# BURLINGAME BAY

555, 567, & 577 AIRPORT BOULEVARD
BURLINGAME, CA

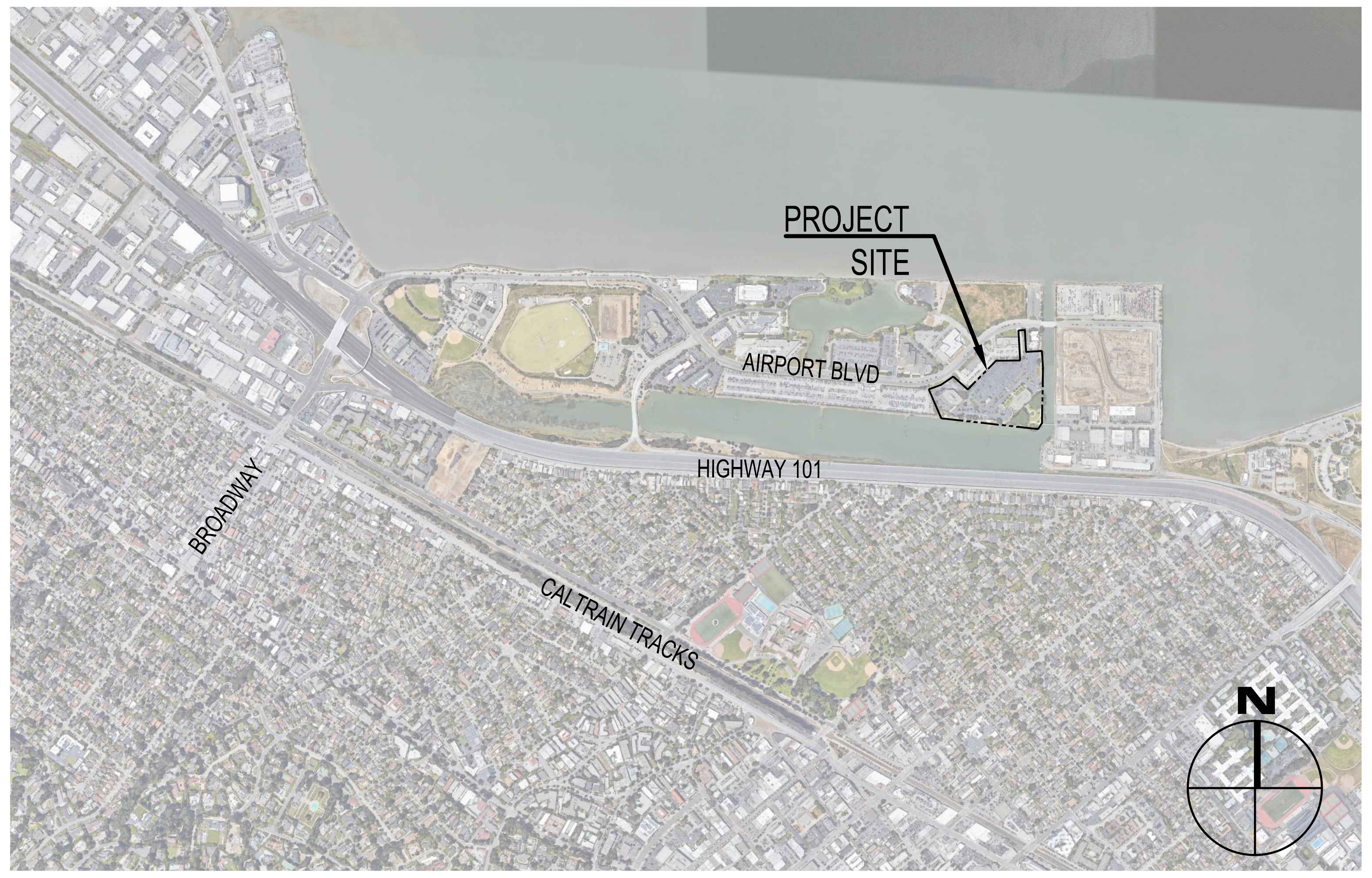
## PLANNING RESUBMITTAL

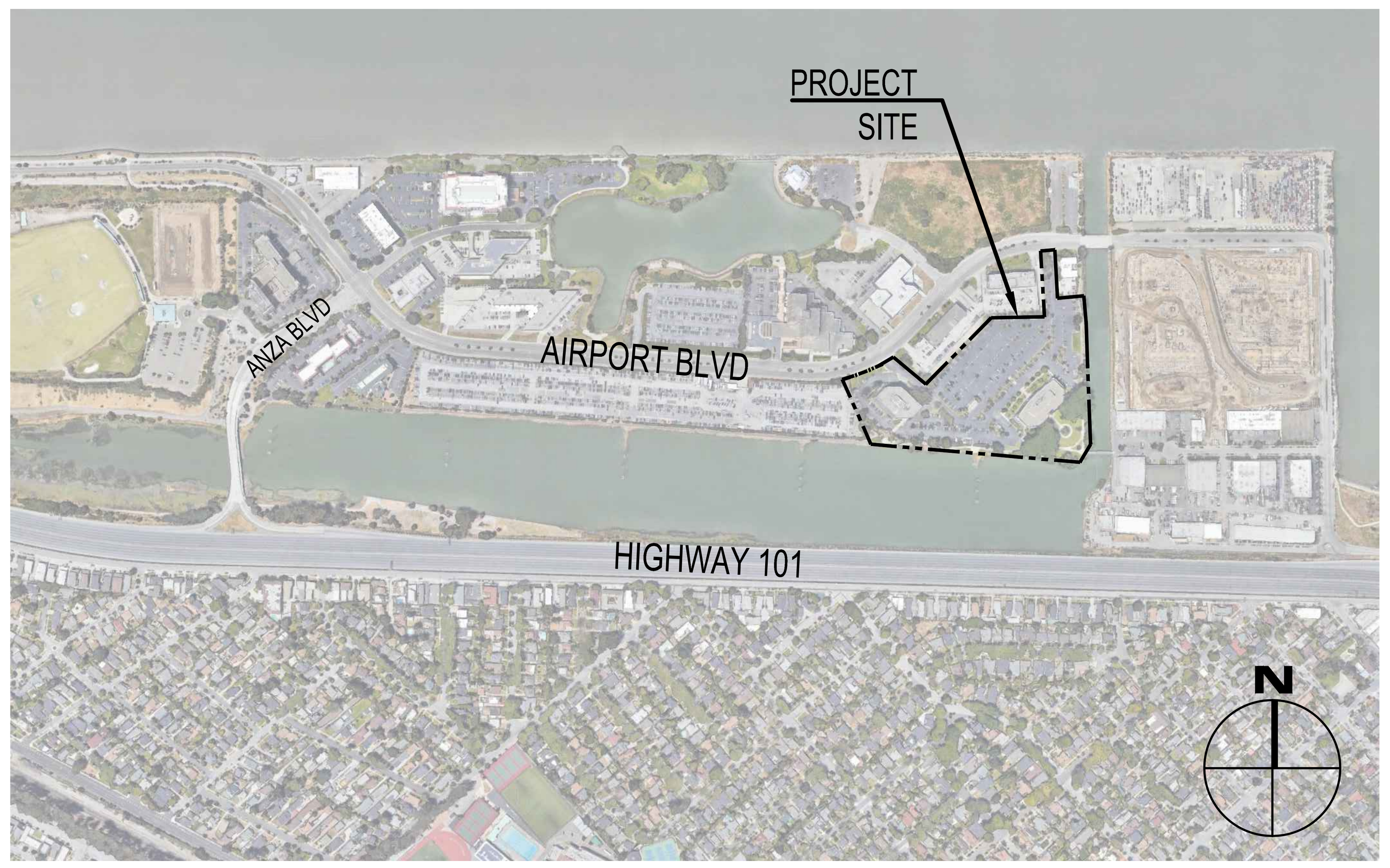
**09.10.2020**

DES ARCHITECTS ENGINEERS

EverWest REAL ESTATE PARTNERS

## VICINITY MAPS




## CONTACT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CONTACT: CHRIS MATEO


## PROJECT DATA

### SITE INFORMATION

| | EXISTING | PROPOSED |
|---|---|---|
| ZONING DESIGNATION | ANZA AREA (AA) | |
| PARCEL NO. | APN NO. 026-363-590, APN NO. 025-290-470 | |
| SITE AREA | 558,962 SF (12.832 AC) | |

### ZONING INFORMATION

| | EXISTING | PROPOSED |
|---|---|---|
| BUILDING HEIGHT * | | |
| 555 AIRPORT BLVD | 69'-0" | |
| 577 AIRPORT BLVD | 90'-0" | |
| 567 AIRPORT BLVD | | 133'-0" TO T.O. PARAPET<br>144'-0" TO T.O. PENTHOUSE |
| PARKING STRUCTURE | | 57'-6" TO T.O. PARAPET<br>69'-6" TO T.O. ELEVATOR |
| PROJECT USE | OFFICE | OFFICE / R&D |
| BUILDING AREA | 259,733 SF | 501,412 SF |
| 555 AIRPORT BLVD | 120,579 SF | |
| 577 AIRPORT BLVD | 139,154 SF | |
| 567 AIRPORT BLVD | | 241,679 SF |
| FAR | 0.46 | 0.90 |
| PARKING STRUCTURE | | 317,042 SF |

| | PARCEL 1 ** | | PARCEL 2 ** | |
|---|---|---|---|---|
| BUILDING SETBACKS | REQUIRED | PROVIDED | REQUIRED | PROPOSED |
| REAR | 25'-0" | 77'-10" | 25'-0" | 142'-0"/130'-0" |
| FRONT | 30'-0" | 104'-8" | 30'-0" | 280'-7"/575'-5" |
| SIDE | 30'-0" | 41'-2" | 30'-0" | 30'-0" |
| DESIGNATED INTERIOR SIDE | - | - | 10'-0" | 10'-0" |
| BURLINGAME LAGOON | 99'-5" | 127'-10" | 69'-0"/133'-0" | 142'-0"/130'-0" |
| SANCHEZ CHANNEL | - | - | 69'-0" | 119'-6" |

* FOR STRUCTURES TALLER THAN FORTY (40) FEET, THE MINIMUM SETBACK FROM THE BCDC BAYSIDE JURISDICTION LINE SHALL BE EQUAL TO THE HEIGHT OF THE STRUCTURE
** PROPOSED PARCEL 1 AND 2 - REFER TO SHEET A3.1 AND VESTING TENTATIVE MAP PACKAGE, DATED 09.08.2020

### PARKING REQUIREMENTS

| | REQUIRED | PROPOSED/PROVIDED |
|---|---|---|
| PARKING RATIO | 1/300 | 3/1000 * |
| 555 AIRPORT BLVD | 402 | 362 |
| 577 AIRPORT BLVD | 464 | 418 |
| 567 AIRPORT BLVD | 806 | 725 |
| BCDC PARKING | 15 | 15 |
| TOTAL | 1687 | 1520 |

* 10% REDUCTION WITH TRANSPORTATION DEMAND MANAGEMENT PLAN

| | | |
|---|---|---|
| SURFACE STALLS TOTAL | - | 376 |
| ADA STALLS | - | 10 |
| STANDARD STALLS | - | 344 |
| COMPACT STALLS ** | - | 22 |
| PARKING STRUCTURE TOTAL | - | 1144 |
| ADA STALLS | - | 22 |
| STANDARD STALLS | - | 844 |
| COMPACT STALLS ** | - | 278 |
| TOTAL*** | - | 1520 |

** PER ZONING CODE SECTION 25.70.044 20% COMPACT STALLS IS ALLOWABLE AND THUS PROVIDED
*** TOTAL PARKING STALLS ARE SHARED AMONG BOTH PARCEL 1 AND PARCEL 2

| | | |
|---|---|---|
| EV / CLEAN AIR / VANPOOL | 58 | 59 |
| CLEAN AIR / VANPOOL | 14 | 14 |
| EV INSTALLED | 31 | 32 |
| EV READY | 13 | 13 |

| | | |
|---|---|---|
| SHORT TERM BIKE PARKING | 4 | 4 |
| LONG TERM BIKE PARKING | 37 | 37 |

## SHEET INDEX






Project Information

PROJECT NOTES:

1. CONSTRUCTION HOURS
   WEEKDAYS: 8:00AM-7:00PM
   SATURDAYS: 9:00AM - 6:00PM
   SUNDAYS AND HOLIDAYS: NO WORK ALLOWED
   CONSTRUCTION HOURS IN THE CITY PUBLIC RIGHT-OF-WAY ARE LIMITED TO WEEKDAYS AND NON-CITY HOLIDAYS BETWEEN 8:00 AM AND 5:00 PM

2. THIS PROJECT WILL COMPLY WITH THE 2019 CALIFORNIA BUILDING CODE, 2019 CALIFORNIA RESIDENTIAL CODE (WHERE APPLICABLE), 2019 CALIFORNIA MECHANICAL CODE, 2019 CALIFORNIA ELECTRICAL CODE, AND 2019 CALIFORNIA PLUMBING CODE, INCLUDING ALL AMENDMENTS AS ADOPTED IN ORDINANCE 1889.

3. PROJECT WILL SUBMIT AN ALTERNATE MEANS OF PROTECTION APPLICATION FOR APPROVAL PRIOR TO FINAL PLANNING APPROVAL.

4. THIS PROJECT WILL BE REPLACING THE EXISTING FIRE WATER STORAGE TANK AND PUMP WITH A NEW STORAGE TANK AND PUMP TO BE SHARED BETWEEN 577 AIRPORT AND 567 AIRPORT BLVD. THE TANK WILL BE SIZED FOR THE LARGER OF THE 2 BUILDINGS. THE PUMP WILL BE ELECTRIC AND POWERED BY THE LIFE SAFETY GENERATOR FOR 567 AIRPORT BLVD.

577 AIRPORT BLVD

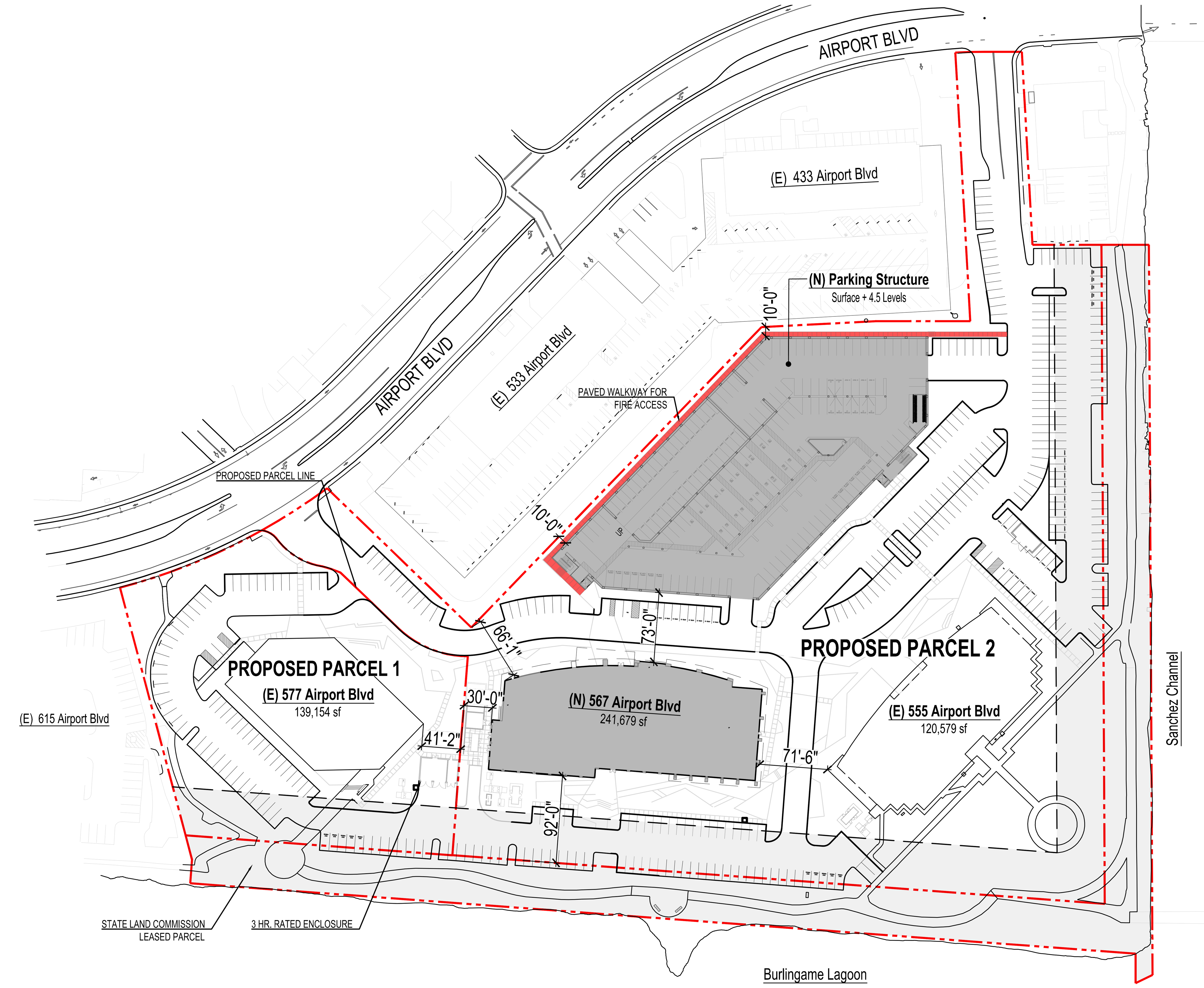
- CONSTRUCTED 1983; APPLICABLE CODE; 1979 UBC
- BUILDING AREA: 139,154 SF, FULLY SPRINKLERED (APPROX. 17,900 SF/FL)
- BUILDING HEIGHT: 8 STORIES
- OCCUPANCY TYPE: B-BUSINESS, DIVISION 2, OFFICE BUILDING
- CONSTRUCTION TYPE: II-F.R.
  MAXIMUM HEIGHT ALLOWED = 12 STORIES
  ALLOWABLE AREA = 39,900 SF/FL

- SECTION 1903 (A) EXCEPTION 1: NONBEARING WALLS FRONTING ON STREETS OR YARDS HAVING A WIDTH OF AT LEAST 40 FEET MAY BE OF UNPROTECTED NONCOMBUSTIBLE CONSTRUCTION.

555 AIRPORT BLVD

- CONSTRUCTED 1998; APPLICABLE CODE; 1997 UBC
- BUILDING AREA: 120,579 SF, FULLY SPRINKLERED (APPROX. 24,115 SF/FL)
- BUILDING HEIGHT: 5 STORIES
- OCCUPANCY TYPE: B-BUSINESS
- CONSTRUCTION TYPE: II-F.R.
  MAXIMUM HEIGHT ALLOWED = 12 STORIES
  ALLOWABLE AREA = 39,900 SF/FL

- TABLE 5-A EXTERIOR WALL AND OPENING PROTECTION BASED ON LOCATION ON PROPERTY FOR ALL CONSTRUCTION TYPES: NONBEARING WALLS > 40 FEET; NONRATED, NONCOMBUSTIBLE; AND OPENINGS, PROTECTED LESS THAN 20 FEET




**NEW BUILDING - 567 AIRPORT BLVD***

| | OCCUPANCY GROUP | CONSTRUCTION TYPE | FOOTPRINT AREA | | BUILDING AREA | BUILDING HEIGHT | | FIRE SEPARATION DISTANCE | EXTERIOR/ OPENING PROTECTION | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | ALLOWABLE | PROPOSED | | ALLOWABLE | PROPOSED | | ALLOWABLE | | PROPOSED | |
| 567 AIRPORT BLVD | GROUP B | TYPE 1A, SPRINKLERED | UNLIMITED | 30,449 SF | 241,679 SF | UNLIMITED | 133'-0" TO T.O. PARAPET 144'-0" TO T.O. PENTHOUSE 8 STORIES | NORTH: 32'-1" | UNPROTECTED/ PROTECTED | UNLIMITED | UNPROTECTED/ PROTECTED | 72%/NONE |
| | | | | | | | | EAST: 31'-6" | UNPROTECTED/ PROTECTED | UNLIMITED | UNPROTECTED/ PROTECTED | 60%/NONE |
| | | | | | | | | SOUTH: 92'-0" | UNPROTECTED/ PROTECTED | UNLIMITED | UNPROTECTED/ PROTECTED | 64%/NONE |
| | | | | | | | | WEST: 30'-0" | UNPROTECTED/ PROTECTED | UNLIMITED | UNPROTECTED/ PROTECTED | 64%/NONE |

*567 Airport Blvd is a high-rise structure and all applicable life-safety features per Building and Fire Code will be provided.

**OPEN PARKING GARAGE**

| | OCCUPANCY GROUP | CONSTRUCTION TYPE | FOOTPRINT AREA | | BUILDING AREA | BUILDING HEIGHT | | FIRE SEPARATION DISTANCE | EXTERIOR/ OPENING PROTECTION | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | ALLOWABLE | PROPOSED | | ALLOWABLE | PROPOSED | | ALLOWABLE | | PROPOSED | |
| 567 AIRPORT BLVD | GROUP S-2 | TYPE 1A, SPRINKLERED | UNLIMITED | 65,800 SF | 317,042 SF | UNLIMITED | 57'-6" TO T.O. PARAPET 69'-6" TO T.O. ELEVATOR 6 TIERS | NORTH: 10'-0" | UNPROTECTED/ PROTECTED | UNLIMITED | UNPROTECTED/ PROTECTED | 48%/NONE |
| | | | | | | | | EAST 183'-3" | UNPROTECTED/ PROTECTED | UNLIMITED | UNPROTECTED/ PROTECTED | 63%/NONE |
| | | | | | | | | SOUTH: 41'-6" | UNPROTECTED/ PROTECTED | UNLIMITED | UNPROTECTED/ PROTECTED | 65%/NONE |
| | | | | | | | | WEST: 10'-0" | UNPROTECTED/ PROTECTED | UNLIMITED | UNPROTECTED/ PROTECTED | 40%/NONE |

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Building Code Analysis

BURLINGAME BAY

Planning Submittal 05.11.2020
Planning Submittal 09.10.2020

A1.1

Project Number: 10192.002


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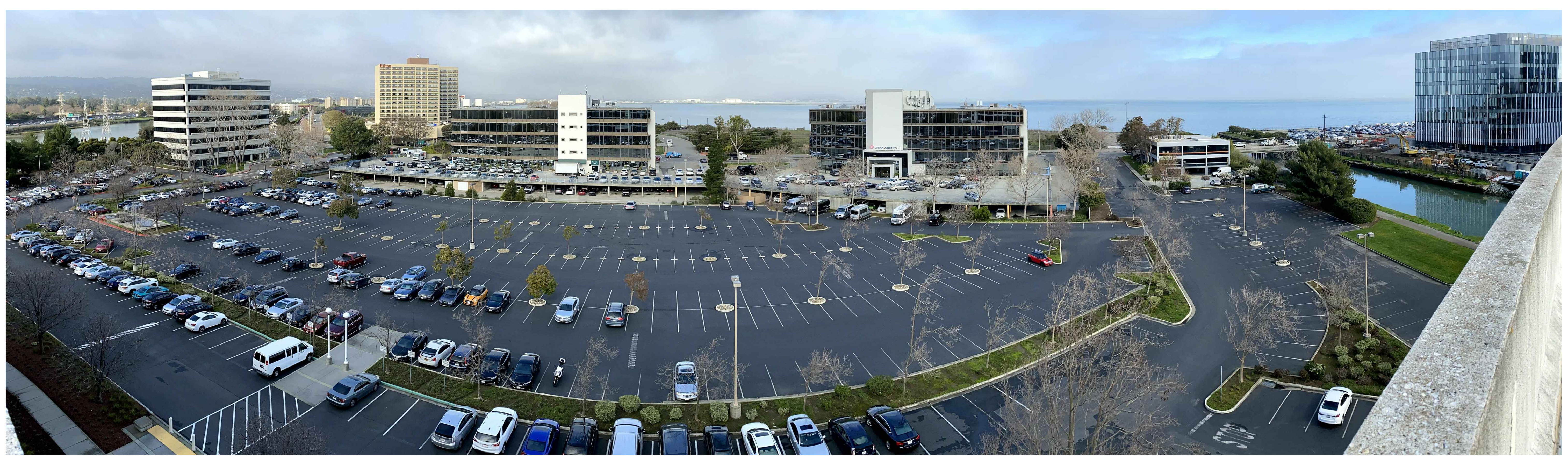
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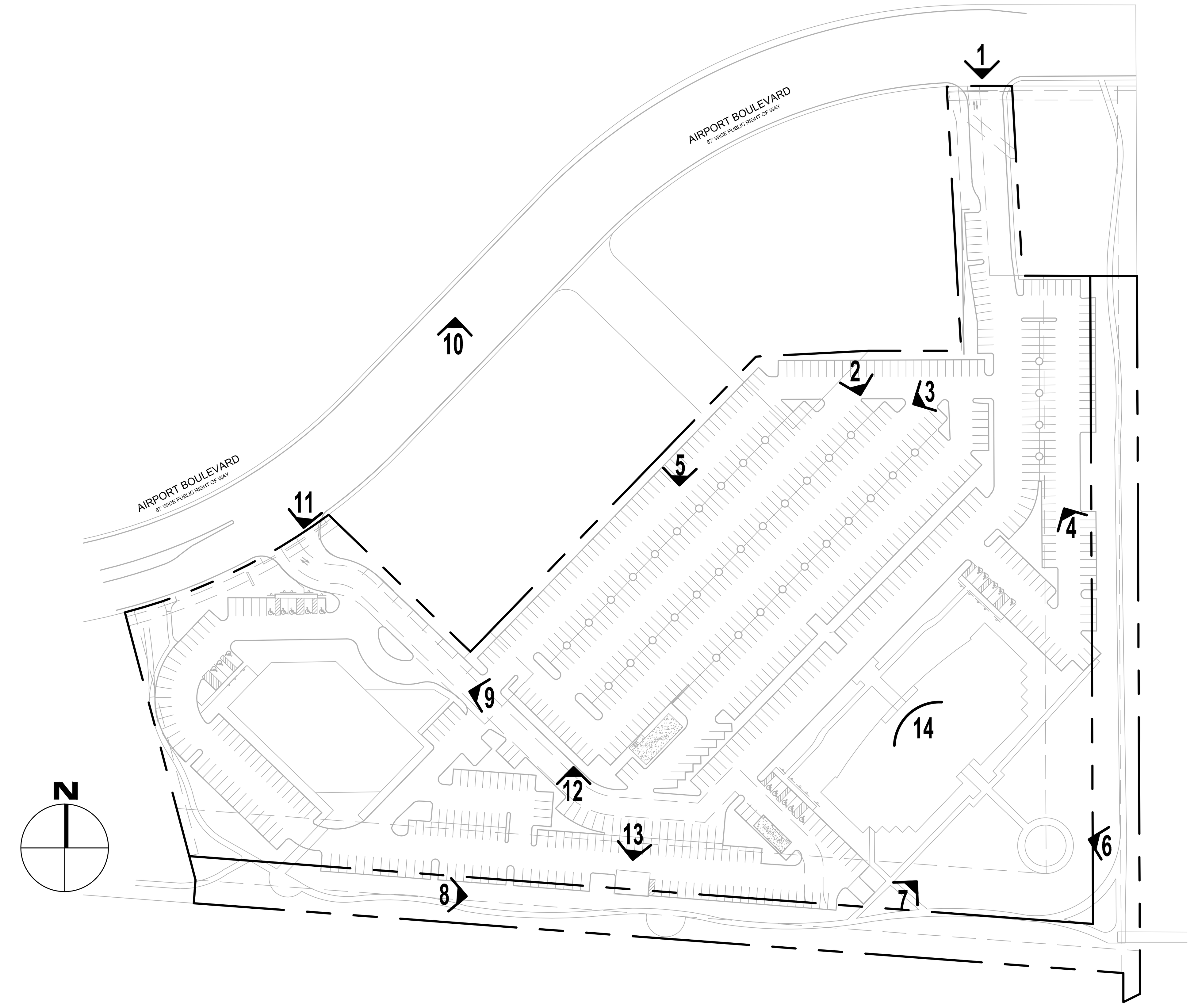


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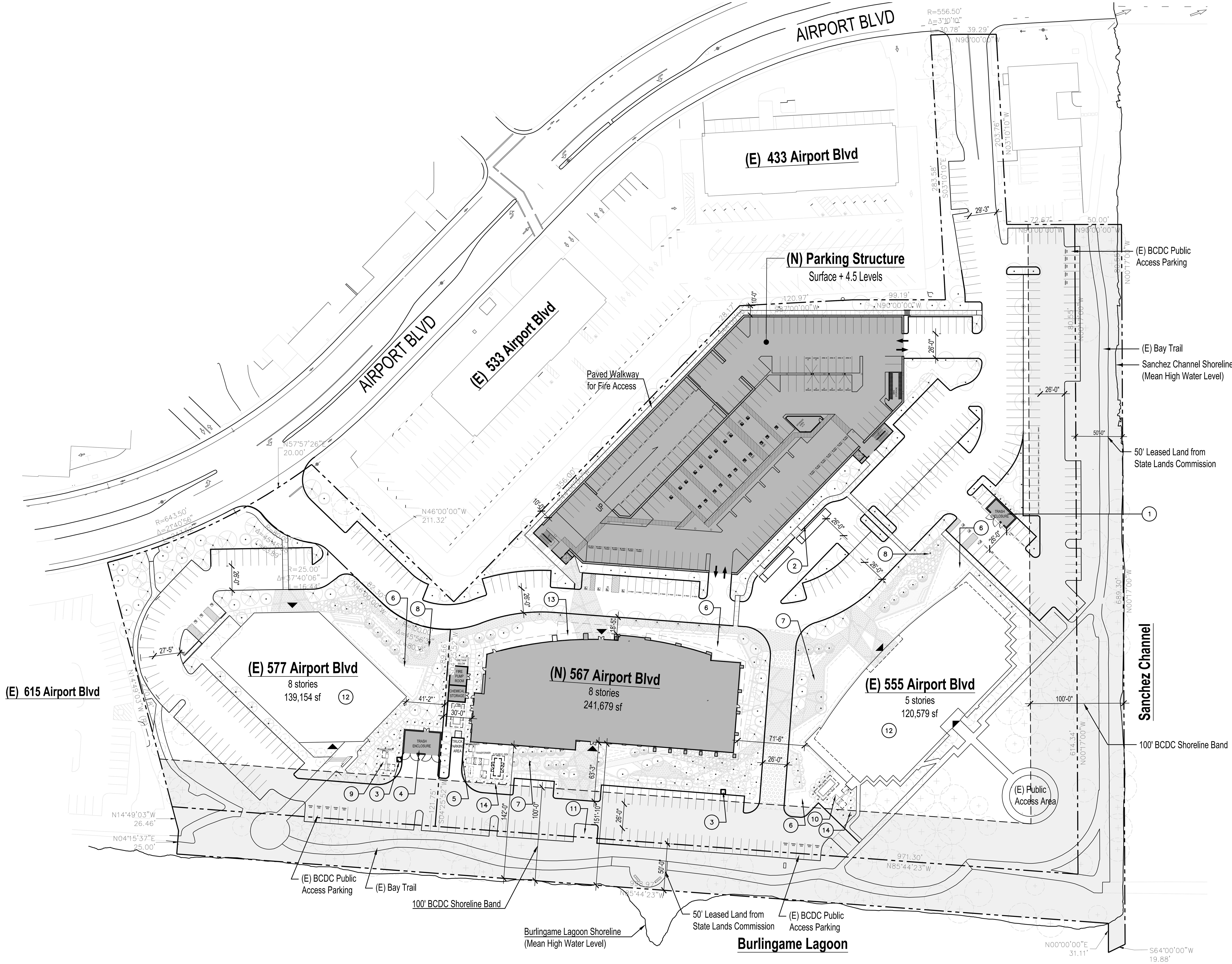
# Existing Site Photos

BURLINGAME BAY

Planning Submittal 05.11.2020
Planning Submittal 09.10.2020

A2

Project Number: 10192.002




## Key Notes

**Landscape Design Features**

- 6 Stormwater Treatment Area
- 7 Outdoor Patios
- 8 Outdoor Seating Area

**Parking and Pedestrian Circulation**

- 2 Bus/ Shuttle Stop
- 13 Short-term Bike Parking

**Trash Enclosures, Service Yards, and Utilities Structures**

- 1 (N) Trash Enclosure for 555 Airport Blvd
- 3 (E) Transformer to be Relocated
- 4 (N) Trash Enclosure for 577 Airport Blvd and New Building
- 5 New Building Service Yard/ Truck Parking Area
- 9 (N) Transformer to Service 577 Airport Blvd
- 10 (N) Transformer and (N) Emergency Generator to Service 555 Airport Blvd
- 11 Storm Drain Pumps to Remain and be Screened. (E) Trash Enclosure to be Removed
- 12 555 and 577 Airport Buildings to Remain, No Work Proposed to the Buildings
- 14 Landscape Screened Service Yard and Equipment

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# Proposed Site Plan

BURLINGAME BAY

Planning Submittal 05.11.2020
Planning Submittal 09.10.2020

A3

Project Number: 10192.002


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Building Setback Diagram

BURLINGAME BAY

Planning Submittal 05.11.2020
Planning Submittal 09.10.2020

A3.1

Project Number: 10192.002

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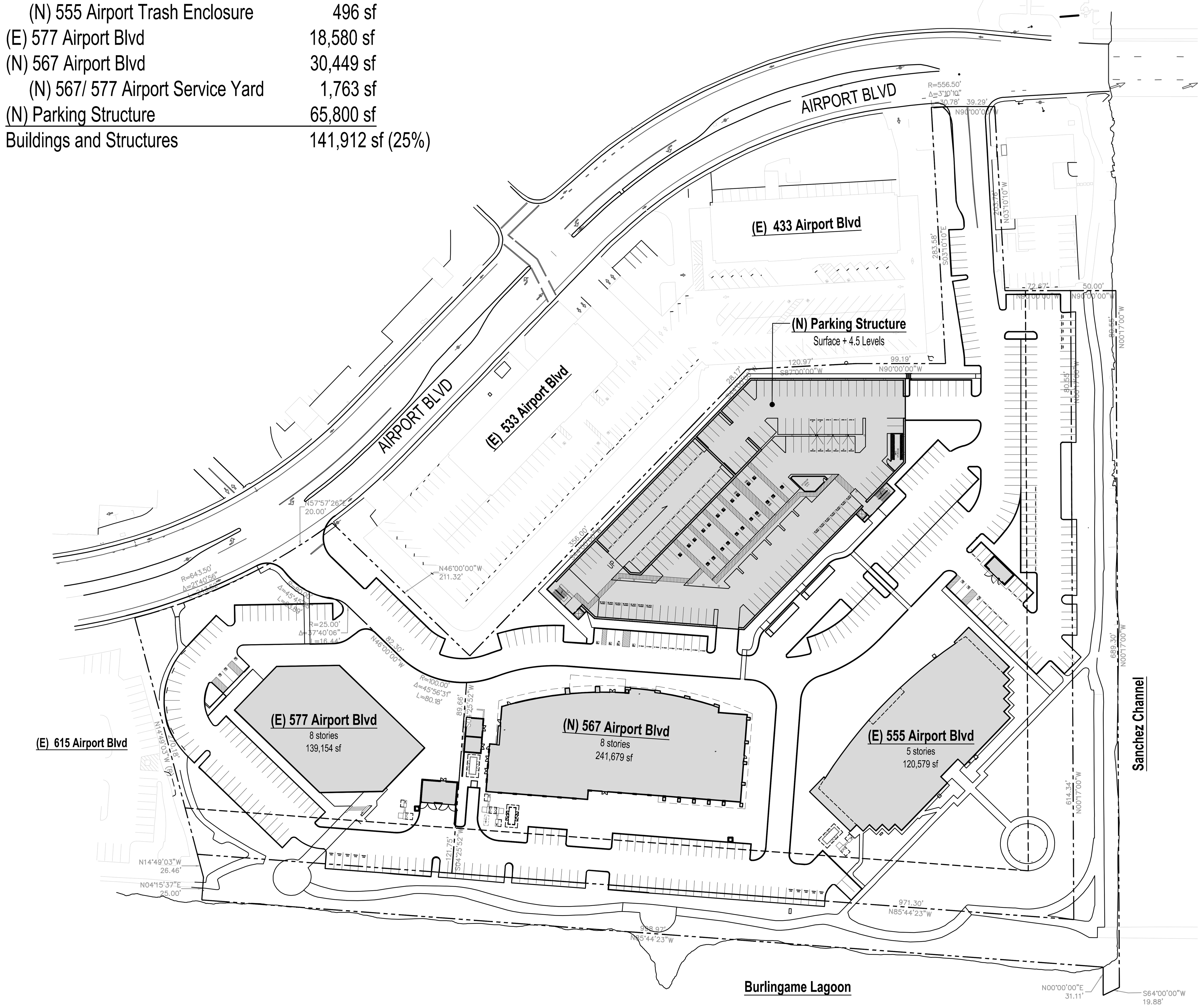
| Total Site | 558,962 sf |
|---|---|
| (E) 555 Airport Blvd | 24,824 sf |
| (N) 555 Airport Trash Enclosure | 496 sf |
| (E) 577 Airport Blvd | 18,580 sf |
| (N) 567 Airport Blvd | 30,449 sf |
| (N) 567/ 577 Airport Service Yard | 1,763 sf |
| (N) Parking Structure | 65,800 sf |
| Buildings and Structures | 141,912 sf (25%) |

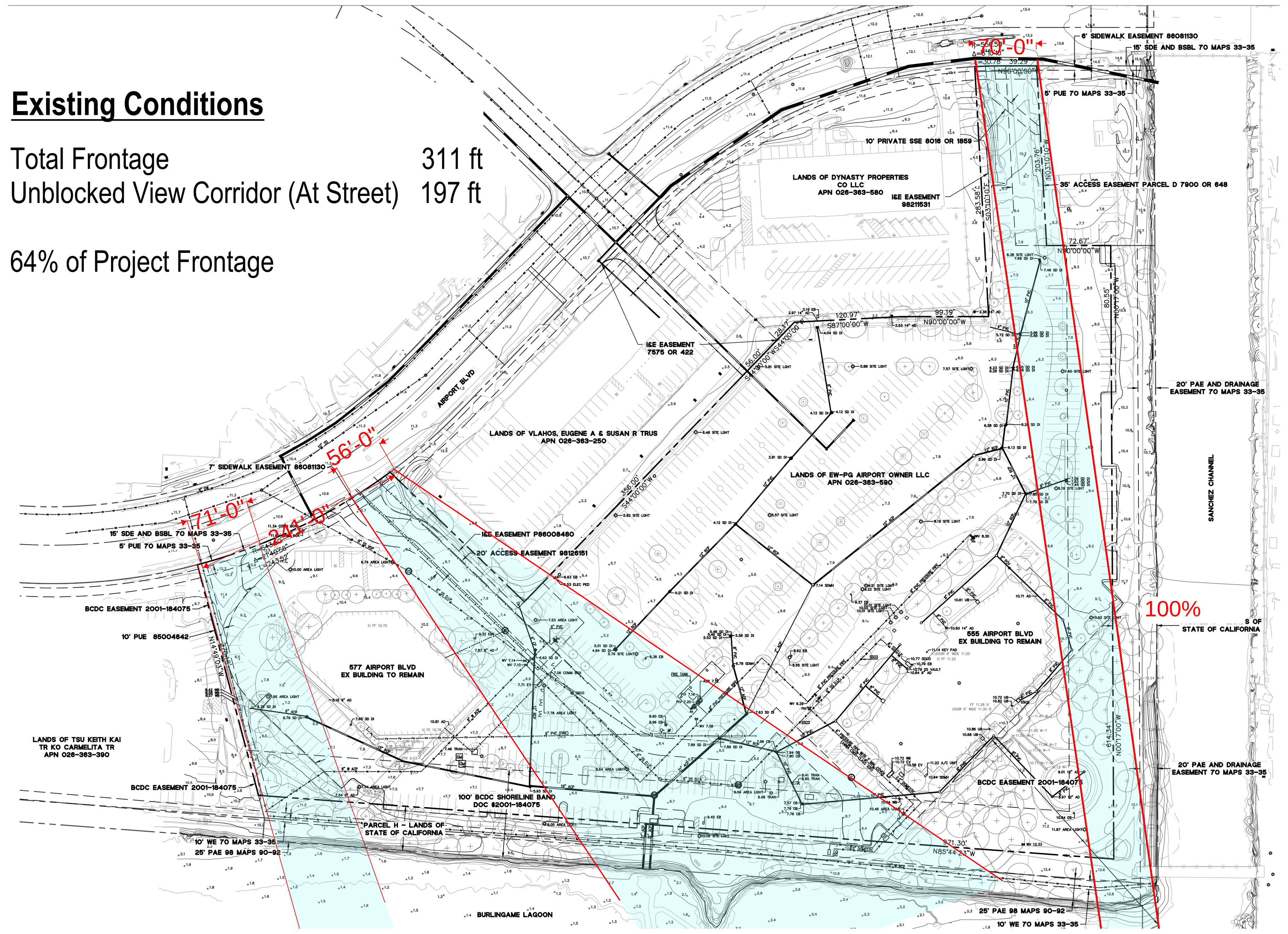



1 Site Coverage Diagram

**Existing Conditions**

Total Frontage 311 ft
Unblocked View Corridor (At Street) 197 ft

64% of Project Frontage

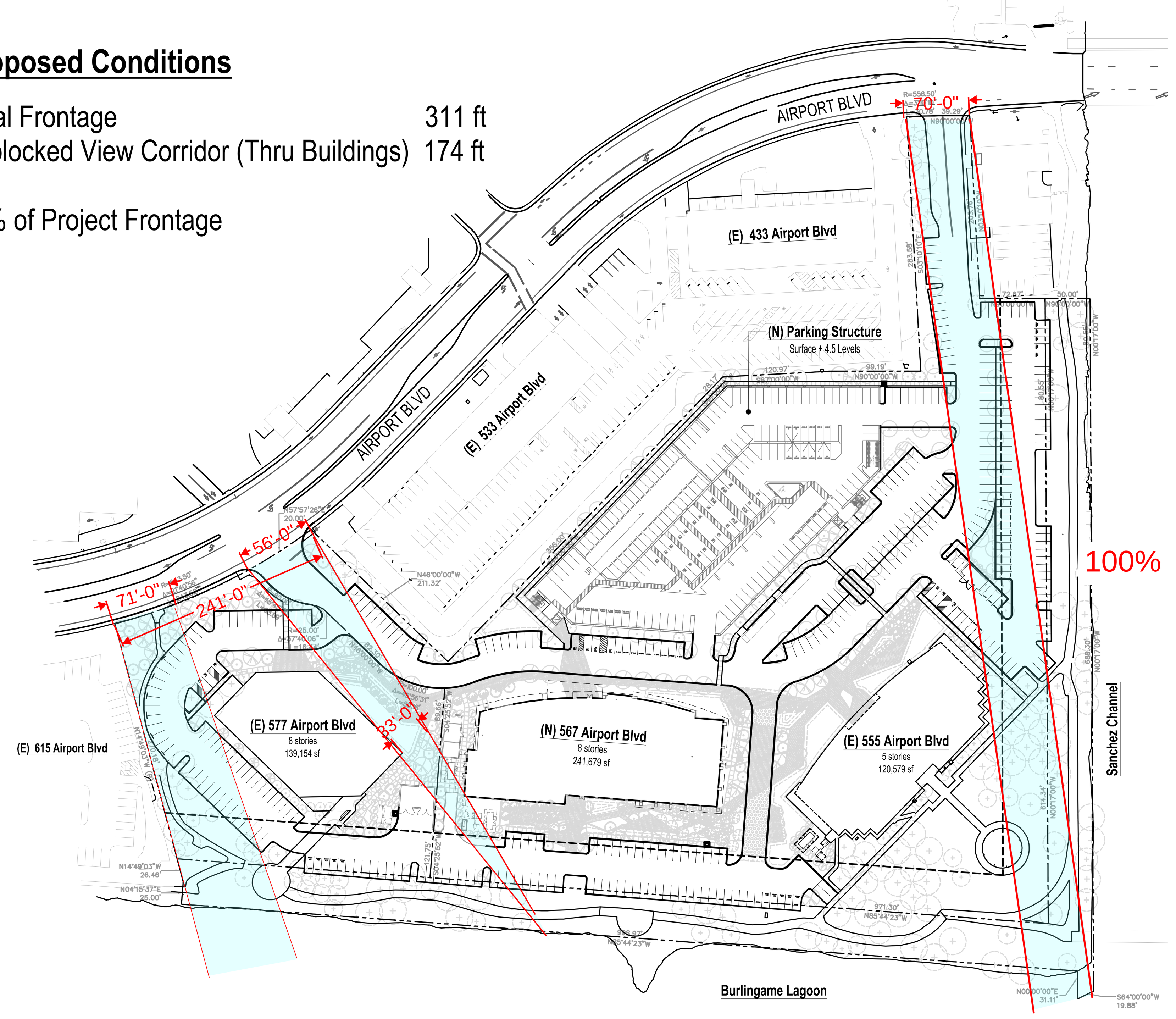



2 View Corridor Exhibit - Existing Conditions

**Proposed Conditions**

Total Frontage 311 ft
Unblocked View Corridor (Thru Buildings) 174 ft

56% of Project Frontage




3 View Corridor Exhibit - Proposed Conditions

N

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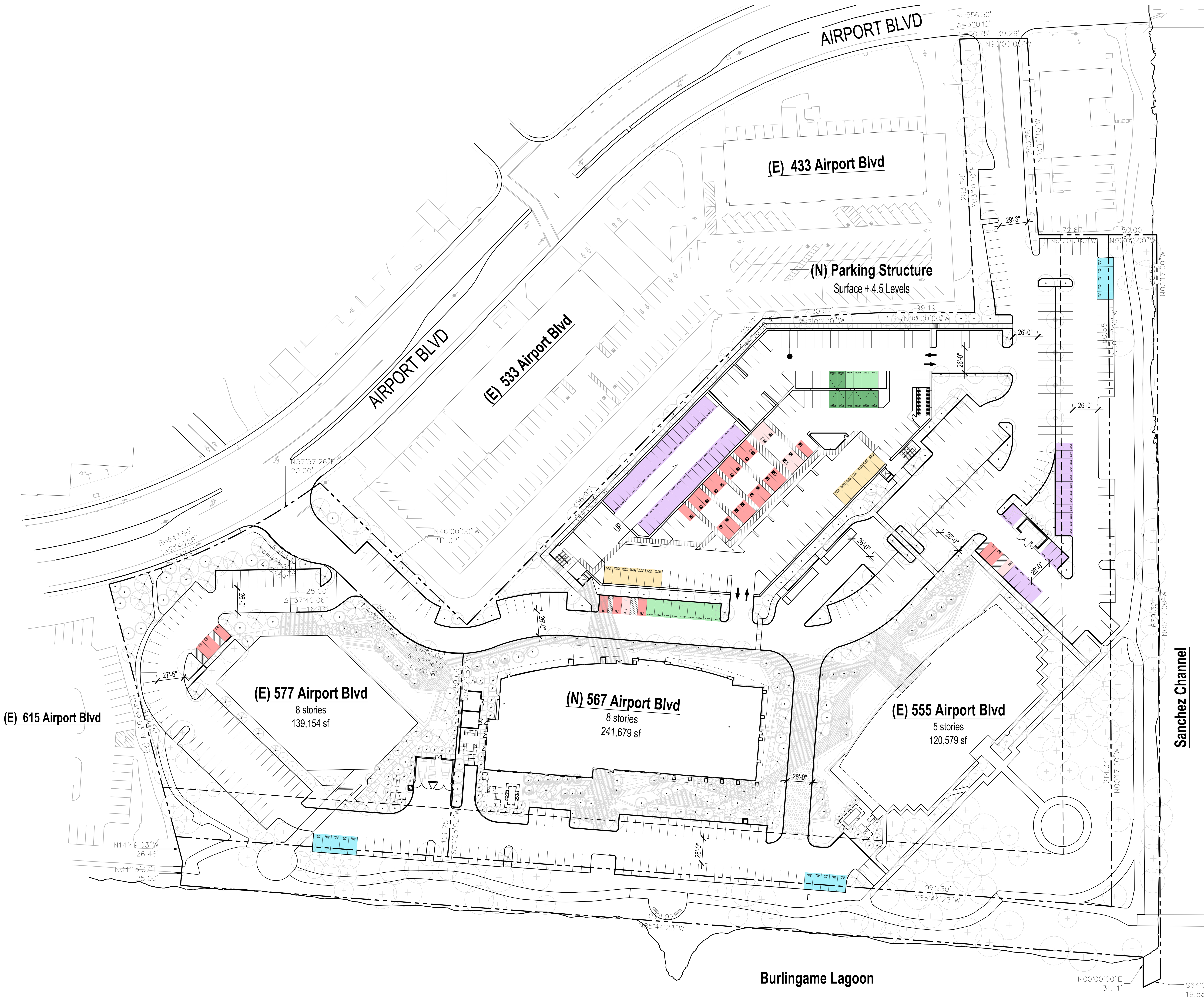
View Corridor and Site Coverage Diagrams

BURLINGAME BAY

Planning Submittal 05.11.2020
Planning Submittal 09.10.2020

A3.2

Project Number: 10192.002




## PARKING STALL TYPES

- ADA STALL (9' X 18')
- ADA VAN STALL (9' X 18')
- VANPOOL / CLEAN AIR STALL
- EV INSTALLED STALL
- EV READY STALL
- BCDC STALL
- COMPACT STALL (8' X 17')
- STANDARD STALL (8.5' X 18')

**PARKING REQUIREMENTS**

| | REQUIRED | PROPOSED/PROVIDED |
|---|---|---|
| PARKING RATIO | 1/300 | 3/1000 * |
| 555 AIRPORT BLVD | 402 | 362 |
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| CLEAN AIR / VANPOOL | 14 | 14 |
| EV INSTALLED | 31 | 32 |
| EV READY | 13 | 13 |

| | | |
|---|---|---|
| SHORT TERM BIKE PARKING | 4 | 4 |
| LONG TERM BIKE PARKING | 37 | 37 |

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# Site Parking Diagram

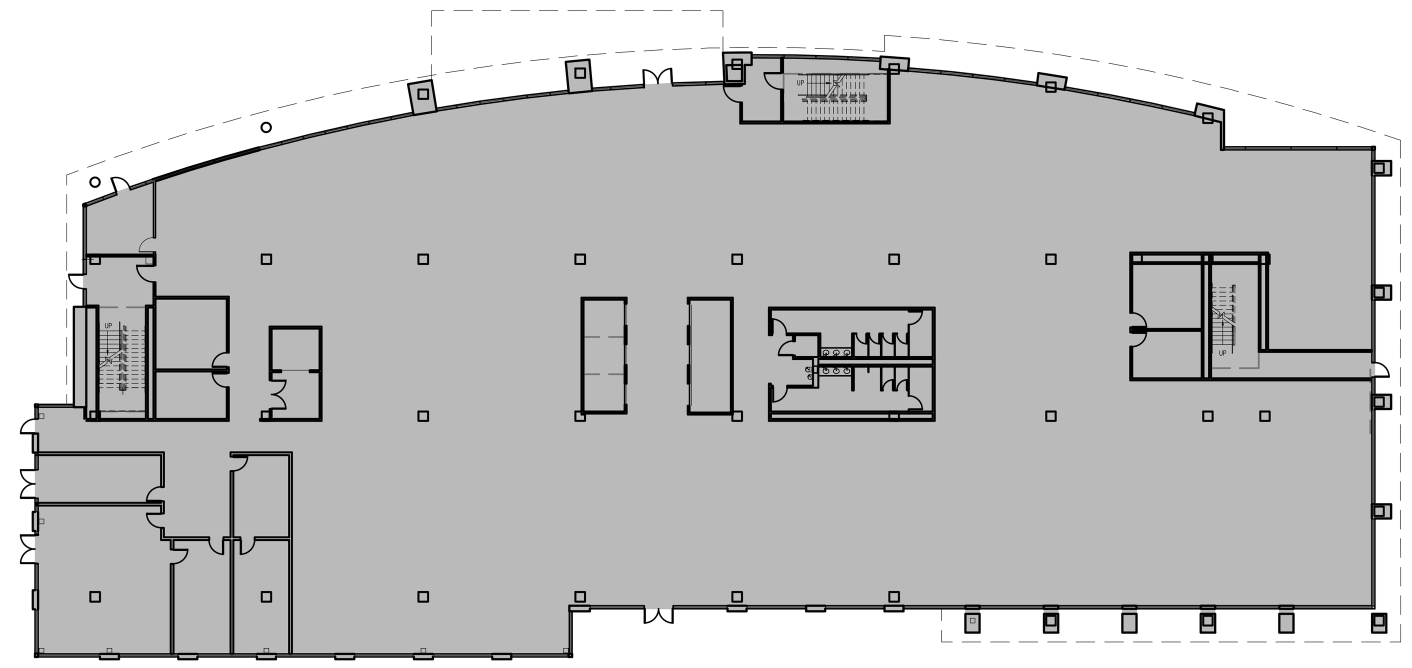
BURLINGAME BAY

Planning Submittal 05.11.2020
Planning Submittal 09.10.2020

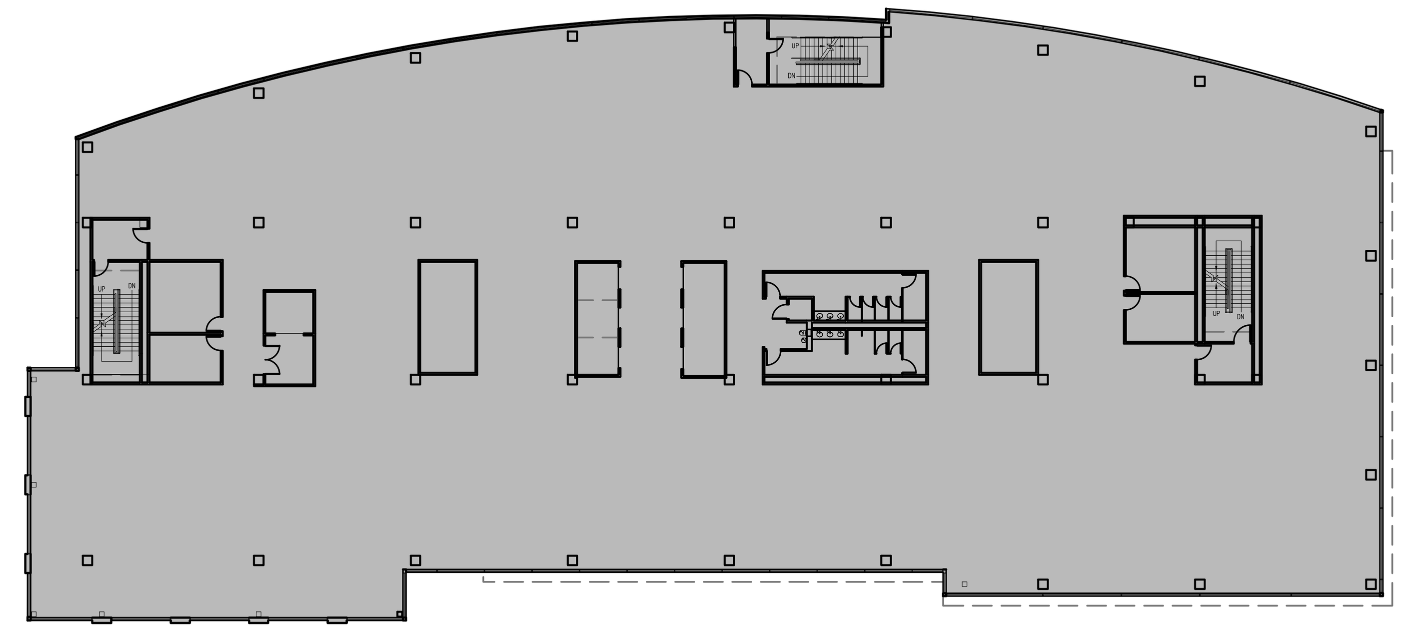
A3.3

Project Number: 10192.002

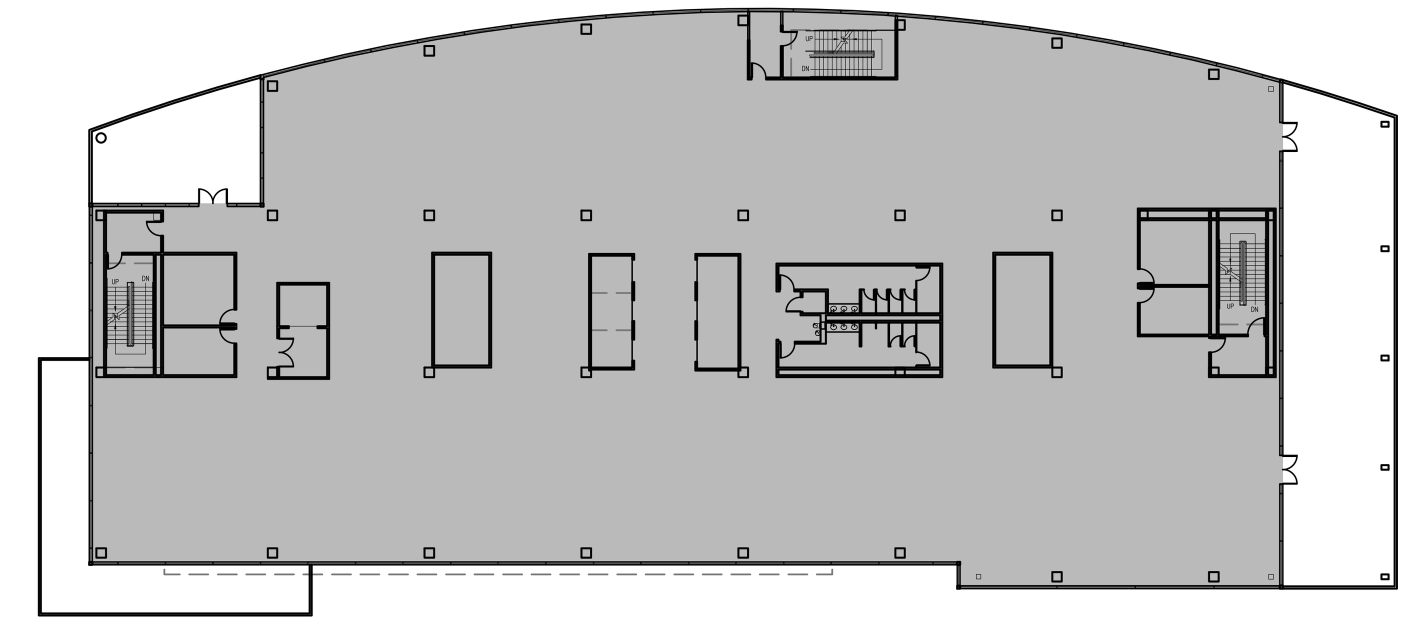
Sep 10, 2020 - 8:16am AHou P:\Everwest\BurlingameBay\+Campus_Gen\10192002\Dwg\Arch\A3_Proposed Site Plan.dwg



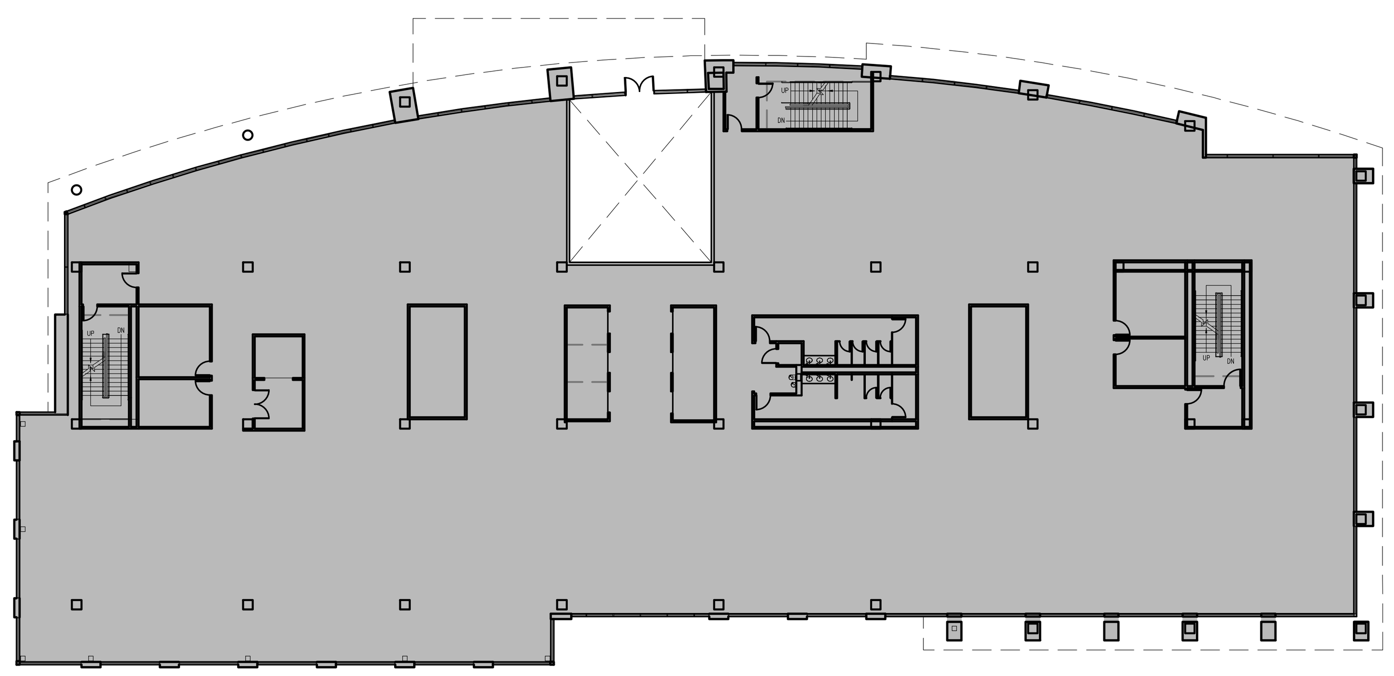
FIRST FLOOR - 30,449 sf



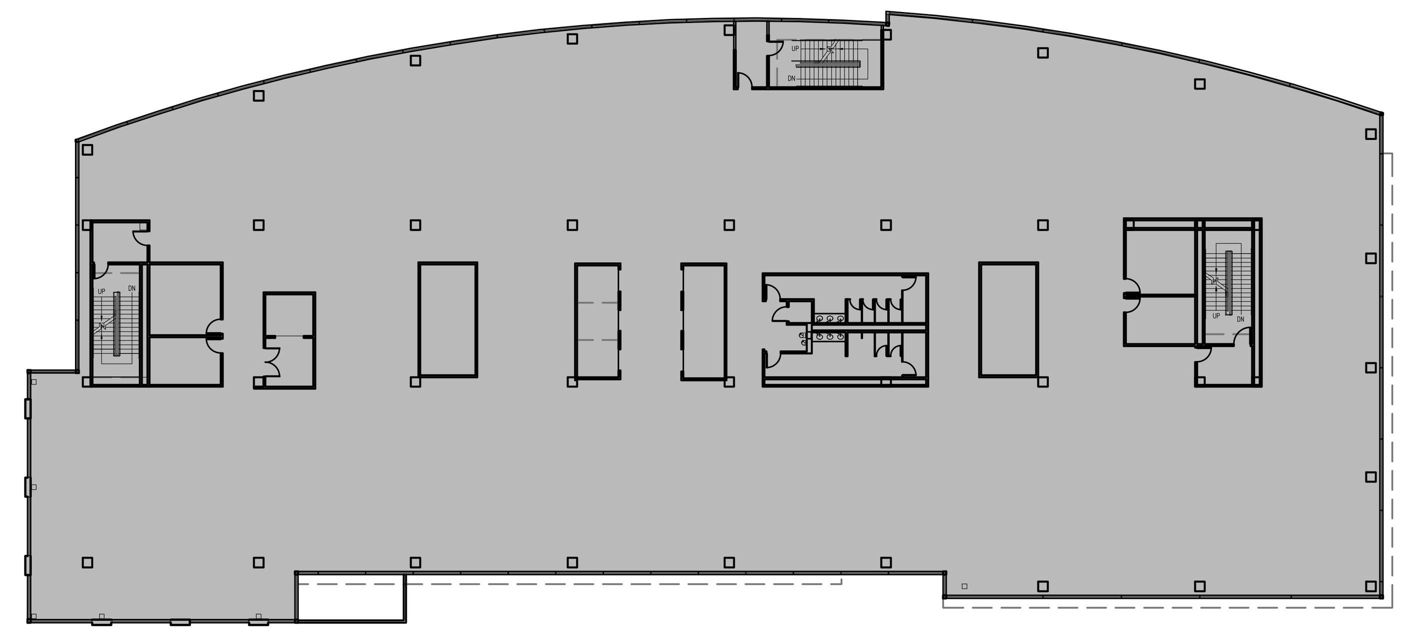
FOURTH FLOOR - 31,979 sf



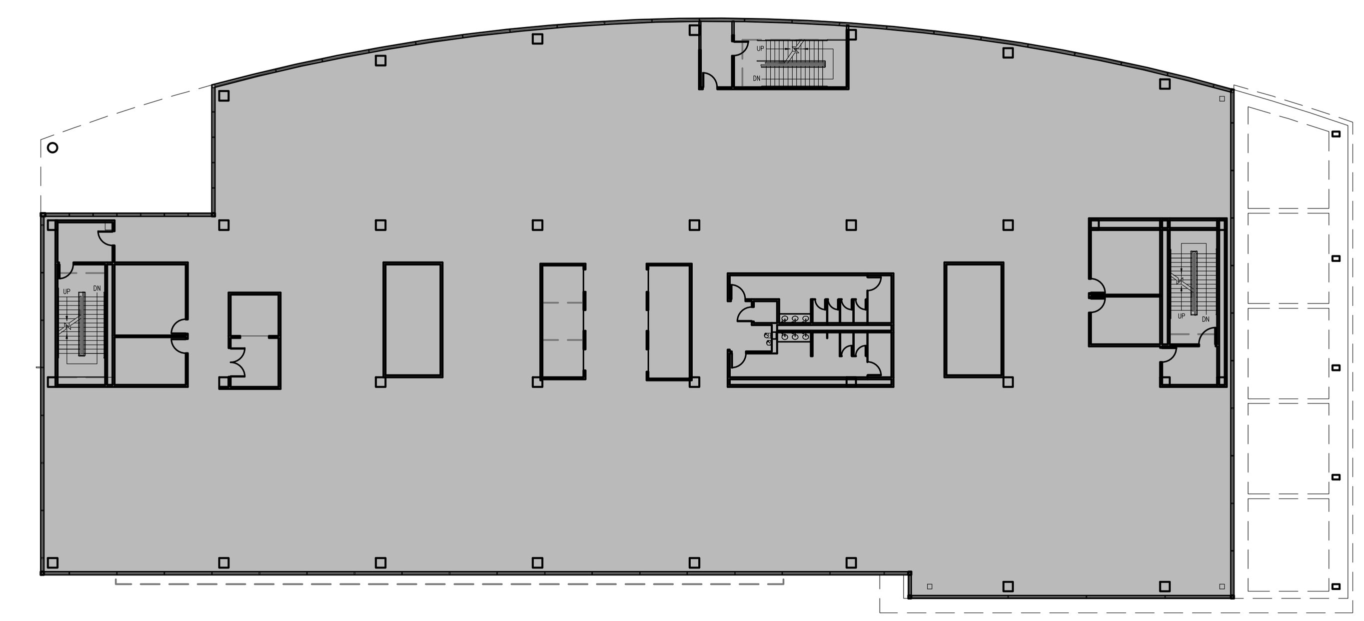
SEVENTH FLOOR - 27,199 sf



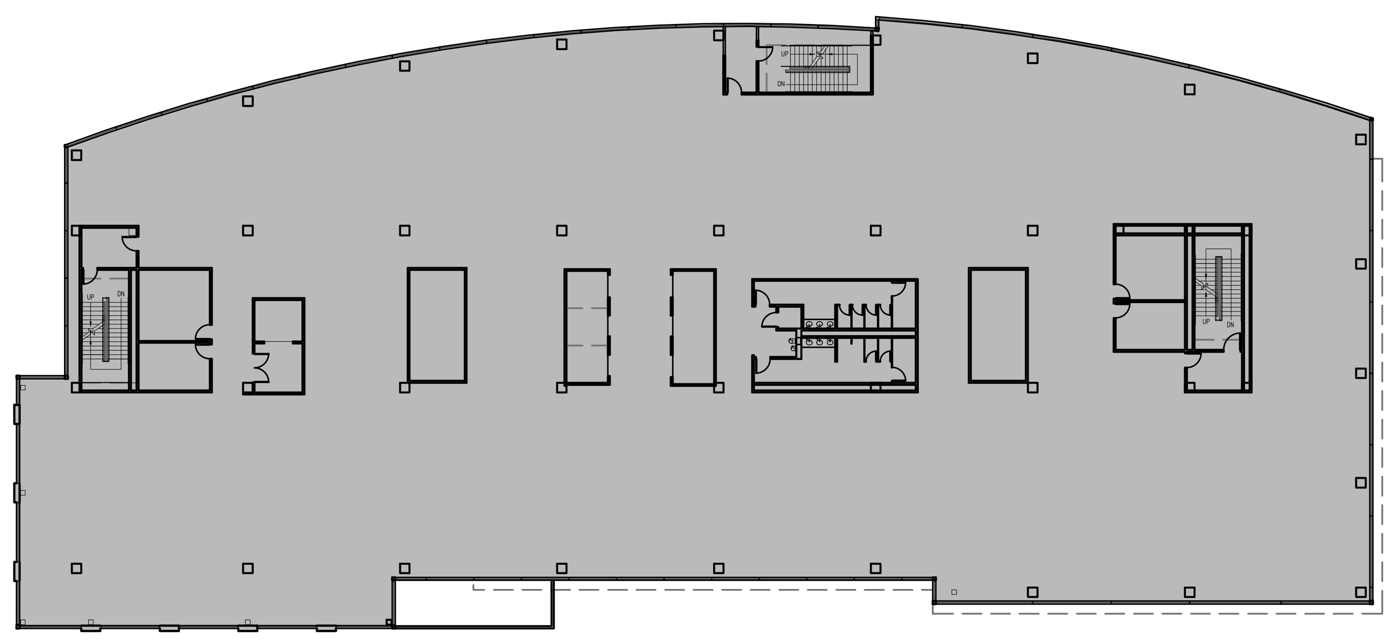
SECOND FLOOR - 29,380 sf



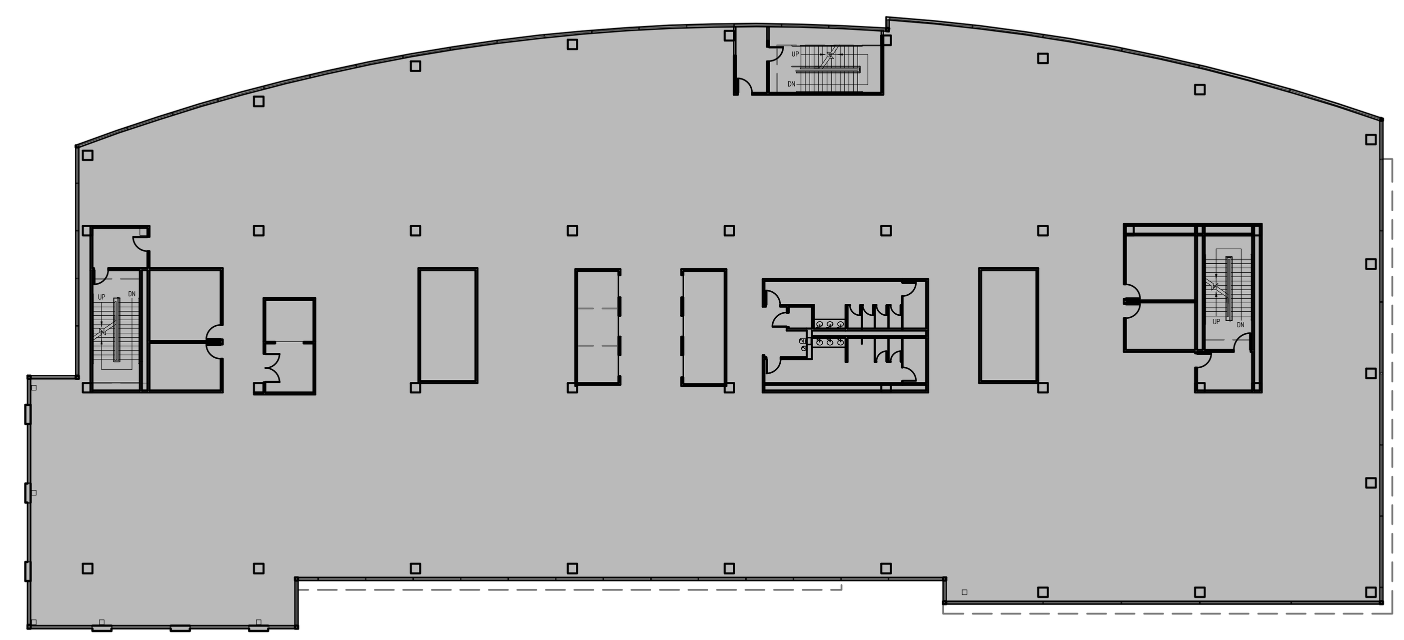
FIFTH FLOOR - 31,747 sf



EIGTH FLOOR - 27,199 sf



THIRD FLOOR - 31,979 sf



SIXTH FLOOR - 31,747 sf

**PLANNING SUBMITTAL AREA**

| | |
|---|---|
| First Floor | 30,449 sf |
| Second Floor | 29,380 sf |
| Third Floor | 31,979 sf |
| Fourth Floor | 31,979 sf |
| Fifth Floor | 31,747 sf |
| Sixth Floor | 31,747 sf |
| Seventh Floor | 27,199 sf |
| Eigth Floor | 27,199 sf |
| **Total Gross Area** | **241,679 sf** |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Site Circulation and Exiting Diagram

BURLINGAME BAY

Planning Submittal 05.11.2020
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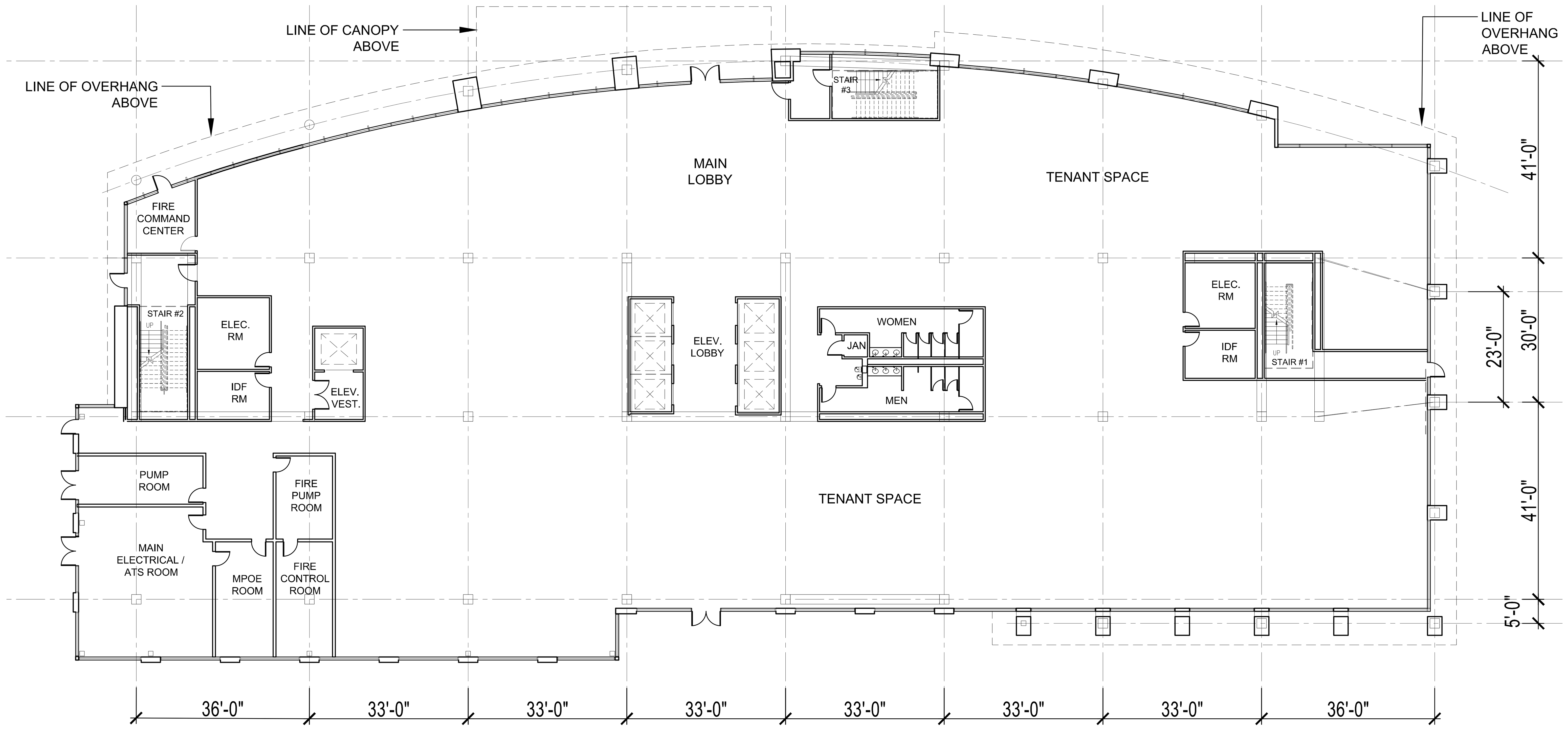
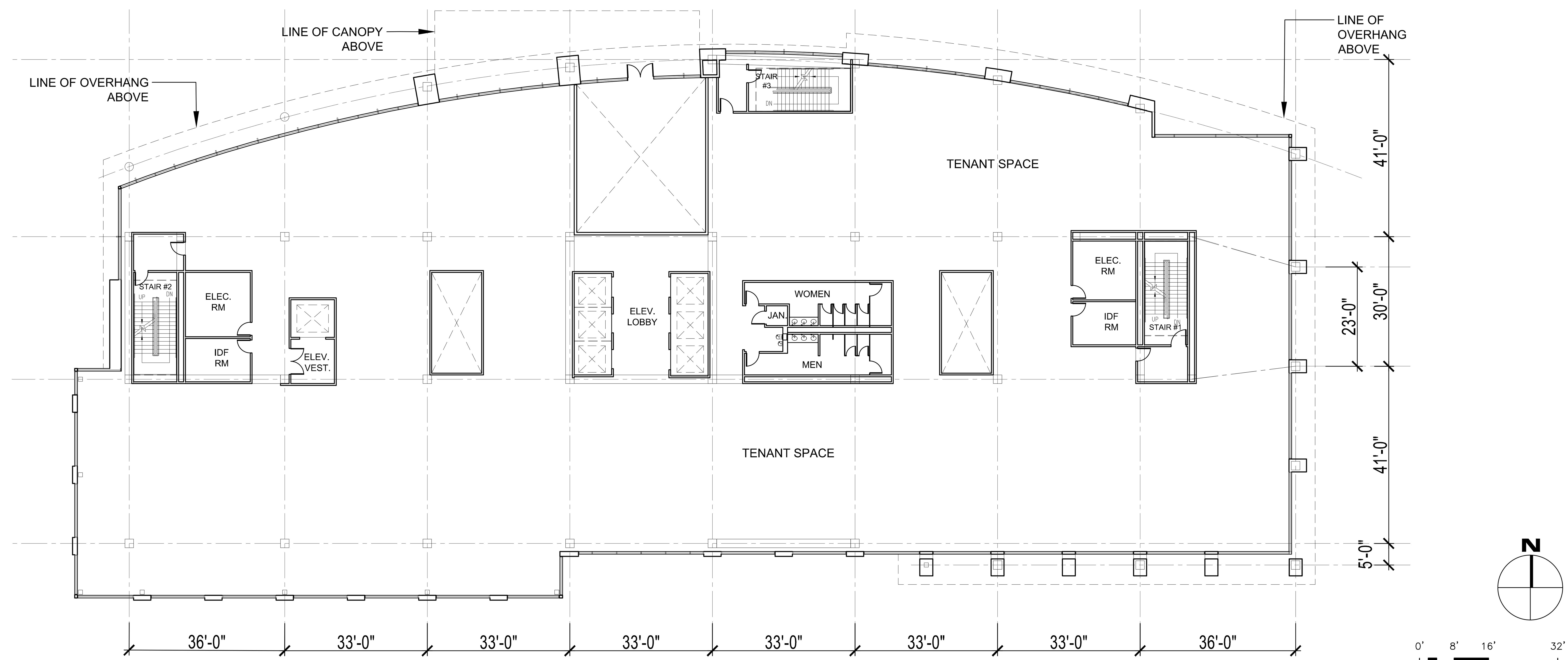
A4

Project Number: 10192.002




1 New Building - 1st Floor Plan
1/16"=1'-0"




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

2 New Building - 2nd Floor Plan
1/16"=1'-0"

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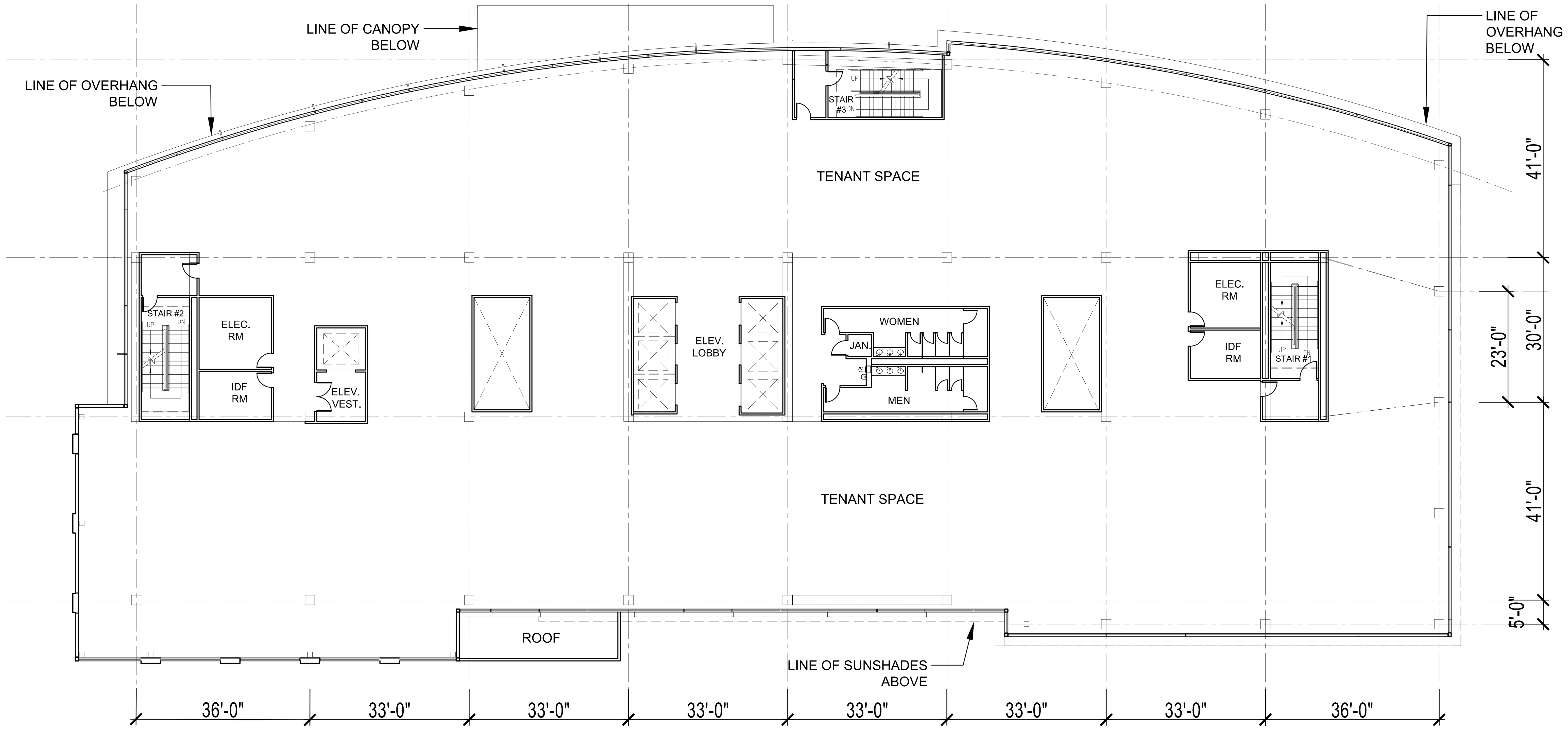
New Building - 1st and 2nd Floor Plans

BURLINGAME BAY

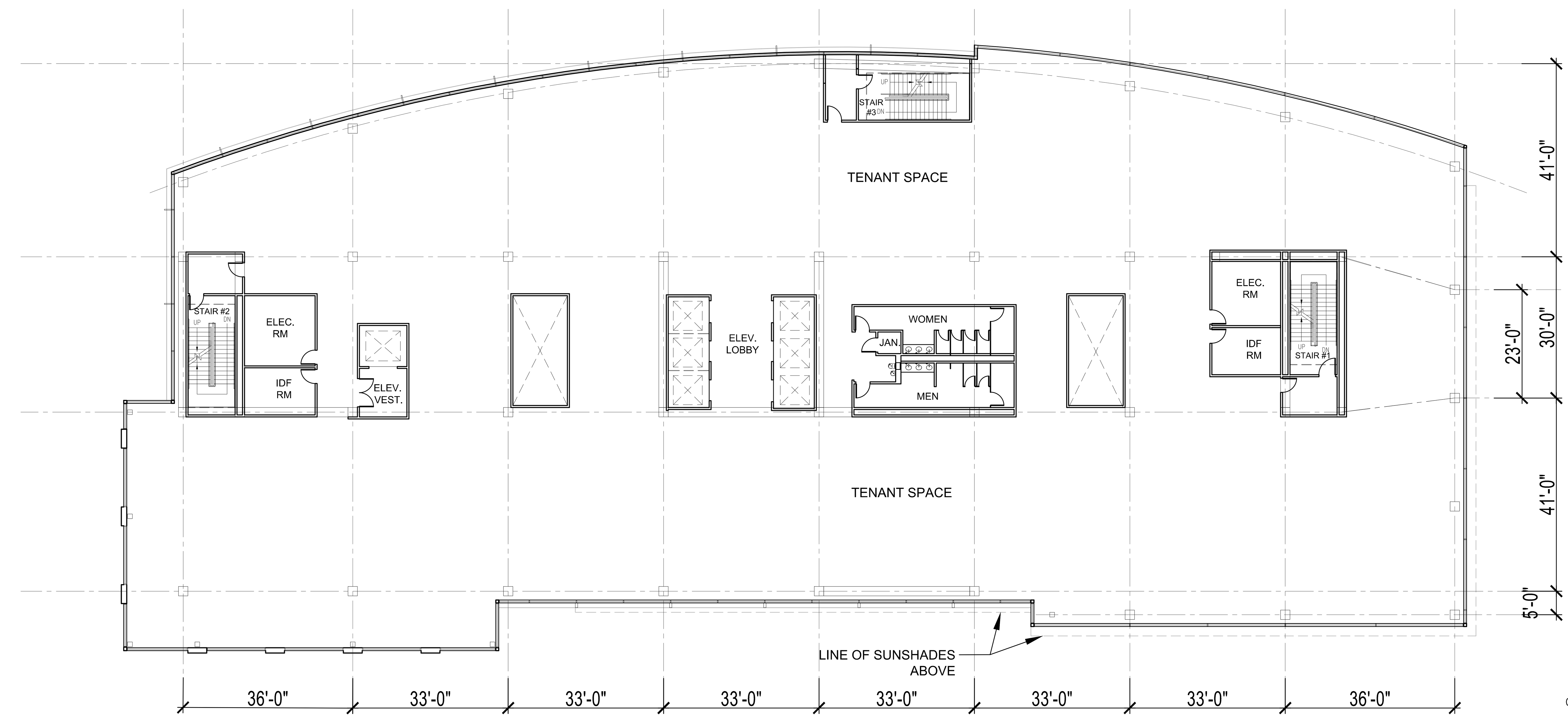
Planning Submittal 05.11.2020
Planning Submittal 09.10.2020

A5.1

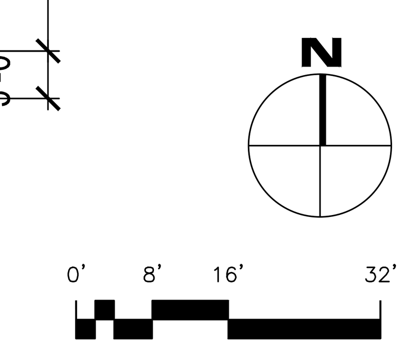
Project Number: 10192.002




1 New Building - 3rd Floor Plan
1/16"=1'-0"




2 New Building - 4th Floor Plan
1/16"=1'-0"




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

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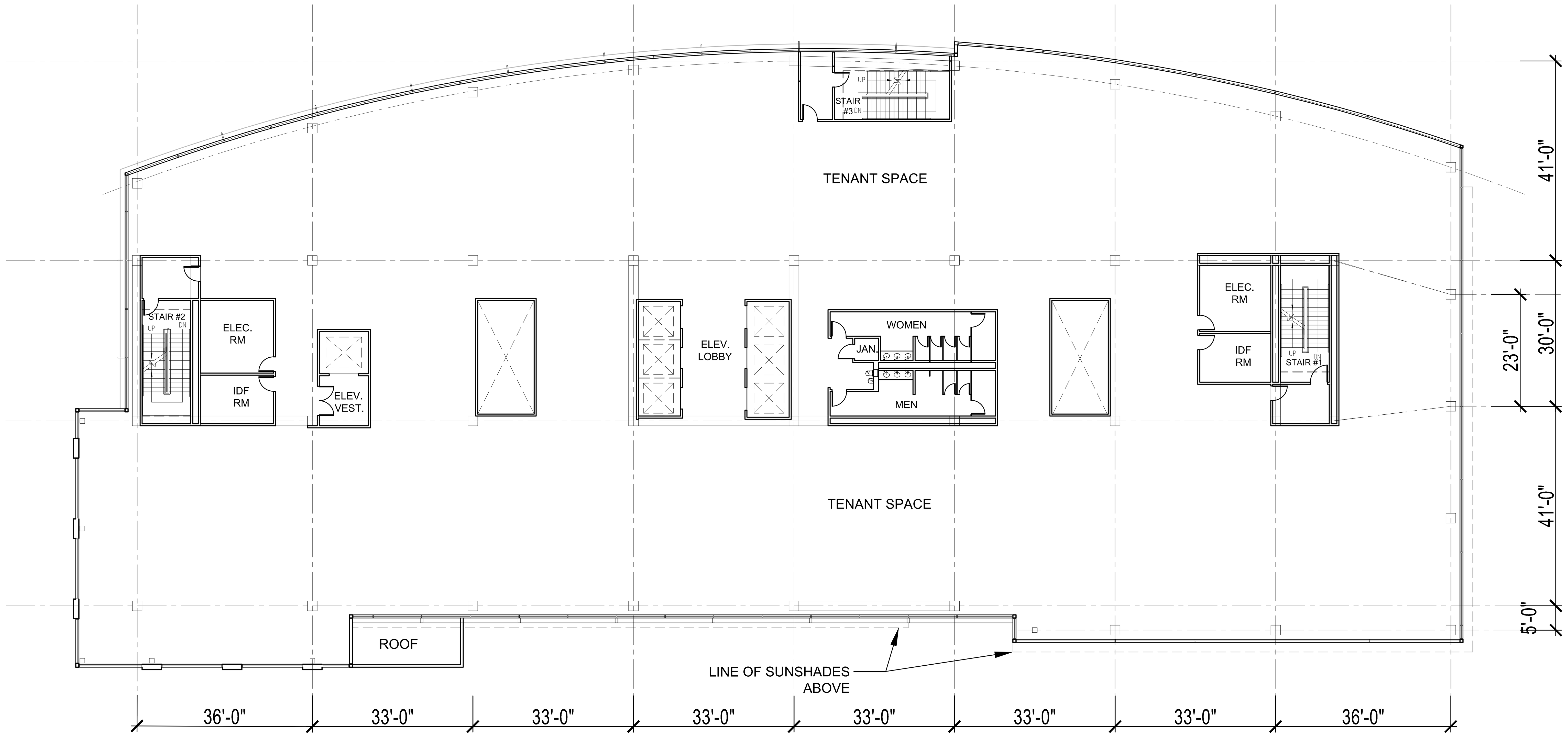
New Building - 3rd and 4th Floor Plans

BURLINGAME BAY

Planning Submittal 05.11.2020
Planning Submittal 09.10.2020

A5.2

Project Number: 10192.002




1 New Building - 5th Floor Plan
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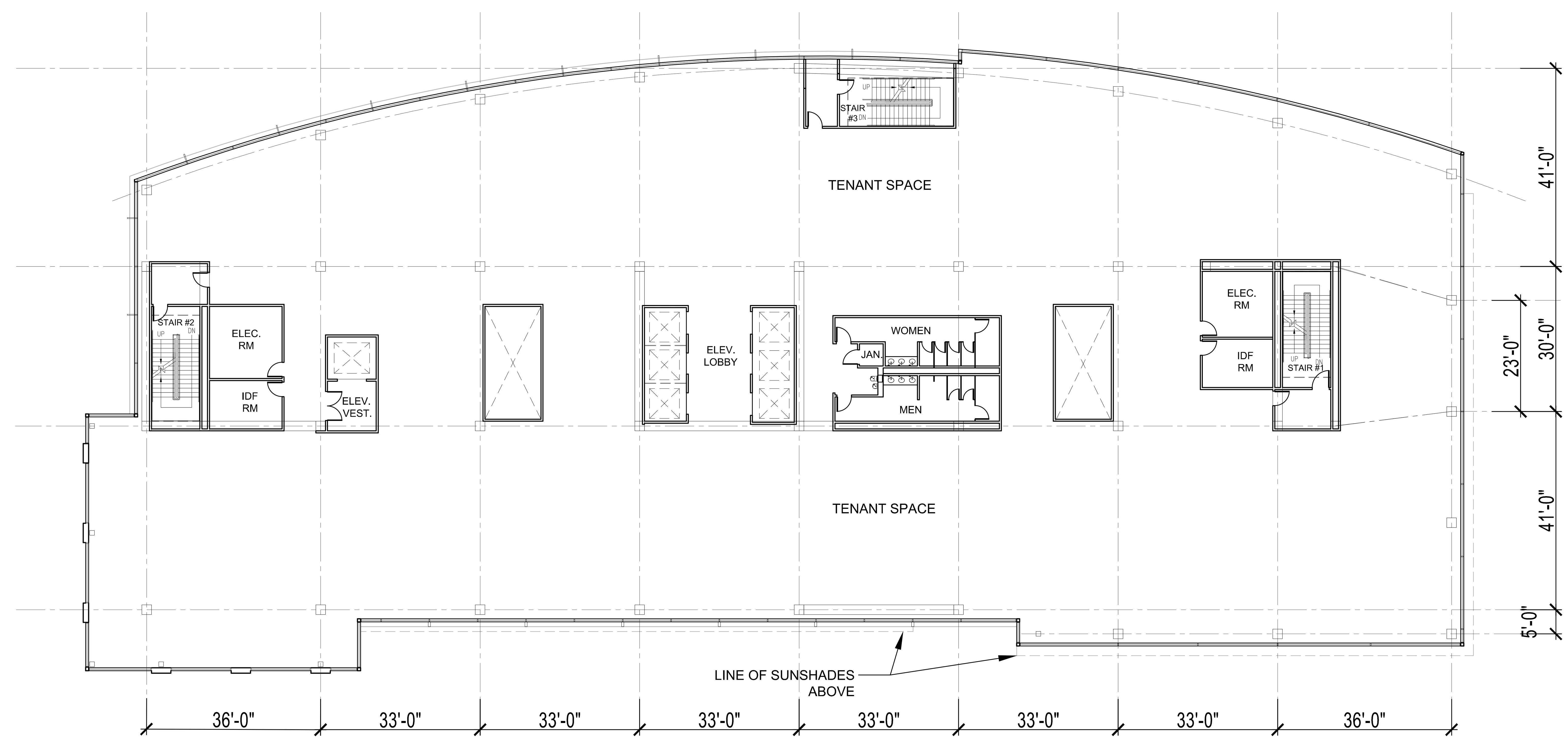


2 New Building - 6th Floor Plan
1/16"=1'-0"

DES ARCHITECTS ENGINEERS

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New Building - 5th and 6th Floor Plans

BURLINGAME BAY

Planning Submittal 05.11.2020
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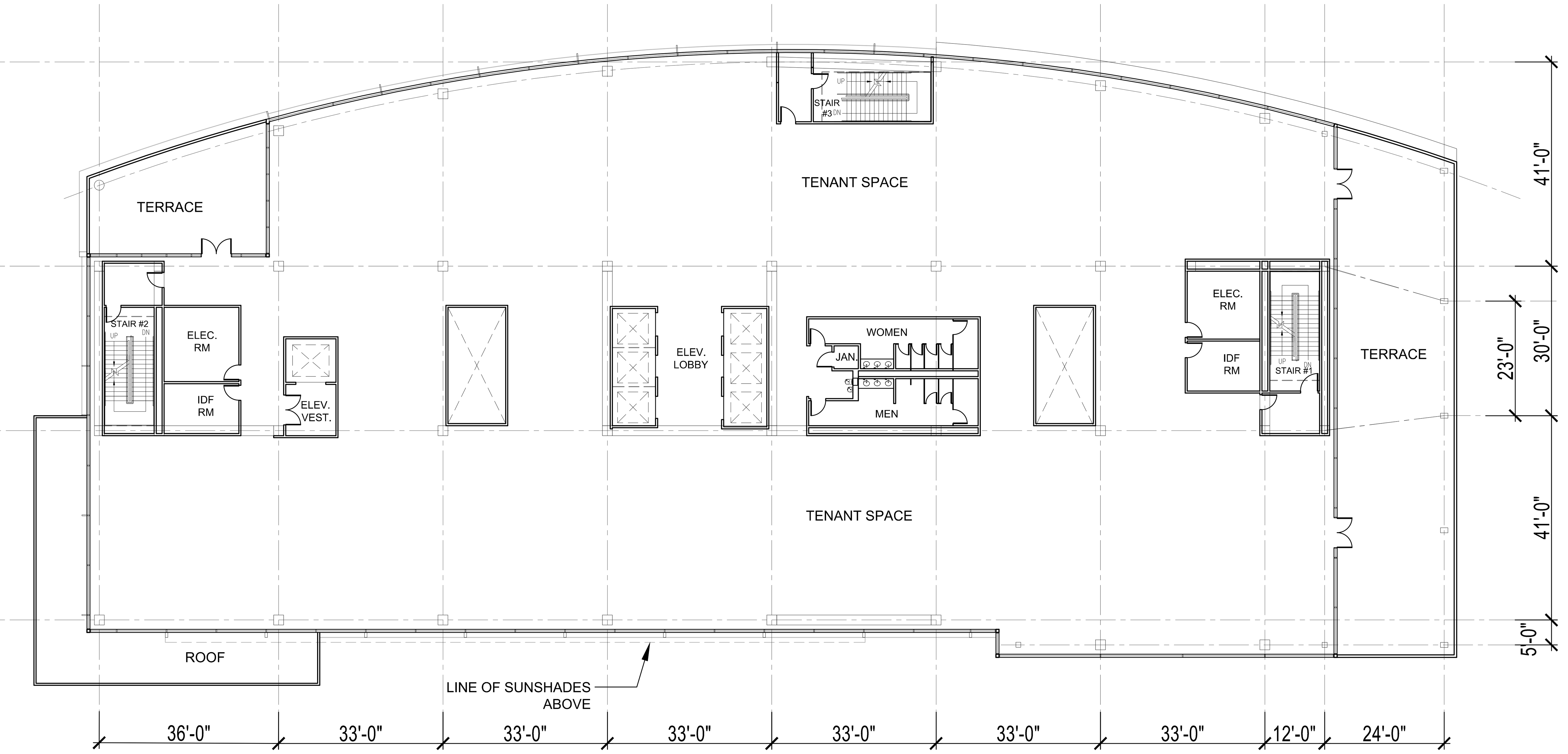
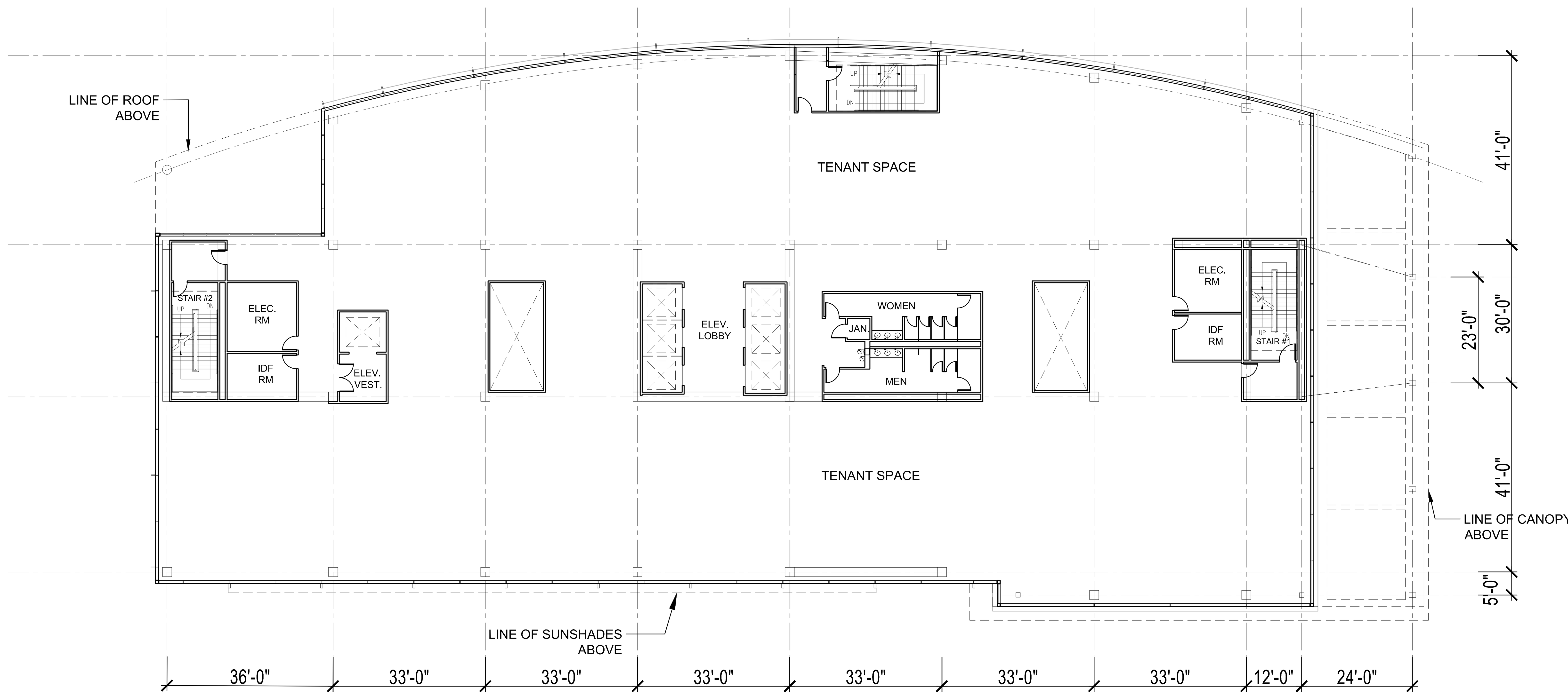
A5.3

Project Number: 10192.002




1 New Building - 7th Floor
1/16"=1'-0"




2 New Building - 8th Floor Plan
1/16"=1'-0"

N

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

DES ARCHITECTS ENGINEERS
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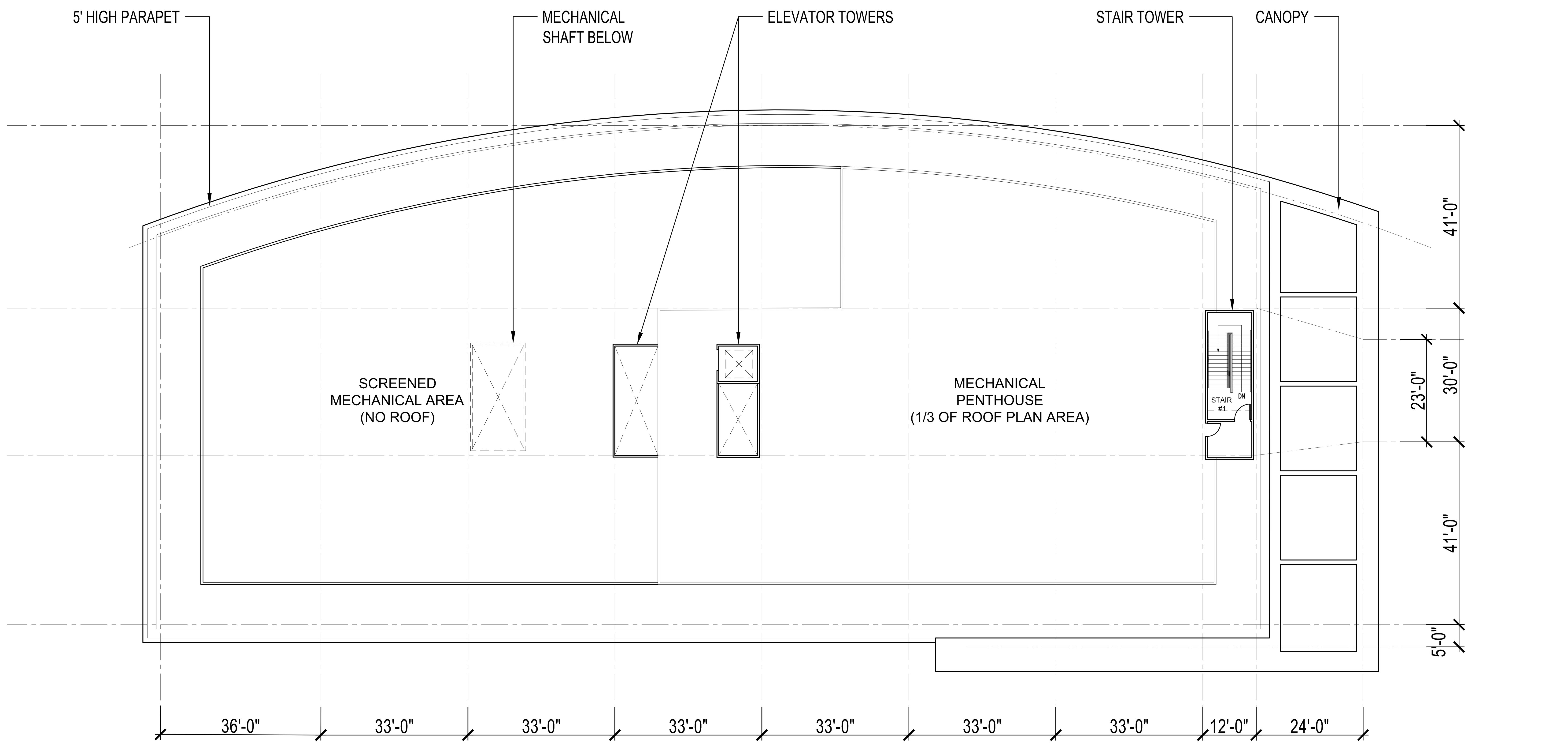
New Building - 7th and 8th Floor Plans

BURLINGAME BAY

Planning Submittal 05.11.2020
Planning Submittal 09.10.2020

A5.4

Project Number: 10192.002




1 New Building - Roof Plan
1/16"=1'-0"

N

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

DES ARCHITECTS ENGINEERS



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New Building - Roof Plan

BURLINGAME BAY

Planning Submittal 05.11.2020
Planning Submittal 09.10.2020

A5.5

Project Number: 10192.002

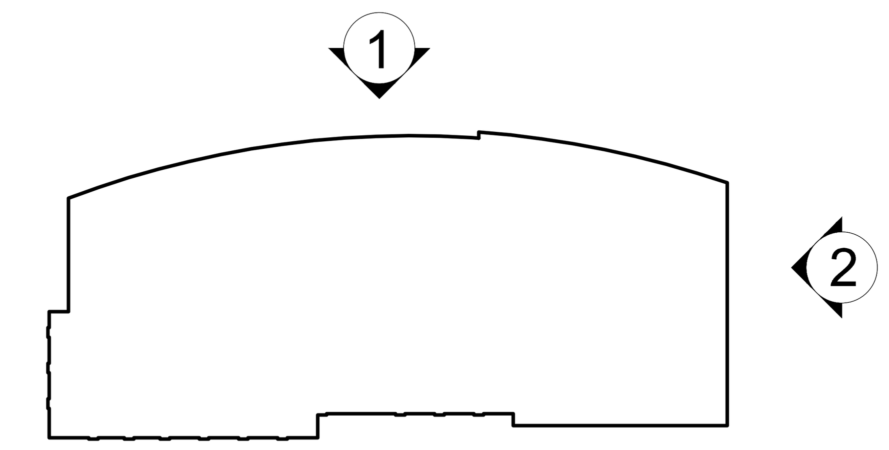
## Materials/ Finishes

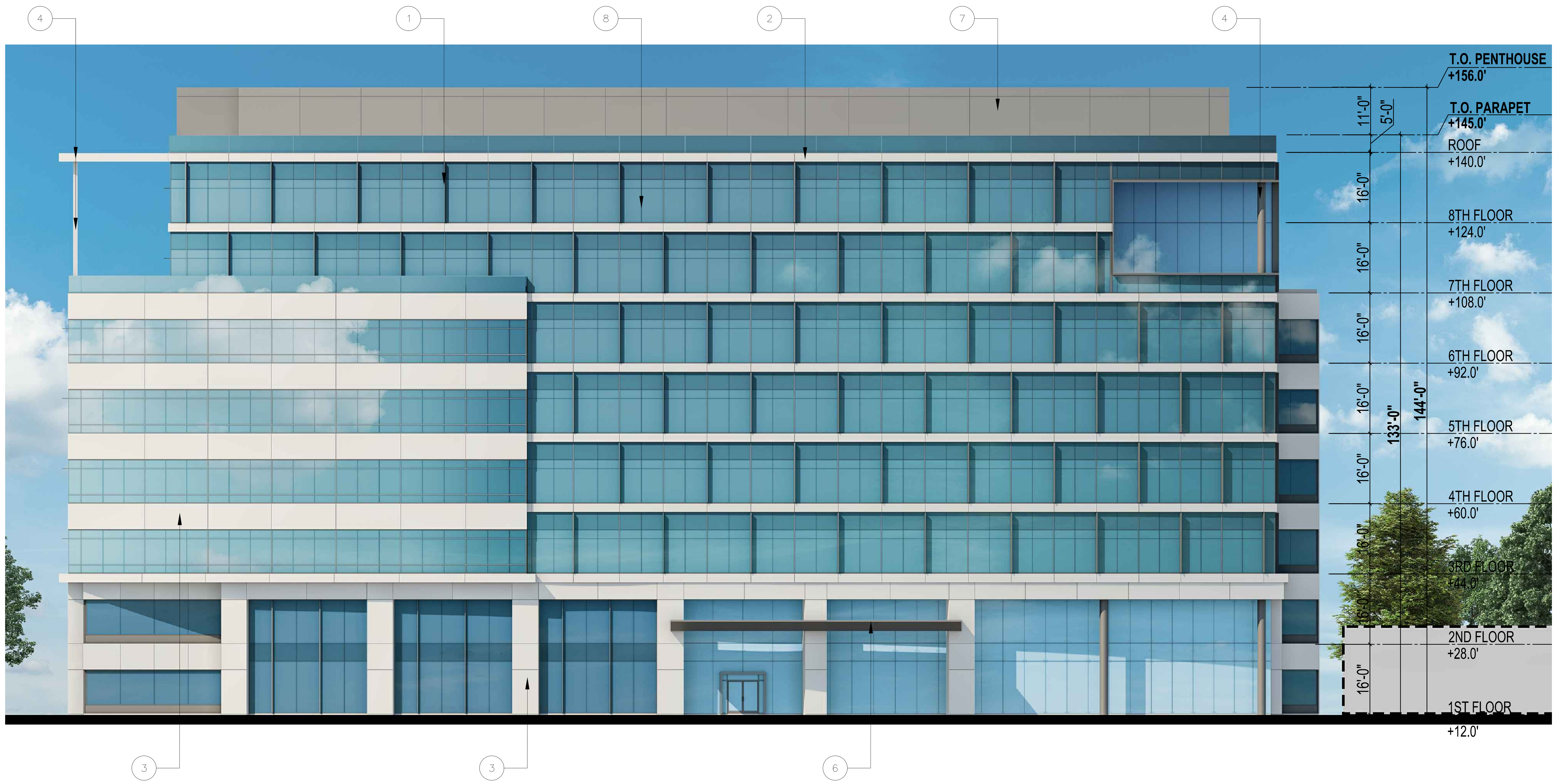
- Low-E Slightly Blue-Tinted Vision Glazing - Viracon VZE1-48
- Low-E Matching Spandrel - Viracon VZE 1-48
- Low-E Green-Blue-Tinted Vision Glazing - Viracon VNE 1-63
- Low-E Matching Spandrel - Viracon VNE 1-63
- Clear Structural Glass
- Pre-Finish Metal Panel Fins/Breakshapes - Off-White
- Pre-Finish Metal Panel/ Aluminum Mullions and Sunshades - Dark Grey
- Pre-Finish Metal Panel - Mechanical Penthouse Enclosure and Roof Screen

## Key Notes

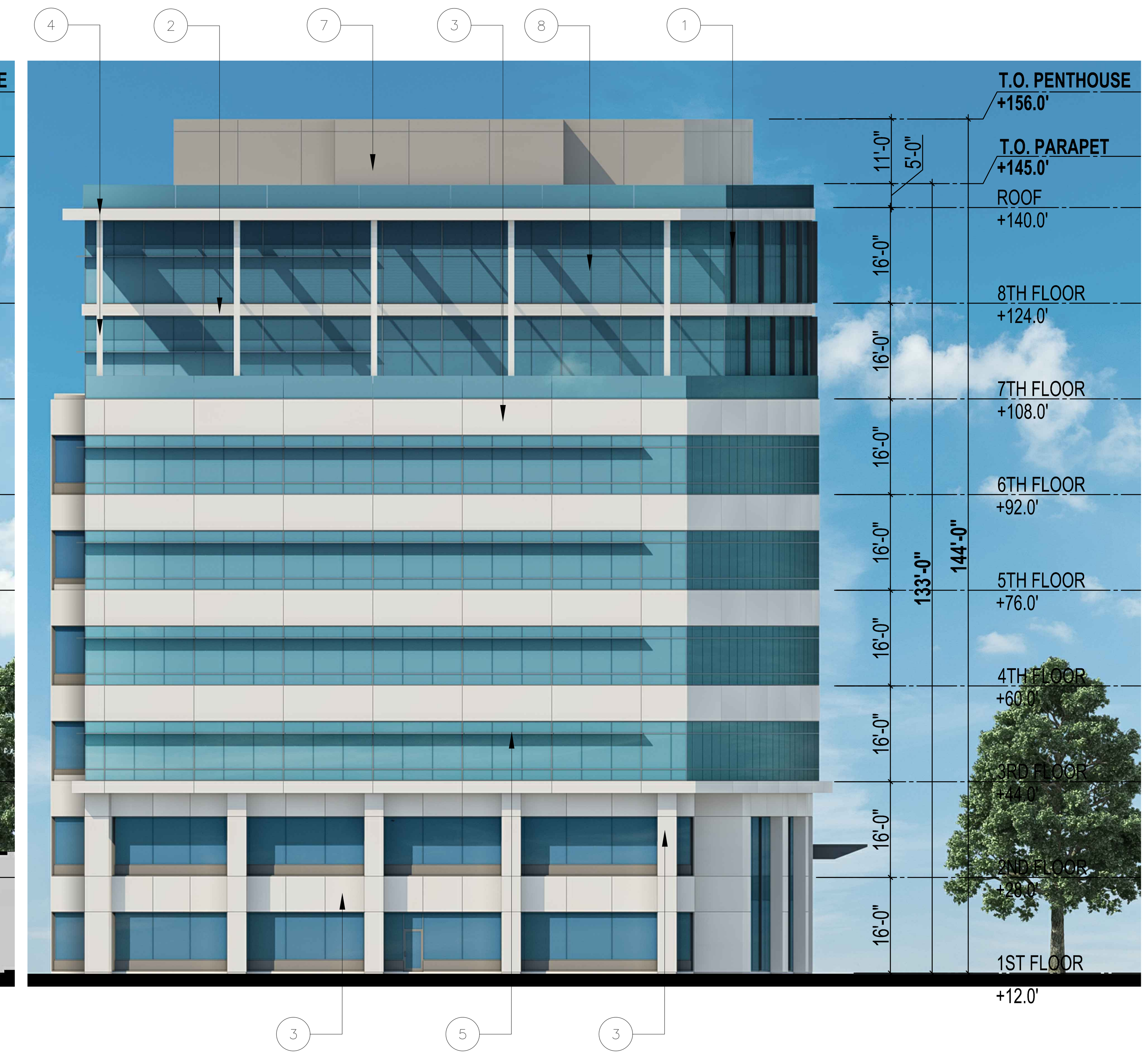
1. 18" Deep Metal Fin
2. Pre-Finish Metal Band/ Break-Shape
3. Pre-Finish Metal Panel
4. Pre-Finish Metal-Clad Column and Trellis w/ Perforated or Solid Metal Infill Panels
5. 24" Deep Metal Sunshade, Dark Grey
6. Metal Canopy
7. Mechanical Penthouse Enclosure and Roof Screen
8. Captured or Blind Joint at Curtain Wall

## Key Plan




1 North Elevation
1/16" = 1'-0"




2 East Elevation
1/16" = 1'-0"

DES ARCHITECTS ENGINEERS
EverWest REAL ESTATE PARTNERS



New Building - Exterior Elevations

BURLINGAME BAY

Planning Submittal 05.11.2020
Planning Submittal 09.10.2020

A6

Project Number: 10192.002

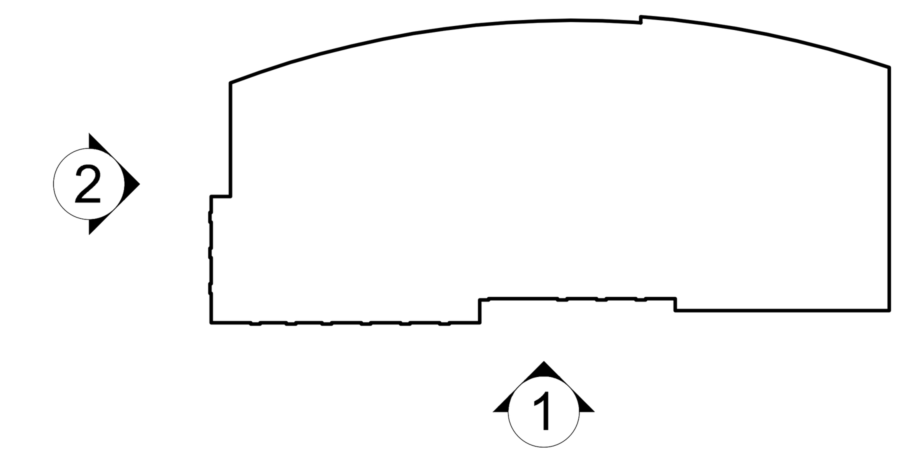
## Materials/ Finishes

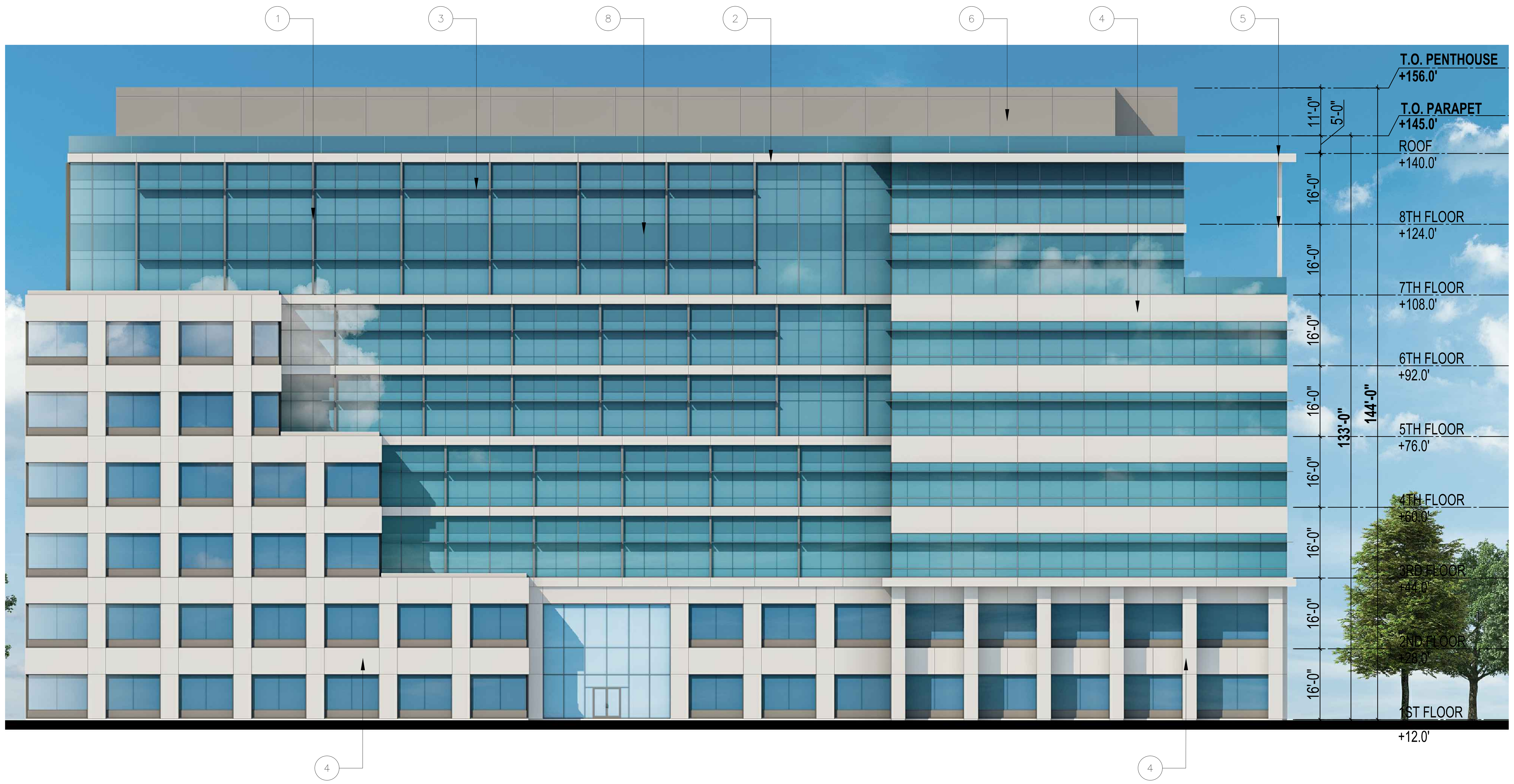
- Low-E Slightly Blue-Tinted Vision Glazing - Viracon VZE1-48
- Low-E Matching Spandrel - Viracon VZE 1-48
- Low-E Green-Blue-Tinted Vision Glazing - Viracon VNE 1-63
- Low-E Matching Spandrel - Viracon VNE 1-63
- Clear Structural Glass
- Pre-Finish Metal Panel Fins/Breakshapes - Off-White
- Pre-Finish Metal Panels/ Aluminum Mullions and Sunshades - Dark Grey
- Pre-Finish Metal Panel - Mechanical Penthouse Enclosure and Roof Screen

## Key Notes

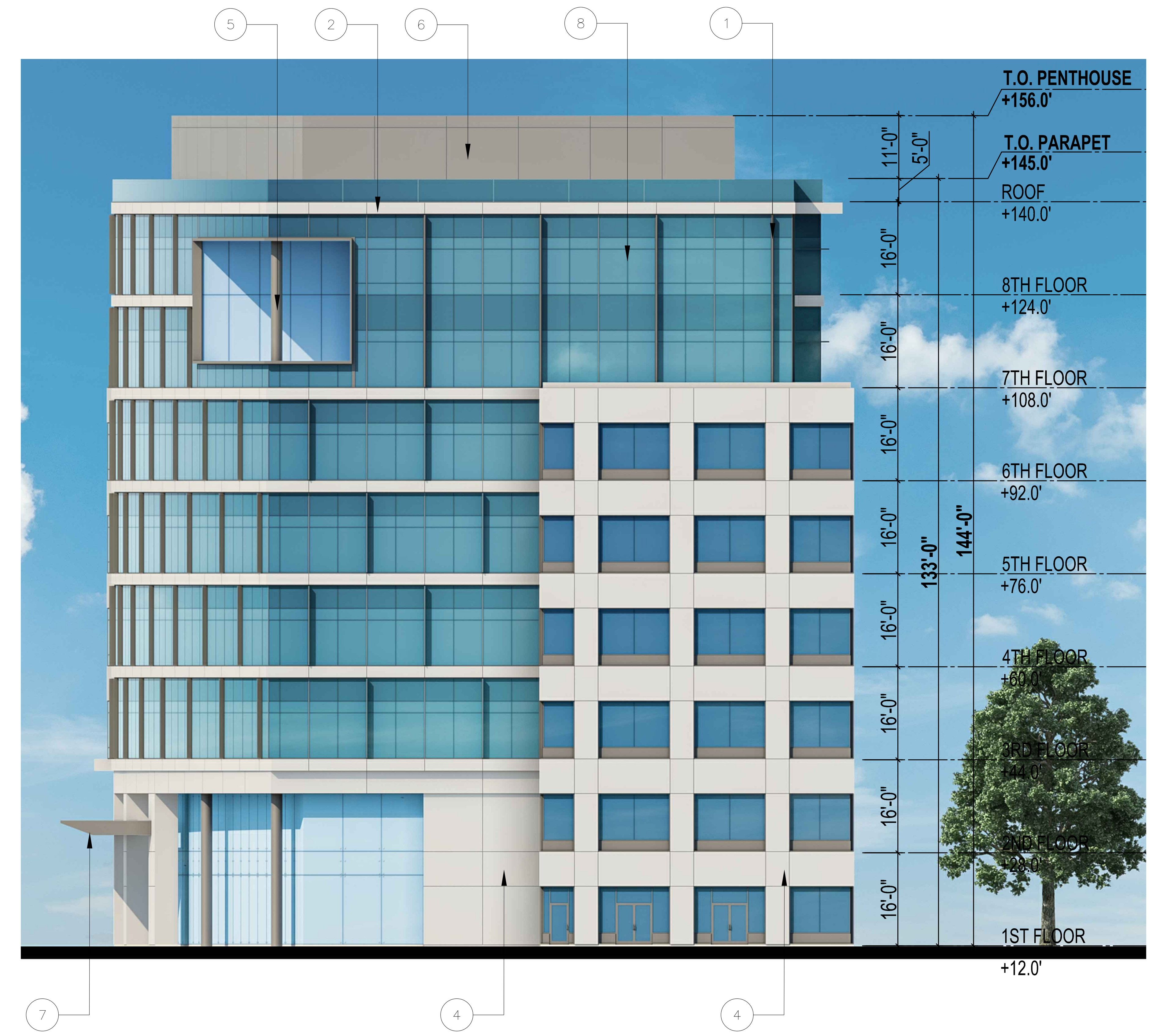
1. 12" Deep Metal Fin
2. 12" Deep Metal Horizontal Break-Shape
3. 24" Deep Metal Sunshade, Dark Grey
4. Pre-Finish Metal Panel
5. Pre-Finish Metal-Clad Column and Trellis w/ Perforated or Solid Metal Infill Panels
6. Mechanical Penthouse Enclosure and Roof Screen
7. Metal Canopy
8. Captured or Blind Joint at Curtain Wall

## Key Plan




1 South Elevation
1/16" = 1'-0"




2 West Elevation
1/16" = 1'-0"

DES ARCHITECTS ENGINEERS



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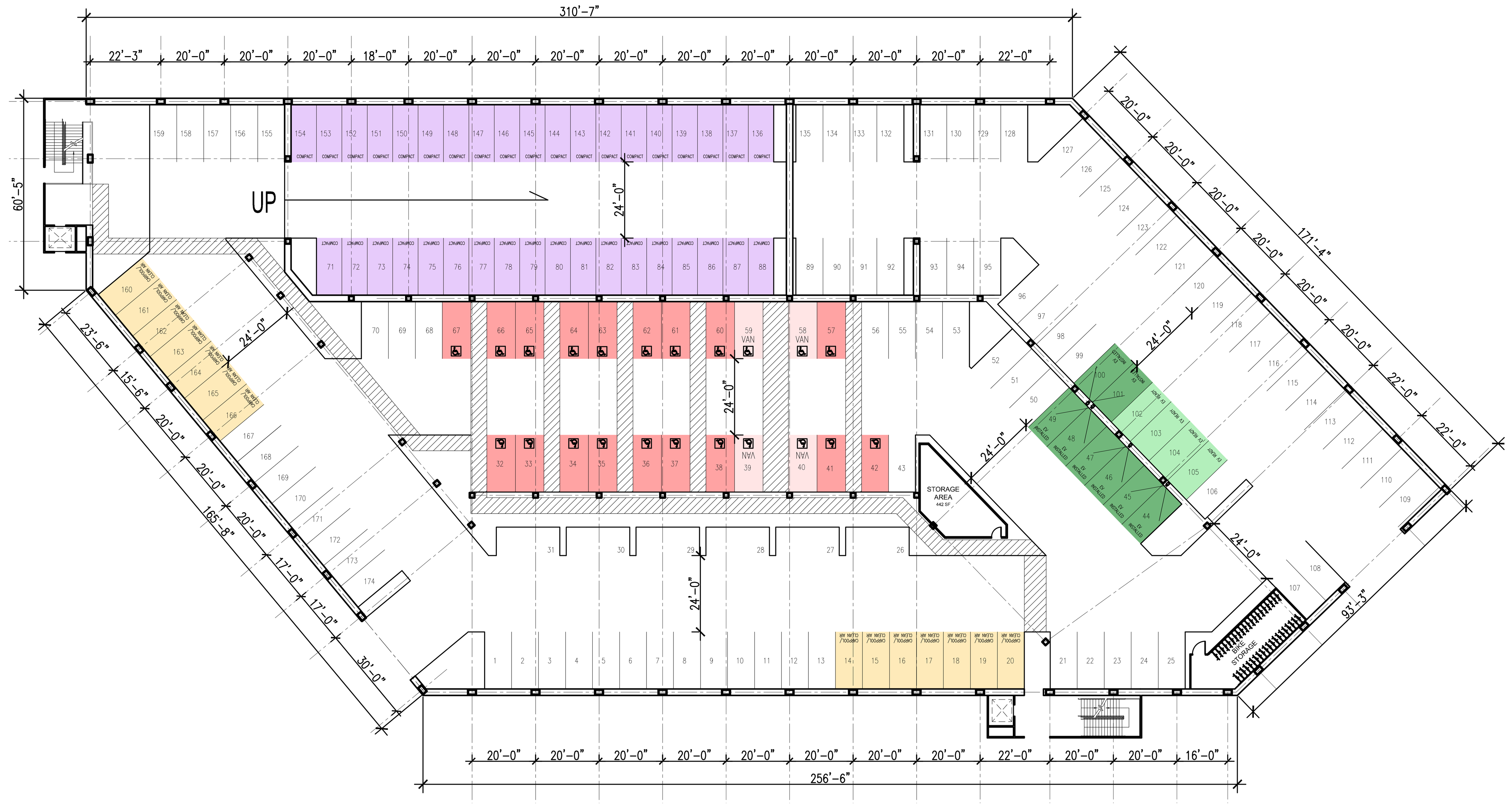
New Building - Exterior Elevations

BURLINGAME BAY

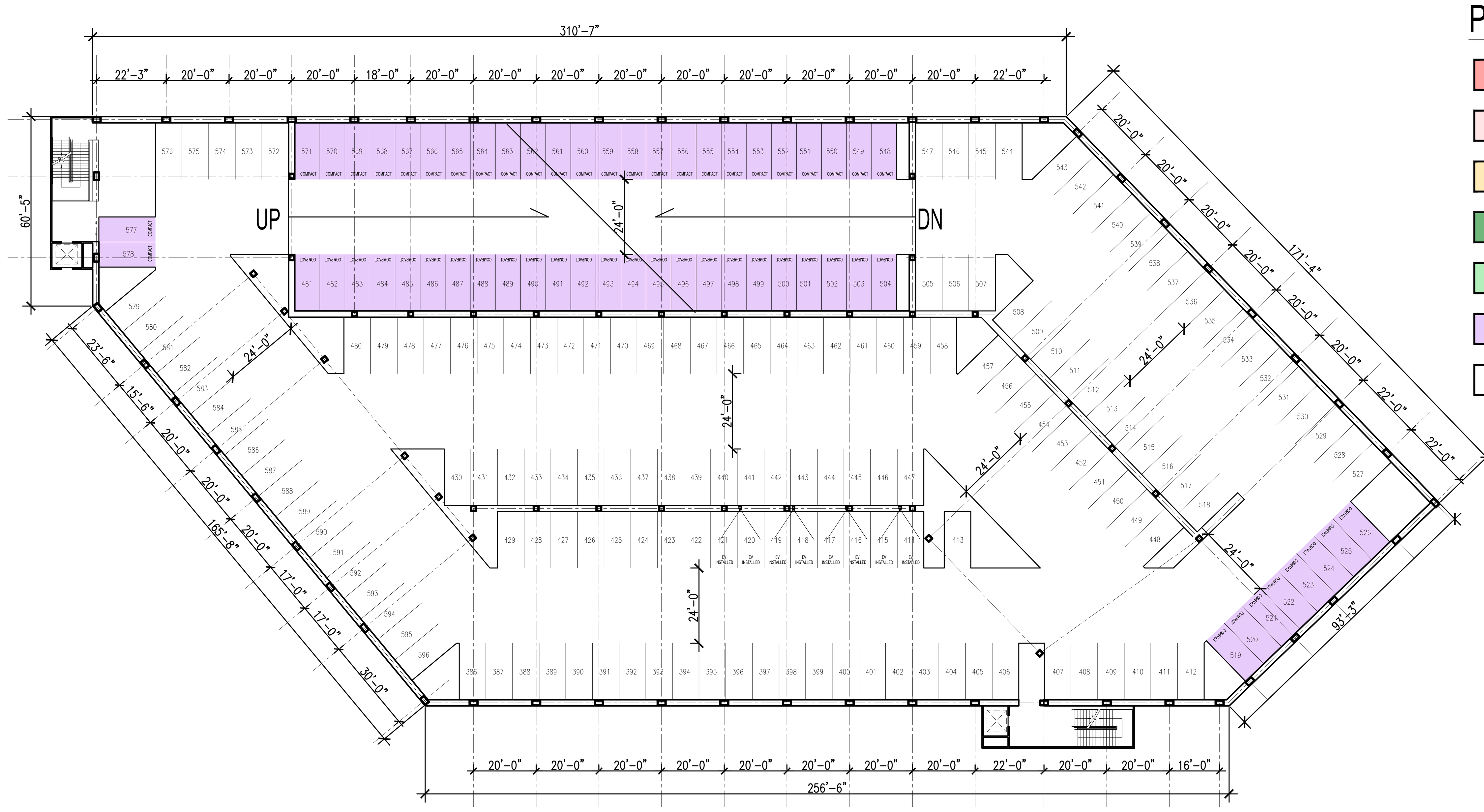
Planning Submittal 05.11.2020
Planning Submittal 09.10.2020

A6.1

Project Number: 10192.002



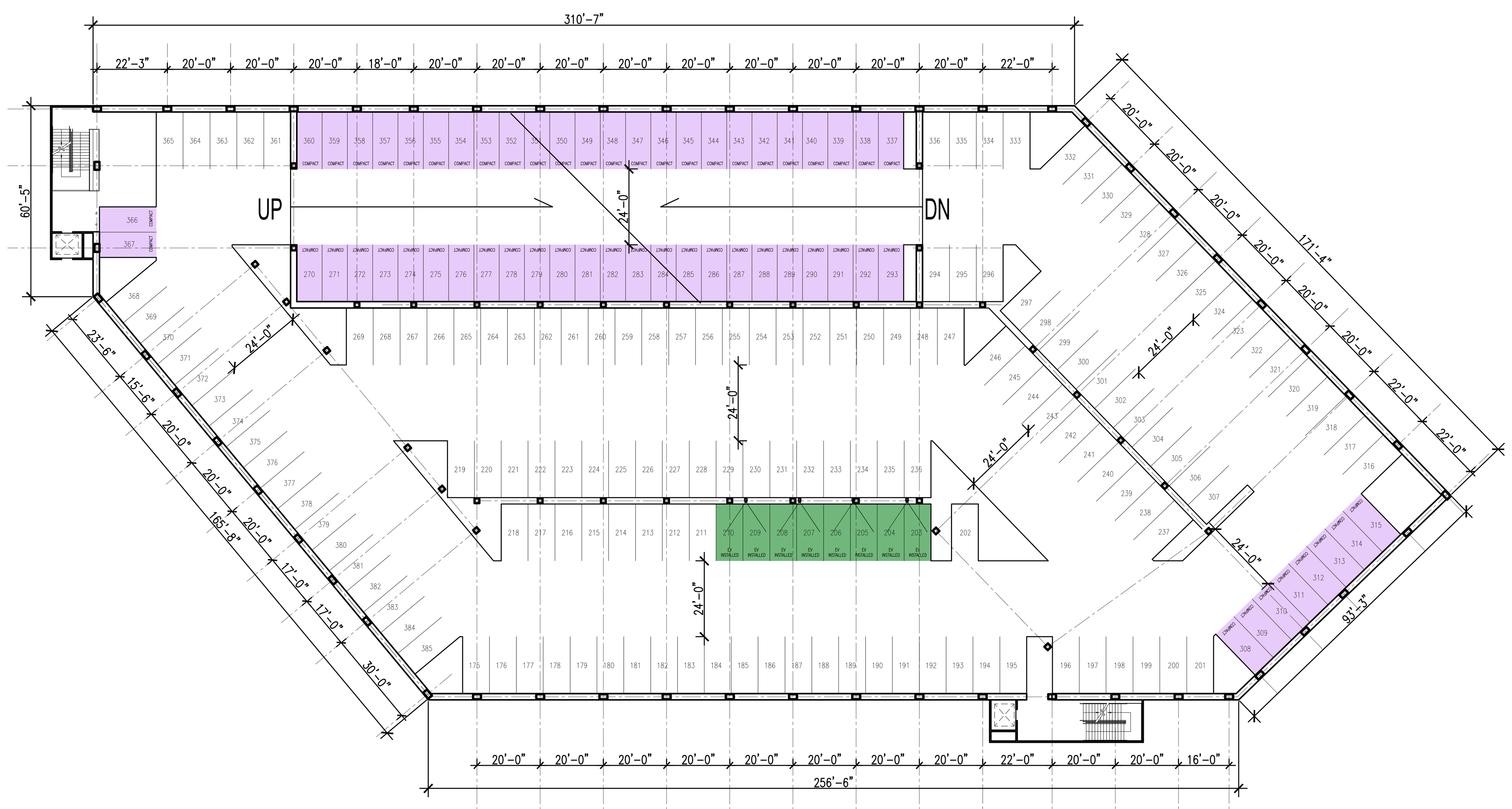
1 Parking Structure Floor Plan - Surface Level
1/32"=1'-0"



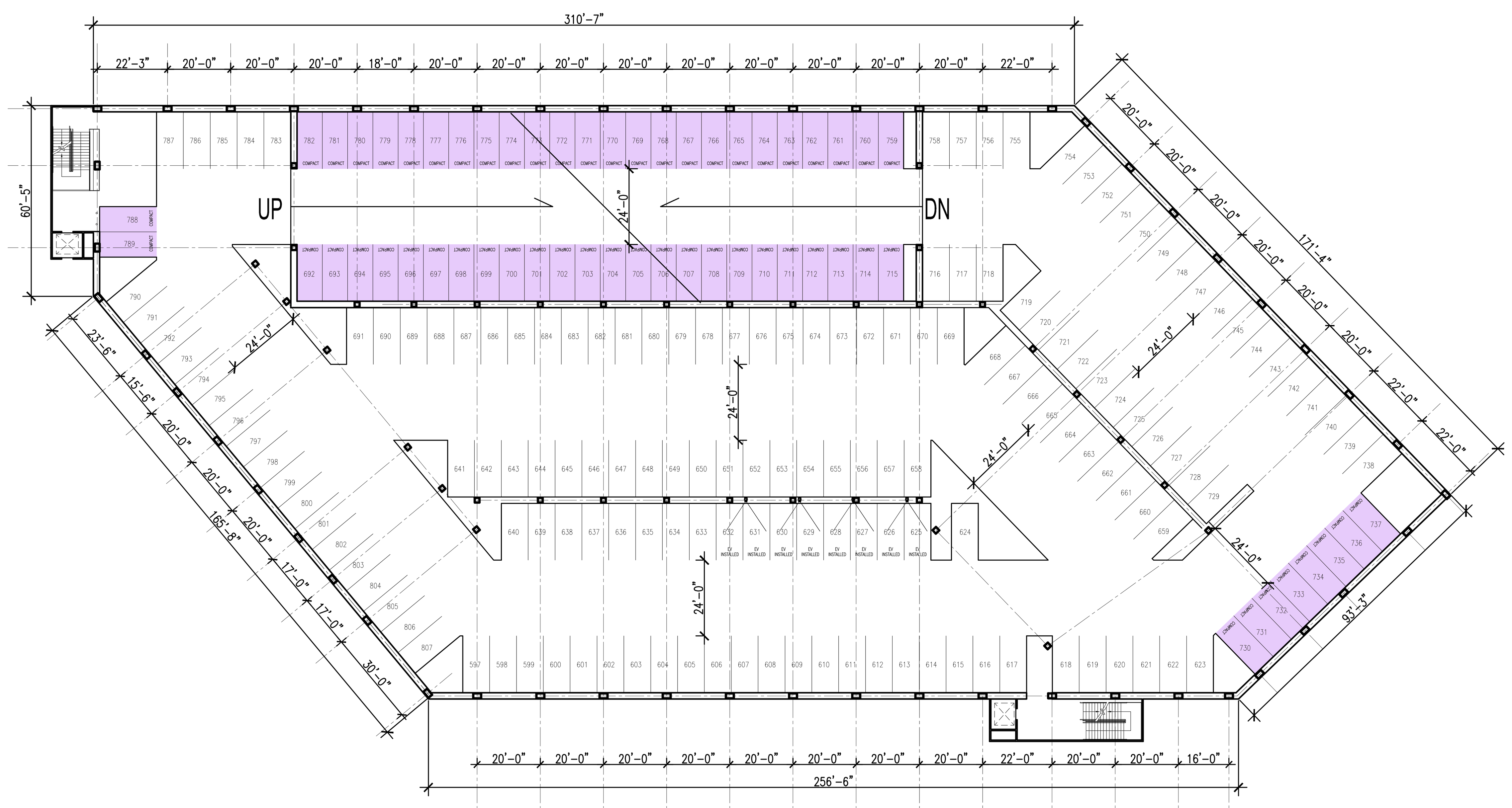
3 Parking Structure Floor Plan - Level 3
1/32"=1'-0"

## PARKING STALL TYPES

- ADA STALL (9' X 18')
- ADA VAN STALL (9' X 18')
- VANPOOL / CLEAN AIR STALL
- EV INSTALLED STALL
- EV READY STALL
- COMPACT STALL (8' X 17')
- STANDARD STALL (8.5' X 18')



2 Parking Structure Floor Plan - Level 2
1/32"=1'-0"



4 Parking Structure Floor Plan - Level 4
1/32"=1'-0"

0' 16' 32' 64'
SCALE: 1/32" = 1'-0"

Sep 04, 2020 - 12:17pm AHou P:\Everwest\BurlingameBay\+Campus_Gen\10192002\Dwg\Arch\A7_Parking Structure Floor plans.dwg

DES ARCHITECTS ENGINEERS

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Parking Structure - Floor Plans

BURLINGAME BAY

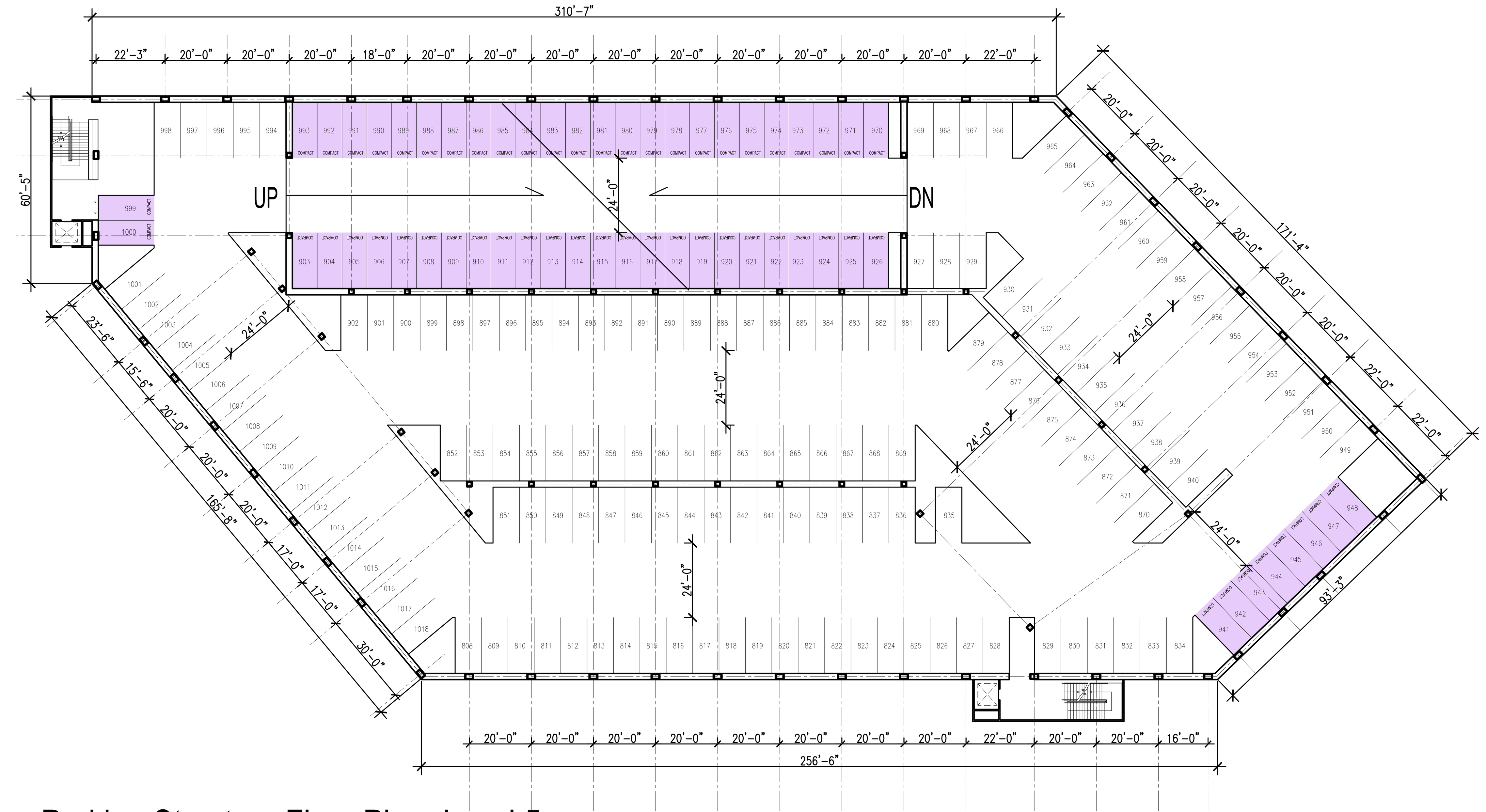
Planning Submittal 05.11.2020
Planning Submittal 09.10.2020

A7

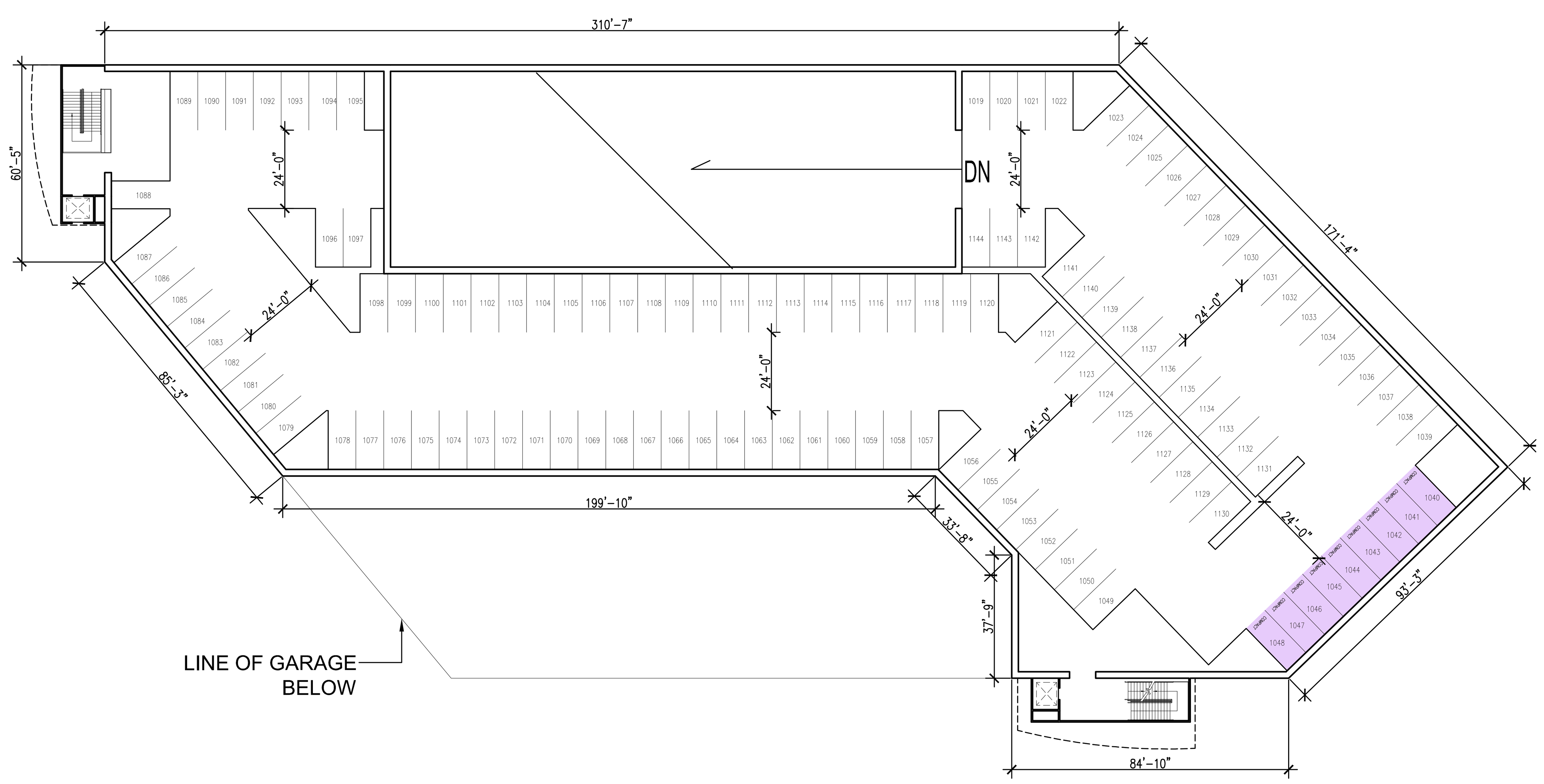
Project Number: 10192.002

## PARKING STALL TYPES

- ADA STALL (9' X 18')
- ADA VAN STALL (9' X 18')
- VANPOOL / CLEAN AIR STALL
- EV INSTALLED STALL
- EV READY STALL
- COMPACT STALL (8' X 17')
- STANDARD STALL (8.5' X 18')




1 Parking Structure Floor Plan -Level 5
1/32"=1'-0"




2 Parking Structure Floor Plan - Level 5.5
1/32"=1'-0"

0' 16' 32' 64'
SCALE: 1/32" = 1'-0"

DES ARCHITECTS ENGINEERS

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Parking Structure - Floor Plans

BURLINGAME BAY

Planning Submittal 05.11.2020
Planning Submittal 09.10.2020

A7.1

Project Number: 10192.002

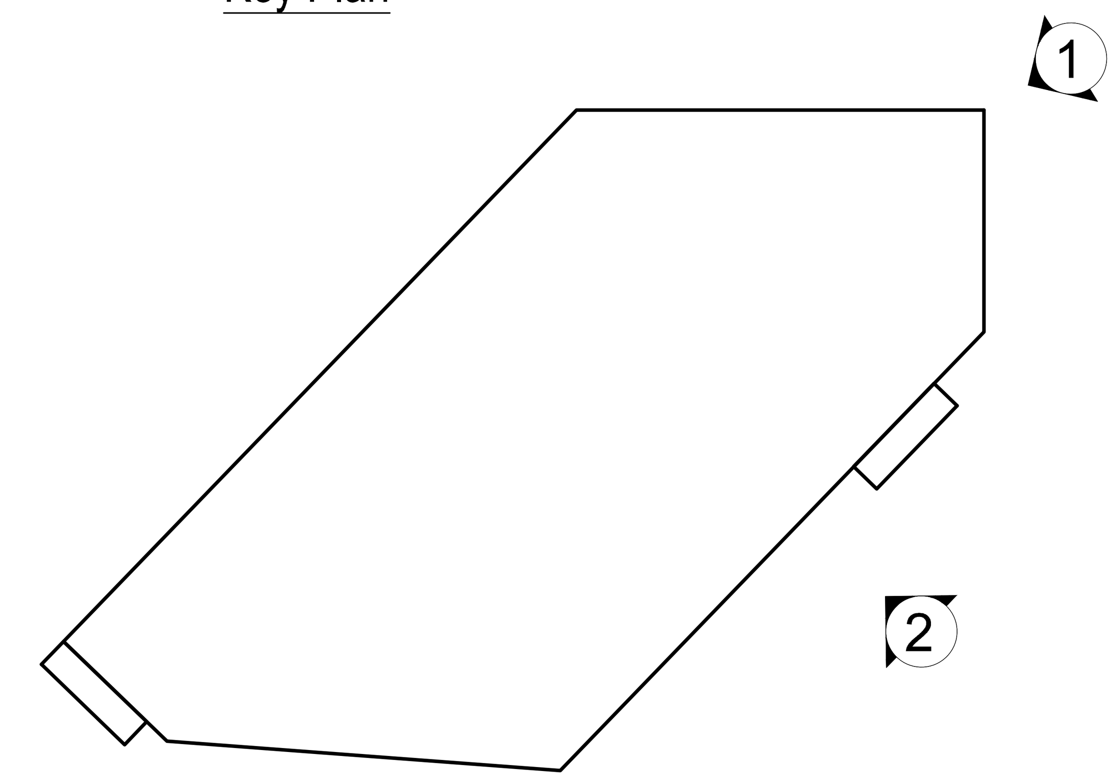
## Materials/ Finishes

- Low-E Green-Blue-Tinted Vision Glazing - Viracon VNE 1-63
- Pre-FInish Metal Panel - Off-White
- Metal Wire Mesh - Silver-Grey
- Painted Concrete - Dark Grey
- Painted Concrete - Off White

## Key Notes

1. 6" Deep Metal Fin
2. Metal Clad Column and Canopy with Perforated or Solid Metal Infill Panels
3. Pre-Finish Metal Panel - Clad Portal
4. Metal Wire Mesh or Perforated Metal Panels
5. Cable Rail Crash Barrier
6. Painted Concrete Columns and Spandrels
7. Painted Concrete Projection - Off White Color
8. Low-E Green-Blue-Tinted Vision Glazing

## Key Plan





1 Northeast Elevation
1/16" = 1'-0"


2 Southeast Elevation
1/16" = 1'-0"

DES ARCHITECTS ENGINEERS



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Parking Structure - Exterior Elevations

BURLINGAME BAY

Planning Submittal 05.11.2020
Planning Submittal 09.10.2020

A8

Project Number: 10192.002

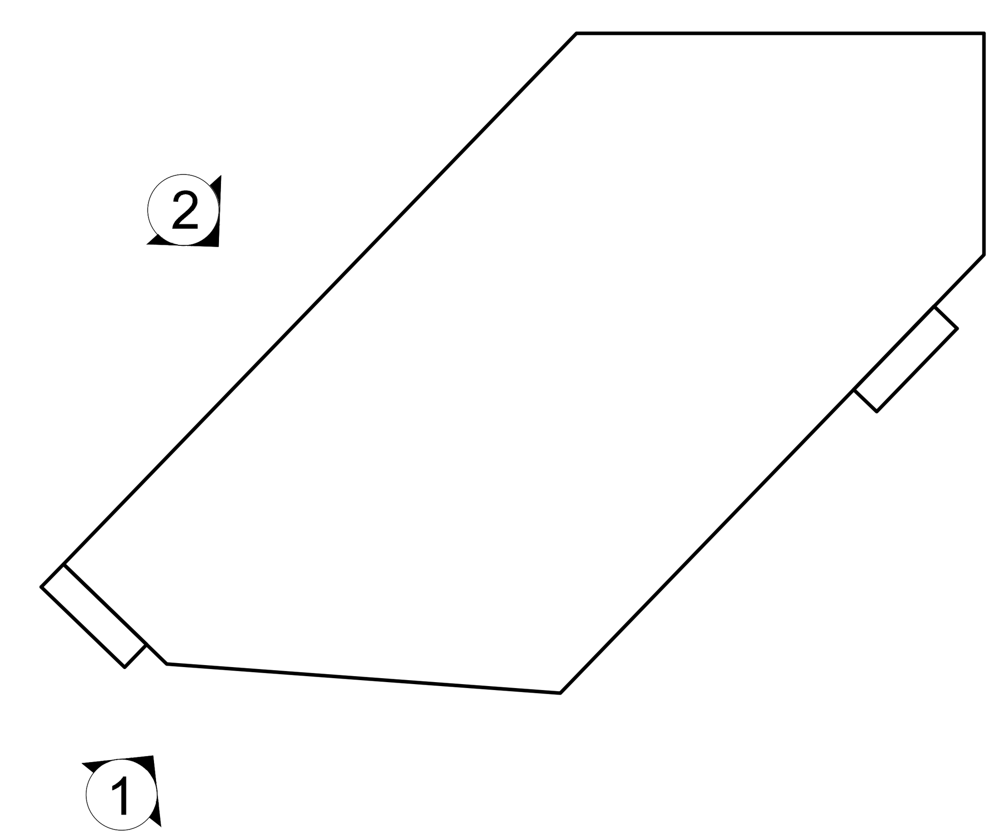
## Materials/ Finishes

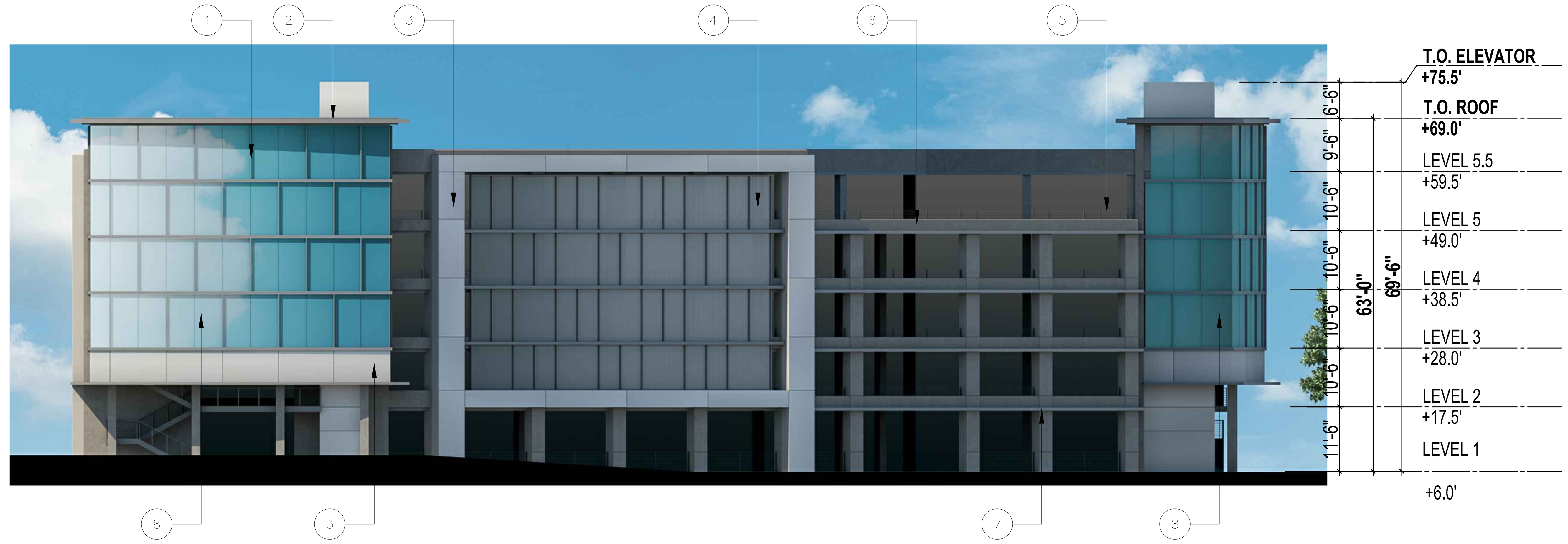
- Low-E Green-Blue-Tinted Vision Glazing - Viracon VNE 1-63
- Pre-FInish Metal Panel - Off-White
- Metal Wire Mesh - Silver-Grey
- Painted Concrete - Dark Grey
- Painted Concrete - Off White

## Key Notes

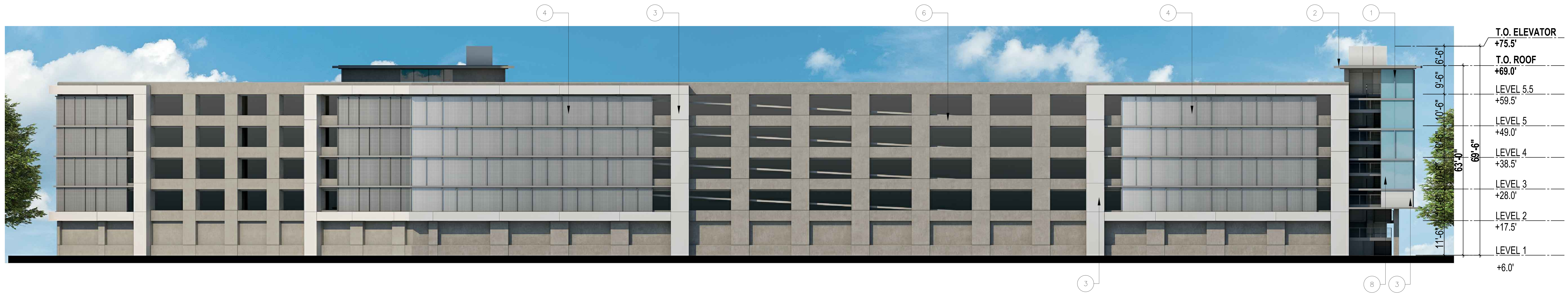
1. 6" Deep Metal Fin
2. Metal Clad Column and Canopy with Perforated or Solid Metal Infill Panels
3. Pre-Finish Metal Panel - Clad Portal
4. Metal Wire Mesh or Perforated Metal Panels
5. Cable Rail Crash Barrier
6. Painted Concrete Columns and Spandrels
7. Painted Concrete Projection - Off White Color
8. Low-E Green-Blue-Tinted Vision Glazing

## Key Plan




1 Southwest Elevation
1/16" = 1'-0"




2 Northwest Elevation
1/16" = 1'-0"

DES ARCHITECTS ENGINEERS

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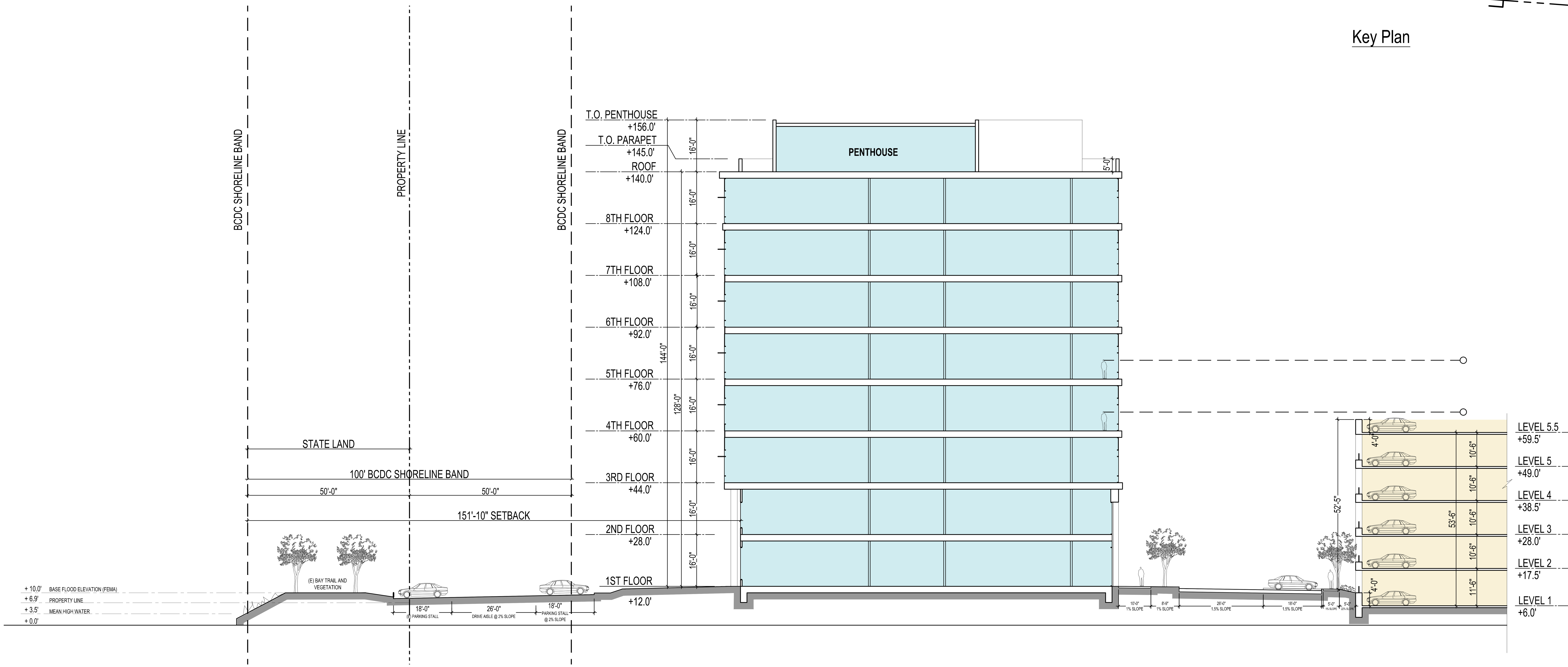
Parking Structure - Exterior Elevations

BURLINGAME BAY

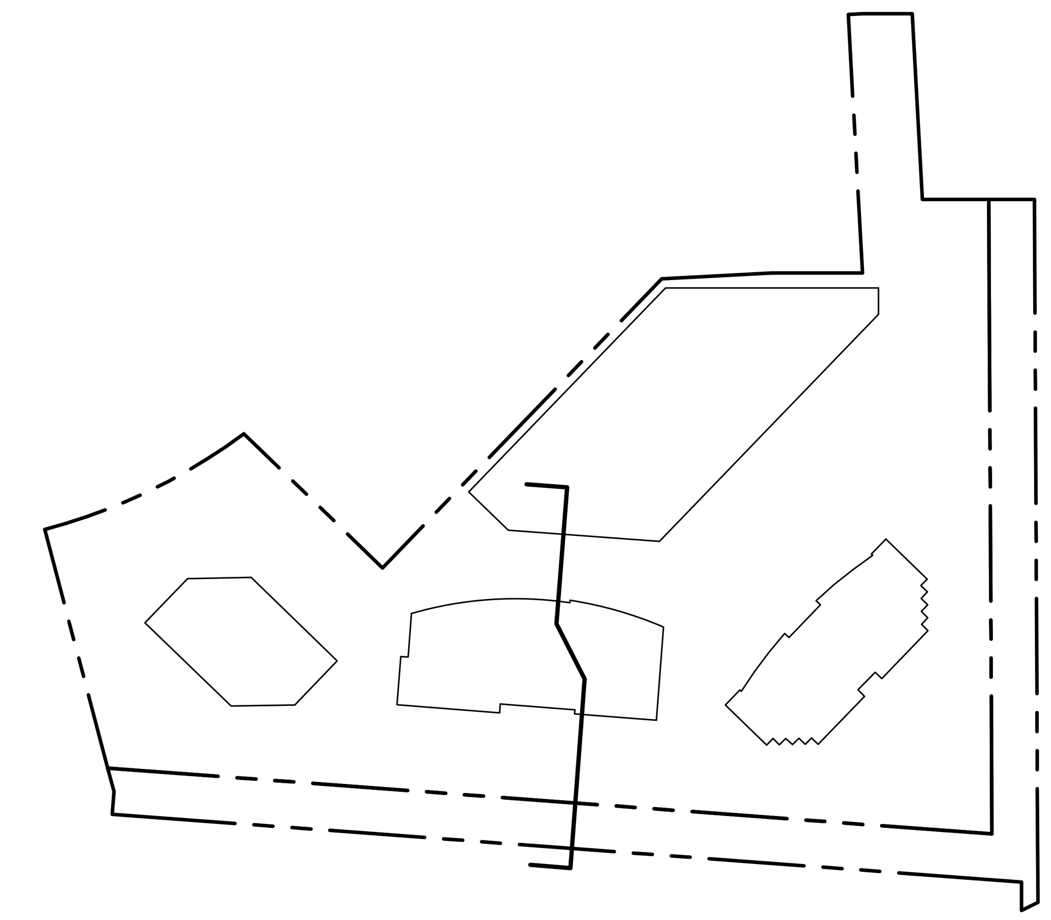
Planning Submittal 05.11.2020
Planning Submittal 09.10.2020

A8.1

Project Number: 10192.002




1 Section: Site Connection from New Building to Parking Structure
1/16"=1'-0"




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

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Site Section

BURLINGAME BAY

Planning Submittal 05.11.2020
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A9

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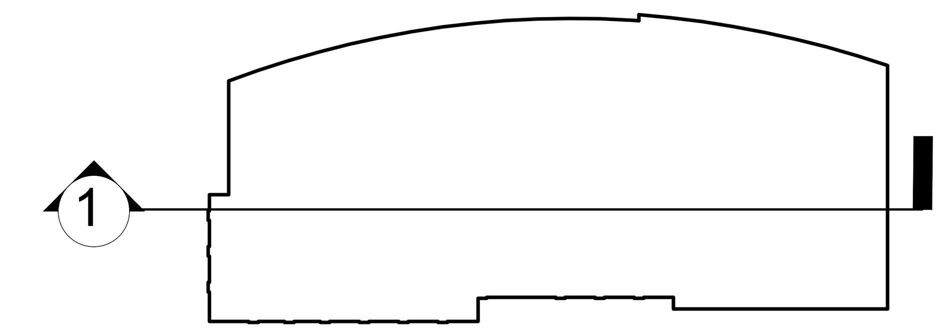
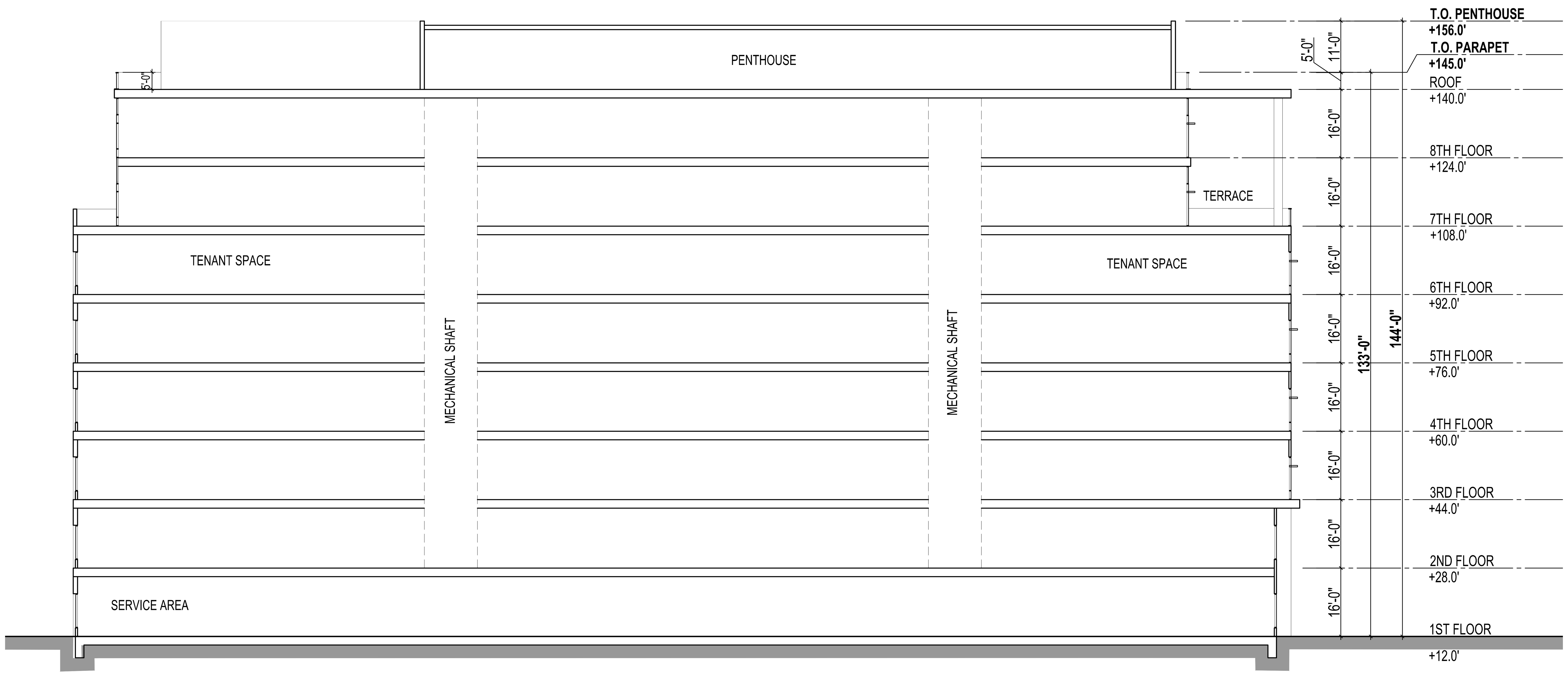


Key Plan




1 New Building - Section
1/16" = 1'-0"

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

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Building Section - New Building

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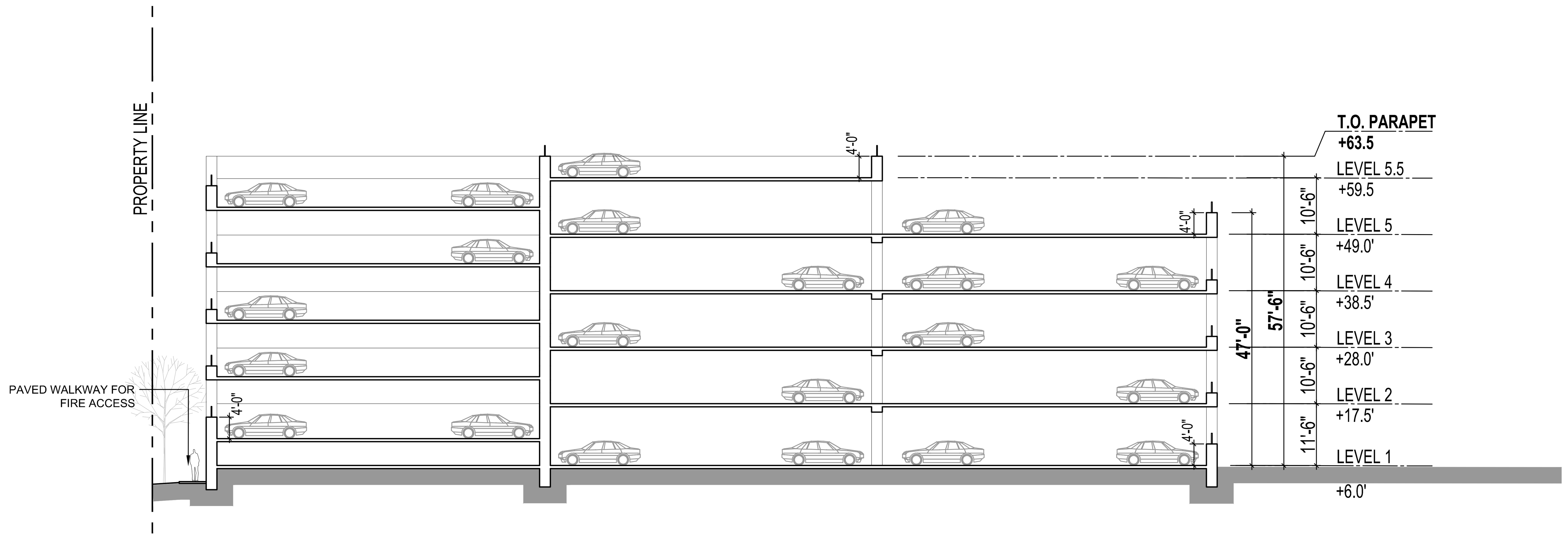
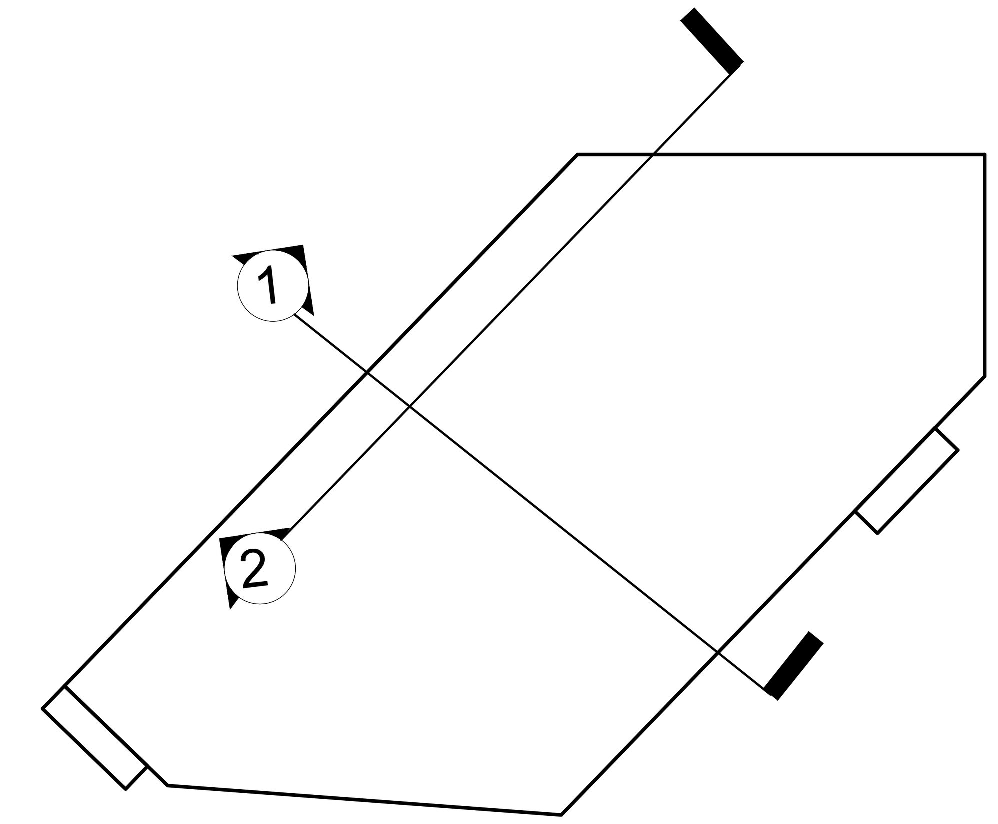
Planning Submittal 09.10.2020

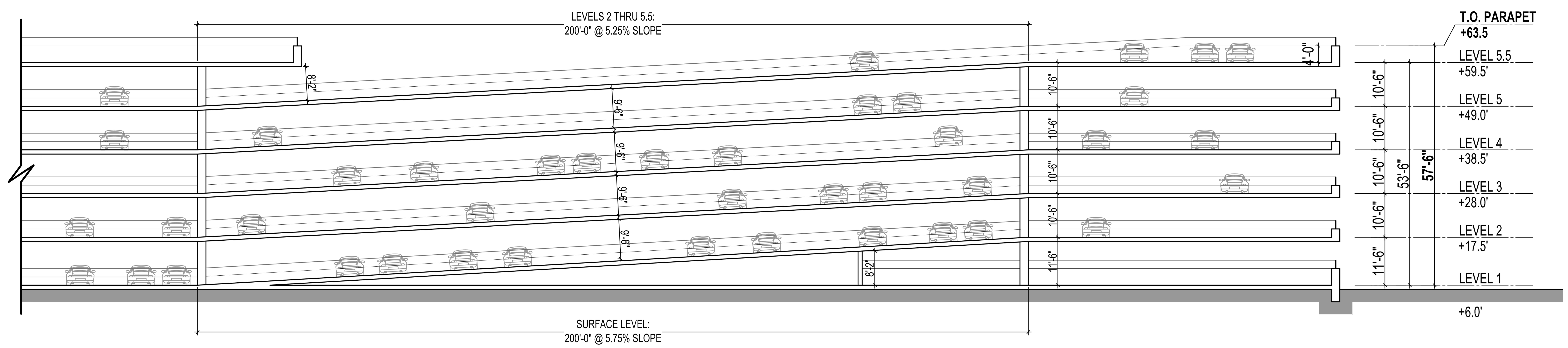
A10

Project Number: 10192.002




1 Parking Structure - Section
1/16" = 1'-0"




2 Parking Structure - Section thru Ramp
1/16" = 1'-0"

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

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Building Sections - Parking Structure

BURLINGAME BAY
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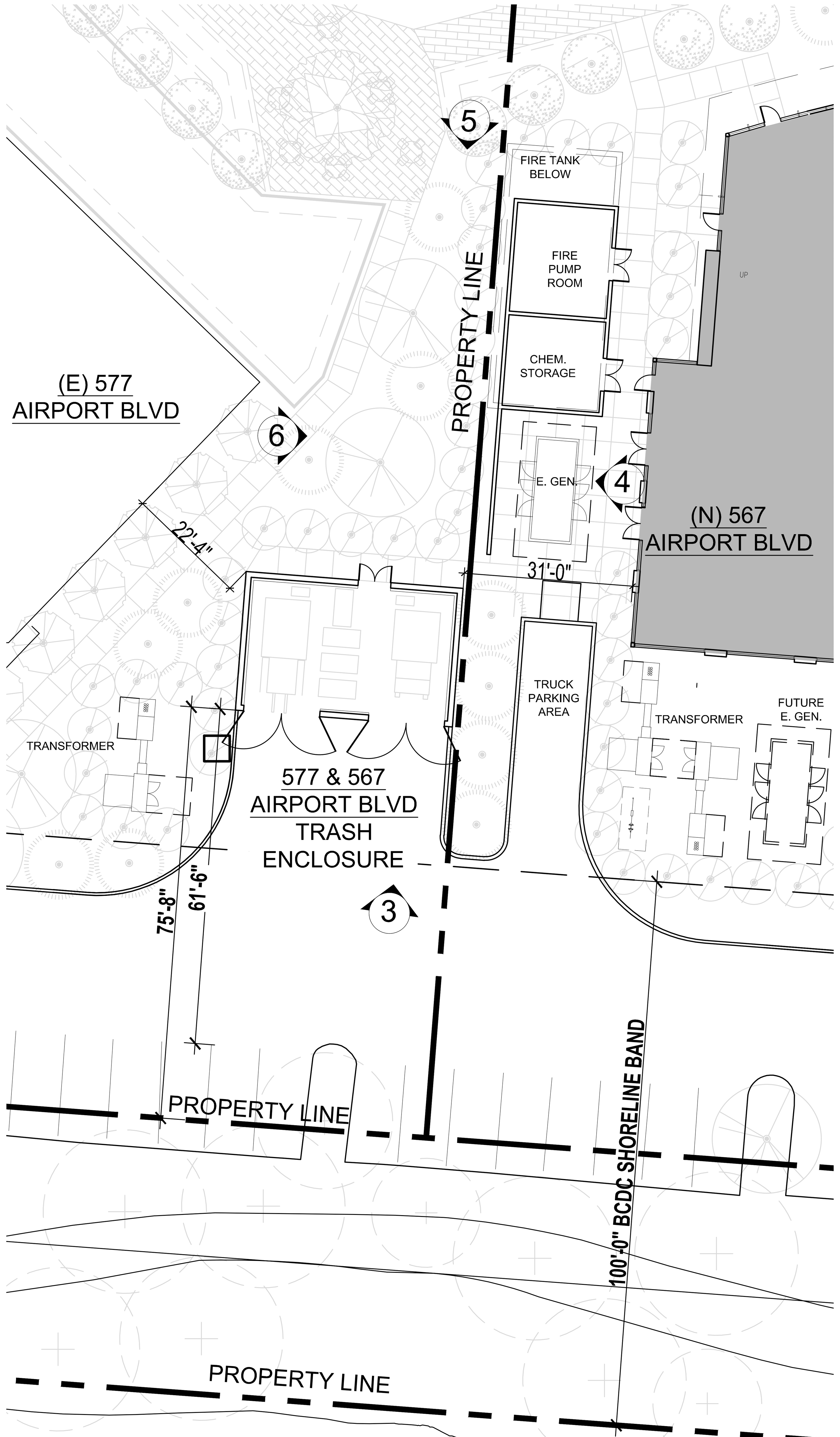
A10.1
Project Number: 10192.002



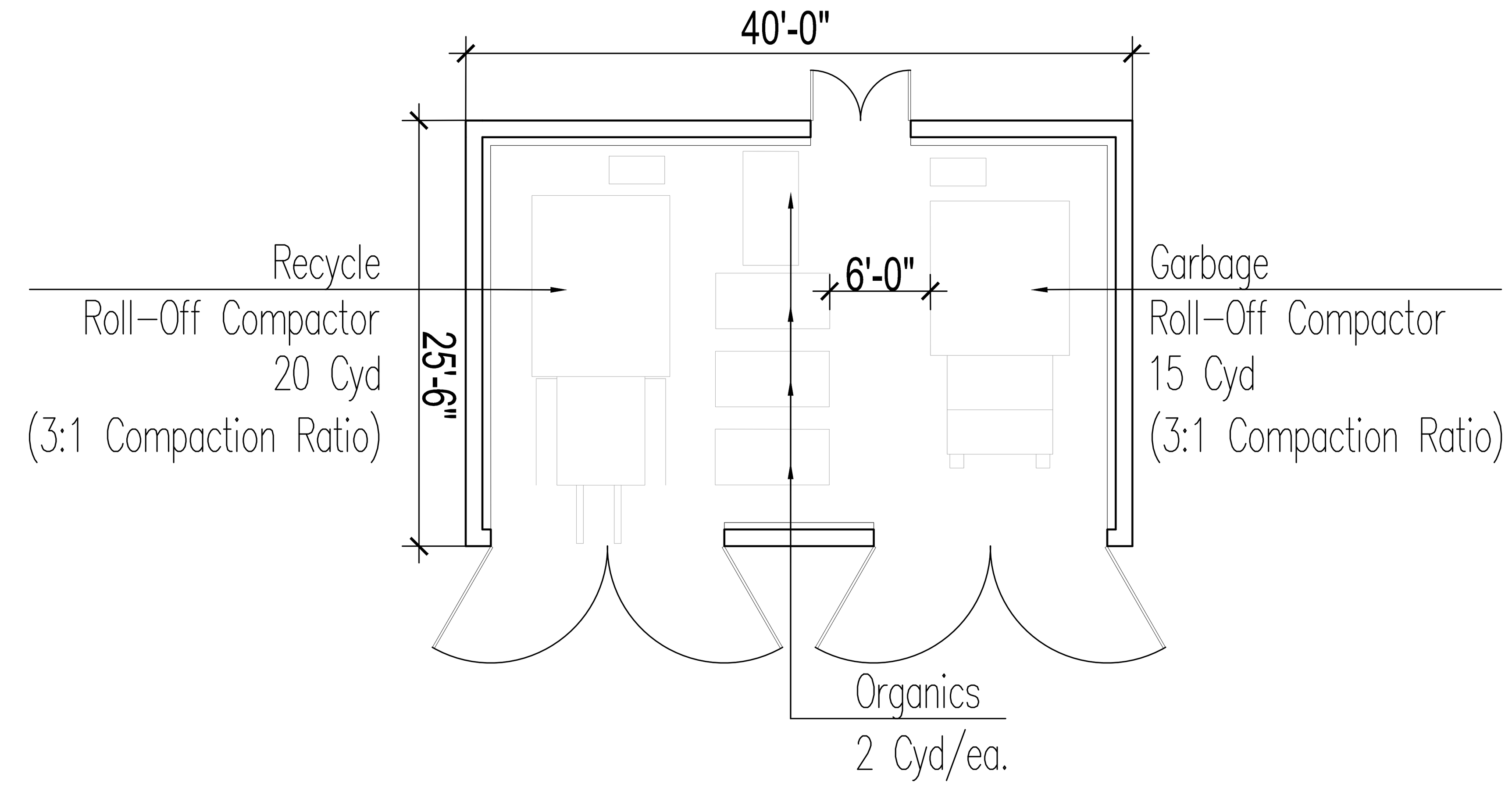

1 577 and New Building - Service Yard Plan
1/16" = 1'-0"

## Materials/ Finishes

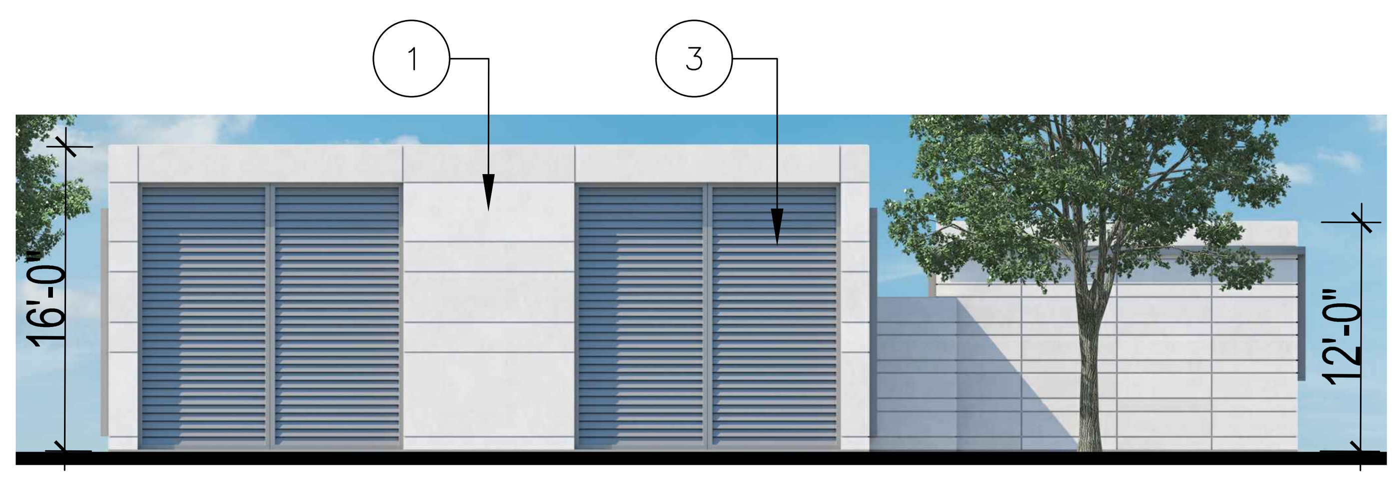
- Painted Cement Plaster - Off-White
- Green Screen - Dark-Grey
- Metal Door/ Gate - Dark-Grey
- Board-Form Concrete - Light Grey

## Key Notes

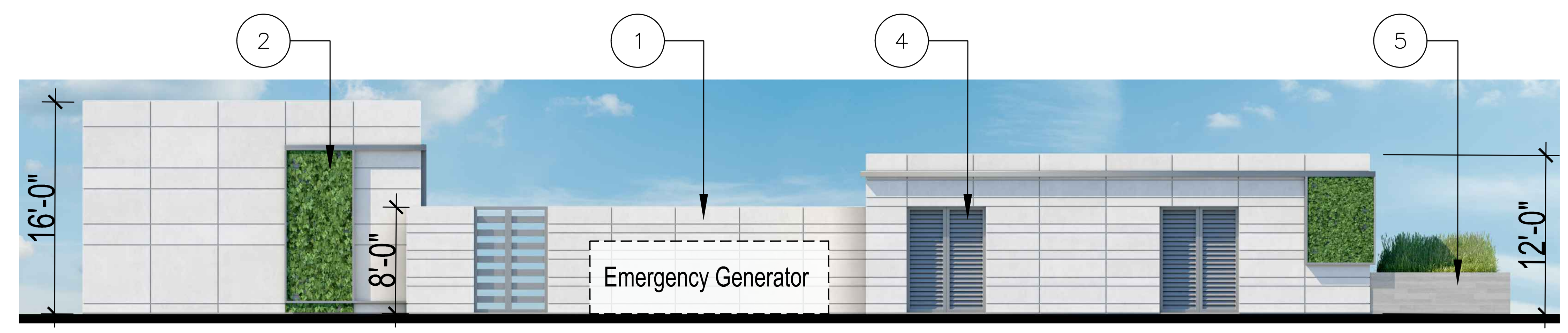
1. Painted Cement Plaster Finish Over CMU Wall, Scorelines to Match Building Aesthetics
2. Green Screen
3. 14' Tall Roll-Up Door
4. Metal Double-Louvered Gate/ Door
5. Raised Planter Above Fire Tank



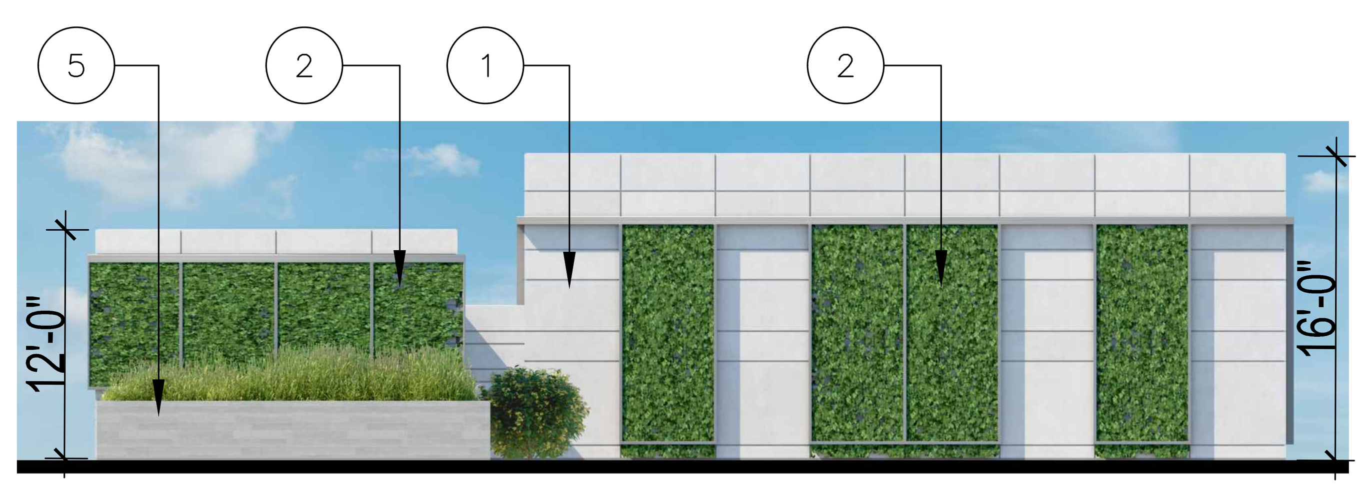

2 577 Airport Blvd and New Building - Enlarged Trash Enclosure Plan
1/8" = 1'-0"



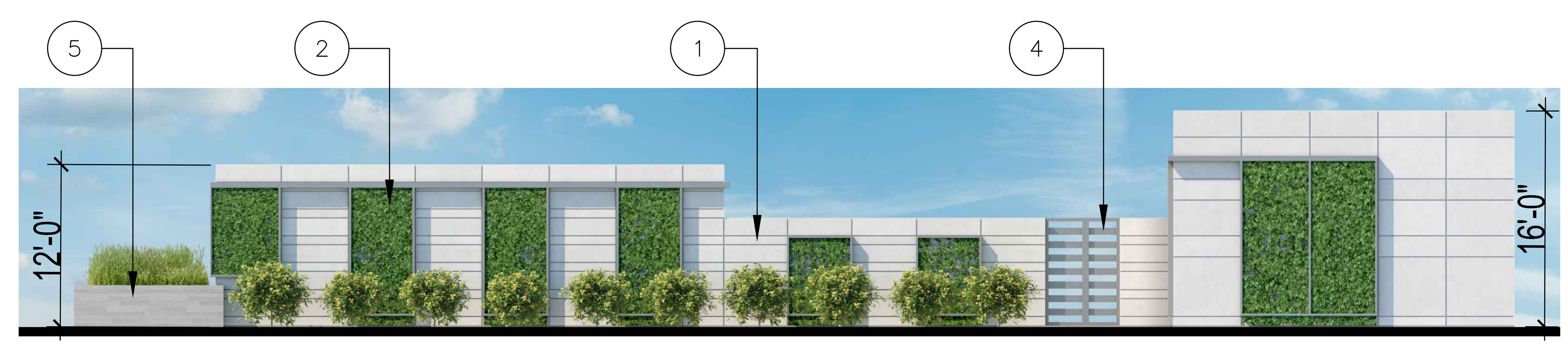

3 South Elevation
1/8" = 1'-0"




4 East Elevation
1/8" = 1'-0"




5 North Elevation
1/8" = 1'-0"




6 West Elevation
1/8" = 1'-0"

DES ARCHITECTS ENGINEERS



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577 Airport and New Building - Trash Enclosure/ Service Yard Plans and Elevations

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Planning Submittal 05.11.2020
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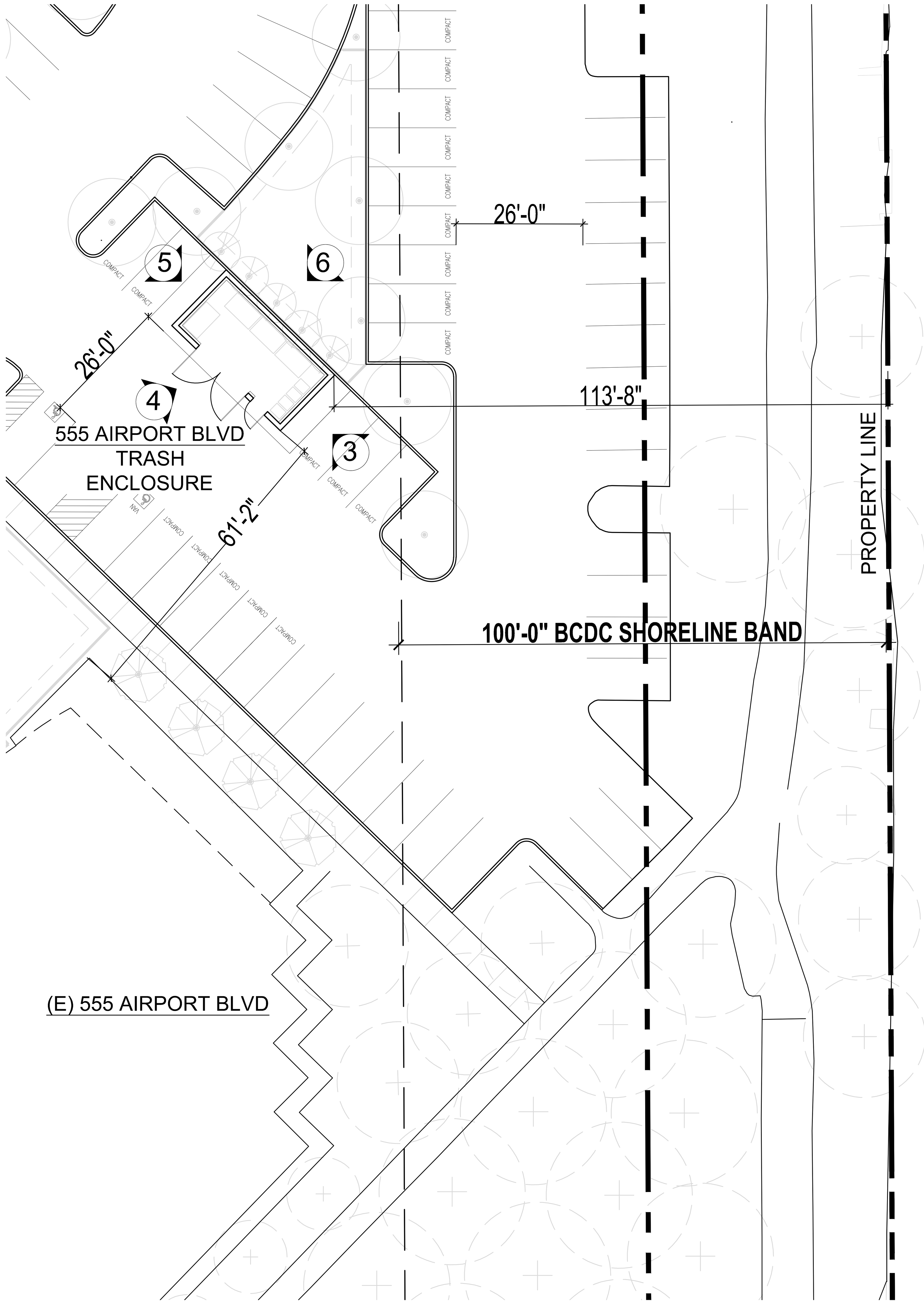
A11

Project Number: 10192.002



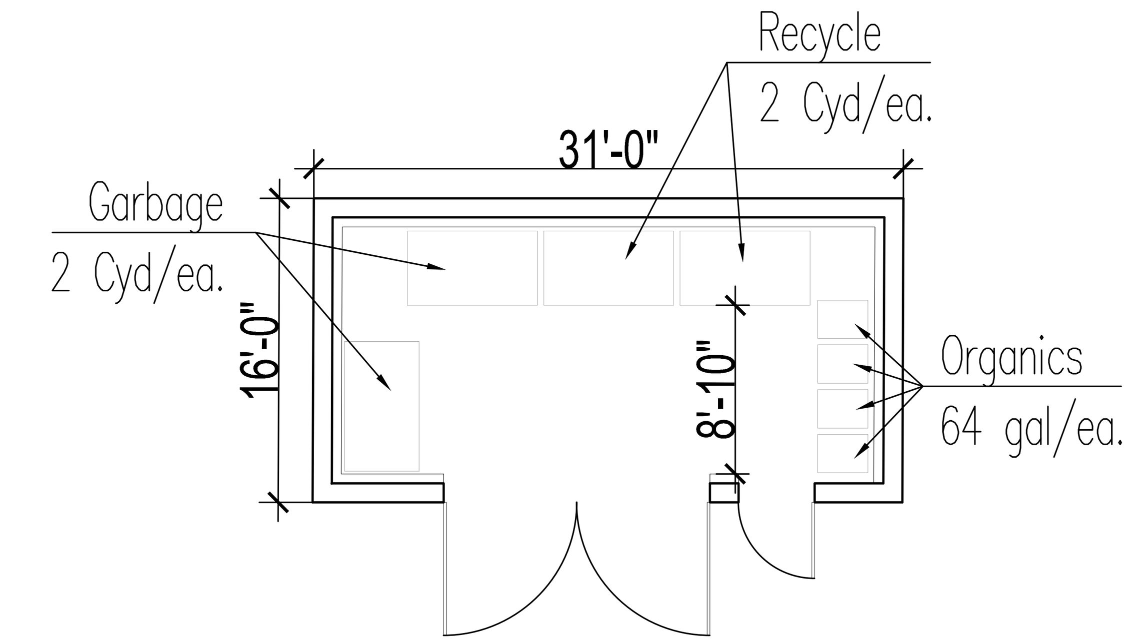

1 555 Airport Blvd - Trash Enclosure Plan
1/16" = 1'-0"

## Materials/ Finishes

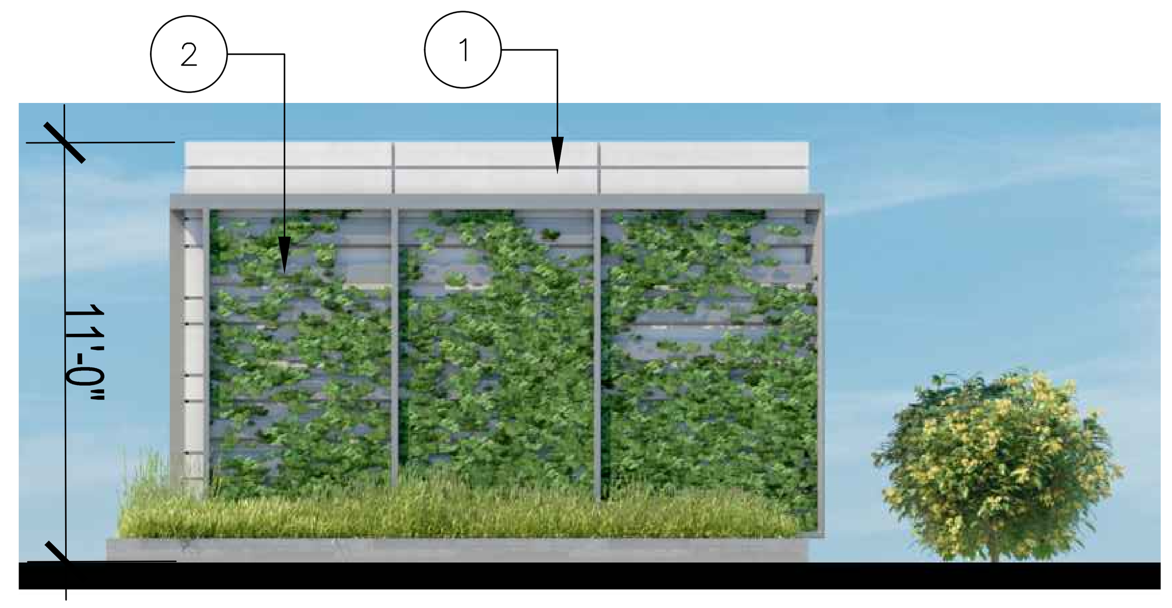
- Painted Cement Plaster - Off-White
- Green Screen - Dark-Grey
- Metal Door/ Gate - Dark-Grey
- Board-Form Concrete - Light Grey

## Key Notes

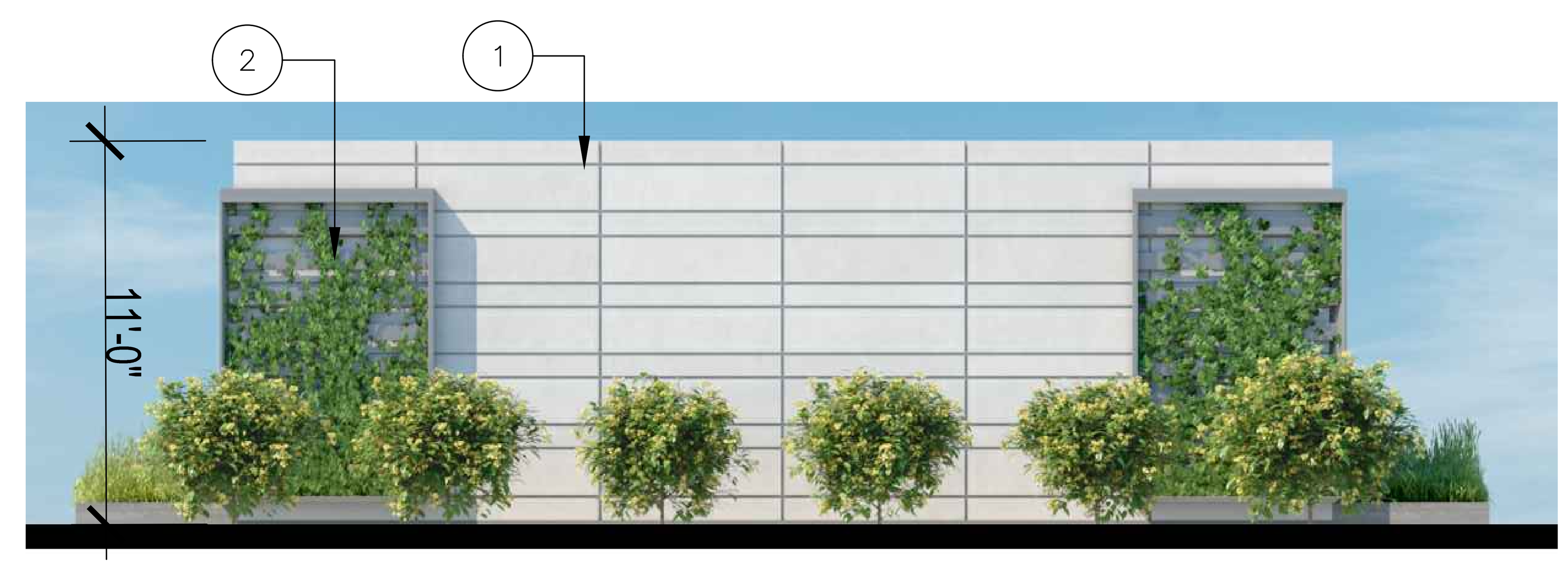
1. Painted Cement Plaster Finish Over CMU Wall, Scorelines to Match Building Aesthetics
2. Green Screen
3. 14' Tall Roll-Up Door
4. Metal Double-Louvered Gate/ Door
5. Raised Planter Above Fire Tank



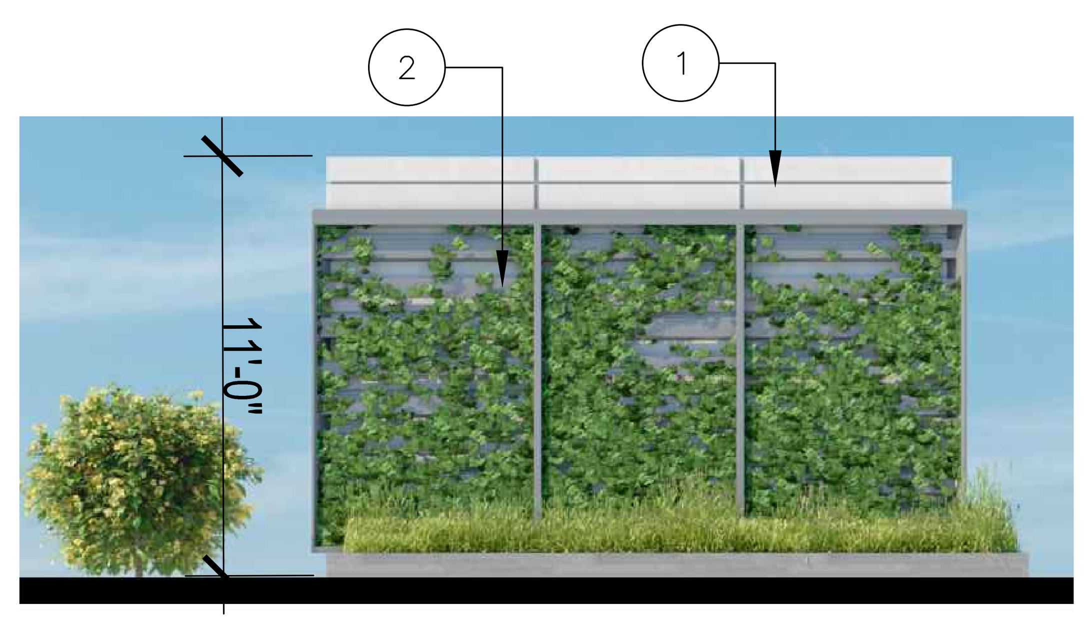

2 555 Airport Blvd - Enlarged Trash Enclosure Plan
1/8" = 1'-0"




3 Side Elevation
1/4" = 1'-0"




4 Rear Elevation
1/4" = 1'-0"




5 Side Elevation
1/4" = 1'-0"


6 Front Elevation
1/4" = 1'-0"

DES ARCHITECTS ENGINEERS

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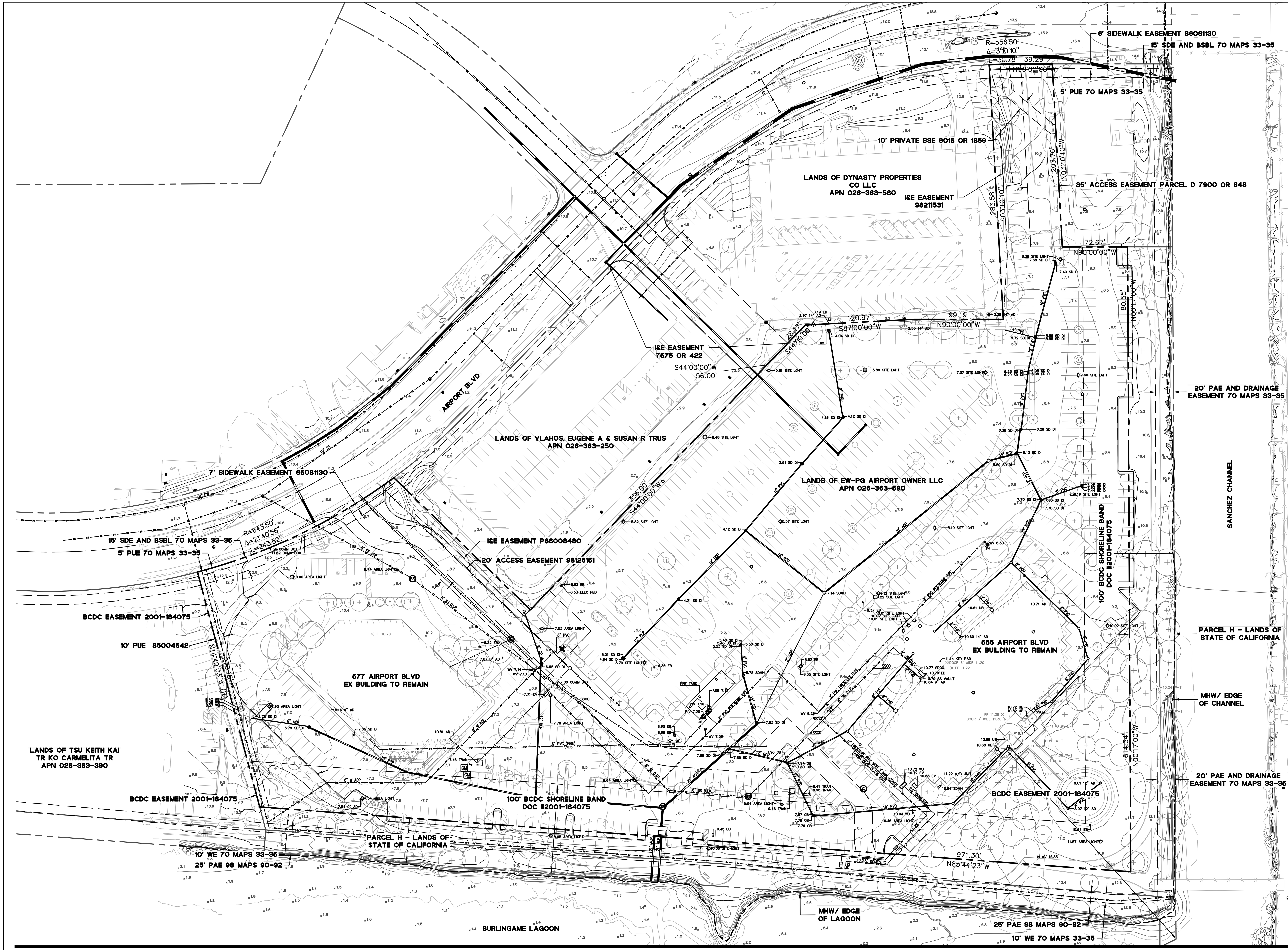
555 Airport Blvd - Trash Enclosure Plans and Elevations

BURLINGAME BAY

Planning Submittal 05.11.2020
Planning Submittal 09.10.2020

A11.1

Project Number: 10192.002




## LEGEND:

- PROPERTY LINE
- EASEMENT
- SANITARY SEWER LINE
- DOMESTIC WATER LINE
- FIRE WATER LINE
- STORM DRAIN LINE

## ABBREVIATIONS:

| | |
|---|---|
| ACP | ASBESTOS-CEMENT PIPE |
| AD | AREA DRAIN |
| APN | ASSESSOR'S PARCEL NUMBER |
| BCDC | BAY CONSERVATION & DEVELOPMENT COMMISSION |
| BOL | BOLLARD |
| BSBL | BUILDING SETBACK LINE |
| CB | CATCH BASIN |
| COMM | COMMUNICATION |
| E | EAST |
| EB | ELECTRIC BOX |
| FF | FINISHED FLOOR |
| FH | FIRE HYDRANT |
| I&E | INGRESS & EGRESS |
| MHW | MEAN HIGH WATER |
| N | NORTH |
| O.R. | OFFICIAL RECORD |
| PAE | PUBLIC ACCESS EASEMENT |
| PIV | POSTINDICATOR VALVE |
| PUE | PUBLIC UTILITY EASEMENT |
| PVC | POLYVINYL CHLORIDE |
| RCP | REINFORCED CONCRETE PIPE |
| S | SOUTH |
| SDCO | STORMDRAIN CLEAN OUT |
| SD DI | STORMDRAIN DROP INLET |
| SDE | STORM DRAINAGE EASEMENT |
| SSCO | SANITARY SEWER CLEANOUT |
| TRAN | TRANSFORMER |
| TYP | TYPICAL |
| UB | UTILITY BOX |
| W | WEST |
| WB | WATER BOX |
| WE | WATER EASEMENT |
| WV | WATER VALVE |

GRAPHIC SCALE

50 0 50 100

DES ARCHITECTS ENGINEERS

EverWest REAL ESTATE PARTNERS

BKF ENGINEERS/SURVEYORS/PLANNERS


255 SHORELINE DR, STE. 200
REDWOOD CITY, CA 94065
650/482-6300
650/482-6399 (FAX)




EXISTING CONDITIONS PLAN

BURLINGAME BAY

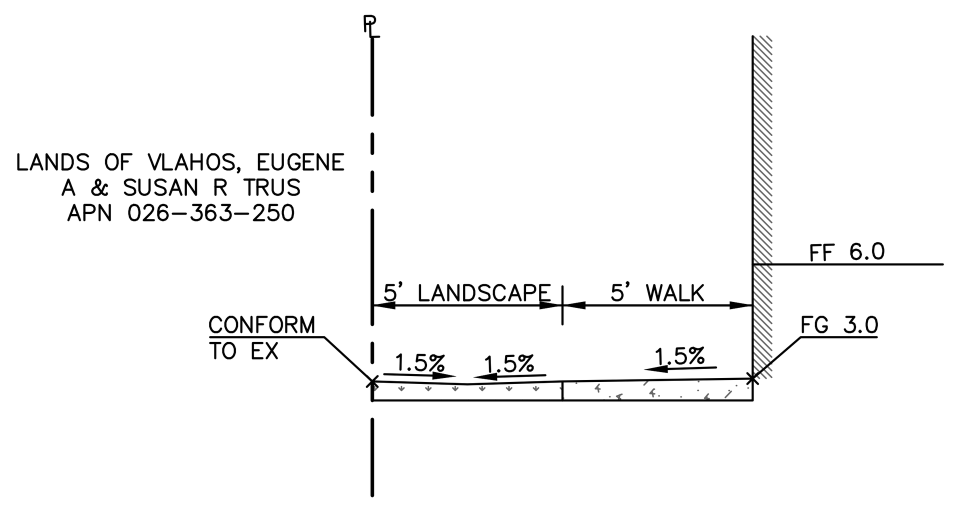
Planning Submittal 05.11.2020

Planning Submittal 09.10.2020

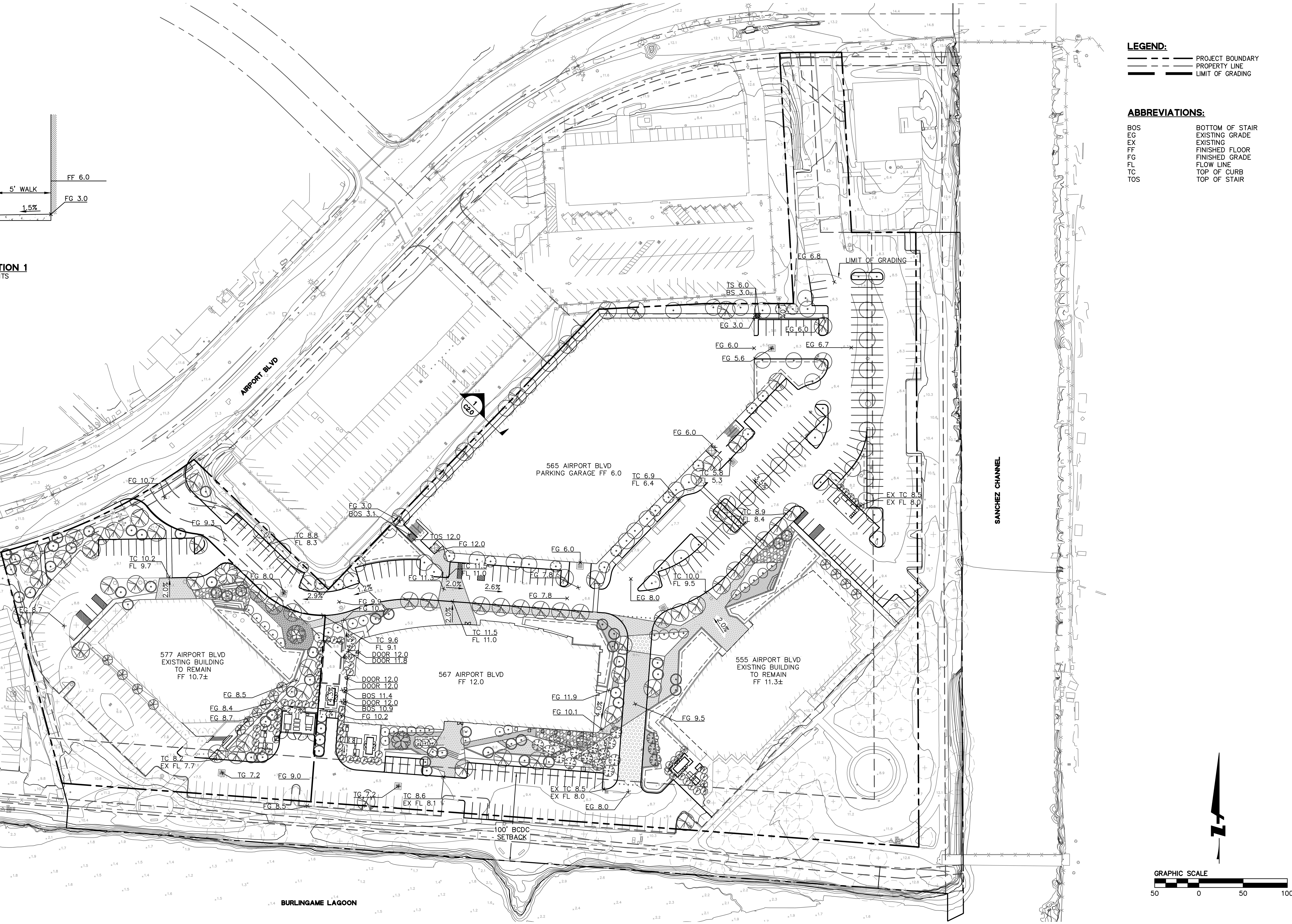
C1.0

1" = 50'

Project Number: 10192.002




**SECTION 1**
NTS




## LEGEND:

PROJECT BOUNDARY
PROPERTY LINE
LIMIT OF GRADING

## ABBREVIATIONS:

| | |
|---|---|
| BOS | BOTTOM OF STAIR |
| EG | EXISTING GRADE |
| EX | EXISTING |
| FF | FINISHED FLOOR |
| FG | FINISHED GRADE |
| FL | FLOW LINE |
| TC | TOP OF CURB |
| TOS | TOP OF STAIR |

DES ARCHITECTS ENGINEERS


EverWest REAL ESTATE PARTNERS

BKF ENGINEERS/SURVEYORS/PLANNERS
255 SHORELINE DR, STE. 200
REDWOOD CITY, CA 94065
650/482-6300
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# PROPOSED GRADING PLAN

BURLINGAME BAY

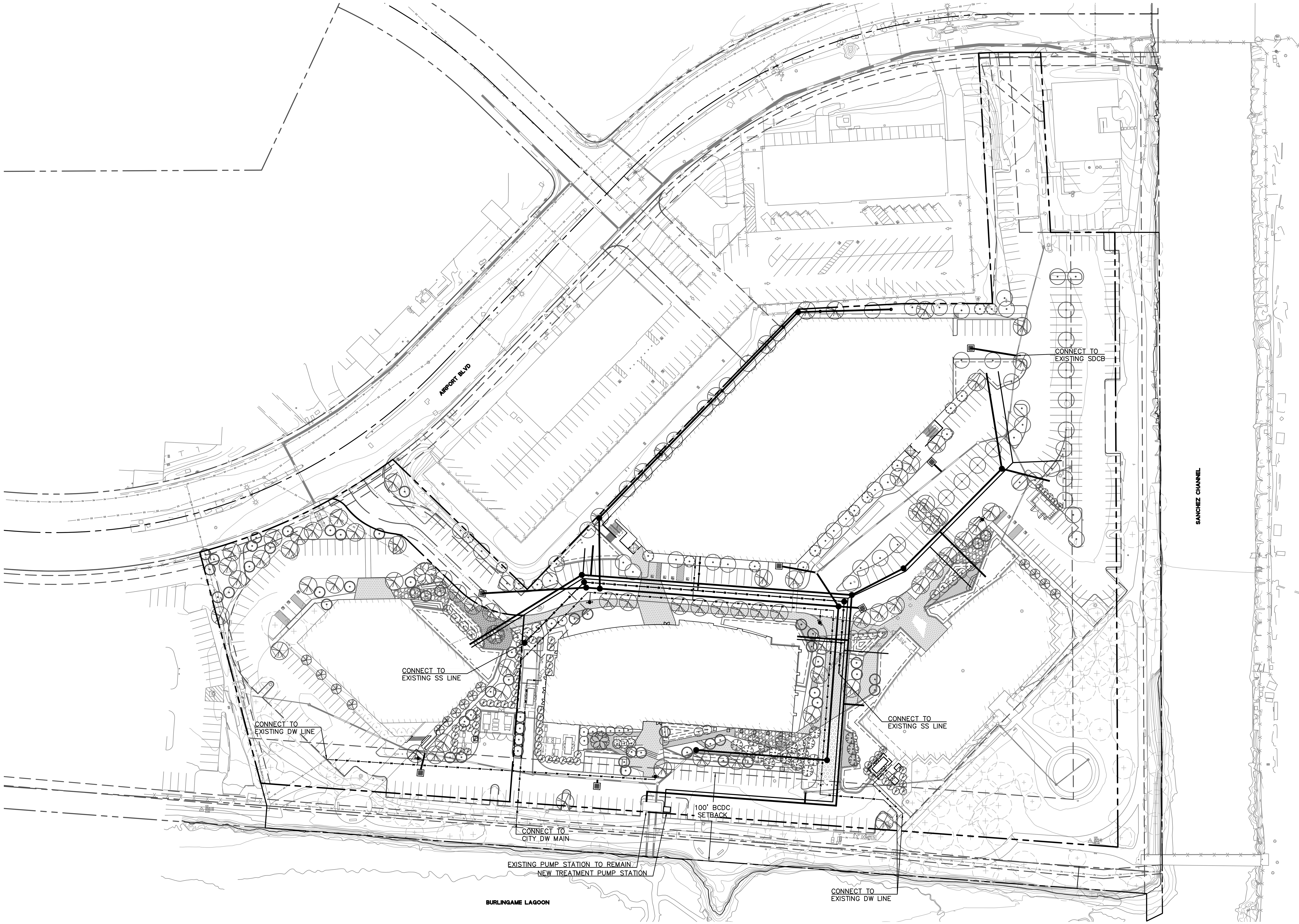
Planning Submittal 05.11.2020
Planning Submittal 09.10.2020

C2.0

1" = 50'

Project Number: 10192.002

Sep 04, 2020 – 11:50am rais K:\2019\191138_Bay_Park_Plaza\ENG\SD\SD2.0-BBPGRAD.dwg




## LEGEND:

| EXISTING | PROPOSED | |
|---|---|---|
| | | PROJECT BOUNDARY |
| | | PROPERTY LINE |
| | | STORM DRAIN |
| | | SD FORCE MAIN |
| SS | SS | SANITARY SEWER |
| DW | DW | DOMESTIC WATER |
| | | SD MANHOLE |
| | | SS MANHOLE |
| | | CATCH BASIN |
| | | FIRE HYDRANT |
| | | AREA DRAIN |

## ABBREVIATIONS:

| | |
|---|---|
| APN | ASSESSOR'S PARCEL NUMBER |
| BC | BACK OF CURB |
| BLVD | BOULEVARD |
| DW | DOMESTIC WATER |
| EX | EXISTING |
| EX.NO. | EXISTING NUMBER |
| O.R. | OFFICIAL RECORD |
| PPAE | PUBLIC PEDESTRIAN ACCESS EASE |
| PM | PARCEL MAP |
| P.U.E. | PUBLIC UTILITY EASEMENT |
| SS | SANITARY SEWER |
| TYP | TYPICAL |

GRAPHIC SCALE
50 0 50 100

Sep 04, 2020 – 11:50am rals K:\2019\191138_Bay_Park_Plaza\ENG\SD\SD3.0-BBPRUTIL.dwg

DES ARCHITECTS ENGINEERS



EverWest REAL ESTATE PARTNERS

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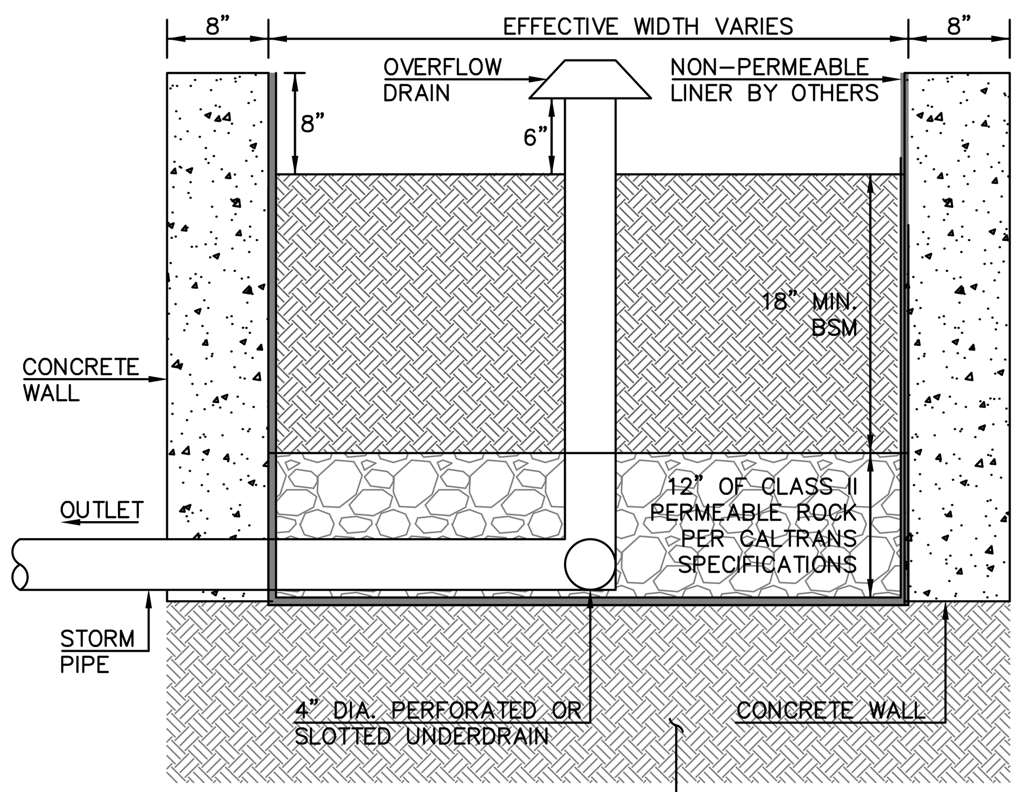
PROPOSED UTILITY PLAN

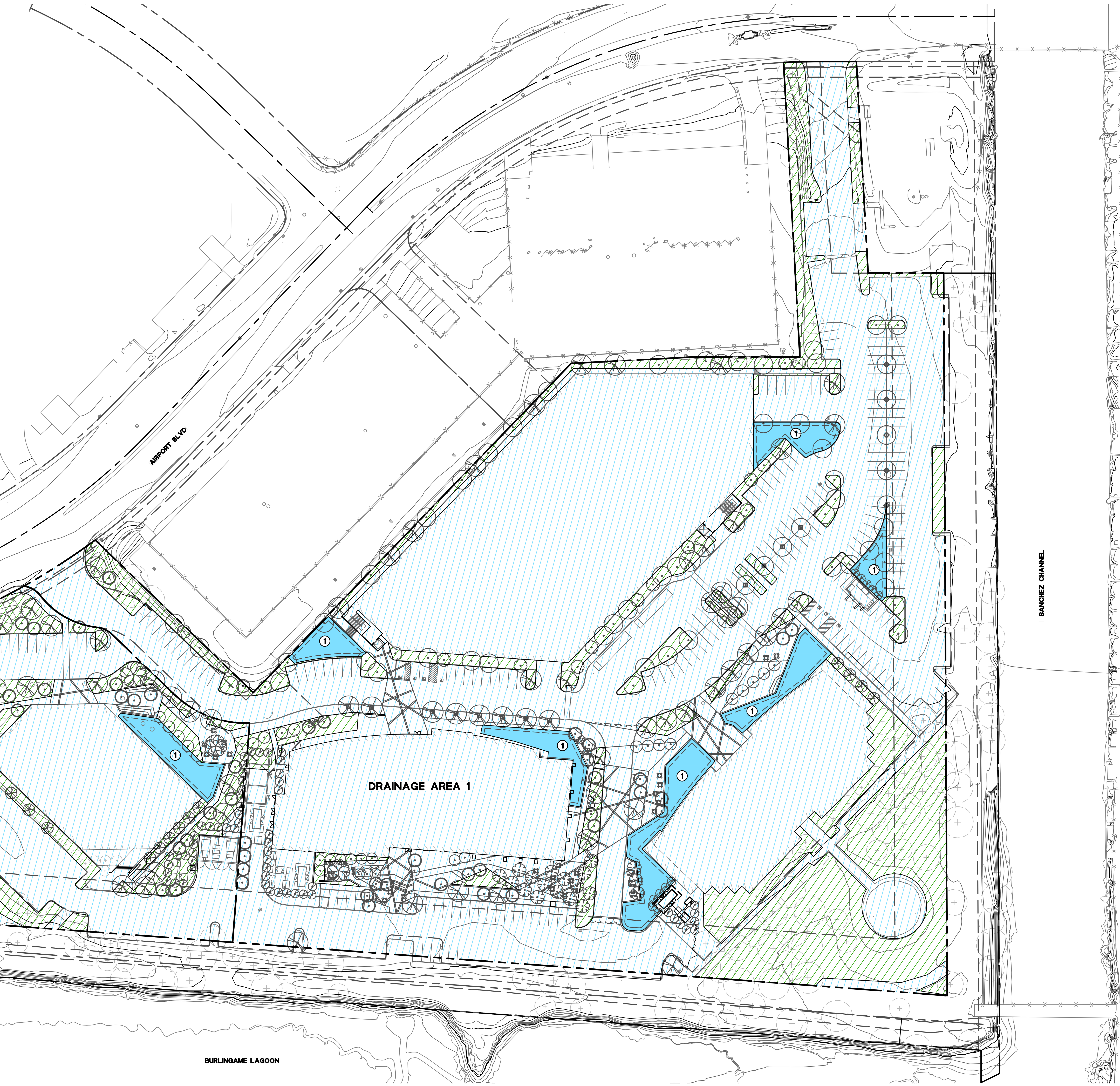
BURLINGAME BAY

Planning Submittal 05.11.2020
Planning Submittal 09.10.2020

C3.0
1" = 50'
Project Number: 10192.002




**TYPICAL ON GRADE FLOW-THROUGH PLANTER**
NOT TO SCALE




**STORMWATER QUALITY SIZING SUMMARY**

| CATCHMENT ID | CATCHMENT AREA | LID TREATMENT AREA | LID TREATMENT AREA | TREATMENT AREA REQUIRED |
|---|---|---|---|---|
| DMA 1 | 363,082 SF | 1 | 16.665 SF | 14,523 SF |

STRA — SELF TREATING/RETAINING AREA (92,382 SF)

TOTAL SITE AREA (472,811 SF)

**ABBREVIATIONS:**

DMA DRAINAGE MANAGEMENT AREA
LID LOW IMPACT DEVELOPMENT
SF SQUARE FEET
STRA SELF TREATING RETAINING AREA

GRAPHIC SCALE
50 0 50 100

DES ARCHITECTS ENGINEERS

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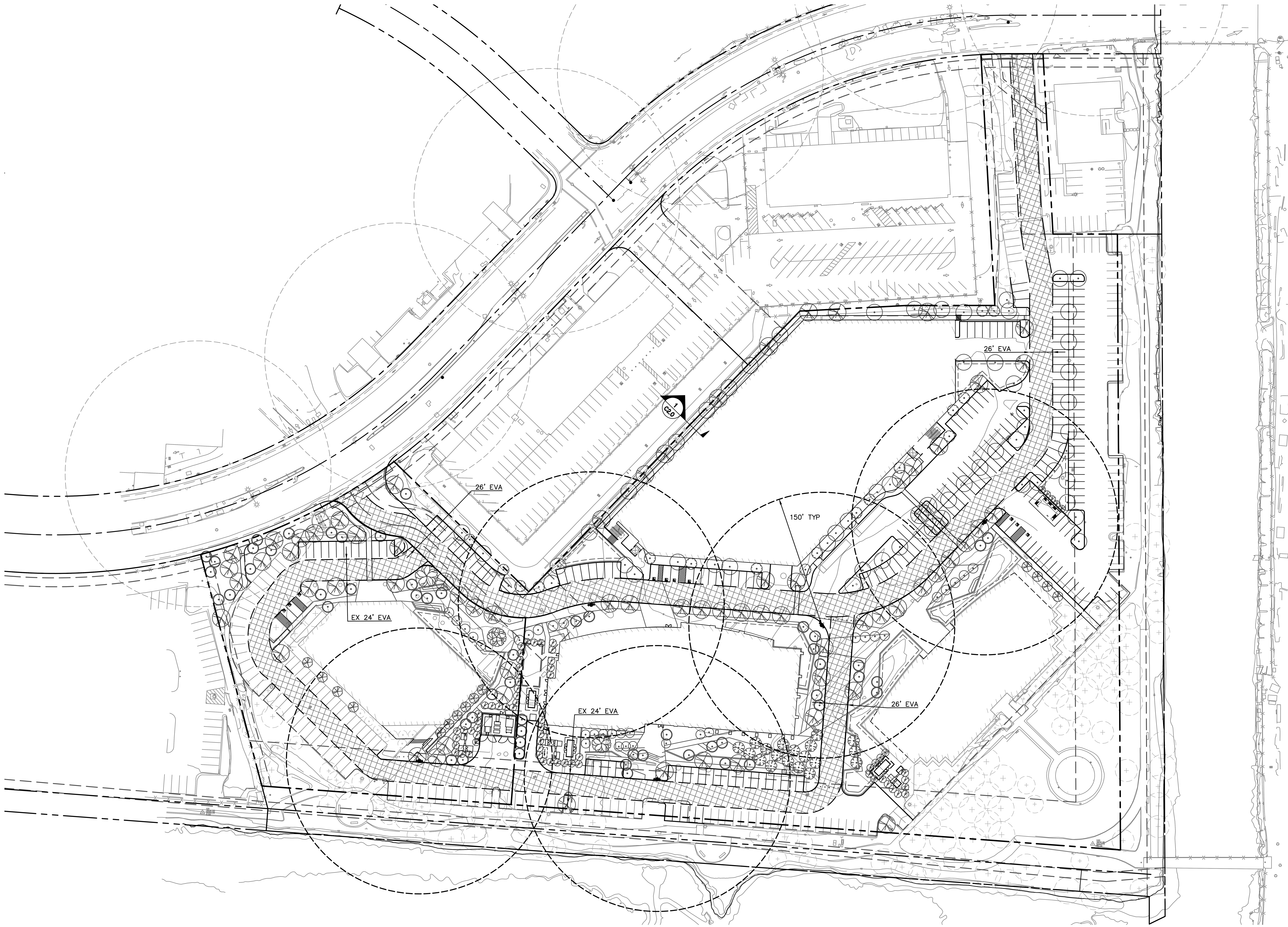
PROPOSED STORMWATER MANAGEMENT PLAN

BURLINGAME BAY

Planning Submittal 05.11.2020
Planning Submittal 09.10.2020

C4.0
1" = 50'
Project Number: 10192.002




**LEGEND:**

EVA

PROPOSED FIRE HYDRANT RADIUS

EXISTING FIRE HYDRANT RADIUS

**ABBREVIATIONS:**

| | |
|---|---|
| EVA | EMERGENCY VEHICLE ACCESS |
| TYP | TYPICAL |

DES ARCHITECTS ENGINEERS

EverWest REAL ESTATE PARTNERS

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ENGINEERS/SURVEYORS/PLANNERS



PROPOSED FIRE ACCESS PLAN

BURLINGAME BAY

Planning Submittal 05.11.2020
Planning Submittal 09.10.2020

C5.0

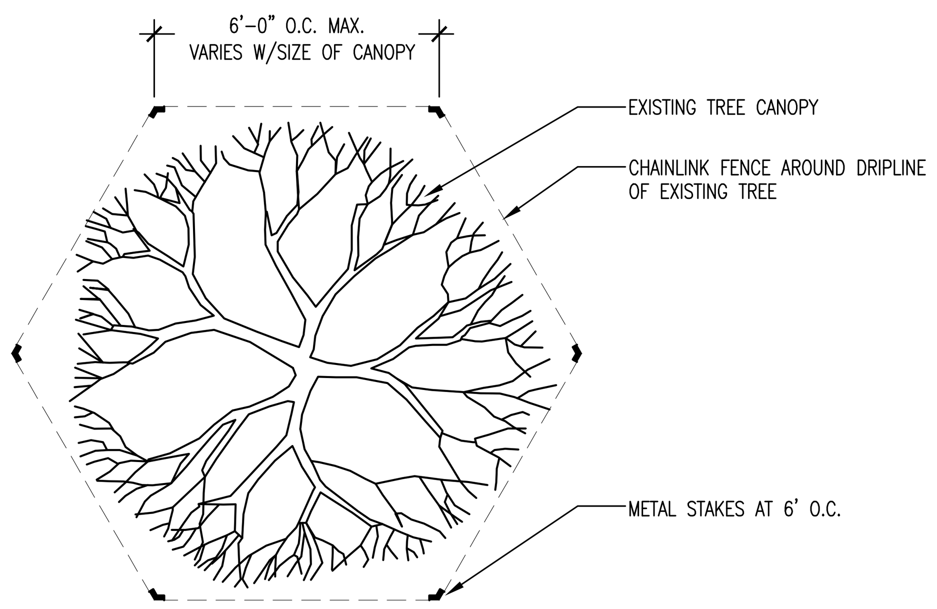
1" = 50'

Project Number: 10192.002

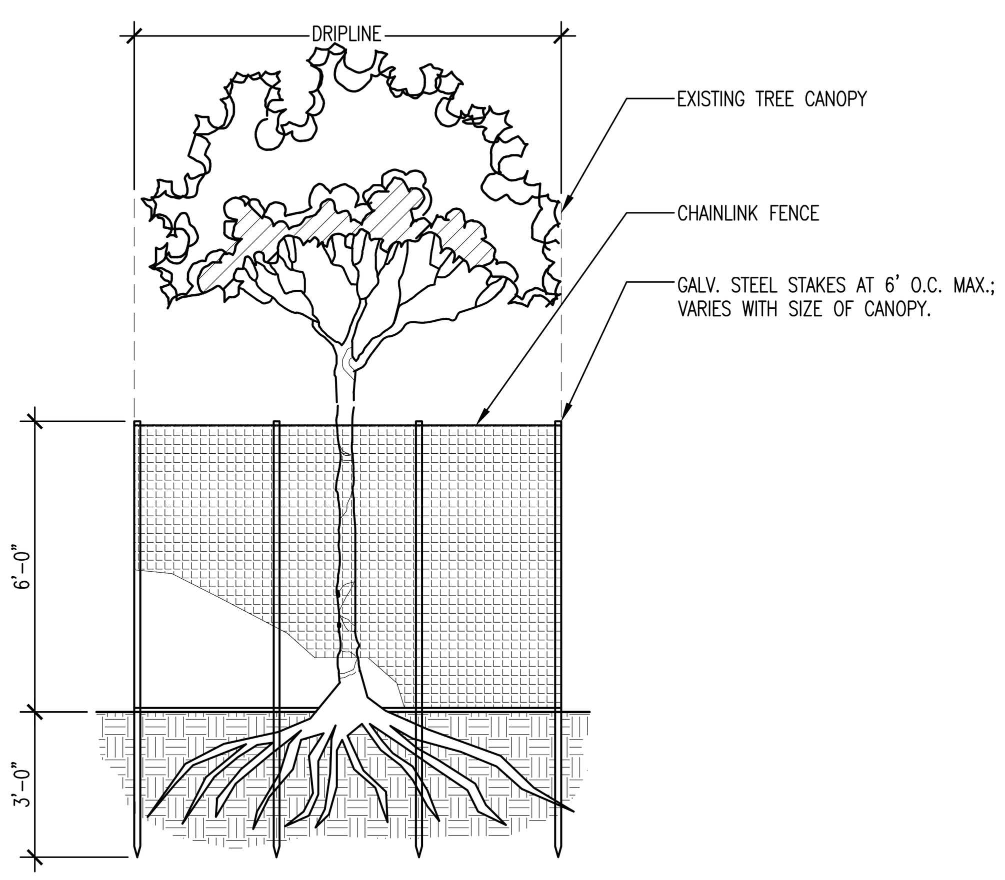
**TREE PROTECTION MEASURES:**

**Tree protection measures taken from Arborist Report dated 01/25/2020. Refer to full report for additional information.**

NOTES:
1. DO NOT REMOVE OR MOVE FENCE ONCE IN PLACE, UNLESS AUTHORIZED BY OWNER.
2. PLAN VIEW ONLY APPLIES WHEN FENCE ENCLOSES TREE. FENCE MAY BE USED AS A CONTINUOUS FENCE/BARRIER TO PROTECT TREE FROM ADJACENT CONSTRUCTION.




PLAN




ELEVATION

1 EXISTING TREE PROTECTION FENCE
3/8"=1'-0" (32) FILE NAME: FN-TREE DRAWN BY: LNDSCPE



## 4.0 TREE PROTECTION MEASURES

Recommendations presented within this section serve as measures to help mitigate or avoid impacts to trees being retained, and should be carefully followed throughout the entire demolition and construction process. They are subject to change upon reviewing future project plans, and I (hereinafter, "project arborist") should be consulted in the event any cannot be feasibly implemented.

### 4.1 Design Guidelines

1. A Tree Protection Zone (TPZ) is necessary to restrict or confine the following activities to help achieve a reasonable assurance of a tree's vigor, longevity and anchoring capacity: trenching, soil scraping, compaction, mass and finish-grading, overexcavation, subexcavation, tilling, ripping, swales, bioswales, storm drains, dissipaters, equipment cleaning, removal of underground utilities and vaults, altering existing water/drainage flows, stockpiling and dumping of materials, and equipment and vehicle operation. For general design purposes, the TPZ of a particular tree should be a minimum distance from its trunk of 7 to 10 times its trunk diameter in all directions away from existing foundations, tall retaining/planter walls, and streets (strive towards 10 times the diameter, and/or, beyond the actual canopy); for trees with multiple trunks, utilize the largest diameter. In the event an impact encroaches slightly within a setback, it can be reviewed on a case-by-case basis by the project arborist to determine whether measures can sufficiently mitigate the impacts to less-than-significant levels.

2. All site-related plans should contain notes referencing this report for tree protection measures.

3. Abandon all existing, unused lines or pipes within a TPZ, and any above-ground section should be cut off at existing soil grade (rather than being dug up and causing subsequent root damage); this provision should be specified on the demolition plan.





4. Design and route future utilities, irrigation, storm drains, dissipaters, bioswales (or other bioretention device/structure) and swales beyond TPZs. Dictated by the proximity to tree trunks, an alternative installation method may be warranted, such as hand-digging, a pneumatic air device (such as an Air-Spade®), or directional boring. For directional-boring, the ground above any tunnel must remain undisturbed, and access pits and any infrastructure (e.g. splice boxes, meters and vaults) established beyond TPZs.

5. Where within 10 feet from TPZ, confine grading (cut and fill), overexcavation, subexcavation, trenching, compaction, and other ground disturbance to within 12 to 24 inches from any foundation, footing, curb, gutter, pavement, drive or retaining wall.

6. Any wall constructed beneath a canopy for the purposes of retaining fill away from a TPZ should be, preferably, established on top of existing soil grade with no footing (e.g. drystack), or alternatively, using a pier and above-grade beam foundation, where the piers are minimized in diameter, spaced as far apart as possible, and the beams or spans between the piers established on top or above existing soil grade (i.e. a no-dig design except vertically for the piers). The ground beneath the beams or wall must not be compacted or dug.

7. Structures should consider avoiding the need to remove large limbs (e.g. >3" in diameter) or sections of canopies contributing to a tree's overall form, including to erect construction scaffolding or needing manlifts.

8. The future staging area and route(s) of access should be routed beyond canopies and unpaved areas of TPZs.

9. Avoid specifying the use of herbicides use within a TPZ; where used on site, they should be labeled for safe use near trees. Also avoid prescribing liming within 50 feet of a tree.

10. Erosion control should consider that any straw wattle or fiber rolls require no more than a 2-inch deep, vertical soil cut for their embedment, and are established as close to canopy edges as possible (and not against a tree's trunk).





11. The landscape design should conform to the following additional guidelines:
    a. Large growing trees, such as those that can exceed the height of retained trees, should be installed beyond TPZs, and be at least 10 to 15 feet from a future foundation, wall and hardscape.
    b. Plant material installed beneath tree canopies should be at least 24 to 36 inches from their trunks.
    c. Irrigation and lighting features (e.g. main line, lateral lines, valve boxes, wiring and controllers) should be established so that no trenching occurs within a TPZ. In the event this is not feasible, they may require being installed in a radial direction to a tree's trunk, and terminate a specific distance from a trunk (versus crossing past it).
    d. Ground cover beneath canopies should consist of a 3-inch layer of coarse wood chips or other high-quality mulch (avoid gorilla hair, rock, stone, gravel, black plastic or other synthetic ground cover). Keep mulch off the trees' trunks.
    e. New fence posts (posts) should be placed at least 5 feet from a tree's trunk (depends on trunk size and growth pattern); the post layout should be guided by where large roots are likely located, which can be predetermined using a bully probe (or similar), and collaborating with the project arborist.
    f. Tilling, ripping and compaction within TPZs should be avoided.
    g. Bender board or other edging material proposed beneath the canopies should be established on top of existing soil grade (such as by using vertical stakes).

### 4.2 Before Demolition, Grading and Construction

12. Pruning for any retained tall or large tree is needed, and should only be performed in accordance with the most recent ANSI A300 standards, and by a California licensed and bonded tree-service contractor (D-49) which has an ISA certified arborist in a supervisory role and carries General Liability and Worker's Compensation insurance. Also, the rubber wire cable within #187's canopy should be removed.

13. Where feasible, manually spread a 4- to 5-inch layer of coarse wood chips, ¼- to ¾-inch in size, over exposed ground beneath canopies; the type and source of these wood chips should be from a professional and licensed tree service, and absent of Sudden Oak Death infection (or the possibility thereof). The chips should not be piled against the trunks, and any existing leaf litter should remain in place and the chips spread on top.





14. Where within a TPZ, the removal of plant material and groundcover must be manually performed versus using heavy equipment operating and traveling on unpaved ground. Additionally, the removal of stumps shall only be performed using a stump grinder (versus excavating into the ground and inadvertently damaging roots).

15. Begin applying supplemental irrigation during the dry months of the year (e.g. May thru October), at a rate of approximately 10 gallons per inch of trunk diameter every two to three weeks via flooding the inside of a 12-inch tall berm established around the canopy perimeters (or as close to the perimeters as possible). Alternatives include using soaker hoses or through deep-root injection. Note, ultimately, the methodology, amount and frequency of irrigation can be best outlined closer to construction commencing, and any applicable dewatering may require a more intensive supplemental watering program than otherwise needed.

16. Install tree protection fencing prior to demolition or other site work for the purpose of restricting access into unpaved sections of ground within a TPZ. Fencing does not need to enclose any pavement remaining within a TPZ (in effect, the pavement allows access within a TPZ, while serving as a superior root zone buffer). Fencing should consist of 5- to 6-foot tall chain link mounted on 2-inch diameter steel posts, which are driven into the ground for vertical alignment. Fencing shall remain in place throughout site development, and will need to be installed, as needed, in various phases (e.g. demolition is phase 1, grading and construction phase 2). Also, note that removing hardscape within a TPZ may trigger fencing being modified to capture the newly exposed area.

### 4.3 During Demolition, Grading and Construction

17. Take great care during demolition of existing pavement and other features to avoid damaging a tree's trunk, crown and roots within a TPZ.

18. Great care must also be taken by equipment operators to position their equipment to avoid trunks and branches, including the scorching of foliage. Any tree damage or injury should be reported to the project arborist for review of treatment.

19. Avoid using the trees' trunks as winch supports for moving or lifting heavy loads.





20. Removing existing hardscape (including curbs and gutters) within a TPZ should be carefully performed to avoid excavating roots and soil during the process, and removal of base material shall be performed under direction of the project arborist (and where necessary, shall remain in place and utilized as future base course).

21. Any authorized access, digging or trenching within designated-fenced areas shall be foot-traffic only and manually performed without using heavy equipment or tractors.

22. Avoid damaging or cutting roots with diameters ≥2 inches without prior assessment by the project arborist. Should roots of this size become encountered, within one hour of exposure, either bury them with soil or wrap in moistened burlap, to remain continually moist until ultimately covered by soil. If approved for cutting, cleanly severe at 90° to the angle of root growth against the cut line (using loppers or a sharp hand saw), and then immediately after, bury the cut end with soil or cover with a plastic sandwich bag (and secured using a rubber band, and removed just before backfilling). Roots encountered with diameters less than 2 inches and require removal can be cleanly severed, using a new handsaw or loppers, at 90° to the direction of root growth.

23. Spoils created during digging shall not be piled or spread on unpaved ground within a TPZ. If essential, temporarily pile spoils on plywood or a tarp.

24. New irrigation and lighting features (e.g. main line, laterals, valve boxes, wiring and controllers) should be established so that no trenching occurs within a TPZ. In the event this is not feasible, the trenches may require being installed in a radial direction to a tree's trunk, and terminate a specific distance from a trunk (versus crossing past it). The use of a pneumatic air device (such as an Air-Spade®) may be needed to avoid root damage. Additionally, any Netafim tubing used should be placed on grade, and header lines installed as mentioned above. All routes within or near a TPZ shall be reviewed with the project arborist several weeks/months prior to installation.

25. Digging holes for any new fence within a TPZ shall be manually performed, and in the event a root of ≥2 inches in diameter is encountered during the process, the hole should be shifted over by 12 inches and the process repeated.





26. Dust accumulating on trunks and canopies during dry weather periods should be periodically washed away (e.g. every three to four months).

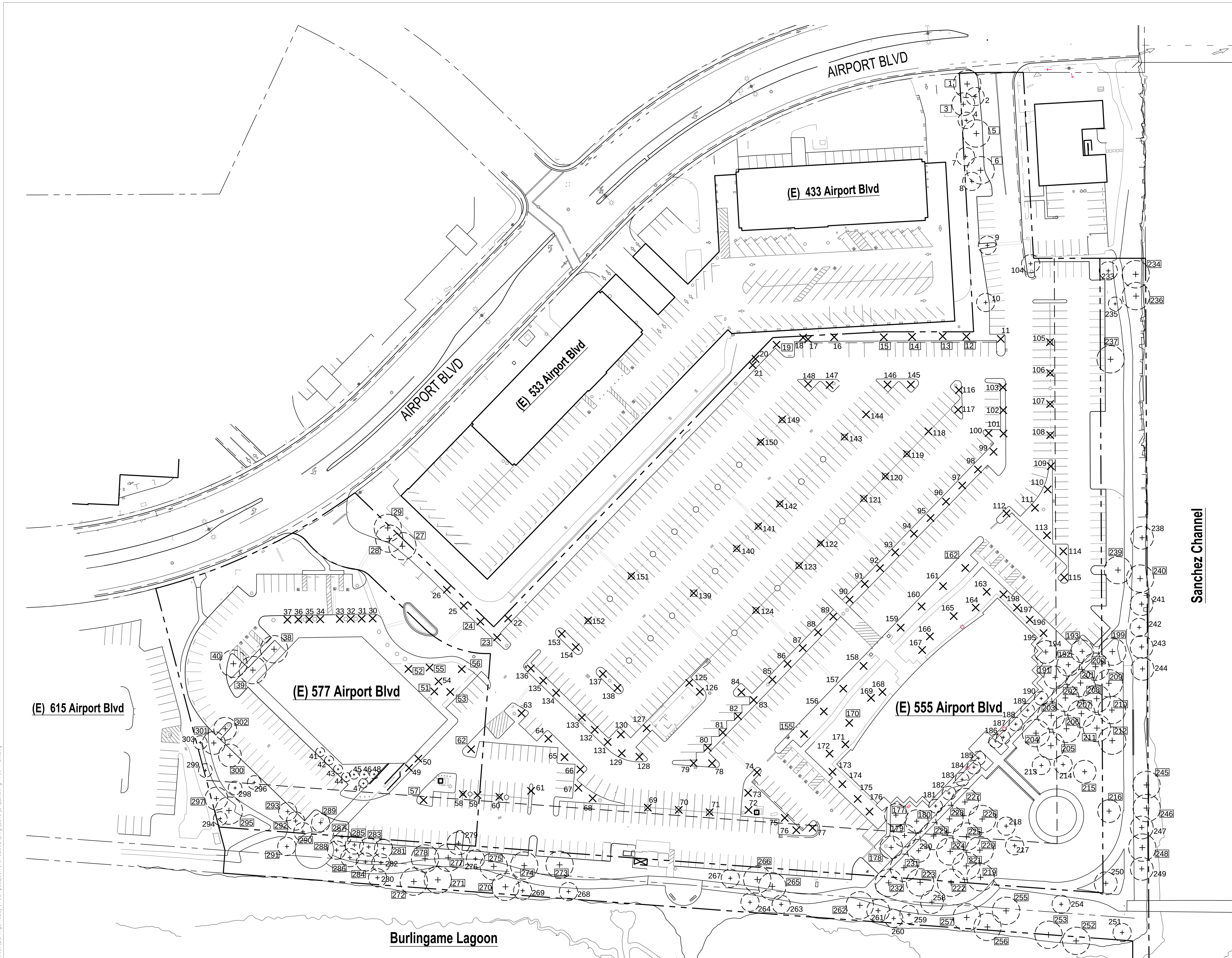
27. Avoid disposing harmful products (such as cement, paint, chemicals, oil and gasoline) beneath canopies or anywhere on site that allows drainage within or near TPZs. Herbicides should not be used with a TPZ; where used on site, they should be labeled for safe use near trees.

28. Fertilization may benefit a tree's health, vigor and appearance. If applied, however, soil samples should first be obtained to identify the pH levels and nutrient levels so a proper fertilization program can be established. I further recommend any fertilization is performed under the direction and supervision of a certified arborist, and in accordance with the most recent ANSI A300 standards.






Tree Protection Measures




## PROTECTED TREES TO BE REMOVED INVENTORY LIST:
**(Arborist Report on 01/25/2020)**

| TREE/ TAG NO. | TREE NAME | SIZE: Trunk Diameter (in.) | CONDITION: Health Condition (100%=Best, 0%=Worst) | CONDITION: Structural Integrity (100%=Best, 0%=Worst) | CONDITION: Overall Condition (Good/Fair/Poor/Dead) | Suitability for Preservation (High/Moderate/Low) | Protected Tree | Comments |
|---|---|---|---|---|---|---|---|---|
| 12 | Fremont cottonwood (*Populus fremontii*) | 18 | 60% | 60% | Fair | Moderate | X | Has a slight easterly lean. Ivy along trunk and dripline. Deadwood. |
| 13 | Fremont cottonwood (*Populus fremontii*) | 16 | 40% | 50% | Poor | Low | X | Deadwood. Ivy along trunk and dripline. |
| 14 | Fremont cottonwood (*Populus fremontii*) | 16 | 50% | 50% | Fair | Moderate | X | Ivy along trunk and dripline. Trunk surrounded by shrubs. Slight NE lean. Deadwood. |
| 15 | Fremont cottonwood (*Populus fremontii*) | 16 | 0% | 0% | Dead | Low | X | Roughly 90% dead, and for all practical purposes, consider dead. Extensive root decay, and should be removed immediately. |
| 19 | Fremont cottonwood (*Populus fremontii*) | 18 | 40% | 60% | Poor | Moderate | X | Leans east. Decayed surface roots throughout planter. Deadwood. |
| 23 | Fremont cottonwood (*Populus fremontii*) | 19 | 30% | 30% | Poor | Low | X | Deadwood. Slight SE lean. Advanced decline. |
| 24 | Fremont cottonwood (*Populus fremontii*) | 16 | 30% | 30% | Poor | Low | X | Slight NE lean. Deadwood. Small girdling root. Adjacent to retaining wall. |
| 51 | Fremont cottonwood (*Populus fremontii*) | 21 | 30% | 30% | Poor | Low | X | Adjacent to and leans away from building. Small girdling root. Extremely thin canopy. High canopy and top heavy. |
| 52 | Fremont cottonwood (*Populus fremontii*) | 26 | 30% | 20% | Poor | Low | X | Pronounced lean away from adjacent building. Extremely thin canopy. High canopy and top heavy. |
| 53 | Fremont cottonwood (*Populus fremontii*) | 27 | 30% | 20% | Poor | Low | X | Has a large basal canker with extensive decay. Leans east. Buttress root alongside walk. Small girdling roots. High canopy and top heavy. |
| 55 | Fremont cottonwood (*Populus fremontii*) | 21 | 20% | 20% | Poor | Low | X | Pronounced SE lean. Girdling roots. Basal canker. Deadwood. High canopy and top heavy. |
| 56 | Fremont cottonwood (*Populus fremontii*) | 29 | 40% | 40% | Poor | Low | X | Leans SE, and opposite lean is a mound, indicating it likely partially uprooted in past. Girdling roots. Deadwood. Thin canopy. Adjacent walkway raised in past (repaired now). High canopy and top heavy. |
| 57 | Blackwood acacia (*Acacia melanoxylon*) | 16 | 20% | 20% | Poor | Low | X | Advanced decline with at least 50% of canopy being dead. Surface roots. Deadwood. |
| 62 | Blackwood acacia (*Acacia melanoxylon*) | 28 | 30% | 10% | Poor | Low | X | Adjacent curb is cracked and raised. Fungal body (Ganoderma) at base, indicating an advanced level of internal decay. Asymmetrical, broad canopy. Poor lateral root development. Multiple leaders originate at 5.5' high forming a weak attachment. Mounds in lot from roots. |
| 155 | London plane tree (*Platanus × hispanica*) | 18 | 60% | 70% | Fair | Moderate | X | Has an old trunk wound. Generally good condition relative to all other London planes. |
| 162 | London plane tree (*Platanus × hispanica*) | 18 | 60% | 80% | Fair | Moderate | X | Generally good condition relative to all other London planes. |
| 170 | Japanese maple (*Acer palmatum*) | 5, 5, 4, 4, 3(3), 2, 1 | 70% | 30% | Fair | Moderate | X | Multi-trunk. In front of building. |

***Project: Burlingame Bay, Burlingame***
***Prepared for: DES Architects + Engineers, Inc.***
***Prepared by: David L. Babby***
***January 25, 2020***

## TREE EVALUATION NOTES:

1. REFER TO ARBORIST REPORT DATED 01/25/2020 , PREPARED BY ARBOR RESOURCES FOR COMPLETE TREE INVENTORY TABLE AND EXISTING TREE PROTECTION MEASURES.
2. REFER TO SHEET L3b CONCEPTUAL LANDSCAPE PLAN FOR TREE REPLACEMENTS.
3. 155 TREES TO BE REMOVED
   148 TREE TO REMAIN
   17 PROTECTED TREES TO BE REMOVED
   251 PROPOSED TREES TO BE ADDED

## LEGEND:

- × EXISTING TREE TO BE REMOVED
- (+) EXISTING TREE TO REMAIN
- [19] EXISTING TREE OF PROTECTED SIZE

N

0' 25 50' 100'

SCALE: 1" = 50'-0"

DES ARCHITECTS ENGINEERS

EverWest REAL ESTATE PARTNERS



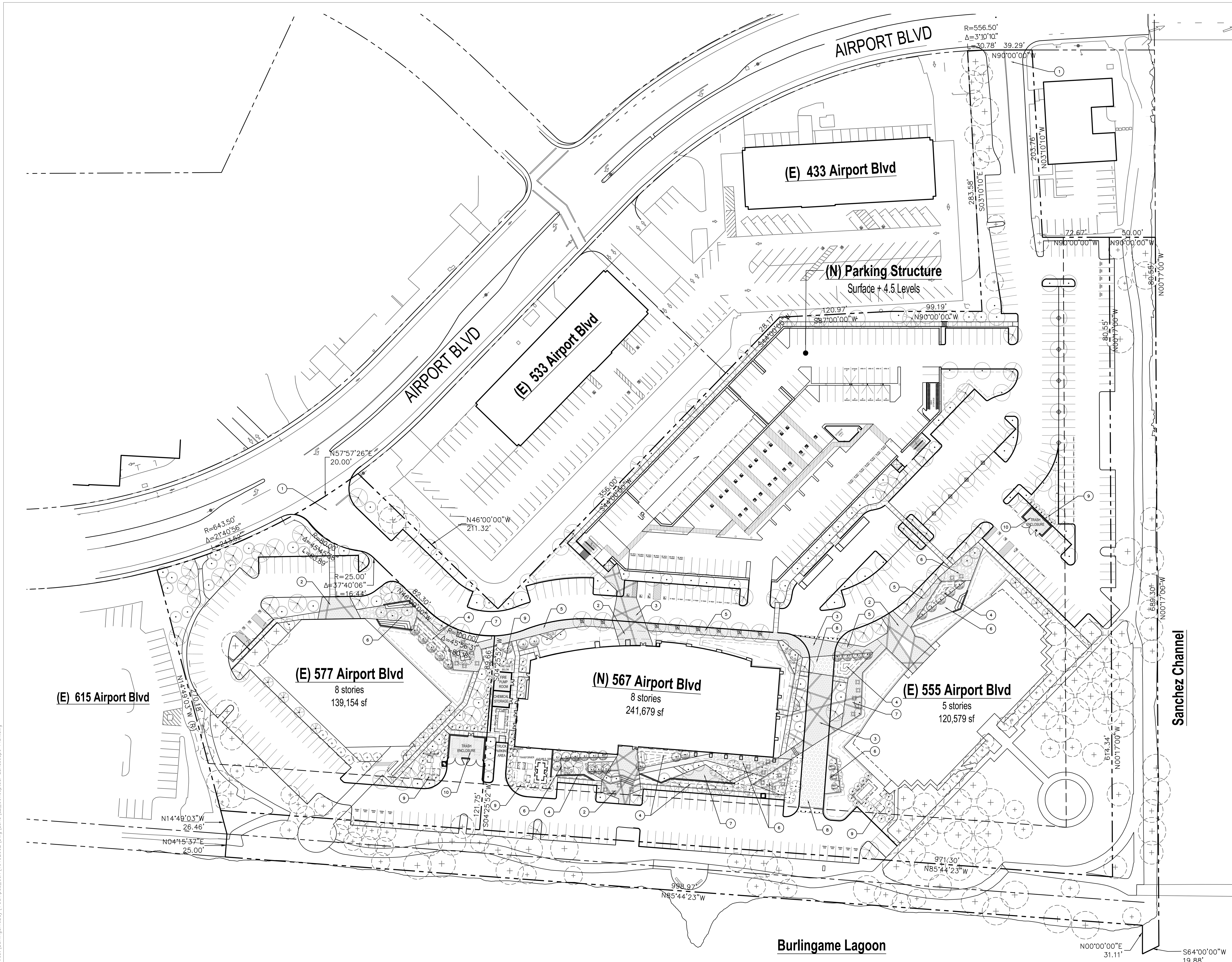
Existing Tree Plan

BURLINGAME BAY

Planning Submittal 05.11.2020
Planning Submittal 09.10.2020

L1

Project Number: 10192.002




## GENERAL NOTES:

1. ALL TREES TO BE A MINIMUM OF 15 GAL. IN SIZE WITH A MIXTURE OF 24", 36", AND 48" BOX SIZES.
2. LANDSCAPE MAINTENANCE AND ESTABLISHMENT PROGRAMS TO BE PROVIDED AT COMPLETION OF PROJECT.
3. A WATER CONSERVING AUTOMATIC IRRIGATION SYSTEM WILL BE PROVIDED IN PROPOSED LANDSCAPE AREAS IN ACCORDANCE WITH THE CITY OF BURLINGAME AND MODEL WATER EFFICIENT LANDSCAPE ORDINANCE.
4. ALL PLANTING AND IRRIGATION TO CONFORM TO SMC 19.37.
5. NO TREES PLANTED WITHIN 10' OF CITY SEWER LINES.
6. FOR CONCEPTUAL LANDSCAPE DETAILS AND FULL LIST OF PROPOSED TREE, SHRUB AND GROUNDCOVER, REFER TO SHEET L3.
7. WATER CALCULATIONS TO BE PROVIDED WITH SUBMITTAL FOR BUILDING PERMIT.

## SHEET NOTES:

REFER TO L3 FOR PLANTING SCHEDULE AND DETAILS,
REFER TO L4.1 & L4.2 FOR IMAGERY.

## KEY NOTES:

1. SITE ENTRY
2. BUILDING ENTRY PLAZA W/ SPECIAL PAVING
3. VEHICULAR RATED SPECIAL PAVING
4. GEOMETRIC BERM
5. CAMPUS PEDESTRIAN CIRCULATION W/ SPECIAL PAVING
6. FLEX SPACE (PAVING MATERIAL - FLAGSTONE, DG, ARTIFICIAL TURF)
7. OUTDOOR DINING W/ SPECIAL PAVING
8. TURF BLOCK (GRASSPAVE2 BY INVISIBLE STRUCTURES)
9. SCREEN PLANTING AT TRASH ENCLOSURES / UTILITY AREA
10. TRASH ENCLOSURES

## LEGEND:

STREET TREE - 48" BOX
- ACER RUBRUM 'OCTOBER GLORY'
- POPULUS FREMONTII
- ULMUS PARVIFOLIA

SPECIMEN TREE - 60" BOX
- QUERCUS RUBRA

CANOPY TREE - 36" BOX
- PISTACIA CHINENSIS

TREE GROVE AT FLEX AREA - 36" BOX
- GINKGO BILOBA 'AUTUMN GOLD'

ACCENT TREE - 24" BOX
- CERCIS OCCIDENTALIS
- ACER X FREEMANII 'ARMSTRONG'

EVERGREEN TREE - 24" BOX
- MAGNOLIA GRANDIFLORA 'LITTLE GEM'
- ARBUTUS 'MARINA'
- DODONAEA VISOSA 'PURPUREA' (SCREENING FOR TRASH ENCLOSURES / UTILITY)

EXISTING TREE ON SITE

BIO RETENTION
REFER TO CIVIL DRAWINGS FOR DETAIL
REFER TO L3 & L4.1 FOR PLANTING IN BIO

DES ARCHITECTS ENGINEERS

EverWest REAL ESTATE PARTNERS



# Conceptual Landscape Plan

BURLINGAME BAY

Planning Submittal 05.11.2020
Planning Submittal 09.10.2020

L2

Project Number: 10192.002


**KEY NOTES:**

1. BUILDING ENTRY PLAZA W/ SPECIAL PAVING
2. OUTDOOR DINING W/ SPECIAL PAVING AND SPECIMEN OAK IN CENTER
3. FLEX SPACE W/ TERRACED SEATING
4. GEOMETRIC BERM W/ EVERGREEN TREE ALIGNED
5. SECONDARY CURBSIDE DROP-OFF
6. CAMPUS PEDESTRIAN CIRCULATION W/ SPECIAL PAVING
7. NEW CONCRETE WALKWAY
8. BIO RETENTION AREA
9. SCREEN PLANTING AT TRASH ENCLOSURE / UTILITY AREA
10. TRASH ENCLOSURE

N

0' 10' 20' 40'

SCALE: 1" = 20'-0"

DES ARCHITECTS ENGINEERS

EverWest REAL ESTATE PARTNERS



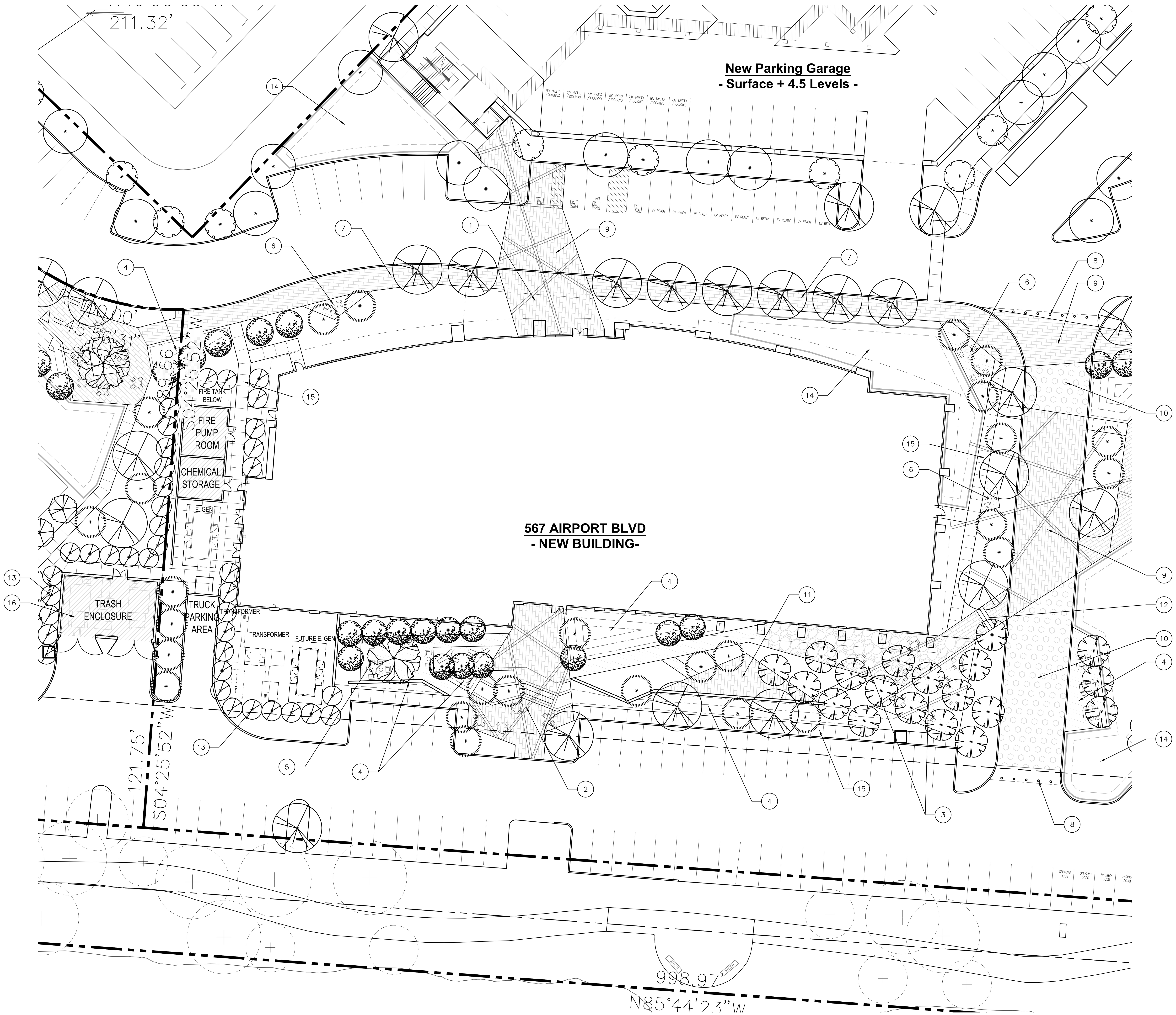
Enlarged Conceptual Landscape Plan

BURLINGAME BAY

Planning Submittal 05.11.2020
Planning Submittal 09.10.2020

L2.1

Project Number: 10192.002




## KEY NOTES:

1. BUILDING ENTRY PLAZA W/ SPECIAL PAVING
2. TERRACED OUTLOOK W/ SPECIAL PAVING
3. TREE BOSQUE W/ FLAGSTONE, DG & ARTIFICIAL TURF FLEX SPACE BELOW
4. GEOMETRIC BERM
5. DG SEATING AREA FLANKED W/ ACCENT TREES AND SPECIMEN OAK IN CENTER
6. DG POCKET SEATING AREA FLANKED W/ ACCENT TREES
7. CAMPUS PEDESTRIAN CIRCULATION W/ SPECIAL PAVING & TREE GRATES
8. REMOVABLE BOLLARD, TYP.
9. VEHICULAR RATED SPECIAL PAVING
10. TURF BLOCK
11. OUTDOOR DINING W/ SPECIAL PAVING
12. STAIRS AT WALKWAY
13. SCREEN PLANTING AT TRASH ENCLOSURE / UTILITY AREA
14. BIO RETENTION AREA
15. NEW CONCRETE WALKWAY
16. TRASH ENCLOSURE

N

0' 10' 20' 40'

SCALE: 1" = 20'-0"

DES ARCHITECTS ENGINEERS



EverWest REAL ESTATE PARTNERS

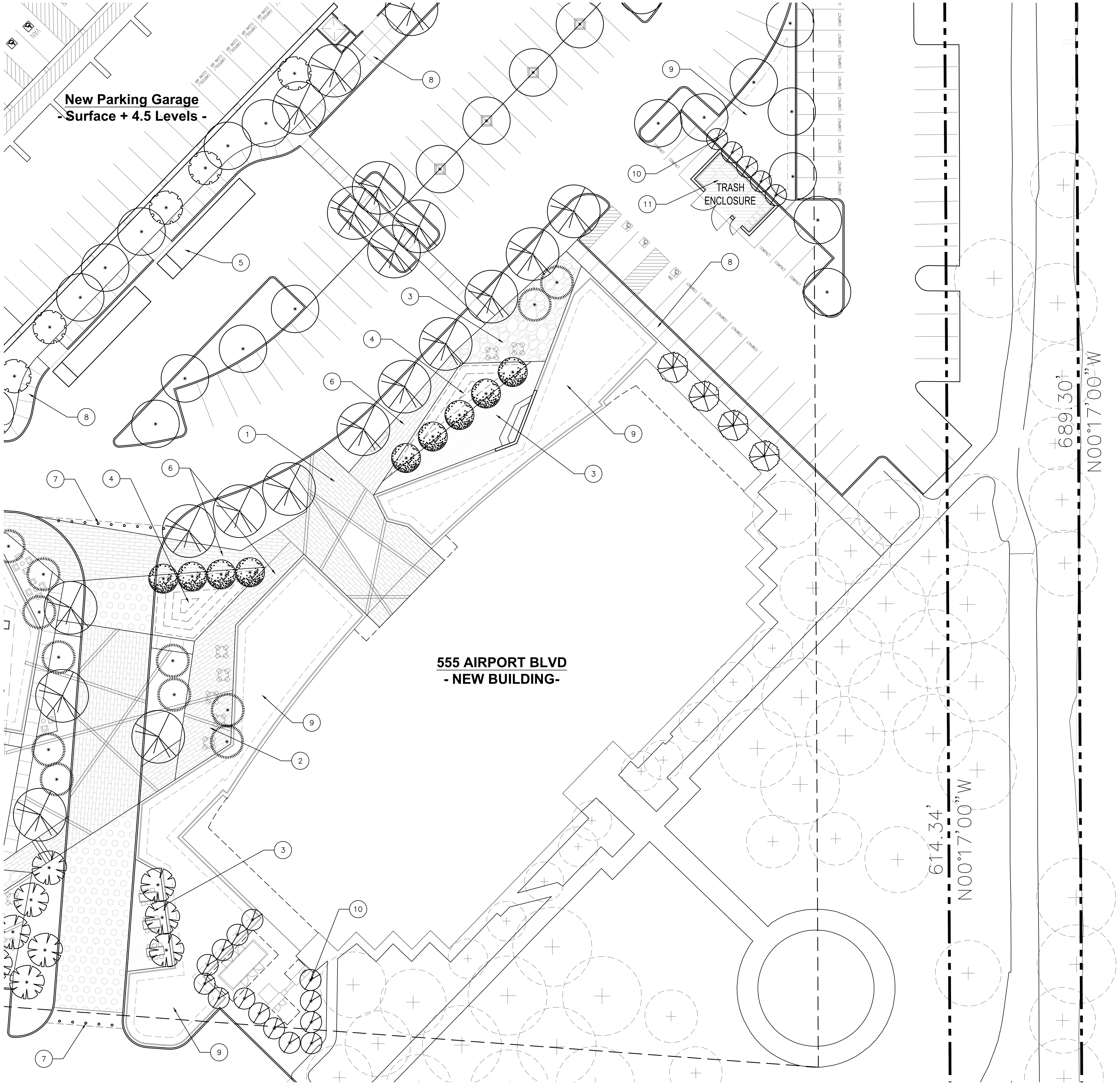
Enlarged Conceptual Landscape Plan

BURLINGAME BAY

Planning Submittal 05.11.2020
Planning Submittal 09.10.2020

L2.2

Project Number: 10192.002




**KEY NOTES:**

1. BUILDING ENTRY PLAZA W/ SPECIAL PAVING
2. OUTDOOR DINING W/ SPECIAL PAVING AND ACCENT TREES
3. FLEX SPACE W/ FLAGSTONE, DG PAVING OR TERRACED SEATING
4. GEOMETRIC BERM W/ EVERGREEN TREE ALIGNED
5. SHUTTLE STOP
6. CAMPUS PEDESTRIAN CIRCULATION W/ SPECIAL PAVING
7. REMOVABLE BOLLARD, TYP.
8. NEW CONCRETE WALKWAY
9. BIO RETENTION AREA
10. SCREEN PLANTING AT TRASH ENCLOSURE / UTILITY AREA
11. TRASH ENCLOSURE

N

0' 10' 20' 40'

SCALE: 1" = 20'-0"

DES ARCHITECTS ENGINEERS

EverWest REAL ESTATE PARTNERS



Enlarged Conceptual Landscape Plan

BURLINGAME BAY

Planning Submittal 05.11.2020
Planning Submittal 09.10.2020

L2.3

Project Number: 10192.002

## PROPOSED PLANTING LIST

| Code | Botanical Name | Common Name | Size | WUCOLS* | Type | Comments |
|---|---|---|---|---|---|---|
| **TREES** | | | | | | |
| ACE RUB | Acer rubrum 'October Glory' | Red Maple | 36" | Moderate | Street Tree | Standard Form |
| POP FRE | Populus fremontii | Fremont Poplar | 36" | Moderate | Street Tree | Standard Form |
| ULM PAR | Ulmus parvifolia | Chinese Elm | 48" | Low | Street Tree/Evergreen | Standard Form |
| QUE RUB | Quercus rubra | Northern Red Oak | 48" | Moderate | Specimen Tree | Standard form |
| PIS CHI | Pistacia chinensis 'Keith Davey' | Chinese Pistache | 36" | Low | Canopy Tree | Standard Form |
| ARB MAR | Arbutus 'Marina' | Marina Strawberry Tree | 36" | Low | Accent Tree/Evergreen | Multi-trunk / Standard |
| GIK AUT | Ginkgo biloba 'Autumn Gold' | Autumn Gold Ginkgo | 48" | Moderate | Accent Tree | |
| CER OCC | Cercis occidentalis | Western Redbuds | 36" | Very Low | Accent Tree | |
| MAG GRA | Magnolia grandiflora 'Little Gem' | Southern Magnolia | 36" | Moderate | Accent Tree/Evergreen | |
| ACE ARM | Acer x freemanii 'Armstrong' | Freeman Maple | 36" | Moderate | Screen/Accent Tree | Standard Form |
| DOD VIS | Dodonaea viscosa 'Purpurea' | Purple Hopseed Bush | 24" | Low | Screen/Evergreen | |

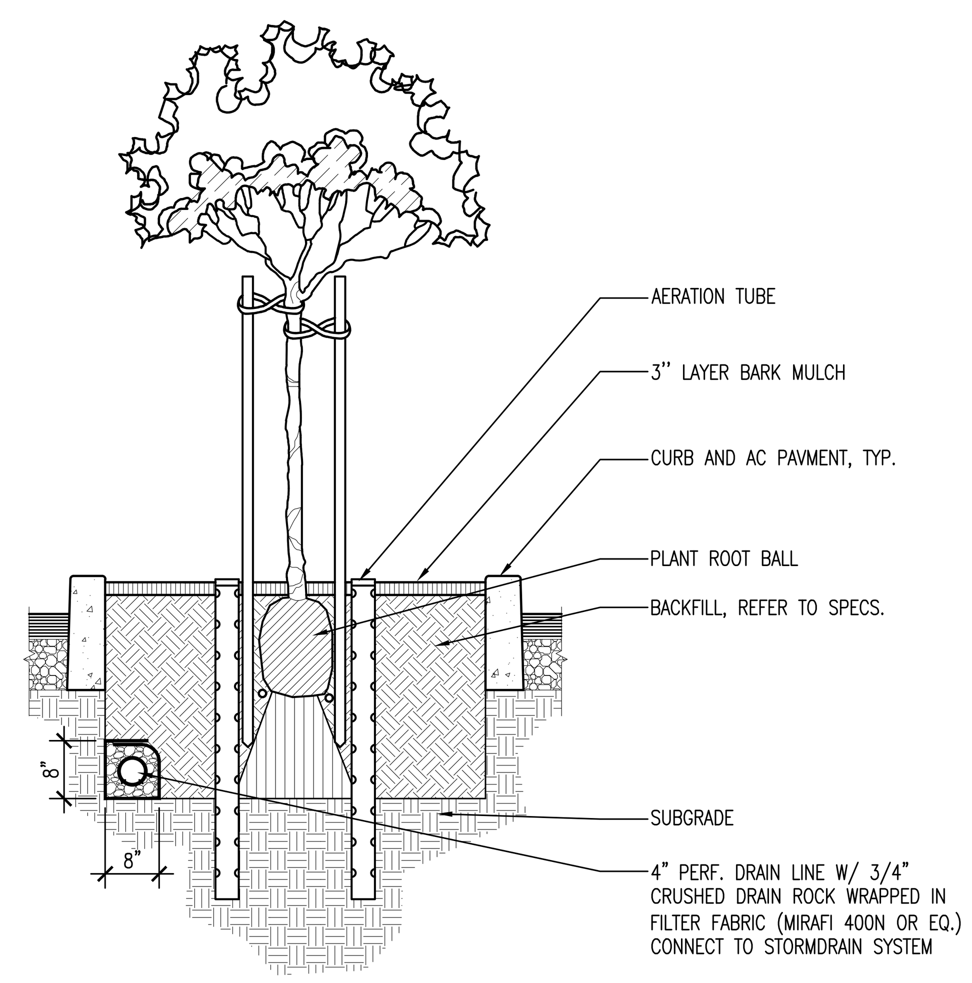
| | Botanical Name | Common Name | Size | WUCOLS* | BR** | Comments |
|---|---|---|---|---|---|---|
| **Shrub & Groundcover** | | | | | | |
| | Coleonema pulchellum | Confetti Bush | 1 Gal | Moderate | | |
| | Correa species | Australian Fuchsia | 1 Gal | Low | | |
| | Dietes bicolor | Fortnight Lily | 1 Gal | Low | | |
| | Phormium 'Dark Delight' | Red New Zealand Flax | 5 Gal | Low | | |
| | Phormium 'Jubilee' | New Zealand Flax | 5 Gal | Low | | |
| | Polystichum munitum | Western sword fern | 1 Gal | Moderate | | |
| | Rhamnus californica | Coffee Berry | 1 Gal | Low | | |
| | Achillea millefolium | Common Yarrow | 1 Gal | Low | X | |
| | Ceanothus 'Diamond Heights' | Diamond Heights Ceanothus | 1 Gal | Low | X | |
| | Ceanothus 'Yankee Point' | Yankee Point Ceanothus | 1 Gal | Low | X | |
| | Rosa 'Flower Carpet' | Carpet Rose | 2 Gal | Moderate | | |
| **GRASSES AND GRASS-LIKE** | | | | | | |
| | Calamagrostis x a. 'Karl Foerster' | Feather Reed Grass | 1 Gal | Low | | |
| | Calamagrostis brachytricha | Korean Feather Reed Grass | 1 Gal | Low | | |
| | Carex tumulicola | Berkeley sedge | 1 Gal | Low | X | |
| | Chondropetalum tectorum | Cape Rush | 5 Gal | Low | X | |
| | Dietes iridioides | African Iris | 1 Gal | Low | | |
| | Juncus patens | California Grey Rush | 1 Gal | Low | X | |
| | Miscanthus s. 'Variegatus' | Variegated Japanese Silver Grass | 5 Gal | Moderate | | |
| | Miscanthus sinensis 'Adagio' | Adagio Maiden Grass | 5 Gal | Moderate | | |
| | Muhlenbergia capillaris | Pink Muhly | 1 Gal | Low | | |
| | Pennisetum setaceum 'Rubrum' | Purple Fountain Grass | 1 Gal | Low | X | |
| **VINES** | | | | | | |
| | Distictis buccinatoria | Red Trumpet Vine | 5 Gal | Moderate | | |
| | Trachelospermum jasminoides | Star Jasmine | 5 Gal | Moderate | | |

WUCOLS* = Water Use Classifications of Landscape Species
BR** = Compatible plantings for flow-through and/or bioretention, per San Mateo County C3 Manual Plant Appendix A

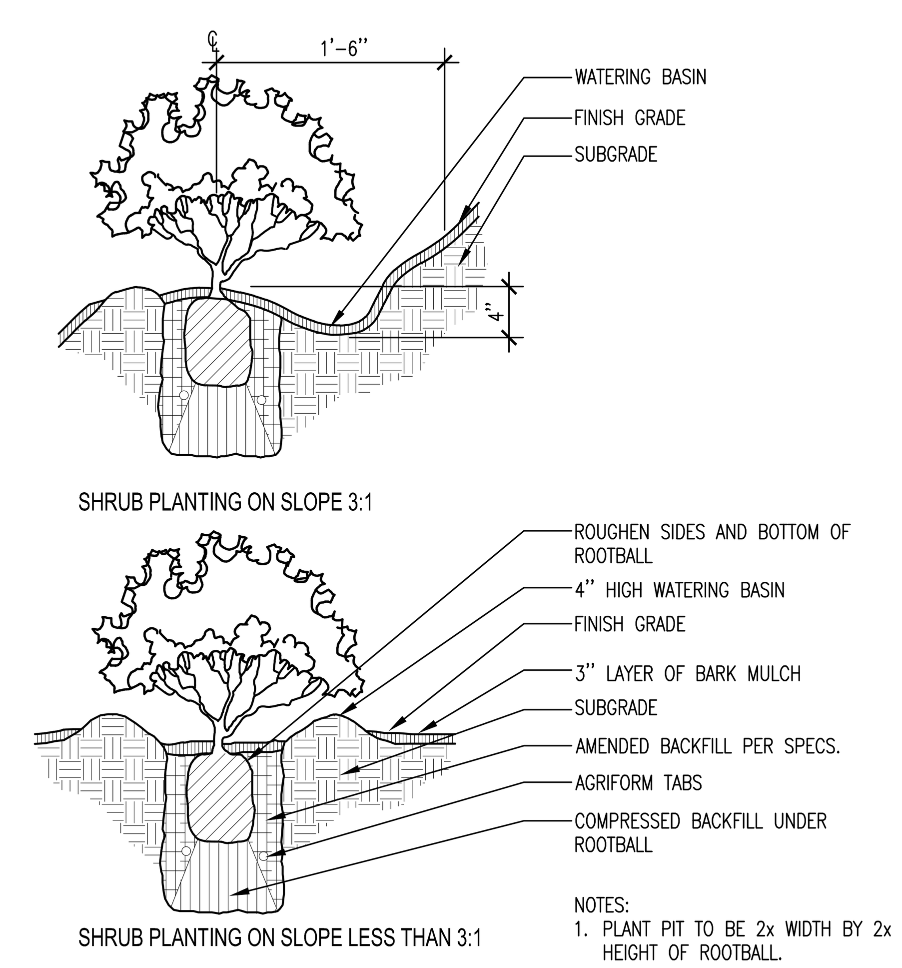
## PLANTING NOTES

1. GENERAL CONTRACCTOR SHALL BE RESPONSIBLE FOR ALL SUBCONTRACTORS.
2. PLANTING PLAN IS DIAGRAMMATIC. SOME ADJUSTMENTS TO PLANT MATERIAL PLACEMENT MAY BE REQUIRED DUE TO OBSTRUCTIONS OR ELEMENTS NOT SHOWN ON PLANTING PLAN. ADJUSTMENTS ARE SUBJECT TO APPROVAL BY LANDSCAPE ARCHITECT. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL GRAPHICALLY SHOWN PLANT MATERIAL.
3. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A HORTICULTURAL SOILS REPORT FOR ALL PLANTING AREAS, AND TO AMEND PER HORTICULTURAL SOILS REPORT PRIOR TO PLANTING.
4. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF PLANT UNAVAILABILITY WITHIN THIRTY DAYS AFTER BID AWARD.
5. TOP DRESS ALL NON-TURF AND NON-BIORETENTION AREAS WITH SLOPES LESS THAN 3:1 WITH "BFI DECORATIVE MULCH", 3" DEPTH. ON SLOPES GREATER THAN 3:1 USE SHREDDED BARK; SUBMIT SAMPLE(S).
6. TOP DRESS ALL BIORETENTION AREAS WITH 2" MIN. DEPTH LIN CREEK COBBLE. SUBMIT SAMPLE(S).
7. LANDSCAPE ARCHITECT SHALL APPROVE ALL PROPOSED PLANT SUBSTITUTIONS PRIOR TO DELIVERY OF NURSERY STOCK.
8. LANDSCAPE CONTRACTOR SHALL LAY OUT PLANTING CONTROL LINES AND HEADERS (IF REQUIRED) FOR EVIEW AND APPROVAL PRIOR TO PROCEEDING WITH PLANTING OPERATIONS.
9. KEEP 3' CLEAR OF ALL PLANTINGS AROUND FIRE HYDRANTS.

## PLANTING DETAILS

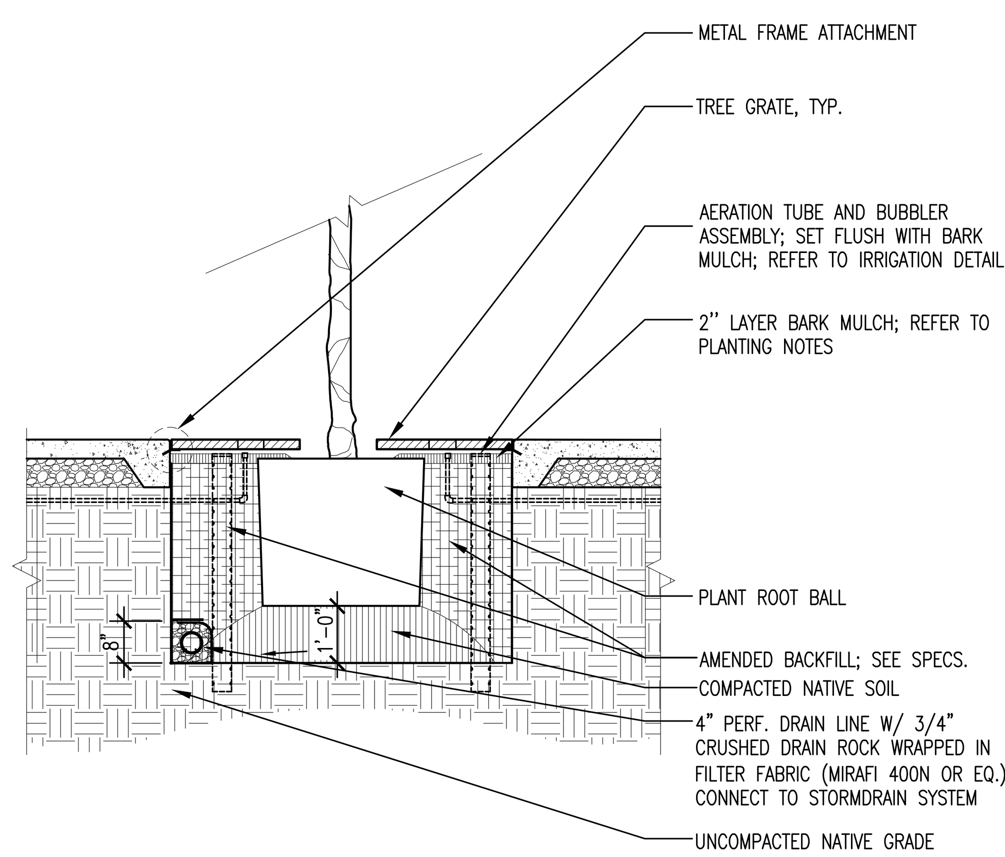



1 TREE PLANTING TYPICAL
1/2"=1'-0" (24) FILE NAME: PL-TREE2 DRAWN BY: LNDSCPE



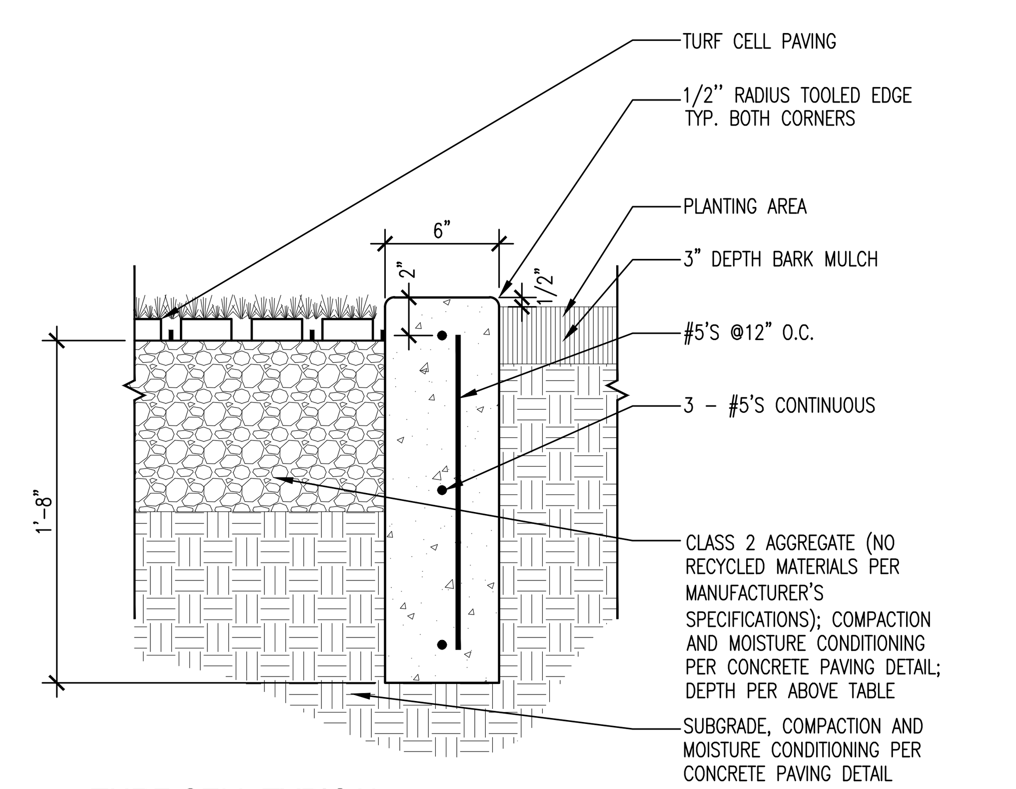

NOTES:
1. PLANT PIT TO BE 2x WIDTH BY 2x HEIGHT OF ROOTBALL.

3 SHRUB PIT AND PLANTING TYPICAL
N.T.S. (01) FILE NAME: PL-SHRB DRAWN BY: LANDSCPE




2 TREE GRATE PLANTING TYPICAL
3/8"=1'-0" (32) FILE NAME: PL-TREE-GRAT-DRAIN DRAWN BY: LNDSCPE

NOTE:
1. PROVIDE EXP. JOINTS AT 16' O.C. AND AT ALL CHANGES IN DIRECTION; ALIGN W/ JOINTS IN ADJACENT PAVING/ CURBS
2. DEPTH OF AGGREGATE BASE PER GEOTECH




4 TURF CELL TYPICAL
1 1/2"=1'-0" (08) FILE NAME: CU-FLUSH DRAWN BY: LNDSCPE

DES ARCHITECTS ENGINEERS

EverWest REAL ESTATE PARTNERS



LANDSCAPE SCHEDULE AND DETAILS

BURLINGAME BAY

Planning Submittal 05.11.2020
Planning Submittal 09.10.2020

L3

Project Number: 10192.002

## TREE PALETTE


ACER RUBRUM 'OCTOBER GLORY'
SUMMER | STREET TREE


ACER RUBRUM 'OCTOBER GLORY'
FALL | STREET TREE


ULMUS PARVIFOLIA
SEMI-EVERGREEN | STREET TREE


POPULUS FREMONTII
STREET TREE

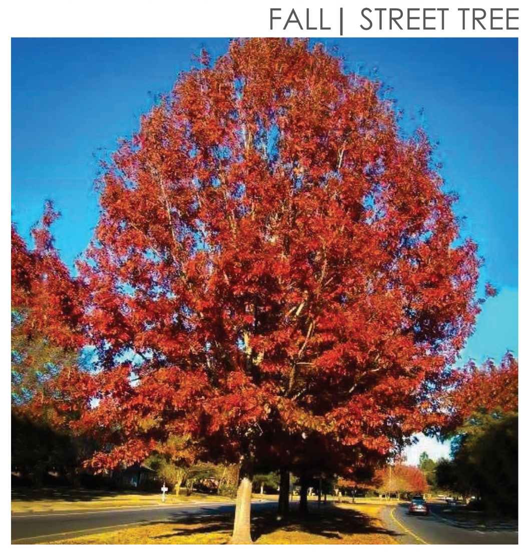

PISTACIA CHINENSIS
SUMMER | CANOPY


PISTACIA CHINENSIS
FALL | CANOPY


GINKGO BILOBA 'AUTUMN GOLD'
SUMMER | ACCENT

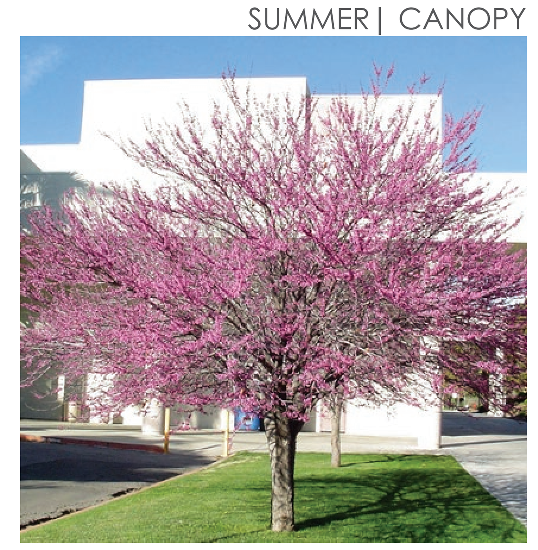

GINKGO BILOBA 'AUTUMN GOLD'
FALL | ACCENT

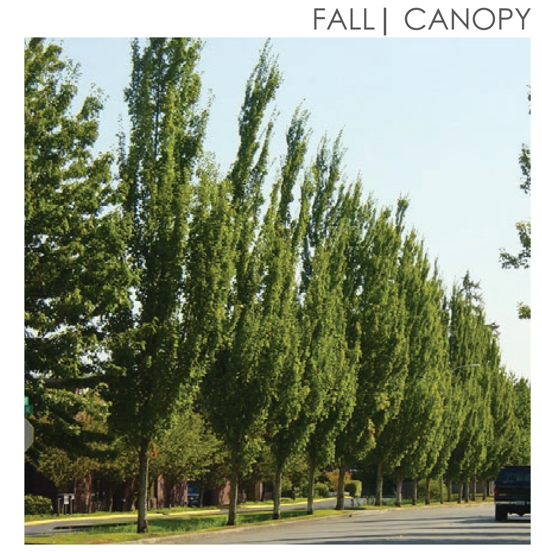

QUERCUS RUBRA
SUMMER | SPECIMEN TREE


QUERCUS RUBRA
FALL | SPECIMEN TREE


MAGNOLIA GRANDIFLORA
EVERGREEN | ACCENT


ARBUTUS 'MARINA'
EVERGREEN | ACCENT


CERCIS OCCIDENTALIS
ACCENT


ACER X FREEMANII 'ARMSTRONG'
ACCENT


DODONAEA VISCOSA 'PURPUREA'
EVERGREEN | SCREEN

## SHRUB AND GROUNDCOVER PALETTE


COLEONEMA PULCHRUM


CORREA SPECIES


DIETES BICOLOR


PHORMIUM 'DARK DELIGHT'


PHORMIUM 'JUBILEE'


POLYSTICHUM MUNITUM


RHAMNUS CALIFORNICA


ROSA 'FLOWER CARPET'


ACHILLEA MILLEFOLIUM


CEANOTHUS G. H. 'DIAMOND HEIGHT'


CEANOTHUS G. H. 'YANKEE POINT'


DIETES IRIDIOIDES

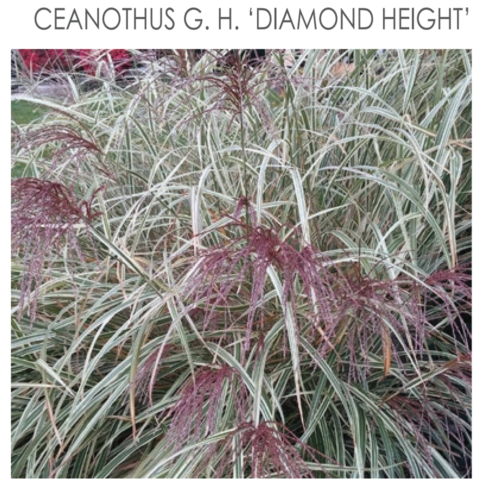

CALAMAGROSTIS A. 'KARL FOERSTER'

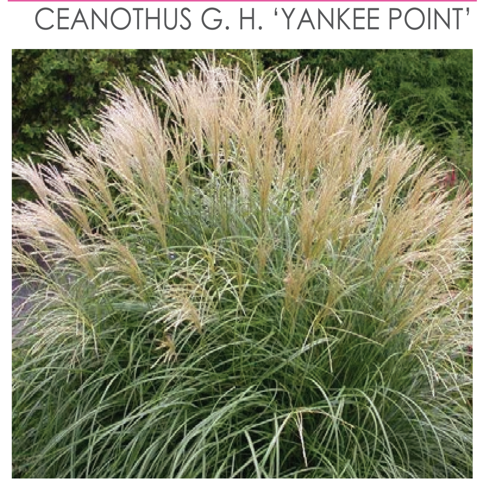

CALAMAGROSTIS BRACHYTRICHA

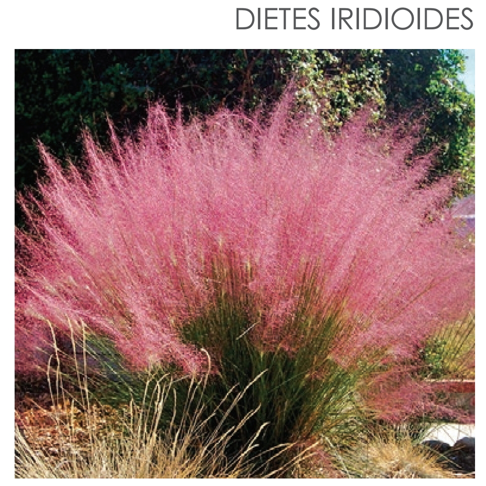

CAREX TUMULICOLA

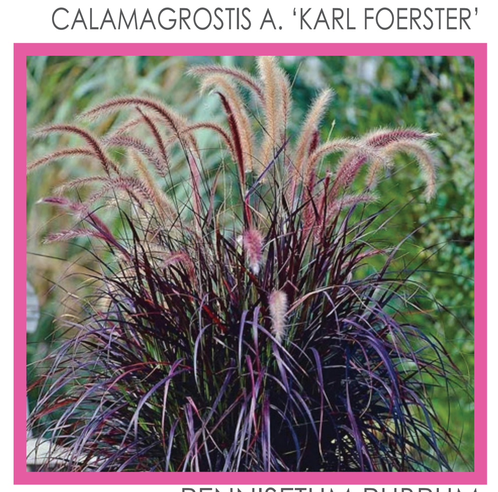

CHONDROPETALUM TECTORUM


JUNCUS PATENS


MISCANTHUS S. 'VARIEGATUS'


MISCANTHUS S. 'ADAGIO'


MUHLENBERGIA CAPILLARIS


PENNISETUM RUBRUM


DISTICTIS BUCCINATORIA


TRACHELOSPERMUM JASMINOIDES

BIORETENTION PLANTING

DES ARCHITECTS ENGINEERS
EverWest REAL ESTATE PARTNERS



Landscape Imagery

BURLINGAME BAY

Planning Submittal 05.11.2020
Planning Submittal 09.10.2020

L4.1

Project Number: 10192.002

## PAVING PALETTE

CONCRETE PAVING - OPTIONS

PLAZA/PEDESTRAIN PAVING UNIT PAVERS - OPTIONS

CERAMIC PAVER W/ WOOD LOOK - OPTIONS

DG PAVING - OPTIONS

DG WITH FLAGSTONE - OPTIONS

## FURNITURE PALETTE

MOVABLE TABLES & CHAIRS OPTION

MOVABLE TABLES & CHAIRS OPTION

HIGH TABLES & CHAIRS OPTION

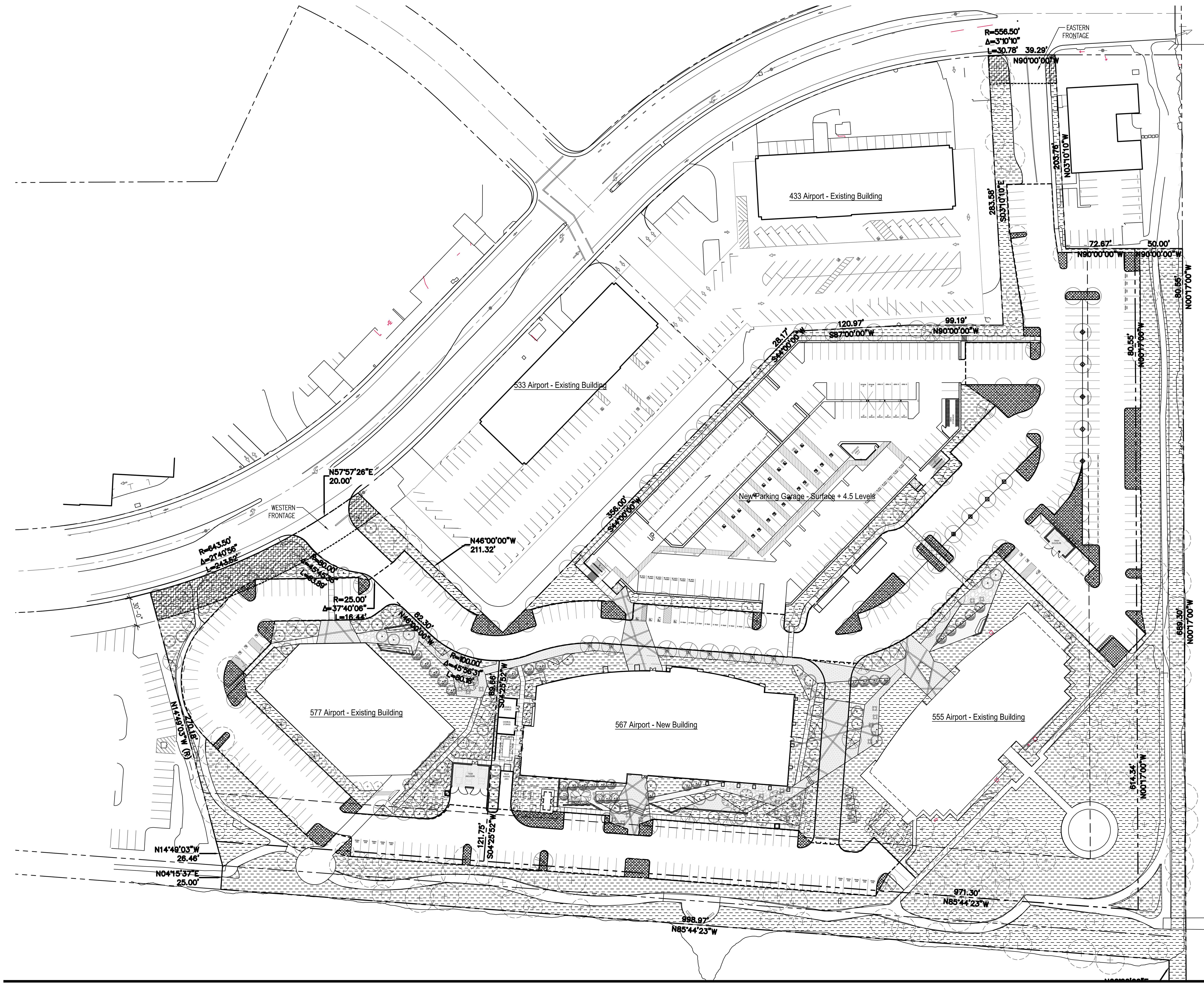
HIGH TABLES & CHAIRS OPTION

CORNHOLE - FLEX SPACE

PING PONG TABLE - FLEX SPACE

TREE GRATE OPTION

TREE GRATE OPTION




## SHEET NOTES:

### LANDSCAPING AND DESIGN REQUIREMENTS (CS 25.47.050)

**TOTAL SITE:**

| | PROPOSED | ALLOWED/REQUIRED | PROVIDED | COMPLIANT? |
|---|---|---|---|---|
| TOTAL SITE: | PROVIDE A DIAGRAM AND CALCULATIONS SHOWING ALL LANDSCAPING ON THE SITE. | 15% OF TOTAL SITE | SITE AREA: 558,962 SF<br>LANDSCAPE IN SITE AREA: 196,743 SF | 35%<br>YES |

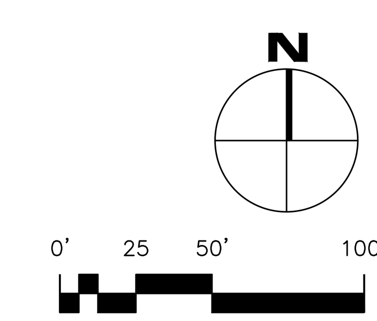
**PARKING AREA:**

| | PROPOSED | ALLOWED/REQUIRED | PROVIDED | COMPLIANT? |
|---|---|---|---|---|
| PARKING AREA: | PROVIDE A DIAGRAM AND CALCULATIONS SHOWING LANDSCAPING WITHIN THE SURFACE PARKING AREAS. LANDSCAPING MUST EQUAL TO 10% WITHIN THE SURFACE PARKING AREAS. | 10% OF PARKING AREA: | TOTAL PARKING AREA: 161,384 SF<br>LANDSCAPE IN PARKING AREA: 17,100 SF | 11%<br>YES |

**FRONT SETBACK**

EXISTING CONDITION

| | PROPOSED | ALLOWED/REQUIRED | PROVIDED | COMPLIANT? |
|---|---|---|---|---|
| WESTERN FRONTAGE SETBACK: | LANDSCAPE PLANTS WILL BE UPDATED TO MATCH CAMPUS, NO CHANGE TO SQUARE FOOTAGE. | 80% OF FRONT SETBACK | SETBACK AREA: 7,547 SF<br>LANDSCAPE & WALKWAYS: 5,770 SF | 76.5%<br>NO |
| EASTERN FRONTAGE SETBACK: | LANDSCAPE PLANTS WILL BE UPDATED TO MATCH CAMPUS, NO CHANGE TO SQUARE FOOTAGE. | 80% OF FRONT SETBACK | SETBACK AREA: 2,097 SF<br>LANDSCAPE & WALKWAYS: 879 SF | 41.9%<br>NO |




DES ARCHITECTS ENGINEERS

EverWest REAL ESTATE PARTNERS



# Landscape Area Calculations

BURLINGAME BAY

Planning Submittal 05.11.2020

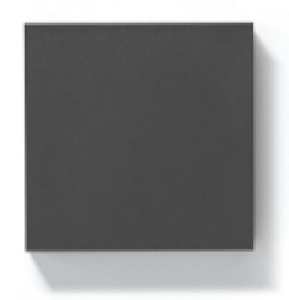
Planning Submittal 09.10.2020

L5

Project Number: 10192.002

Sep 08, 2020 – 6:39pm YShen

TYPE E1 SERIES
ARCHITECTURAL AREA LIGHTING KICK
AREA LIGHT

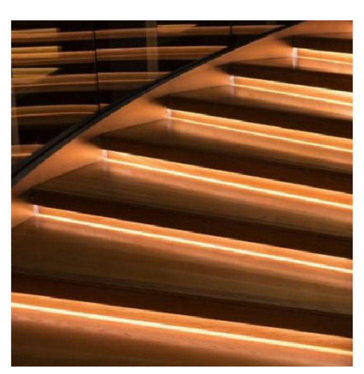


TYPE E2 SERIES
PERFORMANCE IN LIGHTING MIMIK
WALL SCONCE

TYPE E3
NERI NEBULA
ADJUSTABLE ACCENT LIGHT

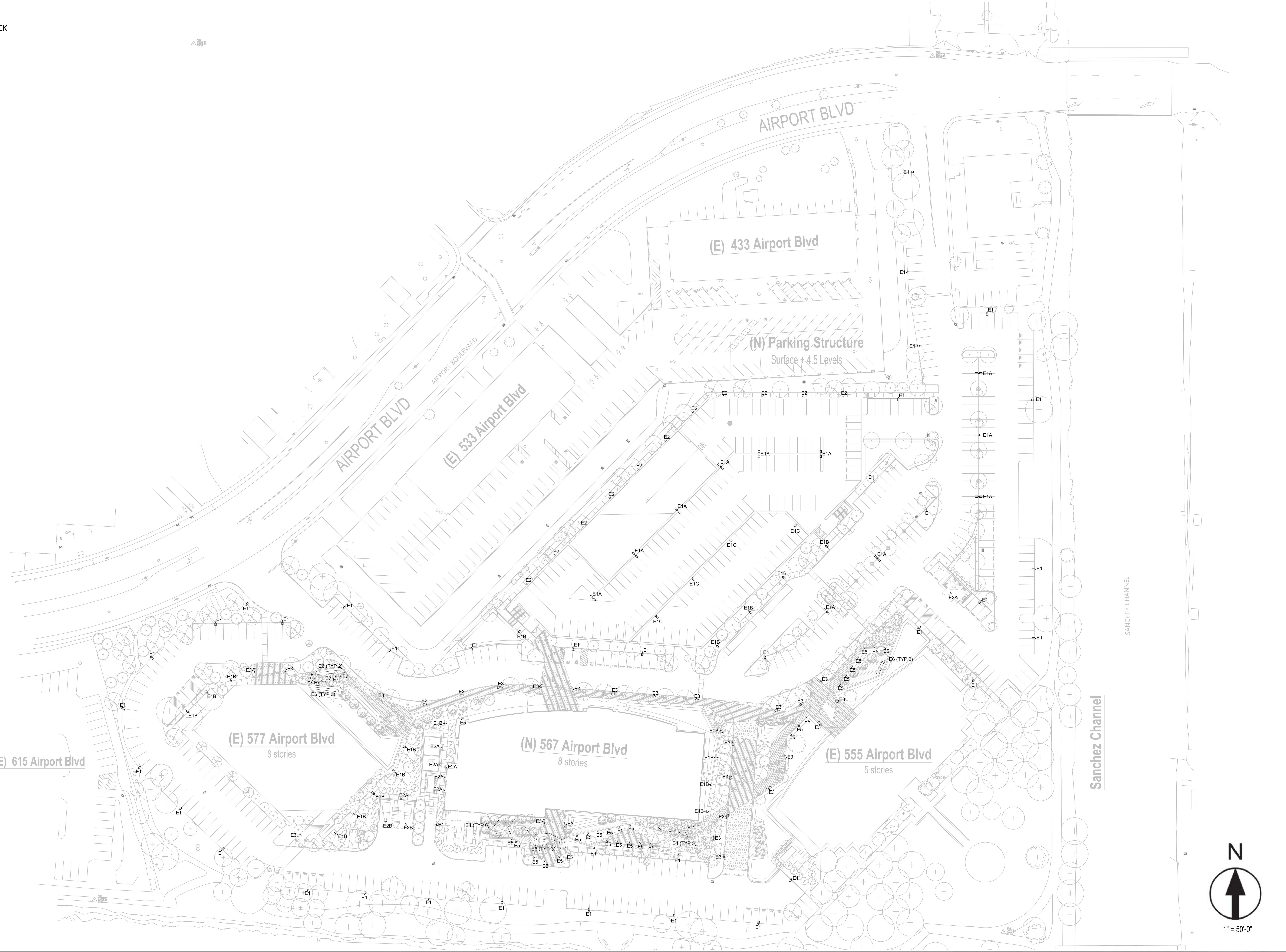
TYPE E4
STRUCTURA AURA LINEAR
CATENARY LIGHT

TYPE E5
SELUX NOTCH
BOLLARD



TYPE E6
LUMINII KENDO WET
ACCENT LIGHT

TYPE E7
WE-EF
IN-GRADE TREE UPLIGHT




DES ARCHITECTS ENGINEERS

EverWest REAL ESTATE PARTNERS

HLB



# SITE LIGHTING PLAN

BURLINGAME BAY

Planning Submittal 05.11.2020
Planning Submittal 09.10.2020

LT-1

Project Number: 10192.002

Illuminance Calculations Disclaimer:

Illuminance calculations are for lighting design aid purposes only. All calculations performed by Horton Lees Brogden Lighting Design Inc (HLB) are based on published methods and recommendations of the Illuminating Engineering Society of North America (IESNA).Calculation accuracy is highly dependent upon the input data utilized in the calculations and variances greater than 20% may occur if there are variations in the input data or if equipment does not perform as published in IES Photometric files. Some input data is provided by others (e.g. manufacturer's photometric reports, lamp lumen ratings, ballast factors, room surface materials and or reflectances) and not all report data is available for the exact luminaire characteristics specified. Some Information is derived by HLB from industry standard methods (e.g. luminaire and room surface dirt depreciation factors). Some information is not available for conditions outside of the norm, like variations in temperature, humidity, snow cover, vibration or non-standard mounting conditions. HLB has made every effort to endure the reliability of all data, but is not responsible for errors in data that is received from others, is unavailable, or for equipment that does not perform as published. Field measurements may vary as much as 10%-20% from calculation results due to the limitations associated with the calculation procedures utilized and referenced by the IESNA. High amounts of variation can occur from the use of non-professional grade illuminance meters or meters that are not in perfect calibration. HLB includes a listing of all input values as part of the calculation submission. Please review these input values and notify HLB immediately if any inconsistencies or inaccuracies are noted. Further, the Calculation results provided herein are without warranty of any kind as related to compliance with any local or state emergency or egress code requirements. Use of the Calculations for these purposes is at sole risk of the user and without liability of legal exposure to HLB. User agrees that they shall waive any and all claims against HLB arising out of or resulting from use of the Calculations for these purposes.


DES ARCHITECTS ENGINEERS

EverWest REAL ESTATE PARTNERS

HLB



# PHOTOMETRIC PLAN - NORTH

BURLINGAME BAY

Planning Submittal 05.11.2020
Planning Submittal 09.10.2020

LT-2A

Project Number: 10192.002

Illuminance Calculations Disclaimer:

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DES ARCHITECTS ENGINEERS

EverWest REAL ESTATE PARTNERS

HLB



PHOTOMETRIC PLAN - SOUTH

BURLINGAME BAY

Planning Submittal 05.11.2020

Planning Submittal 09.10.2020

LT-2B

Project Number: 10192.002