PENINSULA HEIGHTS

PLANNING APPLICATION



COVER SHEET

PENINSULA HEIGHTS - SAN MATEO, CA

CAMPUS POP INVESTOR, LLC

BKF 100+ YEARS
ENGINEERS . SURVEYORS . PLANNERS

JETT Landscape Architecture + Design

DAHLIN

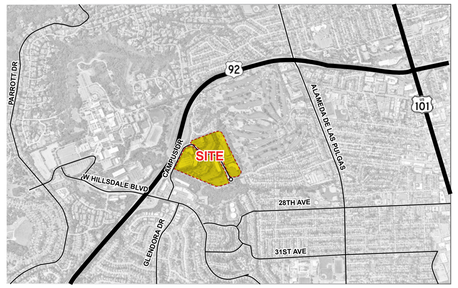
JOB NO. 1483.001
DATE 02-03-20

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

N

T.0

VICINITY MAP: N.T.S



PROJECT DESCRIPTION:

Existing Site Conditions:
The current site consists of four office buildings located at 2988, 2800, 2755, and 2655 Campus Drive in San Mateo spread across 15.45-acres. Located directly off Highway 92, the property is surrounded by existing residential, commercial, and office uses.

Proposed Redevelopment:
The proposed project would replace four existing office buildings with 290 low density new homes. The project includes applications for a special use permit, site plan and architectural review approval, site development and planning approval, and a vesting tentative map, including for condominium purposes. The project will allow for more entry level home-buying opportunities for residents of San Mateo. Offering a range of unit sizes, these 3-4 story for-sale townhomes and single family detached homes will display a blend of contemporary and traditional architectural forms and materials that blend cohesively with the surrounding neighborhood. The community will be arranged over two site areas; a Northern Parcel and a Southern Parcel. Each residence will have a two-car parking garage with private outdoor space via balconies and/or roof decks.

Consistent with the City of San Mateo's affordable housing requirements, the project will designate 10% of the proposed units for lower income households, totaling 29 units, and would qualify for benefits under the Density Bonus Law. The designated affordable units will also offer a range in sizes that include (9) 2-bedroom, (10) 3-bedroom, and (10) 4-bedroom units.

Transportation Component and Amenities:
Harvest Properties has and will continue to work with local transit experts to implement a robust Transportation Demand Management (TDM) plan which includes emerging mobility initiatives. The developer has been engaging with key city and community stakeholders to promote a more connected transportation ecosystem that encourages alternative transit over vehicle ownership to take cars off the road. Peninsula Heights will help increase ridership for the existing dedicated Caltrain shuttle route that is currently at risk due to lack of use. This dedicated Caltrain shuttle will serve workers and residents.

In total, Peninsula Heights will have 625 on-site parking spaces, as well as bicycle parking for residents and visitors alike. The redevelopment will promote a neutral, if not positive, impact on traffic congestion in the surrounding area as determined through initial traffic studies.

Lastly, the applicant through collaboration with the San Mateo Fire Marshal and Planning Staff, proposes to keep the existing emergency vehicle access (EVA) road connecting Campus Drive to 26th Ave as an EVA after project implementation.

Environmental Considerations:
Peninsula Heights has committed to sustainability by installing photovoltaics on roof decks, Energy Star appliances, and low-flow plumbing fixtures.

Community Benefits and Amenities:
Through strategic planning and design, Peninsula Heights offers amenities that benefit both future residents of the project and the surrounding community. By replacing old office buildings with thoughtfully-designed, modern townhomes, Peninsula Heights will create improved views from neighboring homes and a vibrant extension of the existing residential neighborhoods surrounding the site. To ensure privacy for neighbors and residents, the site plan maintains a 15-foot building setback from property lines with well-programmed landscaping. Landscaping will also line the walkways and provide shaded parking.

Peninsula Heights offers community spaces that are both inwardly and outwardly facing in an effort to create an inclusive setting for both residents and neighbors. These community spaces include six pocket parks, a dog park, playground, communal garden, viewpoint overlooks, picnic areas, sport / fitness areas, and flexible green spaces.

In addition, the new development consists of an extensive path system that will seamlessly conjoin the current neighborhood and activate the open space that covers 42% of the overall site.

PROJECT DATA:

PROJECT DATA			
Site Address:	APN	Parcel	Area (AC)
2988 Campus Dr	41521010	Northern	7.04
2800 Campus Dr	41521020		
2755 Campus Dr	41522020	Southern	8.41
2655 Campus Dr	41522010		
Total Site Area (Sq. Ft.):	672,962		
Northern Site Area (Sq. Ft.):	306,609		
Southern Site Area (Sq. Ft.):	366,353		
Total Site Area (Acres):	15.45		

NORTH SITE PROJECT DATA:

NORTHERN PARCEL PROJECT DATA			
Development Standard	**Existing:**	**Permitted:**	**Proposed:**
GP Designation:	Executive Office		Executive Office
Zoning Classification:	E1-1 - Executive Office		E1-1 with SUP
Floor Area Ratio:	0.29	1	0.99
Total Floor Area (Sq. Ft.):	89,344	306,609	303,918
Total Number of Units:			**134**
Multiple-family dwelling			
2 Bedroom Unit			42
3 Bedroom Unit			50
4 Bedroom Unit			12
Single-family dwelling (detached)			
4 Bedroom Unit			30
Density (DU / Acre):		34.85	19.03
Bldg. Height:	55'	55'	43'
Site Open Space Area (Sq. Ft.):		107,313	129,362
Site Open Space Area (%):		35%	42%
Total Parking:	**Req. / Unit:**	**Total Req:**	**Proposed:**
		288.8	**290**
Multiple-family dwelling:			
Resident Parking Stalls (3 bed or any unit over 1400 sf):	2 per unit	208	208
Uncovered (Guest) Parking Stalls:	.2 per unit	20.8	22
Covered Parking Stalls:	1 per unit	104	208
Short-term Bicycle Parking Stalls	.15 per unit	15.6	
Long-term Bicycle Parking Stalls	1.5 per unit	156.0	208
Single-family dwelling (detached, under 3,000 sq. ft. of floor area)			
Covered Parking Stalls	2 per unit	60	60
Loading Space (10' x 25')		1 space	2 spaces
Setbacks:		**Permitted:**	**Proposed:**
Street Frontage		15'	15'
Buffer (Adjacent to Residential District)		15' (or 1/2 bldg height)	15' (or 1/2 bldg height)
Side & Rear (Not Adjacent to Residential District)		15'	15'

SOUTH SITE PROJECT DATA:

SOUTHERN PARCEL PROJECT DATA			
Development Standard	**Existing:**	**Permitted:**	**Proposed:**
GP Designation:	Executive Office		Executive Office
Zoning Classification:	E1-1 - Executive Office		E1-1 with SUP
Floor Area Ratio:	0.37	1	0.99
Total Floor Area (Sq. Ft.):	135,500	**366,353**	**361,023**
Total Number of Units:			**156**
Multiple-family dwelling			
2 Bedroom Unit			43
3 Bedroom Unit			53
4 Bedroom Unit			16
Single-family dwelling (detached)			
4 Bedroom Unit			44
Density (DU / Acre):		34.85	18.55
Bldg. Height:	55'	55'	43'
Site Open Space Area (Sq. Ft.):		128,224	153,469
Site Open Space Area (%):		35%	42%
Total Parking:	**Req. / Unit:**	**Total Req:**	**Proposed:**
		334.4	**335**
Multiple-family dwelling:			
Resident Parking Stalls (3 bed or any unit over 1400 sf):	2 per unit	224	224
Uncovered (Guest) Parking Stalls:	.2 per unit	22.4	23
Covered Parking Stalls:	1 per unit	112	224
Short-term Bicycle Parking Stalls	.15 per unit	16.8	
Long-term Bicycle Parking Stalls	1.5 per unit	168.0	224
Single-family dwelling (detached, under 3,000 sq. ft. of floor area)			
Covered Parking Stalls	2 per unit	88	88
Loading Space (10' x 25')		1 space	2 spaces
Setbacks:		**Permitted:**	**Proposed:**
Street Frontage		15'	15'
Buffer (Adjacent to Residential District)		15' (or 1/2 bldg height)	15' (or 1/2 bldg height)
Side & Rear (Not Adjacent to Residential District)		15'	15'

GROSS BUILDING AREA:

Gross Building Area Calculations (San Mateo)			
Product	Building Total	Building Count	Total Site
SFD			
SFD 1	2,745	38	104318
SFD 2	2,699	36	97153
TH OVER FLATS			
Stack - 6-plex	12,403	1	12403
Stack - 12-plex	24,806	9	223252
TOWNHOME			
TH - 4-Plex	9,422	1	9422
TH - 6-Plex	13,592	2	27184
TH - 7-Plex	15,677	6	94061
TH - 8-Plex	17,762	2	35524
TH - 9-Plex	19,847	2	39694
TH - 10-Plex	21,932	1	21932
Total			664941

PROJECT TEAM:

APPLICANT REPRESENTATIVE:
HARVEST PROPERTIES, INC.
180 Grand Avenue, Suite 1400
Oakland, CA 94610
Tel: 510-466-1485
Contact: Preston O'Connell

OWNER:
- 2988 CAMPUS POP OWNER, LLC
- 2800 CAMPUS POP OWNER, LLC
- 2755 CAMPUS POP OWNER, LLC
- 2655 CAMPUS POP OWNER, LLC

ARCHITECT:
DAHLIN
5865 Owens Drive,
Pleasanton, CA 94588
Tel: 925-251-7200
Contact: Padru C. Kang

CIVIL ENGINEER:
BKF ENGINEERS
255 Shoreline Drive, Suite 200
Redwood City, CA 94065
San Jose, CA 95112
Tel: 650-435-1251
Contact: Dale Leda

LANDSCAPE ARCHITECT:
JETT
LANDSCAPE ARCHITECTURE + DESIGN
2 Theatre Square, Suite 218,
Orinda, CA 94563
Tel: 925-254-5422
Contact: Bruce Jett

ADDITIONAL PROJECT DATA:

- List of Heritage Trees located on sheets L0.01 & L0.04.
- Cubic yards of soil disturbance located on sheets C3.1 & C10.1.

ARCHITECTURAL DATA:

Architectural Data														
					Northern Parcels			Southern Parcels			Overall Project			
Unit Name	**Bed Count**	**Bath Count**	**Net Floor Area / Unit (Sq. Ft.)**	**Gross Floor Area / Unit (Sq. Ft.)**	**Unit Count**	**Total Net Floor Area (Sq. Ft.)**	**Total Gross Floor Area (Sq. Ft.)**	**Unit Count**	**Total Net Floor Area (Sq. Ft.)**	**Total Gross Floor Area (Sq. Ft.)**	**Unit Count**	**Total Net Floor Area (Sq. Ft.)**	**Total Gross Floor Area (Sq. Ft.)**	
4-Story TH over Flats														
Flat A	2	2	1,533	6-Unit Module	10	15,331	124,029	9	13,798	111626.1	19	6.6%	29,129	235,655
Flat B	3	2	1,657	12,403	10	16,570		9	14,913		19	6.6%	31,483	
Townhome A	3	3	1,382		10	13,818		9	12,436		19	6.6%	26,254	
Townhome B	2	2.5	1,240		20	24,794		18	22,315		38	13.1%	47,109	
Townhome C	3	2.5	1,312		10	13,117		9	11,805		19	6.6%	24,922	
4-Story TH over Flats Total					**60**	**83,630**	**124,029**	**54**	**75,267**	**111,626**	**114**	**39.3%**	**158,897**	**235,655**
3-Story Townhomes														
Townhome A2	4	3.5	1,949	2,544	12	23,382	30526.56	16	31,176	40702.08	28	9.7%	54,559	71,229
Townhome B2	2	2.5	1,441	2,167	12	17,296	26004.36	16	23,061	34672.48	28	9.7%	40,356	60,677
Townhome C2	3	3	1,407	2,085	20	28,148	41700	26	36,592	54210	46	15.9%	64,740	95,910
3-Story Townhome Total					**44**	**68,826**	**98,231**	**58**	**90,830**	**129,585**	**102**	**35.2%**	**159,655**	**227,815**
SFD Buildings														
SFD 1	4	3.5	2,171	2,745	15	32,571	41178	23	49,942	63139.6	38	13.1%	82,513	104,318
SFD 2	4	3.5	2,185	2,699	15	32,771	40480.5	21	45,879	56672.7	36	12.4%	78,649	97,153
SFD Total					**30**	**65,342**	**81,659**	**44**	**95,821**	**119,812**	**74**	**25.5%**	**161,162**	**201,471**
Total					**134**	**217,797**	**303,918**	**156**	**261,917**	**361,023**	**290**	**100.0%**	**479,715**	**664,941**

SHEET INDEX:

COVER SHEET
T.0 COVER SHEET

SITE DATA
1.0 TITLE SHEET
1.1 VICINITY MAP
1.2 SITE CONTEXT
1.3 OVERALL SITE PLAN
1.4 NORTH SITE PLAN
1.5 SOUTH SITE PLAN
1.6 OPEN SPACE PLAN
1.7 SITE SECTION
1.8 SITE SECTION
1.9 NORTH SITE PARK
1.10 NORTH SITE PARK

SFD PRODUCT TYPE
2.0 SFD1 UNIT PLANS
2.1 SFD1 ROOF+SECT
2.2 SFD1 UNIT PLANS (EU)
2.3 SFD1 ROOF(EU)
2.4 SFD1 CBC+GFC
2.5 SFD1 ELEV+PERS
2.6 SFD1 ELEV+PERS
2.7 SFD2 UNIT PLANS
2.8 SFD2 ROOF+SECT
2.9 SFD2 CBC+GFC
2.10 SFD2 ELEV+PERS
2.11 SFD2 ELEV+PERS

TOWNHOME PRODUCT TYPE
3.0 4 UNIT UNIT PLANS
3.1 4 UNIT CBC+GFC
3.2 4 UNIT ELEV CS1
3.3 4 UNIT PERS CS1
3.4 6 UNIT UNIT PLANS
3.5 6 UNIT UNIT PLANS
3.6 6 UNIT CBC+GFC
3.7 6 UNIT ELEV CS1
3.8 6 UNIT PERS CS1
3.9 6 UNIT ELEV CS2
3.10 6 UNIT PERS CS2
3.11 7 UNIT UNIT PLANS
3.12 7 UNIT UNIT PLANS
3.13 7 UNIT UNIT PLANS
3.14 7 UNIT CBC+GFC
3.15 7 UNIT ELEV CS1
3.16 7 UNIT PERS CS1
3.17 7 UNIT ELEV CS2
3.18 7 UNIT PERS CS2
3.19 7 UNIT ELEV CS2 (SE)
3.20 7 UNIT PERS CS2 (SE)
3.21 8 UNIT UNIT PLANS
3.22 8 UNIT UNIT PLANS
3.23 8 UNIT CBC+GFC
3.24 8 UNIT ELEV CS1
3.25 8 UNIT PERS CS1
3.26 8 UNIT ELEV CS2
3.27 8 UNIT PERS CS2
3.28 9 UNIT UNIT PLANS
3.29 9 UNIT UNIT PLANS
3.30 9 UNIT CBC+GFC
3.31 9 UNIT ELEV CS1
3.32 9 UNIT PERS CS1
3.33 9 UNIT ELEV CS2
3.34 9 UNIT PERS CS2
3.35 10 UNIT UNIT PLANS
3.36 10 UNIT UNIT PLANS
3.37 10UNIT CBC+GFC
3.38 10 UNIT ELEV CS1
3.39 10 UNIT PERS CS1
3.40 TOWNHOME SECT

TH OVER FLATS PRODUCT TYPE
4.0 6 UNIT PLANS
4.1 6 ROOF PLAN
4.2 6 UNIT CBC+GFC
4.3 6 UNIT ELEV CS2
4.4 6 UNIT PERS CS2
4.5 12 UNIT PLANS
4.6 12 UNIT PLANS
4.7 12 UNIT PLANS
4.8 12 UNIT PLANS
4.9 12 UNIT CBC+GFC
4.10 12 UNIT ELEV CS1
4.11 12 UNIT PERP CS1
4.12 12 UNIT ELEV CS2
4.13 12 UNIT PERP CS2
4.14 12 UNIT ELEV CS1(SE)
4.15 12 UNIT PERP CS1(SE)
4.16 12 UNIT ELEV CS2(SE)
4.17 12 UNIT PERP CS2(SE
4.18 TH OVER FLATS SECT

MATERIAL BOARDS
5.0 SITE CS MAP
5.1 SFD 1 CS1
5.2 SFD 1 CS2
5.3 SFD 2 CS1
5.4 SFD 2 CS2
5.5 TOWNHOME CS1
5.6 TOWNHOME CS2
5.7 TH OVER FLATS CS1
5.8 TH OVER FLATS CS2

CIVIL SHEETS
C0.0 TITLE SHEET

NORTH SITE
C1.1 EXISTING CONDITIONS
C2.1 VESTING TENTATIVE MAP
C3.1 GRADING PLAN
C4.1 UTILITY PLAN
C5.1 STORMWATER CONTROL PLAN
C6.1 FIRE ACCESS PLAN
C7.1 EROSION CONTROL PLAN
C8.1 SITE SECTIONS
C8.2 DETAILS

SOUTH SITE
C9.1 EXISTING CONDITIONS
C9.2 EXISTING CONDITIONS
C10.1 VESTING TENTATIVE MAP
C10.2 VESTING TENTATIVE MAP
C11.1 GRADING PLAN
C11.2 GRADING PLAN
C12.1 UTILITY PLAN
C12.2 UTILITY PLAN
C13.1 STORMWATER CONTROL PLAN
C13.2 STORMWATER CONTROL PLAN
C14.1 FIRE ACCESS PLAN
C14.2 FIRE ACCESS PLAN
C15.1 EROSION CONTROL PLAN
C15.2 EROSION CONTROL PLAN
C16.1 SITE SECTIONS
C16.2 DETAILS

LANDSCAPE SHEETS
L0.00 KEY PLAN
L0.01 REMOVAL+MITIGATION PLAN – NORTH PARCEL
L0.02 REMOVAL+MITIGATION PLAN – SOUTH PARCEL
L0.03 REMOVAL+MITIGATION PLAN – SOUTH PARCEL
L0.04 TREE EVALUATION SCHEDULE
L1.01 LANDSCAPE DESIGN – NORTH PARCEL
L1.02 LANDSCAPE DESIGN – SOUTH PARCEL
L1.03 LANDSCAPE DESIGN – SOUTH PARCEL
L2.01 OVERALL LANDSCAPE PLAN – NORTH PARCEL
L2.02 OVERALL LANDSCAPE PLAN – SOUTH PARCEL
L2.03 OVERALL LANDSCAPE PLAN – SOUTH PARCEL
L2.04 LANDSCAPE PLAN ENLARGEMENTS
L2.05 LANDSCAPE PLAN ENLARGEMENTS
L2.06 LANDSCAPE PLAN ENLARGEMENTS
L2.07 LANDSCAPE PLAN ENLARGEMENTS
L2.08 LANDSCAPE PLAN ENLARGEMENTS
L2.09 LANDSCAPE PLAN ENLARGEMENTS
L2.10 LANDSCAPE MATERIAL IMAGES
L3.00 PLANTING SCHEDULE
L3.01 PLANTING PLAN – NORTH PARCEL
L3.02 PLANTING PLAN – SOUTH PARCEL
L3.03 PLANTING PLAN – SOUTH PARCEL
L3.04 PLANT IMAGES

PENINSULA HEIGHTS - SAN MATEO, CA

CAMPUS POP INVESTOR, LLC

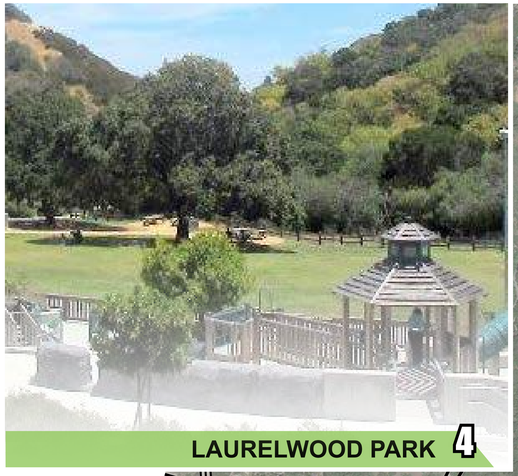
PROJECT DATA

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JOB NO. 1483.001
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5865 Owens Drive
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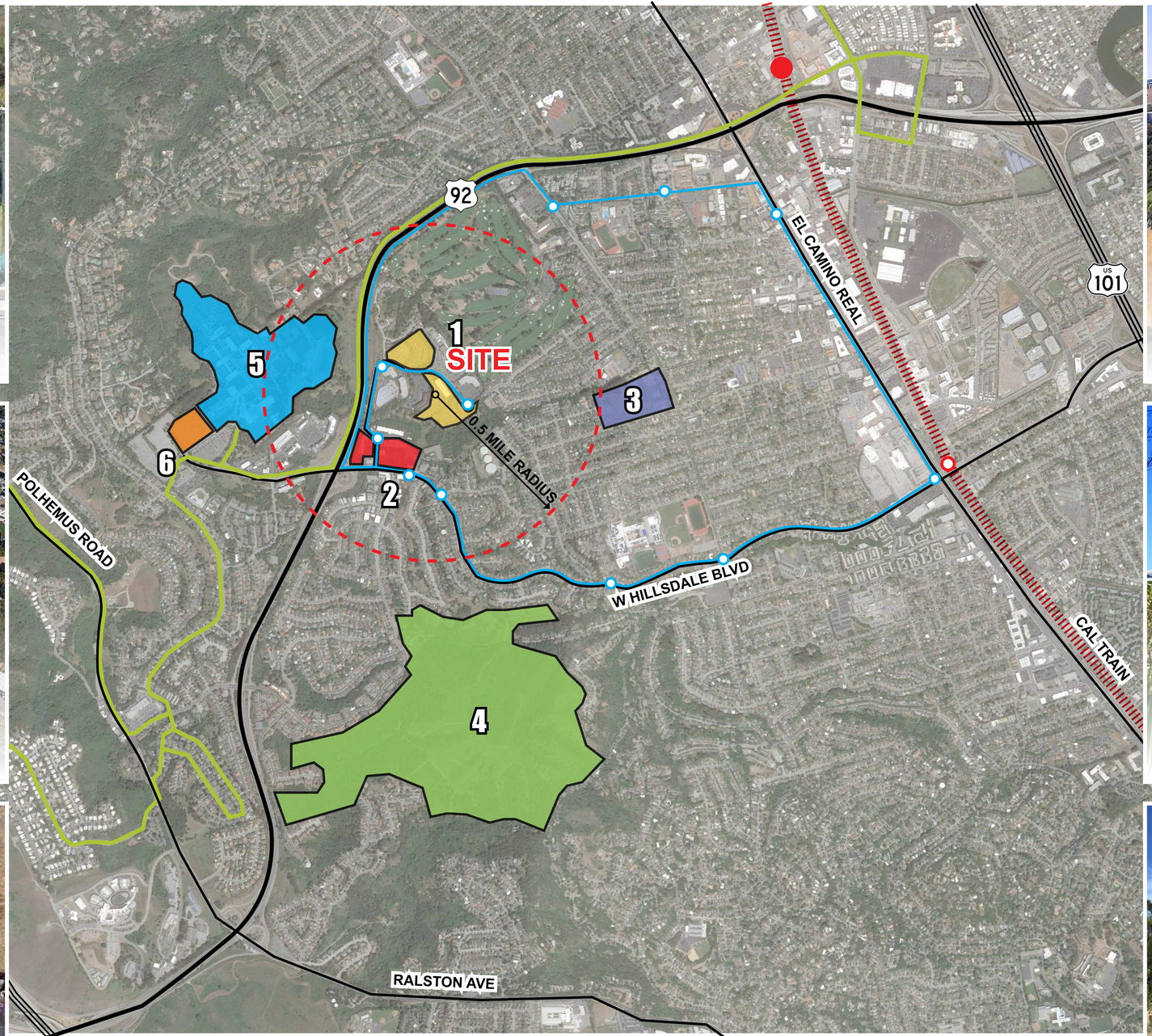
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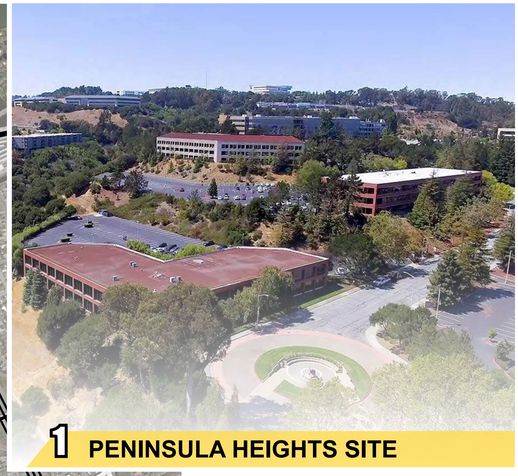


COLLEGE OF SAN MATEO 5



FARMER'S MARKET 6





1 PENINSULA HEIGHTS SITE



2 LAURELWOOD SHOPPING CENTER



3 BERESFORD PARK

LEGEND

Peninsula Heights

Caltrain — Route — Station — Baby Bullet Station

Caltrain Shuttle — Route — Stops

Peninsula Heights to Hillsdale Caltrain Station **20 Minutes**

samTrans — Route

PENINSULA HEIGHTS - SAN MATEO, CA

CAMPUS POP INVESTOR, LLC

VICINITY MAP

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Pleasanton, CA 94588
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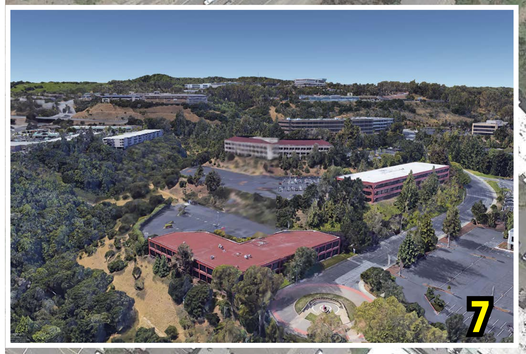
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PENINSULA HEIGHTS - SAN MATEO, CA

CAMPUS POP INVESTOR, LLC

SITE CONTEXT

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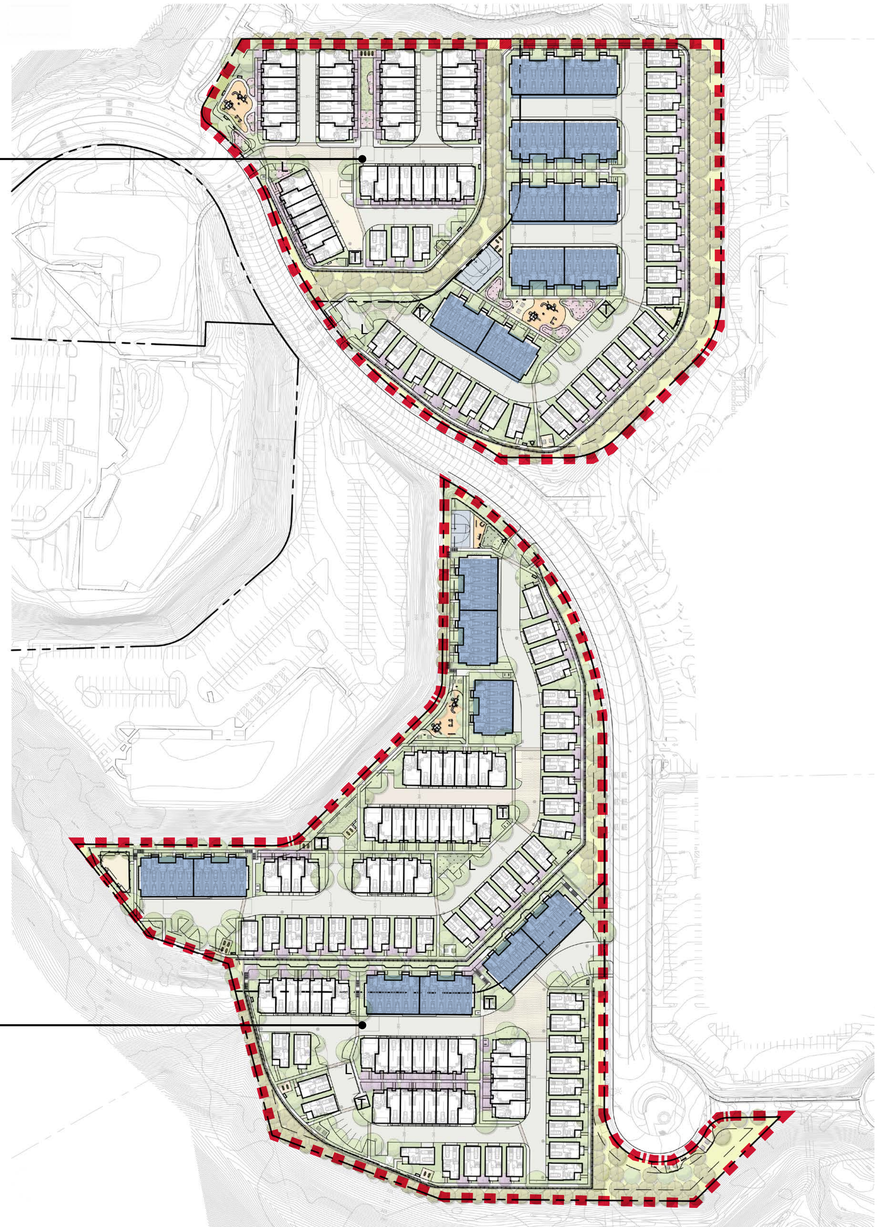
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5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

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NORTH SITE PLAN



SOUTH SITE PLAN

Summary by bed count		
2 bed	85	29.3%
3 bed	103	35.5%
4 bed	102	35.2%
Total	**290**	**100.0%**

ALL UNITS EXCEPT 4-STORY PRODUCT WILL FEATURE ROOF DECKS

PENINSULA HEIGHTS - SAN MATEO, CA

CAMPUS POP INVESTOR, LLC

PROPOSED OVERALL SITE PLAN

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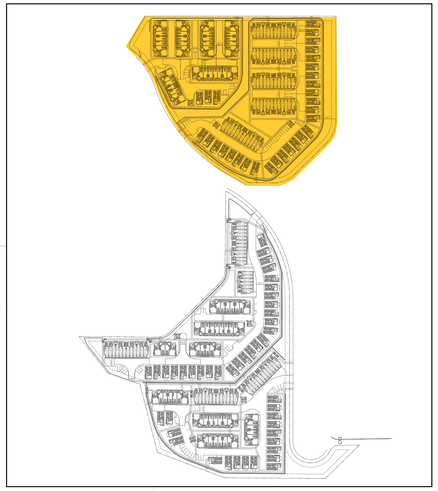
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5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

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KEY MAP





PENINSULA HEIGHTS - SAN MATEO, CA

CAMPUS POP INVESTOR, LLC

NORTH SITE PLAN

DAHLIN

0 160 320 640

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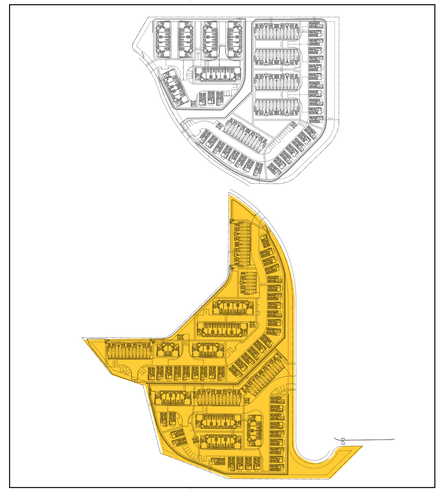
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KEY MAP



PENINSULA HEIGHTS - SAN MATEO, CA

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SOUTH SITE PLAN

0 160 320 640

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OPEN SPACE SUMMARY

Total Open Space: 282,831 SF
Site Area: 672,963 sf
= 42% Open Space/Site Area

Open Space North Parcel:
+/- 129,362 SF

Open Space South Parcel:
+/- 153,469 SF

80 0 80 160 feet

PENINSULA HEIGHTS - SAN MATEO, CA

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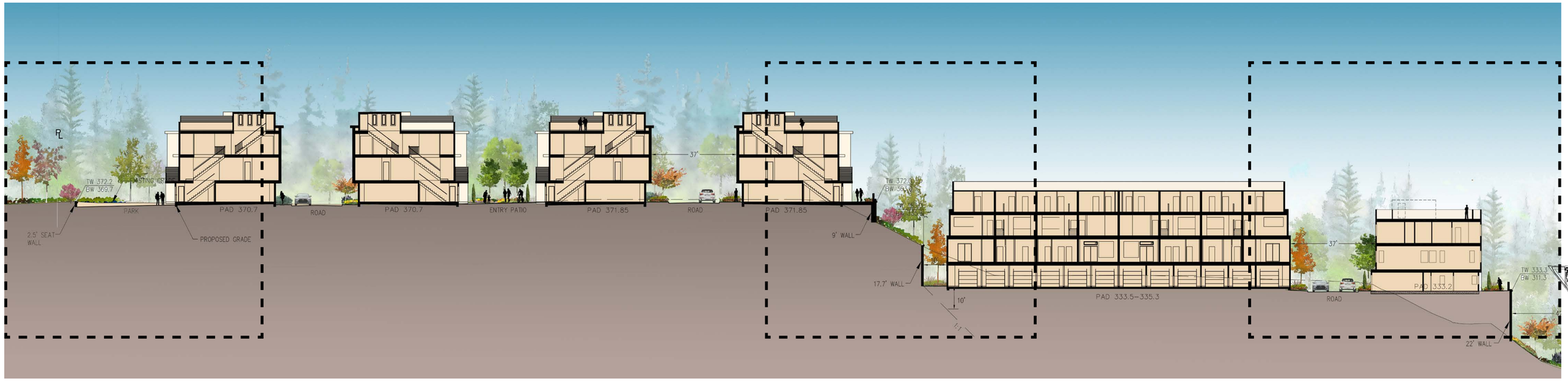
OPEN SPACE PLAN

JETT
Landscape Architecture + Design
2 Theatre Sq., Ste 218
Orinda, CA 94563
925-254-5422

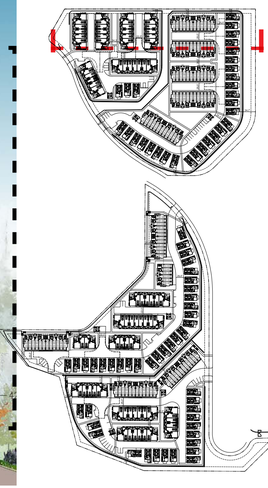
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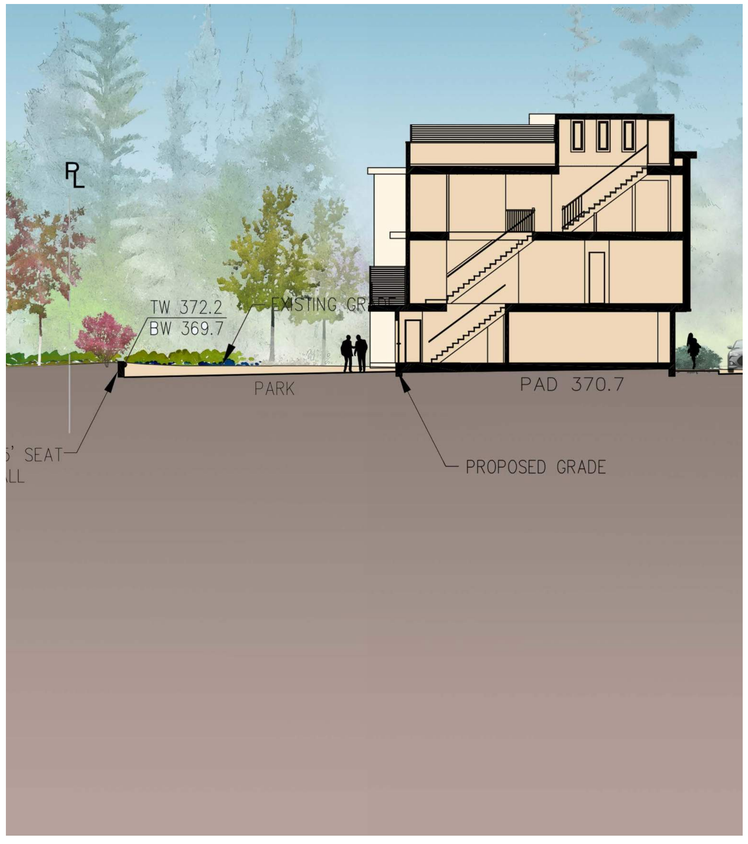
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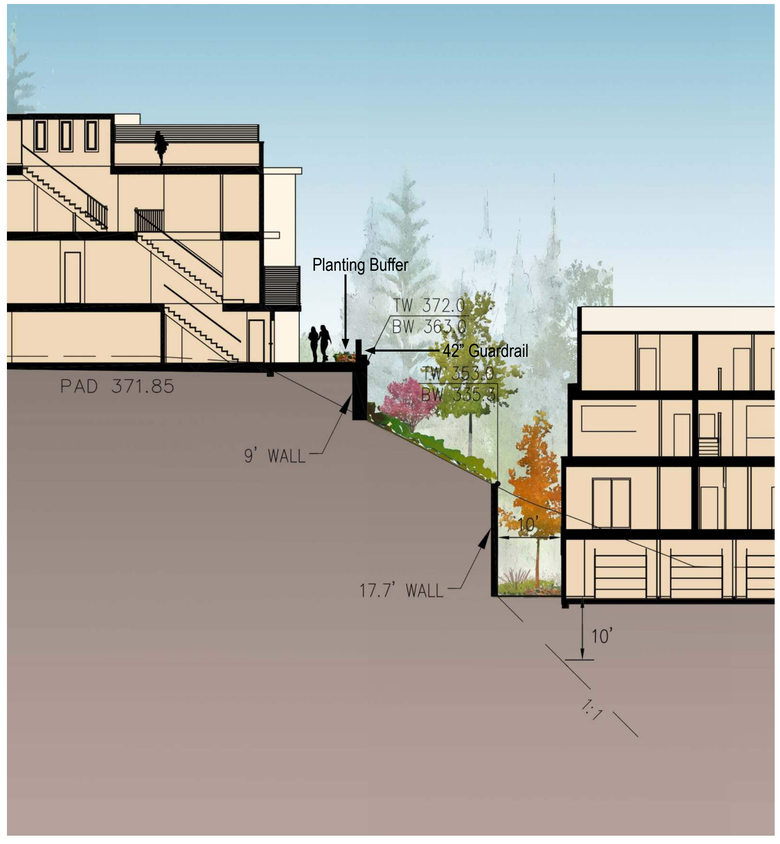


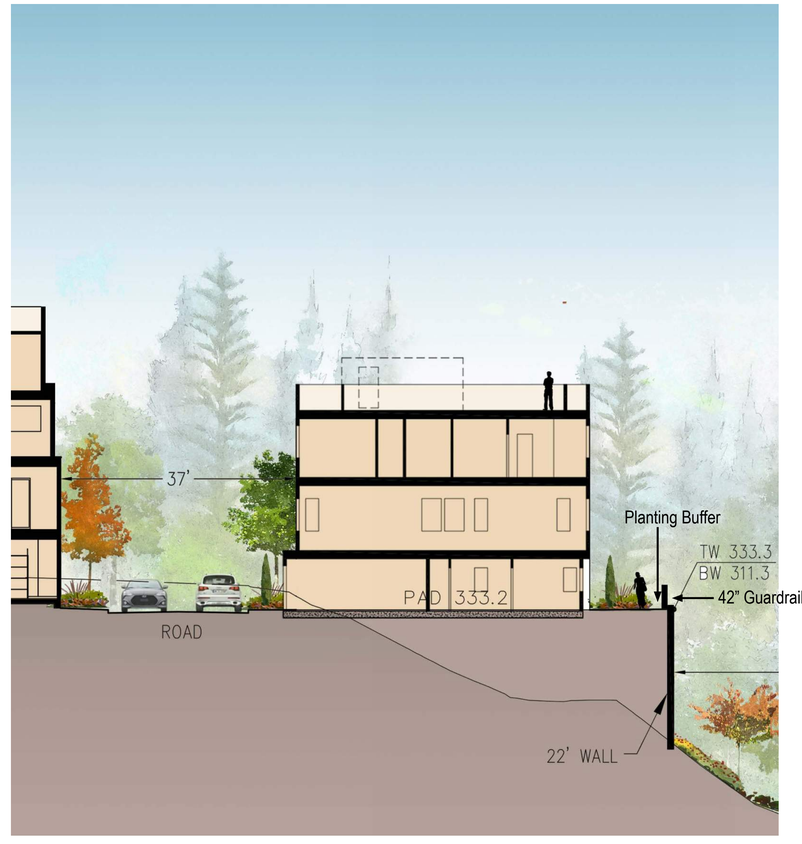
KEY MAP



0 20 40 80







NORTH SITE

0 10 20 40

PENINSULA HEIGHTS - SAN MATEO, CA

CAMPUS POP INVESTOR, LLC

SITE SECTION

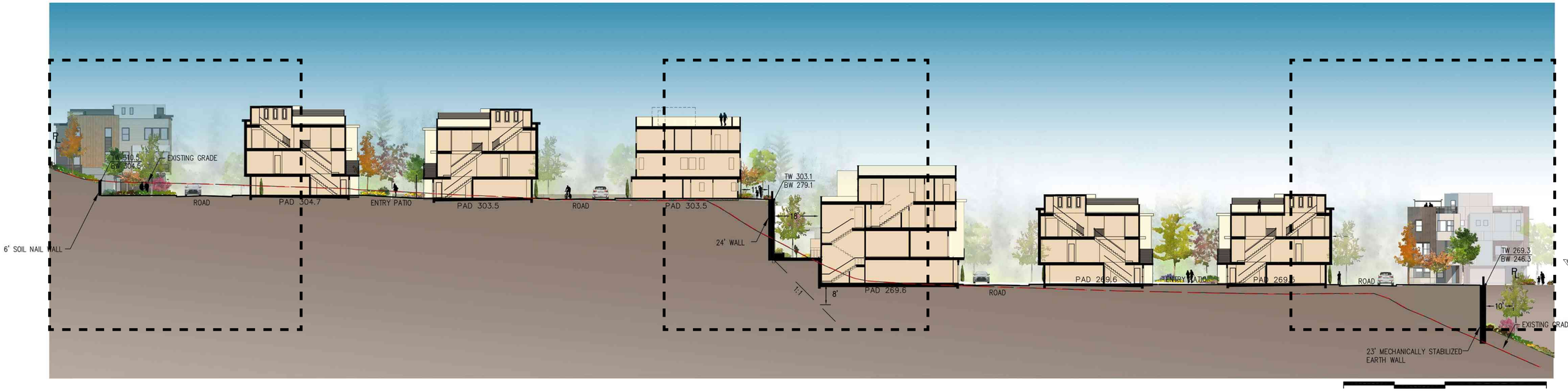
DAHLIN

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

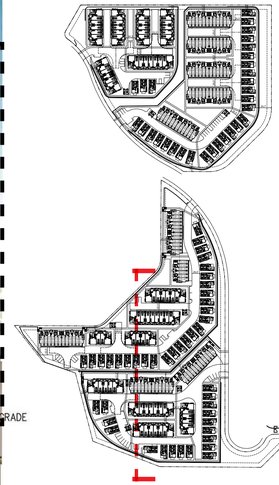
JOB NO. 1483.001
DATE 02-03-20

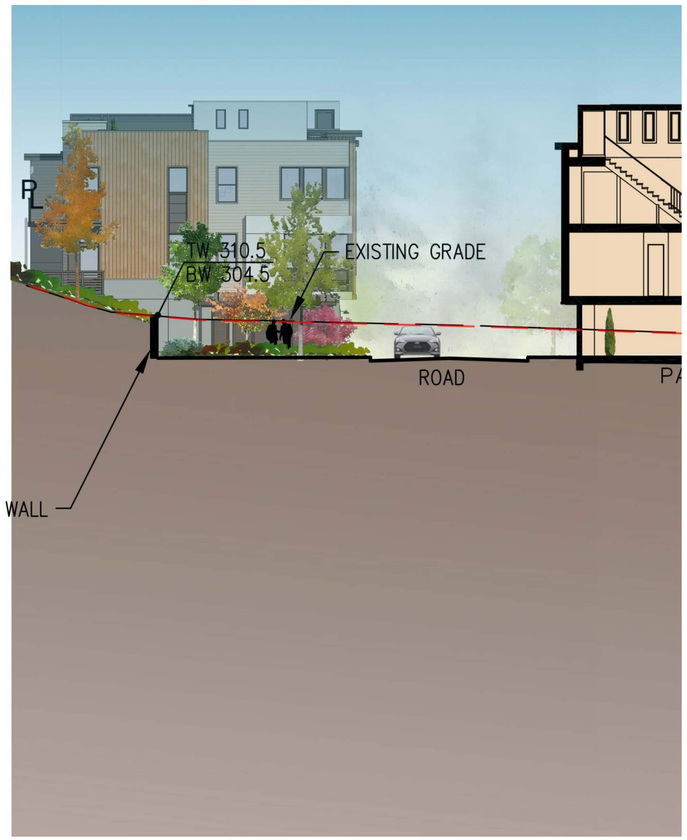
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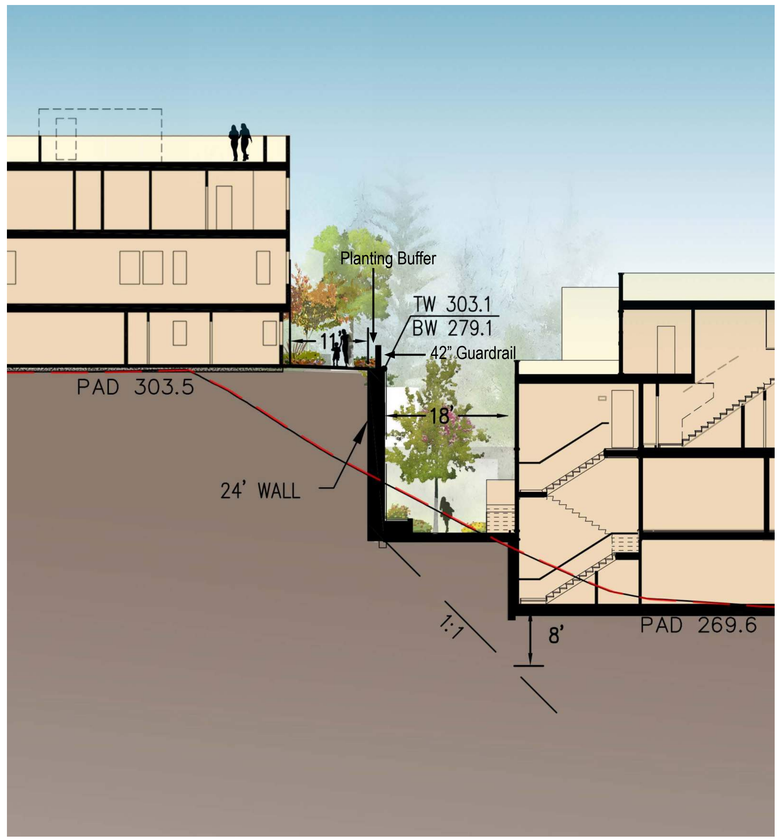
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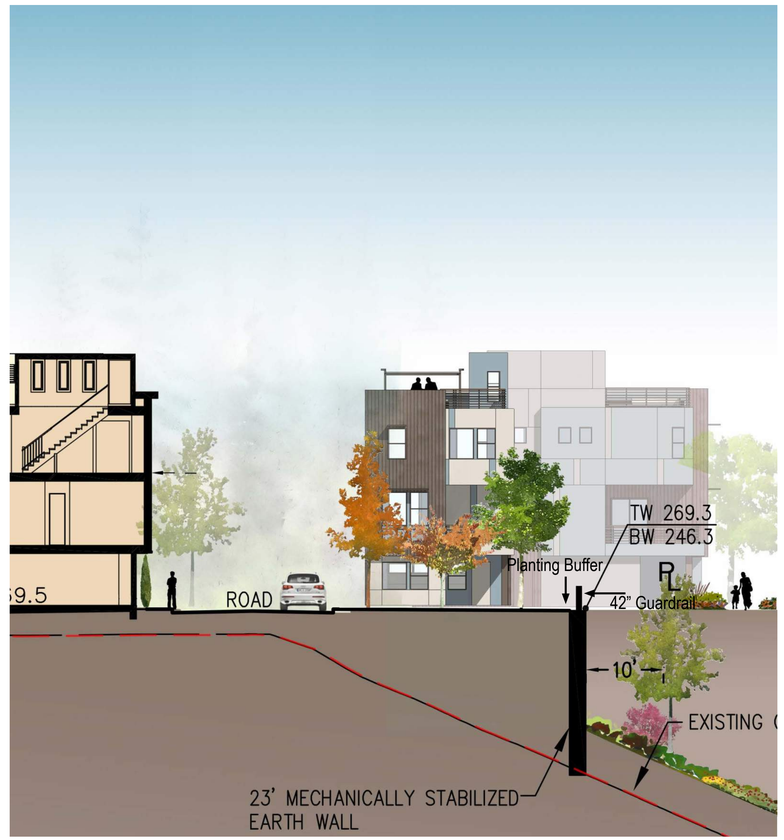


KEY MAP









SOUTH SITE

0 10 20 40

PENINSULA HEIGHTS - SAN MATEO, CA

CAMPUS POP INVESTOR, LLC

SITE SECTION

DAHLIN

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

JOB NO. 1483.001
DATE 02-03-20

N

1.8



AERIAL PERSPECTIVE

PENINSULA HEIGHTS - SAN MATEO, CA

CAMPUS POP INVESTOR, LLC

NORTH SITE PARK

DAHLIN

JOB NO. 1483.001
DATE 02-03-20

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

N



PERSPECTIVE

PENINSULA HEIGHTS - SAN MATEO, CA

CAMPUS POP INVESTOR, LLC

NORTH SITE PARK

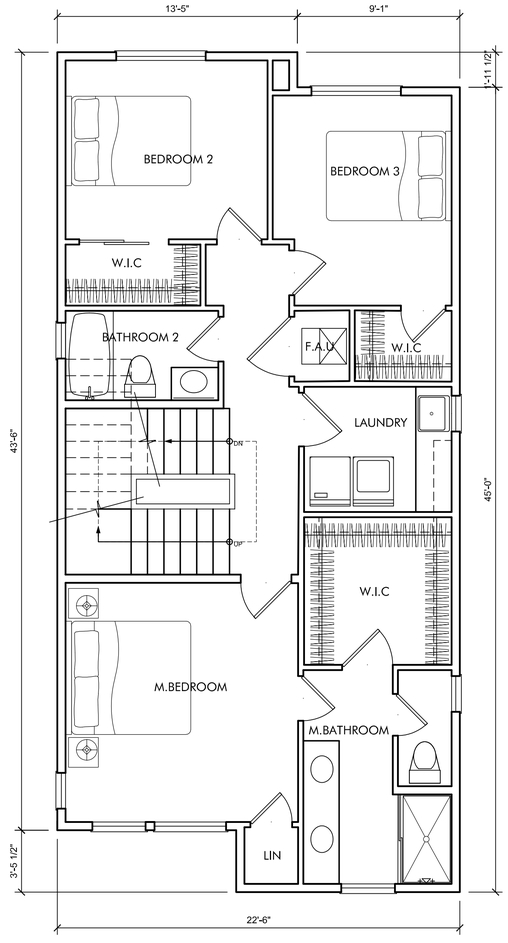
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JOB NO. 1483.001
DATE 02-03-20

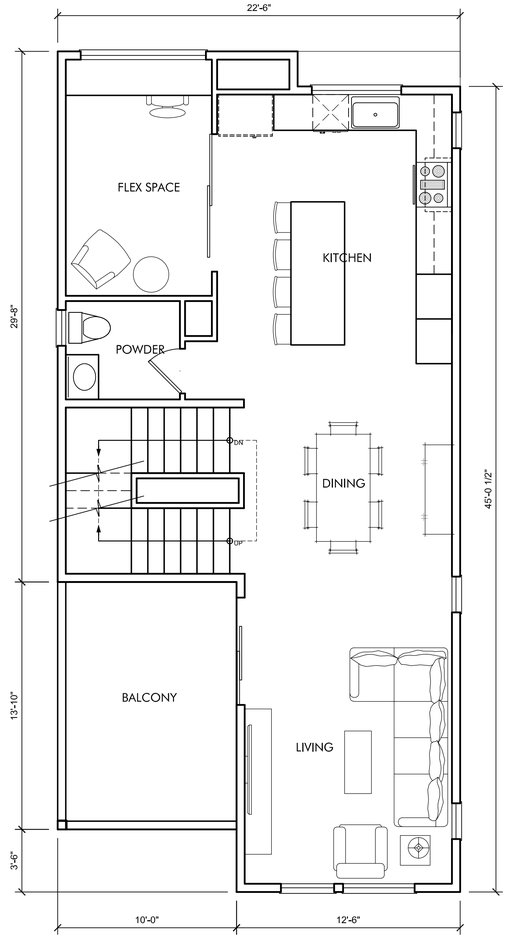
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

N

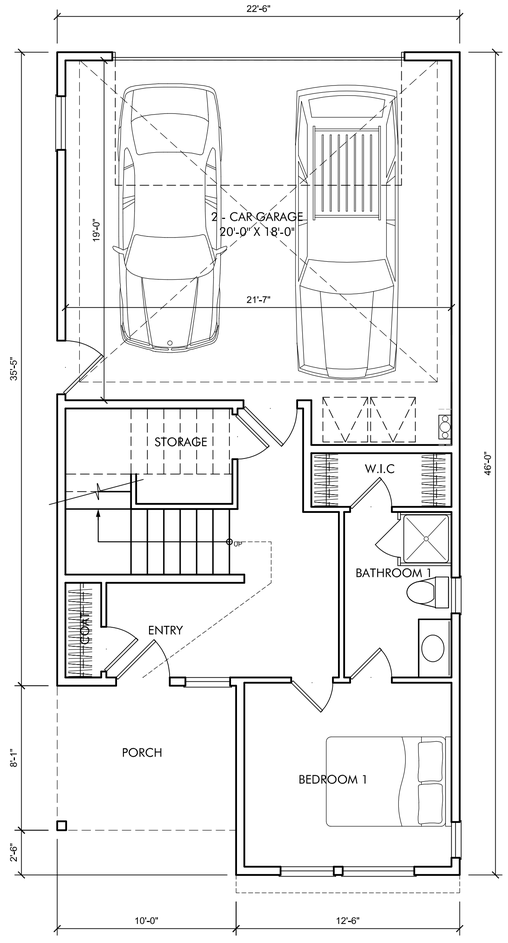
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THIRD LEVEL PLAN



SECOND LEVEL PLAN



FIRST LEVEL PLAN

1ST - 3RD LEVEL

PENINSULA HEIGHTS - SAN MATEO, CA

CAMPUS POP INVESTOR, LLC

SFD-1 UNIT PLANS

DAHLIN

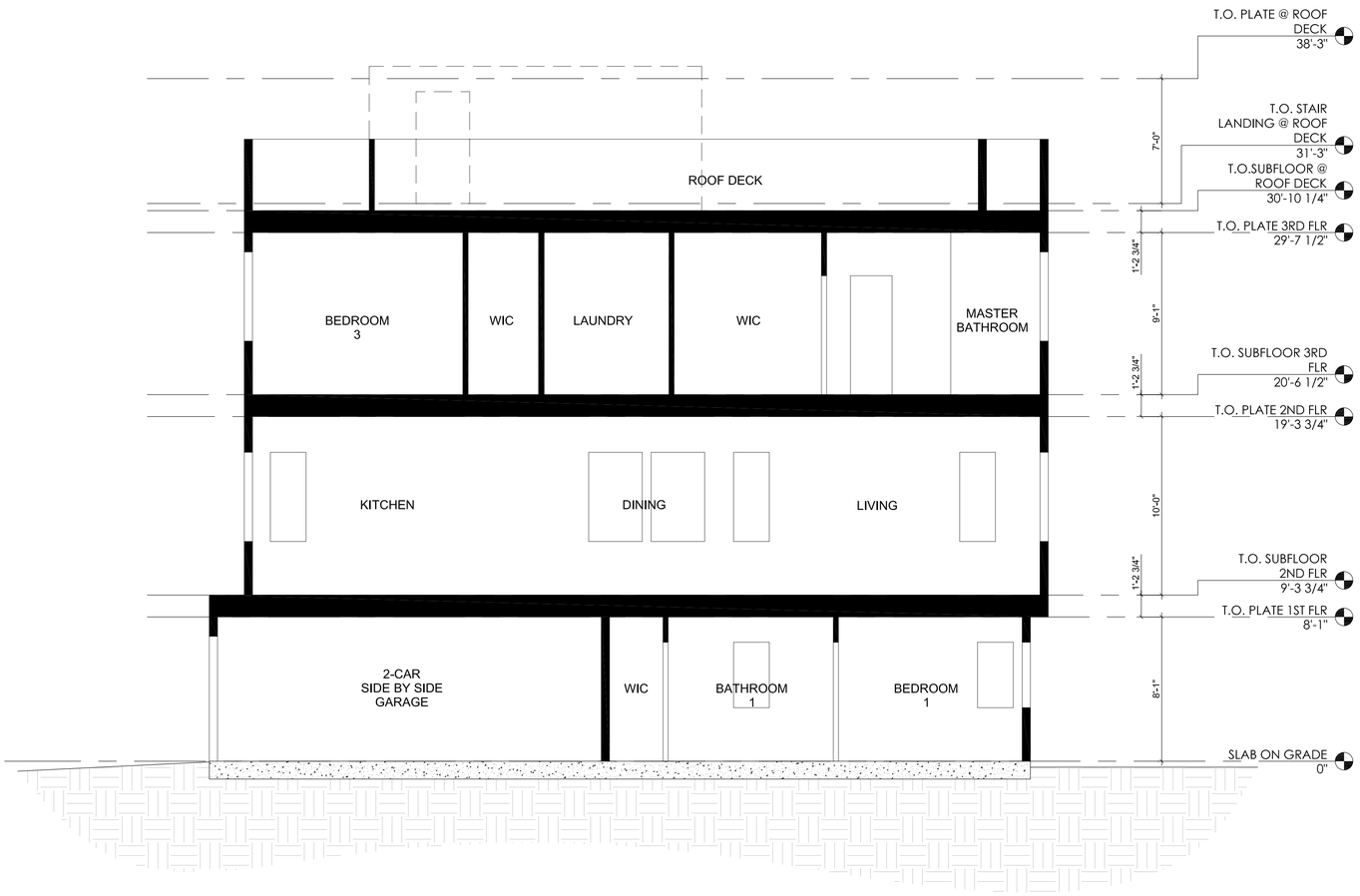
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JOB NO. 1483.001
DATE 02-03-20

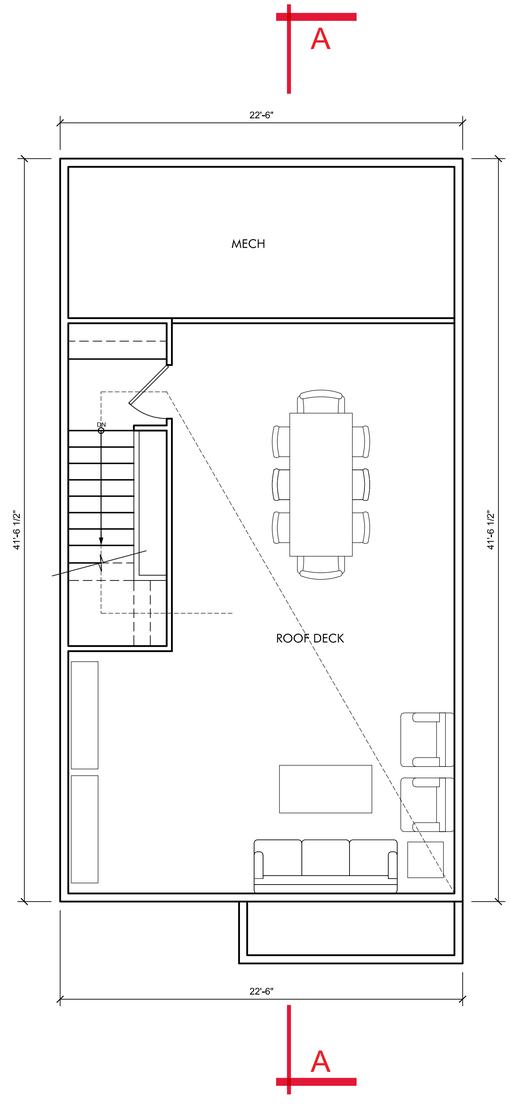
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

N

2.0



SECTION A - A



ROOF DECK PLAN

ROOF PLAN AND SECTION

PENINSULA HEIGHTS - SAN MATEO, CA

CAMPUS POP INVESTOR, LLC

SFD-1

DAHLIN

0 4 8 16

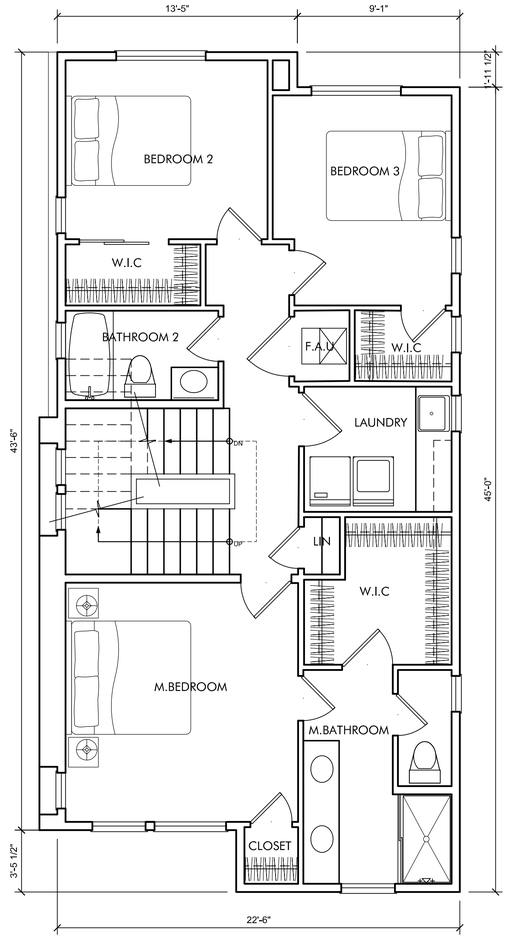
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DATE 02-03-20

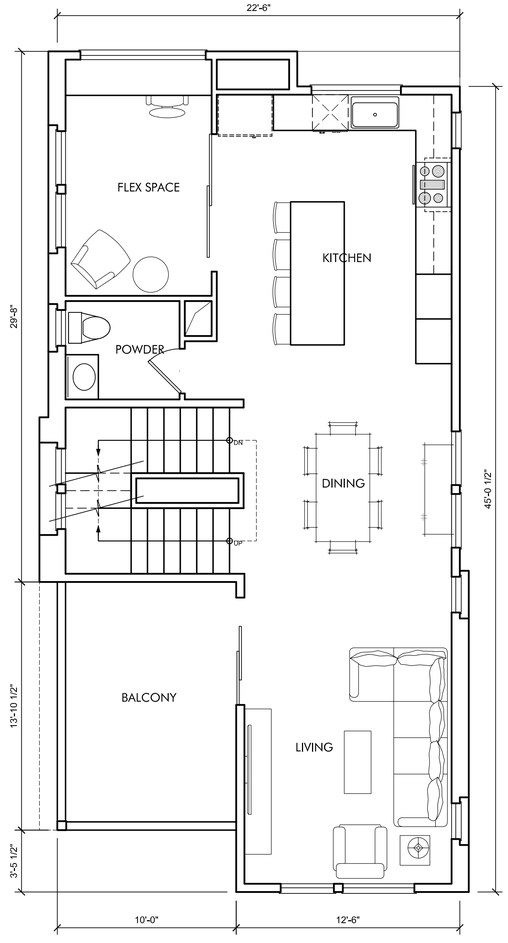
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

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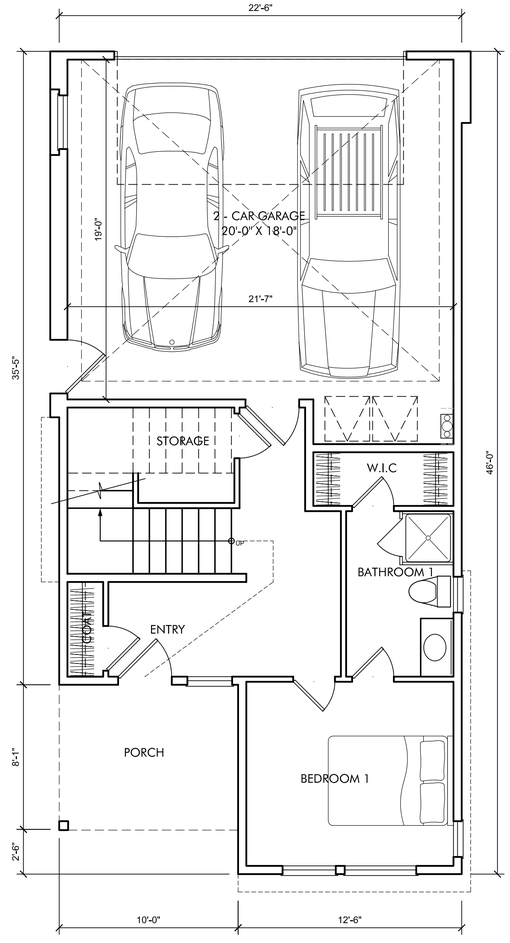
2.1



THIRD LEVEL PLAN



SECOND LEVEL PLAN



FIRST LEVEL PLAN

1ST - 3RD LEVEL

PENINSULA HEIGHTS - SAN MATEO, CA

CAMPUS POP INVESTOR, LLC

SFD-1 UNIT PLANS (END UNIT)

DAHLIN

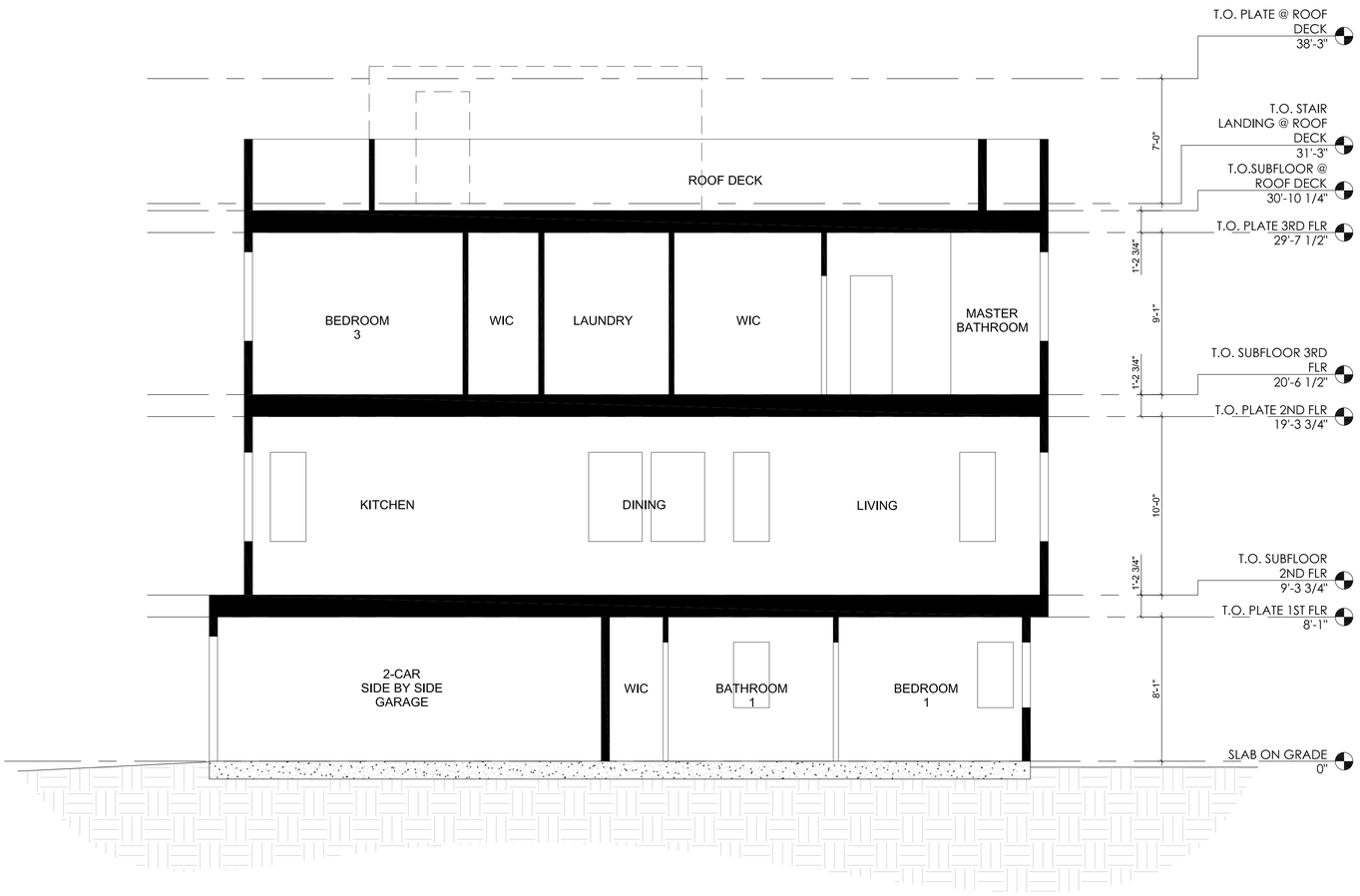
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JOB NO. 1483.001
DATE 02-03-20

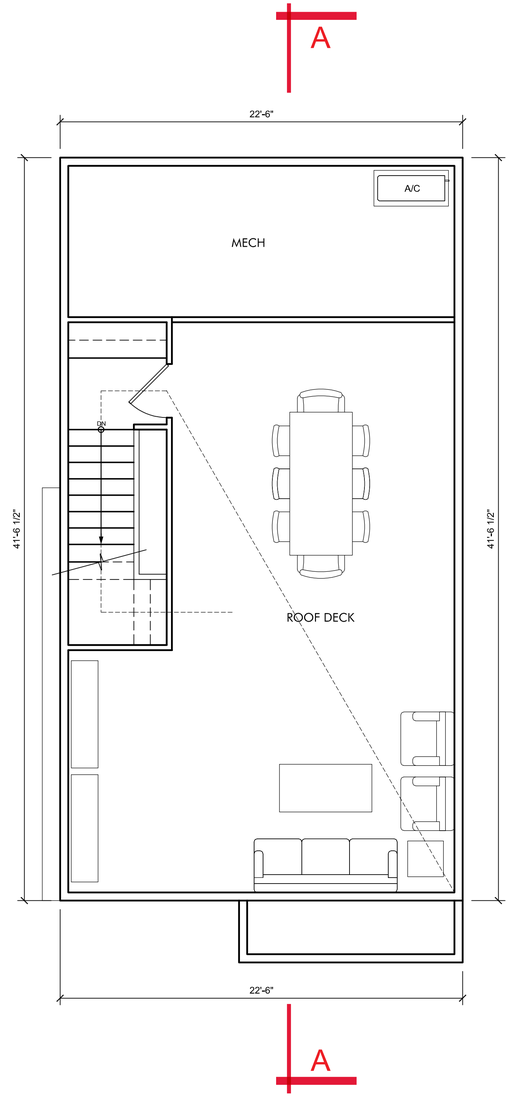
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

N

2.2



SECTION A - A



ROOF DECK PLAN

ROOF PLAN AND SECTION

PENINSULA HEIGHTS - SAN MATEO, CA

CAMPUS POP INVESTOR, LLC

SFD-1 (END UNIT)

DAHLIN

0 4 8 16

JOB NO. 1483.001
DATE 02-03-20

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

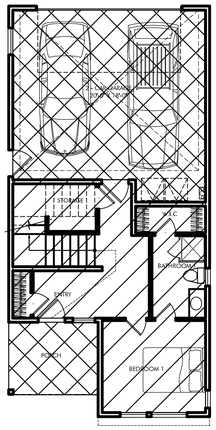
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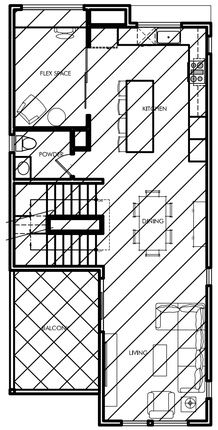
NET AREA DIAGRAMS (PER C.B.C.)

NET AREA

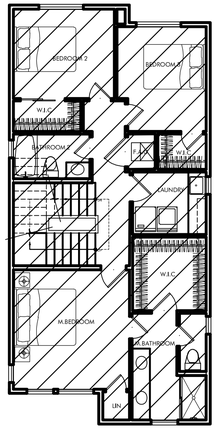
GARAGE, PORCH OR DECK (EXCLUDED)



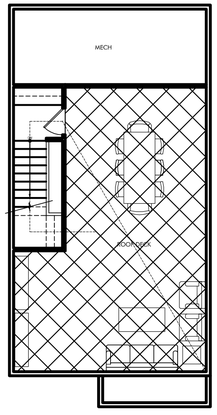
FIRST LEVEL



SECOND LEVEL



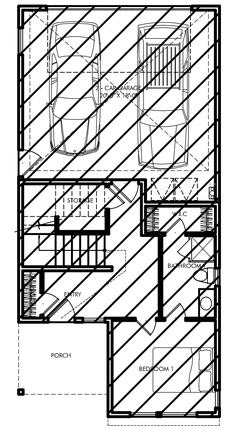
THIRD LEVEL



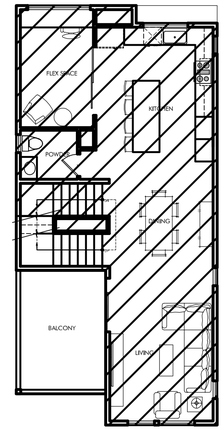
ROOF DECK

GROSS AREA DIAGRAMS (PER SAN MATEO ZONING CODE)

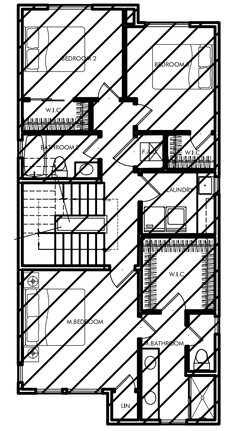
GROSS AREA



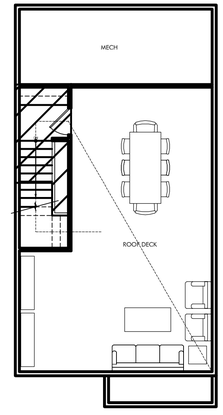
FIRST LEVEL



SECOND LEVEL



THIRD LEVEL



ROOF DECK

SFD 1		
Area Calcs	CBC Net	San Mateo Gross
Floor 1	437.5	470.6
Floor 2	795	818.5
Floor 3	938.9	921.1
Roof Deck		76.5
Garage		458.5
Total	2171.4	2,745

CBC + GFC (SAN MATEO)

PENINSULA HEIGHTS - SAN MATEO, CA

CAMPUS POP INVESTOR, LLC

SFD 1

DAHLIN
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

JOB NO. 1483.001
DATE 02-03-20

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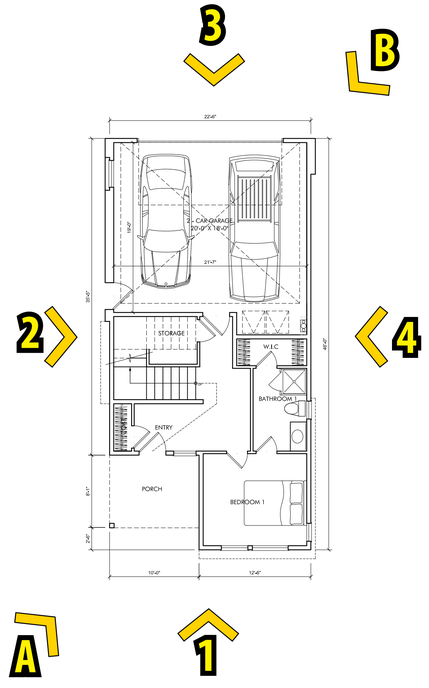
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B



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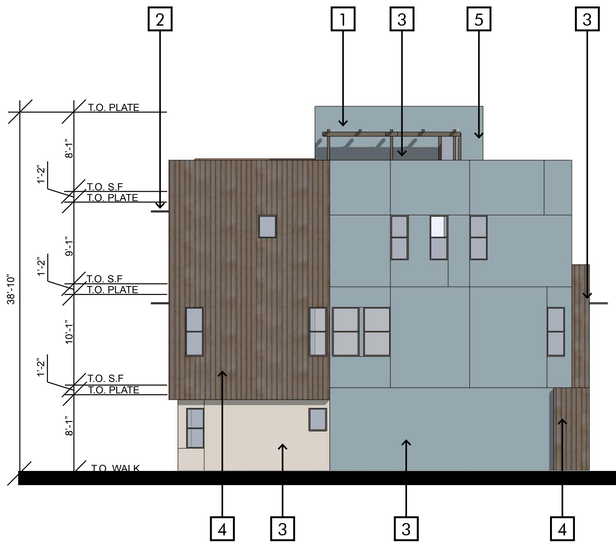




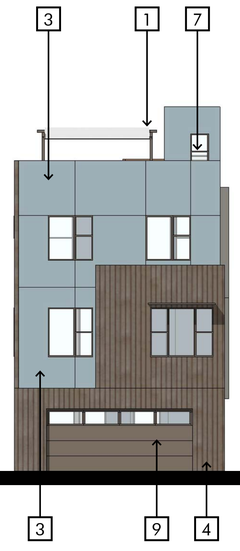
MATERIAL LIST

1. METAL TRELLIS
2. DECORATIVE METAL AWNING
3. STUCCO FINISH W/MTL REVEALS
4. VERTICLE SIDING
5. FIBERGLASS DOOR
6. NOT USED
7. VINYL WINDOWS
8. METAL GUARDRAIL
9. METAL GARAGE DOORS

R ELEVATION



REAR ELEVATION



L ELEVATION



FRONT ELEVATION



COLOR SCHEME-1

0 8 16 32

PENINSULA HEIGHTS - SAN MATEO, CA

CAMPUS POP INVESTOR, LLC

SFD 1 ELEVATIONS + PERSPECTIVE

DAHLIN

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

JOB NO. 1483.001
DATE 02-03-20

N

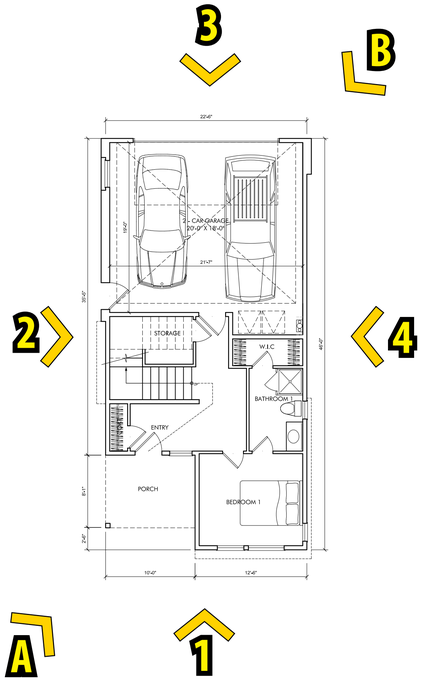
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B



A



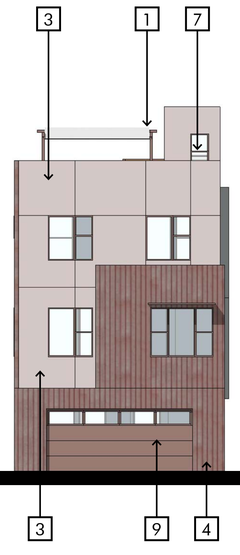
MATERIAL LIST

1. METAL TRELLIS
2. DECORATIVE METAL AWNING
3. STUCCO FINISH W/MTL REVEALS
4. VERTICLE SIDING
5. FIBERGLASS DOOR
6. NOT USED
7. VINYL WINDOWS
8. METAL GUARDRAIL
9. METAL GARAGE DOORS

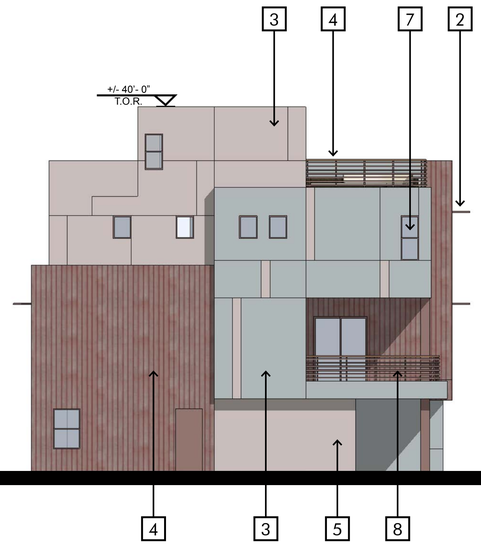
R ELEVATION



REAR ELEVATION



L ELEVATION



FRONT ELEVATION



COLOR SCHEME-2

0 8 16 32

PENINSULA HEIGHTS - SAN MATEO, CA

CAMPUS POP INVESTOR, LLC

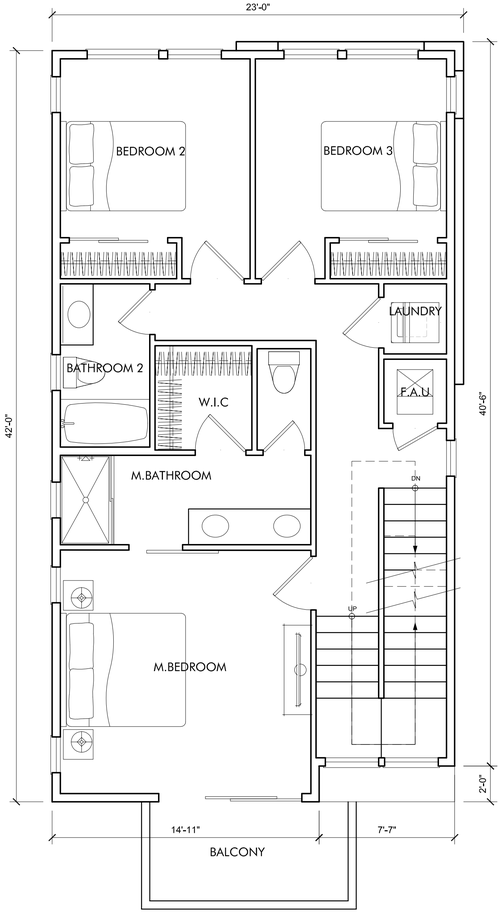
SFD 1 ELEVATIONS + PERSPECTIVE

DAHLIN

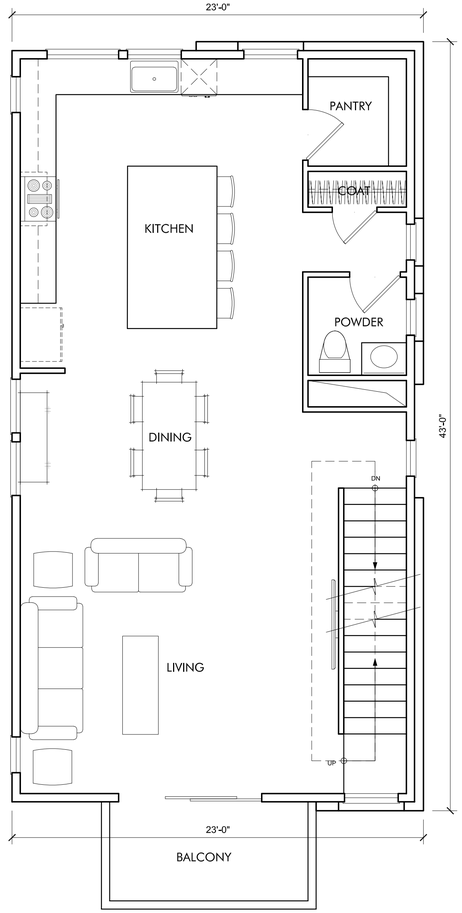
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

JOB NO. 1483.001
DATE 02-03-20

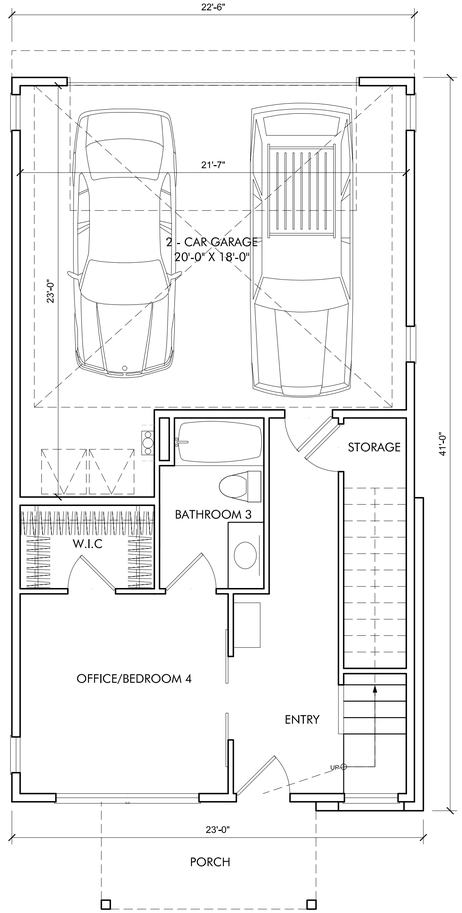
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THIRD LEVEL PLAN



SECOND LEVEL PLAN



FIRST LEVEL PLAN

1ST - 3RD LEVEL

PENINSULA HEIGHTS - SAN MATEO, CA

CAMPUS POP INVESTOR, LLC

SFD-2 UNIT PLANS

DAHLIN

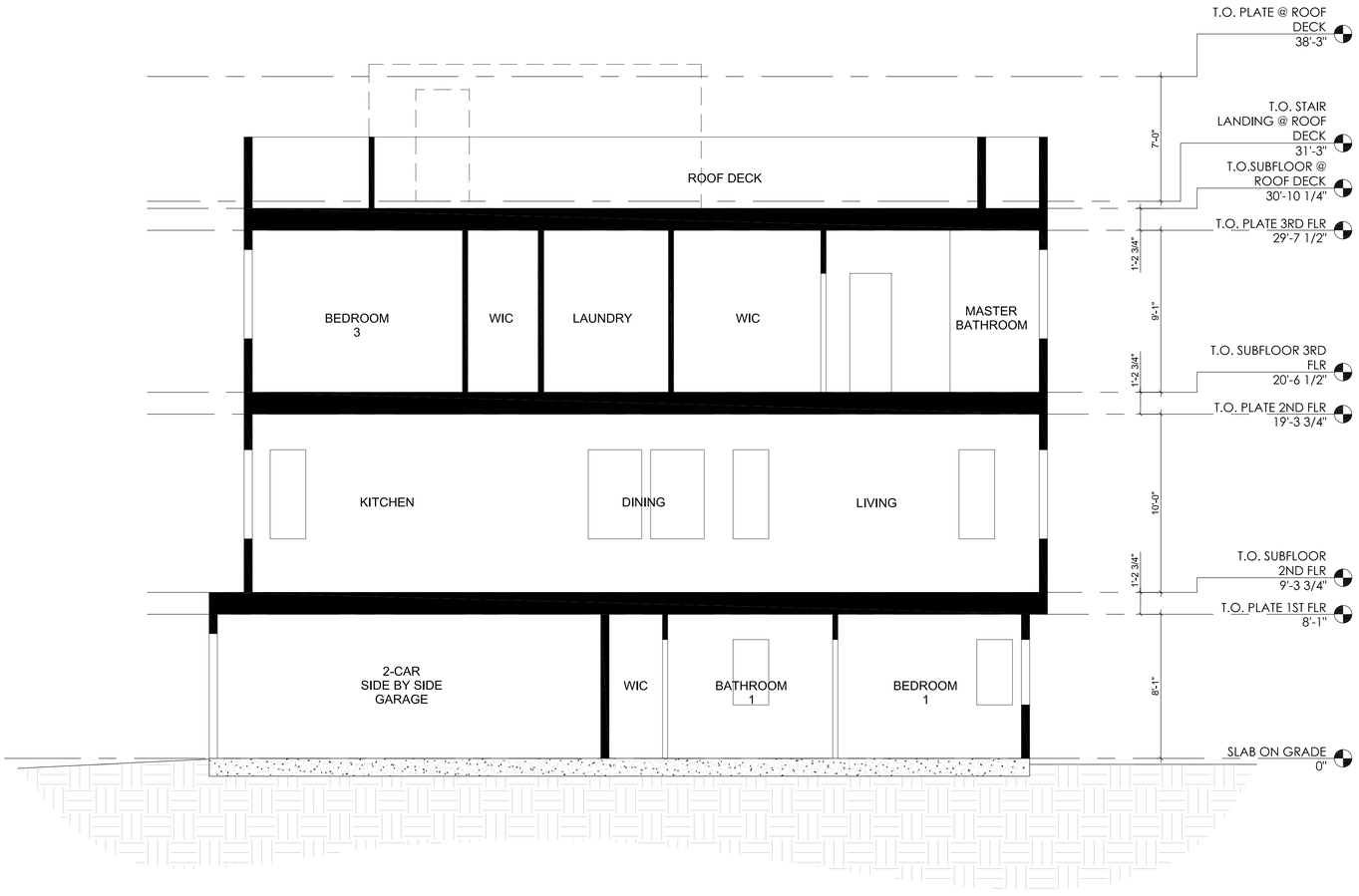
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DATE 02-03-20

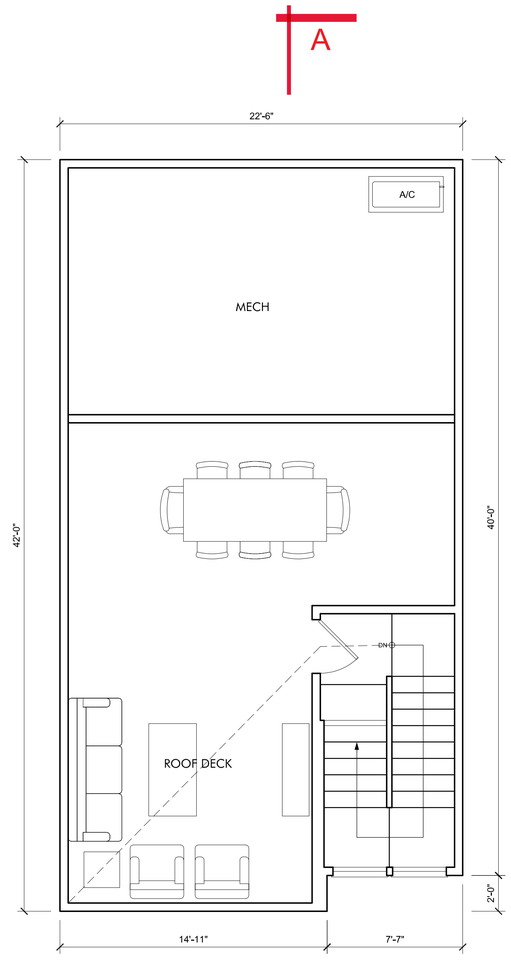
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

N

2.7



SECTION A - A



ROOF DECK PLAN

ROOF PLAN AND SECTION

PENINSULA HEIGHTS - SAN MATEO, CA

CAMPUS POP INVESTOR, LLC

SFD-2

DAHLIN

0 4 8 16

JOB NO. 1483.001
DATE 02-03-20

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

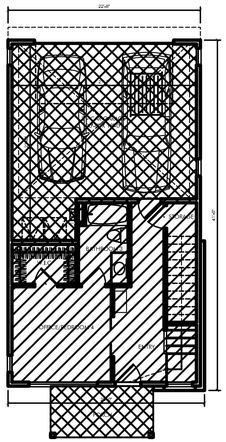
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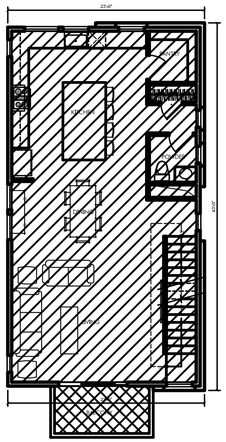
NET AREA DIAGRAMS (PER C.B.C.)

NET AREA

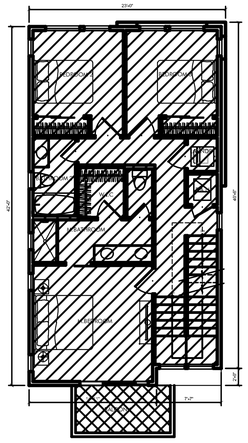
GARAGE, PORCH OR DECK (EXCLUDED)



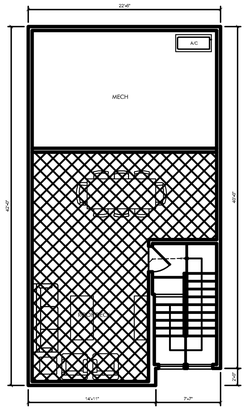
FIRST LEVEL



SECOND LEVEL



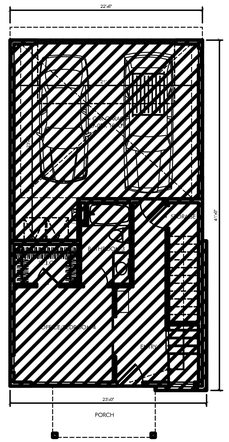
THIRD LEVEL



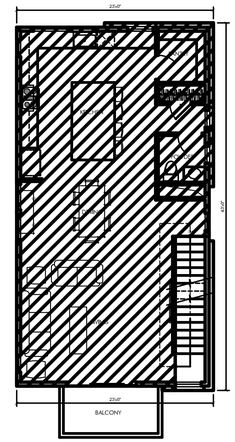
ROOF DECK

GROSS AREA DIAGRAMS (PER SAN MATEO ZONING CODE)

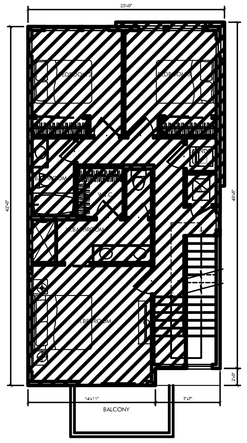
GROSS AREA



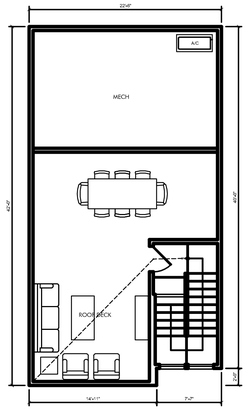
FIRST LEVEL



SECOND LEVEL



THIRD LEVEL



ROOF DECK

SFD 2		
Area Calcs	CBC Net	San Mateo Gross
Floor 1	426.5	465.8
Floor 2	886.7	892
Floor 3	871.5	884
Roof Deck		
Garage		456.9
Total	2184.7	2,699

CBC + GFC (SAN MATEO)

PENINSULA HEIGHTS - SAN MATEO, CA

CAMPUS POP INVESTOR, LLC

SFD 2

DAHLIN

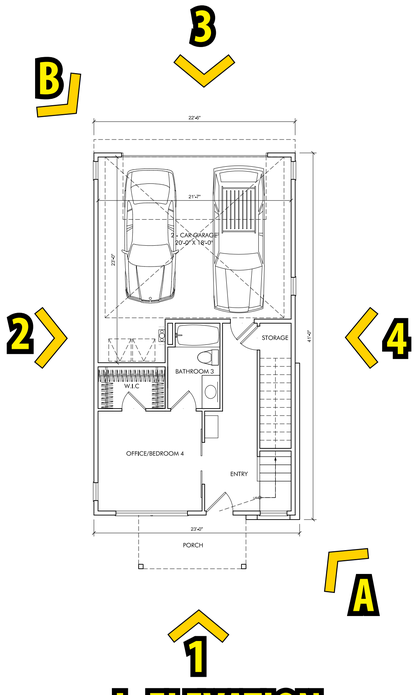
JOB NO. 1483.001
DATE 02-03-20

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

N



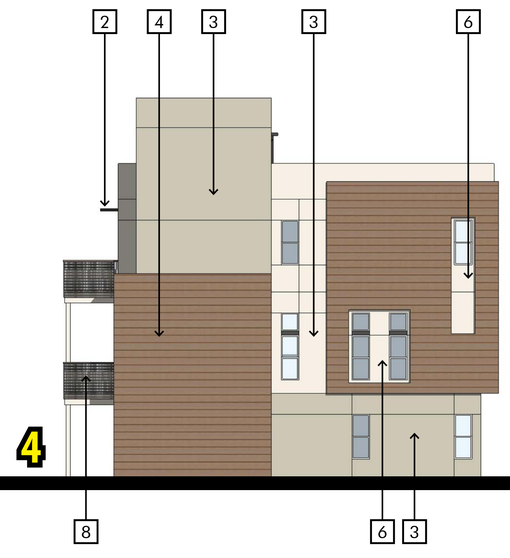




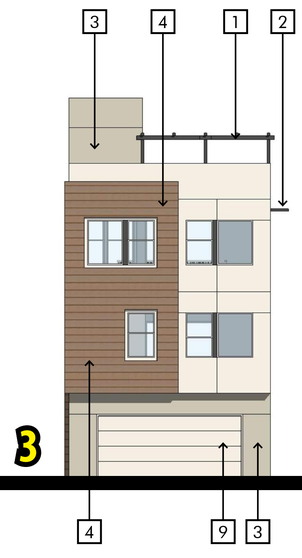
MATERIAL LIST

1. METAL TRELLIS
2. DECORATIVE METAL AWNING
3. STUCCO FINISH W/MTL REVEALS
4. LAP SIDING
5. FIBERGLASS DOOR
6. SMOOTH CEMENTITOUS PANEL/TRIM
7. VINYL WINDOWS
8. METAL GUARDRAIL
9. METAL GARAGE DOORS

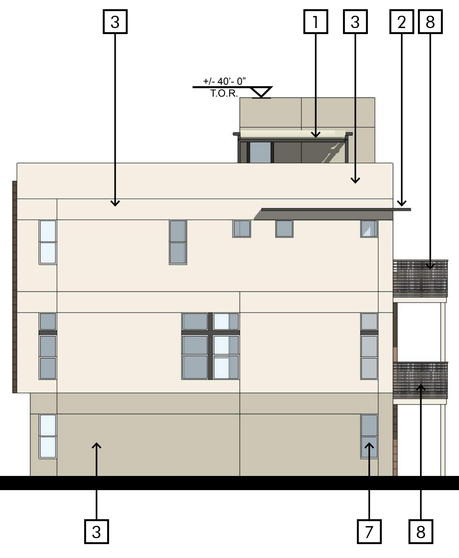
R ELEVATION



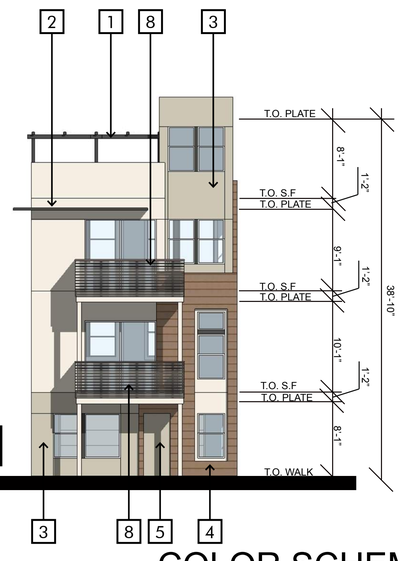
REAR ELEVATION



L ELEVATION



FRONT ELEVATION



COLOR SCHEME-1

0 8 16 32

PENINSULA HEIGHTS - SAN MATEO, CA

CAMPUS POP INVESTOR, LLC

SFD 2 ELEVATIONS + PERSPECTIVE

DAHLIN

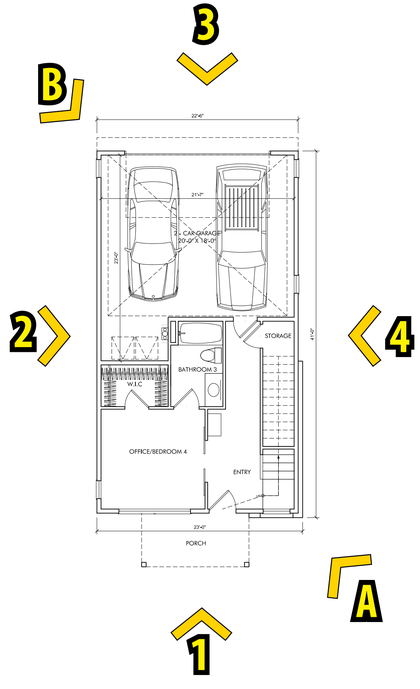
JOB NO. 1483.001
DATE 02-03-20

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

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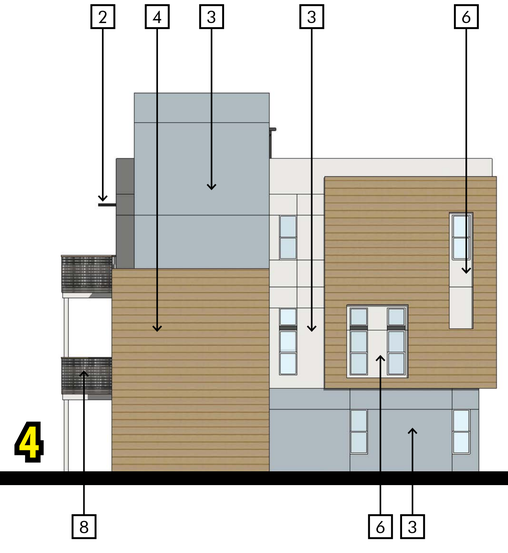




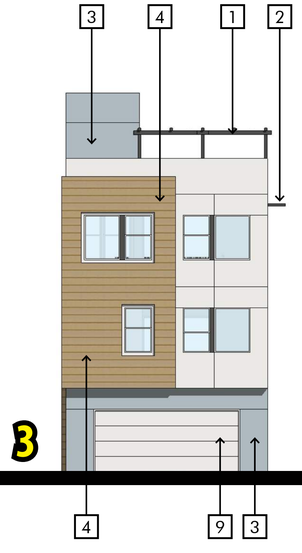
MATERIAL LIST

1. METAL TRELLIS
2. DECORATIVE METAL AWNING
3. STUCCO FINISH W/MTL REVEALS
4. LAP SIDING
5. FIBERGLASS DOOR
6. SMOOTH CEMENTITOUS PANEL/TRIM
7. VINYL WINDOWS
8. METAL GUARDRAIL
9. METAL GARAGE DOORS

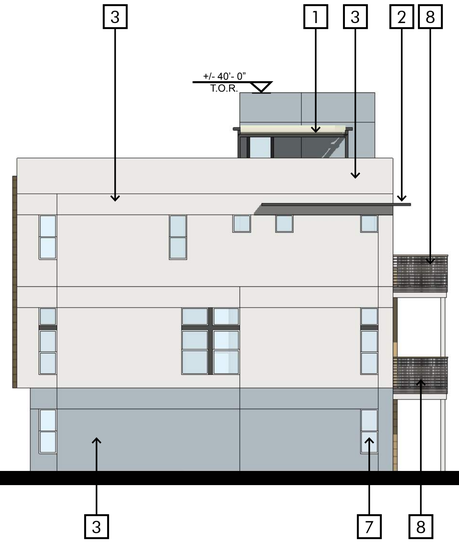
R ELEVATION



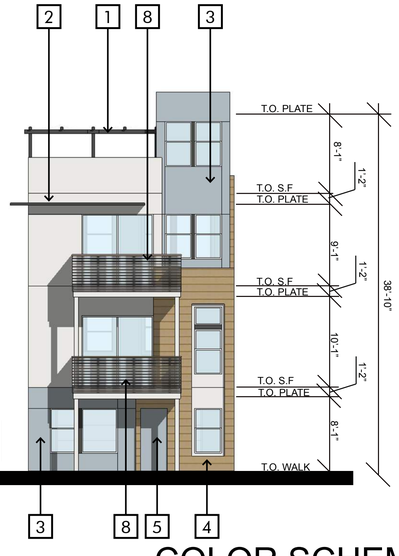
REAR ELEVATION



L ELEVATION



FRONT ELEVATION



COLOR SCHEME-2

0 8 16 32

PENINSULA HEIGHTS - SAN MATEO, CA

CAMPUS POP INVESTOR, LLC

SFD 2 ELEVATIONS + PERSPECTIVE

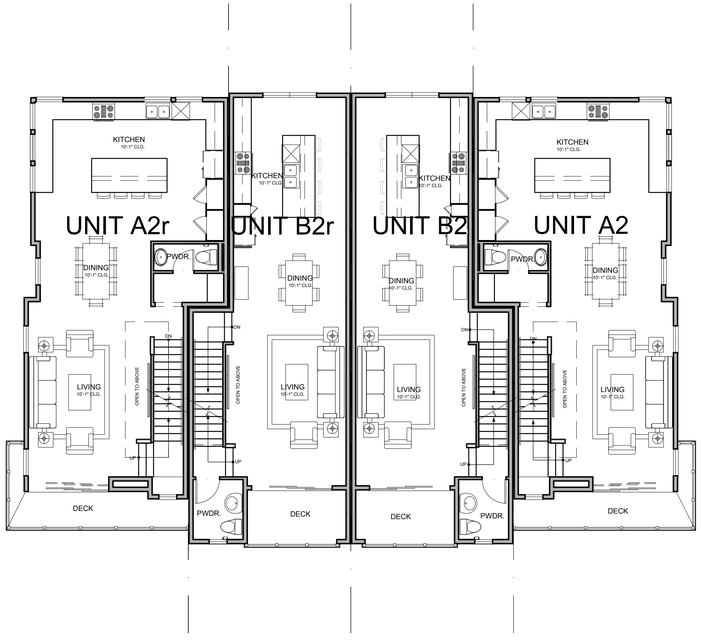
DAHLIN

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

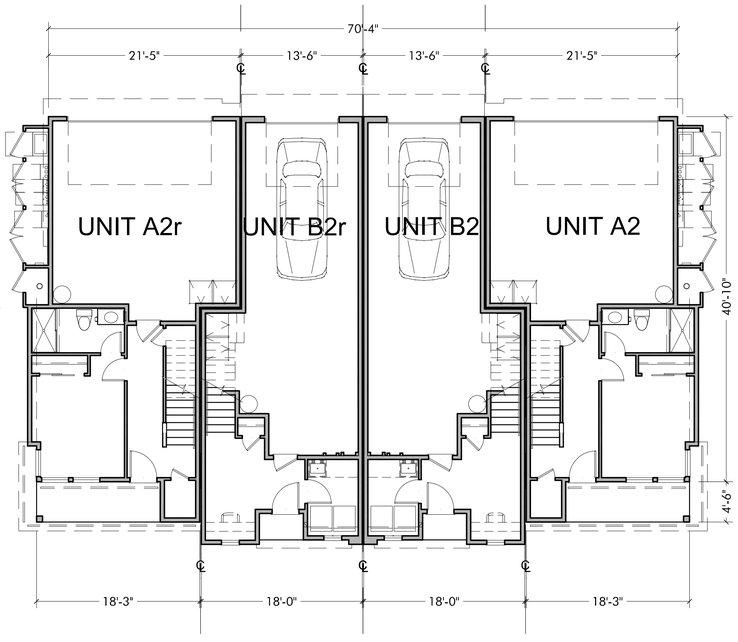
JOB NO. 1483.001
DATE 02-03-20

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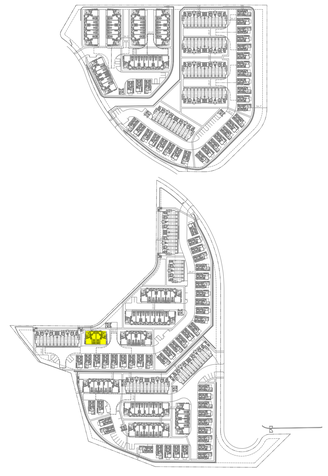


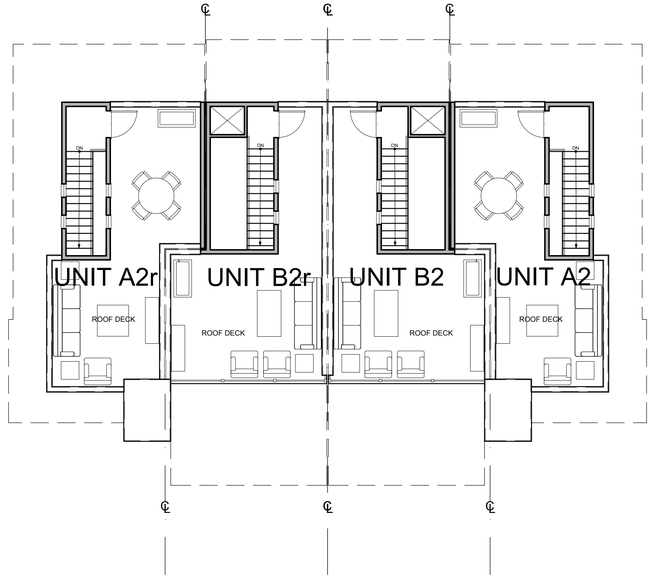
SECOND LEVEL PLAN



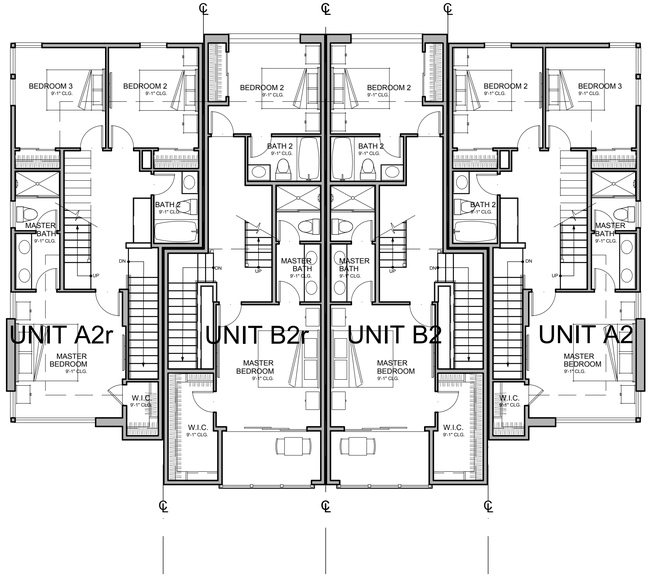
GROUND LEVEL PLAN

KEY MAP





ROOF DECK PLAN



3RD LEVEL PLAN

1ST-ROOF DECK LEVELS

PENINSULA HEIGHTS - SAN MATEO, CA

CAMPUS POP INVESTOR, LLC

4 UNIT TOWNHOME

DAHLIN

0 8 16 32

JOB NO. 1483.001
DATE 02-03-20

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

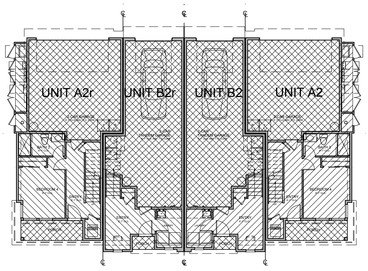
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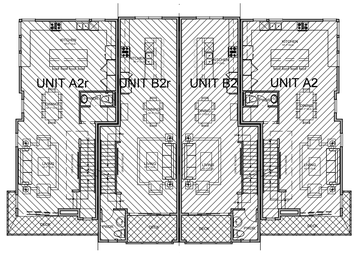
NET AREA DIAGRAMS (PER C.B.C.)

NET AREA

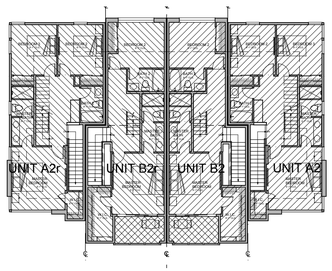
GARAGE, PORCH OR DECK (EXCLUDED)



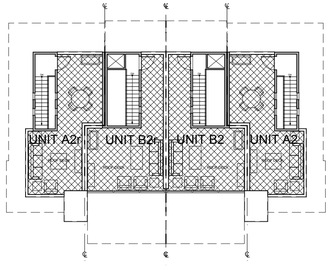
FIRST LEVEL



SECOND LEVEL



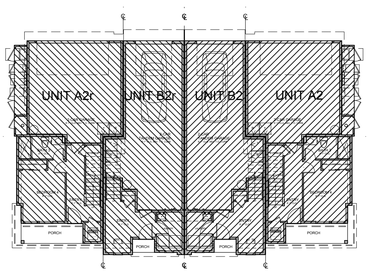
THIRD LEVEL



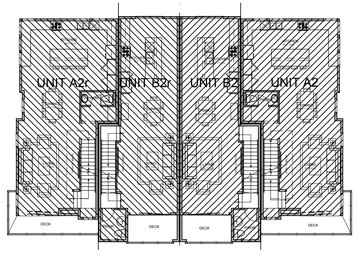
FOURTH LEVEL

GROSS AREA DIAGRAMS (PER SAN MATEO ZONING CODE)

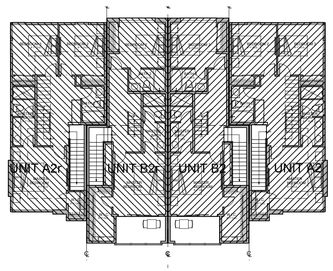
GROSS AREA



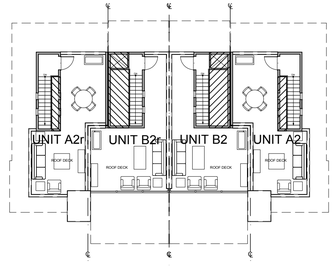
FIRST LEVEL



SECOND LEVEL



THIRD LEVEL



FOURTH LEVEL

TH - 4-Plex		
Area Calcs	CBC Net	San Mateo Gross
Floor 1	363.8	1296.76
Floor 2	2982.8	2972.2
Floor 3	2611	2918.32
Floor 4		205.74
Garage		2028.8
Total	5957.6	9,422

CBC + GFC (SAN MATEO)

PENINSULA HEIGHTS - SAN MATEO, CA

CAMPUS POP INVESTOR, LLC

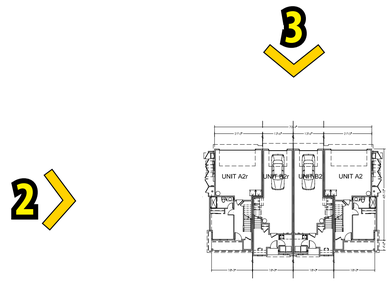
4 UNIT TOWNHOME

DAHLIN
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

JOB NO. 1483.001
DATE 02-03-20

N

3.1



MATERIAL LIST

1. METAL TRELLIS
2. DECORATIVE AWNING
3. STUCCO FINISH W/MTL REVEALS
4. LAP SIDING
5. FIBERGLASS DOOR
6. SMOOTH CEMENTITOUS PANEL/TRIM
7. VINYL WINDOWS
8. METAL GUARDRAIL
9. METAL GARAGE DOORS
10. METAL ROOF
11. FIBERGLASS LOUVERED DOOR

L ELEVATION



2

FRONT ELEVATION



1

REAR ELEVATION



3

R ELEVATION



4

COLOR SCHEME-1

0 8 16 32

PENINSULA HEIGHTS - SAN MATEO, CA

CAMPUS POP INVESTOR, LLC

4 UNIT TOWNHOME ELEVATIONS

DAHLIN

JOB NO. 1483.001
DATE 02-03-20

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

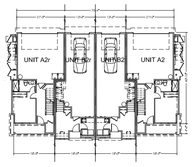
N



1



2



2

1

COLOR SCHEME-1

PENINSULA HEIGHTS - SAN MATEO, CA

CAMPUS POP INVESTOR, LLC

4 UNIT TOWNHOME PERSPECTIVE

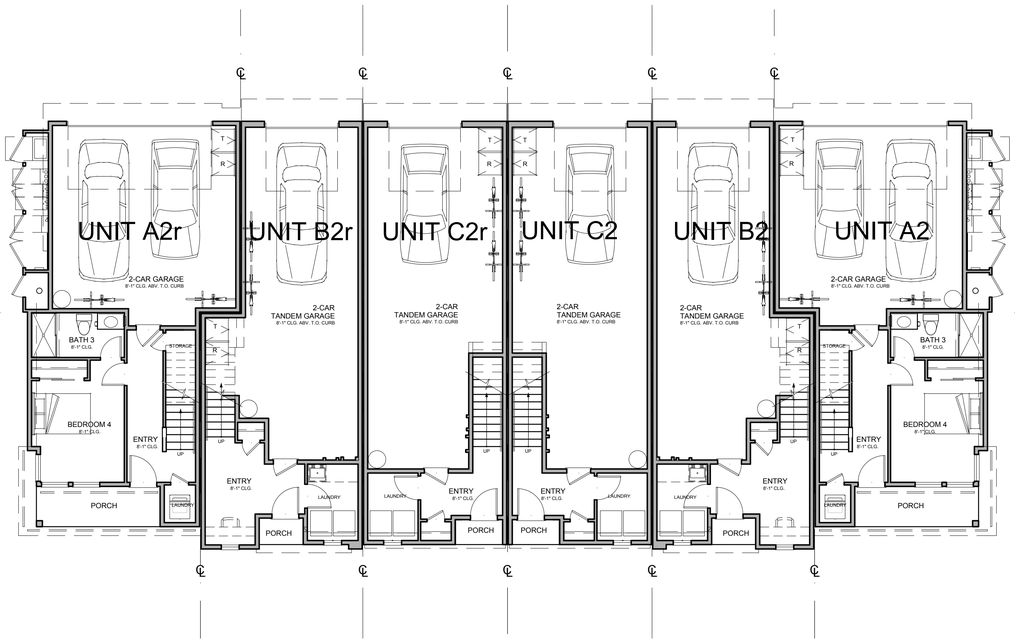
DAHLIN

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

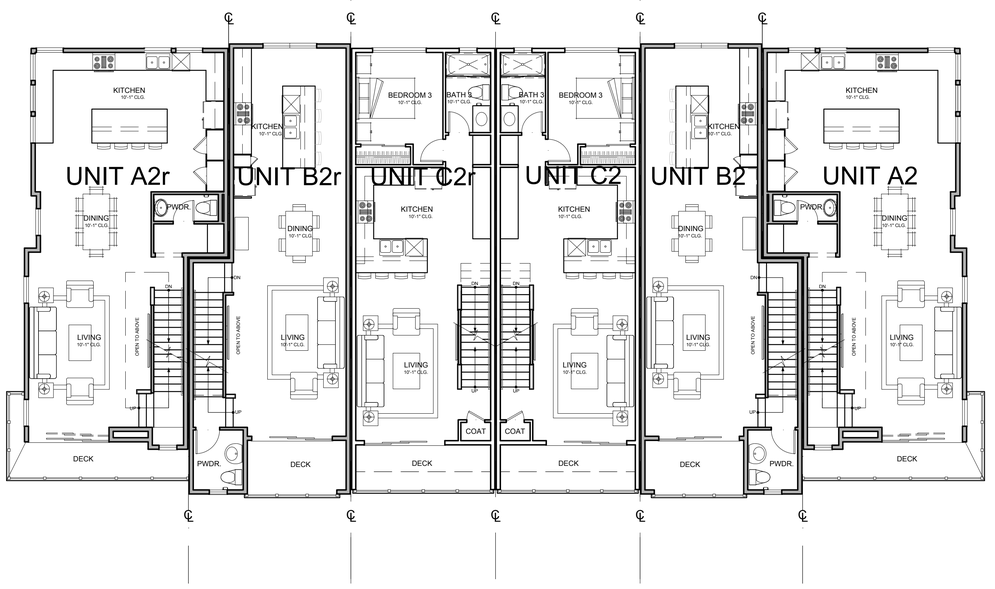
JOB NO. 1483.001
DATE 02-03-20

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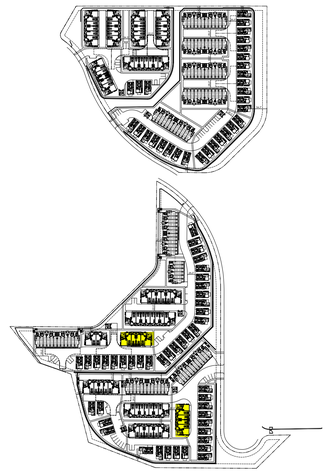


GROUND LEVEL PLAN



SECOND LEVEL PLAN

KEY MAP



1ST-2ND LEVELS

PENINSULA HEIGHTS - SAN MATEO, CA

CAMPUS POP INVESTOR, LLC

6 UNIT TOWNHOME

DAHLIN

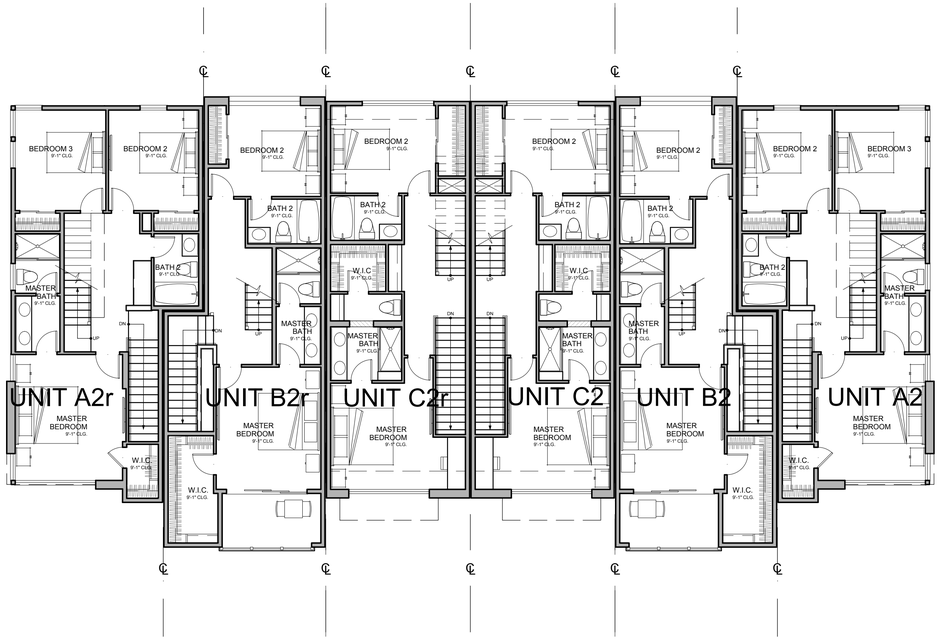
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DATE 02-03-20

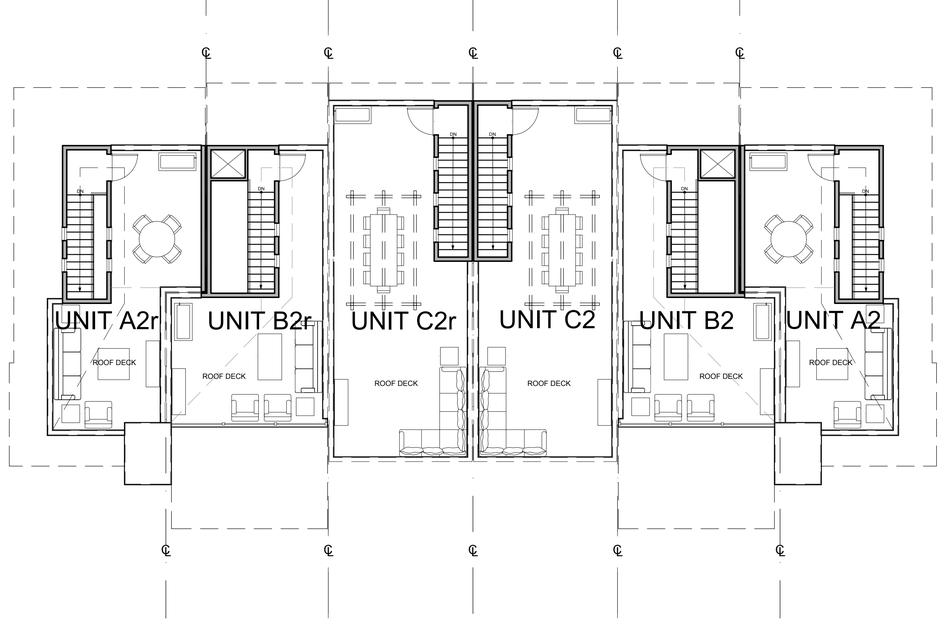
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

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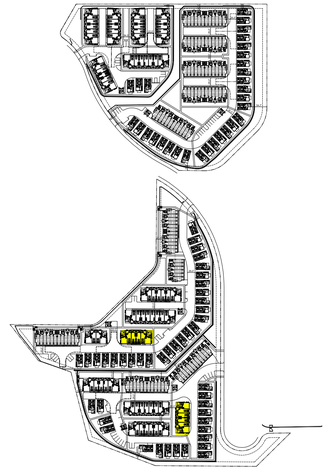


3RD LEVEL PLAN



ROOF PLAN

KEY MAP



3RD-ROOF LEVELS

PENINSULA HEIGHTS - SAN MATEO, CA

CAMPUS POP INVESTOR, LLC

6 UNIT TOWNHOME

DAHLIN

0 8 16 32

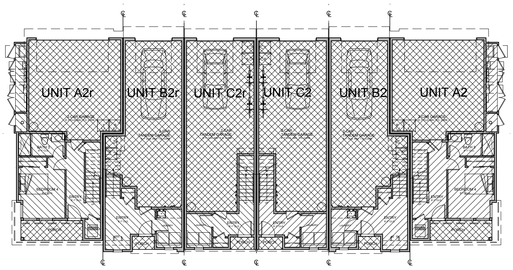
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5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

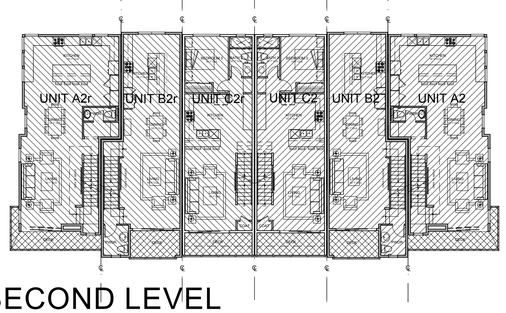
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3.5

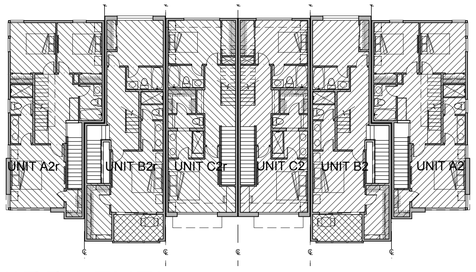
NET AREA DIAGRAMS (PER C.B.C.)



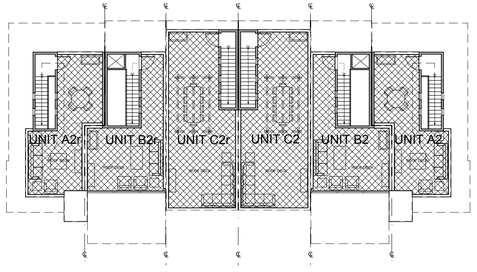
FIRST LEVEL



SECOND LEVEL



THIRD LEVEL

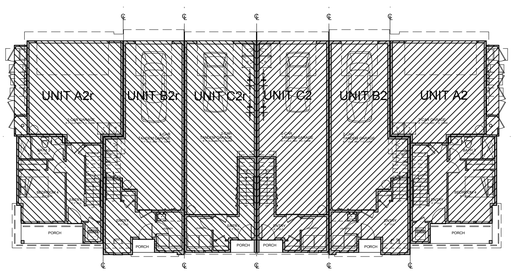


FOURTH LEVEL

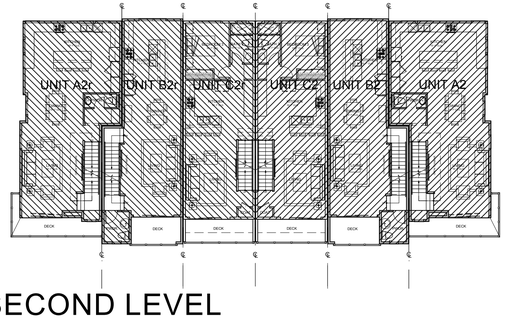
NET AREA

GARAGE, PORCH OR DECK (EXCLUDED)

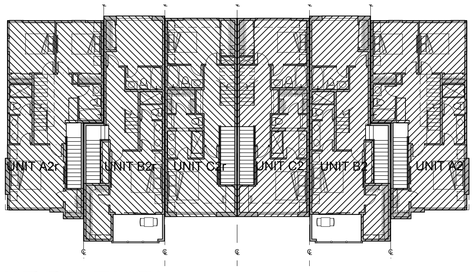
GROSS AREA DIAGRAMS (PER SAN MATEO ZONING CODE)



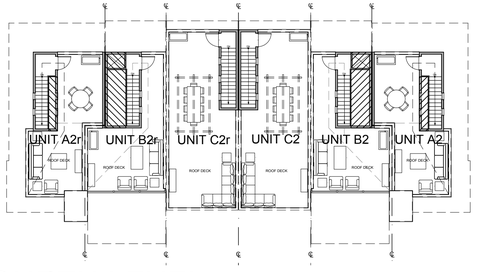
FIRST LEVEL



SECOND LEVEL



THIRD LEVEL



FOURTH LEVEL

GROSS AREA

TH - 6-Plex		
Area Calcs	CBC Net	San Mateo Gross
Floor 1	671.2	1649.96
Floor 2	4292.4	4312.2
Floor 3	3808.8	4250.52
Floor 4		205.74
Garage		3173.4
Total	8772.4	13,592

CBC + GFC (SAN MATEO)

PENINSULA HEIGHTS - SAN MATEO, CA

CAMPUS POP INVESTOR, LLC

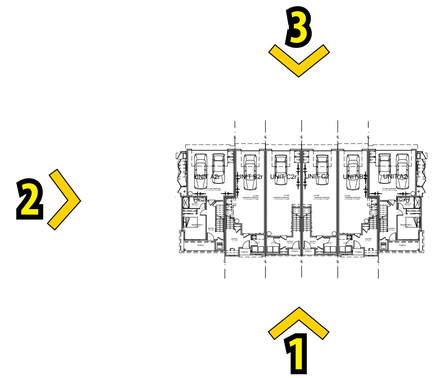
6 UNIT TOWNHOME

DAHLIN
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

JOB NO. 1483.001
DATE 02-03-20

N

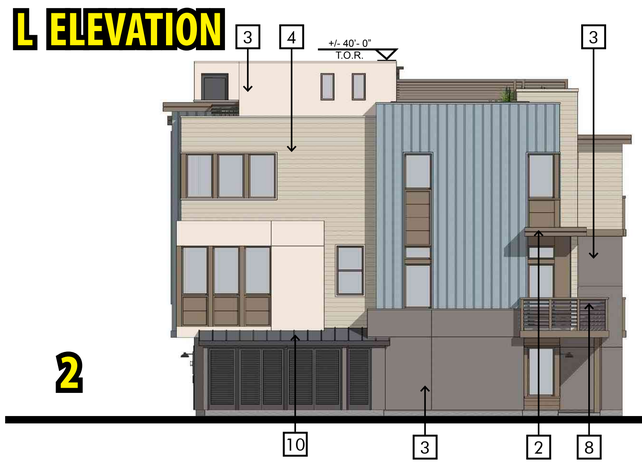
3.6



MATERIAL LIST

1. METAL TRELLIS
2. DECORATIVE AWNING
3. STUCCO FINISH W/MTL REVEALS
4. LAP SIDING
5. FIBERGLASS DOOR
6. SMOOTH CEMENTITOUS PANEL/TRIM
7. VINYL WINDOWS
8. METAL GUARDRAIL
9. METAL GARAGE DOORS
10. METAL ROOF
11. FIBERGLASS LOUVERED DOOR

L ELEVATION



2

FRONT ELEVATION



1

REAR ELEVATION



3

R ELEVATION



4

COLOR SCHEME-1

0 8 16 32

PENINSULA HEIGHTS - SAN MATEO, CA

CAMPUS POP INVESTOR, LLC

6 UNIT TOWNHOME ELEVATIONS

DAHLIN

JOB NO. 1483.001
DATE 02-03-20

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

N

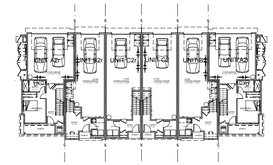
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1



2



2

1

COLOR SCHEME-1

0 8 16 32

PENINSULA HEIGHTS - SAN MATEO, CA

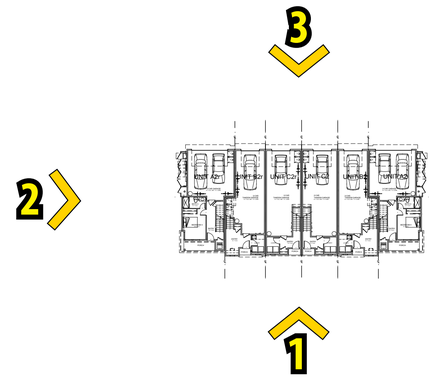
CAMPUS POP INVESTOR, LLC

6 UNIT TOWNHOME PERSPECTIVE

DAHLIN

JOB NO. 1483.001
DATE 02-03-20
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

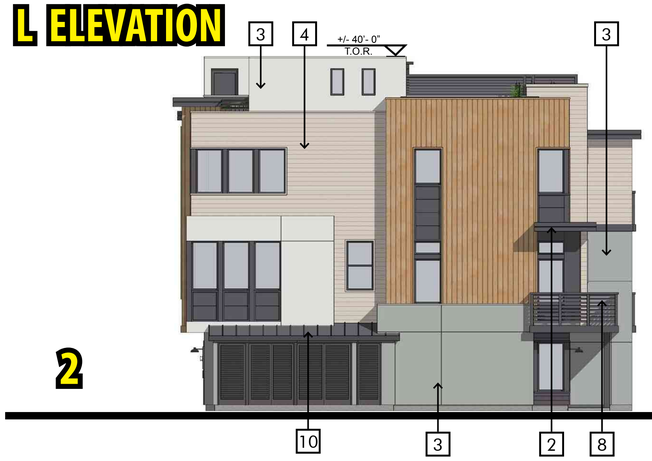
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MATERIAL LIST

1. METAL TRELLIS
2. DECORATIVE AWNING
3. STUCCO FINISH W/MTL REVEALS
4. LAP SIDING
5. FIBERGLASS DOOR
6. SMOOTH CEMENTITOUS PANEL/TRIM
7. VINYL WINDOWS
8. METAL GUARDRAIL
9. METAL GARAGE DOORS
10. METAL ROOF
11. FIBERGLASS LOUVERED DOOR

L ELEVATION



FRONT ELEVATION



REAR ELEVATION



R ELEVATION



COLOR SCHEME-2

PENINSULA HEIGHTS - SAN MATEO, CA

CAMPUS POP INVESTOR, LLC

6 UNIT TOWNHOME ELEVATIONS

DAHLIN

0 8 16 32

JOB NO. 1483.001
DATE 02-03-20

5865 Owens Drive
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925-251-7200

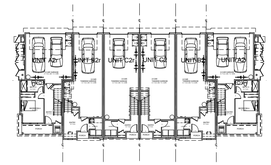
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1



2



2

1

COLOR SCHEME-2

PENINSULA HEIGHTS - SAN MATEO, CA

CAMPUS POP INVESTOR, LLC

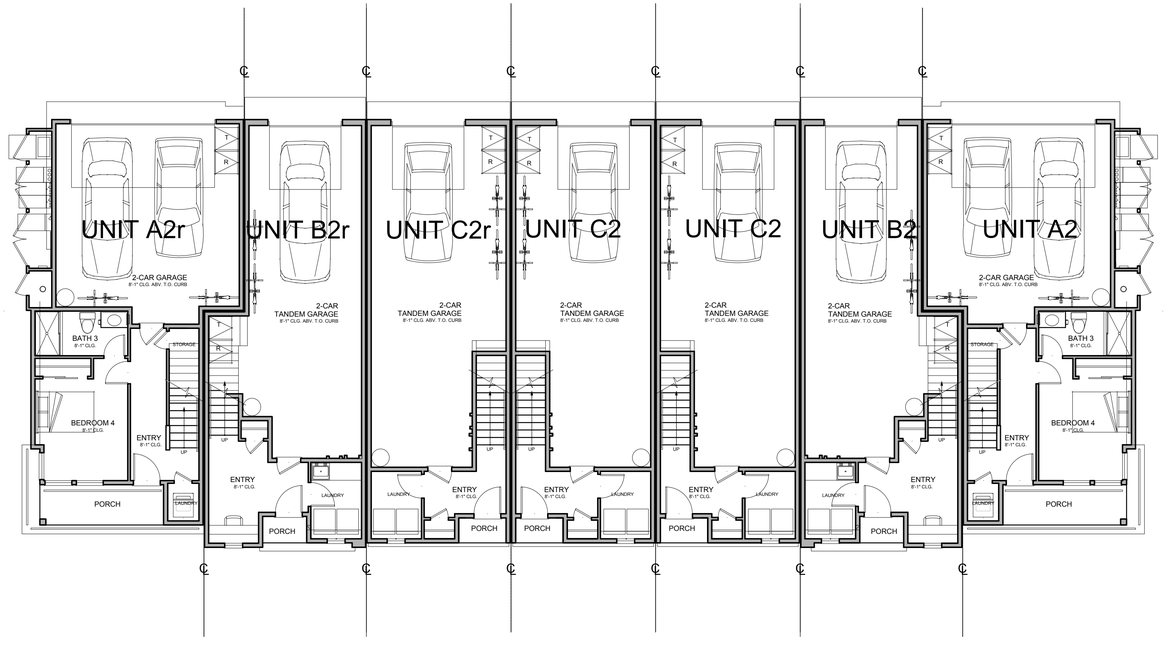
6 UNIT TOWNHOME PERSPECTIVE

DAHLIN

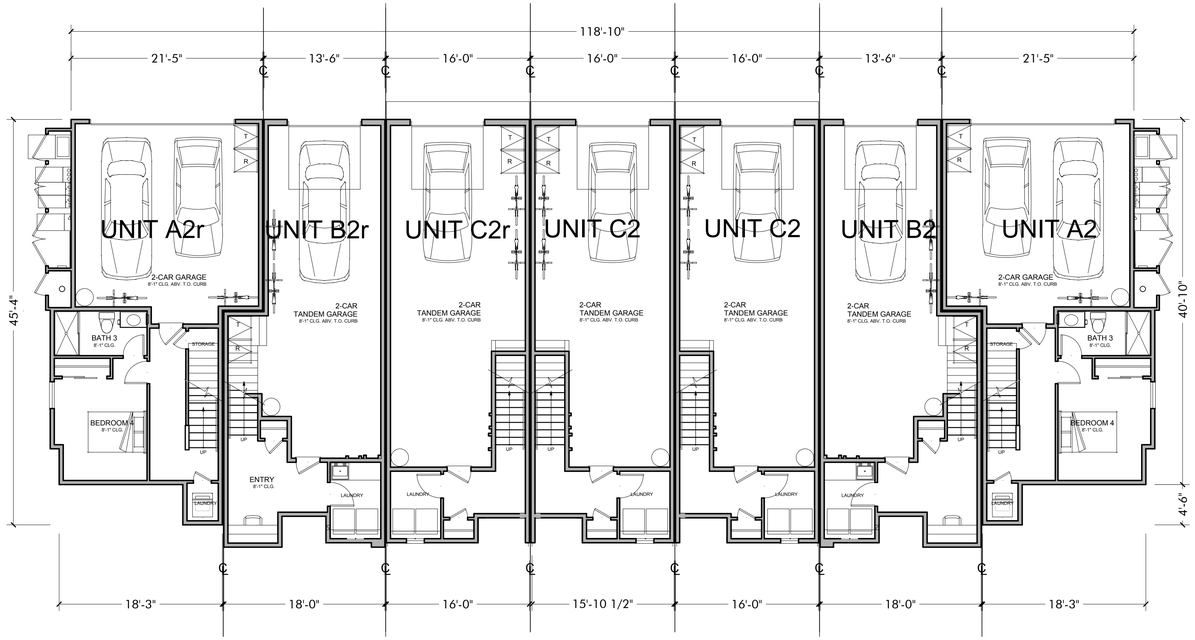
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DATE 02-03-20

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

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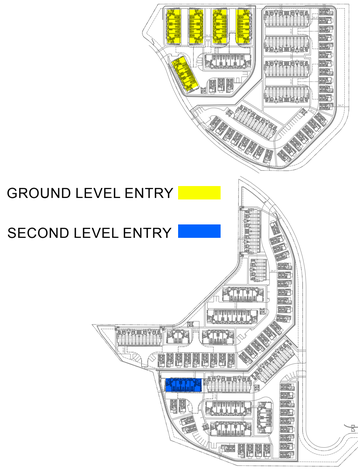


GROUND LEVEL PLAN



GROUND LEVEL PLAN
(SECOND LEVEL ENTRY)

KEY MAP



1ST LEVELS

PENINSULA HEIGHTS - SAN MATEO, CA

CAMPUS POP INVESTOR, LLC

7 UNIT TOWNHOME

DAHLIN

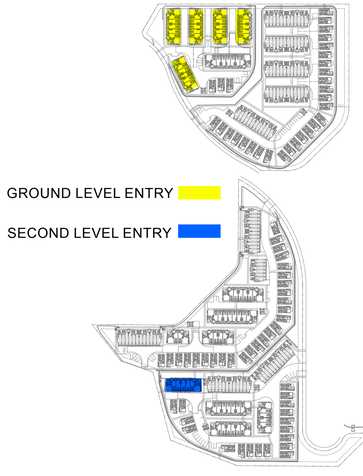
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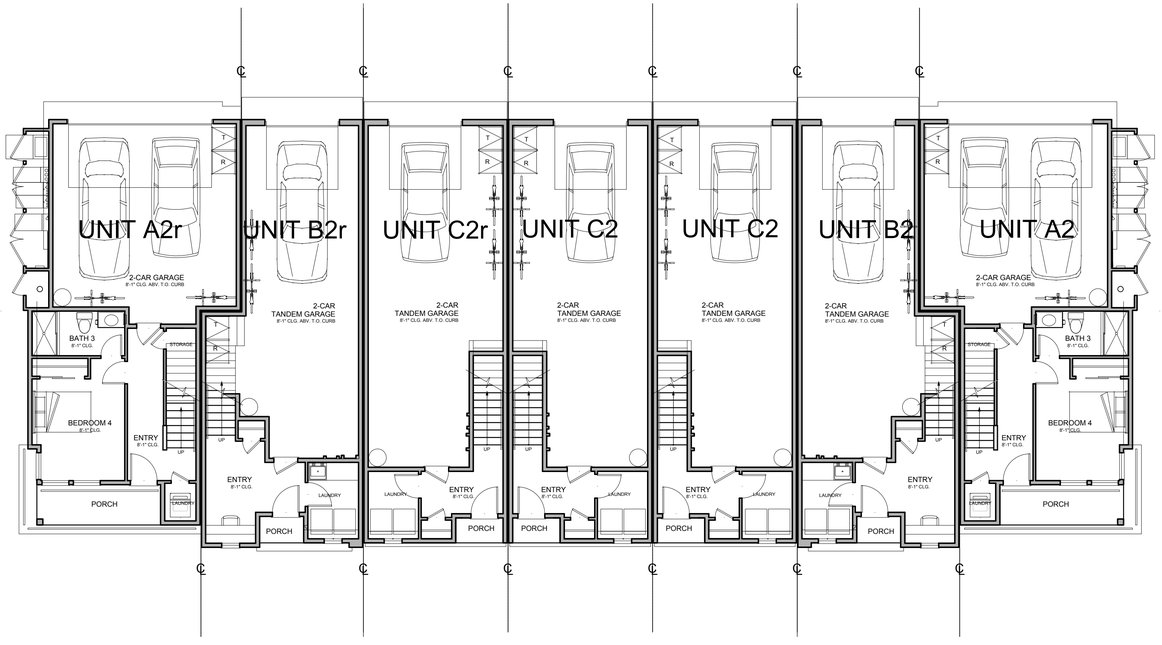
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DATE 02-03-20

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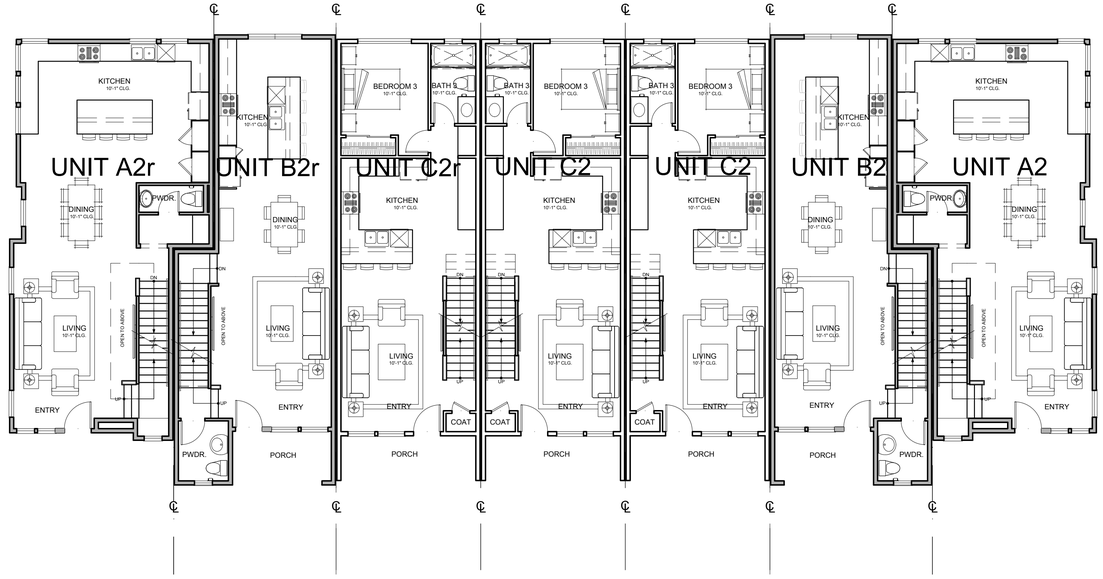
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KEY MAP





SECOND LEVEL PLAN



SECOND LEVEL PLAN
(SECOND LEVEL ENTRY)

PENINSULA HEIGHTS - SAN MATEO, CA

CAMPUS POP INVESTOR, LLC

7 UNIT TOWNHOME

2ND LEVELS

DAHLIN

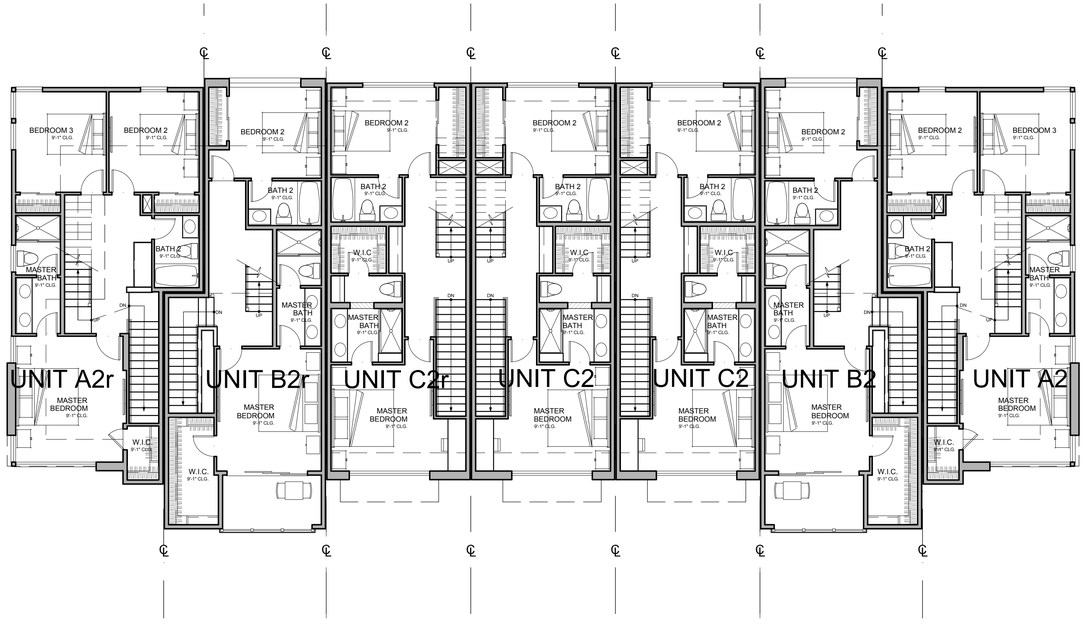
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DATE 02-03-20

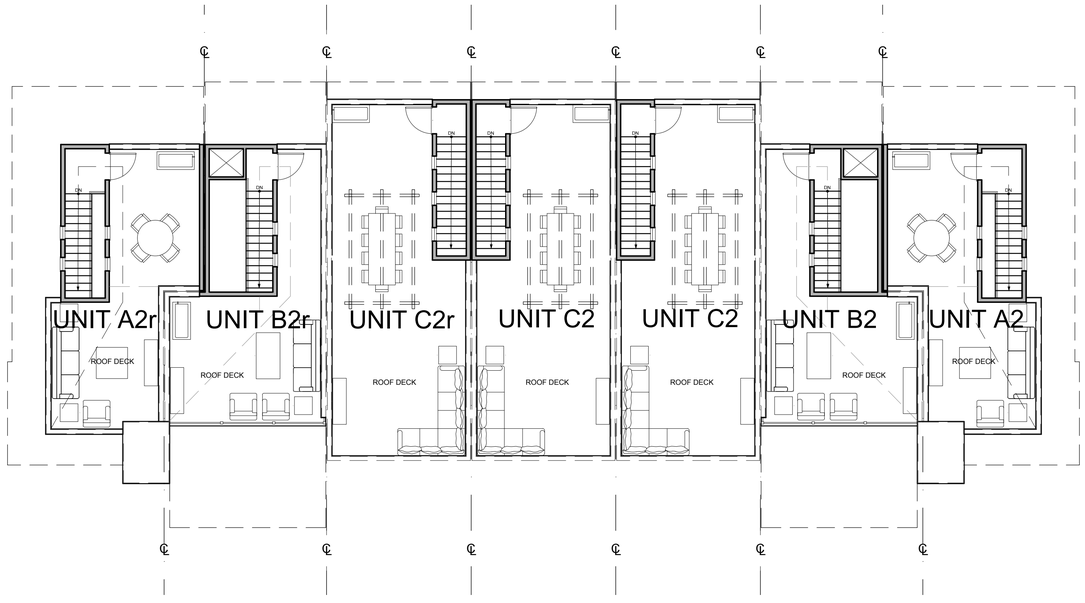
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

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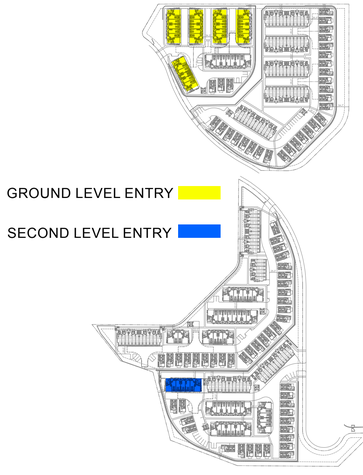


THIRD LEVEL PLAN



ROOF DECK PLAN

KEY MAP



3RD-ROOF LEVELS

PENINSULA HEIGHTS - SAN MATEO, CA

CAMPUS POP INVESTOR, LLC

7 UNIT TOWNHOME

DAHLIN

0 8 16 32

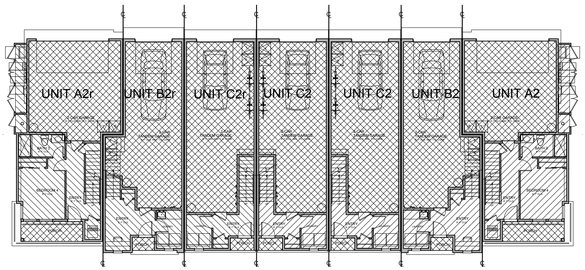
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DATE 02-03-20

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Pleasanton, CA 94588
925-251-7200

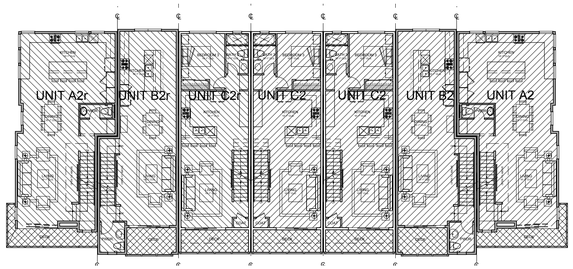
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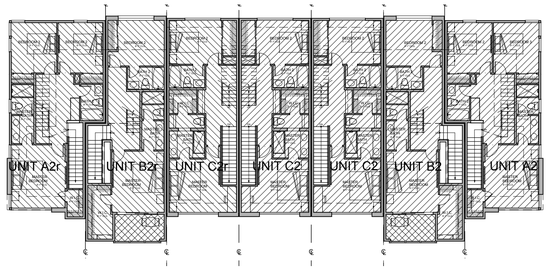
NET AREA DIAGRAMS (PER C.B.C.)



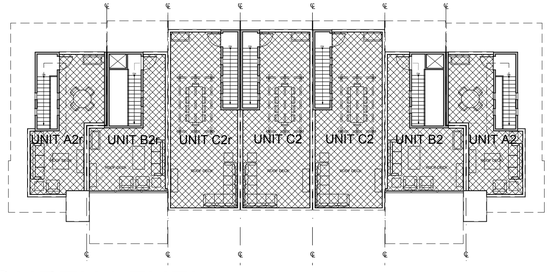
FIRST LEVEL



SECOND LEVEL



THIRD LEVEL

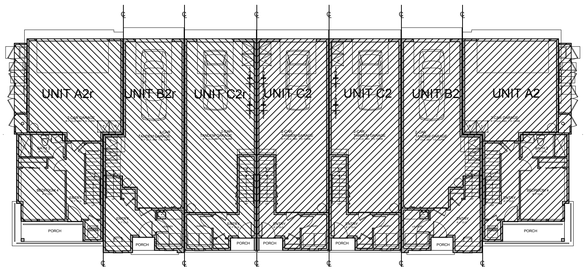


FOURTH LEVEL

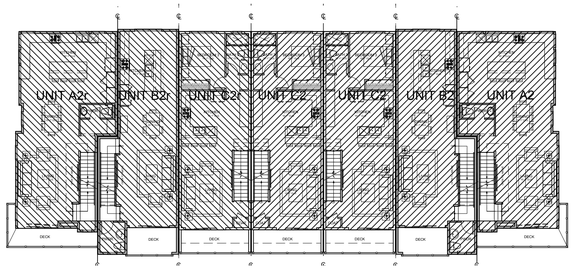
NET AREA

GARAGE, PORCH OR DECK (EXCLUDED)

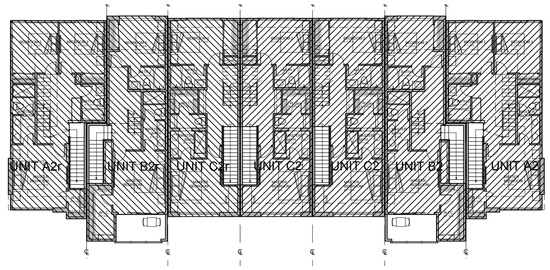
GROSS AREA DIAGRAMS (PER SAN MATEO ZONING CODE)



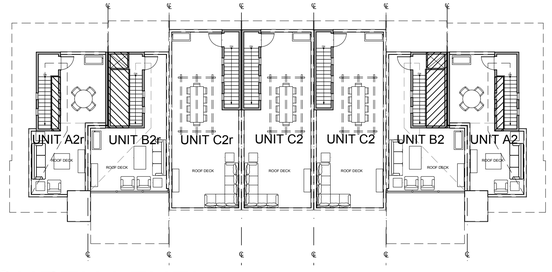
FIRST LEVEL



SECOND LEVEL



THIRD LEVEL



FOURTH LEVEL

GROSS AREA

TH - 7-Plex		
Area Calcs	CBC Net	San Mateo Gross
Floor 1	824.9	1826.56
Floor 2	4947.2	4982.2
Floor 3	4407.7	4916.62
Floor 4		205.74
Garage		3745.7
Total	10179.8	15,677

CBC + GFC (SAN MATEO)

PENINSULA HEIGHTS - SAN MATEO, CA

CAMPUS POP INVESTOR, LLC

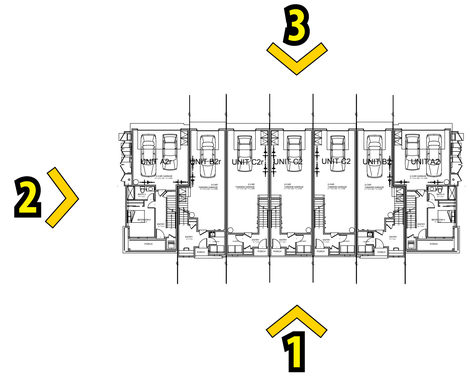
7 UNIT TOWNHOME

DAHLIN

JOB NO. 1483.001
DATE 02-03-20

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

N



MATERIAL LIST

1. METAL TRELLIS
2. DECORATIVE AWNING
3. STUCCO FINISH W/MTL REVEALS
4. LAP SIDING
5. FIBERGLASS DOOR
6. SMOOTH CEMENTITOUS PANEL/TRIM
7. VINYL WINDOWS
8. METAL GUARDRAIL
9. METAL GARAGE DOORS
10. METAL ROOF
11. FIBERGLASS LOUVERED DOOR

L ELEVATION



2

FRONT ELEVATION



1

REAR ELEVATION



3

R ELEVATION



4

COLOR SCHEME-1

PENINSULA HEIGHTS - SAN MATEO, CA

CAMPUS POP INVESTOR, LLC

7 UNIT TOWNHOME ELEVATIONS

DAHLIN

0 8 16 32

JOB NO. 1483.001
DATE 02-03-20

5865 Owens Drive
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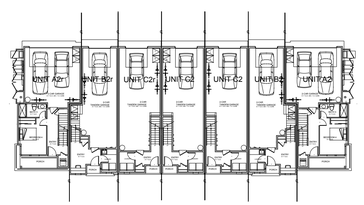
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1



2



2

1

PENINSULA HEIGHTS - SAN MATEO, CA

CAMPUS POP INVESTOR, LLC

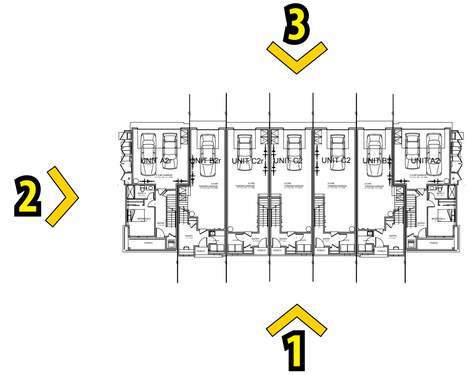
7 UNIT TOWNHOME PERSPECTIVES

DAHLIN

JOB NO. 1483.001
DATE 02-03-20

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

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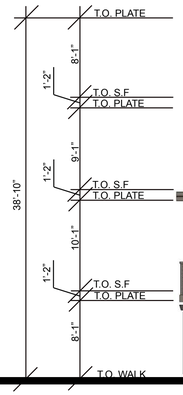
MATERIAL LIST

1. METAL TRELLIS
2. DECORATIVE AWNING
3. STUCCO FINISH W/MTL REVEALS
4. LAP SIDING
5. FIBERGLASS DOOR
6. SMOOTH CEMENTITOUS PANEL/TRIM
7. VINYL WINDOWS
8. METAL GUARDRAIL
9. METAL GARAGE DOORS
10. METAL ROOF

L ELEVATION



2



FRONT ELEVATION



1

REAR ELEVATION



3

R ELEVATION



4

COLOR SCHEME-2

PENINSULA HEIGHTS - SAN MATEO, CA

CAMPUS POP INVESTOR, LLC

7 UNIT TOWNHOME ELEVATIONS

DAHLIN
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

JOB NO. 1483.001
DATE 02-03-20

0 8 16 32

N

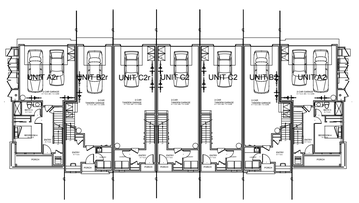
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1



2



2

1 COLOR SCHEME-2

PENINSULA HEIGHTS - SAN MATEO, CA

CAMPUS POP INVESTOR, LLC

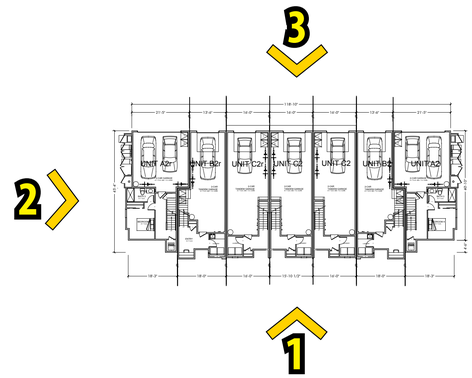
7 UNIT TOWNHOME PERSPECTIVES

DAHLIN
5865 Owens Drive
Pleasanton, CA 94588
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JOB NO. 1483.001
DATE 02-03-20

N

3.18



MATERIAL LIST

1. METAL TRELLIS
2. DECORATIVE AWNING
3. STUCCO FINISH W/MTL REVEALS
4. LAP SIDING
5. FIBERGLASS DOOR
6. SMOOTH CEMENTITOUS PANEL/TRIM
7. VINYL WINDOWS
8. METAL GUARDRAIL
9. METAL GARAGE DOORS
10. METAL ROOF
11. FIBERGLASS LOUVERED DOOR

L ELEVATION



2

FRONT ELEVATION



1

REAR ELEVATION



3

R ELEVATION



4

COLOR SCHEME-2
SECOND LEVEL ENTRY

PENINSULA HEIGHTS - SAN MATEO, CA

CAMPUS POP INVESTOR, LLC

7 UNIT TOWNHOME ELEVATIONS

DAHLIN

JOB NO. 1483.001
DATE 02-03-20

5865 Owens Drive
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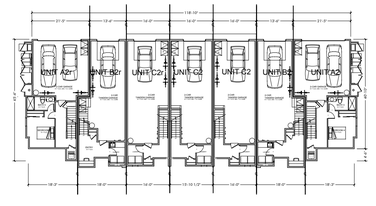
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1



2



2

1

COLOR SCHEME-2
SECOND LEVEL ENTRY

PENINSULA HEIGHTS - SAN MATEO, CA

CAMPUS POP INVESTOR, LLC

7 UNIT TOWNHOME PERSPECTIVE

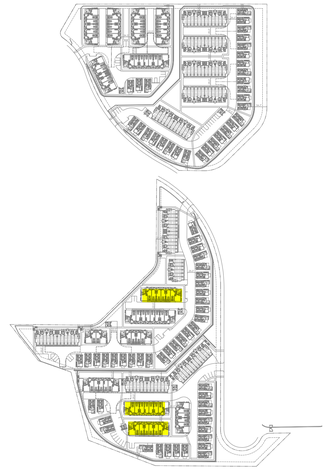
DAHLIN
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

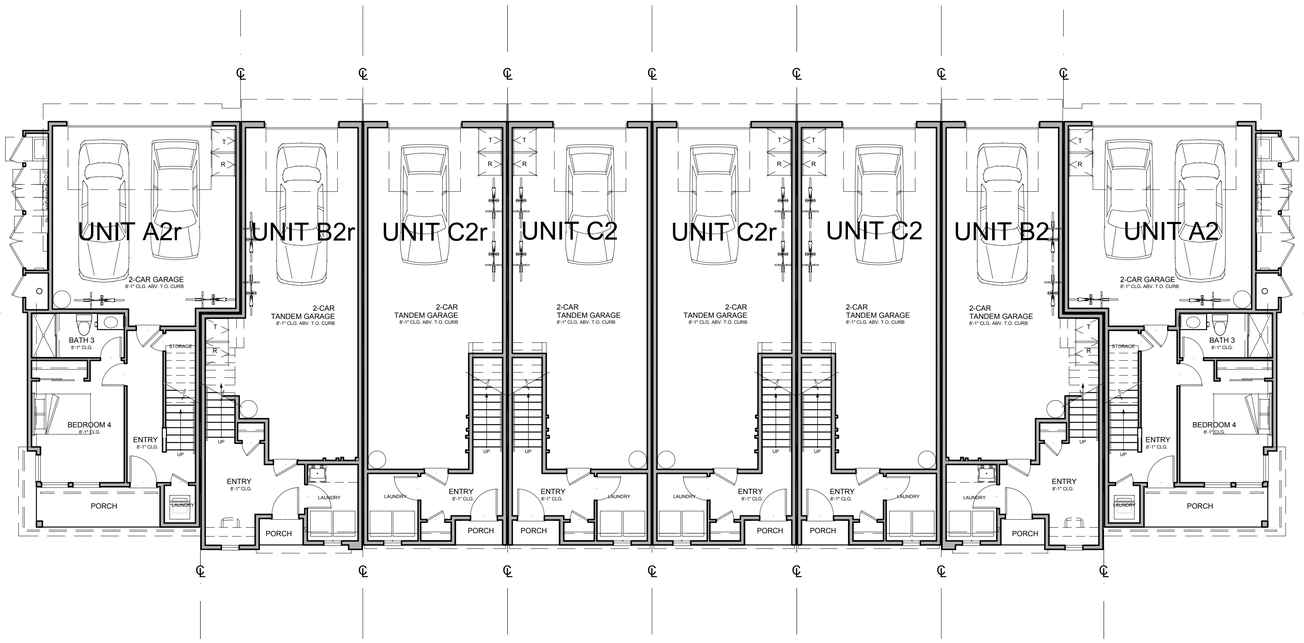
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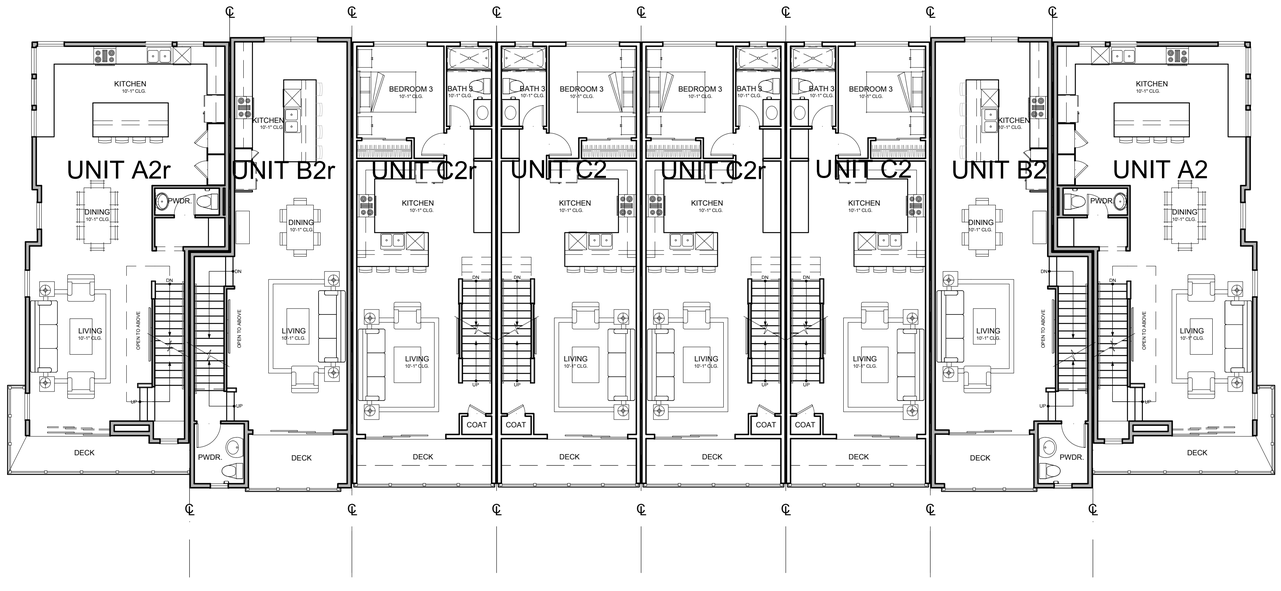
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KEY MAP





GROUND LEVEL PLAN



SECOND LEVEL PLAN

PENINSULA HEIGHTS - SAN MATEO, CA

CAMPUS POP INVESTOR, LLC

8 UNIT TOWNHOME

1ST-2ND LEVELS

0 8 16 32

DAHLIN

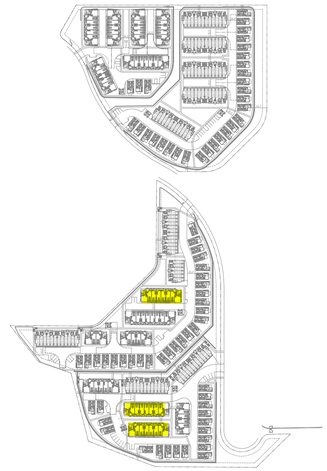
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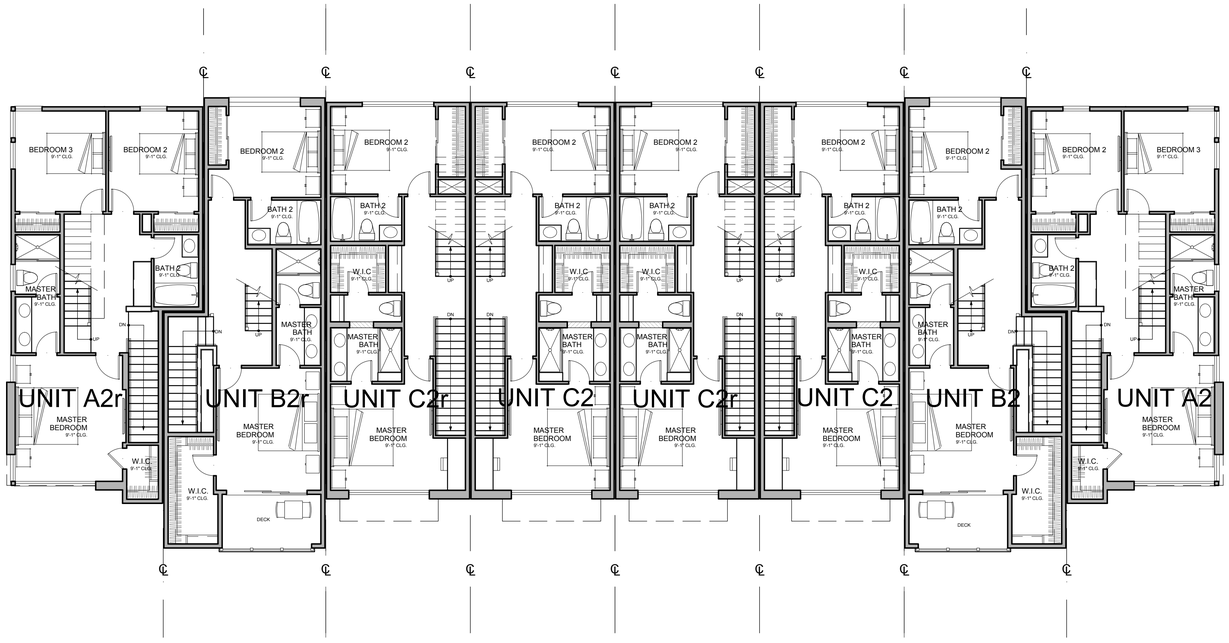
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

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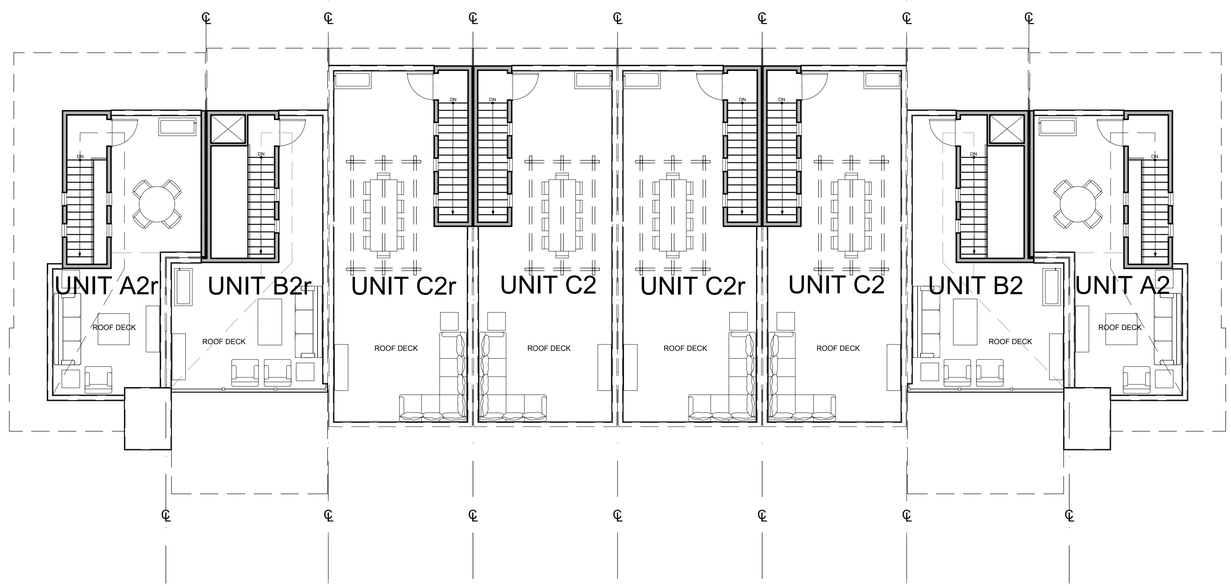
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KEY MAP





3RD LEVEL PLAN



ROOF PLAN

3RD-ROOF LEVELS

PENINSULA HEIGHTS - SAN MATEO, CA

CAMPUS POP INVESTOR, LLC

8 UNIT TOWNHOME

DAHLIN

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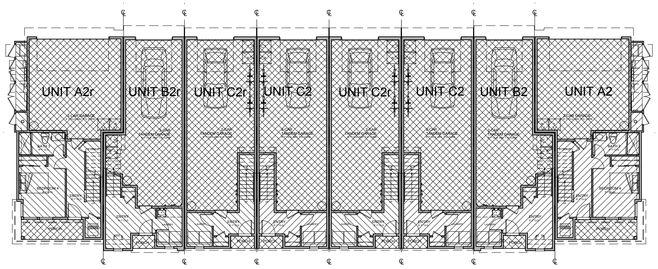
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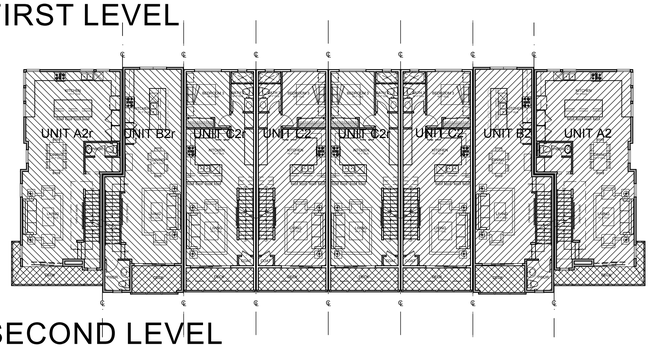
NET AREA DIAGRAMS (PER C.B.C.)

NET AREA

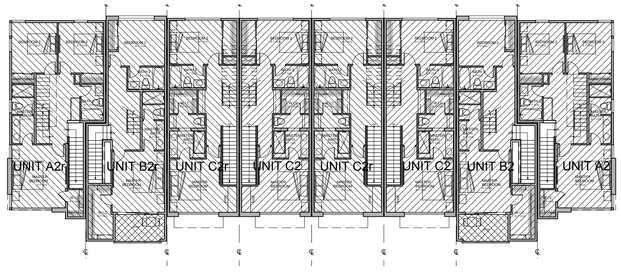
GARAGE, PORCH OR DECK (EXCLUDED)



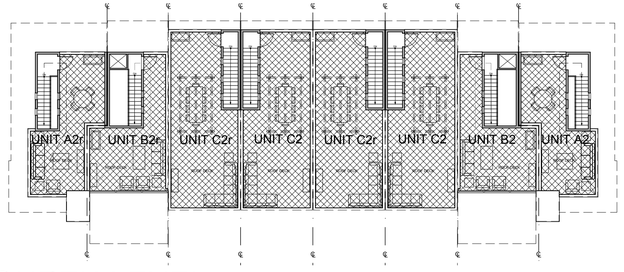
FIRST LEVEL



SECOND LEVEL



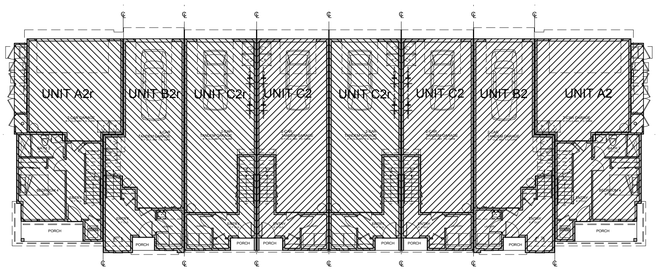
THIRD LEVEL



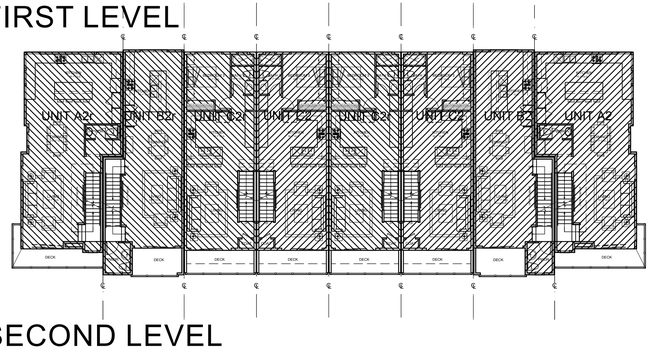
FOURTH LEVEL

GROSS AREA DIAGRAMS (PER SAN MATEO ZONING CODE)

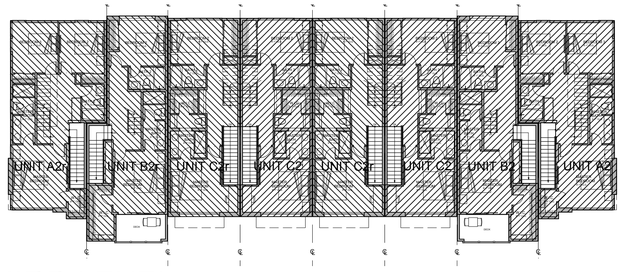
GROSS AREA



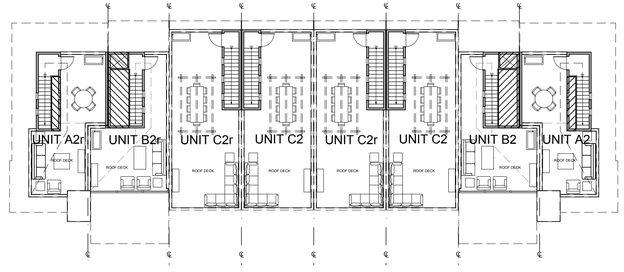
FIRST LEVEL



SECOND LEVEL



THIRD LEVEL



FOURTH LEVEL

TH - 8-Plex		
Area Calcs	CBC Net	San Mateo Gross
Floor 1	978.6	2003.16
Floor 2	5602	5652.2
Floor 3	5006.6	5582.72
Floor 4		205.74
Garage		4318
Total	11587.2	17,762

CBC + GFC (SAN MATEO)

PENINSULA HEIGHTS - SAN MATEO, CA

CAMPUS POP INVESTOR, LLC

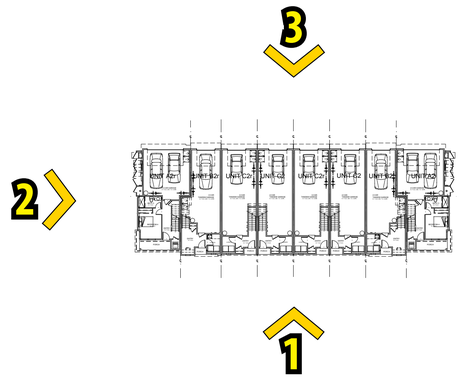
8 UNIT TOWNHOME

DAHLIN
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

JOB NO. 1483.001
DATE 02-03-20

N

3.23



MATERIAL LIST

1. METAL TRELLIS
2. DECORATIVE AWNING
3. STUCCO FINISH W/MTL REVEALS
4. LAP SIDING
5. FIBERGLASS DOOR
6. SMOOTH CEMENTITOUS PANEL/TRIM
7. VINYL WINDOWS
8. METAL GUARDRAIL
9. METAL GARAGE DOORS
10. METAL ROOF
11. FIBERGLASS LOUVERED DOOR

L ELEVATION



FRONT ELEVATION



REAR ELEVATION



R ELEVATION



COLOR SCHEME-1

0 8 16 32

PENINSULA HEIGHTS - SAN MATEO, CA

CAMPUS POP INVESTOR, LLC

8 UNIT TOWNHOME ELEVATIONS

DAHLIN
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

JOB NO. 1483.001
DATE 02-03-20

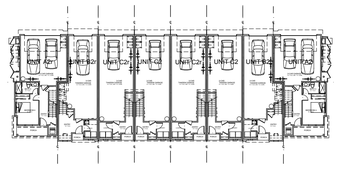
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1



2



2

1

COLOR SCHEME-1

PENINSULA HEIGHTS - SAN MATEO, CA

CAMPUS POP INVESTOR, LLC

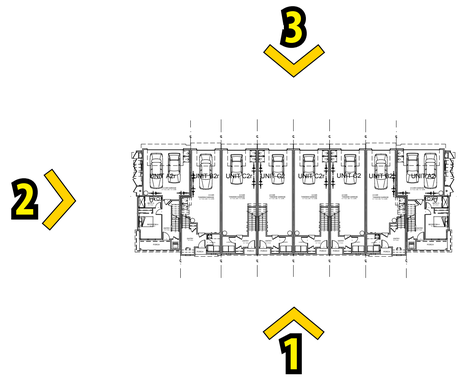
8 UNIT TOWNHOME PERSPECTIVE

DAHLIN
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

JOB NO. 1483.001
DATE 02-03-20

N

3.25



MATERIAL LIST

1. METAL TRELLIS
2. DECORATIVE AWNING
3. STUCCO FINISH W/MTL REVEALS
4. LAP SIDING
5. FIBERGLASS DOOR
6. SMOOTH CEMENTITOUS PANEL/TRIM
7. VINYL WINDOWS
8. METAL GUARDRAIL
9. METAL GARAGE DOORS
10. METAL ROOF
11. FIBERGLASS LOUVERED DOOR

L ELEVATION



FRONT ELEVATION



REAR ELEVATION



R ELEVATION



COLOR SCHEME-2

0 8 16 32

PENINSULA HEIGHTS - SAN MATEO, CA

CAMPUS POP INVESTOR, LLC

8 UNIT TOWNHOME ELEVATIONS

DAHLIN

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

JOB NO. 1483.001
DATE 02-03-20

N

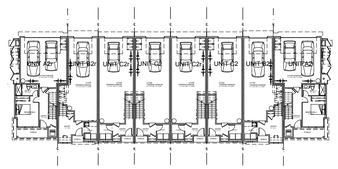
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1



2



2

1

COLOR SCHEME-2

PENINSULA HEIGHTS - SAN MATEO, CA

CAMPUS POP INVESTOR, LLC

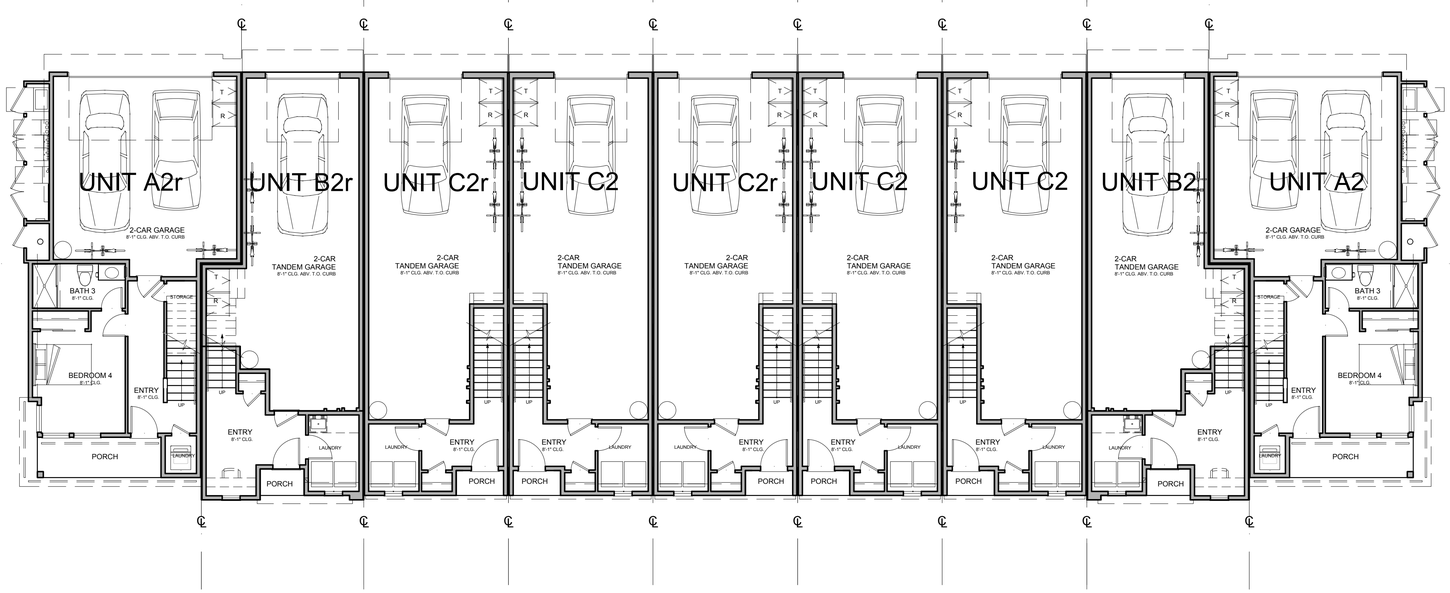
8 UNIT TOWNHOME PERSPECTIVE

DAHLIN
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

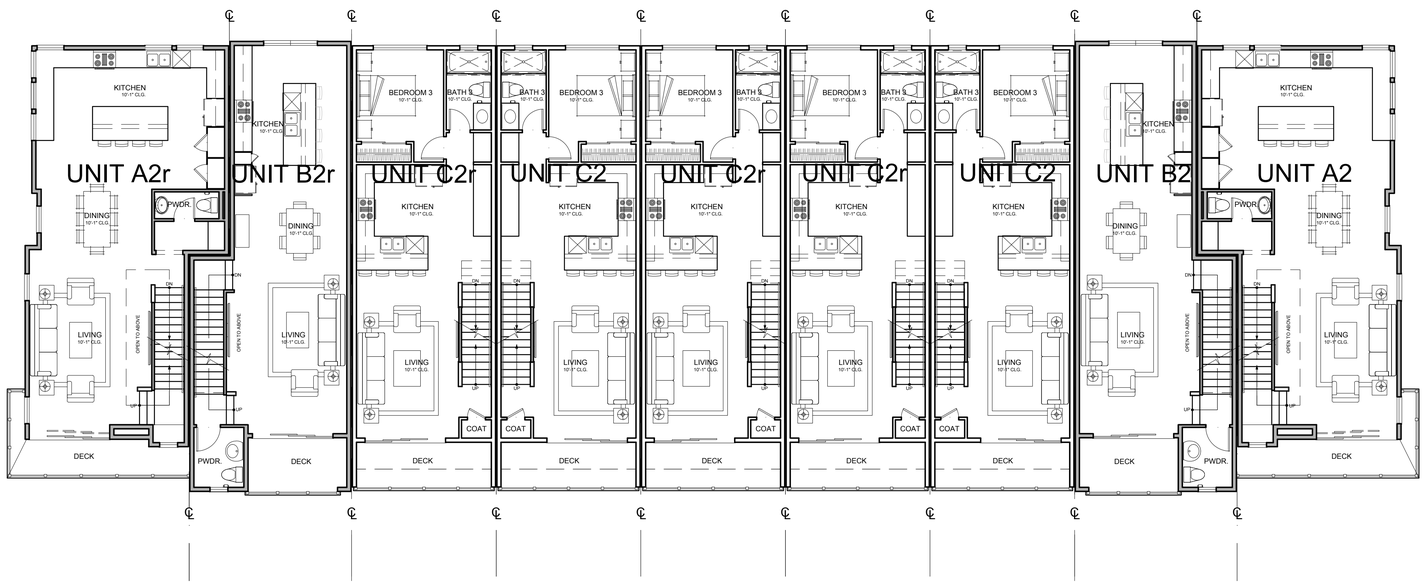
JOB NO. 1483.001
DATE 02-03-20

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3.27

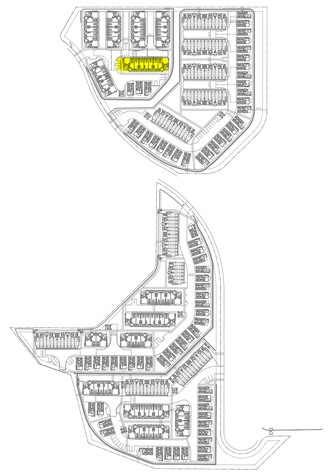


GROUND LEVEL PLAN



SECOND LEVEL PLAN

KEY MAP



PENINSULA HEIGHTS - SAN MATEO, CA

CAMPUS POP INVESTOR, LLC

9 UNIT TOWNHOME

1ST-2ND LEVELS

0 8 16 32

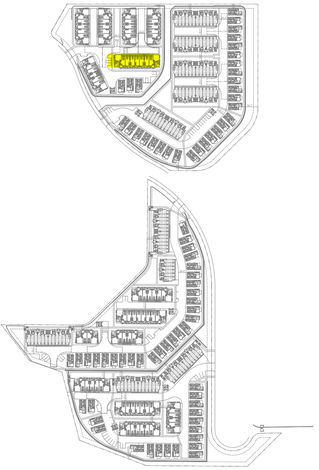
DAHLIN
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

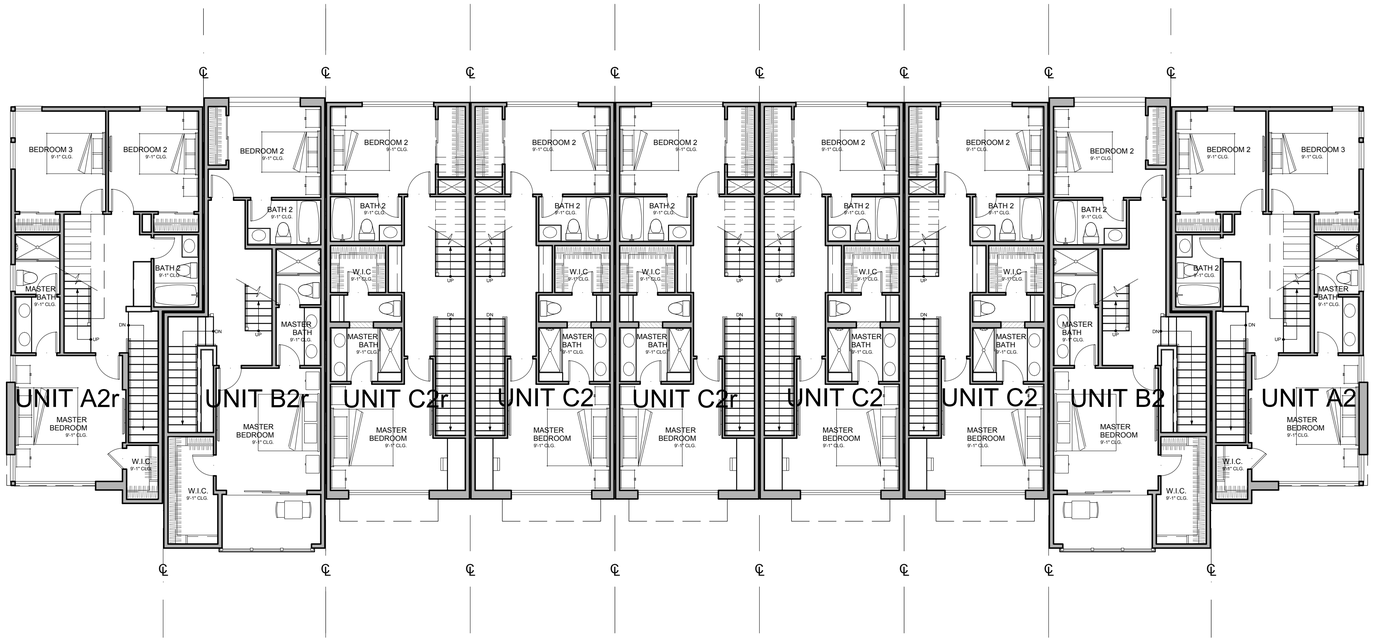
JOB NO. 1483.001
DATE 02-03-20

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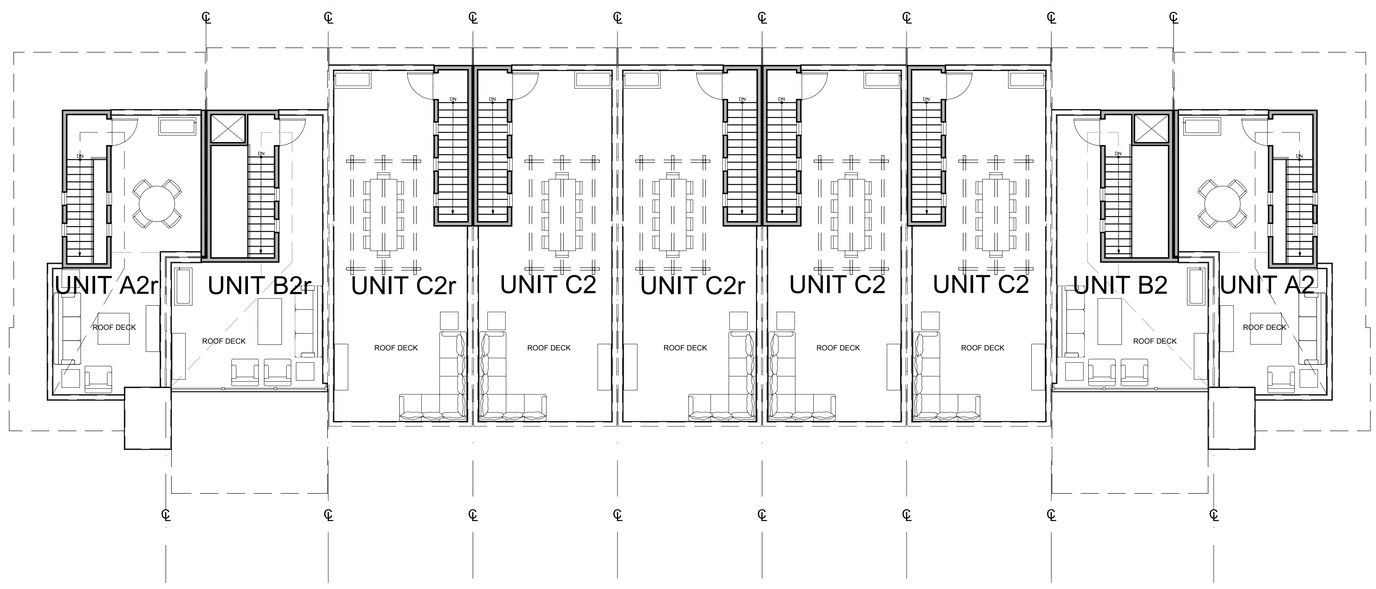
3.28

KEY MAP





3RD LEVEL PLAN



ROOF PLAN

3RD-ROOF LEVELS

PENINSULA HEIGHTS - SAN MATEO, CA

CAMPUS POP INVESTOR, LLC

9 UNIT TOWNHOME

DAHLIN

0 8 16 32

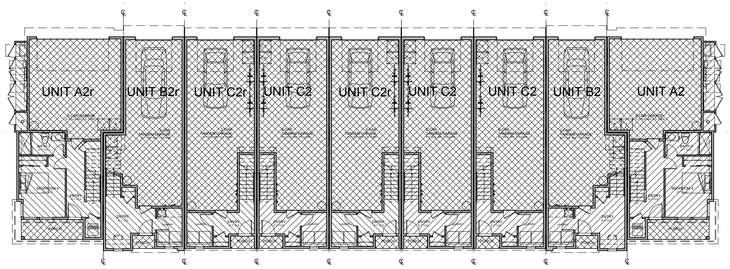
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DATE 02-03-20

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

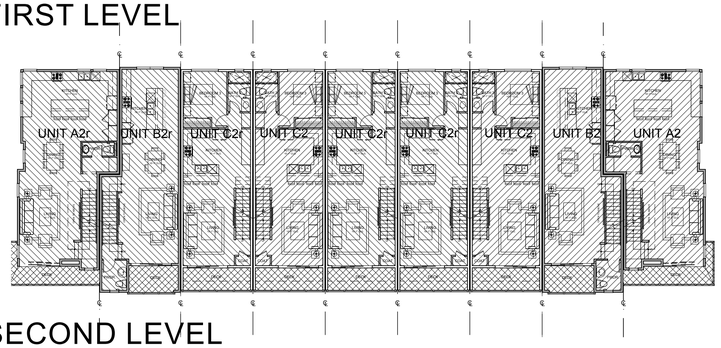
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3.29

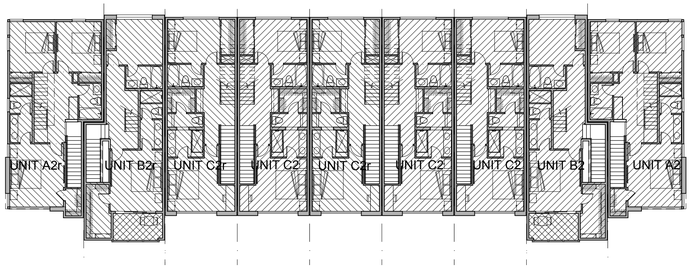
NET AREA DIAGRAMS (PER C.B.C.)



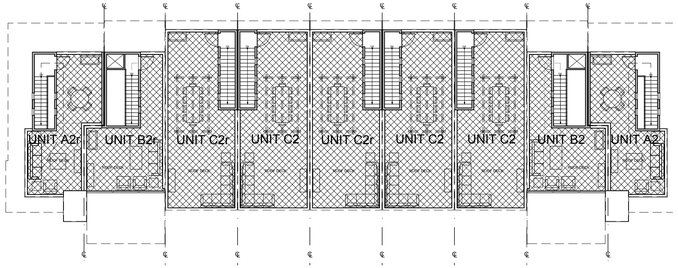
FIRST LEVEL



SECOND LEVEL



THIRD LEVEL

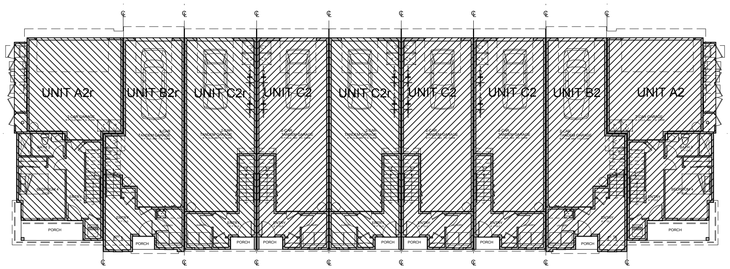


FOURTH LEVEL

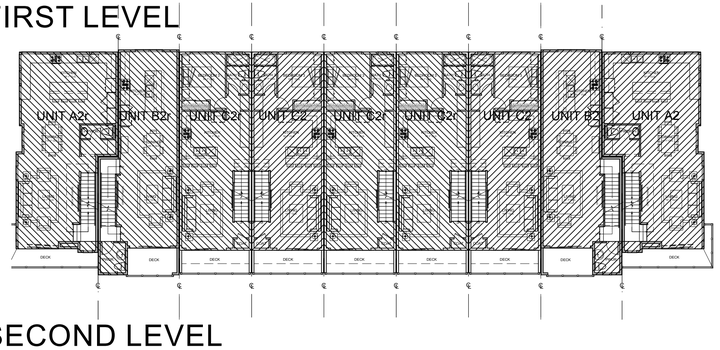
NET AREA

GARAGE, PORCH OR DECK (EXCLUDED)

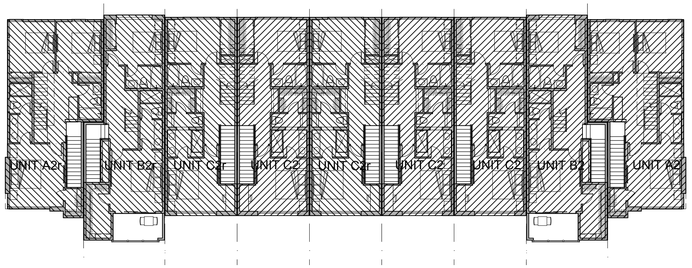
GROSS AREA DIAGRAMS (PER SAN MATEO ZONING CODE)



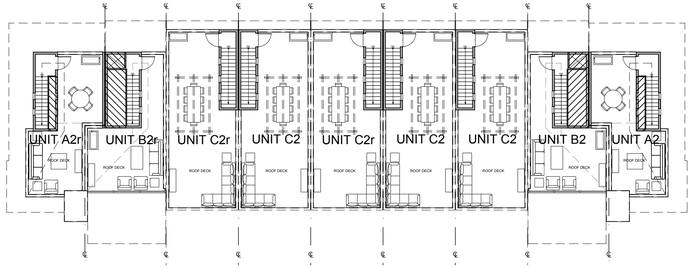
FIRST LEVEL



SECOND LEVEL



THIRD LEVEL



FOURTH LEVEL

GROSS AREA

TH - 9-Plex		
Area Calcs	CBC Net	San Mateo Gross
Floor 1	1132.3	2179.76
Floor 2	6256.8	6322.2
Floor 3	5605.5	6248.82
Floor 4		205.74
Garage		4890.3
Total	12994.6	19,847

CBC + GFC (SAN MATEO)

PENINSULA HEIGHTS - SAN MATEO, CA

CAMPUS POP INVESTOR, LLC

9 UNIT TOWNHOME

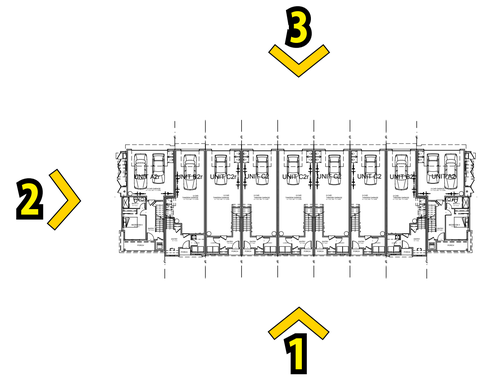
DAHLIN

JOB NO. 1483.001
DATE 02-03-20

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

N

3.30



MATERIAL LIST

1. METAL TRELLIS
2. DECORATIVE AWNING
3. STUCCO FINISH W/MTL REVEALS
4. LAP SIDING
5. FIBERGLASS DOOR
6. SMOOTH CEMENTITOUS PANEL/TRIM
7. VINYL WINDOWS
8. METAL GUARDRAIL
9. METAL GARAGE DOORS
10. METAL ROOF
11. FIBERGLASS LOUVERED DOOR

L ELEVATION



FRONT ELEVATION



REAR ELEVATION



R ELEVATION



COLOR SCHEME-1

0 8 16 32

PENINSULA HEIGHTS - SAN MATEO, CA

CAMPUS POP INVESTOR, LLC

9 UNIT TOWNHOME ELEVATIONS

DAHLIN

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

JOB NO. 1483.001
DATE 02-03-20

N

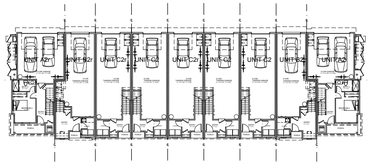
3.31



1



2



2

1

COLOR SCHEME-1

PENINSULA HEIGHTS - SAN MATEO, CA

CAMPUS POP INVESTOR, LLC

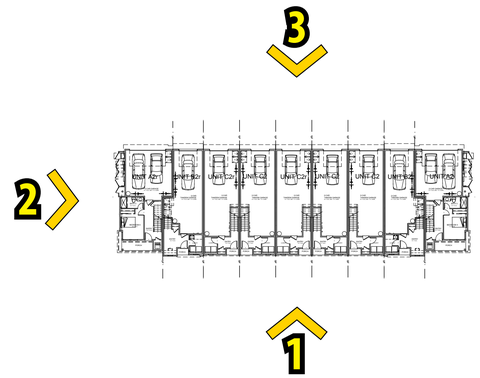
9 UNIT TOWNHOME PERSPECTIVE

DAHLIN
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

JOB NO. 1483.001
DATE 02-03-20

N

3.32



MATERIAL LIST

1. METAL TRELLIS
2. DECORATIVE AWNING
3. STUCCO FINISH W/MTL REVEALS
4. LAP SIDING
5. FIBERGLASS DOOR
6. SMOOTH CEMENTITOUS PANEL/TRIM
7. VINYL WINDOWS
8. METAL GUARDRAIL
9. METAL GARAGE DOORS
10. METAL ROOF
11. FIBERGLASS LOUVERED DOOR

L ELEVATION



FRONT ELEVATION



REAR ELEVATION



R ELEVATION



COLOR SCHEME-2

0 8 16 32

PENINSULA HEIGHTS - SAN MATEO, CA

CAMPUS POP INVESTOR, LLC

9 UNIT TOWNHOME ELEVATIONS

DAHLIN

JOB NO. 1483.001
DATE 02-03-20

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

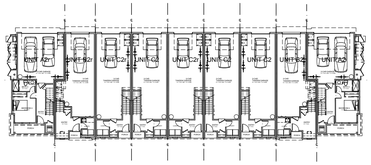
N



1



2



2

1

COLOR SCHEME-2

PENINSULA HEIGHTS - SAN MATEO, CA

CAMPUS POP INVESTOR, LLC

9 UNIT TOWNHOME PERSPECTIVE

DAHLIN

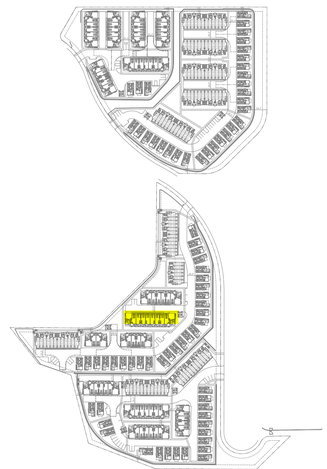
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

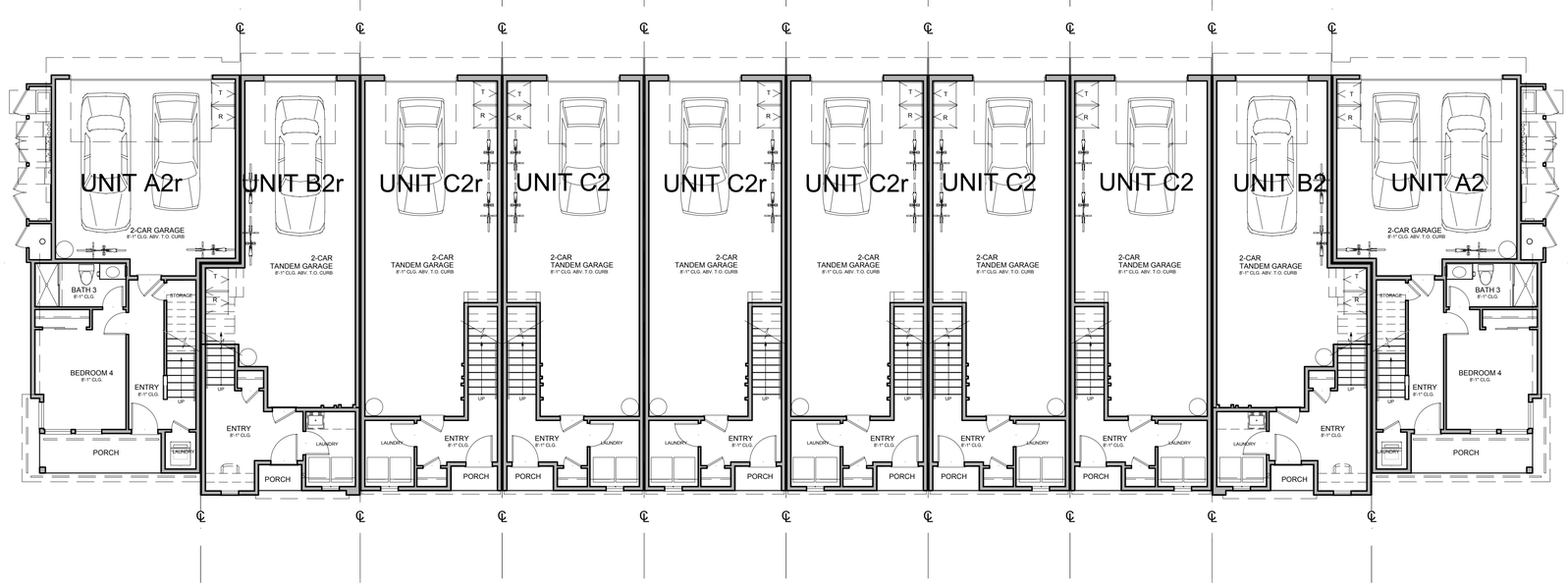
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DATE 02-03-20

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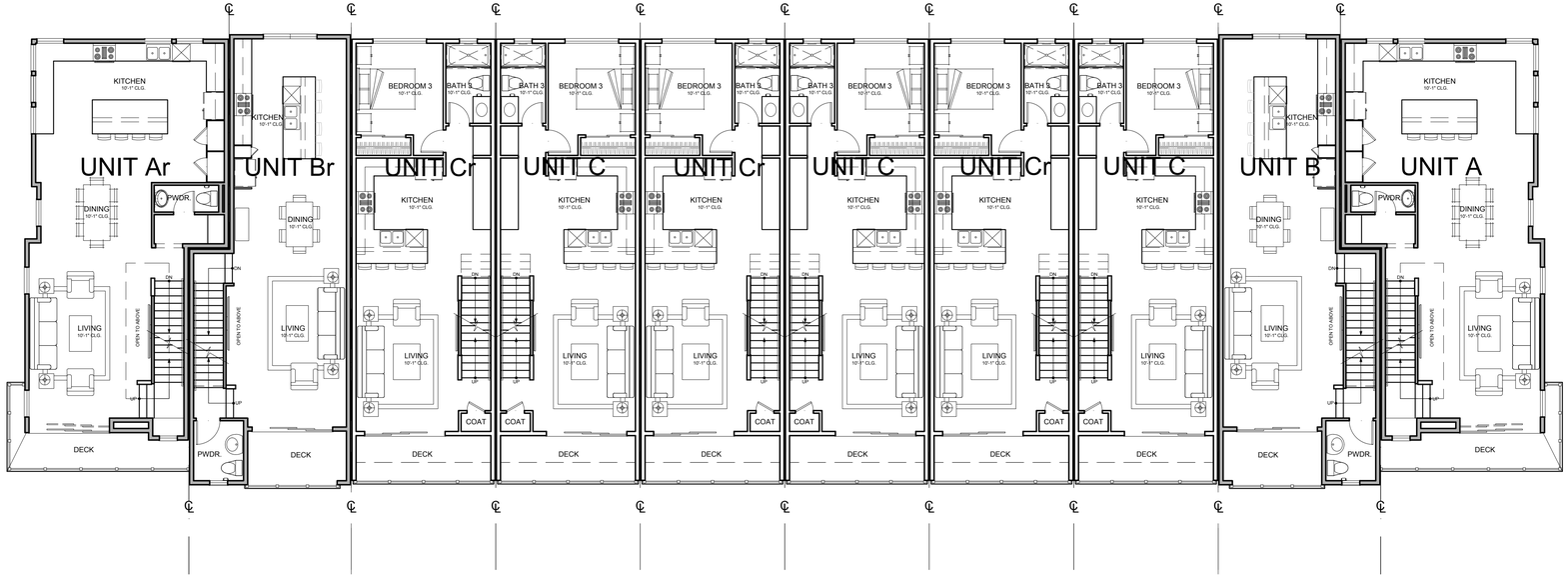
3.34

KEY MAP





GROUND LEVEL PLAN



SECOND LEVEL PLAN

1ST-2ND LEVELS

0 8 16 32

PENINSULA HEIGHTS - SAN MATEO, CA

CAMPUS POP INVESTOR, LLC

10 UNIT TOWNHOME

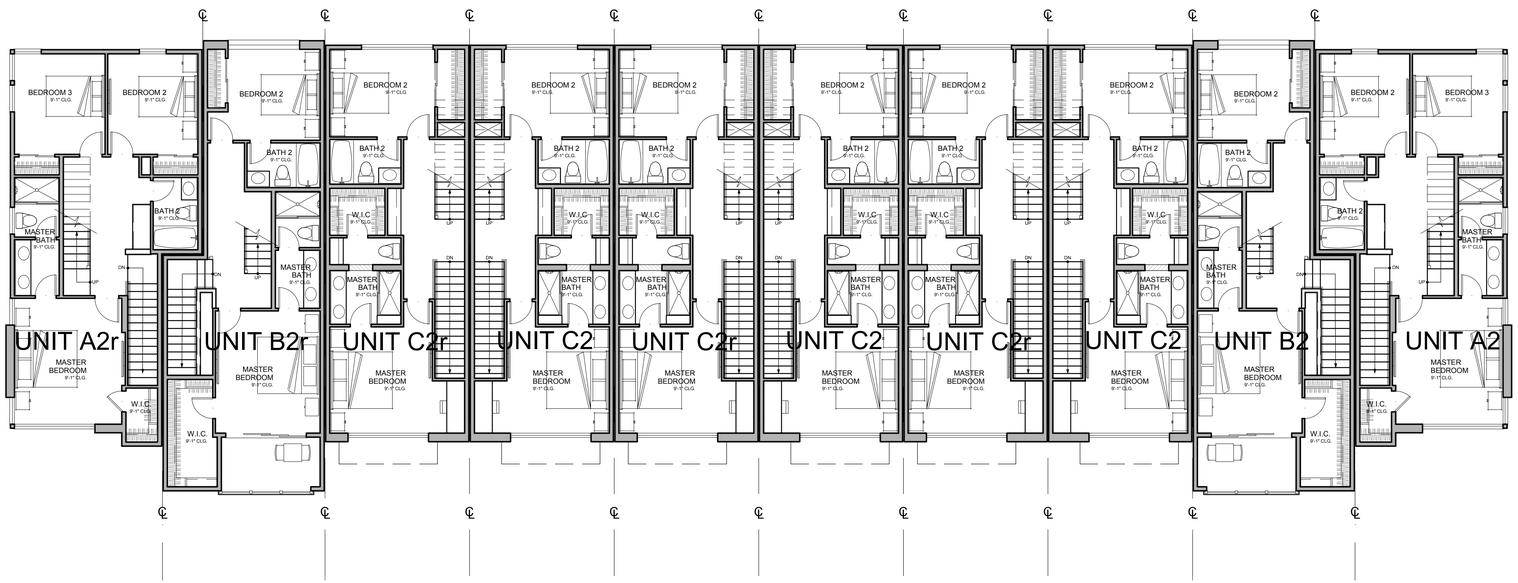
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JOB NO. 1483.001
DATE 02-03-20

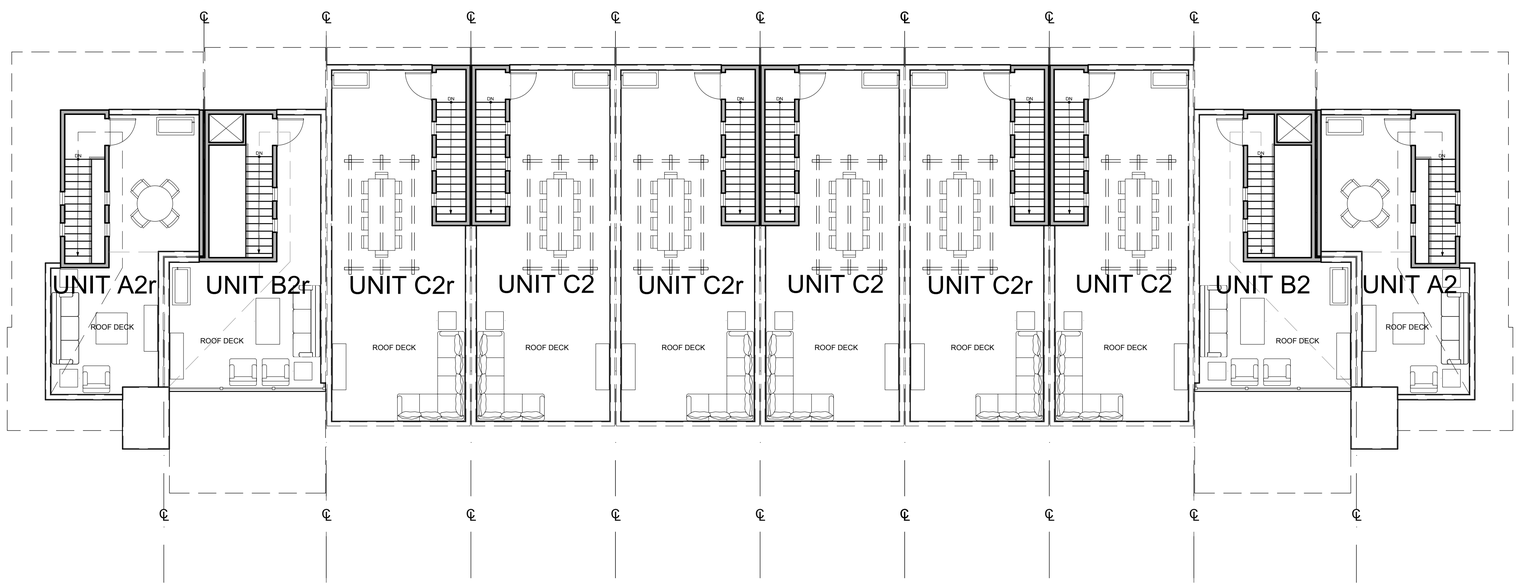
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

N

3.35

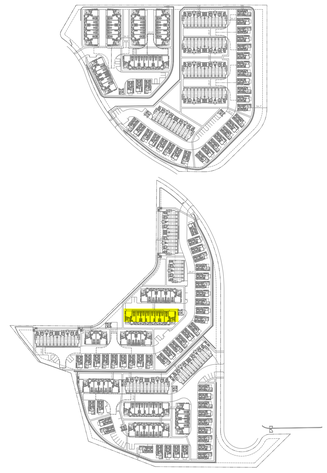


3RD LEVEL PLAN



ROOF PLAN

KEY MAP



3RD-ROOF LEVELS

PENINSULA HEIGHTS - SAN MATEO, CA

CAMPUS POP INVESTOR, LLC

10 UNIT TOWNHOME

DAHLIN

0 8 16 32

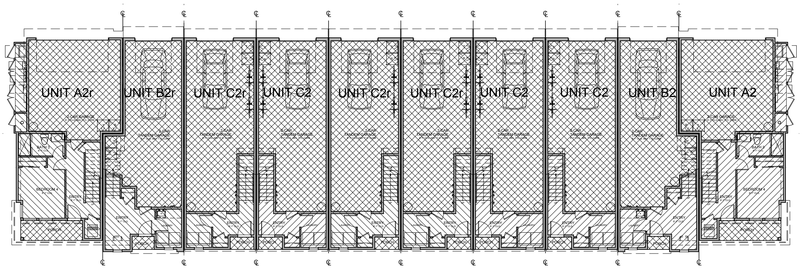
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DATE 02-03-20

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

N

3.35

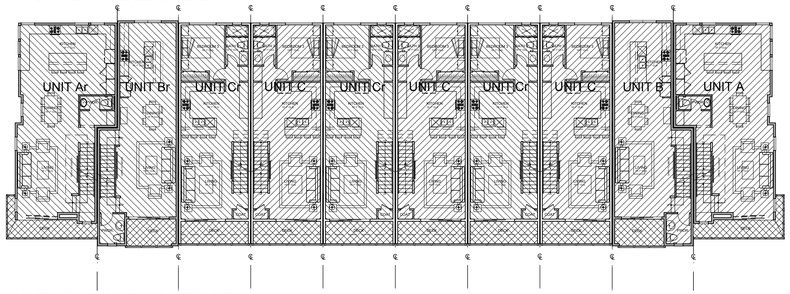
NET AREA DIAGRAMS (PER C.B.C.)



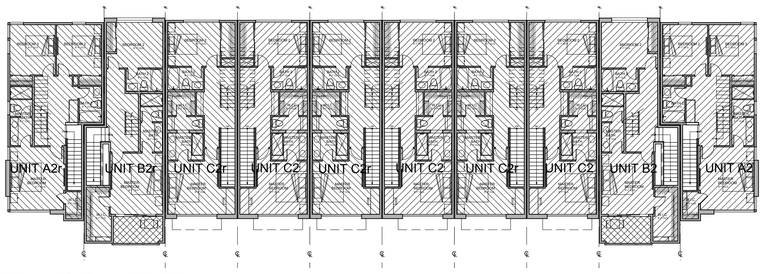
NET AREA

GARAGE, PORCH OR DECK (EXCLUDED)

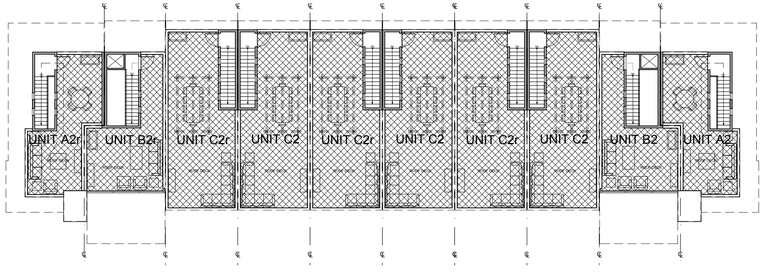
FIRST LEVEL



SECOND LEVEL

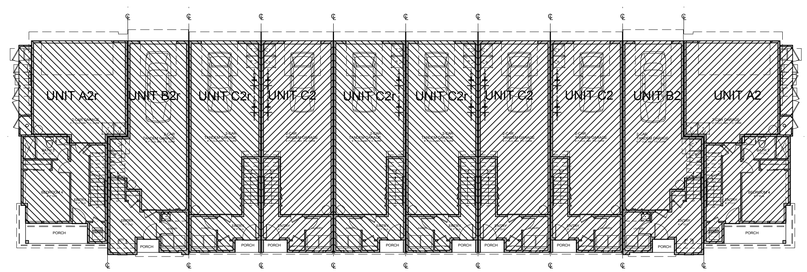


THIRD LEVEL



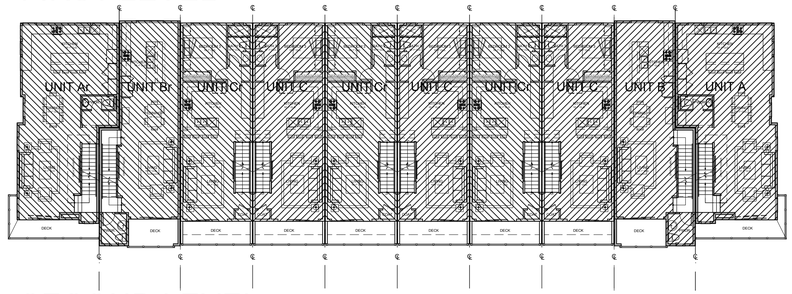
FOURTH LEVEL

GROSS AREA DIAGRAMS (PER SAN MATEO ZONING CODE)

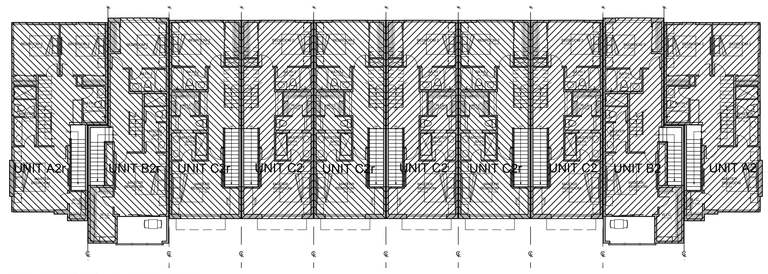


GROSS AREA

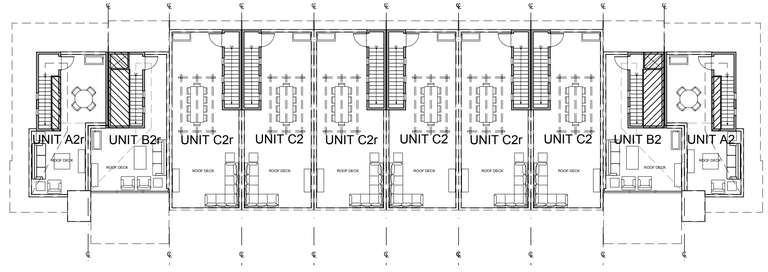
FIRST LEVEL



SECOND LEVEL



THIRD LEVEL



FOURTH LEVEL

TH - 10-Plex		
Area Calcs	CBC Net	San Mateo Gross
Floor 1	1286	2356.36
Floor 2	6911.6	6992.2
Floor 3	6204.4	6914.92
Floor 4		205.74
Garage		5462.6
Total	14402	21,932

CBC + GFC (SAN MATEO)

PENINSULA HEIGHTS - SAN MATEO, CA

CAMPUS POP INVESTOR, LLC

10 UNIT TOWNHOME

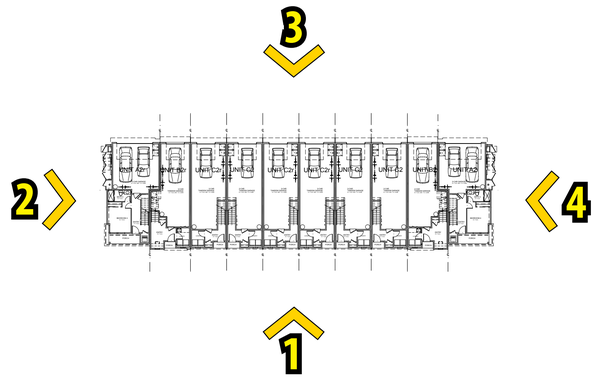
DAHLIN

JOB NO. 1483.001
DATE 02-03-20

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

N

3.36



MATERIAL LIST

1. METAL TRELLIS
2. DECORATIVE AWNING
3. STUCCO FINISH W/MTL REVEALS
4. LAP SIDING
5. FIBERGLASS DOOR
6. SMOOTH CEMENTITOUS PANEL/TRIM
7. VINYL WINDOWS
8. METAL GUARDRAIL
9. METAL GARAGE DOORS
10. METAL ROOF
11. FIBERGLASS LOUVERED DOOR

L ELEVATION



FRONT ELEVATION



REAR ELEVATION



R ELEVATION



COLOR SCHEME-2

0 8 16 32

PENINSULA HEIGHTS - SAN MATEO, CA

CAMPUS POP INVESTOR, LLC

10 UNIT TOWNHOME ELEVATIONS

DAHLIN

JOB NO. 1483.001
DATE 02-03-20

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

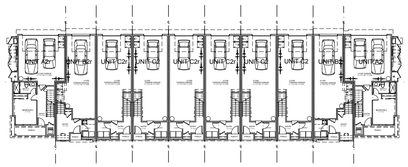
N



1



2



2

1

COLOR SCHEME-2

PENINSULA HEIGHTS - SAN MATEO, CA

CAMPUS POP INVESTOR, LLC

10 UNIT TOWNHOME PERSPECTIVE

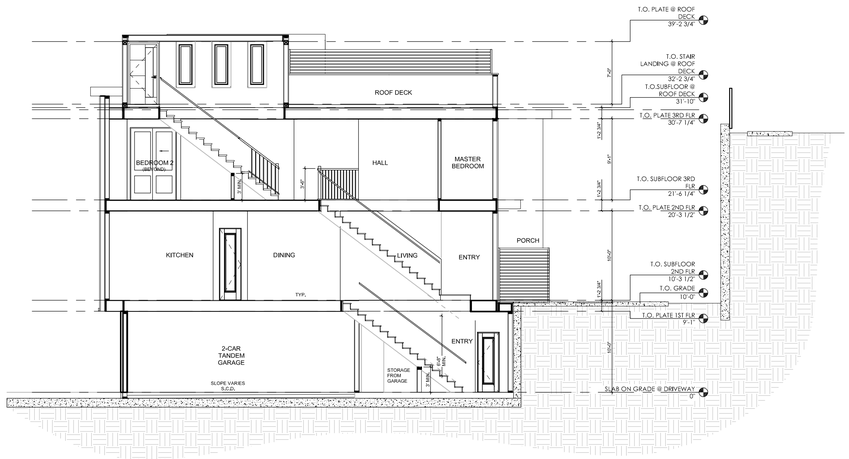
DAHLIN

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

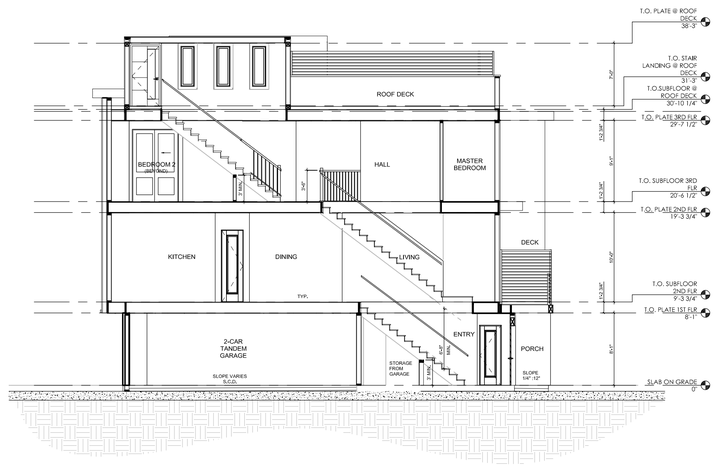
JOB NO. 1483.001
DATE 02-03-20

N

3.38



SECOND LEVEL ENTRY



GROUND LEVEL ENTRY

PENINSULA HEIGHTS - SAN MATEO, CA

CAMPUS POP INVESTOR, LLC

TOWNHOME SECTIONS

DAHLIN

0 8 16 32

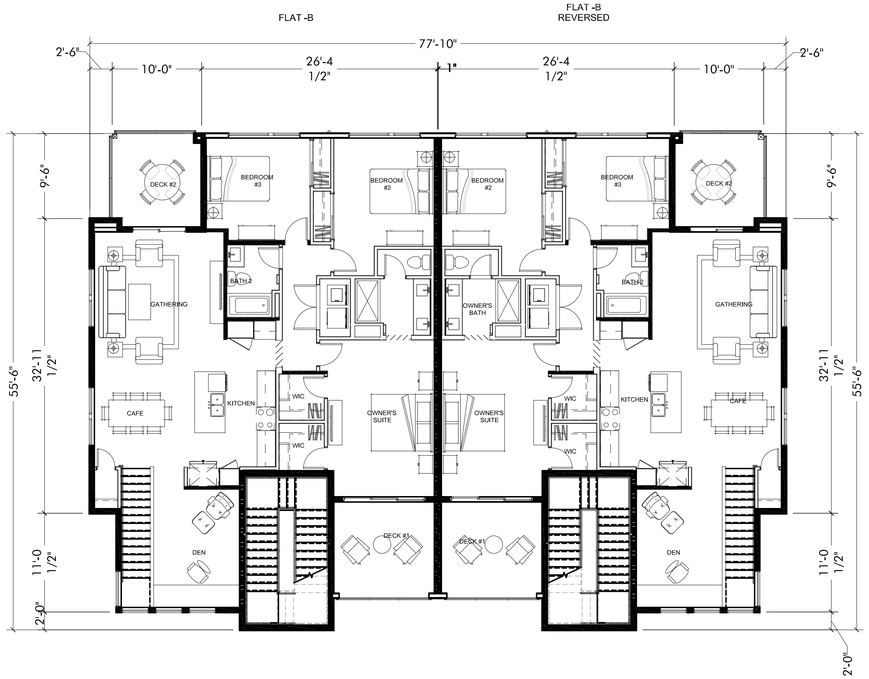
JOB NO. 1483.001

DATE 02-03-20

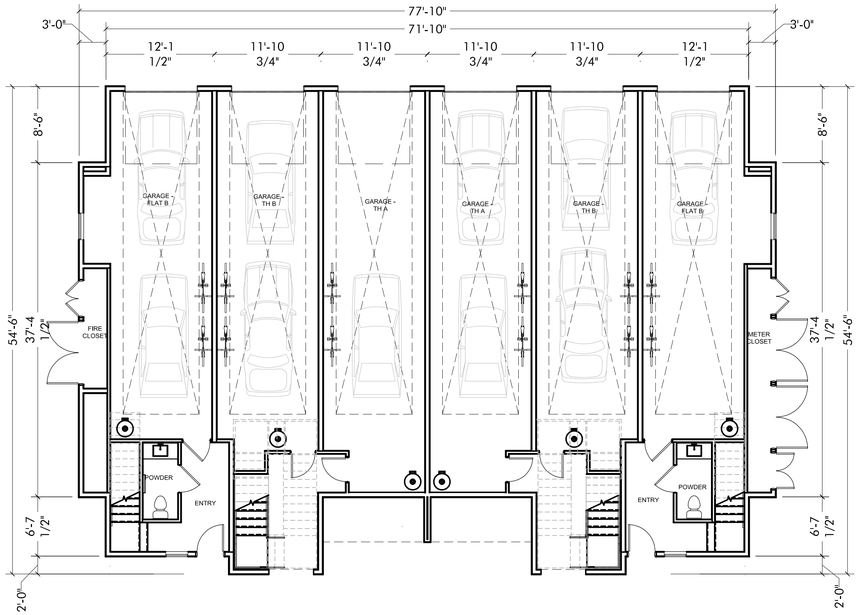
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

N

3.39

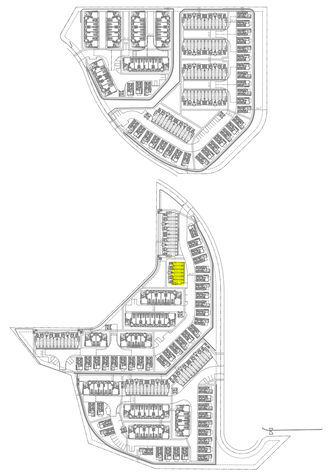


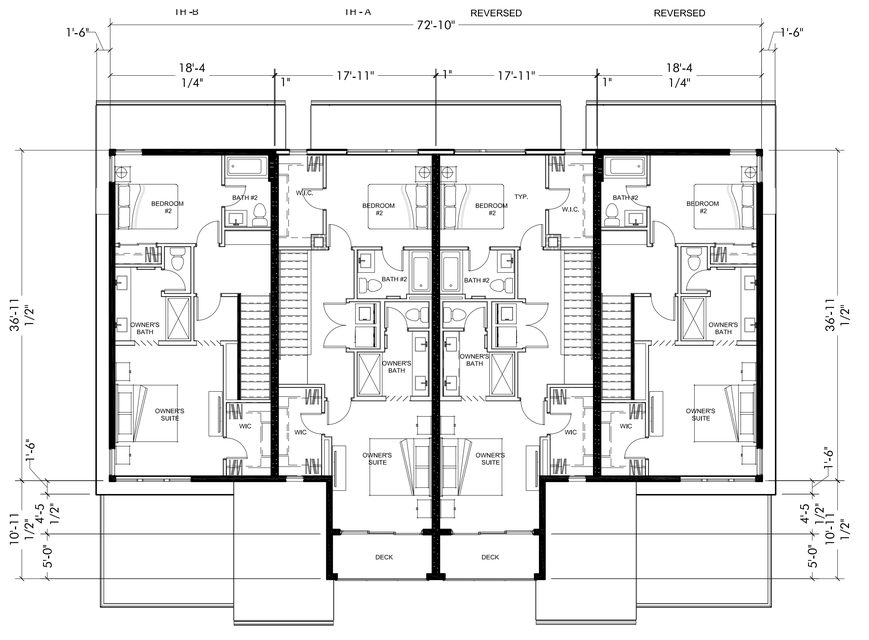
SECOND LEVEL PLAN



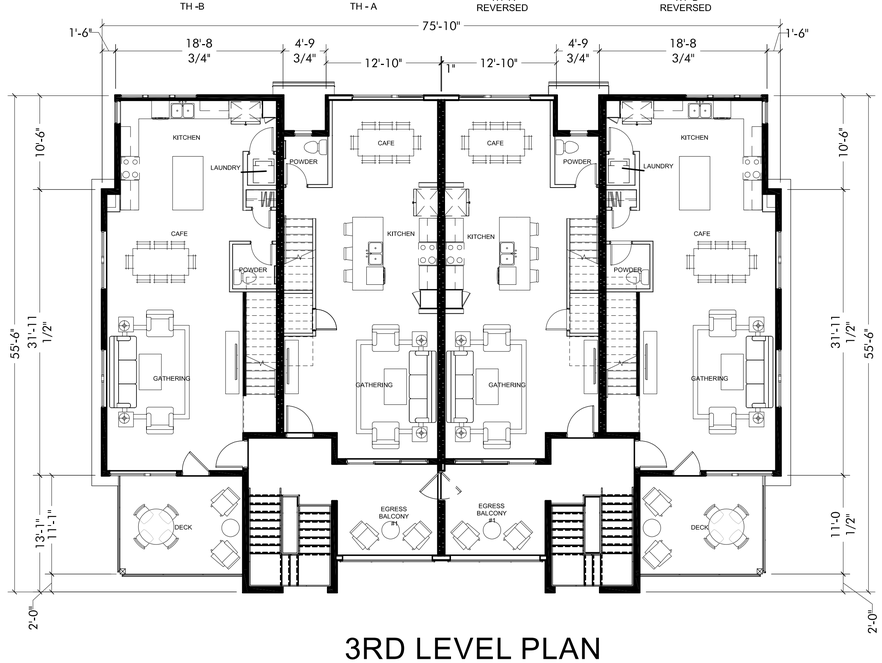
GROUND LEVEL PLAN

KEY MAP





4TH LEVEL PLAN



3RD LEVEL PLAN

PENINSULA HEIGHTS - SAN MATEO, CA

CAMPUS POP INVESTOR, LLC

6 UNIT TH OVER FLATS

1ST-4TH LEVELS

0 8 16 32

DAHLIN

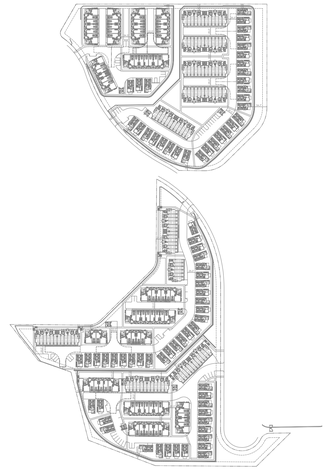
JOB NO. 1483.001
DATE 02-03-20

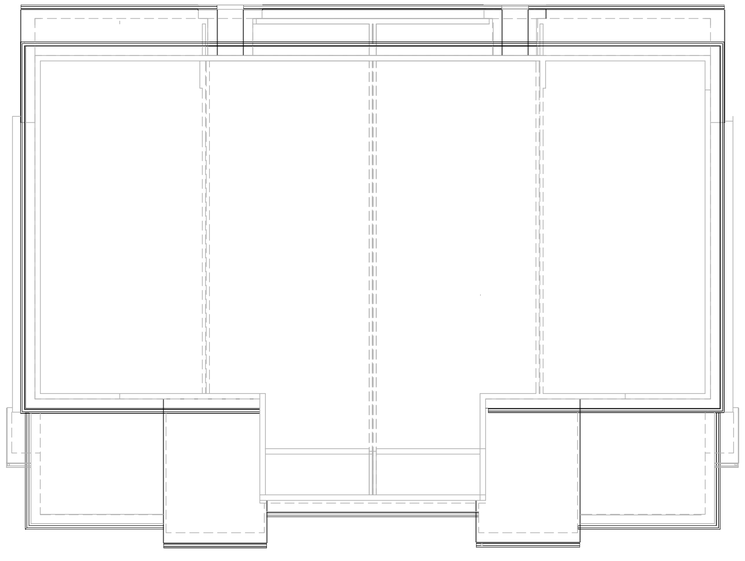
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

N

4.0

KEY MAP





ROOF PLAN

ROOF PLAN

PENINSULA HEIGHTS - SAN MATEO, CA

CAMPUS POP INVESTOR, LLC

6 UNIT TH OVER FLATS

DAHLIN

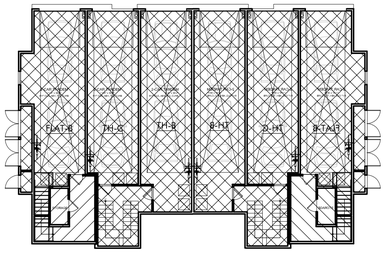
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JOB NO. 1483.001
DATE 02-03-20

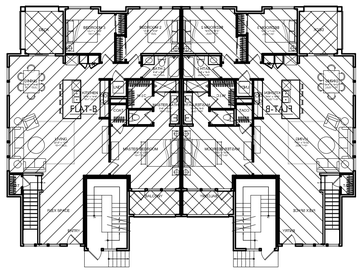
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

N

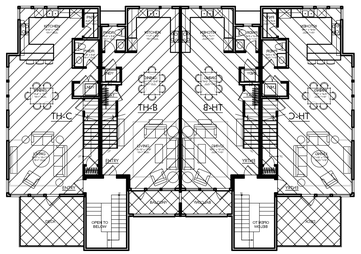
NET AREA DIAGRAMS (PER C.B.C.)



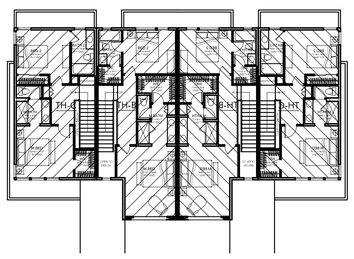
FIRST LEVEL



SECOND LEVEL



THIRD LEVEL

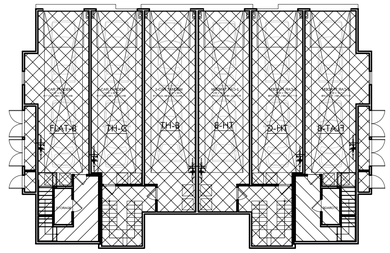


FOURTH LEVEL

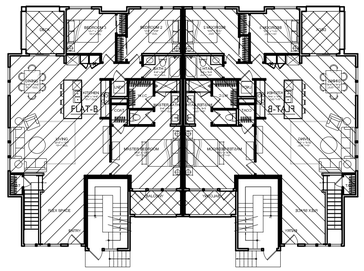
NET AREA

GARAGE,
PORCH OR DECK
(EXCLUDED)

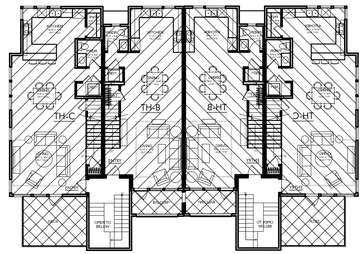
GROSS AREA DIAGRAMS (PER SAN MATEO ZONING CODE)



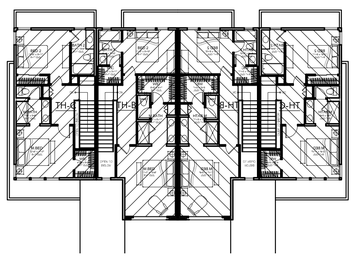
FIRST LEVEL



SECOND LEVEL



THIRD LEVEL



FOURTH LEVEL

GROSS AREA

Stack - 6-plex		
Area Calcs	CBC Net	San Mateo Gross
Floor 1	350.1	775
Floor 2	2,840	3,076
Floor 3	2,205	3,047
Floor 4	1,728	2,568
Garage		2,937
Total	7123.3	12,403

CBC + GFC (SAN MATEO)

PENINSULA HEIGHTS - SAN MATEO, CA

CAMPUS POP INVESTOR, LLC

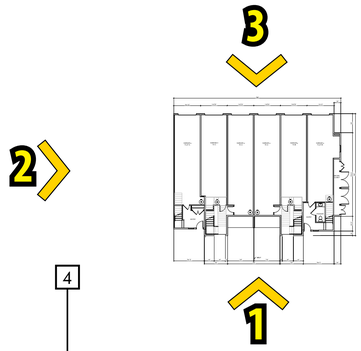
6 UNIT TH OVER FLATS

DAHLIN

JOB NO. 1483.001
DATE 02-03-20

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

N



MATERIAL LIST

1	STONE TILE
2	DECORATIVE METAL AWNING
3	STUCCO FINISH W/MTL REVEALS
4	LAP SIDING
5	FIBERGLASS DOOR
6	SMOOTH CEMENTITOUS PANEL/TRIM
7	VINYL WINDOWS
8	METAL GUARDRAIL
9	METAL GARAGE DOORS

L ELEVATION



FRONT ELEVATION



REAR ELEVATION



RELEVATION



COLOR SCHEME-2

PENINSULA HEIGHTS - SAN MATEO, CA

CAMPUS POP INVESTOR, LLC

6 UNIT TH OVER FLATS ELEVATIONS

DAHLIN

0 8 16 32

JOB NO. 1483.001
DATE 02-03-20

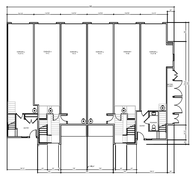
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

N

4.3



1



2



2

COLOR SCHEME-2

PENINSULA HEIGHTS - SAN MATEO, CA

CAMPUS POP INVESTOR, LLC

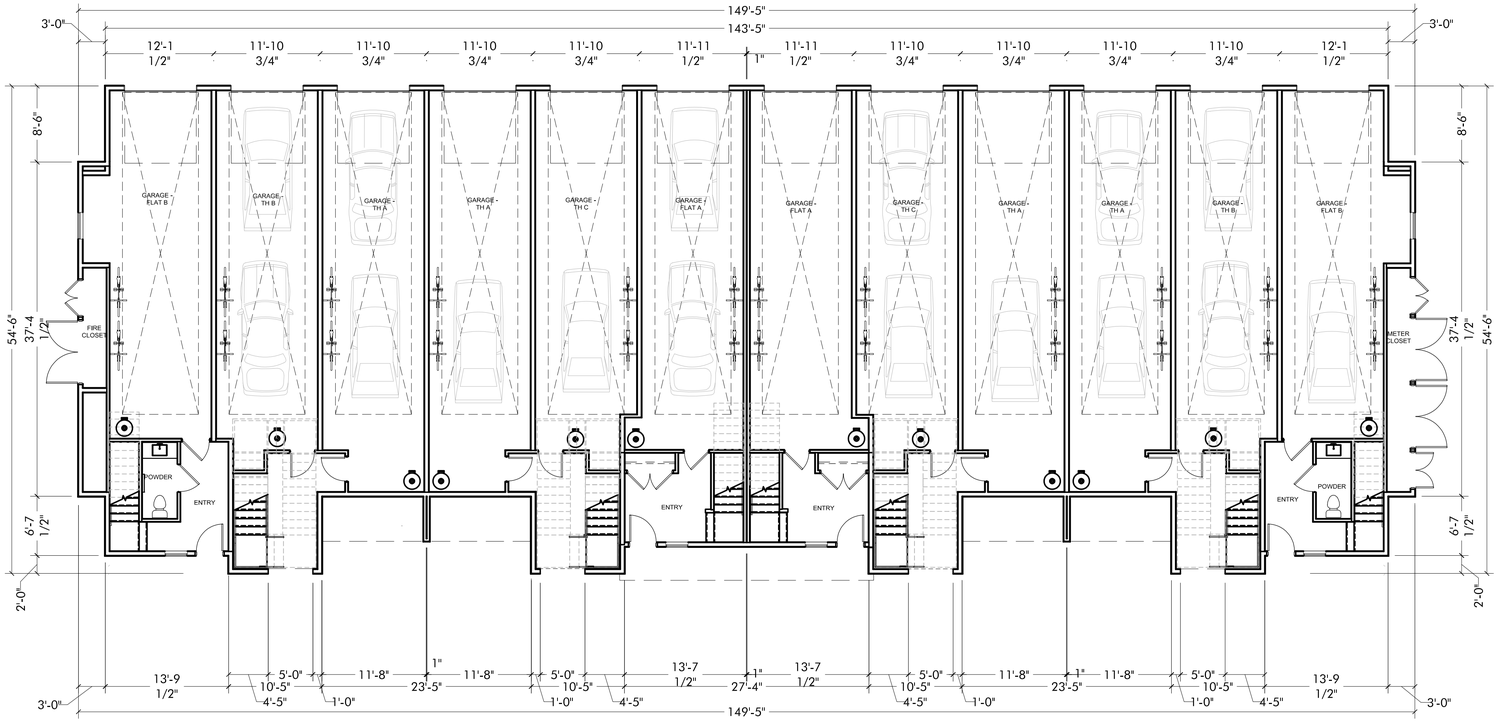
6 UNIT TH OVER FLATS PERSPECTIVES

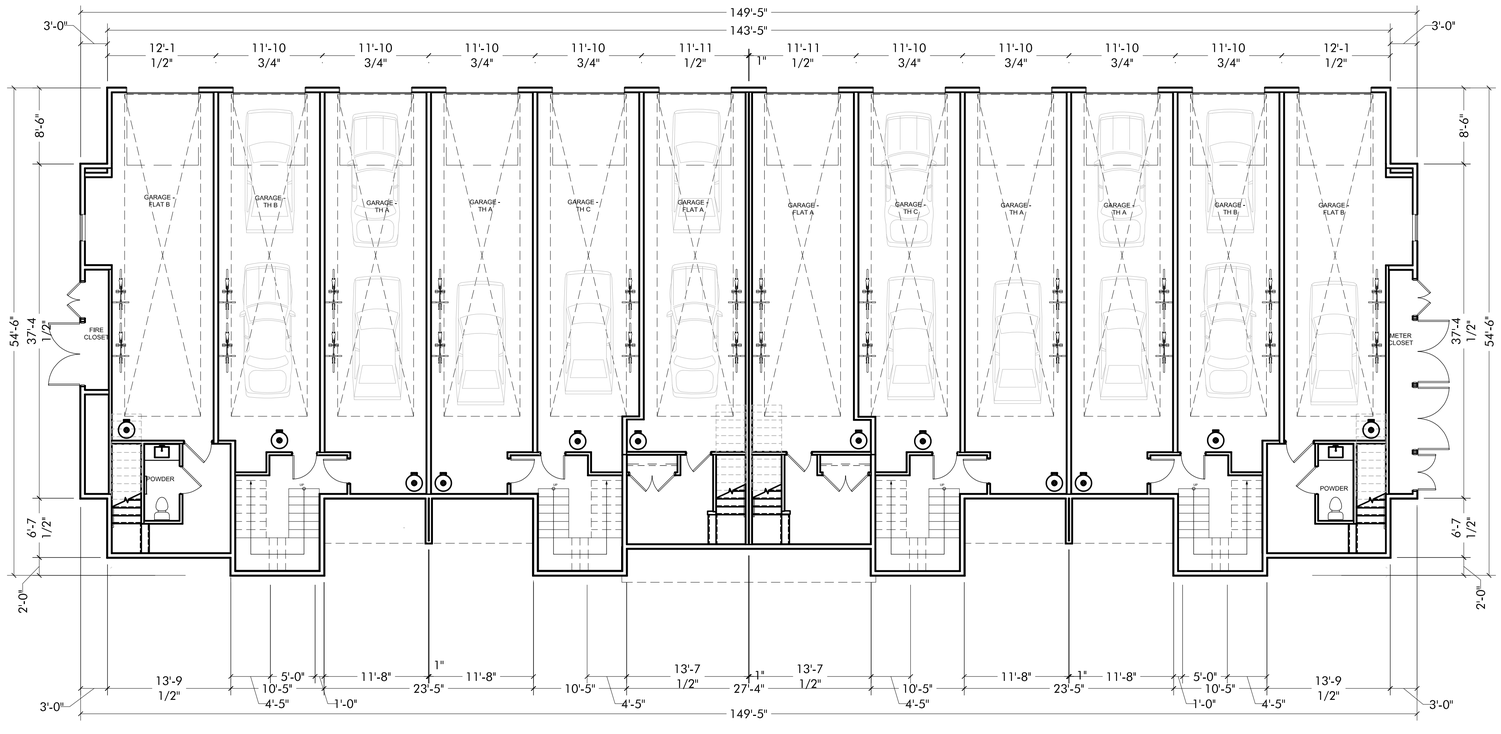
DAHLIN

JOB NO. 1483.001
DATE 02-03-20

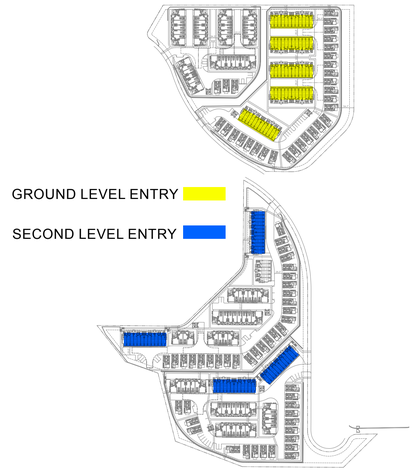
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

N





KEY MAP



GROUND LEVEL PLAN

GROUND LEVEL PLAN (SECOND LEVEL ENTRY)

1ST LEVELS

0 16 32 64

PENINSULA HEIGHTS - SAN MATEO, CA

CAMPUS POP INVESTOR, LLC

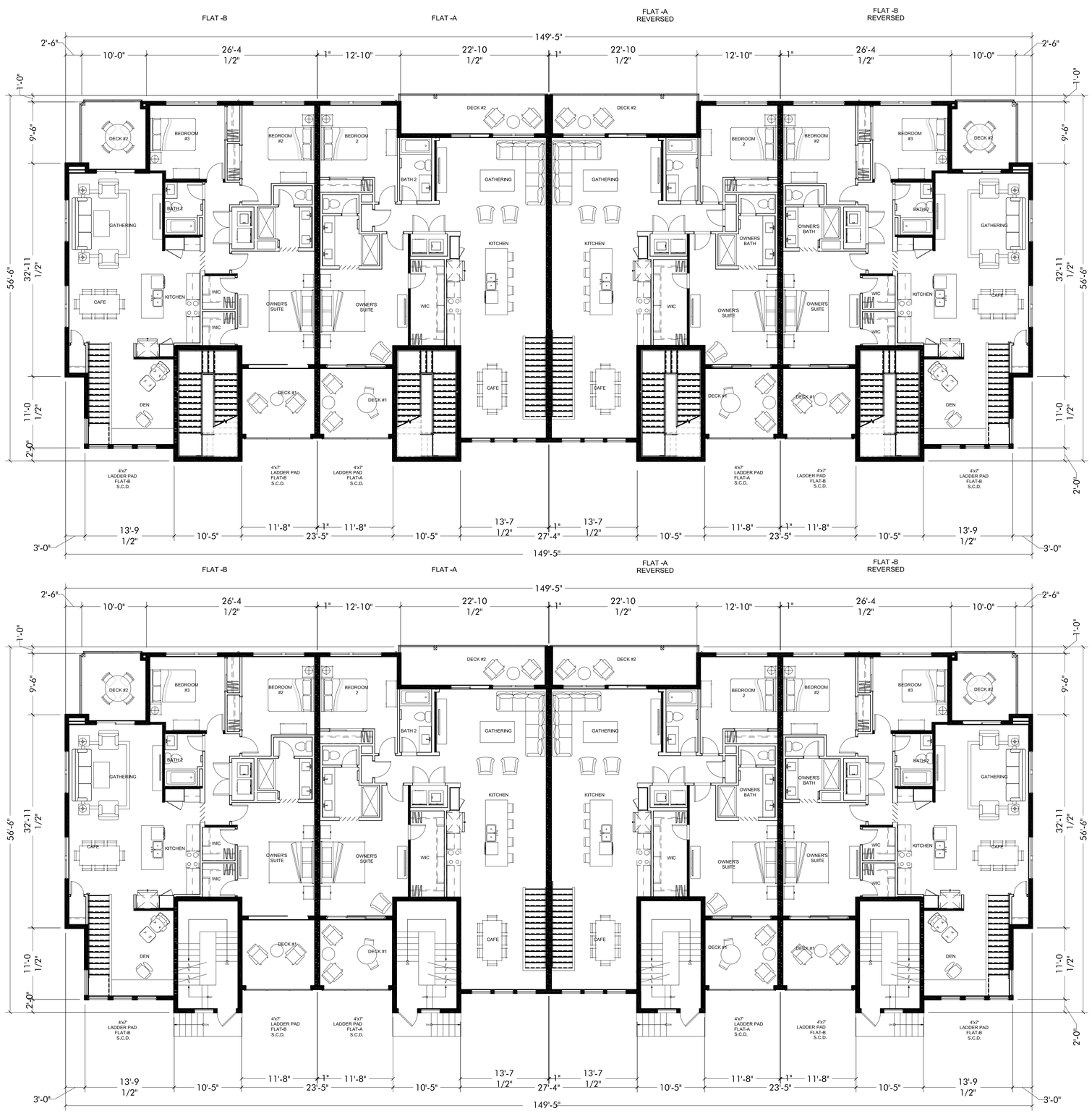
12 UNIT TH OVER FLATS

DAHLIN
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

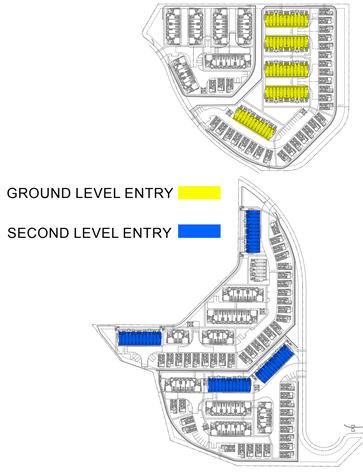
JOB NO. 1483.001
DATE 02-03-20

N

4.5



KEY MAP



SECOND LEVEL PLAN

2ND LEVELS

0 8 16 32

PENINSULA HEIGHTS - SAN MATEO, CA

CAMPUS POP INVESTOR, LLC

12 UNIT TH OVER FLATS

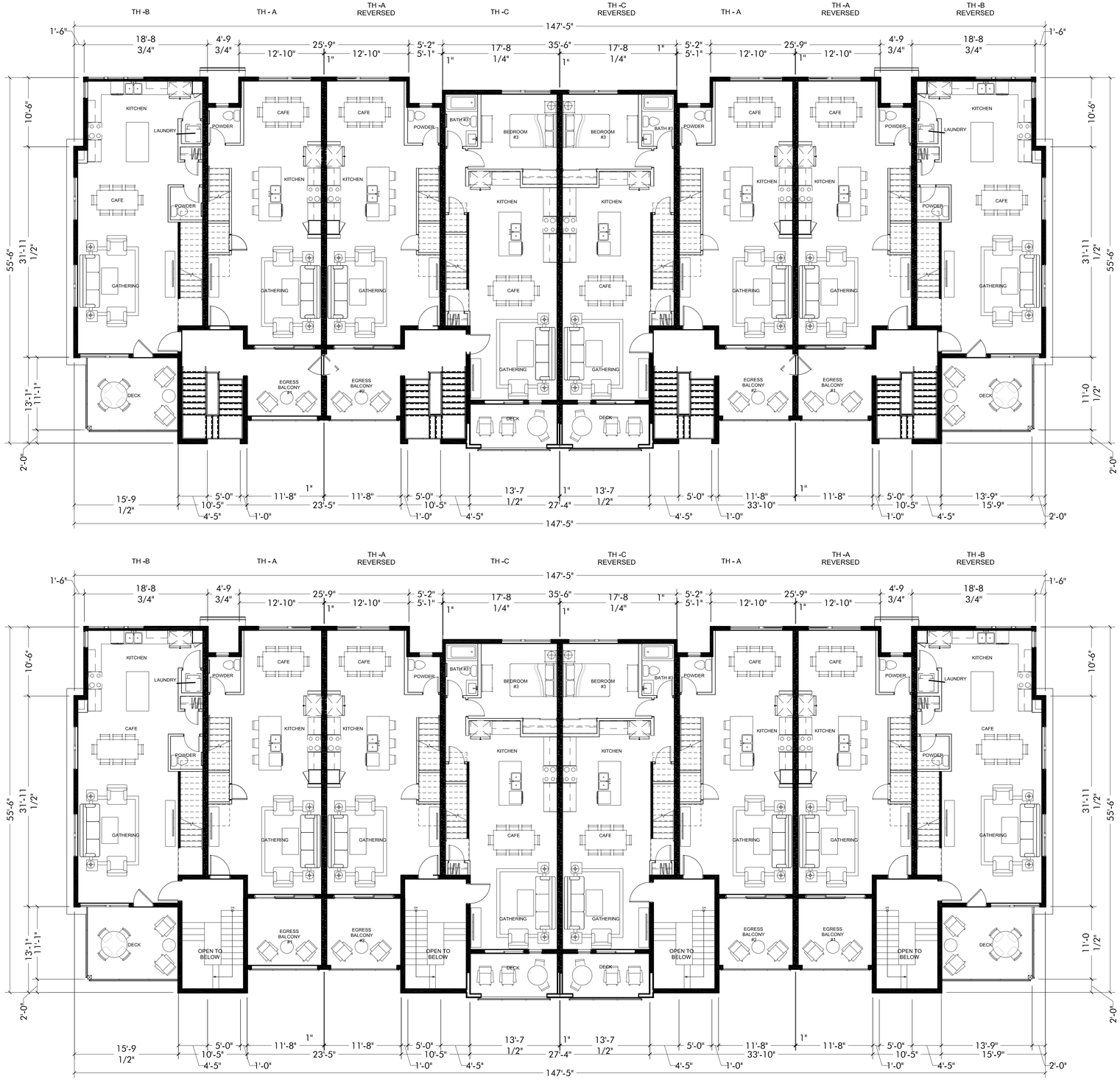
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JOB NO. 1483.001
DATE 02-03-20

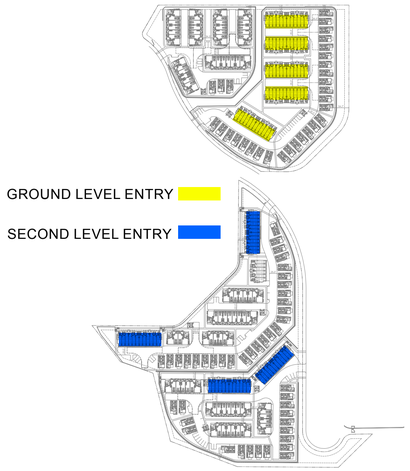
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

N

4.6



KEY MAP



THIRD LEVEL PLAN

THIRD LEVEL PLAN (SECOND LEVEL ENTRY)

3RD LEVELS

PENINSULA HEIGHTS - SAN MATEO, CA

CAMPUS POP INVESTOR, LLC

12 UNIT TH OVER FLATS

0 8 16 32

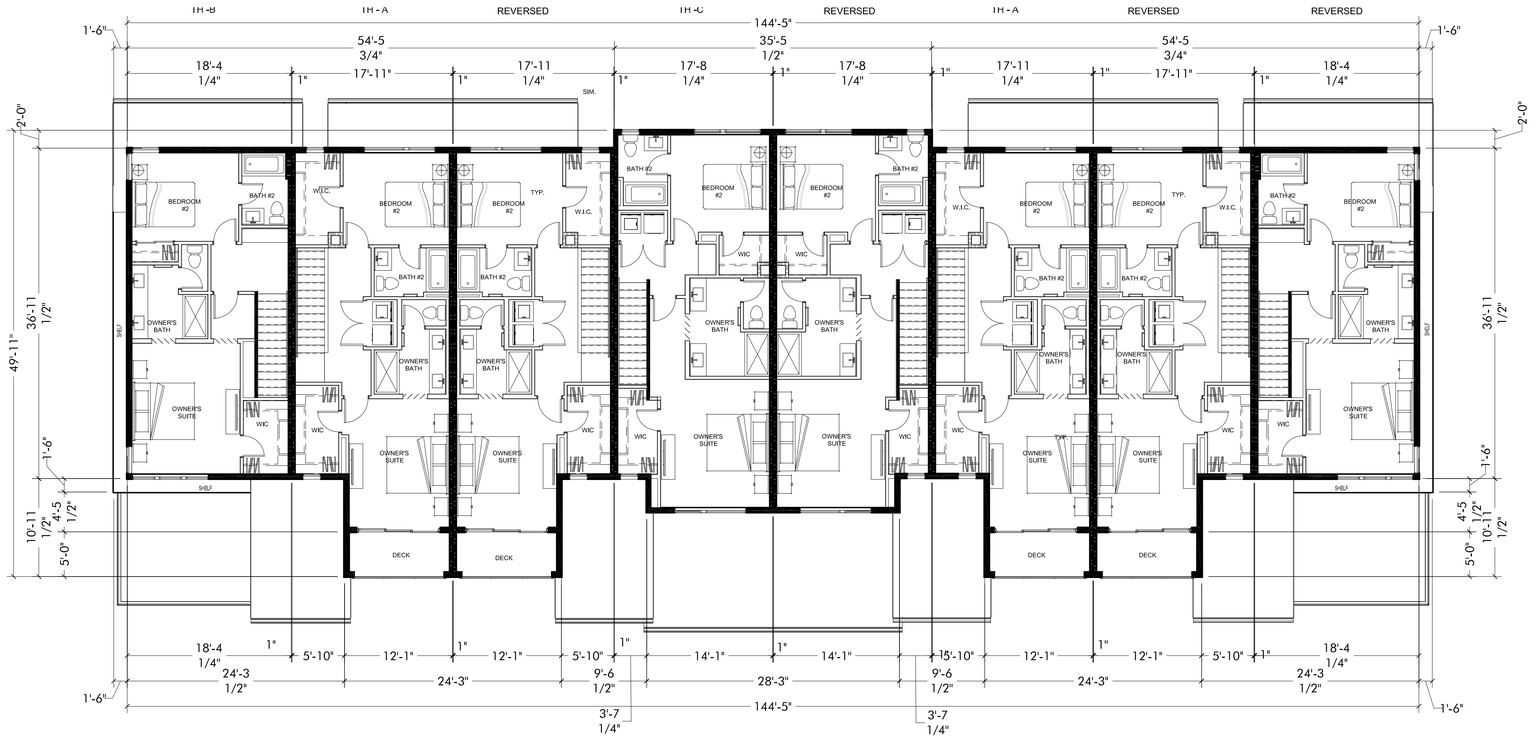
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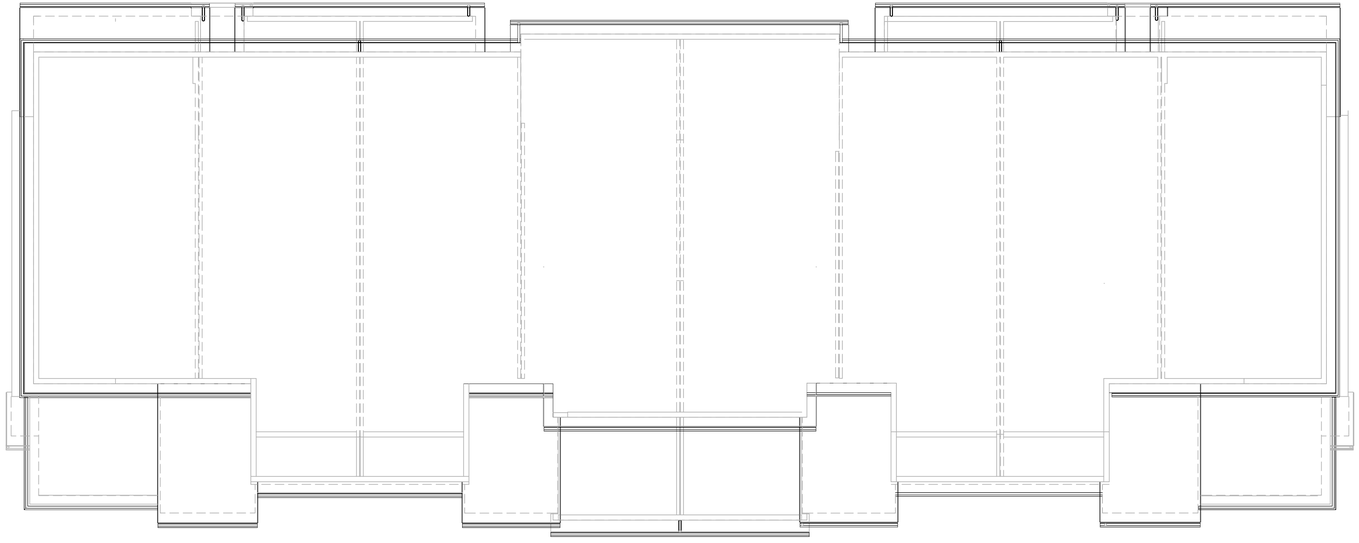
JOB NO. 1483.001
DATE 02-03-20

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

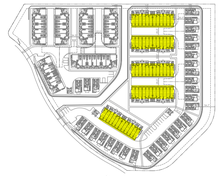
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4.7



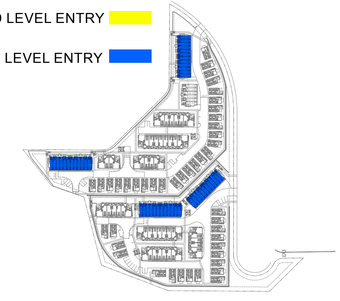


KEY MAP



GROUND LEVEL ENTRY

SECOND LEVEL ENTRY



FOURTH LEVEL PLAN

ROOF LEVEL PLAN

4TH-ROOF LEVELS

PENINSULA HEIGHTS - SAN MATEO, CA

CAMPUS POP INVESTOR, LLC

12 UNIT TH OVER FLATS

DAHLIN

0 8 16 32

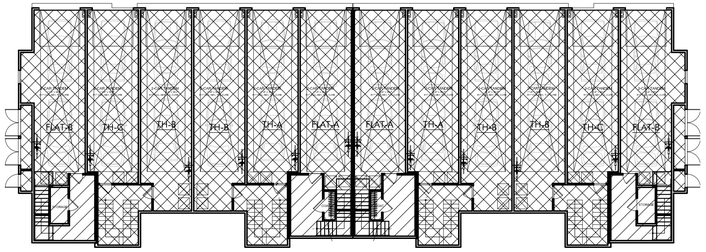
JOB NO. 1483.001
DATE 02-03-20

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

N

4.8

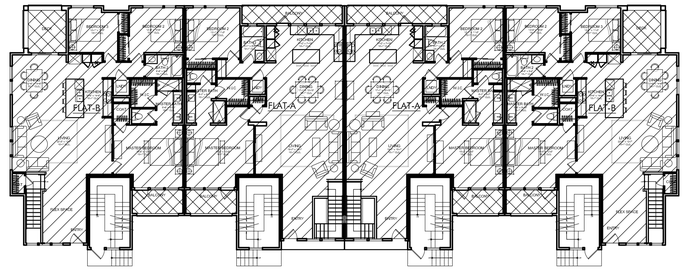
NET AREA DIAGRAMS (PER C.B.C.)



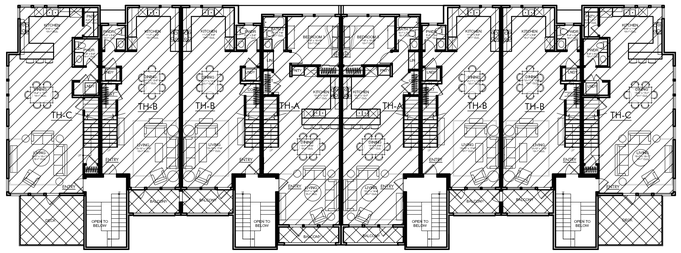
NET AREA

GARAGE, PORCH OR DECK (EXCLUDED)

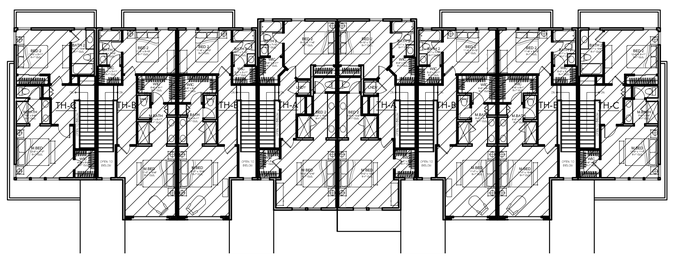
FIRST LEVEL



SECOND LEVEL

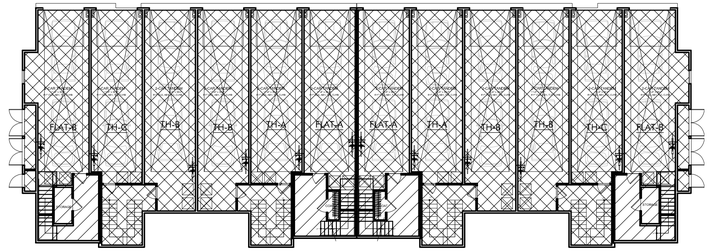


THIRD LEVEL



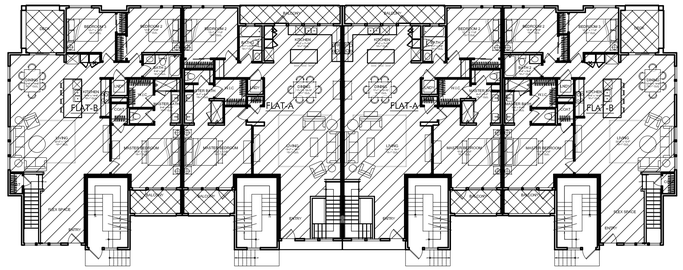
FOURTH LEVEL

GROSS AREA DIAGRAMS (PER SAN MATEO ZONING CODE)

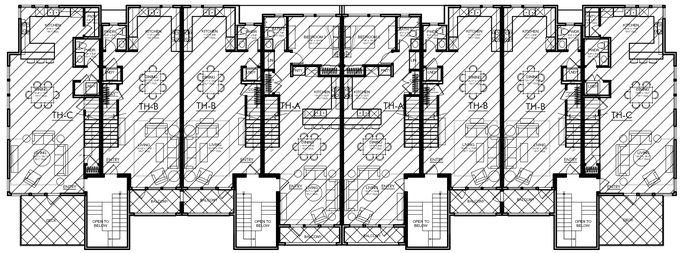


GROSS AREA

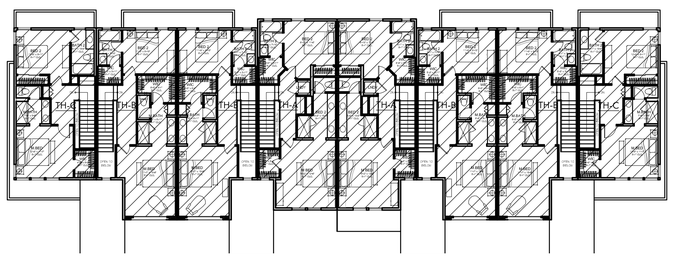
FIRST LEVEL



SECOND LEVEL



THIRD LEVEL



FOURTH LEVEL

Stack - 12-plex		
Area Calcs	CBC Net	San Mateo Gross
Floor 1	700.2	1550.6
Floor 2	5680	6152.2
Floor 3	4410.4	6094
Floor 4	3456	5135.6
Garage		5873.4
Total	14246.6	24,806

CBC + GFC (SAN MATEO)

PENINSULA HEIGHTS - SAN MATEO, CA

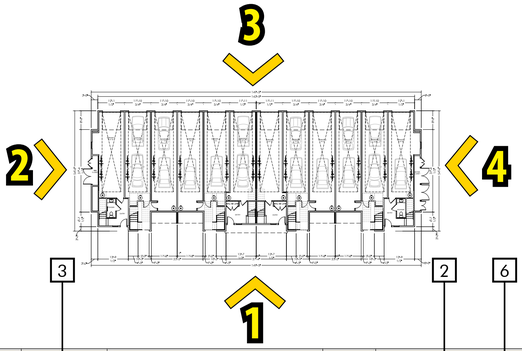
CAMPUS POP INVESTOR, LLC

12 UNIT TH OVER FLATS

DAHLIN
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

JOB NO. 1483.001
DATE 02-03-20

N



MATERIAL LIST

1. STONE TILE
2. DECORATIVE METAL AWNING
3. STUCCO FINISH W/MTL REVEALS
4. LAP SIDING
5. FIBERGLASS DOOR
6. SMOOTH CEMENTITOUS PANEL/TRIM
7. VINYL WINDOWS
8. METAL GUARDRAIL
9. METAL GARAGE DOORS



L ELEVATION

FRONT ELEVATION



REAR ELEVATION

R ELEVATION

COLOR SCHEME-1

PENINSULA HEIGHTS - SAN MATEO, CA

CAMPUS POP INVESTOR, LLC

12 UNIT TH OVER FLATS ELEVATIONS

DAHLIN

0 8 16 32

JOB NO. 1483.001

DATE 02-03-20

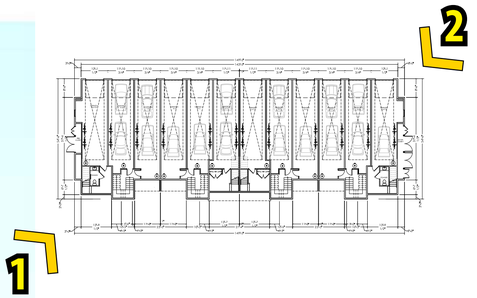
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

N

4.10



1



2



2

COLOR SCHEME-1

PENINSULA HEIGHTS - SAN MATEO, CA

CAMPUS POP INVESTOR, LLC

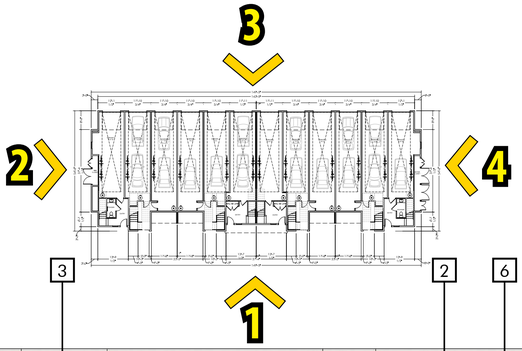
12 UNIT TH OVER FLATS PERSPECTIVES

DAHLIN

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

JOB NO. 1483.001
DATE 02-03-20

N



MATERIAL LIST

1. STONE TILE
2. DECORATIVE METAL AWNING
3. STUCCO FINISH W/MTL REVEALS
4. LAP SIDING
5. FIBERGLASS DOOR
6. SMOOTH CEMENTITOUS PANEL/TRIM
7. VINYL WINDOWS
8. METAL GUARDRAIL
9. METAL GARAGE DOORS



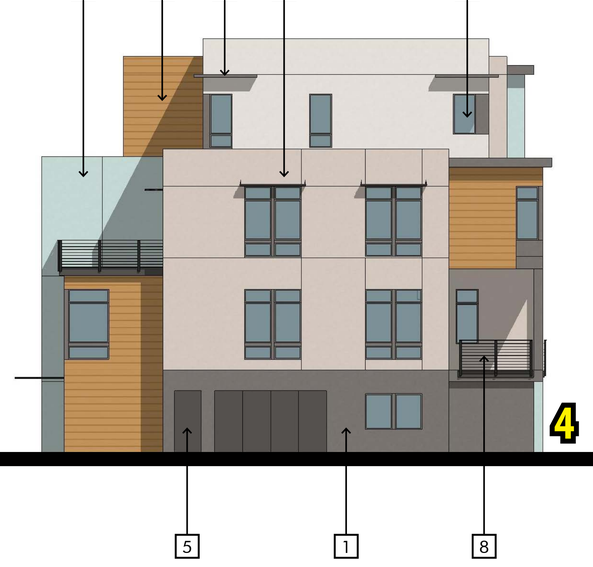
L ELEVATION



FRONT ELEVATION



REAR ELEVATION



R ELEVATION

COLOR SCHEME-2

PENINSULA HEIGHTS - SAN MATEO, CA

CAMPUS POP INVESTOR, LLC

12 UNIT TH OVER FLATS ELEVATIONS

DAHLIN

0 8 16 32

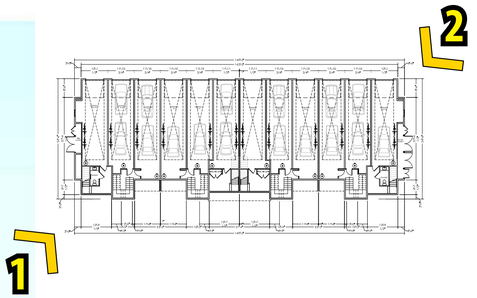
JOB NO. 1483.001
DATE 02-03-20

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

N



1



2



2

COLOR SCHEME-2

PENINSULA HEIGHTS - SAN MATEO, CA

CAMPUS POP INVESTOR, LLC

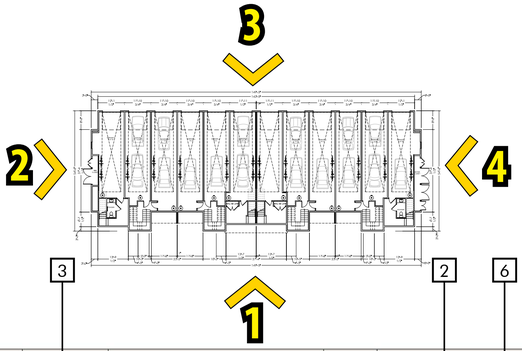
12 UNIT TH OVER FLATS PERSPECTIVES

DAHLIN

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

JOB NO. 1483.001
DATE 02-03-20

N



MATERIAL LIST

1	STONE TILE
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3	STUCCO FINISH W/MTL REVEALS
4	LAP SIDING
5	FIBERGLASS DOOR
6	SMOOTH CEMENTITOUS PANEL/TRIM
7	VINYL WINDOWS
8	METAL GUARDRAIL
9	METAL GARAGE DOORS



L ELEVATION

FRONT ELEVATION



REAR ELEVATION



R ELEVATION

COLOR SCHEME-1
SECOND LEVEL ENTRY

0 8 16 32

PENINSULA HEIGHTS - SAN MATEO, CA

CAMPUS POP INVESTOR, LLC

12 UNIT TH OVER FLATS ELEVATIONS

DAHLIN

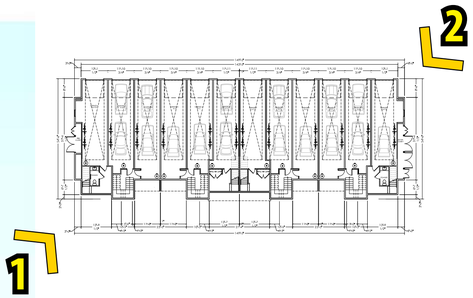
JOB NO. 1483.001
DATE 02-03-20

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

N



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2

COLOR SCHEME-1
SECOND LEVEL ENTRY

PENINSULA HEIGHTS - SAN MATEO, CA

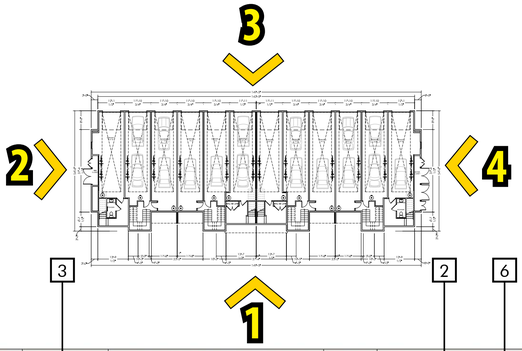
CAMPUS POP INVESTOR, LLC

12 UNIT TH OVER FLATS PERSPECTIVES

DAHLIN
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

JOB NO. 1483.001
DATE 02-03-20

N



MATERIAL LIST

1. STONE TILE
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7. VINYL WINDOWS
8. METAL GUARDRAIL
9. METAL GARAGE DOORS



L ELEVATION

FRONT ELEVATION



REAR ELEVATION

R ELEVATION

COLOR SCHEME-2
SECOND LEVEL ENTRY

0 16 32 64

PENINSULA HEIGHTS - SAN MATEO, CA

CAMPUS POP INVESTOR, LLC

12 UNIT TH OVER FLATS ELEVATIONS

DAHLIN

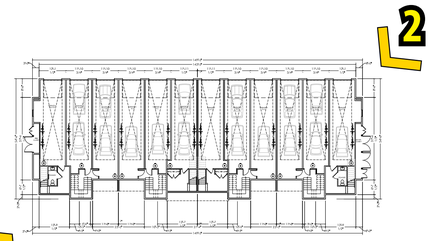
JOB NO. 1483.001
DATE 02-03-20

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

N



1



2



2

COLOR SCHEME-2
SECOND LEVEL ENTRY

PENINSULA HEIGHTS - SAN MATEO, CA

CAMPUS POP INVESTOR, LLC

12 UNIT TH OVER FLATS PERSPECTIVES

DAHLIN
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

JOB NO. 1483.001
DATE 02-03-20

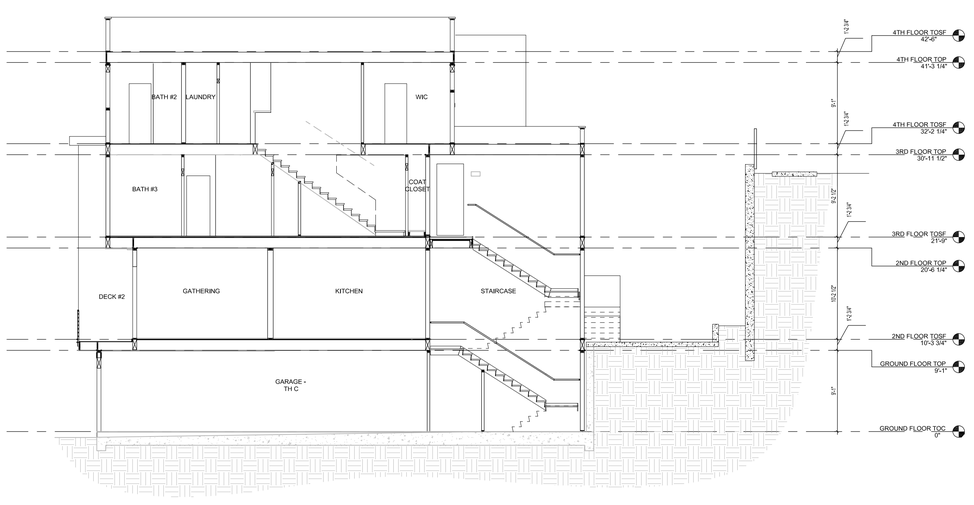
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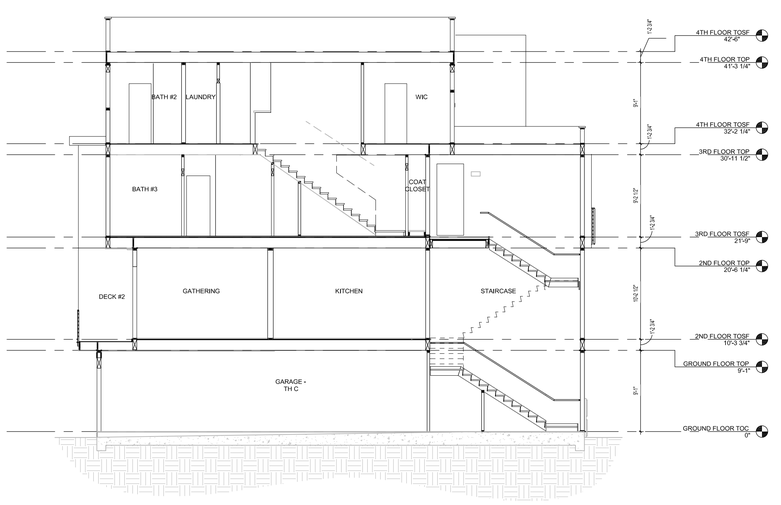
SECOND LEVEL ENTRY (PASEO VIEW)



SECOND LEVEL ENTRY (ELEVATION)



SECOND LEVEL ENTRY



GROUND LEVEL ENTRY

PENINSULA HEIGHTS - SAN MATEO, CA

CAMPUS POP INVESTOR, LLC

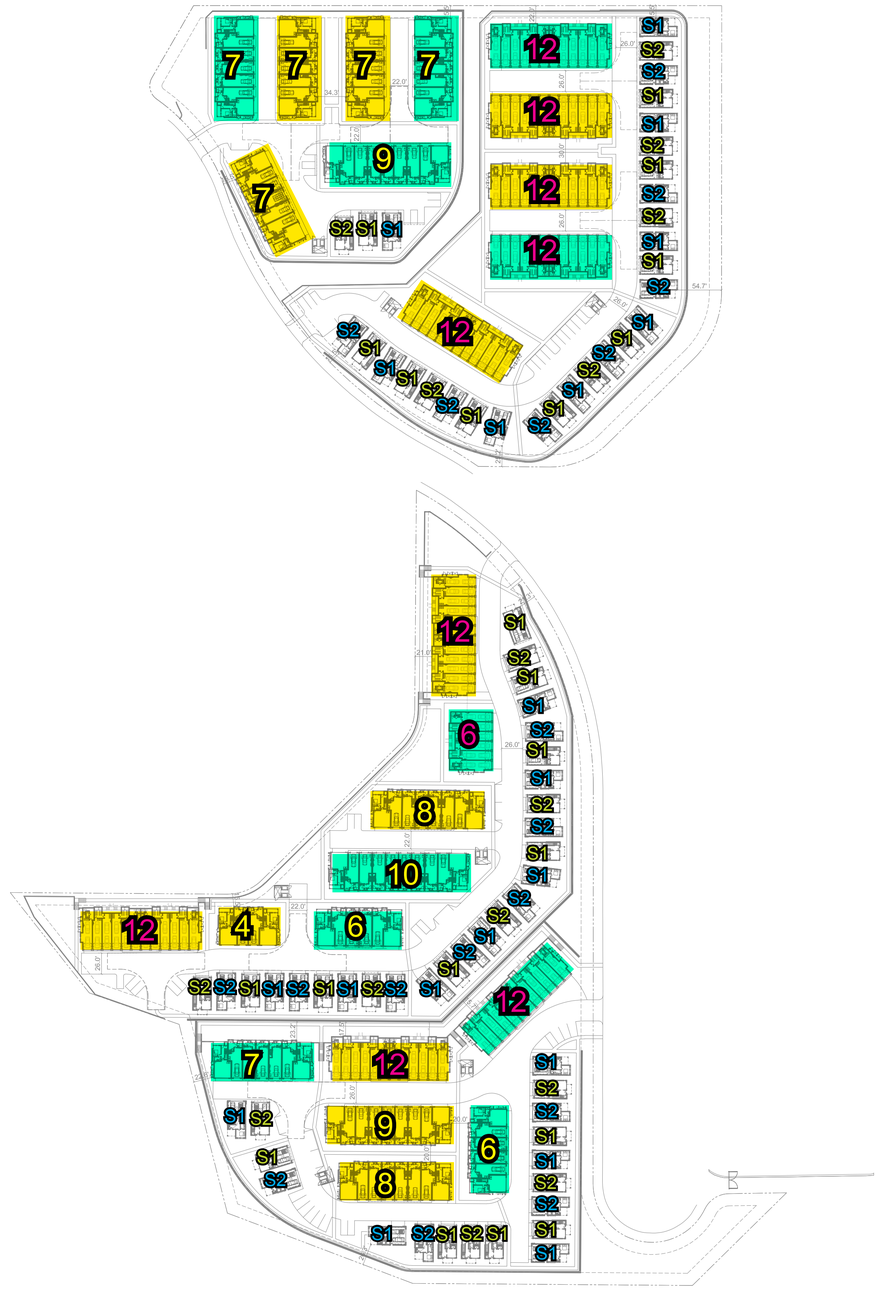
TH OVER FLATS SECTIONS

DAHLIN

JOB NO. 1483.001
DATE 02-03-20

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

N


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PENINSULA HEIGHTS

COLOR AND MATERIAL BOARD



CS-1:

A: AGREEABLE GRAY- SW 7029

B: DEBONAIR - SW 9139

C: GRIFFIN - SW 7026

MATERIALS

1. LA HAMBRA STUCCO SAND FINISH



3. HARDIE CEMENT. PANEL & TRIM



4. MILGARD VINYL WDW



5. METAL HORIZONTAL RAILING



6. BOARD AND BATTEN



COLOR SCHEME-1

PENINSULA HEIGHTS - SAN MATEO, CA

CAMPUS POP INVESTOR, LLC

SFD 1 MATERIAL BOARD

DAHLIN

JOB NO. 1483.001
DATE 02-03-20

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

N

5.1

PENINSULA HEIGHTS

COLOR AND MATERIAL BOARD



CS-1:

A:	UNCERTAIN GRAY- SW 6234	
B:	QUEEN ANNE LILAC - SW 0021	
C:	DUTCH COCOA - SW 6032	

MATERIALS

1. LA HAMBRA STUCCO SAND FINISH



3. HARDIE CEMENT. PANEL & TRIM



4. MILGARD VINYL WDW



5. METAL HORIZONTAL RAILING



6. BOARD AND BATTEN



COLOR SCHEME-2

PENINSULA HEIGHTS - SAN MATEO, CA

CAMPUS POP INVESTOR, LLC

SFD 1 MATERIAL BOARD

DAHLIN

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

JOB NO. 1483.001
DATE 02-03-20

N

5.2

PENINSULA HEIGHTS

COLOR AND MATERIAL BOARD



CS-1:

A: GOSSAMER VEIL- SW 9165

B: CHATROOM - SW 6171

C: DOWN HOME - SW 6081

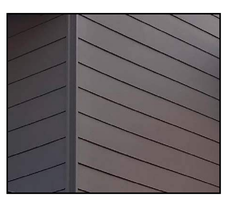
D: IRON ORE - SW 7069

MATERIALS

1. LA HAMBRA STUCCO SAND FINISH



2. HARDIE LAP SIDING



3. HARDIE CEMENT. PANEL & TRIM



4. MILGARD VINYL WDW



5. METAL HORIZONTAL RAILING



COLOR SCHEME-1

PENINSULA HEIGHTS - SAN MATEO, CA

CAMPUS POP INVESTOR, LLC

SFD 2 MATERIAL BOARD

DAHLIN

JOB NO. 1483.001
DATE 02-03-20

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

N

5.3

PENINSULA HEIGHTS

COLOR AND MATERIAL BOARD



CS-1:

A: ZIRCON- SW 7667

B: LET IT RAIN - SW 9152

C: BURLAP - SW 6137

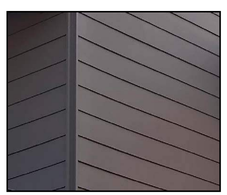
D: IRON ORE - SW 7069

MATERIALS

1. LA HAMBRA STUCCO SAND FINISH



2. HARDIE LAP SIDING



3. HARDIE CEMENT. PANEL & TRIM



4. MILGARD VINYL WDW



5. METAL HORIZONTAL RAILING



COLOR SCHEME-2

PENINSULA HEIGHTS - SAN MATEO, CA

CAMPUS POP INVESTOR, LLC

SFD 2 MATERIAL BOARD

DAHLIN

JOB NO. 1483.001
DATE 02-03-20

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

N

5.4

PENINSULA HEIGHTS

COLOR AND MATERIAL BOARD



CS-1:

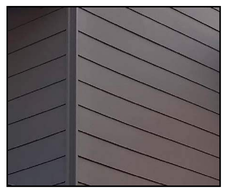
A:	PEARLY WHITE - SW 7009	
B:	AGREEABLE GRAY - SW 7029	
C:	TIKI HUT - SW 7509	
D:	GAUNTLET FRAY - SW 7019	
E:	DEBONAIR - SW 9139	
F:	PERLE NOIR - SW 9154	
G:	ANJOU PEAR - SW 6381	

MATERIALS

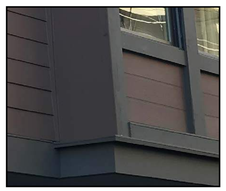
1. LA HAMBRA STUCCO SAND FINISH



2. HARDIE LAP SIDING



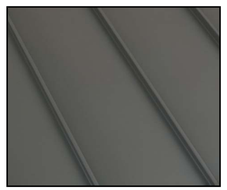
3. HARDIE CEMENT. PANEL & TRIM



4. MILGARD VINYL WDW BRONZE FINISH



5. GAF METAL ROOF: SLATE GREY



6. METAL HORIZONTAL RAILING



7. DECORATIVE SOFFIT



COLOR SCHEME-1

PENINSULA HEIGHTS - SAN MATEO, CA

CAMPUS POP INVESTOR, LLC

TOWNHOME MATERIAL BOARD

DAHLIN

JOB NO. 1483.001
DATE 02-03-20

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

N

5.5

PENINSULA HEIGHTS

COLOR AND MATERIAL BOARD



CS-2:

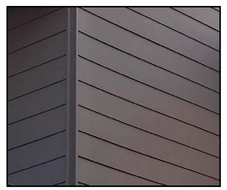
A:	SNOWFALL- SW 6000	D:	PORPOISE - SW 7047
B:	SKYLINE STEEL - SW 1015	E:	BAGUETTE - SW 6123
C:	EARL GRAY - SW 7660		

MATERIALS

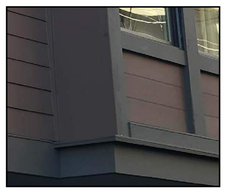
1. LA HAMBRA STUCCO SAND FINISH



2. HARDIE LAP SIDING



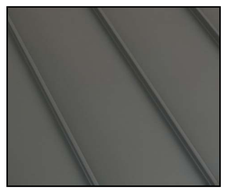
3. HARDIE CEMENT. PANEL & TRIM



4. MILGARD VINYL WDW BRONZE FINISH



5. GAF METAL ROOF: SLATE GREY



6. METAL HORIZONTAL RAILING



7. DECORATIVE SOFFIT



COLOR SCHEME-2

PENINSULA HEIGHTS - SAN MATEO, CA

CAMPUS POP INVESTOR, LLC

TOWNHOME MATERIAL BOARD

DAHLIN

JOB NO. 1483.001
DATE 02-03-20

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

N

5.6

PENINSULA HEIGHTS

COLOR AND MATERIAL BOARD



CS-1:

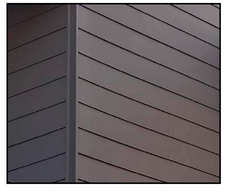
A:	HERON PLUME - SW 6070	D:	GRIFFIN - SW 7026
B:	DIVERSE BEIGE - SW 6079	E:	BOSC PEAR - SW 6390
C:	SADDLE UP - SW 9099		

MATERIALS

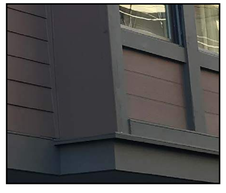
1. LA HAMBRA STUCCO SAND FINISH



2. HARDIE LAP SIDING



3. HARDIE CEMENT. PANEL & TRIM



4. MILGARD VINYL WDW



5. METAL HORIZONTAL RAILING



6. DECORATIVE METAL AWNING



COLOR SCHEME-1

PENINSULA HEIGHTS - SAN MATEO, CA

CAMPUS POP INVESTOR, LLC

TH OVER FLATS MATERIAL BOARD

DAHLIN

JOB NO. 1483.001
DATE 02-03-20

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

N

5.7

PENINSULA HEIGHTS

COLOR AND MATERIAL BOARD



CS-1:

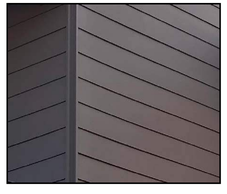
A:	INCREDIBLE WHITE - SW 7028	D:	GAUNTLET GRAY - SW 7019
B:	REALIST BEIGE - SW 6078	E:	TIDEWATER - SW 6477
C:	BOSC PEAR - SW 6390		

MATERIALS

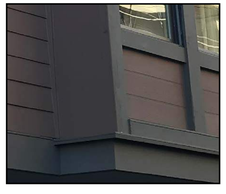
1. LA HAMBRA STUCCO SAND FINISH



2. HARDIE LAP SIDING



3. HARDIE CEMENT. PANEL & TRIM



4. MILGARD VINYL WDW



5. METAL HORIZONTAL RAILING



6. DECORATIVE METAL AWNING



COLOR SCHEME-2

PENINSULA HEIGHTS - SAN MATEO, CA

CAMPUS POP INVESTOR, LLC

TH OVER FLATS MATERIAL BOARD

DAHLIN

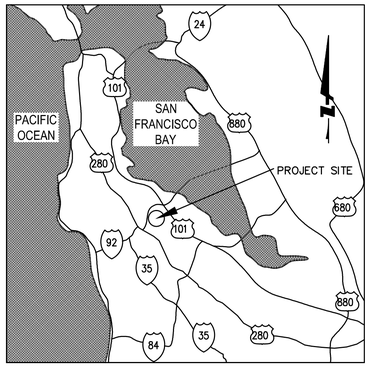
JOB NO. 1483.001
DATE 02-03-20

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

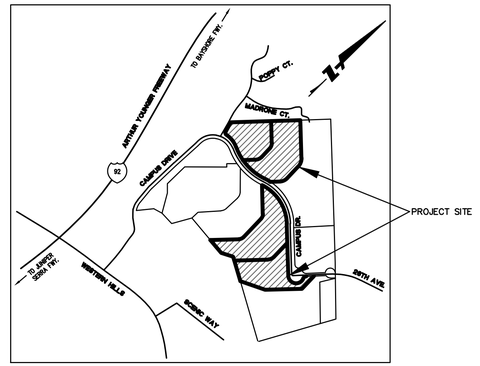
N

5.8

PENINSULA HEIGHTS
VESTING TENTATIVE MAP FOR CONDOMINIUM PURPOSE
2655, 2755, 2800, & 2988 CAMPUS DRIVE
SAN MATEO, CA



VICINITY MAP
N.T.S.



LOCATION MAP
N.T.S.

GENERAL NOTES:

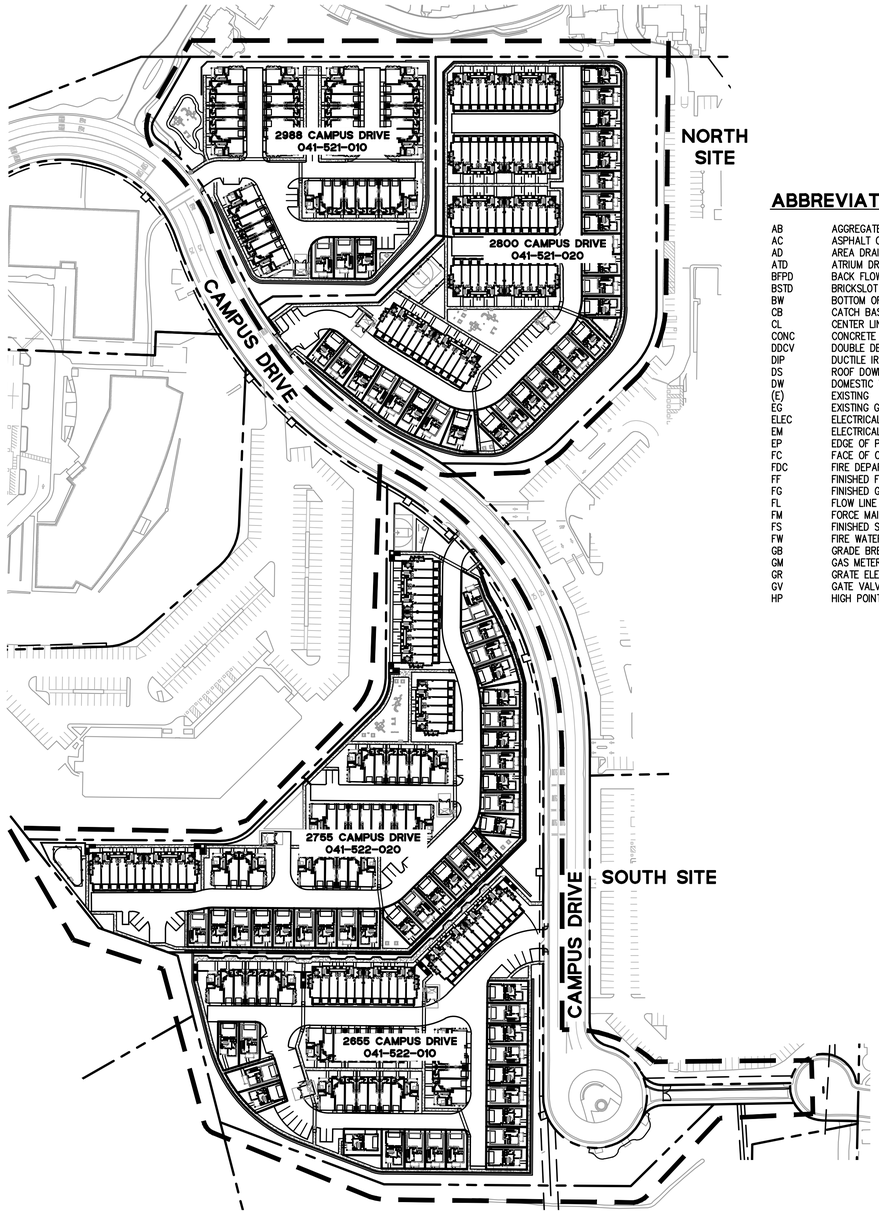
1. APN: 041-521-010, 041-521-020, 041-522-010, 041-522-020
2. ZONING: E1 – EXECUTIVE PARK
3. EXISTING GENERAL LAND USE: OFFICE BUILDINGS
4. FEMA FLOOD ZONE: ZONE X: AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN. FLOOD INSURANCE RATE MAP 06081C0162F DATED JULY 16, 2015.
5. PROPOSED PROJECT IS NOT LOCATED WITHIN THE COASTAL ZONE.
6. UTILITIES:

WATER	CALIFORNIA WATER SERVICE
SEWAGE DISPOSAL	CITY OF SAN MATEO
STORM DRAIN	CITY OF SAN MATEO
ELECTRIC/GAS	PG&E
COMMUNICATION	AT&T/ASTOUND BROADBAND
CABLE	COMCAST/ASTOUND BROADBAND

7. FIRE PROTECTION: SAN MATEO CONSOLIDATED FIRE DEPARTMENT
8. GRADING SHOWN IS PRELIMINARY AND SUBJECT TO CHANGE DURING FINAL DESIGN. PAD GRADES SHOWN ON SITE DEVELOPMENT PERMIT PLANS MUST BE IN SUBSTANTIAL CONFORMANCE WITH THOSE DEPICTED ON THE APPROVED TENTATIVE MAP.
9. ALL UTILITIES SHOWN ARE TO BE USED AS A GUIDE MAY CHANGE DURING FINAL DESIGN. SHALL ADHERE TO CITY OF SAN MATEO STANDARDS.
10. EXISTING TOPOGRAPHY AND CONTOURS BASED ON AERIAL SURVEY COMPLETED IN JUNE, 2018.
11. MULTIPLE FINAL MAPS: PURSUANT TO CHAPTER 3, ARTICLE 4 SECTION 66456.1 OF THE SUBDIVISION MAP ACT, THE DEVELOPER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS. ONLY THE IMPROVEMENTS REQUIRED TO SUPPORT THE LEVEL OF DEVELOPMENT, AS DETERMINED BY THE CITY, OF EACH PARTICULAR FINAL MAP NEEDS TO BE COMPLETED OR BONDED.

SHEET INDEX

C0.0	TITLE SHEET
NORTH SITE	
SHEET NO.	**DESCRIPTION**
C1.1	EXISTING CONDITIONS
C2.1	VESTING TENTATIVE MAP
C3.1	GRADING PLAN
C4.1	UTILITY PLAN
C5.1	STORMWATER CONTROL PLAN
C6.1	FIRE ACCESS PLAN
C7.1	EROSION CONTROL PLAN
C8.1	SECTION
C8.2	DETAILS
SOUTH SITE	
SHEET NO.	**DESCRIPTION**
C9.1	EXISTING CONDITIONS
C9.2	EXISTING CONDITIONS
C10.1	VESTING TENTATIVE MAP
C10.2	VESTING TENTATIVE MAP
C11.1	GRADING PLAN
C11.2	GRADING PLAN
C12.1	UTILITY PLAN
C12.2	UTILITY PLAN
C13.1	STORMWATER CONTROL PLAN
C13.2	STORMWATER CONTROL PLAN
C14.1	FIRE ACCESS PLAN
C14.2	FIRE ACCESS PLAN
C15.1	EROSION CONTROL PLAN
C15.2	EROSION CONTROL PLAN
C16.1	SECTION
C16.2	DETAILS



ENGINEER OF WORK

I HEREBY DECLARE THAT I AM THE CIVIL ENGINEER OF WORK FOR THIS PROJECT AND THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THIS PROJECT AS DEFINED IN SECTION 6703 OF THE STATE OF CALIFORNIA, BUSINESS PROFESSIONAL CODES, AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS.

02/03/2020
DATE

DALE LEDA
PROJECT MANAGER
P.E. #78436
BKF ENGINEERS

REGISTERED PROFESSIONAL ENGINEER DALE J. LEDA C 78436 CIVIL STATE OF CALIFORNIA

ENGINEER'S STATEMENT

THIS SITE IMPROVEMENT PLAN SUBMITTAL HAS BEEN PREPARED UNDER MY DIRECTION.

02/03/2020
DATE

ROLAND N.V. HAGA
VICE PRESIDENT
P.E. #43971
BKF ENGINEERS

REGISTERED PROFESSIONAL ENGINEER ROLAND N.V. HAGA C 43971 CIVIL STATE OF CALIFORNIA

ABBREVIATIONS:

AB	AGGREGATE BASE	INV	INVERT ELEVATION
AC	ASPHALT CONCRETE	JT	JOINT TRENCH
AD	AREA DRAIN	JP	JOINT POLE
ATD	ATRIUM DRAIN	LD	LANDSCAPE DRAIN
BFPD	BACK FLOW PREVENTION DEVICE	LF	LINEAR FEET
BSTD	BRICKSLOT TRENCH DRAIN	LP	LOW POINT
BW	BOTTOM OF WALL ELEVATION	(N)	NEW
CB	CATCH BASIN	PIV	POST INDICATOR VALVE
CL	CENTER LINE	POC	POINT OF CONNECTION
CONC	CONCRETE	RIM	RIM ELEVATION
DDCV	DOUBLE DETECTOR CHECK VALVE	S	SLOPE
DIP	DUCTILE IRON PIPE	SAP	SEE ARCHITECTURAL PLANS
DS	ROOF DOWN SPOUT	SBD	STORM SUB DRAIN
DW	DOMESTIC WATER LINE	SBDCO	STORM SUB DRAIN CLEANOUT
(E)	EXISTING	SD	STORM DRAIN
EG	EXISTING GRADE	SDCO	STORM DRAIN CLEANOUT
ELEC	ELECTRICAL	SGR	SEE GEOTECHNICAL REPORT
EM	ELECTRICAL METER	SLP	SEE LANDSCAPE PLANS
EP	EDGE OF PAVEMENT	SS	SANITARY SEWER
FC	FACE OF CURB ELEVATION	SSCO	SANITARY SEWER CLEANOUT
FDC	FIRE DEPARTMENT CONNECTION	SSP	SEE STRUCTURAL PLANS
FF	FINISHED FLOOR ELEVATION	TW	TOP OF WALL ELEVATION
FG	FINISHED GROUND ELEVATION	TYP	TYPICAL
FL	FLOW LINE ELEVATION	VD	PIPE VERTICAL DROP
FM	FORCE MAIN LINE	W	DOMESTIC WATER LINE
FS	FINISHED SURFACE ELEVATION	WM	WATER METER
FW	FIRE WATER LINE		
GB	GRADE BREAK		
GM	GAS METER		
GR	GRATE ELEVATION		
GV	GATE VALVE		
HP	HIGH POINT		

LEGEND:

EXISTING	PROPOSED	
		BOUNDARY
		LIMIT OF WORK
6" SS	6" SS	SANITARY SEWER
10" SD	10" SD	SOLID STORM DRAIN
4" SBD	4" SBD	PERFORATED SUB DRAIN
FM	2"FM	FORCE MAIN
10" FW	10"FW	FIRE SERVICE
2" W	2"W	DOMESTIC WATER SERVICE
IRR	2"IRR	IRRIGATION SERVICE
G	G	NATURAL GAS
T	T	TELEPHONE
TV	TV	TV/CABLE TV
E	E	ELECTRIC
JT	JT	JOINT TRENCH
O/H	O/H	OVERHEAD WIRES
X	X	FENCE
○	○	CLEAN OUT TO GRADE
◉	◉	FOUND MONUMENT
○◁▷○	DCVA	DOUBLE DETECTOR CHECK VALVE
⋈	⋈	VALVE
⊠	⊠	METER BOX
☼	☼	STREET LIGHT
•	•	DRAIN
▪	■	ATRIUM DRAIN
▤	▣	CATCH BASIN
♙	♟	FIRE HYDRANT
♙	♙	FIRE DEPARTMENT CONNECTION
◔	⊕	BENCHMARK
○	◉	MANHOLE
○	○	SIGN
	⇨	SPLASH BLOCK
	2 / C5.1	DETAIL NUMBER / SHEET LOCATION
	△	TRANSFORMER

PROJECT DESIGN TEAM:

PROPERTY OWNER:	CAMPUS POP OWNER, LLC 2001 ROSS AVENUE, SUITE 3400 DALLAS, TX 75201
APPLICANT:	HARVEST PROPERTIES 180 GRAND AVE, SUITE 1400 OAKLAND, CA 94610 (510) 466-1485 CONTACT: PRESTON O'CONNELL
ARCHITECT:	DAHLIN GROUP 5865 OWENS DR PLEASANTON, CA 94588 (925) 251-7200 CONTACT: PADRU KANG
CIVIL ENGINEER:	BKF ENGINEERS 255 SHORELINE DR, SUITE 200 REDWOOD CITY, CA 94065 (650) 482-6300 CONTACT: DALE LEDA
GEOTECHNICAL:	ENGEO 6399 SAN IGNACIO AVE, SUITE 150 SAN JOSE, CA 95119 (408) 574-4900 [REPORT DATED NOVEMBER 26 2019]
LANDSCAPE ARCHITECT:	JETT 2 THEATRE SQUARE, SUITE 218 ORINDA, CA 94563 (925) 254-5422 CONTACT: JESSE MARKMAN

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C0.0

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PLOT DATE: 02-06-20 PLOTTED BY: wort

PENINSULA HEIGHTS - SAN MATEO, CALIFORNIA
CAMPUS POP INVESTOR, LLC

TITLE SHEET



BASIS OF BEARINGS:

THE BEARING N03°01'11"E OF THE MONUMENT LINE OF CAMPUS DRIVE, BETWEEN FOUND MONUMENTS, AS SAID BEARING IS SHOWN ON THAT CERTAIN MAP ENTITLED "PENINSULA OFFICE PARK", FILED OCTOBER 2, 1972 IN BOOK 78 OF MAPS AT PAGES 32 AND 33, RECORDS OF SAN MATEO COUNTY, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.

MAP NOTES:

1. ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
2. THE DISTINCTIVE BORDER LINE INDICATES THE BOUNDARY OF TITLE REPORT PARCELS.
3. THE LOCATION OF UTILITIES SHOWN ON THIS SURVEY ARE DERIVED FROM SURFACE OBSERVATION ONLY AND SHOWN AT GROUND LEVEL LOCATION.

BENCHMARK:

THE ELEVATIONS SHOWN ON THIS SURVEY AREA ARE BASED UPON THE SAN MATEO BENCHMARK #047-001.

LEGEND:

	DISTINCTIVE BORDER LINE
	CENTER LINE
	EASEMENT LINE
	FENCE LINE
OH OH	OVERHEAD ELECTRIC
E E	PAINT MARKINGS, "E" – RED PAINT
CATV	PAINT MARKINGS, "CCTV" – ORANGE PAINT
◉	FOUND STREET MONUMENT, AS NOTED
•	FOUND MONUMENT, AS NOTED
Ⓢ	SANITARY SEWER MANHOLE
Ⓢ	STORM DRAIN MANHOLE
☼	STREET LIGHT

ASV	ANTI SIPHON VALVE
BNDRY	BOUNDRY
CB	CATCH BASIN
CHD	CORD
CHD BRG	CORD BEARING
EV	ELECTRICAL VAULT
EXC. NO.	TITLE REPORT EXCEPTION NUMBER
HCR	HANDICAPPED RAMP
IN	DISTANCE INSIDE SUBJECT PROPERTY
L.S.E.	LANDSCAPE EASEMENT
M-M	MONUMENT TO MONUMENT DISTANCE
O.R.	OFFICIAL RECORDS
OUT	DISTANCE OUTSIDE SUBJECT PROPERTY
P.U.E.	PUBLIC UTILITY EASEMENT
SLB	STREET LIGHTING BOX
TSB	TRAFFIC SIGNAL BOX
WM	WATER METER
(R)	RADIAL BEARING
( )	RECORD DATA PER 78 MAPS 32-33

EXISTING TREE NOTES:

1. EXISTING TREES SHOWN AT CHEST HEIGHT.
2. SEE LANDSCAPE SHEET L0.1 FOR TREE NUMBERS, TYPES, AND DIAMETERS

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED, BEING A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA, CERTIFIES TO:

CORDOVA 83 PROPERTIES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY;
USAA REAL ESTATE COMPANY;
ALLIANCE REALTY PARTNERS, LLC;
US ALLIANCE HOLDEN OF SAN JOSE, LLC;
HOLDEN OF SAN JOSE ALLIANCE, LLC;
US ALLIANCE HOLDEN OF ROSEVILLE, LLC, A DELAWARE LIMITED LIABILITY COMPANY;
HOLDEN OF ROSEVILLE ALLIANCE, LLC, A DELAWARE LIMITED LIABILITY COMPANY;
THREE PREMIER SHD LP, A TEXAS LIMITED PARTNERSHIP; AND
FIRST AMERICAN TITLE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(a), 7(a), 7(b)(1), 7(c), 8, 9, 11, 13, 14, 16, 17, 18, 19 AND 20 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON MARCH 22, 2018.

JOHN KOROYAN
P.L.S. NO. 8883
JKOROYAN@BKF.COM

APRIL 03, 2018
DATED

LICENSED LAND SURVEYOR
JOHN KOROYAN
No. 8883
STATE OF CALIFORNIA

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PENINSULA HEIGHTS - SAN MATEO, CALIFORNIA

CAMPUS POP INVESTOR, LLC

EXISTING CONDITIONS NORTH SITE



GENERAL NOTES:

1. DRIVEWAY APPROACHES, CURB RAMPS, SIDEWALK, CURB AND GUTTER SHALL BE CONSTRUCTED PER CITY OF SAN MATEO STANDARDS.

PARCEL	UNIT COUNT	DEVELOPABLE/ NON-DEVELOPABLE	AREA [SF]
1	44	DEVELOPABLE	80,538
2	36	DEVELOPABLE	78,552
3	24	DEVELOPABLE	41,950
SFD 1	1	DEVELOPABLE	1,743
SFD 2	1	DEVELOPABLE	1,705
SFD 3	1	DEVELOPABLE	1,688
SFD 4	1	DEVELOPABLE	1,652
SFD 5	1	DEVELOPABLE	1,742
SFD 6	1	DEVELOPABLE	1,763
SFD 7	1	DEVELOPABLE	1,745
SFD 8	1	DEVELOPABLE	1,816
SFD 9	1	DEVELOPABLE	1,821
SFD 10	1	DEVELOPABLE	1,963
SFD 11	1	DEVELOPABLE	2,339
SFD 12	1	DEVELOPABLE	1,786
SFD 13	1	DEVELOPABLE	1,673
SFD 14	1	DEVELOPABLE	1,655
SFD 15	1	DEVELOPABLE	1,641
SFD 16	1	DEVELOPABLE	1,641
SFD 17	1	DEVELOPABLE	1,627
SFD 18	1	DEVELOPABLE	1,711
SFD 19	1	DEVELOPABLE	1,647
SFD 20	1	DEVELOPABLE	1,586
SFD 21	1	DEVELOPABLE	1,641
SFD 22	1	DEVELOPABLE	1,586
SFD 23	1	DEVELOPABLE	1,642
SFD 24	1	DEVELOPABLE	1,600
SFD 25	1	DEVELOPABLE	1,577
SFD 26	1	DEVELOPABLE	1,663
SFD 27	1	DEVELOPABLE	1,586
SFD 28	1	DEVELOPABLE	1,641
SFD 29	1	DEVELOPABLE	1,586
SFD 30	1	DEVELOPABLE	1,541
A	N/A	NON-DEVELOPABLE	21,747
B	N/A	NON-DEVELOPABLE	32,808

PARCEL NOTES:

1. PARCEL A & B AS SHOWN FOR PRIVATE ROAD, EMERGENCY VEHICLE ACCESS EASEMENT (EVAE), PUBLIC ACCESS EASEMENT (PAE), PRIVATE INGRESS EGRESS EASEMENT (PIEE), PRIVATE UTILITY EAEMENT (PUE), AND PUBLIC SERVICE EASEMENT (PSE).
2. PARCEL 1, 2, & 3 FOR CONDOMINIUM PURPOSES INCLUDING 104 TOTAL UNITS, PRIVATE OPEN SPACE, AND COMMON AREA.
3. PARCELS SFD 1 THROUGH SFD 30 FOR SMALL LOT SINGLE FAMILY DWELLINGS.
4. TYPICAL STRUCTURE SETBACKS FOR SFD LOTS:
   FRONT – 3.5 FEET
   SIDE – 3.5 FEET
   REAR – 11 FEET

MULTIPLE FINAL MAPS NOTE:

1. MULTIPLE FINAL MAPS: PURSUANT TO CHAPTER 3, ARTICLE 4 SECTION 66456.1 OF THE SUBDIVISION MAP ACT, THE DEVELOPER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS. ONLY THE IMPROVEMENTS REQUIRED TO SUPPORT THE LEVEL OF DEVELOPMENT, AS DETERMINED BY THE CITY, OF EACH PARTICULAR FINAL MAP NEEDS TO BE COMPLETED OR BONDED.

REGISTERED PROFESSIONAL ENGINEER
PHILIP J. KEFFER
C 78436
CIVIL
STATE OF CALIFORNIA

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PENINSULA HEIGHTS - SAN MATEO, CALIFORNIA

CAMPUS POP INVESTOR, LLC

VESTING TENTATIVE MAP FOR CONDOMINIUM PURPOSES - NORTH SITE

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C2.1



GRADING NOTES:

1. PROVIDE POSITIVE SURFACE DRAINAGE AWAY FROM ALL STRUCTURES BY SLOPING THE FINISHED GROUND SURFACE AT 5% FOR A DISTANCE OF 10', WHERE POSSIBLE, UNLESS OTHERWISE NOTED ON THE PLANS. SLOPE PORCHES, LANDINGS AND TERRACES 2% (1/4" PER FOOT) AWAY FROM, STRUCTURES UNLESS OTHERWISE NOTED ON PLANS.
2. CONTRACTOR TO VERIFY ALL CONTROLLING DIMENSIONS WITH ARCHITECTURAL PLANS.
3. CONTRACTOR SHALL DETERMINE EARTHWORK QUANTITIES BASED ON THE TOPOGRAPHIC SURVEY, THE GEOTECHNICAL INVESTIGATION AND THE PROPOSED SURFACE THICKNESS AND BASE THE BID ACCORDINGLY. IT IS THE CONTRACTORS RESPONSIBILITY TO CONFIRM IF A SEPARATE DEMOLITION CONTRACT HAS BEEN ISSUED TO TAKE THE SITE FROM THE WAY IT IS AT THE TIME OF THE BID TO THE CONDITIONS DESCRIBED IN THESE DOCUMENTS. ANY DIFFERENCES BETWEEN THE STATE IN WHICH THE SITE IS DELIVERED TO THE CONTRACTOR AND THESE DOCUMENTS SHOULD BE NOTED TO THE ENGINEER/ARCHITECT.
4. ALL FILL SHALL BE COMPACTED PER THE GEOTECHNICAL REPORT AND THE CONTRACTOR SHALL COORDINATE AND COMPLY WITH THE CLIENT'S GEOTECHNICAL ENGINEER TO TAKE THE APPROPRIATE TESTS TO VERIFY COMPACTION VALUES.
5. IMPORT SOILS SHOULD MEET THE REQUIREMENTS OF THE SOILS REPORT AND SPECIFICATIONS.
6. DO NOT ADJUST GRADES ON THIS PLAN WITHOUT PRIOR WRITTEN APPROVAL OF THE ENGINEER/ARCHITECT.
7. ROUGH GRADING TO BE WITHIN 0.1' AND FINISH GRADES ARE TO BE WITHIN 0.05', HOWEVER CONTRACTOR SHALL NOT CONSTRUCT ANY IMPROVEMENTS THAT WILL CAUSE WATER TO POND OR NOT MEET REQUIREMENTS IN GRADING NOTE #1.
8. THE CONTRACTOR SHALL EXERCISE EXTREME CARE TO CONFORM TO THE LINES, GRADES, SECTIONS, AND DIMENSIONS AS SET FORTH ON THESE PLANS. ALL GRADED AREAS SHALL CONFORM TO THE VERTICAL ELEVATIONS SHOWN WITH A TOLERANCE OF ONE-TENTH OF A FOOT. WHERE GRADED AREAS DO NOT CONFORM TO THESE TOLERANCES, THE CONTRACTORS SHALL BE REQUIRED TO DO CORRECTIVE GRADING, AT NO EXTRA COST TO THE CLIENT.
9. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM THE GROUND ELEVATIONS AND OVERALL TOPOGRAPHY OF THE SITE PRIOR TO THE START OF CONSTRUCTION AS TO THE ACCURACY BETWEEN THE WORK SET FORTH ON THESE PLANS AND THE WORK IN THE FIELD. ANY DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE CONSTRUCTION MANAGER AND CIVIL ENGINEER IN WRITING PRIOR TO START OF CONSTRUCTION WHICH MAY REQUIRE CHANGES IN DESIGN AND/OR AFFECT THE EARTHWORK QUANTITIES.
10. TRENCHES SHALL NOT BE LEFT OPEN OVERNIGHT IN EXISTING PUBLIC STREET AREAS. CONTRACTOR SHALL BACKFILL TRENCHES, OR PLACE STEEL PLATING WITH ADEQUATE CUTBACK TO PREVENT SHIFTING OF STEEL PLATE AND/OR HOT-MIX ASPHALT REQUIRED TO PROTECT OPEN TRENCHES AT THE END OF THE WORKING DAY.
11. DISTURBED AREAS OF THE SITE SHOULD BE STABILIZED DURING THE RAINY SEASON USING STRAW MULCH (EC-6) OR WOOD MULCHING (EC-8).
12. PERMANENT EROSION CONTROL SHALL BE PROVIDED BY LANDSCAPING SUCH AS SHRUBS, SOD OR MULCH. LANDSCAPE DESIGN MAY BE SUBJECT TO CHANGE.

HATCH LEGEND:

- CONCRETE SIDEWALK
- BIORETENTION – CONVENTIONAL
- BIORETENTION – SILVA CELL
- PERMEABLE PAVING WITH SILVA CELLS

TREE REMOVAL NOTE:

1. SEE LANDSCAPE SHEET L0.1 FOR TREES TO BE REMOVED

EARTHWORK QUANTITIES – NORTH SITE

GROSS FIGURES

CUT	24,000 CUBIC YARDS
FILL	20,000 CUBIC YARDS
TOTAL	44,000 CUBIC YARDS
BALANCE	4,000 CUBIC YARDS OF EXPORT

EARTHWORK QUANTITIES SHOWN ARE FOR PLANNING PURPOSES ONLY. CONTRACTOR SHALL PERFORM THEIR OWN EARTHWORK QUANTITY CALCULATION, AND USE THEIR CALCULATION FOR BIDDING AND COST ESTIMATING PURPOSES.

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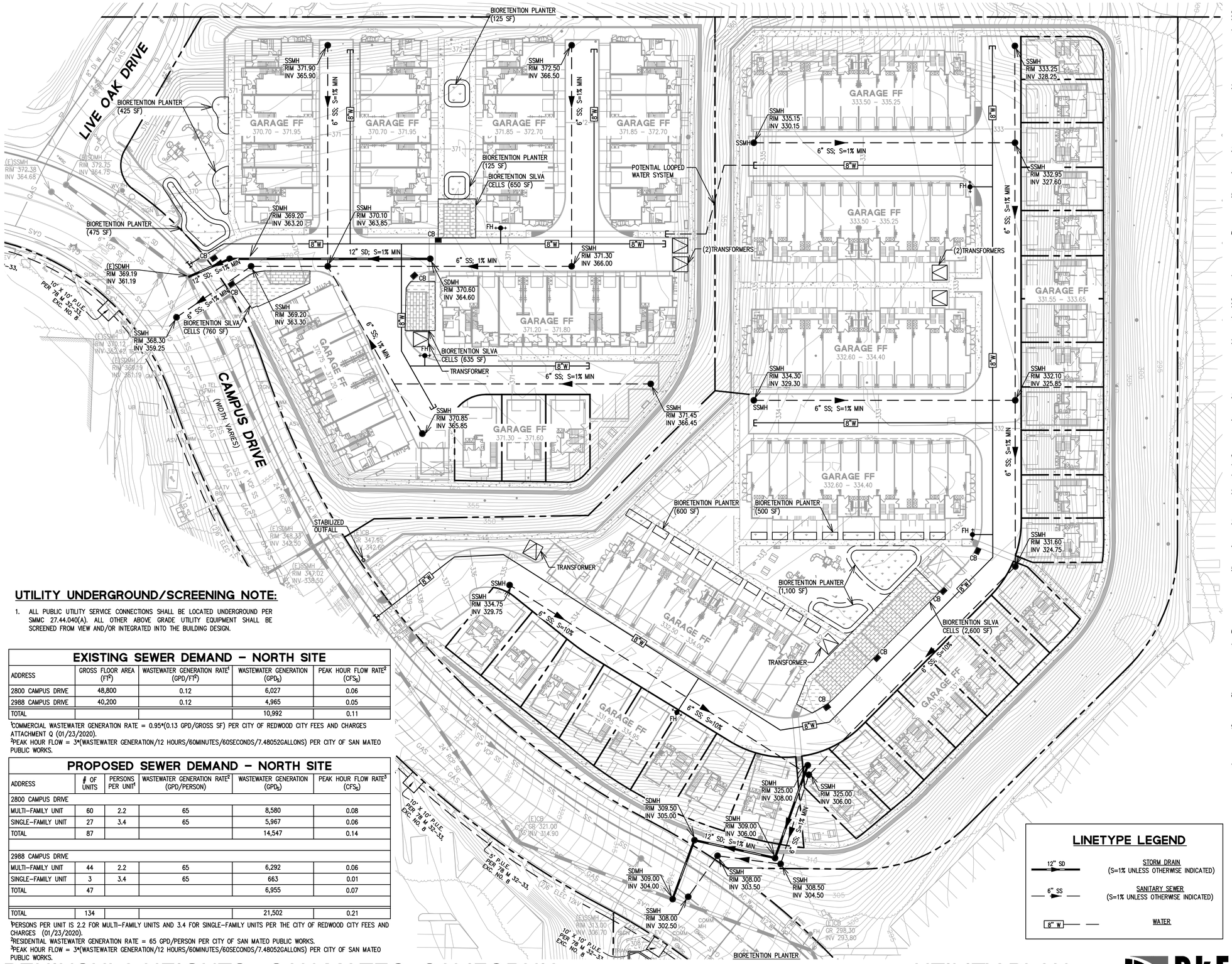
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C3.1



UTILITY UNDERGROUND/SCREENING NOTE:

1. ALL PUBLIC UTILITY SERVICE CONNECTIONS SHALL BE LOCATED UNDERGROUND PER SMMC 27.44.040(A). ALL OTHER ABOVE GRADE UTILITY EQUIPMENT SHALL BE SCREENED FROM VIEW AND/OR INTEGRATED INTO THE BUILDING DESIGN.

EXISTING SEWER DEMAND – NORTH SITE

ADDRESS	GROSS FLOOR AREA (FT^2)	WASTEWATER GENERATION RATE[1] (GPD/FT^2)	WASTEWATER GENERATION (GPD_S)	PEAK HOUR FLOW RATE[2] (CFS_S)
2800 CAMPUS DRIVE	48,800	0.12	6,027	0.06
2988 CAMPUS DRIVE	40,200	0.12	4,965	0.05
TOTAL			10,992	0.11

[1]COMMERCIAL WASTEWATER GENERATION RATE = 0.95*(0.13 GPD/GROSS SF) PER CITY OF REDWOOD CITY FEES AND CHARGES ATTACHMENT Q (01/23/2020).
[2]PEAK HOUR FLOW = 3*(WASTEWATER GENERATION/12 HOURS/60MINUTES/60SECONDS/7.48052GALLONS) PER CITY OF SAN MATEO PUBLIC WORKS.

PROPOSED SEWER DEMAND – NORTH SITE

ADDRESS	# OF UNITS	PERSONS PER UNIT[1]	WASTEWATER GENERATION RATE[2] (GPD/PERSON)	WASTEWATER GENERATION (GPD_S)	PEAK HOUR FLOW RATE[3] (CFS_S)
2800 CAMPUS DRIVE					
MULTI–FAMILY UNIT	60	2.2	65	8,580	0.08
SINGLE–FAMILY UNIT	27	3.4	65	5,967	0.06
TOTAL	87			14,547	0.14
2988 CAMPUS DRIVE					
MULTI–FAMILY UNIT	44	2.2	65	6,292	0.06
SINGLE–FAMILY UNIT	3	3.4	65	663	0.01
TOTAL	47			6,955	0.07
TOTAL	134			21,502	0.21

[1]PERSONS PER UNIT IS 2.2 FOR MULTI–FAMILY UNITS AND 3.4 FOR SINGLE–FAMILY UNITS PER THE CITY OF REDWOOD CITY FEES AND CHARGES (01/23/2020).
[2]RESIDENTIAL WASTEWATER GENERATION RATE = 65 GPD/PERSON PER CITY OF SAN MATEO PUBLIC WORKS.
[3]PEAK HOUR FLOW = 3*(WASTEWATER GENERATION/12 HOURS/60MINUTES/60SECONDS/7.48052GALLONS) PER CITY OF SAN MATEO PUBLIC WORKS.

STORM DRAIN NOTES:

1. PRIVATE STORM DRAIN LINE 4–INCH THROUGH 12–INCH WITH A MINIMUM OF TWO (2) FEET OF COVER IN NON–TRAFFIC AREAS SHALL BE POLYVINYL CHLORIDE (PVC) SDR 35 WHITE PIPE AND SHALL CONFORM TO THE REQUIREMENTS OF ASTM DESIGNATION D 3034–73 WITH GLUED JOINTS. ALL DIRECTION CHANGES SHALL BE MADE WITH WYE CONNECTIONS, 22.5° ELBOWS, 45° ELBOWS OR LONG SWEEP ELBOWS, 90° ELBOWS AND TEE'S ARE PROHIBITED.
2. PRIVATE STORM DRAIN LINE 6–INCH THROUGH 12–INCH WITH LESS THAN THREE (3) FEET OF COVER IN VEHICULAR TRAFFIC AREAS SHALL BE POLYVINYL CHLORIDE (PVC) C900, RATED FOR 150 PSI CLASS PIPE. PROVIDE AND INSTALL "STORM DRAIN" MARKER TAPE FOR THE ENTIRE LENGTH OF PIPE TRENCH IN ACCORDANCE WITH CITY/TOWN STANDARDS. ALL DIRECTION CHANGES SHALL BE MADE WITH WYE CONNECTIONS, OBTUSE ELBOWS OR LONG SWEEP ELBOWS, 90° ELBOWS AND TEE'S ARE PROHIBITED.
3. ALL AREA DRAINS AND CATCH BASINS GRATES WITHIN PEDESTRIAN ACCESSIBLE AREAS SHALL MEET ADA REQUIREMENTS.
4. ALL TRENCHES SHALL BE BACK FILLED PER THE SPECIFICATIONS WITH APPROPRIATE TESTS BY THE GEOTECHNICAL ENGINEER TO VERIFY COMPACTION VALUES.
5. FOR GRAVITY FLOW SYSTEMS CONTRACTOR SHALL VERIFY (POTHOLE IF NECESSARY) SIZE, MATERIAL, LOCATION AND DEPTH OF ALL SYSTEMS THAT ARE TO BE CONNECTED TO OR CROSSED PRIOR TO THE TRENCHING OR INSTALLATION OF ANY GRAVITY FLOW SYSTEM.
6. DRAINS SHOWN ON CIVIL PLANS ARE NOT INTENDED TO BE THE FINAL NUMBER AND LOCATION OF ALL DRAINS. PLACEMENT AND NUMBER OF LANDSCAPING DRAINS ARE HIGHLY DEPENDENT ON GROUND COVER TYPE AND PLANT MATERIAL. CONTRACTOR SHALL ADD ADDITIONAL AREA DRAINS AS NEEDED AND AS DIRECTED BY THE LANDSCAPE ARCHITECT OR CIVIL ENGINEER.
7. ALL STORM DRAIN INLETS SHALL INCORPORATE TRASH CAPTURE CONSISTENT WITH SWRCB DEFINITION OF FULL CAPTURE SYSTEM.

SANITARY SEWER NOTES:

1. ALL SEWER WORK SHALL BE IN CONFORMANCE WITH THE CITY/TOWN OR APPROPRIATE SANITARY SEWER DISTRICT.
2. PRIVATE SANITARY SEWER SERVICE LINE 4–INCH THROUGH 8–INCH SHALL BE POLYVINYL CHLORIDE (PVC) SDR 26 GREEN SEWER PIPE AND SHALL CONFORM TO THE REQUIREMENTS OF ASTM DESIGNATION D 3034–73 WITH GLUED JOINTS. ALL DIRECTION CHANGES SHALL BE MADE WITH WYE CONNECTIONS, 22.5° ELBOWS or 45° ELBOWS, 90° ELBOWS AND TEE's ARE PROHIBITED. PUBLIC SANITARY SEWER LINES AND MAINS SHALL BE PER CITY/TOWN STANDARDS.
3. ALL LATERALS SHALL HAVE A CLEANOUT AT FACE OF BUILDING PER THE CITY STANDARD OR APPROPRIATE SANITARY SEWER DISTRICT.
4. IF (E) SEWER LATERAL IS TO BE USED, CONTRACTOR SHALL PERFORM PRESSURE TEST ON (E) SEWER LATERAL, AND SHALL PERFORM ANY NEEDED REPAIRS. EXTEND (N) OR (E) SEWER LINE AS SHOWN ON THE PLANS SLOPED AT 2% MINIMUM. INSTALL CLEANOUT AT FACE OF BUILDING AND AT PROPERTY LINE.

WATER SYSTEM NOTES:

1. MAINTAIN WATER LINES 10' AWAY FROM SANITARY SEWER LINES.
2. WHERE WATER LINES HAVE TO CROSS SANITARY SEWER LINES, DO SO AT A 90 DEGREE ANGLE AND WATER LINES SHALL BE MINIMUM OF 12" ABOVE TOP OF SANITARY SEWER LINES.
3. WATER LINES ARE SHOWN SCHEMATICALLY, CONTRACTOR SHALL IDENTIFY EACH ANGLE AND/OR BEND THAT MAY BE REQUIRED TO ACCOMPLISH THE INTENDED DESIGN.
4. ALL WATER SERVICE CONNECTIONS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY/TOWN OR APPLICABLE WATER DISTRICT STANDARDS.
5. CONNECTIONS TO THE EXISTING WATER MAIN SHALL BE APPROVED BY THE CITY/TOWN. THE CONTRACTOR SHALL PAY THE ACTUAL COSTS OF CONSTRUCTION. THE CONTRACTOR SHALL PERFORM ALL EXCAVATION, PREPARE THE SITE, FURNISH ALL MATERIALS, INSTALL TAPPING TEE, VALVE AND ALL THRUST BLOCKS, BACKFILL, RESTORE THE SURFACE, AND CLEAN UP. THE CITY/TOWN WILL PROVIDE THE CLIENT WITH A LIST OF APPROVED CONTRACTORS FOR MAKING WET TAPS. NONMETALLIC WATER LINES SHALL HAVE TRACER WIRES INSTALLED.
6. ALL WATER LINES SHALL BE INSTALLED WITH 36" MINIMUM COVER.
7. CONTRACTOR SHALL SIZE AND INSTALL ALL NEW DESIGN BUILD DOMESTIC IRRIGATION AND FIRE WATER LINE(S) IN ACCORDANCE WITH THE LATEST EDITION OF THE UNIFORM/CALIFORNIA PLUMBING AND FIRE CODES. (ALL FIXTURE UNIT COUNTS SHALL BE REVIEWED AND APPROVED BY THE CITY/TOWN'S BUILDING AND/OR WATER DEPARTMENT PRIOR TO CONSTRUCTION.)
8. CONCRETE THRUST BLOCKS SHALL BE INSTALLED AT ALL TEES, CROSSES, BENDS (HORIZONTAL AND VERTICAL), AT SIZE CHANGES AND AT FIRE HYDRANTS PER CITY/TOWN STANDARD, AWWA C600, SECTION 3.8 UNLESS NOTED OTHERWISE.
9. ALL ON AND OFF–SITE LANDSCAPE IRRIGATION SYSTEMS SHALL BE IN ACCORDANCE WITH THE LANDSCAPE ARCHITECTURAL PLANS AND SPECIFICATIONS AND SHALL BE CONNECTED TO THE EXISTING AND/OR NEW WATER SYSTEM AND METERED ACCORDINGLY.
10. INSTALL CITY/TOWN APPROVED PRESSURE REGULATOR AND REDUCED BACKFLOW PREVENTOR ON WATER LINE AT ENTRANCE TO BUILDING. REFERENCE PLUMBING PLANS FOR MORE DETAIL.

LINETYPE LEGEND

- 12" SD — STORM DRAIN (S=1% UNLESS OTHERWISE INDICATED)
- 6" SS — SANITARY SEWER (S=1% UNLESS OTHERWISE INDICATED)
- 8" W — WATER

Know what's **below.** **Call** before you dig.

REGISTERED PROFESSIONAL ENGINEER KYLE J. LEIN C 78436 CIVIL STATE OF CALIFORNIA

0 30 60 NORTH 120

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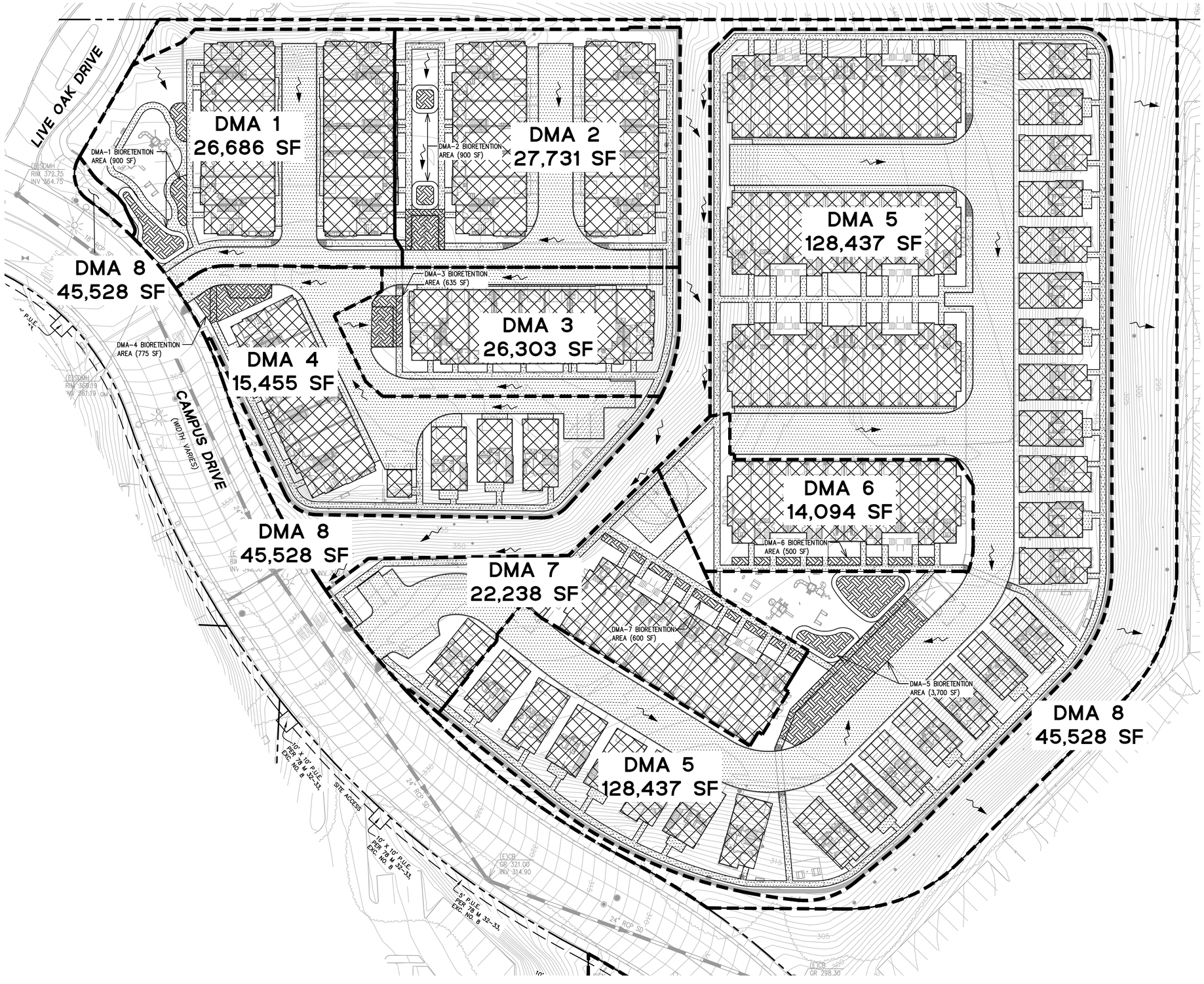
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PENINSULA HEIGHTS - SAN MATEO, CALIFORNIA

CAMPUS POP INVESTOR, LLC

UTILITY PLAN NORTH SITE



LEGEND

- (P) PERVIOUS LANDSCAPE
- (P) BIOTREATMENT AREA
- (P) IMPERVIOUS HARDSCAPE
- (P) IMPERVIOUS BUILDING

	DMA 1	DMA 2	DMA 3	DMA 4
TOTAL AREA	26,690 SQ FT	27,735 SQ FT	16,670 SQ FT	25,090 SQ FT
(P) PERVIOUS AREA				
PERVIOUS LANDSCAPE	3,695 SQ FT	6,120 SQ FT	2,330 SQ FT	5,740 SQ FT
BIOTREATMENT AREA	900 SQ FT	900 SQ FT	635 SQ FT	775 SQ FT
TOTAL:	4,595 SQ FT	7,020 SQ FT	2,965 SQ FT	6,515 SQ FT
(P) IMPERVIOUS AREA				
HARDSCAPE	10,705 SQ FT	9,645 SQ FT	6,740 SQ FT	9,665 SQ FT
BUILDINGS	11,390 SQ FT	11,720 SQ FT	7,330 SQ FT	8,915 SQ FT
EFFECTIVE IMPERVIOUS AREA[3]	370 SQ FT	615 SQ FT	235 SQ FT	575 SQ FT
TOTAL:	22,475 SQ FT	21,975 SQ FT	14,300 SQ FT	19,155 SQ FT
REQUIRED LID TREATMENT AREA[1,2]	900 SQ FT	880 SQ FT	575 SQ FT	770 SQ FT
PROVIDED LID TREATMENT AREA[2,3]	900 SQ FT	900 SQ FT	640 SQ FT	780 SQ FT

NOTES:
1. LID TREATMENT LOCATIONS (BIOTREATMENT AREAS) TO BE DETERMINED.
2. BIOTREATMENT AREAS ARE SIZED TO TREAT 4% OF IMPERVIOUS AREAS IN DMA 1, 2, AND 3.
3. FOR DMA AREAS WITH PERVIOUS AREA OF 5% OF MORE OF THE TOTAL AREA, ADD EFFECTIVE IMPERVIOUS AREA EQUIVALENT TO 0.1 TIMES THE PERVIOUS AREA TO IMPERVIOUS AREA TOTAL.

	DMA 5	DMA 6	DMA 7	DMA 8[4]
TOTAL AREA	128,440 SQ FT	14,095 SQ FT	22,240 SQ FT	45,530 SQ FT
(P) PERVIOUS AREA				
PERVIOUS LANDSCAPE	40,090 SQ FT	4,945 SQ FT	7,605 SQ FT	45,530 SQ FT
BIOTREATMENT AREA	3,700 SQ FT	500 SQ FT	600 SQ FT	0 SQ FT
TOTAL:	43,790 SQ FT	5,445 SQ FT	8,205 SQ FT	45,530 SQ FT
(P) IMPERVIOUS AREA				
HARDSCAPE	37,575 SQ FT	1,230 SQ FT	5,520 SQ FT	0 SQ FT
BUILDINGS	47,565 SQ FT	7,425 SQ FT	8,520 SQ FT	0 SQ FT
EFFECTIVE IMPERVIOUS AREA[3]	4,010 SQ FT	495 SQ FT	765 SQ FT	0 SQ FT
TOTAL:	89,145 SQ FT	9,150 SQ FT	14,795 SQ FT	0 SQ FT
REQUIRED LID TREATMENT AREA[1,2]	3,570 SQ FT	370 SQ FT	595 SQ FT	0 SQ FT
PROVIDED LID TREATMENT AREA[2,3]	3,700 SQ FT	500 SQ FT	600 SQ FT	0 SQ FT

NOTES:
1. LID TREATMENT LOCATIONS (BIOTREATMENT AREAS) TO BE DETERMINED.
2. BIOTREATMENT AREAS ARE SIZED TO TREAT 4% OF IMPERVIOUS AREAS IN DMA 1, 2, AND 3.
3. FOR DMA AREAS WITH PERVIOUS AREA OF 5% OF MORE OF THE TOTAL AREA, ADD EFFECTIVE IMPERVIOUS AREA EQUIVALENT TO 0.1 TIMES THE PERVIOUS AREA TO IMPERVIOUS AREA TOTAL.
4. DMA 8 DOES NOT REQUIRE A BIOTREATMENT AREA BECAUSE IT IS SELF-RETAINING.

HYDROMODIFICATION NOTES:

1. SITE IS SUBJECT TO SMCWPPP HYDROMODIFICATION REQUIREMENTS.

REGISTERED PROFESSIONAL ENGINEER
KYLE J. FEIST
C 78436
CIVIL
STATE OF CALIFORNIA

0 30 60 120

NORTH

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CAMPUS POP INVESTOR, LLC

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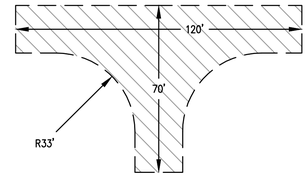
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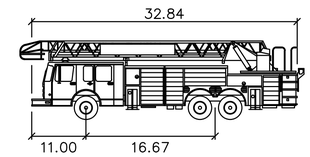
FIRE ACCESS NOTES:

DESIGNATES 26-FT UNOBSTRUCTED FIRE LANE WIDTH FOR AERIAL APPARATUS ACCESS. ALL CURBS WITHIN SHALL BE RED PAINTED AND MARKED WITH WHITE CURB LETTERING "NO PARKING. FIRE LANE" AT NO LESS THAN 25-FT INTERVALS.

DESIGNATES 20-FT (MINIMUM) UNOBSTRUCTED FIRE LANE WIDTH FOR FIRE APPARATUS ACCESS. ALL CURBS WITHIN SHALL BE RED PAINTED AND MARKED WITH WHITE CURB LETTERING "NO PARKING. FIRE LANE" AT NO LESS THAN 25-FT INTERVALS.



FIRE TRUCK TURNAROUND PER SAN MATEO FIRE DEPARTMENT. ALL CURBS ALONG FIRE TRUCK TURNAROUNDS SHALL BE RED PAINTED AND MARKED WITH WHITE CURB LETTERING "NO PARKING. FIRE LANE" AT NO LESS THAN 25-FT INTERVALS.



FIRE TRUCK

	feet
Width	: 8.50
Track	: 8.50
Lock to Lock Time	: 6.0
Steering Angle	: 31.9

DRIVEWAY SIGHT DISTANCE NOTES:

1. DRIVEWAY SIGHT DISTANCE TRIANGLES ARE SHOWN PER MUNICIPAL CODE 27.84.010(B)(2).

FIRE HYDRANT NOTES:

1. ALL FIRE HYDRANTS IN VICINITY OF THE PROJECT SITE SHALL BE UPGRADED TO CLOW MODEL 960 OR APPROVED EQUIVALENT.
2. ONSITE HYDRANT SPACING SHALL BE 250 FT MEASURED ALONG ACCESS ROAD.
3. ALL HYDRANTS SHALL BE CAPABLE OF DELIVERING 1,500 GPM AT 20 PSI RESIDUAL PRESSURE.

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CIVIL
STATE OF CALIFORNIA

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CAMPUS POP INVESTOR, LLC

FIRE ACCESS PLAN NORTH SITE

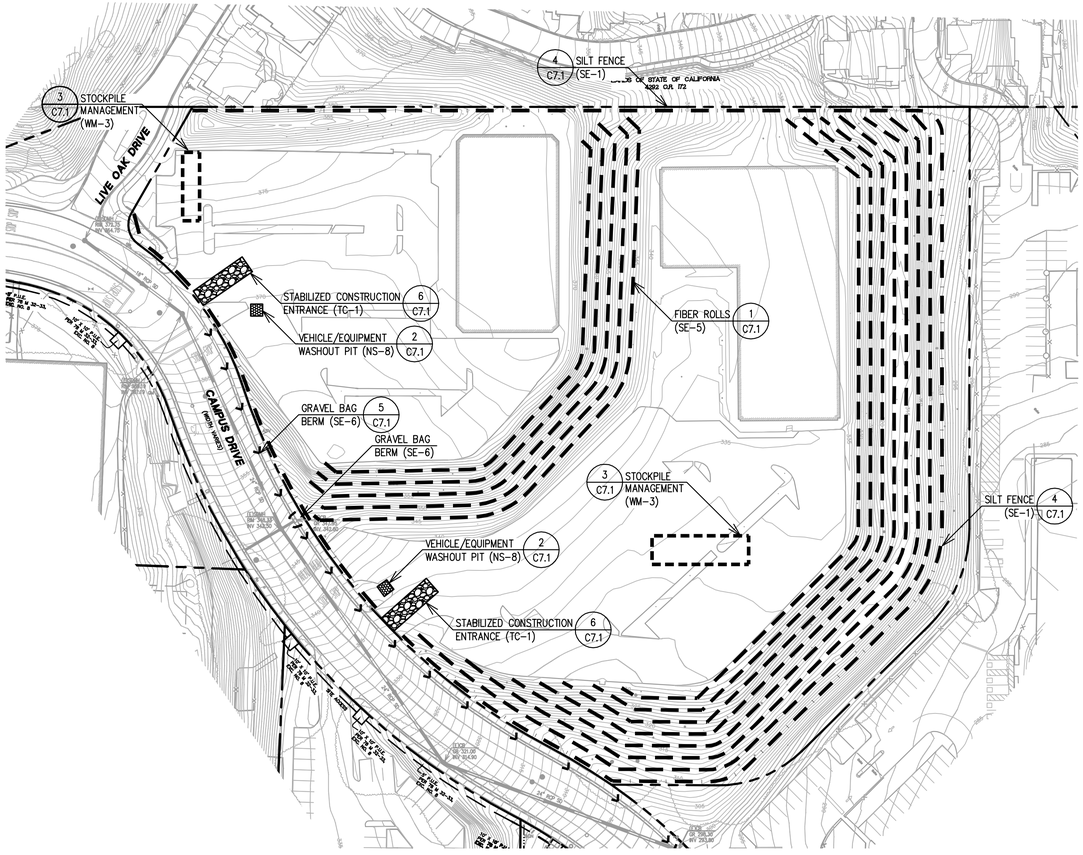
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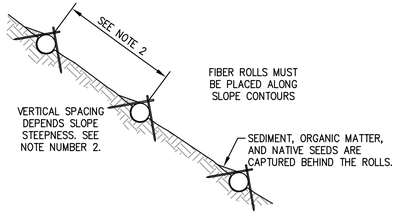
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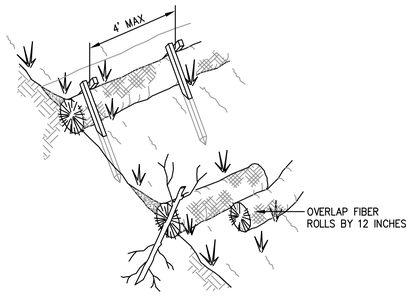
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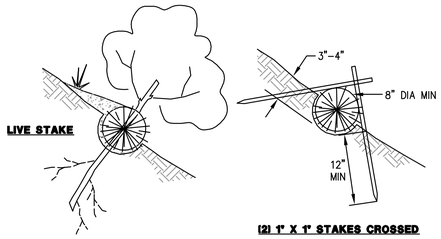
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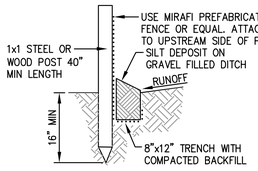
(2) 1" X 1" STAKES CROSSED

NOTES:

1. FIBER ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 3" TO 4" DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND ROLL.
1. VERTICAL SPACING FOR SLOPE INSTALLATIONS:
   SLOPE OF 2:1 OR GREATER = 10 FEET APART
   SLOPE BETWEEN 4:1 AND 2:1 = 15 FEET APART
   SLOPE OF 4:1 OR FLATTER = 20 FEET APART
2. INSPECT AND REPAIR FIBER ROLLS AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
3. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.

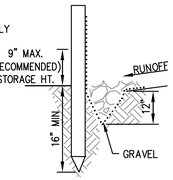
1 — FIBER ROLL
NTS

PONDING HT.

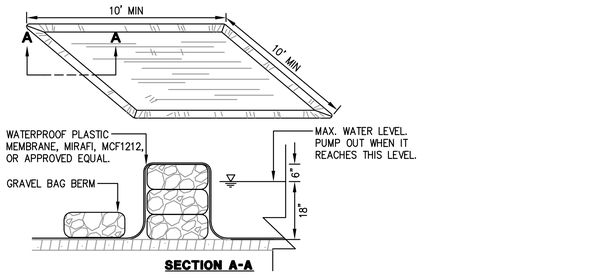


STANDARD DETAIL
TRENCH WITH NATIVE BACKFILL

PONDING HT.

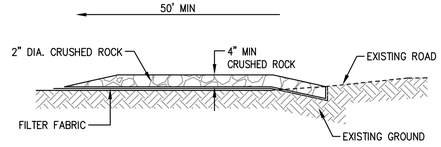


ALTERNATE DETAIL
TRENCH WITH GRAVEL



SECTION A-A

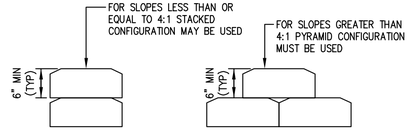
2 — VEHICLE/EQUIPMENT WASHOUT PIT
NTS



NOTES:

1. PROVIDE A FANNED STABILIZED CONSTRUCTION ENTRANCE TO ACCOMMODATE THE TURNING RADIUS OF CONSTRUCTION EQUIPMENT ON AND OFF THE PUBLIC STREET.
2. INSTALL ALONG NEW DWY CORRIDOR FOR THE FULL PROPOSED WIDTH.

6 — STABILIZED CONSTRUCTION ENTRANCE
NTS

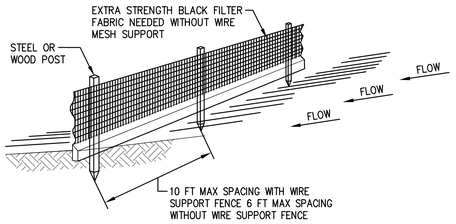


STACKED **PYRAMID**

NOTES:

1. INSTALL AT LOCATIONS AS SHOWN ON EROSION CONTROL PLAN, AND IN ADDITION, PROTECT ALL EXISTING AND PROPOSED STORM DRAIN STRUCTURES WITH GRAVEL BAGS.

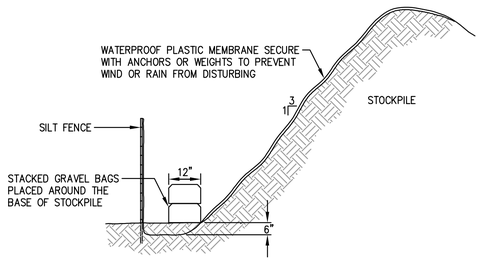
5 — GRAVEL BAG BERM
NTS



NOTES:

1. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
2. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
3. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.

4 — SILT FENCE
NTS



3 — STOCKPILE COVERING
NTS

REGISTERED PROFESSIONAL ENGINEER
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EEROSION CONTROL PLAN NORTH SITE

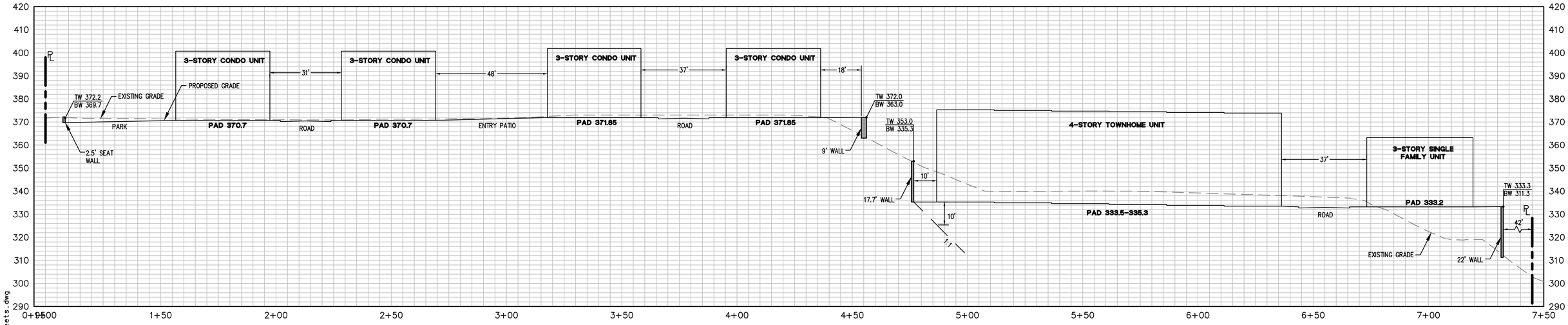
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C7.1

NORTH LOTS SECTION



PROFILE

SCALE: 1" = 20' HORIZ.
1" = 10' VERT.

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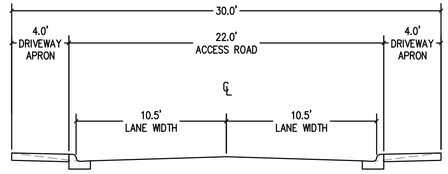
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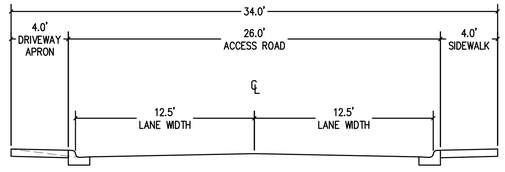
CAMPUS POP INVESTOR, LLC

NORTH LOTS SECTION



SPUR ROAD SECTION

SCALE 1" = 5'

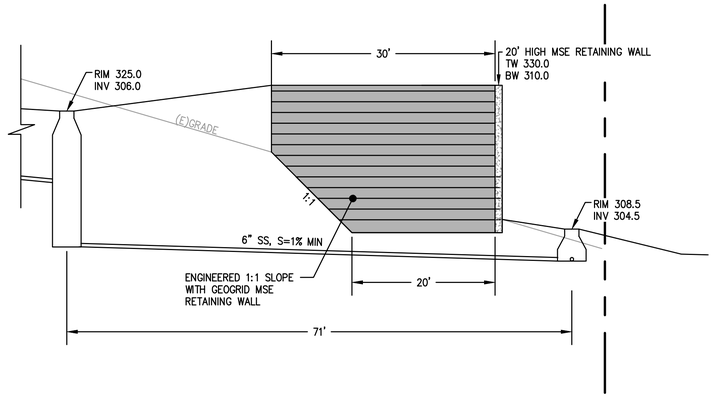


MAIN FIRE ACCESS ROAD SECTION

SCALE 1" = 5'

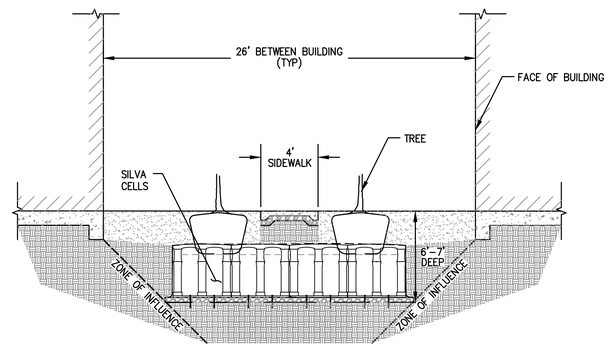
1 — ROAD CROSS SECTIONS

NTS



3 — SANITARY SEWER ROUTING UNDER MSE WALLS

1" = 10'



2 — SILVA CELL CROSS SECTION

NTS

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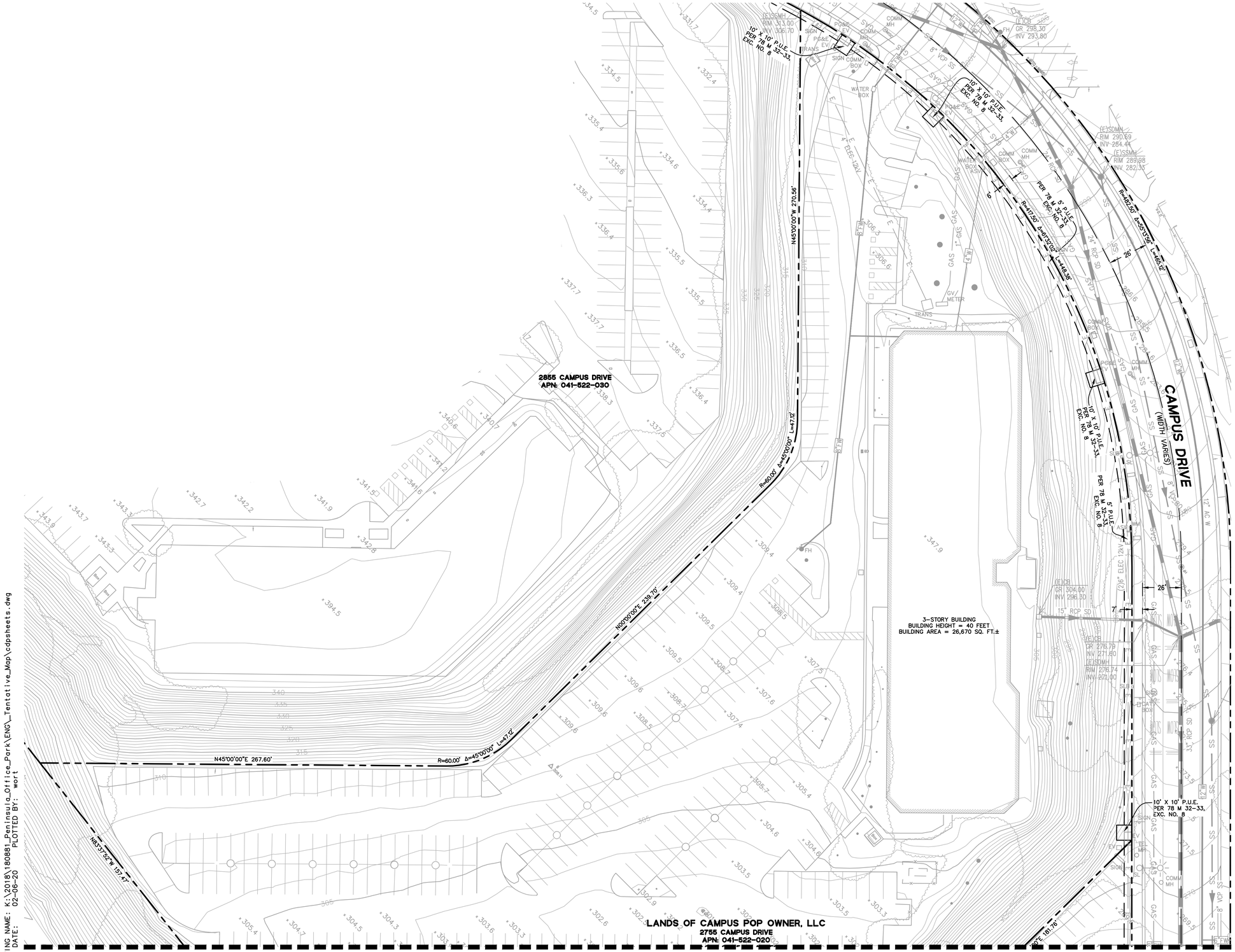
DETAILS

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NORTH

C8.2



BASIS OF BEARINGS:

THE BEARING N03°01'11"E OF THE MONUMENT LINE OF CAMPUS DRIVE, BETWEEN FOUND MONUMENTS, AS SAID BEARING IS SHOWN ON THAT CERTAIN MAP ENTITLED "PENINSULA OFFICE PARK", FILED OCTOBER 2, 1972 IN BOOK 78 OF MAPS AT PAGES 32 AND 33, RECORDS OF SAN MATEO COUNTY, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.

MAP NOTES:

1. ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
2. THE DISTINCTIVE BORDER LINE INDICATES THE BOUNDARY OF TITLE REPORT PARCELS.
3. THE LOCATION OF UTILITIES SHOWN ON THIS SURVEY ARE DERIVED FROM SURFACE OBSERVATION ONLY AND SHOWN AT GROUND LEVEL LOCATION.

BENCHMARK:

THE ELEVATIONS SHOWN ON THIS SURVEY AREA ARE BASED UPON THE SAN MATEO BENCHMARK #047-001.

LEGEND:

	DISTINCTIVE BORDER LINE
	CENTER LINE
	EASEMENT LINE
-x-x-	FENCE LINE
OH OH	OVERHEAD ELECTRIC
E E	PAINT MARKINGS, "E" – RED PAINT
CATV	PAINT MARKINGS, "CCTV" – ORANGE PAINT
	FOUND STREET MONUMENT, AS NOTED
	FOUND MONUMENT, AS NOTED
	SANITARY SEWER MANHOLE
	STORM DRAIN MANHOLE
	STREET LIGHT

ASV	ANTI SIPHON VALVE
BNDRY	BOUNDRY
CB	CATCH BASIN
CHD	CORD
CHD BRG	CORD BEARING
EV	ELECTRICAL VAULT
EXC. NO.	TITLE REPORT EXCEPTION NUMBER
HCR	HANDICAPPED RAMP
IN	DISTANCE INSIDE SUBJECT PROPERTY
L.S.E.	LANDSCAPE EASEMENT
M-M	MONUMENT TO MONUMENT DISTANCE
O.R.	OFFICIAL RECORDS
OUT	DISTANCE OUTSIDE SUBJECT PROPERTY
P.U.E.	PUBLIC UTILITY EASEMENT
SLB	STREET LIGHTING BOX
TSB	TRAFFIC SIGNAL BOX
WM	WATER METER
(R)	RADIAL BEARING
( )	RECORD DATA PER 78 MAPS 32-33

EXISTING TREE NOTES:

1. EXISTING TREES SHOWN AT CHEST HEIGHT.
2. SEE LANDSCAPE SHEET L0.2 & L0.3 FOR TREE NUMBERS, TYPES, AND DIAMETERS

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED, BEING A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA, CERTIFIES TO:

CORDOVA 83 PROPERTIES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY;
USAA REAL ESTATE COMPANY;
ALLIANCE REALTY PARTNERS, LLC;
US ALLIANCE HOLDEN OF SAN JOSE, LLC;
HOLDEN OF SAN JOSE ALLIANCE, LLC;
US ALLIANCE HOLDEN OF ROSEVILLE, LLC, A DELAWARE LIMITED LIABILITY COMPANY;
HOLDEN OF ROSEVILLE ALLIANCE, LLC, A DELAWARE LIMITED LIABILITY COMPANY;
THREE PREMIER SHD LP, A TEXAS LIMITED PARTNERSHIP; AND
FIRST AMERICAN TITLE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(a), 7(a), 7(b)(1), 7(c), 8, 9, 11, 13, 14, 16, 17, 18, 19 AND 20 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON MARCH 22, 2018.

JOHN KOROYAN
P.L.S. NO. 8883
JKOROYAN@BKF.COM

APRIL 03, 2018
DATED

LICENSED LAND SURVEYOR
JOHN KOROYAN
No. 8883
STATE OF CALIFORNIA

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0 30 60 NORTH 120

JOB NO.	20180881-10
DATE	02-05-2020

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PLOT DATE: 02-06-20 PLOTTED BY: wort

PENINSULA HEIGHTS - SAN MATEO, CALIFORNIA

CAMPUS POP INVESTOR, LLC

EXISTING CONDITIONS SOUTH SITE

BKF 100+ YEARS
ENGINEERS . SURVEYORS . PLANNERS

MATCHLINE: SEE SHEET C9.1

LANDS OF CAMPUS POP OWNER, LLC
2755 CAMPUS DRIVE
APN: 041-522-020
219,088 SF (5.03 ACRES)

LANDS OF CAMPUS POP OWNER, LLC
2655 CAMPUS DRIVE
APN: 041-522-010
147,266 SF (3.38 ACRES)

LANDS OF OAKVIEW APARTMENTS LLC
APN: 041-362-240

LANDS OF SCENIC WAY
HOMEOWNERS ASSOCIATION
APN: 105-370-030

COMMON AREA FOR PARCELS
APN: 041-521-010, 041-521-020,
041-521-040, 041-522-010,
041-522-020, 041-522-070,
041-522-080

2-STORY BUILDING
BUILDING HEIGHT = 27 FEET
BUILDING AREA = 26,449 SQ. FT.±

CAMPUS DRIVE (WIDTH VARIES)

26TH AVENUE

S63°52'08"W 117.44'
N59°48'02"W 38.28'
S59°48'02"E 202.00'
S45°00'00"W 313.62'
R=82.00' Δ=45°00'00" L=64.40'
S89°00'00"E 181.76'
N45°23'34"W 308.00'
S45°23'34"E 345.35'
R=350.00' Δ=7°54'49"05" L=44.32'
R=72.50' Δ=90°41'35" L=128.08'
N43°38'54"E 178.44'
R=46.50' Δ=38°27'47" L=31.22'
R=33.50' Δ=63°22'38" L=37.06'
S43°38'54"W 71.18'
R=72.50' Δ=154°20'07" L=195.29'
N00°00'00"E 162.99'
N65°21'13"E 244.36'
N45°00'00"E 345.00'

10' X 10' P.U.E. PER 78 M 32-33, EXC. NO. 8
5' P.U.E. PER 78 M 32-33, EXC. NO. 8
10' X 10' P.U.E. PER 78 M 32-33, EXC. NO. 8
10' S.U.E. PER 78 M 32-33, EXC. NO. 8
20' WATER LINE EASEMENT & P.U.E. PER 6061 O.R. 439; EXC. NO. 7; PER 78 M 32-33; EXC. NO. 8 & PER 34 PM 34; EXC. NO. 12

(E)SDMH RIM 267.56 INV 260.30
(E)SDMH RIM 261.49 INV 251.79
(E)SDMH RIM 254.6 INV 243.6
(E)SDMH RIM 259.60 INV 251.07
(E)SDMH RIM 254.8 INV 246.7
(E)SDMH RIM 248.0 INV 240.2
(E)SDMH RIM 264.0
(E)CB GR 255.0 INV 248.8
(E)CB GR 256.5 INV 248.6
(E)CB GR 224.5 INV 216.0

HUDSON PACIFIC SIGN (6'± HIGH)
TRANS.FR CONC PAD
PG&E VAULT
FDC
FH
DI
SDMH
SSMH
CB
GAS BOX
ELEC BOX
COMM MH
TEL MH
WM
PIV
SIGN
EV
GAS
SS
8" W
8" AC W
8" WM
6" ELEC 12kV
12" VCP SS
33" RCP SD
6" W
6" WM

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PENINSULA HEIGHTS - SAN MATEO, CALIFORNIA

CAMPUS POP INVESTOR, LLC

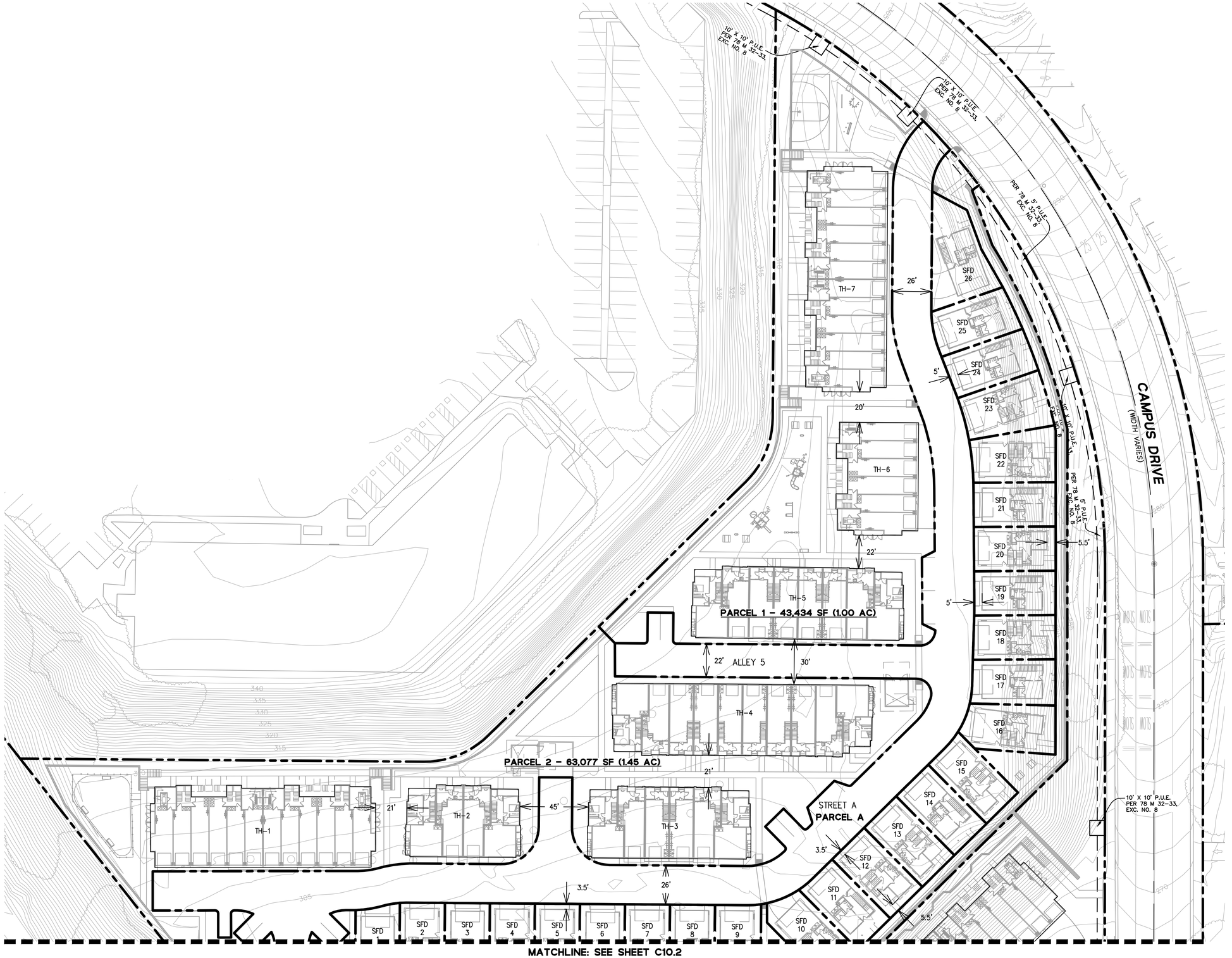
EXISTING CONDITIONS SOUTH SITE

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GENERAL NOTES:

1. DRIVEWAY APPROACHES, CURB RAMPS, SIDEWALK, CURB AND GUTTER SHALL BE CONSTRUCTION PER CITY OF SAN MATEO STANDARDS.

PARCEL	UNIT COUNT	DEVELOPABLE/ NON-DEVELOPABLE	AREA [SF]
1	26	DEVELOPABLE	43,434
2	32	DEVELOPABLE	63,077
3	31	DEVELOPABLE	89,959
4	23	DEVELOPABLE	29,605
SFD 1	1	DEVELOPABLE	1,527
SFD 2	1	DEVELOPABLE	1,641
SFD 3	1	DEVELOPABLE	1,641
SFD 4	1	DEVELOPABLE	1,641
SFD 5	1	DEVELOPABLE	1,641
SFD 6	1	DEVELOPABLE	1,641
SFD 7	1	DEVELOPABLE	1,641
SFD 8	1	DEVELOPABLE	1,641
SFD 9	1	DEVELOPABLE	1,685
SFD 10	1	DEVELOPABLE	1,810
SFD 11	1	DEVELOPABLE	1,645
SFD 12	1	DEVELOPABLE	1,641
SFD 13	1	DEVELOPABLE	1,641
SFD 14	1	DEVELOPABLE	1,641
SFD 15	1	DEVELOPABLE	1,622
SFD 16	1	DEVELOPABLE	1,851
SFD 17	1	DEVELOPABLE	1,653
SFD 18	1	DEVELOPABLE	1,596
SFD 19	1	DEVELOPABLE	1,585
SFD 20	1	DEVELOPABLE	1,589
SFD 21	1	DEVELOPABLE	1,596
SFD 22	1	DEVELOPABLE	1,842
SFD 23	1	DEVELOPABLE	1,905
SFD 24	1	DEVELOPABLE	1,672
SFD 25	1	DEVELOPABLE	1,660
SFD 26	1	DEVELOPABLE	2,265
SFD 27	1	DEVELOPABLE	1,868
SFD 28	1	DEVELOPABLE	1,675
SFD 29	1	DEVELOPABLE	2,137
SFD 30	1	DEVELOPABLE	1,834
SFD 31	1	DEVELOPABLE	1,932
SFD 32	1	DEVELOPABLE	1,755
SFD 33	1	DEVELOPABLE	1,581
SFD 34	1	DEVELOPABLE	1,581
SFD 35	1	DEVELOPABLE	1,635
SFD 36	1	DEVELOPABLE	1,777
SFD 37	1	DEVELOPABLE	1,629
SFD 38	1	DEVELOPABLE	1,643
SFD 39	1	DEVELOPABLE	1,643
SFD 40	1	DEVELOPABLE	1,643
SFD 41	1	DEVELOPABLE	1,643
SFD 42	1	DEVELOPABLE	1,643
SFD 43	1	DEVELOPABLE	1,643
SFD 44	1	DEVELOPABLE	1,768
A	N/A	NON-DEVELOPABLE	34,771
B	N/A	NON-DEVELOPABLE	30,558

PARCEL NOTES:

1. PARCEL A & B AS SHOWN FOR PRIVATE ROAD, EMERGENCY VEHICLE ACCESS EASEMENT (EVAE), PUBLIC ACCESS EASEMENT (PAE), PRIVATE INGRESS EGRESS EASEMENT (PIEE), PRIVATE UTILITY EAEMENT (PUE), AND PUBLIC SERVICE EASEMENT (PSE).
2. PARCEL 1, 2, 3, & 4 FOR CONDOMINIUM PURPOSES INCLUDING 112 TOTAL UNITS, PRIVATE OPEN SPACE, AND COMMON AREA.
3. PARCELS SFD 1 THROUGH SFD 44 FOR SMALL LOT SINGLE FAMILY DWELLINGS.
4. TYPICAL STRUCTURE SETBACKS FOR SFD LOTS:
   FRONT – 3.5 FEET
   SIDE – 3.5 FEET
   REAR – 5.5 FEET

MULTIPLE FINAL MAPS NOTE:

1. MULTIPLE FINAL MAPS: PURSUANT TO CHAPTER 3, ARTICLE 4 SECTION 66456.1 OF THE SUBDIVISION MAP ACT, THE DEVELOPER RESERVES THE RIGHT TO FILEMULTIPLE FINAL MAPS. ONLY THE IMPROVEMENTS REQUIRED TO SUPPORT THE LEVEL OF DEVELOPMENT, AS DETERMINED BY THE CITY, OF EACH PARTICULAR FINAL MAP NEEDS TO BE COMPLETED OR BONDED.

REGISTERED PROFESSIONAL ENGINEER
DALE J. LEHR
C 78436
CIVIL
STATE OF CALIFORNIA

0 30 60 NORTH 120

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PENINSULA HEIGHTS - SAN MATEO, CALIFORNIA

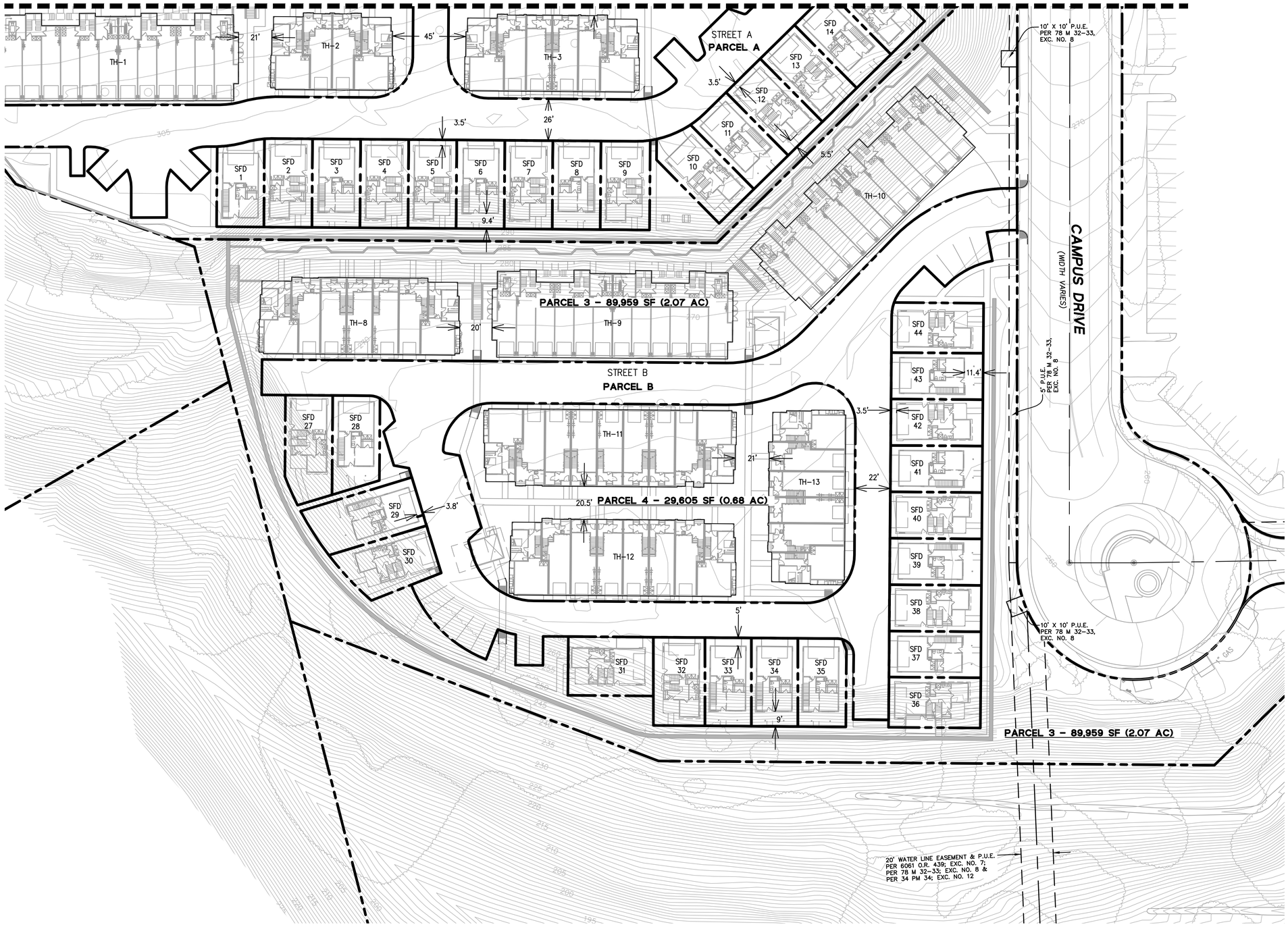
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STATE OF CALIFORNIA

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PLOT DATE: 02-06-20 PLOTTED BY: wort

0 30 60 120 NORTH

PENINSULA HEIGHTS - SAN MATEO, CALIFORNIA

CAMPUS POP INVESTOR, LLC

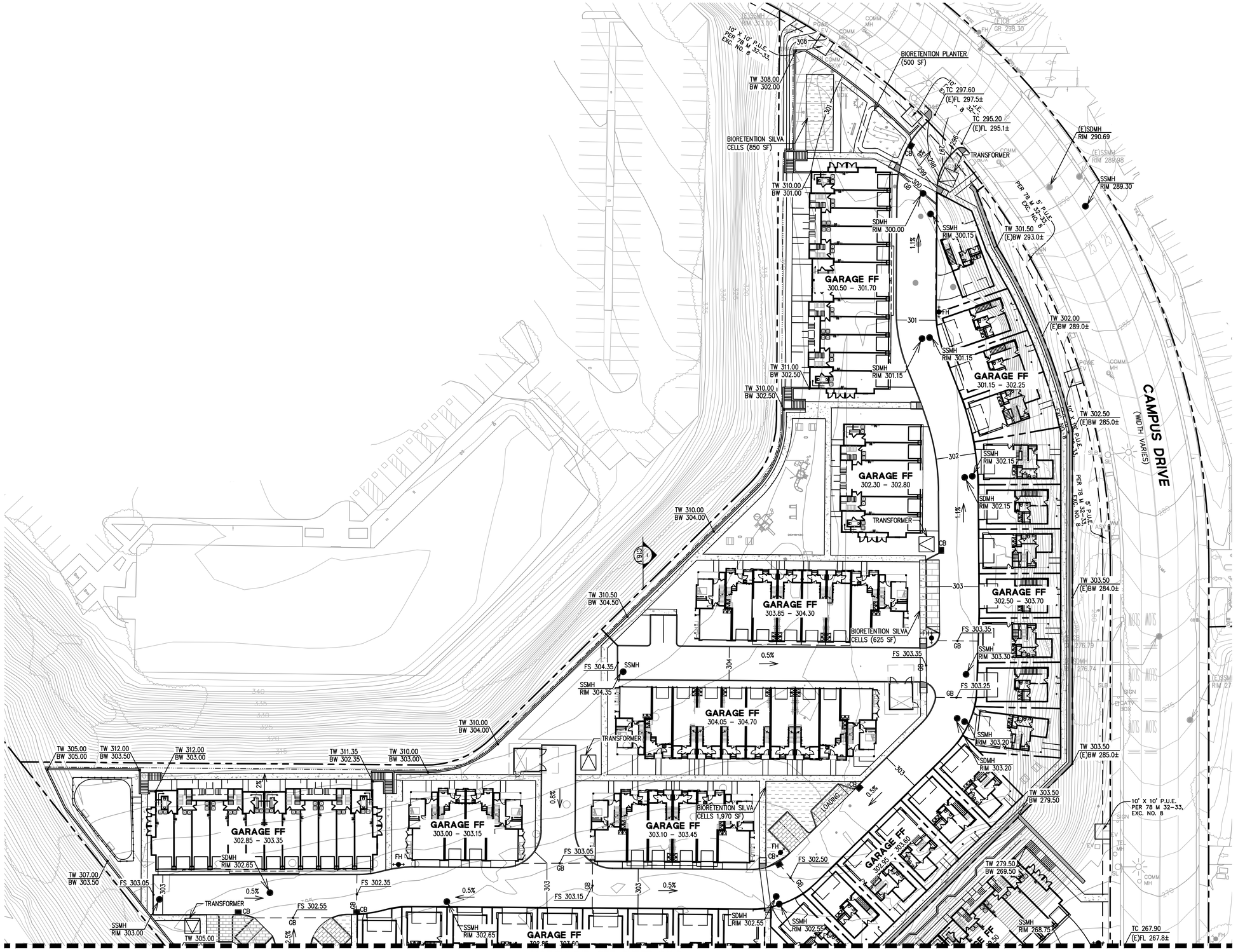
VESTING TENTATIVE MAP FOR CONDOMINIUM PURPOSES - SOUTH SITE

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GRADING NOTES:

1. PROVIDE POSITIVE SURFACE DRAINAGE AWAY FROM ALL STRUCTURES BY SLOPING THE FINISHED GROUND SURFACE AT 5% FOR A DISTANCE OF 10', WHERE POSSIBLE, UNLESS OTHERWISE NOTED ON THE PLANS. SLOPE PORCHES, LANDINGS AND TERRACES 2% (1/4" PER FOOT) AWAY FROM, STRUCTURES UNLESS OTHERWISE NOTED ON PLANS.
2. CONTRACTOR TO VERIFY ALL CONTROLLING DIMENSIONS WITH ARCHITECTURAL PLANS.
3. CONTRACTOR SHALL DETERMINE EARTHWORK QUANTITIES BASED ON THE TOPOGRAPHIC SURVEY, THE GEOTECHNICAL INVESTIGATION AND THE PROPOSED SURFACE THICKNESS AND BASE THE BID ACCORDINGLY. IT IS THE CONTRACTORS RESPONSIBILITY TO CONFIRM IF A SEPARATE DEMOLITION CONTRACT HAS BEEN ISSUED TO TAKE THE SITE FROM THE WAY IT IS AT THE TIME OF THE BID TO THE CONDITIONS DESCRIBED IN THESE DOCUMENTS. ANY DIFFERENCES BETWEEN THE STATE IN WHICH THE SITE IS DELIVERED TO THE CONTRACTOR AND THESE DOCUMENTS SHOULD BE NOTED TO THE ENGINEER/ARCHITECT.
4. ALL FILL SHALL BE COMPACTED PER THE GEOTECHNICAL REPORT AND THE CONTRACTOR SHALL COORDINATE AND COMPLY WITH THE CLIENT'S GEOTECHNICAL ENGINEER TO TAKE THE APPROPRIATE TESTS TO VERIFY COMPACTION VALUES.
5. IMPORT SOILS SHOULD MEET THE REQUIREMENTS OF THE SOILS REPORT AND SPECIFICATIONS.
6. DO NOT ADJUST GRADES ON THIS PLAN WITHOUT PRIOR WRITTEN APPROVAL OF THE ENGINEER/ARCHITECT.
7. ROUGH GRADING TO BE WITHIN 0.1' AND FINISH GRADES ARE TO BE WITHIN 0.05', HOWEVER CONTRACTOR SHALL NOT CONSTRUCT ANY IMPROVEMENTS THAT WILL CAUSE WATER TO POND OR NOT MEET REQUIREMENTS IN GRADING NOTE #1.
8. THE CONTRACTOR SHALL EXERCISE EXTREME CARE TO CONFORM TO THE LINES, GRADES, SECTIONS, AND DIMENSIONS AS SET FORTH ON THESE PLANS. ALL GRADED AREAS SHALL CONFORM TO THE VERTICAL ELEVATIONS SHOWN WITH A TOLERANCE OF ONE-TENTH OF A FOOT. WHERE GRADED AREAS DO NOT CONFORM TO THESE TOLERANCES, THE CONTRACTORS SHALL BE REQUIRED TO DO CORRECTIVE GRADING, AT NO EXTRA COST TO THE CLIENT.
9. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM THE GROUND ELEVATIONS AND OVERALL TOPOGRAPHY OF THE SITE PRIOR TO THE START OF CONSTRUCTION AS TO THE ACCURACY BETWEEN THE WORK SET FORTH ON THESE PLANS AND THE WORK IN THE FIELD. ANY DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE CONSTRUCTION MANAGER AND CIVIL ENGINEER IN WRITING PRIOR TO START OF CONSTRUCTION WHICH MAY REQUIRE CHANGES IN DESIGN AND/OR AFFECT THE EARTHWORK QUANTITIES.
10. TRENCHES SHALL NOT BE LEFT OPEN OVERNIGHT IN EXISTING PUBLIC STREET AREAS. CONTRACTOR SHALL BACKFILL TRENCHES, OR PLACE STEEL PLATING WITH ADEQUATE CUTBACK TO PREVENT SHIFTING OF STEEL PLATE AND/OR HOT-MIX ASPHALT REQUIRED TO PROTECT OPEN TRENCHES AT THE END OF THE WORKING DAY.
11. DISTURBED AREAS OF THE SITE SHOULD BE STABILIZED DURING THE RAINY SEASON USING STRAW MULCH (EC-6) OR WOOD MULCHING (EC-8).
12. PERMANENT EROSION CONTROL SHALL BE PROVIDED BY LANDSCAPING SUCH AS SHRUBS, SOD OR MULCH. LANDSCAPE DESIGN MAY BE SUBJECT TO CHANGE.

HATCH LEGEND:

- CONCRETE SIDEWALK
- BIORETENTION – CONVENTIONAL
- BIORETENTION – SILVA CELL
- PERMEABLE PAVING WITH SILVA CELLS

TREE REMOVAL NOTE:

1. SEE LANDSCAPE SHEET L0.2 & L0.3 FOR TREES TO BE REMOVED

EARTHWORK QUANTITIES – SOUTH SITE

GROSS FIGURES

CUT	30,500 CUBIC YARDS
FILL	18,500 CUBIC YARDS
TOTAL	49,000 CUBIC YARDS
BALANCE	12,000 CUBIC YARDS OF EXPORT

EARTHWORK QUANTITIES SHOWN ARE FOR PLANNING PURPOSES ONLY. CONTRACTOR SHALL PERFORM THEIR OWN EARTHWORK QUANTITY CALCULATION, AND USE THEIR CALCULATION FOR BIDDING AND COST ESTIMATING PURPOSES.

811 Know what's below. Call before you dig.

REGISTERED PROFESSIONAL ENGINEER DALE J. LEIN C 78436 CIVIL STATE OF CALIFORNIA

0 30 60 NORTH 120

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PLOT DATE: 02-06-20 PLOTTED BY: wort

PENINSULA HEIGHTS - SAN MATEO, CALIFORNIA

CAMPUS POP INVESTOR, LLC

GRADING PLAN
SOUTH SITE

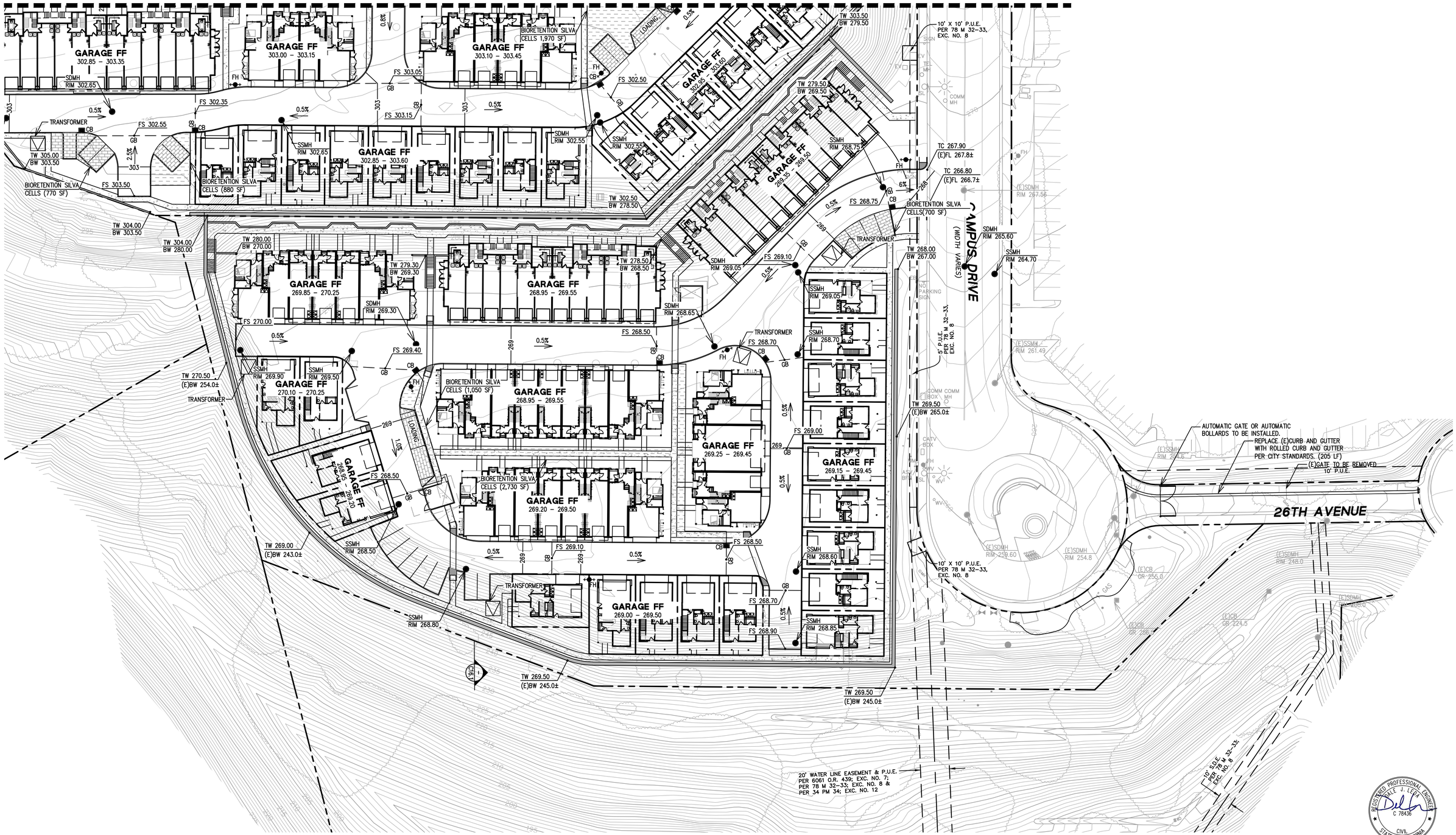
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MATCHLINE: SEE SHEET C11.1



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PENINSULA HEIGHTS - SAN MATEO, CALIFORNIA

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GRADING PLAN SOUTH SITE

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EXISTING SEWER DEMAND – NORTH SITE

ADDRESS	GROSS FLOOR AREA (FT^2)	WASTEWATER GENERATION RATE[1] (GPD/FT^2)	WASTEWATER GENERATION (GPD_S)	PEAK HOUR FLOW RATE[2] (CFS_S)
2655 CAMPUS DRIVE	57,400	0.12	7,089	0.07
2755 CAMPUS DRIVE	87,000	0.12	10,460	0.10
TOTAL			17,549	0.17

[1]COMMERCIAL WASTEWATER GENERATION RATE = 0.95*(0.13 GPD/GROSS SF) PER CITY OF REDWOOD CITY FEES AND CHARGES ATTACHMENT Q (01/23/2020).
[2]PEAK HOUR FLOW = 3*(WASTEWATER GENERATION/12 HOURS/60MINUTES/60SECONDS/7.48052GALLONS) PER CITY OF SAN MATEO PUBLIC WORKS.

PROPOSED SEWER DEMAND – NORTH SITE

ADDRESS	# OF UNITS	PERSONS PER UNIT[1]	WASTEWATER GENERATION RATE[2] (GPD/PERSON)	WASTEWATER GENERATION (GPD_S)	PEAK HOUR FLOW RATE[3] (CFS_S)
2655 CAMPUS DRIVE					
MULTI-FAMILY UNIT	54	2.2	65	7,722	0.07
SINGLE-FAMILY UNIT	18	3.4	65	3,978	0.04
TOTAL	72			11,700	0.11
2755 CAMPUS DRIVE					
MULTI-FAMILY UNIT	58	2.2	65	8,294	0.08
SINGLE-FAMILY UNIT	26	3.4	65	5,746	0.05
TOTAL	84			14,040	0.13
TOTAL	156			25,740	0.24

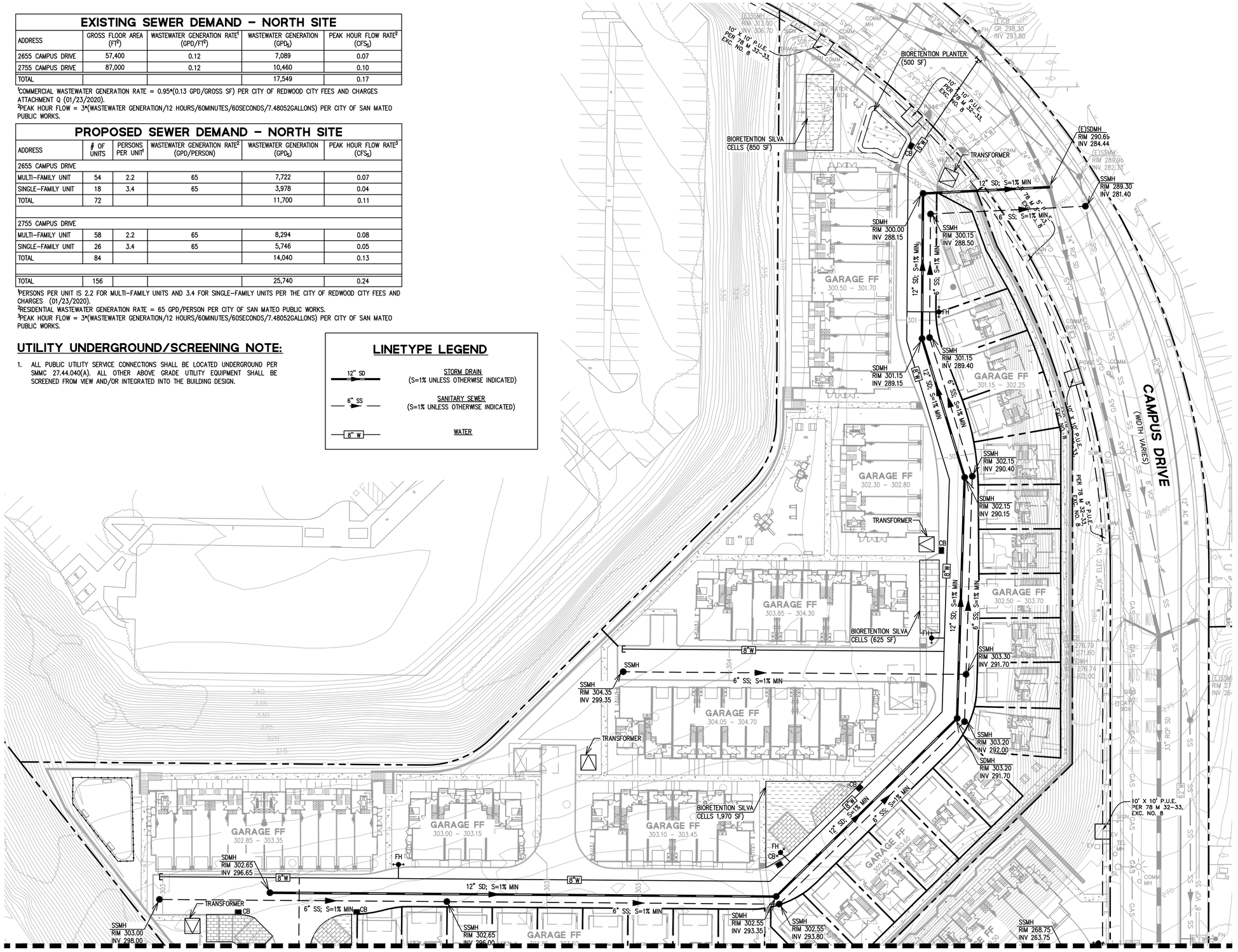
[1]PERSONS PER UNIT IS 2.2 FOR MULTI-FAMILY UNITS AND 3.4 FOR SINGLE-FAMILY UNITS PER THE CITY OF REDWOOD CITY FEES AND CHARGES (01/23/2020).
[2]RESIDENTIAL WASTEWATER GENERATION RATE = 65 GPD/PERSON PER CITY OF SAN MATEO PUBLIC WORKS.
[3]PEAK HOUR FLOW = 3*(WASTEWATER GENERATION/12 HOURS/60MINUTES/60SECONDS/7.48052GALLONS) PER CITY OF SAN MATEO PUBLIC WORKS.

UTILITY UNDERGROUND/SCREENING NOTE:

1. ALL PUBLIC UTILITY SERVICE CONNECTIONS SHALL BE LOCATED UNDERGROUND PER SMMC 27.44.040(A). ALL OTHER ABOVE GRADE UTILITY EQUIPMENT SHALL BE SCREENED FROM VIEW AND/OR INTEGRATED INTO THE BUILDING DESIGN.

LINETYPE LEGEND

12" SD	STORM DRAIN (S=1% UNLESS OTHERWISE INDICATED)
6" SS	SANITARY SEWER (S=1% UNLESS OTHERWISE INDICATED)
8" W	WATER



STORM DRAIN NOTES:

1. PRIVATE STORM DRAIN LINE 4–INCH THROUGH 12–INCH WITH A MINIMUM OF TWO (2) FEET OF COVER IN NON–TRAFFIC AREAS SHALL BE POLYVINYL CHLORIDE (PVC) SDR 35 WHITE PIPE AND SHALL CONFORM TO THE REQUIREMENTS OF ASTM DESIGNATION D 3034–73 WITH GLUED JOINTS. ALL DIRECTION CHANGES SHALL BE MADE WITH WYE CONNECTIONS, 22.5° ELBOWS, 45° ELBOWS OR LONG SWEEP ELBOWS, 90° ELBOWS AND TEE's ARE PROHIBITED.
2. PRIVATE STORM DRAIN LINE 6–INCH THROUGH 12–INCH WITH LESS THAN THREE (3) FEET OF COVER IN VEHICULAR TRAFFIC AREAS SHALL BE POLYVINYL CHLORIDE (PVC) C900, RATED FOR 150 PSI CLASS PIPE. PROVIDE AND INSTALL "STORM DRAIN" MARKER TAPE FOR THE ENTIRE LENGTH OF PIPE TRENCH IN ACCORDANCE WITH CITY/TOWN STANDARDS. ALL DIRECTION CHANGES SHALL BE MADE WITH WYE CONNECTIONS, OBTUSE ELBOWS OR LONG SWEEP ELBOWS, 90° ELBOWS AND TEE's ARE PROHIBITED.
3. ALL AREA DRAINS AND CATCH BASINS GRATES WITHIN PEDESTRIAN ACCESSIBLE AREAS SHALL MEET ADA REQUIREMENTS.
4. ALL TRENCHES SHALL BE BACK FILLED PER THE SPECIFICATIONS WITH APPROPRIATE TESTS BY THE GEOTECHNICAL ENGINEER TO VERIFY COMPACTION VALUES.
5. FOR GRAVITY FLOW SYSTEMS CONTRACTOR SHALL VERIFY (POTHOLE IF NECESSARY) SIZE, MATERIAL, LOCATION AND DEPTH OF ALL SYSTEMS THAT ARE TO BE CONNECTED TO OR CROSSED PRIOR TO THE TRENCHING OR INSTALLATION OF ANY GRAVITY FLOW SYSTEM.
6. DRAINS SHOWN ON CIVIL PLANS ARE NOT INTENDED TO BE THE FINAL NUMBER AND LOCATION OF ALL DRAINS. PLACEMENT AND NUMBER OF LANDSCAPING DRAINS ARE HIGHLY DEPENDENT ON GROUND COVER TYPE AND PLANT MATERIAL. CONTRACTOR SHALL ADD ADDITIONAL AREA DRAINS AS NEEDED AND AS DIRECTED BY THE LANDSCAPE ARCHITECT OR CIVIL ENGINEER.
7. ALL STORM DRAIN INLETS SHALL INCORPORATE TRASH CAPTURE CONSISTENT WITH SWRCB DEFINITION OF FULL CAPTURE SYSTEM.

SANITARY SEWER NOTES:

1. ALL SEWER WORK SHALL BE IN CONFORMANCE WITH THE CITY/TOWN OR APPROPRIATE SANITARY SEWER DISTRICT.
2. PRIVATE SANITARY SEWER SERVICE LINE 4–INCH THROUGH 8–INCH SHALL BE POLYVINYL CHLORIDE (PVC) SDR 26 GREEN SEWER PIPE AND SHALL CONFORM TO THE REQUIREMENTS OF ASTM DESIGNATION D 3034–73 WITH GLUED JOINTS. ALL DIRECTION CHANGES SHALL BE MADE WITH WYE CONNECTIONS, 22.5° ELBOWS or 45° ELBOWS, 90° ELBOWS AND TEE's ARE PROHIBITED. PUBLIC SANITARY SEWER LINES AND MAINS SHALL BE PER CITY/TOWN STANDARDS.
3. ALL LATERALS SHALL HAVE A CLEANOUT AT FACE OF BUILDING PER THE CITY STANDARD OR APPROPRIATE SANITARY SEWER DISTRICT.
4. IF (E) SEWER LATERAL IS TO BE USED, CONTRACTOR SHALL PERFORM PRESSURE TEST ON (E) SEWER LATERAL, AND SHALL PERFORM ANY NEEDED REPAIRS. EXTEND (N) OR (E) SEWER LINE AS SHOWN ON THE PLANS SLOPED AT 2% MINIMUM. INSTALL CLEANOUT AT FACE OF BUILDING AND AT PROPERTY LINE.

WATER SYSTEM NOTES:

1. MAINTAIN WATER LINES 10' AWAY FROM SANITARY SEWER LINES.
2. WHERE WATER LINES HAVE TO CROSS SANITARY SEWER LINES, DO SO AT A 90 DEGREE ANGLE AND WATER LINES SHALL BE MINIMUM OF 12" ABOVE TOP OF SANITARY SEWER LINES.
3. WATER LINES ARE SHOWN SCHEMATICALLY, CONTRACTOR SHALL IDENTIFY EACH ANGLE AND/OR BEND THAT MAY BE REQUIRED TO ACCOMPLISH THE INTENDED DESIGN.
4. ALL WATER SERVICE CONNECTIONS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY/TOWN OR APPLICABLE WATER DISTRICT STANDARDS.
5. CONNECTIONS TO THE EXISTING WATER MAIN SHALL BE APPROVED BY THE CITY/TOWN. THE CONTRACTOR SHALL PAY THE ACTUAL COSTS OF CONSTRUCTION. THE CONTRACTOR SHALL PERFORM ALL EXCAVATION, PREPARE THE SITE, FURNISH ALL MATERIALS, INSTALL TAPPING TEE, VALVE AND ALL THRUST BLOCKS, BACKFILL, RESTORE THE SURFACE, AND CLEAN UP. THE CITY/TOWN WILL PROVIDE THE CLIENT WITH A LIST OF APPROVED CONTRACTORS FOR MAKING WET TAPS. NONMETALLIC WATER LINES SHALL HAVE TRACER WIRES INSTALLED.
6. ALL WATER LINES SHALL BE INSTALLED WITH 36" MINIMUM COVER.
7. CONTRACTOR SHALL SIZE AND INSTALL ALL NEW DESIGN BUILD DOMESTIC IRRIGATION AND FIRE WATER LINE(S) IN ACCORDANCE WITH THE LATEST EDITION OF THE UNIFORM/CALIFORNIA PLUMBING AND FIRE CODES. (ALL FIXTURE UNIT COUNTS SHALL BE REVIEWED AND APPROVED BY THE CITY/TOWN'S BUILDING AND/OR WATER DEPARTMENT PRIOR TO CONSTRUCTION.)
8. CONCRETE THRUST BLOCKS SHALL BE INSTALLED AT ALL TEES, CROSSES, BENDS (HORIZONTAL AND VERTICAL), AT SIZE CHANGES AND AT FIRE HYDRANTS PER CITY/TOWN STANDARD, AWWA C600, SECTION 3.8 UNLESS NOTED OTHERWISE.
9. ALL ON AND OFF–SITE LANDSCAPE IRRIGATION SYSTEMS SHALL BE IN ACCORDANCE WITH THE LANDSCAPE ARCHITECTURAL PLANS AND SPECIFICATIONS AND SHALL BE CONNECTED TO THE EXISTING AND/OR NEW WATER SYSTEM AND METERED ACCORDINGLY.
10. INSTALL CITY/TOWN APPROVED PRESSURE REGULATOR AND REDUCED BACKFLOW PREVENTOR ON WATER LINE AT ENTRANCE TO BUILDING. REFERENCE PLUMBING PLANS FOR MORE DETAIL.

Know what's below. Call before you dig.

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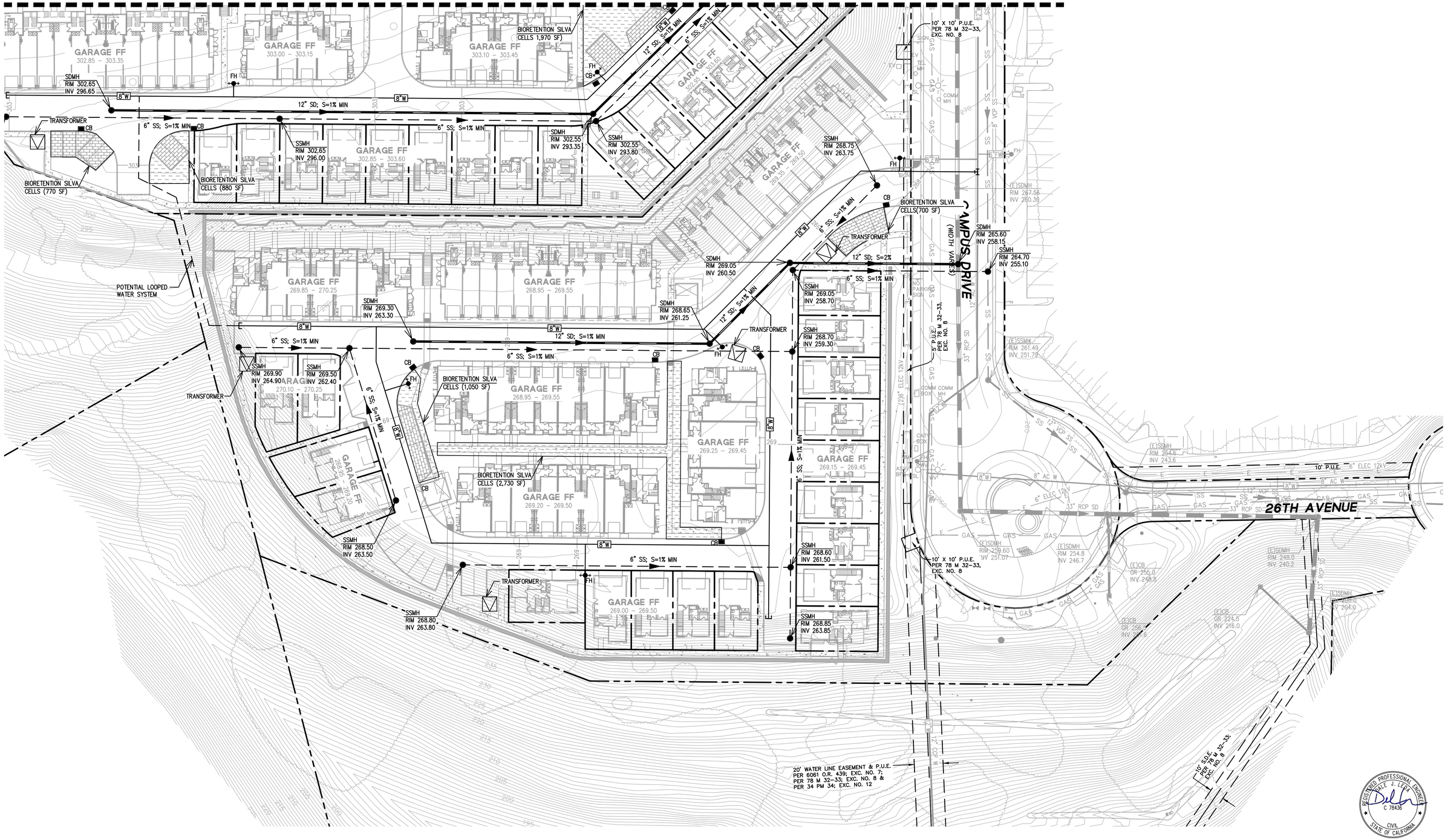
PENINSULA HEIGHTS - SAN MATEO, CALIFORNIA

CAMPUS POP INVESTOR, LLC

UTILITY PLAN
SOUTH SITE

C12.1

MATCHLINE: SEE SHEET C12.1



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PENINSULA HEIGHTS - SAN MATEO, CALIFORNIA

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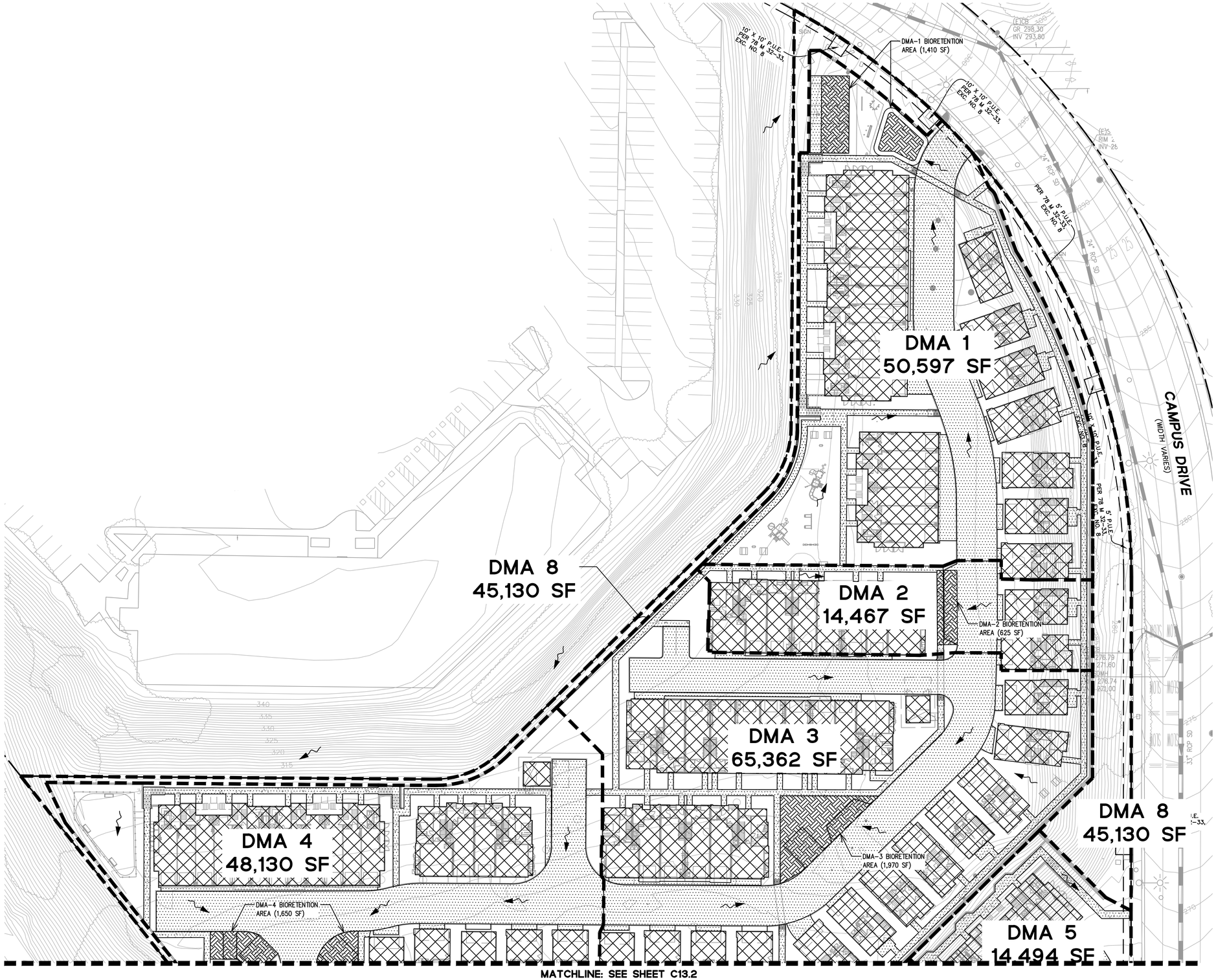
UTILITY PLAN SOUTH SITE

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LEGEND

- (P) PERVIOUS LANDSCAPE
- (P) BIOTREATMENT AREA
- (P) IMPERVIOUS HARDSCAPE
- (P) IMPERVIOUS BUILDING

	DMA 1	DMA 2	DMA 3	DMA 4
TOTAL AREA	50,600 SQ FT	14,470 SQ FT	65,365 SQ FT	48,130 SQ FT
(P) PERVIOUS AREA				
PERVIOUS LANDSCAPE	16,250 SQ FT	1,945 SQ FT	16,620 SQ FT	14,050 SQ FT
BIOTREATMENT AREA	1,410 SQ FT	625 SQ FT	1,970 SQ FT	1,650 SQ FT
TOTAL:	17,660 SQ FT	2,570 SQ FT	18,590 SQ FT	15,700 SQ FT
(P) IMPERVIOUS AREA				
HARDSCAPE	14,900 SQ FT	3,405 SQ FT	21,570 SQ FT	16,345 SQ FT
BUILDINGS	18,040 SQ FT	8,500 SQ FT	25,210 SQ FT	16,095 SQ FT
EFFECTIVE IMPERVIOUS AREA[3]	1,625 SQ FT	195 SQ FT	1,665 SQ FT	1,405 SQ FT
TOTAL:	34,565 SQ FT	12,095 SQ FT	48,440 SQ FT	33,840 SQ FT
REQUIRED LID TREATMENT AREA[1,2]	1,385 SQ FT	485 SQ FT	1,940 SQ FT	1,355 SQ FT
PROVIDED LID TREATMENT AREA[2,3]	1,415 SQ FT	625 SQ FT	1,970 SQ FT	1,650 SQ FT

NOTES:
1. BIOTREATMENT AREAS ARE SIZED TO TREAT 4% OF IMPERVIOUS AREAS IN DMA 1, 2, AND 3.
2. FOR DMA AREAS WITH PERVIOUS AREA OF 5% OF MORE OF THE TOTAL AREA, ADD EFFECTIVE IMPERVIOUS AREA EQUIVALENT TO 0.1 TIMES THE PERVIOUS AREA TO IMPERVIOUS AREA TOTAL.

	DMA 5	DMA 6	DMA 7	DMA 8[4]
TOTAL AREA	14,495 SQ FT	90,935 SQ FT	37,230 SQ FT	45,135 SQ FT
(P) PERVIOUS AREA				
PERVIOUS LANDSCAPE	3,975 SQ FT	18,835 SQ FT	10,995 SQ FT	45,135 SQ FT
BIOTREATMENT AREA	700 SQ FT	2,850 SQ FT	1,085 SQ FT	0 SQ FT
TOTAL:	4,675 SQ FT	21,685 SQ FT	12,080 SQ FT	45,135 SQ FT
(P) IMPERVIOUS AREA				
HARDSCAPE	4,850 SQ FT	27,655 SQ FT	14,545 SQ FT	0 SQ FT
BUILDINGS	4,975 SQ FT	41,600 SQ FT	10,965 SQ FT	0 SQ FT
EFFECTIVE IMPERVIOUS AREA[3]	400 SQ FT	1,885 SQ FT	1,100 SQ FT	0 SQ FT
TOTAL:	10,220 SQ FT	71,135 SQ FT	26,610 SQ FT	0 SQ FT
REQUIRED LID TREATMENT AREA[1,2]	410 SQ FT	2,850 SQ FT	1,065 SQ FT	0 SQ FT
PROVIDED LID TREATMENT AREA[2,3]	700 SQ FT	2,855 SQ FT	1,085 SQ FT	0 SQ FT

NOTES:
1. BIOTREATMENT AREAS ARE SIZED TO TREAT 4% OF IMPERVIOUS AREAS IN DMA 1, 2, AND 3.
2. FOR DMA AREAS WITH PERVIOUS AREA OF 5% OF MORE OF THE TOTAL AREA, ADD EFFECTIVE IMPERVIOUS AREA EQUIVALENT TO 0.1 TIMES THE PERVIOUS AREA TO IMPERVIOUS AREA TOTAL.
3. DMA 8 DOES NOT REQUIRE A BIOTREATMENT AREA BECAUSE IT IS SELF–RETAINING.

HYDROMODIFICATION NOTES:

1. SITE IS SUBJECT TO SMCWPPP HYDROMODIFICATION REQUIREMENTS.

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C13.1

MATCHLINE: SEE SHEET C13.1

DMA 4
48,130 SF

DMA 8
45,130 SF

DMA 5
14,494 SF

DMA 7
37,229 SF

DMA 6
90,934 SF

DMA 8
45,130 SF

DMA-4 BIORETENTION
AREA (1,650 SF)

DMA-3 BIORETENTION
AREA (1,970 SF)

DMA-5 BIORETENTION
AREA (700 SF)

DMA-7 BIORETENTION
AREA (1,050 SF)

DMA-6 BIORETENTION
AREA (2,850 SF)

CAMPUS DRIVE
(WIDTH VARIES)

26TH AVENUE

5' P.U.E.
PER 78 M 32-33,
EXC. NO. 8

10' P.U.E.

10' X 10' P.U.E.
PER 78 M 32-33,
EXC. NO. 8

20' WATER LINE EASEMENT & P.U.E.
PER 6061 O.R. 439; EXC. NO. 7;
PER 78 M 32-33; EXC. NO. 8 &
PER 34 PM 34; EXC. NO. 12

10' S.D.E.
PER 78 M 32-33,
EXC. NO. 8

33" RCP SD

(E)SDMH
RIM 267.56
INV 260.36

(E)SDMH
RIM 259.60
INV 251.07

(E)SDMH
RIM 254.8
INV 246.7

(E)CB
GR 255.0
INV 248.8

(E)SDMH
RIM 248.0
INV 240.2

(E)SDMH
INV 204.0

(E)CB
GR 224.5
INV 216.0

GAS

REGISTERED PROFESSIONAL ENGINEER
DALE J. LEPU
C 78436
CIVIL
STATE OF CALIFORNIA

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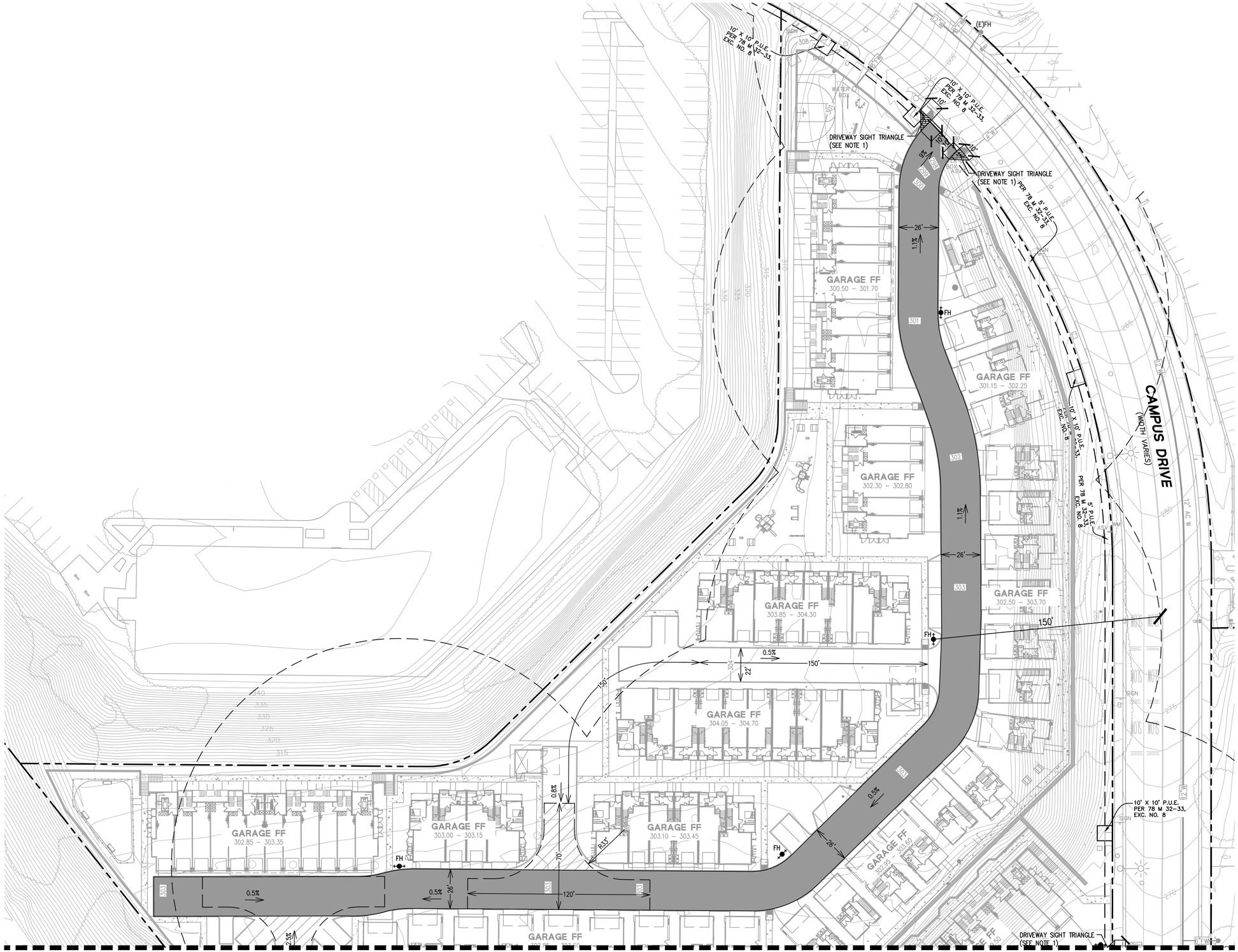
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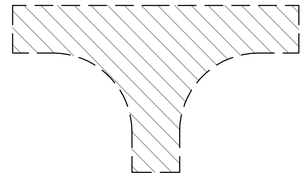


MATCHLINE: SEE SHEET C14.2

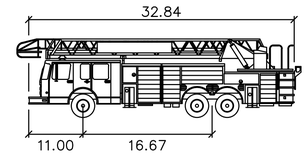
FIRE ACCESS NOTES:

DESIGNATES 26-FT UNOBSTRUCTED FIRE LANE WIDTH FOR AERIAL APPARATUS ACCESS. ALL CURBS WITHIN SHALL BE RED PAINTED AND MARKED WITH WHITE CURB LETTERING "NO PARKING. FIRE LANE" AT NO LESS THAN 25-FT INTERVALS.

DESIGNATES 20-FT (MINIMUM) UNOBSTRUCTED FIRE LANE WIDTH FOR FIRE APPARATUS ACCESS. ALL CURBS WITHIN SHALL BE RED PAINTED AND MARKED WITH WHITE CURB LETTERING "NO PARKING. FIRE LANE" AT NO LESS THAN 25-FT INTERVALS.



FIRE TRUCK TURNAROUND PER SAN MATEO FIRE DEPARTMENT. ALL CURBS ALONG FIRE TRUCK TURNAROUNDS SHALL BE RED PAINTED AND MARKED WITH WHITE CURB LETTERING "NO PARKING. FIRE LANE" AT NO LESS THAN 25-FT INTERVALS.



FIRE TRUCK

	feet
Width	: 8.50
Track	: 8.50
Lock to Lock Time	: 6.0
Steering Angle	: 31.9

DRIVEWAY SIGHT DISTANCE NOTES:

1. DRIVEWAY SIGHT DISTANCE TRIANGLES ARE SHOWN PER MUNICIPAL CODE 27.84.010(B)(2).

FIRE HYDRANT NOTES:

1. ALL FIRE HYDRANTS IN VICINITY OF THE PROJECT SITE SHALL BE UPGRADED TO CLOW MODEL 960 OR APPROVED EQUIVALENT.
2. ONSITE HYDRANT SPACING SHALL BE 250 FT MEASURED ALONG ACCESS ROAD.
3. ALL HYDRANTS SHALL BE CAPABLE OF DELIVERING 1,500 GPM AT 20 PSI RESIDUAL PRESSURE.

REGISTERED PROFESSIONAL ENGINEER DALE J. LEIN C 78436 CIVIL STATE OF CALIFORNIA

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GARAGE FF 302.85 – 303.35
GARAGE FF 303.00 – 303.15
GARAGE FF 303.10 – 303.45
GARAGE FF 302.85 – 303.60
GARAGE FF 269.85 – 270.25
GARAGE FF 268.95 – 269.55
GARAGE FF 270.10 – 270.25
GARAGE FF 269.25 – 269.45
GARAGE FF 269.15 – 269.45
GARAGE FF 269.20 – 269.50
GARAGE FF 269.00 – 269.50

FH
0.5%
0.8%
2.5%
1.0%
26'
22'
70'
120'
R35'
10' X 10' P.U.E. PER 78 M 32–33, EXC. NO. 8
DRIVEWAY SIGHT TRIANGLE (SEE NOTE 1)
10'
6%
CAMPUS DRIVE
(WIDTH VARIES)
(E)FH
PARKING SIGN
5' P.U.E. PER 78 M 32–33, EXC. NO. 8
AUTOMATIC GATE OR AUTOMATIC BOLLARDS TO BE INSTALLED.
REPLACE (E)CURB AND GUTTER WITH ROLLED CURB AND GUTTER PER CITY STANDARDS. (205 LF)
(E)GATE TO BE REMOVED
10' P.U.E.
26TH AVENUE
SECONDARY EMERGENCY VEHICLE ACCESS 20' WIDTH FROM BACK OF WALK TO FACE CURB
20' WATER LINE EASEMENT & P.U.E. PER 6061 O.R. 439; EXC. NO. 7; PER 78 M 32–33; EXC. NO. 8 & PER 34 PM 34; EXC. NO. 12
10' S.D.E. PER 78 M 32–33, EXC. NO. 8

REGISTERED PROFESSIONAL ENGINEER
DALE J. TERRA
C 78436
CIVIL
STATE OF CALIFORNIA

0 30 60 120
NORTH

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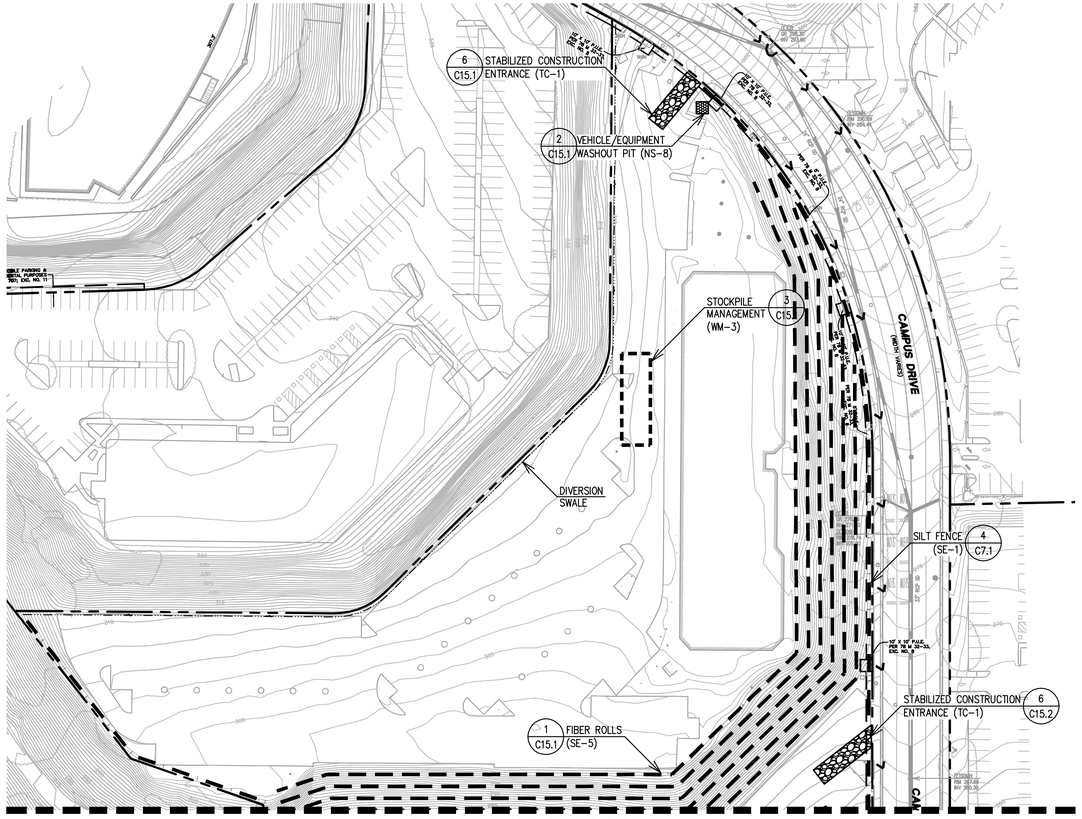
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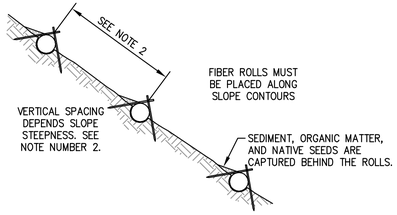
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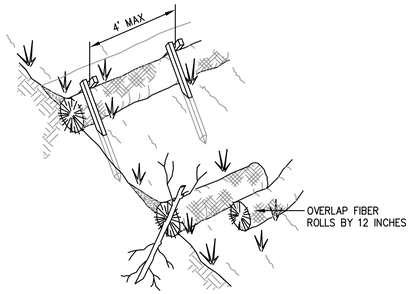
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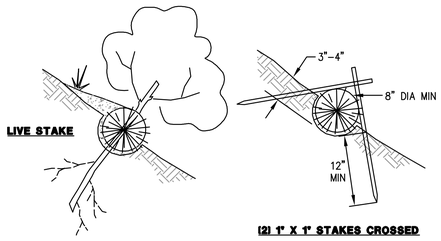
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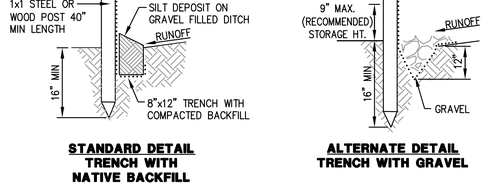


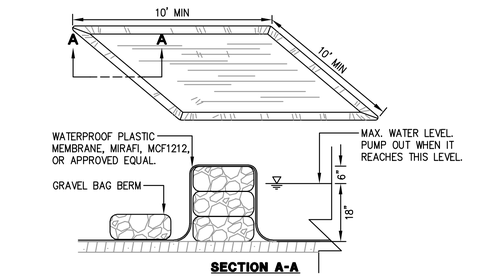


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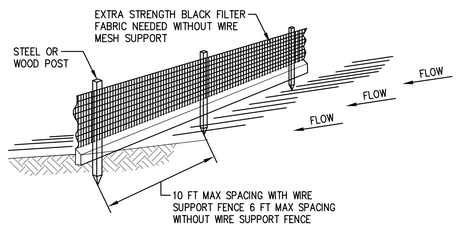
1. FIBER ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 3" TO 4" DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND ROLL.
1. VERTICAL SPACING FOR SLOPE INSTALLATIONS:
   SLOPE OF 2:1 OR GREATER = 10 FEET APART
   SLOPE BETWEEN 4:1 AND 2:1 = 15 FEET APART
   SLOPE OF 4:1 OR FLATTER = 20 FEET APART
2. INSPECT AND REPAIR FIBER ROLLS AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
3. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.

1 — FIBER ROLL
NTS





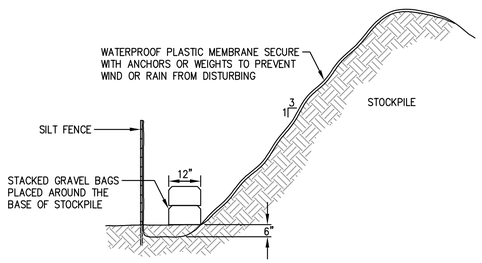
2 — VEHICLE/EQUIPMENT WASHOUT PIT
NTS



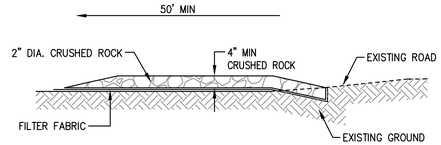
NOTES:

1. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
2. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
3. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.

4 — SILT FENCE
NTS



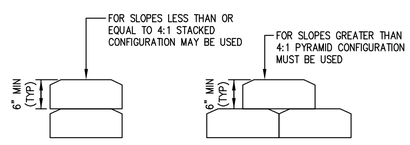
3 — STOCKPILE COVERING
NTS



NOTES:

1. PROVIDE A FANNED STABILIZED CONSTRUCTION ENTRANCE TO ACCOMMODATE THE TURNING RADIUS OF CONSTRUCTION EQUIPMENT ON AND OFF THE PUBLIC STREET.
2. INSTALL ALONG NEW DWY CORRIDOR FOR THE FULL PROPOSED WIDTH.

6 — STABILIZED CONSTRUCTION ENTRANCE
NTS



NOTES:

1. INSTALL AT LOCATIONS AS SHOWN ON EROSION CONTROL PLAN, AND IN ADDITION, PROTECT ALL EXISTING AND PROPOSED STORM DRAIN STRUCTURES WITH GRAVEL BAGS.

5 — GRAVEL BAG BERM
NTS

REGISTERED PROFESSIONAL ENGINEER — DALE J. LEDA — C 78436 — CIVIL — STATE OF CALIFORNIA

DRAWING NAME: K:\2018\180881_Peninsula_Office_Park\ENG_Tentative_Map\cdpsheets.dwg
PLOT DATE: 02-06-20
PLOTTED BY: wort

PENINSULA HEIGHTS - SAN MATEO, CALIFORNIA

CAMPUS POP INVESTOR, LLC

EEROSION CONTROL PLAN NORTH SITE

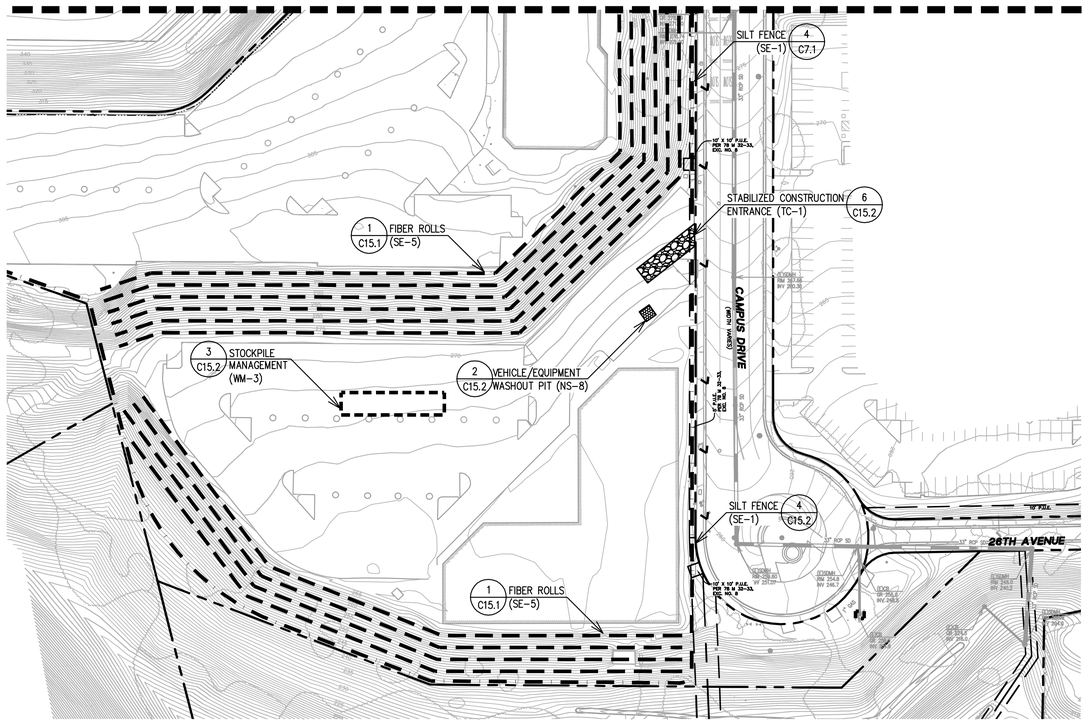
0 60 120 NORTH 240

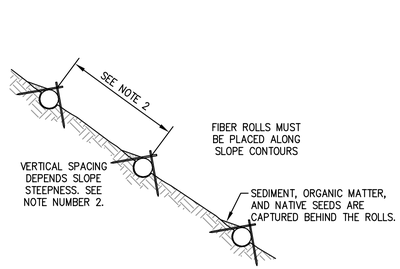
JOB NO.	20180881-10
DATE	02-05-2020

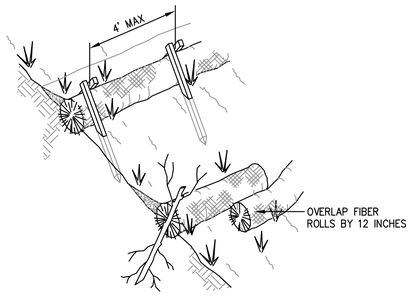
BKF 100+ YEARS
ENGINEERS . SURVEYORS . PLANNERS
255 SHORELINE DR., SUITE 200
REDWOOD CITY, CA 94065
(650) 482-6300
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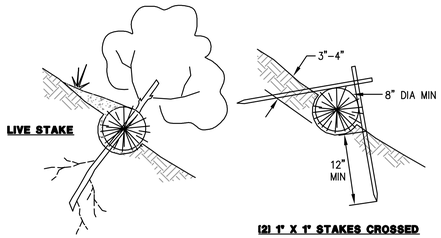
C15.1

MATCHLINE: SEE SHEET C15.1







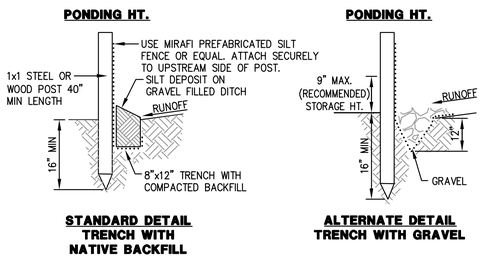


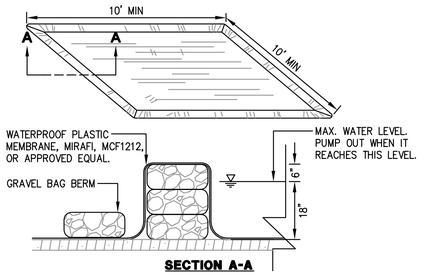
(2) 1" X 1" STAKES CROSSED

NOTES:

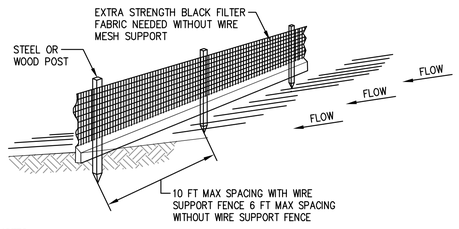
1. FIBER ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 3" TO 4" DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND ROLL.
1. VERTICAL SPACING FOR SLOPE INSTALLATIONS:
   SLOPE OF 2:1 OR GREATER = 10 FEET APART
   SLOPE BETWEEN 4:1 AND 2:1 = 15 FEET APART
   SLOPE OF 4:1 OR FLATTER = 20 FEET APART
2. INSPECT AND REPAIR FIBER ROLLS AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
3. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.

1 FIBER ROLL
NTS





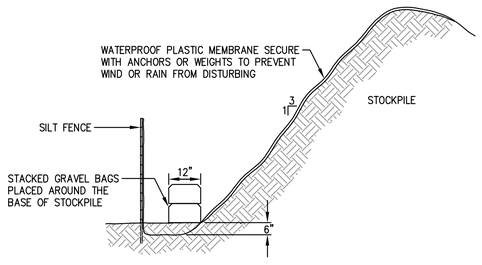
2 VEHICLE/EQUIPMENT WASHOUT PIT
NTS



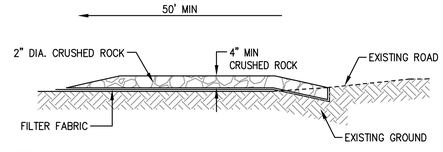
NOTES:

1. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
2. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
3. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.

4 SILT FENCE
NTS



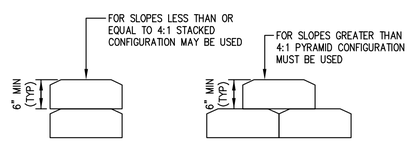
3 STOCKPILE COVERING
NTS



NOTES:

1. PROVIDE A FANNED STABILIZED CONSTRUCTION ENTRANCE TO ACCOMMODATE THE TURNING RADIUS OF CONSTRUCTION EQUIPMENT ON AND OFF THE PUBLIC STREET.
2. INSTALL ALONG NEW DWY CORRIDOR FOR THE FULL PROPOSED WIDTH.

6 STABILIZED CONSTRUCTION ENTRANCE
NTS



NOTES:

1. INSTALL AT LOCATIONS AS SHOWN ON EROSION CONTROL PLAN, AND IN ADDITION, PROTECT ALL EXISTING AND PROPOSED STORM DRAIN STRUCTURES WITH GRAVEL BAGS.

5 GRAVEL BAG BERM
NTS

REGISTERED PROFESSIONAL ENGINEER
DALE J. LEDA
C 78436
CIVIL
STATE OF CALIFORNIA

DRAWING NAME: K:\2018\180881_Peninsula_Office_Park\ENG_Tentative_Map\cdpsheets.dwg
PLOT DATE: 02-06-20 PLOTTED BY: wort

PENINSULA HEIGHTS - SAN MATEO, CALIFORNIA

CAMPUS POP INVESTOR, LLC

EEROSION CONTROL PLAN NORTH SITE

BKF 100+ YEARS
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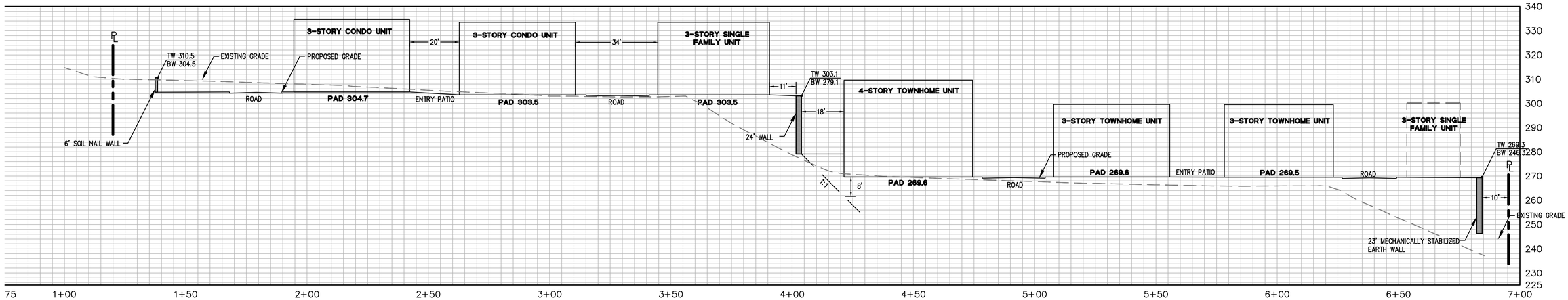
0 60 120 NORTH 240

JOB NO. 20180881-10
DATE 02-05-2020

255 SHORELINE DR.,
SUITE 200
REDWOOD CITY, CA 94065
(650) 482-6300
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C15.2

SOUTH LOTS SECTION



PROFILE

SCALE: 1" = 20' HORIZ.
1" = 10' VERT.

DRAWING NAME: J:\2018\180881_Peninsula_Office_Park\ENG_Tentative_Map\cdpsheets.dwg
PLOT DATE: 02-06-20 PLOTTED BY: wort

REGISTERED PROFESSIONAL ENGINEER
ALEX J. LEE
C 78436
CIVIL
STATE OF CALIFORNIA

0 20 40 NORTH 80

JOB NO. 20180881-10
DATE 02-05-2020

255 SHORELINE DR.,
SUITE 200
REDWOOD CITY, CA 94065
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www.bkf.com

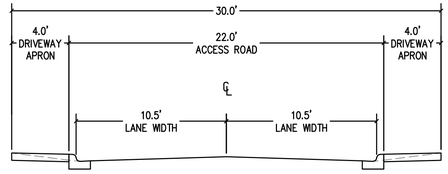
C16.1

PENINSULA HEIGHTS - SAN MATEO, CALIFORNIA

CAMPUS POP INVESTOR, LLC

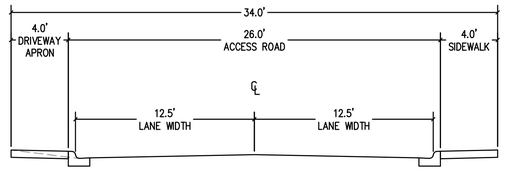
SOUTH LOTS SECTION

BKF 100+ YEARS
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SPUR ROAD SECTION

SCALE 1" = 5'

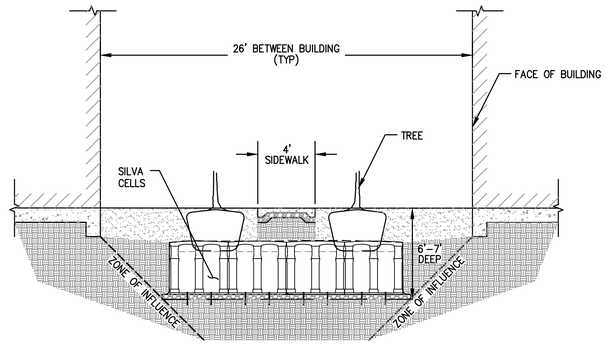


MAIN FIRE ACCESS ROAD SECTION

SCALE 1" = 5'

1 — **ROAD CROSS SECTIONS**

NTS



2 — **SILVA CELL CROSS SECTION**

NTS

REGISTERED PROFESSIONAL ENGINEER
DALE J. LEVY
C 78436
CIVIL
STATE OF CALIFORNIA

NORTH

DRAWING NAME: J:\2018\180881_Peninsula_Office_Park\ENG_Tentative_Map\cdpsheets.dwg
PLOT DATE: 02-06-20 PLOTTED BY: wort

PENINSULA HEIGHTS - SAN MATEO, CALIFORNIA

CAMPUS POP INVESTOR, LLC

DETAILS

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DATE 02-05-2020

C16.2



PENINSULA HEIGHTS - SAN MATEO, CA

CAMPUS POP INVESTOR, LLC

KEY PLAN

JETT
Landscape Architecture + Design
2 Theatre Sq., Ste 218
Orinda, CA 94563
925-254-5422

JOB NO. 1483.001
DATE 02-03-20

N

L0.00

BUILDING SETBACK

MATCHLINE – SEE SHEET L0.02

LEGEND:

- EXISTING TREE TO REMAIN
- EXISTING OFFSITE TREE TO REMAIN
- EXISTING TREE OVER 6" CALIPER TO BE REMOVED, SEE ARBORIST REPORT FOR MORE INFORMATION
- EXISTING HERITAGE TREE TO BE REMOVED, SEE ARBORIST REPORT FOR MORE INFORMATION
- TREE PROTECTION FENCING, SEE DETAIL 1/L0.01; REFER TO TREE PROTECTION PLAN BY TRAVERSO TREE SERVICE DATED JANUARY 30, 2020 FOR MORE INFORMATION

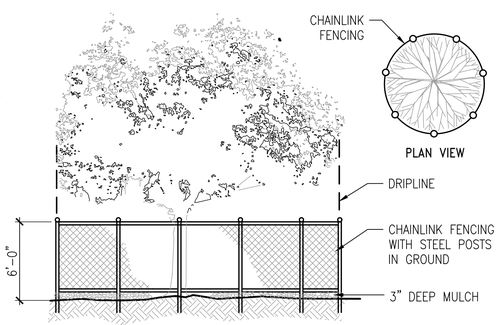
TREE REPLACEMENT REQUIREMENTS

SAN MATEO DEFINES A HERITAGE TREE AS:
- ANY BAY (UMBELLULARIA CALIFORNICA), BUCKEYE (AESCULUS SPP.), OAK (QUERCUS SPP.), CEDAR (CEDRUS) OR REDWOOD (SEQUOIA) TREE THAT HAS A DIAMETER OF TEN (10) INCHES OR MORE MEASURED AT FORTY-EIGHT (48) INCHES ABOVE NATURAL GRADE.
- ANY OTHER TREE WITH A TRUNK DIAMETER OF SIXTEEN (16) INCHES OR MORE. MEASURED AT FORTY-EIGHT (48) INCHES ABOVE NATURAL GRADE.
- ANY TREE OR STAND OF TREES DESIGNATED BY RESOLUTION OF THE CITY COUNCIL TO BE OF SPECIAL HISTORICAL VALUE OR OF SIGNIFICANT COMMUNITY BENEFIT.
- A STAND OF TREES, THE NATURE OF WHICH MAKES EACH DEPENDENT ON THE OTHERS FOR SURVIVAL.
- TREE REPLACEMENT SHALL BE ONE 24" BOX SIZE TREE APPROVED BY THE DIRECTOR, FOR EACH HERITAGE TREE REMOVED PER CHAPTER 13.52 HERITAGE TREES.

EXISTING ON-SITE TREES	369
TREES ON-SITE TO REMAIN	49
NON-HERITAGE TREES TO BE REMOVED	181
HERITAGE TREES TO BE REMOVED	139
REPLACEMENT TREES REQUIRED (24" BOX SIZE MIN)	139

NOTES:
1. REFER TO ARBORIST REPORT FROM TRAVERSO TREE SERVICE DATED JANUARY 30, 2020 FOR MORE INFORMATION.
2. ALLOWABLE BUILDING AREA IS SITE AREA WITHIN BUILDING SETBACKS.
3. SEE SHEET L3.00 FOR PROPOSED LANDSCAPE UNIT VALUES AND REQUIRED TREE PLANTING CALCULATIONS.
4. SEE SHEETS L3.01–L3.03 FOR REPLACEMENT TREE LOCATIONS.

1 TREE PROTECTION FENCING, TYP
L0.01



1 TREE PROTECTION FENCING
SCALE: 3/16" = 1'

0 15' 30' 60' 90'
SCALE: 1" = 30'-0"

NORTH

PENINSULA HEIGHTS - SAN MATEO, CALIFORNIA

CAMPUS POP INVESTOR, LLC

TREE REMOVAL AND MITIGATION PLAN - NORTH PARCEL

JETT LANDSCAPE ARCHITECTURE + DESIGN
2 Theatre Sq., Ste 218
Orinda, Ca 94563
925-254-5422

JOB NO. 1483.001
DATE 02-03-20

L0.01



LEGEND:

- EXISTING TREE TO REMAIN
- EXISTING OFFSITE TREE TO REMAIN
- EXISTING TREE OVER 6" CALIPER TO BE REMOVED, SEE ARBORIST REPORT FOR MORE INFORMATION
- EXISTING HERITAGE TREE TO BE REMOVED, SEE ARBORIST REPORT FOR MORE INFORMATION
- TREE PROTECTION FENCING, SEE DETAIL 1/L0.01; REFER TO TREE PROTECTION PLAN BY TRAVERSO TREE SERVICE DATED JANUARY 30, 2020 FOR MORE INFORMATION

0 15' 30' 60' 90'

SCALE: 1" = 30'-0"

PENINSULA HEIGHTS - SAN MATEO, CALIFORNIA

CAMPUS POP INVESTOR, LLC

TREE REMOVAL AND MITIGATION PLAN - SOUTH PARCEL

JETT LANDSCAPE ARCHITECTURE + DESIGN
2 Theatre Sq., Ste 218
Orinda, Ca 94563
925-254-5422

JOB NO. 1483.001
DATE 02-03-20

NORTH

L0.02

LEGEND:

- EXISTING TREE TO REMAIN
- EXISTING OFFSITE TREE TO REMAIN
- EXISTING TREE OVER 6" CALIPER TO BE REMOVED, SEE ARBORIST REPORT FOR MORE INFORMATION
- EXISTING HERITAGE TREE TO BE REMOVED, SEE ARBORIST REPORT FOR MORE INFORMATION
- TREE PROTECTION FENCING, SEE DETAIL 1/L0.01; REFER TO TREE PROTECTION PLAN BY TRAVERSO TREE SERVICE DATED JANUARY 30, 2020 FOR MORE INFORMATION



0 15' 30' 60' 90'

SCALE: 1" = 30'-0"

NORTH

PENINSULA HEIGHTS - SAN MATEO, CALIFORNIA

CAMPUS POP INVESTOR, LLC

TREE REMOVAL AND MITIGATION PLAN - SOUTH PARCEL

JETT LANDSCAPE ARCHITECTURE + DESIGN

2 Theatre Sq., Ste 218
Orinda, Ca 94563
925-254-5422

JOB NO. 1483.001

DATE 02-03-20

L0.03

Total LU Value of Trees to be Removed: 3055.3

Ref	Species Name	Fate: Preserved / Removed	Species Value %	Condition Value %	Location Value %	0.35	Caliper Size (inches)	0.70 if in allowable bldg. area	1.25 if Heritage Tree	LU Value
1	White birch	Removed	0.30	0.81	0.63	0.35	10	1	1.00	4.4
2	White birch	Removed	0.30	0.78	0.59	0.35	7	1	1.00	2.8
3	White birch	Removed	0.30	0.75	0.59	0.35	13	1	1.00	5.0
4	White birch	Removed	0.30	0.65	0.48	0.35	9	1	1.00	2.4
5	White birch	Removed	0.30	0.60	0.48	0.35	11	1	1.00	2.7
6	White birch	Removed	0.30	0.70	0.63	0.35	14	1	1.00	5.3
7	London planetree	Removed	0.70	0.72	0.64	0.35	17	0.7	1.25	0.0
8	London planetree	Preserved	0.70	0.78	0.63	0.35	28	1	1.25	0.0
9	London planetree	Preserved	0.70	0.73	0.63	0.35	20	1	1.25	0.0
10	London planetree	Preserved	0.70	0.75	0.53	0.35	14	1	1.00	0.0
11	Coast live oak	Preserved	0.90	0.84	0.39	0.35	10	1	1.25	0.0
12	Coast live oak	Preserved	0.90	0.90	0.54	0.35	17	1	1.25	0.0
13	Coast live oak	Preserved	0.90	0.85	0.36	0.35	8	1	1.00	0.0
14	Coast live oak	Preserved	0.90	0.88	0.43	0.35	8	1	1.00	0.0
15	Coast live oak	Preserved	0.90	0.84	0.46	0.35	6	0.7	1.00	0.0
16	Coast live oak	Preserved	0.90	0.75	0.36	0.35	9	0.7	1.00	0.0
17	Coast live oak	Preserved	0.90	0.83	0.44	0.35	11	0.7	1.00	0.0
18	Coast live oak	Preserved	0.90	0.75	0.36	0.35	6	1	1.00	0.0
19	Blue gum	Preserved	0.10	0.90	0.33	0.35	6	1	1.00	0.0
20	Blue gum	Preserved	0.10	0.80	0.44	0.35	11	1	1.00	0.0
21	Blue gum	Preserved	0.10	0.69	0.63	0.35	53	0.7	1.25	0.0
22	Blue gum	Preserved	0.10	0.65	0.59	0.35	37	0.7	1.25	0.0
23	Coast live oak	Removed	0.90	0.87	0.49	0.35	10	0.7	1.25	9.7
24	Coast live oak	Removed	0.90	0.73	0.69	0.35	26	0.7	1.25	29.6
25	Coast live oak	Removed	0.90	0.75	0.59	0.35	20	0.7	1.25	20.0
26	Coast live oak	Removed	0.90	0.72	0.53	0.35	8	0.7	1.00	5.5
27	Holly oak	Removed	0.70	0.75	0.56	0.35	7	0.7	1.00	4.1
28	Deodar cedar	Removed	0.90	1.00	0.58	0.35	11	0.7	1.25	14.3
29	Deodar cedar	Removed	0.90	1.00	0.58	0.35	11	0.7	1.25	14.3
30	Holly oak	Removed	0.70	0.85	0.43	0.35	7	0.7	1.00	3.6
31	Coast live oak	Removed	0.90	0.75	0.56	0.35	15	0.7	1.25	14.2
32	Coast live oak	Removed	0.90	0.85	0.66	0.35	14	0.7	1.25	17.7
33	Holly oak	Removed	0.70	0.81	0.39	0.35	7	0.7	1.00	3.1
34	Coast live oak	Removed	0.90	0.75	0.39	0.35	7	1	1.00	5.3
35	Coast live oak	Preserved	0.90	0.75	0.36	0.35	7	1	1.00	0.0
36	Coast live oak	Removed	0.90	0.88	0.36	0.35	7	1	1.00	5.7
37	Coast live oak	Removed	0.90	0.81	0.36	0.35	6	0.7	1.00	3.1
38	Coast live oak	Removed	0.90	0.78	0.49	0.35	9	0.7	1.00	6.2
39	Coast live oak	Removed	0.90	0.75	0.43	0.35	10	1	1.25	10.3
40	Holly oak	Removed	0.70	0.97	0.41	0.35	7	0.7	1.00	3.9
41	Coast live oak	Removed	0.90	0.81	0.59	0.35	11.5	0.7	1.25	12.4
42	Coast live oak	Removed	0.90	0.69	0.63	0.35	19	0.7	1.25	18.5
43	Coast live oak	Removed	0.90	0.40	0.43	0.35	15	0.7	1.25	5.8
44	Coast live oak	Removed	0.90	0.40	0.43	0.35	12	0.7	1.25	4.6
45	Southern magnolia	Removed	0.90	0.66	0.56	0.35	8	0.7	1.00	5.3
46	Camphor	Removed	0.70	0.60	0.53	0.35	17	0.7	1.25	9.4
47	Camphor	Removed	0.70	0.60	0.43	0.35	9	0.7	1.00	3.2
48	Camphor	Removed	0.70	0.68	0.56	0.35	14	0.7	1.00	7.5
49	Southern magnolia	Removed	0.90	0.75	0.53	0.35	6.5	0.7	1.00	4.6
50	Camphor	Removed	0.70	0.66	0.59	0.35	15	0.7	1.00	8.2
51	Camphor	Removed	0.70	0.69	0.53	0.35	13	0.7	1.00	6.6
52	Camphor	Removed	0.70	0.59	0.43	0.35	9	0.7	1.00	3.2
53	Camphor	Removed	0.70	0.69	0.51	0.35	12	0.7	1.00	5.9
54	Camphor	Removed	0.70	0.69	0.56	0.35	15	0.7	1.00	8.1
55	Southern magnolia	Removed	0.90	0.72	0.59	0.35	8	0.7	1.00	6.2
56	Southern magnolia	Removed	0.90	0.66	0.49	0.35	10	0.7	1.00	5.9
57	Purple leaf plum	Removed	0.30	0.72	0.56	0.35	12	0.7	1.00	2.9
58	Purple leaf plum	Removed	0.30	0.72	0.54	0.35	12	0.7	1.00	2.8
59	Purple leaf plum	Removed	0.30	0.72	0.59	0.35	13	0.7	1.00	3.3
60	Monterey pine	Removed	0.30	0.66	0.73	0.35	38	1	1.25	19.5
61	Purple leaf plum	Removed	0.30	0.72	0.56	0.35	12	1	1.00	4.1
62	London planetree	Removed	0.70	0.75	0.74	0.35	28	1	1.25	39.0
63	London planetree	Preserved	0.70	0.75	0.59	0.35	13	1	1.00	0.0
64	Purple leaf plum	Removed	0.30	0.72	0.43	0.35	12	0.7	1.00	2.2
65	Purple leaf plum	Removed	0.30	0.72	0.43	0.35	6	0.7	1.00	1.1
66	Purple leaf plum	Preserved	0.30	0.72	0.43	0.35	6	0.7	1.00	0.0
67	Purple leaf plum	Preserved	0.30	0.75	0.49	0.35	8	1	1.00	0.0
68	London planetree	Preserved	0.70	0.60	0.53	0.35	18	1	1.25	0.0
69	London planetree	Preserved	0.70	0.72	0.63	0.35	13	1	1.00	0.0
70	Coast redwood	Removed	0.90	0.75	0.59	0.35	14	0.7	1.25	14.0
71	Coast redwood	Removed	0.90	0.81	0.66	0.35	23	0.7	1.25	27.7
72	Coast redwood	Removed	0.90	0.70	0.69	0.35	31	0.7	1.25	33.9
73	Coast redwood	Removed	0.90	0.45	0.56	0.35	19	0.7	1.25	10.8
74	Coast redwood	Removed	0.90	0.45	0.51	0.35	21	0.7	1.25	10.8
75	London planetree	Preserved	0.70	0.72	0.59	0.35	11	1	1.00	0.0
76	London planetree	Preserved	0.70	0.75	0.63	0.35	11	1	1.00	0.0
77	London planetree	Preserved	0.70	0.69	0.56	0.35	11	1	1.00	0.0
78	London planetree	Preserved	0.70	0.75	0.63	0.35	20	1	1.25	0.0
79	London planetree	Preserved	0.70	0.63	0.49	0.35	12	0.7	1.00	0.0
80	Coast redwood	Removed	0.90	0.72	0.59	0.35	23	0.7	1.25	19.3
81	Coast redwood	Removed	0.90	0.63	0.49	0.35	12	0.7	1.25	8.4
82	Coast redwood	Removed	0.90	0.66	0.66	0.35	28	0.7	1.25	27.4
83	Coast redwood	Removed	0.90	0.66	0.66	0.35	32	0.7	1.25	31.4
84	London planetree	Removed	0.70	0.66	0.58	0.35	14	1	1.00	10.7
85	London planetree	Removed	0.70	0.60	0.49	0.35	6	1	1.00	3.6
86	Coast redwood	Removed	0.90	0.60	0.49	0.35	14	0.7	1.25	9.3
87	London planetree	Removed	0.70	0.75	0.59	0.35	12	1	1.00	10.7
88	London planetree	Removed	0.70	0.60	0.41	0.35	11	0.7	1.00	3.8
89	London planetree	Removed	0.70	0.60	0.46	0.35	8	0.7	1.00	3.1
90	London planetree	Removed	0.70	0.56	0.49	0.35	14	1	1.00	7.7
91	Chinese elm	Removed	0.70	0.81	0.66	0.35	13	1	1.00	13.9
92	Chinese elm	Removed	0.70	0.75	0.56	0.35	12	1	1.00	10.1
93	Chinese elm	Removed	0.70	0.78	0.66	0.35	17	1	1.25	21.9
94	Ash	Removed	0.70	0.72	0.59	0.35	21	0.7	1.25	15.7
95	Canary Island pine	Removed	0.90	0.88	0.56	0.35	18	0.7	1.25	20.0
96	Canary Island pine	Removed	0.90	0.81	0.76	0.35	29	0.7	1.25	40.2
97	Coast redwood	Removed	0.90	0.81	0.73	0.35	41	0.7	1.25	54.3
98	Coast redwood	Removed	0.90	0.81	0.73	0.35	43	0.7	1.25	56.9
99	Coast redwood	Removed	0.90	0.81	0.74	0.35	45	0.7	1.25	61.0
100	Coast redwood	Removed	0.90	0.78	0.69	0.35	47	0.7	1.25	57.2
101	Brisbane box	Removed	0.90	0.65	0.33	0.35	8	0.7	1.00	3.1
102	Sweet gum	Removed	0.50	0.60	0.44	0.35	10	0.7	1.00	2.7
103	Sweet gum	Removed	0.50	0.75	0.53	0.35	13	0.7	1.00	5.1
104	Sweet gum	Removed	0.50	0.72	0.58	0.35	10	0.7	1.00	4.2
105	Sweet gum	Removed	0.50	0.78	0.51	0.35	7	0.7	1.00	2.8
106	Sweet gum	Removed	0.50	0.66	0.46	0.35	9	0.7	1.00	2.7
107	Sweet gum	Removed	0.50	0.68	0.51	0.35	6	0.7	1.00	2.1
108	Ash	Removed	0.70	0.65	0.59	0.35	27	0.7	1.25	18.2
109	Purple leaf plum	Removed	0.30	0.60	0.39	0.35	9	0.7	1.00	1.3
110	Coast redwood	Removed	0.90	0.45	0.49	0.35	27	0.7	1.25	13.5
111	Coast live oak	Preserved	0.90	0.69	0.48	0.35	18	1	1.25	0.0
112	Coast live oak	Removed	0.90	0.72	0.56	0.35	22	1	1.25	26.5
113	California bay	Removed	0.70	0.70	0.39	0.35	9	1	1.00	5.0
114	Italian stone pine	Preserved	0.70	0.94	0.44	0.35	9	1	1.00	0.0
115	Coast live oak	Preserved	0.90	0.63	0.49	0.35	10	1	1.25	0.0
116	Monterey cypress	Removed	0.50	0.75	0.66	0.35	24	0.7	1.25	14.9
117	Monterey pine	Removed	0.30	0.84	0.59	0.35	10	1	1.00	4.3
118	Arizona cypress	Removed	0.50	0.66	0.58	0.35	25	0.7	1.25	11.9
119	Monterey pine	Removed	0.30	0.70	0.54	0.35	9	0.7	1.00	2.1
120	Coast redwood	Removed	0.90	0.75	0.66	0.35	11	0.7	1.25	12.3
121	Brazilian pepper	Removed	0.50	0.63	0.56	0.35	13	0.7	1.00	4.6
122	Brazilian pepper	Removed	0.50	0.63	0.39	0.35	6	0.7	1.00	1.5
123	Brazilian pepper	Removed	0.50	0.59	0.66	0.35	17	0.7	1.25	8.3
124	Brazilian pepper	Removed	0.50	0.63	0.59	0.35	11	0.7	1.00	4.1
125	Sweet gum	Removed	0.50	0.75	0.58	0.35	8	0.7	1.00	3.5
126	Sweet gum	Removed	0.50	0.72	0.61	0.35	11	0.7	1.00	4.8
127	Sweet gum	Removed	0.50	0.72	0.61	0.35	11	0.7	1.00	4.8
128	Sweet gum	Removed	0.50	0.69	0.58	0.35	13	0.7	1.00	5.2
129	Sweet gum	Removed	0.50	0.69	0.56	0.35	13	0.7	1.00	5.0
130	Ash	Removed	0.70	0.65	0.53	0.35	22	0.7	1.25	13.2
131	Ash	Removed	0.70	0.65	0.48	0.35	18	0.7	1.25	9.8
132	Ash	Removed	0.70	0.65	0.58	0.35	22	0.7	1.25	14.4
133	Deodar cedar	Removed	0.90	0.50	0.49	0.35	17	0.7	1.25	9.4
134	Deodar cedar	Removed	0.90	0.78	0.63	0.35	14	0.7	1.25	15.4
135	Coast live oak	Removed	0.90	0.75	0.39	0.35	6	0.7	1.00	3.2
136	Coast live oak	Removed	0.90	0.72	0.59	0.35	18	0.7	1.25	17.3
137	Monterey pine	Removed	0.30	0.72	0.63	0.35	14	0.7	1.25	3.8
138	Monterey pine	Removed	0.30	0.72	0.58	0.35	18	0.7	1.25	5.6
139	Monterey pine	Removed	0.30	0.72	0.61	0.35	26	0.7	1.25	8.6
140	Monterey pine	Removed	0.30	0.69	0.49	0.35	31	0.7	1.25	7.9
141	Coast redwood	Removed	0.90	0.40	0.36	0.35	20	0.7	1.25	6.5
142	Coast redwood	Removed	0.90	0.40	0.34	0.35	15	0.7	1.25	4.6
143	Coast redwood	Removed	0.90	0.44	0.31	0.35	16	0.7	1.25	4.9
144	Coast redwood	Removed	0.90	0.50	0.39	0.35	13	0.7	1.25	5.8
145	Coast redwood	Removed	0.90	0.47	0.38	0.35	26	0.7	1.25	10.4
146	Monterey pine	Removed	0.30	0.78	0.39	0.35	10	0.7	1.00	1.8
147	Coast live oak	Removed	0.90	0.84	0.51	0.35	12	0.7	1.25	12.9
148	Coast live oak	Removed	0.90	0.75	0.64	0.35	13	0.7	1.25	14.1
149	Holly oak	Removed	0.70	0.50	0.44	0.35	7	0.7	1.00	2.2
150	Coast redwood	Removed	0.90	0.65	0.56	0.35	7	0.7	1.00	4.6
151	Monterey pine	Removed	0.30	0.88	0.66	0.35	6	0.7	1.00	2.1
152	Coast redwood	Removed	0.90	0.59	0.48	0.35	23	0.7	1.25	14.8
153	Coast redwood	Removed	0.90	0.60	0.46	0.35	18	0.7	1.25	11.2
154	Hollywood juniper	Removed	0.50	1.00	0.53	0.35	11	0.7	1.00	5.8
155	Callery pear	Removed	0.50	0.72	0.59	0.35	11	0.7	1.00	4.7
156	Callery pear	Removed	0.50	0.75	0.48	0.35	8.5	1	1.00	4.3
157	Monterey pine	Removed	0.30	0.65	0.69	0.35	25	1	1.25	12.1
158	Coast live oak	Removed	0.90	0.97	0.63	0.35	12.5	1	1.25	24.4
159	Coast live oak	Removed	0.90	0.88	0.63	0.35	13	0.7	1.25	16.0
160	Coast live oak	Removed	0.90	0.63	0.59	0.35	14.5	0.7	1.25	12.1
161	London planetree	Removed	0.70	0.75	0.59	0.35	13.5	1	1.00	12.0
162	London planetree	Removed	0.70	0.75	0.59	0.35	14	1	1.00	12.5
163	London planetree	Removed	0.70	0.72	0.59	0.35	13	1	1.00	11.1
164	London planetree	Removed	0.70	0.81	0.63	0.35	14.5	0.7	1.00	10.3
165	Coast live oak	Removed	0.90	0.59	0.58	0.35	11	0.7	1.25	8.5
166	Monterey pine	Removed	0.30	0.69	0.64	0.35	23	0.7	1.25	7.6
167	Coast live oak	Removed	0.90	0.84	0.59	0.35	11	0.7	1.25	12.4
168	Brisbane box	Removed	0.90	0.84	0.34	0.35	6	0.7	1.00	3.1
169	Monterey pine	Removed	0.30	0.69	0.66	0.35	33	0.7	1.25	11.2
170	Coast redwood	Removed	0.90	0.97	0.64	0.35	21	0.7	1.25	29.4
171	Coast redwood	Removed	0.90	0.88	0.64	0.35	23.5	0.7	1.25	29.8
172	Monterey pine	Removed	0.30	0.72	0.68	0.35	22	1	1.25	9.0
173	Coast redwood	Removed	0.90	0.84	0.39	0.35	15	0.7	1.25	11.2
174	Coast redwood	Removed	0.90	0.94	0.76	0.35	42.5	0.7	1.25	68.1
175	Coast redwood	Removed	0.90	1.00	0.79	0.35	44	0.7	1.25	78.5
176	Coast redwood	Removed	0.90	0.94	0.43	0.35	16.5	0.7	1.25	14.9
177	Coast redwood	Removed	0.90	1.00	0.49	0.35	24	0.7	1.25	26.8
178	Monterey pine	Removed	0.30	0.88	0.56	0.35	33	0.7	1.25	9.5
179	Coast live oak	Removed	0.90	0.75	0.63	0.35	15.5	0.7	1.25	16.4
180	Coast live oak	Removed	0.90	0.53	0.39	0.35	6.5	0.7	1.00	2.4
181	Blackwood acacia	Removed	0.30	1.00	0.38	0.35	6	0.7	1.00	1.4
182	Coast live oak	Removed	0.90	0.60	0.53	0.35	11	0.7	1.25	7.8
183	Coast live oak	Removed	0.90	0.59	0.48	0.35	8	0.7	1.00	4.1
184	Monterey pine	Removed	0.30	0.97	0.53	0.35	11.5	0.7	1.00	3.5
185	Coast live oak	Removed	0.90	0.56	0.44	0.35	7	0.7	1.00	3.1
186	Blackwood acacia	Removed	0.30	0.81	0.39	0.35	7	1	1.00	1.9
187	Blackwood acacia	Removed	0.30	0.81	0.34	0.35	7	1	1.00	1.7
188	Coast redwood	Removed	0.90	0.84	0.59	0.35	27	0.7	1.25	30.4
189	Coast live oak	Removed	0.90	0.81	0.44	0.35	12	0.7	1.25	9.7
190	Coast redwood	Removed	0.90	0.81	0.53	0.35	18.5	0.7	1.25	17.8
191	Coast live oak	Removed	0.90	0.69	0.53	0.35	23	0.7	1.25	18.7
192	Blackwood acacia	Removed	0.30	0.84	0.66	0.35	27	1	1.25	16.1
193	Coast live oak	Removed	0.90	0.94	0.59	0.35	25	0.7	1.25	31.3
194	Monterey pine	Removed	0.30	0.72	0.34	0.35	12	0.7	1.00	1.8
195	Coast live oak	Removed	0.90	0.75	0.39	0.35	22.5	0.7	1.25	14.9
196	Blackwood acacia	Removed	0.30	0.84	0.43	0.35	8.5	1	1.00	2.0
197	Coast live oak	Removed	0.90	0.75	0.43	0.35	19	0.7	1.25	13.7
198	Coast redwood	Preserved	0.90	0.81	0.43	0.35	17	1	1.25	0.0
199	Coast redwood	Removed	0.90	0.88	0.43	0.35	12	0.7	1.25	10.1
200	Coast redwood	Removed	0.90	0.84	0.53	0.35	24	0.7	1.25	24.0
201	Coast live oak	Removed	0.90	0.66	0.46	0.35	18	0.7	1.25	12.2
202	Coast live oak	Removed	0.90	0.78	0.53	0.35	13	0.7	1.25	12.0
203	Coast live oak	Removed	0.90	0.78	0.59	0.35	14.5	0.7	1.25	15.1
204	Coast live oak	Removed	0.90	0.72	0.48	0.35	7	0.7	1.00	4.3
205	Coast live oak	Removed	0.90	0.59	0.49	0.35	15	0.7	1.25	9.9
206	Coast live oak	Removed	0.90	0.59	0.46	0.35	22.5	0.7	1.25	13.8
207	Deodar cedar	Removed	0.90	0.81	0.39	0.35	9	0.7	1.00	5.2
208	Deodar cedar	Removed	0.90	0.81	0.39	0.35	6	0.7	1.00	3.5
209	Monterey pine	Removed	0.30	0.69	0.43	0.35	8	0.7	1.00	1.4
210	Monterey pine	Removed	0.30	0.81	0.53	0.35	16	0.7	1.25	5.1
211	Deodar cedar	Removed	0.90	0.66	0.39	0.35	8.5	0.7	1.00	3.9
212	Monterey pine	Preserved	0.30	0.78	0.38	0.35	6	1	1.00	0.0
213	Monterey pine	Preserved	0.30	0.72	0.43	0.35	8.5	1	1.00	0.0
214	Monterey pine	Preserved	0.30	0.81	0.43	0.35	9	0.7	1.00	0.0
215	Coast live oak	Preserved	0.90	0.78	0.53	0.35	6	0.7	1.00	0.0
216	Coast live oak	Preserved	0.90	0.78	0.63	0.35	10	1	1.25	0.0
217	Monterey pine	Removed	0.30	0.66	0.39	0.35	13	0.7	1.00	2.0
218	Monterey pine	Removed	0.30	0.84	0.43	0.35	9	0.7	1.00	1.9
219	Monterey pine	Preserved	0.30	0.84	0.39	0.35	12	1	1.00	0.0
220	Monterey pine	Preserved	0.30	0.63	0.49	0.35	28	1	1.25	0.0
221	Monterey pine	Preserved	0.30	0.59	0.39	0.35	24	1	1.25	0.0
222	Monterey pine	Preserved	0.30	0.66	0.36	0.35	11.5	1	1.00	0.0
223	Blue gum	Removed	0.10	0.41	0.38	0.35	8	0.7	1.00	0.2
224	Monterey pine	Removed	0.30	0.81	0.46	0.35	10	0.7	1.00	2.2
225	Italian stone pine	Removed	0.30	0.84	0.43	0.35	6	0.7	1.00	1.3
226	Monterey pine	Removed	0.30	0.72	0.59	0.35	30	0.7	1.25	9.6
227	Italian stone pine	Removed	0.70	0.75	0.43	0.35	9	0.7	1.00	4.0
228	Monterey pine	Removed	0.30	0.75	0.53	0.35	12	0.7	1.00	2.8
229	Monterey pine	Removed	0.30	0.56	0.46	0.35	21.5	0.7	1.25	4.2
230	Coast live oak	Removed	0.90	0.81	0.49	0.35	8	0.7	1.00	5.8
231	Monterey pine	Removed	0.30	0.75	0.63	0.35	14	0.7	1.00	3.9
232	Monterey pine	Removed	0.30	0.75	0.63	0.35	16	0.7	1.25	5.6
233	Monterey pine	Removed	0.30	0.66	0.44	0.35	9	0.7	1.00	1.6
234	Monterey pine	Removed	0.30	0.84	0.46	0.35	10.5	0.7	1.00	2.4
235	Coast live oak	Removed	0.90	0.81	0.59	0.35	10	0.7	1.25	12.1
236	Monterey pine	Removed	0.30	0.69	0.53	0.35	16	0.7	1.25	4.3
237	Blue gum	Removed	0.10	0.63	0.41	0.35	11	0.7	1.00	0.6
238	Blue gum	Removed	0.10	0.69	0.46	0.35	10.5	0.7	1.00	0.7
239	Monterey pine	Removed	0.30	0.78	0.39	0.35	6.5	0.7	1.00	1.2
240	Monterey cypress	Removed	0.50	0.78	0.69	0.35	19	0.7	1.25	12.9
241	Monterey pine	Preserved	0.30	0.66	0.39	0.35	20	1	1.25	0.0
242	Monterey pine	Removed	0.30	0.69	0.46	0.35	21.5	0.7	1.25	5.1
243	Monterey pine	Removed	0.30	0.69	0.43	0.35	20.5	0.7	1.25	4.5
244	Monterey cypress	Removed	0.50	0.69	0.63	0.35	28	0.7	1.25	15.1
245	Italian stone pine	Removed	0.70	0.69	0.49	0.35	10	0.7	1.00	4.7
246	Monterey pine	Removed	0.30	0.81	0.43	0.35	6	0.7	1.00	1.2
247	Blackwood acacia	Removed	0.30	0.75	0.66	0.35	6	0.7	1.00	1.8
248	Monterey pine	Removed	0.30	1.00	0.53	0.35	8	0.7	1.00	2.5
249	Monterey pine	Removed	0.30	0.91	0.49	0.35	7	0.7	1.00	1.9
250	Monterey pine	Preserved	0.30	0.75	0.49	0.35	16	1	1.25	0.0
251	Monterey pine	Removed	0.30	0.72	0.43	0.35	9	0.7	1.00	1.7
252	Coast redwood	Removed	0.90	0.75	0.46	0.35	10	0.7	1.25	7.8
253	Monterey pine	Removed	0.30	0.81	0.46	0.35	9	0.7	1.00	2.0
254



PENINSULA HEIGHTS - SAN MATEO, CA

CAMPUS POP INVESTOR, LLC

LANDSCAPE DESIGN - NORTH PARCEL

JETT Landscape Architecture + Design
2 Theatre Sq., Ste 218
Orinda, CA 94563
925-254-5422

JOB NO. 1483.001
DATE 02-03-20

N

L1.01

MATCHLINE - SEE SHEET L1.01

MINI PARK
- 3,350 SF
- SPORT COURT
- FITNESS LOOP STATION
- FITNESS AMENITIES

PEDESTRIAN LOOP, UPPER TERRACE

SOUTH PARCEL ENTRY UPPER TERRACE

FITNESS LOOP

ACTIVITY NODE
- WAYFINDING SIGNAGE
- FITNESS EQUIPMENT
- FLEXIBLE PLAY

FITNESS PATH
- MILEAGE MARKER

SEE SHEETS L2.01-L2.04 FOR MATERIAL LOCATIONS

MINI PARK
- 3,380 SF
- PLAY ELEMENTS, AGES 2-5 AND 5-12
- PICNIC AREAS
- BBQS

GARAGE ENTRY, TYP

PEDESTRIAN ENTRY, TYP

MINI PARK
- 2,900 SF (41% INCREASE FROM PRE-APP)
- DOG PARK
- CONNECTION TO OFFSITE FIRE TRAIL

VIEW OVERLOOK
- TURF AREA
- COMMUNITY GARDEN

VIEW OVERLOOK SHADED PICNIC AREA

30 0 30 60 feet

MATCHLINE - SEE SHEET L1.03

PENINSULA HEIGHTS - SAN MATEO, CA

CAMPUS POP INVESTOR, LLC

LANDSCAPE DESIGN - SOUTH PARCEL

JETT Landscape Architecture + Design

JOB NO.	1483.001
DATE	02-03-20

2 Theatre Sq., Ste 218
Orinda, CA 94563
925-254-5422

N

L1.02

FITNESS LOOP

- ACTIVITY NODE
  - WAYFINDING SIGNAGE
  - FITNESS EQUIPMENT
  - FLEXIBLE PLAY
- FITNESS PATH
  - MILEAGE MARKER

SEE SHEETS L2.01-L2.04 FOR MATERIAL LOCATIONS



PENINSULA HEIGHTS - SAN MATEO, CA

CAMPUS POP INVESTOR, LLC

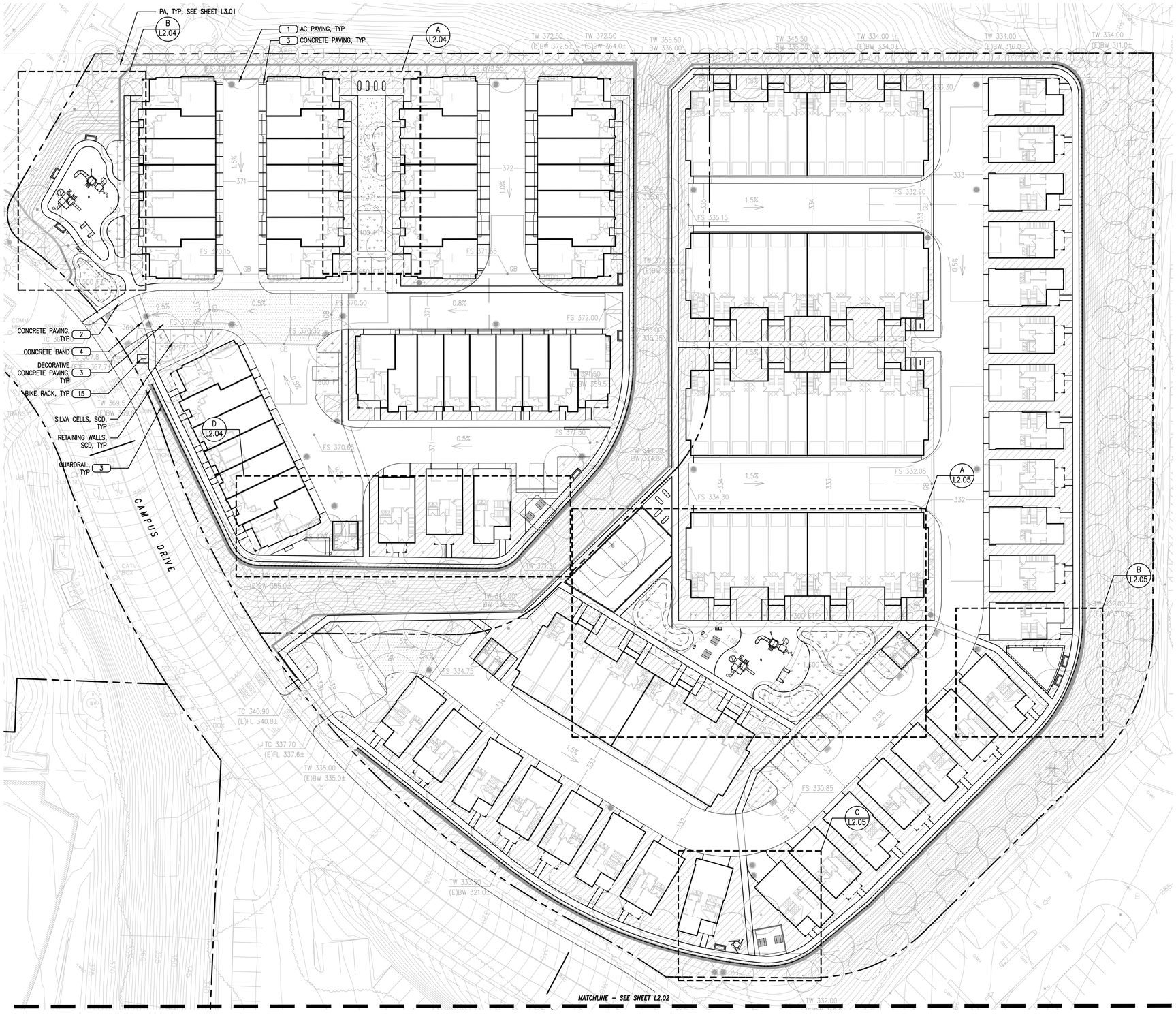
LANDSCAPE DESIGN - SOUTH PARCEL

JETT
Landscape Architecture + Design
2 Theatre Sq., Ste 218
Orinda, CA 94563
925-254-5422

JOB NO. 1483.001
DATE 02-03-20

N

L1.03



MATERIALS SCHEDULE

KEY	NAME	DESCRIPTION
1	AC PAVING	VEHICULAR ASPHALT PAVING, SCD
2	CONCRETE PAVING	INTEGRAL COLOR, BROOM FINISH
3	DECORATIVE CONCRETE PAVING	INTEGRAL COLOR, BROOM FINISH, VEHICULAR RATED
4	CONCRETE BAND	INTEGRAL COLOR, BROOM FINISH, VEHICULAR RATED
5	DG PAVING	DECOMPOSED GRANITE
6	RESILIENT PLAY SURFACING	
7	STAIRS	CONCRETE, SCD
8	MULCH	UNDYED ARBORIST CHIPS
9	STORMWATER PLANTER	SCD
10	GUARDRAIL	42" HT
11	4' FENCING	TUBE STEEL FENCING, ADA COMPLIANT GATE
12	10' FENCING	WIRE MESH
13	PLANTER WALL	CMU, 18" HT
14	PUBLIC ART PIECE	TBD
15	BIKE RACK	WELLE CIRCULAR RACK, EMBEDMENT MOUNT
16	BENCH	
17	DOG WASTE STATION	
18	BBQ	
19	DRINKING FOUNTAIN	
20	PICNIC TABLE	ADA ACCESSIBLE
21	SHADE STRUCTURE	
22	PLAY EQUIPMENT	2–5 YEARS
23	PLAY EQUIPMENT	5–12 YEARS
24	SPORT COURT	MULTI–USE; 50' X 25'
25	FITNESS EQUIPMENT	
26	FITNESS LOOP STATION	WAYFINDING SIGNAGE
27	MILEAGE MARKER	
28	COMMUNITY GARDEN PLANTER	GALVANIZED GARDEN TROUGH; 6'X2'
29	TRASH/RECYCLE RECEPTACLES	
30	MAILBOX CLUSTER	
L–1	POLE LIGHT	
L–2	PATH LIGHT	

0 15' 30' 60' 90'

SCALE: 1" = 30'–0"

PENINSULA HEIGHTS - SAN MATEO, CALIFORNIA

CAMPUS POP INVESTOR, LLC

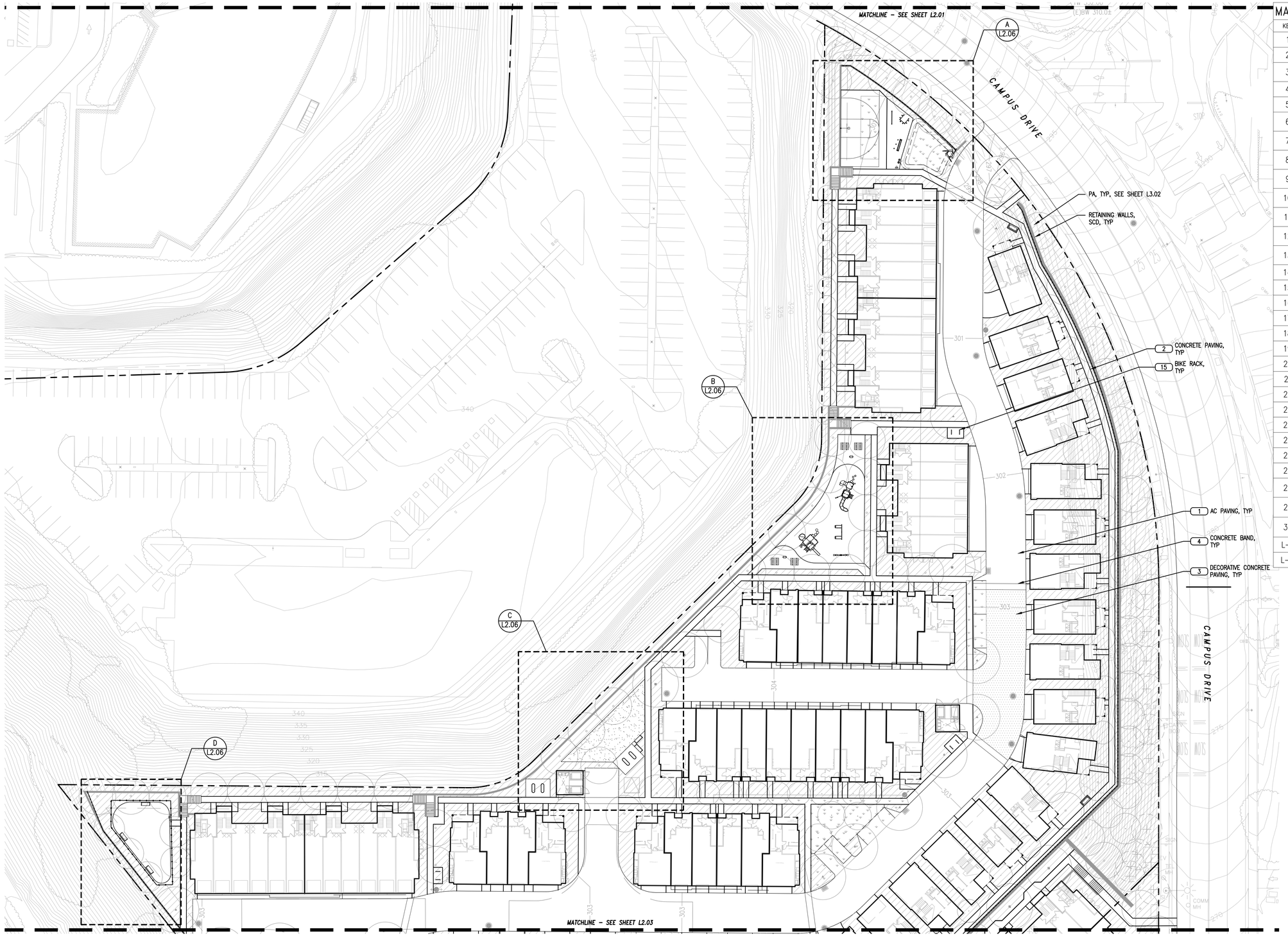
OVERALL LANDSCAPE PLAN - NORTH PARCEL

JETT LANDSCAPE ARCHITECTURE + DESIGN
2 Theatre Sq., Ste 218
Orinda, Ca 94563
925-254-5422

JOB NO. 1483.001
DATE 02-03-20

NORTH

L2.01



MATERIALS SCHEDULE

KEY	NAME	DESCRIPTION
1	AC PAVING	VEHICULAR ASPHALT PAVING, SCD
2	CONCRETE PAVING	INTEGRAL COLOR, BROOM FINISH
3	DECORATIVE CONCRETE PAVING	INTEGRAL COLOR, BROOM FINISH, VEHICULAR RATED
4	CONCRETE BAND	INTEGRAL COLOR, BROOM FINISH, VEHICULAR RATED
5	DG PAVING	DECOMPOSED GRANITE
6	RESILIENT PLAY SURFACING	
7	STAIRS	CONCRETE, SCD
8	MULCH	UNDYED ARBORIST CHIPS
9	STORMWATER PLANTER	SCD
10	GUARDRAIL	42" HT
11	4' FENCING	TUBE STEEL FENCING, ADA COMPLIANT GATE
12	10' FENCING	WIRE MESH
13	PLANTER WALL	CMU, 18" HT
14	PUBLIC ART PIECE	TBD
15	BIKE RACK	WELLE CIRCULAR RACK, EMBEDMENT MOUNT
16	BENCH	
17	DOG WASTE STATION	
18	BBQ	
19	DRINKING FOUNTAIN	
20	PICNIC TABLE	ADA ACCESSIBLE
21	SHADE STRUCTURE	
22	PLAY EQUIPMENT	2–5 YEARS
23	PLAY EQUIPMENT	5–12 YEARS
24	SPORT COURT	MULTI–USE; 50' X 25'
25	FITNESS EQUIPMENT	
26	FITNESS LOOP STATION	WAYFINDING SIGNAGE
27	MILEAGE MARKER	
28	COMMUNITY GARDEN PLANTER	GALVANIZED GARDEN TROUGH; 6'X2'
29	TRASH/RECYCLE RECEPTACLES	
30	MAILBOX CLUSTER	
L–1	POLE LIGHT	
L–2	PATH LIGHT	

0 15' 30' 60' 90'

SCALE: 1" = 30'–0"

NORTH

PENINSULA HEIGHTS - SAN MATEO, CALIFORNIA

CAMPUS POP INVESTOR, LLC

OVERALL LANDSCAPE PLAN - SOUTH PARCEL

JETT LANDSCAPE ARCHITECTURE + DESIGN
2 Theatre Sq., Ste 218
Orinda, Ca 94563
925-254-5422

JOB NO. 1483.001
DATE 02-03-20

L2.02



MATERIALS SCHEDULE

KEY	NAME	DESCRIPTION
1	AC PAVING	VEHICULAR ASPHALT PAVING, SCD
2	CONCRETE PAVING	INTEGRAL COLOR, BROOM FINISH
3	DECORATIVE CONCRETE PAVING	INTEGRAL COLOR, BROOM FINISH, VEHICULAR RATED
4	CONCRETE BAND	INTEGRAL COLOR, BROOM FINISH, VEHICULAR RATED
5	DG PAVING	DECOMPOSED GRANITE
6	RESILIENT PLAY SURFACING	
7	STAIRS	CONCRETE, SCD
8	MULCH	UNDYED ARBORIST CHIPS
9	STORMWATER PLANTER	SCD
10	GUARDRAIL	42" HT
11	4' FENCING	TUBE STEEL FENCING, ADA COMPLIANT GATE
12	10' FENCING	WIRE MESH
13	PLANTER WALL	CMU, 18" HT
14	PUBLIC ART PIECE	TBD
15	BIKE RACK	WELLE CIRCULAR RACK, EMBEDMENT MOUNT
16	BENCH	
17	DOG WASTE STATION	
18	BBQ	
19	DRINKING FOUNTAIN	
20	PICNIC TABLE	ADA ACCESSIBLE
21	SHADE STRUCTURE	
22	PLAY EQUIPMENT	2-5 YEARS
23	PLAY EQUIPMENT	5-12 YEARS
24	SPORT COURT	MULTI-USE; 50' X 25'
25	FITNESS EQUIPMENT	
26	FITNESS LOOP STATION	WAYFINDING SIGNAGE
27	MILEAGE MARKER	
28	COMMUNITY GARDEN PLANTER	GALVANIZED GARDEN TROUGH; 6'X2'
29	TRASH/RECYCLE RECEPTACLES	
30	MAILBOX CLUSTER	
L-1	POLE LIGHT	
L-2	PATH LIGHT	

0 15' 30' 60' 90'

SCALE: 1" = 30'-0"

PENINSULA HEIGHTS - SAN MATEO, CALIFORNIA

CAMPUS POP INVESTOR, LLC

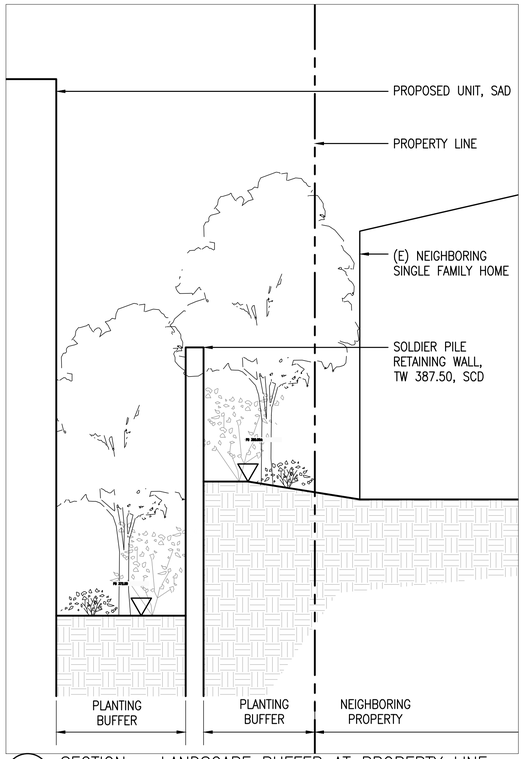
OVERALL LANDSCAPE PLAN - SOUTH PARCEL

JETT LANDSCAPE ARCHITECTURE + DESIGN
2 Theatre Sq., Ste 218
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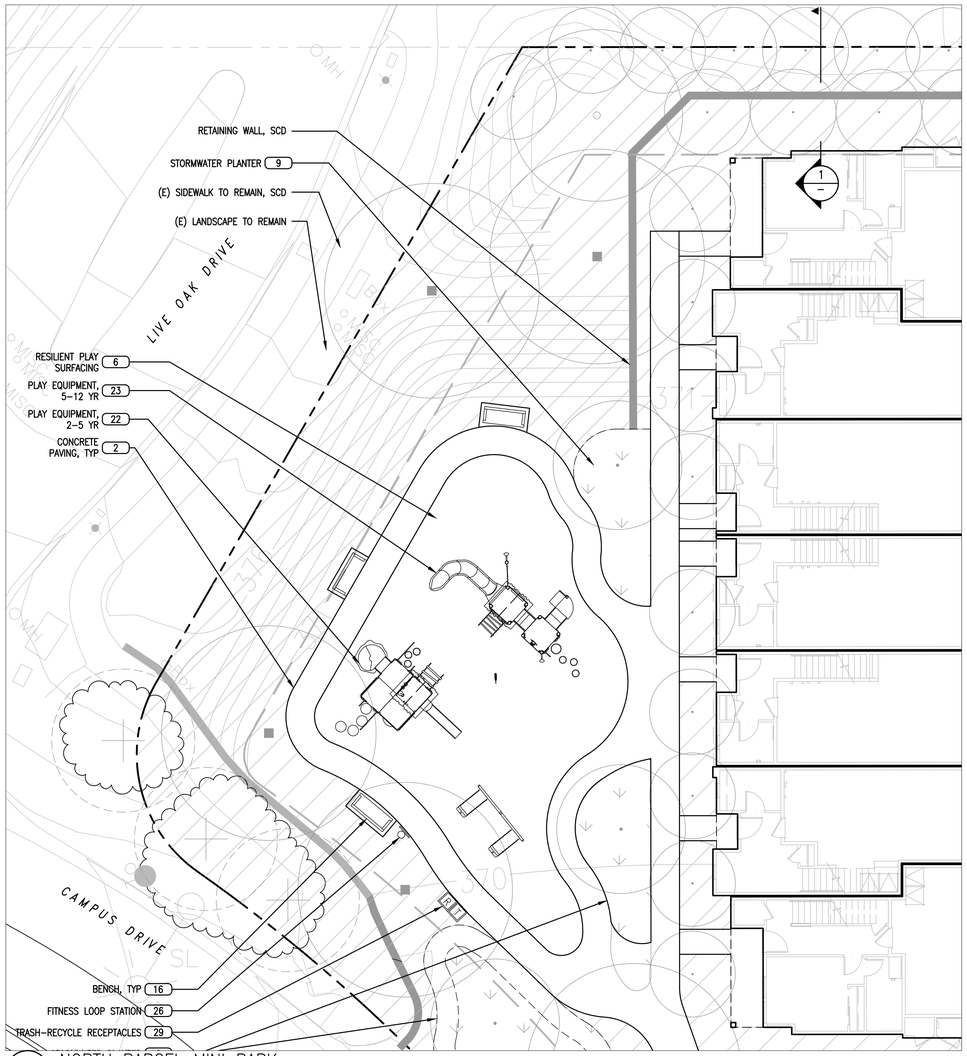
JOB NO. 1483.001
DATE 02-03-20

NORTH

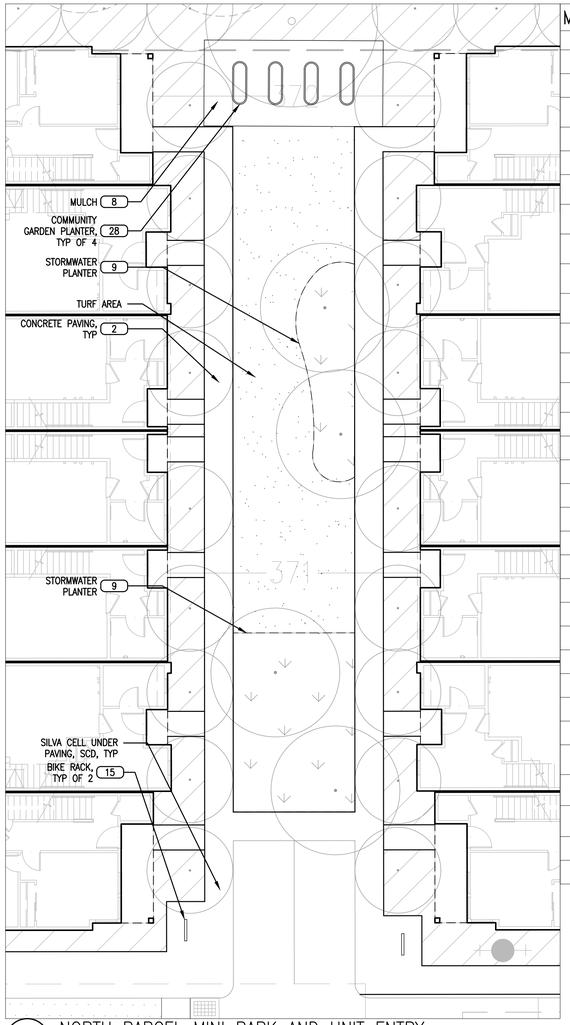
L2.03



1 SECTION – LANDSCAPE BUFFER AT PROPERTY LINE
SCALE: 1/4" = 1'



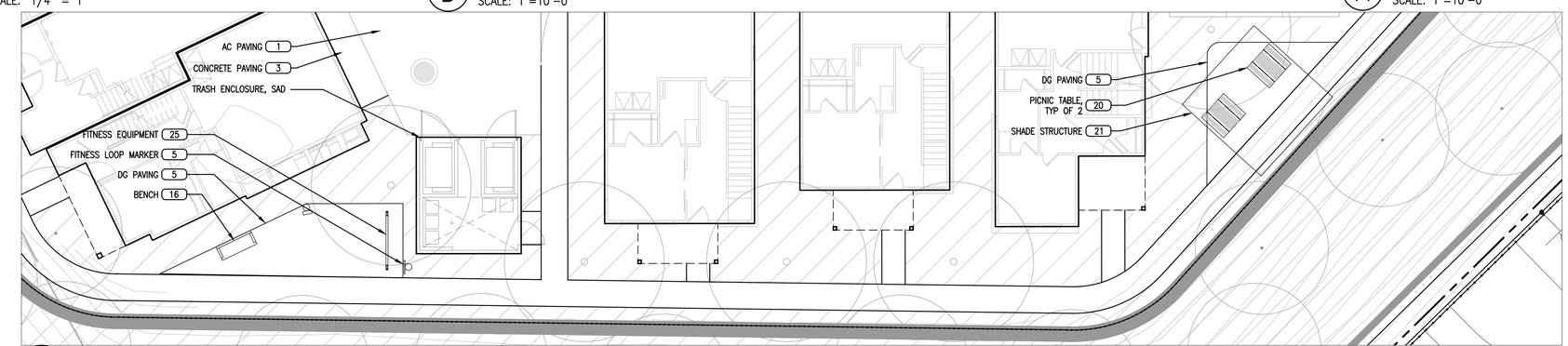
B NORTH PARCEL MINI PARK
SCALE: 1"=10'–0"



A NORTH PARCEL MINI PARK AND UNIT ENTRY
SCALE: 1"=10'–0"

MATERIALS SCHEDULE

KEY	NAME	DESCRIPTION
1	AC PAVING	VEHICULAR ASPHALT PAVING, SCD
2	CONCRETE PAVING	INTEGRAL COLOR, BROOM FINISH
3	DECORATIVE CONCRETE PAVING	INTEGRAL COLOR, BROOM FINISH, VEHICULAR RATED
4	CONCRETE BAND	INTEGRAL COLOR, BROOM FINISH, VEHICULAR RATED
5	DG PAVING	DECOMPOSED GRANITE
6	RESILIENT PLAY SURFACING	
7	STAIRS	CONCRETE, SCD
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27	MILEAGE MARKER	
28	COMMUNITY GARDEN PLANTER	GALVANIZED GARDEN TROUGH; 6'X2'
29	TRASH/RECYCLE RECEPTACLES	
30	MAILBOX CLUSTER	
L–1	POLE LIGHT	
L–2	PATH LIGHT	



C NORTH PARCEL VIEW OVERLOOK
SCALE: 1"=10'–0"

PENINSULA HEIGHTS - SAN MATEO, CALIFORNIA

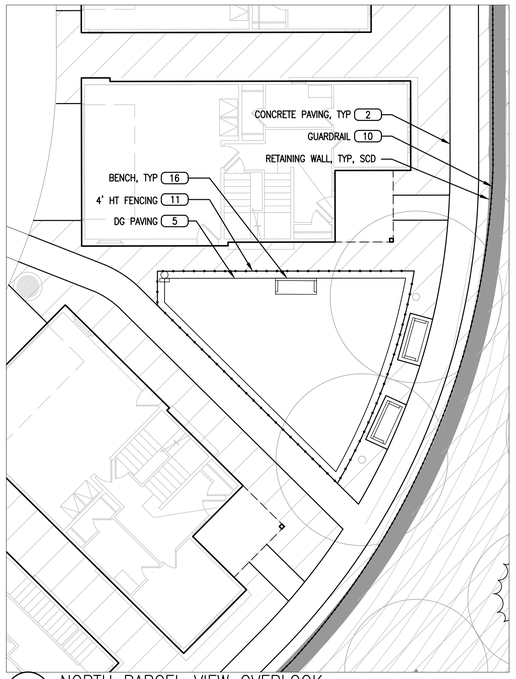
CAMPUS POP INVESTOR, LLC

LANDSCAPE PLAN ENLARGEMENTS

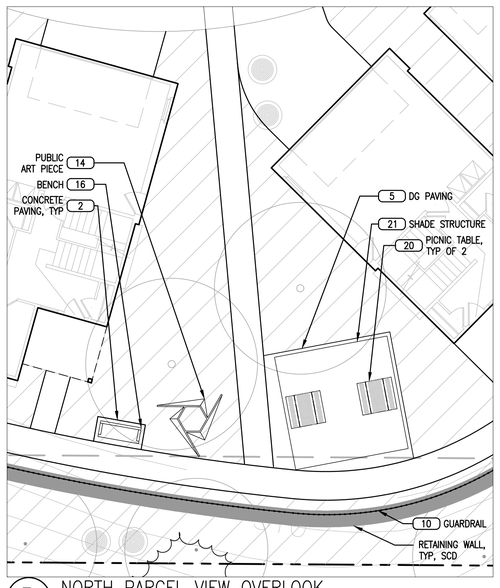
JETT LANDSCAPE ARCHITECTURE + DESIGN
2 Theatre Sq., Ste 218
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925-254-5422

JOB NO. 1483.001
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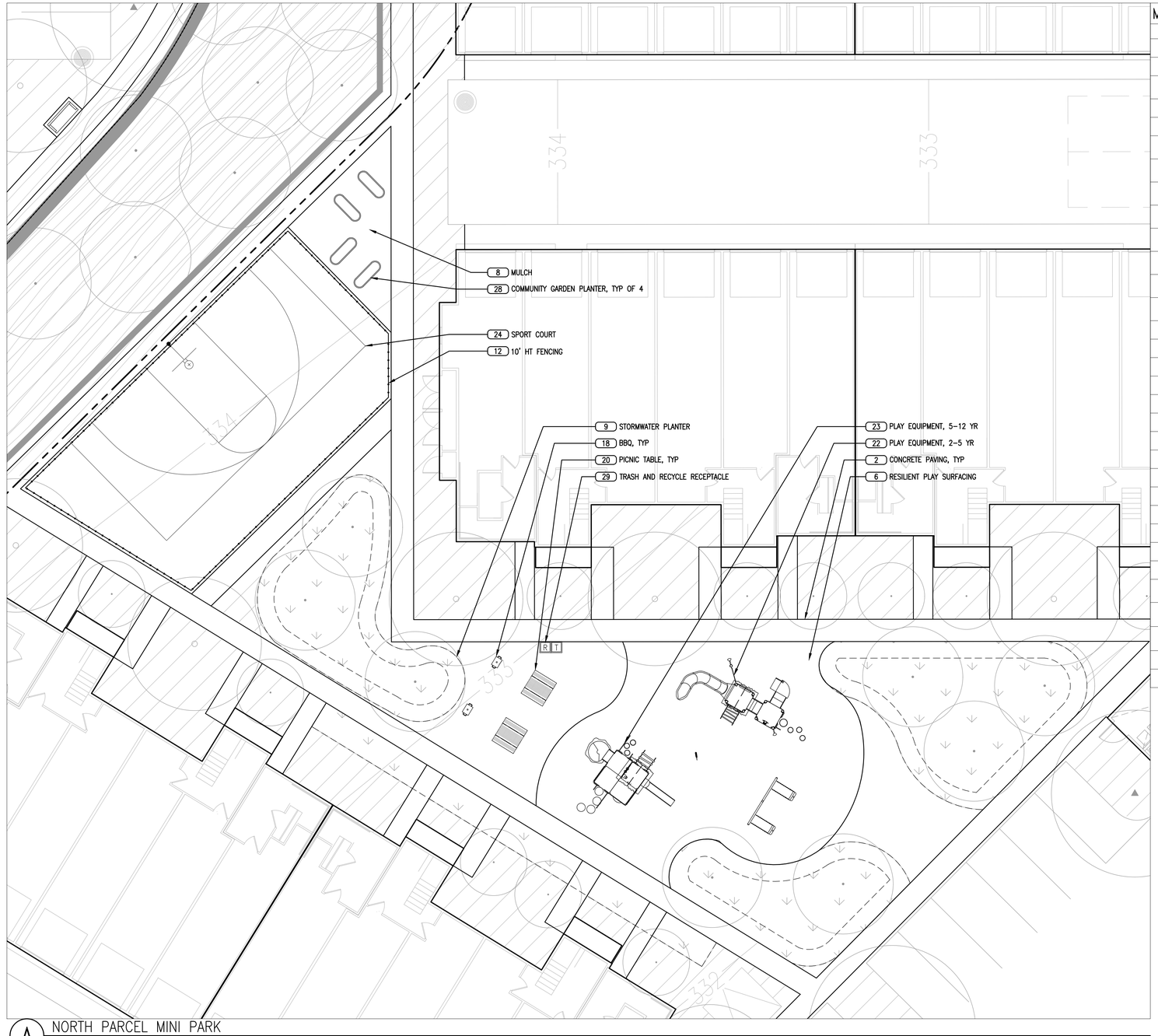
NORTH



A NORTH PARCEL VIEW OVERLOOK
SCALE: 1"=10'-0"



B NORTH PARCEL VIEW OVERLOOK
SCALE: 1"=10'-0"



A NORTH PARCEL MINI PARK
SCALE: 1"=10'-0"

MATERIALS SCHEDULE

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L-2	PATH LIGHT	

PENINSULA HEIGHTS - SAN MATEO, CALIFORNIA

CAMPUS POP INVESTOR, LLC

LANDSCAPE PLAN ENLARGEMENTS

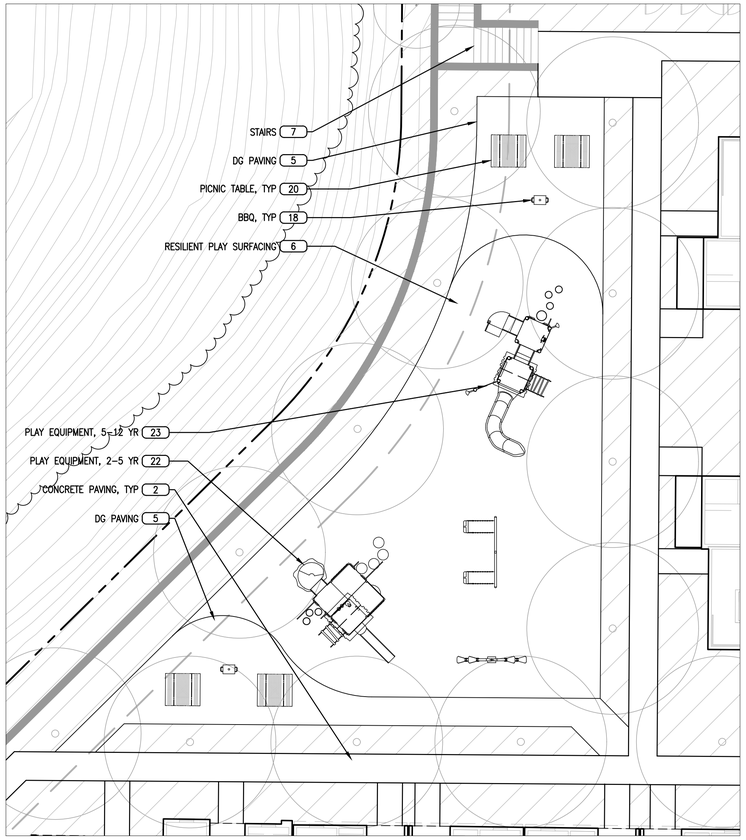
0 15' 30' 60' 90'
SCALE: 1" = 30'-0"

JETT
LANDSCAPE ARCHITECTURE + DESIGN
2 Theatre Sq., Ste 218
Orinda, Ca 94563
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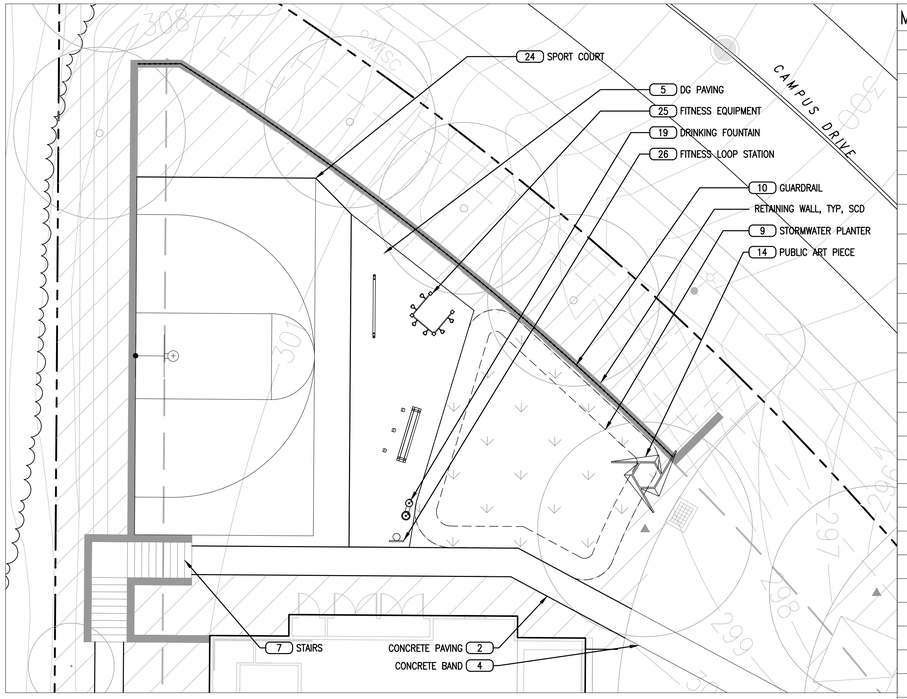
JOB NO. 1483.001
DATE 02-03-20

NORTH

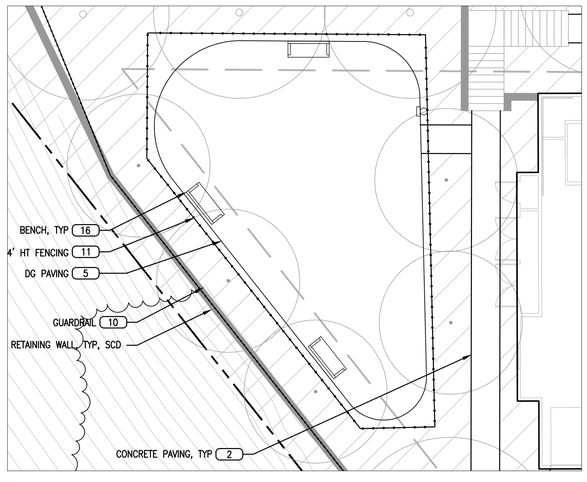
L2.05



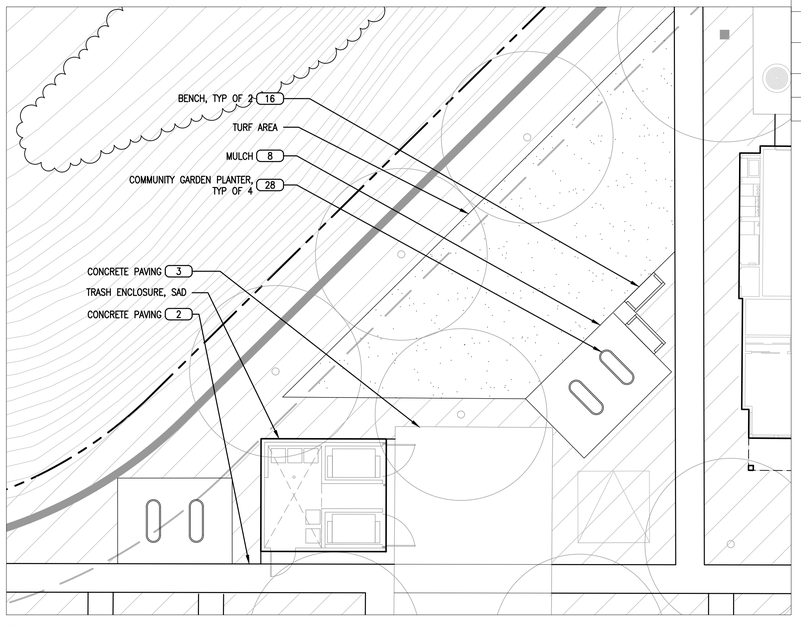
B SOUTH PARCEL MINI PARK
SCALE: 1"=10'-0"



A SOUTH PARCEL MINI PARK
SCALE: 1"=10'-0"



D SOUTH PARCEL MINI PARK
SCALE: 1"=10'-0"



C SOUTH PARCEL MINI PARK
SCALE: 1"=10'-0"

MATERIALS SCHEDULE

KEY	NAME	DESCRIPTION
1	AC PAVING	VEHICULAR ASPHALT PAVING, SCD
2	CONCRETE PAVING	INTEGRAL COLOR, BROOM FINISH
3	DECORATIVE CONCRETE PAVING	INTEGRAL COLOR, BROOM FINISH, VEHICULAR RATED
4	CONCRETE BAND	INTEGRAL COLOR, BROOM FINISH, VEHICULAR RATED
5	DG PAVING	DECOMPOSED GRANITE
6	RESILIENT PLAY SURFACING	
7	STAIRS	CONCRETE, SCD
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29	TRASH/RECYCLE RECEPTACLES	
30	MAILBOX CLUSTER	
L-1	POLE LIGHT	
L-2	PATH LIGHT	

PENINSULA HEIGHTS - SAN MATEO, CALIFORNIA

CAMPUS POP INVESTOR, LLC

LANDSCAPE PLAN ENLARGEMENTS

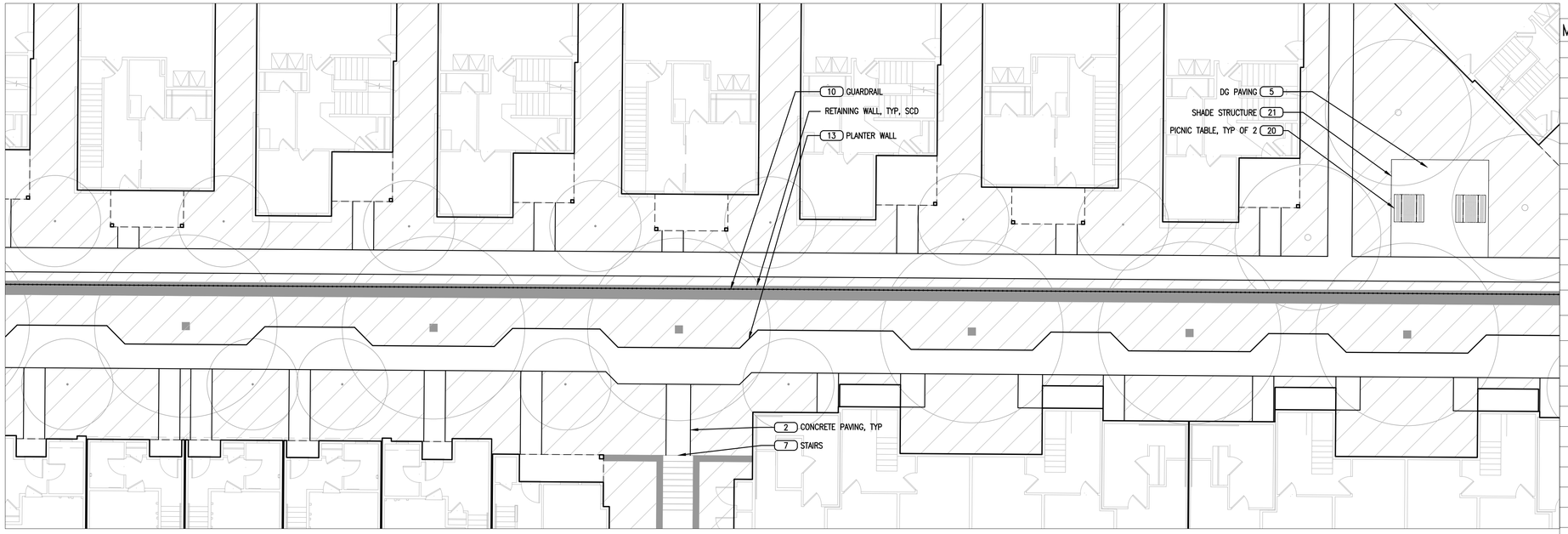
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JETT LANDSCAPE ARCHITECTURE + DESIGN
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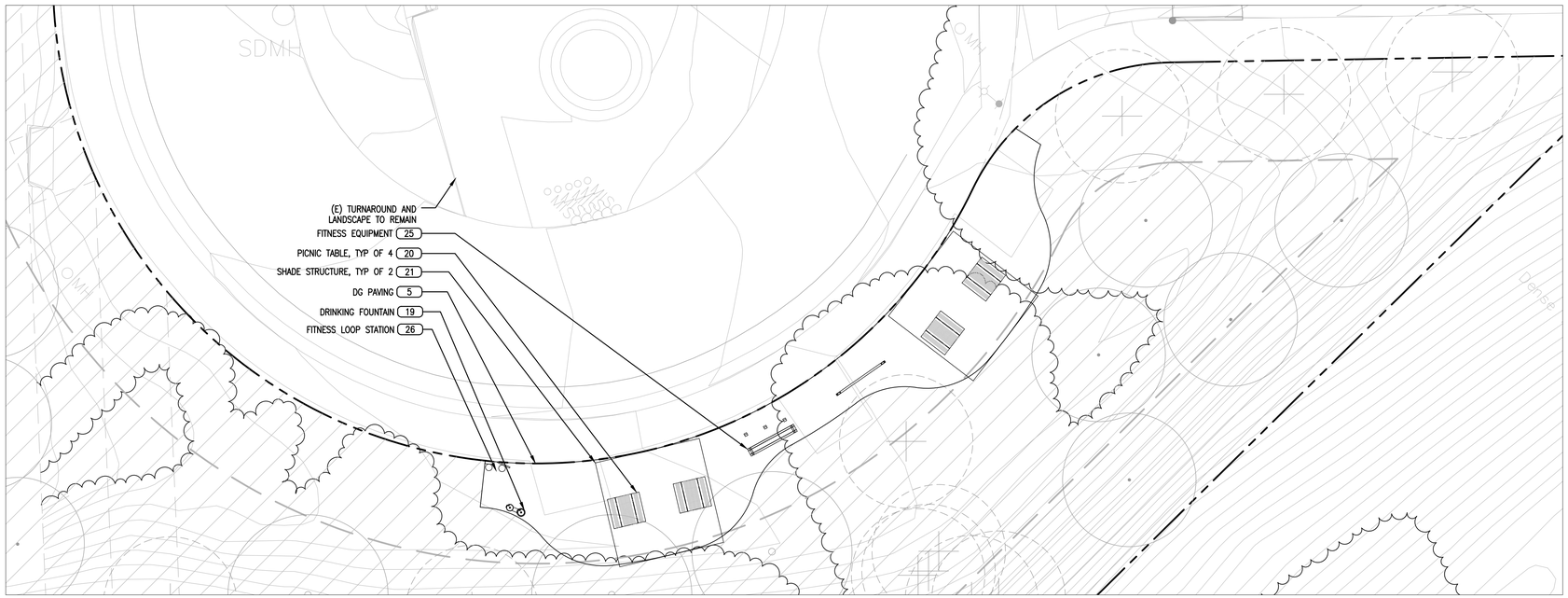
JOB NO. 1483.001
DATE 02-03-20

NORTH

L2.06



A SOUTH PARCEL UNIT ENTRY
SCALE: 1"=10'-0"



B SOUTH PARCEL MINI PARK
SCALE: 1"=10'-0"

MATERIALS SCHEDULE

KEY	NAME	DESCRIPTION
1	AC PAVING	VEHICULAR ASPHALT PAVING, SCD
2	CONCRETE PAVING	INTEGRAL COLOR, BROOM FINISH
3	DECORATIVE CONCRETE PAVING	INTEGRAL COLOR, BROOM FINISH, VEHICULAR RATED
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18	BBQ	
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21	SHADE STRUCTURE	
22	PLAY EQUIPMENT	2-5 YEARS
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28	COMMUNITY GARDEN PLANTER	GALVANIZED GARDEN TROUGH; 6'X2'
29	TRASH/RECYCLE RECEPTACLES	
30	MAILBOX CLUSTER	
L-1	POLE LIGHT	
L-2	PATH LIGHT	

0 15' 30' 60' 90'
SCALE: 1" = 30'-0"

PENINSULA HEIGHTS - SAN MATEO, CALIFORNIA

CAMPUS POP INVESTOR, LLC

LANDSCAPE PLAN ENLARGEMENTS

JETT
LANDSCAPE ARCHITECTURE + DESIGN
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NORTH

L2.07



30 MAILBOX CLUSTER



L-1 POLE LIGHT



L-2 PATH LIGHT



23 PLAY STRUCTURE (5-12)



25 FITNESS EQUIPMENT



26 FITNESS LOOP STATION



27 MILEAGE MARKER



28 COMMUNITY GARDEN PLANTER



17 DOG WASTE STATION



18 BARBEQUE



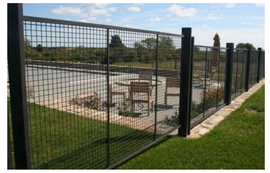
20 PICNIC TABLE



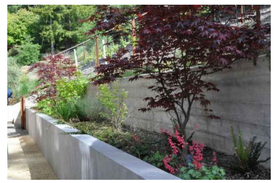
21 SHADE STRUCTURE



22 PLAY STRUCTURE (2-5)



12 10' HT FENCING



13 PLANTER WALL



14 PUBLIC ART PIECE



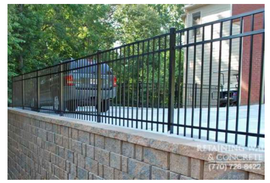
15 BIKE RACK



16 BENCH



9 STORMAWATER PLANTER



10 RAILING



11 4' HT FENCING



2 CONCRETE PAVING



3 DECORATIVE CONCRETE



4 CONCRETE BAND



5 DECOMPOSED GRANITE



6 RESILIENT PLAY SURFACING

MATERIALS SCHEDULE

KEY	NAME	DESCRIPTION
1	AC PAVING	VEHICULAR ASPHALT PAVING, SCD
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3	DECORATIVE CONCRETE PAVING	INTEGRAL COLOR, BROOM FINISH, VEHICULAR RATED
4	CONCRETE BAND	INTEGRAL COLOR, BROOM FINISH, VEHICULAR RATED
5	DG PAVING	DECOMPOSED GRANITE
6	RESILIENT PLAY SURFACING	
7	STAIRS	CONCRETE, SCD
8	MULCH	UNDYED ARBORIST CHIPS
9	STORMWATER PLANTER	SCD
10	GUARDRAIL	42" HT
11	4' FENCING	TUBE STEEL FENCING, ADA COMPLIANT GATE
12	10' FENCING	WIRE MESH
13	PLANTER WALL	CMU, 18" HT
14	PUBLIC ART PIECE	TBD
15	BIKE RACK	WELLE CIRCULAR RACK, EMBEDMENT MOUNT
16	BENCH	
17	DOG WASTE STATION	
18	BBQ	
19	DRINKING FOUNTAIN	
20	PICNIC TABLE	ADA ACCESSIBLE
21	SHADE STRUCTURE	
22	PLAY EQUIPMENT	2-5 YEARS
23	PLAY EQUIPMENT	5-12 YEARS
24	SPORT COURT	MULTI-USE; 50' X 25'
25	FITNESS EQUIPMENT	
26	FITNESS LOOP STATION	WAYFINDING SIGNAGE
27	MILEAGE MARKER	
28	COMMUNITY GARDEN PLANTER	GALVANIZED GARDEN TROUGH; 6'X2'
29	TRASH/RECYCLE RECEPTACLES	
30	MAILBOX CLUSTER	
L-1	POLE LIGHT	
L-2	PATH LIGHT	

PENINSULA HEIGHTS - SAN MATEO, CALIFORNIA

CAMPUS POP INVESTOR, LLC

LANDSCAPE MATERIAL IMAGES

JETT
LANDSCAPE ARCHITECTURE + DESIGN
2 Theatre Sq., Ste 218
Orinda, Ca 94563
925-254-5422

JOB NO. 1483.001
DATE 02-03-20

NORTH

L2.08

Required Tree Planting

Zoning Code, Section 27.71 – Landscape, requires all projects to have a minimum ratio of 1 **tree per 400 square feet** of landscaped area. Existing trees that are a minimum of 6-inch diameter may count toward this total.

Landscape Area: 191,374 sq. ft. ÷ 400 = 478 (a)

Number of existing trees from Tree Evaluation Schedule with a 6 inch or greater diameter **to be preserved:** 84 (b)

Landscape Unit (LU) value of trees **to be removed** from the Tree Evaluation Schedule: 3055.3 (c)

Minimum LU value to be replaced and/or met through payment of in-lieu fees: **[a – b + c = d]** 3453.74 (d)

New Trees:

A "landscape unit" (LU) value equivalent to (d) above, must either be planted on site, or an "in-lieu" fee paid to the city's street tree planting fund. If the LU value shown at (e) is not equal or greater than (d), then an in-lieu fee must be paid to the City's street tree planting fund at the rate defined annually in the City's Comprehensive Fee Schedule for each deficient LU.

New Trees Being Planted*

Quantity	Size	LU Value	Total LU Value
420	15 gallon	1	420
115	24 inch box	2	230
26	36 inch box	3	78
39	48 inch box	4	156
	Total LU Value of new trees being proposed:		884 (e)

*New replacement trees shall be in addition to and not substitute requirements for new street trees, parking lot trees or other required trees.

Fees Owed to the City Street Tree Planting Fund:

If (d) is greater than (e), there will be an LU value deficit calculated as follows:

[d – e = 2570 x **(the annually defined $ per LU value as per Current Comprehensive Fee Schedule)** = $ 824,885

NOTE: APPLICANT IS PROPOSING TO USE SILVA CELLS AT NEW TREE LOCATIONS NEAR SOME HARDSCAPE AREAS IN ORDER TO PROVIDE LARGE ROOT ZONES, THUS MAXIMIZING TREE CANOPY SHADING POTENTIAL. APPLICANT REQUESTS TO DISCUSS OFFSETTING IN–LIEU FEES FOR TREE MITIGATION WITH THE COST OF INSTALLING SILVA CELLS.

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY	WTR USE	COMMENTS
TREES							
	CERCIS OCCIDENTALIS	WESTERN REDBUD	15 GAL	PER PLAN	435	L	STORMWATER COMPATIBLE
	LAURUS NOBILIS 'SARATOGA'	LAUREL	15 GAL	PER PLAN		L	STORMWATER COMPATIBLE
	PODOCARPUS GRACILIOR	FERN PINE	15 GAL	PER PLAN		M	
	QUERCUS AGRIFOLIA	COAST LIVE OAK	15 GAL	PER PLAN		L	
	ACER PALMATUM	JAPANESE MAPLE	24" BOX	PER PLAN	115	M	
	LAGERSTROEMIA 'TUSCARORA'	CRAPE MYRTLE	24" BOX	PER PLAN		L	
	OLEA EUROPAEA 'SWAN HILL'	FRUITLESS OLIVE	24" BOX	PER PLAN		L	
	PISTACIA CHINENSIS	CHINESE PISTACHE	24" BOX	PER PLAN		L	
	ARBUTUS UNEDO 'MARINA'	STRAWBERRY TREE	36" BOX	PER PLAN	26	L	STORMWATER COMPATIBLE
	LOPHOSTEMON CONFERTUS	BRISBANE BOX	36" BOX	PER PLAN		M	
	GINKGO BILOBA 'FAIRMOUNT'	MAIDENHAIR TREE	48" BOX	PER PLAN	39	L	
SHRUBS							
	AGAVE 'BLUE GLOW'	BLUE GLOW AGAVE	5 GAL	3'–0" OC		L	
	ANIGOZANTHOS 'BUSH GOLD'	KANGAROO PAW	1 GAL	2'–0" OC		L	
	BULBINE FRUTESCENS	STALKED BULBINE	1 GAL	2'–0" OC		L	
	CALAMAGROSTIS 'KARL FOESTER'	FEATHER REED GRASS	5 GAL	3'–0" OC		L	
	DIETES BICOLOR	FORTNIGHT LILY	5 GAL	3–0" OC		L	
	HELICHTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	5 GAL	2'–6" OC		L	
	LEUCOPHYLLUM FRUT.	TEXAS RANGER	5 GAL	5'–0" OC		L	
	LEUCADENDRON 'SAFARI GOLDSTRIKE'	YELLOW CONEFLOWER	5 GAL	5'–0" OC		L	
	LOMANDRA 'BREEZE'	DWARF MAT RUSH	1 GAL	3'–0" OC		L	
	LOROPETALUM CHINENSE	LOROPETALUM	5 GAL	4'–0" OC		L	
	MUHLENBERGIA RIGENS	DEER GRASS	5 GAL	3'–6" OC		L	
	PHORMIUM	NEW ZEALAND FLAX	5 GAL	4'–0" OC		L	
	PHLOMIS FRUTICOSA	JERUSALEM SAGE	5 GAL	4'–0" OC		L	
	POLYSTICHUM CALIFORNICA	SWORD FERN	1 GAL	3'–0" OC		L	
	RHAMNUS CAL. 'EVE CASE'	COFFEEBERRY	15 GAL	6'–0" OC		L	
	TECOMARIA CAPENSIS	CAPE HONEYSUCKLE	5 GAL	5'–0" OC		M	
	TEUCRIUM FRUTICANS 'AZAREUM'	BUSH GERMANDER	5 GAL	4'–0" OC		L	
GROUNDCOVERS							
	ARCTOSTAPHYLOS 'PACIFIC MIST'	MANZANITA	1 GAL	5'–0" OC		L	
	BACCHARIS 'TWIN PEAK'	COYOTE BUSH	5 GAL	6'–0" OC		L	
	CEANOTHUS G. 'ANCHOR BAY'	CALIFORNIA LILAC	1 GAL	5'–0" OC		L	
	LEPTOSPERMUM S. 'HORIZONTALIS'	PROSTRATE TEA TREE	1 GAL	6'–0" OC		M	
	ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET'	ROSEMARY	1 GAL	3'–0" OC		L	
	SATUREJA DOUGLASII	YERBA BUENA	1 GAL	3'–0" OC		L	
	TURF	FESCUE BLEND				H	
VINES							
	FICUS PUMILA	CREEPING FIG					
	TRACHELOSPERMUM JAS.	STAR JASMINE					
STORMWATER							
	ACHILLEA MILLEFOLIUM	YARROW	1 GAL	3'–0" OC		L	
	ARCTOSTAPHYLOS 'HOWARD McMINN'	HOWARD McMINN MANZANITA	15 GAL	6'–0" OC		L	
	CAREX TUMULICOLA	BERKELEY SEDGE	1 GAL	2'–0" OC		L	
	CHONDROPETALUM ELEPH.	CAPE RUSH	5 GAL	6'–0" OC		L	
	FESTUCA MAIREI	ATLAS FESCUE	1 GAL	3'–0" OC		L	
	IRIS DOUGLASIANA	PACIFIC COAST IRIS	1 GAL	2'–0" OC		L	
	JUNCUS PATENS	CALIF. GRAY RUSH	1 GAL	2'–0" OC		L	
	MIMULUS AURANTIACUS	MONKEY FLOWER	1 GAL	3'–0" OC		L	
	PENSTEMON HETEROPHYLLUS	BEARDTONGUE	1 GAL	3'–0" OC		L	

PENINSULA HEIGHTS - SAN MATEO, CALIFORNIA

CAMPUS POP INVESTOR, LLC

PLANTING SCHEDULE

JETT LANDSCAPE ARCHITECTURE + DESIGN
2 Theatre Sq., Ste 218
Orinda, Ca 94563
925-254-5422

JOB NO. 1483.001
DATE 02-03-20

NORTH

L3.00



PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
TREES			
	CERCIS OCCIDENTALIS	WESTERN REDBUD	15 GAL
	LAURUS NOBILIS 'SARATOGA'	LAUREL	15 GAL
	PODOCARPUS GRACILIOR	FERN PINE	15 GAL
	QUERCUS AGRIFOLIA	COAST LIVE OAK	15 GAL
	ACER PALMATUM	JAPANESE MAPLE	24" BO
	LAGERSTROEMIA 'TUSCARORA'	CRAPE MYRTLE	24" BO
	OLEA EUROPAEA 'SWAN HILL'	FRUITLESS OLIVE	24" BO
	PISTACIA CHINENSIS	CHINESE PISTACHE	24" BO
	ARBUTUS UNEDO 'MARINA'	STRAWBERRY TREE	36" BO
	LOPHOSTEMON CONFERTUS	BRISBANE BOX	36" BO
	GINKGO BILOBA 'FAIRMOUNT'	MAIDENHAIR TREE	48" BO
SHRUBS			
	AGAVE 'BLUE GLOW'	BLUE GLOW AGAVE	5 GAL
	ANIGOZANTHOS 'BUSH GOLD'	KANGAROO PAW	1 GAL
	BULBINE FRUTESCENS	STALKED BULBINE	1 GAL
	CALAMAGROSTIS 'KARL FOESTER'	FEATHER REED GRASS	5 GAL
	DIETES BICOLOR	FORTNIGHT LILY	5 GAL
	HELICHTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	5 GAL
	LEUCOPHYLLUM FRUT.	TEXAS RANGER	5 GAL
	LEUCADENDRON 'SAFARI GOLDSTRIKE'	YELLOW CONEFLOWER	5 GAL
	LOMANDRA 'BREEZE'	DWARF MAT RUSH	1 GAL
	LOROPETALUM CHINENSE	LOROPETALUM	5 GAL
	MUHLENBERGIA RIGENS	DEER GRASS	5 GAL
	PHORMIUM	NEW ZEALAND FLAX	5 GAL
	PHLOMIS FRUTICOSA	JERUSALEM SAGE	5 GAL
	POLYSTICHUM CALIFORNICA	SWORD FERN	1 GAL
	RHAMNUS CAL. 'EVE CASE'	COFFEEBERRY	15 GAL
	TECOMARIA CAPENSIS	CAPE HONEYSUCKLE	5 GAL
	TEUCRIUM FRUTICANS 'AZAREUM'	BUSH GERMANDER	5 GAL
GROUNDCOVERS			
	ARCTOSTAPHYLOS 'PACIFIC MIST'	MANZANITA	1 GAL
	BACCHARIS 'TWIN PEAK'	COYOTE BUSH	5 GAL
	CEANOTHUS G. 'ANCHOR BAY'	CALIFORNIA LILAC	1 GAL
	LEPTOSPERMUM S. 'HORIZONTALIS'	PROSTRATE TEA TREE	1 GAL
	ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET'	ROSEMARY	1 GAL
	SATUREJA DOUGLASII	YERBA BUENA	1 GAL
	TURF	FESCUE BLEND	
VINES			
	FICUS PUMILA	CREEPING FIG	
	TRACHELOSPERMUM JAS.	STAR JASMINE	
STORMWATER			
	ACHILLEA MILLEFOLIUM	YARROW	1 GAL
	ARCTOSTAPHYLOS 'HOWARD McMINN'	HOWARD McMINN MANZANITA	15 GAL
	CAREX TUMULICOLA	BERKELEY SEDGE	1 GAL
	CHONDROPETALUM ELEPH.	CAPE RUSH	5 GAL
	FESTUCA MAIREI	ATLAS FESCUE	1 GAL
	IRIS DOUGLASIANA	PACIFIC COAST IRIS	1 GAL
	JUNCUS PATENS	CALIF. GRAY RUSH	1 GAL
	MIMULUS AURANTIACUS	MONKEY FLOWER	1 GAL
	PENSTEMON HETEROPHYLLUS	BEARDTONGUE	1 GAL

NOTE: SEE SHEET L3.00 FOR FULL SCHEDULE OF PLANTS.

PENINSULA HEIGHTS - SAN MATEO, CALIFORNIA

CAMPUS POP INVESTOR, LLC

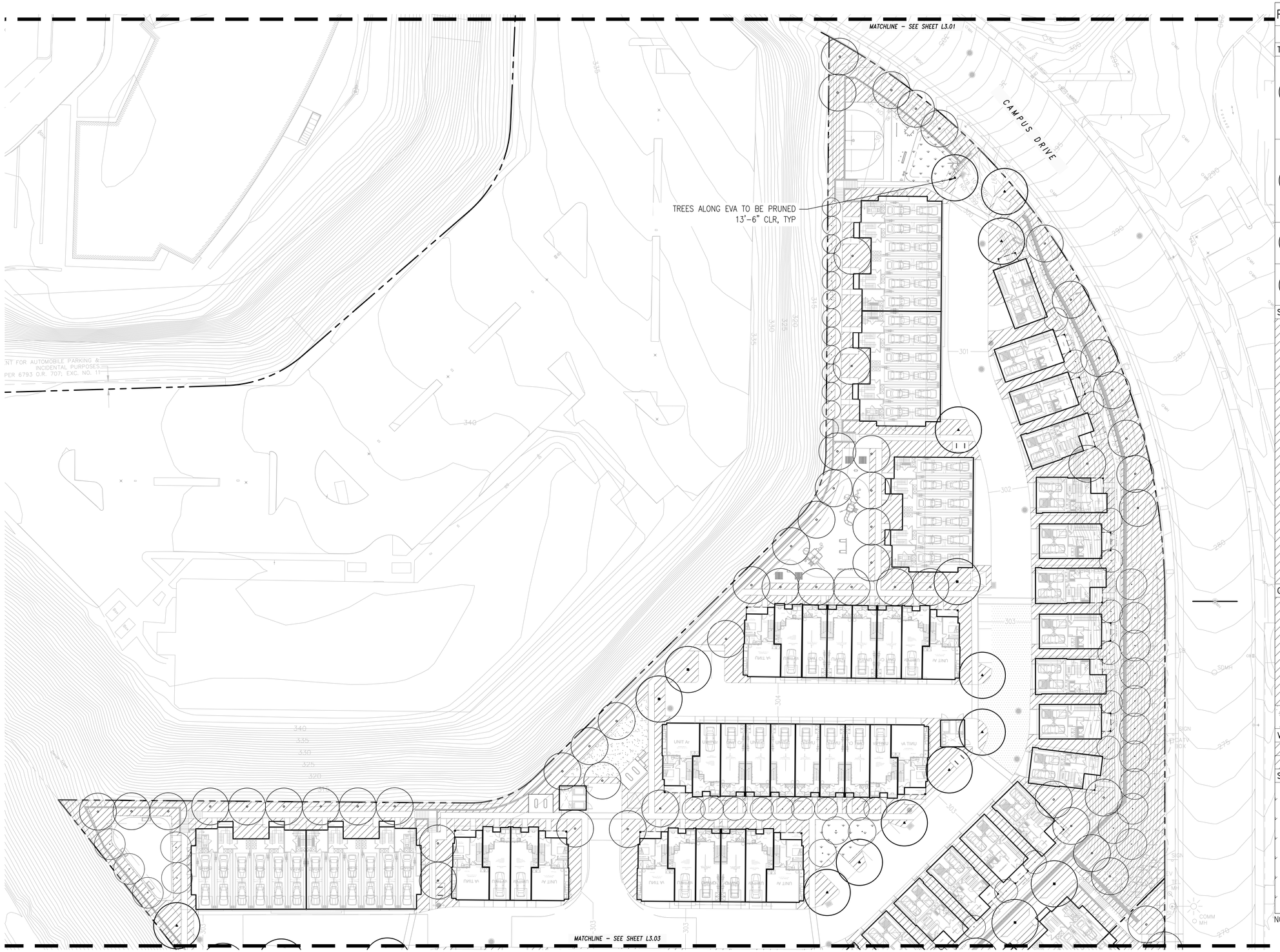
PLANTING PLAN - NORTH PARCEL

JETT LANDSCAPE ARCHITECTURE + DESIGN
2 Theatre Sq., Ste 218
Orinda, Ca 94563
925-254-5422

JOB NO. 1483.001
DATE 02-03-20

NORTH

L3.01



PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
TREES			
	CERCIS OCCIDENTALIS	WESTERN REDBUD	15 GAL
	LAURUS NOBILIS 'SARATOGA'	LAUREL	15 GAL
	PODOCARPUS GRACILIOR	FERN PINE	15 GAL
	QUERCUS AGRIFOLIA	COAST LIVE OAK	15 GAL
	ACER PALMATUM	JAPANESE MAPLE	24" BO
	LAGERSTROEMIA 'TUSCARORA'	CRAPE MYRTLE	24" BO
	OLEA EUROPAEA 'SWAN HILL'	FRUITLESS OLIVE	24" BO
	PISTACIA CHINENSIS	CHINESE PISTACHE	24" BO
	ARBUTUS UNEDO 'MARINA'	STRAWBERRY TREE	36" BO
	LOPHOSTEMON CONFERTUS	BRISBANE BOX	36" BO
	GINKGO BILOBA 'FAIRMOUNT'	MAIDENHAIR TREE	48" BO
SHRUBS			
	AGAVE 'BLUE GLOW'	BLUE GLOW AGAVE	5 GAL
	ANIGOZANTHOS 'BUSH GOLD'	KANGAROO PAW	1 GAL
	BULBINE FRUTESCENS	STALKED BULBINE	1 GAL
	CALAMAGROSTIS 'KARL FOESTER'	FEATHER REED GRASS	5 GAL
	DIETES BICOLOR	FORTNIGHT LILY	5 GAL
	HELICHTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	5 GAL
	LEUCOPHYLLUM FRUT.	TEXAS RANGER	5 GAL
	LEUCADENDRON 'SAFARI GOLDSTRIKE'	YELLOW CONEFLOWER	5 GAL
	LOMANDRA 'BREEZE'	DWARF MAT RUSH	1 GAL
	LOROPETALUM CHINENSE	LOROPETALUM	5 GAL
	MUHLENBERGIA RIGENS	DEER GRASS	5 GAL
	PHORMIUM	NEW ZEALAND FLAX	5 GAL
	PHLOMIS FRUTICOSA	JERUSALEM SAGE	5 GAL
	POLYSTICHUM CALIFORNICA	SWORD FERN	1 GAL
	RHAMNUS CAL. 'EVE CASE'	COFFEEBERRY	15 GAL
	TECOMARIA CAPENSIS	CAPE HONEYSUCKLE	5 GAL
	TEUCRIUM FRUTICANS 'AZAREUM'	BUSH GERMANDER	5 GAL
GROUNDCOVERS			
	ARCTOSTAPHYLOS 'PACIFIC MIST'	MANZANITA	1 GAL
	BACCHARIS 'TWIN PEAK'	COYOTE BUSH	5 GAL
	CEANOTHUS G. 'ANCHOR BAY'	CALIFORNIA LILAC	1 GAL
	LEPTOSPERMUM S. 'HORIZONTALIS'	PROSTRATE TEA TREE	1 GAL
	ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET'	ROSEMARY	1 GAL
	SATUREJA DOUGLASII	YERBA BUENA	1 GAL
	TURF	FESCUE BLEND	
VINES			
	FICUS PUMILA	CREEPING FIG	
	TRACHELOSPERMUM JAS.	STAR JASMINE	
STORMWATER			
	ACHILLEA MILLEFOLIUM	YARROW	1 GAL
	ARCTOSTAPHYLOS 'HOWARD McMINN'	HOWARD McMINN MANZANITA	15 GAL
	CAREX TUMULICOLA	BERKELEY SEDGE	1 GAL
	CHONDROPETALUM ELEPH.	CAPE RUSH	5 GAL
	FESTUCA MAIREI	ATLAS FESCUE	1 GAL
	IRIS DOUGLASIANA	PACIFIC COAST IRIS	1 GAL
	JUNCUS PATENS	CALIF. GRAY RUSH	1 GAL
	MIMULUS AURANTIACUS	MONKEY FLOWER	1 GAL
	PENSTEMON HETEROPHYLLUS	BEARDTONGUE	1 GAL

NOTE: SEE SHEET L3.00 FOR FULL SCHEDULE OF PLANTS.

PENINSULA HEIGHTS - SAN MATEO, CALIFORNIA

CAMPUS POP INVESTOR, LLC

PLANTING PLAN - SOUTH PARCEL

JETT LANDSCAPE ARCHITECTURE + DESIGN
2 Theatre Sq., Ste 218
Orinda, Ca 94563
925-254-5422

JOB NO. 1483.001
DATE 02-03-20

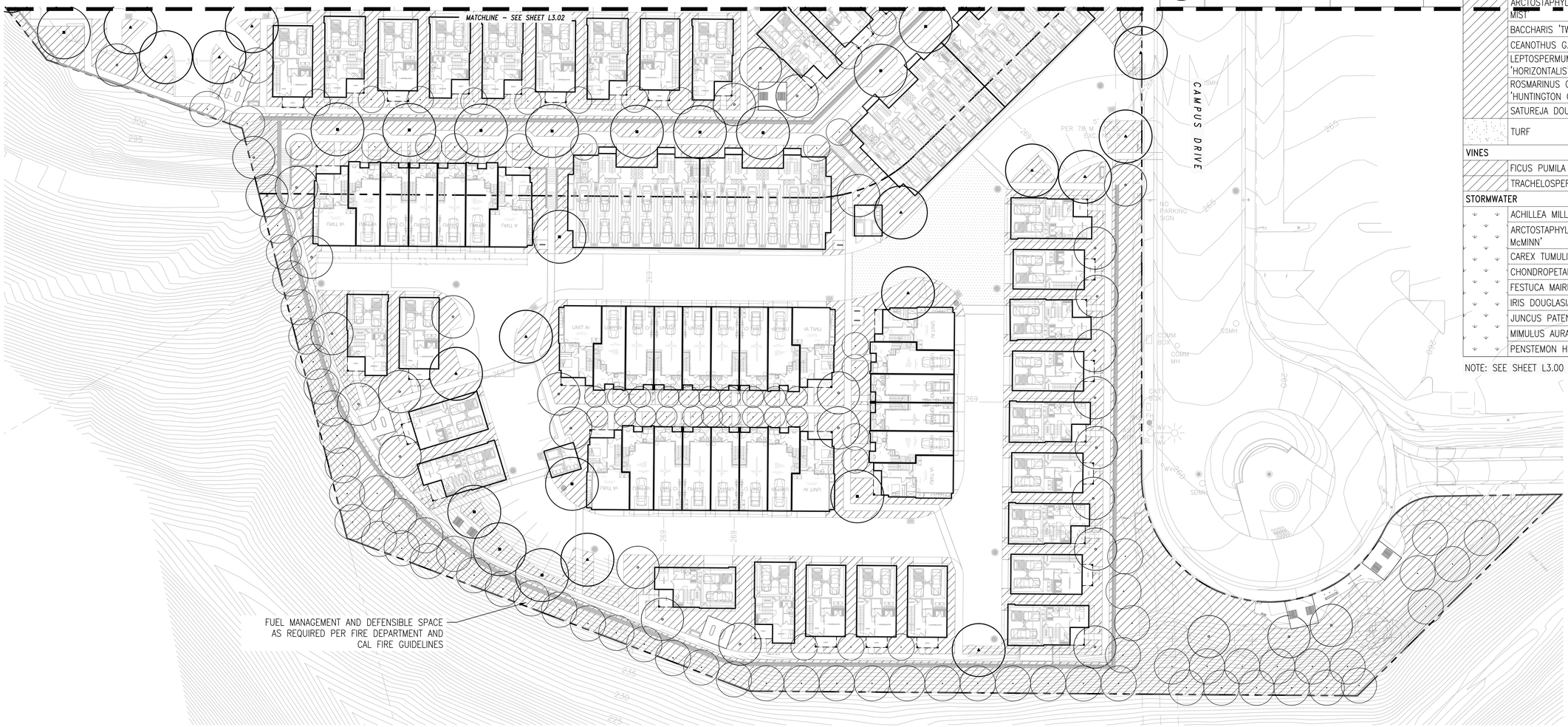
NORTH

L3.02

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
TREES			
	CERCIS OCCIDENTALIS	WESTERN REDBUD	15 GAL
	LAURUS NOBILIS 'SARATOGA'	LAUREL	15 GAL
	PODOCARPUS GRACILIOR	FERN PINE	15 GAL
	QUERCUS AGRIFOLIA	COAST LIVE OAK	15 GAL
	ACER PALMATUM	JAPANESE MAPLE	24" BOX
	LAGERSTROEMIA 'TUSCARORA'	CRAPE MYRTLE	24" BOX
	OLEA EUROPAEA 'SWAN HILL'	FRUITLESS OLIVE	24" BOX
	PISTACIA CHINENSIS	CHINESE PISTACHE	24" BOX
	ARBUTUS UNEDO 'MARINA'	STRAWBERRY TREE	36" BOX
	LOPHOSTEMON CONFERTUS	BRISBANE BOX	36" BOX
	GINKGO BILOBA 'FAIRMOUNT'	MAIDENHAIR TREE	48" BOX
SHRUBS			
	AGAVE 'BLUE GLOW'	BLUE GLOW AGAVE	5 GAL
	ANIGOZANTHOS 'BUSH GOLD'	KANGAROO PAW	1 GAL
	BULBINE FRUTESCENS	STALKED BULBINE	1 GAL
	CALAMAGROSTIS 'KARL FOESTER'	FEATHER REED GRASS	5 GAL
	DIETES BICOLOR	FORTNIGHT LILY	5 GAL
	HELICHTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	5 GAL
	LEUCOPHYLLUM FRUT.	TEXAS RANGER	5 GAL
	LEUCADENDRON 'SAFARI GOLDSTRIKE'	YELLOW CONEFLOWER	5 GAL
	LOMANDRA 'BREEZE'	DWARF MAT RUSH	1 GAL
	LOROPETALUM CHINENSE	LOROPETALUM	5 GAL
	MUHLENBERGIA RIGENS	DEER GRASS	5 GAL
	PHORMIUM	NEW ZEALAND FLAX	5 GAL
	PHLOMIS FRUTICOSA	JERUSALEM SAGE	5 GAL
	POLYSTICHUM CALIFORNICA	SWORD FERN	1 GAL
	RHAMNUS CAL. 'EVE CASE'	COFFEEBERRY	15 GAL
	TECOMARIA CAPENSIS	CAPE HONEYSUCKLE	5 GAL
	TEUCRIUM FRUTICANS 'AZAREUM'	BUSH GERMANDER	5 GAL
GROUNDCOVERS			
	ARCTOSTAPHYLOS 'PACIFIC MIST'	MANZANITA	1 GAL
	BACCHARIS 'TWIN PEAK'	COYOTE BUSH	5 GAL
	CEANOTHUS G. 'ANCHOR BAY'	CALIFORNIA LILAC	1 GAL
	LEPTOSPERMUM S. 'HORIZONTALIS'	PROSTRATE TEA TREE	1 GAL
	ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET'	ROSEMARY	1 GAL
	SATUREJA DOUGLASII	YERBA BUENA	1 GAL
	TURF	FESCUE BLEND	
VINES			
	FICUS PUMILA	CREEPING FIG	
	TRACHELOSPERMUM JAS.	STAR JASMINE	
STORMWATER			
	ACHILLEA MILLEFOLIUM	YARROW	1 GAL
	ARCTOSTAPHYLOS 'HOWARD McMINN'	HOWARD McMINN MANZANITA	15 GAL
	CAREX TUMULICOLA	BERKELEY SEDGE	1 GAL
	CHONDROPETALUM ELEPH.	CAPE RUSH	5 GAL
	FESTUCA MAIREI	ATLAS FESCUE	1 GAL
	IRIS DOUGLASIANA	PACIFIC COAST IRIS	1 GAL
	JUNCUS PATENS	CALIF. GRAY RUSH	1 GAL
	MIMULUS AURANTIACUS	MONKEY FLOWER	1 GAL
	PENSTEMON HETEROPHYLLUS	BEARDTONGUE	1 GAL

NOTE: SEE SHEET L3.00 FOR FULL SCHEDULE OF PLANTS.



PENINSULA HEIGHTS - SAN MATEO, CALIFORNIA

CAMPUS POP INVESTOR, LLC

PLANTING PLAN - SOUTH PARCEL

JETT LANDSCAPE ARCHITECTURE + DESIGN
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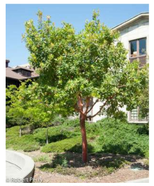
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DATE 02-03-20

NORTH

L3.03

TREES


ACER PALMATUM
JAPANESE MAPLE


ARBUTUS UNEDO 'MARINA'
STRAWBERRY TREE

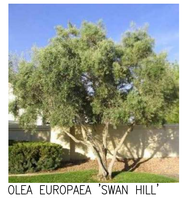

CERCIS OCCIDENTALIS
WESTERN REDBUD

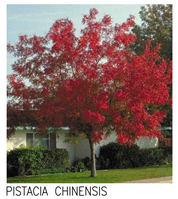

GINGKO BILOBA 'FAIRMOUNT'
MAIDENHAIR TREE


LAGERSTROEMIA 'TUSCARORA'
CRAPE MYRTLE


LAURUS NOBILIS 'SARATOGA'
LAUREL


LOPHOSTEMON CONFERTUS
BRISBANE BOX


OLEA EUROPAEA 'SWAN HILL'
FRUITLESS OLIVE


PISTACIA CHINENSIS
CHINESE PISTACHE


PODOCARPUS GRACILIOR
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AGAVE 'BLUE GLOW'
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LOMANDRA 'BREEZE'
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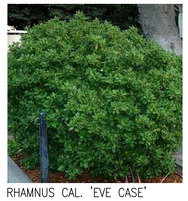

LOROPETALUM CHINENSE
FRINGE FLOWER


MUHLENBERGIA RIGENS
DEER GRASS


PHLOMIS FRUTICOSA
JERUSALEM SAGE


PHORMIUM
NEW ZEALAND FLAX


POLYSTICHUM CALIFORNICA
SWORD FERN


RHAMNUS CAL. 'EVE CASE'
COFFEEBERRY

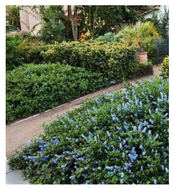

TECOMARIA CAPENSIS
CAPE HONEYSUCKLE


TEUCRIUM FRUTICANS 'AZAREUM'
BUSH GERMANDER

GROUNDCOVERS


ARCTOSTAPHYLOS 'PACIFIC MIST'
MANZANITA


BACCHARIS 'TWIN PEAK'
COYOTE BUSH


CEANOTHUS G. 'ANCHOR BAY'
CALIFORNIA LILAC

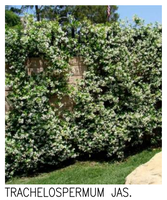

LEPTOSPERMUM S. 'HORIZANTALIS'
PROSTRATE TEA TREE


ROSMARINUS 'HUNTINGTON CARPET'
ROSEMARY


SATUREJA DOUGLASII
YERBBA BUENA

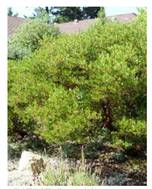
VINES

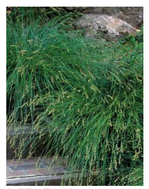

FICUS PUMILA
CREEPING FIG


TRACHELOSPERMUM JAS.
STAR JASMINE

STORMWATER


ACHILLEA MILLEFOLIUM
YARROW


ARCTOSTAPHYLOS
HOWARD MCMINN MANZANITA


CAREX TUMICULA
BERKELEY SEDGE


CHONDROPETALUM ELEPH.
CAPE RUSH


FESTUCA MAIREI
ATLAS FESCUE


IRIS DOUGLASIANA
PACIFIC COAST IRIS


JUNCUS PATENS
CALIF. GRAY RUSH


MIMULUS AURANTIACUS
MONKEY FLOWER


PENSTEMON HETEROPHYLLUS
BEARDTONGUE

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
TREES			
.	CERCIS OCCIDENTALIS	WESTERN REDBUD	15 GAL
	LAURUS NOBILIS 'SARATOGA'	LAUREL	15 GAL
	PODOCARPUS GRACILIOR	FERN PINE	15 GAL
	QUERCUS AGRIFOLIA	COAST LIVE OAK	15 GAL
.	ACER PALMATUM	JAPANESE MAPLE	24" BOX
	LAGERSTROEMIA 'TUSCARORA'	CRAPE MYRTLE	24" BOX
	OLEA EUROPAEA 'SWAN HILL'	FRUITLESS OLIVE	24" BOX
	PISTACIA CHINENSIS	CHINESE PISTACHE	24" BOX
.	ARBUTUS UNEDO 'MARINA'	STRAWBERRY TREE	36" BOX
	LOPHOSTEMON CONFERTUS	BRISBANE BOX	36" BOX
.	GINKGO BILOBA 'FAIRMOUNT'	MAIDENHAIR TREE	48" BOX
SHRUBS			
	AGAVE 'BLUE GLOW'	BLUE GLOW AGAVE	5 GAL
	ANIGOZANTHOS 'BUSH GOLD'	KANGAROO PAW	1 GAL
	BULBINE FRUTESCENS	STALKED BULBINE	1 GAL
	CALAMAGROSTIS 'KARL FOESTER'	FEATHER REED GRASS	5 GAL
	DIETES BICOLOR	FORTNIGHT LILY	5 GAL
	HELICHTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	5 GAL
	LEUCOPHYLLUM FRUT.	TEXAS RANGER	5 GAL
	LEUCADENDRON 'SAFARI GOLDSTRIKE'	YELLOW CONEFLOWER	5 GAL
	LOMANDRA 'BREEZE'	DWARF MAT RUSH	1 GAL
	LOROPETALUM CHINENSE	LOROPETALUM	5 GAL
	MUHLENBERGIA RIGENS	DEER GRASS	5 GAL
	PHORMIUM	NEW ZEALAND FLAX	5 GAL
	PHLOMIS FRUTICOSA	JERUSALEM SAGE	5 GAL
	POLYSTICHUM CALIFORNICA	SWORD FERN	1 GAL
	RHAMNUS CAL. 'EVE CASE'	COFFEEBERRY	15 GAL
	TECOMARIA CAPENSIS	CAPE HONEYSUCKLE	5 GAL
	TEUCRIUM FRUTICANS 'AZAREUM'	BUSH GERMANDER	5 GAL
GROUNDCOVERS			
	ARCTOSTAPHYLOS 'PACIFIC MIST'	MANZANITA	1 GAL
	BACCHARIS 'TWIN PEAK'	COYOTE BUSH	5 GAL
	CEANOTHUS G. 'ANCHOR BAY'	CALIFORNIA LILAC	1 GAL
	LEPTOSPERMUM S. 'HORIZONTALIS'	PROSTRATE TEA TREE	1 GAL
	ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET'	ROSEMARY	1 GAL
	SATUREJA DOUGLASII	YERBA BUENA	1 GAL
	TURF	FESCUE BLEND	
VINES			
	FICUS PUMILA	CREEPING FIG	
	TRACHELOSPERMUM JAS.	STAR JASMINE	
STORMWATER			
	ACHILLEA MILLEFOLIUM	YARROW	1 GAL
	ARCTOSTAPHYLOS 'HOWARD McMINN'	HOWARD McMINN MANZANITA	15 GAL
	CAREX TUMULICOLA	BERKELEY SEDGE	1 GAL
	CHONDROPETALUM ELEPH.	CAPE RUSH	5 GAL
	FESTUCA MAIREI	ATLAS FESCUE	1 GAL
	IRIS DOUGLASIANA	PACIFIC COAST IRIS	1 GAL
	JUNCUS PATENS	CALIF. GRAY RUSH	1 GAL

PENINSULA HEIGHTS - SAN MATEO, CALIFORNIA

CAMPUS POP INVESTOR, LLC

PLANT IMAGES

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925-254-5422

JOB NO. 1483.001
DATE 02-03-20

NORTH