1499 BAYSHORE

03/20/24

COVER SHEET

SCALE: N.T.S.

REVISED

RECEIVED
March 20, 2024
City of Burlingame
CDD-Planning DIV

HELIOS REAL ESTATE PARTNERS | KSP King Street Properties | PETERSEN STUDIO LANDSCAPE ARCHITECTURE | PLANNING | kpff | BKF | exp.

G.001

DGA

PROJECT DESCRIPTION

PROJECT SITE INCLUDES 1499 OLD BAYSHORE HWY AND 825 MAHLER RD. BOTH LOTS HAVE EXISTING BUILDINGS THAT WILL BE REMOVED. THE 1499 LOT INCLUDES TWO EXISTING 2-STORY OFFICE BUILDINGS WITH SURFACE PARKING AND MINIMAL INTERIOR LANDSCAPING.THE 825 LOT INCLUDES A SINGLE EXISTING CONCRETE TILT-UP WAREHOUSE BUILDING WITH SURFACE PARKING AND MINIMAL INTERIOR LANDSCAPING.

THE NEW PROPOSED DEVELOPMENT INCLUDES AN EIGHT-STORY LAB/OFFICE BUILDING AND AN OPEN PARKING GARAGE WITH SEVEN LEVELS. THE BUILDING DESIGN ANTICIPATES A 60% LAB TO 40% OFFICE SPLIT.

THE MAIN ENTRY TO THE OFFICE BUILDING WILL BE OFF MAHLER ROAD WITH A DEDICATED ON-SITE VEHICULAR DROP-OFF LANE. GARAGE ENTRY AND EXIT WILL BE OFF MAHLER ROAD. LOADING, SERVICE, AND FIRE LANE ACCESS IS PROVIDED BETWEEN THE TWO STRUCTURES AND ACCESSED OFF MAHLER ROAD. AN EXTENSIVE PUBLIC OUTDOOR PLAZA IS PROPOSED ON THE SOUTHERN SIDE OF THE OFFICE BUILDING ALONG MILLS CREEK. THE PROJECT IS SITED ACROSS FROM AN EXISTING SHOREBIRD SANCTUARY.

SITE PLAN

VICINITY MAP

SPECIAL PERMITS

SPECIAL PERMITS FOR THE PROJECT INCLUDE:

- BUILDING HEIGHT PER 25.12-2 INDUSTRIAL DEVELOPMENT STANDARDS
- ALLOWABLE FLOOR AREA PER 25.12.040 - TIER 3 - POSSIBLE COMMUNITY BENEFITS INCLUDE:
  1. CB#1 PUBLIC PLAZA
  2. CB#4 PUBLIC ART
  3. CB#12 SEA LEVEL RISE INFRASTRUCTURE
  4. CB#13 MILLS CREEK PUBLIC TRAIL (EXTENSION TO BAY TRAIL)

SEE SEPARATE DOCUMENT FOR COMMUNITY BENEFITS PROPOSAL.

PROJECT DATA

PROJECT NAME:	1499 OLD BAYSHORE HIGHWAY
PROJECT ADDRESS:	1499 OLD BAYSHORE HIGHWAY BURLINGAME, CA. 94010
OCCUPANCY TYPE(S):	B, L - LABORATORY A-2, A-3 (ACCESSORY)
NUMBER OF STORIES:	8 STORIES ABOVE GRADE (HIGH RISE)
CONSTRUCTION TYPE:	I-A
FIRE PROTECTION SYSTEM:	AUTOMATIC FIRE SPRINKLERS THROUGHOUT
PROPOSED USE:	LIFE SCIENCE (LAB/ OFFICE)
TOTAL LOT SIZE:	129,306 SF or 2.97 ACRES
LOT COVERAGE	72,506 SF (BLDG AND GARAGE)
LOT COVERAGE %	56% PROPOSED (70% ALLOWED)

TOTAL BUILDING AREA:	**314,921 SF**
LEVEL 1 (PLAZA):	35,095 GSF
LEVEL 2:	35,787 GSF
LEVEL 3:	38,912 GSF
LEVEL 4:	38,912 GSF
LEVEL 5:	38,912 GSF
LEVEL 6:	38,912 GSF
LEVEL 7:	38,912 GSF
LEVEL 8:	38,912 GSF
ROOF (PENTHOUSE):	10,567 GSF*

TOTAL PARKING GARAGE AREA:	**208,423 SF**
LEVEL P-1:	33,594 GSF
LEVEL P-2:	30,618 GSF
LEVEL P-3:	30,618 GSF
LEVEL P-4:	30,618 GSF
LEVEL P-5:	30,618 GSF
LEVEL P-6:	30,618 GSF
LEVEL P-7:	21,739 GSF

*NOT INCLUDED IN FAR. SEE SHEET A.003

LEGAL DESCRIPTION:
IN THE CITY OF BURLINGAME, COUNTY OF SAN MATEO, STATE OF CALIFORNIA

ASSESSORS PARCEL NO. (APN): 026-322-150 & 026-322-050

ZONING: INNOVATION/ INDUSTRIAL (I/I)

GOVERNING CODES

CALIFORNIA CODE OF REGULATIONS TITLE 24, INCLUDING ALL AMENDMENTS:
PART 1: 2019 CALIFORNIA ADMINISTRATIVE CODE (CAC)
PART 2: 2019 CALIFORNIA BUILDING CODE (CBC)
PART 3: 2019 CALIFORNIA ELECTRICAL CODE (CEC)
PART 4: 2019 CALIFORNIA MECHANICAL CODE (CMC)
PART 5: 2019 CALIFORNIA PLUMBING CODE (CPC)
PART 6: 2019 CALIFORNIA ENERGY CODE
PART 9: 2019 CALIFORNIA FIRE CODE (CFC)
PART 11: 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
PART 12: 2019 CALIFORNIA REFERENCE STANDARDS CODE
CALIFORNIA CODE OF REGULATIONS, TITLE 8 (CAL OSHA)

CALIFORNIA ELEVATOR SAFETY CODE:
CALIFORNIA CODE OF REGULATIONS, TITLE 8:
DIVISION 1: DEPARTMENT OF INDUSTRIAL RELATIONS,
CHAPTER 4: DIVISION OF INDUSTRIAL SAFETY
SUBCHAPTER 6: ELEVATOR SAFETY ORDERS
GROUP 1: ADMINISTRATIVE REGULATIONS (SECTION 3000 - 3009)
GROUP 3: NEW ELEVATOR INSTALLATIONS (SECTION 3120.0 - 3139)

OTHER REGULATIONS
BAY AREA AIR QUALITY MANAGEMENT DISTRICT (BAAQMD)
CITY OF BURLINGAME ADOPTED CODES, REGULATIONS AND ORDINANCES
FEDERAL AVIATION ADMINISTRATION (FAA) DETERMINATION OF NO HAZARD.
SAN FRANCISCO BAY CONSERVATION AND DEVELOPMENT COMMISSION (BCDC) REVIEW.
AIRPORT LAND USE COMPATIBILITY PLAN (ALCUP) CONSISTENCY DETERMINATION.

PARKING

BICYCLE PARKING:

PARKING PROVIDED	REQ'D LONGTERM SPACES (5%)	SHORT TERM SPACES REQ'D (5%)
SPACES REQUIRED:	33	2
SPACES PROVIDED:	60	12

ALLOWED/ REQUIRED VEHICLE PARKING:

PROJECT PARKING TABULATION:

STALL REQUIRED:	475 STALLS
STALL PROVIDED:	639 STALLS

REQUIRED PARKING:

LEVEL 1:	13,648 SF
LEVEL 2:	30,233 SF
LEVEL 3 - 8:	33,331 SF
TOTAL AREA	243,867 SF
40% OFFICE (98,191 SF):	327.3 (1:300 SF RATIO)
60% LAB (147,286 SF):	147.3 (1:1000 SF RATIO)
TOTAL PARKING REQUIRED:	475 SPACES
ACCESSIBLE STALLS (2%):	**13 STALLS**
ACCESSIBLE STANDARD (9'X18')	10 STALLS
ACCESSIBLE VAN (9'X18')	3 STALLS
EV PARKING STALLS (10%):	**129 STALLS**
ACCESSIBLE EV (9'X18')	4 STALLS
AMBULATORY EV (10'X18')	4 STALLS
ACCESSIBLE EV VAN (12'X18')	2 STALLS
DAY 1 - EVCS (8'-6"X17')	54 STALLS
DAY 1 - EVRS (8'-6"X17')	65 STALLS
TYP. PARKING STALLS (8'-6"X17'):	387 STALLS
COMPACT STALLS (8'X17'):	110 STALLS
TOTAL PARKING PROVIDED:	**639 STALLS**

DRAWING NO.	DRAWING NAME
GENERAL	
G.001	COVER SHEET
G.002	TITLE SHEET
CIVIL	
C1.0	EXISTING PLAN
C2.0	SITE PLAN
C3.0	STORMWATER MANAGEMENT PLAN
C4.0	FIRE ACCESS PLAN
C4.1	FIRE ACCESS TURNING MOVEMENTS
C5.0	VEHICLE TURNING EXHIBITS
C5.1	VEHICLE TURNING EXHIBITS
C5.2	VEHICLE TURNING EXHIBITS
C5.3	VEHICLE TURNING EXHIBITS
C5.4	VEHICLE TURNING EXHIBITS
C6.0	STREET PARKING PLAN
C6.1	STREET PARKING PLAN
LANDSCAPE	
L001	GENERAL NOTES & SHEET INDEX
L002	MATERIAL & FURNISHING PALETTE
L003	PLANTING PALETTE
L010	CONTEXT PLAN
L011	ILLUSTRATIVE PLAN
L012	TREE PROTECTION & REMOVAL PLAN
L101	LAYOUT & MATERIAL PLAN
L301	GRADING & DRAINAGE PLAN
L401	FURNISHING & LIGHTING PLAN
L601	PLANTING PLAN
L701	SECTION - MILLS CREEK AT PLAZA
L702	SECTION - MILLS CREEK AT GARAGE
L703	SECTION - OLD BAYSHORE HIGHWAY FRONTAGE
L704	SECTION - DROP OFF AT MAHLER ROAD
L801	ILLUSTRATIVE VIEWS
ARCHITECTURAL	
A.001	SITE PLAN
A.002	SITE ACCESS DIAGRAM
A.003	FIRST FLOOR PLAN
A.004	SECOND FLOOR PLAN
A.005	FLOOR PLAN - TYPICAL
A.006	ROOF PLAN
A.007	PENTHOUSE ROOF PLAN
A.008	EAST ELEVATION
A.009	SOUTH ELEVATION
A.010	GLAZING DIAGRAM
A.011	SITE SECTIONS
A.012	SITE SECTION
A.013	EGRESS PLAN
PARKING	
PA2	CAR COUNT SUMMARY
PA3	CAR COUNT SUMMARY
PA4	AREA SUMMARY PLANS
PA5	PARKING STRUCTURE SITE PLAN
PA6	LEVEL P-1 STRIPING PLAN
PA7	LEVEL P-2 STRIPING PLAN
PA8	LEVEL P-3 STRIPING PLAN
PA9	LEVEL P-4 STRIPING PLAN
PA10	LEVEL P-5 STRIPING PLAN
PA11	LEVEL P-6 STRIPING PLAN
PA12	LEVEL P-7 STRIPING PLAN
PA13	BUILDING ELEVATIONS
PA14	BUILDING ELEVATIONS
PA15	BUILDING SECTIONS
PA16	BUILDING SECTIONS
ELECTRICAL	
E-001	ELECTRICAL GENERAL NOTES, SYBMOLS AND ABBREVIATIONS
E-002	ELECTRICAL SITE POWER PLAN
E-004	ELECTRICAL SITE PHOTOMETRIC PLAN - WEST
E-004-2	ELECTRICAL SITE PHOTOMETRIC PLAN - EAST
E-004-3	ELECTRICAL SITE PHOTOMETRIC PLAN - ROADWAY

PROJECT TEAM

OWNER

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1720 8TH STREET
SACRAMENTO, CA 95811

TEL: 916.441.6800

CONTACT: MARK POSNICK
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45 FREMONT STREET, 28TH FLOOR
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TEL: 310.779.2725

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GARAGE STRUCTURAL

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TEL: 425.455.2144

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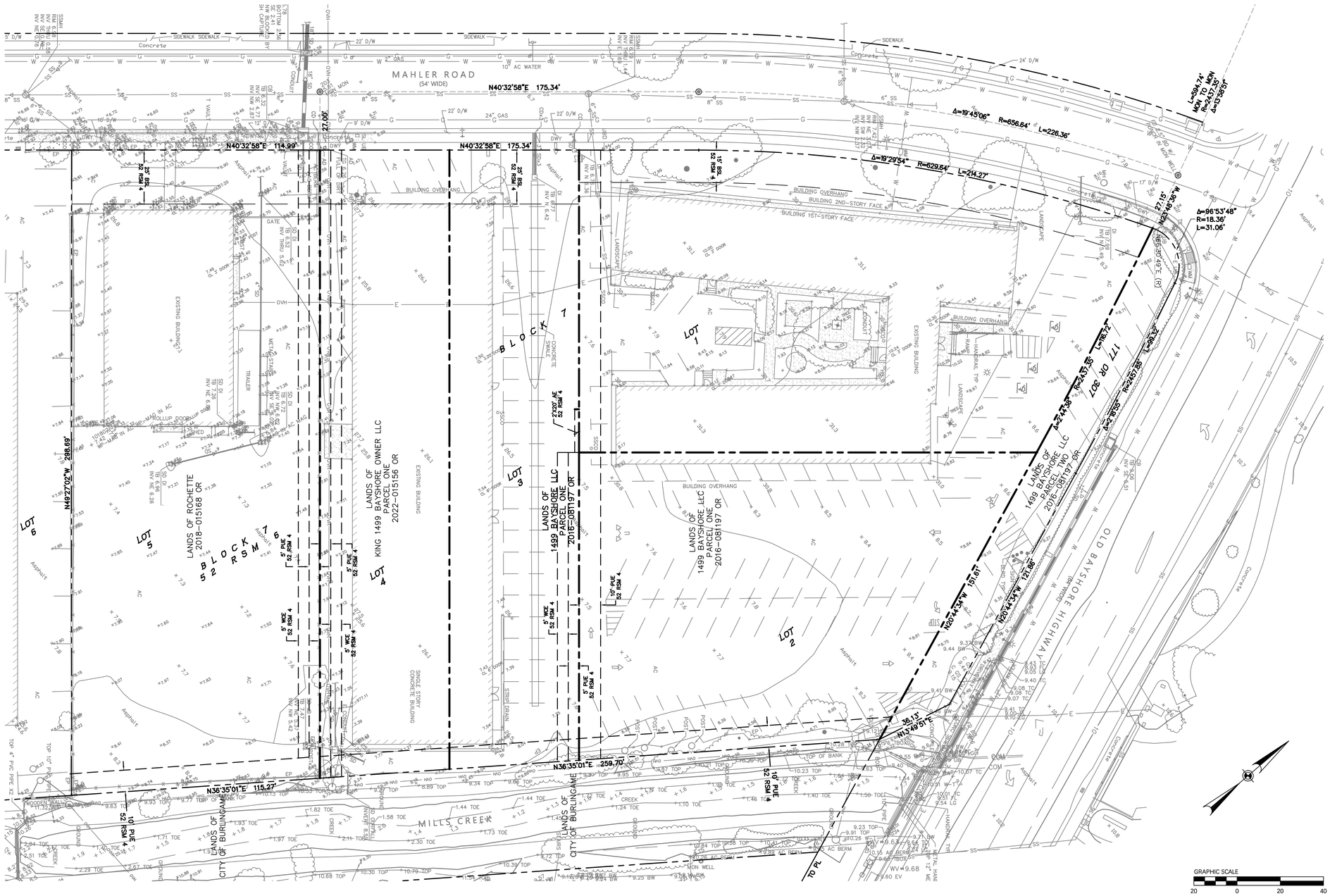
EXISTING PLAN

SCALE: 1" = 20'-0"



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SITE PLAN

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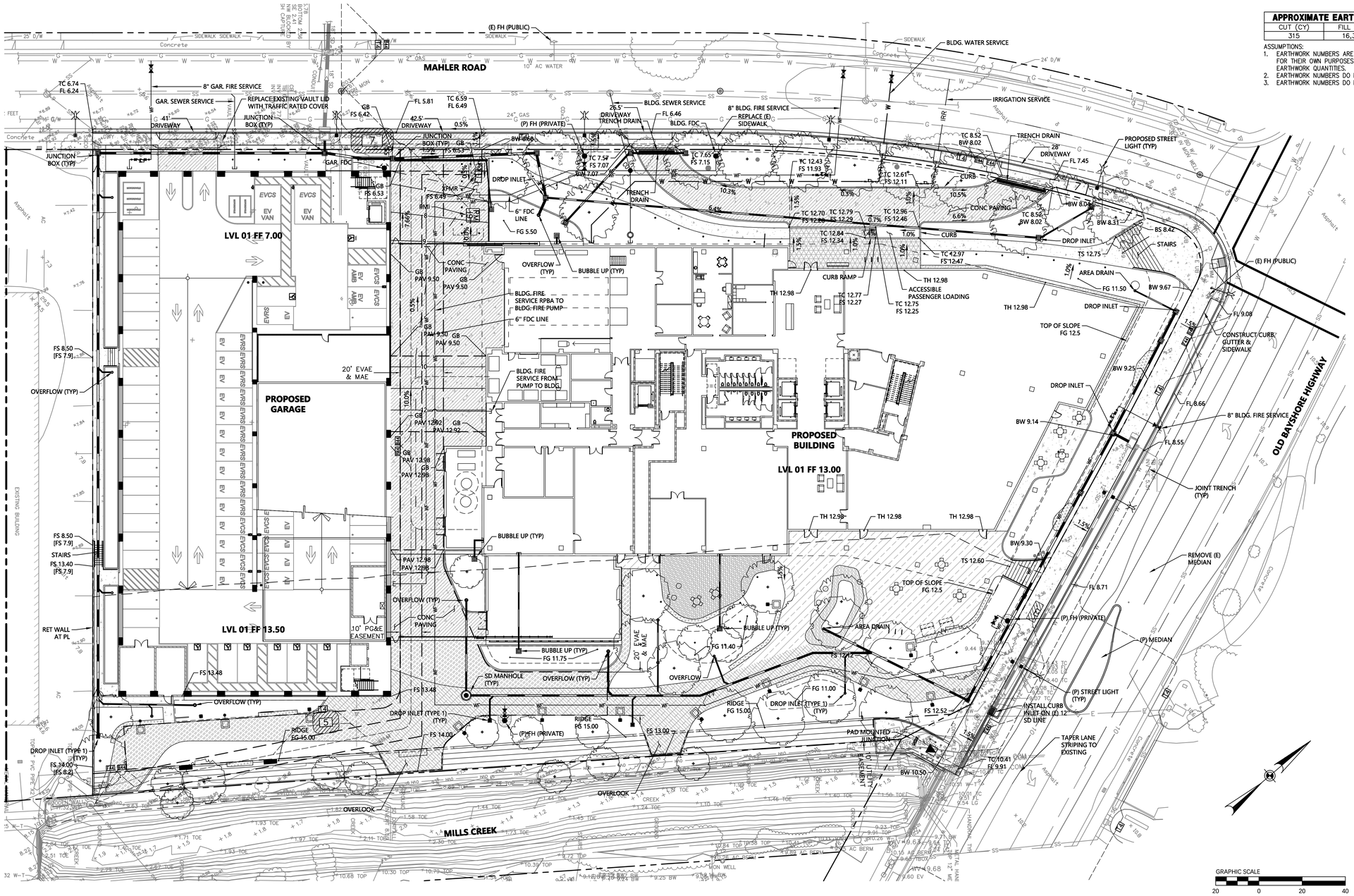

APPROXIMATE EARTHWORK QUANTITIES		
CUT (CY)	FILL (CY)	IMPORT (CY)
315	16,365	16,050

ASSUMPTIONS:
1. EARTHWORK NUMBERS ARE APPROXIMATE. CONTRACTOR IS RESPONSIBLE FOR PERFORMING TAKOFFS FOR THEIR OWN PURPOSES AS MEANS AND METHODS AND CONSTRUCTION TECHNIQUES MAY AFFECT EARTHWORK QUANTITIES.
2. EARTHWORK NUMBERS DO NOT INCLUDE TRENCH, FOUNDATION OR FOOTING SPOILS.
3. EARTHWORK NUMBERS DO NOT INCLUDE BULKING OR SHRINKAGE FACTORS,

I. GENERAL NOTES

1. ALL WORK IN THE PUBLIC ROW SHALL BE PER THE CITY OF BURLINGAME STANDARDS.
2. SEE LANDSCAPE PLANS FOR PEDESTRIAN PAVING. .
3. SEE JOINT TRENCH PLANS FOR ELECTRIC INFORMATION .

II. UTILITY NOTES

1. STORM DRAIN LINES SHALL BE PVC SDR 35
2. SANITARY SEWER LINES SHALL BE PVC SDR 26
3. DOMESTIC WATER LINES SHALL BE PVC C900, CLASS 305
4. FIRE WATER LINES SHALL BE PVC C900, CLASS 305.
5. WATER LINES 4" OR LONGER SHALL BE RESTRAINED BY THRUST BLOCKS AND MECHANICALLY RESTRAINED FITTINGS/JOINTS
6. PROVIDE SETTLEMENT VAULTS FOR UTILITY CONNECTIONS AT THE BUILDING

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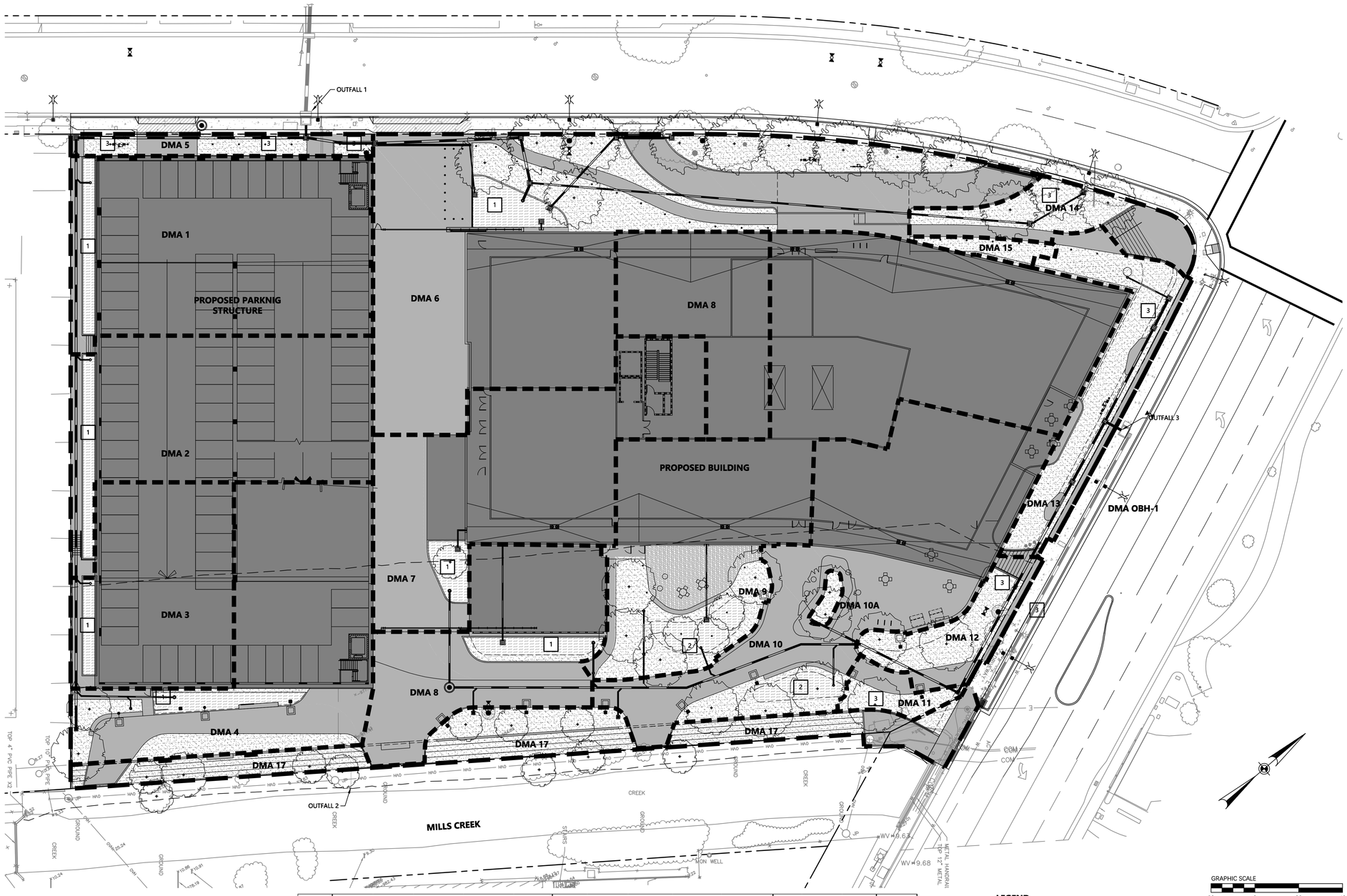

1 SITE PLAN - LEVEL 1
SCALE: 1" = 20'-0"

STORMWATER MANAGEMENT NOTES:

1. THE PROPOSED PROJECT WILL BE A "REGULATED" PROJECT AND WILL BE SUBJECT TO THE SAN MATEO COUNTYWIDE POLLUTION PREVISION PROGRAM.
2. STORMWATER TREATMENT SIZING BASED ON THE FOLLOWING:
   - 2.1. BIORETENTION AREA / FLOWTHROUGH PLANTER 4.0% RULE
   - 2.2. SELF-RETAINING AREAS
     - 2.2.1. LANDSCAPING - 2:1 RATIO (IMERV : PERV)
     - 2.2.2. PERMEABLE PAVING - WATER QUALITY VOLUME
3.

DMA	PERVIOUS AREAS (sf)					IMPERVIOUS AREAS (sf)					TREATMENT AREAS			TOTAL (sf)
	LANDSCAPE	DECK	SELF RETAINING	BIORETENTION	TOTAL PERVIOUS	ROOF	PARKING	ROAD. PATH, S/W	TOTAL IMPERVIOUS	EQUIVALENT IMPERVIOUS	TYPE	REQ (sf)	PROVIDED (sf)	
01				470	**470**		10,414	525	**10,939**	**10,986**	BR	439	470	**11,409**
02				538	**538**		8,498	585	**9,083**	**9,137**	BR	365	538	**9,621**
03				254	**254**		5,974	302	**6,276**	**6,301**	BR	252	254	**6,530**
04	801			386	**1,187**		5,974	2,900	**8,874**	**8,993**	BR	360	386	**10,061**
05			693		**693**			685	**685**	**754**	SR	377	693	**1,378**
06	4,547			685	**5,232**	4,855		10,622	**15,477**	**16,000**	BR	640	685	**20,709**
07				415	**415**	7,673		2,591	**10,264**	**10,306**	BR	412	415	**10,679**
08	217			439	**656**	7,178		3,659	**10,837**	**10,903**	BR	436	439	**11,493**
09	1,723	1,153		777	**3,653**	16,468		421	**16,889**	**17,254**	BR	690	777	**20,542**
10	681			533	**1,214**	6,178		5,318	**11,496**	**11,617**	BR	465	533	**12,710**
11	964		334		**1,298**			514	**514**	**644**	SR	322	334	**1,812**
12	1,314		458		**1,772**			732	**732**	**909**	SR	455	458	**2,504**
13	2,549		891		**3,440**			1,412	**1,412**	**1,756**	SR	878	891	**4,852**
14	701		672		**1,373**			1,182	**1,182**	**1,319**	SR	660	672	**2,555**
TOTAL	**13,497**		**3,048**	**4,497**	**22,195**	**42,352**	**30,860**	**31,448**	**104,660**			**6,751**	**7,545**	**126,855**

LEGEND

- LANDSCAPING (SELF TREATING)
- STORMWATER TREATMENT AREA (BIORETENTION)
- DECK
- IMPERVIOUS (ROAD, PATH, S/W)
- DECOMPOSED GRANITE (VEHICULAR)
- ROOF
- 1 BIORETENTION AREA (6" PONDING) (STRUCTURES)
- 2 BIORETENTION AREA (6" PONDING) IN GROUND
- 3 SELF RETAINING AREA (2" PONDING)
- PROJECT BOUNDARY

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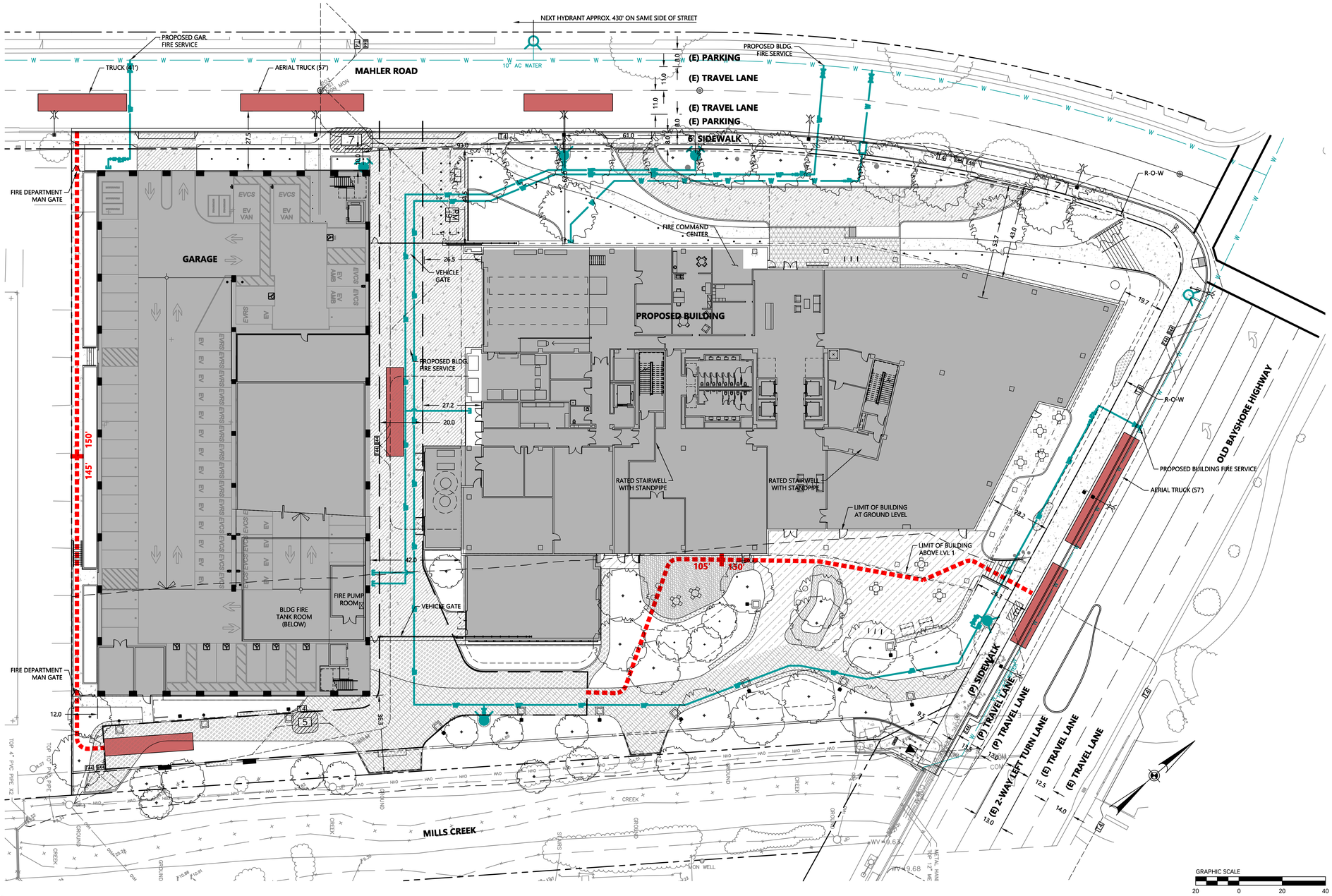
FIRE ACCESS

SCALE: 1" = 20'-0"



1 SITE PLAN - LEVEL 1
SCALE: 1" = 20'-0"

FIRE ACCESS NOTES:

1. FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED TO ACCOMMODATE CCFD LADDER TRUCK TURNING SPECIFICATIONS.
2. 1.FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED TO SUPPORT 65,000 LBS VEHILCLE LOAD.
3. FIRE APPARATUS ACCESS ROAD MINIMUM CLEARANCES ARE AS FOLLOWS:
   3.1. WIDTH = 20'
   3.2. HEIGHT = 13.5'
4. FIRE APPARATUS ACCESS ROAD SLOPES SHALL NOT EXCEED 16% EXCEPT THE FIRST AND LAST 15' SLOPE TRANSITION IS 5% MAXIMUM.
5. DEAD END FIRE APPARATUS ACCESS ROADS GREATER THAN 150' WILL REQUIRE AN APPROVED TURN-A-ROUND.
6. REQUIRED FIRE FLOW CALCULATED PER CFC APPENDIX B WITH ALLOWED REDUCTION OF 75%.
7. FIRE HYDRANT SPACING REQUIREMENT PER CFC APPENDIX C. FIRE HYDRANT SPACING BASED ON REQUIRED FIRE FLOW WITH NO FLOW REDUCTION.
8. PROVIDE KNOX BOX AT MAIN GATE AND KNOX SWITCH FOR ROLLING GATE

LEGEND

MEASURED LENGHT — XXX'
END OF HOSE — HOSE PULL FROM FIRE APPARATUS ACCESS ROAD TO BUILDING.

FIRE APPARATUS ACCESS ROUTE

FIRE APPARATUS STAGING AREA

(E) FIRE HYDRANT

(P) FIRE HYDRANT

(P) FDC

(P) PIV

(P) STANDPIPE

BUILDING FIRE FLOW CALCULATION:

CONSTRUCTION TYPE: 1A
AREA OF THREE LARGEST FLOORS: 116,472 SF
BASE REQ'D FIRE FLOW: 3,750 GPM FOR 3 HOURS PER CFC APPENDIX B
ALLOWABLE REDUCTION IN FIRE FLOW FOR FULLY SPRINKLERED
BUILDINGS: 75% = 2,812 GPM REDUCTION
MIN FLOW = 1,000 GPM FOR 2 HOURS
NUMBER OF HYDRANTS (BASED ON FULL FLOW REQUIREMENT)
: 4 TOTAL

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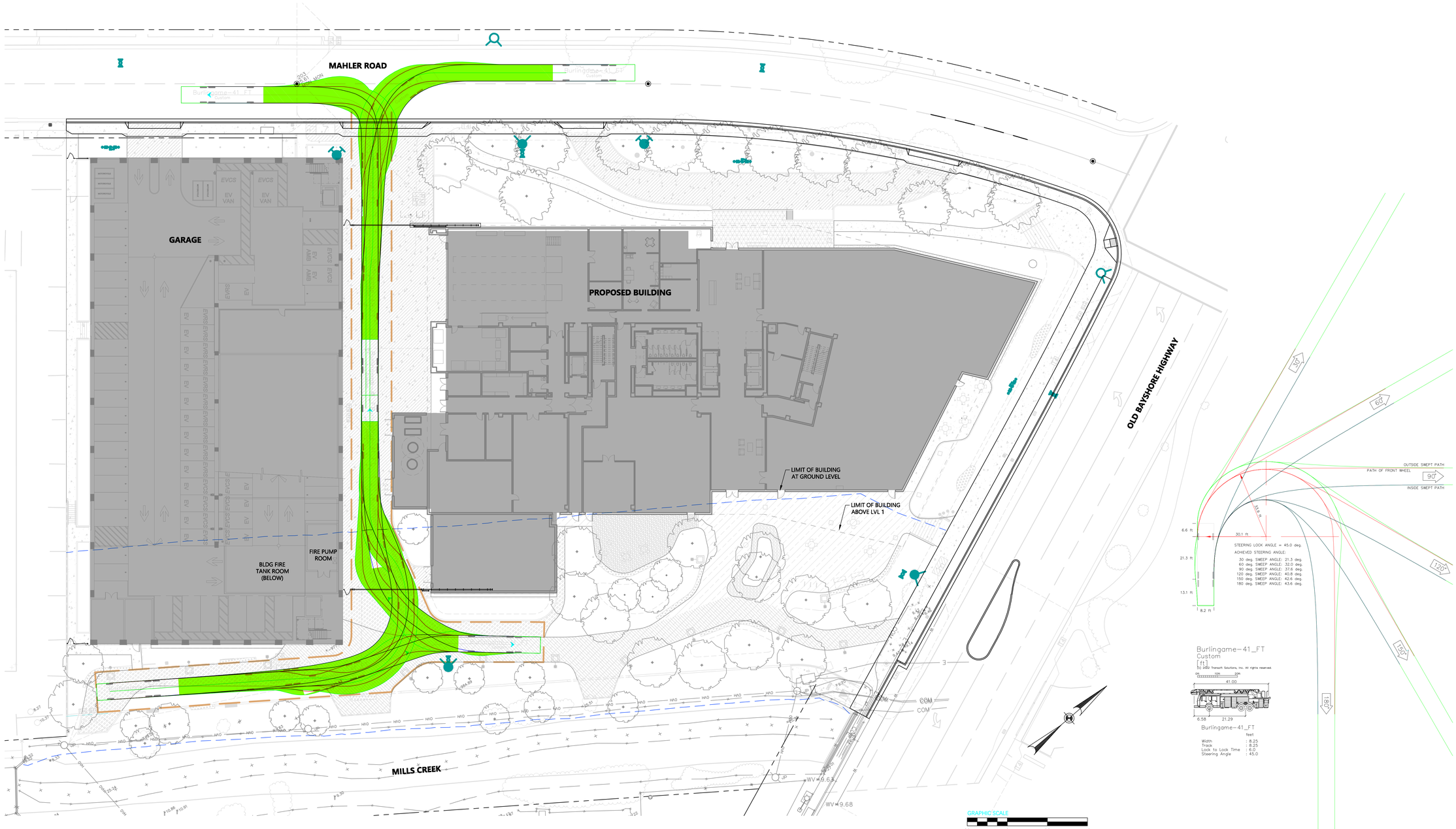
FIRE ACCESS-BURLINGAME
41' FIRE TRUCK

SCALE: 1" = 20'-0"



1 SITE PLAN - LEVEL 1
SCALE: 1" = 20'-0"

FIRE ACCESS NOTES:

1. ANALYSIS OF THE FIRE APPARATUS SHOWN WAS DEVELOPED BY BKF ENGINEERS USING AUTOTURN V11 SOFTWARE.
2. THE ANALYSIS IS BASED ON THE DESIGN VEHICLE AS INDICATED.

LEGEND

- PROPERTY LINE
- DIRECTION OF TRAVEL
- REAR TIRE EXTERIOR LIMIT
- FRONT TIRE EXTERIOR LIMIT
- VEHICLE BODY TURNING ENVELOPE

C4.1

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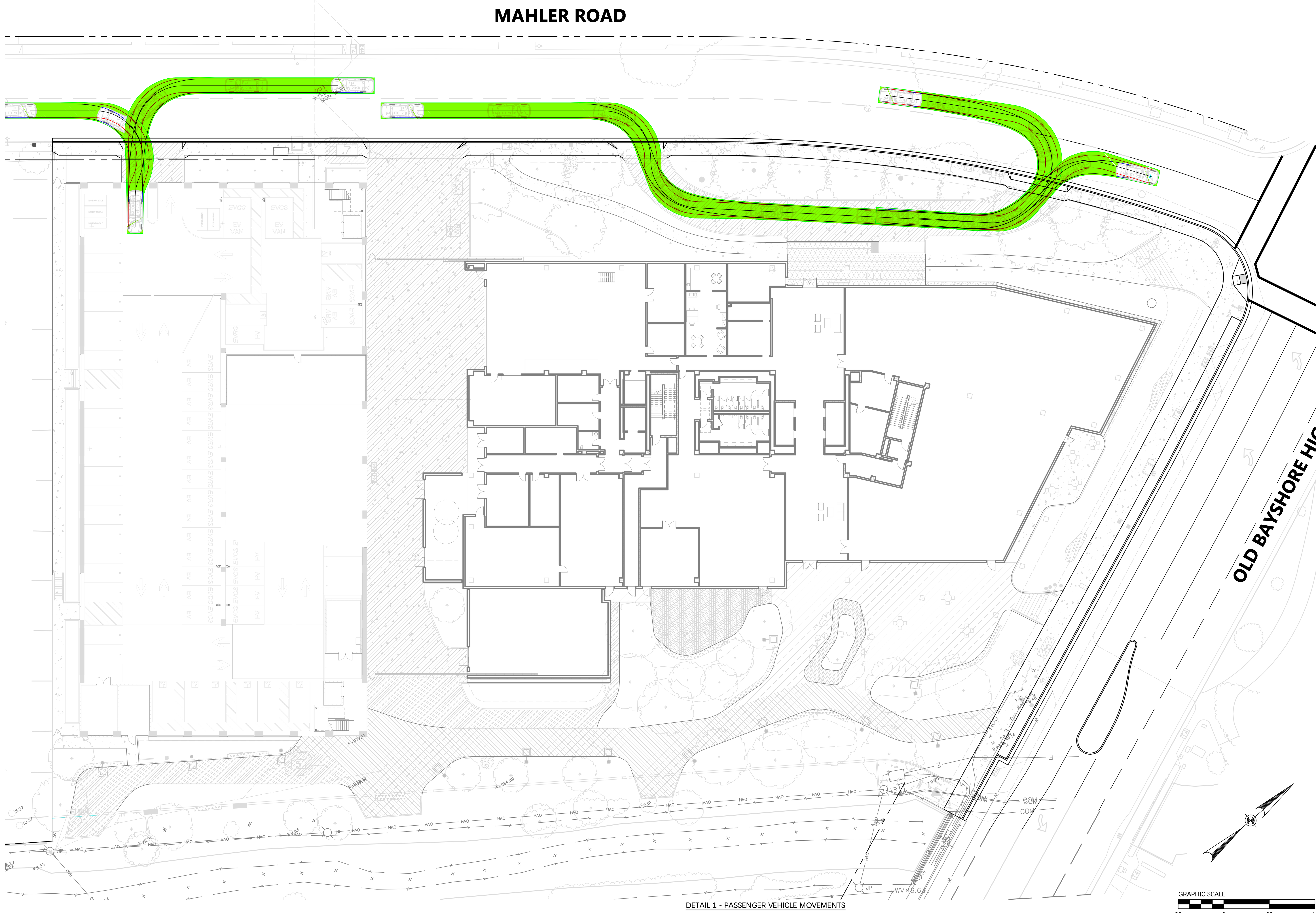


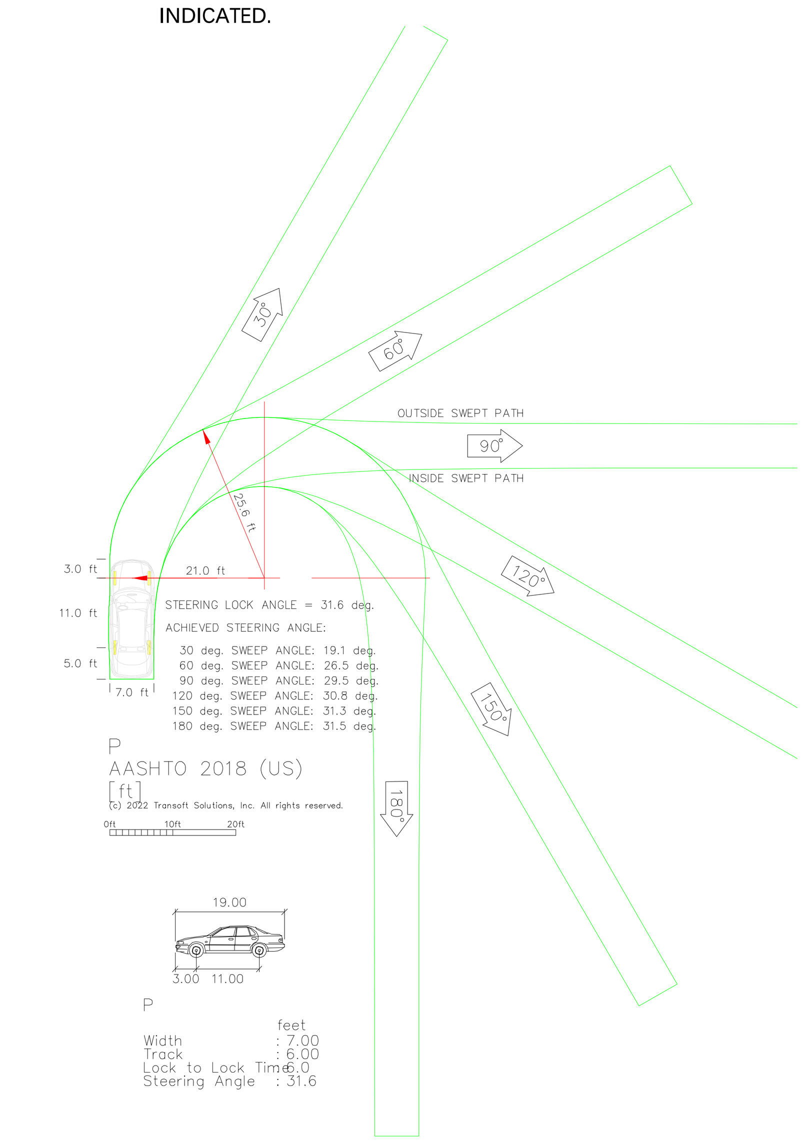
DETAIL 1 - PASSENGER VEHICLE MOVEMENTS

LEGEND

- PROPERTY LINE
- DIRECTION OF TRAVEL
- REAR TIRE EXTERIOR LIMIT
- FRONT TIRE EXTERIOR LIMIT
- VEHICLE BODY TURNING ENVELOPE

NOTES:

1. ANALYSIS OF THE VEHICLE TURNING MOVEMENTS SHOWN WAS DEVELOPED BY BKF ENGINEERS USING AUTOTURN V11 SOFTWARE.
2. THE ANALYSIS IS BASED ON THE DESIGN VEHICLES AS INDICATED.



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VEHICLE TURNING - PASSENGER CAR

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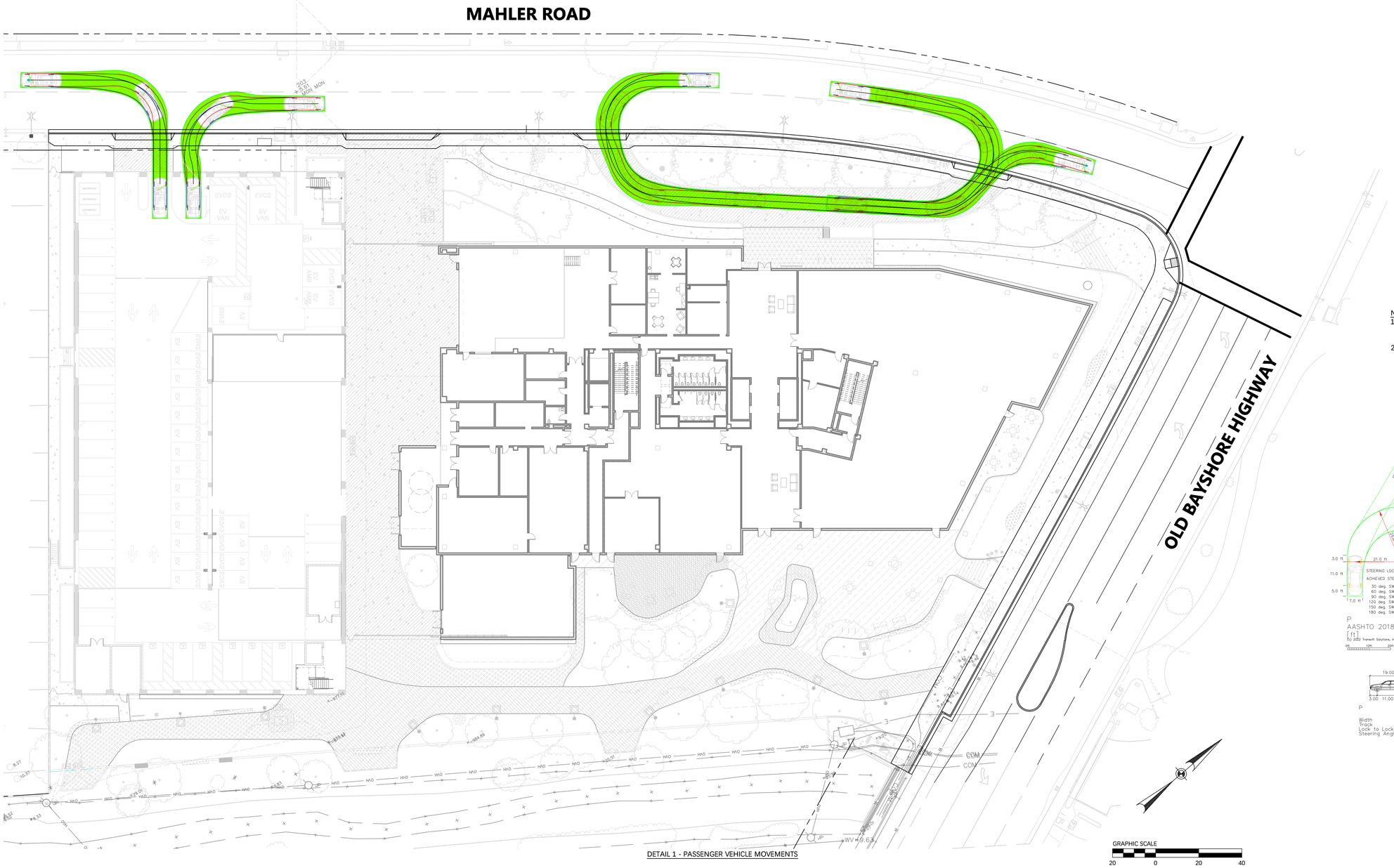
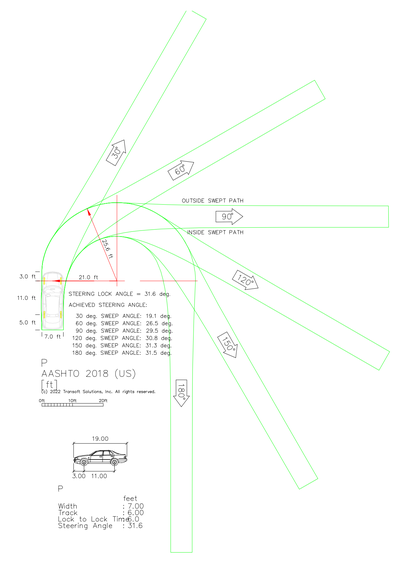


LEGEND

- PROPERTY LINE
- DIRECTION OF TRAVEL
- REAR TIRE EXTERIOR LIMIT
- FRONT TIRE EXTERIOR LIMIT
- VEHICLE BODY TURNING ENVELOPE

NOTES:

1. ANALYSIS OF THE VEHICLE TURNING MOVEMENTS SHOWN WAS DEVELOPED BY BKF ENGINEERS USING AUTOTURN V11 SOFTWARE.
2. THE ANALYSIS IS BASED ON THE DESIGN VEHICLES AS INDICATED.



C5.1

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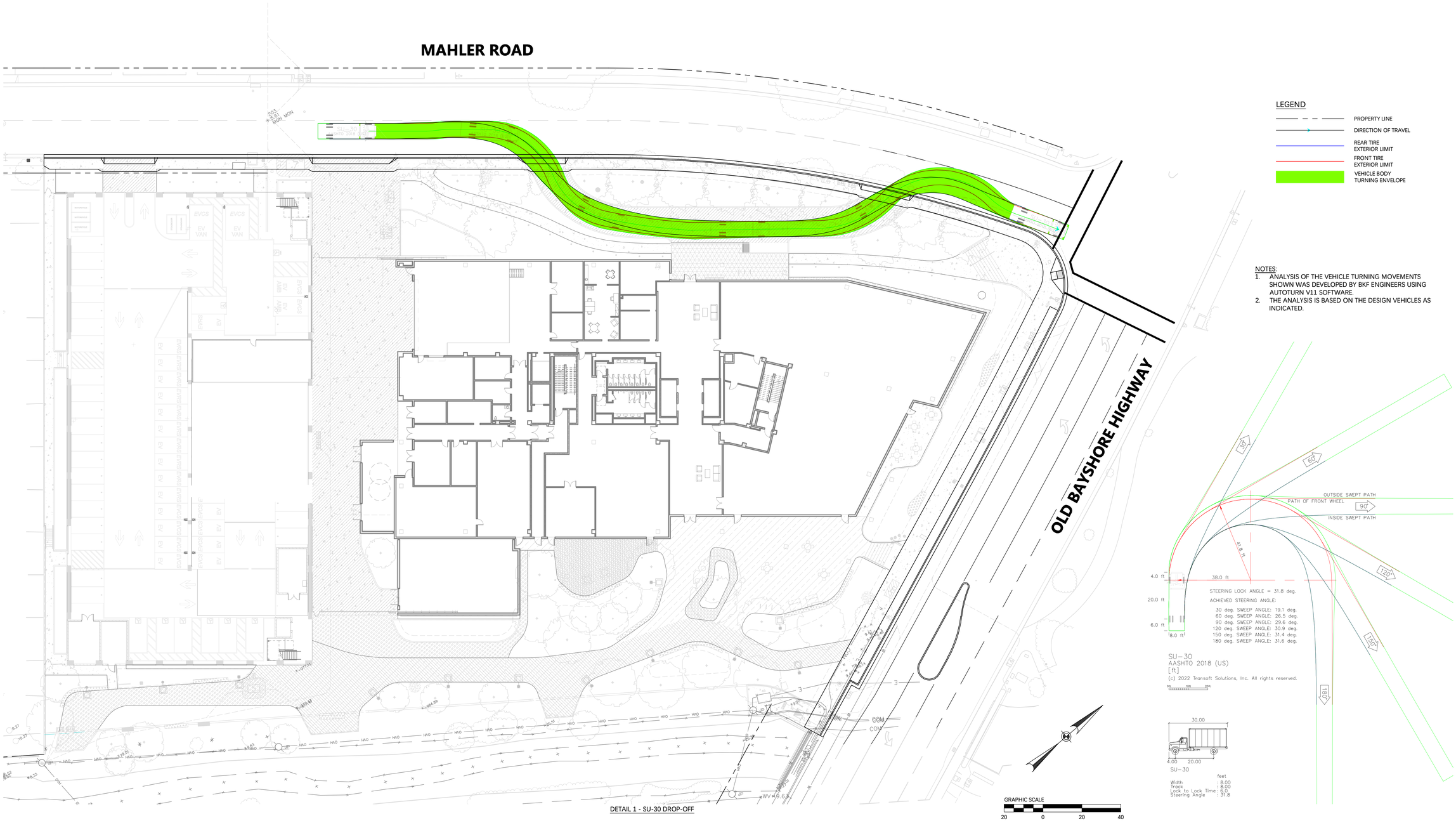
VEHICLE TURNING - 30' TRUCK (SHUTTLE)

SCALE: 1" = 20'-0"



DETAIL 1 - SU-30 DROP-OFF

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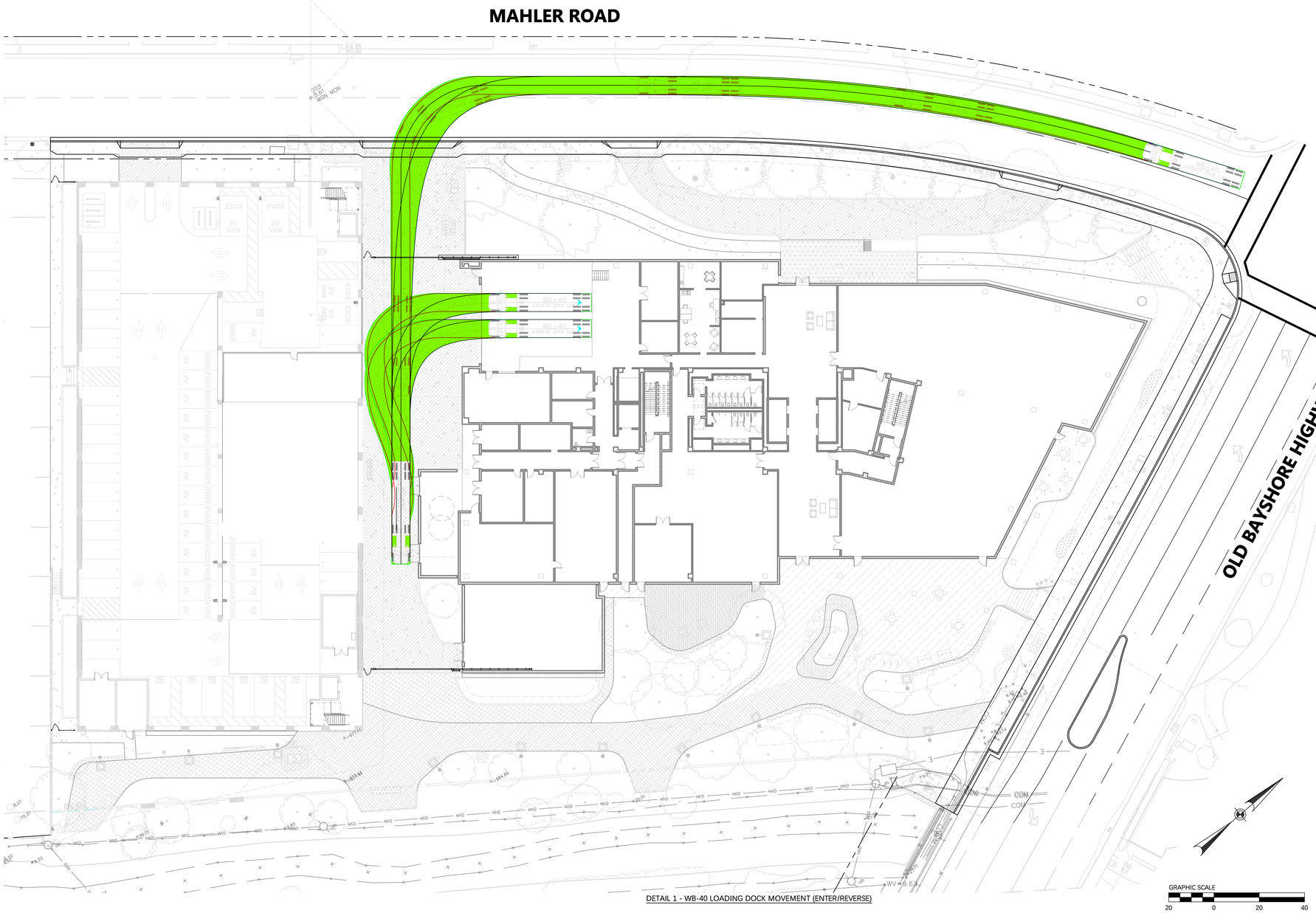
VEHICLE TURNING - WB 40 SEMI TRUCK

SCALE: 1" = 20'-0"



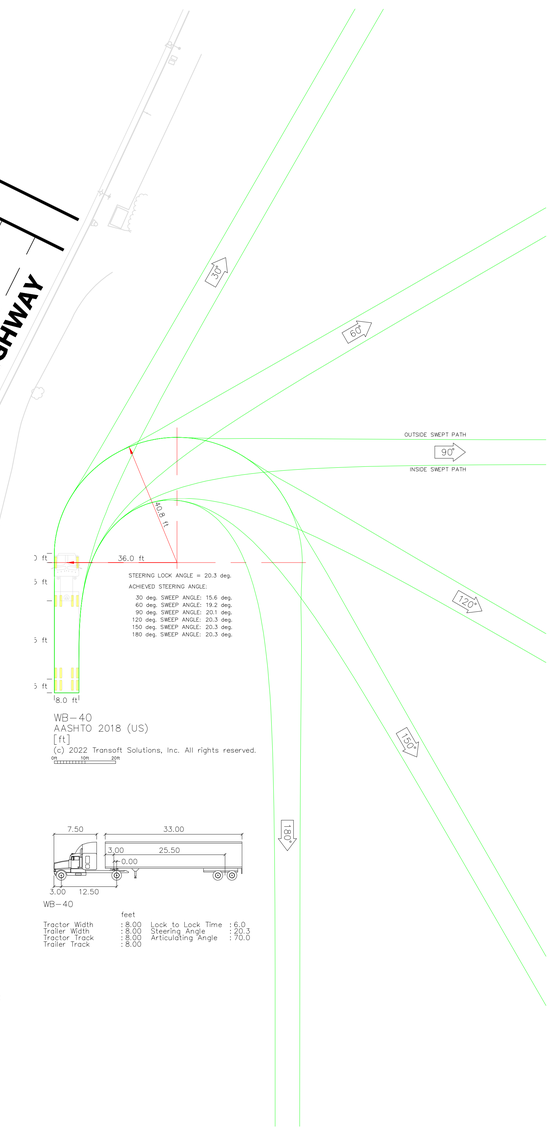
DETAIL 1 - WB-40 LOADING DOCK MOVEMENT (ENTER/REVERSE)

LEGEND

- PROPERTY LINE
- DIRECTION OF TRAVEL
- REAR TIRE EXTERIOR LIMIT
- FRONT TIRE EXTERIOR LIMIT
- VEHICLE BODY TURNING ENVELOPE

NOTES:

1. ANALYSIS OF THE VEHICLE TURNING MOVEMENTS SHOWN WAS DEVELOPED BY BKF ENGINEERS USING AUTOTURN V11 SOFTWARE.
2. THE ANALYSIS IS BASED ON THE DESIGN VEHICLES AS INDICATED.



C5.3

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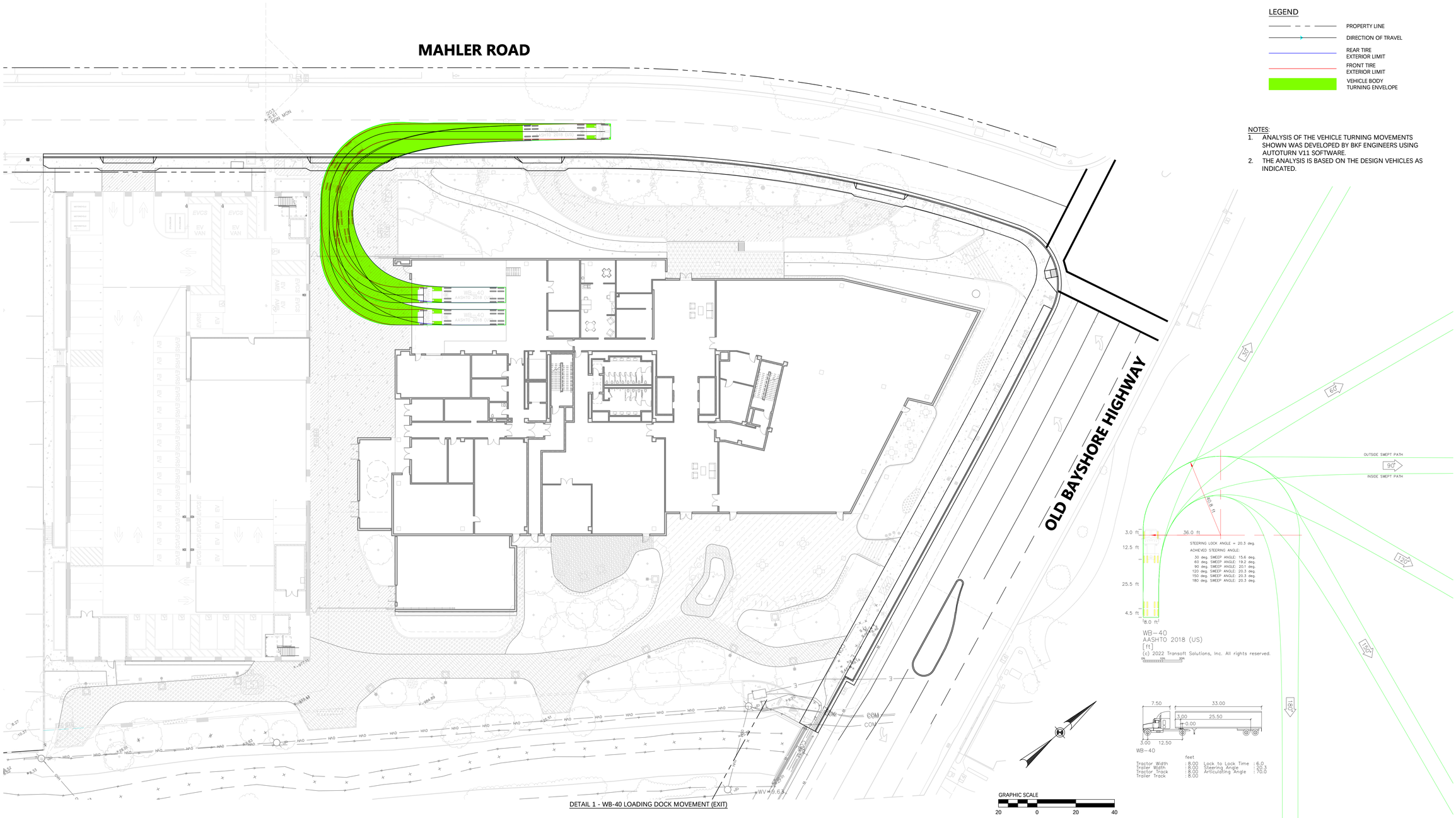
VEHICLE TURNING - WB 40 SEMI TRUCK

SCALE: 1" = 20'-0"



C5.4

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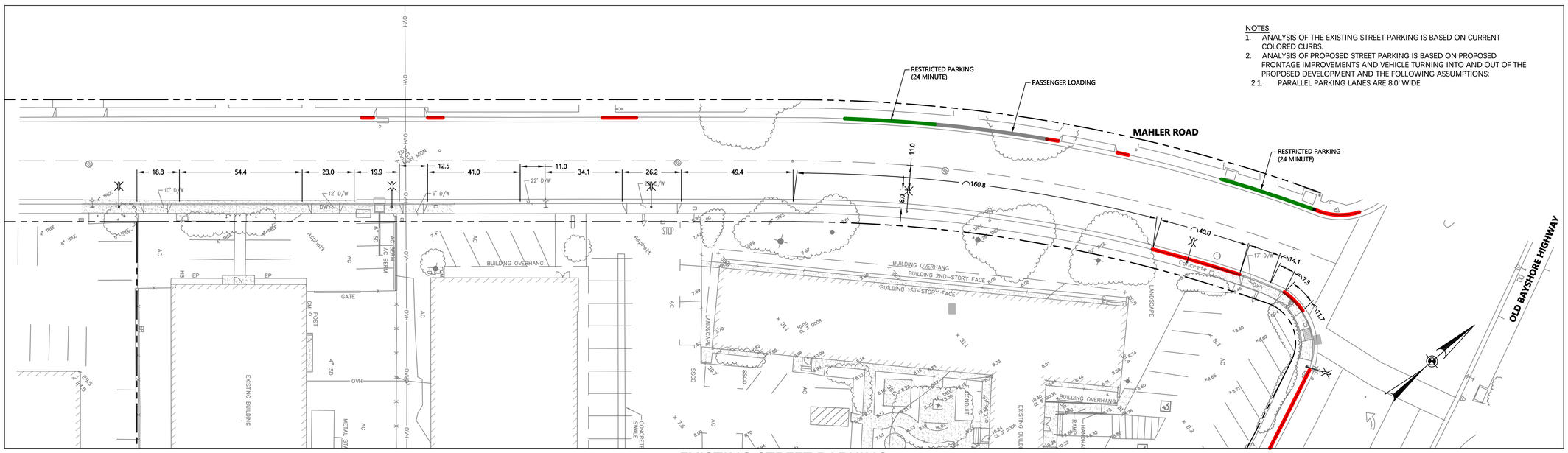
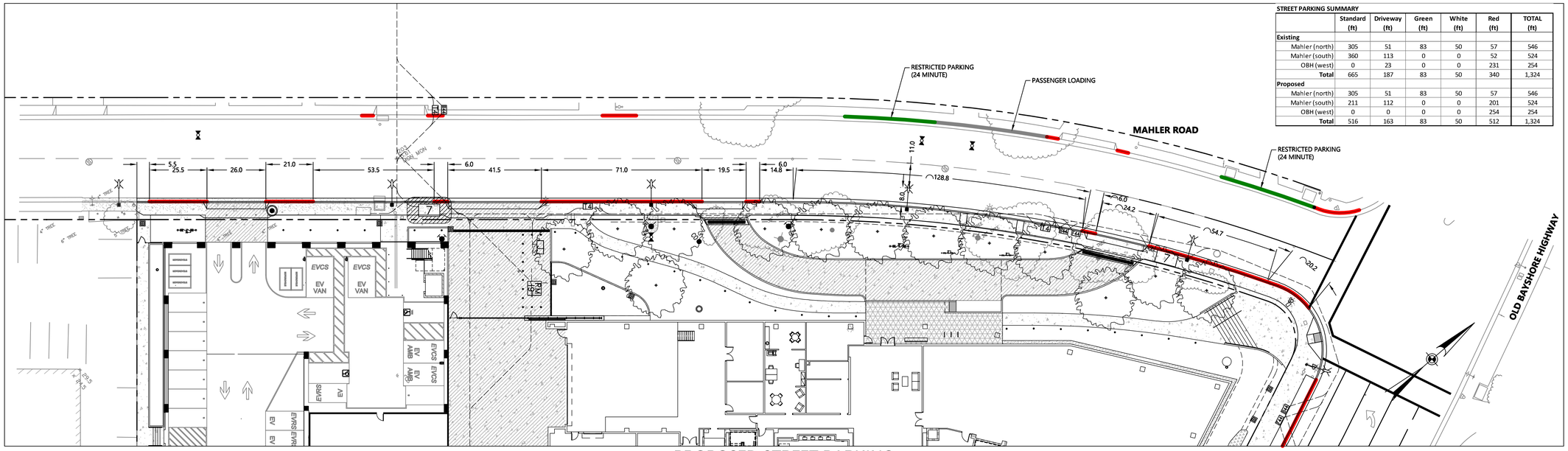
STREET PARKING PLAN

SCALE: 1" = 20'

NOTES:
1. ANALYSIS OF THE EXISTING STREET PARKING IS BASED ON CURRENT COLORED CURBS.
2. ANALYSIS OF PROPOSED STREET PARKING IS BASED ON PROPOSED FRONTAGE IMPROVEMENTS AND VEHICLE TURNING INTO AND OUT OF THE PROPOSED DEVELOPMENT AND THE FOLLOWING ASSUMPTIONS:
   2.1. PARALLEL PARKING LANES ARE 8.0' WIDE



EXISTING STREET PARKING



PROPOSED STREET PARKING

STREET PARKING SUMMARY

	Standard (ft)	Driveway (ft)	Green (ft)	White (ft)	Red (ft)	TOTAL (ft)
Existing						
Mahler (north)	305	51	83	50	57	546
Mahler (south)	360	113	0	0	52	524
OBH (west)	0	23	0	0	231	254
Total	665	187	83	50	340	1,324
Proposed						
Mahler (north)	305	51	83	50	57	546
Mahler (south)	211	112	0	0	201	524
OBH (west)	0	0	0	0	254	254
Total	516	163	83	50	512	1,324

GRAPHIC SCALE
20 0 20 40

C.6.0

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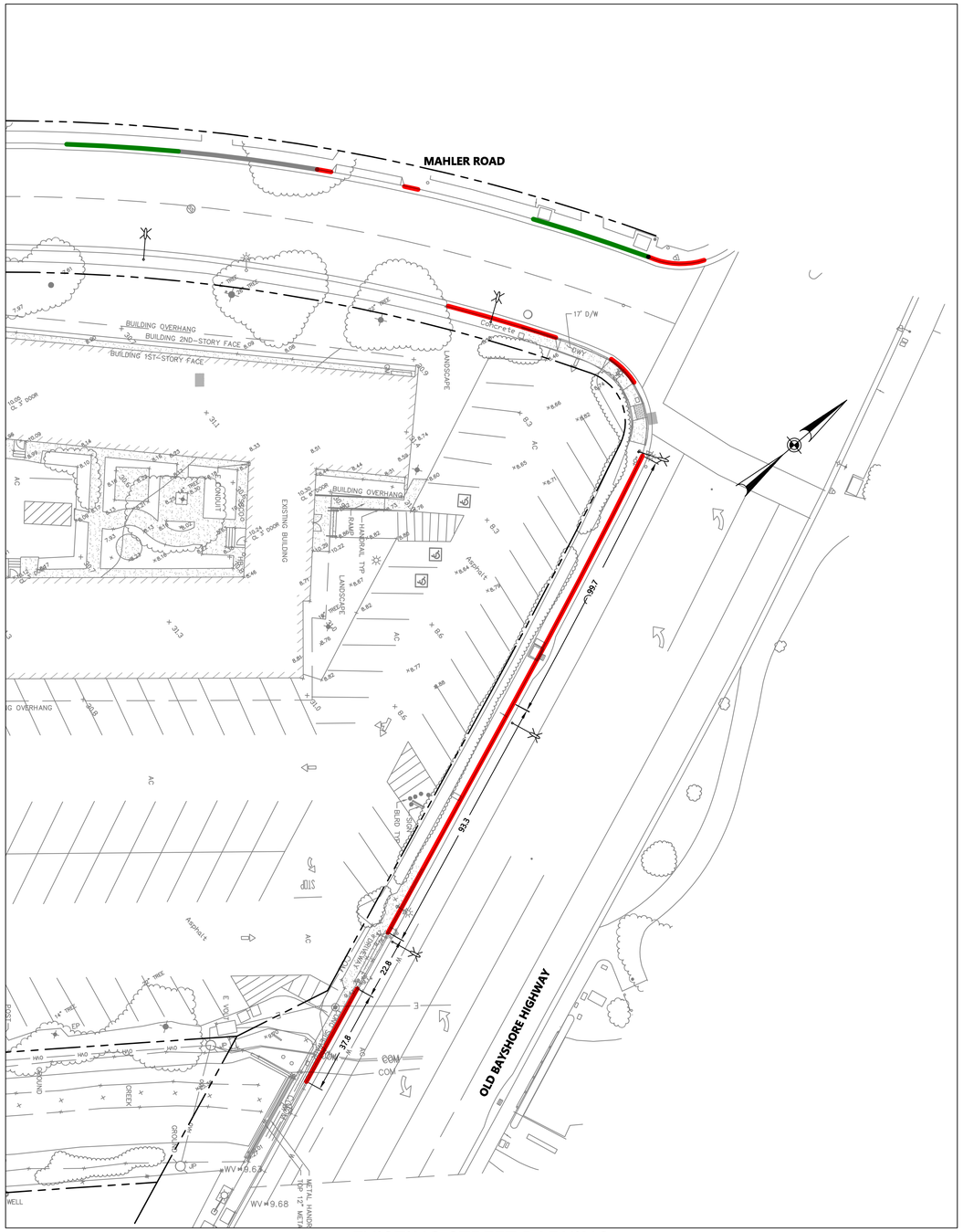
03/20/24

STREET PARKING PLAN

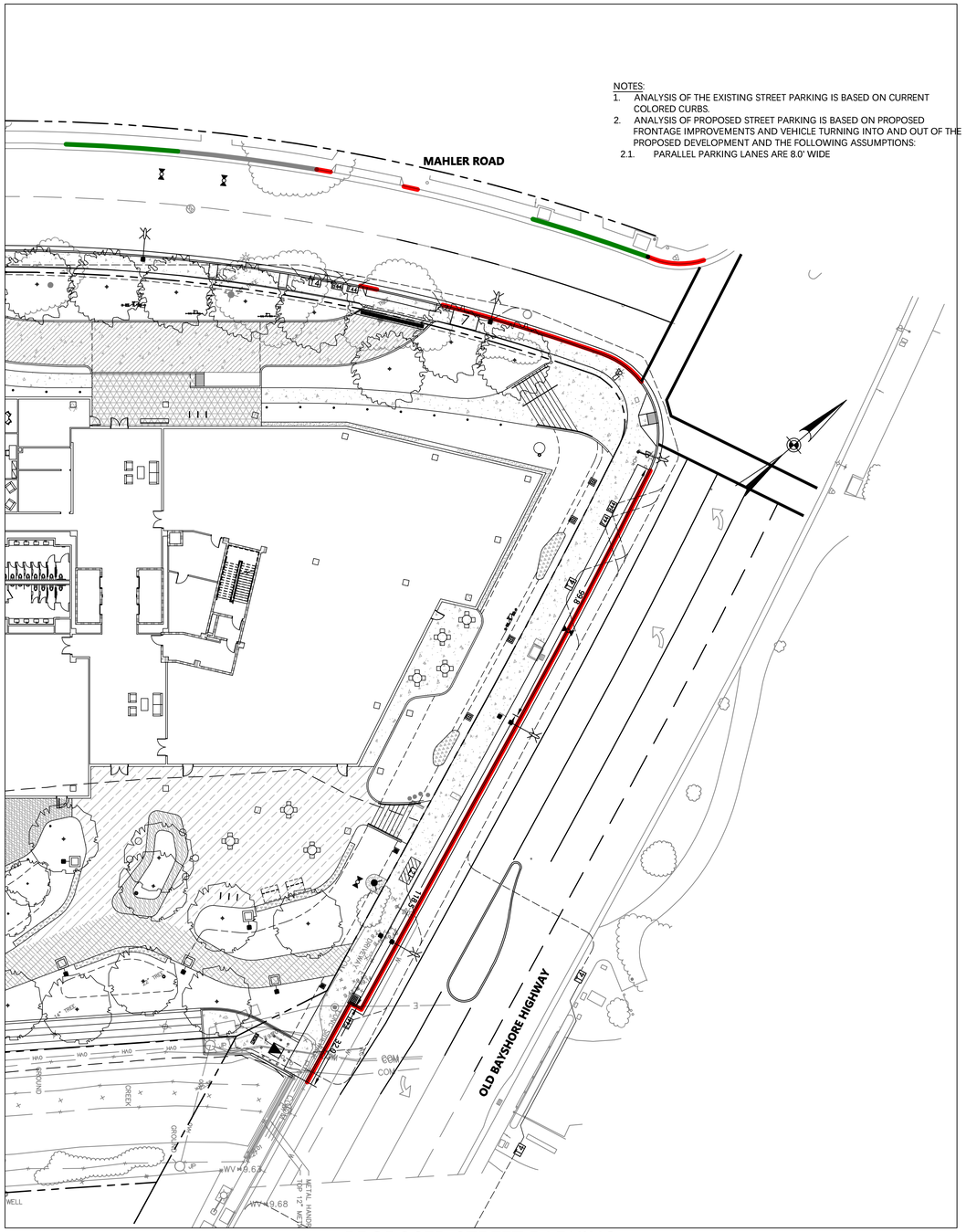
SCALE: 1" = 20'



EXISTING STREET PARKING

NOTES:

1. ANALYSIS OF THE EXISTING STREET PARKING IS BASED ON CURRENT COLORED CURBS.
2. ANALYSIS OF PROPOSED STREET PARKING IS BASED ON PROPOSED FRONTAGE IMPROVEMENTS AND VEHICLE TURNING INTO AND OUT OF THE PROPOSED DEVELOPMENT AND THE FOLLOWING ASSUMPTIONS:
   - 2.1. PARALLEL PARKING LANES ARE 8.0' WIDE



PROPOSED STREET PARKING

GRAPHIC SCALE

20 0 20 40

C.6.1

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KSP King Street Properties

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GENERAL NOTES

1. NOTES BELOW ARE NOT INTENDED TO REPLACE SPECIFICATIONS. SEE SPECIFICATIONS FOR REQUIREMENTS IN ADDITION TO GENERAL NOTES.
2. REFER TO ARCHITECTURAL, CIVIL AND OTHER CONSULTANTS DRAWINGS FOR ADDITIONAL INFORMATION.
3. PRIOR TO BEGINNING CONSTRUCTION, CONTRACTOR TO CHECK THE DRAWINGS AGAINST THE SITE OF THE WORK AND NOTIFY THE OWNER IN WRITING OF ANY DISCREPANCIES IN DIMENSIONS, SITE CONDITIONS, OR OTHER CONDITIONS. THE CONTRACTOR SHALL NOT BEGIN CONSTRUCTION IN ANY SUCH AFFECTED AREA UNTIL THE DISCREPANCY HAS BEEN RESOLVED BY THE OWNER.
4. REPORT ANY DISCREPANCIES IN DRAWINGS AND/OR SPECIFICATIONS TO THE OWNER FOR CLARIFICATIONS OR ADJUSTMENTS BEFORE COMMENCING WORK.
5. CONTRACTORS AND SUB-CONTRACTORS ARE RESPONSIBLE FOR REVIEWING ALL DRAWINGS AND ALL SECTIONS OF THE SPECIFICATIONS FOR COORDINATION OF THEIR WORK. ANY DISCREPANCIES IN THEIR RESPECTIVE TRADES ARE TO BE REPORTED TO THE OWNER'S REPRESENTATIVE BEFORE FINALIZING THEIR BIDS, AND COMMENCING WORK.
6. THE CONTRACTOR SHALL COOPERATE WITH OTHER CONTRACTORS THAT WILL BE WORKING WITHIN OR ADJACENT TO THE PROJECT SITE. OTHER CONTRACTS THAT ARE EXPECTED TO BE ACTIVE DURING THIS WORK ARE: 1) UTILITY CONSTRUCTION; 2) SUBSURFACE GRADING, DRAINAGE AND UTILITIES; 3) BUILDING FOUNDATION WORK; 4) OTHER CONTRACTS STARTED PRIOR TO THIS CONTRACT; 5) ADDITIONAL CONTRACTS THAT MAY COMMENCE BEFORE COMPLETION OF THIS CONTRACT.
7. CONTRACTOR TO BE RESPONSIBLE FOR THE COORDINATION WITH ALL LOCAL UTILITY COMPANIES. THE CONTRACTOR IS REQUIRED TO NOTIFY THE LOCAL UTILITY COMPANY 48 HOURS PRIOR TO DIGGING IN ORDER THAT UNDERGROUND UTILITIES IN THE AREA CAN BE LOCATED.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEAN-UP OF ANY MATERIALS DEPOSITED OUTSIDE THE WORK AREA. EXISTING CONSTRUCTION DRAINAGE SYSTEM AND EROSION CONTROL TO BE MAINTAINED, MODIFIED, AND/OR REMOVED AS NOTED ON CIVIL ENGINEERING PLANS.
9. THE CONTRACTOR SHALL ABIDE BY ALL APPLICABLE FEDERAL, STATE AND LOCAL ENVIRONMENTAL PROTECTION STANDARDS, LAWS AND REGULATIONS.
10. CONTRACTOR TO SCHEDULE WORK IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL ENVIRONMENTAL PROTECTION STANDARDS, LAWS AND REGULATIONS.
11. DO NOT SCALE DRAWINGS.

NEW CONSTRUCTION LAYOUT NOTES

1. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS, LAYOUT COORDINATES, AND WORK FROM PREVIOUS AND ONGOING CONTRACTS IN THE FIELD. REPORT ANY DISCREPANCIES IMMEDIATELY TO THE OWNER'S REPRESENTATIVE FOR DIRECTION PRIOR TO COMMENCING CONSTRUCTION.
2. GENERAL CONTRACTOR IS TO COORDINATE ALL LAYOUT, STAKING, AND GRADING CONTROLS AMONG ALL TRADES; SPECIFICALLY BUT NOT LIMITED TO CONCRETE PAVING, CONCRETE WALL CONSTRUCTION, UNDERGROUND UTILITIES, UNIT PAVING AND PLANTING.
3. ALL LAYOUT COMPONENTS TO BE STAKED OUT IN THE FIELD BY THE CONTRACTOR PER BASELINES CREATED BY CONNECTING INDICATED COORDINATE POINTS OR OFFSETTING FROM BASELINES. OBTAIN OWNER'S REPRESENTATIVE APPROVAL IN THE FIELD OF LAYOUT WITH BASELINES INDICATED BEFORE STARTING CONSTRUCTION.
4. ANY CHANGES PROPOSED TO LAYOUT OF COORDINATE POINTS OR DIMENSIONS ON THIS DRAWING MUST BE APPROVED BY THE OWNER IN WRITING PRIOR TO CONSTRUCTION.
5. ALL SITE DIMENSIONS ARE GIVEN FROM DEFINED COORDINATE POINTS, BASELINES CREATED BY CONNECTING COORDINATE POINTS, AND/OR TO THE FRONT FACES OF WALLS AND STRUCTURES, UNLESS OTHERWISE NOTED. TAKE DIMENSIONS FROM COORDINATE POINTS, BASELINES, FRONT OF CURB, FACE OF WALL, FACE OF HEADER, EDGE OF PAVING OR CENTERLINE OF COLUMNS UNLESS OTHERWISE NOTED.
6. ALL ANGLES ARE ASSUMED TO BE 90 DEGREES UNLESS OTHERWISE NOTED OR AS INDICATED PER LAYOUT STAKING ITEM 3 ABOVE.
7. REFER TO LAYOUT AND MATERIAL PLAN(S) FOR ALL PAVING JOINT LOCATIONS UNLESS OTHERWISE NOTED; CONTRACTOR TO SUBMIT SHOP DRAWINGS, VERIFYING LAYOUT PRIOR TO INSTALLATION.
8. DRAIN COORDINATES ARE TO CENTER LINE OF DRAIN, OR WHEN NOT PROVIDED, DRAINS ALIGN WITH ADJACENT PAVING WHEN PAVING IS NEARBY, OR DRAINS ALIGN WITH SHARP TOE OF SLOPE WHEN LOCATED AT THE INTERSECTION OF TWO OR MORE SLOPES.
9. ALL VALVE BOXES TO BE LINED UP AND SET PARALLEL TO ADJACENT HARDSCAPE, UNDER DRAINAGE, UNLESS OTHERWISE NOTED.

NEW CONSTRUCTION PLANTING NOTES

1. CONTRACTOR SHALL SUPPLY ALL PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN ON ALL DRAWINGS.
2. ALL PLANT MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY "THE AMERICAN STANDARD FOR NURSERY STOCK", PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, LATEST EDITION.
3. WRITTEN APPROVAL IS TO BE RECEIVED FROM OWNER FOR PLANT SUBSTITUTIONS.
4. ALL PLANTS SHALL BE APPROVED BY OWNER PRIOR TO THEIR INSTALLATION AT THE SITE.
5. FOR PLANTING LAYOUT DIMENSIONS AND DETAIL REFERENCES SEE PLANTING AREA PLANS, DETAIL PLANS AND DETAILS.
6. NO TREES SHALL BE PLANTED LESS THAN 2 FEET FROM WALKS, CURBS, OR OTHER STRUCTURES. WHERE TREES ARE LOCATED WITHIN 5 FEET OF PAVING OR STRUCTURES, ROOT CONTROL BARRIER SHALL BE INSTALLED.
7. CONTRACTOR SHALL LOCATE AND VERIFY UTILITY AND UTILITY LINE LOCATIONS PRIOR TO STAKING PLANTS AND REPORT ANY CONFLICT TO OWNER PRIOR TO COMMENCING WORK.
8. CONTRACTOR SHALL STAKE ALL PLANT LOCATIONS IN THE FIELD, AND OBTAIN APPROVAL OF OWNER BEFORE STARTING PLANT INSTALLATION.
9. CONTRACTOR TO COORDINATE PLANT LAYOUT WITH IRRIGATION EQUIPMENT LAYOUT. PLANT LAYOUT TAKES PRECEDENCE OVER IRRIGATION EQUIPMENT LAYOUT.
10. ALL TREES SHALL BE STAKED ACCORDING TO DETAIL PROVIDED UNLESS OTHERWISE NOTED.
11. REFER TO PLANTING SPECIFICATION FOR CONDITIONS OF TREE SUBDRAINAGE INSTALLATION AND TESTING PROCEDURE.
12. REFER TO CIVIL DRAWINGS FOR LOCATION AND INSTALLATION OF SUBSURFACE DRAINAGE.

OTHER NOTES

1. FOR ADDITIONAL NOTES PERTAINING TO ARCHITECTURE, CIVIL ENGINEERING, MARINE ENGINEERING, MEP ENGINEERING, LIGHTING AND SIGNAGE, REFER TO DOCUMENTS OF RESPECTIVE DISCIPLINES AND OTHER NOTES WITHIN THIS PACKAGE.
2. THE REPRODUCTIVE USE OF THE CONTRACT DOCUMENTS OR ELECTRONIC FILES AS SHOP DRAWING DOCUMENTS BY THE CONTRACTOR IS AT THEIR OWN RISK. THE DESIGN TEAM ASSUMES NO LIABILITY AS A RESULT OF THE REPRODUCTIVE USE OF THE CONTRACT DOCUMENTS FOR SHOP DRAWINGS.

GENERAL ABBREVIATIONS

#, NO	NUMBER
&	AND
@	AT
BLDG	BUILDING
BC	BOTTOM OF CURB
CL	CENTERLINE
CLR	CLEAR
CONT	CONTINUOUS
DIA	DIAMETER
DIM	DIMENSION
DN	DOWN
DWG(S)	DRAWING(S)
(E)	EXISTING
EA	EACH
ELEV	ELEVATION
EQ	EQUAL
EQUIP	EQUIPMENT
EW	EACH WAY
EXIST, (E)	EXISTING
FV	FIELD VERIFY W/ LA
HT	HEIGHT
IN	INCH
IRR, IRRIG	IRRIGATION
JB	JUNCTION BOX
MAINT	MAINTENANCE
MAX	MAXIMUM
MIN	MINIMUM
ML	MATCHLINE
N/A	NOT APPLICABLE
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
OC	ON CENTER
PA	PLANTING AREA
PL	PROPERTY LINE
POB	POINT OF BEGINNING
POC	POINT OF CONNECTION
QTY	QUANTITY
R	RADIUS, RISER
RD	ROAD
REF	REFERENCE
REM	REMOVABLE
REQ'D	REQUIRED
RM	ROOM
ROW	RIGHT OF WAY
SECT	SECTION
SF	SQUARE FOOT
SIM	SIMILAR
SQ	SQUARE
ST	STREET
STA	STATION
SYM	SYMMETRICAL
THK	THICK
TYP	TYPICAL
UON	UNLESS OTHERWISE NOTED
VAR	VARIES
VIF	VERIFY IN FIELD
WL	WATER LINE

MATERIALS / PRODUCTS / FINISHES

CJ	CONSTRUCTION JOINT
COL	COLUMN
CONC	CONCRETE
CUP	CONCRETE UNIT PAVER
DF	DRINKING FOUNTAIN
DG	DECOMPOSED GRANITE
EJ	EXPANSION JOINT
FH	FIRE HYDRANT
FTG	FOOTING
GR	GUARDRAIL
GYP	GYPSUM
LTG	LIGHTING
PT	PRESSURE TREATED
PTD	PAINTED
STL	STEEL
WD	WOOD

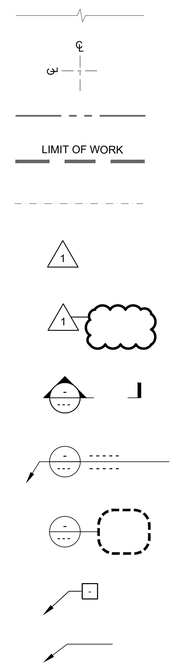
GRADING ABBREVIATIONS

ADR	AREA DRAIN
AFF	ABOVE FINISH FLOOR
AFS	ABOVE FINISH SURFACE
BC	BOTTOM OF CURB
BFF	BELOW FINISH FLOOR
BR	BOTTOM OF RAMP
BS	BOTTOM OF STAIR
BSW	BOTTOM SLOPED WALK
BW	BOTTOM OF WALL
CB	CATCH BASIN
CO	CLEANOUT
FD	FLOOR DRAIN
FFE	FINISH FLOOR ELEVATION
FG	FINISH GRADE
FL	FLOW LINE
FS	FINISH SURFACE
GB	GRADE BREAK
GRD	GRADE
HP	HIGH POINT
INV EL	INVERT ELEVATION
LP	LOW POINT
MHW	MEAN HIGH WATER
MLW	MEAN LOW WATER
RD	ROOF DRAIN
SLDR	SLOT DRAIN
STD	STORM DRAIN
STL	TOP OF STEEL
SUBDR	SUBDRAIN
TO	TOP OF
TC	TOP OF CURB
TC(E)	TOP OF CURB - EXISTING
TDR	TRENCH DRAIN
TF	TOP OF FOOTING
TOC	TOP OF CONCRETE
TOE	TOE OF SLOPE
TOG	TOP OF GRATING
TOSS	TOP OF STRUCTURAL SLAB
TR	TOP OF RAMP
TS	TOP OF STAIR
TSW	TOP OF SLOPED WALK
TW	TOP OF WALL
UD	UNDERDRAIN
WL	WATER LINE
WS	WATER SURFACE

CONSULTANT REFERENCES

ARCH	ARCHITECTURAL
DEMO	DEMOLITION
ELEC	ELECTRICAL
ENGR	ENGINEER
LA	LANDSCAPE ARCHITECT
SAD	SEE ARCHITECTURAL DRAWINGS
SCD	SEE CIVIL DRAWINGS
SED	SEE ELECTRICAL DRAWINGS
SIDD	SEE INTERIOR DESIGN DRAWINGS
SPD	SEE PLUMBING DRAWINGS
SPLD	SEE POOL DRAWINGS
SSD	SEE STRUCTURAL DRAWINGS

GENERAL SYMBOLS



SHEET INDEX

NO.	SHEET	SHEET NAME
GENERAL NOTES		
1	L001	GENERAL NOTES & SHEET INDEX
SCHEDULES & REFERENCE PLANS		
2	L002	MATERIAL & FURNISHING PALETTE
3	L003	PLANTING PALETTE
4	L010	CONTEXT PLAN
5	L011	ILLUSTRATIVE PLAN
6	L012	TREE PROTECTION & REMOVAL PLAN
PLANS		
7	L101	LAYOUT & MATERIAL PLAN
8	L301	GRADING & DRAINAGE PLAN
9	L401	FURNISHING & LIGHTING PLAN
10	L601	PLANTING PLAN
SITE SECTIONS		
11	L701	SECTION - MILLS CREEK AT PLAZA
12	L702	SECTION - MILLS CREEK AT GARAGE
13	L703	SECTION - OLD BAYSHORE HIGHWAY FRONTAGE
14	L704	SECTION - DROP-OFF AT MAHLER ROAD
15	L801	ILLUSTRATIVE VIEWS

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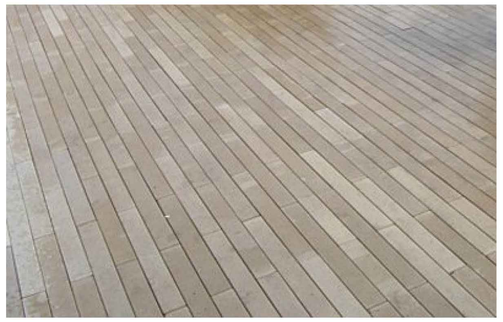
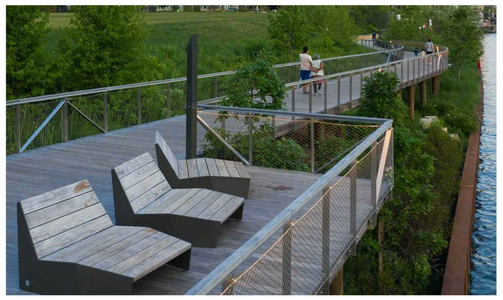
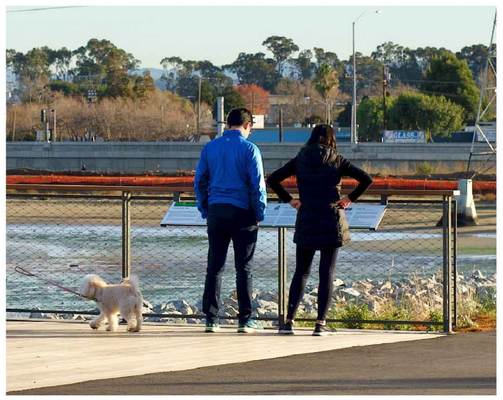


Concrete Unit Pavers





Mills Creek Overlooks

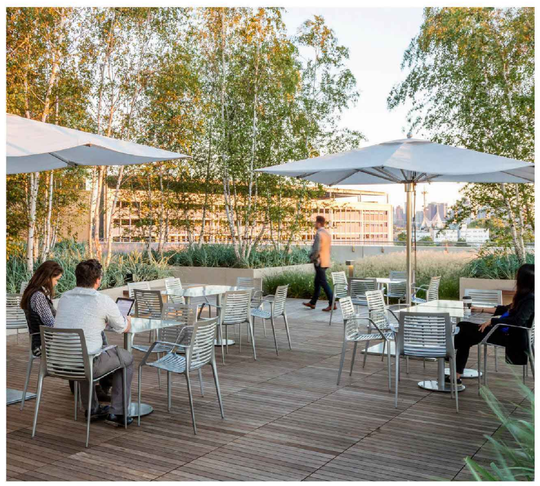
Cast-in-place Concrete and Decomposed Granite Paving

'Bola' Bike Racks

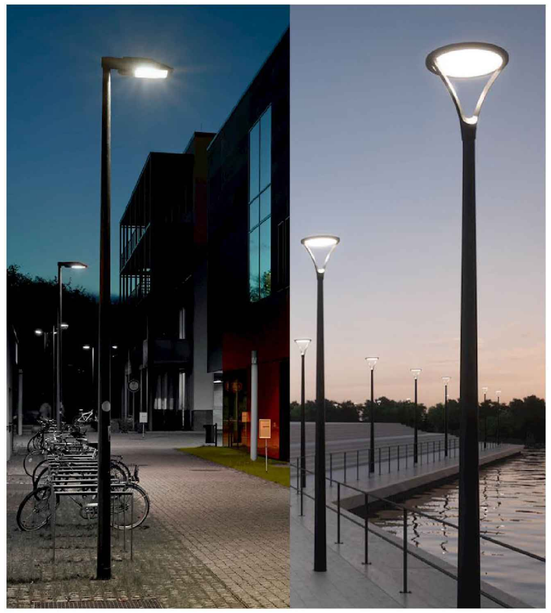
Seatwalls at Garden Edge

Movable Furnishings at Public Plaza

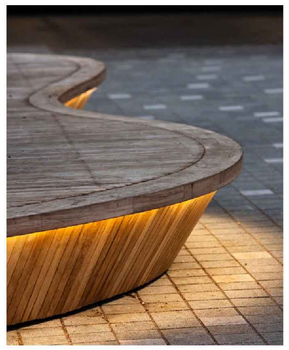
Tree Shaded Communal Tables at Public Plaza



Wood Deck at Restorative Garden



Full Cutoff Pole Luminaires



Seating Platform

Bollard Lights

Backed Benches

TREE PLANTING OPTIONS

Hesperocyparis macrocarpa
Monterey Cypress

Arbutus 'Marina'
Marina Strawberry Tree

Aesculus californica
California Buckeye

Robinia 'Purple Robe'
Purple Robe Locust

Pinus torreyana
Torrey Pine

Tristaniopsis laurina 'Elegant'
Elegant Water Gum

PLANTING PALETTE

Heteromeles arbutifolia
Toyon

Arctostaphylos 'Howard McMinn'
Howard McMinn Manzanita

Eriogonum fasciculatum
California Buckwheat

Callistemon 'Little John'
Little John Dwarf Bottlebrush

Salvia c. 'Winnifred Gilman'
Winnifred Gilman Sage

Muhlenbergia rigens
Deer Grass

Dietes bicolor
Fortnight Lily

Epilobium canum
California Fuchsia

Artemisia californica
California Sagebrush

Mimulus 'Jelly Bean Gold'
Jelly Bean Gold Monkey Flower

Juncus patens 'Elk Blue'
California Gray Rush

Festuca mairei
Atlas Fescue

Leymus c. 'Canyon Prince'
Canyon Prince Wild Rye

Encelia californica
Coast Sunflower

Pittosporum t. 'Wheeler's Dwarf'
Wheeler's Dwarf Pittosporum

Verbena lilacina 'De La Mina'
De La Mina Verbena

Salvia greggii
Autumn Sage

Rhamnus c. 'Mound San Bruno'
California Coffeeberry

Notes:
1. This planting palette represents a range of species under consideration for each planting area. Tree and plant selections are not comprehensive and have not yet been finalized.
2. All trees with canopies over paving areas to be selected for minimal fruit and leaf drop.

KEY
- CA NATIVE PLANT SPECIES
- REGIONALLY ADAPTED PLANT SPECIES

1499 BAYSHORE

CONTEXT PLAN

03/20/24

SCALE: 1"=40'-0"

L010

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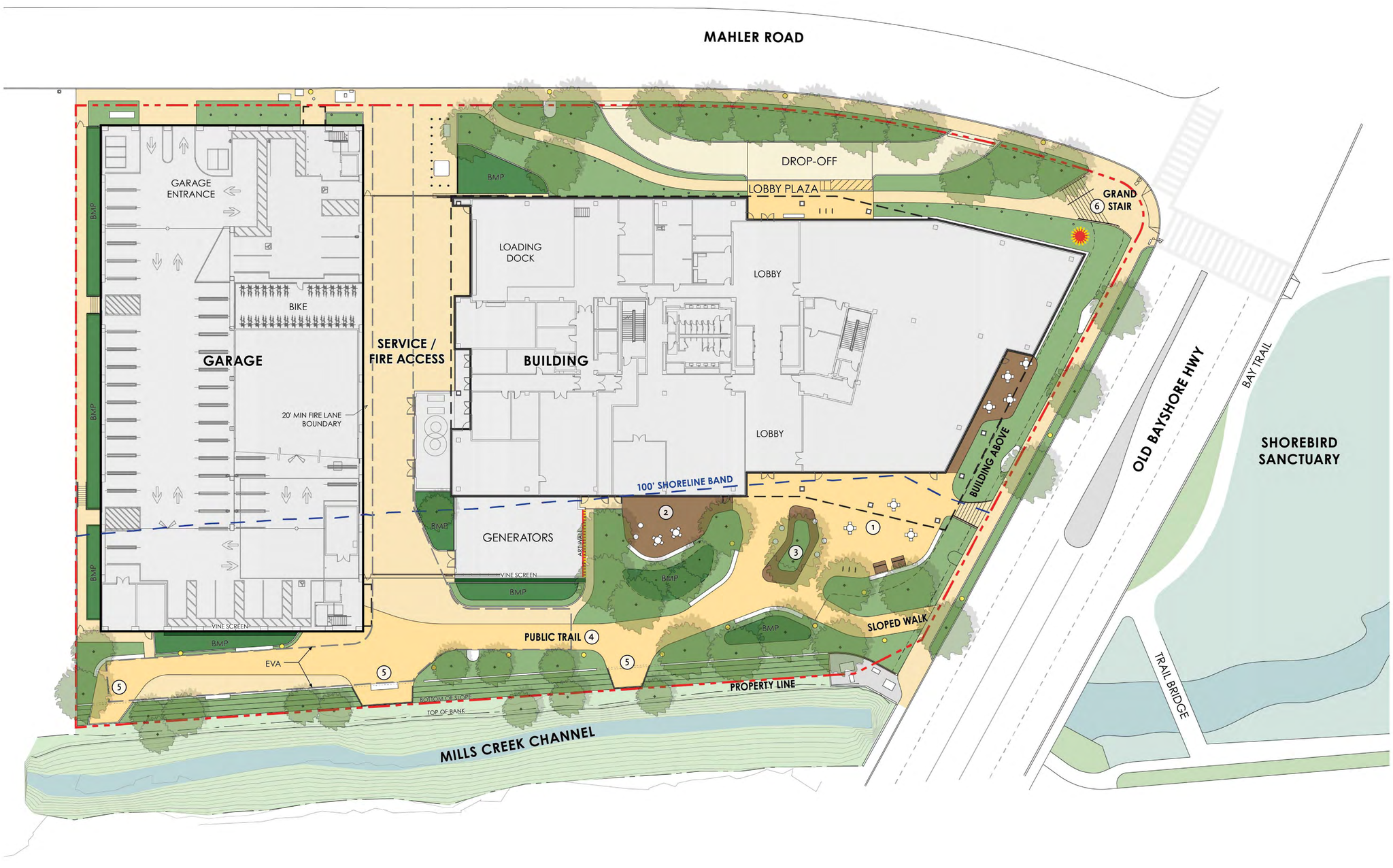
ILLUSTRATIVE PLAN

03/20/24

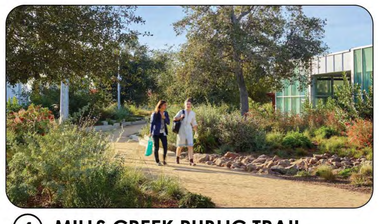
SCALE: 1" = 20'-0"



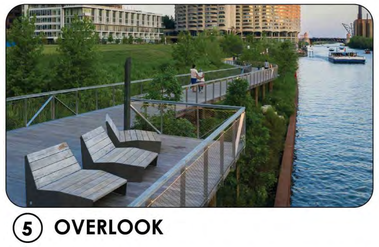
1 PUBLIC PLAZA

2 RESTORATIVE GARDEN

3 PLATFORM ISLAND



4 MILLS CREEK PUBLIC TRAIL



5 OVERLOOK

6 GRAND STAIR

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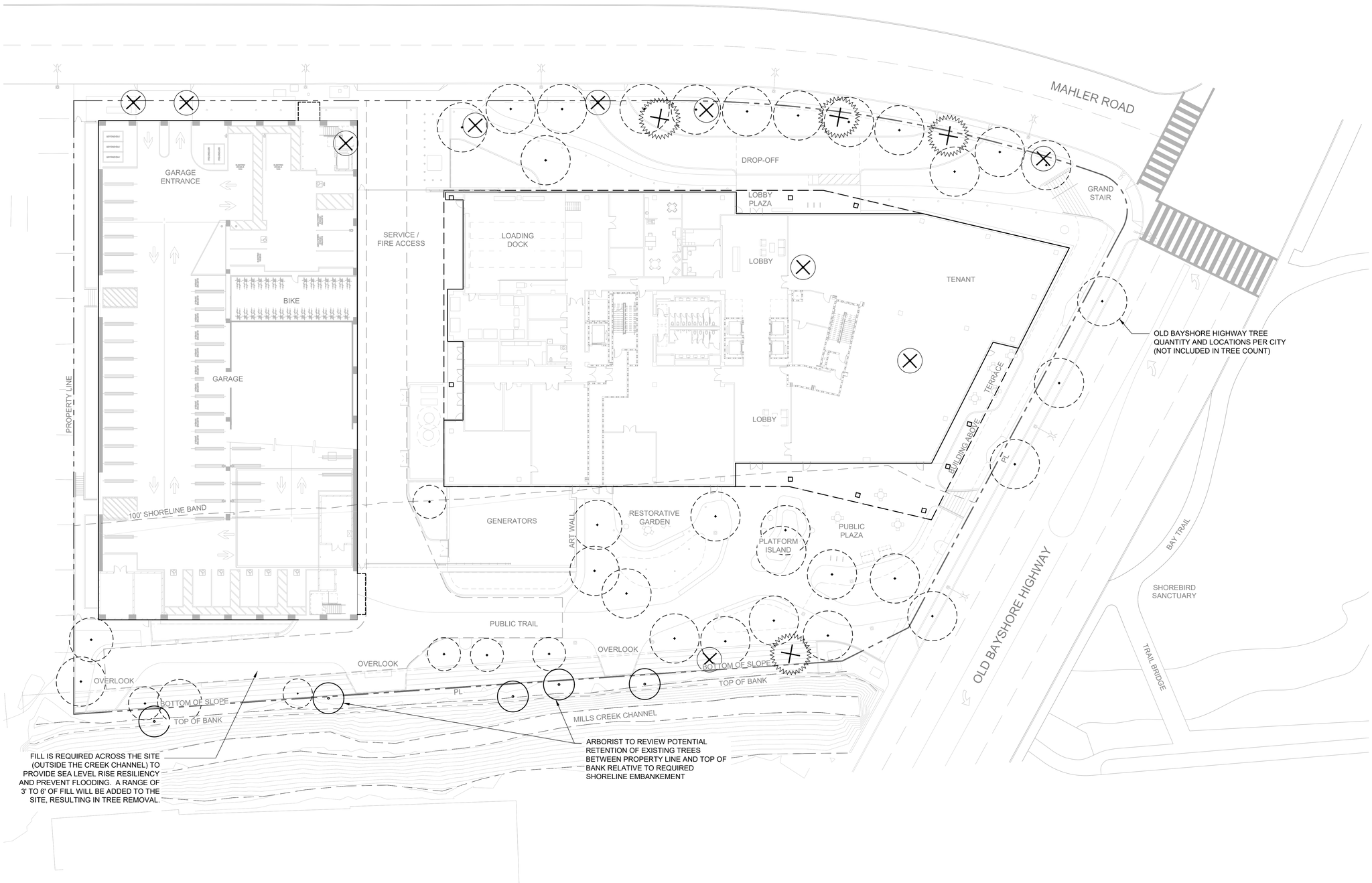
TREE PROTECTION & REMOVAL PLAN

SCALE: 1" = 20'-0"



SHEET NOTES

1. TREE SPECIES AND SIZE INFORMATION IS PROVIDED BY ARBORIST REPORT, ISSUED BY HORTSCIENCE | BARTLETT CONSULTING SEPTEMBER 20, 2022.
2. PROTECTED TREE STATUS IS IN ACCORDANCE WITH BURLINGAME MUNICIPAL CODE 11.06.020.
3. TREES SHALL BE REPLACED IN ACCORDANCE WITH BURLINGAME MUNICIPAL CODE 11.06.090.
4. TREE REMOVAL PLAN IS PRELIMINARY AND WILL BE UPDATED PER FINAL DESIGN AND GRADING.
5. SHORELINE FILL FOR FLOOD PROTECTION AT MILLS CREEK IS REQUIRED BY THE CITY AND BCDC TO PROVIDE RESILIENCY AGAINST SEA LEVEL RISE RELATED FLOODING. THE FILLING OF THE SITE TO A MINIMUM 13' ELEVATION WILL RESULT IN REMOVAL OF TREES ALONG THE SHORELINE.
6. ALL STREET TREES WILL BE 36" BOX. ALL SITE TREES WILL BE 24"-36" BOX.

EXISTING TREES

EXISTING ON-SITE TREES * INCLUDING 4 PROTECTED TREES	14
EXISTING OFF-SITE TREES	5
TOTAL EXISTING TREES	19

TREE REMOVAL AND REPLACEMENT

PROTECTED TREES TO BE REMOVED	4
UNPROTECTED TREES TO BE REMOVED	10
PROPOSED NEW TREES: 24"-36" BOX	35

KEY

- EXISTING TREE TO REMAIN
- EXISTING ON-SITE PROTECTED TREE TO BE REMOVED
- EXISTING ON-SITE UNPROTECTED TREE TO BE REMOVED
- EXISTING OFF-SITE TREE TO BE REMOVED
- PROPOSED TREE

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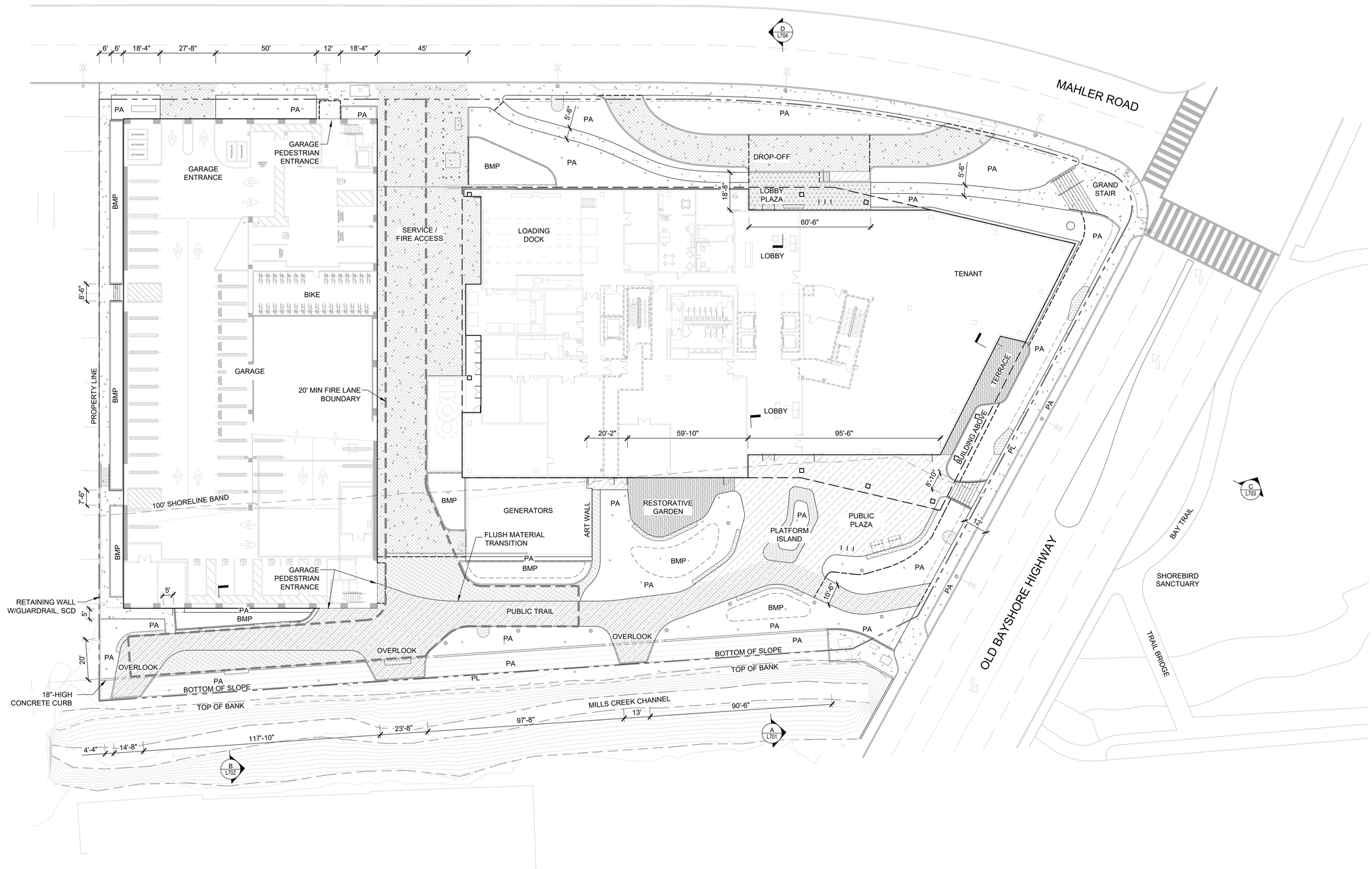
LAYOUT & MATERIAL PLAN

SCALE: 1" = 20'-0"



LAYOUT & MATERIAL NOTES

1. SEE CIVIL DRAWINGS FOR SITE DEMO PLAN & OVERALL LIMIT OF WORK.
2. SEE SHEET L001 FOR GENERAL NOTES, INDEX, ABBREVIATIONS AND SYMBOLS.
3. SEE SHEET L002 FOR MATERIAL AND FURNISHING PALETTE.
4. ALL ANGLES ARE ASSUMED TO BE 90 DEGREES UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS ARE TO FACE OF FINISH.
6. LANDSCAPE LIMIT OF WORK AT STREETSCAPE SHALL BE FROM BACK OF CURB TO BUILDING FACE.
7. ALIGN ALL UTILITY BOXES WITH CONTROL AND EXPANSION JOINTS.
8. SEE CIVIL DRAWINGS FOR LAYOUT OF ROADS, PARKING AREAS, CURBS, AND CURB RAMPS.
9. ALL VALVE OR UTILITY BOXES TO ALIGN AND BE PARALLEL TO ADJACENT PAVING EDGE. CONTRACTOR TO SUBMIT UTILITY BOX LAYOUT PLAN FOR LANDSCAPE ARCHITECT REVIEW AND APPROVAL PRIOR TO INSTALLATION. LAYOUT OF UTILITY BOXES IN SIDEWALKS TO AVOID CONFLICT WITH EXPANSION AND CONTROL JOINTS.
10. LANDSCAPE DRAWINGS SHOW APPROXIMATE FUTURE CURB ALIGNMENT PER CITY'S FUTURE OLD BAYSHORE HIGHWAY IMPROVEMENTS.
11. ALL EXPOSED WOOD (INCLUDING BUT NOT LIMITED TO WOOD PLATFORMS, HANDRAILS, AND CLADDING FOR LANDSCAPE ELEMENTS) TO BE FSC CERTIFIED, RECLAIMED, ACETYLATED, OR POLYMERIZED. DOMESTICALLY SOURCED WOOD SPECIES ARE PREFERRED. ALL WOOD TO HAVE A JANKA HARDNESS RATING OF AT LEAST 1300 LBF. NO TROPICAL HARDWOOD TO BE SPECIFIED.
12. ALL MATERIALS USED IN FIRE LANE CAPABLE OF SUPPORTING 65,000 LBS AND COMPLYING WITH CFC 503.2.3

LAYOUT LEGEND

SYMBOL	ITEM / DESCRIPTION
℄	CENTER LINE
	ALIGN
PL	PROPERTY LINE (PL)
PA	PLANTING AREA
	20' MIN FIRE LANE EXTENT

MATERIAL LEGEND

SYMBOL	ITEM DESCRIPTION
	CONCRETE UNIT PAVERS, PEDESTRIAN
	CONCRETE UNIT PAVERS,VEHICULAR SUPPORTING 65,000 LBS AND COMPLYING WITH CFC 503.2.3, PER CIVIL
	LOBBY PLAZA EXTERIOR PAVING, SIM INTERIOR
	WOOD DECKING, PEDESTRIAN
	CAST IN PLACE CONCRETE INTEGRAL COLOR
	CAST IN PLACE CONCRETE,VEHICULAR SUPPORTING 65,000 LBS AND COMPLYING WITH CFC 503.2.3, PER CIVIL
	PERVIOUS VEHICULAR PAVING, TBD SUPPORTING 65,000 LBS AND COMPLYING WITH CFC 503.2.3, PER CIVIL
	TRUNCATED DOME PAVERS, PER CIVIL
	WOOD
	PRECAST CONCRETE
	GRAVEL

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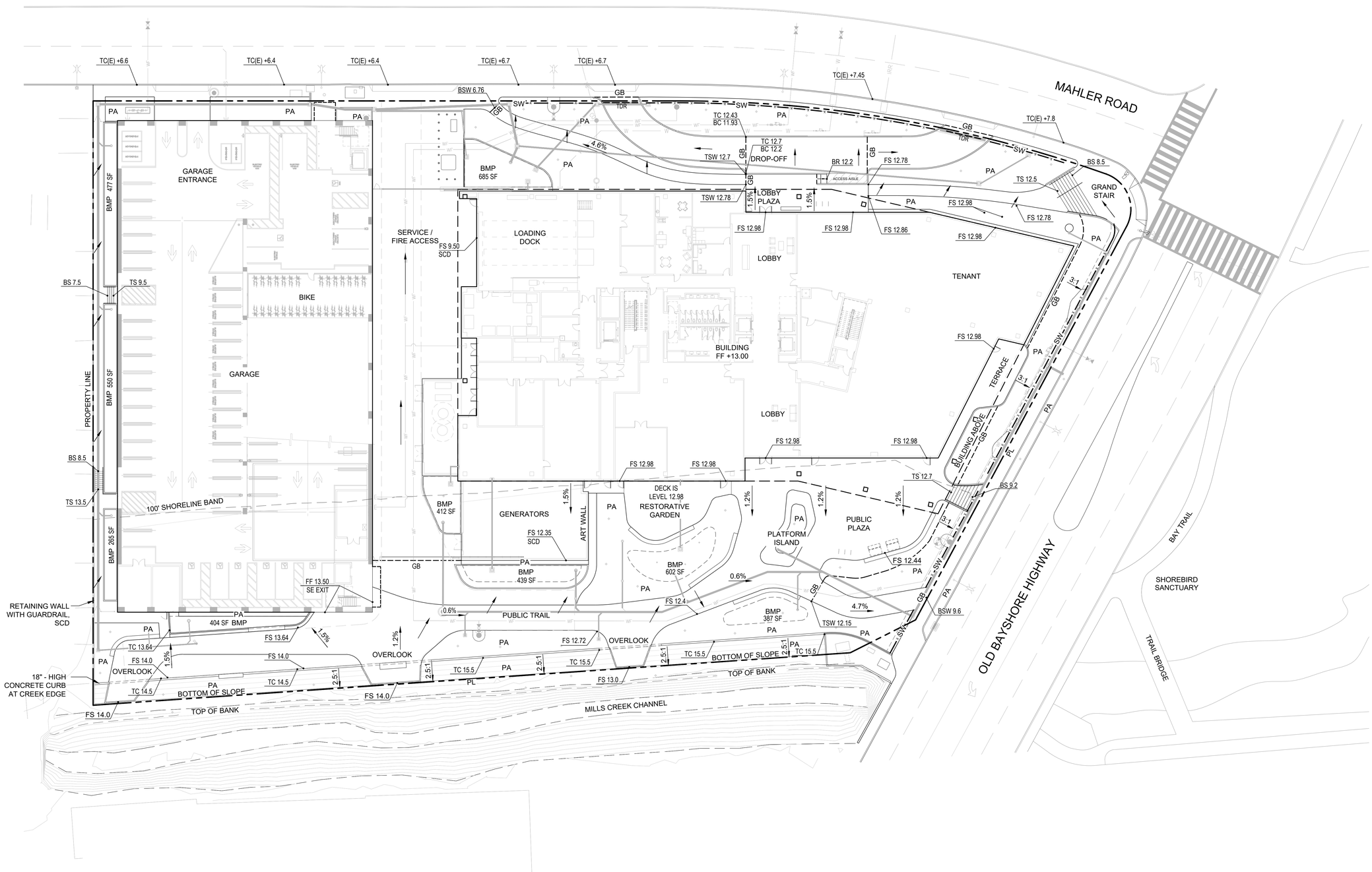
GRADING & DRAINAGE PLAN

SCALE: 1" = 20'-0"



GRADING & DRAINAGE NOTES

1. LANDSCAPE IRRIGATION AND ALL WALLS, CRIBBING, DRAINAGE STRUCTURES, PLANTING SLOPES AND OTHER PROTECTIVE DEVICES SHALL BE MAINTAINED BY THE OWNER IN GOOD CONDITION AND REPAIR AT ALL TIMES, PER BURLINGAME ZONING ORDINANCE 25.36.050.
2. SEE SHEET L001 FOR GENERAL NOTES, INDEX, ABBREVIATIONS AND SYMBOLS.
3. CONTRACTOR TO FIELD VERIFY ALL EXISTING GRADES AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE OWNER BEFORE PROCEEDING WITH WORK.
4. GRADE SURFACE TO ENSURE POSITIVE DRAINAGE FROM ALL STRUCTURES. FINISHED ELEVATION OF PAVING AT BUILDING ENTRIES MAY NOT BE LOWER THAN 1/4" BELOW FFE. FOR GRADES OF BUILDING FFE AND PODIUM ELEVATIONS SAD/SSD.
5. CROSS PITCH OF PEDESTRIAN PAVING MAY NOT EXCEED 2%.
6. DECKS, TERRACES, SEATING PLATFORMS, AND OPEN JOINT SURFACES TO BE INSTALLED LEVEL (NO SLOPE) UON.
7. PITCH EVENLY BETWEEN ALL SPOT GRADES AND CONTOUR LINES UON. GRADE SURFACES TO PREVENT PONDING OR SURFACE DRAINAGE.
8. TOP OF WALL PROFILES ARE TO BE LEVEL UON.
9. HOLD DOWN FINISH GRADE OF PLANTING AREA PLANTING SOIL TO ACCOMMODATE FLUSH CONDITION BETWEEN TOP OF MULCH AND ADJACENT PAVING UON.
10. TREE PIT LOCATIONS TO BE 8' X 8' SQUARE WITH A MINIMUM OF 48" SOIL DEPTH.

GRADING LEGEND

SYMBOL	ITEM / DESCRIPTION
— GB —	GRADE BREAK
XX.XX	SPOT ELEVATION
X.X%	% SLOPE OF GRADE

ABBREV	ACRONYMNS
FG	FINISH GRADE
FS	FINISH SURFACE
FFE	FINISH FLOOR ELEVATION
GB	GRADE BREAK
HP	HIGH POINT
TC	TOP OF CURB
TC(E)	TOP OF CURB - EXISTING
TS	TOP OF STAIR
BS	BOTTOM OF STAIR
BSW	BOTTOM OF SLOPED WALK
TSW	TOP OF SLOPED WALK
BR	BOTTOM OF RAMP
TR	TOP OF RAMP
TW	TOP OF WALL

DRAINAGE LEGEND

SYMBOL	ITEM / DESCRIPTION	REF
TDR	TRENCH DRAIN	
FDR	FRENCH DRAIN	
ADR	AREA DRAIN	
SW	SWALE	

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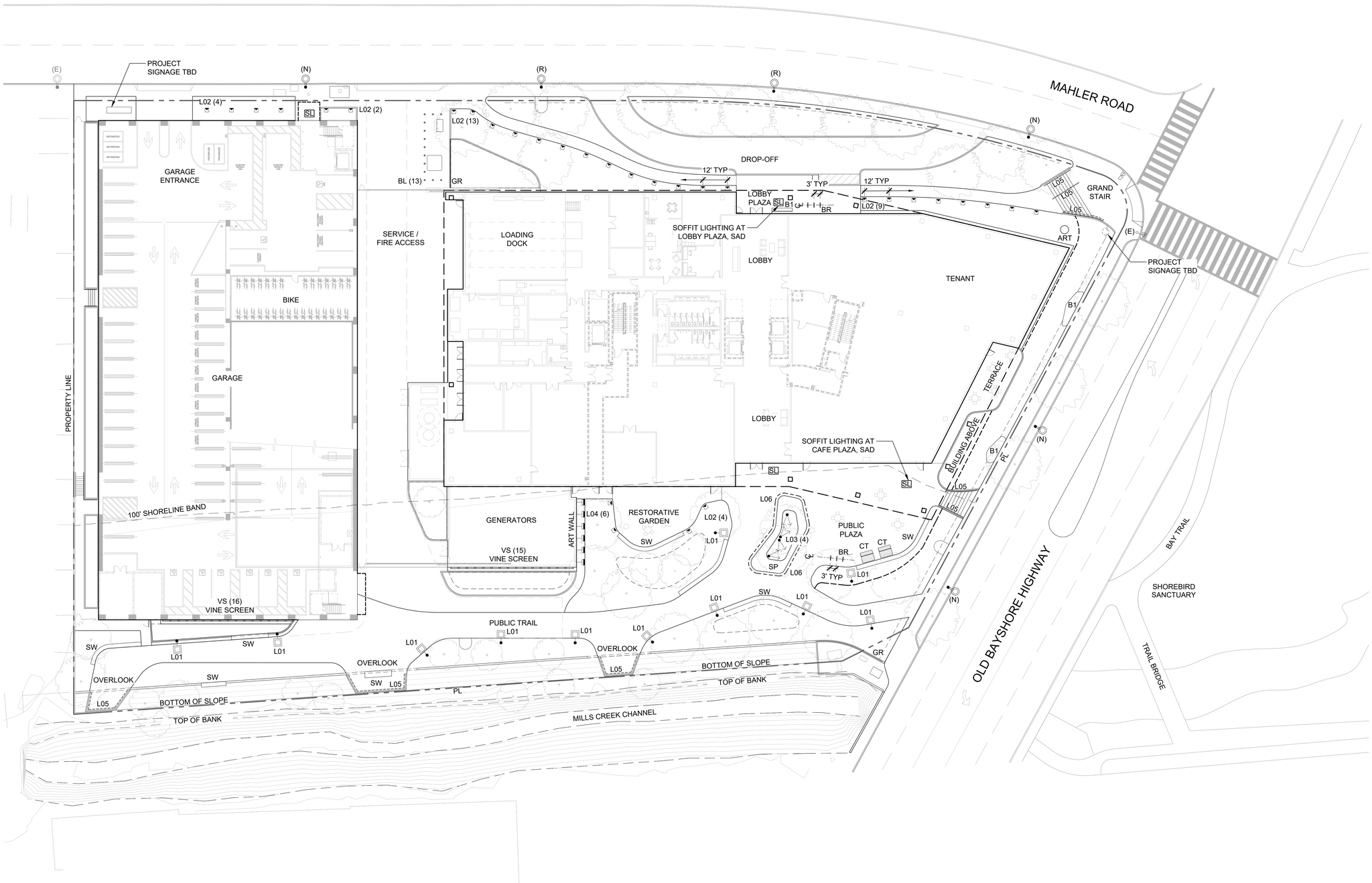
FURNISHING & LIGHTING PLAN

SCALE: 1" = 20'-0"



FURNISHING & LIGHTING NOTES

1. SEE L002 FOR SCHEMATIC MATERIAL AND FURNISHING PALETTE.
2. SEE LIGHTING CONSULTANT SCHEDULE AND CUT SHEETS FOR OUTDOOR LIGHT FIXTURES AND SPECIFICATIONS. DIMENSIONAL LAYOUT OF EXTERIOR LIGHT FIXTURES AND COORDINATION WITH ADJACENT LANDSCAPE ELEMENTS ARE SHOWN IN LANDSCAPE DRAWINGS
3. BIKE PARKING LAYOUT TO CONFORM TO BURLINGAME BICYCLE TECHNICAL GUIDELINES.
4. BIKE PARKING AREAS TO BE LOCATED WITHIN 100 FT OF BUILDING ENTRANCES AND TO BE CLEARLY VISIBLE FROM BUILDING ENTRANCES.
5. SAMPLES, MOCKUPS, AND SHOP DRAWINGS FOR CUSTOM AND CUSTOMIZED FURNISHINGS TO BE REVIEWED AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO FABRICATION.
6. ALL WOOD BOARDS AND STEEL MEMBERS TO HAVE SMOOTH EASED EDGES, ENDS, AND CORNERS AND BE DULL TO THE TOUCH.
7. ALL FIXED FURNISHINGS IN PUBLICLY-ACCESSIBLE AREAS TO BE MOUNTED WITH TAMPER-RESISTANT FASTENERS.

FURNISHING LEGEND

SYMBOL	ITEM DESCRIPTION	REF
SW	PRECAST CONCRETE SEATWALL	
SP	SEATING PLATFORM	
B1	BACKED BENCH	
B2	WALL TOP BENCH	
CT	COMMUNAL TABLE	
	MOVABLE FURNISHINGS, OFCI	
BR	BIKE RACK	
DF	DRINKING FOUNTAIN	
TR	TRASH & RECYCLE RECEPTACLES	
BL	SAFETY BOLLARD, PER CIVL	
EB	ELECTRICAL BOLLARD	
GR	GUARD RAIL	
VS	VINE SCREEN PANEL	

LIGHTING LEGEND

SYMBOL	ITEM DESCRIPTION	REF
(E)	EXISTING STREET	
(R)	EXISTING STREET LIGHT RELOCATED	
(N)	NEW STREET LIGHT	
L01	PEDESTRIAN POLE LIGHT	
L02	BOLLARD LIGHT	
L03	TREE UPLIGHT	
L04	ART WALL DOWNLIGHT	
L05	HANDRAIL LIGHT	
L06	LINEAR LED LIGHT	
SL	SOFFIT LIGHTING, SAD	

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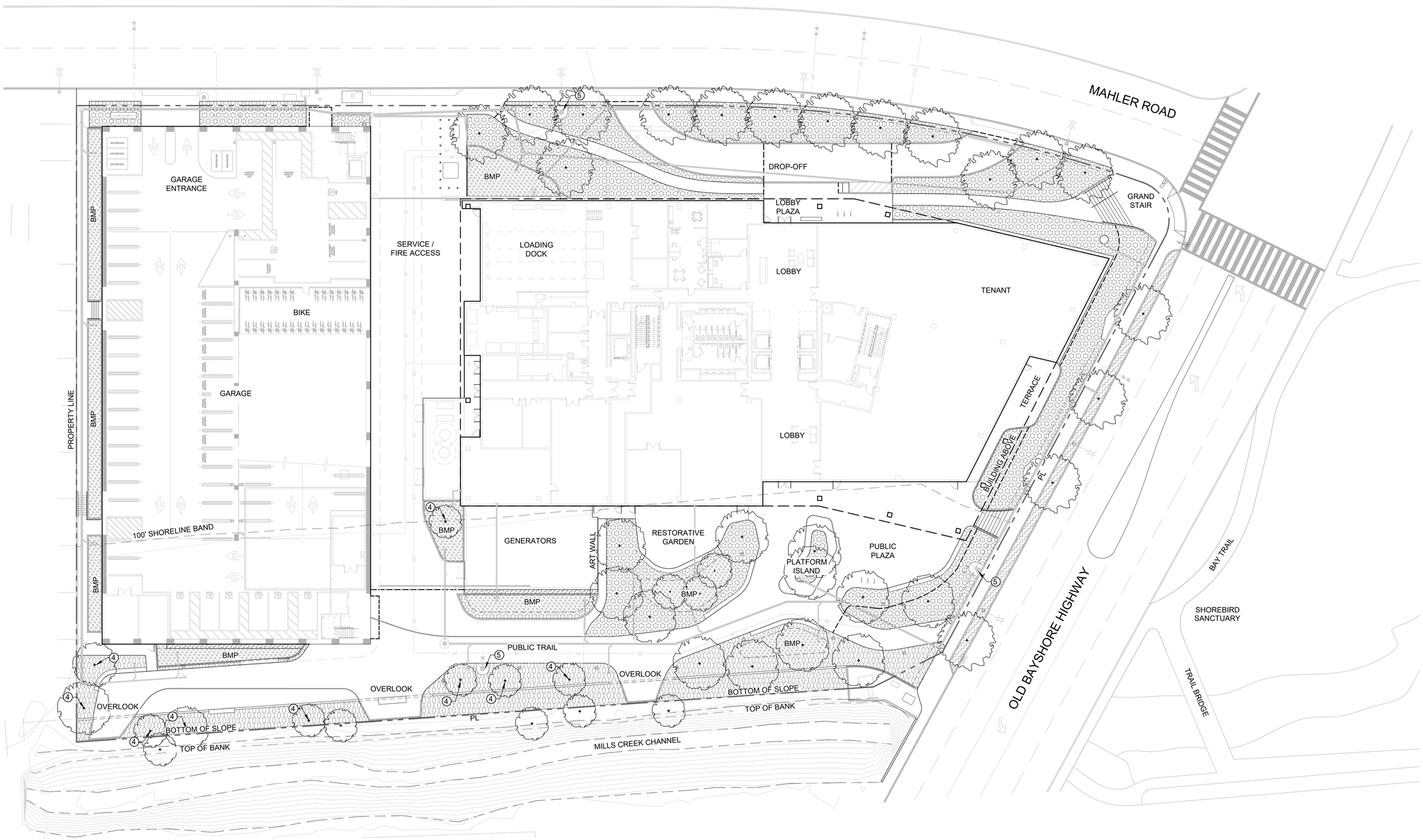
PLANTING PLAN

SCALE: 1" = 20'-0"



PLANTING NOTES

1. SEE SHEET L003 FOR PRELIMINARY PLANTING PALETTE.
2. ALL STREET TREES SHOWN ON PLANS SHALL BE MAINTAINED BY THE BUILDING OWNER IN A WEED AND LITTER FREE CONDITION AT ALL TIMES, AND IN A HEALTHY GROWING CONDITION CONSISTENT WITH THE CITY OF BURLINGAME STANDARDS.
3. TREE BRANCHES TO BE MAINTAINED WITH A MINIMUM OF 80 INCHES VERTICAL CLEARANCE ABOVE ALL PEDESTRIAN PATHS OF TRAVEL.
4. TREES ADJACENT TO EVA SHALL BE SELECTED AND PRUNED TO MAINTAIN 13'-6" VERTICAL CLEARANCE ABOVE EVA AND COMPLY WITH CFC 503.2.1. REFER TO KEY NOTE ON PLAN.
5. LANDSCAPING TO COMPLY WITH 3' (RADIUS) CLEARANCE REQUIREMENT AROUND FIRE HYDRANTS. CLEAR PATH FROM SIDEWALK TO HYDRANTS TO BE PROVIDED WHERE APPLICABLE. REFER TO KEY NOTE ON PLAN.
6. POINT OF CONNECTION FOR IRRIGATION WATER LINE TO BE CONFIRMED WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
7. IRRIGATION EQUIPMENT LOCATION TO BE CONFIRMED WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
8. SOIL DEPTH AT GROUND LEVEL PLANTING AREAS IS 24" TYPICAL. SOIL DEPTH AT TREE PITS AND TRENCHES IS 48". 3" MULCH IS REQUIRED AT ALL PLANTING AREAS.

TREE PLANTING LEGEND

Note: The tree species below represent a range of species under review. On-site tree species have not been finalized.

SYMBOL — *Botanical name* / COMMON NAME

PLAZA TREE OPTIONS

TIPUANA TIPU
TIPU TREE

ARBUTUS 'MARINA'
MARINA MADRONE

QUERCUS CANBYI
MEXICAN RED OAK

HESPEROCYPARIS MACROCARPA
MONTEREY CYPRESS

POPULUS FREMONTII
WESTERN COTTONWOOD

PINUS TORREYANA
TORREY PINE

TRISTANIOPSIS LAURINA
WATER GUM

OLD BAYSHORE HIGHWAY STREET TREE

PLATANUS ACERIFOLIA 'COLUMBIA'
LONDON PLANE TREE

PLANTING LEGEND

SYMBOL	ITEM DESCRIPTION
	ORNAMENTAL GARDEN
	SHORELINE GARDEN
	STORMWATER GARDEN
	VINE SCREEN
	STREETSCAPE PLANTING

ON-SITE LANDSCAPE COVERAGE

	PROPOSED	REQUIRED
PLANTING AREAS	26,679 SF	
ENHANCED PEDESTRIAN HARDSCAPE*	14,171 SF	
TOTAL SITE 129,150 SF	31.6% OF ON-SITE AREA 40,850 SF	20% OF ON-SITE AREA 25,830 SF

BURLINGAME ZONING ORDINANCE 25.36.040
Landscape Coverage Requirements for Commercial, Industrial, and Mixed-Use Zones

Shrubs, groundcover, and other plant material shall cover all areas not occupied by structures, parking areas, storage, trash enclosures, driveways, and sidewalks at the time of issuance of a Certificate of Occupancy. Embellished pavement, and similar hardscape materials may, in part, be substituted for the required landscaping through the Site Plan and Design Review process.

*Enhanced pedestrian hardscape includes plazas paved with concrete unit pavers or wood decking (Embellished Pavement): See Material Schedule for paver specification.

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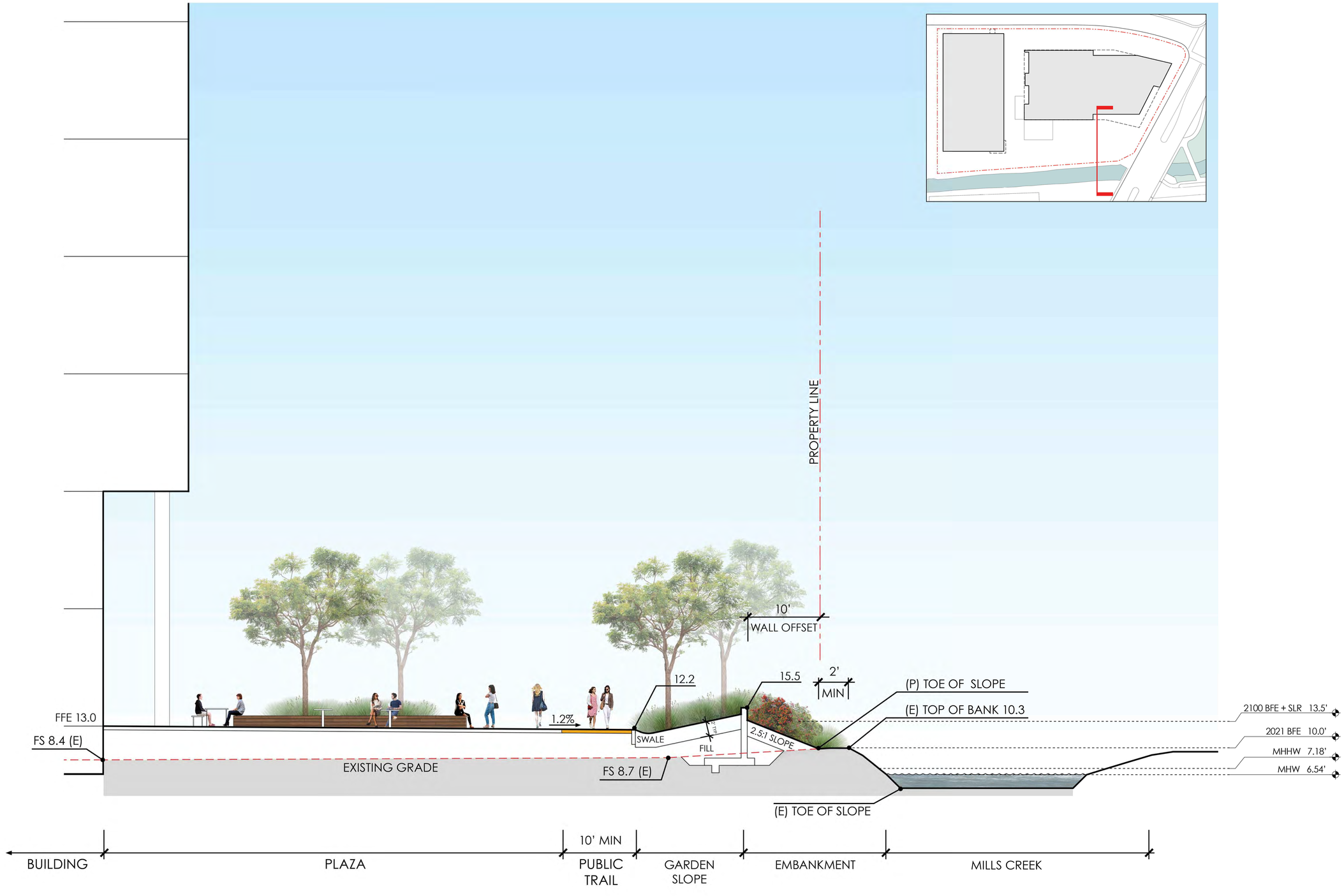
SECTION - MILLS CREEK AT PLAZA

03/20/24 | SCALE: 3/16"=1'-0"



A MILLS CREEK AT PLAZA LOOKING NORTH
SCALE: 3/16"=1'-0"

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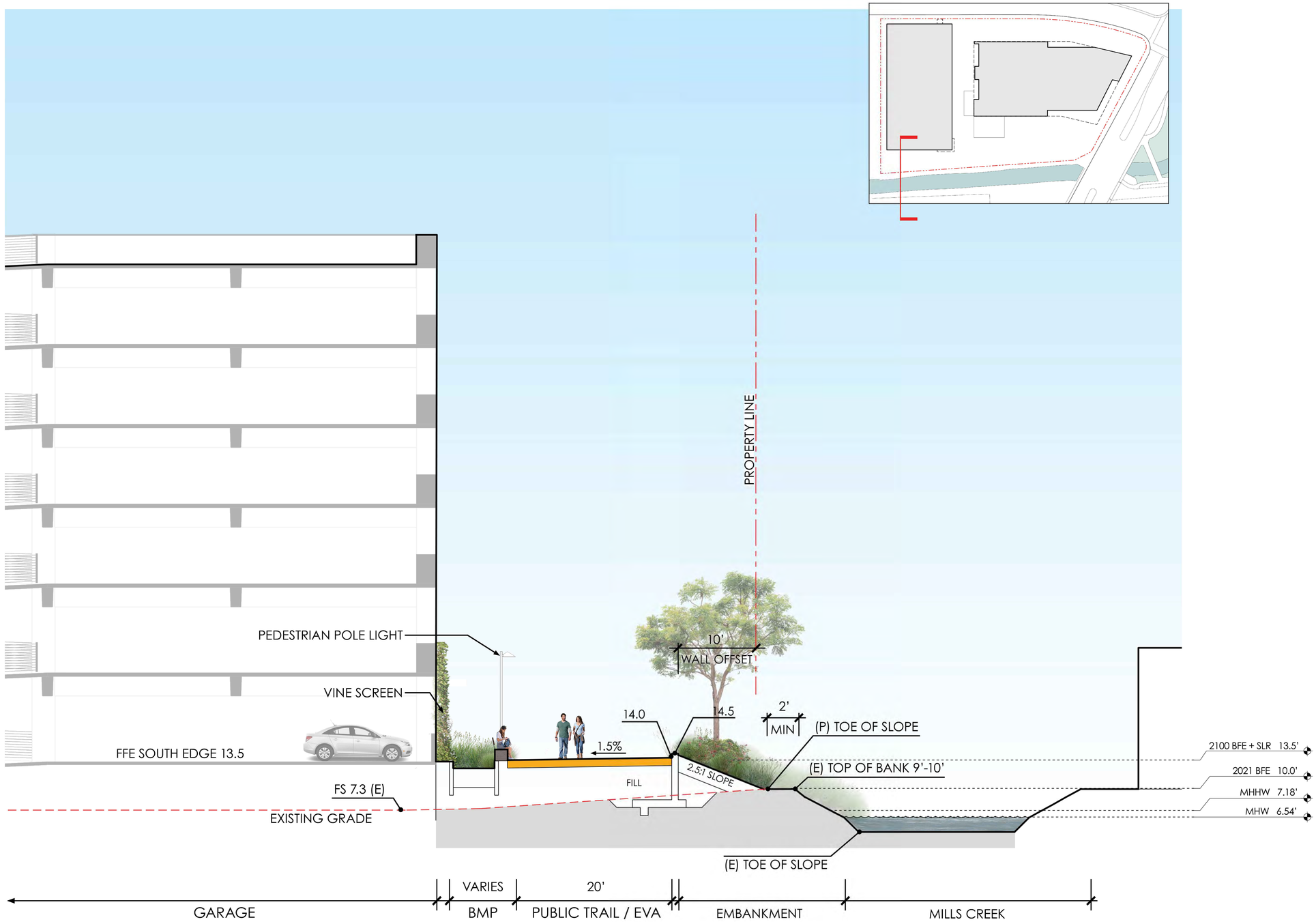
SECTION - MILLS CREEK AT GARAGE

03/20/24 | SCALE: 3/16"=1'-0"



B MILLS CREEK AT GARAGE LOOKING NORTH
SCALE: 3/16"=1'-0"

L702

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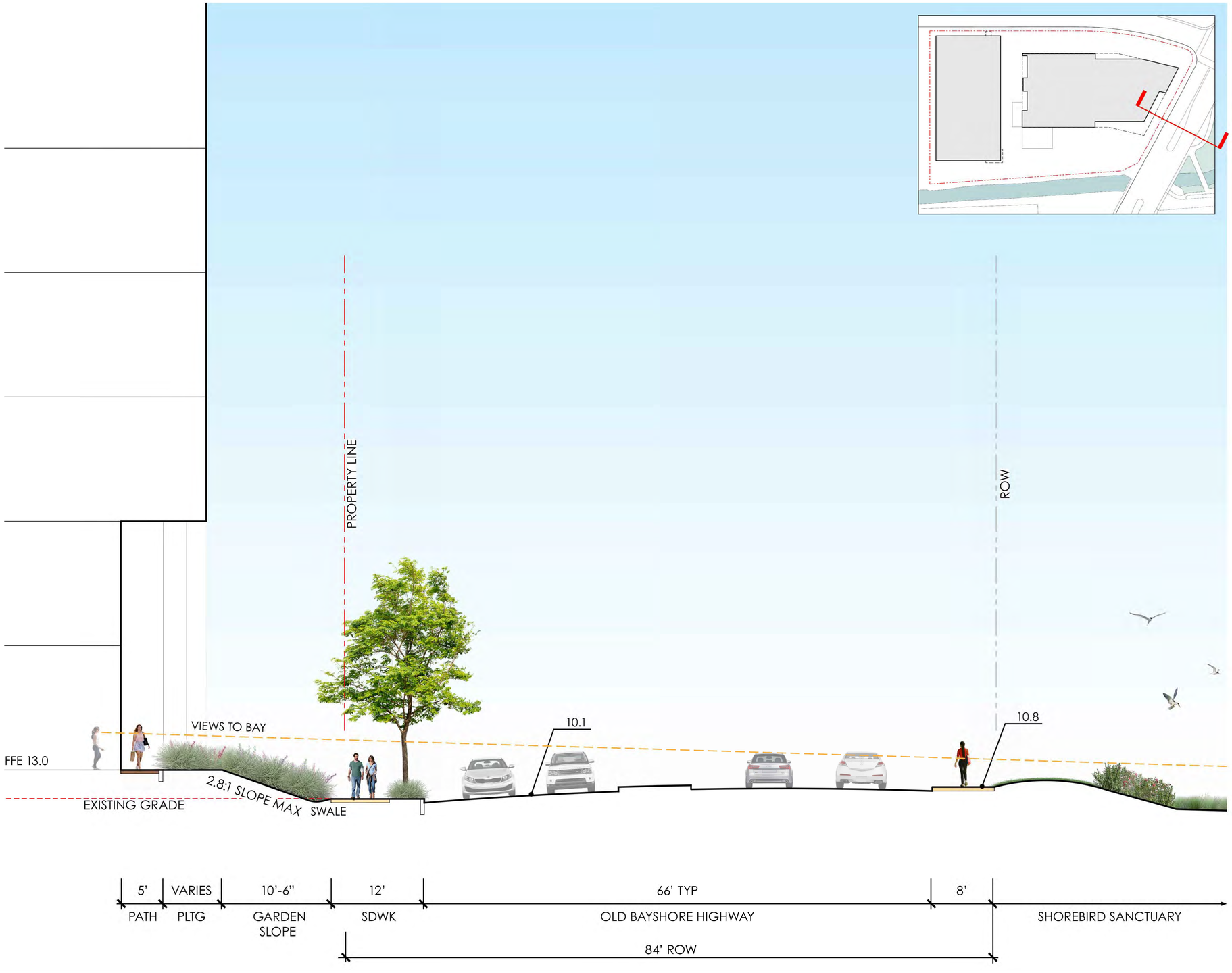
SECTION - OLD BAYSHORE HIGHWAY FRONTAGE

03/20/24

SCALE: 3/16"=1'-0"



C OLD BAYSHORE HIGHWAY FRONTAGE
SCALE: 3/16"=1'-0"

L703

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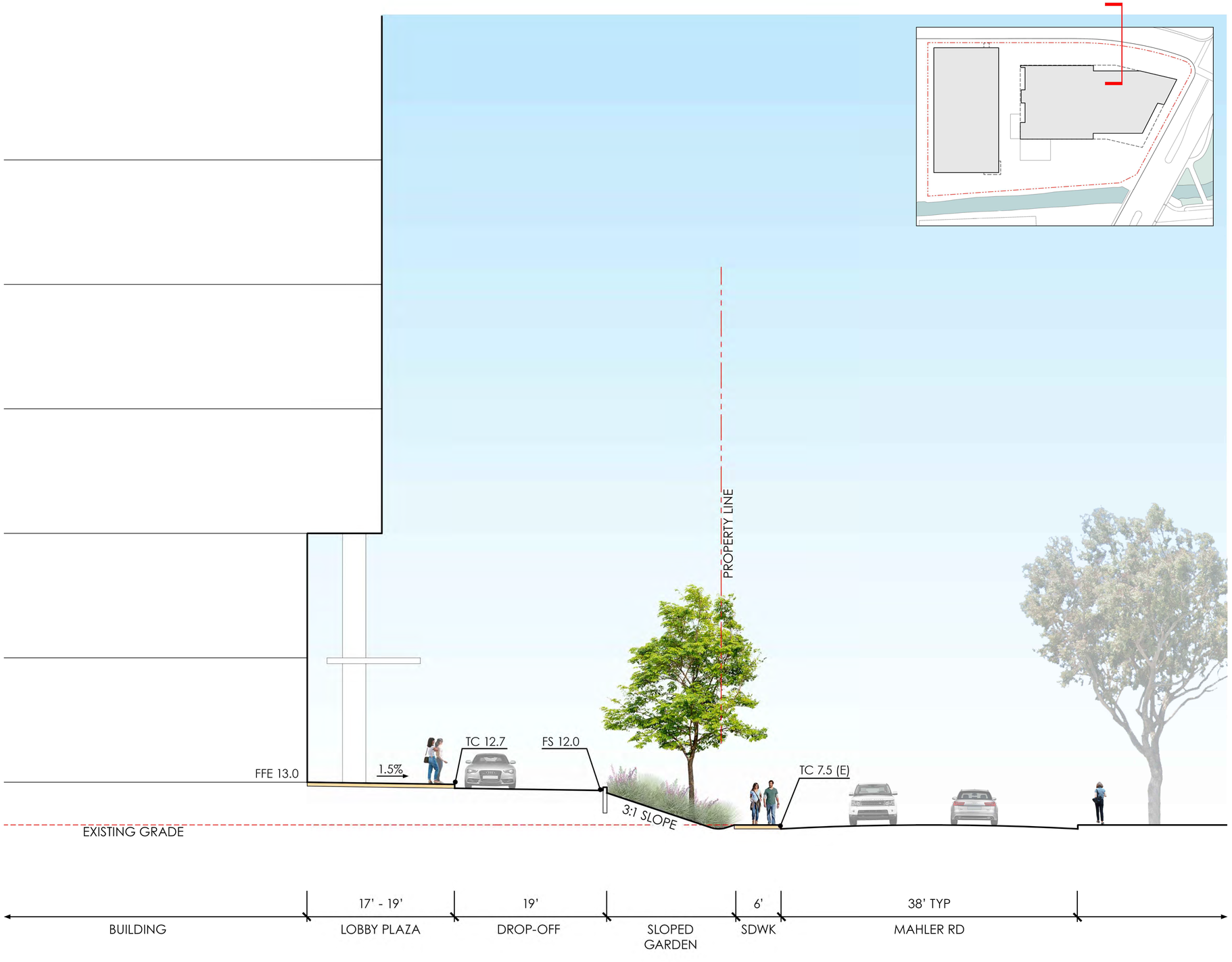
SECTION - DROP-OFF AT MAHLER ROAD

03/20/24 | SCALE: 3/16"=1'-0"



D DROP-OFF AT MAHLER ROAD LOOKING SOUTH
SCALE: 3/16"=1'-0"

L704

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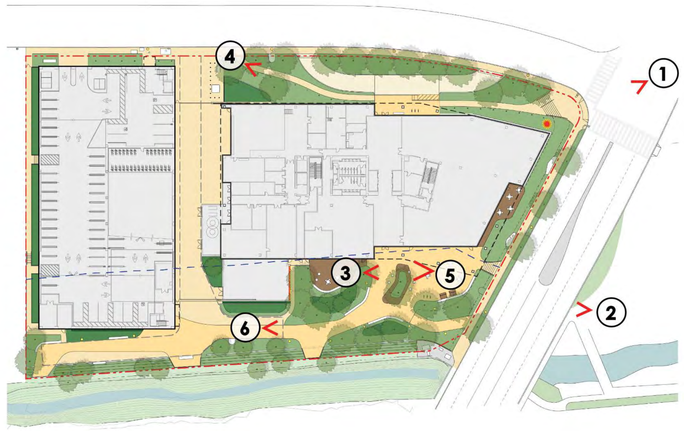
1 GRAND STAIR & PUBLIC ART AT MAHLER AND BAYSHORE HIGHWAY

2 PUBLIC PLAZA & TRAIL AT BAYSHORE HIGHWAY



3 PLATFORM ISLAND SEATING AND PUBLIC PLAZA

4 GARDEN WALK TO BUILDING LOBBY

5 PROPOSED PUBLIC ART LOCATION

6 MILLS CREEK PUBLIC TRAIL AND OVERLOOK

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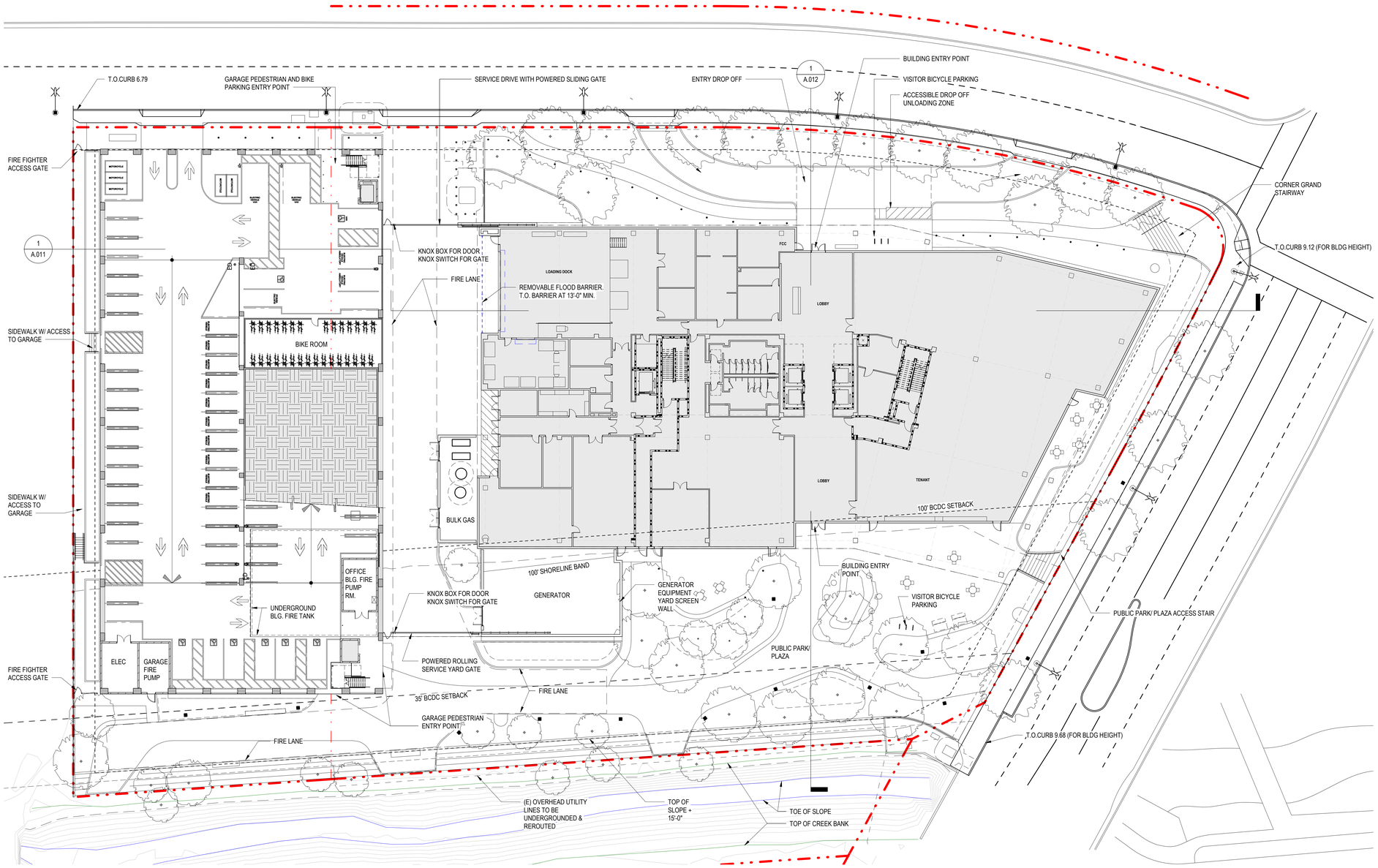
SITE PLAN

SCALE: As indicated



1 SITE PLAN - LEVEL 1
SCALE: 1" = 20'-0"

BUILDING FIRE FLOW CALCULATION:

CONSTRUCTION TYPE: 1A
AREA OF THREE LARGEST FLOORS: 116,472 SF
BASE REQ'D FIRE FLOW: 3,750 GPM FOR 3 HOURS PER CFC APPENDIX B
ALLOWABLE REDUCTION IN FIRE FLOW FOR FULLY SPRINKLERED
BUILDINGS: 75% = 2,812 GPM REDUCTION
MIN. FLOW = 1,000 GPM FOR 2 HOURS
NUMBER OF HYDRANTS (BASED ON FULL FLOW REQUIREMENT)
:4 TOTAL

A.001

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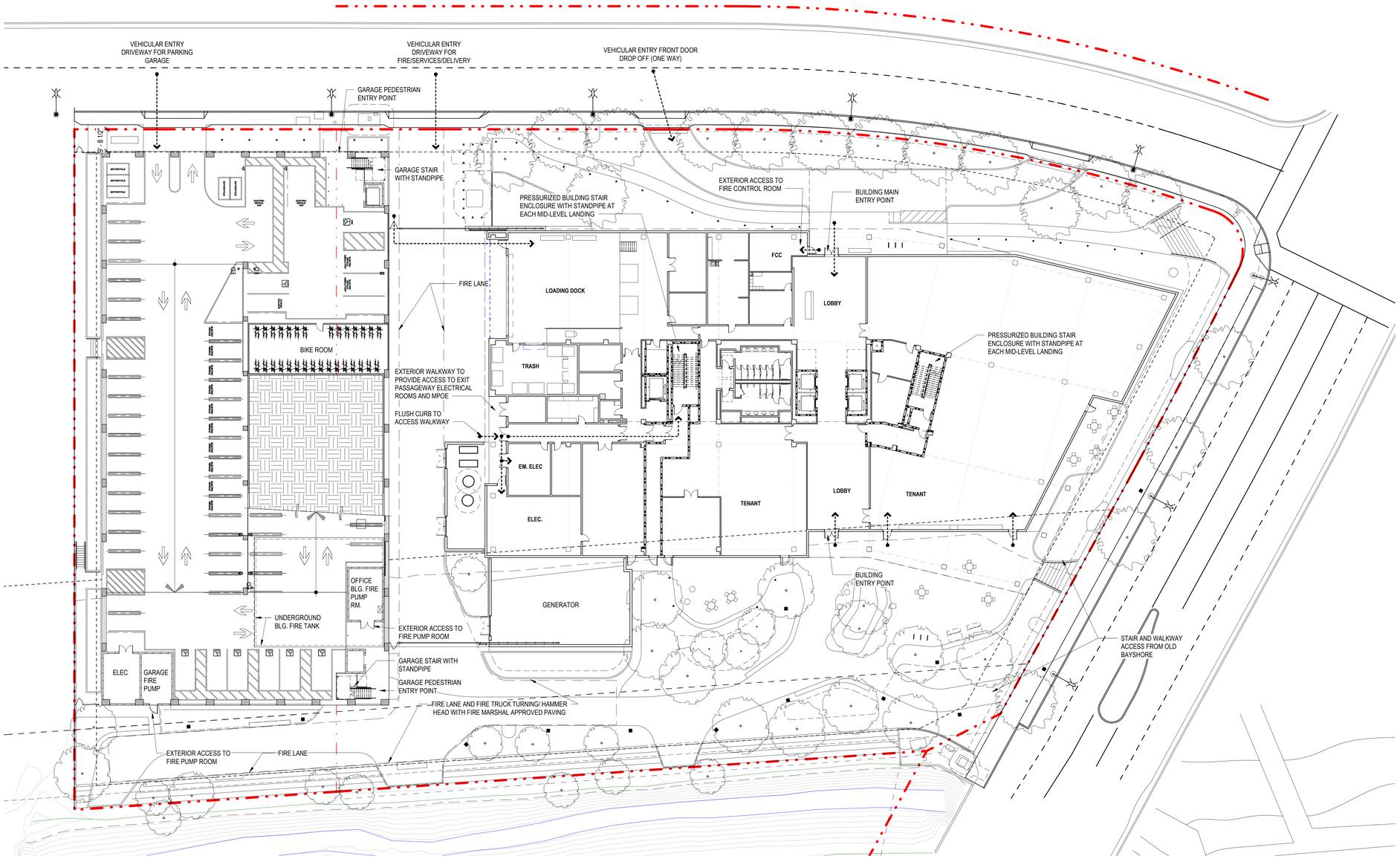
SITE ACCESS DIAGRAM

SCALE: 1" = 20'-0"



1 SITE PLAN - LEVEL 1
SCALE: 1" = 20'-0"

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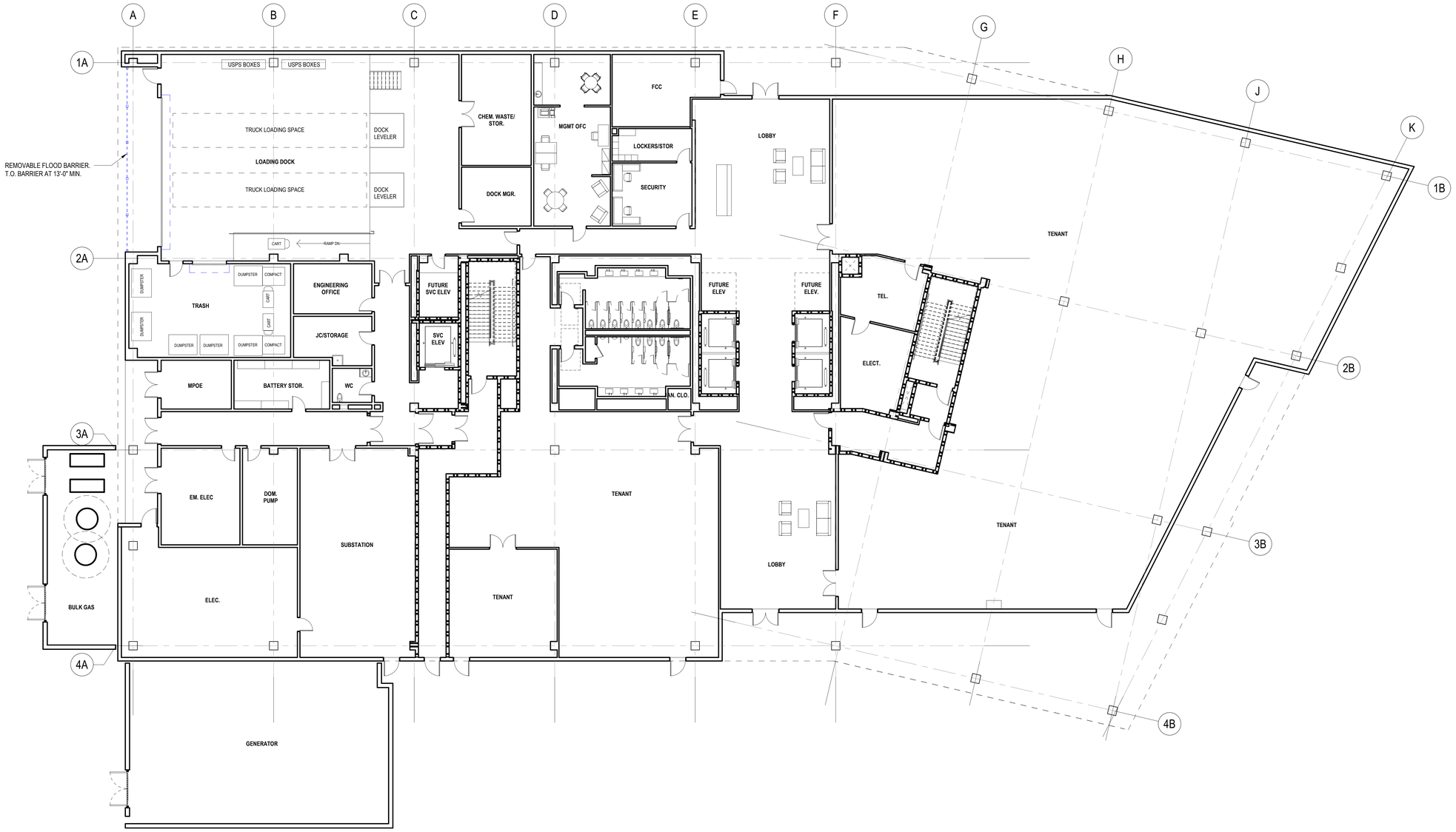
FIRST FLOOR PLAN

SCALE: As indicated



1 FLOOR PLAN - LEVEL 1
SCALE: 3/32" = 1'-0"

PROJECT AREA TABULATION

NET LOT AREA:	2.97 ACRES (129,306 GSF)
(E) BUILDING AREA TO DEMO:	64,061 GSF
PROPOSED (N) BUILDING AREA:	304,354 GSF (BUILDING) + 208,423 GSF (GARAGE)
PROPOSED (N) BUILDING FAR:	2.35 FAR (< 2.75 FAR ALLOWABLE)

TOTAL BUILDING AREA

LEVEL 1 (PLAZA):	35,095 GSF
LEVEL 2:	35,787 GSF
LEVEL 3:	38,912 GSF
LEVEL 4:	38,912 GSF
LEVEL 5:	38,912 GSF
LEVEL 6:	38,912 GSF
LEVEL 7:	38,912 GSF
LEVEL 8:	38,912 GSF
ROOF (PENTHOUSE):	10,567 GSF (NOT INCLUDED IN FAR)
TOTAL BUILDING AREA:	304,354 GSF (NOT INCLUDING PENTHOUSE)

TOTAL GARAGE AREA

LEVEL P-1:	33,594 GSF
LEVEL P-2:	30,618 GSF
LEVEL P-3:	30,618 GSF
LEVEL P-4:	30,618 GSF
LEVEL P-5:	30,618 GSF
LEVEL P-6:	30,618 GSF
LEVEL P-7:	21,739 GSF
TOTAL GARAGE AREA:	208,423 GSF

TOTAL AREA OF DEVELOPMENT: 512,777 GSF

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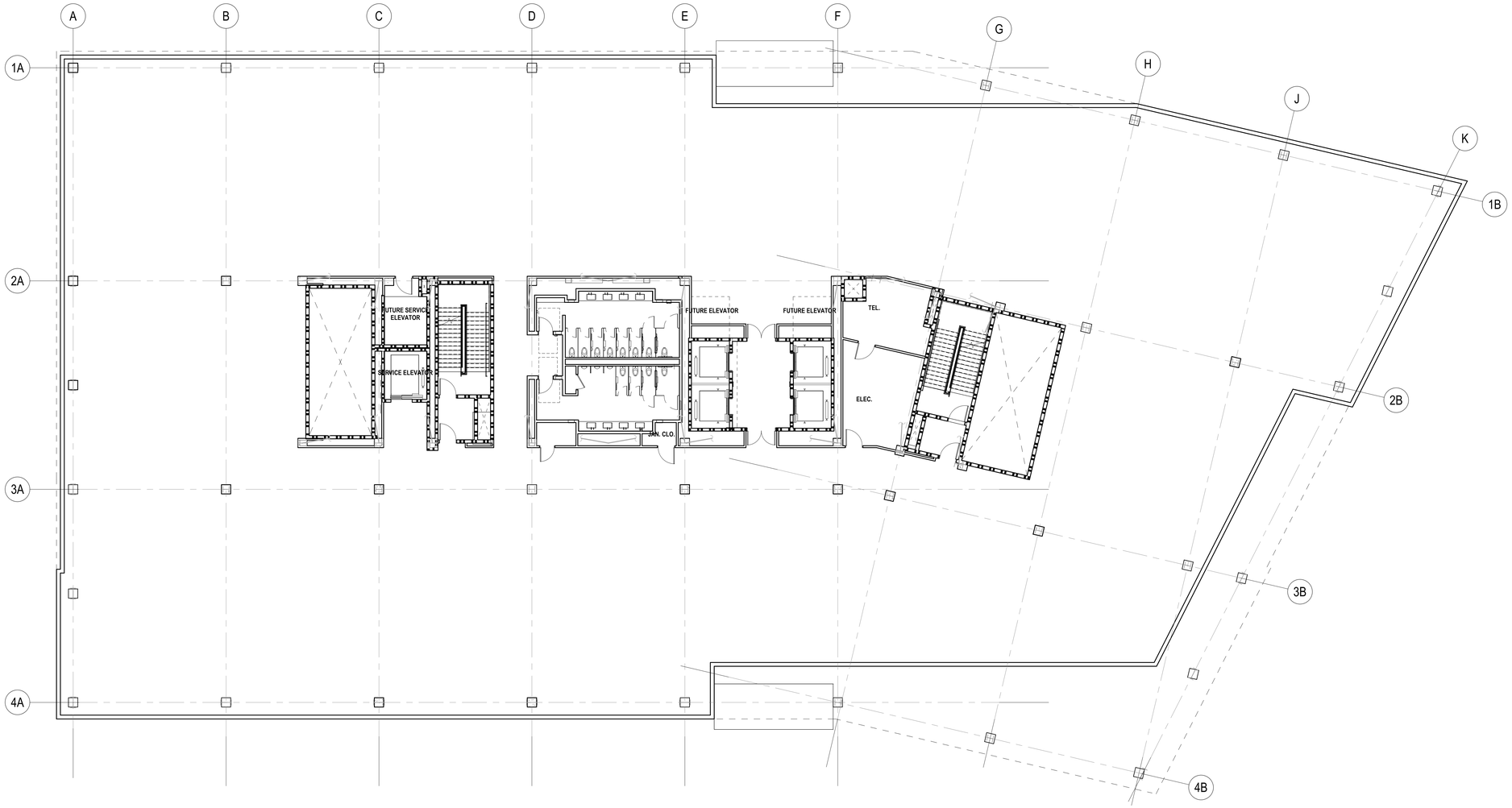
SECOND FLOOR PLAN

SCALE: 3/32" = 1'-0"



1 FLOOR PLAN - LEVEL 2
SCALE: 3/32" = 1'-0"

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exp.

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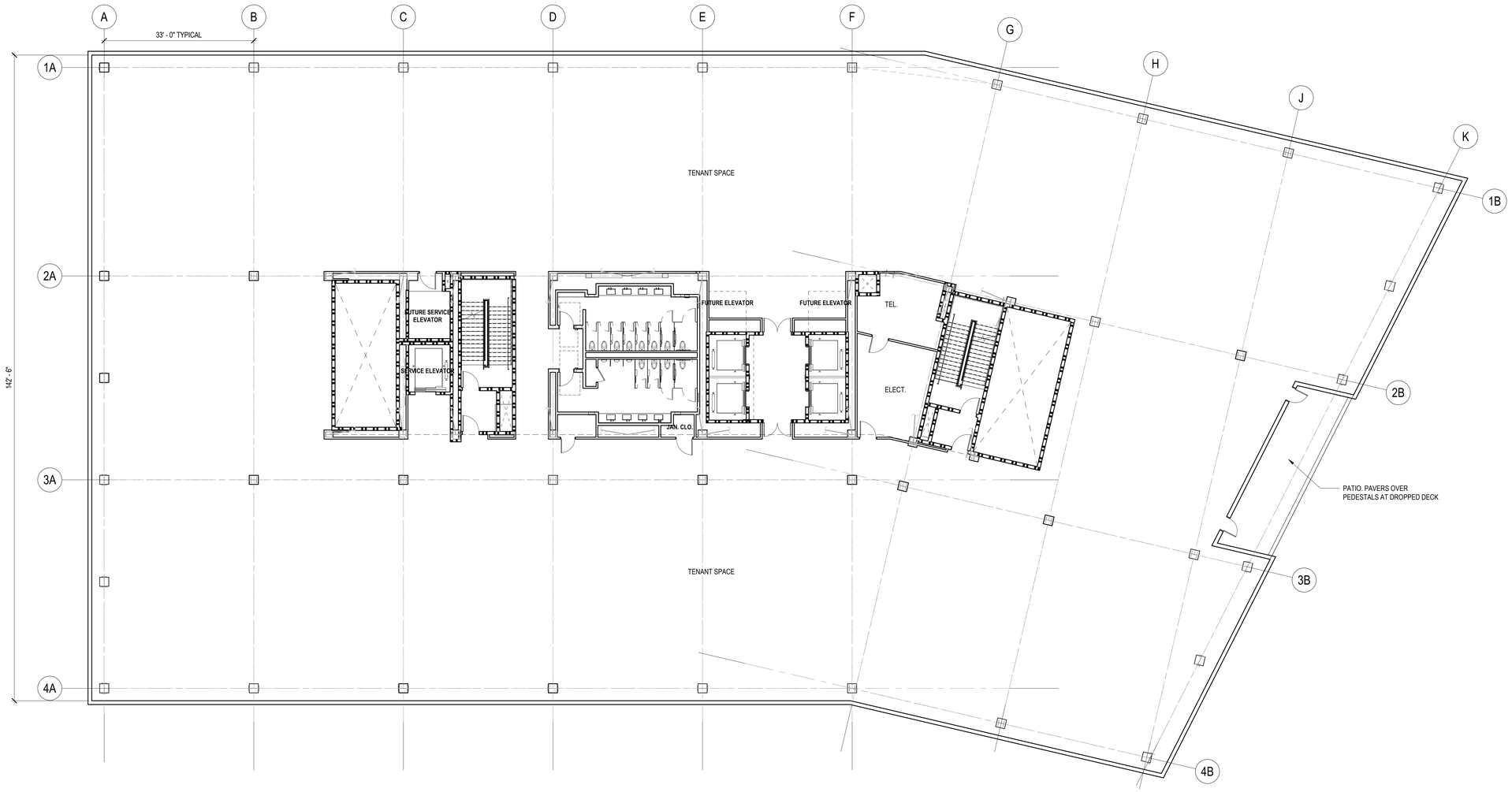
FLOOR PLAN - TYPICAL

SCALE: 3/32" = 1'-0"



1 TYPICAL FLOOR PLAN - LEVELS 3 - 8
SCALE: 3/32" = 1'-0"

A.005

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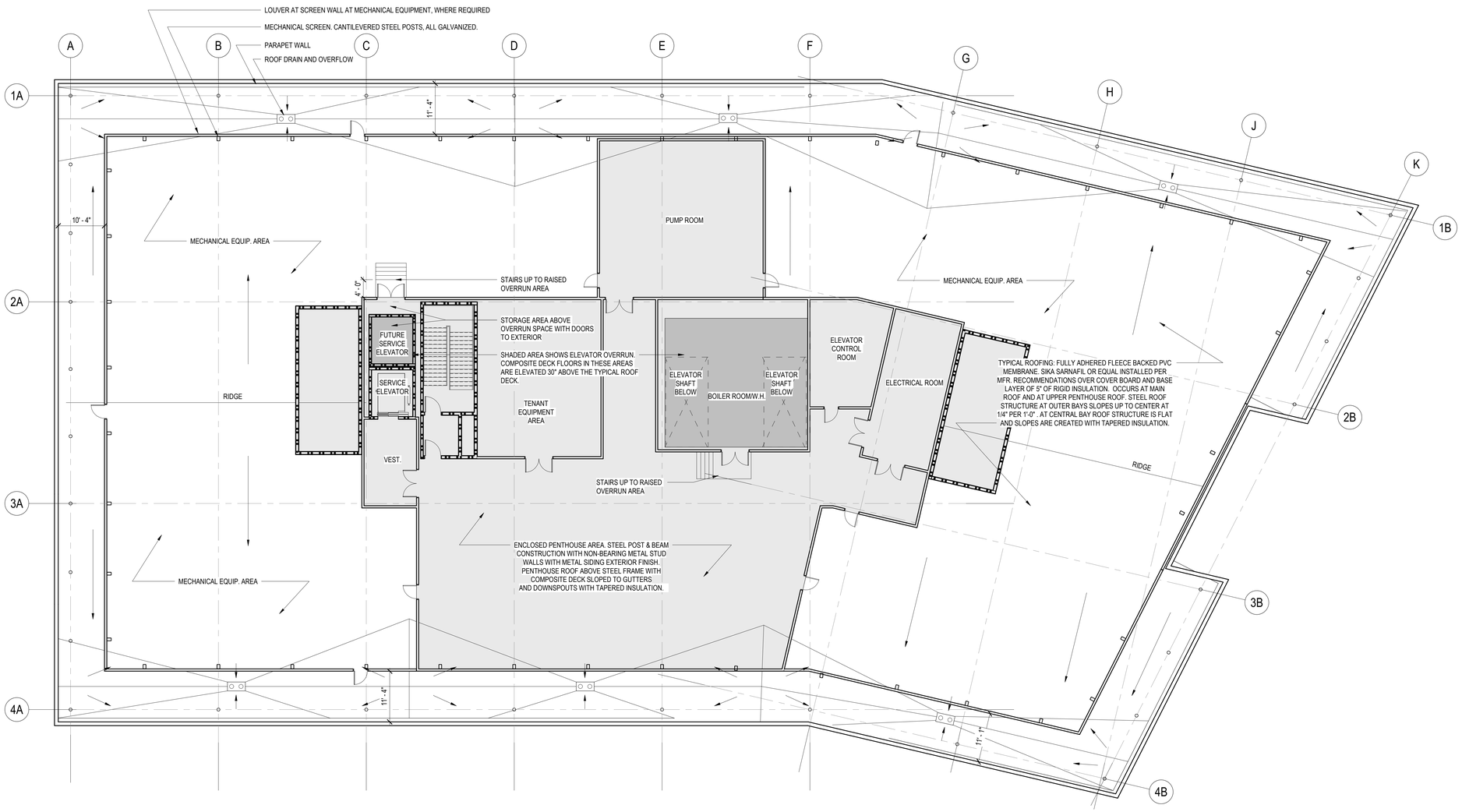
ROOF PLAN

SCALE: 3/32" = 1'-0"



1 ROOF PLAN
SCALE: 3/32" = 1'-0"

A.006

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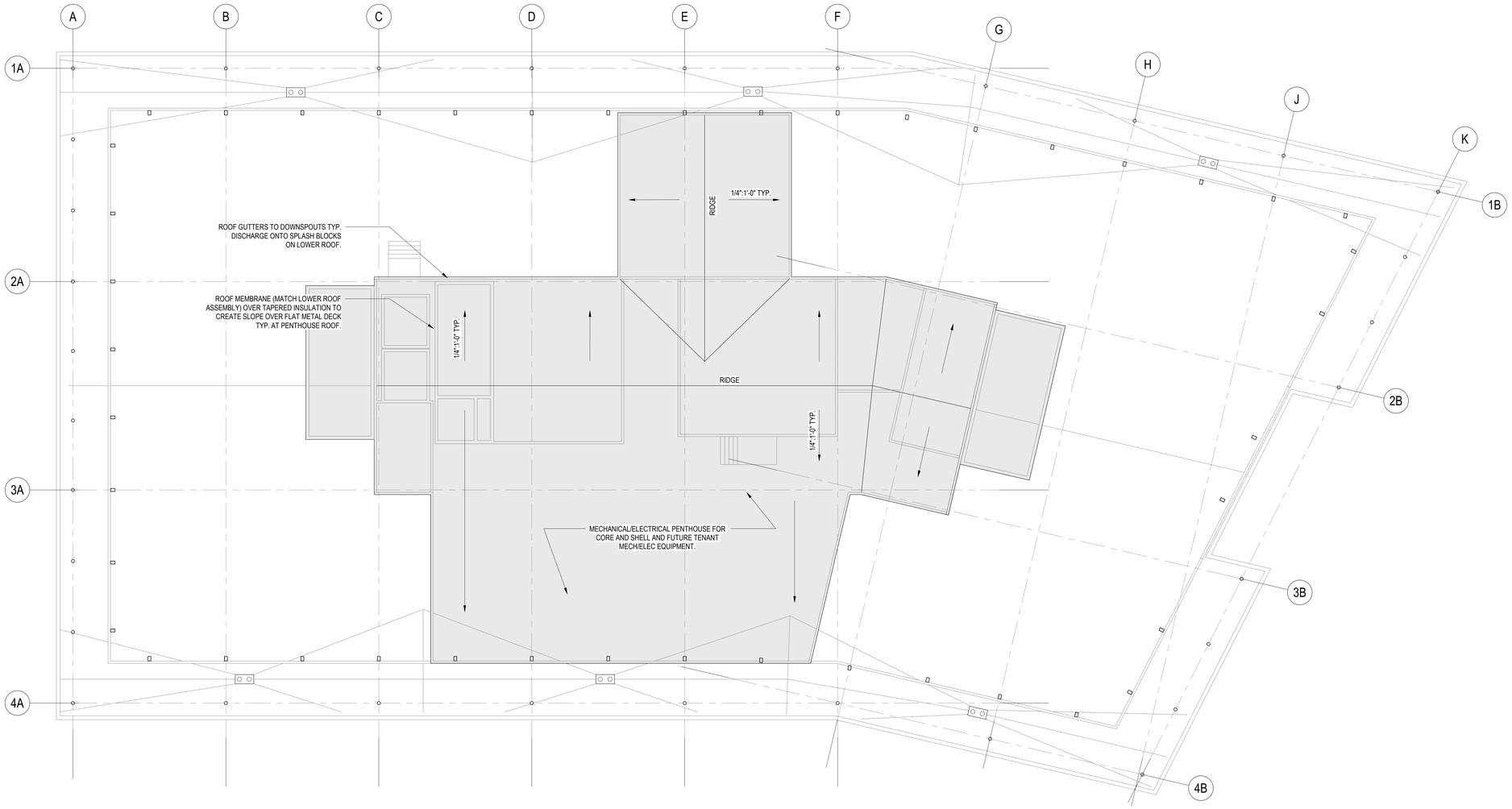
PENTHOUSE ROOF PLAN

SCALE: N.T.S.



1 PENTHOUSE ROOF PLAN
SCALE: 3/32" = 1'-0"

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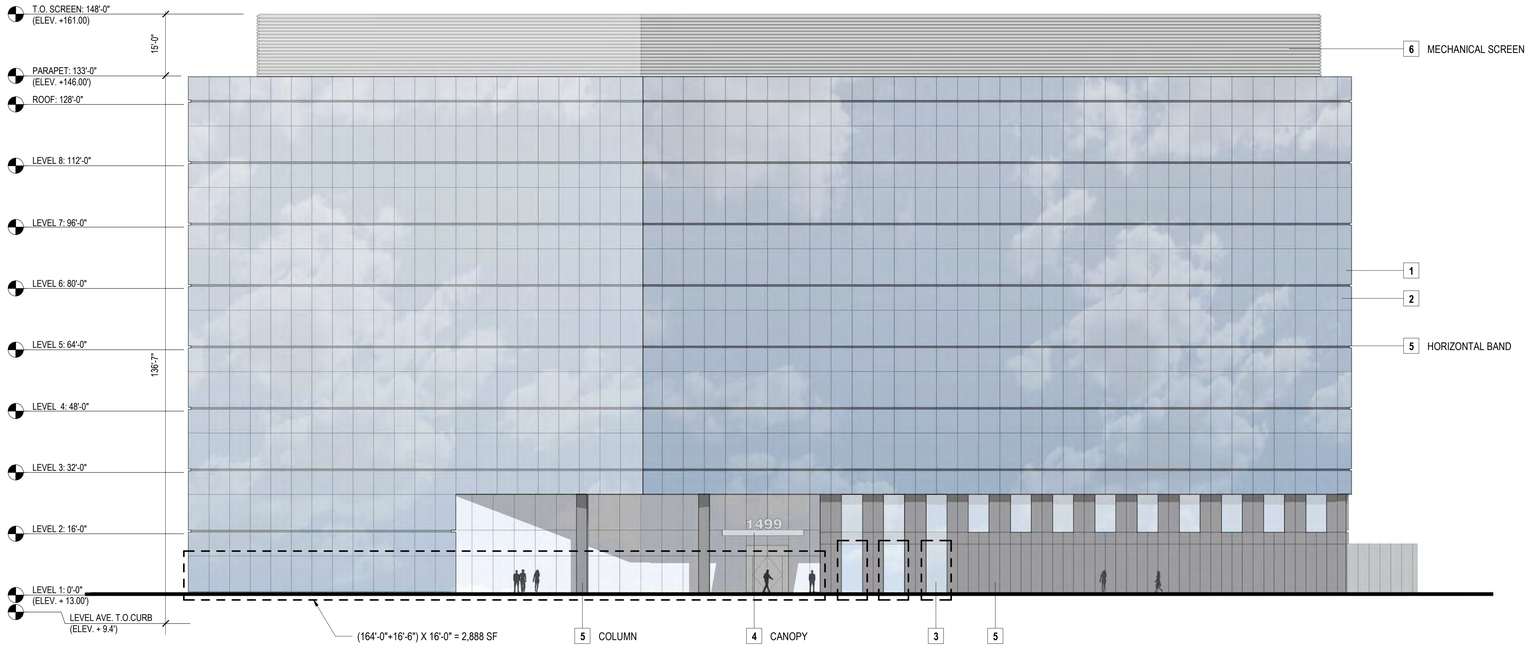
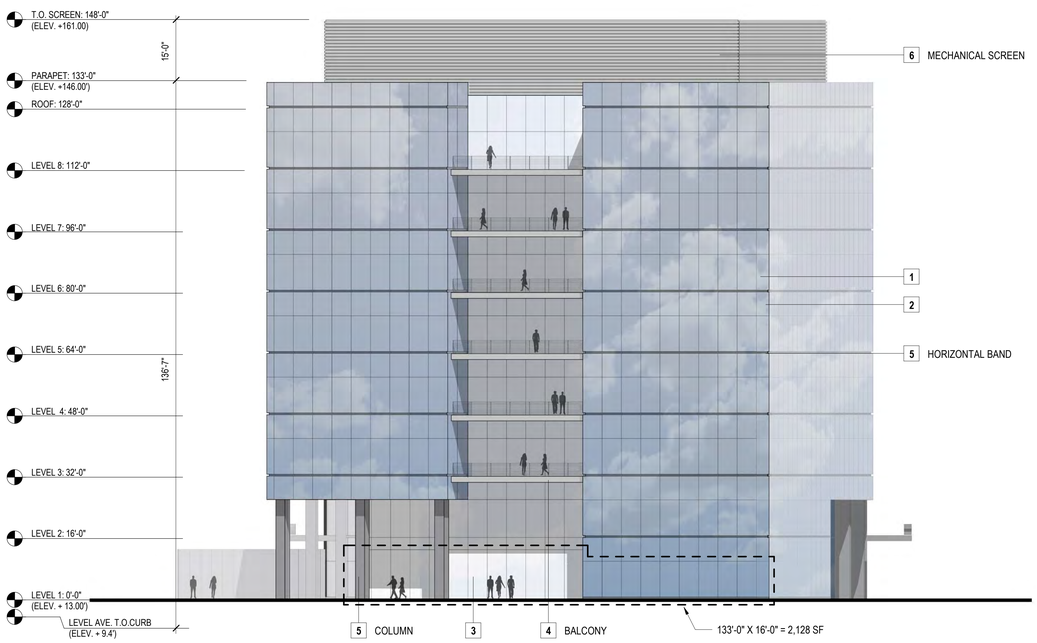
EXTERIOR ELEVATIONS

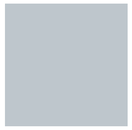
SCALE: N.T.S.



1 NORTH ELEVATION



2 EAST ELEVATION



1

VISION GLASS "A"
BIRD-SAFE, WHERE OCCURS.
LAMINATED, WHERE OCCURS.
INSULATED, LOW-E
NEUTRAL COLOR

4

METAL PANEL "A"
FACTORY PAINTED,
LIGHT COLOR

2

SPANDREL GLASS "A"
BIRD-SAFE, WHERE OCCURS.
LAMINATED, WHERE OCCURS.
INSULATED, LOW-E
NEUTRAL COLOR

5

METAL PANEL "B"
FACTORY PAINTED,
GRAY COLOR

3

VISION GLASS "B"
BIRD-SAFE, WHERE OCCURS.
LAMINATED, WHERE OCCURS.
INSULATED, LOW-E
NEUTRAL COLOR

6

CORRUGATED PERFORATED METAL PANEL
SILVER/GRAY COLOR

BIRD SAFE BUILDING TREATMENTS

1. EXTERIOR GLAZING IS COMPOSED OF 45% OPAQUE GLAZING. GLAZING IS HIGH-PERFORMANCE TO MEET T24 ENERGY REQUIREMENTS AND INCLUDES.
2. EXTERIOR GLAZING SYSTEM UTILIZES SHADOW BOXES (RECESSED SURFACES) TO VARIGATE EXTERIOR APPEARANCE.
3. MULLION EXTENSIONS ARE PROVIDED IN A RANDOM PATTERN TO BREAK UP EXTERIOR EXPANSES OF GLASS.
4. EXTERNAL LIGHTING WILL BE MINIMIZED AND SHIELDED.
5. LEVEL 1 AND 2 IS RECESSED FROM THE UPPER FLOORS.

GROUND FLOOR TRANSPARENCY

TOTAL FACADE ALONG MAHLER AND OLD BAYSHORE HWY:
448'-0" X 16'-0" = 7,168 SF

TOTAL CLEAR GLAZING ALONG MAHLER:
(164'-0" X 10'-0") + 3(13'-0" X 5'-6") = 1,854 SF

TOTAL CLEAR GLAZING ALONG OLD BAYSHORE HWY:
(66'-0" X 13'-0") + (67'-0" X 10'-0") = 1,528 SF

TOTAL CLEAR GLAZING ALONG MAHLER AND OLD BAYSHORE HWY:
1,854 SF + 1,528 SF = 3,382 SF / 7,168 SF = 47% > 25%

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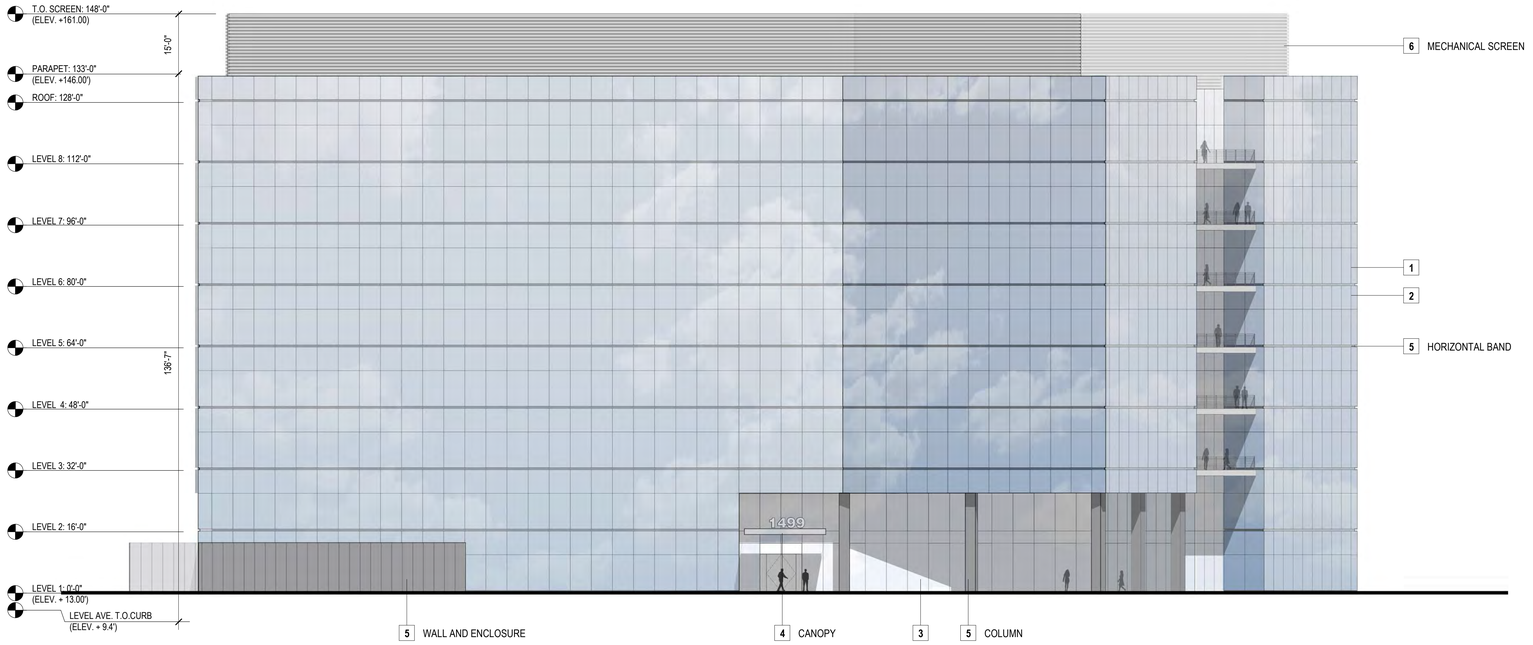
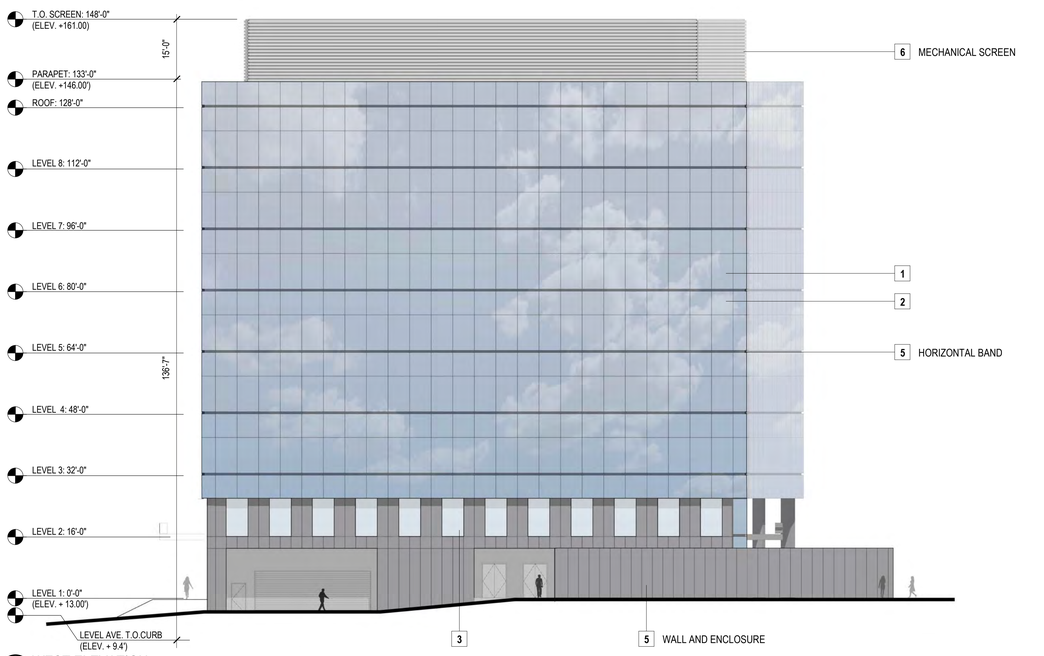
EXTERIOR ELEVATIONS

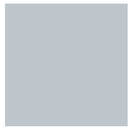
SCALE: N.T.S.



1 SOUTH ELEVATION



2 WEST ELEVATION
SCALE: 12" = 1'-0"



1

VISION GLASS "A"
BIRD-SAFE, WHERE OCCURS.
LAMINATED, WHERE OCCURS.
INSULATED, LOW-E
NEUTRAL COLOR

4

METAL PANEL "A"
FACTORY PAINTED,
LIGHT COLOR

2

SPANDREL GLASS "A"
BIRD-SAFE, WHERE OCCURS.
LAMINATED, WHERE OCCURS.
INSULATED, LOW-E
NEUTRAL COLOR

5

METAL PANEL "B"
FACTORY PAINTED,
GRAY COLOR

3

VISION GLASS "B"
BIRD-SAFE, WHERE OCCURS.
LAMINATED, WHERE OCCURS.
INSULATED, LOW-E
NEUTRAL COLOR

6

CORRUGATED PERFORATED METAL PANEL
SILVER/GRAY COLOR

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1,854 SF + 1,528 SF = 3,382 SF / 7,168 SF = 47% > 25%

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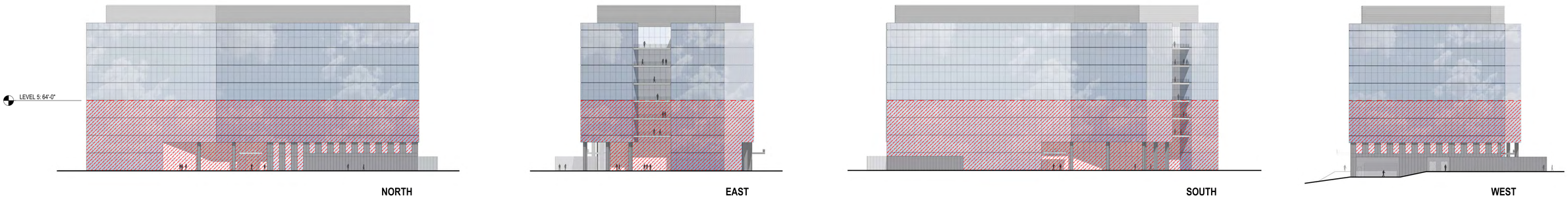
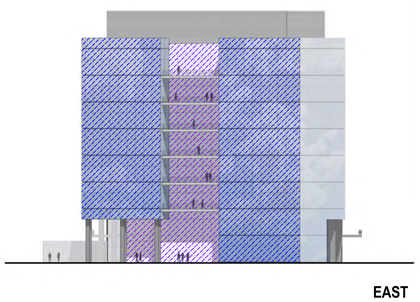
GLAZING DIAGRAM

SCALE: N.T.S.



1 GLAZING DIAGRAM - BIRD FRIT



2 GLAZING DIAGRAM - ACOUSTIC GLAZING
SCALE: 12" = 1'-0"

GLAZING TYPE LEGEND

- BIRD FRIT
- ACOUSTIC GLASS TYPE 1
- ACOUSTIC GLASS TYPE 2

GLASS 1 (ABOVE 2ND FLOOR):
VIRACON VRE24-4322

GLASS 2 (TWO LOWER FLOORS):
VIRACON VNE24-63

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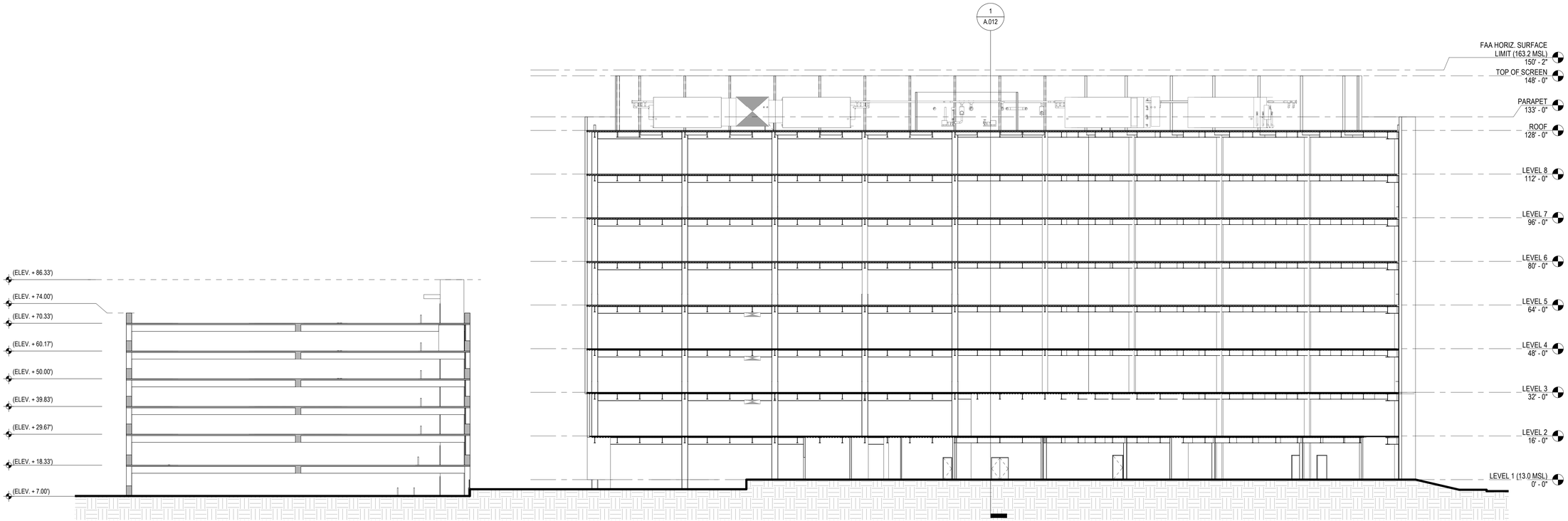
SITE SECTIONS

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



1 LONGITUDINAL SITE SECTION
SCALE: 1/16" = 1'-0"

A.011

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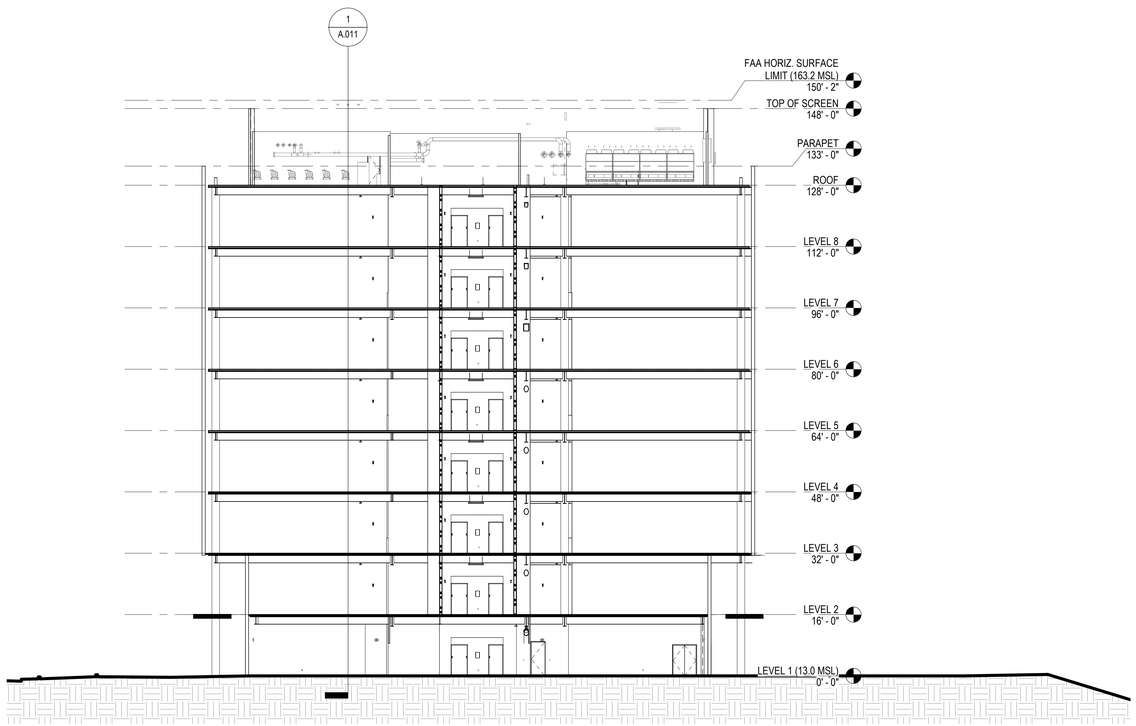
SITE SECTION

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



1 SITE CROSS SECTION
SCALE: 1/16" = 1'-0"

A.012

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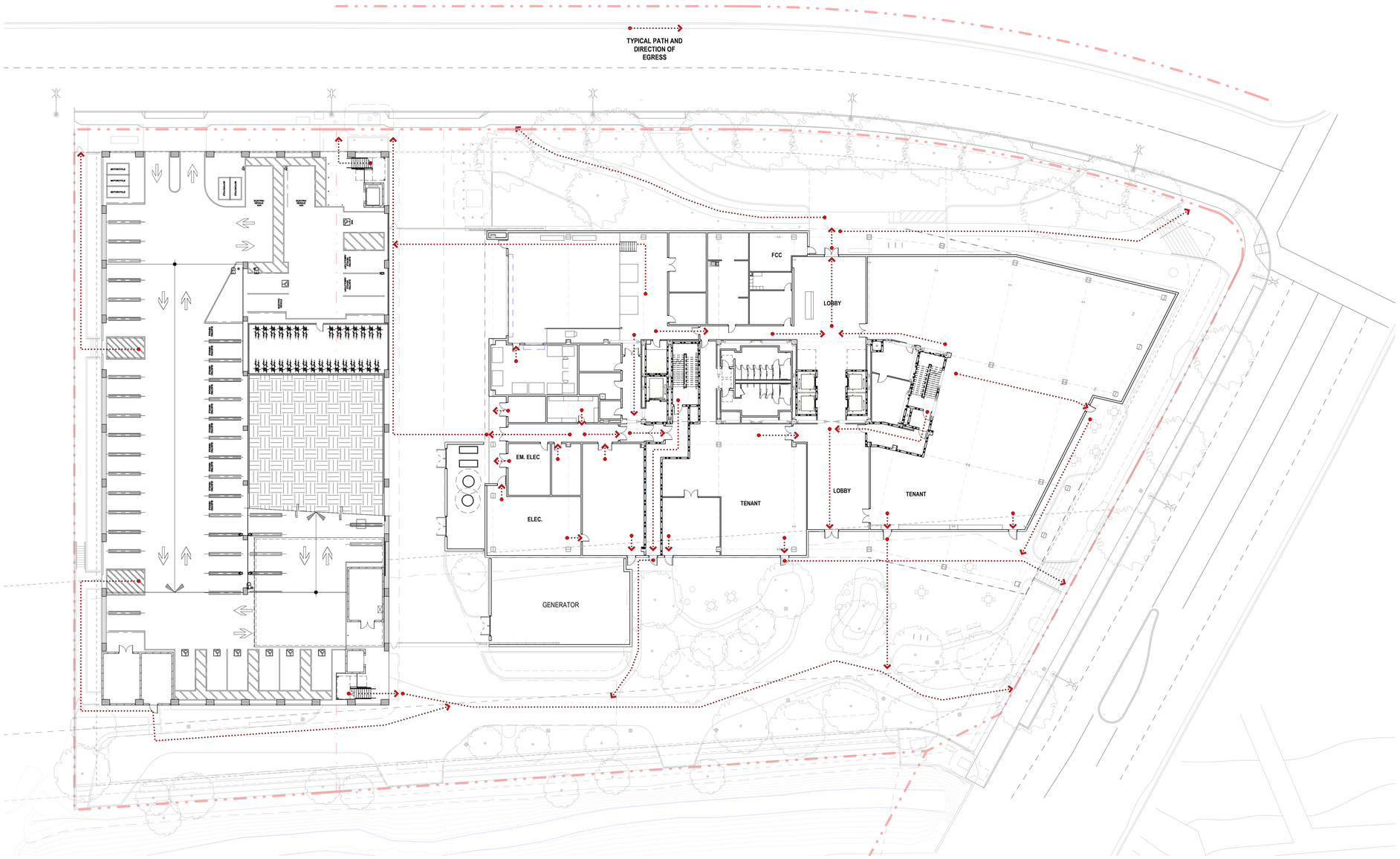
EGRESS PLAN

SCALE: As indicated



1 EGRESS PLAN - LEVEL 1
SCALE: 1" = 20'-0"

BUILDING OCCUPANT LOAD:

OCCUPANT LOAD AND EXITING WIDTH
GROUND FLOOR AMENITY SPACES/USES HAVE NOT BEEN FINALIZED. AN ESTIMATED OCCUPANT LOAD IS PROVIDED HERE.
THE FINAL THIRD FLOOR (A TYPICAL LARGE FLOOR) OCCUPANT LOAD IS ALSO UNKNOWN AT THIS TIME. NO TENANT HAS BEEN IDENTIFIED. AN ESTIMATED LOAD IS PROVIDED HERE.
PLANS SUBMITTED FOR BUILDING PERMIT WILL INCLUDE DETAILED OCCUPANT LOADS OF ALL SPACES. FOR PURPOSES OF THIS SUBMITTAL WE'VE ESTIMATED GROUND FLOOR AND A TYPICAL UPPER FLOOR OCCUPANT LOADS AND LISTED THE REQUIRED EXITING WIDTHS FOR STAIRS AND EXIT DOORS. THE FIRE ALARM SYSTEM WILL BE PROVIDED WITH EMERGENCY VOICE/ALARM COMMUNICATIONS SYSTEM. THEREFORE EXIT WIDTH FACTORS OF 0.2 FOR STAIRS AND 0.15 FOR DOORS WERE USED.

GROUND LEVEL:
BUSINESS USE 21,090/150 = 141 OCCUPANTS
ACCESSORY USE 9,800 SF/300 = 33 OCCUPANTS

TYPICAL LEVEL:
BUSINESS USE 33,000/150 = 220 OCCUPANTS
ASSEMBLY USE 3,000 SF/15 = OCCUPANTS 200
TOTAL OCCUPANT LOAD FROM UPPER LEVEL FLOOR = 420
DIVIDE LOAD BETWEEN TWO EXIT STAIRS - 210 EACH STAIR
REQUIRED STAIR WIDTH = 210 X .2 = 42"
PROVIDED STAIR WIDTH = 60"
REQUIRED DOOR WIDTH = 210 X .15 = 32"
PROVIDED DOOR WIDTH = 40" (3'-6" DOORS TYP.)

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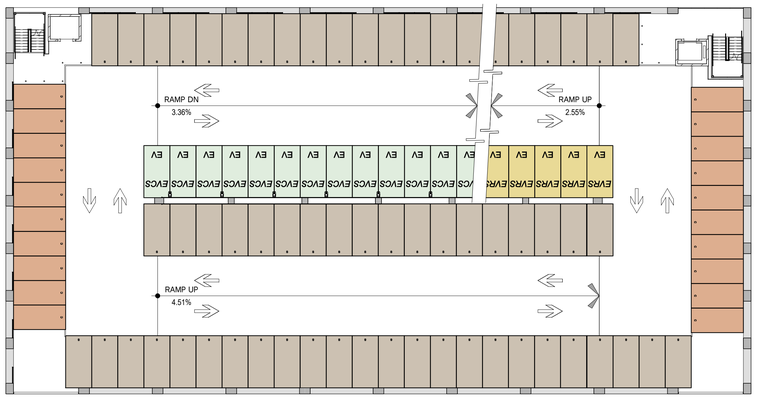
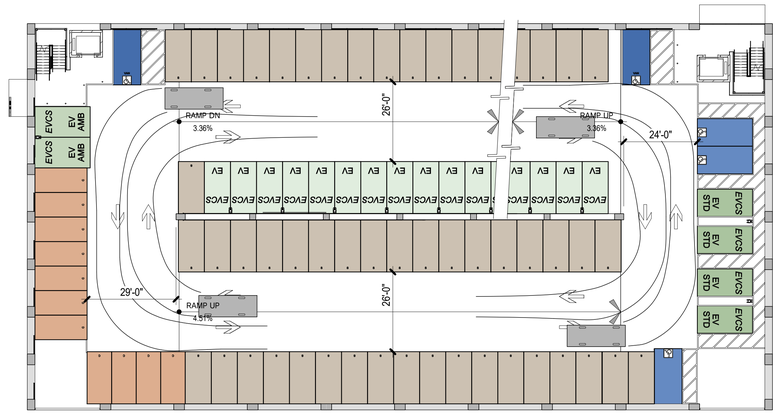
CAR COUNT SUMMARY

SCALE: As indicated



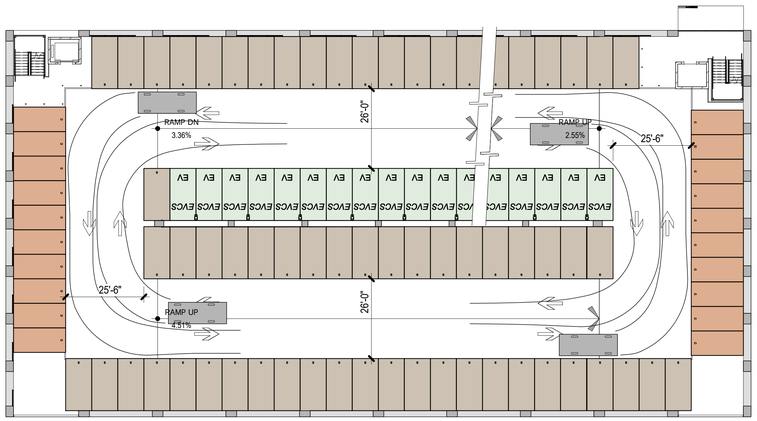
4 PA2 LEVEL P-4 CAR COUNT PLAN

1" = 20'-0"



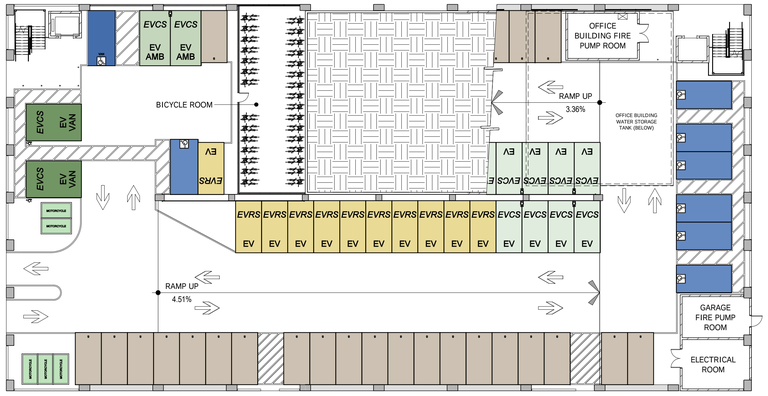
2 PA2 LEVEL P-2 CAR COUNT PLAN

1" = 20'-0"



3 PA2 LEVEL P-3 CAR COUNT PLAN

1" = 20'-0"



1 PA2 LEVEL P-1 CAR COUNT PLAN

1" = 20'-0"

ACCESSIBLE PARKING SPACES REQUIRED

TABLE 11B-208.2

TOTAL # OF PARKING SPACES PROVIDED	MINIMUM # OF ACCESSIBLE SPACES REQUIRED
1-25	1
26-50	2
51-75	3
76-100	4
101-150	5
151-200	6
201-300	7
301-400	8
401-500	9
501-1,000	2% of total
1,001 & OVER	20 plus one for each 100, or fraction thereof over 1,001

DESIGNATED PARKING

FOR ANY COMBINATION OF LOW-EMITTING, FUEL-EFFICIENT and CARPOOL/VANPOOL VEHICLES

TABLE 5.106.5.2

TOTAL NUMBER OF PARKING SPACES PROVIDED	NUMBER OF REQUIRED SPACES
0-9	0
10-25	3
26-50	6
51-75	9
76-100	12
101-150	18
151-200	21
201 & OVER	at least 12 percent of total

CAR COUNT SCHEDULE - (by type)

ACCESSIBLE SPACE	
ACCESSIBLE - STANDARD (9'-0" x 18'-0")	10
ACCESSIBLE - VAN (9'-0" x 18'-0")	3
	13
CLEAN AIR SPACE	
ACCESSIBLE - EVCS AMBULATORY (10'-0" x 18'-0")	4
ACCESSIBLE - EVCS STANDARD (9'-0" x 18'-0")	4
ACCESSIBLE - EVCS VAN (12'-0" x 18'-0")	2
DAY 1 - EVCS (8'-6" x 17'-0")	54
DAY 1 - EVRS (8'-6" x 17'-0")	65
	129
COMPACT SPACE	
COMPACT (8'-0" x 17'-0")	110
	110
STANDARD SPACE	
STANDARD (8'-6" x 17'-0")	387
	387
GRAND TOTAL	639

CAR COUNT SCHEDULE - (by level)

LEVEL P-7	
COMPACT (8'-0" x 17'-0")	20
STANDARD (8'-6" x 17'-0")	45
	65
LEVEL P-6	
COMPACT (8'-0" x 17'-0")	19
DAY 1 - EVRS (8'-6" x 17'-0")	18
STANDARD (8'-6" x 17'-0")	62
	99
LEVEL P-5	
COMPACT (8'-0" x 17'-0")	20
DAY 1 - EVRS (8'-6" x 17'-0")	18
STANDARD (8'-6" x 17'-0")	63
	101
LEVEL P-4	
COMPACT (8'-0" x 17'-0")	20
DAY 1 - EVRS (8'-6" x 17'-0")	18
STANDARD (8'-6" x 17'-0")	63
	101
LEVEL P-3	
COMPACT (8'-0" x 17'-0")	20
DAY 1 - EVCS (8'-6" x 17'-0")	18
STANDARD (8'-6" x 17'-0")	63
	101
LEVEL P-2	
ACCESSIBLE - EVCS AMBULATORY (10'-0" x 18'-0")	2
ACCESSIBLE - EVCS STANDARD (9'-0" x 18'-0")	4
ACCESSIBLE - STANDARD (9'-0" x 18'-0")	3
ACCESSIBLE - VAN (9'-0" x 18'-0")	2
COMPACT (8'-0" x 17'-0")	11
DAY 1 - EVCS (8'-6" x 17'-0")	16
STANDARD (8'-6" x 17'-0")	53
	91
LEVEL P-1	
ACCESSIBLE - EVCS AMBULATORY (10'-0" x 18'-0")	2
ACCESSIBLE - EVCS VAN (12'-0" x 18'-0")	2
ACCESSIBLE - STANDARD (9'-0" x 18'-0")	7
ACCESSIBLE - VAN (9'-0" x 18'-0")	1
DAY 1 - EVCS (8'-6" x 17'-0")	20
DAY 1 - EVRS (8'-6" x 17'-0")	11
STANDARD (8'-6" x 17'-0")	38
	81
GRAND TOTAL	639

plan north true north

PARKING SPACE LEGEND

STANDARD 8'-6" x 17'-0"

COMPACT 8'-0" x 17'-0"

DAY 1 ELECTRIC VEHICLE READY SPACE 8'-6" x 17'-0"

ACCESSIBLE 9'-0" x 18'-0"

ACCESSIBLE/VAN 9'-0" x 18'-0"

DAY 1 ELECTRIC VEHICLE CHARGING SPACE 8'-6" x 17'-0"

ELECTRIC VEHICLE VAN ACCESSIBLE 12'-0" x 18'-0"

ELECTRIC VEHICLE STANDARD ACCESSIBLE 9'-0" x 18'-0"

ELECTRIC VEHICLE AMBULATORY 10'-0" x 18'-0"

TABLE 11B-228.3.2.1
ELECTRIC VEHICLE CHARGING STATIONS FOR PUBLIC USE AND COMMON USE

TOTAL NUMBER OF EVCS AT A FACILITY[1]	MINIMUM NUMBER (by type) OF EVCS REQUIRED TO COMPLY WITH SECTION 11B-812[1]		
	Van Accessible	Standard Accessible	Ambulatory
1 to 4	1	0	0
5 to 25	1	1	0
26 to 50	1	1	1
51 to 75	1	2	2
76 to 100	1	3	3
101 and over	1, plus 1 for each 300, or fraction thereof, over 100	3, plus 1 for each 60, or fraction thereof, over 100	3, plus 1 for each 50, or fraction thereof, over 100

1. Where an EV charger can simultaneously charge more than one vehicle, the number of EVCS provided shall be considered equivalent to the number of electric vehicles that can be simultaneously charged.

PA2

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HNA/PACIFIC parking consultants/architects

CKC STRUCTURAL ENGINEERS

BKF

exp.

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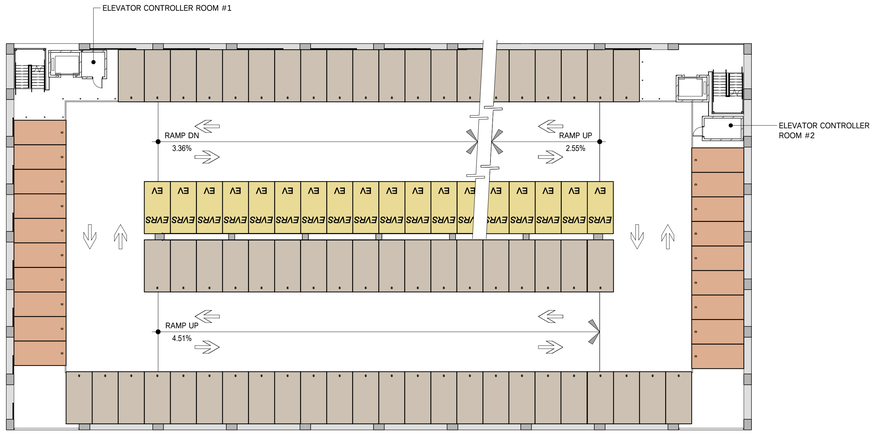
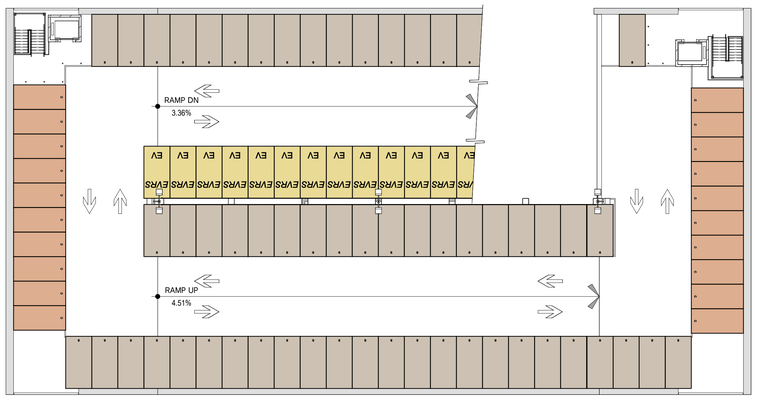
CAR COUNT SUMMARY

SCALE: As indicated



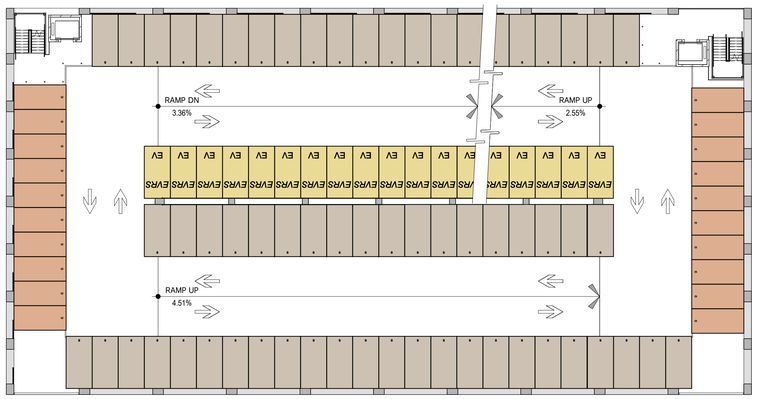
6 PA3 LEVEL P-6 CAR COUNT PLAN

1" = 20'-0"



7 PA3 LEVEL P-7 CAR COUNT PLAN

1" = 20'-0"



5 PA3 LEVEL P-5 CAR COUNT PLAN

1" = 20'-0"

ACCESSIBLE PARKING SPACES REQUIRED

TABLE 11B-208.2

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501-1,000	2% of total
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DESIGNATED PARKING

FOR ANY COMBINATION OF LOW-EMITTING, FUEL-EFFICIENT and CARPOOL/VANPOOL VEHICLES

TABLE 5.106.5.2

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DAY 1 - EVRS (8'-6" x 17'-0")	65
	129
COMPACT SPACE	
COMPACT (8'-0" x 17'-0")	110
	110
STANDARD SPACE	
STANDARD (8'-6" x 17'-0")	387
	387
GRAND TOTAL	639

CAR COUNT SCHEDULE - (by level)

LEVEL P-7	
COMPACT (8'-0" x 17'-0")	20
STANDARD (8'-6" x 17'-0")	45
	65
LEVEL P-6	
COMPACT (8'-0" x 17'-0")	19
DAY 1 - EVRS (8'-6" x 17'-0")	18
STANDARD (8'-6" x 17'-0")	62
	99
LEVEL P-5	
COMPACT (8'-0" x 17'-0")	20
DAY 1 - EVRS (8'-6" x 17'-0")	18
STANDARD (8'-6" x 17'-0")	63
	101
LEVEL P-4	
COMPACT (8'-0" x 17'-0")	20
DAY 1 - EVRS (8'-6" x 17'-0")	18
STANDARD (8'-6" x 17'-0")	63
	101
LEVEL P-3	
COMPACT (8'-0" x 17'-0")	20
DAY 1 - EVCS (8'-6" x 17'-0")	18
STANDARD (8'-6" x 17'-0")	63
	101
LEVEL P-2	
ACCESSIBLE - EVCS AMBULATORY (10'-0" x 18'-0")	2
ACCESSIBLE - EVCS STANDARD (9'-0" x 18'-0")	4
ACCESSIBLE - STANDARD (9'-0" x 18'-0")	3
ACCESSIBLE - VAN (9'-0" x 18'-0")	2
COMPACT (8'-0" x 17'-0")	11
DAY 1 - EVCS (8'-6" x 17'-0")	16
STANDARD (8'-6" x 17'-0")	53
	91
LEVEL P-1	
ACCESSIBLE - EVCS AMBULATORY (10'-0" x 18'-0")	2
ACCESSIBLE - EVCS VAN (12'-0" x 18'-0")	2
ACCESSIBLE - STANDARD (9'-0" x 18'-0")	7
ACCESSIBLE - VAN (9'-0" x 18'-0")	1
DAY 1 - EVCS (8'-6" x 17'-0")	20
DAY 1 - EVRS (8'-6" x 17'-0")	11
STANDARD (8'-6" x 17'-0")	38
	81
GRAND TOTAL	639

plan north true north

PARKING SPACE LEGEND

STANDARD 8'-6" x 17'-0"

COMPACT 8'-0" x 17'-0"

EVRS EV — **DAY 1** ELECTRIC VEHICLE READY SPACE 8'-6" x 17'-0"

ACCESSIBLE 9'-0" x 18'-0"

ACCESSIBLE/VAN 9'-0" x 18'-0"

EVCS EV — **DAY 1** ELECTRIC VEHICLE CHARGING SPACE 8'-6" x 17'-0"

EVCS EV VAN — ELECTRIC VEHICLE VAN ACCESSIBLE 12'-0" x 18'-0"

EVCS EV STD — ELECTRIC VEHICLE STANDARD ACCESSIBLE 9'-0" x 18'-0"

EVCS EV AMB — ELECTRIC VEHICLE AMBULATORY 10'-0" x 18'-0"

TABLE 11B-228.3.2.1
ELECTRIC VEHICLE CHARGING STATIONS FOR PUBLIC USE AND COMMON USE

TOTAL NUMBER OF EVCS AT A FACILITY[1]	MINIMUM NUMBER (by type) OF EVCS REQUIRED TO COMPLY WITH SECTION 11B-812[1]		
	Van Accessible	Standard Accessible	Ambulatory
1 to 4	1	0	0
5 to 25	1	1	0
26 to 50	1	1	1
51 to 75	1	2	2
76 to 100	1	3	3
101 and over	1, plus 1 for each 300, or fraction thereof, over 100	3, plus 1 for each 60, or fraction thereof, over 100	3, plus 1 for each 50, or fraction thereof, over 100

1. Where an EV charger can simultaneously charge more than one vehicle, the number of EVCS provided shall be considered equivalent to the number of electric vehicles that can be simultaneously charged.

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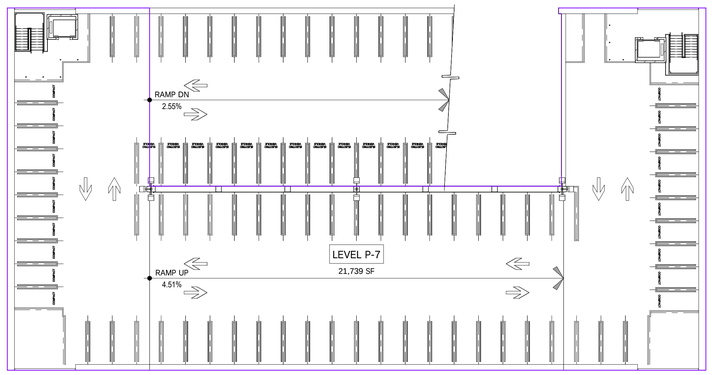
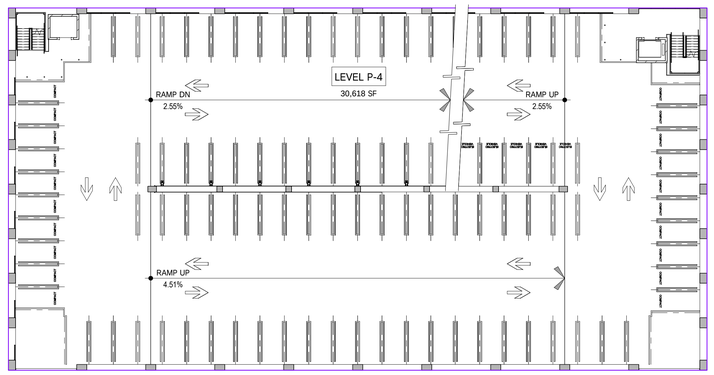
AREA SUMMARY PLANS

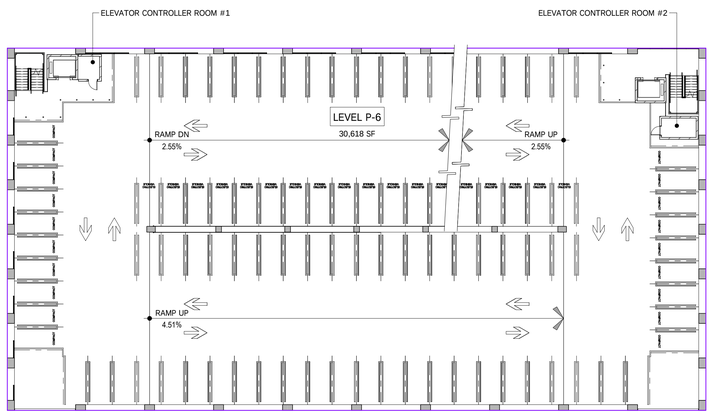
SCALE: 3/64" = 1'-0"



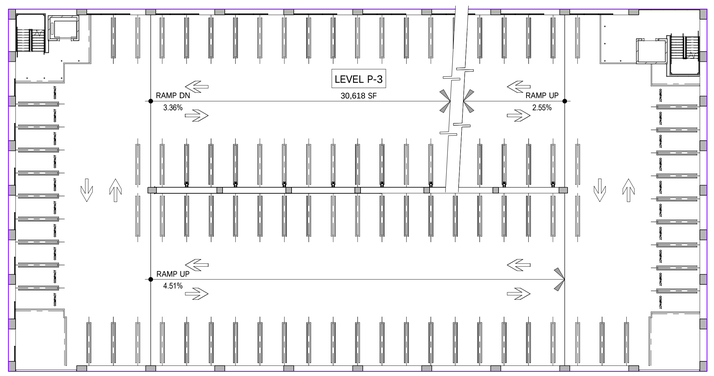
7 PA4 LEVEL P-7 AREA PLAN
3/64" = 1'-0"



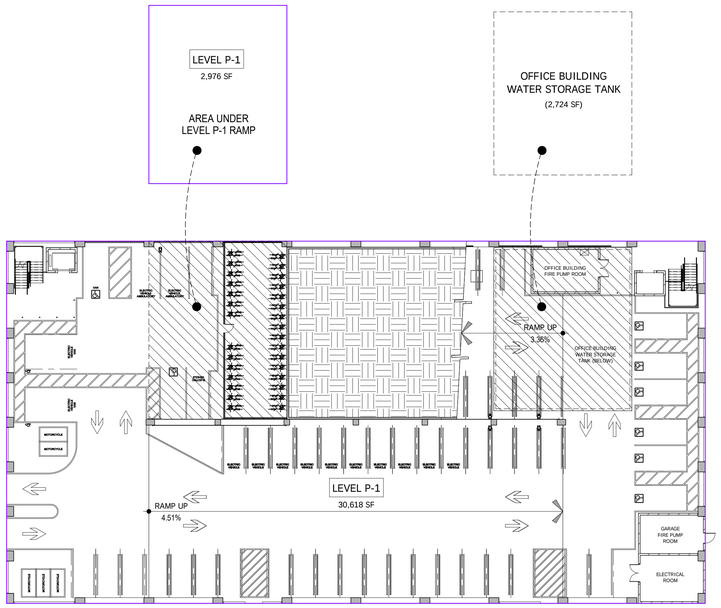
4 PA4 LEVEL P-4 AREA PLAN
3/64" = 1'-0"



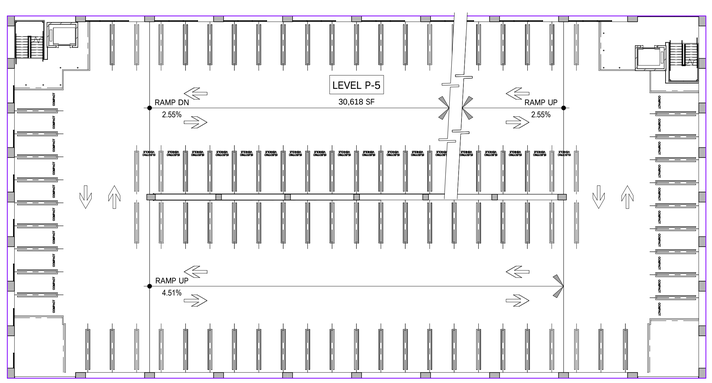
6 PA4 LEVEL P-6 AREA PLAN
3/64" = 1'-0"



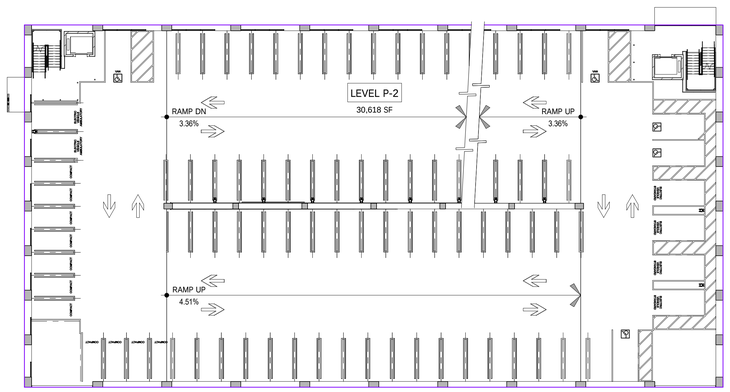
3 PA4 LEVEL P-3 AREA PLAN
3/64" = 1'-0"



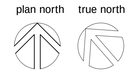
1 PA4 LEVEL P-1 AREA PLAN
3/64" = 1'-0"



5 PA4 LEVEL P-5 AREA PLAN
3/64" = 1'-0"



2 PA4 LEVEL P-2 AREA PLAN
3/64" = 1'-0"



GROSS BUILDING AREA SUMMARY

LEVEL P-7	21,739 SF
LEVEL P-6	30,618 SF
LEVEL P-5	30,618 SF
LEVEL P-4	30,618 SF
LEVEL P-3	30,618 SF
LEVEL P-2	30,618 SF
LEVEL P-1	33,594 SF
GRAND TOTAL	208,423 SF

OFFICE BUILDING WATER STORAGE TANK	2,732 SF

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CKC STRUCTURAL ENGINEERS

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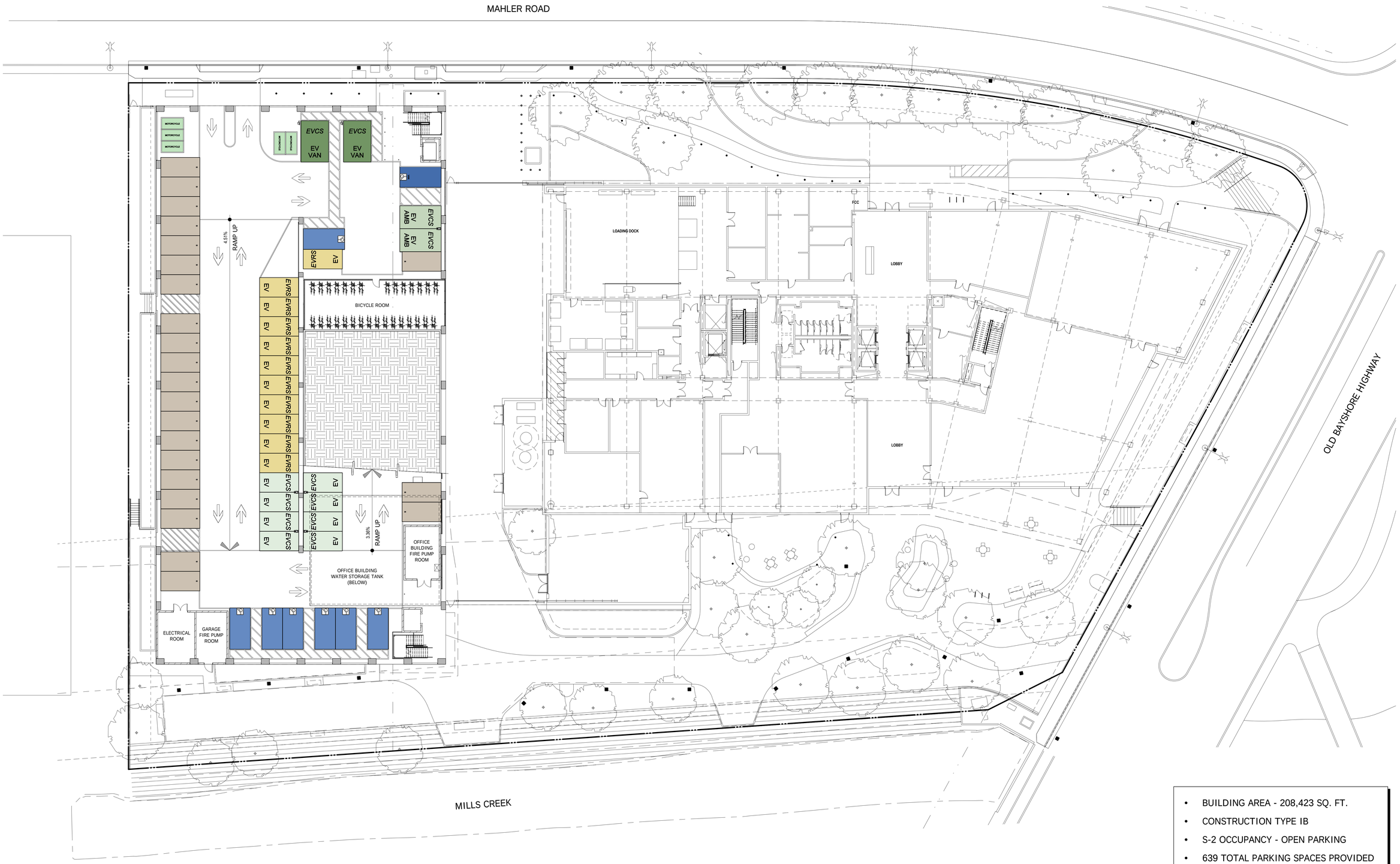
PARKING STRUCTURE SITE PLAN

SCALE: As indicated



1 PA5 PARKING STRUCTURE SITE PLAN

1/16" = 1'-0"

- BUILDING AREA - 208,423 SQ. FT.
- CONSTRUCTION TYPE IB
- S-2 OCCUPANCY - OPEN PARKING
- 639 TOTAL PARKING SPACES PROVIDED

plan north true north

PA5

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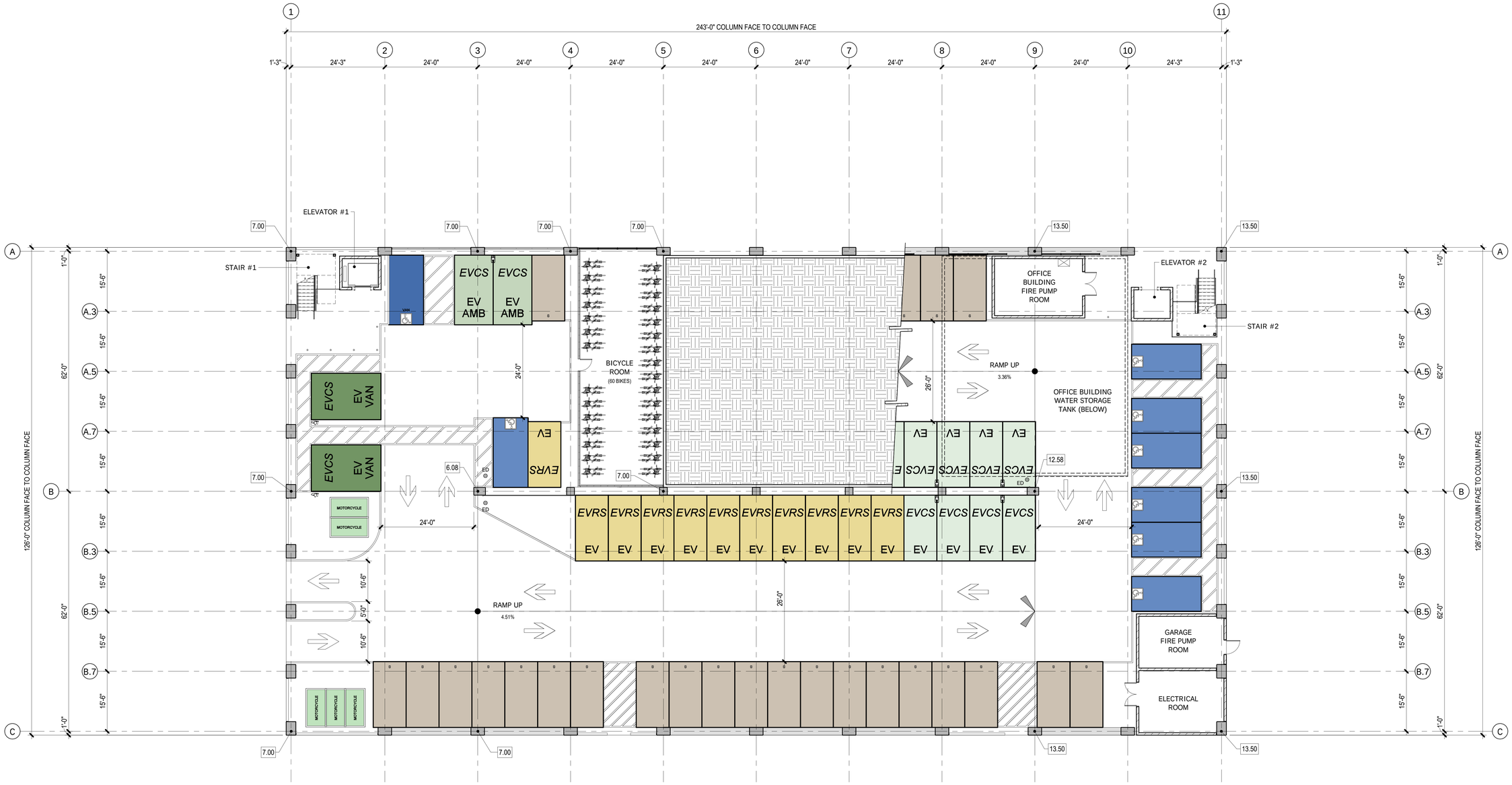
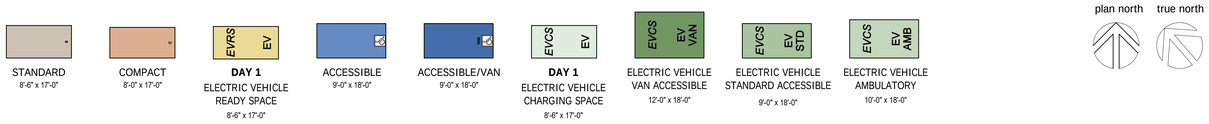
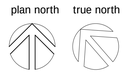
LEVEL P-1 STRIPING PLAN

SCALE: As indicated



PARKING SPACE LEGEND





1 / PA6 LEVEL P-1 STRIPING PLAN

3/32" = 1'-0"

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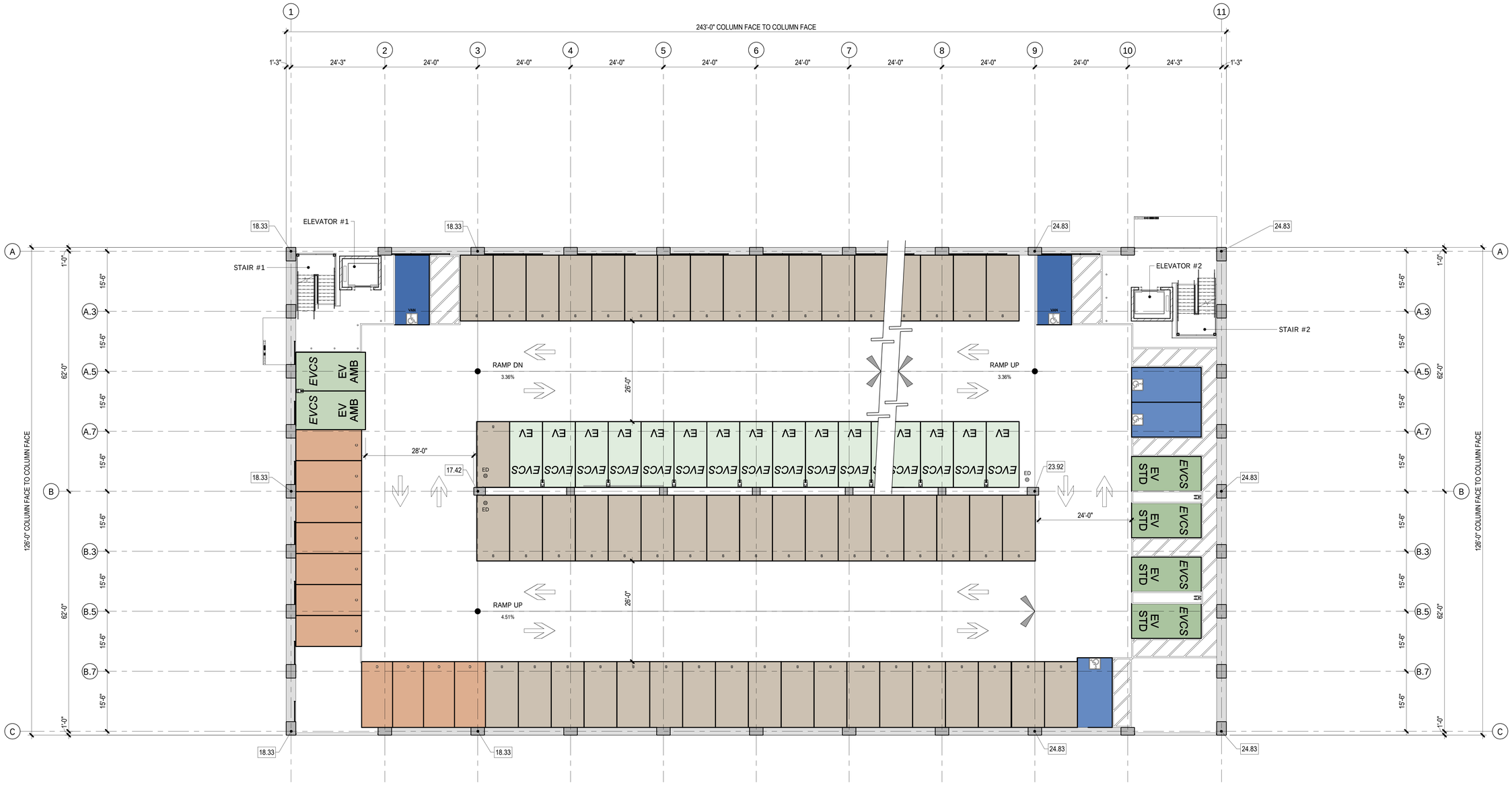
LEVEL P-2 STRIPING PLAN

SCALE: As indicated



PARKING SPACE LEGEND

STANDARD 8'-6" x 17'-0"	COMPACT 8'-0" x 17'-0"	**DAY 1** ELECTRIC VEHICLE READY SPACE 8'-6" x 17'-0"	ACCESSIBLE 9'-0" x 18'-0"	ACCESSIBLE/VAN 9'-0" x 18'-0"	**DAY 1** ELECTRIC VEHICLE CHARGING SPACE 8'-6" x 17'-0"	ELECTRIC VEHICLE VAN ACCESSIBLE 12'-0" x 18'-0"	ELECTRIC VEHICLE STANDARD ACCESSIBLE 9'-0" x 18'-0"	ELECTRIC VEHICLE AMBULATORY 10'-0" x 18'-0"

plan north true north

1 / PA7 LEVEL P-2 STRIPING PLAN

3/32" = 1'-0"

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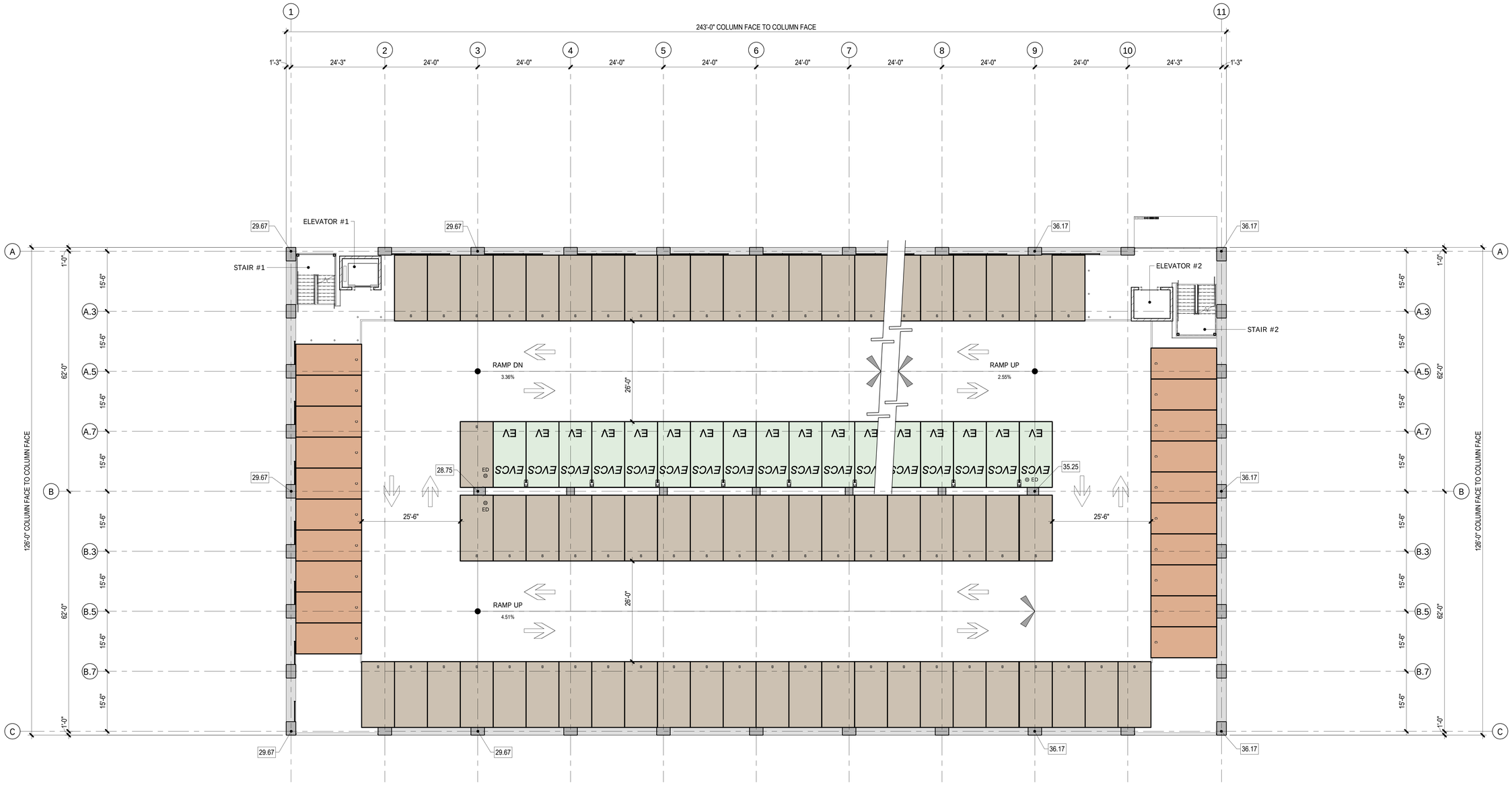
LEVEL P-3 STRIPING PLAN

SCALE: As indicated



PARKING SPACE LEGEND

STANDARD	COMPACT	DAY 1 ELECTRIC VEHICLE READY SPACE	ACCESSIBLE	ACCESSIBLE/VAN	DAY 1 ELECTRIC VEHICLE CHARGING SPACE	ELECTRIC VEHICLE VAN ACCESSIBLE	ELECTRIC VEHICLE STANDARD ACCESSIBLE	ELECTRIC VEHICLE AMBULATORY
8'-6" x 17'-0"	8'-0" x 17'-0"	8'-6" x 17'-0"	9'-0" x 18'-0"	9'-0" x 18'-0"	8'-6" x 17'-0"	12'-0" x 18'-0"	9'-0" x 18'-0"	10'-0" x 18'-0"

plan north true north

1 / PA8 LEVEL P-3 STRIPING PLAN

3/32" = 1'-0"

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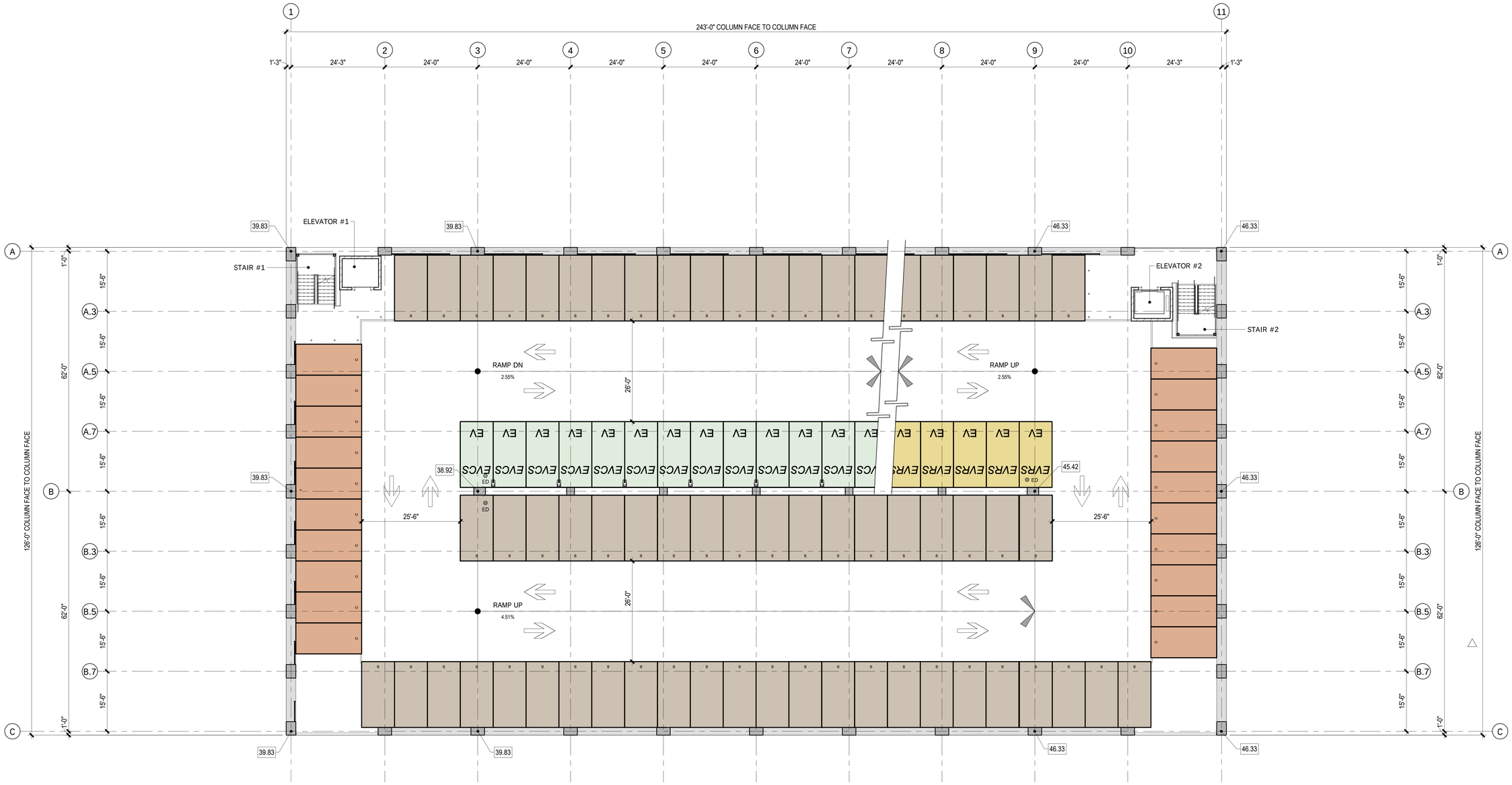
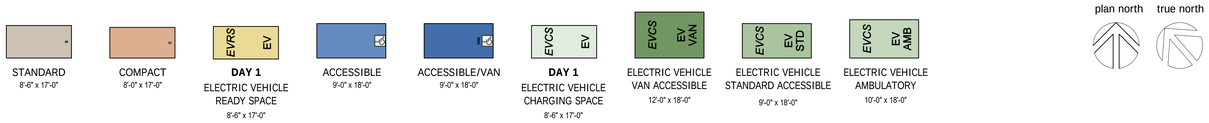
LEVEL P-4 STRIPING PLAN

SCALE: As indicated



PARKING SPACE LEGEND



1 / PA9 LEVEL P-4 STRIPING PLAN

3/32" = 1'-0"

HELIOS REAL ESTATE PARTNERS | KSP King Street Properties | PETERSEN STUDIO LANDSCAPE ARCHITECTURE | PLANNING | HNA/PACIFIC parking consultants/architects | CKC STRUCTURAL ENGINEERS | BKF | exp.

PA9

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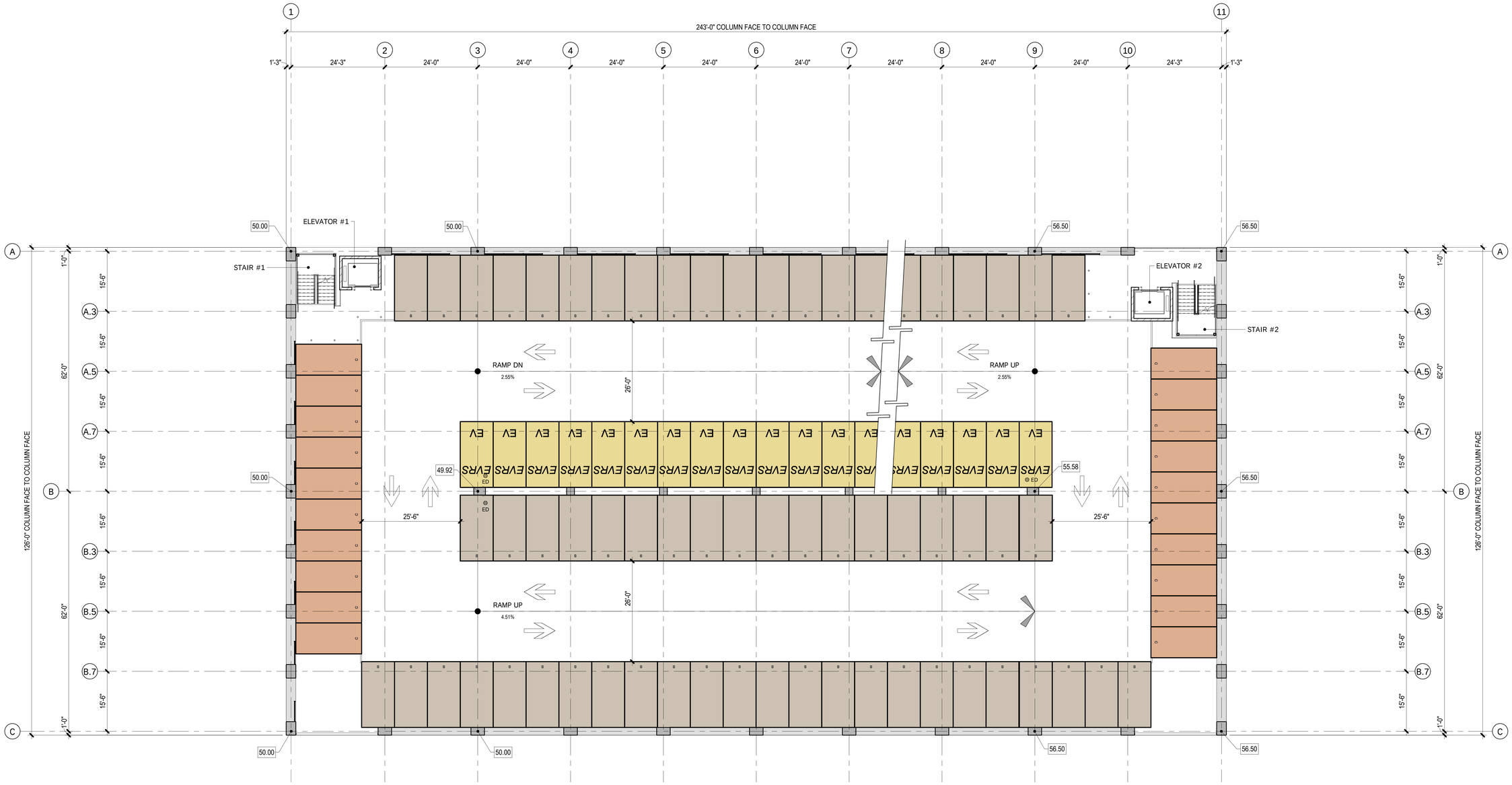
LEVEL P-5 STRIPING PLAN

SCALE: As indicated



PARKING SPACE LEGEND

STANDARD	COMPACT	DAY 1 ELECTRIC VEHICLE READY SPACE	ACCESSIBLE	ACCESSIBLE/VAN	DAY 1 ELECTRIC VEHICLE CHARGING SPACE	ELECTRIC VEHICLE VAN ACCESSIBLE	ELECTRIC VEHICLE STANDARD ACCESSIBLE	ELECTRIC VEHICLE AMBULATORY
8'-6" x 17'-0"	8'-0" x 17'-0"	EVRS EV 8'-6" x 17'-0"	9'-0" x 18'-0"	9'-0" x 18'-0"	EVCS EV 8'-6" x 17'-0"	EVCS EV VAN 12'-0" x 18'-0"	EVCS EV STD 9'-0" x 18'-0"	EVCS EV AMB 10'-0" x 18'-0"

plan north true north

1 / PA10 LEVEL P-5 STRIPING PLAN

3/32" = 1'-0"

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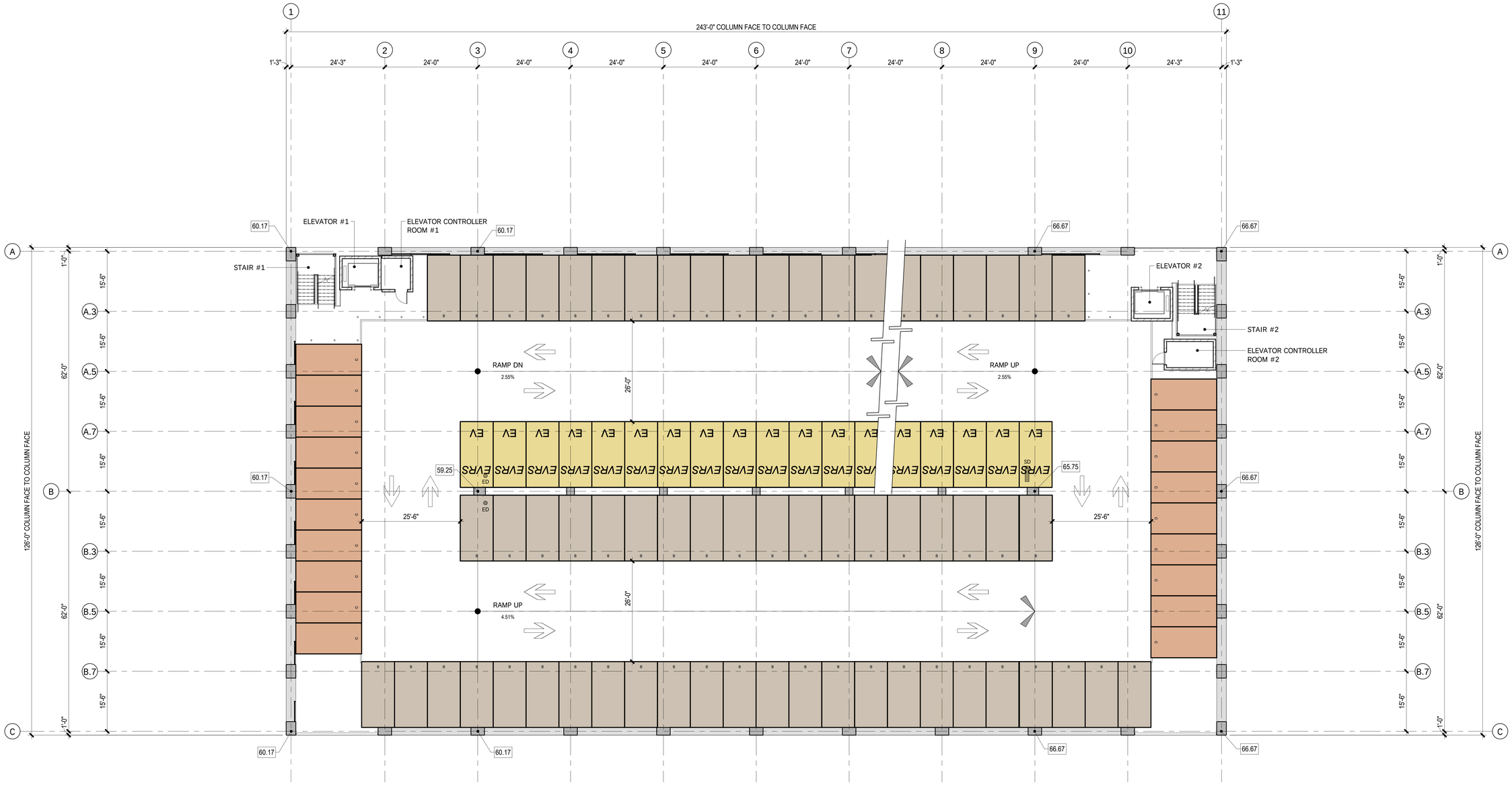
LEVEL P-6 STRIPING PLAN

SCALE: As indicated



PARKING SPACE LEGEND

STANDARD 8'-6" x 17'-0"	COMPACT 8'-0" x 17'-0"	**DAY 1** ELECTRIC VEHICLE READY SPACE 8'-6" x 17'-0"	ACCESSIBLE 9'-0" x 18'-0"	ACCESSIBLE/VAN 9'-0" x 18'-0"	**DAY 1** ELECTRIC VEHICLE CHARGING SPACE 8'-6" x 17'-0"	ELECTRIC VEHICLE VAN ACCESSIBLE 12'-0" x 18'-0"	ELECTRIC VEHICLE STANDARD ACCESSIBLE 9'-0" x 18'-0"	ELECTRIC VEHICLE AMBULATORY 10'-0" x 18'-0"

plan north true north

1 / PA11 LEVEL P-6 STRIPING PLAN

3/32" = 1'-0"

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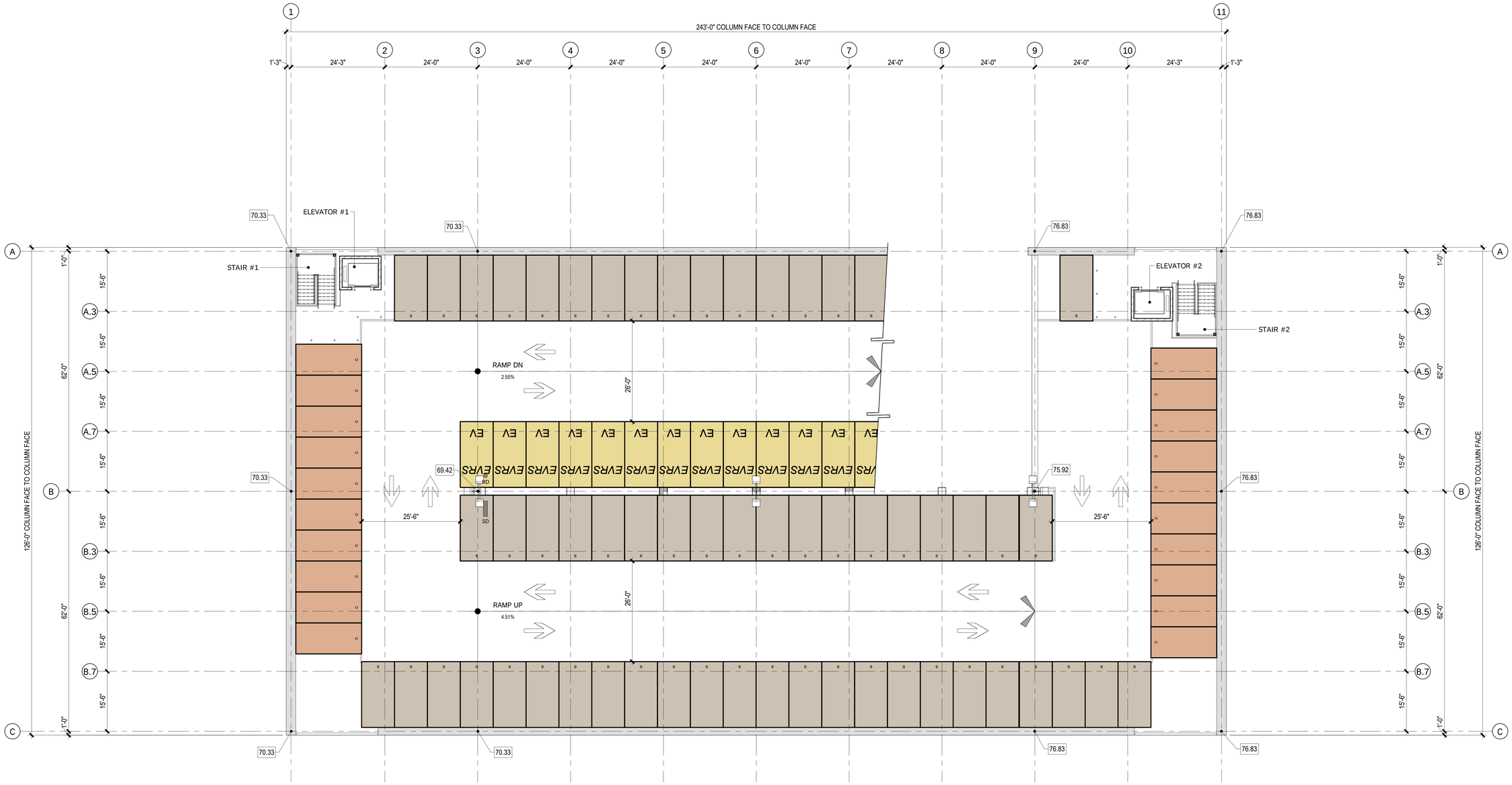
LEVEL P-7 STRIPING PLAN

SCALE: As indicated



PARKING SPACE LEGEND

STANDARD	8'-6" x 17'-0"
COMPACT	8'-0" x 17'-0"
DAY 1 ELECTRIC VEHICLE READY SPACE	8'-6" x 17'-0"
ACCESSIBLE	9'-0" x 18'-0"
ACCESSIBLE/VAN	9'-0" x 18'-0"
DAY 1 ELECTRIC VEHICLE CHARGING SPACE	8'-6" x 17'-0"
ELECTRIC VEHICLE VAN ACCESSIBLE	12'-0" x 18'-0"
ELECTRIC VEHICLE STANDARD ACCESSIBLE	9'-0" x 18'-0"
ELECTRIC VEHICLE AMBULATORY	10'-0" x 18'-0"

plan north true north

1 / PA12 LEVEL P-7 STRIPING PLAN

3/32" = 1'-0"

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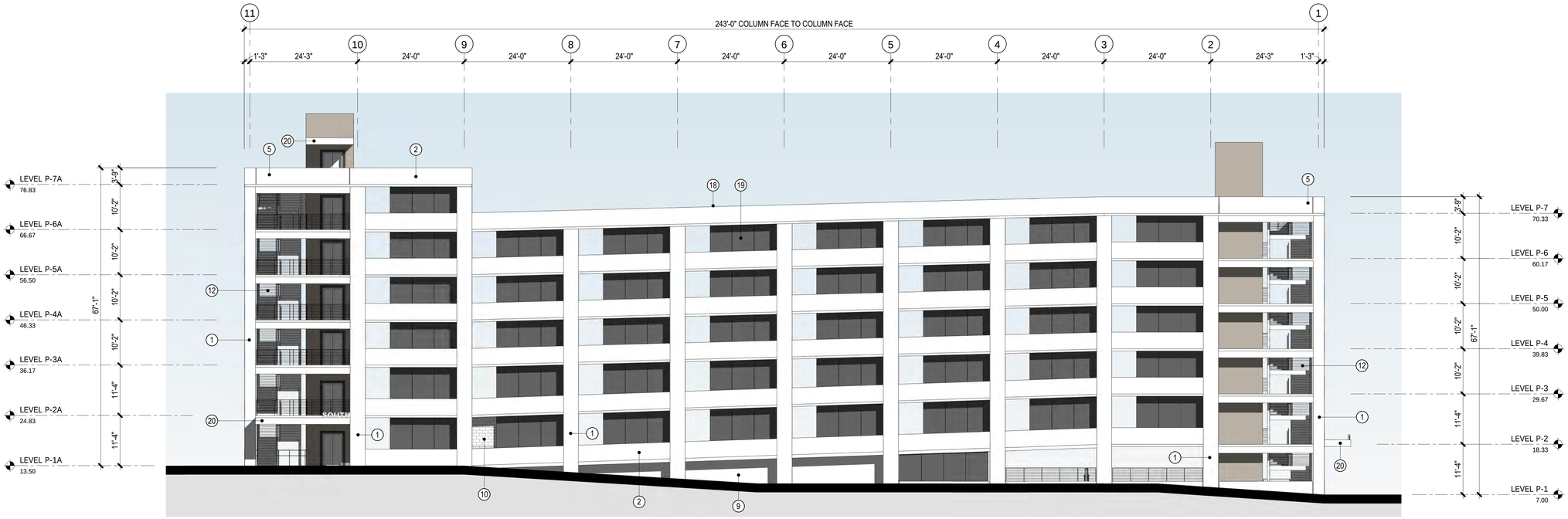
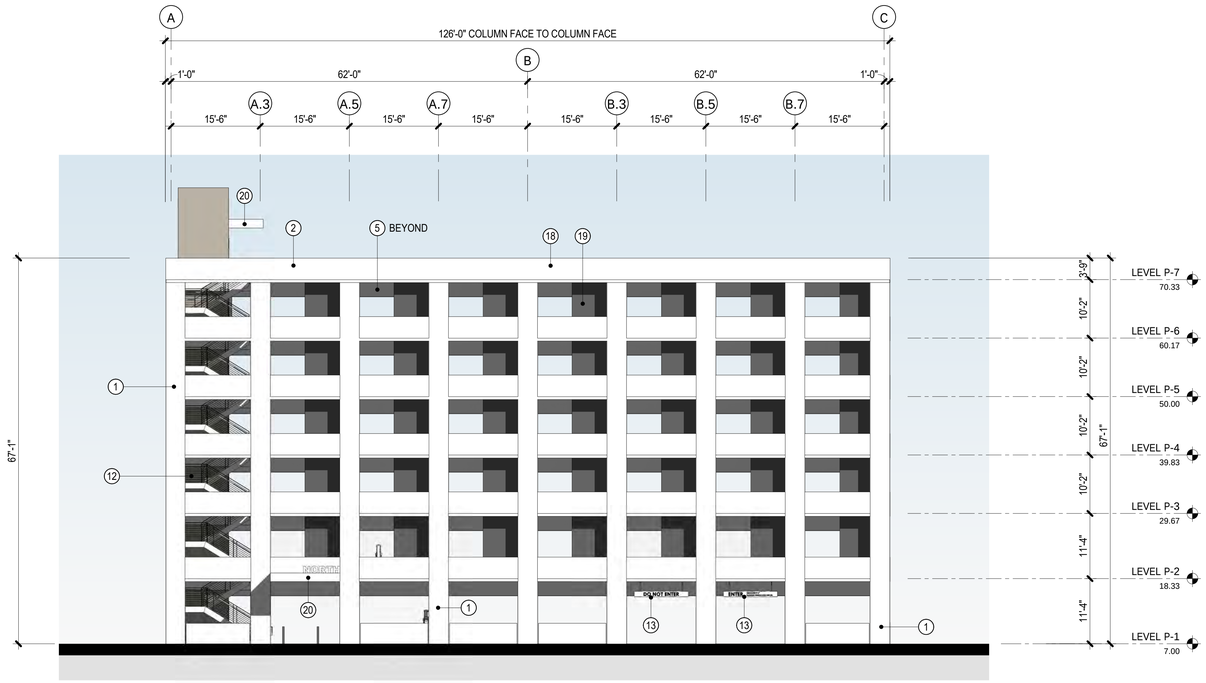
BUILDING ELEVATIONS

SCALE: 3/32" = 1'-0"



1 PA13 NORTH BUILDING ELEVATION - FINISH

3/32" = 1'-0"



2 PA13 WEST BUILDING ELEVATION - FINISH

3/32" = 1'-0"

KEYNOTE LEGEND	
1	CONCRETE MOMENT FRAME COLUMN
2	CONCRETE MOMENT FRAME BEAM
3	CONCRETE COLUMN
4	CONCRETE GIRDER
5	CONCRETE BEAM
6	CONCRETE SPANDREL
7	CONCRETE SLAB ON GRADE
8	ELEVATED CONCRETE SLAB
9	CONCRETE RETAINING WALL
10	CMU WALL
12	METAL STAIRS, GUARDRAILS and HANDRAILS
13	BARRIER BEAMS at VEHICLE ACCESS
14	GALVANIZED BARRIER CABLES
16	LIGHT POLE
18	METAL FIN
19	PERFORATED METAL SCREEN
20	METAL CANOPY

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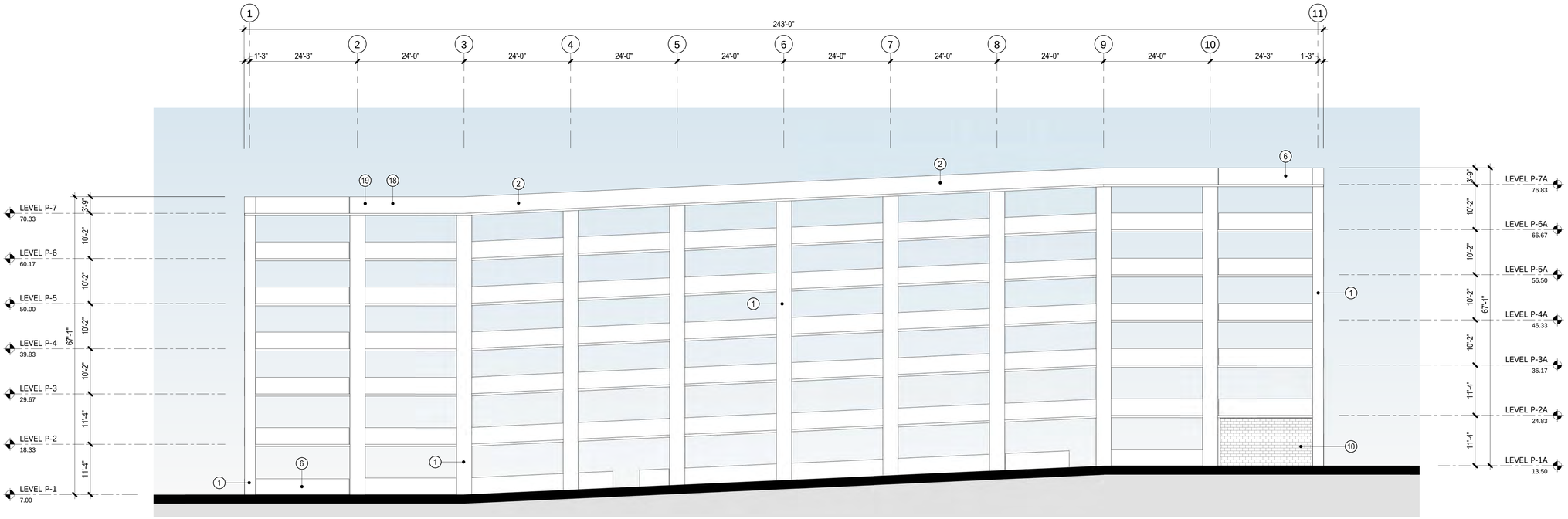
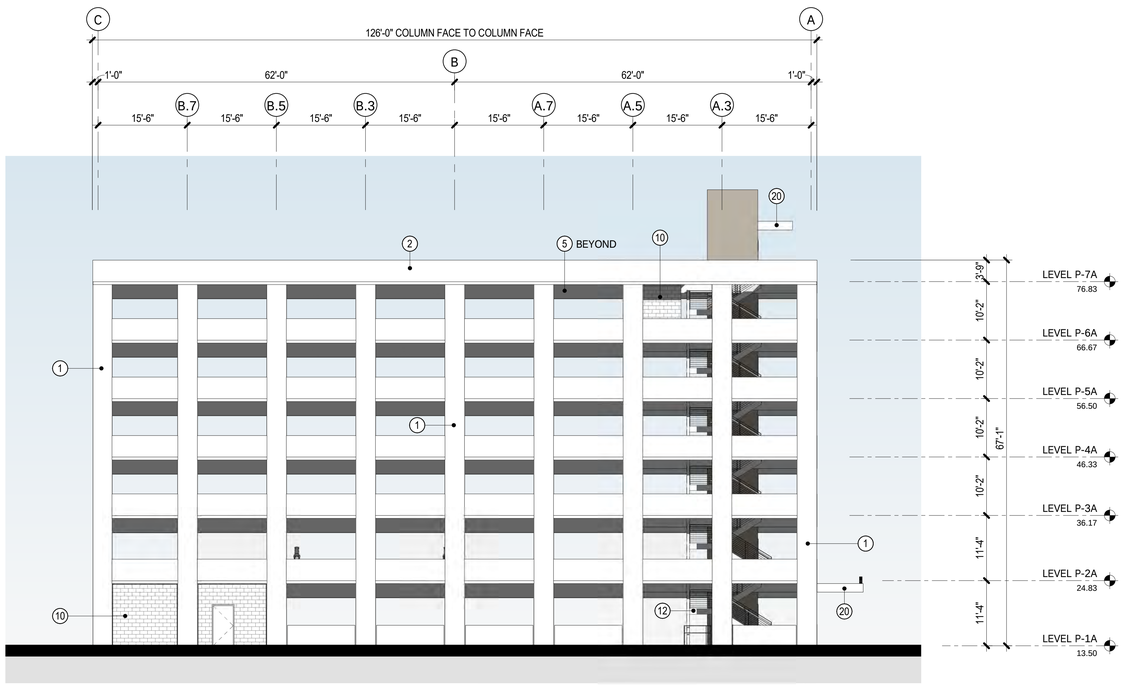
BUILDING ELEVATIONS

SCALE: 3/32" = 1'-0"



3 PA14 SOUTH BUILDING ELEVATION - FINISH

3/32" = 1'-0"



4 PA14 EAST BUILDING ELEVATION - FINISH

3/32" = 1'-0"

KEYNOTE LEGEND	
1	CONCRETE MOMENT FRAME COLUMN
2	CONCRETE MOMENT FRAME BEAM
3	CONCRETE COLUMN
4	CONCRETE GIRDER
5	CONCRETE BEAM
6	CONCRETE SPANDREL
7	CONCRETE SLAB ON GRADE
8	ELEVATED CONCRETE SLAB
9	CONCRETE RETAINING WALL
10	CMU WALL
12	METAL STAIRS, GUARDRAILS and HANDRAILS
13	BARRIER BEAMS at VEHICLE ACCESS
14	GALVANIZED BARRIER CABLES
16	LIGHT POLE
18	METAL FIN
19	PERFORATED METAL SCREEN
20	METAL CANOPY

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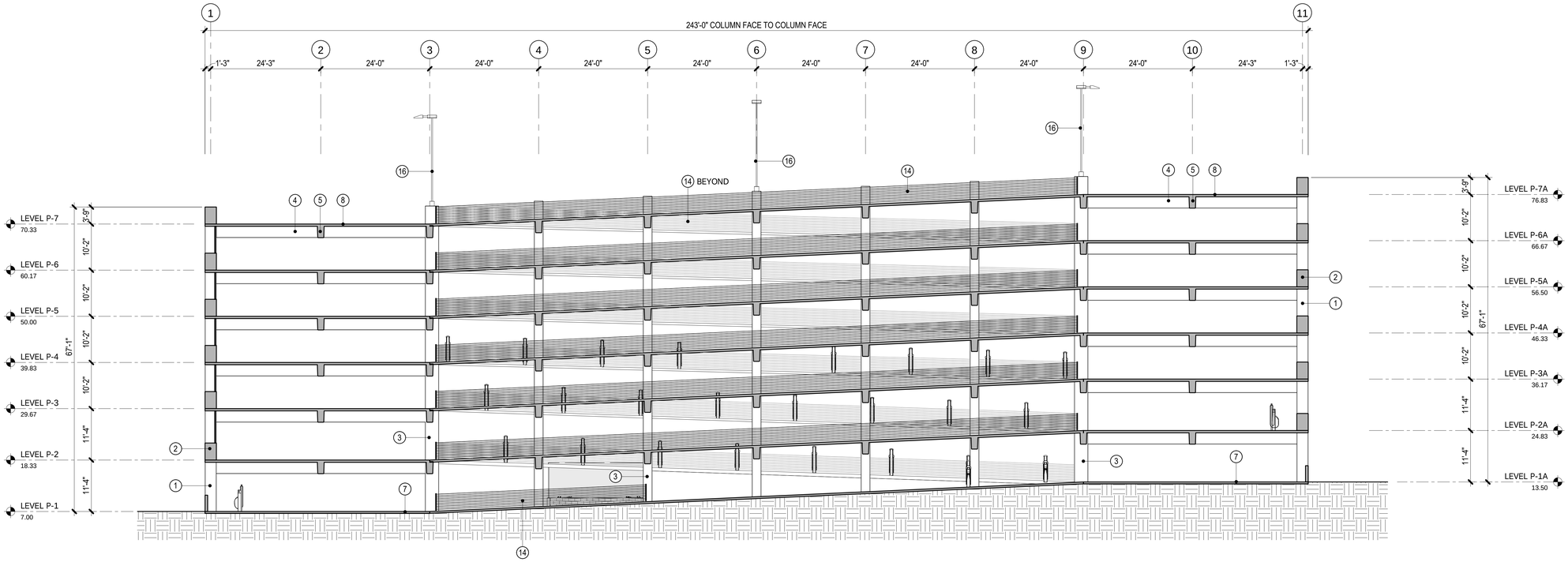
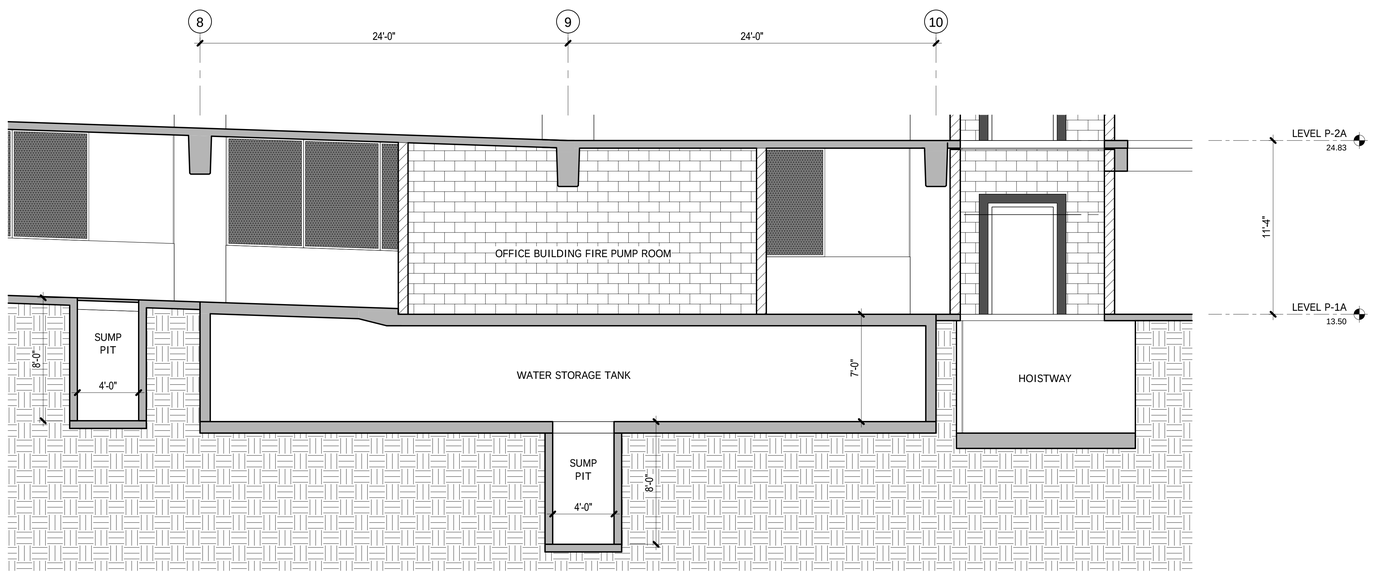


A PA15 LONGITUDINAL BUILDING SECTION at LINE B

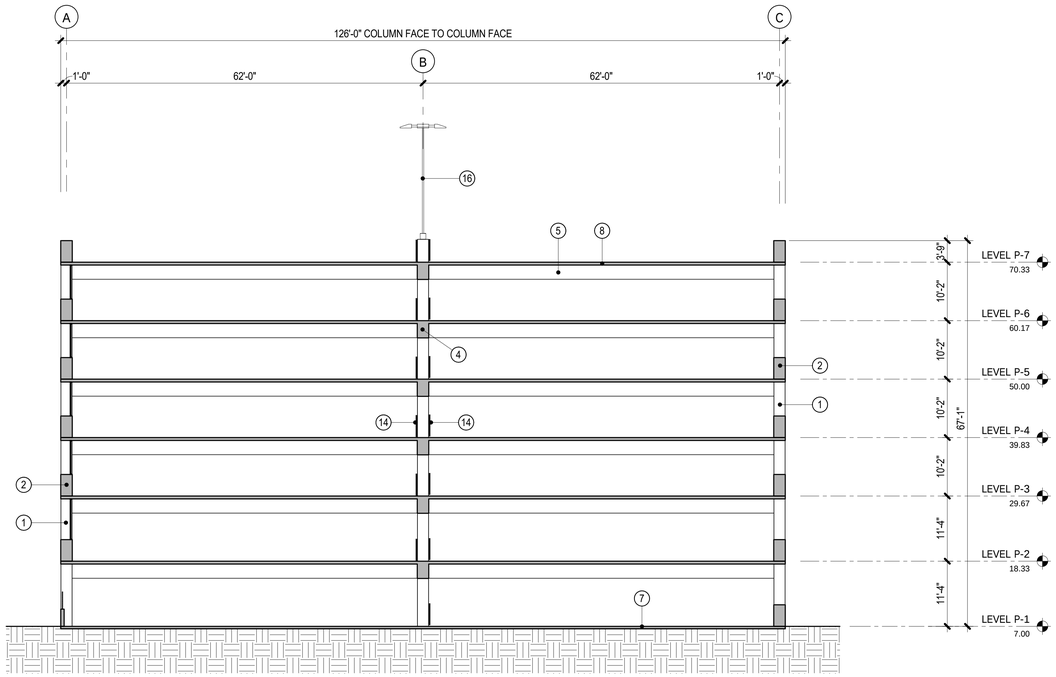
3/32" = 1'-0"



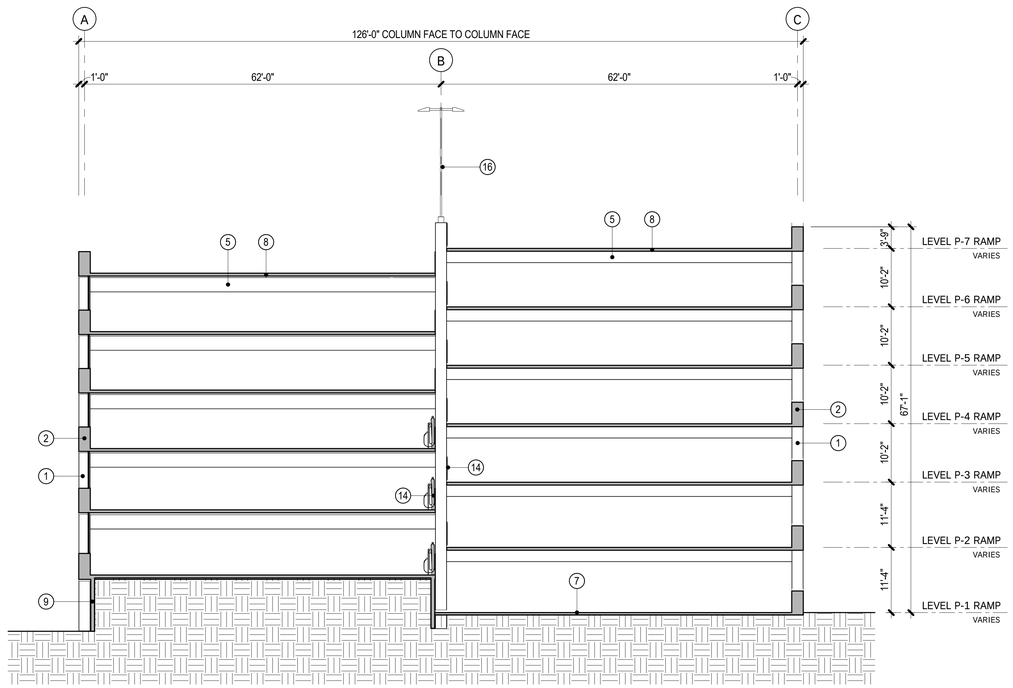
B PA15 SECTION at WATER STORAGE TANK

1/4" = 1'-0"

KEYNOTE LEGEND	
1	CONCRETE MOMENT FRAME COLUMN
2	CONCRETE MOMENT FRAME BEAM
3	CONCRETE COLUMN
4	CONCRETE GIRDER
5	CONCRETE BEAM
6	CONCRETE SPANDREL
7	CONCRETE SLAB ON GRADE
8	ELEVATED CONCRETE SLAB
9	CONCRETE RETAINING WALL
10	CMU WALL
12	METAL STAIRS, GUARDRAILS and HANDRAILS
13	BARRIER BEAMS at VEHICLE ACCESS
14	GALVANIZED BARRIER CABLES
16	LIGHT POLE
18	METAL FIN
19	PERFORATED METAL SCREEN
20	METAL CANOPY



C
PA16
TRANSVERSE BUILDING SECTION at LINE 3
3/32" = 1'-0"



D
PA16
TRANSVERSE BUILDING SECTION at LINE 6
3/32" = 1'-0"

KEYNOTE LEGEND	
1	CONCRETE MOMENT FRAME COLUMN
2	CONCRETE MOMENT FRAME BEAM
3	CONCRETE COLUMN
4	CONCRETE GIRDER
5	CONCRETE BEAM
6	CONCRETE SPANDREL
7	CONCRETE SLAB ON GRADE
8	ELEVATED CONCRETE SLAB
9	CONCRETE RETAINING WALL
10	CMU WALL
12	METAL STAIRS, GUARDRAILS and HANDRAILS
13	BARRIER BEAMS at VEHICLE ACCESS
14	GALVANIZED BARRIER CABLES
16	LIGHT POLE
18	METAL FIN
19	PERFORATED METAL SCREEN
20	METAL CANOPY

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CKC STRUCTURAL ENGINEERS
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ELECTRICAL GENERAL NOTES, SYMBOLS AND ABBREVIATIONS

SCALE: N.T.S

ABBREVIATIONS

A	AMPERES	IG	ISOLATED GROUND
AAC	ABOVE ACCESSIBLE CEILING	INC	INCANDESCENT
AC	ALTERNATING CURRENT	JB	JUNCTION BOX
ADA	AMERICANS WITH DISABILITIES ACT	KCMIL	THOUSAND CIRCULAR MILS
AF	AMPERE FRAME	KVA	KILOVOLT-AMPERES
AFCI	ARC FAULT CIRCUIT INTERRUPTOR	KVAR	KILOVOLT-AMPERES, REACTIVE
AFF	ABOVE FINISHED FLOOR	KW	KILOWATTS
AFG	ABOVE FINISHED GRADE	LCP	LIGHTING CONTROL PANEL
AFU	AMPERE FUSE	LPS	LOW PRESSURE SODIUM
AIC	AMPERES INTERRUPTING CAPACITY, SYMMETRICAL	LTG	LIGHTING
		MAX	MAXIMUM
AL	ALUMINUM	MCB	MAIN CIRCUIT BREAKER
ARCH	ARCHITECT	MCC	MOTOR CONTROL CENTER
AS	AMP SWITCH	MECH	MECHANICAL
AT	AMP TRIP	MFR	MANUFACTURER
ATS	AUTOMATIC TRANSFER SWITCH	MH	MANHOLE/METAL HALIDE
AWG	AMERICAN WIRE GAUGE	MIN	MINIMUM
BFG	BELOW FINISHED GRADE	MLO	MAIN LUGS ONLY
BKBD	BACKBOARD	MTD	MOUNTED
C	CONDUIT	MTG	MOUNTING
CAT	CATALOG	MVA	MEGAVOLT-AMPERES
CB	CIRCUIT BREAKER	N	NEUTRAL
CFCI	CONTRACTOR FURNISHED CONTRACTOR INSTALLED	NA	NOT APPLICABLE
		NC	NORMALLY CLOSED
CKT	CIRCUIT	NEC	NATIONAL ELECTRICAL CODE
CLG	CEILING	NF	NON FUSED
CO	CONDUIT ONLY	NO	NORMALLY OPEN
CONC	CONCRETE	NTS	NOT TO SCALE
CONT	CONTINUATION	OC	ON CENTER
CU	COPPER	OFCI	OWNER FURNISHED CONTRACTOR INSTALLED
CT	CURRENT TRANSFORMER	OFOI	OWNER FURNISHED OWNER INSTALLED
Δ	DELTA	Ø, PH	PHASE
DIV	DIVISION	PC	PHOTOCELL
DIA	DIAMETER	PIR	PASSIVE INFRARED
DMM	DIGITAL MULTIMETER	POC	POINT OF CONNECTION
DWG	DRAWING	POS	POINT OF SALE
EA	EACH	PLBG	PLUMBING
EC	EMPTY CONDUIT	PT	POTENTIAL TRANSFORMER
ELEC	ELECTRICAL	PVC	POLYVINYL CHLORIDE
EM	EMERGENCY	PWR	POWER
EMT	ELECTRICAL METALLIC TUBING	QTY	QUANTITY
EP	EXPLOSION PROOF	REC	RECESSED
EPO	EMERGENCY POWER OFF	RECPT	RECEPTACLE
EQUIP	EQUIPMENT	REF	REFRIGERATOR
EWC	ELECTRIC WATER COOLER	RGS	RIGID GALVANIZED STEEL
EXIST	EXISTING	SPST	SINGLE POLE, SINGLE THROW
EXT	EXTERIOR	SPDT	SINGLE POLE, DOUBLE THROW
FA	FIRE ALARM	SPD	SURGE PROTECTIVE DEVICE
FAA	FIRE ALARM ANNUNCIATOR PANEL	ST	SHUNT TRIP
FIXT	FIXTURE	SURF	SURFACE
FLUOR	FLUORESCENT	SWBD	SWITCHBOARD
FT	FEET OR FOOT	SWGR	SWITCHGEAR
FU	FUSE	TBD	TO BE DETERMINED
G	GROUND	TELECOM	TELECOMMUNICATIONS
GEN	GENERATOR	TYP	TYPICAL
GFCI	GROUND FAULT CIRCUIT INTERRUPTER	UG	UNDERGROUND
GFI	GROUND FAULT INTERRUPTER	UNO	UNLESS NOTED OTHERWISE
GFP	GROUND FAULT PROTECTION	V	VOLTS
HPRS	HORSEPOWER RATED SWITCH	VFD	VARIABLE FREQUENCY DRIVE
HOA	HAND OFF AUTOMATIC	W	WATTS
HP	HORSEPOWER	WP	WEATHER PROOF
HPS	HIGH PRESSURE SODIUM	XFMR	TRANSFORMER
HZ	HERTZ	Y	WYE

FLOOR OUTLETS

X	FLOOR BOX, DUPLEX RECEPTACLE	X	FLOOR BOX, DOUBLE DUPLEX RECPT
X	FLOOR BOX, COMBINATION DUPLEX/COMMUNICATIONS OUTLET	X	FLOOR BOX, COMBINATION DOUBLE DUPLEX/COMMUNICATIONS OUTLET
X	POKE THRU, DUPLEX RECEPTACLE	X	POKE THRU, DOUBLE DUPLEX RECPT
X	POKE THRU, COMBINATION POWER/COMMUNICATIONS OUTLET	X	POKE THRU, COMBINATION DOUBLE DUPLEX/COMMUNICATIONS OUTLET
FB#	SPECIAL FLOORBOX, "#" INDICATES UNIQUE FLOOR BOX TYPE		

X — TYPE
12 — NUMBER INDICATES BRANCH CIRCUIT NUMBER

FLOOR BOX, CONFIGURATION AS INDICATED, FLUSH MOUNTED, UNLESS OTHERWISE NOTED.

NOTE: FOR ABOVE DEVICES, SUBSCRIPT 'X' INDICATES:
P- PEDESTAL MOUNTED

F	FURNITURE OUTLET, FLUSH MOUNTED	F	FURNITURE OUTLET, MOUNTED IN A FLUSH POKE-THRU.
	IN FLOOR		
	JUNCTION BOX, FLUSH MTD IN FLOOR		

LIGHTING

CALLOUT

R10 — UPPER CASE LETTERS INDICATES THE LIGHTING FIXTURE SERIES TYPE, NUMBER INDICATES A DIFFERENT FIXTURE TYPE WITHIN THE SERIES
7a — NUMBER INDICATES CIRCUIT NUMBER, LOWER CASE LETTER INDICATES SWITCH LEG

NORMAL	EMERGENCY BATTERY	FIXTURE TYPE
		TROFFER
		STRIP LIGHT
		RECESSED STRIP LIGHT
		WALL MOUNTED STRIP LIGHT
		CIRCULAR APERTURE DOWNLIGHT
		SQUARE APERTURE DOWNLIGHT
		ADJUSTABLE DOWNLIGHT
		SCONCE
		PENDANT
		CEILING MOUNTED SINGLE FACE EXIT SIGN ARROWS INDICATE DIRECTION
		WALL MOUNTED SINGLE FACE EXIT SIGN ARROWS INDICATE DIRECTION
		CEILING MOUNTED DUAL FACE EXIT SIGN ARROWS INDICATE DIRECTION
		WALL MOUNTED DUAL FACE EXIT SIGN ARROWS INDICATE DIRECTION
		SURFACE MOUNTED SPECIALTY LIGHT
		WALL MOUNTED SPECIALTY LIGHT
		TRACK MOUNTED SPECIALTY LIGHT
		SURFACE MOUNTED ACCENT LIGHT
		WALL MOUNTED ACCENT LIGHT
		TRACK MOUNTED ACCENT LIGHT
		SURFACE MOUNTED CHARACTER
		PENDANT MOUNTED CHARACTER
		WALL MOUNTED CHARACTER
		TRACK
		LINEAR LIGHT
		LINEAR SLOT LIGHT
		MULTILAMP STRING LIGHT
FO		FIBER OPTIC SOURCE AND POINT

DISTRIBUTION EQUIPMENT

D | I — DISTRIBUTION SWITCHBOARD
- HOUSEKEEPING PAD (TYPICAL)
- INCOMING SECTION
- DISTRIBUTION SECTION

PANELBOARD
NAME
- FRONT OF PANEL
- WALL
- RECESSED MOUNTED
- SURFACE MOUNTED

TRANSFORMER
NAME
T45 — FLOOR MOUNTED TRANSFORMER, NUMBER INDICATES KVA RATING
- HOUSEKEEPING PAD (TYPICAL)
- INDICATES TRANSFORMER IS SUSPENDED

T45

TRANSFORMER DESIGNATION
BLDG-TE1DPHA
- INDICATES PANEL SERVED
- INDICATES TRANSFORMER
- INDICATES WHICH BUILDING/AREA TRANSFORMER IS LOCATED IN (IF REQUIRED)

CIRCUITING

BLDG-E1MDPHA-1
- CIRCUIT NUMBER
- PANEL DESIGNATION

3#12,#12G,3/4"C
- CONDUIT SIZE
- GROUND CONDUCTOR QUANTITY AND SIZE
- CIRCUIT CONDUCTOR QUANTITY AND SIZE

SINGLE LINE SYMBOLS

###	CKT BREAKER, '###' INDICATES TRIP SETTING, '#' INDICATES NUMBER OF POLES	M	UTILITY METER
###/#	FUSED SWITCH, '###' INDICATES TRIP SETTING, '#' INDICATES NUMBER OF POLES	E N L	AUTOMATIC TRANSFER SWITCH
	ENCLOSED CIRCUIT BREAKER		TRANSFORMER
	ENCLOSED NON-FUSED SWITCH	G	GENERATOR
	ENCLOSED FUSED SWITCH	PANEL NAME	PANELBOARD
K	KIRK KEY INTERLOCK		PAD MOUNTED TRANSFORMER
SS	SOLID STATE, ELECTRONIC ADJUSTABLE TRIP		GROUND
GFP	GROUND FAULT PROTECTION	BP IS ATS M	AUTOMATIC TRANSFER SWITCH, WITH BYPASS ISOLATION
ST	SHUNT TRIP		ISOLATION TRANSFORMER
SPD	SURGE PROTECTIVE DEVICE		
M	DIGITAL DEMAND METER		
LSIG	LONG TIME, SHORT TIME, INSTANTANEOUS, GROUND FAULT		

COMMUNICATION / SECURITY

NOTES
1. PROVIDE / INSTALL J-BOX AND 1" CONDUIT FROM EACH SECURITY DEVICE SHOWN ON PLANS TO NEAREST MDF/IDF.

2. VERIFY REQUIREMENTS FOR CARD READER INSTALLATION WITH CLIENT SECURITY CONSULTANT AND PROVIDE NECESSARY EQUIPMENT.

CR	CARD READER
	SECURITY CAMERA (PROVIDE DATA AND SECURITY CONNECTION TO EACH CAMERA)
	PAN, TILT AND ZOOM SECURITY CAMERA (PROVIDE POWER, DATA AND SECURITY CONNECTION TO EACH CAMERA)
DR	EMERGENCY DOOR RELEASE PUSH-BUTTON.
DC	DOOR / SECURITY CONTACT.
	DATA MOUTNING HEIGHT 15" BOB TO FF. UNO REFER TO TELECOM/IT SHOP DRAWINGS FOR THE EXACT QUANTITY
	OVERHEAD DATA DROP REFER TO TELECOM/IT SHOP DRAWINGS FOR THE EXACT QUANTITY

SWITCHES / CONTROLS

X ab	SPST SWITCH, WALL MOUNTED. 'ab' INDICATES INDIVIDUAL GANGED SWITCHES AND ASSOCIATED SWITCH LEGS CONTROLLED. SUBSCRIPT 'X' INDICATES: 2 - DOUBLE POLE 3 - THREE WAY 4 - FOUR WAY D - WALL BOX DIMMER EP - EXPLOSION PROOF H - HORSEPOWER RATED K - KEY OPERATED M - MANUAL MOTOR STARTER P - PILOT LIGHT T - WALL BOX TIMER WP - WEATHER PROOF	X ab	OCCUPANCY SENSOR, CEILING MOUNTED
		X ab	OCCUPANCY SENSOR, WALL MOUNTED
			NOTE: FOR OCCUPANCY SENSORS ABOVE 'ab' INDICATES SWITCH LEGS CONTROLLED, SUBSCRIPT 'X' INDICATES: D - DUAL TECHNOLOGY P - PASSIVE INFRARED U - ULTRASONIC W - WALL SWITCH TYPE
		S X	LOW VOLTAGE SWITCH, SUBSCRIPT 'X' INDICATES ZONE SERVED
DCP X	DIMMING CONTROL PANEL, SUBSCRIPT 'X' INDICATES TYPE	C X	CONTACTOR, SUBSCRIPT 'X' INDICATES UNIQUE IDENTIFIER
D X	DIMMING CONTROL STATION, SUBSCRIPT 'X' INDICATES TYPE OR UNIQUE IDENTIFIER	TC X	TIME CLOCK, SUBSCRIPT 'X' INDICATES UNIQUE IDENTIFIER
LCP	LIGHTING CONTROL PANEL	DS X	DAYLIGHT SENSOR, CEILING MOUNTED
	SHUNT TRIP PUSH BUTTON	PC X	PHOTOCELL

POWER CONNECTIONS

	JUNCTION BOX, WALL MOUNTED	L	DISCONNECT SWITCH, REFER TO EQUIPMENT CONNECTION SCHEDULE FOR DISCONNECT TYPE, UNO
	JUNCTION BOX, CEILING MOUNTED	L	COMBINATION MOTOR STARTER DISCONNECT
	SPECIAL EQUIPMENT CONNECTION, WALL MOUNTED, SUBSCRIPT 'X' INDICATES UNIQUE IDENTIFIER, REFER TO EQUIPMENT CONNECTION SCHEDULE.		MOTOR STARTER
LU X			VARIABLE FREQUENCY DRIVE
E X	SPECIAL EQUIPMENT CONNECTION, CEILING MOUNTED. SUBSCRIPT 'X' INDICATES UNIQUE IDENTIFIER, REFER TO EQUIPMENT CONNECTION SCHEDULE.	X	MOTOR, SUBSCRIPT 'X' DENOTES MOTOR DESIGNATION, REFER TO EQUIPMENT CONNECTION SCHEDULE
		PP	POWER AND DATA POLE

RECEPTACLES

	DUPLEX RECEPTACLE, WALL MOUNTED (ALL LAB RECPETACLES SHALL BE GFCI)		DOUBLE DUPLEX RECEPTACLE, WALL MOUNTED(ALL LAB RECPETACLES SHALL BE GFCI)
	DUPLEX RECEPTACLE, ABOVE BACKSPLASH OF CABINET, COUNTERTOP OR SINK		DOUBLE DUPLEX RECEPTACLE, ABOVE BACKSPLASH OF CABINET, COUNTERTOP OR SINK
	DUPLEX RECEPTACLE, FLUSH MTD IN CEILING(ALL LAB RECPETACLES SHALL BE GFCI)		DOUBLE DUPLEX RECEPTACLE, FLUSH MOUNTED IN CEILING(ALL LAB RECPETACLES SHALL BE GFCI)
	HALF SWITCHED DUPLEX RECEPTACLE, WALL MOUNTED		SIMPLEX RECEPTACLE, WALL MOUNTED
TYPE	SPECIAL PURPOSE RECEPTACLE, WALL MOUNTED, NEMA CONFIGURATION AS NOTED ON PLANS(ALL LAB RECPETACLES SHALL BE GFCI)	TYPE	SPECIAL PURPOSE RECEPTACLE, CEILING MOUNTED NEMA CONFIGURATION AS NOTED ON PLANS(ALL LAB RECPETACLES SHALL BE GFCI)
G	GFCI AND DEDICATED DUPLEX RECEPTACLE, ABOVE BACKSPLASH OF CABINET, COUNTERTOP OR SINK	G	GFCI ,HALF CONTROLLED DUPLEX RECEPTACLE, ABOVE BACKSPLASH OF CABINET, COUNTERTOP OR SINK

X — RECEPTACLE TYPE
12 — NUMBER INDICATES BRANCH CIRCUIT NUMBER

NOTE: FOR ABOVE DEVICES, SUBSCRIPT 'X' INDICATES:
CK - CLOCK HANGER
EP - EXPLOSION PROOF
EWC - ELECTRIC WATER COOLER
GFI - GROUND FAULT INTERRUPTER
IG - ISOLATED GROUND
T - TAMPER PROOF
D - DEDICATED CIRCUIT
EQ - EQUIPMENT MOUNTED
F - FURNITURE OR MILLWORK MOUNTED
H - HORIZONTALLY MOUNTED
SB - STANDBY POWER
SS - SURGE SUPPRESSION
WP - WEATHER PROOF

MA-X	MULTI-OUTLET ASSEMBLY, "X" INDICATES TYPE		FURNITURE OUTLET, WALL MOUNTED

RECEPTACLE BRANCH CIRCUIT SHADING

* SEE RECEPTACLE TYPES ABOVE FOR CONFIGURATION

	SHADING REPRESENTS RECEPTACLE IS HALF CONTROLLED		SHADING REPRESENTS DEDICATED RECEPTACLE
	SYMBOL AND SHADING REPRESENTS DEDICATED ABOVE COUNTER DUPLEX RECEPTACLE		SHADING REPRESENTS DOUBLE DUPLEX RECEPTACLE IS HALF CONTROLLED

FIRE ALARM SYSTEM

XXcd	FIRE ALARM VISUAL DEVICE, WALL MOUNTED. 'XXcd' INDICATES STROBE CANDELA RATING.	XXcd	FIRE ALARM VISUAL DEVICE, CEILING MOUNTED. 'XXcd' INDICATES STROBE CANDELA RATING.
X	FIRE ALARM AUDIO DEVICE, WALL MTD	X	FIRE ALARM AUDIO DEVICE, CEILING MTD
XXcd X	FIRE ALARM AUDIO/VISUAL DEVICE, WALL MOUNTED. 'XXcd' INDICATES STROBE CANDELA RATING.	XXcd X	FIRE ALARM AUDIO/VISUAL DEVICE, CEILING MOUNTED. 'XXcd' INDICATES STROBE CANDELA RATING.

NOTE: FOR ABOVE AUDIO AND AUDIO/VISUAL DEVICES, SUBSCRIPT 'X' INDICATES: (IF NO SUBSCRIPT ADJACENT TO SYMBOL ON PLANS THEN REFER TO SPECIFICATIONS FOR DEVICE TYPE.)
C - CHIME
H - HORN
M - MINI HORN
S - SPEAKER

	HEAT DETECTOR	F	FIRE ALARM PULL STATION
X	SMOKE DETECTOR, CEILING MOUNTED, SUBSCRIPT 'X' INDICATES: SB - SOUNDER BASE E - ELEVATOR RECALL	X	SMOKE DETECTOR, WALL MOUNTED, SUBSCRIPT 'X' INDICATES: SB - SOUNDER BASE E - ELEVATOR RECALL
X	SMOKE DETECTOR, DUCT MOUNTED, SUBSCRIPT 'X' INDICATES UNIT SERVED	X	BEAM SMOKE DETECTOR, SUBSCRIPT 'X' INDICATES: BT - BEAM TRANSMITTER BR - BEAM RECEIVER E - ELEVATOR RECALL
	FIRE/SMOKE DAMPER		SMOKE DAMPER
TS	TAMPER SWITCH	FS	FLOW SWITCH
RT	REMOTE TEST STATION		REMOTE INDICATOR LIGHT
H/L	HIGH LOW ALARM	P	PRESSURE ALARM
M	SINGLE INPUT MONITOR MODULE	MO	DUAL INPUT MONITOR MODULE
	FIREFIGHTERS TELEPHONE OUTLET	R	CONTROL RELAY
PIV	POST INDICATOR VALVE	BFP	BACKFLOW PREVENTER
KB	KNOX BOX		ELECTRO-MAGNETIC DOOR HOLDER
FACP	FIRE ALARM CONTROL PANEL	FATC	FIRE ALARM TERMINAL CABINET
FAA	FIRE ALARM REMOTE ANNUNCIATOR PANEL	FATP	FIRE ALARM TRANSPONDER PANEL
SNAC	SECONDARY NAC EXTENDER PANEL		FIRE GONG

TAGS AND CALL OUT SYMBOLS

1 E3.1	SECTION CALLOUT SECTION DESIGNATION SHEET NUMBER		POINT OF CONNECTION
			POINT OF DEMARCATION
A E3.1	DETAIL CALLOUT DETAIL DESIGNATION SHEET NUMBER	# 1	REVISION CALLOUT
			KEYNOTE CALLOUT

E-001

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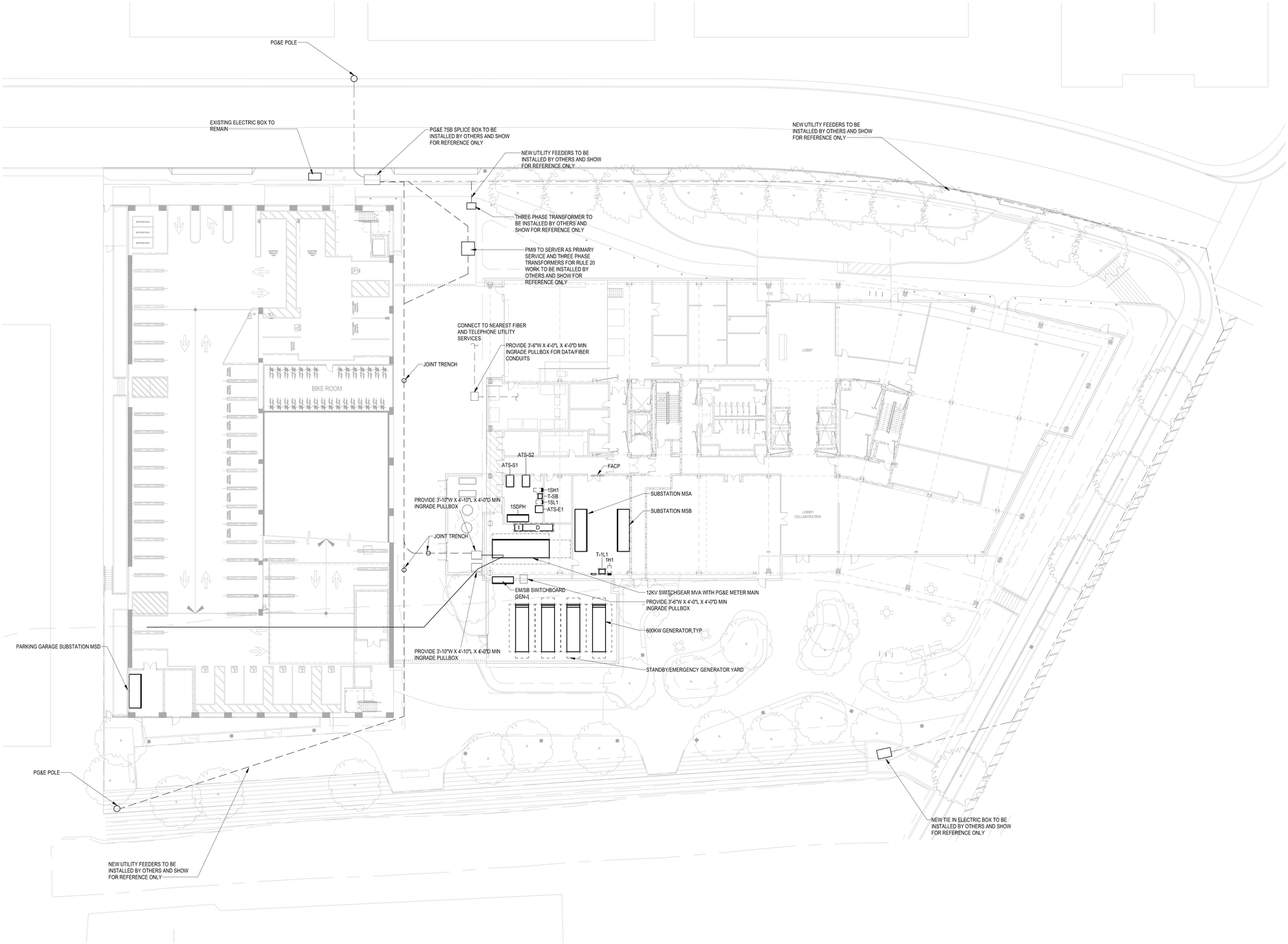
ELECTRICAL SITE POWER PLAN

SCALE: 1" = 20'-0"



1 ELECTRICAL SITE POWER PLAN

1" = 20'-0"

E-002

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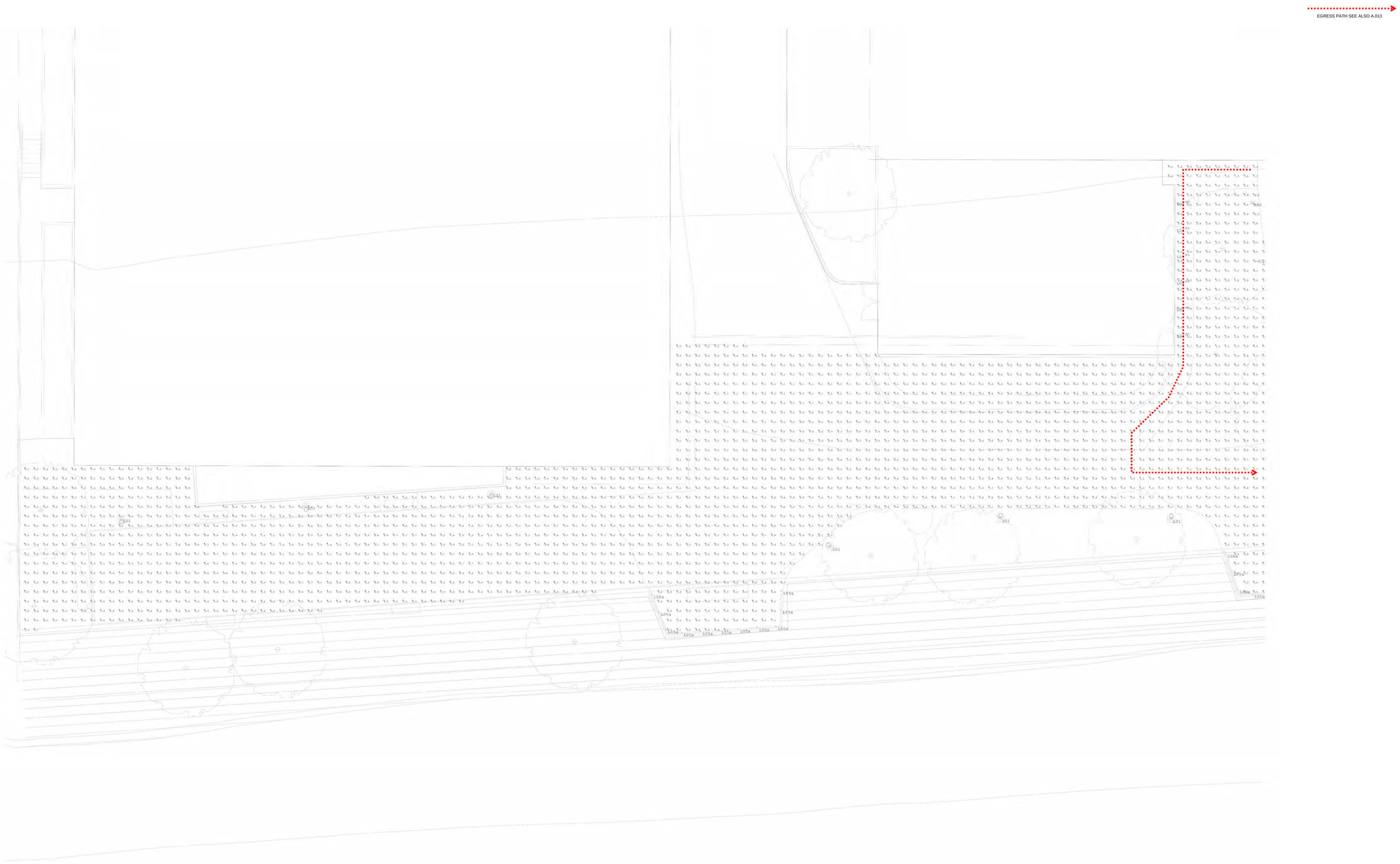
ELECTRICAL SITE LIGHTING PLAN - WEST

SCALE: N.T.S



E-004

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ELECTRICAL SITE LIGHTING PLAN - EAST

SCALE: N.T.S

EGRESS PATH SEE ALSO A.013

E-004-2

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ELECTRICAL SITE LIGHTING PLAN - ROADWAY

SCALE: N.T.S

E-004-3

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