

BURLINGAME POINT

300 Airport Boulevard, Burlingame, California



MILLENNIUM PARTNERS

SUBMITTAL FOR DESIGN STUDY SESSION
SAN FRANCISCO BAY CONSERVATION AND DEVELOPMENT COMMISSION

OCTOBER 8, 2012

DES

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PROJECT NOTE

A. SITE AREA:

GROSS SITE AREA	871,542 SF (20.01 ACRES)
- EAST SIDE (BAY)	82,000 SF (1.89 ACRES)
- WEST SIDE (SANCHEZ CHANNEL)	84,000 SF (1.93 ACRES)
- PROJECT AND REALIGNED ROADWAY (OUTSIDE SHORELINE BAND)	705,542 SF (16.19 ACRES)

B. LENGTH

- EAST SIDE (BAY)	± 815 FT
- WEST SIDE (SANCHEZ CHANNEL)	± 815 FT

C. BCDC PUBLIC PARKING:

EXISTING - ALONG AIRPORT BLVD	10 STALLS
<u>PROPOSED</u> EAST SIDE	10 STALLS
WEST SIDE	10 STALLS
AIRPORT BLVD (EAST-WEST)	20 STALLS

D. ALL PROPOSED STRUCTURES ARE OUTSIDE THE 100' SHORELINE BAND - OFFICE BUILDINGS, AMENITIES CENTER, MULTI-STORY PARKING GARAGE AND BASEMENT PODIUM.

E. DEVELOPMENT AREA (OUTSIDE 100' SHORELINE BAND):

OFFICE BUILDING

	<u>NO OF STORIES</u>	<u>GROSS BUILDING AREA</u>
BUILDING 1	5	146,000 SQ. FT
BUILDING 2	5	146,000 SQ. FT
BUILDING 3	7	204,400 SQ. FT
BUILDING 4	8	233,600 SQ. FT
TOTAL		730,000 SQ. FT.

AMENITIES BUILDING 2 37,000 SQ .FT.

TOTAL GROSS BUILDING AREA 767,000 SQ .FT.

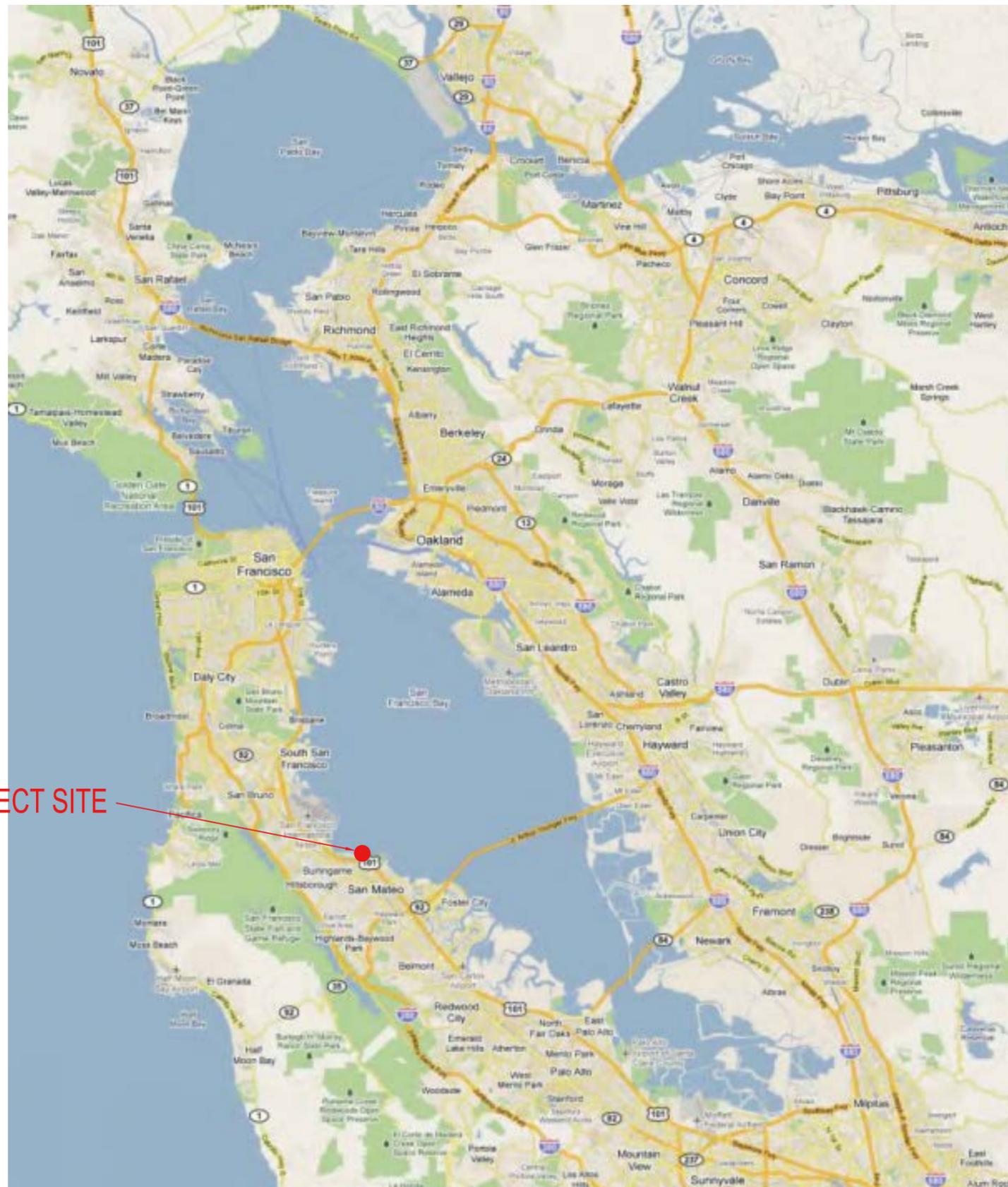
PARKING PODIUMS AND STRUCTURE

- EAST AND WEST PARKING PODIUM	1 STORY
- WEST PARKING PODIUM	1 STORY
- PARKING STRUCTURE	BASEMENT + SURFACE + 4.5 LEVELS

SHEET INDEX

1	PROJECT NOTE AND SHEET INDEX
2	REGIONAL MAP
3	VICINITY MAP
4	SITE AND VICINITY PLAN
5	EXISTING SHORELINE WITH PROJECT OVERLAY
6	SITE ANALYSIS AND PHOTOS
7	SITE PLAN
8	SHORELINE ACCESS, PEDESTRIAN, AND PARKING PLAN
9	VIEW CORRIDOR PLAN
10	LANDSCAPE PLAN AND PLANTING NOTES - EASTERN SHORELINE
11	LANDSCAPE PLAN AND PLANTING NOTES - WESTERN SHORELINE
12	PROJECT SITE SECTION
13	SHORELINE GRADING CONCEPT
14A	TYPICAL SHORELINE AREA CROSS SECTIONS
14B	TYPICAL SHORELINE AREA CROSS SECTIONS
15	LANDSCAPE DETAILS - BAY TRAIL AND OVERLOOKS
16	LANDSCAPE DETAILS - EDUCATIONAL NODES
17	LANDSCAPE DETAILS - WIND-PROTECTED SEATING
18	LANDSCAPE DETAILS - LIGHTING AND SITE FURNITURE
19	SITE AND BUILDING CHARACTER SKETCHES - OVERLOOK TO THE BAY AT EASTERN SHORELINE
20	SITE AND BUILDING CHARACTER SKETCHES - AMENITIES AT NEW BAY TRAIL
21	SITE AND BUILDING CHARACTER SKETCHES - WIND-SURFING VIEWING AREA
22	SITE AND BUILDING CHARACTER SKETCHES - WESTERN SHORELINE
23	SITE AND BUILDING CHARACTER SKETCHES - EASTERN SHORELINE





PROJECT SITE



2 SAN FRANCISCO BAY AREA REGIONAL MAP

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BURLINGAME POINT

300 - 333 AIRPORT BLVD, BURLINGAME, CA.

REGIONAL MAP

SUBMITTAL FOR SFBCCD DESIGN STUDY SESSION 06.30.2011
 SUBMITTAL FOR SFBCCD DESIGN STUDY SESSION 08.01.2012
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2



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2 VICINITY MAP



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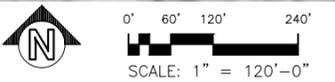
BURLINGAME POINT

300 - 333 AIRPORT BLVD, BURLINGAME, CA.

VICINITY MAP

SUBMITTAL FOR SFBCDC DESIGN STUDY SESSION 06.30.2011
 SUBMITTAL FOR SFBCDC DESIGN STUDY SESSION 08.01.2012
 SUBMITTAL FOR SFBCDC DESIGN STUDY SESSION 09.21.2012
 SUBMITTAL FOR SFBCDC DESIGN STUDY SESSION 10.08.2012





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SITE AND VICINITY PLAN

SUBMITTAL FOR SFBCCD DESIGN STUDY SESSION 06.30.2011
 SUBMITTAL FOR SFBCCD DESIGN STUDY SESSION 08.01.2012
 SUBMITTAL FOR SFBCCD DESIGN STUDY SESSION 09.21.2012
 SUBMITTAL FOR SFBCCD DESIGN STUDY SESSION 10.08.2012

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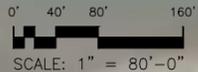


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Site 20, 2012 - 7:11pm M:\Serra F:\3508\Bent\3508\Arch\9740001\Draw\Arch\BDC submittal\05-existing conditions.dwg



	Existing Shoreline
	Existing Bay Trail
	100' Shoreline Band



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EXISTING SHORELINE PLAN WITH PROJECT OVERLAY

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SUBMITTAL FOR SFBCDC DESIGN STUDY SESSION	09.21.2012
SUBMITTAL FOR SFBCDC DESIGN STUDY SESSION	10.08.2012

5



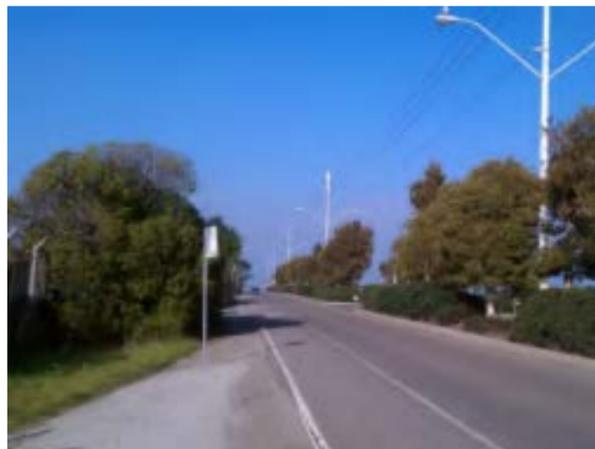
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A. AIRPORT BOULEVARD (EAST-WEST) WITH COYOTE POINT BEYOND



D. EXISTING SHORELINE AND BAY-TRAIL (EAST SIDE)



B. AIRPORT BOULEVARD (NORTH-SOUTH) - PROJECT SITE TO THE LEFT



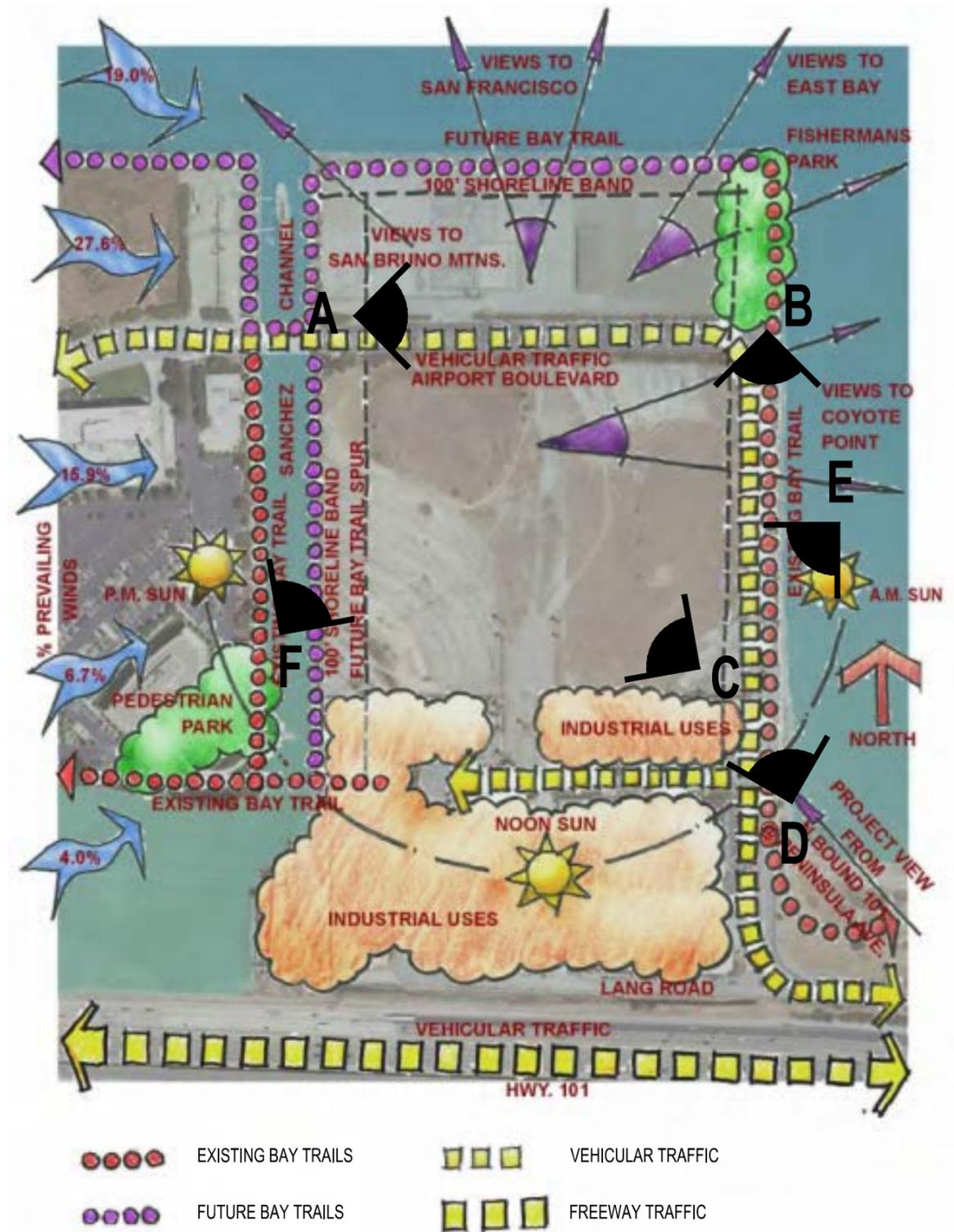
E. EXISTING SHORELINE (EAST SIDE)



C. PROJECT SITE



F. SANCHEZ CHANNEL SHORELINE



1 SITE ANALYSIS DIAGRAM

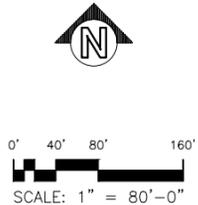
2 EXISTING SITE AND SHORELINE PHOTOS

ADJACENT PROJECT
350 AIRPORT BLVD.



Sep 21, 2012 - 5:16pm MGSerra P:\350Besp\350Besp\974001\Draw\Arch\BDC_submittal\07-project_site_plan.dwg

Site 20, 2012 - 7:09pm M.G.Serna F:\3508\Bent\3508\Arch\9740001\Draw\Arch\BCDC submittal\08-shoreline access plan.dwg



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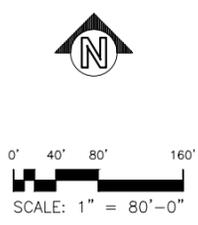
SHORELINE ACCESS, PEDESTRIAN, AND PARKING PLAN

SUBMITTAL FOR SFBCCDC DESIGN STUDY SESSION 06.30.2011
 SUBMITTAL FOR SFBCCDC DESIGN STUDY SESSION 08.01.2012
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8



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VIEW CORRIDOR PLAN

SUBMITTAL FOR SFBCDC DESIGN STUDY SESSION 06.30.2011
 SUBMITTAL FOR SFBCDC DESIGN STUDY SESSION 08.01.2012
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9



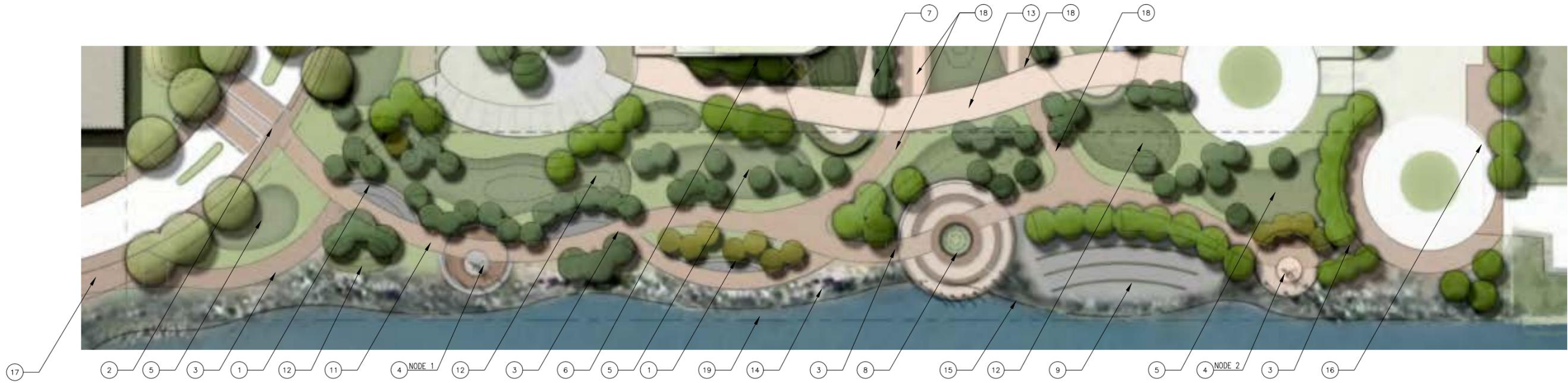
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KEY NOTES:

- 1 WIND PROTECTED WALL SEATING
- 2 SPECIAL PAVING AT CROSSWALK
- 3 12' BAY TRAIL
- 4 EDUCATIONAL AND INTERACTIVE NODE, REFER TO SHEET 15 FOR ENLARGEMENTS
- 5 RAINGARDEN AND STORMWATER TREATMENT ECOZONE
- 6 AIR AND LIGHT PASSAGE THROUGH SUBTERRANEAN PARKING STRUCTURE
- 7 OUTDOOR DINING AREA
- 8 BAY OVERLOOK AT EASTERN SHORELINE, REFER TO SHEET 14 FOR ENLARGEMENT
- 9 AMPHITHEATER FOR WINDSURFER WATCHING
- 10 FLOWERING ACCENT TREE
- 11 WIND BREAK TREE
- 12 GRASSY BERM FOR WIND AND VISUAL BREAK
- 13 FIRE ACCESS
- 14 RIP RAP
- 15 PROPOSED SHORELINE
- 16 100' BCDC SETBACK
- 17 EXISTING BAY TRAIL
- 18 TRAIL TO CAMPUS CONNECTION
- 19 PARCEL/PROPERTY LINE

DESIGN INTENT:

THIS PLAN IS INTENDED TO GRAPHICALLY DEPICT THE DESIGN INTENT OF THE PROPOSED SHORELINE CONTINGENT UPON FINAL ENGINEERING PLANS.



BAY-SHORELINE & TRAILScape ECOZONE:

Code Name	Scientific Name	Common Name	Planting Size	WULCOS *	Comments
TREES					
ARB UNE	Arbutus unedo	Strawberry Tree	36" box	Low	
LEP LAE	Leptospermum laevigatum	Australian Tea Tree	36" box	Low	
MEL OUI	Melaleuca quinquenervia	Cajuput Tree	36" box	Low	
QUE AGR	Quercus agrifolia	Coast Live Oak	36" box	Low	
SHRUBS					
ARC HOW	Arctostaphylos 'H. McMinn'	Howard McMinn Manzanita	5-Gal	Low	
ART CAL	Artemisia californica	California Sagebrush	1-Gal	Low	
DOD PUR	Dadonea vis. 'Purpurea'	Purple Hopseed	15-Gal	Low	
ERI GLA	Erigeron glaucus	Seaside Daisy	1-Gal	Low	
FRA CAL	Frangula californica	Coffeeberry	5-Gal	Low	
LAV ASS	Lavatera assurgentiflora	Tree Mallow	15-Gal	Low	
MYR CAL	Myrica californica	Pacific Wax Myrtle	15-Gal	Low	
SIS BEL	Sisyrinchium bellum	Blue Eyed Grass	1-Gal	Low	
WES FRU	Westringia fruticosa	Coast Rosemary	5-Gal	Low	

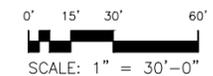
Code Name	Scientific Name	Common Name	Planting Size	WULCOS *	Comments
GRASSES					
HEL SEM	Helictotrichon sempervirens	Blue Oat Grass	1-Gal	Low	
LEY CAN	Leymus c. 'Canyon Prince'	Canyon Prince Lyme Grass	1-Gal	Low	
CAR TUM	Carex tumilicola	Berkeley Sedge	1-Gal	Mod	
MUH RIG	Muhlenbergia rigens	Deer Grass	5-Gal	Low	
NAS PUL	Nassella pulchra	Purple Needle Grass	1-Gal	Very Low	
GROUNDCOVERS					
ARC UVA	Arctostaphylos uva-ursi	Bearberry	1-Gal	Low	
CEA YAN	Ceanothus 'Yankee Point'	Carmel Creeper	1-Gal	Low	
VINES					
HAR VIO	Hardenbergia violacea	Lilac Vine	5-Gal	Mod	
VIT CAL	Vitis californica	California Grape	5-Gal	Low	
SOD					
FES CAL	Festuca californica	California Fescue		Low	
FES IDA	Festuca idahoensis	Fescue Bunchgrass		Low	
FES RUB	Festuca rubra	Creeping Red Fescue		Low	

* WULCOS = Water Use Classifications of Landscape Species

RAINGARDEN & BIO TREATMENT ECOZONE:

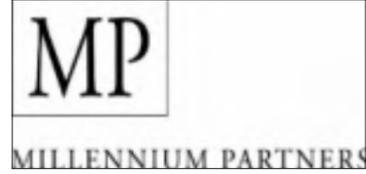
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ARB UNE	Arbutus unedo	Strawberry Tree	36" Box	Low	
SAM MEX	Sambucus mexicana	Blue Elderberry	36" Box	Low	
SHRUBS/ORNAMENTAL GRASSES					
ARC UVA	Arctostaphylos uva-ursi	Bearberry	1-Gal	Low	
IRI DOU	Iris douglasiana	Douglas Iris	1-Gal	Low	
SIS BEL	Sisyrinchium bellum	Blue Eyed Grass	1-Gal	Low	
CAR TUM	Carex tumilicola	Berkeley Sedge	1-Gal	Mod	
LEY CAN	Leymus c. 'Canyon Prince'	Canyon Prince Lyme Grass	5-Gal	Low	

KEY MAP:



SCALE: 1" = 30'-0"

Sep 21, 2012 - 12:41pm M:\Serra F:\3500\Bach\3500\Bach\9740001\DWG\Arch\BCDC\submit\10-landscape plan - east.dwg



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LANDSCAPE PLAN AND PLANTING NOTES - EASTERN SHORELINE

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 SUBMITTAL FOR SFBCCDC DESIGN STUDY SESSION 09.21.2012
 SUBMITTAL FOR SFBCCDC DESIGN STUDY SESSION 10.08.2012

10



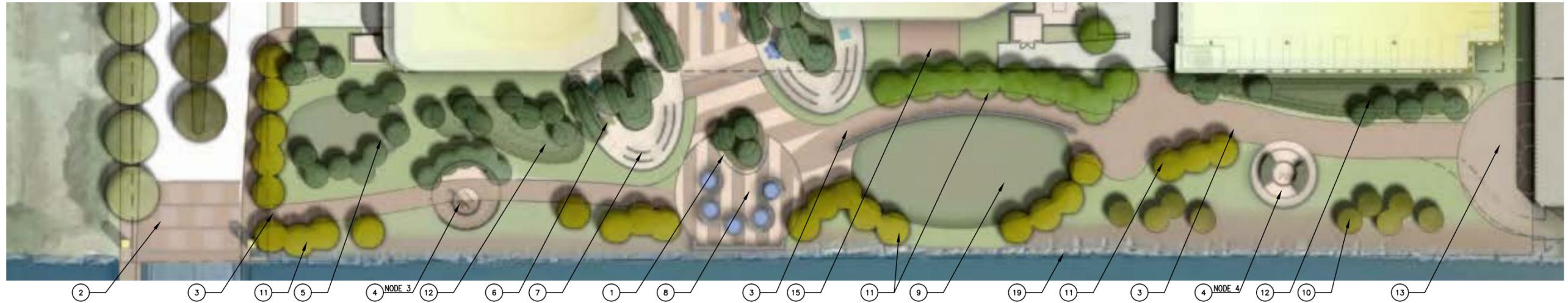
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KEY NOTES:

- 1 WIND PROTECTED SEATING
- 2 SPECIAL PAVING AT CROSSWALK
- 3 12' BAY TRAIL
- 4 EDUCATIONAL AND INTERACTIVE NODE, REFER TO SHEET 15 FOR ENLARGEMENTS
- 5 RAINGARDEN AND STORMWATER TREATMENT ECOZONE
- 6 WIND PROTECTED DINING AT SEATING AREA
- 7 OUTDOOR DINING AREA
- 8 BAY OVERLOOK AT WESTERN SHORELINE, REFER TO SHEET 14 FOR ENLARGEMENT
- 9 PROTECTED OPEN SPACE FOR FRISBEE
- 10 FLOWERING ACCENT TREE
- 11 WIND BREAK TREE
- 12 GRASSY BERM FOR WIND AND VISUAL BREAK
- 13 FIRE ACCESS
- 14 EXISTING SHORELINE
- 15 BICYCLE COMMUTER FACILITIES
- 16 100' BCDC SETBACK
- 17 FUTURE BAY TRAIL CONNECTION
- 18 TRAIL TO CAMPUS CONNECTION
- 19 PARCEL/PROPERTY LINE

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THIS PLAN IS INTENDED TO GRAPHICALLY DEPICT THE DESIGN INTENT OF THE PROPOSED SHORELINE CONTINGENT UPON FINAL ENGINEERING PLANS.



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SHRUBS					
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ART CAL	Artemisia californica	California Sagebrush	1-Gal	Low	
DOD PUR	Dadonea vis. 'Purpurea'	Purple Hopseed	15-Gal	Low	
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FRA CAL	Frangula californica	Coffeeberry	5-Gal	Low	
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MYR CAL	Myrica californica	Pacific Wax Myrtle	15-Gal	Low	
SIS BEL	Sisyrinchium bellum	Blue Eyed Grass	1-Gal	Low	
WES FRU	Westringia fruticosa	Coast Rosemary	5-Gal	Low	

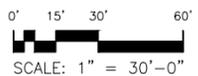
Code Name	Scientific Name	Common Name	Planting Size	WULCOS *	Comments
GRASSES					
HEL SEM	Helictotrichon sempervirens	Blue Oat Grass	1-Gal	Low	
LEY CAN	Leymus c. 'Canyon Prince'	Canyon Prince Lyme Grass	1-Gal	Low	
CAR TUM	Carex tumilicola	Berkeley Sedge	1-Gal	Mod	
MUH RIG	Muhlenbergia rigens	Deer Grass	5-Gal	Low	
NAS PUL	Nassella pulchra	Purple Needle Grass	1-Gal	Very Low	
GROUNDCOVERS					
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CEA YAN	Ceanothus 'Yankee Point'	Carmel Creeper	1-Gal	Low	
VINES					
HAR VIO	Hardenbergia violacea	Lilac Vine	5-Gal	Mod	
VIT CAL	Vitis californica	California Grape	5-Gal	Low	
SOD					
FES CAL	Festuca californica	California Fescue		Low	
FES IDA	Festuca idahoensis	Fescue Bunchgrass		Low	
FES RUB	Festuca rubra	Creeping Red Fescue		Low	

* WULCOS = Water Use Classifications of Landscape Species

RAINGARDEN & BIO TREATMENT ECOZONE:

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SIS BEL	Sisyrinchium bellum	Blue Eyed Grass	1-Gal	Low	
CAR TUM	Carex tumilicola	Berkeley Sedge	1-Gal	Mod	
LEY CAN	Leymus c. 'Canyon Prince'	Canyon Prince Lyme Grass	5-Gal	Low	

KEY MAP:



Sep 21, 2012 - 12:43pm M:\Serra F:\3500\Bach\3500\Bach\9740011.Dwg\Arch\BCDC\submit\11-landscape plan - west.dwg



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LANDSCAPE PLAN AND PLANTING NOTES - WESTERN SHORELINE

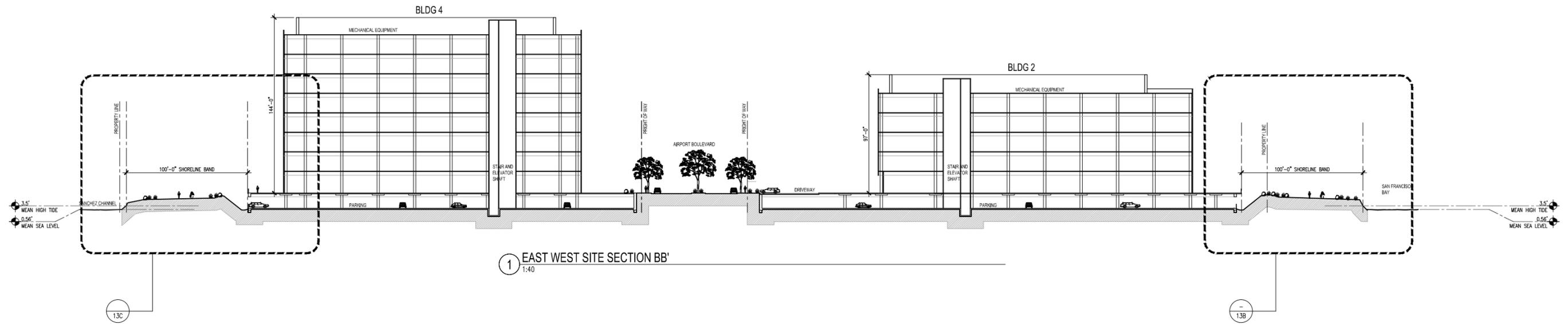
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- SUBMITTAL FOR SFBCC DESIGN STUDY SESSION 09.21.2012
- SUBMITTAL FOR SFBCC DESIGN STUDY SESSION 10.08.2012

11



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Site 21, 2012 - 10:45am MuSerra F:\350Beach\350Beach\9740001\Draw\Arch\BDC\submittal\12-site-sections.dwg

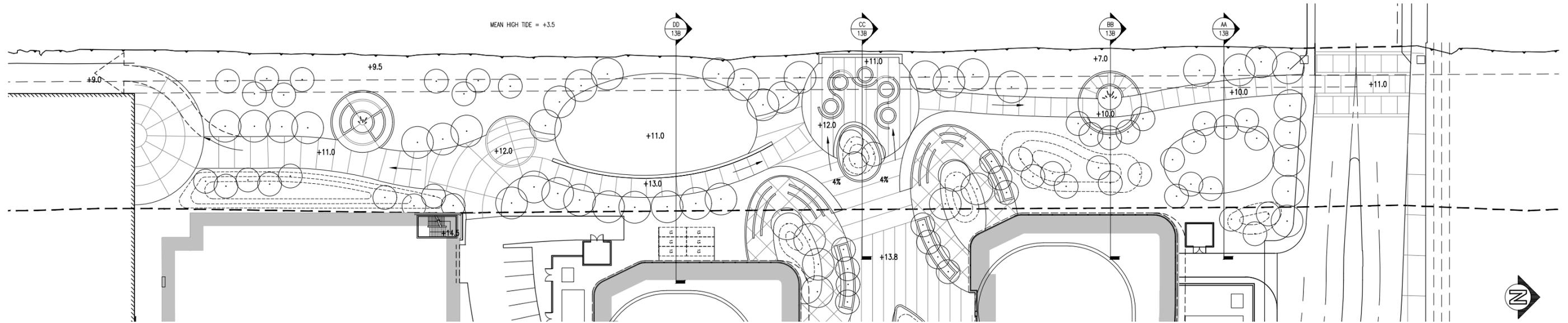


1 EAST WEST SITE SECTION BB'
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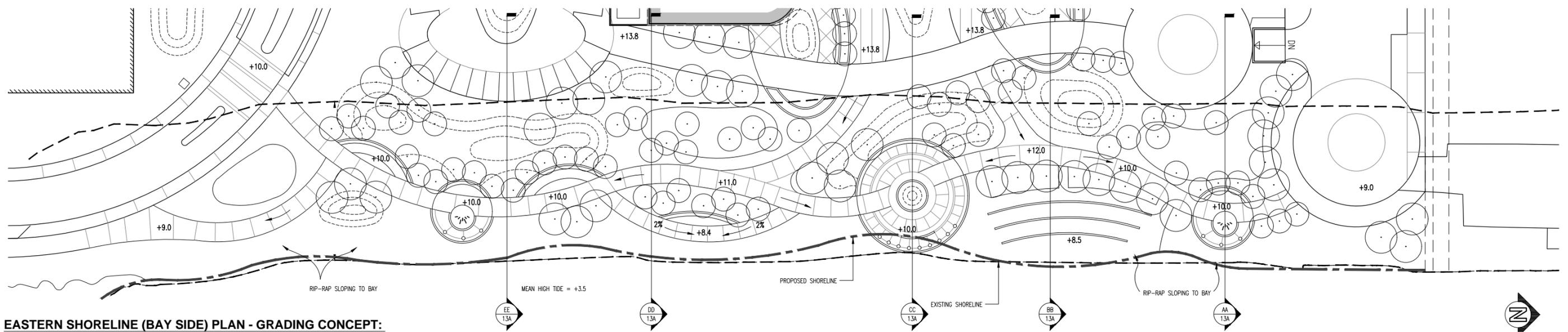


DESIGN INTENT:

THIS PLAN IS INTENDED TO GRAPHICALLY DEPICT THE DESIGN INTENT OF THE PROPOSED SHORELINE, CONTINGENT UPON FINAL ENGINEERING PLANS.

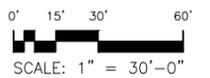


WESTERN SHORELINE (SANCHEZ CHANNEL SIDE) PLAN - GRADING CONCEPT:

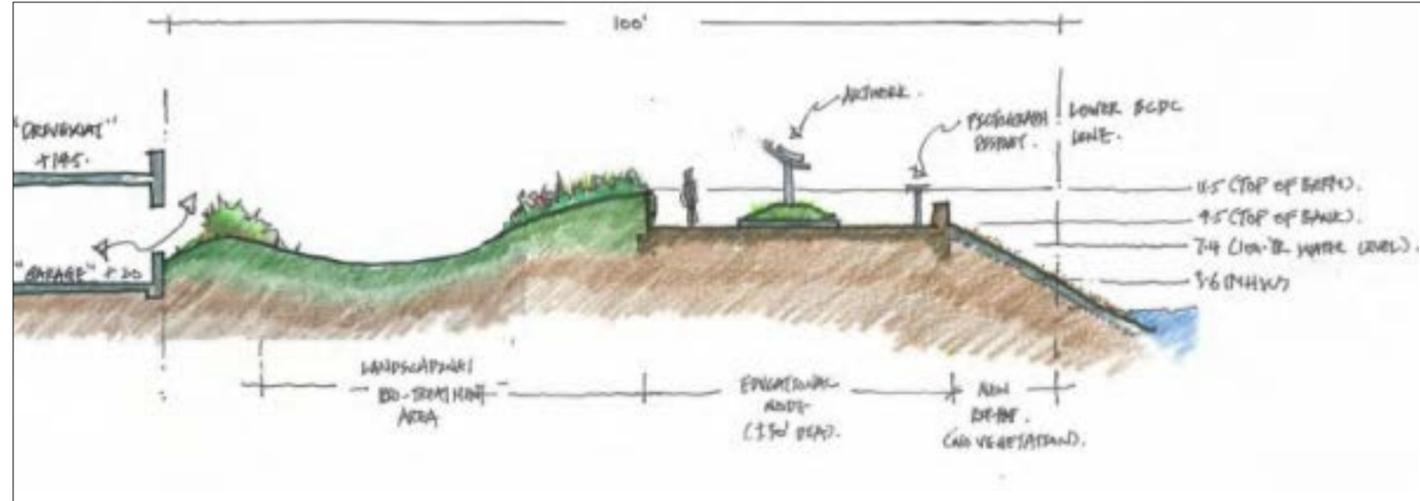


EASTERN SHORELINE (BAY SIDE) PLAN - GRADING CONCEPT:

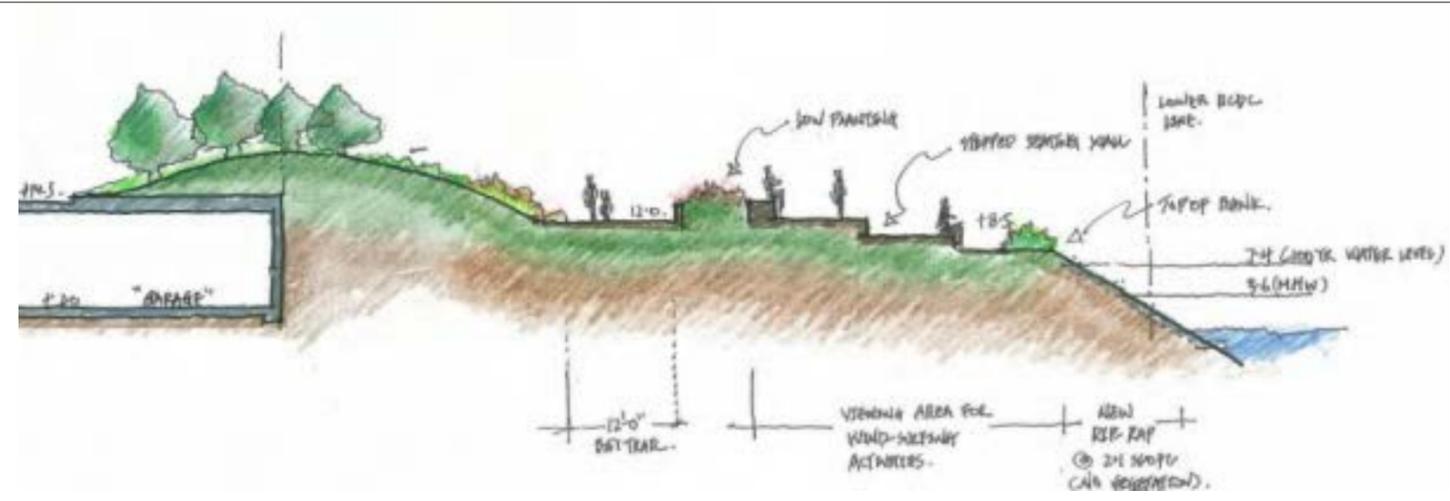
***ALL BAY TRAILS SHALL BE ACCESSIBLE WITH MAXIMUM 5% SLOPE IN THE DIRECTION OF PATH OF TRAVEL AND 2% CROSS SLOPE**
****SLOPE STABILIZING RIP RAP ON THE EASTERN SHORELINE TO BE AT APPROXIMATELY 2:1 SLOPE**



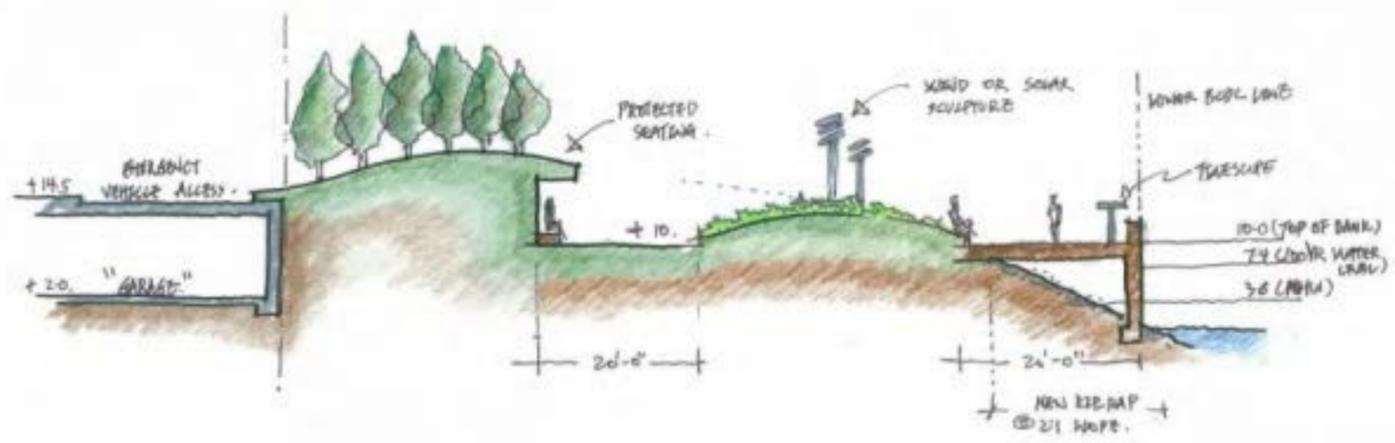
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SECTION AA: EDUCATIONAL NODE SECTION



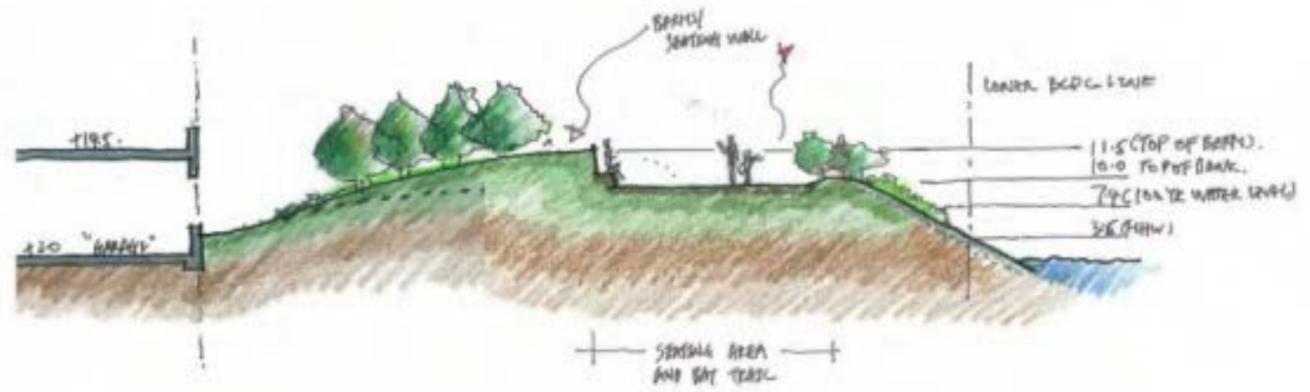
SECTION BB: VIEWING AREA SECTION



SECTION CC: BAY LOOKOUT SECTION



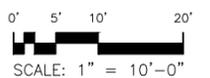
SECTION DD: BAY TRAIL | BIO TREATMENT SECTION



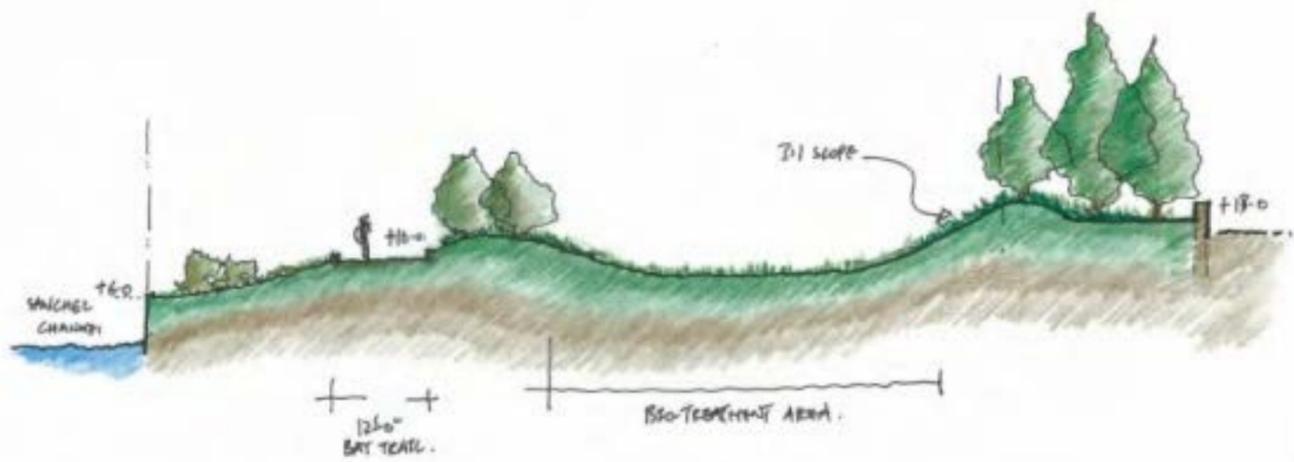
SECTION EE: BAY TRAIL | SEATING AREA SECTION

NOTE

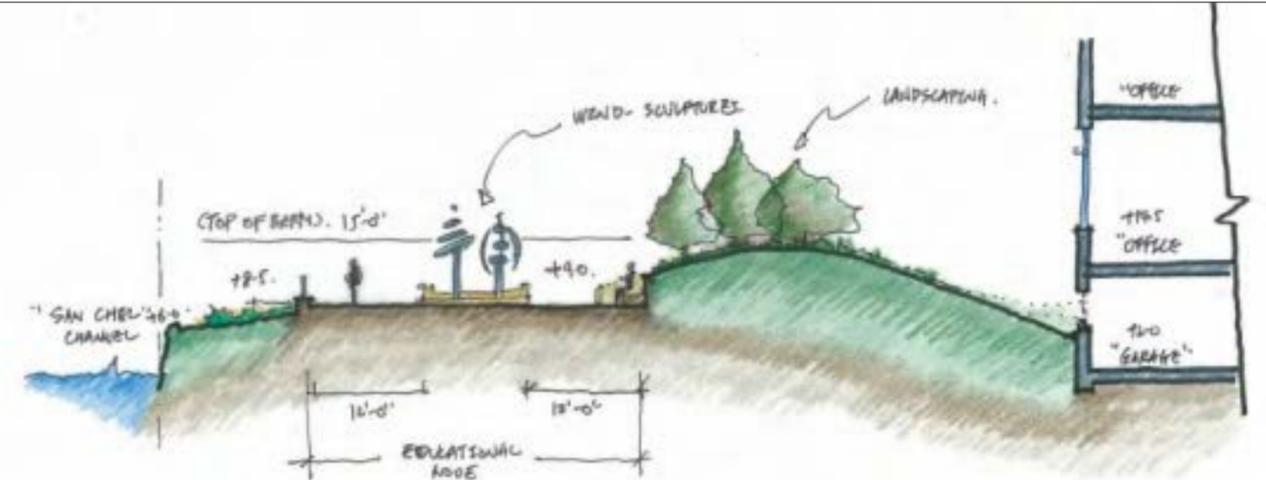
1. LOWER BCDC LINE REFERS TO EXISTING BAYWARD LIMIT OF BCDC JURISDICTION
2. MHW: MEAN HIGH WATER AT POST CONSTRUCTION CONDITION



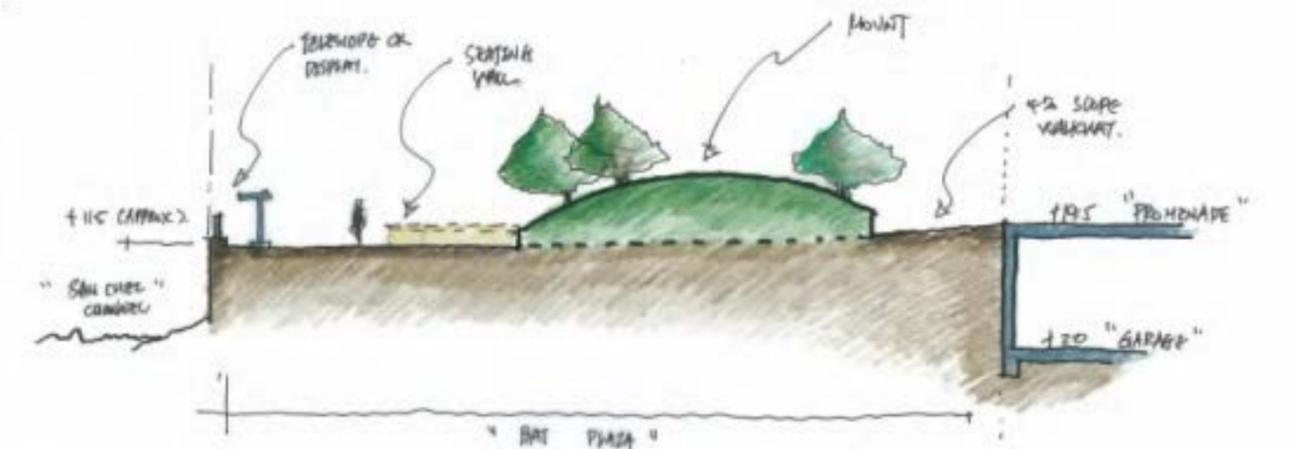
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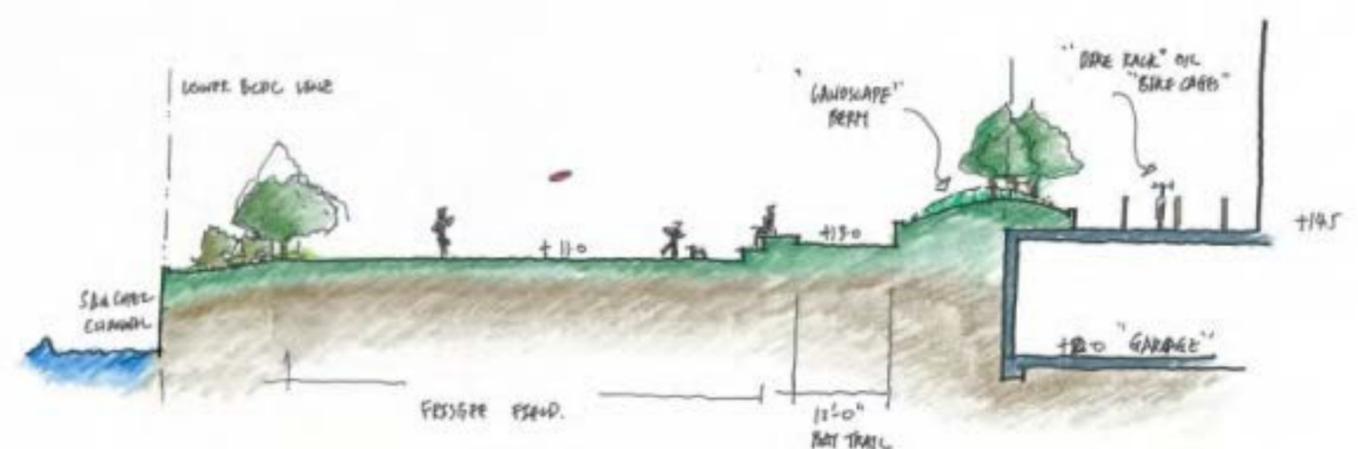
SECTION AA: BIO TREATMENT SECTION



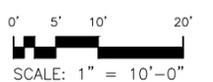
SECTION BB: EDUCATIONAL NODE SECTION



SECTION CC: BAY PLAZA



SECTION DD: FRISBEE FIELD SECTION



Sep 21, 2012 - 10:08am M:\Serra F:\300Beach\300Beach\9740001\Draw\Arch\BDC\submit\14-B-typical shoreline sections.dwg



BURLINGAME POINT

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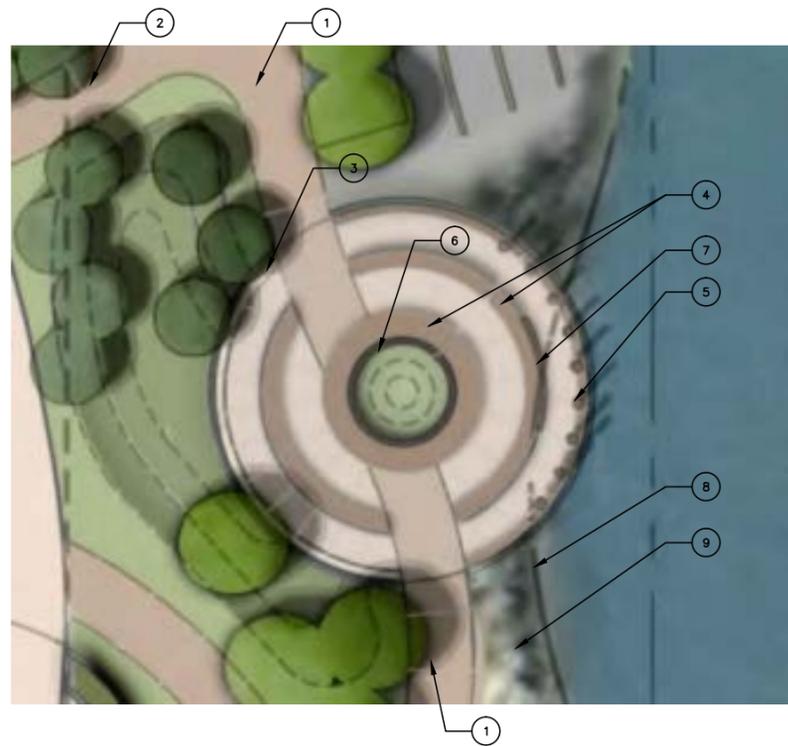
TYPICAL SHORELINE AREA CROSS SECTIONS

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 SUBMITTAL FOR SFBCC DESIGN STUDY SESSION 10.08.2012

14B



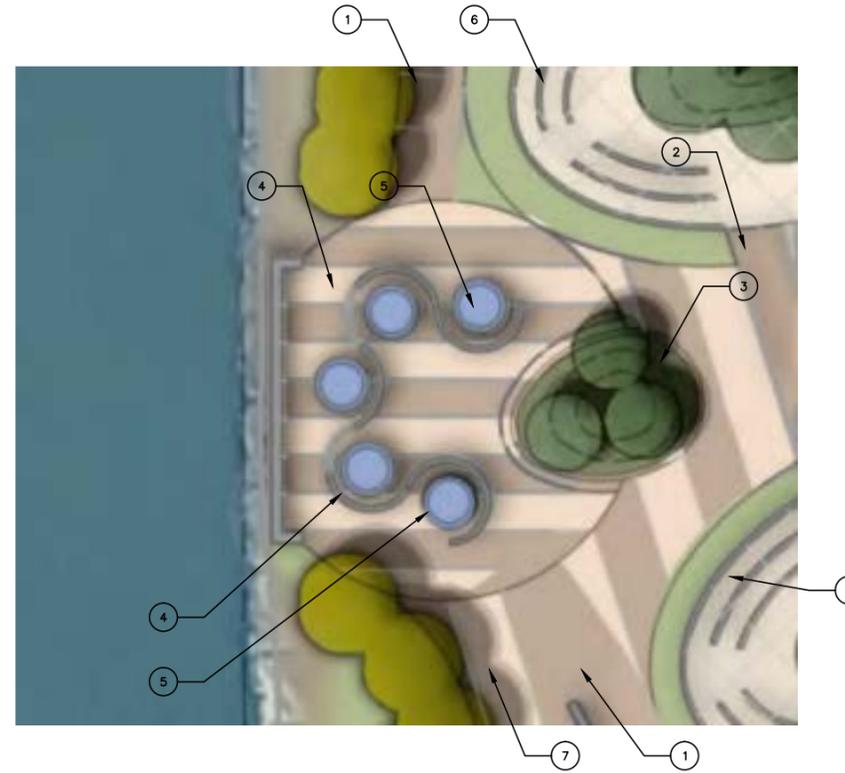
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KEY NOTES:

- ① 12' BAY TRAIL
- ② CAMPUS TO TRAIL CONNECTION
- ③ WIND PROTECTED SEATING SETBACK INTO GRASSY BERM
- ④ COLORED CONCRETE PLAZA W/ BANDING
- ⑤ TELESCOPES & INTERPRATIVE PLAQUES
- ⑥ SCULPTURAL BERM WITH KINETIC ART FEATURES & SEATWALL
- ⑦ SEATWALL
- ⑧ PROPOSED SHORELINE
- ⑨ RIP RAP

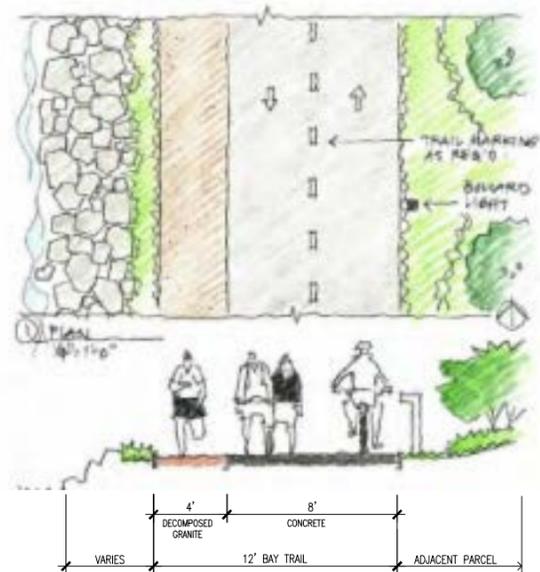
① BAY OVERLOOK AT EASTERN SHORELINE
1/16" = 1'-0"



KEY NOTES:

- ① 12' BAY TRAIL
- ② CAMPUS TO TRAIL CONNECTION
- ③ SCULPTURAL BERM WITH SEATWALL
- ④ SCULPTURAL WIND SCREEN AND SEATWALL
- ⑤ ECOZONE INTERPRATIVE PLAQUES
- ⑥ OUTDOOR DINING AREA WITH SCULPTURAL SEATWALLS
- ⑦ ACCESS TO PROTECTED OPEN SPACE FOR FRISBEE

② BAY OVERLOOK AT WESTERN SHORELINE
1/16" = 1'-0"



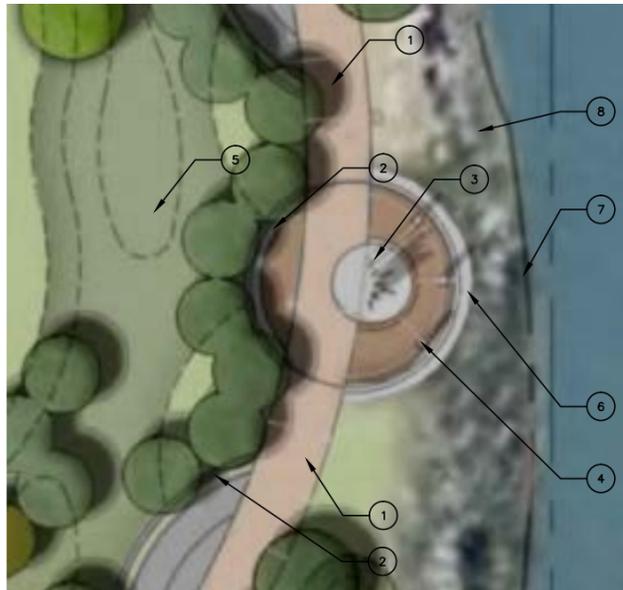
③ BAY TRAIL PLAN AND SECTION
NTS



④ GRASSY BERM IMAGES
NTS



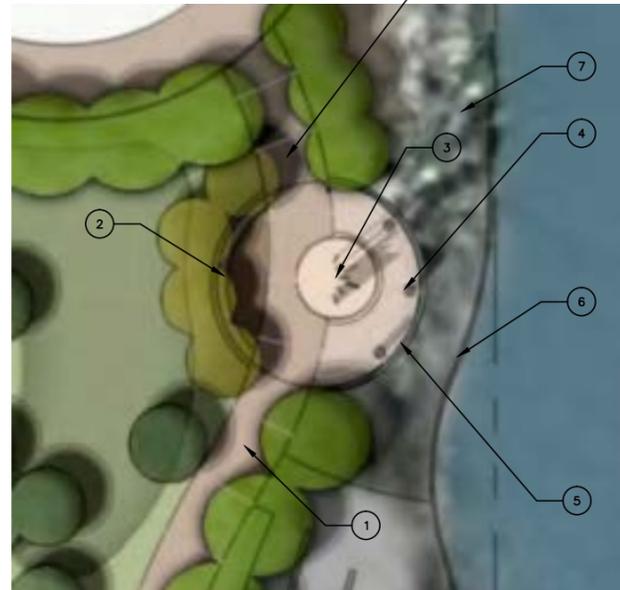
0' 12.5' 25' 50'
SCALE: 1" = 25'-0"



KEY NOTES:

- 1 12' BAY TRAIL
- 2 WIND PROTECTED SEATING WITH BACK SUPPORT
- 3 KINETIC ART FEATURE WITH NATIVE PLANTING
- 4 INTERPRETIVE KIOSKS (EDUCATIONAL PLAQUES)
- 5 GRASSY BERM FOR WIND AND VISUAL BREAK
- 6 GUARDRAIL (IF REQUIRED)
- 7 PROPOSED SHORELINE
- 8 RIP RAP

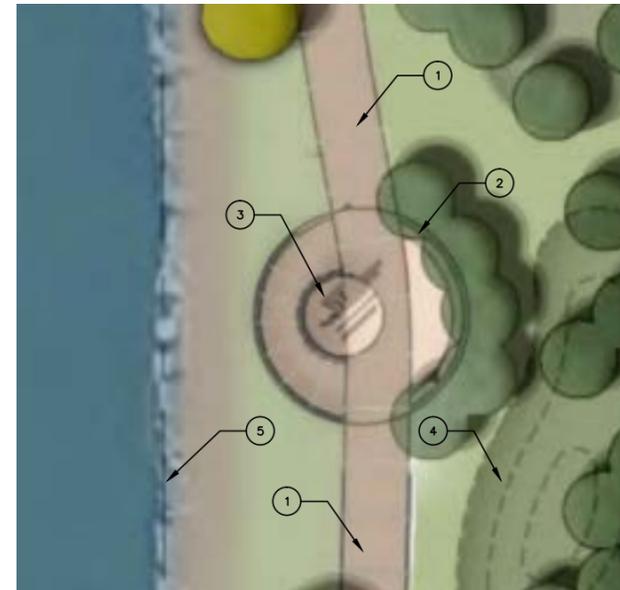
1 EDUCATIONAL NODE 1
1/16" = 1'-0"



KEY NOTES:

- 1 12' BAY TRAIL
- 2 WIND PROTECTED SEATING WITH BACK SUPPORT
- 3 KINETIC ART FEATURE WITH NATIVE PLANTING
- 4 TELESCOPES
- 5 GUARDRAIL (IF REQUIRED)
- 6 PROPOSED SHORELINE
- 7 RIP RAP

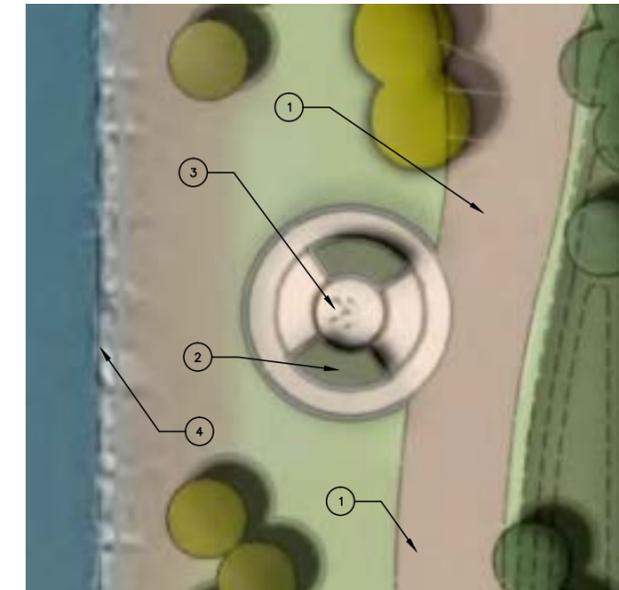
2 EDUCATIONAL NODE 2
1/16" = 1'-0"



KEY NOTES:

- 1 12' BAY TRAIL
- 2 WIND PROTECTED SEATING WITH BACK SUPPORT
- 3 KINETIC ART FEATURE WITH SEATWALL AND NATIVE PLANTING
- 4 GRASSY BERM FOR WIND AND VISUAL BREAK
- 5 EXISTING SHORELINE

3 EDUCATIONAL NODE 3
1/16" = 1'-0"



KEY NOTES:

- 1 BAY TRAIL AND FIRE ACCESS
- 2 PLANTER WITH NATIVE PLANTING AND SEATWALL
- 3 KINETIC ART FEATURE
- 4 EXISTING SHORELINE

4 EDUCATIONAL NODE 4
1/16" = 1'-0"



4 EXAMPLES OF AMENITIES AT EDUCATIONAL NODES
NTS



0' 12.5' 25' 50'
SCALE: 1" = 25'-0"

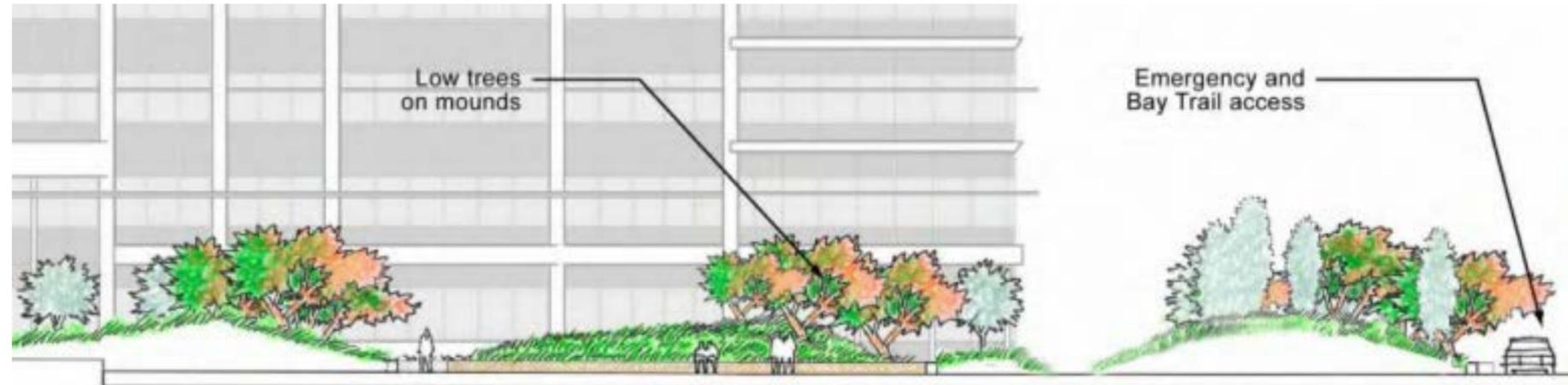
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A) WIND-PROTECTED SEATING POCKETS ALONG BAY TRAIL



EXAMPLES OF WIND SCREEN FOR OUTDOOR DINING AREA



B) WIND-PROTECTED SEATING AREA AT PEDESTRIAN PROMENADE



EXAMPLES OF PROTECTED SEATING AREAS





BIKE RACKS

BENCHES

DRINKING FOUNTAINS



BOLLARDS



TRASH AND RECYCLING BINS

3 BAY TRAIL AMENITIES - IMAGES



Type: In-Ground Light
 Application: Roadway Drop-Off Area
 Manufacturer: BEGA Lighting
 Model No.: 8671 LED
 Dimensions: 4-3/4" dia., 1-1/8" Ht.

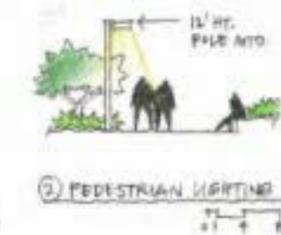
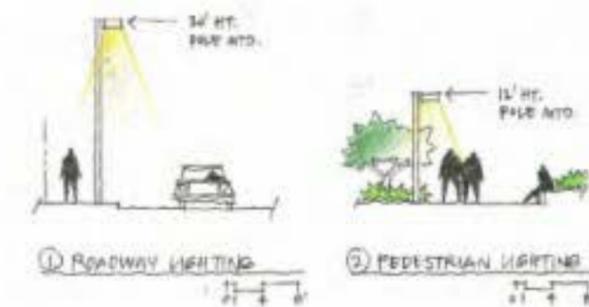


Type: Pole-Mount Roadway and Pedestrian Light
 Application: Roadway and Pedestrian Light
 Manufacturer: BEGA Lighting
 Model No.: 9052 LED
 Pole: 1/2" HR, 20' Ht. (Roadway) 80" HR, 8' Ht. (Pedestrian)

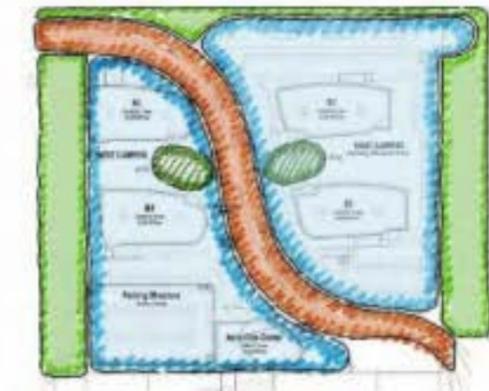


Type: Bollard Light
 Application: Bay Trail Path Light
 Manufacturer: BEGA Lighting
 Model No.: 8354 LED
 Dimensions: 6-1/2" dia., 18-1/8" Ht.

5 LIGHTING FIXTURE - IMAGES



4 LIGHTING FIXTURE TYPOLOGIES



- ROADWAY LIGHTING
- PEDESTRIAN LIGHTING
- BAY TRAIL PATH LIGHTING
- AUTO DROP-OFF LIGHTING

KEY PLAN



① OVERLOOK TO THE BAY AT EASTERN SHORELINE

Sep 21, 2012 - 1:52pm M.G.Serna F:\3508\Bench\3508\Bench\9740001\Draw\Arch\BDC submittal\19-site and building sketches.dwg



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Site and Building Character Sketches

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19

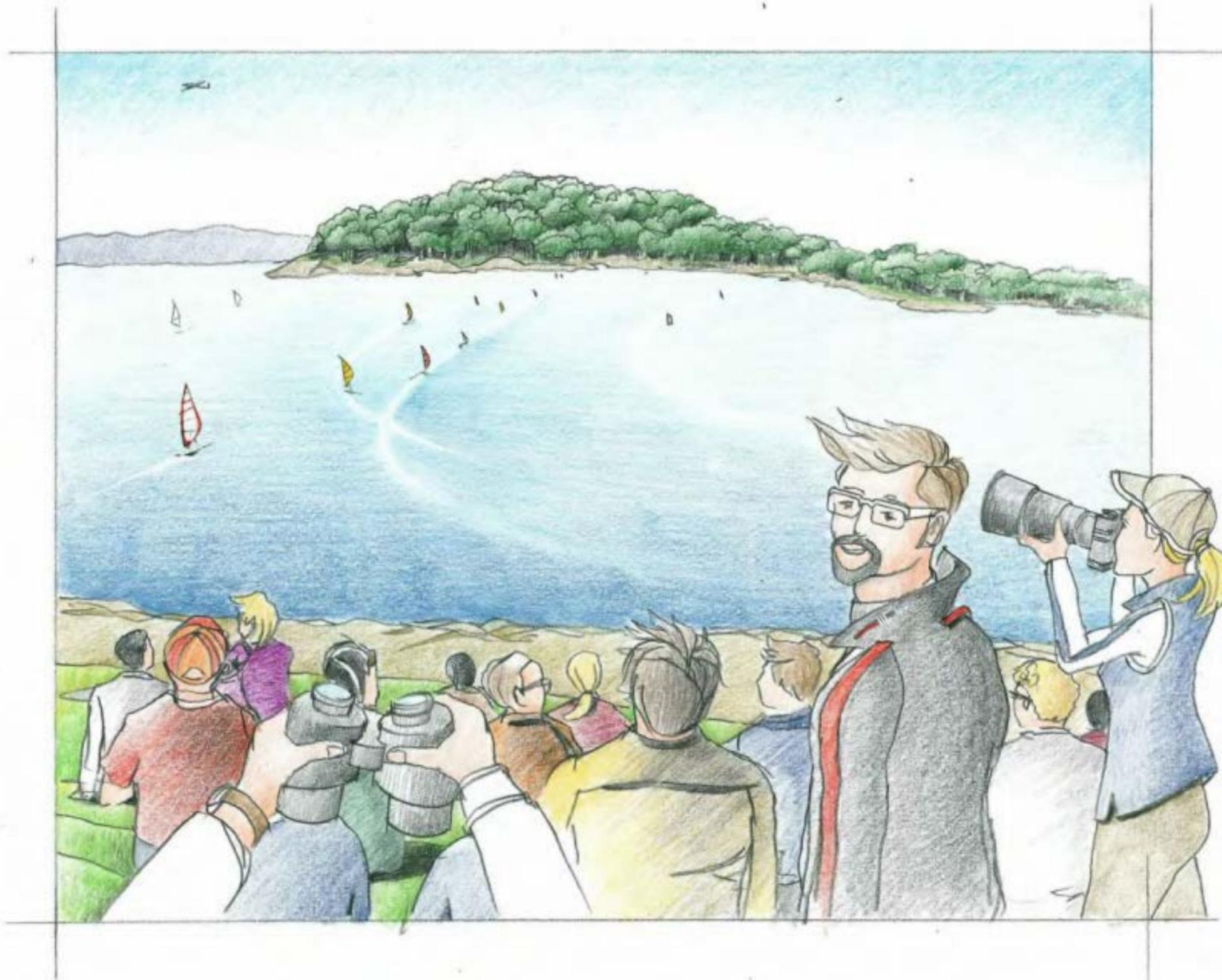


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① AMENITIES AT NEW BAY TRAIL

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① WIND SURFING VIEWING AREA



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① WESTERN SHORELINE

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MILLENNIUM PARTNERS

BURLINGAME POINT

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Site and Building Character Sketches

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22



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① EASTERN SHORELINE

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Site and Building Character Sketches

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23



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