21 PARK ROAD

BURLINGAME, CA

ABBREVIATIONS

A/C	AIR CONDITIONING
ACC.	ACCESSIBLE
A.C.T.	ACOUSTIC CEILING TILE
ADJ.	ADJUSTABLE
A.F.F.	ABOVE FINISH FLOOR
ALUM.	ALUMINUM
ALT	ALTERNATE
APPROX.	APPROXIMATELY
ARCH.	ARCHITECT(URAL)
A.W.B.	AIR & WATER-RESISTANT BARRIER
BLDG.	BUILDING
BLKG.	BLOCKING
BOT.	BOTTOM
BYND.	BEYOND
℄ / CL	CENTER LINE
CAB.	CABINET
C.G.	CORNER GUARD
CHG.	CHANGE
CLG.	CEILING
CLOS.	CLOSET
CLR.	CLEAR
C.M.U.	CONCRETE MASONRY UNIT
COL.	COLUMN
CONC.	CONCRETE
CONN.	CONNECTION
CONST.	CONSTRUCTION
CORR.	CORRIDOR
C.T.	CERAMIC TILE
CTR.	CENTER
DET.	DETAIL
DIA/ø	DIAMETER
DIM.	DIMENSION
DN	DOWN
DWG.	DRAWING
DR	DOOR
DS	DOWNSPOUT
(E)	EXISTING
EA	EACH
EL.	ELEVATION
ELEC.	ELECTRICAL
ELEV.	ELEVATOR
EQ	EQUAL
EQUIP.	EQUIPMENT
EXP.	EXPANSION
EXPOS.	EXPOSED
EXT.	EXTERIOR
F.D.	FLOOR DRAIN
F.F.	FINISH FLOOR
FLASH.	FLASHING
FLUOR.	FLUORESCENT
F.O.F.	FACE OF FINISH
F.O.S.	FACE OF STUD
FPRF.	FIREPROOF
FURR.	FURRING
GA.	GAUGE
GALV.	GALVANIZED
G.B.	GRAB BAR
G.C.	GENERAL CONTRACTOR
GL.	GLASS
GR.	GRADE
GYP. BD.	GYPSUM BOARD
H.B.	HOSE BIB
H.C.	HOLLOW CORE
H.C.P.	HANDICAP
HDWR.	HARDWARE
HGT.	HEIGHT
H.M.	HOLLOW METAL
HP.	HIGH POINT
HR.	HOUR
HW.	HOT WATER
INSUL.	INSULATION/INSULATED
INT.	INTERIOR
JAN.	JANITOR
JT.	JOINT
L.P.	LOW POINT
MAX.	MAXIMUM
MFR.	MANUFACTURER
M.C.	MEDICINE CABINET
M.D.	MOTION DETECTOR
MECH.	MECHANICAL
MIN.	MINIMUM
MTD.	MOUNTED
MTL.	METAL
(N)	NEW
N.I.C.	NOT IN CONTRACT
NO.	NUMBER
N.T.S.	NOT TO SCALE
O.C.	ON CENTER
OFF.	OFFICE
OPNG.	OPENING
OPP.	OPPOSITE
O.T.B.	OPEN TO BELOW
PR.	PAIR
P.H.	PANIC HARDWARE
P-LAM.	PLASTIC LAMINATE
PTD.	PAINTED
PLYWD.	PLYWOOD
P.O.	PRIVATE OFFICE
P.T.	PRESSURE-TREATED
R	RISER
R.D.	ROOF DRAIN
REQ'D.	REQUIRED
RESIL.	RESILIENT
RM.	ROOM
R.O.	ROUGH OPENING
S.A.S.M.	SELF-ADHERED SHEET MEMBRANE
S.C.	SOLID CORE
S.C.D.	SEE CIVIL DRAWINGS
S.E.D.	SEE ELECTRICAL DRAWINGS
SHT.	SHEET
SIM.	SIMILAR
S.S.D.	SEE STRUCTURAL DRAWINGS
STOR.	STORAGE
STRL.	STRUCTURAL
T	TREAD
T24	TITLE 24
T&G	TONGUE AND GROOVE
TEL.	TELEPHONE
T.O.	TOP OF
TYP.	TYPICAL
U.O.N.	UNLESS OTHERWISE NOTED
V.I.F.	VERIFY IN FIELD
WD.	WOOD
W.P.	WATERPROOF
W.R.	WATER-RESISTANT
W/C	WHEELCHAIR
W.O.	WHERE OCCURS

LEGEND

- DETAIL REFERENCE NUMBER / SHEET WHERE DETAIL IS LOCATED
- INTERIOR SECTION IDENTIFICATION/ DIRECTION OF SECTION VIEW / SHEET WHERE SECTION IS LOCATED
- SHEET WHERE ELEVATION IS LOCATED / ELEVATION REFERENCE NUMBER
- DOOR SYMBOL
- WINDOW SYMBOL
- WALL / FLOOR TYPE SYMBOL
- ELEVATION DATUM
- CEILING HEIGHT
- REVISION SYMBOL
- WALL-MOUNTED INCANDESCENT SCONCE LIGHT FIXTURE
- WALL-MOUNTED COMPACT FLUORESCENT SCONCE LIGHT FIXTURE
- RECESSED INCANDESCENT LIGHT FIXTURE AT CEILING
- RECESSED COMPACT FLUORESCENT LIGHT FIXTURE AT CEILING
- SURFACE-MOUNTED COMPACT FLUORESCENT LIGHT FIXTURE AT CEILING
- COMBINATION EXHAUST FAN AND COMPACT FLUORESCENT LIGHT FIXTURE, RECESSED AT CEILING
- SURFACE-MOUNTED FLUORESCENT STRIP LIGHT FIXTURE, CEILING-MOUNTED (WITH LENGTH AS INDICATED)
- SURFACE-MOUNTED TRACK LIGHT FIXTURE, CEILING-MOUNTED (WITH LENGTH AS INDICATED)
- EMERGENCY LIGHT FIXTURE WITH BATTERY PACK, CEILING OR WALL-MOUNTED
- EXIT LIGHT FIXTURE WITH BATTERY BACK-UP, CEILING OR WALL-MOUNTED (WITH DIRECTIONAL ARROWS AS REQUIRED)
- $ ONE-WAY SWITCH, MOUNTED AT +48" A.F.F., U.O.N.
- $2 TWO-WAY SWITCH, MOUNTED AT +48" A.F.F., U.O.N.
- $3 THREE-WAY SWITCH, MOUNTED AT +48" A.F.F., U.O.N.
- DUPLEX OUTLET, MOUNTED AT +15" A.F.F, U.O.N.
- DUPLEX OUTLET (WATERPROOF) MOUNTED AT +15" A.F.F, U.O.N.
- DUPLEX OUTLET, (DEDICATED) MOUNTED AT +15" A.F.F, U.O.N.
- DUPLEX OUTLET, WITH GROUND FAULT INTERRUPTER, MOUNTED AT +44" A.F.F, U.O.N.
- DUPLEX OUTLET (FOR DISHWASHER), MOUNTED UNDER KITCHEN CABINET
- TELEPHONE JACK, MOUNTED AT +15" A.F.F., U.O.N.
- DATA JACK, MOUNTED AT +15" A.F.F., U.O.N.

MISCELLANEOUS INFORMATION

CONSTRUCTION HOURS

WEEKDAYS: 8:00 A.M. – 7:00 P.M.
SATURDAYS: 9:00 A.M. – 6:00 P.M.
SUNDAYS AND HOLIDAYS: NO WORK IS ALLOWED
(SEE CITY OF BURLINGAME MUNICIPAL CODE, SECTION 13.04.100 FOR DETAILS)

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

BUILDING PERMITS FOR WORK TO BE PERFORMED

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

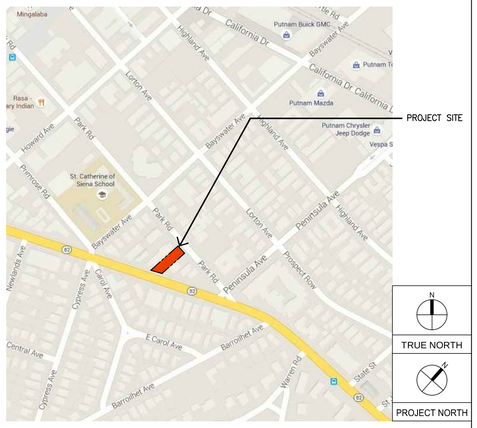
GRADING PERMIT

IF NEEDED, GRADING PERMIT WILL BE TO BE OBTAINED FROM DEPARTMENT OF PUBLIC WORKS.

PUBLIC MONEY & TAX REBATES

NO PUBLIC MONEY OR TAX REBATES WILL BE USED FOR THIS PROJECT.

PROJECT AREA MAP



PROJECT RENDERING

DRAWING INDEX

ARCHITECTURAL

A0.0 COVER SHEET
A0.1 BUILT IT GREEN CHECKLIST
A0.2 ACCESSIBILITY & EGRESS PLANS
A0.2A EXTERIOR WALL OPENING DIAGRAMS
A0.3 UNIT AREA CALCULATIONS
A0.4 DETAILS: TYPICAL ACCESSIBILITY

CIVIL

SHEET 1 BOUNDARY AND TOPOGRAPHIC SURVEY
SHEET 2 SUBDIVISION MAP

LANDSCAPE

L1.1 LANDSCAPE PLAN

ARCHITECTURAL (CONTINUED)

A1.0 SITE PLAN: EXISTING & DEMOLITION
A1.1 SITE PLAN: NEW

A2.1 FIRST & SECOND FLOOR PLANS
A2.2 THIRD FLOOR & ROOF PLANS

A3.0 PROJECT RENDERINGS
A3.1 BUILDING ELEVATIONS

A4.1 BUILDING SECTIONS

A5.1 ENLARGED UNIT PLANS
A5.2 ENLARGED UNIT PLANS

CONTACT LIST

CLIENT

21 PARK RD LLC
110 ROBLER AVE
HILLSBOROUGH, CA 94010

CONTACT: GRACE LI
PH: 510-857-4567

ARCHITECT

LEVY DESIGN PARTNERS
90 SOUTH PARK
SAN FRANCISCO, CA 94107

CONTACT: TOBY LEVY
PH: 415-777-0561

CIVIL ENGINEER

MACLEOD AND ASSOCIATES
965 CENTER STREET
SAN CARLOS, CA 94070

CONTACT: DAN MACLEOD
PH: 650-593-8580

LANDSCAPE ARCHITECT

LAND PLANNING CONCEPTS
923 ARGUELLO STREET, SUITE 200
REDWOOD CITY, CA 94063

CONTACT: BRUCE CHAN
PH: 650-346-7645

GENERAL NOTES

GENERAL CONDITIONS: AIA DOCUMENT A201, GENERAL CONDITIONS FOR THE PERFORMANCE OF THE CONTRACT IS HEREBY INCORPORATED INTO THESE DRAWINGS AND SHALL BE CONSIDERED AS PART OF THE REQUIREMENTS FOR THE COMPLETION OF THE WORK.

EXISTING CONDITIONS: CONDITIONS SHOWN ON THE DRAWINGS ARE AS SHOWN ON THE ORIGINAL DRAWINGS AND AS OBSERVED ON THE SITE, BUT THEIR ACCURACY IS NOT GUARANTEED. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE. ANY DISCREPANCIES SHALL BE REPORTED TO ARCHITECT PRIOR TO PROCEEDING WITH THE WORK. NOTE: DIMENSIONS TAKE PRECEDENCE OVER SCALE OF THE DRAWINGS.

CODES: ALL CONSTRUCTION WORK SHALL CONFORM TO THE 2010 CALIFORNIA BUILDING, MECHANICAL, AND PLUMBING CODES AND 2005 ENERGY CODES AND 2004 CALIFORNIA ELECTRICAL CODE AND THE 2001 CALIFORNIA FIRE CODE BUT NOT LIMITED TO: HEALTH DEPARTMENT REGULATIONS, FIRE AND SAFETY CODES, CITY AND/OR COUNTY ORDINANCES AND REGULATIONS AND OTHER CODES GOVERNING CONSTRUCTION.

SITE RESPONSIBILITY: IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS ON THE JOB SITE, INCLUDING HEALTH AND SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. CONTRACTOR TO LIMIT TRAFFIC AND ACCESS TO THOSE AREAS WHERE WORK IS PERFORMED.

CLEAN UP AND REPAIRS: THE CONSTRUCTION SITE SHALL BE MAINTAINED IN AN ORDERLY MANNER AT ALL TIMES WITH ALL DEBRIS REMOVED AT THE END OF EACH DAY. AT THE COMPLETION OF THE CONSTRUCTION, REMOVE ALL EXCESS MATERIALS AND REFUSE FROM THE SITE. LEAVE ALL SURFACES WITHIN CONSTRUCTION SITE FREE FROM DUST, DIRT AND STAINS. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY SURFACES OR ITEMS DAMAGED BY CONSTRUCTION TO THE SATISFACTION OF THE ARCHITECT AND OWNER.

PATCHING: PROPERLY PREPARE SURFACES FOR RECEIVING THE SPECIFIED FINISHES INCLUDING PATCHING OF SURFACES ALTERED BY CONSTRUCTION. ON PATCHED AREAS OR AREAS WHERE A FINISH IS NOT SPECIFIED, THE FINISH SHALL MATCH ADJACENT MATERIAL IN CONSTRUCTION, COLOR AND TEXTURE.

ALL WORK NOTED "N.I.C." OR "NOT IN CONTRACT" IS TO BE ACCOMPLISHED BY A CONTRACTOR OTHER THAN THE GENERAL CONTRACTOR AND IS NOT TO BE A PART OF THE WORK.

"ALIGN" AS USED IN THESE DOCUMENTS SHALL MEAN TO ACCURATELY LOCATE FINISH FACES ON THE SAME PLANE.

"TYPICAL" AS USED IN THESE DOCUMENTS SHALL MEAN THAT THE CONDITION IS THE SAME OR REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT, U.O.N. DETAILS ARE USUALLY KEYED AND NOTED "TYPICAL" ONLY ONCE, WHEN THEY FIRST OCCUR, AND ARE REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT, U.O.N.

INSTALLATION: ALL ITEMS SPECIFIED SHALL BE INSTALLED AS PER MANUFACTURERS' RECOMMENDATION. ALL OPERATING MANUALS AND GUARANTEES SHALL BE GIVEN TO THE OWNER.

SCHEDULE: UPON SUBMITTAL OF THE FINAL CONSTRUCTION COSTS, THE CONTRACTOR SHALL ALSO SUBMIT A CONSTRUCTION SCHEDULE INDICATING THE REQUIRED CONSTRUCTION TIME FOR ALL SUBCONTRACTOR'S AND CONTRACTOR'S WORK AND COST-BY-TRADE BREAKDOWN FOR USE IN SCHEDULING AND EVALUATING PAY REQUESTS.

SUBSTITUTIONS: SUBSTITUTIONS, REVISIONS, OR CHANGES MUST HAVE APPROVAL BY THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.

DAMAGE: THE CONTRACTOR SHALL REPAIR OR REPLACE ANY SURFACES OR ITEMS DAMAGED BY THE CONSTRUCTION TO THE SATISFACTION OF THE ARCHITECT OR OWNER.

GUARANTEES: THE CONTRACTOR SHALL GUARANTEE THAT THE PROJECT WILL BE FREE OF DEFECTS OF WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE BY THE OWNER. NO WORK DEFECTIVE IN CONSTRUCTION OR QUALITY OR DEFICIENT IN ANY REQUIREMENT OF THE DRAWINGS OR NOTES WILL BE ACCEPTABLE IN CONSEQUENCE OF THE OWNER'S OR ARCHITECT'S FAILURE TO POINT OUT DEFECTS OR DEFICIENCIES DURING CONSTRUCTION. DEFECTS OF WORKMANSHIP OR MATERIALS REVEALED WITHIN A PERIOD OF ONE YEAR FROM THE ACCEPTANCE SHALL BE REPLACED BY WORK CONFORMING WITH THE INTENT OF THE CONTRACT AT NO COST TO THE OWNER. NO PAYMENT, EITHER PARTIAL OR FINAL, SHALL BE CONSTRUED AS AN ACCEPTANCE OF DEFECTIVE WORK OR IMPROPER MATERIALS.

ALL WORK PERFORMED BY THE CONTRACTOR SHALL CONFORM TO THE EXISTING BUILDING STANDARDS.

CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING ALL HAZARDOUS MATERIALS. CONTRACTOR TO NOTIFY OWNER IMMEDIATELY IF ANY HAZARDOUS MATERIALS ARE SUSPECTED, SO THAT OWNER MAY HAVE THEM TESTED AND REMOVED. ALL HANDLING AND/OR REMOVAL OF HAZARDOUS WASTE SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CODES.

CONTRACTOR TO COORDINATE CONNECTION FROM WATER MAIN TO FIRE SPRINKLER RISER INSIDE THE BUILDING.

CONTRACTOR TO SUBMIT NECESSARY DRAWINGS FOR ANY CITY APPROVAL.

BUILDING DATA

ADDRESS:	21 PARK ROAD, BURLINGAME, CA 94010
A.P.N:	029 233 130
LOT SIZE:	8,859 SQ. FT.
ZONING DISTRICT:	BAYSWATER MIXED USE DISTRICT (BMU)
CODES:	2016 CALIFORNIA BUILDING CODE (CBC) 2016 BURLINGAME DOWNTOWN PLAN AND HOUSING ELEMENT
SCOPE OF WORK:	NEW CONSTRUCTION OF SEVEN 3-STORY TOWNHOUSE UNITS
FIRE RATINGS:	PRIMARY STRUCTURAL FRAME: NO RATING (CBC TABLE 601) BEARING EXTERIOR WALLS: NO RATING (CBC TABLE 601) BEARING INTERIOR WALLS: NO RATING (CBC TABLE 601) NON-BEARING EXTERIOR WALLS: NO RATING (CBC TABLE 601) NON-BEARING INTERIOR WALLS: NO RATING (CBC TABLE 601) FLOOR CONSTRUCTION: NO RATING (CBC TABLE 601) ROOF CONSTRUCTION: NO RATING (CBC TABLE 601)

LOCATION	1ST-3RD FLOORS
PROPOSED OCCUPANCY	RESIDENTIAL GROUP R-2
CONSTRUCTION	TYPE V-B
SRINKLERED	YES
HEIGHT & STORIES	
ALLOWABLE HEIGHT (CBC TABLE 503)	40'-0"
PROPOSED HEIGHT	35'-0" TO T.O. ROOF
ALLOWABLE STORIES (CBC TABLE 503)	2+1=3 (ADDITIONAL STORY FOR SPRINKLERED BUILDING PER CBC 504.2)
PROPOSED STORIES	3
AREA	
ALLOWABLE AREA PER STORY (CBC TABLE 503)	7,000 SF
TOTAL ALLOWABLE AREA	21,000 SF (3x7,000)
PROPOSED AREA	1ST FL: 3,196 SF 2ND FL: 4,314 SF 3RD FL: 4,466 SF
TOTAL PROPOSED AREA	11,976 SF
OCCUPANT LOAD	RESIDENTIAL – OCCUPANT LOAD FACTOR OF 200 GROSS: (CBC TABLE 1004.1.2) 1ST FL: 3,260/200 = 17 2ND FL: 4,314/200 = 22 3RD FL: 4,466/200 = 23 TOTAL OCCUPANTS: 62

APPLICABLE CODES AND REGULATIONS

BURLINGAME CODES
CITY OF BURLINGAME ORDINANCE 1889
BURLINGAME MUNICIPAL CODE

CALIFORNIA CODES
2016 CALIFORNIA BUILDING CODE
2016 CALIFORNIA BUILDING CODE – CHAPTERS 11A & 11B (ACCESSIBILITY)
2016 CALIFORNIA RESIDENTIAL CODE (WHERE APPLICABLE)
2016 CALIFORNIA MECHANICAL CODE
2016 CALIFORNIA ELECTRICAL CODE
2016 CALIFORNIA PLUMBING CODE
2016 CALIFORNIA ENERGY CODE (EFFICIENCY STANDARDS)

APPLICABLE STANDARDS
ASME A17.1-2013/CSA B44-13: SAFETY CODE FOR ELEVATORS AND GUIDE FOR ELEVATOR SEISMIC DESIGN, 2013 EDITION
NFPA 10: STANDARD FOR PORTABLE FIRE EXTINGUISHERS, 2013 EDITION
NFPA 13: STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS, 2013 EDITION
NFPA 14: STANDARD FOR THE INSTALLATION OF STANDPIPE AND HOSE, 2013 EDITION
NFPA 17: STANDARD FOR DRY CHEMICAL EXTINGUISHING SYSTEMS, 2009 EDITION
NFPA 17A: STANDARD FOR WET CHEMICAL EXTINGUISHING SYSTEMS, 2009 EDITION
NFPA 20: STANDARD FOR THE INSTALLATION OF STATIONARY PUMPS, 2013 EDITION
NFPA 24: STANDARD FOR THE INSTALLATION OF PRIVATE FIRE SERVICE MAINS AND THEIR APPURTENANCES, 2013 EDITION
NFPA 72: NATIONAL FIRE ALARM AND SIGNALING CODE, 2013 EDITION
NFPA 2001: STANDARD ON CLEAN AGENT FIRE EXTINGUISHING SYSTEMS, 2012 EDITION
INCLUDING ANY AMENDMENTS AS WELL AS ANY OTHER APPLICABLE LOCAL AND STATE LAWS AND REGULATIONS

PLANNING DATA

ADDRESS:	21 PARK ROAD, BURLINGAME, CA 94010
A.P.N:	029 223 130
LOT SIZE:	8,859 SQ. FT.
ZONING DISTRICT:	BAYSWATER MIXED USE DISTRICT (BMU)
CODES:	2016 CALIFORNIA BUILDING CODE (CBC) 2016 BURLINGAME DOWNTOWN PLAN AND HOUSING ELEMENT
SCOPE OF WORK:	NEW CONSTRUCTION OF SEVEN 3-STORY TOWNHOUSE UNITS

FLOOR AREA RATIO/DENSITY:
ALLOWED: MAX. AVERAGE UNIT SIZE OF 1250 SF (BURLINGAME PLANNING 25.35.020)
PROPOSED: (7) 2-BEDROOM/2.5 BATHROOM UNITS
UNIT SIZE: 1174 SF-1491 SF
AVERAGE UNIT SIZE: 1232 SF
SEE UNIT SUMMARY ON A2.1 & A2.2

HEIGHT LIMIT:
ALLOWED: 55'-0" MAX.
35'-0" (WITHOUT CONDITIONAL USE PERMIT)
PROPOSED: 35'-0"

LOT COVERAGE:
ALLOWED: 75% OF LOT SIZE (8,859) = 6,644 SF
PROPOSED: BUILDING FOOTPRINT & OVERHANGS = 5,062 SF
(EXCLUDING ROOF EAVES UP TO 24" PER BURLINGAME MUNICIPAL CODE 25.35.065)

SETBACKS:
REQUIRED: FRONT: 10'-0" (PARK ROAD)
LEFT SIDE: NO REQUIREMENT (ADJACENT TO NON-RESIDENTIAL USE)
RIGHT SIDE: 5'-0" AT FIRST FLOOR
+1'-0" AT EACH ADDITIONAL FLOOR
REAR: 20'-0" (EL CAMINO REAL SETBACK)
PROPOSED: FRONT: 10'-0" (PARK ROAD)
LEFT SIDE: VARIES (BTWN. 5'-0" & 7'-0")
RIGHT SIDE: VARIES (BTWN. 7'-6" & 24'-0")
REAR: 20'-0" (EL CAMINO REAL SETBACK)

LANDSCAPING:
REQUIRED: MIN. 10% OF FRONT SETBACK AREA (PER BURLINGAME MUNICIPAL CODE 25.35.070)
PROPOSED: 60% OF FRONT SETBACK (300 SF OF 500 SF)

OPEN SPACE (PRIVATE):
REQUIRED: 75 SF PER UNIT PRIVATE OPEN SPACE
- MIN. DIMENSION OF 10'-0" PER SIDE ON FIRST FLOOR
- MIN. DIMENSION OF 3'-6" PER SIDE ON OTHER FLOORS

PROPOSED: EACH UNIT PROVIDED WITH 75+ SF OF PRIVATE DECKS OR BALCONY TO MEET REQUIREMENTS STATED ABOVE; SEE PLANS ON A2.1 & A2.2.

OPEN SPACE (COMMON):
REQUIRED: 100 SF PER UNIT COMMON OPEN SPACE = 700 SF TOTAL
MAX. 50% OF REQUIRED COMMON OPEN SPACE TO BE PAVED
PROPOSED: 1160 SF ON GROUND FLOOR AT REAR YARD;
949 SF TO BE SOFTSCAPE (SEE LANDSCAPE PLANS)

PARKING (RESIDENT): (PER BURLINGAME DOWNTOWN SPECIFIC PLAN)
REQUIRED: 11 SPACES
- 1.5 SPACES PER 2-BEDROOM UNIT

NO GUEST PARKING REQUIRED PER BURLINGAME DOWNTOWN SPECIFIC PLAN
PROPOSED: 14 SPACES
- EACH UNIT TO PROVIDE (1) STACKER W/ (2) CAR CAPACITY

NO GUEST PARKING PROPOSED

PARKING (GUEST): (PER BURLINGAME DOWNTOWN SPECIFIC PLAN)
REQUIRED: NONE REQUIRED

SERVICE/DELIVERY
REQUIRED: ONE SPACE
PROPOSED: ONE SPACE (ADJACENT TO ENTRY DOOR OF UNIT 1)

LEVY DESIGN PARTNERS
90 South Park
San Francisco
CA 94107

NOTICE:
These drawings and specifications are the property and copyright of Levy Design Partners Inc. and shall not be used except by written agreement with Levy Design Partners

21 PARK ROAD
BURLINGAME, CA

LICENSED ARCHITECT
TOBY STELLA LEVY
C-10527
RENEWAL DATE 6-30-19
STATE OF CALIFORNIA

21 PARK ROAD
APN: 029-223-130
BURLINGAME, CA
PROJECT NO. 2016-03

DATE	SET ISSUE
09-29-2016	PLANNING SUBMISSION
1 02-10-2016	PLANNING RESPONSE
2 07-07-2017	PLANNING RESPONSE
3 04-30-2018	PLANNING COMMISSION RESPONSE

CONTACT: TOBY LEVY

(415) 777-0561 P
(415) 777-5117 F

SCALE: AS NOTED

COVER SHEET

A0.0

GreenPoint Rated Checklist: Multifamily

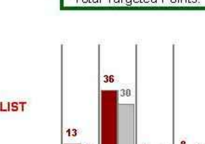
The GreenPoint Rated checklist tracks green features incorporated into the home. **A home is only GreenPoint Rated if all features are verified by a Certified GreenPoint Rater through Build It Green.** GreenPoint Rated is provided as a public service by Build It Green, a professional non-profit whose mission is to promote healthy, energy and resource efficient buildings in California.
The minimum requirements for a GreenPoint Rated home are: Earn a total of 50 points or more; obtain the following minimum points per category: Community (6), Energy (30), Indoor Air Quality/Health (5), Resources (6), and Water (3); and meet the prerequisites A2a, E2a, H4a. (for 2008 permitted projects), J1a, N1. and Q0.

This checklist accommodates the verification of mandatory CALGreen measures but does not signify compliance unless accepted by jurisdictional authority. All CALGreen measures within the checklist must be selected as "Yes" or "n/a" for compliance with GreenPoint Rated. Build It Green is not a code enforcement agency.

The green building practices listed below are described in the GreenPoint Rated Multifamily Rating Manual. For more information please visit **www.builditgreen.org/greenpointrated.**

GreenPointRATED
A PROGRAM OF BUILD IT GREEN

Total Targeted Points: **87**



Multifamily New Home 2.2 / 2008 Title 24
REQUIRED: ENTER FLOOR AREAS AND LANDSCAPED AREA BEFORE BEGINNING CHECKLIST

Enter Total Conditioned Floor Area of the Project:	12054
Enter Total Non-Residential Floor Area of Project:	0
Percent of Project Dedicated to Residential Use	100%
Percentage of Site Dedicated to Landscaping	20%

21 Park Road, Burlingame, CA

	Measure	Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
	AA. COMMUNITY DESIGN AND PLANNING		Possible Points					
	1. Develop Infill Sites							
Yes	a. Project is an Urban Infill Development	1	1					
34.5	b. Conserve Resources by Increasing Density-15 Units Per Acre or Greater (1 Point for every additional 5 dwelling units/acre) *Enter Project Density Number (In du/acre)*	4	10					
No	c. Project Includes the Redevelopment of At Least One Existing Building	0				1		
No	d. Build on Designated Brownfield Site or City-Designated Redevelopment Area	0	1					
	2. Design for Walking & Bicycling							
Yes	a. Sidewalks Are Buffered from Roadways & Are 5 Feet Wide (8 Feet in Retail Areas)	1	1					
No	b. Install Traffic Calming Strategies	0	1					
No	c. Provide Dedicated, Covered & Secure Bicycle Storage for 15% of Residents	0	1					
No	d. Provide Secure Bicycle Storage for 5% of Non-Residential Tenant Employees & Visitors	0	1					
	3. Alternative Transportation							
	a. Site has Pedestrian Access Within ½ Mile of Community Services:							
20	TIER 1: *Enter number of services within ½ Mile:* 1) Day Care 2) Community Center 3) Public Park 4) Drug Store 5) Restaurant 6) School 7) Library 8) Farmer's Market 9) After School Programs 10) Convenience Store Where Meat & Produce are Sold							
15	TIER 2: *Enter number of services within ½ Mile:* 1) Bank 2) Place of Worship 3) Laundry/Cleaners 4) Hardware 5) Theater/Entertainment 6) Fitness/Gym 7) Post Office 8) Senior Care Facility 9) Medical/Dental 10) Hair Care 11) Commercial Office or Major Employer 12) Full Scale Supermarket							
	i. 5 Services Listed Above (Tier 2 Services Count as 1/2 Service Value)	1	1					
	ii.10 Services Listed Above (Tier 2 Services Count as 1/2 Service Value)	1	1					
	b. Proximity to Public Transit: Development is Located Within							
Yes	i. 1/4 Mile of One Planned or Current Bus Line Stop	1	1					
Yes	ii. 1/2 Mile of a Major Transit Stop (Commuter Train/Light Rail Transit System OR Two or More Planned/Current Bus Line Stops	1	1					
	c. Reduced Parking Capacity							
No	i. Less than 1.5 Parking Spaces Per Unit	0	1					
No	ii. Less than 1.0 Parking Spaces Per Unit	0	1					
	4. Mixed-Use Developments							
No	a. At least 2% of Development Floor Space Supports Mixed-Use (Non-Residential Tenants)	0	1					
No	b. Half of the Non-Residential Floor Space is Dedicated to Community Services (See AA3a)	0	1					
	5. Outdoor Gathering Places							
Yes	a. Private or Semi-Public Outdoor Gathering Places for Residents (Minimum of 50 sf Per Unit) (mutually exclusive with AA5b)	1	1					
No	b. Outdoor Gathering Place of Compact Site Provides Natural Elements (mutually exclusive with AA5a) (Projects Must Be a Minimum of 50 du/acre)	0	1					
No	c. Public Outdoor Gathering Places have Direct Access to At Least Two Tier 1 Community Services (See AA3a)	0	1					
	6. Design for Safety and Vandalism Deterrence							
Yes	a. Residence Entries Have Views to Callers (Windows or Double Peep Holes) & Can Be Seen By Neighbors	1	1					
No	b. All Main Entrances to the Building and Site are Prominent and Visible from the Street	0	1					

21 Park Road, Burlingame, CA

	Measure	Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
	7. Passive Solar Design							
No	a. Provide Appropriate Orientation for Maximum Energy Efficiency	0		2				
No	b. Provide Appropriate Shading On All South-Facing Windows for Effective Passive Solar Control	0		1				
No	c. Provide Thermal Mass	0		2				
	8. Adaptable Buildings							
	a. Include Universal Design Principles in Units							
No	i. 50% of Units	0	1					
No	ii. 80% of Units	0	1					
No	b. Live/Work Units Include A Dedicated Commercial Entrance	0	1					
	9. Affordability							
	a. Units are Dedicated to Households Making 80% or Less of AMI							
No	i. 10% of All Units	0	1					
No	ii. 25%	0	1					
No	iii. 50% or More	0	1					
Yes	b. Development Includes Multiple Bedroom Units (Minimum of 2 3-Bdrm Units At or Less Than 80% AMI)	1	1					
No	c. At least 20% of Units at 120% or Less of AMI are For-Sale	0	1					
	Total Available Points in Community Design and Planning: 42	**13**						
	A. SITE		Possible Points					
	1. Protect Topsoil and Minimize Disruption of Existing Plants & Trees							
No	a. Protect Topsoil and Reuse After Construction	0	1			1		
No	b. Limit and Delineate Construction Footprint for Maximum Protection	0				1		
	2. Divert/Recycle Job Site Construction Waste (Including Green Waste and Existing Structures)							
Yes	a. Required: Divert 50% (by weight) of All Construction & Demolition Waste (Recycling or Reuse) (CALGreen code)	Y				R		
No	b. Divert 100% of Asphalt and Concrete and 65% (by weight) of Remaining Materials	0				2		
No	c. Divert 100% of Asphalt and Concrete and 80% (by weight) of Remaining Materials	0				2		
	3. Construction Environmental Quality Management Plan, Duct Sealing, and Pre-Occupancy Flush-Out [*This credit is a requirement associated with PJ1: EPA IAP]							
Yes	a. Duct openings and other related air distribution component openings shall be covered during construction. (CALGreen code if applicable)	1			1			
No	b. Full environmental quality management plan and pre-occupancy flush out is conducted (Prerequisite is A5a)	0			1			
No	**4. Use Recycled Content Aggregate (Minimum 25%)**	0				1		
No	**5. Cool Site: Reduce Heat Island Effect on Site**	0	1					
	Total Available Points in Site: 11	**1**						
	B. LANDSCAPE		Possible Points					
	1. Landscaping							
Yes	*Is the landscape ≥ 10% of the site area? Sites with less than 10% of the total site area dedicated to landscaping can only earn up to 4 points for measure B1a through B1g. Calculate the landscape area percentage by dividing the landscape area by the total site area. Include the building footprint(s) and all other developed portions of the site up to the site boundary.*							
Yes	a. Group Plants by Water Needs (Hydrozoning)	2					2	
Yes	b. Mulch All Planting Beds to the Greater of 3 Inches or Local Water Ordinance Requirement	2					2	
	c. Construct Resource-Efficient Landscapes							
Yes	i. No Invasive Species Listed by Cal-IPC Are Planted	1				1		
No	ii. No Plant Species will Require Shearing	0				1		
No	iii. 75% of Plants are Drought-tolerant, California Natives, Mediterranean or Other Appropriate Species	0					3	
	d. Minimize Turf in Landscape Installed by Builder							
Yes	i. Turf Shall Not Be Installed on Slopes Exceeding 10% and No Overhead Sprinklers Installed in Areas Less than 8 Feet Wide	2					2	
Yes	ii. Turf Is ≤ 25% of Landscaped Area	2					2	
	e. Install High-Efficiency Irrigation Systems							
Yes	i. System Uses Only Low-Flow Drip, Bubblers or Sprinklers	2					2	
Yes	ii. System Has Smart (Weather-based) Controller (CALGreen code if applicable)	3					3	
Yes	f. Incorporate Two Inches of Compost in the Top 6 to 12 Inches of Soil	3					3	
	g. Design Landscape to Meet Water Budget							
Yes	i. Install Irrigation System That Will Be Operated at <70% Reference ET (B1a. and B1b. are Prerequisites for Credit)	1					1	
No	ii. Install Irrigation System That Will Be Operated at <50% Reference ET (B1a., B1b. and B1ei. or B1eii. are Prerequisites for Credit)	0					1	
No	h. Incorporate Community Garden	0	1					
	2. Source Water Efficiency							
No	a. Use Recycled Water for Indoor and/or Outdoor Water Use	0					2	
No	b. Use Rainwater for Indoor and/or Outdoor Water Use	0					4	
	3. Outdoor Play Structures and Outdoor Furniture							
No	a. Play Structures & Surfaces Have an Average Recycled Content ≥20%	0				1		
No	b. Environmentally Preferable Exterior Site Furnishings	0				1		
No	**4. Reduce Light Pollution by Shielding Fixtures and Directing Light Downward**	0	1					
	Total Available Points in Landscape: 33	**18**						

21 Park Road, Burlingame, CA

	Measure	Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
	C. DESIGN CONSIDERATIONS		Possible Points					
	1. Acoustics: Noise and Vibration Control (minimum 2 points for credit, including 1 Tier 1 measure, maximum of 4 points)							
No	TIER 1: 1) Exterior Noise Reduction	0	1					
No	2) Loud Single-Event Noise Reduction in Noise-Sensitive Spaces	0	1					
No	3) Airborne and Structure-borne Noise Reduction (e.g., walls, floor-ceilings)	0	1					
No	4) Mechanical Ventilation Noise and Vibration Control	0	1					
No	5) Plumbing Noise and Vibration Reduction	0	1					
No	TIER 2: 1) Minimize Stair Impact Noise	0	0.5					
No	2) Minimize Floor Squeaks	0	0.5					
No	3) Minimize Trash Chute Noise	0	0.5					
No	4) Mixed-Use Noise and Vibration Reduction	0	0.5					
	2. Mixed-Use Design Strategies							
No	a. Develop Green Tenant Improvement Requirements for Build Outs	0	2					
No	b. Commercial Loading Area Separated from Residential area	0			1			
No	c. Separate Mechanical and Plumbing Systems	0			1			
	3. Commissioning							
No	a. Design Phase (Define Owner's Project Requirements, Basis of Design, and Develop Plan)	0		1	1			
No	b. Construction Phase (Perform Functional Testing)	0		2				
No	c. Post-Construction Phase (Verify Compliance, Commissioning Report, Training and Warranty Review)	0	1	1				
	Total Available Points in Design Considerations: 14	**0**						
	D. FOUNDATION, STRUCTURAL FRAME & BUILDING ENVELOPE		Possible Points					
≥20%	**1. Replace Portland Cement in Concrete with Recycled Fly Ash and/or Slag (Minimum 20%)**	2				3		
No	**2. Design, Build and Maintain Structural Pest and Rot Controls (for low-rise projects)**	0			1	1		
	3. Construction Material Efficiencies							
No	a. Wall and Floor Assemblies (excluding solid wall assemblies) are Delivered Panelized from Supplier (Minimum of 80% square feet)	0				1		
No	b. Modular Components are Delivered Assembled to the Project (Minimum 25%)	0				6		
	c. Optimal Value Engineering							
No	i. Studs at 24 Inch on Center at Interior Non-Bearing Walls and Top Floor	0				1		
Yes	ii. Door & Window Headers Sized for Load	1				1		
No	iii. Use Only Cripple Studs Required for Load	0				1		
	4. Use Engineered Lumber							
No	a. Engineered Beams and Headers	0				1		
No	b. Wood I-Joists or Web Trusses for Floors	0				1		
No	c. Engineered Lumber for Roof Rafters	0				1		
No	d. Engineered or Finger-Jointed Studs for Vertical Applications	0				1		
No	e. Oriented Strand Board for Subfloor	0				1		
No	f. Oriented Strand Board for Wall and Roof Sheathing	0				1		
No	**5. Insulated Headers**	0		1				
	6. Use FSC-Certified Wood							
No	a. Dimensional Lumber, Studs and Timber (Minimum 40%)	0				4		
No	b. Panel Products (Minimum 40%)	0				2		
No	**7. Energy Heels on Roof Trusses for Low-Rise Projects**	0		1				
	8. Use Solid Wall Systems (Includes SIPS, ICFs, & Any Non-Stick Frame Assembly)							
No	a. Floors	0				2		
No	b. Walls	0				2		
No	c. Roofs	0				1		
	Total Available Points in Foundation, Structural Frame & Building Envelope: 34	**3**						
	E. EXTERIOR		Possible Points					
	1. Drainage Planes and Durable Siding							
No	a. Install a Rain Screen Wall System	0				2		
No	b. Use Durable and Non-Combustible Siding Materials	0				1		
	2. Durable Roofing Options							
Yes	a. ***Required:*** All Roofing Has 3-Year Subcontractor Warranty and a 20-Year Manufacturer Warranty	Y				R		
Yes	b. Use Durable and Fire Resistant Roofing Materials or Assembly	1				1		
No	**3. Vegetated Roof** (2 points for 25%, 4 points for 50%)	0	4					
	Total Available Points in Exterior: 8	**1**						

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	Measure	Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
	F. INSULATION		Possible Points					
	1. Install Insulation with 75% Recycled Content							
Yes	a. Walls	1				1		
Yes	b. Ceilings	1				1		
Yes	c. Floors	1				1		
	Total Available Points in Insulation: 3	**3**						
	G. PLUMBING		Possible Points					
	1. Water Efficient Fixtures							
	a. Install High Efficiency Toilets (Dual Flush or ≤ 1.28 Gallons Per Flush (gpf)) (CALGreen code if applicable)							
Yes	i. In All Residences	2					2	
N/A	ii. In All Non-Residential Areas	N/A					0	
	b. High Efficiency Urinals or No-Water Urinals Are Specified:							
Yes	i. Average Flush Rate is ≤0.5 gpf (CALGreen code if applicable)	1					1	
No	ii. Average Flush Rate is ≤0.1 gpf	0					1	
Yes	c. High Efficiency Showerheads Use ≤ 2.0 Gallons Per Minute (gpm) at 80 psi (CALGreen code if applicable)	3					3	
	d. Flow Limiters Or Flow Control Valves Are Installed on All Faucets							
Yes	i. Residences: Kitchen - ≤ 1.8 gpm (CALGreen code if applicable)	1					1	
N/A	ii. Non-Residential Areas: Kitchen - ≤ 1.8 gpm (CALGreen code applicable)	N/A					0	
No	iii. Residences: Bathroom Faucets- ≤ 1.5 gpm at 60psi	0					1	
N/A	iv. Non-Residential Areas: Bath Faucets - ≤ .5 gpm or .25 gal for meter faucets (CALGreen code if applicable)	N/A					0	
	2. Distribute Domestic Hot Water Efficiently (G2a is a Prerequisite for credit for G2 b-e. Maximum 5 Points)							
No	a. Insulate All Hot Water Pipes [*This credit is a requirement associated with PJ1: EPA IAP]	0		1			1	
No	b. Use Engineered Parallel Plumbing	0					1	
No	c. Use Engineered Parallel Plumbing with Demand Controlled Circulation Loop(s)	0					1	
No	d. Use Traditional Trunk, Branch and Twig Plumbing with Demand Controlled Circulation Loop(s)	0		1			2	
No	e. Use Central Core Plumbing	0		1		1	1	
No	**3. Water Submetering: Bill Tenants for Actual Usage**	0					4	
	Total Available Points in Plumbing: 18	**7**						
	H. HEATING VENTILATION AND AIR CONDITIONING		Possible Points					
No	**1. Install High Performing Zoned Radiant Hydronic Heating**	0			2			
No	**2. Install High Efficiency Air Conditioning with Environmentally Preferable Refrigerants**	0	1					
	3. Advanced Ventilation Practices for Cooling							
No	a. Operable Windows or Skylights Are Placed To Induce Cross Ventilation In At Least One Room In 80% of Units	0		1	1			
	b. Mechanical Ventilation System for Cooling:							
No	i. ENERGY STAR Ceiling Fans and Light Kits in Living Areas & All Bedrooms	0		1				
Yes	ii. Whole House Fan (CALGreen code if applicable)	1		1				
	4. Advanced Mechanical Ventilation for IAQ							
Yes	a. ***Required:*** Compliance with ASHRAE 62.2 Mechanical Ventilation Standard (As Adopted in Title 24 Part 6). *N/A for projects permitted under 2005 Title 24.*	Y			R			
No	b. Advanced Ventilation Practices (Continuous Operation, Sone Limit, Minimum Efficiency, Minimum Ventilation Rate, Homeowner Instructions)	0			1			
No	c. Outdoor Air Ducted to Bedroom and Living Areas of Home	0			2			
Yes	d. ENERGY STAR Bathroom Fans on Timer or Humidistat (CALGreen code if applicable)	1			1			
No	**5. Garage Ventilation Fans Are Controlled by Carbon Monoxide Sensors** (Passive Ventilation Not Eligible) [*This credit is a requirement associated with PJ1: EPA IAP]	0			1			
No	**6. Install Carbon Monoxide Alarms** (or No Combustion Appliances in Living Space and No Attached Garage) [*This credit is a requirement associated with PJ1: EPA IAP]	0			1			
	Total Available Points in Heating Ventilation and Air Conditioning: 13	**2**						
	I. RENEWABLE ENERGY		Possible Points					
No	**1. Solar Hot Water System Preheats Domestic Hot Water**	0		4				
	2. Offset a Percentage of the Project's Estimated Electricity Demand with Onsite Renewable Generation							
No	a. 60% of Common Area Load	0	2	2				
No	b. 90% of Common Area Load	0	2	2				
No	c. 10% or More of Residential Units Load	0	2	2				
	Total Available Points in Renewable Energy: 16	**0**						

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	Measure	Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
	J. BUILDING PERFORMANCE		Possible Points					
	1. Building Performance Exceeds Title 24							
2008	*Is project permitted under 2005 Title 24 or 2008 Title 24?*							
	Enter the Percent Better Than Title 24 for Residential and Non-Residential Portions of the Project.							
15%	a. ***Required:*** Residences: Minimum 15% Better Than Title 24. 2 Points for Every 1% Better Than Title 24	30		30+				
0%	b. Non-Residential Spaces: 1 Point for Every 1% Better Than Title 24, adjusted for square footage	0		1+				
	2. Building Envelope Diagnostic Evaluations							
No	a. Duct Testing Results in Leakage < 6% [*This credit is a requirement associated with PJ1: EPA IAP]	0		1				
No	b. Blower Door Testing Results for Air Change per Hour is < 3.5 ACH_{50} [*This credit is a requirement associated with PJ1: EPA IAP]	0		2				
No	c. Verify Quality of Insulation Installation & Thermal Bypass Checklist before Drywall [*This credit is a requirement associated with PJ1: EPA IAP]	0		1				
No	**3. Design and Build Near Zero Energy Homes** *(Enter number of points, minimum of 2 and maximum of 6 points)*	0		6				
No	**4. Title 24 Prepared and Signed by a CABEC Certified Energy Plans Examiner (CEPE)**	0		1				
	5. Participation in Utility Program with Third Party Plan Review							
No	a. Energy Efficiency Program [*This credit is a requirement associated with PJ1: EPA IAP]	0		1				
No	b. Renewable Energy Program with Min. 30% Better Than Title 24 (High Performing Home)	0		1				
	Total Available Points in Building Performance: 43+	30						
	K. FINISHES		Possible Points					
	1. Entryways							
No	a. Design Entryways to Reduce Tracked-In Contaminants for All Home Entrances	0			1			
No	b. Permanent Walk-Off Systems Are Provided at All Main Building Entrances & In Common Areas	0			1			
No	**2. Use Recycled Content Paint**	0				1		
	3. Low/No-VOC Paints & Coatings [*This credit is a requirement associated with PJ1: EPA IAP]							
	a. Low-VOC Interior Wall/Ceiling Paints (<50 grams per liter (gpl) VOCs regardless of sheen) (CALGreen code if applicable)							
Yes	i. In All Residences	1			1			
Yes	ii. In All Non-Residential Areas	0			0			
	b. Zero-VOC: Interior Wall/Ceiling Paints (<5 gpl regardless of sheen)							
No	i. In All Residences	0			1			
No	ii. In All Non-Residential Areas	0			0			
	c. Use Low-VOC Coatings That Meet SCAQMD Rule 1113 (CALGreen code if applicable)							
Yes	i. In All Residences	2			2			
Yes	ii. In All Non-Residential Areas	0			0			
Yes	**4. Use Low VOC Caulks, Construction Adhesives and Sealants that Meet SCAQMD Rule 1168 (CALGreen code if applicable)**	1			1			
	5. Environmentally Preferable Materials for Interior Finish: A) FSC-Certified Wood, B) Reclaimed Lumber, C) Rapidly Renewable, D) Recycled-Content, E) Finger-Jointed, or F) Local							
	a. Residences: At Least 50% of Each Material:							
No	i. Cabinets	0				4		
No	ii. Interior Trim	0				2		
No	iii. Shelving	0				2		
No	iv. Doors	0				2		
No	v. Countertops	0				2		
	b. Non-Residential Areas: At Least 50% of Each Material:							
No	i. Cabinets	0				0		
No	ii. Interior Trim	0				0		
No	iii. Shelving	0				0		
No	iv. Doors	0				0		
No	v. Countertops	0				0		

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	Measure	Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
Yes	**6. Reduce Formaldehyde in Interior Finish – Meet Current CARB Airborne Toxic Control Measure (ATCM) for Composite Wood Formaldehyde Limits by Mandatory Compliance Dates (CALGreen code if applicable) [*This credit is a requirement associated with PJ1: EPA IAP]**	Y			0			
	7. Reduce Formaldehyde in Interior Finish - Exceed Current CARB ATCM for Composite Wood Formaldehyde Limits Prior to Mandatory Compliance Dates							
	a. Residences: At Least 90% of Each Material:							
No	i. Doors	0			1			
No	ii. Cabinets and Countertops	0			2			
No	iii. Interior Trim and Shelving	0			1			
	b. Non-Residential Areas: At Least 90% of Each Material							
No	i. Doors	0			0			
No	ii. Cabinets and Countertops	0			0			
No	iii. Interior Trim and Shelving	0			0			
	8. Durable Cabinets							
No	a. Residences	0				1		
No	b. Non-Residential Areas	0				0		
No	**9. At Least 25% of All Newly Supplied Interior Furniture has Environmentally Preferable Attributes**	0				1		
	Total Available Points in Finishes: 26	**4**						
	L. FLOORING		Possible Points					
	1. Use Environmentally Preferable Flooring (Minimum 15% of Floor Area) A) FSC-Certified Wood, B) Reclaimed or Refinished, C) Rapidly Renewable, D) Recycled-Content, E) Exposed Concrete, or F) Local. *Flooring Adhesives Must Meet SCAQMD Rule 1168 for VOCs*							
No	a. Residences	0				4		
No	b. Non-Residential Areas	0				0		
	2. Low-Emitting Flooring [*This credit is a requirement associated with PJ1: EPA IAP]							
No	a. Residences: Low Emitting Flooring (50% Minimum) (Section 01350, CRI Green Label Plus, Floorscore)	0			2			
No	b. Non-Residential Areas: Low-Emitting Flooring (50% Minimum) (Section 01350, CRI Green Label Plus, Floorscore)	0			0			
Yes	**3. All carpet and 50% of Resilient Flooring is low emitting. (CALGreen code if applicable)**	Y			0			
	Total Available Points in Flooring: 6	**0**						
	M. APPLIANCES & LIGHTING		Possible Points					
	1. ENERGY STAR Appliances							
No	a. Install ENERGY STAR Dishwasher (Must Meet Current Specifications)	0		1			1	
	b. Install ENERGY STAR Clothes Washer							
No	i. Meets ENERGY STAR and CEE Tier 2 Requirements (Modified Energy Factor ≥2.0, Water Factor ≤6.0) (Total 3 Points)	0		1			2	
No	ii Meets ENERGY STAR and CEE Tier 3 Requirements (Modified Energy Factor ≥2.2, Water Factor ≤4.5) (Total 5 Points)	0					2	
	c. Install ENERGY STAR Refrigerators in All Locations							
No	i. ENERGY STAR-Qualified & < 25 Cubic Feet Capacity	0		1				
No	ii. ENERGY STAR-Qualified & < 20 Cubic Feet Capacity	0		1				
No	**2. Common Laundry Facilities Are Provided for All Occupants**	0				1		
No	**3. Provide Built-In Recycling Center In Each Residential Unit**	0				1		
	4. Low-Mercury Lamps							
No	a. Low-Mercury Products Are Installed Wherever Linear Fluorescent Lamps Are Used or Replaced	0				1		
No	b. Low-Mercury Products Are Installed Wherever Compact Fluorescent Lamps Are Used or Replaced	0				1		
	5. Install High-Efficacy Lighting and Design Lighting System							
No	a. Install High-Efficacy Lighting	0		1				
No	b. Install a Lighting System to IESNA Footcandle Standards or Hire Lighting Consultant	0		1				
No	**6. Gearless Elevators Are Installed**	0		1				
	Total Available Points in Appliances & Lighting: 16	**0**						
	N. OTHER		Possible Points					
Yes	**1. *Required:* Incorporate GreenPoint Rated Checklist in Blueprints** [*This credit is a requirement associated with PJ1: EPA IAP]	Y	R					
No	**2. Pre-Construction Kick-Off Meeting with Rater and Subs**	0	1					
	3. Operations & Maintenance Manuals and Training [*This credit is a requirement associated with PJ1: EPA IAP]							
Yes	a. Provide O&M Manual to Building Maintenance Staff (CALGreen code if applicable)	1		1				
No	b. Provide O&M Manual to Occupants and Orientation	0		1			1	
No	**4. Residents Are Offered Free or Discounted Transit Passes**	0	2					
No	**5. Educational Signage of Project's Green Features**	0	1					
No	**6. Install Home/Building System Monitor(s)**	0		1				
No	**7. Use Vandalism Deterrence Practices and Develop Vandalism Management Plan**	0	1					
	Total Available Points in Other: 9	**1**						

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	Measure	Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
	O. (Not Used)							
	P. INNOVATIONS		Possible Points					
	A. Site							
	1. Stormwater Control: Prescriptive Path (Maximum of 3 Points, Mutually Exclusive With PA2)							
No	a. Use Permeable Paving for 25% of Driveways, Patios and Walkways	0	1					
No	b. Install Bio-Retention and Filtration Features	0	2					
No	c. Route Downspout Through Permeable Landscape	0	1					
No	d. Use Non-Leaching Roofing Materials	0	1					
No	e. Include Smart Street/Driveway Design	0	1					
	2. Stormwater Control: Performance Path (Mutually Exclusive With PA1):	0						
No	Perform a Soil Percolation Test and Capture and Treat 85% of Total Annual Runoff	0	3					
	D. Foundation, Structural Frame and Building Envelope							
No	1. Use Radon Resistant Construction [*This credit is a requirement associated with PJ1: EPA IAP]	0			2			
No	2. Install a Foundation Drainage System [*This credit is a requirement associated with PJ1: EPA IAP]	0				2		
No	3. Moisture Controlled Crawlspace [*For projects with crawlspaces, this credit is a requirement associated with PJ1: EPA IAP]	0			2			
	E. Exterior							
No	1. Flashing Installation Techniques Specified and Third-Party Verified [*This credit is a requirement associated with PJ1: EPA IAP]	0				1		
	H. Heating Ventilation and Air Conditioning							
Yes	1. Design and Install HVAC System to ACCA Manual J, D, and S Recommendations (CALGreen code if applicable) [*This credit is a requirement associated with PJ1: EPA IAP]	4		4				
No	2. Pressure Relieve the Ductwork System (Mutually exclusive with H1) [*For projects with ducted systems, this credit is a requirement associated with PJ1: EPA IAP]	0		1				
No	3. Install High Efficiency HVAC Filter (MERV 6+, Mutually exclusive with H1.) [*This credit is a requirement associated with PJ1: EPA IAP]	0		1				
	J. Building Performance							
No	1. Obtain EPA Indoor airPlus Certification *(Total 39 possible points, not including Title 24 performance; read comment)*	0		2				
No	2. Third-Party Testing of Mechanical Ventilation Rates for IAQ (Meet ASHRAE 62.2) [*This credit is a requirement associated with PJ1: EPA IAP]	0			2			
No	3. ENERGY STAR New Homes: High-Rise Pilot Program	0		1				
	K. Finishes							
No	1. Use Moisture Resistant Material in Wet Areas: Kitchens, Bathrooms, Utility Rooms and Basements [*This credit is a requirement associated with PJ1: EPA IAP]	0			1	1		
No	2. Materials Meet SMaRT Criteria *(Select number of points, up to 5 points)*	0				5		
	N. Other							
	1. Innovation: List innovative measures that meet green building objectives. Enter in the number of points in each category in the blue cells for a maximum of 4 points for the measure. The "points achieved" column will be automatically fill in based on the sum of the points in each category. Points and measures will be evaluated by Build It Green.							
No	Innovation: Enter up to 4 Points in blue cells at right. Enter description here	0						
No	Innovation: Enter up to 4 Points in blue cells at right. Enter description here	0						
No	Innovation: Enter up to 4 Points in blue cells at right. Enter description here	0						
No	Innovation: Enter up to 4 Points in blue cells at right. Enter description here	0						
No	Innovation: Enter up to 4 Points in blue cells at right. Enter description here	0						
	Total Available Points in Innovation: 26+	**4**						

21 Park Road, Burlingame, CA

	Measure	Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
	Q. CALGreen CODE		Possible Points					
Yes	**0. Home meets all applicable CALGreen measures listed in above Sections A - P of the GreenPoint Rated checklist.**	Y	R					
	The following measures are mandatory in the CALGreen code and do not earn points in the GreenPoint Rated Checklist but have been included in the Checklist for the convenience of jurisdictions. *The GreenPoint Rater is not a code enforcement official. The measures in this section may be verified by the GreenPoint Rater at their own discretion and/or discretion of the building official.*							
Yes	1. CALGreen 4.106.2 Storm water management during construction.	Y						
Yes	2. CALGreen 4.106.3 Design for surface water drainage away from buildings.	Y						
Yes	3. CALGreen 4.303.1 As an alternative to perscriptive compliance, a 20% reduction in baseline water use shall be demonstrated through calculation	Y						
Yes	4. CALGreen 4.406.1 Joints and openings. Annular spaces around pipes, electric cables, conduits, or other openings in plates at exterior walls shall be protected	Y						
N/A	5. CALGreen4.503.1 Gas fireplace shall be a direct-vent sealed-combustion type. Woodstove or pellet stove shall comply with US EPA Phase II emission limits	N/A						
Yes	6. CALGreen 4.505.2 Vapor retarder and capillary break is installed at slab on grade foundations.	Y						
Yes	7. CALGreen 4.505.3 19% moisture content of building framing materials	Y						
Yes	8. CALGreen 702.1 HVAC system installers are trained and certified in the proper installation of HVAC systems.	Y						
	Total Available Points in CALGreen Code: 0	**0**						

Summary

		Community	Energy	IAQ/Health	Resources	Water
Total Available Points		62	86+	35	87	48
Minimum Points Required		6	30	5	6	3
Total Points Achieved	87	13	36	6	8	24

Project Has Met All Recommended Minimum Requirements
- Total Project Score of At Least 50 Points
- Required measures:
  - -A2a: 50% waste diversion by weight
  - -E2a: All Shingle Roofing Has 3-Yr Subcontractor Warranty & 20-Yr Manufacturer Warranty
  - -H4a: Compliance with ASHRAE 62.2 Mechanical Ventilation Standards (2008 Title 24 projects)
  - -J1a: 15% above Title 24
  - -N1: Incorporate GreenPoint Rated Checklist in Blueprints
- Minimum points in specific categories:
  - -Community (6 points)
  - -Energy (30 points)
  - -IAQ/Health (5 points)
  - -Resources (6 points)
  - -Water (3 points)
- All Applicable CALGreen Measures in Sections A-P

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ARCHITECTURE
90 South Park
San Francisco
CA 94107

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BURLINGAME, CA

LICENSED ARCHITECT
TOBY STELLA LEVY
C-10527
RENEWAL DATE
6-30-19
STATE OF CALIFORNIA

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BURLINGAME, CA
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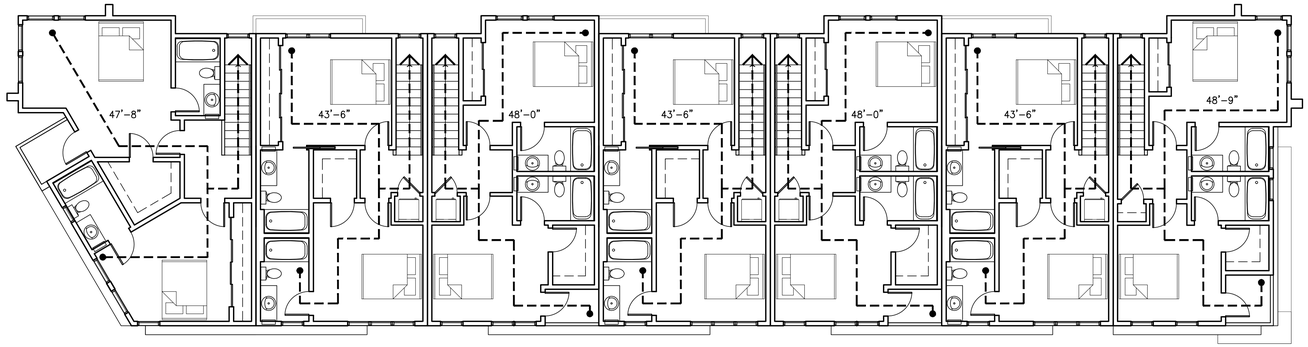
SCALE: AS NOTED

BUILD IT GREEN CHECKLIST

A0.1

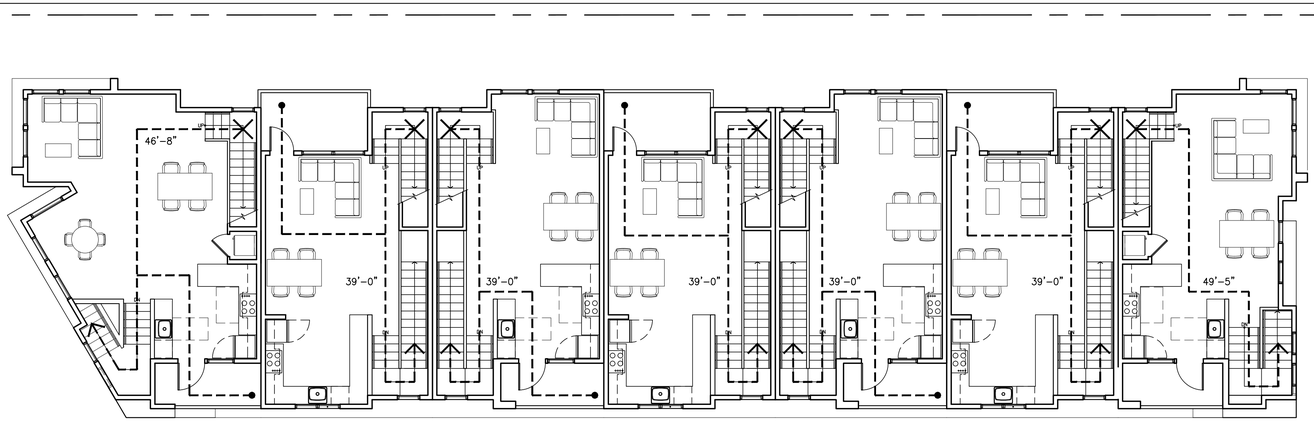


THIRD FLOOR: RESIDENTIAL	
OCCUPANCY TYPE/USE	RESIDENTIAL
AREA	VARIES (SEE PLAN)
OCCUPANT LOAD FACTOR	200
OCCUPANT LOAD*	SEE GROUND FLR.
EXITS REQUIRED***	1
EXITS PROVIDED	1
MIN. EGRESS WIDTH**	1.7"
MIN. STAIR WIDTH**	2.1"
EGRESS WIDTH PROVIDED	36"
STAIR WIDTH PROVIDED	36"
TRAVEL DISTANCE	
MAX. ALLOWED DISTANCE***	125'
TRAVEL DISTANCE	SEE PLAN

*PER CBC TABLE 1004.1.2
**PER CBC 1005.3
***PER CBC TABLE 1021.2
– 36" STAIRWAY PER 1009.4

PROJECT NORTH	TRUE NORTH

3 *EGRESS PLAN: THIRD FLOOR*
1/8" = 1'-0"

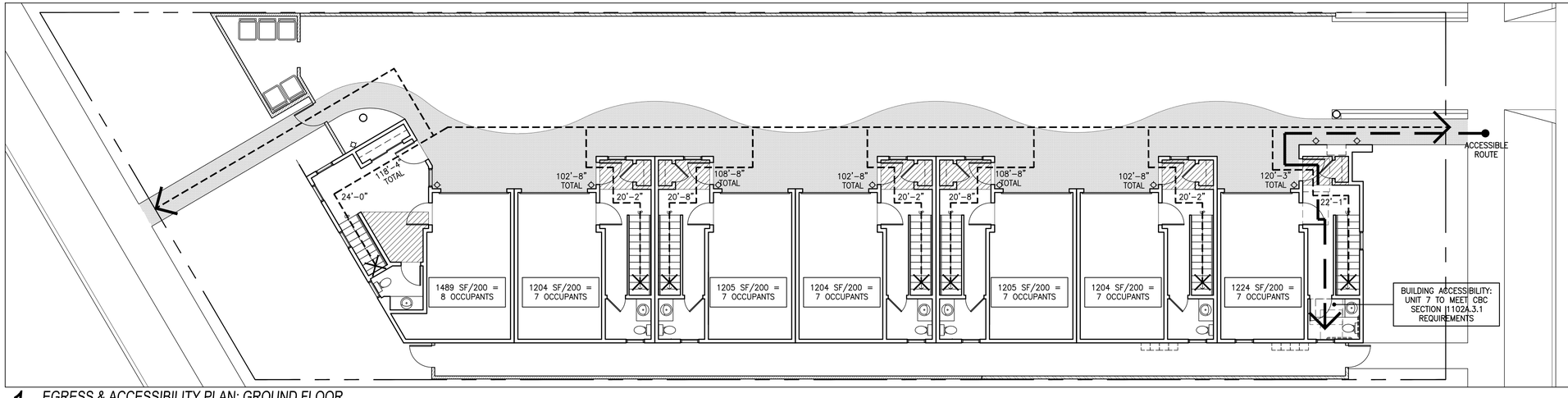


SECOND FLOOR: RESIDENTIAL	
OCCUPANCY TYPE/USE	RESIDENTIAL
AREA	VARIES (SEE PLAN)
OCCUPANT LOAD FACTOR	200
OCCUPANT LOAD*	SEE GROUND FLR.
EXITS REQUIRED***	1
EXITS PROVIDED	1
MIN. EGRESS WIDTH**	1.7"
MIN. STAIR WIDTH**	2.1"
EGRESS WIDTH PROVIDED	36"
STAIR WIDTH PROVIDED	36"
TRAVEL DISTANCE	
MAX. ALLOWED DISTANCE***	125'
TRAVEL DISTANCE	SEE PLAN

*PER CBC TABLE 1004.1.2
**PER CBC 1005.3
***PER CBC TABLE 1021.2
– 36" STAIRWAY PER 1009.4

PROJECT NORTH	TRUE NORTH

2 *EGRESS PLAN: SECOND FLOOR*
1/8" = 1'-0"



GROUND FLOOR: RESIDENTIAL	
OCCUPANCY TYPE/USE	RESIDENTIAL
AREA	VARIES (SEE PLAN)
OCCUPANT LOAD FACTOR	200
OCCUPANT LOAD*	SEE PLAN
EXITS REQUIRED***	1
EXITS PROVIDED	1
MIN. EGRESS WIDTH**	1.7"
MIN. STAIR WIDTH**	2.1"
EGRESS WIDTH PROVIDED	36"
STAIR WIDTH PROVIDED	36"
TRAVEL DISTANCE	
MAX. ALLOWED DISTANCE***	125'
TRAVEL DISTANCE	SEE PLAN

*PER CBC TABLE 1004.1.2
**PER CBC 1005.3
***PER CBC TABLE 1021.2
– 36" STAIRWAY PER 1009.4

PROJECT NORTH	TRUE NORTH

1 *EGRESS & ACCESSIBILITY PLAN: GROUND FLOOR*
1/8" = 1'-0"

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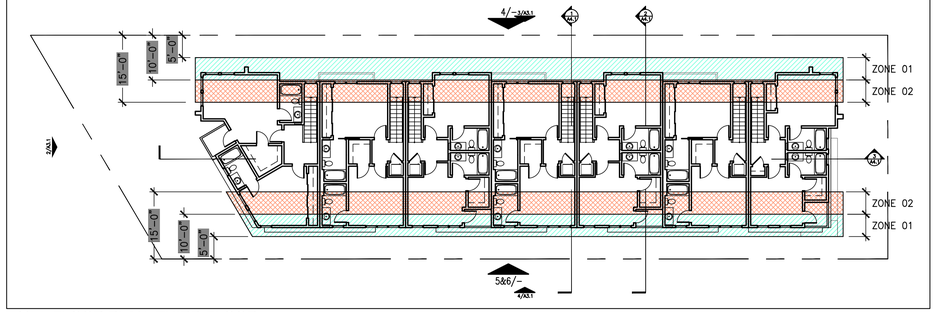
SCALE: AS NOTED

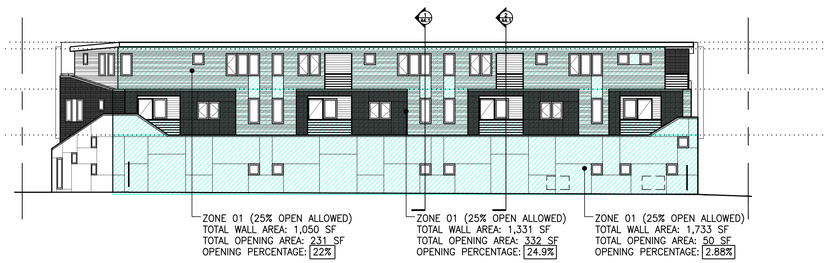
ACCESSIBILITY & EGRESS PLANS

A0.2

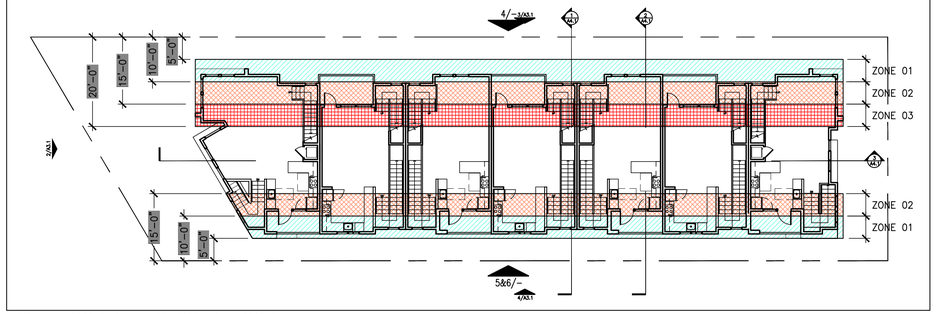
6 *ELEVATION: SOUTH ELEVATION*
1/16" = 1'-0"



3 *FLOOR PLAN: THIRD FLOOR*
1/16" = 1'-0"

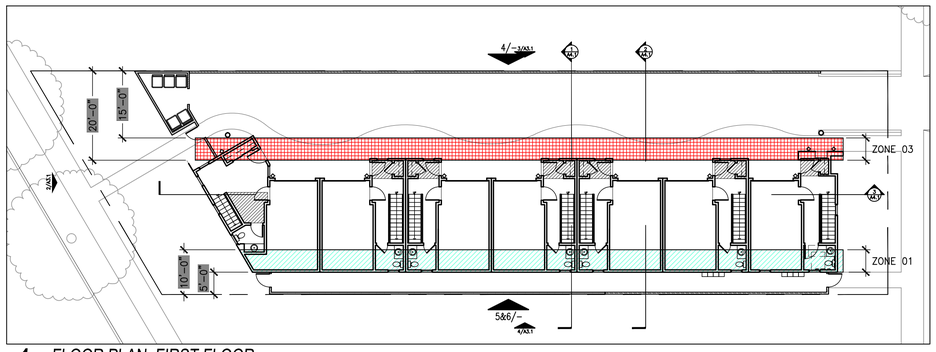


5 *ELEVATION: SOUTH ELEVATION*
1/16" = 1'-0"



2 *FLOOR PLAN: SECOND FLOOR*
1/16" = 1'-0"

4 *ELEVATION: NORTH ELEVATION*
1/16" = 1'-0"



1 *FLOOR PLAN: FIRST FLOOR*
1/16" = 1'-0"

TABLE 705.8
MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE AND DEGREE OF OPENING PROTECTION

FIRE SEPARATION DISTANCE (feet)	DEGREE OF OPENING PROTECTION	ALLOWABLE AREA[a]	
0 to less than 3[b,c]	Unprotected, Nonsprinklered (UP, NS)	Not Permitted	
	Unprotected, Sprinklered (UP, S)[f]	Not Permitted	
	Protected (P)	Not Permitted	
3 to less than 5[b,c]	Unprotected, Nonsprinklered (UP, NS)	Not Permitted	
	Unprotected, Sprinklered (UP, S)[f]	15%	
	Protected (P)	15%	
5 to less than 10[b,c,i]	Unprotected, Nonsprinklered (UP, NS)	15%	
	Unprotected, Sprinklered (UP, S)[f]	25%	ZONE 01
	Protected (P)	25%	
10 to less than 15[b,c,g,i]	Unprotected, Nonsprinklered (UP, NS)	15%	
	Unprotected, Sprinklered (UP, S)[f]	45%	ZONE 02
	Protected (P)	45%	
15 to less than 20[f,g]	Unprotected, Nonsprinklered (UP, NS)	25%	
	Unprotected, Sprinklered (UP, S)[f]	75%	ZONE 03
	Protected (P)	75%	
20 to less than 25[f,g]	Unprotected, Nonsprinklered (UP, NS)	45%	
	Unprotected, Sprinklered (UP, S)[f]	No Limit	
	Protected (P)	No Limit	

For SI: 1 foot = 304.8 mm.
UP, NS = Unprotected openings in buildings not equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1.
UP, S = Unprotected openings in buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1.
P = Openings protected with an opening protective assembly in accordance with Section 705.8.2.
a. Values indicated are the percentage of the area of the exterior wall, per story.

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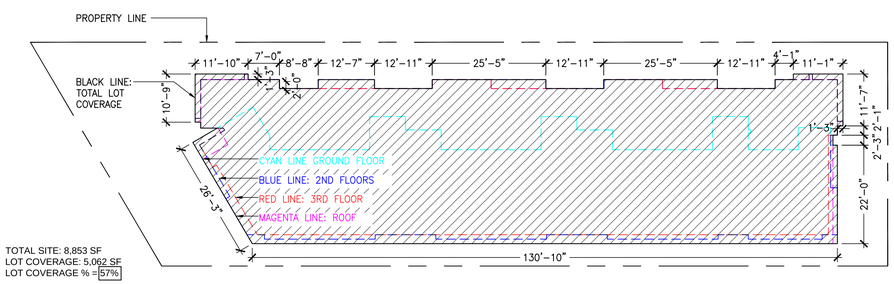
SCALE: AS NOTED

EXTERIOR WALL OPENING DIAGRAMS

A0.2A

UNIT SUMMARY

	UNIT TOTAL	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	PRIVATE DECK
UNIT 1 (TYPE C)	1491 SF	212 SF	610 SF	669 SF	85 SF
UNIT 2 (TYPE A)	1174 SF	160 SF	439 SF	575 SF	77 SF
UNIT 3 (TYPE B)	1194 SF	160 SF	459 SF	575 SF	76 SF
UNIT 4 (TYPE A)	1174 SF	160 SF	439 SF	575 SF	77 SF
UNIT 5 (TYPE B)	1194 SF	160 SF	459 SF	575 SF	76 SF
UNIT 6 (TYPE A)	1174 SF	160 SF	439 SF	575 SF	77 SF
UNIT 7 (TYPE D)	1224 SF	177 SF	497 SF	550 SF	79 SF
	ALL UNITS TOTAL = 8,625 SF		**ALL UNITS AVG. = 1,232 SF PER UNIT**		



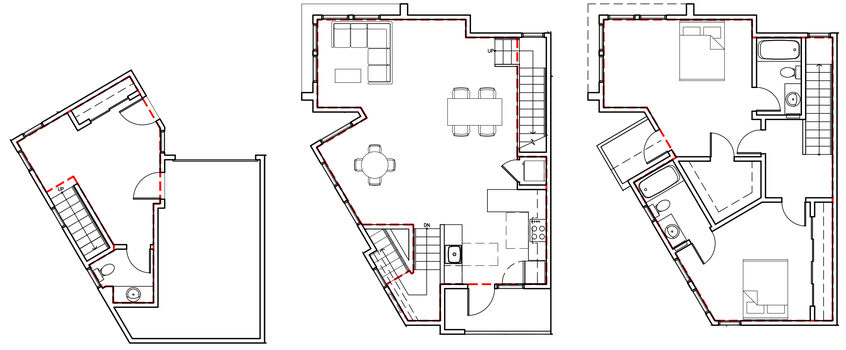
TOTAL SITE: 8,853 SF
LOT COVERAGE: 5,062 SF
LOT COVERAGE % = 57%

5 *PLAN: TOTAL LOT COVERAGE*
1" = 10'-0"

UNIT D
2BD/2.5BA
1,224 S.F.

4 *PLANS: TYPE D*
1/8"=1'-0"

UNIT C
2BD/2.5BA
1,491 S.F.

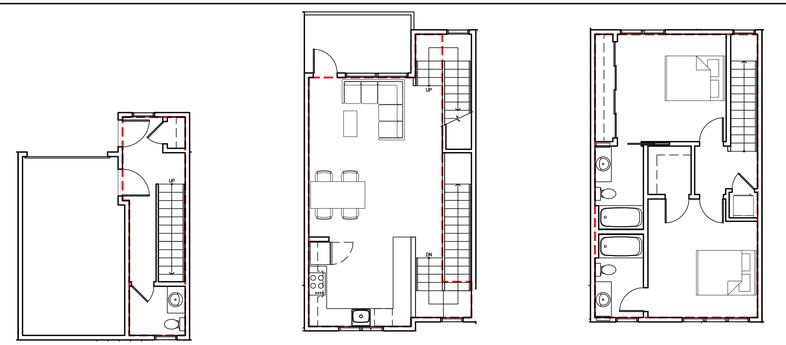


3 *PLANS: TYPE C*
1/8"=1'-0"

UNIT B
2BD/2.5BA
1,194 S.F.

2 *PLANS: TYPE B*
1/8"=1'-0"

UNIT A
2BD/2.5BA
1,174 S.F.



1 *PLANS: TYPE A*
1/8"=1'-0"

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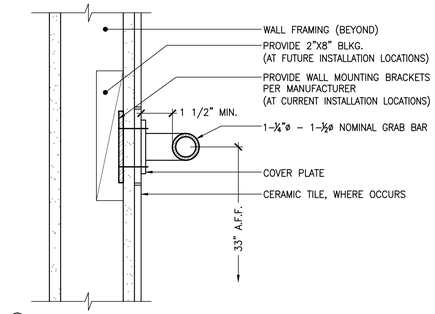
SCALE: AS NOTED

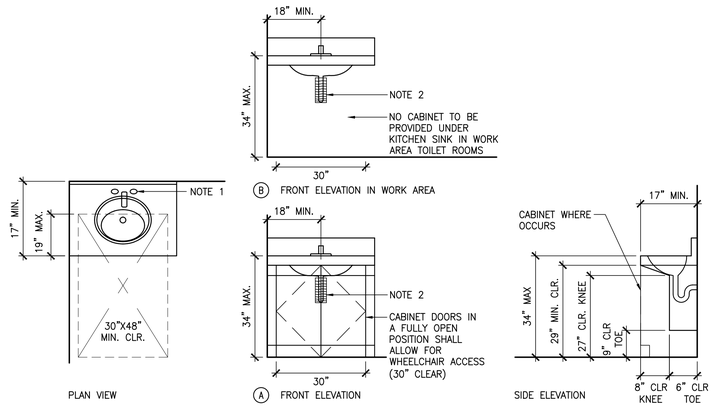
PLANNING AREA CALCULATIONS

A0.3



(B) TYP. GRAB BAR

16 GRAB BAR MOUNTING/BLOCKING DETAILS
3"=1'-0"



NOTES:

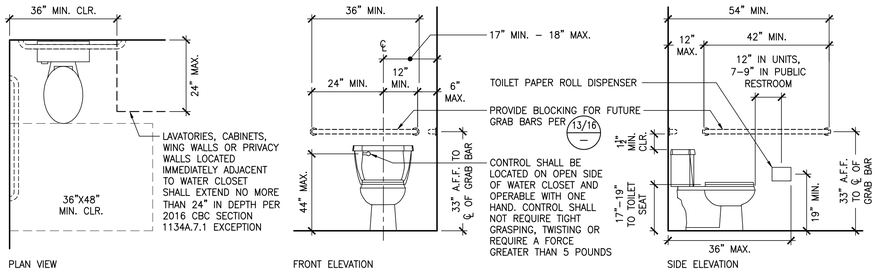
1. PROVIDE LEVER TYPE FAUCET CONTROLS FOR ACCESSIBLE LAVS.

2. PROVIDE INSULATION PADS ON ALL WATER SUPPLY & DRAIN PIPES FOR ACCESSIBLE LAVS.

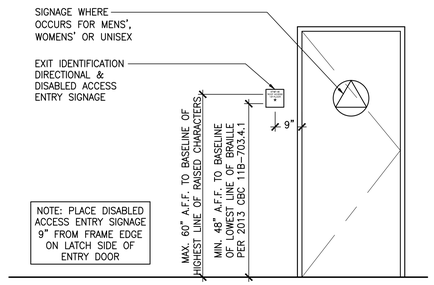
3. FAUCET CONTROLS & OPERATING MECHANISMS FOR KITCHEN SINKS SHALL BE OPERABLE W/ ONE HAND & SHALL NOT REQUIRE GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE FAUCET CONTROLS & OPERATING MECHANISMS FOR KITCHEN SINKS SHALL BE NO GREATER THAN 5 LF. LEVER OPERATED, PUSH TYPE & ELECTRONICALLY CONTROLLED MECHANISMS ARE EXAMPLES OF ACCEPTABLE DESIGNS. SELF-CLOSING VALVES ARE ALLOWED IF THE FAUCET REMAINS OPEN FOR AT LEAST 10 SECONDS.

4. SEE MILLWORK DETAILS FOR REMOVABLE DOORS FOR ACCESS BELOW SINK

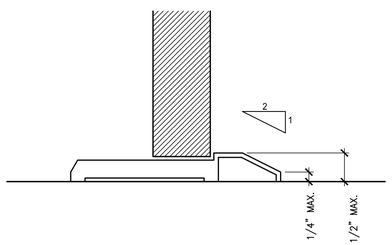
15 TYP. CLEARANCES AT ADAPTABLE BATHROOM VANITIES AND KITCHEN SINKS
1/2"=1'-0"



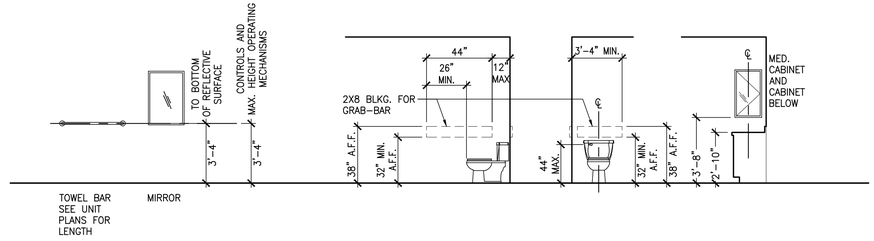
14 TYP. CLEARANCES AT ADAPTABLE BATHROOM TOILETS
1/2"=1'-0"



18 TYP. ACCESSIBLE SIGN MOUNTING HEIGHTS
1/2"=1'-0"

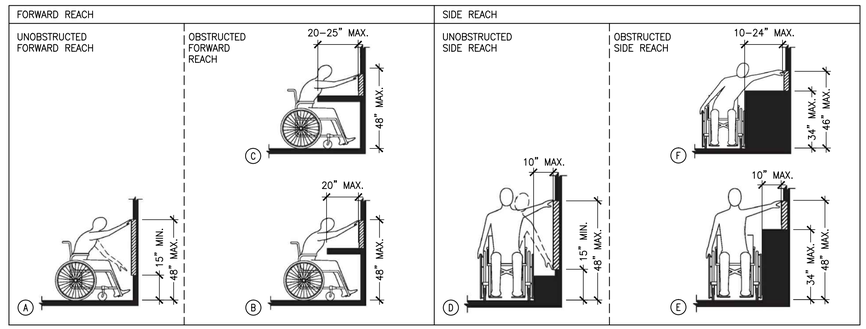


17 DOOR THRESHOLD
N.T.S.



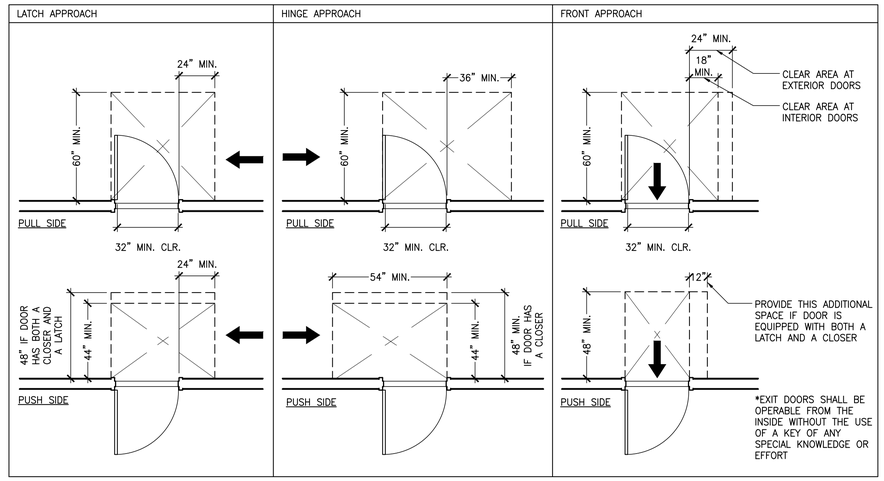
13 TYP. ACCESSIBLE / ADAPTABLE FIXTURE MOUNTING HEIGHT REQUIREMENTS
1/4"=1'-0"

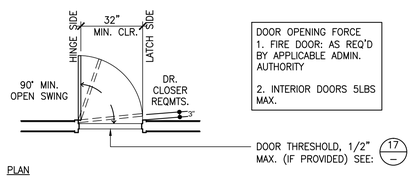
FORWARD REACH		SIDE REACH	
UNOBSTRUCTED FORWARD REACH	OBSTRUCTED FORWARD REACH	UNOBSTRUCTED SIDE REACH	OBSTRUCTED SIDE REACH



7 FORWARD AND SIDE REACH
NOT TO SCALE

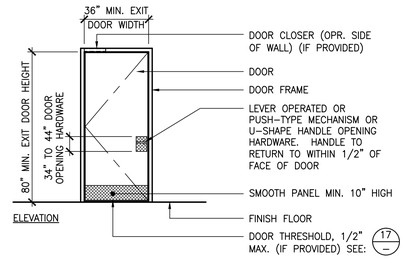
LATCH APPROACH	HINGE APPROACH	FRONT APPROACH





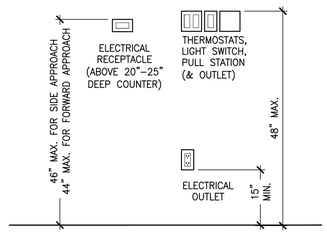
DOOR OPENING FORCE
1. FIRE DOOR: AS REQ'D BY APPLICABLE ADMIN. AUTHORITY

2. INTERIOR DOORS 5LBS MAX.



6 TYP. DOOR ACCESSIBILITY AND CLEARANCES DETAILS
1/4"=1'-0"

EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OF ANY SPECIAL KNOWLEDGE OR EFFORT



1 ELECTRICAL OUTLET MOUNTING HEIGHT
3/4"=1'-0"

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SCALE: AS NOTED

DETAILS: TYPICAL ACCESSIBILITY

A0.4

NOTES

PROPERTY LINES AND EASEMENTS SHOWN HEREON ARE A GRAPHIC DEPICTION OF VARIOUS INFORMATION COLLECTED FROM RECORD DOCUMENTS, RECORD MAPS AND MONUMENTS FOUND DURING THE FIELD SURVEY. NO PROPERTY MONUMENTS WERE SET AND NO TITLE RESEARCH WAS PERFORMED BY SDG ARCHITECTURE + ENGINEERING.

ALL SKETCHES, DRAWINGS, TRACINGS, CALCULATIONS, FIELD NOTES, COMPUTER FILES AND OTHER ORIGINAL DOCUMENTS ARE, AND SHALL REMAIN, THE PROPERTY OF THE CONSULTANT, EXCEPT WHERE BY LAW OR PRECEDENT THESE DOCUMENTS BECOME PUBLIC PROPERTY. SO LONG AS THE CLIENT IS NOT IN DEFAULT HEREIN, THE CONSULTANT SHALL MAKE ACCESSIBLE AND AVAILABLE TO THE CLIENT INFORMATION AND DATA PERTINENT TO THE CLIENT'S ACTIVITIES ON THE PROJECT. ALLOWING FOR REASONABLE FEES FOR COPYING COSTS, THE CONSULTANT SHALL MAKE AVAILABLE TO THE CLIENT ORIGINALS OF ANY OF THE FOREGOING. HOWEVER, IN NO EVENT SHALL THE CLIENT BE ENTITLED TO THE COMPUTER PROGRAMS, FORMULAS, SPREADSHEETS, CAD FILE OR CAD DRAWINGS EMPLOYED BY THE CONSULTANT IN THE PREPARATION OF WORK; SUCH ITEMS BEING PROPRIETARY AND CONFIDENTIAL TO THE CONSULTANT.

BASIS OF BEARINGS

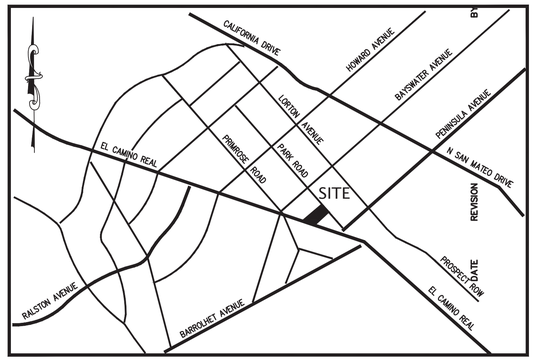
PARK ROAD TAKEN AS N 41° 30' 30" W AS SHOWN ON THE RECORD OF SURVEY FILED IN VOLUME 35 OF MAPS AT PAGE 24, SAN MATEO COUNTY RECORDS.

BENCHMARK

THE ELEVATION OF 37.07 TAKEN ON THE RIM OF AN EXISTING SANITARY SEWER MANHOLE AT THE INTERSECTION OF PARK ROAD AND BAYWATER AVENUE, CITY OF BURLINGAME DATUM AS SHOWN ON THAT PARCEL MAP "PARK PLAZA TOWERS" FILE IN VOLUME 20 AT PAGE 9, SAN MATEO COUNTY RECORDS.

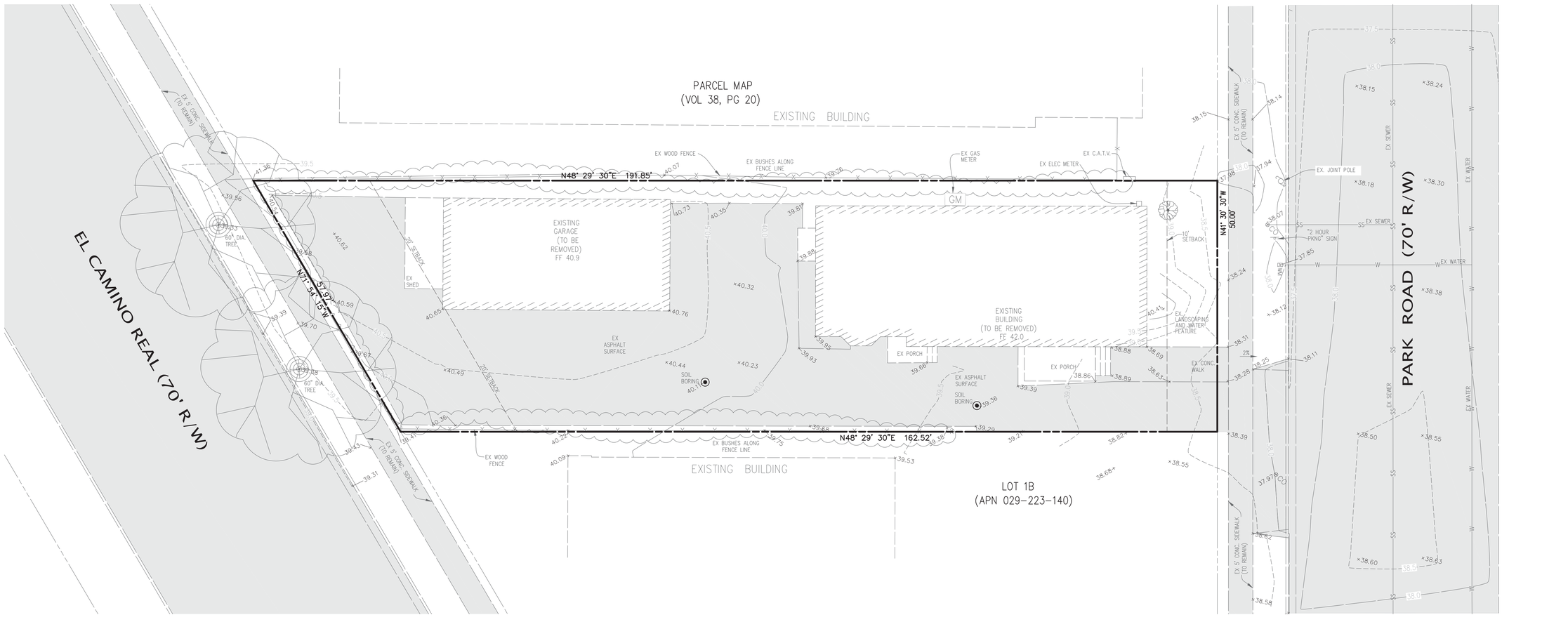
0 5 10 20 30

Scale 1" = 10 ft



VICINITY MAP

NOT TO SCALE



LEGEND

- PROPERTY LINE
- CENTER LINE/MONUMENT LINE
- EASEMENT LINE
- FENCE LINE
- EXISTING STORM DRAIN LINE
- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE
- TREE AS NOTED

SURVEYOR'S STATEMENT

THIS SURVEY WAS PERFORMED BY ME OR UNDER MY DIRECTION ON APRIL 26, 2013 IN CONFORMANCE WITH THE STATE OF CALIFORNIA LAND SURVEYOR'S ACT.

LICENSED LAND SURVEYOR RONALD R. ARCHER JR NO. 8427 Exp. 12/31/14 STATE OF CALIFORNIA

RON ARCHER JR
PLS 8427
EXP. DEC 31, 2014

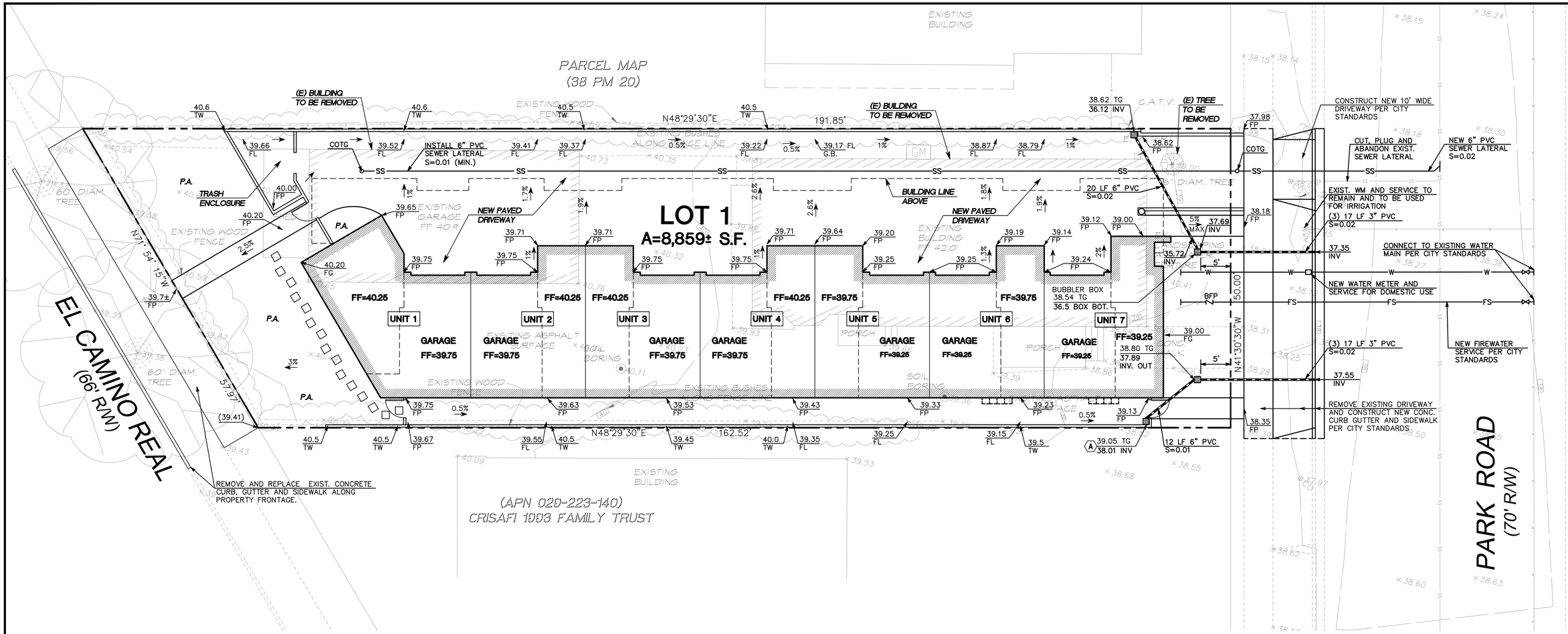
TOPOGRAPGIC AND BOUNDARY SURVEY

LOT 2A, SUPP. MAP NO. 1 TOWN OF BURLINGAME
21 PARK ROAD, APN 029-223-130
BURLINGAME SAN MATEO COUNTY CALIFORNIA

SDG ARCHITECTURE + ENGINEERING
Architects | Planners | Engineers | Surveyors
3361 WALNUT BLVD, STE 120 BRENTWOOD, CA 94513
office:(925) 634-7000 fax:(925) 634-8020
check out our website at www.straussdesign.com
or send us an email to info@straussdesign.com

PROJECT#	410.290
DATE:	01-24-14
SCALE:	1"=10'
DRAWN BY:	J. COOK
SHEET:	1
OF	3 SHEETS

P:\Projects\410.290 - 21 Park Road\Drawings\410.290 Base 01.dwg, 1/24/2014 3:27:31 PM



BASIS OF BEARINGS:

PARK ROAD TAKEN AS N 41° 30' 30" W AS SHOWN ON THE RECORD OF SURVEY FILED IN VOLUME 35 OF MAPS AT PAGE 24, SAN MATEO COUNTY RECORDS.

BENCHMARK INFORMATION:

THE ELEVATION OF 37.07 TAKEN ON THE RIM OF AN EXISTING SANITARY SEWER MANHOLE AT THE INTERSECTION OF PARK ROAD AND BAYSWATER AVENUE, CITY OF BURLINGAME DATUM AS SHOWN ON THAT PARCEL MAP "PARK PLAZA TOWERS" FILE IN VOLUME 20 AT PAGE 9, SAN MATEO COUNTY RECORDS.

UTILITY NOTE:

THE UTILITIES EXISTING ON THE SURFACE AND SHOWN ON THIS DRAWING HAVE BEEN LOCATED BY FIELD SURVEY. ALL UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE FROM RECORDS OF THE VARIOUS UTILITY COMPANIES AND THE SURVEYOR/ENGINEER DOES NOT ASSUME RESPONSIBILITY FOR THE THEIR COMPLETENESS, INDICATED LOCATION, OR SIZE. RECORD UTILITY LOCATION SHOULD BE CONFIRMED BY EXPOSING THE UTILITY.

SURVEY NOTE:

THE EXISTING TOPOGRAPHIC INFORMATION SHOWN ON THIS PLAN WAS TAKEN FROM A TOPOGRAPHIC AND BOUNDARY SURVEY PLAN PREPARED BY SDG ARCHITECTURE + ENGINEERING, DATED 01-24-14, PROJ. NO. 410.290.

ARCHITECTURAL NOTE:

REFER TO ARCHITECTURAL PLANS PREPARED BY LEVY DESIGN PARTNERS INC., FOR DIMENSIONS OF UNITS.

OWNER / APPLICANT :

21 PARK ROAD, LLC
21 PARK ROAD
BURLINGAME, CA 94010

LAND SURVEYOR :

RONALD R. ARCHER
SDG ARCHITECTURE + ENGINEERING
3361 WALNUT BLVD. SUITE 120
BRENTWOOD, CA 94513
(925) 634-7000

CIVIL ENGINEER :

DAN MACLEOD
MACLEOD & ASSOCIATES
965 CENTER STREET
SAN CARLOS, CA 94070
(650) 593-8580

ASSESSOR'S PARCEL NUMBER:

029-223-130

EXISTING AND PROPOSED ZONING

R1-8

UTILITIES SERVICES:

WATER:	CITY OF BURLINGAME
SANITARY SEWER:	CITY OF BURLINGAME
GAS & ELECTRICAL:	PG&E
TELEPHONE:	AT&T
FIRE:	CENTRAL COUNTY FIRE

LEGEND:

——— — — ———	PROPERTY LINE
BFP	BACK FLOW PREVENTER
FF	FINISH FLOOR
FP	FINISH PAVEMENT
FG	FINISH GRADE
INV	INVERT
R/W	RIGHT-OF-WAY
TG	TOP OF GRATE
TW	TOP OF WALL
P.A.	PLANTING AREA
———SS———	SANITARY SEWER LINE
——— W ———	WATER LINE
———FS———	FIRE SERVICE LINE
	PROPOSED STORM DRAIN LINE
	NEW DRAIN INLET
	TREE AS NOTED

LICENSED LAND SURVEYOR DANIEL G. MacLEOD No. 5304 STATE OF CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER DANIEL G. MacLEOD No. 35048 CIVIL STATE OF CALIFORNIA

GRAPHIC SCALE

8 0 4 8 16 32

(IN FEET)
1 inch = 8 ft.

REV.	DESCRIPTION	BY:	DATE:
---	PER PUBLIC WORKS COMMENTS	VPG	09/06/17
---	PER CITY COMMENTS	VPG	02/09/17

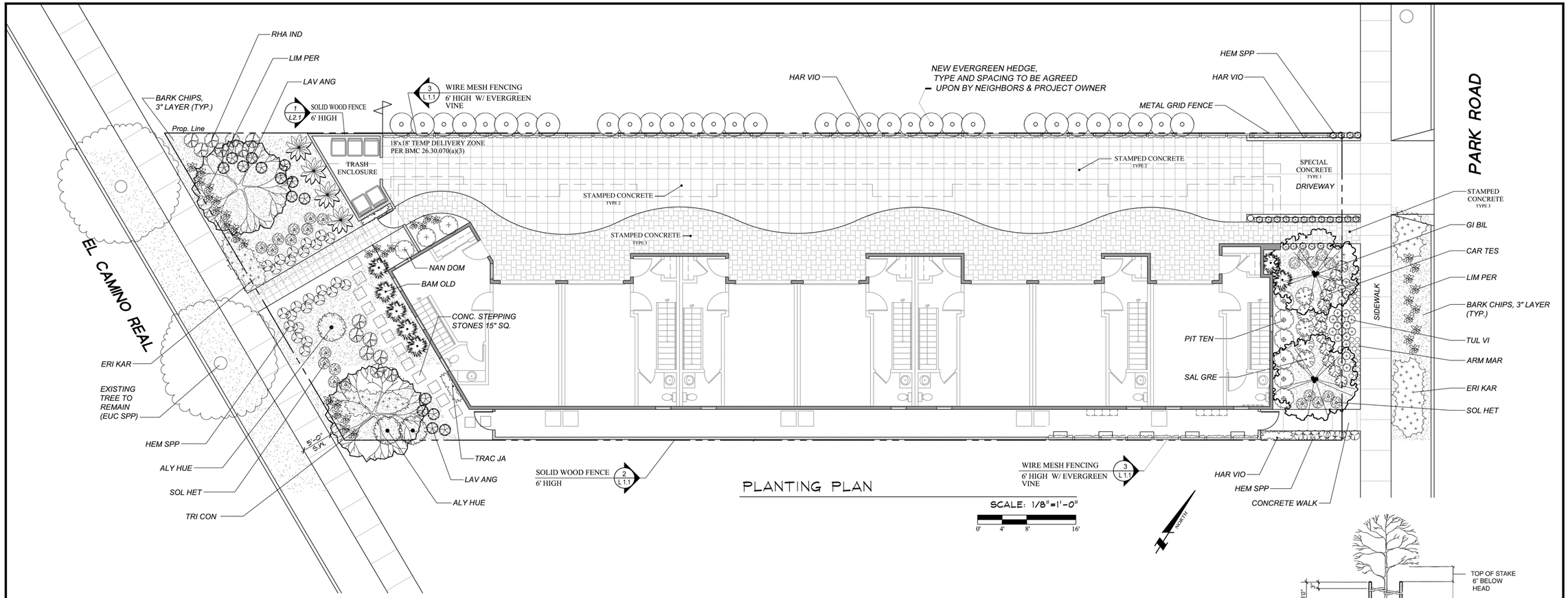
MacLEOD AND ASSOCIATES
CIVIL ENGINEERING • LAND SURVEYING
965 CENTER STREET • SAN CARLOS, CA 94070 • (650) 593-8580

PREPARED FOR:
21 PARK ROAD, LLC

VESTING TENTATIVE SUBDIVISION MAP FOR CONDOMINIUM PURPOSES (7 UNITS)

21 PARK ROAD
A.P.N. 029-223-130
LOT 2A, BLOCK 3, 4 MAPS 6
BURLINGAME SAN MATEO COUNTY CALIFORNIA

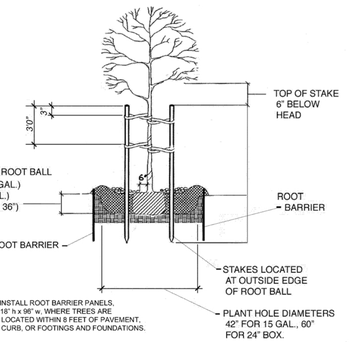
DRAWN BY:	AAP
DESIGNED BY:	VPG
CHECKED BY:	DGM
SCALE:	1"=8'
DATE:	09/19/16
DRAWING NO.	4352-TM
SHEET	1 OF 1



PLANTING PLAN

SCALE: 1/8"=1'-0"

0' 4' 8' 16'



1 TREE PLANTING

Not to Scale

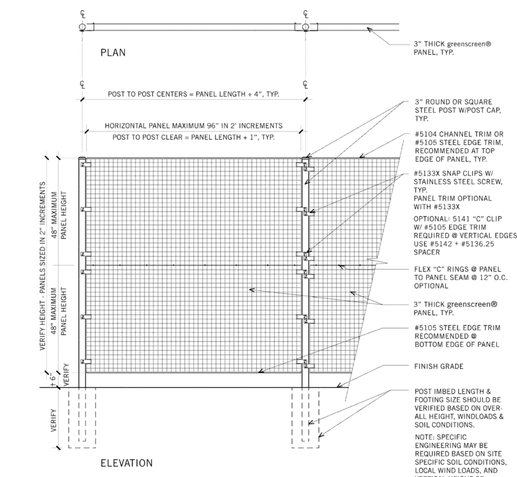
PLANTING NOTES

PLTG NOTES COM 301

1. **CONTRACTOR SHALL CONTACT UNDERGROUND SERVICES ADMINISTRATION** PRIOR TO EXCAVATION AND GRADING.
2. **ALL PLANTING AREAS SHALL BE CLEARED OF WEEDS AND OTHER DEBRIS.** THE CONTRACTOR SHALL VERIFY WITH THE OWNER WHICH EXISTING PLANTS ARE TO REMAIN. EXISTING PLANTS TO BE REMOVED SHALL BE VERIFIED WITH OWNER PRIOR TO REMOVAL. ALL IVY IN PROJECT AREA SHALL BE REMOVED; IVY SHALL BE SPRAYED WITH HERBICIDE TWO WEEKS PRIOR TO REMOVAL.
3. **REMOVAL OF EXISTING TREES SHALL BE CONFIRMED WITH THE LANDSCAPE ARCHITECT AND OWNER IN THE FIELD PRIOR TO REMOVAL.** EACH TREE TO BE REMOVED SHALL HAVE A RED OR ORANGE TAPE SECURED TO A BRANCH, AND THE TRUNK SHALL BE CLEARLY MARKED WITH PAINT OF THE SAME COLOR. THE CONTRACTOR SHALL SUPPLY THE MATERIALS FOR MARKING THE TREES AND COORDINATE WITH THE LANDSCAPE ARCHIECT. THE TREE STUMPS AND ROOTS SHALL ALSO BE REMOVED, AND SURROUNDING SURFACE RE-GRADED AND RESTORED.
4. **SOIL TESTING SHALL BE UNDERTAKEN BY THE CONTRACTOR,** AND PERFORMED BY A CERTIFIED LABORATORY. A COPY OF THE REPORT SHALL BE PROVIDED TO THE OWNER AND LANDSCAPE ARCHITECT. RECOMMENDATIONS FOR AMENDMENTS AND FERTILIZATION SHALL REFLECT THE NUTRIENT REQUIREMENTS OF SPECIFIED PLANT SPECIES
5. **SOIL AMENDMENTS SHALL BE FREE OF DEBRIS** SUCH AS LITTER, BROKEN CLAY POTS, AND OTHER FOREIGN MATERIAL. ROCKS LARGER THAN ONE INCH DIAMETER WILL NOT BE PERMITTED. SOIL AMENDMENTS SHALL HAVE THE FOLLOWING CONTENT: REDWOOD NITRIFIED COMPOST 40%, COARSE SAND 30%, BLACK TOPSOIL 30%.
6. **PLANT HOLES SHALL BE DOUBLE THE SIZE OF THE CONTAINER** (generally). THE WALLS AND BASES OF PLANT HOLES SHALL BE SCARIFIED. HOLES SHALL BE BACKFILLED WITH THE FOLLOWING MIXTURE: 80% TO 20% IMPORTED SOIL TO EXISTING SOIL.
7. **SOIL BERMS SHALL BE FORMED AROUND ALL PLANTS** 1 GALLON SIZE AND LARGER. BASINS SHALL BE MULCHED WITH A 3" LAYER OF BARK CHIPS, MINIMUM OF 1" IN SIZE.
8. **ALL PLANTS SHALL BE FERTILIZED.** FERTILIZER SHALL BE COMMERCIALLY AVAILABLE TYPE, AGRIFORM OR EQUIVALENT. APPLICATION SHALL BE ACCORDING TO MANUFACTURER'S INSTRUCTIONS.
9. **TREES SHALL BE STAKED WITH TWO PRESSURE TREATED 2" DIAMETER POLES.** TREE TRUNK SHALL BE SECURED WITH TWO RUBBER TIES OR STRAPS FORMING A FIGURE-EIGHT BETWEEN TRUNK AND STAKE.
11. **ROOT BARRIERS FOR ALL TREES WITHIN EIGHT FEET OF PAVEMENT** SHALL BE INSTALLED. BARRIERS SHALL BE PLASTIC AND EXTEND COMPLETELY AROUND THE ROOT BALL, WITH A SOIL SPACE OF NO LESS THAN 6". THE DIAMETER OF THE BARRIER SHALL BE 42" MINIMUM, AND EXTEND TO A DEPTH OF 24".
12. **ESPALIER PLANTS SHALL BE FURNISHED WITH A PREMANUFACTURED METAL TRELLIS**. REFER TO DETAIL.
13. **PLANTING AREAS SHALL BE COVERED** WITH A THREE INCH LAYER OF BARK CHIPS.

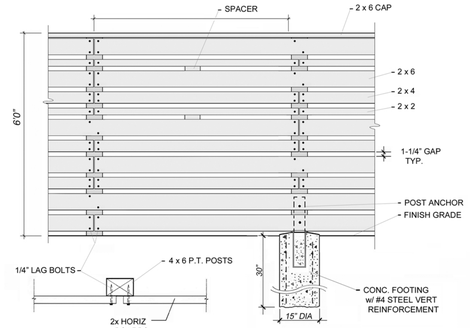
PLANT LIST

No.	Botanical Name	Common Name	Qty	Size	Remarks
GI BIL	Gingko biloba	Maidenhair Tree	2	36" Box	Decid Tree
TRI CON	Tristania conferta	Brisbane Box	2	36" Box	Evgn Tree
ALY HUE	Alyogyne huegelii	Blue Hibiscus	3	5 Gal	Decid Shrub
ARM MAR	Armeria maritima	Sea Pink	54	1 Gal	Perennial
BAM OLD	Bambus oldhamii	Oldham Bamboo	5	15 Gal	Clumping Bamboo
CAR TES	Carex testacea	Bronze Sedge	12	5 Gal	Perennial Grass
ERI KAR	Erigeron karvinskianis	Santa Barbara Daisy	40	1 Gal	Low Shrub
HEM SPP	Hemerocallis 'Yellow'	Daylily	41	1 Gal	Low Shrub
LAV ANG	Lavendula angustifolia	English Lavender	20	5 Gal	Low Shrub
LIM PER	Limonium perezii	Sea Thrift	38	1 Gal.	Perennial
NAN DOM	Nandina domestica	Heavenly Bamboo	5	5 Gal	Evgn Shrub
PIT TEN	Pittosporum tenuifolium	Black Stem	6	15 Gal	Evgn Shrub
		Pittosporum			
PHOR DW	Phormium Dwarf Red	Miniature Red Flax	28	1 Gal.	Evgn Sub-shrub
PHOR MC	Phormium 'Maori Chief'	Flax	4	5 Gal	Evgn Shrub
RHAP IND	Rhapiolepsis indica	Indian Hawthorn	14	5 Gal	Evgn Shrub
	'Jack Evans'				
SAL GRE	Salvia greggii	Autumn Sage	5	5 Gal	Evgn Shrub
SOL HET	Sollya heterophylla	Australian Bluebells	25	1 Gal	Ev Subshrub
TUL VIO	Tulbhagia violacea	Society Garlic	22	1 Gal	Ev Subshrub
HAR VIO	Hardenbergia violacea	Lilac Vine	30	15 Gal	Evgn Vine
TRA JA	Trachelospermum	Star Jasmine	2	15 Gal	Ev Espalier
	jasminoides				
Note: Contractor shall verify quantities					



3 FREE STANDING WIRE MESH FENCE - SCREEN

Not to Scale



2 WOOD FENCE

Not to Scale

Land Planning Concepts
Landscape Architecture...Site Planning...Environmental Design
Bruce A. Chan...Landscape Architect, CA Reg. # 2324
923 Arguello Street, Suite 200 Redwood City, CA 94063
Telephone (650) 346-7645 Fax (650) 367-8139
bacla@sbcglobal.net

21 PARK ROAD
BURLINGAME, CALIFORNIA

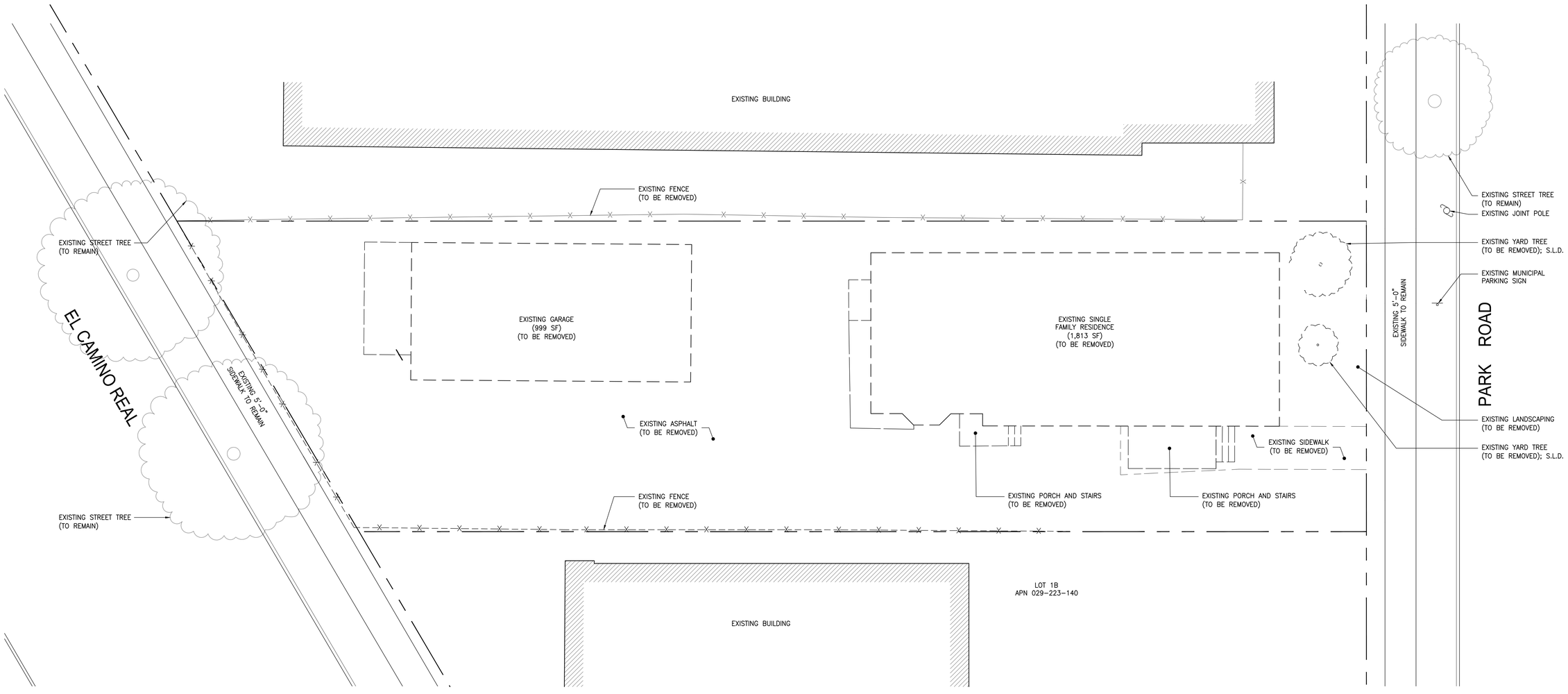
SHEET TITLE

LANDSCAPE PLAN

REVISIONS	BY
02/05/17	B.CH.
06/27/17	B.C.
04/27/18	B.C.

DATE August 2016
SCALE AS NOTED
DRAWN J.G.
CHECKED B. CH.
JOB NO.

SHEET L1.1 OF SHEETS



1 *SITE PLAN: EXISTING & DEMOLITION*
1/8"=1'-0"

PROJECT NORTH	TRUE NORTH

LEVY DESIGN PARTNERS
90 South Park
San Francisco
CA 94107

NOTICE:
These drawings and specifications are the property and copyright of Levy Design Partners Inc. and shall not be used except by written agreement with Levy Design Partners

21 PARK ROAD
BURLINGAME, CA

LICENSED ARCHITECT
TOBY STELLA LEVY
C-10527
RENEWAL DATE
6-30-19
STATE OF CALIFORNIA

21 PARK ROAD
APN: 029-223-130
BURLINGAME, CA
PROJECT NO. 2016-03

DATE	SET ISSUE
09-29-2016	PLANNING SUBMISSION
1 02-10-2016	PLANNING RESPONSE
2 07-07-2017	PLANNING RESPONSE
3 04-30-2018	PLANNING COMMISSION RESPONSE

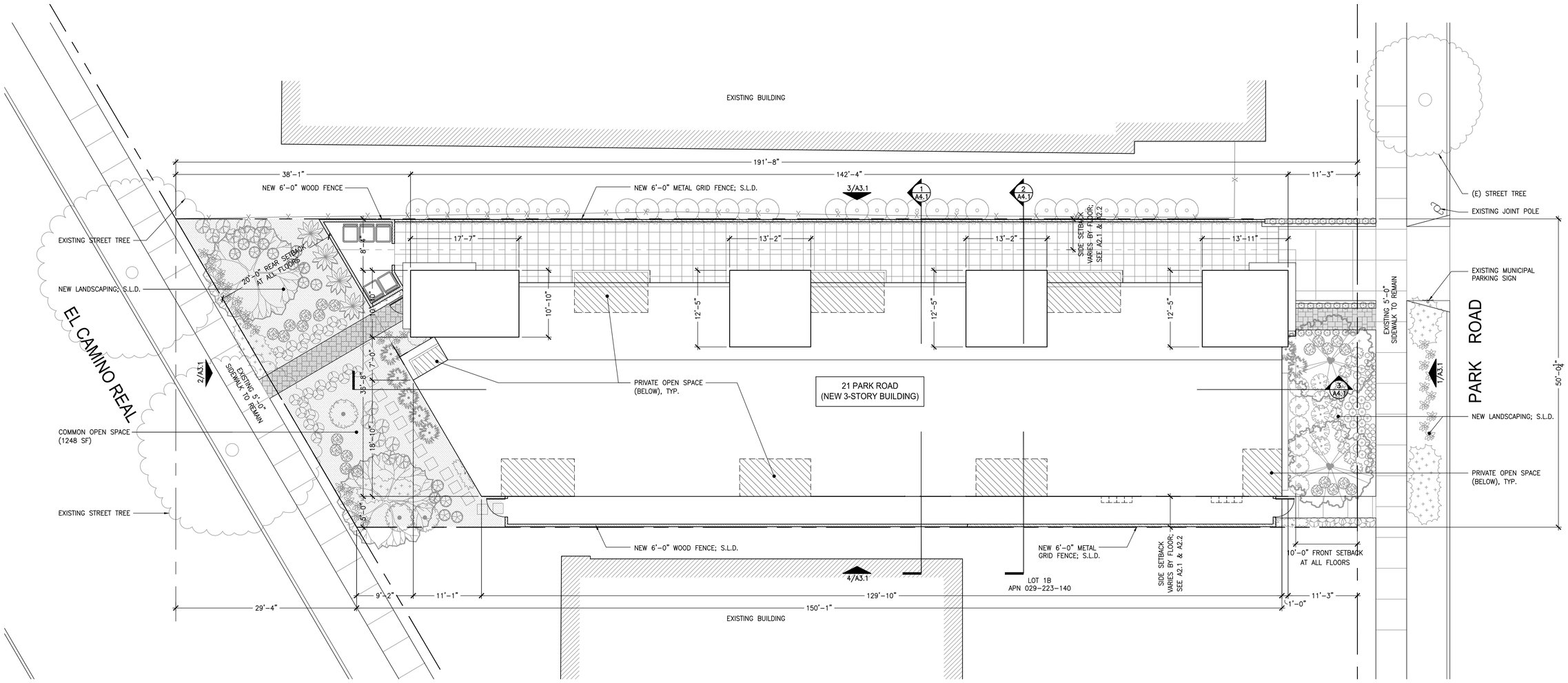
CONTACT: TOBY LEVY

(415) 777-0561 P
(415) 777-5117 F

SCALE: AS NOTED

SITE PLAN:
EXISTING &
DEMOLITION

A1.0



1 *SITE PLAN: NEW*
1/8"=1'-0"

PROJECT NORTH	TRUE NORTH

LEVY DESIGN PARTNERS
90 South Park
San Francisco
CA 94107

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C-10527
RENEWAL DATE 6-30-19
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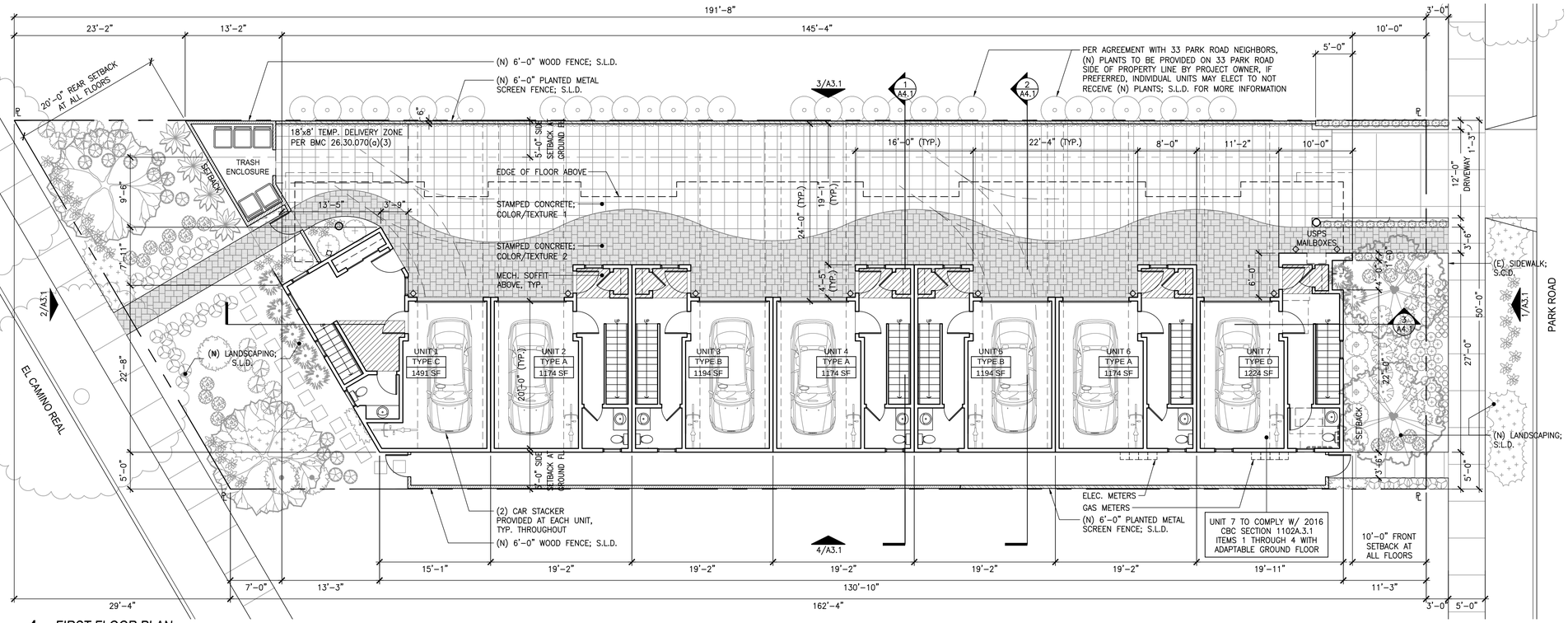
CONTACT: TOBY LEVY

(415) 777-0561 P
(415) 777-5117 F

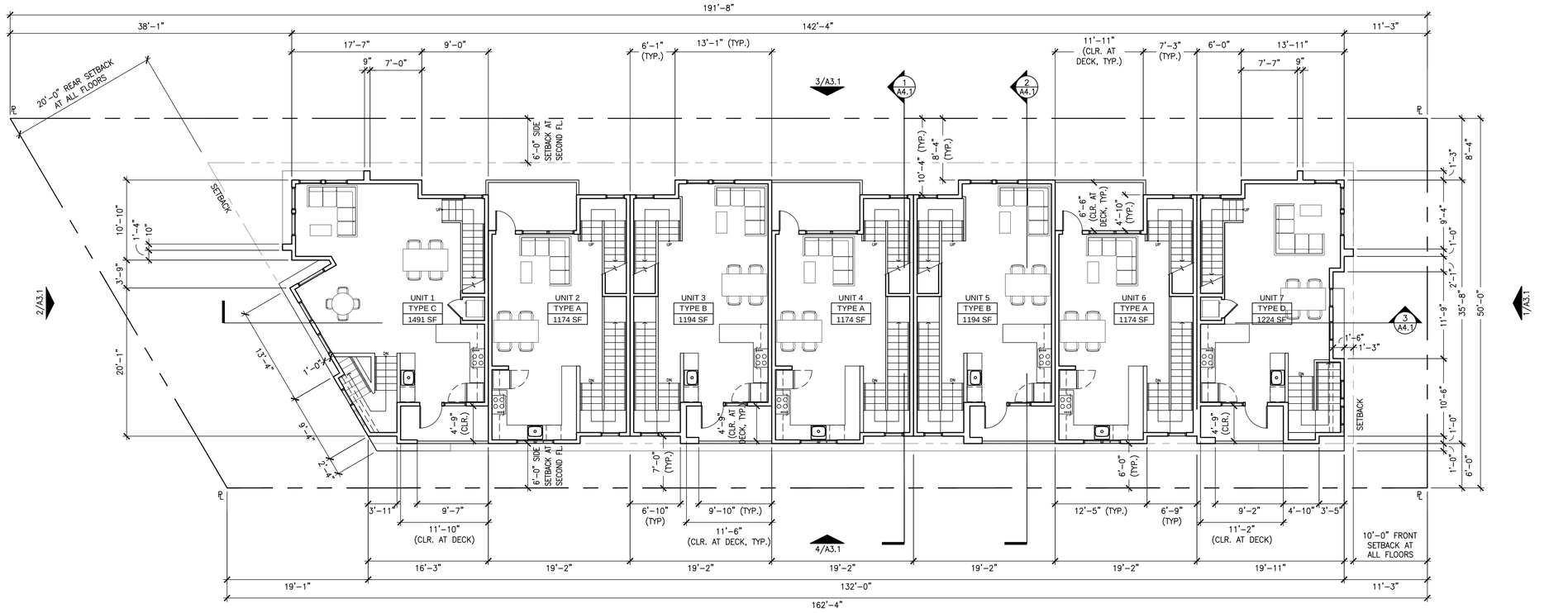
SCALE: AS NOTED

SITE PLAN:
NEW

A1.1



1 *FIRST FLOOR PLAN*
1/8"=1'-0"



2 *SECOND FLOOR PLAN*
1/8"=1'-0"

GENERAL NOTES

1. CONTRACTOR TO PROVIDE SOLID CONTINUOUS BACKING FOR ALL WALL MTD. FIXTURES, ACCESSORIES, MILLWORK, EQUIPMENT RACKS, SHELVING, ETC. ALL BLOCKING TO BE SAME DIMENSION AS ASSOCIATED FRAMING, SEE A0.4.
2. SEE CIVIL & LANDSCAPE DRAWINGS FOR ADDITIONAL SCOPE OF WORK.

DIMENSION NOTES

1. ALL DIMENSIONS ARE TO FACE OF FINISH, U.O.N.
2. SEE ENLARGED PLANS/DETAILS FOR DIMENSIONS NOT SHOWN HERE.

PLANNING NOTES

1. FOR UNIT AREAS AND CALCULATIONS SEE SHEET A0.3 – PLANNING AREA CALCULATIONS
2. *DECKS MIN. 10'–0" PER SIDE ON GROUND FLOOR & MIN. 3'–6" PER SIDE ON UPPER FLOORS.

LEGEND

- WALL MOUNTED LIGHT FIXTURE
- DROPPED SOFFIT ABOVE FOR MECHANICAL EQUIPMENT
- WALL MOUNTED BIKE RACK

PROJECT NORTH | TRUE NORTH

LEVY DESIGN PARTNERS
90 South Park
San Francisco
CA 94107

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21 PARK ROAD
BURLINGAME, CA

LICENSED ARCHITECT
TOBY STELLA LEVY
C-10527
RENEWAL DATE 6-30-19
STATE OF CALIFORNIA

21 PARK ROAD
APN: 029-223-130
BURLINGAME, CA
PROJECT NO. 2016-03

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3	04-30-2018	PLANNING COMMISSION RESPONSE

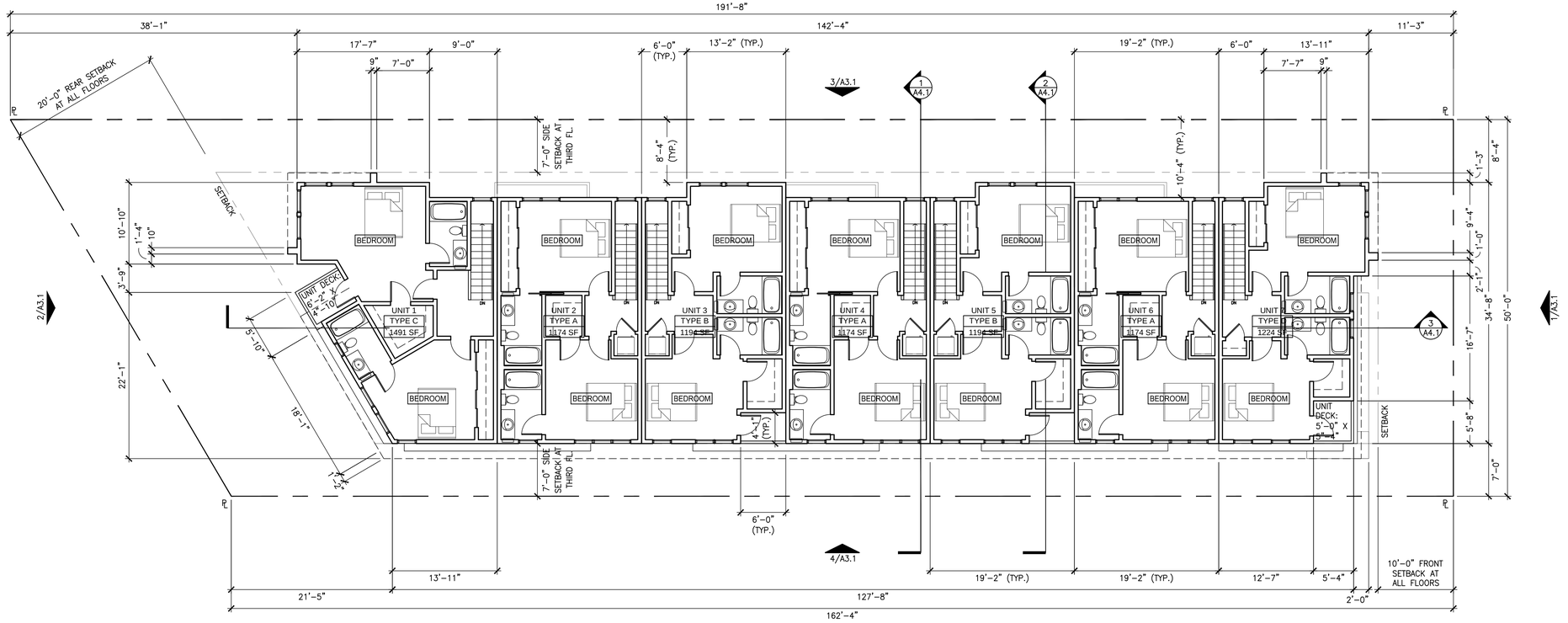
CONTACT: TOBY LEVY

(415) 777-0561 P
(415) 777-5117 F

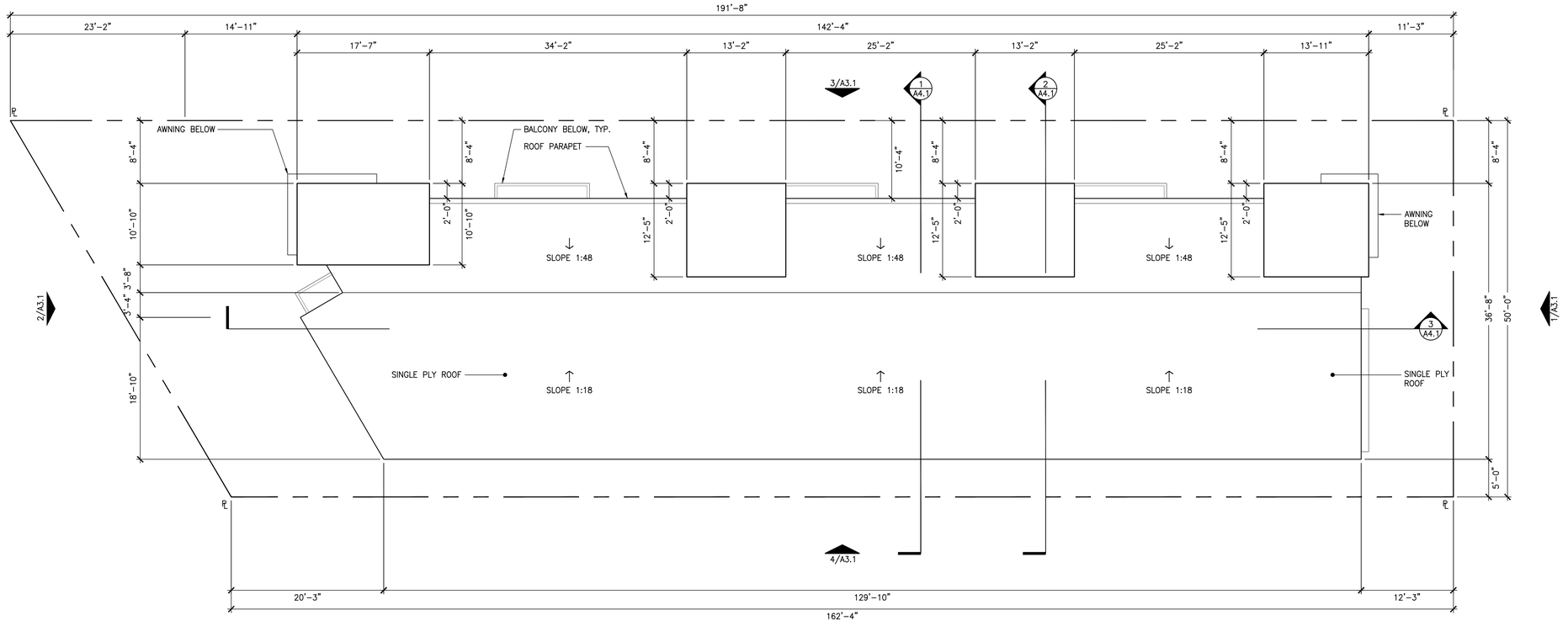
SCALE: AS NOTED

FLOOR PLANS: FIRST & SECOND FLOORS

A2.1



1 *THIRD FLOOR PLAN*
1/8"=1'-0"



2 *ROOF PLAN*
1/8"=1'-0"

GENERAL NOTES

1. CONTRACTOR TO PROVIDE SOLID CONTINUOUS BACKING FOR ALL WALL MTD. FIXTURES, ACCESSORIES, MILLWORK, EQUIPMENT RACKS, SHELVING, ETC. ALL BLOCKING TO BE SAME DIMENSION AS ASSOCIATED FRAMING, SEE A0.4.
2. SEE CIVIL & LANDSCAPE DRAWINGS FOR ADDITIONAL SCOPE OF WORK.

DIMENSION NOTES

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PLANNING NOTES

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2. *DECKS MIN. 10'–0" PER SIDE ON GROUND FLOOR & MIN. 3'–6" PER SIDE ON UPPER FLOORS.

LEGEND

WALL MOUNTED LIGHT FIXTURE

DROPPED SOFFIT ABOVE FOR MECHANICAL EQUIPMENT

WALL MOUNTED BIKE RACK

PROJECT NORTH	TRUE NORTH

LEVY DESIGN PARTNERS
Architecture
90 South Park
San Francisco
CA 94107

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21 PARK ROAD
BURLINGAME, CA

LICENSED ARCHITECT
TOBY STELLA LEVY
C-10527
RENEWAL DATE 6-30-19
STATE OF CALIFORNIA

21 PARK ROAD
APN: 029-223-130
BURLINGAME, CA
PROJECT NO. 2016-03

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3	04-30-2018	PLANNING COMMISSION RESPONSE

CONTACT: TOBY LEVY

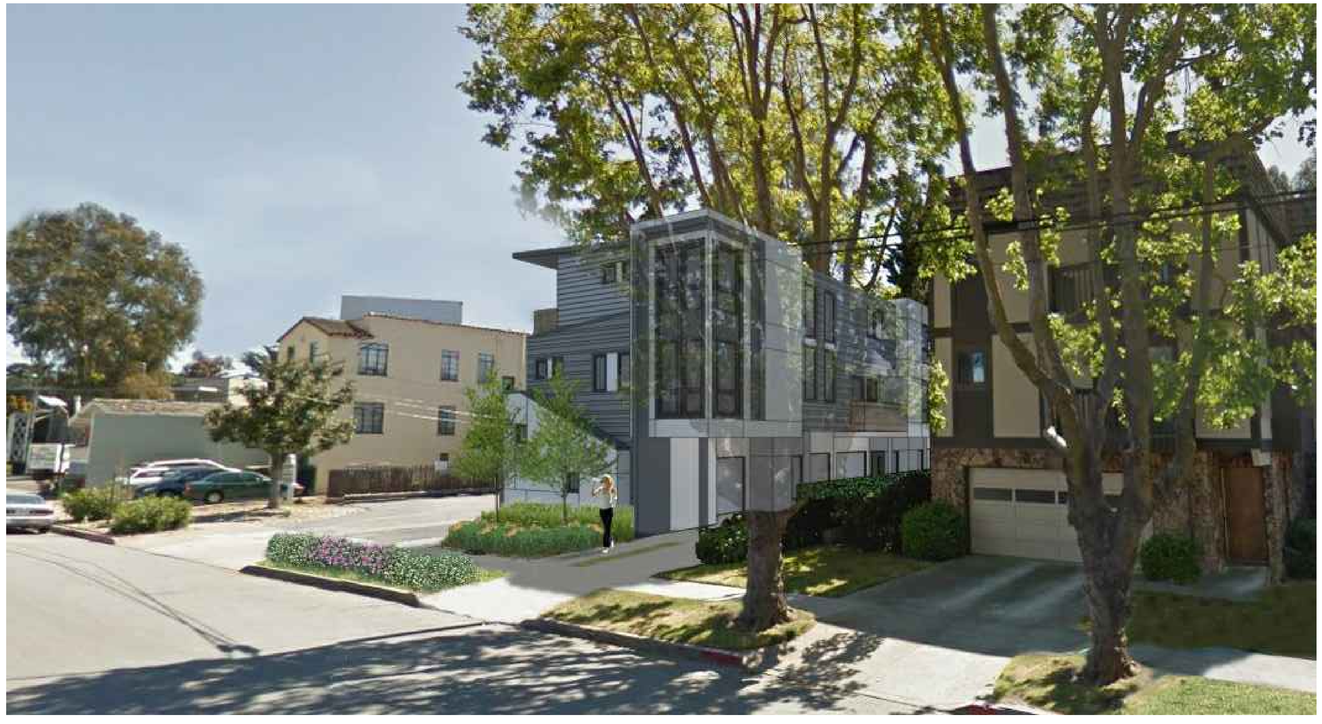
(415) 777-0561 P
(415) 777-5117 F

SCALE: AS NOTED

FLOOR PLANS: THIRD FLOOR & ROOF PLAN

A2.2

2 *3D RENDERING*



1 *3D RENDERING*

LEVY DESIGN PARTNERS
90 South Park
San Francisco
CA 94107

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21 PARK ROAD
BURLINGAME, CA

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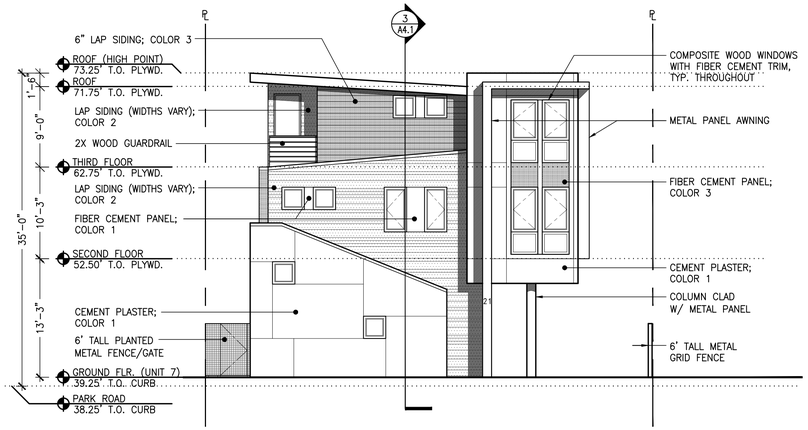
CONTACT: TOBY LEVY

(415) 777-0561 P
(415) 777-5117 F

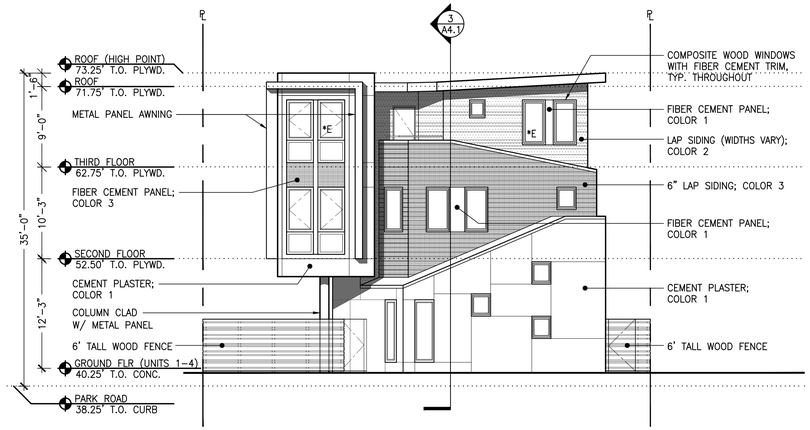
SCALE: AS NOTED

EXTERIOR RENDERINGS

A3.0

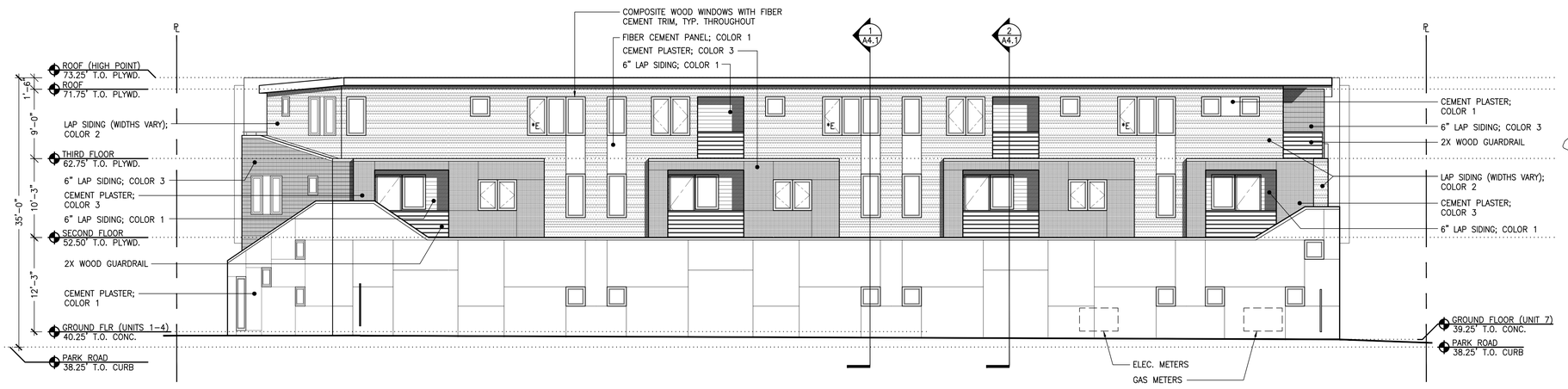


1 *WEST ELEVATION (FRONT AT PARK STREET)*
1/8"=1'-0"



2 *EAST ELEVATION (REAR AT EL CAMINO REAL)*
1/8"=1'-0"

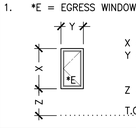
3 *SOUTH ELEVATION (SIDE)*
1/8"=1'-0"

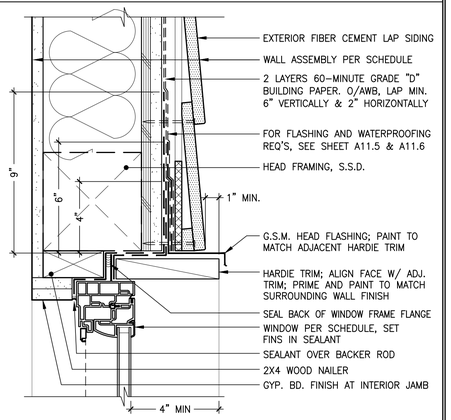


4 *NORTH ELEVATION (SIDE)*
1/8"=1'-0"

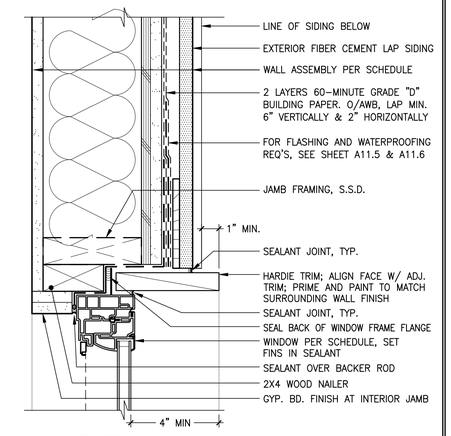
GENERAL NOTES

1. *E = EGRESS WINDOW OR DOOR (MIN. ONE PER SLEEPING ROOM)

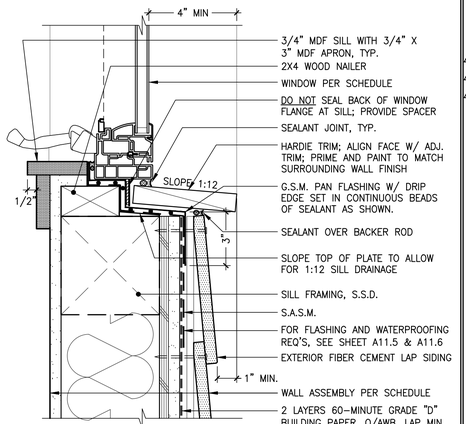




7 *HEAD DETAIL*
3"=1'-0" *FIBER CEMENT LAP SIDING*



6 *JAMB DETAIL*
3"=1'-0" *FIBER CEMENT LAP SIDING*



5 *SILL DETAIL*
3"=1'-0" *FIBER CEMENT LAP SIDING*

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BURLINGAME, CA

LICENSED ARCHITECT
TOBY STELLA LEVY
C-10527
RENEWAL DATE 6-30-19
STATE OF CALIFORNIA

21 PARK ROAD
APN: 029-223-130
BURLINGAME, CA
PROJECT NO. 2016-03

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1 02-10-2016	PLANNING RESPONSE
2 07-07-2017	PLANNING RESPONSE
3 04-30-2018	PLANNING COMMISSION RESPONSE

CONTACT: TOBY LEVY

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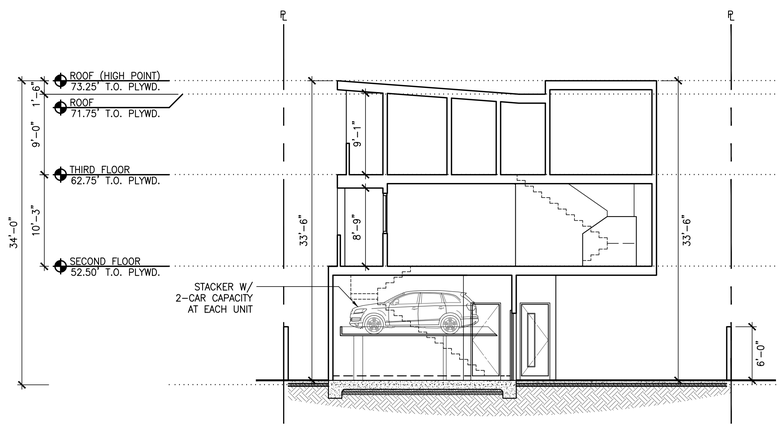
(415) 777-5117 F

SCALE: AS NOTED

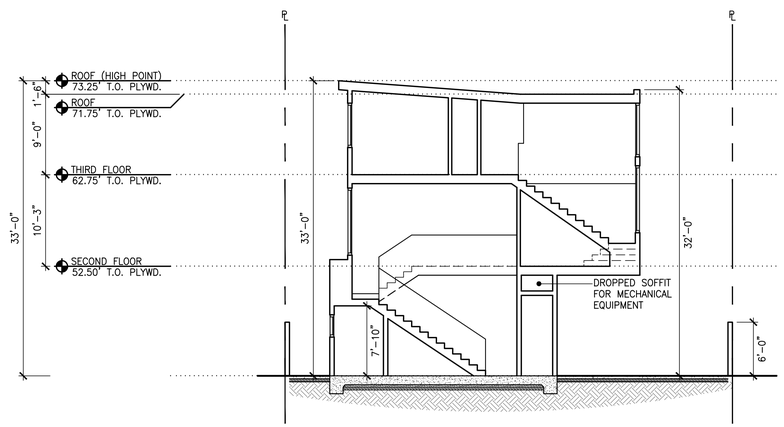
EXTERIOR ELEVATIONS

A3.1

3 *BUILDING SECTION*
1/8"=1'-0"



2 *BUILDING SECTION*
1/8"=1'-0"



1 *BUILDING SECTION*
1/8"=1'-0"

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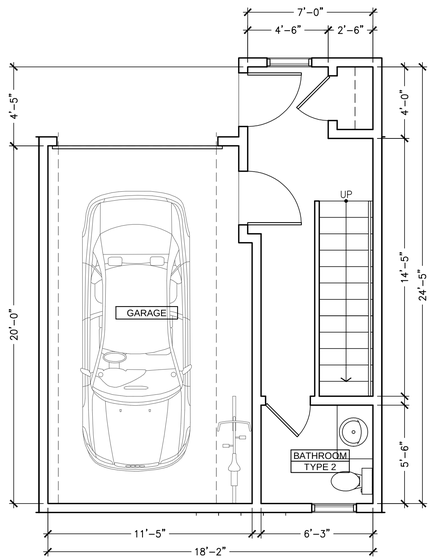
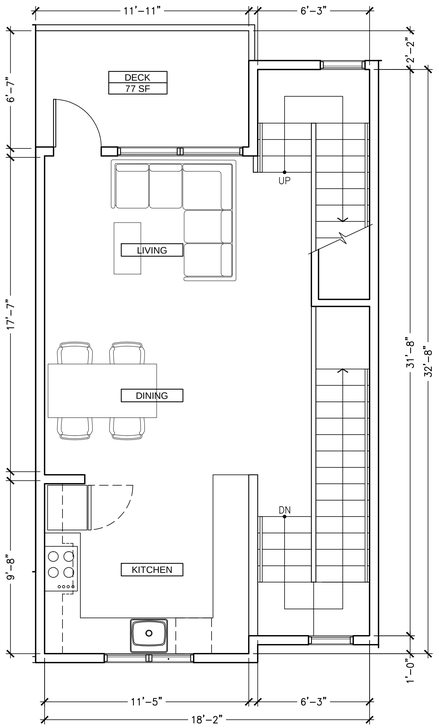
SCALE: AS NOTED

BUILDING SECTIONS

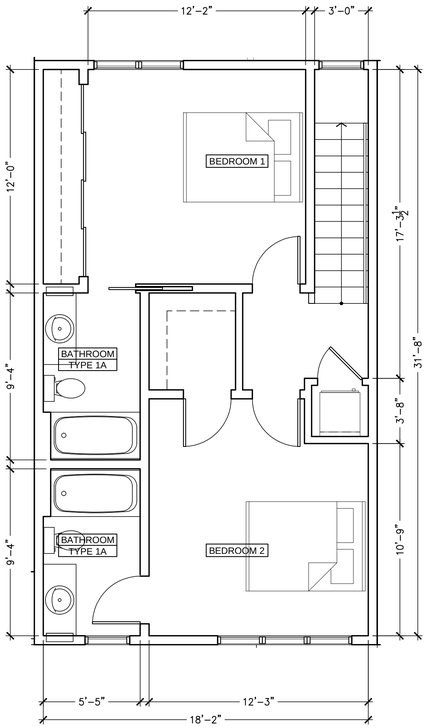
A4.1



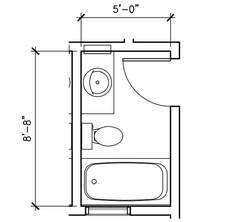
1 ENLARGED PLAN: UNIT A - GROUND FLOOR
1/4" = 1'-0"



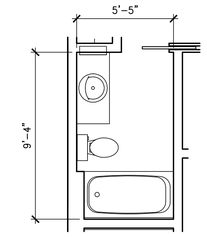
2 ENLARGED PLAN: UNIT A - SECOND FLOOR
1/4" = 1'-0"



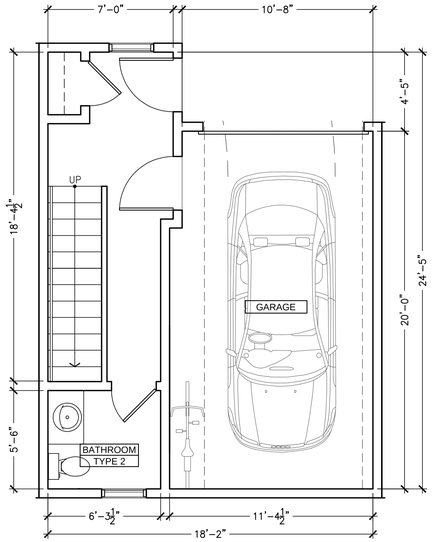
3 ENLARGED PLAN: UNIT A - THIRD FLOOR
1/4" = 1'-0"



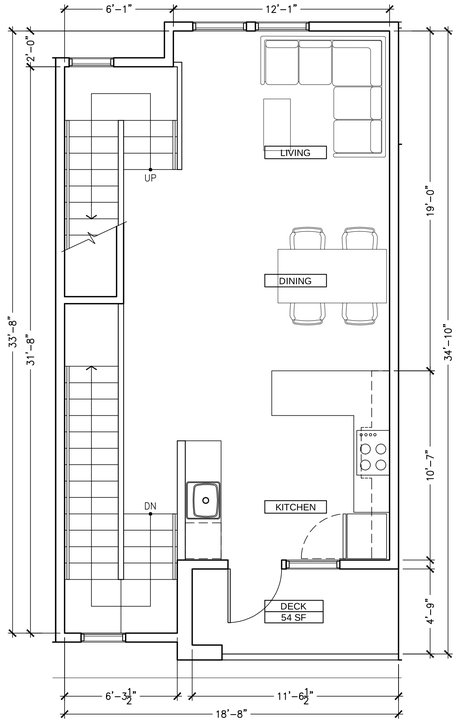
A1 BATHROOM TYPE 1



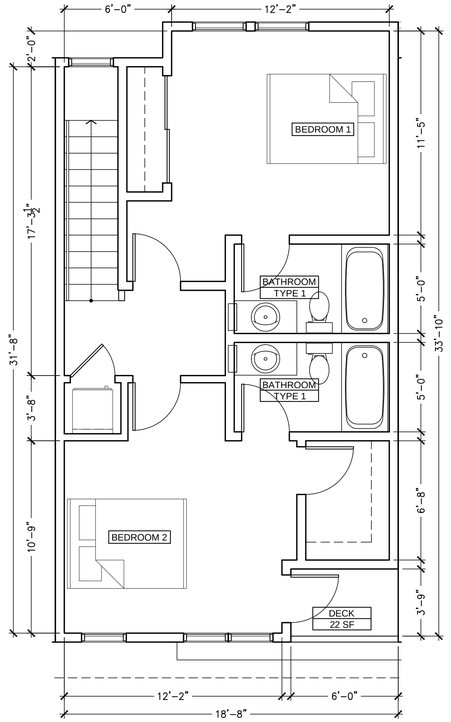
A2 BATHROOM TYPE 1A



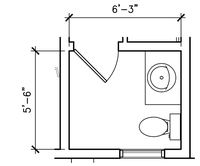
4 ENLARGED PLAN: UNIT B - GROUND FLOOR
1/4" = 1'-0"



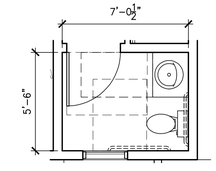
5 ENLARGED PLAN: UNIT B - SECOND FLOOR
1/4" = 1'-0"



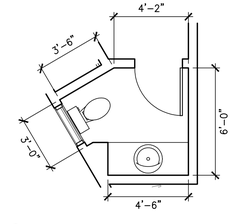
6 ENLARGED PLAN: UNIT B - THIRD FLOOR
1/4" = 1'-0"



B1 BATHROOM TYPE 2



B2 BATHROOM TYPE 3 (ADAPTABLE BATHROOM)



C BATHROOM TYPE 4

7 ENLARGED BATHROOM PLANS
1/4" = 1'-0"

GENERAL NOTES

1. CONTRACTOR TO PROVIDE SOLID CONTINUOUS BACKING FOR ALL WALL MTD. FIXTURES, ACCESSORIES, MILLWORK, EQUIPMENT RACKS, SHELVING, ETC. ALL BLOCKING TO BE SAME DIMENSION AS ASSOCIATED FRAMING, SEE A0.4.

DIMENSION NOTES

1. ALL DIMENSIONS ARE TO FACE OF FINISH, U.O.N.
2. SEE ENLARGED PLANS/DETAILS FOR DIMENSIONS NOT SHOWN HERE.

PLANNING NOTES

1. FOR UNIT AREAS AND CALCULATIONS SEE SHEET A0.3 – PLANNING AREA CALCULATIONS
2. *DECKS MIN. 10'-0" PER SIDE ON GROUND FLOOR & MIN. 3'-6" PER SIDE ON UPPER FLOORS.

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C-10527
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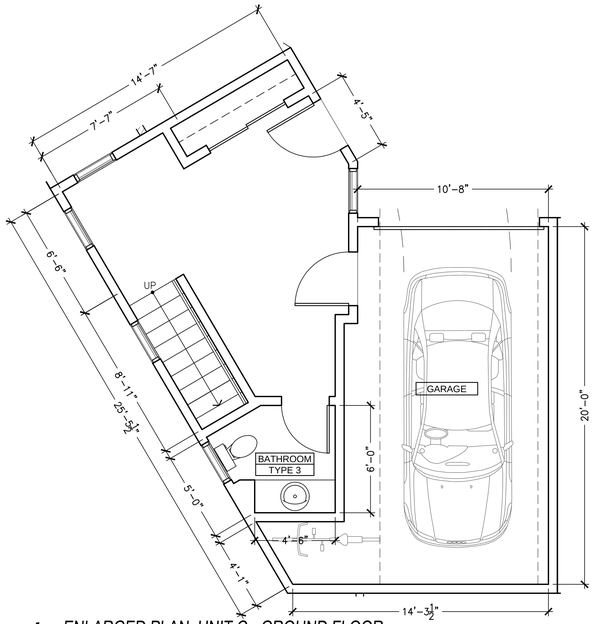
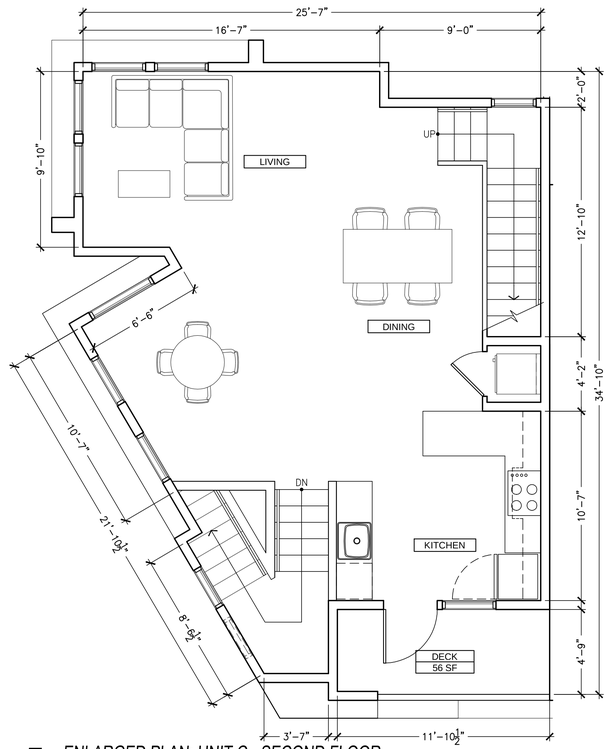
SCALE: AS NOTED

ENLARGED UNIT PLANS: A & B

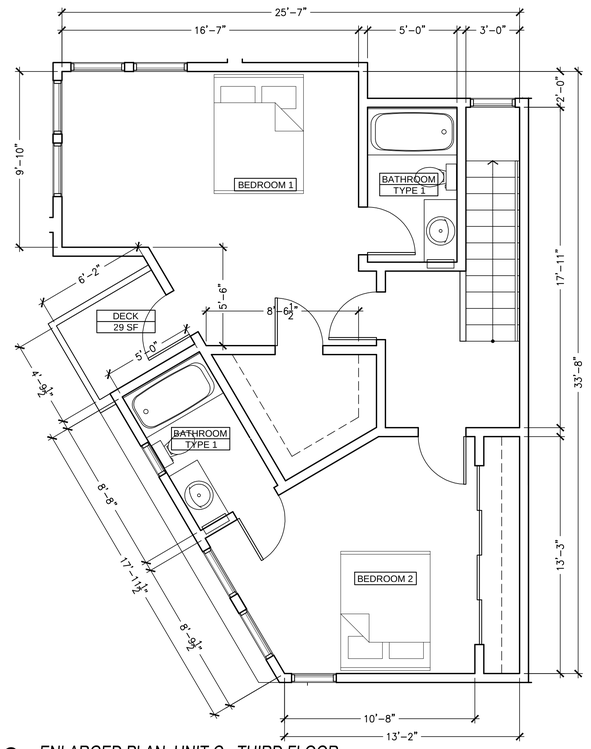
A5.1



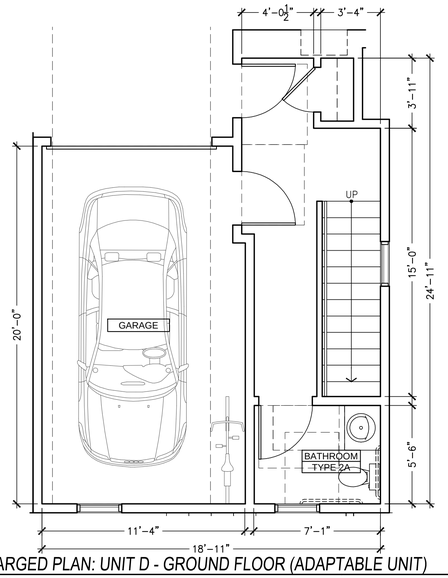
4 ENLARGED PLAN: UNIT C - GROUND FLOOR
1/4" = 1'-0"



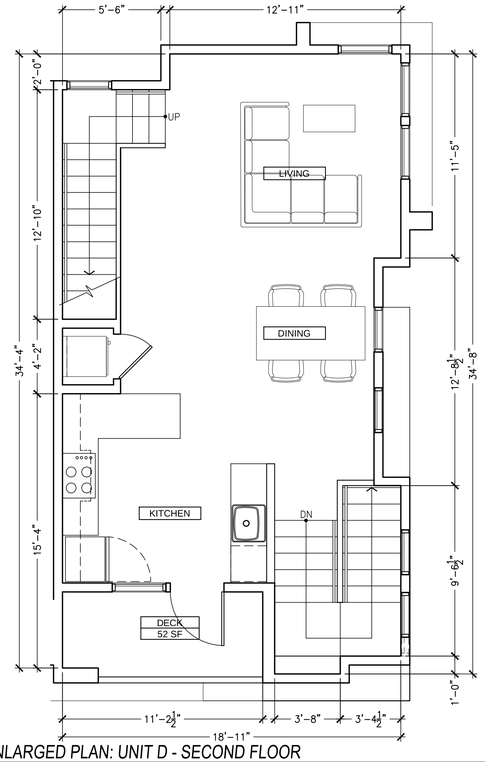
5 ENLARGED PLAN: UNIT C - SECOND FLOOR
1/4" = 1'-0"



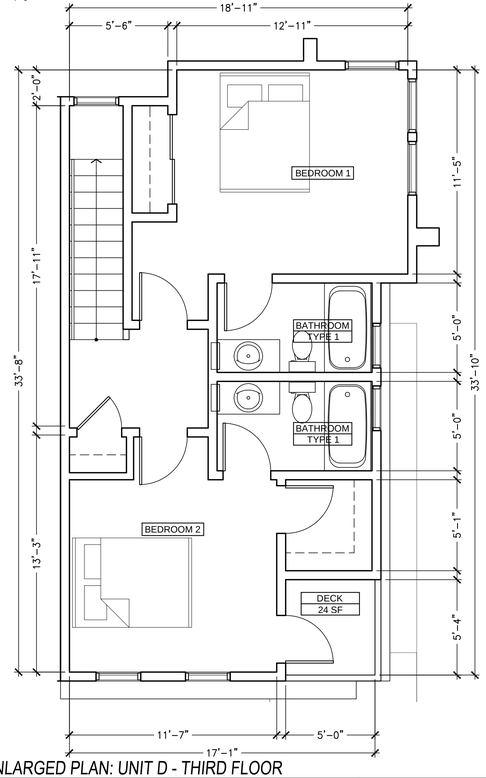
6 ENLARGED PLAN: UNIT C - THIRD FLOOR
1/4" = 1'-0"



1 ENLARGED PLAN: UNIT D - GROUND FLOOR (ADAPTABLE UNIT)
1/4" = 1'-0"



2 ENLARGED PLAN: UNIT D - SECOND FLOOR
1/4" = 1'-0"



3 ENLARGED PLAN: UNIT D - THIRD FLOOR
1/4" = 1'-0"

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SCALE: AS NOTED

ENLARGED UNIT PLANS: C & D

A5.2