

220 PARK ROAD BURLINGAME, CA



PLANNING RESUBMITTAL 06.22.2020

PROJECT TEAM:

APPLICANT

220 PARK - BURLINGAME, LLC
901 MARINERS ISLAND BLVD, SUITE 700
SAN MATEO, CA 94404
PHONE: 650.377.5808

DAVE HOPKINS: dhopkins@srgnc.com
ANDREW TURCO: aturco@srgnc.com
MOLLIE RICKER: mollie@dostart.com
ALEX LIVADAS: alex@dostart.com

ARCHITECT

KORTH SUNSERI HAGEY ARCHITECTS
349 SUTTER STREET
SAN FRANCISCO, CA 94108
PHONE: 415.954.1960

TED KORTH: tkorth@ksha.com
ARISTA JUSUF: ajusuf@ksha.com

LANDSCAPE ARCHITECT

BIONIC LANDSCAPE
833 MARKET STREET, SUITE 601
SAN FRANCISCO, CA 94103
PHONE: 415.206.0648

MARCEL WILSON: mwilson@bioniclandscape.com
ARI DAMAN: adaman@bioniclandscape.com

CIVIL ENGINEER

BKF ENGINEERS
255 SHORELINE DRIVE, SUITE 200
REDWOOD CITY, CA 94065
PHONE: 650.482.6422

JASON MANSFIELD: jmansfield@bkf.com

SHEET INDEX:

A0.1	EXISTING SITE PHOTOS	L-001	FRAMEWORK PLAN
A0.2	CONTEXT PLAN	L-201	ILLUSTRATIVE SITE PLAN
A0.3	WATERCOLOR RENDERING	L-210	STREETSCAPE LAYOUT AND MATERIAL
A0.4	WATERCOLOR RENDERING	L-401	PLANTING PLAN
A0.5	WATERCOLOR RENDERING	L-601	MATERIAL
A0.6	TYP. RESTROOM ACCESSIBILITY DETAILS	A2.0A	EXISTING FLOOR PLAN
A0.7	GENERAL & SITE ACCESSIBILITY DETAILS	A2.0B	DEMO FLOOR PLAN
A0.8	ELEVATOR ACCESSIBILITY	A2.1	BELOW GRADE PARKING LEVEL 2
A0.9	PARKING DETAILS	A2.2	BELOW GRADE PARKING LEVEL 2
A0.9A	PARKING DETAILS	A2.3	GROUND FLOOR PLAN
A0.10A	EXITING DIAGRAMS	A2.4	SECOND FLOOR PLAN
A0.10B	EXITING DIAGRAMS	A2.5	THIRD FLOOR PLAN
A0.10C	PLUMBING CALCULATIONS	A2.6	FOURTH FLOOR PLAN
A0.11	AMMR	A2.7	FIFTH FLOOR PLAN
A0.11a	AMMR	A2.8	SIXTH FLOOR PLAN
A1.0	EXISTING SITE PLAN	A2.9	ROOF PLAN
A1.1	PROPOSED SITE PLAN & PROJECT INFO	A3.0	EXISTING ELEVATIONS
A1.2	SITE ACCESSIBILITY PLAN	A3.1	PROPOSED ELEVATIONS
		A3.2	PROPOSED ELEVATIONS
		A3.3	PROPOSED SECTIONS
		A3.4	PROPOSED SECTIONS
C1.00	TOPOGRAPHIC SURVEY		
C2.00	GRADING PLAN		
C3.00	UTILITY PLAN		
C4.00	STORMWATER MANAGEMENT PLAN		

220 PARK ROAD

SARES REGIS

DOSTART
DEVELOPMENT
COMPANY, LLC

220 PARK - BURLINGAME, LLC
220 PARK ROAD
BURLINGAME, CA

KSH ARCHITECTS
KORTH SUNSERI HAGEY

349 SUTTER STREET
SAN FRANCISCO, CA 94108
TEL: 415.954.1960 FAX: 415.954.1970



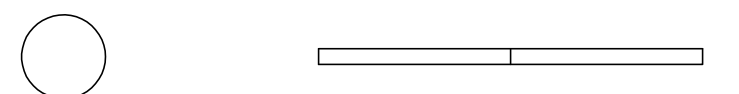
ISSUES AND REVISIONS

NO.	DATE	DESCRIPTION
	03.30.2020	PLANNING SUBMITTAL
△	06.22.2020	PLANNING RESUBMITTAL #1

PROJECT NUMBER
19034

SHEET TITLE
**COLOR RENDERING
VIEW FROM PARK ROAD**

SCALE
NTS



SHEET NUMBER

A0.3

220 PARK ROAD

SARES REGIS

DOSTART
DEVELOPMENT
COMPANY, LLC

220 PARK - BURLINGAME, LLC
220 PARK ROAD
BURLINGAME, CA

KSH ARCHITECTS
KORTH SUNSERI HAGEY

349 SUTTER STREET
SAN FRANCISCO, CA 94108
TEL: 415.954.1960 FAX: 415.954.1970

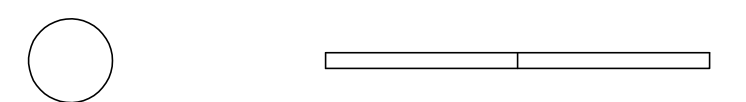


ISSUES AND REVISIONS		
NO.	DATE	DESCRIPTION
	03.30.2020	PLANNING SUBMITTAL
△	06.22.2020	PLANNING RESUBMITTAL #1

PROJECT NUMBER
19034

SHEET TITLE
**COLOR RENDERING
VIEW FROM LORTON AVENUE**

SCALE
NTS



SHEET NUMBER

A0.4

220 PARK ROAD

SARES REGIS

DOSTART
DEVELOPMENT
COMPANY, LLC

220 PARK - BURLINGAME, LLC
220 PARK ROAD
BURLINGAME, CA

KSH ARCHITECTS
KORTH SUNSERI HAGEY

349 SUTTER STREET
SAN FRANCISCO, CA 94108
TEL: 415.954.1960 FAX: 415.954.1970

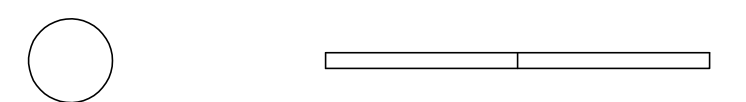


ISSUES AND REVISIONS		
NO.	DATE	DESCRIPTION
	03.30.2020	PLANNING SUBMITTAL
△	06.22.2020	PLANNING RESUBMITTAL #1

PROJECT NUMBER
19034

SHEET TITLE
**COLOR RENDERING
VIEW FROM LORTON AVENUE**

SCALE
NTS



SHEET NUMBER

A0.5

220 PARK ROAD

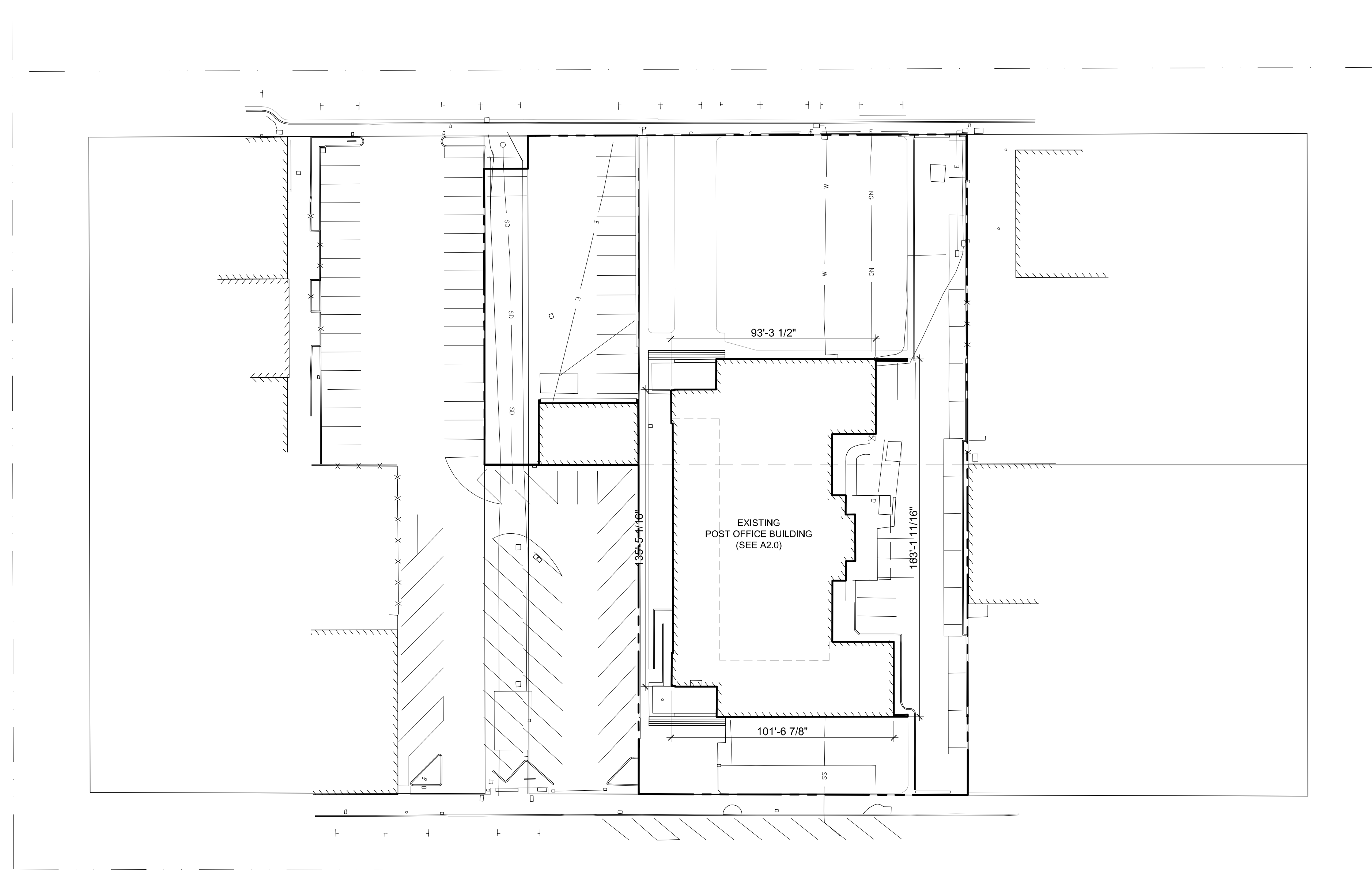
SARES REGIS

DOSTART
DEVELOPMENT
COMPANY, LLC

220 PARK - BURLINGAME, LLC
220 PARK ROAD
BURLINGAME, CA

KSH ARCHITECTS
KORTH SUNSERI HAGEY

349 SUTTER STREET
SAN FRANCISCO, CA 94108
TEL: 415.954.1960 FAX: 415.954.1970

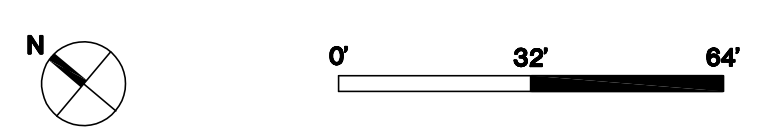


ISSUES AND REVISIONS	
NO.	DESCRIPTION
03.30.2020	PLANNING SUBMITTAL

PROJECT NUMBER
19034

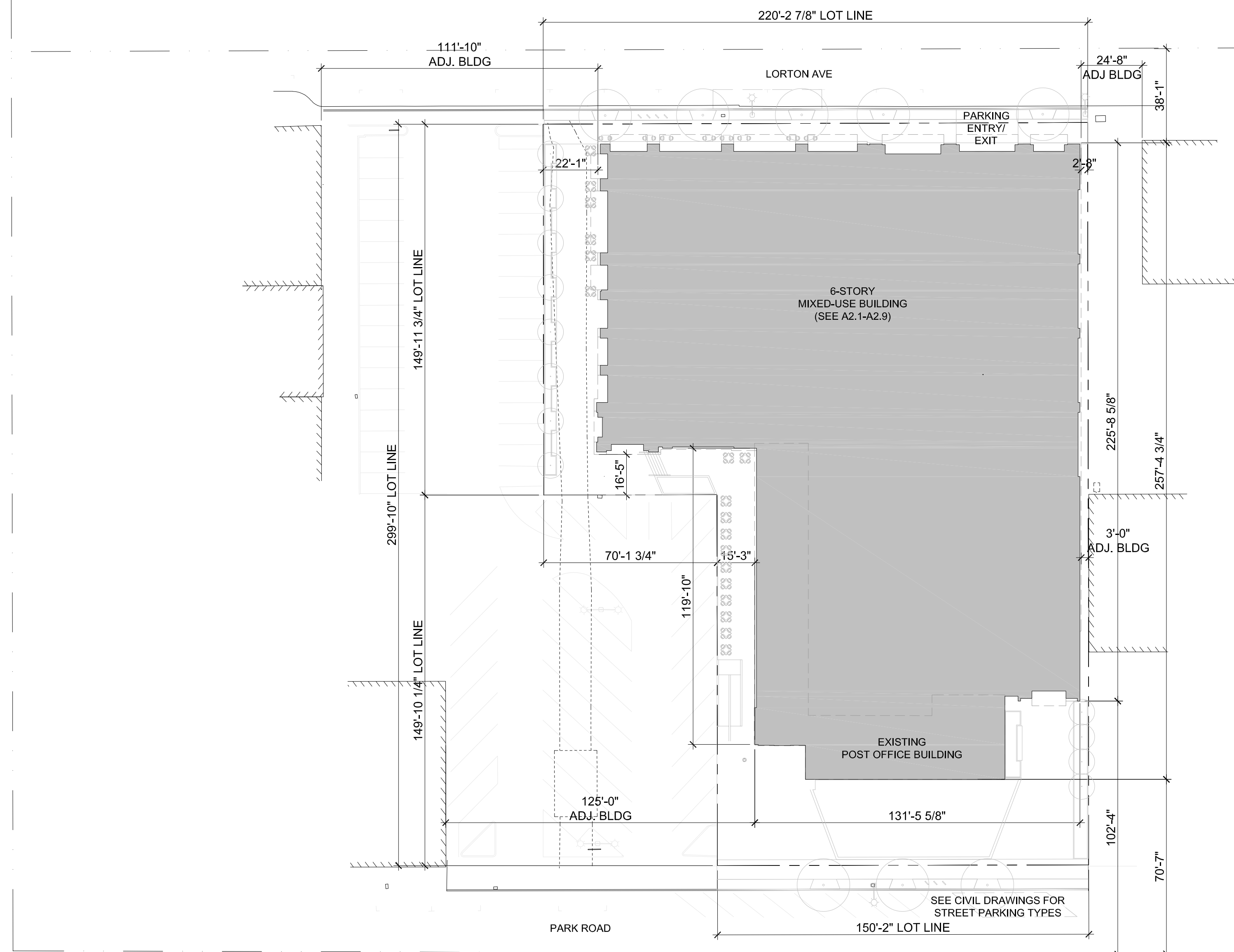
SHEET TITLE
EXISTING SITE PLAN

SCALE
1"=32'-0"



SHEET NUMBER

A1.0



APPLICABLE CODES

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COMPLETING THE CONSTRUCTION OF THIS PROJECT IN ACCORDANCE WITH THE FOLLOWING FEDERAL, STATE AND LOCAL CODES, INCLUDING THEIR MOST RECENT AMENDMENTS AND REVISIONS.

THE CITY OF BURLINGAME ADOPTS THE FOLLOWING CODES, ORDINANCES, RULES AND REGULATIONS (INCLUDING ERRATA AND SUPPLEMENTS OF THE BELOW CODES):

- A. 2019 CALIFORNIA BUILDING CODE
- B. 2019 CALIFORNIA ELECTRICAL CODE
- C. 2019 CALIFORNIA MECHANICAL CODE
- D. 2019 CALIFORNIA PLUMBING CODE
- E. 2019 CALIFORNIA ENERGY CODE
- F. 2019 CALIFORNIA FIRE CODE
- G. AMENDMENTS ADOPTED IN ORDINANCE 1889
- H. 2019 CALIFORNIA HISTORICAL BUILDING CODE FOR PORTION OF EXISTING STRUCTURE/ POST OFFICE
- I. ALL OTHER STATE AND LOCAL ORDINANCES AND REGULATIONS
- J. 2019 CA BUILDING ENERGY EFFICIENCY STANDARDS (CEES)

PROJECT DATA

PROJECT DESCRIPTION:
220 PARK ROAD
 APN: 029-204-250
 ZONING: HMU

THE PROJECT CONSISTS OF AN OFFICE BUILDING OVER A PARKING STRUCTURE AND A PORTION OF THE EXISTING POST OFFICE. THE PARKING STRUCTURE HAS 2 BELOW GRADE LEVELS AND 1 LEVEL AT GRADE. THE BUILDING CONSISTS OF 5 OFFICE FLOORS (FLOORS 2-6) AND A GROUND FLOOR CONSISTING OF LOBBY, PARKING, AND RETAIL FUNCTIONS.

NO PUBLIC MONEY WILL BE USED TO CONSTRUCT THE PROJECT.

PLANNING INFORMATION

1. TOTAL SITE COVERAGE

SITE:	54,956	GSF
EXISTING FOOTPRINT:	4,840	GSF
BUILDING FOOTPRINT:	39,300	GSF
TOTAL FOOTPRINT:	44,140	GSF
TOTAL LOT COVERAGE:	44,140 / 54,956	(80.3%)

2. TOTAL GROSS FLOOR AREA (PROPOSED BLDG.)

GROUND FLOOR:	39,300	GSF
SECOND FLOOR:	31,533	GSF
THIRD FLOOR:	28,538	GSF
FOURTH FLOOR:	28,666	GSF
FIFTH FLOOR:	27,235	GSF
SIXTH FLOOR:	23,915	GSF
TOTAL:	179,187	GSF

3. TOTAL GROSS SQUARE FOOTAGE (EXISTING BLDG.)

GROUND FLOOR:	4,840	GSF
TOTAL:	4,840	GSF

4. COMMERCIAL FLOOR AREAS (PROPOSED BLDG.)

OFFICE:	31,533	GSF
SECOND FLOOR:	28,538	GSF
THIRD FLOOR:	28,666	GSF
FOURTH FLOOR:	27,235	GSF
FIFTH FLOOR:	23,915	GSF
TOTAL:	139,887	GSF
RETAIL:		
EXIST. GROUND FLOOR:	4,840	GSF
PROP. GROUND FLOOR:	7,562	GSF
TOTAL:	12,402	GSF

5. TOTAL GROSS SQUARE FOOTAGE (ALL)

TOTAL GSF 179,187 GSF

SITE:	54,956	GSF
BUILDING:	179,187	GSF
TOTAL F.A.R. PROPOSED:	3.26	

6. TOTAL BUILDING HEIGHT
 BASED ON AVERAGE TOP OF CURB= 34.31'

	CIVIL ELEV (ARCH ELEVATION)	
ROOF SCREEN	132.81'	(98'-6")
ROOF	120.81'	(86'-6")
6TH FLOOR	106.81'	(72'-6")
5TH FLOOR	92.81'	(58'-6")
4TH FLOOR	78.81'	(44'-6")
3RD FLOOR	64.81'	(30'-6")
2ND FLOOR	50.81'	(16'-6")
GROUND AT (E) POST OFFICE	41.643'	(5'-4")
GROUND AT OFFICE ENTRY	36.31'	(2'-0")
GROUND AT GARAGE ENTRY	34.31'	(0'-0")
B1 LEVEL	22.81'	(-11'-6")
B2 LEVEL	12.31'	(-22'-0")

7. TOTAL PARKING SPACES REQUIRED

COMMERCIAL:	280	STALLS
	(139,887 GSF)	(2.0 / 1,000 SF)
TOTAL REQUIRED:	280	STALLS

8. TOTAL PARKING SPACES PROVIDED

LEVEL P2 (BELOW GRADE):	134	STALLS
LEVEL P1 (BELOW GRADE):	132	STALLS
GROUND FLOOR:	17	STALLS
TOTAL PROVIDED:	283	STALLS

ACCESSIBLE STALLS PER
 CBC 11B-208.2 & CBC 2019 11B-208.2.4:
 ACCESSIBLE VAN STALL 2
 ACCESSIBLE STANDARD STALL 5
 ACCESSIBLE VAN EV STALL 1
 ACCESSIBLE STANDARD EV STALL 1
 TOTAL ACCESSIBLE STALLS= 9

CAVI/ EV STALLS PER CALGREEN 5.106.5.2
 283 X 8%= 23 STALLS TOTAL
 EV CHARGERS PER
 CALGREEN 5.106.5.3.3 & CBC 11B-228.3.2.1:
 283 X 6%= 17 STALLS (SEE EV ACCESSIBLE ABOVE)
 TOTAL CAV= 6 STALLS
 TOTAL EV= 17 STALLS

PER LEED GREEN VEHICLE STALLS
 283 X 5%= 14 STALLS

BICYCLE PARKING PER CALGREEN 5.106.4.1.2
 283 X 5%= 15
 SHORT TERM BICYCLE RACKS
 283 X 5%= 15
 LONG TERM BICYCLE LOCKERS
 (SEE A2.3 FOR BIKE STORAGE ROOM)

CONSTRUCTION HOURS

WEEKDAYS: 8:00 AM- 7:00 PM
 SATURDAYS: 9:00 AM-6:00 PM
 SUNDAYS AND HOLIDAYS: NO WORK ALLOWED
 (SEE CITY OF BURLINGAME MUNICIPAL CODE, SECTION 18.07.10 & 13.04100 FOR DETAILS)

CONSTRUCTION HOURS IN THE CITY PUBLIC RIGHT-OF-WAY ARE LIMITED TO WEEKDAYS AND NON-CITY HOLIDAYS BETWEEN 8:00 AM AND 5:00 PM.

CODE ANALYSIS

A. USE AND OCCUPANCY **B. S-2, A-2, A-3**
 NON-SEPARATED OCC.
 PER CBC 508.3.

B. CONSTRUCTION TYPE **I-B, FULLY SPRINKLERED**

C. ALLOWABLE HEIGHT & AREA PER CBC 504 & 505
 TABULATED MAX HEIGHT: 12 STORIES / 180'-0"
 TABULATED MAX AREA/FLR: UNLIMITED (A-2/A-3,B) 237,000 SF (S-2)

D. PROPOSED HEIGHT & AREA
 STORIES ABOVE GRADE: 6 STORIES
 MAXIMUM HEIGHT: 86'-6" (ROOF)
 HIGHEST OCCUPIED FLOOR IS 72'-6" ABOVE
 LOWEST LEVEL OF FIRE DEPARTMENT
 VEHICLE ACCESS (GRADE EL. 33.28')
 AREA PER FLOOR: SEE PLANNING INFO #2

E. CONSTRUCTION FOR TYPE I-B (PER TABLE 601)
 PRIMARY STRUCTURAL FRAME: 2HR
 BEARING WALLS:
 EXTERIOR: 2 HR
 INTERIOR: 2 HR
 NON-BEARING WALLS AND PARTITIONS (INTERIOR):
 0 HR
 FLOOR CONSTRUCTION AND SECONDARY
 MEMBERS: 2 HR
 ROOF CONSTRUCTION AND SECONDARY MEMBERS:
 1 HR

F. FIRE SEPARATION DISTANCE
 FIRE RESISTANCE REQUIREMENTS FOR EXTERIOR
 WALLS BASED ON FIRE SEPARATION DISTANCE
 (CBC TABLE 602):
 X < 5: 1HR
 5 <= X < 10: 1HR
 10 <= X < 30: 1 HR
 X >= 30: 0 HR

PROVIDED FIRE SEPARATION DISTANCE:
 PARK ROAD: 70'-7" (CENTERLINE OF STREET)
 LORTON AVE: 38'-1" (CENTERLINE OF STREET)
 LEFT SIDE: 22'-1" (INTERIOR LOT LINE)
 RIGHT SIDE: 2'-8" (INTERIOR LOT LINE) **
 * WHERE TABLE 705.8 PERMITS NONBEARING
 EXTERIOR WALLS UNLIMITED AREA OF
 UNPROTECTED OPENINGS, THE REQUIRED
 FIRE-RESISTANCE RATING FOR THE
 EXTERIOR WALLS IS 0 HOURS.
 ** 1 HOUR RATED EXTERIOR WALL PROVIDED
 ALONG RIGHT ELEVATION

G. REQUIRED OPENING PROTECTION
 REQUIRED EXTERIOR WALL AND OPENING
 PROTECTION (CBC TABLE 705.8)
 MAX. AREA OF EXTERIOR WALL OPENINGS BASED
 ON FIRE SEPARATION DISTANCE AND DEGREE OF
 OPENING PROTECTION:
 0 TO LESS THAN 3 FEET= UNPROTECTED AND
 SPRINKLERED AREA NOT PERMITTED
 15 TO LESS THAN 20 FEET= UNPROTECTED AND
 SPRINKLERED AREA 75%
 20 TO LESS THAN 25 FEET= UNPROTECTED AND
 SPRINKLERED AREA NO LIMIT

H. MIXED USE OCCUPANCY CALCULATION:
 FOR A-2, A-3, B- OCCUPANCIES,
 AREA, HEIGHT, AND NUMBER OF STORIES IS UNLIMITED
 MIXED OCC. DETERMINATION PER SEC. 506.2.4:
 S-2 OCC: 14,700/237,000 = 0.062 < 3

THE TOTAL PROPOSED BUILDING AREA IS LESS THAN
 THE ALLOWABLE AREA OF GROUP S-2 OCCUPANCY.
 THIS ALLOWS FOR THE APPLICATION OF THE
 NON-SEPARATED USE PROVISIONS TO ELIMINATE THE
 OCCUPANCY SEPARATION BETWEEN THE GROUP S-2
 OCCUPANCIES AND THE GROUP A AND B OCCUPANCY
 AREAS.

220 PARK ROAD



220 PARK - BURLINGAME, LLC
 220 PARK ROAD
 BURLINGAME, CA



349 SUTTER STREET
 SAN FRANCISCO, CA 94108
 TEL: 415.954.1960 FAX: 415.954.1970

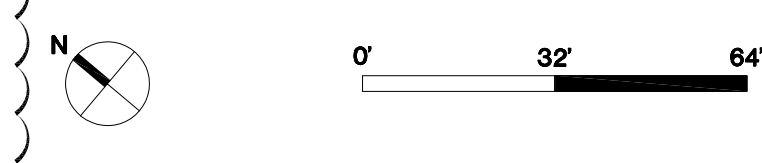
ISSUES AND REVISIONS

NO.	DATE	DESCRIPTION
	03.30.2020	PLANNING SUBMITTAL
△	06.22.2020	PLANNING RESUBMITTAL #1

PROJECT NUMBER
 19034

SHEET TITLE
PROPOSED SITE PLAN

SCALE
 1"=32'-0"



SHEET NUMBER

A1.1

ISSUES AND REVISIONS		
NO.	DATE	DESCRIPTION
	03.27.2020	PRELIM. PLANNING SUBMITTAL
△	06.17.2020	PLANNING SUBMITTAL

PROJECT NUMBER
19034

SHEET TITLE
ILLUSTRATIVE SITE
PLAN

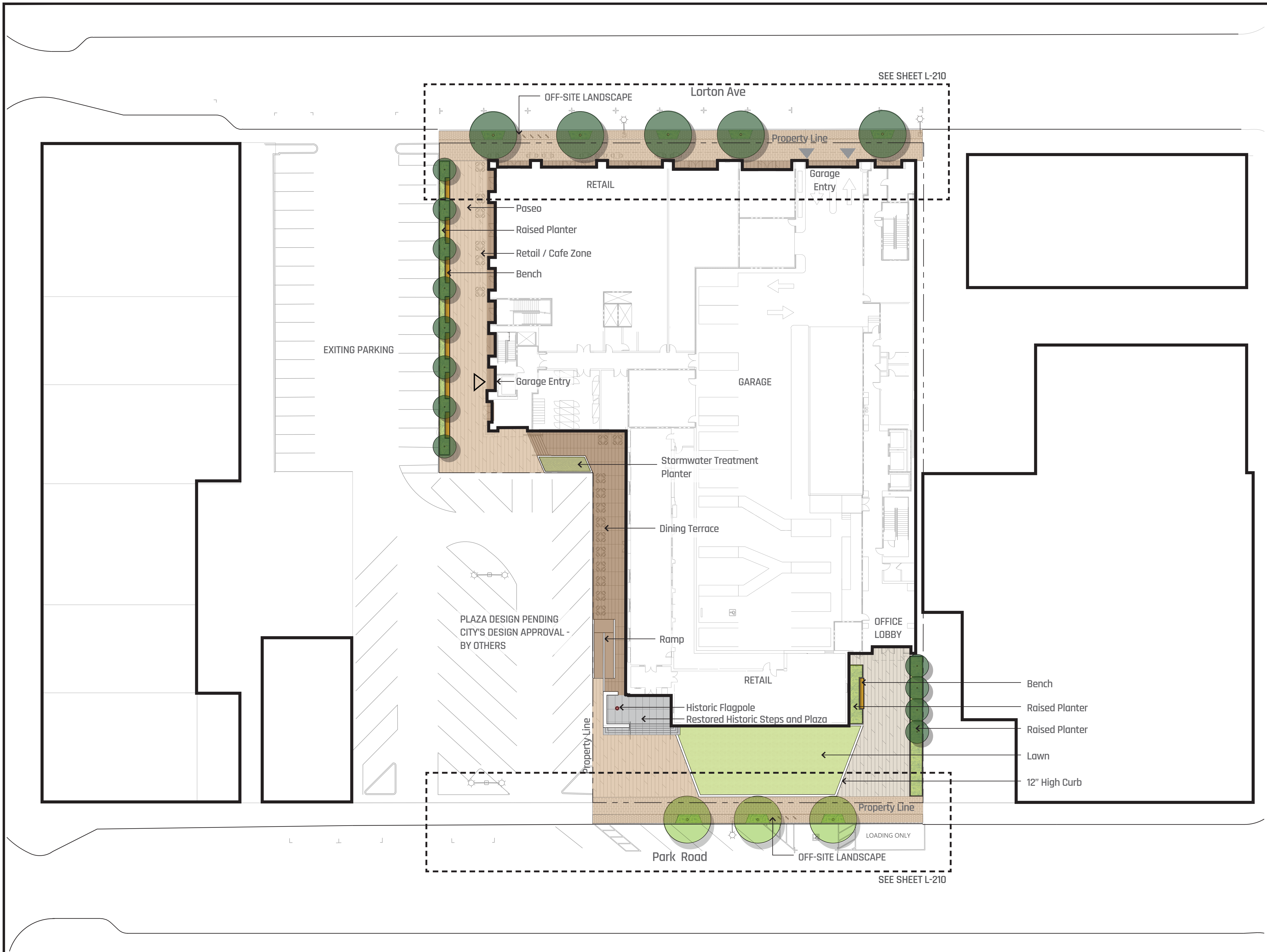
SCALE
1" = 20'

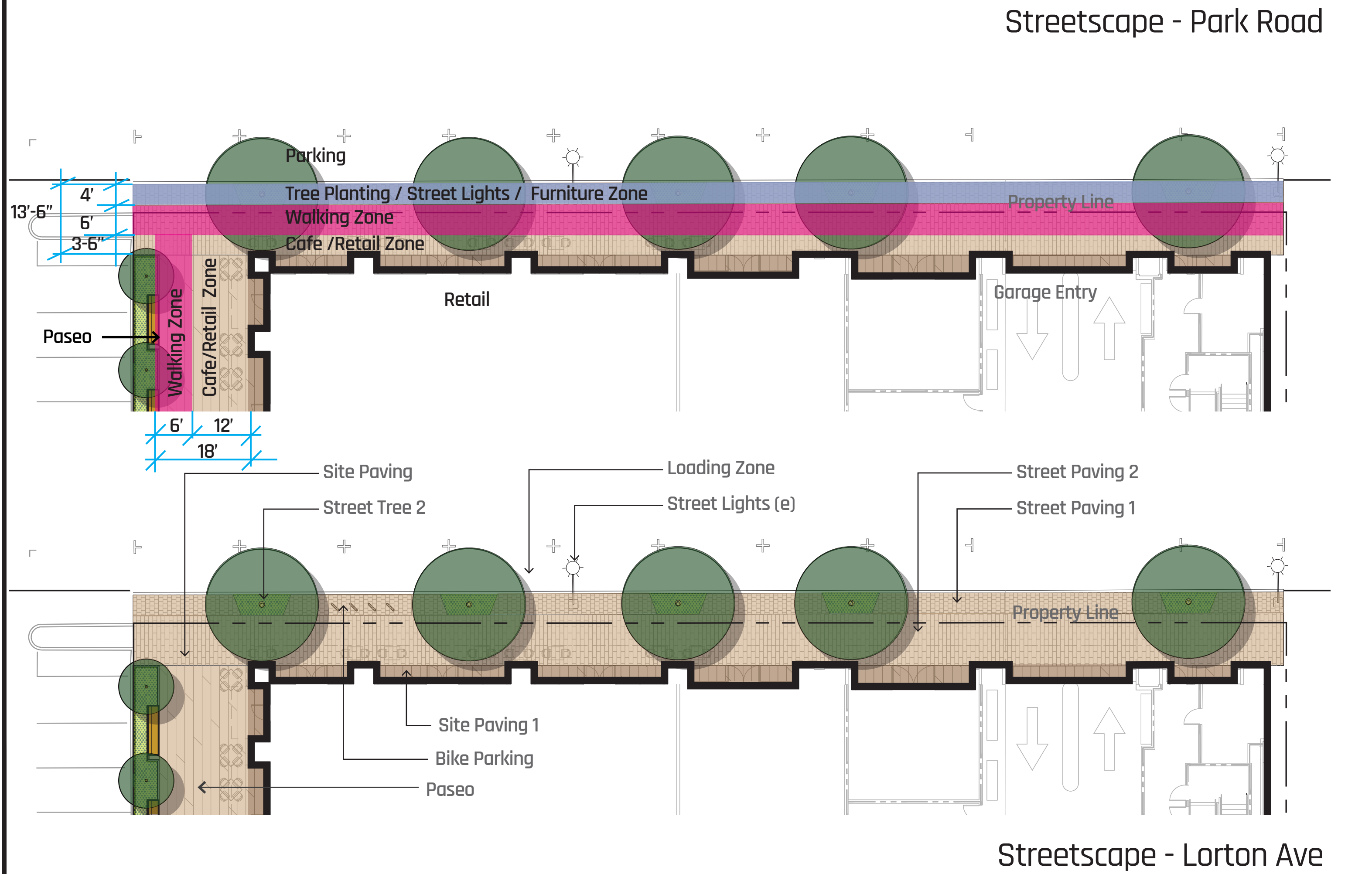
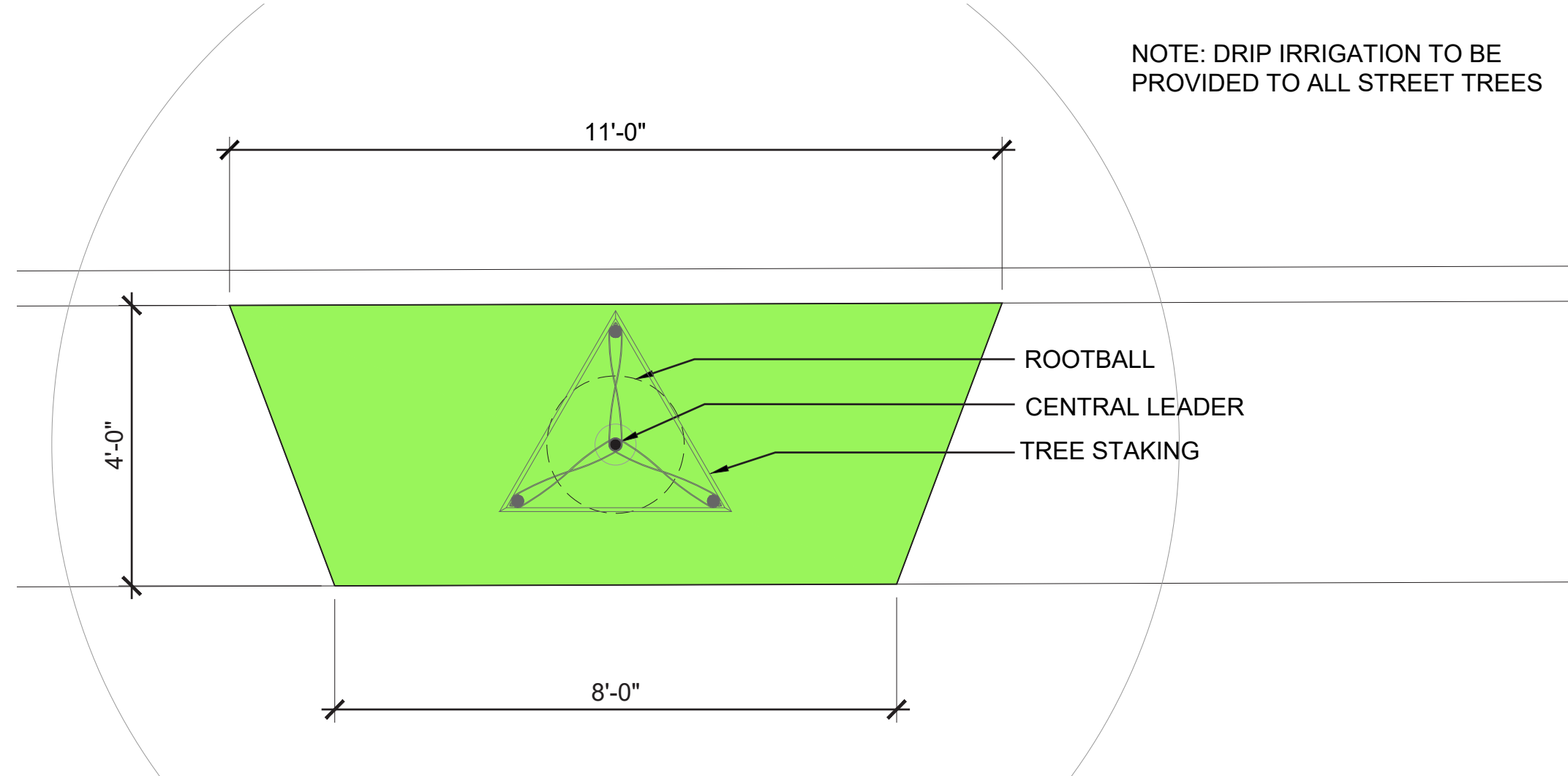
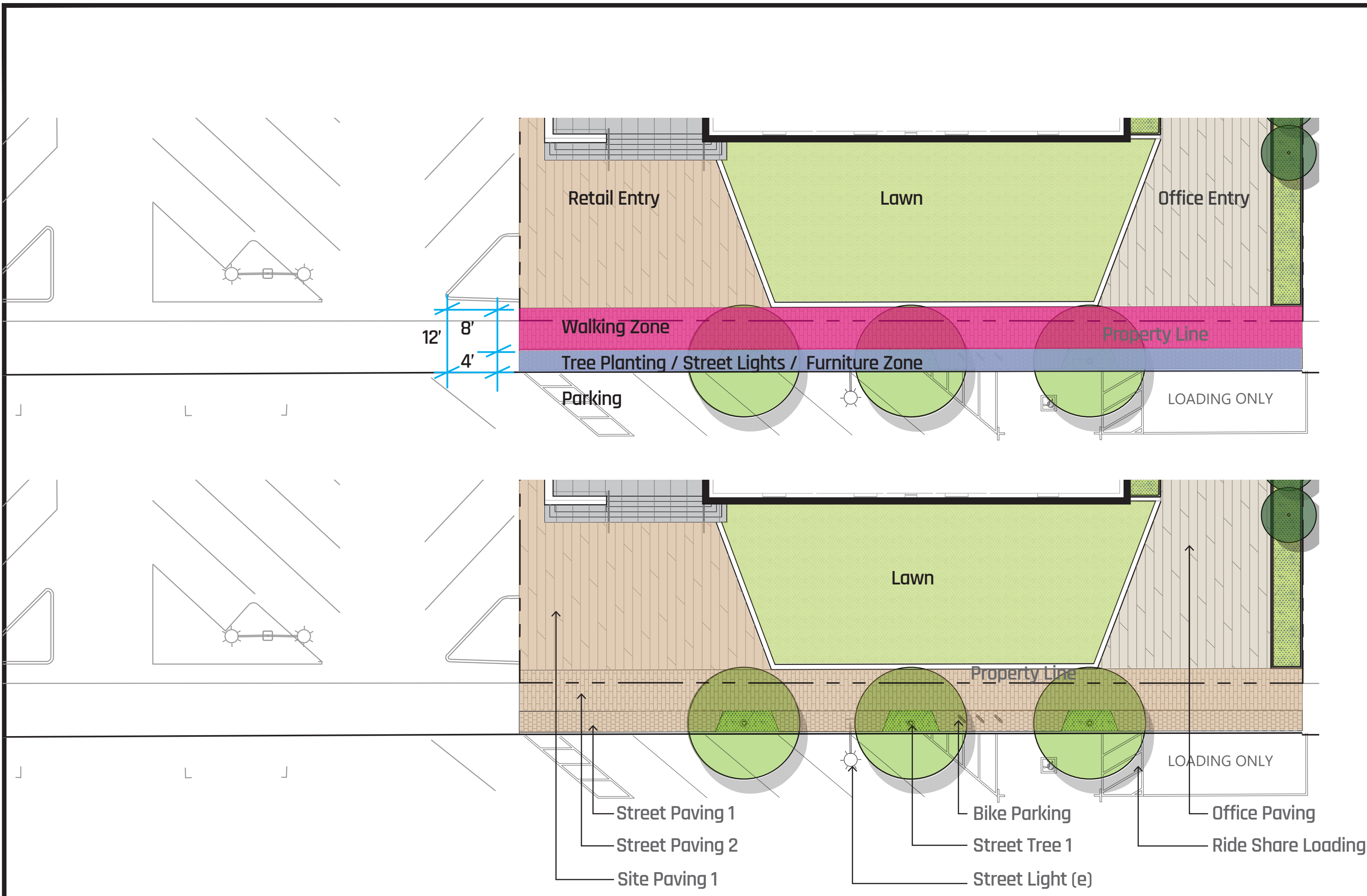


0' 20' 30'

SHEET NUMBER

L-201



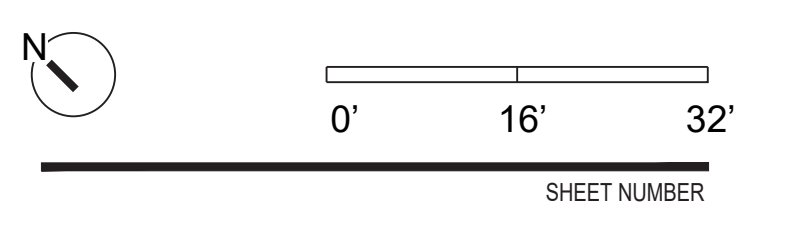


ISSUES AND REVISIONS		
NO.	DATE	DESCRIPTION
	03.27.2020	PRELIM. PLANNING SUBMITTAL
△	06.17.2020	PLANNING SUBMITTAL

PROJECT NUMBER
19034

SHEET TITLE
STREETSCAPE LAYOUT AND MATERIAL

SCALE
1/16" = 1'



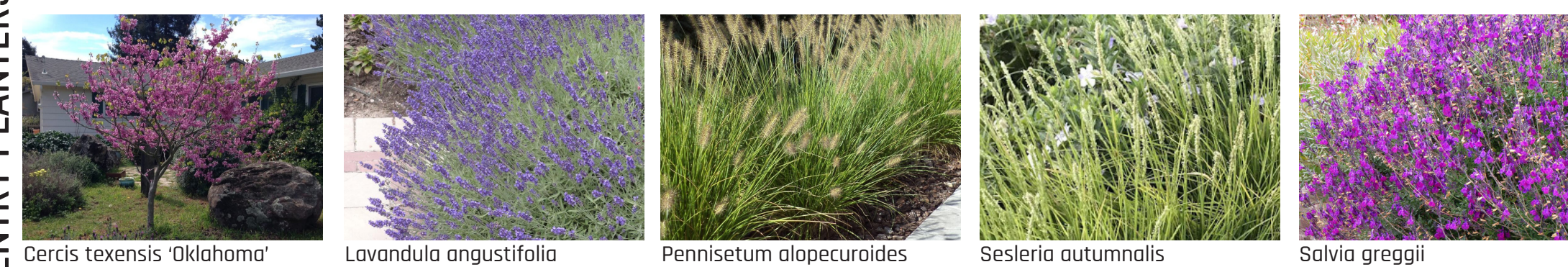
L-210

PLANT LIST

Symbol	Botanical Name	Common Name	Native or Adaptive	Evergreen/Deciduous	Size	Water Requirement/WUCOLS
Park Rd Entry Planters (Planters A & B)						
Co	<i>Cercis texensis</i> 'Oklahoma'	Redbud	Native	Deciduous	24" Box	L
La	<i>Lavandula angustifolia</i> 'hiddcot blue'	Hiddcot Blue English Lavender	Adaptive	Evergreen	1 gal	L
Pa	<i>Pennisetum alopecuroides</i> 'hameln'	Hameln Dwarf Fountain Grass	Adaptive	Deciduous	1 gal	L
Se	<i>Sesleria autumnalis</i>	Autumn Moor Grass	Adaptive	Evergreen	1 gal	M
Sgp	<i>Salvia greggii</i> x 'Purple'	Purple Autumn Sage	Native	Evergreen	1 gal	L
Sgu	<i>Salvia greggii</i> x 'Ultra Violet'	Ultra Violet Hybrid Autumn Sage	Native	Evergreen	1 gal	L
Paseo Planter (Planter C)						
Ap	<i>Acer Palmatum</i> 'Sangu Kaku'	Sangu Kaku Japanese Maple	Adaptive	Deciduous	24" Box	M
Nd	<i>Nandina domestica</i> 'Gulf Stream'	Gulf Stream Heavenly Bamboo	Adaptive	Evergreen	5 gal	L
Pt	<i>Pittosporum tenuifolium</i> 'Oliver Twist'	Oliver Twist Pittosporum	Adaptive	Evergreen	5 gal	M
Stormwater Treatment Planters (Stormwater Treatment Planters A & B)						
Ctu	<i>Chondropetalum tectorum</i> 'El Campo'	Small Cape Rush	Adaptive	Evergreen	1 gal	L
Id	<i>Iris douglasiana</i>	Douglas Iris	Native	Evergreen	1 gal	L
Jp	<i>Juncus patens</i> 'Elk Blue'	Common Rush	Native	Evergreen	1 gal	L
Streetscape Planting						
Di	<i>Dietes vegeta</i>	Fortnight Lily	Adaptive	Evergreen	1 gal	L
Park Rd Street Tree						
Ar	<i>Acer rubrum</i> 'Armstrong'	Columnar Red Maple	Adaptive	Deciduous	36" box	M
Lorton Ave Street Tree						
Pa	<i>Platanus acerifolia</i> 'Columbia'	London plane tree	Adaptive	Deciduous	36" box	M
Lawn						
Fa	<i>Festuca arundinacea</i>	Tall Fescue	Adaptive	Evergreen	Sod	H

TREE AND PLANT IMAGES

PARK RD ENTRY PLANTERS



PASEO PLANTER



STORMWATER TREATMENT PLANTER

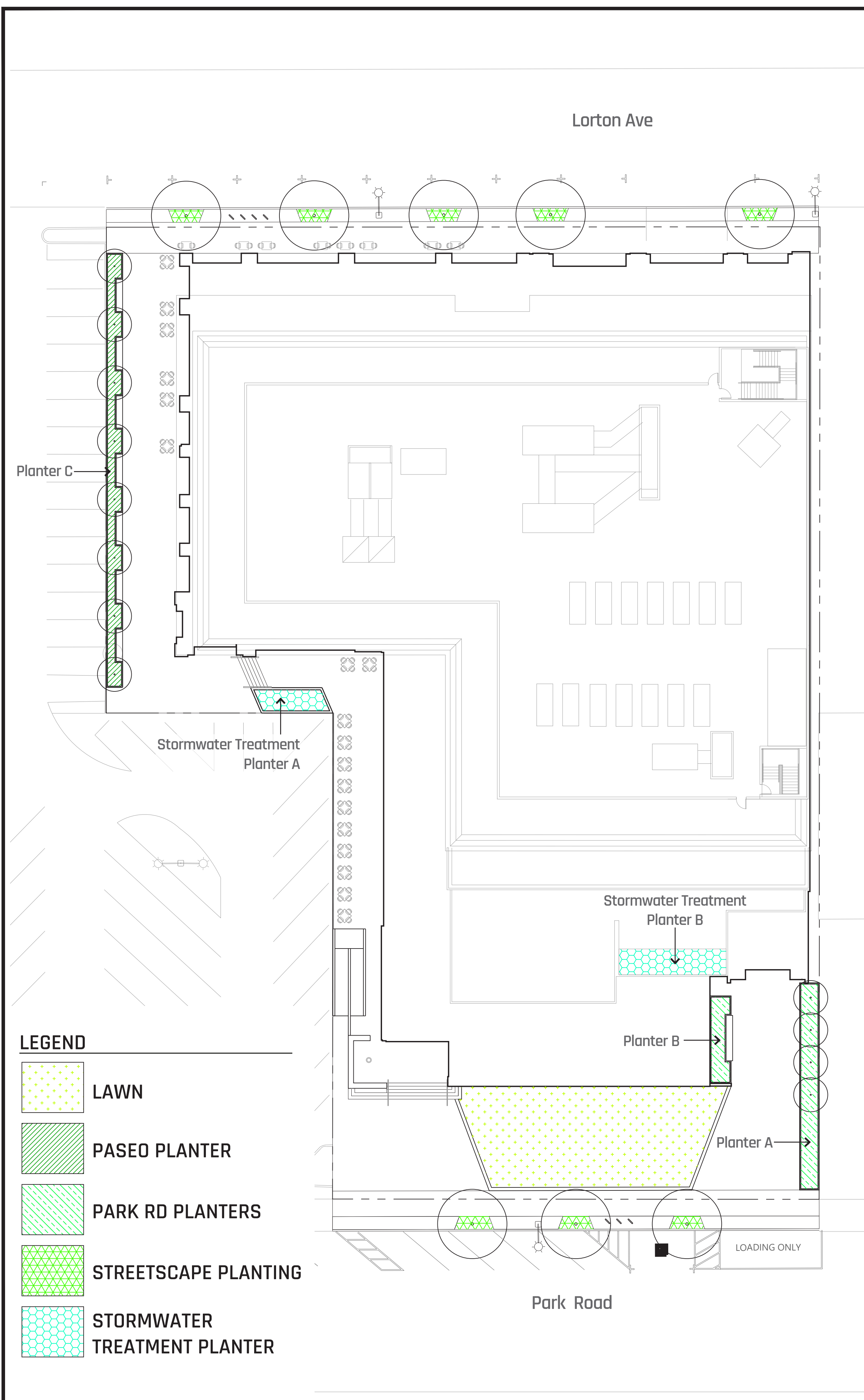


STREETSCAPE



NOTES:

1. ALL PLANT GROUPS ARE DESIGNED FOR LOW WATER USE AND LAID OUT BY HYDROZONES.
2. THIS PROJECT SHALL UTILIZE A DRIP IRRIGATION IN PLANTING AREAS.
3. THE HISTORIC LAWN WILL BE IRRIGATION USING SPRINKLERS.
4. PROJECT WILL MEET APPLICABLE WATER CONSERVATION IN LANDSCAPE REGULATIONS (WELO).
5. TREE REMOVAL PERMIT WILL BE ACQUIRED FROM PARKS DIVISION PRIOR TO REMOVAL OF EXISTING TREES OVER 48 INCHES IN CIRCUMFERENCE AT 54 INCHES FROM BASE OF TREE.

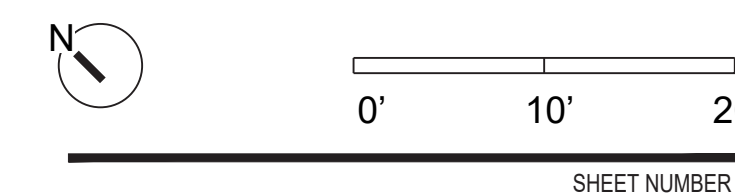


ISSUES AND REVISIONS		
NO.	DATE	DESCRIPTION
	03.27.2020	PRELIM. PLANNING SUBMITTAL
▲	06.17.2020	PLANNING SUBMITTAL

PROJECT NUMBER
19034

SHEET TITLE
PLANTING PLAN

SCALE
1" = 20'



L-401

Material Context



WARM TONES



CREAM & BROWN



MAGNOLIA



THICK & THIN



MARBLE



BRASS

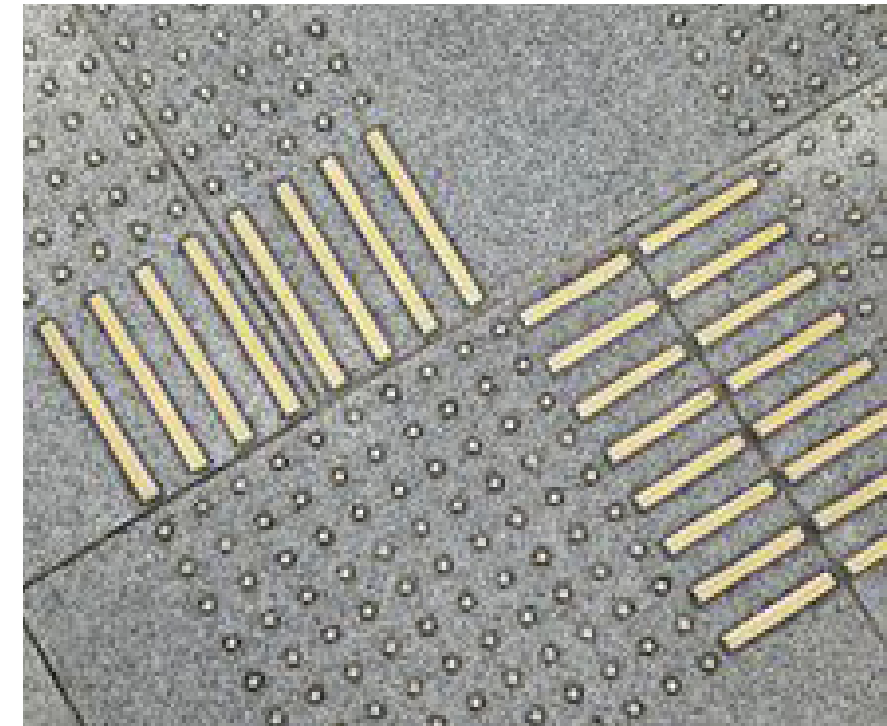
Material Precedents



Street Paving 1 (Burlingame Ave Paver)



Street Paving 2 (Burlingame Ave Paver)



Site Paving with Brass Inlay



Site Paving with Brass Inlay



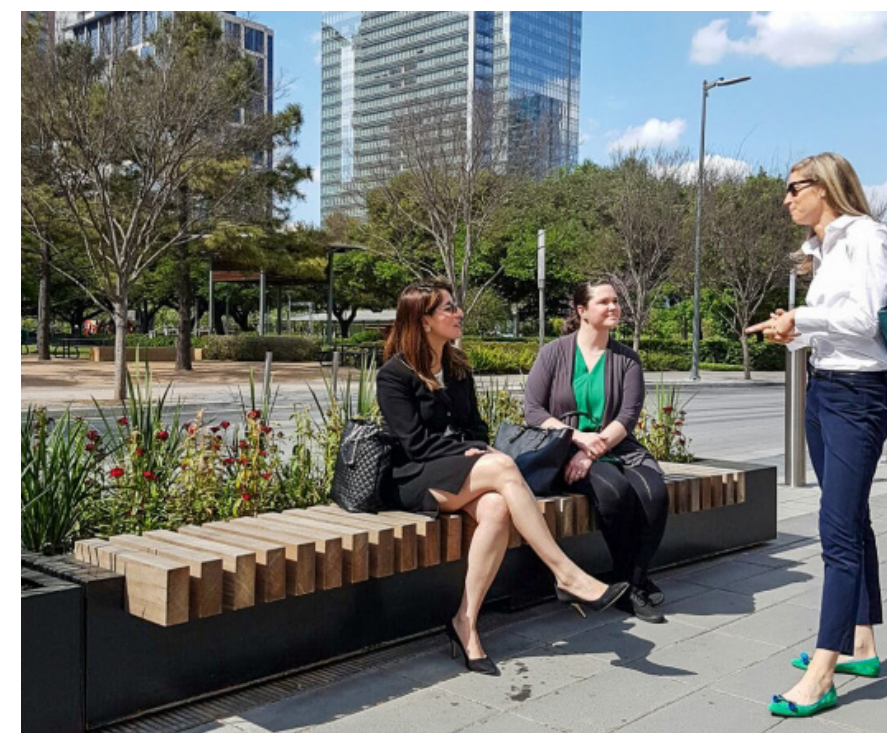
Site Paving with Brass Inlay



Site Lighting



Planter



Planter with Seating

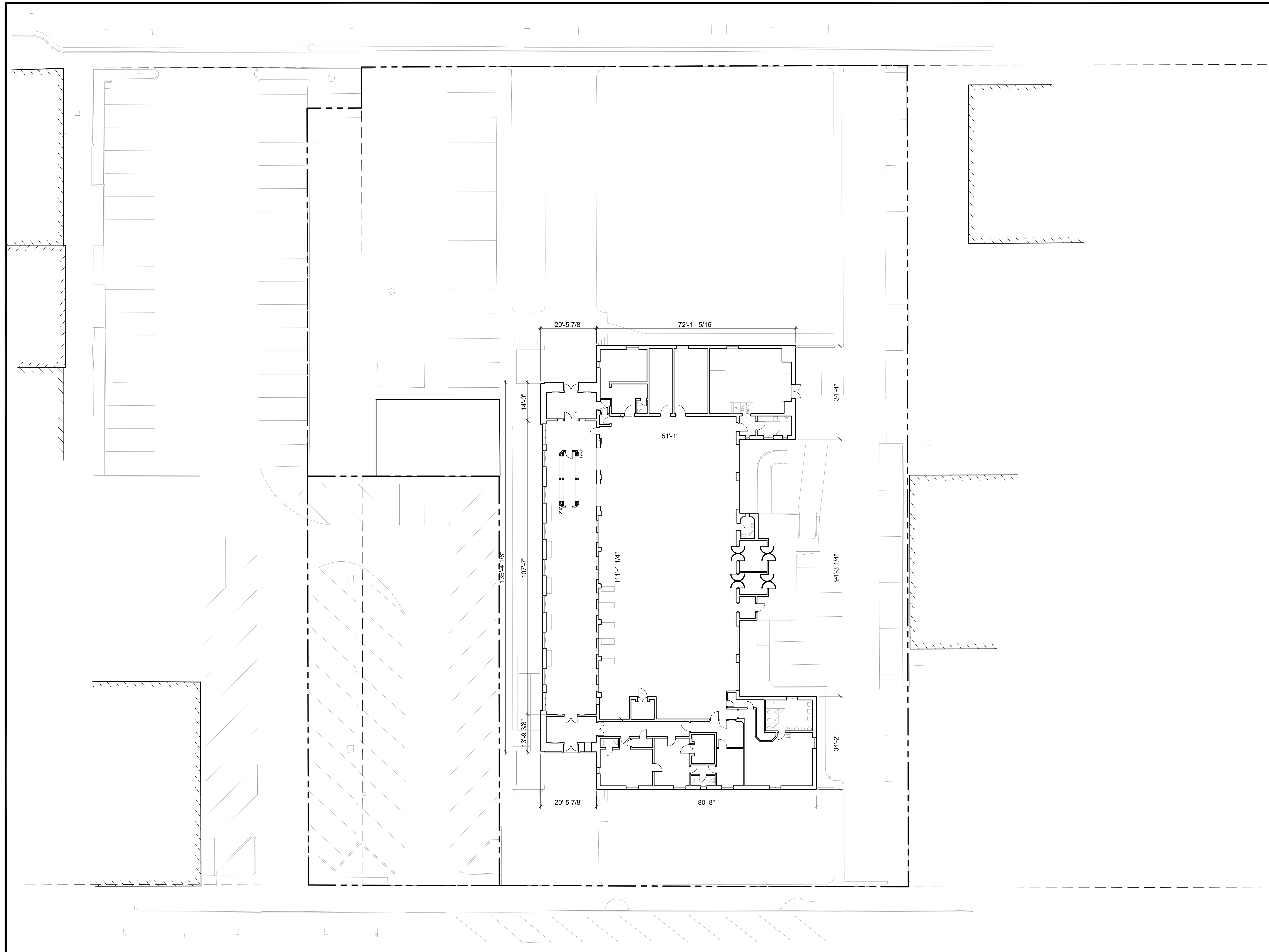


Planter with Seating



Lighted Handrails

ISSUES AND REVISIONS		
NO.	DATE	DESCRIPTION
	03.27.2020	PRELIM. PLANNING SUBMITTAL
△	06.17.2020	PLANNING SUBMITTAL



220 PARK ROAD

SARES REGIS

DOSTART
DEVELOPMENT
COMPANY, LLC

220 PARK - BURLINGAME, LLC
220 PARK ROAD
BURLINGAME, CA

KSH ARCHITECTS
KORTH SUNSERI HAGEY

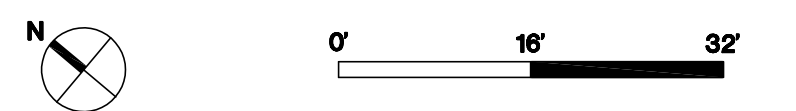
349 SUTTER STREET
SAN FRANCISCO, CA 94108
TEL: 415.954.1960 FAX: 415.954.1970

ISSUES AND REVISIONS		
NO.	DATE	DESCRIPTION
	03.30.2020	PLANNING SUBMITTAL

PROJECT NUMBER
19034

SHEET TITLE
EXISTING FLOOR PLAN

SCALE
1"=16'-0"



SHEET NUMBER

A2.0A

LORTON AVE

PARK ROAD

DEMO LEGEND

- (E) WALL/CONSTRUCTION TO REMAIN
- (E) WALL/CONSTRUCTION TO BE DEMOLISHED
- (N) DOOR & FRAME TO REMAIN
- (E) DOOR & FRAME TO BE DEMOLISHED

SHEET NOTES

- 1 EXISTING EXTERIOR WALLS AND WINDOWS TO REMAIN, U.O.N. PATCH AND PREP AS REQUIRED.
- 2 EXISTING INTERIOR WALLS TO REMAIN. STRUCTURAL COLUMNS AND BEAMS TO REMAIN IN AREA. PATCH AND PREP AS REQUIRED. PROVIDE STRUCTURAL UPGRADES AS REQUIRED.
- 3 EXISTING SLAB AND TERRAZZO FLOORING TO REMAIN AND PROTECTED PRIOR TO START OF DEMOLITION.
- 4 EXISTING FLAGPOLE, LANDING, AND PAVERS TO REMAIN AND PROTECTED IN PLACE.
- 5 EXISTING INTERIOR WINDOWS AND FINISHES TO REMAIN. PATCH AND PREP AS REQUIRED.
- 6 REMOVE (E) RAMP & PREPARE FOR (N) CONSTRUCTION
- 7 REMOVE (E) PORTION OF STRUCTURAL FRAME AND SLAB, ROOF, EXTERIOR WALLS, INTERIOR WALLS & ASSOCIATED DOORS/ FRAME, FINISHES AND MISC MILLWORK/ EQUIP/ FIXTURES
- 8 REMOVE (E) WINDOW & SILL FOR NEW DOOR
- 9 DEMOLISH EXISTING BUILDING STRUCTURE AFTER REMOVAL OF EXISTING UTILITIES.
- 10 REMOVE (E) STAIRS. (ON THE EAST SIDE) PRECAST STAIRS TO BE SALVAGED TO SUPPLEMENT POTENTIAL DAMAGE TO WEST STAIRS, SUBSTRUCTURE TO BE DEMOLISHED.
- 11 (E) ROOF TO REMAIN. RETROFIT/ UPGRADE STRUCTURE AS REQUIRED.
- 12 WEST SIDE PRECAST STAIRS AND RISERS TO BE SALVAGED, PACKAGED AND STORED FOR REUSE.
- 13 REMOVE NON HISTORIC KIOSK.
- 14 EXISTING MARBLE WAINSCOT TO REMAIN AND PROTECTED PRIOR TO START OF DEMOLITION.
- 15 (ON THE EAST SIDE) PRECAST PAVERS TO BE SALVAGED SUBSTRUCTURE TO BE DEMOLISHED.
- 16 SALVAGE EAST ENTRY DOOR AND SURROUND AND CRATE AND STORE. SALVAGE MARBLE FOR PATCHING OTHER AREAS.

GENERAL NOTES

1. THE ARCHITECT HAS NO KNOWLEDGE OF AND SHALL NOT BE HELD LIABLE FOR ANY ASBESTOS OR OTHER HAZARDOUS MATERIALS DISCOVERED DURING DEMOLITION AND CONSTRUCTION. THE CONTRACTOR SHALL ISOLATE ANY AFFECTED AREAS AND CONTACT THE LANDLORD FOR FURTHER INSTRUCTIONS BEFORE PROCEEDING.
2. PATCH REMAINING PORTIONS OF WALLS AND FINISHED SURFACES WHERE EXPOSED DUE TO DEMOLITION AS REQUIRED FOR NEW FINISHES.
3. REMOVE FROM SITE AND LEGALLY DISPOSE OF DAILY ALL REFUSE, DEBRIS, RUBBISH, AND OTHER MATERIAL RESULTING FROM DEMOLITION OPERATIONS. COORDINATE EXACT DEBRIS BOX LOCATION WITH THE OWNER AND EXISTING TENANT.
4. MAINTAIN BUILDING SECURITY, ALL LIFE SAFETY/FIRE PROTECTION SYSTEMS AND EXIT PASSAGES AT ALL TIMES.
5. IF ANY QUESTIONS ARISE AS TO THE REMOVAL OF ANY MATERIAL, THE CONTRACTOR SHALL CLARIFY THE POINT IN QUESTION WITH THE ARCHITECT PRIOR TO PROCEEDING.
6. REMOVE ALL EXISTING IRREGULAR MATERIALS WHICH CAUSE RISES OR DEPRESSION IN FLOORING SURFACE SUCH AS FASTENERS, OUTLET CORERS, MOUNDED COVER PLATES, RESILIENT FLOORINGS, CARPET, CARPET PAD, FLASH PATCH, CONCRETE FILL, PLYWOOD, ETC. ENSURE FLOOR IS SMOOTH AND LEVEL BEFORE APPLYING FINISH MATERIALS.
7. GENERAL CONTRACTOR TO VERIFY EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES TO ARCHITECT BEFORE START OF DEMOLITION.

220 PARK ROAD

SARES REGIS

DOSTART DEVELOPMENT COMPANY, LLC

220 PARK - BURLINGAME, LLC
220 PARK ROAD
BURLINGAME, CA

KSH ARCHITECTS
KORTH SUNSERI HAGEY

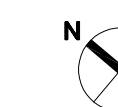
349 SUTTER STREET
SAN FRANCISCO, CA 94108
TEL: 415.954.1960 FAX: 415.954.1970

ISSUES AND REVISIONS		
NO.	DATE	DESCRIPTION
△	06.22.2020	PLANNING RESUBMITTAL #1

PROJECT NUMBER
19034

SHEET TITLE
DEMO FLOOR PLAN

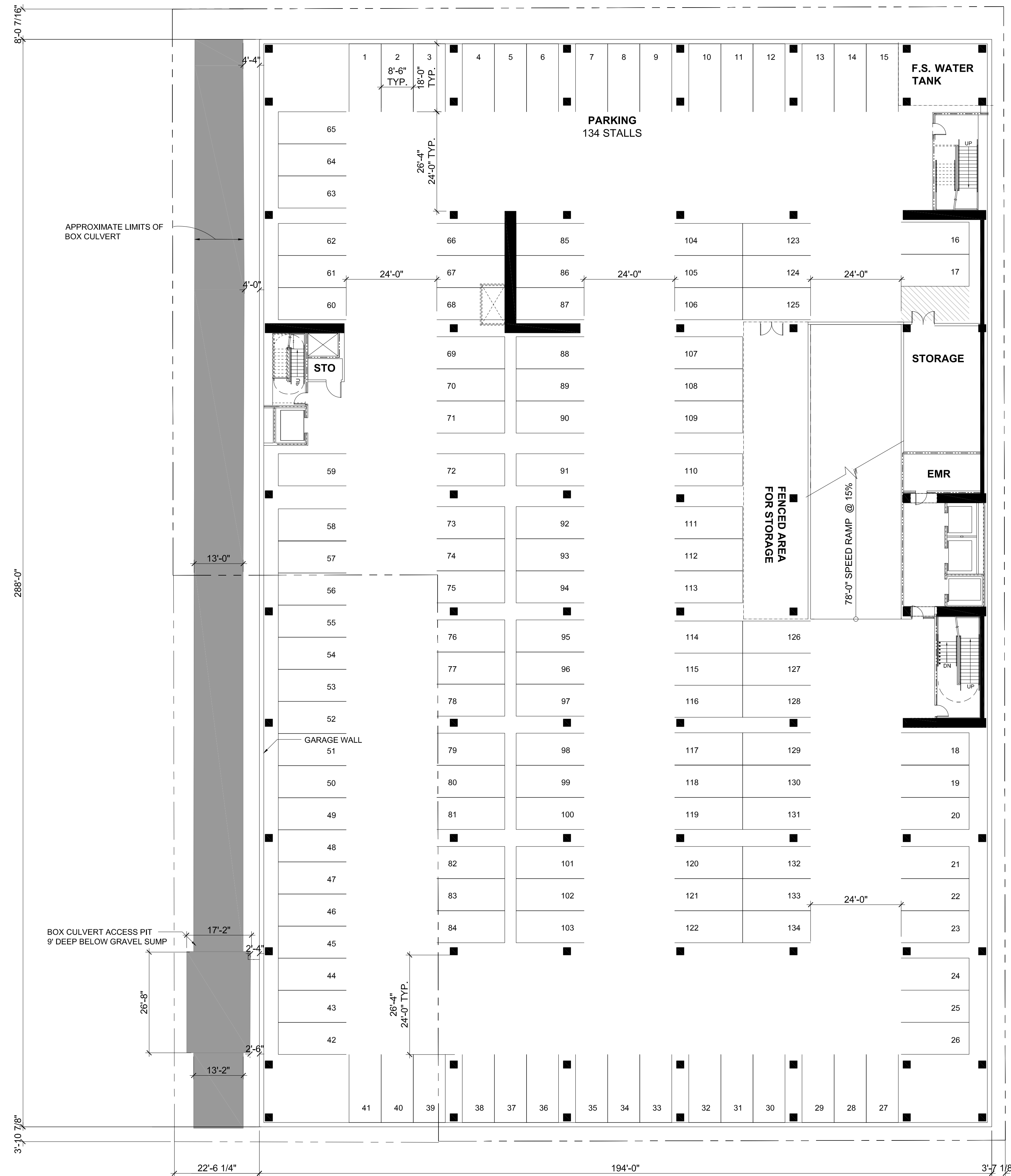
SCALE
1"=16'-0"



0' 16' 32'

SHEET NUMBER

A2.0B



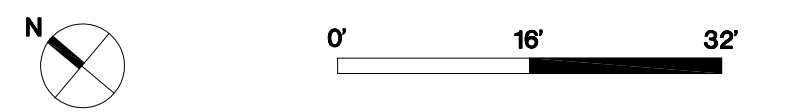
FLOOR GROSS SQUARE FOOTAGE:
55,870 SF

ISSUES AND REVISIONS		
NO.	DATE	DESCRIPTION
	03.30.2020	PLANNING SUBMITTAL
△	06.22.2020	PLANNING RESUBMITTAL #1

PROJECT NUMBER
19034

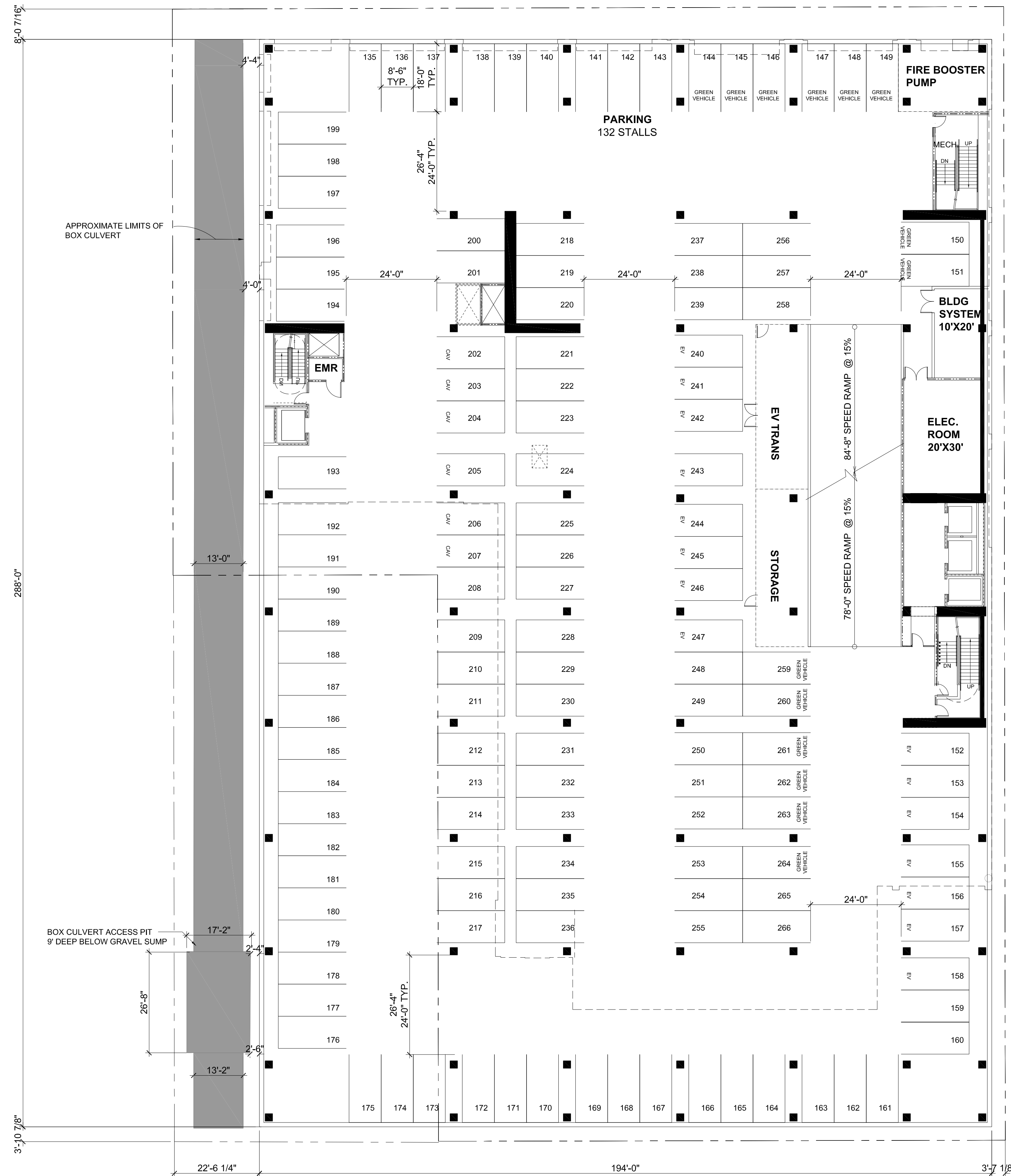
SHEET TITLE
BELOW GRADE PARKING LEVEL 2

SCALE
1/16"=1'-0"



SHEET NUMBER

A2.1



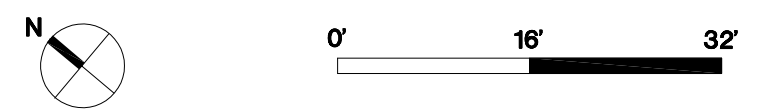
FLOOR GROSS SQUARE FOOTAGE:
55,870 SF

ISSUES AND REVISIONS		
NO.	DATE	DESCRIPTION
	03.30.2020	PLANNING SUBMITTAL
△	06.22.2020	PLANNING RESUBMITTAL #1

PROJECT NUMBER
19034

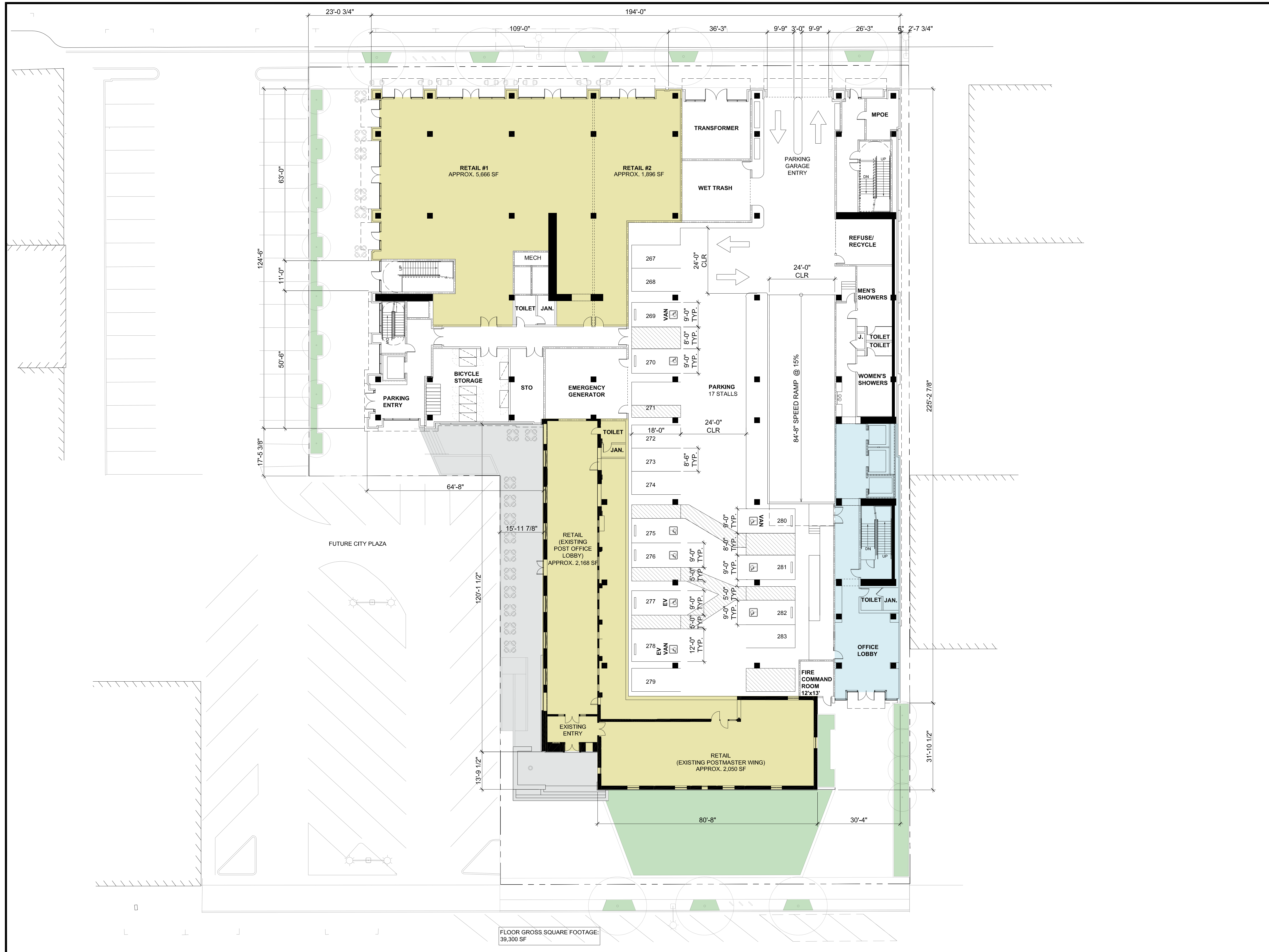
SHEET TITLE
BELOW GRADE PARKING LEVEL 1

SCALE
1/16"=1'-0"



SHEET NUMBER

A2.2



FLOOR GROSS SQUARE FOOTAGE:
39,300 SF

220 PARK ROAD

SARES REGIS

DOSTART
DEVELOPMENT
COMPANY, LLC

220 PARK - BURLINGAME, LLC
220 PARK ROAD
BURLINGAME, CA

KSH ARCHITECTS
KORTH SUNSERI HAGEY

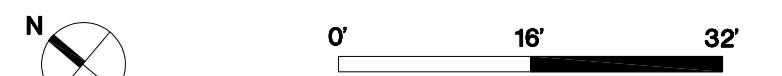
349 SUTTER STREET
SAN FRANCISCO, CA 94108
TEL: 415.954.1960 FAX: 415.954.1970

ISSUES AND REVISIONS		
NO.	DATE	DESCRIPTION
	03.30.2020	PLANNING SUBMITTAL
△	06.22.2020	PLANNING RESUBMITTAL #1

PROJECT NUMBER
19034

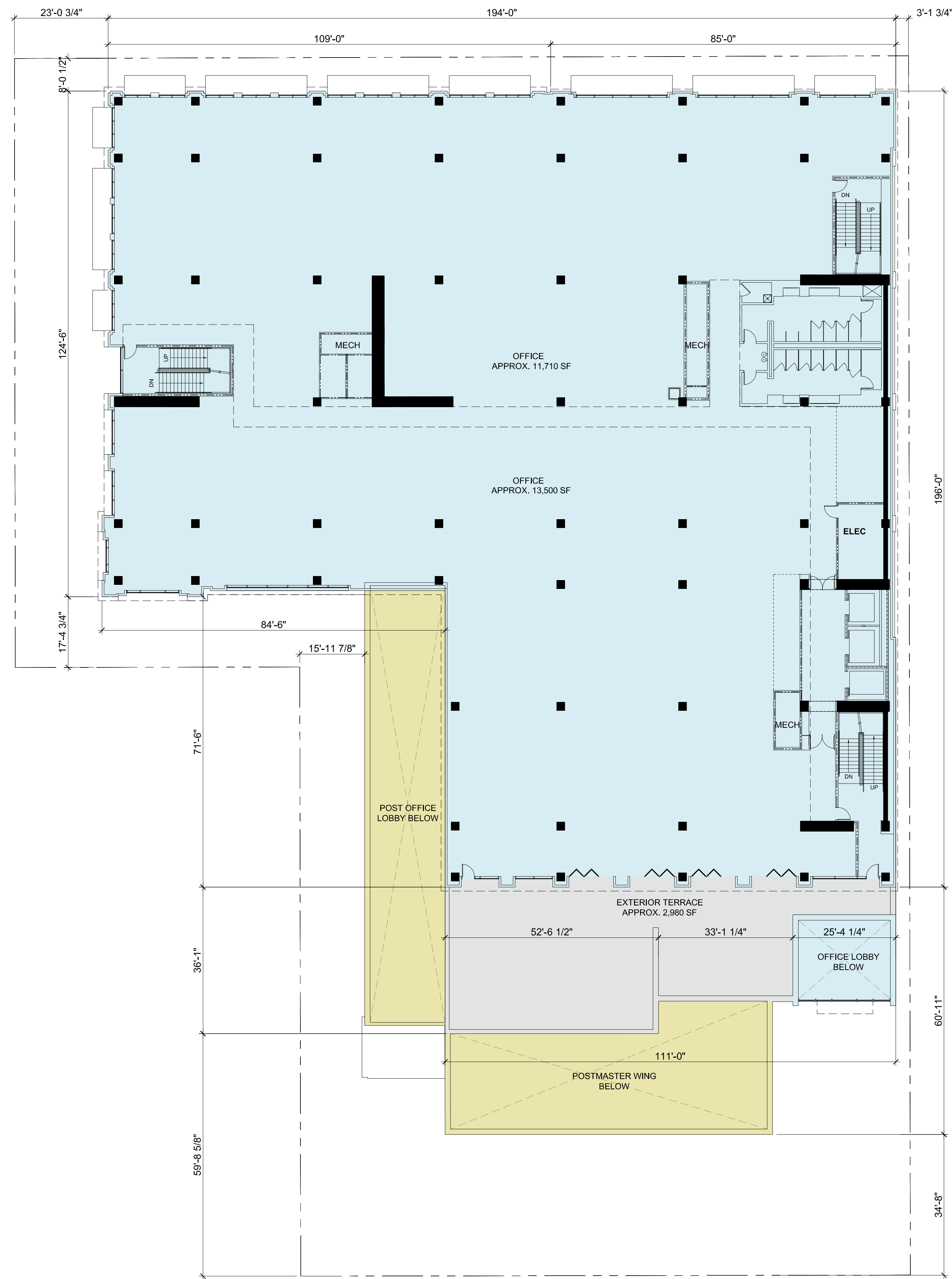
SHEET TITLE
GROUND FLOOR PLAN

SCALE
1/16"=1'-0"



SHEET NUMBER

A2.3



220 PARK ROAD



220 PARK - BURLINGAME, LLC
220 PARK ROAD
BURLINGAME, CA



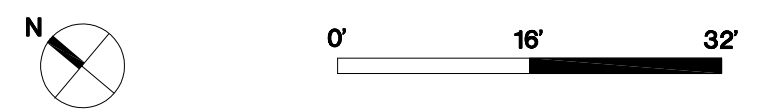
349 SUTTER STREET
SAN FRANCISCO, CA 94108
TEL: 415.954.1960 FAX: 415.954.1970

ISSUES AND REVISIONS		
NO.	DATE	DESCRIPTION
	03.30.2020	PLANNING SUBMITTAL
△	06.22.2020	PLANNING RESUBMITTAL #1

PROJECT NUMBER
19034

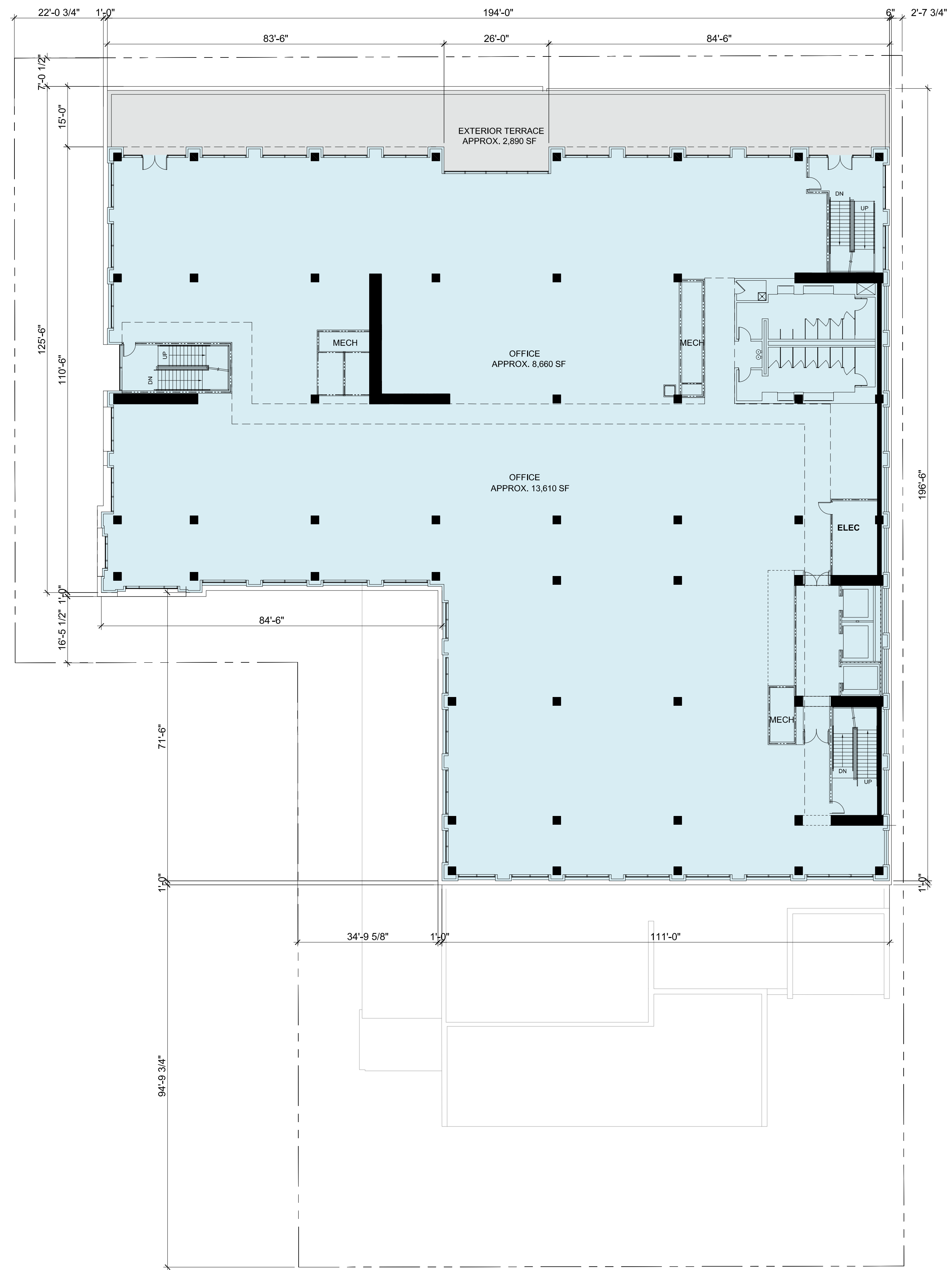
SHEET TITLE
SECOND FLOOR PLAN

SCALE
1/16"=1'-0"



SHEET NUMBER

A2.4



FLOOR GROSS SQUARE FOOTAGE:
28,538 SF

220 PARK ROAD

SARES REGIS

DOSTART
DEVELOPMENT
COMPANY, LLC

220 PARK - BURLINGAME, LLC
220 PARK ROAD
BURLINGAME, CA

KSH ARCHITECTS
KORTH SUNSERI HAGEY

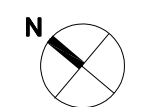
349 SUTTER STREET
SAN FRANCISCO, CA 94108
TEL: 415.954.1960 FAX: 415.954.1970

ISSUES AND REVISIONS		
NO.	DATE	DESCRIPTION
	03.30.2020	PLANNING SUBMITTAL
△	06.22.2020	PLANNING RESUBMITTAL #1

PROJECT NUMBER
19034

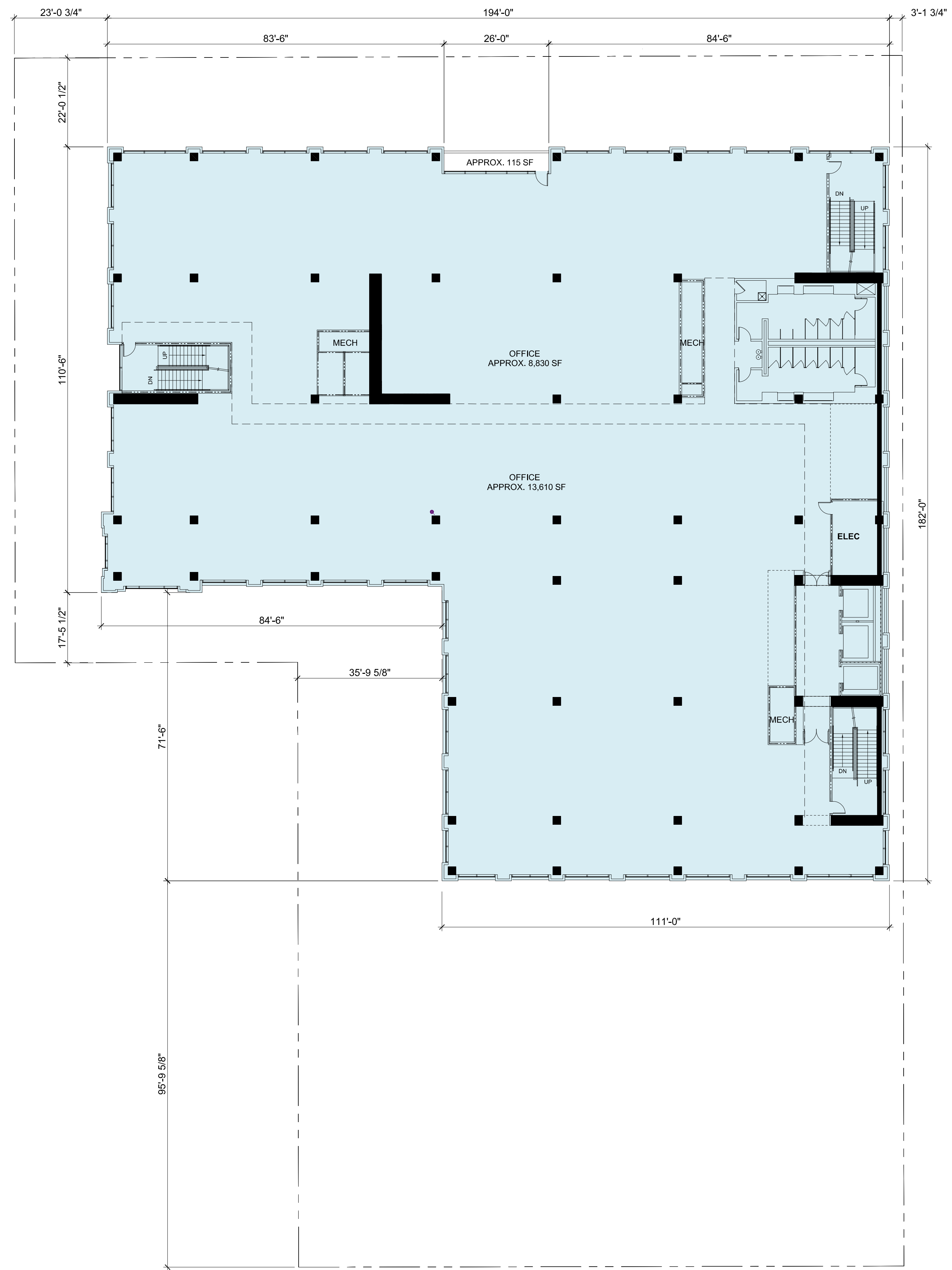
SHEET TITLE
THIRD FLOOR PLAN

SCALE
1/16"=1'-0"



SHEET NUMBER

A2.5



FLOOR GROSS SQUARE FOOTAGE:
28,666 SF

220 PARK ROAD

SARES REGIS

DOSTART
DEVELOPMENT
COMPANY, LLC

220 PARK - BURLINGAME, LLC
220 PARK ROAD
BURLINGAME, CA

KSH ARCHITECTS
KORTH SUNSERI HAGEY

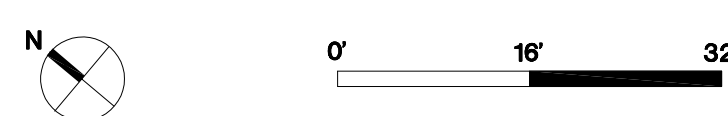
349 SUTTER STREET
SAN FRANCISCO, CA 94108
TEL: 415.954.1960 FAX: 415.954.1970

ISSUES AND REVISIONS		
NO.	DATE	DESCRIPTION
	03.30.2020	PLANNING SUBMITTAL
△	06.22.2020	PLANNING RESUBMITTAL #1

PROJECT NUMBER
19034

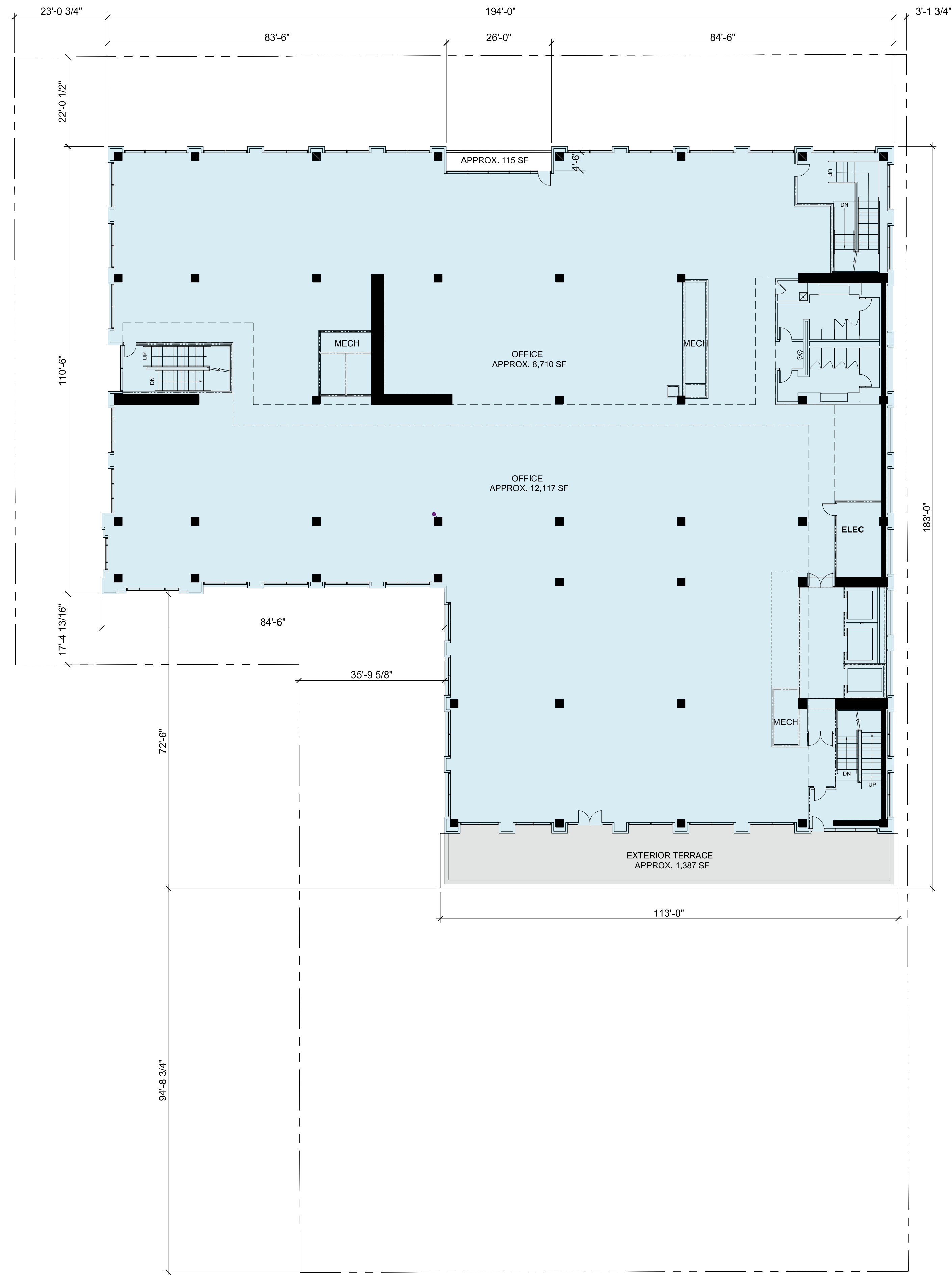
SHEET TITLE
FOURTH FLOOR PLAN

SCALE
1/16"=1'-0"



SHEET NUMBER

A2.6



FLOOR GROSS SQUARE FOOTAGE:
27,235 SF

220 PARK ROAD

SARES | REGIS

DOSTART
DEVELOPMENT
COMPANY, LLC

220 PARK - BURLINGAME, LLC
220 PARK ROAD
BURLINGAME, CA

KSH ARCHITECTS
KORTH SUNSERI HAGEY

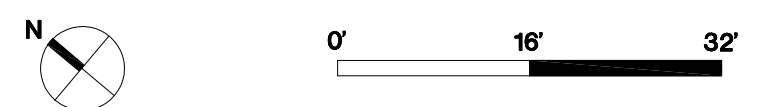
349 SUTTER STREET
SAN FRANCISCO, CA 94108
TEL: 415.954.1960 FAX: 415.954.1970

ISSUES AND REVISIONS		
NO.	DATE	DESCRIPTION
	03.30.2020	PLANNING SUBMITTAL
△	06.22.2020	PLANNING RESUBMITTAL #1

PROJECT NUMBER
19034

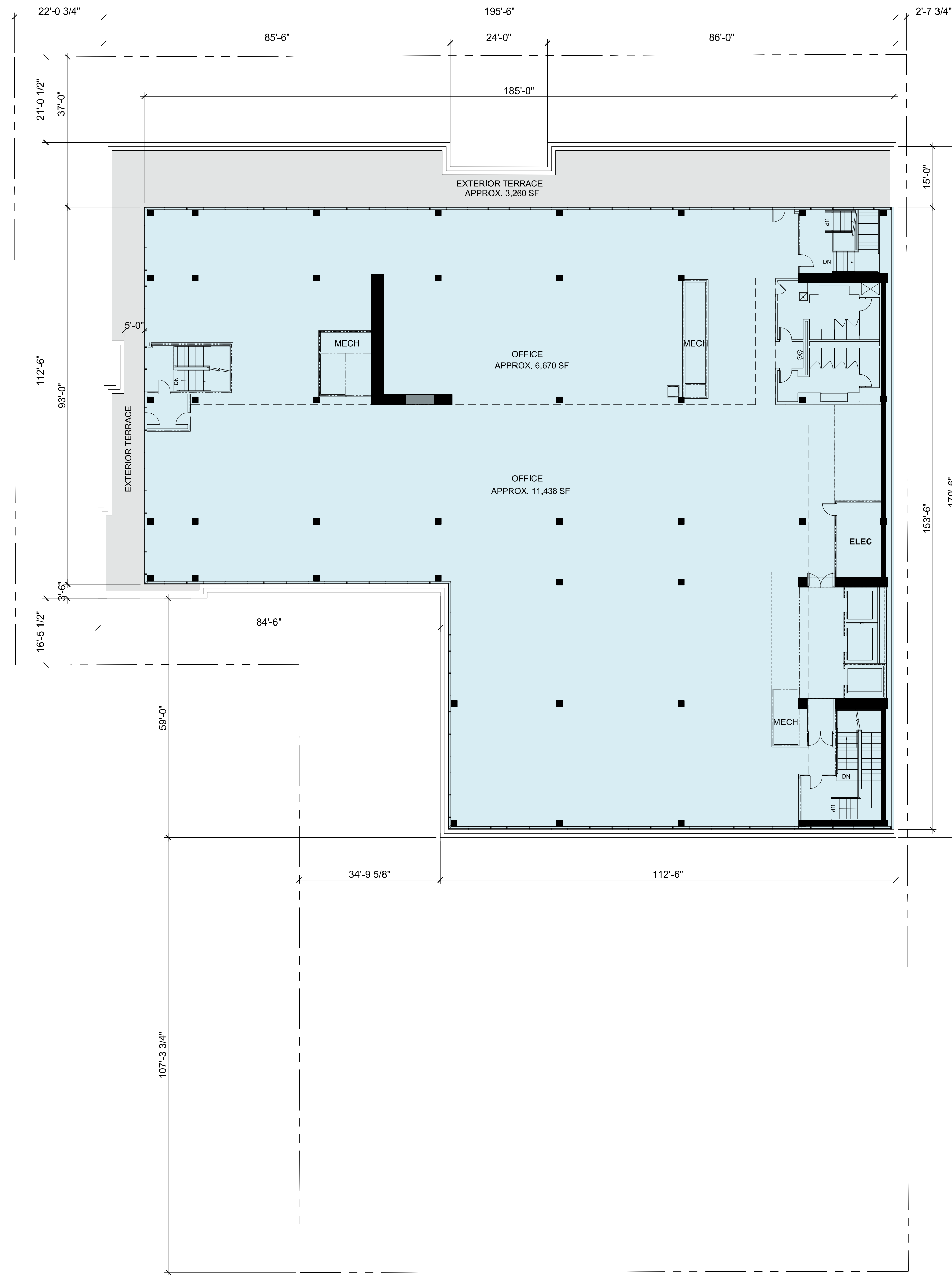
SHEET TITLE
FIFTH FLOOR PLAN

SCALE
1/16"=1'-0"



SHEET NUMBER

A2.7



FLOOR GROSS SQUARE FOOTAGE:
23,915 SF

220 PARK ROAD

SARES REGIS

DOSTART
DEVELOPMENT
COMPANY, LLC

220 PARK - BURLINGAME, LLC
220 PARK ROAD
BURLINGAME, CA

KSH ARCHITECTS
KORTH SUNSERI HAGEY

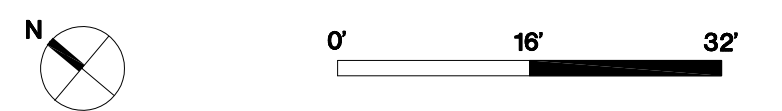
349 SUTTER STREET
SAN FRANCISCO, CA 94108
TEL: 415.954.1960 FAX: 415.954.1970

ISSUES AND REVISIONS		
NO.	DATE	DESCRIPTION
	03.30.2020	PLANNING SUBMITTAL
△	06.22.2020	PLANNING RESUBMITTAL #1

PROJECT NUMBER
19034

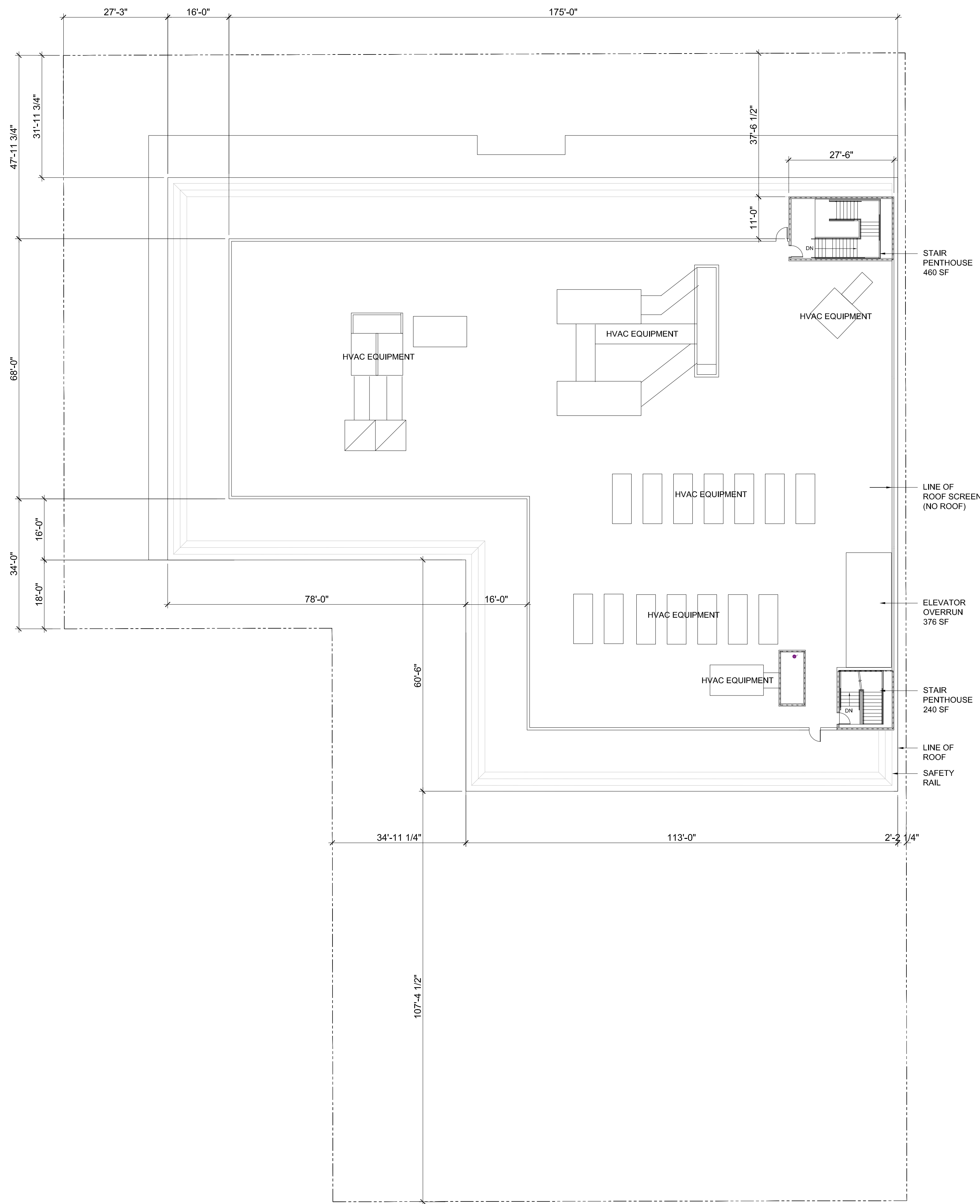
SHEET TITLE
SIXTH FLOOR PLAN

SCALE
1/16"=1'-0"



SHEET NUMBER

A2.8



ROOF ENCLOSURE
 STAIRS + ELEVATOR = 1,076 SF / 25,940 SF = 0.0415%
 ~ 5% COVERAGE

220 PARK ROAD

SARES | REGIS

DOSTART
 DEVELOPMENT
 COMPANY, LLC

220 PARK - BURLINGAME, LLC
 220 PARK ROAD
 BURLINGAME, CA

KSH ARCHITECTS
 KORTH SUNSERI HAGEY

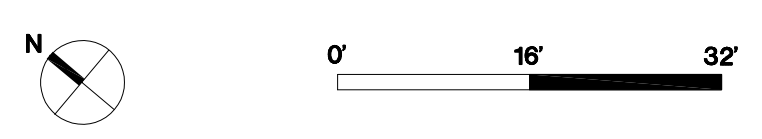
349 SUTTER STREET
 SAN FRANCISCO, CA 94108
 TEL: 415.954.1960 FAX: 415.954.1970

ISSUES AND REVISIONS		
NO.	DATE	DESCRIPTION
	03.30.2020	PLANNING SUBMITTAL
△	06.22.2020	PLANNING RESUBMITTAL #1

PROJECT NUMBER
 19034

SHEET TITLE
ROOF PLAN

SCALE
 1/16" = 1'-0"



SHEET NUMBER

A2.9

220 PARK ROAD

SARES | REGIS

DOSTART
DEVELOPMENT
COMPANY, LLC

220 PARK - BURLINGAME, LLC
220 PARK ROAD
BURLINGAME, CA

KSH ARCHITECTS
KORTH SUNSERI HAGEY

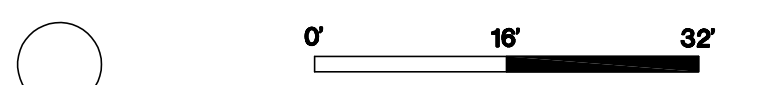
349 SUTTER STREET
SAN FRANCISCO, CA 94108
TEL: 415.954.1960 FAX: 415.954.1970

ISSUES AND REVISIONS		
NO.	DATE	DESCRIPTION
	03.30.2020	PLANNING SUBMITTAL
△	06.22.2020	PLANNING RESUBMITTAL #1

PROJECT NUMBER
19034

SHEET TITLE
EXISTING ELEVATIONS

SCALE
1/16"=1'-0"

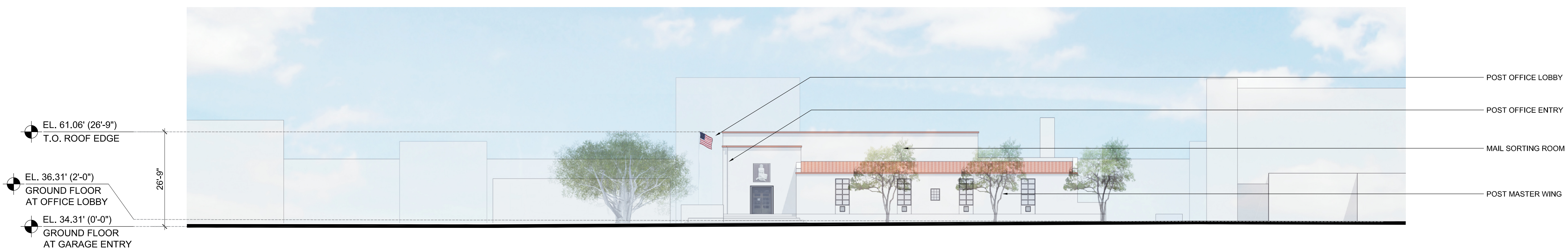


SHEET NUMBER

A3.0



3 | NORTHWEST ELEVATION
1/16"=1'-0"



2 | SOUTHWEST ELEVATION
1/16"=1'-0"



1 | NORTHEAST ELEVATION
1/16"=1'-0"



2 **SOUTHWEST ELEVATION**
1/16"=1'-0"

ISSUES AND REVISIONS

NO.	DATE	DESCRIPTION
	03.30.2020	PLANNING SUBMITTAL
△	06.22.2020	PLANNING RESUBMITTAL #1

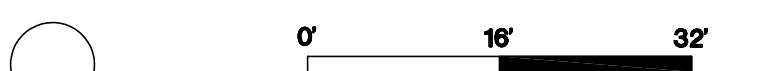


1 **NORTHEAST ELEVATION**
1/16"=1'-0"

PROJECT NUMBER
19034

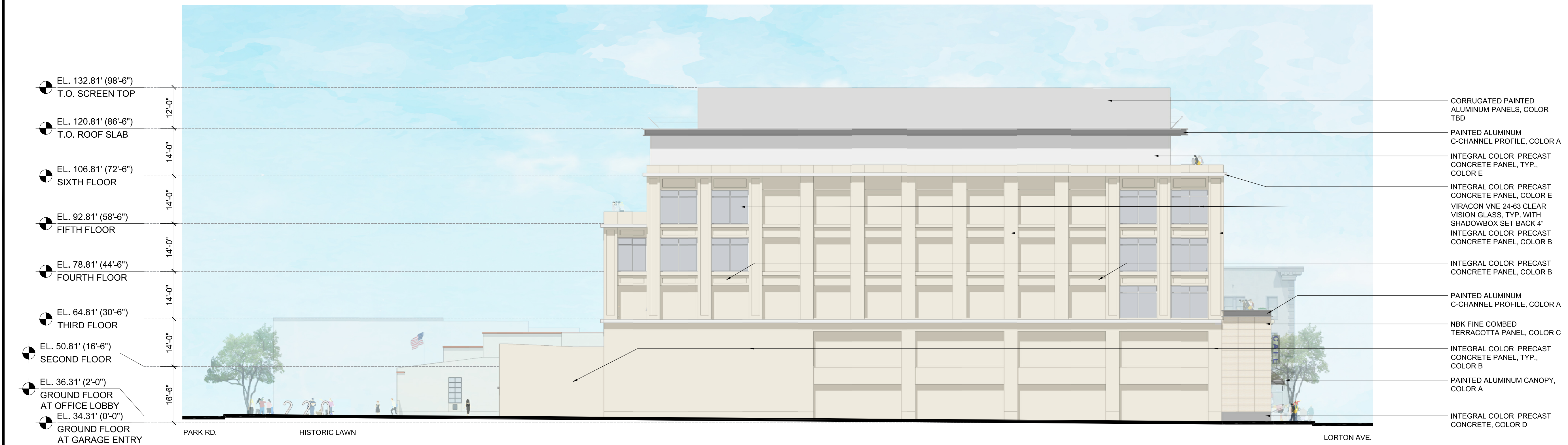
SHEET TITLE
ELEVATIONS

SCALE
1/16"=1'-0"



SHEET NUMBER

A3.1



2 SOUTHEAST ELEVATION
1/16"=1'-0"



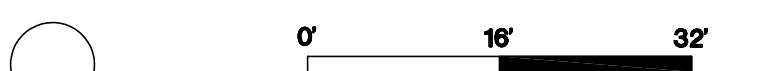
1 NORTHWEST ELEVATION
1/16"=1'-0"

ISSUES AND REVISIONS		
NO.	DATE	DESCRIPTION
	03.30.2020	PLANNING SUBMITTAL
△	06.22.2020	PLANNING RESUBMITTAL #1

PROJECT NUMBER
19034

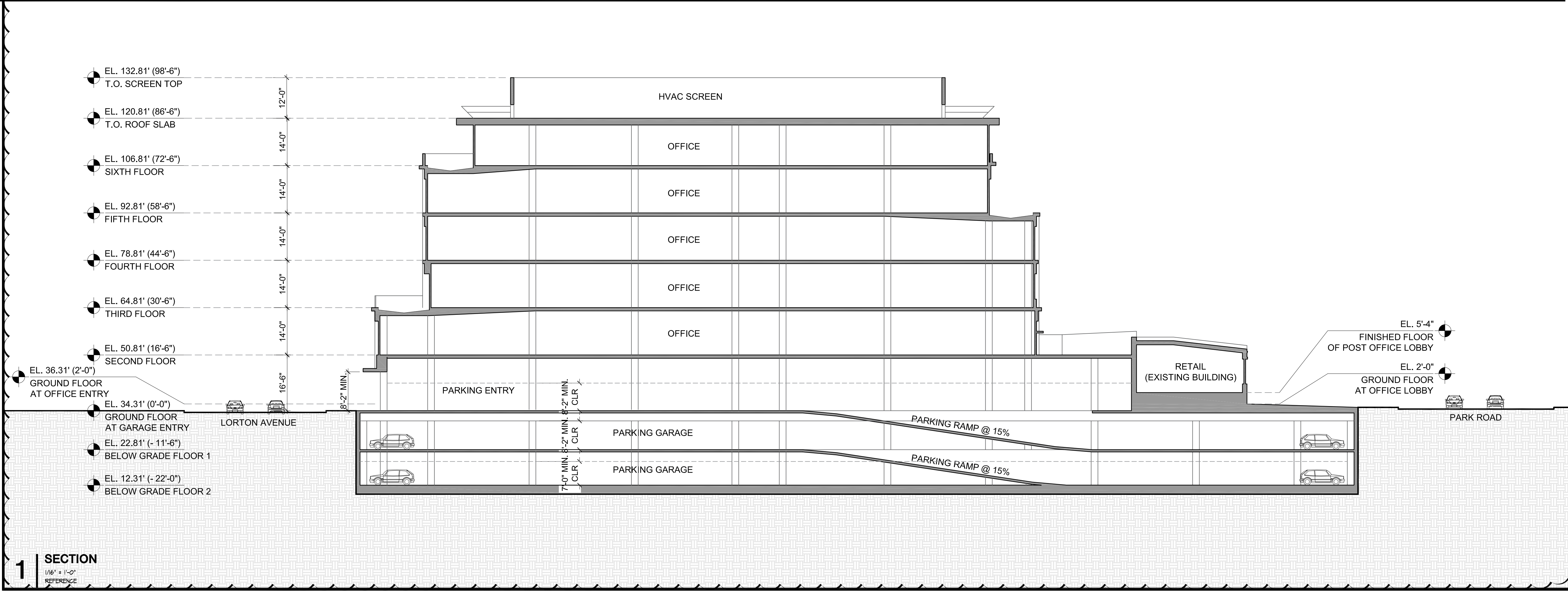
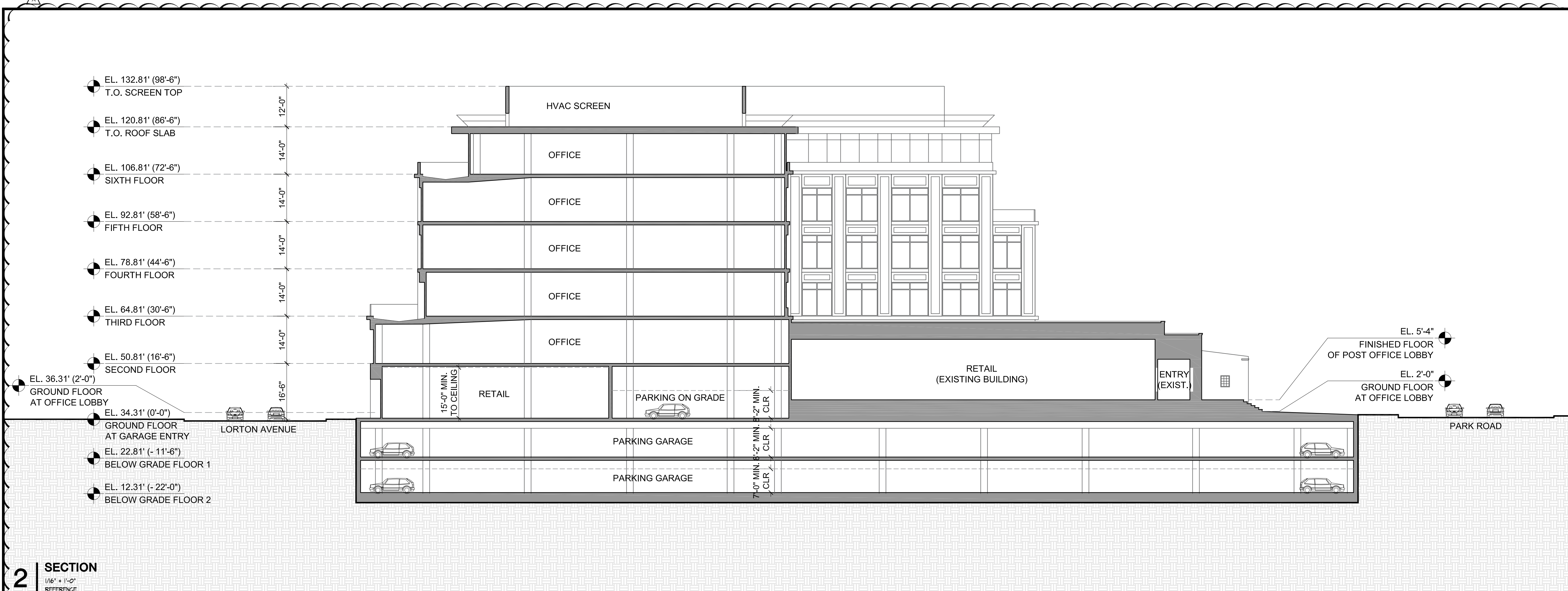
SHEET TITLE
ELEVATIONS

SCALE
1/16"=1'-0"



SHEET NUMBER

A3.2



ISSUES AND REVISIONS

NO.	DATE	DESCRIPTION
	03.30.2020	PLANNING SUBMITTAL
△	06.22.2020	PLANNING RESUBMITTAL #1

PROJECT NUMBER
19034

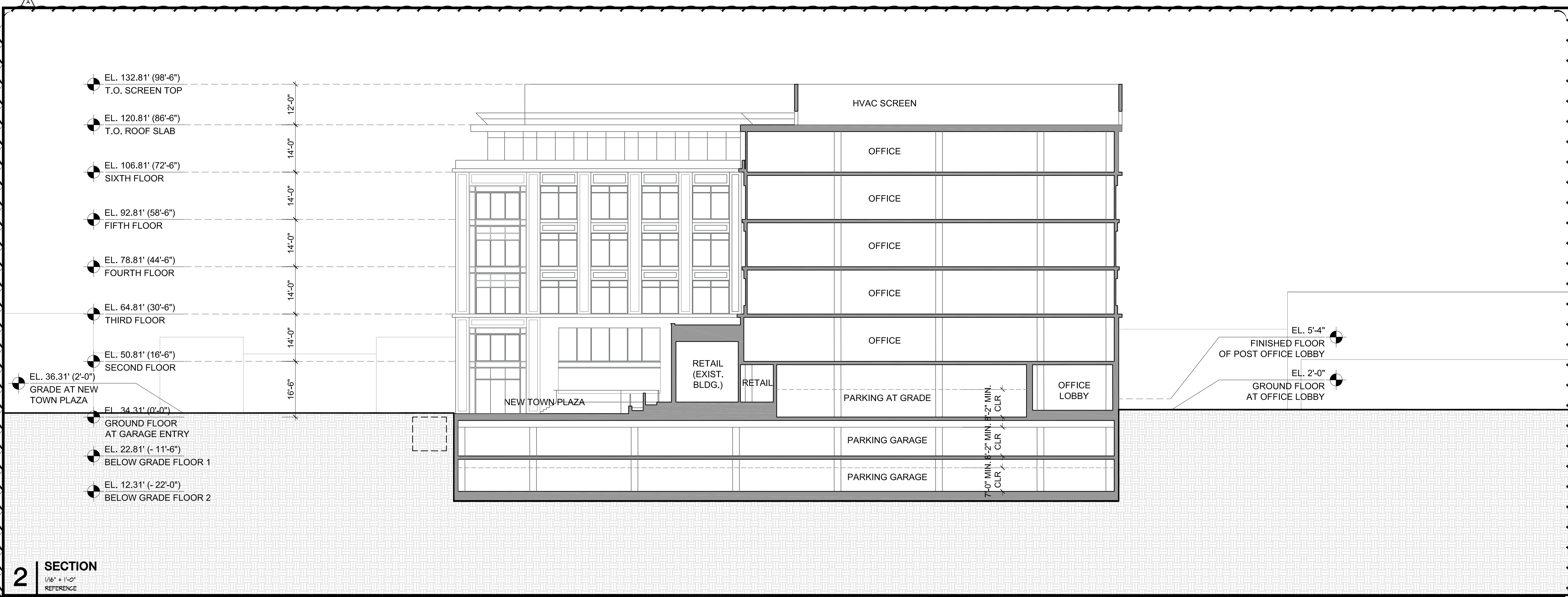
SHEET TITLE
SECTIONS

SCALE
1/16" = 1'-0"

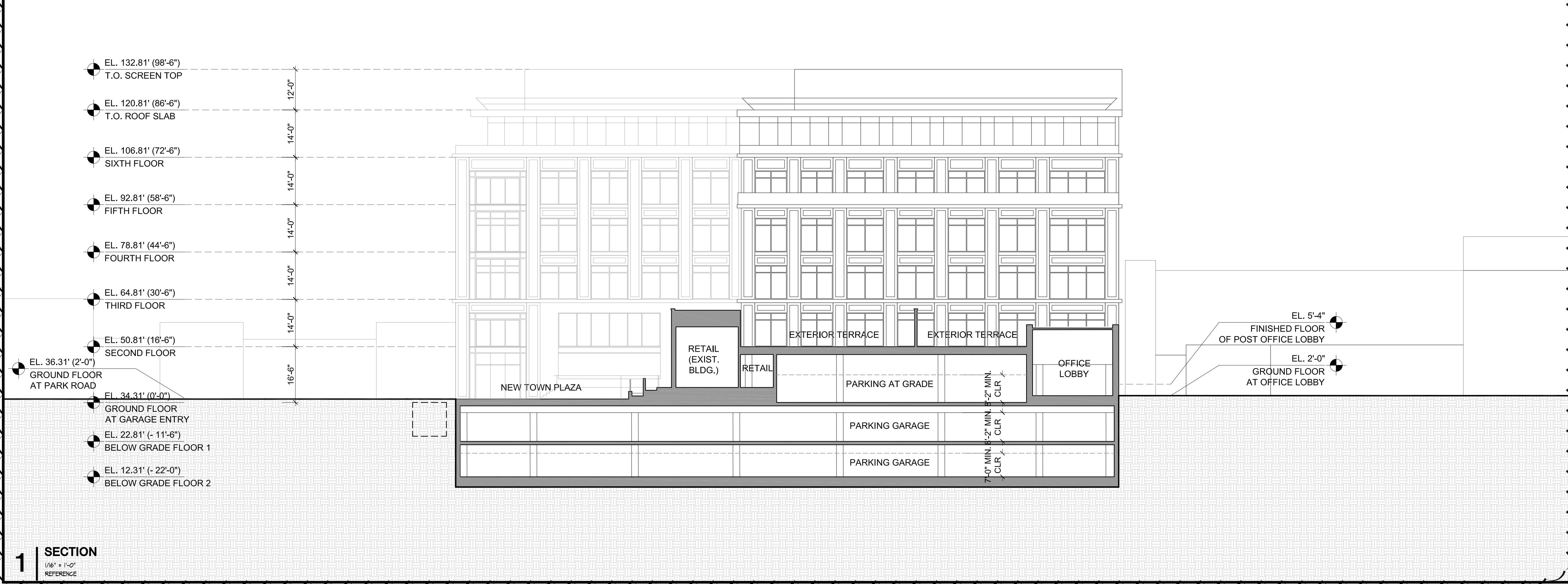
0 16' 32'

SHEET NUMBER

A3.3



2 SECTION
1/16" = 1'-0"
REFERENCE



1 SECTION
1/16" = 1'-0"
REFERENCE

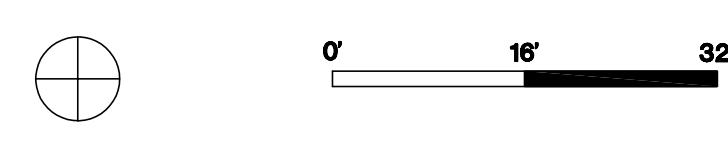
ISSUES AND REVISIONS

NO.	DATE	DESCRIPTION
	03.30.2020	PLANNING SUBMITTAL
△	06.22.2020	PLANNING RESUBMITTAL #1

PROJECT NUMBER
19034

SHEET TITLE
SECTIONS

SCALE
1/16" = 1'-0"



SHEET NUMBER

A3.4