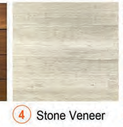
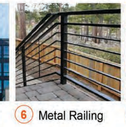

1 Stucco


2 Fiber Cement Panel


3 Manufactured Wood Siding


4 Stone Veneer

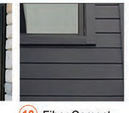

5 Vinyl Window


6 Metal Railing


7 Glass Railing


8 Metal Awning


9 Storefront


10 Fiber Cement Siding

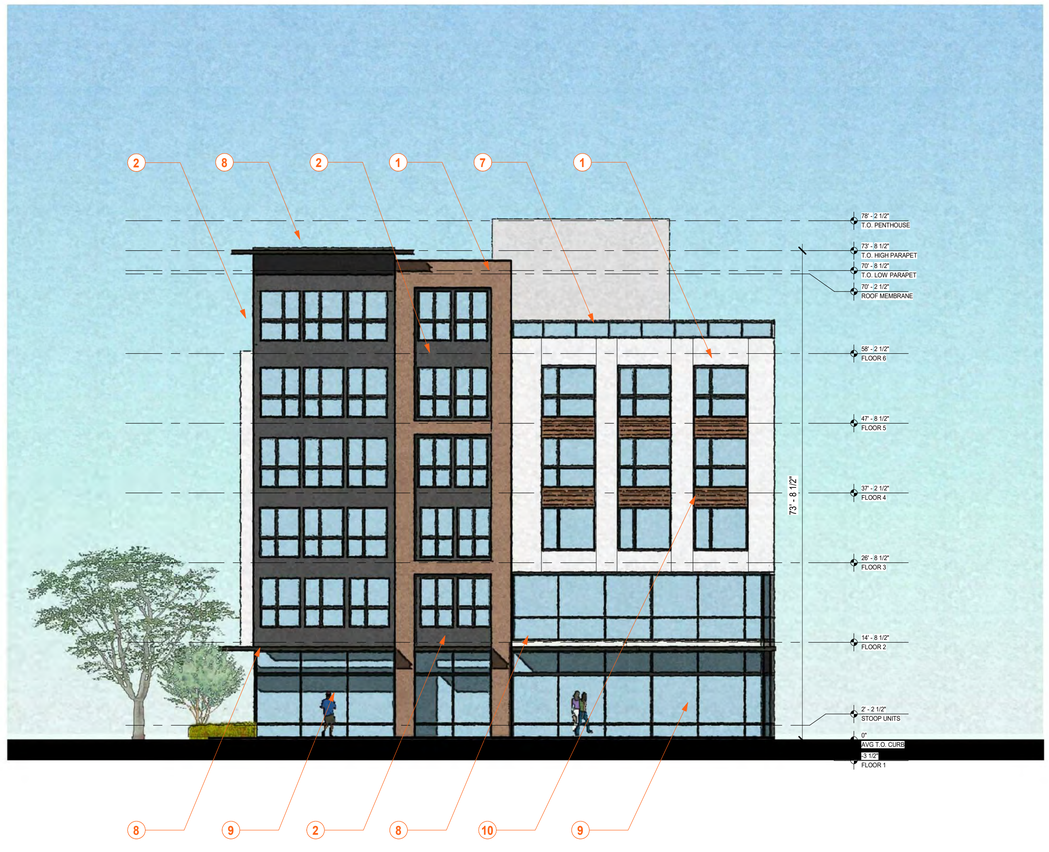
NORTH ELEVATION

3DE ARCHITECTURE | THE HANOVER COMPANY | BkF ENGINEERS / SURVEYORS / PLANNERS

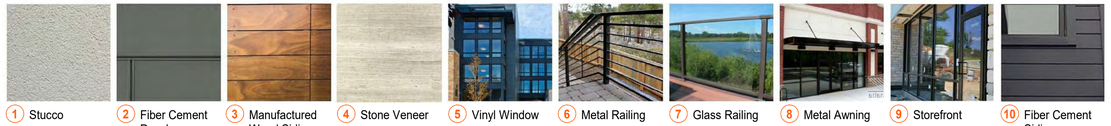
SCALE: 3/32" = 1'-0"
0' 8' 16' 24'

TRUE NORTH | PROJECT NORTH

EAST ELEVATION



WEST ELEVATION



1 Stucco
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10 Fiber Cement Siding


1 Stucco


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9 Storefront


10 Fiber Cement Siding

SOUTH ELEVATION

3DE ARCHITECTURE | THE HANOVER COMPANY | BKF ENGINEERS / SURVEYORS / PLANNERS

SCALE: 3/32" = 1'-0"
0' 8' 16' 24'

TRUE NORTH / PROJECT NORTH

2016 CALIFORNIA GREEN BUILDING CODE
RESIDENTIAL CHECKLIST

New residential buildings must be designed to include the Green Building Mandatory Measures specified in this checklist. These Green Building Mandatory Measures also apply to additions or alterations of existing residential buildings which increase the building's conditioned area, volume, or size. These requirements apply only to the specific area of addition or alteration. 2016 CGC §301.1.1

Permit Number: _____ Project Address: _____

Specify the page which includes the Measure, and include specific details indicating where the measure is located on the page. Include exact code sections on plans.

Green Building Measure	Plan Sheet/ Details
SITE DEVELOPMENT (2016 CGC §4.106)	
Projects that disturb less than less than one acre shall develop and implement a plan to manage storm water drainage **DURING CONSTRUCTION**. A BMP page is sufficient. 2016 CGC §4.106.2	
Plans shall indicate how Grading and Paving will prevent surface water flows from entering buildings. Exception: Projects that do not alter the drainage path. 2016 CGC §4.106.3	
Electric Vehicle (EV) Charging, parking spaces: comply with all relevant sections. CGC §4.106.4	
ENERGY EFFICIENCY (2016 CGC and the 2016 California Building Energy Efficiency Standards)	
2016 Energy Code performance (T-24) compliance documentation must be provided in 8-1/2" X 11" format (two sets, file size) and must be replicated on the plans.	
Walls with 2 X 6 and larger framing require R-19 insulation. 2016 CEC §150.0 (c) 2	
Hot water piping insulation required: piping 3/4 inch or larger. 2016 CEC §150.0 (j) 2 A ii	
Lighting: all luminaires shall be high efficacy. Comply with all parts. 2016 CEC §150.0 (k)	
Duct insulation: minimum (R-6) required. 2016 CEC §150.0 (m) 1	
Duct leakage testing: 6% with air handler, 4% w/o air handler. 2016 CEC §150.0 (m) 11	
Return duct design/fan power, airflow testing, and grill sizing requirements §150.0(m)13	
Water heating: 120 volt receptacle < 3 ft., Cat III or IV vent, and gas supply line capacity of at least 200,000 Btu / hour. 2016 CEC §150.0 (n)	
Third-party HERS verification for ventilation and indoor air quality. 2016 CEC §150.0 (o)	
Maximum U-factor (0.58) for fenestration and skylights. 2016 CEC §150.0 (o)	
Classification of High & Low efficacy light sources. 2016 CEC Table 150.0-A	
Radiant barrier required in Climate Zone 3. (prescriptive) 2016 CEC §150.1 (c) 2	
Refrigerant charge verification not required, Climate Zone 3. 2016 CEC Table 150.0-A	Not required
Maximum SHGC not specified in Climate Zone 3. 2016 CEC Table 150.0-A	in climate
Whole house fan is not required, Climate Zone 3. 2016 CEC Table 150.0-A	zone 3

2

Green Building Measure	Plan Sheet/ Details
INDOOR WATER USE (2016 CGC §4.3)	
The effective flush volume of water closets will not exceed 1.28 gal / flush. 2016 CGC §4.303.1.1	
The effective flush volume of urinals will not exceed 0.125 gal / flush. 2016 CGC §4.303.1.2	
Maximum flow rate for showers shall be 2.0 GPM, at 80 psi. 2016 CGC §4.303.1.3	
Maximum flow rate for lavatory faucets shall be 1.2 GPM, at 60 psi. 2016 CGC §4.303.1.4.1	
OUTDOOR WATER USE (2016 CGC §4.4)	
New residential developments with an aggregate landscape area of more than 499 square feet shall submit a Residential Outdoor Water Use Efficiency Checklist. 2016 CGC §4.304.1	
ENHANCED DURABILITY AND REDUCED MAINTENANCE (2016 CGC §4.406)	
Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls will be rodent-proofed by closing such openings with cement mortar, concrete masonry, or similar method acceptable to the enforcing agency. 2016 CGC §4.406.1	
CONSTRUCTION WASTE MANAGEMENT (2016 CGC §4.408)	
Recycle and/or salvage a minimum 65% of the non-hazardous construction and demolition waste. This is not applicable to soil and land clearing debris. 2016 CGC §4.408	
BUILDING MAINTENANCE AND OPERATION (2016 CGC §4.410)	
An operation and maintenance manual will be provided at final inspection. 2016 CGC §4.410.1	
For buildings with more than 4 multi-family units provide for recycling. 2016 CGC §4.410.2	
FIREPLACES (2016 CGC §4.503)	
Any installed gas fireplaces will be direct-vent, sealed-combustible type. 2016 CGC §4.503.1	
Any installed woodstove or pellet stove shall comply with U.S. EPA NSPS emission limits.	
POLLUTANT CONTROL (CGC §4.504)	
At the time of rough installation, during storage on the construction site, and until final startup of the HVAC equipment, all duct and other related air distribution components openings will be covered with tape, plastic, sheet metals, or other methods acceptable to the enforcing agency to reduce the amount of water, dust, or debris that may enter the system. 2016 CGC §4.504.1	
Adhesives, sealants, and caulks used on the project shall follow local and regional air pollution or air quality management district standards. 2016 CGC §4.504.2.1	
Paints and coatings will comply with VOC limits. 2016 CGC §4.504.2.2	
Aerosol paints and coatings will meet the Product-weighted MIR limits for ROC, and comply with percent VOC by weight of product limits, Regulation 8, Rule 49. 2016 CGC §4.504.2.3	
Documentation shall verify compliance for VOC finish materials. 2016 CGC §4.504.2.4	
Carpet systems will meet CALGREEN testing and product requirements. 2016 CGC §4.504.3	
Where resilient flooring is installed, at least 80% of the floor area receiving resilient flooring will comply with the California Green Building Code requirements. 2016 CGC §4.504.4	
Hardwood plywood, particleboard, and medium density fiberboard composite wood products shall comply with the low formaldehyde emission standards. 2016 CGC §4.504.5	

3

Green Building Measure	Plan Sheet/ Details
INTERIOR MOISTURE CONTROL (2016 CGC §4.505)	
A capillary break will be installed if a slab on grade foundation system is used. 2016 CGC §4.505.2	
Building materials with visible signs of water damage will not be installed. Wall and floor framing will not be enclosed when the framing members exceed 19% moisture content. Moisture content will be verified prior to finish material being applied. Replace wet insulation products, or allow to dry before enclosure. 2016 CGC §4.505.3	
INDOOR AIR QUALITY AND EXHAUST (2016 CGC §4.506)	
Exhaust fans that are ENERGY STAR compliant, ducted and that terminate outside the building will be provided in every bathroom (bathtub, shower, or shower/tub combo).2016 CGC §4.506.1 Unless functioning as a component of a whole-house ventilation system, fans must be controlled by a humidity control. 2016 CGC §4.506.1	
ENVIRONMENTAL COMFORT (CGC §4.507)	
The heating and air-conditioning system will be sized, designed and have their equipment selected using the following methods: Heat Loss/Heat Gain values in accordance with ANSI/ACCA 2 Manual J-2011 or equal; Duct systems are sized according to ANSI/ACCA 1, Manual D-2014 or equivalent; Select heating and cooling equipment in accordance with ANSI/ACCA 3, Manual S-2014 or equivalent. 2016 CGC §4.507	
INSTALLER SPECIAL INSPECTOR QUALIFICATION (2016 CGC §702)	
HVAC system installers will be trained and certified in the proper installation of HVAC systems and equipment by a recognized training/certification program. 2016 CGC §702.1	
VERIFICATION (2016 CGC §703)	
Upon request, verification of compliance with this code may include construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the Building Division that will show substantial conformance with the 2016 Code requirements. 2016 CGC §703.1	
Responsible Designer's Declaration Statement	**Contractor's Declaration Statement**
I hereby certify that this project has been designed to meet the requirements of the 2016 Green Building Code.	I hereby certify, as the builder or installer, under permit listed herein, that this project will be constructed to meet the requirements of the 2016 Green Building Code.
Name:	Name:
Address:	Address:
City/State/Zip Code	City/State/Zip Code
Signature:	Signature:
Date:	Date:

PROJECT SUMMARY

PROJECT DESCRIPTION

1095 ROLLINS ROAD IS LOCATED BETWEEN CADILLAC WAY TO THE WEST AND TOYON DRIVE TO THE EAST. THE PROJECT WILL INCLUDE DEMOLITION OF ALL EXISTING ONSITE STRUCTURES FOR THE CONSTRUCTION OF A NEW 6-STORY, PRIVATELY FUNDED, MULTIFAMILY RESIDENTIAL BUILDING. THE PROJECT CONTAINS 5 LEVELS OF TYPE IIIA CONSTRUCTION OVER 1 LEVEL OF TYPE I CONSTRUCTION, ALL OVER A 1 LEVEL SUBTERRANEAN GARAGE CONTAINING BOTH SURFACE AND STACKED PARKING. THE PROJECT CONSISTS OF 150 APARTMENT UNITS AND A TOTAL OF 192 OFF-STREET PARKING SPACES. 10% OF THE APARTMENTS (15) WILL BE DESIGNATED AFFORDABLE FOR MODERATE INCOME HOUSEHOLDS.

THE CURRENT GENERAL PLAN LAND USE DESIGNATION FOR THE SUBJECT PROPERTY IS COMMERCIAL (SHOPPING & SERVICE) AND THE ZONING IS C-2 (COMMERCIAL). THE PROJECT APPLICANT IS SEEKING A GENERAL PLAN AMENDMENT AND REZONE TO CHANGE THE LAND USE TO HIGH DENSITY RESIDENTIAL AND THE ZONING TO R-4 MULTIFAMILY RESIDENTIAL. APPLICANT IS ALSO SEEKING A CONDITIONAL USE PERMIT, TO ALLOW THE BUILDING HEIGHT TO EXCEED 35 FEET. THE PROJECT WILL PARTICIPATE IN THE CITY'S DENSITY BONUS PROGRAM BY DESIGNATING 10% OF THE APARTMENTS (15) TO BE AFFORDABLE FOR MODERATE INCOME HOUSEHOLDS, AND WILL USE ITS DEVELOPMENT CONCESSION TO UTILIZE PARKING STACKERS IN THE GARAGE. THE PROJECT SEEKS TO CONCURRENTLY COMBINE THE 2 SUBJECT PARCELS VIA A VESTING TENTATIVE MAP UNDER A SEPARATE APPLICATION.

APPLICABLE CODES

2016 CALIFORNIA BUILDING CODE & AMENDMENTS (CBC)
2016 CALIFORNIA MECHANICAL CODE & AMENDMENTS (CMC)
2016 CALIFORNIA PLUMBING CODE & AMENDMENTS (CPC)
2016 CALIFORNIA ELECTRICAL CODE & AMENDMENTS (CEC)
2016 CALIFORNIA ENERGY CODE
2016 CALIFORNIA FIRE CODE & AMENDMENTS (CFC)
2016 CALIFORNIA GREEN BUILDING STANDARDS CODE
2013 NFPA 13
2013 NFPA 14
2013 NFPA 72

2016 CALIFORNIA BUILDING CODE CHAPTER 11A
2016 CALIFORNIA BUILDING CODE CHAPTER 11B

FAIR HOUSING ACT

BURLINGAME BUSINESS LICENSE

JONATHAN ENNIS #32887

PARKING

PARKING REQUIRED		PARKING PROVIDED	CARS PER	QTY	TOTAL
1 SPACE PER 1BD / STUDIO =	109	4-HIGH STACKER (PIT)	22	5	110
2 SPACES PER 2BD =	82	4-HIGH STACKER (PIT)	14	1	14
		2-HIGH STACKER (SURFACE)	11	4	44
		2-HIGH STACKER (SURFACE)	5	2	10
		REGULAR PARKING	1	2	10
		ADA	1	5	5
TOTAL PARKING REQ=	191	TOTAL PARKING PROVIDED			192

PROJECT TEAM

APPLICANT:
THE HANOVER COMPANY
156 DIABLO ROAD., SUITE 220
DANVILLE, CA 94526
P: 925.490.2990
CONTACT: SCOTT YOUDALL

ARCHITECT:
BDE ARCHITECTURE INC.
950 HOWARD STREET
SAN FRANCISCO, CA 94103
P: 415.677.0966
CONTACT: JONATHAN ENNIS, AIA

CIVIL ENGINEER:
BKF ENGINEERS
150 CALIFORNIA ST. ,STE 600
SAN FRANSICO, CA 94111
P: 415.930.7900
CONTACT: MIKE O'CONNELL

JOINT TRENCH:
GIACALONE DESIGN SERVICES, INC.
5820 STONERIDGE MALL ROAD, SUITE 345
PLEASANTON, CA 94566
P: 925.467.1740
CONTACT: ARNOLD SAENZ, JR

LANDSCAPE
GWH LANDSCAPE ARCHITECTS
5847 SAN FELIPE, SUITE 3600
HOUSTON, TX 77057
P: 713.267.2100
CONTACT: MATT SHEARER

UNIT MIX

UNIT MIX	COUNT	AVG. NRSF
STUDIO (23.3%)		
S1	23	500
S2	3	574
S3	9	580
1 BDRM (49.3%)		
A1	46	754
A2	20	824
A3	5	727
A4	1	806
A5	1	929
A6	1	796
2 BDRM (27.3%)		
B1	5	1,032
B2	10	1,160
B3	10	1,194
B4	5	1,189
B5	4	1,285
B6	4	1,288
B7	3	1,376
TOTAL	150	

AVG. UNIT SIZE: 833
TOTAL NRSF: 126,000
BLDG GROSS SF: 195,000

GENERAL NOTES

o 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.
o 100% of units shall be adaptable per CBC 2016 Chapter 11A
o All common areas shall be accessible per CBC 2016 Chapter 11A
o All public areas shall be accessible per CBC 2016 Chapter 11B
o At the time of Building Permit application, plans and engineering will be submitted for shoring as required by 2016 CBC, Chapter 31 regarding the protection of adjacent property and as required by OSHA. On the plans, indicate that the following will be addressed:
a. The walls of the proposed basement shall be properly shored, prior to construction activity. This excavation may need temporary shoring. A competent contractor shall be consulted for recommendations and design of shoring scheme for the excavation. The recommended design type of shoring shall be approved by the engineer of record or soils engineer prior to usage.
b. All appropriate guidelines of OSHA shall be incorporated into the shoring design by the contractor. Where space permits, temporary construction slopes may be utilized in lieu of shoring. Maximum allowable vertical cut for the subject project will be five (5) feet. Beyond that horizontal benches of 5 feet wide will be required. Temporary shores shall not exceed 1 to 1 (horizontal to vertical). In some areas due to high moisture content / water table, flatter slopes will be required which will be recommended by the soils engineer in the field.
c. If shoring is required, specify on the plans the licensed design professional that has sole responsibility to design and provide adequate shoring, bracing, formwork, etc. as required for the protection of life and property during construction of the building.
d. Shoring and bracing shall remain in place until floors, roof, and wall sheathing have been entirely constructed.
e. Shoring plans shall be wet-stamped and signed by the engineer-of-record and submitted to the city for review prior to construction.
If applicable, include surcharge loads from adjacent structures that are within the zone of influence (45 degree wedge up the slope from the base of the retaining wall) and / or driveway surcharge loads.
o OSHA permit will be obtained per CAL / OSHA requirements
o "Consruction Hours": Weekdays: 8:00am-7:00am; Saturdays: 9:00am-6:00am; Sundays & Holidays: No Work Allowed

SHEET INDEX

ARCHITECTURE

A0.0 COVER SHEET
A0.1 PROJECT INFO
A0.2 SITE CONTEXT
A0.3A AREA DIAGRAMS
A0.3B ALLOWABLE OPENINGS
A0.4 EGRESS DIAGRAMS
A0.50 ACCESSIBILITY COMPLIANCE DIAGRAMS 11A
A0.51 ACCESSIBILITY COMPLIANCE DIAGRAMS 11A
A0.52 ACCESSIBILITY COMPLIANCE DIAGRAMS 11A
A0.53 ACCESSIBILITY COMPLIANCE DIAGRAMS 11B
A0.54 ACCESSIBILITY COMPLIANCE DIAGRAMS 11B
A0.55 ACCESSIBILITY COMPLIANCE DIAGRAMS 11B
A0.60 SIGNAGE DETAILS
A0.61 SIGNAGE DETAILS
A0.62 SIGNAGE DETAILS

A1.0 SITE PLAN

A2.0 BASEMENT PLAN
A2.1 FLOOR 1 PLAN
A2.2 FLOOR 2 PLAN
A2.3 FLOOR 3 - 5 PLAN
A2.4 FLOOR 6
A2.5 ROOF

A3.0 BUILDING ELEVATION
A3.1 BUILDING ELEVATION
A3.2 BUILDING ELEVATION
A3.3 BUILDING SECTIONS
A3.4 LOT COVERAGE

A4.0 TYPICAL UNIT PLANS
A4.1 TYPICAL UNIT PLANS

A5.0 RENDERINGS
A5.1 RENDERINGS
A5.2 RENDERINGS

A8.0 DETAILS

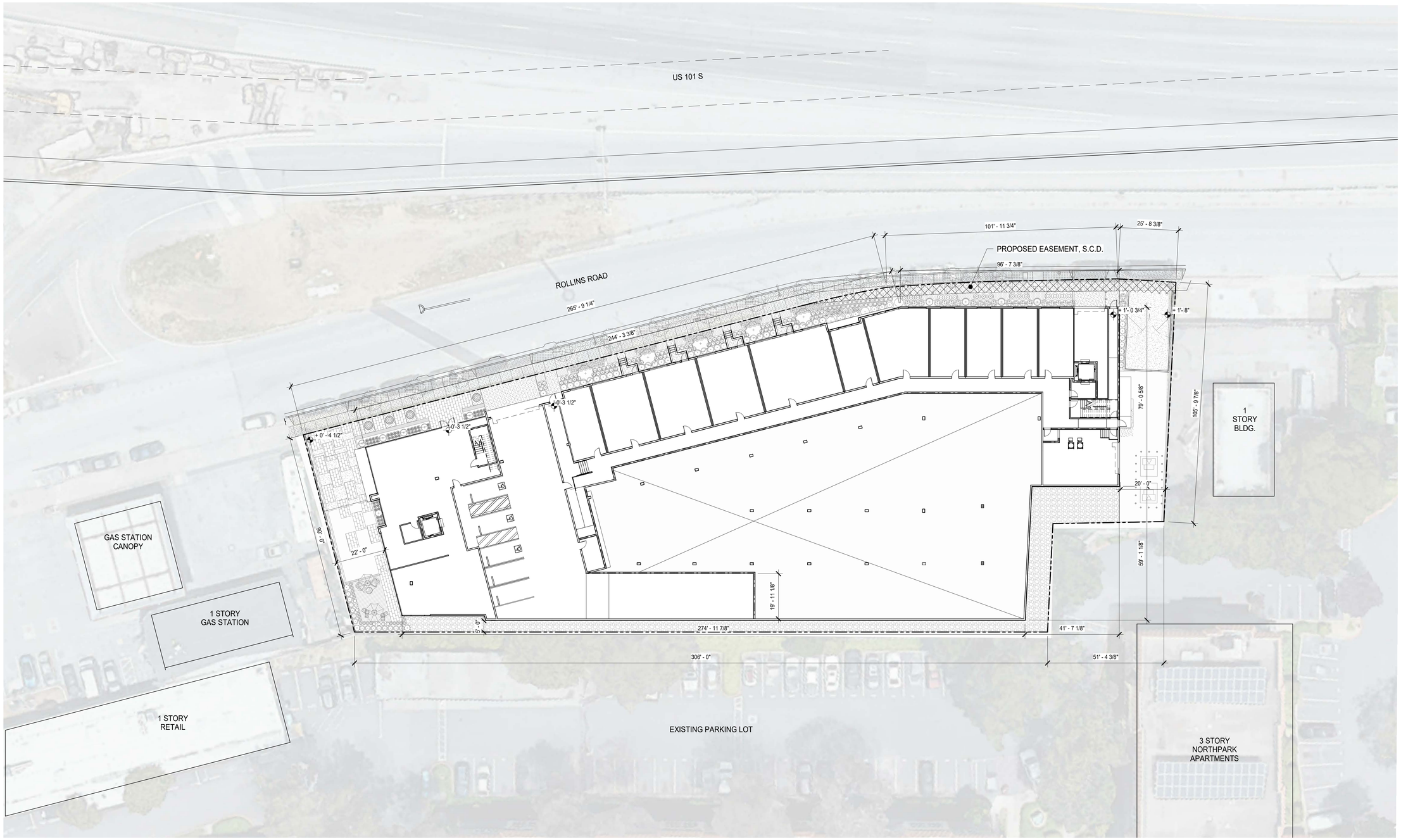
CIVIL

C1.0 TITLE SHEET
C2.0 EXISTING CONDITIONS
C2.1 PRELIMINARY DEMOLITION PLAN
C2.2 PRELIMINARY PARCELIZATION PLAN
C3.0 PRELIMINARY SITE PLAN
C3.1 FIRE ACCESS PLAN
C4.0 PRELIMINARY GRADING PLAN
C5.0 PRELIMINARY UTILITY PLAN
C6.0 PRELIMINARY STORMWATER CONTROL PLAN
C7.0 PRELIMINARY EROSION CONTROL PLAN
C7.1 CONSTRUCTION BMPS
C8.0 CITY STANDARD DETAILS
C8.1 CITY STANDARD DETAILS
C8.2 CITY STANDARD DETAILS
C8.3 DETAILS
C8.4 DETAILS

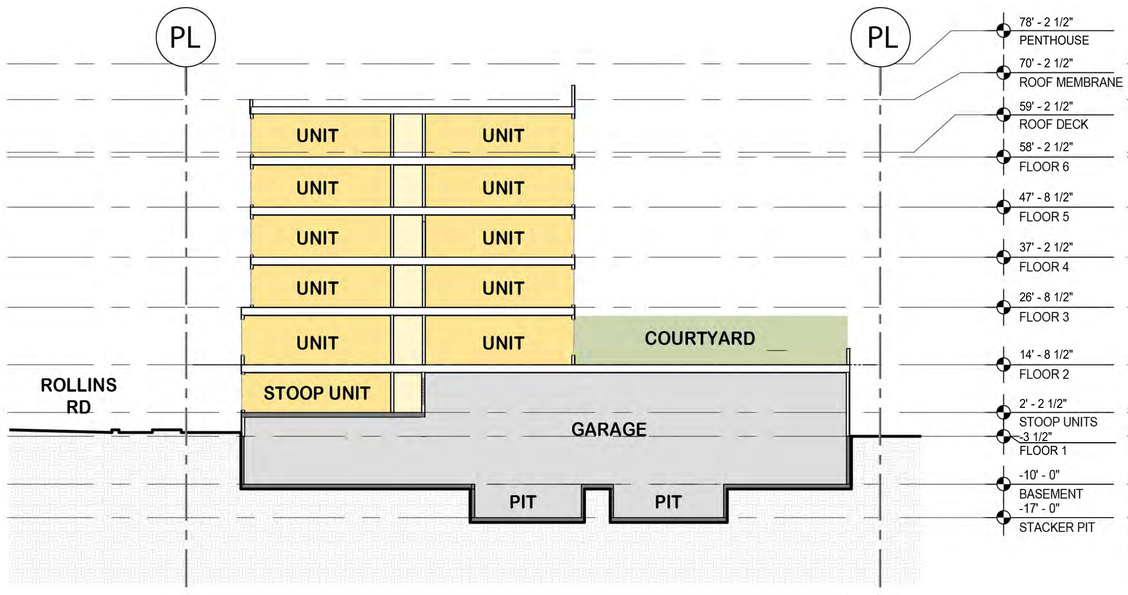
LANDSCAPE

L1.0 FLOOR 1 PLAN
L1.1 FLOOR 2 PLAN
L1.2 FLOOR 6 PLAN
L1.3 PLANTING IMAGERY
L1.4 HARDSCAPE IMAGERY
L1.5 LANDSCAPE DETAILS
L1.6 IRRIGATION WATER CALCS.

L2.0 PLANTING LEGEND
L2.1 FLOOR 1 PLANTING PLAN
L2.2 FLOOR 2 PLANTING PLAN
L2.3 FLOOR 6 PLANTING PLAN
L2.4 FRONT SETBACK SOFTSCAPE
L2.5 TOTAL SITE LANDSCAPING


US 101 S
ROLLINS ROAD
PROPOSED EASEMENT, S.C.D.
101' - 11 3/4"
25' - 8 3/8"
96' - 7 3/8"
265' - 9 1/4"
244' - 3 3/8"
1'- 0 3/4"
1'- 8"
0'-3 1/2"
0'-3 1/2"
1' 0' - 4 1/2"
79' - 0 5/8"
105' - 9 7/8"
1
STORY
BLDG.
20' - 0"
90' - 0"
22' - 0"
59' - 1 1/8"
19' - 11 1/8"
5'
274' - 11 7/8"
41' - 7 1/8"
306' - 0"
51' - 4 3/8"
GAS STATION
CANOPY
1 STORY
GAS STATION
1 STORY
RETAIL
EXISTING PARKING LOT
3 STORY
NORTHPARK
APARTMENTS

SITE PLAN



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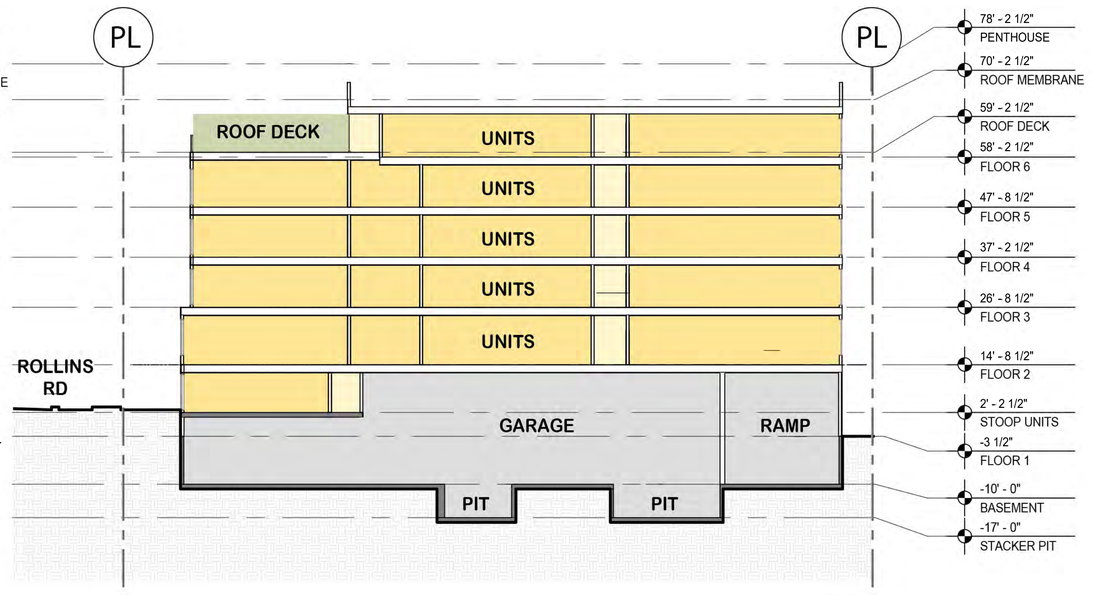

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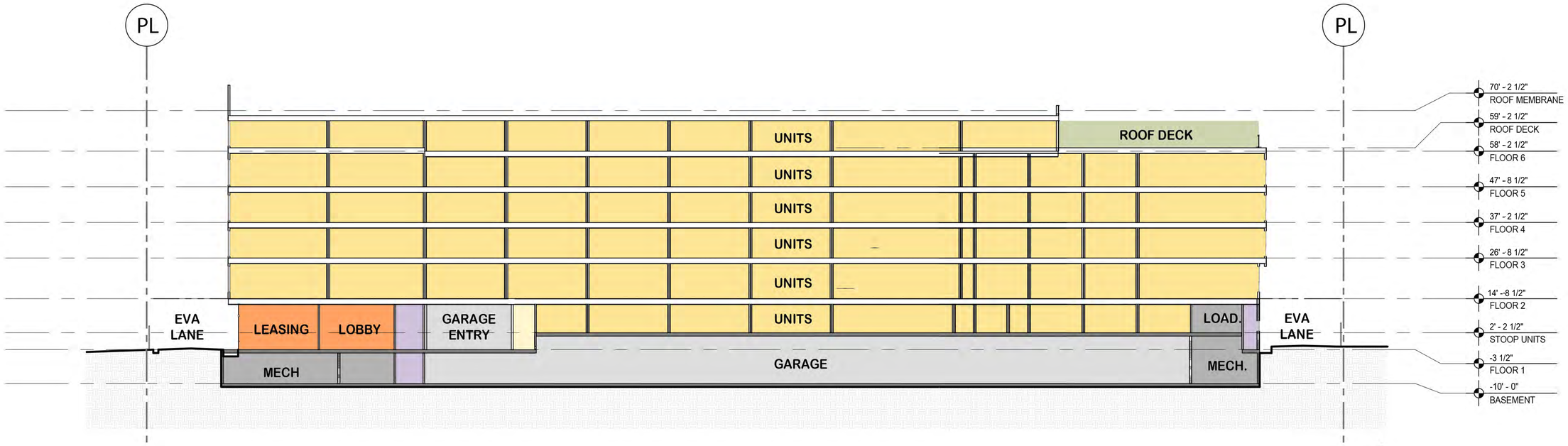
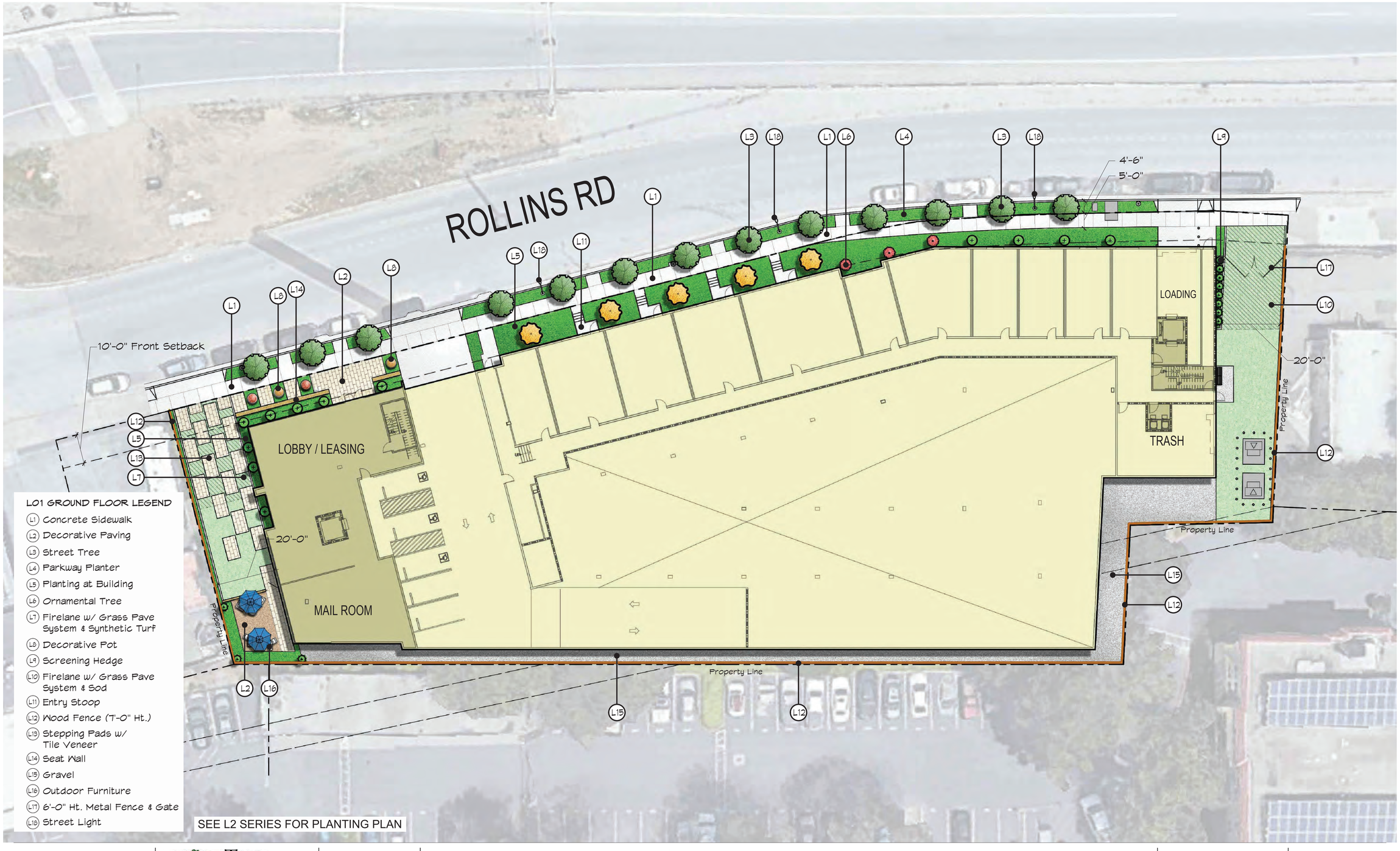


1

78' - 2 1/2" PENTHOUSE
70' - 2 1/2" ROOF MEMBRANE
59' - 2 1/2" ROOF DECK
58' - 2 1/2" FLOOR 6
47' - 8 1/2" FLOOR 5
37' - 2 1/2" FLOOR 4
26' - 8 1/2" FLOOR 3
14' - 8 1/2" FLOOR 2
2' - 2 1/2" STOOP UNITS
-3 1/2" FLOOR 1
-10' - 0" BASEMENT
-17' - 0" STACKER PIT

BUILDING SECTIONS



BDE ARCHITECTURE | THE HANOVER COMPANY | BKF ENGINEERS / SURVEYORS / PLANNERS

0' 15' 30' 60'

TRUE NORTH / PROJECT NORTH

FLOOR 1 PLAN

1095 ROLLINS ROAD, BURLINGAME | 11/15/18 | L1.0

3DE ARCHITECTURE | THE HANOVER COMPANY | BKF ENGINEERS / SURVEYORS / PLANNERS

0' 15' 30' 60'

TRUE NORTH PROJECT NORTH

FLOOR 2 PLAN

1095 ROLLINS ROAD, BURLINGAME | 11/15/18 | L1.1

L06 ROOF DECKS

- L1 Tree in Large Pot
- L2 Seating Area
- L3 Not Used
- L4 Decorative Paving A
- L5 Decorative Paving B
- L6 Grill Area
- L7 Outdoor Game Tables
- L8 TV Seating Area
- L9 Synthetic Turf
- L10 Gravel Type 1
- L11 Gravel Type 2
- L12 Illuminated Orb
- L13 Decorative Pots
- L14 String Lights
- L15 Fire Pit

SEE L2 SERIES FOR PLANTING PLAN

BDE ARCHITECTURE | THE HANOVER COMPANY | BKF ENGINEERS / SURVEYORS / PLANNERS

0' 15' 30' 60'

TRUE NORTH / PROJECT NORTH

FLOOR 6 PLAN

1095 ROLLINS ROAD, BURLINGAME | 11/15/18 | L1.2