

BUILDING SOUTH
(BS)

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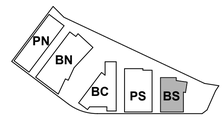
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ISSUES	DATE
ENTITLEMENT APPLICATION	03/24/2022
ENTITLEMENT APPLICATION #2	08/19/2022
ENTITLEMENT APPLICATION #3	12/09/2022

Peninsula Crossing
1200-1340 Old Bayshore Hwy, Burlingame, CA 94010

KEYPLAN

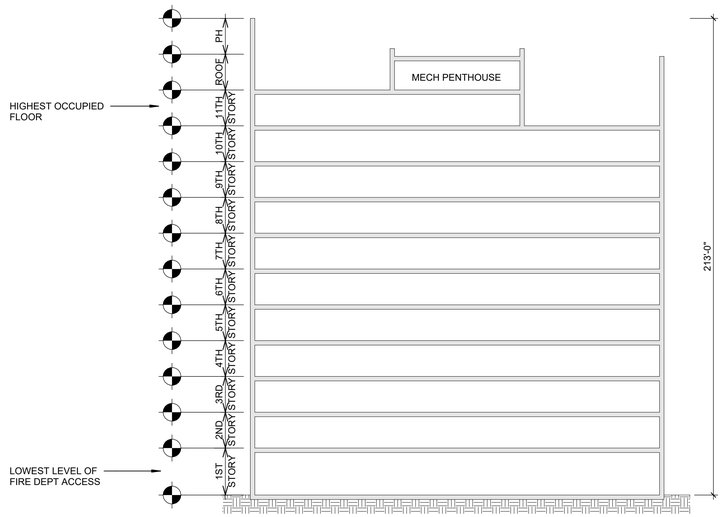


PROJECT NO.: 20045.00
DATE: 08/19/2022
SCALE:

SHEET TITLE:

SOUTH BUILDING - COVER

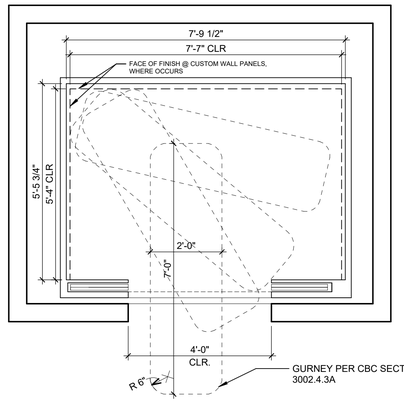
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"HIGH RISE BUILDING" DEFINITION (CHAP 2)
A BUILDING WITH AN OCCUPIED FLOOR LOCATED MORE THAN 75 FEET ABOVE LOWEST LEVEL OF FIRE DEPARTMENT VEHICLE ACCESS.

"BUILDING HEIGHT" DEFINITION (CHAP 2)
VERITCAL DISTANCE FROM GRADE PLANE TO THE AVERAGE HEIGHT OF ROOF SURFACE

1 BUILDING HEIGHT DIAGRAM
1/32" = 1'-0"



2 4000 LB CAPACITY / STRETCHER ELEVATOR CAB
1/2" = 1'-0"

CODE SUMMARY

NUMBER OF EXITS — 1006.3.2

LEVEL	# OF EXITS REQ'D	# OF EXITS PROVIDED
LEVEL 1:	2	6
LEVEL 2:	3	3
LEVEL 3-10:	2	3
LEVEL 11:	2	3
ROOF	1	2

ACCESSIBLE MEANS OF EGRESS

ACCESSIBLE ELEVATOR AS A MEANS OF EGRESS — 1009.2.1 EXCEPTION 1

NOT REQUIRED IN BUILDINGS EQUIPPED THROUGHOUT WITH AUTOMATIC SPRINKLER SYSTEMS INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1.

STAIRWAYS — 1009.3 EXCEPTION 2

ALL STAIRWAYS QUALIFY AS AN ACCESSIBLE MEANS OF EGRESS PER CBC 1009.2 ITEMS 2-4: 44" MINIMUM WIDTH.

AREA OF REFUGE — 1009.3.3 EXCEPTION 2

NOT REQUIRED FOR EXIT STAIRWAYS IN BUILDINGS EQUIPPED THROUGHOUT WITH AUTOMATIC SPRINKLER SYSTEMS INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1.

TWO-WAY COMMUNICATION — 1009.8

TWO-WAY COMMUNICATION SYSTEM REQUIRED AT LANDING SERVING EACH ELEVATOR BANK, ON ALL ACCESSIBLE FLOORS ABOVE GRADE.

MEANS OF EGRESS

EXIT WIDTH FOR STAIRWAYS — 1005.3.1 EXCEPTION 1, 1011.2

MINIMUM EGRESS WIDTH = 44" , BUT NOT LESS THAN 0.2 INCH PER OCCUPANT (SPRINKLER SYSTEM & EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM PROVIDED)

EXIT WIDTH FOR MEANS OF EGRESS COMPONENTS OTHER THAN STAIRWAYS — 1005.3.2 EXCEPTION 1

MINIMUM EGRESS WIDTH = 0.15 INCH PER OCCUPANT (SPRINKLER SYSTEM & EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM PROVIDED)

SPACES WITH ONE EXIT OR EXIT ACCESS DOORWAY (PERMITTED FOR EITHER CONDITION): — TABLE 1006.2.1

	MAX OCC LOAD	MAX COMMON PATH OF TRAVEL
A-2 OCCUPANCY:	49	75'-0"
B OCCUPANCY:	49	100'-0"
S-1 OCCUPANCY:	29	100'-0"

THREE EXITS OR MORE REQUIRED — 1006.2.1.1

THREE EXITS REQUIRED FOR SPACES WITH OCCUPANT LOADS OF 501 TO 1,000.
FOUR EXITS REQUIRED FOR SPACES WITH OCCUPANT LOADS GREATER THAN 1,000.

EXIT ACCESS TRAVEL DISTANCE — TABLE 1017.2

A-2 OCCUPANCY:	250'-0"
B OCCUPANCY:	300'-0"
S-1 OCCUPANCY:	250'-0"

MINIMUM CORRIDOR WIDTH — TABLE 1020.2, 1005.3.2 EXCEPTION 1

A-2 OCCUPANCY:	44", BUT NOT LESS THAN 0.15 INCH PER OCCUPANT
B OCCUPANCY:	44", BUT NOT LESS THAN 0.15 INCH PER OCCUPANT
S-1 OCCUPANCY:	44", BUT NOT LESS THAN 0.15 INCH PER OCCUPANT

CORRIDOR DEAD ENDS — 1020.4, 1020.4, EXCEPTION 2

A-2 OCCUPANCY:	20'-0"
B OCCUPANCY:	50'-0"
S-1 OCCUPANCY	50'-0"

*FOR CORRIDORS SERVING BOTH A & B OCCUPANCIES, THE SHORTEST DEAD END DISTANCE GOVERNS.

EXIT PASSAGEWAYS

MINIMUM EGRESS WIDTH = 44" , BUT NOT LESS THAN 0.2 INCH PER OCCUPANT — 1024.2

EXIT PASSAGEWAYS SHALL BE CONSTRUCTED AS FIRE BARRIERS PER SECTION 707 OR HORIZONTAL ASSEMBLIES PER SECTION 711. ENCLOSURE SHALL HAVE MINIMUM ONE-HOUR RATED CONSTRUCTION. — 1024.3

EXIT PASSAGEWAYS ON THE LEVEL OF EXIT DISCHARGE SHALL TERMINATE AT AN EXIT DISCHARGE. EXIT PASSAGEWAYS ON OTHER LEVELS SHALL TERMINATE AT AN EXIT — 1024.4

EXCEPT AS PERMITTED IN SECTION 402.8.7, OPENINGS IN EXIT PASSAGEWAY OTHER THAN UNPROTECTED EXTERIOR OPENINGS SHALL BE LIMITED TO THOSE NECESSARY FOR EXIT ACCESS TO THE EXIT PASSAGEWAY FOR NORMALLY OCCUPIED SPACES. — 1024.5

AUTOMATIC SPRINKLER SYSTEM

AUTOMATIC SPRINKLER SYSTEM SHALL COMPLY WITH SECTION 903. — 903

STANDPIPE SYSTEMS SHALL COMPLY WITH SECTION 905. — 905

FIRE ALARM SYSTEM

FIRE ALARM SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 907.2. — 907.2

PENTHOUSE AREA LIMITATION

(SEE PENTHOUSE AREA DIAGRAM THIS SHEET)

AREA OF PENTHOUSE SHALL NOT EXCEED ONE-THIRD OF THE AREA OF THE SUPPORTING ROOF DECK. (SEE DIAGRAM BELOW FOR COMPLIANCE) — 1510.1.1

PENTHOUSES SHALL NOT BE USED FOR PURPOSES OTHER THAN THE SHELTER OF MECHANICAL EQUIPMENT, TANKS, VERTICAL SHAFT OPENINGS IN THE ROOF ASSEMBLY. — 1510.2.2

PLUMBING FIXTURES

NOTE:
FOR PLUMBING CALCS ONLY, OCCUPANT LOAD DOES NOT INCLUDE EXTERIOR BALCONIES OR ROOFTOP TERRACES. IT IS ASSUMED THE SAME OCCUPANTS WOULD BE INSIDE OR OUTSIDE.

COMBINED OCCUPANT LOAD — CPC TITLE 24, PT 5 SECTION 422.1 TABLE 4.2

	OCCUPANCY AREA	OCCUPANT LOAD FACTOR	OCCUPANTS MEN	OCCUPANTS WOMEN
LEVEL 1	A-2 - 2,662 (RETAIL)	30	45	45
	B - 9,261	150	31	31
LEVEL 2	A-2 - 1,761 (F+B)	30	30	30
	A-3 - 4,599 (CONF)	30	77	77
	A-3 - 2,245 (FITNESS)	50	23	23
	B - 13,230	150	45	45
LEVEL 3-10	B-ACC - 3,000 (A-3)	30	50	50
	B - 27,090	150	91	91
LEVEL 11	B-ACC - 1,984 (A-3)	30	34	34
	B - 17,168	150	58	58

SEE SHEET G.BS-201 FOR OCC. AREAS

REQUIRED PLUMBING FIXTURE COUNTS — CPC TITLE 24, PT 5 TABLE 422.1

		MEN WC	MEN U	MEN LAV	WOMEN WC	WOMEN LAV	DF
LEVEL 1	A-2 (RETAIL)	TI	TI	TI	TI	TI	TI
	B	1	1	1	3	1	1
	PROVIDED	**1**	**1**	**1**	**3**	**1**	**1**
LEVEL 2	A-2	1	1	1	2	1	1
	A-3	1	1	1	3	1	1
	B	1	1	1	3	1	1
	TOTAL REQ	3	3	3	8	3	3
	PROVIDED	**3**	**3**	**3**	**8**	**3**	**3**
LEVEL 3-10	B-ACC (A-3)	1	1	1	2	1	1
	B	2	1	2	4	2	1
	TOTAL REQ	3	2	3	6	3	2
	PROVIDED	**3**	**2** 1	**3**	**6**	**3**	**2**
LEVEL 11	B-ACC (A-3)	1	1	1	2	1	1
	B	2	1	1	4	2	1
	TOTAL REQ	3	**2**	2	6	3	2
	PROVIDED	**3**		**3**	**6**	**3**	**2**

NOTE:
PER CPC TITLE 24 PT 5 SECTION 422.1 TABLE 4.2 FOOTNOTE ** THESE CALCS EXCLUDE MECHANICAL SPACES

TYPE OF CONSTRUCTION — 602.2, TABLE 1604.5, 1613

TYPE IA
RISK CATEGORY III
SEISMIC IMPORTANCE FACTOR 1.25

REQUIRED FIRE RESISTIVE RATINGS — CHAPTER 6, TABLE 601

PRIMARY STRUCTURAL FRAME	3 HOUR
PRIMARY STRUCTURAL FRAME SUPPORTING ROOF LOADS ONLY	3 HOUR
BEARING WALLS - EXTERIOR	3 HOUR
BEARING WALLS - INTERIOR	3 HOUR
BEARING WALLS - INTERIOR SUPPORTING ROOF LOADS ONLY	3 HOUR
NON-BEARING WALLS - EXTERIOR	SEE "FIRE SEPARATION DISTANCE" BELOW
NON-BEARING WALLS - INTERIOR	NO RATING REQUIRED
FLOOR CONSTRUCTION	2 HOUR (UL DESIGN #D-902)
ROOF CONSTRUCTION	1 1/2 HOUR (UL DESIGN #D-902)
STAIRWAY ENCLOSURE	2 HOUR (SEE "FLOOR OPENINGS & SHAFTS" BELOW)
SHAFT ENCLOSURES	2 HOUR (SEE "FLOOR OPENINGS & SHAFTS" BELOW)

OCCUPANCY CLASSIFICATION — CBC CH. 3, CBC CH. 5, 508.3

GROUP B: OFFICE
GROUP A: ASSEMBLY
OCCUPANCIES ARE SEPARATED

THIS BUILDING IS DESIGNED FOR POTENTIAL FUTURE GROUP L OCCUPANCY AS PART OF TENANT FITOUT UNDER SEPARATE PERMIT

ALLOWABLE BUILDING HEIGHT & AREA — TABLE 504.3, TABLE 504.4, TABLE 506.2

ALLOWABLE HEIGHT	B OCCUPANCY:	UL
	L OCCUPANCY:	UL
ALLOWABLE NO. OF STORIES	B OCCUPANCY:	UL STORIES
	L OCCUPANCY:	20 STORIES
ALLOWABLE AREA	B OCCUPANCY:	UL AREA TYPE IA
	L OCCUPANCY:	UL AREA TYPE IA

ACTUAL BUILDING HEIGHT & AREA (SEE BUILDING HEIGHT DIAGRAM THIS SHEET)

ACTUAL HEIGHT	213'-0"
ACTUAL NO. OF STORIES	11 STORIES + PENTHOUSE (PH)
ACTUAL AREA	REFER TO AREA PLANS FOR AREA SUMMARY

HAZARDOUS MATERIALS QUANTITY PER LABORATORY SUITE

STORY ABOVE GRADE	% OF MAX. PER LAB SUITE	# OF LAB SUITES PER FLOOR
1-3	100	UL
4-6	75	20
7-10	50	16
11-14	50	8

UL = UNLIMITED NP = NOT PERMITTED

FIRE SEPARATION RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE — CHP. 6, TABLE 602

DISTANCE	REQUIRED RATING [GROUP A & B]	[GROUP L]
0 FT < X < 5 FT =	1 HR	3 HR
5 FT ≤ X < 10 FT =	1 HR	3 HR
10 FT ≤ X < 30 FT =	1 HR	2 HR
30 FT ≤ X =	NR	NR

MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE — TABLE 705.8

MAXIMUM AREA OF EXTERIOR WALL OPENINGS (AS PERCENTAGE OF WALL AREA)

	0' - 3 '	3'-5'	5'-10'	10'-15'	15'-20'	20'-25'	25'-30'	>30'
UNPROTECTED, SPRINKLERED (UP,S)	NP	15%	25%	45%	75%	NL	NL	NL
PROTECTED (P)	NP	15%	25%	45%	75%	NL	NL	NL

(NP=NOT PERMITTED, NL=NO LIMIT)

FLOOR OPENINGS & SHAFTS — CHP. 7, 713.4

2 HOUR

(X<4 STORIES = 1 HR, HOWEVER "SHAFT ENCLOSURES SHALL NOT HAVE A FIRE-RESISTANCE RATING NOT LESS THAN THE FLOOR ASSEMBLY PENETRATED. BUT NEED NOT EXCEED 2 HOURS.")

OCCUPANT LOAD — TABLE 1004.1.2

OCCUPANCY CLASSIFICATION	FUNCTION OF SPACE	OCCUPANT LOAD (SF PER OCCUPANT)
BUSINESS GROUP B	BUSINESS AREAS	100 GROSS
	STORAGE/MECH/ELEC ROOMS	300 GROSS
	ASSEMBLY, UNCONCENTRATED (LESS THAN 750 SF/50 OCC)	15 NET
ASSEMBLY GROUP A-2	ASSEMBLY, UNCONCENTRATED (DINING FACILITY)	15 NET

INTERIOR OPENING AND WINDOW FIRE PROTECTION RATINGS — TABLE 716.1(2)

TYPE OF ASSEMBLY	DOOR RATING	DOOR VISION PANEL SIZE	DOOR SIDELITE/ TRANSOM	WINDOW
1 HR FIRE PARTITION	20 MIN.	MAX TESTED	45 MIN.	45 MIN.
1 HR FIRE BARRIER	60 MIN.	100 IN²	NP	NP
1 HR SMOKE BARRIER	20 MIN.	MAX TESTED	45 MIN.	45 MIN.
2HR PARTITION/SHAFT	90 MIN.	100 IN²	NP	NP

NP= NOT PERMITTED

MEANS OF EGRESS SIZING (DOORS & OTHER EGRESS COMPONENTS) — CHP.10, TABLE 1004.1.2, 1005.3.2, WITH SPRINKLER SYSTEM

LEVEL 1:	299	OCCUPANTS * 0.15 =	44.85" REQ'D.	/ 96" PROVIDED
LEVEL 2:	805	OCCUPANTS * 0.15 =	121.75" REQ'D.	/ 96" PROVIDED
LEVEL 3-10:	424	OCCUPANTS * 0.15 =	63.6" REQ'D.	/ 96" PROVIDED
LEVEL 11:	301	OCCUPANTS * 0.15 =	45.15" REQ'D.	/ 96" PROVIDED
ROOF:	24	OCCUPANTS * 0.15 =	3.6" REQ'D.	/ 64" PROVIDED

MEANS OF EGRESS SIZING (STAIRWAYS) — CHP.10, TABLE 1004.1.2, 1005.3.1, WITH SPRINKLER SYSTEM

LEVEL 1:	299	OCCUPANTS * 0.2 =	59.8" REQ'D.	/ 180" PROVIDED
LEVEL 2:	805	OCCUPANTS * 0.2 =	161" REQ'D.	/ 180" PROVIDED
LEVEL 3-10:	424	OCCUPANTS * 0.2 =	84.8" REQ'D.	/ 180" PROVIDED
LEVEL 11:	301	OCCUPANTS * 0.2 =	60.2" REQ'D.	/ 180" PROVIDED
ROOF:	24	OCCUPANTS * 0.2 =	4.8" REQ'D.	/ 120" PROVIDED

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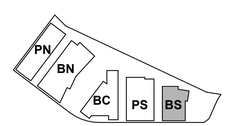
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ISSUES	DATE
ENTITLEMENT APPLICATION	03/24/2022
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Peninsula Crossing
1200-1340 Old Bayshore Hwy, Burlingame, CA 94010

KEYPLAN



PROJECT NO.: 20045.00
DATE: 08/19/2022
SCALE: As indicated

SHEET TITLE:

BUILDING SOUTH - CODE & AREA SUMMARY

SHEET NO:

ENT A.BS-010

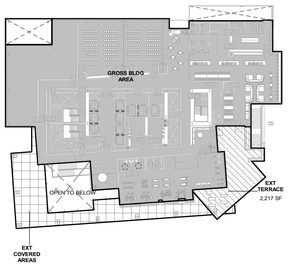
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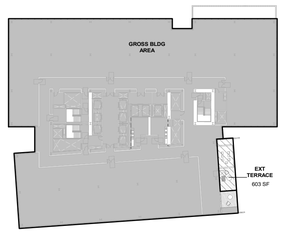
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1 GROSS AREA - LEVEL 1
1" = 60'-0"



2 GROSS AREA - LEVEL 2
1" = 60'-0"



3 GROSS AREA - LEVEL 3
1" = 60'-0"



4 GROSS AREA - LEVEL 4
1" = 60'-0"



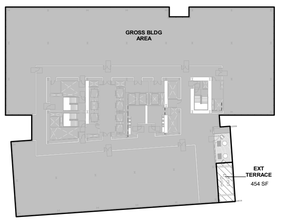
5 GROSS AREA - LEVEL 5
1" = 60'-0"



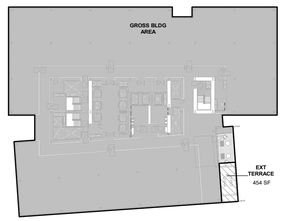
6 GROSS AREA - LEVEL 6
1" = 60'-0"



7 GROSS AREA - LEVEL 7
1" = 60'-0"



8 GROSS AREA - LEVEL 8
1" = 60'-0"



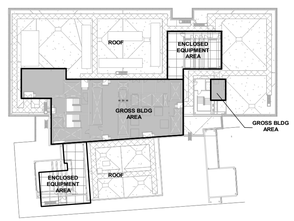
9 GROSS AREA - LEVEL 9
1" = 60'-0"



10 GROSS AREA - LEVEL 10
1" = 60'-0"



11 GROSS AREA - LEVEL 11
1" = 60'-0"



12 GROSS AREA - ROOF
1" = 60'-0"

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LEGEND

*REFER TO SHEET ENT G-002 FOR ALL BUILDING AREAS

GROSS BUILDING AREA

GROSS BUILDING AREA IS DEFINED AND CALCULATED PER *BURLINGAME MUNICIPAL CODE TITLE 25.*

ARTICLE 3. REGULATIONS AND STANDARDS APPLICABLE TO ALL ZONING DISTRICTS

25.030.060.A - Determining Floor Area, Generally.
The floor area of a building shall be the sum of all floors of a building or buildings, as measured to the outside surfaces of the exterior walls of the structure or structures and including such areas as halls, stairways, covered porches and balconies, elevator shafts, service and mechanical equipment rooms and basements, cellars, and improved space in attic areas.

25.030.060.D.2 - Non-Residential Exemptions.
Exempted from floor area ratio computation for commercial development are:
a. Chimneys, cupolas, and flag poles.
b. Canopies at entrances to buildings.
c. Balconies (uncovered or covered).
d. Covered walkways and arcades.
e. Ground level trellises.
f. Trash enclosures.
g. Water tanks, elevator penthouses, and other mechanical appurtenances.
h. Fire or hose towers.
i. Ground level service yards, if open to the sky, and which may otherwise be partially enclosed.

ARTICLE 8. DEFINITIONS

25.108.070 - "F" Definitions.
Floor area, gross. *The total area enclosed within a building, including closets, stairways, and utility and mechanical rooms, measured from the outside face of the walls.*

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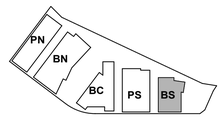
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DW Burlingame Venture, LLC

Peninsula Crossing

1200-1340 Old Bayshore Hwy, Burlingame, CA 94010

KEYPLAN



PROJECT NO.: 20045.00
DATE: 10/21/2022
SCALE: 1" = 60'-0"

SHEET TITLE:

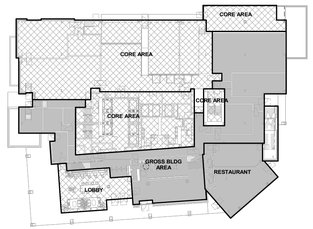
BUILDING SOUTH - AREA PLANS

SHEET NO:

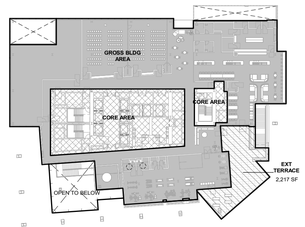
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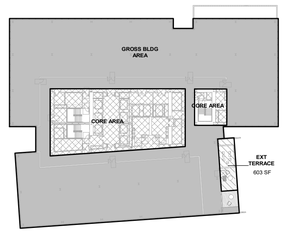
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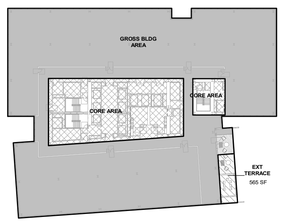
1 LEVEL 1 PARKING AREA
1" = 60'-0"



2 LEVEL 2 PARKING AREA
1" = 60'-0"



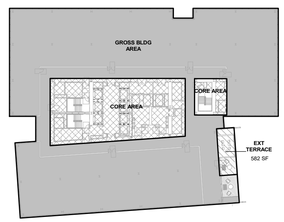
3 LEVEL 3 PARKING AREA
1" = 60'-0"



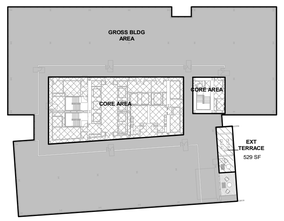
4 LEVEL 4 PARKING AREA
1" = 60'-0"



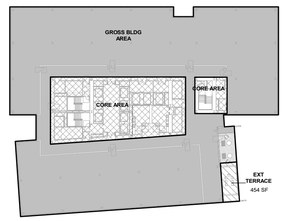
5 LEVEL 5 PARKING AREA
1" = 60'-0"



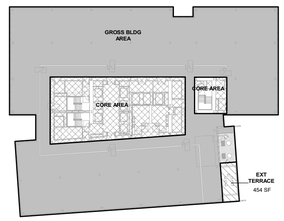
6 LEVEL 6 PARKING AREA
1" = 60'-0"



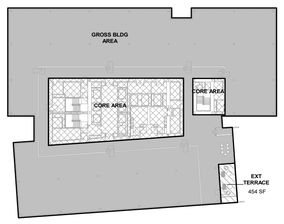
7 LEVEL 7 PARKING AREA
1" = 60'-0"



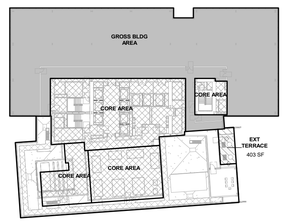
8 LEVEL 8 PARKING AREA
1" = 60'-0"



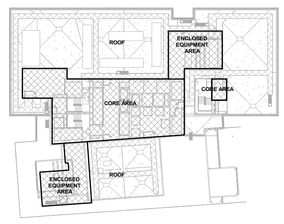
9 LEVEL 9 PARKING AREA
1" = 60'-0"



10 LEVEL 10 PARKING AREA
1" = 60'-0"



11 LEVEL 11 PARKING AREA
1" = 60'-0"



12 LEVEL 12 PARKING AREA
1" = 60'-0"

LEGEND

*REFER TO SHEET ENT G-002 FOR ALL PARKING COUNTS AND RATIOS

AREA CALCULATIONS FOR VEHICLE PARKING SPACE REQUIREMENTS

PARKING CALCULATIONS IS DEFINED AND CALCULATED
PER *BURLINGAME MUNICIPAL CODE TITLE 25.*

ARTICLE 3. REGULATIONS AND STANDARDS APPLICABLE TO ALL ZONING DISTRICTS

25.040.A.7 - Parking Calculations

a. Floor Area. The parking requirement calculation shall be based on the gross floor area of the entire use, unless stated otherwise. Areas that are not leasable or generally not occupied, such as lobbies, hallways, stairways, break rooms, restrooms, and utility rooms, shall not be included in the parking requirement calculation.

BLDG SOUTH - LEASABLE AREA SUMMARY

INTERIOR LEASABLE AREA	PROPOSED
Roof	0
Level 11	16,322
Level 10	27,191
Level 9	27,191
Level 8	27,191
Level 7	27,115
Level 6	27,062
Level 5	27,077
Level 4	27,079
Level 3	27,042
Level 2	20,288
Level 1 (Restaurant)	2,662
Level 1	10,368
SUBTOTAL INTERIOR :	266,586

EXTERIOR LEASABLE AREA	PROPOSED
Private Terrace (L11)	403
Private Balconies (L3-11)	4,108
Private Terrace (L2)	2,217
SUBTOTAL EXTERIOR:	6,727

TOTAL LEASABLE AREA	PROPOSED
TOTAL:	273,313

NOTE: Core, Lobby and Mechanical areas are excluded from leasable calculations shown above

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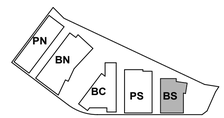
ISSUES	DATE
ENTITLEMENT APPLICATION	03/24/2022
ENTITLEMENT APPLICATION #2	08/19/2022
ENTITLEMENT APPLICATION #3 - REVISED	02/01/2023

DW Burlingame Venture, LLC

Peninsula Crossing

1200-1340 Old Bayshore Hwy, Burlingame, CA 94010

KEYPLAN



PROJECT NO.: 20045.00

DATE: 10/21/2022

SCALE: 1" = 60'-0"

SHEET TITLE:

BUILDING SOUTH - PARKING REQ AREA PLANS

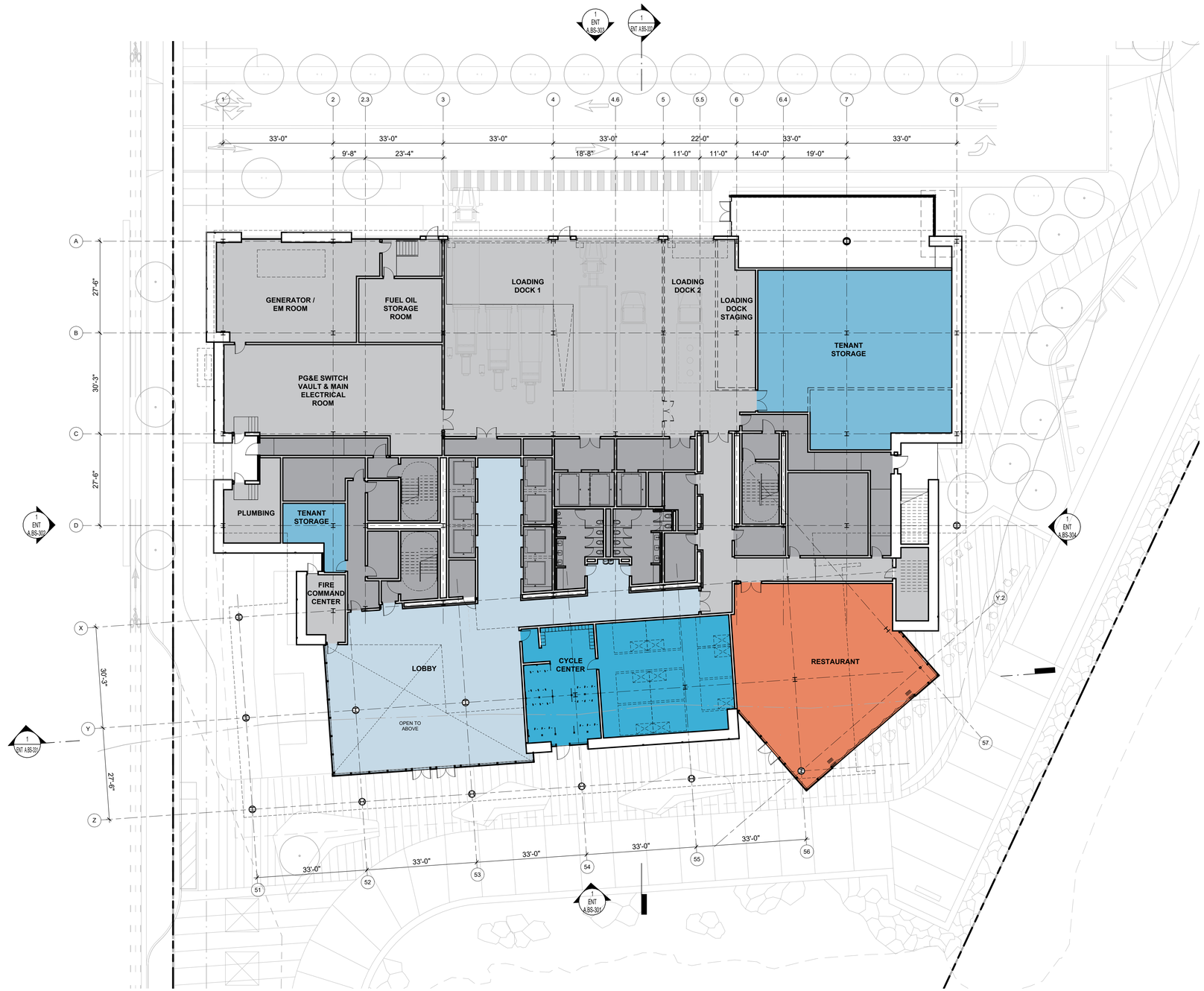
SHEET NO:

ENT A.BS-021

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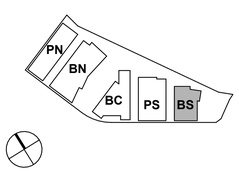
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ISSUES	DATE
ENTITLEMENT APPLICATION	03/24/2022
ENTITLEMENT APPLICATION #2	08/19/2022
ENTITLEMENT APPLICATION #3	12/09/2022

Peninsula Crossing

1200-1340 Old Bayshore Hwy, Burlingame, CA 94010

KEYPLAN



PROJECT NO.: 20045.00

DATE: 08/19/2022

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

SHEET TITLE:

BUILDING SOUTH - FLOOR PLAN - LEVEL 1

SHEET NO:

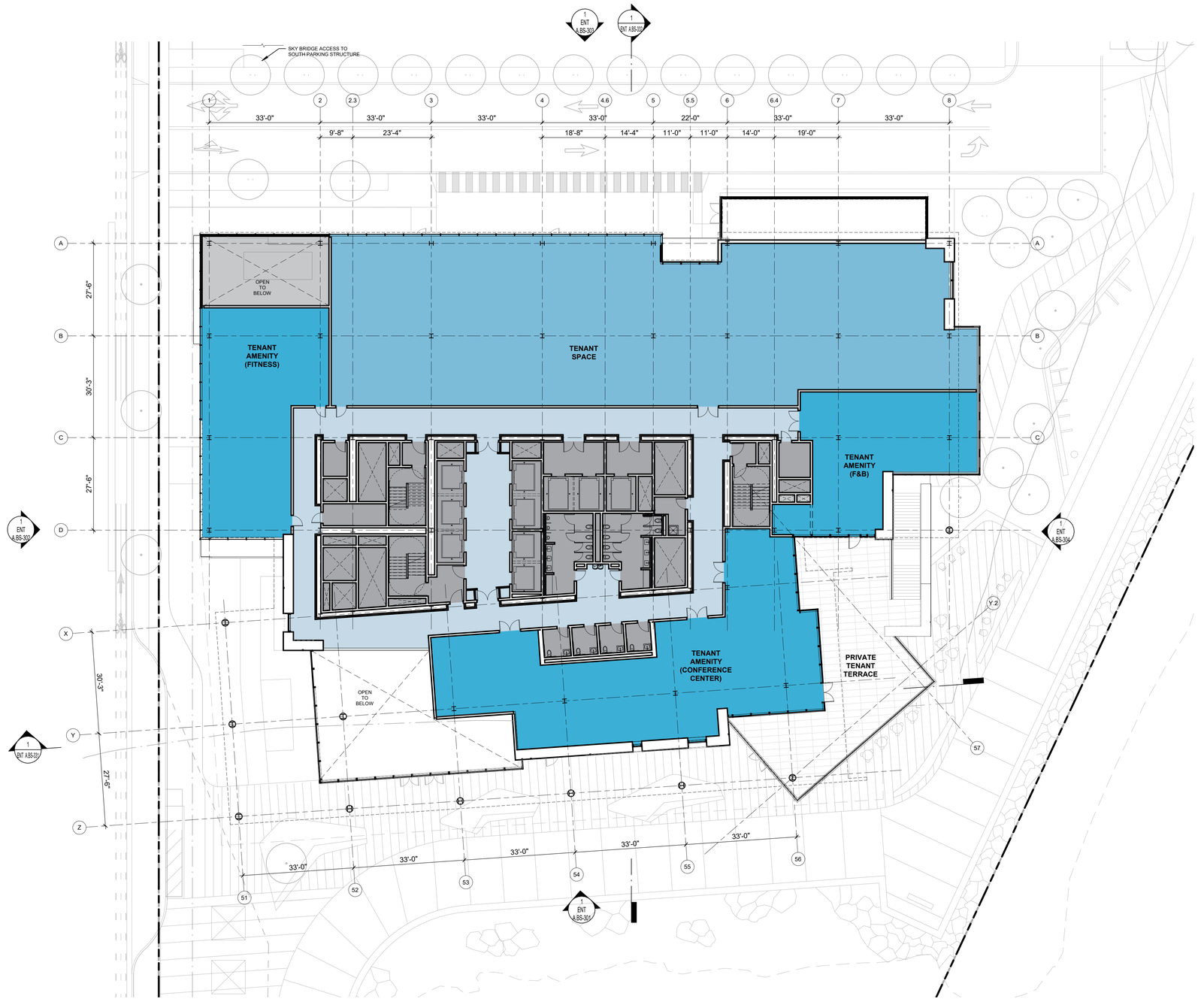
ENT A.BS-101

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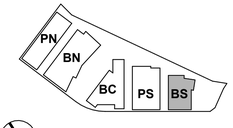
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ISSUES	DATE
ENTITLEMENT APPLICATION	03/24/2022
ENTITLEMENT APPLICATION #2	08/19/2022
ENTITLEMENT APPLICATION #3	12/09/2022

Peninsula Crossing

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KEYPLAN



PROJECT NO.: 20045.00

DATE: 08/19/2022

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

SHEET TITLE:

BUILDING SOUTH - FLOOR PLAN - LEVEL 2

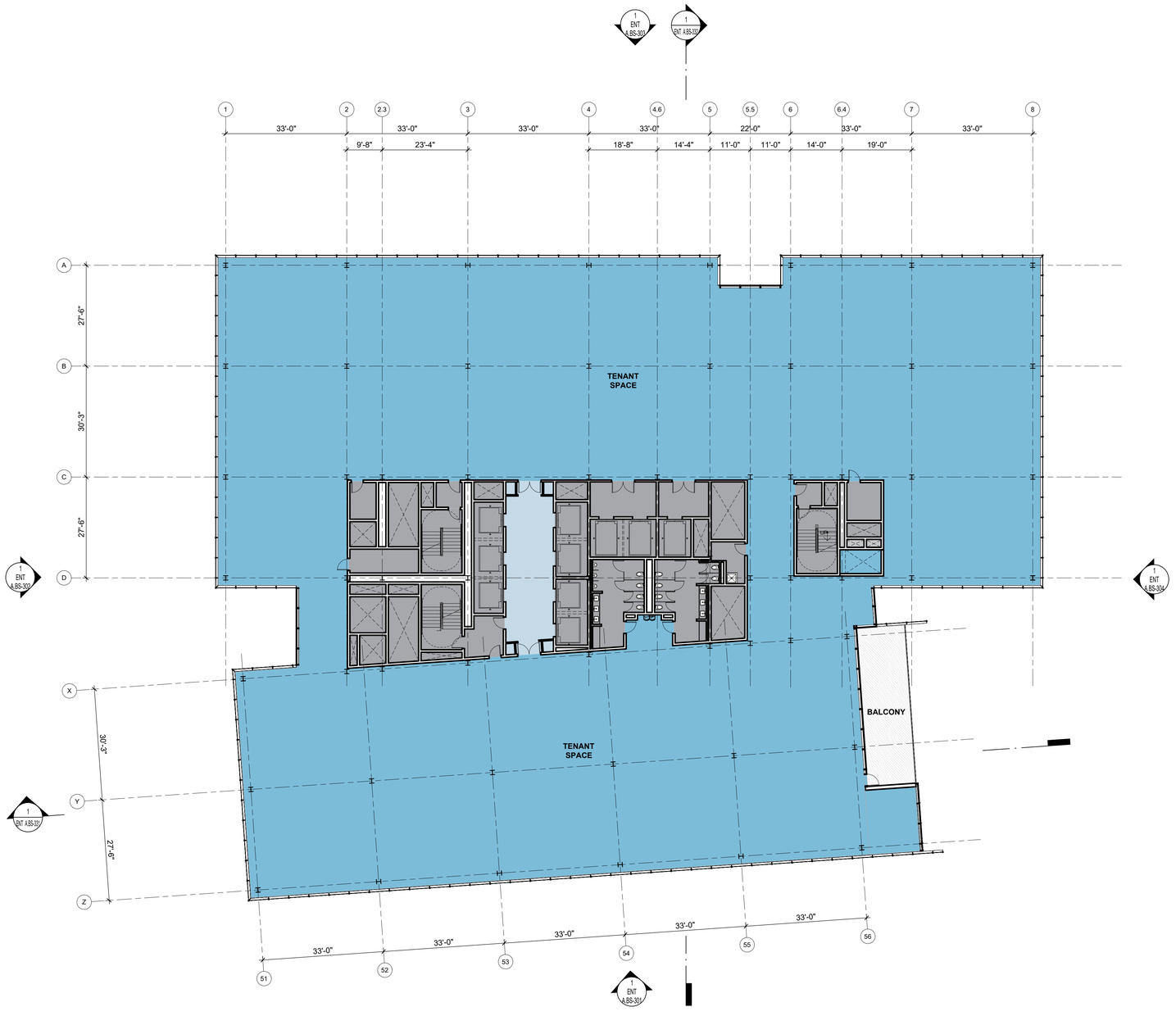
SHEET NO:

ENT A.BS-102

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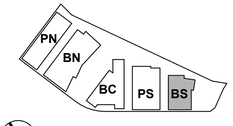
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ISSUES	DATE
ENTITLEMENT APPLICATION	03/24/2022
ENTITLEMENT APPLICATION #2	08/19/2022
ENTITLEMENT APPLICATION #3	12/09/2022

Peninsula Crossing

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KEYPLAN



PROJECT NO.: 20045.00

DATE: 08/19/2022

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

SHEET TITLE:

BUILDING SOUTH - FLOOR PLAN - LEVEL 3

SHEET NO:

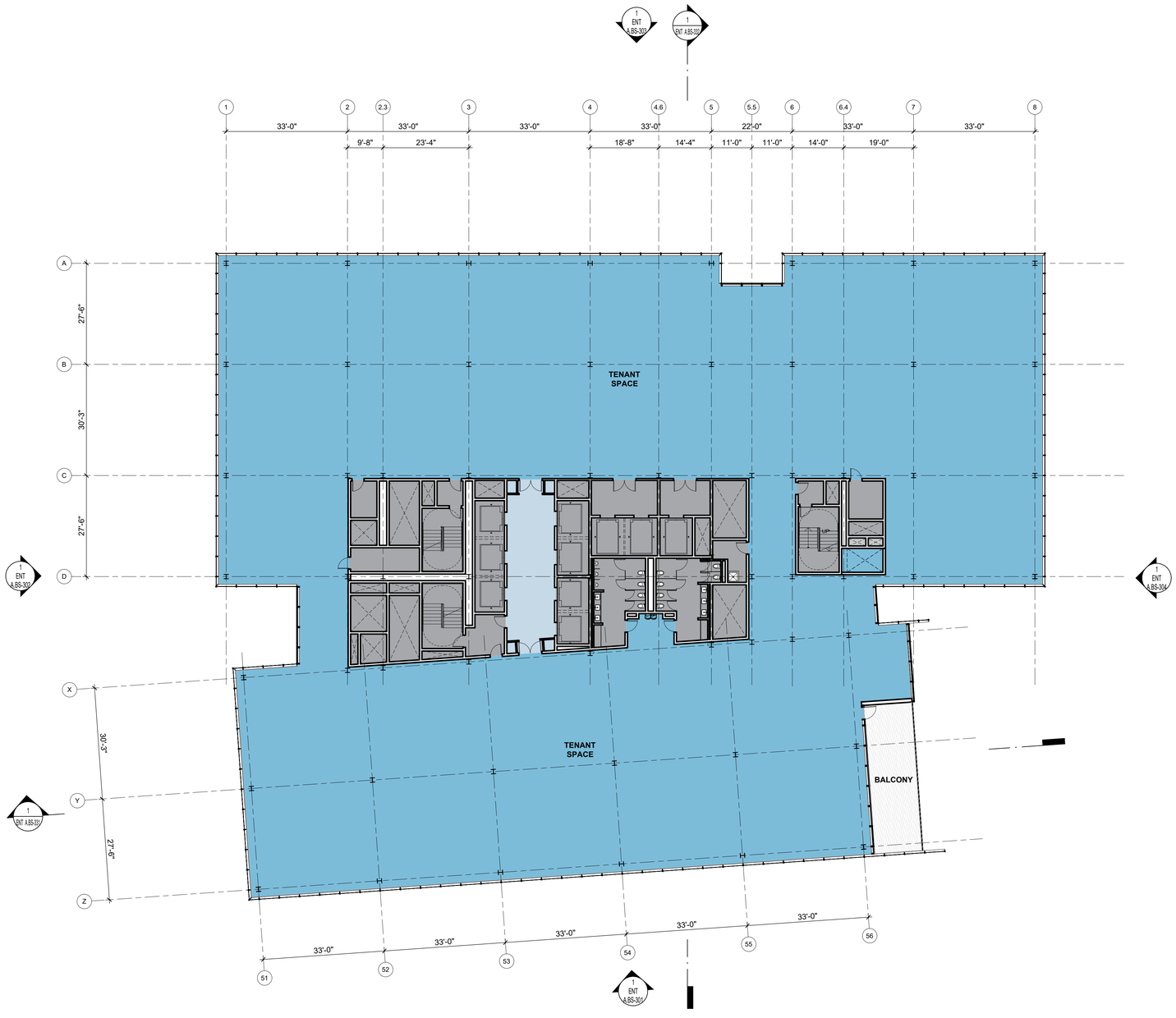
ENT A.BS-103

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0' 8' 16' 32' 64'

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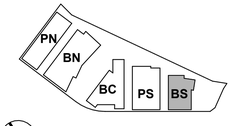
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ISSUES	DATE
ENTITLEMENT APPLICATION	03/24/2022
ENTITLEMENT APPLICATION #2	08/19/2022
ENTITLEMENT APPLICATION #3	12/09/2022

Peninsula Crossing

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KEYPLAN



PROJECT NO.: 20045.00

DATE: 08/19/2022

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

SHEET TITLE:

BUILDING SOUTH - FLOOR PLAN - LEVEL 4

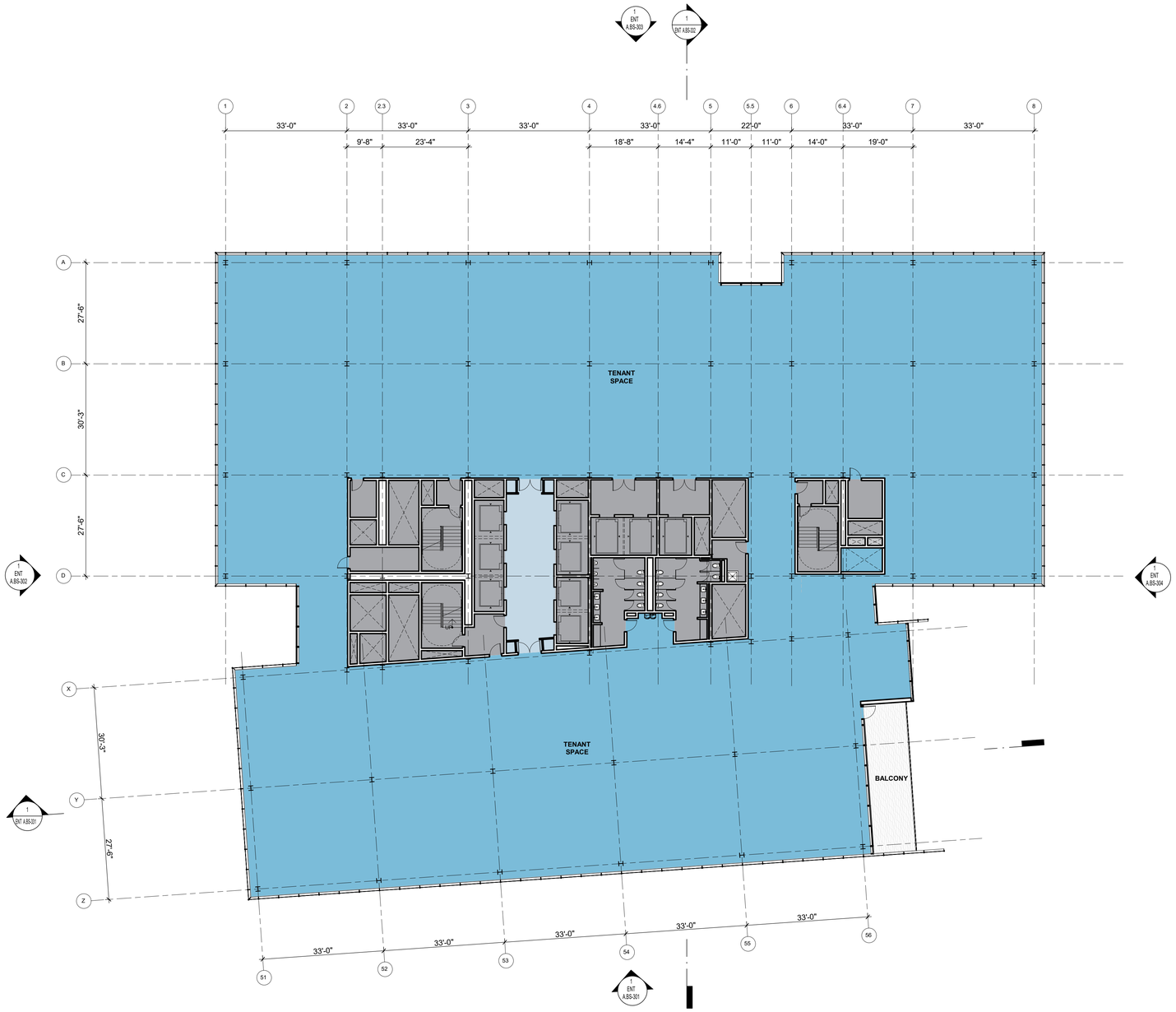
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8/18/2022 9:40:00 AM

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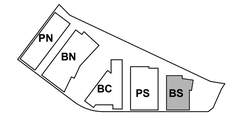
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ISSUES	DATE
ENTITLEMENT APPLICATION	03/24/2022
ENTITLEMENT APPLICATION #2	08/19/2022
ENTITLEMENT APPLICATION #3	12/09/2022

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PROJECT NO.: 20045.00

DATE: 08/19/2022

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

SHEET TITLE:

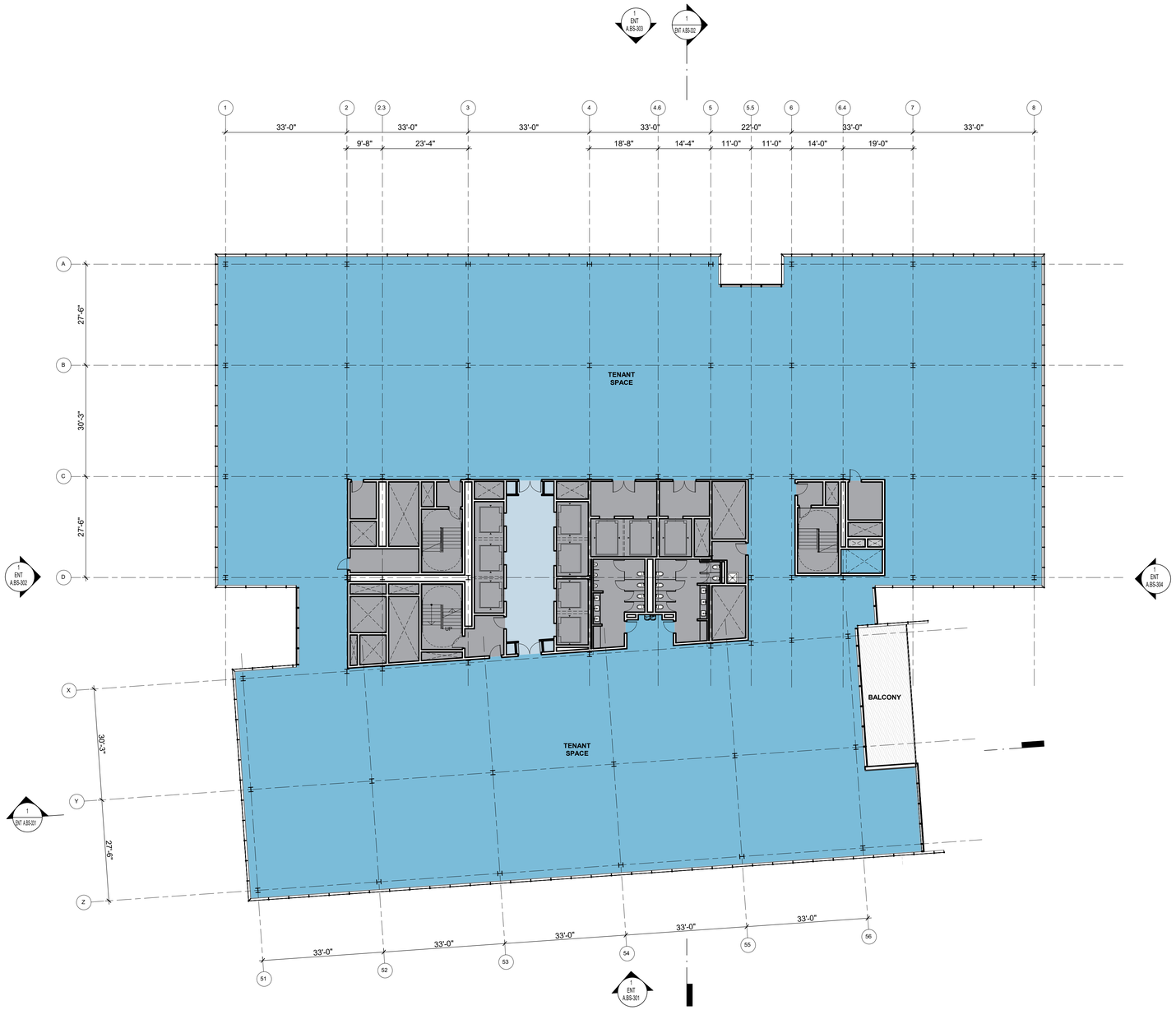
BUILDING SOUTH - FLOOR PLAN - LEVEL 5

SHEET NO:

ENT A.BS-105

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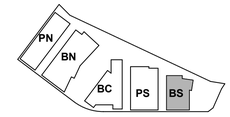
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ISSUES	DATE
ENTITLEMENT APPLICATION	03/24/2022
ENTITLEMENT APPLICATION #2	08/19/2022
ENTITLEMENT APPLICATION #3	12/09/2022

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KEYPLAN



PROJECT NO.: 20045.00

DATE: 08/19/2022

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

SHEET TITLE:

BUILDING SOUTH - FLOOR PLAN - LEVEL 6

SHEET NO:

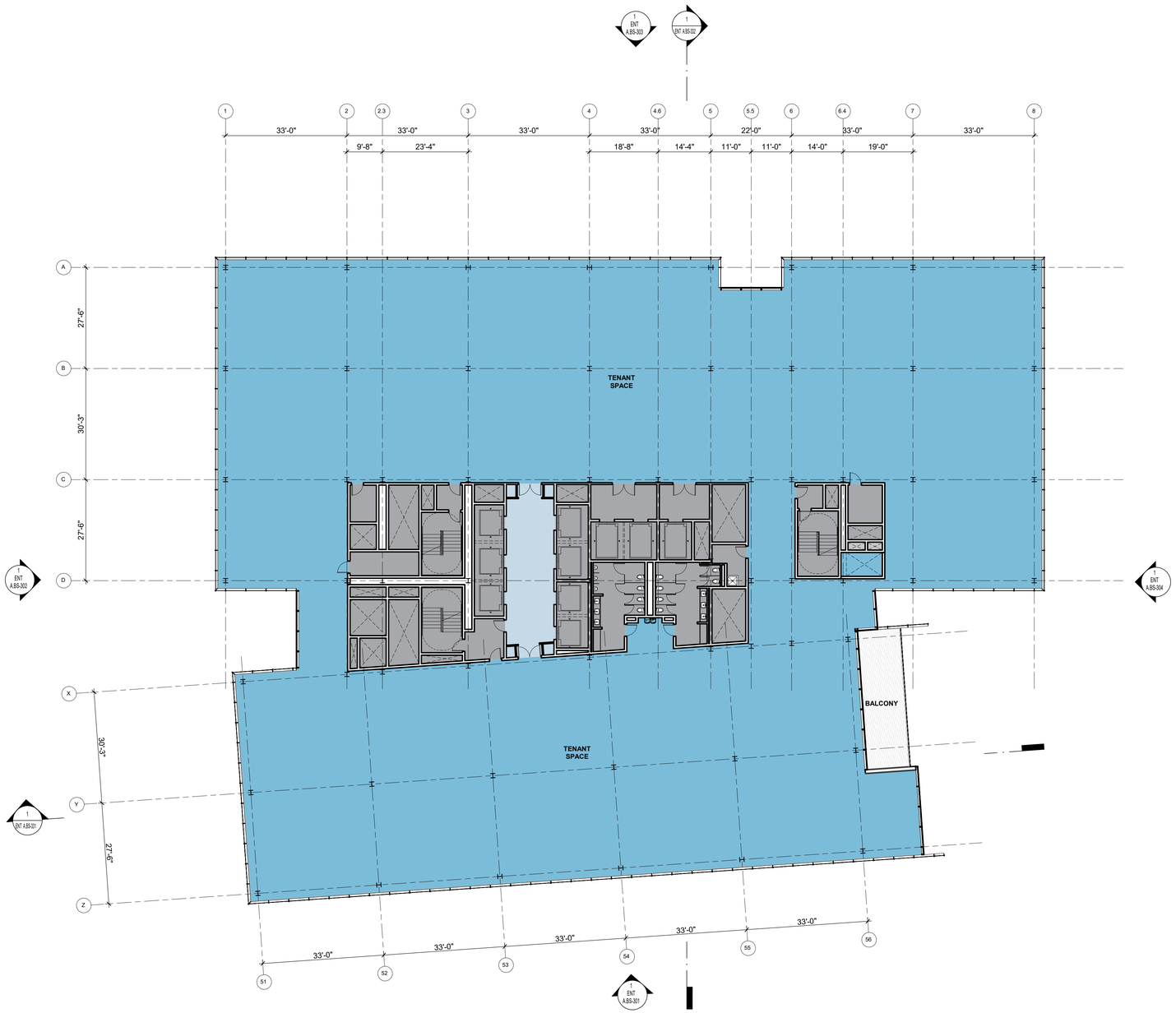
ENT A.BS-106

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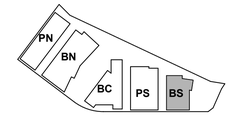
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ISSUES	DATE
ENTITLEMENT APPLICATION	03/24/2022
ENTITLEMENT APPLICATION #2	08/19/2022
ENTITLEMENT APPLICATION #3	12/09/2022

Peninsula Crossing

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KEYPLAN



PROJECT NO.: 20045.00

DATE: 08/19/2022

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

SHEET TITLE:

BUILDING SOUTH - FLOOR PLAN - LEVEL 7

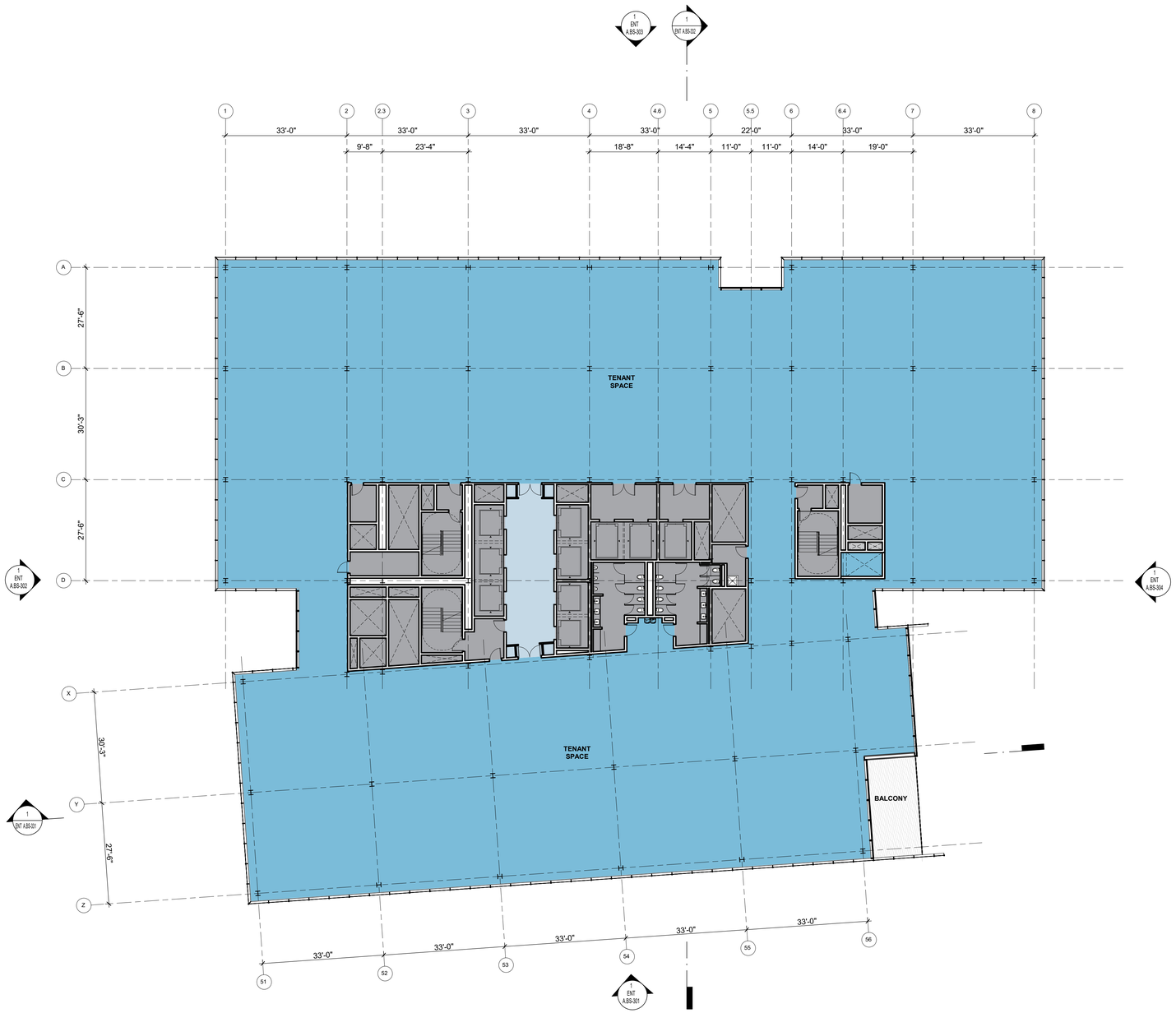
SHEET NO:

ENT A.BS-107

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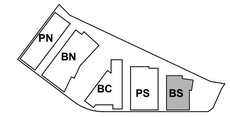
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ISSUES	DATE
ENTITLEMENT APPLICATION	03/24/2022
ENTITLEMENT APPLICATION #2	08/19/2022
ENTITLEMENT APPLICATION #3	12/09/2022

Peninsula Crossing

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KEYPLAN



PROJECT NO.: 20045.00

DATE: 08/19/2022

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

SHEET TITLE:

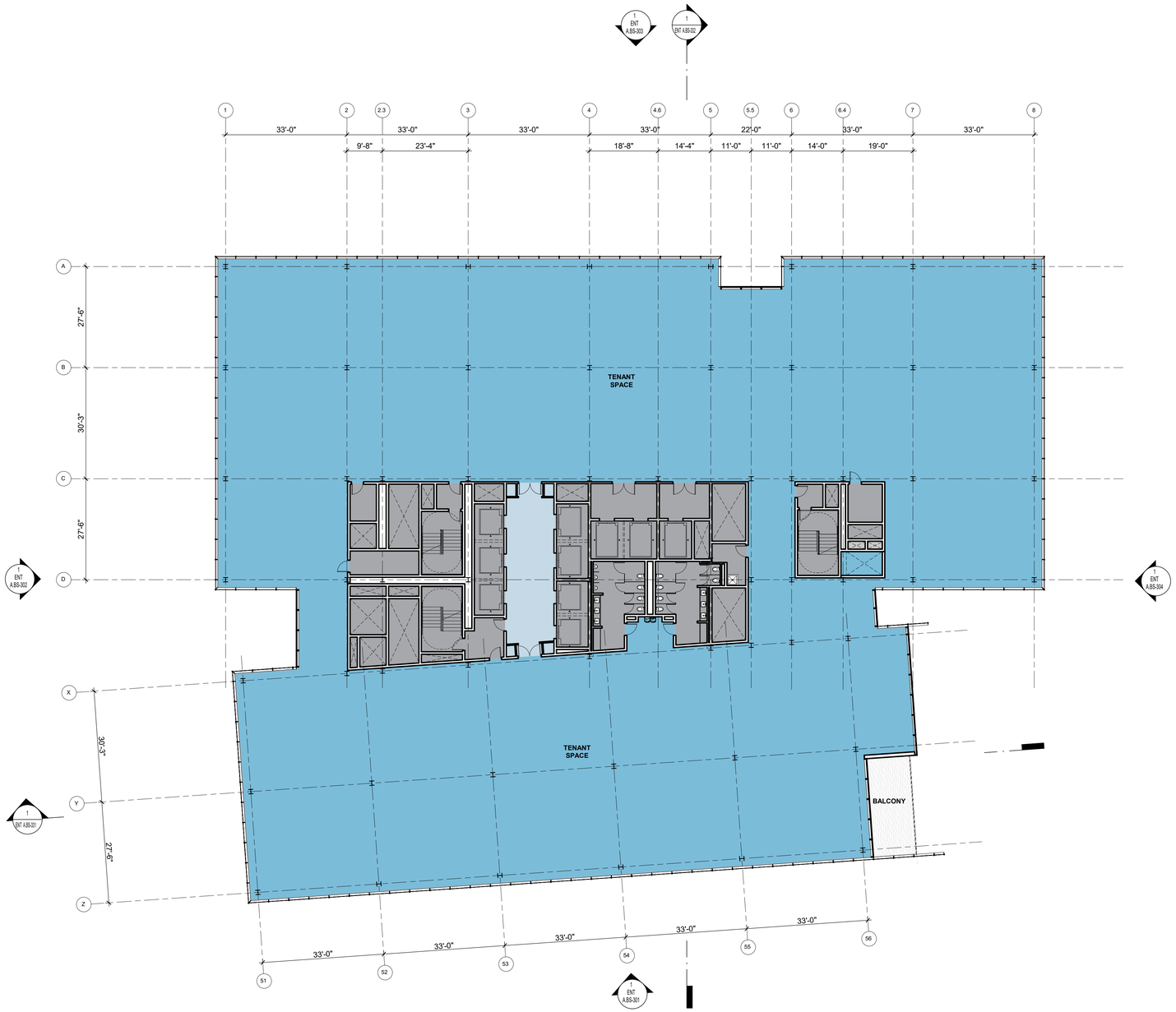
BUILDING SOUTH - FLOOR PLAN - LEVEL 8

SHEET NO:

ENT A.BS-108

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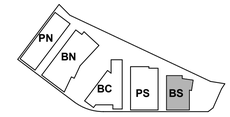
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ISSUES	DATE
ENTITLEMENT APPLICATION	03/24/2022
ENTITLEMENT APPLICATION #2	08/19/2022
ENTITLEMENT APPLICATION #3	12/09/2022

Peninsula Crossing

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KEYPLAN



PROJECT NO.: 20045.00

DATE: 08/19/2022

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

SHEET TITLE:

BUILDING SOUTH - FLOOR PLAN - LEVEL 9

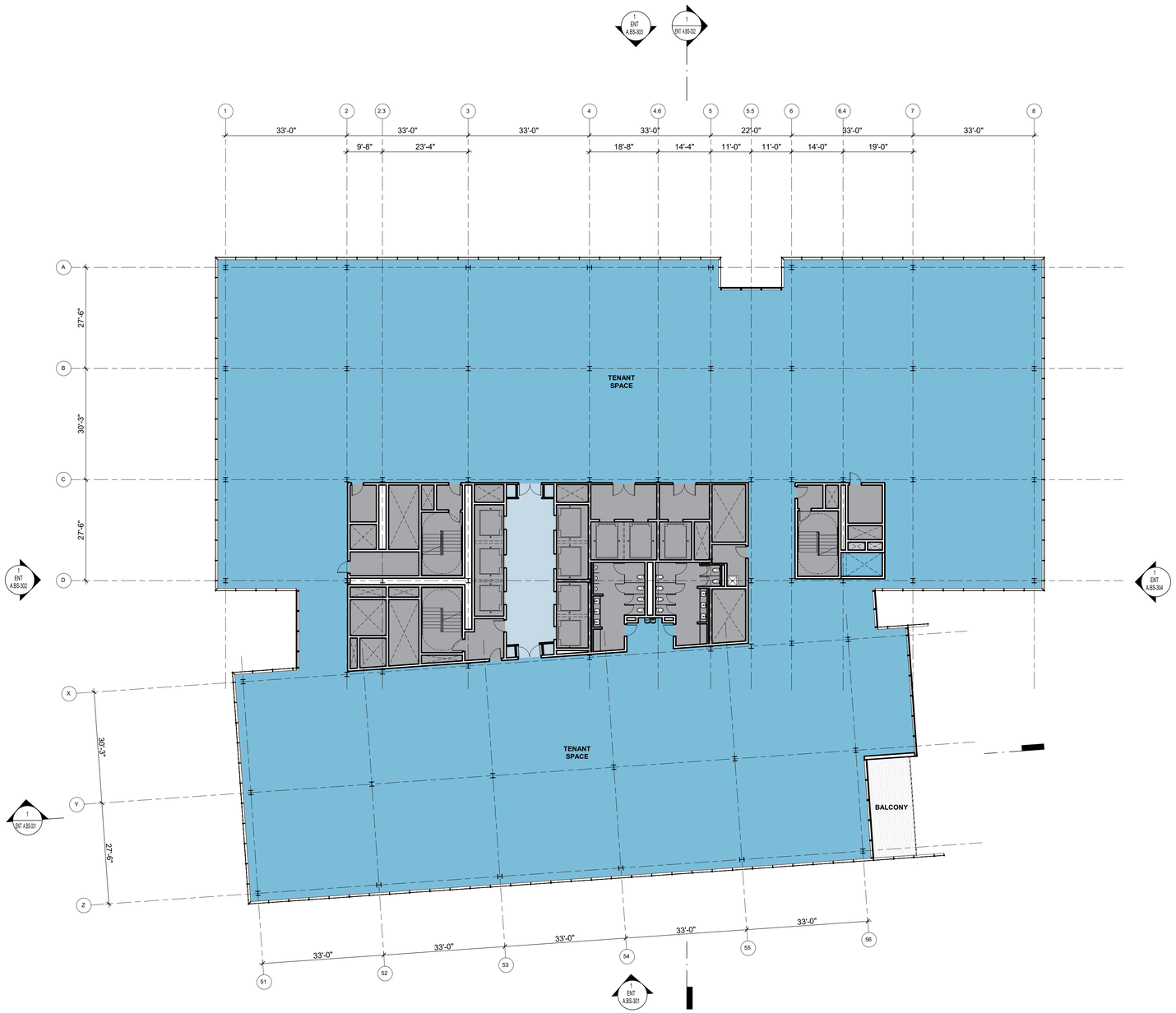
SHEET NO:

ENT A.BS-109

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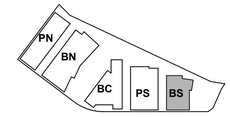
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ISSUES	DATE
ENTITLEMENT APPLICATION	03/24/2022
ENTITLEMENT APPLICATION #2	08/19/2022
ENTITLEMENT APPLICATION #3	12/09/2022

Peninsula Crossing

1200-1340 Old Bayshore Hwy, Burlingame, CA 94010

KEYPLAN



PROJECT NO.: 20045.00

DATE: 08/19/2022

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

SHEET TITLE:

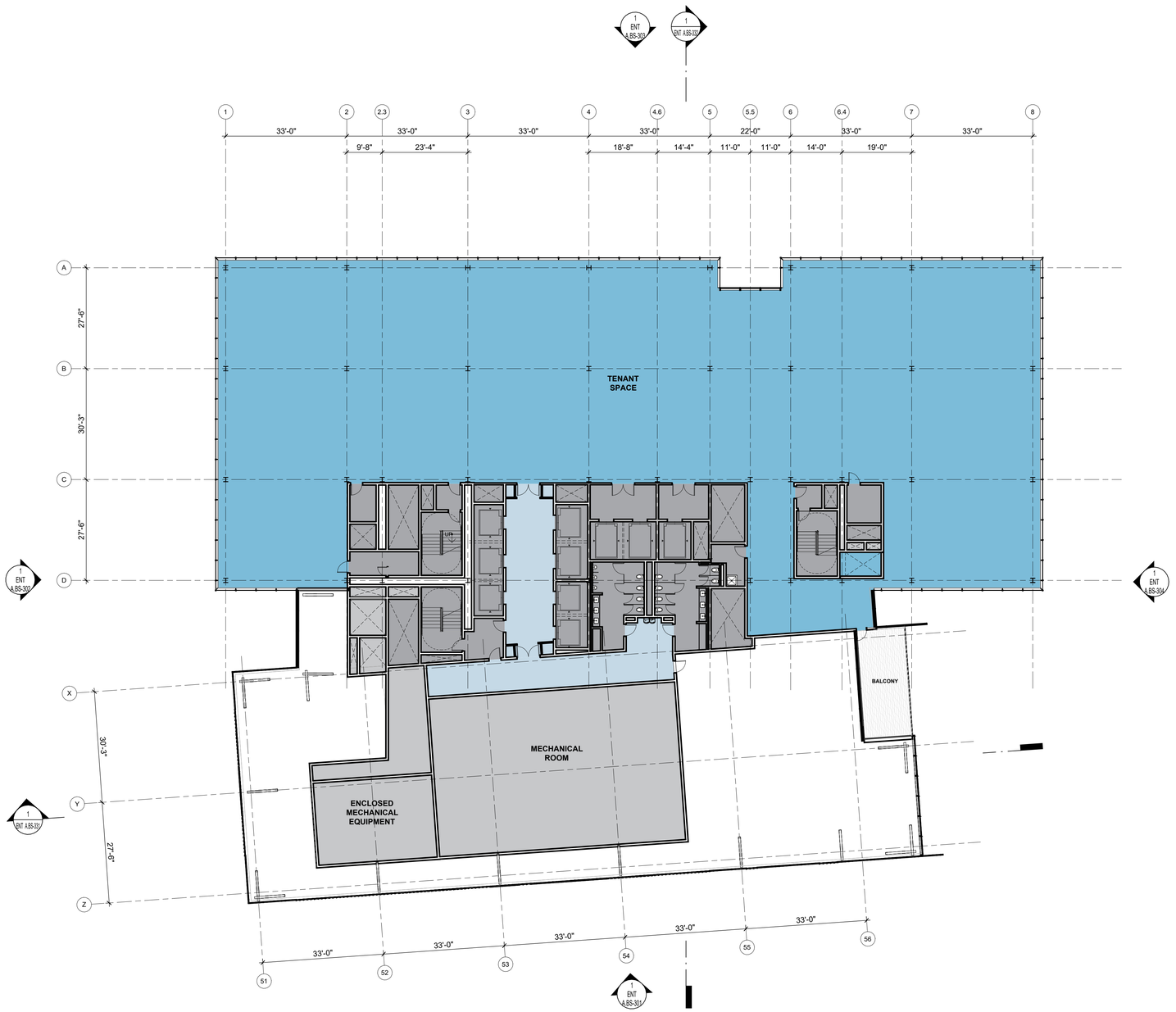
BUILDING SOUTH - FLOOR PLAN - LEVEL 10

SHEET NO:

ENT A.BS-110

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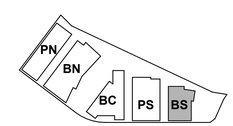
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Peninsula Crossing

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KEYPLAN



PROJECT NO.: 20045.00

DATE: 08/19/2022

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

SHEET TITLE:

BUILDING SOUTH - FLOOR PLAN - LEVEL 11

SHEET NO:

ENT A.BS-111

0' 8' 16' 32' 64'

8/17/2022 4:21:12 PM

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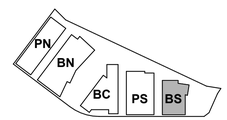
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Peninsula Crossing

1200-1340 Old Bayshore Hwy, Burlingame, CA 94010

KEYPLAN



PROJECT NO.: 20045.00

DATE: 08/19/2022

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

SHEET TITLE:

BUILDING SOUTH - FLOOR PLAN - LEVEL ROOF

SHEET NO:

ENT A.BS-112

0' 8' 16' 32' 64'

8/17/2022 4:16:46 PM

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1 SOUTH BUILDING - AIRPORT BOULEVARD ELEVATION
1/16" = 1'-0"

#	ELEVATION KEYNOTES
2.1	TEXTURED ARCHITECTURAL PRECAST PANELS
7.1	WARM MTL PANEL
7.4	WARM MTL FRAMED STOREFRONT
7.8	WARM MTL COLUMN COVER
7.17	CORRUG MTL PANEL SCREEN
8.6	GRAPHIC INTERLAYER GLAZING
8.8	SSG CURTAINWALL - CLEAR BIRDSAFE GLAZING
8.9	SSG CURTAINWALL - FRITTED GLAZING
9.2	GLAZED SHADOW BOX

8/18/2022 10:00:10 AM

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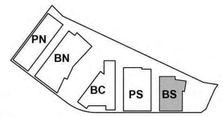
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Peninsula Crossing
1200-1340 Old Bayshore Hwy, Burlingame, CA 94010

KEYPLAN



PROJECT NO.: 20045.00
DATE: 08/19/2022
SCALE: As indicated

SHEET TITLE:

BUILDING SOUTH - EXTERIOR ELEVATIONS

SHEET NO:
ENT A.BS-301



1 SOUTH BUILDING - BAYSHORE HWY ELEVATION

1/16" = 1'-0"

GROUND FLOOR FACADE AREA CALCULATIONS

BAYSHORE HWY ELEVATION

GROUND FLOOR FACADE AREA:	2487 SF
GROUND FLOOR TRANSPARENCY AREA:	684 SF
GROUND FLOOR % TRANSPARENCY AREA:	28 %

#	ELEVATION KEYNOTES
2.1	TEXTURED ARCHITECTURAL PRECAST PANELS
7.1	WARM MTL PANEL
7.4	WARM MTL FRAMED STOREFRONT
7.8	WARM MTL COLUMN COVER
7.17	CORRUG MTL PANEL SCREEN
8.8	SSG CURTAINWALL - CLEAR BIRDSAFE GLAZING
8.9	SSG CURTAINWALL - FRITTED GLAZING
9.2	GLAZED SHADOW BOX

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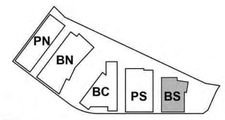
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Peninsula Crossing

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KEYPLAN



PROJECT NO.: 20045.00

DATE: 08/19/2022

SCALE: As indicated

SHEET TITLE:

BUILDING SOUTH - EXTERIOR ELEVATIONS

SHEET NO:

ENT A.BS-302



1 SOUTH BUILDING - SIDE ELEVATION
1/16" = 1'-0"

#	ELEVATION KEYNOTES
2.1	TEXTURED ARCHITECTURAL PRECAST PANELS
7.1	WARM MTL PANEL
7.13	WARM MTL LOUVERS
7.17	CORRUG MTL PANEL SCREEN
8.6	GRAPHIC INTERLAYER GLAZING
8.8	SSG CURTAINWALL - CLEAR BIRDSAFE GLAZING
8.9	SSG CURTAINWALL - FRITTED GLAZING
9.2	GLAZED SHADOW BOX

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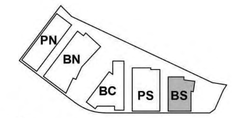
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Peninsula Crossing
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KEYPLAN



PROJECT NO.: 20045.00
DATE: 05/20/2022
SCALE: As indicated

SHEET TITLE:

SOUTH BUILDING - EXTERIOR ELEVATIONS

SHEET NO:

ENT A.BS-303



1 SOUTH BUILDING - BAY ELEVATION

1/16" = 1'-0"

#	ELEVATION KEYNOTES
2.1	TEXTURED ARCHITECTURAL PRECAST PANELS
7.1	WARM MTL PANEL
7.4	WARM MTL FRAMED STOREFRONT
7.17	CORRUG MTL PANEL SCREEN
8.6	GRAPHIC INTERLAYER GLAZING
8.8	SSG CURTAINWALL - CLEAR BIRDSAFE GLAZING
8.9	SSG CURTAINWALL - FRITTED GLAZING
9.2	GLAZED SHADOW BOX

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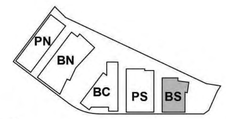
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KEYPLAN



PROJECT NO.: 20045.00

DATE: 05/20/2022

SCALE: As indicated

SHEET TITLE:

SOUTH BUILDING - EXTERIOR ELEVATIONS

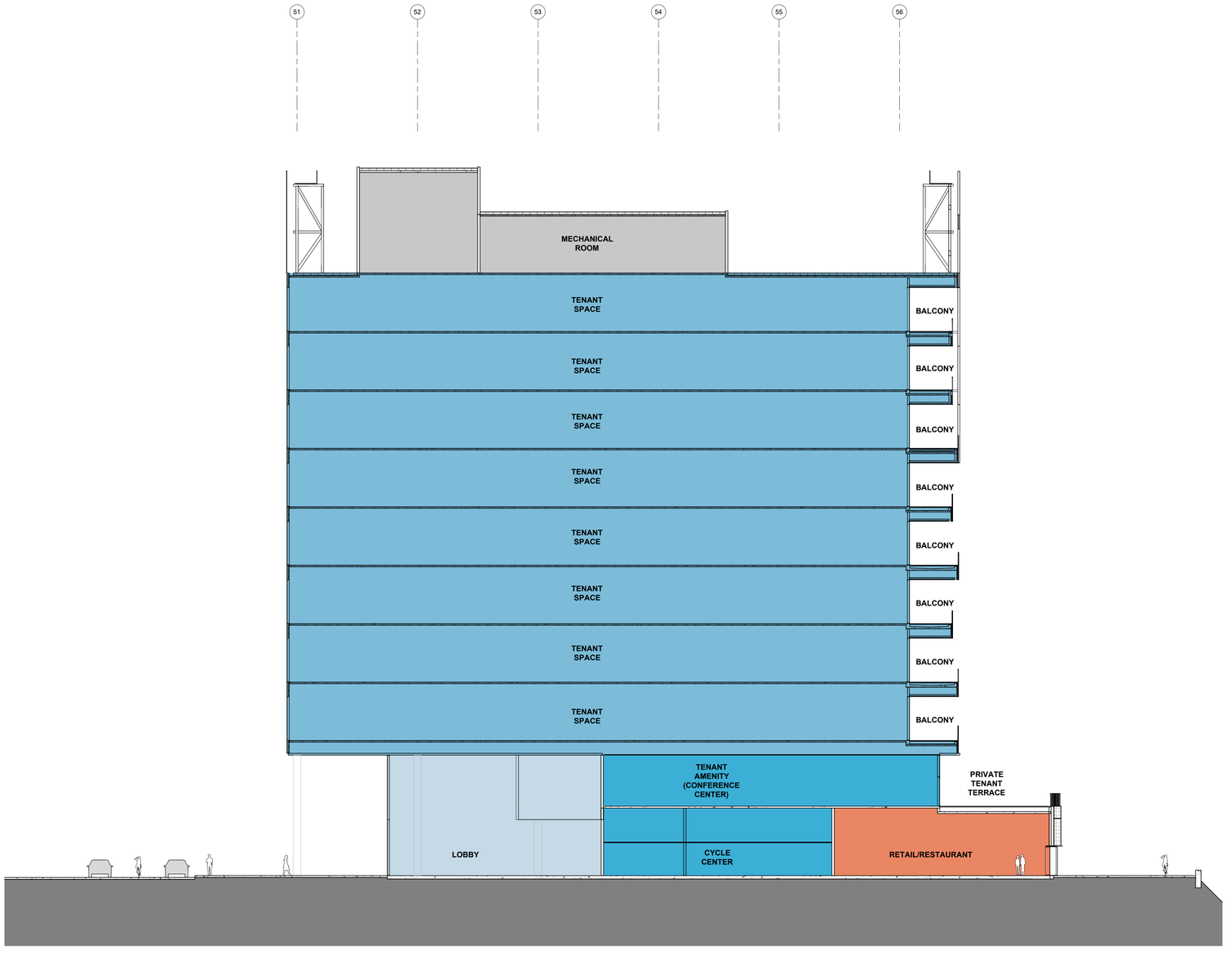
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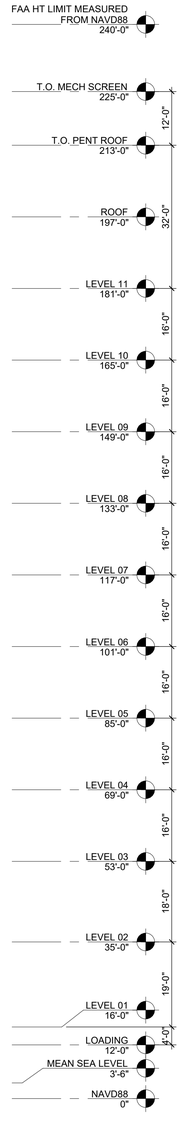
ENT A.BS-304

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1 SOUTH BUILDING - SECTION 1
1/16" = 1'-0"

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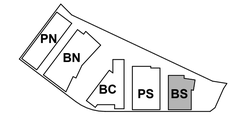
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KEYPLAN



PROJECT NO.: 20045.00
DATE: 08/19/2022
SCALE: 1/16" = 1'-0"

SHEET TITLE:

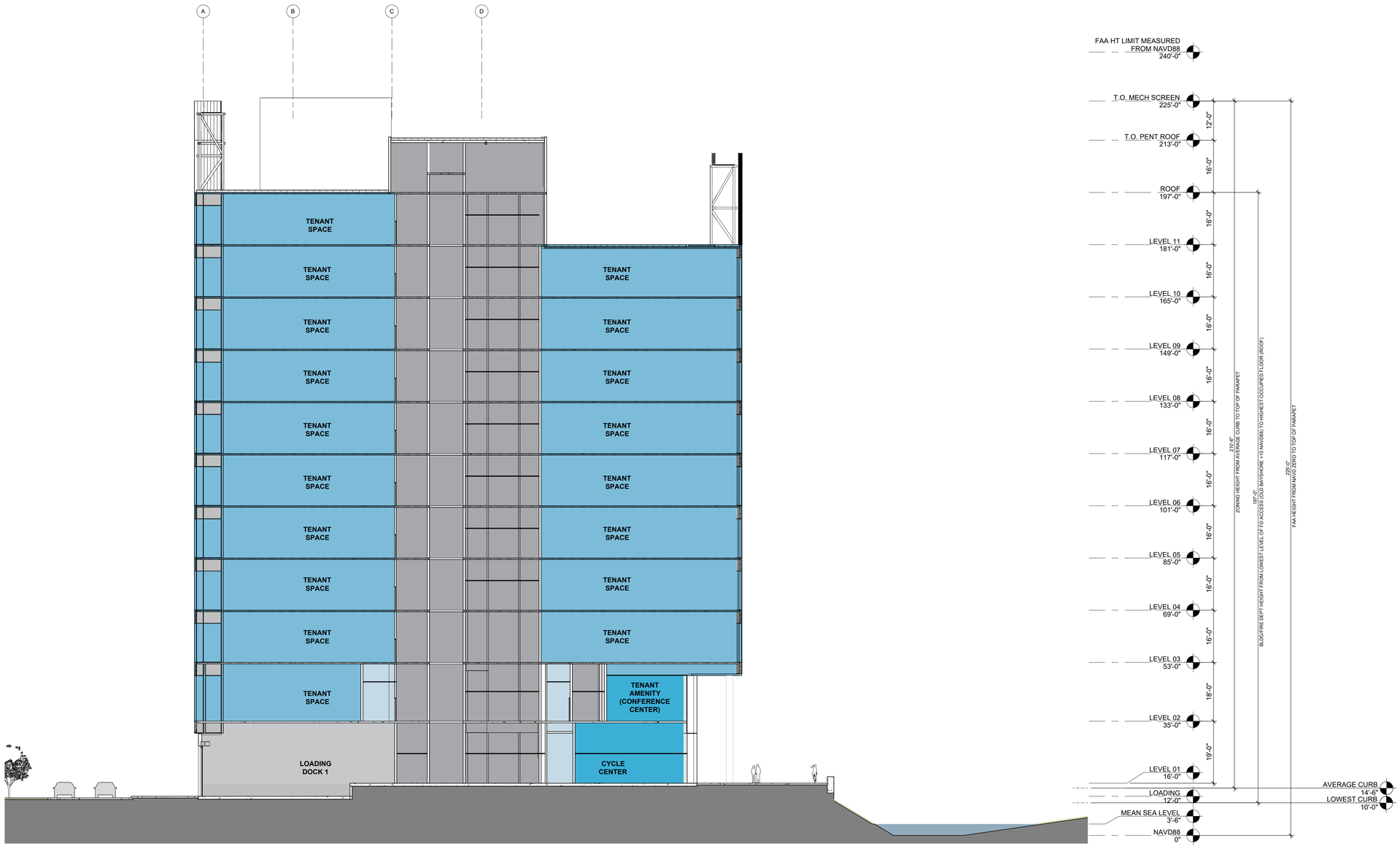
BUILDING SOUTH - SECTIONS

SHEET NO:
ENT A.BS-331

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1 SOUTH BUILDING - SECTION 2
1/16" = 1'-0"

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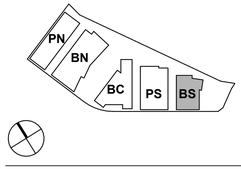
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Peninsula Crossing

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KEYPLAN



PROJECT NO.: 20045.00

DATE: 08/19/2022

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

SHEET TITLE:

BUILDING SOUTH - SECTIONS

SHEET NO:

ENT A.BS-332

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BUILDING CENTER
(BC)

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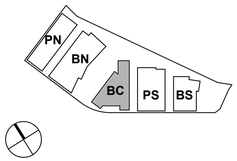
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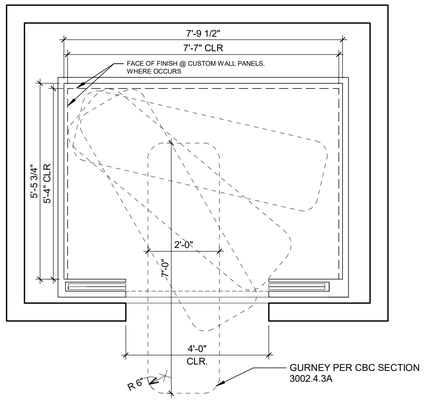
SHEET TITLE:
BUILDING CENTER - COVER

SHEET NO:
ENT A.BC-000

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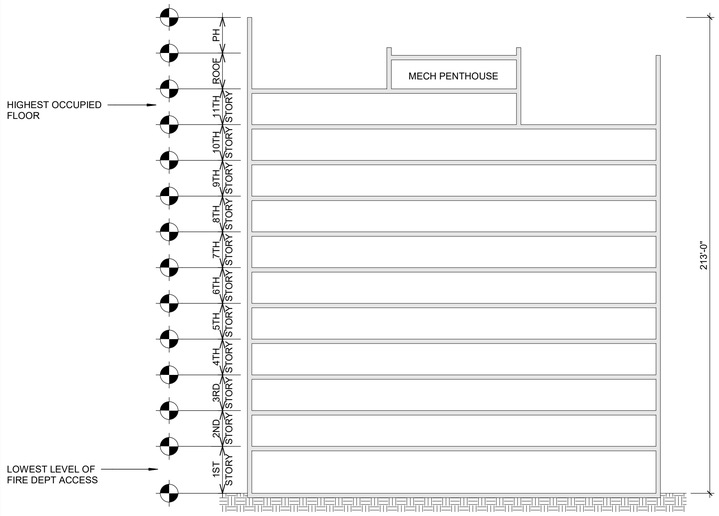
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4000 LB CAPACITY / STRETCHER ELEVATOR CAB

1/2" = 1'-0"



"HIGH RISE BUILDING" DEFINITION (CHAP 2)
A BUILDING WITH AN OCCUPIED FLOOR LOCATED MORE THAN 75 FEET ABOVE LOWEST LEVEL OF FIRE DEPARTMENT VEHICLE ACCESS.

"BUILDING HEIGHT" DEFINITION (CHAP 2)
VERITCAL DISTANCE FROM GRADE PLANE TO THE AVERAGE HEIGHT OF ROOF SURFACE

BUILDING HEIGHT DIAGRAM

1/32" = 1'-0"

CODE SUMMARY

ACCESSIBLE MEANS OF EGRESS	ACCESSIBLE ELEVATOR AS A MEANS OF EGRESS NOT REQUIRED IN BUILDINGS EQUIPPED THROUGHOUT WITH AUTOMATIC SPRINKLER SYSTEMS INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1.	1009.2.1 EXCEPTION 1
	STAIRWAYS ALL STAIRWAYS QUALIFY AS AN ACCESSIBLE MEANS OF EGRESS PER CBC 1009.2 ITEMS 2-4: 44" MINIMUM WIDTH.	1009.3 EXCEPTION 2
	AREA OF REFUGE NOT REQUIRED FOR EXIT STAIRWAYS IN BUILDINGS EQUIPPED THROUGHOUT WITH AUTOMATIC SPRINKLER SYSTEMS INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1.	1009.3.3 EXCEPTION 2
	TWO-WAY COMMUNICATION TWO-WAY COMMUNICATION SYSTEM REQUIRED AT LANDING SERVING EACH ELEVATOR BANK, ON ALL ACCESSIBLE FLOORS ABOVE GRADE.	1009.8
MEANS OF EGRESS	EXIT WIDTH FOR STAIRWAYS MINIMUM EGRESS WIDTH = 44" , BUT NOT LESS THAN 0.2 INCH PER OCCUPANT (SPRINKLER SYSTEM & EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM PROVIDED)	1005.3.1 EXCEPTION 1 1011.2
	EXIT WIDTH FOR MEANS OF EGRESS COMPONENTS OTHER THAN STAIRWAYS MINIMUM EGRESS WIDTH = 0.15 INCH PER OCCUPANT (SPRINKLER SYSTEM & EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM PROVIDED)	1005.3.2 EXCEPTION 1
	SPACES WITH ONE EXIT OR EXIT ACCESS DOORWAY (PERMITTED FOR EITHER CONDITION): A-2 OCCUPANCY: MAX OCC LOAD 49, MAX COMMON PATH OF TRAVEL 75'-0" B OCCUPANCY: 49, 100'-0" S-1 OCCUPANCY: 29, 100'-0"	TABLE 1006.2.1
	THREE EXITS OR MORE REQUIRED THREE EXITS REQUIRED FOR SPACES WITH OCCUPANT LOADS OF 501 TO 1,000. FOUR EXITS REQUIRED FOR SPACES WITH OCCUPANT LOADS GREATER THAN 1,000.	1006.2.1.1
	EXIT ACCESS TRAVEL DISTANCE A-2 OCCUPANCY: 250'-0" B OCCUPANCY: 300'-0" S-1 OCCUPANCY: 250'-0"	TABLE 1017.2
	MINIMUM CORRIDOR WIDTH A-2 OCCUPANCY: 44", BUT NOT LESS THAN 0.15 INCH PER OCCUPANT B OCCUPANCY: 44", BUT NOT LESS THAN 0.15 INCH PER OCCUPANT S-1 OCCUPANCY: 44", BUT NOT LESS THAN 0.15 INCH PER OCCUPANT	TABLE 1020.2 1005.3.2 EXCEPTION 1
	CORRIDOR DEAD ENDS A-2 OCCUPANCY: 20'-0" B OCCUPANCY: 50'-0" S-1 OCCUPANCY 50'-0" *FOR CORRIDORS SERVING BOTH A & B OCCUPANCIES, THE SHORTEST DEAD END DISTANCE GOVERNS.	1020.4 1020.4, EXCEPTION 2
	EXIT PASSAGEWAYS MINIMUM EGRESS WIDTH = 44" , BUT NOT LESS THAN 0.2 INCH PER OCCUPANT EXIT PASSAGEWAYS SHALL BE CONSTRUCTED AS FIRE BARRIERS PER SECTION 707 OR HORIZONTAL ASSEMBLIES PER SECTION 711. ENCLOSURE SHALL HAVE MINIMUM ONE-HOUR RATED CONSTRUCTION. EXIT PASSAGEWAYS ON THE LEVEL OF EXIT DISCHARGE SHALL TERMINATE AT AN EXIT DISCHARGE. EXIT PASSAGEWAYS ON OTHER LEVELS SHALL TERMINATE AT AN EXIT EXCEPT AS PERMITTED IN SECTION 402.8.7, OPENINGS IN EXIT PASSAGEWAY OTHER THAN UNPROTECTED EXTERIOR OPENINGS SHALL BE LIMITED TO THOSE NECESSARY FOR EXIT ACCESS TO THE EXIT PASSAGEWAY FOR NORMALLY OCCUPIED SPACES.	1024.2 1024.3 1024.4 1024.5
AUTOMATIC SPRINKLER SYSTEM	AUTOMATIC SPRINKLER SYSTEM SHALL COMPLY WITH SECTION 903. STANDPIPE SYSTEMS SHALL COMPLY WITH SECTION 905.	903 905
FIRE ALARM SYSTEM	FIRE ALARM SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 907.2.	907.2
PENTHOUSE AREA LIMITATION (SEE PENTHOUSE AREA DIAGRAM THIS SHEET)	AREA OF PENTHOUSE SHALL NOT EXCEED ONE-THIRD OF THE AREA OF THE SUPPORTING ROOF DECK. (SEE DIAGRAM BELOW FOR COMPLIANCE) PENTHOUSES SHALL NOT BE USED FOR PURPOSES OTHER THAN THE SHELTER OF MECHANICAL EQUIPMENT, TANKS, VERTICAL SHAFT OPENINGS IN THE ROOF ASSEMBLY.	1510.1.1 1510.2.2

PLUMBING FIXTURES

NOTE:
FOR PLUMBING CALCS ONLY, OCCUPANT LOAD DOES NOT INCLUDE EXTERIOR BALCONIES OR ROOFTOP TERRACES. IT IS ASSUMED THE SAME OCCUPANTS WOULD BE INSIDE OR OUTSIDE.

COMBINED OCCUPANT LOAD

	OCCUPANCY AREA	OCCUPANT LOAD FACTOR	OCCUPANTS MEN	OCCUPANTS WOMEN
LEVEL 1	A-2 - 2,660 (RETAIL)	30	45	45
	B - 28,992	150	97	97
LEVEL 2	A-2 - 3,195 (F+B)	30	54	54
	A-3 - 4,712 (CONF)	30	79	79
	A-3 - 2,435 (FITNESS)	50	25	25
	B-ACC - 1,483	30	25	25
	B - 17,309	150	58	58
LEVEL 3-10	B-ACC - 3,860 (A-3)	30	65	65
	B - 35,544	150	119	119
LEVEL 11	B-ACC - 2,207 (A-3)	30	37	37
	B - 20,904	150	70	70

CPC TITLE 24, PT 5 SECTION 422.1 TABLE 4.2

SEE SHEET G.BC-200 & 201 FOR OCC. AREAS

REQUIRED PLUMBING FIXTURE COUNTS

		MEN WC	MEN U	MEN LAV	WOMEN WC	WOMEN LAV	DF
LEVEL 1	A-2 (RETAIL)	TI	TI	TI	TI	TI	TI
	B	3	1	2	4	2	2
	PROVIDED	**3**	**1**	**2**	**4**	**2**	**2**
LEVEL 2	A-2	2	1	1	3	1	1
	A-3	2	2	1	4	2	1
	B	1	1	1	3	1	1
	TOTAL REQ	5	4	3	10	4	3
	PROVIDED	5	4	3	10	4	3
LEVEL 3-10	TOTAL REQ	3	2	3	8	4	3
	PROVIDED	3	2	3	8	4	3
LEVEL 11	TOTAL REQ	3	2	2	8	3	2
	PROVIDED	3	2	3	8	4	2

CPC TITLE 24, PT 5 TABLE 422.1

NOTE:
PER CPC TITLE 24 PT 5 SECTION 422.1 TABLE 4.2 FOOTNOTE ** THESE CALCS EXCLUDE MECHANICAL SPACES

TYPE OF CONSTRUCTION	TYPE IA RISK CATEGORY III SEISMIC IMPORTANCE FACTOR 1.25	602.2 TABLE 1604.5 1613
REQUIRED FIRE RESISTIVE RATINGS	PRIMARY STRUCTURAL FRAME: 3 HOUR PRIMARY STRUCTURAL FRAME SUPPORTING ROOF LOADS ONLY: 3 HOUR BEARING WALLS - EXTERIOR: 3 HOUR BEARING WALLS - INTERIOR: 3 HOUR BEARING WALLS - INTERIOR SUPPORTING ROOF LOADS ONLY: 3 HOUR NON-BEARING WALLS - EXTERIOR: SEE "FIRE SEPARATION DISTANCE" BELOW NON-BEARING WALLS - INTERIOR: NO RATING REQUIRED FLOOR CONSTRUCTION: 2 HOUR (UL DESIGN #D-902) ROOF CONSTRUCTION: 1 1/2 HOUR (UL DESIGN #D-902) STAIRWAY ENCLOSURE: 2 HOUR (SEE "FLOOR OPENINGS & SHAFTS" BELOW) SHAFT ENCLOSURES: 2 HOUR (SEE "FLOOR OPENINGS & SHAFTS" BELOW)	CHAPTER 6 TABLE 601
OCCUPANCY CLASSIFICATION	GROUP B: OFFICE GROUP A: ASSEMBLY OCCUPANCIES ARE SEPARATED THIS BUILDING IS DESIGNED FOR POTENTIAL FUTURE GROUP L OCCUPANCY AS PART OF TENANT FITOUT UNDER SEPARATE PERMIT	CBC CH. 3 CBC CH. 5 508.3
ALLOWABLE BUILDING HEIGHT & AREA	ALLOWABLE HEIGHT: B OCCUPANCY: UL; L OCCUPANCY: UL ALLOWABLE NO. OF STORIES: B OCCUPANCY: UL STORIES; L OCCUPANCY: 20 STORIES ALLOWABLE AREA: B OCCUPANCY: UL AREA TYPE IA; L OCCUPANCY: UL AREA TYPE IA	TABLE 504.3 TABLE 504.4 TABLE 506.2
ACTUAL BUILDING HEIGHT & AREA (SEE BUILDING HEIGHT DIAGRAM THIS SHEET)	ACTUAL HEIGHT: 213'-0" ACTUAL NO. OF STORIES: 11 STORIES + PENTHOUSE (PH) ACTUAL AREA (PER FLOOR): REFER TO AREA PLANS ACTUAL AREA (TOTAL BUILDING): REFER TO AREA PLANS	
HAZARDOUS MATERIALS QUANTITY PER LABORATORY SUITE	STORY ABOVE GRADE: 1-3, 4-6, 7-10, 11-14 % OF MAX. PER LAB SUITE: 100, 75, 50, 50 # OF LAB SUITES PER FLOOR: UL, 20, 16, 8 UL = UNLIMITED NP = NOT PERMITTED	
FIRE SEPARATION RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE	DISTANCE / REQUIRED RATING [GROUP A & B] / [GROUP L]: 0 FT < X < 5 FT = 1 HR / 3 HR 5 FT ≤ X < 10 FT = 1 HR / 3 HR 10 FT ≤ X < 30 FT = 1 HR / 2 HR 30 FT ≤ X = NR / NR	CHP. 6 TABLE 602
MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE	MAXIMUM AREA OF EXTERIOR WALL OPENINGS (AS PERCENTAGE OF WALL AREA) 0' - 3 ' / 3'-5' / 5'-10' / 10'-15' / 15'-20' / 20'-25' / 25'-30' / >30' UNPROTECTED, SPRINKLERED (UP,S): NP / 15% / 25% / 45% / 75% / NL / NL / NL PROTECTED (P): NP / 15% / 25% / 45% / 75% / NL / NL / NL (NP=NOT PERMITTED, NL=NO LIMIT)	TABLE 705.8
FLOOR OPENINGS & SHAFTS	2 HOUR (X<4 STORIES = 1 HR, HOWEVER "SHAFT ENCLOSURES SHALL NOT HAVE A FIRE-RESISTANCE RATING NOT LESS THAN THE FLOOR ASSEMBLY PENETRATED. BUT NEED NOT EXCEED 2 HOURS.")	CHP. 7 713.4
OCCUPANT LOAD	BUSINESS GROUP B: BUSINESS AREAS: 100 GROSS STORAGE/MECH/ELEC ROOMS: 300 GROSS ASSEMBLY, UNCONCENTRATED (LESS THAN 750 SF/50 OCC): 15 NET ASSEMBLY GROUP A-2: ASSEMBLY, UNCONCENTRATED (DINING FACILITY): 15 NET	TABLE 1004.1.2
INTERIOR OPENING AND WINDOW FIRE PROTECTION RATINGS	TYPE OF ASSEMBLY / DOOR RATING / DOOR VISION PANEL SIZE / DOOR SIDELITE/ TRANSOM / WINDOW 1 HR FIRE PARTITION: 20 MIN. / MAX TESTED / 45 MIN. / 45 MIN. 1 HR FIRE BARRIER: 60 MIN. / 100 IN² / NP / NP 1 HR SMOKE BARRIER: 20 MIN. / MAX TESTED / 45 MIN. / 45 MIN. 2HR PARTITION/SHAFT: 90 MIN. / 100 IN² / NP / NP NP= NOT PERMITTED	TABLE 716.1(2)
MEANS OF EGRESS SIZING (DOORS & OTHER EGRESS COMPONENTS)	LEVEL 1: 399 OCCUPANTS * 0.15 = 60.0" REQ'D. / 144" PROVIDED LEVEL 2: 1095 OCCUPANTS * 0.15 = 164.3" REQ'D. / 180" PROVIDED LEVEL 3-10: 648 OCCUPANTS * 0.15 = 97.2" REQ'D. / 108" PROVIDED LEVEL 11: 627 OCCUPANTS * 0.15 = 94.1" REQ'D. / 108" PROVIDED ROOF: 16 OCCUPANTS * 0.15 = 2.4" REQ'D. / 108" PROVIDED	CHP.10 TABLE 1004.1.2 1005.3.2, WITH SPRINKLER SYSTEM
MEANS OF EGRESS SIZING (STAIRWAYS)	LEVEL 1: 399 OCCUPANTS * 0.2 = 79.8" REQ'D. / 180" PROVIDED LEVEL 2: 1095 OCCUPANTS * 0.2 = 219.0" REQ'D. / 240" PROVIDED LEVEL 3-10: 648 OCCUPANTS * 0.2 = 129.6" REQ'D. / 180" PROVIDED LEVEL 11: 627 OCCUPANTS * 0.2 = 125.4" REQ'D. / 180" PROVIDED ROOF: 16 OCCUPANTS * 0.2 = 3.2" REQ'D. / 180" PROVIDED	CHP.10 TABLE 1004.1.2 1005.3.1, WITH SPRINKLER SYSTEM
NUMBER OF EXITS	LEVEL / # OF EXITS REQ'D / # OF EXITS PROVIDED LEVEL 1: 3 / 3 LEVEL 2: 3 / 3 LEVEL 3-10: 3 / 3 LEVEL 11: 2 / 3 ROOF 1 / 2	1006.3.2

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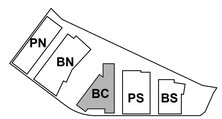
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ISSUES	DATE
ENTITLEMENT APPLICATION	03/24/2022
ENTITLEMENT APPLICATION #2	08/19/2022
ENTITLEMENT APPLICATION #3	12/09/2022

Peninsula Crossing

1200-1340 Old Bayshore Hwy, Burlingame, CA 94010

KEYPLAN



PROJECT NO.: 20045.00

DATE: 08/19/2022

SCALE: As indicated

SHEET TITLE:

BUILDING CENTER - CODE & AREA SUMMARY

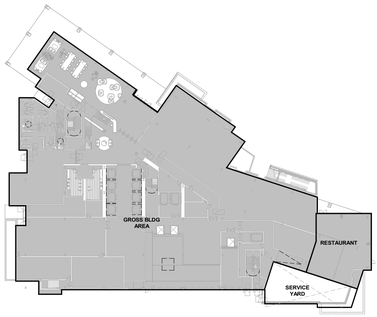
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ENT A.BC-010

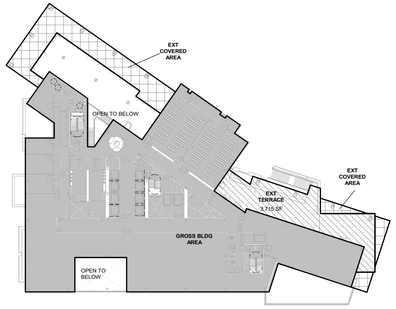
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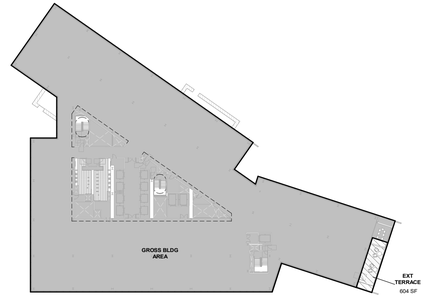
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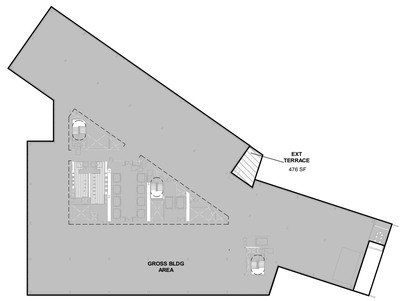
1 GROSS AREA - LEVEL 1
1" = 60'-0"



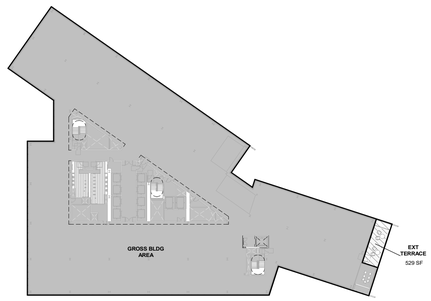
2 GROSS AREA - LEVEL 2
1" = 60'-0"



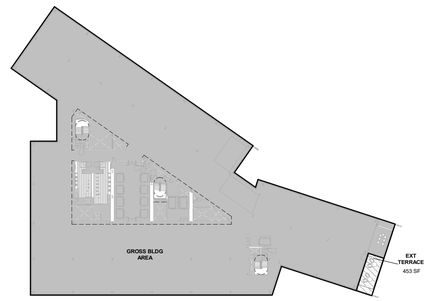
3 GROSS AREA - LEVEL 3
1" = 60'-0"



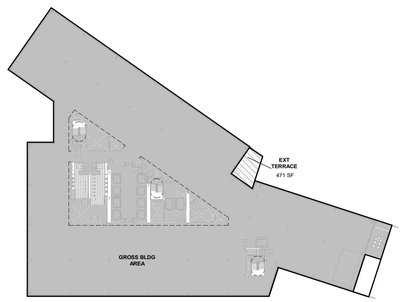
4 GROSS AREA - LEVEL 4
1" = 60'-0"



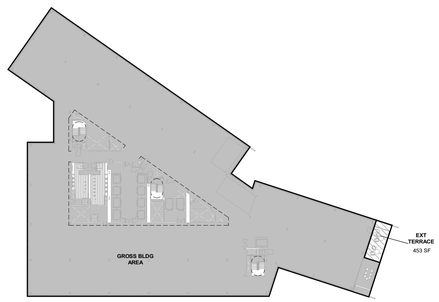
5 GROSS AREA - LEVEL 5
1" = 60'-0"



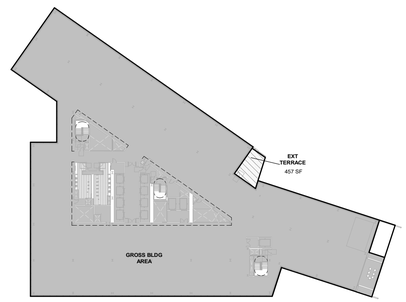
6 GROSS AREA - LEVEL 6
1" = 60'-0"



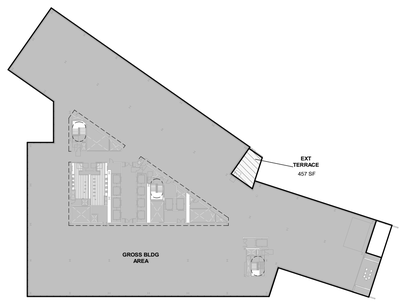
7 GROSS AREA - LEVEL 7
1" = 60'-0"



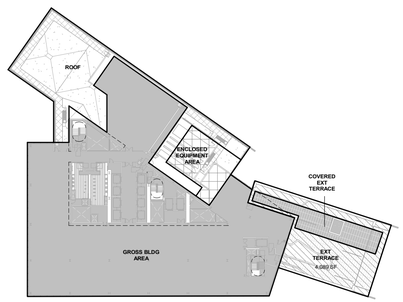
8 GROSS AREA - LEVEL 8
1" = 60'-0"



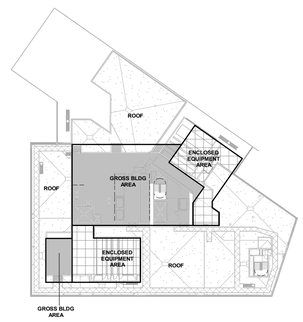
9 GROSS AREA - LEVEL 9
1" = 60'-0"



10 GROSS AREA - LEVEL 10
1" = 60'-0"



11 GROSS AREA - LEVEL 11
1" = 60'-0"



12 GROSS AREA - ROOF
1" = 60'-0"

LEGEND

*REFER TO SHEET ENT G-002 FOR ALL BUILDING AREAS

GROSS BUILDING AREA

GROSS BUILDING AREA IS DEFINED AND CALCULATED PER *BURLINGAME MUNICIPAL CODE TITLE 25.*

ARTICLE 3. REGULATIONS AND STANDARDS APPLICABLE TO ALL ZONING DISTRICTS

25.030.060.A - Determining Floor Area, Generally.
The floor area of a building shall be the sum of all floors of a building or buildings, as measured to the outside surfaces of the exterior walls of the structure or structures and including such areas as halls, stairways, covered porches and balconies, elevator shafts, service and mechanical equipment rooms and basements, cellars, and improved space in attic areas.

25.030.060.D.2 - Non-Residential Exemptions.
Exempted from floor area ratio computation for commercial development are:
a. Chimneys, cupolas, and flag poles.
b. Canopies at entrances to buildings.
c. Balconies (uncovered or covered).
d. Covered walkways and arcades.
e. Ground level trellises.
f. Trash enclosures.
g. Water tanks, elevator penthouses, and other mechanical appurtenances.
h. Fire or hose towers.
i. Ground level service yards, if open to the sky, and which may otherwise be partially enclosed.

ARTICLE 8. DEFINITIONS

25.108.070 - "F" Definitions.
***Floor area, gross**. The total area enclosed within a building, including closets, stairways, and utility and mechanical rooms, measured from the outside face of the walls.*

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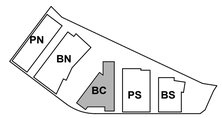
ISSUES	DATE
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DW Burlingame Venture, LLC

Peninsula Crossing

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KEYPLAN



PROJECT NO.: 20045.00
DATE: 10/21/2022
SCALE: 1" = 60'-0"

SHEET TITLE:

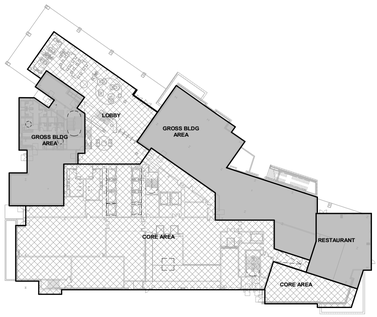
BUILDING CENTER - AREA PLANS

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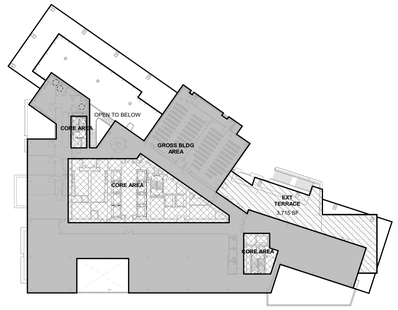
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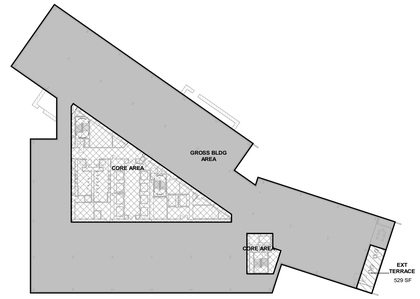
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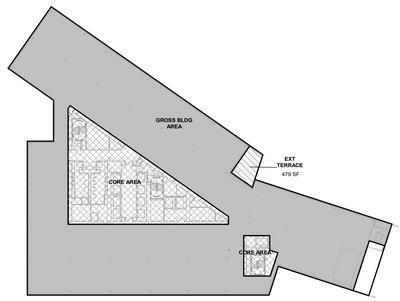
1 LEVEL 1 PARKING AREA
1" = 60'-0"



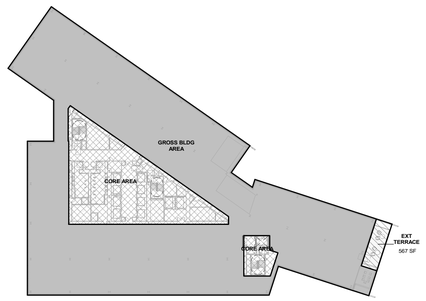
2 LEVEL 2 PARKING AREA
1" = 60'-0"



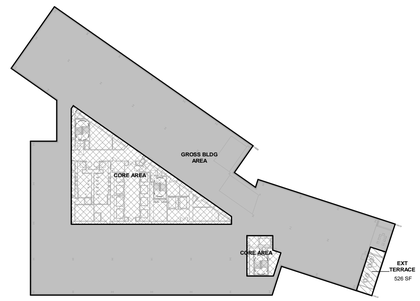
3 LEVEL 3 PARKING AREA
1" = 60'-0"



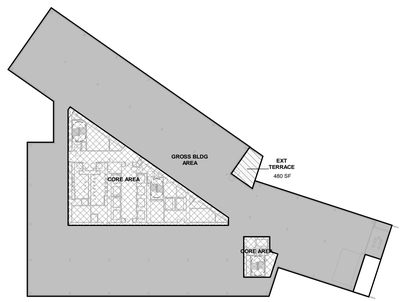
4 LEVEL 4 PARKING AREA
1" = 60'-0"



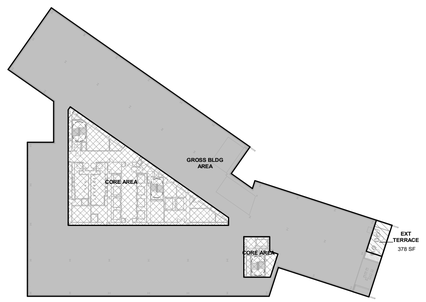
5 LEVEL 5 PARKING AREA
1" = 60'-0"



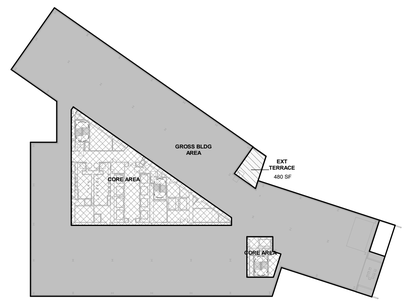
6 LEVEL 6 PARKING AREA
1" = 60'-0"



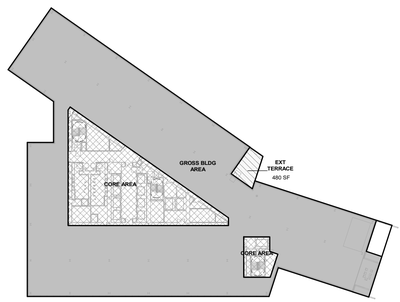
7 LEVEL 7 PARKING AREA
1" = 60'-0"



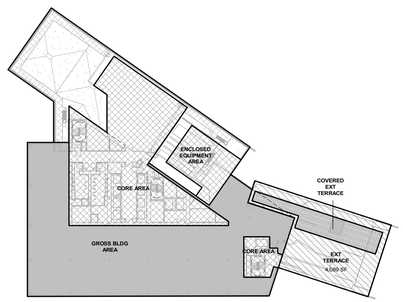
8 LEVEL 8 PARKING AREA
1" = 60'-0"



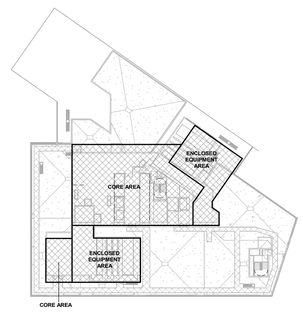
9 LEVEL 9 PARKING AREA
1" = 60'-0"



10 LEVEL 10 PARKING AREA
1" = 60'-0"



11 LEVEL 11 PARKING AREA
1" = 60'-0"



12 LEVEL 12 PARKING AREA
1" = 60'-0"

LEGEND

*REFER TO SHEET ENT G-002 FOR ALL PARKING COUNTS AND RATIOS

AREA CALCULATIONS FOR VEHICLE PARKING SPACE REQUIREMENTS

PARKING CALCULATIONS IS DEFINED AND CALCULATED PER *BURLINGAME MUNICIPAL CODE TITLE 25.*

ARTICLE 3. REGULATIONS AND STANDARDS APPLICABLE TO ALL ZONING DISTRICTS

25.040.A.7 - Parking Calculations

a. Floor Area. The parking requirement calculation shall be based on the gross floor area of the entire use, unless stated otherwise. Areas that are not leasable or generally not occupied, such as lobbies, hallways, stairways, break rooms, restrooms, and utility rooms, shall not be included in the parking requirement calculation.

BLDG CENTER - LEASABLE AREA SUMMARY

INTERIOR LEASABLE AREA	PROPOSED
Roof	0
Level 11	15,713
Level 10	33,725
Level 9	33,724
Level 8	33,725
Level 7	33,650
Level 6	33,577
Level 5	33,574
Level 4	33,498
Level 3	33,574
Level 2	23,252
Level 1 (Restaurant)	2,714
Level 1	12,575
SUBTOTAL INTERIOR :	323,300

EXTERIOR LEASABLE AREA	PROPOSED
Private Terrace (L11)	5,794
Private Balconies (L3-11)	3,901
Private Terrace (L2)	3,715
SUBTOTAL EXTERIOR:	13,410

TOTAL LEASABLE AREA	PROPOSED
TOTAL:	336,709

NOTE: Core, Lobby and Mechanical areas are excluded from leasable calculations shown above

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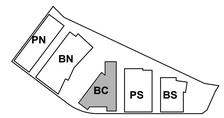
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ISSUES	DATE
ENTITLEMENT APPLICATION	03/24/2022
ENTITLEMENT APPLICATION #2	08/19/2022
ENTITLEMENT APPLICATION #3 - REVISED	02/01/2023

DW Burlingame Venture, LLC

Peninsula Crossing
1200-1340 Old Bayshore Hwy, Burlingame, CA 94010

KEYPLAN



PROJECT NO.: 20045.00
DATE: 10/21/2022
SCALE: 1" = 60'-0"

SHEET TITLE:

BUILDING CENTER - PARKING REQ AREA PLANS

SHEET NO:
ENT A.BC-021

12/8/2022 5:00:13 PM

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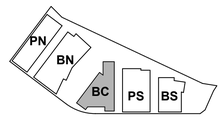
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ISSUES	DATE
ENTITLEMENT APPLICATION	03/24/2022
ENTITLEMENT APPLICATION #2	08/19/2022
ENTITLEMENT APPLICATION #3	12/09/2022

Peninsula Crossing

1200-1340 Old Bayshore Hwy, Burlingame, CA 94010

KEYPLAN



PROJECT NO.: 20045.00

DATE: 08/19/2022

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

SHEET TITLE:

BUILDING CENTER - FLOOR PLAN - LEVEL 1

SHEET NO:

ENT A.BC-101

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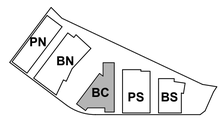
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ISSUES	DATE
ENTITLEMENT APPLICATION	03/24/2022
ENTITLEMENT APPLICATION #2	08/19/2022
ENTITLEMENT APPLICATION #3	12/09/2022

Peninsula Crossing

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KEYPLAN



PROJECT NO.: 20045.00

DATE: 08/19/2022

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

SHEET TITLE:

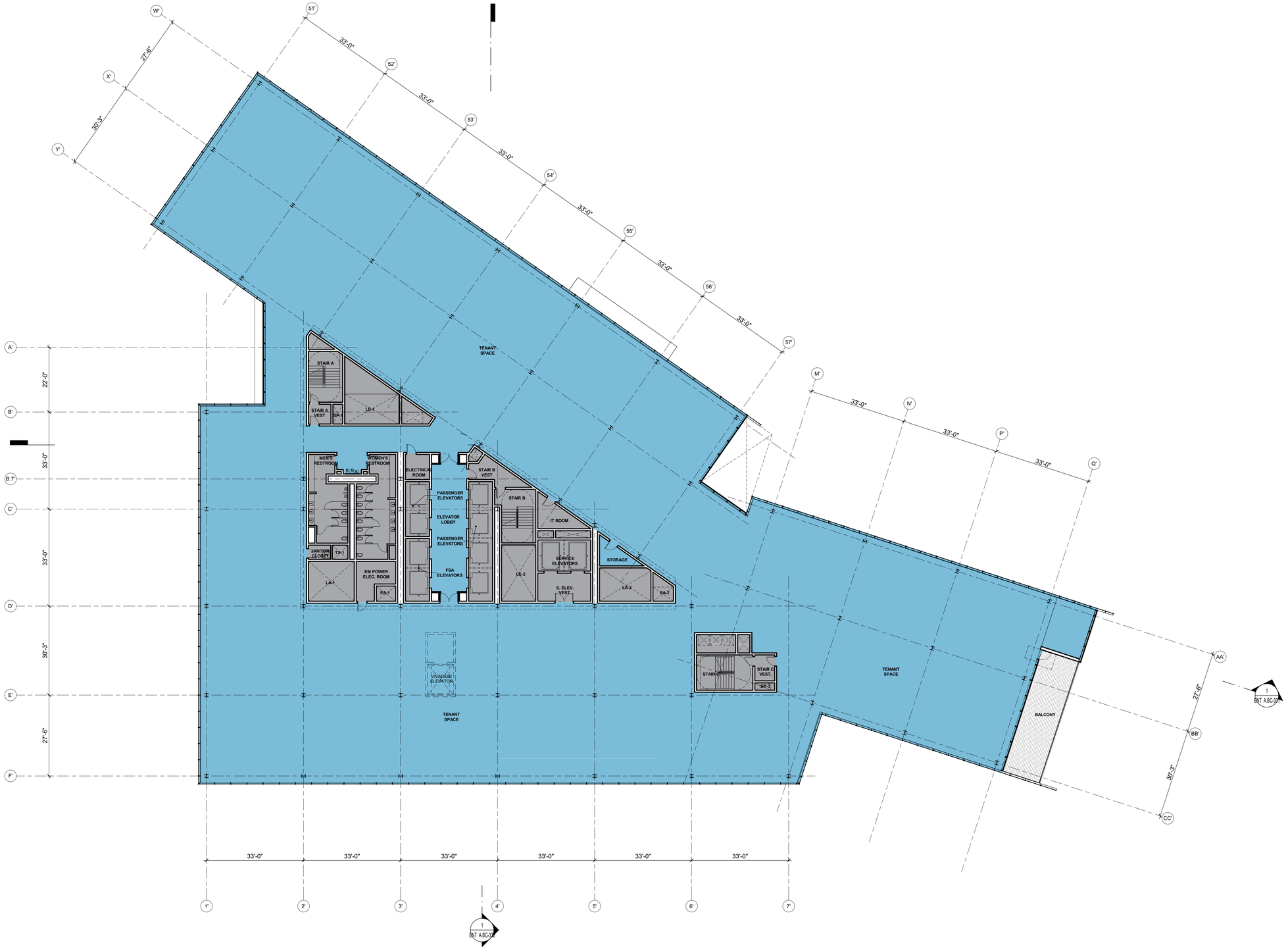
BUILDING CENTER - FLOOR PLAN - LEVEL 2

SHEET NO:

ENT A.BC-102

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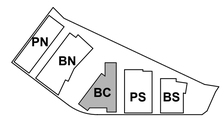
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ENTITLEMENT APPLICATION #3	12/09/2022

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KEYPLAN



PROJECT NO.: 20045.00

DATE: 08/19/2022

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

SHEET TITLE:

BUILDING CENTER - FLOOR PLAN - LEVEL 3

SHEET NO:

ENT A.BC-103

0' 8' 16' 32' 64'

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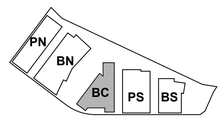
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KEYPLAN



PROJECT NO.: 20045.00

DATE: 08/19/2022

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

SHEET TITLE:

BUILDING CENTER - FLOOR PLAN - TYPICAL LEVEL (4-10)

SHEET NO:

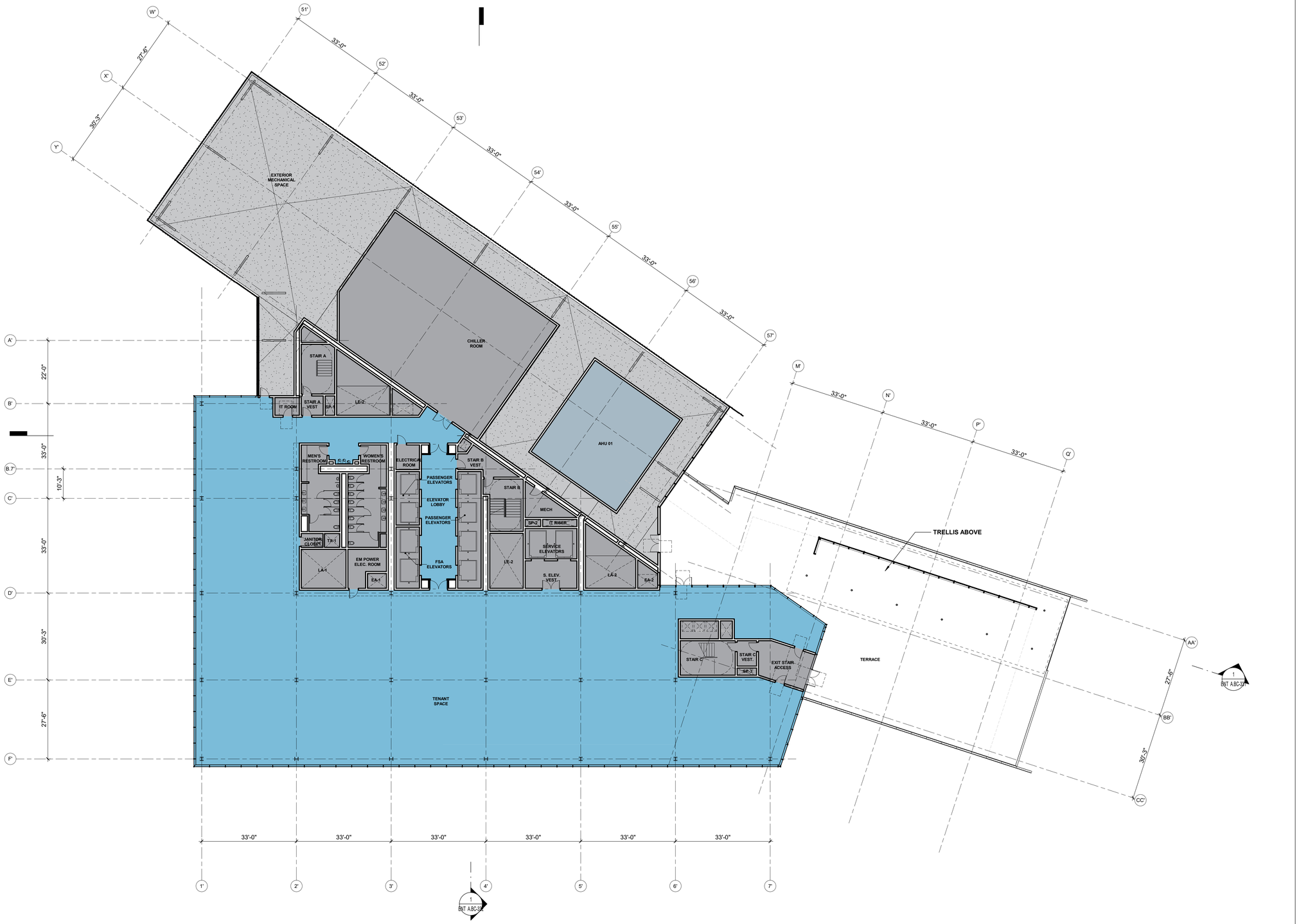
ENT A.BC-106

0' 8' 16' 32' 64'

8/17/2022 5:39:05 PM

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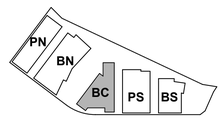
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ISSUES	DATE
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ENTITLEMENT APPLICATION #2	08/19/2022
ENTITLEMENT APPLICATION #3	12/09/2022

Peninsula Crossing

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KEYPLAN



PROJECT NO.: 20045.00

DATE: 08/19/2022

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

SHEET TITLE:

BUILDING CENTER - FLOOR PLAN - LEVEL 11

SHEET NO:

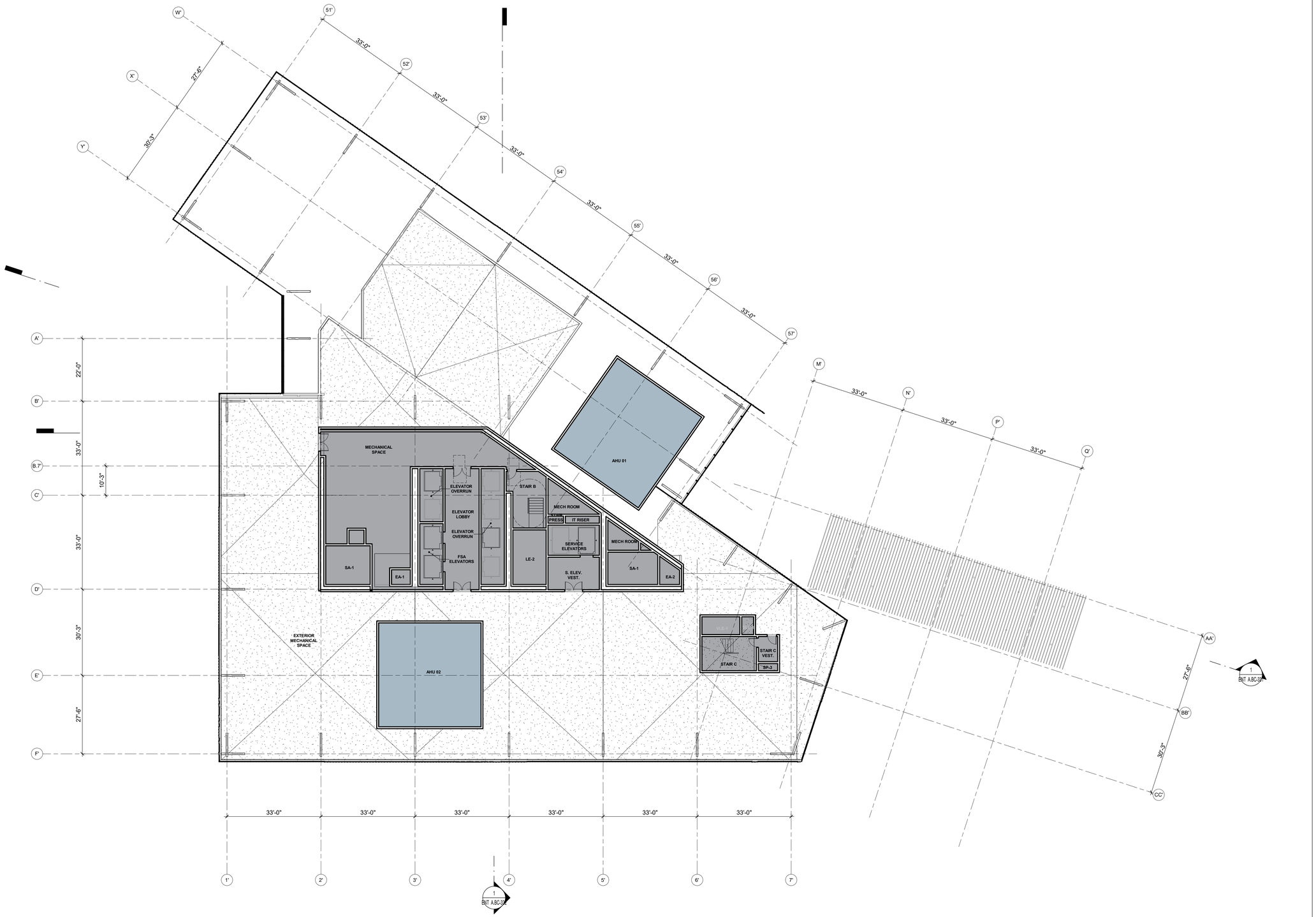
ENT A.BC-111

0' 8' 16' 32' 64'

8/17/2022 5:39:40 PM

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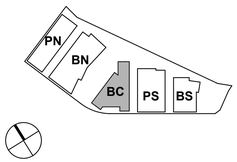
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KEYPLAN



PROJECT NO.: 20045.00

DATE: 08/19/2022

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

SHEET TITLE:

BUILDING CENTER - FLOOR PLAN - ROOF LEVEL

SHEET NO:

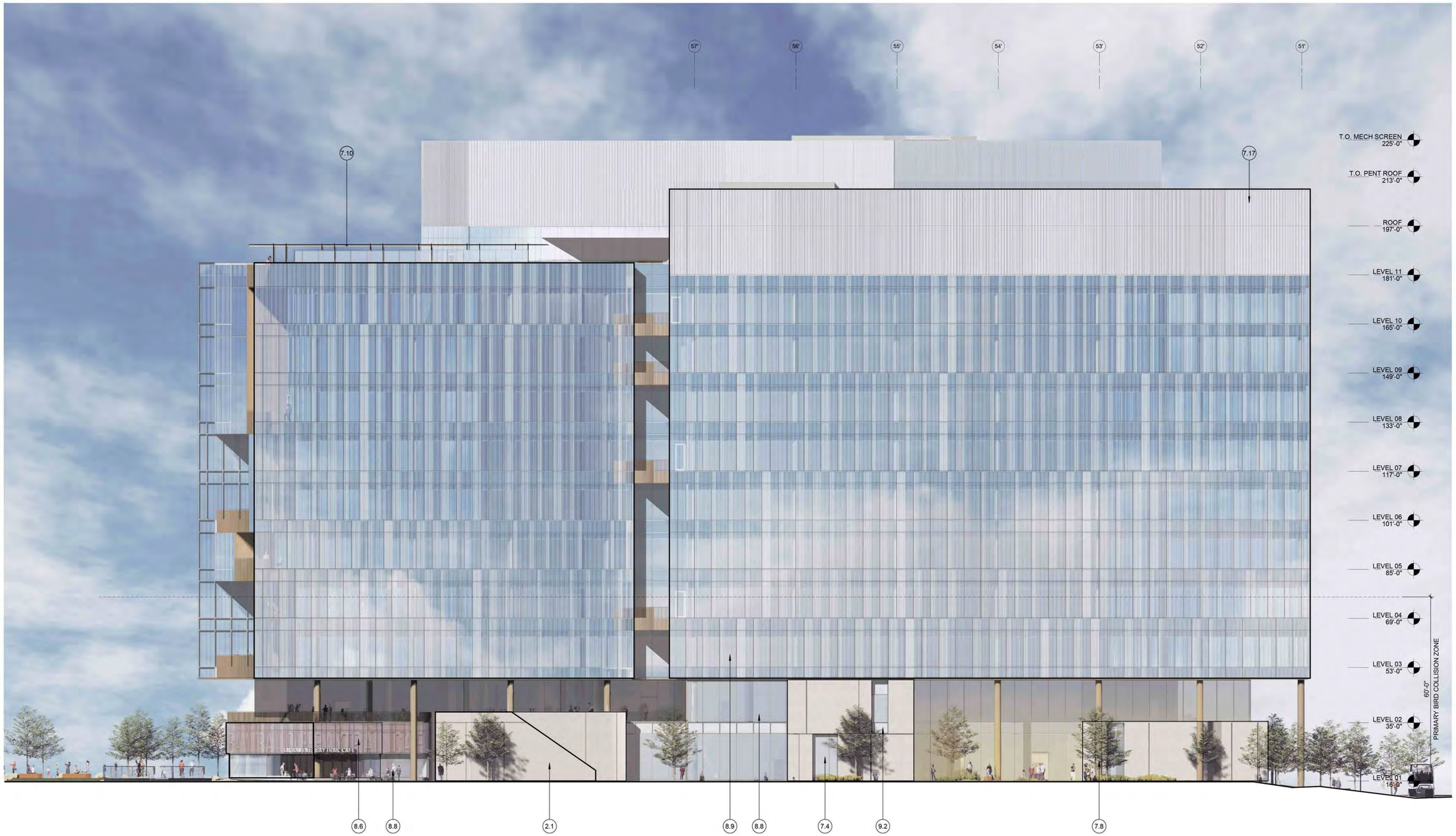
ENT A.BC-112

0' 8' 16' 32' 64'

8/17/2022 5:45:49 PM

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1 CENTER BUILDING - CREEK ELEVATION
1/16" = 1'-0"

#	ELEVATION KEYNOTES
2.1	TEXTURED ARCHITECTURAL PRECAST PANELS
7.4	WARM MTL FRAMED STOREFRONT
7.8	WARM MTL COLUMN COVER
7.10	WARM MTL FRAMED TRELLIS
7.17	CORRUG MTL PANEL SCREEN
8.6	GRAPHIC INTERLAYER GLAZING
8.8	SSG CURTAINWALL - CLEAR BIRDSAFE GLAZING
8.9	SSG CURTAINWALL - FRITTED GLAZING
9.2	GLAZED SHADOW BOX

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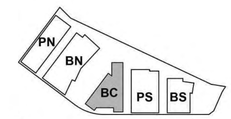
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ISSUES	DATE
ENTITLEMENT APPLICATION	03/24/2022
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ENTITLEMENT APPLICATION #3	12/09/2022

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KEYPLAN

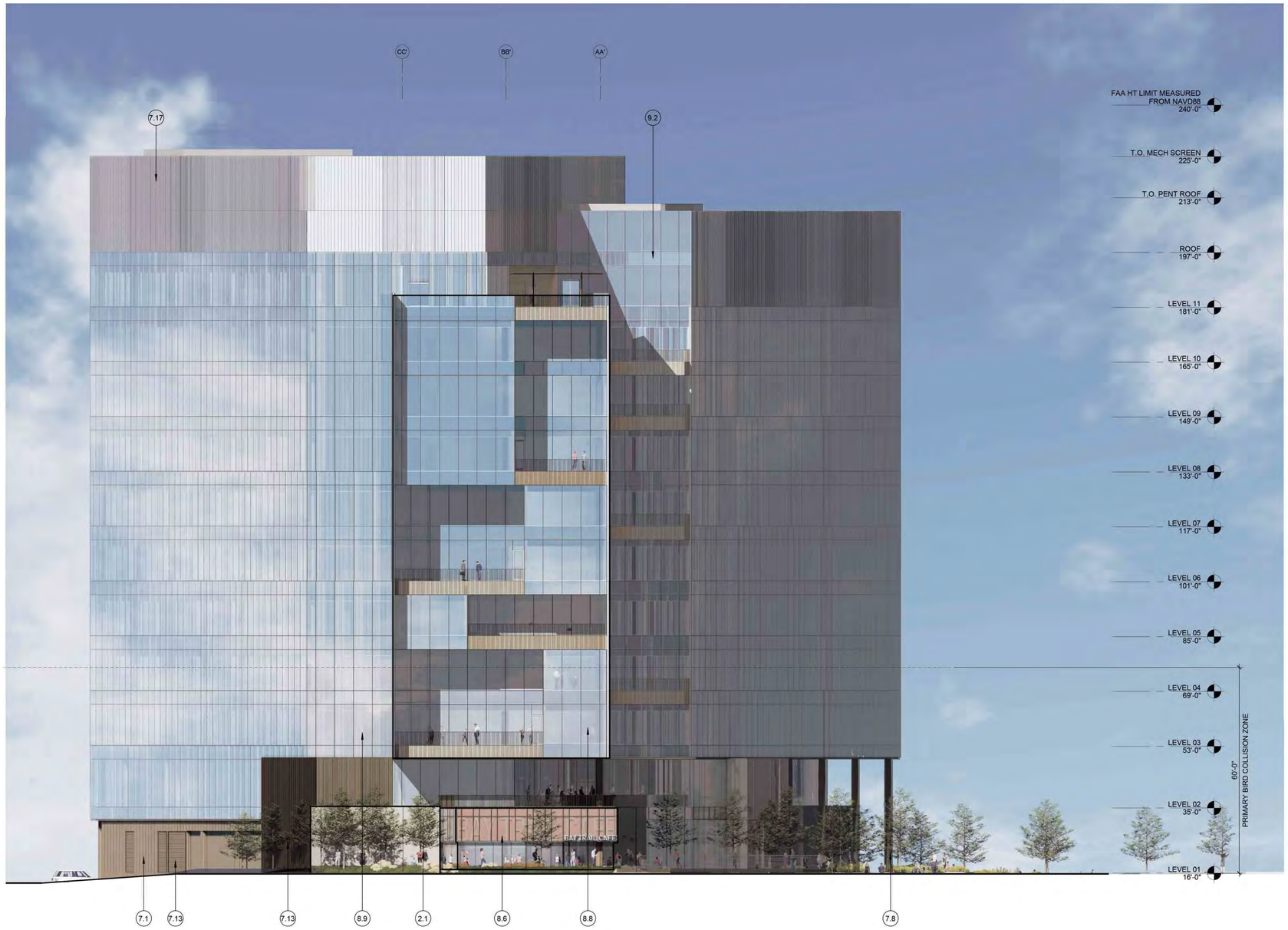


PROJECT NO.: 20045.00
DATE: 08/19/2022
SCALE: As indicated

SHEET TITLE:

BUILDING CENTER - EXTERIOR ELEVATIONS

SHEET NO:
ENT A.BC-301



1 CENTER BUILDING - BAY ELEVATION

1/16" = 1'-0"

#	ELEVATION KEYNOTES
2.1	TEXTURED ARCHITECTURAL PRECAST PANELS
7.1	WARM MTL PANEL
7.8	WARM MTL COLUMN COVER
7.13	WARM MTL LOUVERS
7.17	CORRUG MTL PANEL SCREEN
8.6	GRAPHIC INTERLAYER GLAZING
8.8	SSG CURTAINWALL - CLEAR BIRDSAFE GLAZING
8.9	SSG CURTAINWALL - FRITTED GLAZING
9.2	GLAZED SHADOW BOX

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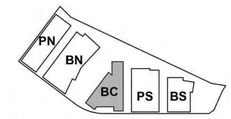
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ISSUES	DATE
ENTITLEMENT APPLICATION	03/24/2022
ENTITLEMENT APPLICATION #2	08/19/2022
ENTITLEMENT APPLICATION #3	12/09/2022

Peninsula Crossing

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KEYPLAN



PROJECT NO.: 20045.00

DATE: 08/19/2022

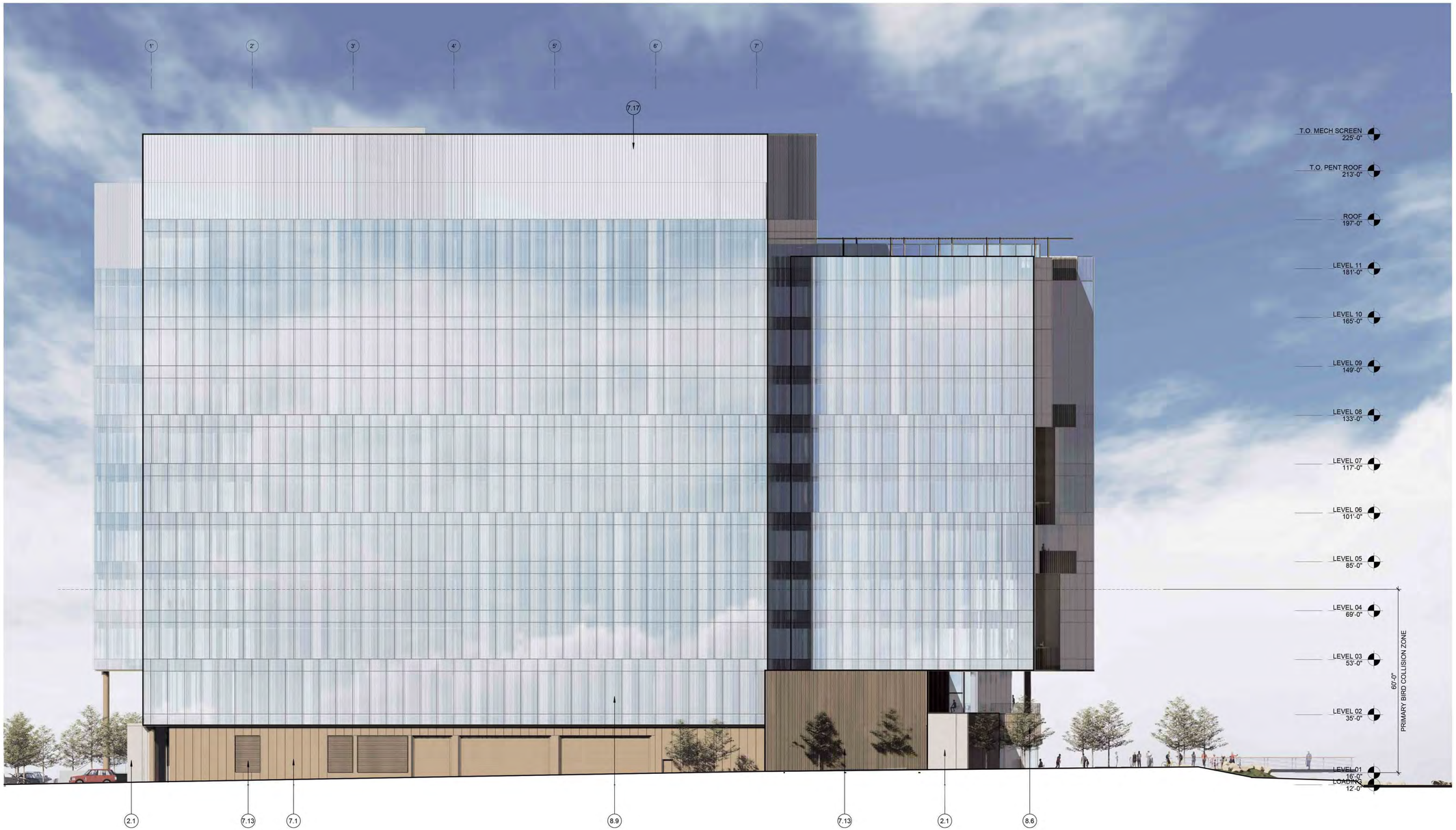
SCALE: As indicated

SHEET TITLE:

BUILDING CENTER - EXTERIOR ELEVATIONS

SHEET NO:

ENT A.BC-302



1 CENTER BUILDING - SIDE ELEVATION

1/16" = 1'-0"

#	ELEVATION KEYNOTES
2.1	TEXTURED ARCHITECTURAL PRECAST PANELS
7.1	WARM MTL PANEL
7.13	WARM MTL LOUVERS
7.17	CORRUG MTL PANEL SCREEN
8.6	GRAPHIC INTERLAYER GLAZING
8.9	SSG CURTAINWALL - FRITTED GLAZING

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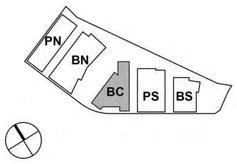
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ISSUES	DATE
ENTITLEMENT APPLICATION	03/24/2022
ENTITLEMENT APPLICATION #2	08/19/2022
ENTITLEMENT APPLICATION #3	12/09/2022

Peninsula Crossing

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KEYPLAN



PROJECT NO.: 20045.00
DATE: 08/19/2022
SCALE: As indicated

SHEET TITLE:

BUILDING CENTER - EXTERIOR ELEVATIONS

SHEET NO:

ENT A.BC-303

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1 CENTER BUILDING - BAYSHORE HWY ELEVATION

1/16" = 1'-0"

GROUND FLOOR FACADE AREA CALCULATIONS

BAYSHORE HWY ELEVATION

GROUND FLOOR FACADE AREA:	3583 SF
GROUND FLOOR TRANSPARENCY AREA:	936 SF
GROUND FLOOR % TRANSPARENCY AREA:	26 %

#	ELEVATION KEYNOTES
2.1	TEXTURED ARCHITECTURAL PRECAST PANELS
7.4	WARM MTL FRAMED STOREFRONT
7.8	WARM MTL COLUMN COVER
7.17	CORRUG MTL PANEL SCREEN
8.6	GRAPHIC INTERLAYER GLAZING
8.8	SSG CURTAINWALL - CLEAR BIRDSAFE GLAZING
8.9	SSG CURTAINWALL - FRITTED GLAZING
9.2	GLAZED SHADOW BOX

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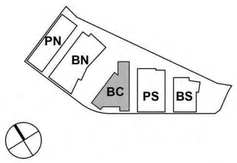
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ENTITLEMENT APPLICATION #3	12/09/2022

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PROJECT NO.: 20045.00

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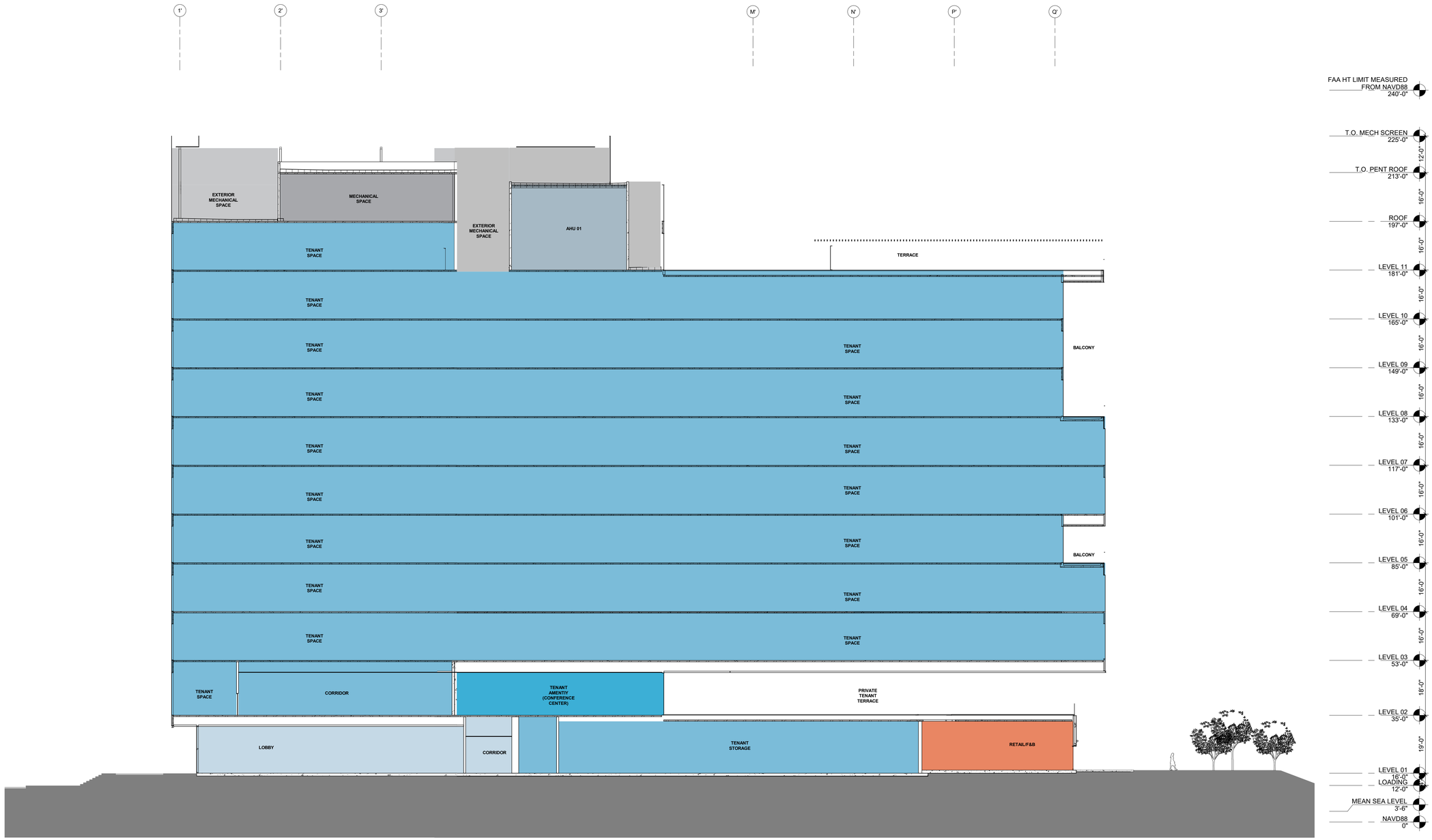
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SHEET TITLE:

BUILDING CENTER - EXTERIOR ELEVATIONS

SHEET NO:

ENT A.BC-304



1 SECTION 1
1/16" = 1'-0"

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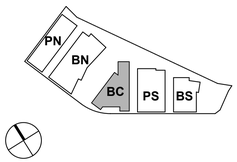
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ENTITLEMENT APPLICATION #3	12/09/2022

Peninsula Crossing

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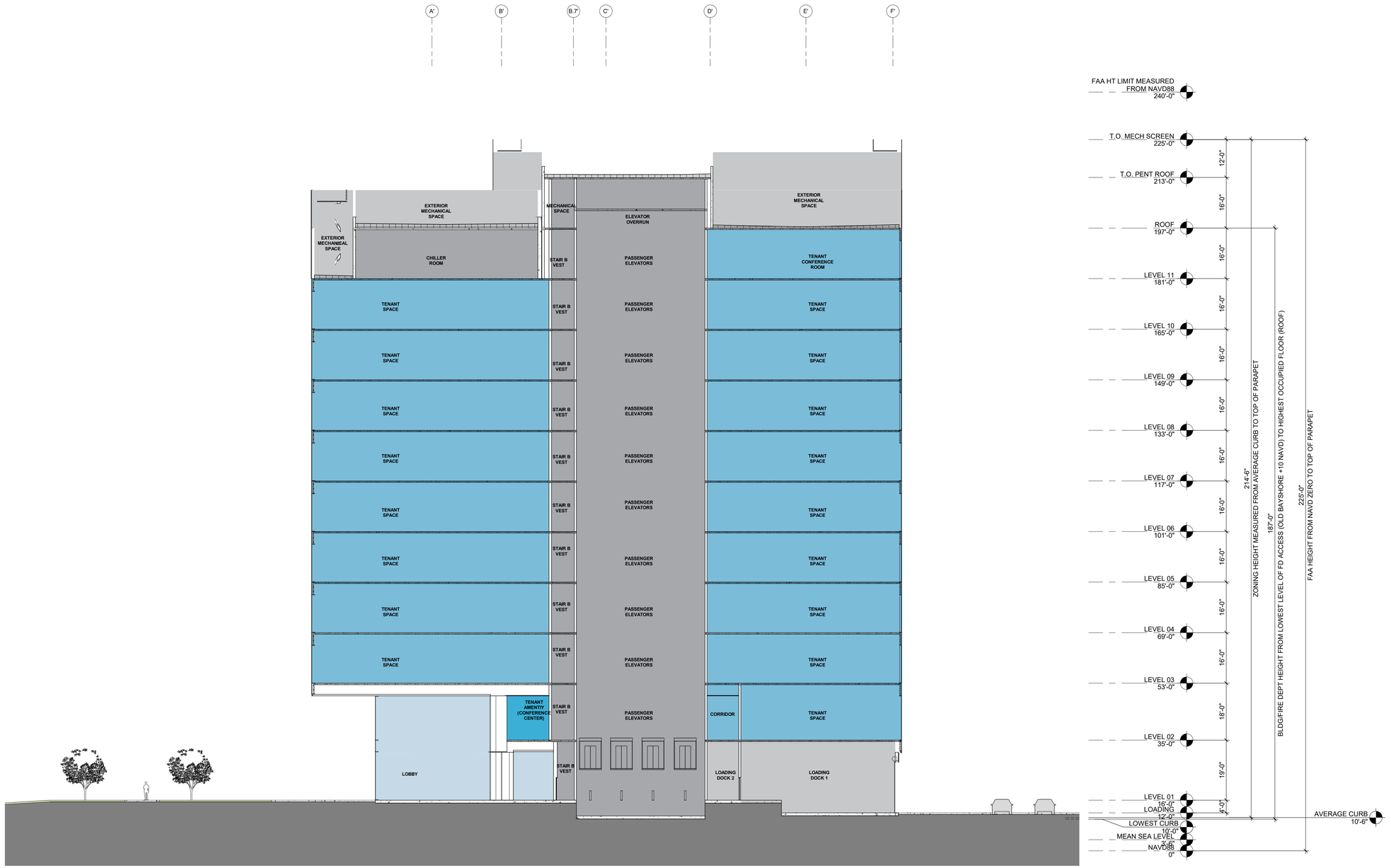
PROJECT NO.: 20045.00
DATE: 08/19/2022
SCALE: 1/16" = 1'-0"

SHEET TITLE:

BUILDING CENTER - SECTIONS

SHEET NO:

ENT A.BC-331



1 SECTION 2
1/16" = 1'-0"

8/17/2022 5:53:42 PM

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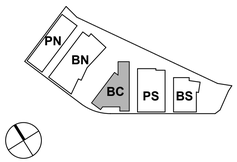
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ENTITLEMENT APPLICATION #2	08/19/2022
ENTITLEMENT APPLICATION #3	12/09/2022

Peninsula Crossing
1200-1340 Old Bayshore Hwy, Burlingame, CA 94010

KEYPLAN



PROJECT NO.: 20045.00
DATE: 08/19/2022
SCALE: 1/16" = 1'-0"

SHEET TITLE:

BUILDING CENTER - SECTIONS

SHEET NO:
ENT A.BC-332

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BUILDING NORTH
(BN)

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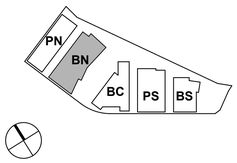
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ISSUES	DATE
ENTITLEMENT APPLICATION	03/24/2022
ENTITLEMENT APPLICATION #2	08/19/2022
ENTITLEMENT APPLICATION #3	12/09/2022

Peninsula Crossing
1200-1340 Old Bayshore Hwy, Burlingame, CA 94010

KEYPLAN



PROJECT NO.: 20045.00
DATE: 08/19/2022
SCALE:

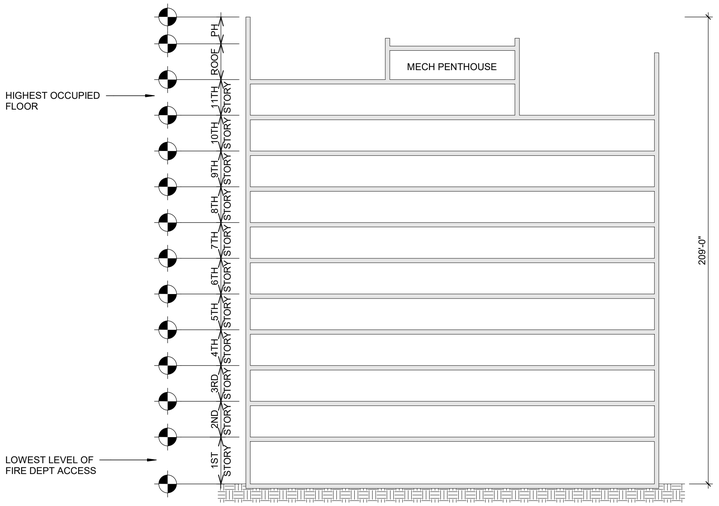
SHEET TITLE:

BUILDING NORTH - COVER

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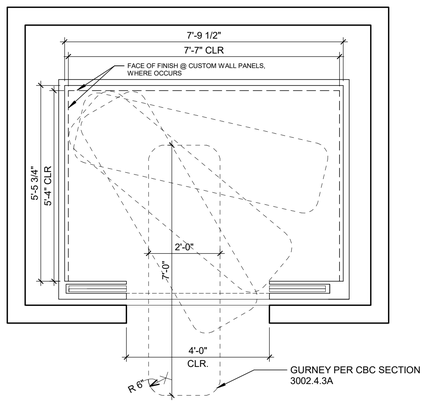
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"HIGH RISE BUILDING" DEFINITION (CHAP 2)
A BUILDING WITH AN OCCUPIED FLOOR LOCATED MORE THAN 75 FEET ABOVE LOWEST LEVEL OF FIRE DEPARTMENT VEHICLE ACCESS.

"BUILDING HEIGHT" DEFINITION (CHAP 2)
VERITCAL DISTANCE FROM GRADE PLANE TO THE AVERAGE HEIGHT OF ROOF SURFACE

1 BUILDING HEIGHT DIAGRAM
1/32" = 1'-0"



2 4000 LB CAPACITY / STRETCHER ELEVATOR CAB
1/2" = 1'-0"

CODE SUMMARY

ACCESSIBLE MEANS OF EGRESS	ACCESSIBLE ELEVATOR AS A MEANS OF EGRESS NOT REQUIRED IN BUILDINGS EQUIPPED THROUGHOUT WITH AUTOMATIC SPRINKLER SYSTEMS INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1.	1009.2.1 EXCEPTION 1
	STAIRWAYS ALL STAIRWAYS QUALIFY AS AN ACCESSIBLE MEANS OF EGRESS PER CBC 1009.2 ITEMS 2-4: 44" MINIMUM WIDTH.	1009.3 EXCEPTION 2
	AREA OF REFUGE NOT REQUIRED FOR EXIT STAIRWAYS IN BUILDINGS EQUIPPED THROUGHOUT WITH AUTOMATIC SPRINKLER SYSTEMS INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1.	1009.3.3 EXCEPTION 2
	TWO-WAY COMMUNICATION TWO-WAY COMMUNICATION SYSTEM REQUIRED AT LANDING SERVING EACH ELEVATOR BANK, ON ALL ACCESSIBLE FLOORS ABOVE GRADE.	1009.8
MEANS OF EGRESS	EXIT WIDTH FOR STAIRWAYS MINIMUM EGRESS WIDTH = 44" , BUT NOT LESS THAN 0.2 INCH PER OCCUPANT (SPRINKLER SYSTEM & EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM PROVIDED)	1005.3.1 EXCEPTION 1 1011.2
	EXIT WIDTH FOR MEANS OF EGRESS COMPONENTS OTHER THAN STAIRWAYS MINIMUM EGRESS WIDTH = 0.15 INCH PER OCCUPANT (SPRINKLER SYSTEM & EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM PROVIDED)	1005.3.2 EXCEPTION 1
	SPACES WITH ONE EXIT OR EXIT ACCESS DOORWAY (PERMITTED FOR EITHER CONDITION): A-2 OCCUPANCY: MAX OCC LOAD 49, MAX COMMON PATH OF TRAVEL 75'-0" B OCCUPANCY: 49, 100'-0" S-1 OCCUPANCY: 29, 100'-0"	TABLE 1006.2.1
	THREE EXITS OR MORE REQUIRED THREE EXITS REQUIRED FOR SPACES WITH OCCUPANT LOADS OF 501 TO 1,000. FOUR EXITS REQUIRED FOR SPACES WITH OCCUPANT LOADS GREATER THAN 1,000.	1006.2.1.1
	EXIT ACCESS TRAVEL DISTANCE A-2 OCCUPANCY: 250'-0" B OCCUPANCY: 300'-0" S-1 OCCUPANCY: 250'-0"	TABLE 1017.2
	MINIMUM CORRIDOR WIDTH A-2 OCCUPANCY: 44", BUT NOT LESS THAN 0.15 INCH PER OCCUPANT B OCCUPANCY: 44", BUT NOT LESS THAN 0.15 INCH PER OCCUPANT S-1 OCCUPANCY: 44", BUT NOT LESS THAN 0.15 INCH PER OCCUPANT	TABLE 1020.2 1005.3.2 EXCEPTION 1
	CORRIDOR DEAD ENDS A-2 OCCUPANCY: 20'-0" B OCCUPANCY: 50'-0" S-1 OCCUPANCY 50'-0" *FOR CORRIDORS SERVING BOTH A & B OCCUPANCIES, THE SHORTEST DEAD END DISTANCE GOVERNS.	1020.4 1020.4, EXCEPTION 2
	EXIT PASSAGEWAYS MINIMUM EGRESS WIDTH = 44" , BUT NOT LESS THAN 0.2 INCH PER OCCUPANT	1024.2
	EXIT PASSAGEWAYS SHALL BE CONSTRUCTED AS FIRE BARRIERS PER SECTION 707 OR HORIZONTAL ASSEMBLIES PER SECTION 711. ENCLOSURE SHALL HAVE MINIMUM ONE-HOUR RATED CONSTRUCTION.	1024.3
	EXIT PASSAGEWAYS ON THE LEVEL OF EXIT DISCHARGE SHALL TERMINATE AT AN EXIT DISCHARGE. EXIT PASSAGEWAYS ON OTHER LEVELS SHALL TERMINATE AT AN EXIT	1024.4
	EXCEPT AS PERMITTED IN SECTION 402.8.7, OPENINGS IN EXIT PASSAGEWAY OTHER THAN UNPROTECTED EXTERIOR OPENINGS SHALL BE LIMITED TO THOSE NECESSARY FOR EXIT ACCESS TO THE EXIT PASSAGEWAY FOR NORMALLY OCCUPIED SPACES.	1024.5
AUTOMATIC SPRINKLER SYSTEM	AUTOMATIC SPRINKLER SYSTEM SHALL COMPLY WITH SECTION 903. STANDPIPE SYSTEMS SHALL COMPLY WITH SECTION 905.	903 905
FIRE ALARM SYSTEM	FIRE ALARM SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 907.2.	907.2
PENTHOUSE AREA LIMITATION (SEE PENTHOUSE AREA DIAGRAM THIS SHEET)	AREA OF PENTHOUSE SHALL NOT EXCEED ONE-THIRD OF THE AREA OF THE SUPPORTING ROOF DECK. (SEE DIAGRAM BELOW FOR COMPLIANCE) PENTHOUSES SHALL NOT BE USED FOR PURPOSES OTHER THAN THE SHELTER OF MECHANICAL EQUIPMENT, TANKS, VERTICAL SHAFT OPENINGS IN THE ROOF ASSEMBLY.	1510.1.1 1510.2.2

PLUMBING FIXTURES

NOTE:
FOR PLUMBING CALCS ONLY, OCCUPANT LOAD DOES NOT INCLUDE EXTERIOR BALCONIES OR ROOFTOP TERRACES. IT IS ASSUMED THE SAME OCCUPANTS WOULD BE INSIDE OR OUTSIDE.

COMBINED OCCUPANT LOAD

	OCCUPANCY AREA (SF)	OCCUPANT LOAD FACTOR	OCCUPANTS MEN	OCCUPANTS WOMEN
LEVEL 1	B-ACC - 2,800 (A-3)	30	47	47
	B - 15,611	150	52	52
LEVEL 2	A-2 - 3,880 (F+B)	30	65	65
	A-3 - 7,002 (CONF)	30	117	117
	A-3 - 3,132 (FITNESS)	50	52	52
	B-ACC - 2,700 (A-3)	30	37	37
	B - 10,961	150	45	45
LEVEL 3-10	B-ACC - 5,775 (A-3)	30	97	97
	B - 48,188	150	146	146
LEVEL 11	B-ACC - 3,627 (A-3)	30	61	61
	B - 30,514	150	86	86

CPC TITLE 24, PT 5 SECTION 422.1 TABLE 4.2

SEE SHEET G.BC-200 & 201 FOR OCC. AREAS.

REQUIRED PLUMBING FIXTURE COUNTS

NOTE:
PER CPC TITLE 24 PT 5 SECTION 422.1 TABLE 4.2 FOOTNOTE ** THESE CALCS EXCLUDE CORRIDORS, STAIRWAYS, RAMPS, TOILET ROOMS, MECHANICAL ROOMS, CLOSETS, AND FIXED EQUIPMENT

		MEN WC	MEN U	MEN LAV	WOMEN WC	WOMEN LAV	DF
LEVEL 1	TOTAL REQ	2	1	2	4	2	2
	PROVIDED	**2**	**2**	**2**	**7**	**3**	**2**
LEVEL 2	A-2 (F&B)	2	1	2	3	1	1
	A-3 (ONF)	2	2	1	4	2	1
	A-3 (FITNESS)	1	1	1	3	1	1
	B	2	1	2	4	2	1
	TOTAL REQ	7	5	5	14	6	4
	PROVIDED	**7**	**5**	**5**	**12**	**6**	**4**
LEVEL 3-10	TOTAL REQ	4	3	4	11	5	4
	PROVIDED	**4**	**4**	**4**	**12**	**6**	**4**
LEVEL 11	TOTAL REQ	3	2	2	8	3	3
	PROVIDED	**3**	**3**	**4**	**9**	**5**	**4**

CPC TITLE 24, PT 5 TABLE 422.1

NOTE:
OCCUPANTS ON 2ND FLOOR IN EXCESS OF PROVIDED TOILETS TO HAVE ACCESS TO TOILETS ON FLOOR BELOW, PER CPC2022 422.4.1

TYPE OF CONSTRUCTION	TYPE IA RISK CATEGORY III SEISMIC IMPORTANCE FACTOR 1.25	602.2 TABLE 1604.5 1613
REQUIRED FIRE RESISTIVE RATINGS	PRIMARY STRUCTURAL FRAME 3 HOUR PRIMARY STRUCTURAL FRAME SUPPORTING ROOF LOADS ONLY 3 HOUR BEARING WALLS - EXTERIOR 3 HOUR BEARING WALLS - INTERIOR 3 HOUR BEARING WALLS - INTERIOR SUPPORTING ROOF LOADS ONLY 3 HOUR NON-BEARING WALLS - EXTERIOR SEE "FIRE SEPARATION DISTANCE" BELOW NON-BEARING WALLS - INTERIOR NO RATING REQUIRED FLOOR CONSTRUCTION 2 HOUR (UL DESIGN #D-902) ROOF CONSTRUCTION 1 1/2 HOUR (UL DESIGN #D-902) STAIRWAY ENCLOSURE 2 HOUR (SEE "FLOOR OPENINGS & SHAFTS" BELOW) SHAFT ENCLOSURES 2 HOUR (SEE "FLOOR OPENINGS & SHAFTS" BELOW)	CHAPTER 6 TABLE 601
OCCUPANCY CLASSIFICATION	GROUP B: OFFICE GROUP A: ASSEMBLY OCCUPANCIES ARE SEPARATED THIS BUILDING IS DESIGNED FOR POTENTIAL FUTURE GROUP L OCCUPANCY AS PART OF TENANT FITOUT UNDER SEPARATE PERMIT	CBC CH. 3 CBC CH. 5 508.3
ALLOWABLE BUILDING HEIGHT & AREA	ALLOWABLE HEIGHT B OCCUPANCY: UL, L OCCUPANCY: UL ALLOWABLE NO. OF STORIES B OCCUPANCY: UL STORIES, L OCCUPANCY: 20 STORIES ALLOWABLE AREA B OCCUPANCY: UL AREA TYPE IA, L OCCUPANCY: UL AREA TYPE IA	TABLE 504.3 TABLE 504.4 TABLE 506.2
ACTUAL BUILDING HEIGHT & AREA (SEE BUILDING HEIGHT DIAGRAM THIS SHEET)	ACTUAL HEIGHT 213'-0" ACTUAL NO. OF STORIES 11 STORIES + PENTHOUSE (PH) REFER TO AREA PLANS FOR AREA SUMMARY	
HAZARDOUS MATERIALS QUANTITY PER LABORATORY SUITE	STORY ABOVE GRADE: 1-3, 4-6, 7-10, 11-14 % OF MAX. PER LAB SUITE: 100, 75, 50, 50 # OF LAB SUITES PER FLOOR: UL, 20, 16, 8 UL = UNLIMITED NP = NOT PERMITTED	
FIRE SEPARATION RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE	DISTANCE / REQUIRED RATING [GROUP A & B] / [GROUP L] 0 FT < X < 5 FT = 1 HR / 3 HR 5 FT ≤ X < 10 FT = 1 HR / 3 HR 10 FT ≤ X < 30 FT = 1 HR / 2 HR 30 FT ≤ X = NR / NR	CHP. 6 TABLE 602
MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE	MAXIMUM AREA OF EXTERIOR WALL OPENINGS (AS PERCENTAGE OF WALL AREA) 0' - 3 ' / 3'-5' / 5'-10' / 10'-15' / 15'-20' / 20'-25' / 25'-30' / >30' UNPROTECTED, SPRINKLERED (UP,S): NP / 15% / 25% / 45% / 75% / NL / NL / NL PROTECTED (P): NP / 15% / 25% / 45% / 75% / NL / NL / NL (NP=NOT PERMITTED, NL=NO LIMIT)	TABLE 705.8
FLOOR OPENINGS & SHAFTS	2 HOUR (X<4 STORIES = 1 HR, HOWEVER "SHAFT ENCLOSURES SHALL NOT HAVE A FIRE-RESISTANCE RATING NOT LESS THAN THE FLOOR ASSEMBLY PENETRATED. BUT NEED NOT EXCEED 2 HOURS.")	CHP. 7 713.4
OCCUPANT LOAD	OCCUPANCY CLASSIFICATION / FUNCTION OF SPACE / OCCUPANT LOAD (SF PER OCCUPANT) BUSINESS GROUP B: BUSINESS AREAS 100 GROSS; STORAGE/MECH/ELEC ROOMS 300 GROSS; ASSEMBLY, UNCONCENTRATED (LESS THAN 750 SF/50 OCC) 15 NET; EXERCISE ROOMS 50 GROSS ASSEMBLY GROUP A-2: ASSEMBLY, UNCONCENTRATED (DINING FACILITY) 15 NET	TABLE 1004.1.2
INTERIOR OPENING AND WINDOW FIRE PROTECTION RATINGS	TYPE OF ASSEMBLY / DOOR RATING / DOOR VISION PANEL SIZE / DOOR SIDELITE/ TRANSOM / WINDOW 1 HR FIRE PARTITION 20 MIN. MAX TESTED 100 IN² 45 MIN. 45 MIN. 1 HR FIRE BARRIER 60 MIN. NP NP 1 HR SMOKE BARRIER 20 MIN. MAX TESTED 100 IN² 45 MIN. 45 MIN. 2HR PARTITION/SHAFT 90 MIN. NP NP NP= NOT PERMITTED	TABLE 716.1(2)
MEANS OF EGRESS SIZING (DOORS & OTHER EGRESS COMPONENTS)	LEVEL 1: 523 OCCUPANTS * 0.15 = 104.6" REQ'D. / 344" PROVIDED LEVEL 2: 1576 OCCUPANTS * 0.15 = 236.4" REQ'D. / 264" PROVIDED LEVEL 3-10: 903 OCCUPANTS * 0.15 = 135.5" REQ'D. / 144" PROVIDED LEVEL 11: 786 OCCUPANTS * 0.15 = 117.9" REQ'D. / 144" PROVIDED ROOF: 41 OCCUPANTS * 0.15 = 6.2" REQ'D. / 64" PROVIDED	CHP.10 TABLE 1004.1.2 1005.3.2, WITH SPRINKLER SYSTEM
MEANS OF EGRESS SIZING (STAIRWAYS)	LEVEL 1: 523 OCCUPANTS * 0.2 = N/A LEVEL 2: 1576 OCCUPANTS * 0.2 = 315.2" REQ'D. / 360" PROVIDED LEVEL 3-10: 903 OCCUPANTS * 0.2 = 180.6" REQ'D. / 240" PROVIDED LEVEL 11: 786 OCCUPANTS * 0.2 = 157.2" REQ'D. / 240" PROVIDED ROOF: 41 OCCUPANTS * 0.2 = 8.2" REQ'D. / 120" PROVIDED	CHP.10 TABLE 1004.1.2 1005.3.1, WITH SPRINKLER SYSTEM
NUMBER OF EXITS	LEVEL / # OF EXITS REQ'D / # OF EXITS PROVIDED LEVEL 1: 3 / 6 LEVEL 2: 4 / 5 LEVEL 3-10: 3 / 4 LEVEL 11: 3 / 4 ROOF 1 / 2	1006.3.3

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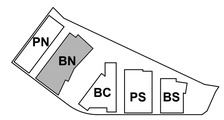
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ENTITLEMENT APPLICATION #3	12/09/2022

Peninsula Crossing
1200-1340 Old Bayshore Hwy, Burlingame, CA 94010

KEYPLAN



PROJECT NO.: 20045.00

DATE: 08/19/2022

SCALE: As indicated

SHEET TITLE:

BUILDING NORTH - CODE & AREA SUMMARY

SHEET NO:

ENT A.BN-010

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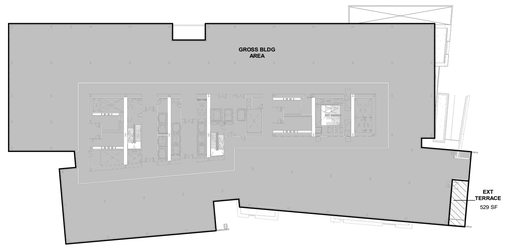
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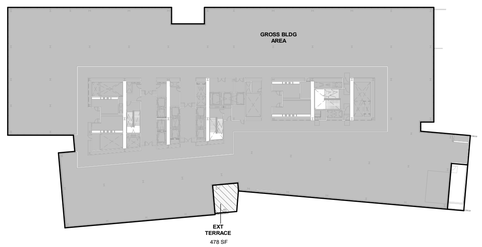
1 GROSS AREA - LEVEL 1
1" = 60'-0"



2 GROSS AREA - LEVEL 2
1" = 60'-0"



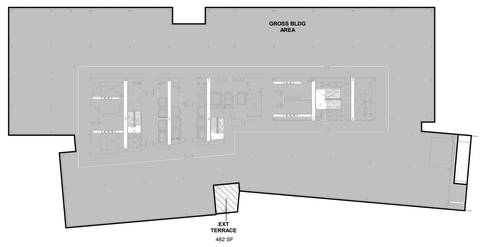
3 GROSS AREA - LEVEL 3
1" = 60'-0"



4 GROSS AREA - LEVEL 4
1" = 60'-0"



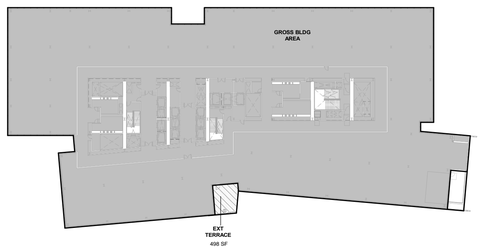
5 GROSS AREA - LEVEL 5
1" = 60'-0"



6 GROSS AREA - LEVEL 6
1" = 60'-0"



7 GROSS AREA - LEVEL 7
1" = 60'-0"



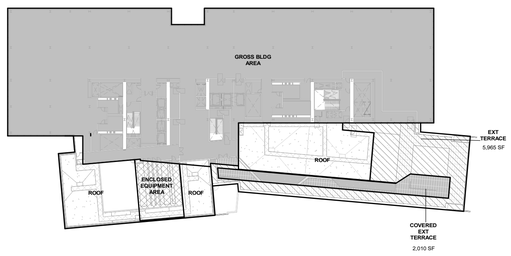
8 GROSS AREA - LEVEL 8
1" = 60'-0"



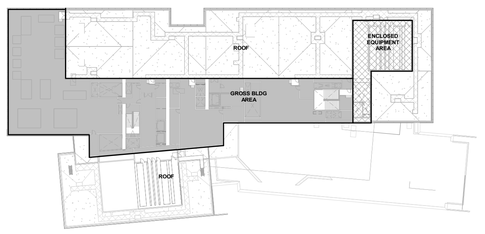
9 GROSS AREA - LEVEL 9
1" = 60'-0"



10 GROSS AREA - LEVEL 10
1" = 60'-0"



11 GROSS AREA - LEVEL 11
1" = 60'-0"



12 GROSS AREA - LEVEL 12
1" = 60'-0"

LEGEND

*REFER TO SHEET ENT G-002 FOR ALL BUILDING AREAS

GROSS BUILDING AREA

GROSS BUILDING AREA IS DEFINED AND CALCULATED PER *BURLINGAME MUNICIPAL CODE TITLE 25.*

ARTICLE 3. REGULATIONS AND STANDARDS APPLICABLE TO ALL ZONING DISTRICTS

25.030.060.A - Determining Floor Area, Generally.
The floor area of a building shall be the sum of all floors of a building or buildings, as measured to the outside surfaces of the exterior walls of the structure or structures and including such areas as halls, stairways, covered porches and balconies, elevator shafts, service and mechanical equipment rooms and basements, cellars, and improved space in attic areas.

25.030.060.D.2 - Non-Residential Exemptions.
Exempted from floor area ratio computation for commercial development are:
a. Chimneys, cupolas, and flag poles.
b. Canopies at entrances to buildings.
c. Balconies (uncovered or covered).
d. Covered walkways and arcades.
e. Ground level trellises.
f. Trash enclosures.
g. Water tanks, elevator penthouses, and other mechanical appurtenances.
h. Fire or hose towers.
i. Ground level service yards, if open to the sky, and which may otherwise be partially enclosed.

ARTICLE 8. DEFINITIONS

25.108.070 - "F" Definitions.
Floor area, gross. *The total area enclosed within a building, including closets, stairways, and utility and mechanical rooms, measured from the outside face of the walls.*

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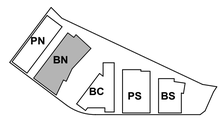
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DW Burlingame Venture, LLC

Peninsula Crossing

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KEYPLAN



PROJECT NO.: 20045.00
DATE: 10/21/2022
SCALE: 1" = 60'-0"

SHEET TITLE:

BUILDING NORTH - AREA PLANS

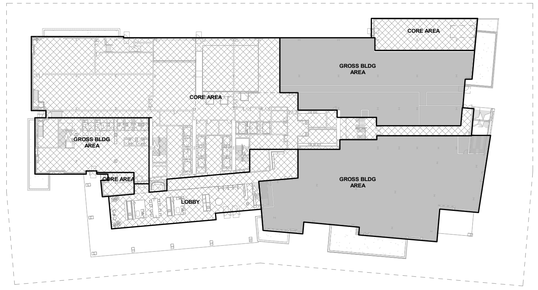
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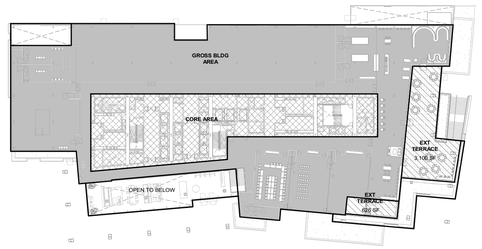
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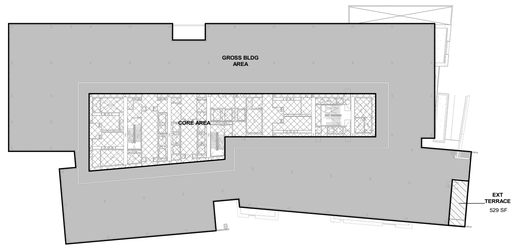
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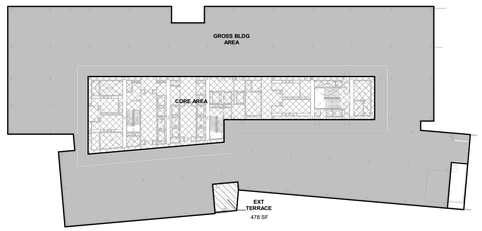
1 LEVEL 1 PARKING AREA
1" = 60'-0"



2 LEVEL 2 PARKING AREA
1" = 60'-0"



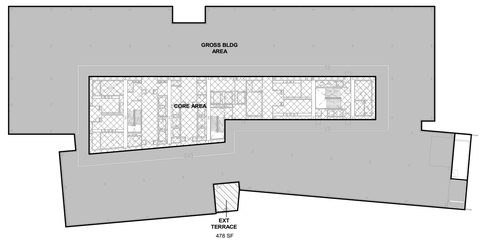
3 LEVEL 3 PARKING AREA
1" = 60'-0"



4 LEVEL 4 PARKING AREA
1" = 60'-0"



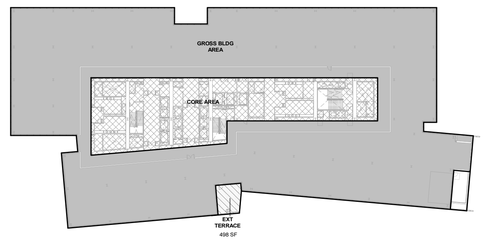
5 LEVEL 5 PARKING AREA
1" = 60'-0"



6 LEVEL 6 PARKING AREA
1" = 60'-0"



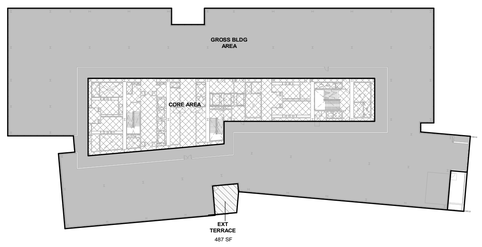
7 LEVEL 7 PARKING AREA
1" = 60'-0"



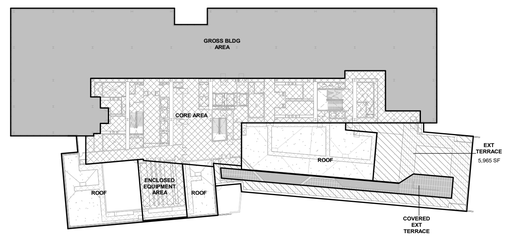
8 LEVEL 8 PARKING AREA
1" = 60'-0"



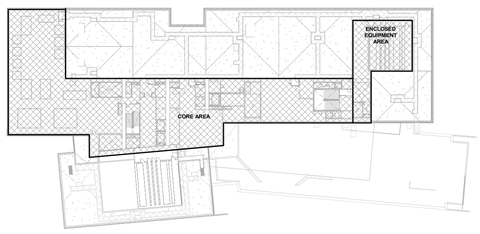
9 LEVEL 9 PARKING AREA
1" = 60'-0"



10 LEVEL 10 PARKING AREA
1" = 60'-0"



11 LEVEL 11 PARKING AREA
1" = 60'-0"



12 LEVEL 12 PARKING AREA
1" = 60'-0"

LEGEND

*REFER TO SHEET ENT G-002 FOR ALL PARKING COUNTS AND RATIOS

AREA CALCULATIONS FOR VEHICLE PARKING SPACE REQUIREMENTS

PARKING CALCULATIONS IS DEFINED AND CALCULATED PER *BURLINGAME MUNICIPAL CODE TITLE 25.*

ARTICLE 3. REGULATIONS AND STANDARDS APPLICABLE TO ALL ZONING DISTRICTS

25.040.A.7 - Parking Calculations

a. Floor Area. The parking requirement calculation shall be based on the gross floor area of the entire use, unless stated otherwise. Areas that are not leasable or generally not occupied, such as lobbies, hallways, stairways, break rooms, restrooms, and utility rooms, shall not be included in the parking requirement calculation.

BLDG NORTH - LEASABLE AREA SUMMARY

INTERIOR LEASABLE AREA	PROPOSED
Roof	0
Level 11	25,346
Level 10	46,550
Level 9	46,554
Level 8	46,554
Level 7	46,554
Level 6	46,478
Level 5	46,478
Level 4	46,478
Level 3	46,478
Level 2	33,596
Level 1 (Restaurant)	0
Level 1	27,150
SUBTOTAL INTERIOR :	458,218

EXTERIOR LEASABLE AREA	PROPOSED
Private Terrace (L11)	7,974
Private Balconies (L3-11)	3,902
Private Terrace (L2)	3,726
SUBTOTAL EXTERIOR:	15,602

TOTAL LEASABLE AREA	PROPOSED
TOTAL:	473,820

NOTE: Core, Lobby and Mechanical areas are excluded from leasable calculations shown above

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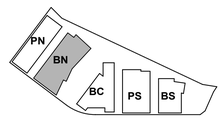
WATT

ISSUES	DATE
ENTITLEMENT APPLICATION	03/24/2022
ENTITLEMENT APPLICATION #2	08/19/2022
ENTITLEMENT APPLICATION #3 - REVISED	02/01/2023

DW Burlingame Venture, LLC

Peninsula Crossing
1200-1340 Old Bayshore Hwy, Burlingame, CA 94010

KEYPLAN



PROJECT NO.: 20045.00
DATE: 10/21/2022
SCALE: 1" = 60'-0"

SHEET TITLE:

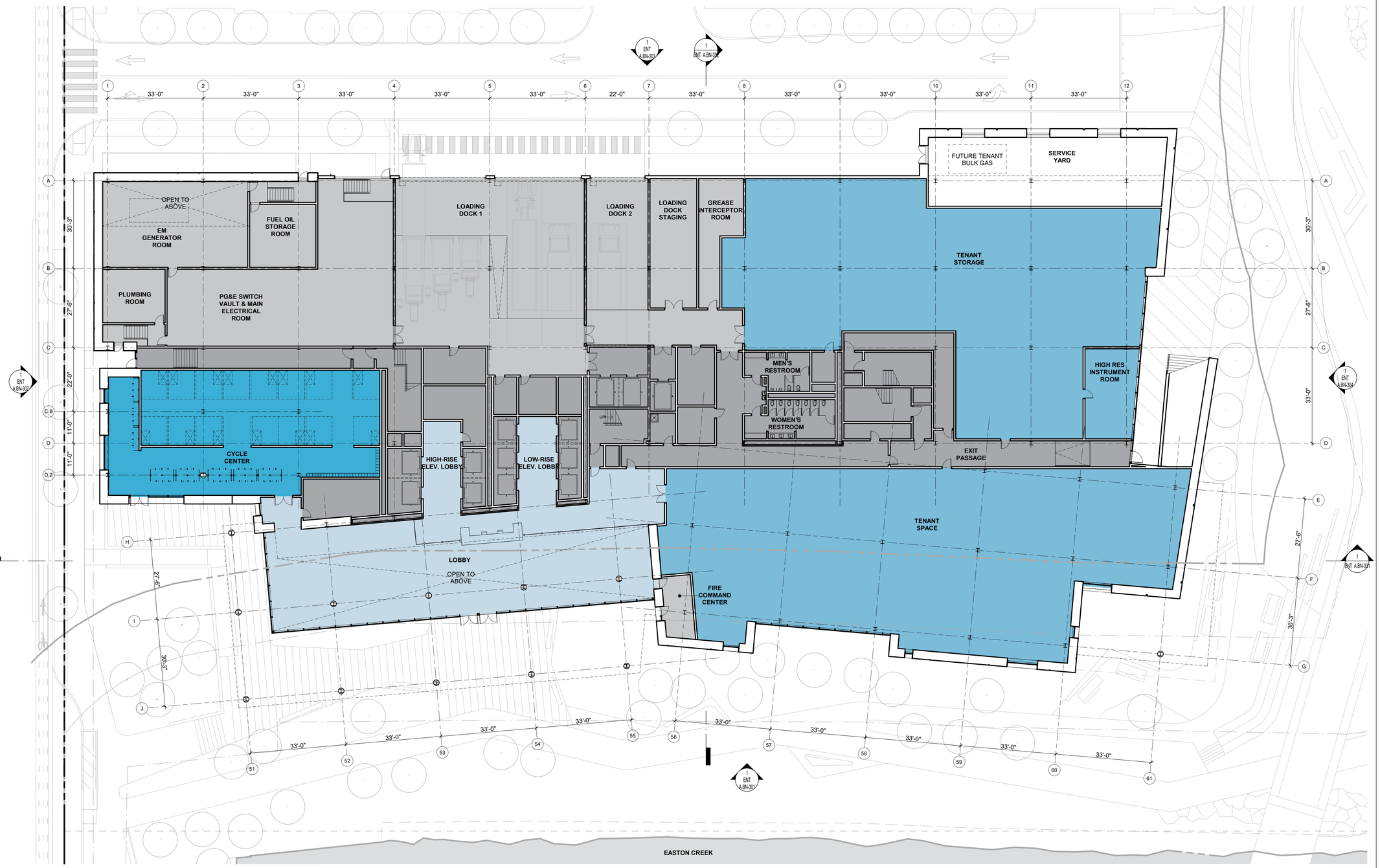
BUILDING NORTH - PARKING REQ AREA PLANS

SHEET NO:
ENT A.BN-021

12/8/2022 5:14:26 PM

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8/17/2022 1:15:39 PM

0' 8' 16' 32' 64'

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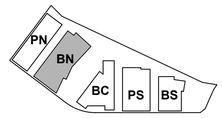
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ISSUES	DATE
ENTITLEMENT APPLICATION	03/24/2022
ENTITLEMENT APPLICATION #2	08/19/2022
ENTITLEMENT APPLICATION #3	12/09/2022

Peninsula Crossing

1200-1340 Old Bayshore Hwy, Burlingame, CA 94010

KEYPLAN



PROJECT NO.: 20045.00

DATE: 08/19/2022

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

SHEET TITLE:

BUILDING NORTH - FLOOR PLAN - LEVEL 1

SHEET NO:

ENT A.BN-101



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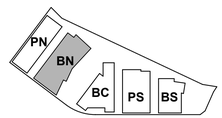
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ISSUES	DATE
ENTITLEMENT APPLICATION	03/24/2022
ENTITLEMENT APPLICATION #2	08/19/2022
ENTITLEMENT APPLICATION #3	12/09/2022

Peninsula Crossing

1200-1340 Old Bayshore Hwy, Burlingame, CA 94010

KEYPLAN



PROJECT NO.: 20045.00

DATE: 08/19/2022

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

SHEET TITLE:

BUILDING NORTH - FLOOR PLAN - LEVEL 2

SHEET NO:

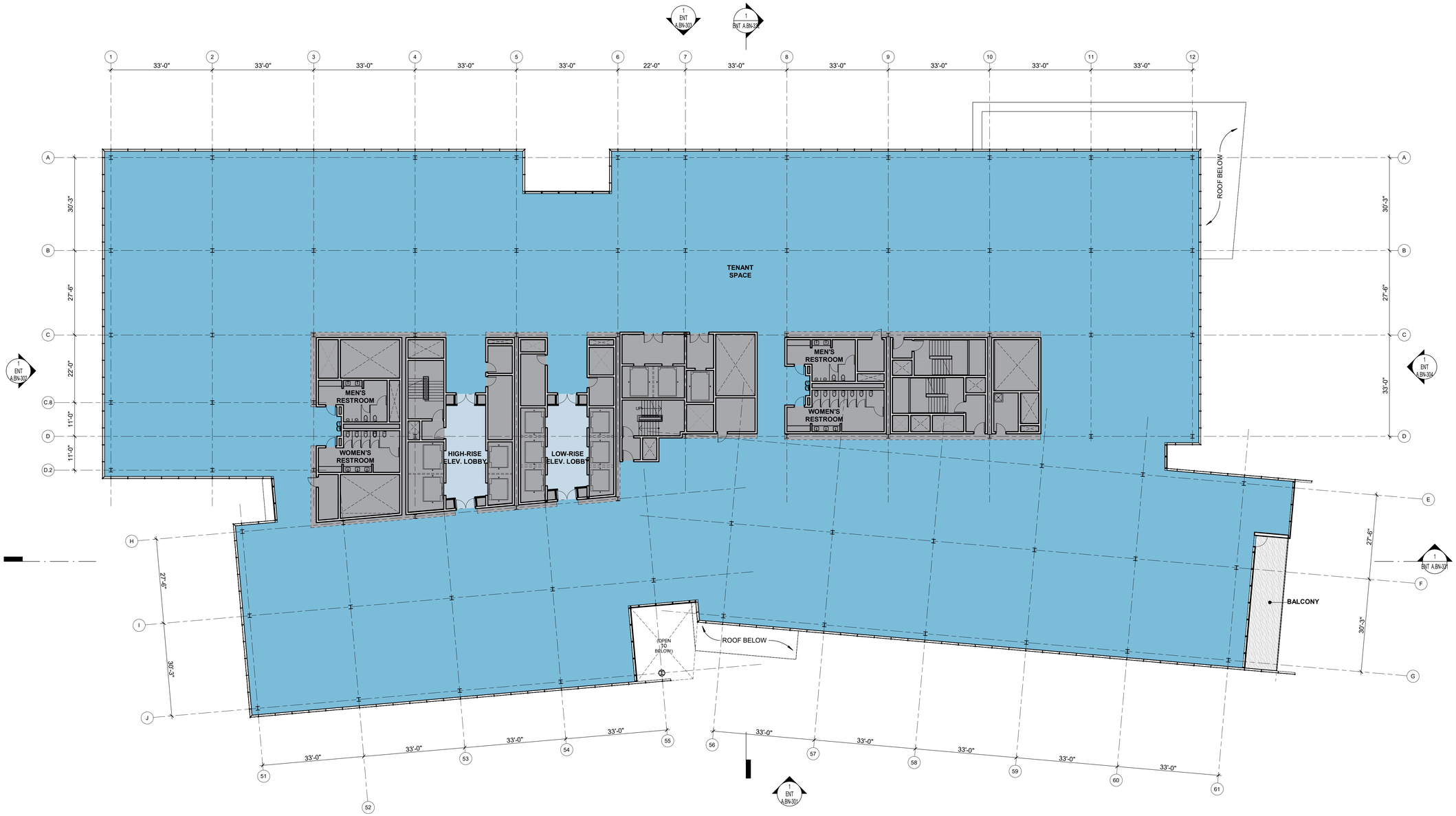
ENT A.BN-102

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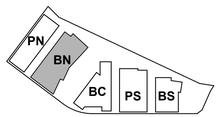
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ISSUES	DATE
ENTITLEMENT APPLICATION	03/24/2022
ENTITLEMENT APPLICATION #2	08/19/2022
ENTITLEMENT APPLICATION #3	12/09/2022

Peninsula Crossing

1200-1340 Old Bayshore Hwy, Burlingame, CA 94010

KEYPLAN



PROJECT NO.: 20045.00

DATE: 08/19/2022

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

SHEET TITLE:

BUILDING NORTH - FLOOR PLAN - TYPICAL LEVEL 3 & 4

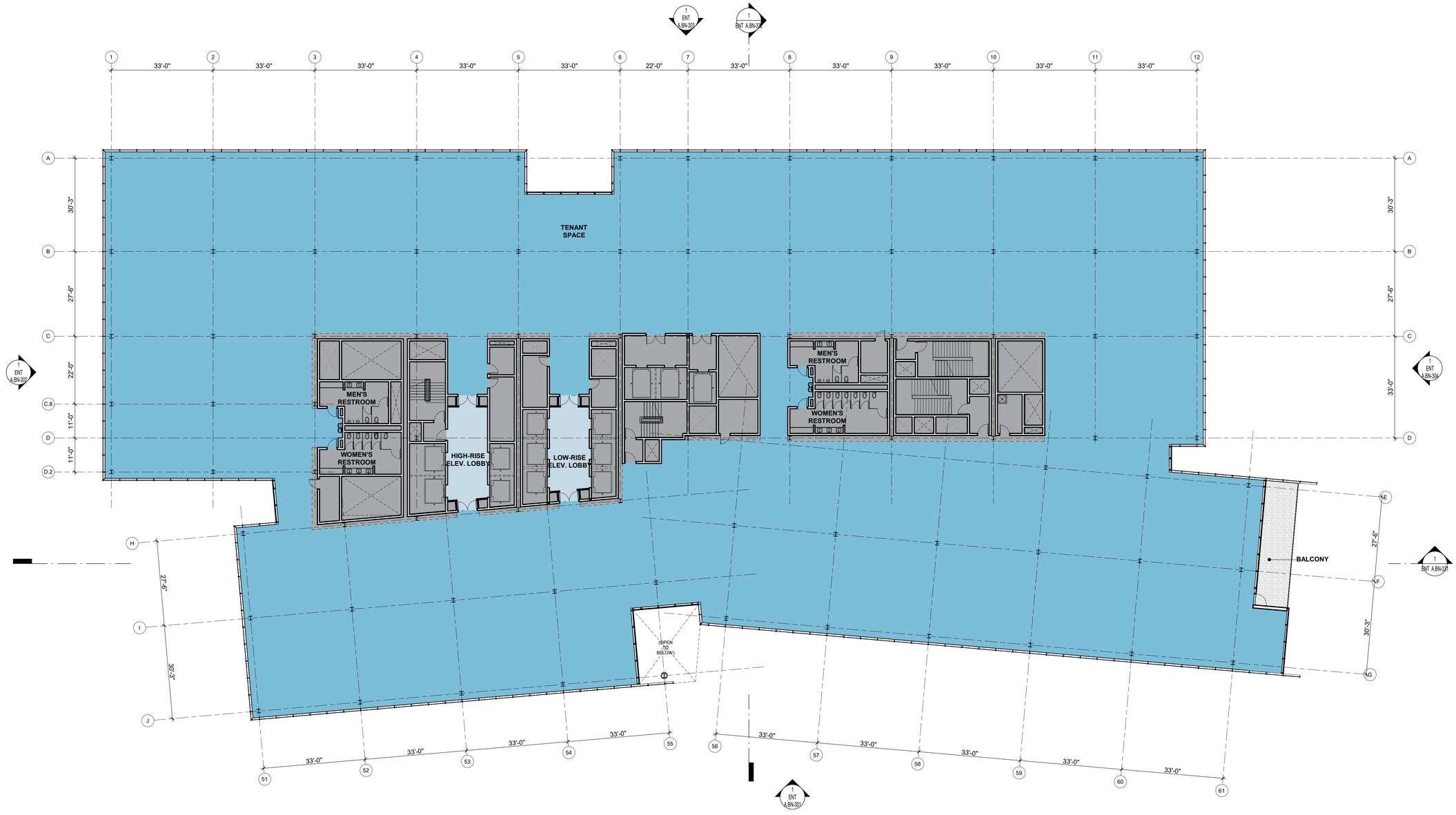
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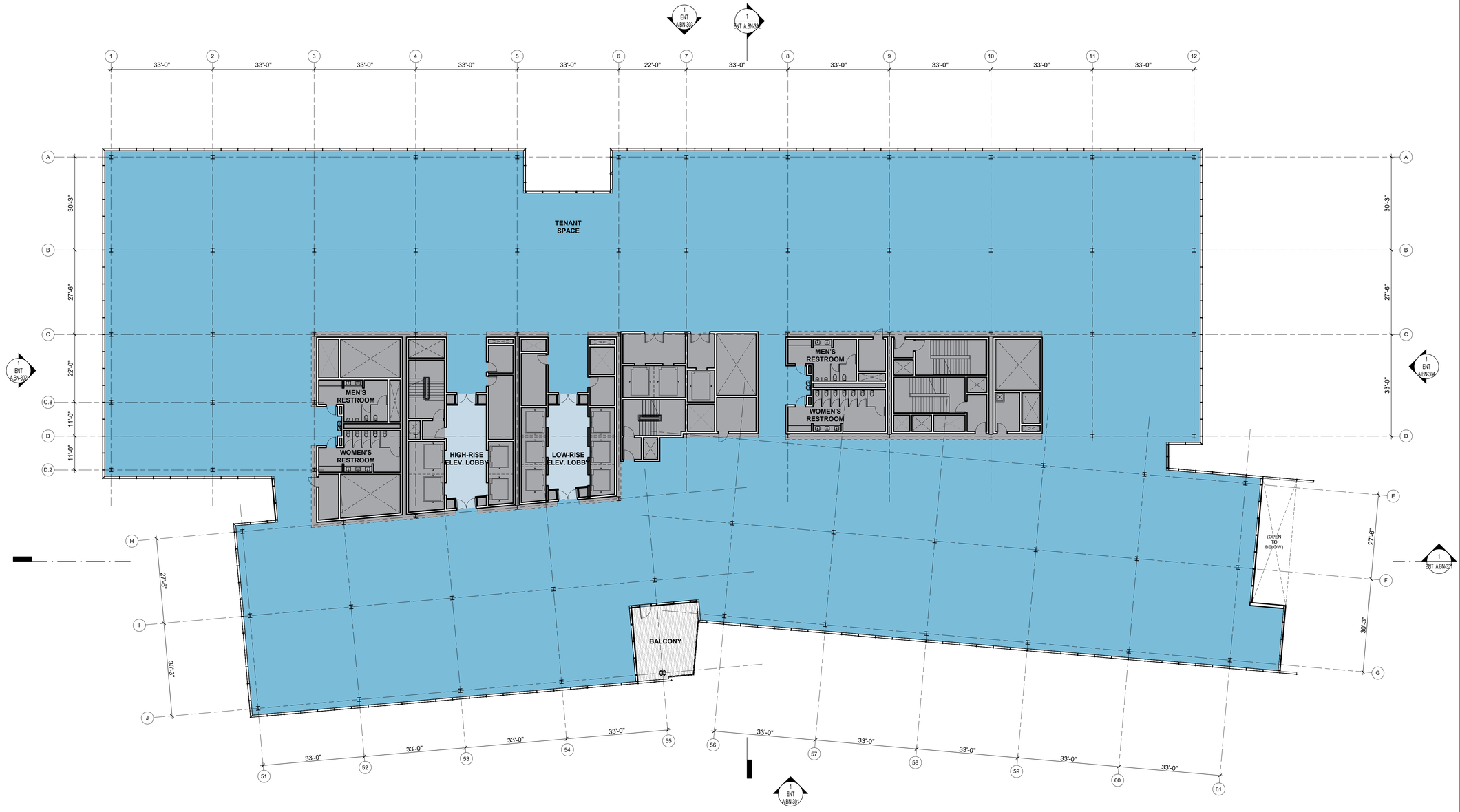
ENT A.BN-103

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1 ENT A.BN-303
1 ENT A.BN-302
1 ENT A.BN-302
1 ENT A.BN-304
1 ENT A.BN-301
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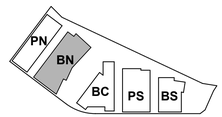
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ISSUES	DATE
ENTITLEMENT APPLICATION	03/24/2022
ENTITLEMENT APPLICATION #2	08/19/2022
ENTITLEMENT APPLICATION #3	12/09/2022

Peninsula Crossing

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KEYPLAN



PROJECT NO.: 20045.00

DATE: 08/19/2022

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

SHEET TITLE:

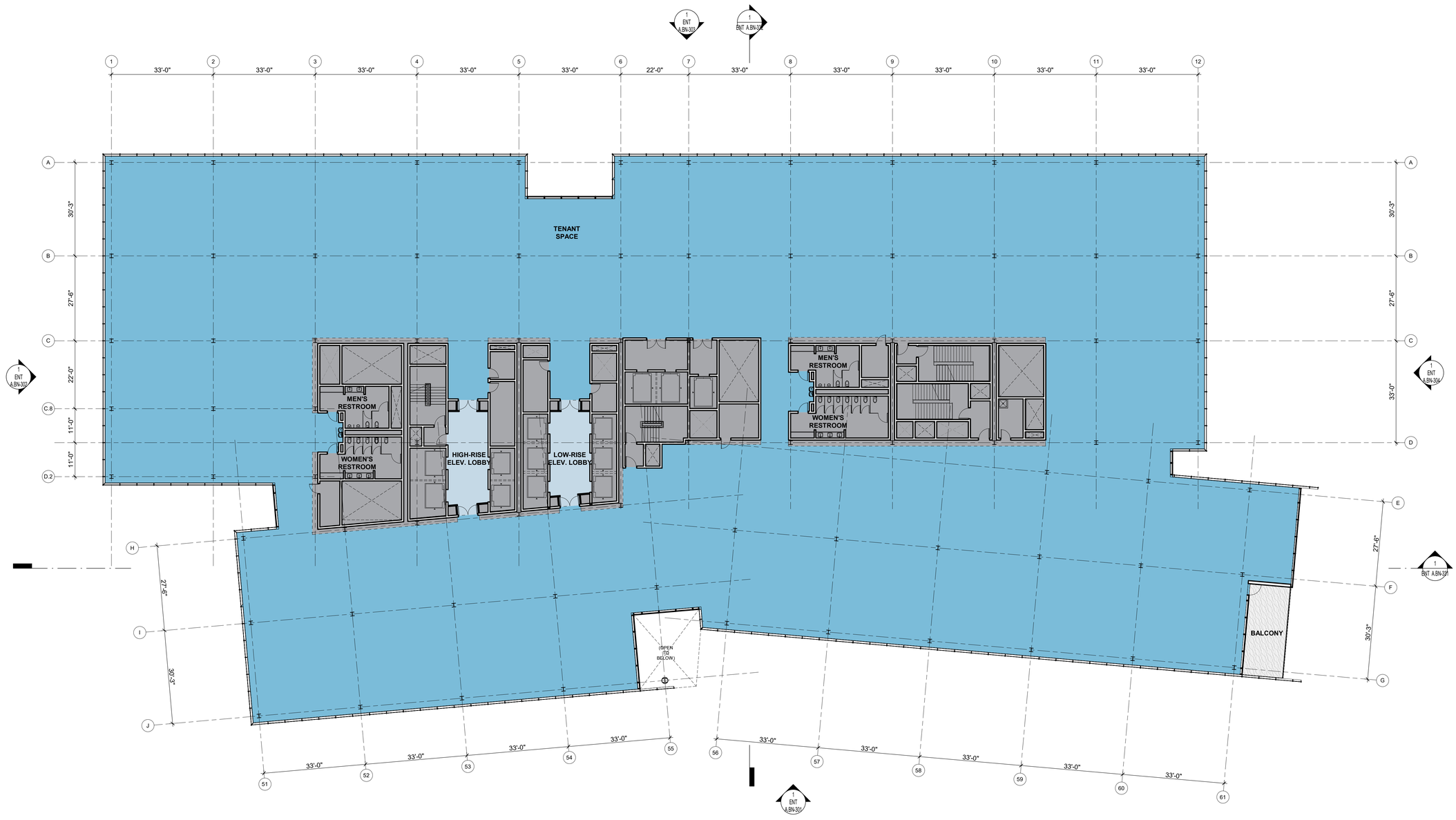
BUILDING NORTH - FLOOR PLAN - LEVEL 6

SHEET NO:

ENT A.BN-106

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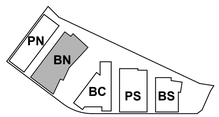
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ISSUES	DATE
ENTITLEMENT APPLICATION	03/24/2022
ENTITLEMENT APPLICATION #2	08/19/2022
ENTITLEMENT APPLICATION #3	12/09/2022

Peninsula Crossing

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KEYPLAN



PROJECT NO.: 20045.00

DATE: 08/19/2022

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

SHEET TITLE:

BUILDING NORTH - FLOOR PLAN - TYPICAL LEVEL 7-10

SHEET NO:

ENT A.BN-107

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8/17/2022 1:15:59 PM

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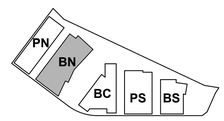
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ISSUES	DATE
ENTITLEMENT APPLICATION	03/24/2022
ENTITLEMENT APPLICATION #2	08/19/2022
ENTITLEMENT APPLICATION #3	12/09/2022

Peninsula Crossing

1200-1340 Old Bayshore Hwy, Burlingame, CA 94010

KEYPLAN



PROJECT NO.: 20045.00

DATE: 08/19/2022

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

SHEET TITLE:

BUILDING NORTH - FLOOR PLAN - LEVEL 11

SHEET NO:

ENT A.BN-111

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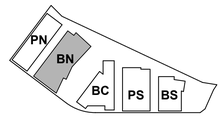
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ISSUES	DATE
ENTITLEMENT APPLICATION	03/24/2022
ENTITLEMENT APPLICATION #2	08/19/2022
ENTITLEMENT APPLICATION #3	12/09/2022

Peninsula Crossing

1200-1340 Old Bayshore Hwy, Burlingame, CA 94010

KEYPLAN



PROJECT NO.: 20045.00

DATE: 08/19/2022

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

SHEET TITLE:

BUILDING NORTH - FLOOR PLAN - ROOF LEVEL

SHEET NO:

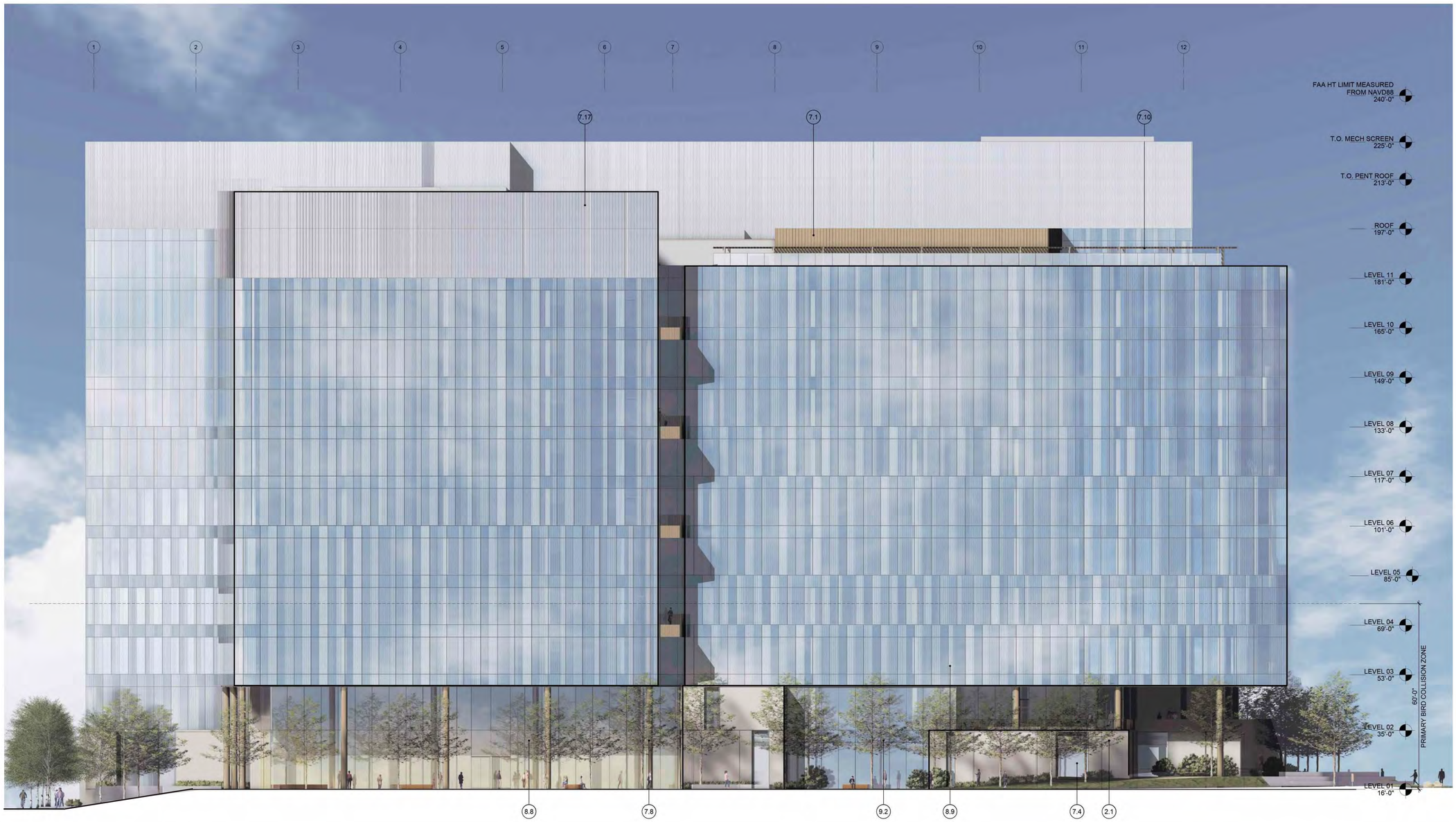
ENT A.BN-112

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1 NORTH BUILDING - CREEK ELEVATION

1/16" = 1'-0"

#	ELEVATION KEYNOTES
2.1	TEXTURED ARCHITECTURAL PRECAST PANELS
7.1	WARM MTL PANEL
7.4	WARM MTL FRAMED STOREFRONT
7.8	WARM MTL COLUMN COVER
7.10	WARM MTL FRAMED TRELLIS
7.17	CORRUG MTL PANEL SCREEN
8.8	SSG CURTAINWALL - CLEAR BIRDSAFE GLAZING
8.9	SSG CURTAINWALL - FRITTED GLAZING
9.2	GLAZED SHADOW BOX

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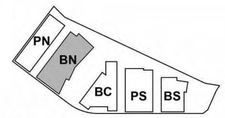
WATT

ISSUES	DATE
ENTITLEMENT APPLICATION	03/24/2022
ENTITLEMENT APPLICATION #2	08/19/2022
ENTITLEMENT APPLICATION #3	12/09/2022

Peninsula Crossing

1200-1340 Old Bayshore Hwy, Burlingame, CA 94010

KEYPLAN



PROJECT NO.: 20045.00

DATE: 08/19/2022

SCALE: As indicated

SHEET TITLE:

BUILDING NORTH - EXTERIOR ELEVATIONS

SHEET NO:

ENT A.BN-301



1 NORTH BUILDING - BAYSHORE HWY ELEVATION
1/16" = 1'-0"

GROUND FLOOR FACADE AREA CALCULATIONS

BAYSHORE HWY ELEVATION

GROUND FLOOR FACADE AREA:	3650 SF
GROUND FLOOR GLAZED AREA:	1211 SF
GROUND FLOOR % GLAZED AREA:	33 %

#	ELEVATION KEYNOTES
2.1	TEXTURED ARCHITECTURAL PRECAST PANELS
7.8	WARM MTL COLUMN COVER
7.13	WARM MTL LOUVERS
7.17	CORRUG MTL PANEL SCREEN
8.8	SSG CURTAINWALL - CLEAR BIRDSAFE GLAZING
8.9	SSG CURTAINWALL - FRITTED GLAZING

8/17/2022 3:15:59 PM

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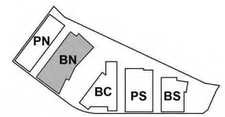
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ISSUES	DATE
ENTITLEMENT APPLICATION	03/24/2022
ENTITLEMENT APPLICATION #2	08/19/2022
ENTITLEMENT APPLICATION #3	12/09/2022

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KEYPLAN



PROJECT NO.: 20045.00
DATE: 08/19/2022
SCALE: As indicated

SHEET TITLE:

BUILDING NORTH - EXTERIOR ELEVATIONS

SHEET NO:

ENT A.BN-302



1 NORTH BUILDING - SIDE ELEVATION

1/16" = 1'-0"

#	ELEVATION KEYNOTES
2.1	TEXTURED ARCHITECTURAL PRECAST PANELS
7.1	WARM MTL PANEL
7.4	WARM MTL FRAMED STOREFRONT
7.13	WARM MTL LOUVERS
8.9	SSG CURTAINWALL - FRITTED GLAZING

8/18/2022 10:20:35 AM

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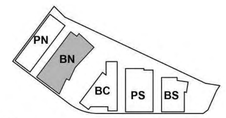
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ISSUES	DATE
ENTITLEMENT APPLICATION	03/24/2022
ENTITLEMENT APPLICATION #2	08/19/2022
ENTITLEMENT APPLICATION #3	12/09/2022

Peninsula Crossing

1200-1340 Old Bayshore Hwy, Burlingame, CA 94010

KEYPLAN



PROJECT NO.: 20045.00

DATE: 08/19/2022

SCALE: As indicated

SHEET TITLE:

BUILDING NORTH - EXTERIOR ELEVATIONS

SHEET NO:

ENT A.BN-303



1 NORTH BUILDING - BAY ELEVATION
1/16" = 1'-0"

(#) ELEVATION KEYNOTES

2.1	TEXTURED ARCHITECTURAL PRECAST PANELS
7.1	WARM MTL PANEL
7.4	WARM MTL FRAMED STOREFRONT
7.8	WARM MTL COLUMN COVER
7.17	CORRUG MTL PANEL SCREEN
8.8	SSG CURTAINWALL - CLEAR BIRDSAFE GLAZING
8.9	SSG CURTAINWALL - FRITTED GLAZING
9.2	GLAZED SHADOW BOX

8/18/2022 10:28:11 AM

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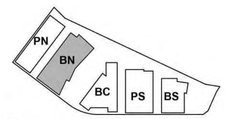
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KEYPLAN



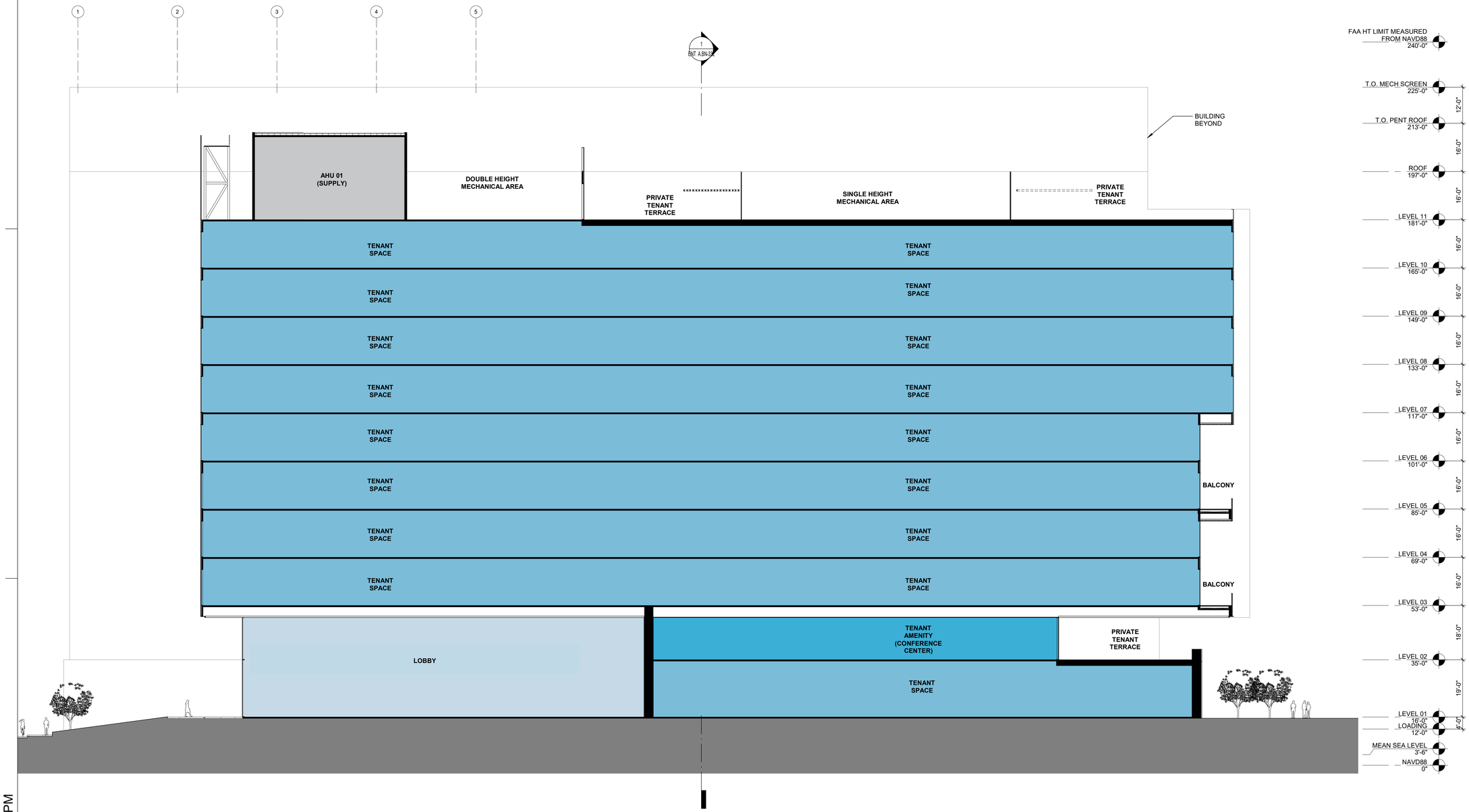
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BUILDING NORTH - EXTERIOR ELEVATIONS

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1 BUILDING NORTH - SECTION 1
1/16" = 1'-0"

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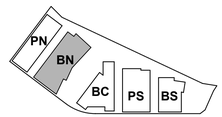
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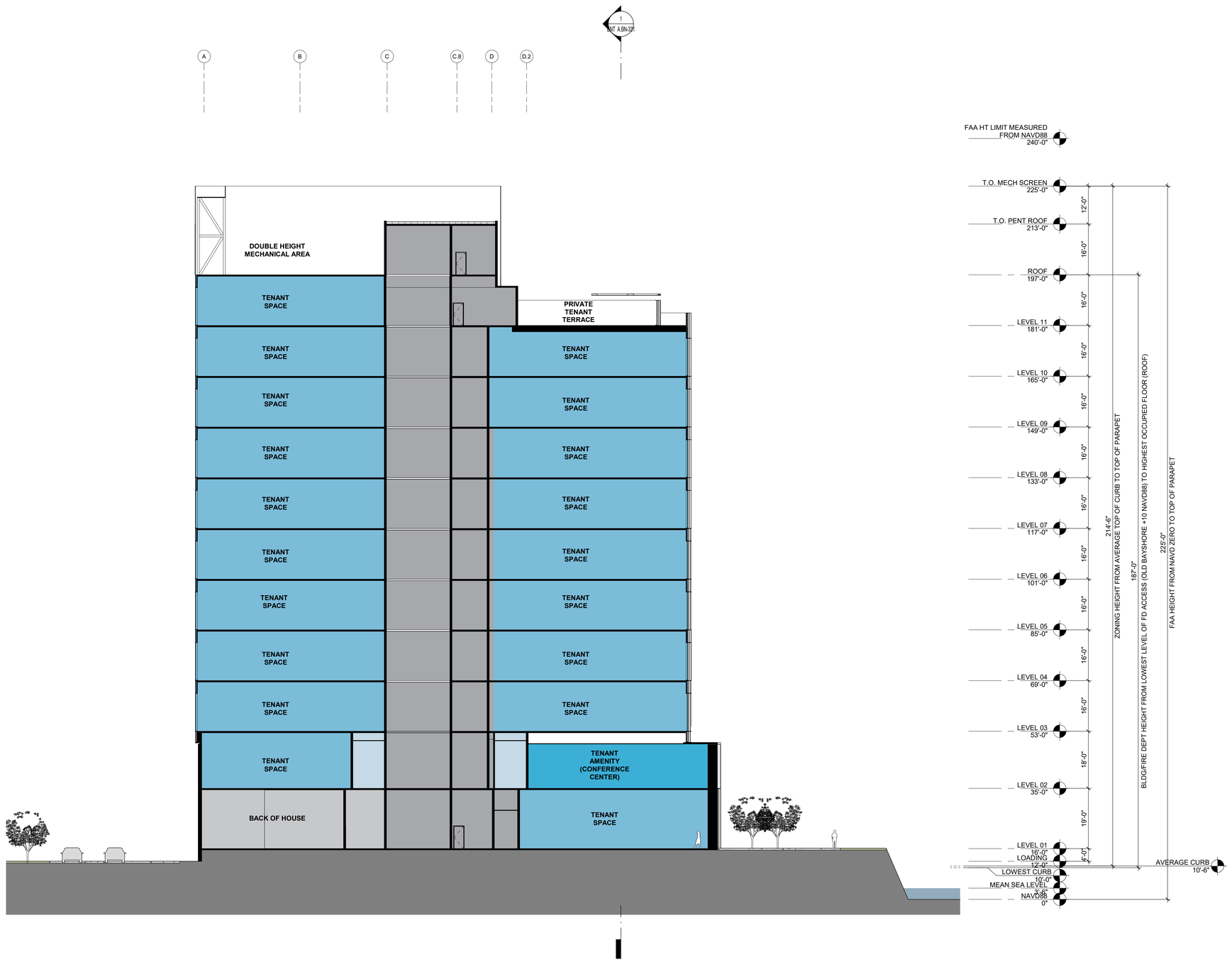
PROJECT NO.: 20045.00
DATE: 08/19/2022
SCALE: 1/16" = 1'-0"

SHEET TITLE:

BUILDING NORTH - SECTIONS

SHEET NO:

ENT A.BN-331



1 BUILDING NORTH - SECTION 2
1/16" = 1'-0"

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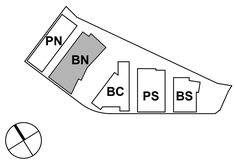
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Peninsula Crossing
1200-1340 Old Bayshore Hwy, Burlingame, CA 94010

KEYPLAN



PROJECT NO.: 20045.00
DATE: 08/19/2022
SCALE: 1/16" = 1'-0"

SHEET TITLE:

BUILDING NORTH - SECTIONS

SHEET NO:

ENT A.BN-332



PARKING SOUTH
(PS)

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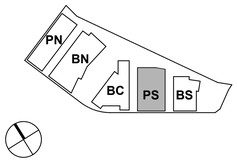
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KEYPLAN



PROJECT NO.: 20045.00
DATE: 08/19/2022
SCALE:

SHEET TITLE:

SOUTH PARKING - COVER

SHEET NO:
ENT A.PS-000

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ABBREVIATIONS

&	AND
@	AT
A.B.	ANCHOR BOLT
ACI	AMERICAN CONCRETE INSTITUTE
ACOUS.	ACOUSTICAL
A.D.	AREA DRAIN
ADD.	ADDITION
ADJ.	ADJUSTABLE
A.E.D.	AUTOMATED EXTERNAL DEFIBRILLATOR
A.F.F.	ABOVE FINISH FLOOR
AGGR.	AGGREGATE
AISC	AMERICAN INSTITUTE OF STEEL CONSTRUCTION
AL.	ALUMINUM
ALT.	ALTERNATE
ANNLD.	ANNEALED
APPROX.	APPROXIMATELY
ARCH.	ARCHITECTURAL
ASPH.	ASPHALT
ASSN.	ASSOCIATION
ASTM	AMERICAN STANDARDS FOR TESTING AND MATERIALS
AWS	AMERICAN WELDING SOCIETY
BET.	BETWEEN
BIT.	BITUMINOUS
BLDG.	BUILDING
BLK.	BLOCK
BLKG.	BLOCKING
BM.	BEAM
BOT.	BOTTOM
BR.	BRACE
BR.DN.	BRACE DOWN
CAB	CABINET
CBC	CALIFORNIA BUILDING CODE
C.B.	CATCH BASIN
CEM.	CEMENT
CER.	CERAMIC
C.G.	CORNER GUARD
C.G.S.	CENTER GRAVITY STEEL
C.I.	CAST IRON
C.I.P.	CAST IN PLACE
C.J.	CONSTRUCTION JOINT
CLG.	CEILING
CLKG.	CAULKING
CLO.	CLOSET
CLR.	CLEAR
CMU	CONCRETE MASONRY UNIT
CNTR.	COUNTER
CO.	COMPANY
COEF.	COEFFICIENT
C.O.	CHANGE ORDER
COL.	COLUMN
COM.	COMMON
CONC.	CONCRETE
CONN.	CONNECTION
CONST.	CONSTRUCTION
CONT.	CONTINUOUS
CONTR.	CONTRACTOR
C.OPNG.	CASED OPENING
CORP.	CORPORATION
CORR.	CORRIDOR
CTR.	CENTER
CTSK.	COUNTERSUNK
CU.FT.	CUBIC FOOT
CU.IN.	CUBIC INCH
CU.YD.	CUBIC YARD
D.B.A.	DEFORMED BAR ANCHOR
DLB.	DOUBLE
DEPT.	DEPARTMENT
DET.	DETAIL
D.F.	DRINKING FOUNTAIN
DIA.	DIAMETER
DIAG.	DIAGONAL
DIM.	DIMENSION
DISP.	DISPENSER
DIV.	DIVISION
D.L.	DEAD LOAD
DN.	DOWN
DO.	DITTO
DR.	DOOR
DR.OPNG.	DOOR OPENING
DS.	DOWN SPOUT
DSGN.	DESIGN
DWG	DRAWING
DWGS	DRAWINGS
DWR.	DRAWER
(E)	EXISTING
EXIST.	EXISTING
E.A.	EACH
E.F.	EACH FACE
E.F.S.	EXTERIOR FINISH SYSTEM
E.I.F.S.	EXTERIOR INSULATION FINISH SYSTEM
E.J.	EXPANSION JOINT
EL.	ELEVATION
ELEC.	ELECTRICAL
ELEV.	ELEVATOR
EMER.	EMERGENCY
E.N.	EDGE NAILING
ENCL.	ENCLOSURE
ENGR.	ENGINEER
E.P.	ELECTRICAL PANEL
EQ.	EQUAL
EQUIP.	EQUIPMENT
E.S.	EACH SIDE
EVCS	ELECTRIC VEHICLE CHARGING STATION
EVSE	ELECTRIC VEHICLE SUPPLY EQUIPMENT
E-W	EAST WEST
E.W.	EACH WAY
EXP.	EXPANSION
EXPO.	EXPOSED
EXT.	EXTERIOR
F.A.	FIRE ALARM
F.D.	FLOOR DRAIN
F.D.C.	FIRE DEPARTMENT CONNECTION
FDN.	FOUNDATION
F.E.	FIRE EXTINGUISHER
F.E.C.	FIRE EXTINGUISHER CABINET
F.F.	FINISH FLOOR
F.G.	FINISH GRADE
F.H.C.	FIRE HOSE CABINET
FIN.	FINISH
FLASH.	FLASHING
FLR.	FLOOR
FLOUR.	FLUORESCENT
F.O.	FACE OF
F.O.C.	FACE OF CONCRETE
F.O.F.	FACE OF FINISH
F.O.M.	FACE OF MASONRY
F.OPNG.	FINISH OPENING
F.O.S.	FACE OF STUD
F.O.W.	FACE OF WALL
FPRF.	FIRE PROOFING
F.R.	FIRE RISER
F.S.	FAR SIDE
FT.	FOOT OR FEET
FURR.	FURRING
FUT.	FUTURE
GA.	GAUGE
GALV.	GALVANIZED
GB.	GRADE BEAM
G.BAR.	GRAB BAR
GL.	GLASS / GLAZING
GLB.	GLUE LAMINATED BEAM
GND.	GROUND
GR.	GRADE
G.S.M.	GALVANIZED SHEET METAL
GYP.BD.	GYPSUM BOARD
H.B.	HOSE BIBB
H.C.	HOLLOW CORE
HDR.	HEADER
HDRK	HARD ROCK
HDWD.	HARDWOOD
HDWE.	HARDWARE
HEX.	HEXAGONAL
HGR.	HANGER
H.M.	HOLLOW METAL
HORIZ.	HORIZONTAL
HR.	HOUR
HSS	HOLLOW STRUCTURAL SECTIONS
H.S.A.	HEADED STUD ANCHOR
HT.	HEIGHT
I.B.C.	INTERNATIONAL BUILDING CODE
I.D.	INSIDE DIAMETER
I.F.	INSIDE FACE
IN.	INCH
INC.	INCORPORATED
INFO.	INFORMATION
INSUL.	INSULATION
INT.	INTERIOR
JAN.	JANITOR
JST.	JOIST
JT.	JOIST
K.	KIP (1,000 LBS)
K/FT	KIPS PER FOOT
KIT.	KITCHEN
LAB.	LABORATORY
LAM.	LAMINATED
LAV.	LAVATORY
LIN.	LINEAR
LKR.	LOCKER
L.L.	LIVE LOAD
LT.	LIGHT
LT.WT.	LIGHT WEIGHT
MATL.	MATERIAL
MAX.	MAXIMUM
M.B.	MACHINE BOLT
M.C.	MEDICINE CABINET
M.D.	MID DEPTH
MECH.	MECHANICAL
MEMB.	MEMBRANE
MFR.	MANUFACTURER
MH.	MANHOLE
MIN.	MINIMUM
MIR.	MIRROR
MISC.	MISCELLANEOUS
MIXT.	MIXTURE
MOB	MEDICAL OFFICE BUILDING
M.S.	MIDDLE STRIP
MTD.	MOUNTED
MTL.	METAL
MUL.	MULLION
(N)	NEW
N.I.C.	NOT IN CONTRACT
NOM	NOMINAL
NO. or **#**	NUMBER
N-S	NORTH-SOUTH
N.T.S.	NOT TO SCALE
O.A.	OVERALL
OBS	OBSCURE
o/c	ON CENTER
O.D.	OUTSIDE DIAMETER
O.F.	OUTSIDE FACE
OFF.	OFFICE
O.H.	OPPOSITE HAND
OPNG.	OPENING
OPP.	OPPOSITE
ORIG.	ORIGINAL
OSHPD	OFFICE OF STATEWIDE HEALTH PLANNING AND DEVELOPMENT
PC	PIERCAP
PERM.	PERMANENT
PERP.	PERPENDICULAR
PL.	PLATE
P.LAM.	PLASTIC LAMINATE
PLAS.	PLASTER
PLYWD	PLYWOOD
PR.	PAIR
PRCST.	PRECAST
PROJ.	PROJECT
P.S.F.	POUNDS PER SQUARE FOOT
P.S.I.	POUNDS PER SQUARE INCH
PT.	POINT
P.T.	POST TENSION(ED)
P.T.I.	POST TENSION INSTITUTE
P.T.D.	PAPER TOWEL DISPENSER
P.T.D/R	PAPER TOWEL DISP. WITH RECEPTACLE
PTL	PRESSURE TREATED LUMBER
PTN.	PARTITION
P.T.R.	PAPER TOWEL RECEPTACLE
Q.T.	QUARRY TILE
R. or RAD.	RADIUS
R.D.	ROOF DRAIN
REF.	REFERENCE
REFR.	REFRIGERATOR
REINF.	REINFORCED
REQ'D.	REQUIRED
RESIL.	RESILIENT
RGTR.	REGISTER
R.J.	ROOF JOIST
RM.	ROOM
R.O.	ROUGH OPENING
R.R.	ROOF RAFTER
RWD.	REDWOOD
R.W.L.	RAIN WATER LEADER
S.A.D.	SEE ARCHITECTURAL DRAWINGS
S.C.	SOLID CORE
S.C.D.	SEAT COVER DISPENSER
SCHED.	SCHEDULE
S.D.	SOAP DISPENSER
SEAONC	STRUCTURAL ENGINEERS ASSOC. OF NORTHERN CALIFORNIA
SECT.	SECTION
S.F.	SOIL FACE
SH.	SHELF
SHR.	SHOWER
SHT.	SHEET
SHTG.	SHEATHING
SIM.	SIMILAR
S.N.D.	SANITARY NAPKIN DISPENSER
S.H.R.	SANITARY NAPKIN RECEPTACLE
S.O.G.	SLAB ON GRADE
SPECS.	SPECIFICATIONS
SQ.	SQUARE
SQ.FT.	SQUARE FEET
S.SK.	SERVICE SINK
S.S.	SELECT STRUCTURAL
S.STL.	STAINLESS STEEL
STA.	STATION
STAG.	STAGGER(ED)
STD.	STANDARD
STL.	STEEL
STOR.	STORAGE
STRL.	STRUCTURAL
SUSP.	SUSPENDED
SYM.	SYMMETRICAL
T	TREAD
T.B.	TOWEL BAR
T.B.D.	TO BE DETERMINED
TEL.	TELEPHONE
TER.	TERRAZZO
T&G	TONGUE AND GROOVE
THK.	THICK
THRSH.	THRESHOLD
T.O.B.	TOP OF BEAM
T.O.C.	TOP OF CURB
T.O.CON.	TOP OF CONCRETE
T.O.F.	TOP OF FOOTING
T.O.P.	TOP OF PAVEMENT
T.O.PR.	TOP OF PIER
T.O.S.	TOP OF SLAB
T.O.STL.	TOP OF STEEL
TOT.	TOTAL
T.O.W.	TOP OF WALL
T.P.D.	TOILET PAPER DISPENSER
T.V.	TELEVISION
TYP.	TYPICAL
U.B.C.	UNIFORM BUILDING CODE
UNF.	UNFINISHED
UNO	UNLESS NOTED OTHERWISE
UR.	URINAL
VERT.	VERTICAL
VEST.	VESTIBULE
w/	WITH
W.C.	WATER CLOSET
WD.	WOOD
W.E.J.	WALL EXPANSION JOINT
w/o	WITHOUT
WP.	WATERPROOF
W.P.J.	WEAKENED PLANE JOINT
W.P.M.	WATER PROOFING MEMBRANE
WS.	WEATHER STRIPPED
WSCT.	WAINSCOT
W.S.P.	WET STAND PIPE
WT.	WEIGHT
W.W.R.	WELDED WIRE REINFORCEMENT
X.STR.	EXTRA STRONG
℄	CENTERLINE

GENERAL NOTES

1. SCOPE OF DOCUMENTS: THESE PLANS INDICATE THE GENERAL SCOPE OF THE PROJECT IN TERMS OF ARCHITECTURAL DESIGN CONCEPT, THE DIMENSIONS OF THE BUILDING, THE MAJOR ARCHITECTURAL ELEMENTS, AND THE TYPE OF STRUCTURAL SYSTEM. ON THE BASIS OF THE GENERAL SCOPE INDICATED OR DESCRIBED, THE CONTRACTOR SHALL FURNISH ALL ITEMS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK.

2. THE WORK: ALL CONSTRUCTION AND MATERIALS SHALL BE SPECIFIED AND CONSTRUCTED AS REQUIRED BY THE LATEST EDITION OF THE IBC, STATE AND LOCAL CODES AND AUTHORITIES, AND THE CONTRACT DOCUMENTS.

3. THE CONTRACTOR:
   A. SHALL BE RESPONSIBLE FOR THE ACCURATE PLACEMENT OF THE BUILDING ON THE SITE.
   B. SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE STARTING WORK.
   C. SHALL DO ALL CUTTING , FITTING OR PATCHING OF IS WORK THAT MAY BE REQUIRED TO MAKE ITS SEVERAL PARTS FIT TOGETHER PROPERLY, AND SHALL NOT ENDANGER ANY OTHER WORK BY CUTTING, EXCAVATING, OR OTHERWISE ALTERING THE TOTAL WORK OR ANY PART OF IT. ALL PATCHING, REPAIRING AND REPLACING OF MATERIALS AND SURFACES, CUT OR DAMAGED IN EXECUTION OF WORK, SHALL BE DONE WITH APPLICABLE MATERIALS SO THAT SURFACES REPLACED WILL, UPON COMPLETION, MATCH SURROUNDING SIMILAR SURFACES.

4. THE JOB SITE:
   A. SHALL BE MAINTAINED IN A CLEAN, ORDERLY CONDITION FREE OF DEBRIS AND LITTER, AND SHALL NOT BE UNREASONABLY ENCUMBERED WITH ANY MATERIALS OR EQUIPMENT. EACH SUB-CONTRACTOR, IMMEDIATELY UPON COMPLETION OF EACH PHASE OF HIS WORK, SHALL REMOVE ALL TRASH AND DEBRIS AS A RESULT OF HIS OPERATION.
   B. ALL MATERIAL STORED ON THE SITE SHALL BE PROPERLY STACKED AND PROTECTED TO PREVENT DAMAGE AND DETERIORATION UNTIL USE.

5. SUBMITTALS: NO PORTION OF THE WORK REQUIRING A SHOP DRAWING OR SAMPLE SUBMISSION SHALL BE COMMENCED UNTIL THE SUBMISSION HAS BEEN REVIEWED BY THE ARCHITECT.

6. DIMENSIONS:
   A. ALL DIMENSIONS SHALL HAVE PREFERENCE OVER SCALE.
   B. ALL DIMENSIONS ARE TO THE FACE OF FINISH UNLESS NOTED OTHERWISE.

7. EXITS: ALL REQUIRED EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. EXIT SIGNS SHALL BE PROVIDED AT ALL EXITS REQUIRED BY CODE.

8. FURRING: WHERE LARGER STUDS OR FURRINGS ARE REQUIRED TO COVER PIPING AND CONDUITS, THE LARGER STUD SIZE OR FURRING SHALL EXTEND THE FULL SURFACE OF THE WALL WIDTH AND LENGTH WHERE THE FURRING OCCURS.

9. ELEVATORS: ALL ELEVATORS SHALL MEET THE REQUIREMENTS OF C.C.R.,TITLE 8, ELEVATOR SAFETY ORDERS.

10. ACCESSIBILITY REQUIREMENTS: SHALL BE AS PRESCRIBED BY THE CALIFORNIA CODE OF REGULATIONS, TITLE 24 (ARCHITECTURAL BARRIER LAWS) AND THE AMERICANS WITH DISABILITIES ACT.

11. THE AMERICANS WITH DISABILITIES ACT. (A.D.A.): IS SUBJECT TO VARIOUS AND POSSIBLY CONTRADICTORY INTERPRETATIONS. THESE PLANS AND ANY ACCOMPANYING SPECIFICATIONS ("PLANS") REPRESENT THE DESIGNER'S OPINION REGARDING ITS INTERPRETATION OF THE A.D.A. AS IT APPLIES TO THE SUBJECT PROJECT, BUT IS NOT IN ANY WAY A WARRANTY OR GUARANTEE THAT SAID PLANS COMPLY WITH ANY OR ALL POSSIBLE INTERPRETATIONS OF THE A.D.A. BY OTHERS.

12. DISCREPANCIES: SHOULD A DISCREPANCY THAT AFFECTS ANY WORK APPEAR IN THE SPECIFICATIONS, PLANS, OR WORK DONE BY OTHERS AS PART OF THE CONTRACT DOCUMENTS, NOTIFY THE ARCHITECT AT ONCE FOR CLARIFICATION. SHOULD A CONFLICT OCCUR IN OR BETWEEN PLANS AND SPECIFICATIONS, OR WHERE DETAIL REFERENCES ON CONTRACT DOCUMENTS HAVE BEEN OMITTED, THE CONTRACTOR IS DEEMED TO HAVE ESTIMATED THE MOST EXPENSIVE MATERIALS AND CONSTRUCTION METHOD INVOLVED, UNLESS A WRITTEN DECISION FROM THE ARCHITECT HAS BEEN OBTAINED WHICH DESCRIBES AN ALTERNATE METHOD AND/OR MATERIALS.

DEFERRED SUBMITTAL ITEMS

THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND COORDINATING DESIGN AND DETAILING OF THE FOLLOWING PRE-ENGINEERED SYSTEMS, INCLUDING CONNECTIONS TO THE BUILDING STRUCTURE. THE CONTRACTOR SHALL SUBMIT DRAWINGS AND CALCULATIONS STAMPED BY A CALIFORNIA REGISTERED CIVIL OR STRUCTURAL ENGINEER TO THE ARCHITECT, ENGINEER AND BUILDING DEPARTMENT FOR APPROVAL PRIOR TO FABRICATION AND ERECTION. DEFERRED ITEMS INCLUDE BUT ARE NOT LIMITED TO:

1. ELEVATORS
2. MISCELLANEOUS METAL RAILS
3. METAL STUD WALL SYSTEMS
4. METAL STAIRS
5. FIRE SPRINKLERS SYSTEMS
6. CABLE RAILS

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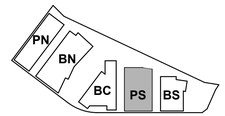
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ENTITLEMENT APPLICATION #3	12/09/2022

PENINSULA CROSSING
BURLINGAME, CA

KEYPLAN



PROJECT NO.: 21-144
DATE: 07/01/2022
SCALE: 12" = 1'-0"

SHEET TITLE:

SOUTH PARKING - PROJECT DATA SHEET

SHEET NO:

ENT A.PS-001

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MILL VALLEY, CA 94941
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ALLEN WILLIAMS, CHAIRMAN

VICINITY MAP



GENERAL SYMBOLS

A — GRID LINE

LEVEL — INDICATES DATUM LINE

N — REFERENCE NORTH

TRUE NORTH

DETAIL/BUILDING SECTION CUT

1 / X1.1 SIM — DETAIL IDENTIFICATION

LIMIT OF DETAIL/SECTION

SHEET WHERE DETAIL/SECTION IS DRAWN

ELEVATION

1 / X1.1 — DETAIL IDENTIFICATION

SHEET WHERE ELEVATION IS DRAWN

INTERIOR ELEVATION

X / X / X / X1.1 — DETAIL IDENTIFICATION

SHEET WHERE ELEVATION IS DRAWN

CONCRETE WALL/COLUMN
PRECAST WALL/COLUMN
CMU WALL
CONC. UPTURNED BEAM
RAIL (CONCRETE, CMU)
METAL RAIL
RAISED CONCRETE CURB/WASH
CABLE RAIL
METAL STUD WALL
METAL STUD WALL OVER RAIL (CONCRETE, CMU)

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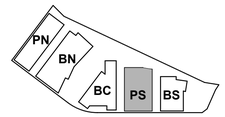
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ISSUES	DATE
ENTITLEMENT APPLICATION	03/24/2022
ENTITLEMENT APPLICATION #2	08/19/2022
ENTITLEMENT APPLICATION #3	12/09/2022

PENINSULA CROSSING

BURLINGAME, CA

KEYPLAN



PROJECT NO.: 21-144
DATE: 07/01/2022
SCALE: 12" = 1'-0"

SHEET TITLE:

SOUTH PARKING - PROJECT DATA SHEET

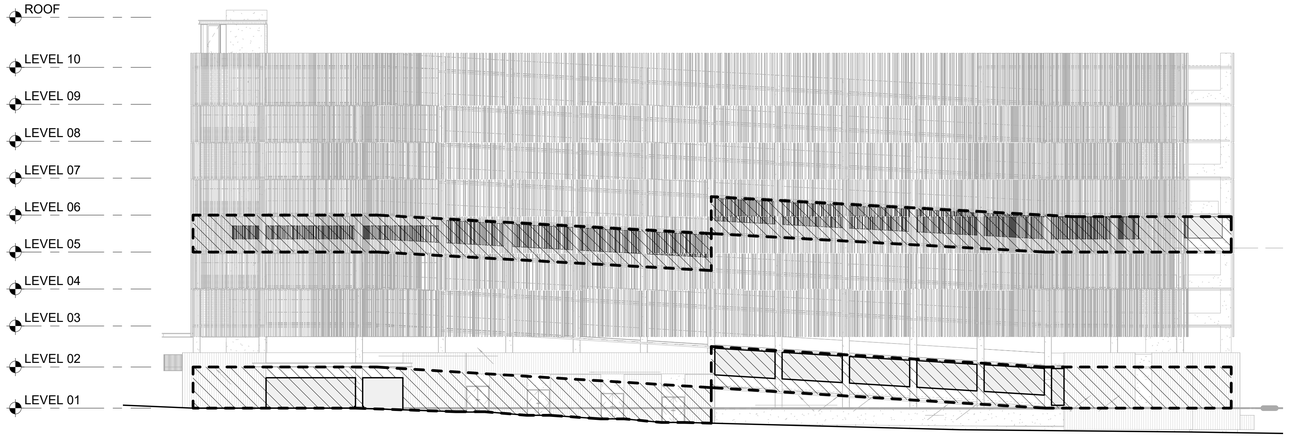
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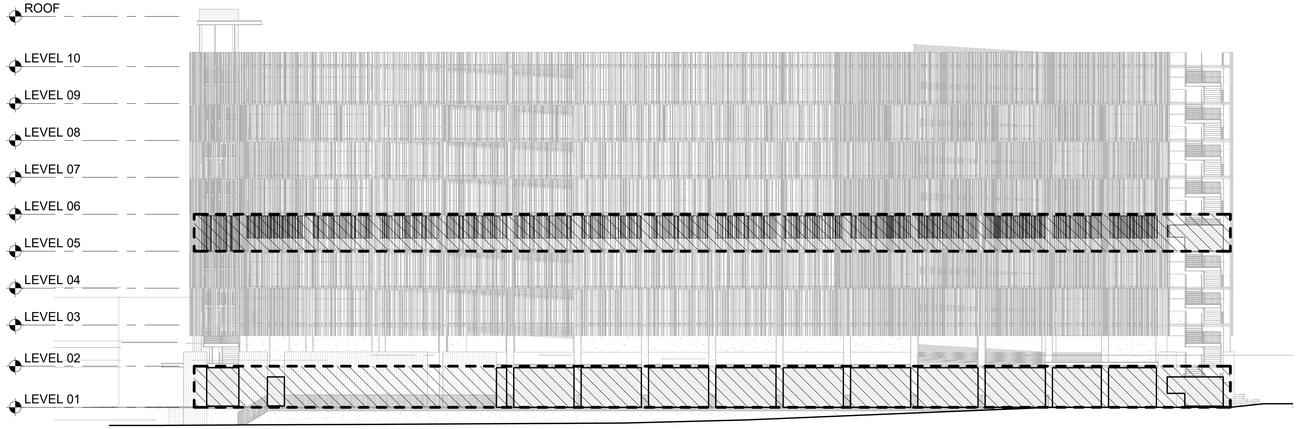
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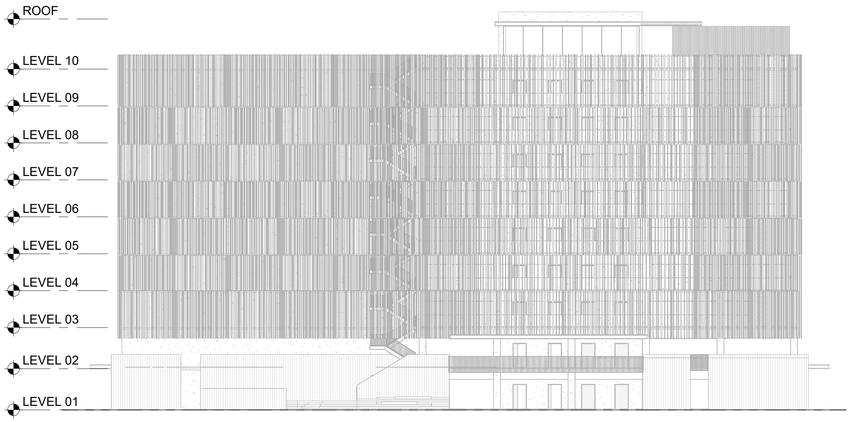
NORTH ELEVATION

1" = 20'-0"



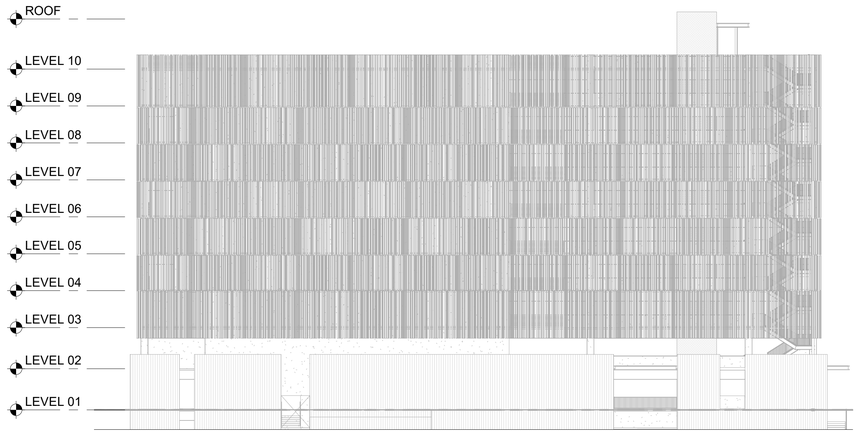
SOUTH ELEVATION

1" = 20'-0"



EAST ELEVATION

1" = 20'-0"



WEST ELEVATION

1" = 20'-0"

8/17/2022 7:35:53 PM

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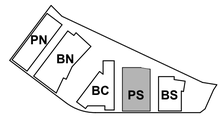
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ISSUES	DATE
ENTITLEMENT APPLICATION	03/24/2022
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ENTITLEMENT APPLICATION #3	12/09/2022

PENINSULA CROSSING

BURLINGAME, CA

KEYPLAN



PROJECT NO.: 21-144

DATE: 07/01/2022

SCALE: 1" = 20'-0"

SHEET TITLE:

SOUTH PARKING - CODE SUMMARY (OPENNESS RATIOS)

SHEET NO:

ENT A.PS-012

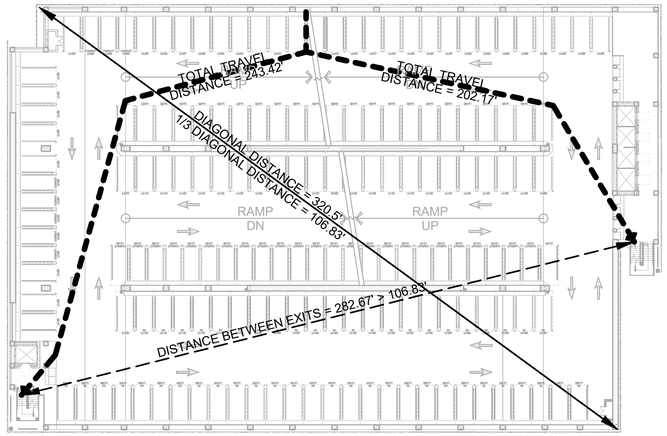
CODE DATA

GOVERNING CODES:

A. 2022 CALIFORNIA BUILDING CODE (CBC), CALIFORNIA CODE OF REGULATIONS (CCR), TITLE 24, PART 2.
B. 2022 CALIFORNIA ELECTRICAL CODE (CEC), CALIFORNIA CODE OF REGULATIONS (CCR), TITLE 24, PART 3.
C. 2022 CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA CODE OF REGULATIONS (CCR), TITLE 24, PART 4.
D. 2022 CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA CODE OF REGULATIONS (CCR), TITLE 24, PART 5.
E. 2022 CALIFORNIA FIRE CODE (CFC), CALIFORNIA CODE OF REGULATIONS (CCR), TITLE 24, PART 9.
F. 2022 CALIFORNIA ENERGY, CALIFORNIA CODE OF REGULATIONS (CCR), TITLE 24 PART 6
G. ADAAG ADA ACCESSIBILTY GUIDELINES
H. CITY OF BURLINGAME MUNICIPAL CODE

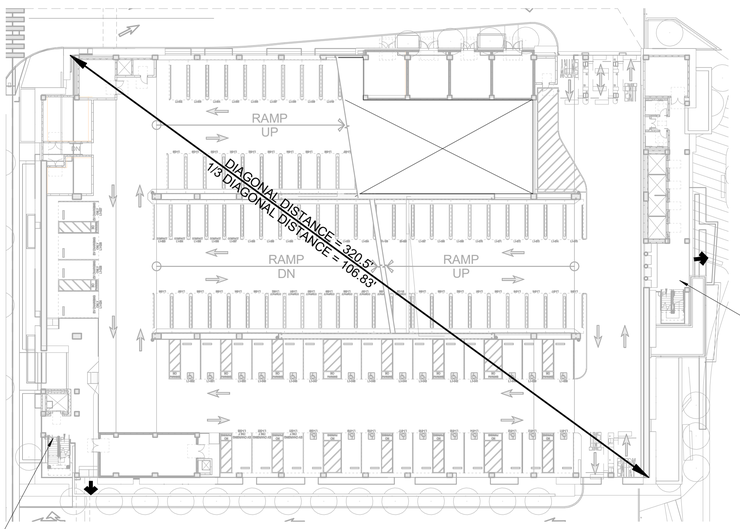
EXITING DIAGRAMS

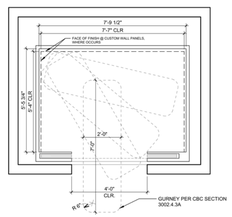
1. 2019 C.B.C. SECTION 1017, TABLE 1017.2 "EXIT TRAVEL DISTANCE"
   S2 OCCUPANCY EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM THE MAXIMUM TRAVEL DISTANCE IS **400'**



TYPICAL LEVEL EXITING DIAGRAM

1/32" = 1'-0"





LEVEL 01 EXITING DIAGRAM

1/32" = 1'-0"

EXITING LEGEND

- ACTUAL TRAVEL DISTANCE
- DIAGONAL DISTANCE
- DISTANCE BETWEEN EXITS

FIRE RATINGS LEGEND

- 1-HR.
- 2-HR.
- 3-HR.
- 4-HR.

CODE SUMMARY

CODE SECTIONS	TYPE - OPEN GARAGE	TYPE - CLOSED GARAGE	NOTES
AUTOMATIC SPRINKLER SYSTEM - SEC. 903	YES	YES	
OCCUPANCY TYPE(S) - CHAPTER 3	S-2 PARKING GARAGE (OPEN, PER 406.5)	S-2 PARKING GARAGE (CLOSED, PER 406.6)	OPENNESS - 406.5.2
CONSTRUCTION TYPE(S) - CHAPTER 4, 5 AND 6	IA	IA	TABLES 406.5.4, 601 AND 602
GRADE PLANE - CHAPTER 2 DEFINITION	13'	N/A	
ALLOWABLE HEIGHT (IN TIERS) - TABLE 406.5.4	UNLIMITED	N/A	ELEVATOR TOWERS - UNLIMITED IN HEIGHT IF NC (SECTION 504.3 EXCEPTION).
ACTUAL HEIGHT (IN TIERS)	10 TIERS	N/A	
ALLOWABLE HEIGHT INCREASE (IN TIERS), FOR OPEN PARKING STRUCTURES - SECT. 406.5.5	N/A	N/A	
BASE ALLOWABLE AREA PER TIER	UNLIMITED (TABLE 406.5.4)	UNLIMITED (SEC. & TABLE 506.2)	
ACTUAL AREA (LARGEST TIER)	52,800 SQ. FT.	51,900 SQ. FT.	
ALLOWABLE AREA INCREASE PER TIER	N/A	N/A	
ACTUAL TOTAL AREA	517,400 SQ. FT.	99,900 SQ. FT.	
MAXIMUM ALLOWABLE TOTAL AREA	N/A	N/A	
ACTUAL AREA TO ALLOWABLE AREA RATIO	N/A	N/A	
BUILDING ELEMENTS F.R. REQUIREMENTS - TABLE 601			
STRUCTURAL FRAME	3 HR		
BEARING WALLS – EXTERIOR	3 HR		
BEARING WALLS - INTERIOR	3 HR		
NON-BEARING WALLS AND PARTITIONS – EXTERIOR	SEE REQUIREMENTS BELOW		
NON-BEARING WALLS AND PARTITIONS – INTERIOR	0 HR		
FLOOR CONSTRUCTION	2 HR		
ROOF CONSTRUCTION	1-1/2 HR		
EXTERIOR WALLS F.R. REQUIREMENTS - TABLE 705.5	1 HR, <5' 1 HR, 5'≤ x <10' NR, 10'≤ x <30' (PER FOOTNOTE c) 0, ≥ 30'		BASED ON CONSTRUCTION TYPE
EXTERIOR WALLS AND PARTITIONS:			
OPENINGS (UNPROTECTED, SPRINKLERED) – MAXIMUM AREA OF EXTERIOR WALL OPENINGS, SECTION AND TABLE 705.8.	NOT PERMITTED <3' 15%, 3'≤ x <5' 25%, 5'≤ x <10' UNLIMITED, ELSEWHERE		BASED ON DISTANCE AND SPRINKLERS (SEE TABLE FOOTNOTE G.)
SHAFT ENCLOSURES (BOTH STAIRS AND ELEVATORS)	NOT REQUIRED	STAIRS - 2HR ELEVATOR - NOT REQUIRED	SEE SECTIONS 406.5.9, 712.1.10.2, 713.4 AND 1019.3.6
OCC. LOAD - TABLE 1004.5	52,800/200 = 264 (TIER w/ LARGEST FLOOR AREA)	51,900/200 = 259.5 (TIER w/ LARGEST FLOOR AREA)	
EXITS REQUIRED - TABLE 1006.3.3	2		
EXITS PROVIDED	2		
WIDTH REQUIRED- PER SECTION 1005.3.1 & 1005.3.2 STAIRS: OCC. X 0.3 = TOTAL INCHES (48" MIN. CLEAR OF HANDRAIL, WHEN CONSIDERED TO BE A PART OF AN ACCESSIBLE MEANS OF EGRESS, PER 1009.3. 44" MIN. CLEAR, WHEN CONSIDERED TO BE PART OF AN ACCESSIBLE MEANS OF EGRESS, PER 1009.3, EXCEPT. #2, WHEN THE BUILDING IS SPRINKLERED.) OTHER THAN STAIRS: OCC. X 0.2 = TOTAL INCHES (32" MIN. CLEAR WIDTH, 1010.1.1 AND PER 11B-404, DOORS, DOORWAYS AND GATES.)	STAIRS @ TYP. LEVELS: 264 x 0.3 = 79.2" 50% OF 79.2" = 39.6" CONVERGENCE CALCULATION LARGEST TIER BELOW GRADE: 264 OCC. LARGEST TIER ABOVE GRADE: 259.5 OCC. TOTAL: 523.5 OCC. OTHER THAN STAIRS: 523.5x 0.20 = 104.7" 50% OF 104.7" = 52.4"		
WIDTH PROVIDED	STAIRS: 2 x 54" = 108" OTHER THAN STAIRS: 104" + 454" = 558"		

4000 LB. CAPACITY/STRETCHER ELEVATOR CAB

1 / ENT A.PS-003

3" = 1'-0"

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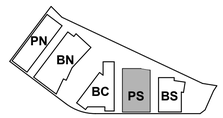
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ISSUES	DATE
ENTITLEMENT APPLICATION	03/24/2022
ENTITLEMENT APPLICATION #2	08/19/2022
ENTITLEMENT APPLICATION #3	12/09/2022

DW Burlingame Venture, LLC

PENINSULA CROSSING
BURLINGAME, CA

KEYPLAN



PROJECT NO.: 21-144
DATE: 12/14/2022
SCALE: As indicated

SHEET TITLE:

SOUTH PARKING - CODE SUMMARY

SHEET NO:

ENT A.PS-010

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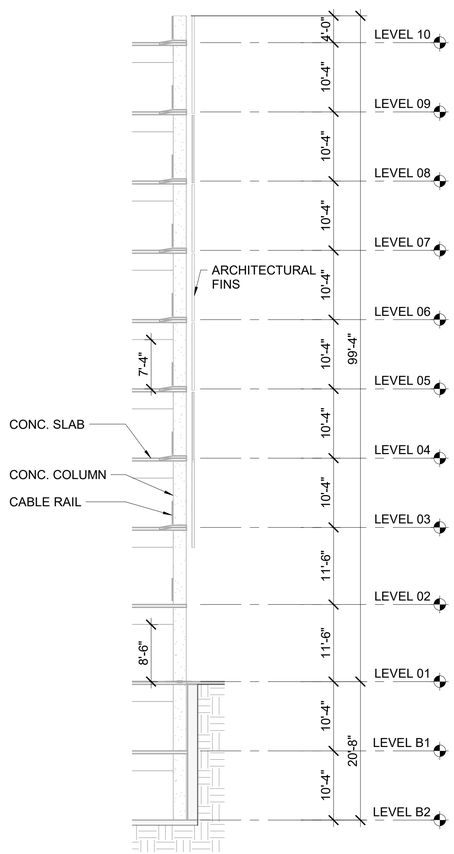
OPENNESS CALCULATIONS

(2019 CALIFORNIA BUILDING CODE) 406.5.2 OPENINGS: FOR NATURAL VENTILATION PURPOSES, THE EXTERIOR SIDE 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 BE NOT LESS THAN 20 PERCENT OF THE TOTAL PERIMETER WALL AREA OF EACH TIER. THE AGGREGATE LENGTH OF THE OPENINGS CONSIDERED TO BE PROVIDING NATURAL VENTILATION SHALL BE NOT LESS THAN 40 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 40 PERCENT OF THE BUILDING PERIMETER WHERE THE REQUIRED OPENINGS ARE UNIFORMLY DISTRIBUTED OVER TWO OPPOSING SIDES OF THE BUILDING.

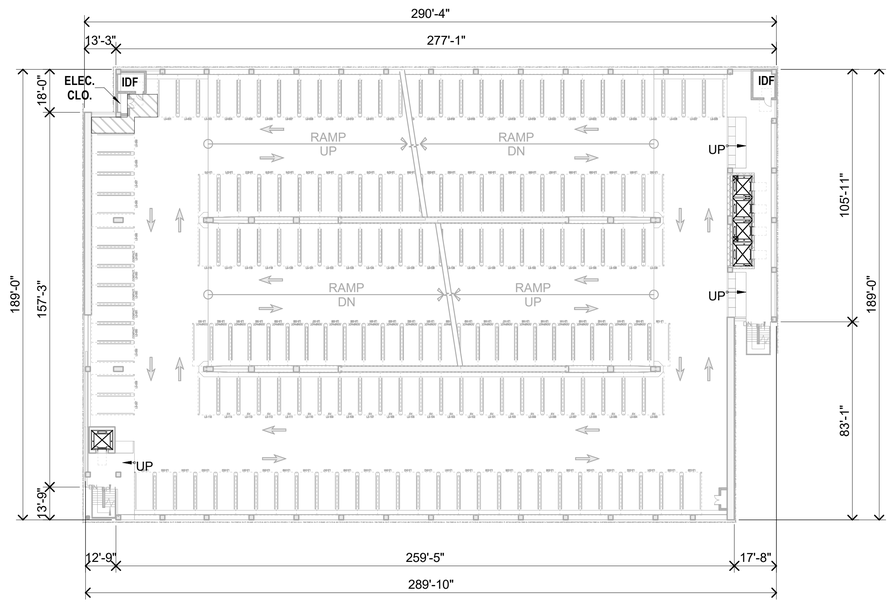
GROUND LEVEL	
FLOOR TO FLOOR HEIGHT	11'-6"
CABLE RAIL HEIGHT (0.5" x 11 CABLES)	0'-5 1/2"
LIGHT GLARE PANEL HEIGHT	3'-7"
EDGE OF SLAB DEPTH	0'-5"
PERIMETER WALL AREA	6,636.93 S.F.
OPEN WALL AREA	3,043.86 S.F.
OPEN AREA	45.86% > 20%
PERIMETER WALL LENGTH	N/A
OPEN WALL LENGTH	N/A
OPEN LENGTH %	N/A

FIFTH LEVEL (TYP. LEVEL - LEAST OPEN)	
FLOOR TO FLOOR HEIGHT	10'-4"
CABLE RAIL HEIGHT (0.5" x 11 CABLES)	0'-5 1/2"
LIGHT GLARE PANEL HEIGHT	3'-7"
EDGE OF SLAB DEPTH	0'-5"
PERIMETER WALL AREA	5,998.22 S.F.
OPEN WALL AREA	1,805.19 S.F.
OPEN AREA	30.10% > 20%
PERIMETER WALL LENGTH	N/A
OPEN WALL LENGTH	N/A
OPEN LENGTH %	N/A



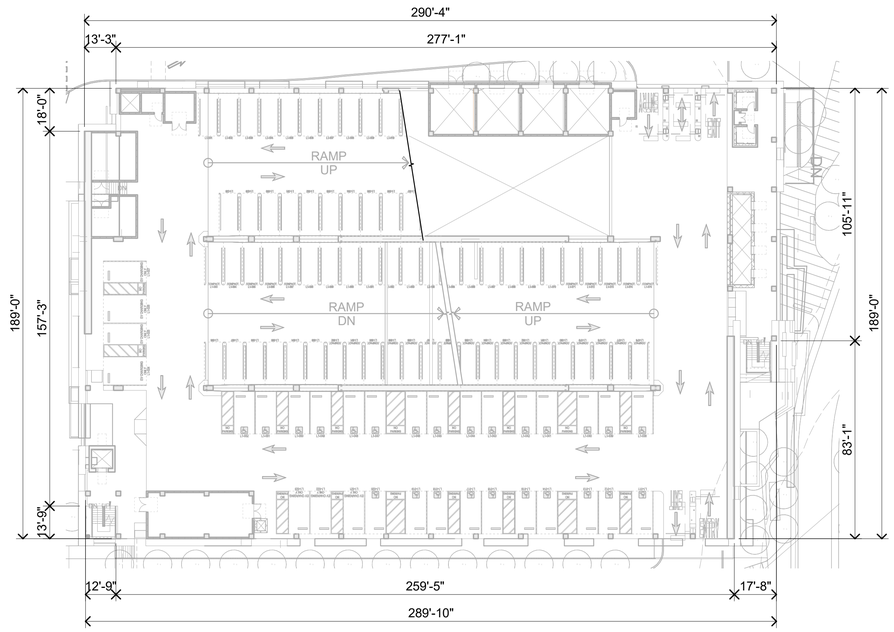
3 ENT A.PS-004 WALL SECTION

3/32" = 1'-0"



TYPICAL LEVEL OPENNESS PLAN

1" = 30'-0"



LEVEL 01 OPENNESS PLAN

1" = 30'-0"

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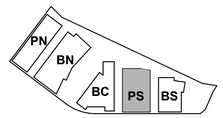
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ISSUES	DATE
ENTITLEMENT APPLICATION	03/24/2022
ENTITLEMENT APPLICATION #2	08/19/2022
ENTITLEMENT APPLICATION #3	12/09/2022

PENINSULA CROSSING
BURLINGAME, CA

KEYPLAN



PROJECT NO.: 21-144
DATE: 07/01/2022
SCALE: As indicated

SHEET TITLE:

SOUTH PARKING - CODE SUMMARY (OPENNESS RATIOS)

SHEET NO:
ENT A.PS-011

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PARKING STALL SUMMATION

LEVEL	ACCESSIBLE (9'-0"x18'-0")	VAN ACCESSIBLE (9'-0"x18'-0")	PUBLIC ACCESS (8'-6"x18'-0")	PUBLIC ACCESS COMPACT (8'-0"x18'-0")	STANDARD (8'-6"x18'-0")	COMPACT (8'-0"x18'-0")	EVCS DAY ONE (8'-6"x18'-0")	EV ACCESSIBLE (9'-0"x18'-0")	EV VAN ACCESSIBLE (12'-0"x18'-0")	EV AMBULATORY (10'-0"x18'-0")	TOTAL	SQ. FOOTAGE	SQ. FT./STALL
LEVEL 10	0	0	0	0	118	15	0	0	0	0	133	44,300	333
LEVEL 09	0	0	0	0	134	29	0	0	0	0	163	52,800	324
LEVEL 08	0	0	0	0	132	32	0	0	0	0	164	52,800	322
LEVEL 07	0	0	0	0	134	29	0	0	0	0	163	52,800	324
LEVEL 06	0	0	0	0	132	32	0	0	0	0	164	52,800	322
LEVEL 05	0	0	0	0	114	29	20	0	0	0	163	52,800	324
LEVEL 04	0	0	0	0	82	32	50	0	0	0	164	52,800	322
LEVEL 03	0	0	0	0	81	29	53	0	0	0	163	52,800	324
LEVEL 02	1	2	10	7	52	16	41	0	1	5	135	50,800	376
LEVEL 01	21	4	21	0	32	12	0	5	2	0	97	52,700	543
LEVEL B1	0	0	0	0	102	39	0	0	0	0	141	51,900	368
LEVEL B2	0	0	0	0	100	27	0	0	0	0	127	48,000	378
TOTAL	22*	6*	31*	7*	1213	321	164*	5	3*	5	1,777	617,300	347

***ADA COUNT INCLUDES 1 ADA AND 1 VAN ADA FOR PUBLIC**

***TOTAL PUBLIC STALL COUNT: 43 (38 UNISTALL/COMPACT, 1 ADA, 1 VAN ADA, 1 EV VAN, & 2 EV STALLS)**

***INCLUDES 2 PUBLIC EV STALLS *INCLUDES 1 PUBLIC EV VAN ADA**
10% EV - DAY ONE: 1,777-43 PUBLIC STALLS = 1,734
1,734 x 10% = 174 EV STALLS
10% FUTURE EV: 174 EV STALLS

11/30/2022 1:55:25 PM

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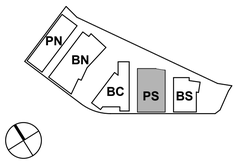
ISSUES	DATE
ENTITLEMENT APPLICATION	03/24/2022
ENTITLEMENT APPLICATION #2	08/19/2022
ENTITLEMENT APPLICATION #3	12/09/2022

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PENINSULA CROSSING

BURLINGAME, CA

KEYPLAN



PROJECT NO.: 21-144
DATE: 12/14/2022
SCALE: As indicated

SHEET TITLE:

SOUTH PARKING - SITE PLAN & STALL COUNT

SHEET NO:

ENT A.PS-050

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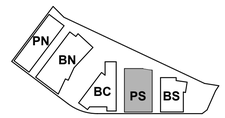
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ISSUES	DATE
ENTITLEMENT APPLICATION	03/24/2022
ENTITLEMENT APPLICATION #2	08/19/2022
ENTITLEMENT APPLICATION #3	12/09/2022

PENINSULA CROSSING

BURLINGAME, CA

KEYPLAN



PROJECT NO.: 21-144

DATE: 07/01/2022

SCALE: 1" = 40'-0"

SHEET TITLE:

SOUTH PARKING - SITE EGRESS PLAN

SHEET NO:

ENT A.PS-051

8/17/2022 7:36:09 PM

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LEVEL B2 PARKING PLAN

1/16" = 1'-0"

STALL LEGEND

- STANDARD
- COMPACT
- STANDARD
- COMPACT
- EVCS — EVCS (DAY ONE)
- ACCESSIBLE
- VAN — VAN ACCESSIBLE
- EVCS ACC — EVCS ACCESSIBLE
- EVCS VAN — EVCS VAN ACCESSIBLE
- EVCS AMB — EVCS AMBULATORY

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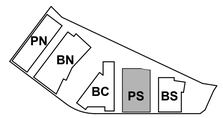
ISSUES	DATE
ENTITLEMENT APPLICATION	03/24/2022
ENTITLEMENT APPLICATION #2	08/19/2022
ENTITLEMENT APPLICATION #3	12/09/2022

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PENINSULA CROSSING

BURLINGAME, CA

KEYPLAN



PROJECT NO.: 21-144
DATE: 12/14/2022
SCALE: 1/16" = 1'-0"

SHEET TITLE:

SOUTH PARKING - LEVEL B2 PARKING PLAN

SHEET NO:

ENT A.PS-1B2

11/30/2022 1:53:55 PM

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LEVEL B1 PARKING PLAN

1/16" = 1'-0"

STALL LEGEND

- STANDARD
- COMPACT
- STANDARD
- COMPACT
- EVCS — EVCS (DAY ONE)
- ACCESSIBLE
- VAN — VAN ACCESSIBLE
- EVCS ACC — EVCS ACCESSIBLE
- EVCS VAN — EVCS VAN ACCESSIBLE
- EVCS AMB — EVCS AMBULATORY

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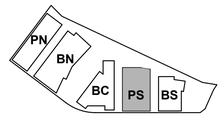
ISSUES	DATE
ENTITLEMENT APPLICATION	03/24/2022
ENTITLEMENT APPLICATION #2	08/19/2022
ENTITLEMENT APPLICATION #3	12/09/2022

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PENINSULA CROSSING

BURLINGAME, CA

KEYPLAN



PROJECT NO.: 21-144
DATE: 12/14/2022
SCALE: 1/16" = 1'-0"

SHEET TITLE:

SOUTH PARKING - LEVEL B1 PARKING PLAN

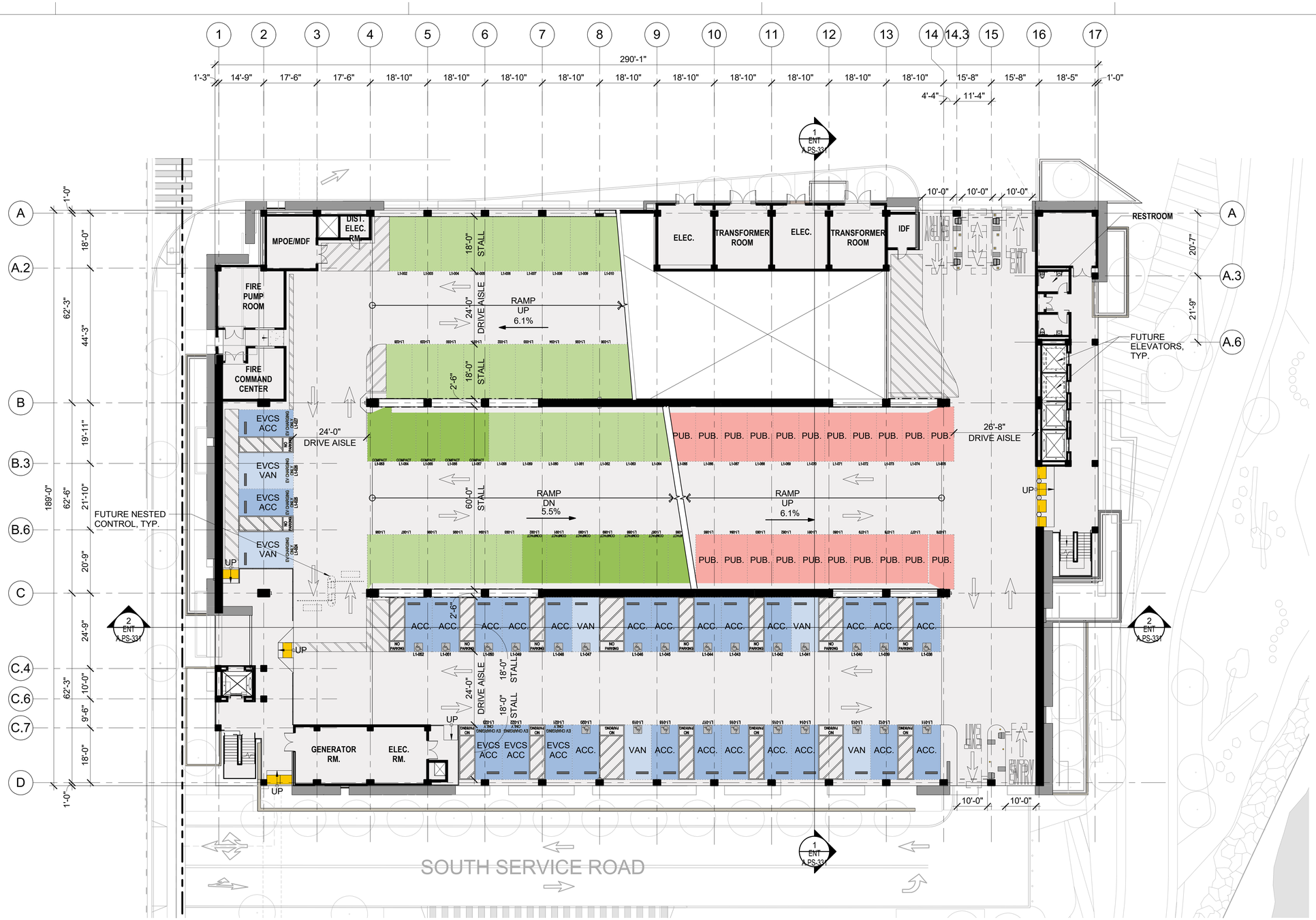
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LEVEL 01 PARKING PLAN

1/16" = 1'-0"

12/7/2022 12:17:04 PM

STALL LEGEND

- STANDARD
- COMPACT
- STANDARD
- COMPACT
- EVCS — EVCS (DAY ONE)
- ACCESSIBLE
- VAN — VAN ACCESSIBLE
- EVCS ACC — EVCS ACCESSIBLE
- EVCS VAN — EVCS VAN ACCESSIBLE
- EVCS AMB — EVCS AMBULATORY

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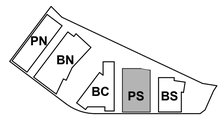
ISSUES	DATE
ENTITLEMENT APPLICATION	03/24/2022
ENTITLEMENT APPLICATION #2	08/19/2022
ENTITLEMENT APPLICATION #3	12/09/2022

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PENINSULA CROSSING

BURLINGAME, CA

KEYPLAN



PROJECT NO.: 21-144

DATE: 12/14/2022

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

SHEET TITLE:

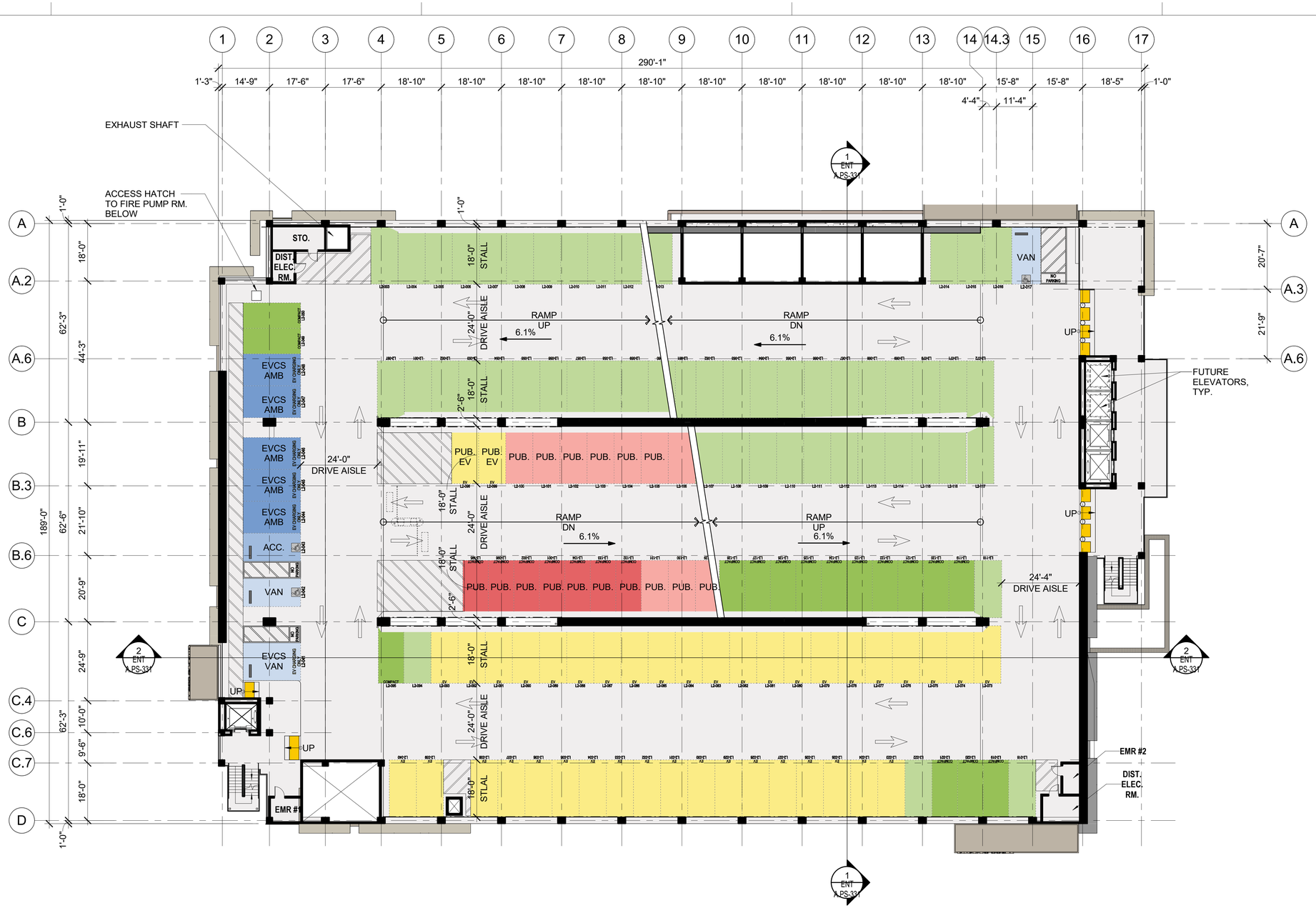
SOUTH PARKING - LEVEL 01 PARKING PLAN

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ENT A.PS-101

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LEVEL 02 PARKING PLAN

1/16" = 1'-0"

STALL LEGEND

- STANDARD
- COMPACT
- STANDARD
- COMPACT
- EVCS — EVCS (DAY ONE)
- ACCESSIBLE
- VAN — VAN ACCESSIBLE
- EVCS ACC — EVCS ACCESSIBLE
- EVCS VAN — EVCS VAN ACCESSIBLE
- EVCS AMB — EVCS AMBULATORY

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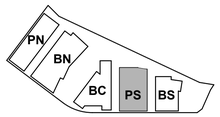
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PENINSULA CROSSING

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KEYPLAN



PROJECT NO.: 21-144
DATE: 12/14/2022
SCALE: 1/16" = 1'-0"

SHEET TITLE:

SOUTH PARKING - LEVEL 02 PARKING PLAN

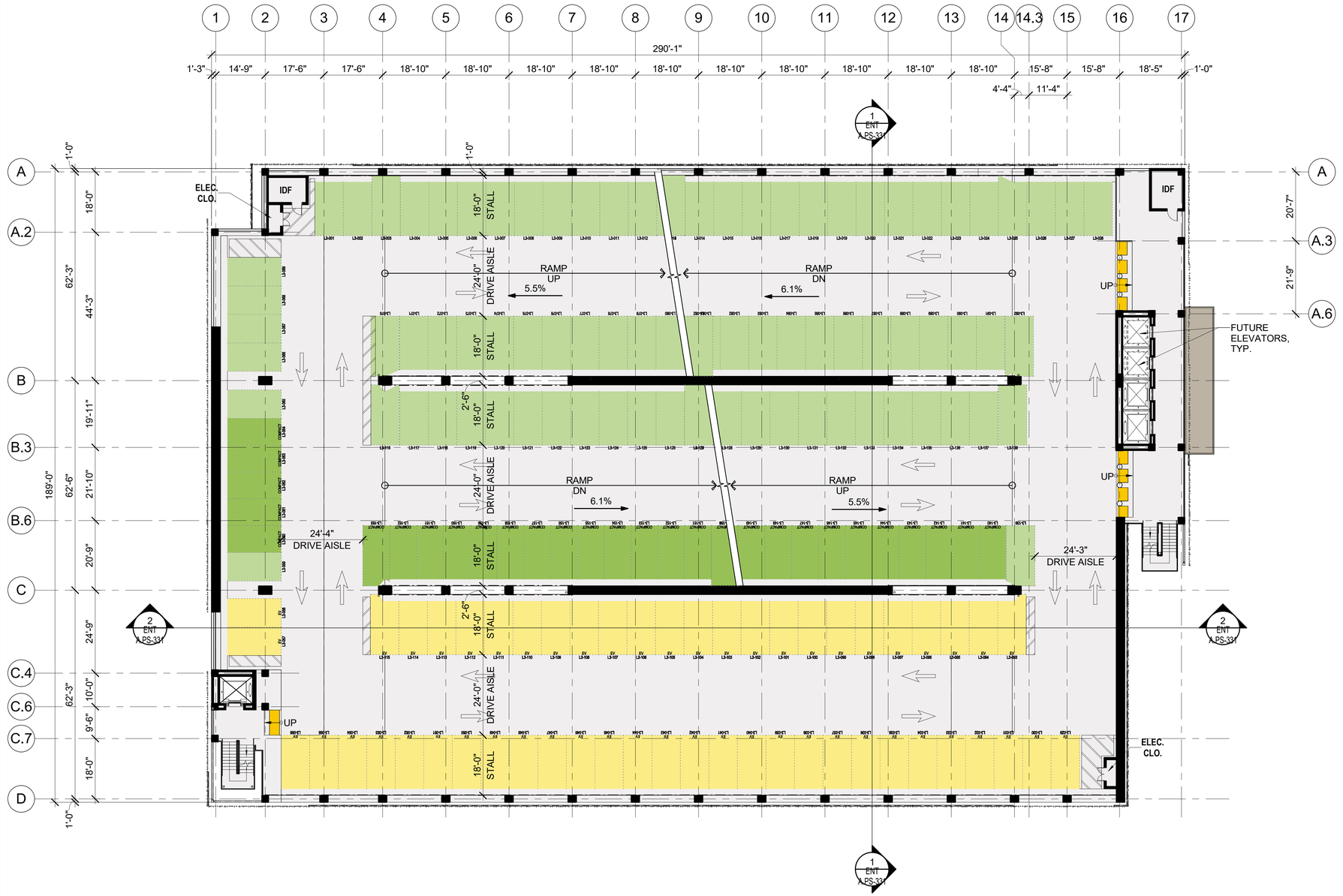
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STALL LEGEND

- STANDARD
- COMPACT
- STANDARD
- COMPACT
- EVCS — EVCS (DAY ONE)
- ACCESSIBLE
- VAN — VAN ACCESSIBLE
- EVCS ACC — EVCS ACCESSIBLE
- EVCS VAN — EVCS VAN ACCESSIBLE
- EVCS AMB — EVCS AMBULATORY

LEVEL 03 PARKING PLAN

1/16" = 1'-0"

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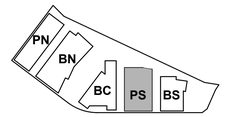
ISSUES	DATE
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ENTITLEMENT APPLICATION #2	08/19/2022
ENTITLEMENT APPLICATION #3	12/09/2022

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KEYPLAN



PROJECT NO.: 21-144
DATE: 12/14/2022
SCALE: 1/16" = 1'-0"

SHEET TITLE:

SOUTH PARKING - LEVEL 03 PARKING PLAN

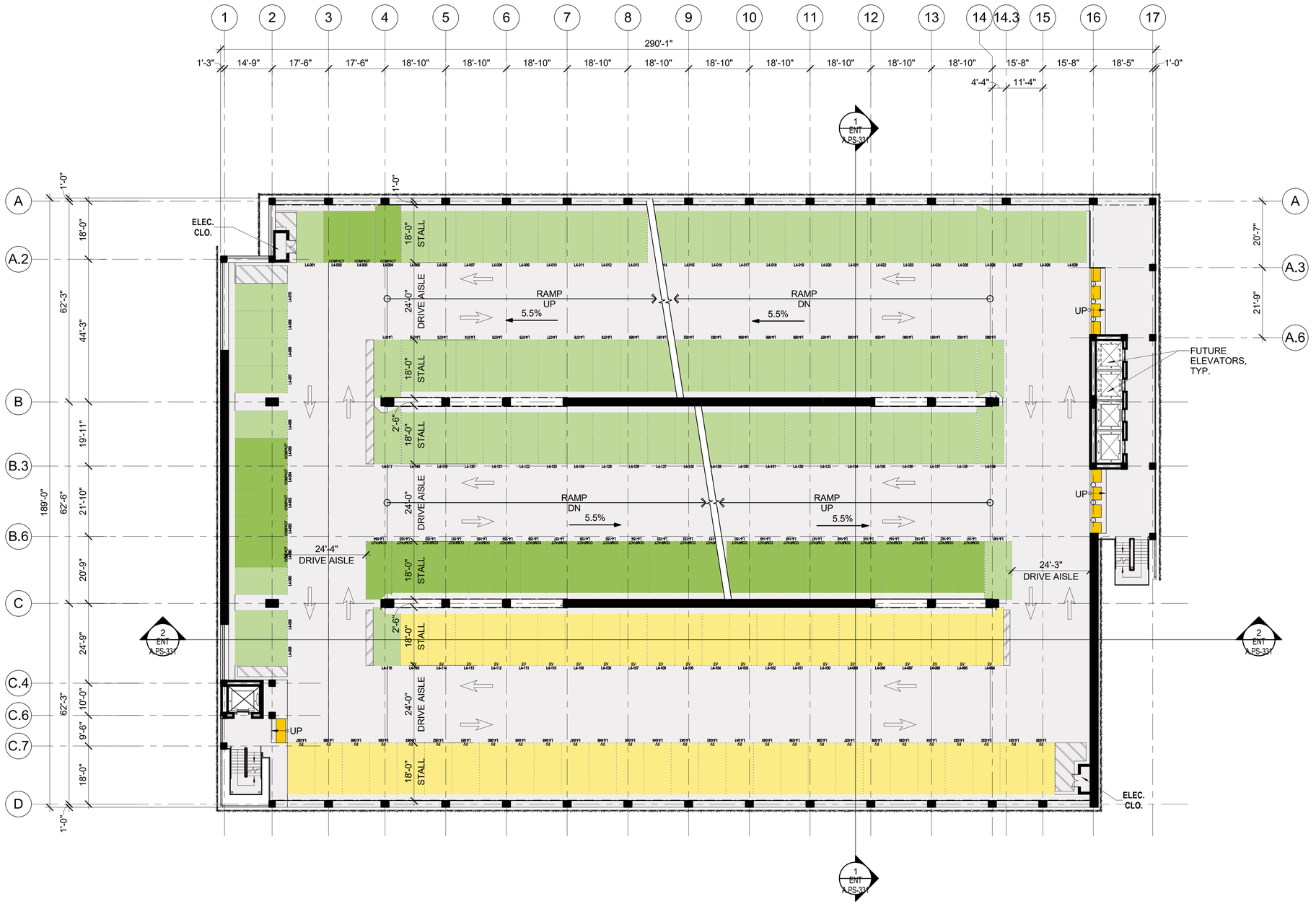
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ENT A.PS-103

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LEVEL 04 PARKING PLAN

1/16" = 1'-0"

STALL LEGEND

- STANDARD
- COMPACT
- STANDARD
- COMPACT
- EVCS — EVCS (DAY ONE)
- ACCESSIBLE
- VAN — VAN ACCESSIBLE
- EVCS ACC — EVCS ACCESSIBLE
- EVCS VAN — EVCS VAN ACCESSIBLE
- EVCS AMB — EVCS AMBULATORY

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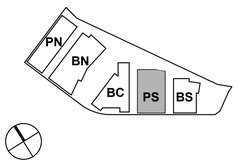
ISSUES	DATE
ENTITLEMENT APPLICATION	03/24/2022
ENTITLEMENT APPLICATION #2	08/19/2022
ENTITLEMENT APPLICATION #3	12/09/2022

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KEYPLAN



PROJECT NO.: 21-144
DATE: 12/14/2022
SCALE: 1/16" = 1'-0"

SHEET TITLE:

SOUTH PARKING - LEVEL 04 PARKING PLAN

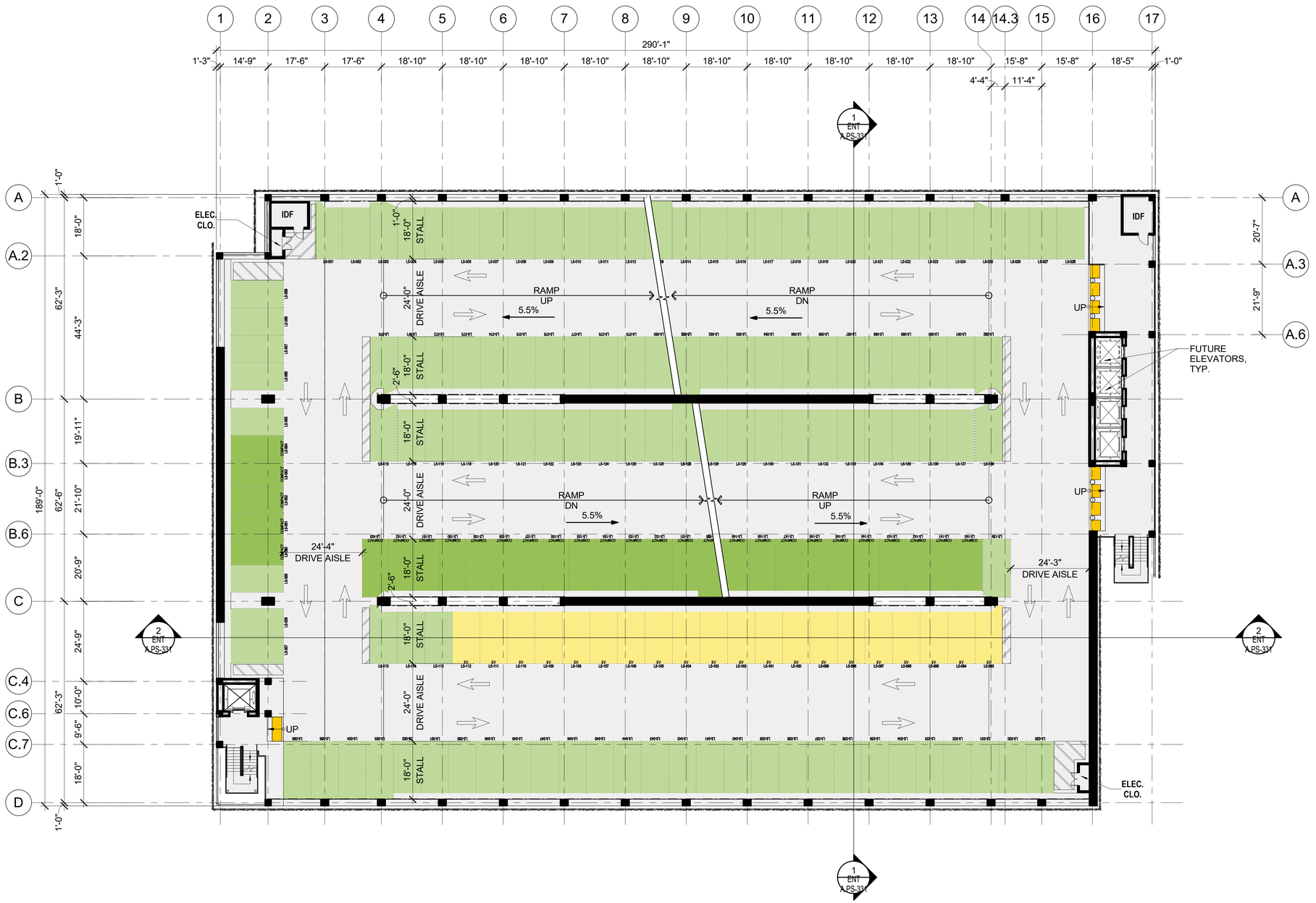
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LEVEL 05 PARKING PLAN

1/16" = 1'-0"

11/30/2022 1:56:33 PM

STALL LEGEND

- STANDARD
- COMPACT
- STANDARD
- COMPACT
- EVCS — EVCS (DAY ONE)
- ACCESSIBLE
- VAN — VAN ACCESSIBLE
- EVCS ACC — EVCS ACCESSIBLE
- EVCS VAN — EVCS VAN ACCESSIBLE
- EVCS AMB — EVCS AMBULATORY

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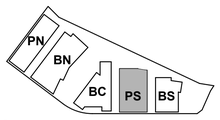
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ENTITLEMENT APPLICATION #3	12/09/2022

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KEYPLAN



PROJECT NO.: 21-144
DATE: 12/14/2022
SCALE: 1/16" = 1'-0"

SHEET TITLE:

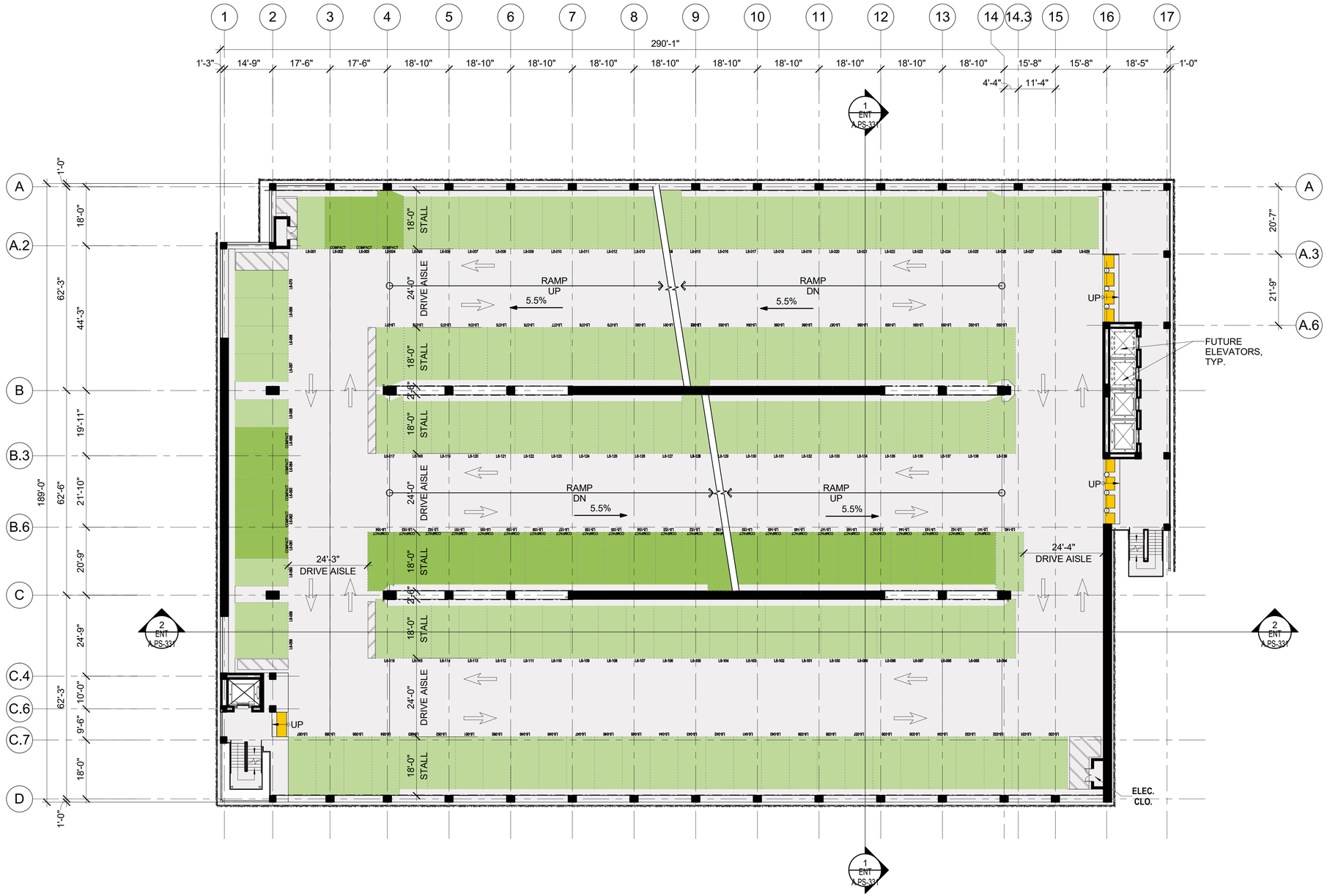
SOUTH PARKING - LEVEL 05 PARKING PLAN

SHEET NO:

ENT A.PS-105

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STALL LEGEND

- STANDARD
- COMPACT
- STANDARD
- COMPACT
- EVCS — EVCS (DAY ONE)
- ACCESSIBLE
- VAN — VAN ACCESSIBLE
- EVCS ACC — EVCS ACCESSIBLE
- EVCS VAN — EVCS VAN ACCESSIBLE
- EVCS AMB — EVCS AMBULATORY

LEVEL 06 PARKING PLAN

1/16" = 1'-0"

11/30/2022 1:56:52 PM

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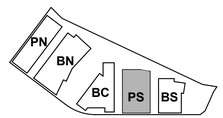
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KEYPLAN



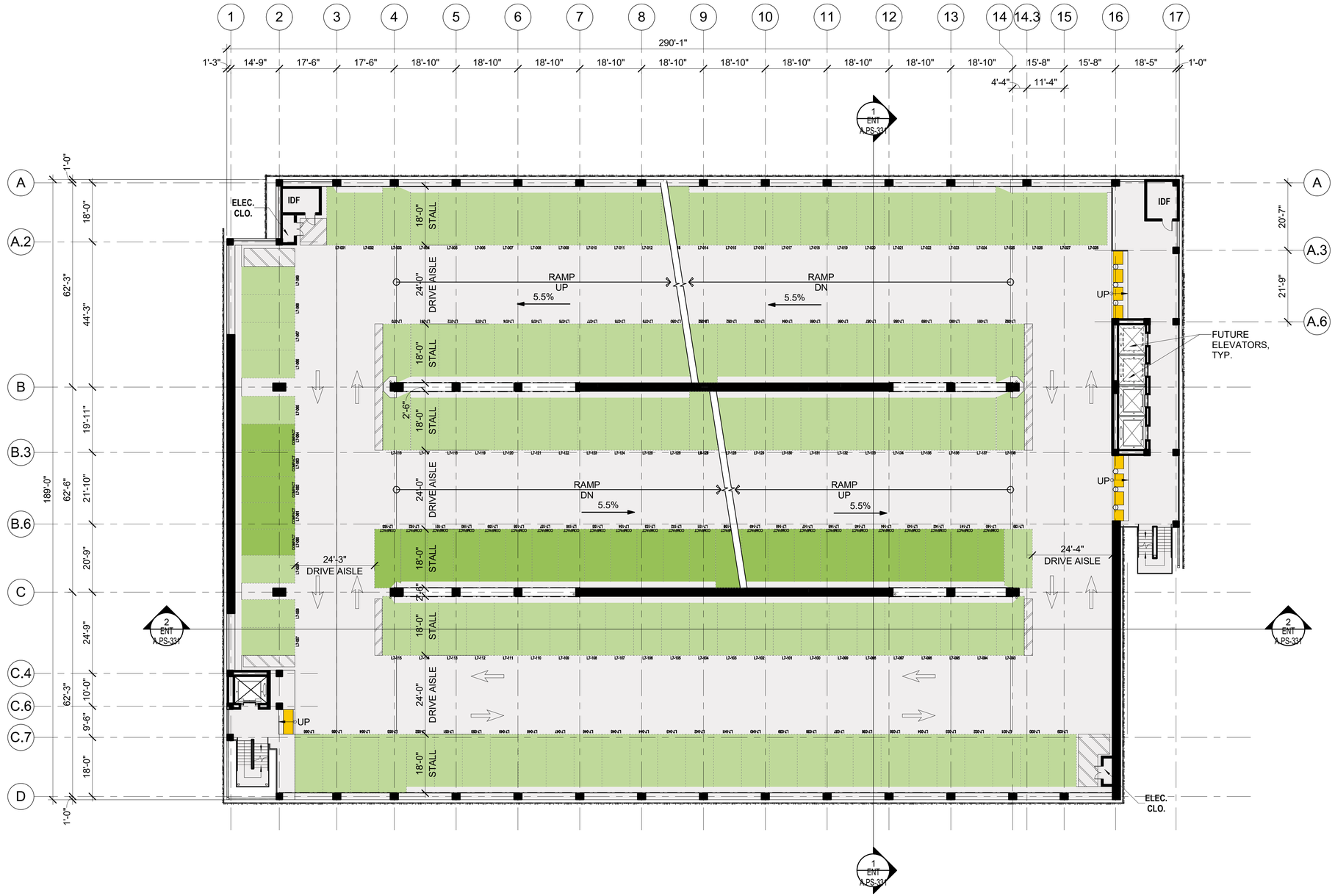
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SCALE: 1/16" = 1'-0"

SHEET TITLE:

SOUTH PARKING - LEVEL 06 PARKING PLAN

SHEET NO:

ENT A.PS-106



LEVEL 07 PARKING PLAN

1/16" = 1'-0"

STALL LEGEND

- STANDARD
- COMPACT
- STANDARD
- COMPACT
- EVCS — EVCS (DAY ONE)
- ACCESSIBLE
- VAN — VAN ACCESSIBLE
- EVCS ACC — EVCS ACCESSIBLE
- EVCS VAN — EVCS VAN ACCESSIBLE
- EVCS AMB — EVCS AMBULATORY

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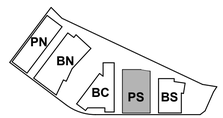
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PENINSULA CROSSING

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KEYPLAN



PROJECT NO.: 21-144
DATE: 12/14/2022
SCALE: 1/16" = 1'-0"

SHEET TITLE:

SOUTH PARKING - LEVEL 07 PARKING PLAN

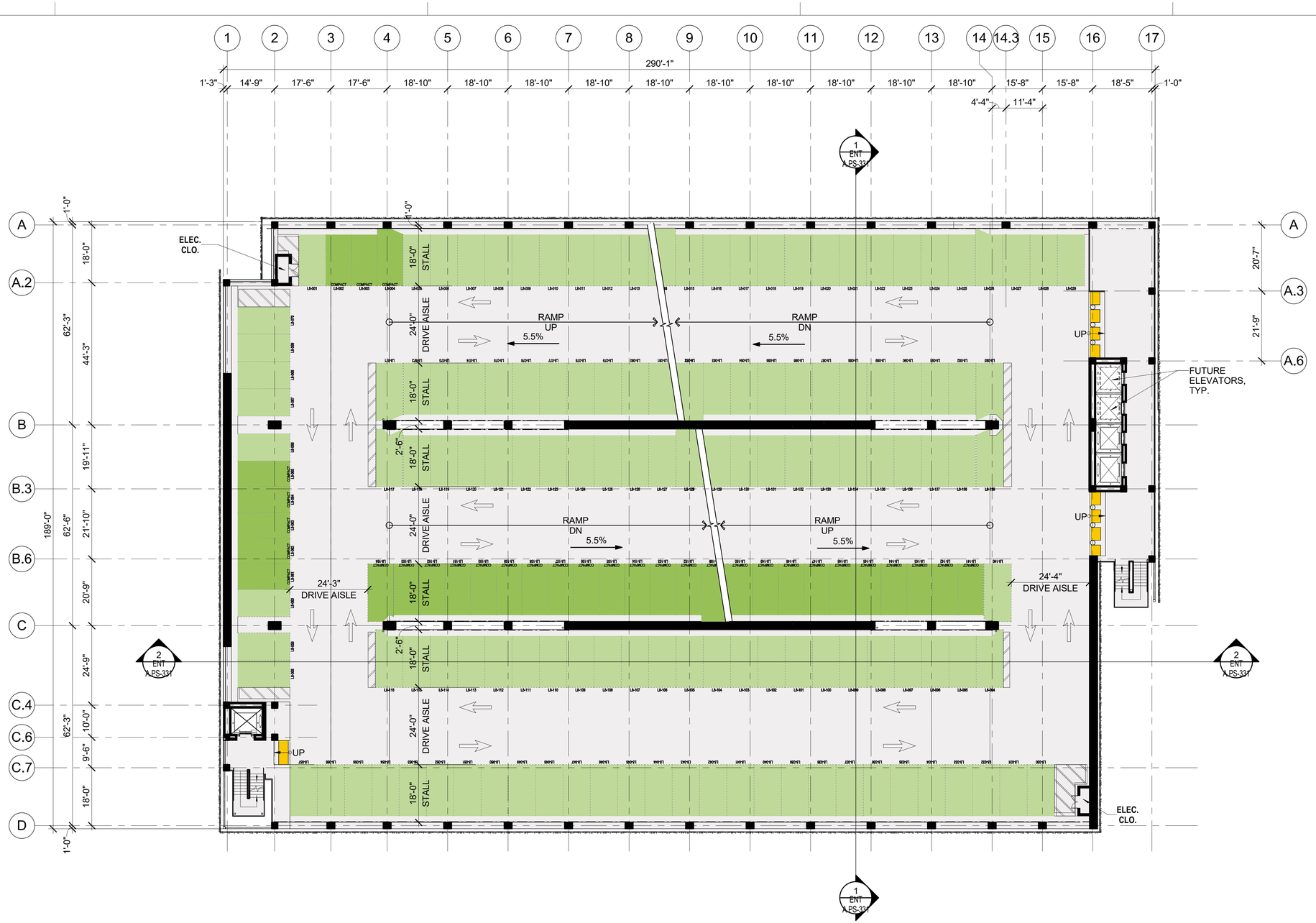
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LEVEL 08 PARKING PLAN

1/16" = 1'-0"

STALL LEGEND

- STANDARD
- COMPACT
- STANDARD
- COMPACT
- EVCS — EVCS (DAY ONE)
- ACCESSIBLE
- VAN — VAN ACCESSIBLE
- EVCS ACC — EVCS ACCESSIBLE
- EVCS VAN — EVCS VAN ACCESSIBLE
- EVCS AMB — EVCS AMBULATORY

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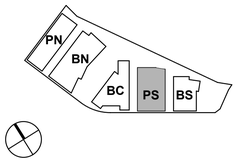
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ENTITLEMENT APPLICATION #3	12/09/2022

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PENINSULA CROSSING

BURLINGAME, CA

KEYPLAN



PROJECT NO.: 21-144
DATE: 12/14/2022
SCALE: 1/16" = 1'-0"

SHEET TITLE:

SOUTH PARKING - LEVEL 08 PARKING PLAN

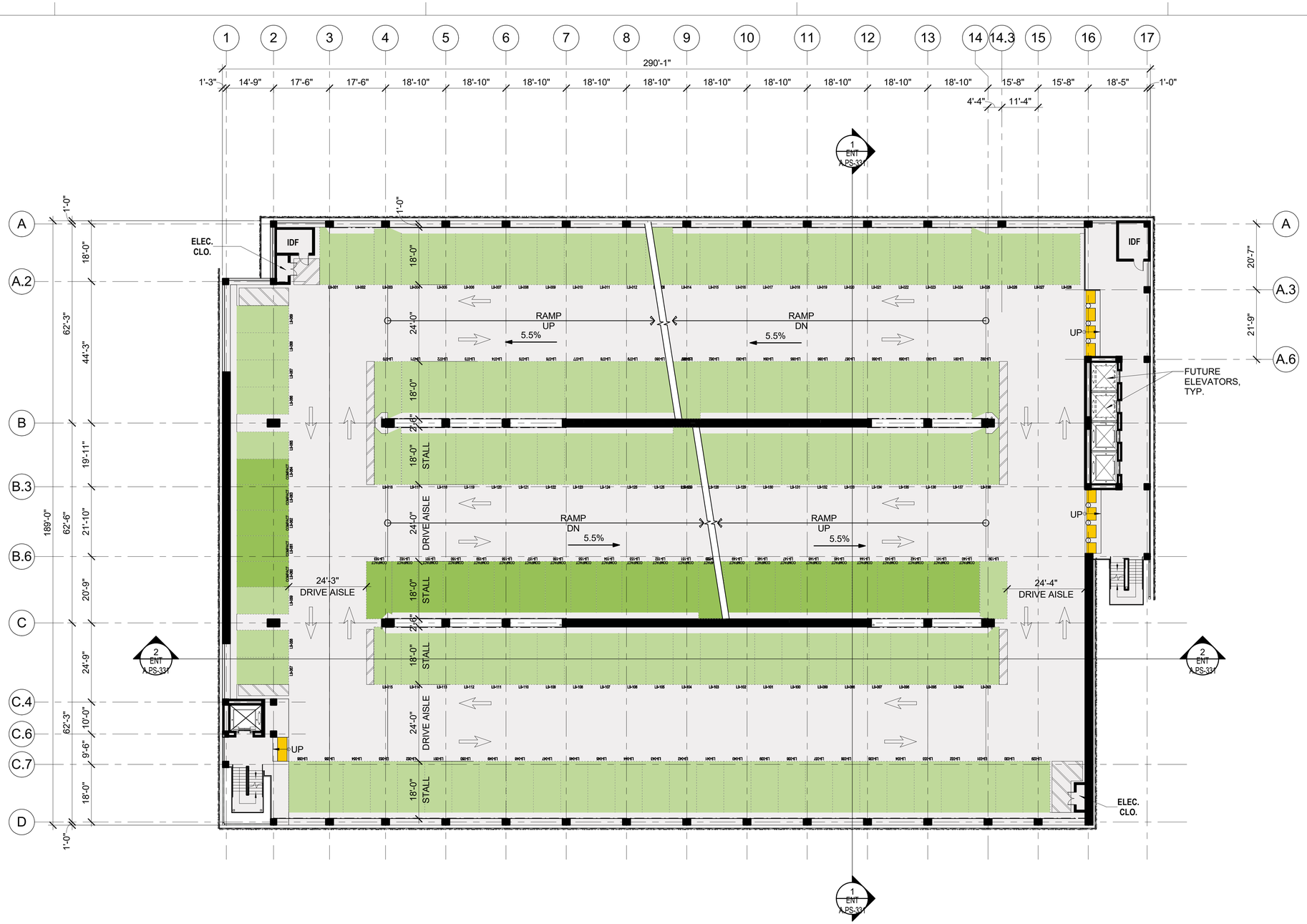
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STALL LEGEND

- STANDARD
- COMPACT
- STANDARD
- COMPACT
- EVCS — EVCS (DAY ONE)
- ACCESSIBLE
- VAN — VAN ACCESSIBLE
- EVCS ACC — EVCS ACCESSIBLE
- EVCS VAN — EVCS VAN ACCESSIBLE
- EVCS AMB — EVCS AMBULATORY

LEVEL 09 PARKING PLAN

1/16" = 1'-0"

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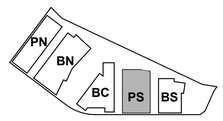
ISSUES	DATE
ENTITLEMENT APPLICATION	03/24/2022
ENTITLEMENT APPLICATION #2	08/19/2022
ENTITLEMENT APPLICATION #3	12/09/2022

DW Burlingame Venture, LLC

PENINSULA CROSSING

BURLINGAME, CA

KEYPLAN



PROJECT NO.: 21-144
DATE: 12/14/2022
SCALE: 1/16" = 1'-0"

SHEET TITLE:

SOUTH PARKING - LEVEL 09 PARKING PLAN

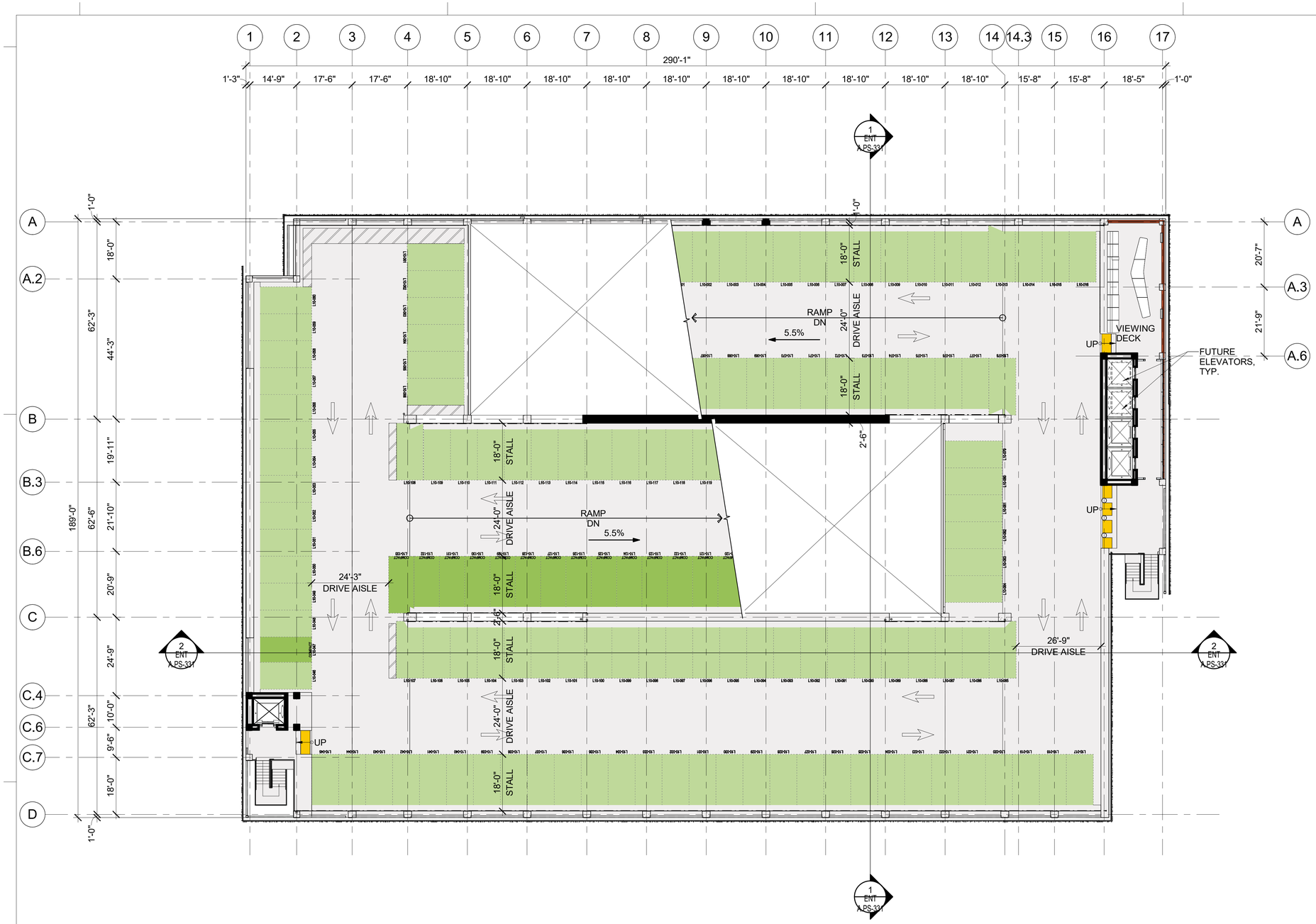
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LEVEL 10 PARKING PLAN

1/16" = 1'-0"

STALL LEGEND

- STANDARD
- COMPACT
- STANDARD
- COMPACT
- EVCS — EVCS (DAY ONE)
- ACCESSIBLE
- VAN — VAN ACCESSIBLE
- EVCS ACC — EVCS ACCESSIBLE
- EVCS VAN — EVCS VAN ACCESSIBLE
- EVCS AMB — EVCS AMBULATORY

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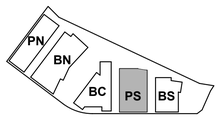
ISSUES	DATE
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ENTITLEMENT APPLICATION #3	12/09/2022

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KEYPLAN



PROJECT NO.: 21-144
DATE: 12/14/2022
SCALE: 1/16" = 1'-0"

SHEET TITLE:

SOUTH PARKING - LEVEL 10 PARKING PLAN

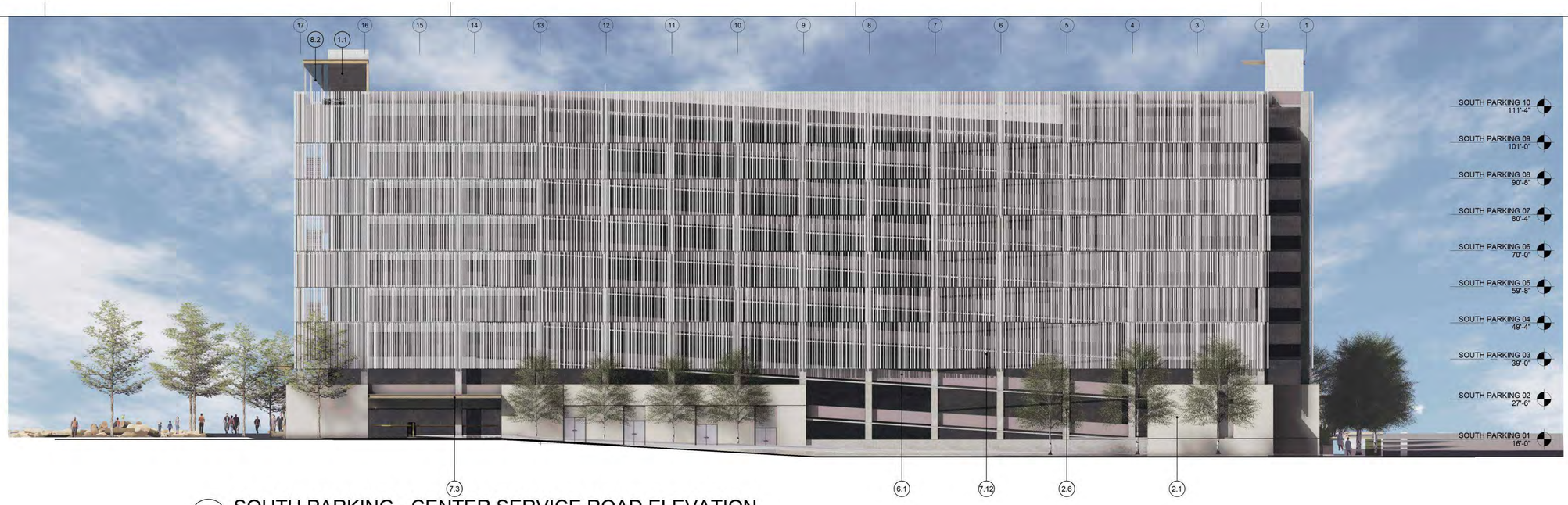
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1 SOUTH PARKING - CENTER SERVICE ROAD ELEVATION
1/16" = 1'-0"



2 SOUTH PARKING - BAY ELEVATION
1/16" = 1'-0"

#	ELEVATION KEYNOTES
1.1	TILE
2.1	TEXTURED ARCHITECTURAL PRECAST PANELS
2.6	EXPOSED CONCRETE COLUMN
2.7	EXPOSED CONCRETE SHEAR WALL WITH ARCHITECTURAL FINISH
2.8	TEXTURED PRECAST PLANTER BOX
6.1	LIGHT MTL PANEL
7.3	WARM MTL FRAMED CANOPY
7.9	LIGHT MTL GUARDRAIL
7.12	LIGHT MTL VERTICAL FIN
8.2	ANNODIZED ALUM STOREFRONT
10.1	WOOD SLAT WALL

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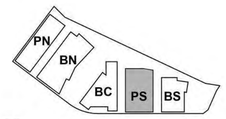
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ISSUES	DATE
ENTITLEMENT APPLICATION	03/24/2022
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ENTITLEMENT APPLICATION #3	12/09/2022

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KEYPLAN



PROJECT NO.: 20045.00
DATE: 07/15/2022
SCALE: As indicated

SHEET TITLE:

SOUTH PARKING - EXTERIOR ELEVATIONS

SHEET NO:
ENT A.PS-301



1 SOUTH PARKING - SOUTH SERVICE ROAD ELEVATION ENT
1/16" = 1'-0"



2 SOUTH PARKING - BAYSHORE HWY ELEVATION ENT
1/16" = 1'-0"

GROUND FLOOR FACADE AREA CALCULATIONS

BAYSHORE HIGHWAY ELEVATION

GROUND FLOOR FACADE AREA: 4192 SF
GROUND FLOOR TRANSPARENCY AREA: 1048 SF
GROUND FLOOR % TRANSPARENCY AREA: 25 %

GROUND FLOOR FACADE AREA CALCULATED FROM TOP OF SIDEWALK TO TOP OF PRECAST PANELS.

#	ELEVATION KEYNOTES
1.1	TILE
2.1	TEXTURED ARCHITECTURAL PRECAST PANELS
2.7	EXPOSED CONCRETE SHEAR WALL WITH ARCHITECTURAL FINISH
2.8	TEXTURED PRECAST PLANTER BOX
5.3	LIGHT MTL FIN
6.1	LIGHT MTL PANEL
7.3	WARM MTL FRAMED CANOPY
7.9	LIGHT MTL GUARDRAIL
8.2	ANNODIZED ALUM STOREFRONT

8/17/2022 5:32:02 PM

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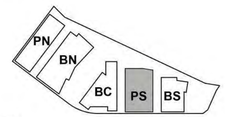
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Peninsula Crossing

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KEYPLAN



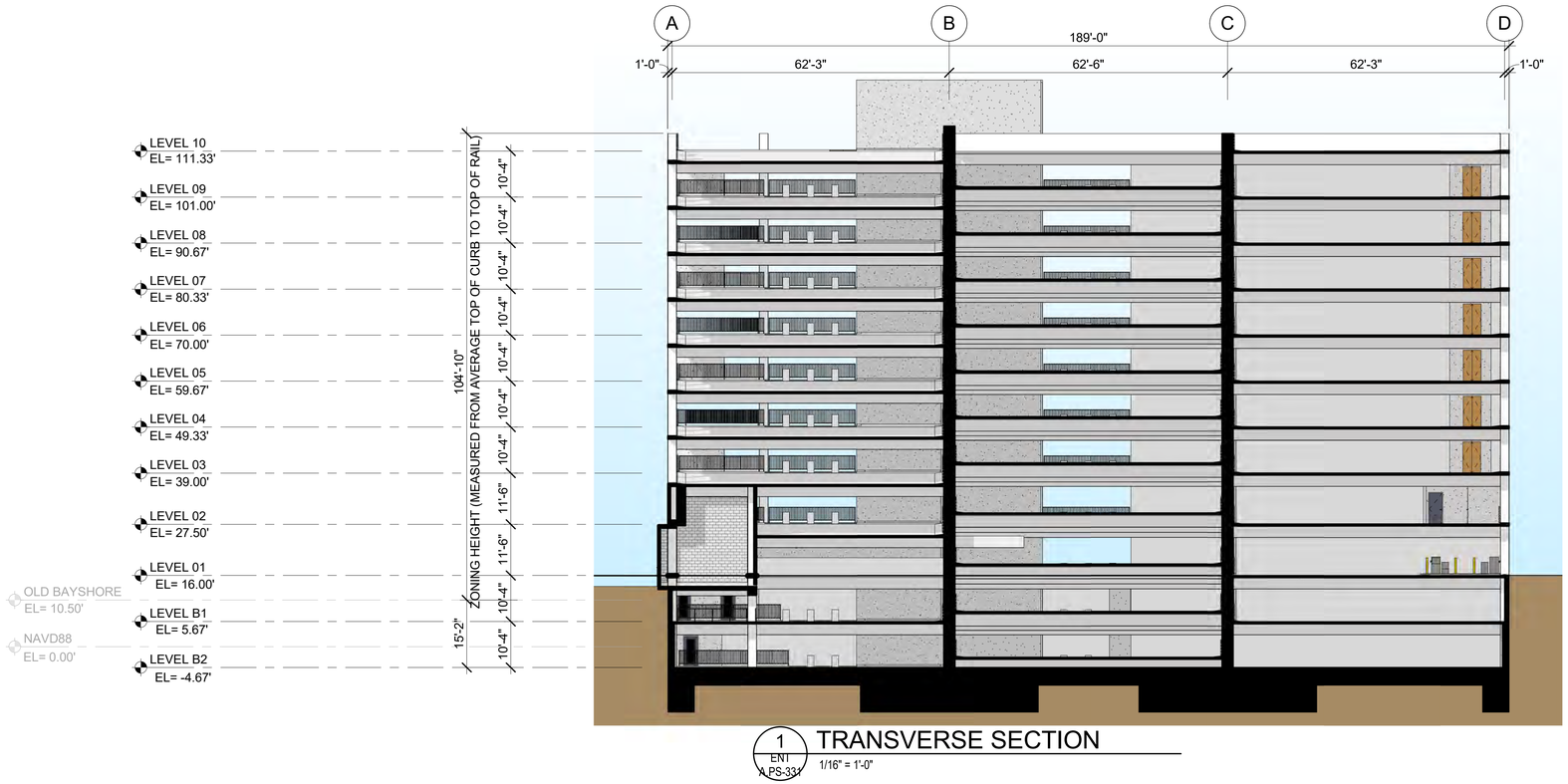
PROJECT NO.: 20045.00
DATE: 08/19/2022
SCALE: As indicated

SHEET TITLE:

SOUTH PARKING - EXTERIOR ELEVATIONS

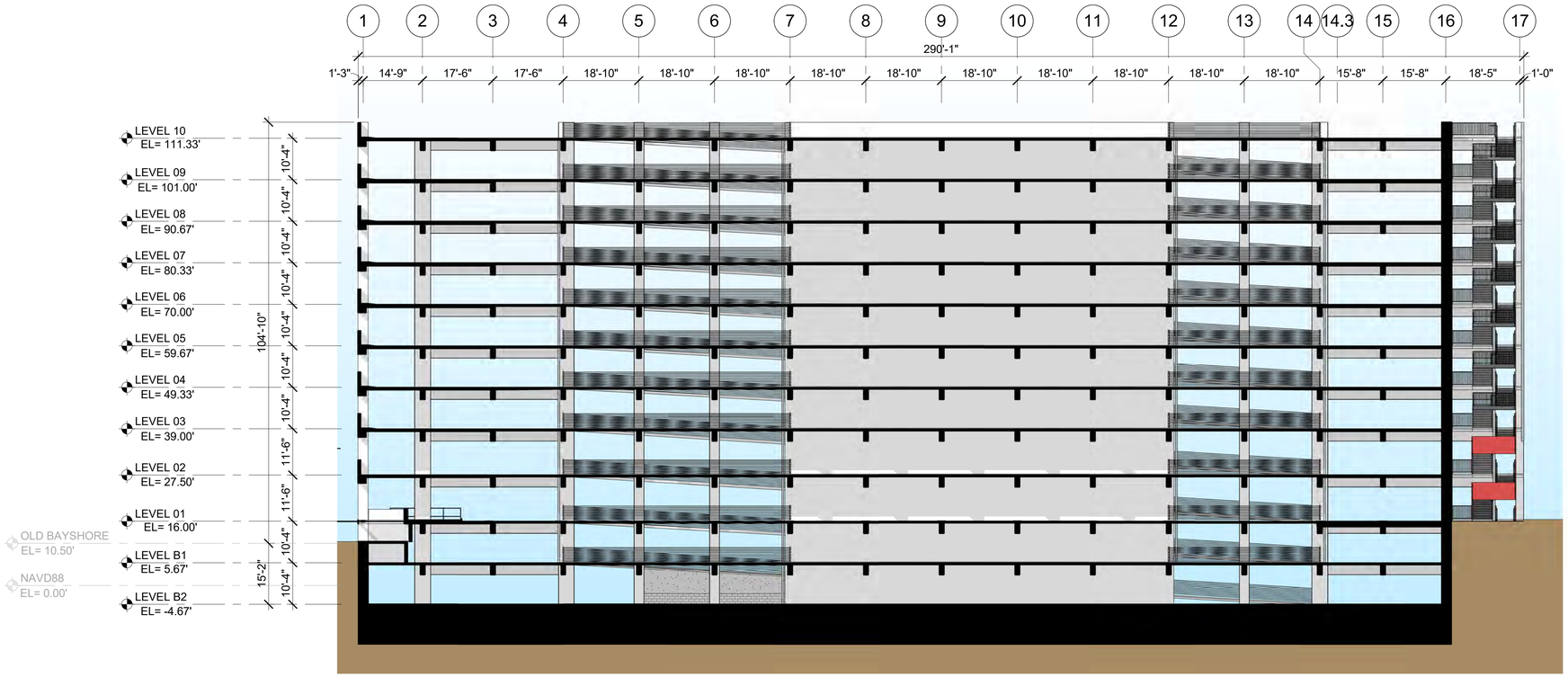
SHEET NO:

ENT A.PS-302



1 ENT A.PS-331 TRANSVERSE SECTION

1/16" = 1'-0"



2 ENT A.PS-331 LONGITUDINAL SECTION

1/16" = 1'-0"

NOTE:
FOR BALANCE OF INFORMATION, SEE DETAIL **(1/ENT A.PS-331)**

11/30/2022 2:22:16 PM

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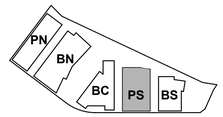
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PENINSULA CROSSING

BURLINGAME, CA

KEYPLAN



PROJECT NO.: 21-144

DATE: 12/14/2022

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

SHEET TITLE:

SOUTH PARKING - BUILDING SECTIONS

SHEET NO:

ENT A.PS-331



PARKING NORTH
(PN)

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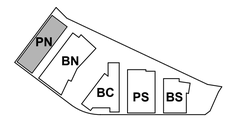
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ENTITLEMENT APPLICATION #3	12/09/2022

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KEYPLAN



PROJECT NO.: 20045.00
DATE: 08/19/2022
SCALE:

SHEET TITLE:

NORTH PARKING - COVER

SHEET NO:
ENT A.PN-000

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ABBREVIATIONS

&	AND
@	AT
A.B.	ANCHOR BOLT
ACI	AMERICAN CONCRETE INSTITUTE
ACOUS.	ACOUSTICAL
A.D.	AREA DRAIN
ADD.	ADDITION
ADJ.	ADJUSTABLE
A.E.D.	AUTOMATED EXTERNAL DEFIBRILLATOR
A.F.F.	ABOVE FINISH FLOOR
AGGR.	AGGREGATE
AISC	AMERICAN INSTITUTE OF STEEL CONSTRUCTION
AL.	ALUMINUM
ALT.	ALTERNATE
ANNLD.	ANNEALED
APPROX.	APPROXIMATELY
ARCH.	ARCHITECTURAL
ASPH.	ASPHALT
ASSN.	ASSOCIATION
ASTM	AMERICAN STANDARDS FOR TESTING AND MATERIALS
AWS	AMERICAN WELDING SOCIETY
BET.	BETWEEN
BIT.	BITUMINOUS
BLDG.	BUILDING
BLK.	BLOCK
BLKG.	BLOCKING
BM.	BEAM
BOT.	BOTTOM
BR.	BRACE
BR.DN.	BRACE DOWN
CAB	CABINET
CBC	CALIFORNIA BUILDING CODE
C.B.	CATCH BASIN
CEM.	CEMENT
CER.	CERAMIC
C.G.	CORNER GUARD
C.G.S.	CENTER GRAVITY STEEL
C.I.	CAST IRON
C.I.P.	CAST IN PLACE
C.J.	CONSTRUCTION JOINT
CLG.	CEILING
CLKG.	CAULKING
CLO.	CLOSET
CLR.	CLEAR
CMU	CONCRETE MASONRY UNIT
CNTR.	COUNTER
CO.	COMPANY
COEF.	COEFFICIENT
C.O.	CHANGE ORDER
COL.	COLUMN
COM.	COMMON
CONC.	CONCRETE
CONN.	CONNECTION
CONST.	CONSTRUCTION
CONT.	CONTINUOUS
CONTR.	CONTRACTOR
C.OPNG.	CASED OPENING
CORP.	CORPORATION
CORR.	CORRIDOR
CTR.	CENTER
CTSK.	COUNTERSUNK
CU.FT.	CUBIC FOOT
CU.IN.	CUBIC INCH
CU.YD.	CUBIC YARD
D.B.A.	DEFORMED BAR ANCHOR
DLB.	DOUBLE
DEPT.	DEPARTMENT
DET.	DETAIL
D.F.	DRINKING FOUNTAIN
DIA.	DIAMETER
DIAG.	DIAGONAL
DIM.	DIMENSION
DISP.	DISPENSER
DIV.	DIVISION
D.L.	DEAD LOAD
DN.	DOWN
DO.	DITTO
DR.	DOOR
DR.OPNG.	DOOR OPENING
DS.	DOWN SPOUT
DSGN.	DESIGN
DWG	DRAWING
DWGS	DRAWINGS
DWR.	DRAWER
(E)	EXISTING
EXIST.	EXISTING
E.A.	EACH
E.F.	EACH FACE
E.F.S.	EXTERIOR FINISH SYSTEM
E.I.F.S.	EXTERIOR INSULATION FINISH SYSTEM
E.J.	EXPANSION JOINT
EL.	ELEVATION
ELEC.	ELECTRICAL
ELEV.	ELEVATOR
EMER.	EMERGENCY
E.N.	EDGE NAILING
ENCL.	ENCLOSURE
ENGR.	ENGINEER
E.P.	ELECTRICAL PANEL
EQ.	EQUAL
EQUIP.	EQUIPMENT
E.S.	EACH SIDE
EVCS	ELECTRIC VEHICLE CHARGING STATION
EVSE	ELECTRIC VEHICLE SUPPLY EQUIPMENT
E-W	EAST WEST
E.W.	EACH WAY
EXP.	EXPANSION
EXPO.	EXPOSED
EXT.	EXTERIOR
F.A.	FIRE ALARM
F.D.	FLOOR DRAIN
F.D.C.	FIRE DEPARTMENT CONNECTION
FDN.	FOUNDATION
F.E.	FIRE EXTINGUISHER
F.E.C.	FIRE EXTINGUISHER CABINET
F.F.	FINISH FLOOR
F.G.	FINISH GRADE
F.H.C.	FIRE HOSE CABINET
FIN.	FINISH
FLASH.	FLASHING
FLR.	FLOOR
FLOUR.	FLUORESCENT
F.O.	FACE OF
F.O.C.	FACE OF CONCRETE
F.O.F.	FACE OF FINISH
F.O.M.	FACE OF MASONRY
F.OPNG.	FINISH OPENING
F.O.S.	FACE OF STUD
F.O.W.	FACE OF WALL
FPRF.	FIRE PROOFING
F.R.	FIRE RISER
F.S.	FAR SIDE
FT.	FOOT OR FEET
FURR.	FURRING
FUT.	FUTURE
GA.	GAUGE
GALV.	GALVANIZED
GB.	GRADE BEAM
G.BAR.	GRAB BAR
GL.	GLASS / GLAZING
GLB.	GLUE LAMINATED BEAM
GND.	GROUND
GR.	GRADE
G.S.M.	GALVANIZED SHEET METAL
GYP.BD.	GYPSUM BOARD
H.B.	HOSE BIBB
H.C.	HOLLOW CORE
HDR.	HEADER
HDRK	HARD ROCK
HDWD.	HARDWOOD
HDWE.	HARDWARE
HEX.	HEXAGONAL
HGR.	HANGER
H.M.	HOLLOW METAL
HORIZ.	HORIZONTAL
HR.	HOUR
HSS	HOLLOW STRUCTURAL SECTIONS
H.S.A.	HEADED STUD ANCHOR
HT.	HEIGHT
I.B.C.	INTERNATIONAL BUILDING CODE
I.D.	INSIDE DIAMETER
I.F.	INSIDE FACE
IN.	INCH
INC.	INCORPORATED
INFO.	INFORMATION
INSUL.	INSULATION
INT.	INTERIOR
JAN.	JANITOR
JST.	JOIST
JT.	JOIST
K.	KIP (1,000 LBS)
K/FT	KIPS PER FOOT
KIT.	KITCHEN
LAB.	LABORATORY
LAM.	LAMINATED
LAV.	LAVATORY
LIN.	LINEAR
LKR.	LOCKER
L.L.	LIVE LOAD
LT.	LIGHT
LT.WT.	LIGHT WEIGHT
MATL.	MATERIAL
MAX.	MAXIMUM
M.B.	MACHINE BOLT
M.C.	MEDICINE CABINET
M.D.	MID DEPTH
MECH.	MECHANICAL
MEMB.	MEMBRANE
MFR.	MANUFACTURER
MH.	MANHOLE
MIN.	MINIMUM
MIR.	MIRROR
MISC.	MISCELLANEOUS
MIXT.	MIXTURE
MOB	MEDICAL OFFICE BUILDING
M.S.	MIDDLE STRIP
MTD.	MOUNTED
MTL.	METAL
MUL.	MULLION
(N)	NEW
N.I.C.	NOT IN CONTRACT
NOM	NOMINAL
NO. or **#**	NUMBER
N-S	NORTH-SOUTH
N.T.S.	NOT TO SCALE
O.A.	OVERALL
OBS	OBSCURE
o/c	ON CENTER
O.D.	OUTSIDE DIAMETER
O.F.	OUTSIDE FACE
OFF.	OFFICE
O.H.	OPPOSITE HAND
OPNG.	OPENING
OPP.	OPPOSITE
ORIG.	ORIGINAL
OSHPD	OFFICE OF STATEWIDE HEALTH PLANNING AND DEVELOPMENT
PC	PIERCAP
PERM.	PERMANENT
PERP.	PERPENDICULAR
PL.	PLATE
P.LAM.	PLASTIC LAMINATE
PLAS.	PLASTER
PLYWD	PLYWOOD
PR.	PAIR
PRCST.	PRECAST
PROJ.	PROJECT
P.S.F.	POUNDS PER SQUARE FOOT
P.S.I.	POUNDS PER SQUARE INCH
PT.	POINT
P.T.	POST TENSION(ED)
P.T.I.	POST TENSION INSTITUTE
P.T.D.	PAPER TOWEL DISPENSER
P.T.D/R	PAPER TOWEL DISP. WITH RECEPTACLE
PTL	PRESSURE TREATED LUMBER
PTN.	PARTITION
P.T.R.	PAPER TOWEL RECEPTACLE
Q.T.	QUARRY TILE
R. or RAD.	RADIUS
R.D.	ROOF DRAIN
REF.	REFERENCE
REFR.	REFRIGERATOR
REINF.	REINFORCED
REQ'D.	REQUIRED
RESIL.	RESILIENT
RGTR.	REGISTER
R.J.	ROOF JOIST
RM.	ROOM
R.O.	ROUGH OPENING
R.R.	ROOF RAFTER
RWD.	REDWOOD
R.W.L.	RAIN WATER LEADER
S.A.D.	SEE ARCHITECTURAL DRAWINGS
S.C.	SOLID CORE
S.C.D.	SEAT COVER DISPENSER
SCHED.	SCHEDULE
S.D.	SOAP DISPENSER
SEAONC	STRUCTURAL ENGINEERS ASSOC. OF NORTHERN CALIFORNIA
SECT.	SECTION
S.F.	SOIL FACE
SH.	SHELF
SHR.	SHOWER
SHT.	SHEET
SHTG.	SHEATHING
SIM.	SIMILAR
S.N.D.	SANITARY NAPKIN DISPENSER
S.H.R.	SANITARY NAPKIN RECEPTACLE
S.O.G.	SLAB ON GRADE
SPECS.	SPECIFICATIONS
SQ.	SQUARE
SQ.FT.	SQUARE FEET
S.SK.	SERVICE SINK
S.S.	SELECT STRUCTURAL
S.STL.	STAINLESS STEEL
STA.	STATION
STAG.	STAGGER(ED)
STD.	STANDARD
STL.	STEEL
STOR.	STORAGE
STRL.	STRUCTURAL
SUSP.	SUSPENDED
SYM.	SYMMETRICAL
T	TREAD
T.B.	TOWEL BAR
T.B.D.	TO BE DETERMINED
TEL.	TELEPHONE
TER.	TERRAZZO
T&G	TONGUE AND GROOVE
THK.	THICK
THRSH.	THRESHOLD
T.O.B.	TOP OF BEAM
T.O.C.	TOP OF CURB
T.O.CON.	TOP OF CONCRETE
T.O.F.	TOP OF FOOTING
T.O.P.	TOP OF PAVEMENT
T.O.PR.	TOP OF PIER
T.O.S.	TOP OF SLAB
T.O.STL.	TOP OF STEEL
TOT.	TOTAL
T.O.W.	TOP OF WALL
T.P.D.	TOILET PAPER DISPENSER
T.V.	TELEVISION
TYP.	TYPICAL
U.B.C.	UNIFORM BUILDING CODE
UNF.	UNFINISHED
UNO	UNLESS NOTED OTHERWISE
UR.	URINAL
VERT.	VERTICAL
VEST.	VESTIBULE
w/	WITH
W.C.	WATER CLOSET
WD.	WOOD
W.E.J.	WALL EXPANSION JOINT
w/o	WITHOUT
WP.	WATERPROOF
W.P.J.	WEAKENED PLANE JOINT
W.P.M.	WATER PROOFING MEMBRANE
WS.	WEATHER STRIPPED
WSCT.	WAINSCOT
W.S.P.	WET STAND PIPE
WT.	WEIGHT
W.W.R.	WELDED WIRE REINFORCEMENT
X.STR.	EXTRA STRONG
℄	CENTERLINE

GENERAL NOTES

1. SCOPE OF DOCUMENTS: THESE PLANS INDICATE THE GENERAL SCOPE OF THE PROJECT IN TERMS OF ARCHITECTURAL DESIGN CONCEPT, THE DIMENSIONS OF THE BUILDING, THE MAJOR ARCHITECTURAL ELEMENTS, AND THE TYPE OF STRUCTURAL SYSTEM. ON THE BASIS OF THE GENERAL SCOPE INDICATED OR DESCRIBED, THE CONTRACTOR SHALL FURNISH ALL ITEMS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK.

2. THE WORK: ALL CONSTRUCTION AND MATERIALS SHALL BE SPECIFIED AND CONSTRUCTED AS REQUIRED BY THE LATEST EDITION OF THE IBC, STATE AND LOCAL CODES AND AUTHORITIES, AND THE CONTRACT DOCUMENTS.

3. THE CONTRACTOR:
   A. SHALL BE RESPONSIBLE FOR THE ACCURATE PLACEMENT OF THE BUILDING ON THE SITE.
   B. SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE STARTING WORK.
   C. SHALL DO ALL CUTTING , FITTING OR PATCHING OF IS WORK THAT MAY BE REQUIRED TO MAKE ITS SEVERAL PARTS FIT TOGETHER PROPERLY, AND SHALL NOT ENDANGER ANY OTHER WORK BY CUTTING, EXCAVATING, OR OTHERWISE ALTERING THE TOTAL WORK OR ANY PART OF IT. ALL PATCHING, REPAIRING AND REPLACING OF MATERIALS AND SURFACES, CUT OR DAMAGED IN EXECUTION OF WORK, SHALL BE DONE WITH APPLICABLE MATERIALS SO THAT SURFACES REPLACED WILL, UPON COMPLETION, MATCH SURROUNDING SIMILAR SURFACES.

4. THE JOB SITE:
   A. SHALL BE MAINTAINED IN A CLEAN, ORDERLY CONDITION FREE OF DEBRIS AND LITTER, AND SHALL NOT BE UNREASONABLY ENCUMBERED WITH ANY MATERIALS OR EQUIPMENT. EACH SUB-CONTRACTOR, IMMEDIATELY UPON COMPLETION OF EACH PHASE OF HIS WORK, SHALL REMOVE ALL TRASH AND DEBRIS AS A RESULT OF HIS OPERATION.
   B. ALL MATERIAL STORED ON THE SITE SHALL BE PROPERLY STACKED AND PROTECTED TO PREVENT DAMAGE AND DETERIORATION UNTIL USE.

5. SUBMITTALS: NO PORTION OF THE WORK REQUIRING A SHOP DRAWING OR SAMPLE SUBMISSION SHALL BE COMMENCED UNTIL THE SUBMISSION HAS BEEN REVIEWED BY THE ARCHITECT.

6. DIMENSIONS:
   A. ALL DIMENSIONS SHALL HAVE PREFERENCE OVER SCALE.
   B. ALL DIMENSIONS ARE TO THE FACE OF FINISH UNLESS NOTED OTHERWISE.

7. EXITS: ALL REQUIRED EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. EXIT SIGNS SHALL BE PROVIDED AT ALL EXITS REQUIRED BY CODE.

8. FURRING: WHERE LARGER STUDS OR FURRINGS ARE REQUIRED TO COVER PIPING AND CONDUITS, THE LARGER STUD SIZE OR FURRING SHALL EXTEND THE FULL SURFACE OF THE WALL WIDTH AND LENGTH WHERE THE FURRING OCCURS.

9. ELEVATORS: ALL ELEVATORS SHALL MEET THE REQUIREMENTS OF C.C.R.,TITLE 8, ELEVATOR SAFETY ORDERS.

10. ACCESSIBILITY REQUIREMENTS: SHALL BE AS PRESCRIBED BY THE CALIFORNIA CODE OF REGULATIONS, TITLE 24 (ARCHITECTURAL BARRIER LAWS) AND THE AMERICANS WITH DISABILITIES ACT.

11. THE AMERICANS WITH DISABILITIES ACT. (A.D.A.): IS SUBJECT TO VARIOUS AND POSSIBLY CONTRADICTORY INTERPRETATIONS. THESE PLANS AND ANY ACCOMPANYING SPECIFICATIONS ("PLANS") REPRESENT THE DESIGNER'S OPINION REGARDING ITS INTERPRETATION OF THE A.D.A. AS IT APPLIES TO THE SUBJECT PROJECT, BUT IS NOT IN ANY WAY A WARRANTY OR GUARANTEE THAT SAID PLANS COMPLY WITH ANY OR ALL POSSIBLE INTERPRETATIONS OF THE A.D.A. BY OTHERS.

12. DISCREPANCIES: SHOULD A DISCREPANCY THAT AFFECTS ANY WORK APPEAR IN THE SPECIFICATIONS, PLANS, OR WORK DONE BY OTHERS AS PART OF THE CONTRACT DOCUMENTS, NOTIFY THE ARCHITECT AT ONCE FOR CLARIFICATION. SHOULD A CONFLICT OCCUR IN OR BETWEEN PLANS AND SPECIFICATIONS, OR WHERE DETAIL REFERENCES ON CONTRACT DOCUMENTS HAVE BEEN OMITTED, THE CONTRACTOR IS DEEMED TO HAVE ESTIMATED THE MOST EXPENSIVE MATERIALS AND CONSTRUCTION METHOD INVOLVED, UNLESS A WRITTEN DECISION FROM THE ARCHITECT HAS BEEN OBTAINED WHICH DESCRIBES AN ALTERNATE METHOD AND/OR MATERIALS.

DEFERRED SUBMITTAL ITEMS

THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND COORDINATING DESIGN AND DETAILING OF THE FOLLOWING PRE-ENGINEERED SYSTEMS, INCLUDING CONNECTIONS TO THE BUILDING STRUCTURE. THE CONTRACTOR SHALL SUBMIT DRAWINGS AND CALCULATIONS STAMPED BY A CALIFORNIA REGISTERED CIVIL OR STRUCTURAL ENGINEER TO THE ARCHITECT, ENGINEER AND BUILDING DEPARTMENT FOR APPROVAL PRIOR TO FABRICATION AND ERECTION. DEFERRED ITEMS INCLUDE BUT ARE NOT LIMITED TO:

1. ELEVATORS
2. MISCELLANEOUS METAL RAILS
3. METAL STUD WALL SYSTEMS
4. METAL STAIRS
5. FIRE SPRINKLERS SYSTEMS
6. CABLE RAILS

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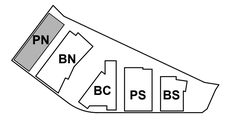
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ISSUES	DATE
ENTITLEMENT APPLICATION	03/24/2022
ENTITLEMENT APPLICATION #2	08/19/2022
ENTITLEMENT APPLICATION #3	12/09/2022

PENINSULA CROSSING

BURLINGAME, CA

KEYPLAN



PROJECT NO.: 21-144

DATE: 08/17/2022

SCALE: 12" = 1'-0"

SHEET TITLE:

NORTH PARKING - PROJECT DATA SHEET

SHEET NO:

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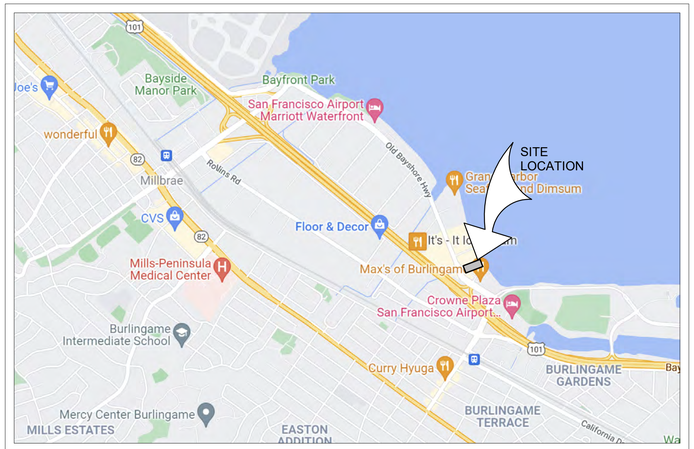
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PHONE 1-415-388-1880
ALLEN WILLIAMS, CHAIRMAN

VICINITY MAP



GENERAL SYMBOLS

A — GRID LINE

LEVEL — INDICATES DATUM LINE

N — REFERENCE NORTH

TRUE NORTH

DETAIL/BUILDING SECTION CUT

1 / X1.1 SIM — DETAIL IDENTIFICATION

LIMIT OF DETAIL/SECTION

SHEET WHERE DETAIL/SECTION IS DRAWN

ELEVATION

1 / X1.1 — DETAIL IDENTIFICATION

SHEET WHERE ELEVATION IS DRAWN

INTERIOR ELEVATION

X / X / X / X — DETAIL IDENTIFICATION

X1.1 — SHEET WHERE ELEVATION IS DRAWN

- CONCRETE WALL/COLUMN
- PRECAST WALL/COLUMN
- CMU WALL
- CONC. UPTURNED BEAM
- RAIL (CONCRETE, CMU)
- METAL RAIL
- RAISED CONCRETE CURB/WASH
- CABLE RAIL
- METAL STUD WALL
- METAL STUD WALL OVER RAIL (CONCRETE, CMU)

DOOR AND ROOM TAGS

0101 — INDICATES LEVEL

INDICATES DOOR NUMBER

INDICATES ROOM NAME

ELEC. / 0101 — INDICATES ROOM NUMBER

INDICATES LEVEL

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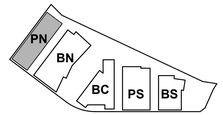
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ISSUES	DATE
ENTITLEMENT APPLICATION	03/24/2022
ENTITLEMENT APPLICATION #2	08/19/2022
ENTITLEMENT APPLICATION #3	12/09/2022

PENINSULA CROSSING

BURLINGAME, CA

KEYPLAN



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DATE: 08/17/2022
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CODE DATA

GOVERNING CODES:

A. 2022 CALIFORNIA BUILDING CODE (CBC), CALIFORNIA CODE OF REGULATIONS (CCR), TITLE 24, PART 2.
B. 2022 CALIFORNIA ELECTRICAL CODE (CEC), CALIFORNIA CODE OF REGULATIONS (CCR), TITLE 24, PART 3.
C. 2022 CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA CODE OF REGULATIONS (CCR), TITLE 24, PART 4.
D. 2022 CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA CODE OF REGULATIONS (CCR), TITLE 24, PART 5.
E. 2022 CALIFORNIA FIRE CODE (CFC), CALIFORNIA CODE OF REGULATIONS (CCR), TITLE 24, PART 9.
F. 2022 CALIFORNIA ENERGY, CALIFORNIA CODE OF REGULATIONS (CCR), TITLE 24 PART 6
G. ADAAG ADA ACCESSIBILTY GUIDELINES
H. CITY OF BURLINGAME MUNICIPAL CODE

EXITING DIAGRAMS

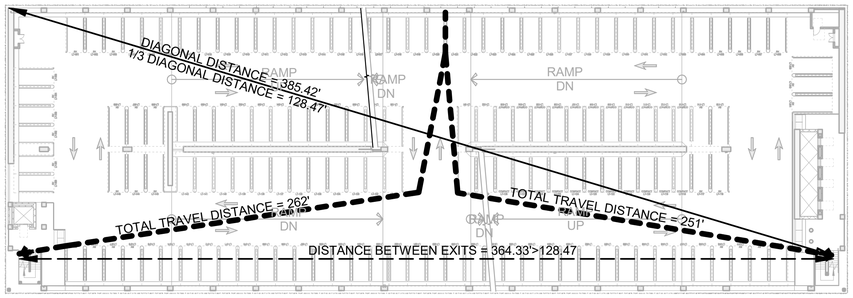
1. 2022 C.B.C. SECTION 1017, TABLE 1017.2 "EXIT TRAVEL DISTANCE"
   S2 OCCUPANCY EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM THE MAXIMUM TRAVEL DISTANCE IS **400'**

EXITING LEGEND

- ACTUAL TRAVEL DISTANCE
- DIAGONAL DISTANCE
- DISTANCE BETWEEN EXITS

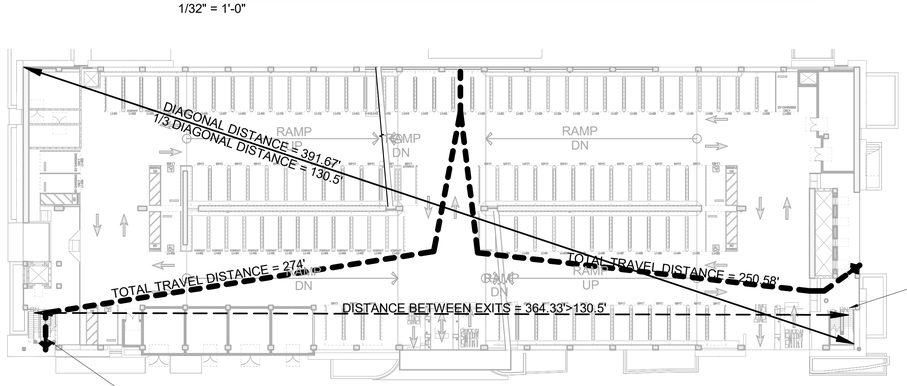
FIRE RATINGS LEGEND

- 1-HR.
- 2-HR.
- 3-HR.
- 4-HR.



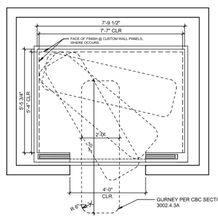
TYPICAL LEVEL EXITING DIAGRAM

1/32" = 1'-0"



LEVEL 01 EXITING DIAGRAM

1/32" = 1'-0"



1 ENT A.PN-003

4000 LB. CAPACITY/STRETCHER ELEVATOR CAB

NO SCALE

CODE SUMMARY

CODE SECTIONS	TYPE - OPEN GARAGE	TYPE - ENCLOSED GARAGE	NOTES
AUTOMATIC SPRINKLER SYSTEM - SEC. 903	YES	YES	
OCCUPANCY TYPE(S) - CHAPTER 3	S-2 PARKING GARAGE (OPEN, PER 406.5)	S-2 PARKING GARAGE (CLOSED, PER 406.6)	OPENNESS - 406.5.2
CONSTRUCTION TYPE(S) - CHAPTER 4, 5 AND 6	IA	IA	TABLES 406.5.4, 601 AND 602
GRADE PLANE - CHAPTER 2 DEFINITION	13.5'	N/A	
ALLOWABLE HEIGHT (IN TIERS) - TABLE 406.5.4	UNLIMITED	UNLIMITED	ELEVATOR TOWERS - UNLIMITED IN HEIGHT IF NC (SECTION 504.3 EXCEPTION).
ACTUAL HEIGHT (IN TIERS)	10 TIERS	N/A	
ALLOWABLE HEIGHT INCREASE (IN TIERS), FOR OPEN PARKING STRUCTURES - SECT. 406.5.5	N/A	N/A	
BASE ALLOWABLE AREA PER TIER	UNLIMITED (TABLE 406.5.4)	UNLIMITED (SEC. & TABLE 506.2)	
ACTUAL AREA (LARGEST TIER)	46,900 SQ. FT.	45,200 SQ. FT.	
ALLOWABLE AREA INCREASE PER TIER	N/A	N/A	
ACTUAL TOTAL AREA	473,000 SQ. FT.	89,200 SQ. FT.	
MAXIMUM ALLOWABLE TOTAL AREA	N/A	N/A	
ACTUAL AREA TO ALLOWABLE AREA RATIO	N/A	N/A	
BUILDING ELEMENTS F.R. REQUIREMENTS - TABLE 601			
STRUCTURAL FRAME	3 HR		
BEARING WALLS – EXTERIOR	3 HR		
BEARING WALLS - INTERIOR	3 HR		
NON-BEARING WALLS AND PARTITIONS – EXTERIOR	SEE REQUIREMENTS BELOW		
NON-BEARING WALLS AND PARTITIONS – INTERIOR	0 HR		
FLOOR CONSTRUCTION	2 HR		
ROOF CONSTRUCTION	1-1/2 HR		
EXTERIOR WALLS F.R. REQUIREMENTS- TABLE 705.5	1 HR, <5' 1 HR, 5'≤ x <10' NR, 10'≤ x <30' (PER FOOTNOTE c) 0, ≥ 30'		BASED ON CONSTRUCTION TYPE
EXTERIOR WALLS AND PARTITIONS:			
OPENINGS (UNPROTECTED, SPRINKLERED) – MAXIMUM AREA OF EXTERIOR WALL OPENINGS, SECTION AND TABLE 705.8.	NOT PERMITTED <3' 15%, 3'≤ x <5' 25%, 5'≤ x <10' UNLIMITED, ELSEWHERE		BASED ON DISTANCE AND SPRINKLERS (SEE TABLE FOOTNOTE G.)
SHAFT ENCLOSURES (BOTH STAIRS AND ELEVATORS)	NOT REQUIRED	STAIRS - 2HR ELEVATOR - NOT REQUIRED	SEE SECTIONS 406.5.9, 712.1.10.2, 713.4 AND 1019.3.6
OCC. LOAD - TABLE 1004.5	46,900/200 = 234.5 (TIER w/ LARGEST FLOOR AREA)	45,200/200 = 226 (TIER w/ LARGEST FLOOR AREA)	
EXITS REQUIRED - TABLE 1006.3.3	2		
EXITS PROVIDED	2		
WIDTH REQUIRED- PER SECTION 1005.3.1 & 1005.3.2 STAIRS: OCC. X 0.3 = TOTAL INCHES (48" MIN. CLEAR OF HANDRAIL, WHEN CONSIDERED TO BE A PART OF AN ACCESSIBLE MEANS OF EGRESS, PER 1009.3. 44" MIN. CLEAR, WHEN CONSIDERED TO BE PART OF AN ACCESSIBLE MEANS OF EGRESS, PER 1009.3, EXCEPT. #2, WHEN THE BUILDING IS SPRINKLERED.) OTHER THAN STAIRS: OCC. X 0.2 = TOTAL INCHES (32" MIN. CLEAR WIDTH, 1010.1.1 AND PER 11B-404, DOORS, DOORWAYS AND GATES.)	STAIRS @ TYP. LEVELS: 234.5 x 0.3 = 70.4" 50% OF 70.4" = 35.2" CONVERGENCE CALCULATION LARGEST TIER BELOW GRADE: 226 OCC. LARGEST TIER ABOVE GRADE: 234.5 OCC. TOTAL: 460.5 OCC. OTHER THAN STAIRS: 460.5 x 0.20 = 92.1" 50% OF 92.1" = 46.1"		
WIDTH PROVIDED	STAIRS: 2 x 54" = 108" OTHER THAN STAIRS: 120" + 438" = 558"		

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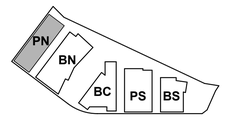
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ISSUES	DATE
ENTITLEMENT APPLICATION	03/24/2022
ENTITLEMENT APPLICATION #2	08/19/2022
ENTITLEMENT APPLICATION #3	12/09/2022

DW Burlingame Venture, LLC

PENINSULA CROSSING
BURLINGAME, CA

KEYPLAN



PROJECT NO.: 21-144
DATE: 12/14/2022
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NORTH PARKING - CODE SUMMARY

SHEET NO:

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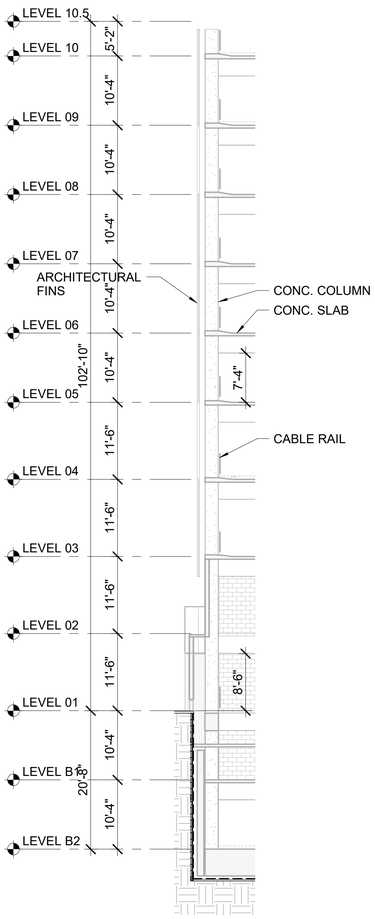
OPENNESS CALCULATIONS

(2019 CALIFORNIA BUILDING CODE) 406.5.2 OPENINGS: FOR NATURAL VENTILATION PURPOSES, THE EXTERIOR SIDE 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 BE NOT LESS THAN 20 PERCENT OF THE TOTAL PERIMETER WALL AREA OF EACH TIER. THE AGGREGATE LENGTH OF THE OPENINGS CONSIDERED TO BE PROVIDING NATURAL VENTILATION SHALL BE NOT LESS THAN 40 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 40 PERCENT OF THE BUILDING PERIMETER WHERE THE REQUIRED OPENINGS ARE UNIFORMLY DISTRIBUTED OVER TWO OPPOSING SIDES OF THE BUILDING.

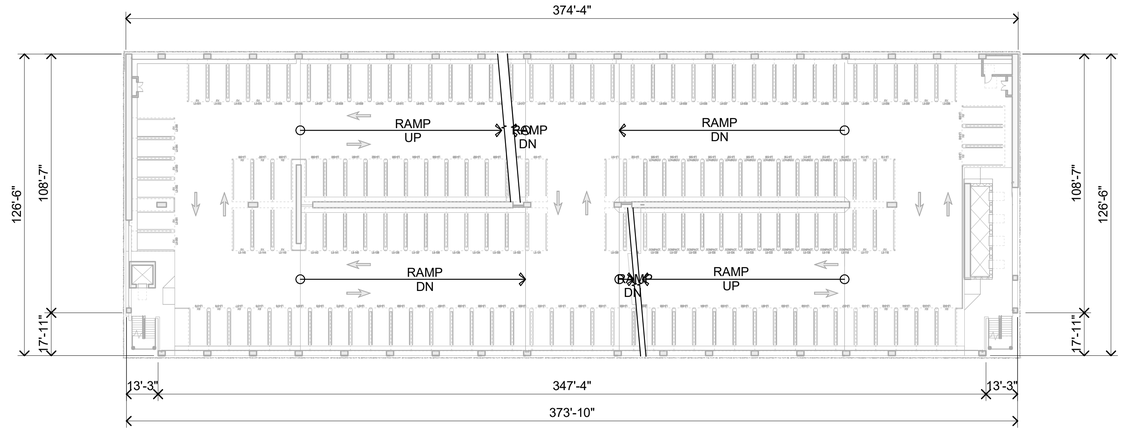
GROUND LEVEL	
FLOOR TO FLOOR HEIGHT	11'-6"
CABLE RAIL HEIGHT (0.5" x 11 CABLES)	0'-5 1/2"
LIGHT GLARE PANEL HEIGHT	3'-7"
EDGE OF SLAB DEPTH	0'-5"
PERIMETER WALL AREA	8,633.61 S.F.
OPEN WALL AREA	3,382.71 S.F.
OPEN AREA	39.18% > 20%
PERIMETER WALL LENGTH	N/A
OPEN WALL LENGTH	N/A
OPEN LENGTH %	N/A

FIFTH LEVEL (TYP. LEVEL - LEAST OPEN)	
FLOOR TO FLOOR HEIGHT	10'-4"
CABLE RAIL HEIGHT (0.5" x 11 CABLES)	0'-5 1/2"
LIGHT GLARE PANEL HEIGHT	3'-7"
EDGE OF SLAB DEPTH	0'-5"
PERIMETER WALL AREA	7,792.12 S.F.
OPEN WALL AREA	2,152.15 S.F.
OPEN AREA	27.62% > 20%
PERIMETER WALL LENGTH	N/A
OPEN WALL LENGTH	N/A
OPEN LENGTH %	N/A



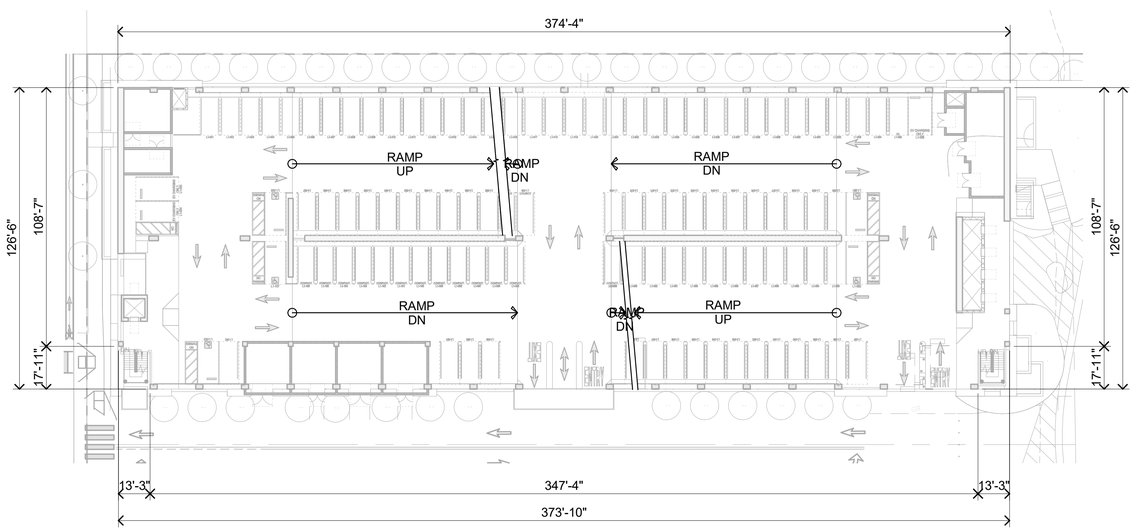
1 ENT A.PN-004 WALL SECTION

3/32" = 1'-0"



TYPICAL LEVEL OPENNESS PLAN

1" = 30'-0"



LEVEL 01 OPENNESS PLAN

1" = 30'-0"

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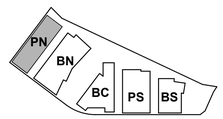
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PENINSULA CROSSING

BURLINGAME, CA

KEYPLAN



PROJECT NO.: 21-144

DATE: 08/17/2022

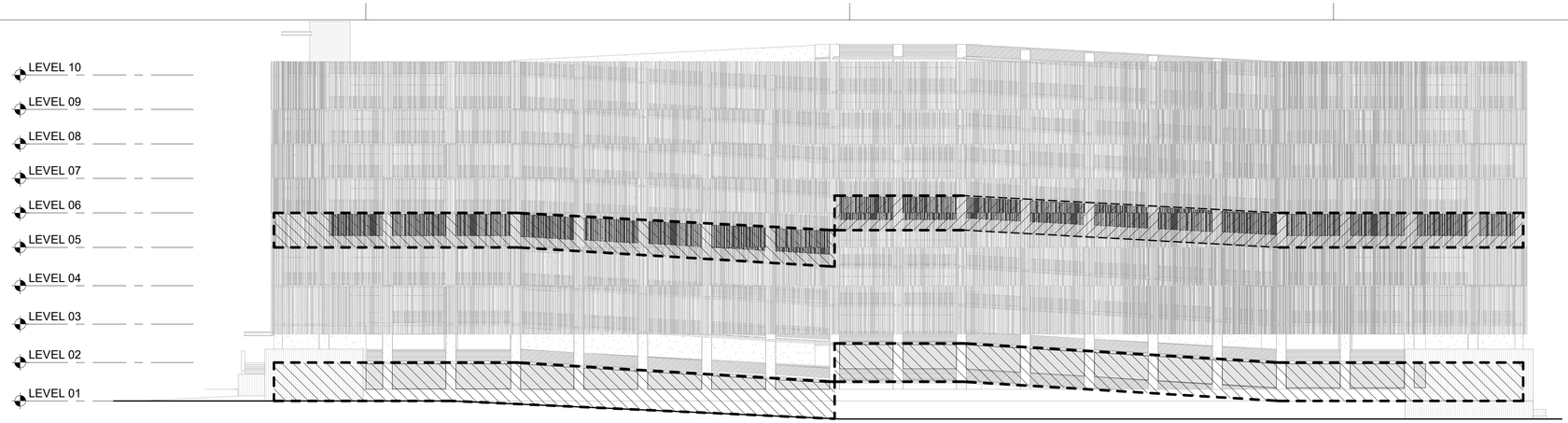
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SHEET TITLE:

NORTH PARKING - CODE SUMMARY (OPENNESS RATIOS)

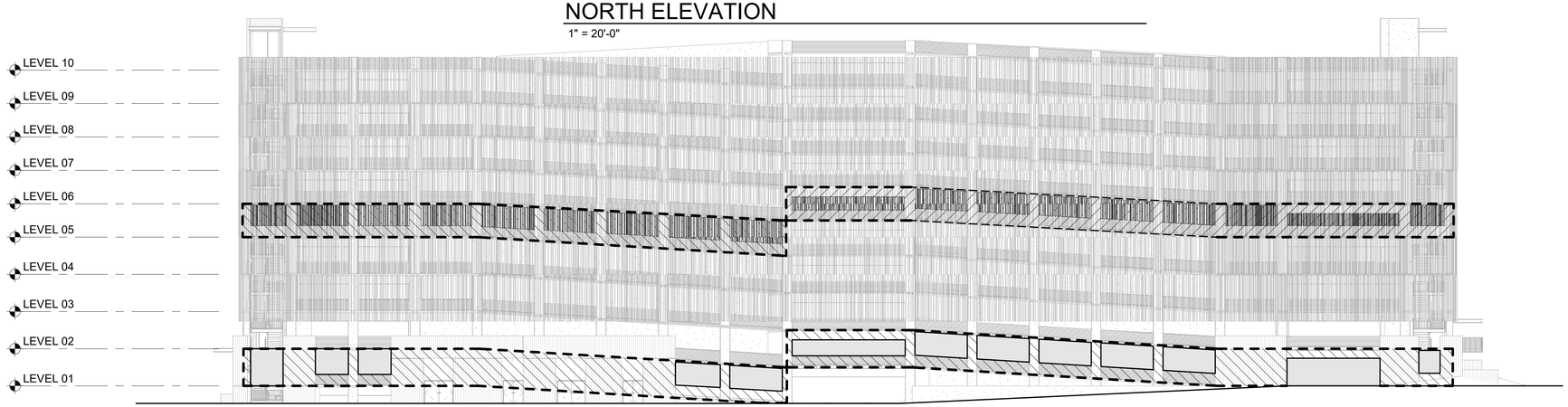
SHEET NO:

ENT A.PN-011



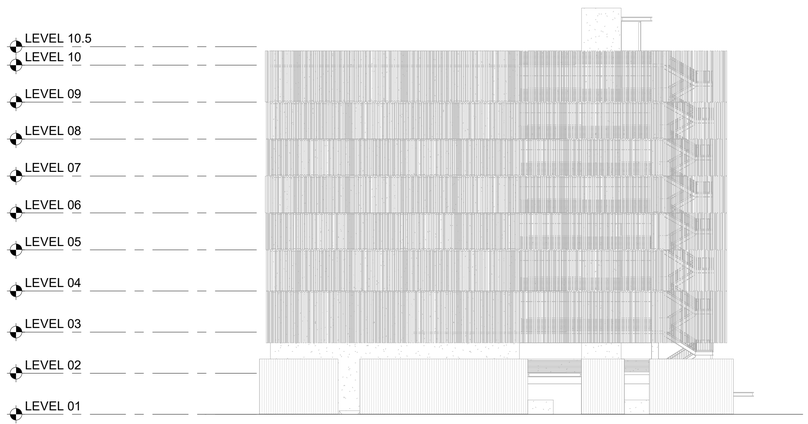
NORTH ELEVATION

1" = 20'-0"



SOUTH ELEVATION

1" = 20'-0"



WEST ELEVATION

1" = 20'-0"



EAST ELEVATION

1" = 20'-0"

8/17/2022 7:19:02 PM

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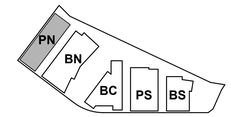
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ISSUES	DATE
ENTITLEMENT APPLICATION	03/24/2022
ENTITLEMENT APPLICATION #2	08/19/2022
ENTITLEMENT APPLICATION #3	12/09/2022

PENINSULA CROSSING

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KEYPLAN



PROJECT NO.: 21-144

DATE: 08/17/2022

SCALE: 1" = 20'-0"

SHEET TITLE:

NORTH PARKING - CODE SUMMARY (OPENNESS RATIOS)

SHEET NO:

ENT A.PN-012

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PARKING STALL SUMMATION

LEVEL	ACCESSIBLE (9'-0"x18'-0")	VAN ACCESSIBLE (9'-0"x18'-0")	PUBLIC ACCESS (8'-6"x18'-0")	PUBLIC ACCESS COMPACT (8'-0"x18'-0")	STANDARD (8'-6"x18'-0")	COMPACT (8'-0"x18'-0")	EVCS DAY ONE (8'-6"x18'-0")	EV ACCESSIBLE (9'-0"x18'-0")	EV VAN ACCESSIBLE (12'-0"x18'-0")	EV AMBULATORY (10'-0"x18'-0")	TOTAL	SQ. FOOTAGE	SQ. FT./STALL
LEVEL 10.5	0	0	0	0	15	0	0	0	0	0	15	6,000	400
LEVEL 10	0	0	0	0	119	28	0	0	0	0	147	46,900	318
LEVEL 09	0	0	0	0	123	22	0	0	0	0	145	46,900	323
LEVEL 08	0	0	0	0	115	22	8	0	0	0	145	46,900	323
LEVEL 07	0	0	0	0	88	22	35	0	0	0	145	46,900	323
LEVEL 06	0	0	0	0	88	22	35	0	0	0	145	46,900	323
LEVEL 05	0	0	0	0	88	22	35	0	0	0	145	46,900	323
LEVEL 04	3	3	0	0	85	22	25	0	0	0	139	46,900	337
LEVEL 03	5	0	0	0	111	0	11	3	2	2	134	46,900	349
LEVEL 02	7	2	0	0	102	4	3	1	0	1	120	45,000	375
LEVEL 01	5	0	0	0	78	19	1	1	0	2	106	46,800	442
LEVEL B1	0	0	0	0	108	16	0	0	0	0	124	44,000	355
LEVEL B2	0	0	0	0	125	6	0	0	0	0	131	45,200	345
TOTAL	20	5	0	0	1,246	205	153	5	2	5	1,641	562,200	343

10% EV - DAY ONE: 1,641 * 10% = 165 EV STALLS
10% FUTURE EV: 165 EV STALLS

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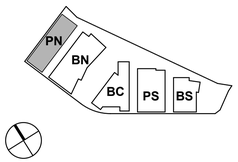
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ISSUES	DATE
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BURLINGAME, CA

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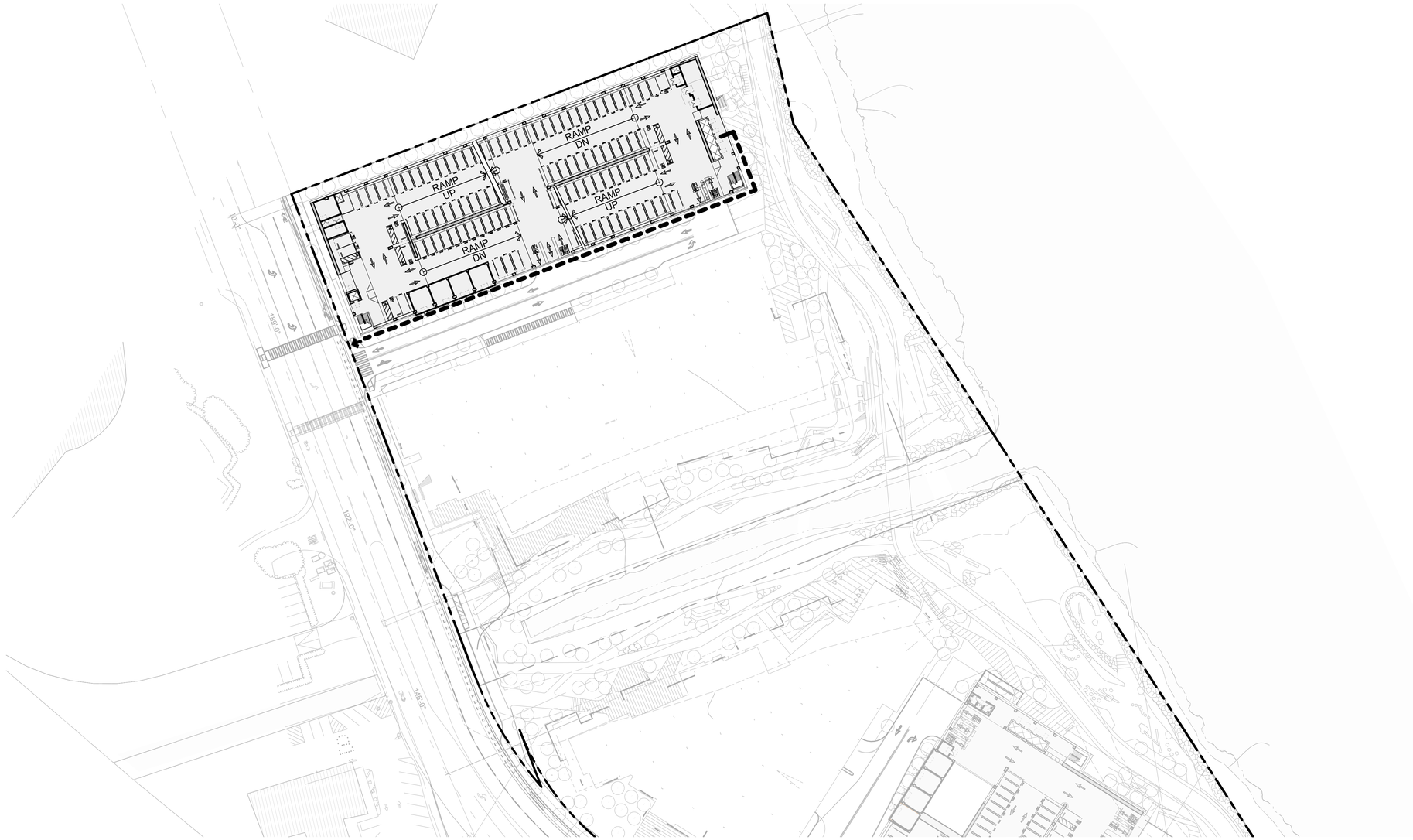


PROJECT NO.: 21-144
DATE: 12/14/2022
SCALE: As indicated

SHEET TITLE:

NORTH PARKING - SITE PLAN & STALL COUNT

SHEET NO:
ENT A.PN-050



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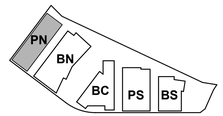
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ISSUES	DATE
ENTITLEMENT APPLICATION	03/24/2022
ENTITLEMENT APPLICATION #2	08/19/2022
ENTITLEMENT APPLICATION #3	12/09/2022

PENINSULA CROSSING

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KEYPLAN



PROJECT NO.: 21-144

DATE: 08/17/2022

SCALE: 1" = 50'-0"

SHEET TITLE:

NORTH PARKING - SITE EGRESS PLAN

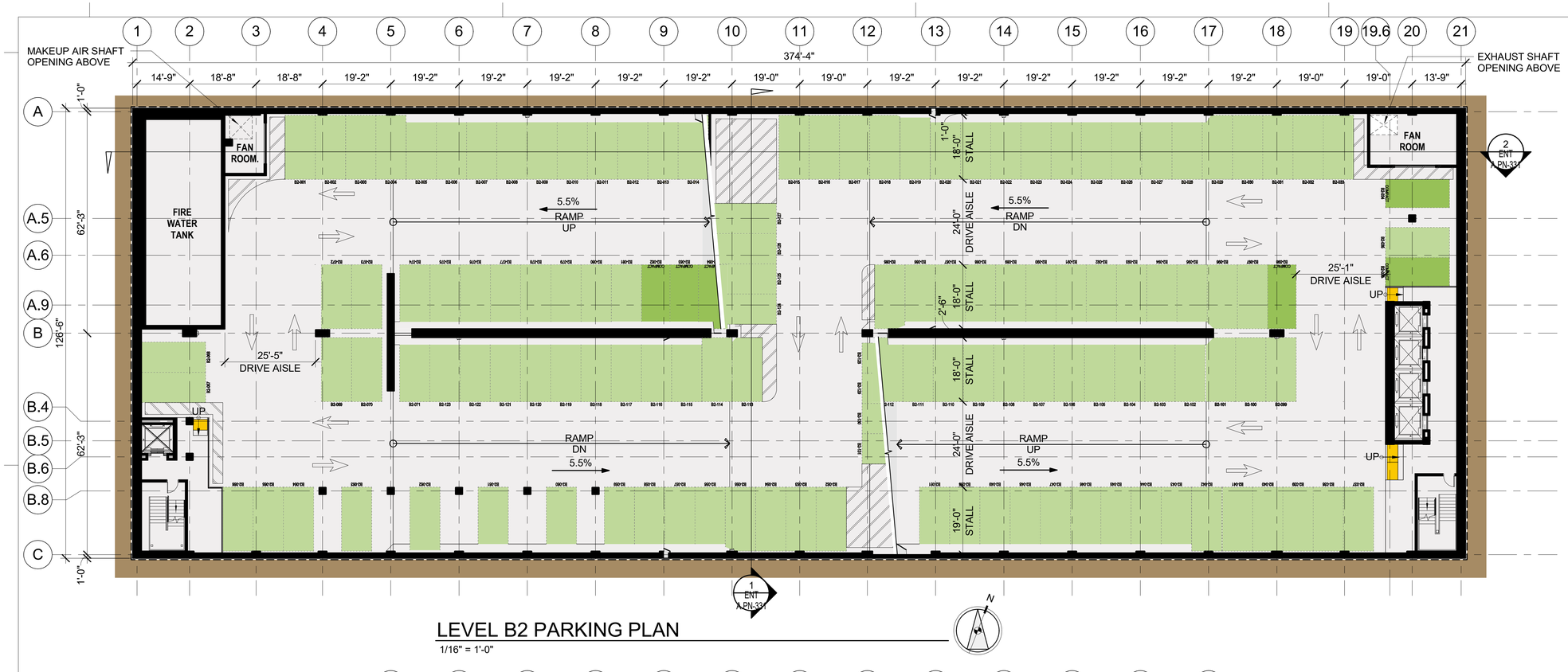
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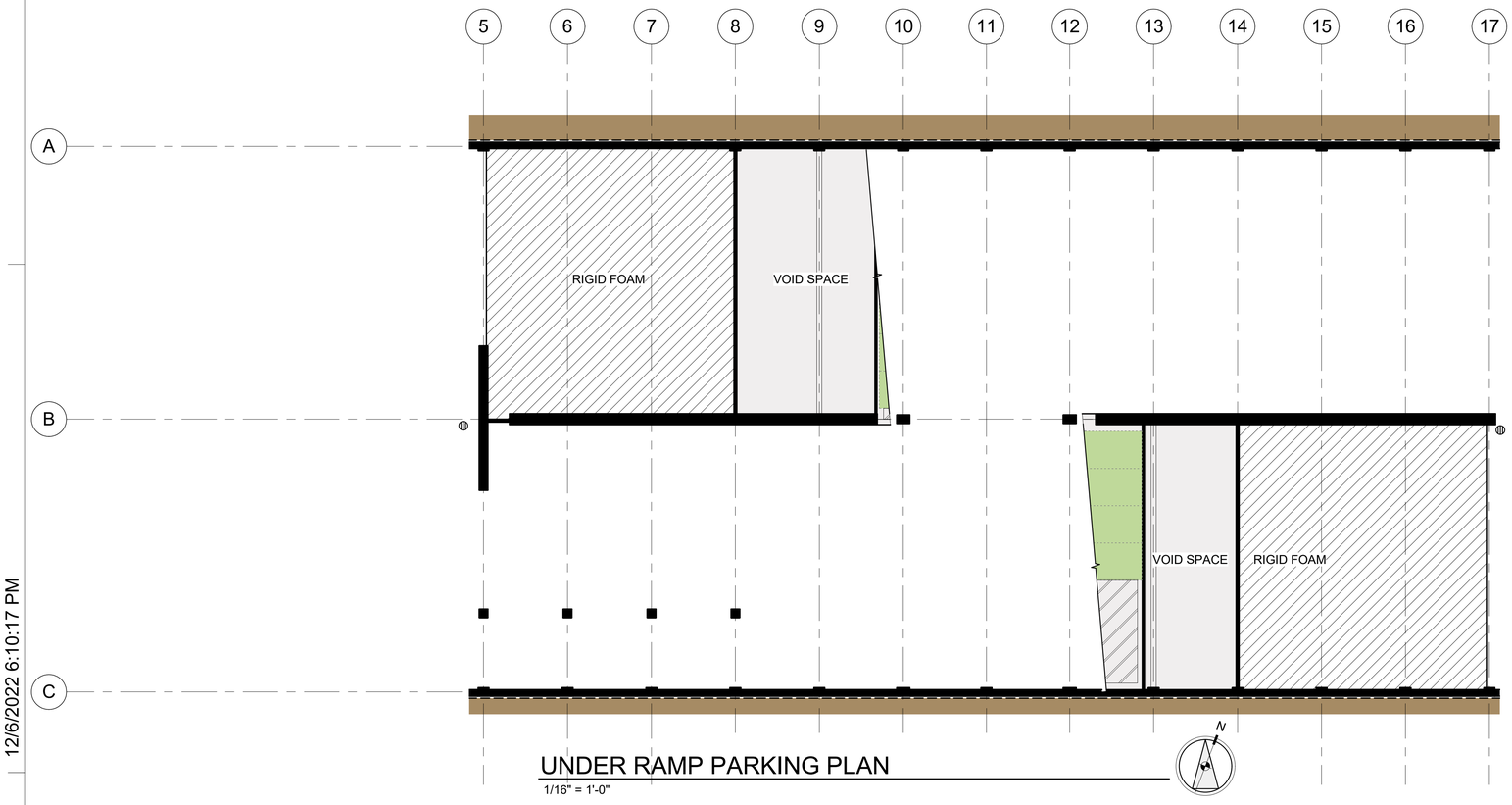
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LEVEL B2 PARKING PLAN

1/16" = 1'-0"



UNDER RAMP PARKING PLAN

1/16" = 1'-0"

STALL LEGEND

- STANDARD
- COMPACT
- EVCS — EVCS (DAY ONE)
- ACCESSIBLE
- VAN — VAN ACCESSIBLE
- EVCS ACC — EVCS ACCESSIBLE
- EVCS VAN — EVCS VAN ACCESSIBLE
- EVCS AMB — EVCS AMBULATORY

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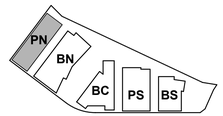
ISSUES	DATE
ENTITLEMENT APPLICATION	03/24/2022
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ENTITLEMENT APPLICATION #3	12/09/2022

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PENINSULA CROSSING

BURLINGAME, CA

KEYPLAN



PROJECT NO.: 21-144

DATE: 12/16/2022

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

SHEET TITLE:

NORTH PARKING - LEVEL B2 & UNDER RAMP PARKING PLAN

SHEET NO:

ENT A.PN-1B2

12/6/2022 6:10:17 PM

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LEVEL B1 PARKING PLAN

1/16" = 1'-0"

STALL LEGEND

- STANDARD
- COMPACT
- EVCS — EVCS (DAY ONE)
- ACCESSIBLE
- VAN — VAN ACCESSIBLE
- EVCS ACC — EVCS ACCESSIBLE
- EVCS VAN — EVCS VAN ACCESSIBLE
- EVCS AMB — EVCS AMBULATORY

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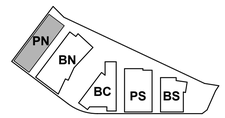
ISSUES	DATE
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ENTITLEMENT APPLICATION #3	12/09/2022

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PENINSULA CROSSING

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KEYPLAN



PROJECT NO.: 21-144

DATE: 12/14/2022

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

SHEET TITLE:

NORTH PARKING - LEVEL B1 PARKING PLAN

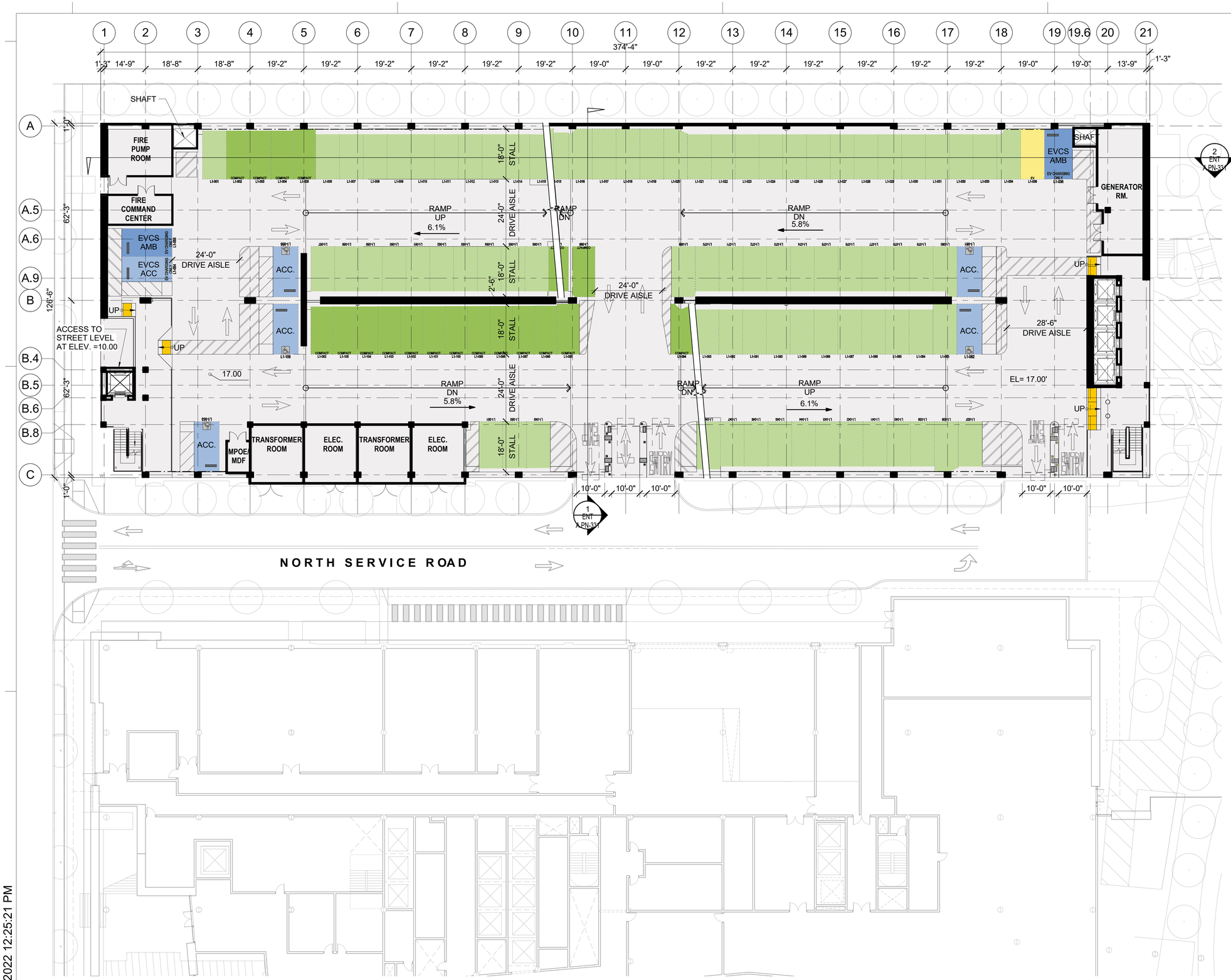
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LEVEL 01 PARKING PLAN

1/16" = 1'-0"

STALL LEGEND

- STANDARD
- COMPACT
- EVCS — EVCS (DAY ONE)
- ACCESSIBLE
- VAN — VAN ACCESSIBLE
- EVCS ACC — EVCS ACCESSIBLE
- EVCS VAN — EVCS VAN ACCESSIBLE
- EVCS AMB — EVCS AMBULATORY

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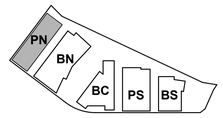
ISSUES	DATE
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ENTITLEMENT APPLICATION #3	12/09/2022

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BURLINGAME, CA

KEYPLAN



PROJECT NO.: 21-144

DATE: 12/16/2022

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

SHEET TITLE:

NORTH PARKING - LEVEL 01 PARKING PLAN

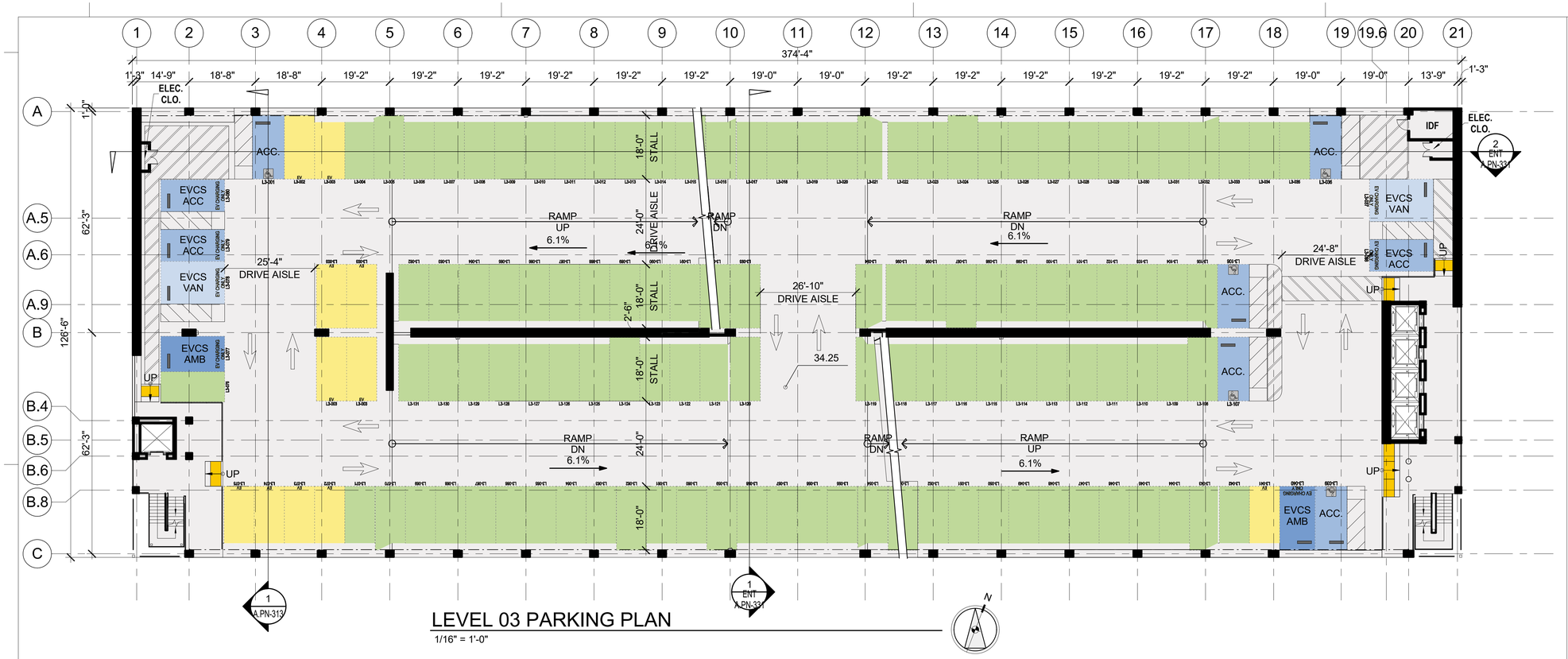
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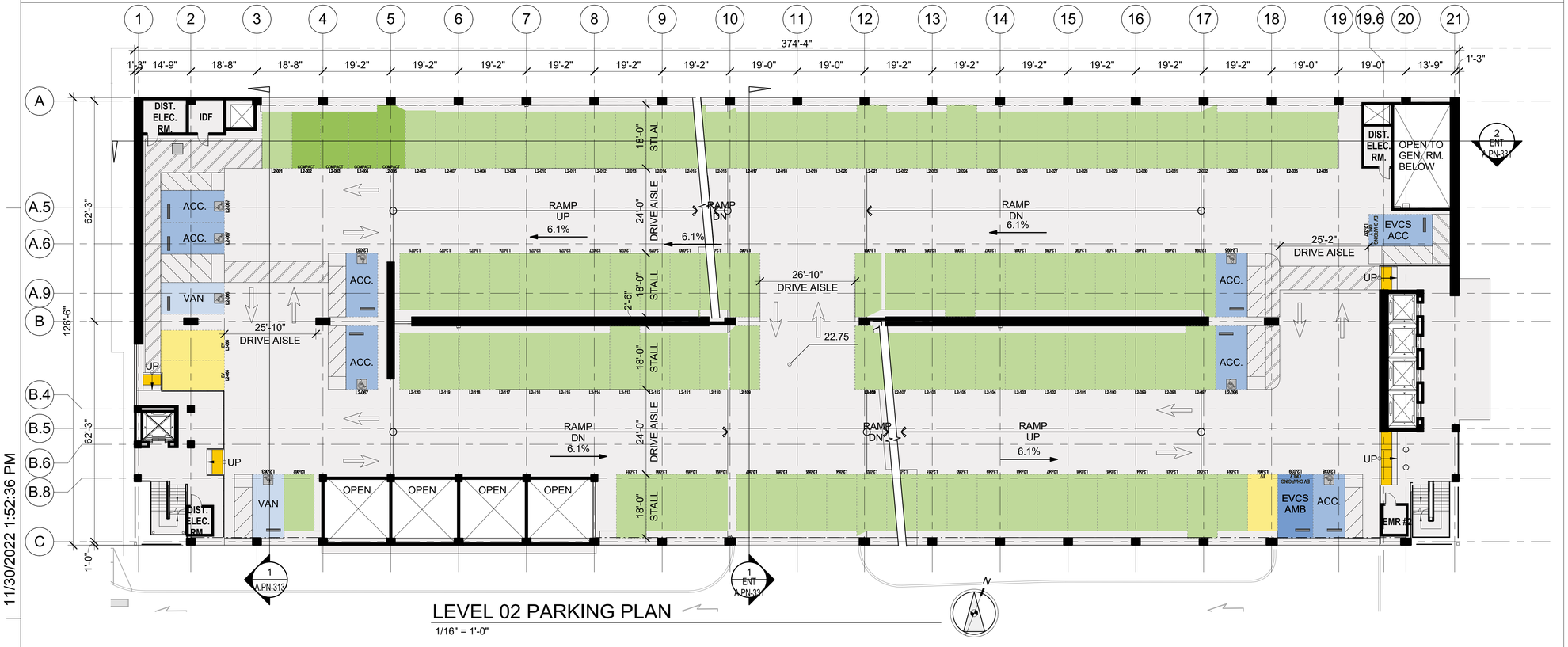
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LEVEL 03 PARKING PLAN

1/16" = 1'-0"



LEVEL 02 PARKING PLAN

1/16" = 1'-0"

11/30/2022 1:52:36 PM

STALL LEGEND

- STANDARD
- COMPACT
- EVCS — EVCS (DAY ONE)
- ACCESSIBLE
- VAN — VAN ACCESSIBLE
- EVCS ACC — EVCS ACCESSIBLE
- EVCS VAN — EVCS VAN ACCESSIBLE
- EVCS AMB — EVCS AMBULATORY

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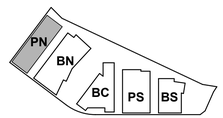
ISSUES	DATE
ENTITLEMENT APPLICATION	03/24/2022
ENTITLEMENT APPLICATION #2	08/19/2022
ENTITLEMENT APPLICATION #3	12/09/2022

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PENINSULA CROSSING

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KEYPLAN



PROJECT NO.: 21-144

DATE: 12/14/2022

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

SHEET TITLE:

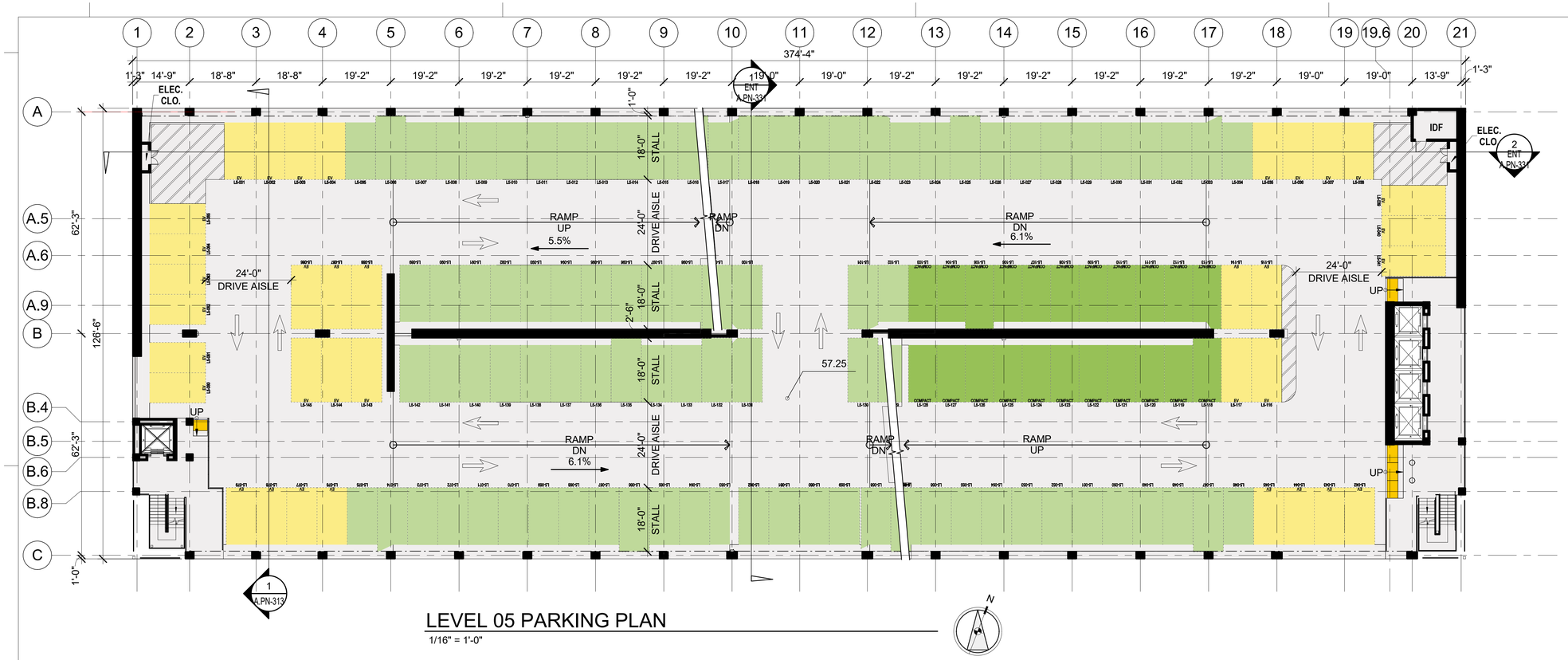
NORTH PARKING - LEVEL 02 & LEVEL 03 PARKING PLAN

SHEET NO:

ENT A.PN-102

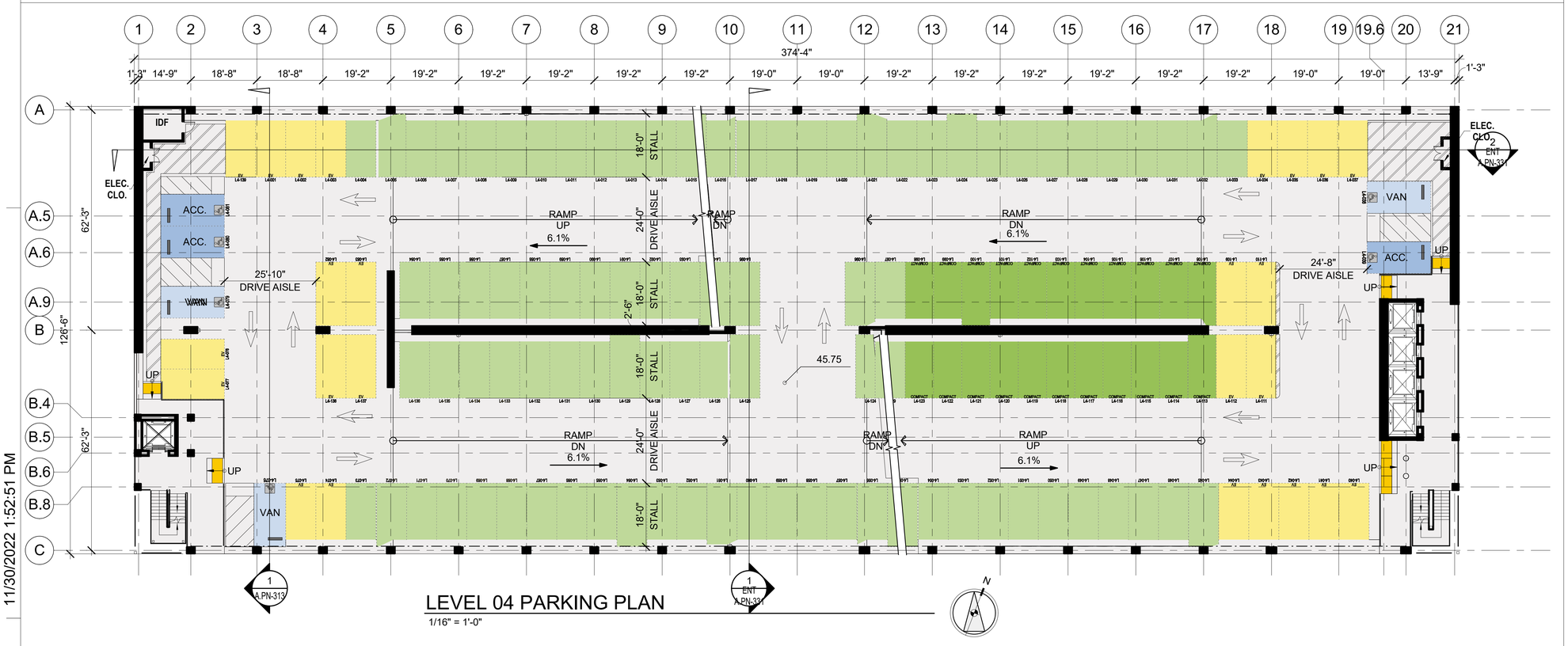
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LEVEL 05 PARKING PLAN

1/16" = 1'-0"



LEVEL 04 PARKING PLAN

1/16" = 1'-0"

11/30/2022 1:52:51 PM

STALL LEGEND

- STANDARD
- COMPACT
- EVCS — EVCS (DAY ONE)
- ACCESSIBLE
- VAN — VAN ACCESSIBLE
- EVCS ACC — EVCS ACCESSIBLE
- EVCS VAN — EVCS VAN ACCESSIBLE
- EVCS AMB — EVCS AMBULATORY

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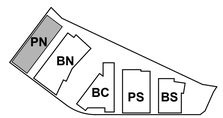
ISSUES	DATE
ENTITLEMENT APPLICATION	03/24/2022
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PROJECT NO.: 21-144

DATE: 12/14/2022

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

SHEET TITLE:

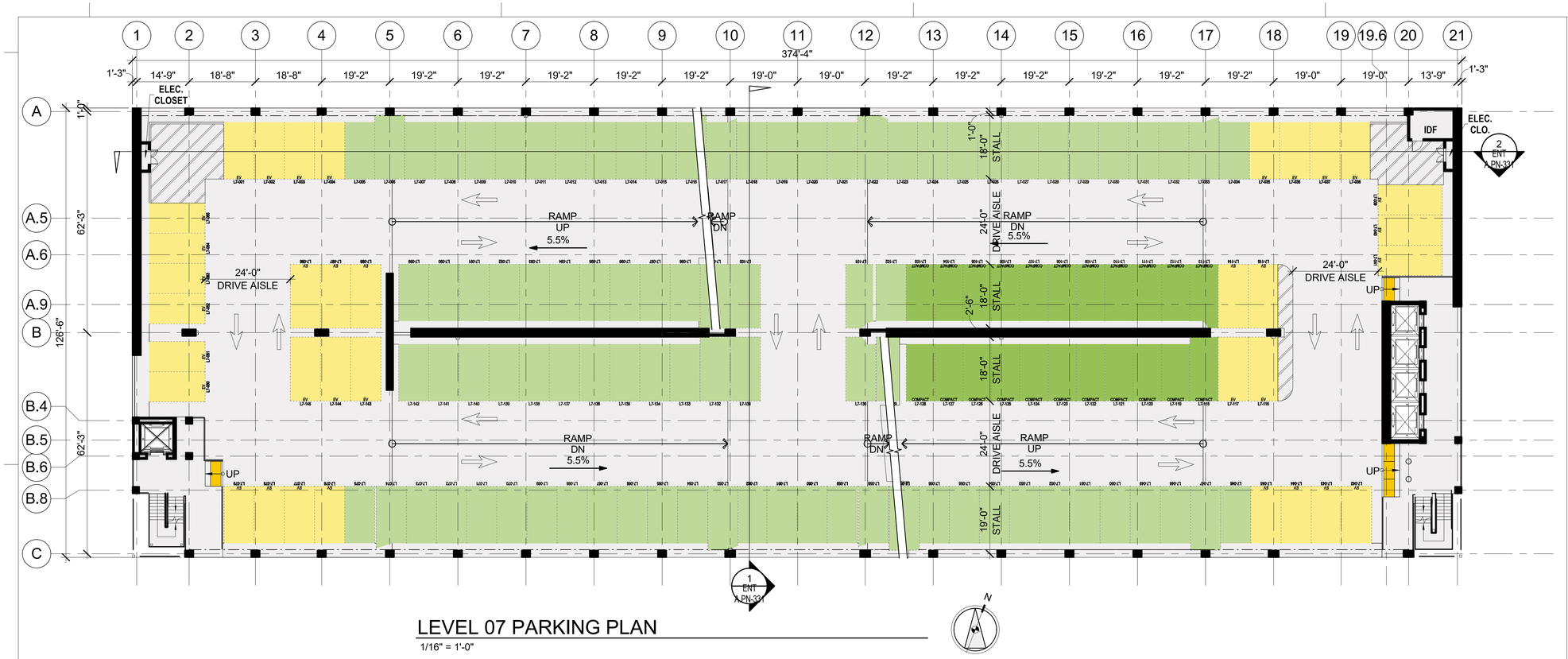
NORTH PARKING - LEVEL 04 & LEVEL 05 PARKING PLAN

SHEET NO:

ENT A.PN-103

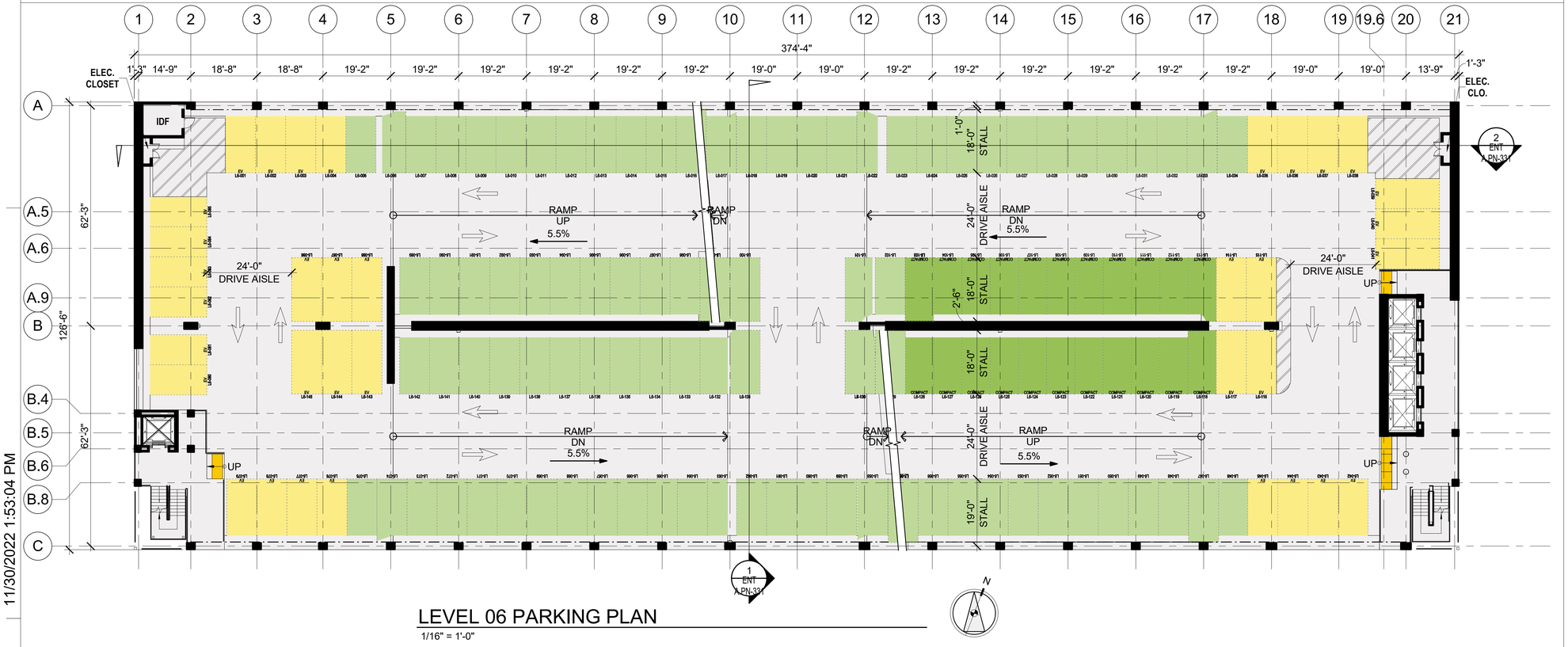
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LEVEL 07 PARKING PLAN

1/16" = 1'-0"



LEVEL 06 PARKING PLAN

1/16" = 1'-0"

STALL LEGEND

- STANDARD
- COMPACT
- EVCS — EVCS (DAY ONE)
- ACCESSIBLE
- VAN — VAN ACCESSIBLE
- EVCS ACC — EVCS ACCESSIBLE
- EVCS VAN — EVCS VAN ACCESSIBLE
- EVCS AMB — EVCS AMBULATORY

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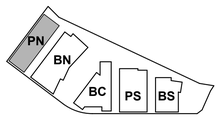
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KEYPLAN



PROJECT NO.: 21-144

DATE: 12/14/2022

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

SHEET TITLE:

NORTH PARKING - LEVEL 06 & LEVEL 07 PARKING PLAN

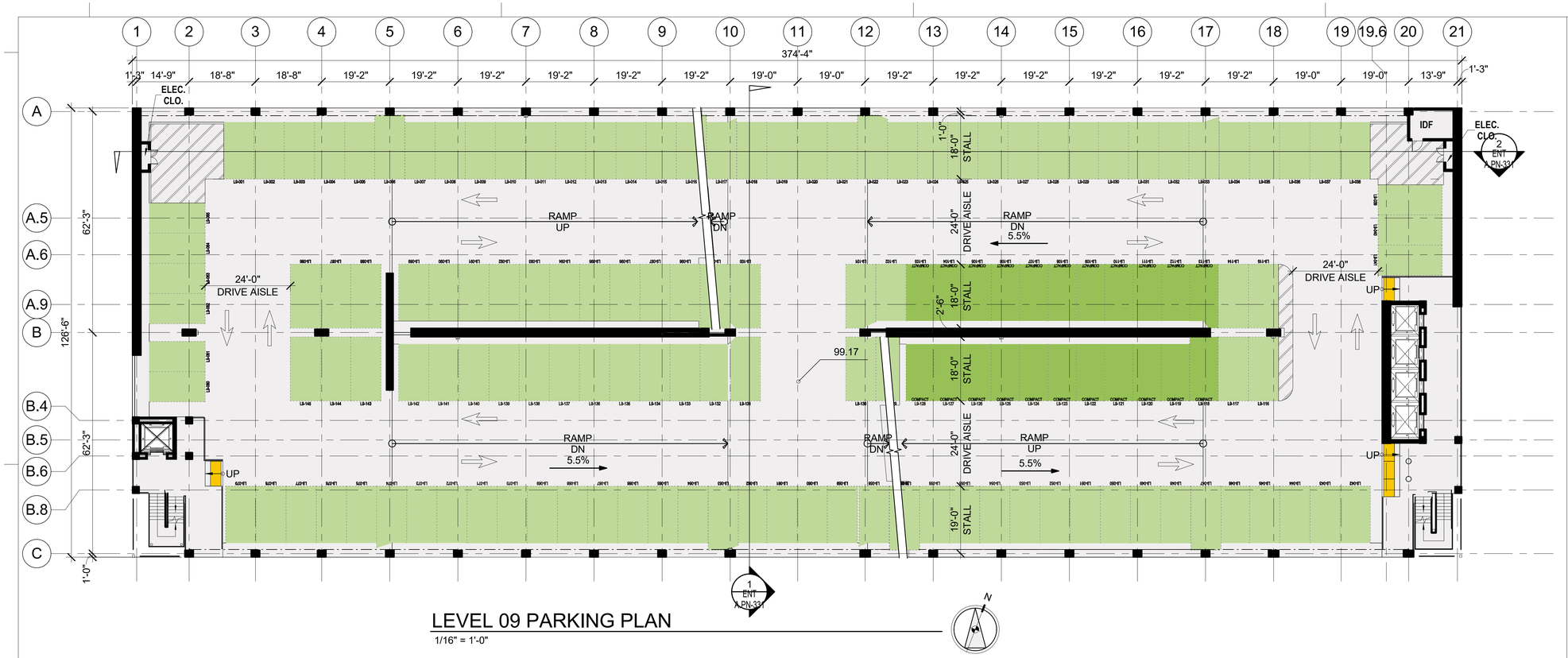
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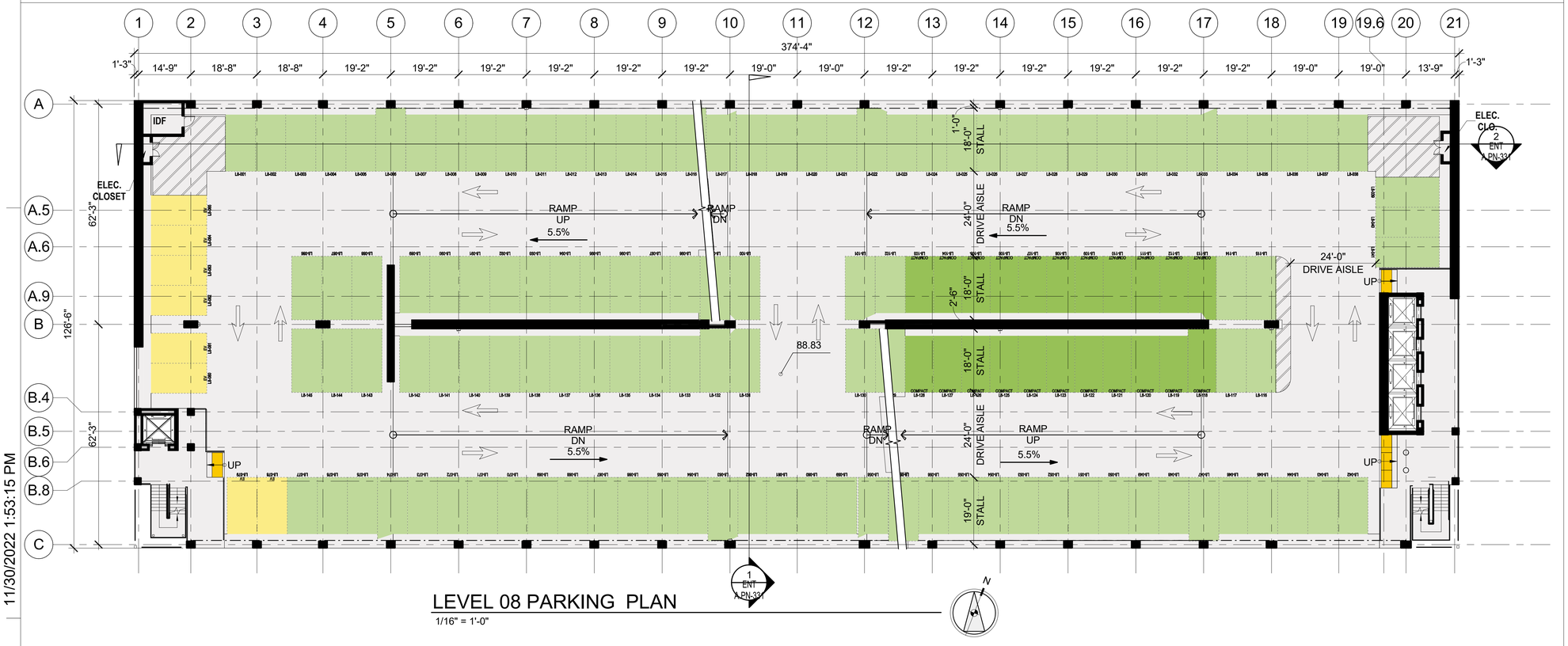
ENT A.PN-104

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STALL LEGEND

- STANDARD
- COMPACT
- EVCS — EVCS (DAY ONE)
- ACCESSIBLE
- VAN — VAN ACCESSIBLE
- EVCS ACC — EVCS ACCESSIBLE
- EVCS VAN — EVCS VAN ACCESSIBLE
- EVCS AMB — EVCS AMBULATORY

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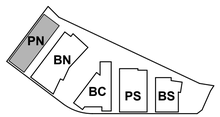
ISSUES	DATE
ENTITLEMENT APPLICATION	03/24/2022
ENTITLEMENT APPLICATION #2	08/19/2022
ENTITLEMENT APPLICATION #3	12/09/2022

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PENINSULA CROSSING

BURLINGAME, CA

KEYPLAN



PROJECT NO.: 21-144

DATE: 12/14/2022

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

SHEET TITLE:

NORTH PARKING - LEVEL 08 & LEVEL 09 PARKING PLAN

SHEET NO:

ENT A.PN-105

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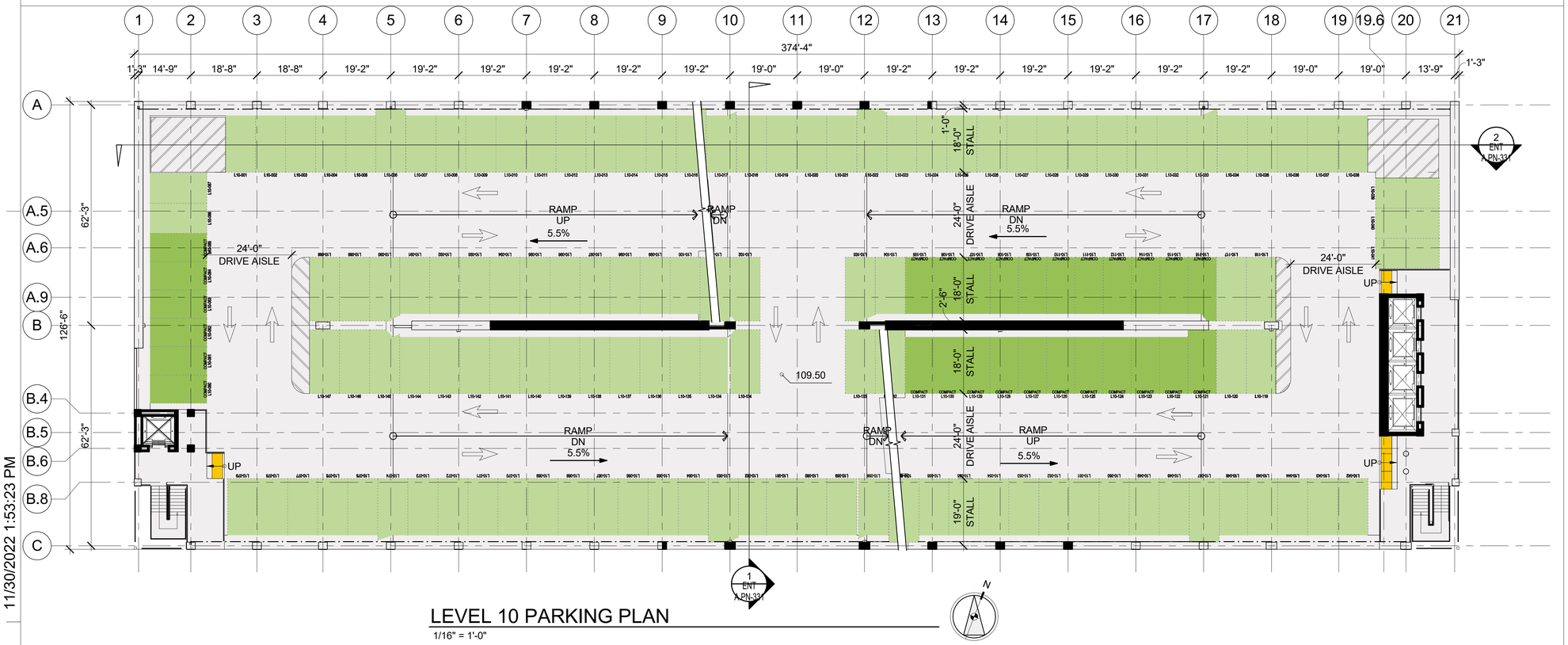
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LEVEL 10.5 PARKING PLAN

1/16" = 1'-0"



LEVEL 10 PARKING PLAN

1/16" = 1'-0"

STALL LEGEND

- STANDARD
- COMPACT
- EVCS — EVCS (DAY ONE)
- ACCESSIBLE
- VAN — VAN ACCESSIBLE
- EVCS ACC — EVCS ACCESSIBLE
- EVCS VAN — EVCS VAN ACCESSIBLE
- EVCS AMB — EVCS AMBULATORY

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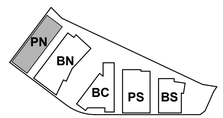
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PENINSULA CROSSING

BURLINGAME, CA

KEYPLAN



PROJECT NO.: 21-144

DATE: 12/14/2022

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

SHEET TITLE:

NORTH PARKING - LEVEL 10 & LEVEL 10.5 PARKING PLAN

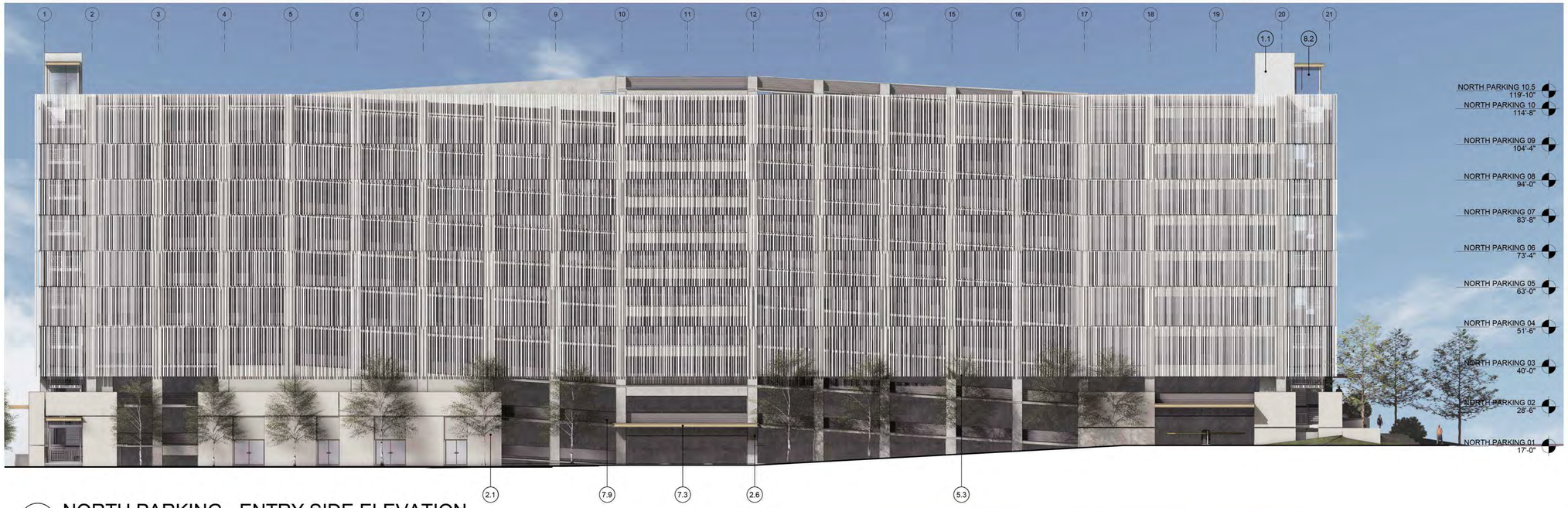
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1 NORTH PARKING - ENTRY SIDE ELEVATION

1/16" = 1'-0"



2 NORTH PARKING - BAYSHORE HWY ELEVATION

1/16" = 1'-0"

GROUND FLOOR FACADE AREA CALCULATIONS

BAYSHORE HIGHWAY ELEVATION

GROUND FLOOR FACADE AREA:	2983 SF
GROUND FLOOR TRANSPARENCY AREA:	746 SF
GROUND FLOOR % TRANSPARENCY AREA:	25 %

GROUND FLOOR FACADE AREA CALCULATED FROM TOP OF SIDEWALK TO TOP OF PRECAST PANELS.

#	ELEVATION KEYNOTES
1.1	TILE
2.1	TEXTURED ARCHITECTURAL PRECAST PANELS
2.6	EXPOSED CONCRETE COLUMN
2.7	EXPOSED CONCRETE SHEAR WALL WITH ARCHITECTURAL FINISH
2.8	TEXTURED PRECAST PLANTER BOX
5.3	LIGHT MTL FIN
7.3	WARM MTL FRAMED CANOPY
7.9	LIGHT MTL GUARDRAIL
8.2	ANNODIZED ALUM STOREFRONT

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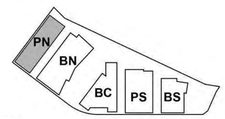
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KEYPLAN



PROJECT NO.: 20045.00

DATE: 07/15/2022

SCALE: As indicated

SHEET TITLE:

NORTH PARKING - EXTERIOR ELEVATIONS

SHEET NO:

ENT A.PN-301



1 NORTH PARKING - ONE BAY PLAZA ELEVATION
1/16" = 1'-0"



2 NORTH PARKING - BAY ELEVATION
1/16" = 1'-0"

#	ELEVATION KEYNOTES
1.1	TILE
2.1	TEXTURED ARCHITECTURAL PRECAST PANELS
2.6	EXPOSED CONCRETE COLUMN
2.7	EXPOSED CONCRETE SHEAR WALL WITH ARCHITECTURAL FINISH
2.8	TEXTURED PRECAST PLANTER BOX
5.3	LIGHT MTL FIN
6.1	LIGHT MTL PANEL
7.3	WARM MTL FRAMED CANOPY
7.9	LIGHT MTL GUARDRAIL
8.2	ANNODIZED ALUM STOREFRONT

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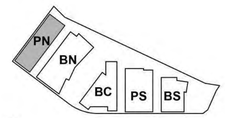
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Peninsula Crossing
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KEYPLAN



PROJECT NO.: 20045.00
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SCALE: As indicated

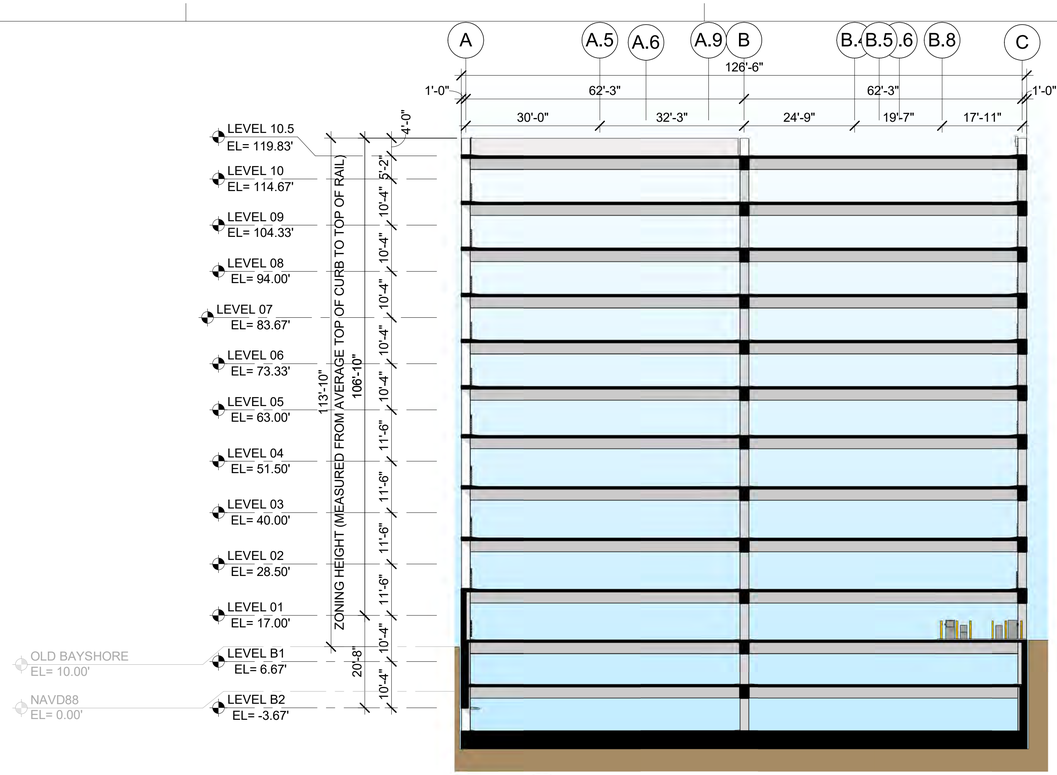
SHEET TITLE:

NORTH PARKING - EXTERIOR ELEVATIONS

SHEET NO:
ENT A.PN-302

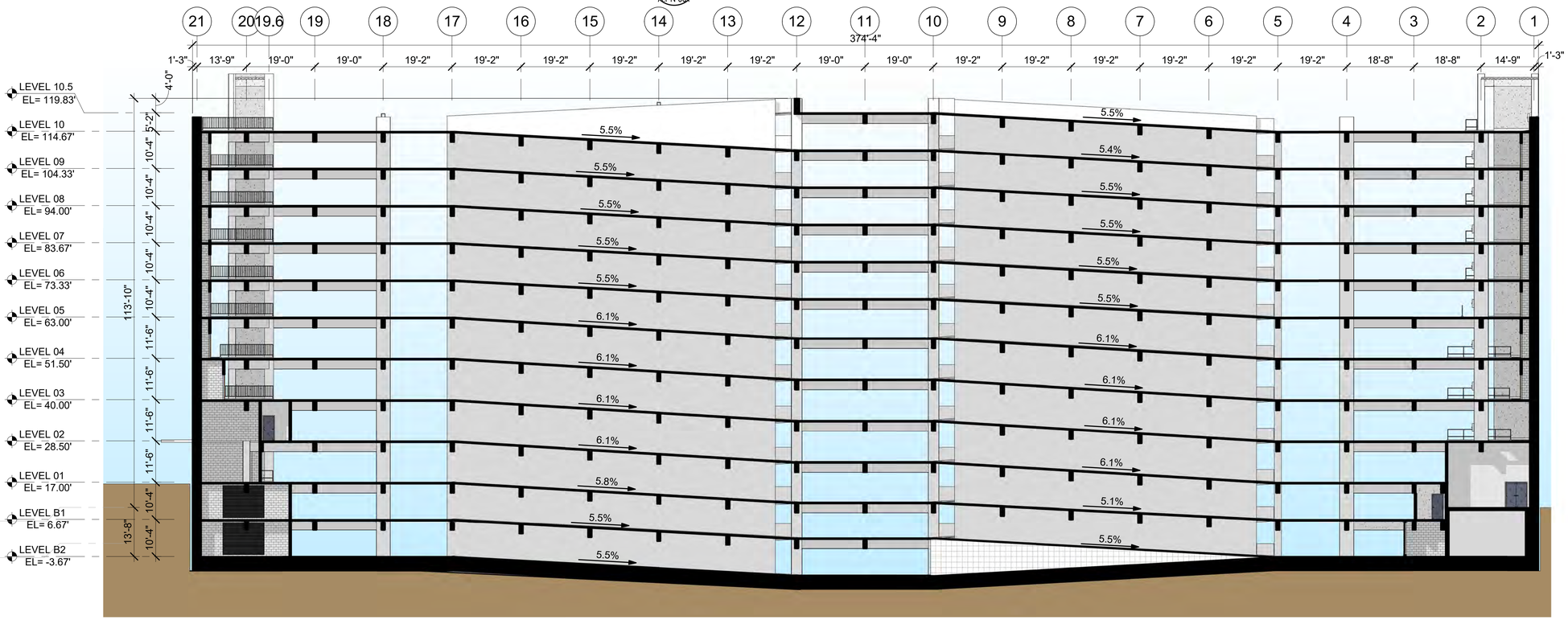
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1 ENT A.PN-331 TRANSVERSE SECTION AT RAMP

1/16" = 1'-0"



2 ENT A.PN-331 LONGITUDINAL SECTION AT RAMP

1/16" = 1'-0"

NOTE:
FOR BALANCE OF INFORMATION, SEE DETAIL **(1/ENT A.PN-331)**

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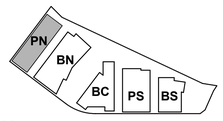
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KEYPLAN



PROJECT NO.: 21-144
DATE: 12/14/2022
SCALE: 1/16" = 1'-0"

SHEET TITLE:

NORTH PARKING - BUILDING SECTIONS

SHEET NO:

ENT A.PN-331

11/30/2022 1:53:31 PM