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Architects Engineers Interior Designers

CMG



moffatt & nichol

WATT

DW Burlingame Venture, LLC

1200-1340 OLD BAYSHORE HIGHWAY
Burlingame, CA 94010

ENTITLEMENT APPLICATION

03/24/2022

VOLUME 1 OF 3: GENERAL, SITE & CIVIL

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APPLICABLE CODES & AGENCIES

THE INTENT OF THE DRAWINGS AND SPECIFICATIONS IS TO CONSTRUCT REFERENCED PROJECT IN ACCORDANCE WITH CALIFORNIA CODE OF REGULATIONS TITLE 24. SHOULD ANY CONDITION DEVELOP NOT COVERED BY THE CONTRACT DOCUMENTS WHEREIN THE FINISHED WORK WILL NOT COMPLY WITH SAID CALIFORNIA CODE OF REGULATIONS TITLE 24, A CHANGE ORDER DETAILING AND SPECIFYING THE REQUIRED WORK SHALL BE SUBMITTED TO AND APPROVED BY THE AGENCY HAVING JURISDICTION BEFORE PROCEEDING WITH THE WORK.

CALIFORNIA CODE OF REGULATIONS (CCR)

2022 CALIFORNIA BUILDING CODE - PART 2, TITLE 24, CCR
(BASED UPON 2021 INTERNATIONAL BUILDING CODE)

2022 CALIFORNIA ELECTRICAL CODE - PART 3, TITLE 24, CCR
(BASED UPON 2021 NATIONAL ELECTRICAL CODE)

2022 CALIFORNIA MECHANICAL CODE - PART 4, TITLE 24, CCR
(BASED UPON 2021 UNIFORM MECHANICAL CODE)

2022 CALIFORNIA PLUMBING CODE - PART 5, TITLE 24, CCR
(BASED UPON 2021 UNIFORM PLUMBING CODE)

2022 CALIFORNIA ENERGY CODE - PART 6, TITLE 24, CCR

2022 CALIFORNIA FIRE CODE - PART 9, TITLE 24, CCR
(BASED UPON 2018 INTERNATIONAL FIRE CODE)

BURLINGAME MUNICIPAL CODE

CALIFORNIA DEPARTMENT OF FISH & WILDLIFE (CDFW)

CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARDS (CA RWQCB)

US ARMY CORPS OF ENGINEERS (USACE)

SAN FRANCISCO BAY CONSERVATION & DEVELOPMENT COMMISSION (BCDC)

ENTITLEMENTS & PERMITS REQUESTED

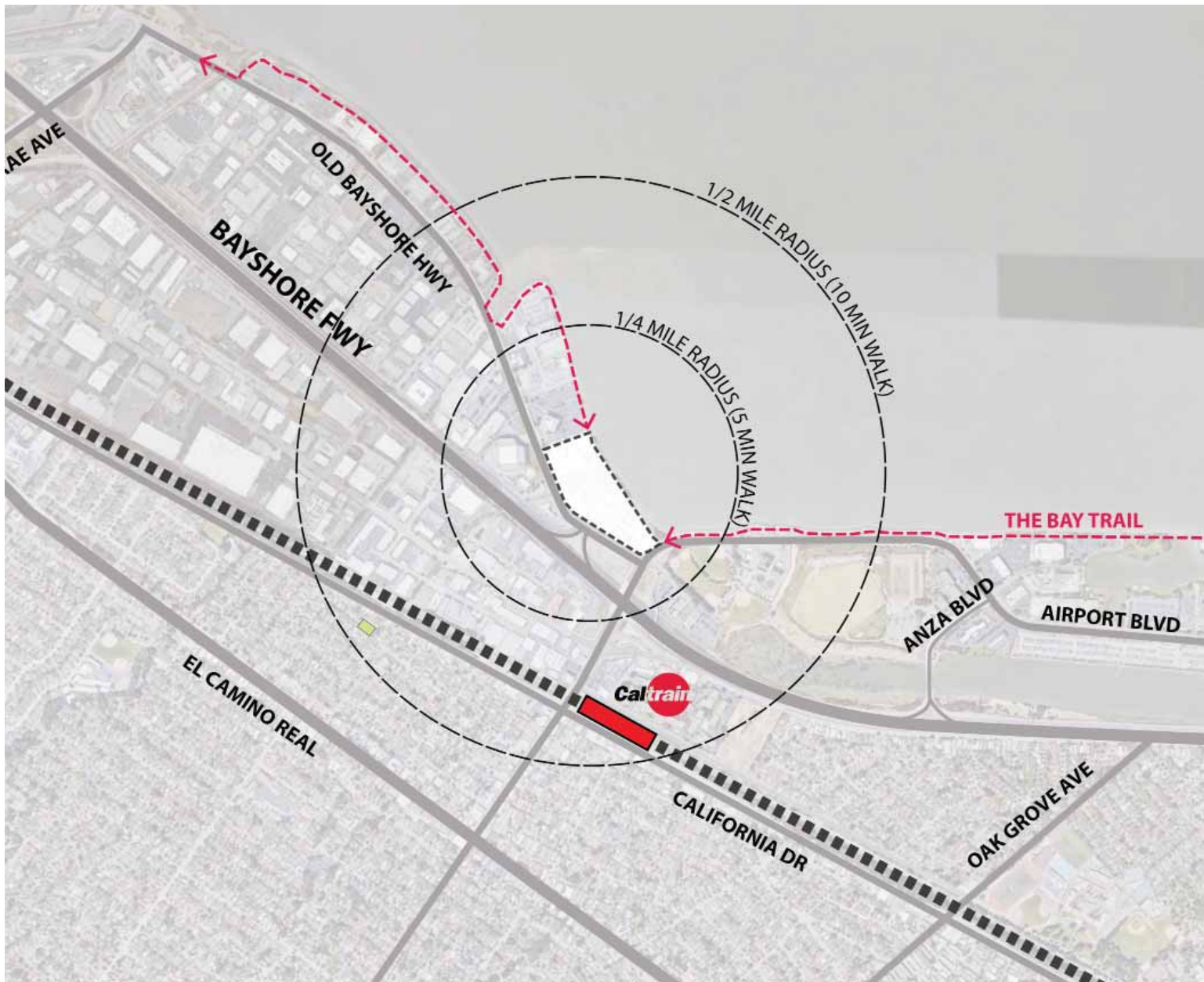
1. COMMERCIAL DESIGN REVIEW
2. SPECIAL PERMIT FOR HEIGHT AND FLOOR AREA RATIO (FAR)
3. SUBDIVISION MAP ACT APPROVAL
4. DEMOLITION, GRADING PERMITS
5. MASTER SIGN PROGRAM
6. DEVELOPMENT AGREEMENT
7. ENCROACHMENT PERMIT(S)
8. TREE REMOVAL AND REPLACEMENT PERMIT

FUTURE PERMITS REQUESTED

THIS SET OF DRAWINGS IS INTENDED FOR ENTITLEMENT. A MORE COMPREHENSIVE SET OF DOCUMENTS WILL BE SUBMITTED AT A FUTURE DATE FOR BUILDING PERMIT APPLICATIONS. IT IS UNDERSTOOD THAT A MORE COMPREHENSIVE REVIEW OF THIS PROJECT WILL TAKE PLACE AT TIME OF BUILDING PERMIT APPLICATION AND THERE MAY BE ADDITIONAL REQUIREMENTS.

COMMUNITY CONTEXT

SEE ENLARGEMENTS ON G-101 THROUGH G-103



PROJECT TEAM

APPLICANT

DW BURLINGAME VENTURE, LLC
301 HOWARD STREET, SUITE 2100
SAN FRANCISCO, CA 94105
CONTACT: VIRGINIA CALKINS
248-961-5664

ARCHITECT

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501 SECOND STREET
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SAN FRANCISCO, CA 94107
CONTACT: BEN MICKUS
415-510-5538

PARKING STRUCTURE DESIGN

WATRY DESIGN, INC
SAN JOSE, CA
CONTACT: JESS MOINERNEY
833-917-7275

LANDSCAPE ARCHITECT

CMG
444 BRYANT STREET
SAN FRANCISCO, CA 94107
CONTACT: JUSTIN AFF
415-495-3070

CIVIL ENGINEER

BKF
225 SHORELINE DRIVE, SUITE 200
REDWOOD CITY, CA 94065
CONTACT: PATRICK CONNORS
650-482-6453

SHORELINE ENGINEER

MOFFAT & NICHOL
2185 N CALIFORNIA BLVD, SUITE 500
WALNUT CREEK, CA 94596
CONTACT: DILIP TRIVEDI
925-956-4943

LIGHTING DESIGN

WATT LIGHTING
SEATTLE, WA
CONTACT: JASON NECHES
206-317-4699

MEP ENGINEER

PAE CONSULTING ENGINEERS
48 GOLDEN GATE AVE.
SAN FRANCISCO, CA 94102
CONTACT: MOANA REYNAU
415-744-7500

STRUCTURAL ENGINEER

IMEG CORP.
160 PINE STREET, SUITE 350
SAN FRANCISCO, CA 94111
CONTACT: RAMON KHOURI
415-836-9313

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PROJECT INFORMATION

PROJECT SUMMARY

SINGLE SITE ON-SITE AND OFF-SITE IMPROVEMENTS
FIVE SEPARATE NEW STRUCTURES AS FOLLOWS:
THREE OFFICE/R&D BUILDINGS (BUILDINGS 1, 2, 3)
TWO PARKING STRUCTURES (PARKING NORTH, PARKING SOUTH)
TYPE IA CONSTRUCTION THROUGHOUT

PLEASE NOTE: THE OFFICE BUILDINGS IN THIS PROJECT ARE CORE-SHELL ONLY, AND WILL BE SUBMITTED AS B-GROUP OCCUPANCY BUILDINGS.

THE PROJECT ANTICIPATES POTENTIAL FUTURE LABORATORY USE, WITH L-GROUP OCCUPANCY, AS PART OF FUTURE TENANT FITOUTS UNDER SEPARATE PERMITS.

RELEVANT REQUIREMENTS FOR B-GROUP AND L-GROUP OCCUPANCY ARE INCORPORATED INTO THE DESIGN WHERE CORE-SHELL COMPONENTS OF THE BUILDING ARE AFFECTED.

- ASSESSOR'S PARCEL NUMBERS:
- 026113470 – 1338 Bayshore
 - 026113480 – 1308 Bayshore
 - 026142140 – 1250 Bayshore
 - 026142160 – 1240 Bayshore
 - 026142170 – 1240 Bayshore
 - 026113330 – 1310 Bayshore
 - 026113450 – no address
 - 026142110 – 1290 Bayshore
 - 026142070 – 1258 Bayshore
 - 026142190 – 1250 Bayshore
 - 026142020 – no address
 - 026142030 – no address
 - 026142180 – no address

BUILDING 1

CURRENT ZONING: BAYFRONT COMMERCIAL (BFC)
REFERENCE ADDRESS: 1200 OLD BAYSHORE HIGHWAY
CURRENT USE: COMMERCIAL, OPEN SPACE
PROPOSED USE: OFFICE/R&D, LABORATORY/R&D, RETAIL, OPEN SPACE
SURROUNDING USES: COMMERCIAL, HOTEL
PARKING: IN ADJACENT PARKING STRUCTURE (PARKING SOUTH)
PROP. OPEN SPACE: PARK, PLAZA, WETLAND, BAY TRAIL

ZONING SUMMARY	PROPOSED	ALLOWED	REF. CODE SECTION
Zoning District	BFC	BFC	Ch 25.12
Floor Area Ratio	2.79	3.0 (Tier 3)	Table 25.12-2
Gross Floor Area	1,460,000	1,571,328	25.30.060.D
Lot Size	523,776	20,000 (Min)	Table 25.12-2
Building Coverage	259,930 (50%)	60% (Max)	Table 25.12-2
Landscape Coverage	216,329 (41%)	20% (Min)	Table 25.12-2
Lot Frontage (Total)	1412' (100%)	50 ft (Min)	Table 25.12-2
Lot Frontage (Buildings)	1003' (71%)	75% (Max)	25.12.060-8
View Corridors (View to Bay)	409' (29%)	25% (Min)	25.12.060-8

PROJECT TOTAL GSF	PROPOSED	ALLOWED	REF. CODE SECTION
Building 1 Office GSF:	368,000		
Building 1 Retail GSF:	5,000		
Building 2 Office GSF:	632,000		
Building 3 Office GSF:	455,000		
TOTAL:	1,460,000	1,571,328	25.30.060.D

BUILDING 2

CURRENT ZONING: BAYFRONT COMMERCIAL (BFC)
REFERENCE ADDRESS: 1300 OLD BAYSHORE HIGHWAY
CURRENT USE: COMMERCIAL, HOTEL
PROPOSED USE: OFFICE/R&D, LABORATORY/R&D, OPEN SPACE
SURROUNDING USES: COMMERCIAL, HOTEL
PARKING: IN ADJACENT PARKING STRUCTURE (PARKING NORTH)
PROP. OPEN SPACE: CREEKSIDE LANDSCAPE, BAY TRAIL

ZONING SUMMARY	PROPOSED	ALLOWED	REF. CODE SECTION
Use	Office-R&D/Lab-R&D	Permitted / Permitted	Table 25.12-1
Zoning Height*	213'	w/ Special Permit	Table 25.12-2
Number of Stories	11	N/A	N/A
Gross Floor Area	632,000	See summary	25.30.060.D
Setback - Front	10'	10'	Table 25.12-2
Setback - Side (Creek)	35'	35'	25.12.050.G
Setback - Side (Street)	10'	10'	Table 25.12-2
Setback - Rear	75'	75'	25.18.040.A.1
L1 Transparency	49% (see A.2-302)	25% (Min)	25.12.060-E
BUILDING AREA	GSF (TOTAL PROPOSED)	GSF (INCLUDED IN FAR)	REF. CODE SECTION
Roof (Office)	7,400	7,400	25.30.060.D
Level 11 (Office)	37,400	37,400	
Level 10 (Office)	59,100	59,100	
Level 9 (Office)	59,100	59,100	
Level 8 (Office)	59,100	59,100	
Level 7 (Office)	59,100	59,100	
Level 6 (Office)	59,100	59,100	
Level 5 (Office)	59,100	59,100	
Level 4 (Office)	59,100	59,100	
Level 3 (Office)	59,100	59,100	
Level 2 (Office)	51,000	51,000	
Level 1 (Retail)	0	0	
Level 1 (Office)	63,400	63,400	
TOTAL:	632,000	632,000	Ch 25.30.060.D
PRIVATE OPEN SPACE (EXCLUDED FROM GSF)	PROPOSED	REQUIRED	REF. CODE SECTION
Private Balconies (L3-11)	5,389	N/A	N/A
Private Terrace (L2)	7,341	N/A	N/A
TOTAL:	12,730	N/A	N/A
BIKE PARKING	PROPOSED	REQUIRED	REF. CODE SECTION
Short Term	51	N/A (no public pkg)	LEED/Calgreen
Long Term	228	73 (5% of secure pkg)	LEED
Showers	11	11	LEED
Lockers	114	51	LEED

*Zoning Height measured from Level 1 Exterior Grade (+16'-0"NAVD) to top of parapet.
Overall Height from Average Curb (+10'-6"NAVD) is 218'-6" due to SLR resiliency measures
Refer to Building Sections (A.2-331 & 332) for all building height measurements

VEHICLE PARKING BY USE:	Stalls Provided	Ratio Provided	Stalls Required	Ratio Required
Secure/Office Parking Stalls:	3,485	2.40	2,910	2.00 (w/TDM)
Public/Bay Trail Parking Stalls:	20	N/A	N/A	N/A
Public/Retail Parking Stalls:	20	4.00	20	4.00 (w/TDM)
TOTAL:	3,525		2,930	

PARKING BY TYPE:	Standard	Compact	Accessible	Van Accessible	EVCS	EV Accessible	EVCS Van Accessible	EV Ambulatory	TOTAL
South Parking	1,474	106	22	6	166	5	3	5	1787
North Parking	1,518	20	21	5	162	5	2	5	1738
TOTAL:	2992	126	43	11	328	10	5	10	3525

BICYCLE PARKING SUMMARY:	Short-Term (on site)	Long-Term (in bldgs)	Total
Building 1	33	135	168
Building 2	51	228	279
Building 3	36	164	200
South Parking	0	0	0
North Parking	0	0	0
TOTAL:	120	527	647

BUILDING 3

CURRENT ZONING: BAYFRONT COMMERCIAL (BFC)
REFERENCE ADDRESS: 1250 OLD BAYSHORE HIGHWAY
CURRENT USE: COMMERCIAL
PROPOSED USE: OFFICE/R&D, LABORATORY/R&D, OPEN SPACE
SURROUNDING USES: COMMERCIAL, HOTEL
PARKING: IN ADJACENT PARKING STRUCTURE (PARKING GARAGE B)
PROP. OPEN SPACE: CREEKSIDE LANDSCAPE, BAY TRAIL

ZONING SUMMARY	PROPOSED	ALLOWED	REF. CODE SECTION
Use	Office-R&D/Lab-R&D	Permitted / Permitted	Table 25.12-1
Zoning Height*	213'	w/ Special Permit	Table 25.12-2
Number of Stories	11	N/A	N/A
Gross Floor Area	455,000	See summary	25.30.060.D
Setback - Front	10'	10'	Table 25.12-2
Setback - Side (Creek)	35'	35'	25.12.050.G
Setback - Side (Street)	10'	10'	Table 25.12-2
Setback - Rear	75'	75'	25.18.040.A.1
L1 Transparency	33% (see A.3-304)	25% (Min)	25.12.060-E
BUILDING AREA	GSF (TOTAL PROPOSED)	GSF (INCLUDED IN FAR)	REF. CODE SECTION
Roof (Office)	7,500	7,500	25.30.060.D
Level 11 (Office)	23,900	23,900	
Level 10 (Office)	42,500	42,500	
Level 9 (Office)	42,500	42,500	
Level 8 (Office)	42,500	42,500	
Level 7 (Office)	42,500	42,500	
Level 6 (Office)	42,500	42,500	
Level 5 (Office)	42,500	42,500	
Level 4 (Office)	42,500	42,500	
Level 3 (Office)	42,500	42,500	
Level 2 (Office)	38,500	38,500	
Level 1 (Retail)	0	0	
Level 1 (Office)	45,100	45,100	
TOTAL:	455,000	455,000	Ch 25.30.060.D
PRIVATE OPEN SPACE (EXCLUDED FROM GSF)	PROPOSED	REQUIRED	REF. CODE SECTION
Private Terrace (L11)	2,033	N/A	N/A
Private Balconies (L3-10)	3,200	N/A	N/A
Private Terrace (L2)	3,791	N/A	N/A
TOTAL:	9,023	N/A	N/A
BIKE PARKING	PROPOSED	REQUIRED	REF. CODE SECTION
Short Term	36	N/A (no public pkg)	LEED/Calgreen
Long Term	164	57 (5% of secure pkg)	LEED
Showers	9	9	LEED
Lockers	82	40	LEED

*Zoning Height measured from Level 1 Exterior Grade (+16'-0"NAVD) to top of parapet.
Overall Height from Average Curb (+13'-10"NAVD) is 215'-2" due to SLR resiliency measures
Refer to Building Sections (A.1-331 & 332) for all building height measurements

PARKING SOUTH

ZONING SUMMARY	PROPOSED	ALLOWED	REF. CODE SECTION
Use	Parking, Accessory	Accessory Use	Table 25.12-1
Zoning Height*	114'-6"	w/ Special Permit	Table 25.12-2
Number of Stories	10	N/A	N/A
Gross Floor Area	595,200	N/A	Not counted towards FAR
Setback - Front	11.5'	10'	Table 25.12-2
Setback - Side (Creek)	N/A	35'	25.12.050.G
Setback - Side (Street)	N/A	10'	Table 25.12-2
Setback - Rear	N/A	75'	25.18.040.A.1
L1 Transparency	40% (see A.PS-302)	25% (Min)	25.12.060-E
Depth below grade	21'	N/A	N/A

PARKING SUMMARY	PROPOSED	ALLOWED (MIN)	REF. CODE SECTION
GSF served by parking	828,000	N/A	(Bldg 1&3 GSF combined)
Ratio (Office-Prof.)	2.11	2.00 (w/ TDM)	25.40.050.A.3
Ratio (Retail)	4.00	4.00 (w/TDM)	Table 25.40-1
Secure Stalls	1,747	1,646	Table 25.40-1
Public Stalls (Bay Trail)	20	N/A	N/A
Public Stalls (Retail)	20	20	Table 25.40-1
TOTAL STALLS	1,787	1,666	

PARKING BY LEVEL	SECURE STALLS	PUBLIC STALLS	TOTAL STALLS	REF. CODE SECTION
Level 10	138		138	
Level 9	155		155	
Level 8	161		161	
Level 7	161		161	
Level 6	161		161	
Level 5	161		161	
Level 4	162		162	
Level 3	150		150	
Level 2	138		138	
Level 1	94	40	134	
Level B1	156		156	
Level B2	110		110	
TOTAL	1,747	40	1,787	

PARKING BY STALL TYPE	SECURE STALLS	PUBLIC STALLS	TOTAL STALLS	REF. CODE SECTION
Standard (8'-6"x18')	1,439	35	1,474	Table 25.40-2
Compact (8'x17')	101	5	106	25.40.080.B.3
Accessible (9'x18')	22	22	44	CBC Table 11B-208.2/11B-502
Van Accessible (9'x18')	6	6	12	CBC Table 11B-208.2/11B-502
EVCS (8'-6"x18')	166		166	Reach Code
EV Accessible (9'x18')	5	5	10	CBC Table 11B-228.3.2.1
EV Van Acc. (12'x18')	3	3	6	CBC Table 11B-228.3.2.1
Ambulatory (10'x18')	5	5	10	CBC Table 11B-228.3.2.1
TOTAL	1,747	40	1,787	

BIKE PARKING	PROPOSED	REQUIRED	REF. CODE SECTION
Short Term	N/A	N/A	Refer to Building Tech Index
Long Term	N/A	N/A	
Showers	N/A	N/A	
Lockers	N/A	N/A	

*Zoning Height measured from Level 1 Exterior Grade (+11'-6"NAVD) to top of parapet.
Overall Height from Average Curb (+10'-0"NAVD) is 116'-0" due to SLR resiliency measures
Refer to Building Sections (A.PS-331) for all building height measurements

PARKING NORTH

ZONING SUMMARY	PROPOSED	ALLOWED	REF. CODE SECTION
Use	Parking, Accessory	Accessory Use	Table 25.12-1
Zoning Height*	114'-6"	w/ Special Permit	Table 25.12-2
Number of Stories	10	N/A	N/A
Gross Floor Area	559,000	N/A	Not counted towards FAR
Setback - Front	11'	10'	Table 25.12-2
Setback - Side (Creek)	N/A	35'	25.12.050.G
Setback - Side (Street)	N/A	10'	Table 25.12-2
Setback - Rear	N/A	75'	25.18.040.A.1
L1 Transparency	26% (see A.PN-302)	25% (Min)	25.12.060-E
Depth below grade	21'	N/A	N/A

PARKING SUMMARY	PROPOSED	ALLOWED (MIN)	REF. CODE SECTION
GSF served by parking	632,000	N/A	(Bldg 2 GSF)
Ratio (Office-Prof.)	2.75	2.00 (w/ TDM)	25.40.050.A.3
Ratio (Retail)	N/A	N/A	Table 25.40-1
Secure Stalls	1,738	1,264	Table 25.40-1
Public Stalls (Bay Trail)	0	N/A	Table 25.40-1
Public Stalls (Retail)	0	N/A	Table 25.40-1
TOTAL STALLS	1,738	1,264	

PARKING BY LEVEL	SECURE STALLS	PUBLIC STALLS	TOTAL STALLS	REF. CODE SECTION
Level 10.5	24		24	
Level 10	152		152	
Level 9	152		152	
Level 8	151		151	
Level 7	150		150	
Level 6	150		150	
Level 5	150		150	
Level 4	145		145	
Level 3	140		140	
Level 3	127		127	
Level 1	127		127	
Level B1	143		143	
Level B2	127		127	
TOTAL	1,738	0	1,738	

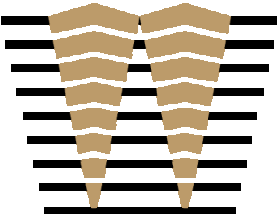
PARKING BY STALL TYPE	SECURE STALLS	PUBLIC STALLS	TOTAL STALLS	REF. CODE SECTION
Standard (8'-6"x18')	1,518		1,518	Table 25.40-2
Compact (8'x17')	20		20	25.40.080.B.3
Accessible (9'x18')	21		21	CBC Table 11B-208.2/11B-502
Van Accessible (9'x18')	5		5	CBC Table 11B-208.2/11B-502
EVCS (8'-6"x18')	162		162	Reach Code
EV Accessible (9'x18')	5		5	CBC Table 11B-228.3.2.1
EV Van Acc. (12'x18')	2		2	CBC Table 11B-228.3.2.1
Ambulatory (10'x18')	5		5	CBC Table 11B-228.3.2.1
TOTAL	1,738	0	1,738	

BIKE PARKING	PROPOSED	REQUIRED	REF. CODE SECTION
Short Term	N/A	N/A	Refer to Building Tech Index
Long Term	N/A	N/A	
Showers	N/A	N/A	
Lockers	N/A	N/A	

*Zoning Height measured from Level 1 Exterior Grade (+11'-6"NAVD) to top of parapet.
Overall Height from Average Curb (+10'-0"NAVD) is 116'-0" due to SLR resiliency measures
Refer to Building Sections (A.PN-331) for all building height measurements

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DW Burlingame Venture, LLC

1200-1340 OLD BAYSHORE HIGHWAY

Burlingame, CA 94010

KEYPLAN

PROJECT NO.: 20045.00

DATE: 03/24/2022

SCALE:

SHEET TITLE:

PROJECT INFORMATION
TECHNICAL INDEX

SHEET NO:

ENT G-002



1. BROADWAY AT OLD BAYSHORE HWY LOOKING EAST



2. OLD BAYSHORE HWY LOOKING SOUTH WEST TO 101



3. OLD BAYSHORE HWY LOOKING SOUTH EAST TOWARDS BROADWAY



4. OLD BAYSHORE HWY LOOKING NORTH



5. AIRPORT BLVD AT OLD BAYSHORE HWY LOOKING NORTH



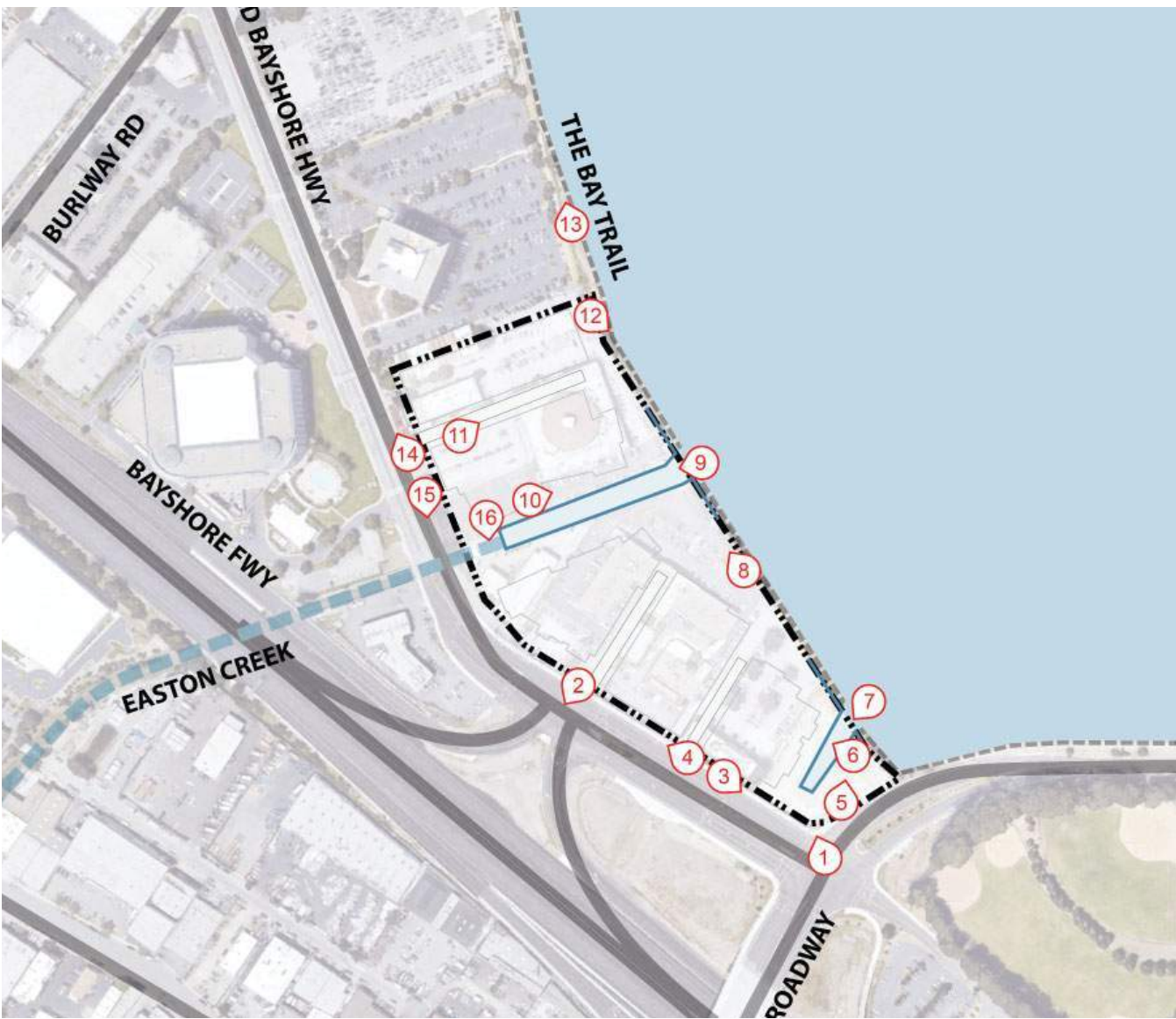
6. BAY TRAIL LOOKING NORTH TOWARDS SITE



7. BAY TRAIL LOOKING SOUTHWEST TOWARDS OLD BAYSHORE HWY



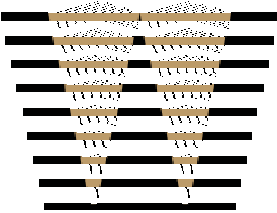
8. BAY TRAIL LOOKING NORTHWEST TOWARDS EASTON CREEK



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DATE: 03/04/2022

SCALE:

SHEET TITLE:

EXISTING SITE PHOTOS

SHEET NO:

ENT G-003

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9. VIEW FROM SHORELINE LOOKING WEST ALONG EASTON CREEK



10. VIEW FROM OLD BAYSHORE EAST TOWARDS EASTON CREEK



11. VIEW FROM OLD BAYSHORE LOOKING EAST TOWARDS BAY TRAIL



12. LOOKING SOUTH TOWARDS BAY TRAIL



13. LOOKING NORTH WEST TOWARDS BAY TRAIL



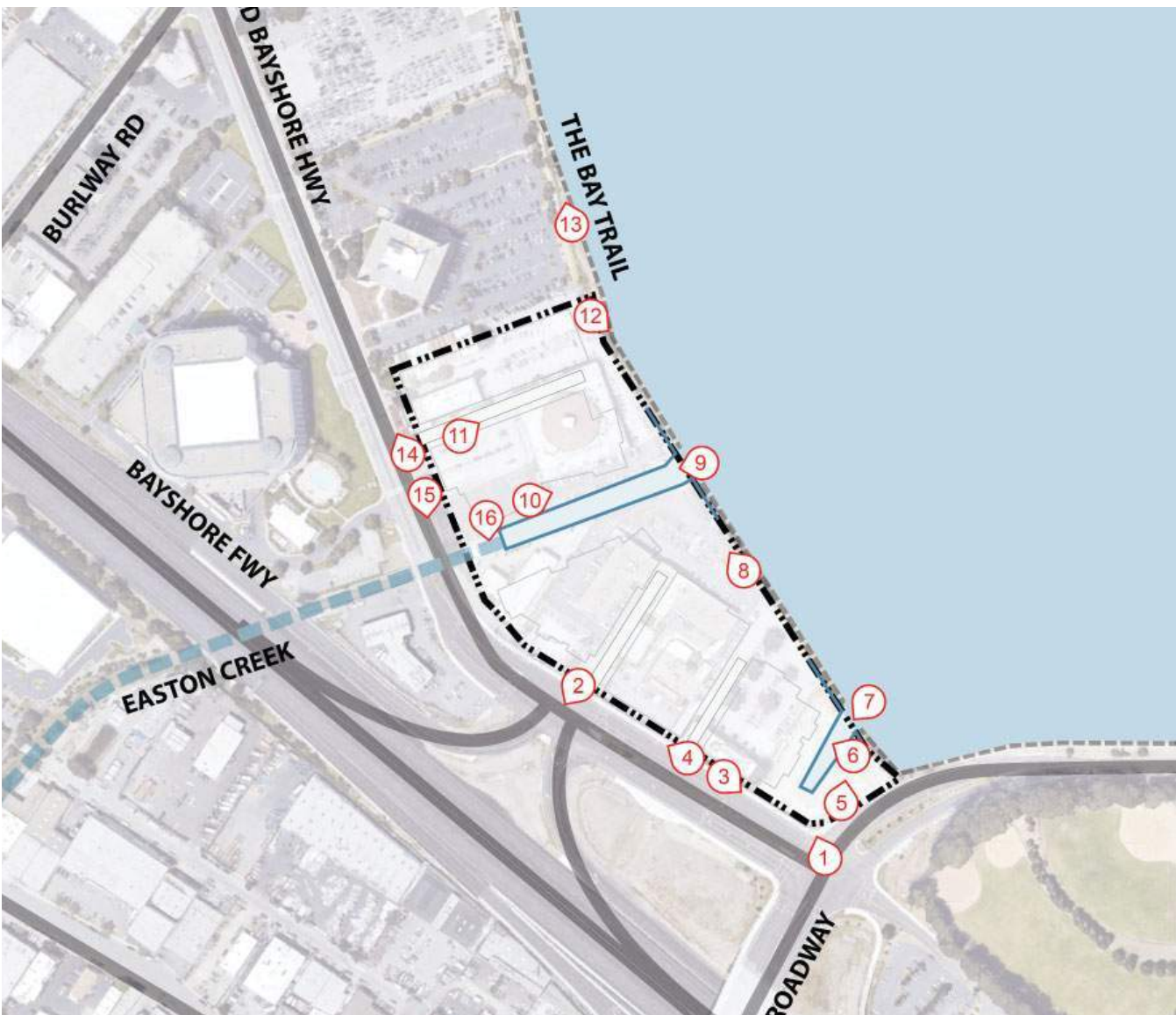
14. LOOKING NORTH WEST ALONG OLD BAYSHORE HWY



15. LOOKING SOUTH EAST ALONG OLD BAYSHORE HWY



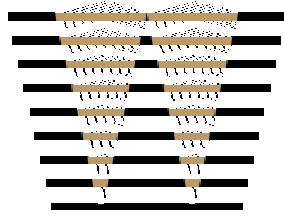
16. LOOKING SOUTHEAST TOWARDS EASTON CREEK



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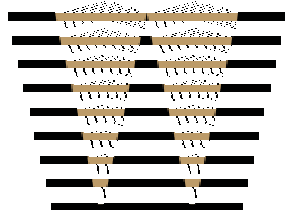
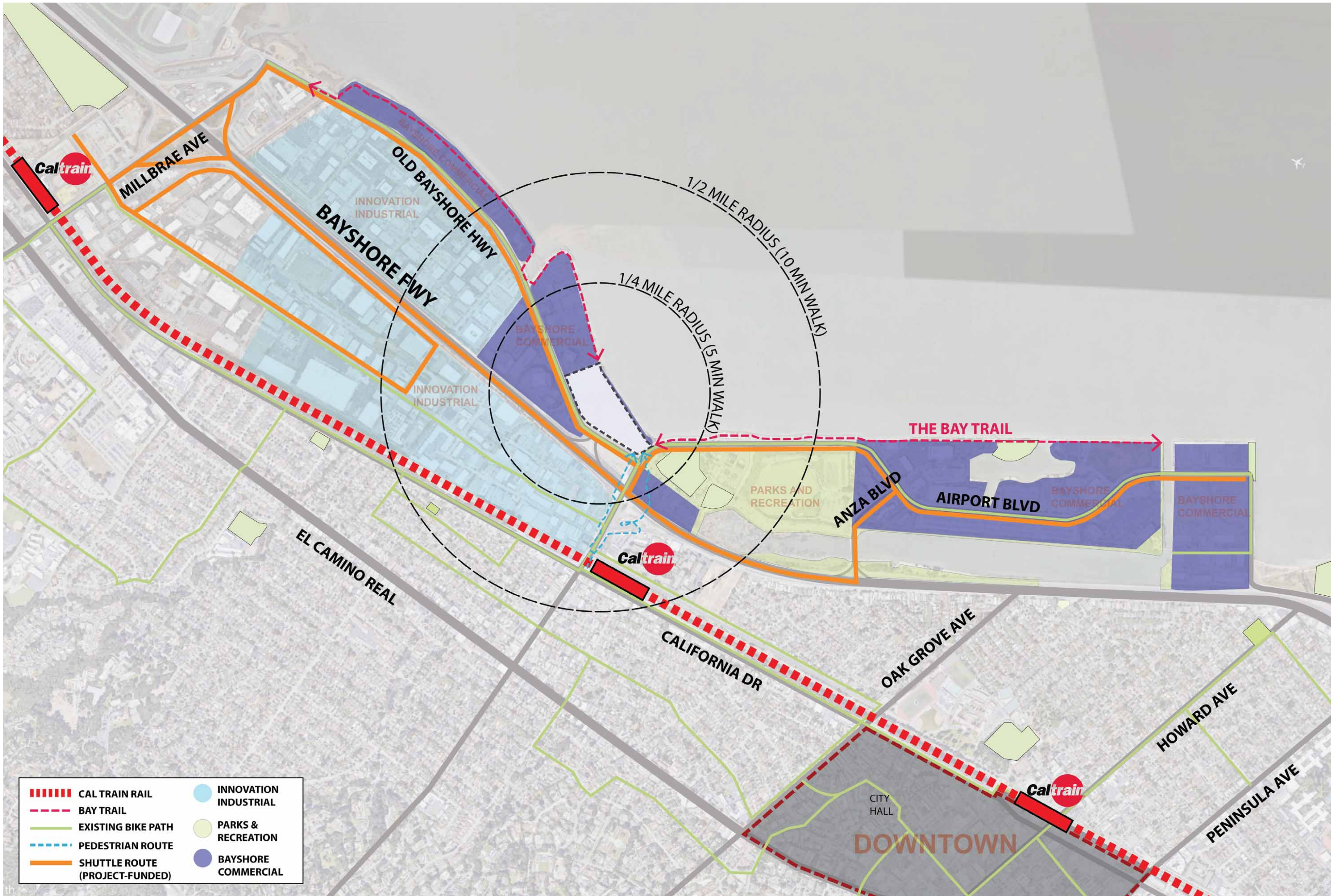
EXISTING SITE PHOTOS

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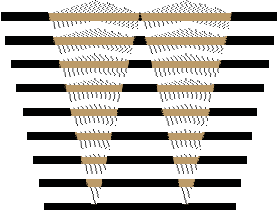
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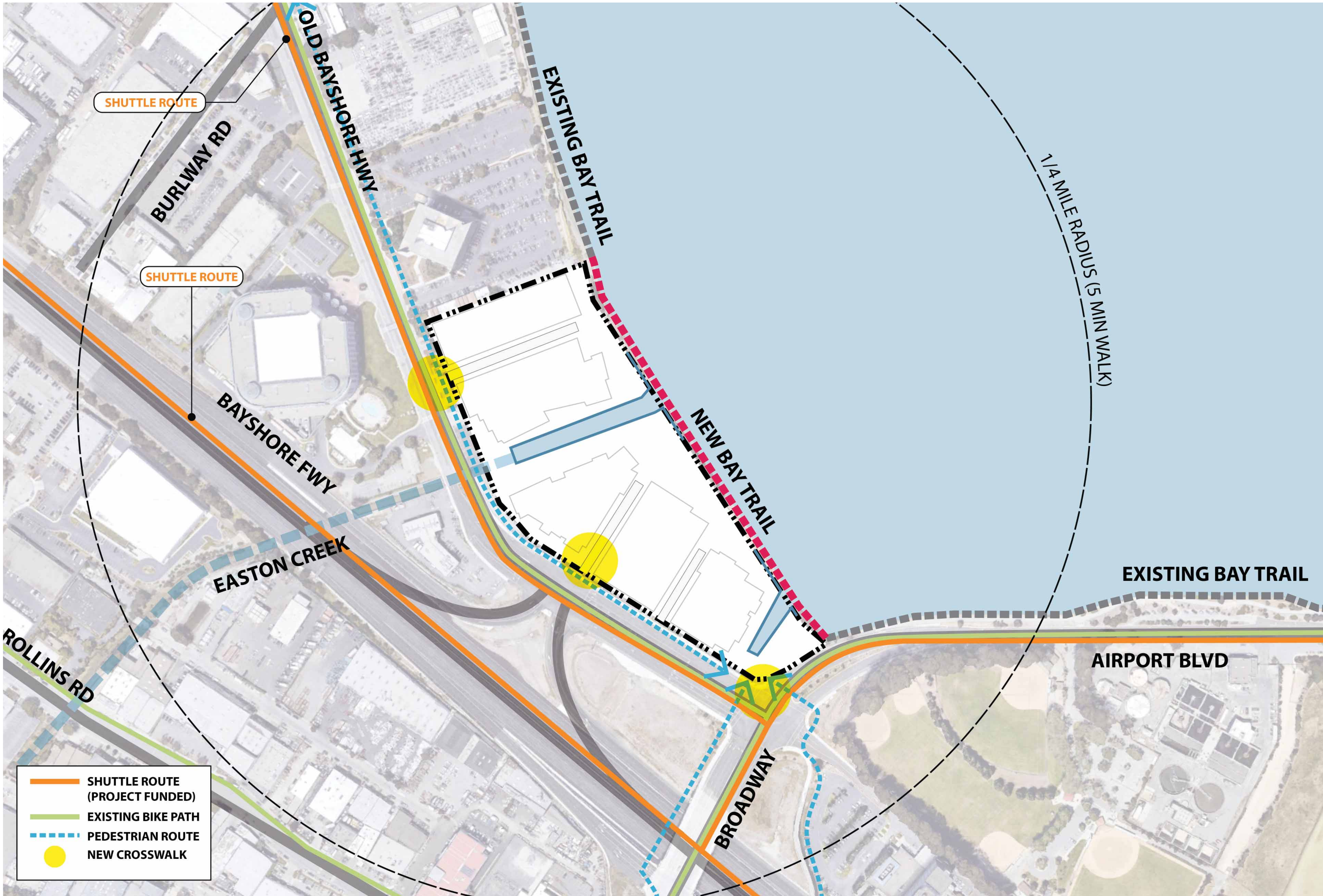
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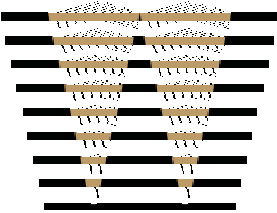


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DATE: 03/24/2022

SCALE:

SHEET TITLE:

SITE CONTEXT
TRANSIT/CIRCULATION

SHEET NO:

ENT G-103

SITE: BAY TRAIL IN PROJECT VICINITY



CREATE ACCESS TO NATURE: BAY TRAIL & NATURE PATHS



CREATE NATURE: LIVING SHORELINE

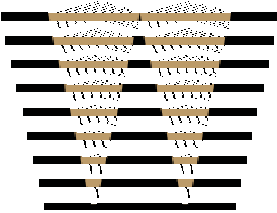


CREATE ACCESS TO NATURE: EPISODIC & VARIED EXPERIENCE



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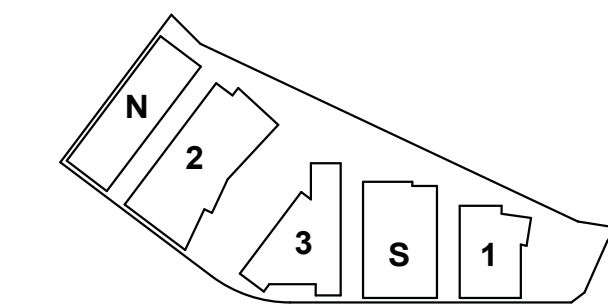
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PROJECT NO.: 20045.00

DATE: 03/24/2022

SCALE:

SHEET TITLE:

SITE CONCEPTS

SHEET NO:

ENT G-200

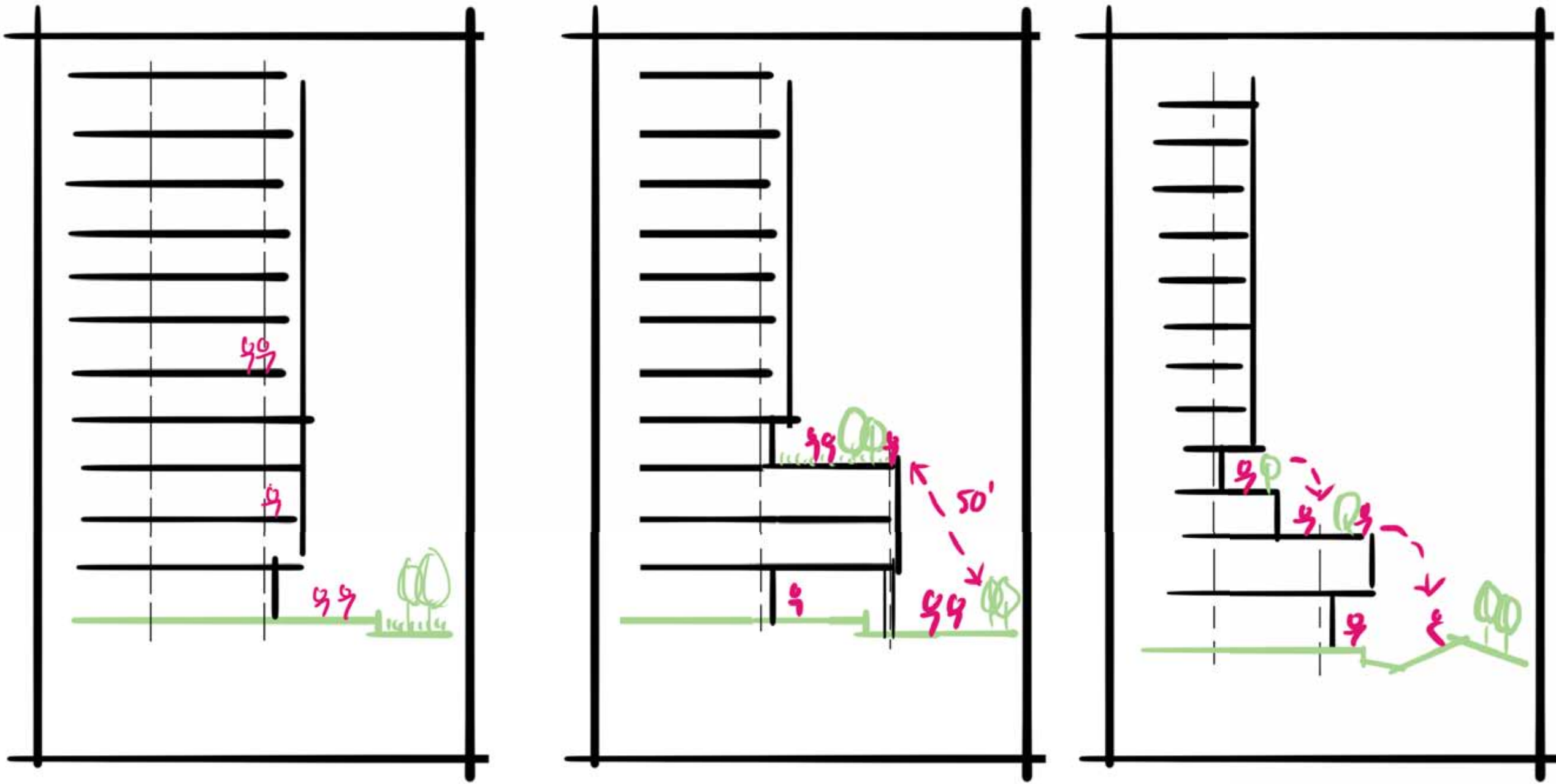
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MASSING LOGIC: ORIENTED BLOCKS AND SEGMENTS

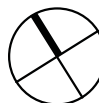
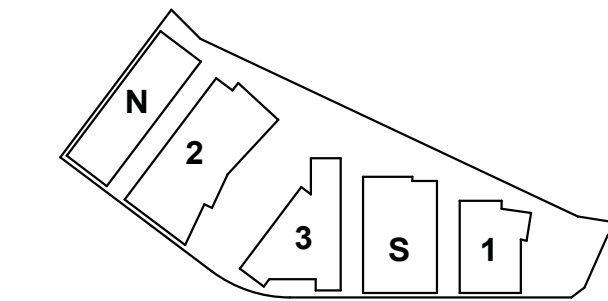
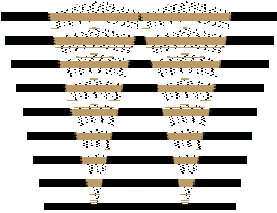
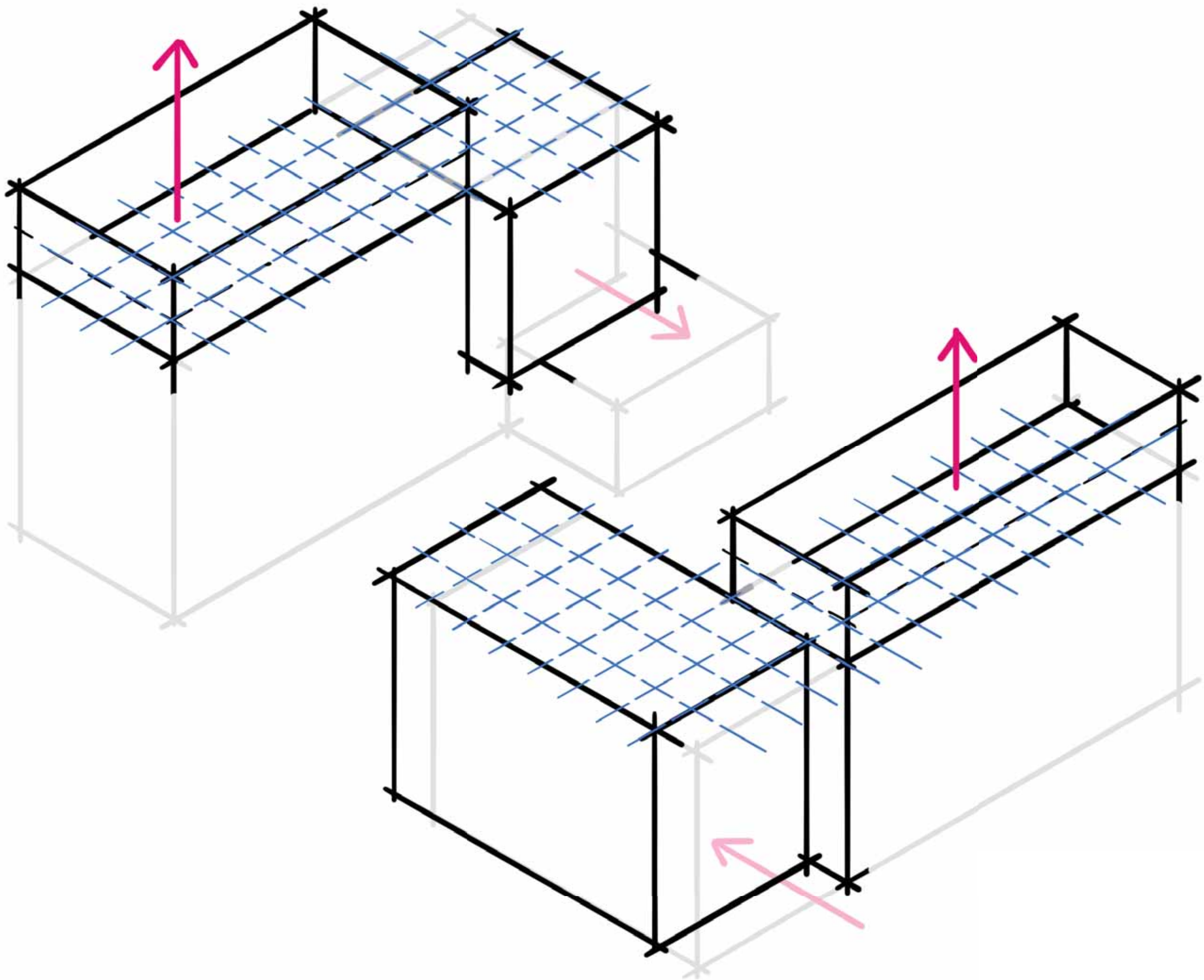


- BLOCKS:**
- Larger masses backed up against parking
 - 60-foot lease span wraps around core
 - Facade wraps around corners
- SEGMENTS:**
- More slender massing along public open space
 - 60-foot lease span contained within segment
 - Facade changes from long sides to ends

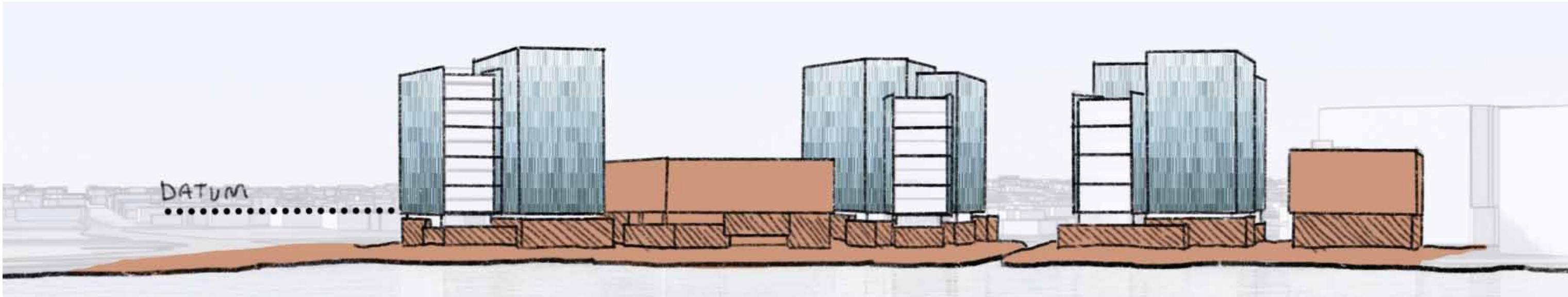
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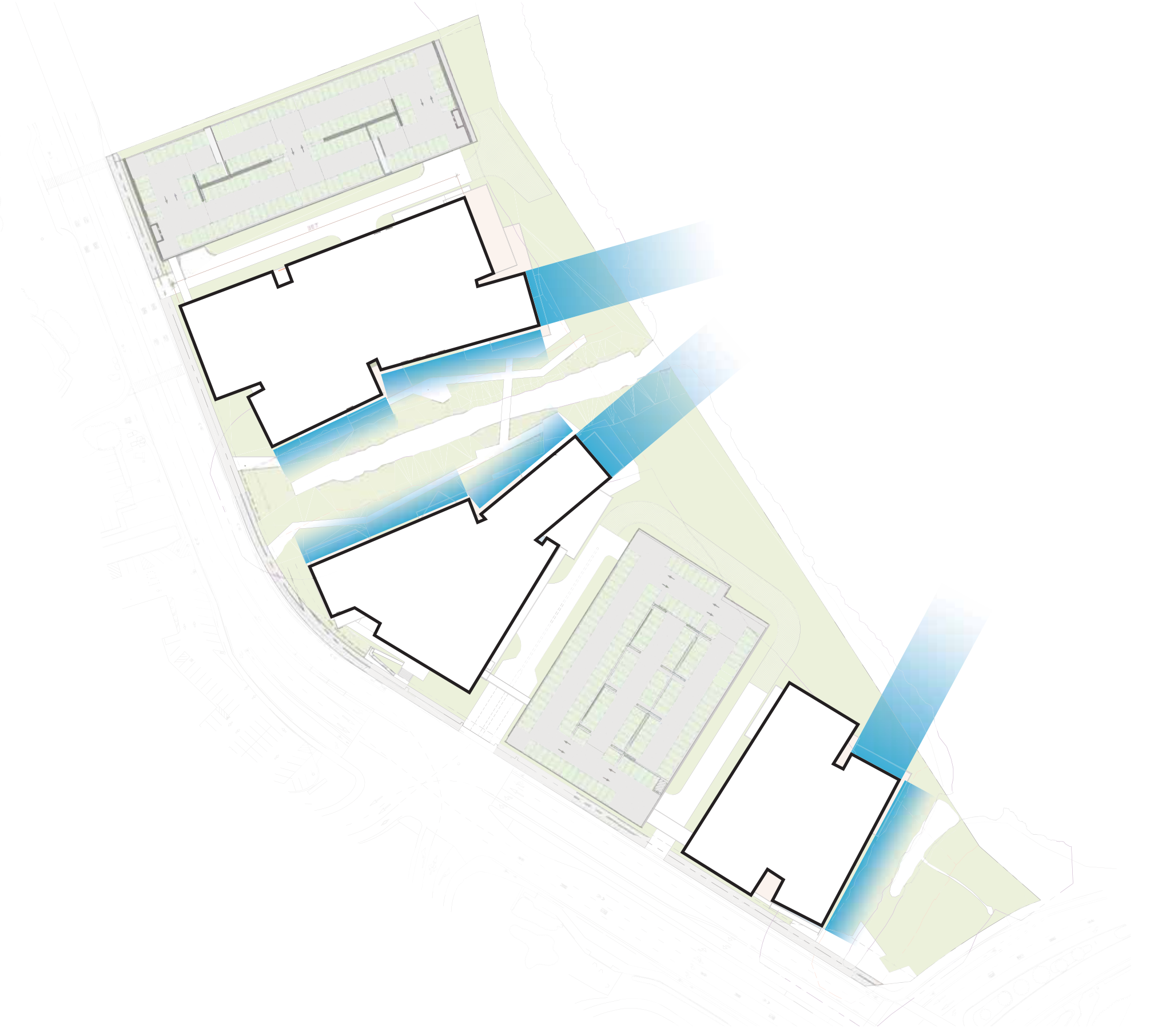
MITIGATE BUILDING SCALE:



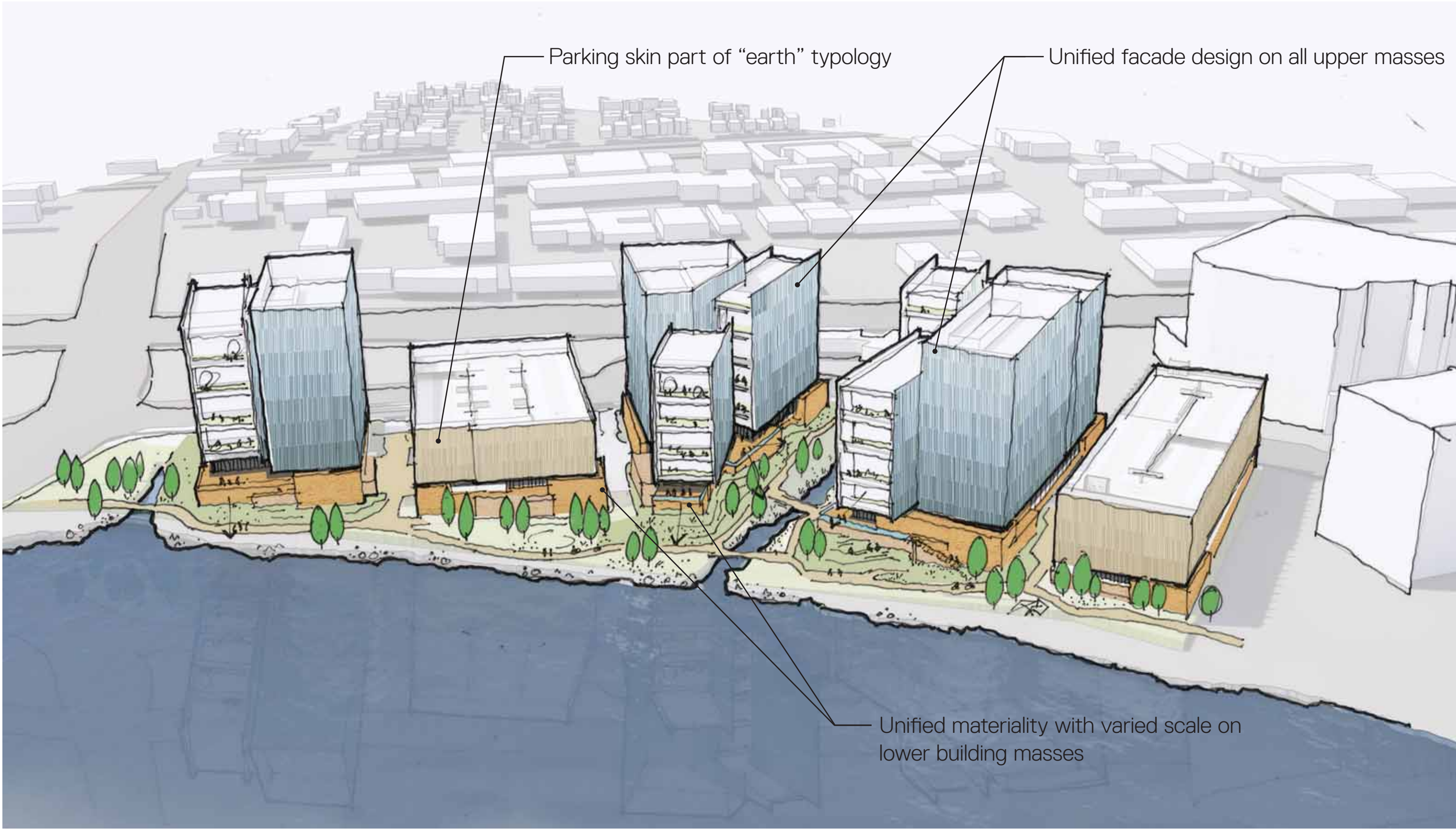
ARCHITECTURAL CONCEPT SKETCH:



UPPER LEVELS: EMBRACE VIEWS, FRAME OPEN SPACE



AERIAL SKETCH: MASSING & FACADE CONCEPT

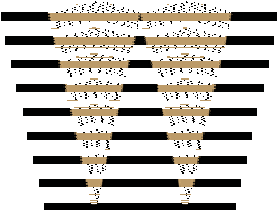


LOWER LEVELS: CONNECT TO THE SITE



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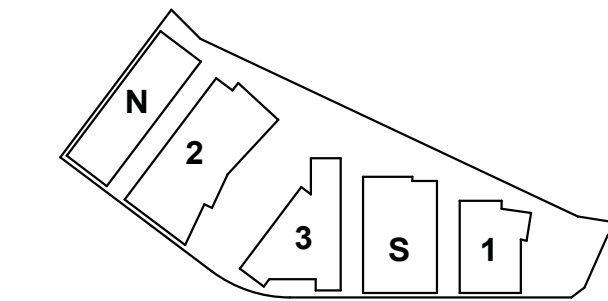
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KEYPLAN



PROJECT NO.: 20045.00
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SHEET TITLE:

ARCHITECTURAL
CONCEPTS

SHEET NO.:
ENT G-202

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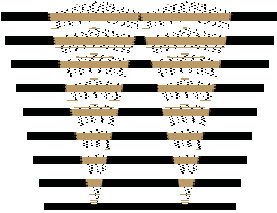


AERIAL VIEW LOOKING WEST TOWARDS BURLINGAME

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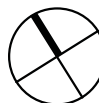
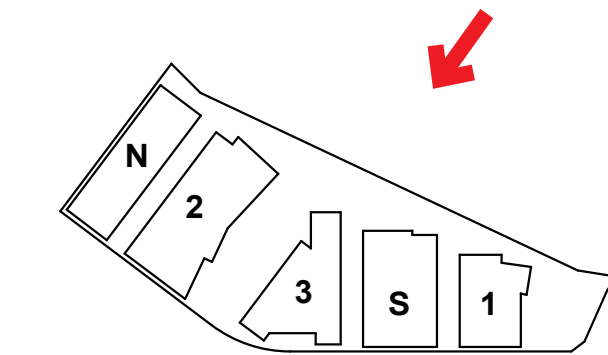
ISSUES	DATE
ENTITLEMENT APPLICATION	03/24/2022

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BAYSHORE
HIGHWAY

Burlingame, CA 94010

KEYPLAN



PROJECT NO.: 20045.00

DATE: 03/24/2022

SCALE:

SHEET TITLE:

CONCEPTUAL
RENDERINGS

SHEET NO:

ENT G-211



VIEW FROM AIRPORT BLVD LOOKING EAST TOWARDS BAY

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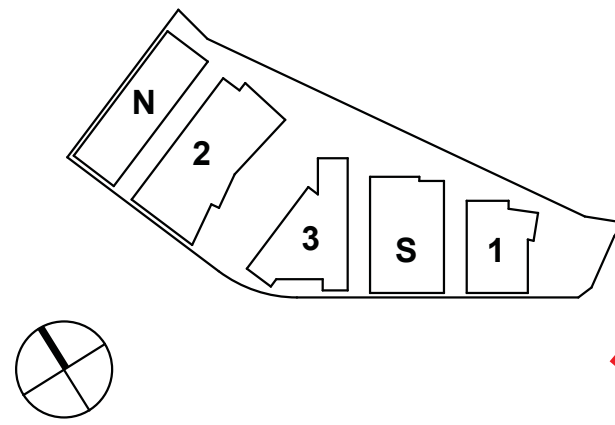
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SHEET TITLE:

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RENDERINGS

SHEET NO:

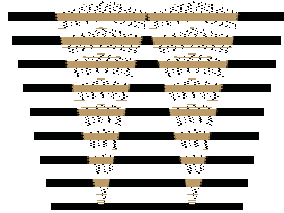
ENT G-212



AERIAL VIEW OF SOUTH GATEWAY PLAZA AND WETLAND

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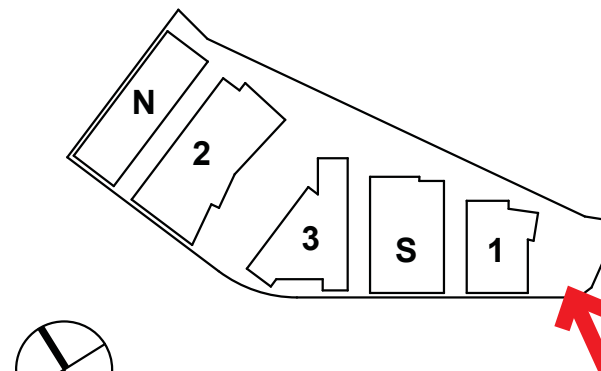
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SHEET TITLE:

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RENDERINGS

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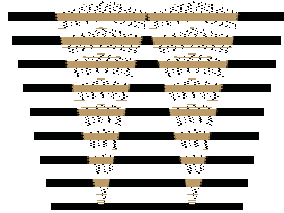
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SOUTH GATEWAY PLAZA AND WETLAND - LOOKING NORTH TOWARD BAY TRAIL AND BUILDING 1

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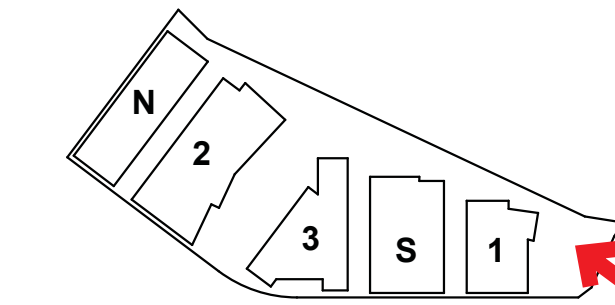
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SHEET NO:

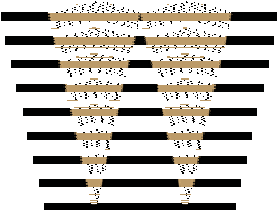
ENT G-214



AERIAL LOOKING WEST AT SOUTH PLAZA, BUILDING 1, SOUTH PARKING AND BUILDING 3

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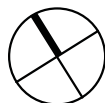
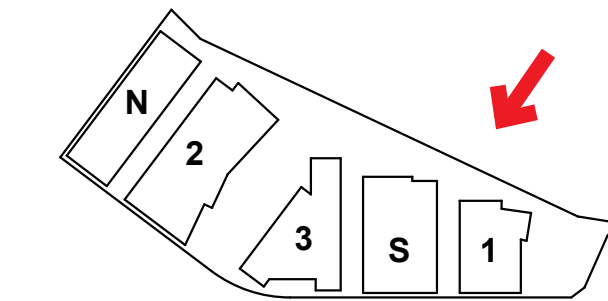
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SCALE:

SHEET TITLE:

CONCEPTUAL
RENDERINGS

SHEET NO:

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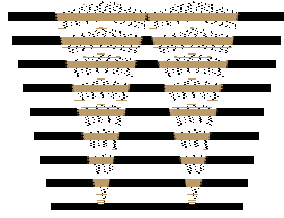
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BAY TRAIL LOOKING NORTH TOWARDS EASTON CREEK

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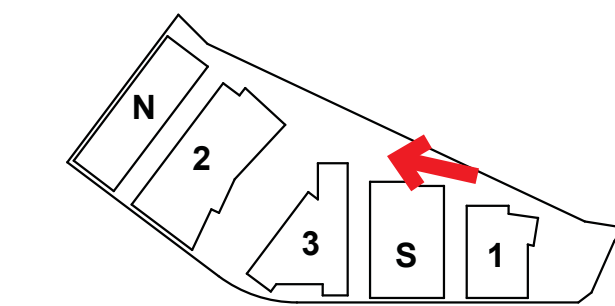
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PROJECT NO.: 20045.00

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SHEET NO:

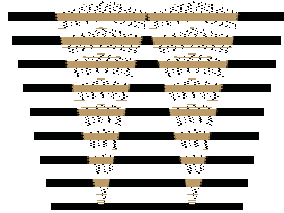
ENT G-216



VIEW FROM THE SHORELINE LOOKING WEST TOWARDS THE BAY TRAIL, EASTON CREEK, BETWEEN BUILDINGS 2 & 3

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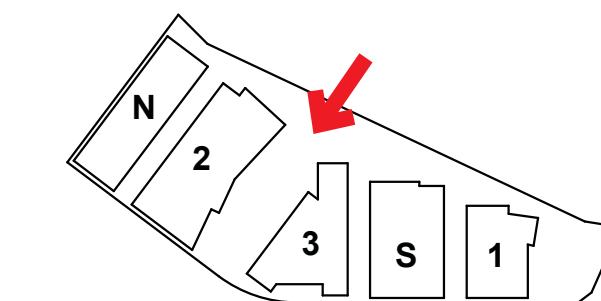
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ENTITLEMENT APPLICATION	03/24/2022

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PROJECT NO.: 20045.00

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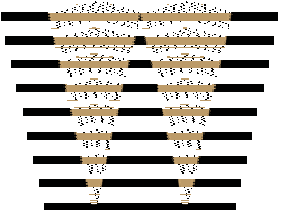
3/2/2022 5:34:07 PM



VIEW FROM BAY TRAIL LOOKING SOUTH TOWARDS SOUTH PARKING AND BUILDING 1

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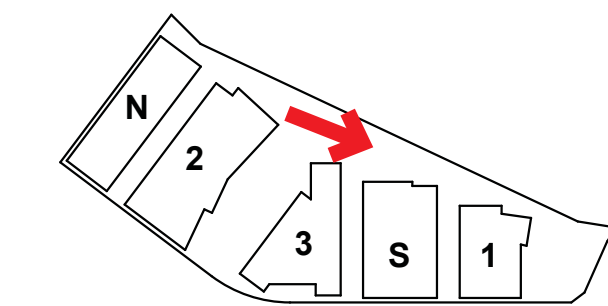
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PROJECT NO.: 20045.00

DATE: 03/04/2022

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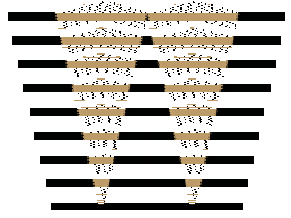
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VIEW FROM OLD BAYSHORE HIGHWAY LOOKING EAST DOWN EASTON CREEK BETWEEN BUILDINGS 2 AND 3

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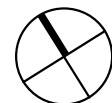
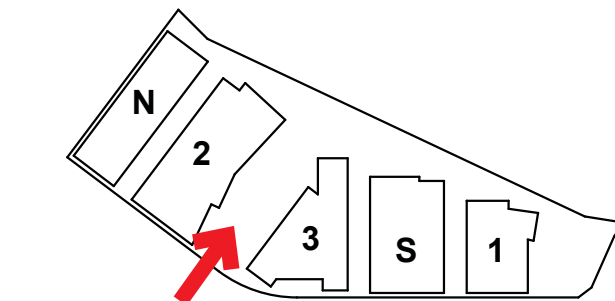
ISSUES	DATE
ENTITLEMENT APPLICATION	03/24/2022

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SCALE:

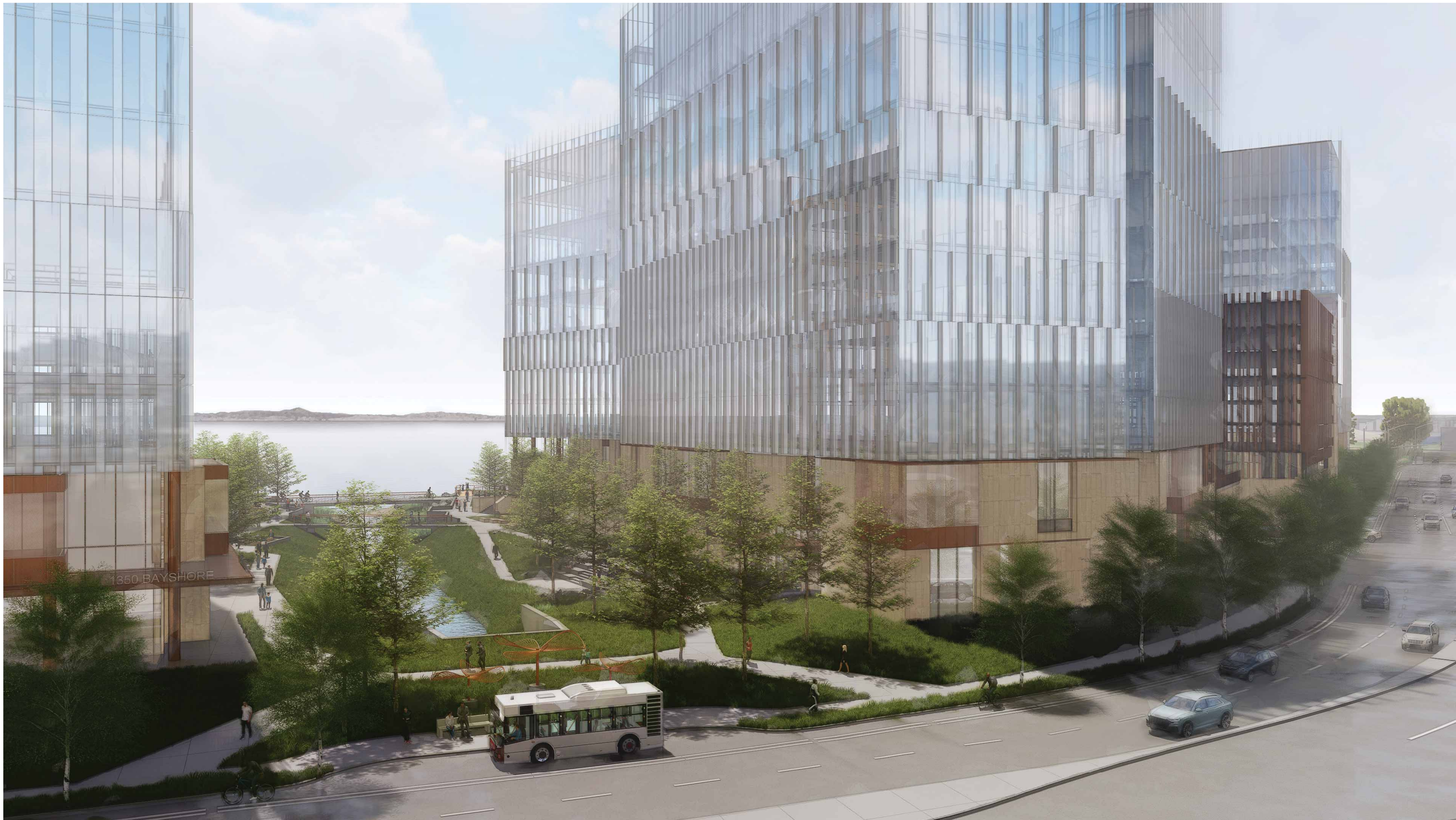
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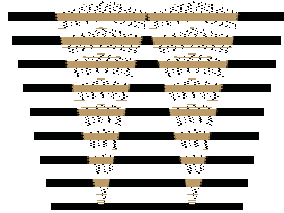
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VIEW FROM OLD BAYSHORE HIGHWAY LOOKING EAST AT EASTON CREEK

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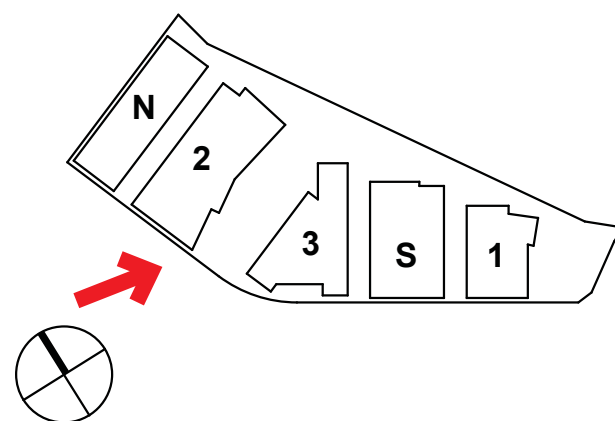
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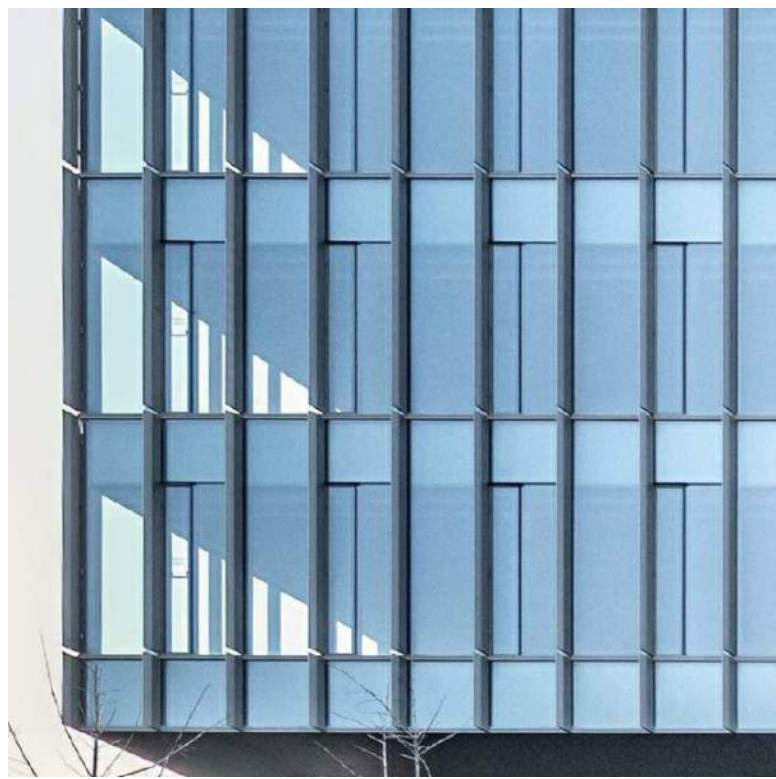
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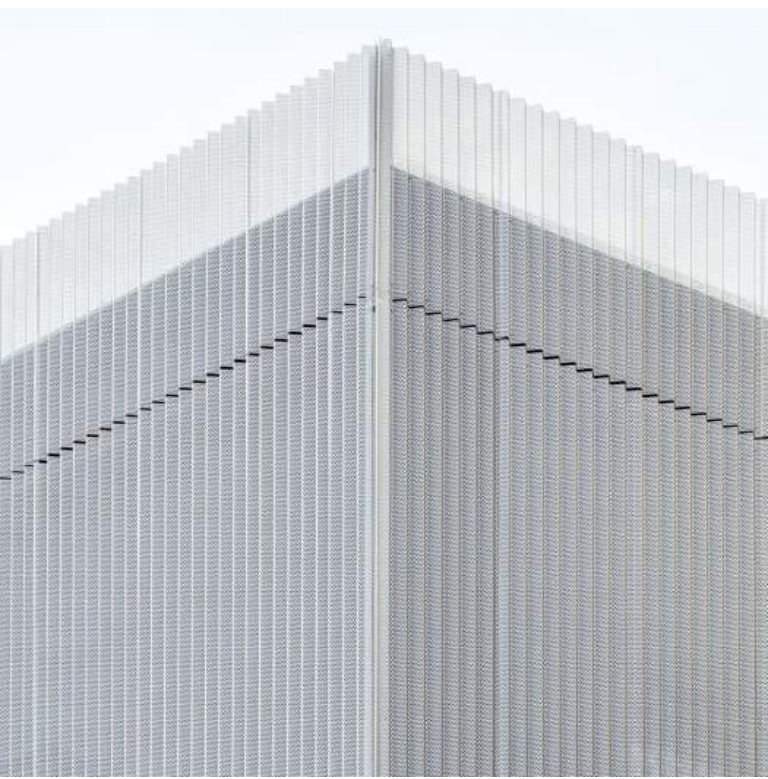
VISION GLASS



SHADOW BOX



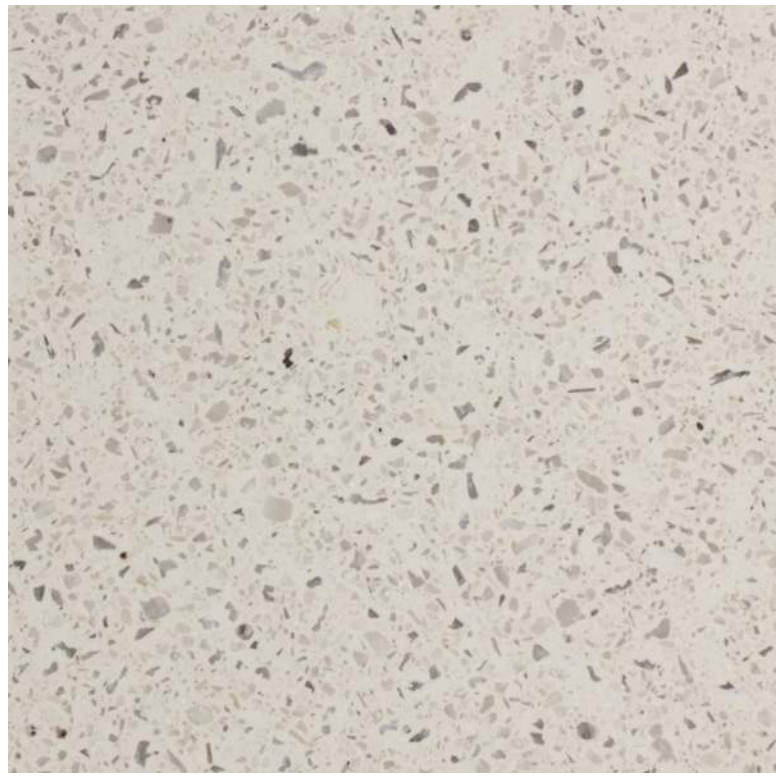
SOLID OR FRITTED PANELS, GLAZED INTO CURTAINWALL



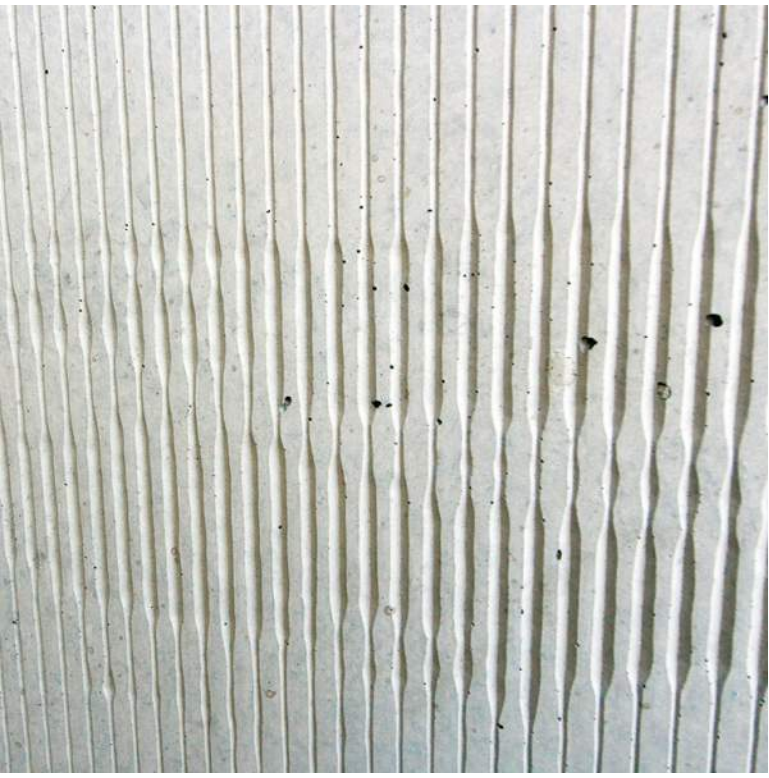
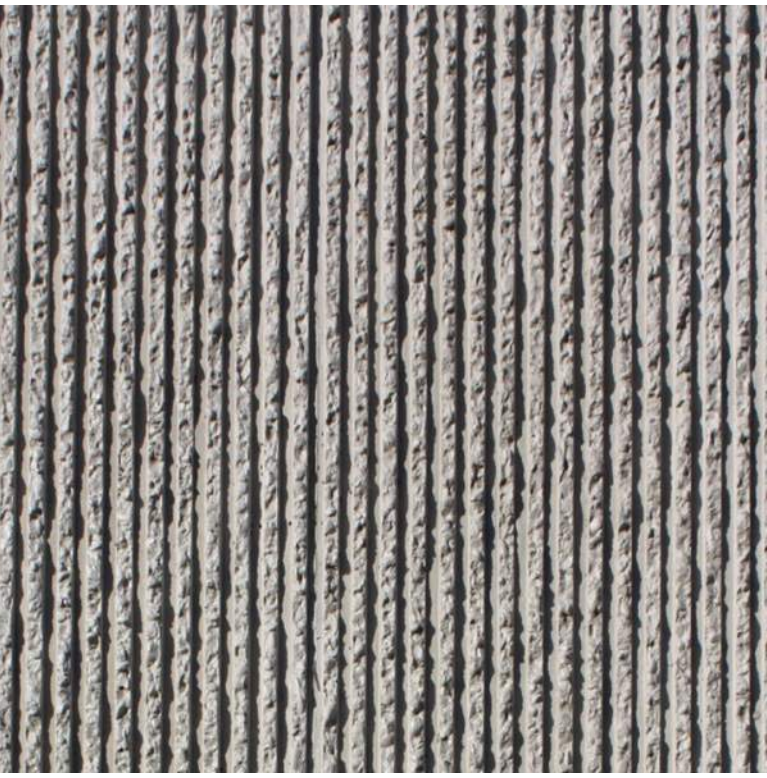
PERFORATED METAL



LIGHT METAL



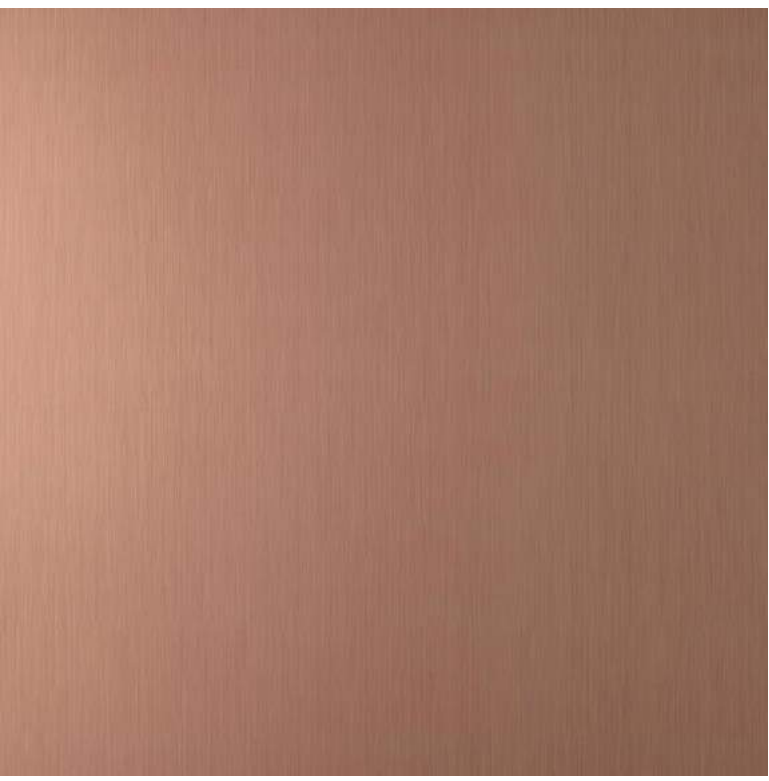
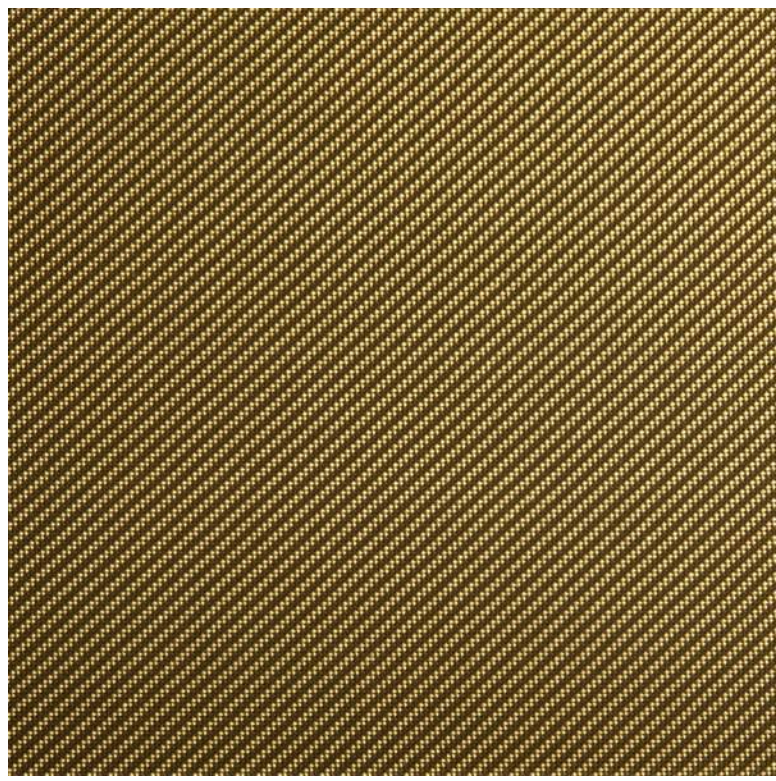
CONCRETE RANGE OF POTENTIAL TEXTURES



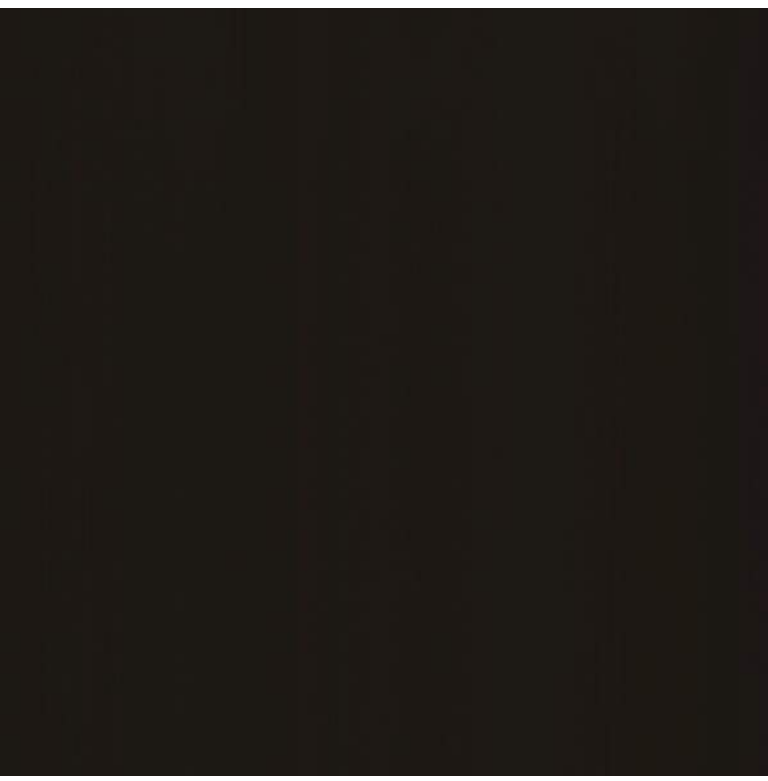
CEMENTITIOUS PANEL



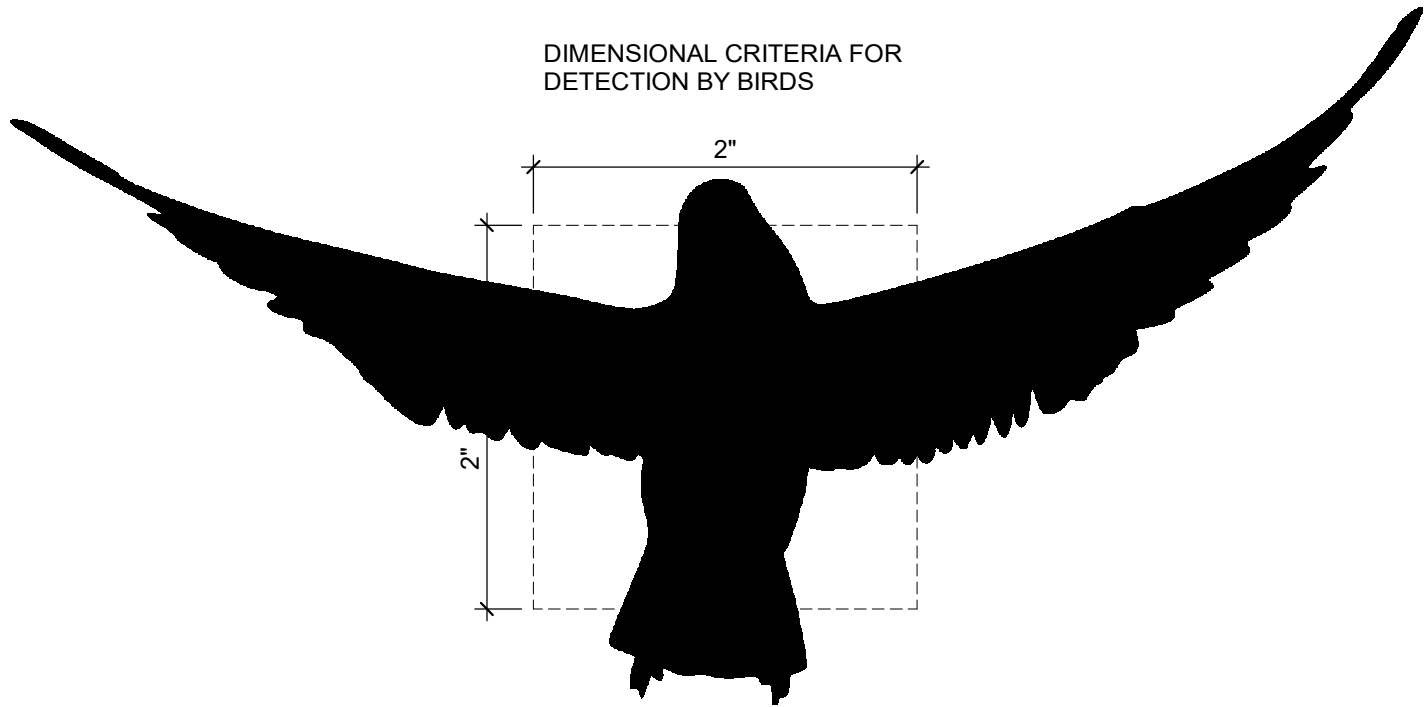
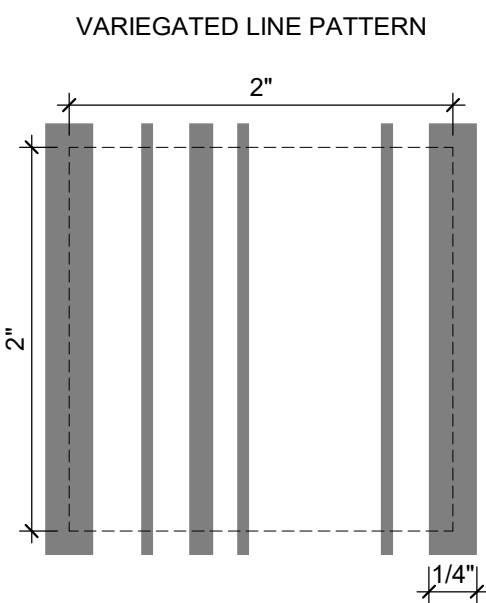
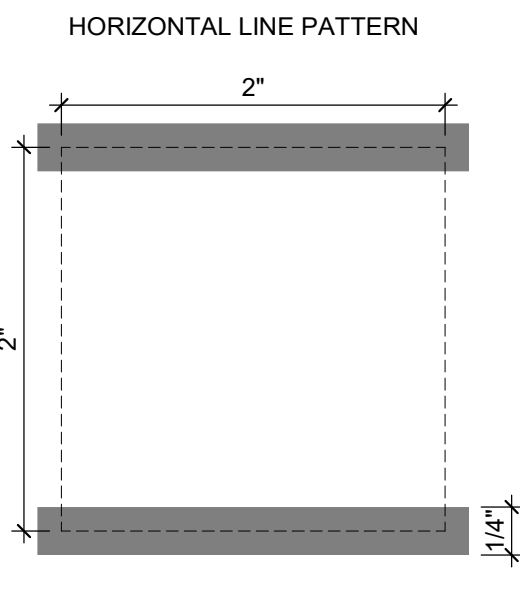
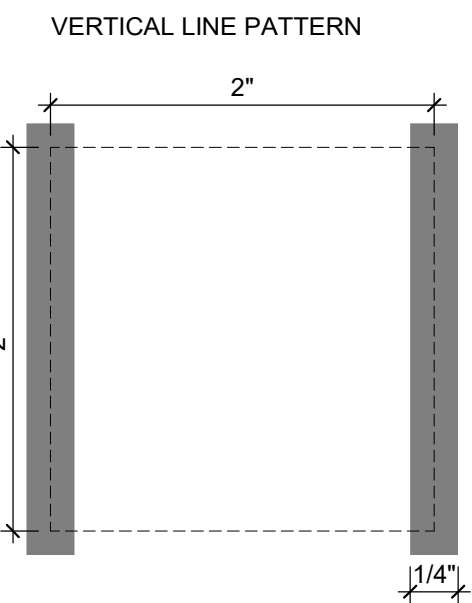
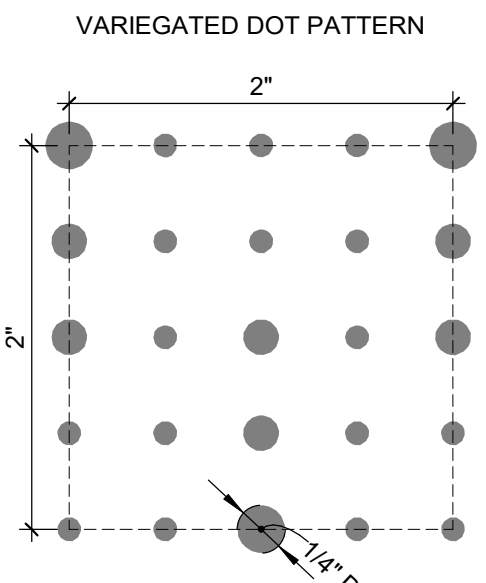
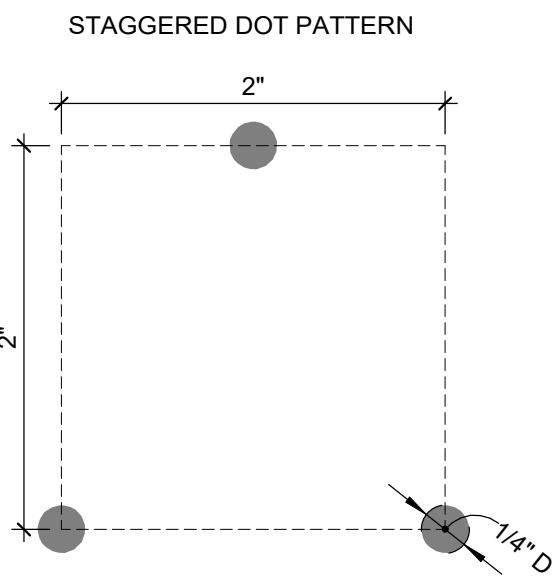
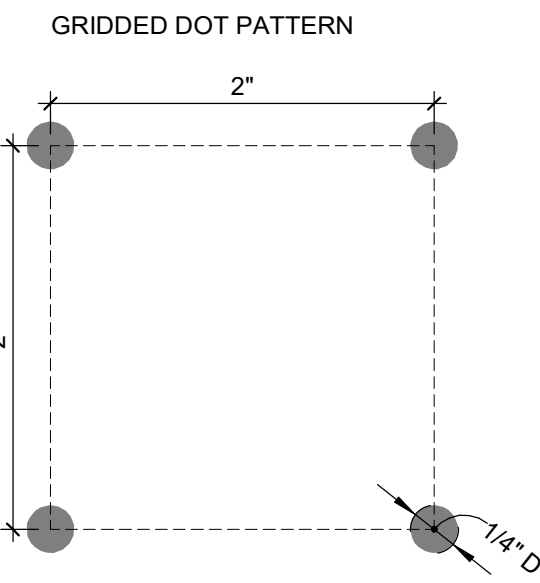
GLASS WITH GRAPHIC INTERLAYER



WARM METAL



EXAMPLES OF BIRD-FRIENDLY FRIT PATTERNS



BIRD SAFETY DESIGN CRITERIA

GLAZING REFLECTIVITY NOT TO EXCEED 15%

SELECTIVE USE OF **BIRD-FRIENDLY GLAZING**, INCLUDING OPAQUE GLASS, FRITTED GLASS, GLASS WITH INTERLAYERS, FROSTED GLASS, ETCHED GLASS, OR AMERICAN BIRD CONSERVANCY (ABC) APPROVED GLAZING

WITHIN THE PRIMARY BIRD COLLISION ZONE (0'-60' ELEVATION), **AT LEAST 90%** OF THE FACADE WILL EMPLOY NON-GLAZING **BIRD-FRIENDLY MATERIALS** AND BIRD-FRIENDLY GLAZING.

ARTICULATED FACADE FEATURES SUCH AS VERTICAL FINNS AND/OR SOLID METAL PANELS TO FURTHER **DIFFERENTIATE GLAZED SURFACES**

EXTERIOR GUARDRAILS WILL BE VERTICAL METAL PICKETS WITHOUT GLAZING. OTHER **FEATURE-RELATED HAZARDS** WILL BE AVOIDED OR WILL BE 100% TREATED WITH BIRD-FRIENDLY GLAZING

- MINIMIZED PLANTING ADJACENT TO GLAZED FACADES:**
- PROJECT USES BIRD-FRIENDLY AND SOLID FACADE MATERIALS WITHIN THE PRIMARY BIRD COLLISION ZONE (0'-60') WHERE LANDSCAPING IS PRESENT
 - PROJECT AVOIDS LANDSCAPE AT UPPER LEVEL BALCONIES TO REDUCE ATTRACTION OF BIRDS
 - PROJECT AVOIDS TREES IN FRONT OF GLAZING AT GROUND LEVEL FACADES
 - PROJECT AVOIDS VEGETATION INSIDE BUILDINGS NEAR GLASS, PROJECT-WIDE

SITE ELEMENTS & OUTDOOR FURNISHING



BOARDWALK



TERRACED SEATING



GATHERING SPACE/PERFORMANCE SPACE



NATURE OVERLOOK



PEDESTRIAN BRIDGE



PEDESTRIAN BRIDGE



NATURE & DISCOVERY PLAY ELEMENTS



NATURE & DISCOVERY PLAY ELEMENTS



BAY TRAIL



PUBLIC PATHS THROUGH NATURAL SETTING



CONCRETE SEAT WALLS



SOCIAL SEATING AREAS



OUTDOOR FITNESS STATIONS



PUBLIC BICYCLE PARKING

MATERIALS AND PAVING



CAST-IN-PLACE CONCRETE



PRECAST CONCRETE PAVERS



STABILIZED CRUSHED STONE PAVING



NATURAL BOULDERS / RIPRAP



REINFORCED GEOBLOCK PAVING SURFACE - LIMITED USE AT EMERGENCY VEHICLE ACCESS LANES

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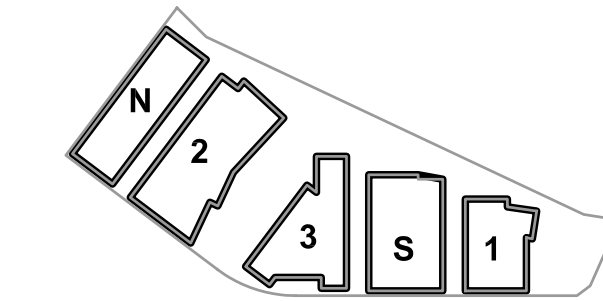
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HIGHWAY

Burlingame, CA 94010

KEYPLAN



PROJECT NO.: 20045.00
DATE: 03/24/2022
SCALE: N/A

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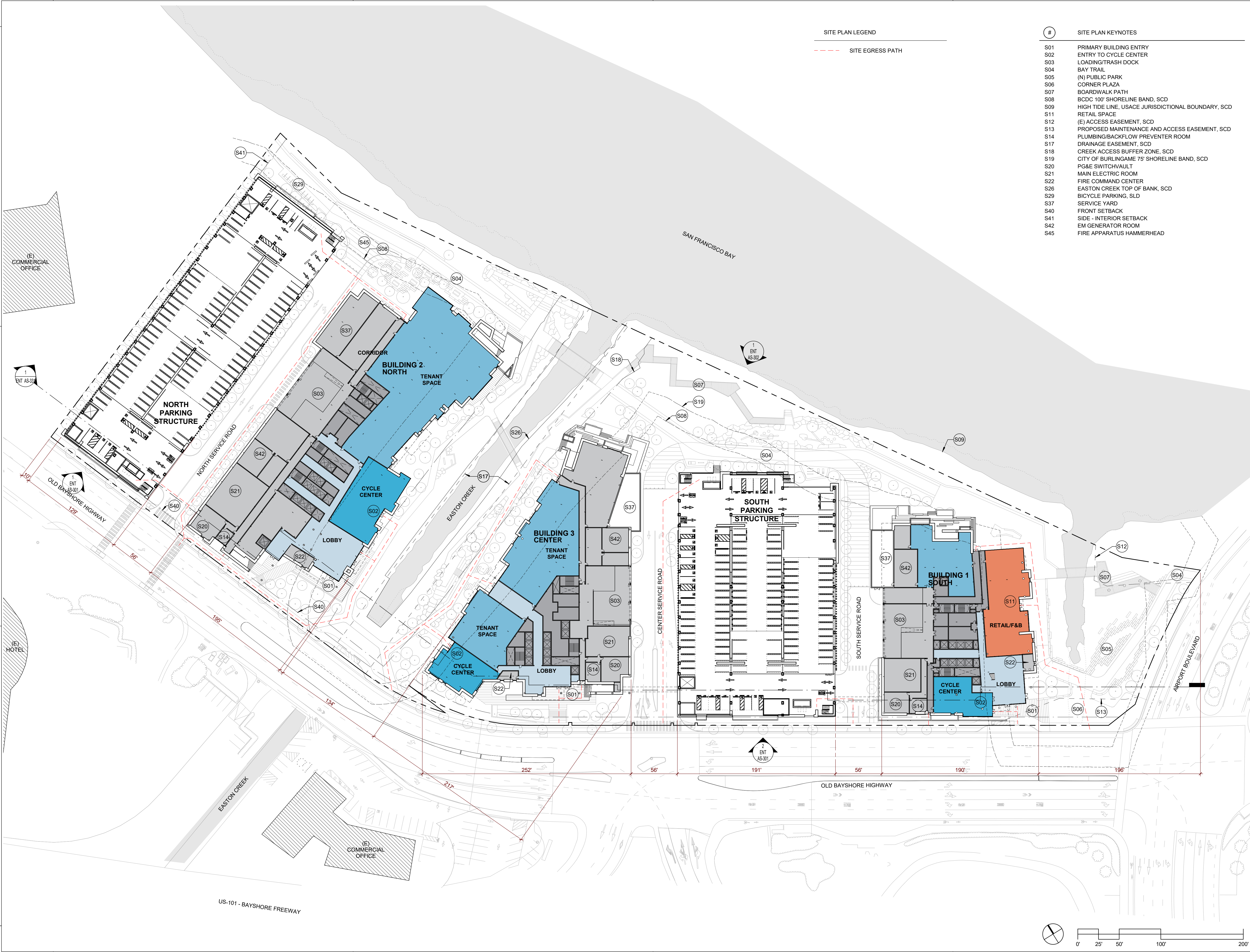
LANDSCAPE CHARACTER
AND MATERIALS

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SCALE IN FEET

SHEET NO:

ENT G-400

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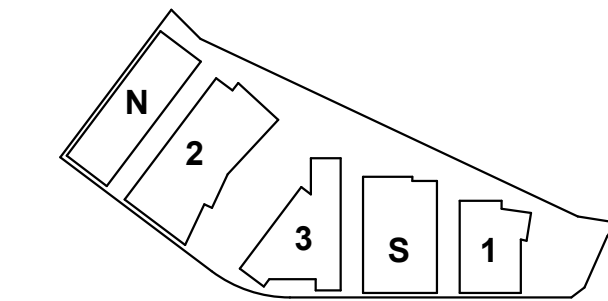
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ENTITLEMENT APPLICATION 03/24/2022

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KEYPLAN



PROJECT NO.: 20045.00

DATE: 03/24/2022

SCALE: 1" = 50'-0"

SHEET TITLE:

SITE PLAN - LEVEL 1

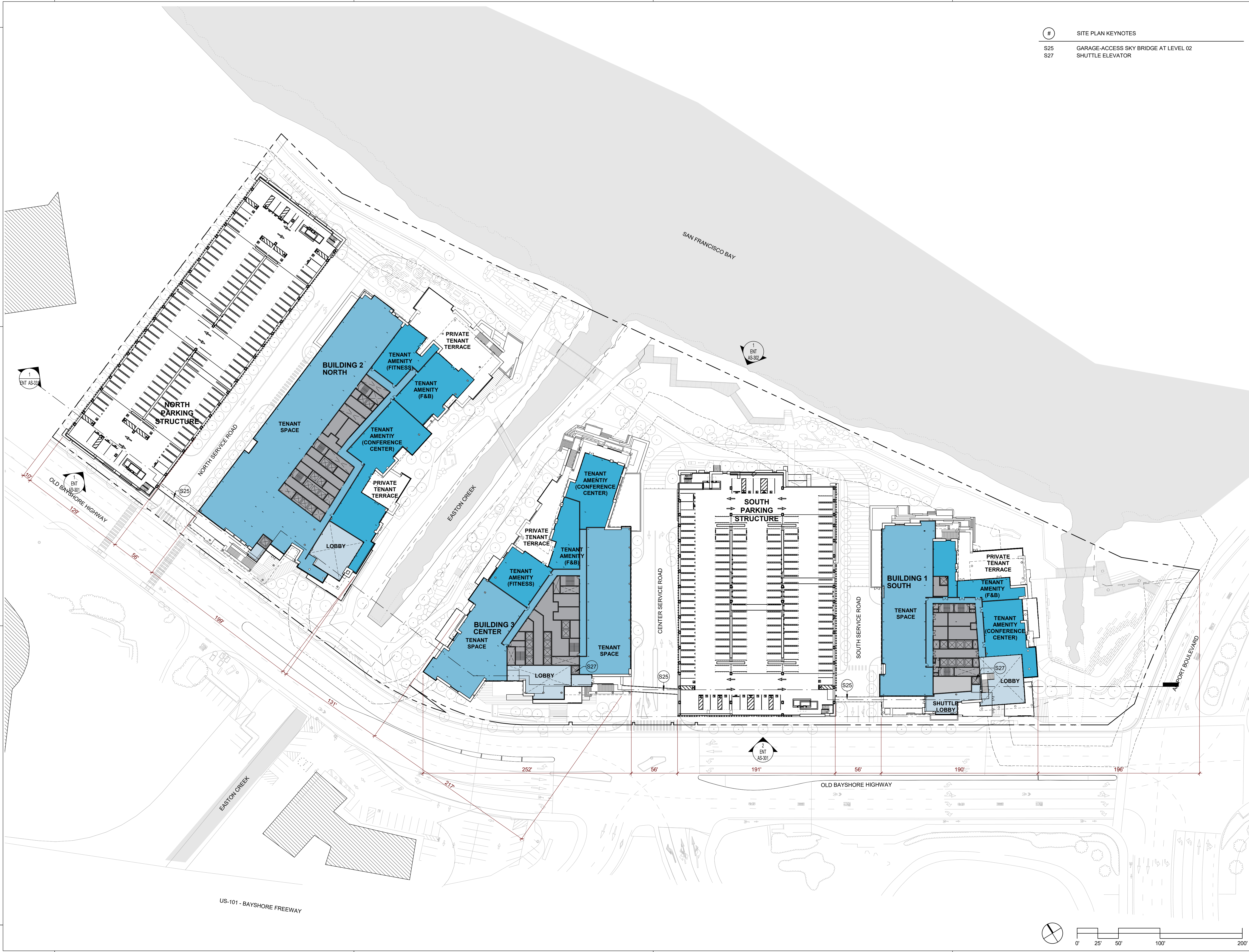
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#	SITE PLAN KEYNOTES
S25	GARAGE-ACCESS SKY BRIDGE AT LEVEL 02
S27	SHUTTLE ELEVATOR

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PROJECT NO.: 20045.00
DATE: 03/24/2022
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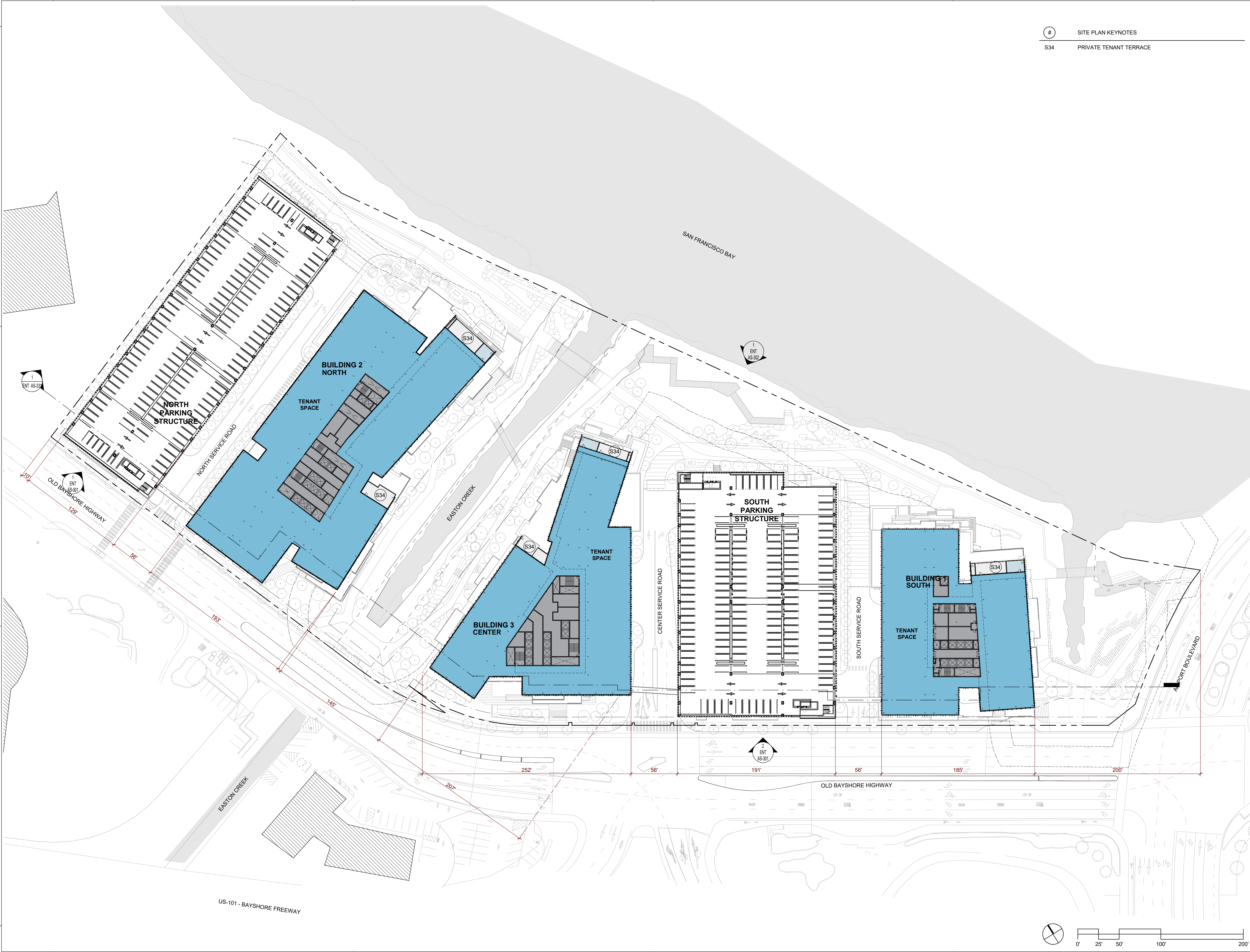
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SITE PLAN - LEVEL 2

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#	SITE PLAN KEYNOTES
S34	PRIVATE TENANT TERRACE

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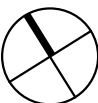
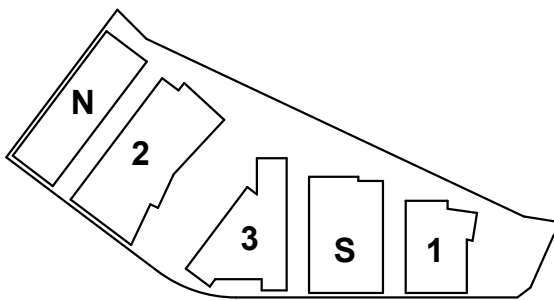
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SCALE: 1" = 50'-0"

SHEET TITLE:

SITE PLAN - LEVEL 6

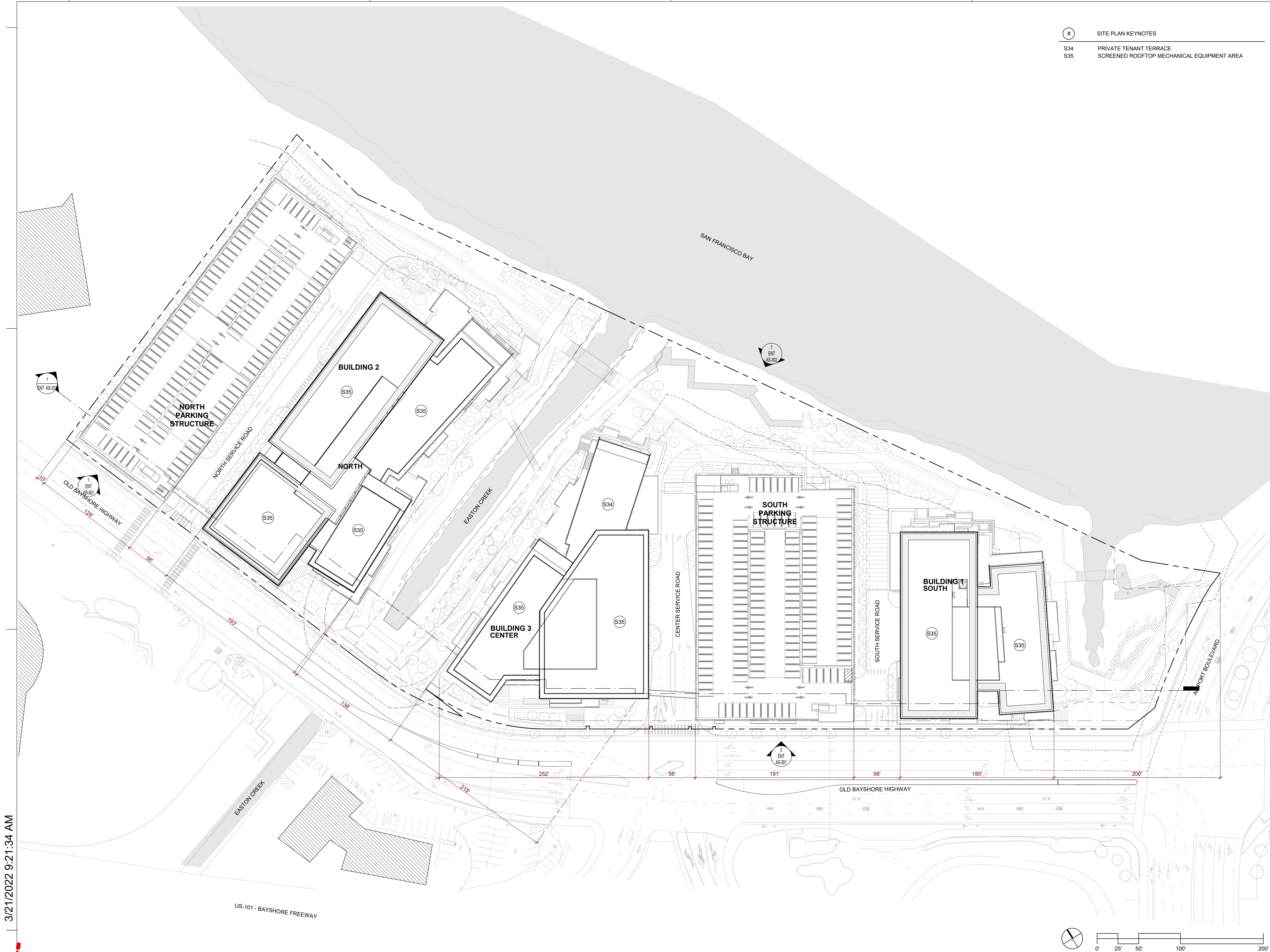
SHEET NO:

ENT AS-106

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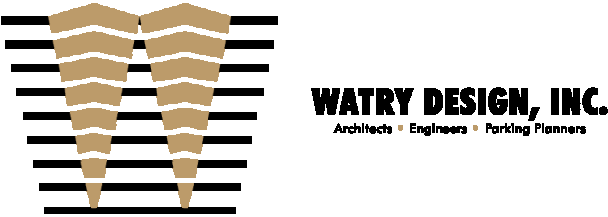
3/21/2022 9:21:34 AM



#	SITE PLAN KEYNOTES
S34	PRIVATE TENANT TERRACE
S35	SCREENED ROOFTOP MECHANICAL EQUIPMENT AREA

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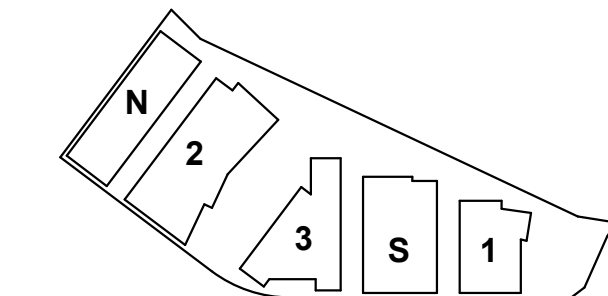
WATT

ISSUES	DATE
ENTITLEMENT APPLICATION	03/24/2022

DW Burlingame Venture, LLC

1200-1340 OLD
BAYSHORE
HIGHWAY
Burlingame, CA 94010

KEYPLAN



PROJECT NO.: 20045.00
DATE: 03/24/2022
SCALE: 1" = 50'-0"

SHEET TITLE:

SITE PLAN - ROOF

SHEET NO:

ENT AS-112

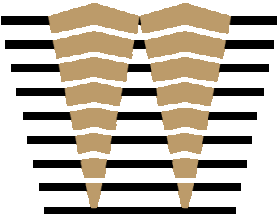
3/2/2022 9:53:42 PM



BUILDING COVERAGE AREA SCHEDULE		
TYPE	SF	ACRES
BUILDING COVERAGE	259,830	5.97
OPEN SPACE	216,329	4.97
SERVICE ROAD	30,888	0.71
USACE	16,535	0.38
	523,682	12.02

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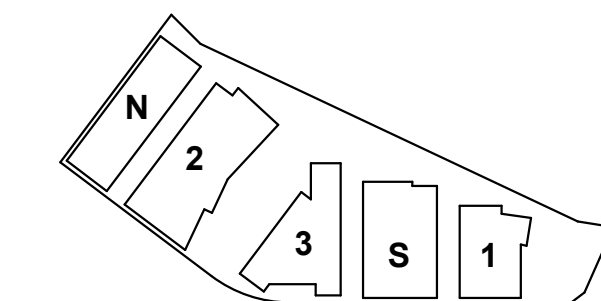
WATT

ISSUES	DATE
ENTITLEMENT APPLICATION	03/24/2022

DW Burlingame Venture, LLC

1200-1340 OLD
BAYSHORE
HIGHWAY
Burlingame, CA 94010

KEYPLAN



PROJECT NO.: 20045.00

DATE: 03/04/2022

SCALE: 1" = 50'-0"

SHEET TITLE:

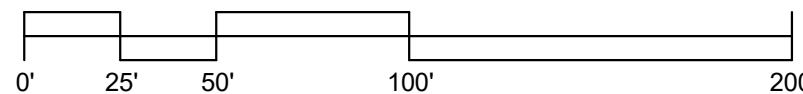
PROPOSED SITE PLAN -
BUILDING COVERAGE

SHEET NO:

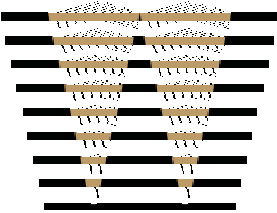
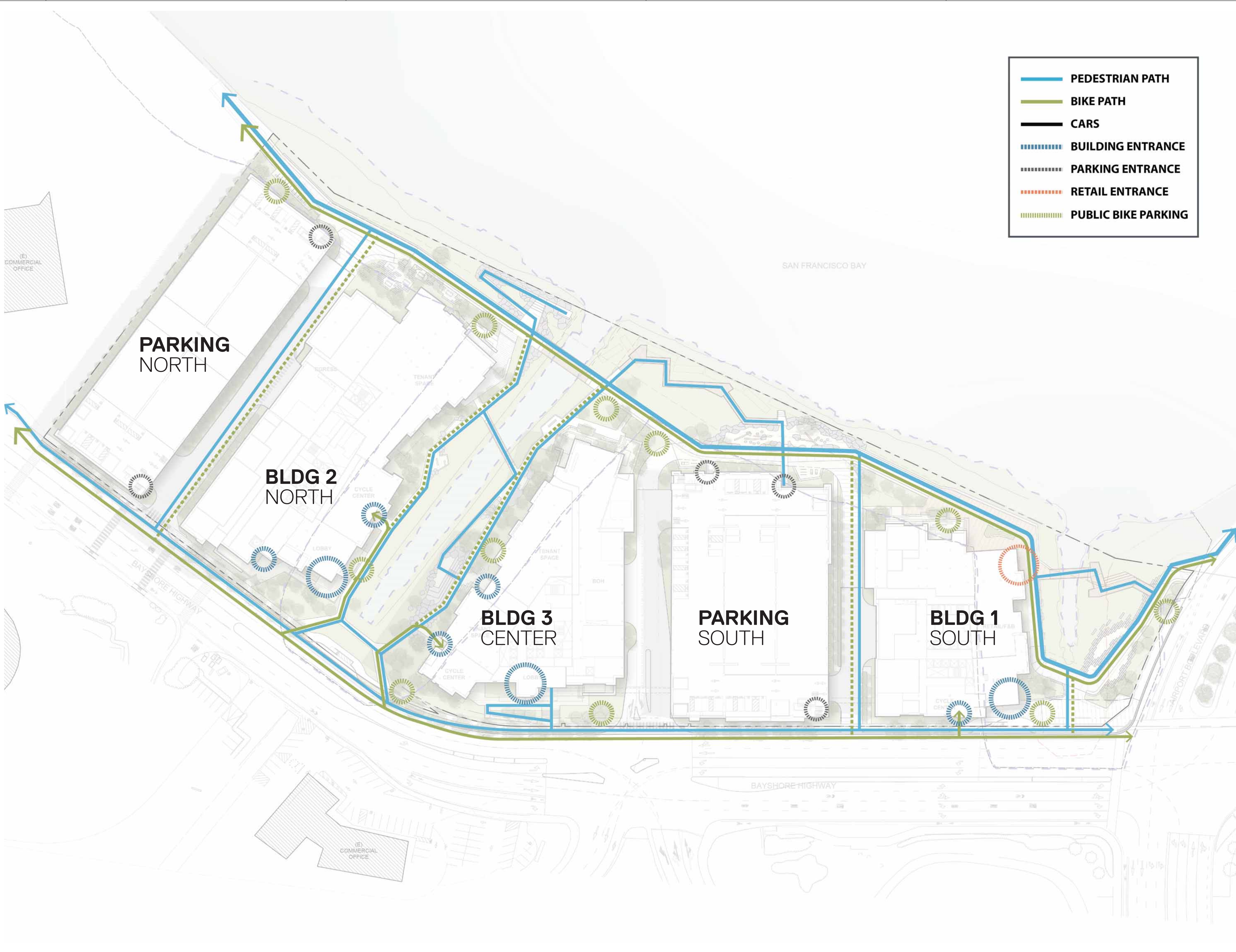
ENT AS-121

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3/21/2022 9:53:43 AM



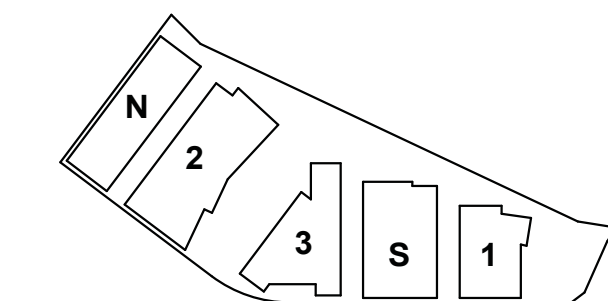
ISSUES	DATE
ENTITLEMENT APPLICATION	03/24/2022

DW Burlingame Venture, LLC

1200-1340 OLD
BAYSHORE
HIGHWAY

Burlingame, CA 94010

KEYPLAN



PROJECT NO.: 20045.00

DATE: 03/24/2022

SCALE:

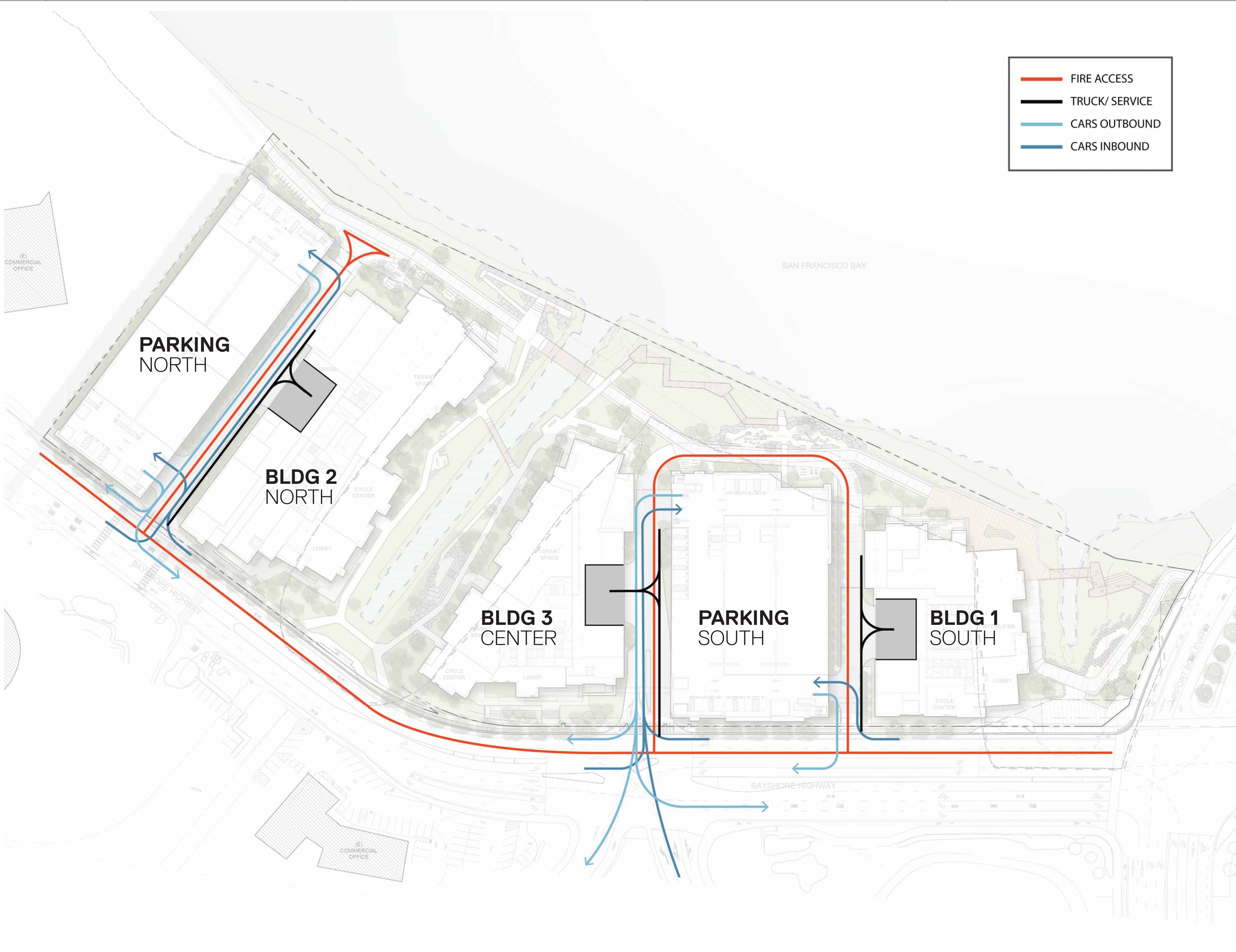
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CIRCULATION DIAGRAM -
BIKES & PEDESTRIANS

SHEET NO:

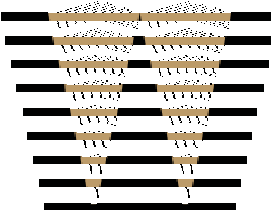
ENT AS-131

3/21/2022 9:54:04 AM



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Architect Engineer Planning/Design

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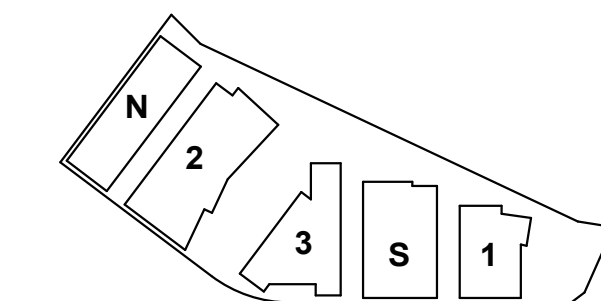
WATT

ISSUES	DATE
ENTITLEMENT APPLICATION	03/24/2022

DW Burlingame Venture, LLC

1200-1340 OLD
BAYSHORE
HIGHWAY
Burlingame, CA 94010

KEYPLAN



PROJECT NO.: 20045.00

DATE: 03/24/2022

SCALE:

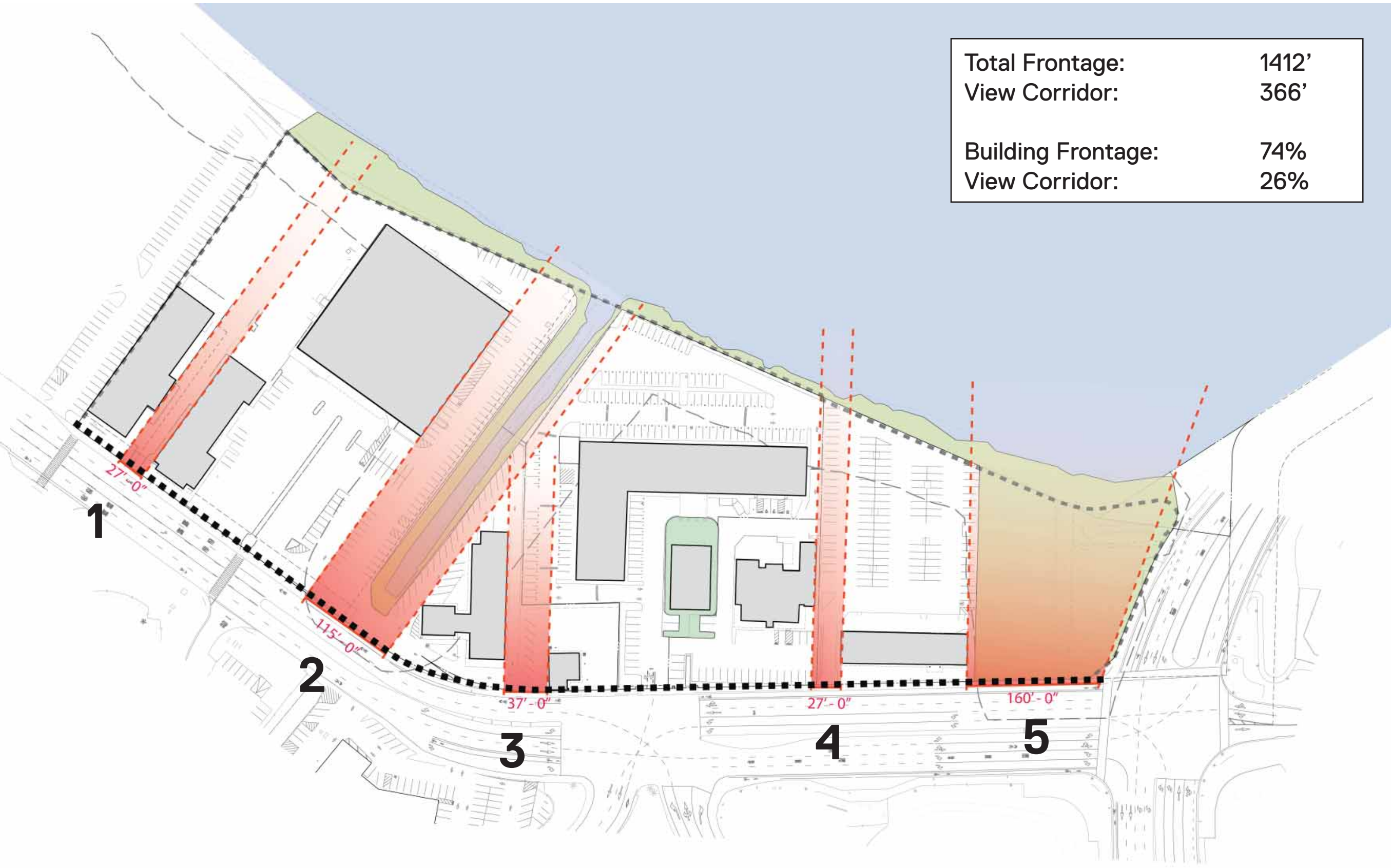
SHEET TITLE:

CIRCULATION DIAGRAM -
VEHICLE CIRCULATION

SHEET NO:

ENT AS-132

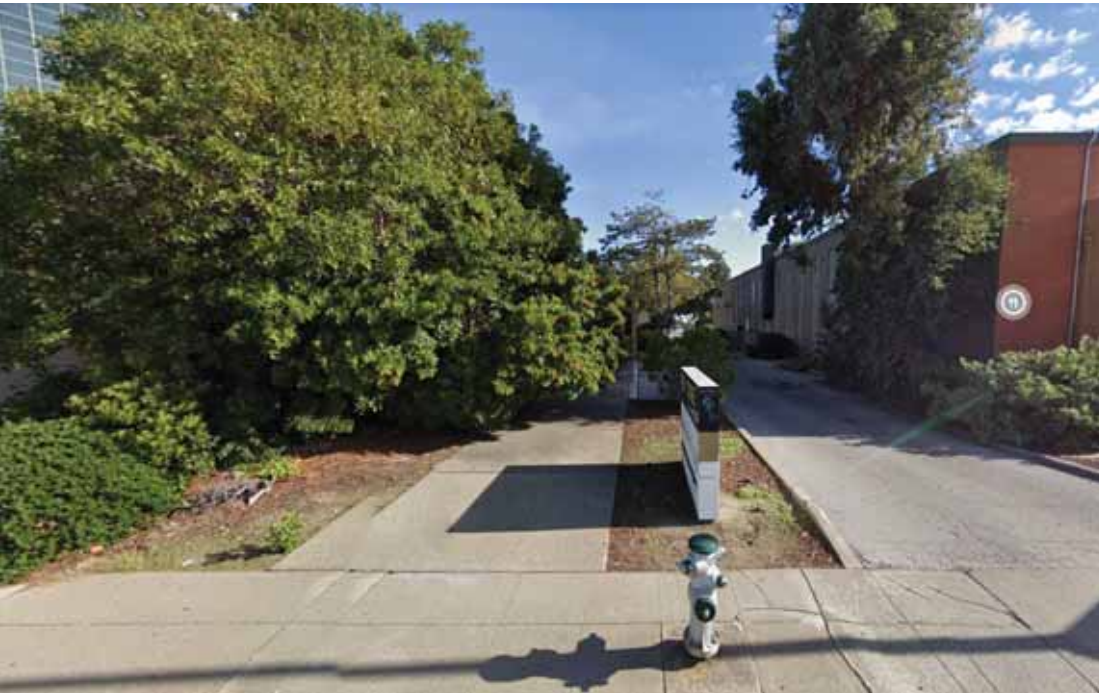
EXISTING VIEW CORRIDORS: OLD BAYSHORE TO THE EAST



PROPOSED VIEW CORRIDORS: OLD BAYSHORE TO THE EAST



1



2



3



4

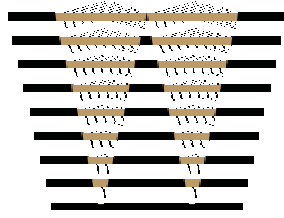


5



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Architects Engineers Planning/Interior

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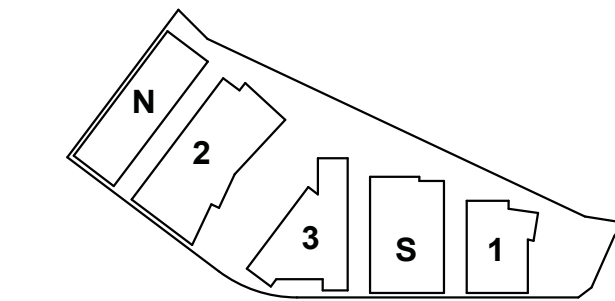
WATT

ISSUES DATE
ENTITLEMENT APPLICATION 03/24/2022

DW Burlingame Venture, LLC

1200-1340 OLD
BAYSHORE
HIGHWAY
Burlingame, CA 94010

KEYPLAN



PROJECT NO.: 20045.00

DATE: 03/24/2022

SCALE:

SHEET TITLE:

VIEW CORRIDORS

SHEET NO:

ENT AS-151

3/21/2022 9:54:24 AM

3/2/2022 3:10:31 PM

1 SITE ELEVATION - BAYSHORE HIGHWAY
1" = 50'-0"



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ISSUES	DATE
ENTITLEMENT APPLICATION	03/24/2022

DW Burlingame Venture, LLC

1200-1340 OLD
BAYSHORE
HIGHWAY
Burlingame, CA 94010

KEYPLAN

PROJECT NO.: 20045.00

DATE: 03/04/2022

SCALE: 1" = 50'-0"

SHEET TITLE:

SITE ELEVATIONS -
OLD BAYSHORE HWY

SHEET NO:

ENT AS-301

3/2/2022 3:33:12 PM

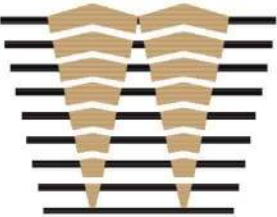
1 SITE ELEVATION - BAY
1" = 50'-0"



- T.O. MECH SCREEN 229'-0"
- T.O. PENT ROOF 213'-0"
- ROOF 197'-0"
- LEVEL 11 181'-0"
- LEVEL 10 165'-0"
- LEVEL 09 149'-0"
- LEVEL 08 133'-0"
- LEVEL 07 117'-0"
- LEVEL 06 101'-0"
- LEVEL 05 85'-0"
- LEVEL 04 69'-0"
- LEVEL 03 53'-0"
- LEVEL 02 37'-0"
- LEVEL 01 16'-0"
- LOADING 11'-6"
- NAVD88 0"

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ISSUES	DATE
ENTITLEMENT APPLICATION	03/24/2022

DW Burlingame Venture, LLC

1200-1340 OLD
BAYSHORE
HIGHWAY
Burlingame, CA 94010

KEYPLAN

PROJECT NO.: 20045.00

DATE: 03/04/2022

SCALE: 1" = 50'-0"

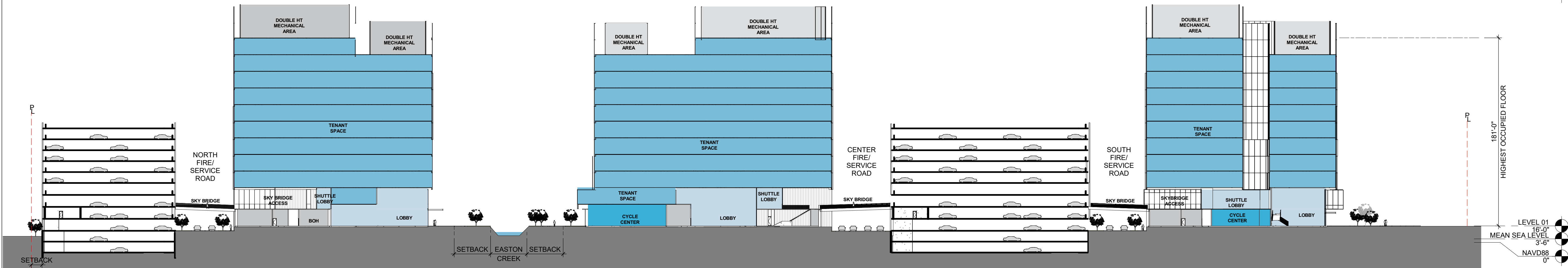
SHEET TITLE:

SITE ELEVATIONS -
ALONG THE BAY

SHEET NO:

ENT AS-302

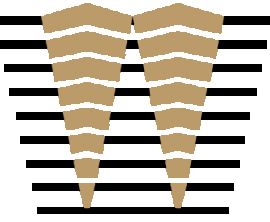
3/3/2022 12:04:15 PM



1 SITE SECTION - NORTH/SOUTH
1" = 50'-0"

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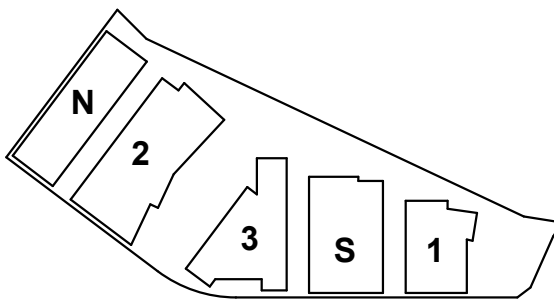
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ISSUES	DATE
ENTITLEMENT APPLICATION	03/24/2022

DW Burlingame Venture, LLC

1200-1340 OLD
BAYSHORE
HIGHWAY
Burlingame, CA 94010

KEYPLAN



PROJECT NO.: 20045.00

DATE: 03/04/2022

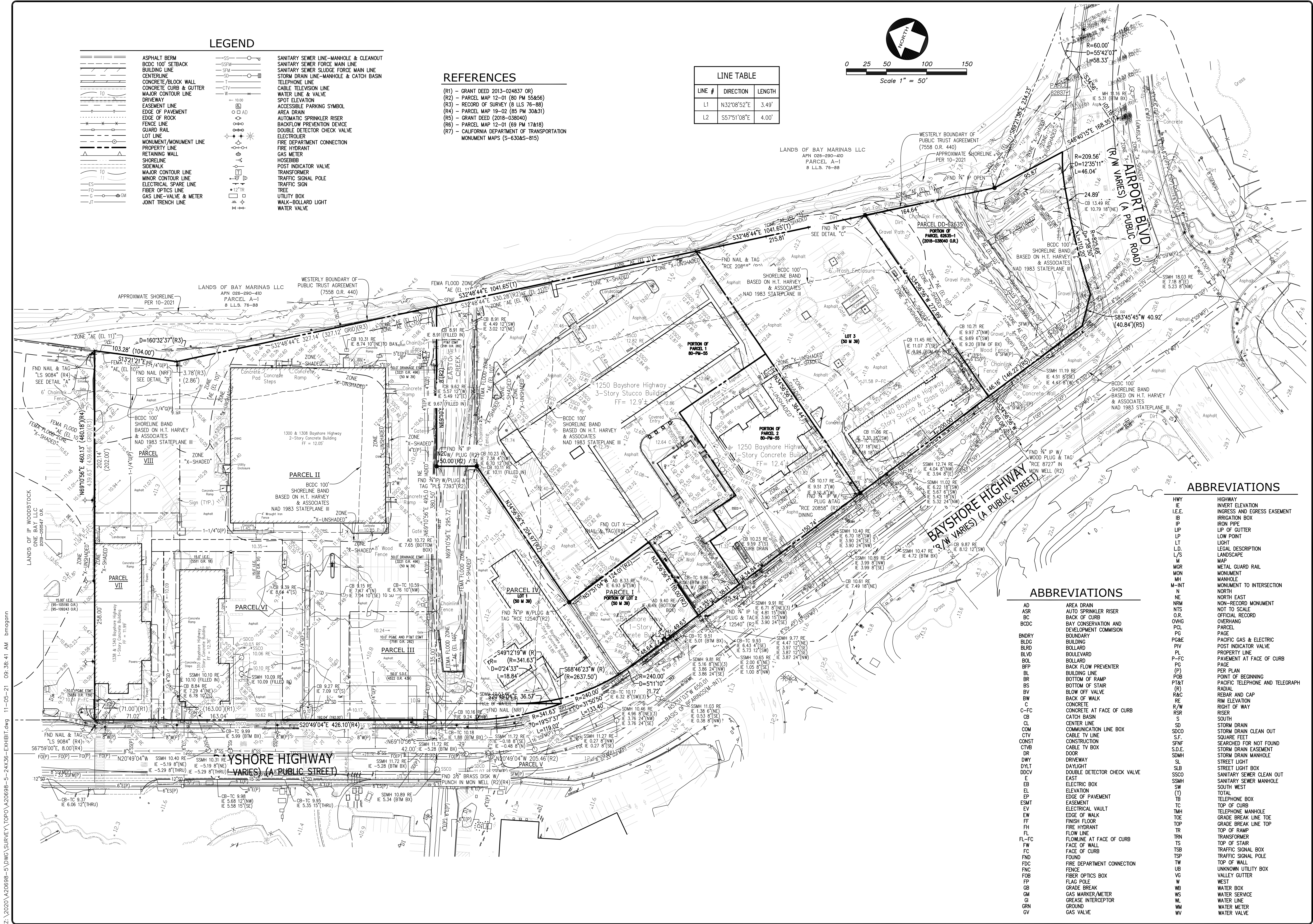
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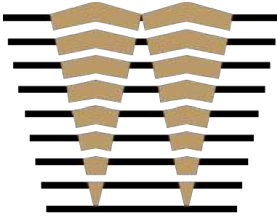
SITE SECTION -
NORTH/SOUTH

SHEET NO:

ENT AS-331



<p>TOPOGRAPHIC, UTILITY & BOUNDARY EXHIBIT</p> <p>OF</p> <p>1200, 1240, 1250, 1288, 1290, 1300, 1308, 1340, 1388 BAYSHORE HIGHWAY</p> <p>FOR</p> <p>WOODSTOCK DEVELOPMENT, INC.</p> <p>BURLINGAME, CALIFORNIA</p>		 <p>KIER+WRIGHT</p> <p>2850 Collier Canyon Road Livermore, CA 94551</p> <p>Phone: (925) 245-8788 www.kierwright.com</p>		NO.	REVISION	BY	NO.	REVISION	BY
DATE	OCT., 2021								
SCALE	AS SHOWN								
SURVEYOR	JRV								
DRAWN BY	BMM								
JOB NO.	A02698-5								
SHEET	ENT C-001								
OF	1								
SHEET									

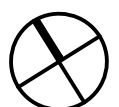
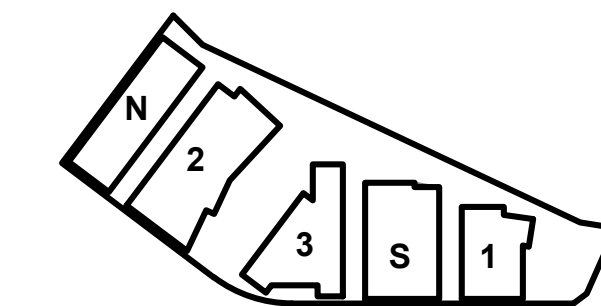


ISSUES	DATE
ENTITLEMENT APPLICATION	03/22/2022

DW Burlingame Venture, LLC

BAYSHORE HIGHWAY
1200-1340

KEYPLAN



PROJECT NO.: 20210035

DATE: 03/22/2022

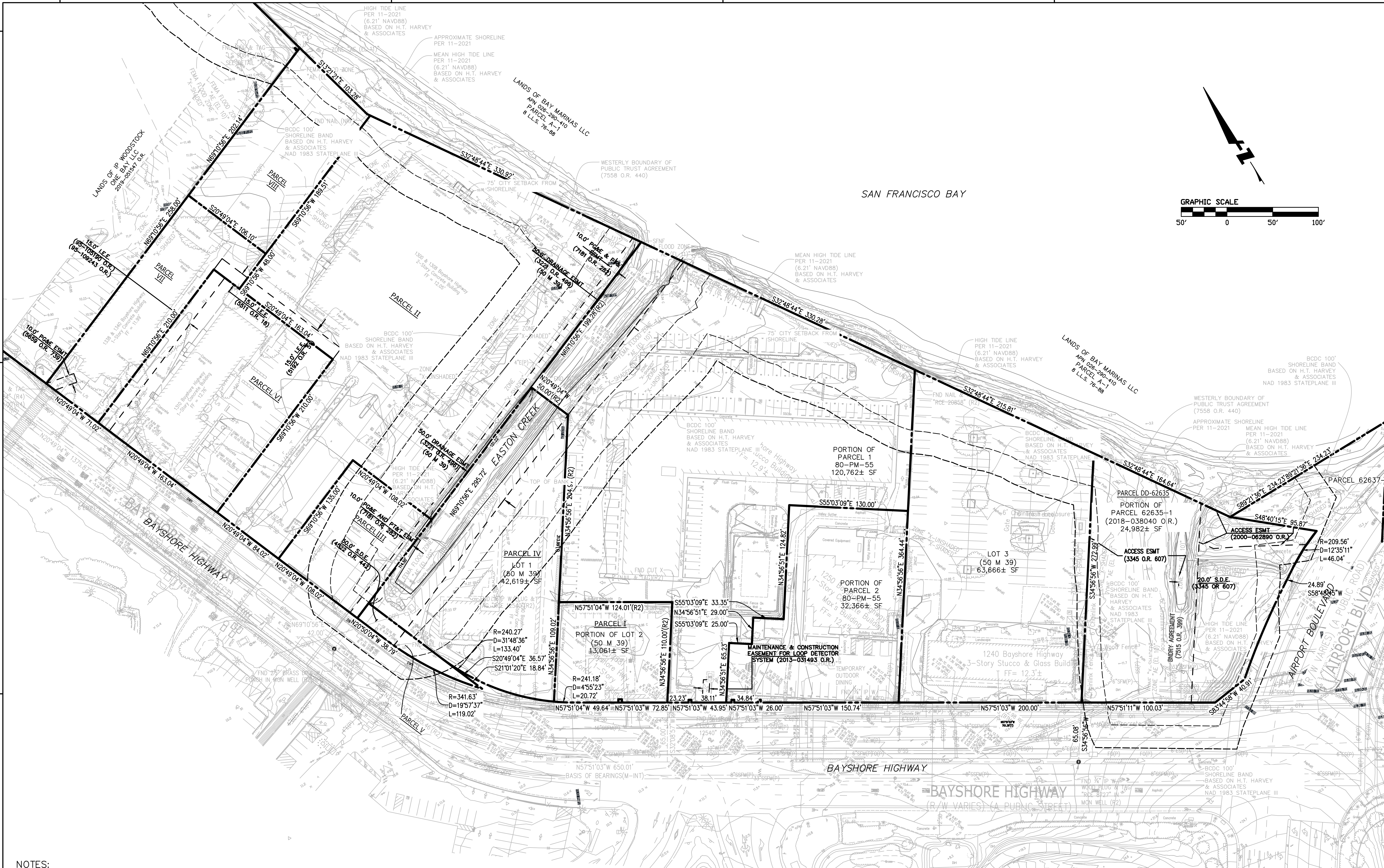
SCALE: AS SHOWN

SHEET TITLE:

EXISTING
CONDITIONS

SHEET NO:

ENT C-100



NOTES:

BENCHMARK: 322
NAIL AND BRASS WASHER STAMPED "322" IN HEADWALL ON THE SOUTH SIDE OF BAYSHORE HIGHWAY.
ELEVATION = 10.58 (NAVD 88, VERTCON)

BASIS OF BEARINGS:
THE BEARING OF NORTH 57° 51' 03" WEST TAKEN ON THE MONUMENT LINE OF BAYSHORE HIGHWAY AS SHOWN ON THAT CERTAIN PARCEL MAP 12-01, FILED FOR RECORD ON DECEMBER 21, 2021, IN VOLUME 80 OF PARCEL MAPS AT PAGES 55 & 56, SAN MATEO COUNTY RECORDS WAS TAKEN AS THE BASIS FOR ALL BEARINGS SHOWN HEREON AND ROTATED TO THE STATE PLANE COORDINATE SYSTEM.

SOURCE OF SURVEY:
SITE BOUNDARY LINES, EASEMENTS, OBJECTS SHOWN HEREON ARE BASED ON A SURVEY PERFORMED BY KIER & WRIGHT, DATED 11/24/2021, AND PREPARED BY OR UNDER THE SUPERVISION OF JIMMY R. VIGIL P.L.S. 6256. REFER TO SURVEY DOCUMENT FOR FULL DETAIL

THE AERIAL MAPPING WAS PREPARED USING COMPUTER ASSISTED, PHOTOGRAMMETRIC METHODS BY COOPER AERIAL SURVEYS CO., IN PHOENIX ARIZONA, JOB NUMBER 2106035. IN AREAS OF DENSE VEGETATION, ACCURACY OF CONTOURS MAY DEVIATE FROM ACCEPTED ACCURACY STANDARDS. DATE OF PHOTOGRAPHY 06/25/2021, ORIGINAL COMPILED MAP SCALE 1"=40', CONTOUR INTERVAL 1 FOOT. THE GRID IS BASED ON PHOTOGRAMMETRIC METHODS COMPILED ON DIGITAL STEREO WORKSTATIONS USING AERIAL PHOTOGRAPHY. CONTROL SURVEY PERFORMED BY KIER & WRIGHT, LIVERMORE, CA.

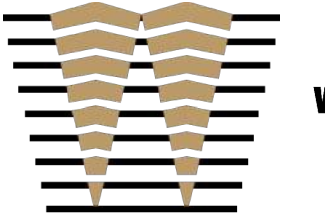
UTILITIES:
UNDERGROUND UTILITIES PLOTTED HEREON WERE PLOTTED FROM A COMBINATION OF FIELD SURVEY, OBSERVED SURFACE EVIDENCE (CONDITIONS PERMITTING) AND RECORD INFORMATION OBTAINED FROM THE RESPECTIVE UTILITY COMPANIES, AND ARE NOT INTENDED TO REPRESENT THEIR ACTUAL LOCATIONS. ALL UTILITIES MUST BE VERIFIED WITH RESPECT TO SIZE, HORIZONTAL, AND VERTICAL LOCATIONS BY THE OWNER AND/OR CONTRACTOR PRIOR TO DESIGN OR CONSTRUCTION. NO RESPONSIBILITY IS ASSUMED BY THE ENGINEER FOR THE LOCATION AND CAPACITY OF SAID UTILITIES. ALL UTILITIES SHALL BE INSTALLED ACCORDING TO THE APPLICABLE STANDARDS AND REQUIREMENTS OF THE CITY OF BURLINGAME. PROPOSED UTILITY SIZING AND LOCATIONS ARE SUBJECT TO FINAL ENGINEERING DESIGN.

FEMA DESIGNATED FLOOD ZONE:
THE SUBJECT PROPERTY IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR SAN MATEO COUNTY, CALIFORNIA, MAP NUMBER 06081C0151F AND 06081C0153F COMMUNITY NUMBER 065019 (CITY OF BURLINGAME), WITH AN EFFECTIVE DATE OF APRIL 5, 2019, AS BEING LOCATED IN FLOOD ZONES "X-UNSHADED", "X-SHADED", AND "AE".

ACCORDING TO FEMA THE DEFINITION OF ZONE "X-UNSHADED" IS: 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH OF LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE.

ACCORDING TO FEMA THE DEFINITION OF ZONE "X-SHADED" IS: AREAS OF MINIMAL FLOOD HAZARD.

ACCORDING TO FEMA THE DEFINITIONS OF ZONE "AE (EL 10)" ARE: SPECIAL FLOOD HAZARD AREAS WITH BFE (BASE FLOOD ELEVATION) OR DEPTH.

**WATRY DESIGN, INC.**
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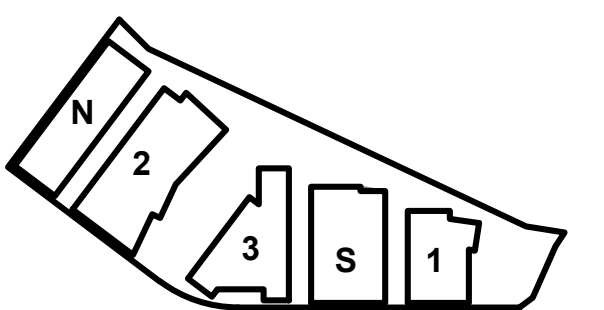
WATT

ISSUES	DATE
ENTITLEMENT APPLICATION	03/22/2022

BAYSHORE HIGHWAY

1200-1340

KEYPLAN



PROJECT NO.: 20210035

DATE: 03/22/2022

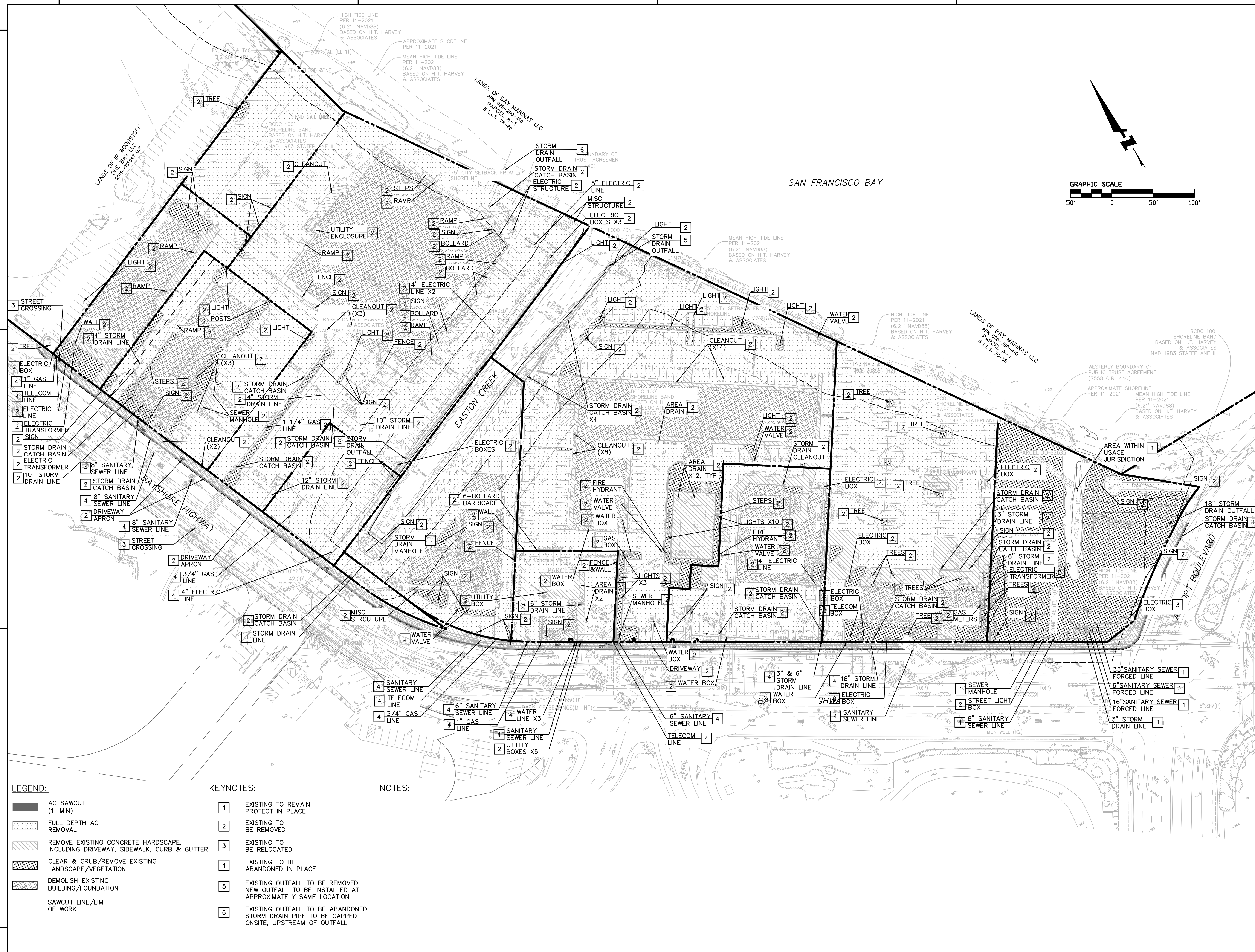
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SHEET TITLE:

DEMOLITION
PLAN

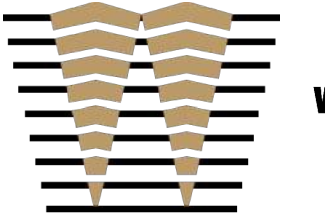
SHEET NO:

ENT C-200



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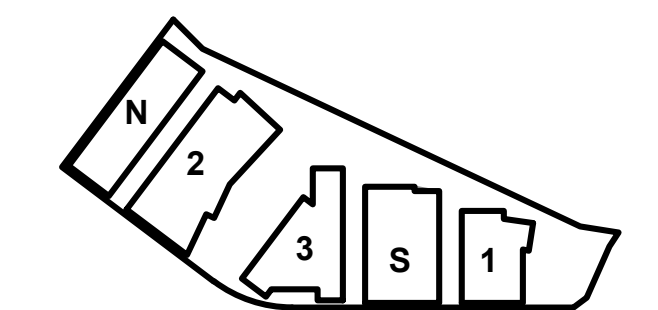
WATT

ISSUES	DATE
ENTITLEMENT APPLICATION	03/22/2022

BAYSHORE HIGHWAY

1200-1340

KEYPLAN



PROJECT NO.: 20210035

DATE: 03/22/2022

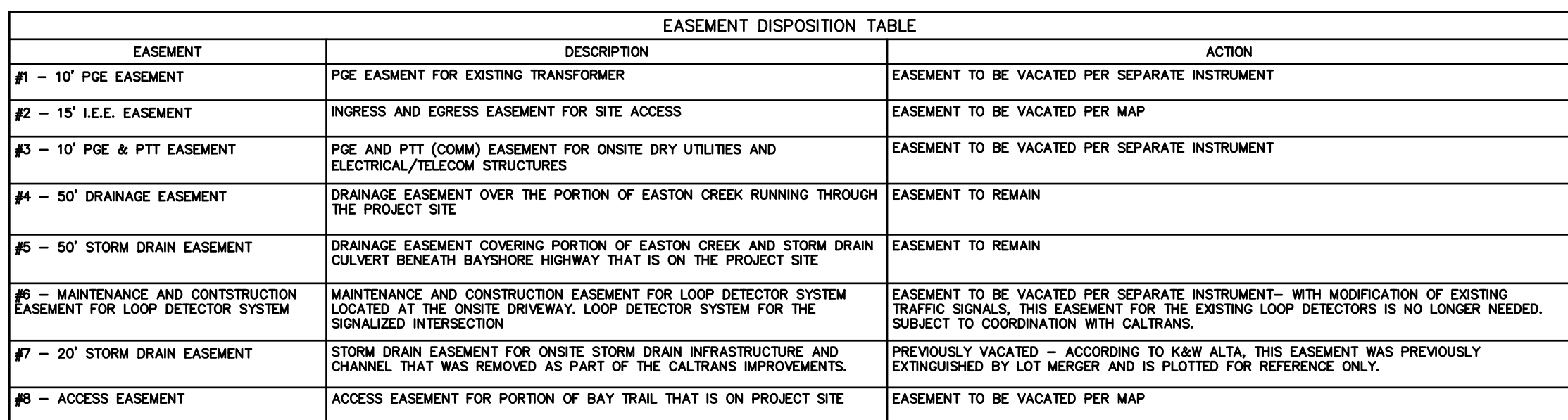
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SHEET TITLE:

TENTATIVE MAP
EXISTING
PARCELIZATION
PLAN

SHEET NO:

ENT C-300



NOTES:

BENCHMARK: 322
NAIL AND BRASS WASHER STAMPED "322" IN HEADWALL ON THE SOUTH SIDE OF BAYSHORE HIGHWAY.
ELEVATION = 10.58 (NAVD 88, VERTCON)

BASIS OF BEARINGS:

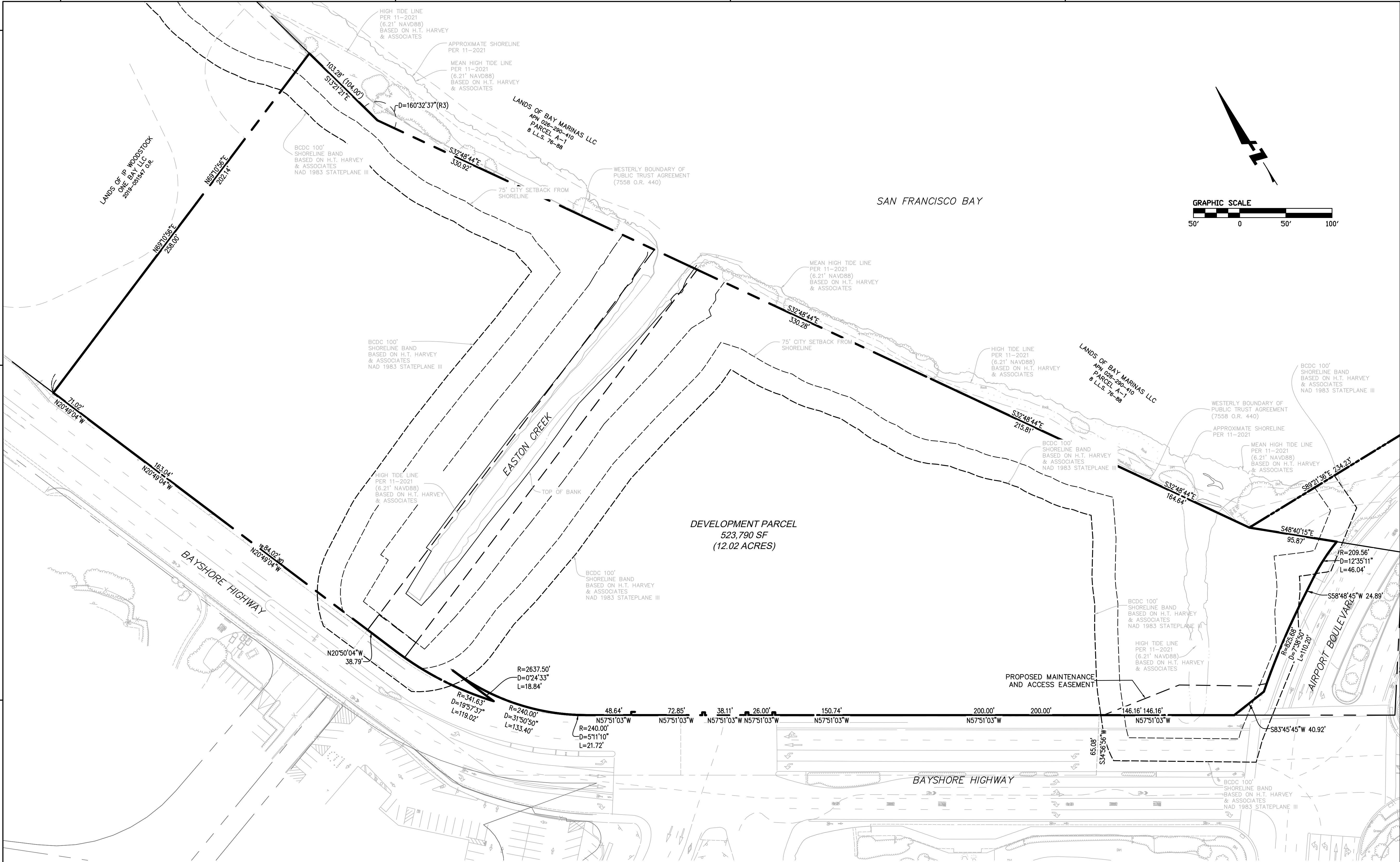
THE BEARING OF NORTH 57° 51' 03" WEST TAKEN ON THE MONUMENT LINE OF BAYSHORE HIGHWAY AS SHOWN ON THAT CERTAIN PARCEL MAP 12-01, FILED FOR RECORD ON DECEMBER 21, 2021, IN VOLUME 80 OF PARCEL MAPS AT PAGES 55 & 56, SAN MATEO COUNTY RECORDS WAS TAKEN AS THE BASIS FOR ALL BEARINGS SHOWN HEREON AND ROTATED TO THE STATE PLANE COORDINATE SYSTEM.

SOURCE OF SURVEY:
SITE BOUNDARY LINES, EASEMENTS, OBJECTS SHOWN HEREON ARE BASED ON A SURVEY PERFORMED
BY KIER & WRIGHT, DATED 11/24/2021, AND PREPARED BY OR UNDER THE SUPERVISION OF JIMMY R.
VIGIL P.L.S. 6256. REFER TO SURVEY DOCUMENT FOR FULL DETAIL

THE AERIAL MAPPING WAS PREPARED USING COMPUTER ASSISTED, PHOTOGRAMMETRIC METHODS BY COOPER AERIAL SURVEYS CO., IN PHOENIX ARIZONA. JOB NUMBER 2106035. IN AREAS OF DENSE VEGETATION, ACCURACY OF CONTOURS MAY DEVIATE FROM ACCEPTED ACCURACY STANDARDS. DATE OF PHOTOGRAPHY 06/25/2021, ORIGINAL COMPILED MAP SCALE 1"=40', CONTOUR INTERVAL 1 FOOT. THE GRID IS BASED ON PHOTOGRAMMETRIC METHODS COMPILED ON DIGITAL STEREO WORKSTATIONS USING AERIAL PHOTOGRAPHY. CONTROL SURVEY PERFORMED BY KIER & WRIGHT, LIVERMORE, CA.

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Noted scales must be adjusted. This line should be equal to one inch



GENERAL NOTES

TENTATIVE PARCEL MAP:
THIS TENTATIVE PARCEL MAP IS BEING FILED IN ACCORDANCE WITH SECTION 66452 OF THE SUBDIVISION MAP ACT.

MULTIPLE FINAL MAPS:
PURSUANT TO SECTION 66463.1 OF THE SUBDIVISION MAP ACT, THE DEVELOPER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS. ONLY THE IMPROVEMENTS REQUIRED TO SUPPORT THE LEVEL OF DEVELOPMENT, AS DETERMINED BY THE CITY, OF EACH PARTICULAR FINAL MAP NEEDS TO BE COMPLETED OR BOUNDED.

BENCHMARK: 322
NAIL AND BRASS WASHER STAMPED "322" IN HEADWALL ON THE SOUTH SIDE OF BAYSHORE HIGHWAY.
ELEVATION = 10.58 (NAVD 88, VERTCON)

BASIS OF BEARINGS:
THE BEARING OF NORTH 57° 51' 03" WEST TAKEN ON THE MONUMENT LINE OF BAYSHORE HIGHWAY AS SHOWN ON THAT CERTAIN PARCEL MAP 12-01, FILED FOR RECORD ON DECEMBER 21, 2021, IN VOLUME 80 OF PARCEL MAPS AT PAGES 55 & 56, SAN MATEO COUNTY RECORDS WAS TAKEN AS THE BASIS FOR

ALL BEARINGS SHOWN HEREON AND ROTATED TO THE STATE PLANE COORDINATE SYSTEM.

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SITE GRADES:
SITE GRADES, INCLUDING PADS AND STREETS, AND LOT DIMENSIONS ARE SUBJECT TO FINAL ENGINEERING DESIGN.

PROJECT DATA

PROJECT ADDRESS:
1200-1340 OLD BAYSHORE HIGHWAY, BURLINGAME, CA 94010

ASSESSOR PARCEL NO.:
026-113-470, 026-113-330, 026-113-480, 026-113-450, 026-142-110, 026-142-140, 026-142-070, 026-142-150, 026-142-160, 026-142-020, 026-142-030, 026-142-170, 026-142-180

EXISTING ZONING:
BFC (BAYFRONT COMMERCIAL)

EXISTING LAND USE:
COMMERCIAL, HOTEL, OPEN SPACE

PROPOSED USE:
OFFICE/R&D, LABORATORY/R&D, RETAIL, OPEN SPACE, STRUCTURED PARKING

PROPOSED PROJECT AREA: 12.02± ACRES

UTILITIES:
WATER SUPPLY: CITY OF BURLINGAME
FIRE PROTECTION: CENTRAL COUNTY FIRE DEPARTMENT
SEWAGE DISPOSAL: CITY OF BURLINGAME
STORM DRAIN: CITY OF BURLINGAME
GAS: PACIFIC GAS & ELECTRIC
ELECTRIC: PACIFIC GAS & ELECTRIC
COMMUNICATION: COMCAST, AT&T

PUBLIC DEDICATIONS:
(SDE) STORM DRAIN EASEMENT
(PAE) PUBLIC ACCESS EASEMENT
(MAE) MAINTENANCE AND ACCESS EASEMENT

MAPPING STATEMENT

THIS PROJECT WILL BE A MERGER OF 12 PARCELS INTO 1 DEVELOPMENT PARCEL.
EXISTING EASEMENTS WILL BE VACATED AND NEW EASEMENTS CREATED PER THE MAP.

ENGINEER'S STATEMENT

THIS TENTATIVE MAP SUBMITTAL HAS BEEN PREPARED BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH STANDARD ENGINEERING PRACTICE.

PRELIMINARY

SIMON R. NORTH, P.E.
PRINCIPAL
BKF ENGINEERS
P.E. #64657

03/22/2022
DATE

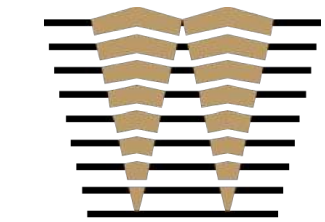
PRELIMINARY

PATRICK C. CONNORS, P.E.
PROJECT MANAGER
BKF ENGINEERS
P.E. #85260

03/22/2022
DATE

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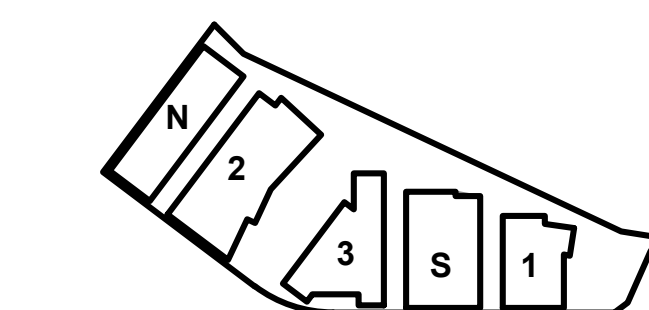


ISSUES	DATE
ENTITLEMENT APPLICATION	03/22/2022

DW Burlingame Venture, LLC

BAYSHORE HIGHWAY
1200-1340

KEYPLAN



PROJECT NO.: 20210035

DATE: 03/22/2022

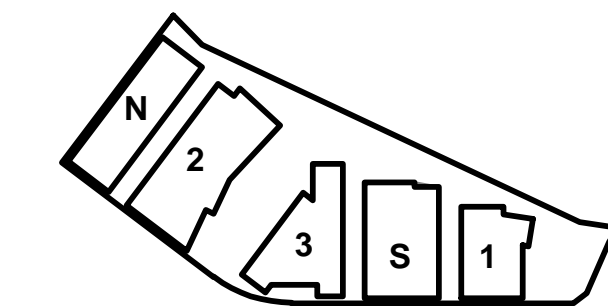
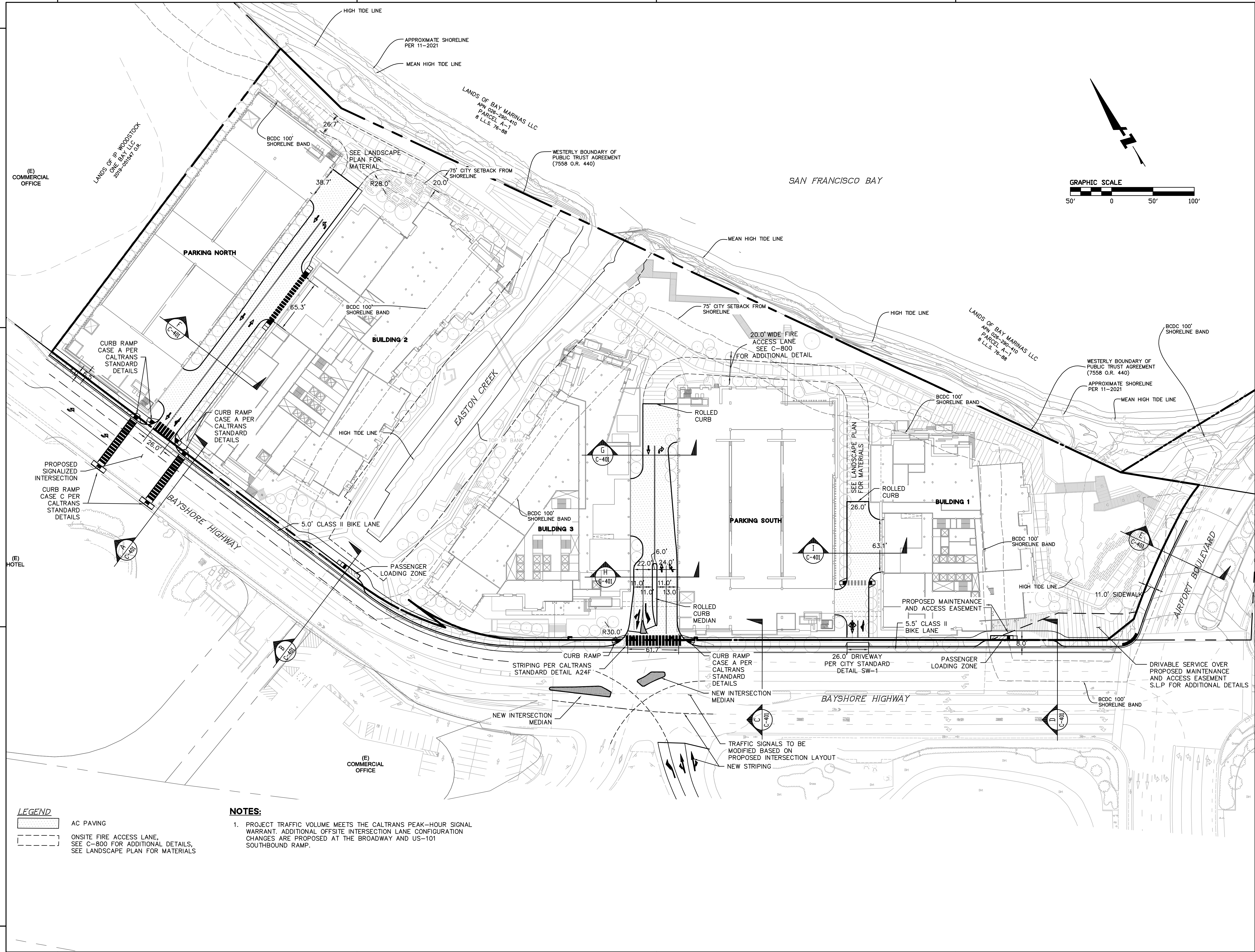
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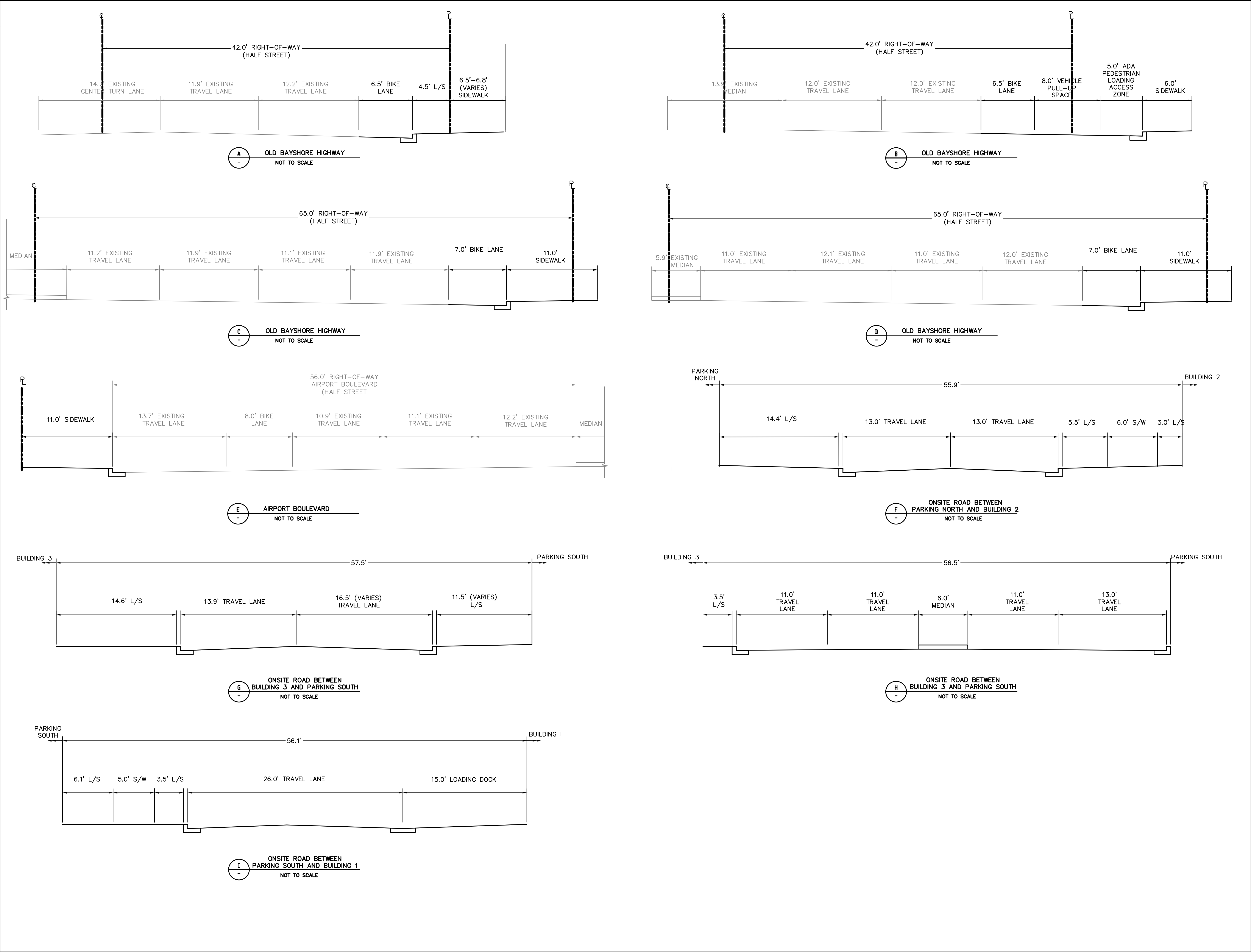
SHEET TITLE:

TENTATIVE MAP
PROPOSED
PARCELIZATION PLAN

SHEET NO:

ENT C-301





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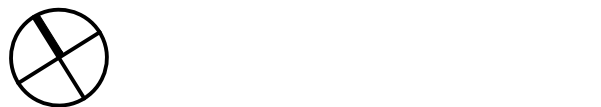
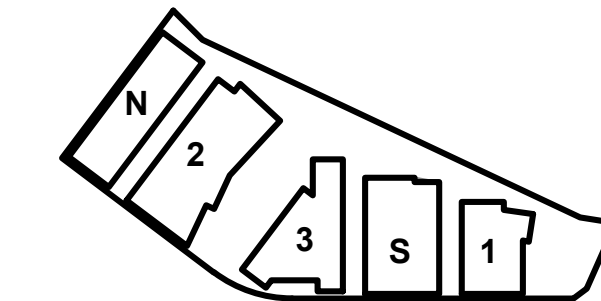
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ISSUES	DATE
ENTITLEMENT APPLICATION	03/22/2022

DW Burlingame Venture, LLC

BAYSHORE HIGHWAY
1200-1340

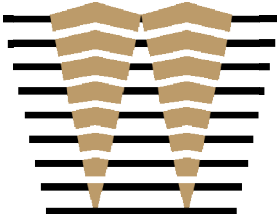
KEYPLAN



PROJECT NO.: 20210035
DATE: 03/22/2022
SCALE: AS SHOWN
SHEET TITLE:

PROPOSED STREET
SECTIONS

SHEET NO:
ENT C-401

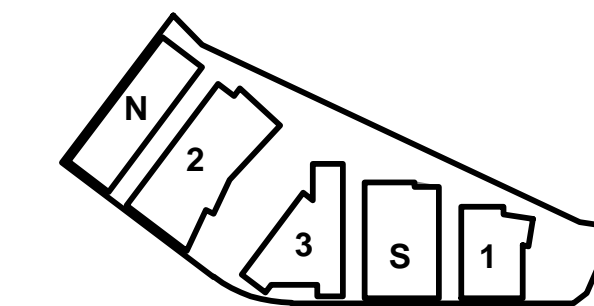


ISSUES	DATE
ENTITLEMENT APPLICATION	03/22/2022

DW Burlingame Venture, LLC

BAYSHORE HIGHWAY
1200-1340

KEYPLAN



PROJECT NO.: 20210035

DATE: 03/22/2022

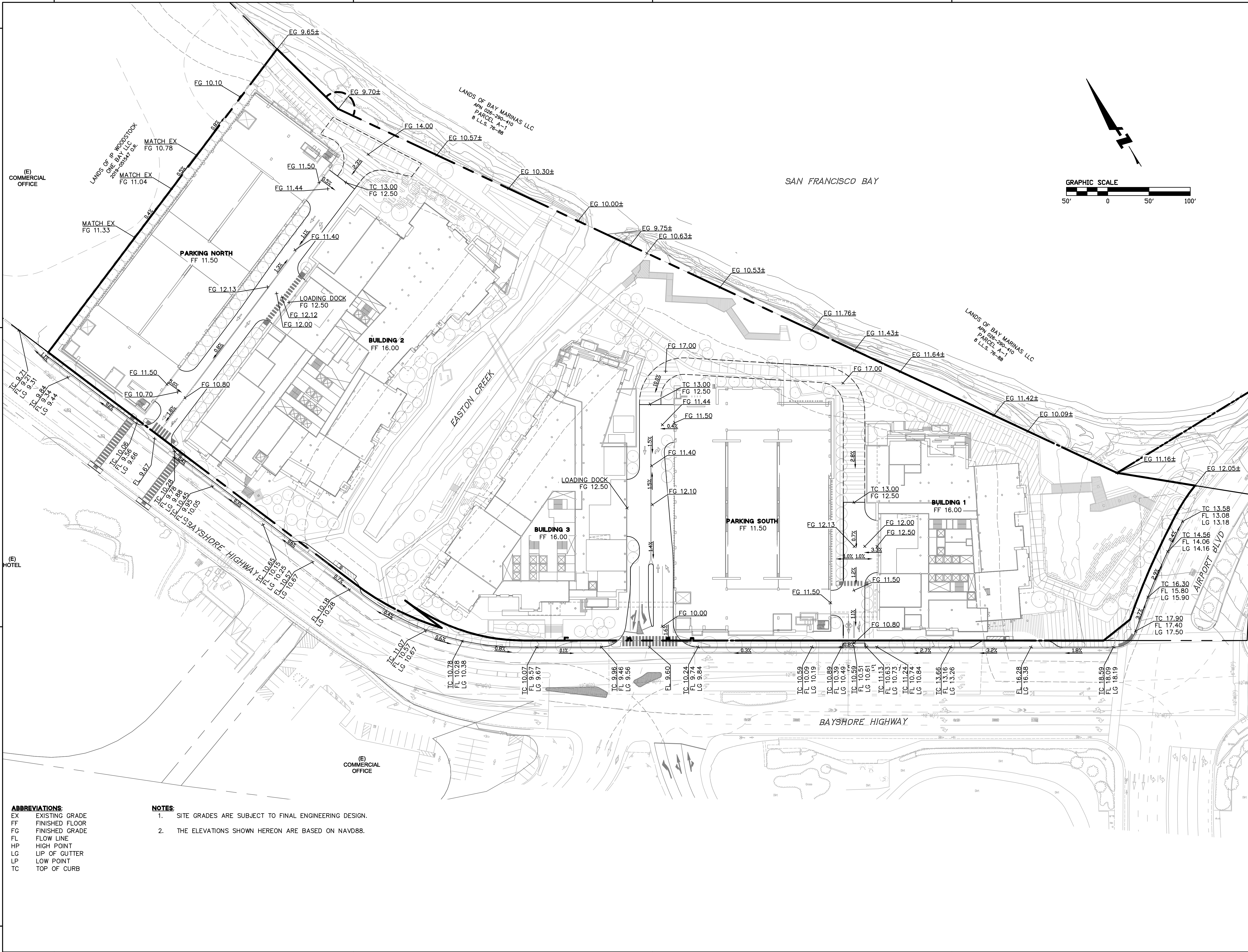
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SHEET TITLE:

PROPOSED GRADING PLAN

SHEET NO:

ENT C-500

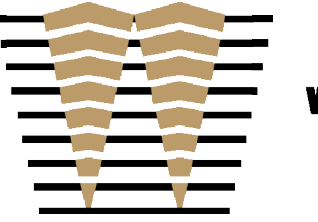


ABBREVIATIONS:

EX EXISTING GRADE
FF FINISHED FLOOR
FG FINISHED GRADE
FL FLOW LINE
HP HIGH POINT
LG LIP OF GUTTER
LP LOW POINT
TC TOP OF CURB

NOTES:

1. SITE GRADES ARE SUBJECT TO FINAL ENGINEERING DESIGN.
2. THE ELEVATIONS SHOWN HEREON ARE BASED ON NAVD88.

**WATRY DESIGN, INC.**
Architects • Engineers • Parking Planners

Architects • Engineers • Parking Planners

CMG

nohoffatt & nichol

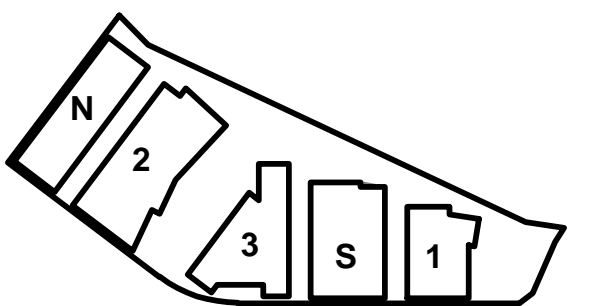
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ENTITLEMENT APPLICATION	03/22/2022

KEYPLAN

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1200-1340



PROJECT NO.: 20210035

DATE: 03/22/2022

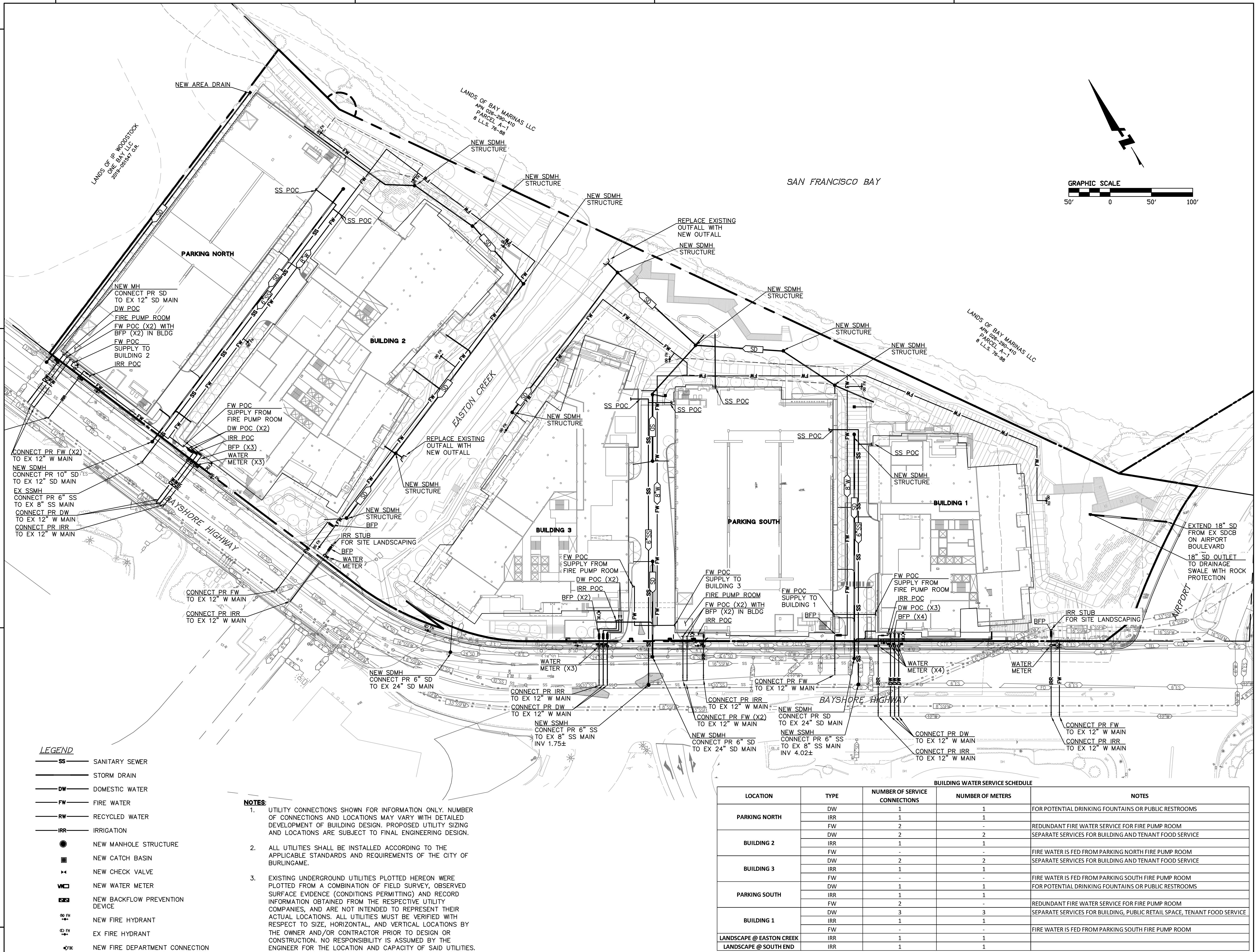
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SHEET TITLE:

PROPOSED UTILITY PLAN

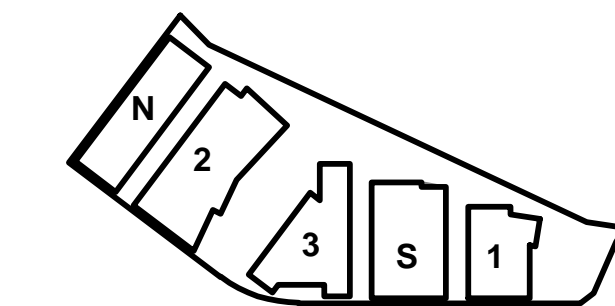
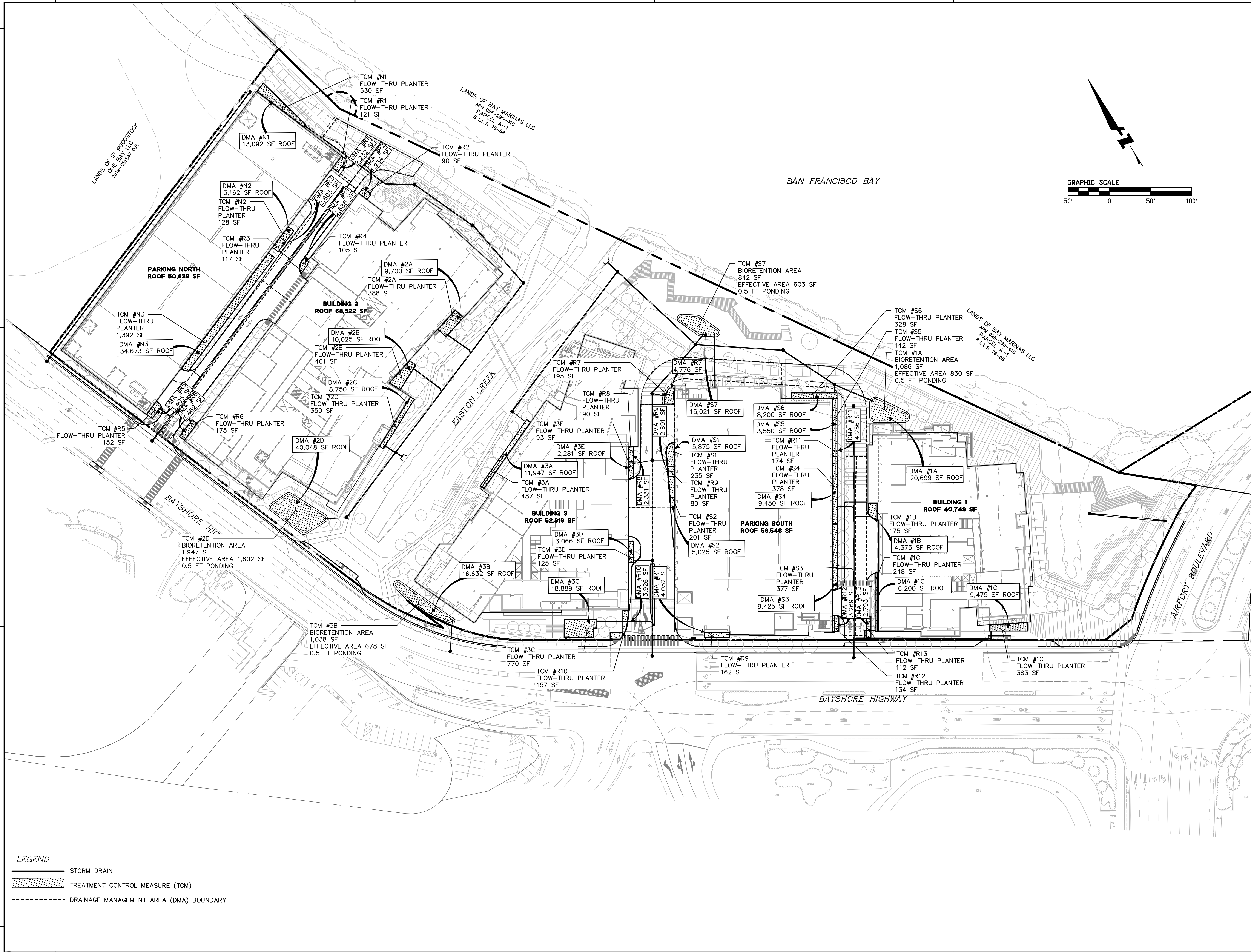
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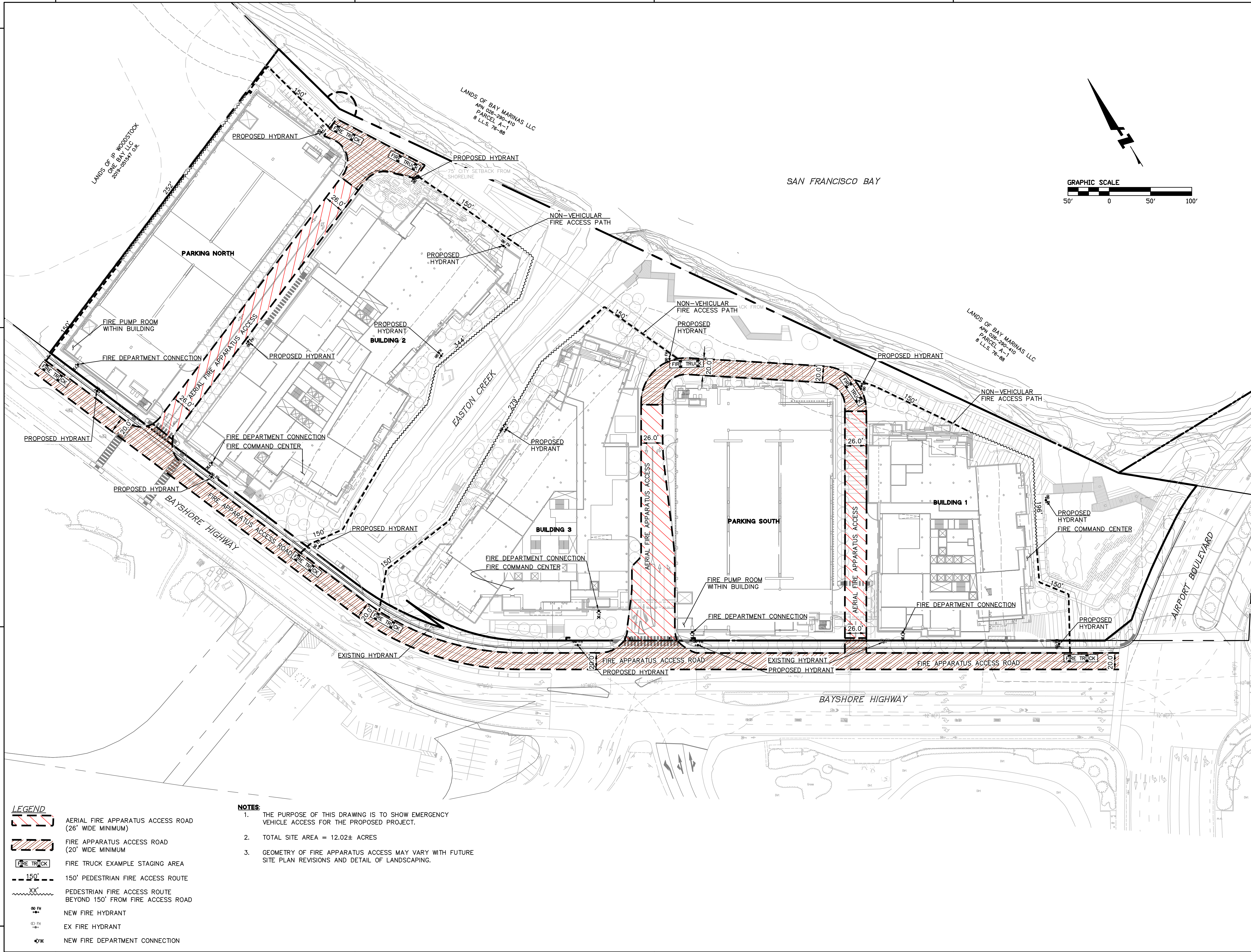
ENT C-600



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





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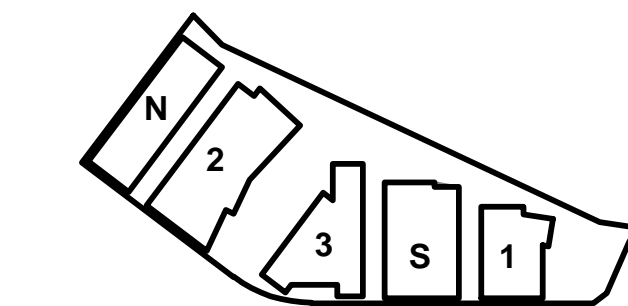
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ENTITLEMENT APPLICATION 03/22/2022

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BAYSHORE HIGHWAY
1200-1340

KEYPLAN

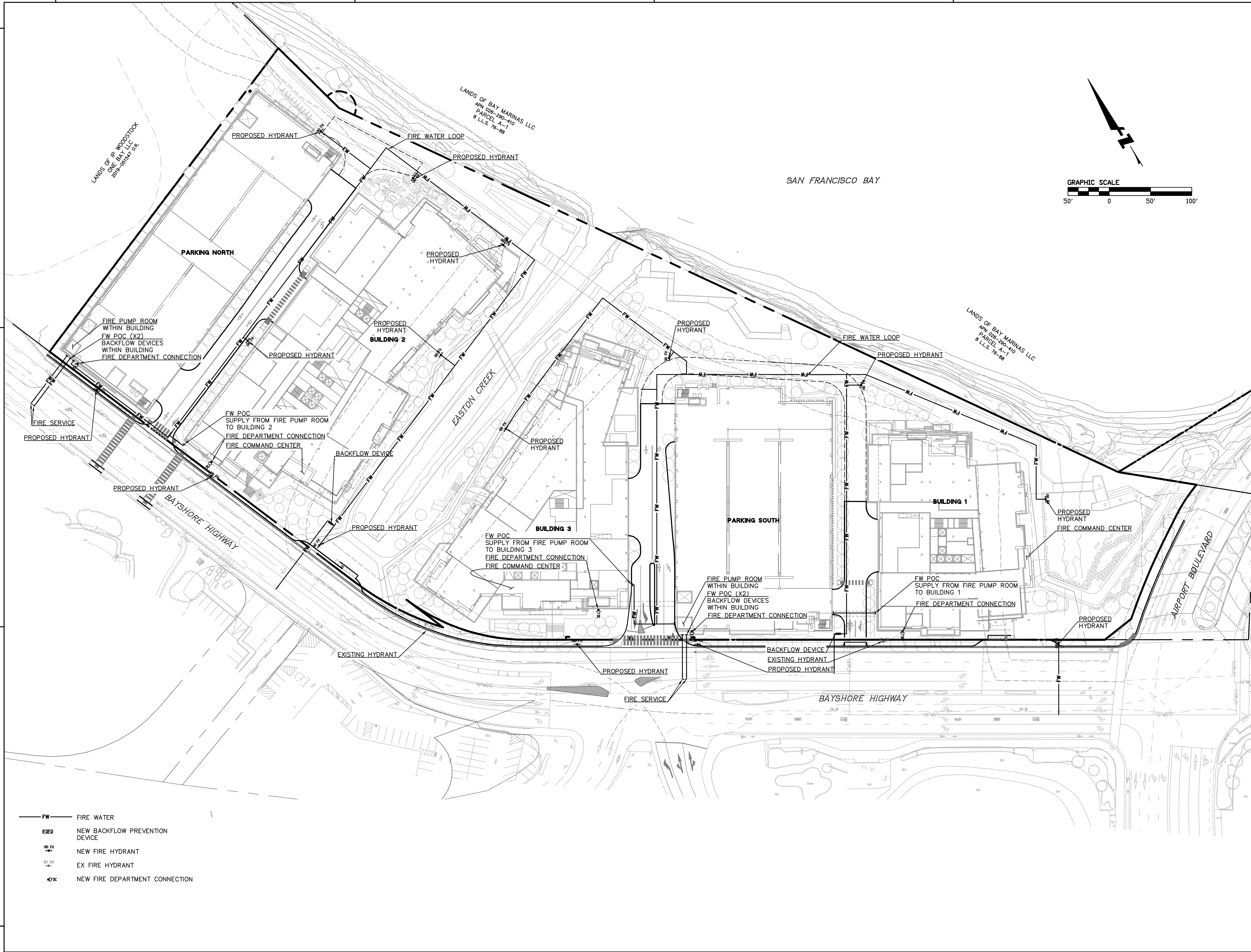


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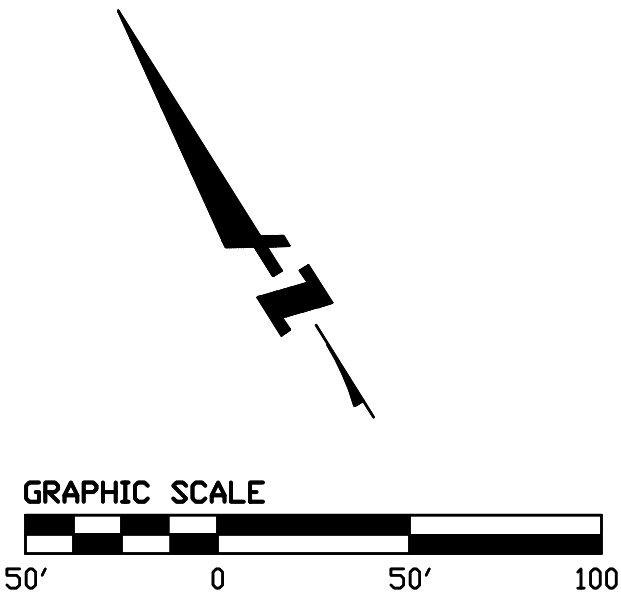
SHEET TITLE:

PROPOSED FIRE
APPARATUS
ACCESS PLAN

SHEET NO.:
ENT C-800



- FW FIRE WATER
- NEW BACKFLOW PREVENTION DEVICE
- NEW FIRE HYDRANT
- EX FIRE HYDRANT
- NEW FIRE DEPARTMENT CONNECTION



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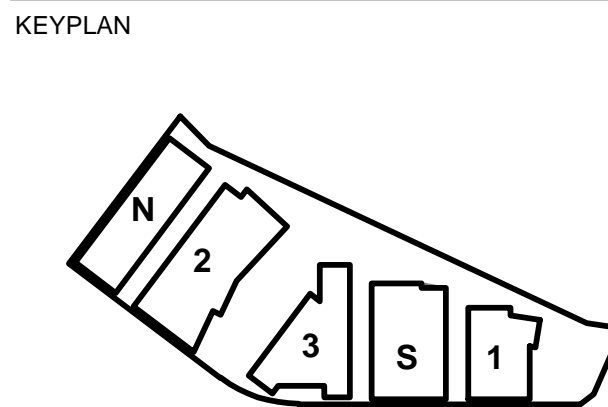


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ENTITLEMENT APPLICATION	03/22/2022

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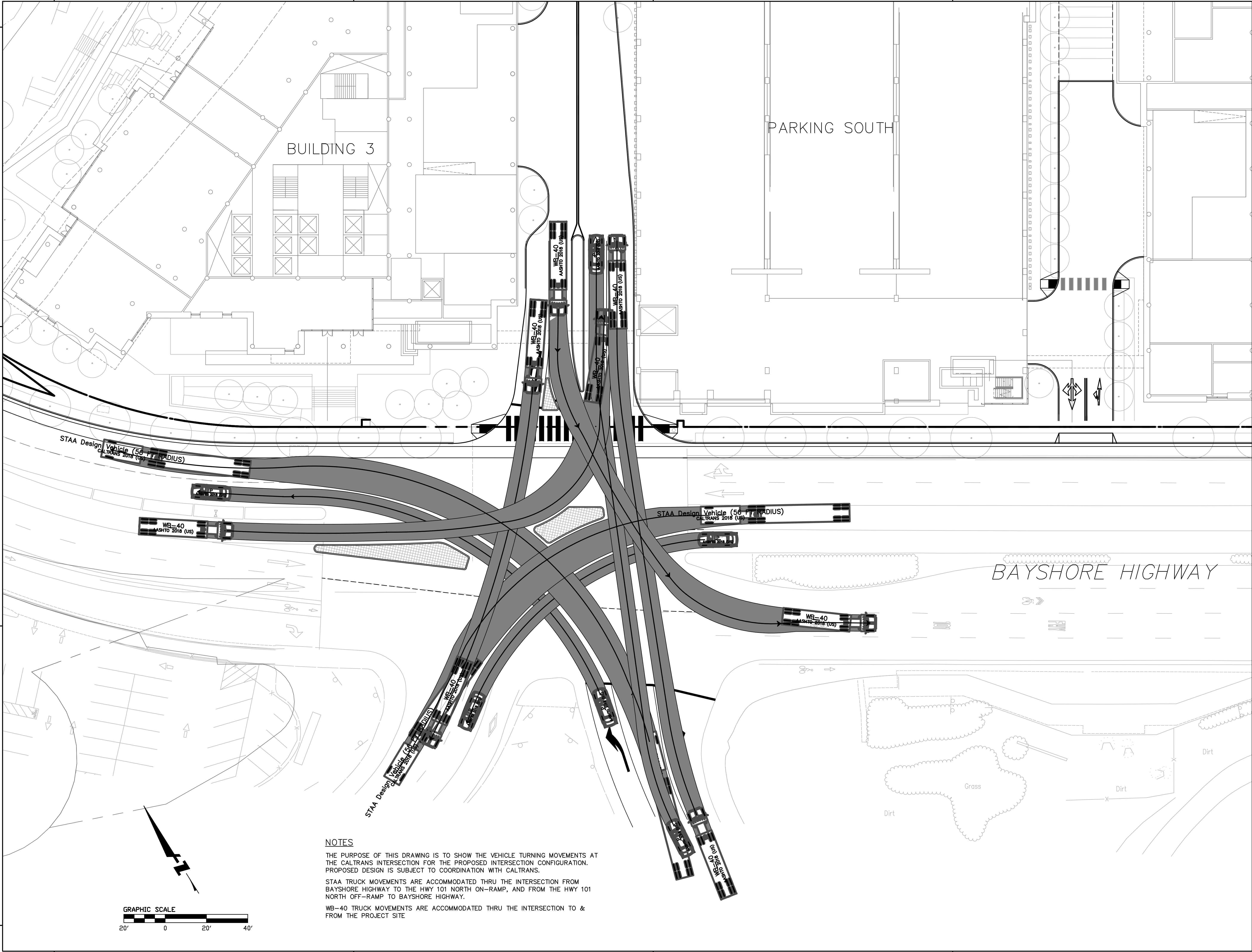
BAYSHORE HIGHWAY
1200-1340



PROJECT NO.: 20210035
DATE: 03/22/2022
SCALE: AS SHOWN
SHEET TITLE:

PROPOSED UNDERGROUND
FIRE SERVICE PLAN

SHEET NO.:
ENT C-801



NOTES

THE PURPOSE OF THIS DRAWING IS TO SHOW THE VEHICLE TURNING MOVEMENTS AT THE CALTRANS INTERSECTION FOR THE PROPOSED INTERSECTION CONFIGURATION. PROPOSED DESIGN IS SUBJECT TO COORDINATION WITH CALTRANS.

STAA TRUCK MOVEMENTS ARE ACCOMMODATED THRU THE INTERSECTION FROM BAYSHORE HIGHWAY TO THE HWY 101 NORTH ON-RAMP, AND FROM THE HWY 101 NORTH OFF-RAMP TO BAYSHORE HIGHWAY.

WB-40 TRUCK MOVEMENTS ARE ACCOMMODATED THRU THE INTERSECTION TO & FROM THE PROJECT SITE

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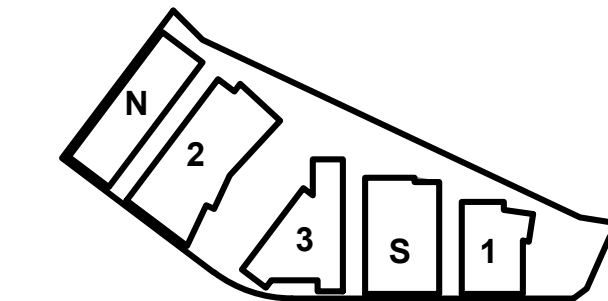
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ISSUES	DATE
ENTITLEMENT APPLICATION	03/22/2022

DW Burlingame Venture, LLC

**BAYSHORE HIGHWAY
1200-1340**

KEYPLAN



PROJECT NO.: 20210035
DATE: 03/22/2022
SCALE: AS SHOWN
SHEET TITLE:

**TRUCK TURNING MOVEMENT
CALTRANS INTERSECTION**

SHEET NO.:
ENT C-900