







CMG



WATT

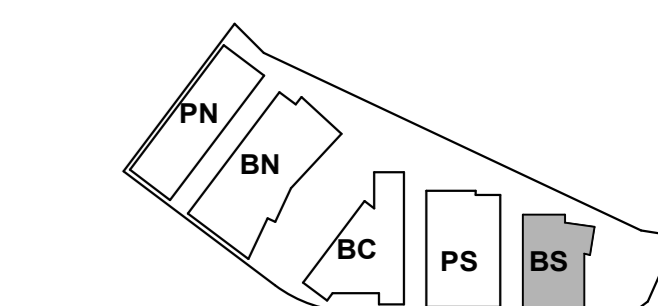
ISSUES	DATE
ENTITLEMENT APPLICATION	03/24/2022
ENTITLEMENT APPLICATION #2	08/19/2022
ENTITLEMENT APPLICATION #3	12/09/2022
ENTITLEMENT APPLICATION #4	09/18/2023

DW Burlingame Venture, LLC

Peninsula Crossing

1200-1340 Old Bayshore Hwy, Burlingame, CA 94010

KEYPLAN



PROJECT NO.: 20045.00

DATE: 10/21/2022

SCALE: 1" = 60'-0"

SHEET TITLE:

BUILDING SOUTH - AREA PLANS

SHEET NO:

ENT A.BS-020

LEGEND

\*REFER TO SHEET ENT G-002 FOR ALL BUILDING AREAS

GROSS BUILDING AREA

GROSS BUILDING AREA IS DEFINED AND CALCULATED PER BURLINGAME MUNICIPAL CODE TITLE 25.

ARTICLE 3. REGULATIONS AND STANDARDS APPLICABLE TO ALL ZONING DISTRICTS

**25.030.060.A - Determining Floor Area, Generally.**  
 The floor area of a building shall be the sum of all floors of a building or buildings, as measured to the outside surfaces of the exterior walls of the structure or structures and including such areas as halls, stairways, covered porches and balconies, elevator shafts, service and mechanical equipment rooms and basements, cellars, and improved space in attic areas.

**25.030.060.D.2 - Non-Residential Exemptions.**  
 Exempted from floor area ratio computation for commercial development are:  
 a. Chimneys, cupolas, and flag poles.  
 b. Canopies at entrances to buildings.  
 c. Balconies (uncovered or covered).  
 d. Covered walkways and arcades.  
 e. Ground level trellises.  
 f. Trash enclosures.  
 g. Water tanks, elevator penthouses, and other mechanical appurtenances.  
 h. Fire or hose towers.  
 i. Ground level service yards, if open to the sky, and which may otherwise be partially enclosed.

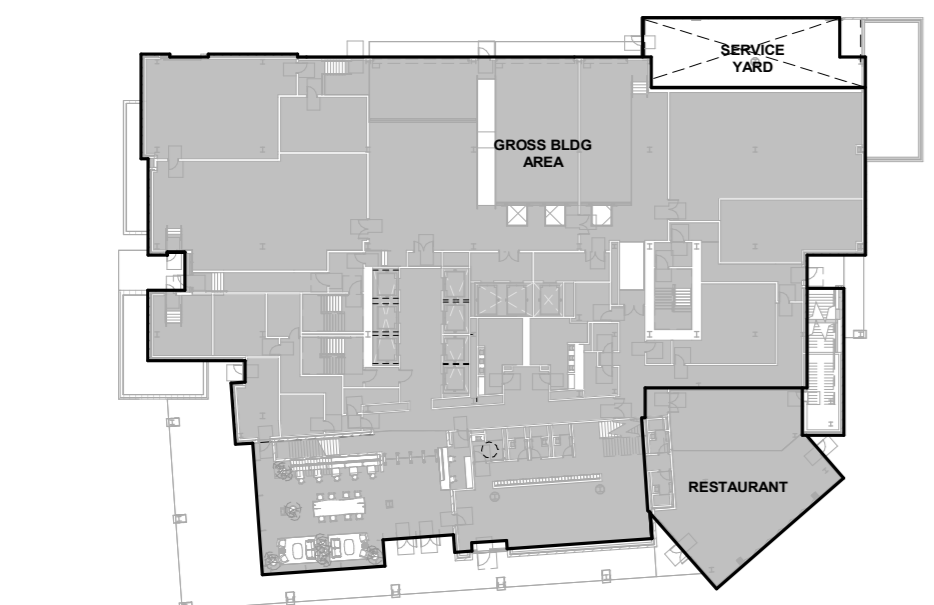
ARTICLE 8. DEFINITIONS

**25.108.070 - "F" Definitions.**

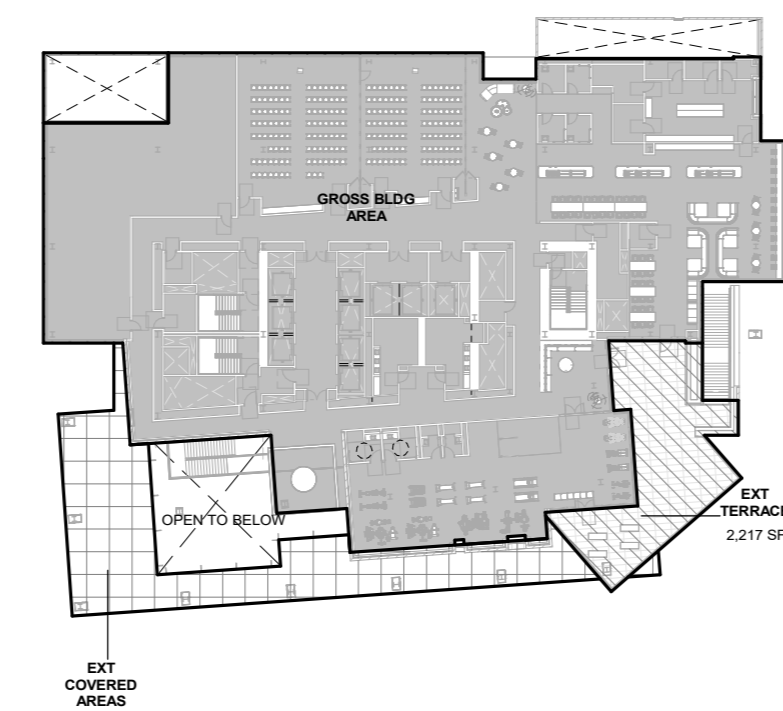
**Floor area, gross.** The total area enclosed within a building, including closets, stairways, and utility and mechanical rooms, measured from the outside face of the walls.

NOTE:

GROSS AREAS SHOWN HERE ARE INCLUSIVE OF ALL AREA INSIDE THE HEAVY BLACK LINES, INCLUDING STAIRS, SHAFTS, PLUMBING FIXTURE AREAS, WALL THICKNESSES ETC.



1 GROSS AREA - LEVEL 1  
 1" = 60'-0"



2 GROSS AREA - LEVEL 2  
 1" = 60'-0"



3 GROSS AREA - LEVEL 3  
 1" = 60'-0"



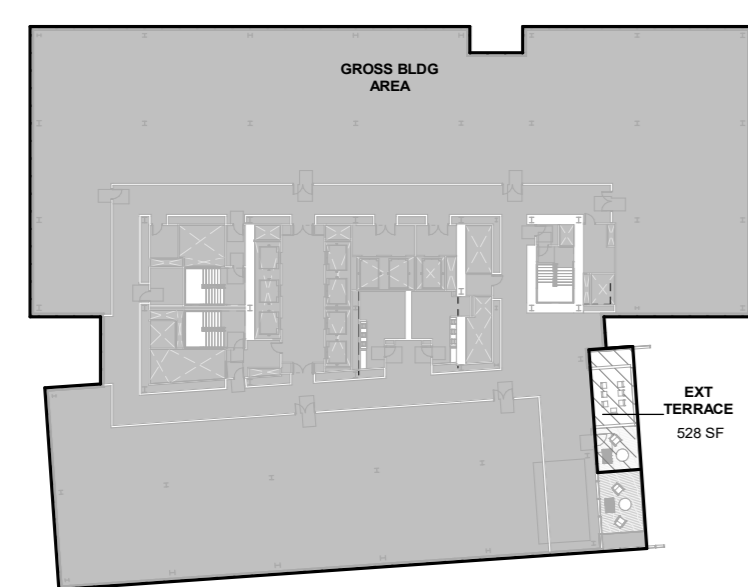
4 GROSS AREA - LEVEL 4  
 1" = 60'-0"



5 GROSS AREA - LEVEL 5  
 1" = 60'-0"



6 GROSS AREA - LEVEL 6  
 1" = 60'-0"



7 GROSS AREA - LEVEL 7  
 1" = 60'-0"



8 GROSS AREA - LEVEL 8  
 1" = 60'-0"



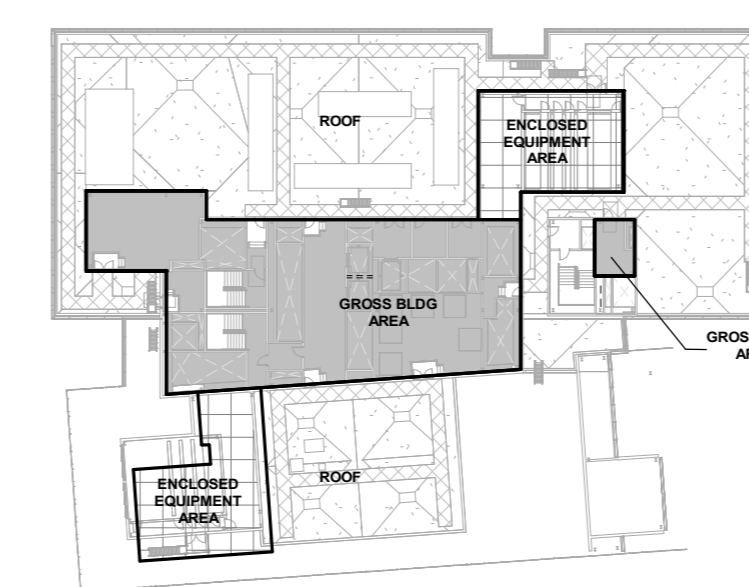
9 GROSS AREA - LEVEL 9  
 1" = 60'-0"



10 GROSS AREA - LEVEL 10  
 1" = 60'-0"



11 GROSS AREA - LEVEL 11  
 1" = 60'-0"

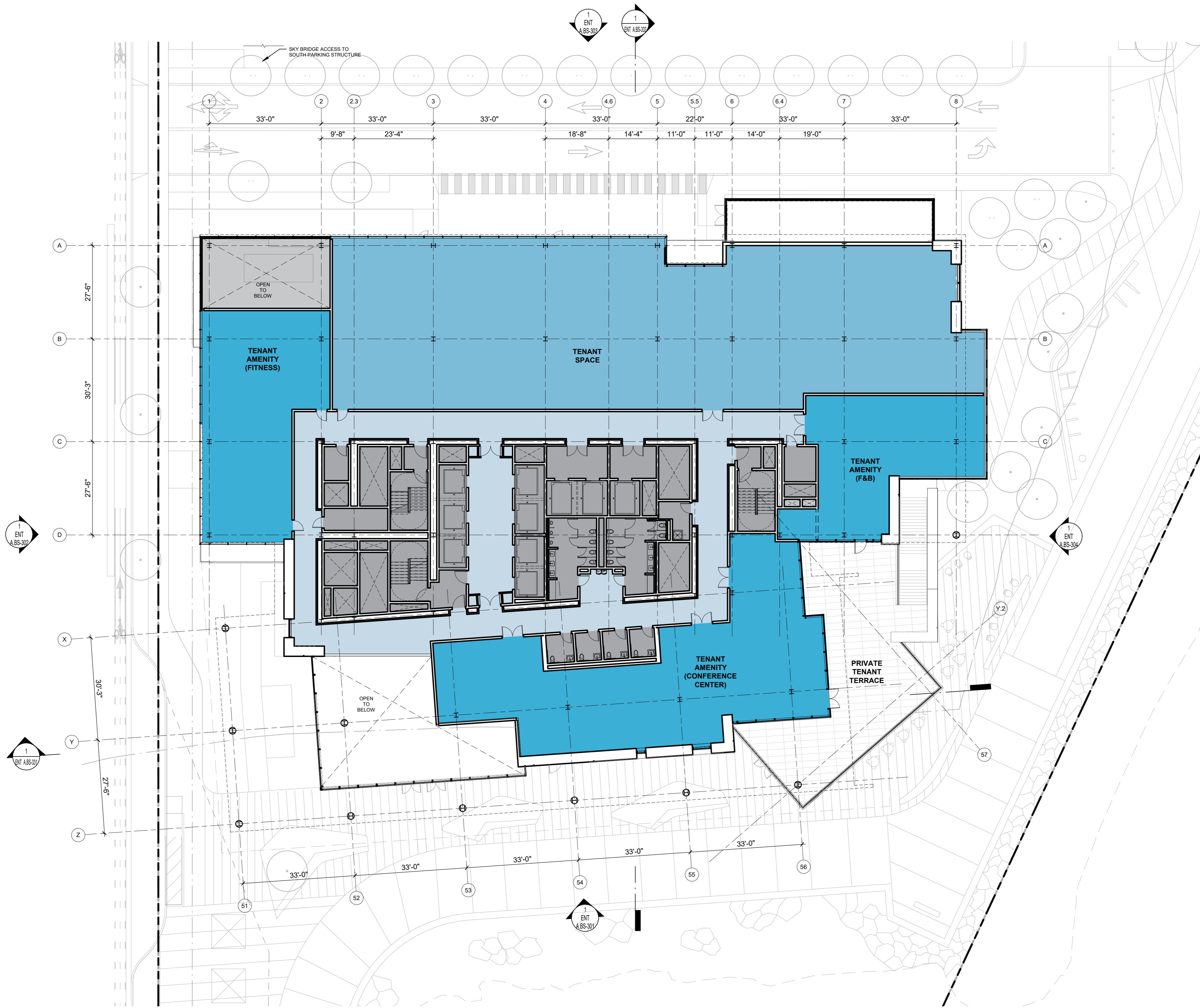


12 GROSS AREA - ROOF  
 1" = 60'-0"



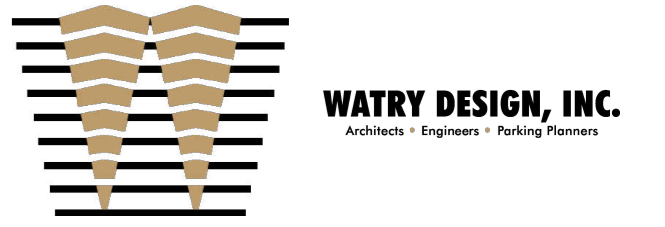


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501 SECOND STREET  
 4TH FLOOR, STE. 402  
 SAN FRANCISCO  
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 415.489.2224 TEL  
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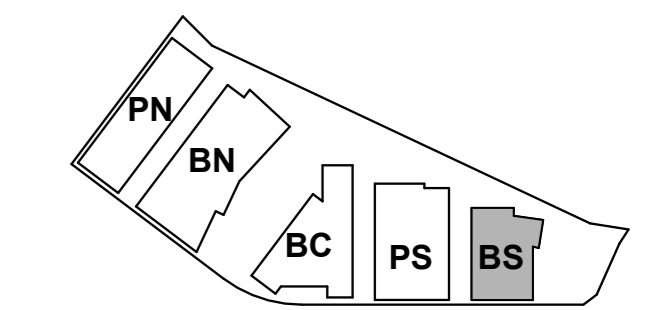
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## Peninsula Crossing

1200-1340 Old Bayshore Hwy, Burlingame, CA 94010

### KEYPLAN



PROJECT NO.: 20045.00

DATE: 08/19/2022

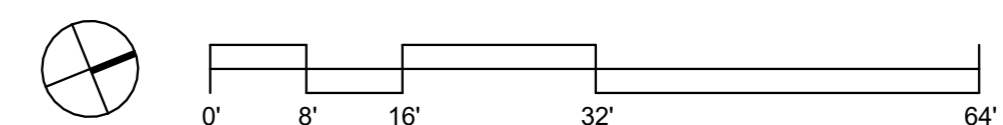
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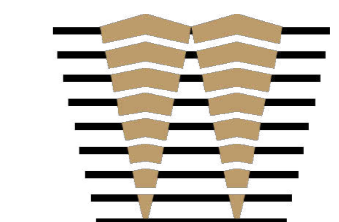
SHEET TITLE:

**BUILDING SOUTH -  
FLOOR PLAN - LEVEL 2**

SHEET NO.:

**ENT A.BS-102**



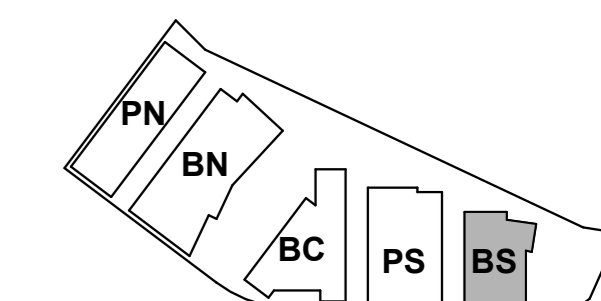


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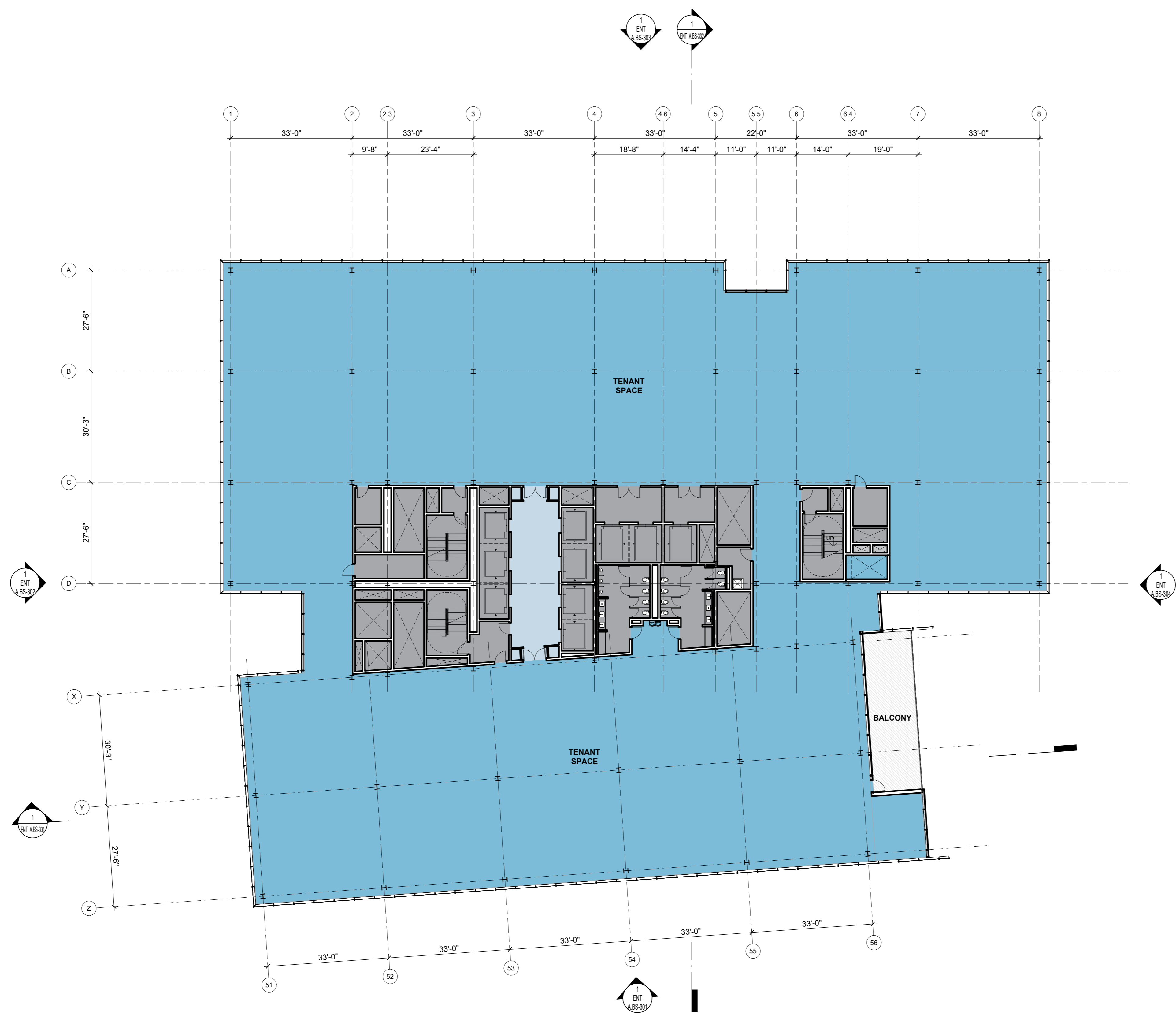
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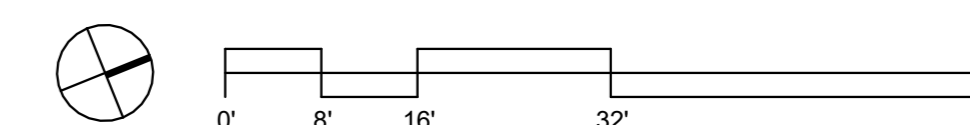
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FLOOR PLAN - LEVEL 3**

SHEET NO.:

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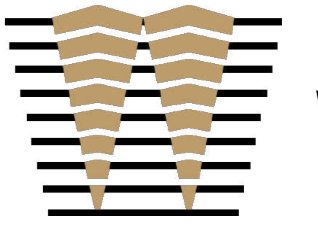


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**WATRY DESIGN, INC.**  
Architects • Engineers • Planning Partners



moffatt & nichol

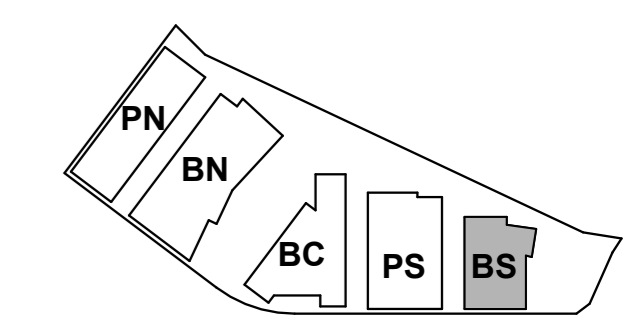
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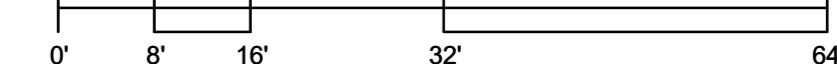
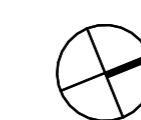
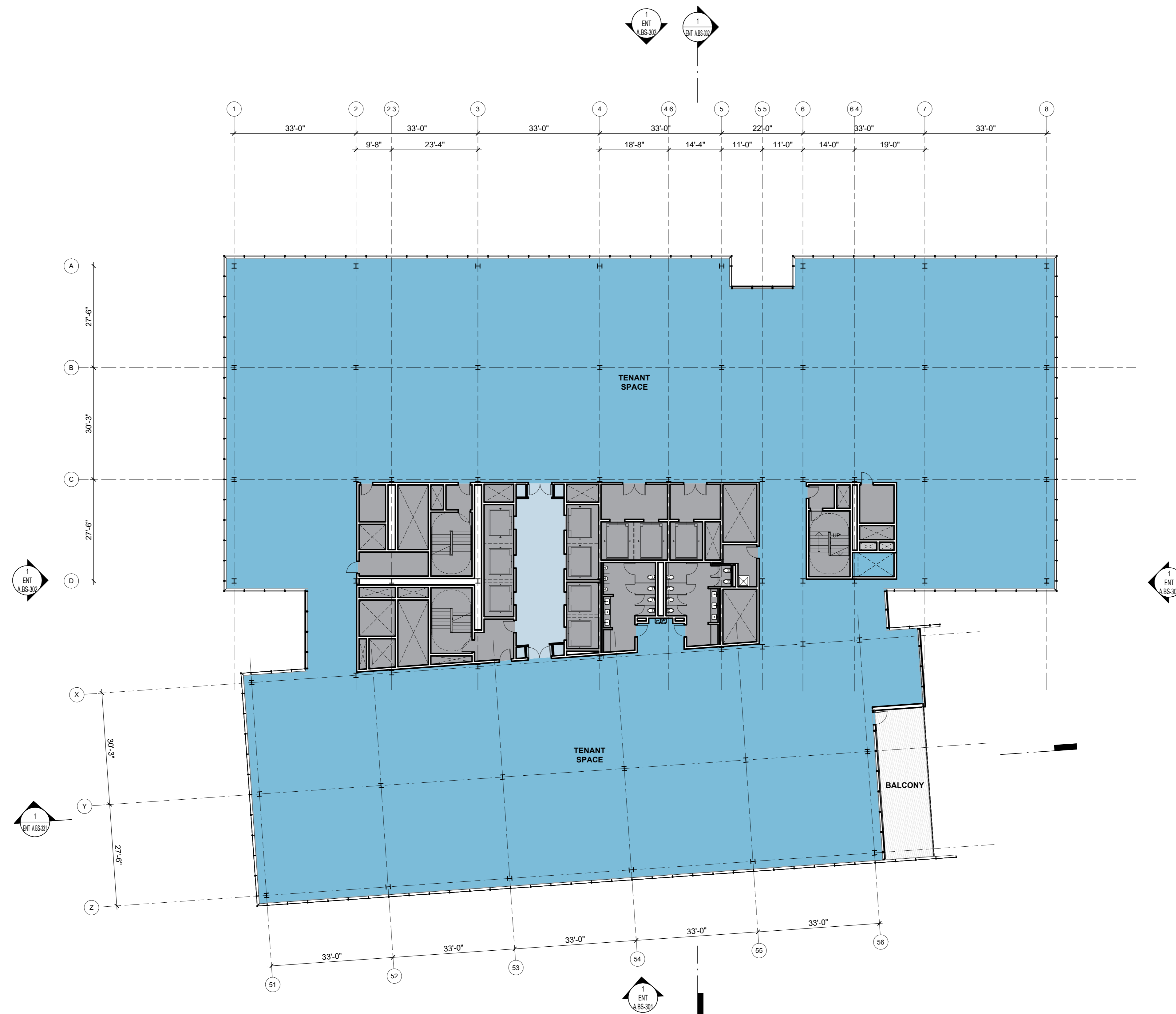
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FLOOR PLAN - LEVEL 4**

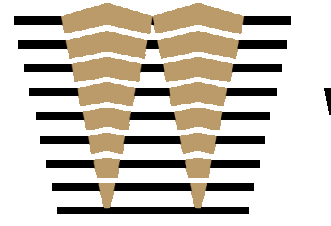
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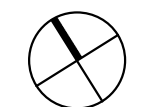
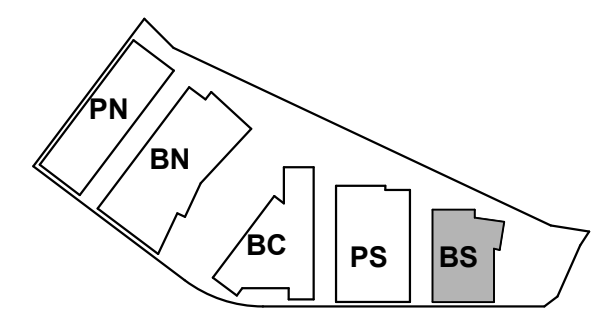


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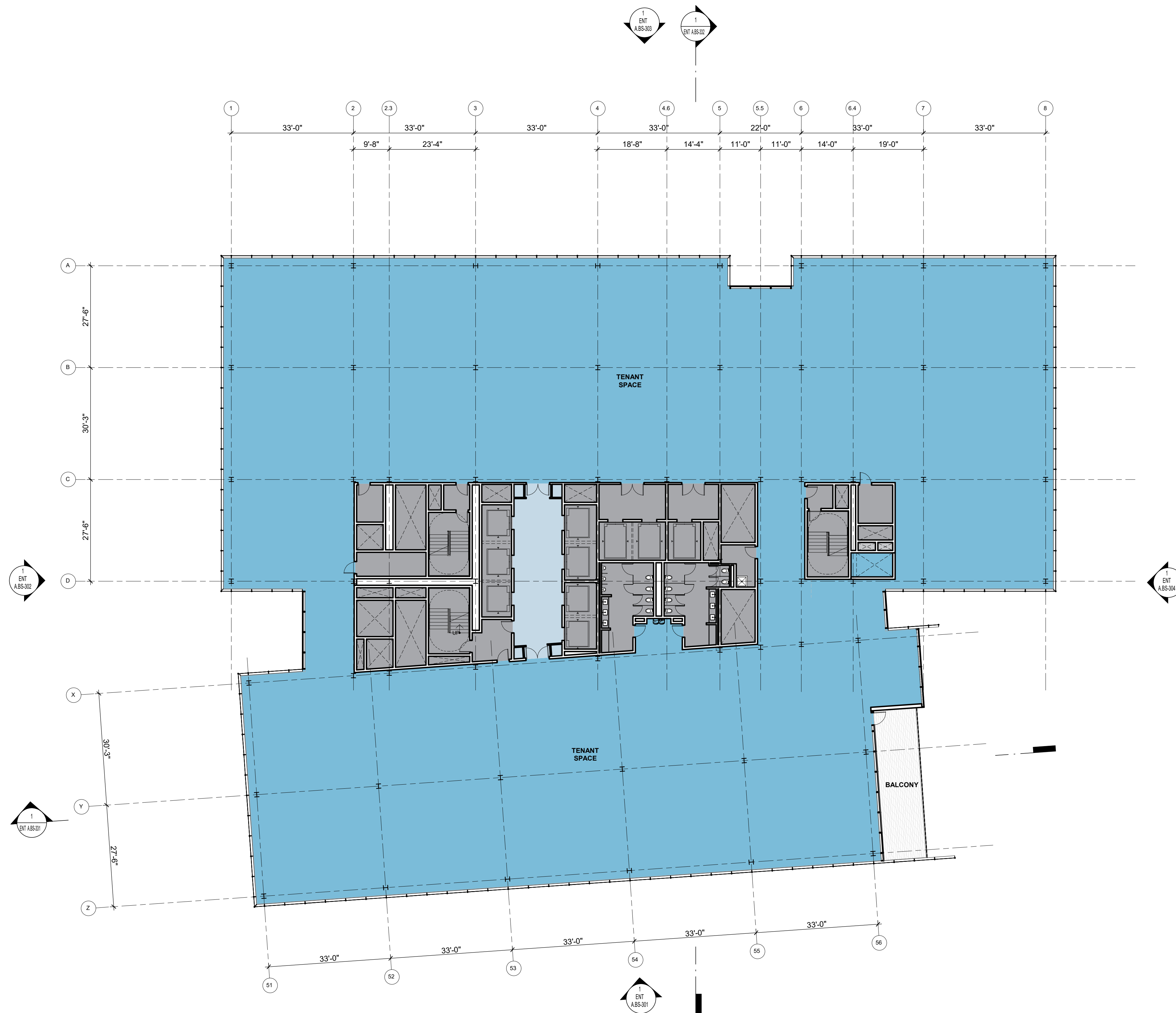
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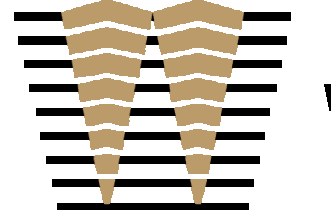
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FLOOR PLAN - LEVEL 5**

SHEET NO.:

**ENT A.BS-105**



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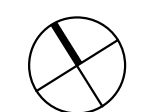
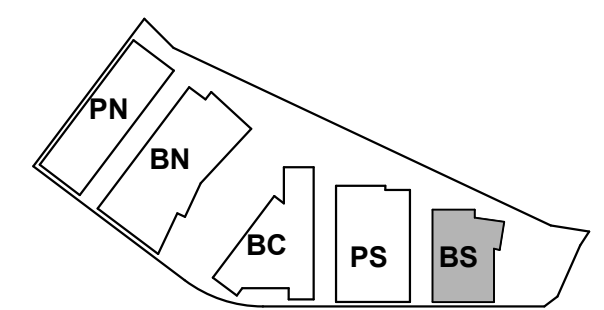


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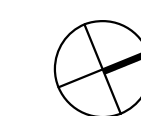
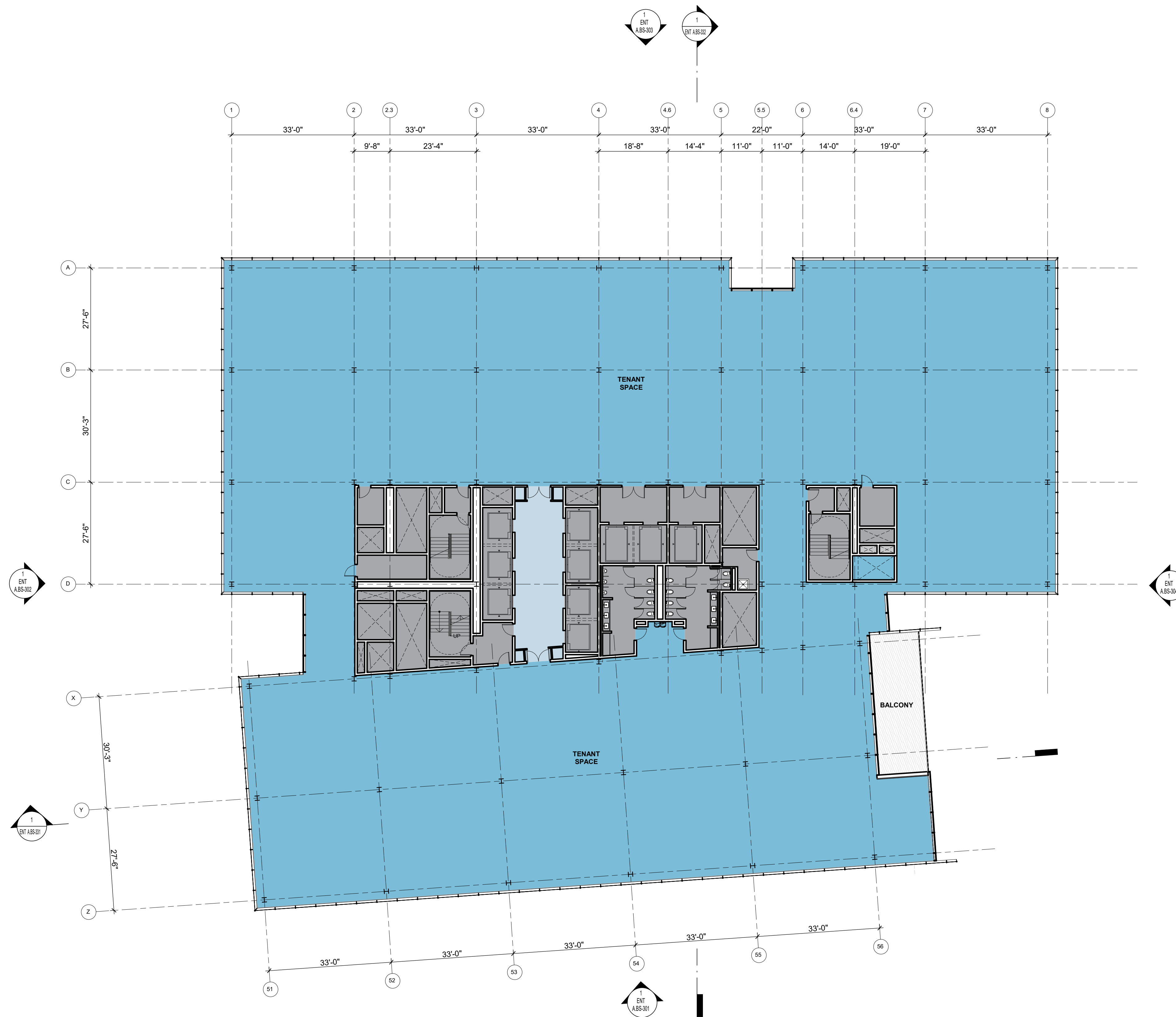
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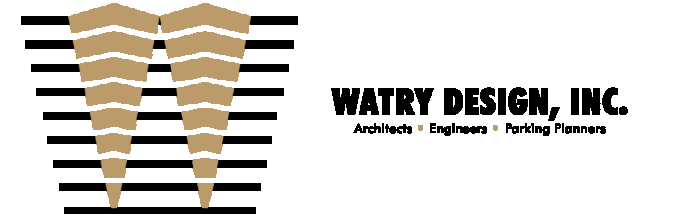
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**BUILDING SOUTH -  
FLOOR PLAN - LEVEL 6**

SHEET NO.:

**ENT A.BS-106**



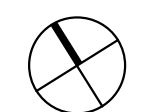
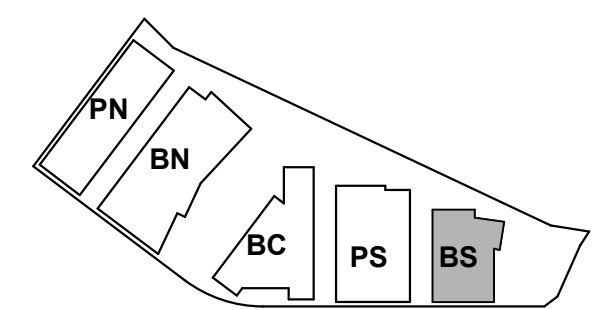


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**Peninsula Crossing**

1200-1340 Old Bayshore Hwy, Burlingame, CA 94010

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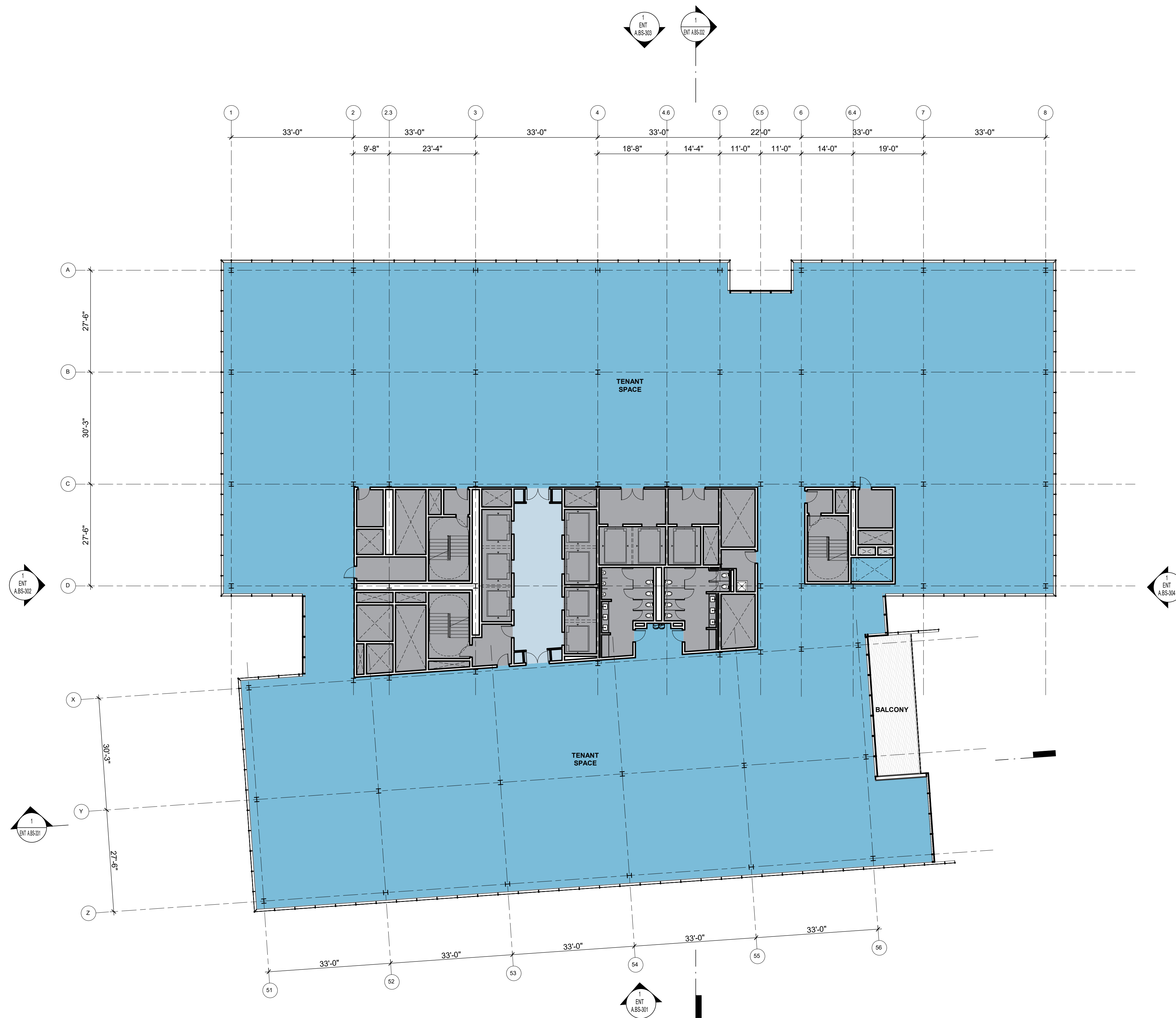
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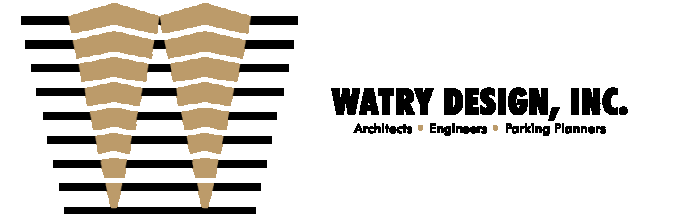
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FLOOR PLAN - LEVEL 7**

SHEET NO:  
**ENT A.BS-107**



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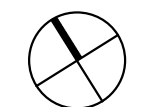
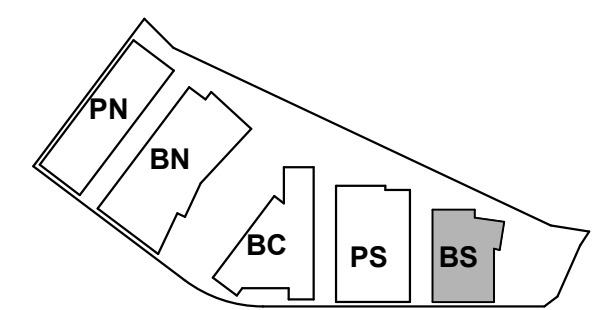


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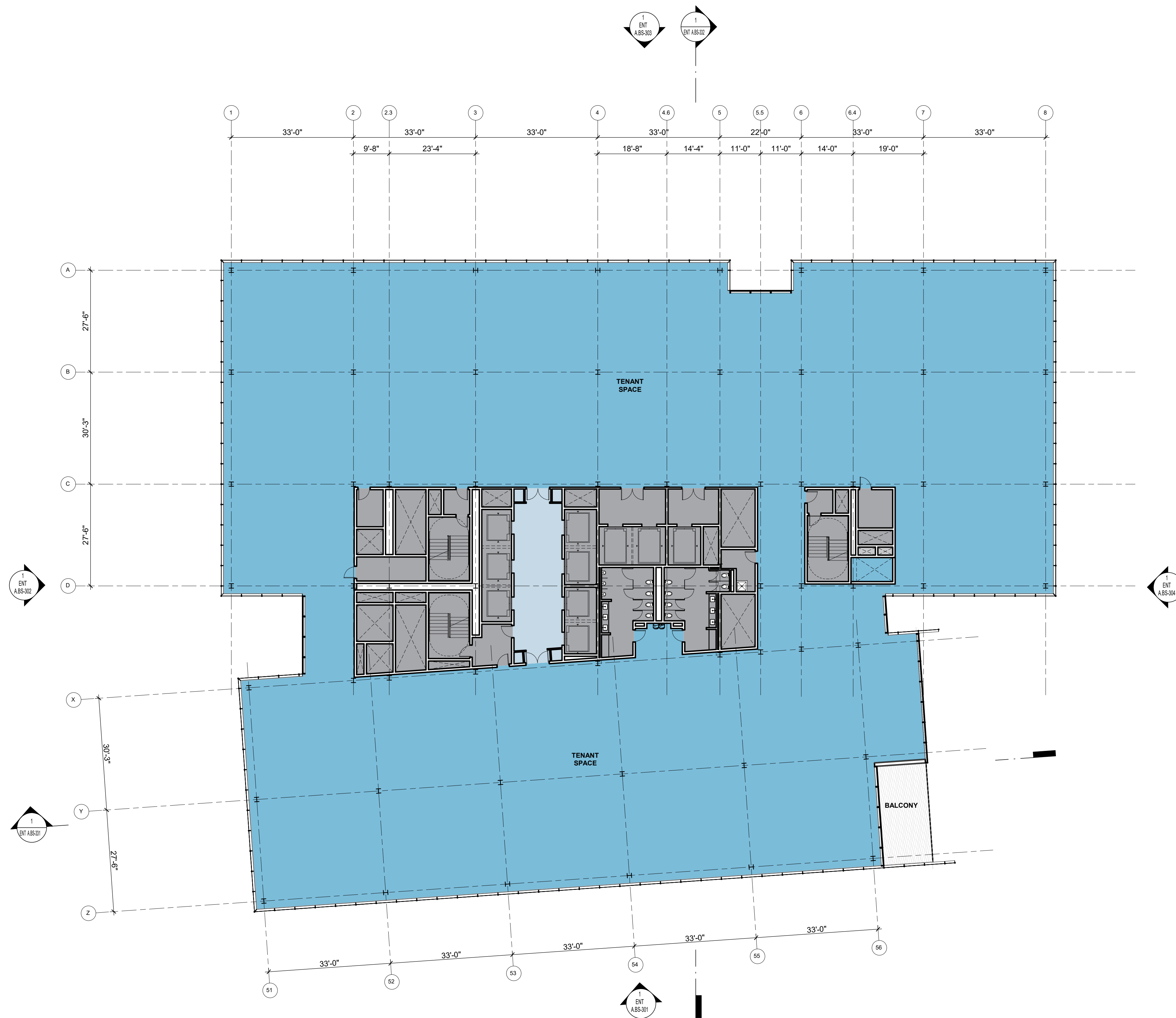
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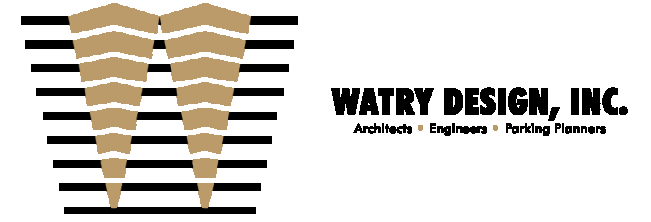
**BUILDING SOUTH -  
FLOOR PLAN - LEVEL 8**

SHEET NO.:

**ENT A.BS-108**



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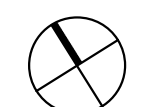
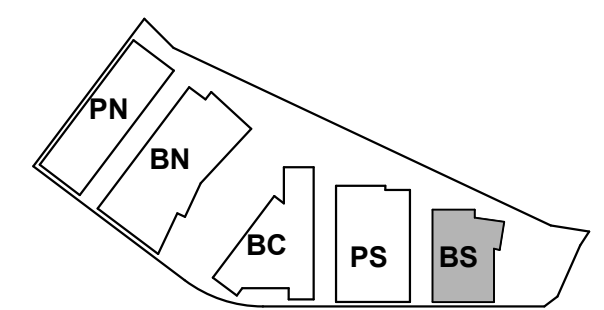


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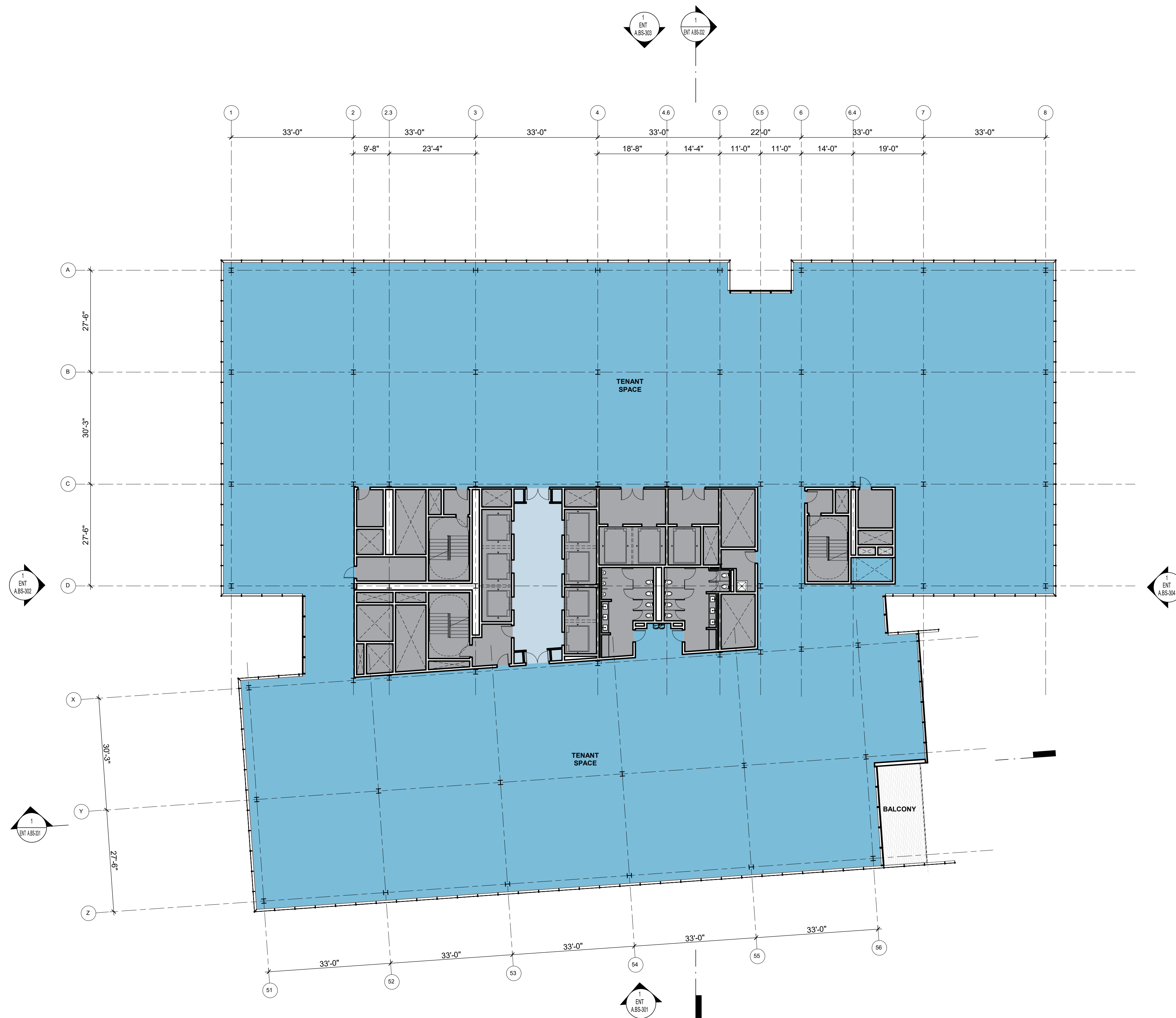
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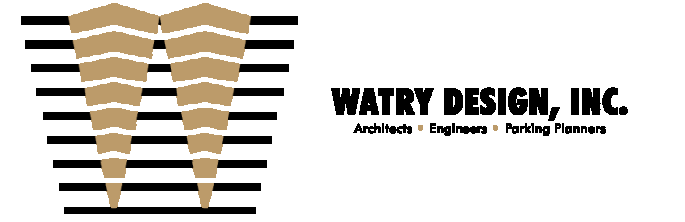
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FLOOR PLAN - LEVEL 9**

SHEET NO.:

**ENT A.BS-109**



8/18/2022 9:40:08 AM

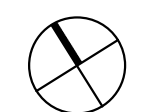
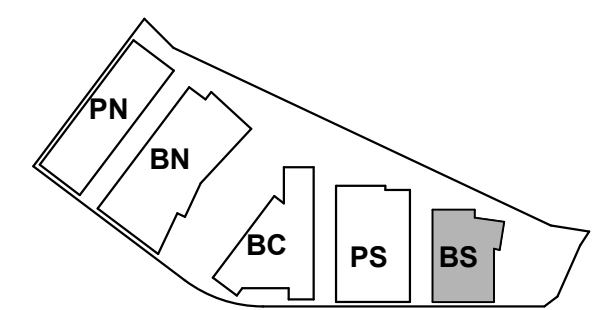


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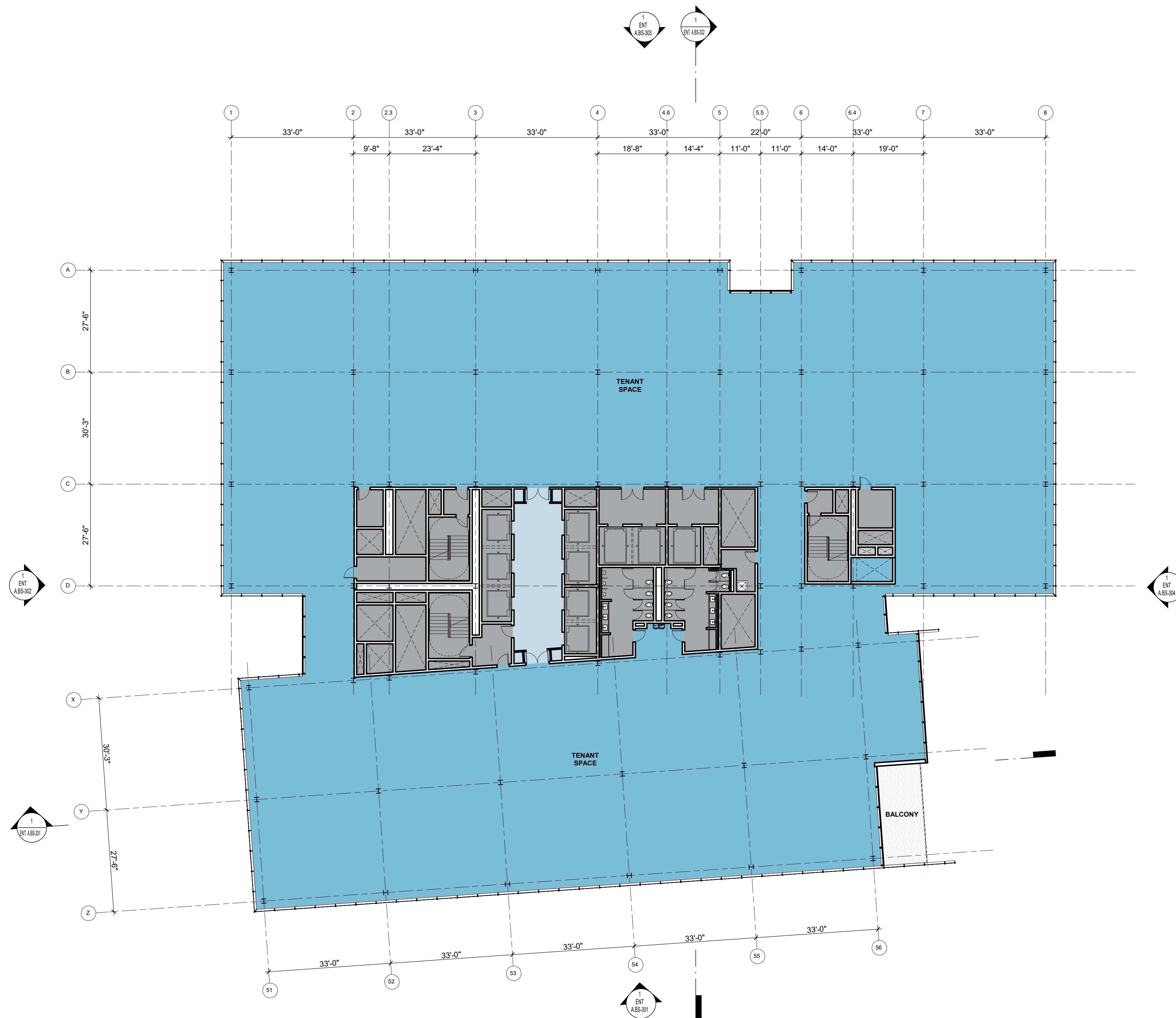
DATE: 08/19/2022

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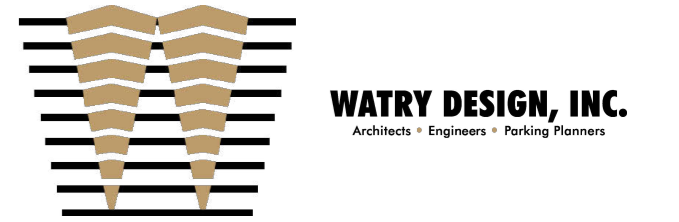
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**BUILDING SOUTH -  
FLOOR PLAN - LEVEL 10**

SHEET NO:  
**ENT A.BS-110**



8/18/2022 9:40:09 AM

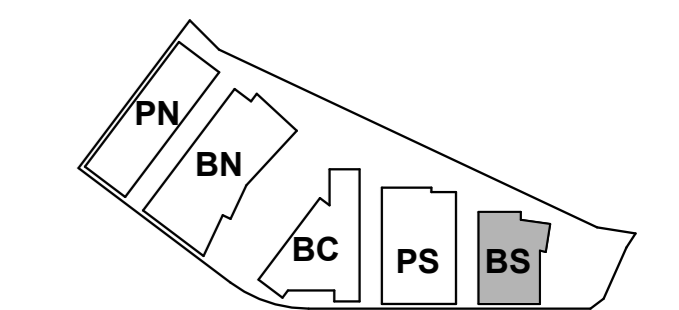


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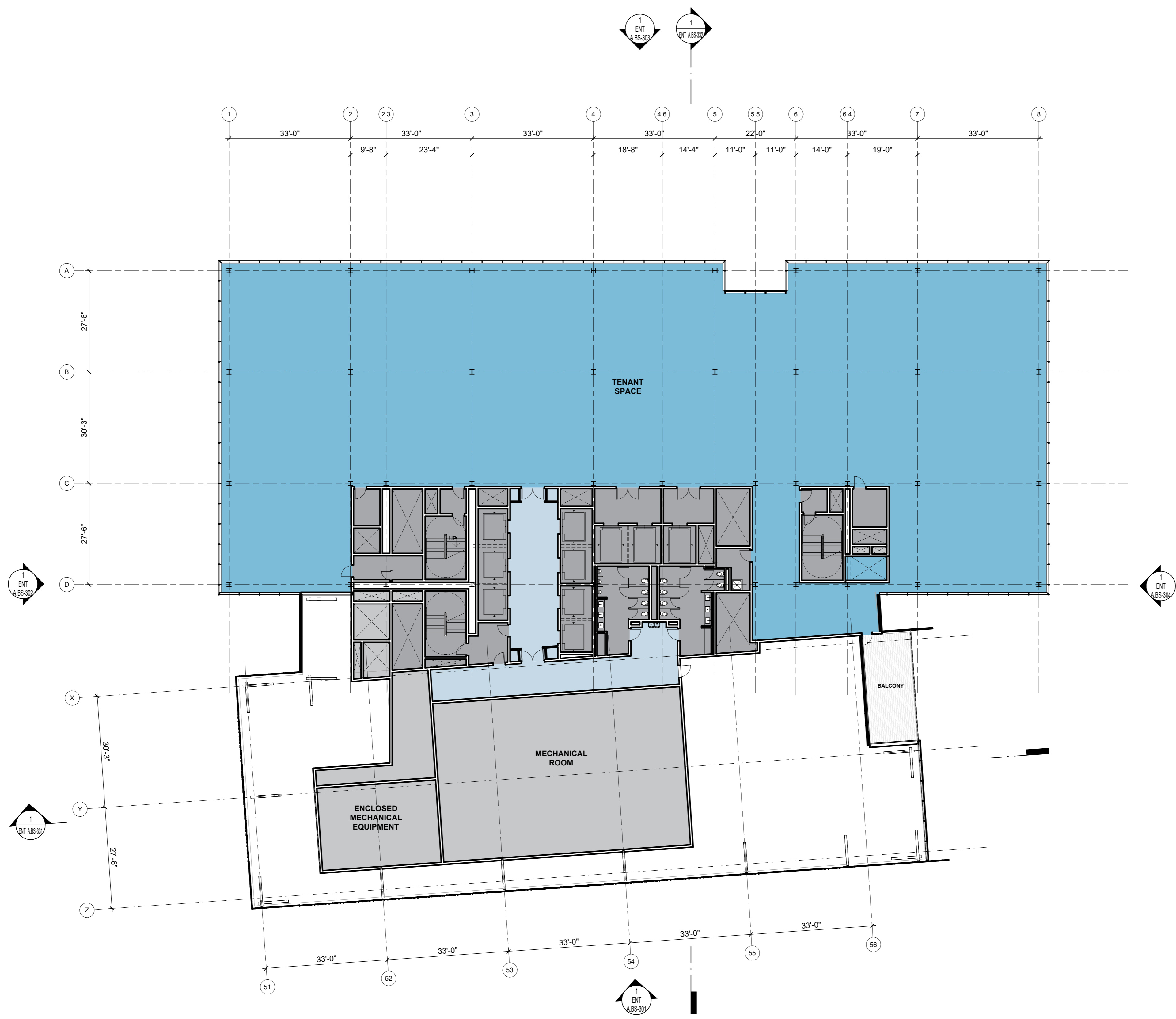
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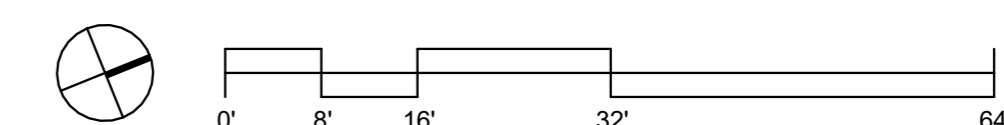
**BUILDING SOUTH -  
FLOOR PLAN - LEVEL 11**

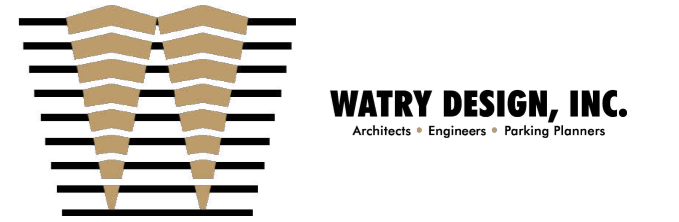
SHEET NO.:

**ENT A.BS-111**



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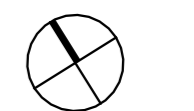
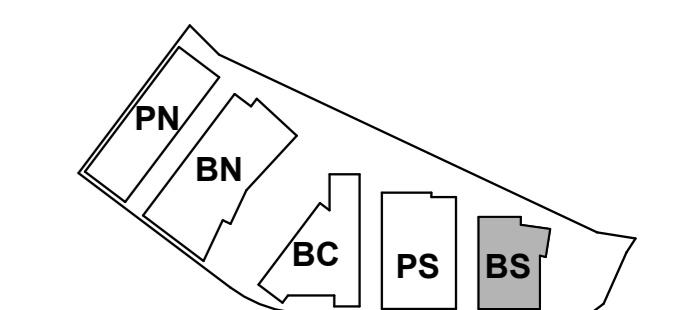


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1200-1340 Old Bayshore Hwy, Burlingame, CA 94010

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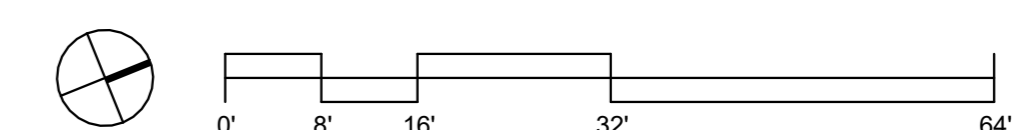
SHEET TITLE:

**BUILDING SOUTH -  
FLOOR PLAN - LEVEL  
ROOF**

SHEET NO.:

**ENT A.BS-112**

8/17/2022 4:16:46 PM







ISSUES	DATE
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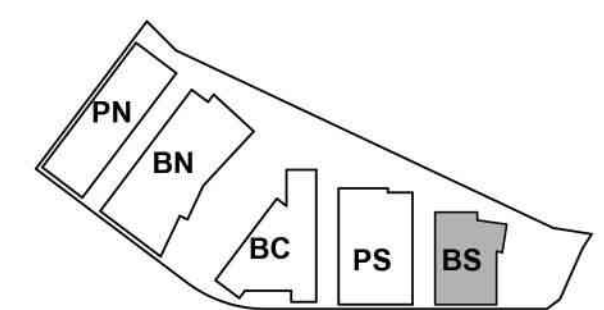


**1 SOUTH BUILDING - AIRPORT BOULEVARD ELEVATION**  
1/16" = 1'-0"

#	ELEVATION KEYNOTES
2.1	TEXTURED ARCHITECTURAL PRECAST PANELS
7.1	WARM MTL PANEL
7.4	WARM MTL FRAMED STOREFRONT
7.8	WARM MTL COLUMN COVER
7.17	CORRUG MTL PANEL SCREEN
8.6	GRAPHIC INTERLAYER GLAZING
8.8	SSG CURTAINWALL - CLEAR BIRDSAFE GLAZING
8.9	SSG CURTAINWALL - FRITTED GLAZING
9.2	GLAZED SHADOW BOX

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SCALE: As indicated

SHEET TITLE:

**BUILDING SOUTH -  
EXTERIOR ELEVATIONS**

SHEET NO:

**ENT A.BS-301**

8/18/2022 10:00:10 AM



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ENTITLEMENT APPLICATION #3	12/09/2022
ENTITLEMENT APPLICATION #4	09/18/2023



**1 SOUTH BUILDING - BAYSHORE HWY ELEVATION**  
1/16" = 1'-0"

GROUND FLOOR FACADE AREA CALCULATIONS

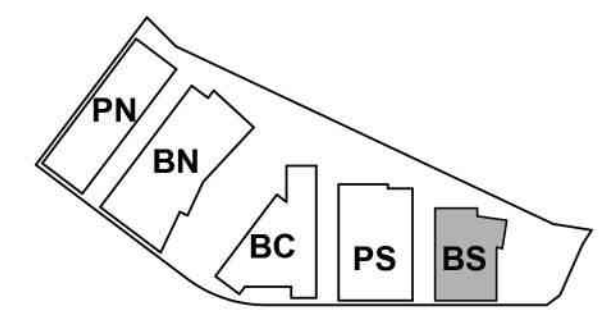
BAYSHORE HWY ELEVATION

GROUND FLOOR FACADE AREA:	2487 SF
GROUND FLOOR TRANSPARENCY AREA:	684 SF
GROUND FLOOR % TRANSPARENCY AREA:	28 %

# ELEVATION KEYNOTES

2.1	TEXTURED ARCHITECTURAL PRECAST PANELS
7.1	WARM MTL PANEL
7.4	WARM MTL FRAMED STOREFRONT
7.8	WARM MTL COLUMN COVER
7.17	CORRUG MTL PANEL SCREEN
8.8	SSG CURTAINWALL - CLEAR BIRDSAFE GLAZING
8.9	SSG CURTAINWALL - FRITTED GLAZING
9.2	GLAZED SHADOW BOX

KEYPLAN



PROJECT NO.: 20045.00

DATE: 08/19/2022

SCALE: As indicated

SHEET TITLE:

**BUILDING SOUTH -  
EXTERIOR ELEVATIONS**

SHEET NO.:

**ENT A.BS-302**

8/17/2022 4:45:40 PM



ISSUES	DATE
ENTITLEMENT APPLICATION	03/24/2022
ENTITLEMENT APPLICATION #2	08/19/2022
ENTITLEMENT APPLICATION #3	12/09/2022
ENTITLEMENT APPLICATION #4	09/18/2023

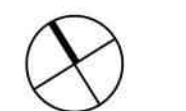
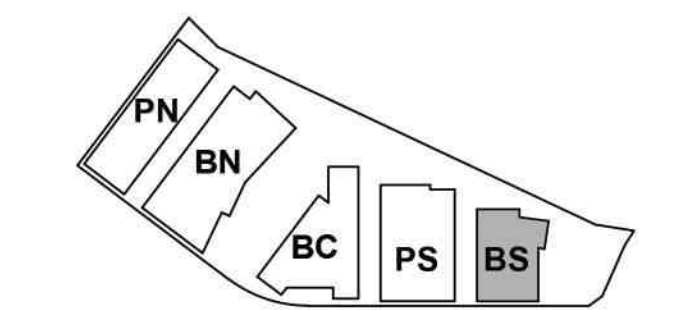


**1 SOUTH BUILDING - SIDE ELEVATION**  
1/16" = 1'-0"

#	ELEVATION KEYNOTES
2.1	TEXTURED ARCHITECTURAL PRECAST PANELS
7.1	WARM MTL PANEL
7.13	WARM MTL LOUVERS
7.17	CORRUG MTL PANEL SCREEN
8.6	GRAPHIC INTERLAYER GLAZING
8.8	SSG CURTAINWALL - CLEAR BIRDSAFE GLAZING
8.9	SSG CURTAINWALL - FRITTED GLAZING
9.2	GLAZED SHADOW BOX

**Peninsula Crossing**  
1200-1340 Old Bayshore Hwy, Burlingame, CA 94010

KEYPLAN



PROJECT NO.: 20045.00

DATE: 05/20/2022

SCALE: As indicated

SHEET TITLE:

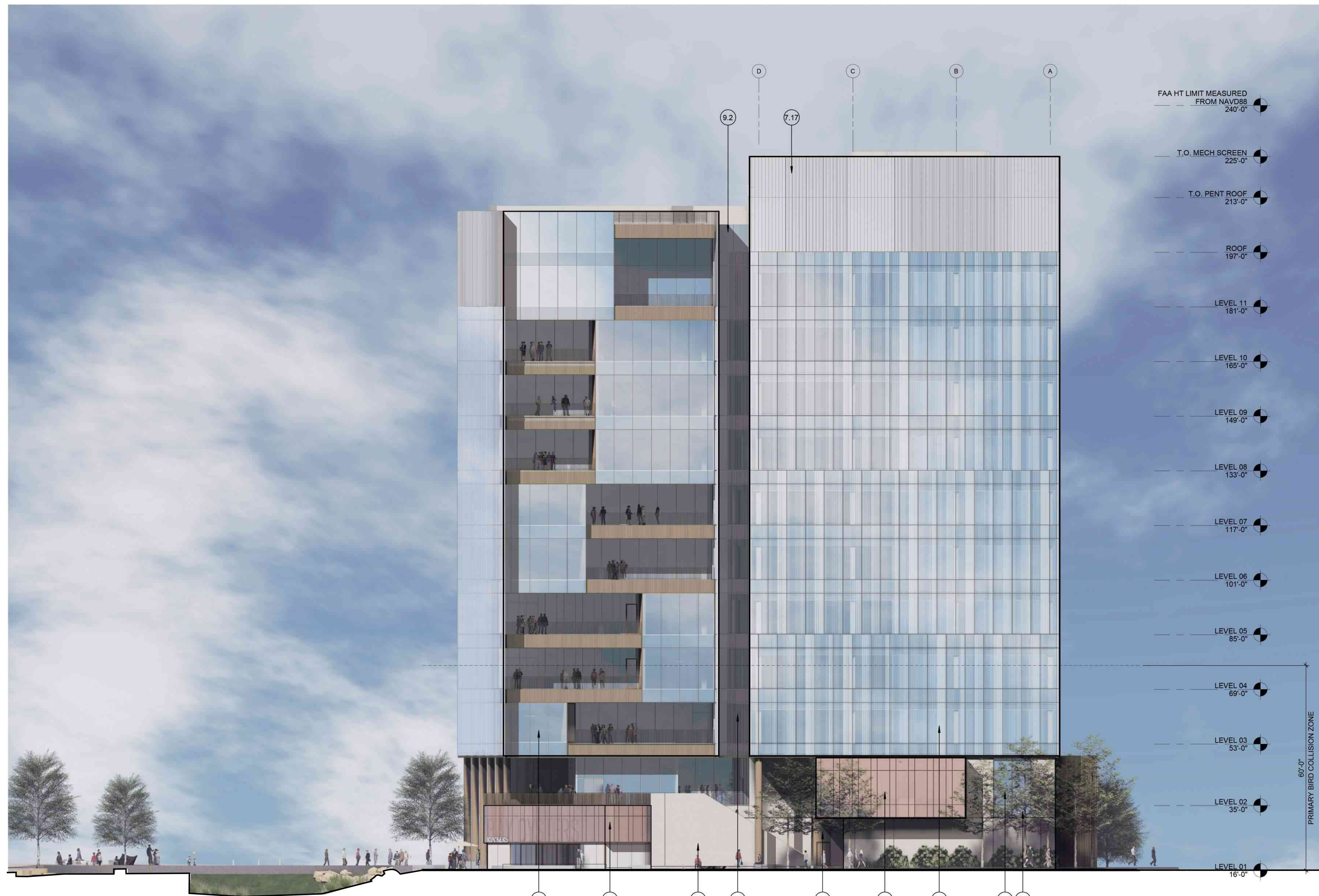
**SOUTH BUILDING - EXTERIOR ELEVATIONS**

SHEET NO.:

**ENT A.BS-303**

8/15/2022 1:22:18 PM

ISSUES	DATE
ENTITLEMENT APPLICATION	03/24/2022
ENTITLEMENT APPLICATION #2	08/19/2022
ENTITLEMENT APPLICATION #3	12/09/2022
ENTITLEMENT APPLICATION #4	09/18/2023

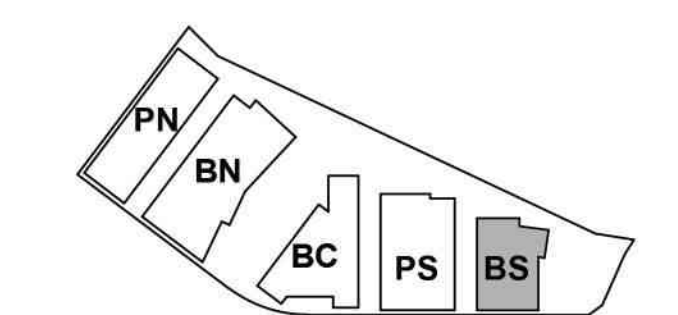


**1 SOUTH BUILDING - BAY ELEVATION**  
1/16" = 1'-0"

#	ELEVATION KEYNOTES
2.1	TEXTURED ARCHITECTURAL PRECAST PANELS
7.1	WARM MTL PANEL
7.4	WARM MTL FRAMED STOREFRONT
7.17	CORRUG MTL PANEL SCREEN
8.6	GRAPHIC INTERLAYER GLAZING
8.8	SSG CURTAINWALL - CLEAR BIRDSAFE GLAZING
8.9	SSG CURTAINWALL - FRITTED GLAZING
9.2	GLAZED SHADOW BOX

**Peninsula Crossing**  
1200-1340 Old Bayshore Hwy, Burlingame, CA 94010

KEYPLAN



PROJECT NO.: 20045.00

DATE: 05/20/2022

SCALE: As indicated

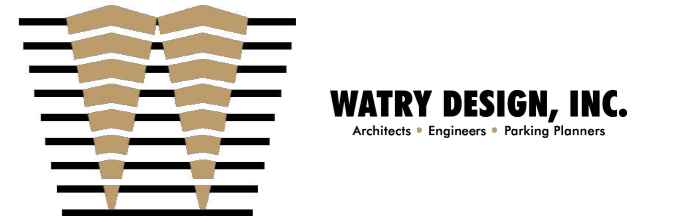
SHEET TITLE:

**SOUTH BUILDING - EXTERIOR ELEVATIONS**

SHEET NO:

**ENT A.BS-304**

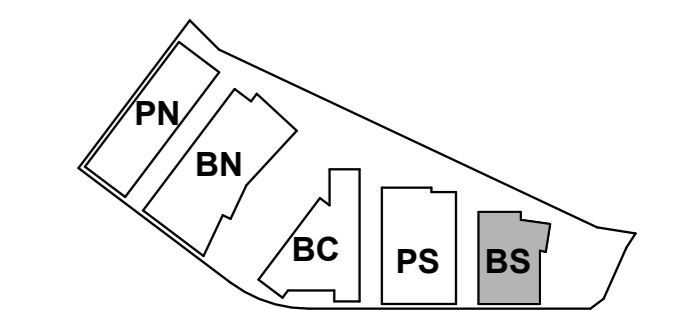
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ISSUES	DATE
ENTITLEMENT APPLICATION	03/24/2022
ENTITLEMENT APPLICATION #2	08/19/2022
ENTITLEMENT APPLICATION #3	12/09/2022
ENTITLEMENT APPLICATION #4	09/18/2023

**Peninsula Crossing**  
1200-1340 Old Bayshore Hwy, Burlingame, CA 94010

KEYPLAN



PROJECT NO.: 20045.00

DATE: 08/19/2022

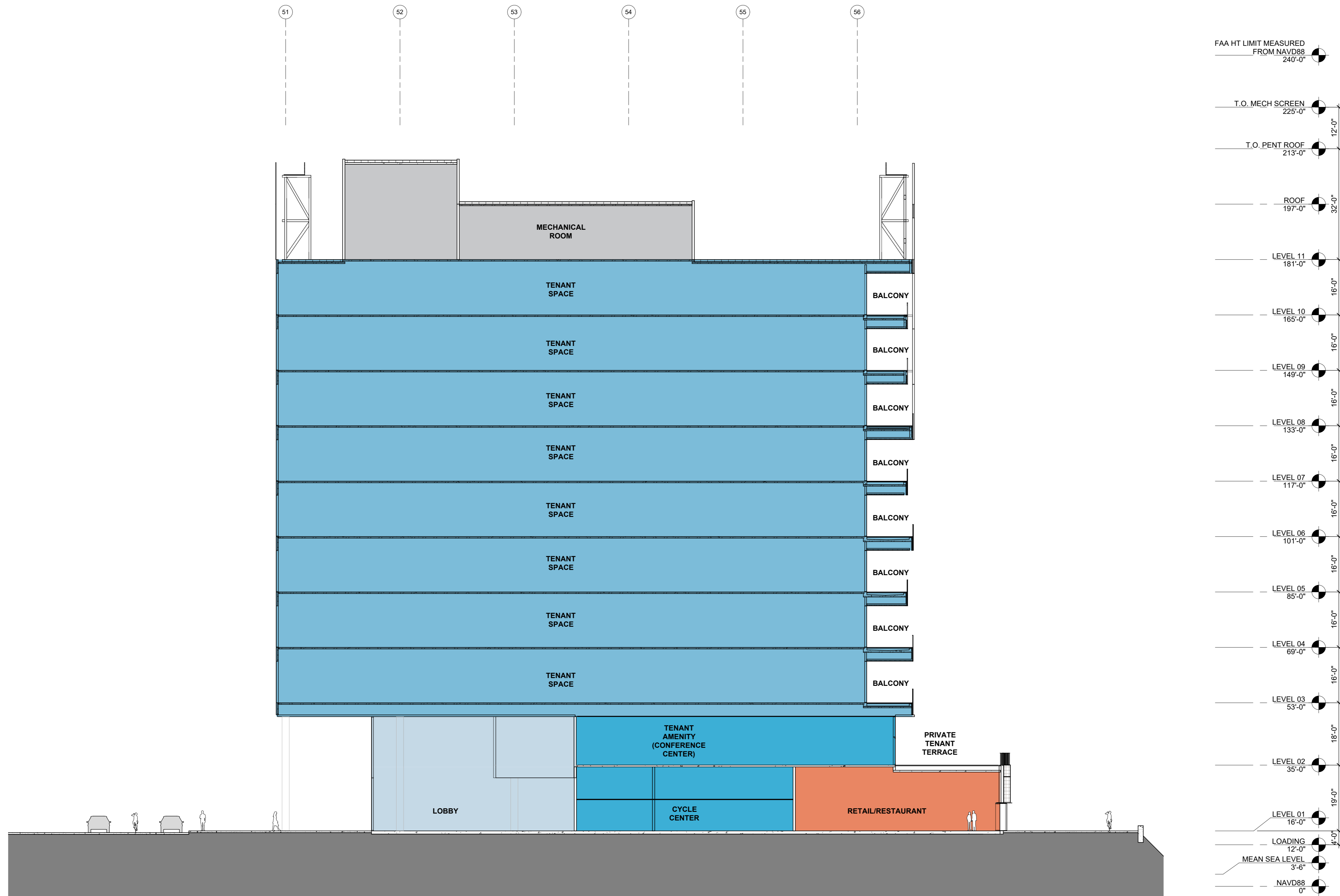
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SHEET TITLE:

**BUILDING SOUTH - SECTIONS**

SHEET NO.:

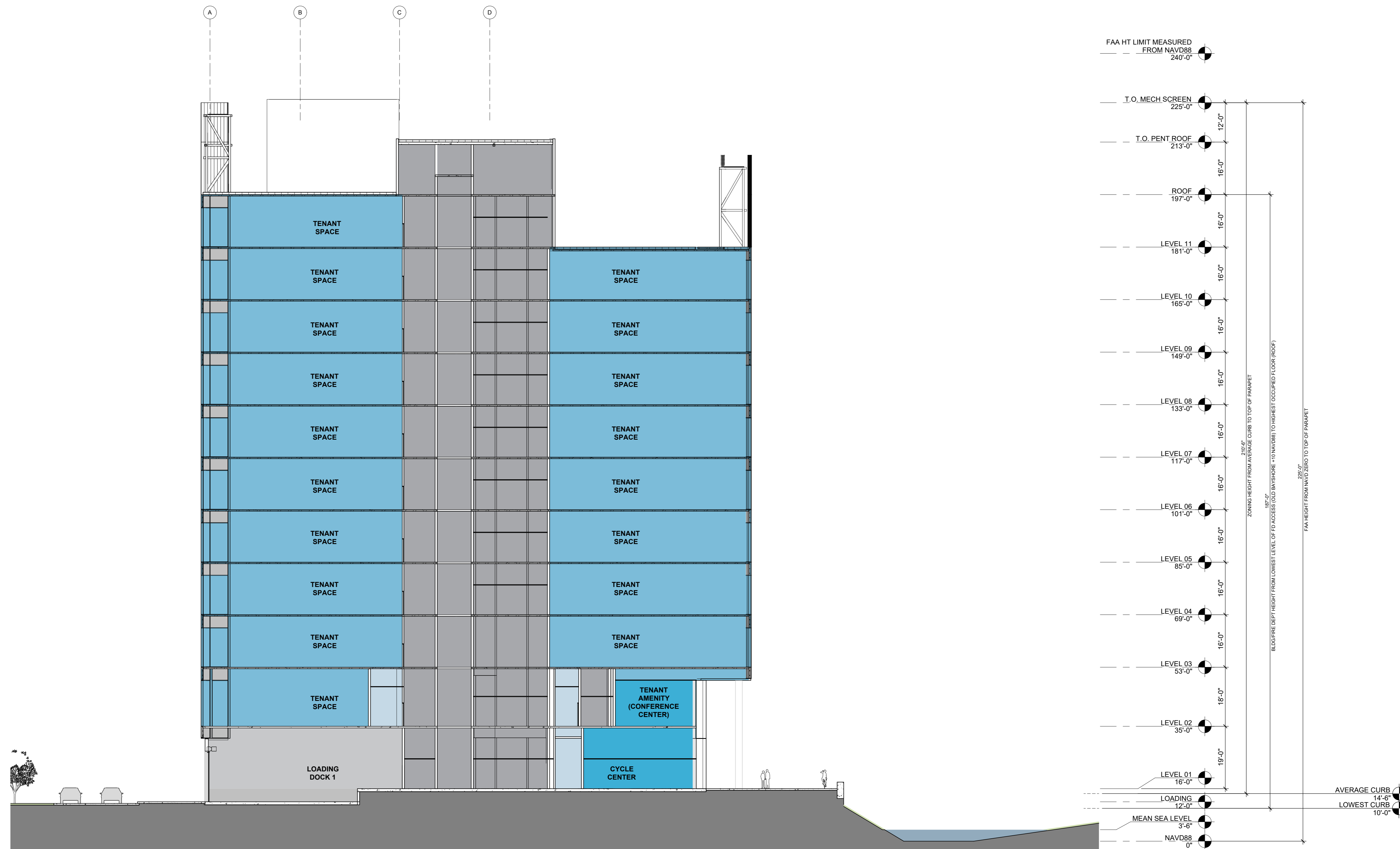
**ENT A.BS-331**



**1 SOUTH BUILDING - SECTION 1**  
1/16" = 1'-0"

8/17/2022 3:35:10 PM

ISSUES	DATE
ENTITLEMENT APPLICATION	03/24/2022
ENTITLEMENT APPLICATION #2	08/19/2022
ENTITLEMENT APPLICATION #3	12/09/2022
ENTITLEMENT APPLICATION #4	09/18/2023

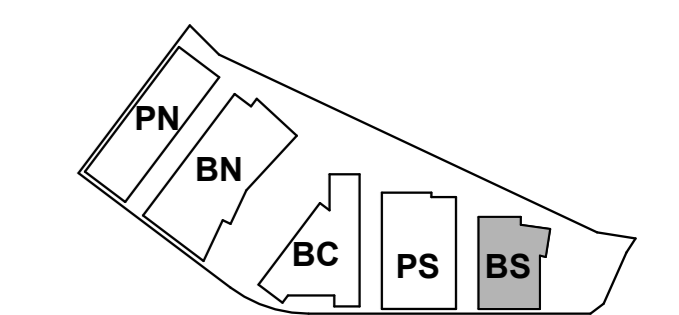


**1 SOUTH BUILDING - SECTION 2**  
1/16" = 1'-0"

8/17/2022 3:37:53 PM

**Peninsula Crossing**  
1200-1340 Old Bayshore Hwy, Burlingame, CA 94010

KEYPLAN



PROJECT NO.: 20045.00

DATE: 08/19/2022

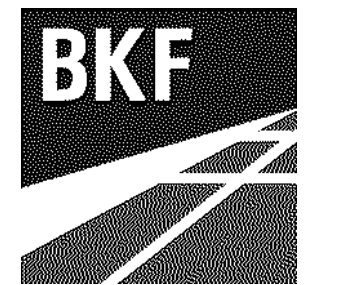
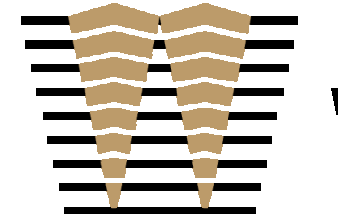
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SHEET TITLE:

**BUILDING SOUTH - SECTIONS**

SHEET NO.:

**ENT A.BS-332**



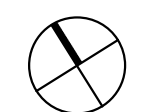
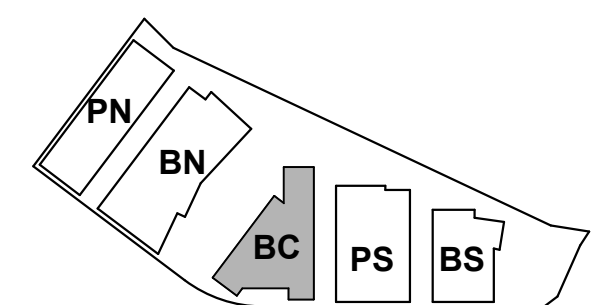
ISSUES	DATE
ENTITLEMENT APPLICATION	03/24/2022
ENTITLEMENT APPLICATION #2	08/19/2022
ENTITLEMENT APPLICATION #3	12/09/2022
ENTITLEMENT APPLICATION #4	09/18/2023



# BUILDING CENTER (BC)

**Peninsula Crossing**  
1200-1340 Old Bayshore Hwy, Burlingame, CA 94010

KEYPLAN



PROJECT NO.: 20045.00

DATE: 08/19/2022

SCALE:

SHEET TITLE:

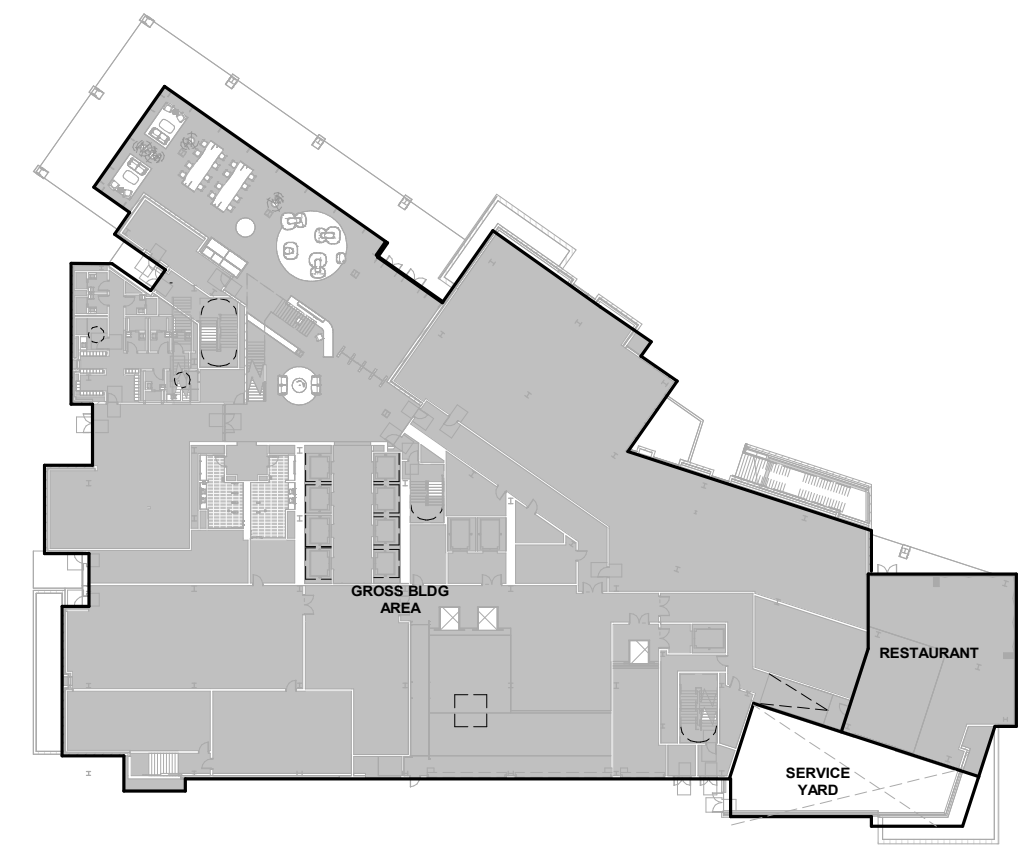
**BUILDING CENTER -  
COVER**

SHEET NO.:

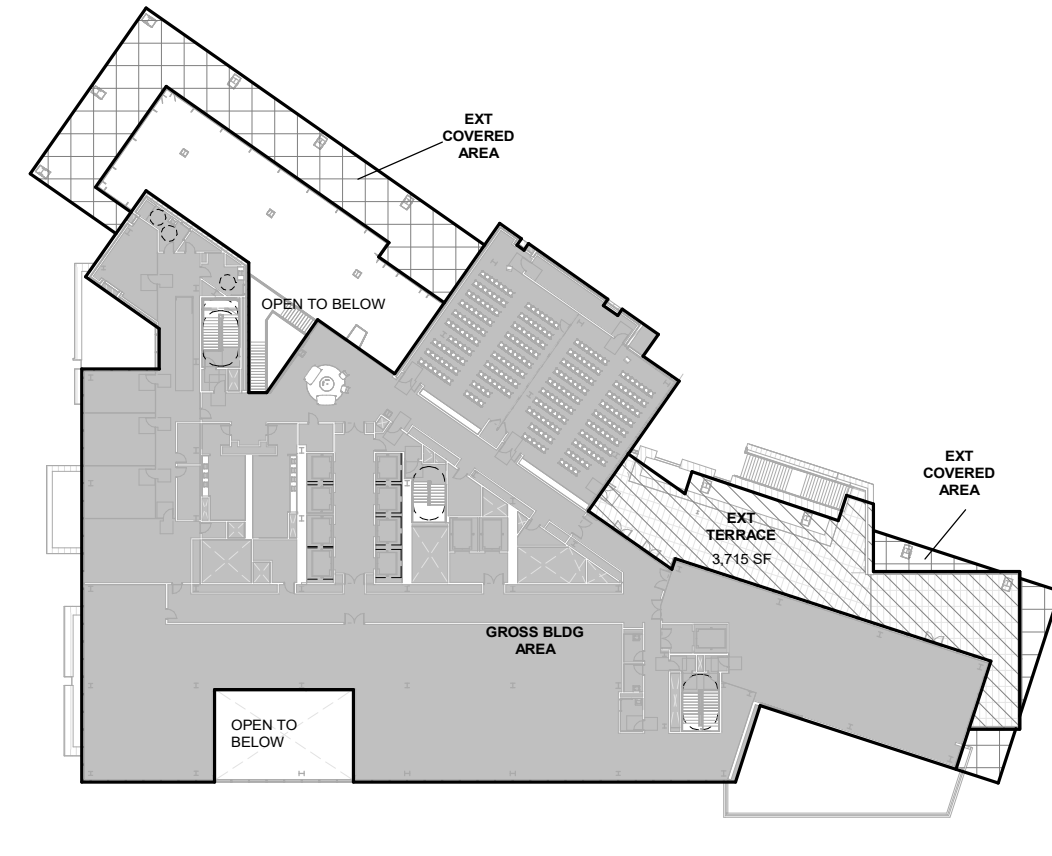
**ENT A.BC-000**



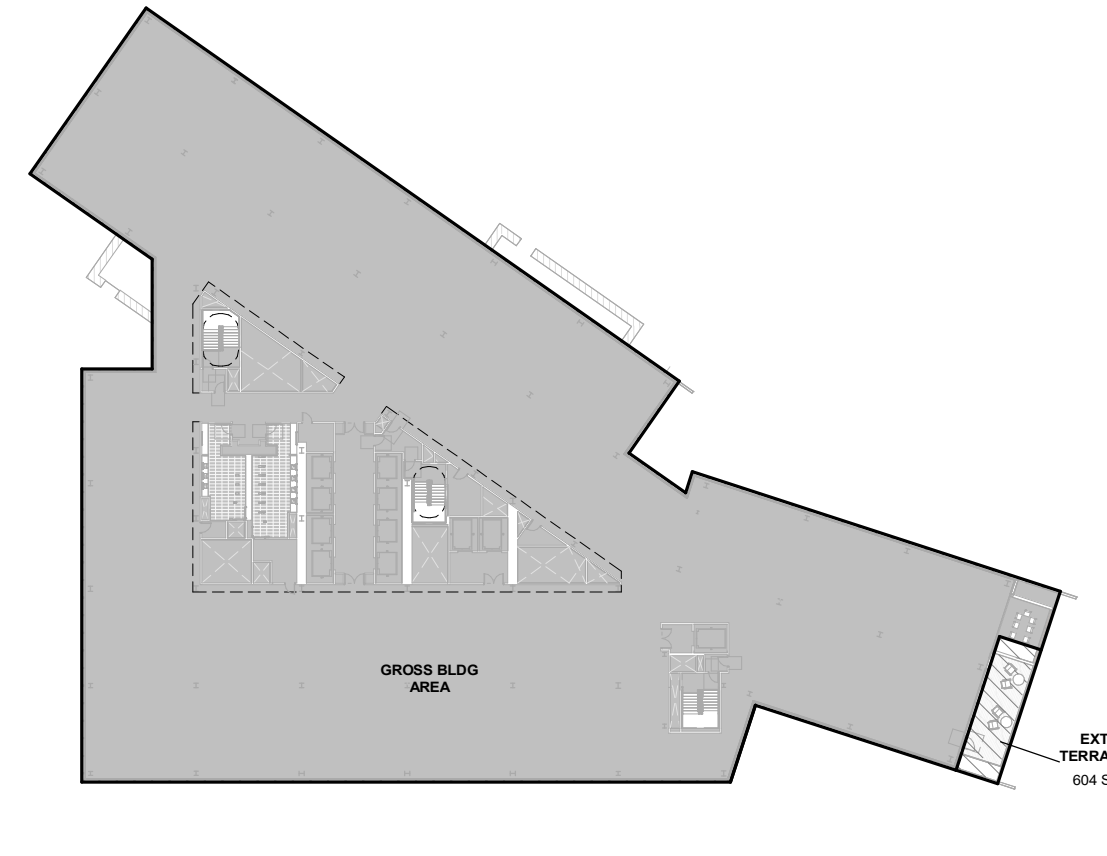




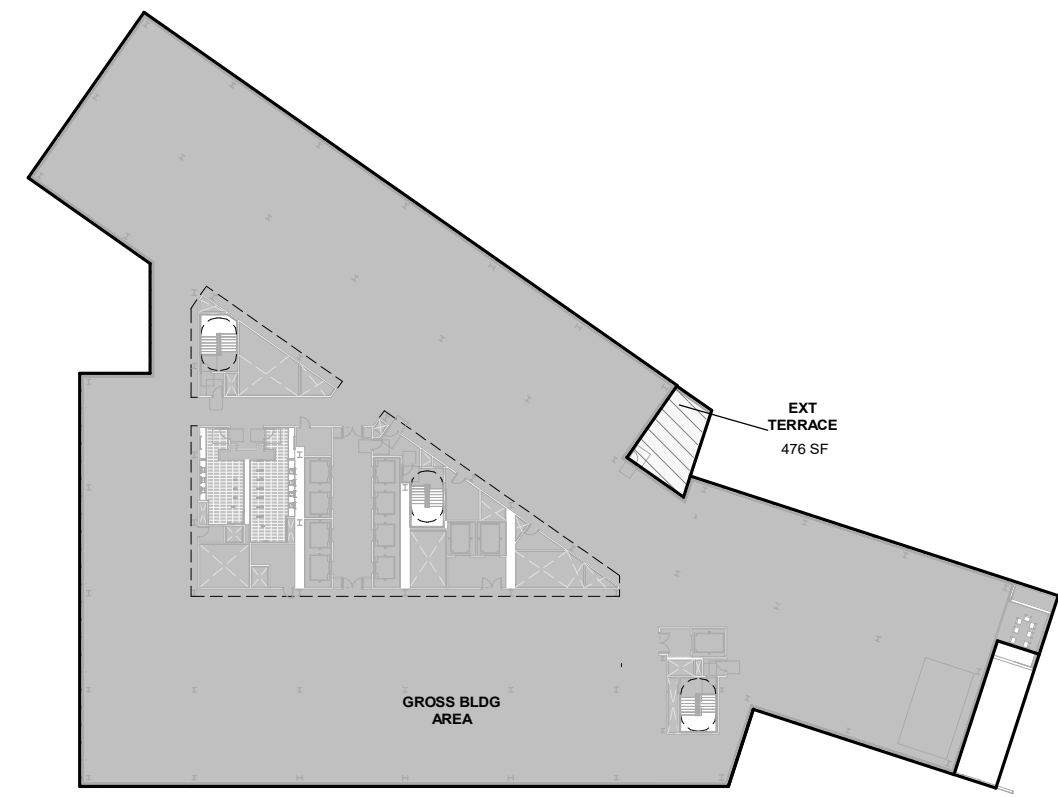
1 GROSS AREA - LEVEL 1  
1" = 60'-0"



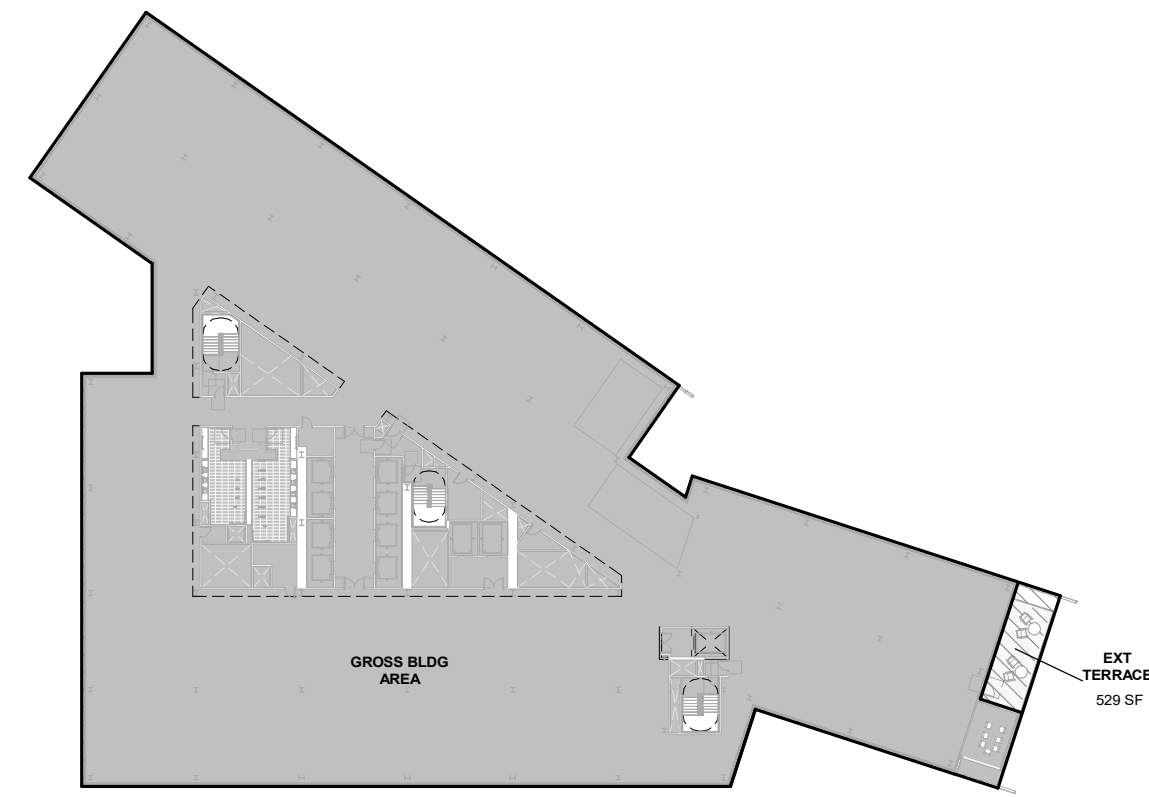
2 GROSS AREA - LEVEL 2  
1" = 60'-0"



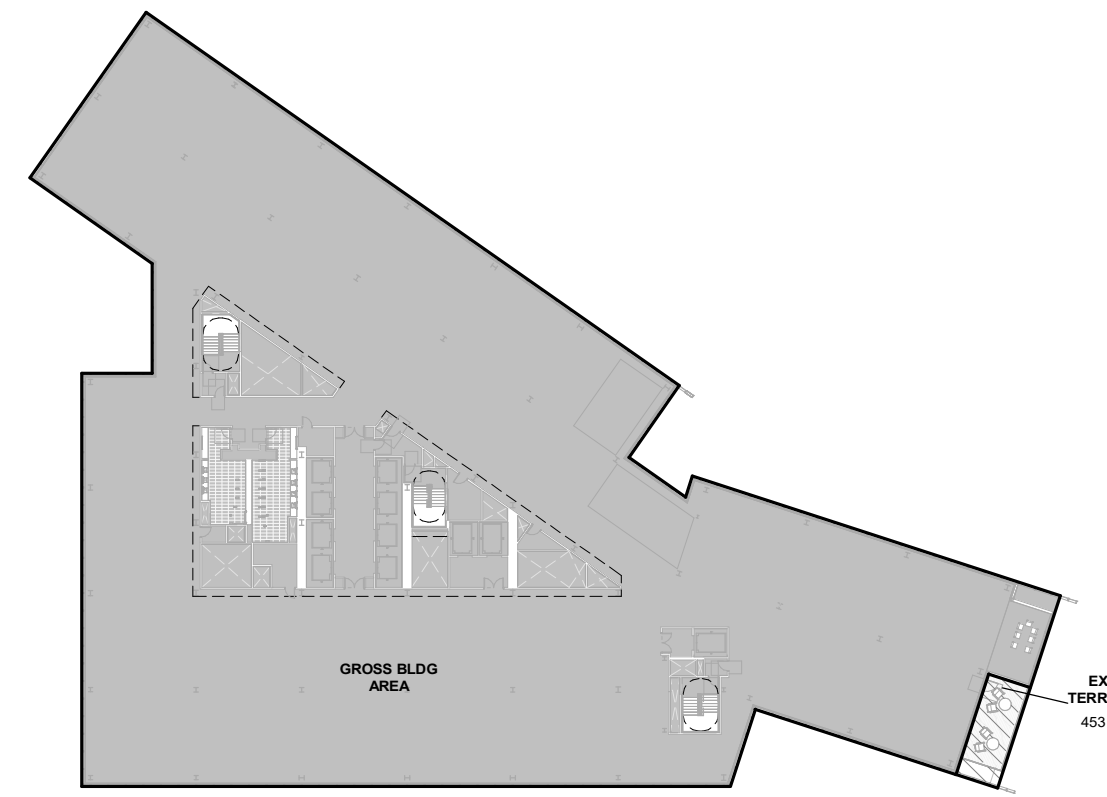
3 GROSS AREA - LEVEL 3  
1" = 60'-0"



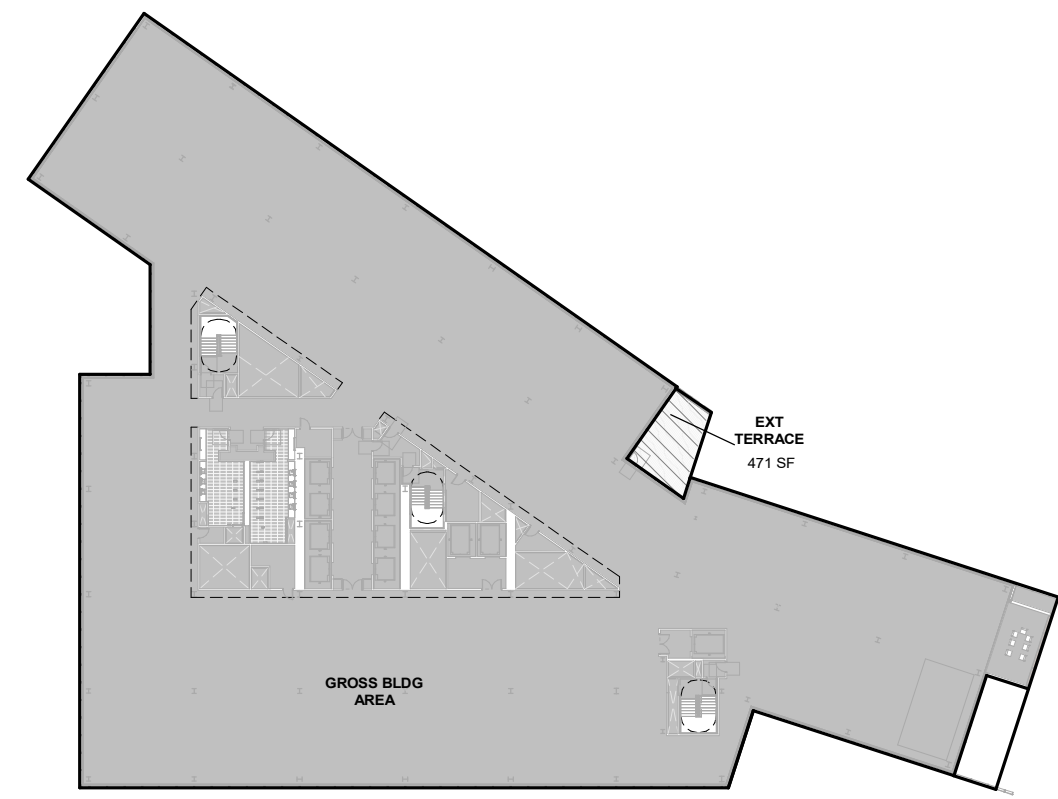
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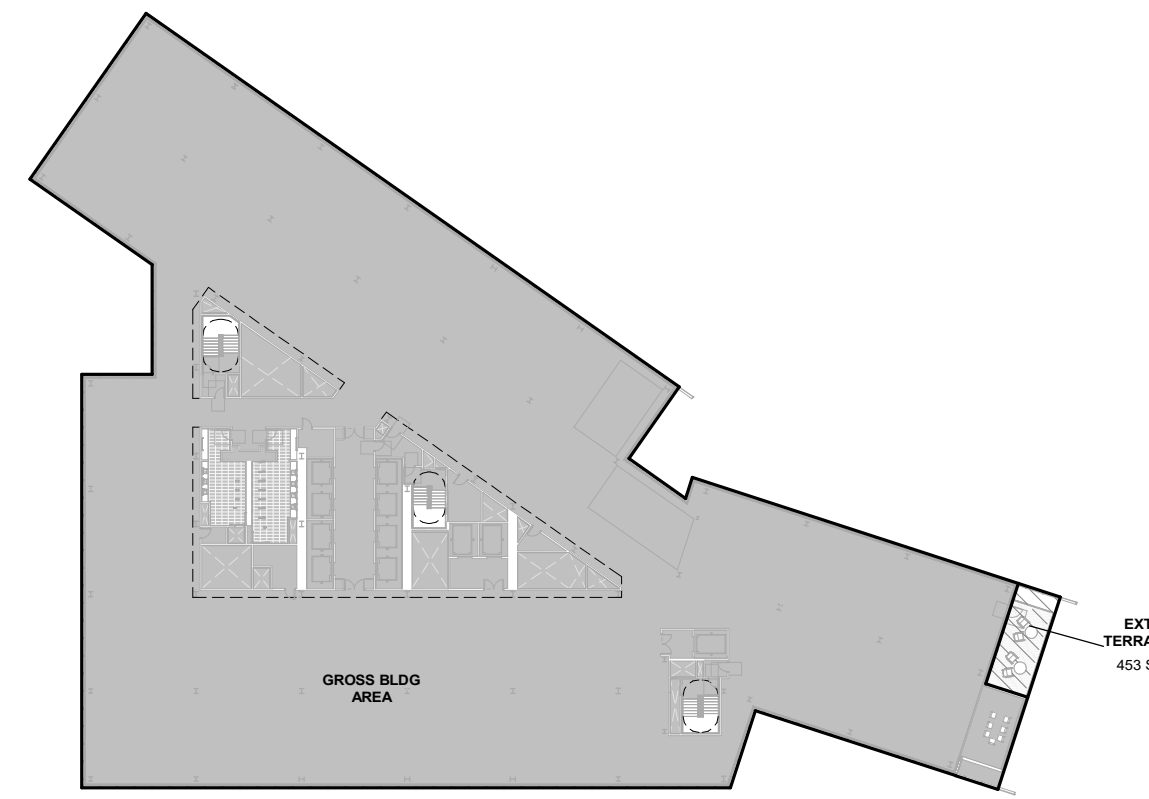
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1" = 60'-0"



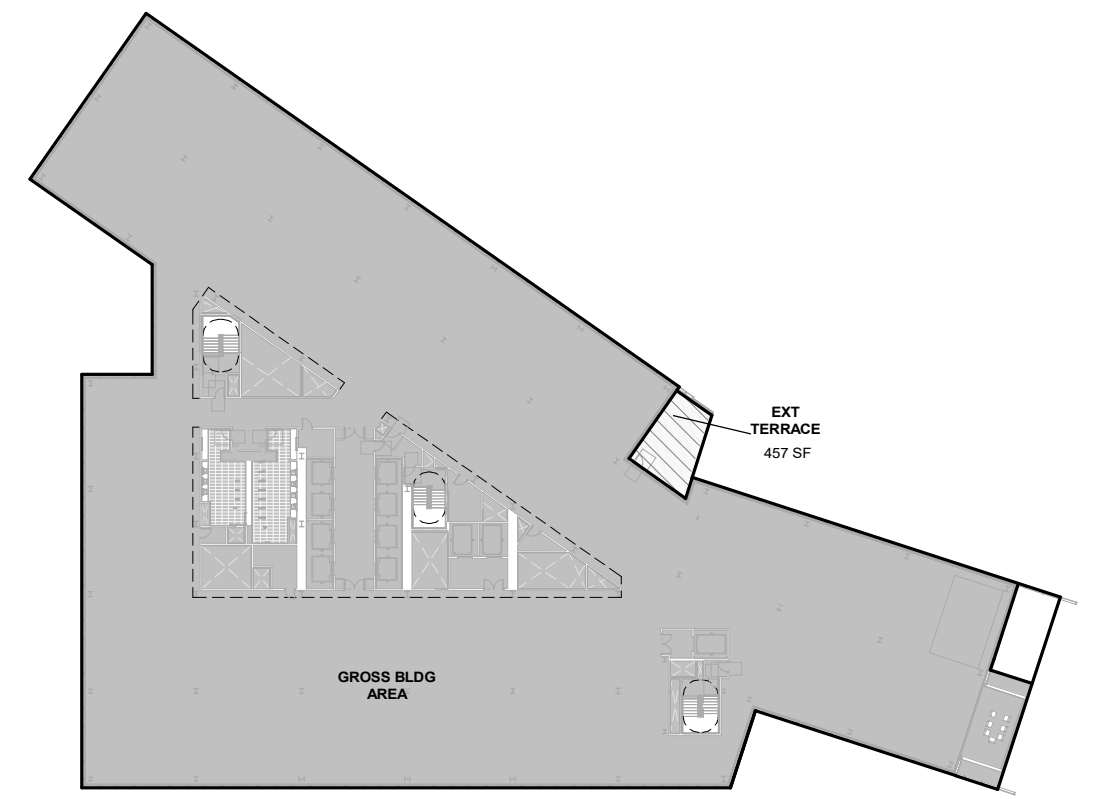
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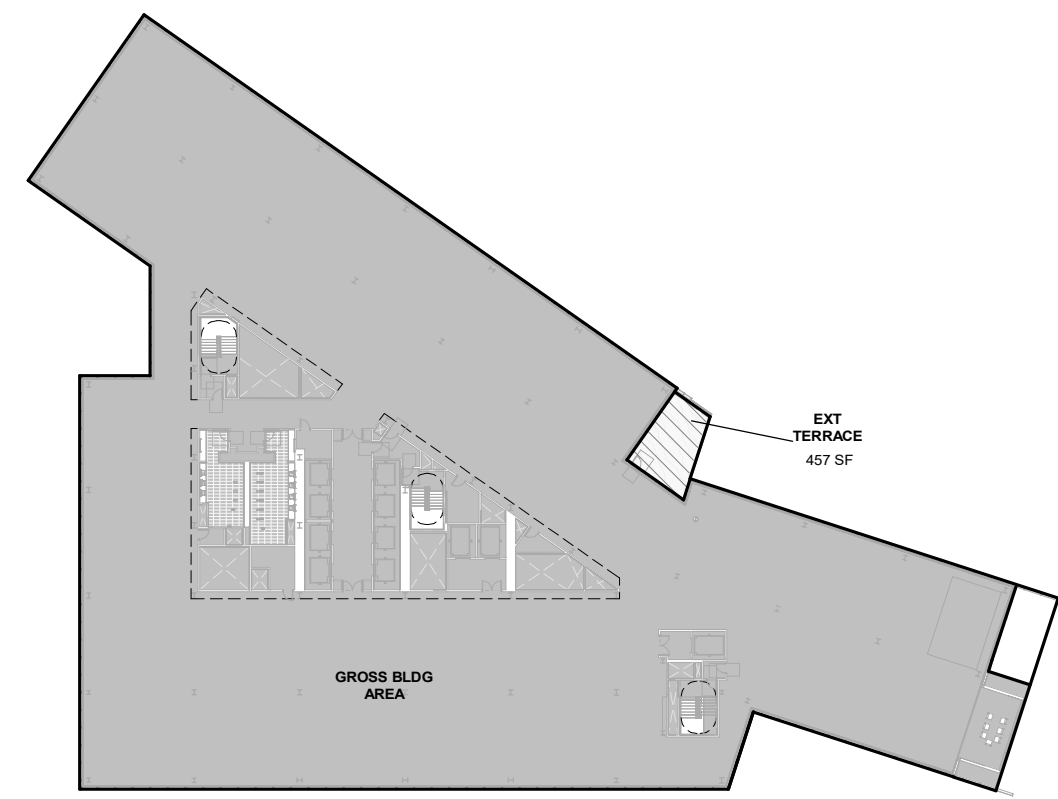
7 GROSS AREA - LEVEL 7  
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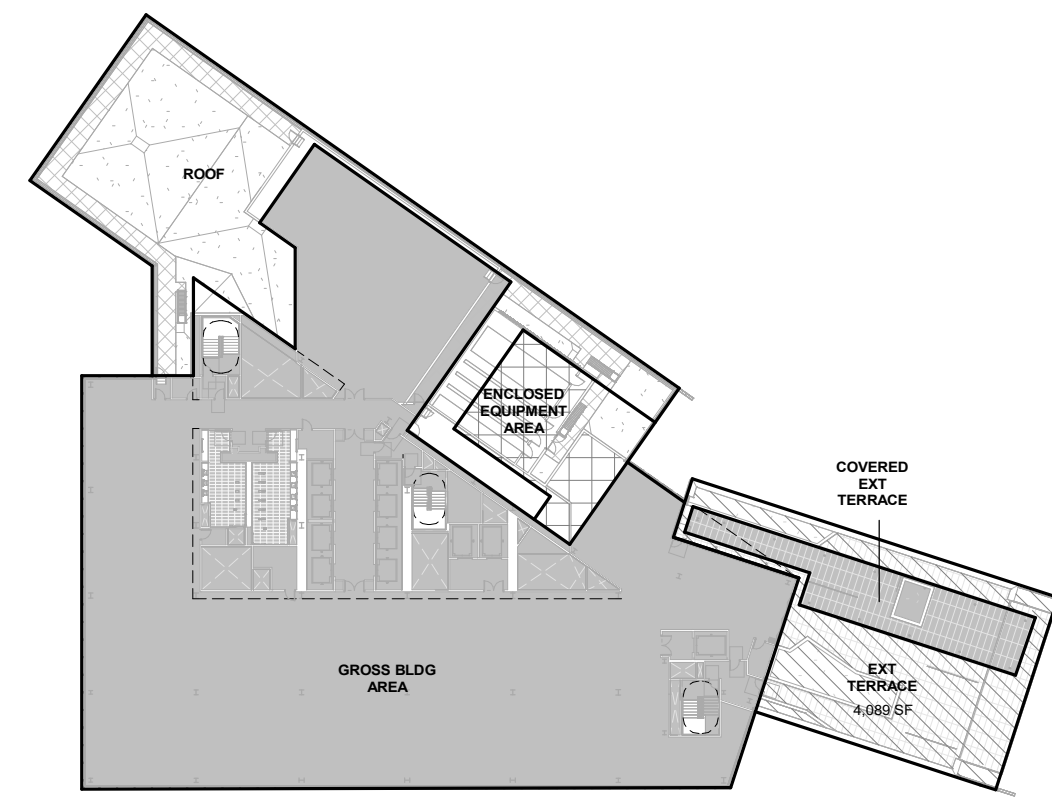
8 GROSS AREA - LEVEL 8  
1" = 60'-0"



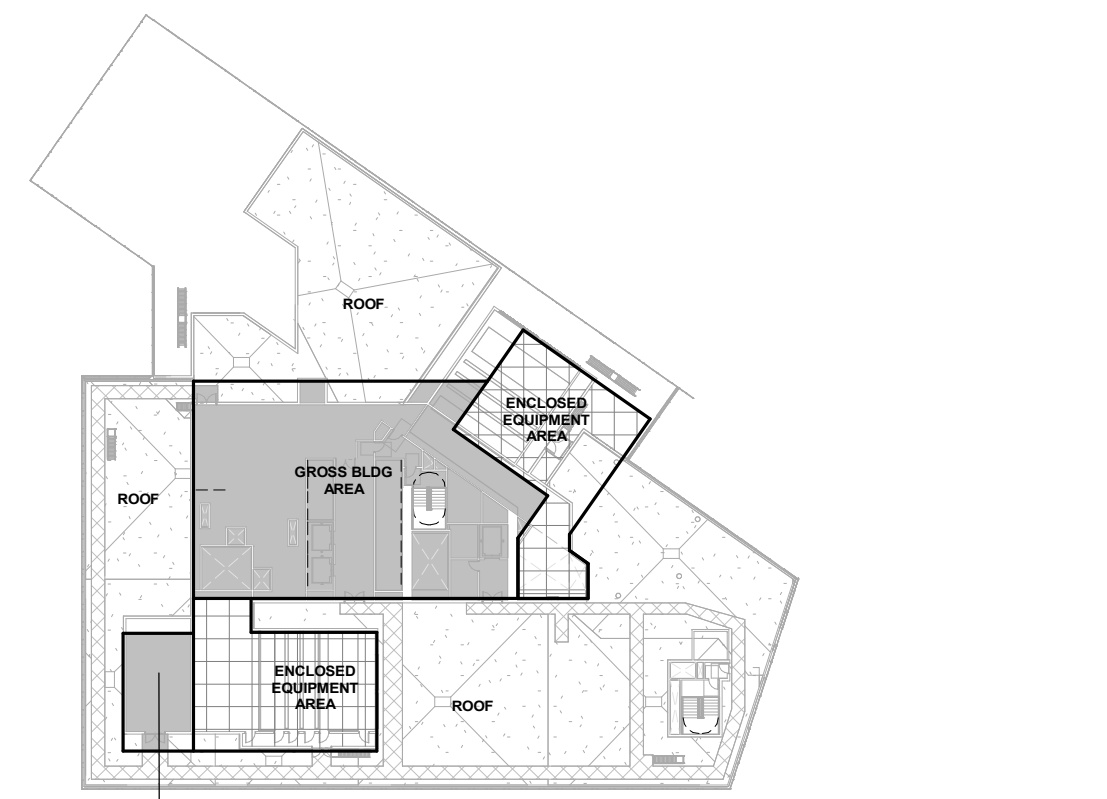
9 GROSS AREA - LEVEL 9  
1" = 60'-0"



10 GROSS AREA - LEVEL 10  
1" = 60'-0"



11 GROSS AREA - LEVEL 11  
1" = 60'-0"



12 GROSS AREA - ROOF  
1" = 60'-0"

LEGEND

\*REFER TO SHEET ENT G-002 FOR ALL BUILDING AREAS

GROSS BUILDING AREA

GROSS BUILDING AREA IS DEFINED AND CALCULATED PER BURLINGAME MUNICIPAL CODE TITLE 25

ARTICLE 3. REGULATIONS AND STANDARDS APPLICABLE TO ALL ZONING DISTRICTS

25.030.060.A - Determining Floor Area, Generally.

The floor area of a building shall be the sum of all floors of a building or buildings, as measured to the outside surfaces of the exterior walls of the structure or structures and including such areas as halls, stairways, covered porches and balconies, elevator shafts, service and mechanical equipment rooms and basements, cellars, and improved space in attic areas.

25.030.060.D.2 - Non-Residential Exemptions.

Exempted from floor area ratio computation for commercial development are:

- a. Chimneys, cupolas, and flag poles.
- b. Canopies at entrances to buildings.
- c. Balconies (uncovered or covered).
- d. Covered walkways and arcades.
- e. Ground level trellises.
- f. Trash enclosures.
- g. Water tanks, elevator penthouses, and other mechanical appurtenances.
- h. Fire or hose towers.
- i. Ground level service yards, if open to the sky, and which may otherwise be partially enclosed.

ARTICLE 8. DEFINITIONS

25.108.070 - "F" Definitions.

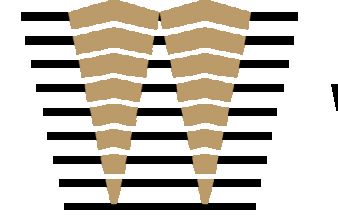
Floor area, gross. The total area enclosed within a building, including closets, stairways, and utility and mechanical rooms, measured from the outside face of the walls.

NOTE:

GROSS AREAS SHOWN HERE ARE INCLUSIVE OF ALL AREA INSIDE THE HEAVY BLACK LINES, INCLUDING STAIRS, SHAFTS, PLUMBING FIXTURE AREAS, WALL THICKNESSES ETC.

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WATRY DESIGN, INC.  
Architect - Engineers - Interior Designers



moffatt & nichol

WATT

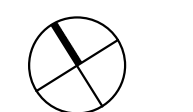
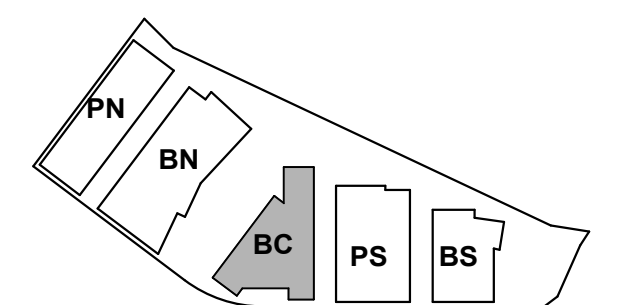
ISSUES	DATE
ENTITLEMENT APPLICATION	03/24/2022
ENTITLEMENT APPLICATION #2	08/19/2022
ENTITLEMENT APPLICATION #3	12/09/2022
ENTITLEMENT APPLICATION #4	09/18/2023

DW Burlingame Venture, LLC

Peninsula Crossing

1200-1340 Old Bayshore Hwy, Burlingame, CA 94010

KEYPLAN



PROJECT NO.: 20045.00

DATE: 10/21/2022

SCALE: 1" = 60'-0"

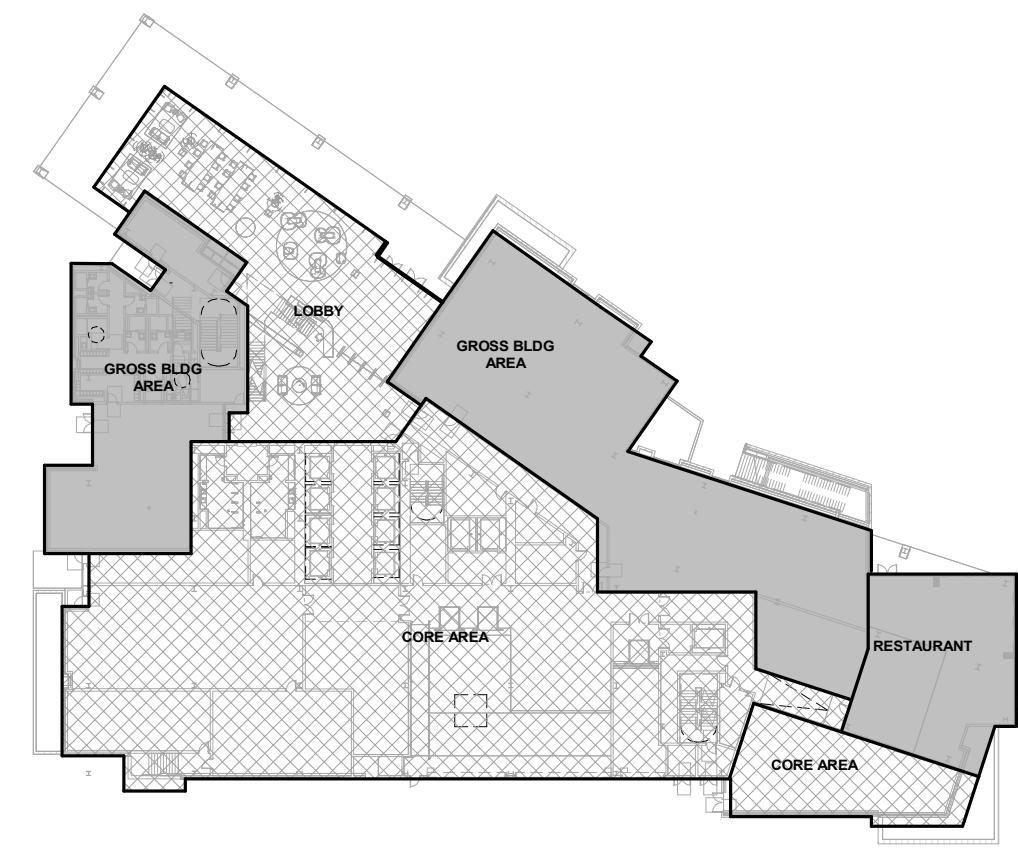
SHEET TITLE:

BUILDING CENTER -  
AREA PLANS

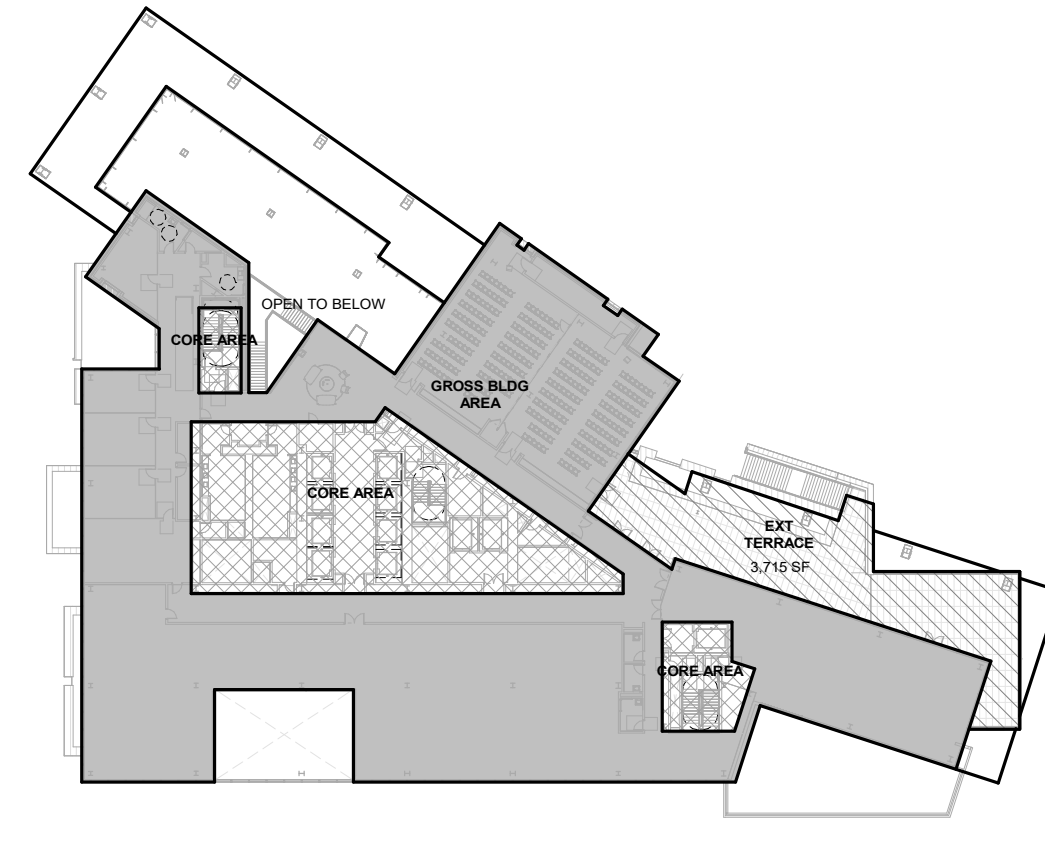
SHEET NO.:

ENT A.BC-020

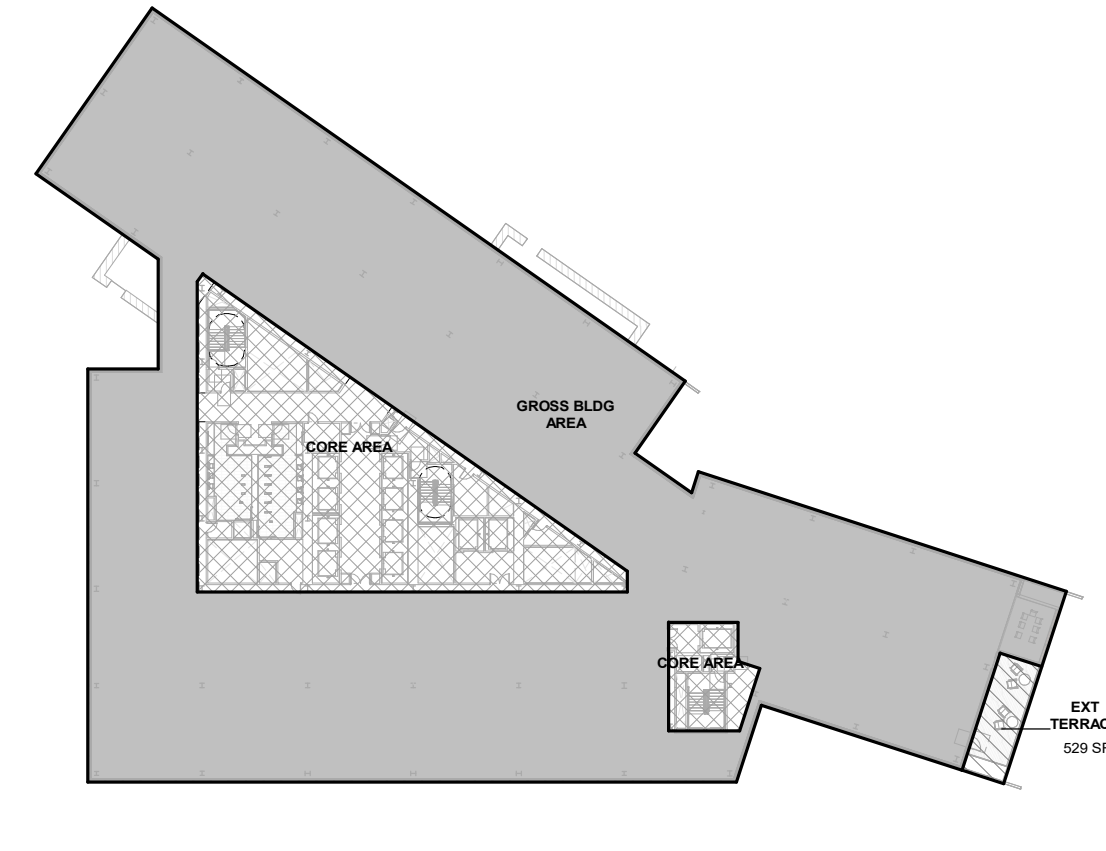
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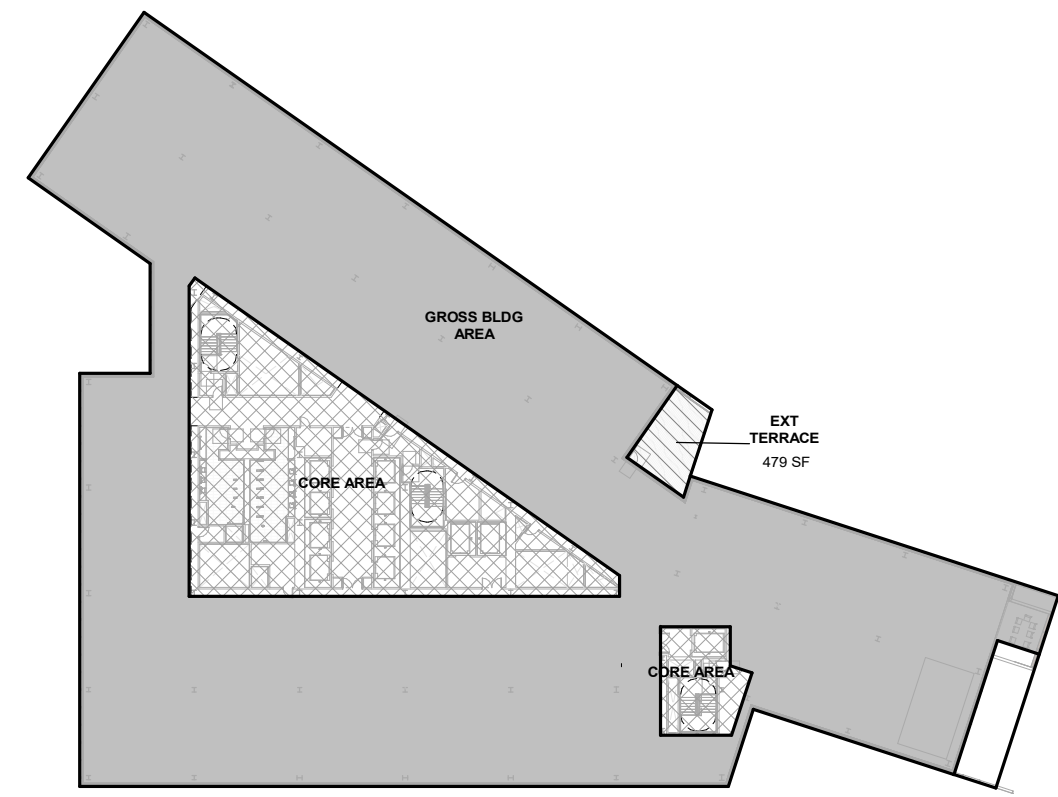
1 LEVEL 1 PARKING AREA  
1" = 60'-0"



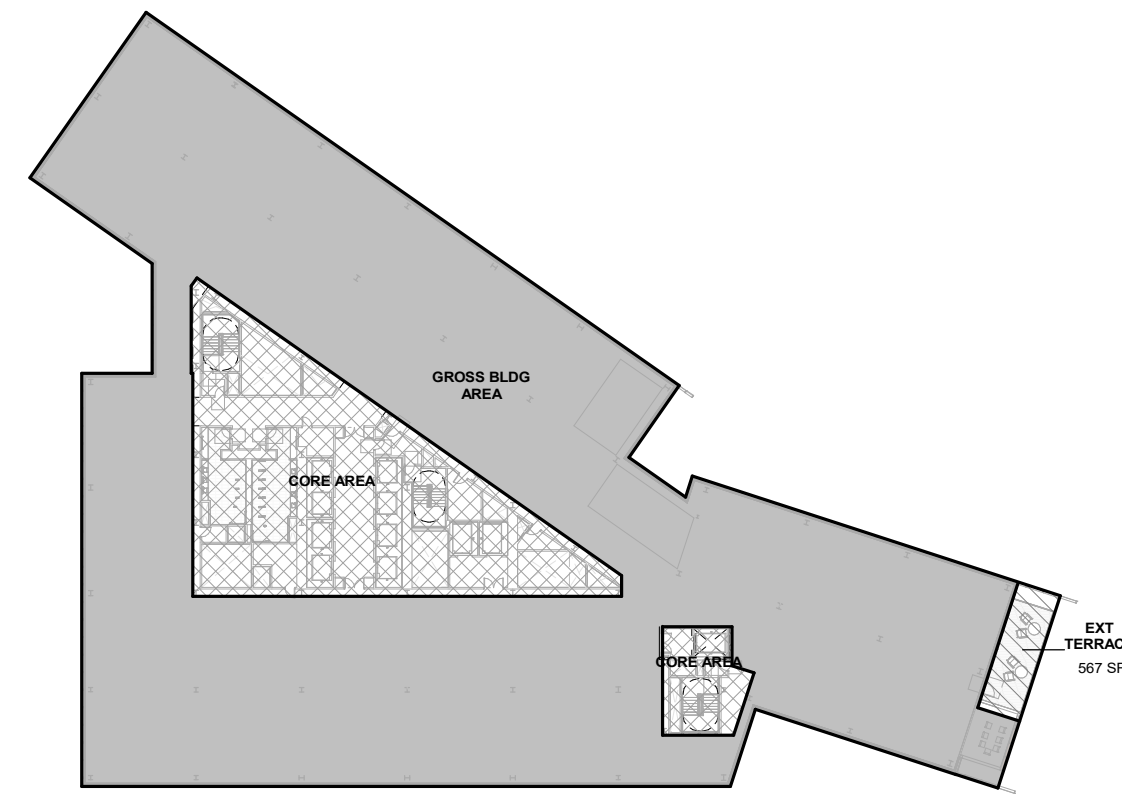
2 LEVEL 2 PARKING AREA  
1" = 60'-0"



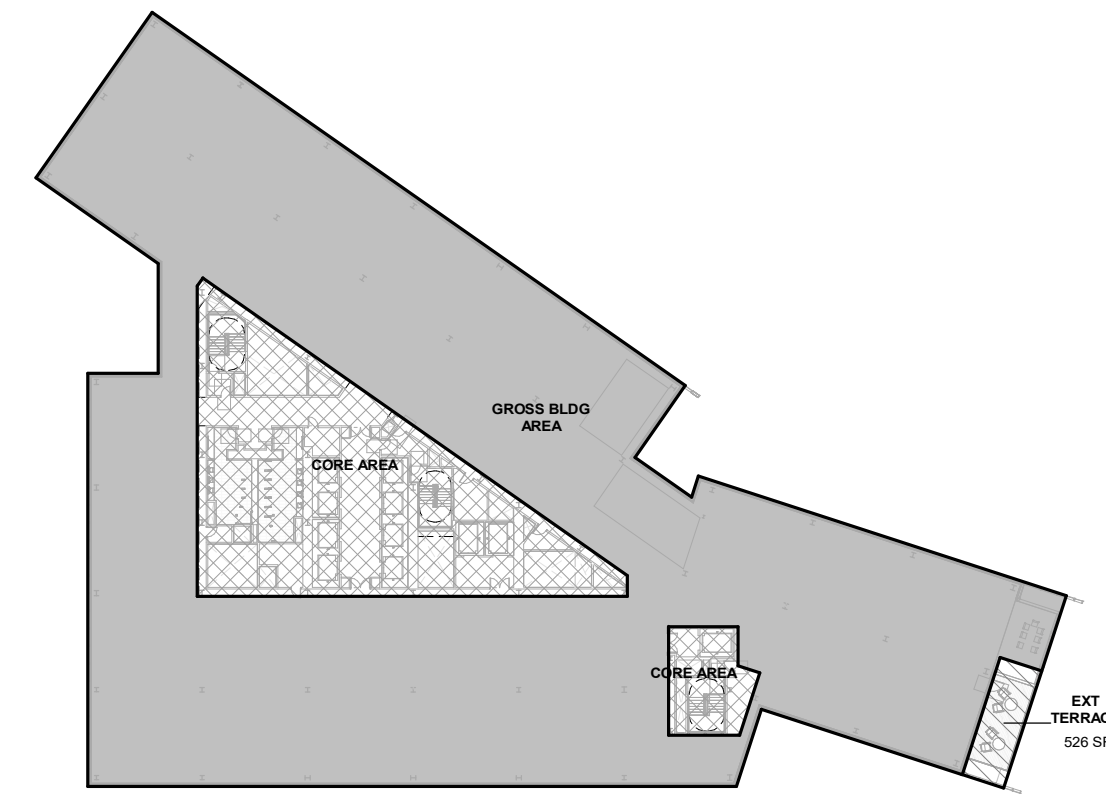
3 LEVEL 3 PARKING AREA  
1" = 60'-0"



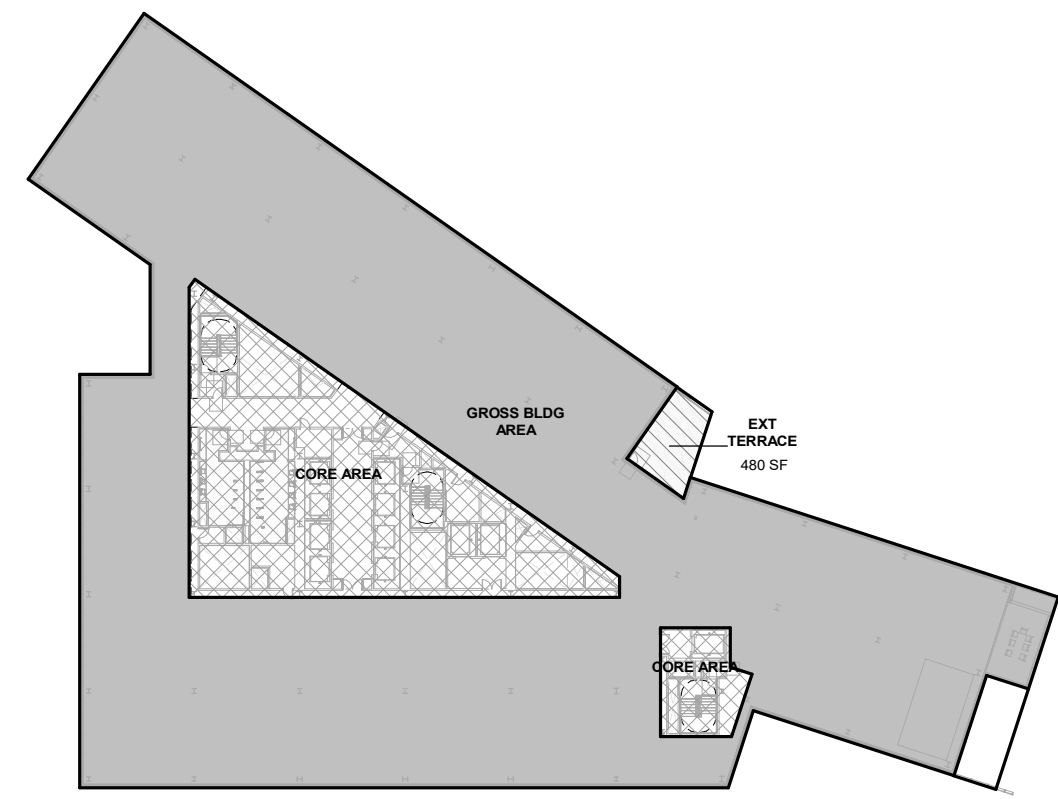
4 LEVEL 4 PARKING AREA  
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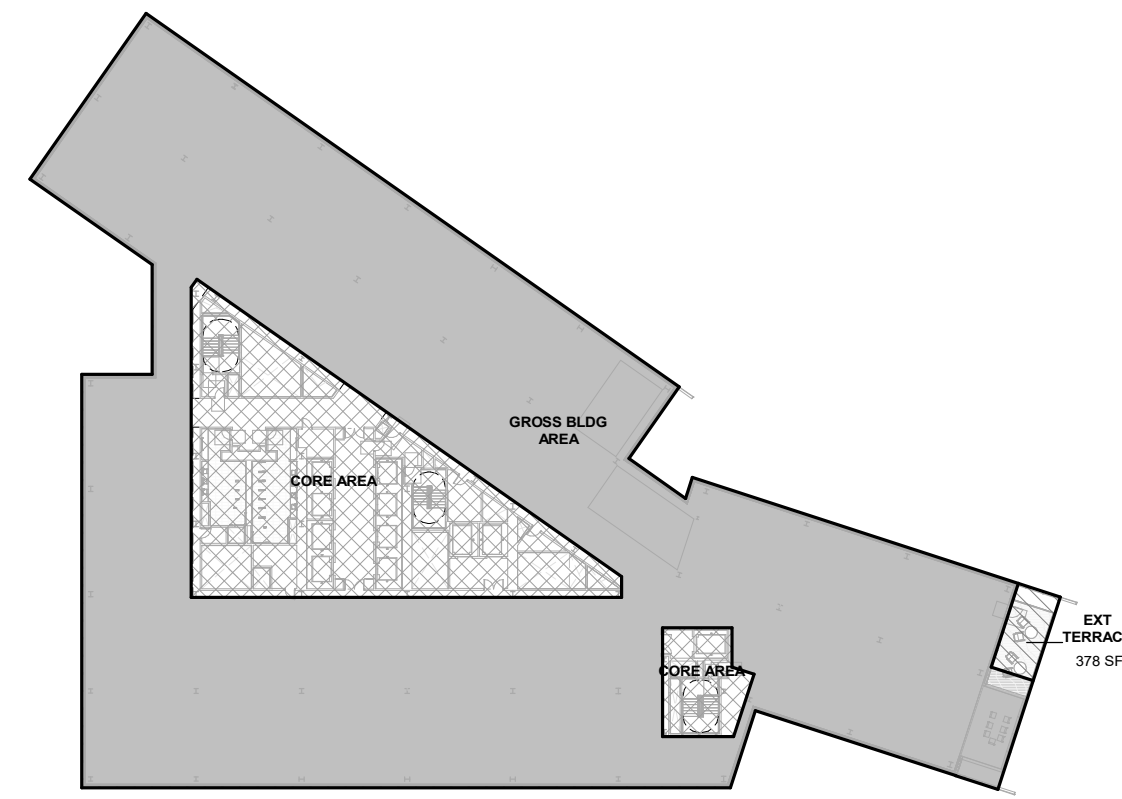
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1" = 60'-0"



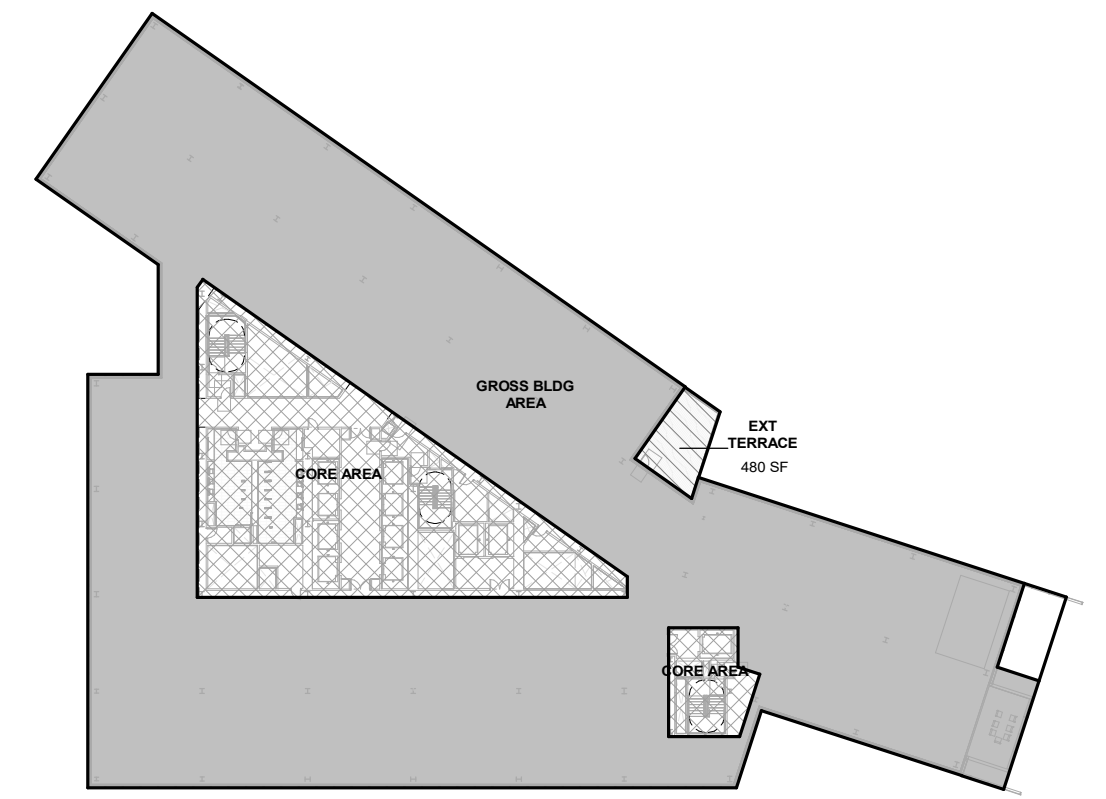
6 LEVEL 6 PARKING AREA  
1" = 60'-0"



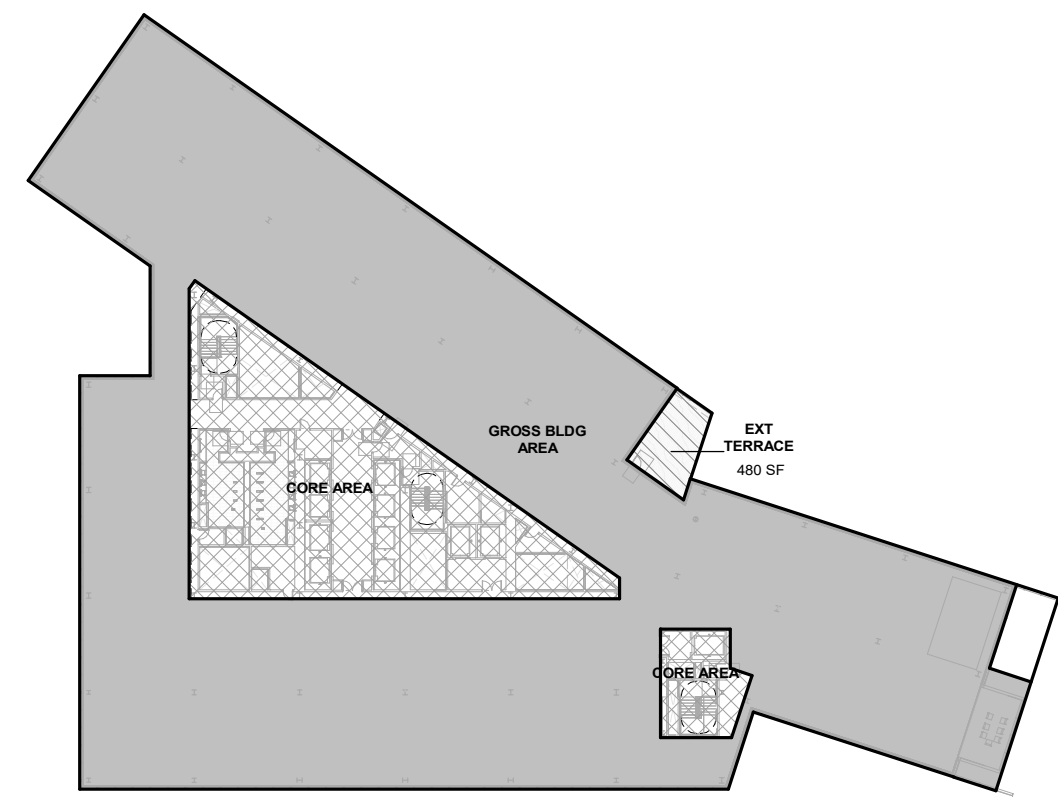
7 LEVEL 7 PARKING AREA  
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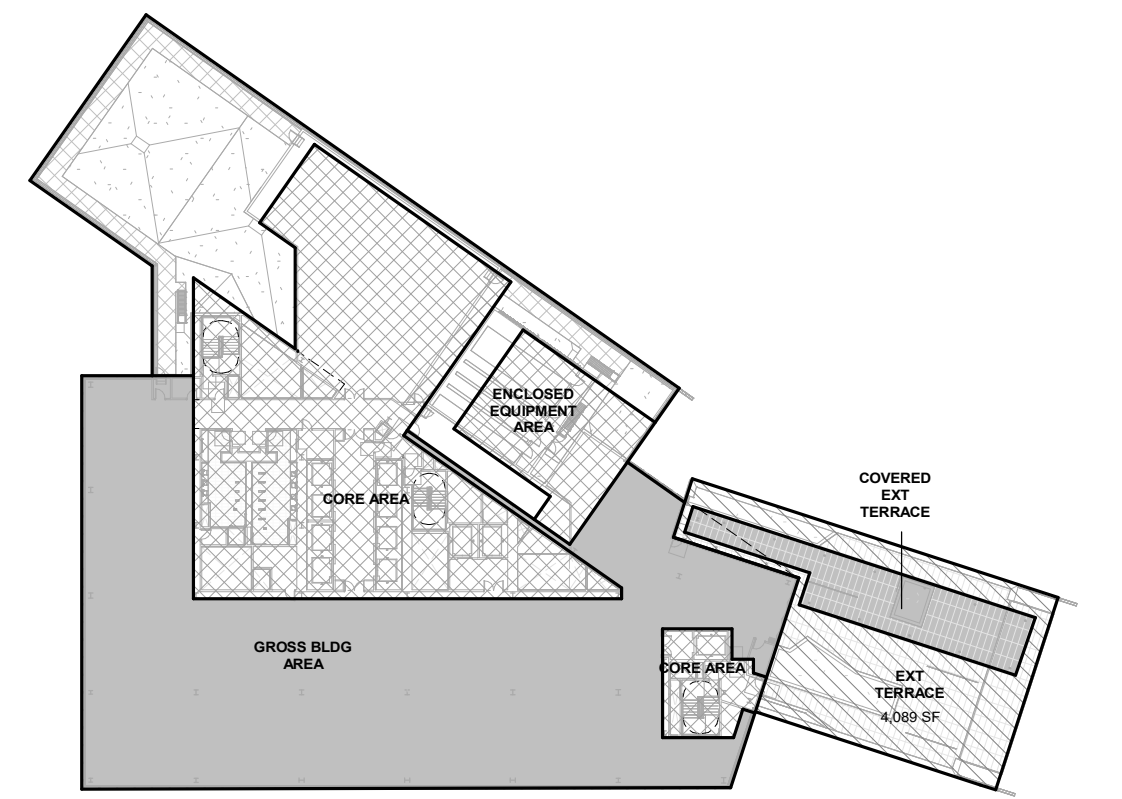
8 LEVEL 8 PARKING AREA  
1" = 60'-0"



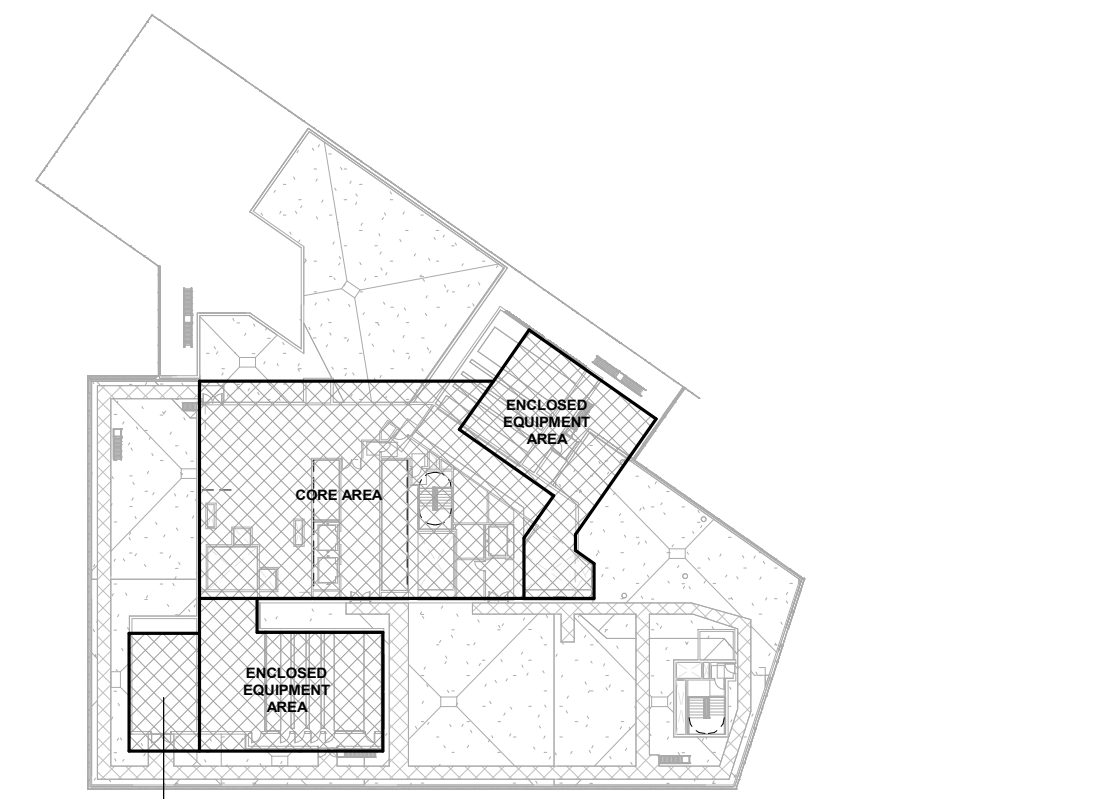
9 LEVEL 9 PARKING AREA  
1" = 60'-0"



10 LEVEL 10 PARKING AREA  
1" = 60'-0"



11 LEVEL 11 PARKING AREA  
1" = 60'-0"



12 LEVEL 12 PARKING AREA  
1" = 60'-0"

LEGEND

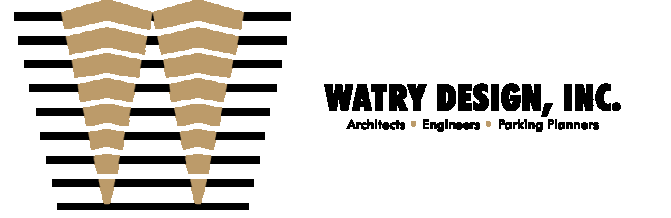
\*REFER TO SHEET ENT G-002 FOR ALL PARKING COUNTS AND RATIOS  
**AREA CALCULATIONS FOR VEHICLE PARKING SPACE REQUIREMENTS**  
 PARKING CALCULATIONS IS DEFINED AND CALCULATED PER BURLINGAME MUNICIPAL CODE TITLE 25.  
 ARTICLE 3. REGULATIONS AND STANDARDS APPLICABLE TO ALL ZONING DISTRICTS:  
**25.040.A.7 - Parking Calculations**  
 a. Floor Area. The parking requirement calculation shall be based on the gross floor area of the entire use, unless stated otherwise. Areas that are not leasable or generally not occupied, such as lobbies, hallways, stairways, break rooms, restrooms, and utility rooms, shall not be included in the parking requirement calculation.

BLDG CENTER - LEASABLE AREA SUMMARY	
INTERIOR LEASABLE AREA	PROPOSED
Roof	0
Level 11	15,713
Level 10	33,725
Level 9	33,724
Level 8	33,725
Level 7	33,650
Level 6	33,577
Level 5	33,574
Level 4	33,498
Level 3	33,574
Level 2	23,252
Level 1 (Restaurant)	2,714
Level 1	12,575
<b>SUBTOTAL INTERIOR :</b>	<b>323,300</b>
EXTERIOR LEASABLE AREA	PROPOSED
Private Terrace (L11)	5,794
Private Balconies (L3-11)	3,901
Private Terrace (L2)	3,715
<b>SUBTOTAL EXTERIOR :</b>	<b>13,410</b>
<b>TOTAL LEASABLE AREA</b>	<b>PROPOSED</b>
<b>TOTAL:</b>	<b>336,709</b>

NOTE: Core, Lobby and Mechanical areas are excluded from leasable calculations shown above

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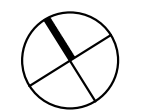
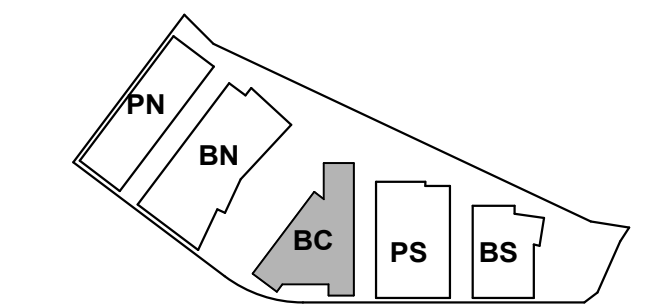


ISSUES	DATE
ENTITLEMENT APPLICATION	03/24/2022
ENTITLEMENT APPLICATION #2	08/19/2022
ENTITLEMENT APPLICATION #3	12/09/2022
ENTITLEMENT APPLICATION #4	09/18/2023

DW Burlingame Venture, LLC

Peninsula Crossing  
 1200-1340 Old Bayshore Hwy, Burlingame, CA 94010

KEYPLAN



PROJECT NO.: 20045.00

DATE: 10/21/2022

SCALE: 1" = 60'-0"

SHEET TITLE:

BUILDING CENTER -  
 PARKING REQ AREA  
 PLANS

SHEET NO.:  
 ENT A.BC-021

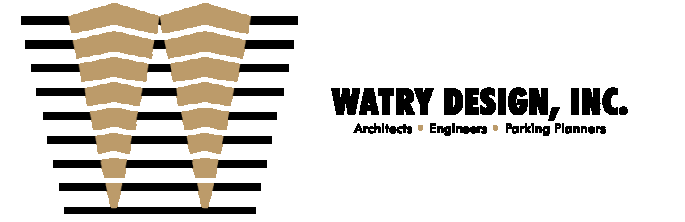
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8/17/2022 6:52:51 PM



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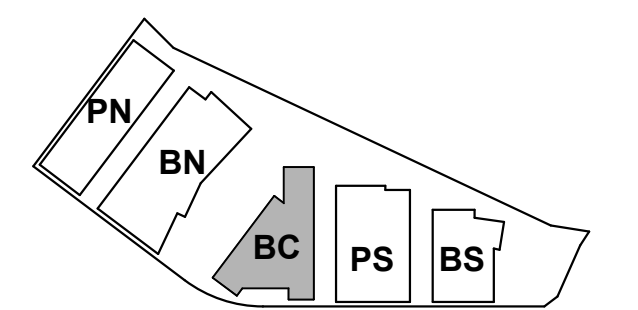
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ISSUES	DATE
ENTITLEMENT APPLICATION	03/24/2022
ENTITLEMENT APPLICATION #2	08/19/2022
ENTITLEMENT APPLICATION #3	12/09/2022
ENTITLEMENT APPLICATION #4	09/18/2023

## Peninsula Crossing

1200-1340 Old Bayshore Hwy, Burlingame, CA 94010

### KEYPLAN



PROJECT NO.: 20045.00

DATE: 08/19/2022

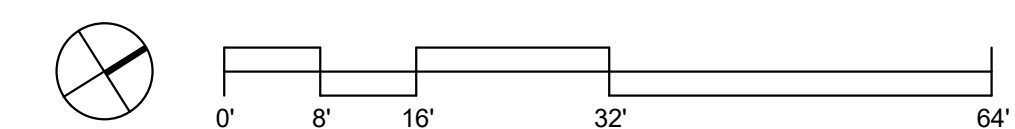
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SHEET TITLE:

**BUILDING CENTER -  
 FLOOR PLAN - LEVEL 1**

SHEET NO.:

**ENT A.BC-101**

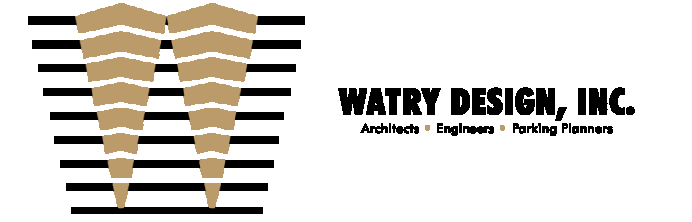


8/17/2022 5:37:25 PM



# WRNS STUDIO

501 SECOND STREET  
 4TH FLOOR, STE. 402  
 SAN FRANCISCO  
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 415.358.9100 FAX  
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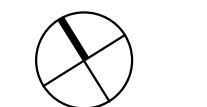
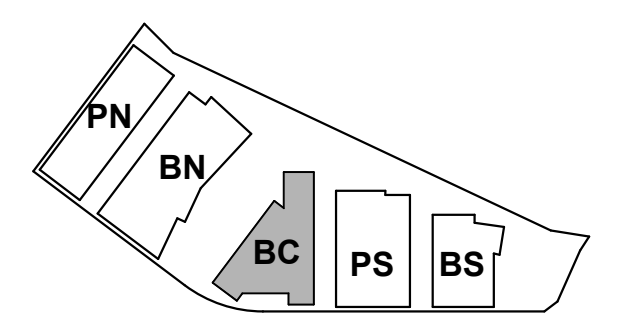
# WATT

ISSUES	DATE
ENTITLEMENT APPLICATION	03/24/2022
ENTITLEMENT APPLICATION #2	08/19/2022
ENTITLEMENT APPLICATION #3	12/09/2022
ENTITLEMENT APPLICATION #4	09/18/2023

## Peninsula Crossing

1200-1340 Old Bayshore Hwy, Burlingame, CA 94010

### KEYPLAN



PROJECT NO.: 20045.00

DATE: 08/19/2022

SCALE: 1/16" = 1'-0"

SHEET TITLE:

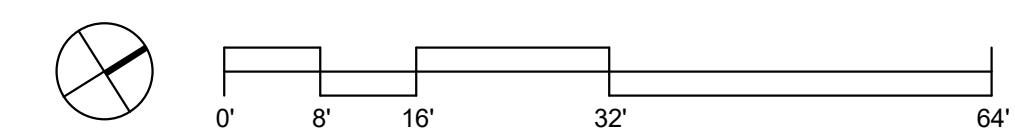
### BUILDING CENTER - FLOOR PLAN - LEVEL 2

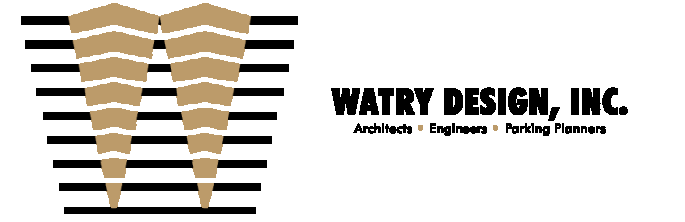
SHEET NO.:

# ENT A.BC-102

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If this drawing is not 24"x36", then the drawing has been revised from its original size. Noted scales must be adjusted. This line should be equal to one inch.



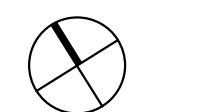
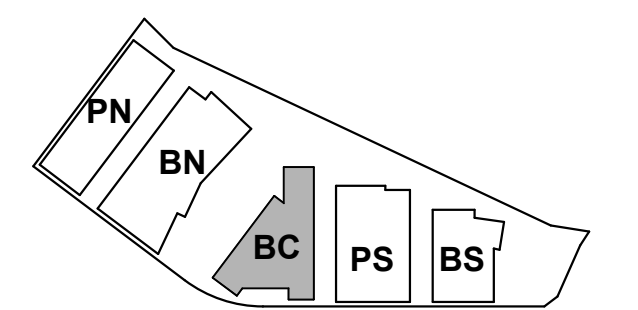


**WATT**

ISSUES	DATE
ENTITLEMENT APPLICATION	03/24/2022
ENTITLEMENT APPLICATION #2	08/19/2022
ENTITLEMENT APPLICATION #3	12/09/2022
ENTITLEMENT APPLICATION #4	09/18/2023

**Peninsula Crossing**  
1200-1340 Old Bayshore Hwy, Burlingame, CA 94010

KEYPLAN



PROJECT NO.: 20045.00

DATE: 08/19/2022

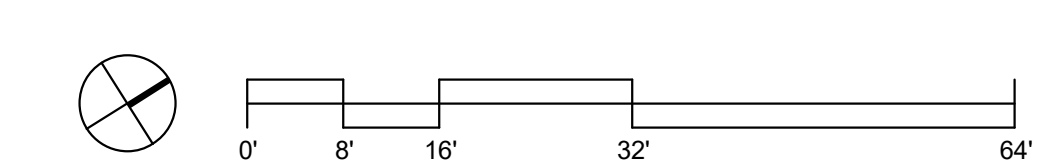
SCALE: 1/16" = 1'-0"

SHEET TITLE:

**BUILDING CENTER -  
FLOOR PLAN - LEVEL 3**

SHEET NO.:

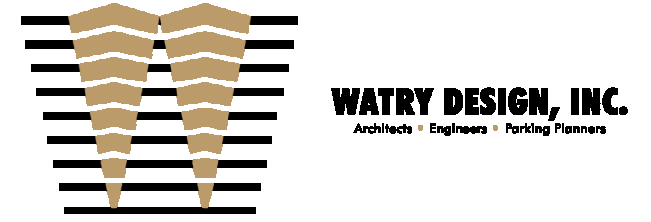
**ENT A.BC-103**



8/17/2022 5:37:51 PM

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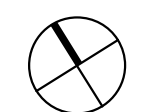
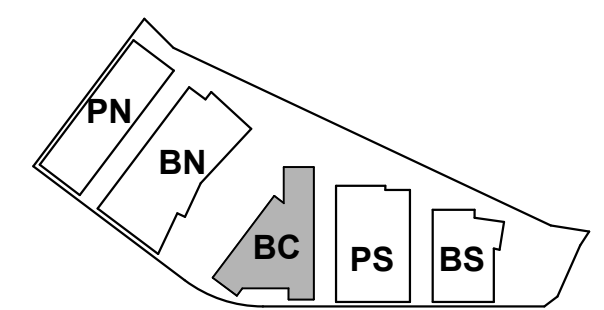


**WATT**

ISSUES	DATE
ENTITLEMENT APPLICATION	03/24/2022
ENTITLEMENT APPLICATION #2	08/19/2022
ENTITLEMENT APPLICATION #3	12/09/2022
ENTITLEMENT APPLICATION #4	09/18/2023

**Peninsula Crossing**  
1200-1340 Old Bayshore Hwy, Burlingame, CA 94010

KEYPLAN



PROJECT NO.: 20045.00

DATE: 08/19/2022

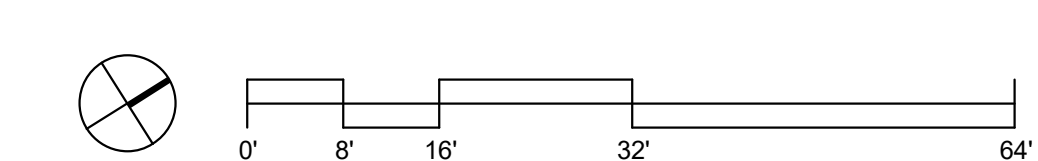
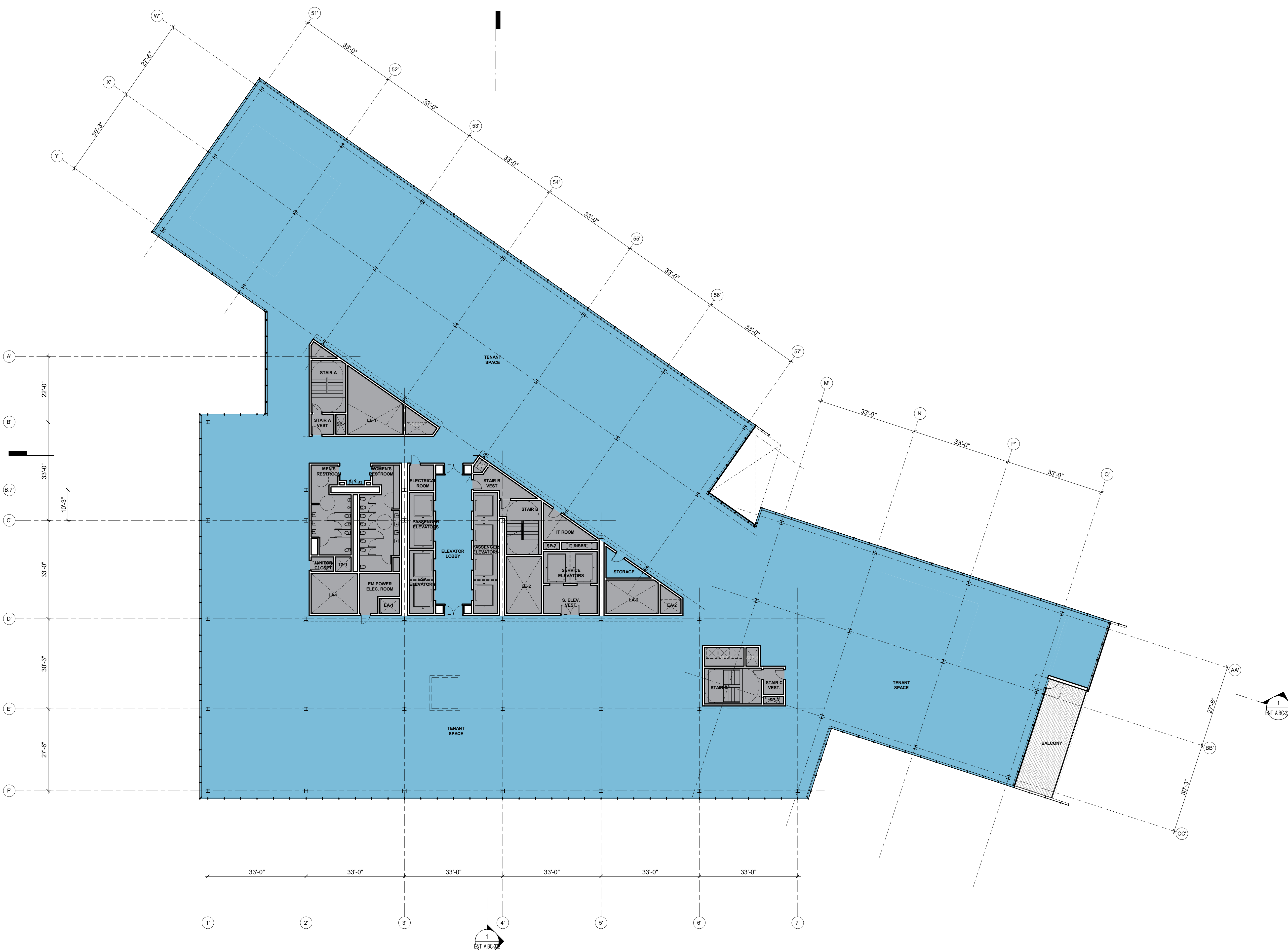
SCALE: 1/16" = 1'-0"

SHEET TITLE:

**BUILDING CENTER -  
FLOOR PLAN - TYPICAL  
LEVEL (4-10)**

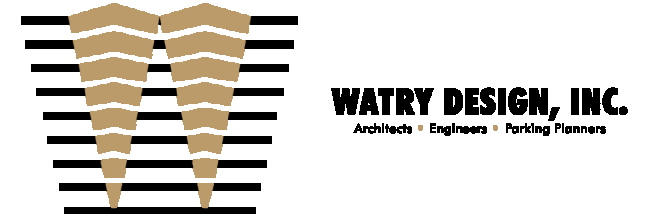
SHEET NO.:

**ENT A.BC-106**



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8/17/2022 5:39:05 PM

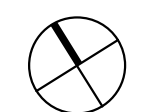
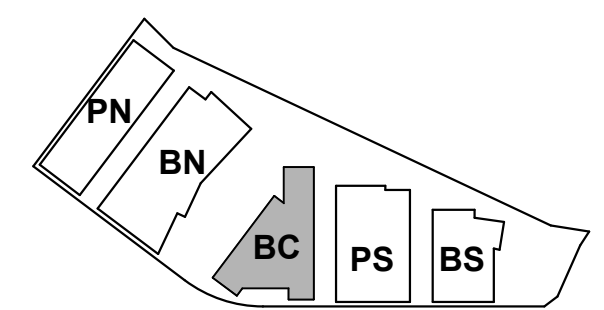


**WATT**

ISSUES	DATE
ENTITLEMENT APPLICATION	03/24/2022
ENTITLEMENT APPLICATION #2	08/19/2022
ENTITLEMENT APPLICATION #3	12/09/2022
ENTITLEMENT APPLICATION #4	09/18/2023

**Peninsula Crossing**  
1200-1340 Old Bayshore Hwy, Burlingame, CA 94010

KEYPLAN



PROJECT NO.: 20045.00

DATE: 08/19/2022

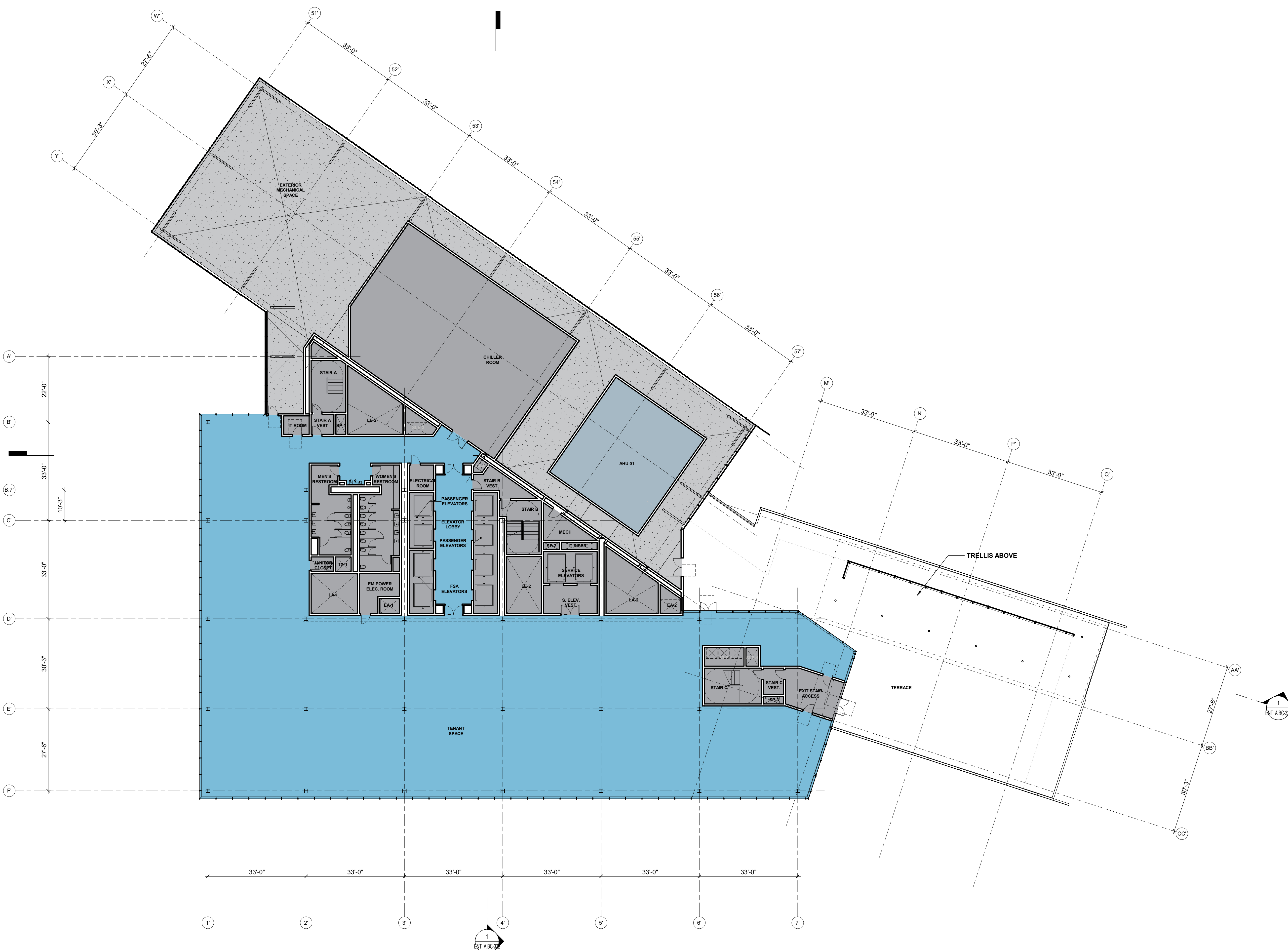
SCALE: 1/16" = 1'-0"

SHEET TITLE:

**BUILDING CENTER -  
FLOOR PLAN - LEVEL 11**

SHEET NO.:

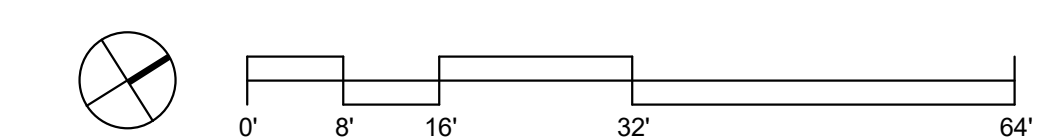
**ENT A.BC-111**

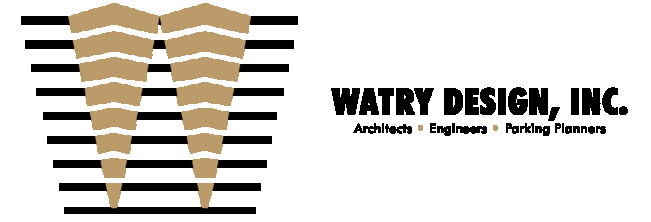


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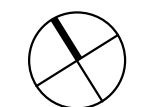
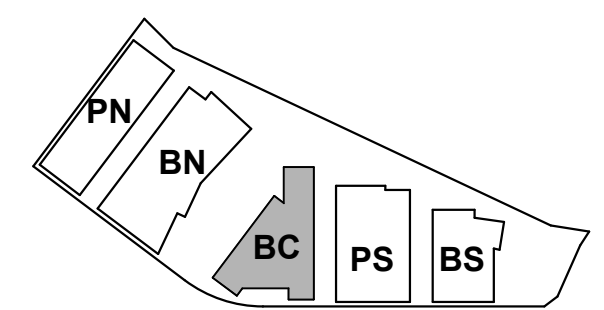




ISSUES	DATE
ENTITLEMENT APPLICATION	03/24/2022
ENTITLEMENT APPLICATION #2	08/19/2022
ENTITLEMENT APPLICATION #3	12/09/2022
ENTITLEMENT APPLICATION #4	09/18/2023

**Peninsula Crossing**  
1200-1340 Old Bayshore Hwy, Burlingame, CA 94010

KEYPLAN



PROJECT NO.: 20045.00

DATE: 08/19/2022

SCALE: 1/16" = 1'-0"

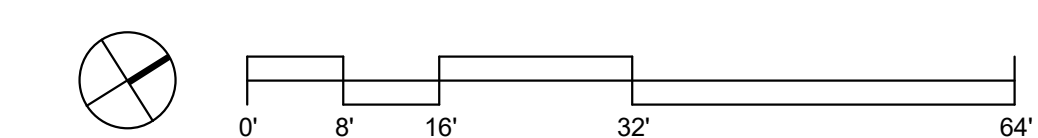
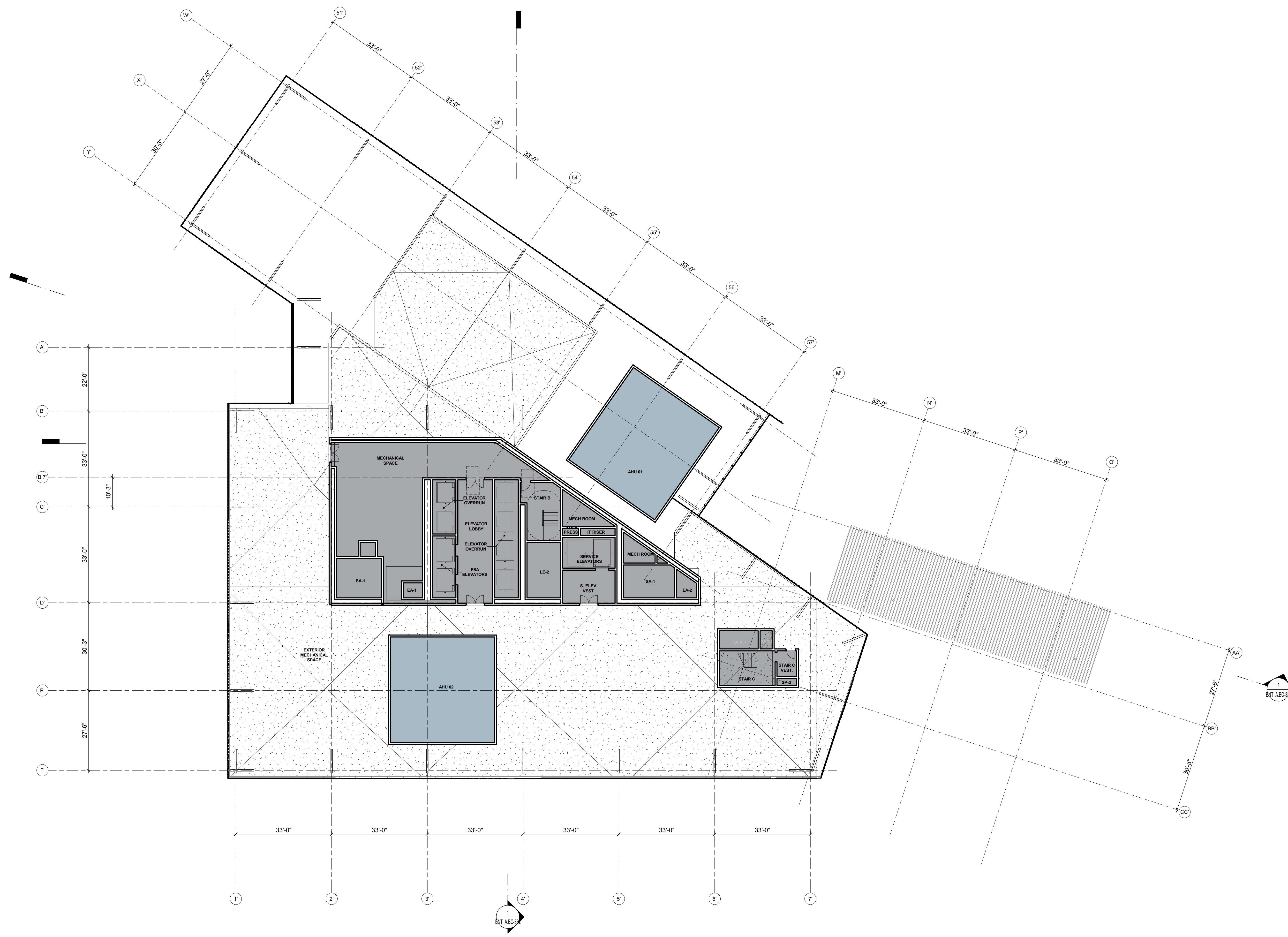
SHEET TITLE:

**BUILDING CENTER -  
FLOOR PLAN - ROOF  
LEVEL**

SHEET NO.:

**ENT A.BC-112**

8/17/2022 5:45:49 PM



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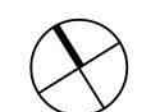
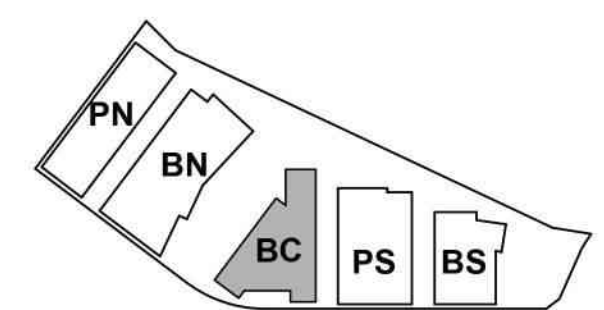




ISSUES	DATE
ENTITLEMENT APPLICATION	03/24/2022
ENTITLEMENT APPLICATION #2	08/19/2022
ENTITLEMENT APPLICATION #3	12/09/2022
ENTITLEMENT APPLICATION #4	09/18/2023

**Peninsula Crossing**  
1200-1340 Old Bayshore Hwy, Burlingame, CA 94010

KEYPLAN



PROJECT NO.: 20045.00

DATE: 08/19/2022

SCALE: As indicated

SHEET TITLE:

**BUILDING CENTER -  
EXTERIOR ELEVATIONS**

SHEET NO.:

**ENT A.BC-301**



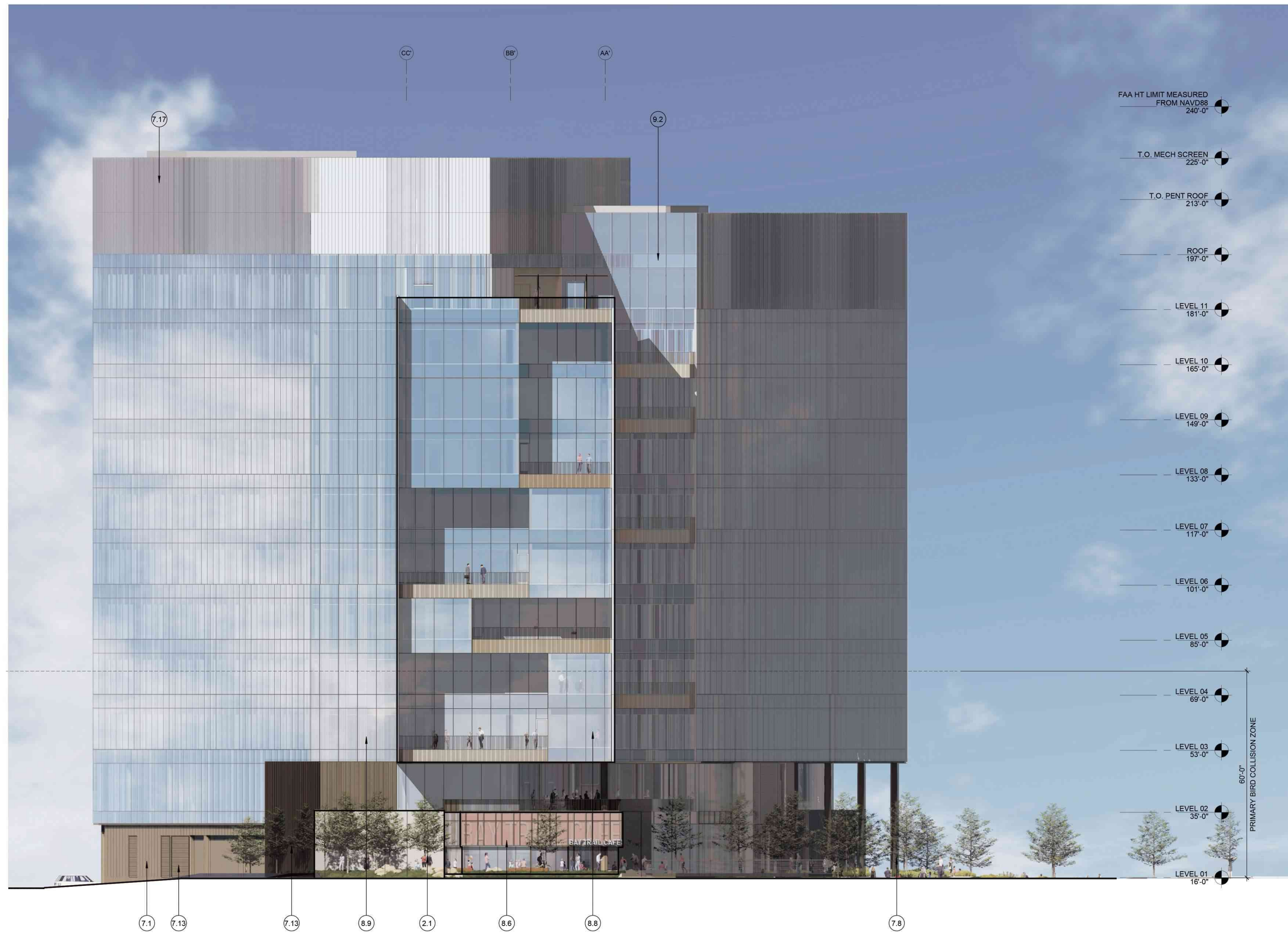
**1 CENTER BUILDING - CREEK ELEVATION**  
1/16" = 1'-0"

**# ELEVATION KEYNOTES**

- 2.1 TEXTURED ARCHITECTURAL PRECAST PANELS
- 7.4 WARM MTL FRAMED STOREFRONT
- 7.8 WARM MTL COLUMN COVER
- 7.10 WARM MTL FRAMED TRELIS
- 7.17 CORRUG MTL PANEL SCREEN
- 8.6 GRAPHIC INTERLAYER GLAZING
- 8.8 SSG CURTAINWALL - CLEAR BIRDSAFE GLAZING
- 8.9 SSG CURTAINWALL - FRITTED GLAZING
- 9.2 GLAZED SHADOW BOX



ISSUES	DATE
ENTITLEMENT APPLICATION	03/24/2022
ENTITLEMENT APPLICATION #2	08/19/2022
ENTITLEMENT APPLICATION #3	12/09/2022
ENTITLEMENT APPLICATION #4	09/18/2023

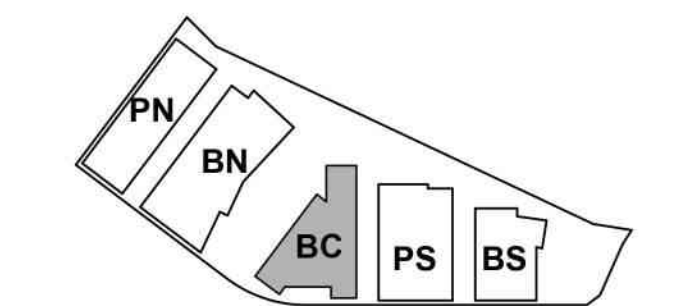


**1 CENTER BUILDING - BAY ELEVATION**  
1/16" = 1'-0"

#	ELEVATION KEYNOTES
2.1	TEXTURED ARCHITECTURAL PRECAST PANELS
7.1	WARM MTL PANEL
7.8	WARM MTL COLUMN COVER
7.13	WARM MTL LOUVERS
7.17	CORRUG MTL PANEL SCREEN
8.6	GRAPHIC INTERLAYER GLAZING
8.8	SSG CURTAINWALL - CLEAR BIRDSAFE GLAZING
8.9	SSG CURTAINWALL - FRITTED GLAZING
9.2	GLAZED SHADOW BOX

**Peninsula Crossing**  
1200-1340 Old Bayshore Hwy, Burlingame, CA 94010

KEYPLAN



PROJECT NO.: 20045.00

DATE: 08/19/2022

SCALE: As indicated

SHEET TITLE:

**BUILDING CENTER - EXTERIOR ELEVATIONS**

SHEET NO.:

**ENT A.BC-302**

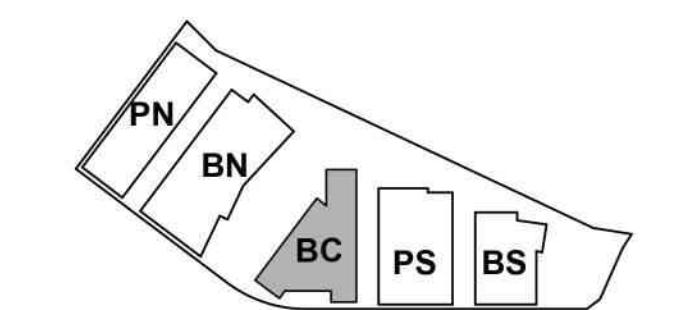
8/17/2022 2:19:47 PM



ISSUES	DATE
ENTITLEMENT APPLICATION	03/24/2022
ENTITLEMENT APPLICATION #2	08/19/2022
ENTITLEMENT APPLICATION #3	12/09/2022
ENTITLEMENT APPLICATION #4	09/18/2023

**Peninsula Crossing**  
1200-1340 Old Bayshore Hwy, Burlingame, CA 94010

KEYPLAN



PROJECT NO.: 20045.00

DATE: 08/19/2022

SCALE: As indicated

SHEET TITLE:

**BUILDING CENTER -  
EXTERIOR ELEVATIONS**

SHEET NO.:

**ENT A.BC-303**



**1 CENTER BUILDING - SIDE ELEVATION**  
1/16" = 1'-0"

**# ELEVATION KEYNOTES**

- 2.1 TEXTURED ARCHITECTURAL PRECAST PANELS
- 7.1 WARM MTL PANEL
- 7.13 WARM MTL LOUVERS
- 7.17 CORRUG MTL PANEL SCREEN
- 8.6 GRAPHIC INTERLAYER GLAZING
- 8.9 SSG CURTAINWALL - FRITTED GLAZING

8/17/2022 2:36:47 PM



ISSUES	DATE
ENTITLEMENT APPLICATION	03/24/2022
ENTITLEMENT APPLICATION #2	08/19/2022
ENTITLEMENT APPLICATION #3	12/09/2022
ENTITLEMENT APPLICATION #4	09/18/2023



**1 CENTER BUILDING - BAYSHORE HWY ELEVATION**  
1/16" = 1'-0"

GROUND FLOOR FACADE AREA CALCULATIONS

BAYSHORE HWY ELEVATION

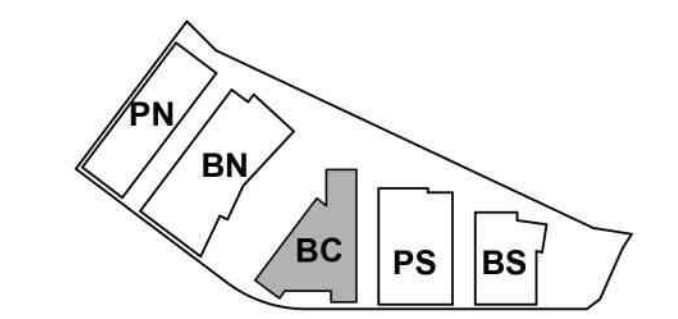
GROUND FLOOR FACADE AREA:	3583 SF
GROUND FLOOR TRANSPARENCY AREA:	936 SF
GROUND FLOOR % TRANSPARENCY AREA:	26 %

# ELEVATION KEYNOTES

2.1	TEXTURED ARCHITECTURAL PRECAST PANELS
7.4	WARM MTL FRAMED STOREFRONT
7.8	WARM MTL COLUMN COVER
7.17	CORRUG MTL PANEL SCREEN
8.6	GRAPHIC INTERLAYER GLAZING
8.8	SSG CURTAINWALL - CLEAR BIRDSAFE GLAZING
8.9	SSG CURTAINWALL - FRITTED GLAZING
9.2	GLAZED SHADOW BOX

**Peninsula Crossing**  
1200-1340 Old Bayshore Hwy, Burlingame, CA 94010

KEYPLAN



PROJECT NO.: 20045.00

DATE: 08/19/2022

SCALE: As indicated

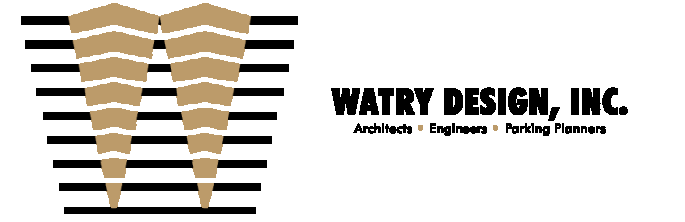
SHEET TITLE:

**BUILDING CENTER - EXTERIOR ELEVATIONS**

SHEET NO.:

**ENT A.BC-304**

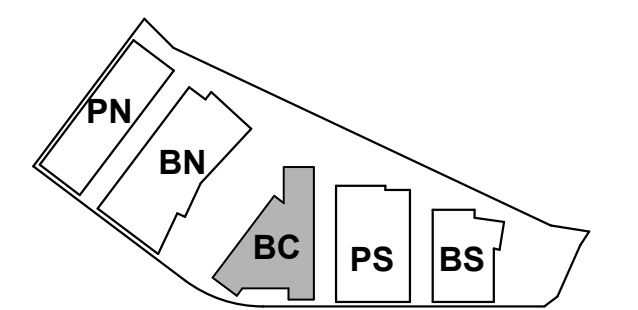
8/17/2022 2:41:39 PM



ISSUES	DATE
ENTITLEMENT APPLICATION	03/24/2022
ENTITLEMENT APPLICATION #2	08/19/2022
ENTITLEMENT APPLICATION #3	12/09/2022
ENTITLEMENT APPLICATION #4	09/18/2023

**Peninsula Crossing**  
1200-1340 Old Bayshore Hwy, Burlingame, CA 94010

KEYPLAN



PROJECT NO.: 20045.00

DATE: 08/19/2022

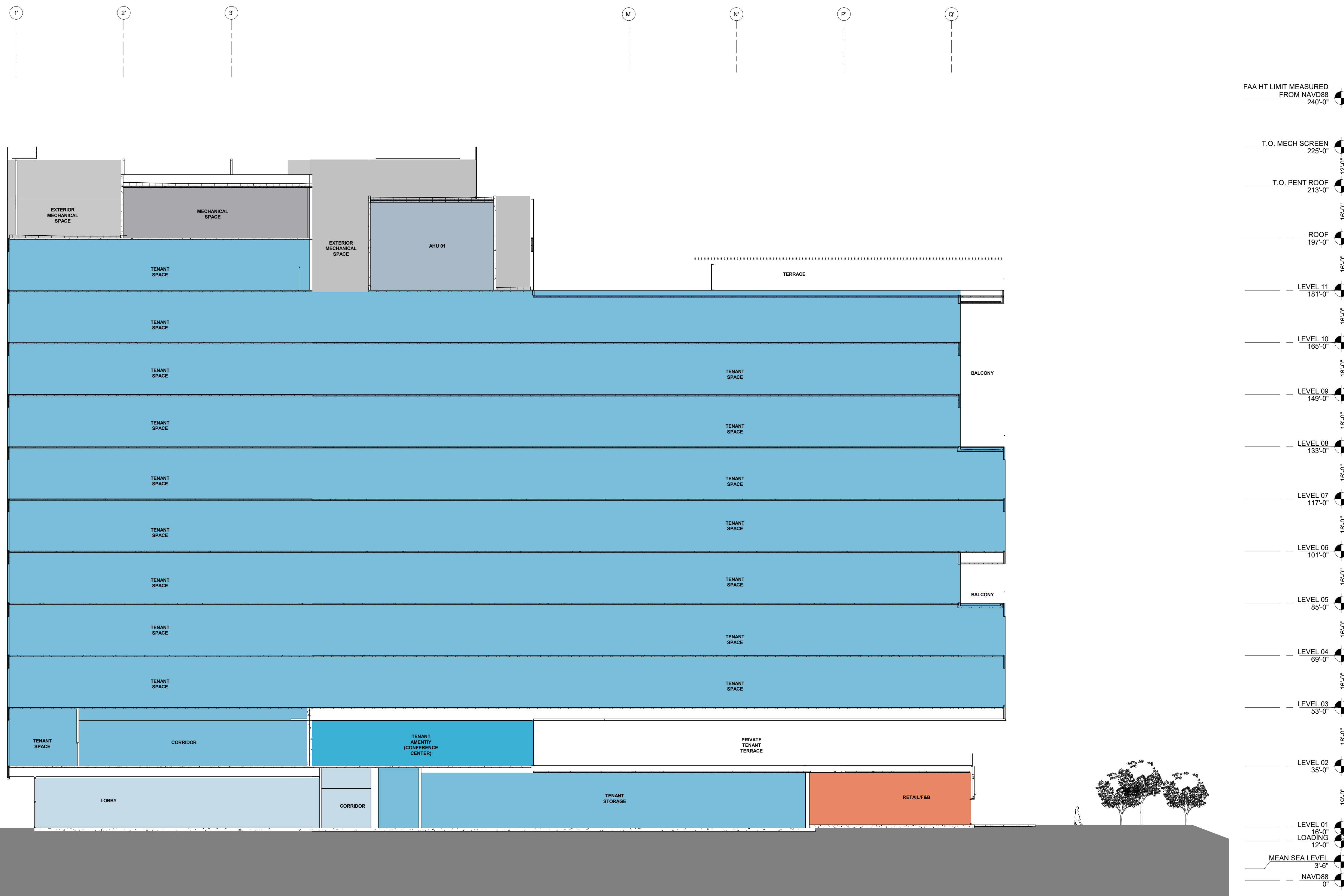
SCALE: 1/16" = 1'-0"

SHEET TITLE:

**BUILDING CENTER - SECTIONS**

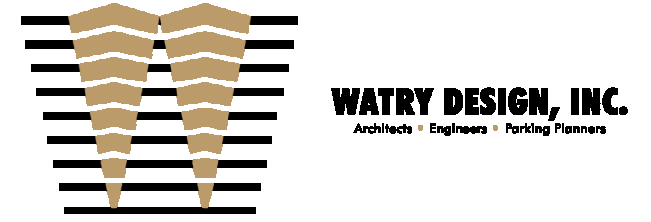
SHEET NO.:

**ENT A.BC-331**



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

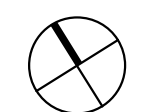
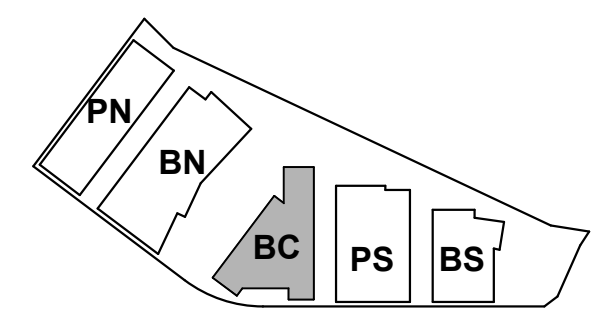
8/17/2022 5:52:07 PM



ISSUES	DATE
ENTITLEMENT APPLICATION	03/24/2022
ENTITLEMENT APPLICATION #2	08/19/2022
ENTITLEMENT APPLICATION #3	12/09/2022
ENTITLEMENT APPLICATION #4	09/18/2023

**Peninsula Crossing**  
1200-1340 Old Bayshore Hwy, Burlingame, CA 94010

KEYPLAN



PROJECT NO.: 20045.00

DATE: 08/19/2022

SCALE: 1/16" = 1'-0"

SHEET TITLE:

**BUILDING CENTER - SECTIONS**

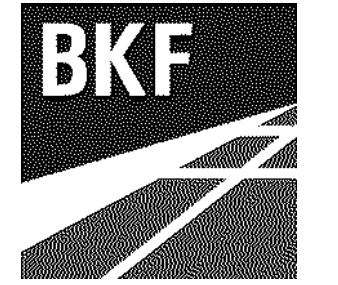
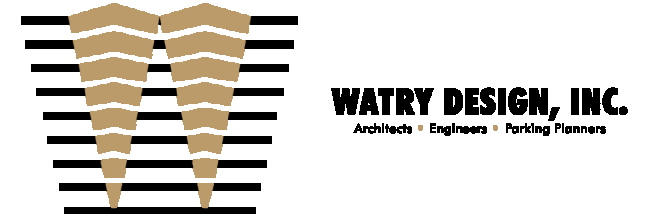
SHEET NO:

**ENT A.BC-332**

8/17/2022 5:53:42 PM



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



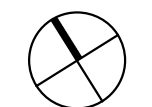
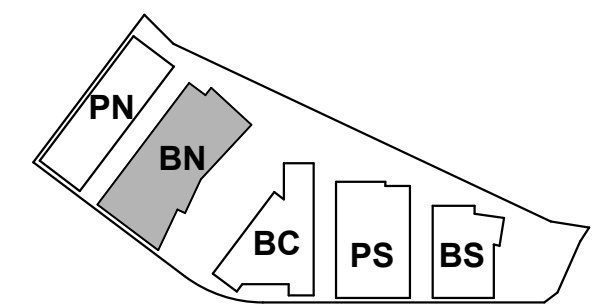
ISSUES	DATE
ENTITLEMENT APPLICATION	03/24/2022
ENTITLEMENT APPLICATION #2	08/19/2022
ENTITLEMENT APPLICATION #3	12/09/2022
ENTITLEMENT APPLICATION #4	09/18/2023



# BUILDING NORTH (BN)

**Peninsula Crossing**  
1200-1340 Old Bayshore Hwy, Burlingame, CA 94010

KEYPLAN



PROJECT NO.: 20045.00

DATE: 08/19/2022

SCALE:

SHEET TITLE:

**BUILDING NORTH -  
COVER**

SHEET NO.:

**ENT A.BN-000**

8/17/2022 1:03:00 PM



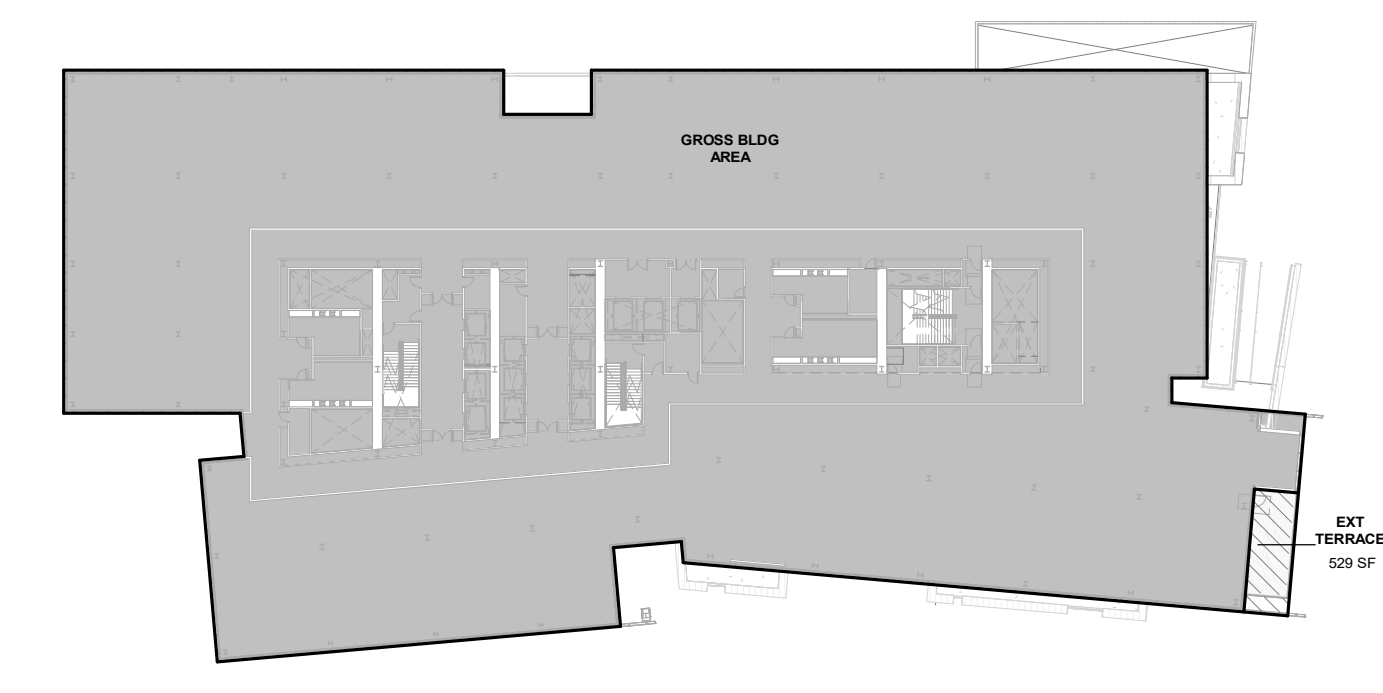




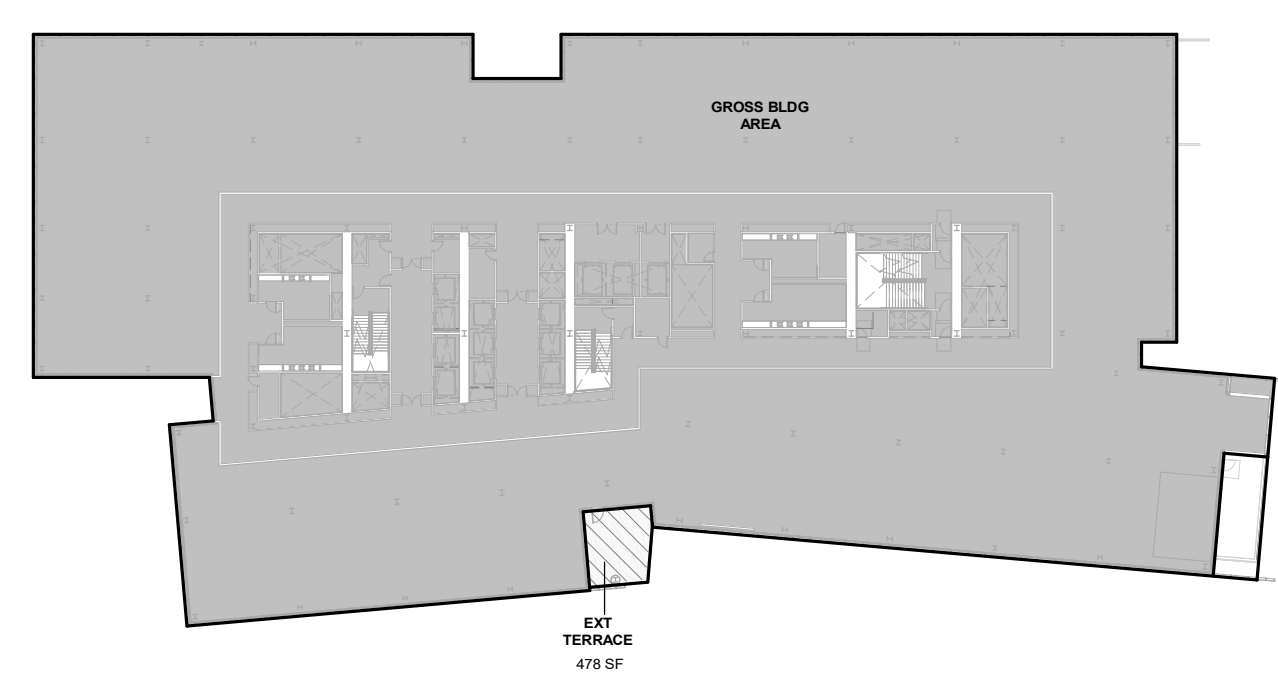
1 GROSS AREA - LEVEL 1  
1" = 60'-0"



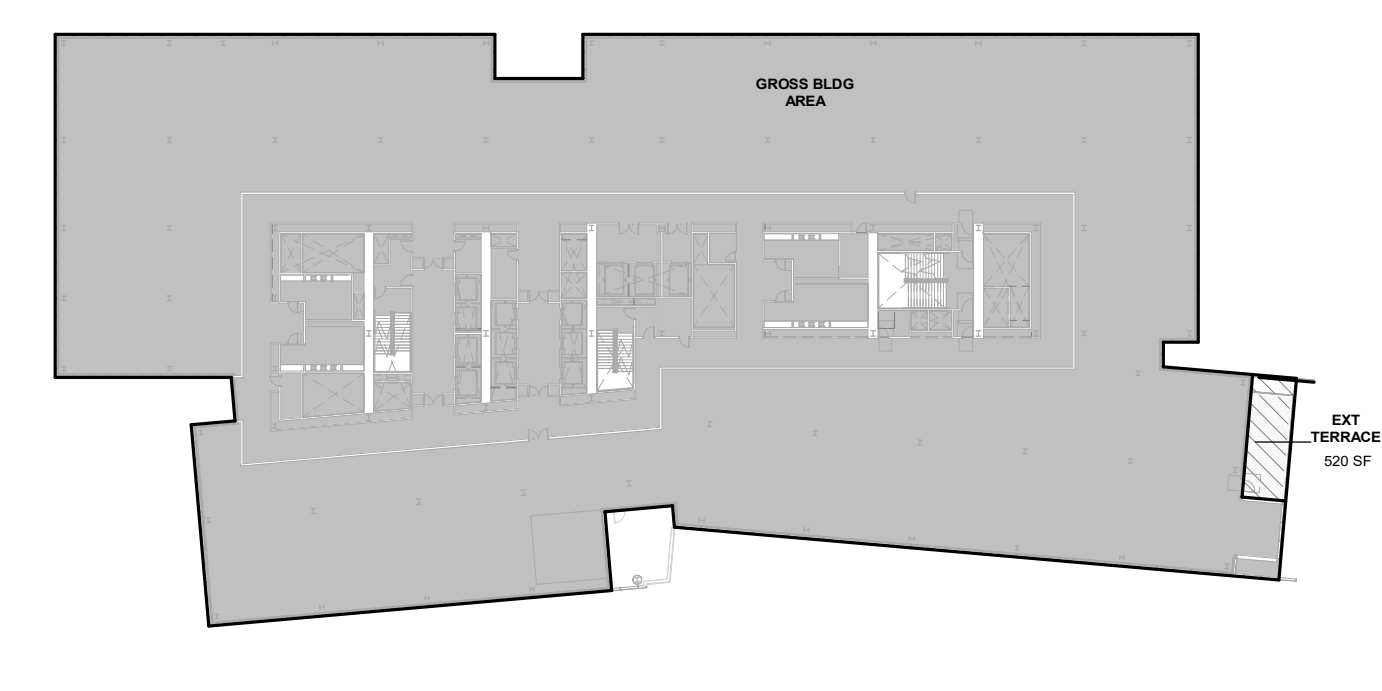
2 GROSS AREA - LEVEL 2  
1" = 60'-0"



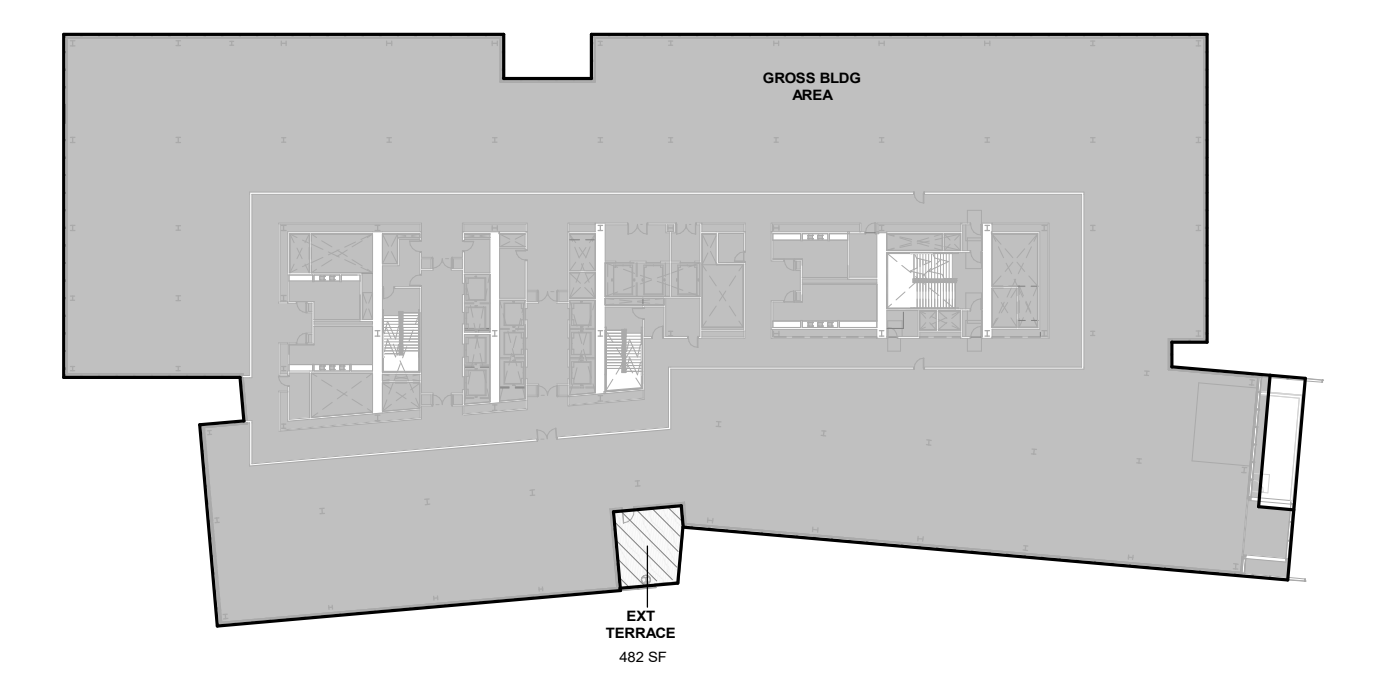
3 GROSS AREA - LEVEL 3  
1" = 60'-0"



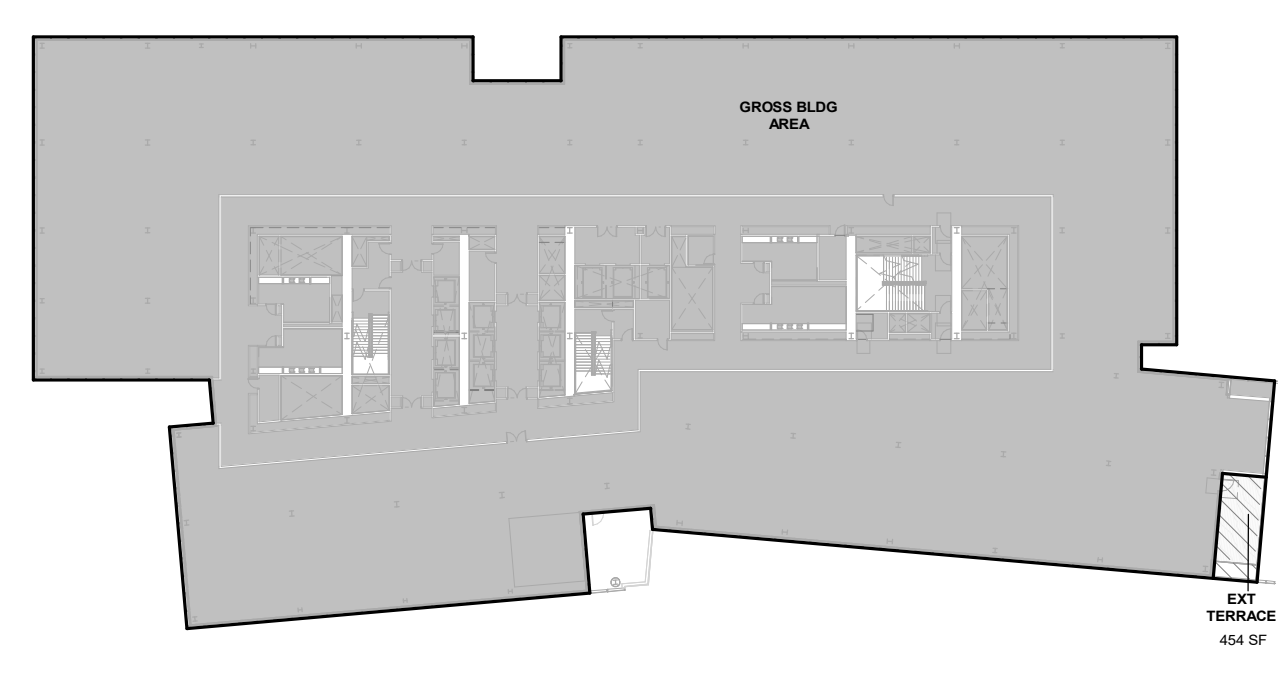
4 GROSS AREA - LEVEL 4  
1" = 60'-0"



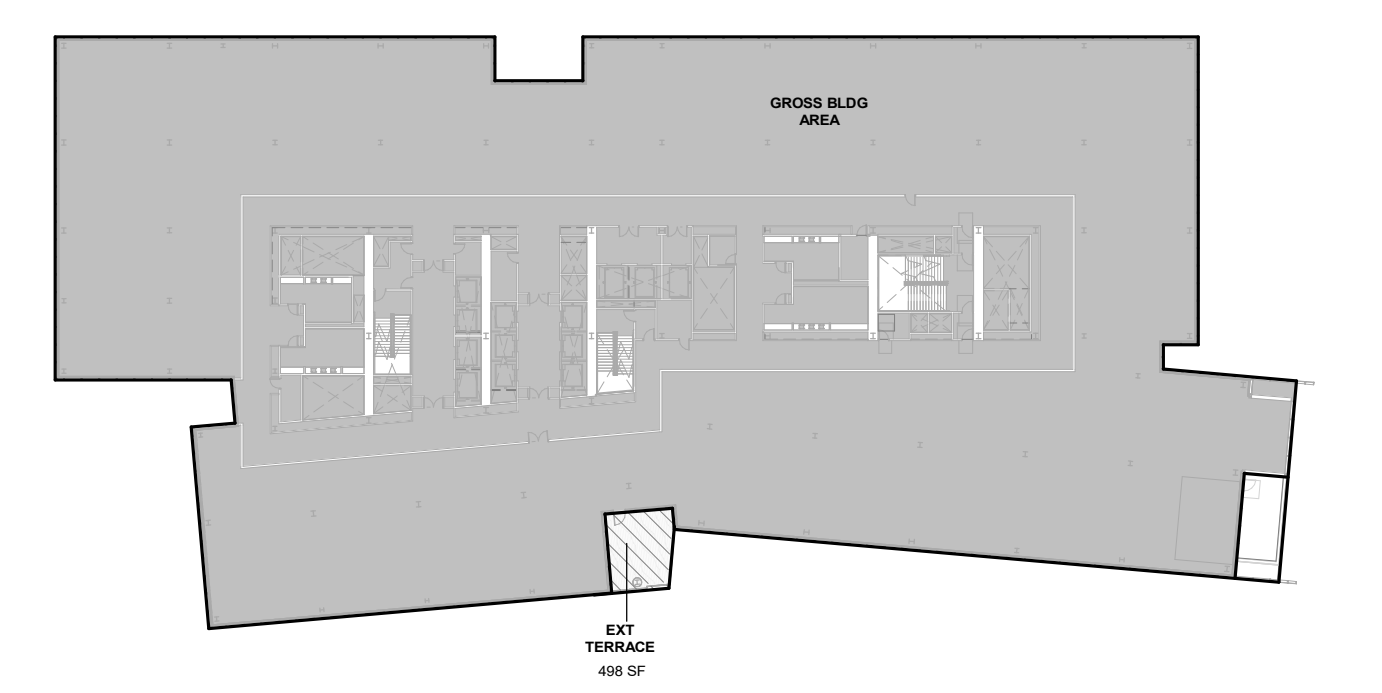
5 GROSS AREA - LEVEL 5  
1" = 60'-0"



6 GROSS AREA - LEVEL 6  
1" = 60'-0"



7 GROSS AREA - LEVEL 7  
1" = 60'-0"



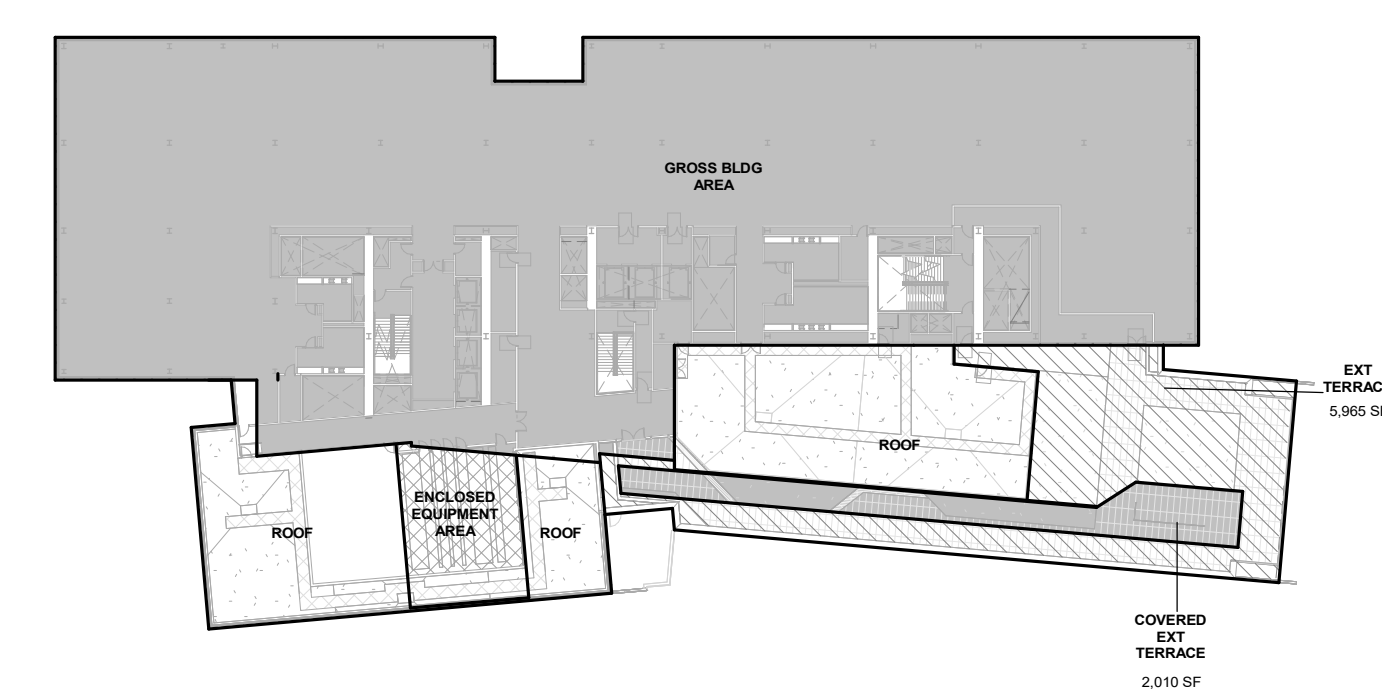
8 GROSS AREA - LEVEL 8  
1" = 60'-0"



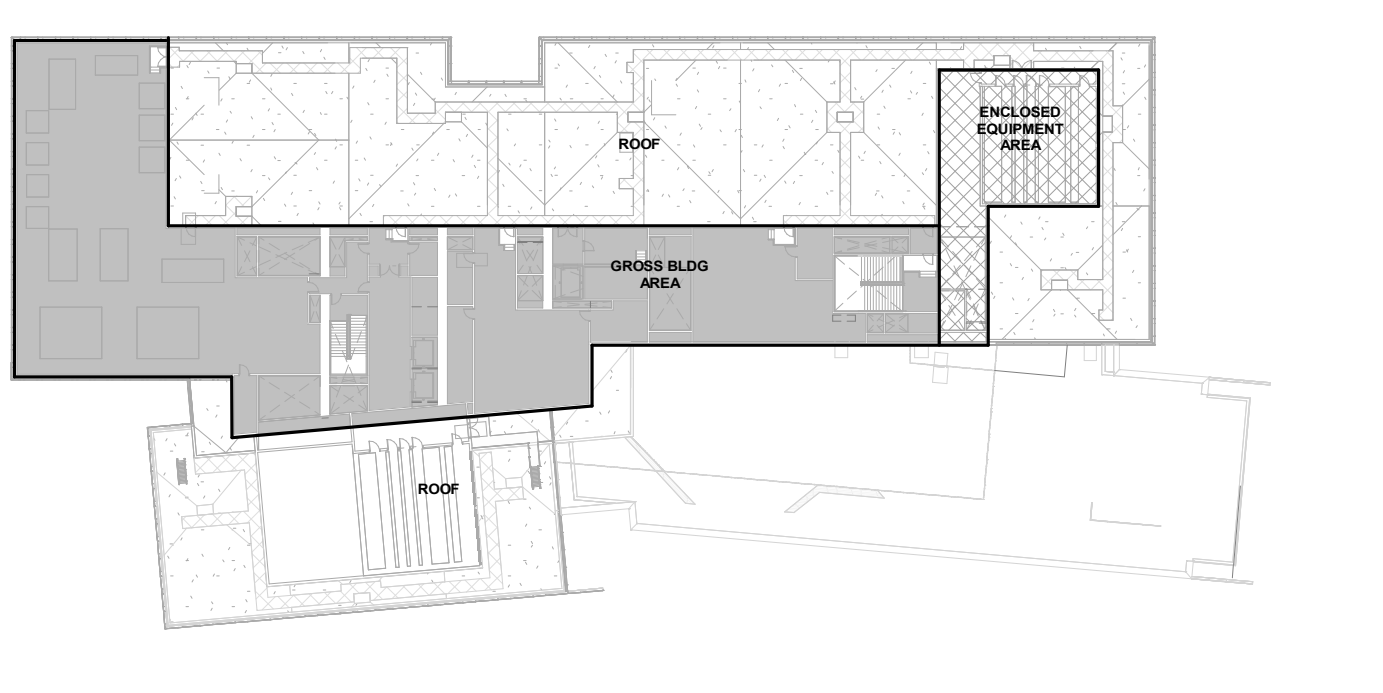
9 GROSS AREA - LEVEL 9  
1" = 60'-0"



10 GROSS AREA - LEVEL 10  
1" = 60'-0"



11 GROSS AREA - LEVEL 11  
1" = 60'-0"



12 GROSS AREA - LEVEL 12  
1" = 60'-0"

LEGEND

\*REFER TO SHEET ENT G-002 FOR ALL BUILDING AREAS

**GROSS BUILDING AREA**  
GROSS BUILDING AREA IS DEFINED AND CALCULATED PER BURLINGAME MUNICIPAL CODE TITLE 25

ARTICLE 3. REGULATIONS AND STANDARDS APPLICABLE TO ALL ZONING DISTRICTS

**25.030.060.A - Determining Floor Area, Generally.**  
The floor area of a building shall be the sum of all floors of a building or buildings, as measured to the outside surfaces of the exterior walls of the structure or structures and including such areas as halls, stairways, covered porches and balconies, elevator shafts, service and mechanical equipment rooms and basements, cellars, and improved space in attic areas.

**25.030.060.D.2 - Non-Residential Exemptions.**  
Exempted from floor area ratio computation for commercial development are:  
a. Chimneys, cupolas, and flag poles.  
b. Canopies at entrances to buildings.  
c. Balconies (uncovered or covered).  
d. Covered walkways and arcades.  
e. Ground level trellises.  
f. Trash enclosures.  
g. Water tanks, elevator penthouses, and other mechanical appurtenances.  
h. Fire or hose towers.  
i. Ground level service yards, if open to the sky, and which may otherwise be partially enclosed.

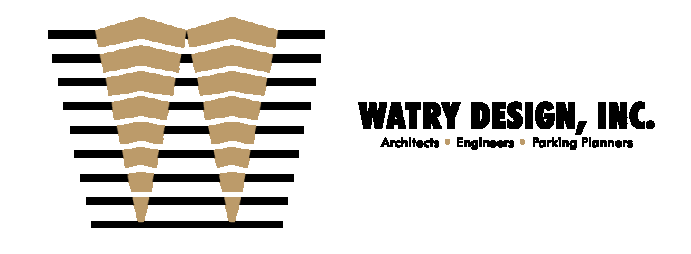
ARTICLE 8. DEFINITIONS

**25.108.070 - "F" Definitions.**  
Floor area, gross. The total area enclosed within a building, including closets, stairways, and utility and mechanical rooms, measured from the outside face of the walls.

**NOTE:**  
GROSS AREAS SHOWN HERE ARE INCLUSIVE OF ALL AREA INSIDE THE HEAVY BLACK LINES, INCLUDING STAIRS, SHAFTS, PLUMBING FIXTURE AREAS, WALL THICKNESSES ETC.

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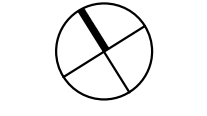
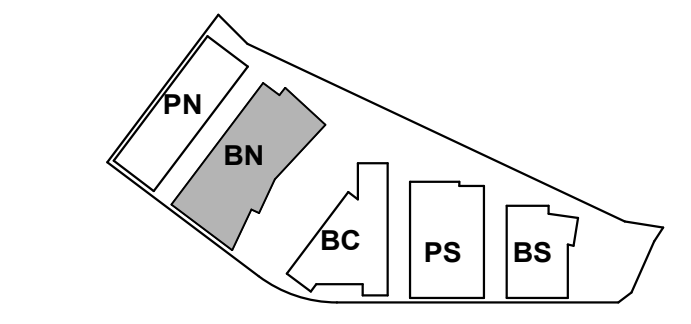


ISSUES	DATE
ENTITLEMENT APPLICATION	03/24/2022
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ENTITLEMENT APPLICATION #3	12/09/2022
ENTITLEMENT APPLICATION #4	09/18/2023

DW Burlingame Venture, LLC

Peninsula Crossing  
1200-1340 Old Bayshore Hwy, Burlingame, CA 94010

KEYPLAN



PROJECT NO.: 20045.00

DATE: 10/21/2022

SCALE: 1" = 60'-0"

SHEET TITLE:

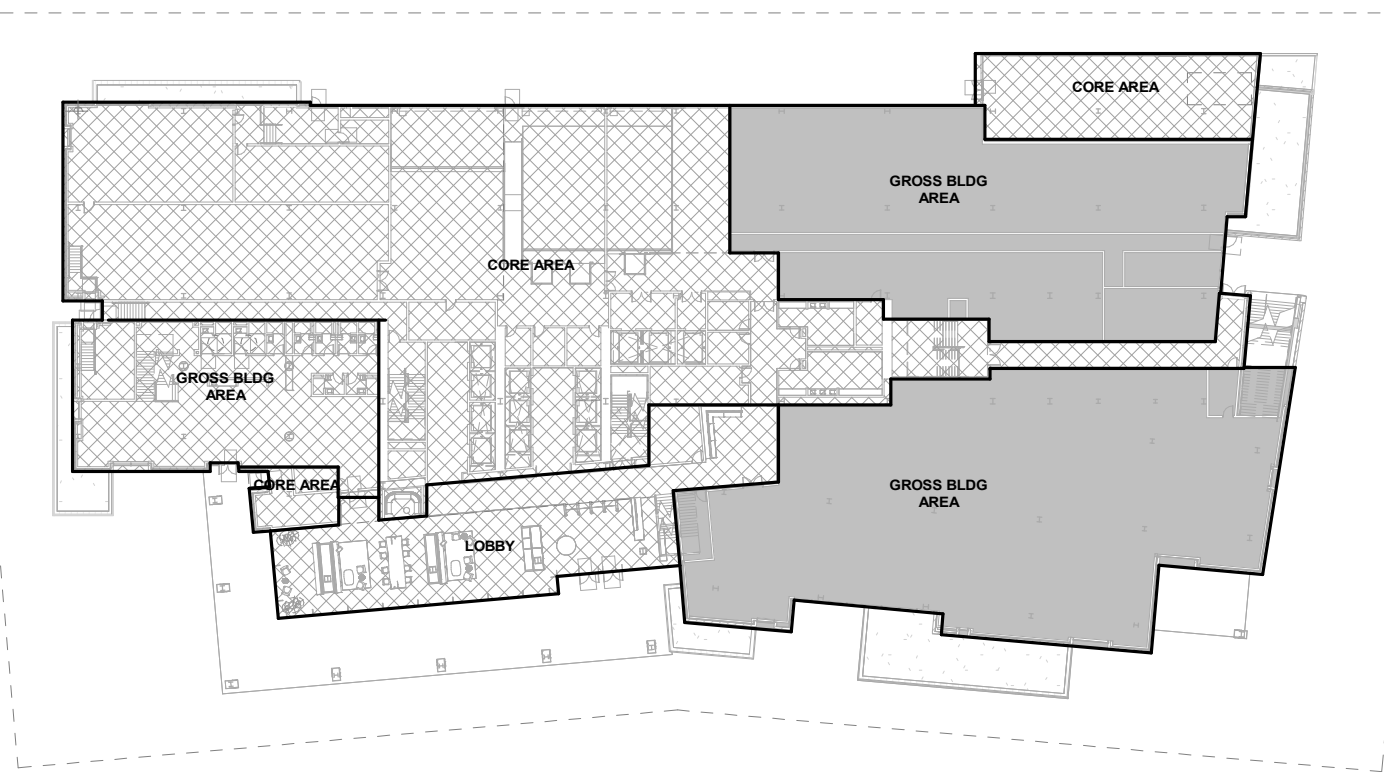
BUILDING NORTH - AREA PLANS

SHEET NO:  
ENT A.BN-020

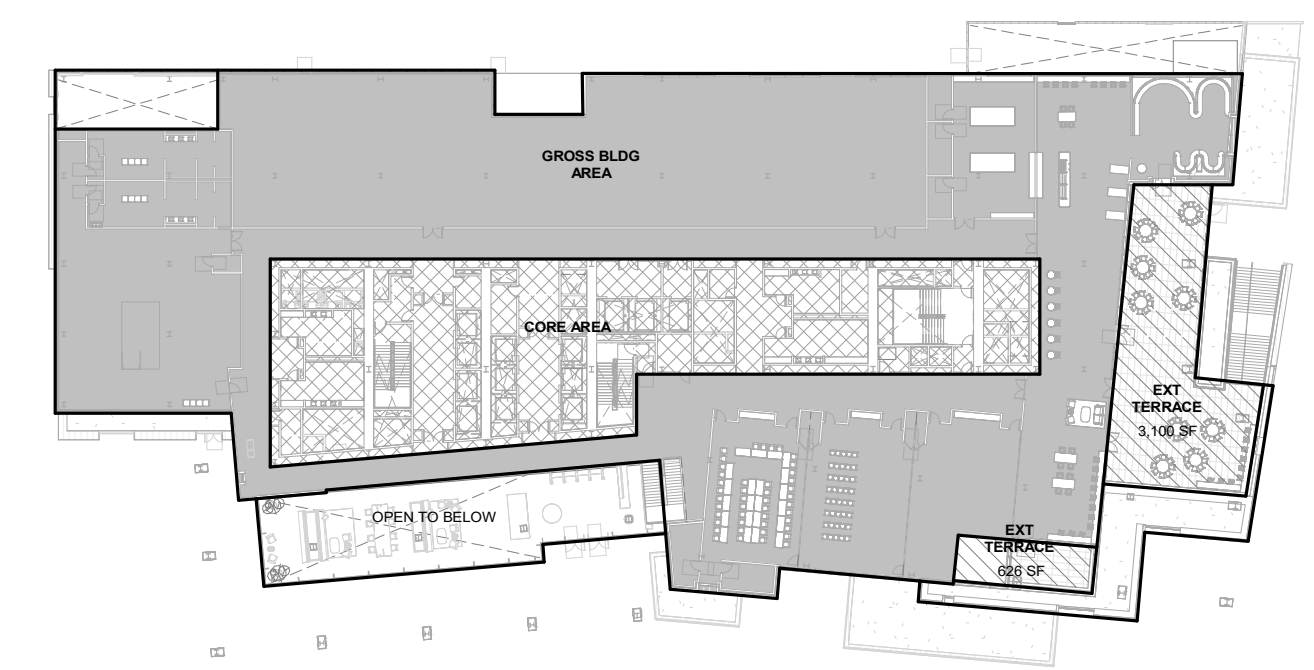
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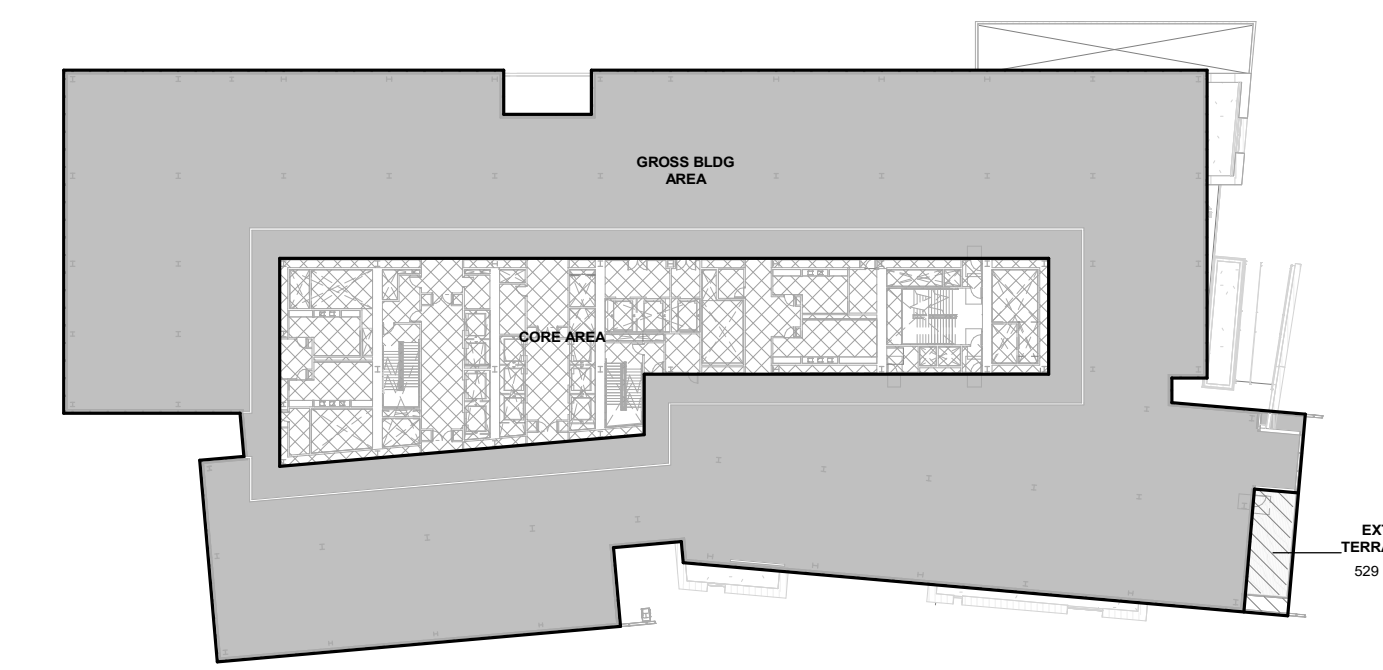
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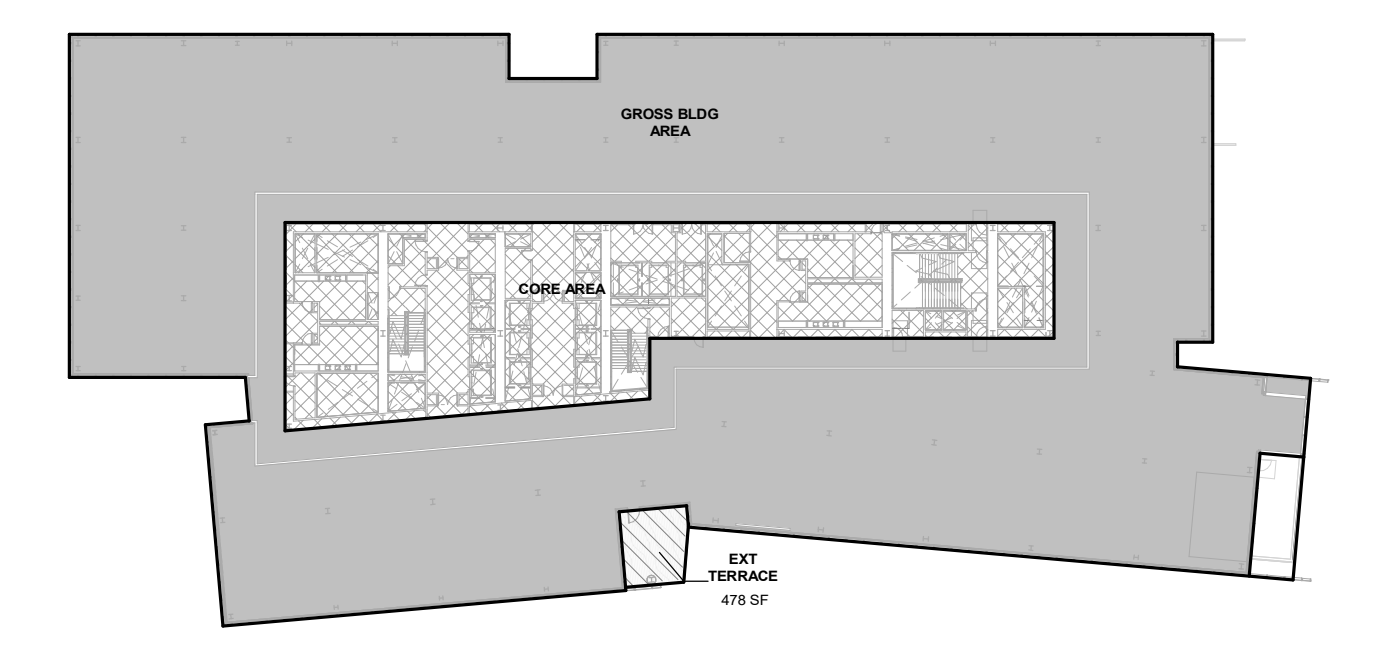
1 LEVEL 1 PARKING AREA  
1" = 60'-0"



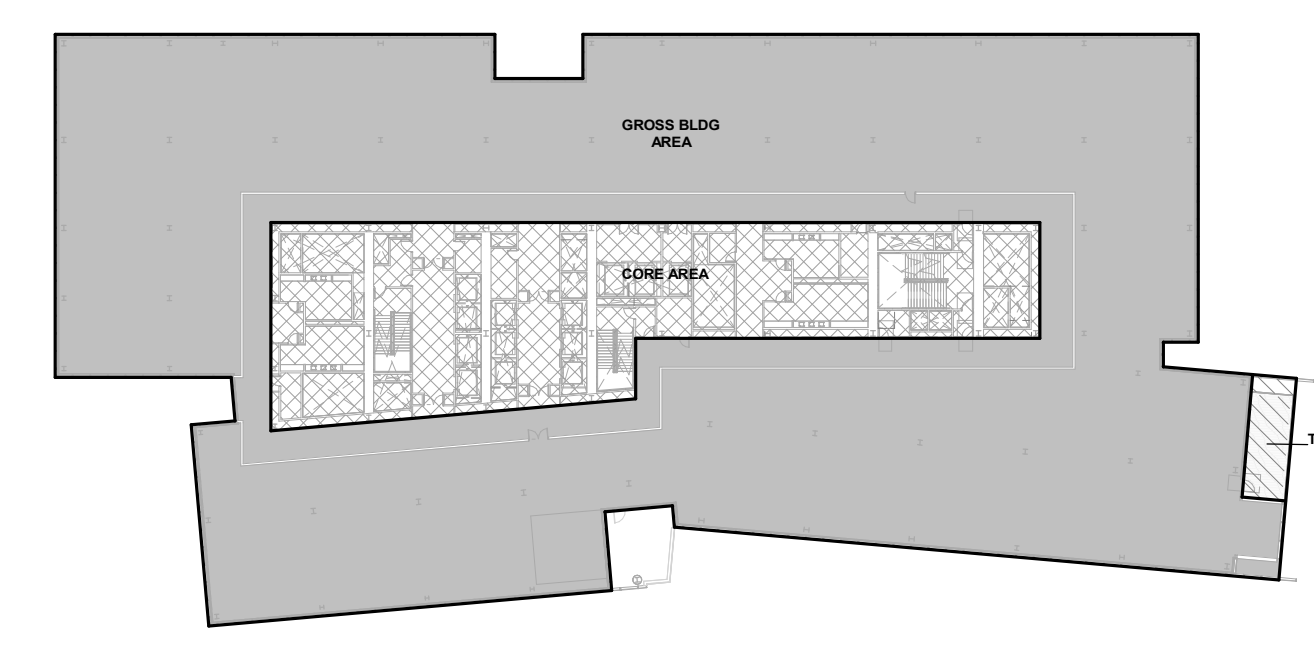
2 LEVEL 2 PARKING AREA  
1" = 60'-0"



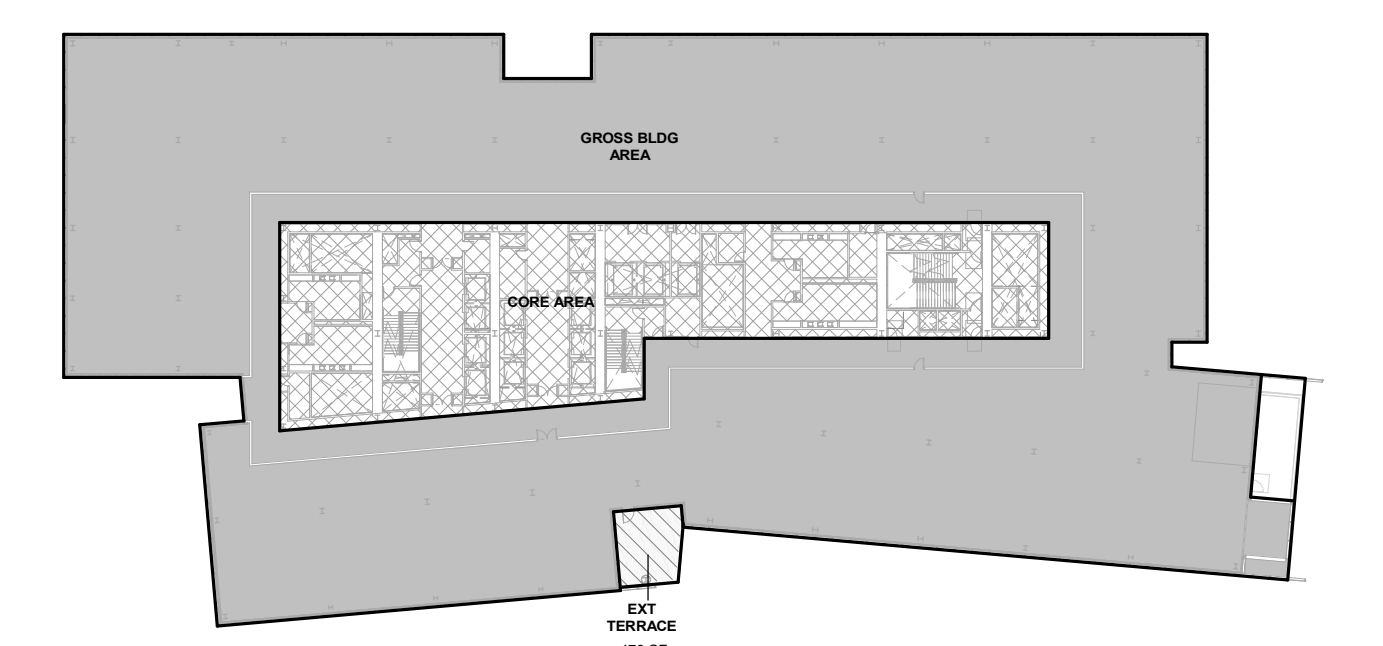
3 LEVEL 3 PARKING AREA  
1" = 60'-0"



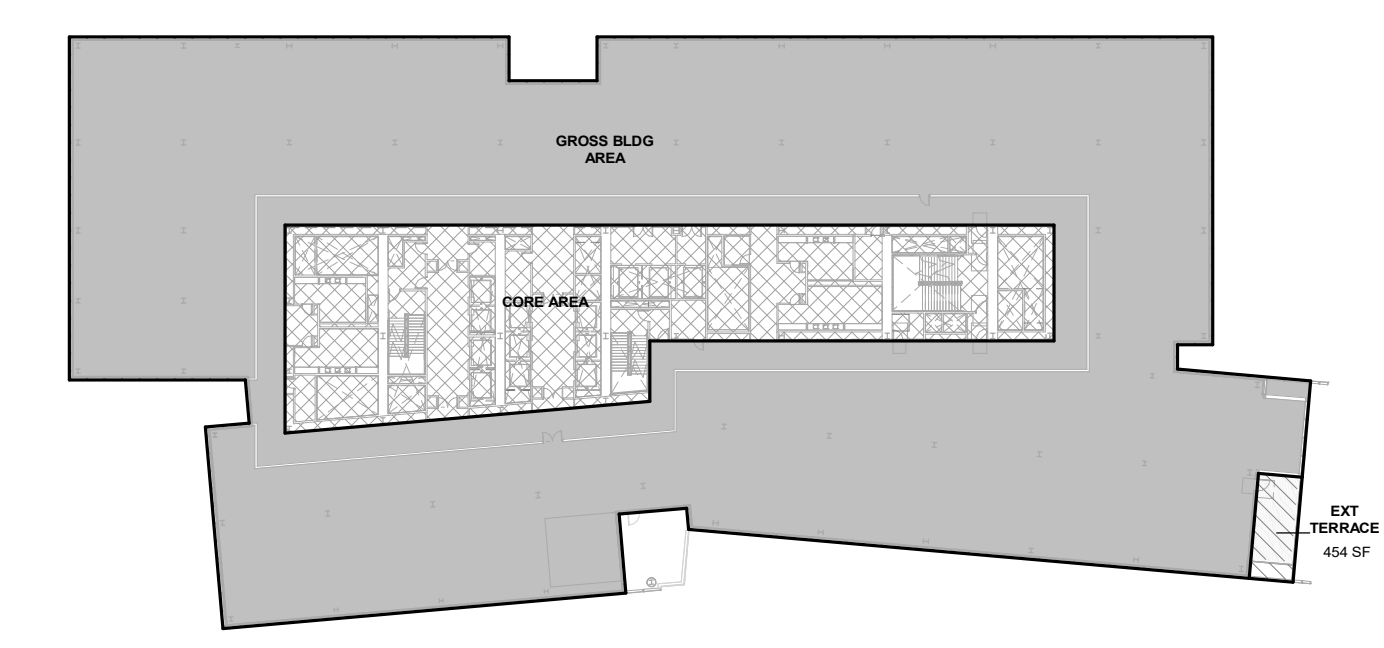
4 LEVEL 4 PARKING AREA  
1" = 60'-0"



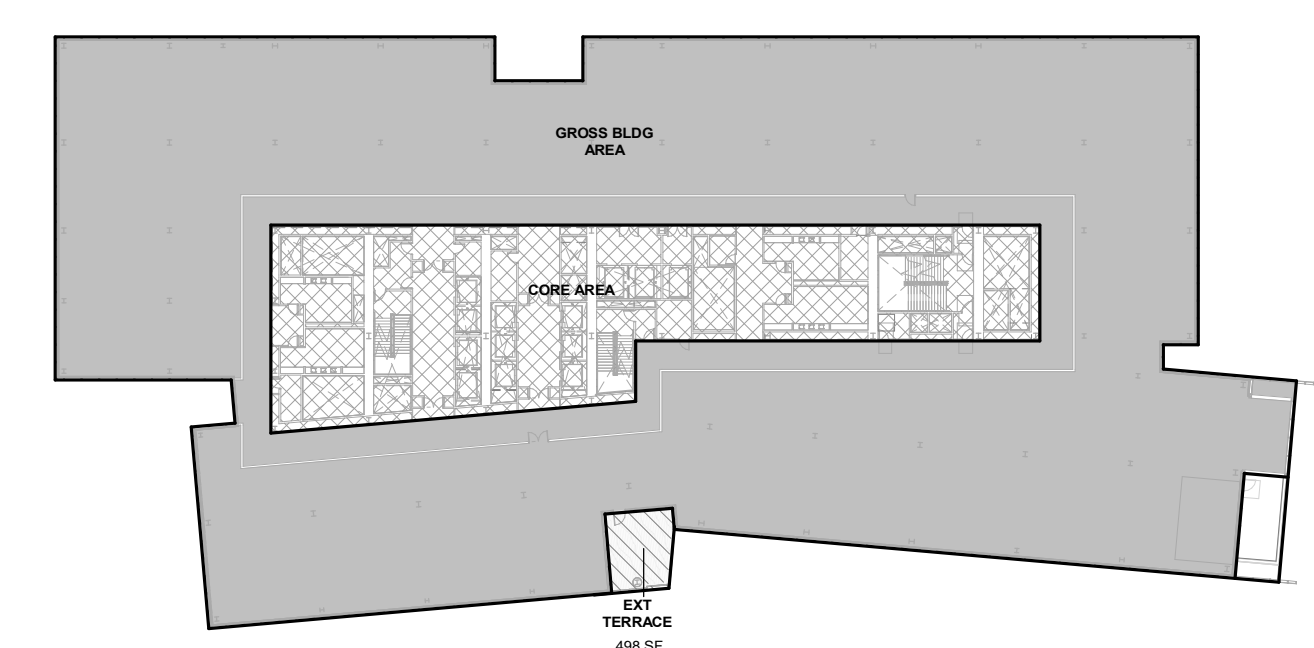
5 LEVEL 5 PARKING AREA  
1" = 60'-0"



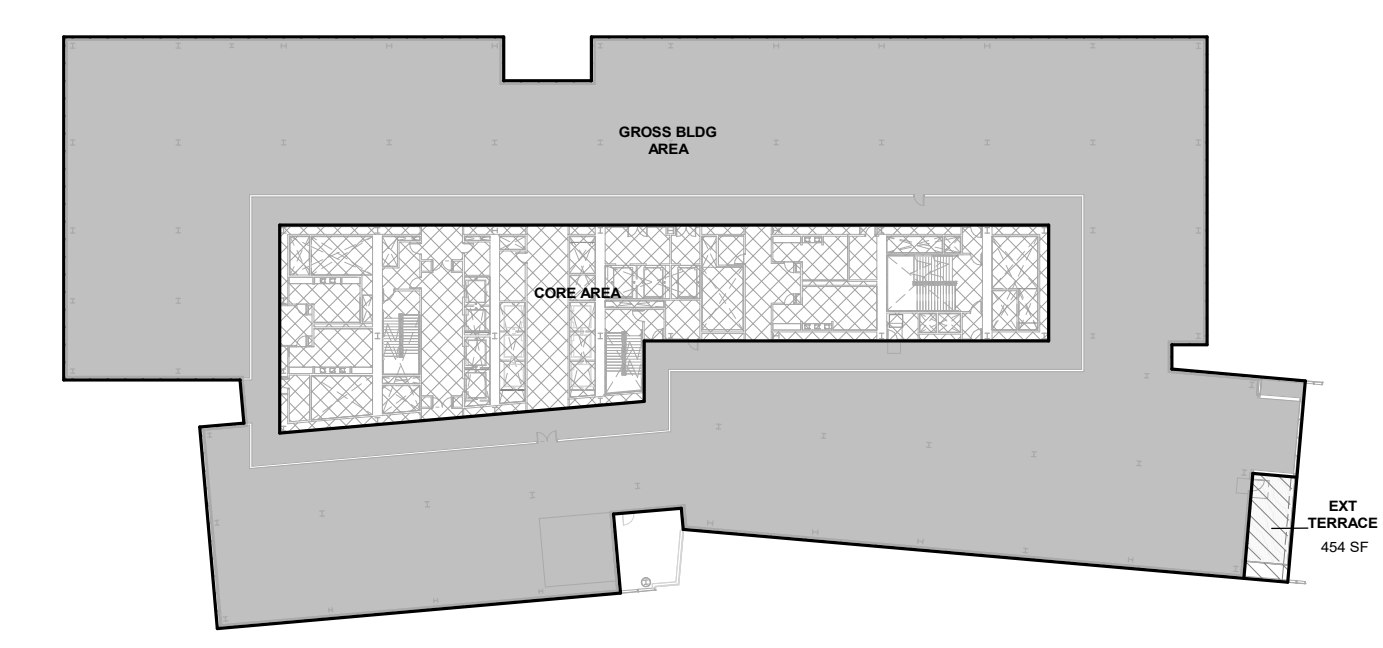
6 LEVEL 6 PARKING AREA  
1" = 60'-0"



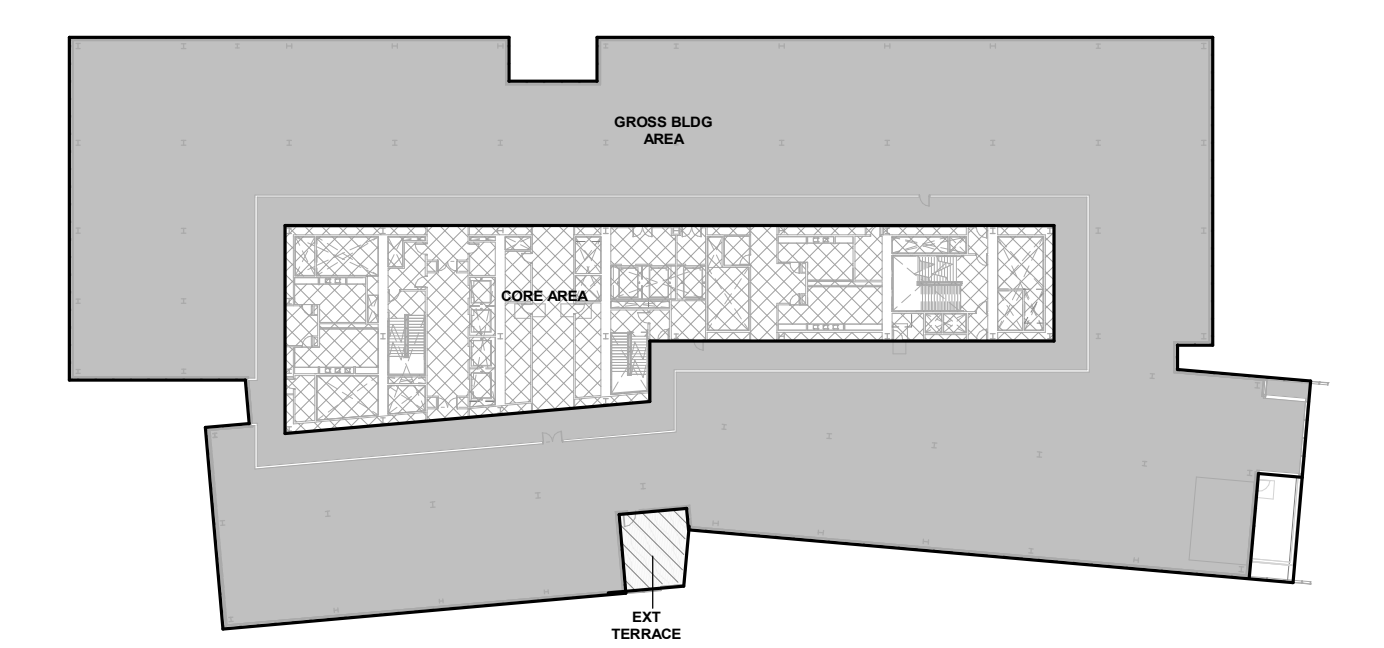
7 LEVEL 7 PARKING AREA  
1" = 60'-0"



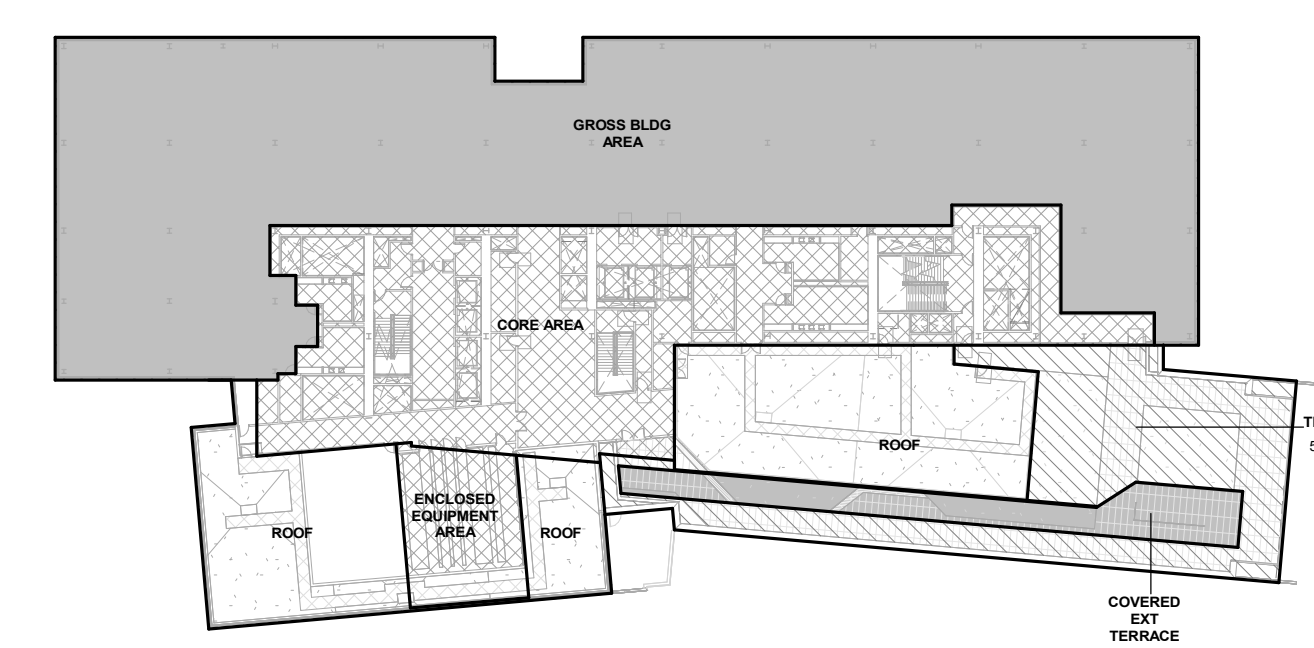
8 LEVEL 8 PARKING AREA  
1" = 60'-0"



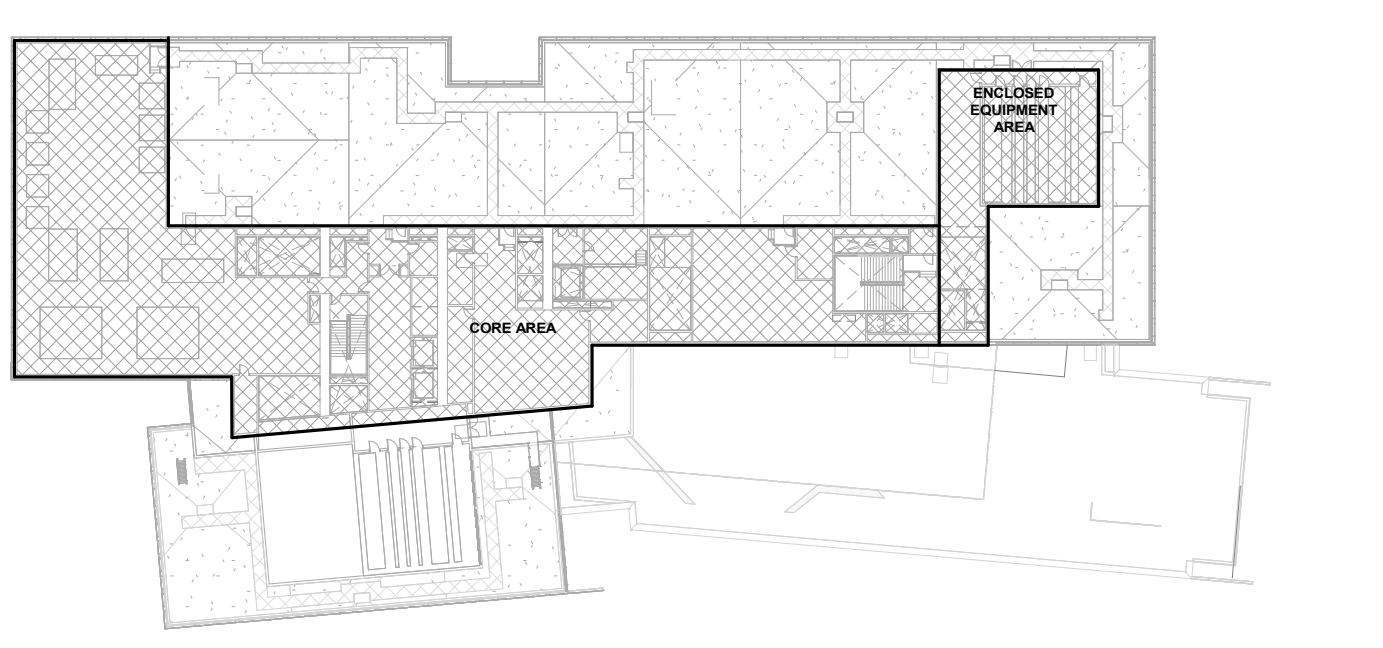
9 LEVEL 9 PARKING AREA  
1" = 60'-0"



10 LEVEL 10 PARKING AREA  
1" = 60'-0"



11 LEVEL 11 PARKING AREA  
1" = 60'-0"



12 LEVEL 12 PARKING AREA  
1" = 60'-0"

LEGEND

\*REFER TO SHEET ENT G-002 FOR ALL PARKING COUNTS AND RATIOS  
**AREA CALCULATIONS FOR VEHICLE PARKING SPACE REQUIREMENTS**  
 PARKING CALCULATIONS IS DEFINED AND CALCULATED PER BURLINGAME MUNICIPAL CODE TITLE 25  
 ARTICLE 3. REGULATIONS AND STANDARDS APPLICABLE TO ALL ZONING DISTRICTS  
 25.040.A.7 - Parking Calculations

a. Floor Area. The parking requirement calculation shall be based on the gross floor area of the entire use, unless stated otherwise. Areas that are not leasable or generally not occupied, such as lobbies, hallways, stairways, break rooms, restrooms, and utility rooms, shall not be included in the parking requirement calculation.

BLDG NORTH - LEASABLE AREA SUMMARY	
INTERIOR LEASABLE AREA	PROPOSED
Roof	0
Level 11	25,346
Level 10	46,550
Level 9	46,554
Level 8	46,554
Level 7	46,554
Level 6	46,478
Level 5	46,478
Level 4	46,478
Level 3	46,478
Level 2	33,596
Level 1 (Restaurant)	0
Level 1	27,150
SUBTOTAL INTERIOR :	458,218
EXTERIOR LEASABLE AREA	PROPOSED
Private Terrace (L11)	7,974
Private Balconies (L3-11)	3,902
Private Terrace (L2)	3,726
SUBTOTAL EXTERIOR:	15,602
TOTAL LEASABLE AREA	PROPOSED
<b>TOTAL:</b>	<b>473,820</b>

NOTE: Core, Lobby and Mechanical areas are excluded from leasable calculations shown above

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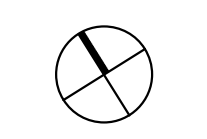
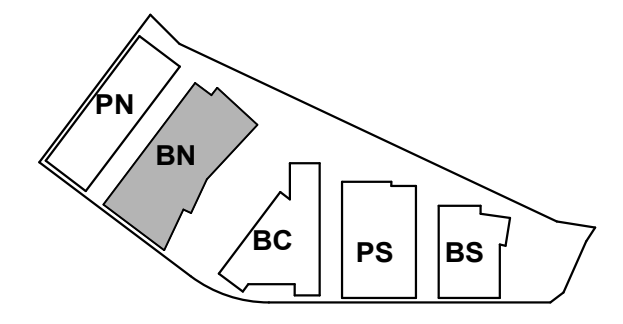


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DW Burlingame Venture, LLC

Peninsula Crossing  
 1200-1340 Old Bayshore Hwy, Burlingame, CA 94010

KEYPLAN



PROJECT NO.: 20045.00  
 DATE: 10/21/2022

SCALE: 1" = 60'-0"

SHEET TITLE:

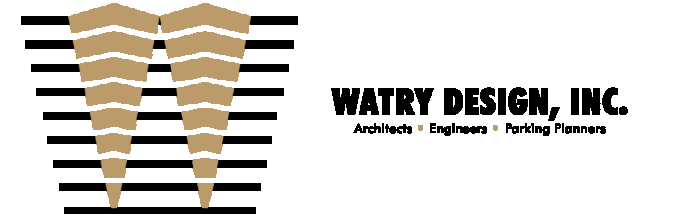
BUILDING NORTH -  
 PARKING REQ AREA  
 PLANS

SHEET NO.:  
**ENT A.BN-021**

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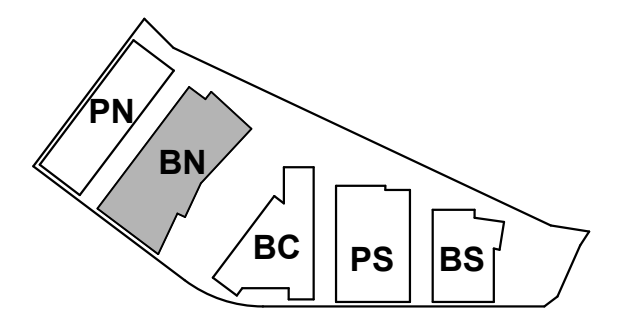
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ISSUES	DATE
ENTITLEMENT APPLICATION	03/24/2022
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**Peninsula Crossing**  
1200-1340 Old Bayshore Hwy, Burlingame, CA 94010

KEYPLAN



PROJECT NO.: 20045.00

DATE: 08/19/2022

SCALE: 1/16" = 1'-0"

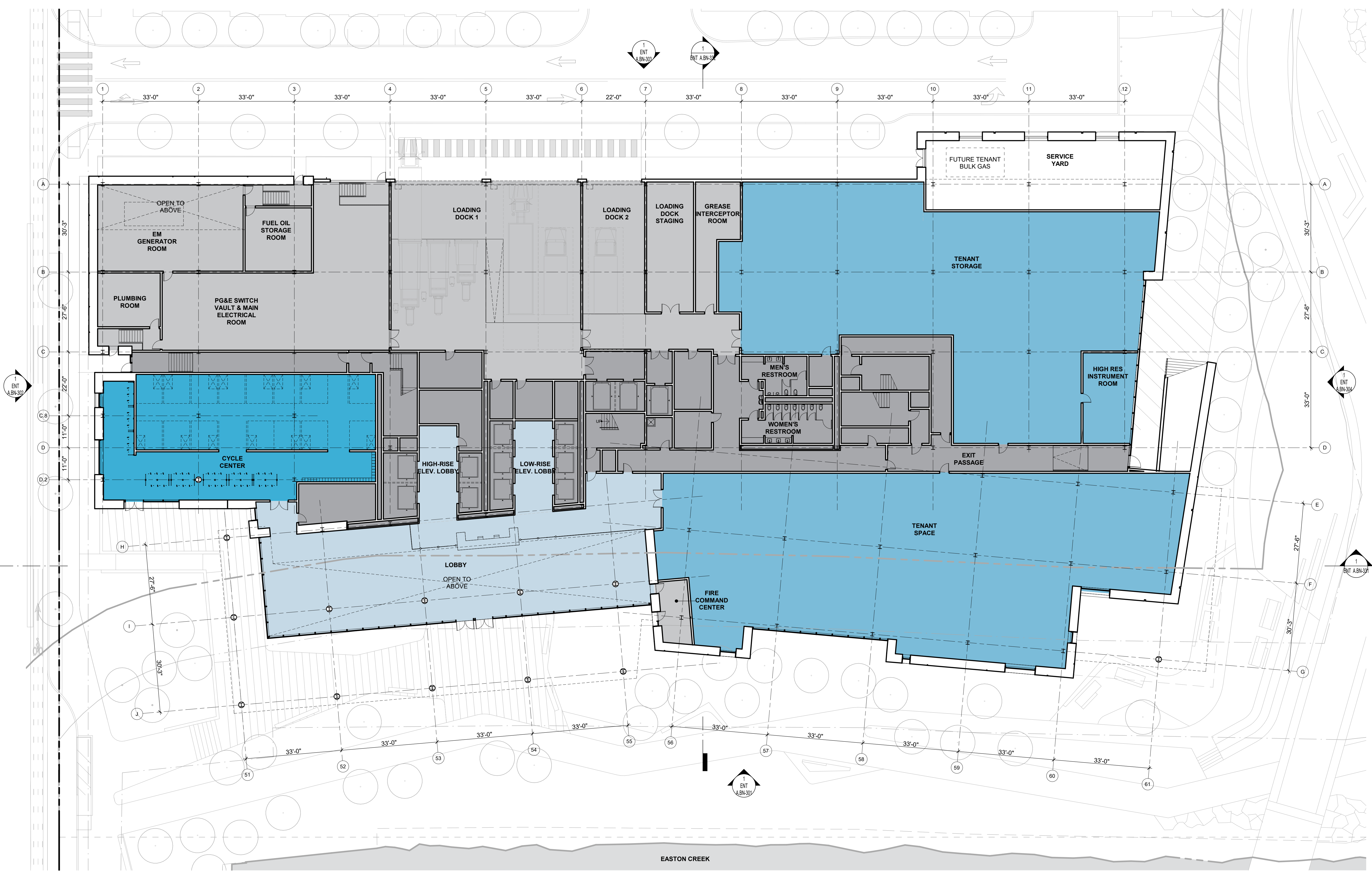
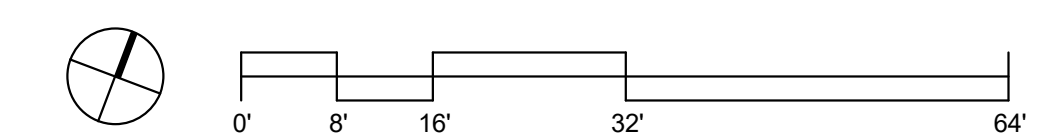
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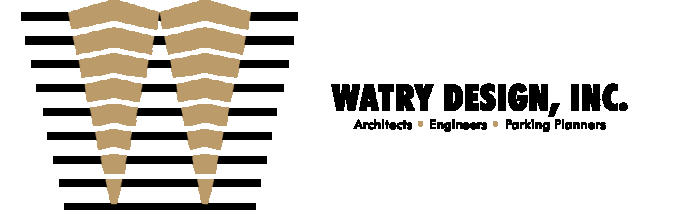
**BUILDING NORTH -  
FLOOR PLAN - LEVEL 1**

SHEET NO.:

**ENT A.BN-101**

8/17/2022 1:15:39 PM

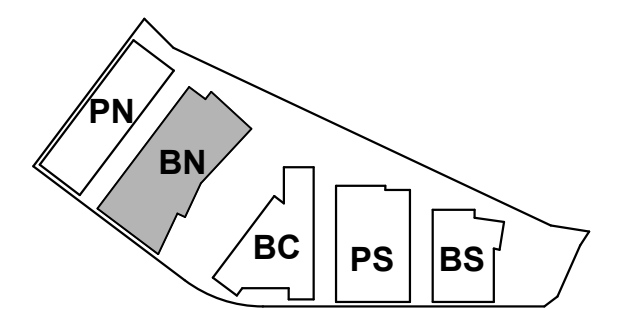




ISSUES	DATE
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**Peninsula Crossing**  
1200-1340 Old Bayshore Hwy, Burlingame, CA 94010

KEYPLAN



PROJECT NO.: 20045.00

DATE: 08/19/2022

SCALE: 1/16" = 1'-0"

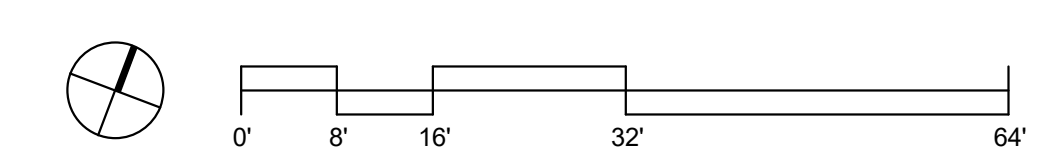
SHEET TITLE:

**BUILDING NORTH -  
FLOOR PLAN - LEVEL 2**

SHEET NO.:

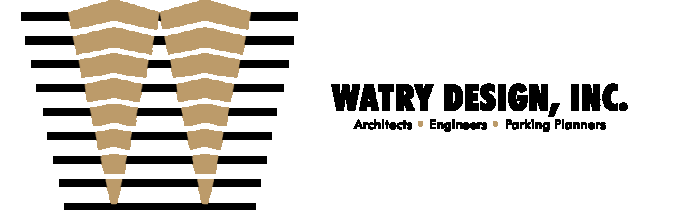
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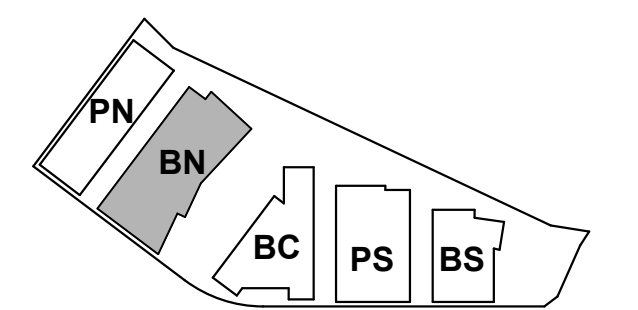
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**Peninsula Crossing**  
1200-1340 Old Bayshore Hwy, Burlingame, CA 94010

KEYPLAN



PROJECT NO.: 20045.00

DATE: 08/19/2022

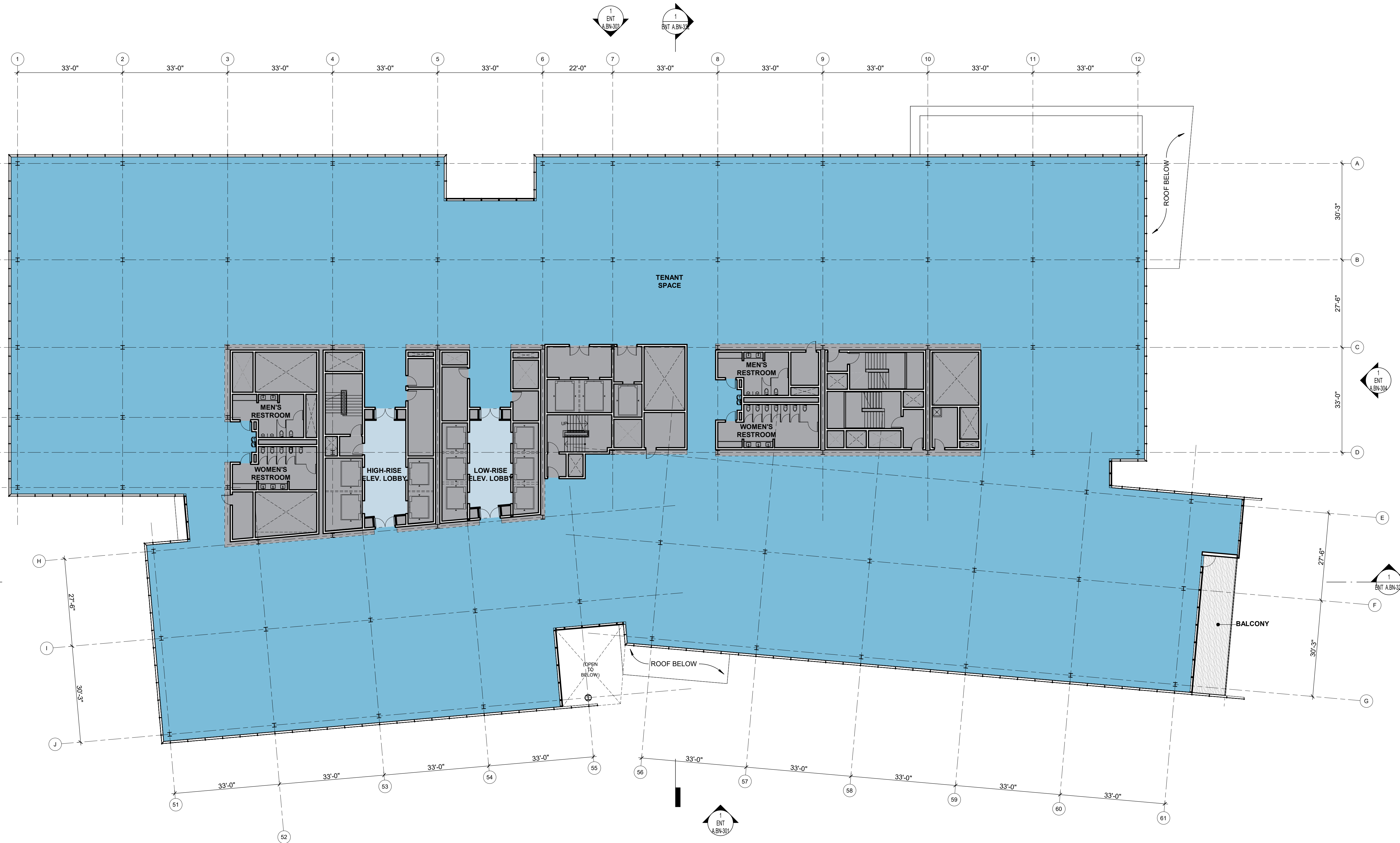
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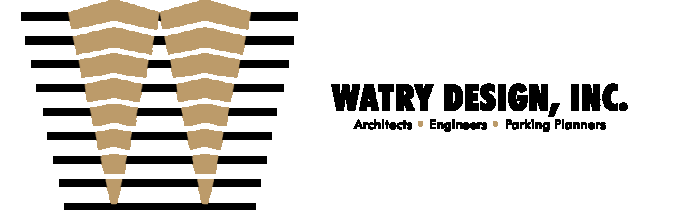
**BUILDING NORTH -  
FLOOR PLAN - TYPICAL  
LEVEL 3 & 4**

SHEET NO.:

**ENT A.BN-103**



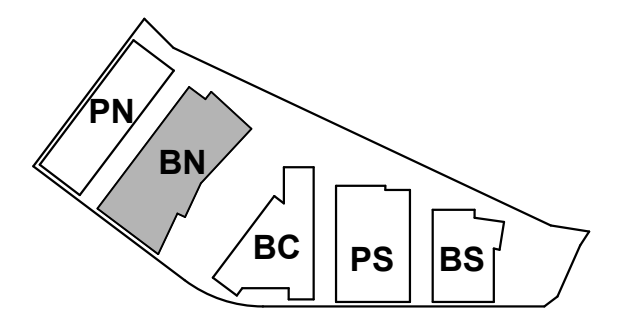
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ISSUES	DATE
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ENTITLEMENT APPLICATION #2	08/19/2022
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ENTITLEMENT APPLICATION #4	09/18/2023

**Peninsula Crossing**  
1200-1340 Old Bayshore Hwy, Burlingame, CA 94010

KEYPLAN



PROJECT NO.: 20045.00

DATE: 08/19/2022

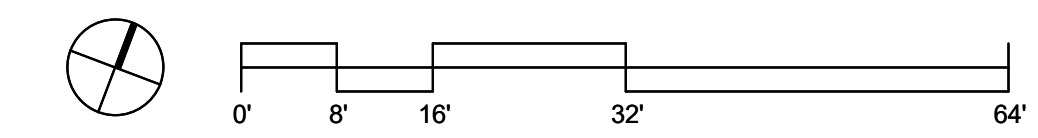
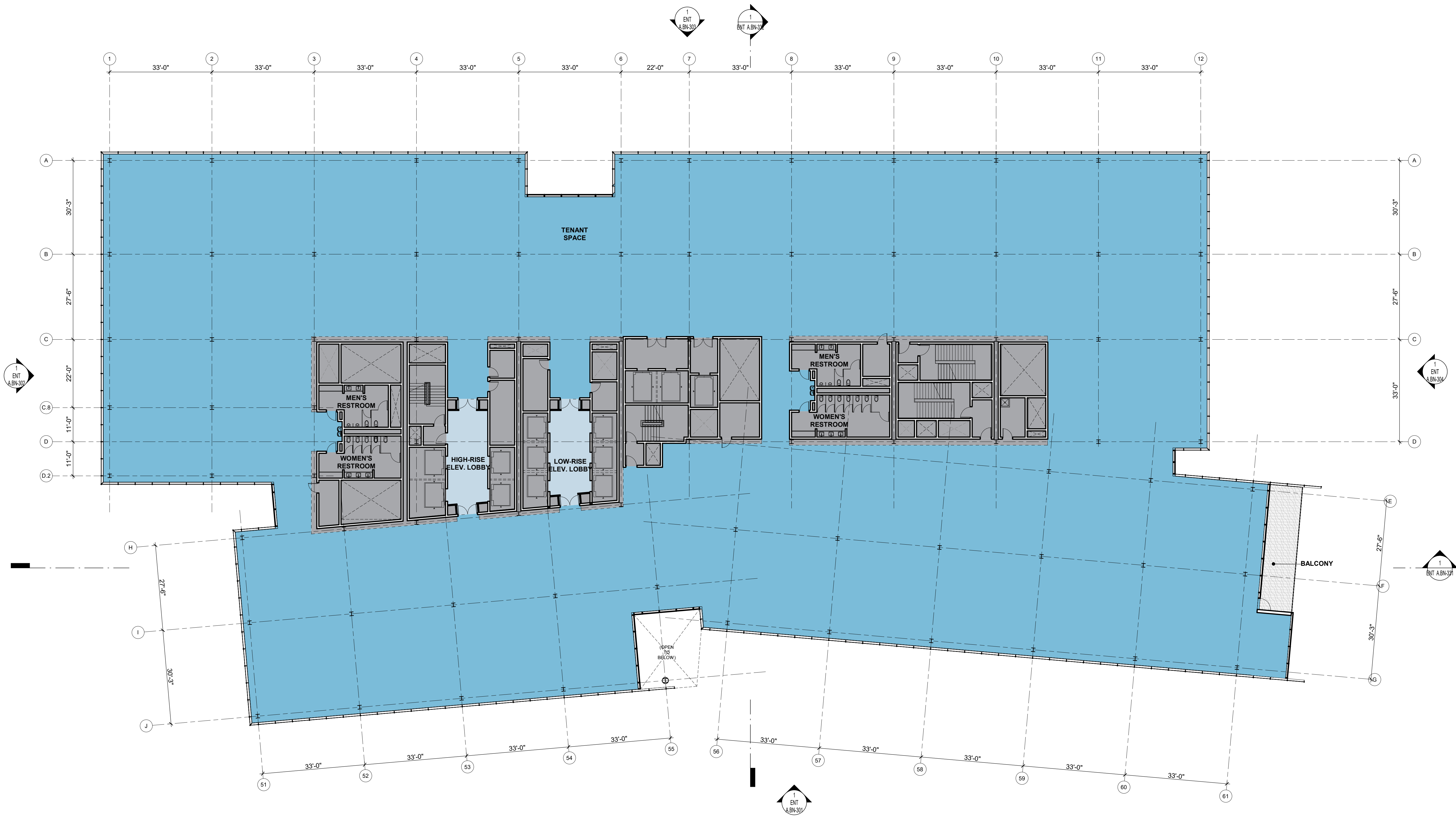
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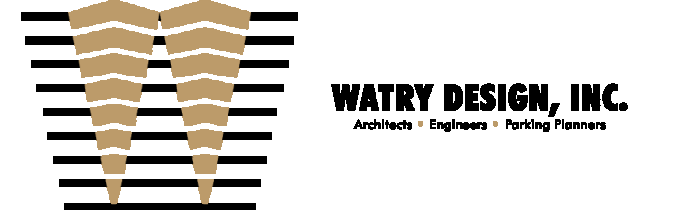
**BUILDING NORTH -  
FLOOR PLAN - LEVEL 5**

SHEET NO.:

**ENT A.BN-105**



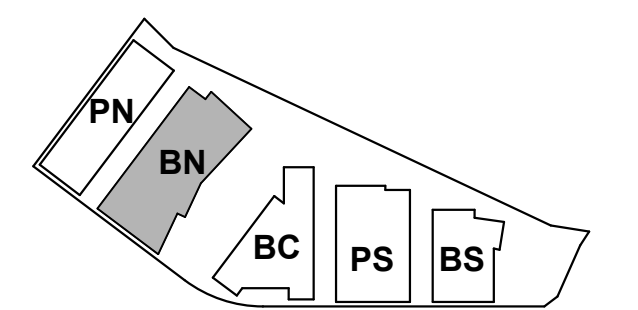
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ENTITLEMENT APPLICATION	03/24/2022
ENTITLEMENT APPLICATION #2	08/19/2022
ENTITLEMENT APPLICATION #3	12/09/2022
ENTITLEMENT APPLICATION #4	09/18/2023

**Peninsula Crossing**  
1200-1340 Old Bayshore Hwy, Burlingame, CA 94010

KEYPLAN



PROJECT NO.: 20045.00

DATE: 08/19/2022

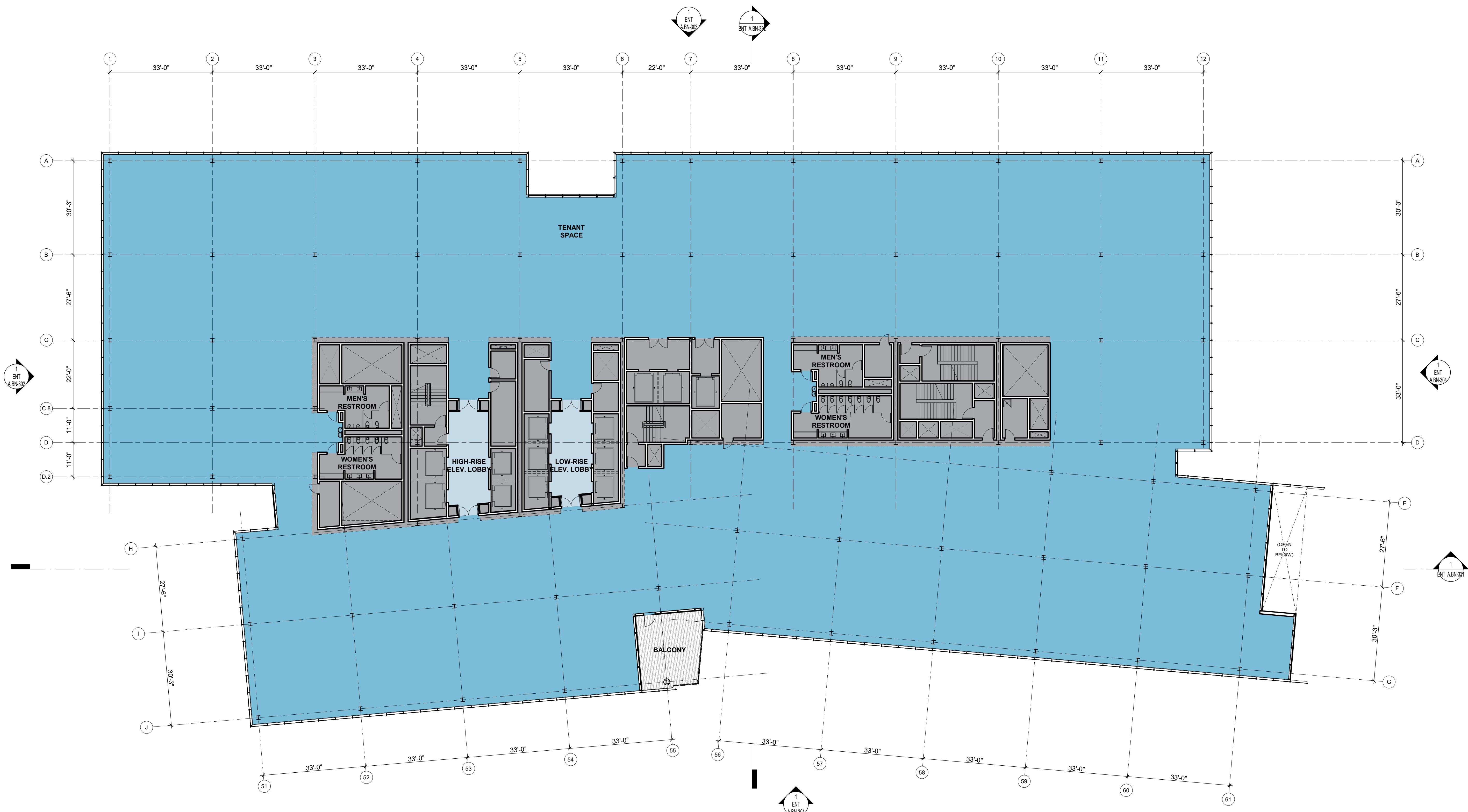
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SHEET TITLE:

**BUILDING NORTH -  
FLOOR PLAN - LEVEL 6**

SHEET NO.:

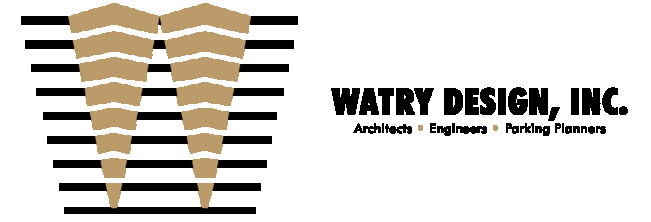
**ENT A.BN-106**



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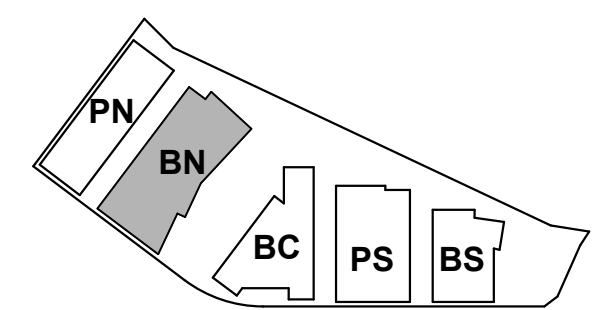
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ISSUES	DATE
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ENTITLEMENT APPLICATION #2	08/19/2022
ENTITLEMENT APPLICATION #3	12/09/2022
ENTITLEMENT APPLICATION #4	09/18/2023

**Peninsula Crossing**  
1200-1340 Old Bayshore Hwy, Burlingame, CA 94010

KEYPLAN



PROJECT NO.: 20045.00

DATE: 08/19/2022

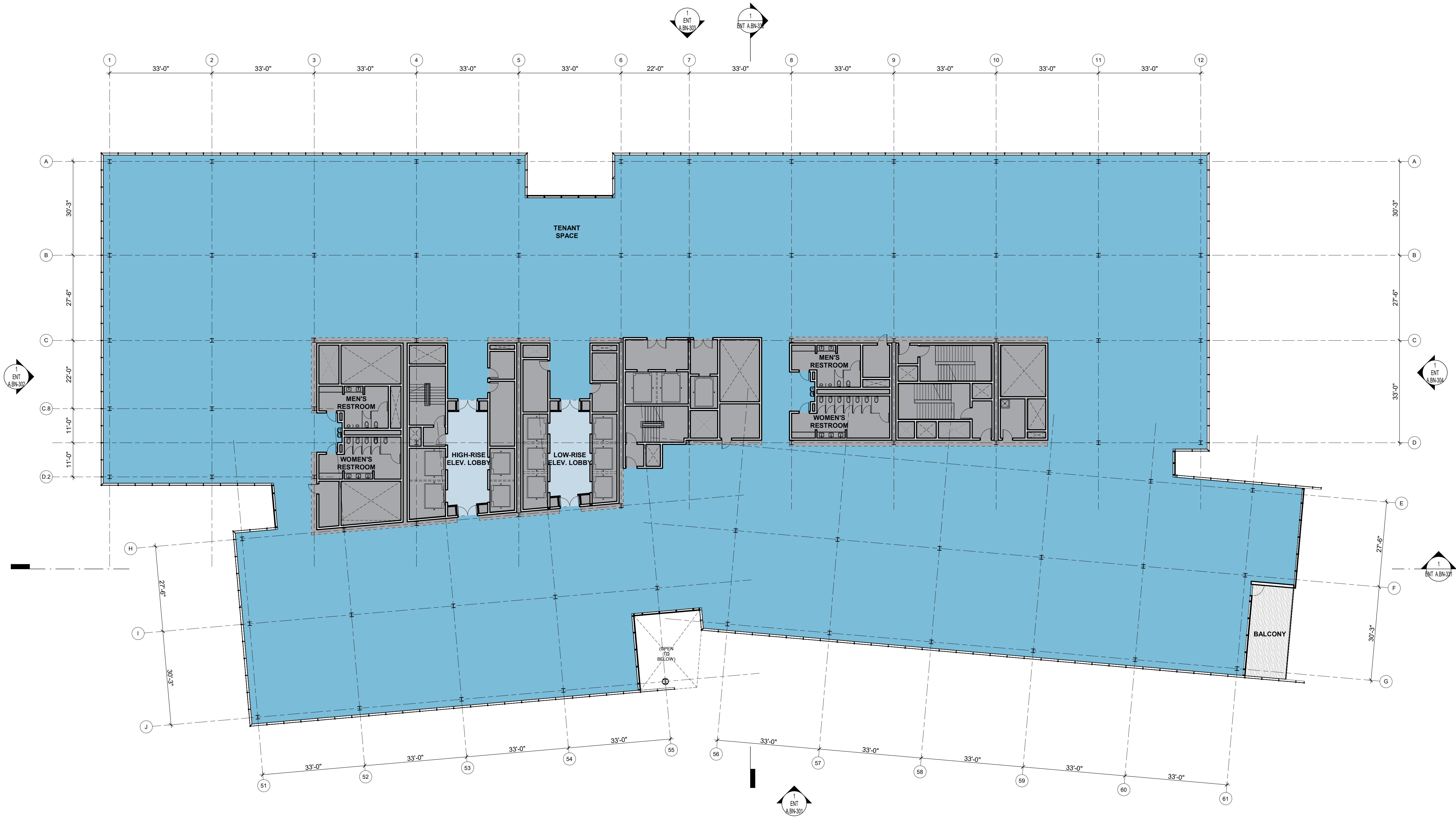
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SHEET TITLE:

**BUILDING NORTH -  
FLOOR PLAN - TYPICAL  
LEVEL 7-10**

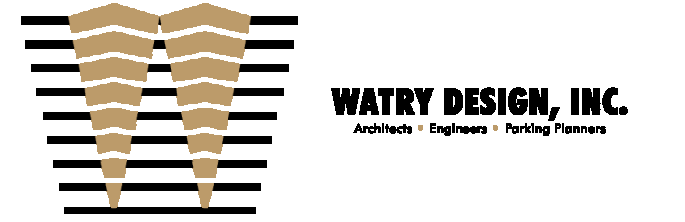
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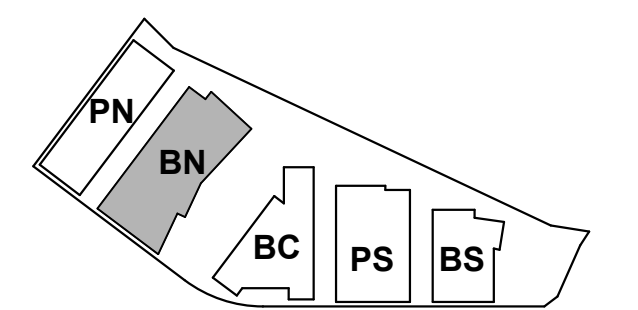




ISSUES	DATE
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ENTITLEMENT APPLICATION #3	12/09/2022
ENTITLEMENT APPLICATION #4	09/18/2023

**Peninsula Crossing**  
1200-1340 Old Bayshore Hwy, Burlingame, CA 94010

KEYPLAN



PROJECT NO.: 20045.00

DATE: 08/19/2022

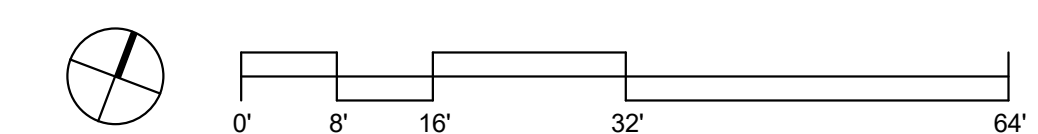
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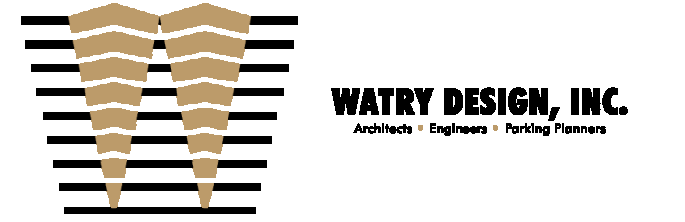
**BUILDING NORTH -  
FLOOR PLAN - LEVEL 11**

SHEET NO.:

**ENT A.BN-111**



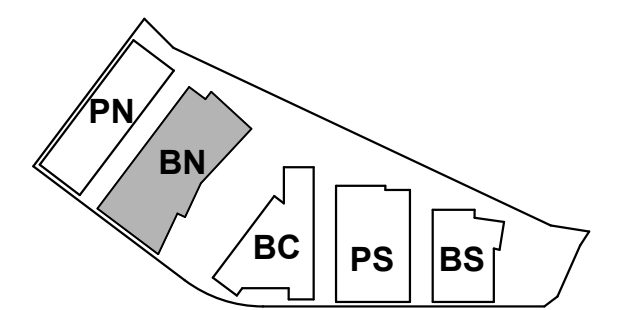
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ISSUES	DATE
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ENTITLEMENT APPLICATION #4	09/18/2023

**Peninsula Crossing**  
1200-1340 Old Bayshore Hwy, Burlingame, CA 94010

KEYPLAN



PROJECT NO.: 20045.00

DATE: 08/19/2022

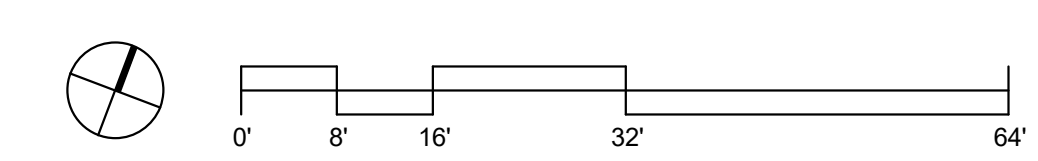
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SHEET TITLE:

**BUILDING NORTH -  
FLOOR PLAN - ROOF  
LEVEL**

SHEET NO.:

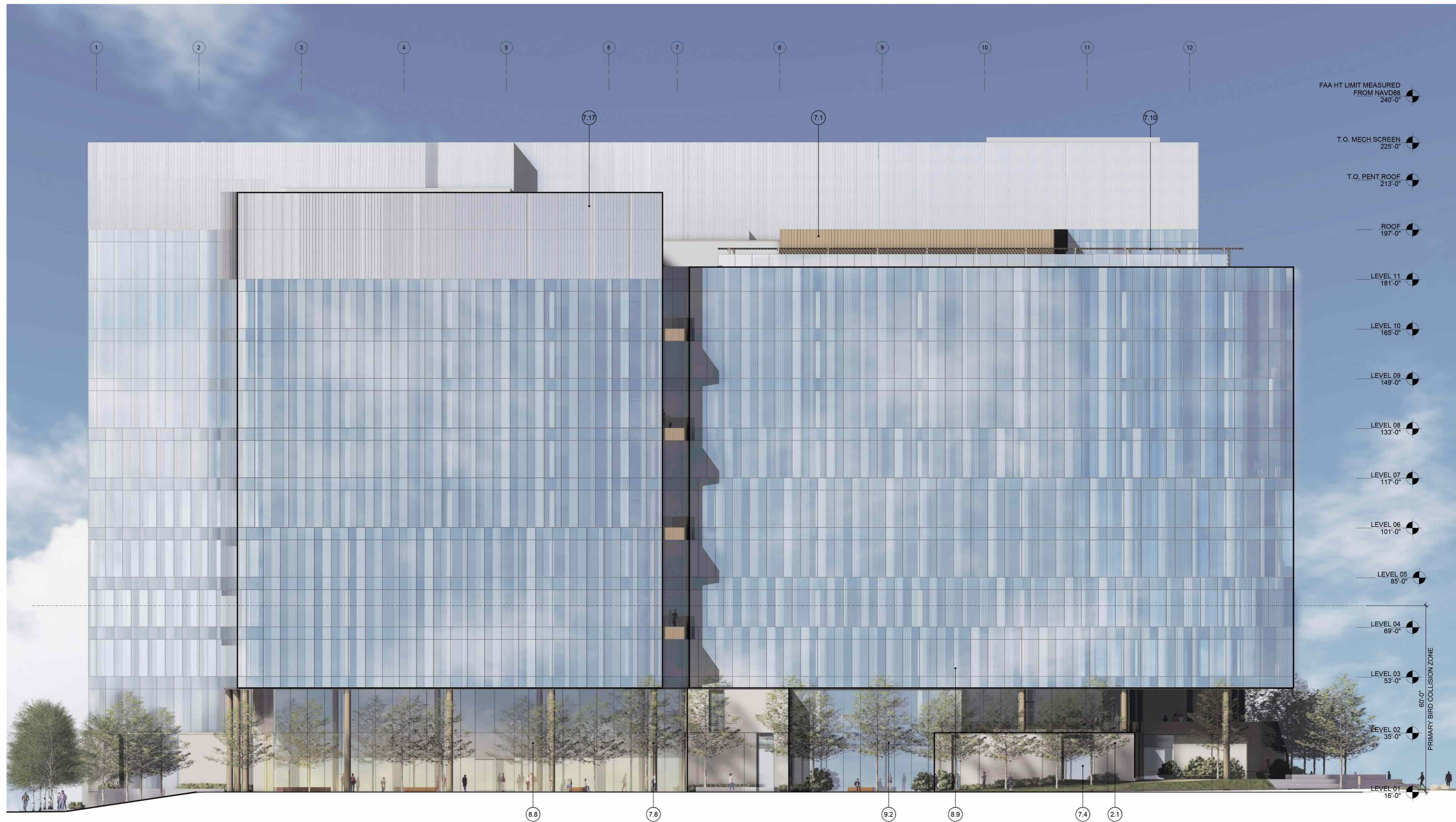
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8/17/2022 1:16:06 PM



ISSUES	DATE
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ENTITLEMENT APPLICATION #2	08/19/2022
ENTITLEMENT APPLICATION #3	12/09/2022
ENTITLEMENT APPLICATION #4	09/18/2023

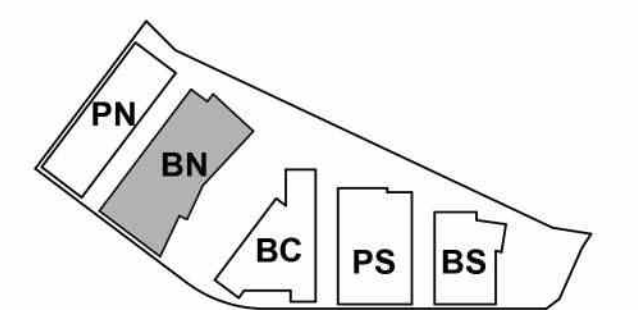


**1 NORTH BUILDING - CREEK ELEVATION**  
1/16" = 1'-0"

#	ELEVATION KEYNOTES
2.1	TEXTURED ARCHITECTURAL PRECAST PANELS
7.1	WARM MTL PANEL
7.4	WARM MTL FRAMED STOREFRONT
7.8	WARM MTL COLUMN COVER
7.10	WARM MTL FRAMED TRELIS
7.17	CORRUG MTL PANEL SCREEN
8.8	SSG CURTAINWALL - CLEAR BIRDSAFE GLAZING
8.9	SSG CURTAINWALL - FRITTED GLAZING
9.2	GLAZED SHADOW BOX

**Peninsula Crossing**  
1200-1340 Old Bayshore Hwy, Burlingame, CA 94010

KEYPLAN



PROJECT NO.: 20045.00

DATE: 08/19/2022

SCALE: As indicated

SHEET TITLE:

**BUILDING NORTH - EXTERIOR ELEVATIONS**

SHEET NO.:

**ENT A.BN-301**

8/17/2022 3:13:55 PM

ISSUES	DATE
ENTITLEMENT APPLICATION	03/24/2022
ENTITLEMENT APPLICATION #2	08/19/2022
ENTITLEMENT APPLICATION #3	12/09/2022
ENTITLEMENT APPLICATION #4	09/18/2023



**1 NORTH BUILDING - BAYSHORE HWY ELEVATION**  
1/16" = 1'-0"

**GROUND FLOOR FACADE AREA CALCULATIONS**

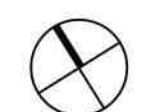
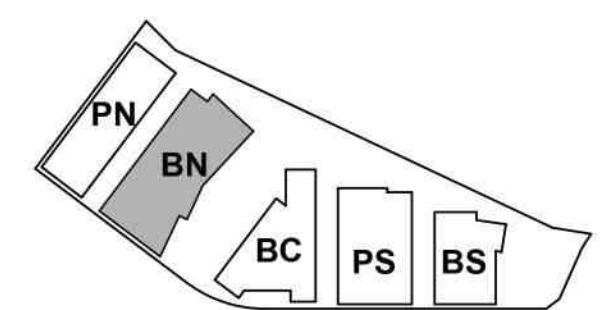
**BAYSHORE HWY ELEVATION**

GROUND FLOOR FACADE AREA:	3650 SF
GROUND FLOOR GLAZED AREA:	1211 SF
GROUND FLOOR % GLAZED AREA:	33 %

**ELEVATION KEYNOTES**

2.1	TEXTURED ARCHITECTURAL PRECAST PANELS
7.8	WARM MTL COLUMN COVER
7.13	WARM MTL LOUVERS
7.17	CORRUG MTL PANEL SCREEN
8.8	SSG CURTAINWALL - CLEAR BIRDSAFE GLAZING
8.9	SSG CURTAINWALL - FRITTED GLAZING

**KEYPLAN**



PROJECT NO.: 20045.00

DATE: 08/19/2022

SCALE: As indicated

SHEET TITLE:

**BUILDING NORTH -  
EXTERIOR ELEVATIONS**

SHEET NO.:

**ENT A.BN-302**

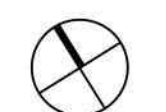
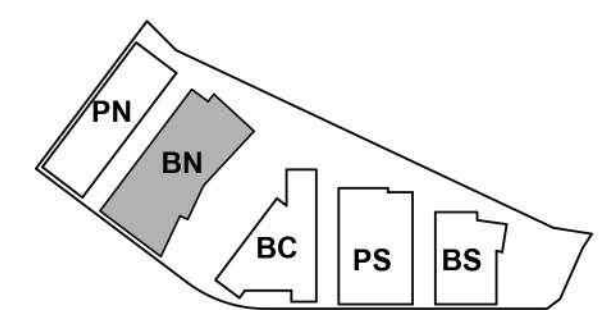


ISSUES	DATE
ENTITLEMENT APPLICATION	03/24/2022
ENTITLEMENT APPLICATION #2	08/19/2022
ENTITLEMENT APPLICATION #3	12/09/2022
ENTITLEMENT APPLICATION #4	09/18/2023

**Peninsula Crossing**

1200-1340 Old Bayshore Hwy, Burlingame, CA 94010

KEYPLAN



PROJECT NO.: 20045.00

DATE: 08/19/2022

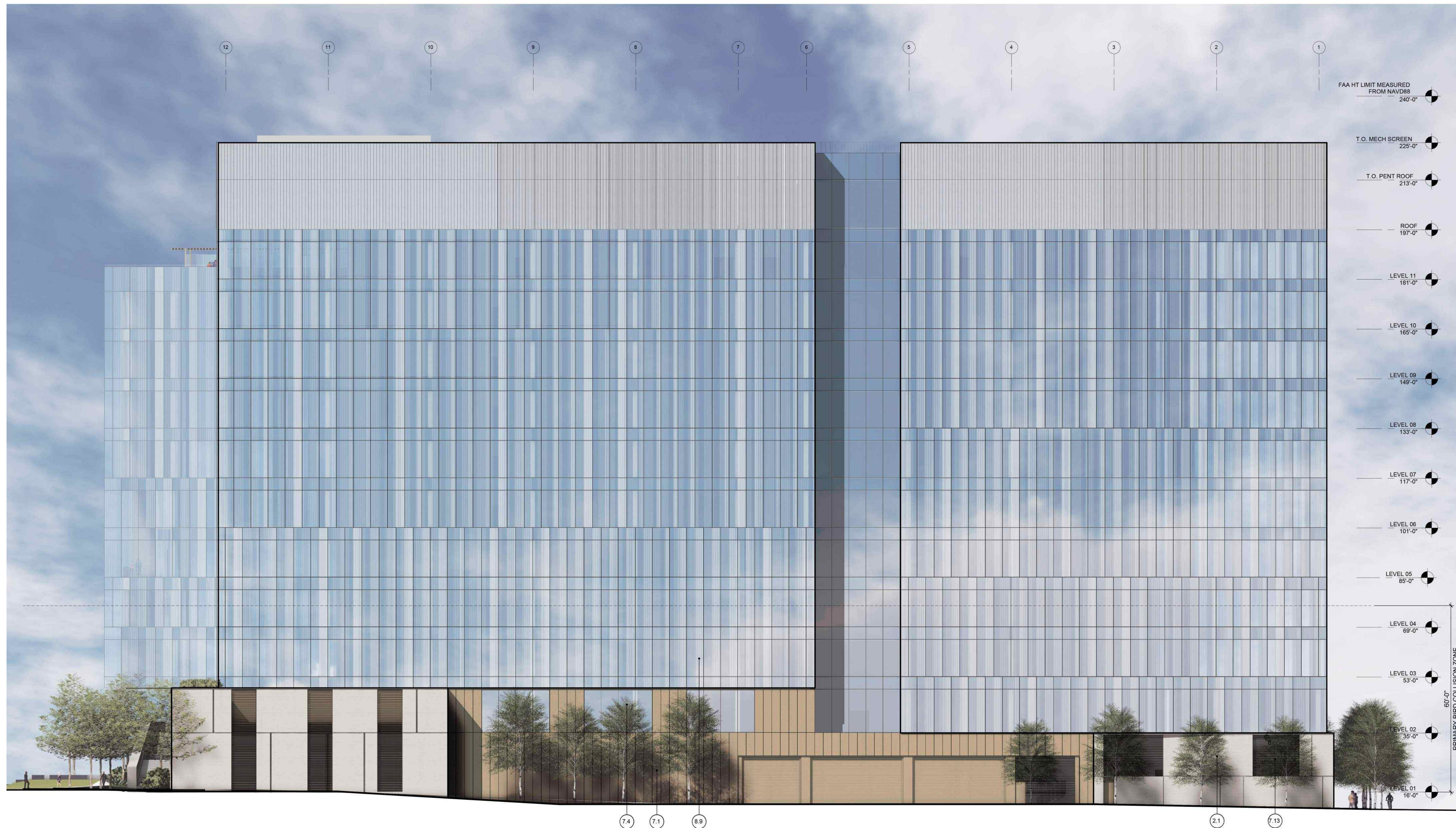
SCALE: As indicated

SHEET TITLE:

**BUILDING NORTH -  
EXTERIOR ELEVATIONS**

SHEET NO:

**ENT A.BN-303**



**1 NORTH BUILDING - SIDE ELEVATION**

1/16" = 1'-0"

**ELEVATION KEYNOTES**

- 2.1 TEXTURED ARCHITECTURAL PRECAST PANELS
- 7.1 WARM MTL PANEL
- 7.4 WARM MTL FRAMED STOREFRONT
- 7.13 WARM MTL LOUVERS
- 8.9 SSG CURTAINWALL - FRITTED GLAZING

8/18/2022 10:20:35 AM



ISSUES	DATE
ENTITLEMENT APPLICATION	03/24/2022
ENTITLEMENT APPLICATION #2	08/19/2022
ENTITLEMENT APPLICATION #3	12/09/2022
ENTITLEMENT APPLICATION #4	09/18/2023



**1 NORTH BUILDING - BAY ELEVATION**  
1/16" = 1'-0"

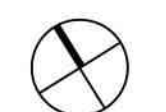
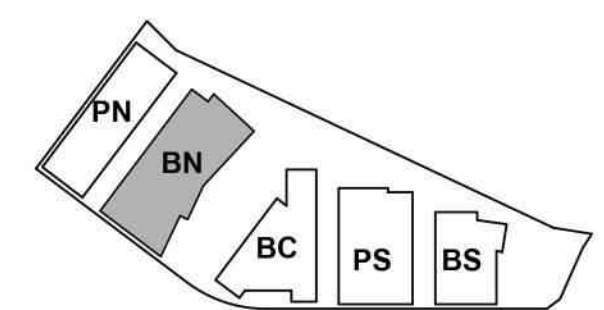
**ELEVATION KEYNOTES**

- 2.1 TEXTURED ARCHITECTURAL PRECAST PANELS
- 7.1 WARM MTL PANEL
- 7.4 WARM MTL FRAMED STOREFRONT
- 7.8 WARM MTL COLUMN COVER
- 7.17 CORRUG MTL PANEL SCREEN
- 8.8 SSG CURTAINWALL - CLEAR BIRDSAFE GLAZING
- 8.9 SSG CURTAINWALL - FRITTED GLAZING
- 9.2 GLAZED SHADOW BOX

**Peninsula Crossing**

1200-1340 Old Bayshore Hwy, Burlingame, CA 94010

**KEYPLAN**



PROJECT NO.: 20045.00

DATE: 08/19/2022

SCALE: As indicated

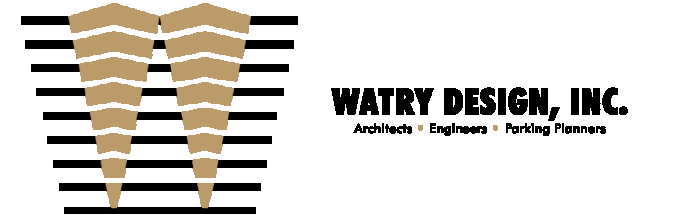
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**BUILDING NORTH -  
EXTERIOR ELEVATIONS**

SHEET NO:

**ENT A.BN-304**

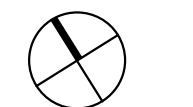
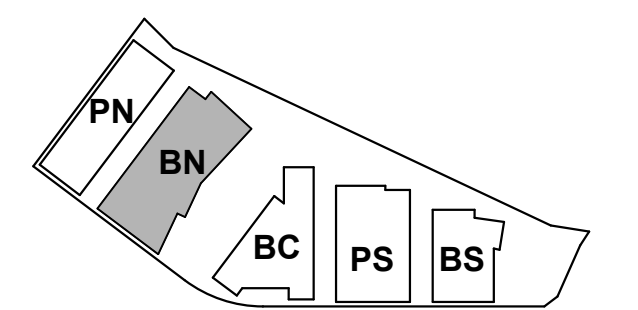
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ISSUES	DATE
ENTITLEMENT APPLICATION	03/24/2022
ENTITLEMENT APPLICATION #2	08/19/2022
ENTITLEMENT APPLICATION #3	12/09/2022
ENTITLEMENT APPLICATION #4	09/18/2023

**Peninsula Crossing**  
1200-1340 Old Bayshore Hwy, Burlingame, CA 94010

KEYPLAN



PROJECT NO.: 20045.00

DATE: 08/19/2022

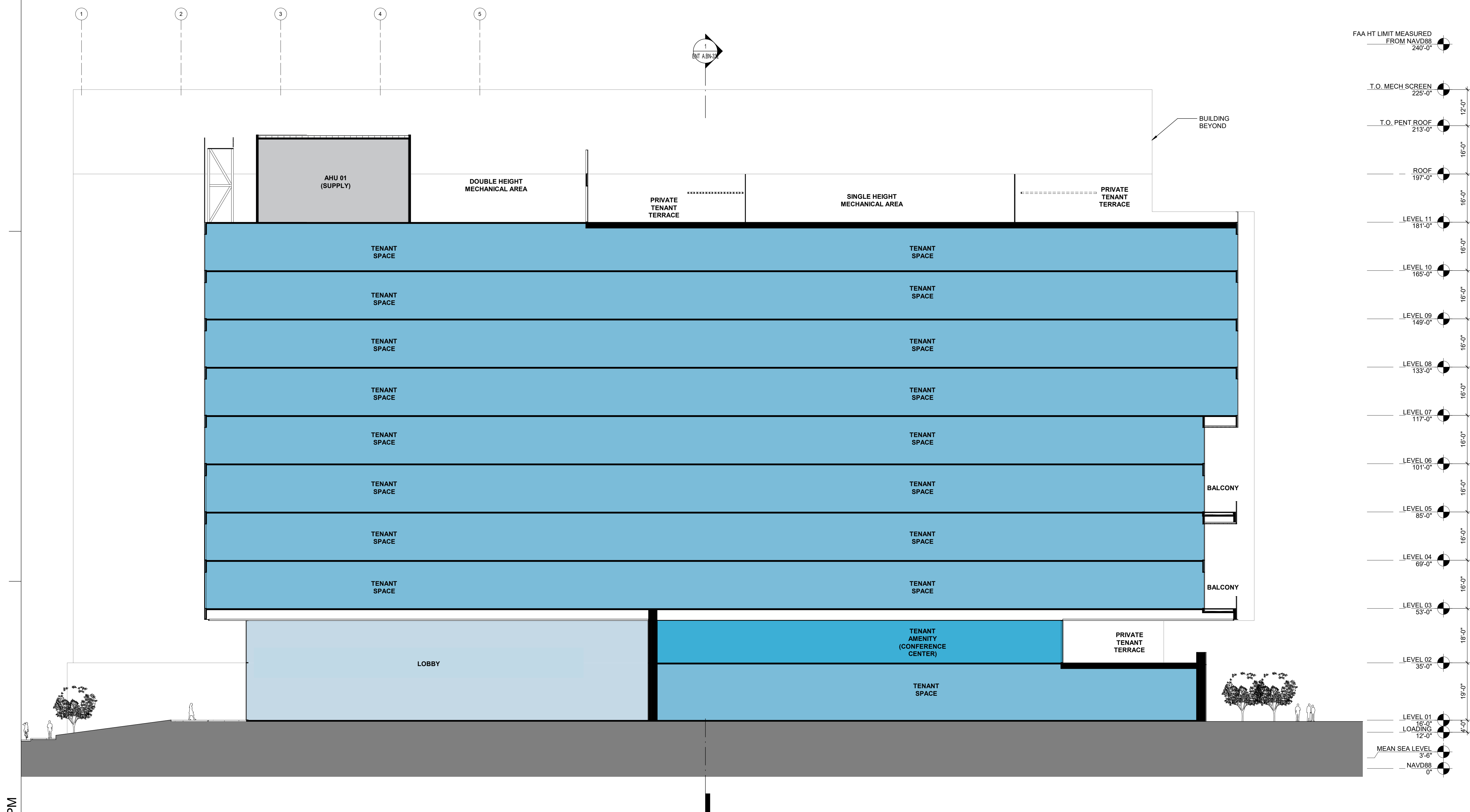
SCALE: 1/16" = 1'-0"

SHEET TITLE:

**BUILDING NORTH - SECTIONS**

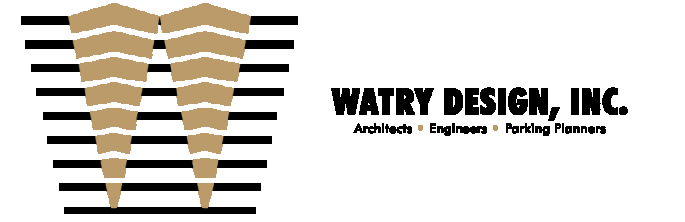
SHEET NO.:

**ENT A.BN-331**



**1 BUILDING NORTH - SECTION 1**  
1/16" = 1'-0"

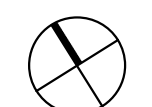
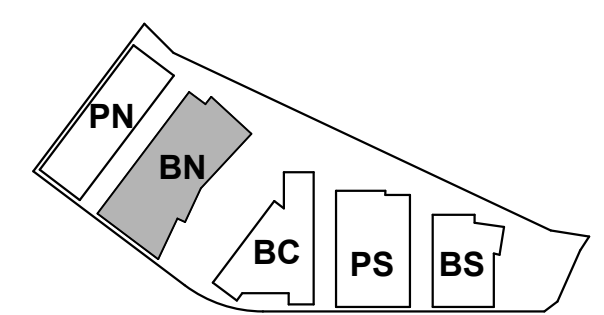
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ISSUES	DATE
ENTITLEMENT APPLICATION	03/24/2022
ENTITLEMENT APPLICATION #2	08/19/2022
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ENTITLEMENT APPLICATION #4	09/18/2023

**Peninsula Crossing**  
1200-1340 Old Bayshore Hwy, Burlingame, CA 94010

KEYPLAN



PROJECT NO.: 20045.00

DATE: 08/19/2022

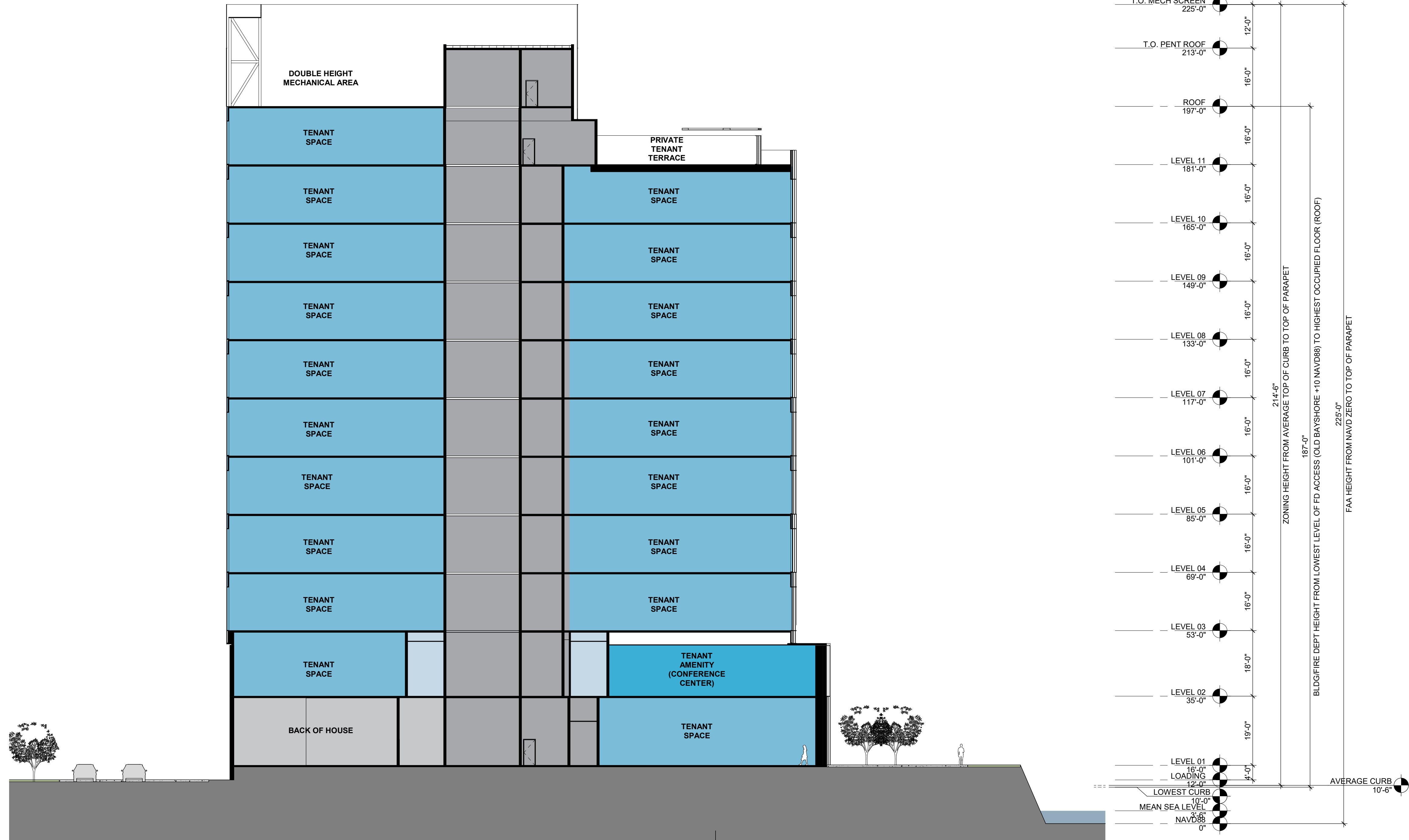
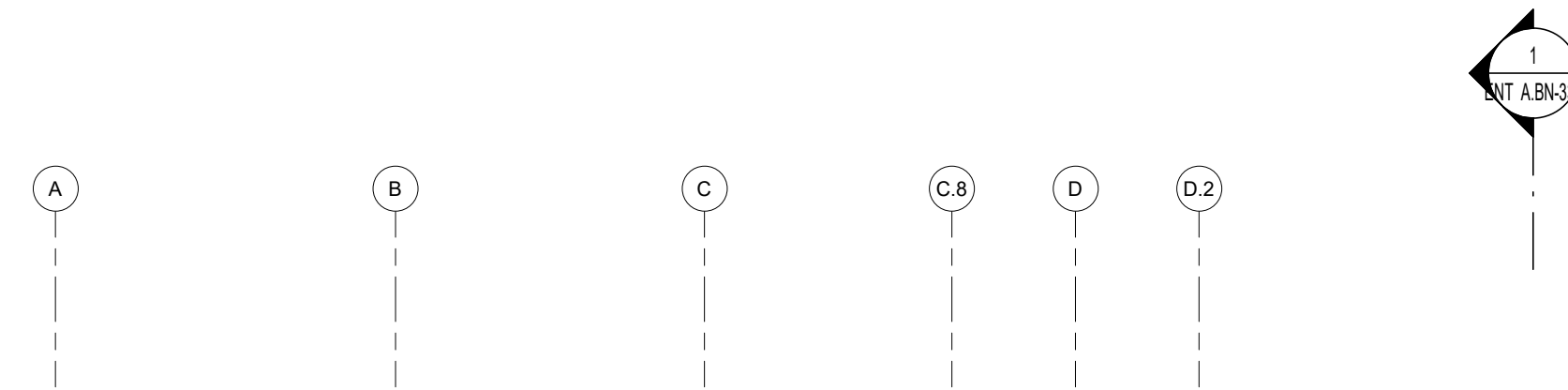
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SHEET TITLE:

**BUILDING NORTH - SECTIONS**

SHEET NO.:

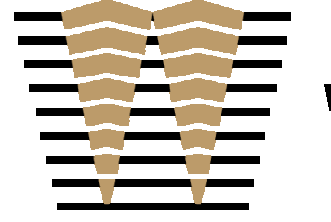
**ENT A.BN-332**



**1 BUILDING NORTH - SECTION 2**  
1/16" = 1'-0"

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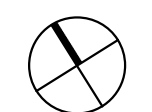
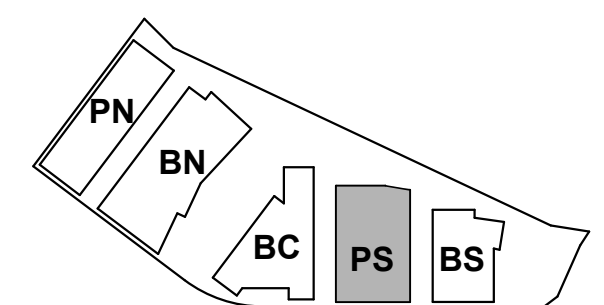


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ENTITLEMENT APPLICATION #4	09/18/2023



**Peninsula Crossing**  
1200-1340 Old Bayshore Hwy, Burlingame, CA 94010

KEYPLAN



PROJECT NO.: 20045.00

DATE: 08/19/2022

SCALE:

SHEET TITLE:

**SOUTH PARKING -  
COVER**

SHEET NO:

**ENT A.PS-000**

**PARKING SOUTH  
(PS)**

8/17/2022 1:18:38 PM

ABBREVIATIONS

Table of abbreviations and their meanings, including terms like AND, ANCHOR BOLT, ALUMINUM, etc.

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GENERAL NOTES

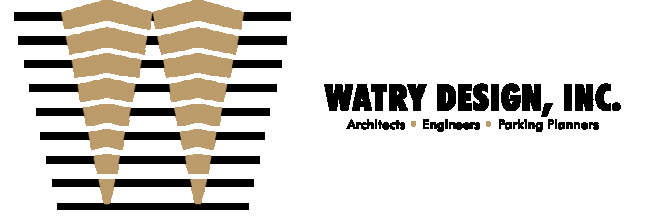
- 1. SCOPE OF DOCUMENTS: THESE PLANS INDICATE THE GENERAL SCOPE OF THE PROJECT...
2. THE WORK: ALL CONSTRUCTION AND MATERIALS SHALL BE SPECIFIED AND CONSTRUCTED AS REQUIRED BY THE LATEST EDITION OF THE IBC...
3. THE CONTRACTOR: SHALL BE RESPONSIBLE FOR THE ACCURATE PLACEMENT OF THE BUILDING ON THE SITE...
4. THE JOB SITE: SHALL BE MAINTAINED IN A CLEAN, ORDERLY CONDITION...
5. SUBMITTALS: NO PORTION OF THE WORK REQUIRING A SHOP DRAWING OR SAMPLE SUBMISSION SHALL BE COMMENCED UNTIL THE SUBMISSION HAS BEEN REVIEWED BY THE ARCHITECT...
6. DIMENSIONS: ALL DIMENSIONS SHALL HAVE PREFERENCE OVER SCALE...
7. EXITS: ALL REQUIRED EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT...
8. FURRING: WHERE LARGER STUDS OR FURRINGS ARE REQUIRED TO COVER PIPING AND CONDUITS...
9. ELEVATORS: ALL ELEVATORS SHALL MEET THE REQUIREMENTS OF C.C.R., TITLE 8, ELEVATOR SAFETY ORDERS...
10. ACCESSIBILITY REQUIREMENTS: SHALL BE AS PRESCRIBED BY THE CALIFORNIA CODE OF REGULATIONS, TITLE 24...
11. THE AMERICANS WITH DISABILITIES ACT (A.D.A.): IS SUBJECT TO VARIOUS AND POSSIBLY CONTRADICTORY INTERPRETATIONS...
12. DISCREPANCIES: SHOULD A DISCREPANCY THAT AFFECTS ANY WORK APPEAR IN THE SPECIFICATIONS, PLANS, OR WORK DONE BY OTHERS AS PART OF THE CONTRACT DOCUMENTS, NOTIFY THE ARCHITECT AT ONCE FOR CLARIFICATION...

DEFERRED SUBMITTAL ITEMS

- 1. ELEVATORS
2. MISCELLANEOUS METAL RAILS
3. METAL STUD WALL SYSTEMS
4. METAL STAIRS
5. FIRE SPRINKLERS SYSTEMS
6. CABLE RAILS

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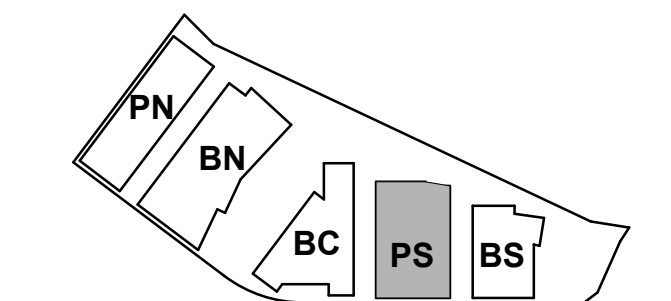
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Table with 2 columns: ISSUES, DATE
ENTITLEMENT APPLICATION 03/24/2022
ENTITLEMENT APPLICATION #2 08/19/2022
ENTITLEMENT APPLICATION #3 12/09/2022
ENTITLEMENT APPLICATION #4 09/18/2023

PENINSULA CROSSING

BURLINGAME, CA

KEYPLAN



PROJECT NO.: 21-144

DATE: 07/01/2022

SCALE: 1/2" = 1'-0"

SHEET TITLE:

SOUTH PARKING - PROJECT DATA SHEET

SHEET NO:

ENT A.PS-001

8/17/2022 7:34:56 PM

### PROJECT OWNER

DIVCO WEST  
301 HOWARD STREET, SUITE 2100,  
SAN FRANCISCO, CA 94105  
PHONE 1-248-961-5664  
MARK JOHNSON, DIRECTOR OF DEVELOPMENT  
VIRGINIA CALKINS, DEVELOPMENT

WOODSTOCK DEVELOPMENT  
1350 OLD BAYSHORE HWY, SUITE 355  
BURLINGAME, CA 94010  
PHONE 1-650-579-1901  
KIRK SYME, PRESIDENT

### DESIGN-BUILD CONTRACTOR

DEVCON CONSTRUCTION  
690 GIBRALTAR DRIVE,  
MILPITAS, CA 95035  
PHONE 1-408-466-9146  
ANDY SCHATZMAN, SENIOR VICE PRESIDENT  
KRISY SCHREIBER, SENIOR PROJECT MANAGER

### DESIGN CONSULTANTS

**CIVIL:**  
BKF  
255 SHORELINE DRIVE, SUITE 200  
REDWOOD CITY, CA 94065  
PHONE 1-650-482-6453  
PATRICK CONNORS, PROJECT MANAGER

**ARCHITECT:**  
WRNS STUDIO  
501 SECOND STREET, SUITE 402  
SAN FRANCISCO, CA 94107  
PHONE 1-415-489-2224  
SAM NUNES, PARTNER IN CHARGE  
BEN MICKUS, PROJECT LEAD

**SUSTAINABILITY/LEED:**  
WRNS STUDIO  
501 SECOND STREET, SUITE 402  
SAN FRANCISCO, CA 94107  
PHONE  
PAULINE SOUZA, DIRECTOR OF SUSTAINABILITY

**PARKING:**  
WATRY DESIGN INC.  
2099 GATEWAY PL, SUITE 550  
SAN JOSE, CA 95110  
PHONE 1-833-917-PARK  
FAX 1-408-532-5004  
JESS MCINERNEY, PRINCIPAL

**STRUCTURAL ENGINEER:**  
WATRY DESIGN INC.  
2099 GATEWAY PL, SUITE 550  
SAN JOSE, CA 95110  
PHONE 1-833-917-PARK  
FAX 1-408-532-5004  
JESS MCINERNEY, PRINCIPAL

**MECHANICAL:**  
PAE CONSULTING ENGINEERS  
48 GOLDEN GATE AVENUE,  
SAN FRANCISCO, CA 94102  
PHONE 1-415-544-7500  
CHRIS MCHUGH, MECHANICAL ENGINEER III

**ELECTRICAL:**  
PAE CONSULTING ENGINEERS  
48 GOLDEN GATE AVENUE,  
SAN FRANCISCO, CA 94102  
PHONE 1-415-544-7500  
ROBERT SMITH, ASSOCIATE PRINCIPAL

**PLUMBING:**  
PAE CONSULTING ENGINEERS  
48 GOLDEN GATE AVENUE,  
SAN FRANCISCO, CA 94102  
PHONE 1-415-544-7500  
ERICA KRAM, SENIOR ASSOCIATE

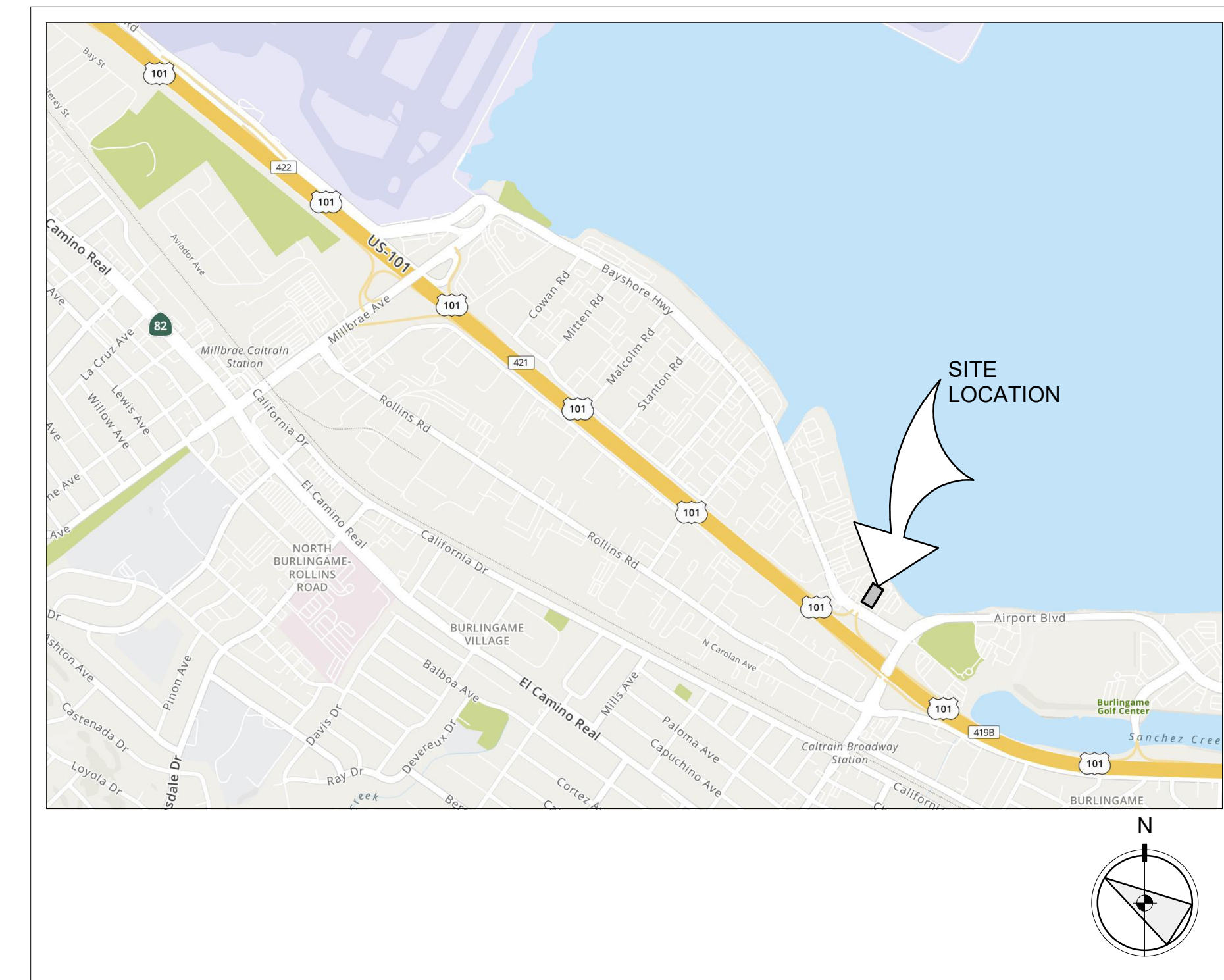
**FIRE ALARM:**  
PAE CONSULTING ENGINEERS  
48 GOLDEN GATE AVENUE,  
SAN FRANCISCO, CA 94102  
PHONE 1-415-544-7500  
ROBERT SMITH, ASSOCIATE PRINCIPAL

**FIRE PROTECTION:**  
PAE CONSULTING ENGINEERS  
48 GOLDEN GATE AVENUE,  
SAN FRANCISCO, CA 94102  
PHONE 1-15-544-7500  
ERICA FRAM, SENIOR ASSOCIATE

**LANDSCAPING:**  
CMG LANDSCAPE ARCHITECTURE  
444 BRYANT STREET  
SAN FRANCISCO, CA 94107  
PHONE 1-415-495-3070  
JUSTIN AFF, PROJECT MANAGER/ASSOCIATE

**ELEVATOR:**  
EWCG  
102 E. BLITHEDALE AVE., SUITE 1  
MILL VALLEY, CA 94941  
PHONE 1-415-388-1880  
ALLEN WILLIAMS, CHAIRMAN

### VICINITY MAP

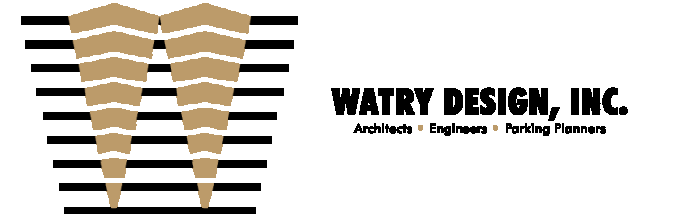


### GENERAL SYMBOLS

- GRID LINE
- INDICATES DATUM LINE
- REFERENCE NORTH
- TRUE NORTH
- DETAIL/BUILDING SECTION CUT**
  - DETAIL IDENTIFICATION
  - LIMIT OF DETAIL/SECTION
  - SHEET WHERE DETAIL/SECTION IS DRAWN
- ELEVATION**
  - DETAIL IDENTIFICATION
  - SHEET WHERE ELEVATION IS DRAWN
- INTERIOR ELEVATION**
  - DETAIL IDENTIFICATION
  - SHEET WHERE ELEVATION IS DRAWN
- CONCRETE WALL/COLUMN
- PRECAST WALL/COLUMN
- CMU WALL
- CONC. UPTURNED BEAM RAIL (CONCRETE, CMU)
- METAL RAIL
- RAISED CONCRETE CURB/WASH
- CABLE RAIL
- METAL STUD WALL
- METAL STUD WALL OVER RAIL (CONCRETE, CMU)

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415.358.9100 FAX  
WWW.WRNSSTUDIO.COM



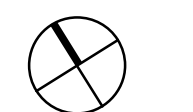
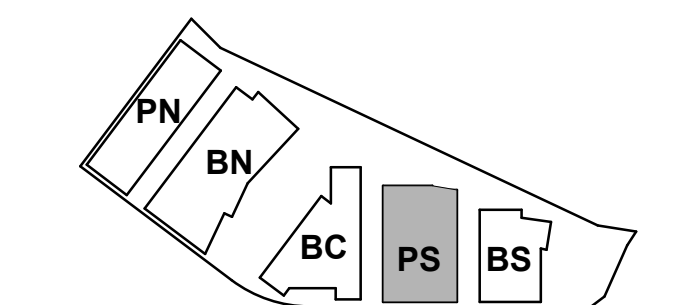
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ISSUES	DATE
ENTITLEMENT APPLICATION	03/24/2022
ENTITLEMENT APPLICATION #2	08/19/2022
ENTITLEMENT APPLICATION #3	12/09/2022
ENTITLEMENT APPLICATION #4	09/18/2023

### PENINSULA CROSSING

BURLINGAME, CA

#### KEYPLAN



PROJECT NO.: 21-144

DATE: 07/01/2022

SCALE: 12" = 1'-0"

SHEET TITLE:

SOUTH PARKING -  
PROJECT DATA SHEET

SHEET NO.:

ENT A.PS-002

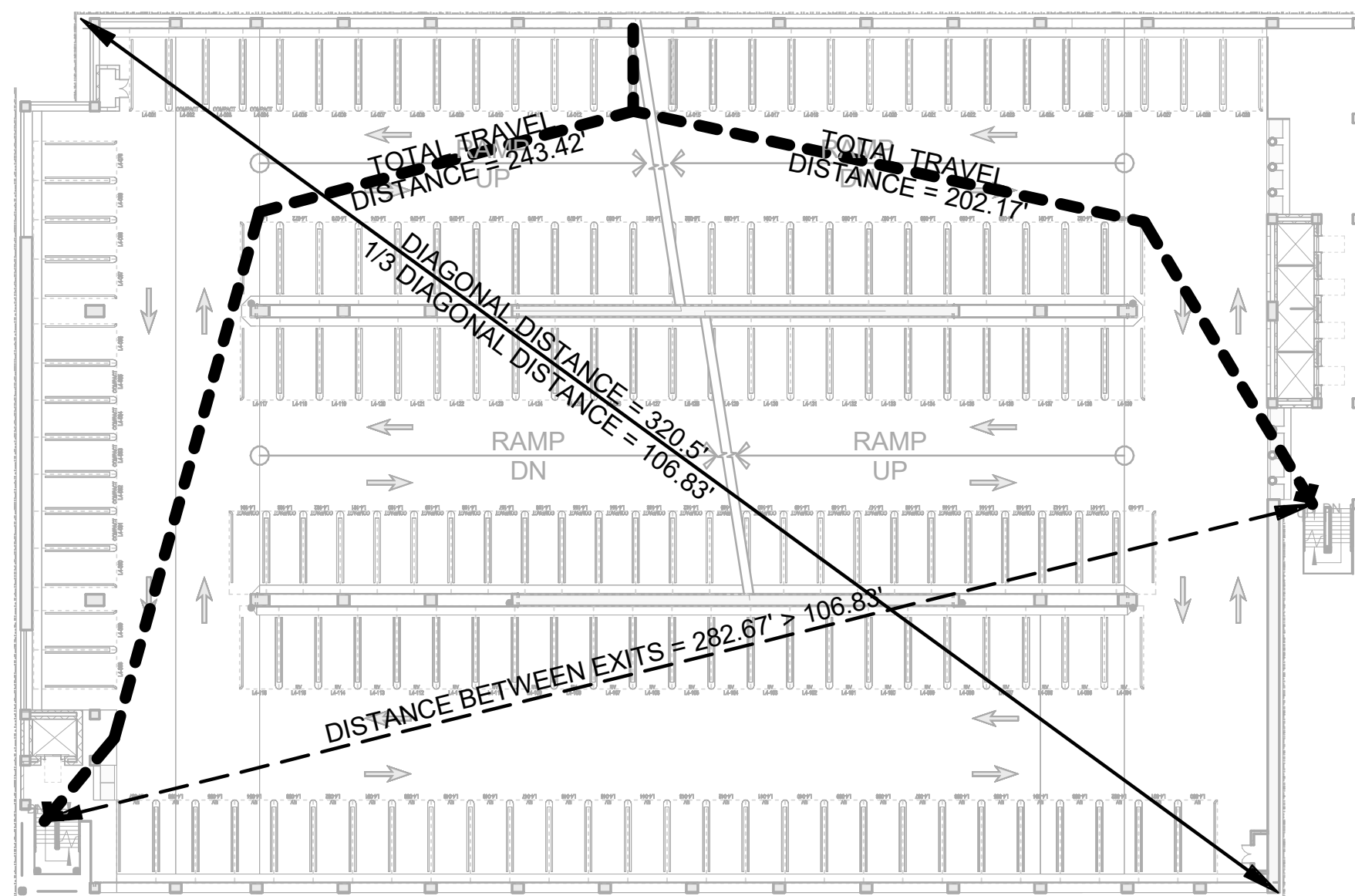
**CODE DATA**

GOVERNING CODES:

- A. 2022 CALIFORNIA BUILDING CODE (CBC), CALIFORNIA CODE OF REGULATIONS (CCR), TITLE 24, PART 2.
- B. 2022 CALIFORNIA ELECTRICAL CODE (CEC), CALIFORNIA CODE OF REGULATIONS (CCR), TITLE 24, PART 3.
- C. 2022 CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA CODE OF REGULATIONS (CCR), TITLE 24, PART 4.
- D. 2022 CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA CODE OF REGULATIONS (CCR), TITLE 24, PART 5.
- E. 2022 CALIFORNIA FIRE CODE (CFC), CALIFORNIA CODE OF REGULATIONS (CCR), TITLE 24, PART 9.
- F. 2022 CALIFORNIA ENERGY, CALIFORNIA CODE OF REGULATIONS (CCR), TITLE 24 PART 6
- G. ADAAG ADA ACCESSIBILITY GUIDELINES
- H. CITY OF BURLINGAME MUNICIPAL CODE

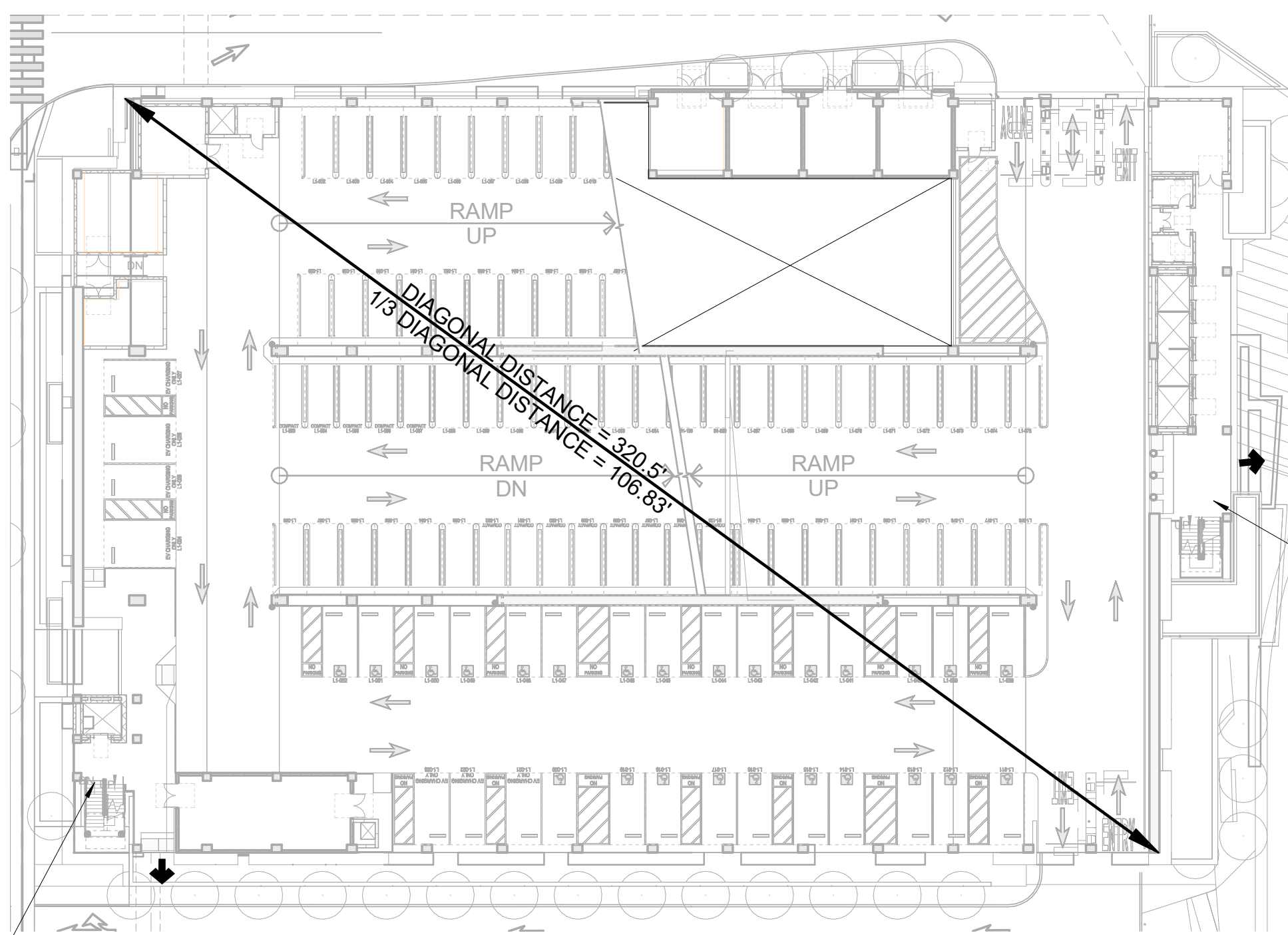
**EXITING DIAGRAMS**

- 1. 2019 C.B.C. SECTION 1017, TABLE 1017.2 "EXIT TRAVEL DISTANCE"  
S2 OCCUPANCY EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM THE MAXIMUM TRAVEL DISTANCE IS 400'



**TYPICAL LEVEL EXITING DIAGRAM**

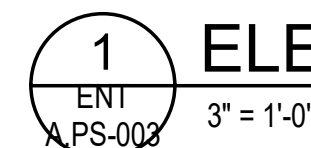
1/32" = 1'-0"



**LEVEL 01 EXITING DIAGRAM**

1/32" = 1'-0"

**4000 LB. CAPACITY/STRETCHER ELEVATOR CAB**



3" = 1'-0"

**EXITING LEGEND**

- > ACTUAL TRAVEL DISTANCE
- > DIAGONAL DISTANCE
- > DISTANCE BETWEEN EXITS

**FIRE RATINGS LEGEND**

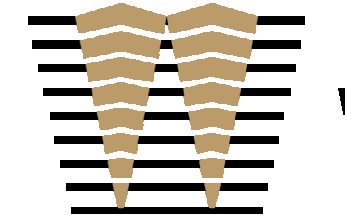
- 1-HR.
- 2-HR.
- 3-HR.
- 4-HR.

**CODE SUMMARY**

CODE SECTIONS	TYPE - OPEN GARAGE	TYPE - CLOSED GARAGE	NOTES
AUTOMATIC SPRINKLER SYSTEM - SEC. 903	YES	YES	
OCCUPANCY TYPE(S) - CHAPTER 3	S-2 PARKING GARAGE (OPEN, PER 406.5)	S-2 PARKING GARAGE (CLOSED, PER 406.6)	OPENNESS - 406.5.2
CONSTRUCTION TYPE(S) - CHAPTER 4, 5 AND 6	IA	IA	TABLES 406.5.4, 601 AND 602
GRADE PLANE - CHAPTER 2 DEFINITION	13'	N/A	
ALLOWABLE HEIGHT (IN TIERS) - TABLE 406.5.4	UNLIMITED	N/A	ELEVATOR TOWERS - UNLIMITED IN HEIGHT IF NC (SECTION 504.3 EXCEPTION).
ACTUAL HEIGHT (IN TIERS)	10 TIERS	N/A	
ALLOWABLE HEIGHT INCREASE (IN TIERS), FOR OPEN PARKING STRUCTURES - SECT. 406.5.5	N/A	N/A	
BASE ALLOWABLE AREA PER TIER	UNLIMITED (TABLE 406.5.4)	UNLIMITED (SEC. & TABLE 506.2)	
ACTUAL AREA (LARGEST TIER)	52,800 SQ. FT.	51,900 SQ. FT.	
ALLOWABLE AREA INCREASE PER TIER	N/A	N/A	
ACTUAL TOTAL AREA	517,400 SQ. FT.	99,900 SQ. FT.	
MAXIMUM ALLOWABLE TOTAL AREA	N/A	N/A	
ACTUAL AREA TO ALLOWABLE AREA RATIO	N/A	N/A	
BUILDING ELEMENTS F.R. REQUIREMENTS - TABLE 601			
STRUCTURAL FRAME		3 HR	
BEARING WALLS - EXTERIOR		3 HR	
BEARING WALLS - INTERIOR		3 HR	
NON-BEARING WALLS AND PARTITIONS - EXTERIOR		SEE REQUIREMENTS BELOW	
NON-BEARING WALLS AND PARTITIONS - INTERIOR		0 HR	
FLOOR CONSTRUCTION		2 HR	
ROOF CONSTRUCTION		1-1/2 HR	
EXTERIOR WALLS F.R. REQUIREMENTS - TABLE 705.5		1 HR, <5'	
EXTERIOR WALLS AND PARTITIONS:		1 HR, 5' ≤ x <10'	
		NR, 10' ≤ x <30' (PER FOOTNOTE c)	BASED ON CONSTRUCTION TYPE
		0, ≥ 30'	
OPENINGS (UNPROTECTED, SPRINKLERED) - MAXIMUM AREA OF EXTERIOR WALL OPENINGS, SECTION AND TABLE 705.8.		NOT PERMITTED <3'	
		15%, 3' ≤ x <5'	BASED ON DISTANCE AND SPRINKLERS (SEE TABLE FOOTNOTE G.)
		25%, 5' ≤ x <10'	
		UNLIMITED, ELSEWHERE	
SHAFT ENCLOSURES (BOTH STAIRS AND ELEVATORS)	NOT REQUIRED	STAIRS - 2HR ELEVATOR - NOT REQUIRED	SEE SECTIONS 406.5.9, 712.1.10.2, 713.4 AND 1019.3.6
OCC. LOAD - TABLE 1004.5	52,800/200 = 264 (TIER w/ LARGEST FLOOR AREA)	51,900/200 = 259.5 (TIER w/ LARGEST FLOOR AREA)	
EXITS REQUIRED - TABLE 1006.3.3		2	
EXITS PROVIDED		2	
WIDTH REQUIRED- PER SECTION 1005.3.1 & 1005.3.2		STAIRS @ TYP. LEVELS: 264 x 0.3 = 79.2" 50% OF 79.2" = 39.6"	
STAIRS: OCC. X 0.3 = TOTAL INCHES			
(48" MIN. CLEAR OF HANDRAIL, WHEN CONSIDERED TO BE A PART OF AN ACCESSIBLE MEANS OF EGRESS, PER 1009.3.			
44" MIN. CLEAR, WHEN CONSIDERED TO BE PART OF AN ACCESSIBLE MEANS OF EGRESS, PER 1009.3, EXCEPT .#2, WHEN THE BUILDING IS SPRINKLERED.)			
OTHER THAN STAIRS: OCC. X 0.2 = TOTAL INCHES		OTHER THAN STAIRS: 523.5 x 0.20 = 104.7" 50% OF 104.7" = 52.4"	
(32" MIN. CLEAR WIDTH, 1010.1.1 AND PER 11B-404, DOORS, DOORWAYS AND GATES.)			
WIDTH PROVIDED		STAIRS: 2 x 54" = 108"	
		OTHER THAN STAIRS: 104" + 454" = 558"	

**WRNS STUDIO**

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4TH FLOOR, STE. 402  
SAN FRANCISCO  
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415.358.9100 FAX  
WWW.WRNSSTUDIO.COM



**WATRY DESIGN, INC.**  
Architect - Engineer - Planning/Design



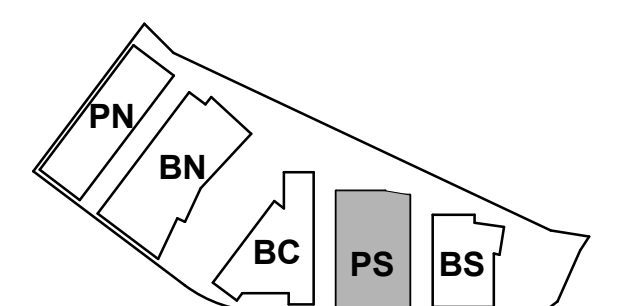
**WATT**

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ENTITLEMENT APPLICATION #3	12/09/2022
ENTITLEMENT APPLICATION #4	09/18/2023

**DW Burlingame Venture, LLC**

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PROJECT NO.: 21-144  
DATE: 12/14/2022  
SCALE: As indicated

SHEET TITLE:

**SOUTH PARKING - CODE SUMMARY**

SHEET NO:

**ENT A.PS-010**

11/30/2022 1:54:21 PM

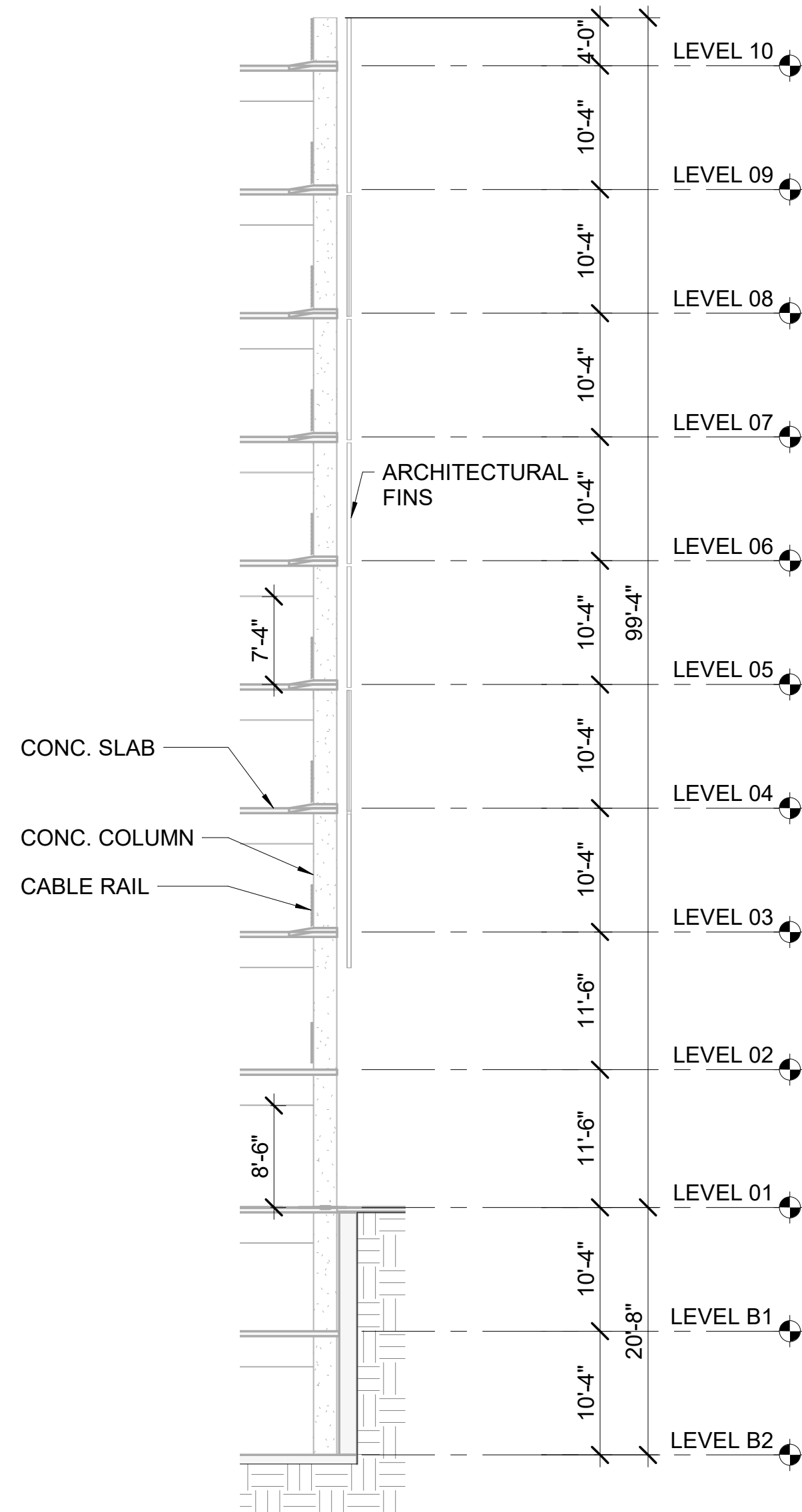
# OPENNESS CALCULATIONS

(2019 CALIFORNIA BUILDING CODE) 406.5.2 OPENINGS: FOR NATURAL VENTILATION PURPOSES, THE EXTERIOR SIDE OF THE STRUCTURE SHALL HAVE UNIFORMLY DISTRIBUTED OPENINGS ON TWO OR MORE SIDES. THE AREA OF SUCH OPENINGS IN EXTERIOR WALLS ON A TIER SHALL BE NOT LESS THAN 20 PERCENT OF THE TOTAL PERIMETER WALL AREA OF EACH TIER. THE AGGREGATE LENGTH OF THE OPENINGS CONSIDERED TO BE PROVIDING NATURAL VENTILATION SHALL BE NOT LESS THAN 40 PERCENT OF THE PERIMETER OF THE TIER. INTERIOR WALLS SHALL BE NOT LESS THAN 20 PERCENT OPEN WITH UNIFORMLY DISTRIBUTED OPENINGS.

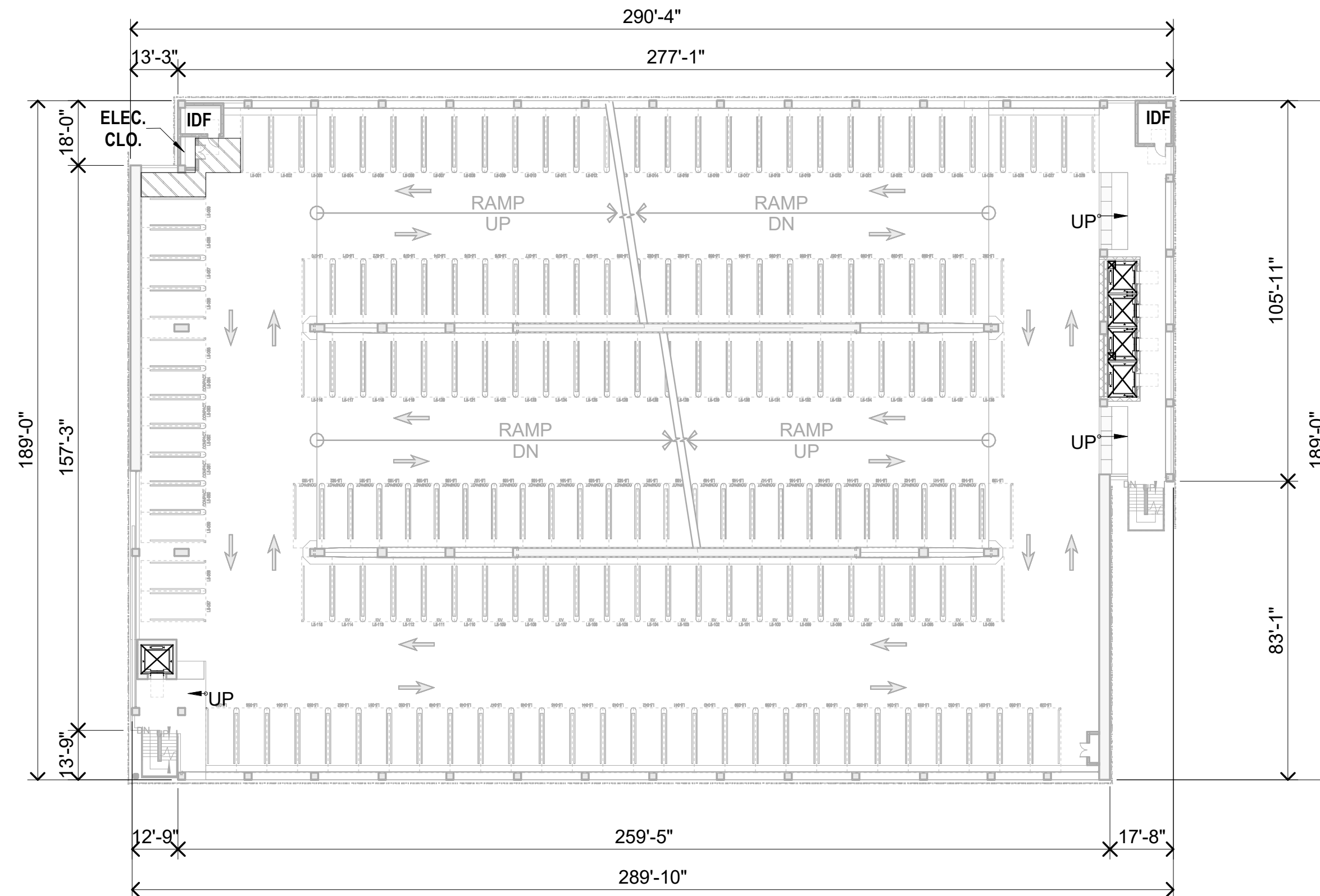
\*EXCEPTION: OPENINGS ARE NOT REQUIRED TO BE DISTRIBUTED OVER 40 PERCENT OF THE BUILDING PERIMETER WHERE THE REQUIRED OPENINGS ARE UNIFORMLY DISTRIBUTED OVER TWO OPPOSING SIDES OF THE BUILDING.

GROUND LEVEL	
FLOOR TO FLOOR HEIGHT	11'-6"
CABLE RAIL HEIGHT (0.5" x 11 CABLES)	0'-5 1/2"
LIGHT GLARE PANEL HEIGHT	3'-7"
EDGE OF SLAB DEPTH	0'-5"
PERIMETER WALL AREA	6,636.93 S.F.
OPEN WALL AREA	3,043.86 S.F.
OPEN AREA	45.86% > 20%
PERIMETER WALL LENGTH	N/A
OPEN WALL LENGTH	N/A
OPEN LENGTH %	N/A

FIFTH LEVEL (TYP. LEVEL - LEAST OPEN)	
FLOOR TO FLOOR HEIGHT	10'-4"
CABLE RAIL HEIGHT (0.5" x 11 CABLES)	0'-5 1/2"
LIGHT GLARE PANEL HEIGHT	3'-7"
EDGE OF SLAB DEPTH	0'-5"
PERIMETER WALL AREA	5,998.22 S.F.
OPEN WALL AREA	1,805.19 S.F.
OPEN AREA	30.10% > 20%
PERIMETER WALL LENGTH	N/A
OPEN WALL LENGTH	N/A
OPEN LENGTH %	N/A

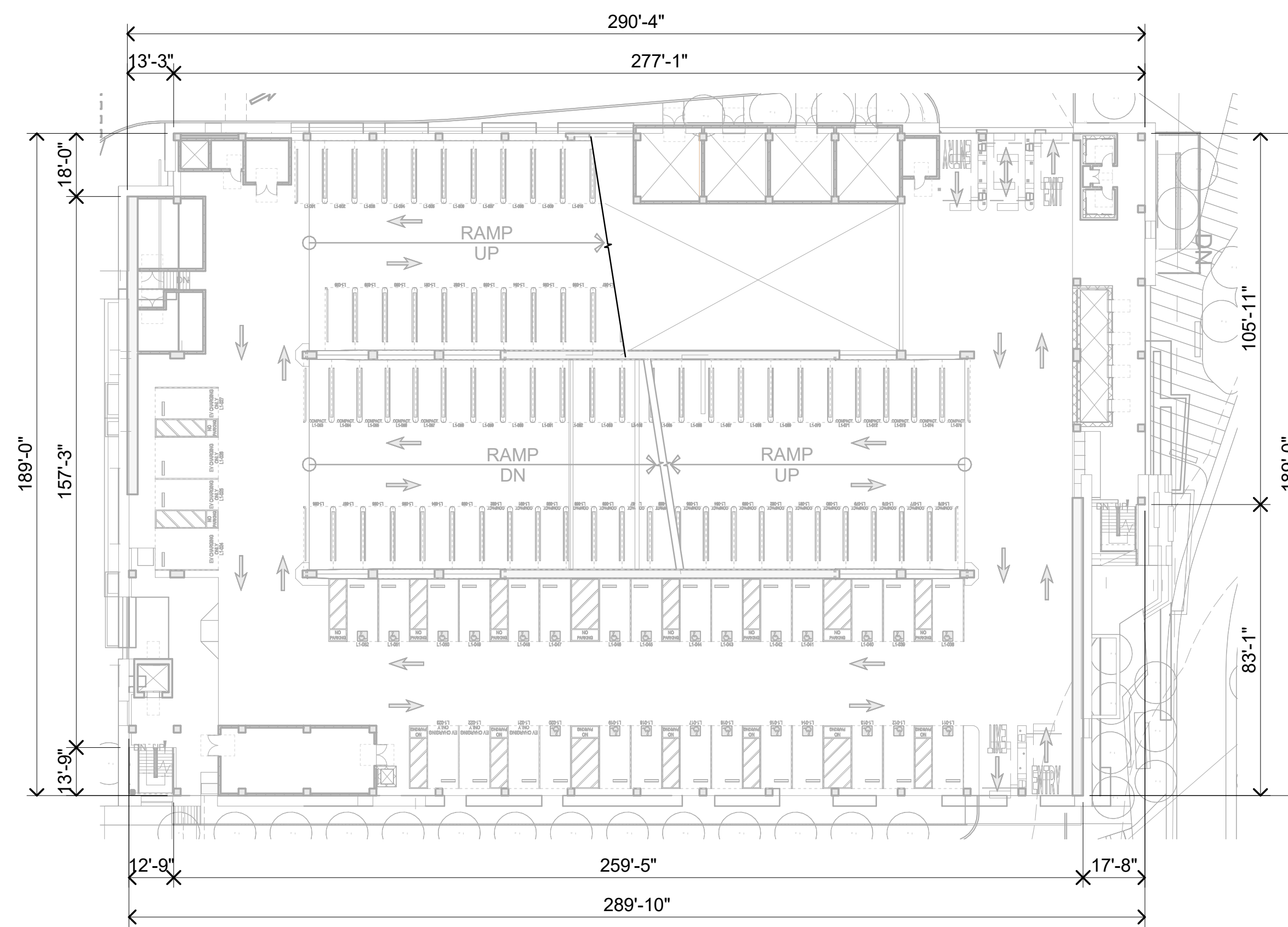


**3 WALL SECTION**  
 3/32" = 1'-0"



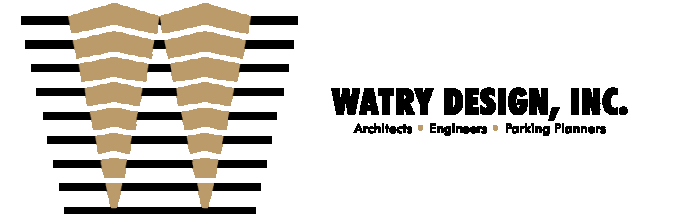
**TYPICAL LEVEL OPENNESS PLAN**

1" = 30'-0"



**LEVEL 01 OPENNESS PLAN**

1" = 30'-0"

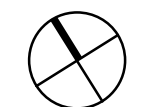
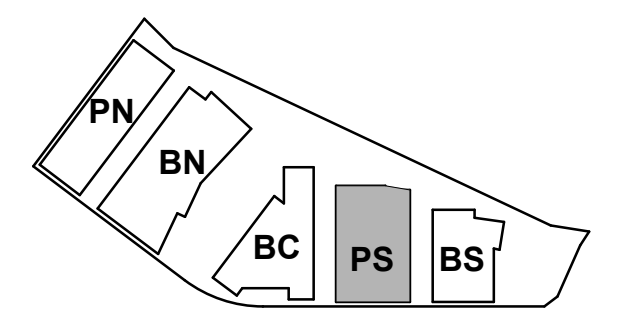


ISSUES	DATE
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## PENINSULA CROSSING

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PROJECT NO.: 21-144

DATE: 07/01/2022

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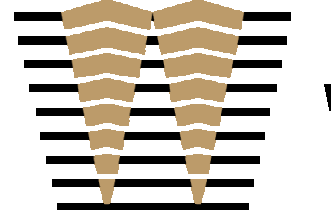
SHEET TITLE:

**SOUTH PARKING - CODE SUMMARY (OPENNESS RATIOS)**

SHEET NO.:

**ENT A.PS-011**

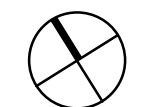
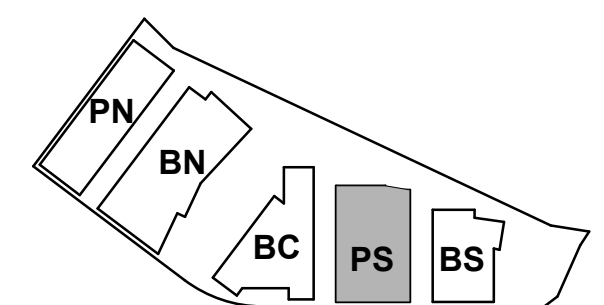
8/17/2022 7:35:24 PM



ISSUES	DATE
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**PENINSULA CROSSING**  
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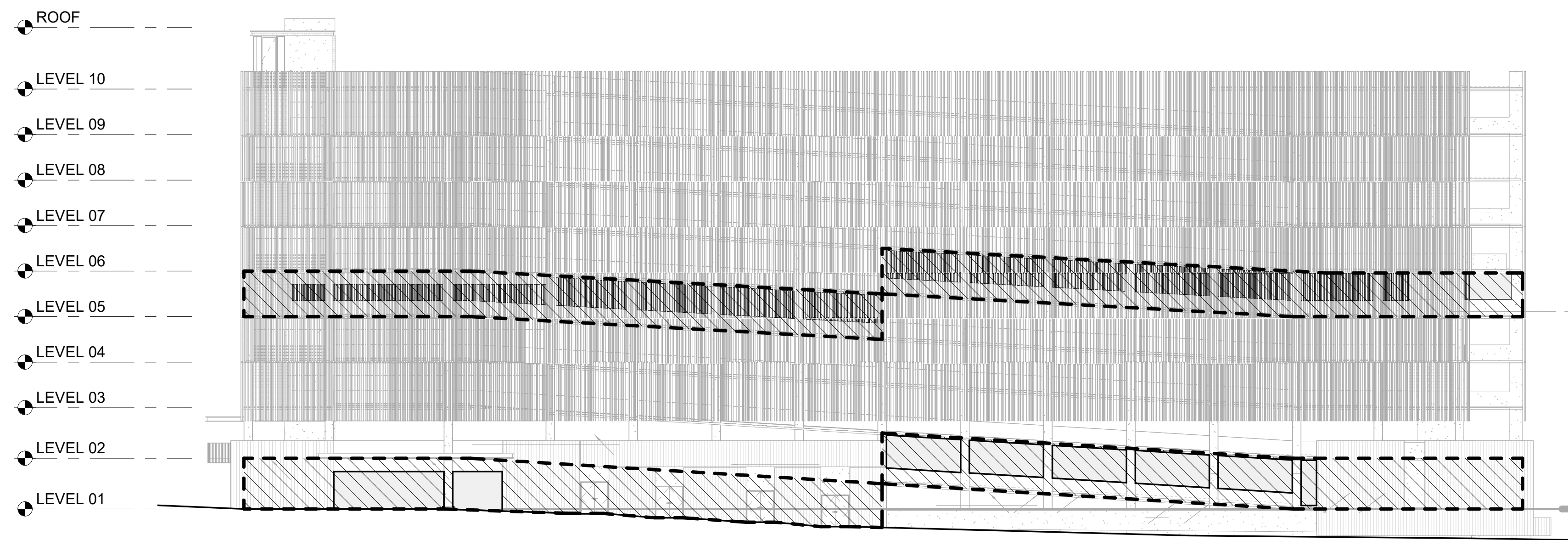
PROJECT NO.: 21-144  
DATE: 07/01/2022  
SCALE: 1" = 20'-0"

SHEET TITLE:

**SOUTH PARKING - CODE SUMMARY (OPENNESS RATIOS)**

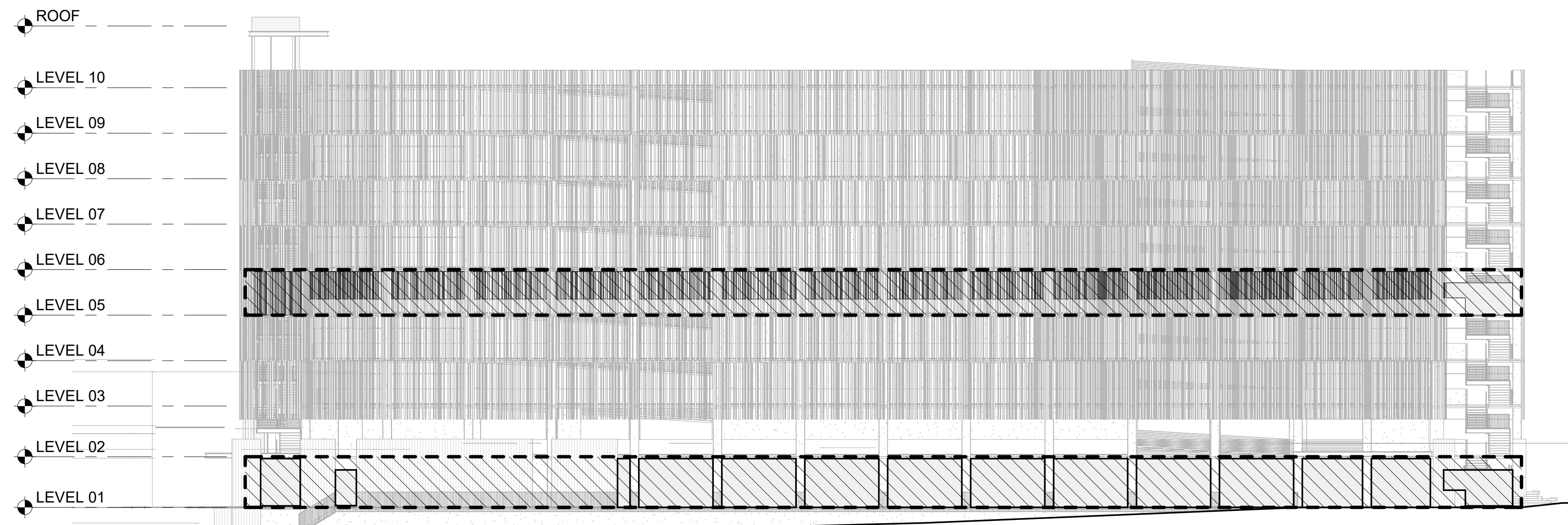
SHEET NO.:

**ENT A.PS-012**



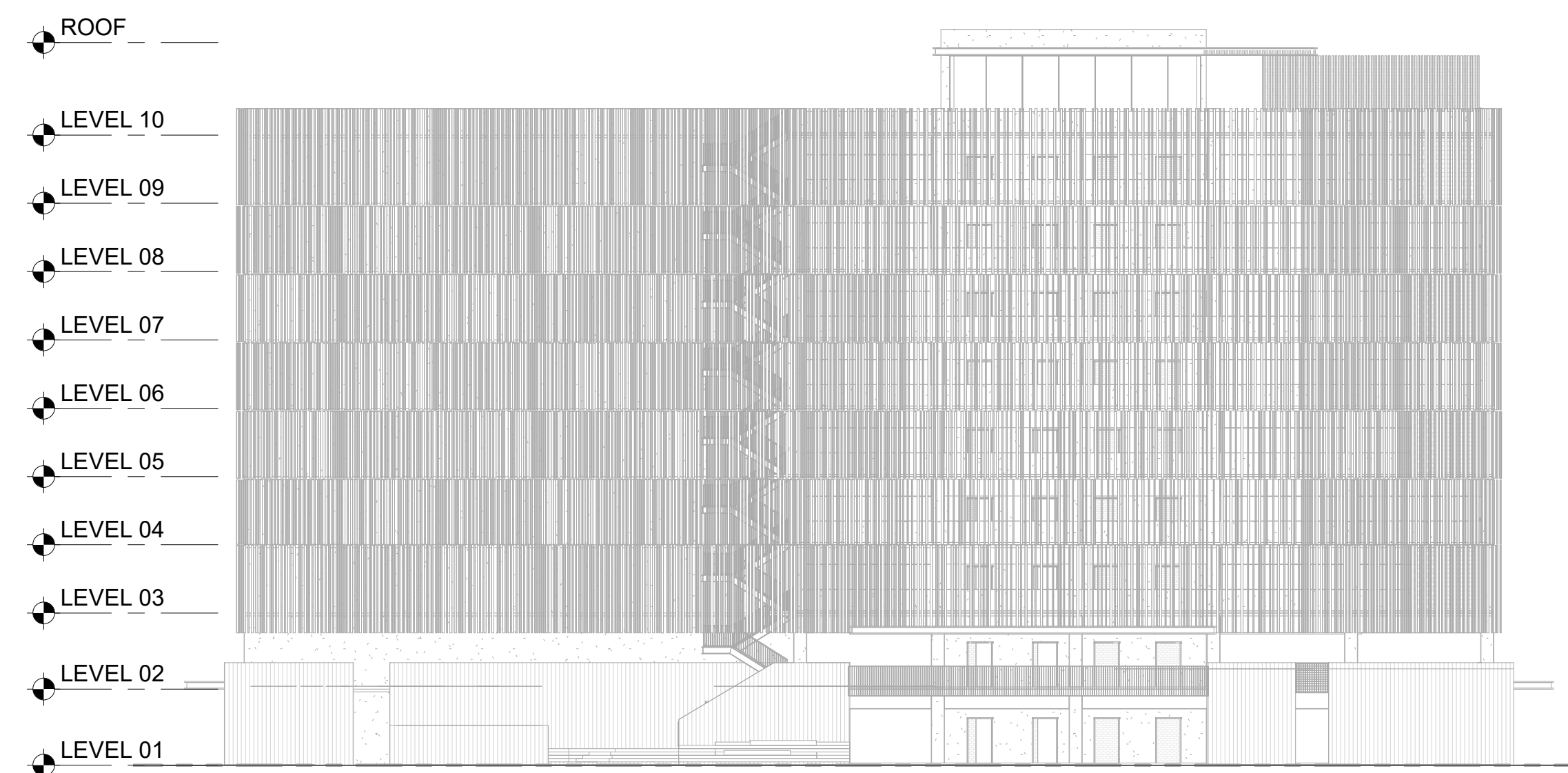
**NORTH ELEVATION**

1" = 20'-0"



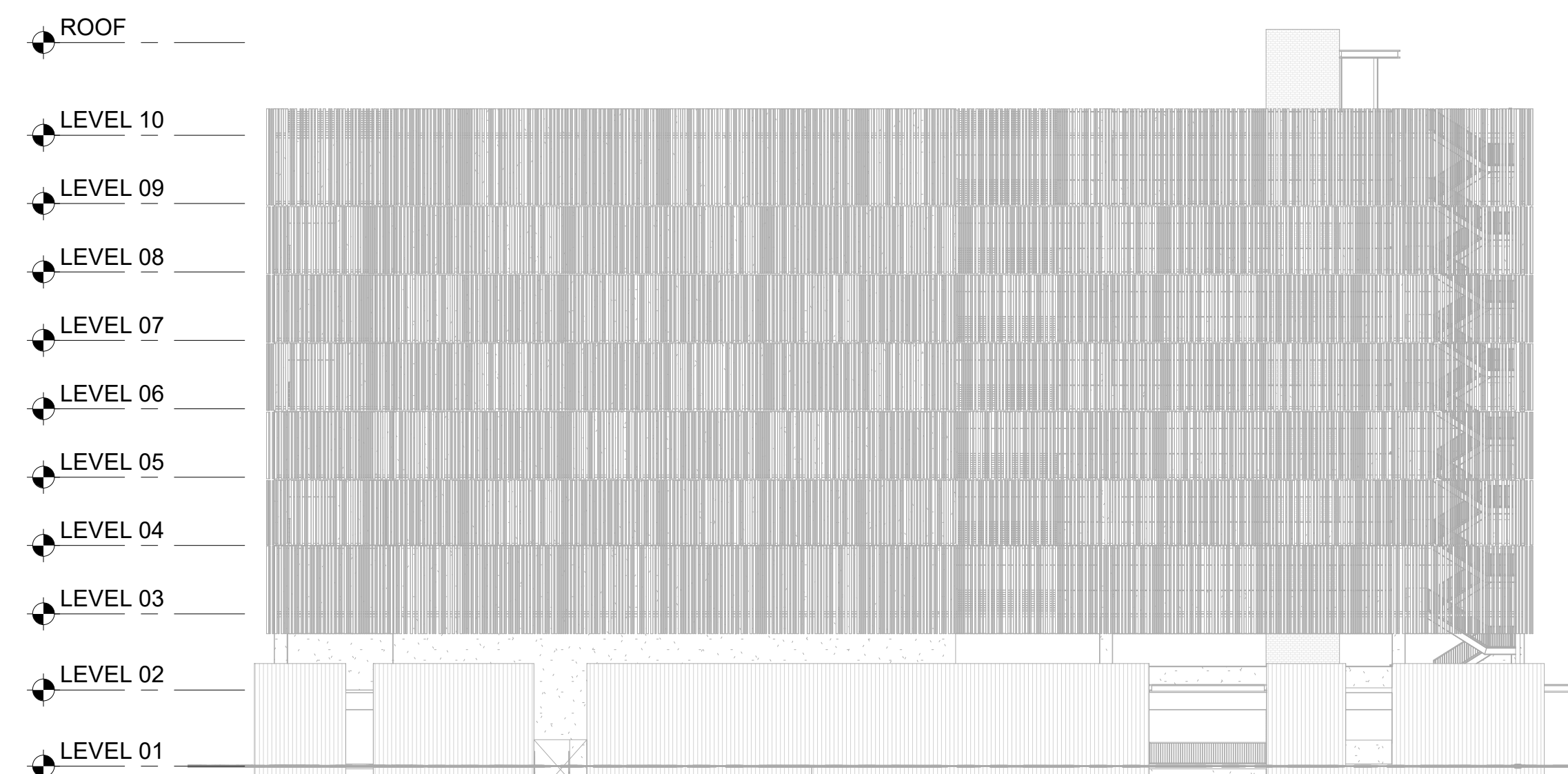
**SOUTH ELEVATION**

1" = 20'-0"



**EAST ELEVATION**

1" = 20'-0"



**WEST ELEVATION**

1" = 20'-0"

8/17/2022 7:35:53 PM

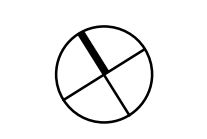
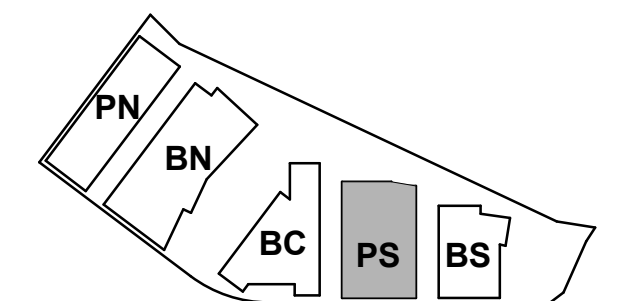


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**PENINSULA CROSSING**  
BURLINGAME, CA

KEYPLAN



PROJECT NO.: 21-144  
DATE: 12/14/2022  
SCALE: As indicated

SHEET TITLE:

**SOUTH PARKING - SITE PLAN & STALL COUNT**

SHEET NO:  
**ENT A.PS-050**

**PARKING STALL SUMMATION**

LEVEL	ACCESSIBLE (9'-0"x18'-0")	VAN ACCESSIBLE (9'-0"x18'-0")	PUBLIC ACCESS (8'-6"x18'-0")	PUBLIC ACCESS COMPACT (8'-0"x18'-0")	STANDARD (8'-6"x18'-0")	COMPACT (8'-0"x18'-0")	EVCS DAY ONE (8'-6"x18'-0")	EV ACCESSIBLE (9'-0"x18'-0")	EV VAN ACCESSIBLE (12'-0"x18'-0")	EV AMBULATORY (10'-0"x18'-0")	TOTAL	SQ. FOOTAGE	SQ. FT./STALL
LEVEL 10	0	0	0	0	118	15	0	0	0	0	133	44,300	333
LEVEL 09	0	0	0	0	134	29	0	0	0	0	163	52,800	324
LEVEL 08	0	0	0	0	132	32	0	0	0	0	164	52,800	322
LEVEL 07	0	0	0	0	134	29	0	0	0	0	163	52,800	324
LEVEL 06	0	0	0	0	132	32	0	0	0	0	164	52,800	322
LEVEL 05	0	0	0	0	114	29	20	0	0	0	163	52,800	324
LEVEL 04	0	0	0	0	82	32	50	0	0	0	164	52,800	322
LEVEL 03	0	0	0	0	81	29	53	0	0	0	163	52,800	324
LEVEL 02	1	2	10	7	52	16	41	0	1	5	135	50,800	376
LEVEL 01	21	4	21	0	32	12	0	5	2	0	97	52,700	543
LEVEL B1	0	0	0	0	102	39	0	0	0	0	141	51,900	368
LEVEL B2	0	0	0	0	100	27	0	0	0	0	127	48,000	378
TOTAL	22*	6*	31*	7*	1213	321	164*	5	3*	5	1,777	617,300	347

\*ADA COUNT INCLUDES 1 ADA AND 1 VAN ADA FOR PUBLIC

\*TOTAL PUBLIC STALL COUNT: 43  
(38 UNINSTALL/COMPACT, 1 ADA, 1 VAN ADA, 1 EV VAN, & 2 EV STALLS)

\*INCLUDES 2 PUBLIC EV STALLS  
10% EV - DAY ONE: 1,777-43 PUBLIC STALLS = 1,734  
1,734 x 10% = 174 EV STALLS  
10% FUTURE EV: 174 EV STALLS

11/30/2022 1:55:25 PM



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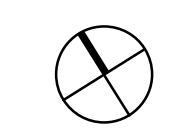
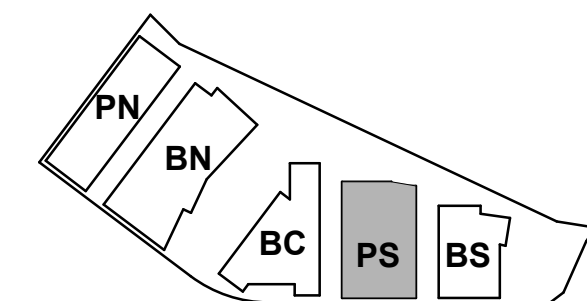


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ENTITLEMENT APPLICATION #4	09/18/2023

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DATE: 07/01/2022  
SCALE: 1" = 40'-0"

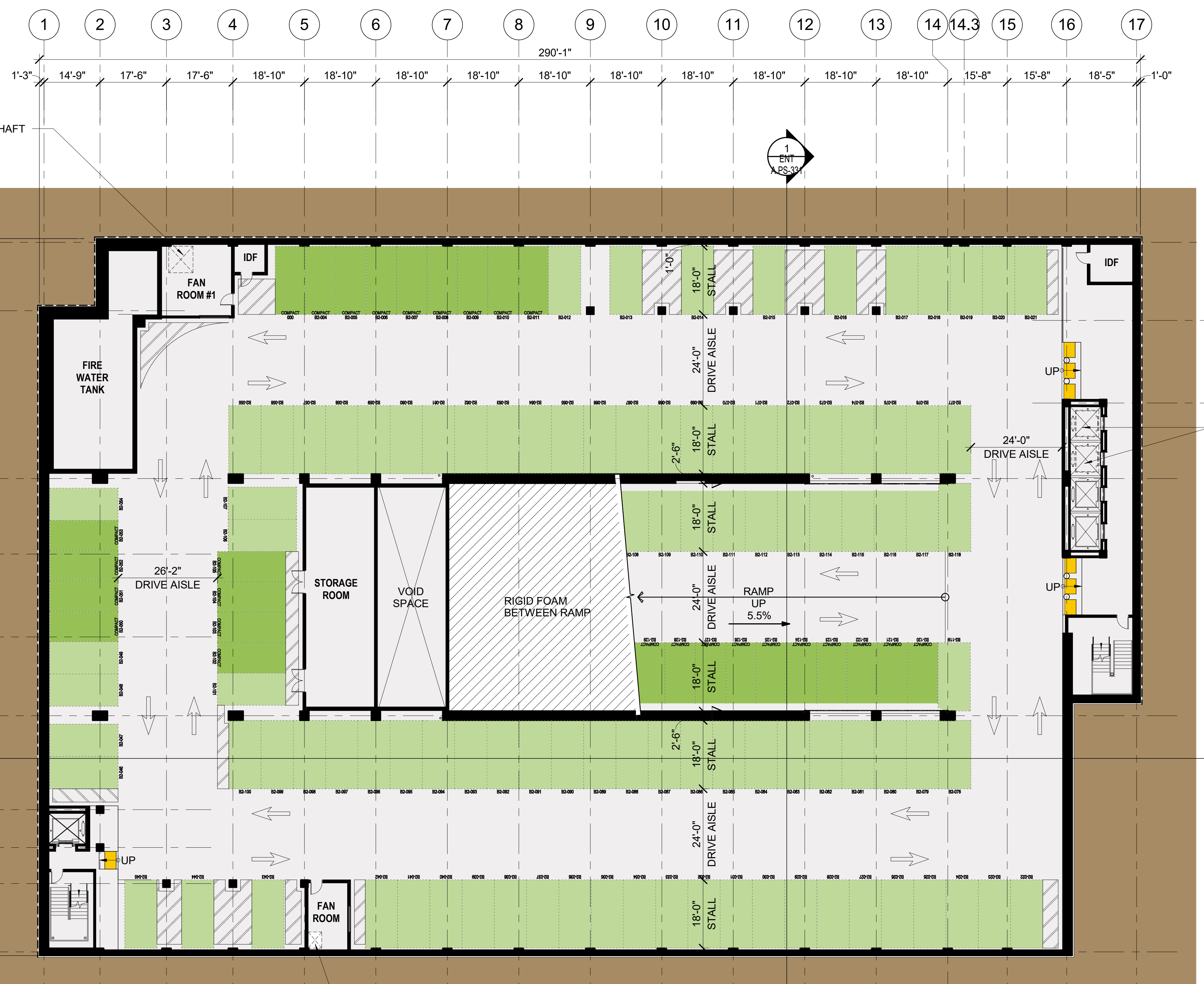
SHEET TITLE:  
**SOUTH PARKING - SITE  
EGRESS PLAN**

SHEET NO:  
**ENT A.PS-051**

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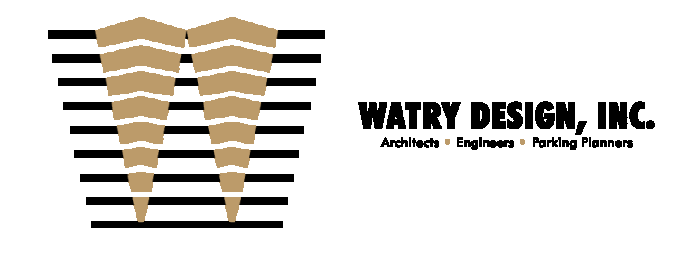


**STALL LEGEND**

- STANDARD
- COMPACT
- STANDARD
- COMPACT
- EVCS (DAY ONE)
- ACCESSIBLE
- VAN ACCESSIBLE
- EVCS ACCESSIBLE
- EVCS VAN ACCESSIBLE
- EVCS AMBULATORY

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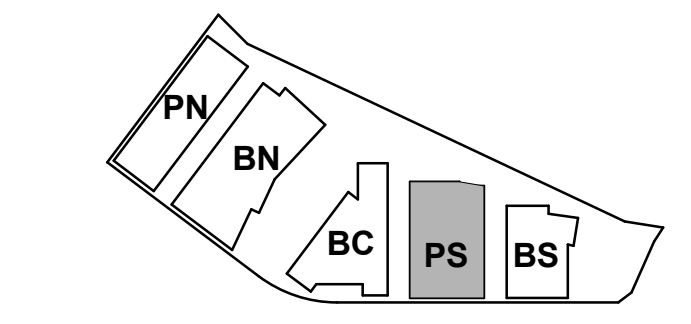


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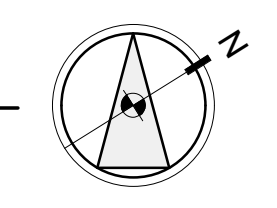


PROJECT NO.: 21-144  
DATE: 12/14/2022  
SCALE: 1/16" = 1'-0"

SHEET TITLE:  
**SOUTH PARKING - LEVEL B2 PARKING PLAN**

SHEET NO.:  
**ENT A.PS-1B2**

**LEVEL B2 PARKING PLAN**  
1/16" = 1'-0"

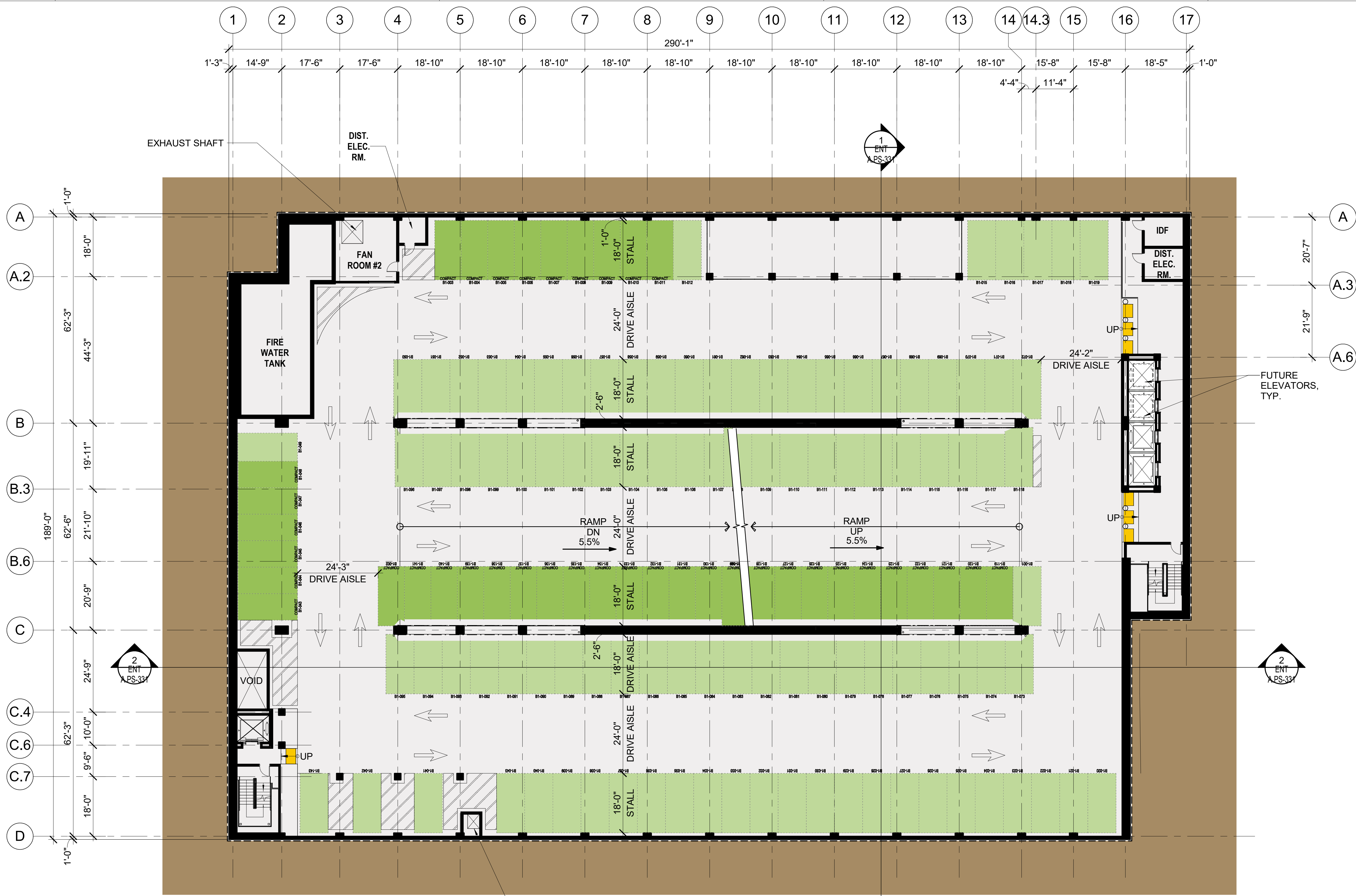


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**STALL LEGEND**

- STANDARD
- COMPACT
- STANDARD
- COMPACT
- EVCS (DAY ONE)
- ACCESSIBLE
- VAN ACCESSIBLE
- EVCS ACCESSIBLE
- EVCS VAN ACCESSIBLE
- EVCS AMBULATORY

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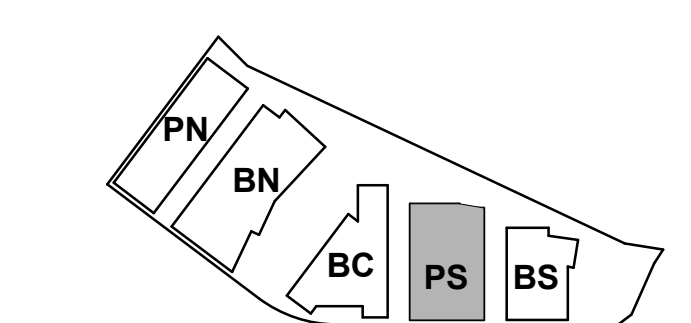


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PROJECT NO.: 21-144  
DATE: 12/14/2022  
SCALE: 1/16" = 1'-0"

SHEET TITLE:  
**SOUTH PARKING - LEVEL B1 PARKING PLAN**

SHEET NO.:  
**ENT A.PS-1B1**

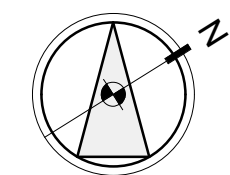
**LEVEL B1 PARKING PLAN**  
1/16" = 1'-0"

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12/7/2022 12:17:04 PM



**LEVEL 01 PARKING PLAN**  
1/16" = 1'-0"

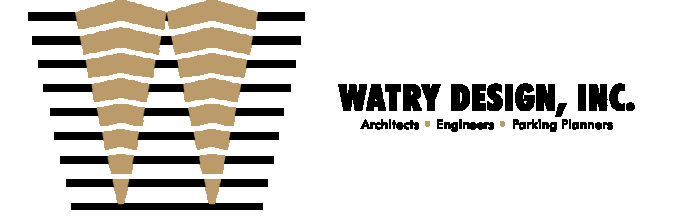


**STALL LEGEND**

- STANDARD
- COMPACT
- STANDARD
- COMPACT
- EVCS (DAY ONE)
- ACCESSIBLE
- VAN ACCESSIBLE
- EVCS ACC
- EVCS VAN ACCESSIBLE
- EVCS VAN
- EVCS AMB

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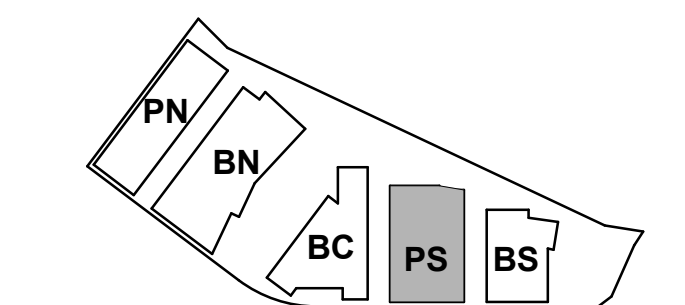
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ISSUES	DATE
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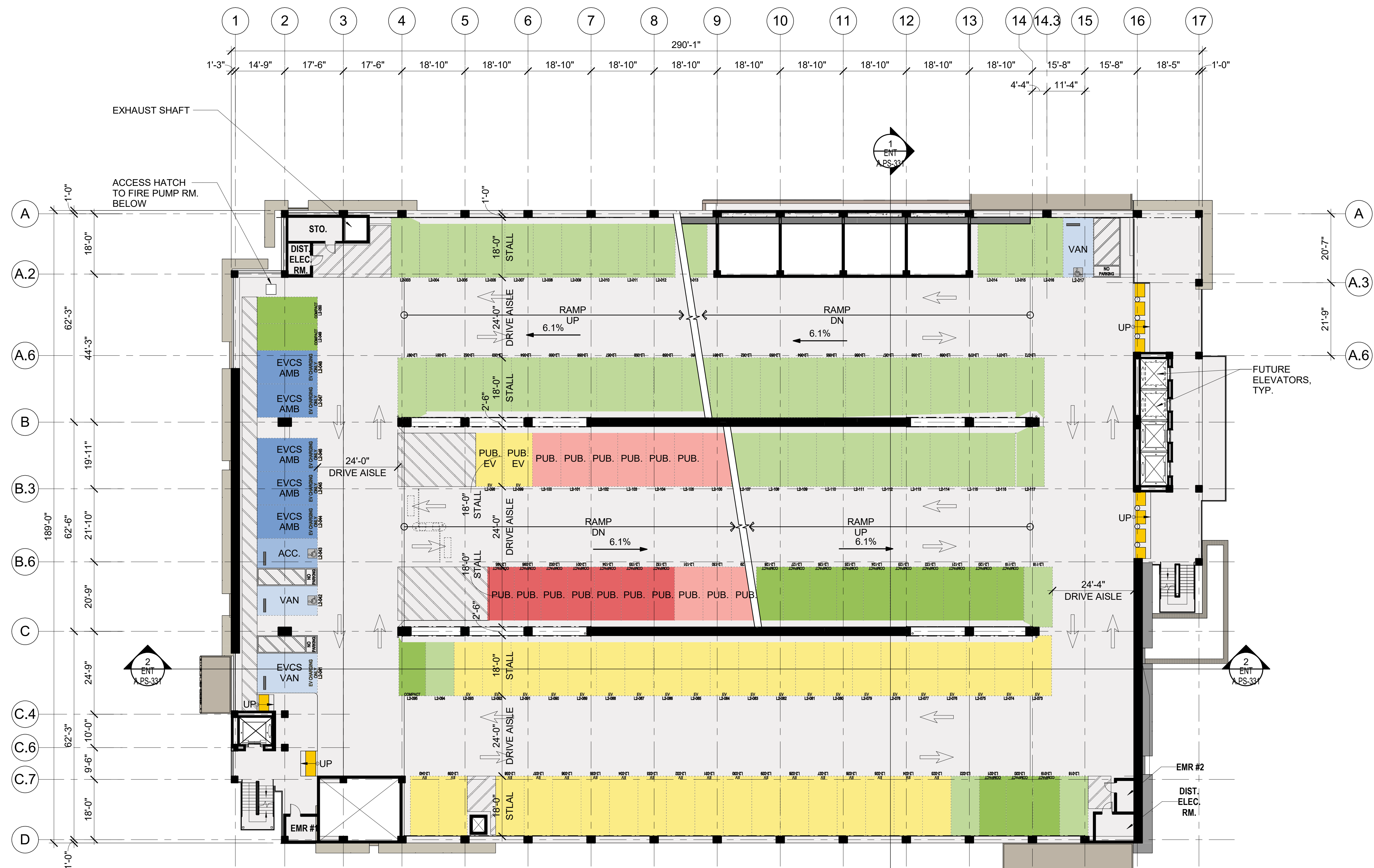
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**SOUTH PARKING - LEVEL 01 PARKING PLAN**

SHEET NO:  
**ENT A.PS-101**

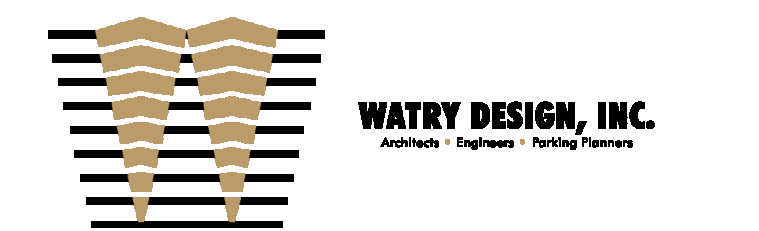
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### STALL LEGEND

- STANDARD
- COMPACT
- STANDARD
- COMPACT
- EVCS (DAY ONE)
- ACCESSIBLE
- VAN ACCESSIBLE
- EVCS ACCESSIBLE
- EVCS VAN ACCESSIBLE
- EVCS AMBULATORY

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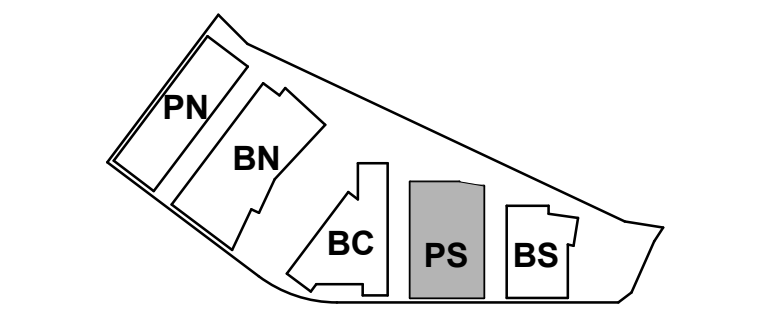
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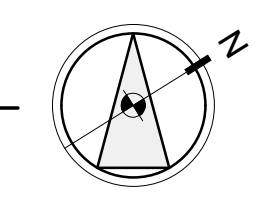


PROJECT NO.: 21-144  
DATE: 12/14/2022  
SCALE: 1/16" = 1'-0"

SHEET TITLE:  
**SOUTH PARKING - LEVEL 02 PARKING PLAN**

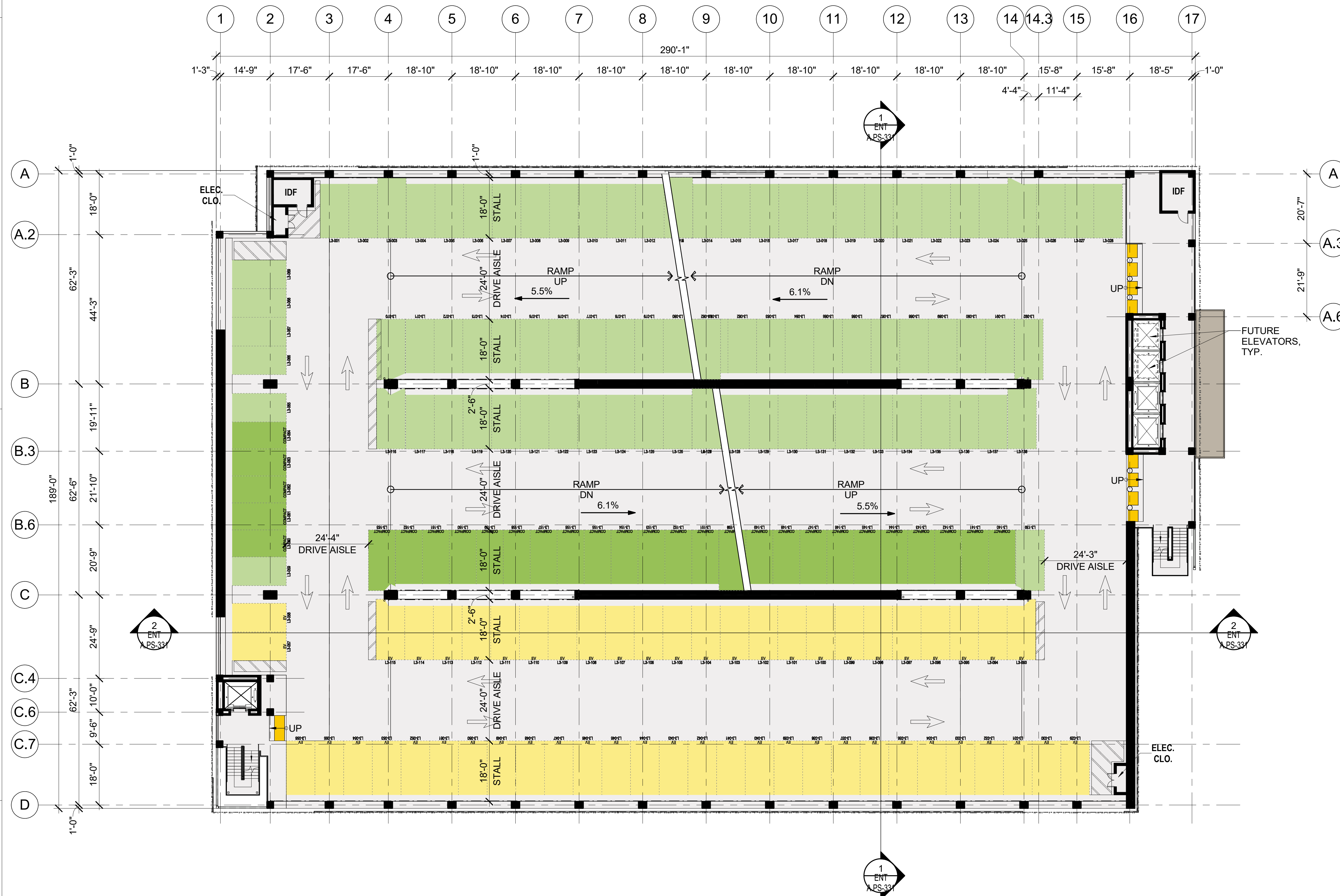
SHEET NO.:  
**ENT A.PS-102**

**LEVEL 02 PARKING PLAN**  
1/16" = 1'-0"

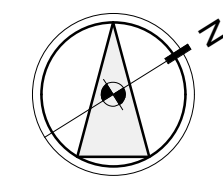


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**LEVEL 03 PARKING PLAN**  
1/16" = 1'-0"

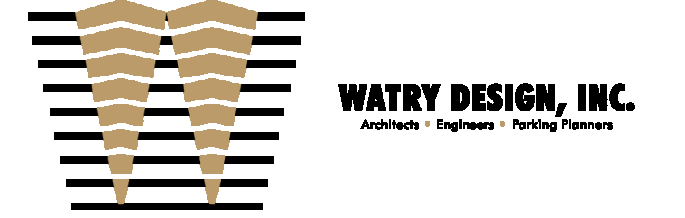


**STALL LEGEND**

- STANDARD
- COMPACT
- STANDARD
- COMPACT
- EVCS (DAY ONE)
- ACCESSIBLE
- VAN ACCESSIBLE
- EVCS ACCESSIBLE
- EVCS VAN ACCESSIBLE
- EVCS AMBULATORY

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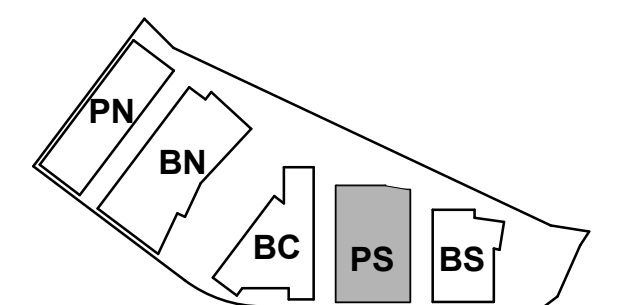
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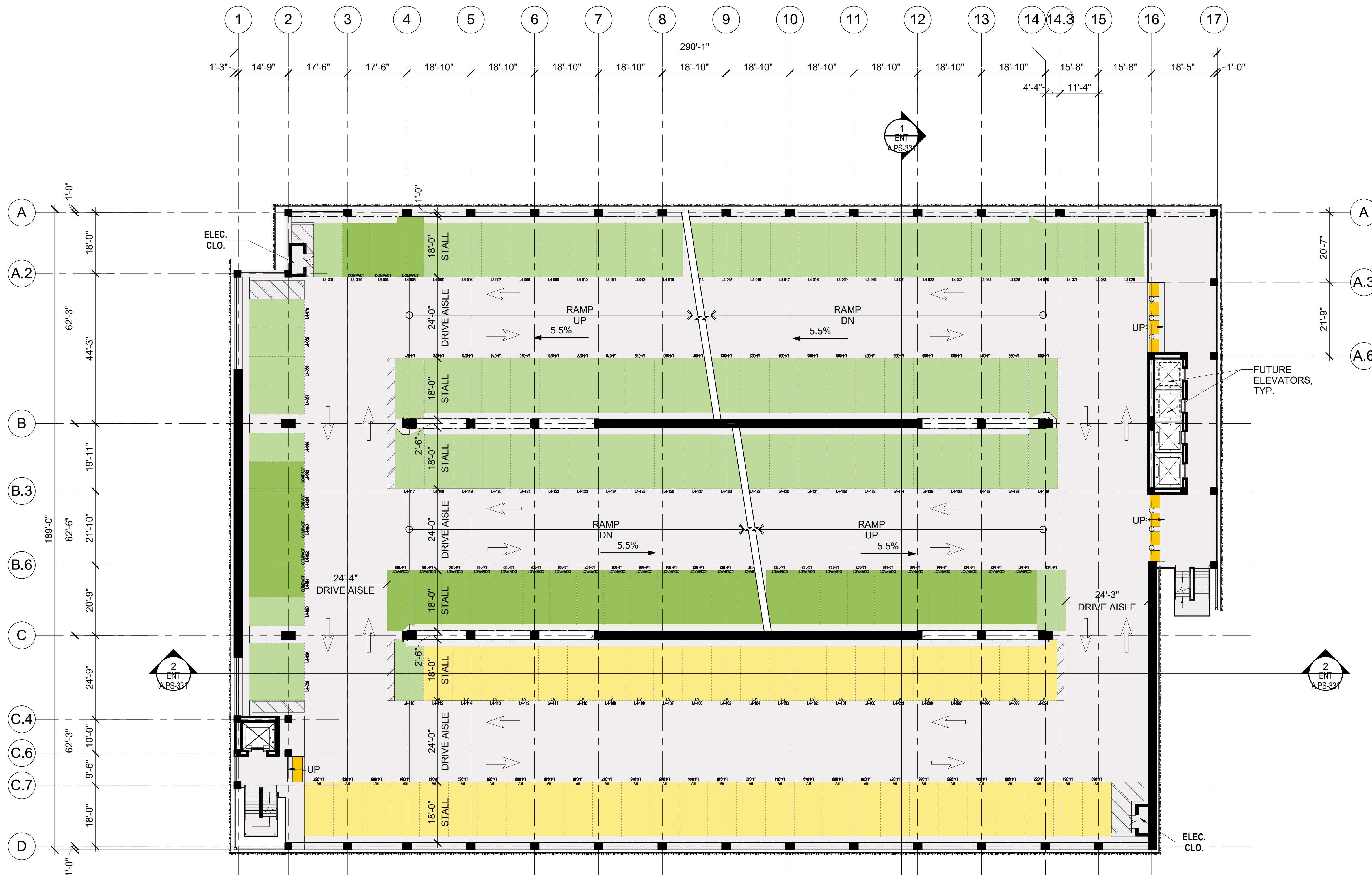
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DATE: 12/14/2022  
SCALE: 1/16" = 1'-0"

SHEET TITLE:

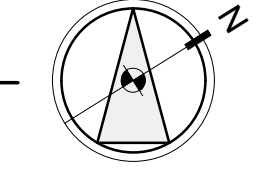
**SOUTH PARKING - LEVEL 03 PARKING PLAN**

SHEET NO.:  
**ENT A.PS-103**

11/30/2022 1:56:15 PM



**LEVEL 04 PARKING PLAN**  
1/16" = 1'-0"



**STALL LEGEND**

- STANDARD
- COMPACT
- STANDARD
- COMPACT
- EVCS (DAY ONE)
- ACCESSIBLE
- VAN ACCESSIBLE
- EVCS ACCESSIBLE
- EVCS VAN ACCESSIBLE
- EVCS AMBULATORY

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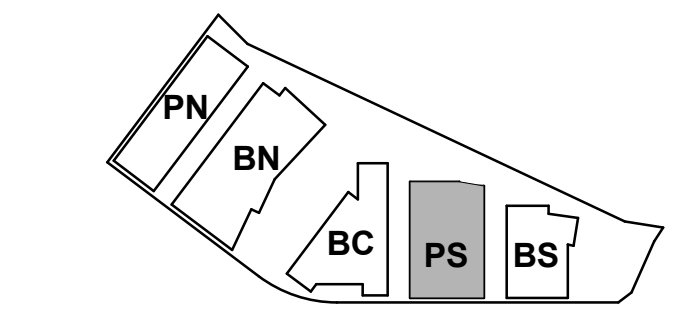
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ENTITLEMENT APPLICATION #3	12/09/2022
ENTITLEMENT APPLICATION #4	09/18/2023

**DW Burlingame Venture, LLC**

**PENINSULA CROSSING**  
BURLINGAME, CA

KEYPLAN



PROJECT NO.: 21-144  
DATE: 12/14/2022  
SCALE: 1/16" = 1'-0"

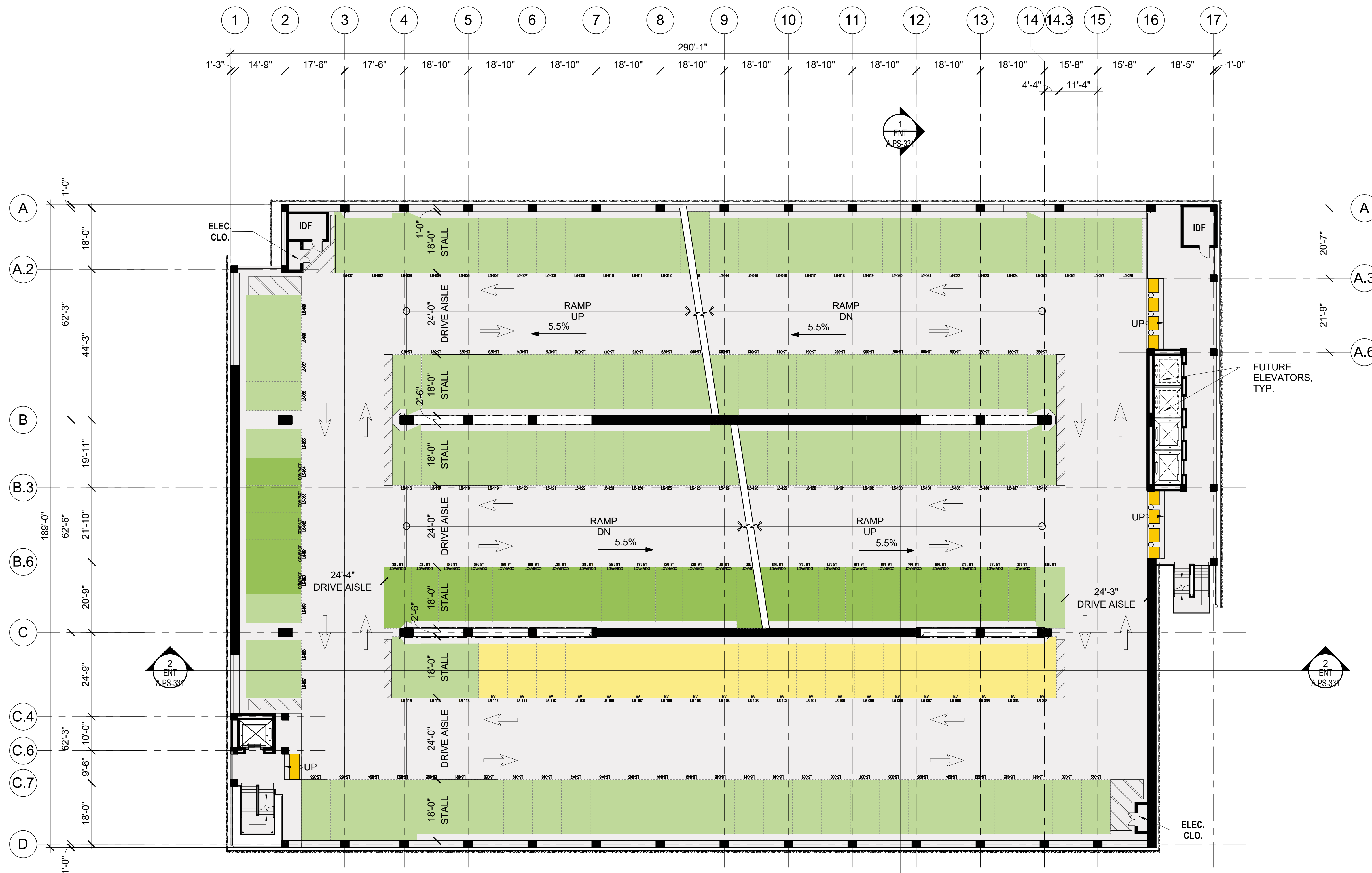
SHEET TITLE:  
**SOUTH PARKING - LEVEL 04 PARKING PLAN**

SHEET NO.:  
**ENT A.PS-104**

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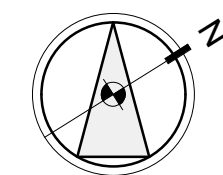
If this drawing is not 24"x36", then the drawing has been revised from its original size. Noted scales must be adjusted. This line should be equal to one inch.

11/30/2022 1:56:33 PM



### LEVEL 05 PARKING PLAN

1/16" = 1'-0"

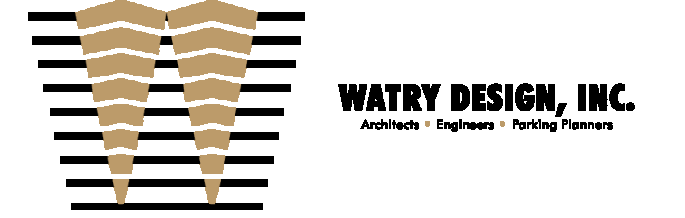


### STALL LEGEND

- STANDARD
- COMPACT
- STANDARD
- COMPACT
- EVCS (DAY ONE)
- ACCESSIBLE
- VAN ACCESSIBLE
- EVCS ACCESSIBLE
- EVCS VAN ACCESSIBLE
- EVCS AMBULATORY

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501 SECOND STREET  
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SAN FRANCISCO  
CALIFORNIA 94107  
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415.358.9100 FAX  
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CMG



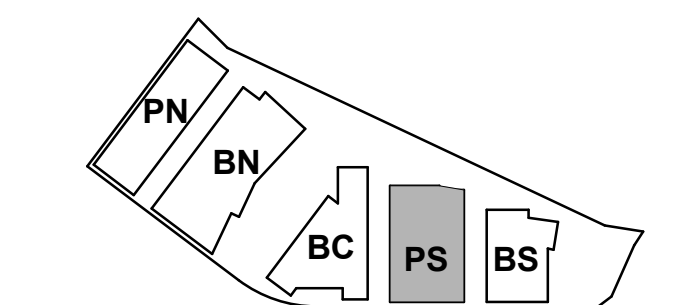
WATT

ISSUES	DATE
ENTITLEMENT APPLICATION	03/24/2022
ENTITLEMENT APPLICATION #2	08/19/2022
ENTITLEMENT APPLICATION #3	12/09/2022
ENTITLEMENT APPLICATION #4	09/18/2023

DW Burlingame Venture, LLC

PENINSULA  
CROSSING  
BURLINGAME, CA

KEYPLAN



PROJECT NO.: 21-144

DATE: 12/14/2022

SCALE: 1/16" = 1'-0"

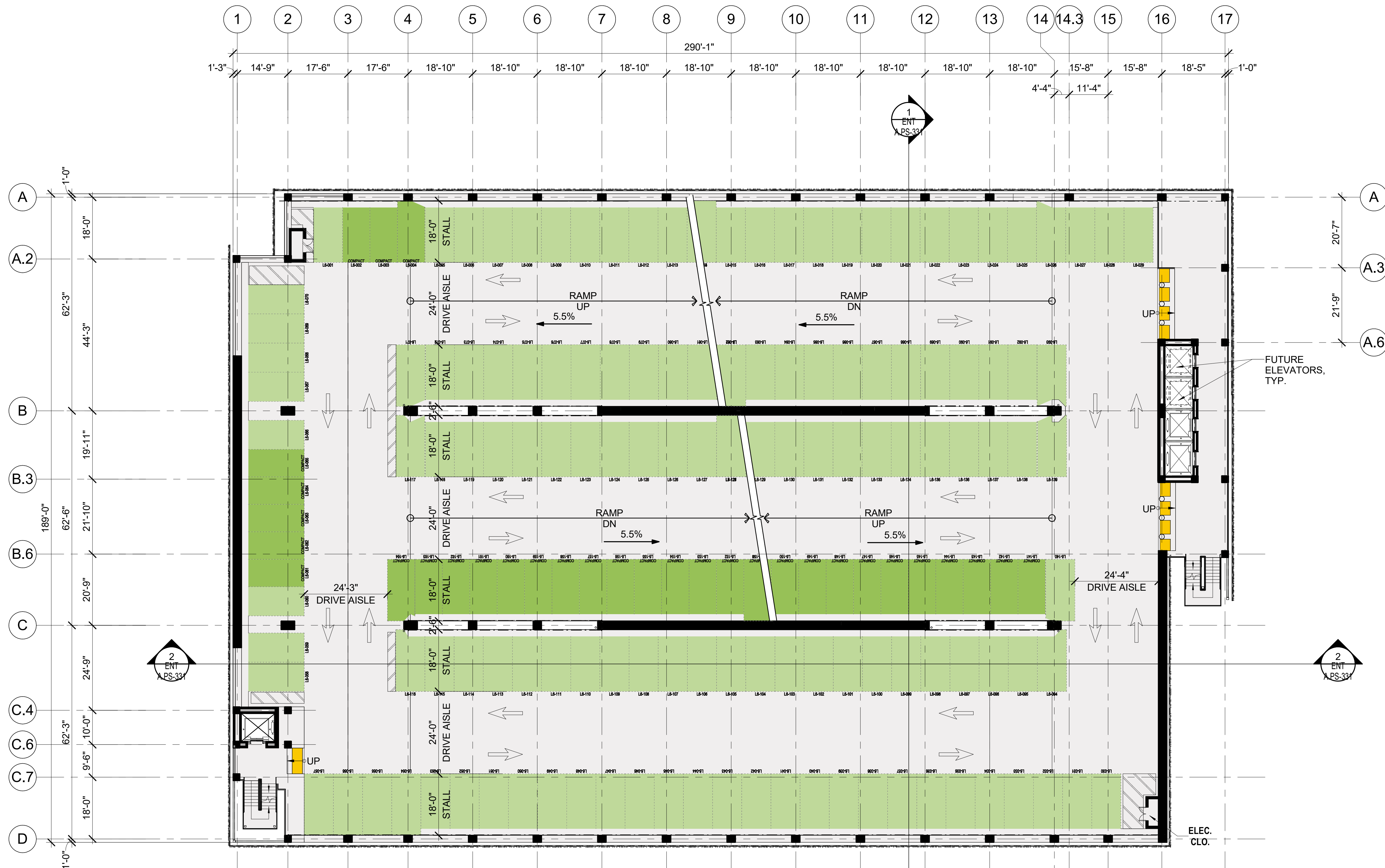
SHEET TITLE:

SOUTH PARKING - LEVEL  
05 PARKING PLAN

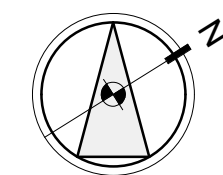
SHEET NO.:

ENT A.PS-105

11/30/2022 1:56:52 PM



**LEVEL 06 PARKING PLAN**  
1/16" = 1'-0"



**STALL LEGEND**

- STANDARD
- COMPACT
- STANDARD
- COMPACT
- EVCS (DAY ONE)
- ACCESSIBLE
- VAN ACCESSIBLE
- EVCS ACCESSIBLE
- EVCS VAN ACCESSIBLE
- EVCS AMBULATORY

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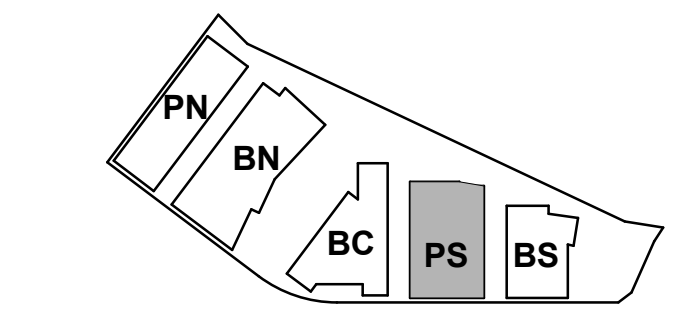
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ISSUES	DATE
ENTITLEMENT APPLICATION	03/24/2022
ENTITLEMENT APPLICATION #2	08/19/2022
ENTITLEMENT APPLICATION #3	12/09/2022
ENTITLEMENT APPLICATION #4	09/18/2023

**DW Burlingame Venture, LLC**

**PENINSULA CROSSING**  
BURLINGAME, CA

KEYPLAN



PROJECT NO.: 21-144  
DATE: 12/14/2022  
SCALE: 1/16" = 1'-0"

SHEET TITLE:  
**SOUTH PARKING - LEVEL 06 PARKING PLAN**

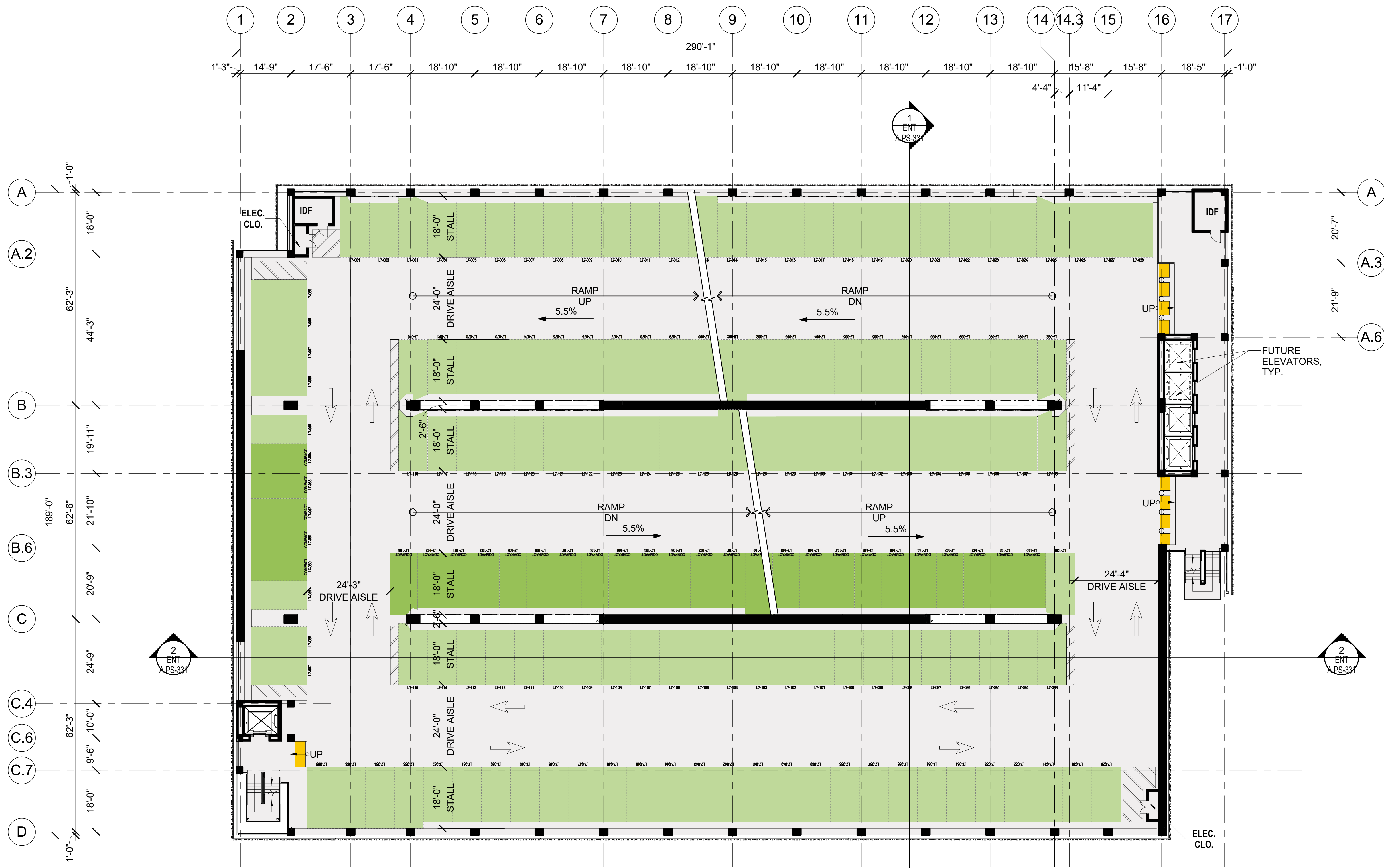
SHEET NO.:  
**ENT A.PS-106**

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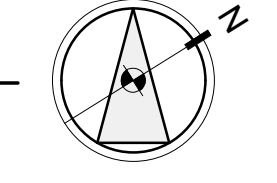
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11/30/2022 1:57:10 PM



**LEVEL 07 PARKING PLAN**  
1/16" = 1'-0"



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**WATRY DESIGN, INC.**  
Architect - Engineer - Planning/Design

**CMG**

**BKF**

**moffatt & nichol**

**WATT**

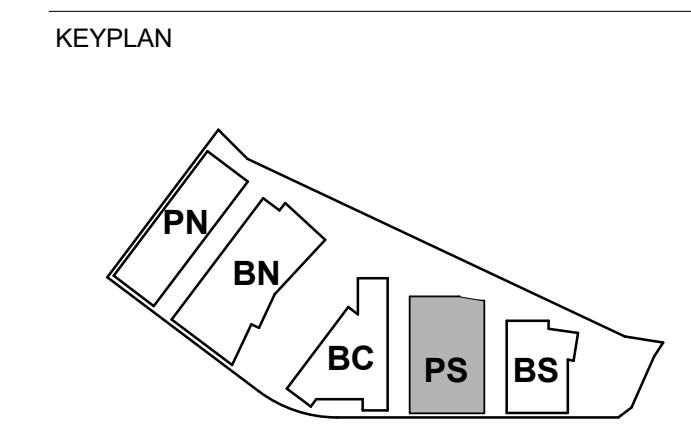
**STALL LEGEND**

- STANDARD
- COMPACT
- STANDARD
- COMPACT
- EVCS (DAY ONE)
- ACCESSIBLE
- VAN ACCESSIBLE
- EVCS ACCESSIBLE
- EVCS VAN ACCESSIBLE
- EVCS AMBULATORY

ISSUES	DATE
ENTITLEMENT APPLICATION	03/24/2022
ENTITLEMENT APPLICATION #2	08/19/2022
ENTITLEMENT APPLICATION #3	12/09/2022
ENTITLEMENT APPLICATION #4	09/18/2023

**DW Burlingame Venture, LLC**

**PENINSULA CROSSING**  
BURLINGAME, CA

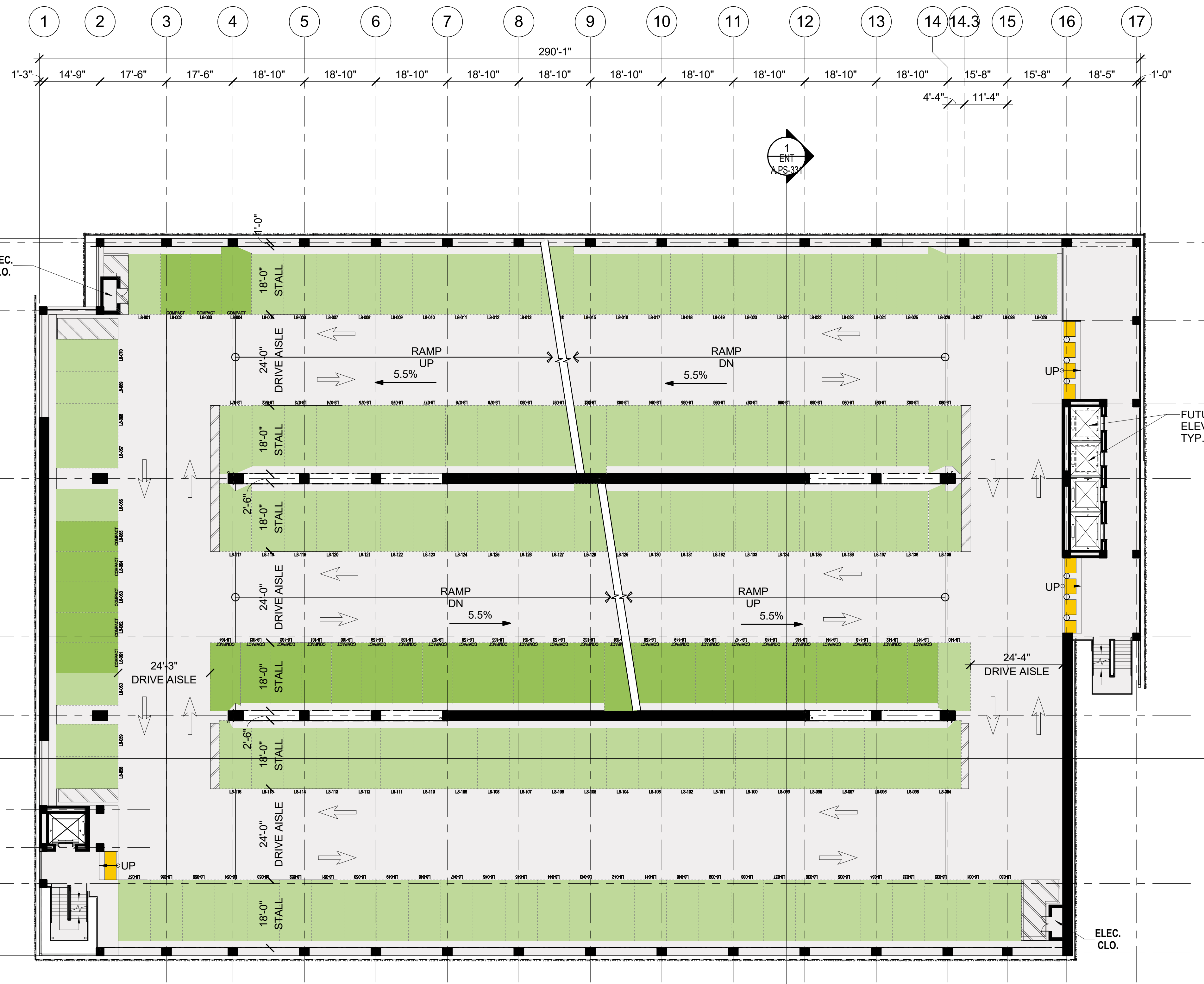


PROJECT NO.: 21-144  
DATE: 12/14/2022  
SCALE: 1/16" = 1'-0"

SHEET TITLE:  
**SOUTH PARKING - LEVEL 07 PARKING PLAN**

SHEET NO.:  
**ENT A.PS-107**

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**STALL LEGEND**

- STANDARD
- COMPACT
- STANDARD
- COMPACT
- EVCS (DAY ONE)
- ACCESSIBLE
- VAN ACCESSIBLE
- EVCS ACCESSIBLE
- EVCS VAN ACCESSIBLE
- EVCS AMBULATORY

**WRNS STUDIO**  
 501 SECOND STREET  
 4TH FLOOR, STE. 402  
 SAN FRANCISCO  
 CALIFORNIA 94107  
 415.489.2224 TEL  
 415.358.9100 FAX  
 WWW.WRNSSTUDIO.COM

**WATRY DESIGN, INC.**  
 ARCHITECT - ENGINEER - PLANNING/DESIGN

**CMG**

**BKF**

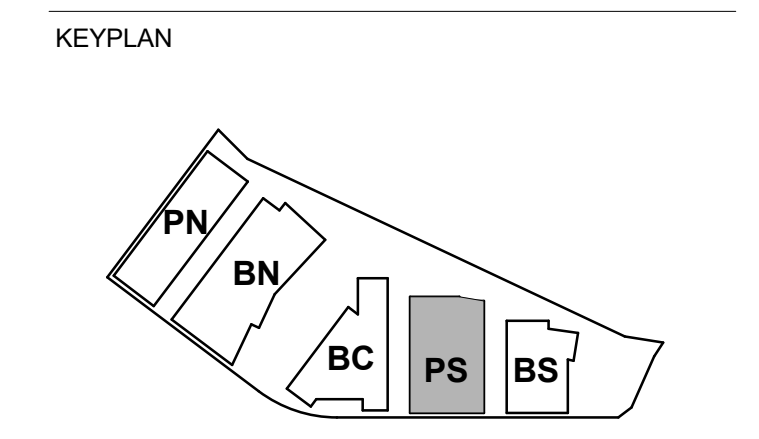
**moffatt & nichol**

**WATT**

ISSUES	DATE
ENTITLEMENT APPLICATION	03/24/2022
ENTITLEMENT APPLICATION #2	08/19/2022
ENTITLEMENT APPLICATION #3	12/09/2022
ENTITLEMENT APPLICATION #4	09/18/2023

**DW Burlingame Venture, LLC**

**PENINSULA CROSSING**  
 BURLINGAME, CA

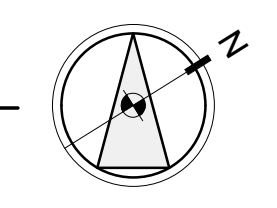


PROJECT NO.: 21-144  
 DATE: 12/14/2022  
 SCALE: 1/16" = 1'-0"

SHEET TITLE:  
**SOUTH PARKING - LEVEL 08 PARKING PLAN**

SHEET NO.:  
**ENT A.PS-108**

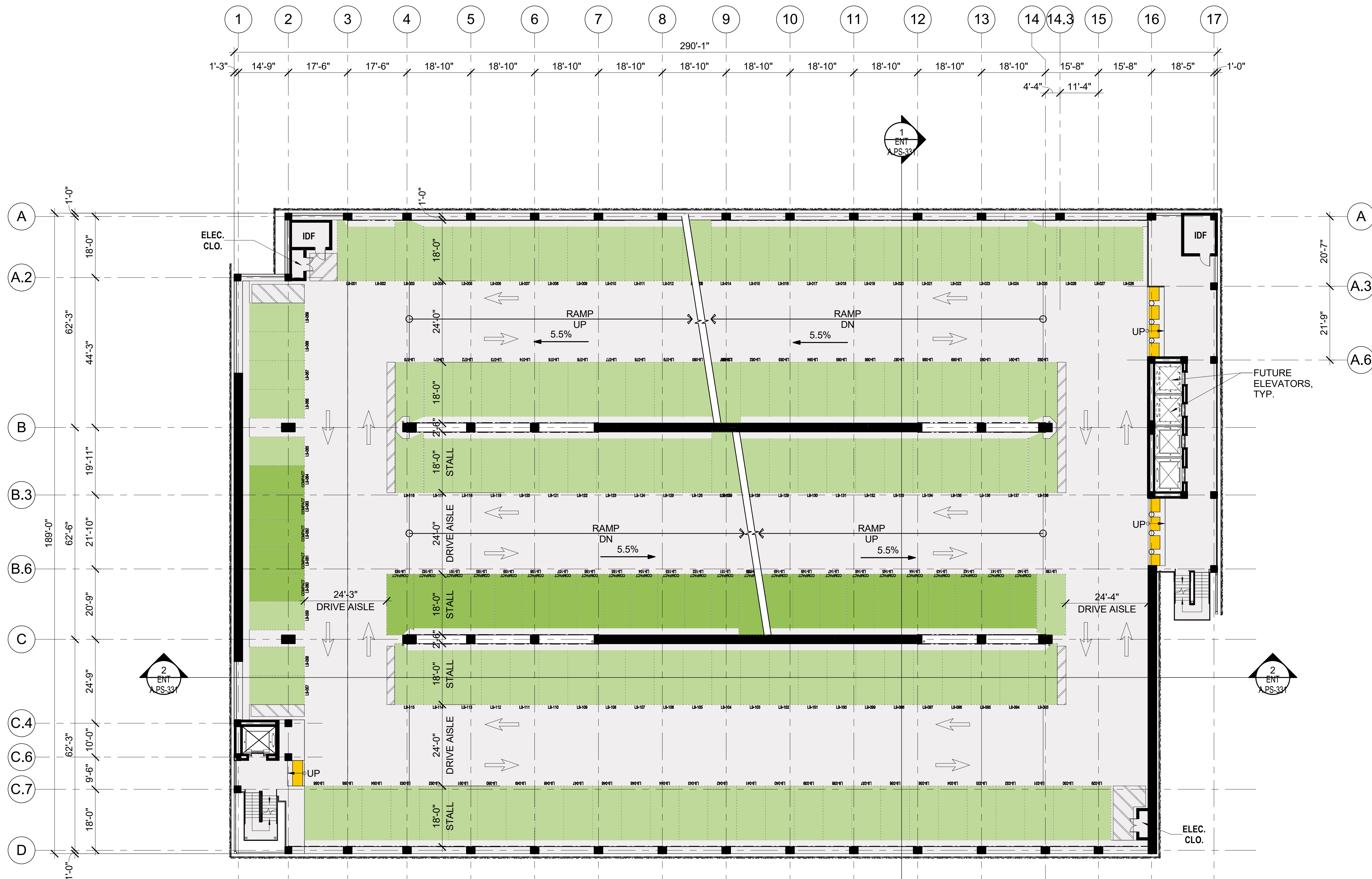
**LEVEL 08 PARKING PLAN**  
 1/16" = 1'-0"



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11/30/2022 1:57:49 PM



### STALL LEGEND

- STANDARD
- COMPACT
- STANDARD
- COMPACT
- EVCS (DAY ONE)
- ACCESSIBLE
- VAN ACCESSIBLE
- EVCS ACCESSIBLE
- EVCS VAN ACCESSIBLE
- EVCS AMBULATORY

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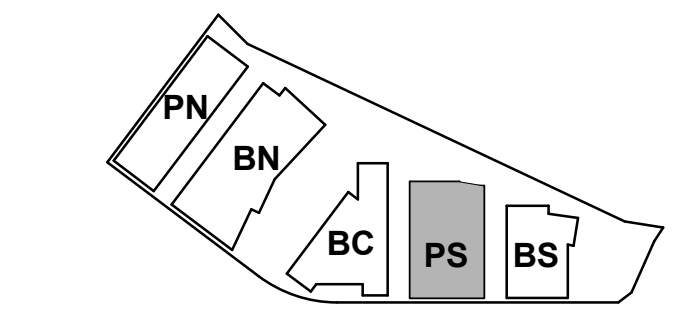
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ISSUES	DATE
ENTITLEMENT APPLICATION	03/24/2022
ENTITLEMENT APPLICATION #2	08/19/2022
ENTITLEMENT APPLICATION #3	12/09/2022
ENTITLEMENT APPLICATION #4	09/18/2023

**DW Burlingame Venture, LLC**

**PENINSULA CROSSING**  
BURLINGAME, CA

KEYPLAN



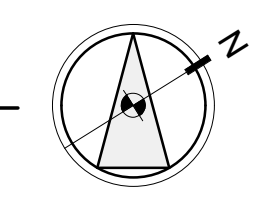
PROJECT NO.: 21-144  
DATE: 12/14/2022  
SCALE: 1/16" = 1'-0"

SHEET TITLE:  
**SOUTH PARKING - LEVEL 09 PARKING PLAN**

SHEET NO.:  
**ENT A.PS-109**

## LEVEL 09 PARKING PLAN

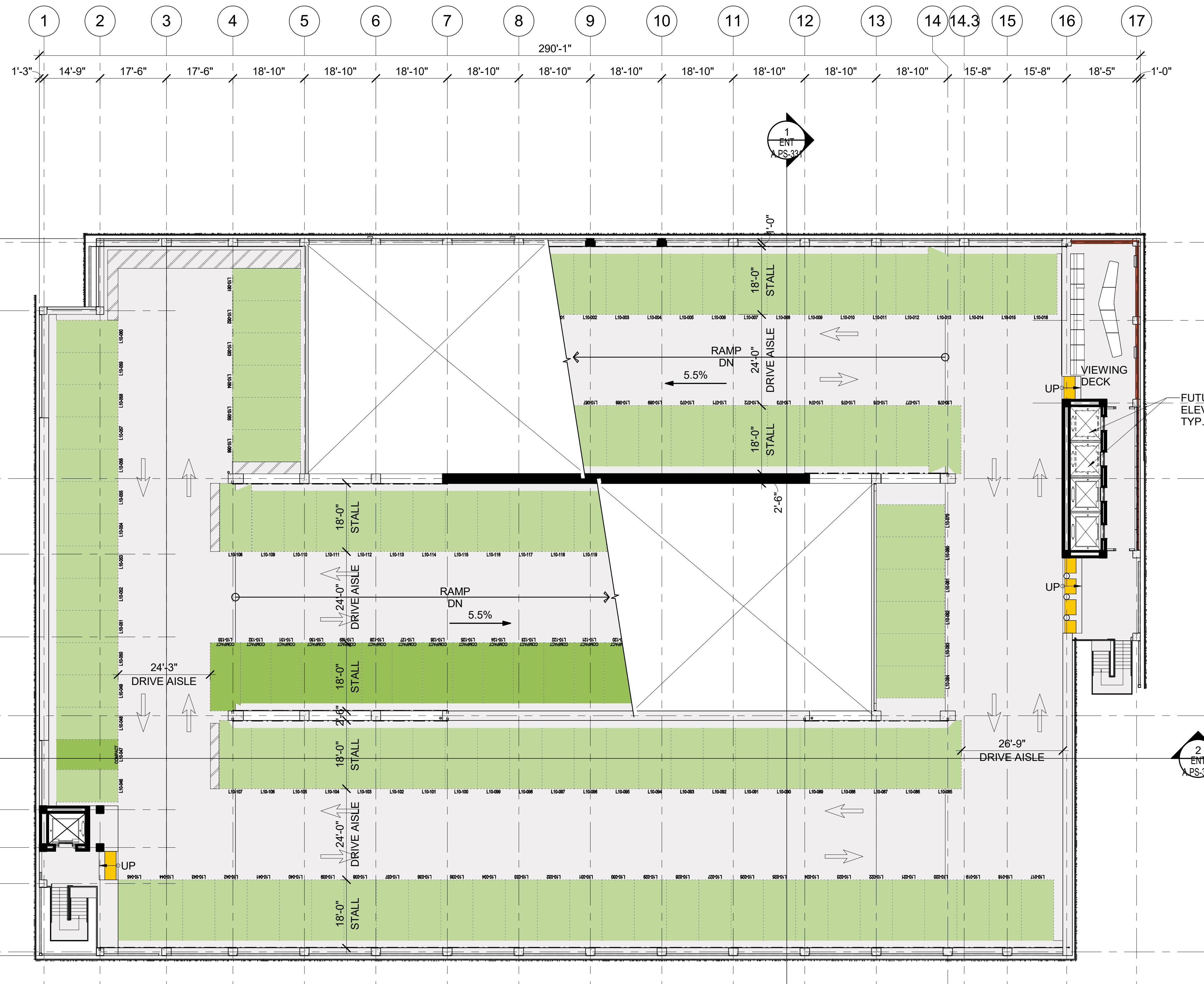
1/16" = 1'-0"



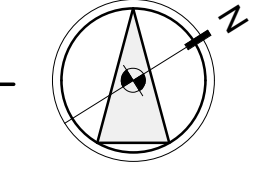
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11/30/2022 1:58:01 PM



**LEVEL 10 PARKING PLAN**  
1/16" = 1'-0"



**STALL LEGEND**

- STANDARD
- COMPACT
- STANDARD
- COMPACT
- EVCS (DAY ONE)
- ACCESSIBLE
- VAN ACCESSIBLE
- EVCS ACCESSIBLE
- EVCS VAN ACCESSIBLE
- EVCS AMBULATORY

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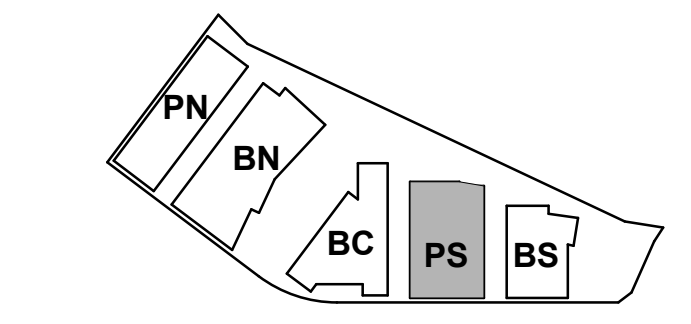


ISSUES	DATE
ENTITLEMENT APPLICATION	03/24/2022
ENTITLEMENT APPLICATION #2	08/19/2022
ENTITLEMENT APPLICATION #3	12/09/2022
ENTITLEMENT APPLICATION #4	09/18/2023

**DW Burlingame Venture, LLC**

**PENINSULA CROSSING**  
BURLINGAME, CA

KEYPLAN



PROJECT NO.: 21-144  
DATE: 12/14/2022  
SCALE: 1/16" = 1'-0"

SHEET TITLE:

**SOUTH PARKING - LEVEL 10 PARKING PLAN**

SHEET NO.:  
**ENT A.PS-110**

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ENTITLEMENT APPLICATION #3	12/09/2022
ENTITLEMENT APPLICATION #4	09/18/2023



**1 SOUTH PARKING - CENTER SERVICE ROAD ELEVATION**  
1/16" = 1'-0"

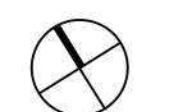
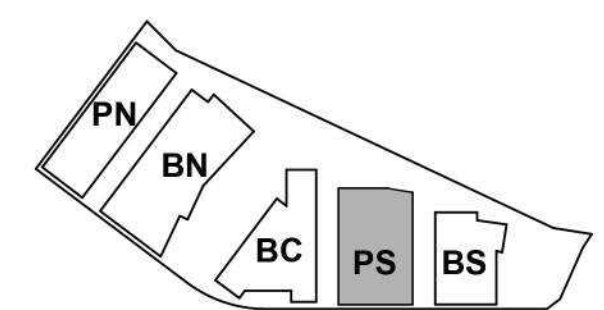


**2 SOUTH PARKING - BAY ELEVATION**  
1/16" = 1'-0"

#	ELEVATION KEYNOTES
1.1	TILE
2.1	TEXTURED ARCHITECTURAL PRECAST PANELS
2.6	EXPOSED CONCRETE COLUMN
2.7	EXPOSED CONCRETE SHEAR WALL WITH ARCHITECTURAL FINISH
2.8	TEXTURED PRECAST PLANTER BOX
6.1	LIGHT MTL PANEL
7.3	WARM MTL FRAMED CANOPY
7.9	LIGHT MTL GUARDRAIL
7.12	LIGHT MTL VERTICAL FIN
8.2	ANNODIZED ALUM STOREFRONT
10.1	WOOD SLAT WALL

**Peninsula Crossing**  
1200-1340 Old Bayshore Hwy, Burlingame, CA 94010

KEYPLAN



PROJECT NO.: 20045.00

DATE: 07/15/2022

SCALE: As indicated

SHEET TITLE:

**SOUTH PARKING - EXTERIOR ELEVATIONS**

SHEET NO.:

**ENT A.PS-301**

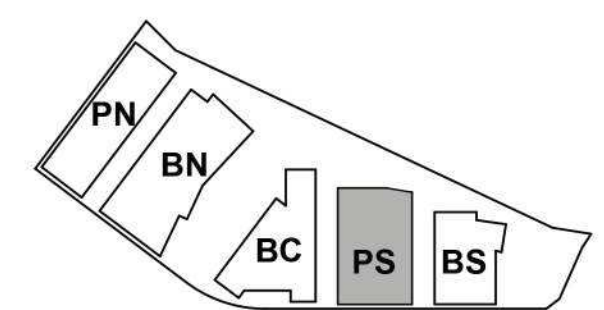
8/15/2022 6:05:30 PM



ISSUES	DATE
ENTITLEMENT APPLICATION	03/24/2022
ENTITLEMENT APPLICATION #2	08/19/2022
ENTITLEMENT APPLICATION #3	12/09/2022
ENTITLEMENT APPLICATION #4	09/18/2023

**Peninsula Crossing**  
1200-1340 Old Bayshore Hwy, Burlingame, CA 94010

KEYPLAN



PROJECT NO.: 20045.00

DATE: 08/19/2022

SCALE: As indicated

SHEET TITLE:

**SOUTH PARKING -  
EXTERIOR ELEVATIONS**

SHEET NO.:

**ENT A.PS-302**



**1 SOUTH PARKING - SOUTH SERVICE ROAD ELEVATION ENT**  
1/16" = 1'-0"



**2 SOUTH PARKING - BAYSHORE HWY ELEVATION ENT**  
1/16" = 1'-0"

**GROUND FLOOR FACADE AREA CALCULATIONS**

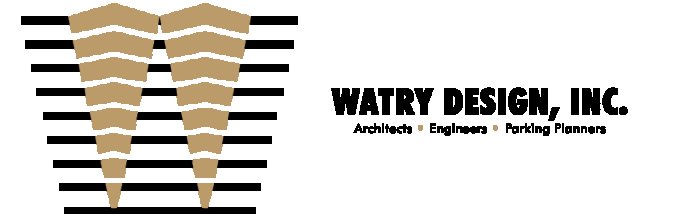
**BAYSHORE HIGHWAY ELEVATION**

GROUND FLOOR FACADE AREA: 4192 SF  
GROUND FLOOR TRANSPARENCY AREA: 1048 SF  
GROUND FLOOR % TRANSPARENCY AREA: 25 %

GROUND FLOOR FACADE AREA CALCULATED FROM TOP OF SIDEWALK TO TOP OF PRECAST PANELS.

**ELEVATION KEYNOTES**

- 1.1 TILE
- 2.1 TEXTURED ARCHITECTURAL PRECAST PANELS
- 2.7 EXPOSED CONCRETE SHEAR WALL WITH ARCHITECTURAL FINISH
- 2.8 TEXTURED PRECAST PLANTER BOX
- 5.3 LIGHT MTL FIN
- 6.1 LIGHT MTL PANEL
- 7.3 WARM MTL FRAMED CANOPY
- 7.9 LIGHT MTL GUARDRAIL
- 8.2 ANNOZIZED ALUM STOREFRONT

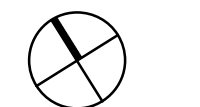
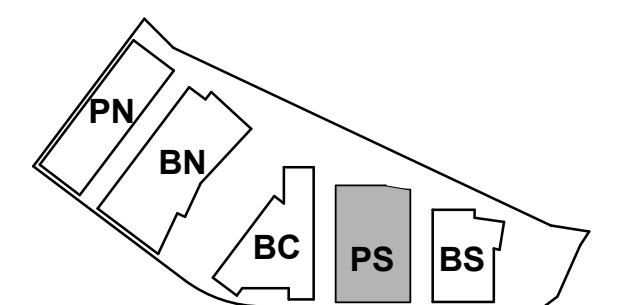


ISSUES	DATE
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ENTITLEMENT APPLICATION #3	12/09/2022
ENTITLEMENT APPLICATION #4	09/18/2023

**DW Burlingame Venture, LLC**

**PENINSULA CROSSING**  
BURLINGAME, CA

KEYPLAN



PROJECT NO.: 21-144  
DATE: 12/14/2022  
SCALE: 1/16" = 1'-0"

SHEET TITLE:

**SOUTH PARKING - BUILDING SECTIONS**

SHEET NO:  
**ENT A.PS-331**



**1 TRANSVERSE SECTION**  
1/16" = 1'-0"



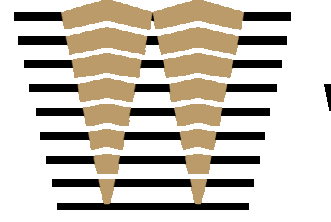
**2 LONGITUDINAL SECTION**  
1/16" = 1'-0"

LEVEL 10	EL= 111.33'
LEVEL 09	EL= 101.00'
LEVEL 08	EL= 90.67'
LEVEL 07	EL= 80.33'
LEVEL 06	EL= 70.00'
LEVEL 05	EL= 59.67'
LEVEL 04	EL= 49.33'
LEVEL 03	EL= 39.00'
LEVEL 02	EL= 27.50'
LEVEL 01	EL= 16.00'
OLD BAYSHORE	EL= 10.50'
LEVEL B1	EL= 5.67'
NAVDB88	EL= 0.00'
LEVEL B2	EL= -4.67'

LEVEL 10	EL= 111.33'
LEVEL 09	EL= 101.00'
LEVEL 08	EL= 90.67'
LEVEL 07	EL= 80.33'
LEVEL 06	EL= 70.00'
LEVEL 05	EL= 59.67'
LEVEL 04	EL= 49.33'
LEVEL 03	EL= 39.00'
LEVEL 02	EL= 27.50'
LEVEL 01	EL= 16.00'
OLD BAYSHORE	EL= 10.50'
LEVEL B1	EL= 5.67'
NAVDB88	EL= 0.00'
LEVEL B2	EL= -4.67'

NOTE:  
FOR BALANCE OF  
INFORMATION, SEE  
DETAIL (1/ENT A.PS-331)

11/30/2022 2:22:16 PM



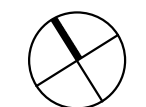
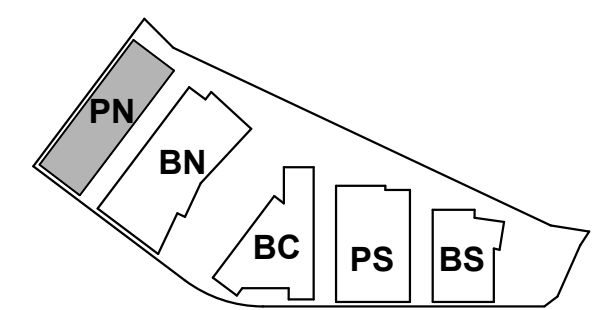
ISSUES	DATE
ENTITLEMENT APPLICATION	03/24/2022
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ENTITLEMENT APPLICATION #3	12/09/2022
ENTITLEMENT APPLICATION #4	09/18/2023



# PARKING NORTH (PN)

**Peninsula Crossing**  
1200-1340 Old Bayshore Hwy, Burlingame, CA 94010

KEYPLAN



PROJECT NO.: 20045.00

DATE: 08/19/2022

SCALE:

SHEET TITLE:

**NORTH PARKING -  
COVER**

SHEET NO.:

**ENT A.PN-000**

8/17/2022 1:08:59 PM





**PROJECT OWNER**

DIVCO WEST  
301 HOWARD STREET, SUITE 2100,  
SAN FRANCISCO, CA 94105  
PHONE 1-248-961-5664  
MARK JOHNSON, DIRECTOR OF DEVELOPMENT  
VIRGINIA CALKINS, DEVELOPMENT

WOODSTOCK DEVELOPMENT  
1350 OLD BAYSHORE HWY, SUITE 355,  
BURLINGAME, CA 94010  
PHONE 1-650-579-1901  
KIRK SYME, PRESIDENT

**DESIGN-BUILD CONTRACTOR**

DEVCON CONSTRUCTION  
690 GIBRALTAR DRIVE,  
MILPITAS, CA 95035  
PHONE 1-408-466-9146  
ANDY SCHATZMAN, SENIOR VICE PRESIDENT  
KRISSEY SCHREIBER, SENIOR PROJECT MANAGER

**DESIGN CONSULTANTS**

**CIVIL:**  
BKF  
255 SHORELINE DRIVE, SUITE 200  
REDWOOD CITY, CA 94065  
PHONE 1-650-482-6453  
PATRICK CONNORS, PROJECT MANAGER

**ARCHITECT:**  
WRNS STUDIO  
501 SECOND STREET, SUITE 402  
SAN FRANCISCO, CA 94107  
PHONE 1-415-489-2224  
SAM NUNES, PARTNER IN CHARGE  
BEN MICKUS, PROJECT LEAD

**SUSTAINABILITY/LEED:**  
WRNS STUDIO  
501 SECOND STREET, SUITE 402  
SAN FRANCISCO, CA 94107  
PHONE  
PAULINE SOUZA, DIRECTOR OF SUSTAINABILITY

**PARKING:**  
WATRY DESIGN INC.  
2099 GATEWAY PL, SUITE 550  
SAN JOSE, CA 95110  
PHONE 1-833-917-PARK  
FAX 1-408-532-5004  
JESS MCINERNEY, PRINCIPAL

**STRUCTURAL ENGINEER:**  
WATRY DESIGN INC.  
2099 GATEWAY PL, SUITE 550  
SAN JOSE, CA 95110  
PHONE 1-833-917-PARK  
FAX 1-408-532-5004  
JESS MCINERNEY, PRINCIPAL

**MECHANICAL:**  
PAE CONSULTING ENGINEERS  
48 GOLDEN GATE AVENUE,  
SAN FRANCISCO, CA 94102  
PHONE 1-415-544-7500  
CHRIS MCHUGH, MECHANICAL ENGINEER III

**ELECTRICAL:**  
PAE CONSULTING ENGINEERS  
48 GOLDEN GATE AVENUE,  
SAN FRANCISCO, CA 94102  
PHONE 1-415-544-7500  
ROBERT SMITH, ASSOCIATE PRINCIPAL

**PLUMBING:**  
PAE CONSULTING ENGINEERS  
48 GOLDEN GATE AVENUE,  
SAN FRANCISCO, CA 94102  
PHONE 1-415-544-7500  
ERICA KRAM, SENIOR ASSOCIATE

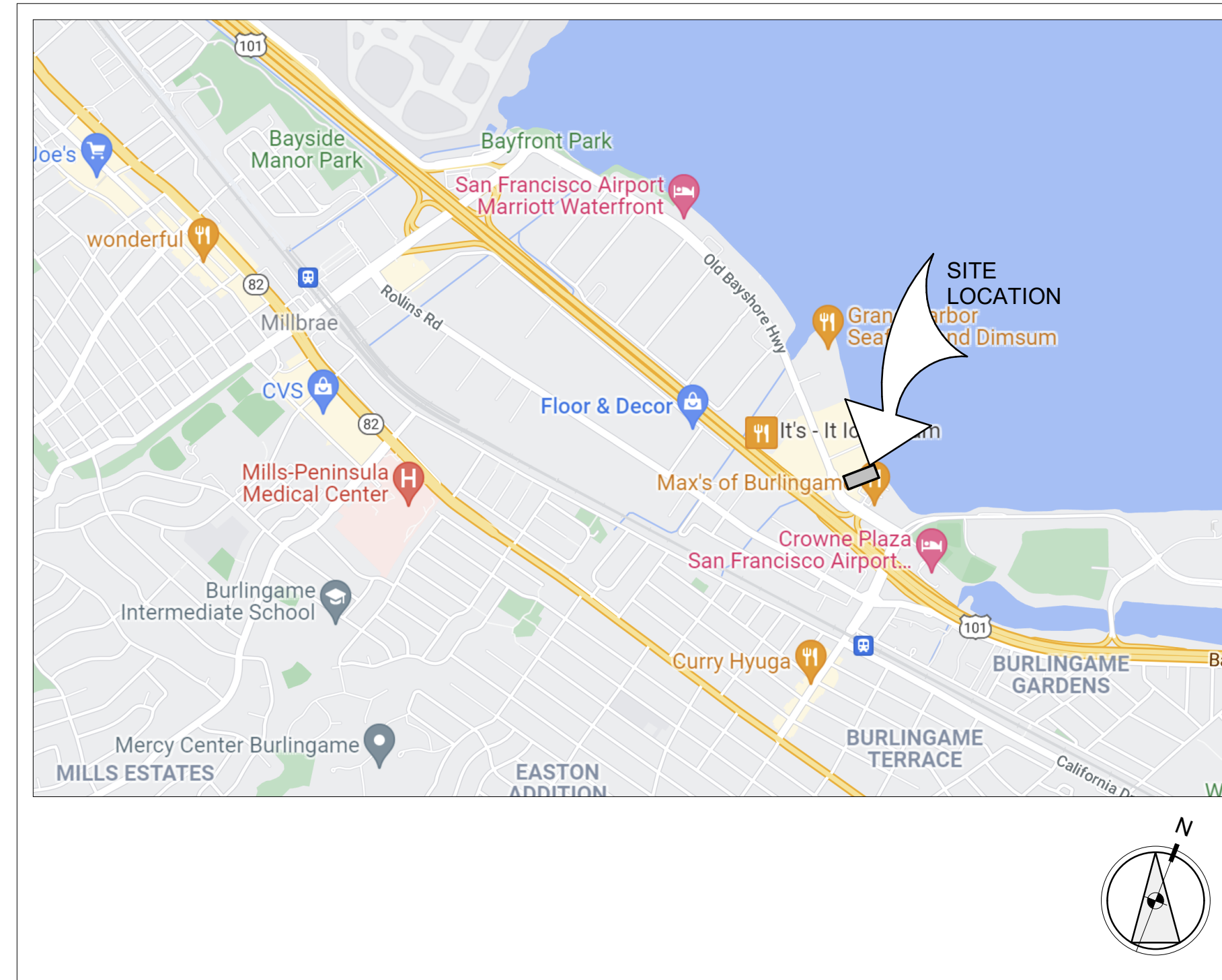
**FIRE ALARM:**  
PAE CONSULTING ENGINEERS  
48 GOLDEN GATE AVENUE,  
SAN FRANCISCO, CA 94102  
PHONE 1-415-544-7500  
ROBERT SMITH, ASSOCIATE PRINCIPAL

**FIRE PROTECTION:**  
PAE CONSULTING ENGINEERS  
48 GOLDEN GATE AVENUE,  
SAN FRANCISCO, CA 94102  
PHONE 1-15-544-7500  
ERICA FRAM, SENIOR ASSOCIATE

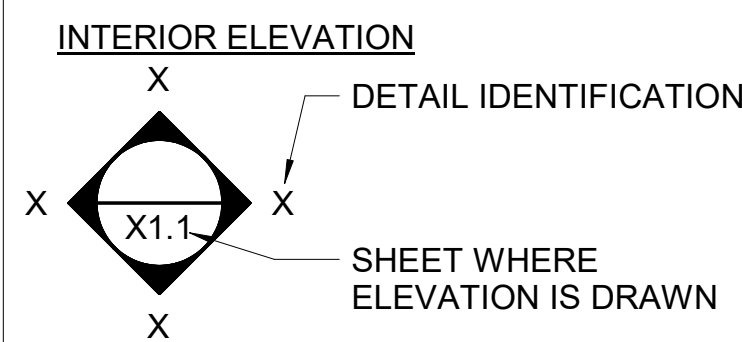
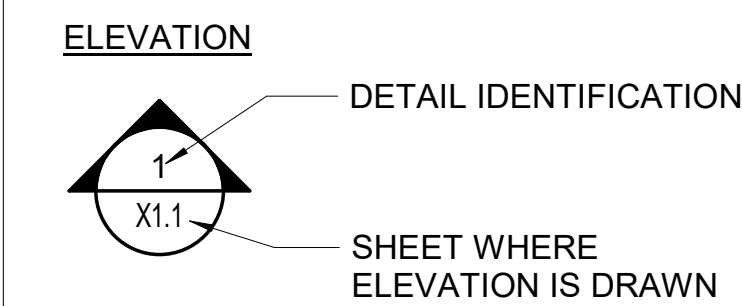
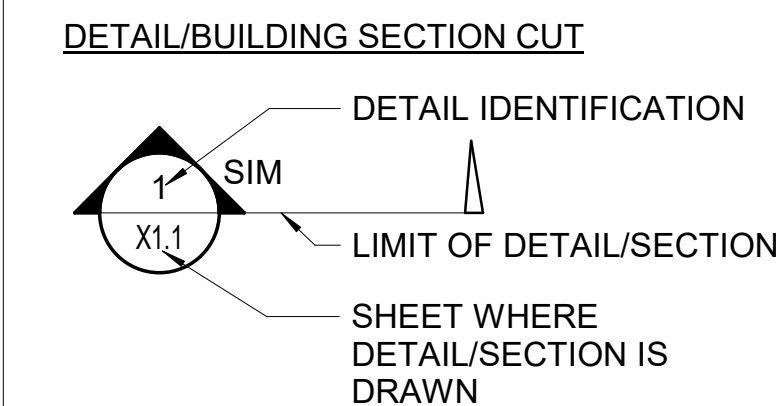
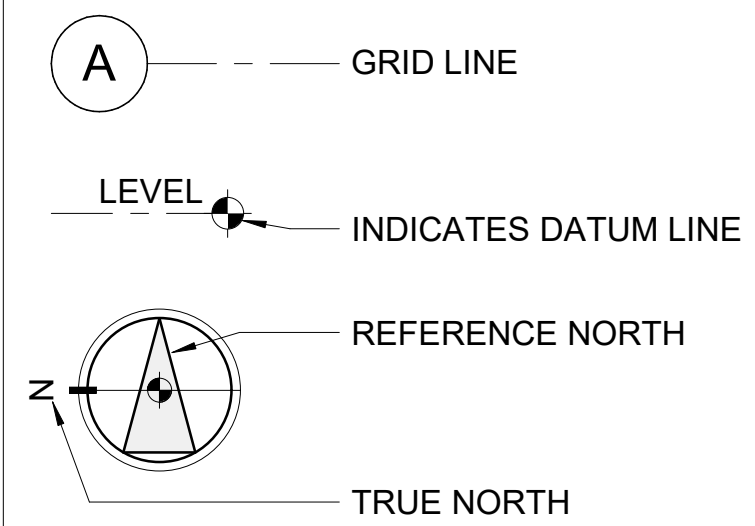
**LANDSCAPING:**  
CMG LANDSCAPE ARCHITECTURE  
444 BRYANT STREET  
SAN FRANCISCO, CA 94107  
PHONE 1-415-495-3070  
JUSTIN AFF, PROJECT MANAGER/ASSOCIATE

**ELEVATOR:**  
EWCG  
102 E. BLITHEDALE AVE., SUITE 1  
MILL VALLEY, CA 94941  
PHONE 1-415-388-1880  
ALLEN WILLIAMS, CHAIRMAN

**VICINITY MAP**

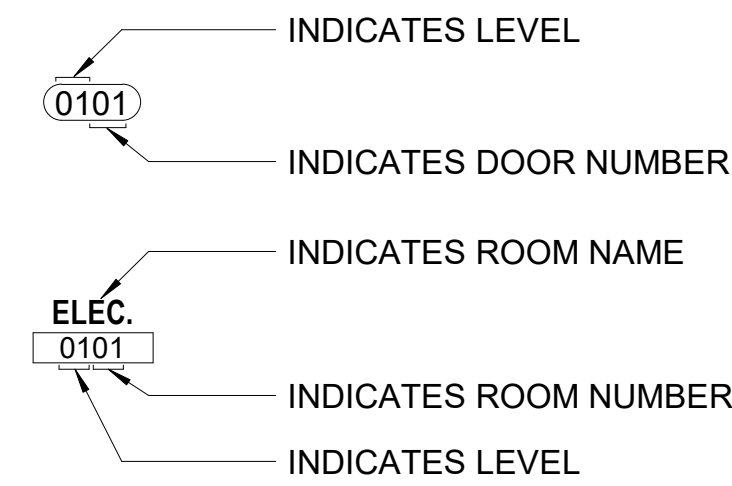


**GENERAL SYMBOLS**



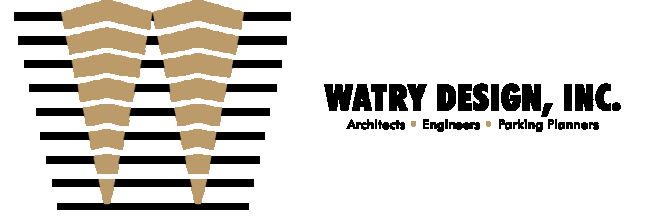
- CONCRETE WALL/COLUMN
- PRECAST WALL/COLUMN
- CMU WALL
- CONC. UPTURNED BEAM RAIL (CONCRETE, CMU)
- METAL RAIL
- RAISED CONCRETE CURB/WASH
- CABLE RAIL
- METAL STUD WALL
- METAL STUD WALL OVER RAIL (CONCRETE, CMU)

**DOOR AND ROOM TAGS**



**WRNS STUDIO**

501 SECOND STREET  
4TH FLOOR, STE. 402  
SAN FRANCISCO  
CALIFORNIA 94107  
415.489.2224 TEL  
415.358.9100 FAX  
WWW.WRNSSTUDIO.COM



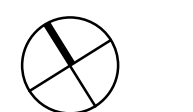
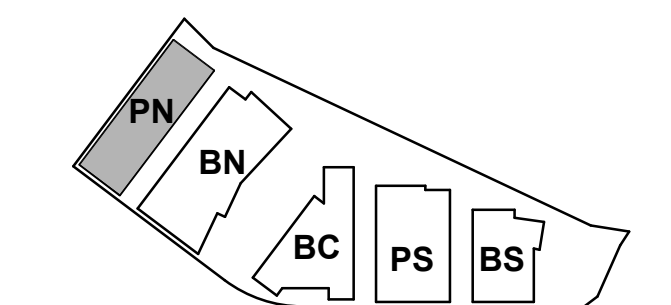
**WATT**

ISSUES	DATE
ENTITLEMENT APPLICATION	03/24/2022
ENTITLEMENT APPLICATION #2	08/19/2022
ENTITLEMENT APPLICATION #3	12/09/2022
ENTITLEMENT APPLICATION #4	09/18/2023

**PENINSULA CROSSING**

BURLINGAME, CA

**KEYPLAN**



PROJECT NO.: 21-144

DATE: 08/17/2022

SCALE: As indicated

SHEET TITLE:

**NORTH PARKING - PROJECT DATA SHEET**

SHEET NO.:

**ENT A.PN-002**

8/17/2022 7:18:18 PM

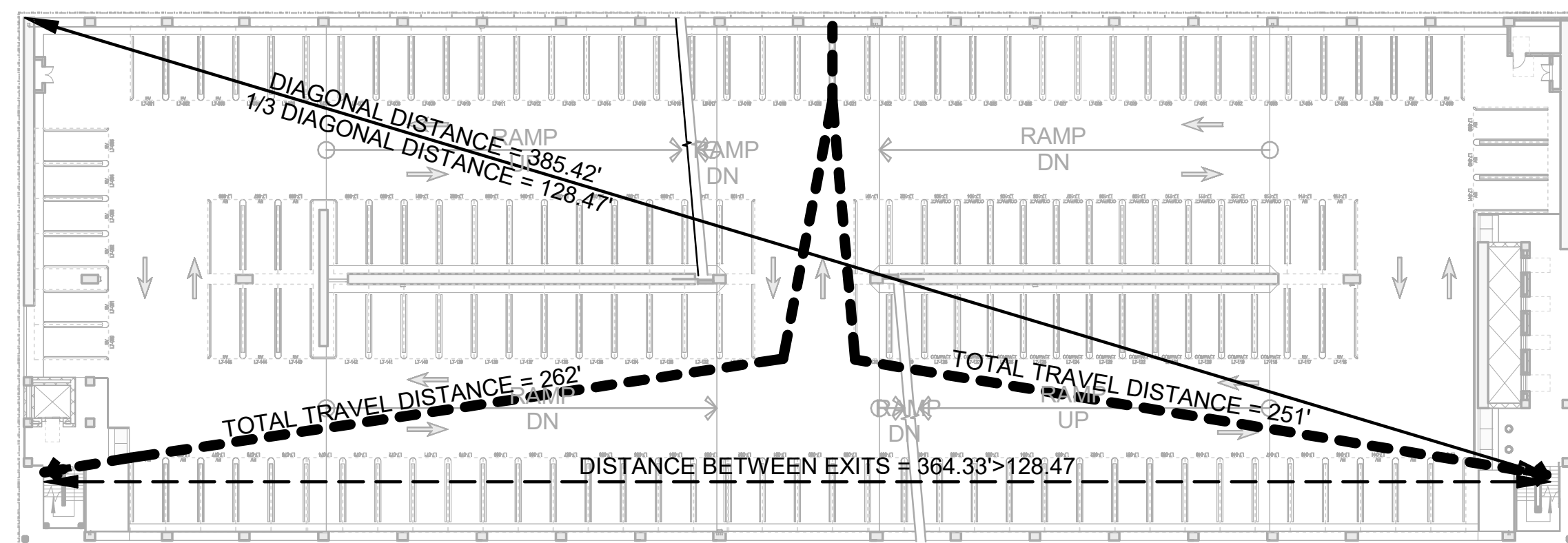
# CODE DATA

## GOVERNING CODES:

- A. 2022 CALIFORNIA BUILDING CODE (CBC), CALIFORNIA CODE OF REGULATIONS (CCR), TITLE 24, PART 2.
- B. 2022 CALIFORNIA ELECTRICAL CODE (CEC), CALIFORNIA CODE OF REGULATIONS (CCR), TITLE 24, PART 3.
- C. 2022 CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA CODE OF REGULATIONS (CCR), TITLE 24, PART 4.
- D. 2022 CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA CODE OF REGULATIONS (CCR), TITLE 24, PART 5.
- E. 2022 CALIFORNIA FIRE CODE (CFC), CALIFORNIA CODE OF REGULATIONS (CCR), TITLE 24, PART 9.
- F. 2022 CALIFORNIA ENERGY, CALIFORNIA CODE OF REGULATIONS (CCR), TITLE 24 PART 6
- G. ADA/ADA ACCESSIBILITY GUIDELINES
- H. CITY OF BURLINGAME MUNICIPAL CODE

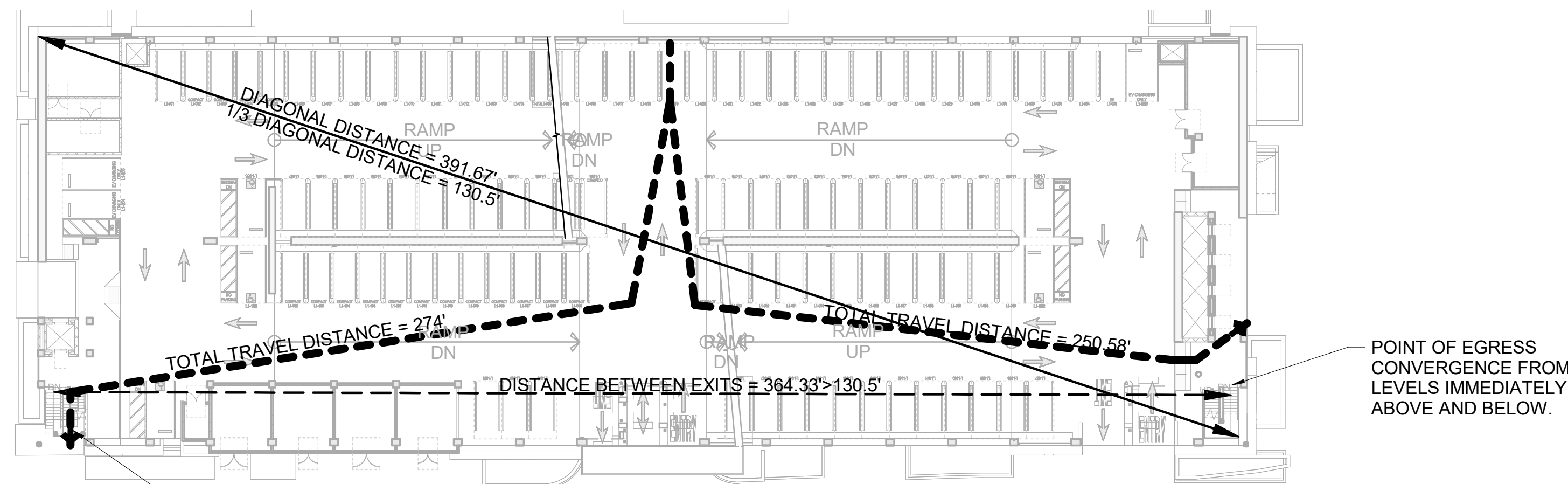
# EXITING DIAGRAMS

- 1. 2022 C.B.C. SECTION 1017, TABLE 1017.2 "EXIT TRAVEL DISTANCE"  
S2 OCCUPANCY EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM THE MAXIMUM TRAVEL DISTANCE IS 400'



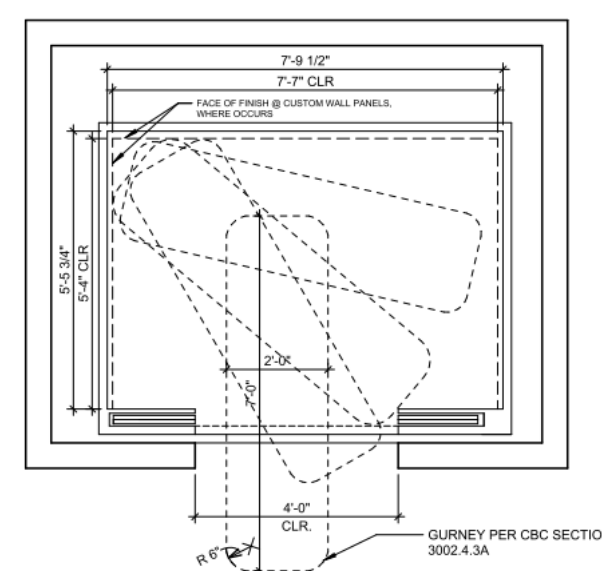
**TYPICAL LEVEL EXITING DIAGRAM**

1/32" = 1'-0"



**LEVEL 01 EXITING DIAGRAM**

1/32" = 1'-0"



**4000 LB. CAPACITY/STRETCHER ELEVATOR CAB**

1  
ENT  
A.PN-010  
NO SCALE

# EXITING LEGEND

- ACTUAL TRAVEL DISTANCE
- DIAGONAL DISTANCE
- DISTANCE BETWEEN EXITS

# FIRE RATINGS LEGEND

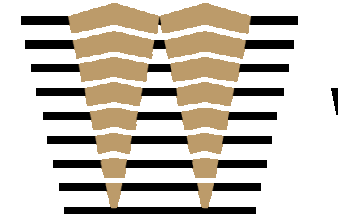
- 1-HR.
- 2-HR.
- 3-HR.
- 4-HR.

# CODE SUMMARY

CODE SECTIONS	TYPE - OPEN GARAGE	TYPE - ENCLOSED GARAGE	NOTES
AUTOMATIC SPRINKLER SYSTEM - SEC. 903	YES	YES	
OCCUPANCY TYPE(S) - CHAPTER 3	S-2 PARKING GARAGE (OPEN, PER 406.5)	S-2 PARKING GARAGE (CLOSED, PER 406.6)	OPENNESS - 406.5.2
CONSTRUCTION TYPE(S) - CHAPTER 4, 5 AND 6	IA	IA	TABLES 406.5.4, 601 AND 602
GRADE PLANE - CHAPTER 2 DEFINITION	13.5'	N/A	
ALLOWABLE HEIGHT (IN TIERS) - TABLE 406.5.4	UNLIMITED	UNLIMITED	ELEVATOR TOWERS - UNLIMITED IN HEIGHT IF NC (SECTION 504.3 EXCEPTION).
ACTUAL HEIGHT (IN TIERS)	10 TIERS	N/A	
ALLOWABLE HEIGHT INCREASE (IN TIERS), FOR OPEN PARKING STRUCTURES - SECT. 406.5.5	N/A	N/A	
BASE ALLOWABLE AREA PER TIER	UNLIMITED (TABLE 406.5.4)	UNLIMITED (SEC. & TABLE 506.2)	
ACTUAL AREA (LARGEST TIER)	46,900 SQ. FT.	45,200 SQ. FT.	
ALLOWABLE AREA INCREASE PER TIER	N/A	N/A	
ACTUAL TOTAL AREA	473,000 SQ. FT.	89,200 SQ. FT.	
MAXIMUM ALLOWABLE TOTAL AREA	N/A	N/A	
ACTUAL AREA TO ALLOWABLE AREA RATIO	N/A	N/A	
BUILDING ELEMENTS F.R. REQUIREMENTS - TABLE 601			
STRUCTURAL FRAME		3 HR	
BEARING WALLS - EXTERIOR		3 HR	
BEARING WALLS - INTERIOR		3 HR	
NON-BEARING WALLS AND PARTITIONS - EXTERIOR		SEE REQUIREMENTS BELOW	
NON-BEARING WALLS AND PARTITIONS - INTERIOR		0 HR	
FLOOR CONSTRUCTION		2 HR	
ROOF CONSTRUCTION		1-1/2 HR	
EXTERIOR WALLS F.R. REQUIREMENTS- TABLE 705.5		1 HR, <5' 1 HR, 5' ≤ x <10' NR, 10' ≤ x <30' (PER FOOTNOTE c) 0, ≥ 30'	BASED ON CONSTRUCTION TYPE
EXTERIOR WALLS AND PARTITIONS:			
OPENINGS (UNPROTECTED, SPRINKLERED) - MAXIMUM AREA OF EXTERIOR WALL OPENINGS, SECTION AND TABLE 705.8.		NOT PERMITTED <3' 15%, 3' ≤ x <5' 25%, 5' ≤ x <10' UNLIMITED, ELSEWHERE	BASED ON DISTANCE AND SPRINKLERS (SEE TABLE FOOTNOTE G.)
SHAFT ENCLOSURES (BOTH STAIRS AND ELEVATORS)	NOT REQUIRED	STAIRS - 2HR ELEVATOR - NOT REQUIRED	SEE SECTIONS 406.5.9, 712.1.10.2, 713.4 AND 1019.3.6
OCC. LOAD - TABLE 1004.5	46,900/200 = 234.5 (TIER w/ LARGEST FLOOR AREA)	45,200/200 = 226 (TIER w/ LARGEST FLOOR AREA)	
EXITS REQUIRED - TABLE 1006.3.3		2	
EXITS PROVIDED		2	
WIDTH REQUIRED- PER SECTION 1005.3.1 & 1005.3.2		STAIRS @ TYP. LEVELS: 234.5 x 0.3 = 70.4" 50% OF 70.4" = 35.2"	
STAIRS: OCC. X 0.3 = TOTAL INCHES			
(48" MIN. CLEAR OF HANDRAIL, WHEN CONSIDERED TO BE A PART OF AN ACCESSIBLE MEANS OF EGRESS, PER 1009.3.			
44" MIN. CLEAR, WHEN CONSIDERED TO BE PART OF AN ACCESSIBLE MEANS OF EGRESS, PER 1009.3, EXCEPT. #2, WHEN THE BUILDING IS SPRINKLERED.)			
OTHER THAN STAIRS: OCC. X 0.2 = TOTAL INCHES			
(32" MIN. CLEAR WIDTH, 1010.1.1 AND PER 11B-404, DOORS, DOORWAYS AND GATES.)			
WIDTH PROVIDED		STAIRS: 2 x 54" = 108"  OTHER THAN STAIRS: 460.5 x 0.20 = 92.1" 50% OF 92.1" = 46.1"	

# WRNS STUDIO

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WATRY DESIGN, INC.  
ARCHITECTS - ENGINEERS - PLANNERS



moffatt & nichol



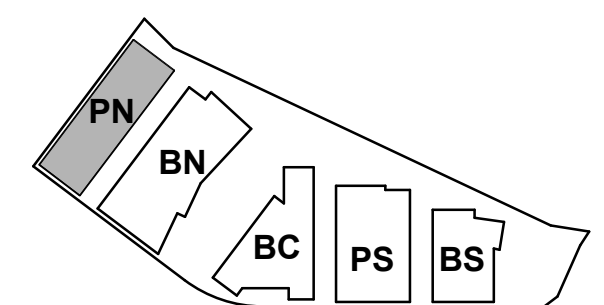
ISSUES	DATE
ENTITLEMENT APPLICATION	03/24/2022
ENTITLEMENT APPLICATION #2	08/19/2022
ENTITLEMENT APPLICATION #3	12/09/2022
ENTITLEMENT APPLICATION #4	09/18/2023

DW Burlingame Venture, LLC

**PENINSULA CROSSING**

BURLINGAME, CA

KEYPLAN



PROJECT NO.: 21-144

DATE: 12/14/2022

SCALE: As indicated

SHEET TITLE:

**NORTH PARKING - CODE SUMMARY**

SHEET NO.:

**ENT A.PN-010**

11/30/2022 2:32:52 PM

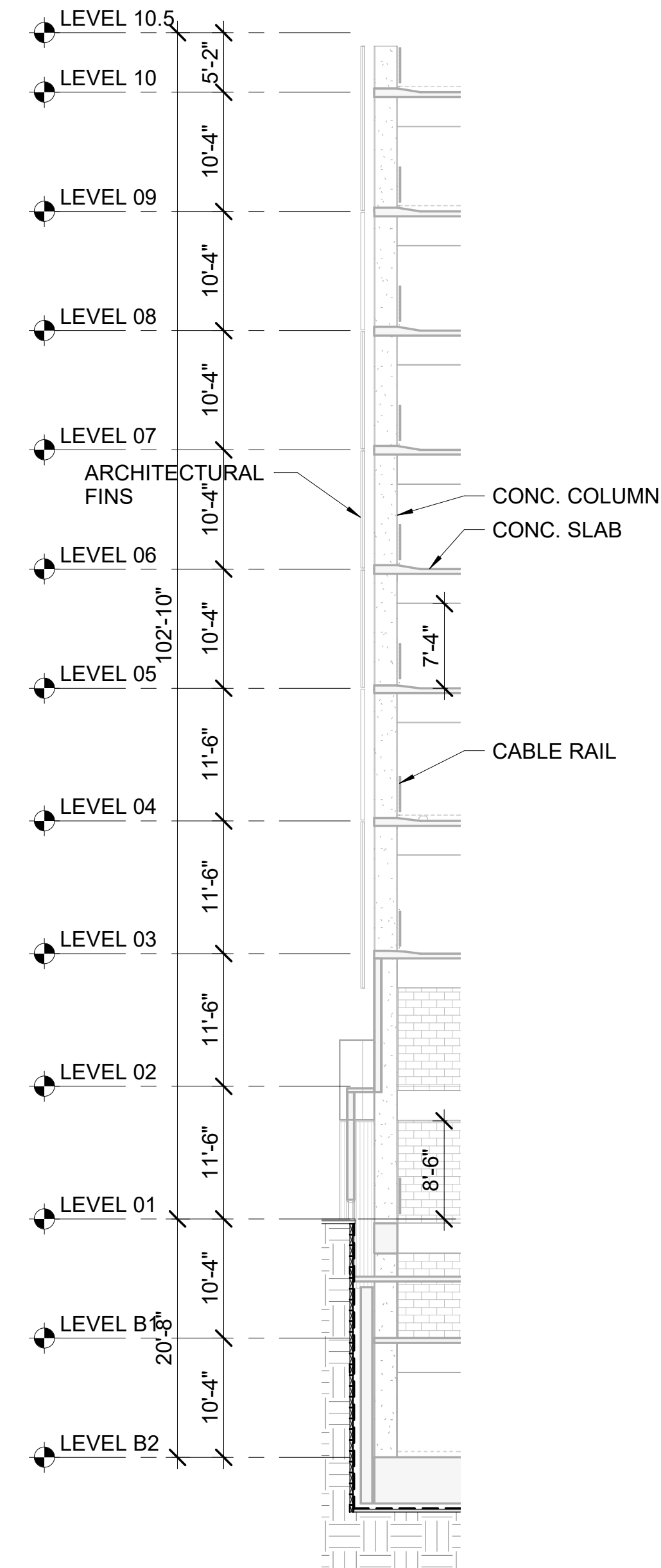
# OPENNESS CALCULATIONS

(2019 CALIFORNIA BUILDING CODE) 406.5.2 OPENINGS: FOR NATURAL VENTILATION PURPOSES, THE EXTERIOR SIDE OF THE STRUCTURE SHALL HAVE UNIFORMLY DISTRIBUTED OPENINGS ON TWO OR MORE SIDES. THE AREA OF SUCH OPENINGS IN EXTERIOR WALLS ON A TIER SHALL BE NOT LESS THAN 20 PERCENT OF THE TOTAL PERIMETER WALL AREA OF EACH TIER. THE AGGREGATE LENGTH OF THE OPENINGS CONSIDERED TO BE PROVIDING NATURAL VENTILATION SHALL BE NOT LESS THAN 40 PERCENT OF THE PERIMETER OF THE TIER. INTERIOR WALLS SHALL BE NOT LESS THAN 20 PERCENT OPEN WITH UNIFORMLY DISTRIBUTED OPENINGS.

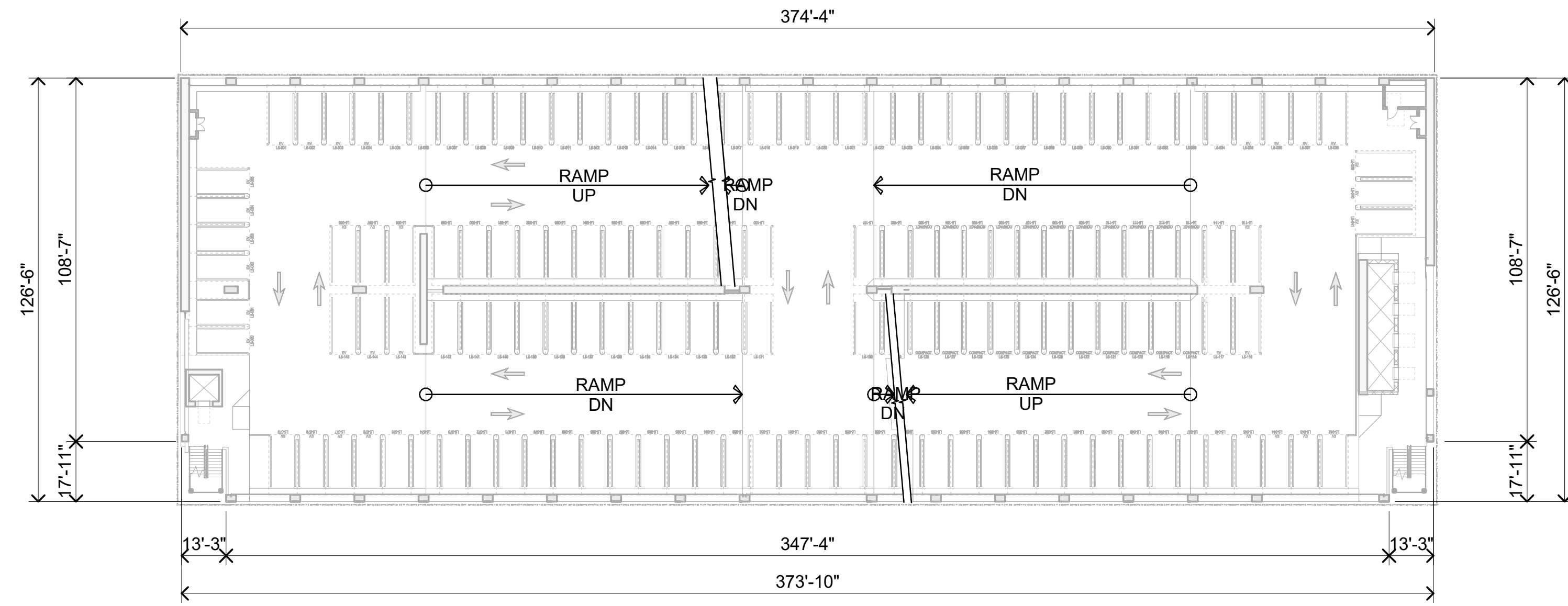
EXCEPTION: OPENINGS ARE NOT REQUIRED TO BE DISTRIBUTED OVER 40 PERCENT OF THE BUILDING PERIMETER WHERE THE REQUIRED OPENINGS ARE UNIFORMLY DISTRIBUTED OVER TWO OPPOSING SIDES OF THE BUILDING.

GROUND LEVEL	
FLOOR TO FLOOR HEIGHT	11'-6"
CABLE RAIL HEIGHT (0.5" x 11 CABLES)	0'-5 1/2"
LIGHT GLARE PANEL HEIGHT	3'-7"
EDGE OF SLAB DEPTH	0'-5"
PERIMETER WALL AREA	8,633.61 S.F.
OPEN WALL AREA	3,382.71 S.F.
OPEN AREA	39.18% > 20%
PERIMETER WALL LENGTH	N/A
OPEN WALL LENGTH	N/A
OPEN LENGTH %	N/A

FIFTH LEVEL (TYP. LEVEL - LEAST OPEN)	
FLOOR TO FLOOR HEIGHT	10'-4"
CABLE RAIL HEIGHT (0.5" x 11 CABLES)	0'-5 1/2"
LIGHT GLARE PANEL HEIGHT	3'-7"
EDGE OF SLAB DEPTH	0'-5"
PERIMETER WALL AREA	7,792.12 S.F.
OPEN WALL AREA	2,152.15 S.F.
OPEN AREA	27.62% > 20%
PERIMETER WALL LENGTH	N/A
OPEN WALL LENGTH	N/A
OPEN LENGTH %	N/A

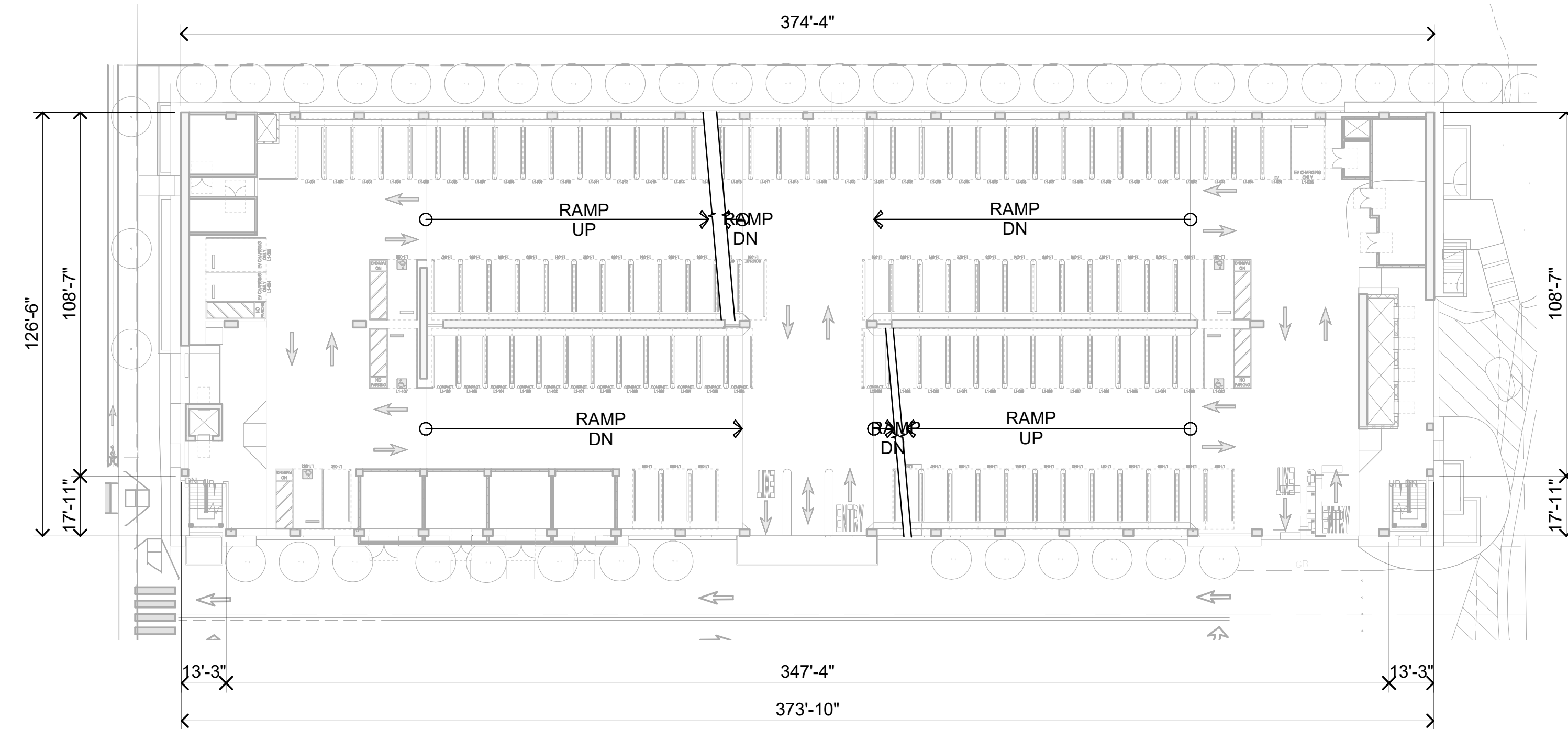


**1 WALL SECTION**  
3/32" = 1'-0"



**TYPICAL LEVEL OPENNESS PLAN**

1" = 30'-0"



**LEVEL 01 OPENNESS PLAN**

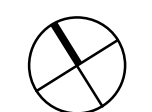
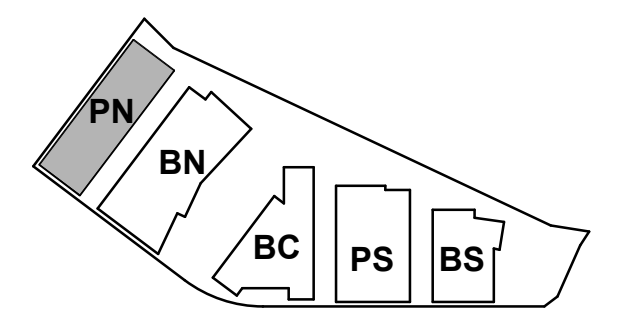
1" = 30'-0"

ISSUES	DATE
ENTITLEMENT APPLICATION	03/24/2022
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ENTITLEMENT APPLICATION #3	12/09/2022
ENTITLEMENT APPLICATION #4	09/18/2023

**PENINSULA CROSSING**

BURLINGAME, CA

KEYPLAN



PROJECT NO.: 21-144

DATE: 08/17/2022

SCALE: As indicated

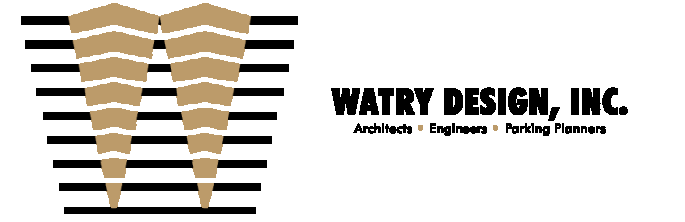
SHEET TITLE:

**NORTH PARKING - CODE SUMMARY (OPENNESS RATIOS)**

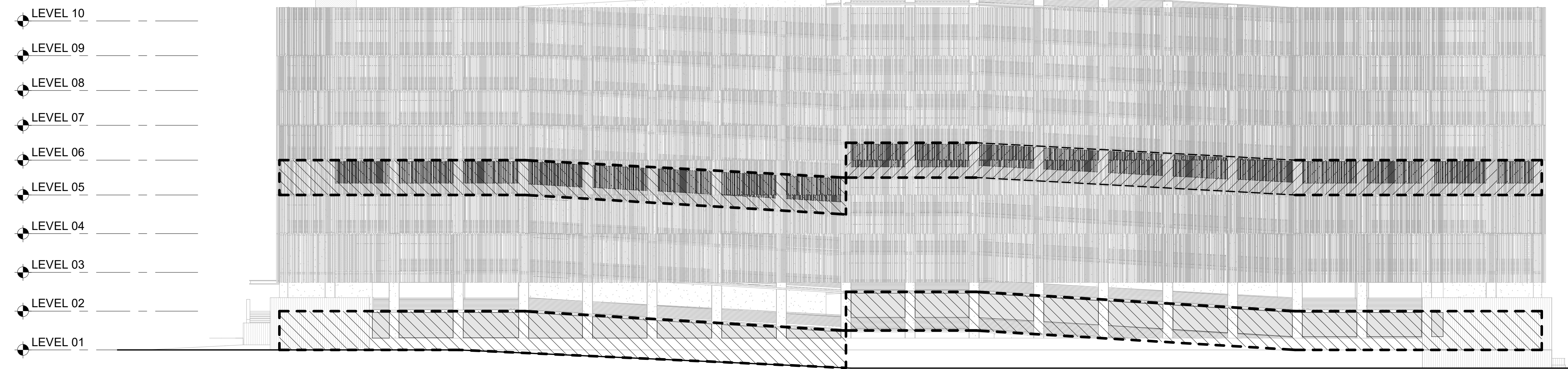
SHEET NO.:

**ENT A.PN-011**

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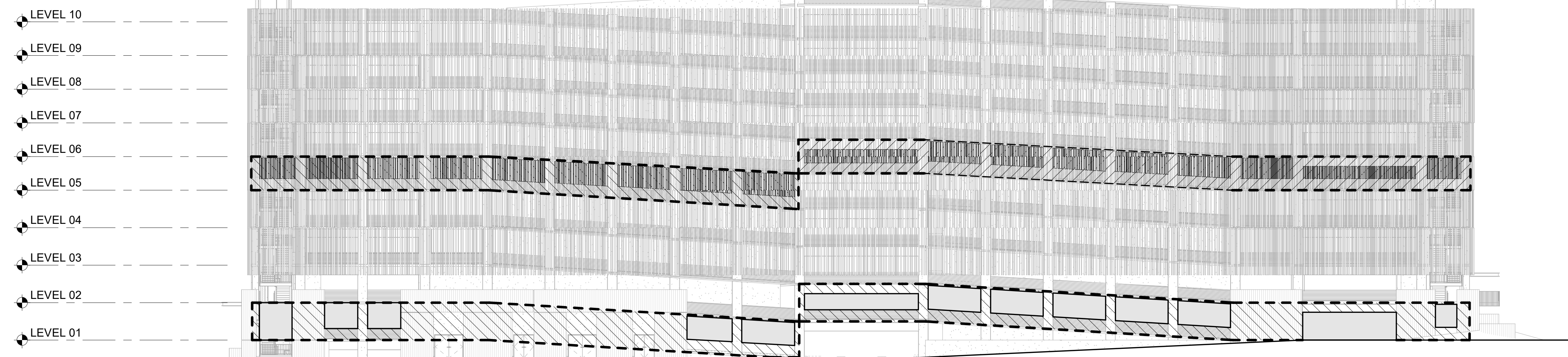


ISSUES	DATE
ENTITLEMENT APPLICATION	03/24/2022
ENTITLEMENT APPLICATION #2	08/19/2022
ENTITLEMENT APPLICATION #3	12/09/2022
ENTITLEMENT APPLICATION #4	09/18/2023



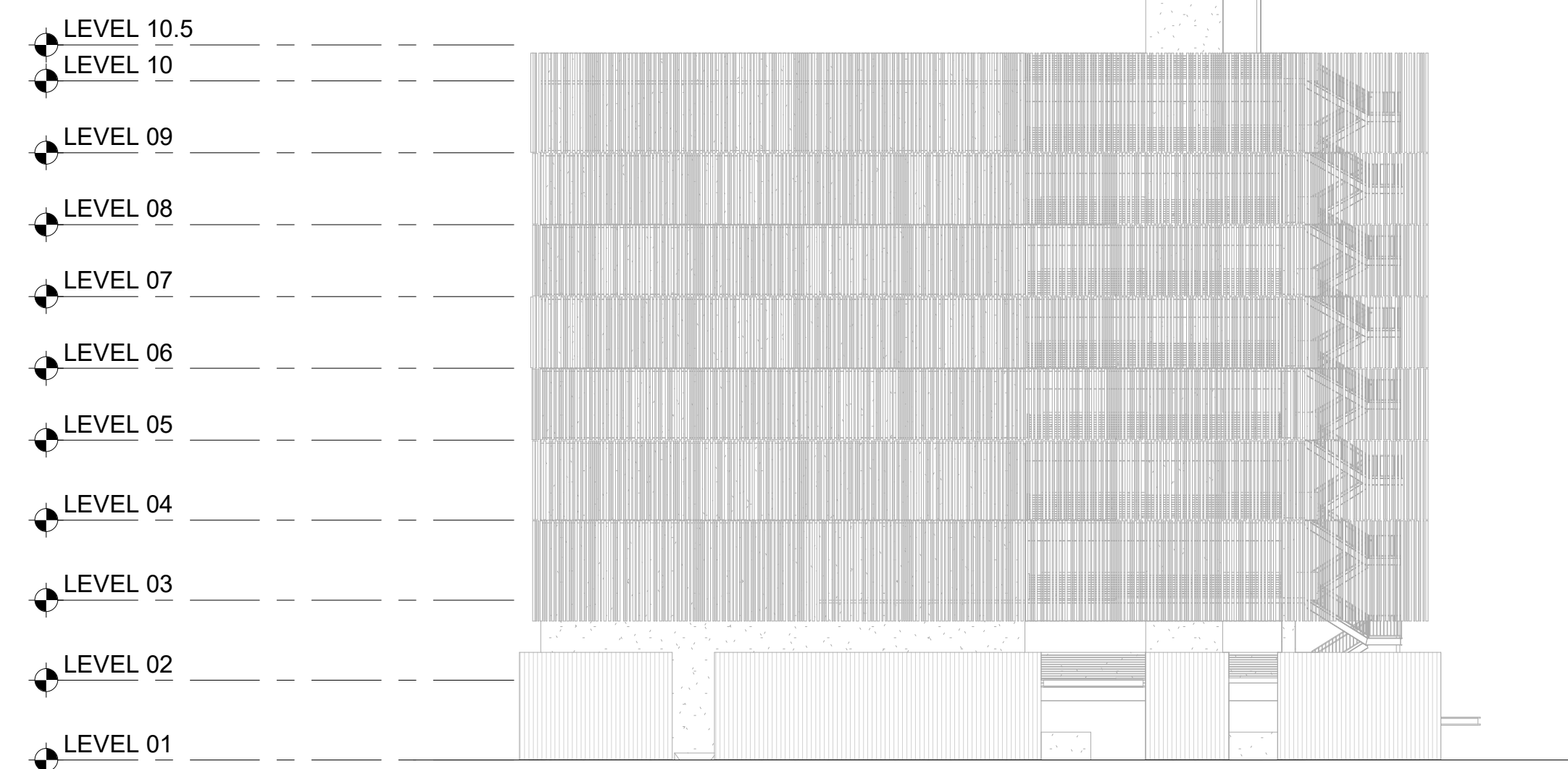
**NORTH ELEVATION**

1" = 20'-0"



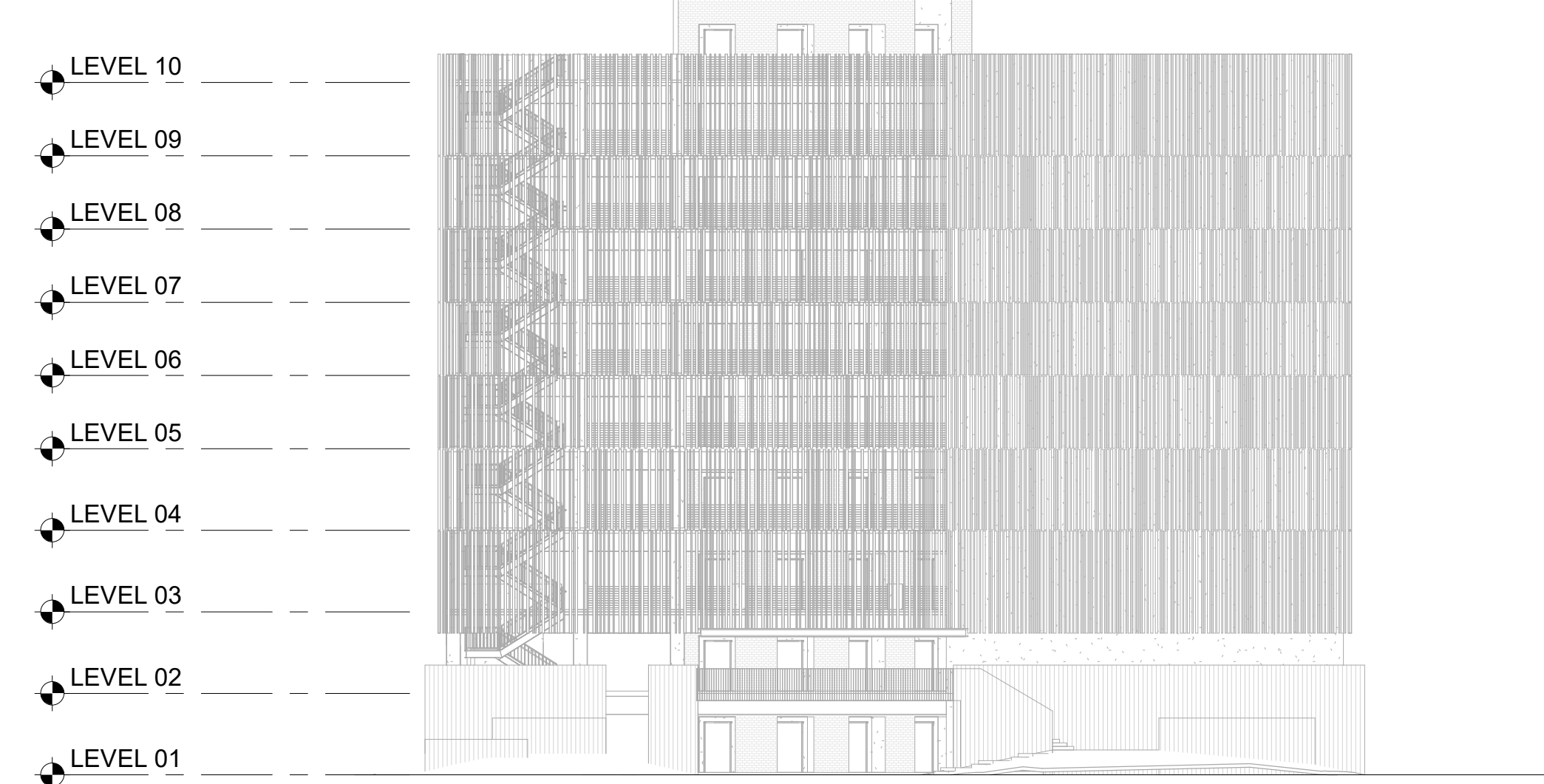
**SOUTH ELEVATION**

1" = 20'-0"



**WEST ELEVATION**

1" = 20'-0"



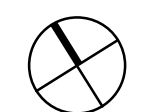
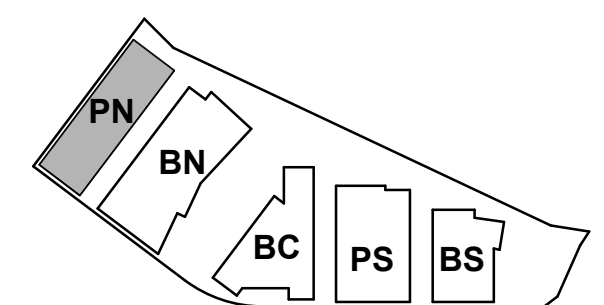
**EAST ELEVATION**

1" = 20'-0"

**PENINSULA CROSSING**

BURLINGAME, CA

KEYPLAN



PROJECT NO.: 21-144

DATE: 08/17/2022

SCALE: 1" = 20'-0"

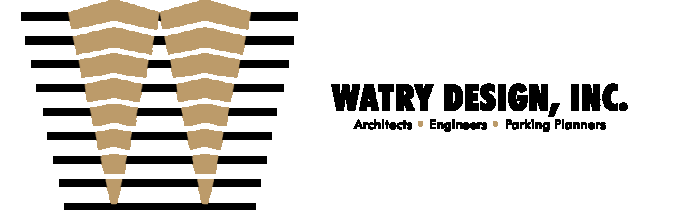
SHEET TITLE:

**NORTH PARKING - CODE SUMMARY (OPENNESS RATIOS)**

SHEET NO.:

**ENT A.PN-012**

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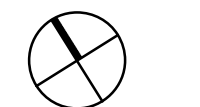
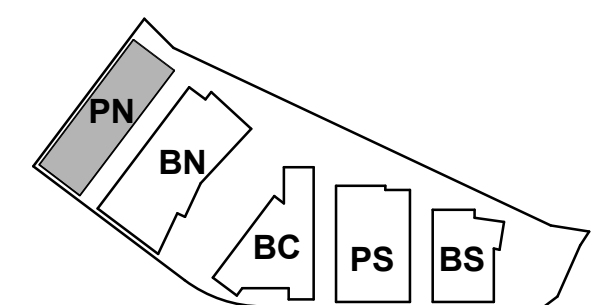


ISSUES	DATE
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ENTITLEMENT APPLICATION #4	09/18/2023

DW Burlingame Venture, LLC

**PENINSULA CROSSING**  
BURLINGAME, CA

KEYPLAN



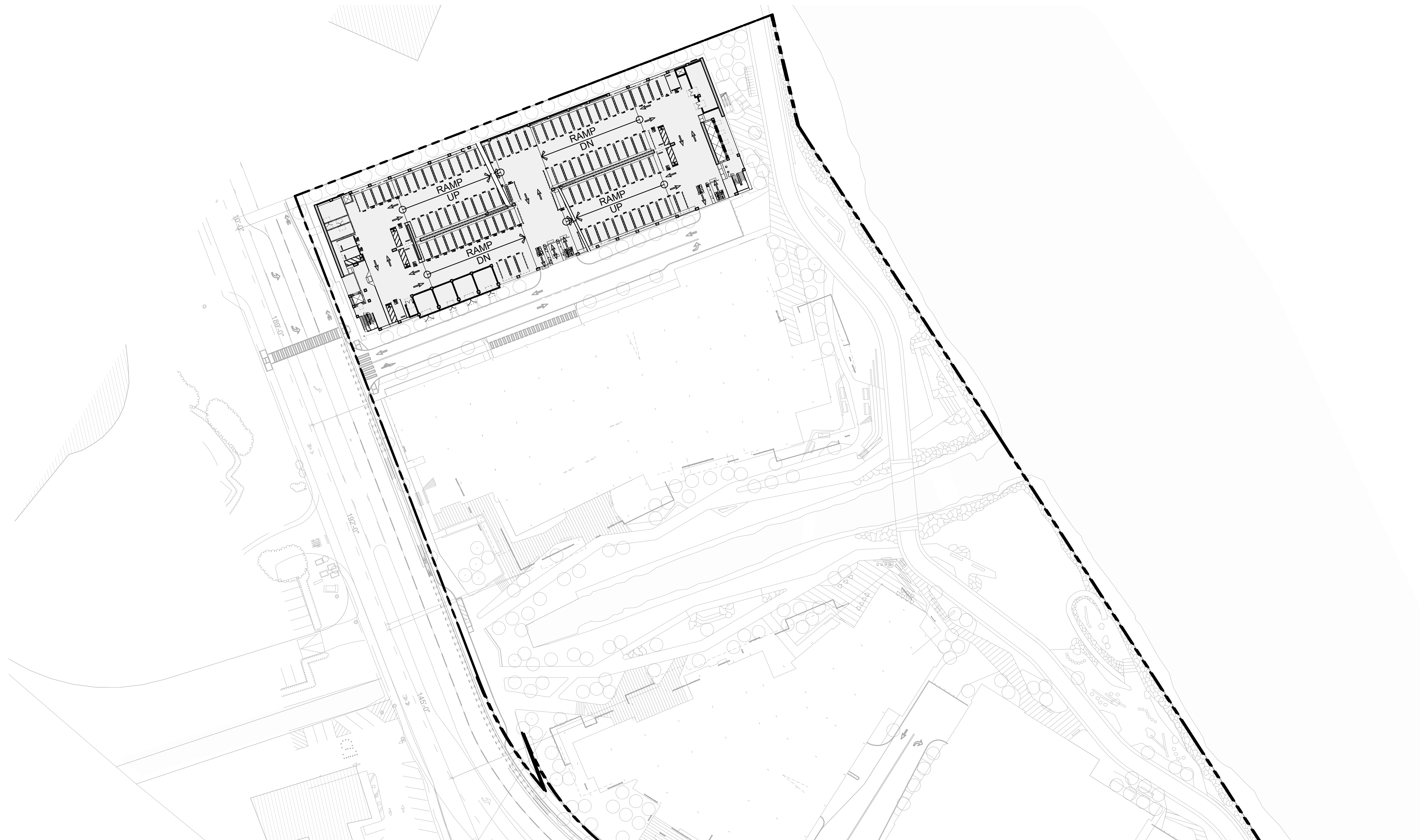
PROJECT NO.: 21-144  
DATE: 12/14/2022  
SCALE: As indicated

SHEET TITLE:

**NORTH PARKING - SITE PLAN & STALL COUNT**

SHEET NO.:

**ENT A.PN-050**

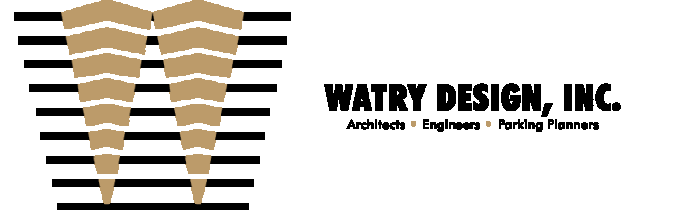


**PARKING STALL SUMMATION**

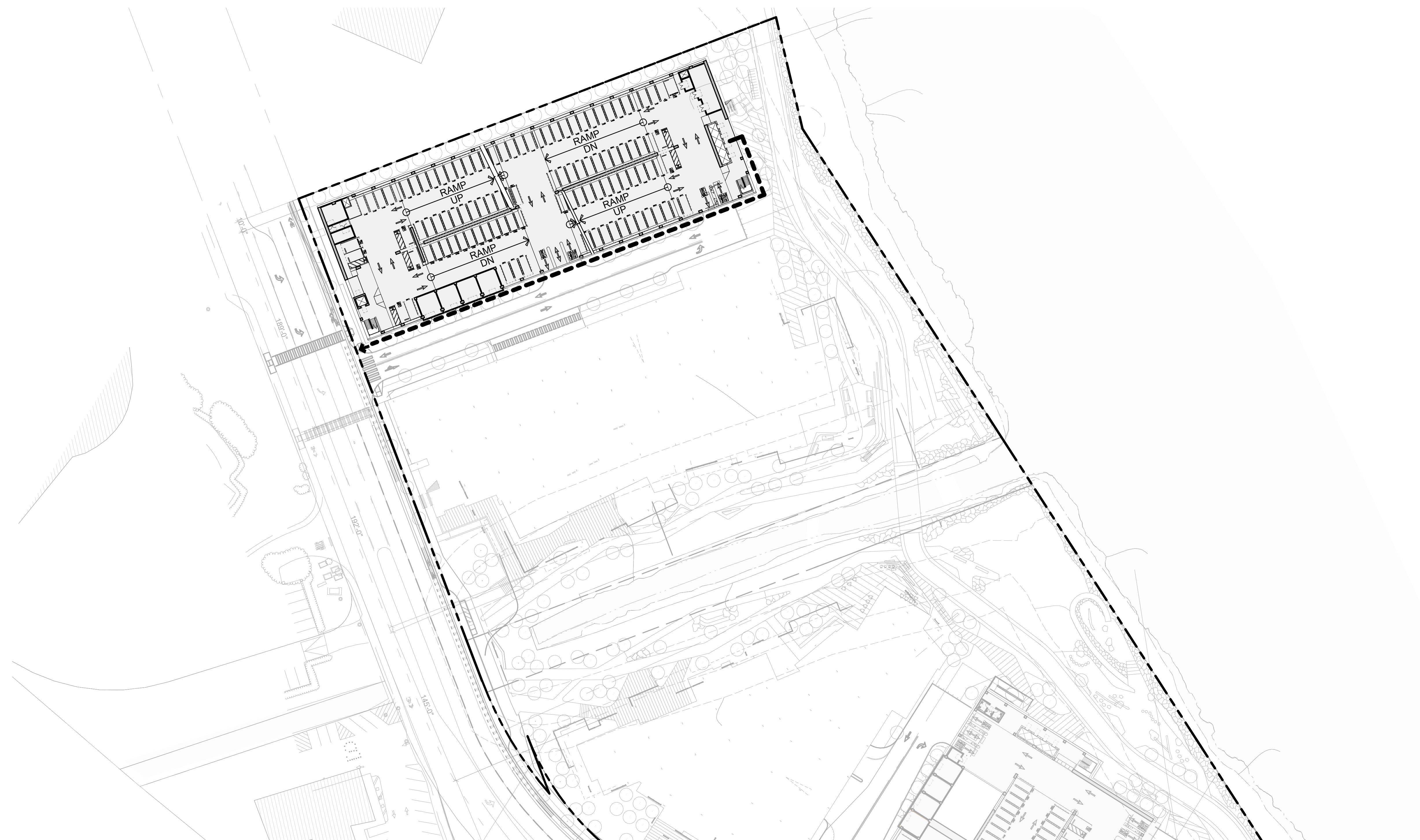
LEVEL	ACCESSIBLE (9'-0"x18'-0")	VAN ACCESSIBLE (9'-0"x18'-0")	PUBLIC ACCESS (8'-6"x18'-0")	PUBLIC ACCESS COMPACT (8'-0"x18'-0")	STANDARD (8'-6"x18'-0")	COMPACT (8'-0"x18'-0")	EVCS DAY ONE (8'-6"x18'-0")	EV ACCESSIBLE (9'-0"x18'-0")	EV VAN ACCESSIBLE (12'-0"x18'-0")	EV AMBULATORY (10'-0"x18'-0")	TOTAL	SQ. FOOTAGE	SQ. FT./STALL
LEVEL 10.5	0	0	0	0	15	0	0	0	0	0	15	6,000	400
LEVEL 10	0	0	0	0	119	28	0	0	0	0	147	46,900	318
LEVEL 09	0	0	0	0	123	22	0	0	0	0	145	46,900	323
LEVEL 08	0	0	0	0	115	22	8	0	0	0	145	46,900	323
LEVEL 07	0	0	0	0	88	22	35	0	0	0	145	46,900	323
LEVEL 06	0	0	0	0	88	22	35	0	0	0	145	46,900	323
LEVEL 05	0	0	0	0	88	22	35	0	0	0	145	46,900	323
LEVEL 04	3	3	0	0	85	22	25	0	0	0	139	46,900	337
LEVEL 03	5	0	0	0	111	0	11	3	2	2	134	46,900	349
LEVEL 02	7	2	0	0	102	4	3	1	0	1	120	45,000	375
LEVEL 01	5	0	0	0	78	19	1	1	0	2	106	46,800	442
LEVEL B1	0	0	0	0	108	16	0	0	0	0	124	44,000	355
LEVEL B2	0	0	0	0	125	6	0	0	0	0	131	45,200	345
<b>TOTAL</b>	<b>20</b>	<b>5</b>	<b>0</b>	<b>0</b>	<b>1,246</b>	<b>205</b>	<b>153</b>	<b>5</b>	<b>2</b>	<b>5</b>	<b>1,641</b>	<b>562,200</b>	<b>343</b>

**10% EV - DAY ONE: 1,641 \* 10% = 165 EV STALLS**  
**10% FUTURE EV: 165 EV STALLS**

11/30/2022 1:52:09 PM

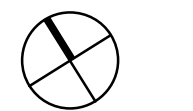
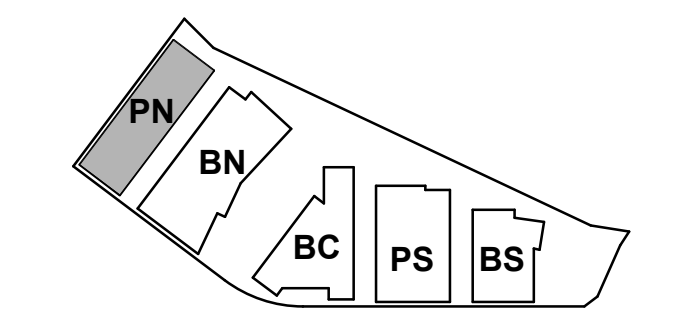


ISSUES	DATE
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ENTITLEMENT APPLICATION #3	12/09/2022
ENTITLEMENT APPLICATION #4	09/18/2023



**PENINSULA CROSSING**  
BURLINGAME, CA

KEYPLAN



PROJECT NO.: 21-144  
DATE: 08/17/2022  
SCALE: 1" = 50'-0"

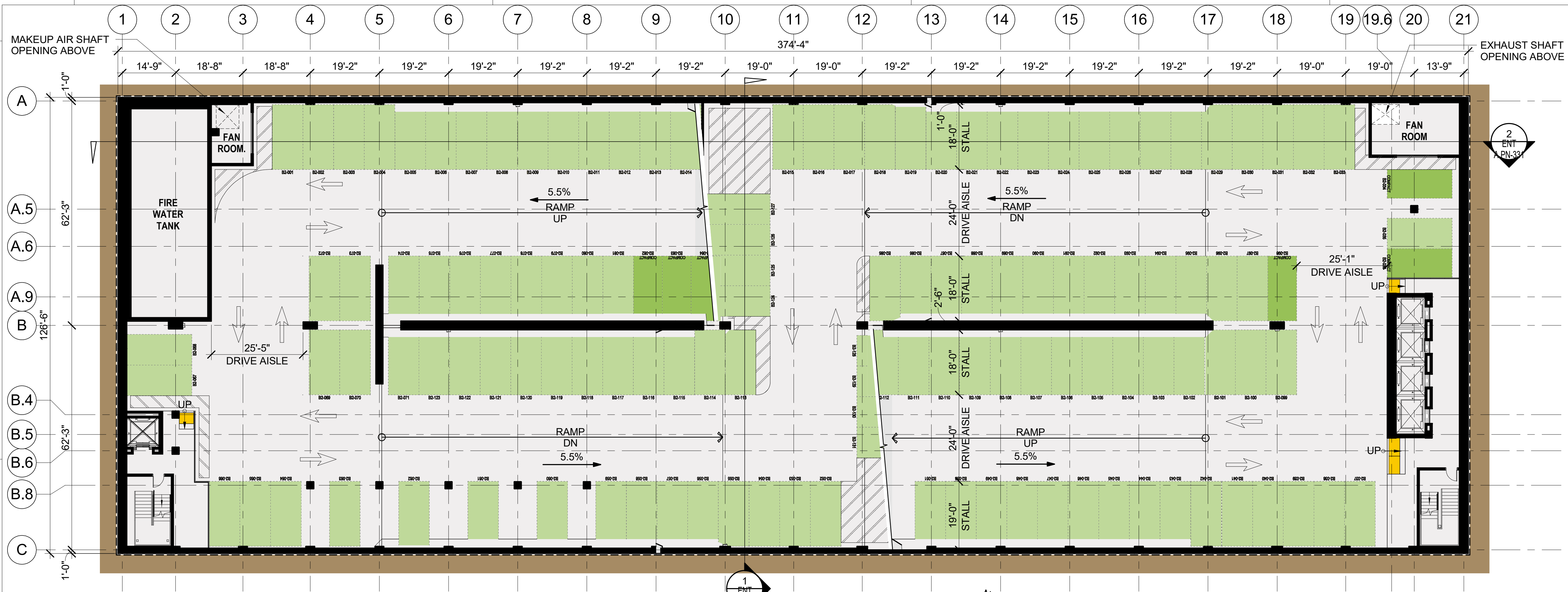
SHEET TITLE:

**NORTH PARKING - SITE  
EGRESS PLAN**

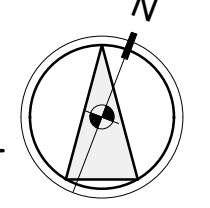
SHEET NO:

**ENT A.PN-051**

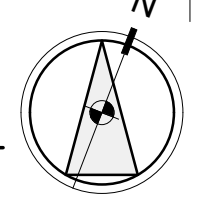
8/17/2022 7:19:18 PM



**LEVEL B2 PARKING PLAN**  
1/16" = 1'-0"



**UNDER RAMP PARKING PLAN**  
1/16" = 1'-0"



**STALL LEGEND**

- STANDARD
- COMPACT
- EVCS (DAY ONE)
- ACCESSIBLE
- VAN ACCESSIBLE
- EVCS ACCESSIBLE
- EVCS VAN ACCESSIBLE
- EVCS AMBULATORY

**WRNS STUDIO**

501 SECOND STREET  
4TH FLOOR, STE. 402  
SAN FRANCISCO  
CALIFORNIA 94107  
415.489.2224 TEL  
415.358.9100 FAX  
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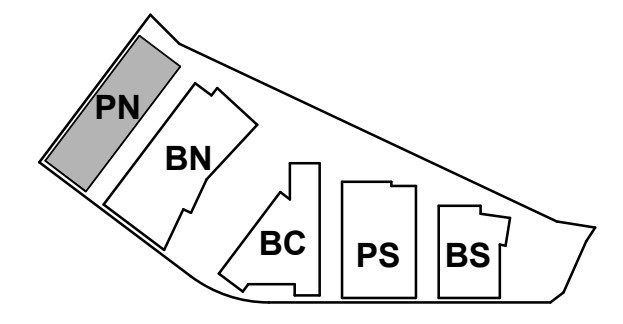


ISSUES	DATE
ENTITLEMENT APPLICATION	03/24/2022
ENTITLEMENT APPLICATION #2	08/19/2022
ENTITLEMENT APPLICATION #3	12/09/2022
ENTITLEMENT APPLICATION #4	09/18/2023

DW Burlingame Venture, LLC

**PENINSULA CROSSING**  
BURLINGAME, CA

KEYPLAN



PROJECT NO.: 21-144  
DATE: 12/16/2022  
SCALE: 1/16" = 1'-0"

SHEET TITLE:

**NORTH PARKING - LEVEL B2 & UNDER RAMP PARKING PLAN**

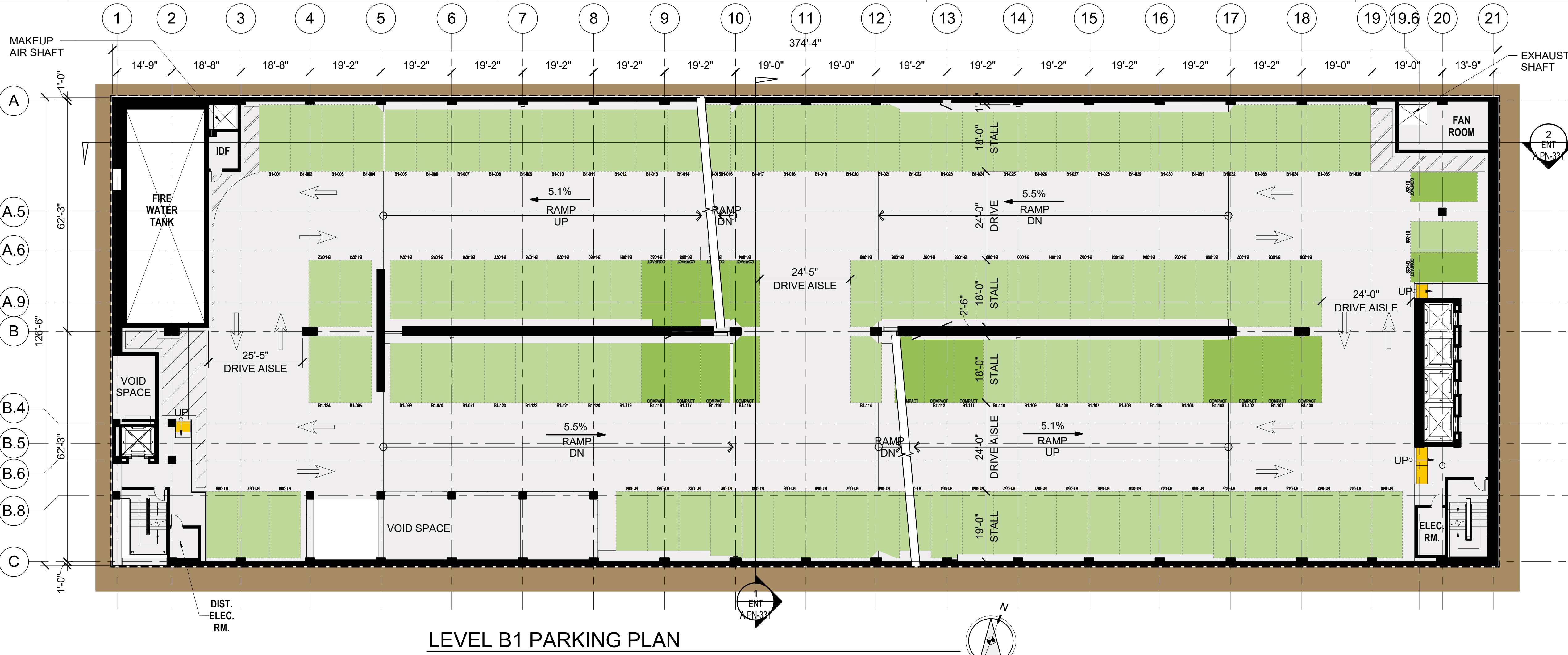
SHEET NO.: **ENT A.PN-1B2**

12/16/2022 6:10:17 PM

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**LEVEL B1 PARKING PLAN**  
1/16" = 1'-0"

**STALL LEGEND**

- STANDARD
- COMPACT
- EVCS (DAY ONE)
- ACCESSIBLE
- VAN ACCESSIBLE
- EVCS ACC ACCESSIBLE
- EVCS VAN ACCESSIBLE
- EVCS VAN ACCESSIBLE
- EVCS AMB ACCESSIBLE

**WRNS STUDIO**  
501 SECOND STREET  
4TH FLOOR, STE. 402  
SAN FRANCISCO  
CALIFORNIA 94107  
415.489.2224 TEL  
415.358.9100 FAX  
WWW.WRNSSTUDIO.COM



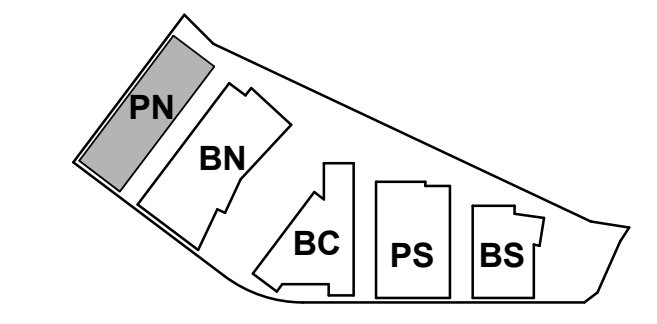
**WATT**

ISSUES	DATE
ENTITLEMENT APPLICATION	03/24/2022
ENTITLEMENT APPLICATION #2	08/19/2022
ENTITLEMENT APPLICATION #3	12/09/2022
ENTITLEMENT APPLICATION #4	09/18/2023

**DW Burlingame Venture, LLC**

**PENINSULA CROSSING**  
BURLINGAME, CA

KEYPLAN



PROJECT NO.: 21-144  
DATE: 12/14/2022  
SCALE: 1/16" = 1'-0"

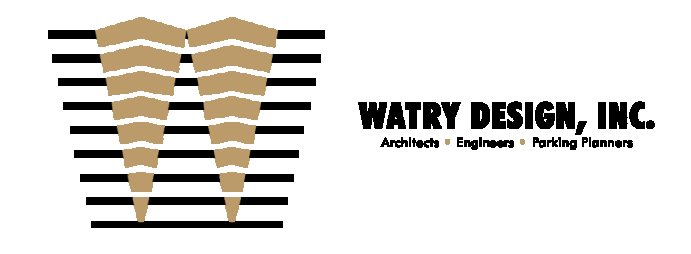
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**NORTH PARKING - LEVEL B1 PARKING PLAN**

SHEET NO.:  
**ENT A.PN-1B1**

11/30/2022 1:50:58 PM

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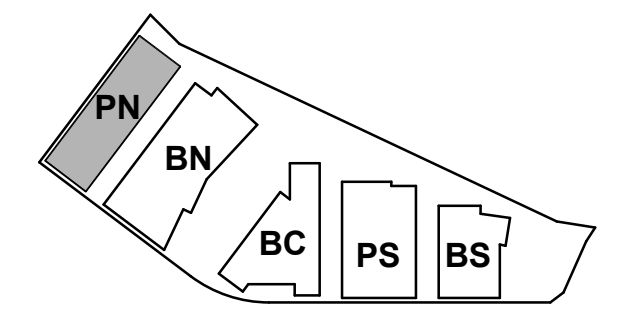


ISSUES	DATE
ENTITLEMENT APPLICATION	03/24/2022
ENTITLEMENT APPLICATION #2	08/19/2022
ENTITLEMENT APPLICATION #3	12/09/2022
ENTITLEMENT APPLICATION #4	09/18/2023

DW Burlingame Venture, LLC

**PENINSULA CROSSING**  
BURLINGAME, CA

KEYPLAN



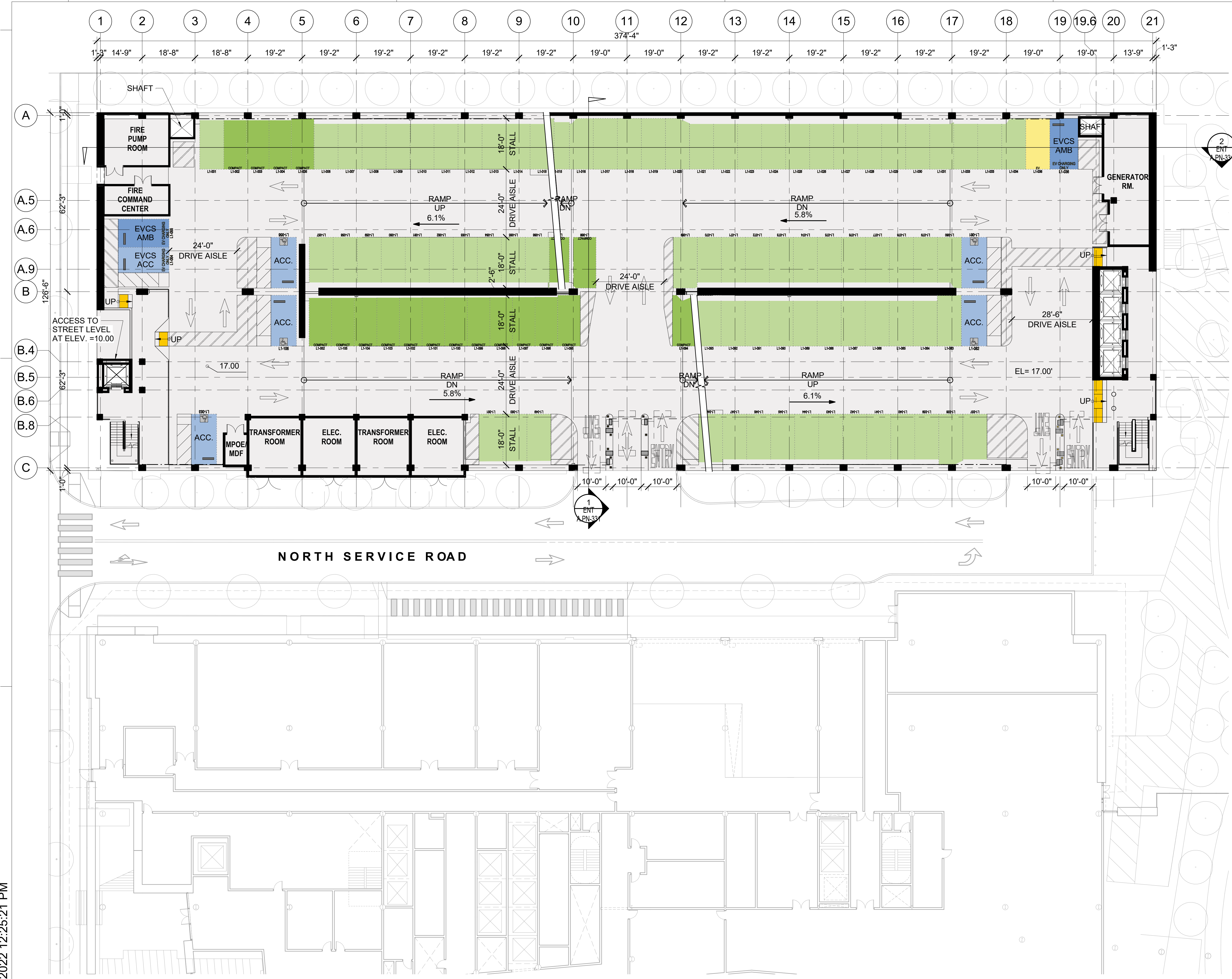
PROJECT NO.: 21-144  
DATE: 12/16/2022  
SCALE: 1/16" = 1'-0"

SHEET TITLE:  
**NORTH PARKING - LEVEL 01 PARKING PLAN**

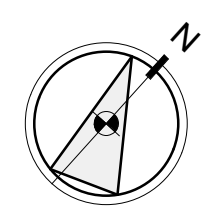
SHEET NO.:  
**ENT A.PN-101**

**STALL LEGEND**

- STANDARD
- COMPACT
- EVCS (DAY ONE)
- ACCESSIBLE
- VAN ACCESSIBLE
- EVCS ACCESSIBLE
- EVCS VAN ACCESSIBLE
- EVCS AMBULATORY



**LEVEL 01 PARKING PLAN**  
1/16" = 1'-0"



12/7/2022 12:25:21 PM

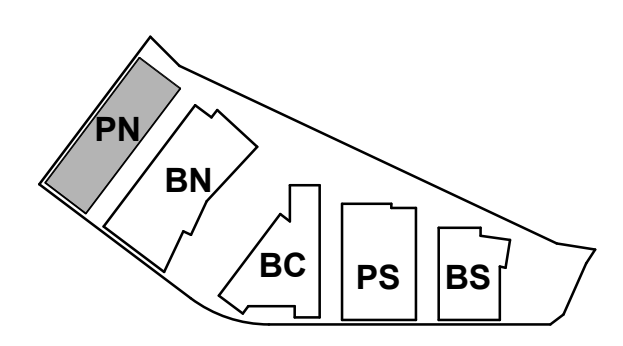


ISSUES	DATE
ENTITLEMENT APPLICATION	03/24/2022
ENTITLEMENT APPLICATION #2	08/19/2022
ENTITLEMENT APPLICATION #3	12/09/2022
ENTITLEMENT APPLICATION #4	09/18/2023

**DW Burlingame Venture, LLC**

**PENINSULA CROSSING**  
BURLINGAME, CA

KEYPLAN



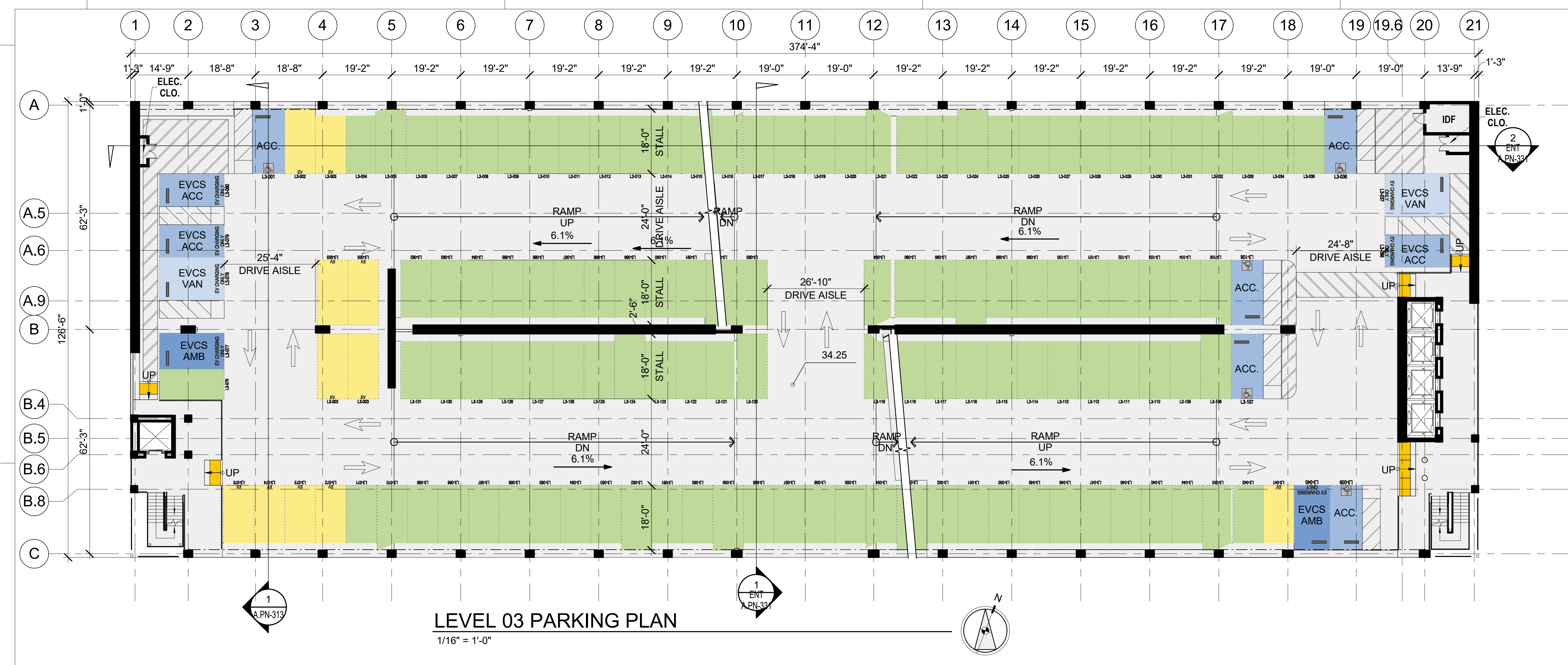
PROJECT NO.: 21-144  
DATE: 12/14/2022  
SCALE: 1/16" = 1'-0"

SHEET TITLE:  
**NORTH PARKING - LEVEL 02 & LEVEL 03 PARKING PLAN**

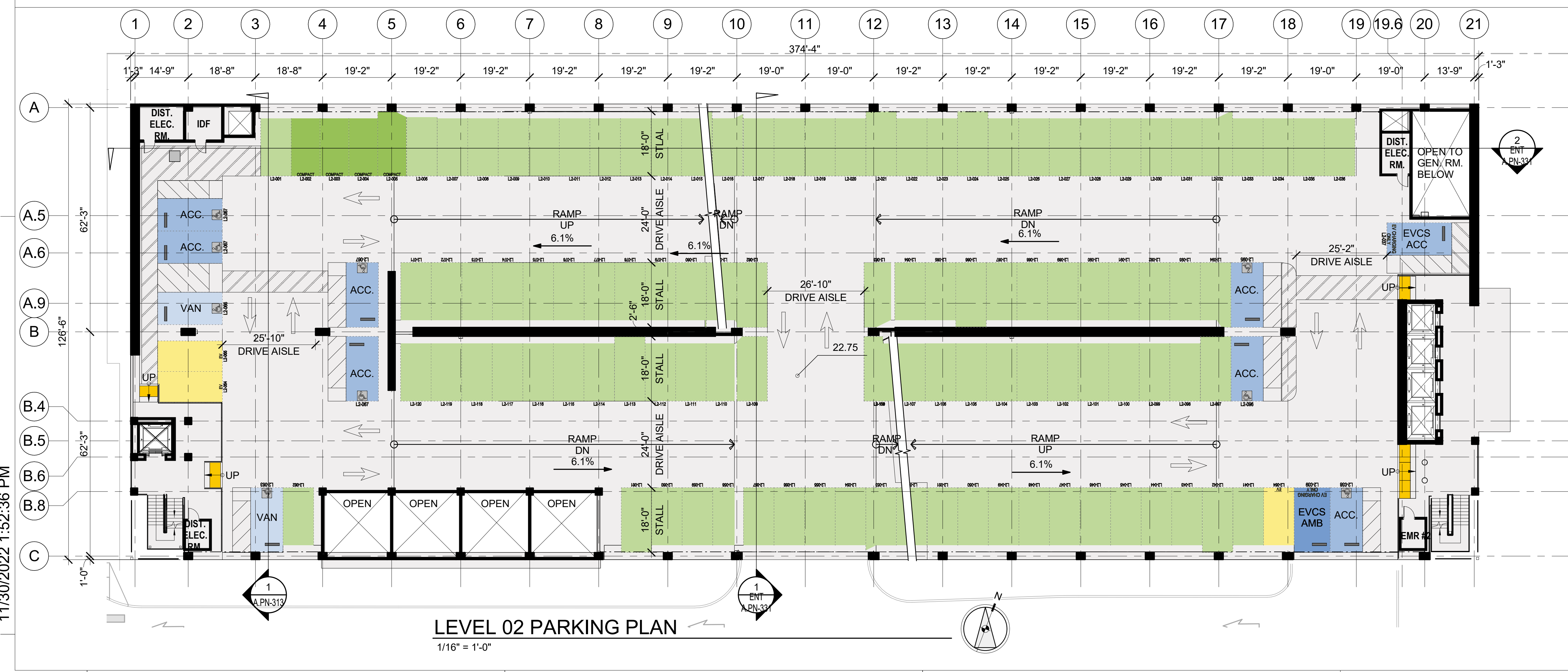
SHEET NO.:  
**ENT A.PN-102**

**STALL LEGEND**

- STANDARD
- COMPACT
- EVCS (DAY ONE)
- ACCESSIBLE
- VAN ACCESSIBLE
- EVCS ACCESSIBLE
- EVCS VAN ACCESSIBLE
- EVCS AMBULATORY

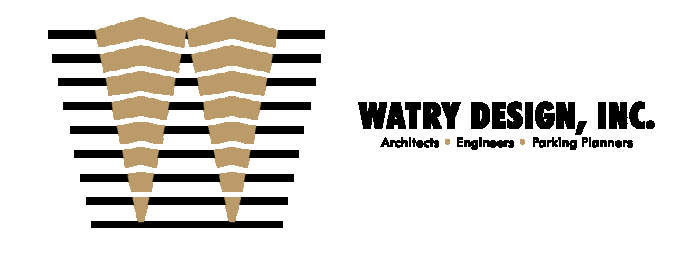


**LEVEL 03 PARKING PLAN**  
1/16" = 1'-0"



**LEVEL 02 PARKING PLAN**  
1/16" = 1'-0"

11/30/2022 1:52:36 PM



STALL LEGEND

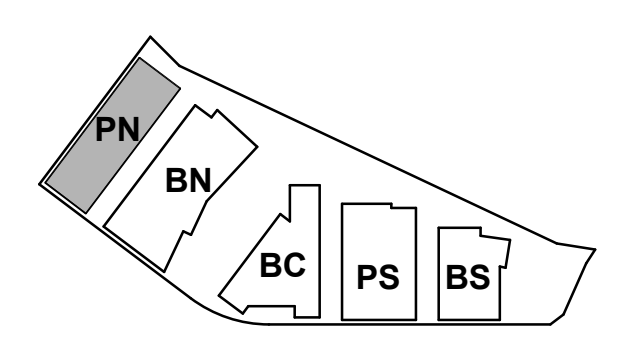
- STANDARD
- COMPACT
- EVCS (DAY ONE)
- ACCESSIBLE
- VAN ACCESSIBLE
- EVCS ACCESSIBLE
- EVCS VAN ACCESSIBLE
- EVCS AMBULATORY

ISSUES	DATE
ENTITLEMENT APPLICATION	03/24/2022
ENTITLEMENT APPLICATION #2	08/19/2022
ENTITLEMENT APPLICATION #3	12/09/2022
ENTITLEMENT APPLICATION #4	09/18/2023

DW Burlingame Venture, LLC

PENINSULA CROSSING  
BURLINGAME, CA

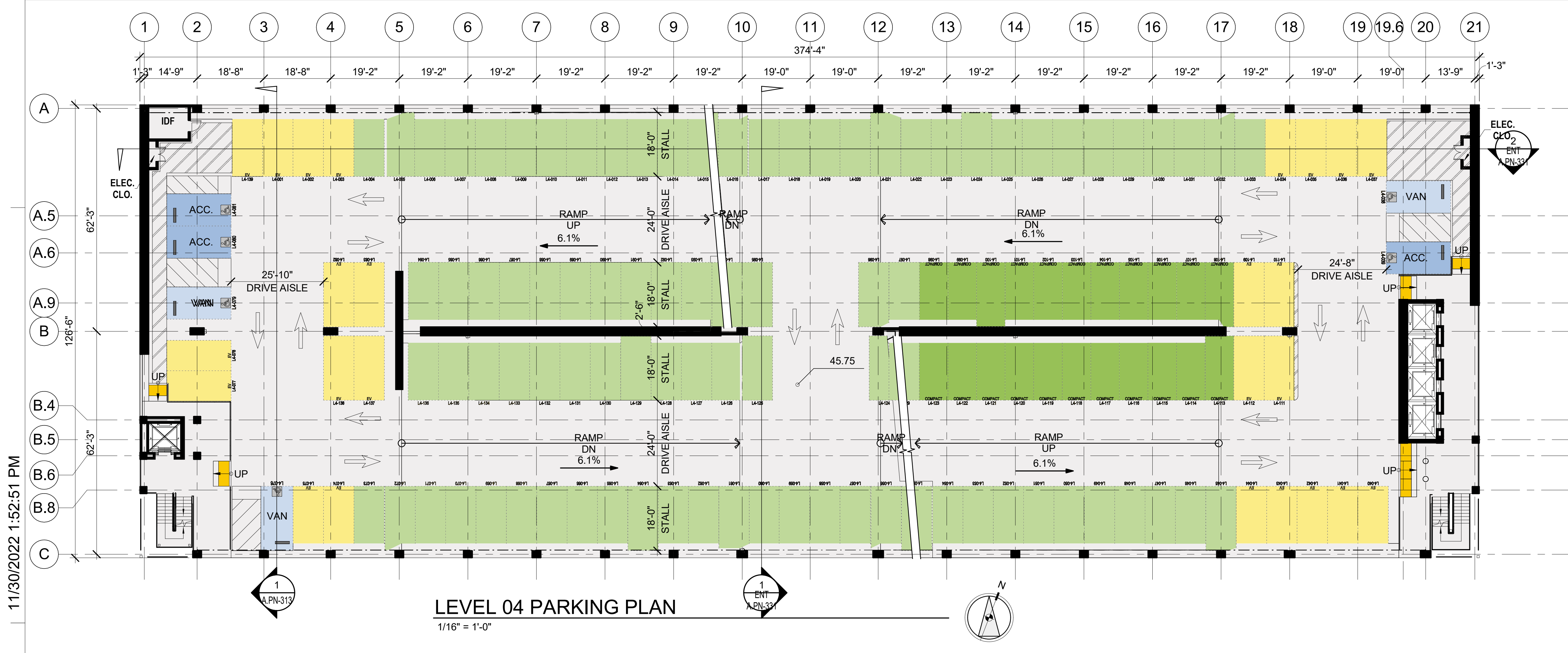
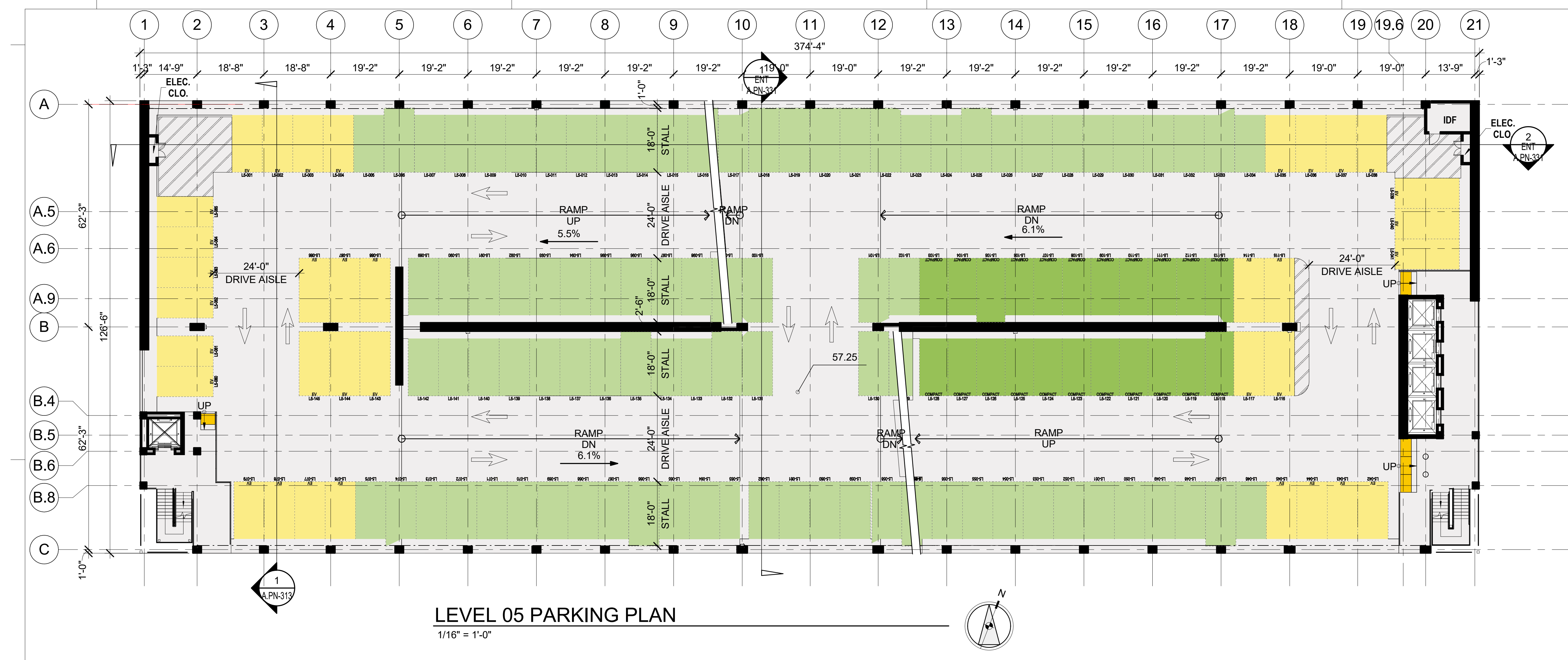
KEYPLAN



PROJECT NO.: 21-144  
DATE: 12/14/2022  
SCALE: 1/16" = 1'-0"

SHEET TITLE:  
NORTH PARKING - LEVEL 04 & LEVEL 05 PARKING PLAN

SHEET NO:  
ENT A.PN-103



11/30/2022 1:52:51 PM



ISSUES	DATE
ENTITLEMENT APPLICATION	03/24/2022
ENTITLEMENT APPLICATION #2	08/19/2022
ENTITLEMENT APPLICATION #3	12/09/2022
ENTITLEMENT APPLICATION #4	09/18/2023

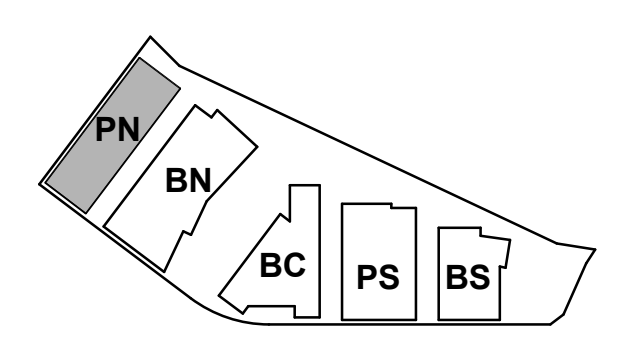
**STALL LEGEND**

- STANDARD
- COMPACT
- EVCS (DAY ONE)
- ACCESSIBLE
- VAN ACCESSIBLE
- EVCS ACCESSIBLE
- EVCS VAN ACCESSIBLE
- EVCS AMBULATORY

**DW Burlingame Venture, LLC**

**PENINSULA CROSSING**  
BURLINGAME, CA

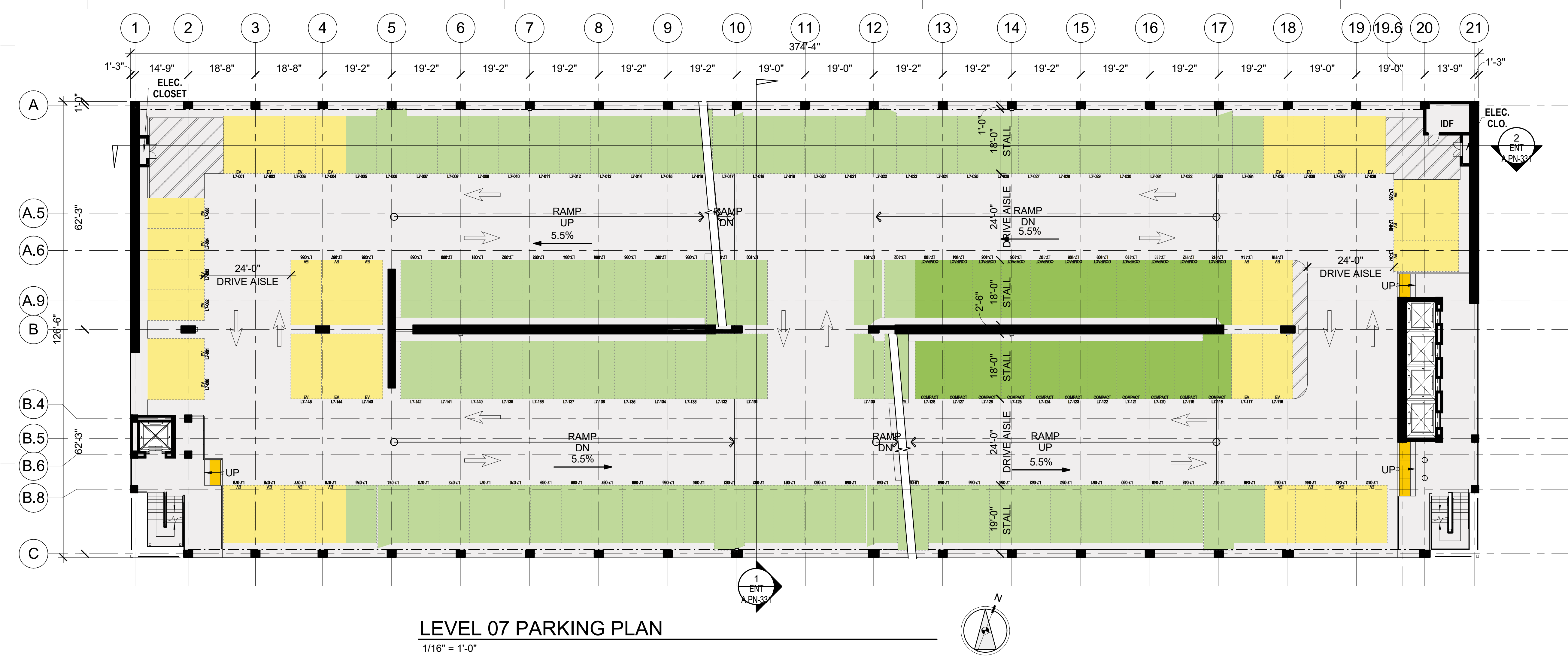
KEYPLAN



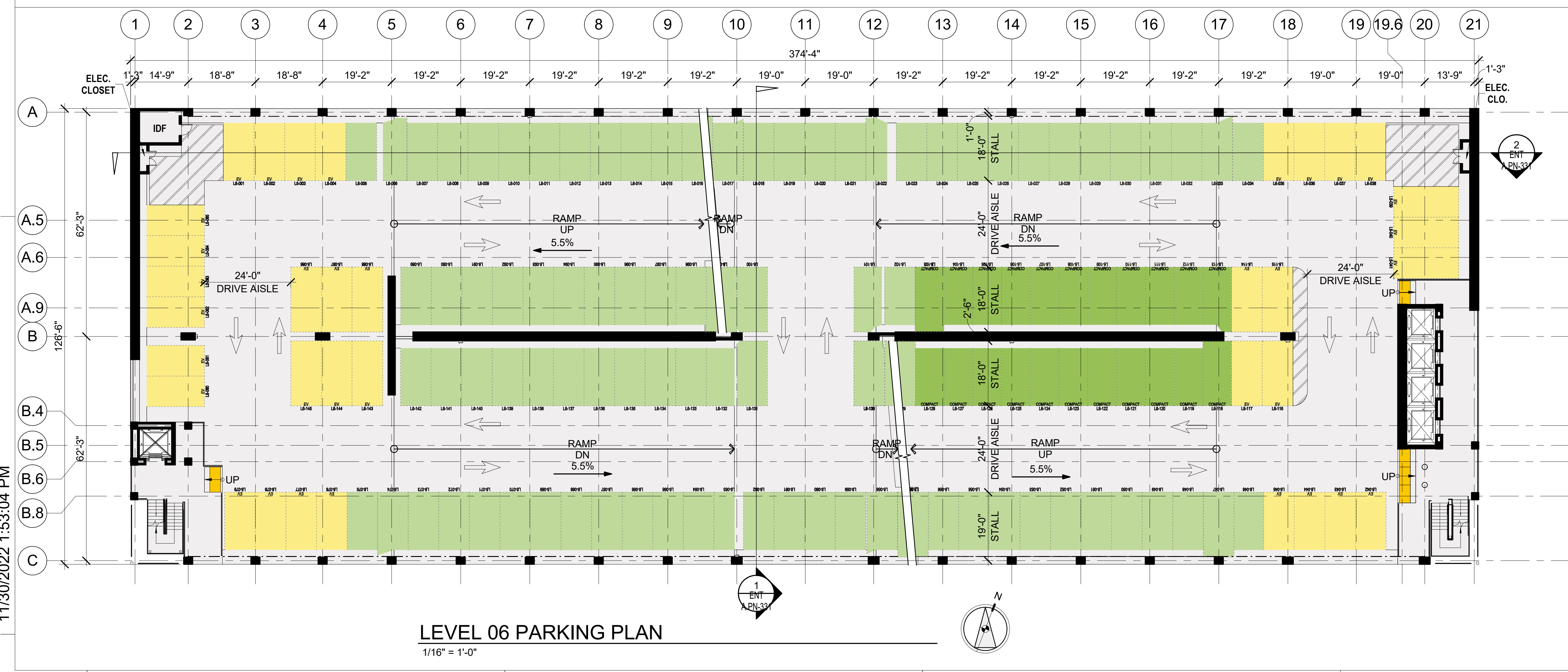
PROJECT NO.: 21-144  
DATE: 12/14/2022  
SCALE: 1/16" = 1'-0"

SHEET TITLE:  
**NORTH PARKING - LEVEL 06 & LEVEL 07 PARKING PLAN**

SHEET NO:  
**ENT A.PN-104**



**LEVEL 07 PARKING PLAN**  
1/16" = 1'-0"

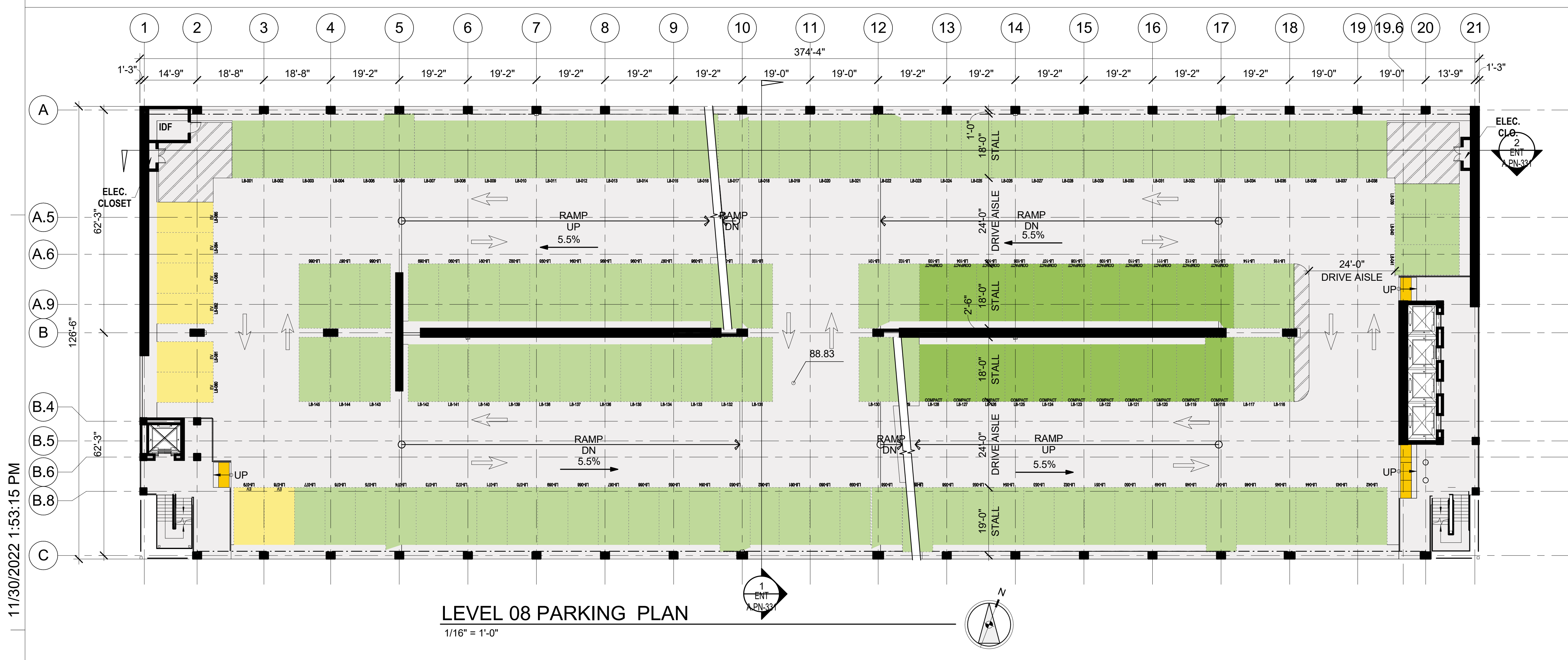
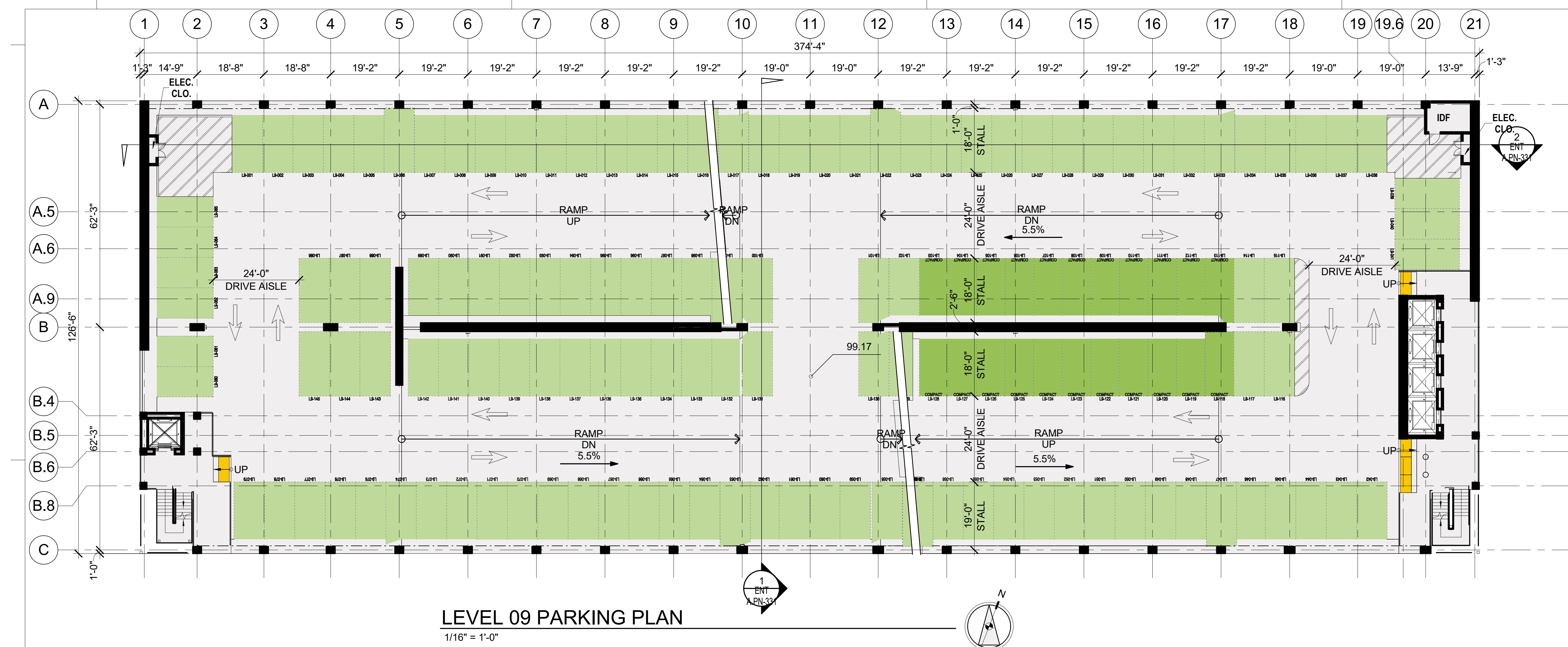


**LEVEL 06 PARKING PLAN**  
1/16" = 1'-0"

11/30/2022 1:53:04 PM

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**STALL LEGEND**

- STANDARD
- COMPACT
- EVCS (DAY ONE)
- ACCESSIBLE
- VAN ACCESSIBLE
- EVCS ACC ACCESSIBLE
- EVCS VAN ACCESSIBLE
- EVCS AMB ACCESSIBLE

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**WATRY DESIGN, INC.**  
ARCHITECT - ENGINEER - PLANNING

**CMG**

**BKF**

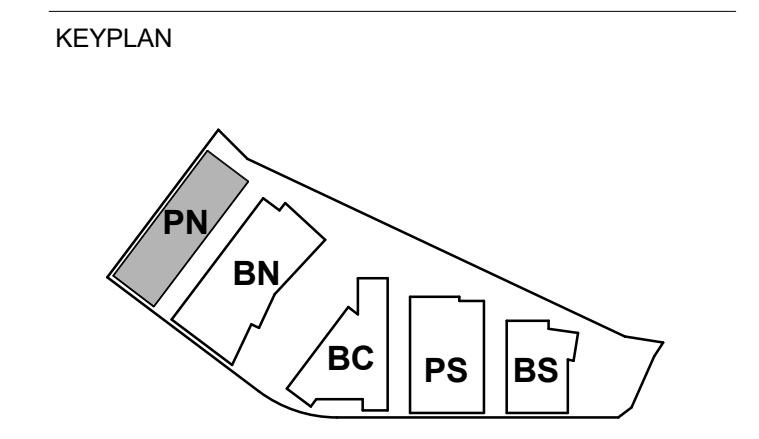
**moffatt & nichol**

**WATT**

ISSUES	DATE
ENTITLEMENT APPLICATION	03/24/2022
ENTITLEMENT APPLICATION #2	08/19/2022
ENTITLEMENT APPLICATION #3	12/09/2022
ENTITLEMENT APPLICATION #4	09/18/2023

DW Burlingame Venture, LLC

**PENINSULA CROSSING**  
BURLINGAME, CA



PROJECT NO.: 21-144  
DATE: 12/14/2022  
SCALE: 1/16" = 1'-0"

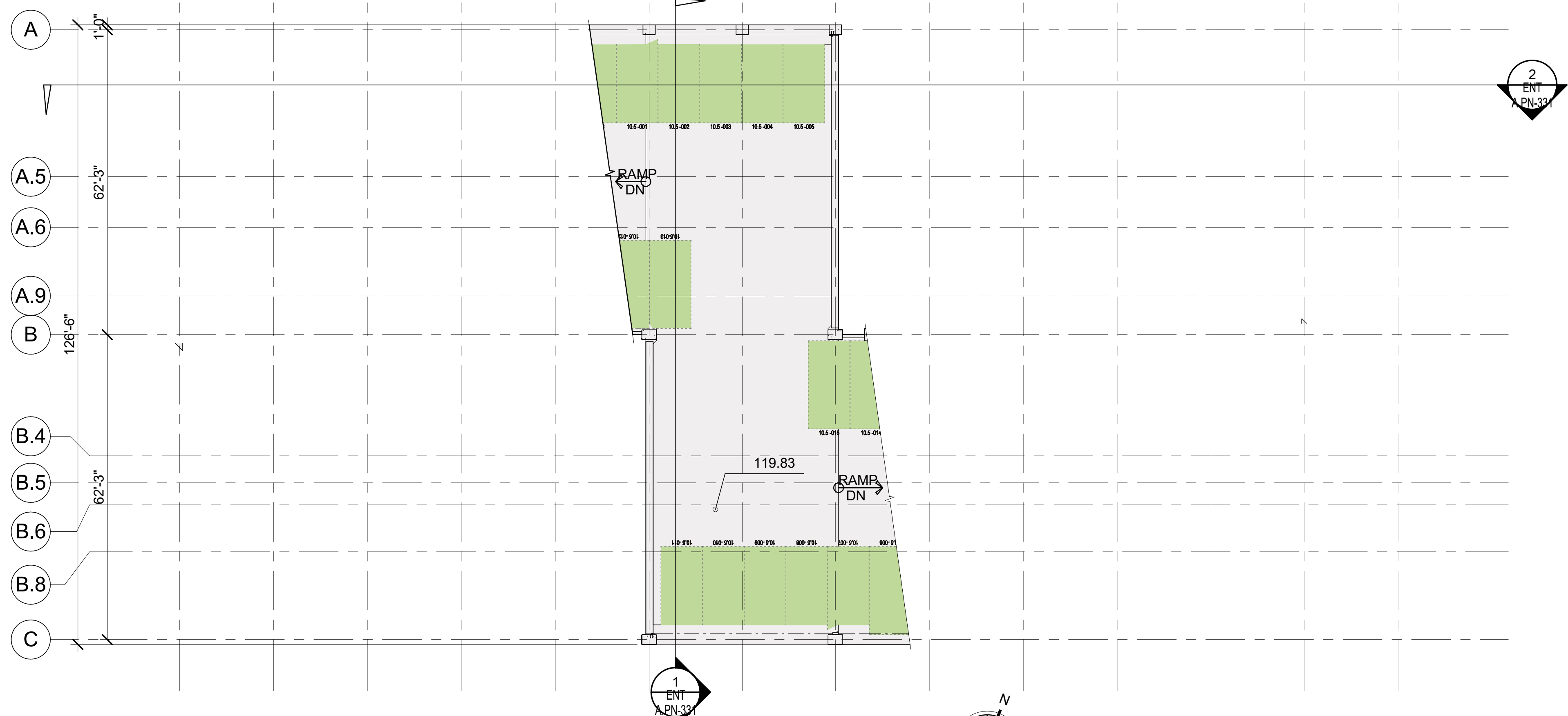
SHEET TITLE:  
**NORTH PARKING - LEVEL 08 & LEVEL 09 PARKING PLAN**

SHEET NO.:  
**ENT A.PN-105**

11/30/2022 1:53:15 PM

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5 6 7 8 9 10 11 12 13 14 15 16 17 18



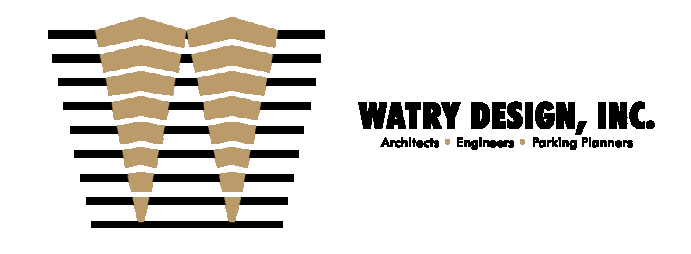
**LEVEL 10.5 PARKING PLAN**  
1/16" = 1'-0"

**STALL LEGEND**

- STANDARD
- COMPACT
- EVCS (DAY ONE)
- ACCESSIBLE
- VAN ACCESSIBLE
- EVCS ACCESSIBLE
- EVCS VAN ACCESSIBLE
- EVCS AMBULATORY

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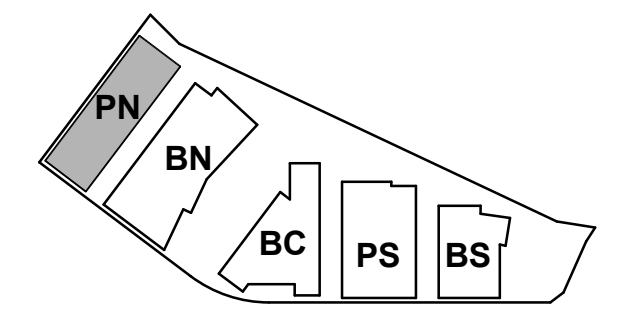
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ISSUES	DATE
ENTITLEMENT APPLICATION	03/24/2022
ENTITLEMENT APPLICATION #2	08/19/2022
ENTITLEMENT APPLICATION #3	12/09/2022
ENTITLEMENT APPLICATION #4	09/18/2023

**DW Burlingame Venture, LLC**

**PENINSULA CROSSING**  
BURLINGAME, CA

KEYPLAN

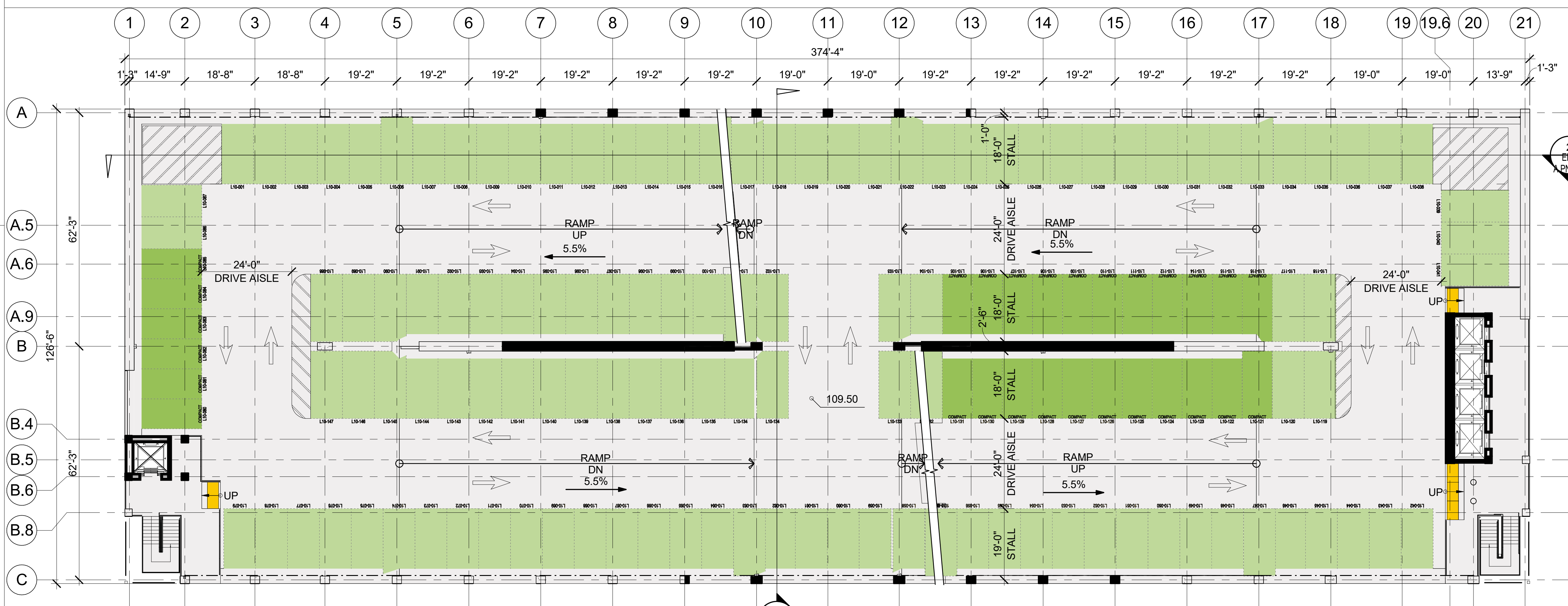


PROJECT NO.: 21-144  
DATE: 12/14/2022  
SCALE: 1/16" = 1'-0"

SHEET TITLE:  
**NORTH PARKING - LEVEL 10 & LEVEL 10.5 PARKING PLAN**

SHEET NO.:  
**ENT A.PN-106**

11/30/2022 1:53:23 PM



**LEVEL 10 PARKING PLAN**  
1/16" = 1'-0"

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**1 NORTH PARKING - ENTRY SIDE ELEVATION**  
1/16" = 1'-0"



**2 NORTH PARKING - BAYSHORE HWY ELEVATION**  
1/16" = 1'-0"

- ELEVATION KEYNOTES**
- 1.1 TILE
  - 2.1 TEXTURED ARCHITECTURAL PRECAST PANELS
  - 2.6 EXPOSED CONCRETE COLUMN
  - 2.7 EXPOSED CONCRETE SHEAR WALL WITH ARCHITECTURAL FINISH
  - 2.8 TEXTURED PRECAST PLANTER BOX
  - 5.3 LIGHT MTL FIN
  - 7.3 WARM MTL FRAMED CANOPY
  - 7.9 LIGHT MTL GUARDRAIL
  - 8.2 ANNOXIDIZED ALUM STOREFRONT

**GROUND FLOOR FACADE AREA CALCULATIONS**

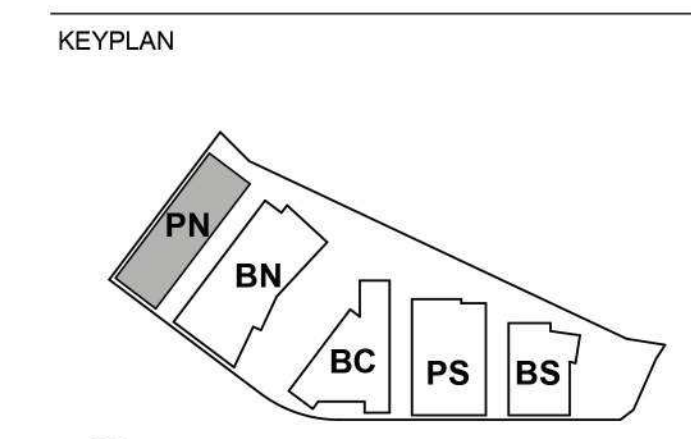
BAYSHORE HIGHWAY ELEVATION	
GROUND FLOOR FACADE AREA:	2983 SF
GROUND FLOOR TRANSPARENCY AREA:	748 SF
GROUND FLOOR % TRANSPARENCY AREA:	25 %

GROUND FLOOR FACADE AREA CALCULATED FROM TOP OF SIDEWALK TO TOP OF PRECAST PANELS.



ISSUES	DATE
ENTITLEMENT APPLICATION	03/24/2022
ENTITLEMENT APPLICATION #2	08/19/2022
ENTITLEMENT APPLICATION #3	12/09/2022
ENTITLEMENT APPLICATION #4	09/18/2023

**Peninsula Crossing**  
1200-1340 Old Bayshore Hwy, Burlingame, CA 94010



PROJECT NO.: 20045.00  
DATE: 07/15/2022  
SCALE: As indicated

SHEET TITLE:  
**NORTH PARKING - EXTERIOR ELEVATIONS**

SHEET NO.:  
**ENT A.PN-301**

8/15/2022 1:44:56 PM

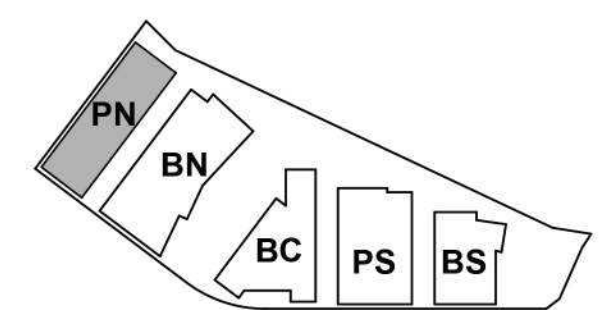




ISSUES	DATE
ENTITLEMENT APPLICATION	03/24/2022
ENTITLEMENT APPLICATION #2	08/19/2022
ENTITLEMENT APPLICATION #3	12/09/2022
ENTITLEMENT APPLICATION #4	09/18/2023

**Peninsula Crossing**  
1200-1340 Old Bayshore Hwy, Burlingame, CA 94010

KEYPLAN



PROJECT NO.: 20045.00

DATE: 07/15/2022

SCALE: As indicated

SHEET TITLE:

**NORTH PARKING -  
EXTERIOR ELEVATIONS**

SHEET NO.:

**ENT A.PN-302**



- NORTH PARKING 10.5 119'-10"
- NORTH PARKING 10 114'-8"
- NORTH PARKING 09 104'-4"
- NORTH PARKING 08 94'-0"
- NORTH PARKING 07 83'-8"
- NORTH PARKING 06 73'-4"
- NORTH PARKING 05 63'-0"
- NORTH PARKING 04 51'-6"
- NORTH PARKING 03 40'-0"
- NORTH PARKING 02 28'-6"
- NORTH PARKING 01 17'-0"

**1 NORTH PARKING - ONE BAY PLAZA ELEVATION**  
1/16" = 1'-0"

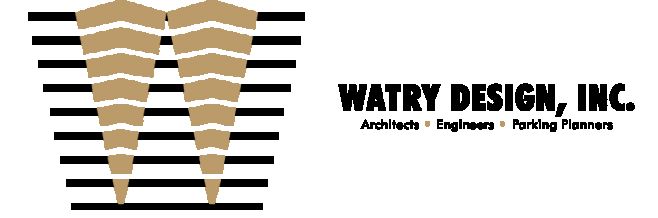


- NORTH PARKING 10.5 119'-10"
- NORTH PARKING 10 114'-8"
- NORTH PARKING 09 104'-4"
- NORTH PARKING 08 94'-0"
- NORTH PARKING 07 83'-8"
- NORTH PARKING 06 73'-4"
- NORTH PARKING 05 63'-0"
- NORTH PARKING 04 51'-6"
- NORTH PARKING 03 40'-0"
- NORTH PARKING 02 28'-6"
- NORTH PARKING 01 17'-0"

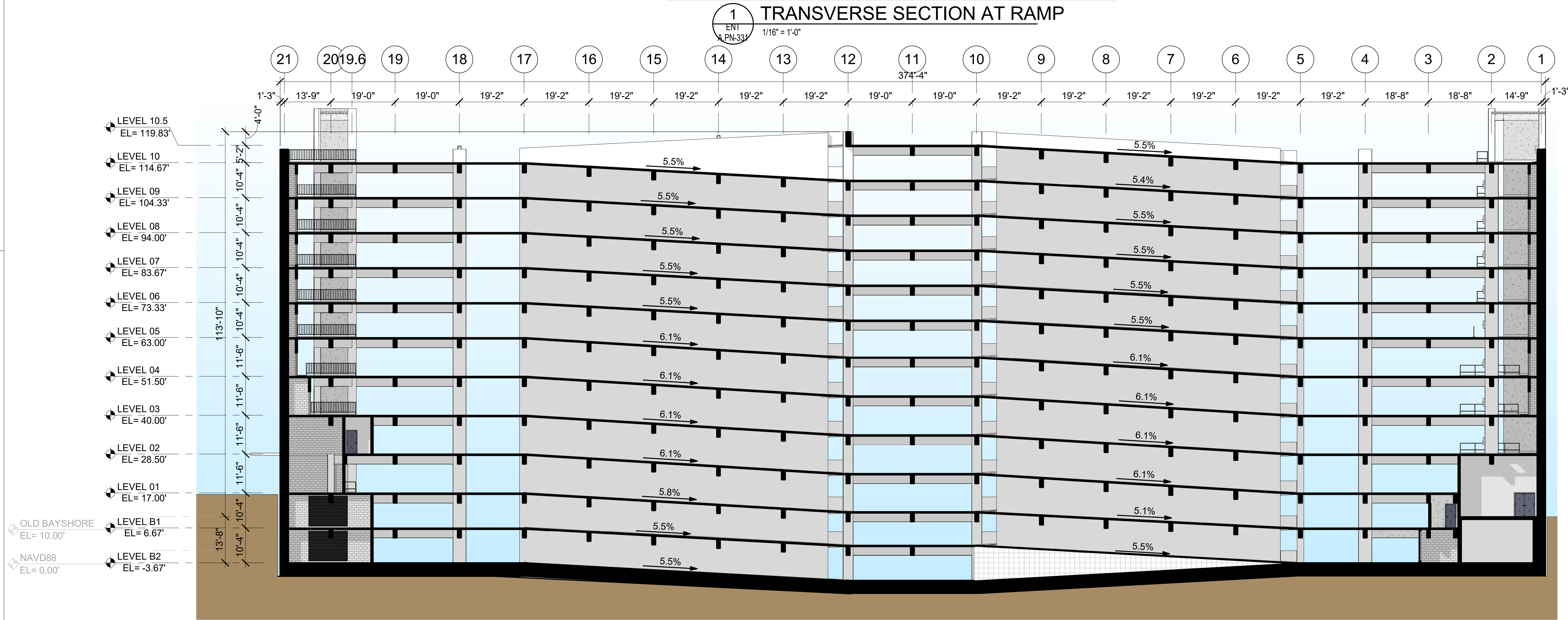
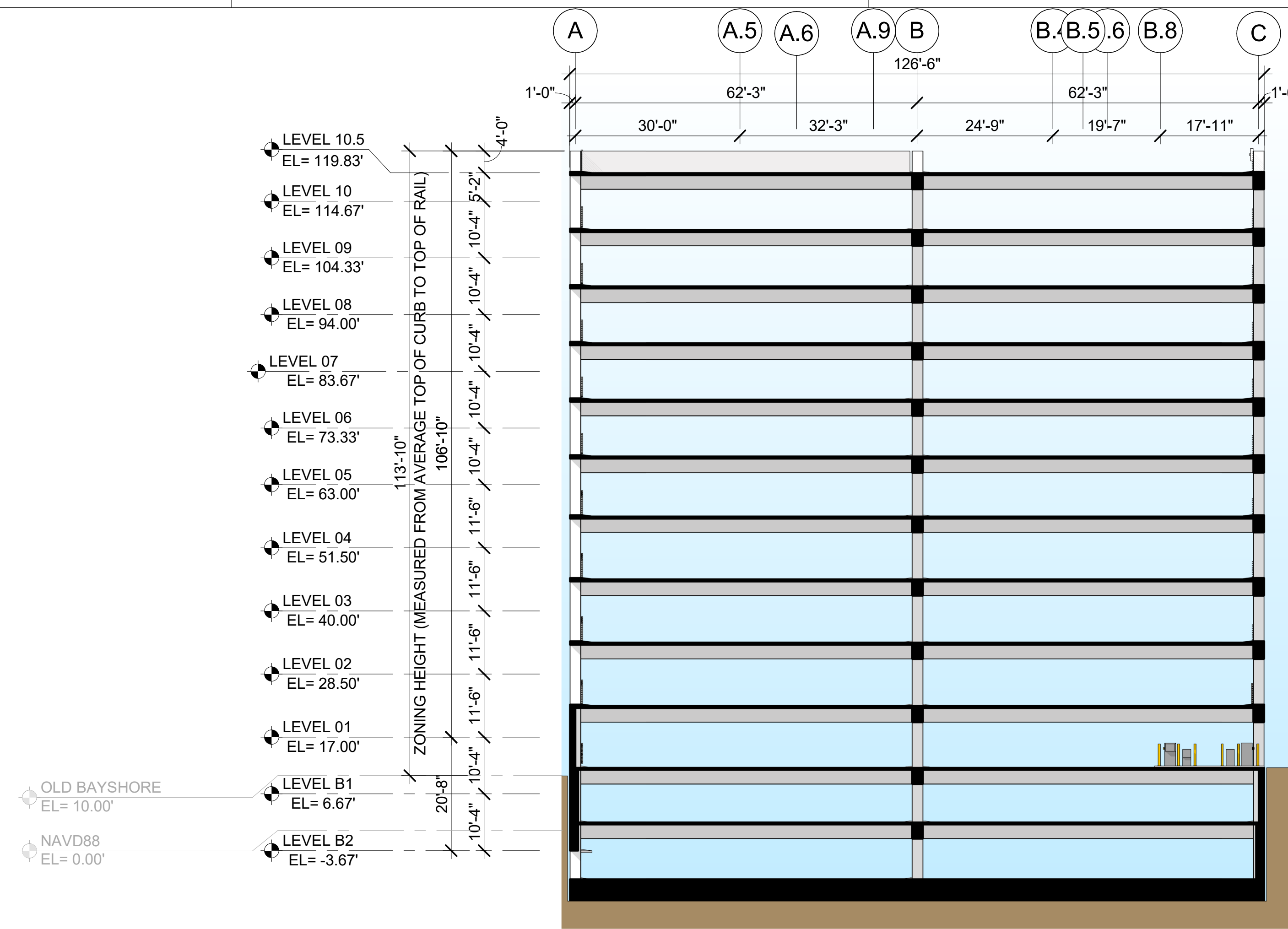
**2 NORTH PARKING - BAY ELEVATION**  
1/16" = 1'-0"

**ELEVATION KEYNOTES**

- |     |   |
|-----|---|
| #   | DESCRIPTION   |
| 1.1 | TILE  |
| 2.1 | TEXTURED ARCHITECTURAL PRECAST PANELS                 |
| 2.6 | EXPOSED CONCRETE COLUMN                               |
| 2.7 | EXPOSED CONCRETE SHEAR WALL WITH ARCHITECTURAL FINISH |
| 2.8 | TEXTURED PRECAST PLANTER BOX                          |
| 5.3 | LIGHT MTL FIN   |
| 6.1 | LIGHT MTL PANEL                                       |
| 7.3 | WARM MTL FRAMED CANOPY                                |
| 7.9 | LIGHT MTL GUARDRAIL                                   |
| 8.2 | ANNODIZED ALUM STOREFRONT                             |



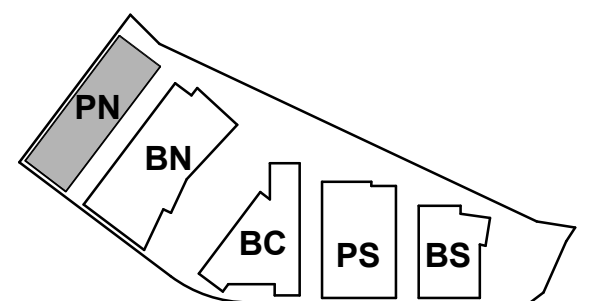
ISSUES	DATE
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ENTITLEMENT APPLICATION #3	12/09/2022
ENTITLEMENT APPLICATION #4	09/18/2023



DW Burlingame Venture, LLC

PENINSULA CROSSING  
BURLINGAME, CA

KEYPLAN



PROJECT NO.: 21-144  
DATE: 12/14/2022  
SCALE: 1/16" = 1'-0"

SHEET TITLE:

NORTH PARKING - BUILDING SECTIONS

SHEET NO: ENT A.PN-331

NOTE:  
FOR BALANCE OF  
INFORMATION, SEE  
DETAIL (1/ENT A.PN-331)

11/30/2022 1:53:31 PM