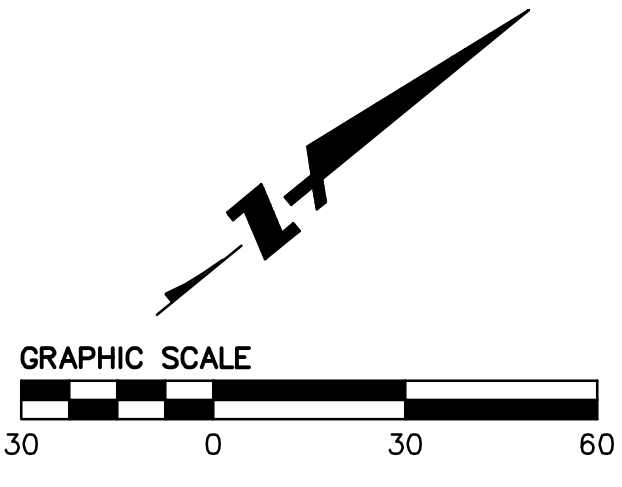
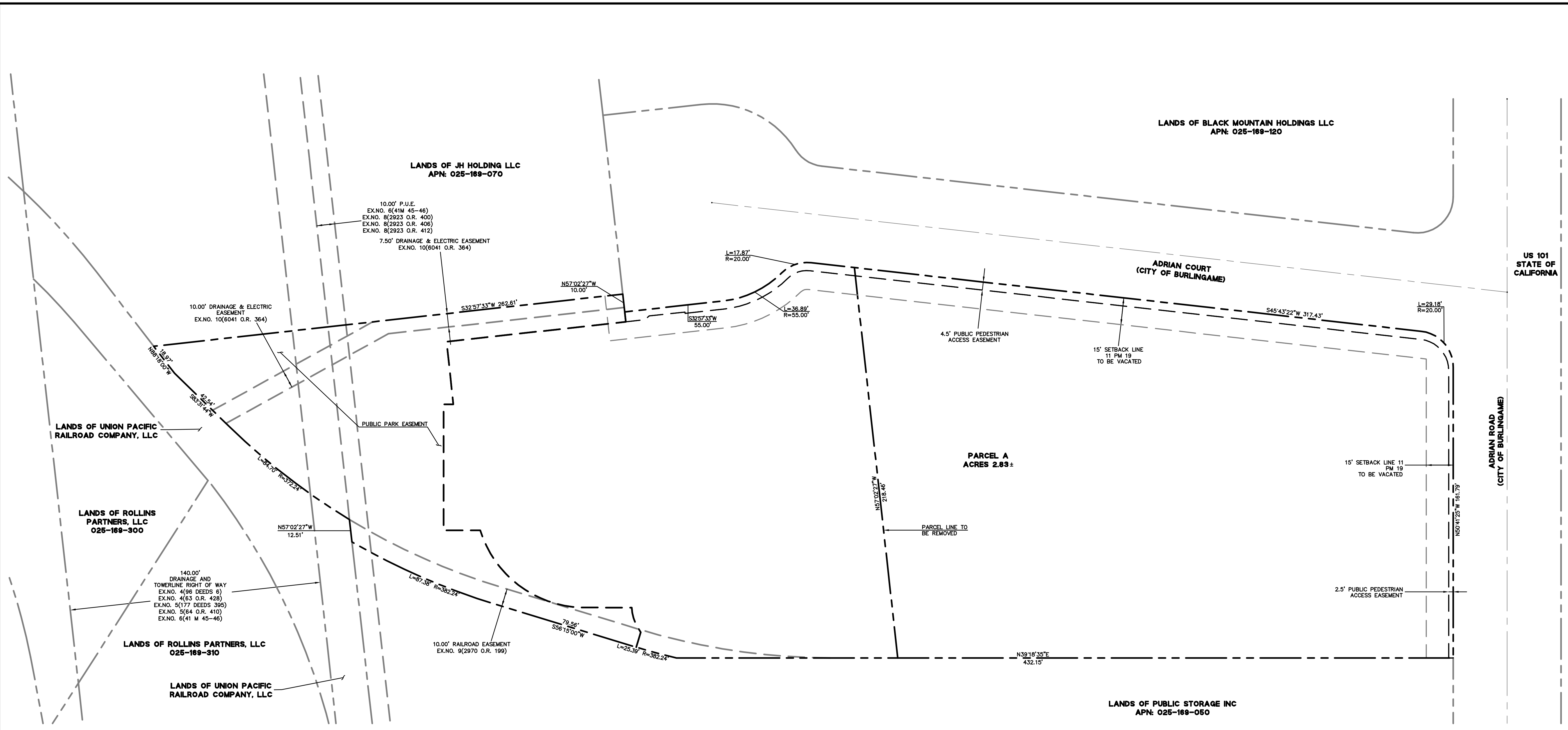
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Revisions	
Date	No.
09/06/2019	1
Scale	1"=30'
Design	MS
Drawn	EYS
Approved	RKB
Job No	20181074



**ADRIAN COURT
VESTING TENTATIVE PARCEL MAP
PROPOSED PARCELIZATION**

CITY OF BURLINGAME SAN MATEO COUNTY CALIFORNIA

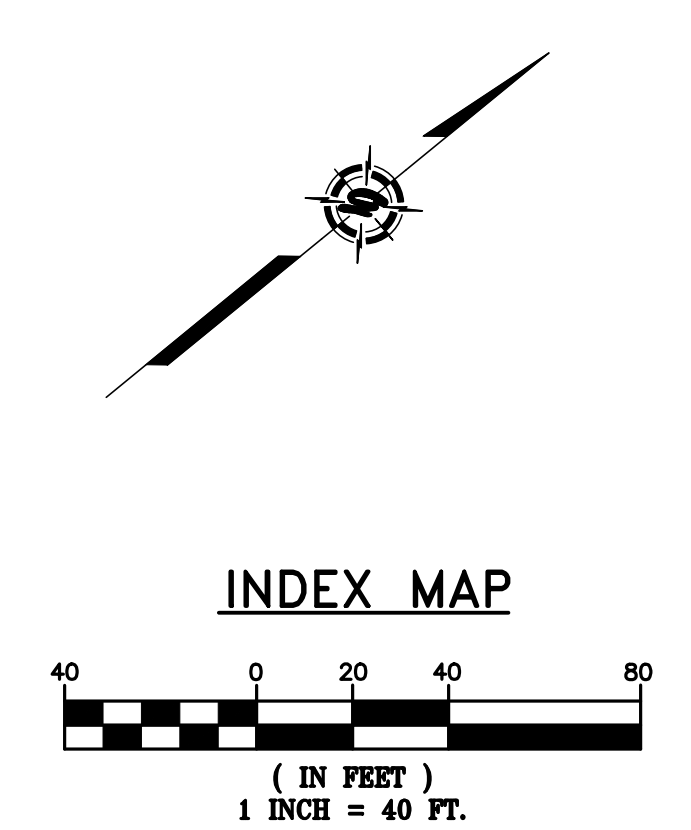
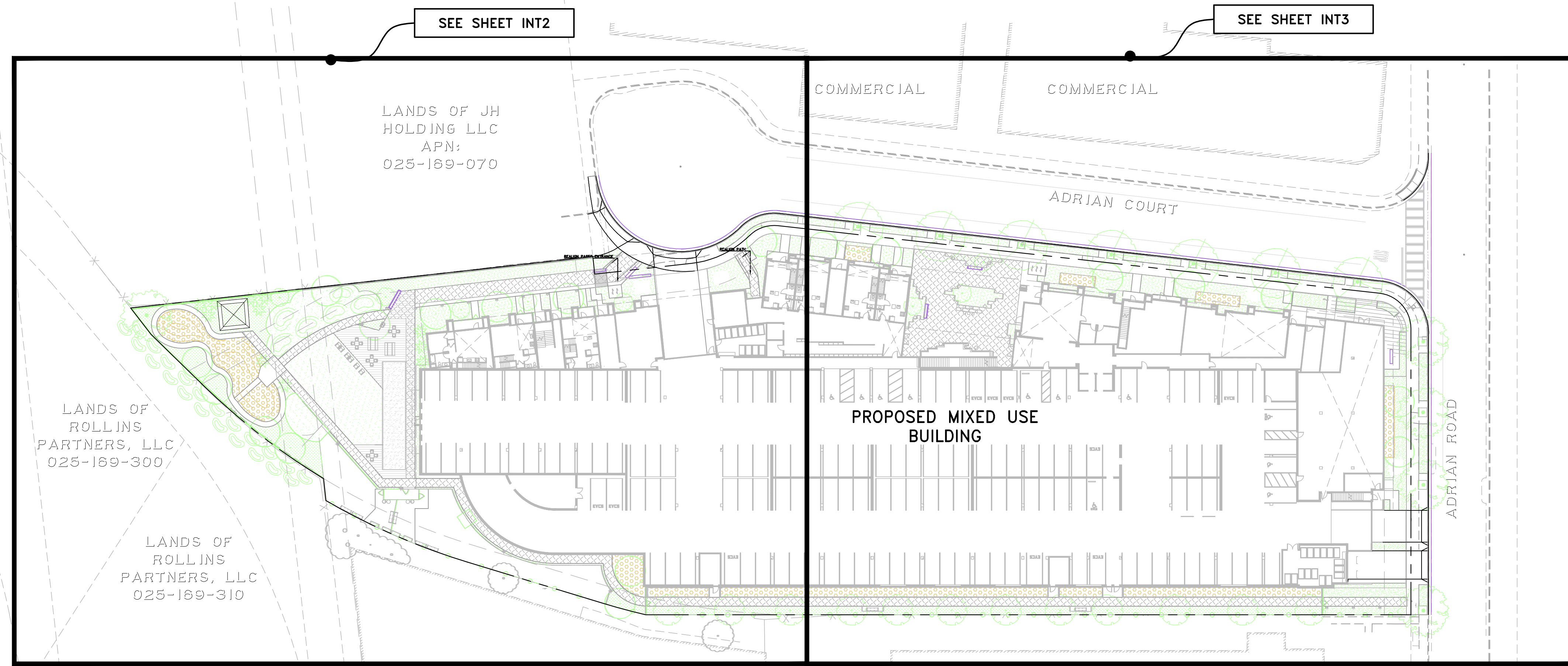
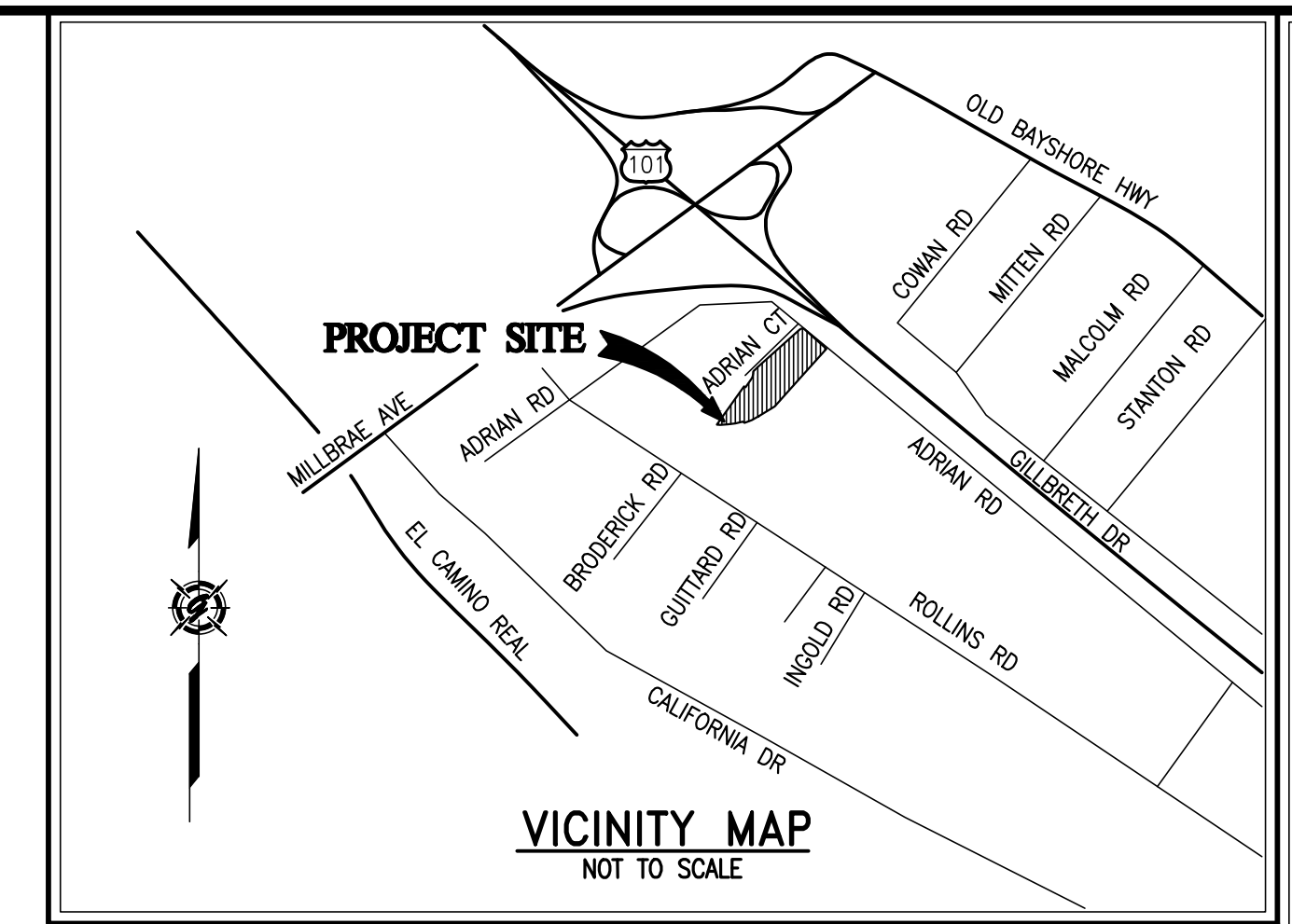


NOTE:
ITEMS TO BE REMOVED OR VACATED ARE INDICATED AS SUCH,
ITEMS NOT INDICATING ACTION ARE TO REMAIN.

DRAWING NAME: K:\2018\181074_Adrian_Court\ENG\TM3_0-PRSITE.dwg
PLOT DATE: 09-04-19 PLOTTED BY: scs

Date	Scale	Design	Drawn	Approved	Job No
09/06/2019	1"=30'	MS	EYS	RKB	20181074

SUMMERHILL APARTMENT COMMUNITIES ADRIAN COURT 1 & 45 ADRIAN COURT BURLINGAME, CALIFORNIA (JOINT TRENCH INTENT - NOT FOR CONSTRUCTION)



NOTE
PLEASE VERIFY THAT THE SERVICE POINTS IN THIS DRAWING MATCH YOUR DESIGN. IF THERE ARE ANY DISCREPANCIES, PLEASE CONTACT THE PROJECT MANAGER IN OUR OFFICE.

NOTE TO UTILITIES:
PLEASE INDICATE TIE-IN POINTS ON INTENT RESPONSE

**PRELIMINARY PLANS
NOT FOR CONSTRUCTION**

SYMBOL	DATE	APPROVED

GIACALONE
DESIGN SERVICES, INC.
5200 STONERIDGE MALL, SUITE 100, PLEASANTON, CA 94688
925-467-1740 | WWW.GIACALONEDSIGN.COM

JOINT TRENCH INTENT TITLE SHEET
 SUMMERHILL APTS
 ADRIAN COURT
 1 & 45 ADRIAN COURT
 BURLINGAME CALIFORNIA

PROJECT TEAM CONTACTS		
COMPANY:	CONTACT:	PHONE:
SUMMERHILL APARTMENT COMMUNITIES	ELAINE BREEZE	650-842-2404
BKF	ALEX SEIDEL	650-482-6419
PG&E	TBD	
AT&T	DAVE CLARK	408-635-8824
CABLECOM	CAMERON DIPUTADO	650-533-5293
WAVE		
ZAYO GROUP	MANUEL VALENCIA	925-416-0170
CROWN CASTLE FIBER	TIM SLEDGE	925-200-5660
SEIDEL ARCHITECTS	MICHAEL RIZZA	415-397-5535
APRIL PHILIPS DESIGN WORKS INC	APRIL PHILIPS	415-457-2774
GIACALONE DESIGN SERVICES, INC.	SERINA PONCE	925-467-1740

PG&E PM NO.
ELECTRIC:
RULE 15:
RULE 16:
RULE 20:
RELOC:
GAS:
RULE 15:
RELOC:

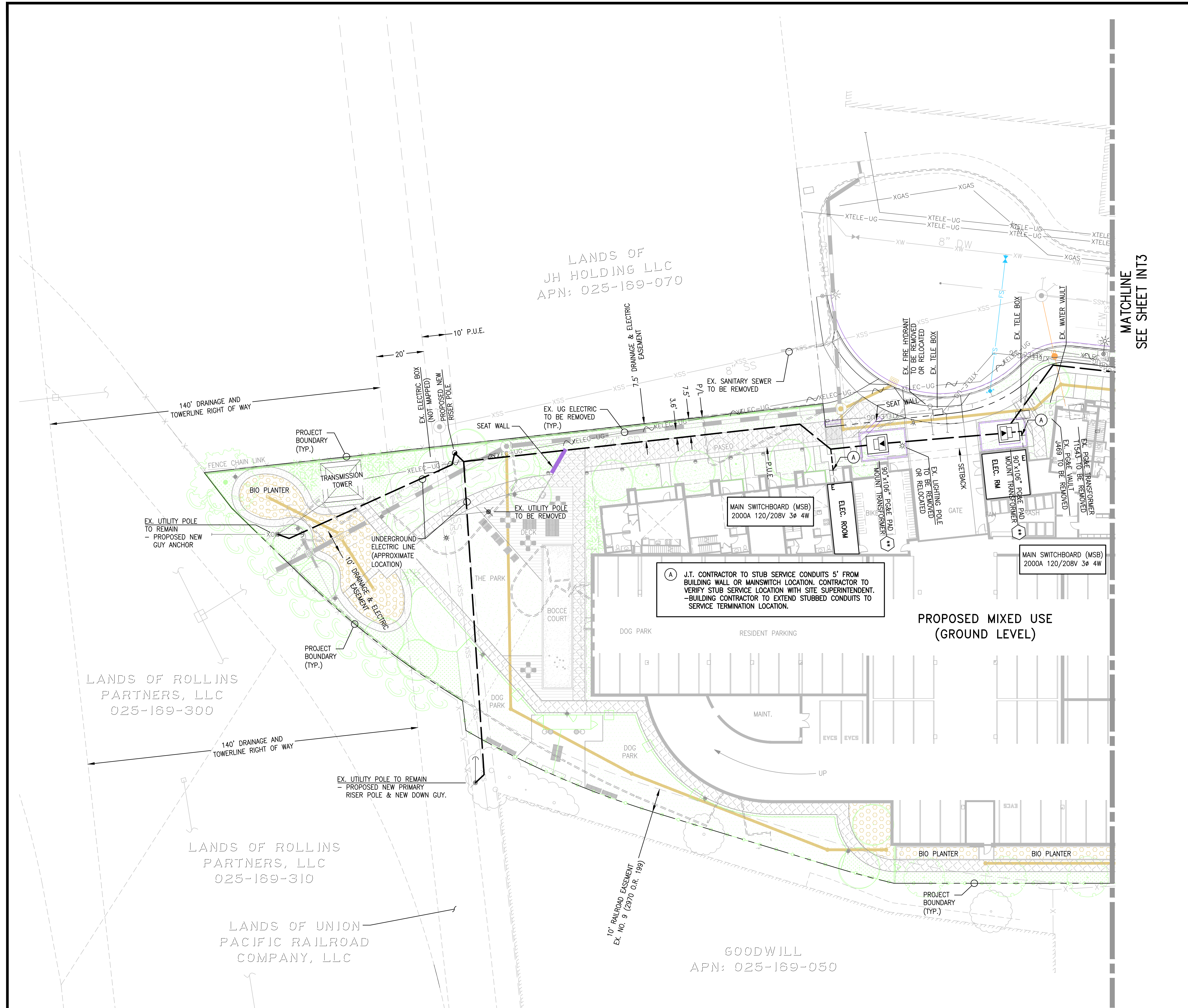
LATEST FILES RECEIVED				
DESCRIPTION:	BY:	DATE:	STATUS:	
GAS DESIGN				
ELECTRIC DESIGN				
TELEPHONE LAYOUT				
CATV LAYOUT				
STREET LIGHT PLANS - PUBLIC				
STREET LIGHT PLANS - PRIVATE				
IMPROVEMENT PLANS (ELECTRONIC FILE)	BKF	08-12-19		

A=Approved • ANS=Approved Not Signed • NA=Not Approved • F=First Submittal • SS=Second Submittal

PROJECT DESCRIPTION & SCOPE
<ul style="list-style-type: none"> SERVICE TO (1) MIXED USE BUILDING CONSISTING OF (263) RESIDENTIAL UNITS & 4,000 SF OF RETAIL CONVERT 350LF OF O.H. TO U.G. FACILITIES ALONG THE SOUTHERN PROPERTY BOUNDARY ONSITE STREET LIGHTING

SHEET INDEX	
SHEET	DESCRIPTION
INT1	JOINT TRENCH INTENT TITLE SHEET
INT2-INT3	JOINT TRENCH INTENT

PROJECT MANAGER:
 S. PONCE
 DRAWN BY:
 J. TIEU
 CHECKED BY:
 D. CROWFOOT (P.E.)
 SCALE:
 1"=40'
 JOB NUMBER:
 18-147
 DATE LAST MODIFIED:
 08-15-19
SHEET
INT1
 OF 3 SHEETS



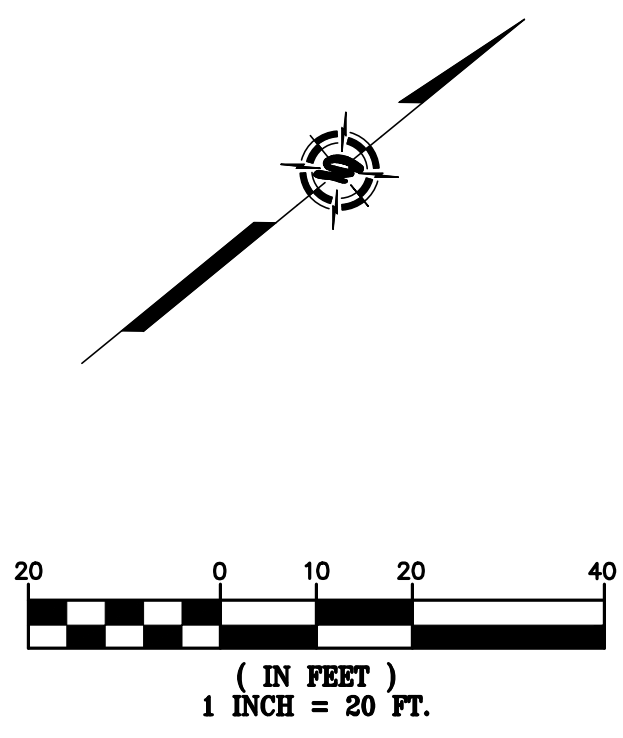
LEGEND

	EXISTING TRENCH OR UTILITIES
	PROPOSED TRENCH (DISTRIBUTION)
	PROPOSED TRENCH (SERVICE)
	PROPOSED STREET LIGHT TRENCH
	EXISTING UTILITY SPLICE BOX
	90"x106" PG&E PAD MOUNT TRANSFORMER
	PROPOSED NEW RISER POLE
	PROPOSED NEW GUY ANCHOR
	EXISTING UTILITY POLE

MATCHLINE
SEE SHEET INT3

A J.T. CONTRACTOR TO STUB SERVICE CONDUITS 5' FROM BUILDING WALL OR MAINSWITCH LOCATION. CONTRACTOR TO VERIFY STUB SERVICE LOCATION WITH SITE SUPERINTENDENT. -BUILDING CONTRACTOR TO EXTEND STUBBED CONDUITS TO SERVICE TERMINATION LOCATION.

PROPOSED MIXED USE
(GROUND LEVEL)



NOTE
PLEASE VERIFY THAT THE SERVICE POINTS IN THIS DRAWING MATCH YOUR DESIGN. IF THERE ARE ANY DISCREPANCIES, PLEASE CONTACT THE PROJECT MANAGER IN OUR OFFICE.

NOTE TO UTILITIES:
PLEASE INDICATE TIE-IN POINTS ON INTENT RESPONSE

**PRELIMINARY PLANS
NOT FOR CONSTRUCTION**

TWO DAYS BEFORE YOU DIG
CALL USA TOLL FREE
811
CALL BEFORE YOU DIG

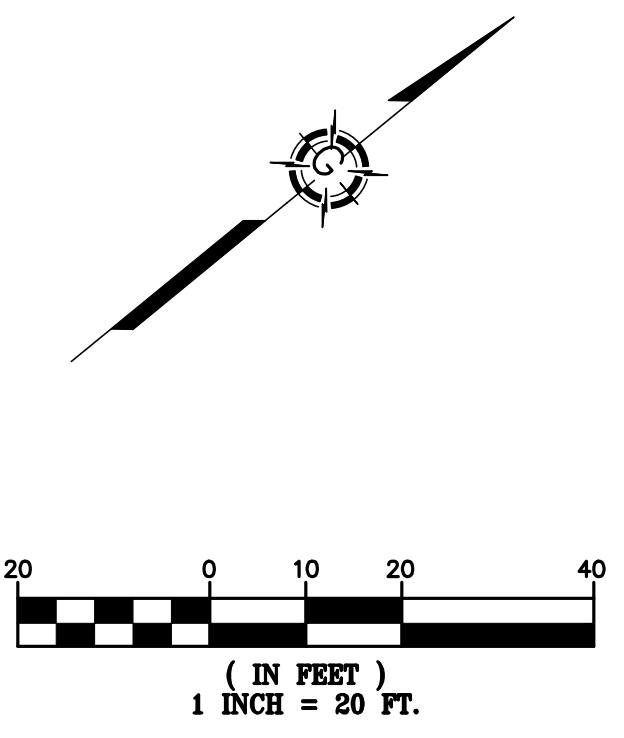
R/W, P.U.E. & P.S.E. ACQUISITION NOTE:
CONTRACTOR TO VERIFY RIGHT OF WAY, PUBLIC UTILITY EASEMENT AND/OR PUBLIC SERVICE EASEMENT ACQUISITION WITH THE APPLICANT PRIOR TO CONSTRUCTION WITHIN AREAS OF QUESTION.

APPROVED	REVISIONS	DESCRIPTION	DATE

GIACALONE
DESIGN SERVICES, INC.
5820 STONERIDGE MALL RD., #345 | PLEASANTON, CA 94588
925.467.1740 | WWW.GIACALONEDSIGN.COM

JOINT TRENCH INTENT
SUMMERHILL APTS
ADRIAN COURT
1 & 45 ADRIAN COURT
BURLINGAME CALIFORNIA

PROJECT MANAGER:
S. PONCE
DRAWN BY:
J. TIEU
CHECKED BY:
D. CROWFOOT (P.E.)
SCALE:
1"=20'
JOB NUMBER:
18-147
DATE LAST MODIFIED:
08-15-19
SHEET
INT2
OF 3 SHEETS



Lighting Analysis
www.ag32.com

AGI (C) 1999-2018 LIGHTING ANALYSTS, INC.
10268 W. CENTENNIAL ROAD, SUITE 202
LITTLETON, CO 80127

REVISIONS	DESCRIPTION
SYMBOL	DATE

GIACALONE
DESIGN SERVICES, INC.

5820 STONERIDGE MALL, RD., #545 | PLEASANTON, CA 94688
925-467-7740 | WWW.GIACALONEDSIGN.COM

SITE LIGHTING PHOTOMETRIC STUDY

SUMMERHILL APPTS
ADRIAN COURT
1 & 45 ADRIAN COURT
BURLINGAME CALIFORNIA

CALCULATIONS HAVE BEEN PERFORMED ACCORDING TO IES STANDARDS AND GOOD PRACTICE. SOME DIFFERENCES BETWEEN MEASURED VALUES AND CALCULATED RESULTS MAY OCCUR DUE TO TOLERANCES IN CALCULATION METHODS, TESTING PROCEDURES, COMPONENT PERFORMANCE, MEASUREMENT TECHNIQUES AND FIELD CONDITIONS SUCH AS VOLTAGE AND TEMPERATURE VARIATIONS. INPUT DATA USED TO GENERATE THE ATTACHED CALCULATIONS SUCH AS ROOM DIMENSIONS, REFLECTANCES, FURNITURE AND ARCHITECTURAL ELEMENTS SIGNIFICANTLY AFFECT THE LIGHTING CALCULATIONS. IF THE REAL ENVIRONMENT CONDITIONS DO NOT MATCH THE INPUT DATA, DIFFERENCES WILL OCCUR BETWEEN MEASURED VALUES AND CALCULATED VALUES.

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MH

CHECKED BY:
D. CROWFOOT (P.E.)

SCALE:
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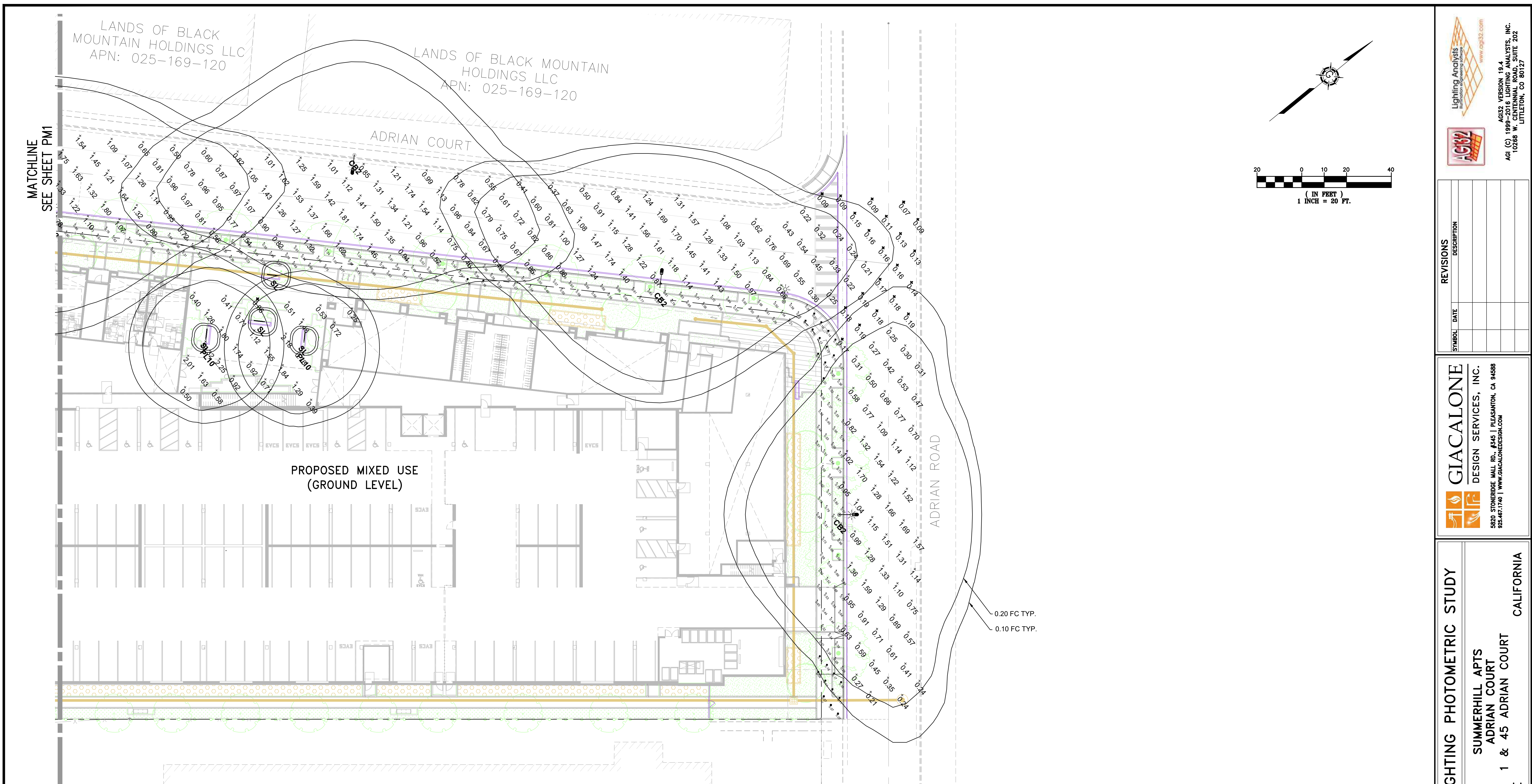
JOB NUMBER:
18-147

DATE LAST MODIFIED:
04-02-19

SHEET
PM1
OF 2 SHEETS

Calculation Summary							
Project: ADRIAN COURT, BURLINGAME							
Description	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ADRIAN COURT	Illuminance	Fc	1.00	1.81	0.09	11.11	20.11
ADRIAN ROAD	Illuminance	Fc	0.66	1.70	0.07	9.43	24.29
ENTRY_COURTYARD	Illuminance	Fc	1.71	19.32	0.06	28.50	322.00
PASEO	Illuminance	Fc	4.87	14.79	0.54	9.02	27.39
PUBLIC PARK	Illuminance	Fc	0.80	19.20	0.12	6.67	160.00
SIDEWALK	Illuminance	Fc	0.53	1.29	0.07	7.57	18.43

Luminaire Schedule - LED											
Project: ADRIAN COURT, BURLINGAME											
Symbol	Qty	Label	Arrangement	Lum. Watts	Lum. Lumens	LLF	LDD	LLD	UDF	Description	Filename
—	4	CB2	SINGLE	133.3	10706	0.900	1.000	0.900	1.000	CREE LEDway STR-LWY-2M-HT-06-E-UL-XX-700-40K @ 30' MH + 8' ARM	STR-LWY-2M-__06-E-UL-700-40K.
—	1	CB3	SINGLE	134.2	10430	0.900	1.000	0.900	1.000	CREE LEDway STR-LWY-3M-XX-06-E-UL-SV-700-40K @ 30' MH + 8' ARM	STR-LWY-3M-__06-E-UL-700-40K.
—	5	SL	SINGLE	9.7	760	0.900	1.000	0.900	1.000	LUMINI LINELED STRIPLIGHT LL30WET-T-30K @ 1.3'	LL30WET-T-30K_IESNA2002.IES
+	7	PL16	SINGLE	69	3834	0.900	1.000	0.900	1.000	SOLECITY LED LIGHT COLUMN ULLC100-70W64LED4K-G2-LEV5-CS-UD @ 16'	ULLC100-70W64LED4K-G2-LEV5-CS-
+	2	PL10	SINGLE	69	3834	0.900	1.000	0.900	1.000	SOLECITY LED LIGHT COLUMN ULLC100-70W64LED4K-G2-LEV5-CS-UD @ 10'	ULLC100-70W64LED4K-G2-LEV5-CS-
+	7	BL	SINGLE	55	2799	0.900	1.000	0.900	1.000	SOLECITY LED BOLLARD ULB100-55W32LED4K-G2-LEV5-CS-UD @ 3'	ULB100-55W32LED4K-G2-LEV5-CS-U



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AGI32
VERSION 19.4
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