

**DEVELOPER**

EKN DEVELOPMENT GROUP  
220 NEWPORT CENTER DRIVE, SUITE 11-262  
NEWPORT BEACH, CA 92660

**ARCHITECT**

HKS ARCHITECTS, INC.  
539 BRYANT STREET, SUITE 100  
SAN FRANCISCO, CA 94107

**CIVIL ENGINEER**

JES ENGINEERING INC.  
4047 FIRST STREET, SUITE 201  
LIVERMORE, CA 94551

**LANDSCAPE ARCHITECT**

SWA GROUP  
220 BRIDGEWAY  
SAUSALITO, CA 94965

# **BURLINGAME HOTEL**

**1499 OLD BAYSHORE HIGHWAY  
BURLINGAME, CALIFORNIA**

**DESIGN REVIEW BOARD MAY 7, 2018**







**LEVEL 1:  
HOTEL/RESTURANT GARDENS**

- ① ARRIVAL COURT WITH STONE PAVING AND STEEL BOLLARDS (CURBLESS)
- ② SUCCULENT GARDEN AT ENTRY WITH ORNAMENTAL TREES IN PLANTER POTS
- ③ OUTDOOR DINING AREA WITH WOOD DECK AND CAFE SEATING
- ④ IMPROVEMENTS ALONG OLD BAYSHORE HIGHWAY WITH WIDENED SIDEWALK AND ENHANCED PLANTING (INCLUDING ORNAMENTAL GRASS BANDS)
- ⑤ PUBLIC SEATING AREA/ OPEN AIR OUTDOOR PATIO WITH STONE PAVING OVERLOOKING BIRD SANCTUARY
- ⑥ PUBLIC SEATING AREA/ COVERED OUTDOOR PATIO AND MILLS CREEK OVERLOOK WITH ENHANCED PAVING
- ⑦ SYCAMORE STREET TREES (LONDON PLANE) WITH TRIANGULAR SPACING
- ⑧ MONTEREY CYPRESS/ MONTEREY PINE GROVE
- ⑨ ENHANCED BAY TRAIL CROSSWALK/ CONNECTION
- ⑩ CONTINUOUS BAY TRAIL GRAPHICS AND WAYFINDING SIGNAGE
- ⑪ 6' TALL PERIMETER FENCE WITH HEDGE- SEE DETAIL ON PAGE 13
- ⑫ VEHICULAR BOLLARDS AT EVA- SEE BOLLARD DETAIL ON PAGE 13 FOR NOTES
- ⑬ OPEN SPACE AREA WITH UNDERGROUND STORM WATER TREATMENT AND PLANTED GEOBLOCK PAVING FOR EVA- SEE DETAIL ON PAGE 12

**TREE REMOVAL INVENTORY**

TREE	SPECIES	SIZE*
A	EUCALYPTUS SIDEROXYLON	57"
B	EUCALYPTUS SIDEROXYLON	63"
C	EUCALYPTUS SIDEROXYLON	50"
D	EUCALYPTUS SIDEROXYLON	63"
E	JUNIPERUS CHINENSIS	25"
F	JUNIPERUS CHINENSIS	126"
G	ULMUS PARVIFOLIA	38"
H	PINUS RADIATA	75"
I	PINUS RADIATA	38"
J	PINUS RADIATA	75"

\* ALL SIZES INDICATED ARE MEASURED BY CIRCUMFERENCE

**LANDSCAPE AREA CALCULATIONS\*\*:**

TOTAL LANDSCAPE AREA WITHIN LOT:	35,300 SF
PERCENTAGE OF LANDSCAPE AREA WITHIN LOT:	37%
TOTAL LANDSCAPE AREA WITHIN FRONT SETBACK:	2648 SF
PERCENTAGE OF LANDSCAPE AREA WITHIN FRONT SETBACK:	68.5%

\*\* REFER TO ADDITIONAL SHEET FOR DIAGRAMS INDICATING TOTAL LANDSCAPE AREA WITHIN LOT AND TOTAL LANDSCAPE AREA WITHIN FRONT SETBACK.





















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**LANDSCAPE ARCHITECT**  
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2200 BRIDGEWAY  
SAUBALITO, CALIFORNIA 94965

**BURLINGAME HOTEL  
1499 OLD BAYSHORE  
BURLINGAME, CALIFORNIA**

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220 NEWPORT GROUP, SUITE 11-262  
NEWPORT BEACH, CA 92660

KEY PLAN

REVISION NO. DESCRIPTION DATE

REVISION NO.	DESCRIPTION	DATE

HKS PROJECT NUMBER  
**20831**  
DATE  
**04/26/2018**  
ISSUE  
**DESIGN REVIEW BOARD -  
MAY 07, 2018**  
SHEET TITLE  
**RENDERING**

SHEET NO.



LANDSCAPE IN RENDERING DOES NOT REFLECT FULL DESIGN.  
REFER TO LANDSCAPE DRAWINGS FOR INFORMATION.

**01 RENDERING - BAYSHORE HIGHWAY**