

BUILDING SOUTH

WRNSSTUDIO

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







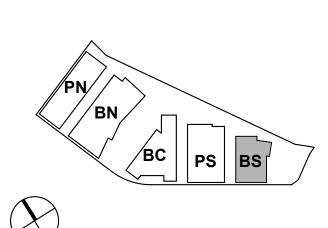


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| NTITLEMENT APPLICATION | 03 |

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

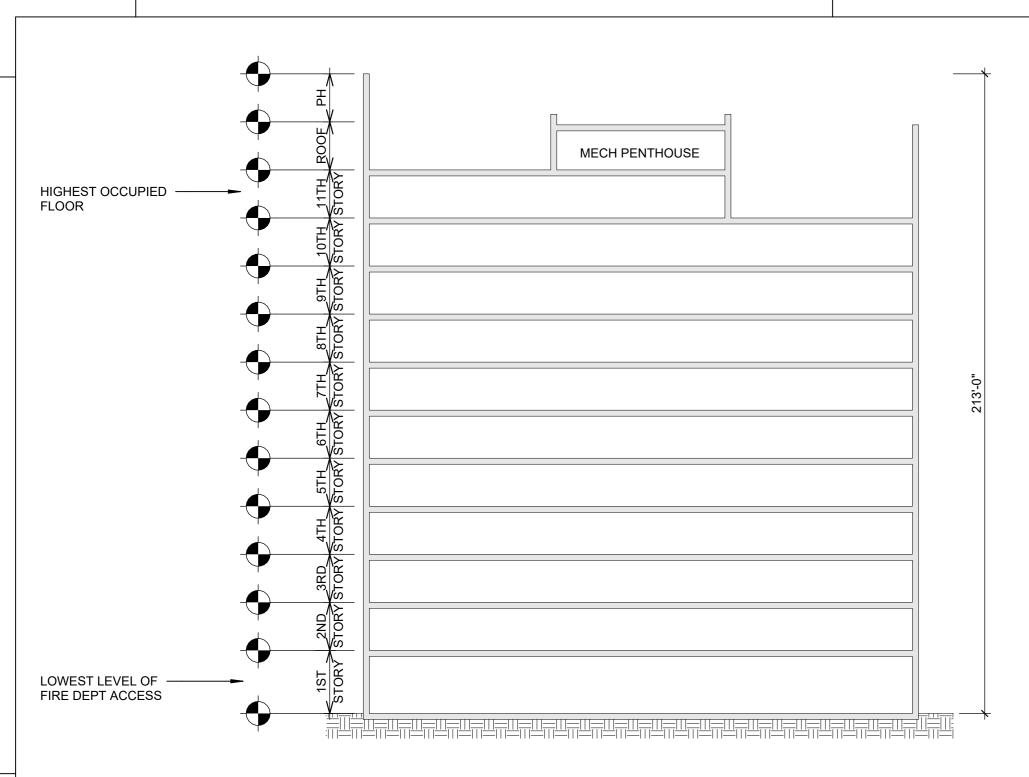
Peninsula Crossing 1200-1340 Old Bayshore Hwy, Burlingame, CA 94010



PROJECT NO.: 20045.00 DATE: 08/19/2022

SHEET TITLE:

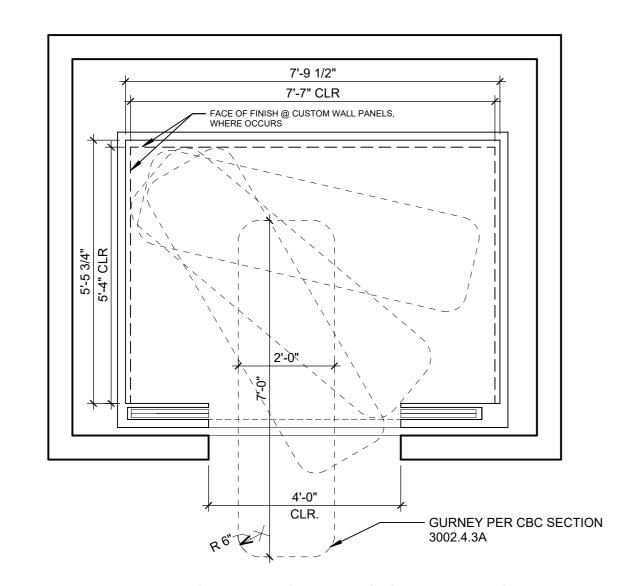
SOUTH BUILDING -COVER



"HIGH RISE BUILDING" DEFINITION (CHAP 2)
A BUILDING WITH AN OCCUPIED FLOOR LOCATED MORE THAN 75 FEET ABOVE LOWEST LEVEL OF FIRE DEPARTMENT VEHICLE ACCESS.

"BUILDING HEIGHT" DEFINITION (CHAP 2)
VERITCAL DISTANCE FROM GRADE PLANE TO THE AVERAGE HEIGHT OF ROOF SURFACE

BUILDING HEIGHT DIAGRAM



4000 LB CAPACITY / STRETCHER 2 ELEVATOR CAB
1/2" = 1'-0"

| CODE SUMMARY | | | | | |
|---|---|---|--|--|---|
| NUMBER OF EXITS | # OF EXITS # OF EXITS PROVIDED LEVEL 1: 2 6 LEVEL 2: 3 3 | 1006.3.2 | TYPE OF CONSTRUCTION | TYPE IA RISK CATEGORY III SEISMIC IMPORTANCE FACTOR 1.25 | 602.2 TABLE 1604.5 1613 |
| ACCESSIBLE MEANS OF EGRESS | LEVEL 3-10: 2 3 LEVEL 11: 2 3 ROOF 1 2 ACCESSIBLE ELEVATOR AS A MEANS OF EGRESS. NOT REQUIRED IN BUILDINGS EQUIPPED THROUGHOUT WITH AUTOMATIC SPRINKLER SYSTEMS INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1. STAIRWAYS ALL STAIRWAYS QUALIFY AS AN ACCESSIBLE MEANS OF EGRESS PER CBC 1009.2 ITEMS 2-4: 44" MINIMUM WIDTH. AREA OF REFUGE NOT REQUIRED FOR EXIT STAIRWAYS IN BUILDINGS EQUIPPED THROUGHOUT WITH AUTOMATIC SPRINKLER SYSTEMS INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1. TWO-WAY COMMUNICATION TWO-WAY COMMUNICATION SYSTEM REQUIRED AT LANDING SERVING EACH ELEVATOR BANK, ON ALL ACCESSIBLE FLOORS ABOVE GRADE. | 1009.2.1 EXCEPTION 1 1009.3 EXCEPTION 2 1009.3.3 EXCEPTION 2 | REQUIRED FIRE RESISTIVE RATINGS | PRIMARY STRUCTURAL FRAME SUPPORTING ROOF LOADS ONLY BEARING WALLS - EXTERIOR BEARING WALLS - INTERIOR BEARING WALLS - INTERIOR BEARING WALLS - INTERIOR SUPPORTING ROOF LOADS ONLY NON-BEARING WALLS - EXTERIOR SEE "FIRE SEPARATION DISTANCE" BELOW NON-BEARING WALLS - INTERIOR NO RATING REQUIRED FLOOR CONSTRUCTION 2 HOUR (UL DESIGN #D-902) ROOF CONSTRUCTION 1 1/2 HOUR (UL DESIGN #D-902) STAIRWAY ENCLOSURE 2 HOUR (SEE "FLOOR OPENINGS & SHAFTS" BELOW) | CHAPTER 6 TABLE 601 |
| MEANS OF EGRESS | EXIT WIDTH FOR STAIRWAYS MINIMUM EGRESS WIDTH = 44", BUT NOT LESS THAN 0.2 INCH PER OCCUPANT (SPRINKLER SYSTEM & EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM PROVIDED) EXIT WIDTH FOR MEANS OF EGRESS COMPONENTS OTHER THAN STAIRWAYS MINIMUM EGRESS WIDTH = 0.15 INCH PER OCCUPANT (SPRINKLER SYSTEM & EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM PROVIDED) | 1005.3.1 EXCEPTION 1 1011.2 1005.3.2 EXCEPTION 1 | OCCUPANCY CLASSIFICATION | SHAFT ENCLOSURES 2 HOUR (SEE "FLOOR OPENINGS & SHAFTS" BELOW) GROUP B: OFFICE GROUP A: ASSEMBLY OCCUPANCIES ARE SEPARATED THIS BUILDING IS DESIGNED FOR POTENTIAL FUTURE GROUP L OCCUPANCY AS PART OF TENANT FITOUT UNDER SEPARATE PERMIT | CBC CH. 3 CBC CH. 5 508.3 |
| | SPACES WITH ONE EXIT OR EXIT ACCESS DOORWAY (PERMITTED FOR EITHER CONDITION): MAX COMMON PATH OF TRAVEL A-2 OCCUPANCY: 49 75'-0" B OCCUPANCY: 49 100'-0" S-1 OCCUPANCY: 29 100'-0" | TABLE 1006.2.1 | ALLOWABLE BUILDING HEIGHT & AREA | ALLOWABLE HEIGHT B OCCUPANCY: UL L OCCUPANCY: UL ALLOWABLE NO. OF STORIES B OCCUPANCY: UL STORIES L OCCUPANCY: 20 STORIES ALLOWABLE AREA B OCCUPANCY: UL AREA TYPE IA L OCCUPANCY: UL AREA TYPE IA 213'-0" | TABLE 504.3 TABLE 504.4 TABLE 506.2 |
| | THREE EXITS OR MORE REQUIRED THREE EXITS REQUIRED FOR SPACES WITH OCCUPANT LOADS OF 501 TO 1,000. FOUR EXITS REQUIRED FOR SPACES WITH OCCUPANT LOADS GREATER THAN 1,000. EXIT ACCESS TRAVEL DISTANCE A-2 OCCUPANCY: 250'-0" B OCCUPANCY: 300'-0" S-1 OCCUPANCY: 250'-0" | 1006.2.1.1 TABLE 1017.2 | ACTUAL BUILDING HEIGHT & AREA (SEE BUILDING HEIGHT DIAGRAM THIS SHEET) | ACTUAL NO. OF STORIES 11 STORIES + PENTHOUSE (PH) ACTUAL AREA REFER TO AREA PLANS FOR AREA SUMMARY | |
| | MINIMUM CORRIDOR WIDTH A-2 OCCUPANCY: 44", BUT NOT LESS THAN 0.15 INCH PER OCCUPANT B OCCUPANCY: 44", BUT NOT LESS THAN 0.15 INCH PER OCCUPANT S-1 OCCUPANCY: 44", BUT NOT LESS THAN 0.15 INCH PER OCCUPANT | TABLE 1020.2 1005.3.2 EXCEPTION 1 | | | |
| | CORRIDOR DEAD ENDS A-2 OCCUPANCY: 20'-0" B OCCUPANCY: 50'-0" S-1 OCCUPANCY 50'-0" *FOR CORRIDORS SERVING BOTH A & B OCCUPANCIES, THE SHORTEST DEAD END DISTANCE GOVERNS. | 1020.4 1020.4, EXCEPTION 2 | HAZARDOUS MATERIALS QUANTITY PER LABORATORY SUITE | STORY % OF MAX. # OF LAB SUITES ABOVE GRADE PER LAB SUITE PER FLOOR 1-3 100 UL 4-6 75 20 7-10 50 16 11-14 50 8 UL = UNLIMITED NP = NOT PERMITTED | |
| | EXIT PASSAGEWAYS MINIMUM EGRESS WIDTH = 44", BUT NOT LESS THAN 0.2 INCH PER OCCUPANT EXIT PASSAGEWAYS SHALL BE CONSTRUCTED AS FIRE BARRIERS PER SECTION 707 OR HORIZONTAL ASSEMBLIES PER SECTION 711. ENCLOSURE SHALL HAVE MINIMUM ONE-HOUR RATED CONSTRUCTION. EXIT PASSAGEWAYS ON THE LEVEL OF EXIT DISCHARGE SHALL TERMINATE AT AN EXIT DISCHARGE. EXIT PASSAGEWAYS ON OTHER LEVELS SHALL TERMINATE AT AN EXIT | 1024.2 1024.3 1024.4 | FIRE SEPARATION RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE | DISTANCE REQUIRED RATING [GROUP A & B] [GROUP L] 0 FT < X < 5 FT = | CHP. 6 TABLE 602 |
| AUTOMATIC SPRINKLER | EXCEPT AS PERMITTED IN SECTION 402.8.7, OPENINGS IN EXIT PASSAGEWAY OTHER THAN UNPROTECTED EXTERIOR OPENINGS SHALL BE LIMITED TO THOSE NECESSARY FOR EXIT ACCESS TO THE EXIT PASSAGEWAY FOR NORMALLY OCCUPIED SPACES. AUTOMATIC SPRINKLER SYSTEM SHALL COMPLY WITH SECTION 903. | 1024.5 | MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE | MAXIMUM AREA OF EXTERIOR WALL OPENINGS (AS PERCENTAGE OF WALL AREA) 0' - 3 ' 3' -5' 5'-10' 10'-15' 15'-20' 20'-25' 25'-30' >30' UNPROTECTED, SPRINKLERED (UP,S) NP 15% 25% 45% 75% NL NL NL | TABLE 705.8 |
| FIRE ALARM SYSTEM PENTHOUSE AREA LIMITATION | STANDPIPE SYSTEMS SHALL COMPLY WITH SECTION 905. FIRE ALARM SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 907.2. AREA OF PENTHOUSE SHALL NOT EXCEED ONE-THIRD OF THE AREA OF THE SUPPORTING ROOF DECK. (SEE DIAGRAM BELOW FOR COMPLIANCE) | 905 907.2 1510.1.1 | FLOOR OPENINGS & SHAFTS | PROTECTED (P) NP 15% 25% 45% 75% NL NL NL (NP=NOT PERMITTED, NL=NO LIMIT) 2 HOUR (X<4 STORIES = 1 HR, HOWEVER "SHAFT ENCLOSURES SHALL NOT HAVE A FIRE-RESISTANCE RATING NOT LESS THAN THE FLOOR ASSEMBLY PENETRATED. BUT NEED NOT EXCEED 2 | CHP. 7 713.4 |
| (SEE PENTHOUSE AREA DIAGRAM THIS SHEET) PLUMBING FIXTURES NOTE: FOR PLUMBING CALCS ONLY, | PENTHOUSES SHALL NOT BE USED FOR PURPOSES OTHER THAN THE SHELTER OF MECHANICAL EQUIPMENT, TANKS, VERTICAL SHAFT OPENINGS IN THE ROOF ASSEMBLY. COMBINED OCCUPANT LOAD OCCUPANCY OCCUPANT OCCUPANTS AREA LOAD FACTOR MEN WOMEN A-2 - 2,662 (RETAIL) 30 45 45 B - 9,261 150 31 31 | 1510.2.2 CPC TITLE 24, PT 5 SECTION 422.1 TABLE 4.2 | OCCUPANT LOAD | HOURS.") OCCUPANCY CLASSIFICATION BUSINESS GROUP B BUSINESS AREAS STORAGE/MECH/ELEC ROOMS ASSEMBLY, UNCONCENTRATED (LESS THAN 750 SF/50 OCC) OCCUPANT LOAD (SF PER OCCUPANT) 100 GROSS 300 GROSS | TABLE 1004.1.2 |
| CALCS ONLY, OCCUPANT LOAD DOES NOT INCLUDE EXTERIOR BALCONIES OR ROOFTOP TERRACES. IT IS ASSUMED THE SAME OCCUPANTS WOULD BE INSIDE OR OUTSIDE. | A-2 - 1,761 (F+B) 30 30 30 30 A-3 - 4,599 (CONF) 30 77 77 77 A-3 - 2,245 (FITNESS) 50 23 23 23 B - 13,230 150 45 45 45 45 EVEL 3-10 B-ACC - 3,000 (A-3) 30 50 50 50 B - 27,090 150 91 91 91 EVEL 11 B-ACC - 1,984 (A-3) 30 34 34 34 B - 17,168 150 58 58 EQUIRED PLUMBING FIXTURE COUNTS MEN WOMEN DF | SEE SHEET G.BS-201 FOR OCC. AREAS | INTERIOR OPENING AND WINDOW FIRE PROTECTION RATINGS | ASSEMBLY GROUP A-2 ASSEMBLY, UNCONCENTRATED (DINING FACILITY) DOOR VISION DOOR SIDELITE/ TRANSOM WINDOW 1 HR FIRE PARTITION 20 MIN. MAX TESTED 45 MIN. 45 MIN. 1 HR FIRE BARRIER 60 MIN. 100 IN ² NP NP 1 HR SMOKE BARRIER 20 MIN. MAX TESTED 45 MIN. 45 MIN. 2 HR PARTITION/SHAFT 90 MIN. 100 IN ² NP NP NP= NOT PERMITTED | TABLE 716.1(2) |
| NOTE: PER CPC TITLE 24 PT 5 SECTION 422.1 | WC | TITLE 24, PT 5 TABLE 422.1 | MEANS OF EGRESS SIZING (DOORS & OTHER EGRESS COMPONENTS) | LEVEL 1: 299 OCCUPANTS * 0.15 = 44.85" REQ'D. / 96" PROVIDED LEVEL 2: 805 OCCUPANTS * 0.15 = 121.75" REQ'D. / 96" PROVIDED LEVEL 3-10: 424 OCCUPANTS * 0.15 = 63.6" REQ'D. / 96" PROVIDED LEVEL 11: 301 OCCUPANTS * 0.15 = 45.15" REQ'D. / 96" PROVIDED ROOF: 24 OCCUPANTS * 0.15 = 3.6" REQ'D. / 64" PROVIDED | CHP.10 TABLE 1004.1.2 1005.3.2, WITH SPRINKLER SYSTEM |
| TABLE 4.2 FOOTNOTE ** THESE CALCS EXCLUDE MECHANICAL SPACES | PROVIDED 3 3 3 8 3 3 3 3 3 3 | | MEANS OF EGRESS SIZING (STAIRWAYS) | LEVEL 1: 299 OCCUPANTS * 0.2 = 59.8" REQ'D. / 180" PROVIDED LEVEL 2: 805 OCCUPANTS * 0.2 = 161" REQ'D. / 180" PROVIDED LEVEL 3-10: 424 OCCUPANTS * 0.2 = 84.8" REQ'D. / 180" PROVIDED LEVEL 11: 301 OCCUPANTS * 0.2 = 60.2" REQ'D. / 180" PROVIDED ROOF: 24 OCCUPANTS * 0.2 = 4.8" REQ'D. / 120" PROVIDED | CHP.10 TABLE 1004.1.2 1005.3.1, WITH SPRINKLER SYSTEM |
| | TOTAL REQ 3 2 6 3 2 PROVIDED 3 2 3 6 3 2 All drawings and written material appearing herein Architect/Engineer and may not be duplicated, use | constitute original and | I unpublished work of the | 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 | |

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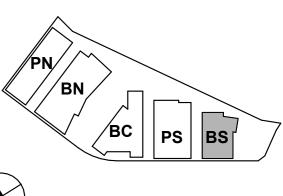


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Peninsula Crossing 1200-1340 Old Bayshore Hwy, Burlingame, CA 94010

KEYPLAN



PROJECT NO.: 20045.00

DATE: 08/19/2022 SCALE: As indicated

SHEET TITLE:

BUILDING SOUTH - CODE & AREA SUMMARY





GROSS AREA - LEVEL 4

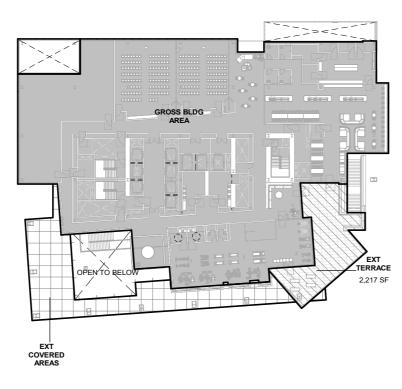


GROSS AREA - LEVEL 7



GROSS AREA - LEVEL 10

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GROSS AREA - LEVEL 2



GROSS AREA - LEVEL 5



GROSS AREA - LEVEL 8



GROSS AREA - LEVEL 11



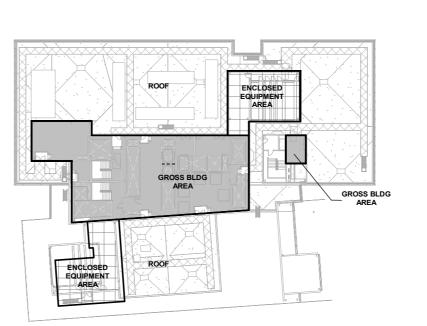
GROSS AREA - LEVEL 3



GROSS AREA - LEVEL 6



GROSS AREA - LEVEL 9



GROSS AREA - ROOF

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

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.

space in attic areas.

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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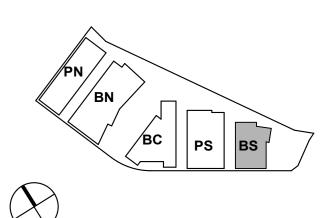
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| ENTITLEMENT APPLICATION #4 | 09/18/2023 |
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DW Burlingame Venture, LLC

Peninsula Crossing

1200-1340 Old Bayshore Hwy, Burlingame, CA 94010

KEYPLAN

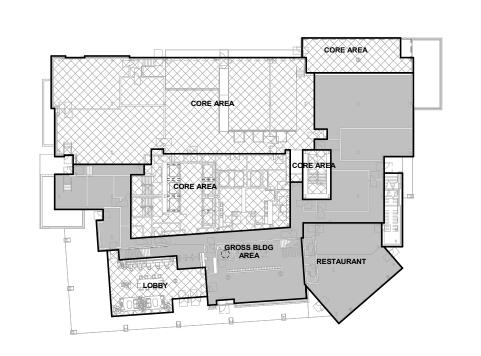


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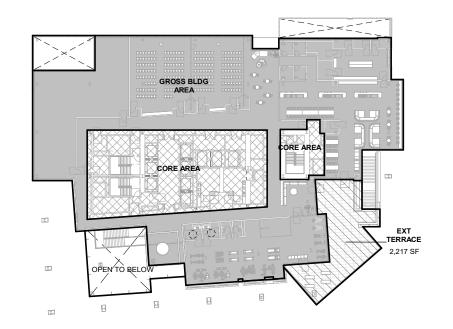
SCALE: 1" = 60'-0"

SHEET TITLE:

BUILDING SOUTH - AREA **PLANS**

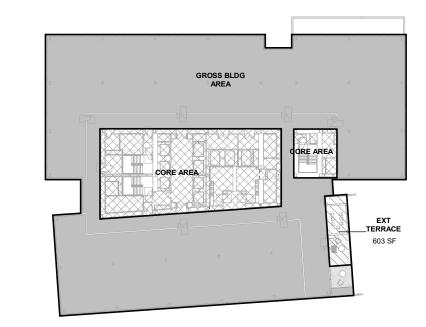






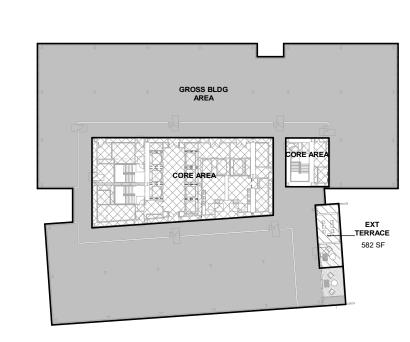
LEVEL 2 PARKING AREA

1" = 60'-0"

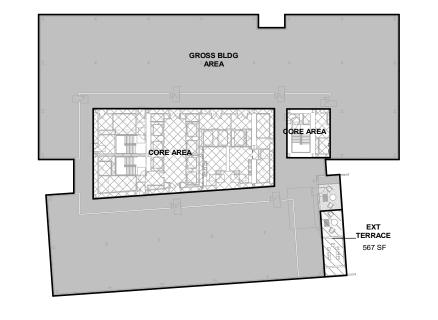


LEVEL 3 PARKING AREA

1" = 60'-0"



LEVEL 6 PARKING AREA



LEVEL 5 PARKING AREA

LEVEL 8 PARKING AREA



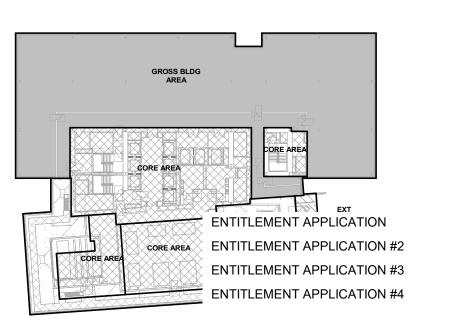
LEVEL 9 PARKING AREA



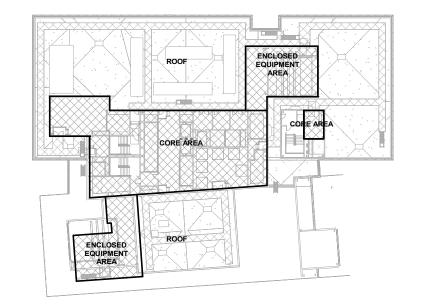
LEVEL 7 PARKING AREA

LEVEL 10 PARKING AREA

LEVEL 4 PARKING AREA



LEVEL 11 PARKING AREA



LEVEL 12 PARKING AREA

03/24/2022

08/19/2022

12/09/2022

09/18/2023

LEGEND

*REFER TO SHEET ENT G-002 FOR ALL PARKING COUNTS AND RATIOS

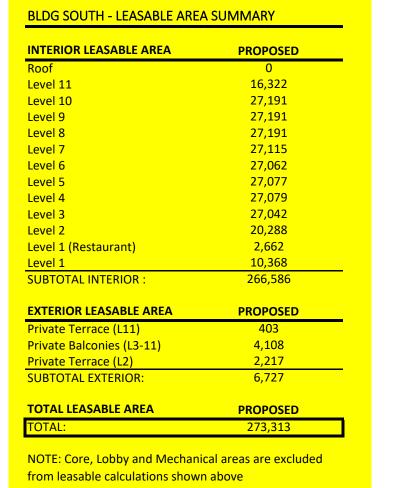
AREA CALCULATIONS FOR VEHICLE PARKING SPACE REQUIREMENTS

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.



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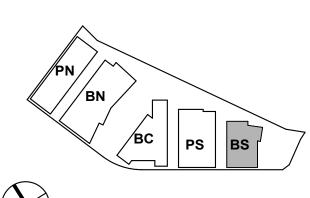
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PROJECT NO.: 20045.00 DATE: 10/21/2022 SCALE: 1" = 60'-0"

SHEET TITLE:

BUILDING SOUTH -PARKING REQ AREA **PLANS**

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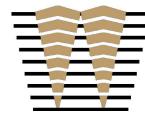
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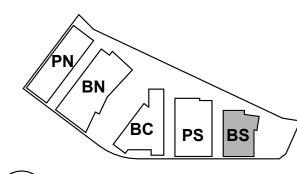
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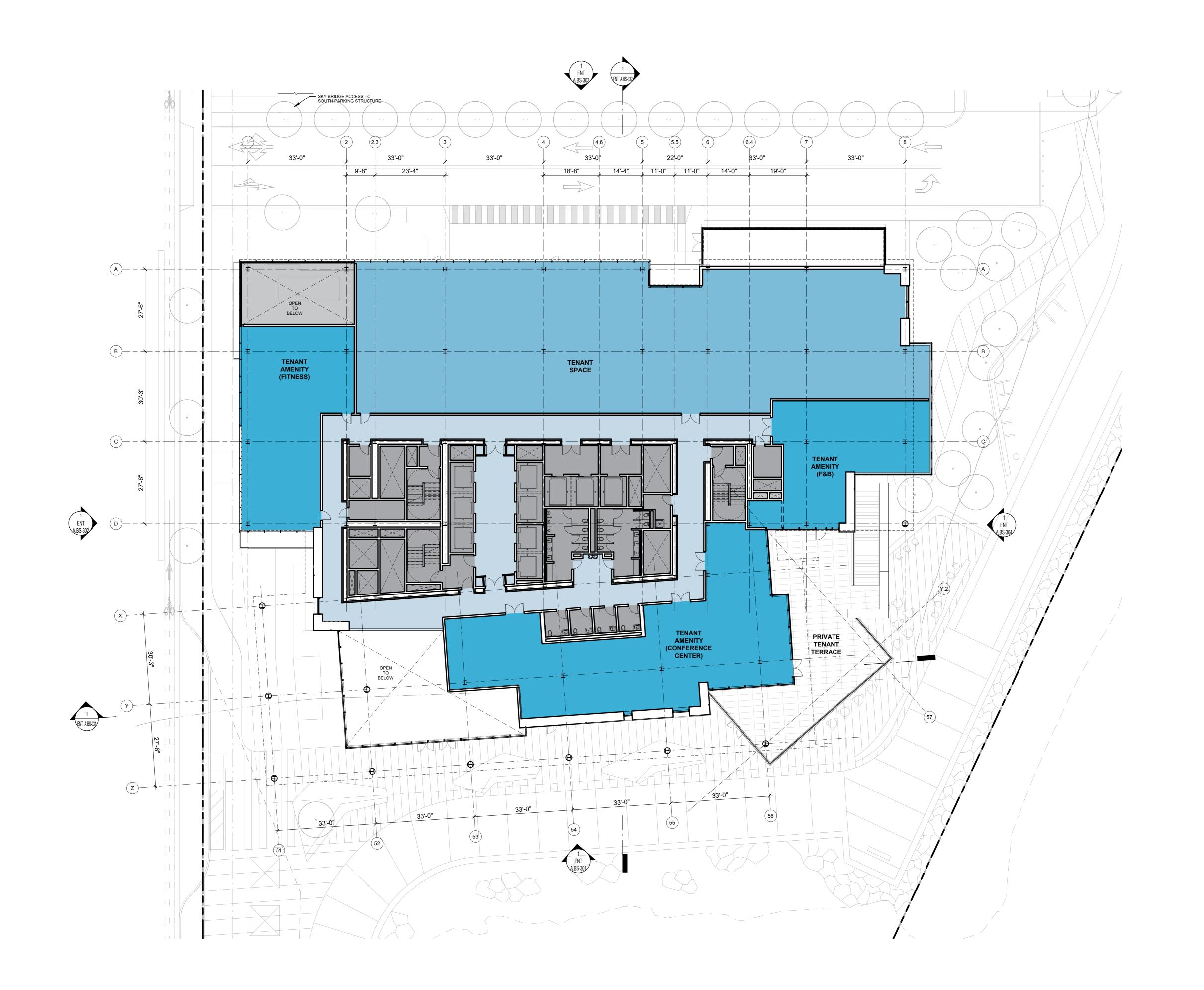




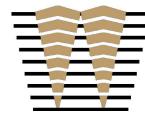
PROJECT NO.: 20045.00 DATE: 08/19/2022 SCALE: 1/16" = 1'-0"

SHEET TITLE:

BUILDING SOUTH -FLOOR PLAN - LEVEL 1



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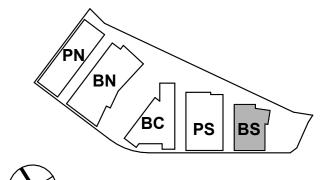


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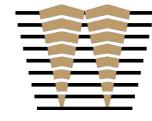
SHEET TITLE:

BUILDING SOUTH -FLOOR PLAN - LEVEL 2

0' 8' 16' 32' 64'

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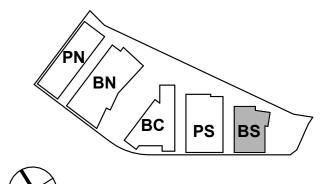
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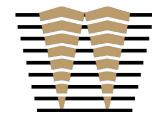
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BUILDING SOUTH -FLOOR PLAN - LEVEL 3

0' 8' 16' 32' 64'

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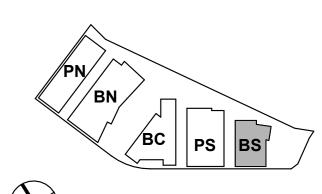
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| ISSUES | DAT |
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| ENTITLEMENT APPLICATION | 03/24/2022 |
| ENTITLEMENT APPLICATION #2 | 08/19/202 |
| ENTITLEMENT APPLICATION #3 | 12/09/202 |
| ENTITLEMENT APPLICATION #4 | 09/18/202 |
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Peninsula Crossing 1200-1340 Old Bayshore Hwy, Burlingame, CA 94010

KEYPLAN

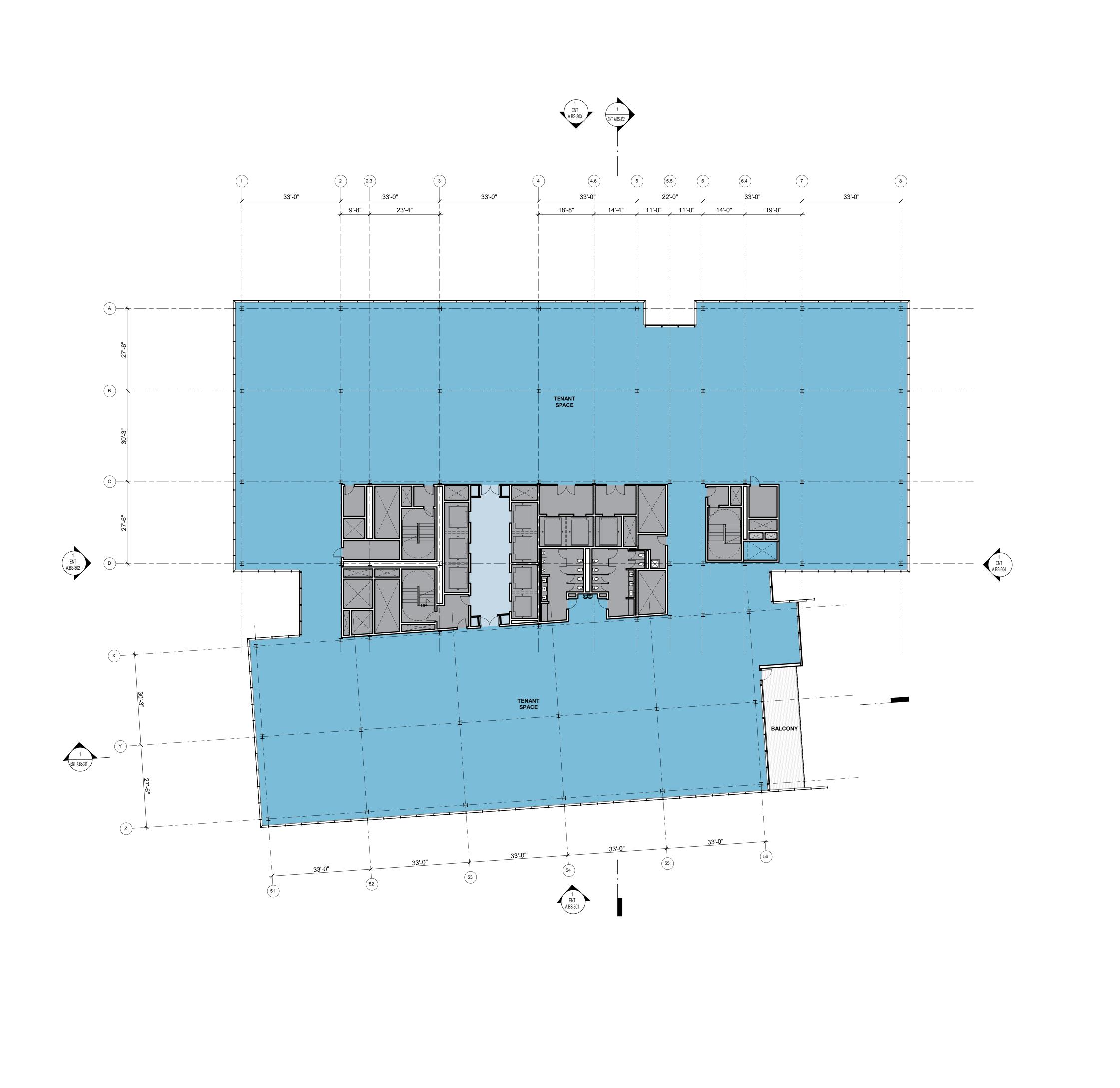




PROJECT NO.: 20045.00 DATE: 08/19/2022 SCALE: 1/16" = 1'-0"

SHEET TITLE:

BUILDING SOUTH -FLOOR PLAN - LEVEL 4



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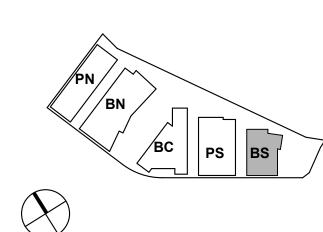


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| ENTITLEMENT APPLICATION #4 | 09/18/2023 |

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

KEYPLAN

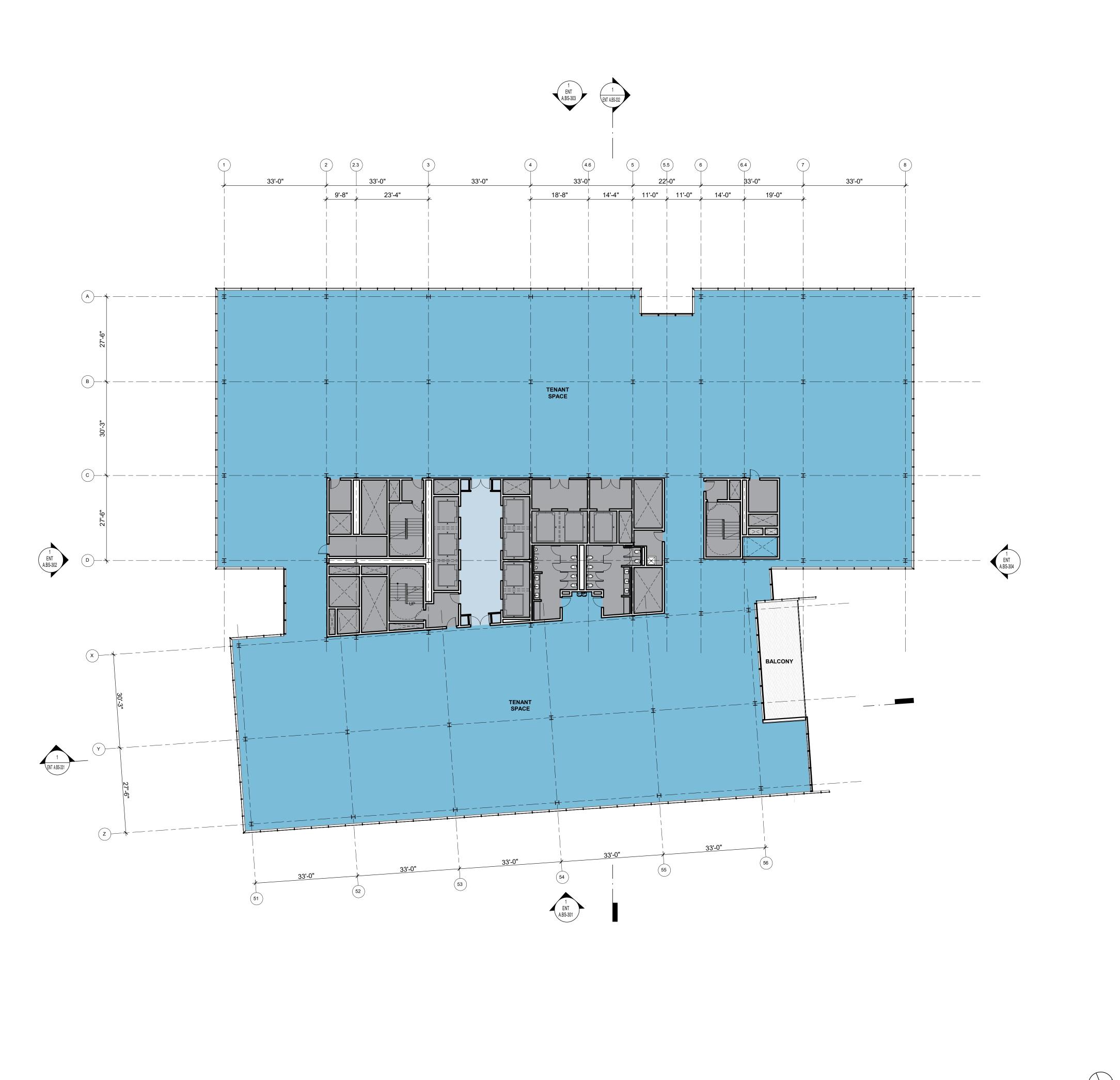


PROJECT NO.: 20045.00 DATE: 08/19/2022 SCALE: 1/16" = 1'-0"

SHEET TITLE:

BUILDING SOUTH -FLOOR PLAN - LEVEL 5

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



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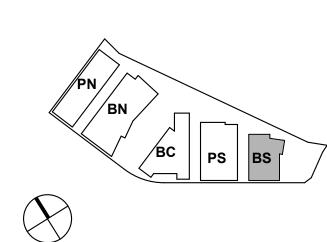


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ISSUES ENTITLEMENT APPLICATION 03/24/2022 08/19/2022 **ENTITLEMENT APPLICATION #2** 12/09/2022 ENTITLEMENT APPLICATION #3 **ENTITLEMENT APPLICATION #4** 09/18/2023

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

KEYPLAN



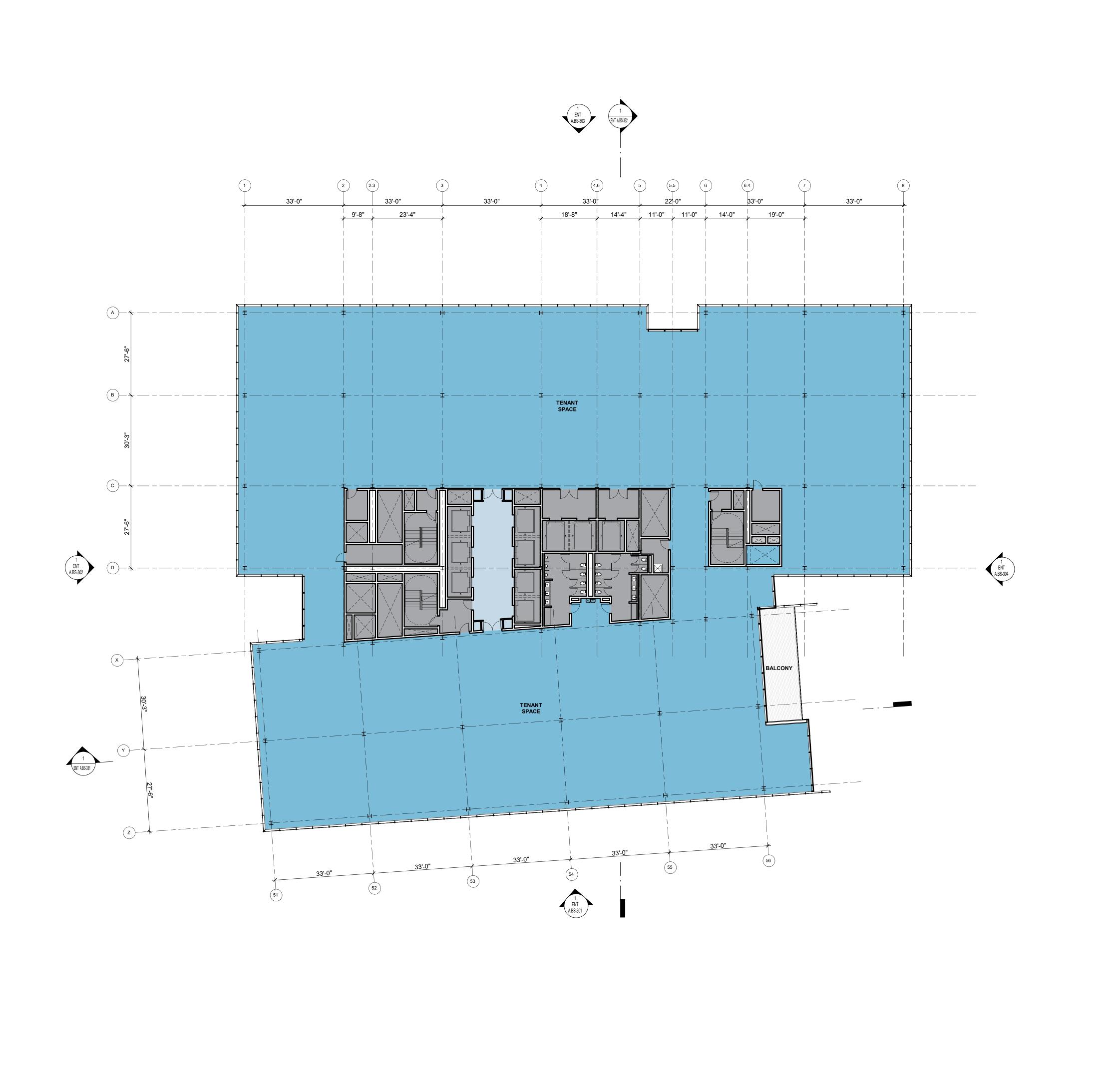
PROJECT NO.: 20045.00 DATE: 08/19/2022 SCALE: 1/16" = 1'-0"

SHEET TITLE:

BUILDING SOUTH -FLOOR PLAN - LEVEL 6

ENT A.BS-106

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



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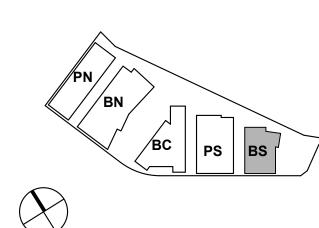


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ISSUES 03/24/2022 ENTITLEMENT APPLICATION 08/19/2022 **ENTITLEMENT APPLICATION #2** 12/09/2022 ENTITLEMENT APPLICATION #3 **ENTITLEMENT APPLICATION #4** 09/18/2023

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

KEYPLAN

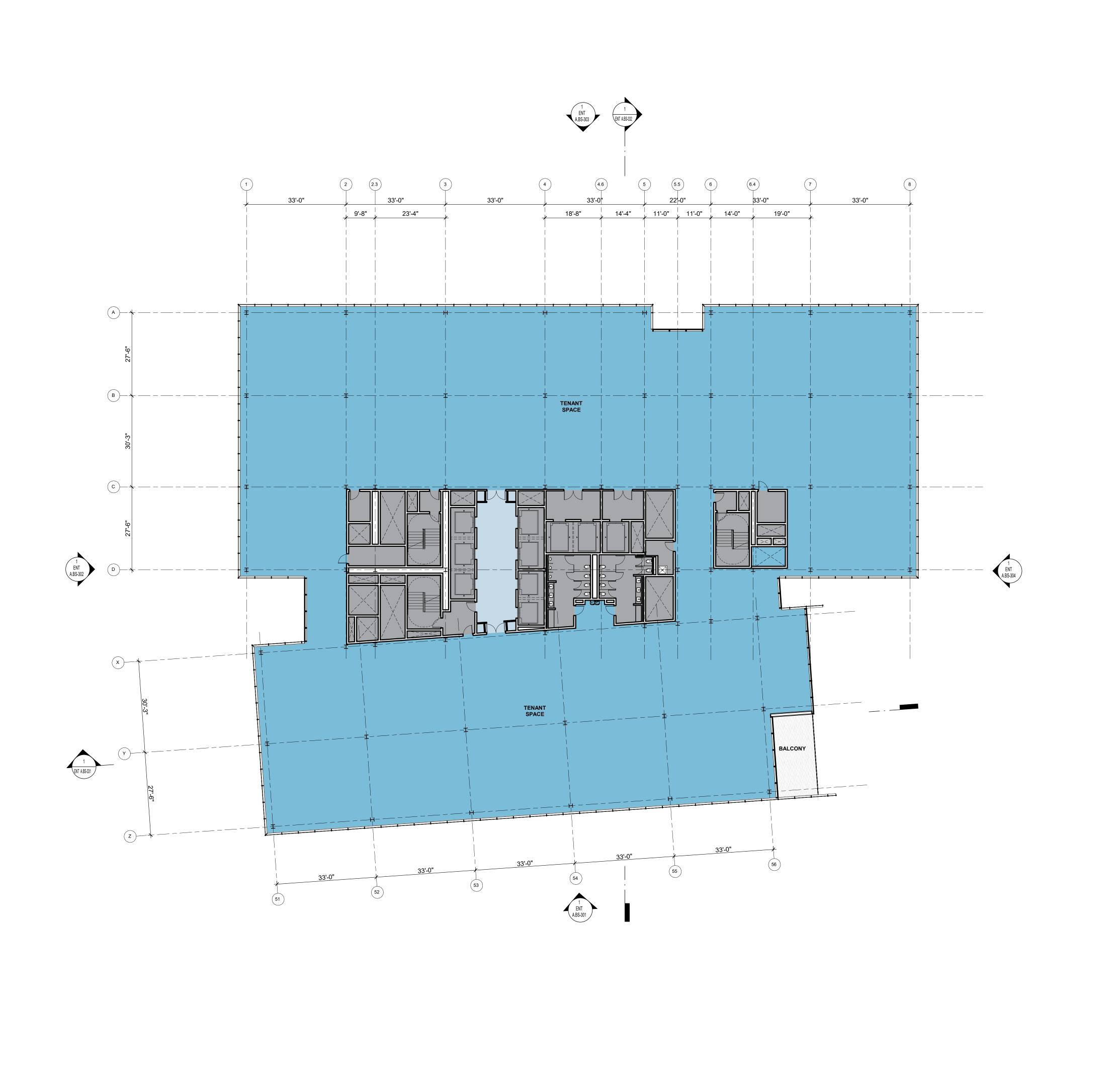


PROJECT NO.: 20045.00 DATE: 08/19/2022 SCALE: 1/16" = 1'-0"

SHEET TITLE:

BUILDING SOUTH -FLOOR PLAN - LEVEL 7

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



8/18/2022 9:40:06 AM

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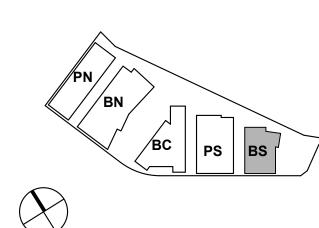


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Peninsula Crossing 1200-1340 Old Bayshore Hwy, Burlingame, CA 94010

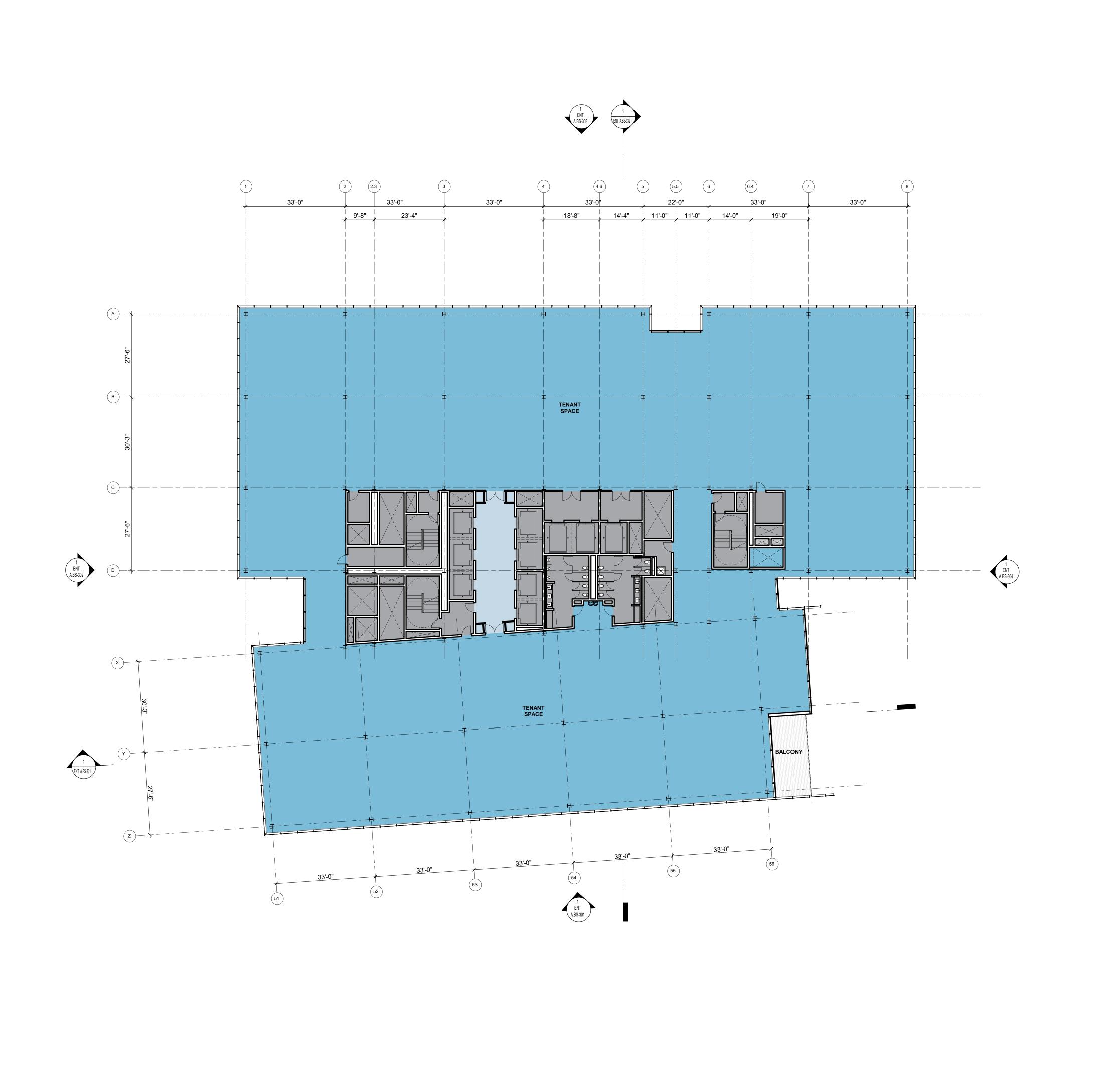
KEYPLAN



PROJECT NO.: 20045.00 DATE: 08/19/2022 SCALE: 1/16" = 1'-0"

SHEET TITLE:

BUILDING SOUTH -FLOOR PLAN - LEVEL 8



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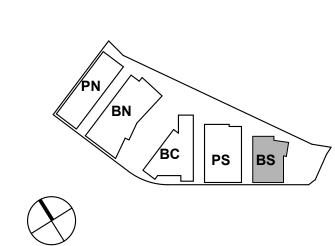


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Peninsula Crossing 1200-1340 Old Bayshore Hwy, Burlingame, CA 94010

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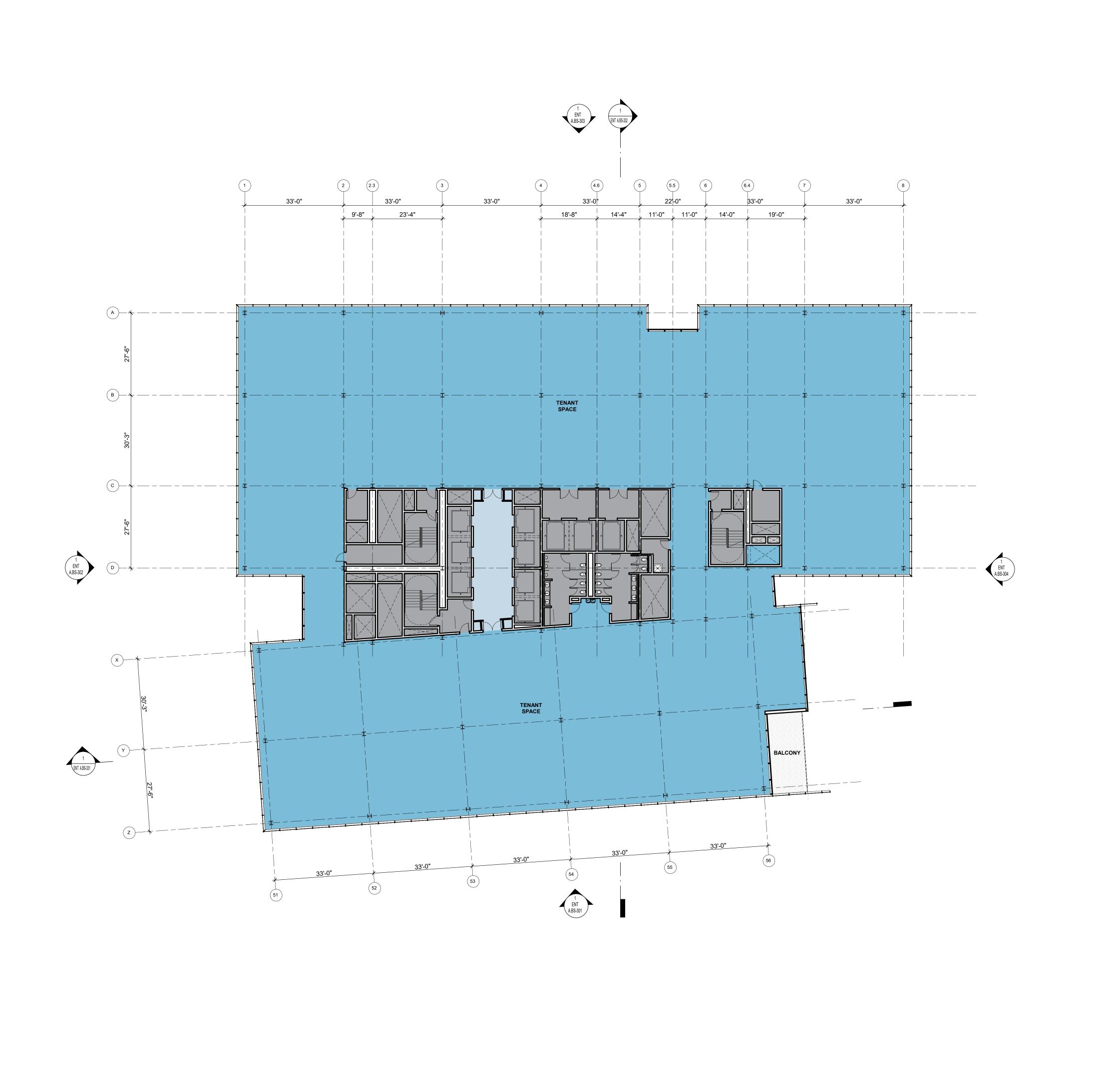


PROJECT NO.: 20045.00 DATE: 08/19/2022 SCALE: 1/16" = 1'-0"

SHEET TITLE:

BUILDING SOUTH -FLOOR PLAN - LEVEL 9

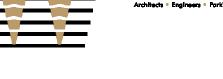
If this drawing is not 24"x36", then the drawing has been revised from its original size. Noted scales must be adjusted. This line should be equal to one inch



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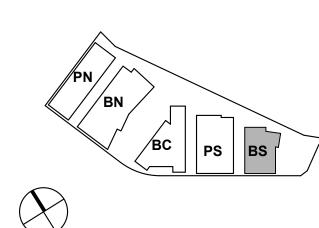


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Peninsula Crossing 1200-1340 Old Bayshore Hwy, Burlingame, CA 94010

KEYPLAN



PROJECT NO.: 20045.00 DATE: 08/19/2022 SCALE: 1/16" = 1'-0"

SHEET TITLE:

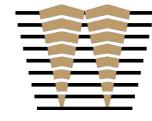
BUILDING SOUTH -FLOOR PLAN - LEVEL 10

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

0' 8' 16' 32' 64'

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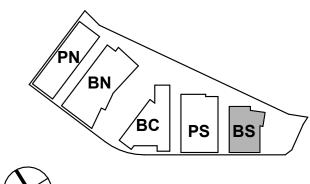
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KEYPLAN

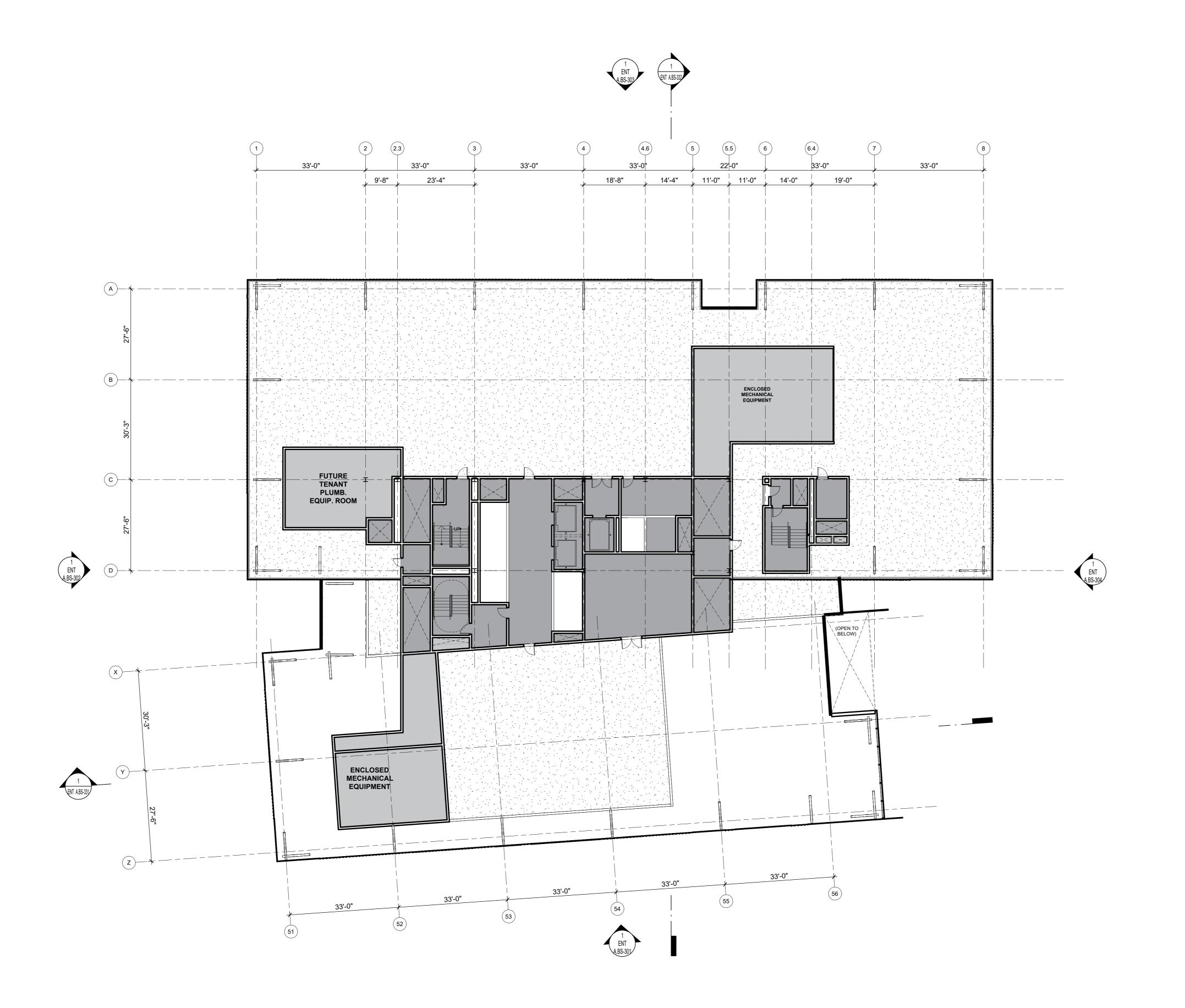




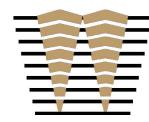
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SHEET TITLE:

BUILDING SOUTH -FLOOR PLAN - LEVEL 11



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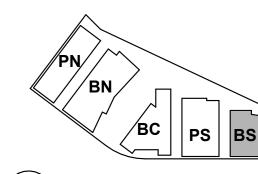


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Peninsula Crossing 1200-1340 Old Bayshore Hwy, Burlingame, CA 94010

KEYPLAN





PROJECT NO.: 20045.00 DATE: 08/19/2022 SCALE: 1/16" = 1'-0"

SHEET TITLE:

BUILDING SOUTH -FLOOR PLAN - LEVEL ROOF

SOUTH BUILDING - AIRPORT BOULEVARD ELEVATION

| (#) | ELEVATION KEYNOTES |
|-----|---------------------|
| (") | ELEVATION RETITOTES |
| | |

TEXTURED ARCHITECTURAL PRECAST PANELS

WARM MTL PANEL

WARM MTL FRAMED STOREFRONT

WARM MTL COLUMN COVER

CORRUG MTL PANEL SCREEN GRAPHIC INTERLAYER GLAZING

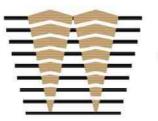
SSG CURTAINWALL - CLEAR BIRDSAFE GLAZING

SSG CURTAINWALL - FRITTED GLAZING

GLAZED SHADOW BOX

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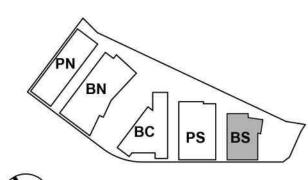
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Peninsula Crossing

1200-1340 Old Bayshore Hwy, Burlingame, CA 94010

KEYPLAN





PROJECT NO.: 20045.00 DATE: 08/19/2022 SCALE: As indicated

SHEET TITLE:

BUILDING SOUTH -EXTERIOR ELEVATIONS



SOUTH BUILDING - BAYSHORE HWY ELEVATION

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

TEXTURED ARCHITECTURAL PRECAST PANELS

WARM MTL PANEL

WARM MTL FRAMED STOREFRONT WARM MTL COLUMN COVER

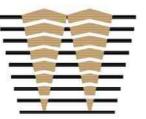
CORRUG MTL PANEL SCREEN

SSG CURTAINWALL - CLEAR BIRDSAFE GLAZING

SSG CURTAINWALL - FRITTED GLAZING **GLAZED SHADOW BOX**

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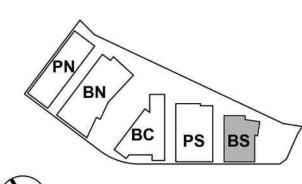


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Peninsula Crossing 1200-1340 Old Bayshore Hwy, Burlingame, CA 94010

KEYPLAN





PROJECT NO.: 20045.00 DATE: 08/19/2022

SCALE: As indicated

SHEET TITLE:

BUILDING SOUTH -EXTERIOR ELEVATIONS

ELEVATION KEYNOTES

TEXTURED ARCHITECTURAL PRECAST PANELS

WARM MTL PANEL

7.13 WARM MTL LOUVERS CORRUG MTL PANEL SCREEN

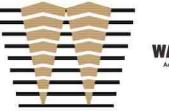
GRAPHIC INTERLAYER GLAZING

SSG CURTAINWALL - CLEAR BIRDSAFE GLAZING SSG CURTAINWALL - FRITTED GLAZING

GLAZED SHADOW BOX

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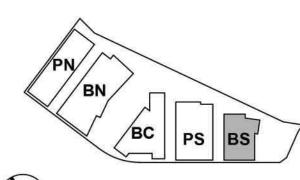


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Peninsula Crossing 1200-1340 Old Bayshore Hwy, Burlingame, CA 94010

KEYPLAN





PROJECT NO.: 20045.00 DATE: 05/20/2022 SCALE: As indicated

SHEET TITLE:

SOUTH BUILDING -**EXTERIOR ELEVATIONS**

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

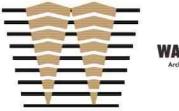
8.9 SSG CURTAINWALL - FRITTED GLAZING

9.2 GLAZED SHADOW BOX

8/15/2022 1:24:11 PM

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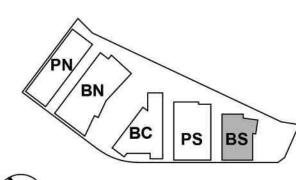


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Peninsula Crossing 1200-1340 Old Bayshore Hwy, Burlingame, CA 94010

KEYPLAN





PROJECT NO.: 20045.00 DATE: 05/20/2022 SCALE: As indicated

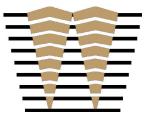
SHEET TITLE:

SOUTH BUILDING -**EXTERIOR ELEVATIONS**

FAA HT LIMIT MEASURED FROM NAVD88 240'-0" T.O. MECH SCREEN 225'-0" T.O. PENT ROOF 213'-0" ROOF 5 MECHANICAL LEVEL 11 181'-0" TENANT SPACE BALCONY LEVEL 10 165'-0" TENANT SPACE BALCONY LEVEL 09 149'-0" TENANT SPACE BALCONY LEVEL 08 133'-0" TENANT SPACE **BALCONY** LEVEL 07 117'-0" TENANT SPACE **BALCONY** LEVEL 06 101'-0" TENANT SPACE **BALCONY** LEVEL 05 85'-0" TENANT SPACE **BALCONY** LEVEL 04 69'-0" TENANT SPACE BALCONY LEVEL 03 53'-0" TENANT AMENITY (CONFERENCE CENTER) PRIVATE TENANT TERRACE LEVEL 02 35'-0" CYCLE CENTER LOBBY RETAIL/RESTAURANT LOADING 12'-0"

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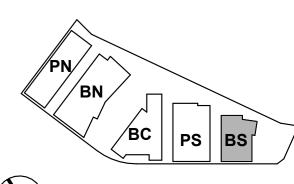


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KEYPLAN





PROJECT NO.: 20045.00 DATE: 08/19/2022 SCALE: 1/16" = 1'-0"

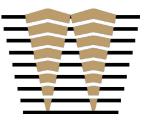
SHEET TITLE:

BUILDING SOUTH -SECTIONS

ENT A.BS-331

SOUTH BUILDING - SECTION 1

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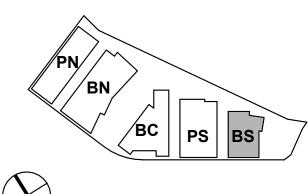


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KEYPLAN





PROJECT NO.: 20045.00 DATE: 08/19/2022 SCALE: 1/16" = 1'-0"

SHEET TITLE:

BUILDING SOUTH -SECTIONS



BUILDING CENTER

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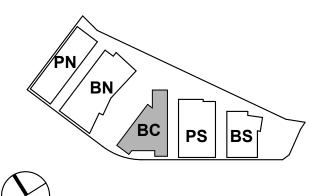


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| 09/18/2023 |
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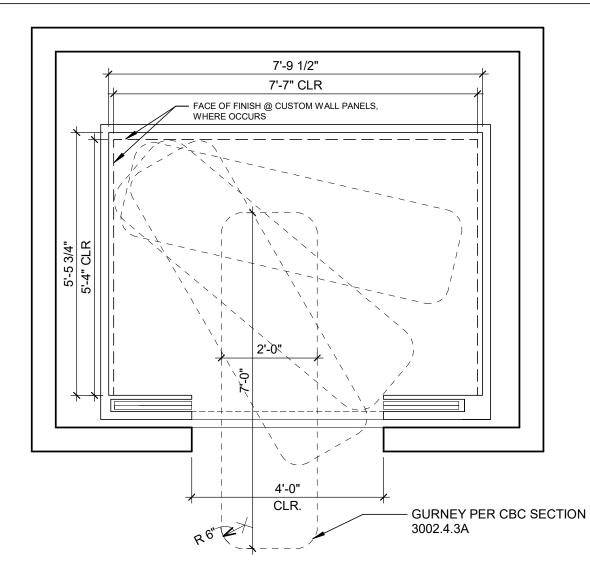




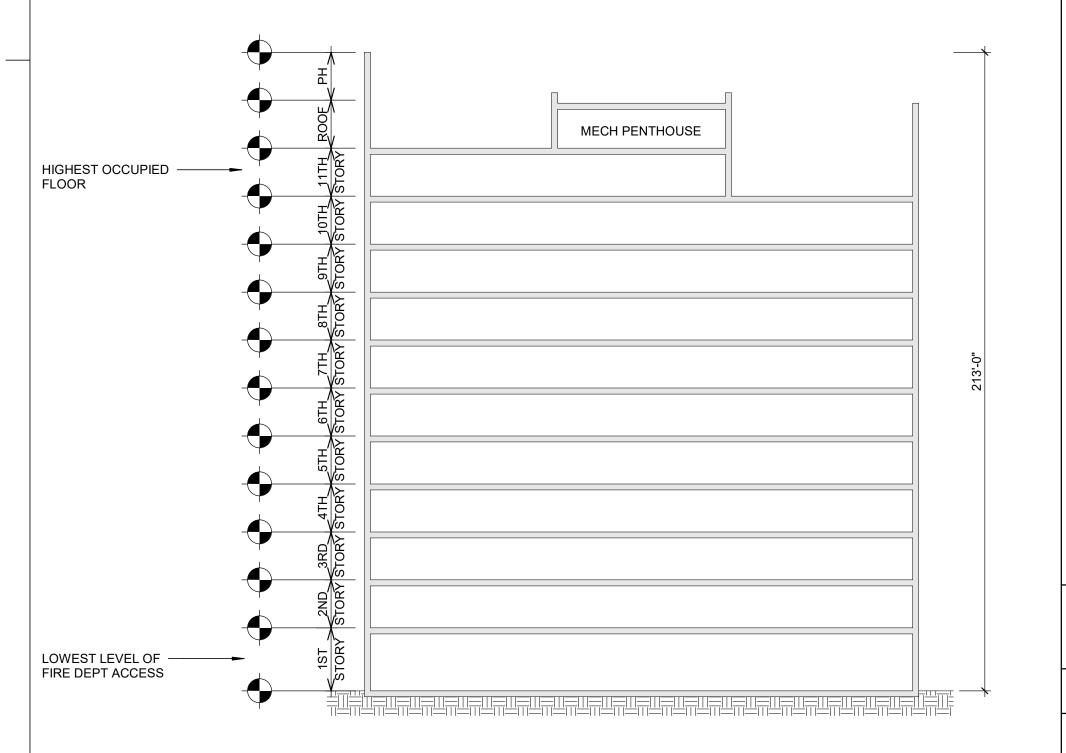
PROJECT NO.: 20045.00 DATE: 08/19/2022

SHEET TITLE:

BUILDING CENTER -COVER



4000 LB CAPACITY / STRETCHER ELEVATOR CAB



"HIGH RISE BUILDING" DEFINITION (CHAP 2)
A BUILDING WITH AN OCCUPIED FLOOR LOCATED MORE THAN 75 FEET ABOVE LOWEST LEVEL OF FIRE DEPARTMENT VEHICLE ACCESS.

"BUILDING HEIGHT" DEFINITION (CHAP 2)
VERITCAL DISTANCE FROM GRADE PLANE TO
THE AVERAGE HEIGHT OF ROOF SURFACE

BUILDING HEIGHT DIAGRAM

17/2022 5:35:13

CODE SUMMARY ACCESSIBLE ELEVATOR AS A MEANS OF EGRESS ACCESSIBLE MEANS OF TYPE OF CONSTRUCTION **EXCEPTION 1** TABLE 1604.5 **EGRESS** RISK CATEGORY III NOT REQUIRED IN BUILDINGS EQUIPPED THROUGHOUT WITH AUTOMATIC SEISMIC IMPORTANCE FACTOR 1.25 SPRINKLER SYSTEMS INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1 REQUIRED FIRE CHAPTER 6 PRIMARY STRUCTURAL FRAME 3 HOUR **EXCEPTION 2** RESISTIVE RATINGS TABLE 601 ALL STAIRWAYS QUALIFY AS AN ACCESSIBLE MEANS OF EGRESS PER CBC 1009.2 3 HOUR PRIMARY STRUCTURAL FRAME ITEMS 2-4: 44" MINIMUM WIDTH. SUPPORTING ROOF LOADS ONLY **AREA OF REFUGE BEARING WALLS - EXTERIOR** 3 HOUR **EXCEPTION 2** NOT REQUIRED FOR EXIT STAIRWAYS IN BUILDINGS EQUIPPED THROUGHOUT WITH BEARING WALLS - INTERIOR 3 HOUR AUTOMATIC SPRINKLER SYSTEMS INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1. **BEARING WALLS - INTERIOR** 3 HOUR TWO-WAY COMMUNICATION SUPPORTING ROOF LOADS ONLY TWO-WAY COMMUNICATION SYSTEM REQUIRED AT LANDING SERVING EACH ELEVATOR NON-BEARING WALLS - EXTERIOR SEE "FIRE SEPARATION DISTANCE" BELOW BANK, ON ALL ACCESSIBLE FLOORS ABOVE GRADE. NON-BEARING WALLS - INTERIOR NO RATING REQUIRED MEANS OF EGRESS EXIT WIDTH FOR STAIRWAYS FLOOR CONSTRUCTION 2 HOUR (UL DESIGN #D-902) MINIMUM EGRESS WIDTH = 44", BUT NOT LESS THAN 0.2 INCH PER OCCUPANT **EXCEPTION 1** ROOF CONSTRUCTION 1 1/2 HOUR (UL DESIGN #D-902) (SPRINKLER SYSTEM & EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM PROVIDED) 1011.2 STAIRWAY ENCLOSURE EXIT WIDTH FOR MEANS OF EGRESS COMPONENTS OTHER THAN STAIRWAYS (SEE "FLOOR OPENINGS & SHAFTS" BELOW) **EXCEPTION 1** MINIMUM EGRESS WIDTH = 0.15 INCH PER OCCUPANT SHAFT ENCLOSURES (SPRINKLER SYSTEM & EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM PROVIDED) (SEE "FLOOR OPENINGS & SHAFTS" BELOW) TABLE 1006.2.1 SPACES WITH ONE EXIT OR EXIT ACCESS DOORWAY (PERMITTED FOR EITHER CONDITION) OCCUPANCY GROUP B: OFFICE CBC CH. 3 MAX OCC LOAD CLASSIFICATION GROUP A: ASSEMBLY CBC CH. 5 OCCUPANCIES ARE SEPARATED 508.3 75'-0" A-2 OCCUPANCY: B OCCUPANCY: 100'-0" THIS BUILDING IS DESIGNED FOR POTENTIAL FUTURE GROUP L OCCUPANCY AS PART OF S-1 OCCUPANCY: 100'-0" TENANT FITOUT UNDER SEPARATE PERMIT ALLOWABLE BUILDING ALLOWABLE HEIGHT TABLE 504.3 THREE EXITS OR MORE REQUIRED **HEIGHT & AREA** L OCCUPANCY: **TABLE 504.4** THREE EXITS REQUIRED FOR SPACES WITH OCCUPANT LOADS OF 501 TO 1,000. **UL STORIES** ALLOWABLE NO. OF STORIES B OCCUPANCY: FOUR EXITS REQUIRED FOR SPACES WITH OCCUPANT LOADS GREATER THAN 1,000. L OCCUPANCY: 20 STORIES **TABLE 506.2** ALLOWABLE AREA B OCCUPANCY: UL AREA TYPE IA **EXIT ACCESS TRAVEL DISTANCE** TABLE 1017.2 L OCCUPANCY: UL AREA TYPE IA A-2 OCCUPANCY: 300'-0" B OCCUPANCY: **ACTUAL BUILDING ACTUAL HEIGHT** 213'-0" S-1 OCCUPANCY: 250'-0" **HEIGHT & AREA** ACTUAL NO. OF STORIES 11 STORIES + PENTHOUSE (PH) (SEE BUILDING HEIGHT DIAGRAM THIS SHEET) MINIMUM CORRIDOR WIDTH ACTUAL AREA REFER TO AREA PLANS 1005.3.2 (PER FLOOR) A-2 OCCUPANCY: 44", BUT NOT LESS THAN 0.15 INCH PER OCCUPANT **EXCEPTION 1** B OCCUPANCY: 44", BUT NOT LESS THAN 0.15 INCH PER OCCUPANT S-1 OCCUPANCY: 44", BUT NOT LESS THAN 0.15 INCH PER OCCUPANT **ACTUAL AREA** (TOTAL BUILDING) **REFER TO AREA PLANS CORRIDOR DEAD ENDS** A-2 OCCUPANCY: 20'-0" B OCCUPANCY: 50'-0" 1020.4, S-1 OCCUPANCY 50'-0" **EXCEPTION 2** HAZARDOUS MATERIALS STORY % OF MAX. # OF LAB SUITES QUANTITY PER ABOVE GRADE PER LAB SUITE PER FLOOR *FOR CORRIDORS SERVING BOTH A & B OCCUPANCIES, THE SHORTEST DEAD END LABORATORY SUITE DISTANCE GOVERNS. 7-10 EXIT PASSAGEWAYS MINIMUM EGRESS WIDTH = 44", BUT NOT LESS THAN 0.2 INCH PER OCCUPANT 1024.2 UL = UNLIMITED NP = NOT PERMITTED EXIT PASSAGEWAYS SHALL BE CONSTRUCTED AS FIRE BARRIERS PER SECTION 707 OR 1024.3 **DISTANCE REQUIRED RATING** FIRE SEPARATION RATING HORIZONTAL ASSEMBLIES PER SECTION 711. ENCLOSURE SHALL HAVE MINIMUM ONE-REQUIREMENTS FOR TABLE 602 [GROUP A & B] [GROUP L] EXTERIOR WALLS BASED 0 FT < X < 5 FT = ON FIRE SEPARATION 1024.4 3 HR EXIT PASSAGEWAYS ON THE LEVEL OF EXIT DISCHARGE SHALL TERMINATE AT AN EXIT 5 FT ≤ X < 10 FT = 1 HR DISTANCE 2 HR DISCHARGE. EXIT PASSAGEWAYS ON OTHER LEVELS SHALL TERMINATE AT AN EXIT 10 FT ≤ X < 30 FT = 1 HR 30 FT ≤ X = 1024.5 EXCEPT AS PERMITTED IN SECTION 402.8.7, OPENINGS IN EXIT PASSAGEWAY OTHER THAN UNPROTECTED EXTERIOR OPENINGS SHALL BE LIMITED TO THOSE NECESSARY FOR EXIT ACCESS TO THE EXIT PASSAGEWAY FOR NORMALLY OCCUPIED SPACES. MAXIMUM AREA OF MAXIMUM AREA OF EXTERIOR WALL OPENINGS (AS PERCENTAGE OF WALL AREA) TABLE 705.8 **EXTERIOR WALL OPENINGS BASED ON FIRE AUTOMATIC SPRINKLER** AUTOMATIC SPRINKLER SYSTEM SHALL COMPLY WITH SECTION 903. 0' - 3 ' 3'-5' 5'-10' 10'-15' 15'-20' 20'-25' 25'-30' >30' SEPARATION DISTANCE SYSTEM 905 STANDPIPE SYSTEMS SHALL COMPLY WITH SECTION 905. UNPROTECTED, SPRINKLERED (UP,S) PROTECTED (P) FIRE ALARM SYSTEM FIRE ALARM SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 907.2. 907.2 (NP=NOT PERMITTED, NL=NO LIMIT) PENTHOUSE AREA AREA OF PENTHOUSE SHALL NOT EXCEED ONE-THIRD OF THE AREA OF THE SUPPORTING 1510.1.1 FLOOR OPENINGS & 2 HOUR CHP. 7 LIMITATION ROOF DECK. (SEE DIAGRAM BELOW FOR COMPLIANCE) SHAFTS (X<4 STORIES = 1 HR, HOWEVER "SHAFT ENCLOSURES SHALL NOT HAVE A FIRE-RESISTANCE PENTHOUSES SHALL NOT BE USED FOR PURPOSES OTHER THAN THE SHELTER OF 1510.2.2 RATING NOT LESS THAN THE FLOOR ASSEMBLY PENETRATED. BUT NEED NOT EXCEED 2 (SEE PENTHOUSE AREA MECHANICAL EQUIPMENT, TANKS, VERTICAL SHAFT OPENINGS IN THE ROOF ASSEMBLY. HOURS.") DIAGRAM THIS SHEET) OCCUPANT LOAD OCCUPANCY **FUNCTION OF SPACE** OCCUPANT LOAD TABLE 1004.1.2 **CLASSIFICATION** (SF PER OCCUPANT) PLUMBING FIXTURES COMBINED OCCUPANT LOAD **BUSINESS GROUP B BUSINESS AREAS** 100 GROSS OCCUPANCY OCCUPANT OCCUPANTS STORAGE/MECH/ELEC ROOMS 300 GROSS LOAD FACTOR TITLE 24, PT 5 MEN WOMEN SECTION 422.1 A-2 - 2,660 (RETAIL) 30 45 ASSEMBLY, UNCONCENTRATED 15 NET LEVEL 1 TABLE 4.2 FOR PLUMBING B - 28,992 150 97 (LESS THAN 750 SF/50 OCC) CALCS ONLY, A-2 - 3,195 (F+B) 30 54 54 OCCUPANT LOAD LEVEL 2 ASSEMBLY GROUP A-2 ASSEMBLY, UNCONCENTRATED 15 NET A-3 - 4,712 (CONF) SEE SHEET DOES NOT INCLUDE (DINING FACILITY) G.BC-200 & 201 EXTERIOR A-3 - 2,435 (FITNESS) 50 25 25 FOR OCC. AREAS BALCONIES OR B-ACC - 1,483 INTERIOR OPENING AND TABLE 716.1(2) 30 25 DOOR VISION DOOR SIDELITE/ ROOFTOP TERRACES. TYPE OF ASSEMBLY DOOR RATING WINDOW WINDOW FIRE PANEL SIZE TRANSOM B - 17,309 150 58 IT IS ASSUMED THE PROTECTION RATINGS B-ACC - 3,860 (A-3) SAME OCCUPANTS 45 MIN. LEVEL 3-10 WOULD BE INSIDE OR B - 35,544 119 150 119 1 HR FIRE BARRIER 60 MIN. 100 IN² OUTSIDE. 45 MIN. 1 HR SMOKE BARRIER 20 MIN. MAX TESTED 45 MIN. B-ACC - 2,207 (A-3) 30 37 37 LEVEL 11 2HR PARTITION/SHAFT 90 MIN. 100 IN² NP B - 20,904 150 70 REQUIRED PLUMBING FIXTURE COUNTS NP= NOT PERMITTED MEN WOMEN LAV LAV TITLE 24, PT 5 CHP.10 MEANS OF EGRESS SIZING LEVEL 1: 399 OCCUPANTS * 0.15 = 60.0" REQ'D. / 144" PROVIDED TABLE 422.1 LEVEL 1 A-2 (RETAIL) (DOORS & OTHER EGRESS LEVEL 2: 1095 OCCUPANTS * 0.15 = 164.3" REQ'D. / 180" PROVIDED TABLE 1004.1.2 COMPONENTS) LEVEL 3-10: 648 OCCUPANTS * 0.15 = 97.2" REQ'D. / 108" PROVIDED 1005.3.2, WITH **PROVIDED** LEVEL 11: 627 OCCUPANTS * 0.15 = 94.1" REQ'D. / 108" PROVIDED **SPRINKLER** 16 OCCUPANTS * 0.15 = 2.4" REQ'D. / 108" PROVIDED SYSTEM LEVEL 2 PER CPC TITLE 24 PT 5 SECTION 422.1 TABLE 4.2 FOOTNOTE TOTAL REQ ** THESE CALCS MEANS OF EGRESS SIZING 399 OCCUPANTS * 0.2 = 79.8" REQ'D. / 180" PROVIDED **PROVIDED** EXCLUDE (STAIRWAYS) 1095 OCCUPANTS * 0.2 = 219.0" REQ'D. / 240" PROVIDED TABLE 1004.1.2 LEVEL 2: MECHANICAL SPACES LEVEL 3-10: 648 OCCUPANTS * 0.2 = 129.6" REQ'D. / 180" PROVIDED 1005.3.1, WITH LEVEL 3-10 TOTAL REQ LEVEL 11: 627 OCCUPANTS * 0.2 = 125.4" REQ'D. / 180" PROVIDED SPRINKLER PROVIDED 16 OCCUPANTS * 0.2 = 3.2" REQ'D. / 180" PROVIDED SYSTEM LEVEL 11 **TOTAL REQ PROVIDED** NUMBER OF EXITS 1006.3.2 # OF EXITS # OF EXITS REQ'D PROVIDED **LEVEL** LEVEL 1 LEVEL 2: LEVEL 3-10: LEVEL 11:

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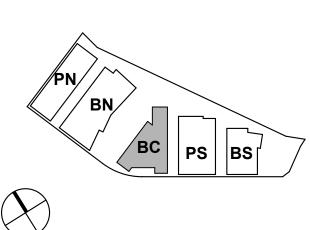
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Peninsula Crossing 1200-1340 Old Bayshore Hwy, Burlingame, CA 94010

KEYPLAN



PROJECT NO.: 20045.00

DATE: 08/19/2022

SCALE: As indicated

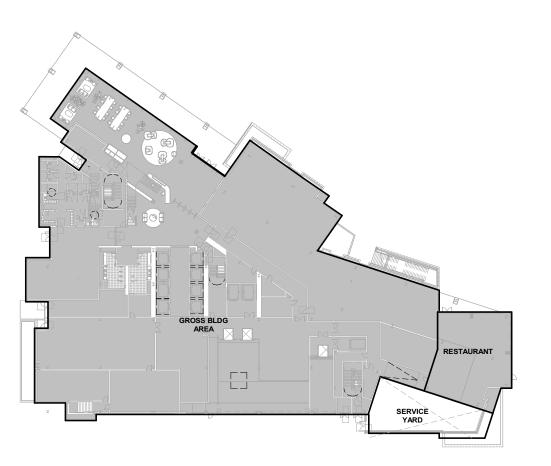
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BUILDING CENTER -CODE & AREA SUMMARY

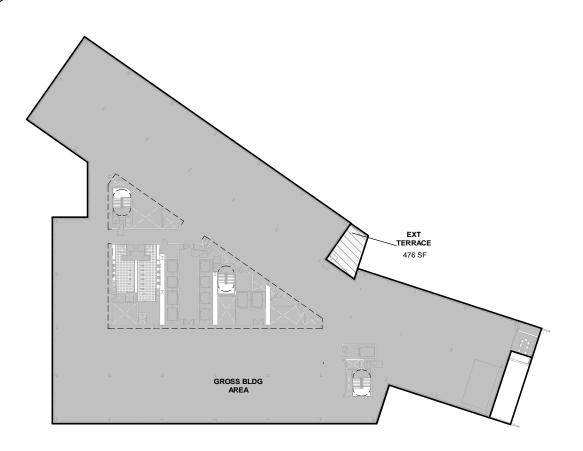
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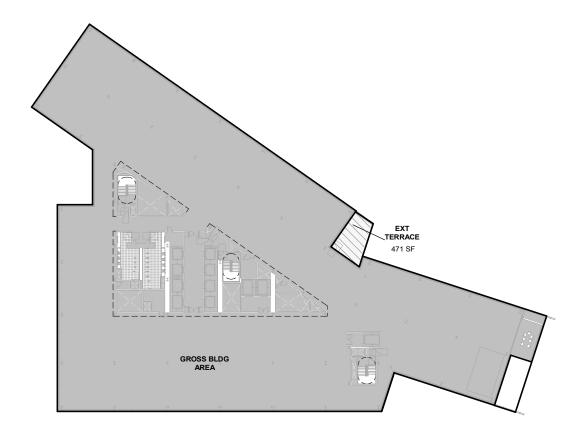
ROOF



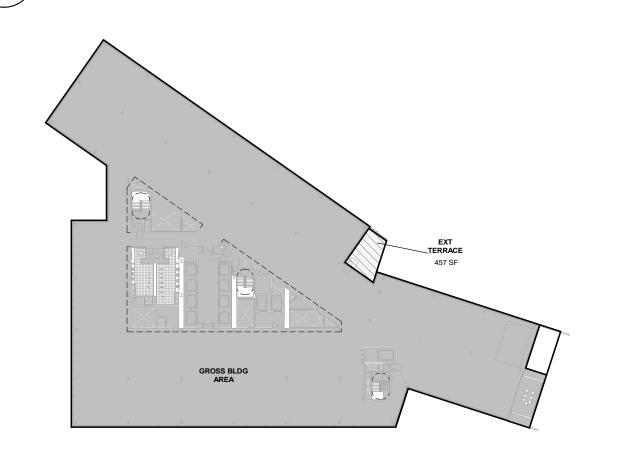




GROSS AREA - LEVEL 4

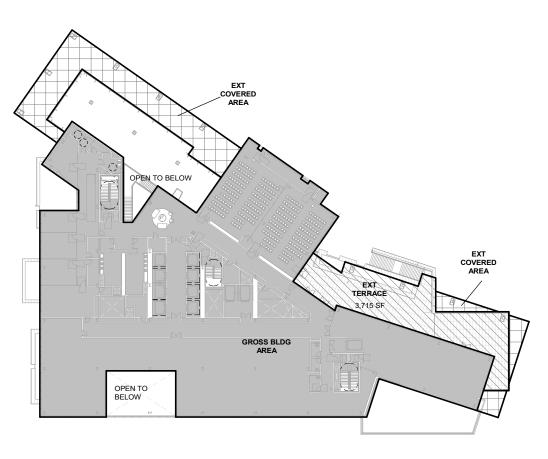


GROSS AREA - LEVEL 7

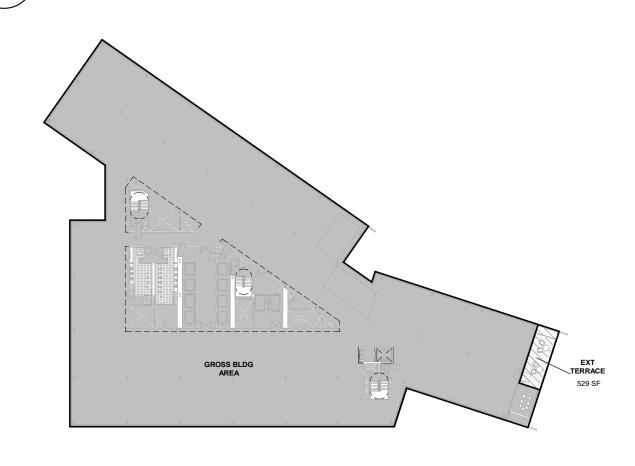


GROSS AREA - LEVEL 10

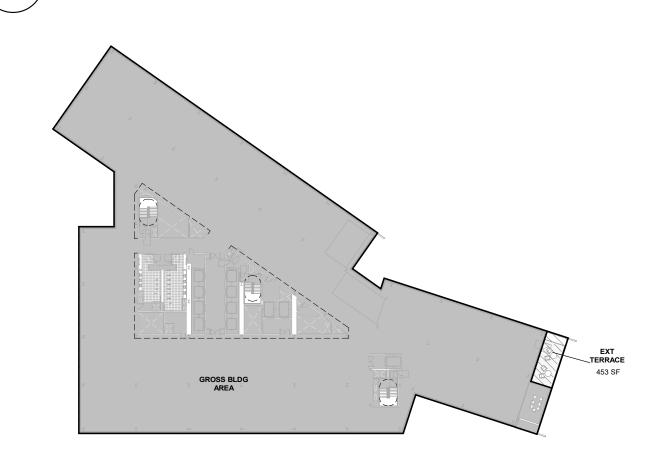
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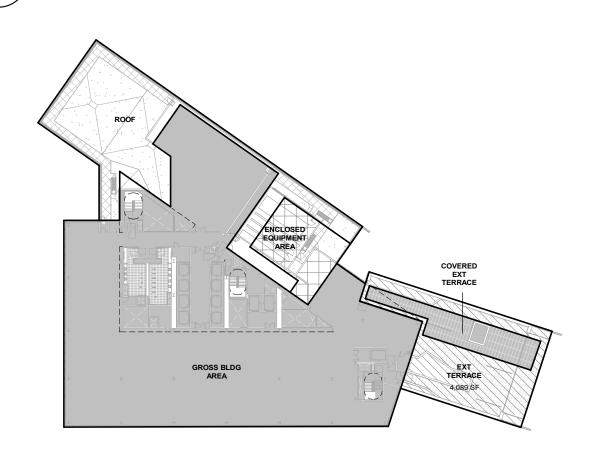
GROSS AREA - LEVEL 2



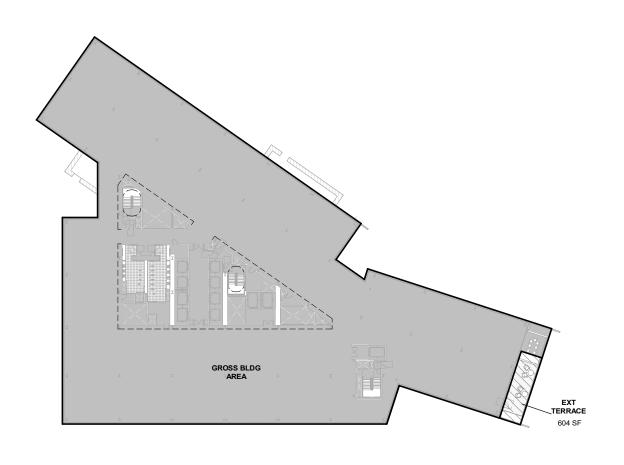
GROSS AREA - LEVEL 5



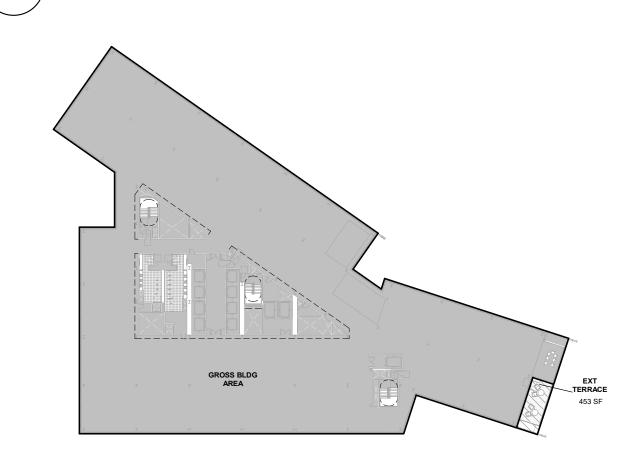
GROSS AREA - LEVEL 8



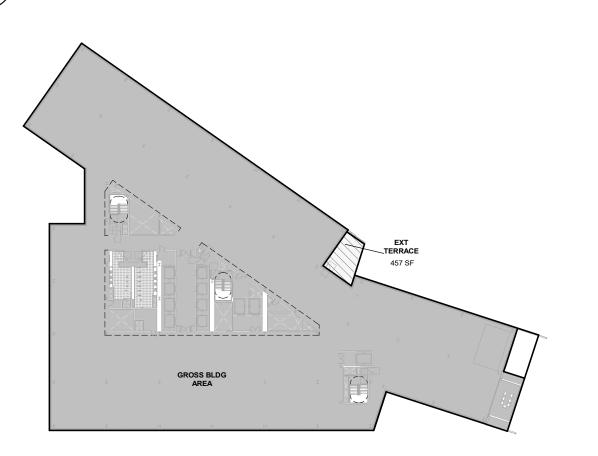
GROSS AREA - LEVEL 11



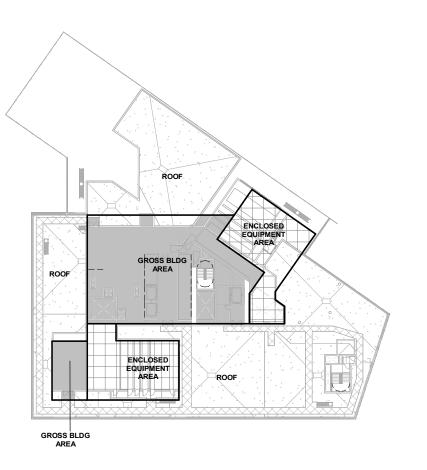
GROSS AREA - LEVEL 3



GROSS AREA - LEVEL 6



GROSS AREA - LEVEL 9



GROSS AREA - ROOF

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.

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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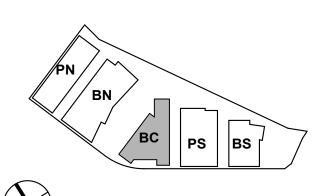
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DW Burlingame Venture, LLC

Peninsula Crossing

1200-1340 Old Bayshore Hwy, Burlingame, CA 94010

KEYPLAN

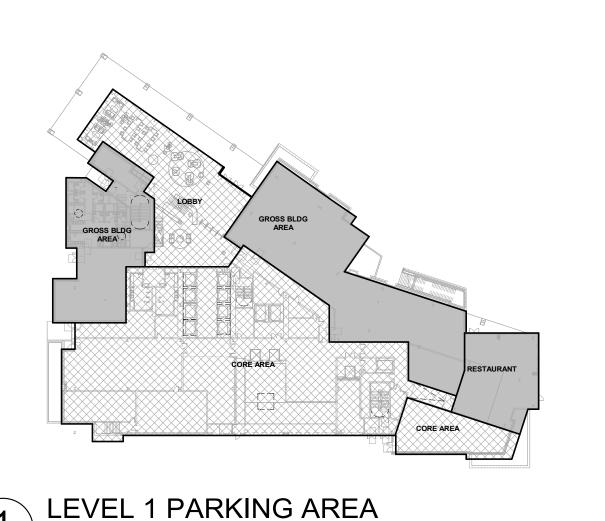


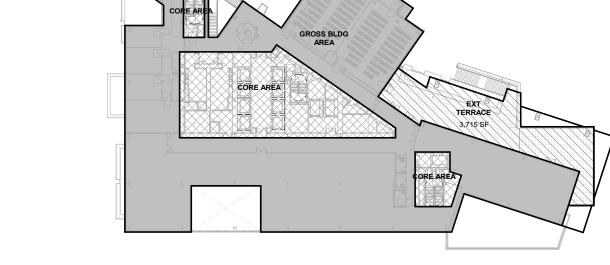


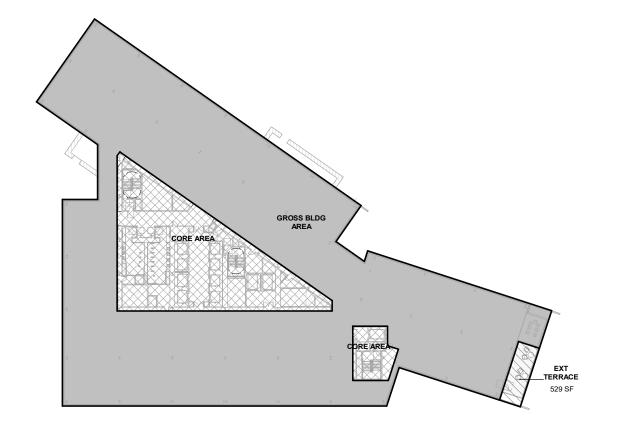
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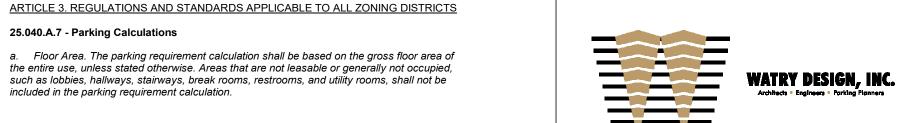
SHEET TITLE:

BUILDING CENTER -AREA PLANS











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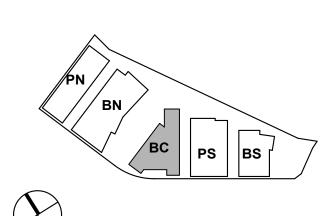
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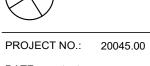
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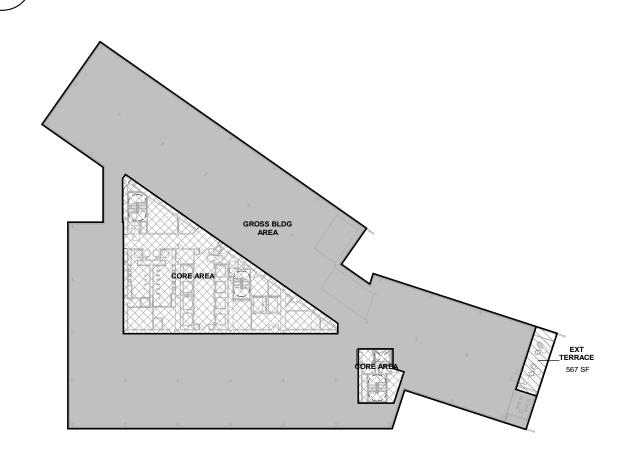
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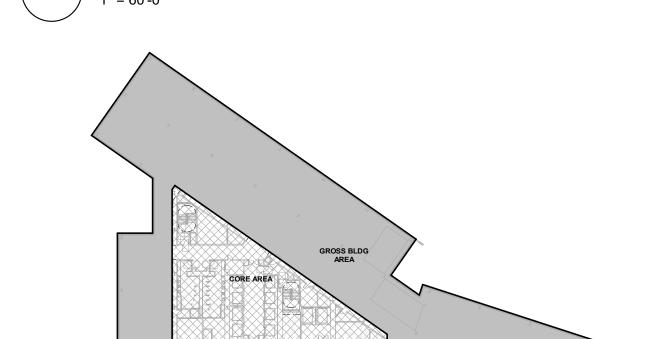
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BUILDING CENTER -PARKING REQ AREA **PLANS**

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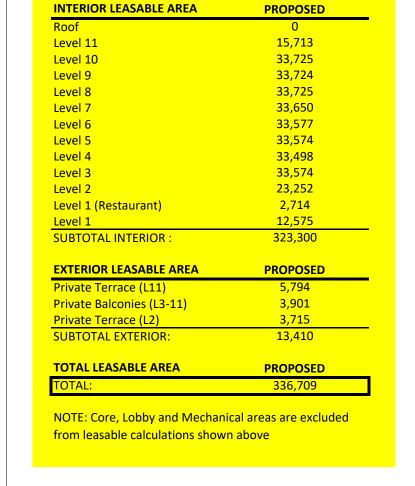






LEVEL 3 PARKING AREA

LEVEL 6 PARKING AREA



LEGEND

25.040.A.7 - Parking Calculations

included in the parking requirement calculation.

BLDG CENTER - LEASABLE AREA SUMMARY

*REFER TO SHEET ENT G-002 FOR ALL PARKING COUNTS AND RATIOS

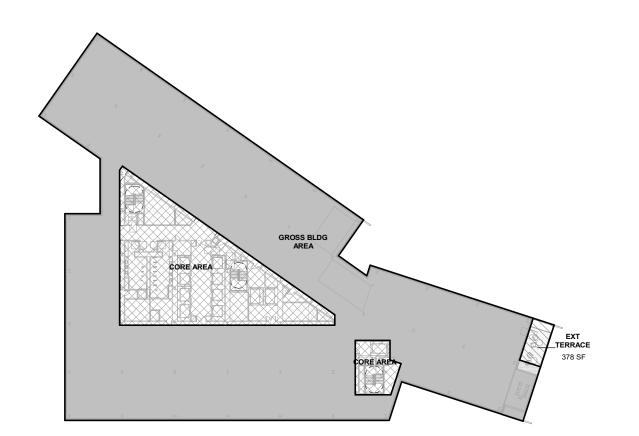
AREA CALCULATIONS FOR VEHICLE PARKING SPACE REQUIREMENTS

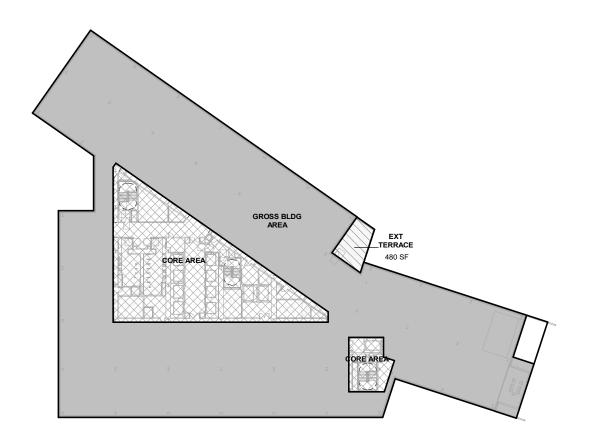
PARKING CALCULATIONS IS DEFINED AND CALCULATED PER BURLINGAME MUNICIPAL CODE TITLE 25.



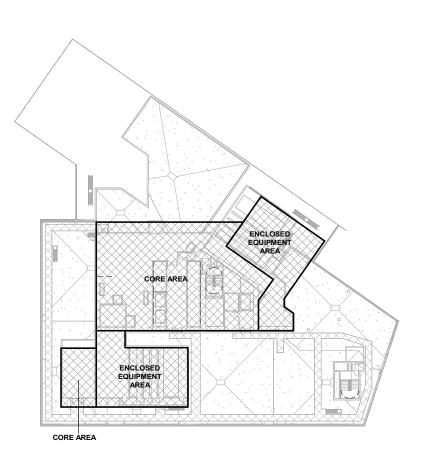


LEVEL 8 PARKING AREA





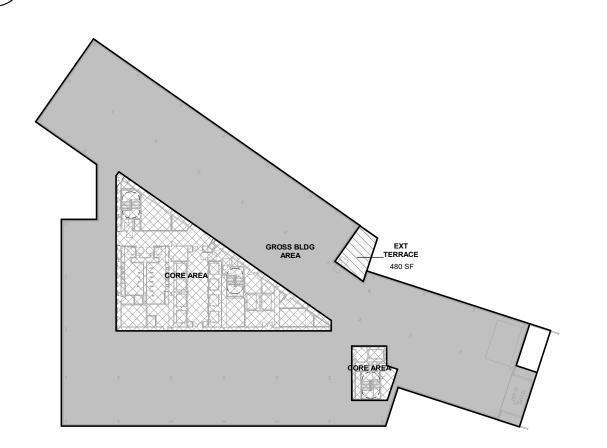




| (12) | LEVEL 12 PARKING AREA |
|------|-----------------------|
| | 1" = 60'-0" |



LEVEL 4 PARKING AREA



10 LEVEL 10 PARKING AREA LEVEL 11 PARKING AREA



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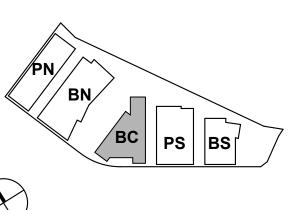




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Peninsula Crossing 1200-1340 Old Bayshore Hwy, Burlingame, CA 94010



PROJECT NO.: 20045.00 DATE: 08/19/2022 SCALE: 1/16" = 1'-0"

SHEET TITLE:

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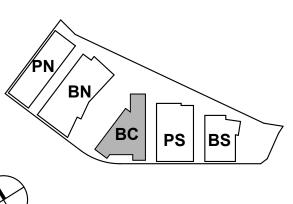




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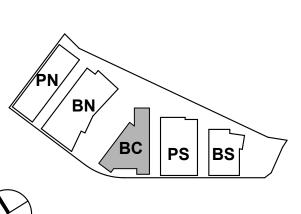






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PROJECT NO.: 20045.00

BUILDING CENTER -FLOOR PLAN - LEVEL 3





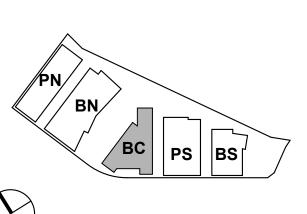






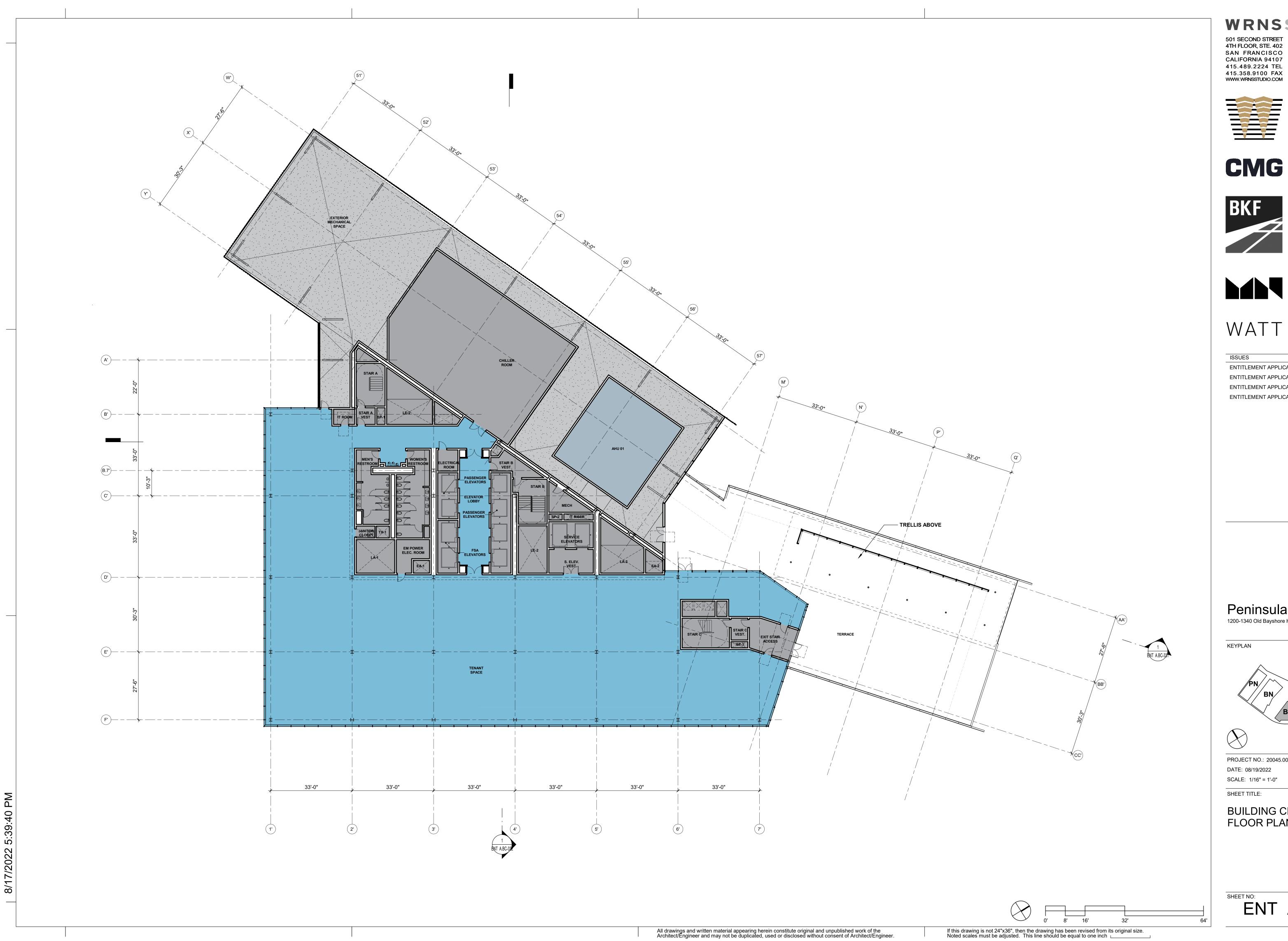
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BUILDING CENTER -FLOOR PLAN - TYPICAL LEVEL (4-10)



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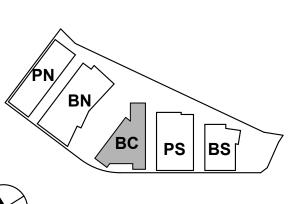






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BUILDING CENTER -FLOOR PLAN - LEVEL 11



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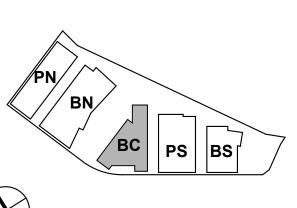


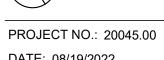




03/24/2022 ENTITLEMENT APPLICATION 08/19/2022 **ENTITLEMENT APPLICATION #2** 12/09/2022 ENTITLEMENT APPLICATION #3 ENTITLEMENT APPLICATION #4 09/18/2023

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



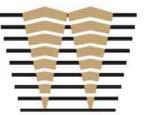


SCALE: 1/16" = 1'-0"

BUILDING CENTER -FLOOR PLAN - ROOF LEVEL

- 7.4
- 7.8
- 7.10
- 7.17 CORRUG MTL PANEL SCREEN GRAPHIC INTERLAYER GLAZING
- SSG CURTAINWALL FRITTED GLAZING

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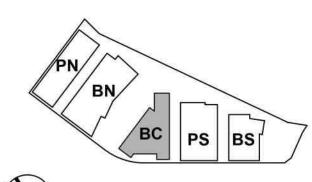


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Peninsula Crossing 1200-1340 Old Bayshore Hwy, Burlingame, CA 94010

KEYPLAN





PROJECT NO.: 20045.00 DATE: 08/19/2022

SCALE: As indicated SHEET TITLE:

BUILDING CENTER -EXTERIOR ELEVATIONS

- TEXTURED ARCHITECTURAL PRECAST PANELS
- WARM MTL FRAMED STOREFRONT WARM MTL COLUMN COVER
- WARM MTL FRAMED TRELLIS
- SSG CURTAINWALL CLEAR BIRDSAFE GLAZING
- **GLAZED SHADOW BOX**

CENTER BUILDING - BAY ELEVATION

ELEVATION KEYNOTES

TEXTURED ARCHITECTURAL PRECAST PANELS

WARM MTL PANEL

WARM MTL COLUMN COVER

7.13 WARM MTL LOUVERS CORRUG MTL PANEL SCREEN

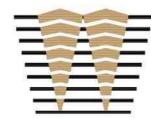
GRAPHIC INTERLAYER GLAZING

SSG CURTAINWALL - CLEAR BIRDSAFE GLAZING SSG CURTAINWALL - FRITTED GLAZING

GLAZED SHADOW BOX

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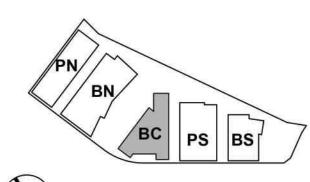


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Peninsula Crossing 1200-1340 Old Bayshore Hwy, Burlingame, CA 94010

KEYPLAN



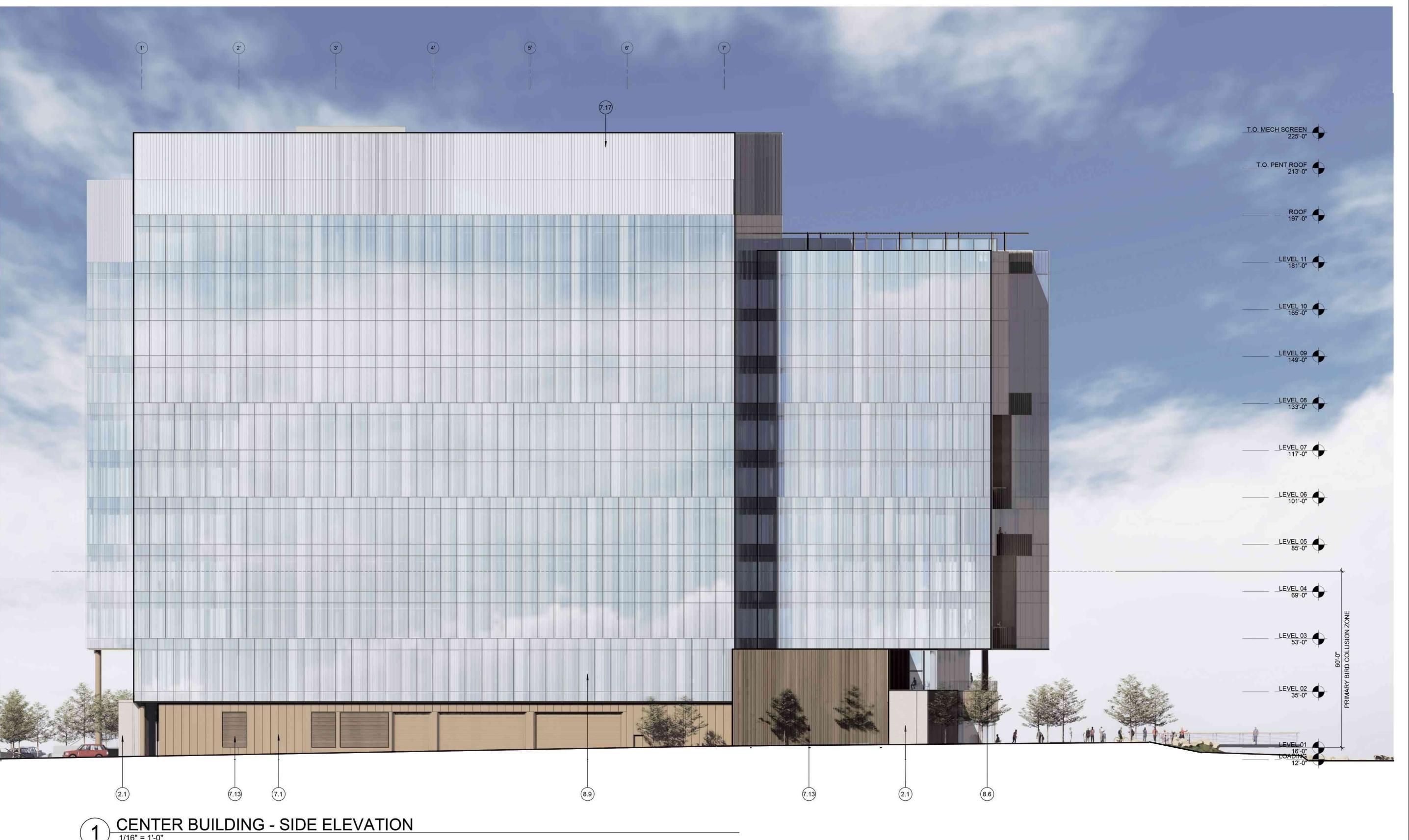


PROJECT NO.: 20045.00 DATE: 08/19/2022

SHEET TITLE:

SCALE: As indicated

BUILDING CENTER -EXTERIOR ELEVATIONS



ELEVATION KEYNOTES

TEXTURED ARCHITECTURAL PRECAST PANELS

7.1 WARM MTL PANEL

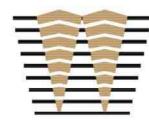
7.13 WARM MTL LOUVERS 7.17

CORRUG MTL PANEL SCREEN GRAPHIC INTERLAYER GLAZING

SSG CURTAINWALL - FRITTED GLAZING

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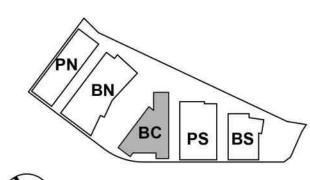


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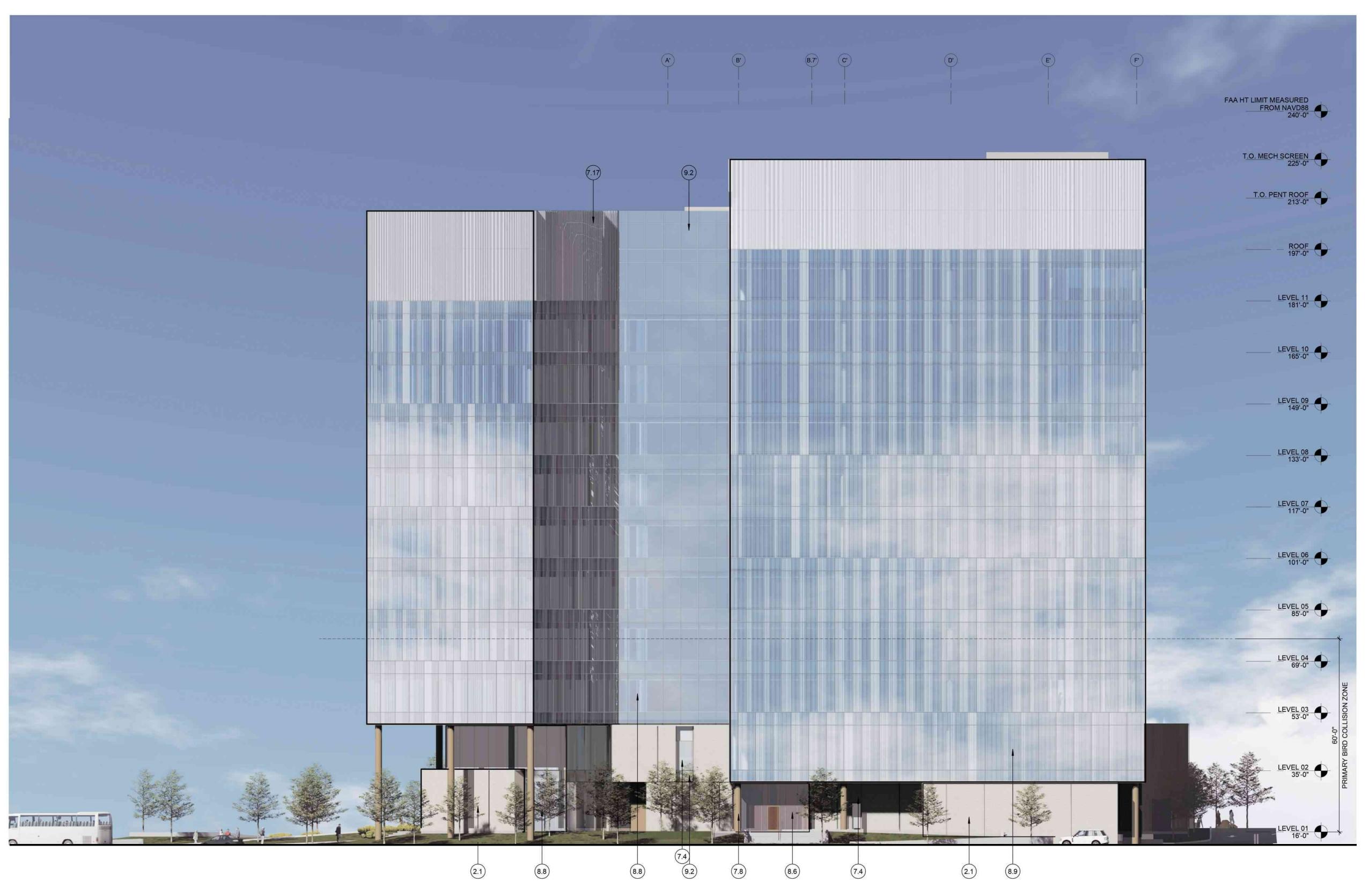




PROJECT NO.: 20045.00 DATE: 08/19/2022 SCALE: As indicated

SHEET TITLE:

BUILDING CENTER -EXTERIOR ELEVATIONS



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

TEXTURED ARCHITECTURAL PRECAST PANELS

WARM MTL FRAMED STOREFRONT

WARM MTL COLUMN COVER

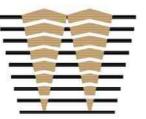
CORRUG MTL PANEL SCREEN

GRAPHIC INTERLAYER GLAZING SSG CURTAINWALL - CLEAR BIRDSAFE GLAZING SSG CURTAINWALL - FRITTED GLAZING

GLAZED SHADOW BOX

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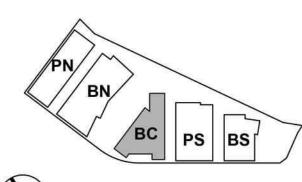


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Peninsula Crossing
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KEYPLAN



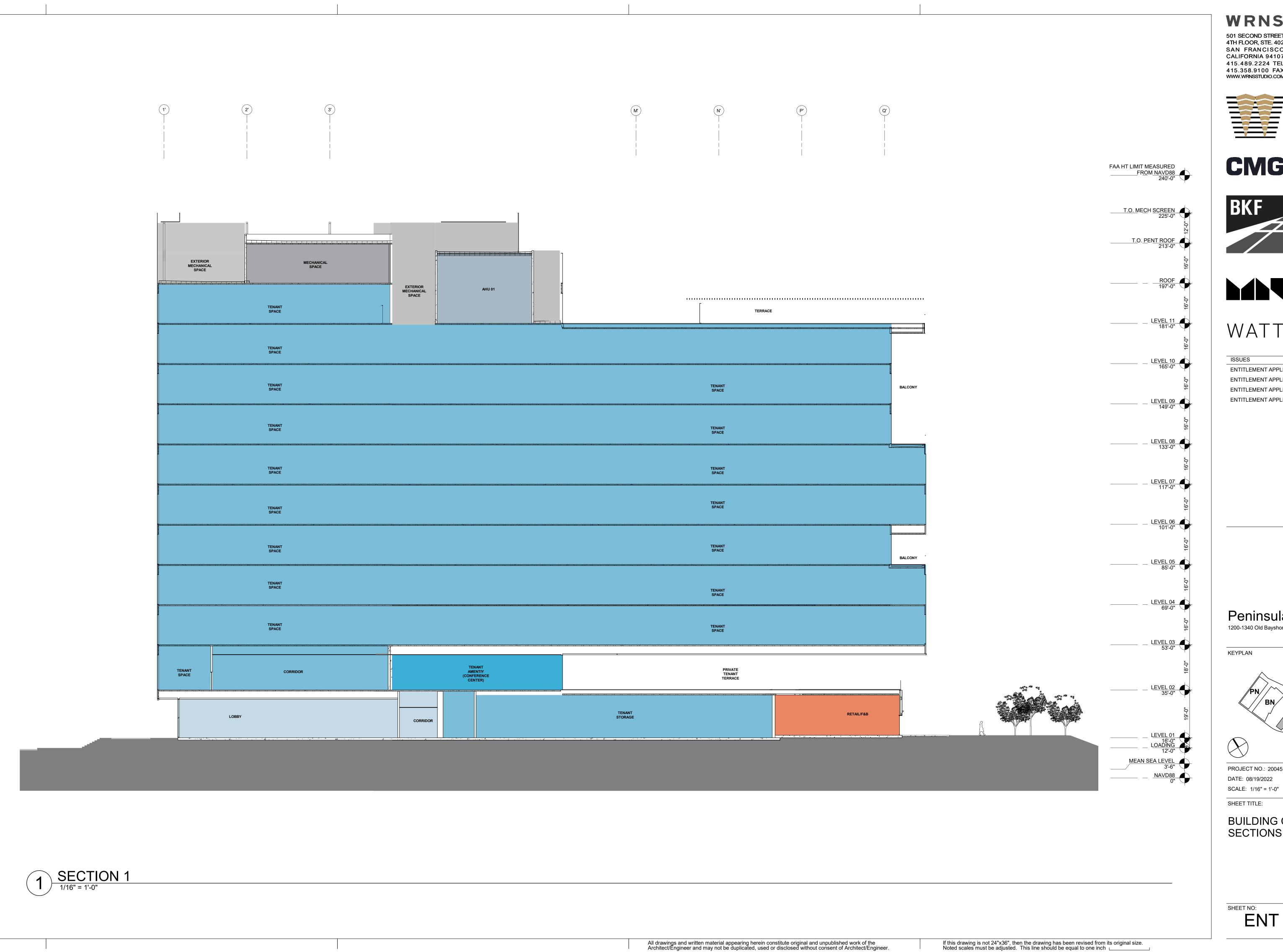


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SHEET TITLE:

BUILDING CENTER -EXTERIOR ELEVATIONS



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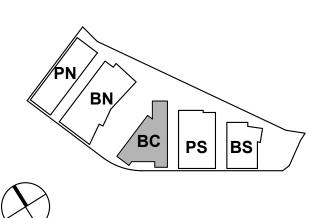




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KEYPLAN



PROJECT NO.: 20045.00 DATE: 08/19/2022

BUILDING CENTER -SECTIONS

ENT A.BC-331



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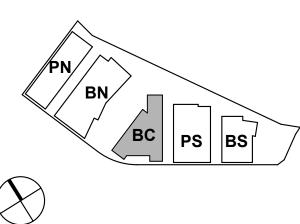




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KEYPLAN

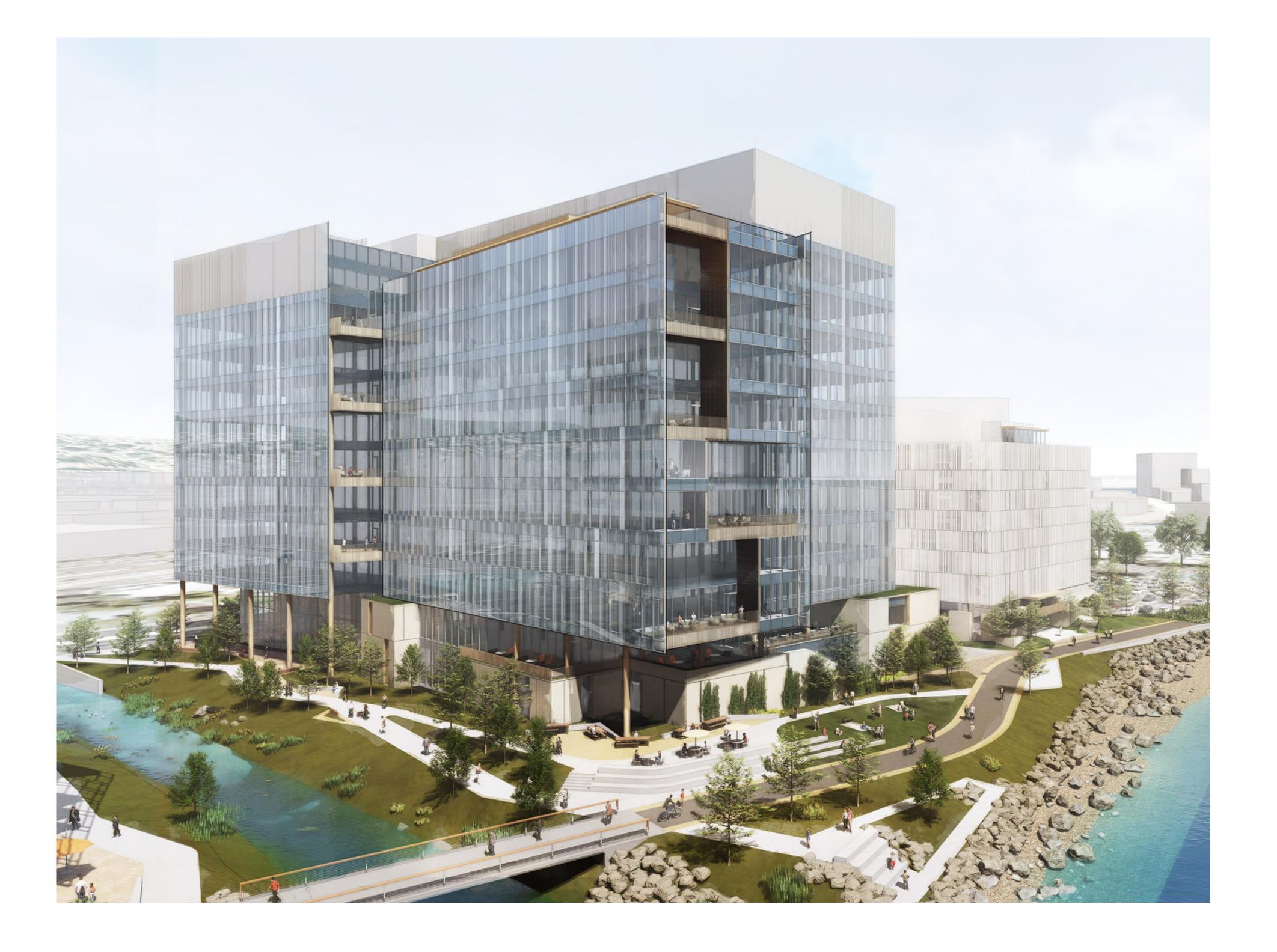


PROJECT NO.: 20045.00 DATE: 08/19/2022 SCALE: 1/16" = 1'-0"

SHEET TITLE:

BUILDING CENTER -SECTIONS

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BUILDING NORTH

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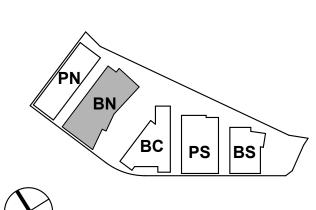


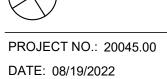


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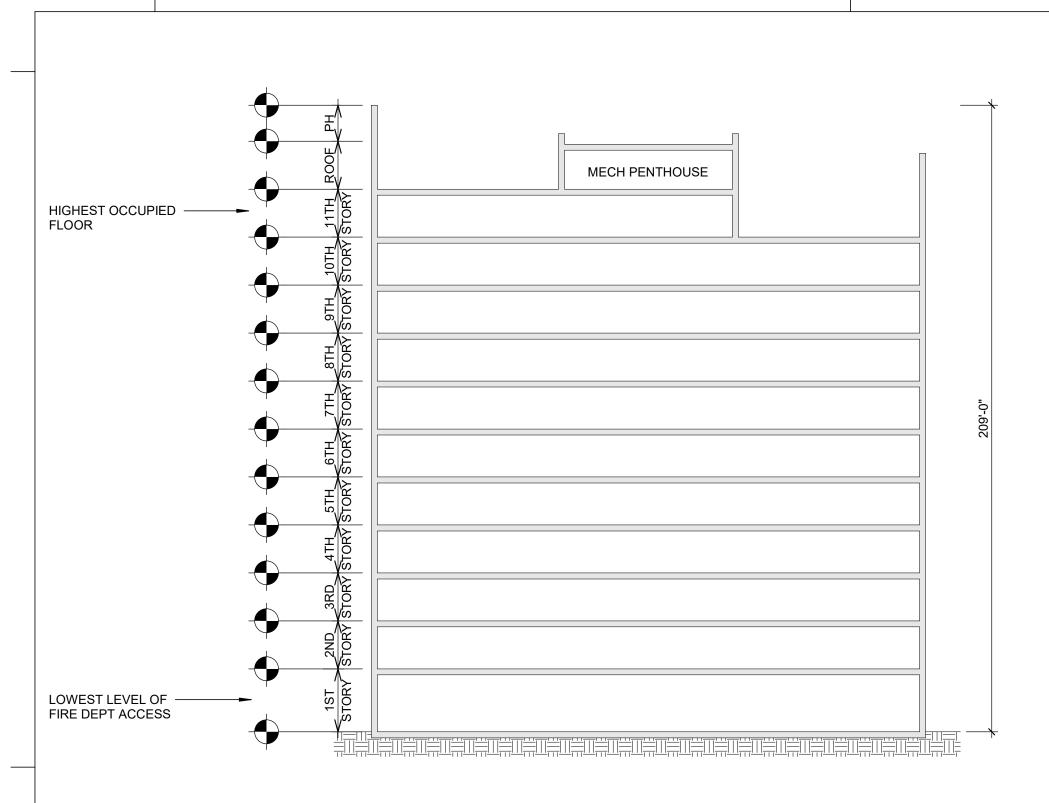




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COVER

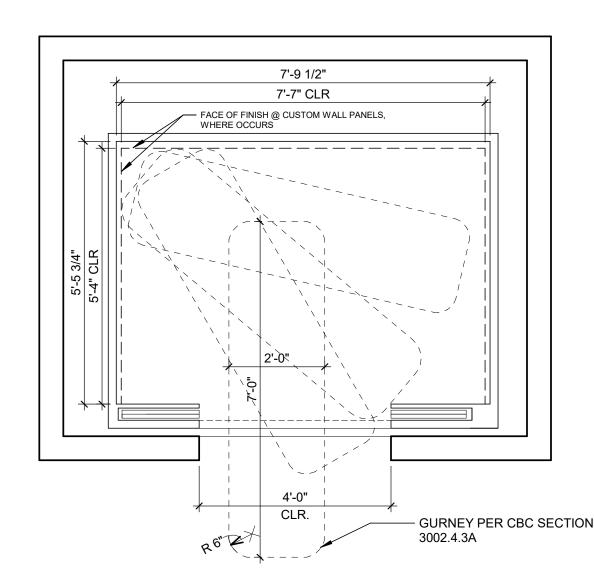
BUILDING NORTH -



"HIGH RISE BUILDING" DEFINITION (CHAP 2)
A BUILDING WITH AN OCCUPIED FLOOR LOCATED MORE THAN 75 FEET ABOVE LOWEST LEVEL OF FIRE DEPARTMENT VEHICLE ACCESS.

"BUILDING HEIGHT" DEFINITION (CHAP 2)
VERITCAL DISTANCE FROM GRADE PLANE TO
THE AVERAGE HEIGHT OF ROOF SURFACE

1 BUILDING HEIGHT DIAGRAM 1/32" = 1'-0"



4000 LB CAPACITY / STRETCHER ELEVATOR CAB

17/2022

CODE SUMMARY TYPE OF CONSTRUCTION | TYPE IA ACCESSIBLE ELEVATOR AS A MEANS OF EGRESS ACCESSIBLE MEANS OF RISK CATEGORY III TABLE 1604.5 **EGRESS EXCEPTION 1** SEISMIC IMPORTANCE FACTOR 1.25 NOT REQUIRED IN BUILDINGS EQUIPPED THROUGHOUT WITH AUTOMATIC SPRINKLER SYSTEMS INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1. PRIMARY STRUCTURAL FRAME CHAPTER 6 REQUIRED FIRE 3 HOUR RESISTIVE RATINGS TABLE 601 **EXCEPTION 2** 3 HOUR PRIMARY STRUCTURAL FRAME ALL STAIRWAYS QUALIFY AS AN ACCESSIBLE MEANS OF EGRESS PER CBC 1009.2 SUPPORTING ROOF LOADS ONLY ITEMS 2-4: 44" MINIMUM WIDTH. **BEARING WALLS - EXTERIOR** 3 HOUR AREA OF REFUGE **EXCEPTION 2** BEARING WALLS - INTERIOR 3 HOUR NOT REQUIRED FOR EXIT STAIRWAYS IN BUILDINGS EQUIPPED THROUGHOUT WITH AUTOMATIC SPRINKLER SYSTEMS INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1. BEARING WALLS - INTERIOR 3 HOUR SUPPORTING ROOF LOADS ONLY TWO-WAY COMMUNICATION NON-BEARING WALLS - EXTERIOR SEE "FIRE SEPARATION DISTANCE" BELOW TWO-WAY COMMUNICATION SYSTEM REQUIRED AT LANDING SERVING EACH ELEVATOR BANK, ON ALL ACCESSIBLE FLOORS ABOVE GRADE. NON-BEARING WALLS - INTERIOR NO RATING REQUIRED FLOOR CONSTRUCTION 2 HOUR (UL DESIGN #D-902) MEANS OF EGRESS EXIT WIDTH FOR STAIRWAYS ROOF CONSTRUCTION 1 1/2 HOUR (UL DESIGN #D-902) MINIMUM EGRESS WIDTH = 44" , BUT NOT LESS THAN 0.2 INCH PER OCCUPANT **EXCEPTION 1** 1011.2 (SPRINKLER SYSTEM & EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM PROVIDED) STAIRWAY ENCLOSURE (SEE "FLOOR OPENINGS & SHAFTS" BELOW) EXIT WIDTH FOR MEANS OF EGRESS COMPONENTS OTHER THAN STAIRWAYS 1005.3.2 **EXCEPTION 1** SHAFT ENCLOSURES MINIMUM EGRESS WIDTH = 0.15 INCH PER OCCUPANT (SEE "FLOOR OPENINGS & SHAFTS" BELOW) (SPRINKLER SYSTEM & EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM PROVIDED) SPACES WITH ONE EXIT OR EXIT ACCESS DOORWAY (PERMITTED FOR EITHER CONDITION): OCCUPANCY GROUP B: OFFICE CBC CH. 3 GROUP A: ASSEMBLY CLASSIFICATION CBC CH. 5 OCCUPANCIES ARE SEPARATED MAX OCC LOAD PATH OF TRAVE A-2 OCCUPANCY: 75'-0" THIS BUILDING IS DESIGNED FOR POTENTIAL FUTURE GROUP L OCCUPANCY AS PART OF TENANT FITOUT UNDER SEPARATE PERMIT B OCCUPANCY: 100'-0" S-1 OCCUPANCY: 100'-0" ALLOWABLE BUILDING ALLOWABLE HEIGHT TABLE 504.3 L OCCUPANCY: HEIGHT & AREA **TABLE 504.4** THREE EXITS OR MORE REQUIRED **UL STORIES** ALLOWABLE NO. OF STORIES B OCCUPANCY: L OCCUPANCY: 20 STORIES **TABLE 506.2** THREE EXITS REQUIRED FOR SPACES WITH OCCUPANT LOADS OF 501 TO 1.000. FOUR EXITS REQUIRED FOR SPACES WITH OCCUPANT LOADS GREATER THAN 1,000. ALLOWABLE AREA B OCCUPANCY: UL AREA TYPE IA L OCCUPANCY: UL AREA TYPE IA EXIT ACCESS TRAVEL DISTANCE **ACTUAL BUILDING ACTUAL HEIGHT** A-2 OCCUPANCY: HEIGHT & AREA B OCCUPANCY: 300'-0" ACTUAL NO. OF STORIES 11 STORIES + PENTHOUSE (PH) S-1 OCCUPANCY: 250'-0" (SEE BUILDING HEIGHT DIAGRAM THIS SHEET) REFER TO AREA PLANS MINIMUM CORRIDOR WIDTH FOR AREA SUMMARY 1005.3.2 A-2 OCCUPANCY: 44", BUT NOT LESS THAN 0.15 INCH PER OCCUPANT **EXCEPTION 1** 44", BUT NOT LESS THAN 0.15 INCH PER OCCUPANT S-1 OCCUPANCY: 44", BUT NOT LESS THAN 0.15 INCH PER OCCUPANT CORRIDOR DEAD ENDS HAZARDOUS MATERIALS B OCCUPANCY: 50'-0" 1020.4, STORY % OF MAX. # OF LAB SUITES EXCEPTION 2 PER LAB SUITE S-1 OCCUPANCY 50'-0" QUANTITY PER ABOVE GRADE PER FLOOR LABORATORY SUITE *FOR CORRIDORS SERVING BOTH A & B OCCUPANCIES, THE SHORTEST DEAD END DISTANCE GOVERNS. **EXIT PASSAGEWAYS** UL = UNLIMITED NP = NOT PERMITTED MINIMUM EGRESS WIDTH = 44", BUT NOT LESS THAN 0.2 INCH PER OCCUPANT 1024.2 **DISTANCE REQUIRED RATING** FIRE SEPARATION RATING 1024.3 EXIT PASSAGEWAYS SHALL BE CONSTRUCTED AS FIRE BARRIERS PER SECTION 707 OR REQUIREMENTS FOR TABLE 602 [GROUP A & B] [GROUP L] HORIZONTAL ASSEMBLIES PER SECTION 711. ENCLOSURE SHALL HAVE MINIMUM ONE-EXTERIOR WALLS BASED 0 FT < X < 5 FT = HOUR RATED CONSTRUCTION. ON FIRE SEPARATION 5 FT ≤ X < 10 FT = 1 HR 3 HR DISTANCE 2 HR 10 FT ≤ X < 30 FT = 1 HR 1024.4 EXIT PASSAGEWAYS ON THE LEVEL OF EXIT DISCHARGE SHALL TERMINATE AT AN EXIT 30 FT ≤ X = DISCHARGE. EXIT PASSAGEWAYS ON OTHER LEVELS SHALL TERMINATE AT AN EXIT EXCEPT AS PERMITTED IN SECTION 402.8.7, OPENINGS IN EXIT PASSAGEWAY OTHER THAN 1024.5 MAXIMUM AREA OF MAXIMUM AREA OF EXTERIOR WALL OPENINGS (AS PERCENTAGE OF WALL AREA) TABLE 705.8 UNPROTECTED EXTERIOR OPENINGS SHALL BE LIMITED TO THOSE NECESSARY FOR EXIT **EXTERIOR WALL** ACCESS TO THE EXIT PASSAGEWAY FOR NORMALLY OCCUPIED SPACES. **OPENINGS BASED ON FIRE** SEPARATION DISTANCE 0' - 3 ' 3'-5' 5'-10' 10'-15' 15'-20' 20'-25' 25'-30' >30' **AUTOMATIC SPRINKLER** AUTOMATIC SPRINKLER SYSTEM SHALL COMPLY WITH SECTION 903. 903 UNPROTECTED, SYSTEM SPRINKLERED (UP,S) STANDPIPE SYSTEMS SHALL COMPLY WITH SECTION 905. PROTECTED (P) FIRE ALARM SYSTEM FIRE ALARM SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 907.2. 907.2 (NP=NOT PERMITTED, NL=NO LIMIT) FLOOR OPENINGS & 2 HOUR CHP. 7 SHAFTS 713.4 PENTHOUSE AREA AREA OF PENTHOUSE SHALL NOT EXCEED ONE-THIRD OF THE AREA OF THE SUPPORTING 1510.1.1 (X<4 STORIES = 1 HR, HOWEVER "SHAFT ENCLOSURES SHALL NOT HAVE A FIRE-RESISTANCE LIMITATION ROOF DECK. (SEE DIAGRAM BELOW FOR COMPLIANCE) RATING NOT LESS THAN THE FLOOR ASSEMBLY PENETRATED. BUT NEED NOT EXCEED 2 PENTHOUSES SHALL NOT BE USED FOR PURPOSES OTHER THAN THE SHELTER OF 1510.2.2 HOURS.") (SEE PENTHOUSE AREA MECHANICAL EQUIPMENT, TANKS, VERTICAL SHAFT OPENINGS IN THE ROOF ASSEMBLY. DIAGRAM THIS SHEET) OCCUPANT LOAD OCCUPANCY **FUNCTION OF SPACE** OCCUPANT LOAD TABLE 1004.1.2 **CLASSIFICATION** (SF PER OCCUPANT) **BUSINESS GROUP B BUSINESS AREAS** 100 GROSS PLUMBING FIXTURES COMBINED OCCUPANT LOAD STORAGE/MECH/ELEC ROOMS 300 GROSS OCCUPANTS OCCUPANCY OCCUPANT LOAD FACTOR AREA (SF) FITLE 24, PT 5 WOMEN MEN 15 NET ASSEMBLY, UNCONCENTRATED SECTION 422.1 (LESS THAN 750 SF/50 OCC) LEVEL 1 B-ACC - 2,800 (A-3) 30 47 TABLE 4.2 FOR PLUMBING B - 15,611 150 52 CALCS ONLY, **EXERCISE ROOMS** 50 GROSS A-2 - 3,880 (F+B) OCCUPANT LOAD LEVEL 2 DOES NOT INCLUDE A-3 - 7,002 (CONF) 117 SEE SHEET 30 G.BC-200 & 201 ASSEMBLY GROUP A-2 EXTERIOR A-3 - 3,132 (FITNESS) 50 52 52 ASSEMBLY, UNCONCENTRATED FOR OCC. AREAS BALCONIES OR (DINING FACILITY) B-ACC - 2,700 (A-3) 30 ROOFTOP TERRACES. B - 10.961 150 45 45 INTERIOR OPENING AND TABLE 716.1(2) IT IS ASSUMED THE DOOR VISION DOOR SIDELITE/ TYPE OF ASSEMBLY B-ACC - 5,775 (A-3) 30 WINDOW FIRE DOOR RATING TRANSOM WINDOW PANEL SIZE SAME OCCUPANTS LEVEL 3-10 PROTECTION RATINGS WOULD BE INSIDE OR B - 48,188 150 146 146 1 HR FIRE PARTITION 45 MIN. OUTSIDE. B-ACC - 3,627 (A-3) 30 61 1 HR FIRE BARRIER 60 MIN. 100 IN² NP LEVEL 11 B - 30,514 150 1 HR SMOKE BARRIER 20 MIN. MAX TESTED 45 MIN. 45 MIN. 2HR PARTITION/SHAFT 90 MIN. 100 IN² **REQUIRED PLUMBING FIXTURE COUNTS** NP= NOT PERMITTED NOTE: WOMEN DF PER CPC TITLE 24 PT TITLE 24, PT 5 LAV U LAV WC MEANS OF EGRESS SIZING LEVEL 1: 523 OCCUPANTS * 0.15 = 104.6" REQ'D. / 344" PROVIDED 5 SECTION 422.1 LEVEL 1 (DOORS & OTHER EGRESS 1576 OCCUPANTS * 0.15 = 236.4" REQ'D. / 264" PROVIDED TABLE 1004.1.2 TOTAL REQ LEVEL 2: **TABLE 4.2 FOOTNOTE** LEVEL 3-10: 903 OCCUPANTS * 0.15 = 135.5" REQ'D. / 144" PROVIDED PROVIDED COMPONENTS) 1005.3.2, WITH ** THESE CALCS LEVEL 11: 786 OCCUPANTS * 0.15 = 117.9" REQ'D. / 144" PROVIDED **SPRINKLER** LEVEL 2 EXCLUDE A-2 (F&B) 41 OCCUPANTS * 0.15 = 6.2" REQ'D. / 64" PROVIDED SYSTEM A-3 (ONF) CORRIDORS, STAIRWAYS, RAMPS, A-3 (FITNESS TOILET ROOMS, MEANS OF EGRESS SIZING LEVEL 1: 523 OCCUPANTS * 0.2 = N/A MECHANICAL ROOMS, **TOTAL REQ** 1576 OCCUPANTS * 0.2 = 315.2" REQ'D. / 360" PROVIDED TABLE 1004.1.2 (STAIRWAYS) LEVEL 2: CLOSETS, AND FIXED **PROVIDED** 1005.3.1, WITH LEVEL 3-10: 903 OCCUPANTS * 0.2 = 180.6" REQ'D. / 240" PROVIDED **EQUIPMENT** LEVEL 3-10 786 OCCUPANTS * 0.2 = 157.2" REQ'D. / 240" PROVIDED TOTAL REQ LEVEL 11: SPRINKLER 41 OCCUPANTS * 0.2 = 8.2" REQ'D. / 120" PROVIDED PROVIDED 12 SYSTEM LEVEL 11 **TOTAL REQ** NUMBER OF EXITS # OF EXITS 1006.3.3 # OF EXITS **PROVIDED LEVEL PROVIDED** LEVEL 1 OCCUPANTS ON 2ND FLOOR IN EXCESS OF PROVIDED TOILETS TO HAVE LEVEL 2: ACCESS TO TOILETS ON FLOOR BELOW, PER CPC2022 422.4.1 LEVEL 3-10: LEVEL 11: ROOF

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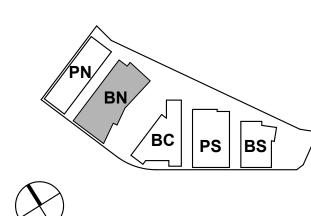
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Peninsula Crossing

1200-1340 Old Bayshore Hwy, Burlingame, CA 94010

KEYPLAN



PROJECT NO.: 20045.00

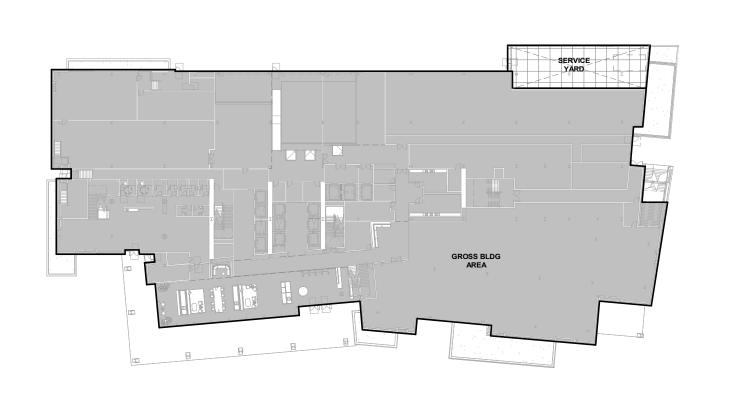
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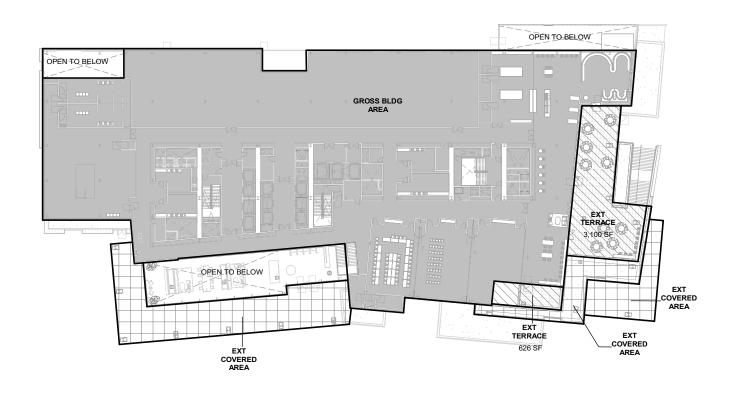
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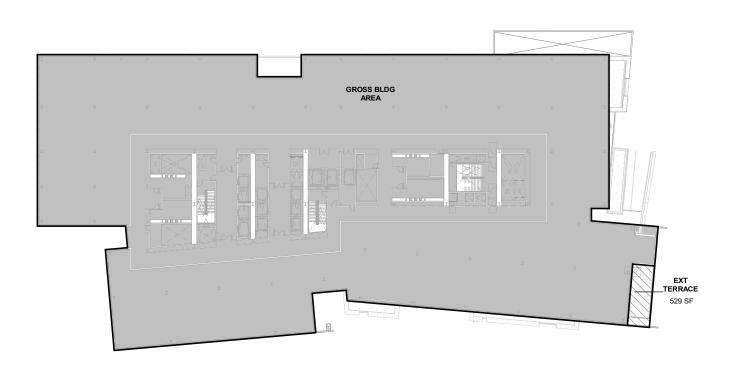
SHEET TITLE:

BUILDING NORTH - CODE & AREA SUMMARY

SHEET NO:







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

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.

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

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

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

LEGEND

GROSS BUILDING AREA

space in attic areas.

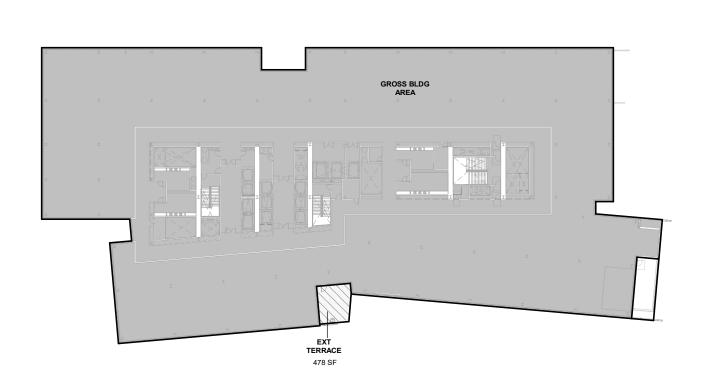
25.108.070 - "F" Definitions. Floor area, gross. The total area enclosed within a building, including closets, stairways, and utility and mechanical rooms, measured from the outside face of the walls.

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

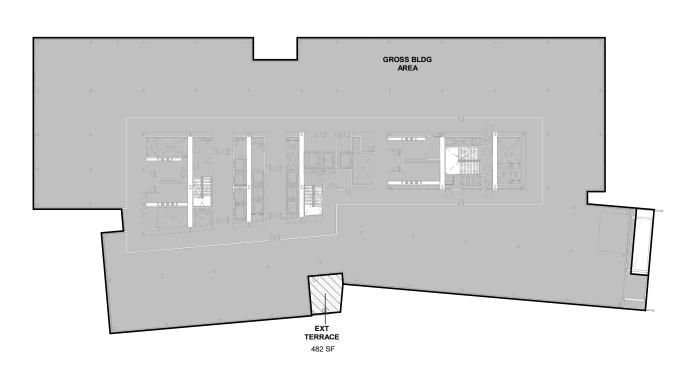








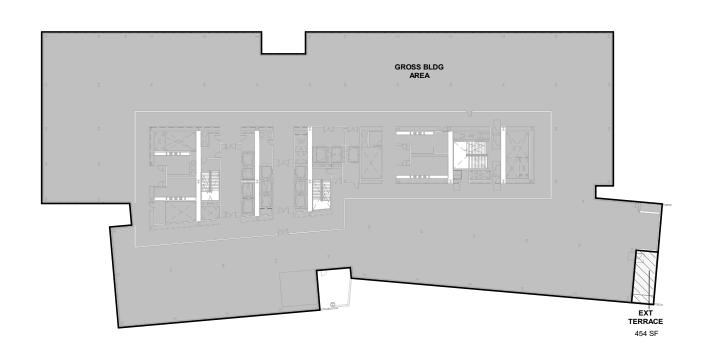


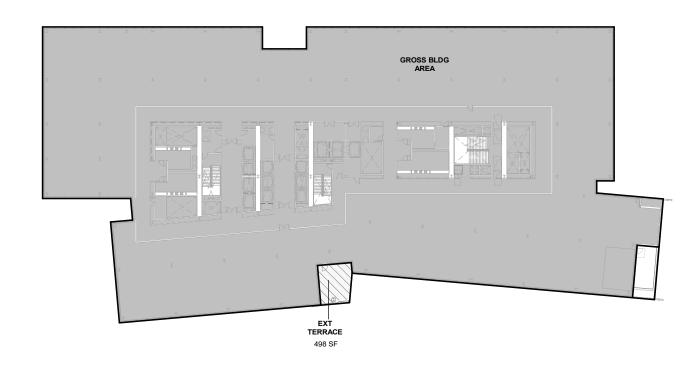


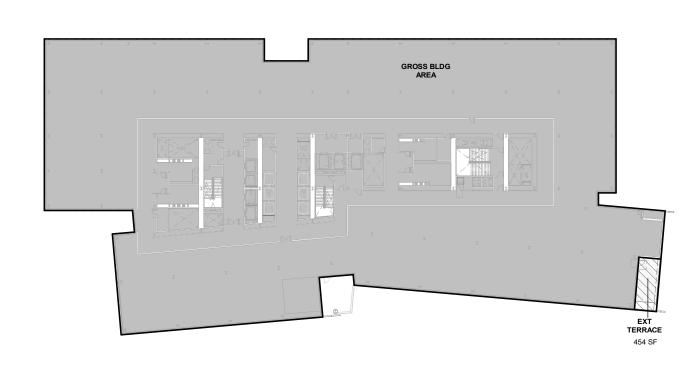


GROSS AREA - LEVEL 5





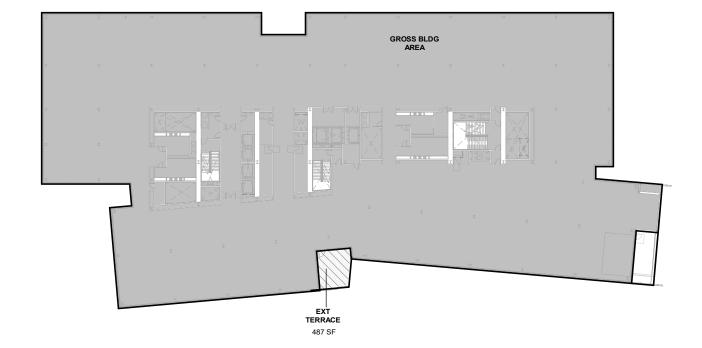


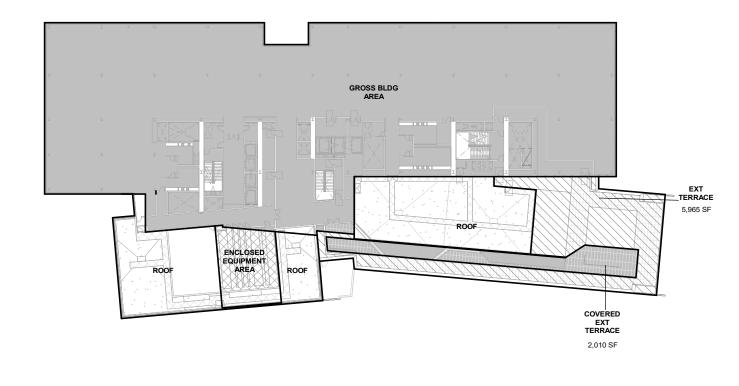


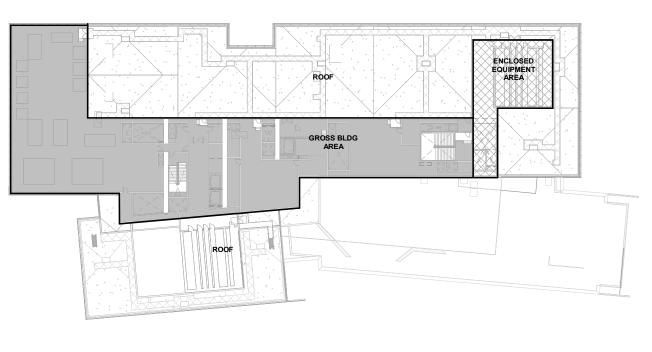














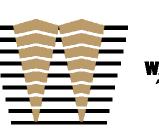
GROSS AREA - LEVEL 11 1" = 60'-0"

GROSS AREA - LEVEL 12 (12)

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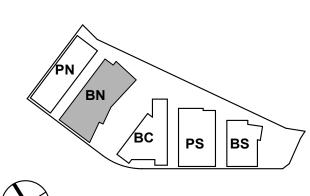
ISSUES 03/24/2022 ENTITLEMENT APPLICATION ENTITLEMENT APPLICATION #2 08/19/2022 12/09/2022 **ENTITLEMENT APPLICATION #3 ENTITLEMENT APPLICATION #4** 09/18/2023

DW Burlingame Venture, LLC

Peninsula Crossing

1200-1340 Old Bayshore Hwy, Burlingame, CA 94010

KEYPLAN

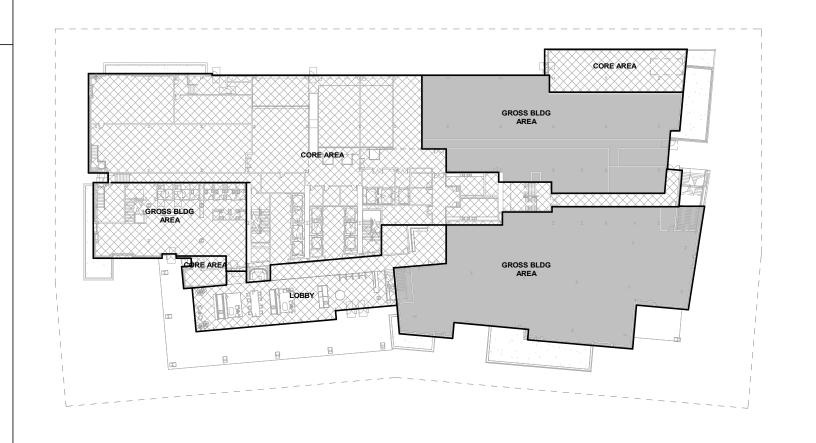




PROJECT NO.: 20045.00 DATE: 10/21/2022 SCALE: 1" = 60'-0"

SHEET TITLE:

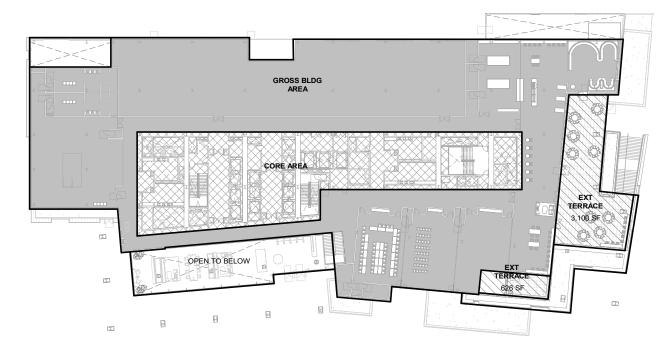
BUILDING NORTH - AREA **PLANS**

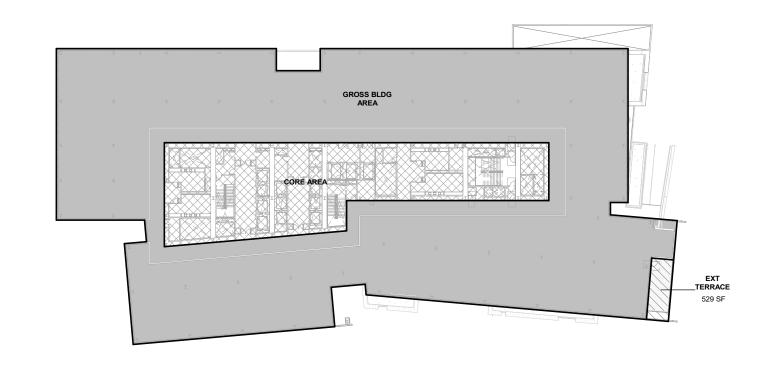


LEVEL 1 PARKING AREA

LEVEL 4 PARKING AREA

LEVEL 7 PARKING AREA





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.



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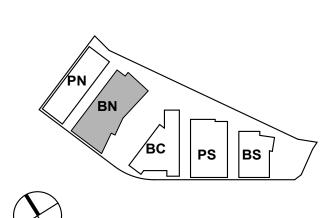
| SSUES | DATE |
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| NTITLEMENT APPLICATION | 03/24/2022 |
| NTITLEMENT APPLICATION #2 | 08/19/2022 |
| NTITLEMENT APPLICATION #3 | 12/09/2022 |
| NTITLEMENT APPLICATION #4 | 09/18/2023 |

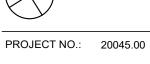
DW Burlingame Venture, LLC

Peninsula Crossing

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KEYPLAN





DATE: 10/21/2022 SCALE: 1" = 60'-0"

SHEET TITLE:

BUILDING NORTH -PARKING REQ AREA **PLANS**

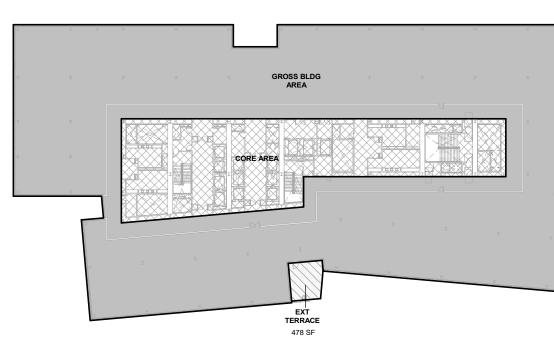
ENT A.BN-021



LEVEL 5 PARKING AREA

LEVEL 8 PARKING AREA

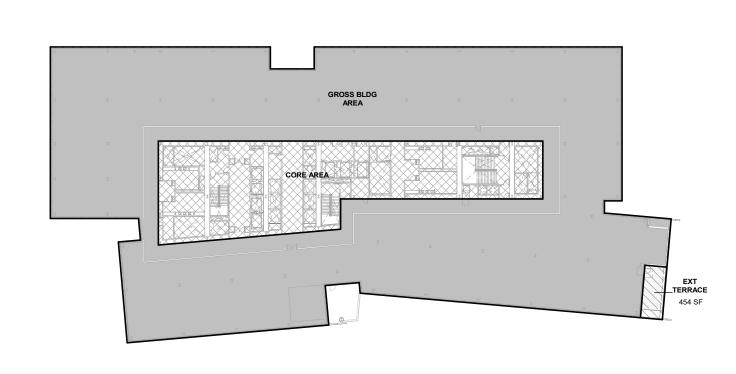




| GROSS BLDG AREA | 1 1 | н н н д |
|--------------------|-----|---------------------------------------|
| COREAREA | | Z Z Z Z Z Z Z Z Z Z Z Z Z Z Z Z Z Z Z |
| | | CORE AREA |
| | 2 | |

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

EXT _TERRACE 529 SF



| (| a | LEVEL 9 PARKING AREA |
|---|---|----------------------|
| (| | 1" = 60'-0" |

| ENCLOSED EQUIPMENT AREA | |
|-------------------------|--|
| CORE AREA | |
| | |

| CORE AREA | | |
|-----------|---|--|
| | | |
| , , , | = | |

| EL 11 PARKING AREA | LEVEL 12 PARKING AREA |
|--------------------|-----------------------|
| D" | 1" = 60'-0" |

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

1" = 60'-0"

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12/8/2022 5:14:26 PM

LEVE

INTERIOR LEASABLE AREA PROPOSED 25,346 Level 11 Level 10 46,550 46,554 Level 9 46,554 Level 8 46,554 Level 7 46,478 Level 6 46,478 Level 5 46,478 Level 4 46,478 Level 3 Level 2 33,596 Level 1 (Restaurant) 0 27,150 **SUBTOTAL INTERIOR:** EXTERIOR LEASABLE AREA Private Terrace (L11) 7,974 3,902 Private Balconies (L3-11)

BLDG NORTH - LEASABLE AREA SUMMARY

473,820 NOTE: Core, Lobby and Mechanical areas are excluded from leasable calculations shown above

Private Terrace (L2) SUBTOTAL EXTERIOR:

TOTAL LEASABLE AREA

3,726

15,602

PROPOSED

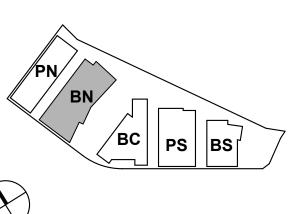




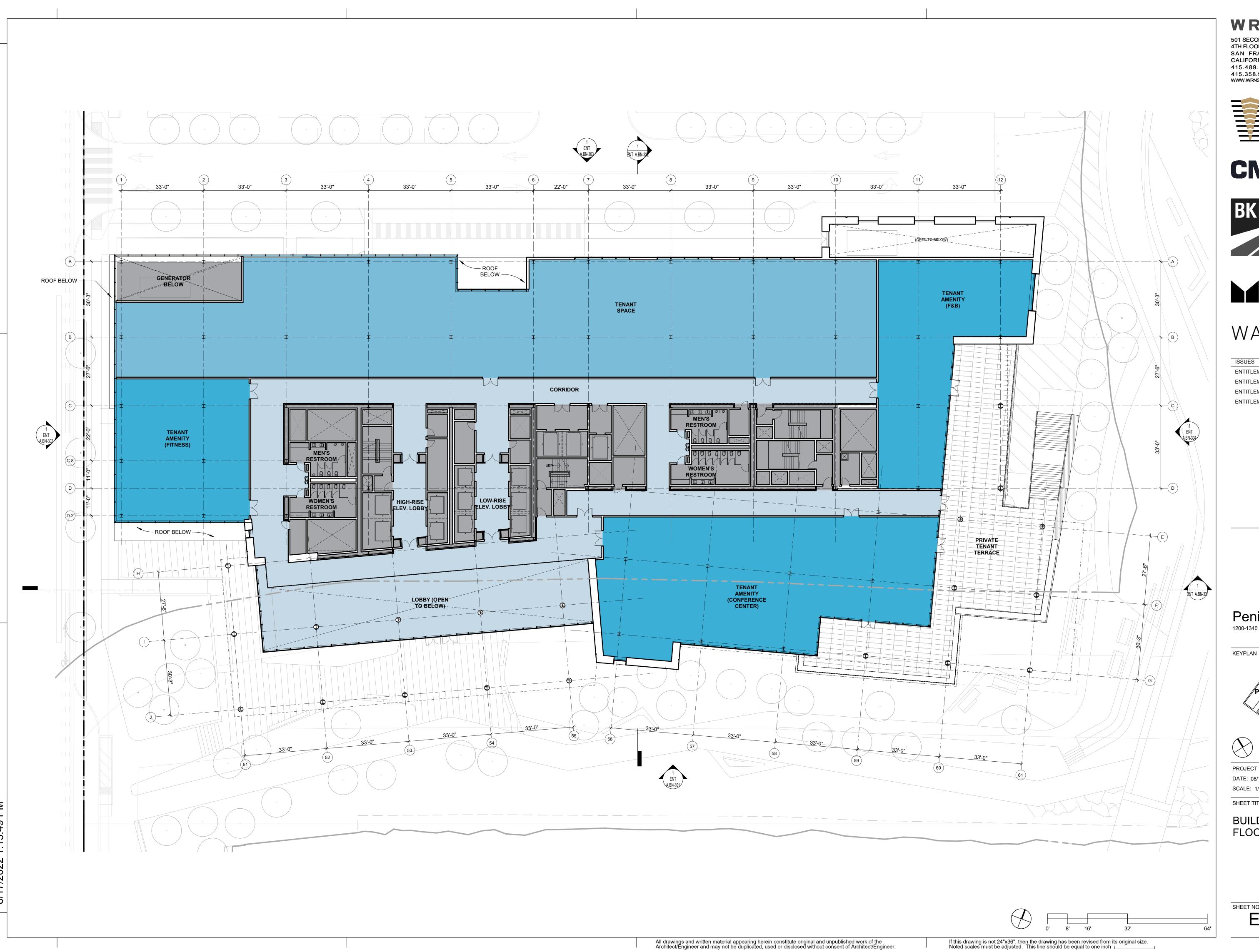


03/24/2022 08/19/2022 12/09/2022 09/18/2023

Peninsula Crossing
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BUILDING NORTH -



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ISSUES ENTITLEMENT APPLICATION **ENTITLEMENT APPLICATION #2**

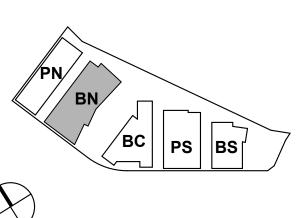
ENTITLEMENT APPLICATION #3 ENTITLEMENT APPLICATION #4 03/24/2022

08/19/2022

12/09/2022

09/18/2023

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



PROJECT NO.: 20045.00 DATE: 08/19/2022 SCALE: 1/16" = 1'-0"

SHEET TITLE:

BUILDING NORTH -FLOOR PLAN - LEVEL 2



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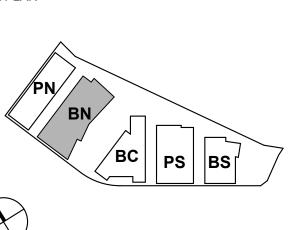






ENTITLEMENT APPLICATION 03/24/2022 08/19/2022 ENTITLEMENT APPLICATION #2 12/09/2022 **ENTITLEMENT APPLICATION #3 ENTITLEMENT APPLICATION #4** 09/18/2023

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



PROJECT NO.: 20045.00 DATE: 08/19/2022 SCALE: 1/16" = 1'-0"

BUILDING NORTH -FLOOR PLAN - TYPICAL LEVEL 3 & 4



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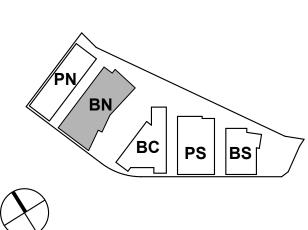
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ENTITLEMENT APPLICATION ENTITLEMENT APPLICATION #2 **ENTITLEMENT APPLICATION #3**

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

03/24/2022 08/19/2022

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



PROJECT NO.: 20045.00 DATE: 08/19/2022 SCALE: 1/16" = 1'-0"

BUILDING NORTH -FLOOR PLAN - LEVEL 5

ENT A.BN-105

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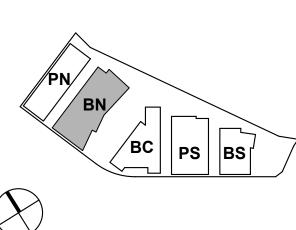




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Peninsula Crossing 1200-1340 Old Bayshore Hwy, Burlingame, CA 94010



PROJECT NO.: 20045.00 DATE: 08/19/2022

SHEET TITLE: BUILDING NORTH -

ENT A.BN-106

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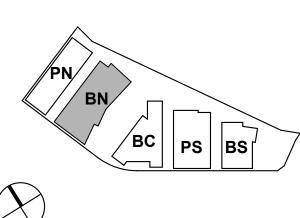




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ENTITLEMENT APPLICATION 03/24/2022 ENTITLEMENT APPLICATION #2 08/19/2022 12/09/2022 **ENTITLEMENT APPLICATION #3 ENTITLEMENT APPLICATION #4** 09/18/2023

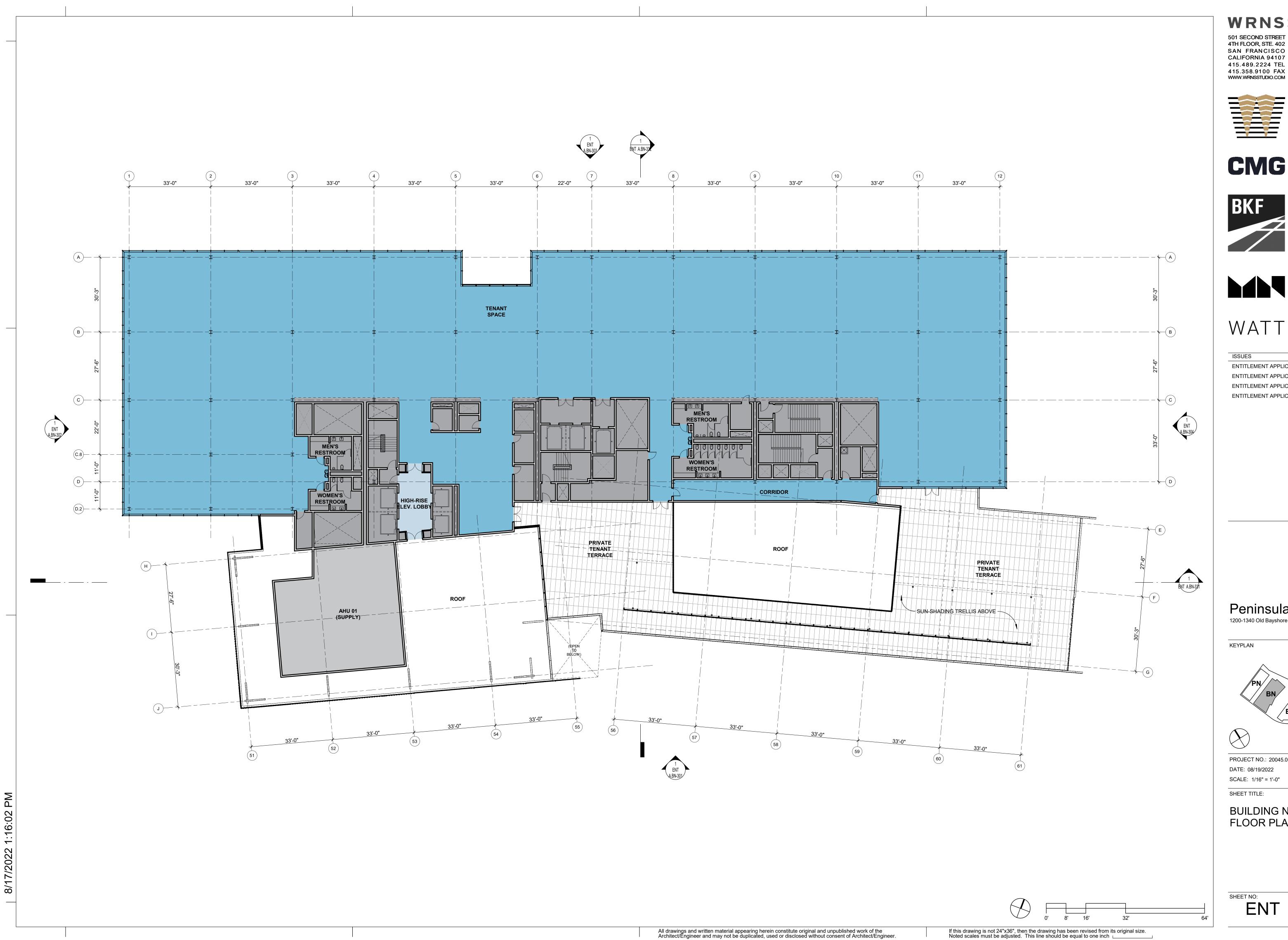
Peninsula Crossing 1200-1340 Old Bayshore Hwy, Burlingame, CA 94010



PROJECT NO.: 20045.00 DATE: 08/19/2022 SCALE: 1/16" = 1'-0"

SHEET TITLE:

BUILDING NORTH -FLOOR PLAN - TYPICAL LEVEL 7-10



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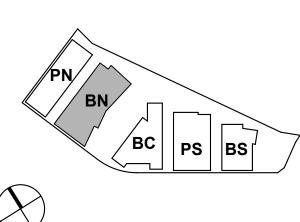






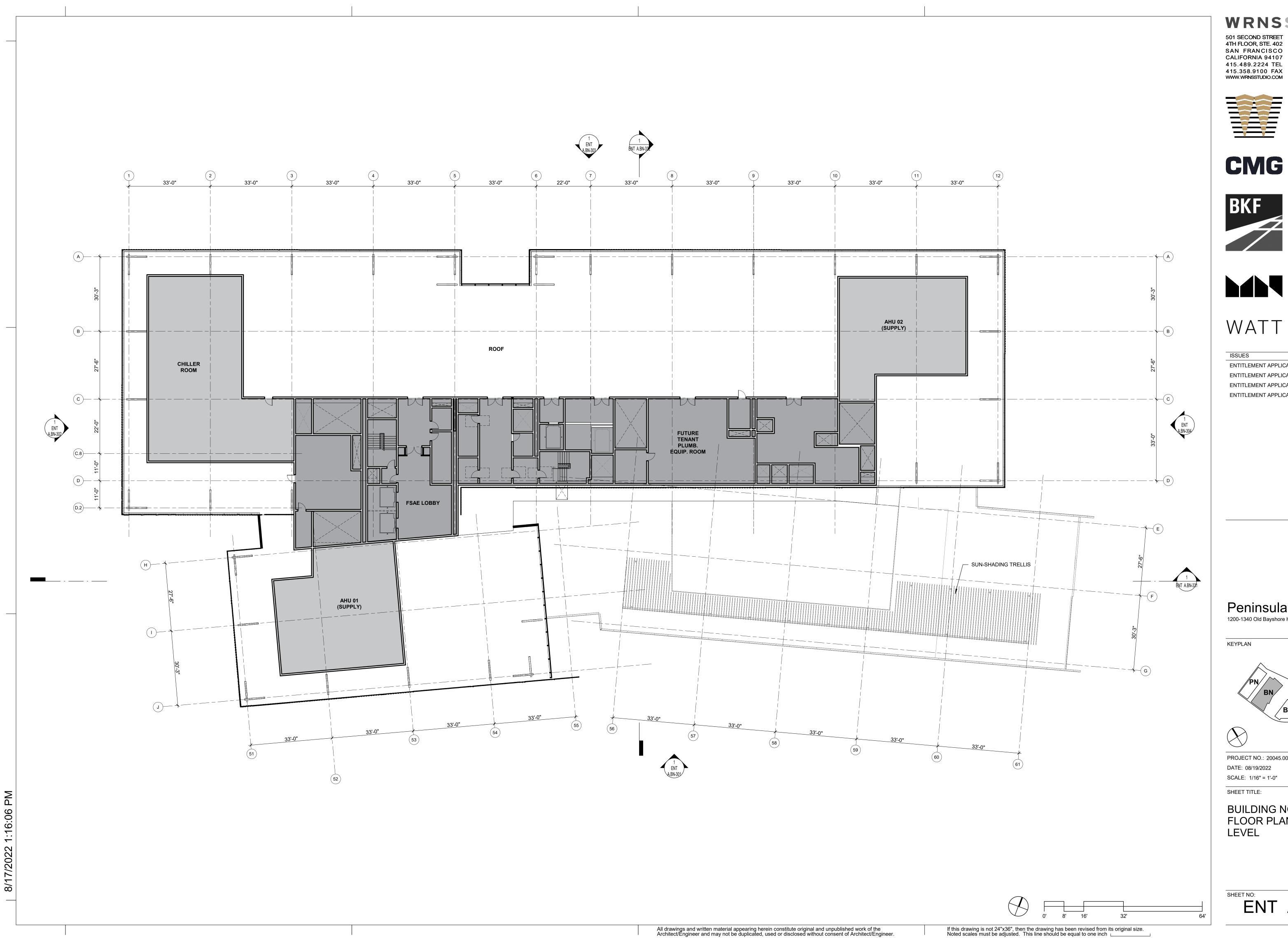
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Peninsula Crossing 1200-1340 Old Bayshore Hwy, Burlingame, CA 94010



PROJECT NO.: 20045.00 DATE: 08/19/2022

BUILDING NORTH -FLOOR PLAN - LEVEL 11



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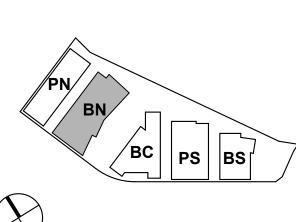




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Peninsula Crossing 1200-1340 Old Bayshore Hwy, Burlingame, CA 94010



PROJECT NO.: 20045.00 DATE: 08/19/2022

BUILDING NORTH -FLOOR PLAN - ROOF LEVEL

ELEVATION KEYNOTES

- TEXTURED ARCHITECTURAL PRECAST PANELS
- WARM MTL PANEL
- WARM MTL FRAMED STOREFRONT
- WARM MTL COLUMN COVER 7.10 WARM MTL FRAMED TRELLIS
- CORRUG MTL PANEL SCREEN
- SSG CURTAINWALL CLEAR BIRDSAFE GLAZING SSG CURTAINWALL - FRITTED GLAZING
- **GLAZED SHADOW BOX**

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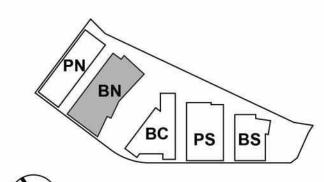


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| ISSUES | DAT |
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| ENTITLEMENT APPLICATION | 03/24/202 |
| ENTITLEMENT APPLICATION #2 | 08/19/202 |
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Peninsula Crossing 1200-1340 Old Bayshore Hwy, Burlingame, CA 94010

KEYPLAN





PROJECT NO.: 20045.00 DATE: 08/19/2022 SCALE: As indicated

SHEET TITLE:

BUILDING NORTH -EXTERIOR ELEVATIONS

NORTH BUILDING - BAYSHORE HWY ELEVATION

GROUND FLOOR FACADE AREA CALCULATIONS

BAYSHORE HWY ELEVATION

GROUND FLOOR FACADE AREA: GROUND FLOOR GLAZED AREA: GROUND FLOOR % GLAZED AREA:

ELEVATION KEYNOTES

TEXTURED ARCHITECTURAL PRECAST PANELS

WARM MTL COLUMN COVER

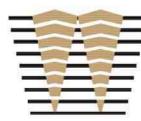
7.13 WARM MTL LOUVERS

CORRUG MTL PANEL SCREEN SSG CURTAINWALL - CLEAR BIRDSAFE GLAZING

SSG CURTAINWALL - FRITTED GLAZING

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Architects * Engineers * Parking Planners





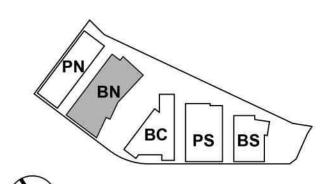


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| 12/09/2022 |
| 09/18/2023 |
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Peninsula Crossing 1200-1340 Old Bayshore Hwy, Burlingame, CA 94010

KEYPLAN





PROJECT NO.: 20045.00 DATE: 08/19/2022 SCALE: As indicated

SHEET TITLE:

BUILDING NORTH -EXTERIOR ELEVATIONS



1 NORTH BUILDING - SIDE ELEVATION

ELEVATION KEYNOTES

1 TEXTURED ARCHITECTURAL PRECAST PANELS

WARM MTL PANEL

7.4 WARM MTL FRAMED STOREFRONT7.13 WARM MTL LOUVERS

WARM MTL LOUVERS SSG CURTAINWALL - FRITTED GLAZING WRNSSTUDIO

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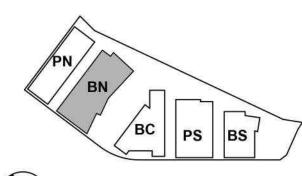
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| ISSUES | DATE |
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| | |

Peninsula Crossing

1200-1340 Old Bayshore Hwy, Burlingame, CA 94010

KEYPLAN





PROJECT NO.: 20045.00

DATE: 08/19/2022

SCALE: As indicated

SHEET TITLE:

BUILDING NORTH -EXTERIOR ELEVATIONS

SHEET NO:

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

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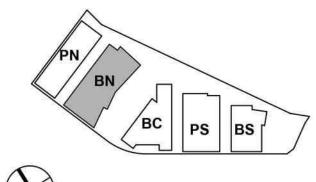
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Peninsula Crossing

1200-1340 Old Bayshore Hwy, Burlingame, CA 94010

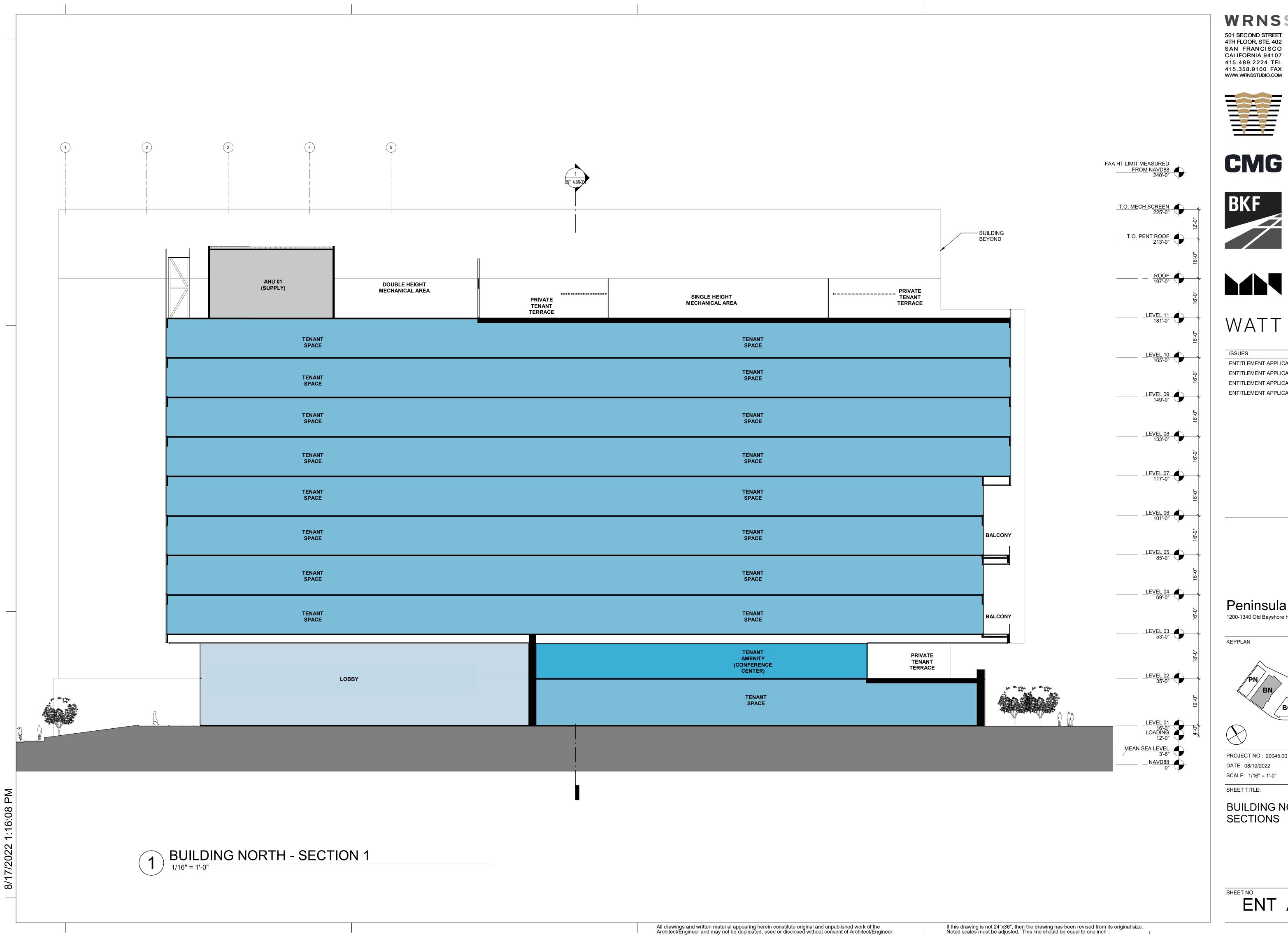
KEYPLAN



PROJECT NO.: 20045.00 DATE: 08/19/2022 SCALE: As indicated

SHEET TITLE:

BUILDING NORTH -EXTERIOR ELEVATIONS



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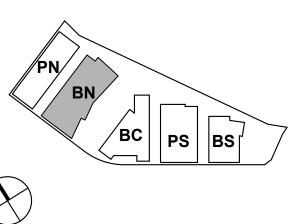




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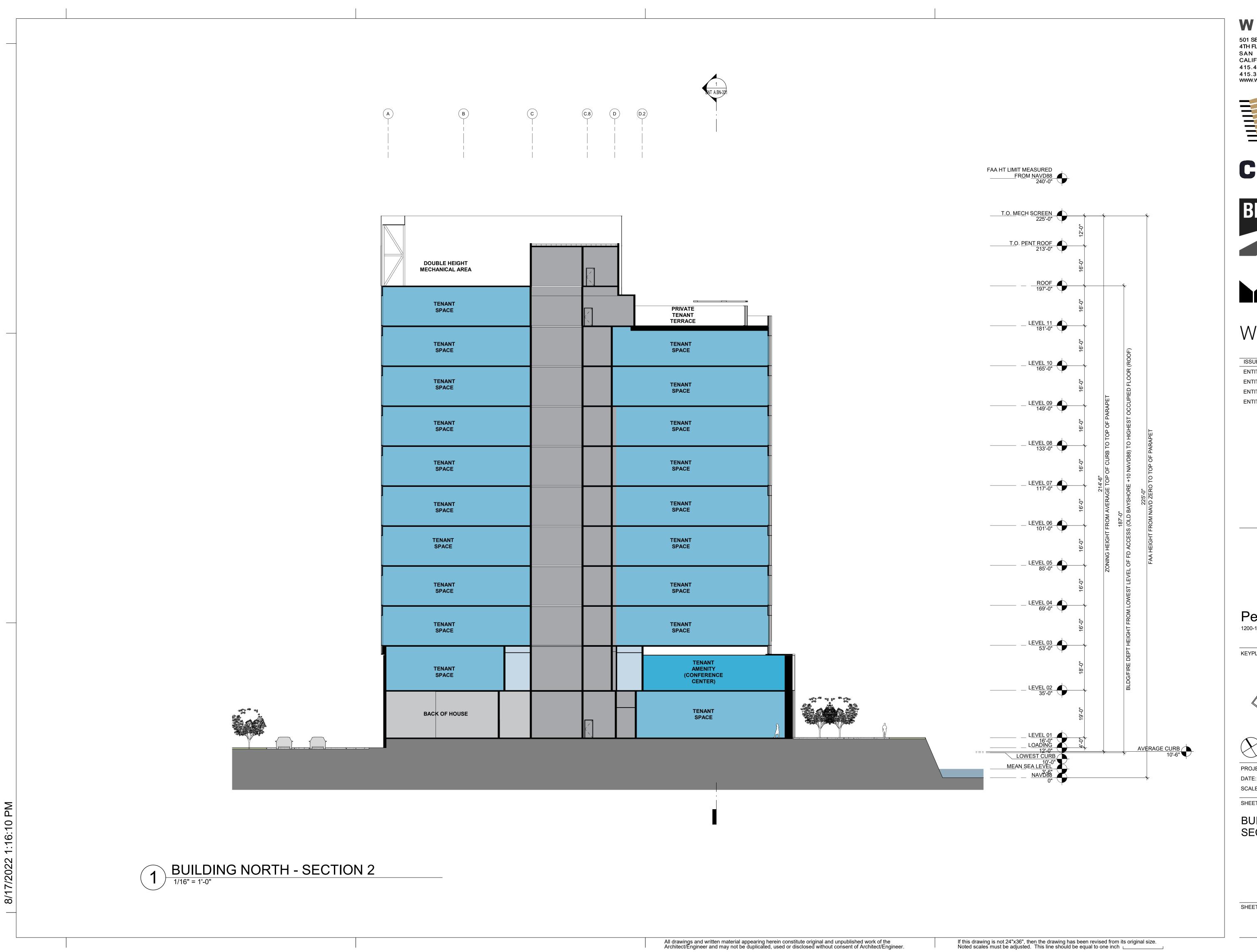
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Peninsula Crossing 1200-1340 Old Bayshore Hwy, Burlingame, CA 94010



PROJECT NO.: 20045.00 DATE: 08/19/2022

BUILDING NORTH -



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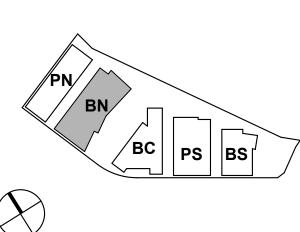




| SSUES | DATE |
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| | |

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 -SECTIONS



PARKING SOUTH

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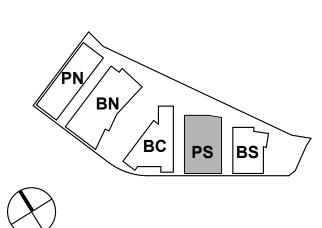




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| ENTITLEMENT APPLICATION #4 | 09/18/20 |
| | |

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



PROJECT NO.: 20045.00 DATE: 08/19/2022 SCALE:

SHEET TITLE:

SOUTH PARKING -COVER

ABBREVIATIONS

| <u>ABBRE</u> | <u>EVIATIONS</u> | | | | |
|------------------|---|-------------------|---|--------------------------------|--|
| 0 | AND | (5) | EVICTING | MATI | MATERIAL |
| & @ | AND AT | (E) EXIST. | EXISTING EXISTING | MATL. MAX. | MATERIAL MAXIMUM |
| @ A.B. | ANCHOR BOLT | E.A. | EACH | M.B. | MACHINE BOLT |
| ACI | AMERICAN CONCRETE INSTITUTE | E.F. E.F.S. | EACH FACE EXTERIOR FINISH SYSTEM | M.C. M.D. | MEDICINE CABINET MID DEPTH |
| ACOUS. | ACOUSTICAL | E.I.F.S. | EXTERIOR FINISH STSTEM EXTERIOR INSULATION | MECH. | MECHANICAL |
| A.D. | AREA DRAIN | | FINISH SYSTEM | MEMB. | MEMBRANE |
| ADD. ADJ. | ADDITION ADJUSTABLE | E.J. EL. | EXPANSION JOINT ELEVATION | MFR. MH. | MANUFACTURER MANHOLE |
| A.E.D. | AUTOMATED EXTERNAL | ELEC. | ELECTRICAL | MIN. | MINIMUM |
| | DEFIBRILLATOR | ELEV. | ELEVATOR | MIR. | MIRROR |
| A.F.F. AGGR. | ABOVE FINISH FLOOR AGGREGATE | EMER. E.N. | EMERGENCY EDGE NAILING | MISC. MIXT. | MISCELLANEOUS MIXTURE |
| AISC | AMERICAN INSTITUTE | ENCL. | ENCLOSURE | MOB | MEDICAL OFFICE BUILDING |
| Al | OF STEEL CONSTRUCTION | ENGR. | ENGINEER FAMEL | M.S. | MIDDLE STRIP |
| AL. ALT. | ALUMINUM ALTERNATE | E.P. EQ. | ELECTRICAL PANEL EQUAL | MTD. MTL. | MOUNTED METAL |
| ANNLD. | ANNEALED | EQUIP. | EQUIPMENT | MUL. | MULLION |
| APPROX. ARCH. | APPROXIMATELY ARCHITECTURAL | E.S. | EACH SIDE | (N) | NEW |
| ASPH. | ASPHALT | EVCS | ELECTRIC VEHICLE CHARGING STATION | N.I.C. | NOT IN CONTRACT |
| ASSN. | ASSOCIATION | EVSE | ELECTRIC VEHICLE SUPPLY | NOM NO . or # | NOMINAL NUMBER |
| ASTM | AMERICAN STANDARDS FOR TESTING AND MATERIALS | E-W | EQUIPMENT EAST WEST | NO. 01 # N-S | NORTH-SOUTH |
| AWS | AMERICAN WELDING SOCIETY | E.W. | EACH WAY | N.T.S. | NOT TO SCALE |
| BET. | BETWEEN | EXP. | EXPANSION | O.A. | OVERALL |
| BIT. | BITUMINOUS | EXPO. EXT. | EXPOSED EXTERIOR | OBS | OBSCURE |
| BLDG. | BUILDING | LXI. | LATERIOR | o/c O.D. | ON CENTER OUTSIDE DIAMETER |
| BLK. BLKG. | BLOCK BLOCKING | F.A. | FIRE ALARM | O.F. | OUTSIDE FACE |
| BM. | BEAM | F.D. F.D.C. | FLOOR DRAIN FIRE DEPARTMENT CONNECTION | OFF. | OFFICE |
| ВОТ. | BOTTOM | FDN. | FOUNDATION | O.H. OPNG. | OPPOSITE HAND OPENING |
| BR. BR.DN. | BRACE BRACE DOWN | F.E. | FIRE EXTINGUISHER | OPP. | OPPOSITE |
| | | F.E.C. F.F. | FIRE EXTINGUISHER CABINET FINISH FLOOR | ORIG. | ORIGINAL |
| CAB CBC | CABINET CALIFORNIA BUILDING CODE | F.G. | FINISH GRADE | OSHPD | OFFICE OF STATEWIDE HEAL PLANNING AND DEVELOPMEN |
| C.B. | CATCH BASIN | F.H.C. | FIRE HOSE CABINET | PC | PIERCAP |
| CEM. | CEMENT | FIN. FLASH. | FINISH FLASHING | PERM. | PERMANENT |
| CER. C.G. | CERAMIC CORNER GUARD | FLR. | FLOOR | PERP. PL. | PERPENDICULAR PLATE |
| C.G.S. | CENTER GRAVITY STEEL | FLOUR. | FLUORESCENT | P.LAM. | PLATE PLASTIC LAMINATE |
| C.I. C.I.P. | CAST IRON CAST IN PLACE | F.O. F.O.C. | FACE OF FACE OF CONCRETE | PLAS. | PLASTER |
| C.I.P. C.J. | CONSTRUCTION JOINT | F.O.F. | FACE OF FINISH | PLYWD PR. | PLYWOOD PAIR |
| CLG. | CEILING | F.O.M. | FACE OF MASONRY | PRCST. | PRECAST |
| CLKG. CLO. | CAULKING CLOSET | F.OPNG. F.O.S. | FINISH OPENING FACE OF STUD | PROJ. | PROJECT |
| CLR. | CLEAR | F.O.W. | FACE OF WALL | P.S.F. P.S.I. | POUNDS PER SQUARE FOOT POUNDS PER SQUARE INCH |
| CMU | CONCRETE MASONRY UNIT | FPRF. | FIRE PROOFING | PT. | POINT |
| CNTR. CO. | COUNTER COMPANY | F.R. F.S. | FIRE RISER FAR SIDE | P.T. | POST TENSION(ED) |
| COEF. | COEFFICIENT | FT. | FOOT OR FEET | P.T.I. P.T.D. | POST TENSION INSTITUTE PAPER TOWEL DISPENSER |
| C.O. | CHANGE ORDER | FURR. | FURRING | P.T.D/R | PAPER TOWEL DISP. WITH |
| COL. COM. | COLUMN COMMON | FUT. | FUTURE | DTI | RECEPTACLE |
| CONC. | CONCRETE | GA. | GAUVANIZED | PTL PTN. | PRESSURE TREATED LUMBER PARTITION |
| CONN. | CONNECTION | GALV. GB. | GALVANIZED GRADE BEAM | P.T.R. | PAPER TOWEL RECEPTACLE |
| CONST. CONT. | CONSTRUCTION CONTINUOUS | G.BAR. | GRAB BAR | Q.T. | QUARRY TILE |
| CONTR. | CONTRACTOR | GL. GLB. | GLASS / GLAZING GLUE LAMINATED BEAM | R. or RAD. | RADIUS |
| C.OPNG. | CASED OPENING | GLB. GND. | GROUND | R. OI RAD. R.D. | ROOF DRAIN |
| CORP. CORR. | CORPORATION CORRIDOR | GR. | GRADE | REF. | REFERENCE |
| CTR. | CENTER | G.S.M. GYP.BD. | GALVANIZED SHEET METAL GYPSUM BOARD | REFR. REINF. | REFRIGERATOR REINFORCED |
| CTSK. CU.FT. | COUNTERSUNK CUBIC FOOT | | | REQ'D. | REQUIRED |
| CU.FT. | CUBIC FOOT | H.B. H.C. | HOSE BIBB HOLLOW CORE | RESIL. | RESILIENT |
| CU.YD. | CUBIC YARD | HDR. | HEADER | RGTR. R.J. | REGISTER ROOF JOIST |
| D.B.A. | DEFORMED BAR ANCHOR | HDRK | HARD ROCK | RM. | ROOM |
| DLB. | DOUBLE | HDWD. HDWE. | HARDWOOD HARDWARE | R.O. | ROUGH OPENING |
| DEPT. DET. | DEPARTMENT DETAIL | HEX. | HEXAGONAL | R.R. RWD. | ROOF RAFTER REDWOOD |
| D.F. | DRINKING FOUNTAIN | HGR. H.M. | HANGER HOLLOW METAL | R.W.L. | RAIN WATER LEADER |
| DIA. | DIAMETER | HORIZ. | HORIZONTAL | S.A.D. | SEE ARCHITECTURAL |
| DIAG. DIM. | DIAGONAL DIMENSION | HR. | HOUR | 0.0 | DRAWINGS |
| DISP. | DISPENSER | HSS H.S.A. | HOLLOW STRUCTURAL SECTIONS HEADED STUD ANCHOR | S.C. S.C.D. | SOLID CORE SEAT COVER DISPENSER |
| DIV. | DIVISION | HT. | HEIGHT | SCHED. | SCHEDULE |
| D.L. DN. | DEAD LOAD DOWN | I.B.C. | INTERNATIONAL BUILDING CODE | S.D. | SOAP DISPENSER |
| DO. | DITTO | I.D. | INSIDE DIAMETER | SEAONC | STRUCTURAL ENGINEERS ASSOC. |
| DR. | DOOR OPENING | I.F. | INSIDE FACE | | OF NORTHERN CALIFORNIA |
| DR.OPNG. DS. | DOOR OPENING DOWN SPOUT | IN. INC. | INCH INCORPORATED | SECT. S.F. | SECTION SOIL FACE |
| DSGN. | DESIGN | INFO. | INFORMATION | S.F. SH. | SHELF |
| DWG | DRAWING | INSUL. | INSULATION | SHR. | SHOWER |
| DWGS DWR. | DRAWINGS DRAWER | INT. | INTERIOR | SHT. SHTG. | SHEET SHEATHING |
| | | JAN. | JANITOR | SIM. | SIMILAR |
| | | JST. JT. | JOIST JOIST | S.N.D. | SANITARY NAPKIN DISPENSE |
| | | K. | | S.H.R. S.O.G. | SANITARY NAPKIN RECEPTAC SLAB ON GRADE |
| | | K. K/FT | KIP (1,000 LBS) KIPS PER FOOT | SPECS. | SPECIFICATIONS |
| | | KIT. | KITCHEN | SQ. | SQUARE |
| | | LAB. | LABORATORY | SQ.FT. S.SK. | SQUARE FEET SERVICE SINK |
| | | LAM. | LAMINATED | S.S. | SELECT STRUCTURAL |
| | | LAV. LIN. | LAVATORY LINEAR | S.STL. | STAINLESS STEEL |
| | | LIN. LKR. | LOCKER | STA. STAG. | STATION STAGGER(ED) |
| | | L.L. | LIVE LOAD | STAG. | STANDADD |

GENERAL NOTES

TREAD

T.B.D.

TEL.

TER.

T&G

THK.

THRSH

T.O.B.

T.O.C.

T.O.F.

T.O.P.

T.O.PR.

T.O.STL

T.O.S.

TOT.

T.O.W.

T.P.D.

T.V.

TYP.

U.B.C.

UNF.

UNO

VERT.

VEST.

W.C.

WD.

W.E.J.

W.P.J.

W.P.M.

WSCT.

W.S.P.

W.W.R.

X.STR.

WT.

UR.

T.O.CON

TOWEL BAR

TELEPHONE

THRESHOLD

TOP OF BEAM

TOP OF CURB

TOP OF PIER

TOP OF SLAB

TOP OF WALL

TELEVISION

UNFINISHED

TYPICAL

URINAL

WITH

WOOD

WITHOUT

WAINSCOT

WEIGHT

VERTICAL

VESTIBULE

WATER CLOSET

WATERPROOF

WALL EXPANSION JOINT

WEAKENED PLANE JOINT

WEATHER STRIPPED

WET STAND PIPE

EXTRA STRONG

CENTERLINE

WATER PROOFING MEMBRANE

WELDED WIRE REINFORCEMENT

TOTAL

TOP OF STEEL

TOP OF CONCRETE

TOP OF FOOTING

TOP OF PAVEMENT

TOILET PAPER DISPENSER

UNIFORM BUILDING CODE

UNLESS NOTED OTHERWISE

TERRAZZO

THICK

TO BE DETERMINED

TONGUE AND GROOVE

- SCOPE OF DOCUMENTS: THESE PLANS INDICATE THE GENERAL SCOPE OF THE PROJECT IN TERMS OF ARCHITECTURAL DESIGN CONCEPT. THE DIMENSIONS OF THE BUILDING, THE MAJOR ARCHITECTURAL ELEMENTS, AND THE TYPE OF STRUCTURAL SYSTEM. ON THE BASIS OF THE GENERAL SCOPE INDICATED OR DESCRIBED. THE CONTRACTOR SHALL FURNISH ALL ITEMS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK.
- 2. THE WORK: ALL CONSTRUCTION AND MATERIALS SHALL BE SPECIFIED AND CONSTRUCTED AS REQUIRED BY THE LATEST EDITION OF THE IBC, STATE AND LOCAL CODES AND AUTHORITIES. AND THE CONTRACT DOCUMENTS.

3. THE CONTRACTOR:

SHALL BE RESPONSIBLE FOR THE ACCURATE PLACEMENT OF THE BUILDING ON THE SITE.

SHALL VERIFY ALL DIMENSIONS AND SITE

CONDITIONS BEFORE STARTING WORK C. SHALL DO ALL CUTTING, FITTING OR PATCHING OF IS WORK THAT MAY BE REQUIRED TO MAKE ITS SEVERAL PARTS FIT TOGETHER PROPERLY, AND SHALL NOT ENDANGER ANY OTHER WORK BY CUTTING, EXCAVATING, OR OTHERWISE ALTERING THE TOTAL WORK OR ANY PART OF IT. ALL PATCHING, REPAIRING AND REPLACING OF MATERIALS AND SURFACES, CUT OR DAMAGED IN EXECUTION OF WORK, SHALL BE DONE WITH APPLICABLE MATERIALS SO THAT SURFACES REPLACED WILL, UPON COMPLETION, MATCH SURROUNDING SIMILAR SURFACES.

- THE JOB SITE: SHALL BE MAINTAINED IN A CLEAN, ORDERLY CONDITION FREE OF DEBRIS AND LITTER, AND SHALL NOT BE UNREASONABLY ENCUMBERED WITH ANY MATERIALS OR EQUIPMENT. EACH SUB-CONTRACTOR, IMMEDIATELY UPON COMPLETION OF EACH PHASE OF HIS WORK, SHALL REMOVE ALL TRASH AND DEBRIS AS A RESULT OF HIS OPERATION.
- ALL MATERIAL STORED ON THE SITE SHALL BE PROPERLY STACKED AND PROTECTED TO PREVENT DAMAGE AND DETERIORATION UNTIL USE.
- 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.

DIMENSIONS:

- A. ALL DIMENSIONS SHALL HAVE PREFERENCE OVER
- B. ALL DIMENSIONS ARE TO THE FACE OF FINISH UNLESS NOTED OTHERWISE.
- EXITS: ALL REQUIRED EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. EXIT SIGNS SHALL BE PROVIDED AT ALL EXITS REQUIRED BY CODE.
- 8. FURRING: WHERE LARGER STUDS OR FURRINGS ARE REQUIRED TO COVER PIPING AND CONDUITS, THE LARGER STUD SIZE OR FURRING SHALL EXTEND THE FULL SURFACE OF THE WALL WIDTH AND LENGTH WHERE THE FURRING OCCURS.
- 9. <u>ELEVATORS:</u> ALL ELEVATORS SHALL MEET THE REQUIREMENTS OF C.C.R., TITLE 8, ELEVATOR SAFETY
- 10. ACCESSIBILITY REQUIREMENTS: SHALL BE AS PRESCRIBED BY THE CALIFORNIA CODE OF REGULATIONS, TITLE 24 (ARCHITECTURAL BARRIER LAWS) AND THE AMERICANS WITH DISABILITIES ACT.
- 11. THE AMERICANS WITH DISABILITIES ACT. (A.D.A.): IS SUBJECT TO VARIOUS AND POSSIBLY CONTRADICTORY INTERPRETATIONS. THESE PLANS AND ANY ACCOMPANYING SPECIFICATIONS ("PLANS") REPRESENT THE DESIGNER'S OPINION REGARDING ITS INTERPRETATION OF THE A.D.A. AS IT APPLIES TO THE SUBJECT PROJECT, BUT IS NOT IN ANY WAY A WARRANTY OR GUARANTEE THAT SAID PLANS COMPLY WITH ANY OR ALL POSSIBLE INTERPRETATIONS OF THE A.D.A. BY OTHERS.
- 12. <u>DISCREPANCIES:</u> 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. SHOULD A CONFLICT OCCUR IN OR BETWEEN PLANS AND SPECIFICATIONS, OR WHERE DETAIL REFERENCES ON CONTRACT DOCUMENTS HAVE BEEN OMITTED, THE CONTRACTOR IS DEEMED TO HAVE ESTIMATED THE MOST EXPENSIVE MATERIALS AND CONSTRUCTION METHOD INVOLVED, UNLESS A WRITTEN DECISION FROM THE ARCHITECT HAS BEEN OBTAINED WHICH DESCRIBES AN ALTERNATE METHOD AND/OR MATERIALS.

DEFERRED SUBMITTAL ITEMS

THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND COORDINATING DESIGN AND DETAILING OF THE FOLLOWING PRE-ENGINEERED SYSTEMS, INCLUDING CONNECTIONS TO THE BUILDING STRUCTURE. THE CONTRACTOR SHALL SUBMIT DRAWINGS AND CALCULATIONS STAMPED BY A CALIFORNIA REGISTERED CIVIL OR STRUCTURAL ENGINEER TO THE ARCHITECT, ENGINEER AND BUILDING DEPARTMENT FOR APPROVAL PRIOR TO FABRICATION AND ERECTION. DEFERRED ITEMS INCLUDE **BUT ARE NOT LIMITED TO:**

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

WRNSSTUDIO

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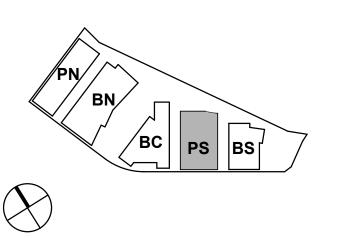
WATT

ISSUES DATE ENTITLEMENT APPLICATION 03/24/2022 **ENTITLEMENT APPLICATION #2** 08/19/2022

12/09/2022 **ENTITLEMENT APPLICATION #3 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

ENT A.PS-001

LT.WT.

17/2022 7:34:39

LIGHT

STAG. STD. STL. STEEL LIGHT WEIGHT STOR. STORAGE

STRL.

SUSP.

SYM.

IDE HEALTH **ELOPMENT** RE FOOT RE INCH

NSER **IEERS FORNIA**

ISPENSER RECEPTACLE STAGGER(ED) STANDARD

STRUCTURAL

SUSPENDED

SYMMETRICAL

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

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

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ANDY SCHATZMAN, SENIOR VICE PRESIDENT
KRISSY SCHREIBER, SENIOR PROJECT MANAGER

DESIGN CONSULTANTS

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REDWOOD CITY, CA 94065
PHONE 1-650-482-6453
PATRICK CONNORS, PROJECT MANAGER

ARCHITECT:
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SAN FRANCISCO, CA 94107
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SAM NUNES, PARTNER IN CHARGE
BEN MICKUS, PROJECT LEAD

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PAULINE SOUZA, DIRECTOR OF SUSTAINABILITY

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PHONE 1-833-917-PARK
FAX 1-408-532-5004
JESS MCINERNEY, PRINCIPAL

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PHONE 1-415-544-7500
CHRIS MCHUGH, MECHANICAL ENGINEER III

ELECTRICAL:
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PHONE 1-415-544-7500
ROBERT SMITH, ASSOCIATE PRINCIPAL

PLUMBING:
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PHONE 1-415-544-7500
ERICA KRAM, SENIOR ASSOCIATE

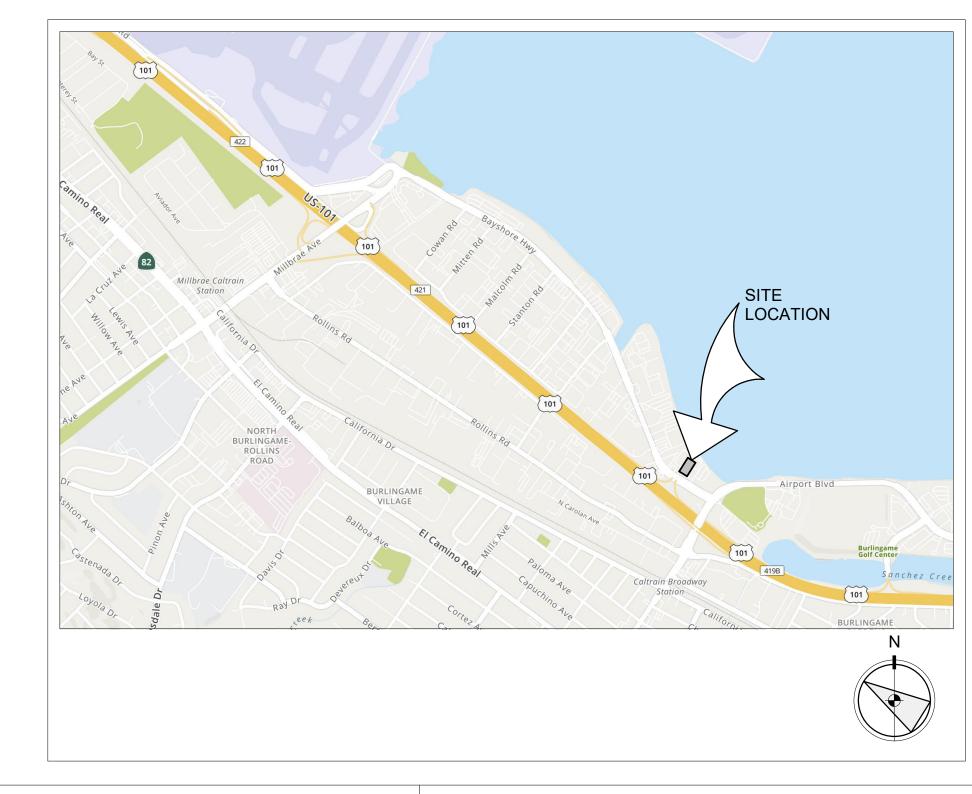
FIRE ALARM:
PAE CONSULTING ENGINEERS
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PHONE 1-415-544-7500
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FIRE PROTECTION:
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ERICA FRAM, SENIOR ASSOCIATE

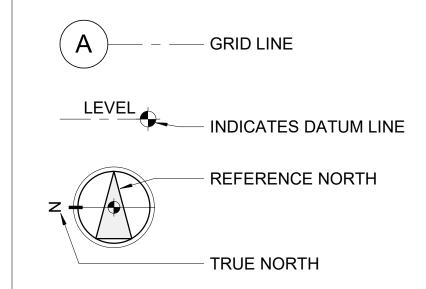
LANDSCAPING:
CMG LANDSCAPE ARCHITECTURE
444 BRYANT STREET
SAN FRANCISCO, CA 94107
PHONE 1-415-495-3070
JUSTIN AFF, PROJECT MANAGER/ASSOCIATE

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

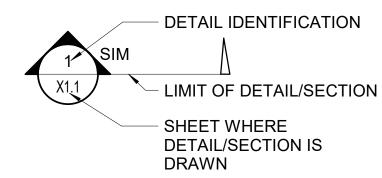
VICINITY MAP



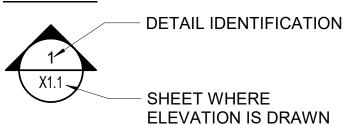
GENERAL SYMBOLS



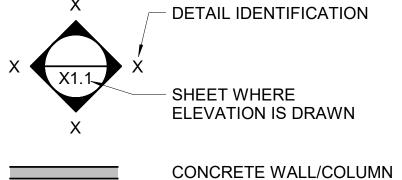
DETAIL/BUILDING SECTION CUT

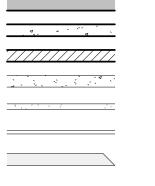


ELEVATION



INTERIOR ELEVATION





METAL RAIL

RAISED CONCRETE
CURB/WASH

----CABLE RAIL
METAL STUD WALL
METAL STUD WALL OVER
RAIL (CONCRETE, CMU)

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

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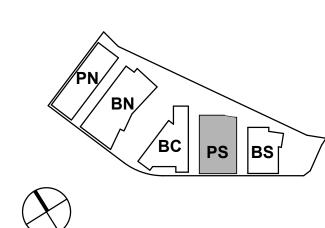
moffatt & nichol

WATT

| SSUES | 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

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.

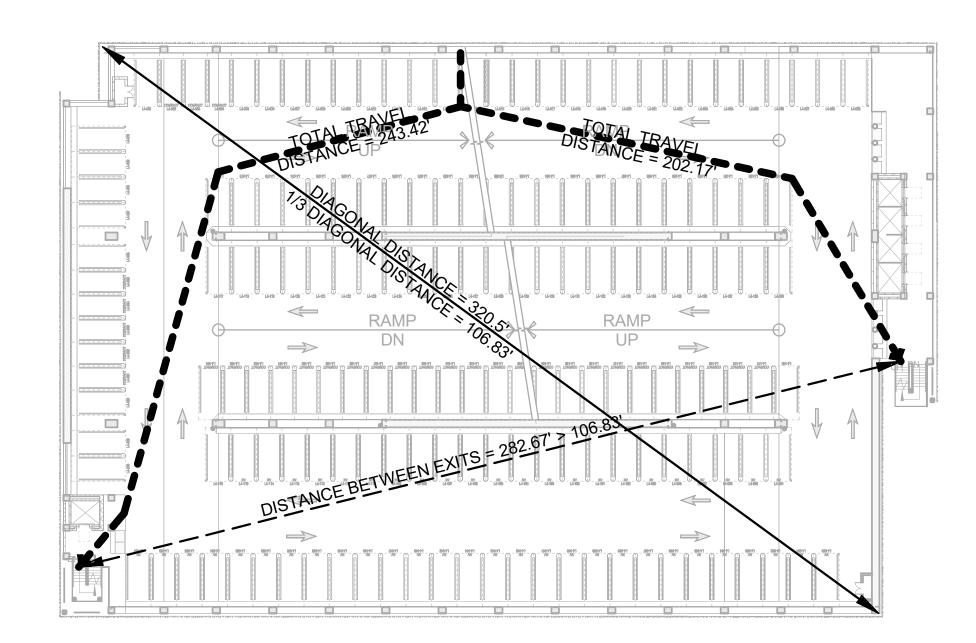
2022 CALIFORNIA FIRE CODE (CFC), CALIFORNIA CODE OF REGULATIONS (CCR), TITLE 24, PART 9.

2022 CALIFORNIA ENERGY, CALIFÓRNIA CODE OF REGULATIONS (CCR), TITLE 24 PART 6

G. ADAAG ADA ACCESSIBILTY GUIDELINES H. CITY OF BURLINGAME MUNICIPAL CODE

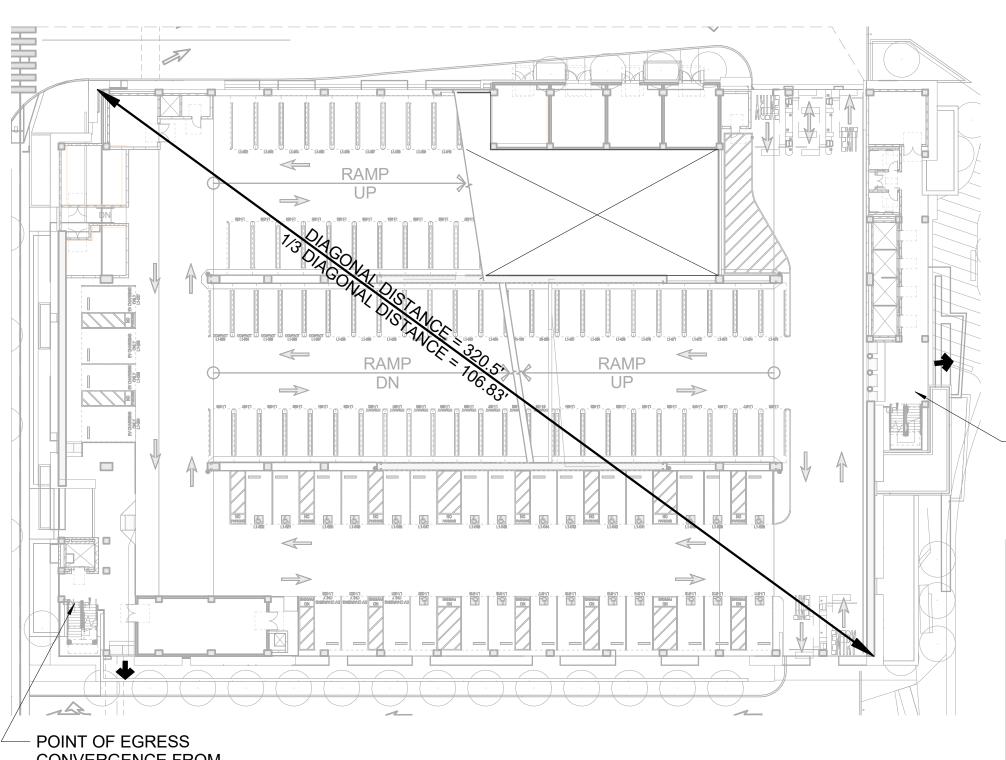
EXITING DIAGRAMS

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'

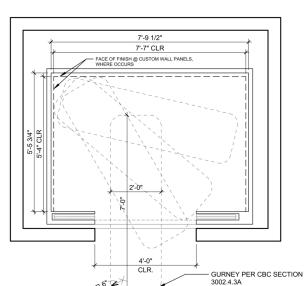


TYPICAL LEVEL EXITING DIAGRAM

1/32" = 1'-0"



POINT OF EGRESS CONVERGENCE FROM LEVELS IMMEDIATELY ABOVE AND BELOW.



CONVERGENCE FROM LEVELS IMMEDIATELY ABOVE AND BELOW.

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

FIRE RATINGS LEGEND

2-HR.

CODE SUMMARY

OCCUPANCY TYPE(S) - CHAPTER 3

AUTOMATIC SPRINKLER SYSTEM - SEC. 903

CONSTRUCTION TYPE(S) - CHAPTER 4, 5 AND 6

ALLOWABLE HEIGHT (IN TIERS) - TABLE 406.5.4

ALLOWABLE HEIGHT INCREASE (IN TIERS), FOR

OPEN PARKING STRUCTURES - SECT. 406.5.5

GRADE PLANE - CHAPTER 2 DEFINITION

ACTUAL HEIGHT (IN TIERS)

BASE ALLOWABLE AREA PER TIER

ALLOWABLE AREA INCREASE PER TIER

ACTUAL AREA TO ALLOWABLE AREA RATIO

BUILDING ELEMENTS F.R. REQUIREMENTS - TABLE 601

NON-BEARING WALLS AND PARTITIONS – EXTERIOR

NON-BEARING WALLS AND PARTITIONS – INTERIOR

EXTERIOR WALLS F.R. REQUIREMENTS - TABLE 705.5

OPENINGS (UNPROTECTED, SPRINKLERED) – MAXIMUM

AREA OF EXTERIOR WALL OPENINGS. SECTION AND

SHAFT ENCLOSURES (BOTH STAIRS AND ELEVATORS)

WIDTH REQUIRED- PER SECTION 1005.3.1 & 1005.3.2

(48" MIN. CLEAR OF HANDRAIL, WHEN CONSIDERED TO

BE A PART OF AN ACCESSIBLE MEANS OF EGRESS,

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,

EXTERIOR WALLS AND PARTITIONS:

MAXIMUM ALLOWABLE TOTAL AREA

BEARING WALLS – EXTERIOR

BEARING WALLS - INTERIOR

FLOOR CONSTRUCTION

ROOF CONSTRUCTION

OCC. LOAD - TABLE 1004.5

EXITS REQUIRED - TABLE 1006.3.3

STAIRS: OCC. X 0.3 = TOTAL INCHES

DOORS, DOORWAYS AND GATES.)

TABLE 705.8.

EXITS PROVIDED

PER 1009.3.

WIDTH PROVIDED

ACTUAL AREA (LARGEST TIER)

ACTUAL TOTAL AREA

STRUCTURAL FRAME

TYPE - OPEN GARAGE

YES

S-2 PARKING GARAGE

(OPEN, PER 406.5)

13'

UNLIMITED

10 TIERS

N/A

UNLIMITED

(TABLE 406.5.4)

52,800 SQ. FT.

N/A

517,400 SQ. FT.

N/A

N/A

NOT REQUIRED

52,800/200 = 264

TYPE - CLOSED GARAGE

YES

S-2 PARKING GARAGE

(CLOSED, PER 406.6)

N/A

N/A

N/A

N/A

UNLIMITED

(SEC. & TABLE 506.2)

51,900 SQ. FT.

N/A

99,900 SQ. FT.

N/A

N/A

STAIRS - 2HR

ELEVATOR - NOT REQUIRED

51,900/200 = 259.5

523.5 OCC.

3 HR

3 HR

3 HR

SEE REQUIREMENTS BELOW

0 HR

2 HR

1-1/2 HR

1 HR, <5'

1 HR, 5'≤ x <10'

NR, $10^{\circ} \le x < 30^{\circ}$ (PER FOOTNOTE c) 0, ≥ 30'

NOT PERMITTED <3'

15%, 3'≤ x <5'

25%, 5'≤ x <10'

UNLIMITED, ELSEWHERE

(TIER w/ LARGEST FLOOR AREA) | (TIER w/ LARGEST FLOOR AREA)

STAIRS @ TYP. LEVELS:

 $264 \times 0.3 = 79.2$ "

50% OF 79.2" = 39.6"

LARGEST TIER BELOW GRADE: 264 OCC.

LARGEST TIER ABOVE GRADE: 259.5 OCC.

OTHER THAN STAIRS:

523.5x 0.20 = 104.7"

50% OF 104.7" = 52.4"

STAIRS: 2 x 54" = 108"

OTHER THAN STAIRS:

104" + 454" = 558"

CONVERGENCE CALCULATION

NOTES

AND 602

OPENNESS - 406.5.2

TABLES 406.5.4, 601

ELEVATOR TOWERS -

UNLIMITED IN HEIGHT IF NC

(SECTION 504.3 EXCEPTION).

BASED ON CONSTRUCTION

BASED ON DISTANCE AND

(SEE TABLE FOOTNOTE G.)

712.1.10.2, 713.4 AND 1019.3.6

SEE SECTIONS 406.5.9,

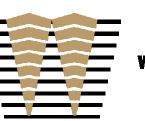
TYPE

SPRINKLERS

CODE SECTIONS

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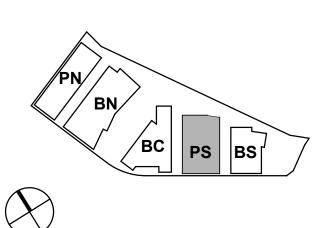
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| ENTITLEMENT APPLICATION #3 | 12/09/20 |
| ENTITLEMENT APPLICATION #4 | 09/18/20 |
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DW Burlingame Venture, LLC

PENINSULA CROSSING BURLINGAME, CA

KEYPLAN



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

SHEET TITLE:

SOUTH PARKING - CODE SUMMARY

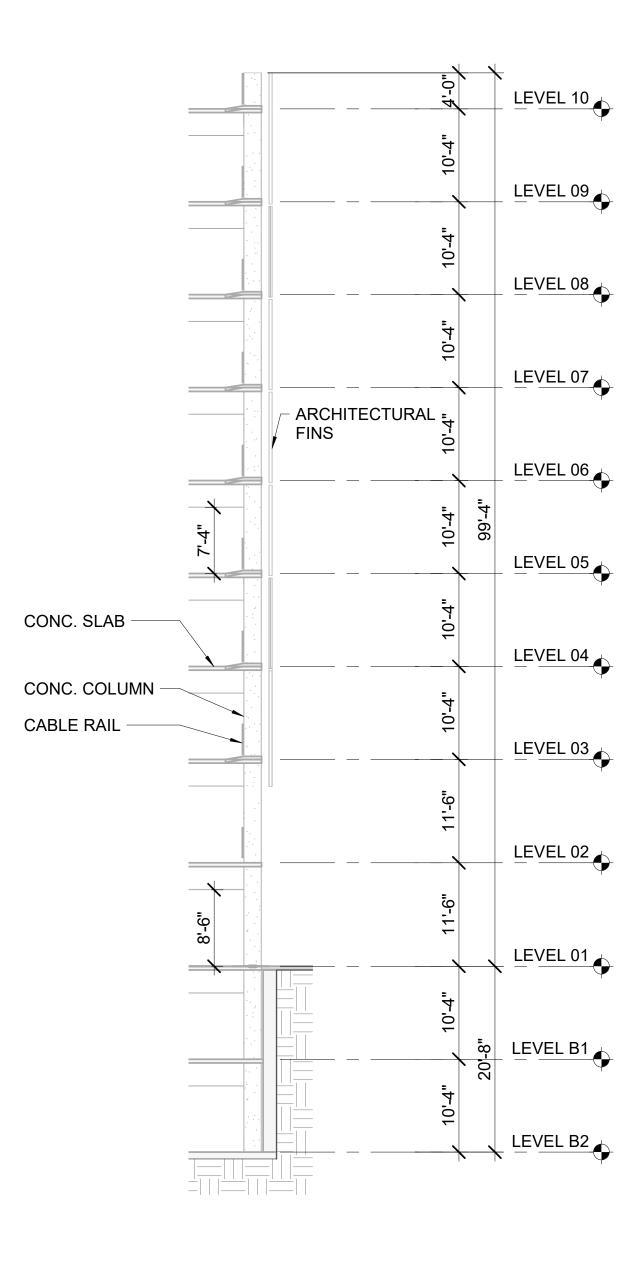
OPENNESS CALCULATIONS

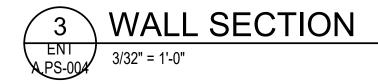
(2019 CALIFORNIA BUILDING CODE) 406.5.2 OPENINGS: FOR NATURAL VENTILATION PURPOSES, THE EXTERIOR SIDE OF THE STRUCTURE SHALL HAVE UNIFORMLY DISTRIBUTED OPENINGS ON TWO OR MORE SIDES. THE AREA OF SUCH OPENINGS IN EXTERIOR WALLS ON A TIER SHALL BE NOT LESS THAN 20 PERCENT OF THE TOTAL PERIMETER WALL AREA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

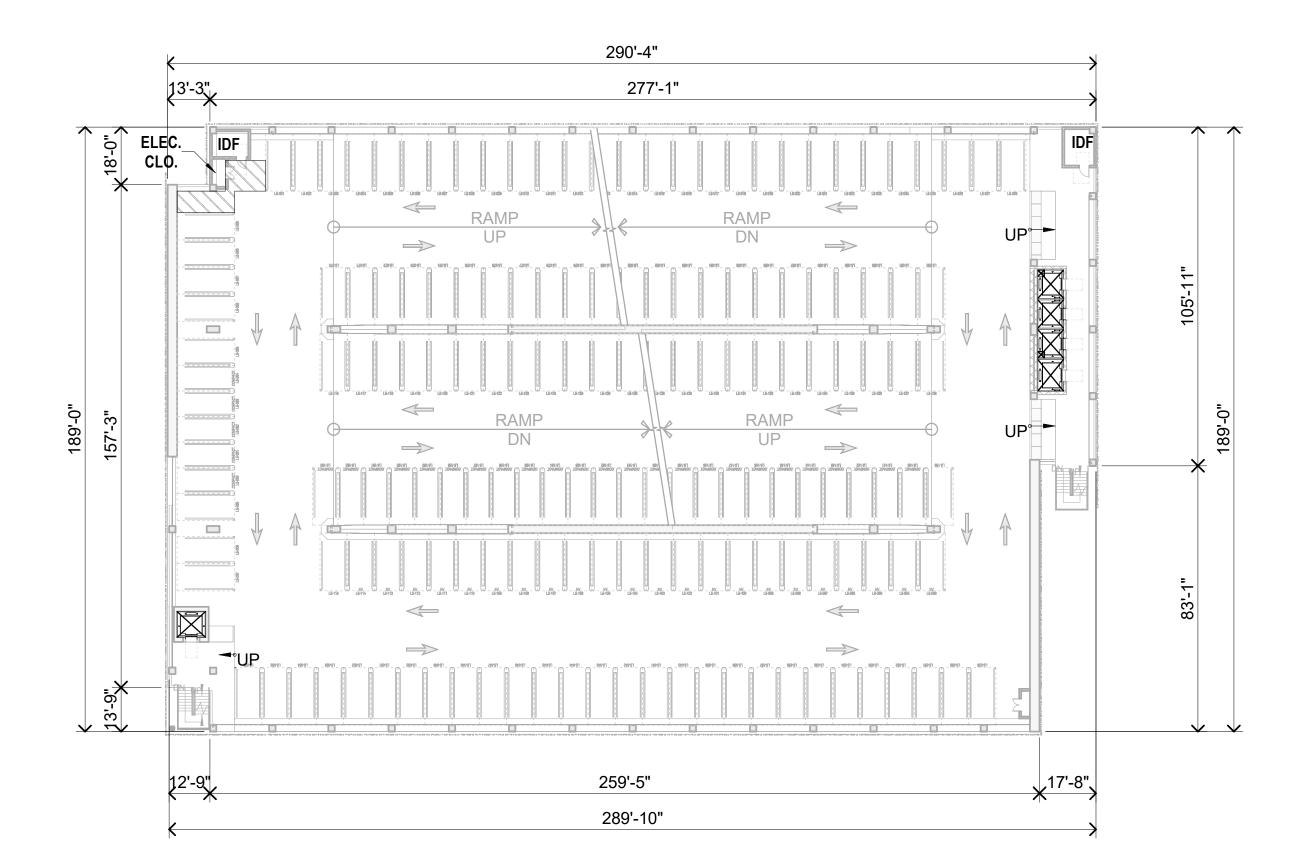
*EXCEPTION: OPENINGS ARE NOT REQUIRED TO BE DISTRIBUTED OVER 40 PERCENT OF THE BUILDING PERIMETER WHERE THE REQUIRED OPENINGS ARE UNIFORMLY DISTRIBUTED OVER TWO OPPOSING SIDES OF THE BUILDING.

| 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 |







TYPICAL LEVEL OPENNESS PLAN 1" = 30'-0"

259'-5"

289'-10"

290'-4"

LEVEL 01 OPENNESS PLAN

1" = 30'-0"

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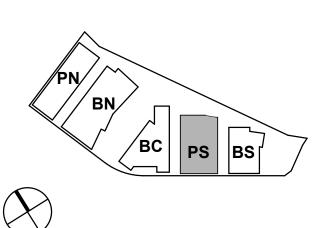


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PENINSULA CROSSING BURLINGAME, CA

KEYPLAN



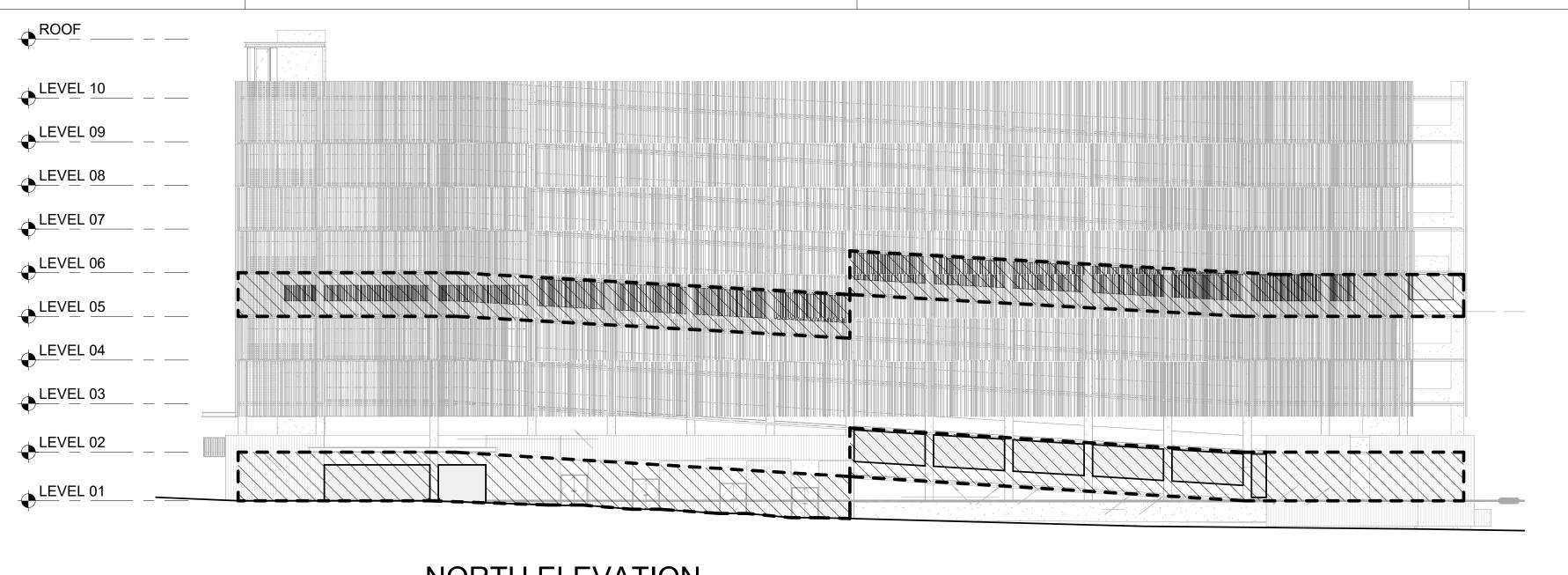
PROJECT NO.: 21-144

DATE: 07/01/2022

SCALE: As indicated

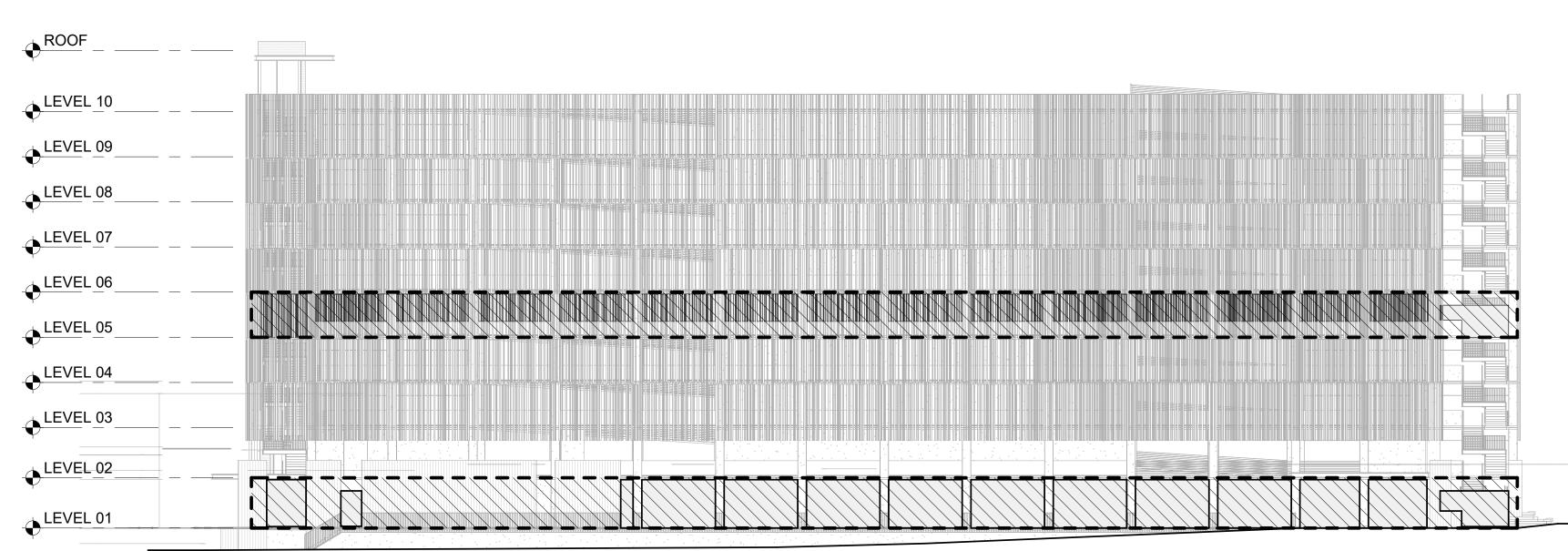
SHEET TITLE:

SOUTH PARKING - CODE SUMMARY (OPENNESS RATIOS)



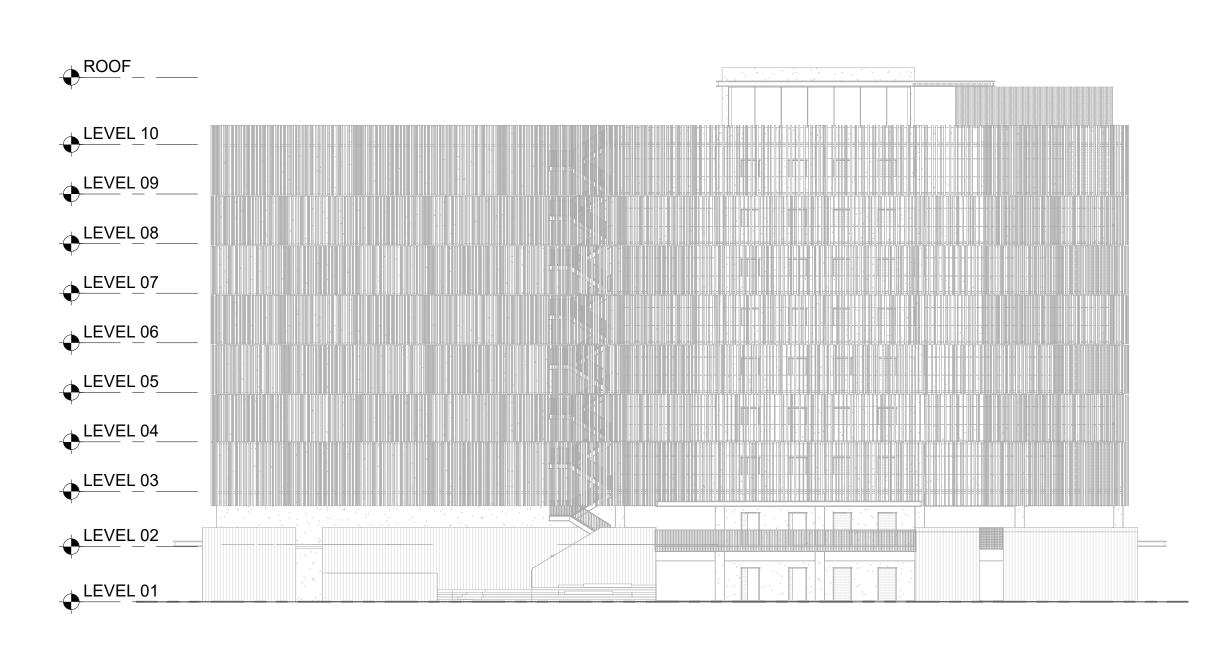
NORTH ELEVATION

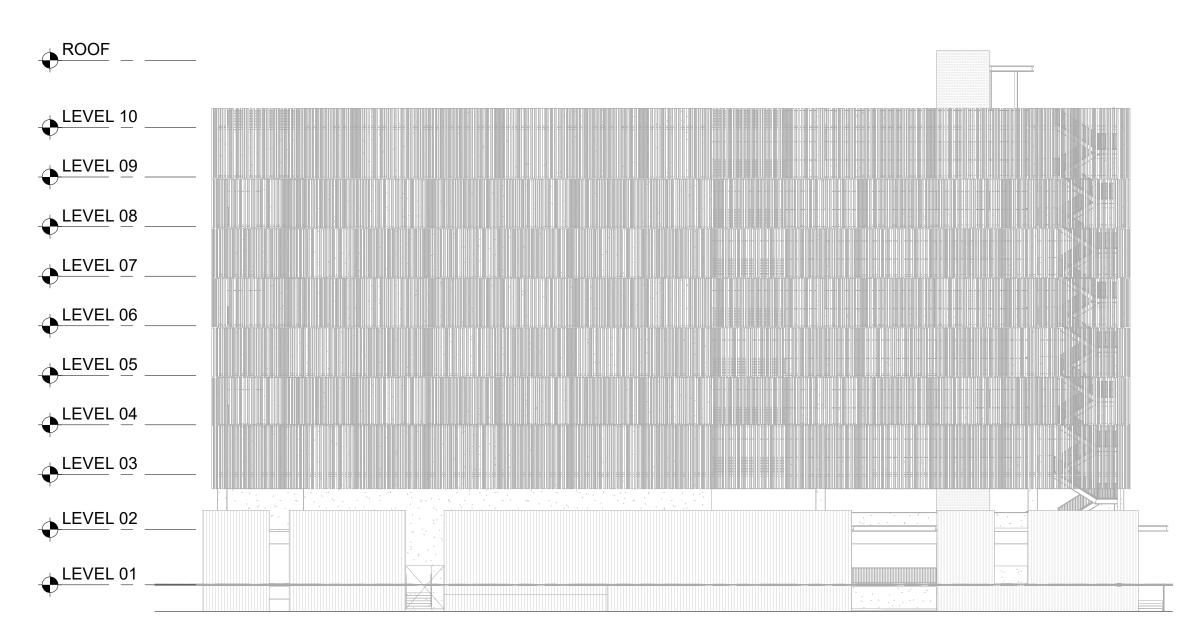
1" = 20'-0"



SOUTH ELEVATION

1" = 20'-0"





EAST ELEVATION WEST ELEVATION 1" = 20'-0"

1" = 20'-0"

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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

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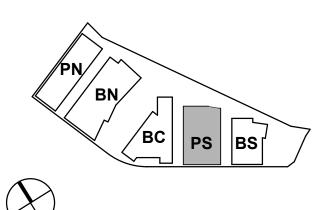


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PENINSULA CROSSING BURLINGAME, CA

KEYPLAN





DATE: 07/01/2022 SCALE: 1" = 20'-0"

SHEET TITLE:

SOUTH PARKING - CODE SUMMARY (OPENNESS RATIOS)



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

11/30/2022 1:55:25 PM

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

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

10% FUTURE EV: 174 EV STALLS

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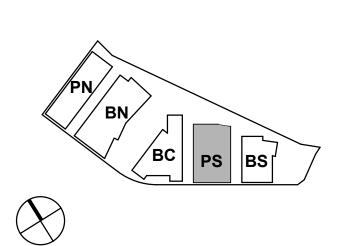
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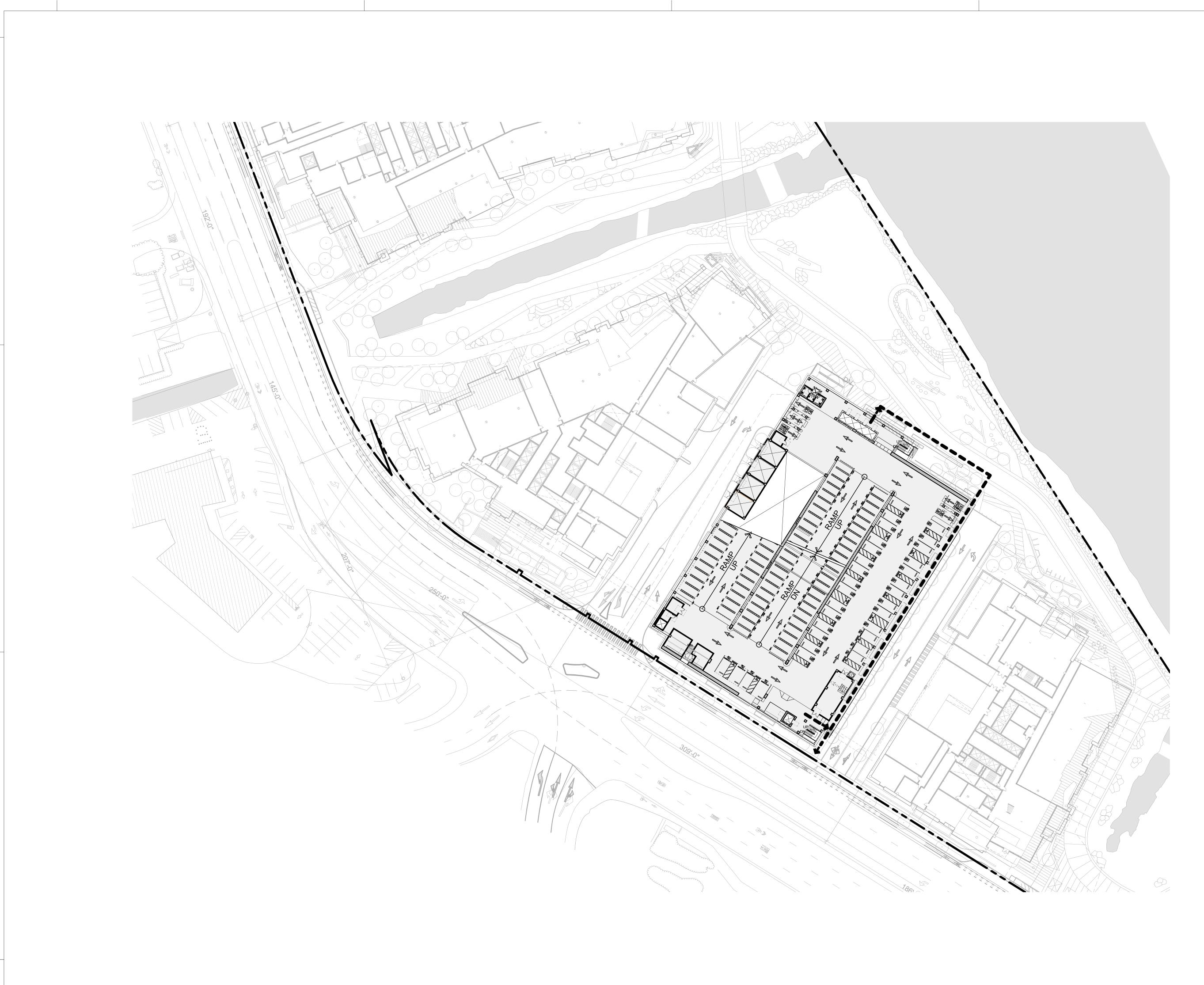
KEYPLAN



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

SHEET TITLE:

SOUTH PARKING - SITE PLAN & STALL COUNT



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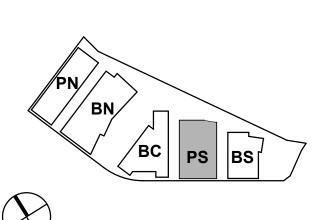


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PENINSULA CROSSING BURLINGAME, CA

KEYPLAN

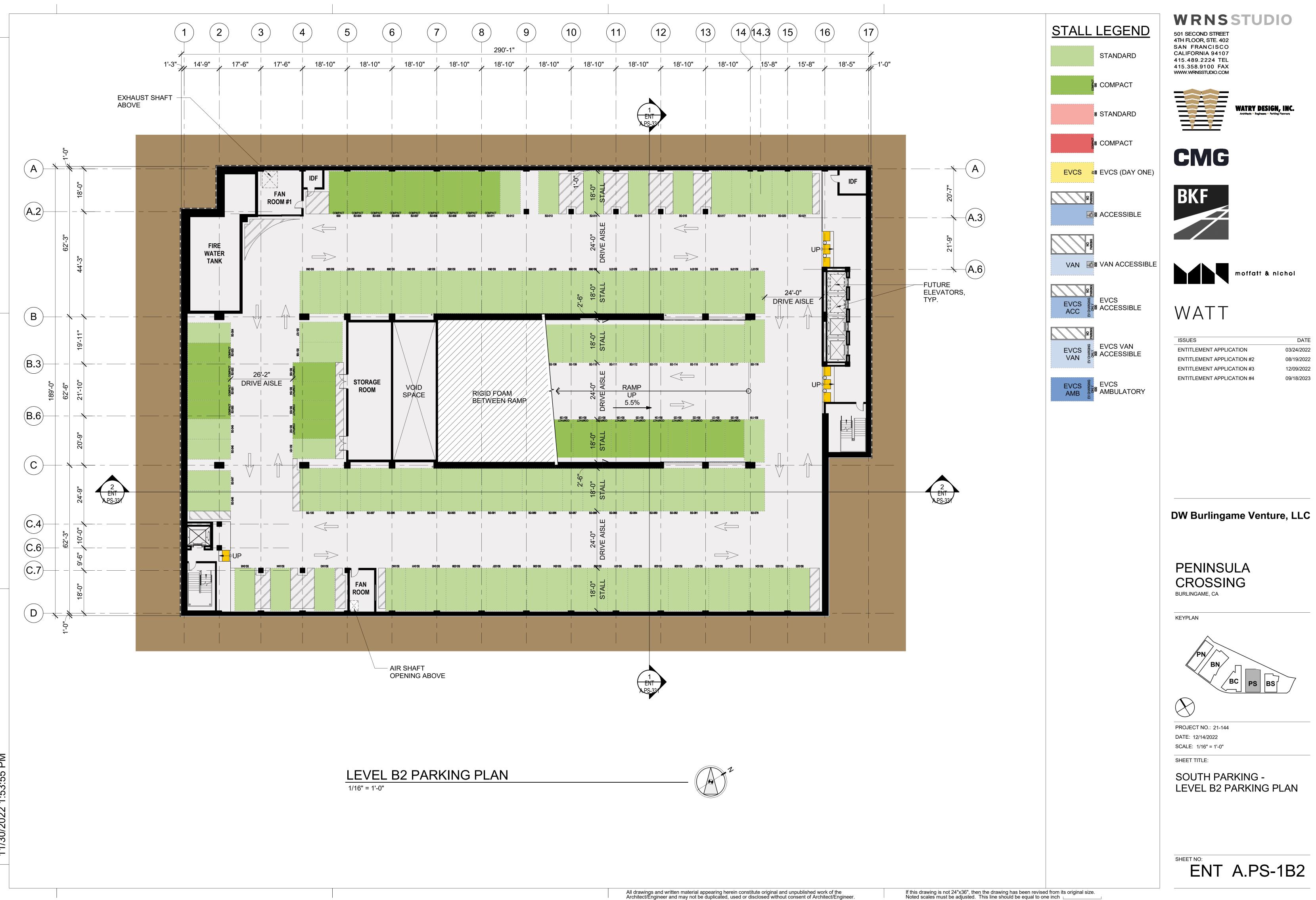




PROJECT NO.: 21-144 DATE: 07/01/2022 SCALE: 1" = 40'-0"

SHEET TITLE:

SOUTH PARKING - SITE EGRESS PLAN



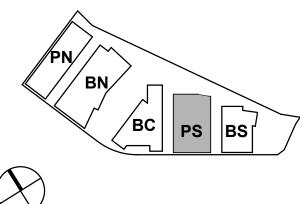




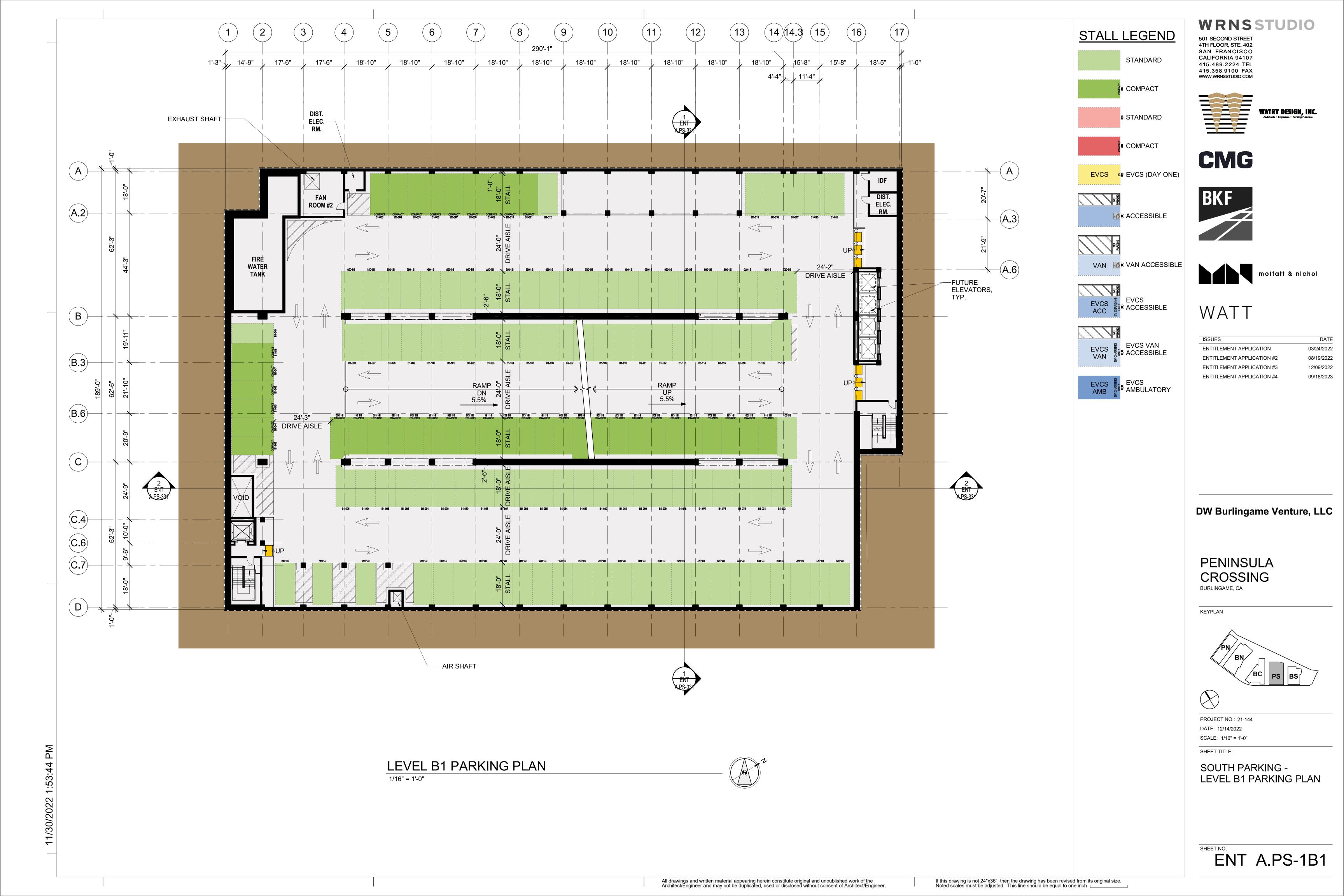
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| TITLEMENT APPLICATION #3 | |
| TITI EMENIT ADDI ICATIONI #4 | |

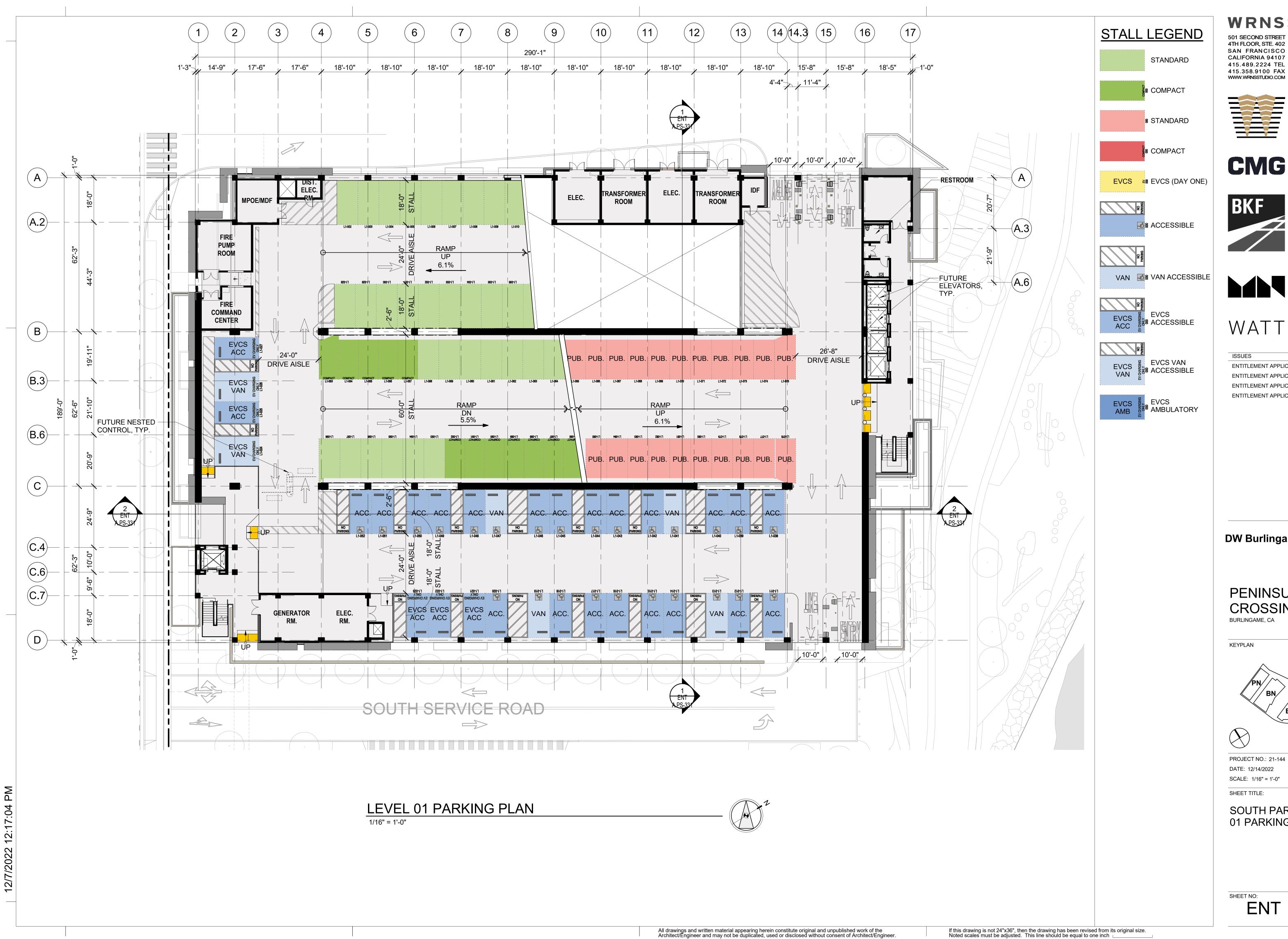
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LEVEL B2 PARKING PLAN





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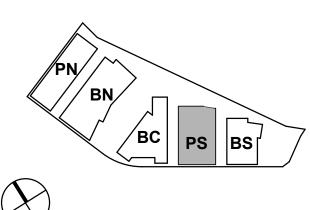




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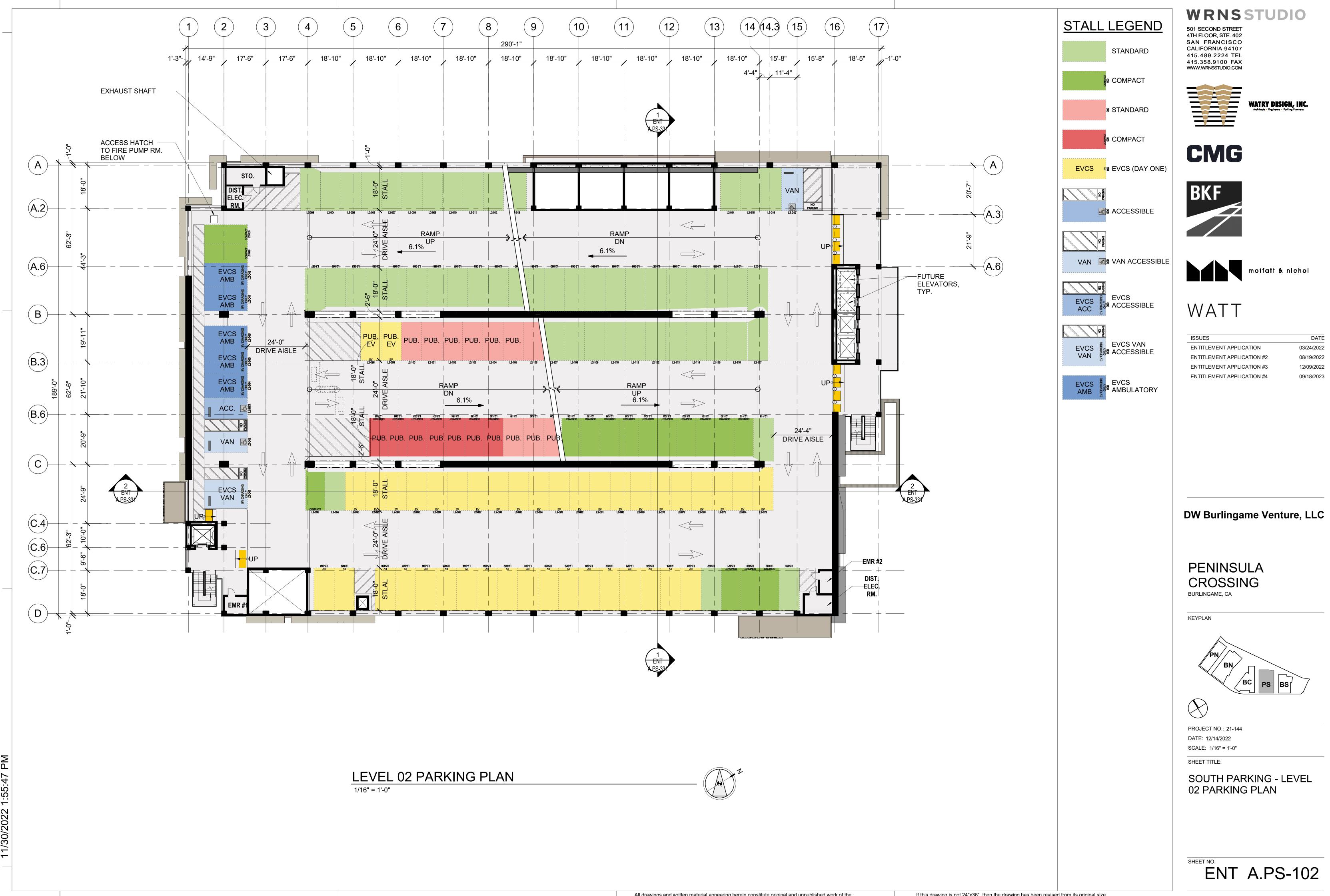
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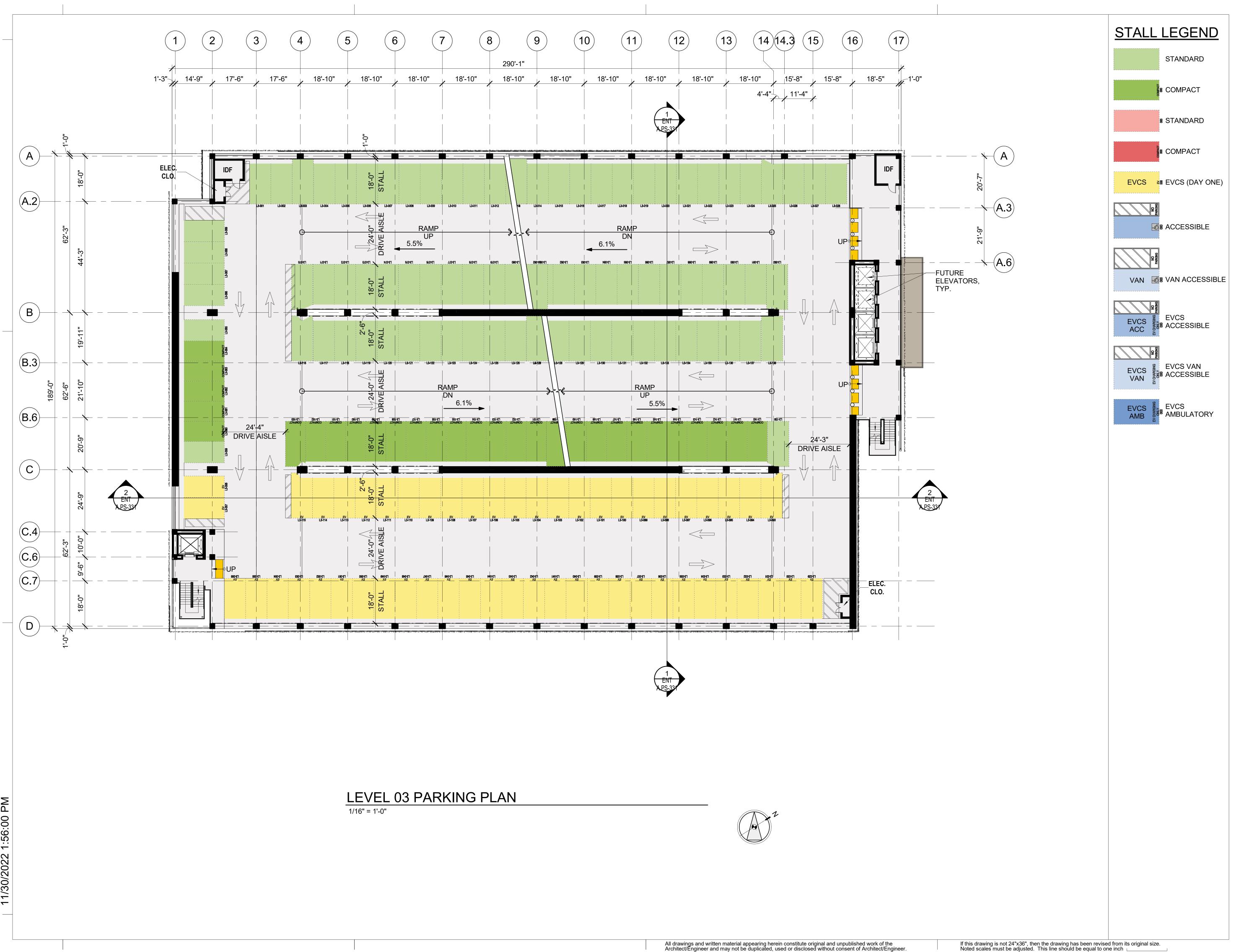


PROJECT NO.: 21-144 DATE: 12/14/2022

SHEET TITLE:

SOUTH PARKING - LEVEL 01 PARKING PLAN





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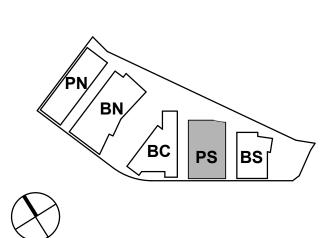


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KEYPLAN



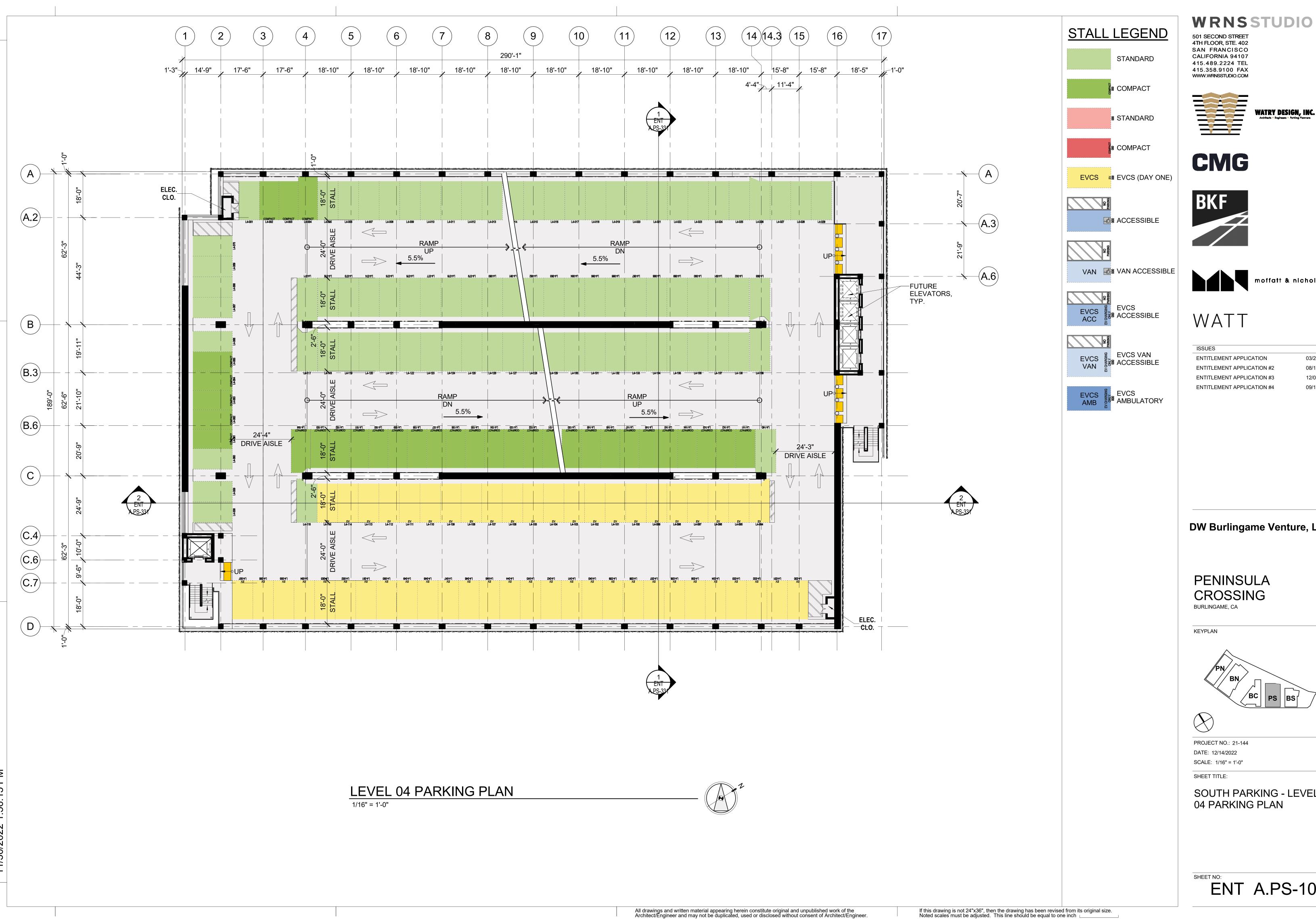
PROJECT NO.: 21-144

DATE: 12/14/2022

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

SHEET TITLE:

SOUTH PARKING - LEVEL 03 PARKING PLAN











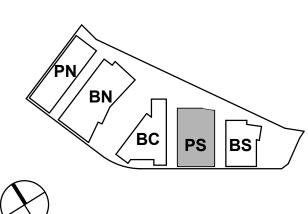




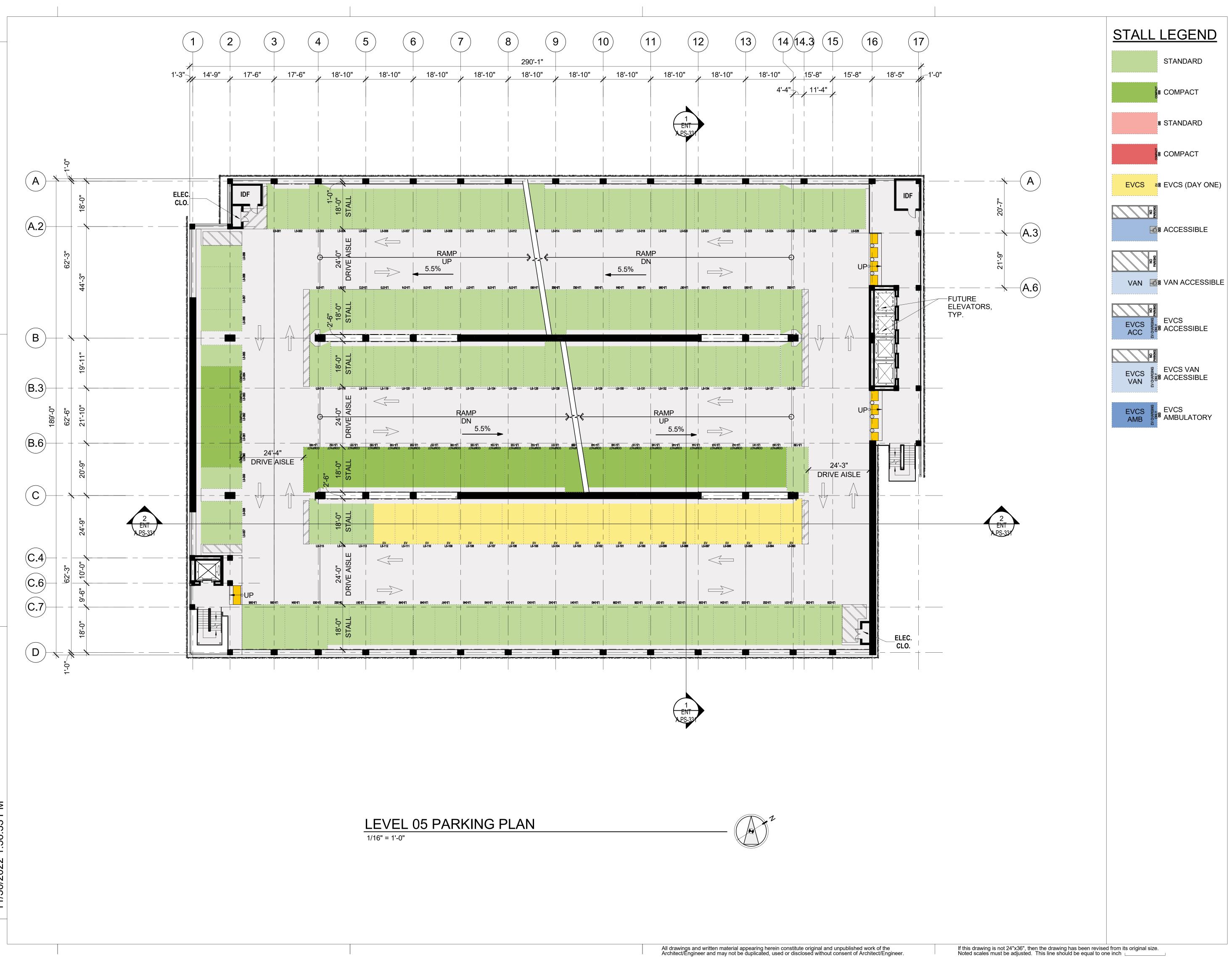
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SOUTH PARKING - LEVEL 04 PARKING PLAN



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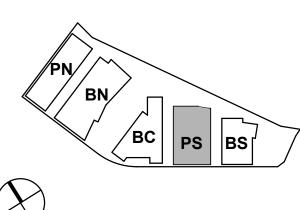
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KEYPLAN

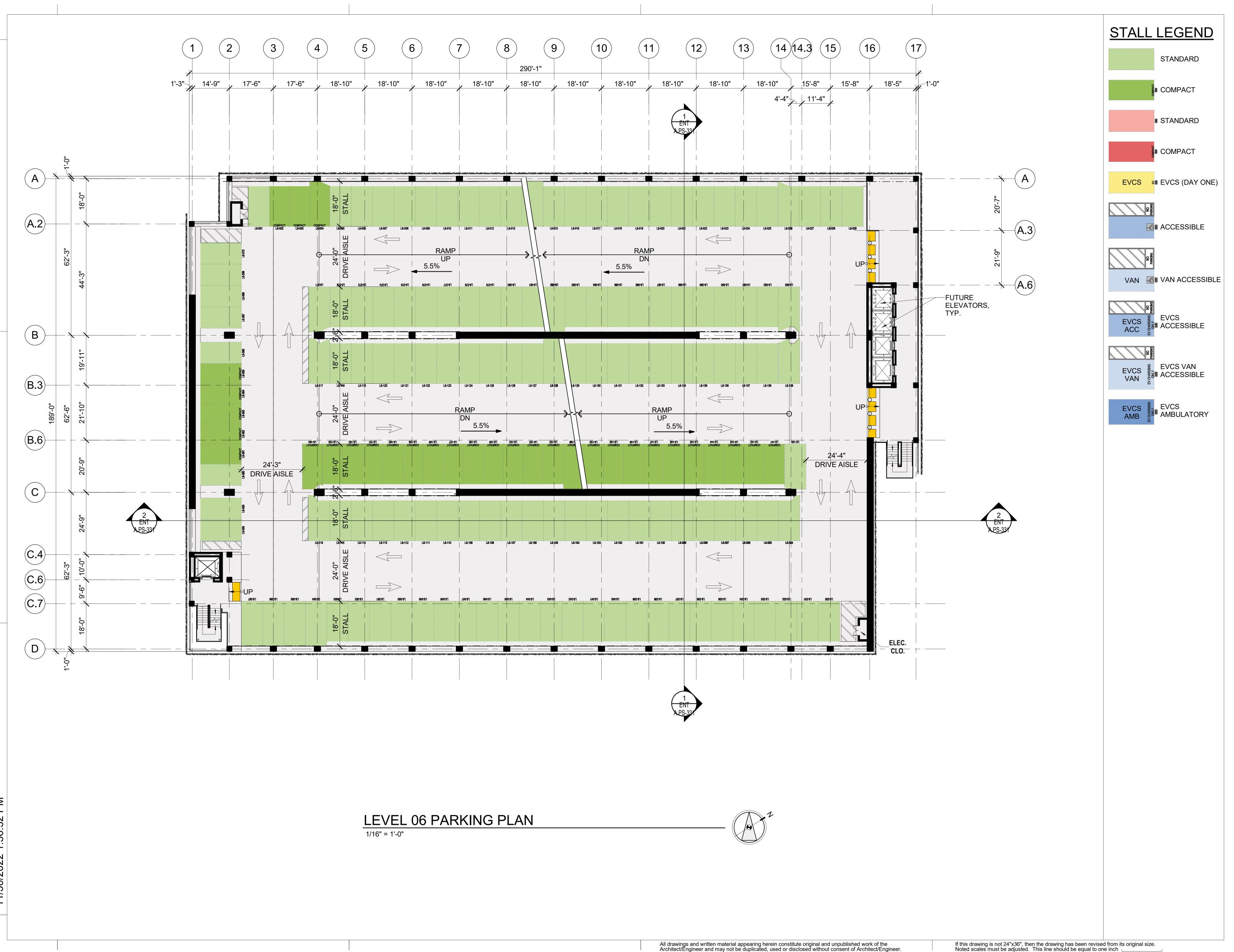


PROJECT NO.: 21-144 DATE: 12/14/2022

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

SHEET TITLE:

SOUTH PARKING - LEVEL 05 PARKING PLAN



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ENTITLEMENT APPLICATION **ENTITLEMENT APPLICATION #2 ENTITLEMENT APPLICATION #3 ENTITLEMENT APPLICATION #4**

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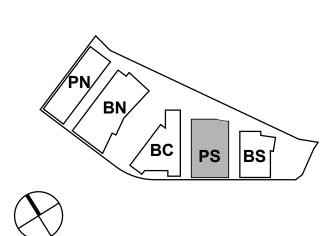
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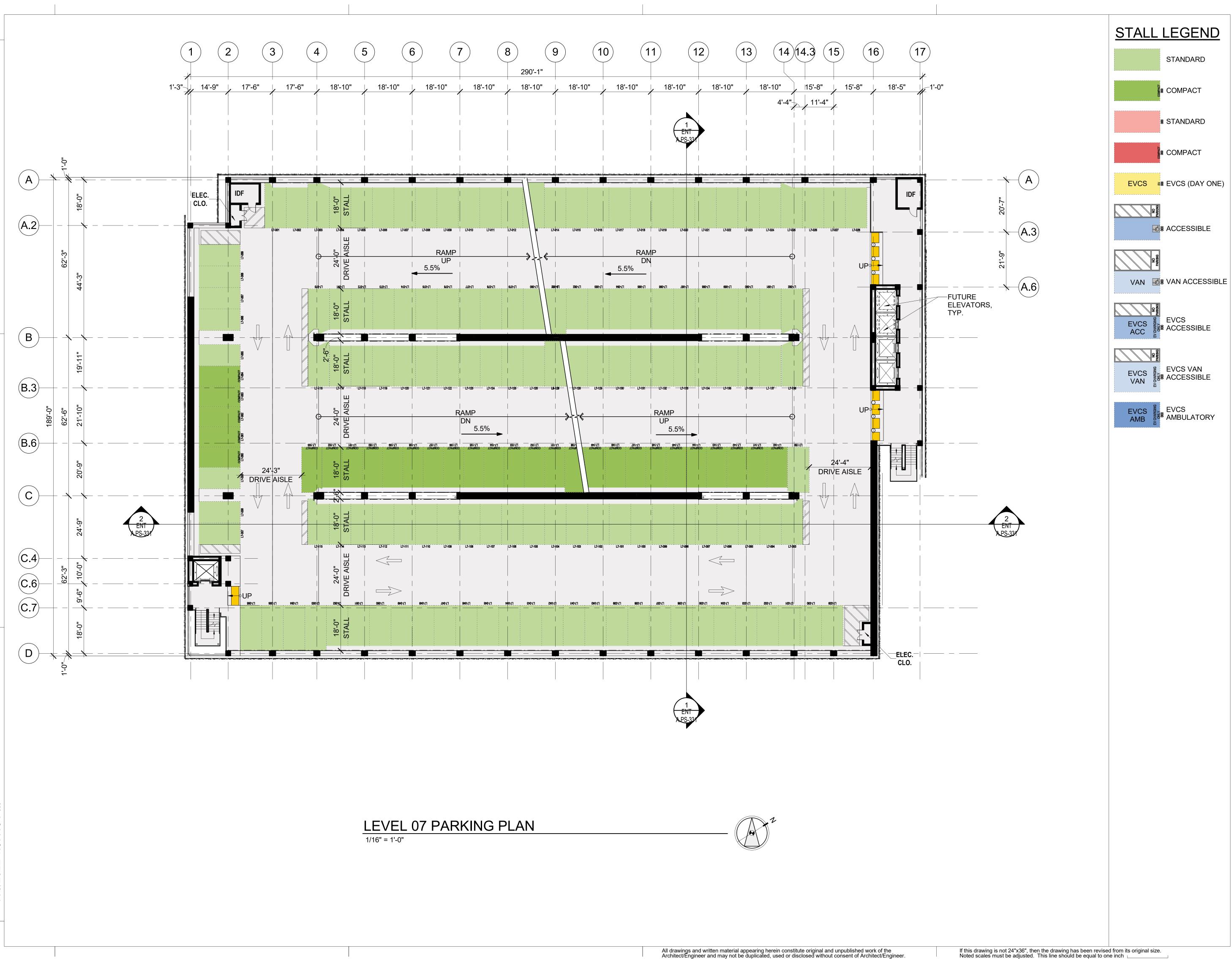
KEYPLAN



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

SHEET TITLE:

SOUTH PARKING - LEVEL 06 PARKING PLAN



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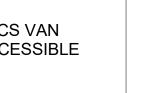












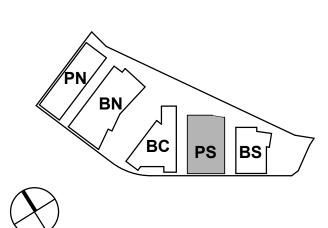


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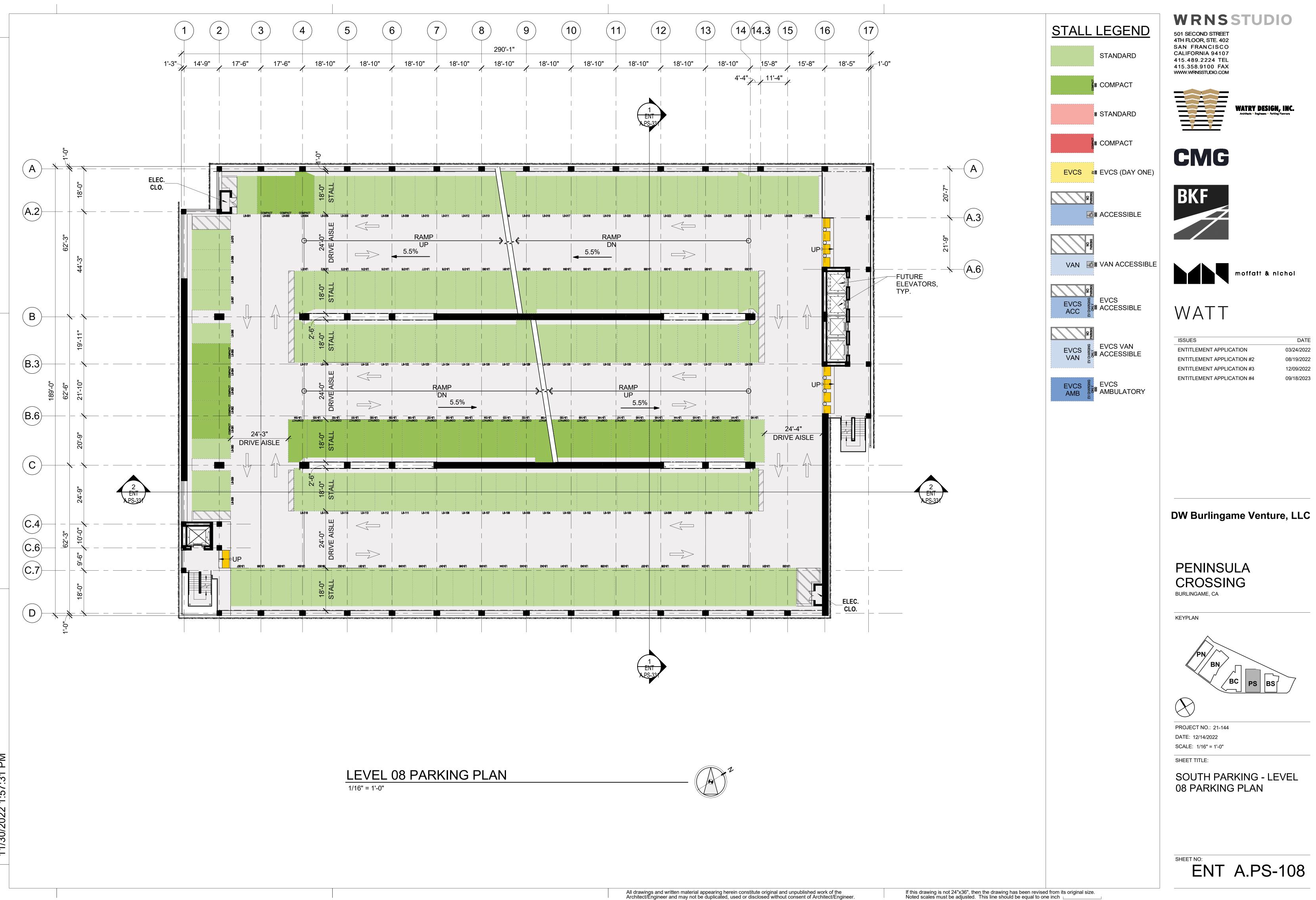
KEYPLAN



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

SHEET TITLE:

SOUTH PARKING - LEVEL 07 PARKING PLAN

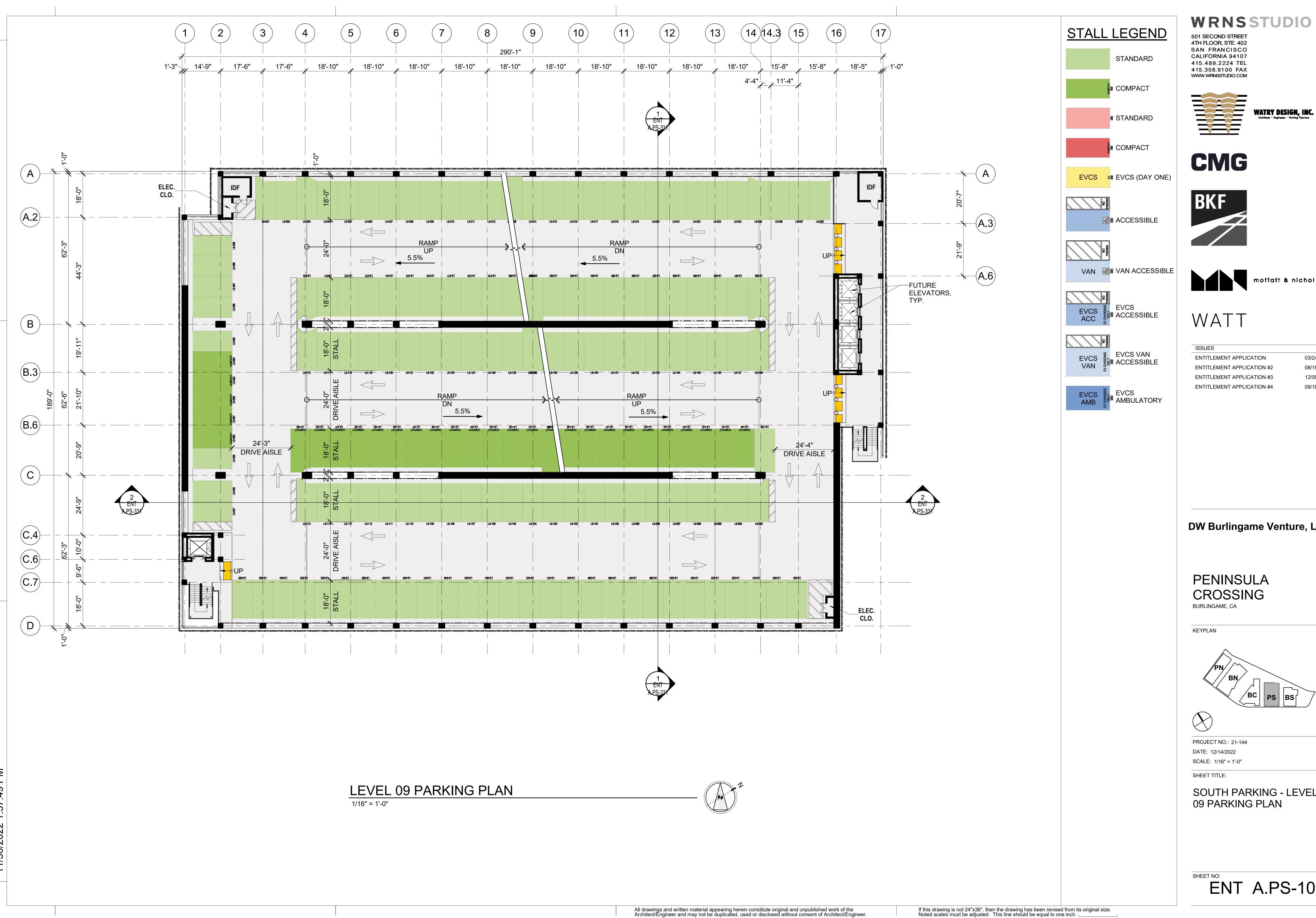


03/24/2022

08/19/2022

12/09/2022

09/18/2023



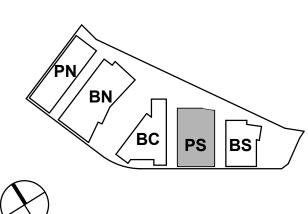




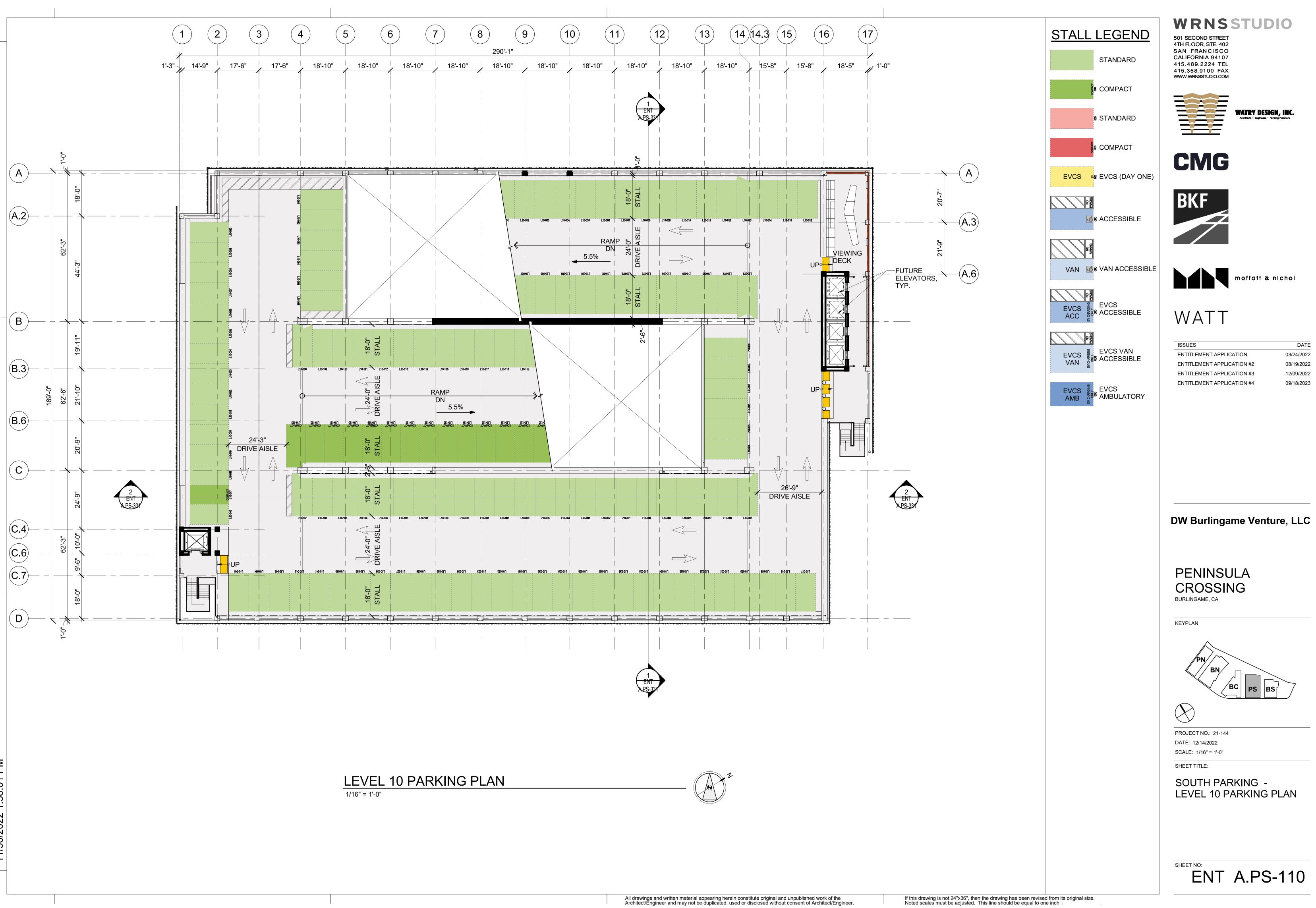
03/24/2022 08/19/2022 **ENTITLEMENT APPLICATION #2** 12/09/2022 **ENTITLEMENT APPLICATION #3 ENTITLEMENT APPLICATION #4** 09/18/2023

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CROSSING



SOUTH PARKING - LEVEL 09 PARKING PLAN



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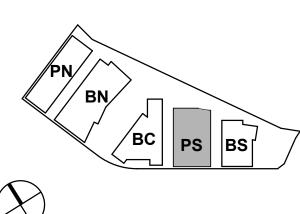
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03/24/2022 08/19/2022

12/09/2022

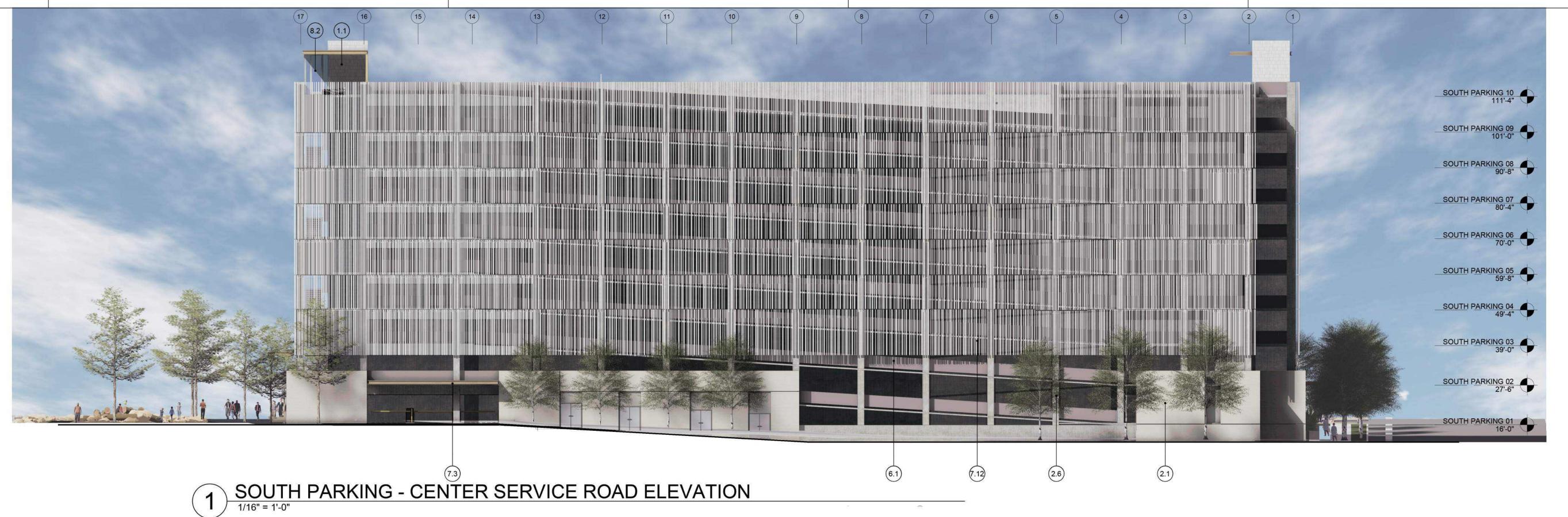
09/18/2023

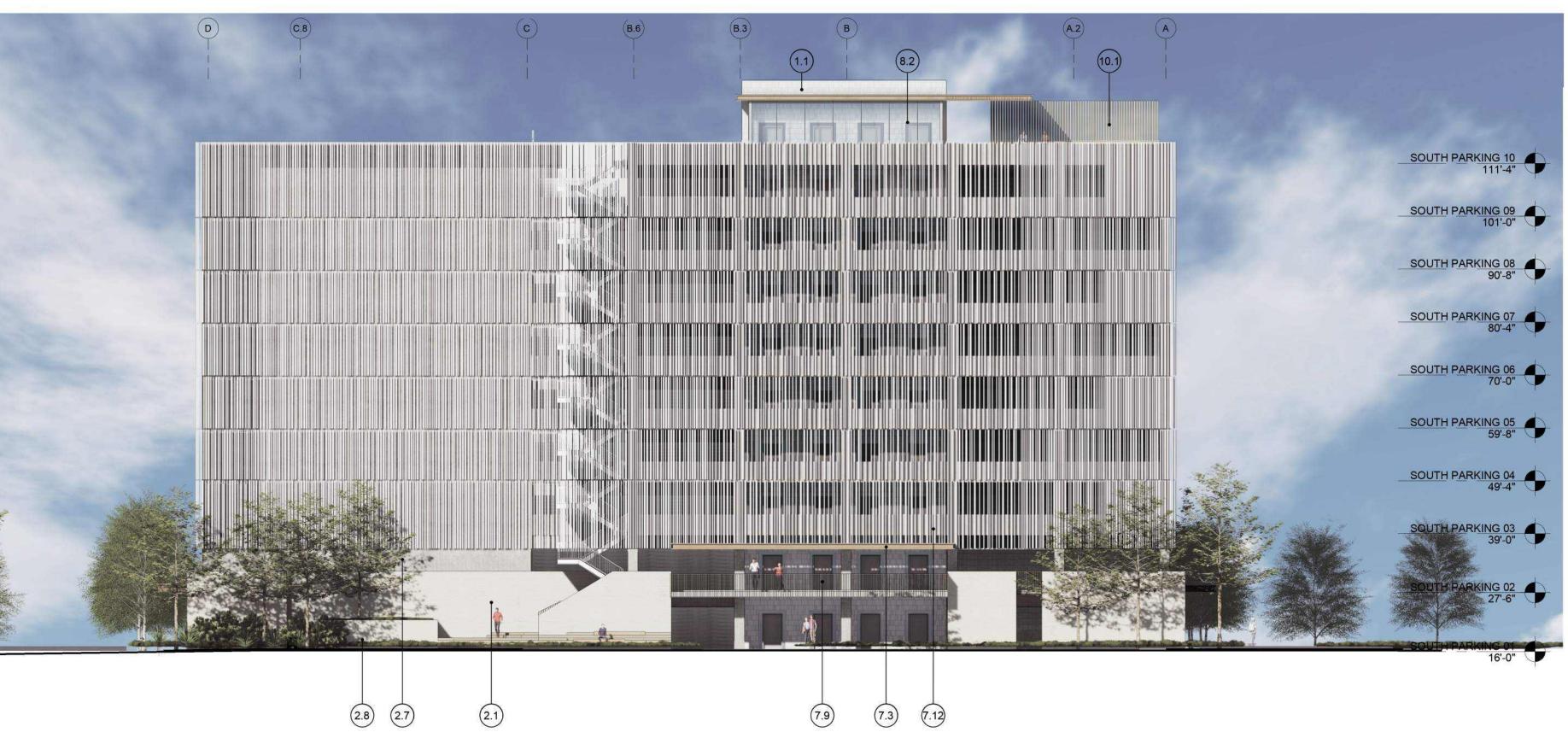
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SOUTH PARKING -LEVEL 10 PARKING PLAN



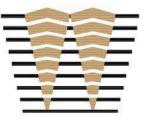


2 SOUTH PARKING - BAY ELEVATION

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

WRNSSTUDIO

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.

Architects * Engineers * Parking Planners

CMG





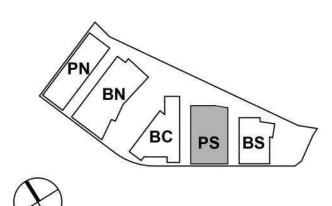
morian & me

WATT

| ISSUES | DA |
|----------------------------|----------|
| ENTITLEMENT APPLICATION | 03/24/20 |
| ENTITLEMENT APPLICATION #2 | 08/19/20 |
| ENTITLEMENT APPLICATION #3 | 12/09/20 |
| ENTITLEMENT APPLICATION #4 | 09/18/20 |
| | |

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

SOUTH PARKING 9 SOUTH PARKING - BAYSHORE HWY ELEVATION ENT

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 BOX5.3 LIGHT MTL FIN

5.3 LIGHT MTL FIN6.1 LIGHT MTL PANEL

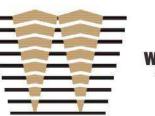
WARM MTL FRAMED CANOPY

7.3 WARM MTL FRAMED CAN
7.9 LIGHT MTL GUARDRAIL

ANNODIZED ALUM STOREFRONT

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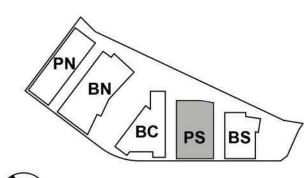


WATT

| 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



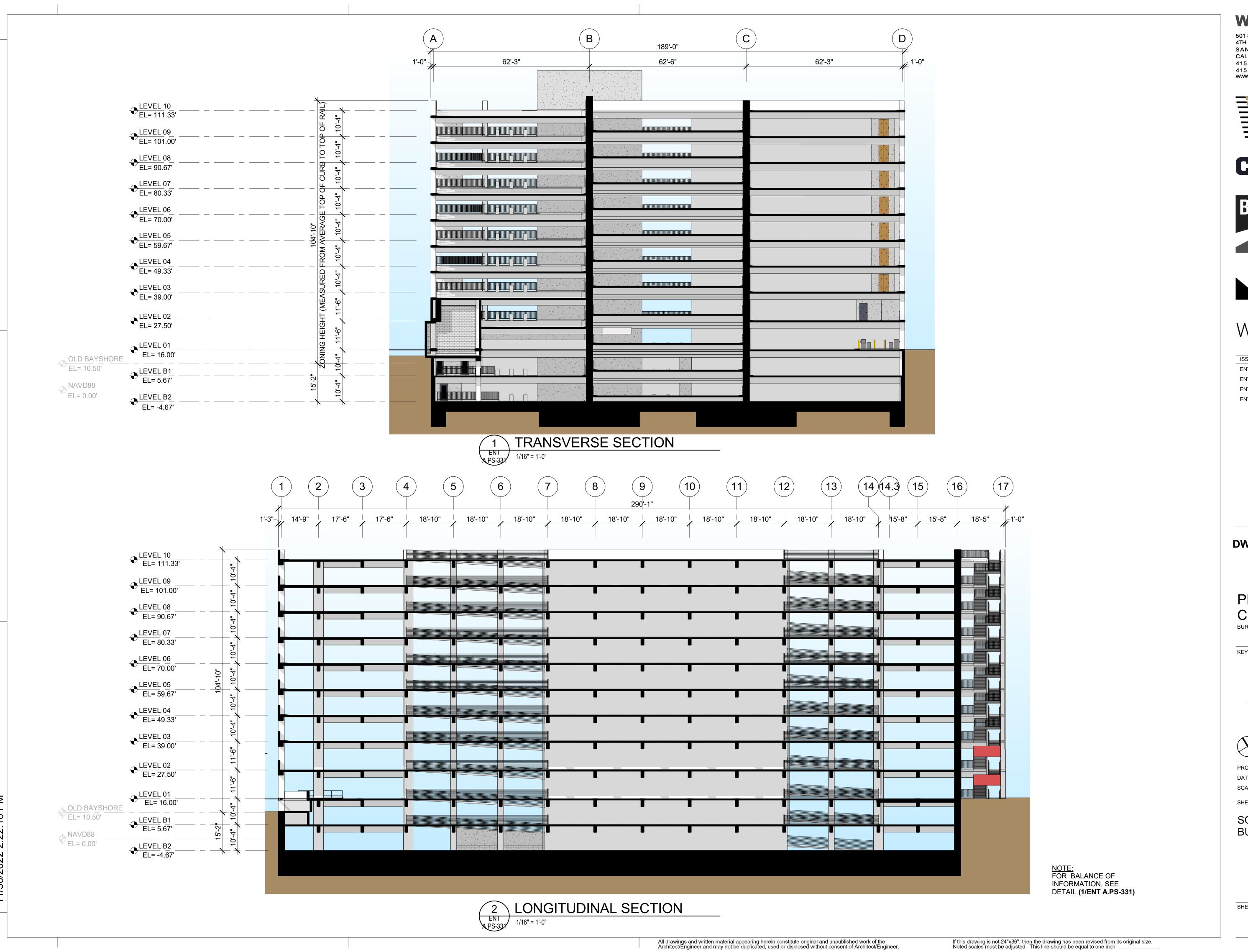


SCALE: As indicated

PROJECT NO.: 20045.00 DATE: 08/19/2022

SHEET TITLE:

SOUTH PARKING -EXTERIOR ELEVATIONS



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









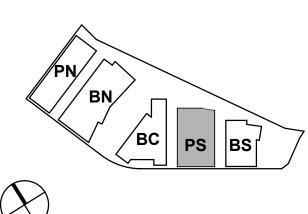
WATT

ISSUES ENTITLEMENT APPLICATION 03/24/2022 **ENTITLEMENT APPLICATION #2** 08/19/2022 12/09/2022 **ENTITLEMENT APPLICATION #3 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:

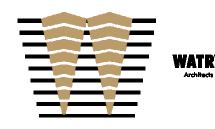
SOUTH PARKING -**BUILDING SECTIONS**



PARKING NORTH

WRNSSTUDIO

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





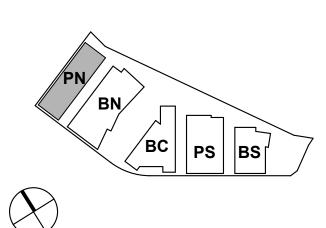




WATT

| DAT |
|-----------|
| 03/24/202 |
| 08/19/202 |
| 12/09/202 |
| 09/18/202 |
| |

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



PROJECT NO.: 20045.00 DATE: 08/19/2022

SHEET TITLE:

NORTH PARKING -COVER

ABBREVIATIONS

8/17/2022 7:18:08

| <u>ABBRE</u> | <u>EVIATIONS</u> | | | | |
|-------------------|--|-------------------|---|-------------------------|---|
| | | | | . | |
| & | AND AT | (E) EXIST. | EXISTING EXISTING | MATL. MAX. | MATERIAL MAXIMUM |
| @ A.B. | ANCHOR BOLT | E.A. | EACH | M.B. | MACHINE BOLT |
| ACI | AMERICAN CONCRETE | E.F. | EACH FACE | M.C. | MEDICINE CABINET |
| ACOUS | INSTITUTE | E.F.S. | EXTERIOR FINISH SYSTEM | M.D. | MID DEPTH |
| ACOUS. A.D. | ACOUSTICAL AREA DRAIN | E.I.F.S. | EXTERIOR INSULATION FINISH SYSTEM | MECH. MEMB. | MECHANICAL MEMBRANE |
| ADD. | ADDITION | E.J. | EXPANSION JOINT | MFR. | MANUFACTURER |
| ADJ. | ADJUSTABLE | EL. | ELEVATION | MH. | MANHOLE |
| A.E.D. | AUTOMATED EXTERNAL DEFIBRILLATOR | ELEC. ELEV. | ELECTRICAL ELEVATOR | MIN. MIR. | MINIMUM MIRROR |
| A.F.F. | ABOVE FINISH FLOOR | EMER. | EMERGENCY | MISC. | MISCELLANEOUS |
| AGGR. | AGGREGATE | E.N. | EDGE NAILING | MIXT. | MIXTURE |
| AISC | AMERICAN INSTITUTE OF STEEL CONSTRUCTION | ENCL. ENGR. | ENCLOSURE ENGINEER | MOB M.S. | MEDICAL OFFICE BUILDING MIDDLE STRIP |
| AL. | ALUMINUM | E.P. | ELECTRICAL PANEL | MTD. | MOUNTED |
| ALT. | ALTERNATE | EQ. | EQUAL | MTL. | METAL |
| ANNLD. APPROX. | ANNEALED APPROXIMATELY | EQUIP. E.S. | EQUIPMENT EACH SIDE | MUL. | MULLION |
| ARCH. | ARCHITECTURAL | EVCS | ELECTRIC VEHICLE CHARGING | (N) | NEW |
| ASPH. | ASPHALT | | STATION | N.I.C. NOM | NOT IN CONTRACT NOMINAL |
| ASSN. ASTM | ASSOCIATION AMERICAN STANDARDS FOR | EVSE | ELECTRIC VEHICLE SUPPLY EQUIPMENT | NO. or # | NUMBER |
| AOTIVI | TESTING AND MATERIALS | E-W | EAST WEST | N-S | NORTH-SOUTH |
| AWS | AMERICAN WELDING SOCIETY | E.W. | EACH WAY | N.T.S. | NOT TO SCALE |
| BET. | BETWEEN | EXP. EXPO. | EXPANSION EXPOSED | O.A. | OVERALL |
| BIT. | BITUMINOUS | EXT. | EXTERIOR | OBS o/c | OBSCURE ON CENTER |
| BLDG. BLK. | BUILDING BLOCK | | | 0.D. | OUTSIDE DIAMETER |
| BLKG. | BLOCKING | F.A. F.D. | FIRE ALARM FLOOR DRAIN | O.F. | OUTSIDE FACE |
| BM. | BEAM | F.D.C. | FIRE DEPARTMENT CONNECTION | OFF. O.H. | OFFICE OPPOSITE HAND |
| BOT. BR. | BOTTOM BRACE | FDN. | FOUNDATION | O.n. OPNG. | OPPOSITE HAND OPENING |
| BR.DN. | BRACE DOWN | F.E. | FIRE EXTINGUISHER | OPP. | OPPOSITE |
| CAB | CABINET | F.E.C. F.F. | FIRE EXTINGUISHER CABINET FINISH FLOOR | ORIG. | ORIGINAL |
| CBC | CALIFORNIA BUILDING CODE | F.G. | FINISH GRADE | OSHPD | OFFICE OF STATEWIDE HEALTH PLANNING AND DEVELOPMENT |
| C.B. | CATCH BASIN | F.H.C. | FIRE HOSE CABINET | PC | PIERCAP |
| CEM. CER. | CEMENT CERAMIC | FIN. FLASH. | FINISH FLASHING | PERM. | PERMANENT |
| C.G. | CORNER GUARD | FLR. | FLOOR | PERP. PL. | PERPENDICULAR PLATE |
| C.G.S. | CENTER GRAVITY STEEL | FLOUR. | FLUORESCENT | P.LAM. | PLASTIC LAMINATE |
| C.I. C.I.P. | CAST IRON CAST IN PLACE | F.O. F.O.C. | FACE OF FACE OF CONCRETE | PLAS. | PLASTER |
| C.J. | CONSTRUCTION JOINT | F.O.F. | FACE OF FINISH | PLYWD PR. | PLYWOOD PAIR |
| CLG. | CEILING | F.O.M. | FACE OF MASONRY | PRCST. | PRECAST |
| CLKG. CLO. | CAULKING CLOSET | F.OPNG. F.O.S. | FINISH OPENING FACE OF STUD | PROJ. | PROJECT |
| CLO. CLR. | CLEAR | F.O.W. | FACE OF WALL | P.S.F. P.S.I. | POUNDS PER SQUARE FOOT POUNDS PER SQUARE INCH |
| CMU | CONCRETE MASONRY UNIT | FPRF. | FIRE PROOFING | P.3.1. PT. | POINT |
| CNTR. | COUNTER COMPANY | F.R. F.S. | FIRE RISER FAR SIDE | P.T. | POST TENSION(ED) |
| CO. COEF. | COEFFICIENT | FT. | FOOT OR FEET | P.T.I. P.T.D. | POST TENSION INSTITUTE PAPER TOWEL DISPENSER |
| C.O. | CHANGE ORDER | FURR. | FURRING | P.T.D. P.T.D/R | PAPER TOWEL DISPENSER PAPER TOWEL DISP. WITH |
| COL. | COLUMN | FUT. | FUTURE | | RECEPTACLE |
| COM. CONC. | COMMON CONCRETE | GA. | GAUGE | PTL PTN. | PRESSURE TREATED LUMBER PARTITION |
| CONN. | CONNECTION | GALV. GB. | GALVANIZED GRADE BEAM | P.T.R. | PARTITION PAPER TOWEL RECEPTACLE |
| CONST. | CONSTRUCTION | G.BAR. | GRAB BAR | Q.T. | QUARRY TILE |
| CONT. CONTR. | CONTINUOUS CONTRACTOR | GL. | GLASS / GLAZING | | |
| C.OPNG. | CASED OPENING | GLB. GND. | GLUE LAMINATED BEAM GROUND | R. or RAD. R.D. | RADIUS ROOF DRAIN |
| CORP. CORR. | CORPORATION CORRIDOR | GR. | GRADE | REF. | REFERENCE |
| CTR. | CENTER | G.S.M. | GALVANIZED SHEET METAL | REFR. | REFRIGERATOR |
| CTSK. | COUNTERSUNK | GYP.BD. | GYPSUM BOARD | REINF. REQ'D. | REINFORCED REQUIRED |
| CU.FT. CU.IN. | CUBIC FOOT CUBIC INCH | H.B. | HOSE BIBB | RESIL. | RESILIENT |
| CU.YD. | CUBIC INCH CUBIC YARD | H.C. HDR. | HOLLOW CORE HEADER | RGTR. | REGISTER |
| D.B.A. | DEFORMED BAR ANCHOR | HDRK | HARD ROCK | R.J. RM. | ROOF JOIST ROOM |
| D.B.A. DLB. | DOUBLE | HDWD. | HARDWOOD | R.O. | ROUGH OPENING |
| DEPT. | DEPARTMENT | HDWE. HEX. | HARDWARE HEXAGONAL | R.R. | ROOF RAFTER |
| DET. D.F. | DETAIL DRINKING FOUNTAIN | HGR. | HANGER | RWD. R.W.L. | REDWOOD RAIN WATER LEADER |
| DIA. | DIAMETER | H.M. HORIZ. | HOLLOW METAL HORIZONTAL | S.A.D. | SEE ARCHITECTURAL |
| DIAG. | DIAGONAL | HR. | HOUR | 0 .7 . . | DRAWINGS |
| DIM. DISP. | DIMENSION DISPENSER | HSS | HOLLOW STRUCTURAL SECTIONS | S.C. | SOLID CORE |
| DIV. | DIVISION | H.S.A. HT. | HEADED STUD ANCHOR HEIGHT | S.C.D. SCHED. | SEAT COVER DISPENSER SCHEDULE |
| D.L. | DEAD LOAD | | | S.D. | SOAP DISPENSER |
| DN. DO. | DOWN DITTO | I.B.C. I.D. | INTERNATIONAL BUILDING CODE INSIDE DIAMETER | SEAONC | STRUCTURAL ENGINEERS ASSOC. |
| DR. | DOOR | I.F. | INSIDE FACE | | OF NORTHERN CALIFORNIA |
| DR.OPNG. DS. | DOOR OPENING DOWN SPOUT | IN. | INCH | SECT. | SECTION |
| DS. DSGN. | DESIGN | INC. INFO. | INCORPORATED INFORMATION | S.F. SH. | SOIL FACE SHELF |
| DWG | DRAWING | INSUL. | INSULATION | SHR. | SHOWER |
| DWGS DWR. | DRAWINGS DRAWER | INT. | INTERIOR | SHT. | SHEET |
| DIVIN. | | JAN. | JANITOR | SHTG. SIM. | SHEATHING SIMILAR |
| | | JST. | JOIST | S.N.D. | SANITARY NAPKIN DISPENSER |
| | | JT. | JOIST | S.H.R. | SANITARY NAPKIN RECEPTACLE |
| | | K. K/FT | KIP (1,000 LBS) KIPS PER FOOT | S.O.G. SPECS. | SLAB ON GRADE SPECIFICATIONS |
| | | K/FT KIT. | KITCHEN | SQ. | SQUARE |
| | | LAB. | LABORATORY | SQ.FT. | SQUARE FEET |
| | | LAB. LAM. | LAMINATED | S.SK. S.S. | SERVICE SINK SELECT STRUCTURAL |
| | | LAV. | LAVATORY | S.STL. | STAINLESS STEEL |
| | | LIN. LKR. | LINEAR LOCKER | STA. | STATION STACCEP(ED) |
| | | L.L. | LIVE LOAD | STAG. STD. | STAGGER(ED) STANDARD |
| | | LT. | LIGHT WEIGHT | STL. | STEEL |
| | | LT.WT. | LIGHT WEIGHT | STOR. | STORAGE |

STRL.

SUSP.

SYM.

STRUCTURAL

SUSPENDED

SYMMETRICAL

GENERAL NOTES

TREAD

T.B.D.

TEL.

TER.

T&G

THK.

THRSH

T.O.B.

T.O.C.

T.O.F.

T.O.P.

T.O.PR.

T.O.STL

T.O.S.

TOT.

T.O.W.

T.P.D.

T.V.

TYP.

U.B.C.

UNF.

UNO

VERT.

VEST.

W.C.

WD.

W.E.J.

W.P.J.

W.P.M.

WSCT.

W.S.P.

W.W.R.

X.STR.

WT.

UR.

T.O.CON

TOWEL BAR

TELEPHONE

THRESHOLD

TOP OF BEAM

TOP OF CURB

TOP OF PIER

TOP OF SLAB

TOP OF WALL

TELEVISION

UNFINISHED

TYPICAL

URINAL

WITH

WOOD

WITHOUT

WAINSCOT

WEIGHT

VERTICAL

VESTIBULE

WATER CLOSET

WATERPROOF

WALL EXPANSION JOINT

WEAKENED PLANE JOINT

WEATHER STRIPPED

WET STAND PIPE

EXTRA STRONG

CENTERLINE

WATER PROOFING MEMBRANE

WELDED WIRE REINFORCEMENT

TOTAL

TOP OF STEEL

TOP OF CONCRETE

TOP OF FOOTING

TOP OF PAVEMENT

TOILET PAPER DISPENSER

UNIFORM BUILDING CODE

UNLESS NOTED OTHERWISE

TERRAZZO

THICK

TO BE DETERMINED

TONGUE AND GROOVE

- 1. SCOPE OF DOCUMENTS: THESE PLANS INDICATE THE GENERAL SCOPE OF THE PROJECT IN TERMS OF ARCHITECTURAL DESIGN CONCEPT, THE DIMENSIONS OF THE BUILDING, THE MAJOR ARCHITECTURAL ELEMENTS, AND THE TYPE OF STRUCTURAL SYSTEM. ON THE BASIS OF THE GENERAL SCOPE INDICATED OR DESCRIBED, THE CONTRACTOR SHALL FURNISH ALL ITEMS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK.
- 2. THE WORK: ALL CONSTRUCTION AND MATERIALS SHALL BE SPECIFIED AND CONSTRUCTED AS REQUIRED BY THE LATEST EDITION OF THE IBC, STATE AND LOCAL CODES AND AUTHORITIES, AND THE CONTRACT DOCUMENTS.

3. THE CONTRACTOR:

A. SHALL BE RESPONSIBLE FOR THE ACCURATE PLACEMENT OF THE BUILDING ON THE SITE.

- B. SHALL VERIFY ALL DIMENSIONS AND SITE
- CONDITIONS BEFORE STARTING WORK.

 C. SHALL DO ALL CUTTING, FITTING OR PATCHING OF IS WORK THAT MAY BE REQUIRED TO MAKE ITS SEVERAL PARTS FIT TOGETHER PROPERLY, AND SHALL NOT ENDANGER ANY OTHER WORK BY CUTTING, EXCAVATING, OR OTHERWISE ALTERING THE TOTAL WORK OR ANY PART OF IT. ALL PATCHING, REPAIRING AND REPLACING OF MATERIALS AND SURFACES, CUT OR DAMAGED IN EXECUTION OF WORK, SHALL BE DONE WITH APPLICABLE MATERIALS SO THAT SURFACES REPLACED WILL, UPON COMPLETION, MATCH SURROUNDING SIMILAR SURFACES.

/ THE I∩R SIT

- THE JOB SITE:

 A. SHALL BE MAINTAINED IN A CLEAN, ORDERLY
 CONDITION FREE OF DEBRIS AND LITTER, AND SHALL
 NOT BE UNREASONABLY ENCUMBERED WITH ANY
 MATERIALS OR EQUIPMENT. EACH SUBCONTRACTOR, IMMEDIATELY UPON COMPLETION OF
 EACH PHASE OF HIS WORK, SHALL REMOVE ALL
 TRASH AND DEBRIS AS A RESULT OF HIS
 OPERATION.
- B. ALL MATERIAL STORED ON THE SITE SHALL BE PROPERLY STACKED AND PROTECTED TO PREVENT DAMAGE AND DETERIORATION UNTIL USE.
- 5. <u>SUBMITTALS:</u> 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. <u>DIMENSIONS:</u>

- A. ALL DIMENSIONS SHALL HAVE PREFERENCE OVER SCALE.
- B. ALL DIMENSIONS ARE TO THE FACE OF FINISH UNLESS NOTED OTHERWISE.
- 7. <u>EXITS:</u> ALL REQUIRED EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. EXIT SIGNS SHALL BE PROVIDED AT ALL EXITS REQUIRED BY CODE.
- 8. <u>FURRING:</u> WHERE LARGER STUDS OR FURRINGS ARE REQUIRED TO COVER PIPING AND CONDUITS, THE LARGER STUD SIZE OR FURRING SHALL EXTEND THE FULL SURFACE OF THE WALL WIDTH AND LENGTH WHERE THE FURRING OCCURS.
- 9. <u>ELEVATORS:</u> 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 (ARCHITECTURAL BARRIER LAWS) AND THE AMERICANS WITH DISABILITIES ACT.
- 11. THE AMERICANS WITH DISABILITIES ACT. (A.D.A.): IS SUBJECT TO VARIOUS AND POSSIBLY CONTRADICTORY INTERPRETATIONS. THESE PLANS AND ANY ACCOMPANYING SPECIFICATIONS ("PLANS") REPRESENT THE DESIGNER'S OPINION REGARDING ITS INTERPRETATION OF THE A.D.A. AS IT APPLIES TO THE SUBJECT PROJECT, BUT IS NOT IN ANY WAY A WARRANTY OR GUARANTEE THAT SAID PLANS COMPLY WITH ANY OR ALL POSSIBLE INTERPRETATIONS OF THE A.D.A. BY OTHERS.
- 12. <u>DISCREPANCIES:</u> 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. SHOULD A CONFLICT OCCUR IN OR BETWEEN PLANS AND SPECIFICATIONS, OR WHERE DETAIL REFERENCES ON CONTRACT DOCUMENTS HAVE BEEN OMITTED, THE CONTRACTOR IS DEEMED TO HAVE ESTIMATED THE MOST EXPENSIVE MATERIALS AND CONSTRUCTION METHOD INVOLVED, UNLESS A WRITTEN DECISION FROM THE ARCHITECT HAS BEEN OBTAINED WHICH DESCRIBES AN ALTERNATE METHOD AND/OR MATERIALS.

DEFERRED SUBMITTAL ITEMS

THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND COORDINATING DESIGN AND DETAILING OF THE FOLLOWING PRE-ENGINEERED SYSTEMS, INCLUDING CONNECTIONS TO THE BUILDING STRUCTURE. THE CONTRACTOR SHALL SUBMIT DRAWINGS AND CALCULATIONS STAMPED BY A CALIFORNIA REGISTERED CIVIL OR STRUCTURAL ENGINEER TO THE ARCHITECT, ENGINEER AND BUILDING DEPARTMENT FOR APPROVAL PRIOR TO FABRICATION AND ERECTION. DEFERRED ITEMS INCLUDE BUT ARE NOT LIMITED TO:

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

WRNSSTUDIO

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









ENTITLEMENT APPLICATION #4

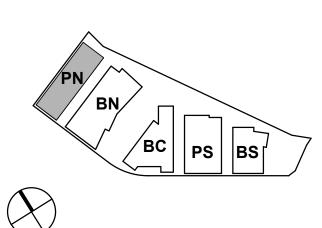
WATT

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

09/18/2023

PENINSULA CROSSING BURLINGAME, CA

KEYPLAN



PROJECT NO.: 21-144

DATE: 08/17/2022

SCALE: 12" = 1'-0"

SHEET TITLE:

NORTH PARKING -PROJECT DATA SHEET

SHEET NO:

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 KRISSY SCHREIBER. SENIOR PROJECT MANAGER

DESIGN CONSULTANTS

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

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

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:

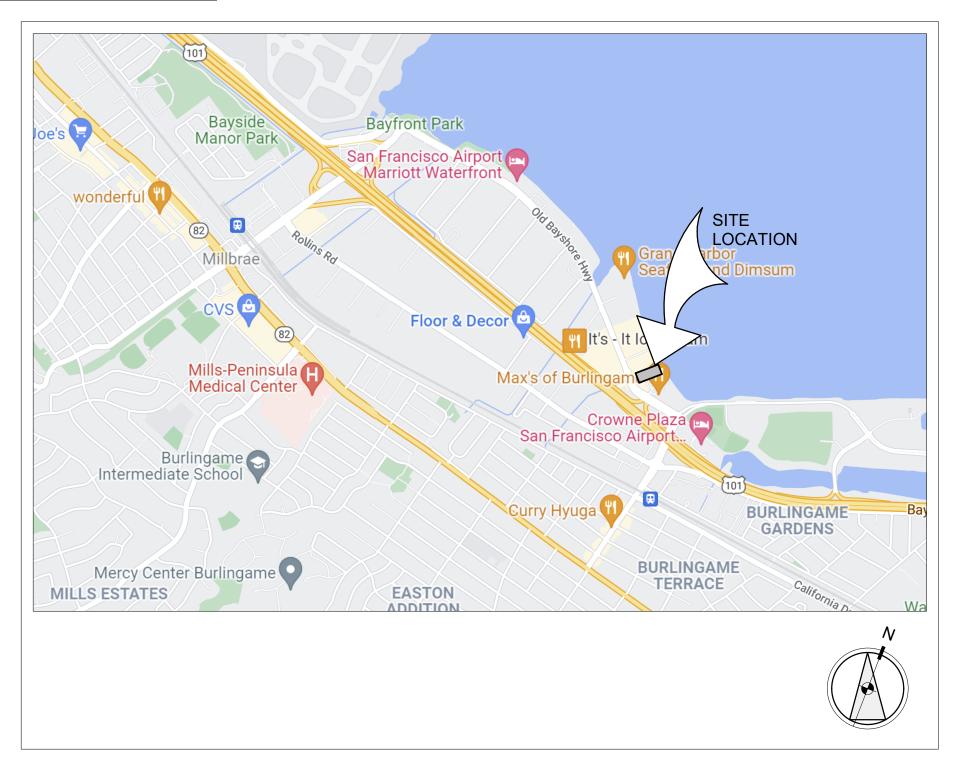
PAE CONSULTING ENGINEERS 48 GOLDEN GATE AVENUE. SAN FRANCISCO, CA 94102 PHONE 1-415-544-7500 ROBERT SMITH, ASSOCIATE PRINCIPAL

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

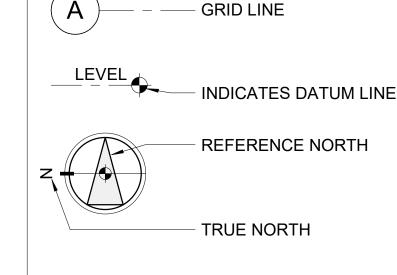
CMG LANDSCAPE ARCHITECTURE 444 BRYANT STREET SAN FRANCISCO, CA 94107 PHONE 1-415-495-3070 JUSTIN AFF, PROJECT MANAGER/ASSOCIATE

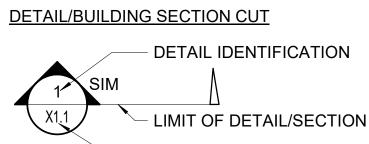
ELEVATOR: EWCG 102 E. BLITHEDALE AVE., SUITE 1 MILL VALLEY, CA 94941 PHONE 1-415-388-1880 ALLEN WILLIAMS, CHAIRMAN

VICINITY MAP





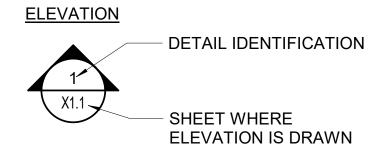


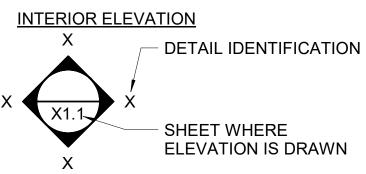


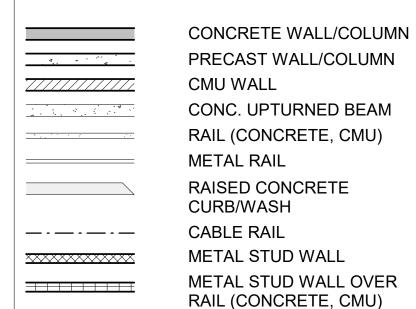
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SHEET WHERE

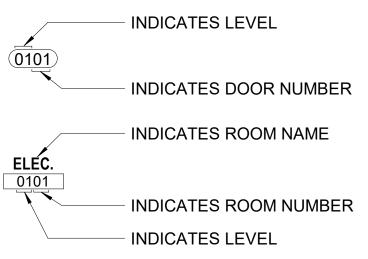
DETAIL/SECTION IS







DOOR AND ROOM TAGS



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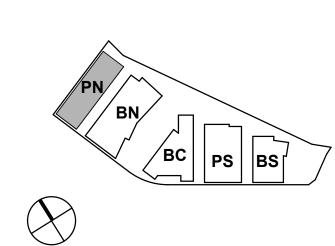


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| ISSUES DAT ENTITLEMENT APPLICATION 03/24/202 ENTITLEMENT APPLICATION #2 08/19/202 ENTITLEMENT APPLICATION #3 12/09/202 ENTITLEMENT APPLICATION #4 09/18/202 | | |
|---|----------------------------|-----------|
| ENTITLEMENT APPLICATION #2 08/19/202 ENTITLEMENT APPLICATION #3 12/09/202 | ISSUES | DAT |
| ENTITLEMENT APPLICATION #3 12/09/202 | ENTITLEMENT APPLICATION | 03/24/202 |
| | ENTITLEMENT APPLICATION #2 | 08/19/202 |
| ENTITLEMENT APPLICATION #4 09/18/202 | ENTITLEMENT APPLICATION #3 | 12/09/202 |
| | ENTITLEMENT APPLICATION #4 | 09/18/202 |

PENINSULA CROSSING BURLINGAME, CA

KEYPLAN



PROJECT NO.: 21-144 DATE: 08/17/2022 SCALE: As indicated

SHEET TITLE:

NORTH PARKING -PROJECT DATA SHEET

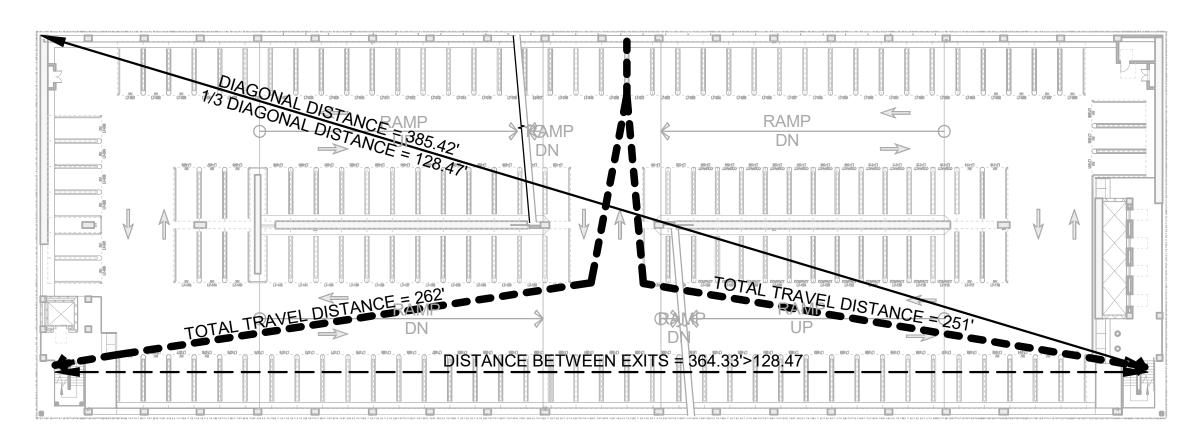
CODE DATA

GOVERNING CODES:

- A. 2022 CALIFORNIA BUILDING CODE (CBC), CALIFORNIA CODE OF REGULATIONS (CCR), TITLE 24, PART 2.
- B. 2022 CALIFORNIA ELECTRICAL CODE (CÉC), CALIFORNIA CODE OF REGULATIONS (CÉR), TITLE 24, PART 3.
 C. 2022 CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA CODE OF REGULATIONS (CCR), TITLE 24, PART 4.
- D. 2022 CALIFORNIA MECHANICAL CODE (CMC), 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 ACCESSIBILTY GUIDELINESH. CITY OF BURLINGAME MUNICIPAL CODE

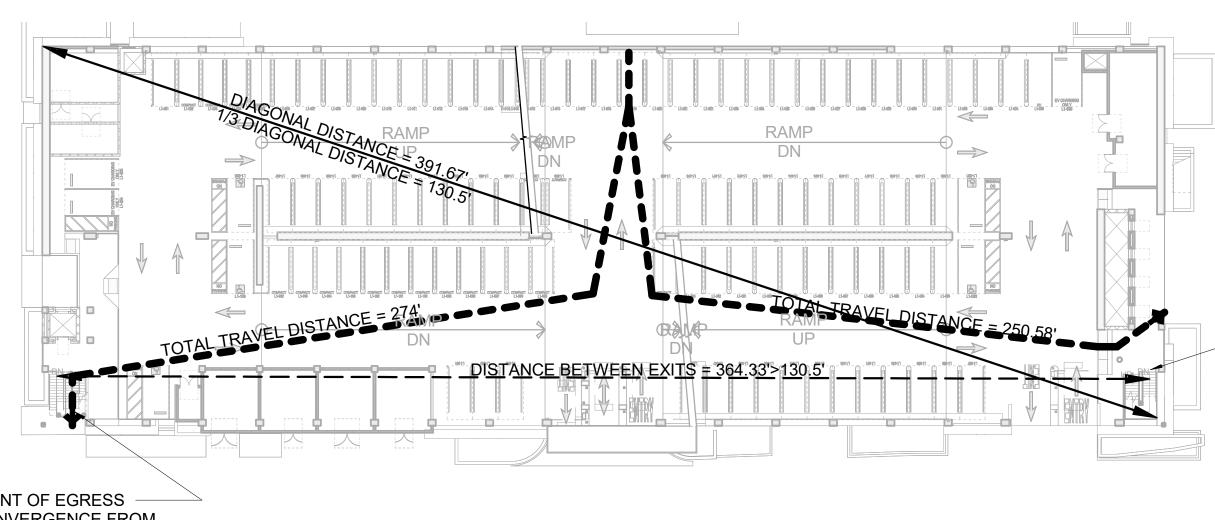
EXITING DIAGRAMS

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"



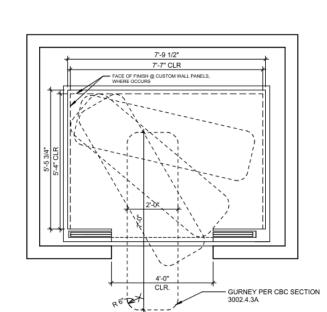
POINT OF EGRESS
CONVERGENCE FROM
LEVELS IMMEDIATELY
ABOVE AND BELOW.

POINT OF EGRESS CONVERGENCE FROM LEVELS IMMEDIATELY ABOVE AND BELOW.

1/30/2022 2:32:52 PM

LEVEL 01 EXITING DIAGRAM

1/32" = 1'-0"



4000 LB. CAPACITY/STRETCHER

ELEVATOR CAB

NO SCALE

EXITING LEGEND

ACTUAL TRAVEL DISTANCE

DIAGONAL DISTANCE

DISTANCE BETWEEN

FIRE RATINGS LEGEND

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

CODE SUMMARY

OCCUPANCY TYPE(S) - CHAPTER 3

ACTUAL HEIGHT (IN TIERS)

BASE ALLOWABLE AREA PER TIER

ALLOWABLE AREA INCREASE PER TIER

MAXIMUM ALLOWABLE TOTAL AREA

BEARING WALLS - EXTERIOR

BEARING WALLS - INTERIOR

FLOOR CONSTRUCTION

ROOF CONSTRUCTION

OCC. LOAD - TABLE 1004.5

EXITS PROVIDED

PER 1009.3.

WIDTH PROVIDED

EXITS REQUIRED - TABLE 1006.3.3

STAIRS: OCC. X 0.3 = TOTAL INCHES

DOORS, DOORWAYS AND GATES.)

TABLE 705.8.

ACTUAL AREA TO ALLOWABLE AREA RATIO

BUILDING ELEMENTS F.R. REQUIREMENTS - TABLE 601

NON-BEARING WALLS AND PARTITIONS - EXTERIOR

NON-BEARING WALLS AND PARTITIONS – INTERIOR

EXTERIOR WALLS F.R. REQUIREMENTS- TABLE 705.5

OPENINGS (UNPROTECTED, SPRINKLERED) - MAXIMUM

AREA OF EXTERIOR WALL OPENINGS, SECTION AND

SHAFT ENCLOSURES (BOTH STAIRS AND ELEVATORS)

WIDTH REQUIRED- PER SECTION 1005.3.1 & 1005.3.2

BE A PART OF AN ACCESSIBLE MEANS OF EGRESS.

44" MIN. CLEAR, WHEN CONSIDERED TO BE PART OF

EXCEPT. #2, WHEN THE BUILDING IS SPRINKLERED.)

AN ACCESSIBLE MEANS OF EGRESS, PER 1009.3,

OTHER THAN STAIRS: OCC. X 0.2 = TOTAL INCHES

(32" MIN. CLEAR WIDTH, 1010.1.1 AND PER 11B-404,

(48" MIN. CLEAR OF HANDRAIL, WHEN CONSIDERED TO

EXTERIOR WALLS AND PARTITIONS:

ACTUAL AREA (LARGEST TIER)

ACTUAL TOTAL AREA

STRUCTURAL FRAME

AUTOMATIC SPRINKLER SYSTEM - SEC. 903

CONSTRUCTION TYPE(S) - CHAPTER 4, 5 AND 6

ALLOWABLE HEIGHT (IN TIERS) - TABLE 406.5.4

ALLOWABLE HEIGHT INCREASE (IN TIERS), FOR

OPEN PARKING STRUCTURES - SECT. 406.5.5

GRADE PLANE - CHAPTER 2 DEFINITION

TYPE - OPEN GARAGE

YES

S-2 PARKING GARAGE

(OPEN, PER 406.5)

13.5'

UNLIMITED

10 TIERS

UNLIMITED

(TABLE 406.5.4)

46,900 SQ. FT.

473,000 SQ. FT.

N/A

N/A

NOT REQUIRED

46,900/200 = 234.5 (TIER w/ LARGEST

FLOOR AREA)

TOTAL:

3 HR

3 HR

3 HR

SEE REQUIREMENTS BELOW

0 HR

2 HR

1-1/2 HR

1 HR, <5'

1 HR, 5'≤ x <10'

NR, 10'≤ x <30' (PER FOOTNOTE c) 0, ≥ 30'

NOT PERMITTED <3'

15%, 3'≤ x <5'

25%, 5'≤ x <10' UNLIMITED, ELSEWHERE

STAIRS @ TYP. LEVELS:

234.5 x 0.3 = 70.4"

50% OF 70.4" = 35.2"

LARGEST TIER BELOW GRADE: 226 OCC. LARGEST TIER ABOVE GRADE: 234.5 OCC.

OTHER THAN STAIRS:

460.5 x 0.20 = 92.1"

50% OF 92.1" = 46.1"

STAIRS: 2 x 54" = 108"

OTHER THAN STAIRS:

120" + 438" = 558"

CONVERGENCE CALCULATION

TYPE - ENCLOSED GARAGE

YES

S-2 PARKING GARAGE

(CLOSED, PER 406.6)

N/A

UNLIMITED

N/A

N/A

UNLIMITED

(SEC. & TABLE 506.2)

45,200 SQ. FT.

N/A

89,200 SQ. FT.

N/A

N/A

STAIRS - 2HR ELEVATOR - NOT REQUIRED

> 45,200/200 = 226 (TIER w/ LARGEST

FLOOR AREA)

NOTES

AND 602

OPENNESS - 406.5.2

TABLES 406.5.4, 601

ELEVATOR TOWERS -

NC (SECTION 504.3

EXCEPTION).

BASED ON

SPRINKLERS

CONSTRUCTION TYPE

BASED ON DISTANCE AND

(SEE TABLE FOOTNOTE G.)

712.1.10.2, 713.4 AND 1019.3.6

SEE SECTIONS 406.5.9,

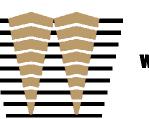
UNLIMITED IN HEIGHT IF

CODE SECTIONS

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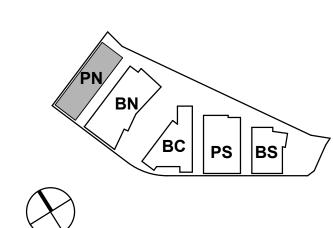


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PENINSULA CROSSING BURLINGAME, CA

KEYPLAN



PROJECT NO.: 21-144

DATE: 12/14/2022

SHEET TITLE:

SCALE: As indicated

NORTH PARKING - CODE SUMMARY

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.

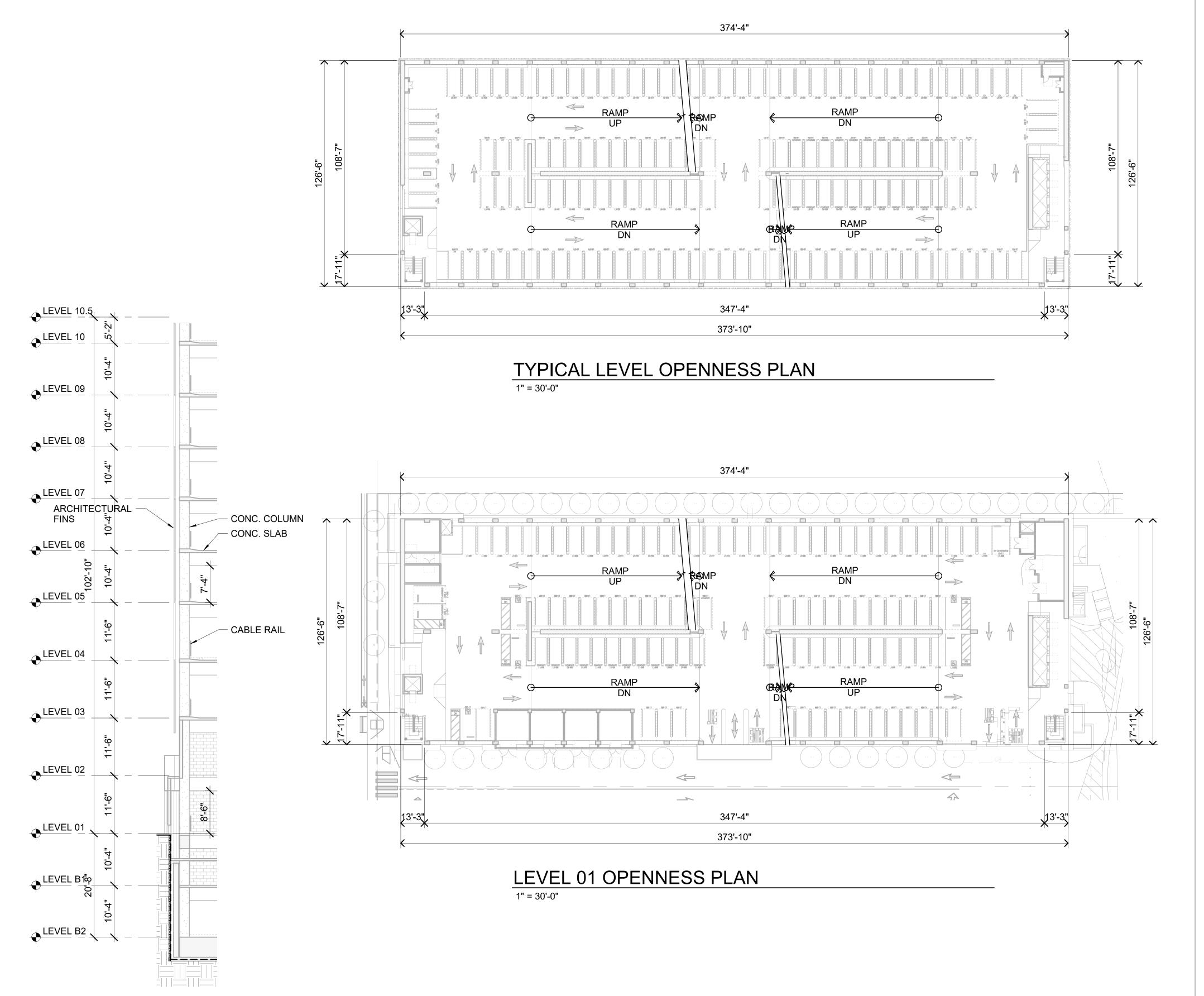
EXCEPTION: OPENINGS ARE NOT REQUIRED TO BE DISTRIBUTED OVER 40 PERCENT OF THE BUILDING PERIMETER WHERE THE REQUIRED OPENINGS ARE UNIFORMLY DISTRIBUTED OVER TWO OPPOSING SIDES OF THE BUILDING.

| 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 |
| OPEN LENGTH % | N/A |

WALL SECTION

3/32" = 1'-0"



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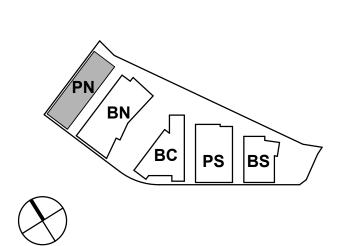


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| 12/09/2022 |
| 09/18/2023 |
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PENINSULA CROSSING BURLINGAME, CA

KEYPLAN



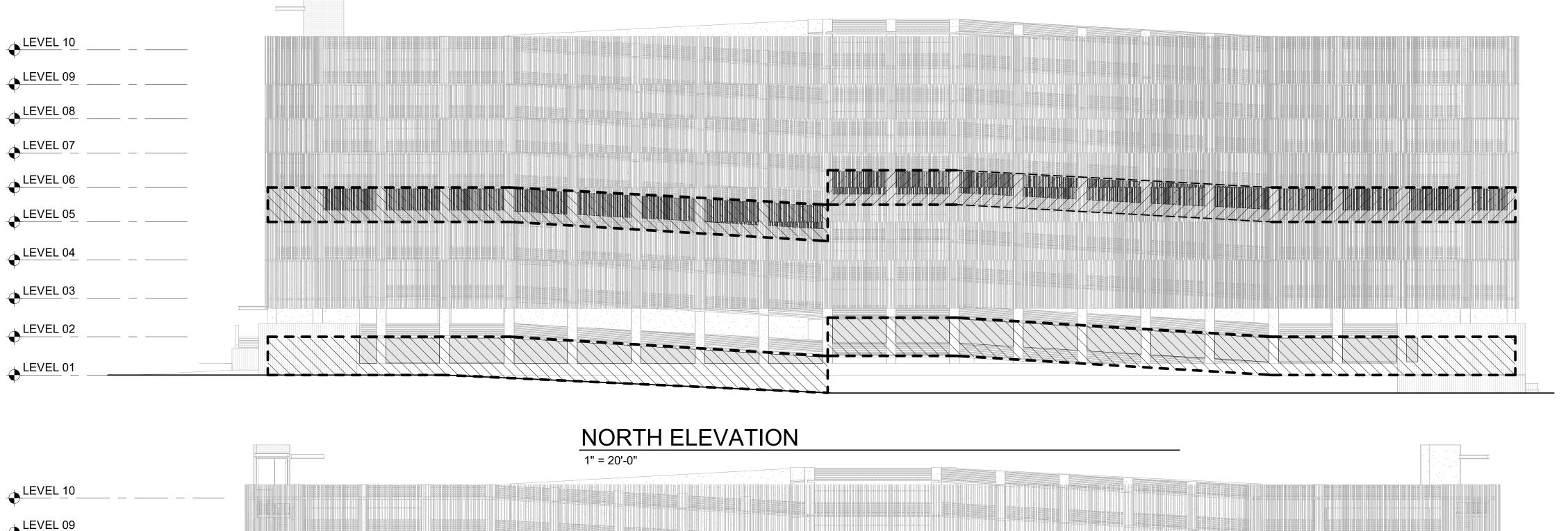
PROJECT NO.: 21-144

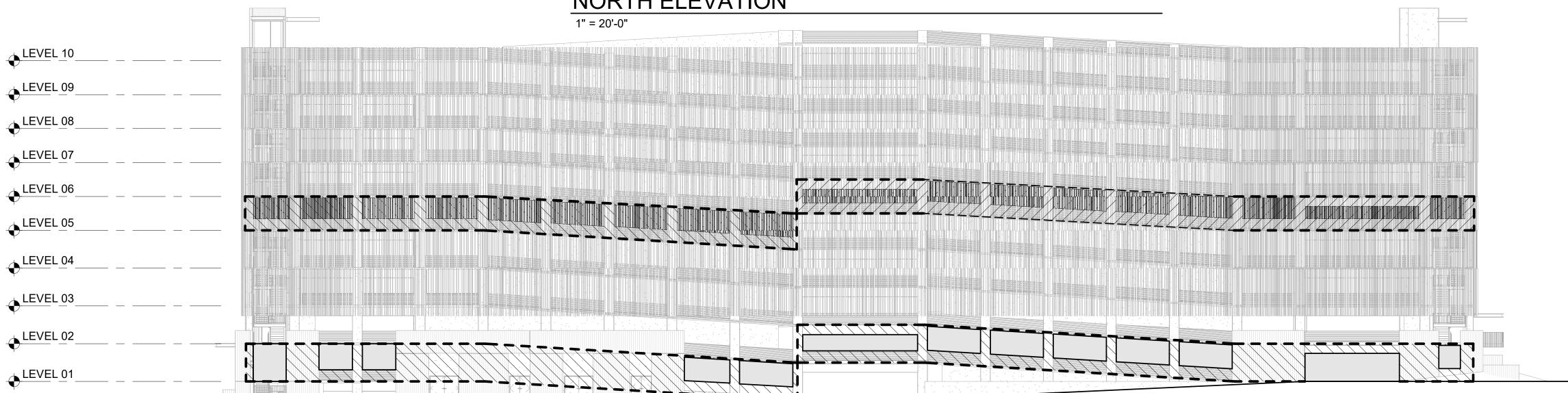
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SCALE: As indicated

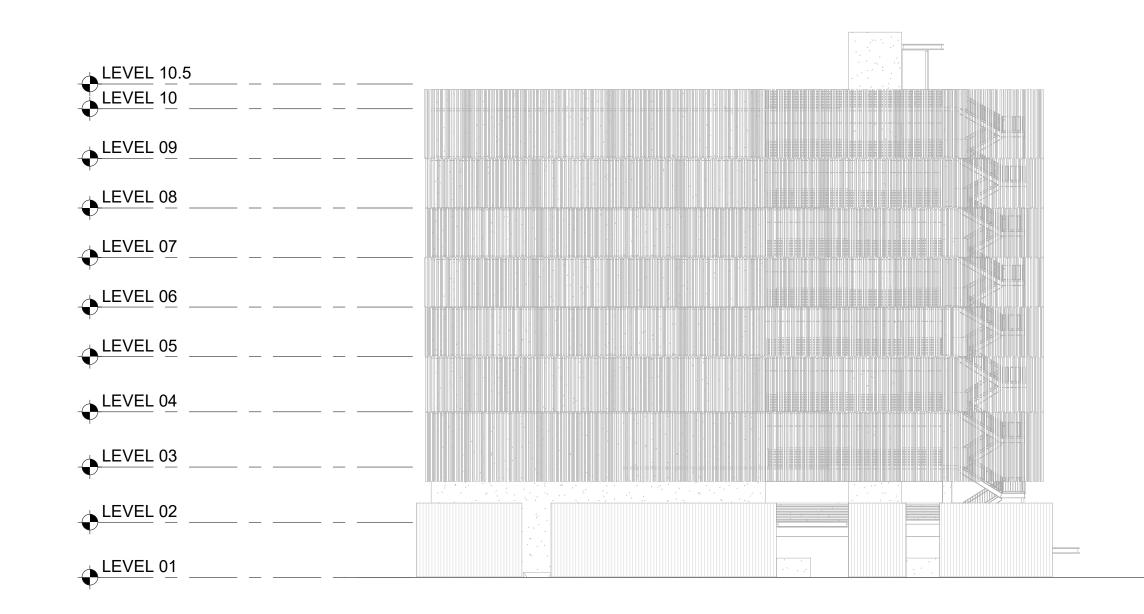
SHEET TITLE:

NORTH PARKING - CODE SUMMARY (OPENNESS RATIOS)





SOUTH ELEVATION 1" = 20'-0"



WEST ELEVATION

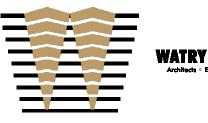
1" = 20'-0"

| ◆ LEVEL 10 | |
|-------------------|--|
| ◆ LEVEL 09 | |
| <u>↓ LEVEL 08</u> | |
| ◆ LEVEL 07 | |
| LEVEL 06 | |
| LEVEL 05 | |
| • LEVEL 04 | |
| ♦ LEVEL 03 | |
| ◆ LEVEL 02 | |
| LEVEL 01 | |

EAST ELEVATION

1" = 20'-0"

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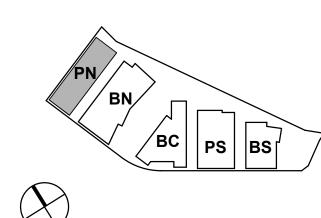


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PENINSULA CROSSING BURLINGAME, CA

KEYPLAN

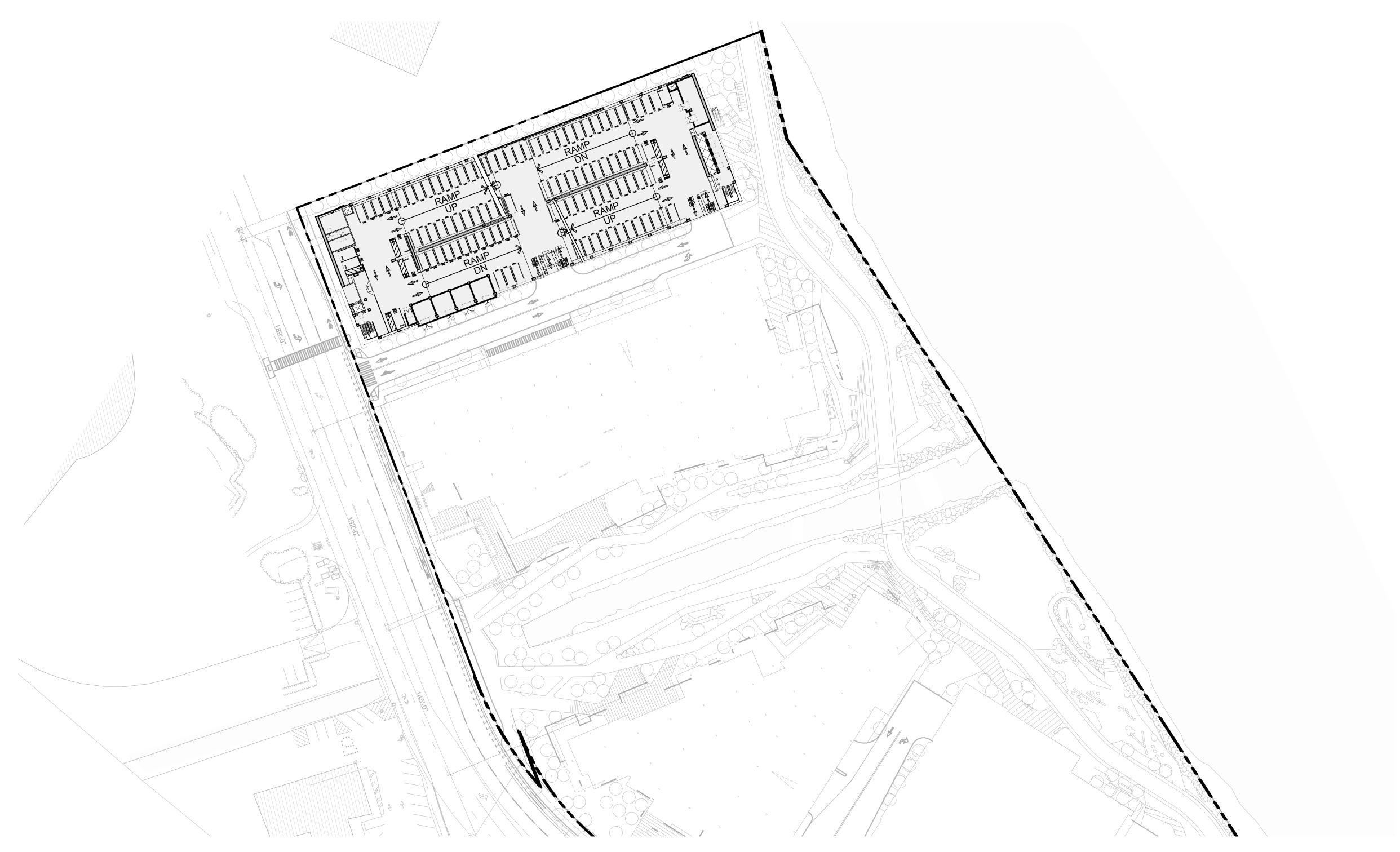


PROJECT NO.: 21-144

DATE: 08/17/2022 SCALE: 1" = 20'-0"

SHEET TITLE:

NORTH PARKING - CODE SUMMARY (OPENNESS RATIOS)



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 04 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 01 LEVEL B1 LEVEL B2 | 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 |
| TOTAL | 20 | 5 | 0 | 0 | 1,246 | 205 | 153 | 5 | 2 | 5 | 1,641 | 562,200 | 343 |

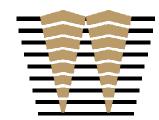
10% EV - DAY ONE: 1,641 * 10% = 165 EV STALLS 10% FUTURE EV: 165 EV STALLS

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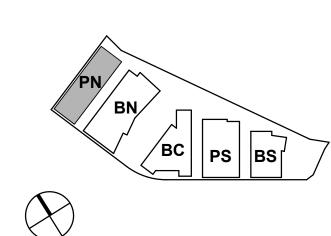
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DW Burlingame Venture, LLC

PENINSULA CROSSING BURLINGAME, CA

KEYPLAN

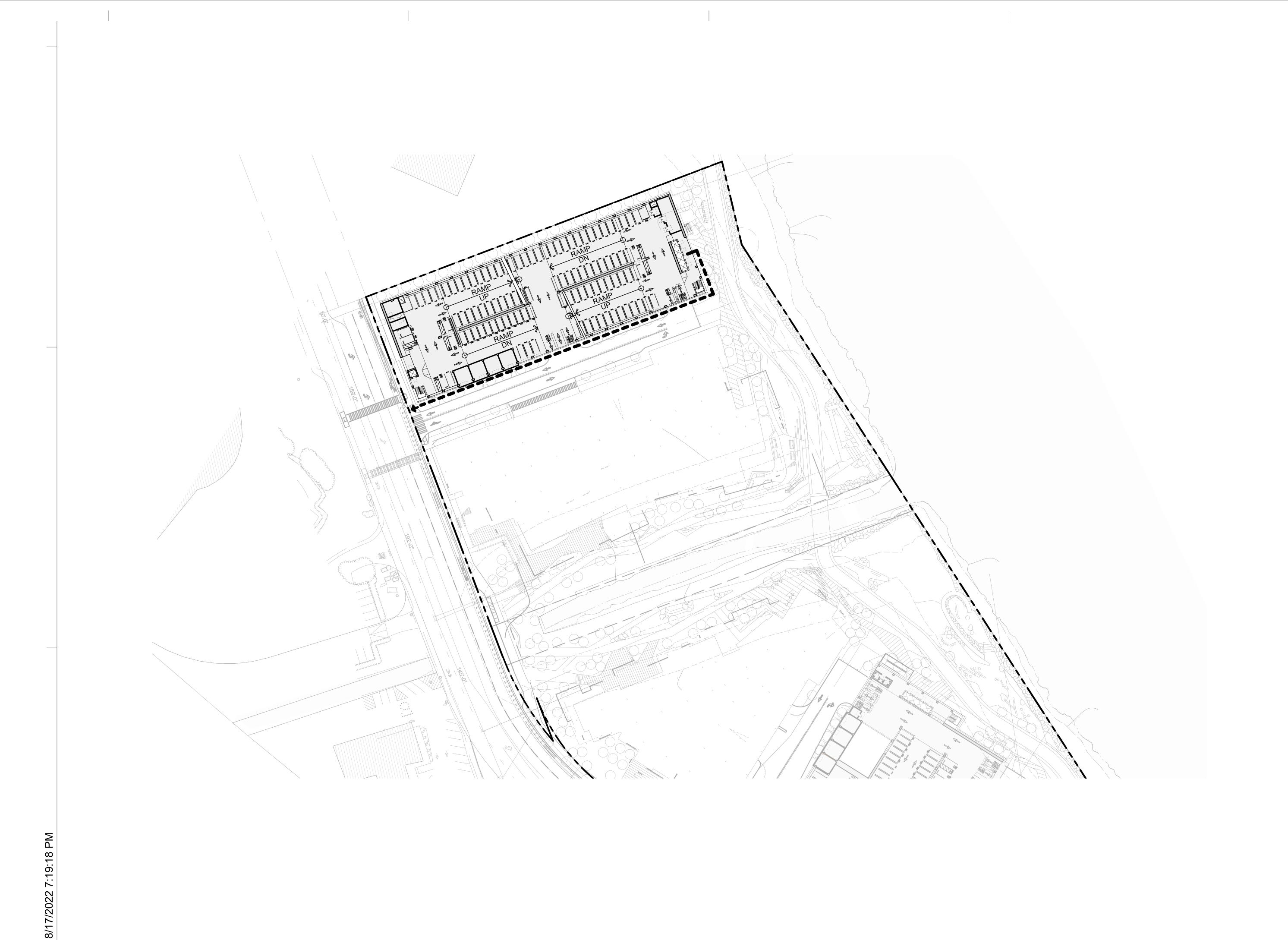


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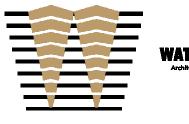
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SHEET TITLE:

NORTH PARKING - SITE PLAN & STALL COUNT



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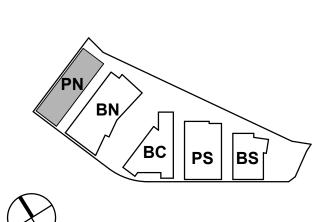


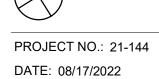
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PENINSULA CROSSING BURLINGAME, CA

KEYPLAN

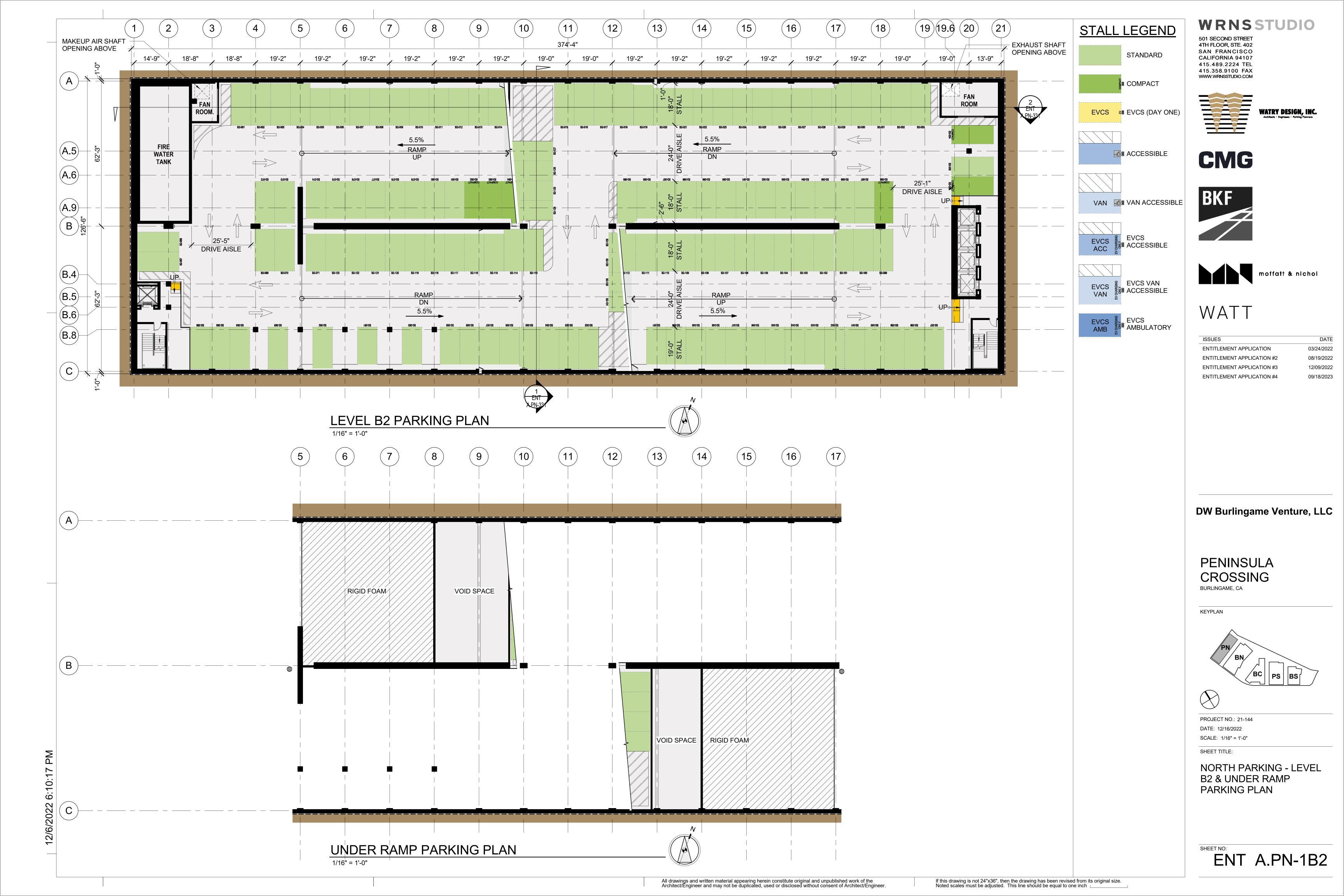


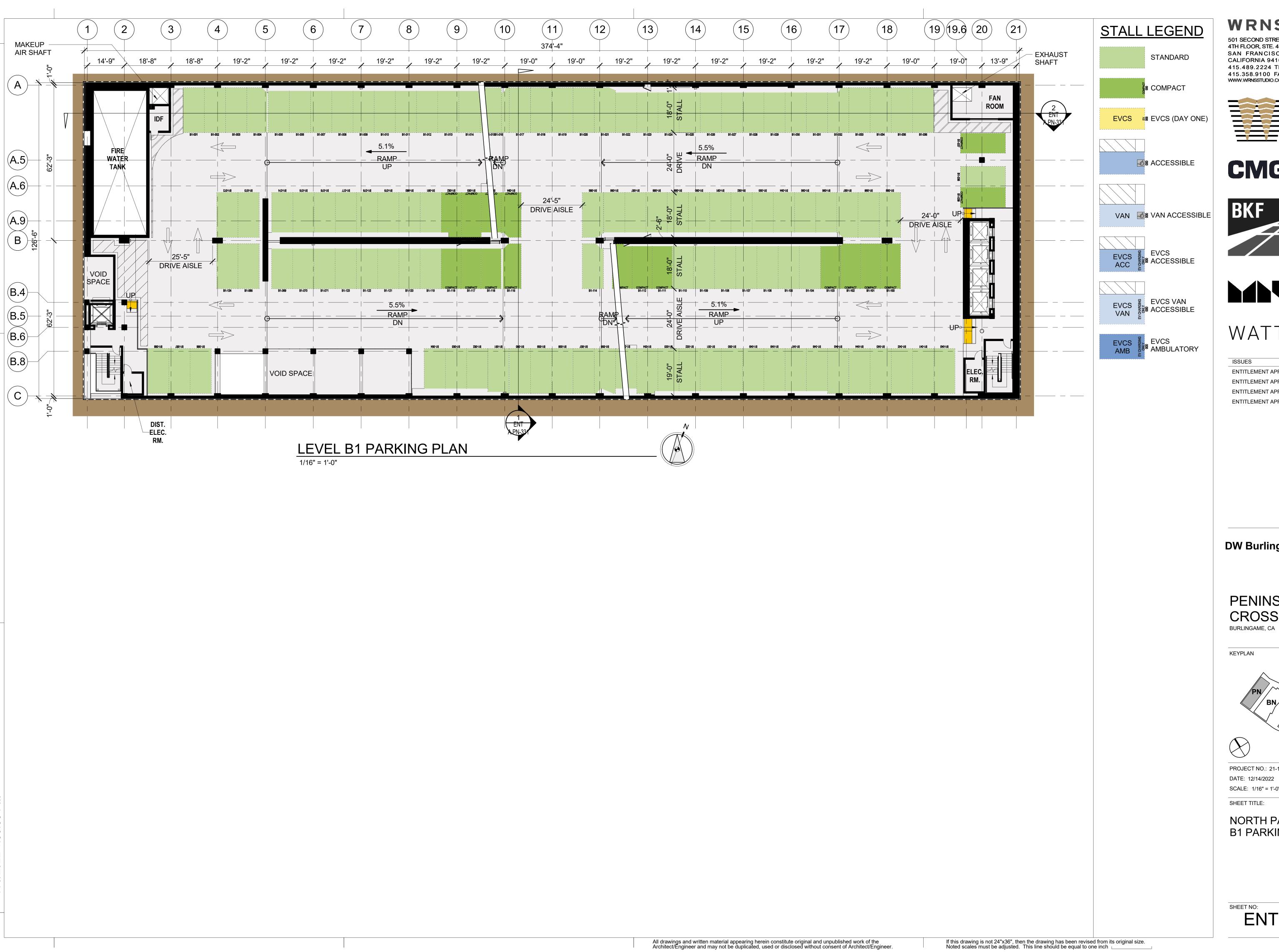


SCALE: 1" = 50'-0"

SHEET TITLE:

NORTH PARKING - SITE EGRESS PLAN





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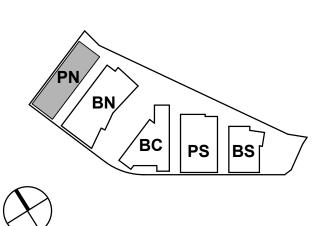
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DW Burlingame Venture, LLC

PENINSULA CROSSING

KEYPLAN

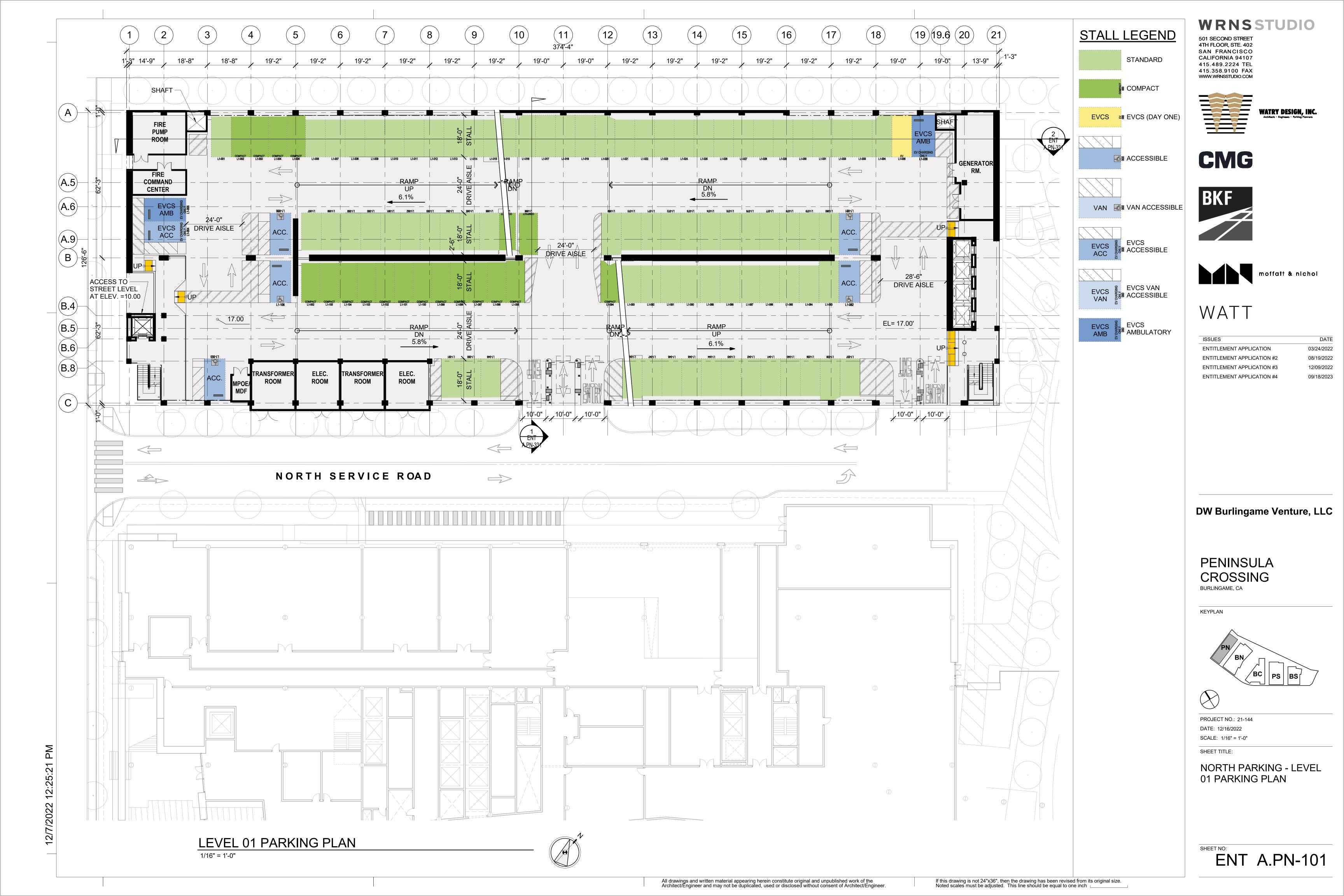


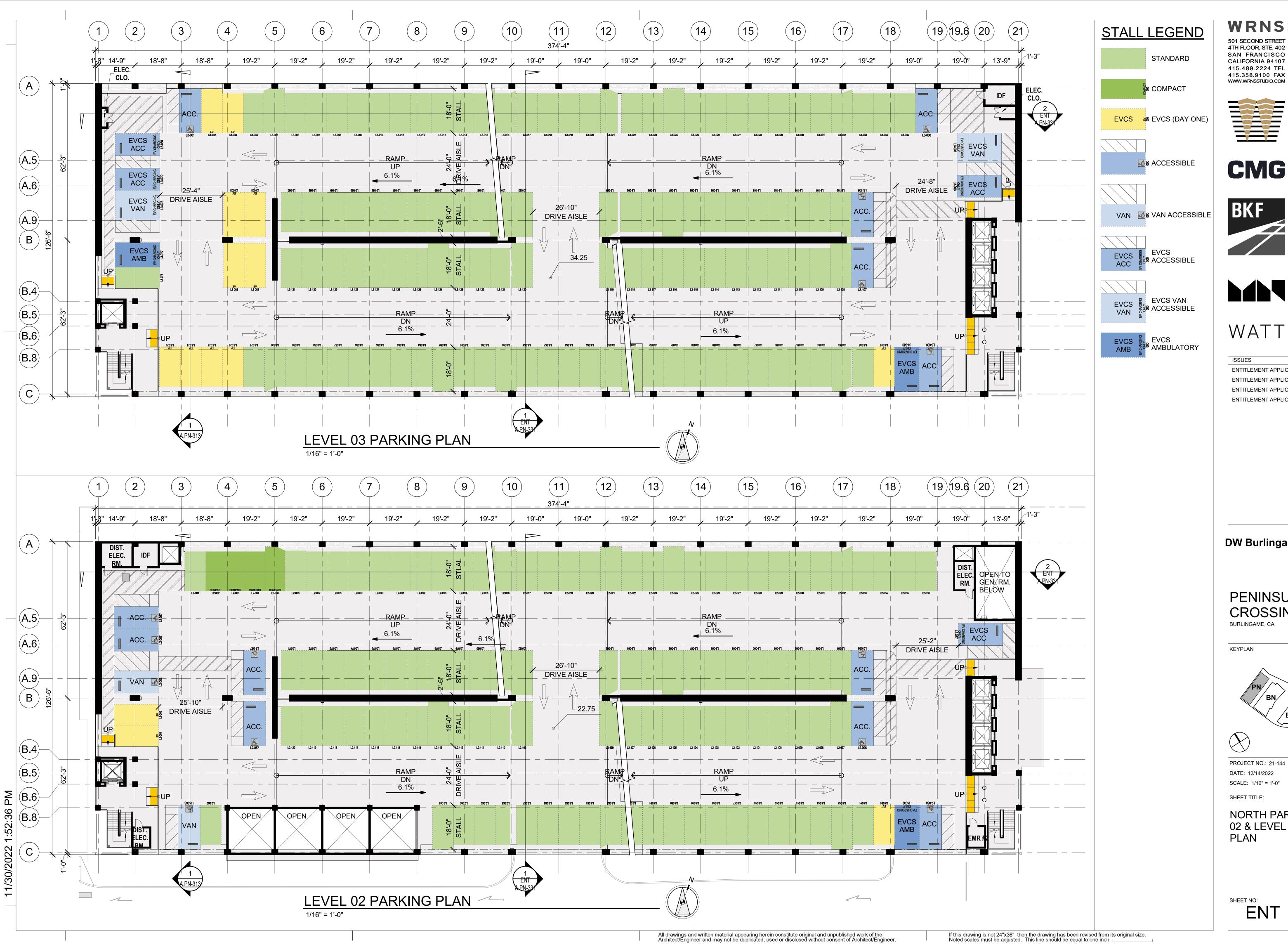
PROJECT NO.: 21-144 DATE: 12/14/2022 SCALE: 1/16" = 1'-0"

SHEET TITLE:

NORTH PARKING - LEVEL **B1 PARKING PLAN**

ENT A.PN-1B1





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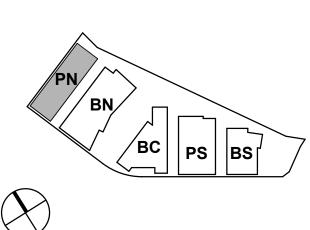




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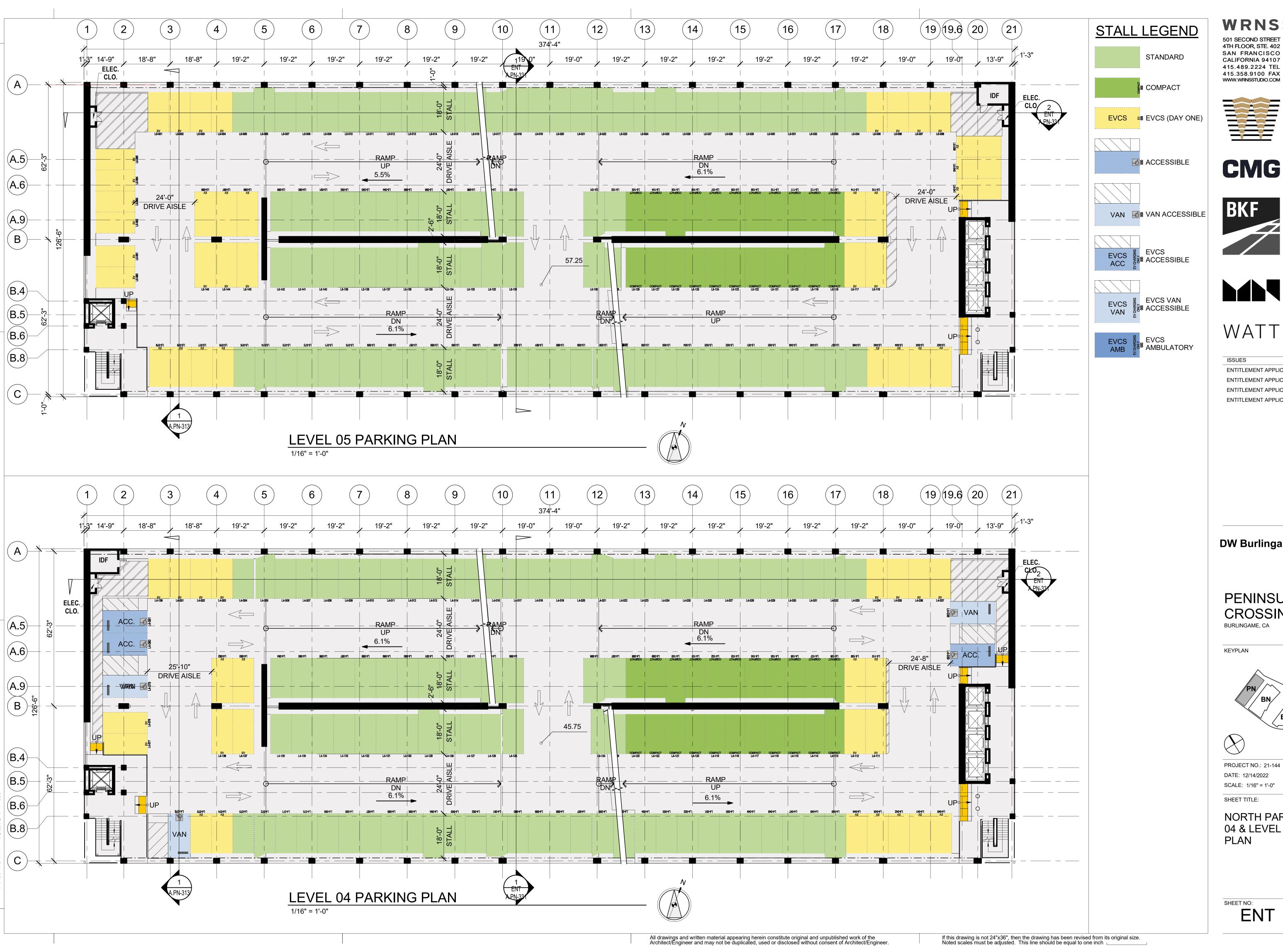
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PENINSULA CROSSING



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

NORTH PARKING - LEVEL 02 & LEVEL 03 PARKING



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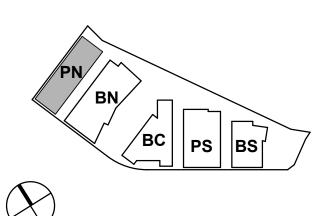


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03/24/2022 ENTITLEMENT APPLICATION **ENTITLEMENT APPLICATION #2** 08/19/2022 12/09/2022 **ENTITLEMENT APPLICATION #3 ENTITLEMENT APPLICATION #4** 09/18/2023

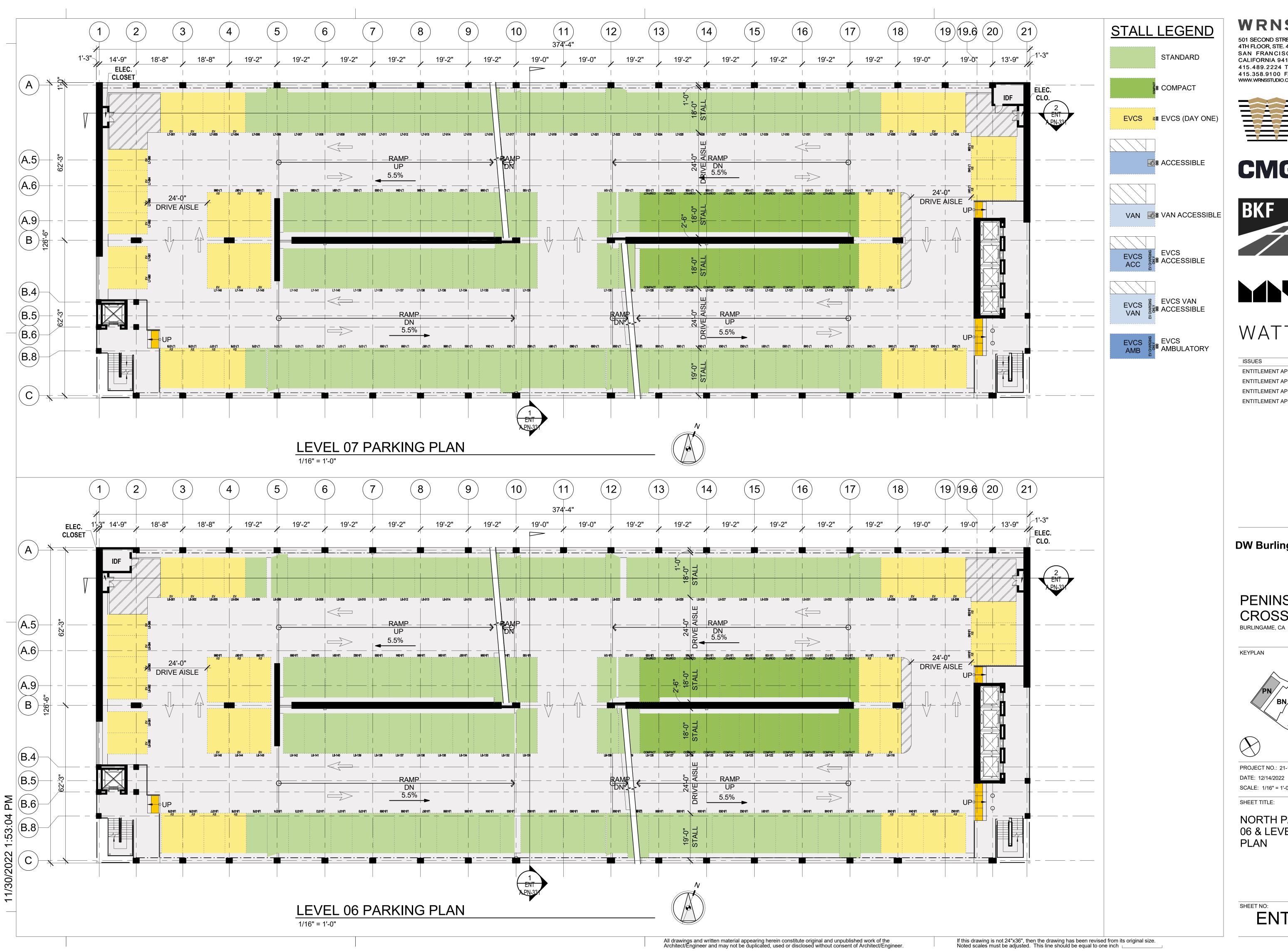
DW Burlingame Venture, LLC

PENINSULA CROSSING BURLINGAME, CA



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

NORTH PARKING - LEVEL 04 & LEVEL 05 PARKING



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







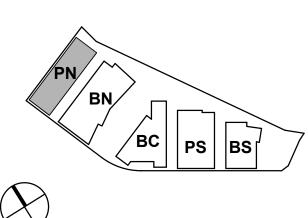


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03/24/2022 ENTITLEMENT APPLICATION **ENTITLEMENT APPLICATION #2** 08/19/2022 12/09/2022 **ENTITLEMENT APPLICATION #3 ENTITLEMENT APPLICATION #4**

DW Burlingame Venture, LLC

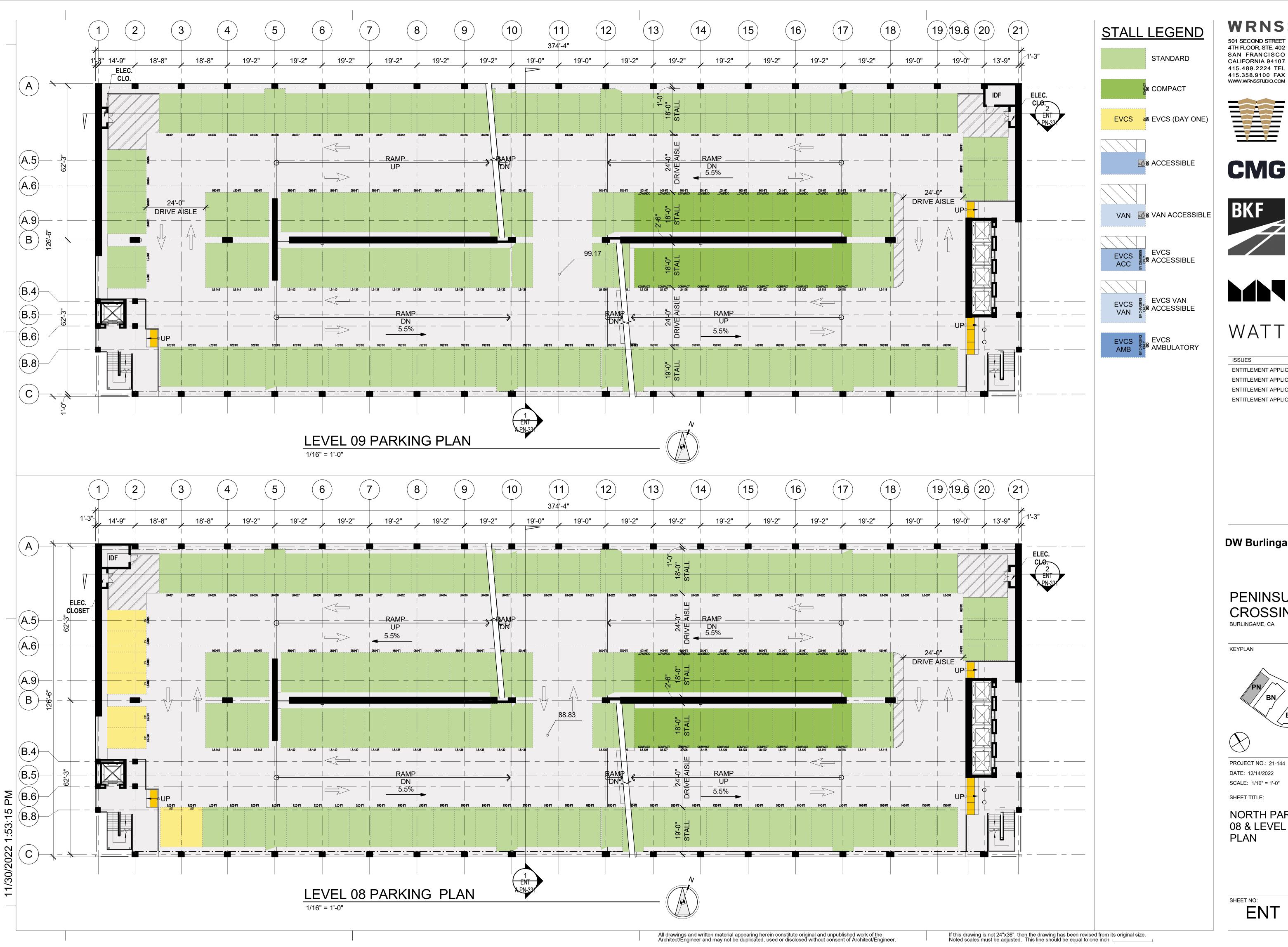
PENINSULA CROSSING



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

SHEET TITLE:

NORTH PARKING - LEVEL 06 & LEVEL 07 PARKING



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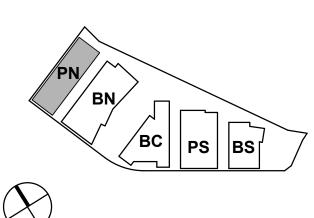




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|---------------------------|------------|
| NTITLEMENT APPLICATION | 03/24/2022 |
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| NTITLEMENT APPLICATION #4 | 09/18/2023 |
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DW Burlingame Venture, LLC

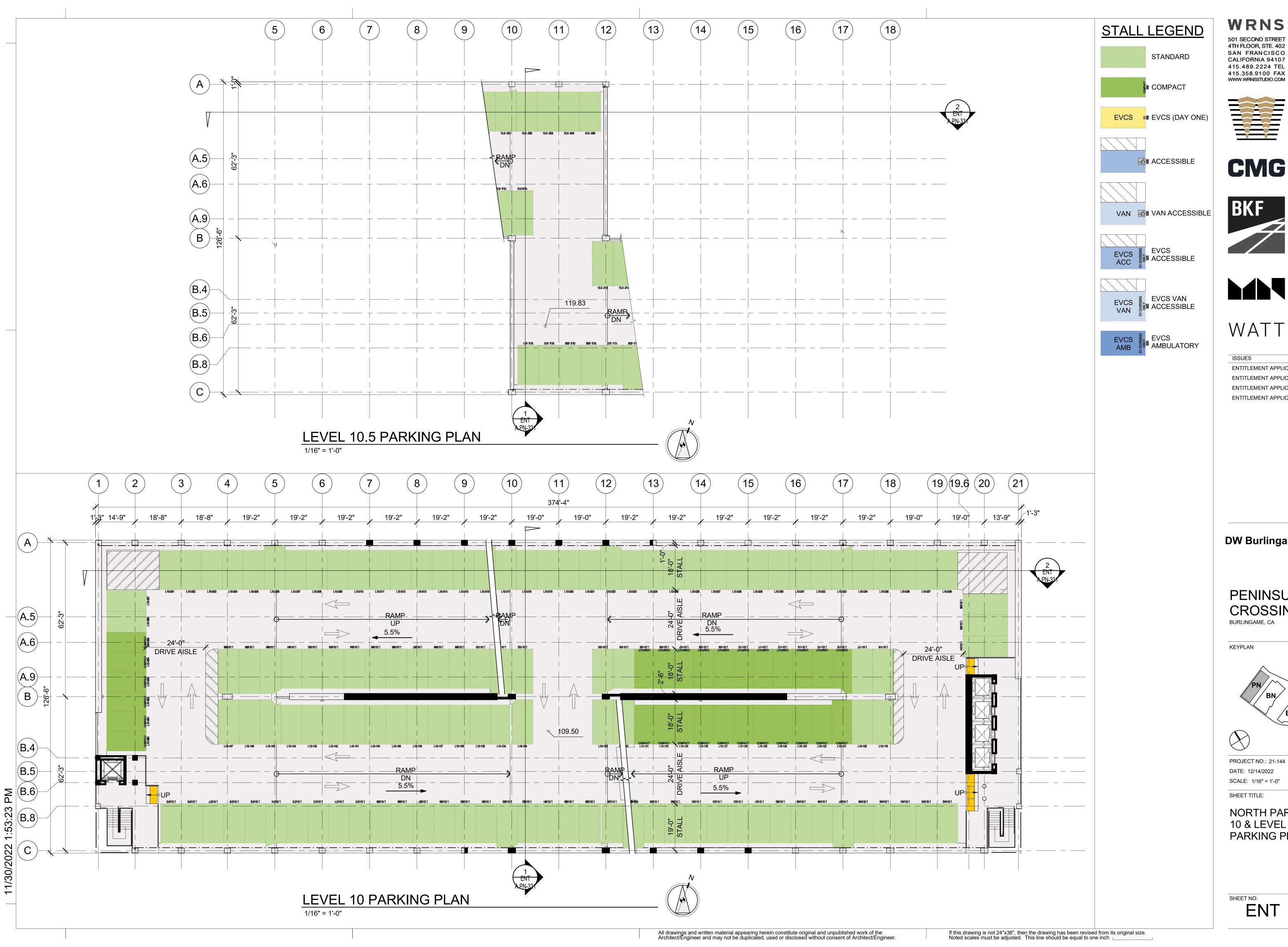
PENINSULA CROSSING BURLINGAME, CA



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

NORTH PARKING - LEVEL

08 & LEVEL 09 PARKING



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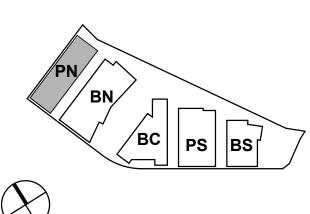


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DW Burlingame Venture, LLC

PENINSULA CROSSING BURLINGAME, CA



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

SHEET TITLE:

NORTH PARKING - LEVEL 10 & LEVEL 10.5 PARKING PLAN



NORTH PARKING 19.5

NORTH PARKING 19.5

NORTH PARKING 19.5

NORTH PARKING 29.6

NORTH PARKING 29.6

NORTH PARKING 37.4

NORTH

2 NORTH PARKING - BAYSHORE HWY ELEVATION

(#) ELEVATION KEYNOTES

1.1 TILE
2.1 TEXTURED ARCHITECTURAL PRECAST PAN

2.1 TEXTURED ARCHITECTURAL PRECAST PANELS
2.6 EXPOSED CONCRETE COLUMN

EXPOSED CONCRETE SHEAR WALL WITH ARCHITECTURAL

EXPOSED CONCRETE SHEAR WALL WITH ARCHITECTURAL FINISH TEXTURED PRECAST PLANTER BOX

2.8 TEXTURED PRECAST PLANTI5.3 LIGHT MTL FIN

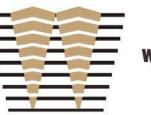
7.3 WARM MTL FRAMED CANOPY7.9 LIGHT MTL GUARDRAIL

LIGHT MTL GUARDRAIL
ANNODIZED ALUM STOREFRONT

, www.sizzsy.zom.cronz.nem

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WATRY DESIGN, INC.
Architects • Engineers • Parking Planners

CMG



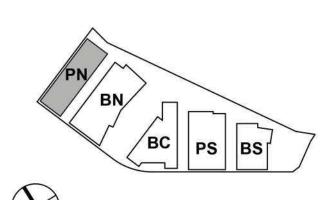


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| ISSUES | DAT |
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| ENTITLEMENT APPLICATION | 03/24/202 |
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| ENTITLEMENT APPLICATION #4 | 09/18/202 |
| | |

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

KEYPLAN



ROJECT NO : 20045 00

PROJECT NO.: 20045.00

DATE: 07/15/2022

SCALE: As indicated

SHEET TITLE:

NORTH PARKING -EXTERIOR ELEVATIONS

ENT A.PN-301

8/15/2022 1.44.56 PM

GROUND FLOOR FACADE AREA CALCULATIONS

2983 SF 746 SF

25 %

GROUND FLOOR FACADE AREA CALCULATED FROM TOP OF SIDEWALK TO TOP OF

BAYSHORE HIGHWAY ELEVATION

PRECAST PANELS.

GROUND FLOOR FACADE AREA: GROUND FLOOR TRANSPARENCY AREA:

GROUND FLOOR % TRANSPARENCY AREA:



NORTH PARKING - ONE BAY PLAZA ELEVATION



ELEVATION KEYNOTES

- 1.1 TEXTURED ARCHITECTURAL PRECAST PANELS
- EXPOSED CONCRETE COLUMN
- EXPOSED CONCRETE SHEAR WALL WITH ARCHITECTURAL FINISH
- TEXTURED PRECAST PLANTER BOX
- 5.3 LIGHT MTL FIN
- LIGHT MTL PANEL
- WARM MTL FRAMED CANOPY LIGHT MTL GUARDRAIL
- ANNODIZED ALUM STOREFRONT

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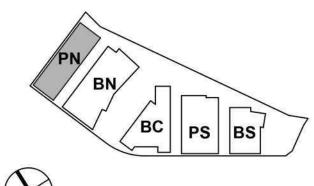
WATRY DESIGN, INC.

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

KEYPLAN



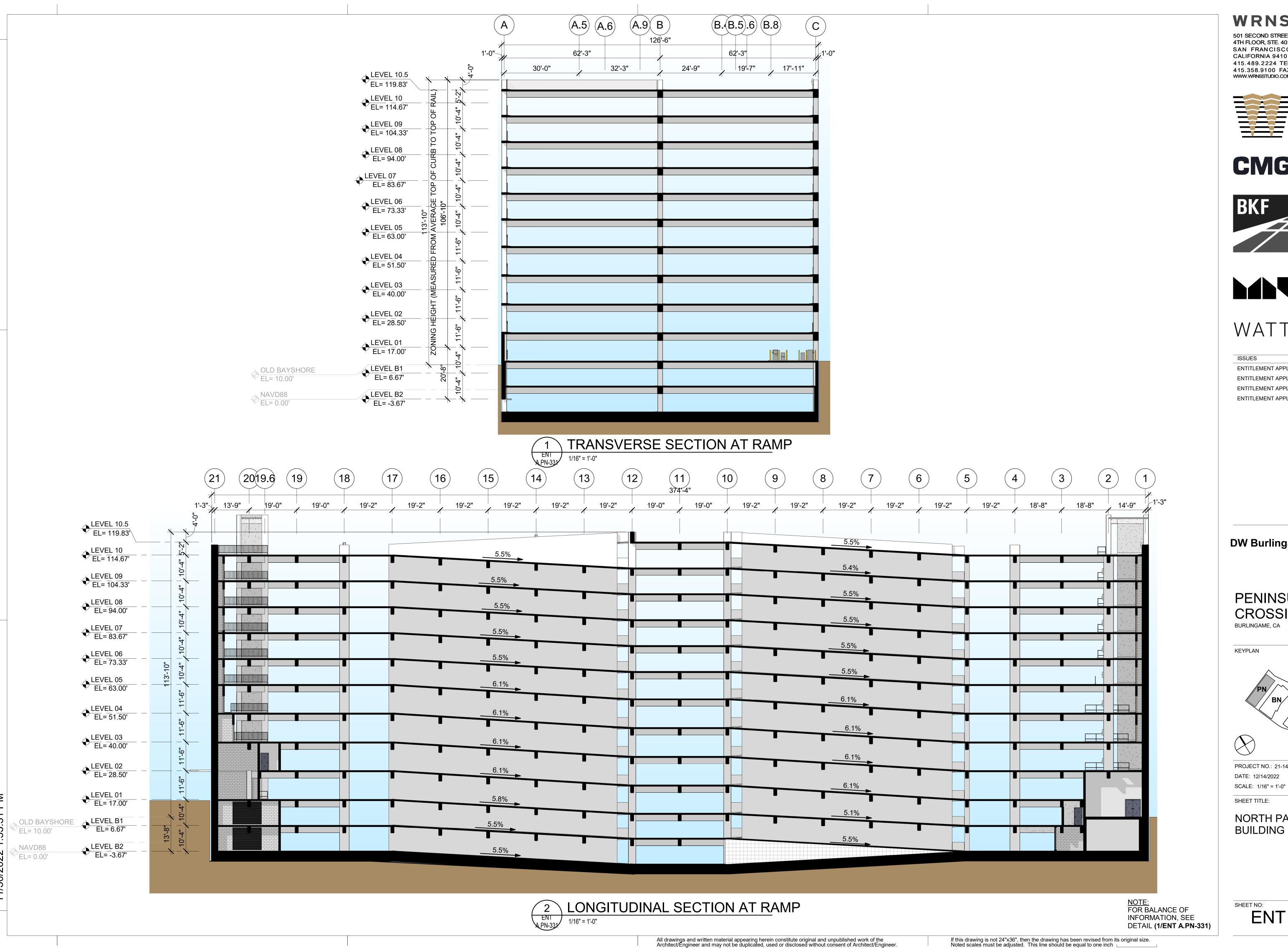


PROJECT NO.: 20045.00 DATE: 07/15/2022

SHEET TITLE:

SCALE: As indicated

NORTH PARKING -**EXTERIOR ELEVATIONS**



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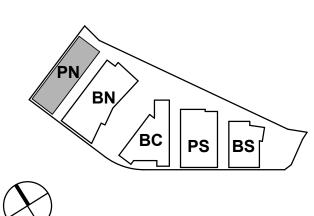
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DW Burlingame Venture, LLC

PENINSULA CROSSING BURLINGAME, CA

KEYPLAN



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

SHEET TITLE:

NORTH PARKING -**BUILDING SECTIONS**