BUILDING SOUTH (BS)

City of Burlingame
CDD-Planning DIV

RECEIVED
September 25, 2023

SOUTH BUILDING - COVER
Peninsula Crossing
500-600 California Ave, Burlingame, CA 94010

55' X 1200-1340 Old Bayshore Hwy, Burlingame, CA 94010

FA X 415.358.9100

Sheet Title:

WATT

ENTAB-106
Peninsula Crossing
550 1st Street
San Francisco, CA 94105

WATT

PROJECT NO.: 08/19/2022 ENTITLEMENT APPLICATION #2
12/09/2022 ENTITLEMENT APPLICATION #3
09/18/2023 ENTITLEMENT APPLICATION #4

Architect/Engineer and may not be duplicated, used or disclosed without consent of Architect/Engineer.
1. SOUTH BUILDING - BAYSHORE HWY ELEVATION

ELEVATION KEYNOTES

2.1 TEXTURED ARCHITECTURAL PRECAST PANELS
2.2 BRONZE FLOOR
elements
2.3 BEAM, Structure, Steel
2.4 ENTRANCE TO BAYSHORE HWY ELEVATION
2.5 ENCLOSURE TO BAYSHORE HWY ELEVATION
2.6 BEAD CUP WILLIAM - CLEAR ENAMEL ECLIPSING
2.7 BEAD CUP WILLIAM - QUARTZ CLEAR
2.8 CLOSED GLASS BUMPER
BUILDING NORTH
(BN)
Architect/Engineer and may not be duplicated, used or disclosed without consent of Architect/Engineer.

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

TENANT SPACE

08/19/2022 ENTITLEMENT APPLICATION #2

ENT A.BN-332

MECHANICAL AREA

TENANT TERRACE

LEVEL 10

TENANT TERRACE

LEVEL 07

LEVEL 09

PORTAL

16'-0"

85'-0"

35'-0"

1200-1340 Old Bayshore Hwy, Burlingame, CA 94010

SCALE:

KEYPLAN

ENT A.BN-331

Peninsula Crossing
1250-166 Old Bayshore Hwy, Burlingame, CA 94010

1/8" = 1'-0"

BUILDING NORTH - SECTIONS
PARKING SOUTH (PS)
ELEVATOR CAB

EXITING DIAGRAMS

1. 2016 C.C.R. SECTION 607, TABLE 1017.2 "EXIT TRAVEL DISTANCE." 52 OCCUPANCY EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM THE MAXIMUM TRAVEL DISTANCE IS 1/3 DIAGONAL DISTANCE = 106.83'

TYPICAL LEVEL EXITING DIAGRAM

LEVEL 01 EXITING DIAGRAM

4000 LB. CAPACITY/STRETCHER ELEVATOR CAB
<table>
<thead>
<tr>
<th>Level</th>
<th>FLOOR TO FLOOR HEIGHT</th>
<th>CABLE RAIL HEIGHT (6 9&quot; x 12&quot; CABLES)</th>
<th>LIGHT SLAB PANEL HEIGHT</th>
<th>EDGE OF SLAB DEPTH</th>
<th>PERIMETER WALL AREA</th>
<th>OPEN WALL AREA</th>
<th>OPEN AREA</th>
<th>PERIMETER WALL LENGTH</th>
<th>OPEN WALL LENGTH</th>
<th>OPEN LENGTH %</th>
</tr>
</thead>
<tbody>
<tr>
<td>Level 01</td>
<td>10'-4&quot;</td>
<td>9'-12&quot;</td>
<td>3'-0&quot;</td>
<td>0'-0&quot;</td>
<td>6,636.93</td>
<td>5,998.22</td>
<td>39.95%</td>
<td>200'-4&quot;</td>
<td>200'-10&quot;</td>
<td>0%</td>
</tr>
<tr>
<td>Level 02</td>
<td>10'-4&quot;</td>
<td>9'-12&quot;</td>
<td>3'-0&quot;</td>
<td>0'-0&quot;</td>
<td>6,636.93</td>
<td>5,998.22</td>
<td>39.95%</td>
<td>200'-4&quot;</td>
<td>200'-10&quot;</td>
<td>0%</td>
</tr>
<tr>
<td>Level 03</td>
<td>10'-4&quot;</td>
<td>9'-12&quot;</td>
<td>3'-0&quot;</td>
<td>0'-0&quot;</td>
<td>6,636.93</td>
<td>5,998.22</td>
<td>39.95%</td>
<td>200'-4&quot;</td>
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</tr>
<tr>
<td>Level 04</td>
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<td>6,636.93</td>
<td>5,998.22</td>
<td>39.95%</td>
<td>200'-4&quot;</td>
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<td>0%</td>
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<td>3'-0&quot;</td>
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<td>6,636.93</td>
<td>5,998.22</td>
<td>39.95%</td>
<td>200'-4&quot;</td>
<td>200'-10&quot;</td>
<td>0%</td>
</tr>
<tr>
<td>Level 06</td>
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<td>9'-12&quot;</td>
<td>3'-0&quot;</td>
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<td>6,636.93</td>
<td>5,998.22</td>
<td>39.95%</td>
<td>200'-4&quot;</td>
<td>200'-10&quot;</td>
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</tr>
<tr>
<td>Level 07</td>
<td>10'-4&quot;</td>
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<td>6,636.93</td>
<td>5,998.22</td>
<td>39.95%</td>
<td>200'-4&quot;</td>
<td>200'-10&quot;</td>
<td>0%</td>
</tr>
</tbody>
</table>

*EXCEPTION: OPENINGS ARE NOT REQUIRED TO BE DISTRIBUTED (OVER A PERIOD OF THE BUILDING PERIOD; WHERE THE REQUIRED OPENINGS ARE UNIFORMLY DISTRIBUTED OVER TWO OPPOSING SIDES OF THE BUILDING."

**OPENNESS CALCULATIONS**

(2019 CALIFORNIA BUILDING CODE) 406.5.2 OPENINGS: FOR NATURAL VENTILATION PURPOSES, THE ENTIRE AREA OF THE STRUCTURE SHALL HAVE UNIFORMY DISTRIBUTED OPENINGS ON TWO OR MORE SIDES. THE AREA OF SUCH OPENINGS IN EXTERIOR WALLS ON A TIER SHALL NOT BE LESS THAN 20 PERCENT OF THE TOTAL PERIMETER WALL AREA OF EACH TIER. THE AGGREGATE LENGTH OF THE OPENINGS CONSIDERED TO BE SUFFICIENT TO PROVIDE THE REQUIRED FLOW OF OUTDOOR AIR SHALL NOT BE LESS THAN 50 PERCENT OF THE PERIMETER OF THE TIER. INTERIOR WALLS SHALL NOT BE LESS THAN 20 PERCENT OPEN WITH UNIFORMLY DISTRIBUTED OPENINGS.

**GROUND LEVEL**

**LEVEL 03**

**LEVEL 07**

**LEVEL 01 OPENNESS PLAN**

**TYPICAL LEVEL OPENNESS PLAN**

**WALL SECTION**

**LEVEL 01 OPENNESS PLAN**

**ARCHITECTURAL FINES**

**CONC. SLAB**

**CONC. COLUMN**

**CABLE RAIL**

**PENINSULA CROSSING**

**SOUTH PARKING - CODE SUMMARY (OPENNESS RATIOS)**

**PROJECT NO.: 20-052**

**DATE: 03/25/2022**

**SCALE: As indicated**

**WAT T**

**WRNS STUDIO**

**CMG**

**BKF**

**MILLER, MCKEAG & FERGUSON ARCHITECTS**

**CALIFORNIA 94107**
LEVEL 03 PARKING PLAN

STALL LEGEND
- STANDARD
- COMPACT
- STANDARD
- COMPACT
- EVCS
- EVCS (DAY ONE)
-ambiguous
- Van Accessible
- Van Accessible
- EVCS
- EVCS
- EVCS
- EVCS
- Ambulatory

LEVEL 03 PARKING PLAN

11/02/2022 11:50 PM

DW Burlingame Venture, LLC

PENINSULA CROSSING
BURLINGTON, CA

ENT A.PS-103

SOUTH PARKING - LEVEL 03 PARKING PLAN

DRAWN BY:

SIGNED:

ARCHITECT/ENGINEER and may not be duplicated, used or disclosed without consent of Architect/Engineer.
LEVEL 04 PARKING PLAN
BUILDING SECTIONS

OLD BAYSHORE

EL = 10.50'

LEVEL B2

LEVEL 02

LEVEL 10

EL = 111.33'

LEVEL 01

LEVEL 05

LEVEL 03

EL = 101.00'

LEVEL 01 SECOND STREET

NOTE:

12/09/2022 ENTITLEMENT APPLICATION #3

09/18/2023 ENTITLEMENT APPLICATION #4

WWW.WRNSSTUDIO.COM

TRANSVERSE SECTION

LONGITUDINAL SECTION
PARKING NORTH
(PN)
OPENNESS CALCULATIONS

2019 CALIFORNIA BUILDING CODE 408.6.2 Openings. For natural ventilation purposes, the exterior area of the structure shall have uniformly distributed openings on two or more sides. The area of such openings in exterior walls on a tier shall not be less than 20 percent of the total perimeter wall area of each tier. The aggregate length of the openings considered to be perimeter wall area for purposes of this section shall not be less than 20 percent of the perimeter of the tier. Interior walls shall be not less than 20 percent open with uniformly distributed openings.

Exception: Openings are not required to be distributed over 45 percent of the exterior perimeter when the required openings are uniformly distributed over two opposing sides of the building.

GROUND LEVEL

<table>
<thead>
<tr>
<th>OPENNESS RATIO</th>
<th>OPENNESS AREA</th>
<th>OPENNESS PERCENT</th>
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<td>39%</td>
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<tr>
<td>0.6</td>
<td>0.6</td>
<td>39%</td>
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<tr>
<td>0.6</td>
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<td>39%</td>
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<tr>
<td>0.6</td>
<td>0.6</td>
<td>39%</td>
</tr>
<tr>
<td>0.6</td>
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<td>39%</td>
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LEVEL 1 (TFR. LEVEL - LEAST OPEN)

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<td>0.6</td>
<td>39%</td>
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<td>0.5</td>
<td>0.6</td>
<td>39%</td>
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<tr>
<td>0.5</td>
<td>0.6</td>
<td>39%</td>
</tr>
<tr>
<td>0.5</td>
<td>0.6</td>
<td>39%</td>
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TYPICAL LEVEL OPENNESS PLAN

LEVEL 01 OPENNESS PLAN

WALL SECTION
### PARKING STALL SUMMATION

<table>
<thead>
<tr>
<th>LEVEL</th>
<th>ACCESSIBLE (4'x8'x4')</th>
<th>VAN ACCESSIBLE (4'x8'x4')</th>
<th>PUBLIC ACCESS (4'x8'x4')</th>
<th>STANDARD (4'x8'x8')</th>
<th>COMPACT (4'x8'x8')</th>
<th>SPACE DAY ONE (5'x8'x8')</th>
<th>SD ACCESSIBLE (5'x8'x8')</th>
<th>SUCK ACCESSIBLE (5'x8'x8')</th>
<th>AMBULATORY (8'x8'x8')</th>
<th>TOTAL</th>
<th>SQ. FOOTAGE</th>
<th>SQ. FT STALL</th>
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<td>76,200</td>
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</table>

10% EV - DAY ONE: 1,447 / 10% = 144 EV STALLS
5% FUTURE EV: 165 EV STALLS
EPRSS PLAN

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

SCALE:

08/19/2022 ENTITLEMENT APPLICATION #2
09/18/2023 ENTITLEMENT APPLICATION #4

TH L FOROSTE, 402

PROJECT NO.:

NORTH PARKING - SITE
EGRESS PLAN

ENT A.PN-051
LEVEL 07 PARKING PLAN

LEVEL 06 PARKING PLAN

ENT A.PN-104

STALL LEGEND

- STANDARD
- COMPACT
- EVCS (DAY USE)
- TRK ACCESSIBLE
- VAN
- VAN ACCESSIBLE
- EVCS ACCESSIBLE
- EVCS VAN ACCESSIBLE
- EVCS AMBULATORY

ARCHITECT/ENGINEER AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT CONSENT OF ARCHITECT/ENGINEER.