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 07-10-20

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

N

T.0

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:

In obtaining a Special Use Permit to allow for low-density residential development, the four existing office buildings would be replaced with 290 units of new housing including the creation of a vesting tentative parcel map, allowing 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.
Complying with affordable housing requirements as outlined by the City of San Mateo, this project will designate 10% of the proposed units for low income households totaling 29 units and would qualify for benefits under the Density Bonus Law. These designated affordable units will also offer a range in sizes that include (7) 2-bedroom, (12) 3-bedroom, and (10) 4-bedroom options.

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 624 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, it's the project's proposal to keep the existing emergency vehicle access (EVA) road connecting Campus Drive to 26th Ave as-is 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 an appropriate 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, playgrounds, picnic areas, fitness stations 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.

SHEET INDEX:

COVER SHEET
T.0 COVER SHEET

SITE DATA
1.0 PROJECT DATA #1
1.1 PROJECT DATA #2
1.2 VICINITY MAP
1.3 SITE CONTEXT
1.4 OVERALL SITE PLAN
1.5 NORTH SITE PLAN
1.6 SOUTH SITE PLAN
1.7 OPEN SPACE PLAN
1.8 TITLE SHEET

SFD PRODUCT TYPE
2.0 SFD1 UNIT PLANS
2.1 SFD1 ROOF+SECT
2.2 SFD1 ELEV+PERS
2.3 SFD1 ELEV+PERS
2.4 SFD1 BUILDING AREA
2.5 SFD2 UNIT PLANS
2.6 SFD2 ROOF+SECT
2.7 SFD2 ELEV+PERS
2.8 SFD2 ELEV+PERS
2.9 SFD2 BUILDING AREA

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

TH OVER FLATS PRODUCT TYPE
4.0 6 UNIT PLANS
4.1 6 ROOF PLAN
4.2 6 UNIT BLDG AREA
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 PLANS
4.10 12 UNIT BLDG AREA
4.11 12 UNIT BLDG AREA (SE)
4.12 12 UNIT ELEV CS1 FLAT
4.13 12 UNIT PERP CS1 FLAT
4.14 12 UNIT ELEV CS2 PTCH
4.15 12 UNIT PERP CS2 PTCH
4.16 12 UNIT ELEV CS1(SE) FLAT
4.17 12 UNIT PERP CS1(SE) FLAT
4.18 12 UNIT ELEV CS1(SE) PTCH
4.19 12 UNIT PERP CS1(SE) PTCH
4.20 12 UNIT ELEV CS2(SE)
4.21 12 UNIT PERP CS2(SE
4.22 TH OVER FLATS SECT

TRASH ENCLOSURE
5.0 ELEVATIONS + PLAN

MATERIAL BOARDS
6.0 SITE CS MAP
6.1 SFD 1 CS1
6.2 SFD 1 CS2
6.3 SFD 2 CS1
6.4 SFD 2 CS2
6.5 TOWNHOME CS1
6.6 TOWNHOME CS2
6.7 TH OVER FLATS CS1
6.8 TH OVER FLATS CS2

CIVIL SHEETS
C0.0 TITLE SHEET

NORTH SITE
C1.1 EXISTING CONDITIONS
C2.1 VESTING TENTATIVE MAP
C2.2 SITE ACCESS PLAN
C3.1 GRADING PLAN
C4.1 UTILITY PLAN
C5.1 SW CONTROL PLAN
C6.1 FIRE ACCESS PLAN
C7.1 EROSION CONTROL PLAN
C8.1 SECTION
C8.2 DETAILS
C8.3 DETAILS
C8.4 PRIVATE STREET PROFILE
C8.5 PRIVATE STREET PROFILE
C8.6 UNIT GRADING

SOUTH SITE
C9.1 EXISTING CONDITIONS
C9.2 EXISTING CONDITIONS
C10.1 VESTING TENTATIVE MAP
C10.2 VESTING TENTATIVE MAP
C10.3 SITE ACCESS PLAN
C10.4 SITE ACCESS PLAN
C11.1 GRADING PLAN
C11.2 GRADING PLAN
C12.1 UTILITY PLAN
C12.2 UTILITY PLAN
C13.1 SW CONTROL PLAN
C13.2 SW 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
C16.3 DETAILS
C16.4 PRIVATE STREETS PROFILE
C16.5 PRIVATE STREETS PROFILE
C16.6 UNIT GRADING
C16.7 UNIT GRADING

ROW WORK
C-1 CONCEPTUAL STRIPING PLAN
C-2 CONCEPTUAL STRIPING PLAN

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

NOTES
- FOR LIST OF HERITAGE TREES, SEE SHEETS L0.01 & L0.04
- FOR CUBIC YARDS OF SOIL DISTURBANCE, SEE SHEETS C3.1 & C10.1

PROJECT TEAM:

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

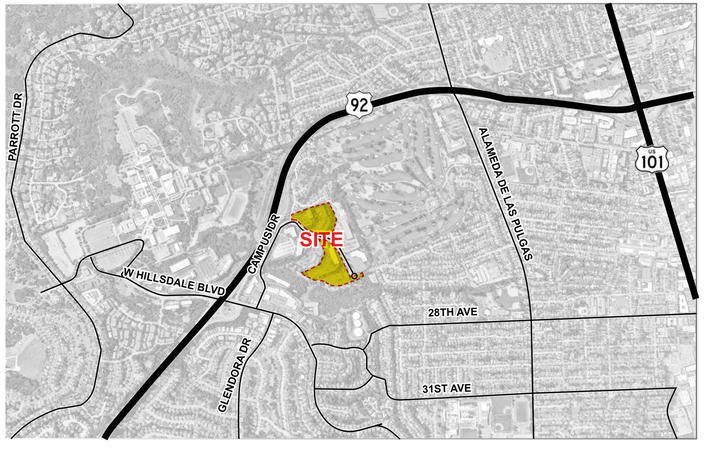
OWNER:
- 2988 CAMPUS POP OWNER, LLC
- 2800 CAMPUS POP OWNER, LLC
- 2755 CAMPUS POP OWNER, LLC
- 2655 CAMPUS POP OWNER, LLC

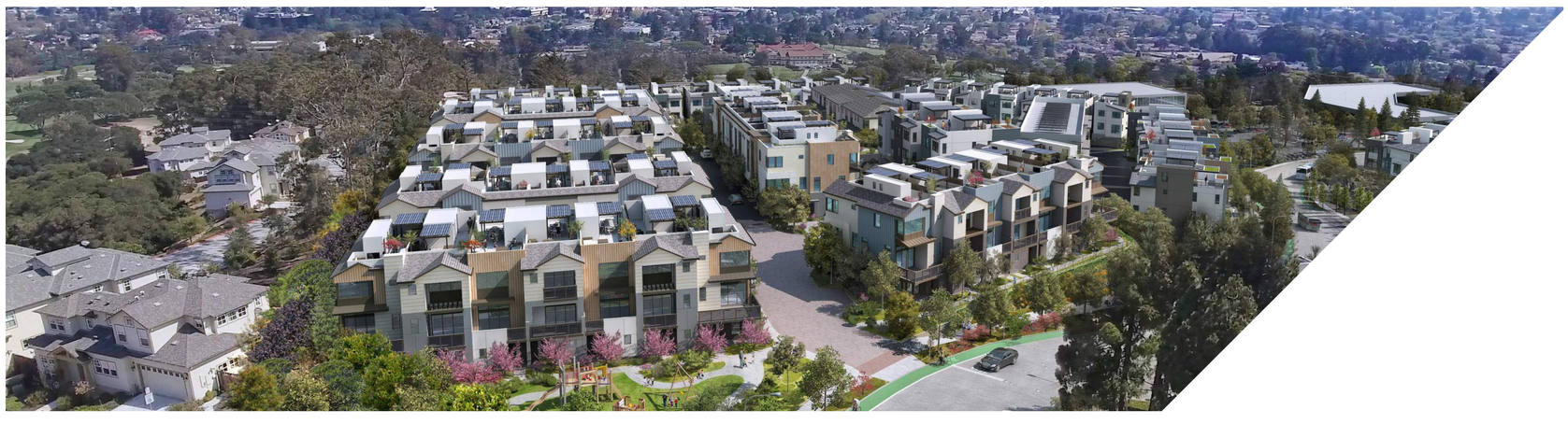
ARCHITECT:
DAHLIN
5865 Owens Drive,
Pleasanton, CA 94588
Tel: 925-251-7200
Contact: Padru C. Kang

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

VICINITY MAP: N.T.S





PENINSULA HEIGHTS - SAN MATEO, CA

CAMPUS POP INVESTOR, LLC

PROJECT DATA #1

DAHLIN

JOB NO. 1483.001
DATE 07-10-20
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

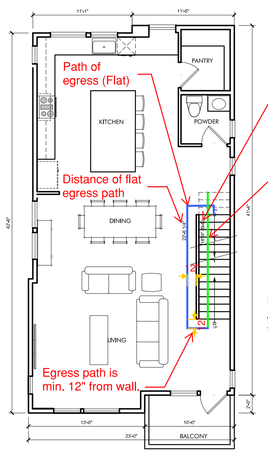
N

1.0

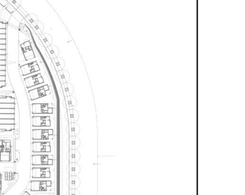
DIAGRAM 1: CHAPTER 7A KEYMAP
(Buildings highlighted in green are subject.)



DIAGRAM 2: PATH OF TRAVEL EGRESS DISTANCE METHODOLOGY:

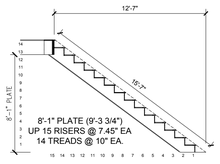


Sample 2nd Floor Plan

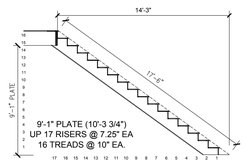


18'-9" (B-B)

Reference Section B-B: 2nd Floor Stairs (Shows that distance of stairs is measured along top of treads.)



15'-7" (A-A)



17'-6" (C-C)

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	1.0
Total Floor Area (Sq. Ft.):	89,344	306,609	309,304
Total Number of Units:			**134**
Multiple-family dwelling:			
2 Bedroom Unit			32
3 Bedroom Unit			60
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	133,732
Site Open Space Area (%):		35%	44%
Total Parking:	**Req. / Unit:**	**Total Req:**	**Proposed:**
		286.8	**289**
Multiple-family dwelling:			
Resident Stalls / 2 bed under 1400 sf:	1.8 per unit	18	20
Resident Stalls / 3 bed or any unit over 1400 sf:	2 per unit	188	188
Uncovered (Guest) Parking Stalls:	.2 per unit	20.8	21
Covered Parking Stalls:	1 per unit	104	208
Van Accessible Parking Stalls:	5% Guest	1.1	2
EV Capable Parking Stalls:	15% Guest	3.2	4
EV Capable Accessible Parking Stalls:	1/8 EV	2 of 4	2 of 4
Short-term Bicycle Parking Stalls / 2 bed under 1400 sf:	.1 per unit	1.0	1
Long-term Bicycle Parking Stalls / 2 bed under 1400 sf:	1.25 per unit	12.5	20
Short-term Bicycle Parking Stalls / 3 bed or any unit over 1400 sf:	.15 per unit	14.1	15
Long-term Bicycle Parking Stalls / 3 bed or any unit over 1400 sf:	1.5 per unit	141.0	188
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)	14'
Side & Rear (Not Adjacent to Residential District)		15'	24'

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	1.0
Total Floor Area (Sq. Ft.):	135,500	**366,353**	**367,995**
Total Number of Units:			**156**
Multiple-family dwelling:			
2 Bedroom Unit			34
3 Bedroom Unit			62
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	152,105
Site Open Space Area (%):		35%	42%
Total Parking:	**Req. / Unit:**	**Total Req:**	**Proposed:**
		332.4	**335**
Multiple-family dwelling:			
Resident Stalls / 2 bed under 1400 sf:	1.8 per unit	18.0	20
Resident Stalls / 3 bed or any unit over 1400 sf:	2 per unit	204	204
Uncovered (Guest) Parking Stalls:	.2 per unit	22.4	23
Covered Parking Stalls:	1 per unit	112	224
Van Accessible Parking Stalls:	5% Guest	1.2	2
EV Capable Parking Stalls:	15% Guest	3.5	4
EV Capable Accessible Parking Stalls:	1/8 EV	2 of 4	2 of 4
Short-term Bicycle Parking Stalls / 2 bed under 1400 sf:	.1 per unit	1.0	1
Long-term Bicycle Parking Stalls / 2 bed under 1400 sf:	1.25 per unit	12.5	20
Short-term Bicycle Parking Stalls / 3 bed or any unit over 1400 sf:	.15 per unit	15.3	16
Long-term Bicycle Parking Stalls / 3 bed or any unit over 1400 sf:	1.5 per unit	153.0	204
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'	21'
Buffer (Adjacent to Residential District)		15' (or 1/2 bldg height)	21'
Side & Rear (Not Adjacent to Residential District)		15'	15'



ARCHITECTURAL DATA:

Architectural Data														
					Northern Parcels			Southern Parcels			Overall Project			
Unit Name	**Bed Count**	**Bath Count**	**Gross Living Area / Unit (Sq. Ft.)**	**San Mateo Gross Floor Area / Unit (Sq. Ft.)**	**Unit Count**	**Total Gross Living Area (Sq. Ft.)**	**Total San Mateo GFA (Sq. Ft.)**	**Unit Count**	**Total Gross Living Area (Sq. Ft.)**	**Total San Mateo GFA (Sq. Ft.)**	**Unit Count**		**Total Gross Living Area (Sq. Ft.)**	**Total San Mateo GFA (Sq. Ft.)**
4-Story TH over Flats (1st Level Entry)														
Flat A	2	2	1,523	12-Unit Bldg	10	15,233		0	0		10	3.4%	15,233	
Flat B	3	2	1,669		10	16,687		0	0		10	3.4%	16,687	
Townhome A	3	3	1,302	25,103	20	26,046	125,515	0	0		20	6.9%	26,046	125,515
Townhome B	2	2.5	1,363		10	13,632		0	0		10	3.4%	13,632	
Townhome C	3	2.5	1,453		10	14,527		0	0		10	3.4%	14,527	
Flat B	3	2	1,669	6-Unit Bldg	0	0		2	3,337		2	0.7%	3,337	
Townhome A	3	3	1,302	12,784	0	0		2	2,605	12,784	2	0.7%	2,605	12,784
Townhome B	2	2.5	1,363		0	0		2	2,726		2	0.7%	2,726	
4-Story TH over Flats (2nd Level Entry)														
Flat A2	2	2	1,523	12-Unit Bldg	0	0		8	12,186		8	2.8%	12,186	
Flat B2	3	2	1,669		0	0		8	13,350		8	2.8%	13,350	
Townhome A2	3	3	1,302	25,078	0	0		16	20,837	100,313	16	5.5%	20,837	100,313
Townhome B2	2	2.5	1,363		0	0		8	10,906		8	2.8%	10,906	
Townhome C2	3	2.5	1,453		0	0		8	11,622		8	2.8%	11,622	
4-Story TH over Flats Total					**60**	**86,125**	**125,515**	**54**	**77,568**	**113,097**	**114**	**39.3%**	**163,693**	**238,612**
3-Story Townhomes (1st Level Entry)														
Townhome A	4	3.5	1,980	2,558	12	23,759	30693.6	14	27,719	35,809	26	9.0%	51,477	66,503
Townhome B	2	2.5	1,562	2,181	12	18,747	26175.6	14	21,872	30,538	26	9.0%	40,619	56,714
Townhome C	3	3	1,545	2,152	13	20,082	27977.3	17	26,262	36,586	30	10.3%	46,344	64,563
Townhome C mid	3	3	1,545	2,171	7	10,814	15196.3	6	9,269	13,025	13	4.5%	20,082	28,222
3-Story Townhomes (2nd Level Entry)														
Townhome A2	4	3.5	1,980	2,553		0	0	2	3,960	5,105	2	0.7%	3,960	5,105
Townhome B2	2	2.5	1,562	2,181		0	0	2	3,125	4,363	2	0.7%	3,125	4,363
Townhome C2	3	3	1,545	2,152		0	0	2	3,090	4,304	2	0.7%	3,090	4,304
Townhome C2 mid	3	3	1,545	2,171		0	0	1	1,545	2,171	1	0.3%	1,545	2,171
3-Story Townhome Total					**44**	**73,402**	**100,043**	**58**	**96,839**	**131,901**	**102**	**35.2%**	**170,241**	**231,944**
SFD Buildings														
SFD 1	4	3.5	2,379	2,876	15	35,691	43138.5	23	54,726	66145.7	38	13.1%	90,417	109,284
SFD 2	4	3.5	2,184	2,707	15	32,760	40608	21	45,864	56851.2	36	12.4%	78,624	97,459
SFD Total					**30**	**68,451**	**83,747**	**44**	**100,590**	**122,997**	**74**	**25.5%**	**169,041**	**206,743**
Total					**134**	**227,978**	**309,304**	**156**	**274,998**	**367,995**	**290**	**100.0%**	**502,976**	**677,299**

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		

2 **Re-submittal #2 - 07.13.2020**
(Sheets updated per Building Comments show red clouds surrounding sheet numbers.)

3 **Re-submittal #3 - 08.10.2020**
(Sheets updated per Building Comments show red clouds surrounding sheet numbers.)

4 **Re-submittal #4 - 09.01.2020**
(Sheets updated per Building Comments show red clouds surrounding sheet numbers.)

BUILDING DATA:

APPLICABLE CODES

2019 CBC - CA Building Code Parts 1 & 2
2019 CMC - CA Mechanical Code
2019 CPC - CA Plumbing Code
2019 CFC – CA Fire Code
2019 CENC - CA Energy Code
2019 CGBC – CA Green Building Code
2019 California Referenced Standards Code
City of San Mateo Municipal Code

BUILDING TYPE:	**Single Family Detached**	**4-Story Townhome**	**4-Story Townhome over Flat**
OCCUPANCY GROUP:	R-3	R-2	R-2
CONSTRUCTION TYPE:	VB	VA	IIIA
EXTERIOR FIRE RESISTANCE RATING:	N/A	1-Hour	2-Hour
ALLOWABLE HEIGHT:	4-Stories, 40'	4-Stories, 60'	4 Stories, 65'
ALLOWABLE AREA (PER FLOOR / PER BLDG):	Unlimited / Unlimited	36,000 SF / 72,000 SF	72,000 SF / 144,000 SF
SPRINKLER SYSTEM:	NFPA 13R	NFPA 13	NFPA 13

NOTES

1. All townhome units will feature a NFPA 13 system with an exterior fire closet.
2. Type of construction III-A for 4-Story TH over flat requires non-combustible 2-hr fire rated exterior walls.
3. See KEYMAP for buildings (Highlighted in blue) subject to compliance with WUI requirements of CBC Chapter 7A.
4. 4-Story Townhome buildings will use area increase per CBC Chapter 5.
5. 4-Story Stacked Townhome over Flat Buildings will use area increase per CBC Chapter 5.
6. All residential units will be 100% electric.

PENINSULA HEIGHTS - SAN MATEO, CA

CAMPUS POP INVESTOR, LLC

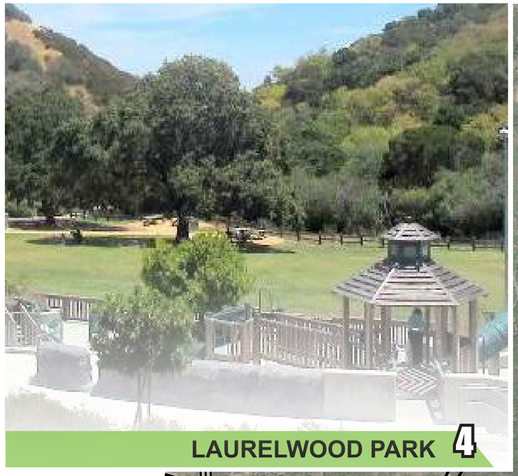
PROJECT DATA #2

DAHLIN

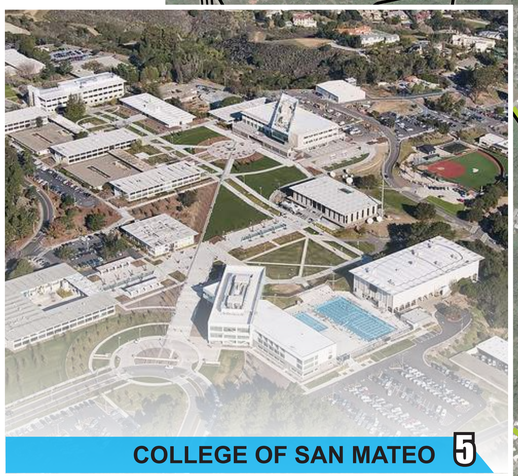
JOB NO. 1483.001
DATE 07-10-20
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

N

1.1



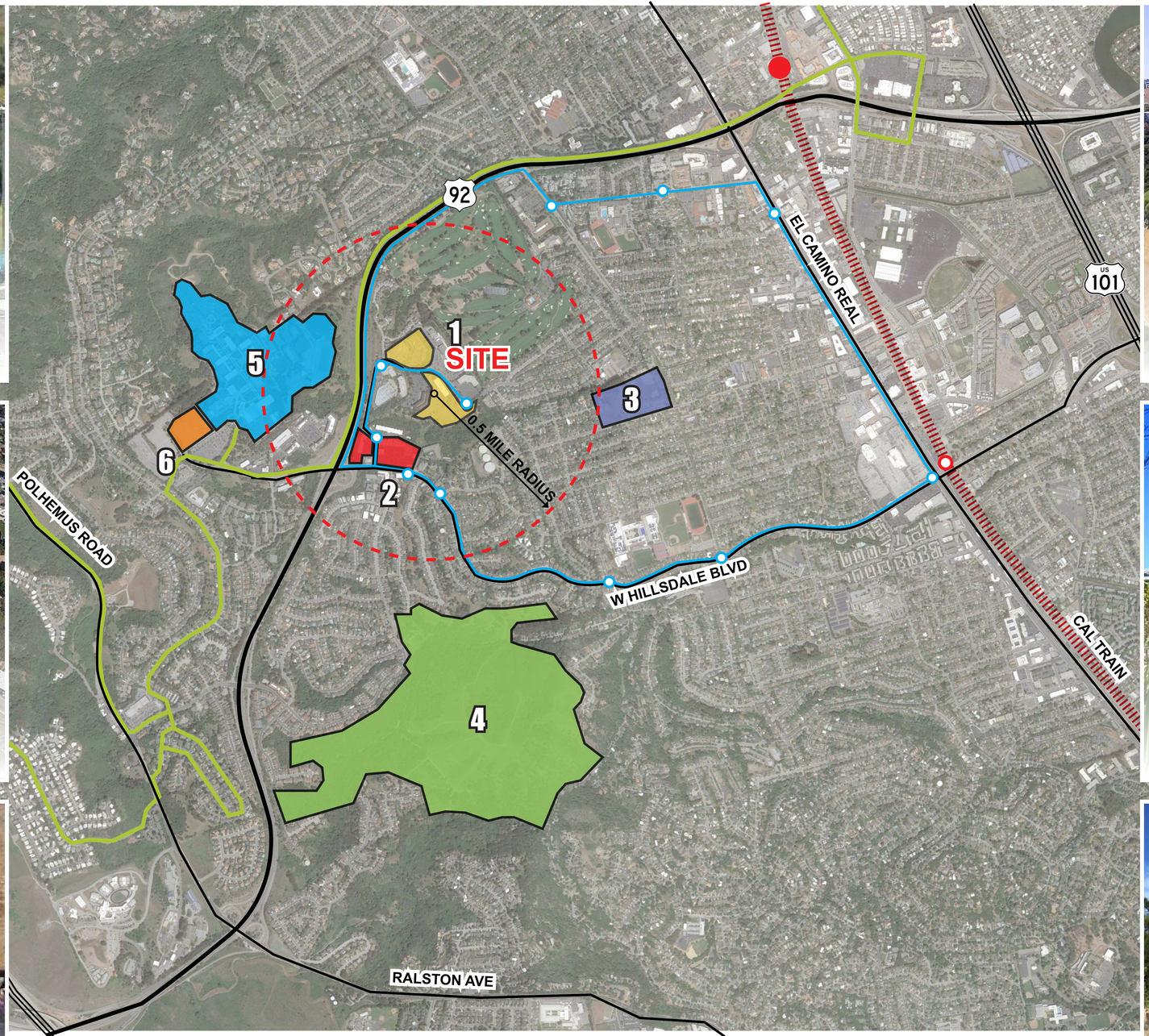
LAURELWOOD PARK 4

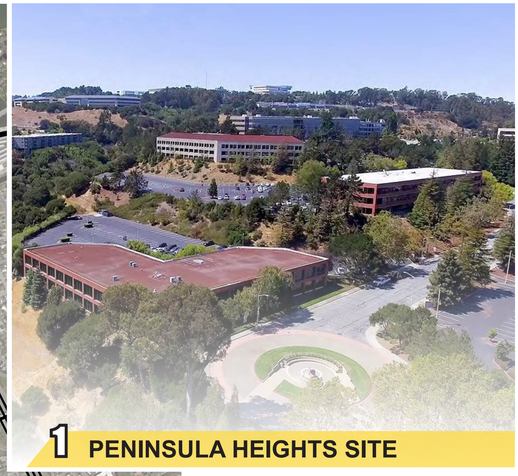


COLLEGE OF SAN MATEO 5



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

DAHLIN

JOB NO. 1483.001
DATE 07-13-20

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

N

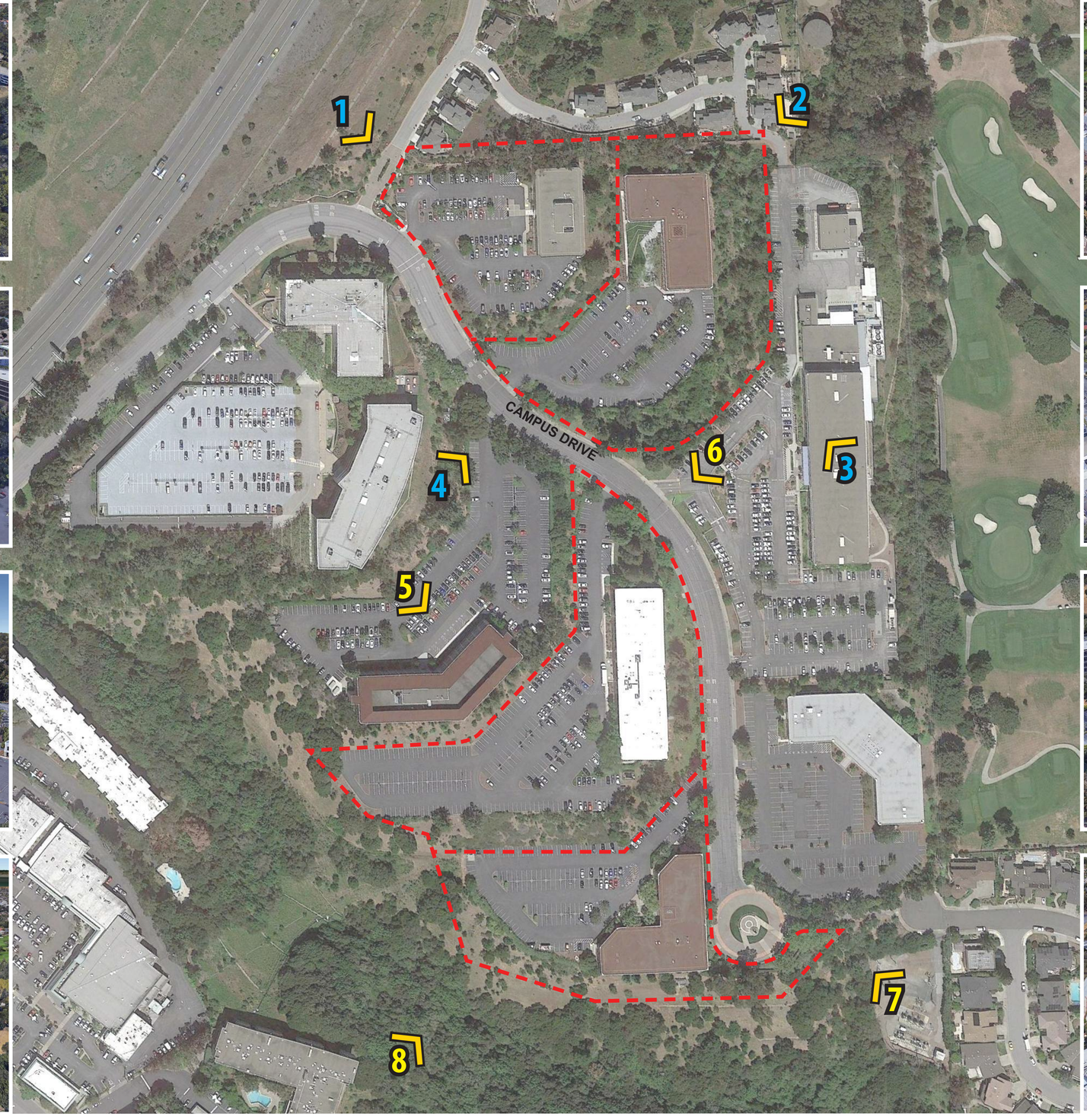
1.2



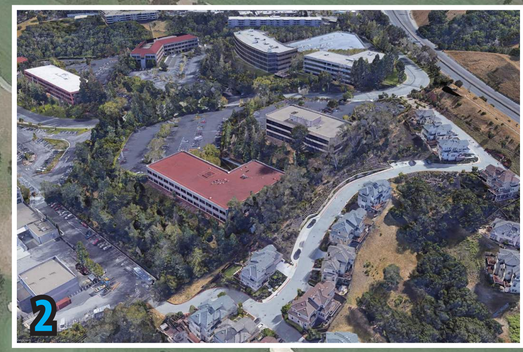
















PENINSULA HEIGHTS - SAN MATEO, CA

CAMPUS POP INVESTOR, LLC

SITE CONTEXT

DAHLIN

0 16 32 64

JOB NO. 1483.001
DATE 07-13-20

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

N

1.3

Summary by bed count		
Northern Parcels		
2 bed	32	23.9%
3 bed	60	44.8%
4 bed	42	31.3%
Total	134	100.0%

Summary by bed count		
Southern Parcels		
2 bed	34	21.8%
3 bed	62	39.7%
4 bed	60	38.5%
Total	156	100.0%

Summary by bed count		
Project Total		
2 bed	66	22.8%
3 bed	122	42.1%
4 bed	102	35.2%
Total	290	100.0%

*ALL UNITS EXCEPT 4-STORY PRODUCT WILL FEATURE ROOF DECKS

-176 ROOF DECK UNITS
-114 NON ROOF DECK UNITS
-290 UNITS TOTAL

NORTH SITE PLAN

SOUTH SITE PLAN

PENINSULA HEIGHTS - SAN MATEO, CA

CAMPUS POP INVESTOR, LLC

PROPOSED OVERALL SITE PLAN

0 40 80 160

DAHLIN

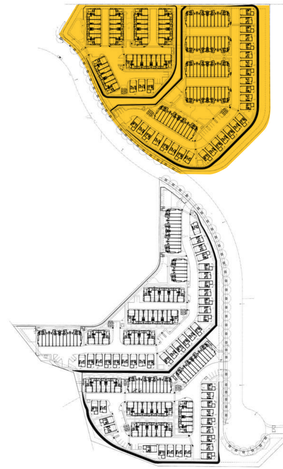
JOB NO. 1483.001
DATE 07-13-20

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

N

1.4

KEY MAP



ACCESSIBILITY SUMMARY

♿ ACCESSIBLE UNIT (23 PROVIDED)

NORTH SITE - UPPER TERRACE
TOTAL MULTI-FAMILY UNITS: 44 DU
ACCESSIBLE UNITS REQUIRED: 5 DU
ACCESSIBLE UNITS PROVIDED: 5 DU

SOUTH SITE - LOWER TERRACE
TOTAL MULTI-FAMILY UNITS: 60 DU
ACCESSIBLE UNITS REQUIRED: 6 DU
ACCESSIBLE UNITS PROVIDED: 6 DU

SOUTH SITE - UPPER TERRACE
TOTAL MULTI-FAMILY UNITS: 58 DU
ACCESSIBLE UNITS REQUIRED: 6 DU
ACCESSIBLE UNITS PROVIDED: 6 DU

SOUTH SITE - LOWER TERRACE
TOTAL MULTI-FAMILY UNITS: 54 DU
ACCESSIBLE UNITS REQUIRED: 6 DU
ACCESSIBLE UNITS PROVIDED: 6 DU

NOTES:
1. See SITE ACCESS PLAN for accessible path of travel.
2. Accessible units will comply with requirements of CBC Chapter 11 as applicable.

PENINSULA HEIGHTS - SAN MATEO, CA

CAMPUS POP INVESTOR, LLC

NORTH SITE PLAN

0 40 80 160

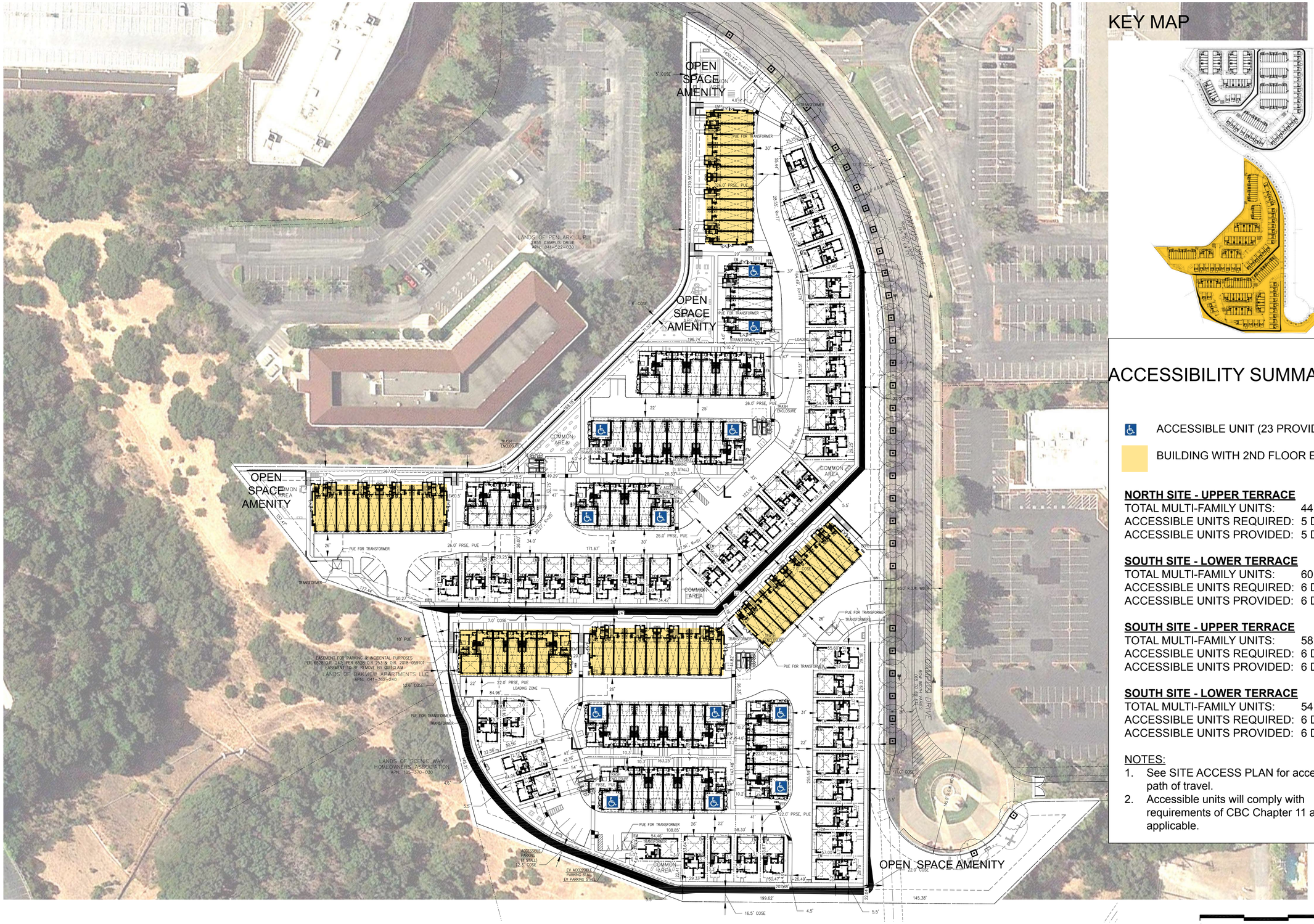
DAHLIN

JOB NO. 1483.001
DATE 07-13-20

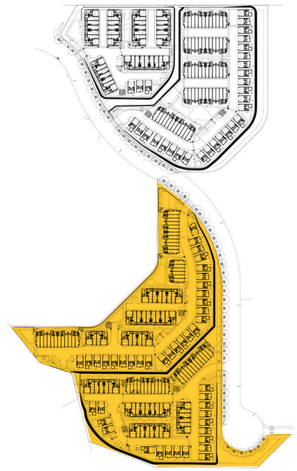
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

N

1.5



KEY MAP



ACCESSIBILITY SUMMARY

ACCESSIBLE UNIT (23 PROVIDED)

BUILDING WITH 2ND FLOOR ENTRY

NORTH SITE - UPPER TERRACE

TOTAL MULTI-FAMILY UNITS:	44 DU
ACCESSIBLE UNITS REQUIRED:	5 DU
ACCESSIBLE UNITS PROVIDED:	5 DU

SOUTH SITE - LOWER TERRACE

TOTAL MULTI-FAMILY UNITS:	60 DU
ACCESSIBLE UNITS REQUIRED:	6 DU
ACCESSIBLE UNITS PROVIDED:	6 DU

SOUTH SITE - UPPER TERRACE

TOTAL MULTI-FAMILY UNITS:	58 DU
ACCESSIBLE UNITS REQUIRED:	6 DU
ACCESSIBLE UNITS PROVIDED:	6 DU

SOUTH SITE - LOWER TERRACE

TOTAL MULTI-FAMILY UNITS:	54 DU
ACCESSIBLE UNITS REQUIRED:	6 DU
ACCESSIBLE UNITS PROVIDED:	6 DU

NOTES:

1. See SITE ACCESS PLAN for accessible path of travel.
2. Accessible units will comply with requirements of CBC Chapter 11 as applicable.

PENINSULA HEIGHTS - SAN MATEO, CA

CAMPUS POP INVESTOR, LLC

SOUTH SITE PLAN

0 16 32 64

DAHLIN

JOB NO. 1483.001
DATE 07-13-20

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

N

1.6

3
2



OPEN SPACE SUMMARY

Total Open Space: 285,837 SF
Site Area: 672,963 sf
= 42.5% Open Space/Site Area

Open Space North Parcel:
+/- 133,732 SF

Open Space South Parcel:
+/- 152,105 SF

80 0 80 160 feet

PENINSULA HEIGHTS - SAN MATEO, CALIFORNIA

CAMPUS POP INVESTOR, LLC

OPEN SPACE PLAN

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

JOB NO. 1483.001
DATE 08-10-20

NORTH

FLOOR PLANS AND ELEVATIONS

PENINSULA HEIGHTS - SAN MATEO, CA

CAMPUS POP INVESTOR, LLC

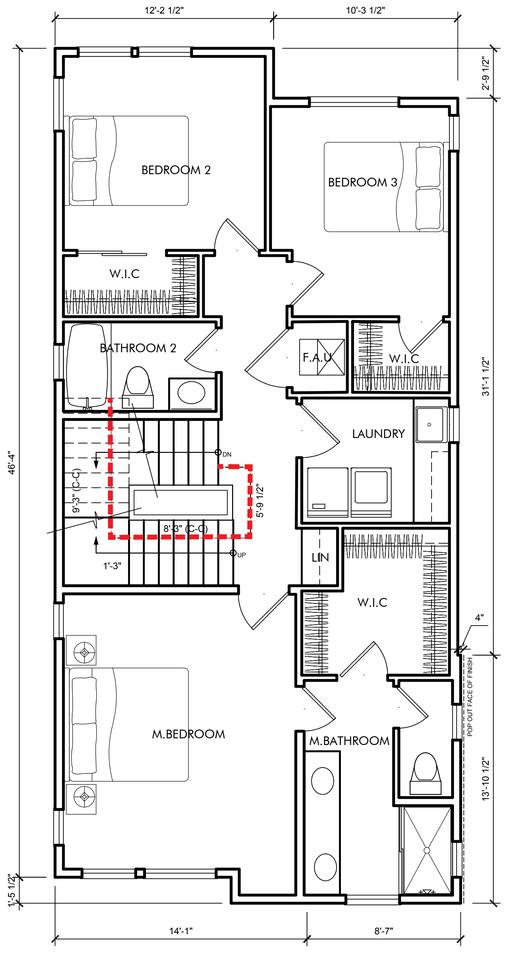
TITLE SHEET

DAHLIN

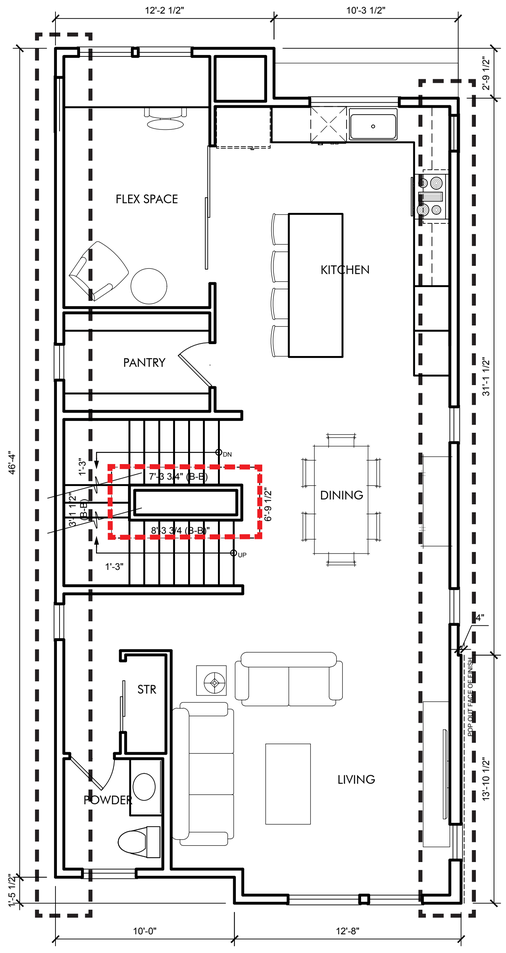
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

JOB NO. 1483.001
DATE 07-10-20

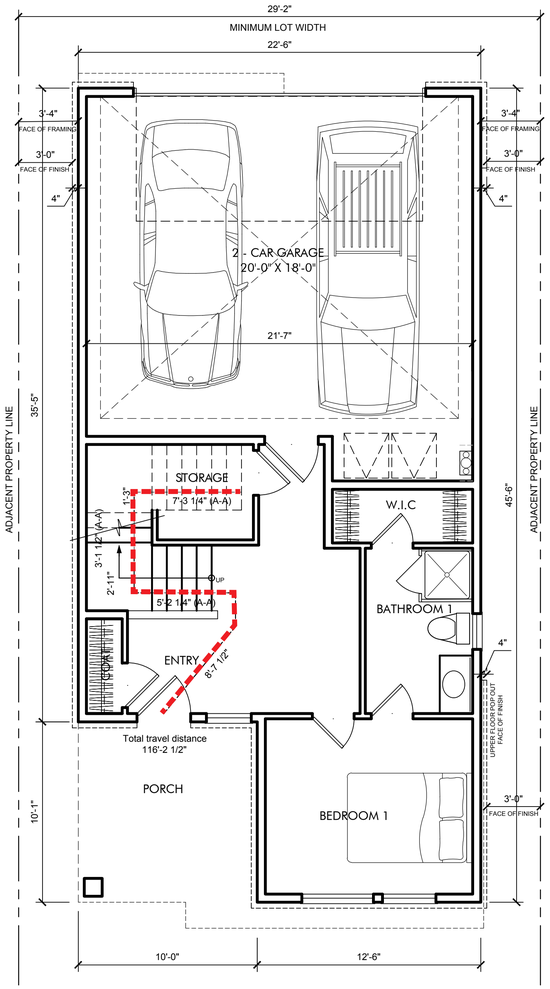
1.8



THIRD LEVEL PLAN



SECOND LEVEL PLAN



FIRST LEVEL PLAN

--- **EGRESS PATH:**
(MUST BE LESS THAN 125')
*** SEE DIAGRAM 2 ON SHEET 1.1**

1ST - 3RD LEVEL

PENINSULA HEIGHTS - SAN MATEO, CA

CAMPUS POP INVESTOR, LLC

SFD-1 UNIT PLANS

DAHLIN

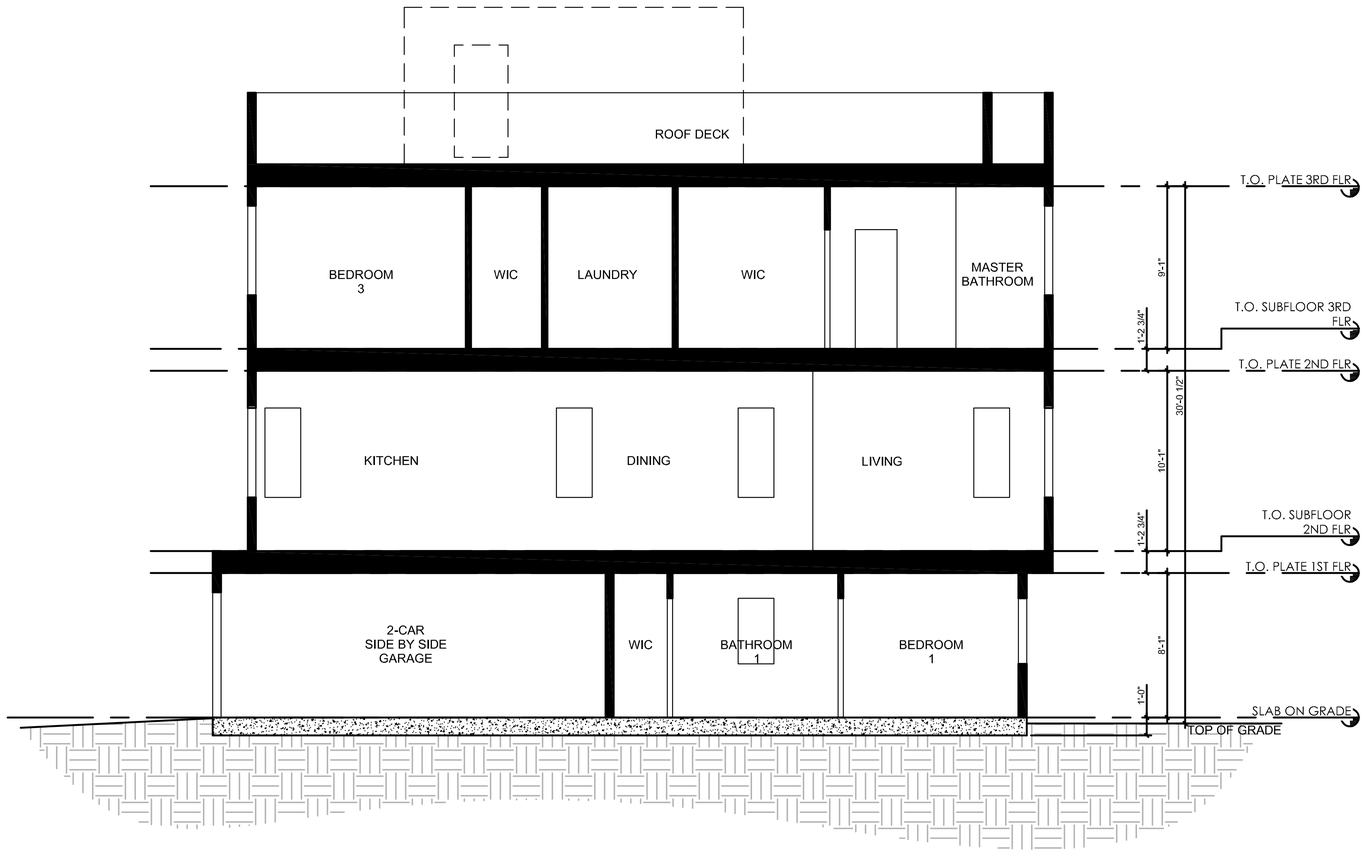
0 4 8 16

JOB NO. 1483.001
DATE 07-10-20

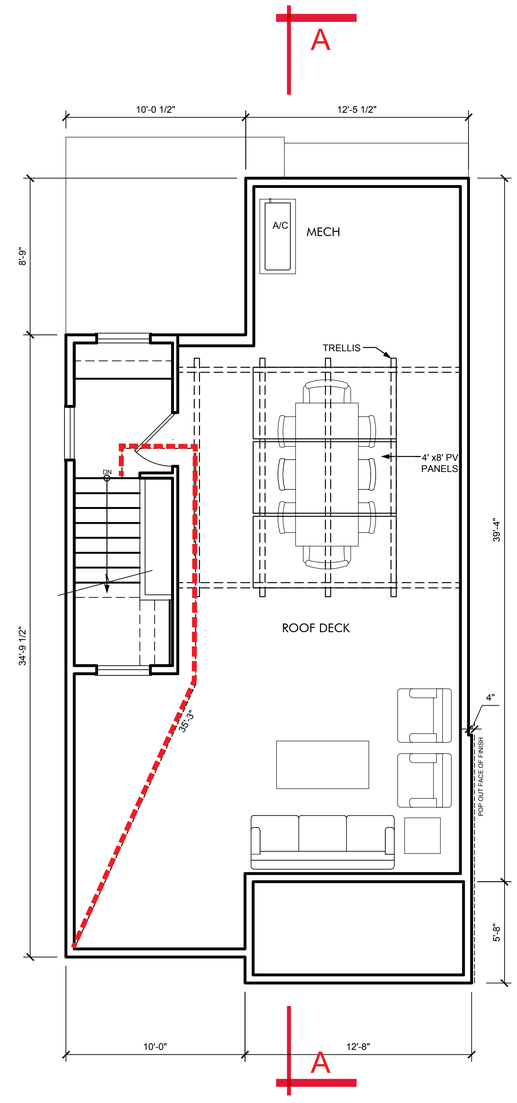
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

N

2.0



SECTION A - A



ROOF DECK PLAN

--- **EGRESS PATH:**
(MUST BE LESS THAN 125')
*** SEE DIAGRAM 2 ON SHEET 1.1**

ROOF PLAN AND SECTION

PENINSULA HEIGHTS - SAN MATEO, CA

CAMPUS POP INVESTOR, LLC

SFD-1

DAHLIN

0 4 8 16

JOB NO. 1483.001
DATE 07-10-20

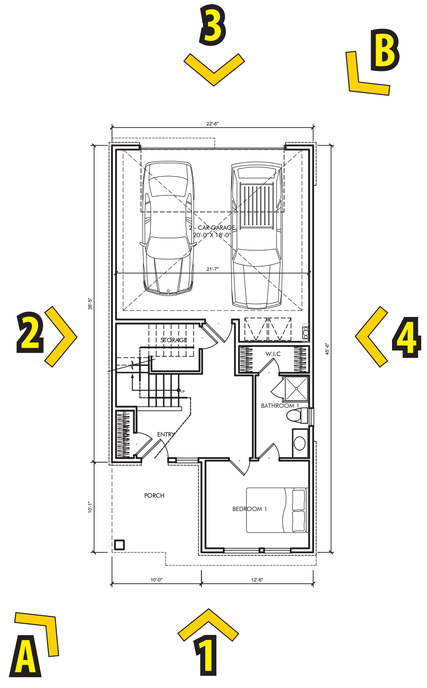
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

N

2.1



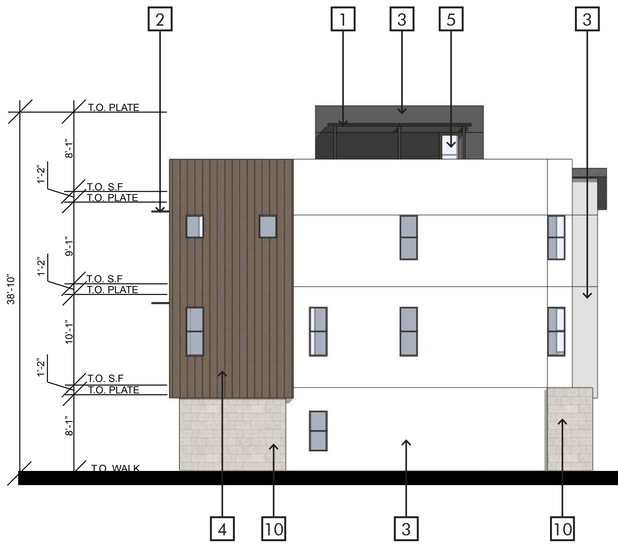




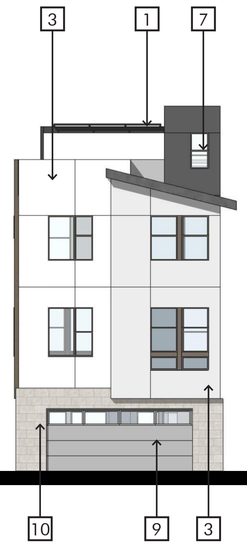
MATERIAL LIST

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
10	STONE VENEER

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

JOB NO. 1483.001
DATE 07-10-20

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

N

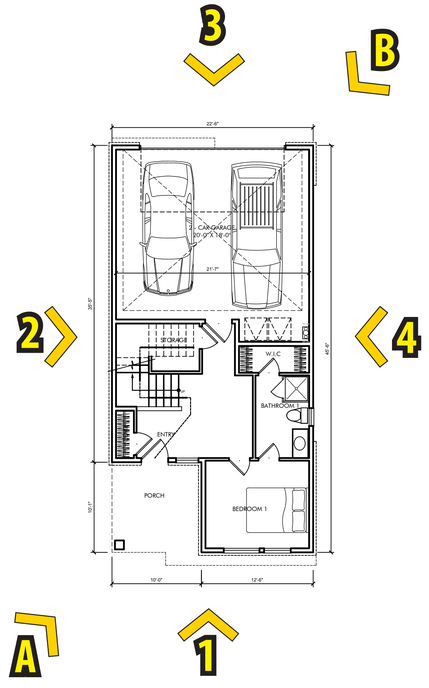
2.2



B



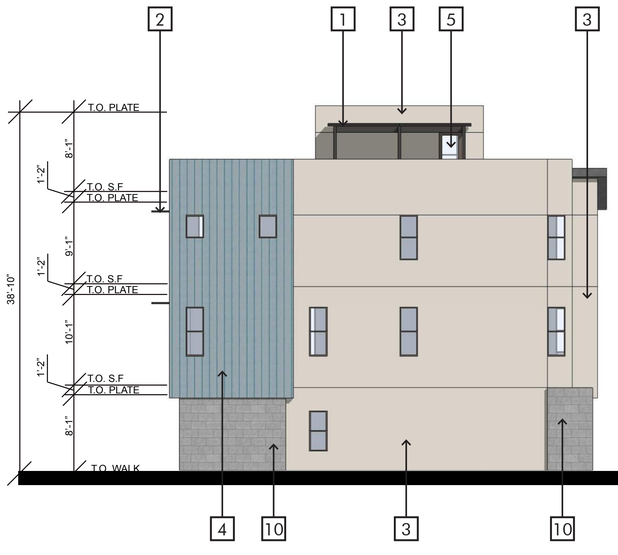
A



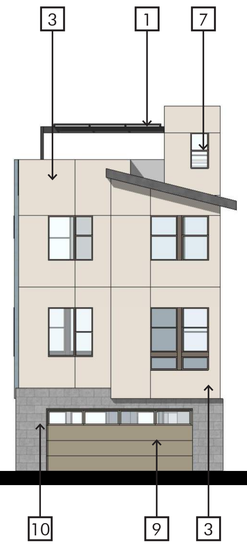
MATERIAL LIST

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
10. STONE VENEER

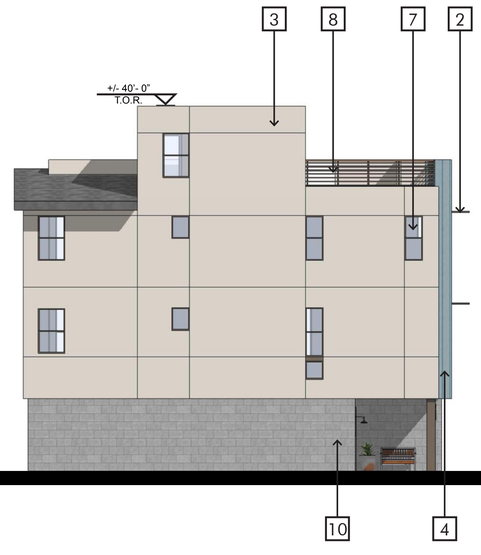
R ELEVATION



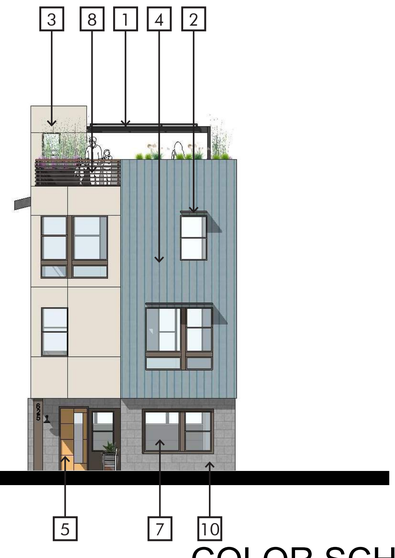
REAR ELEVATION



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

JOB NO. 1483.001
DATE 07-10-20

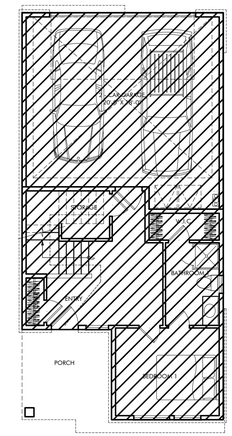
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

N

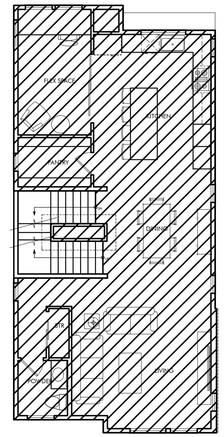
2.3

GROSS AREA DIAGRAMS (PER SAN MATEO ZONING CODE)

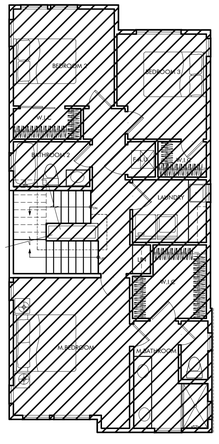
GROSS AREA



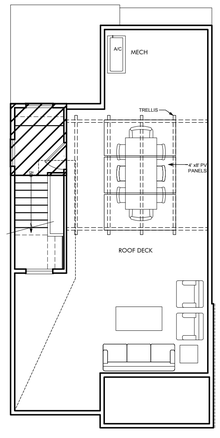
FIRST LEVEL



SECOND LEVEL



THIRD LEVEL



ROOF DECK

SFD 1		
Area Calcs	CBC	San Mateo Gross
Floor 1	UL (R-3)	464.3
Floor 2	UL (R-3)	951.5
Floor 3	UL (R-3)	951.5
Roof Deck	UL (R-3)	50.1
Exterior	UL (R-3)	N/A
Garage	UL (R-3)	458.5
Total	UL (R-3)	2,876

BUILDING AREA DIAGRAMS

PENINSULA HEIGHTS - SAN MATEO, CA

CAMPUS POP INVESTOR, LLC

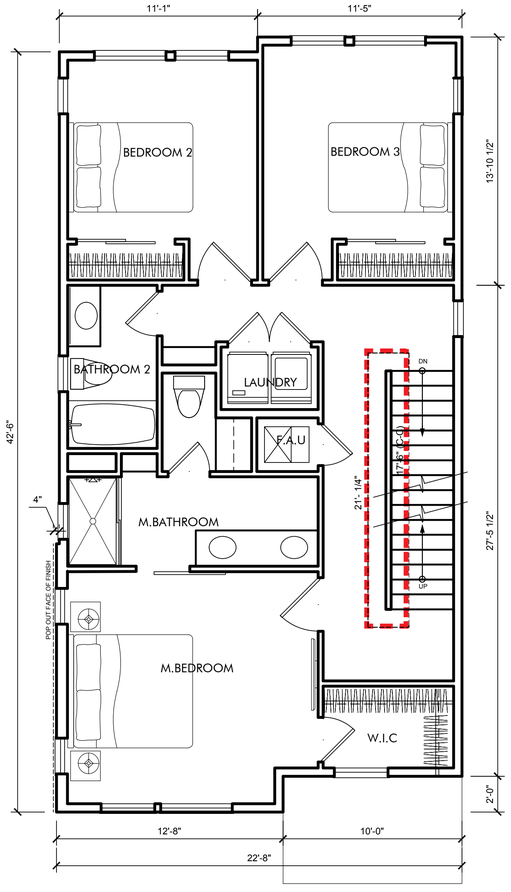
SFD1

DAHLIN

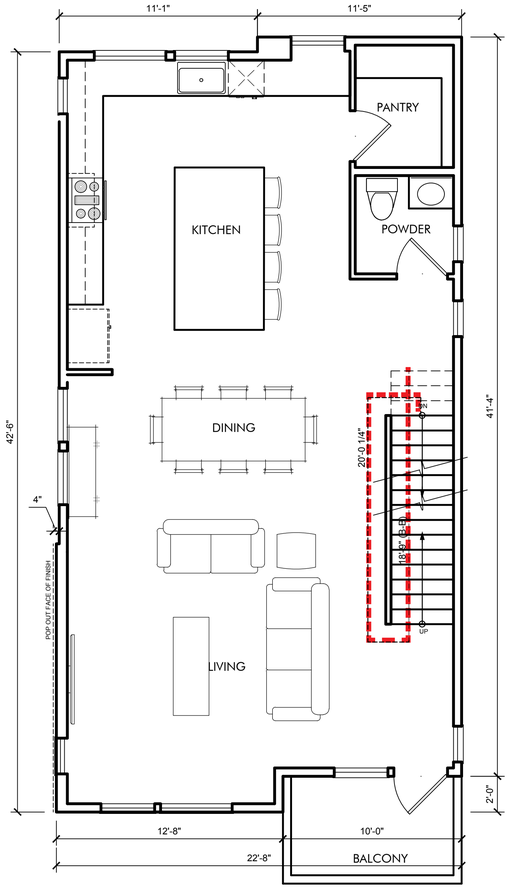
JOB NO. 1483.001
DATE 07-10-20
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

N

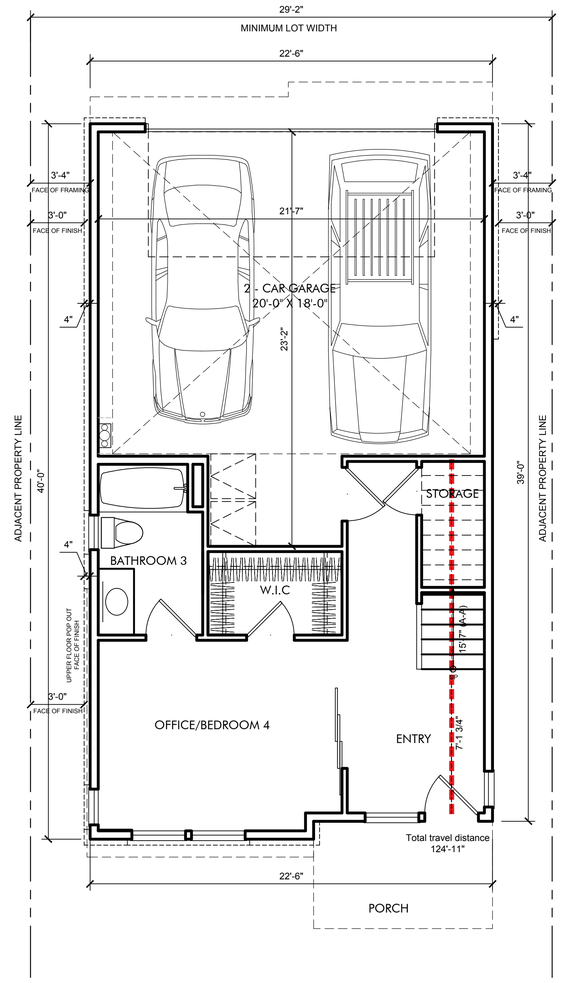
2.4



THIRD LEVEL PLAN



SECOND LEVEL PLAN



FIRST LEVEL PLAN

EGRESS PATH:
(MUST BE LESS THAN 125')
*** SEE DIAGRAM 2 ON SHEET 1.1**

1ST - 3RD LEVEL

PENINSULA HEIGHTS - SAN MATEO, CA

CAMPUS POP INVESTOR, LLC

SFD-2 UNIT PLANS

DAHLIN

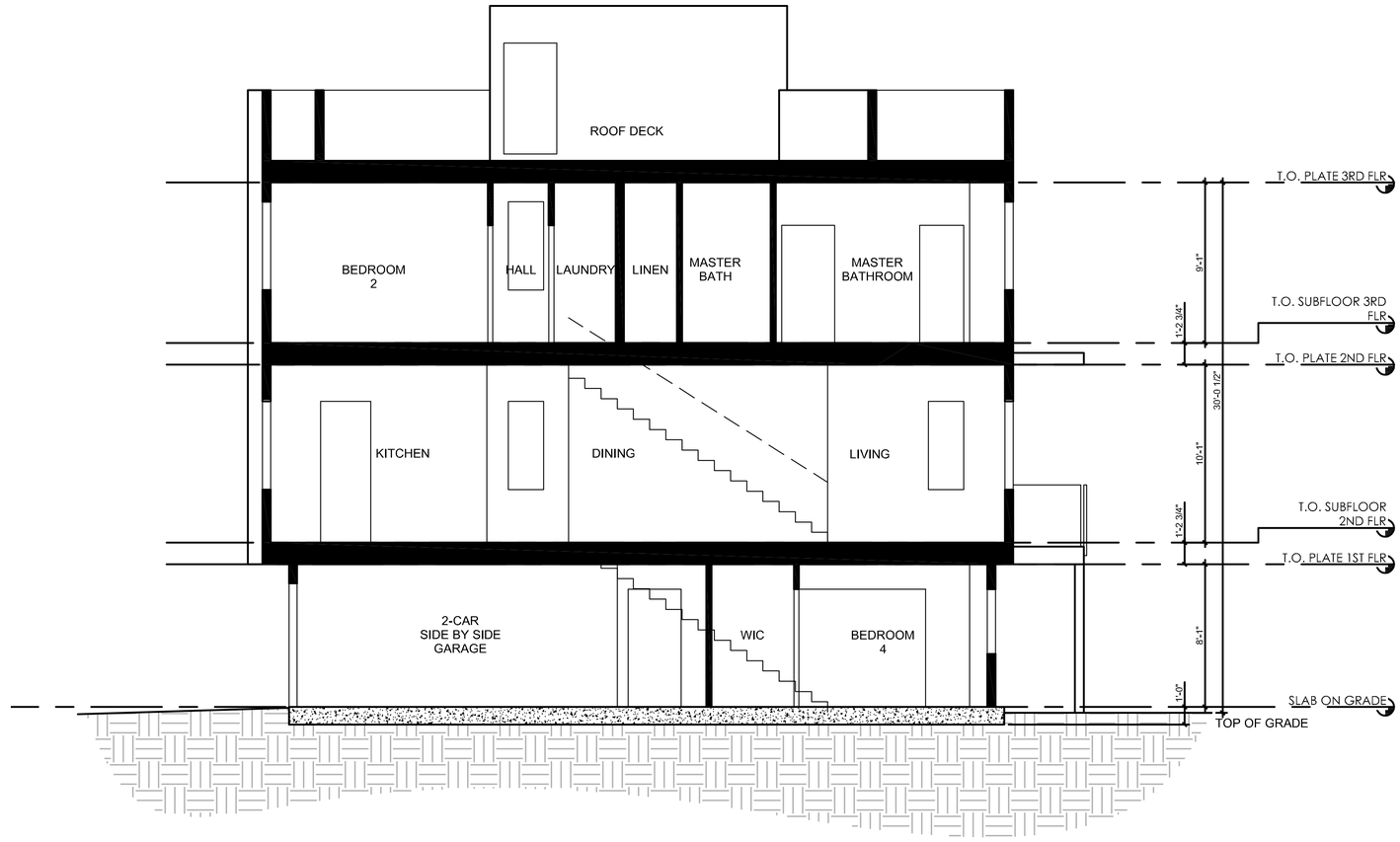
0 4 8 16

JOB NO. 1483.001
DATE 07-10-20

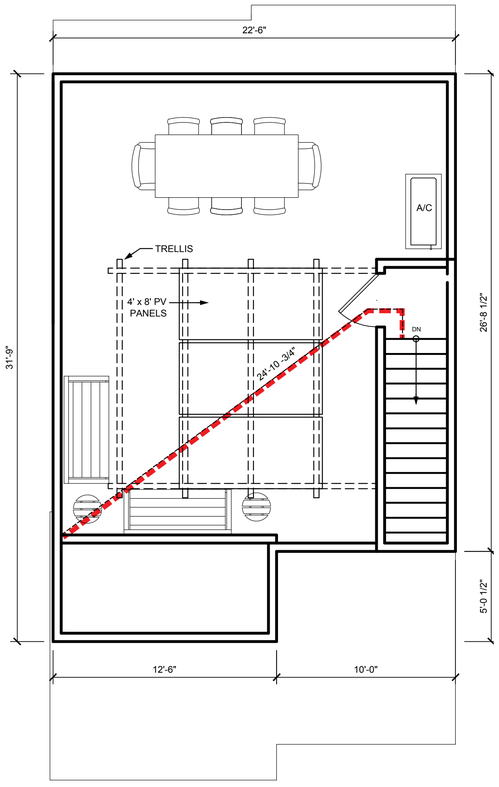
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

N

2.5



SECTION A - A



ROOF DECK PLAN

--- **EGRESS PATH:**
(MUST BE LESS THAN 125')
*** SEE DIAGRAM 2 ON SHEET 1.1**

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 07-10-20

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

N

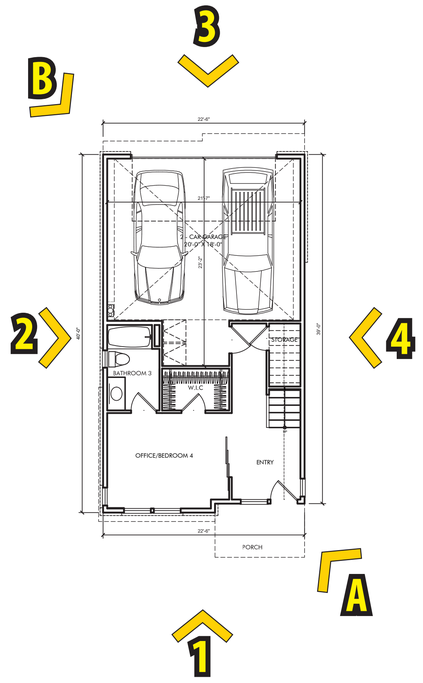
2.6



B



A

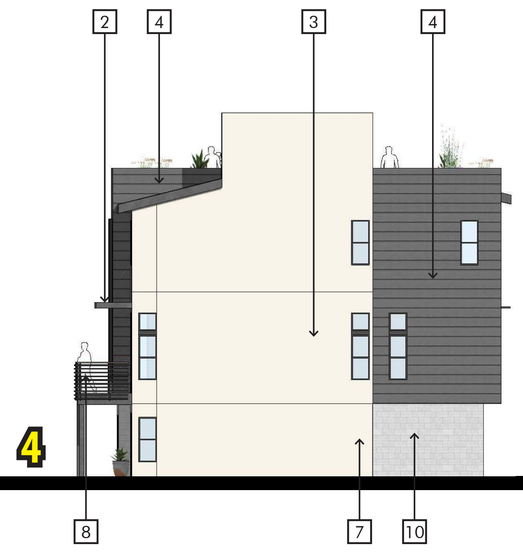


MATERIAL LIST

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

STONE VENEER

R ELEVATION



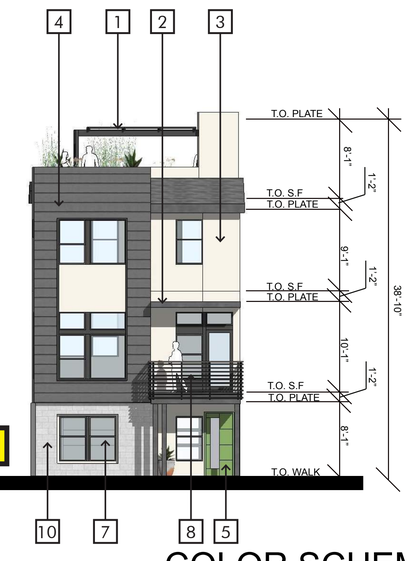
REAR ELEVATION



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 07-10-20

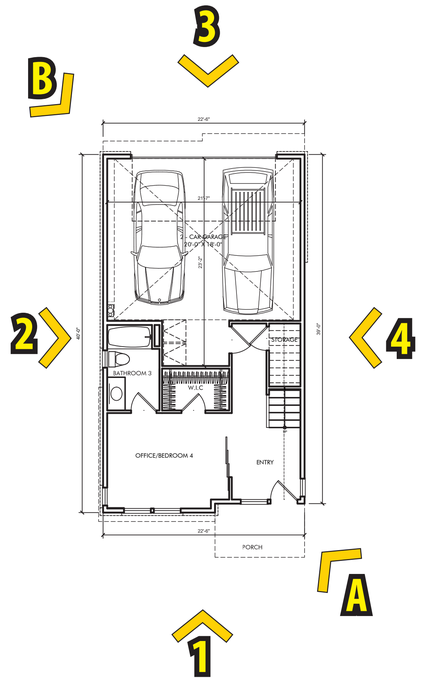
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

N

2.7



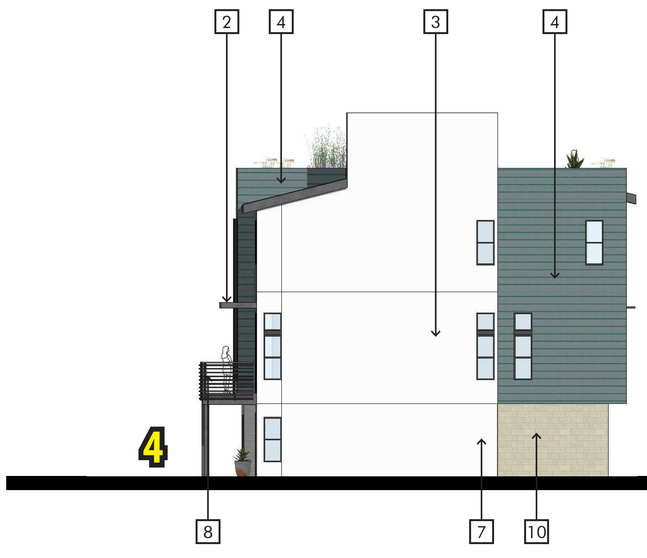




MATERIAL LIST

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
10. STONE VENEER

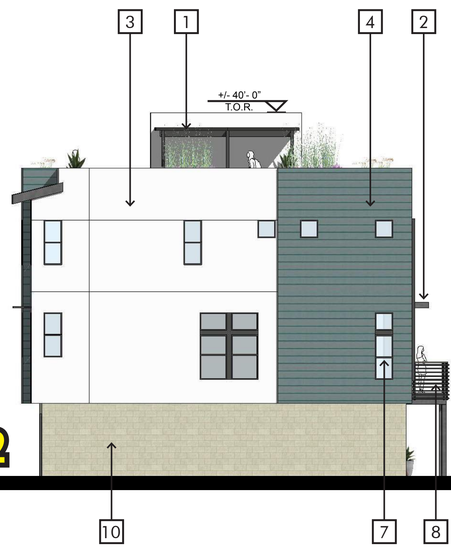
R ELEVATION



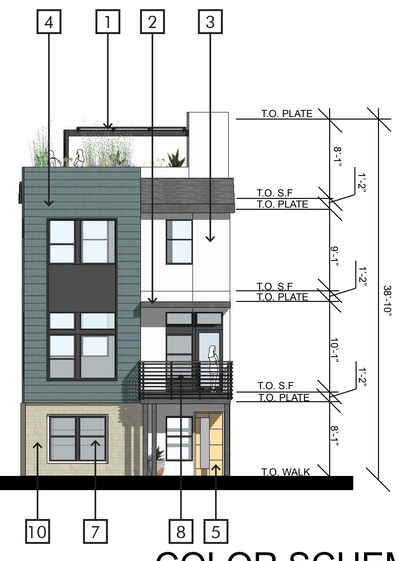
REAR ELEVATION



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

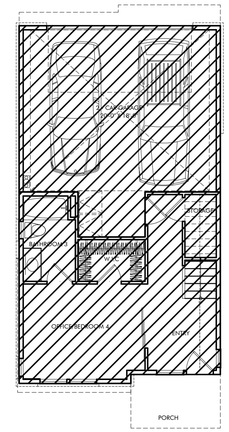
JOB NO. 1483.001
DATE 07-10-20

N

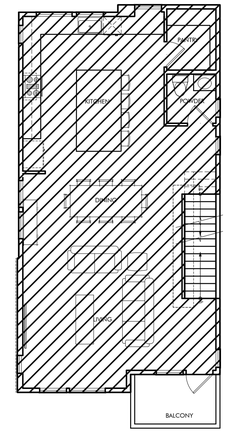
2.8

GROSS AREA DIAGRAMS (PER SAN MATEO ZONING CODE)

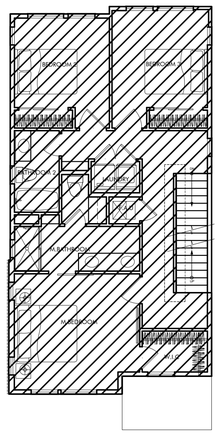
GROSS AREA



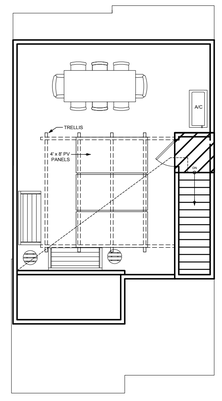
FIRST LEVEL



SECOND LEVEL



THIRD LEVEL



ROOF DECK

SFD 2		
Area Calcs	CBC	San Mateo Gross
Floor 1	UL (R-3)	434
Floor 2	UL (R-3)	902.1
Floor 3	UL (R-3)	895.5
Roof Deck	UL (R-3)	19.7
Exterior	UL (R-3)	N/A
Garage	UL (R-3)	455.9
Total	UL (R-3)	2,707

BUILDING AREA DIAGRAMS

PENINSULA HEIGHTS - SAN MATEO, CA

CAMPUS POP INVESTOR, LLC

SFD2

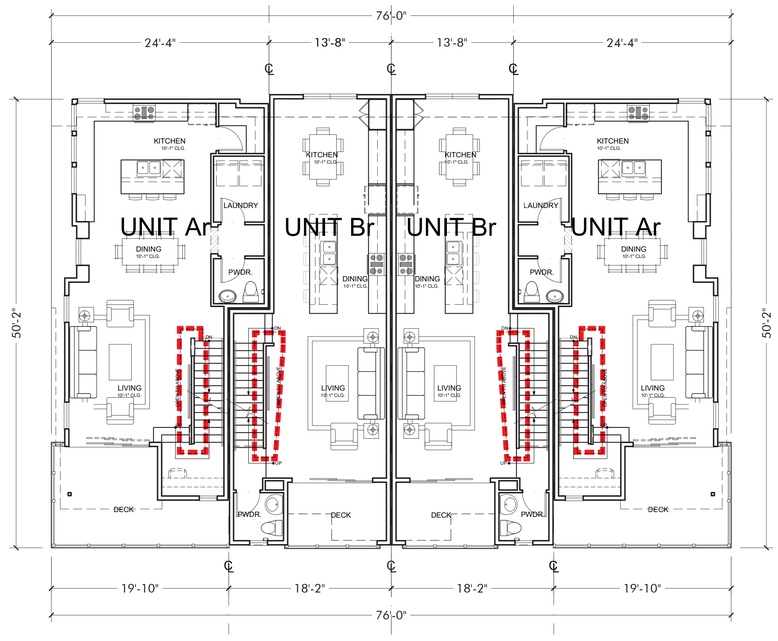
DAHLIN

JOB NO. 1483.001
DATE 07-10-20

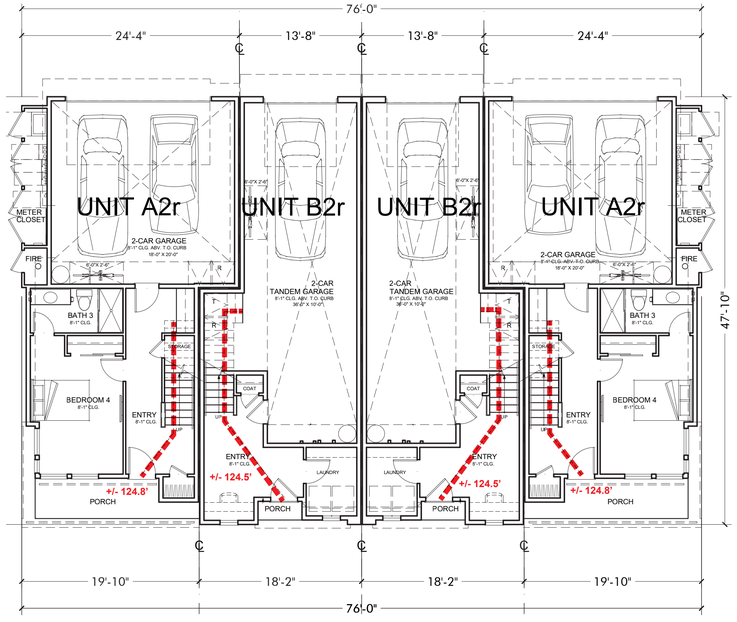
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

N

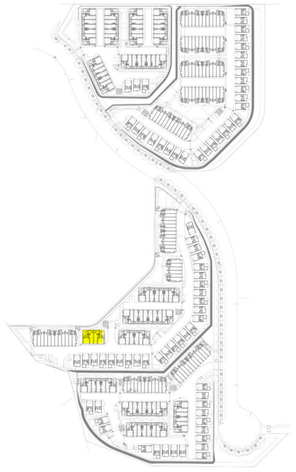
2.9

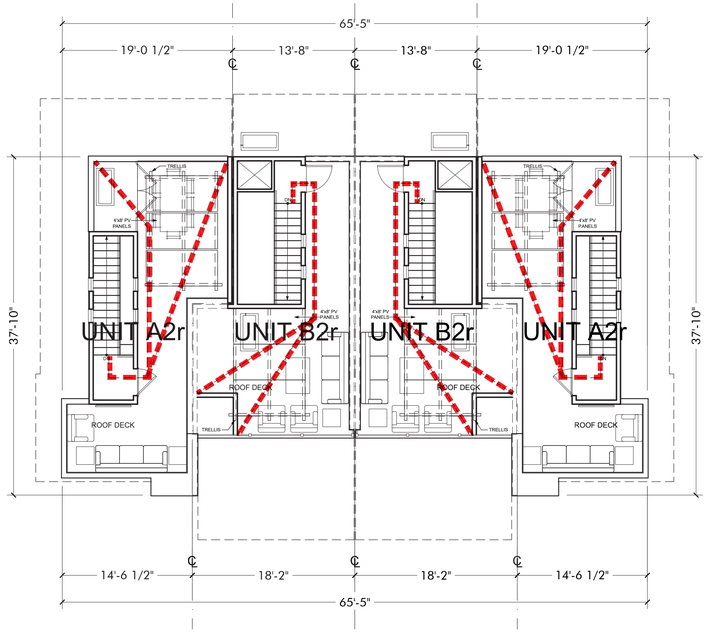


SECOND LEVEL PLAN

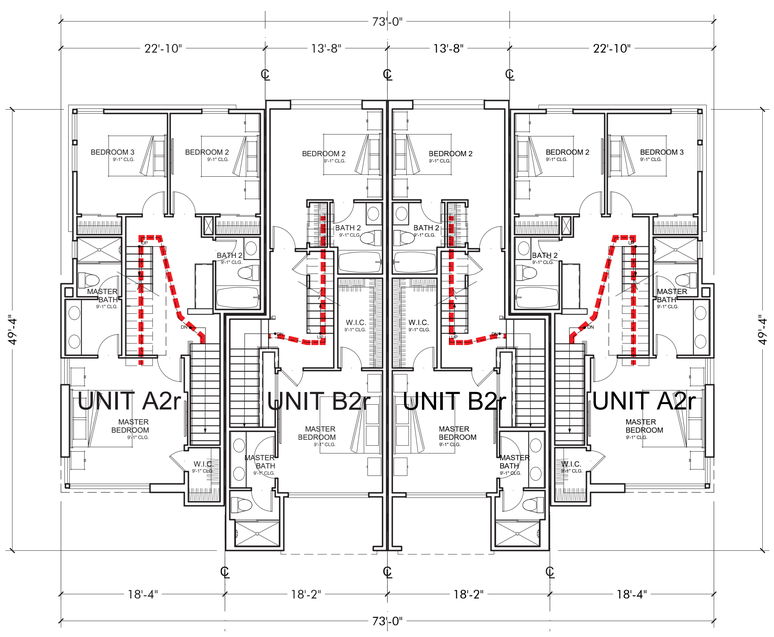


KEY MAP





ROOF DECK PLAN



3RD LEVEL PLAN

EGRESS PATH:
(MAXIMUM 125')
*** SEE DIAGRAM 2 ON SHEET 1.1**

1ST-ROOF DECK LEVELS

PENINSULA HEIGHTS - SAN MATEO, CA

CAMPUS POP INVESTOR, LLC

4 UNIT TOWNHOME

DAHLIN

0 8 16 32

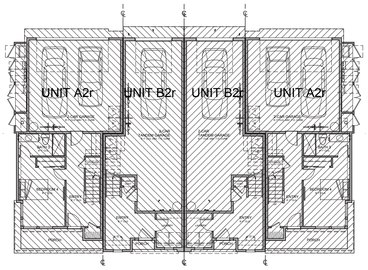
JOB NO. 1483.001
DATE 07-10-20

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

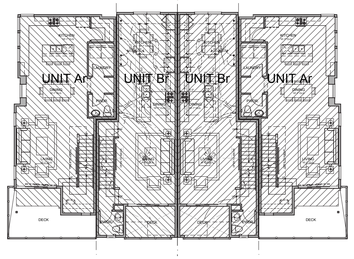
N

3.0 2

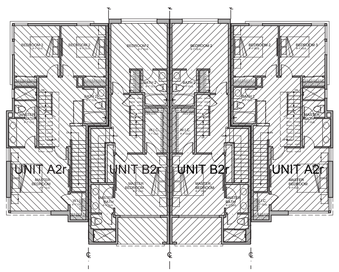
AREA DIAGRAMS (PER C.B.C.)



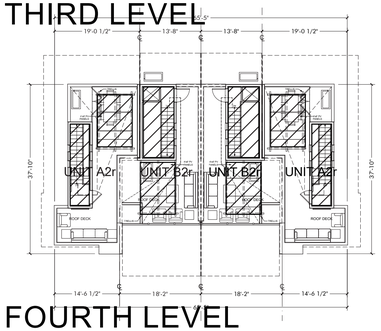
FIRST LEVEL



SECOND LEVEL



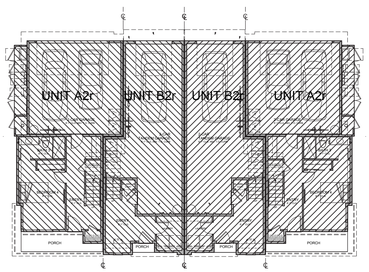
THIRD LEVEL



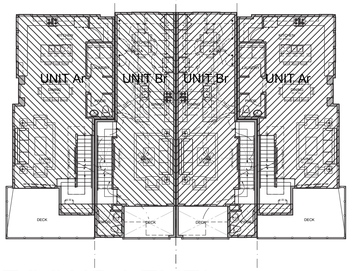
FOURTH LEVEL

CBC AREA

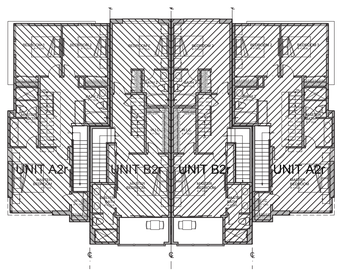
GROSS AREA DIAGRAMS (PER SAN MATEO ZONING CODE)



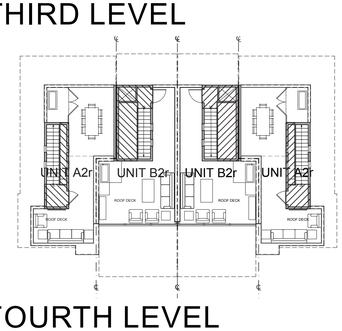
FIRST LEVEL



SECOND LEVEL



THIRD LEVEL



FOURTH LEVEL

GROSS AREA

TH - 4-Plex		
Area Calcs	CBC	San Mateo Gross
Floor 1	1211.8	1390.8
Floor 2	3011.6	2810.2
Floor 3	3055	2975.2
Floor 4	777.8	307.8
Exterior	882	N/A
Garage	1940.4	1994.2
Total	10878.6	9,478

BUILDING AREA DIAGRAMS

PENINSULA HEIGHTS - SAN MATEO, CA

CAMPUS POP INVESTOR, LLC

4 UNIT TOWNHOME

DAHLIN

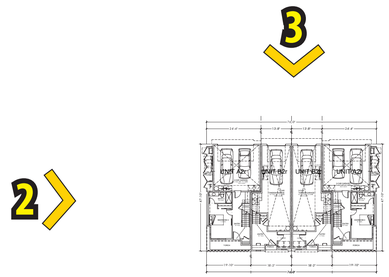
JOB NO. 1483.001
DATE 07-10-20

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

N

3.1

2



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



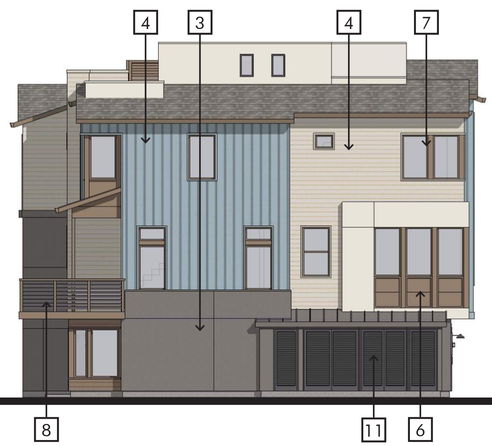
1

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 07-10-20

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

N

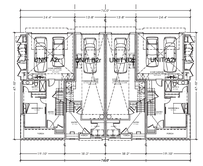
3.2



1



2



2

1

COLOR SCHEME-1

PENINSULA HEIGHTS - SAN MATEO, CA

CAMPUS POP INVESTOR, LLC

4 UNIT TOWNHOME PERSPECTIVE

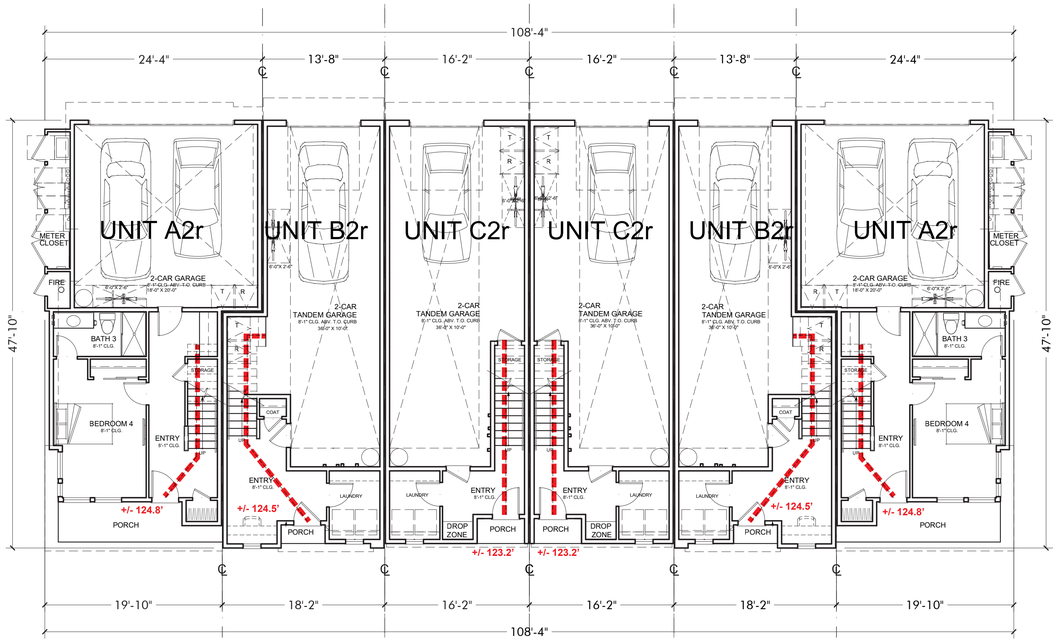
DAHLIN

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

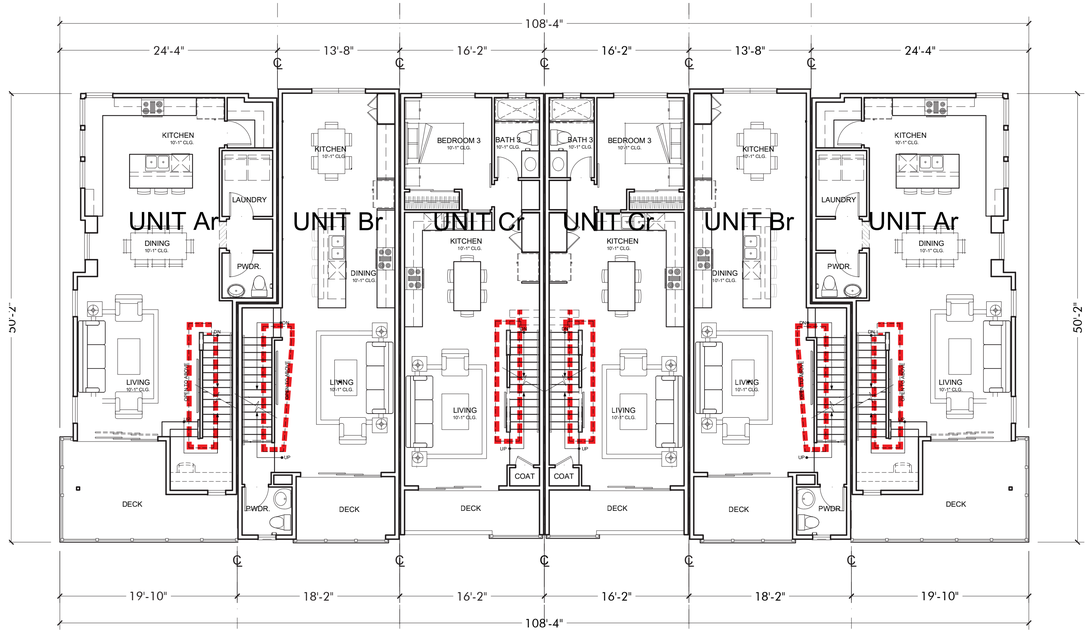
JOB NO. 1483.001
DATE 07-10-20

N

3.3

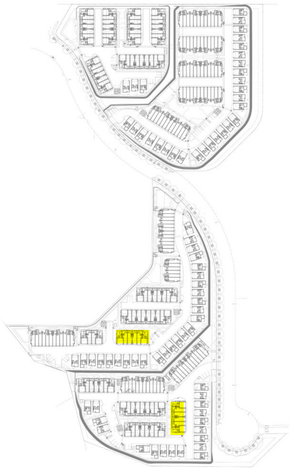


GROUND LEVEL PLAN



SECOND LEVEL PLAN

KEY MAP



--- **EGRESS PATH: (MAXIMUM 125') * SEE DIAGRAM 2 ON SHEET 1.1**

1ST-2ND LEVELS

0 8 16 32

PENINSULA HEIGHTS - SAN MATEO, CA

CAMPUS POP INVESTOR, LLC

6 UNIT TOWNHOME

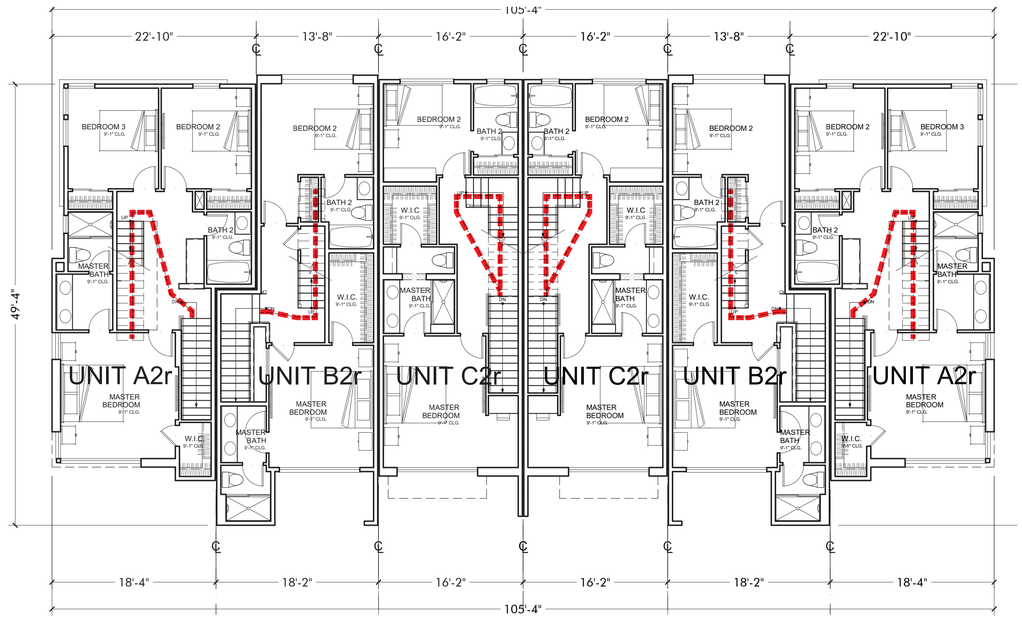
DAHLIN

JOB NO. 1483.001
DATE 07-10-20

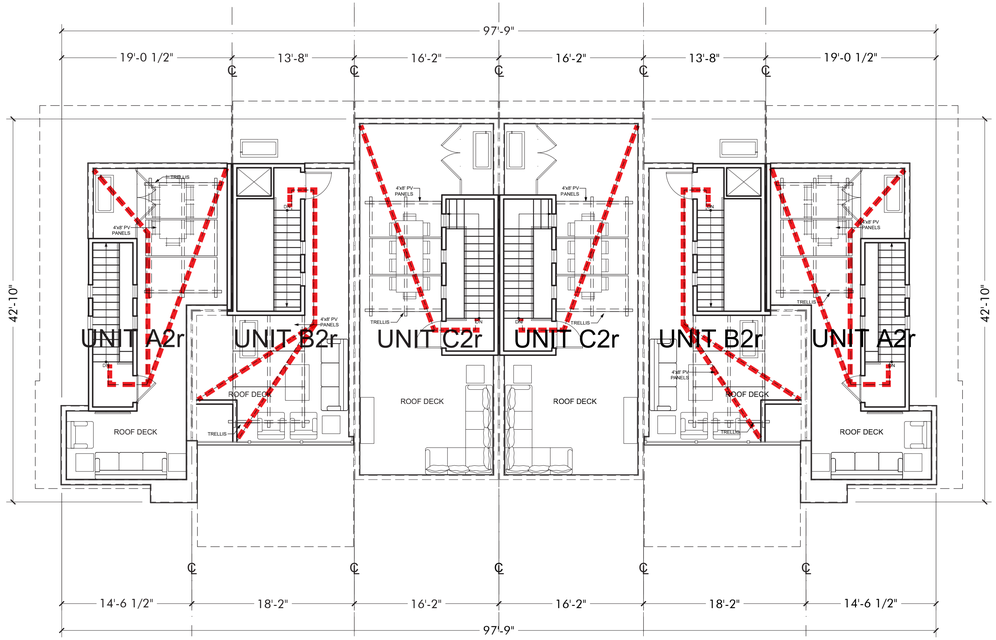
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

N

3.4 2

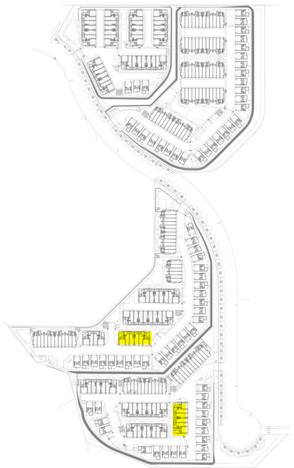


3RD LEVEL PLAN



ROOF PLAN

KEY MAP



EGRESS PATH:
(MAXIMUM 125')
*** SEE DIAGRAM 2 ON SHEET 1.1**

3RD-ROOF LEVELS

PENINSULA HEIGHTS - SAN MATEO, CA

CAMPUS POP INVESTOR, LLC

6 UNIT TOWNHOME

DAHLIN

0 8 16 32

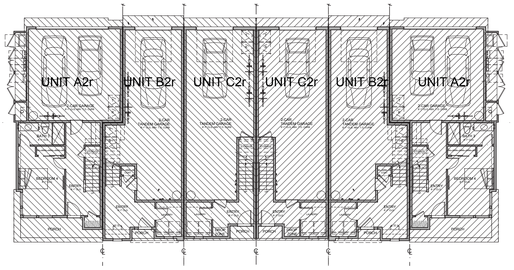
JOB NO. 1483.001
DATE 07-10-20

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

N

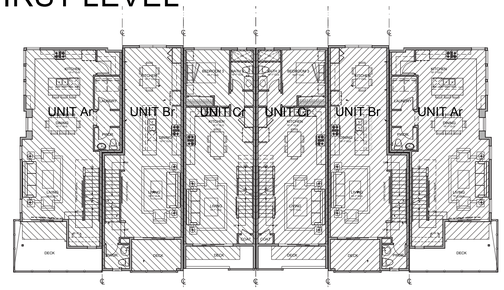
3.5 2

AREA DIAGRAMS (PER C.B.C.)

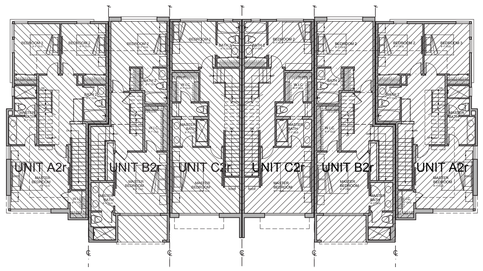


CBC AREA

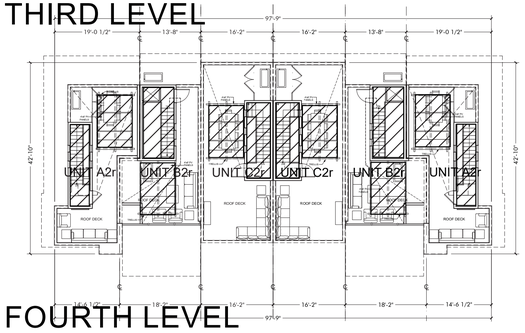
FIRST LEVEL



SECOND LEVEL

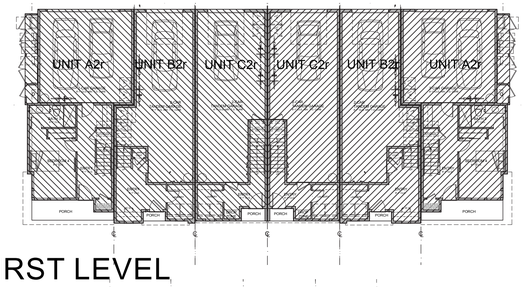


THIRD LEVEL



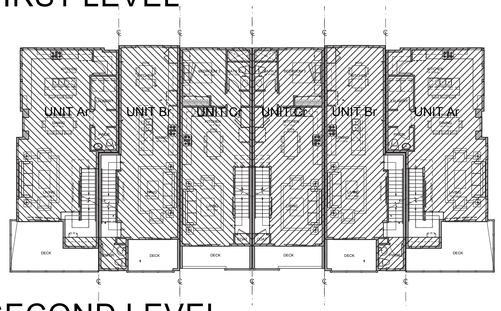
FOURTH LEVEL

GROSS AREA DIAGRAMS (PER SAN MATEO ZONING CODE)

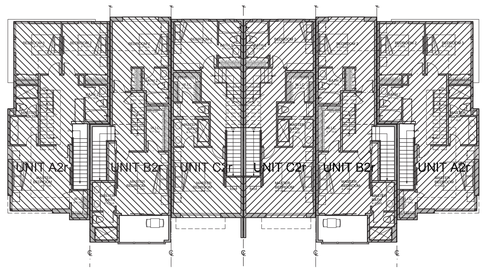


GROSS AREA

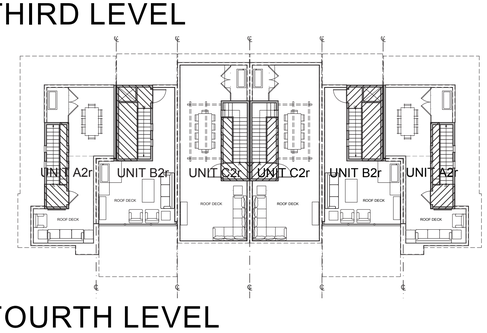
FIRST LEVEL



SECOND LEVEL



THIRD LEVEL



FOURTH LEVEL

TH - 6-Plex		
Area Calcs	CBC	San Mateo Gross
Floor 1	1561	1757.4
Floor 2	4415.4	4128.6
Floor 3	4442.6	4324.6
Floor 4	1170.8	410.4
Exterior	1061.6	N/A
Garage	3050	3161.4
Total	15701.4	13,782

BUILDING AREA DIAGRAMS

PENINSULA HEIGHTS - SAN MATEO, CA

CAMPUS POP INVESTOR, LLC

6 UNIT TOWNHOME

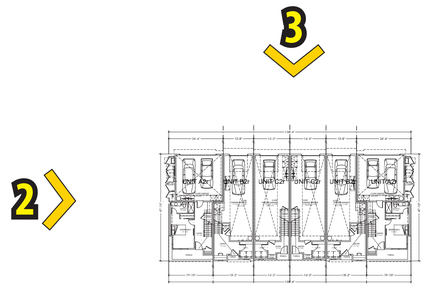
DAHLIN

JOB NO. 1483.001
DATE 07-10-20

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

N

3.6 2



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

JOB NO. 1483.001
DATE 07-10-20

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

N

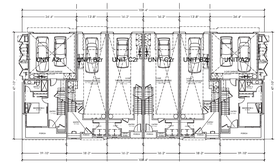
3.7



1



2



2

1

COLOR SCHEME-2

0 8 16 32

PENINSULA HEIGHTS - SAN MATEO, CA

CAMPUS POP INVESTOR, LLC

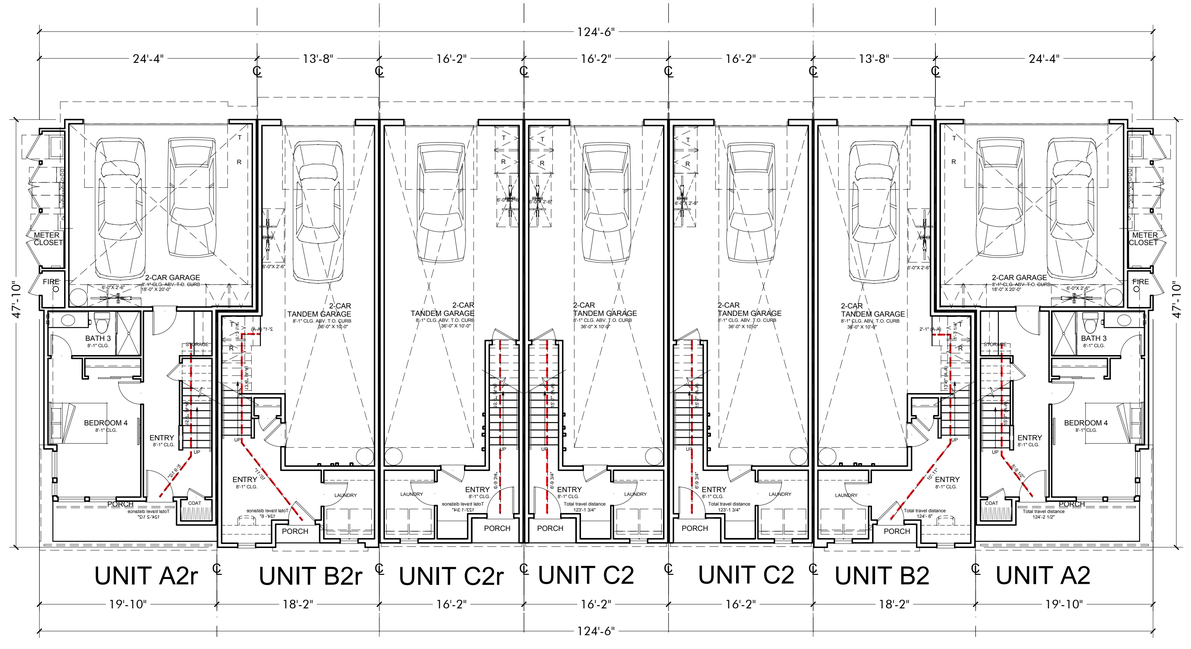
6 UNIT TOWNHOME PERSPECTIVE

DAHLIN

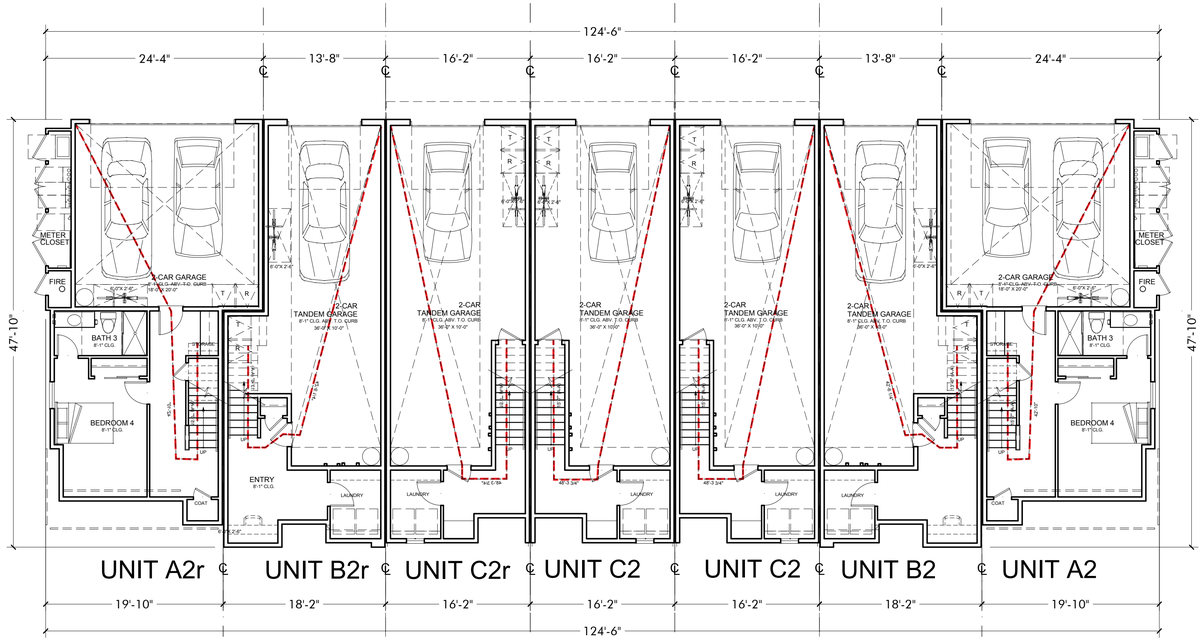
JOB NO. 1483.001
DATE 07-10-20

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

N

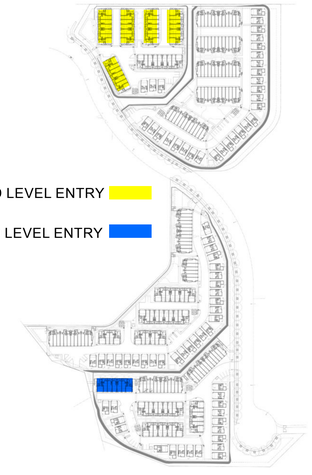


GROUND LEVEL PLAN



GROUND LEVEL PLAN
(SECOND LEVEL ENTRY)

KEY MAP



GROUND LEVEL ENTRY

SECOND LEVEL ENTRY

--- EGRESS PATH:
(MUST BE LESS THAN 125')
*** SEE DIAGRAM 2 ON SHEET 1.1**

1ST LEVELS

PENINSULA HEIGHTS - SAN MATEO, CA

CAMPUS POP INVESTOR, LLC

7 UNIT TOWNHOME

DAHLIN

0 8 16 32

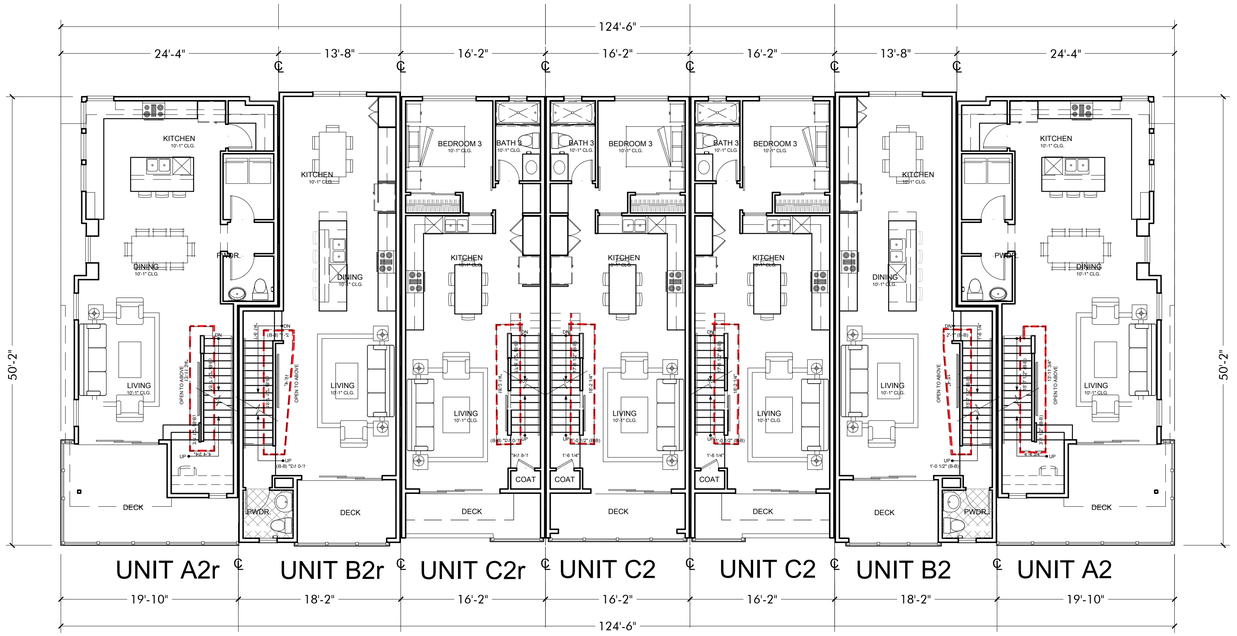
JOB NO. 1483.001
DATE 07-10-20

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

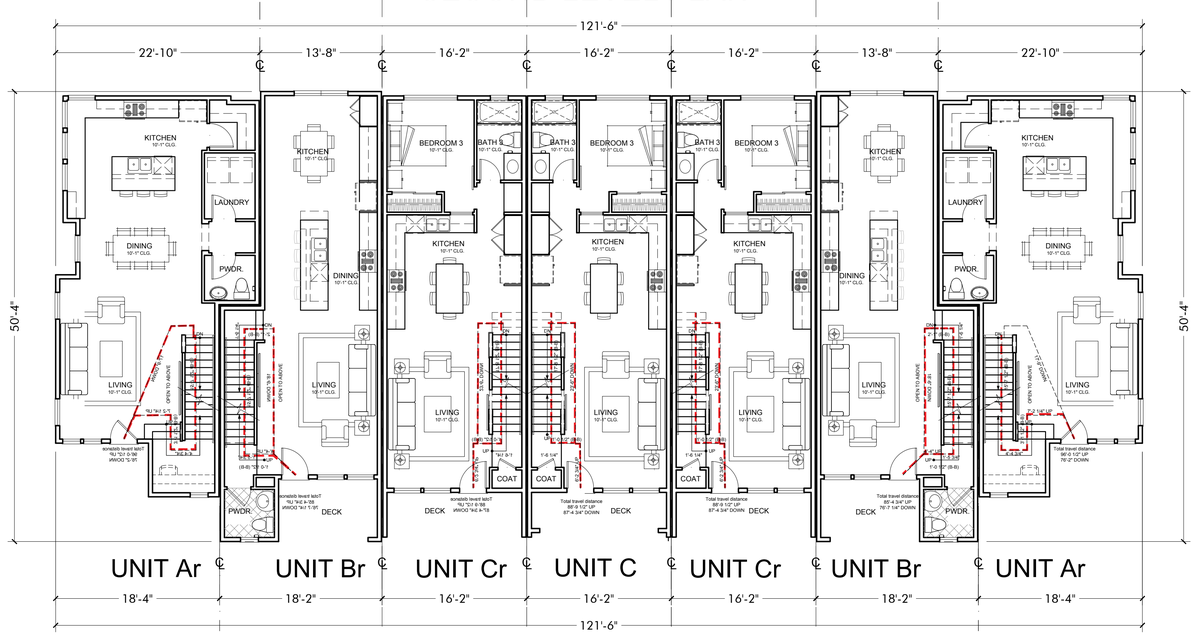
N

3.9

3
2

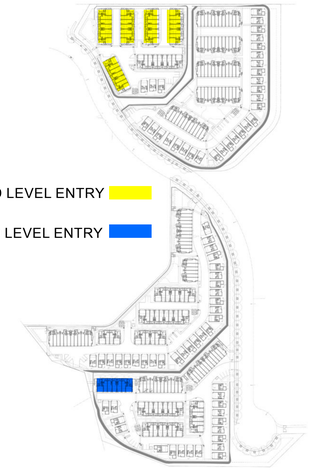


SECOND LEVEL PLAN



SECOND LEVEL PLAN
(SECOND LEVEL ENTRY)

KEY MAP



GROUND LEVEL ENTRY

SECOND LEVEL ENTRY

--- EGRESS PATH:
(MUST BE LESS THAN 125')
*** SEE DIAGRAM 2 ON SHEET 1.1**

2ND LEVELS

PENINSULA HEIGHTS - SAN MATEO, CA

CAMPUS POP INVESTOR, LLC

7 UNIT TOWNHOME

DAHLIN

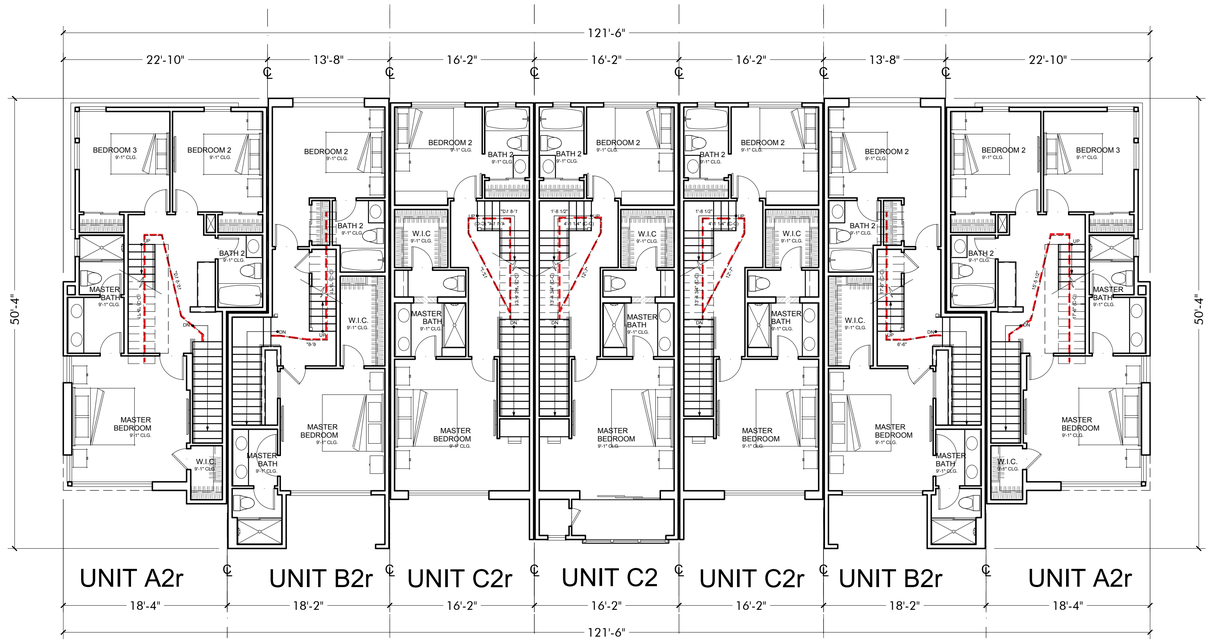
0 8 16 32

JOB NO. 1483.001
DATE 07-10-20

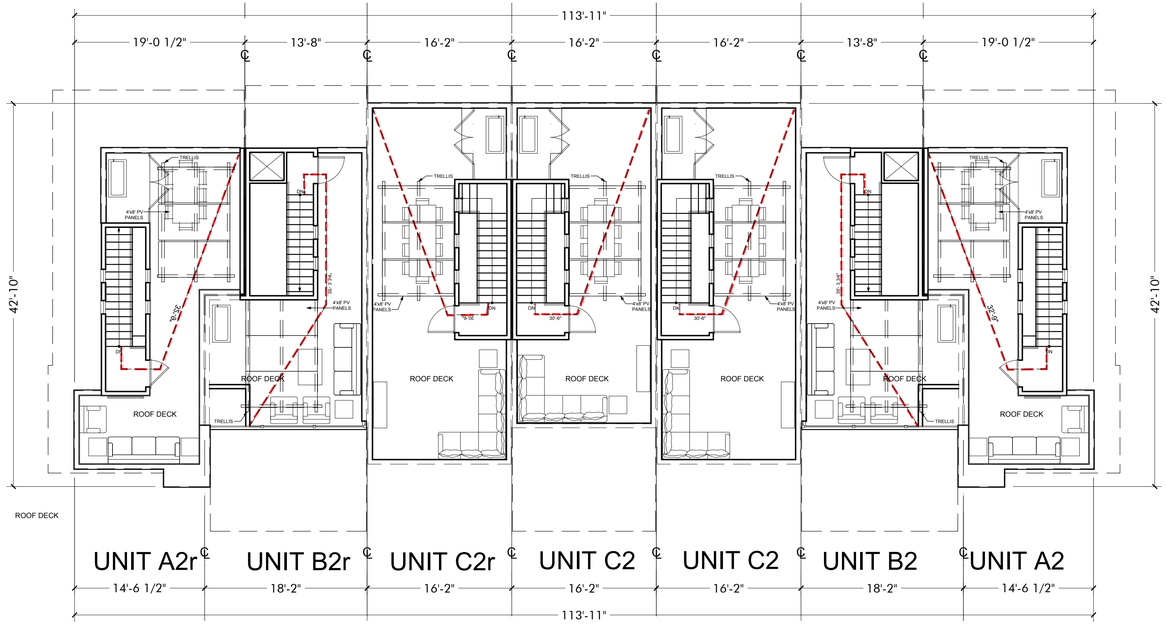
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

N

3.10

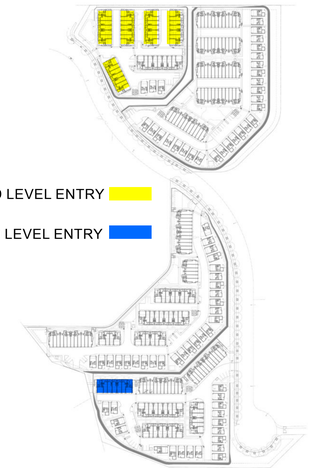


THIRD LEVEL PLAN



ROOF DECK PLAN

KEY MAP



--- EGRESS PATH:
(MUST BE LESS THAN 125')
*** SEE DIAGRAM 2 ON SHEET 1.1**

3RD-ROOF LEVELS

PENINSULA HEIGHTS - SAN MATEO, CA

CAMPUS POP INVESTOR, LLC

7 UNIT TOWNHOME

DAHLIN

0 8 16 32

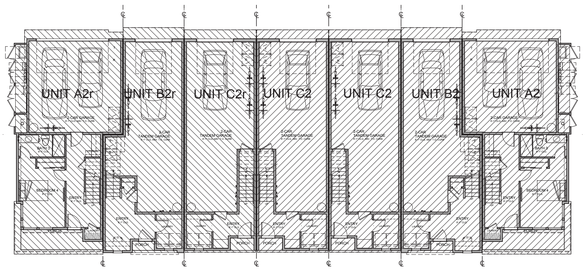
JOB NO. 1483.001
DATE 07-10-20

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

N

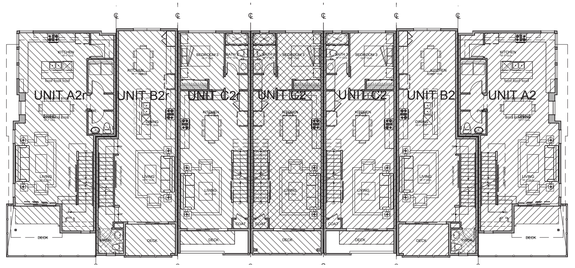
3.11

AREA DIAGRAMS (PER C.B.C.)

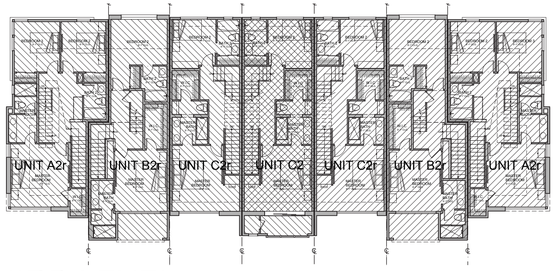


FIRST LEVEL

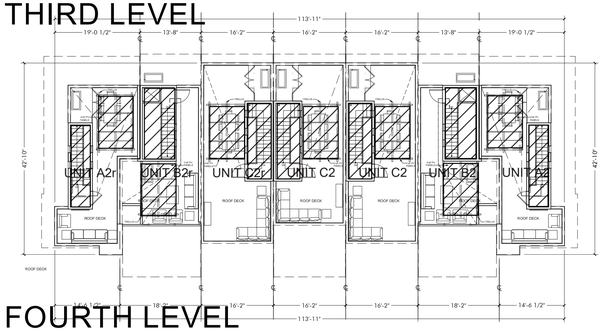
CBC AREA



SECOND LEVEL

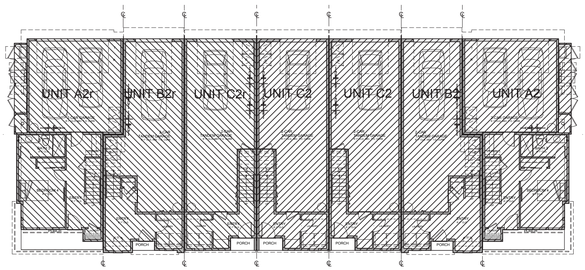


THIRD LEVEL



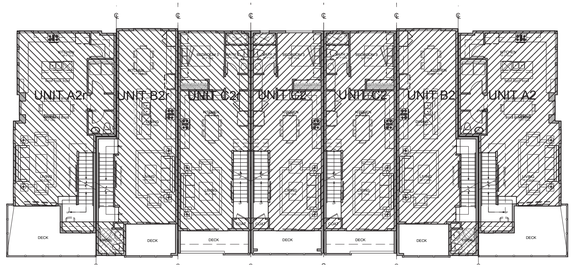
FOURTH LEVEL

GROSS AREA DIAGRAMS (PER SAN MATEO ZONING CODE)

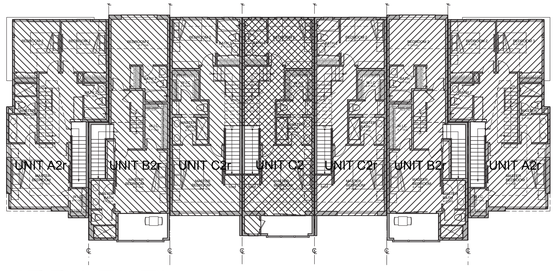


FIRST LEVEL

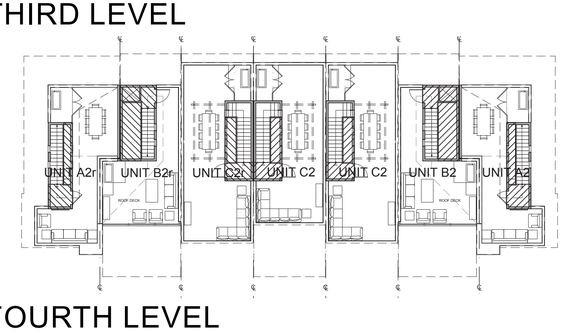
GROSS AREA



SECOND LEVEL



THIRD LEVEL



FOURTH LEVEL

TH - 7-Plex		
Area Calcs	CBC	San Mateo Gross
Floor 1	1735.6	1940.7
Floor 2	5117.3	4787.8
Floor 3	5136.4	5018.1
Floor 4	1367.3	461.7
Exterior	1255.6	N/A
Garage	3604.8	3745
Total	18217	15,953

BUILDING AREA DIAGRAMS

PENINSULA HEIGHTS - SAN MATEO, CA

CAMPUS POP INVESTOR, LLC

7 UNIT TOWNHOME

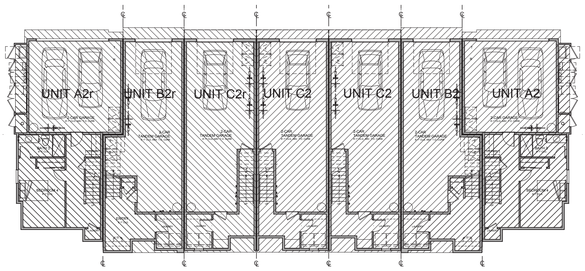
DAHLIN
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

JOB NO. 1483.001
DATE 07-10-20

N

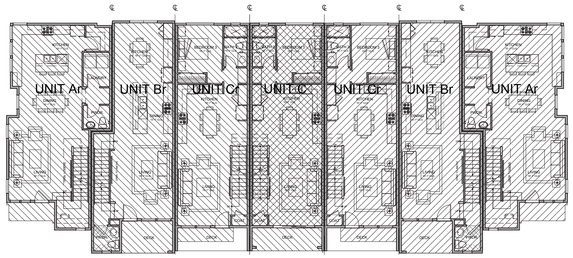
3.12 2

AREA DIAGRAMS (PER C.B.C.)

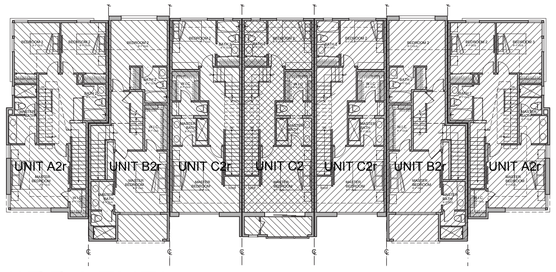


CBC AREA

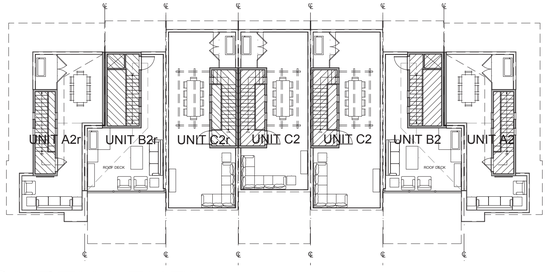
FIRST LEVEL



SECOND LEVEL

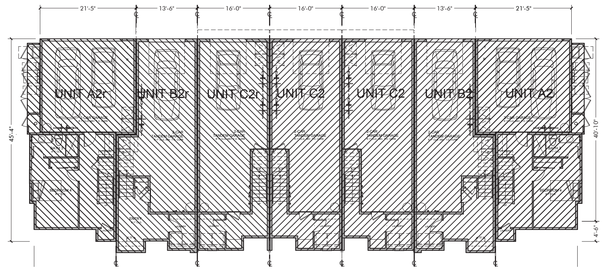


THIRD LEVEL



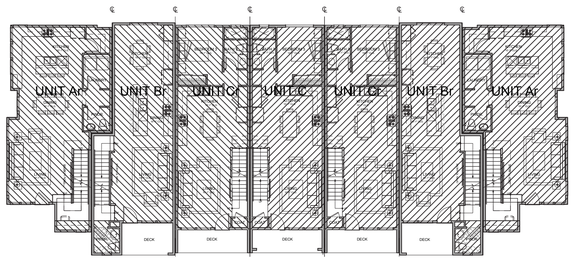
FOURTH LEVEL

GROSS AREA DIAGRAMS (PER SAN MATEO ZONING CODE)

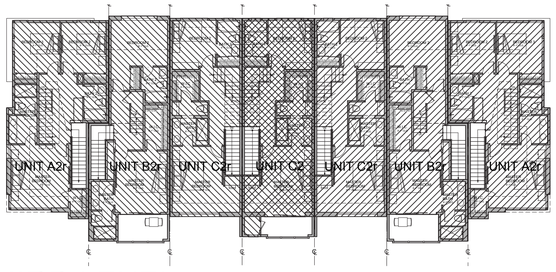


GROSS AREA

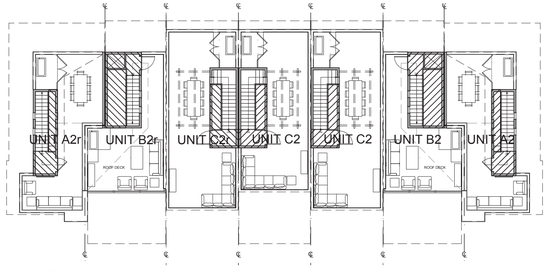
FIRST LEVEL



SECOND LEVEL



THIRD LEVEL



FOURTH LEVEL

TH - 7-Plex 2nd Level Entry		
Area Calcs	CBC	San Mateo Gross
Floor 1	1735.6	1940.7
Floor 2	5117.3	4777.2
Floor 3	5136.4	5018.1
Floor 4	1367.3	461.7
Exterior	1043.4	N/A
Garage	3604.8	3745
Total	18004.8	15,943

BUILDING AREA DIAGRAMS

PENINSULA HEIGHTS - SAN MATEO, CA

CAMPUS POP INVESTOR, LLC

7 UNIT TOWNHOME - 2ND LEVEL ENTRY

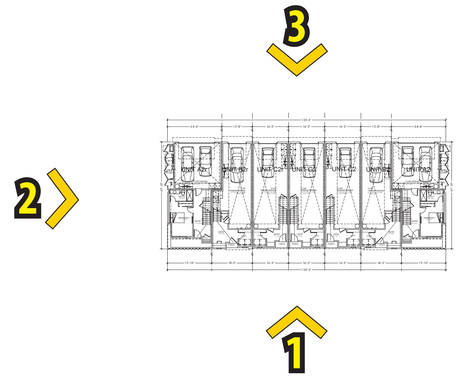
DAHLIN

JOB NO. 1483.001
DATE 07-10-20

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

N

3.13 2



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

RELEVATION



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 07-10-20

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

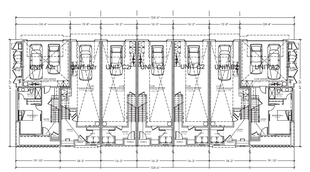
N



1



2



2

1 COLOR SCHEME-1

PENINSULA HEIGHTS - SAN MATEO, CA

CAMPUS POP INVESTOR, LLC

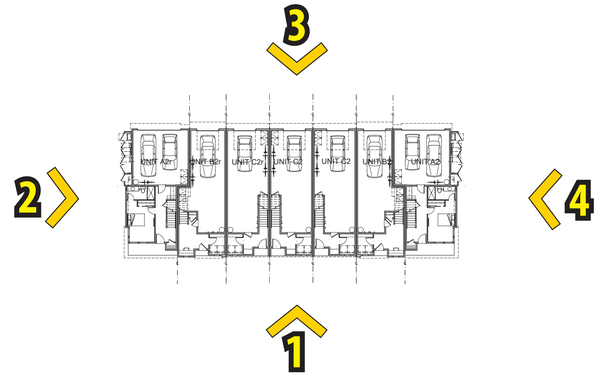
7 UNIT TOWNHOME PERSPECTIVES

DAHLIN

JOB NO. 1483.001
DATE 07-10-20

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

N



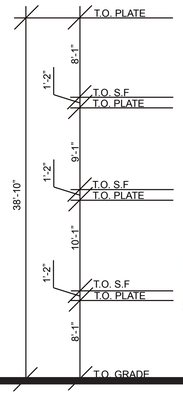
MATERIAL LIST

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

L ELEVATION



2



FRONT ELEVATION

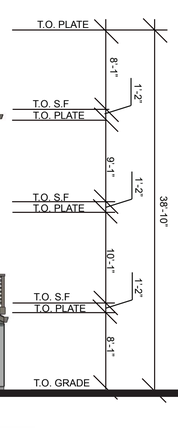


1

REAR ELEVATION



3



R ELEVATION



4

COLOR SCHEME-2

PENINSULA HEIGHTS - SAN MATEO, CA

CAMPUS POP INVESTOR, LLC

7 UNIT TOWNHOME ELEVATIONS

DAHLIN

0 8 16 32

JOB NO. 1483.001
DATE 07-10-20

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

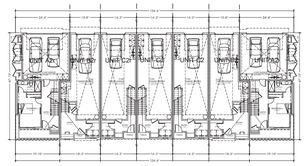
N



1



2



2

1 COLOR SCHEME-2

PENINSULA HEIGHTS - SAN MATEO, CA

CAMPUS POP INVESTOR, LLC

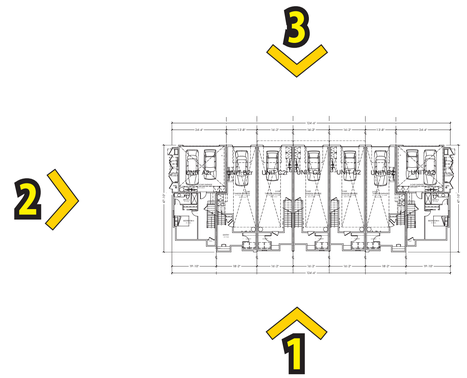
7 UNIT TOWNHOME PERSPECTIVES

DAHLIN

JOB NO. 1483.001
DATE 07-10-20

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-2
SECOND LEVEL ENTRY

0 8 16 32

PENINSULA HEIGHTS - SAN MATEO, CA

CAMPUS POP INVESTOR, LLC

7 UNIT TOWNHOME ELEVATIONS

DAHLIN

JOB NO. 1483.001
DATE 07-10-20

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

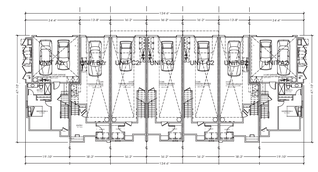
N



1



2



2

1

COLOR SCHEME-2
SECOND LEVEL ENTRY

PENINSULA HEIGHTS - SAN MATEO, CA

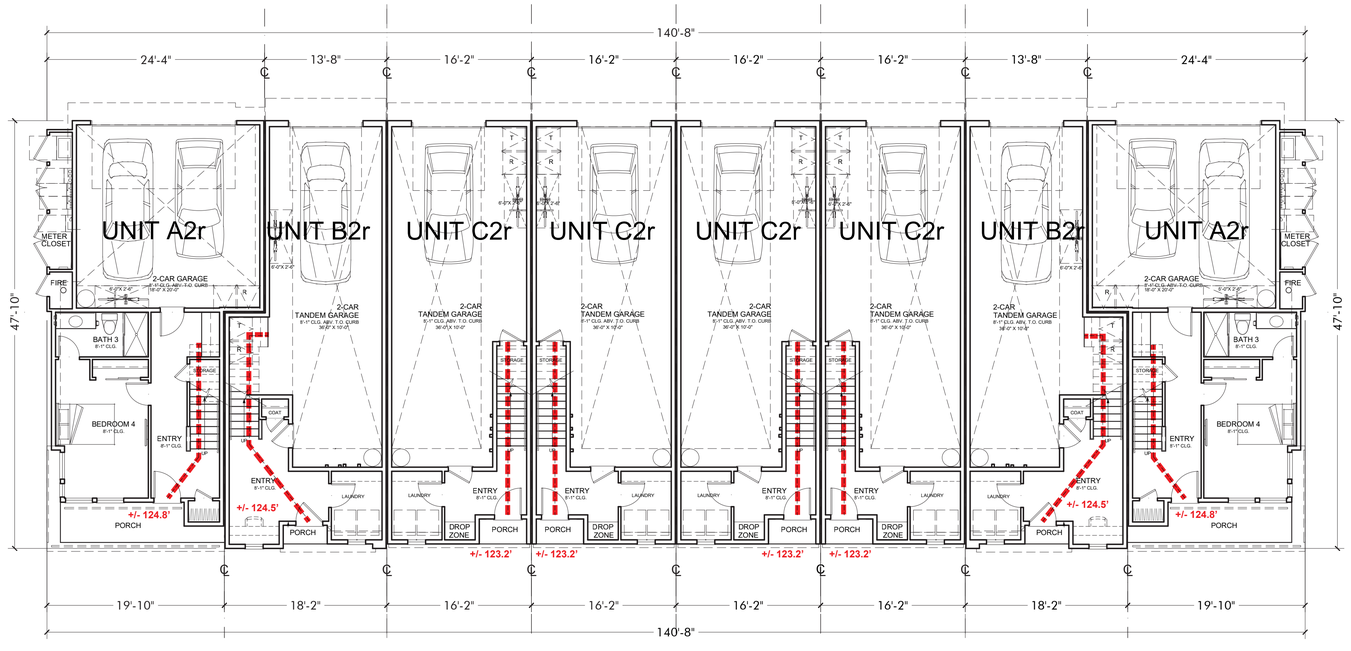
CAMPUS POP INVESTOR, LLC

7 UNIT TOWNHOME PERSPECTIVE

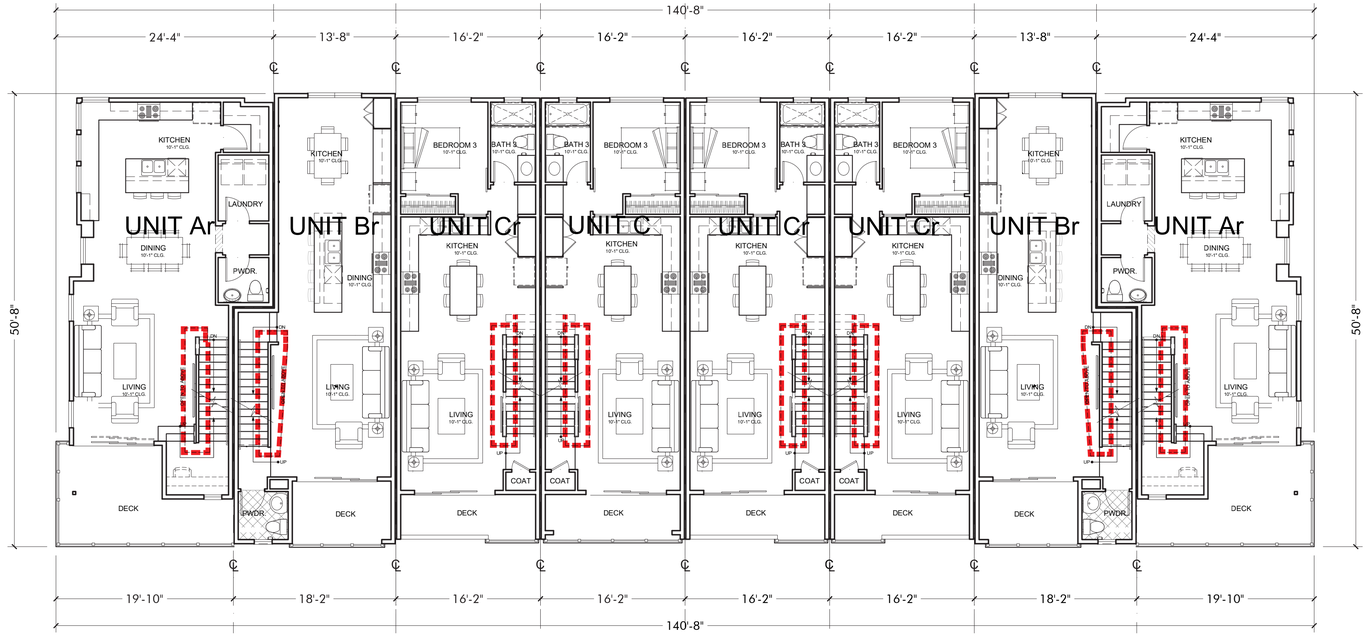
DAHLIN
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

JOB NO. 1483.001
DATE 07-10-20

N

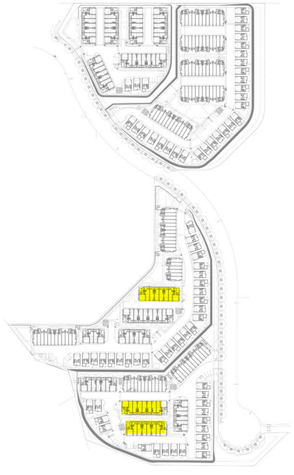


GROUND LEVEL PLAN



SECOND LEVEL PLAN

KEY MAP



EGRESS PATH: (MAXIMUM 125') * SEE DIAGRAM 2 ON SHEET 1.1

1ST-2ND LEVELS

PENINSULA HEIGHTS - SAN MATEO, CA

CAMPUS POP INVESTOR, LLC

8 UNIT TOWNHOME

DAHLIN

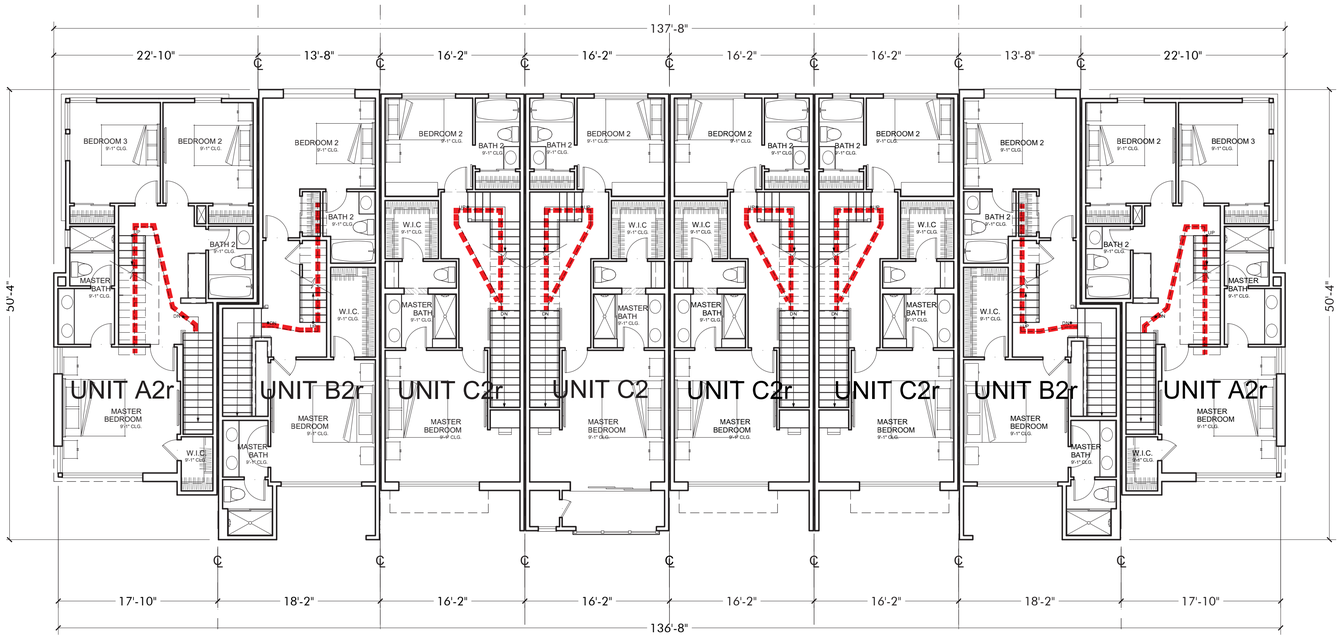
0 8 16 32

JOB NO. 1483.001
DATE 07-10-20

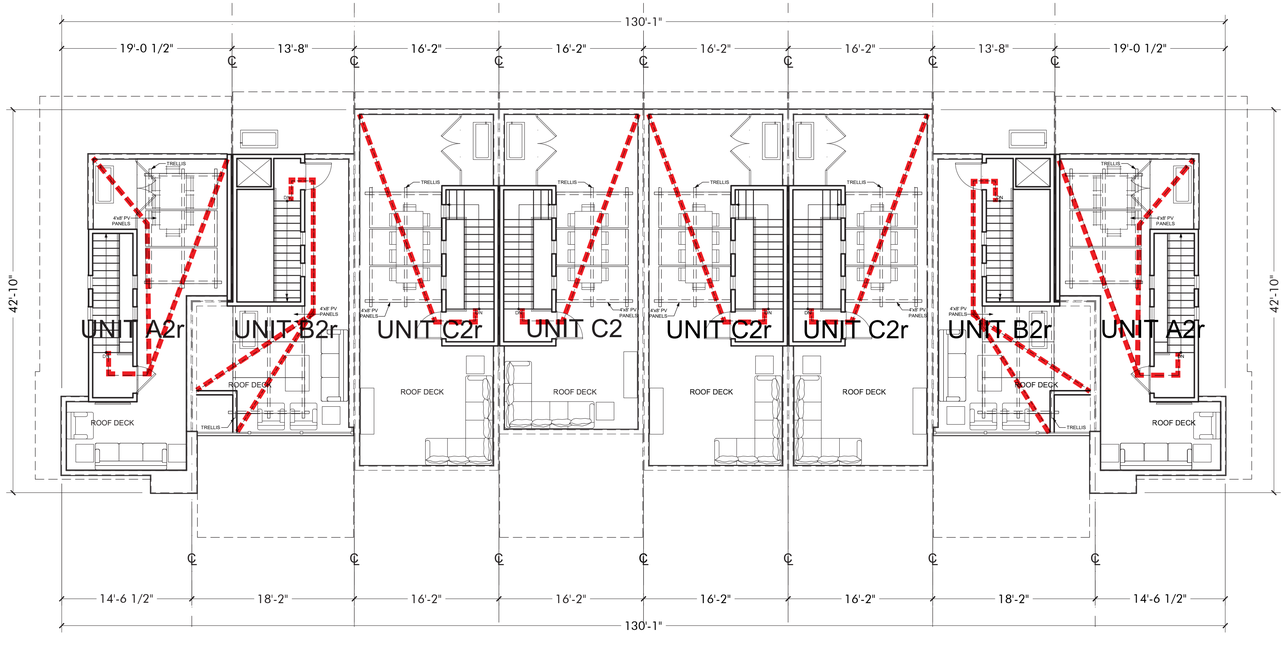
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

N

3.20

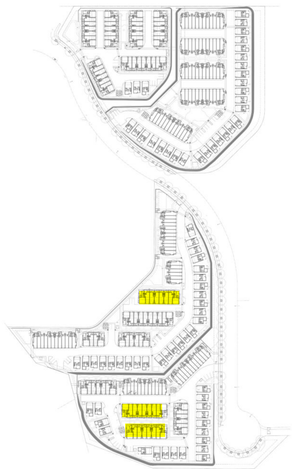


3RD LEVEL PLAN



ROOF PLAN

KEY MAP



--- EGRESS PATH: (MAXIMUM 125') * SEE DIAGRAM 2 ON SHEET 1.1

3RD-ROOF LEVELS

PENINSULA HEIGHTS - SAN MATEO, CA

CAMPUS POP INVESTOR, LLC

8 UNIT TOWNHOME

DAHLIN

0 8 16 32

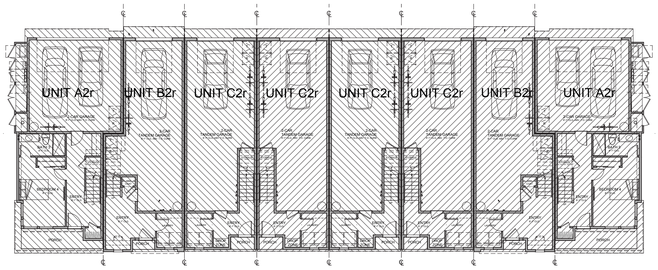
JOB NO. 1483.001
DATE 07-10-20

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

N

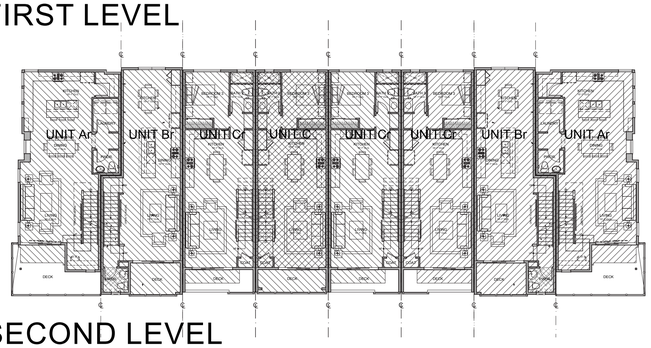
3.21 2

AREA DIAGRAMS (PER C.B.C.)

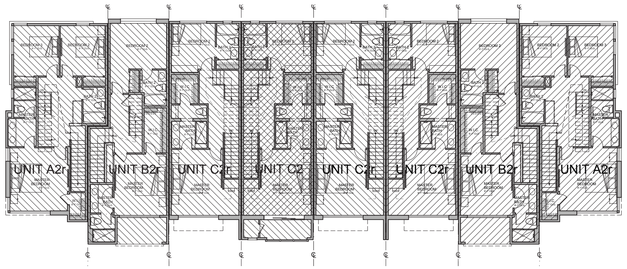


CBC AREA

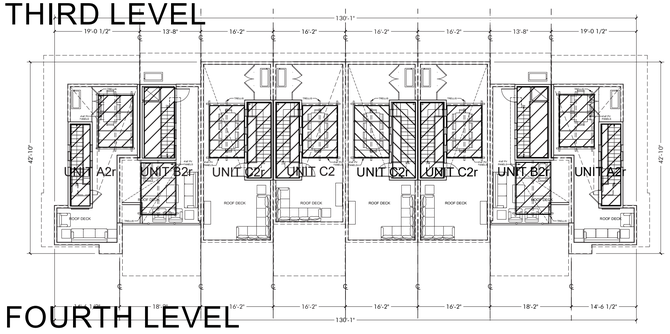
FIRST LEVEL



SECOND LEVEL

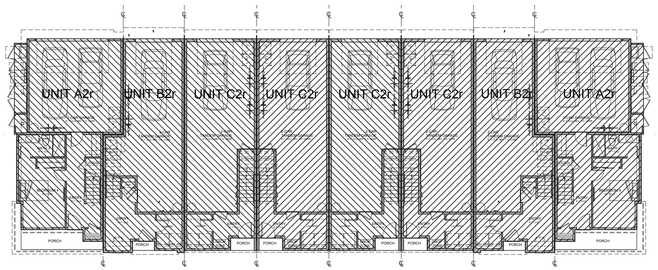


THIRD LEVEL



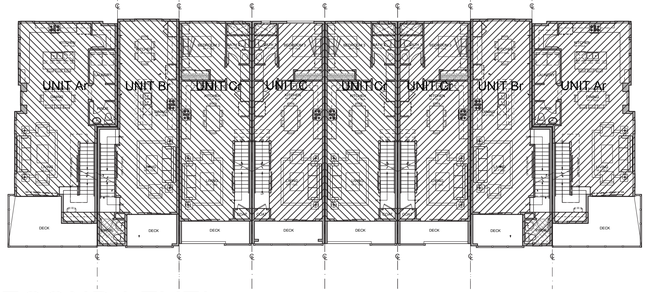
FOURTH LEVEL

GROSS AREA DIAGRAMS (PER SAN MATEO ZONING CODE)

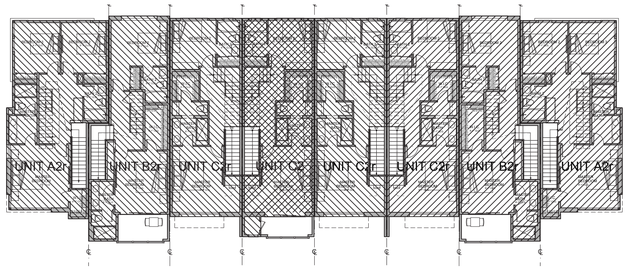


GROSS AREA

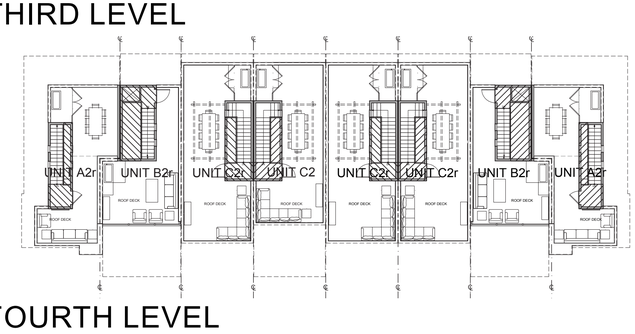
FIRST LEVEL



SECOND LEVEL



THIRD LEVEL



FOURTH LEVEL

TH - 8-Plex		
Area Calcs	CBC	San Mateo Gross
Floor 1	1910.2	2124
Floor 2	5819.2	5447
Floor 3	5830.2	5692.8
Floor 4	1563.8	513
Exterior	1345.4	N/A
Garage	4159.6	4328.6
Total	20628.4	18,105

BUILDING AREA DIAGRAMS

PENINSULA HEIGHTS - SAN MATEO, CA

CAMPUS POP INVESTOR, LLC

8 UNIT TOWNHOME

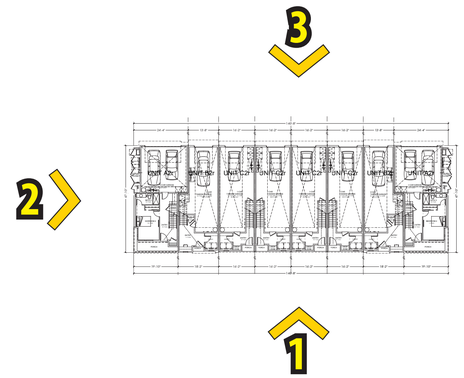
DAHLIN

JOB NO. 1483.001
DATE 07-10-20

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

N

3.22 2

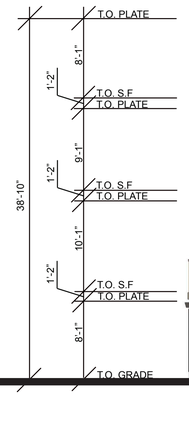


MATERIAL LIST

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





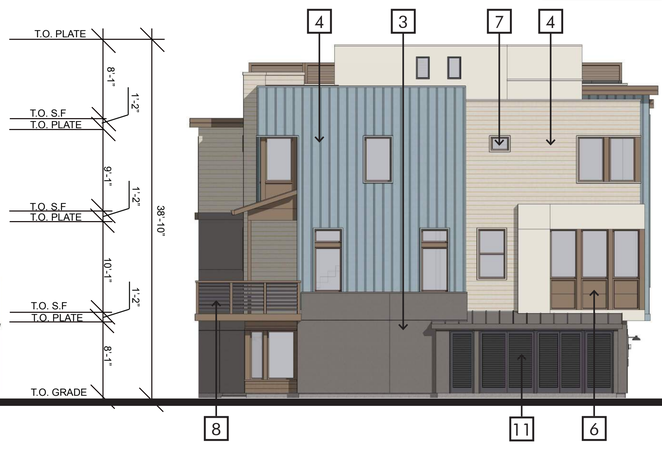
FRONT ELEVATION



REAR ELEVATION



RELEVATION



PENINSULA HEIGHTS - SAN MATEO, CA

CAMPUS POP INVESTOR, LLC

8 UNIT TOWNHOME ELEVATIONS

COLOR SCHEME-1

0 8 16 32

DAHLIN

JOB NO. 1483.001
DATE 07-10-20

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

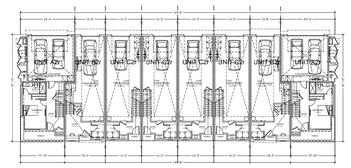
N



1



2



2

1

COLOR SCHEME-1

PENINSULA HEIGHTS - SAN MATEO, CA

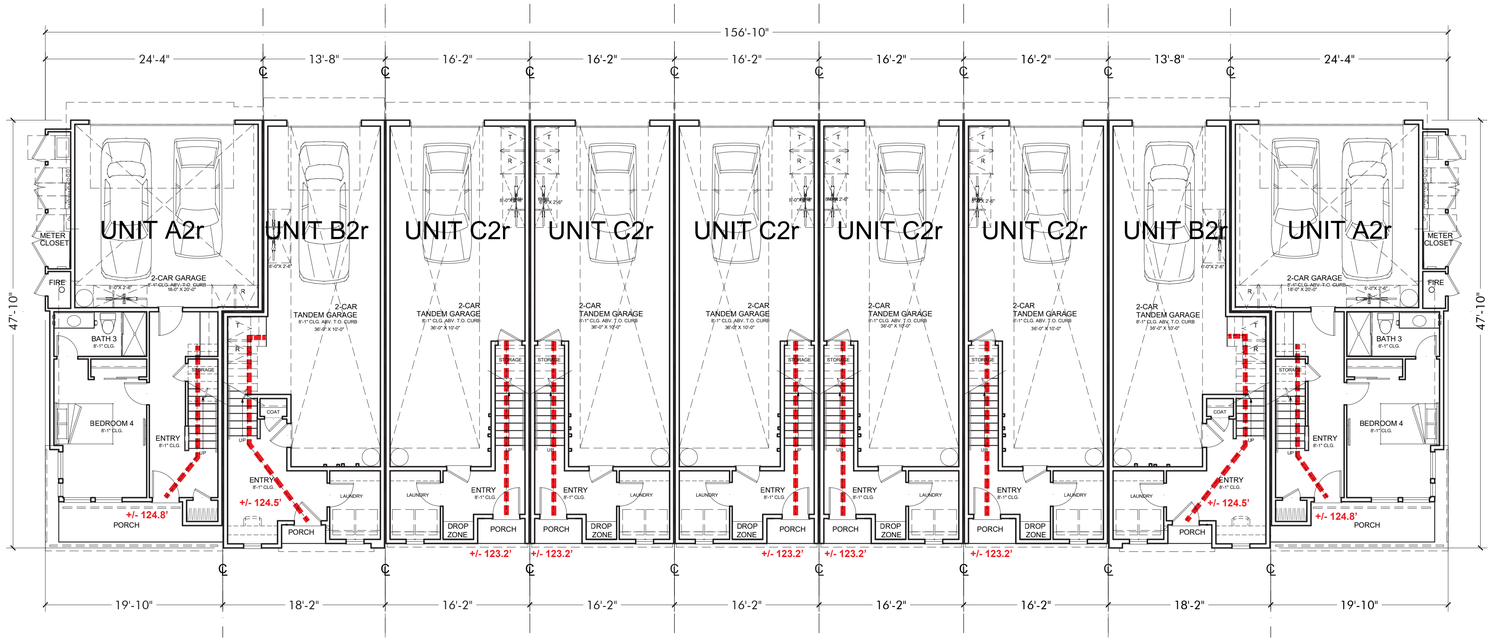
CAMPUS POP INVESTOR, LLC

8 UNIT TOWNHOME PERSPECTIVE

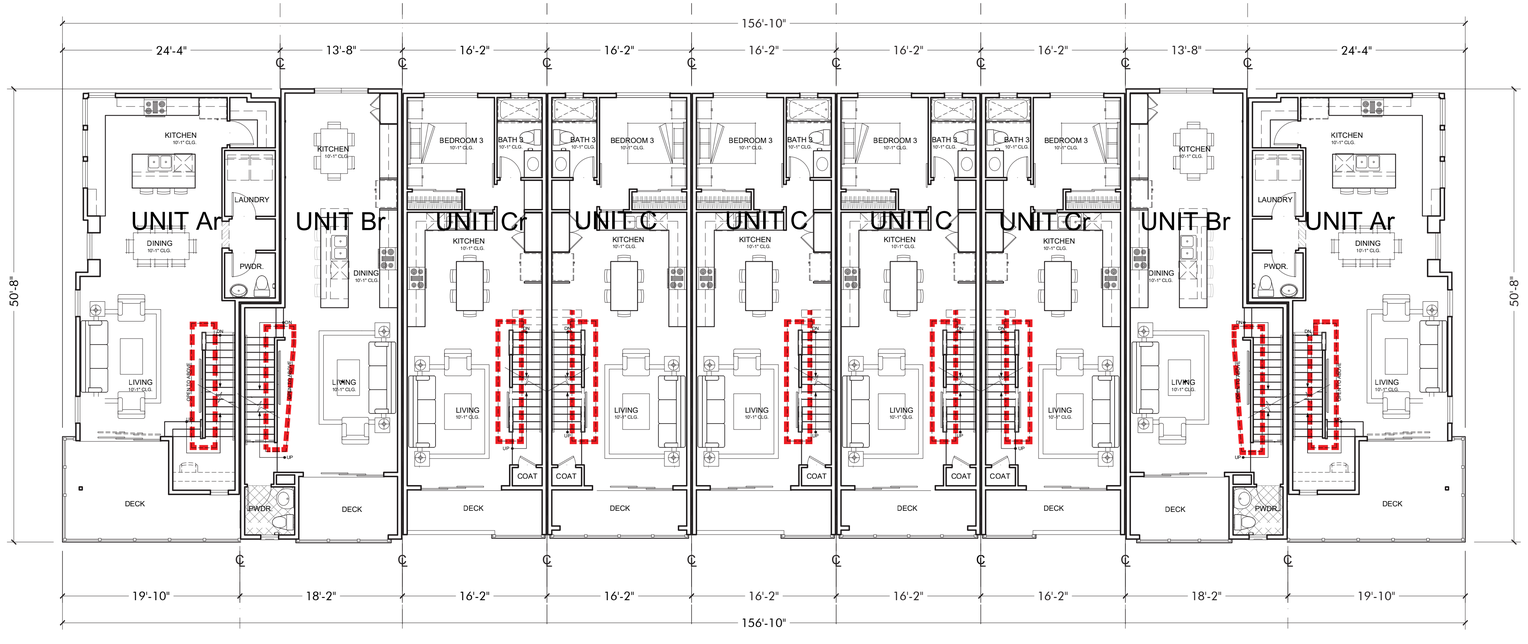
DAHLIN

JOB NO. 1483.001
DATE 07-10-20
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

N

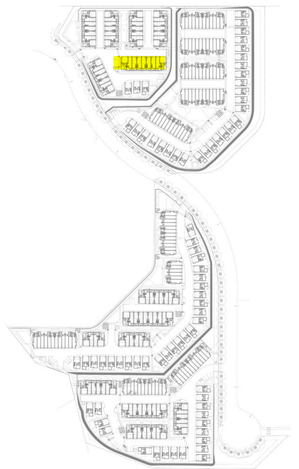


GROUND LEVEL PLAN



SECOND LEVEL PLAN

KEY MAP



--- **EGRESS PATH: (MAXIMUM 125') * SEE DIAGRAM 2 ON SHEET 1.1**

1ST-2ND LEVELS

PENINSULA HEIGHTS - SAN MATEO, CA

CAMPUS POP INVESTOR, LLC

9 UNIT TOWNHOME

DAHLIN

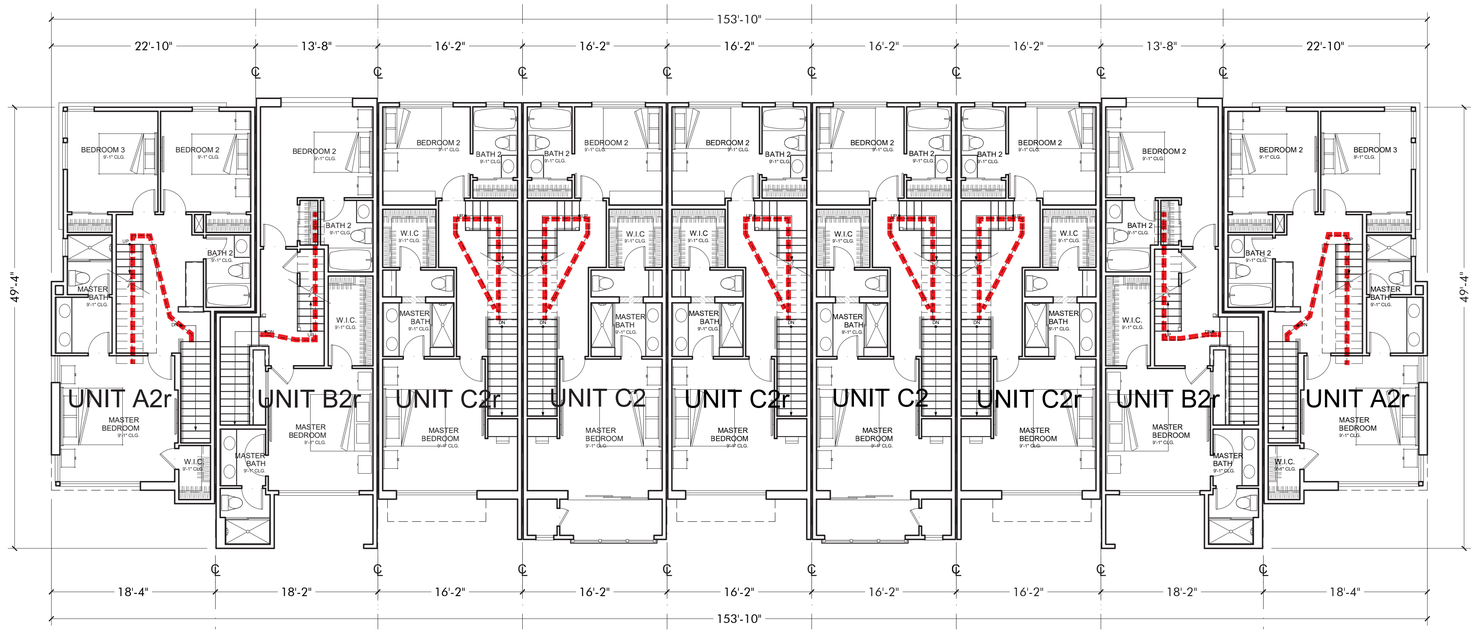
0 8 16 32

JOB NO. 1483.001
DATE 07-10-20

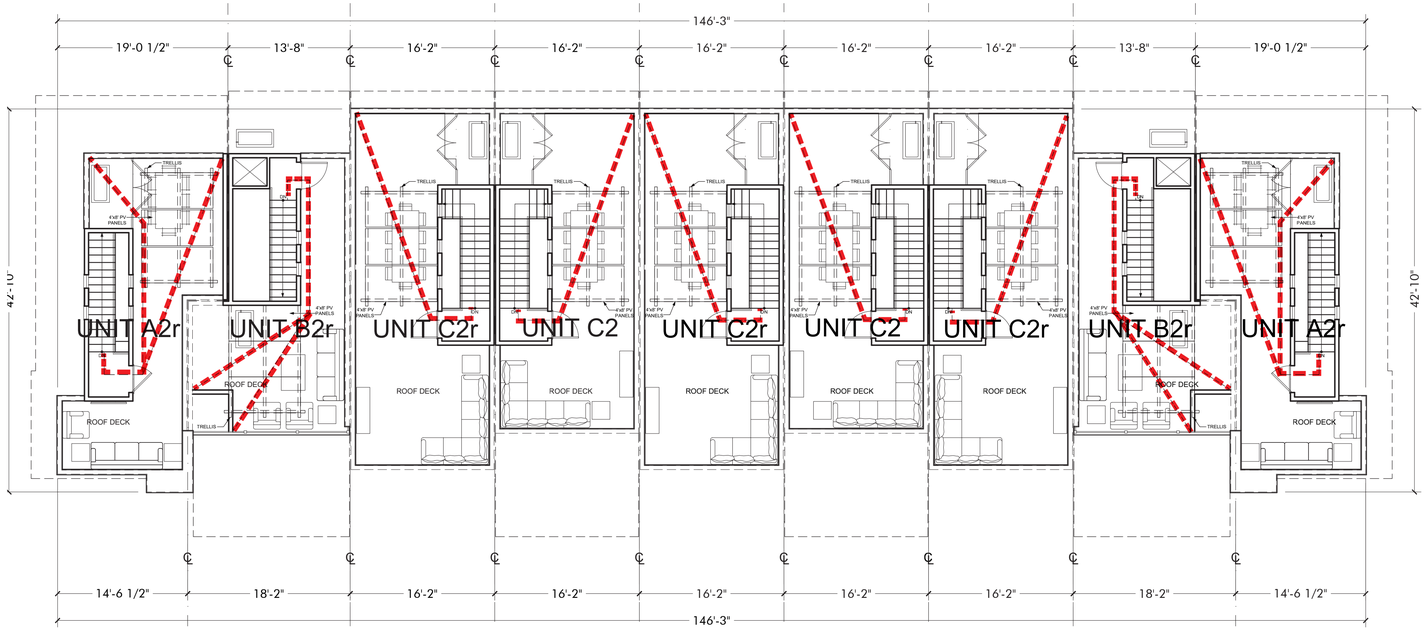
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

N

3.25 2

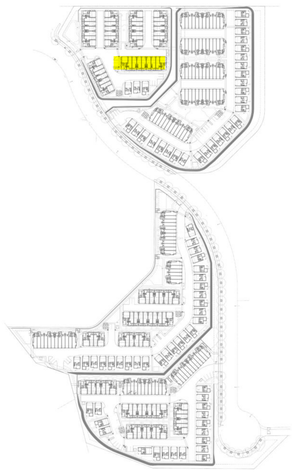


3RD LEVEL PLAN



ROOF PLAN

KEY MAP



EGRESS PATH: (MAXIMUM 125') * SEE DIAGRAM 2 ON SHEET 1.1

3RD-ROOF LEVELS

PENINSULA HEIGHTS - SAN MATEO, CA

CAMPUS POP INVESTOR, LLC

9 UNIT TOWNHOME

DAHLIN

0 8 16 32

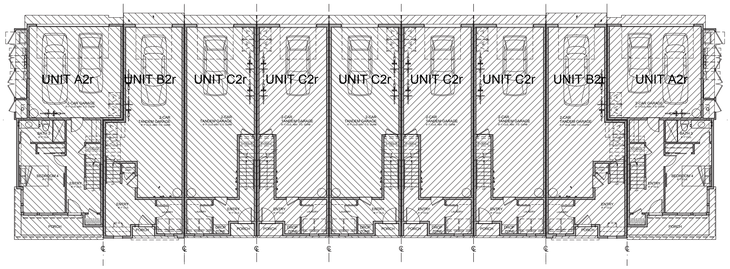
JOB NO. 1483.001
DATE 07-10-20

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

N

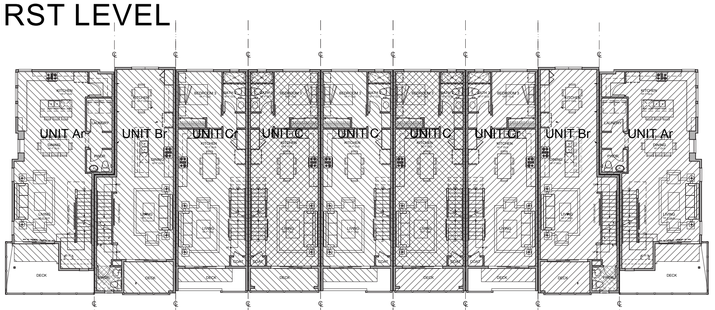
3.26 2

AREA DIAGRAMS (PER C.B.C.)

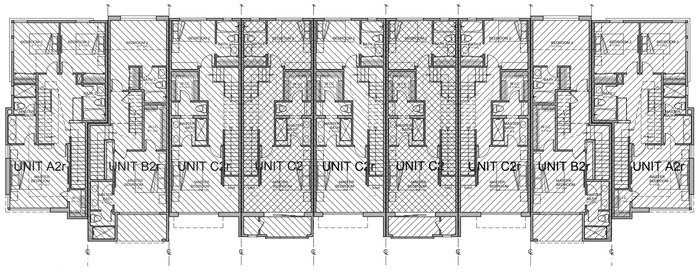


CBC AREA

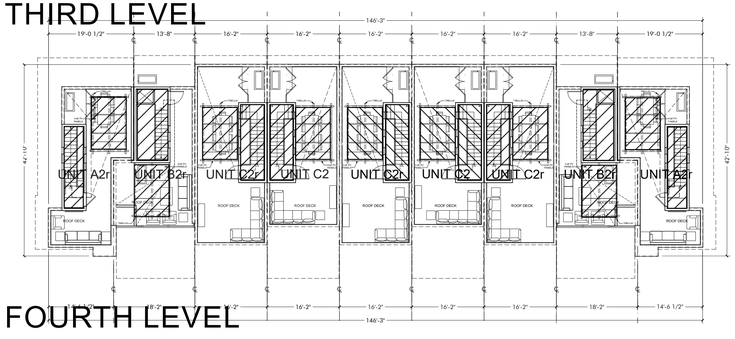
FIRST LEVEL



SECOND LEVEL

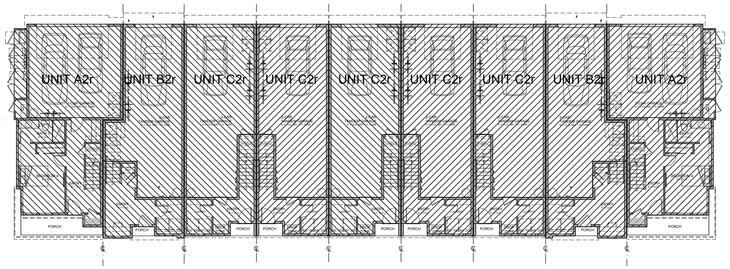


THIRD LEVEL



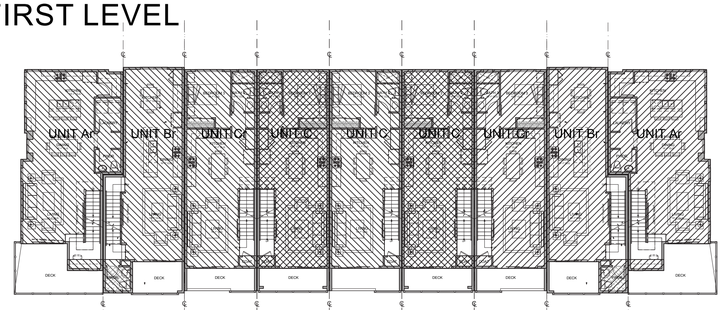
FOURTH LEVEL

GROSS AREA DIAGRAMS (PER SAN MATEO ZONING CODE)

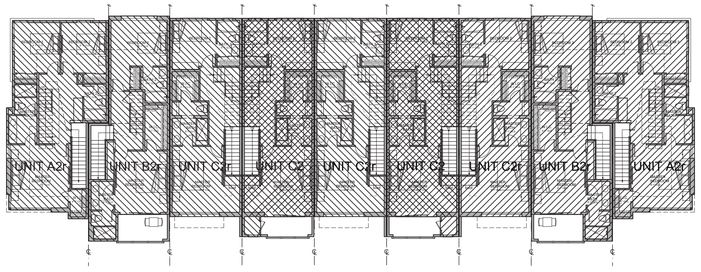


GROSS AREA

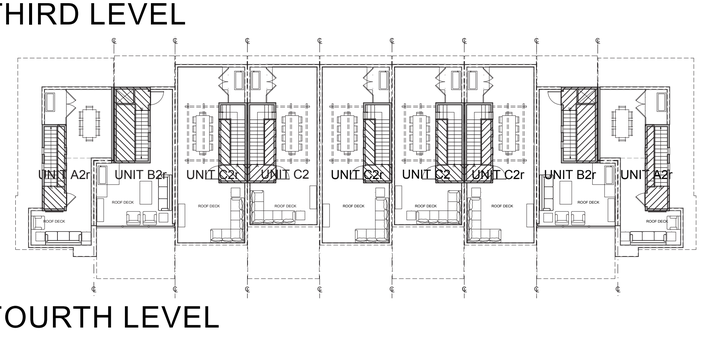
FIRST LEVEL



SECOND LEVEL



THIRD LEVEL



FOURTH LEVEL

TH - 9-Plex		
Area Calcs	CBC	San Mateo Gross
Floor 1	2084.8	2307.3
Floor 2	6521.1	6106.2
Floor 3	6524	6386.3
Floor 4	1760.3	564.3
Exterior	1539.4	N/A
Garage	4714.4	4912.2
Total	23144	20,276

BUILDING AREA DIAGRAMS

PENINSULA HEIGHTS - SAN MATEO, CA

CAMPUS POP INVESTOR, LLC

9 UNIT TOWNHOME

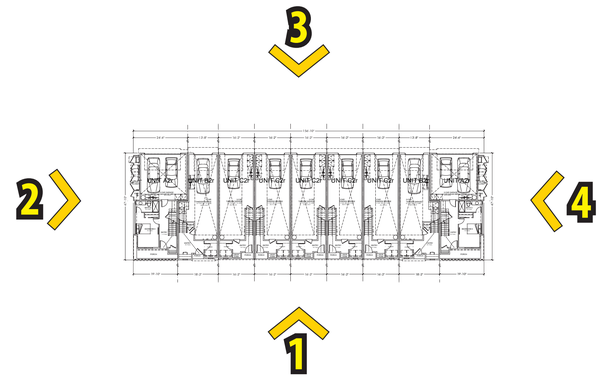
DAHLIN

JOB NO. 1483.001
DATE 07-10-20

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

N

3.27 2



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

JOB NO. 1483.001
DATE 07-10-20

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

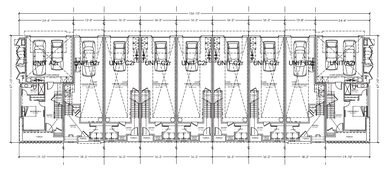
N



1



2



2

1

COLOR SCHEME-1

PENINSULA HEIGHTS - SAN MATEO, CA

CAMPUS POP INVESTOR, LLC

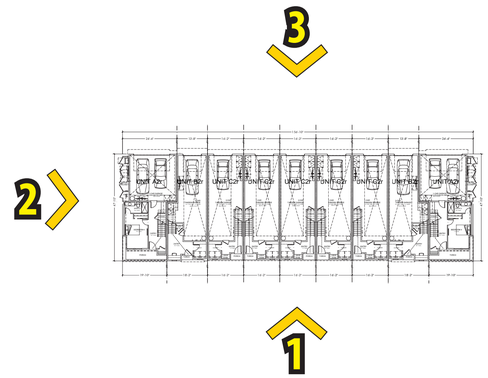
9 UNIT TOWNHOME PERSPECTIVE

DAHLIN

JOB NO. 1483.001
DATE 07-10-20

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



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

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

JOB NO. 1483.001
DATE 07-10-20

N

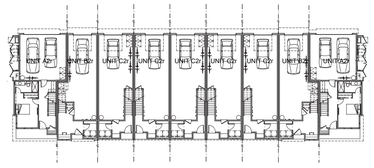
3.30



1



2



2

1

COLOR SCHEME-2

PENINSULA HEIGHTS - SAN MATEO, CA

CAMPUS POP INVESTOR, LLC

9 UNIT TOWNHOME PERSPECTIVE

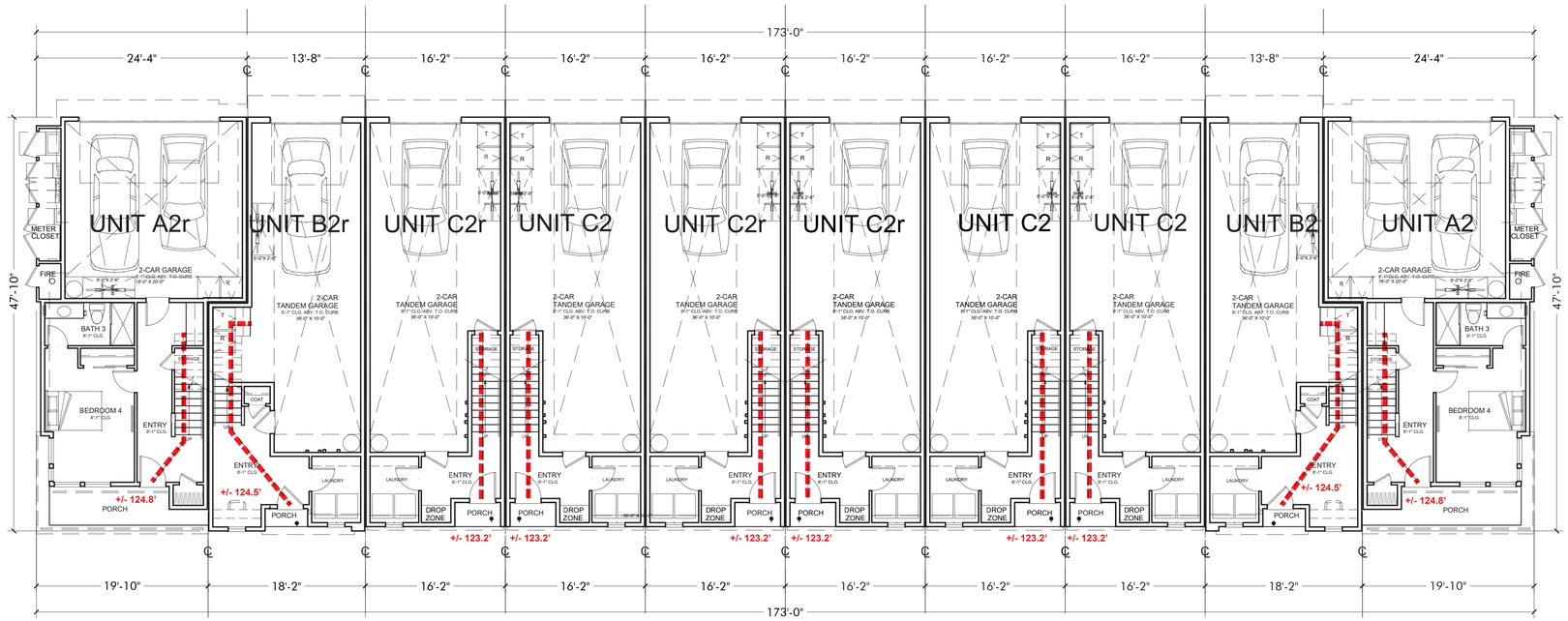
DAHLIN

JOB NO. 1483.001
DATE 07-10-20

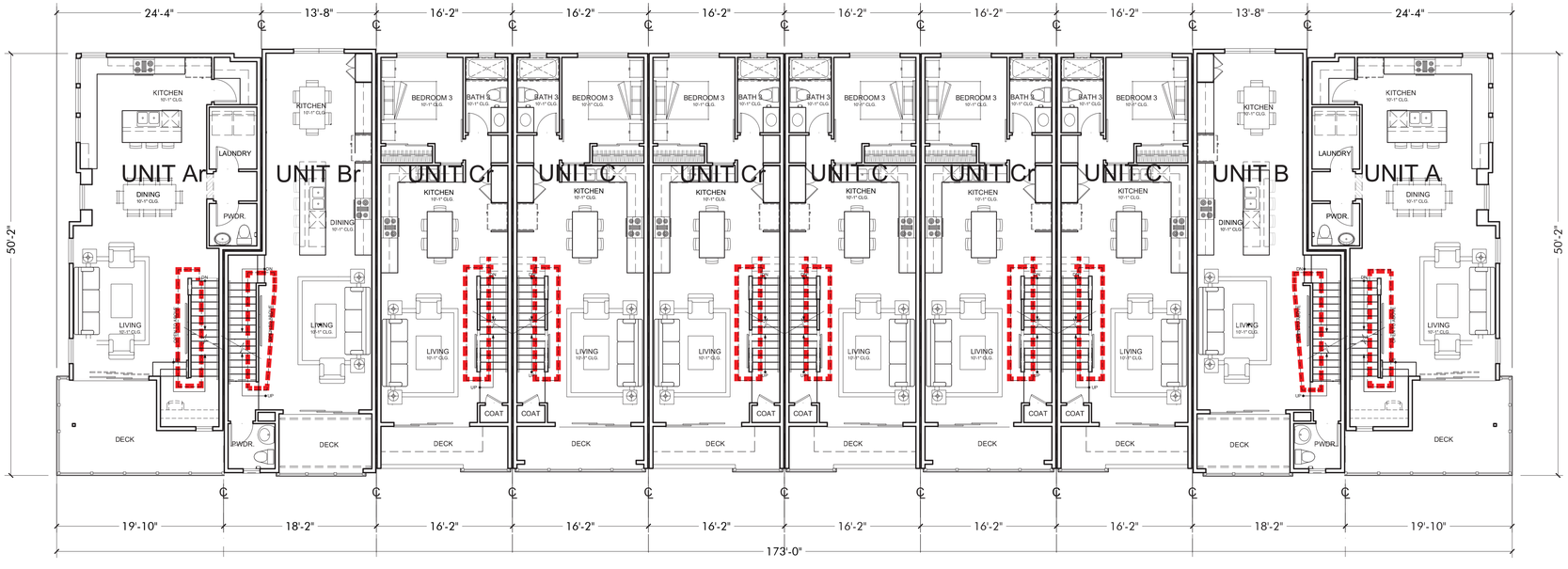
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

N

3.31

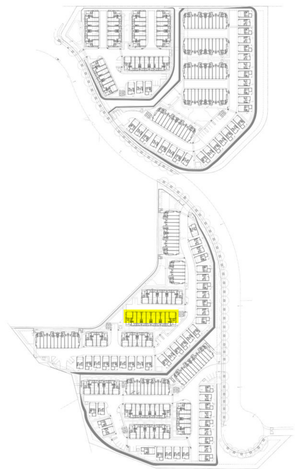


GROUND LEVEL PLAN



SECOND LEVEL PLAN

KEY MAP



--- **EGRESS PATH: (MAXIMUM 125') * SEE DIAGRAM 2 ON SHEET 1.1**

1ST-2ND LEVELS

PENINSULA HEIGHTS - SAN MATEO, CA

CAMPUS POP INVESTOR, LLC

10 UNIT TOWNHOME

DAHLIN

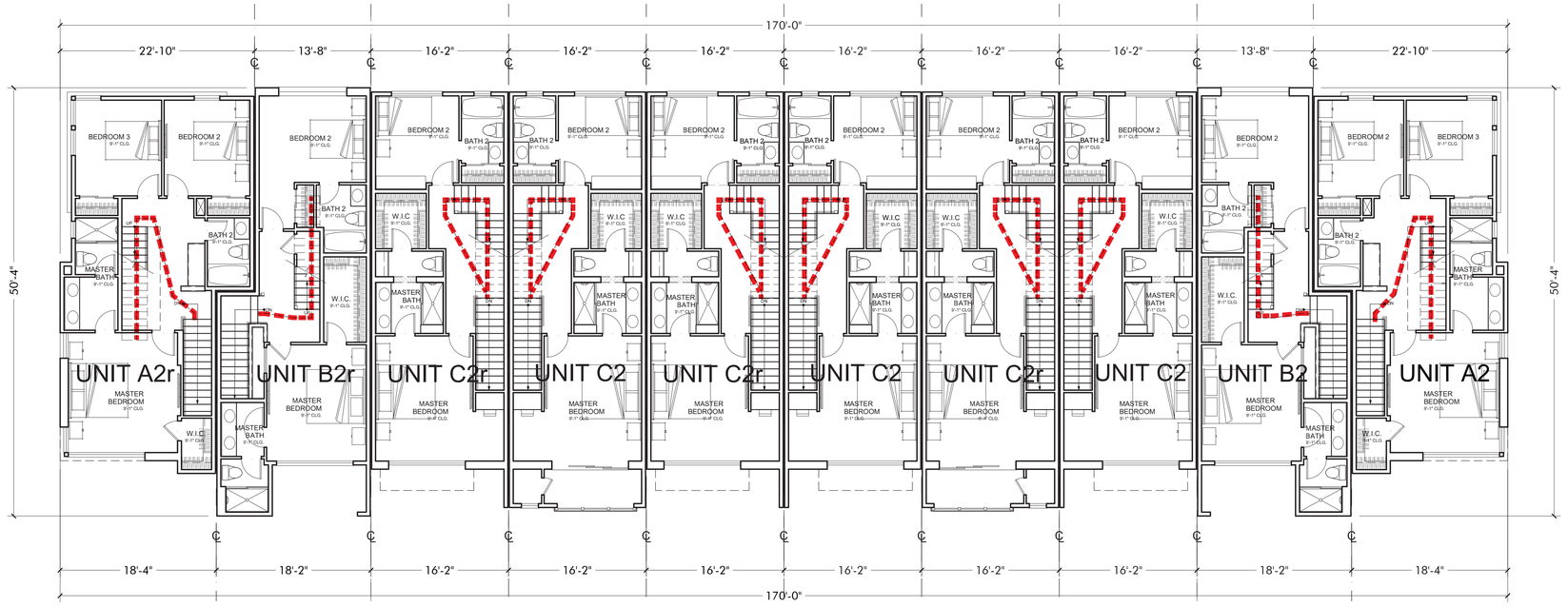
0 8 16 32

JOB NO. 1483.001
DATE 07-10-20

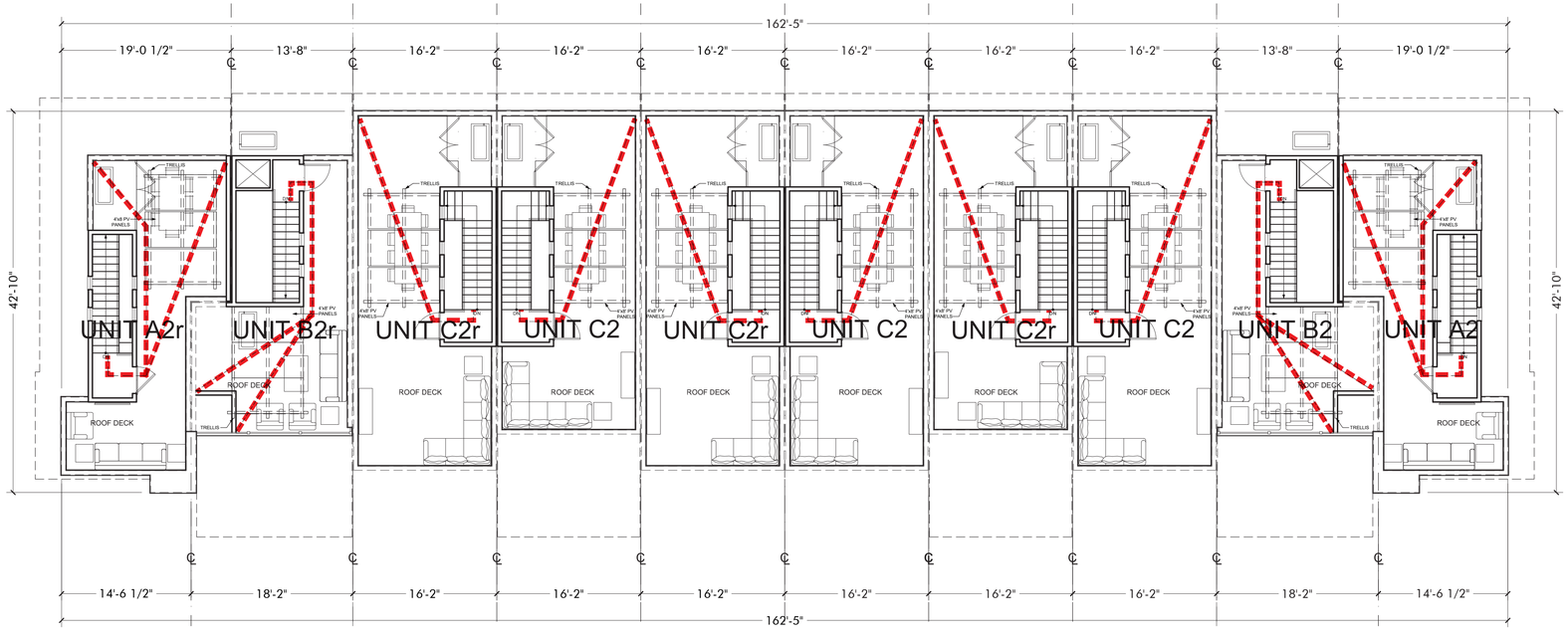
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

N

3.32 2

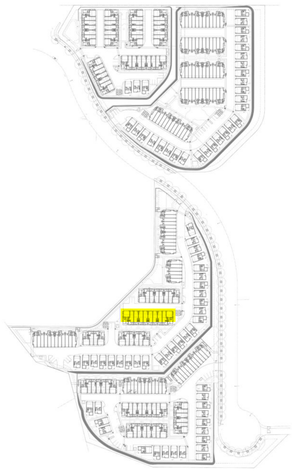


3RD LEVEL PLAN



ROOF PLAN

KEY MAP



--- EGRESS PATH: (MAXIMUM 125') * SEE DIAGRAM 2 ON SHEET 1.1

3RD-ROOF LEVELS

PENINSULA HEIGHTS - SAN MATEO, CA

CAMPUS POP INVESTOR, LLC

10 UNIT TOWNHOME

DAHLIN

0 8 16 32

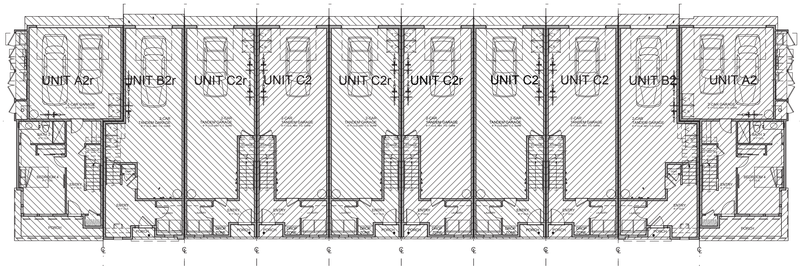
JOB NO. 1483.001
DATE 07-10-20

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

N

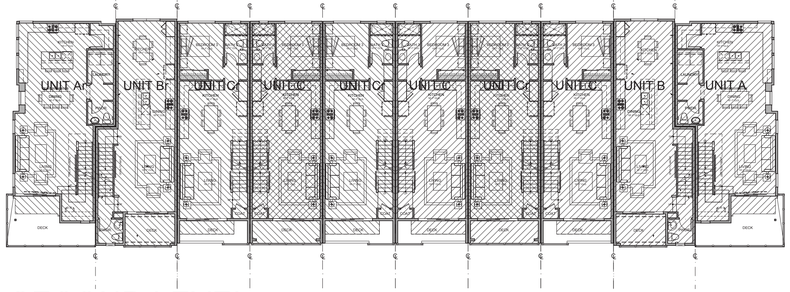
3.33 2

AREA DIAGRAMS (PER C.B.C.)

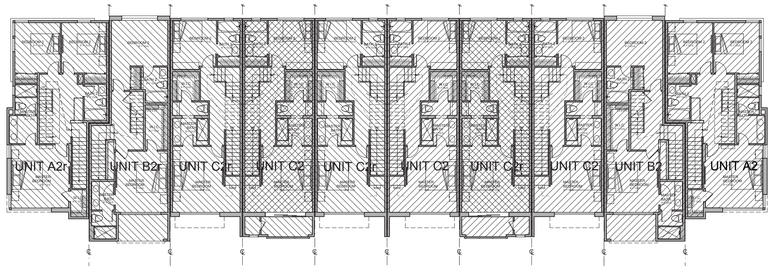


CBC AREA

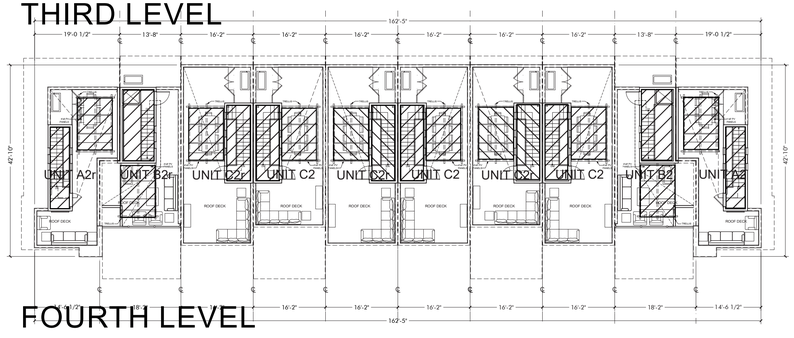
FIRST LEVEL



SECOND LEVEL

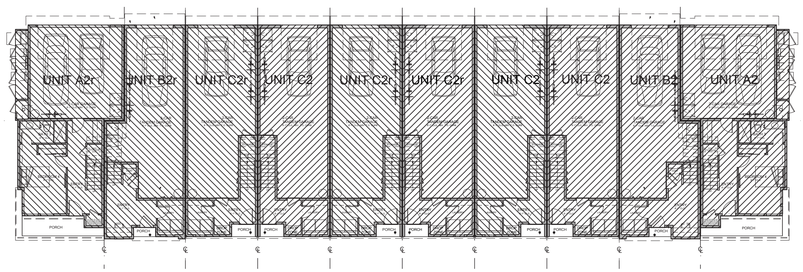


THIRD LEVEL



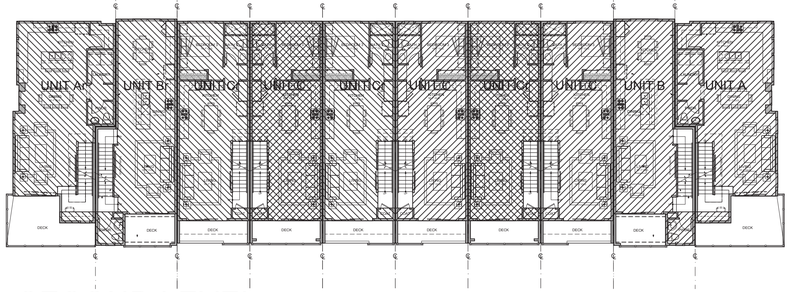
FOURTH LEVEL

GROSS AREA DIAGRAMS (PER SAN MATEO ZONING CODE)

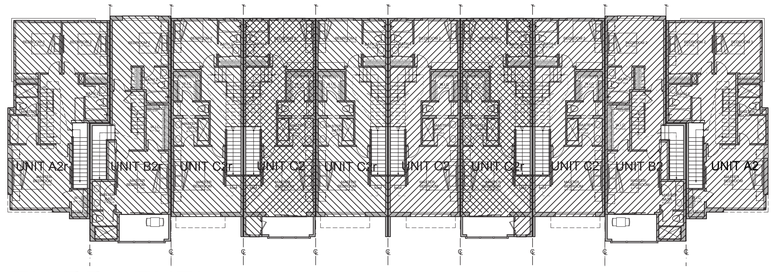


GROSS AREA

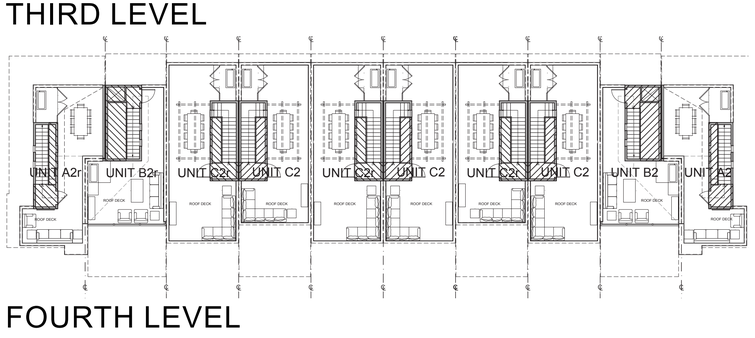
FIRST LEVEL



SECOND LEVEL



THIRD LEVEL



FOURTH LEVEL

TH - 10-Plex		
Area Calcs	CBC	San Mateo Gross
Floor 1	2084.8	2490.6
Floor 2	7223	6765.4
Floor 3	7217.8	7061
Floor 4	1956.8	615.6
Exterior	1629.2	N/A
Garage	5269.2	5495.8
Total	25380.8	22,428

BUILDING AREA DIAGRAMS

PENINSULA HEIGHTS - SAN MATEO, CA

CAMPUS POP INVESTOR, LLC

10 UNIT TOWNHOME

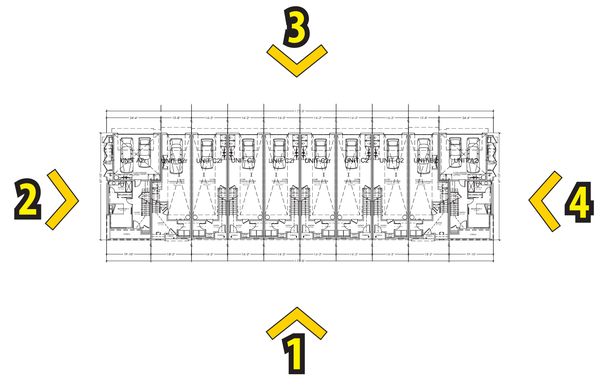
DAHLIN

JOB NO. 1483.001
DATE 07-10-20

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

N

3.34 2



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



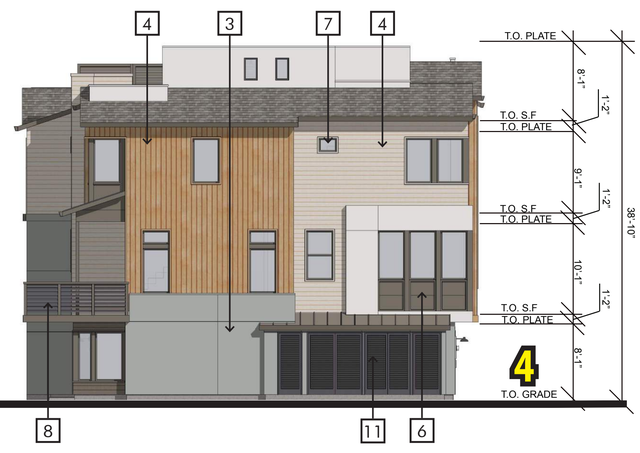
FRONT ELEVATION



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 07-10-20

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

N

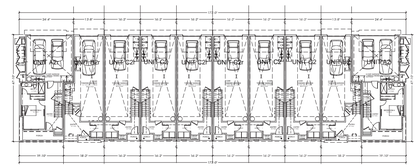
3.35



1



2



2

1

COLOR SCHEME-2

PENINSULA HEIGHTS - SAN MATEO, CA

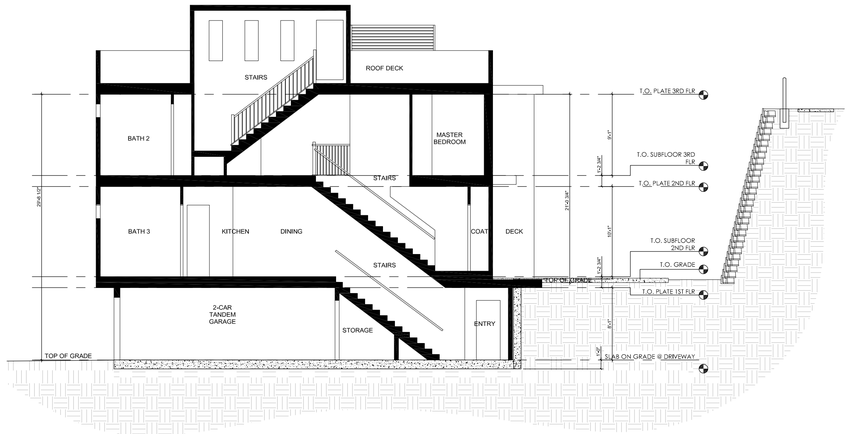
CAMPUS POP INVESTOR, LLC

10 UNIT TOWNHOME PERSPECTIVE

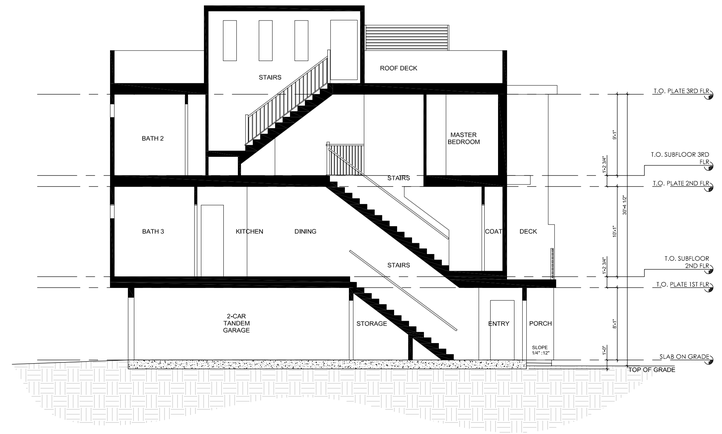
DAHLIN

JOB NO. 1483.001
DATE 07-10-20
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

N



SECOND LEVEL ENTRY



GROUND LEVEL ENTRY

PENINSULA HEIGHTS - SAN MATEO, CA

CAMPUS POP INVESTOR, LLC

TOWNHOME SECTIONS

DAHLIN

0 8 16 32

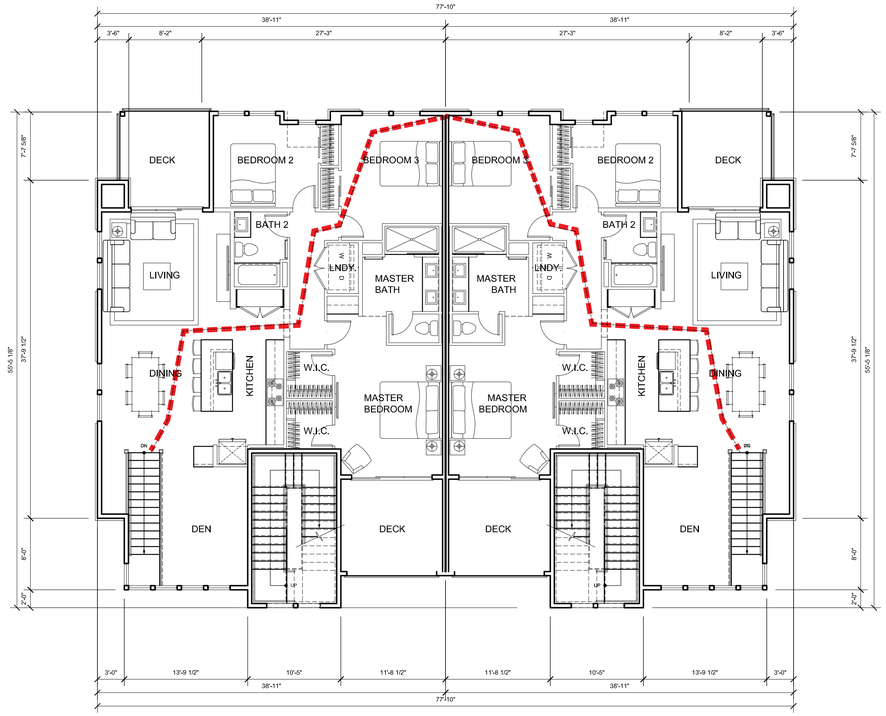
JOB NO. 1483.001

DATE 07-10-20

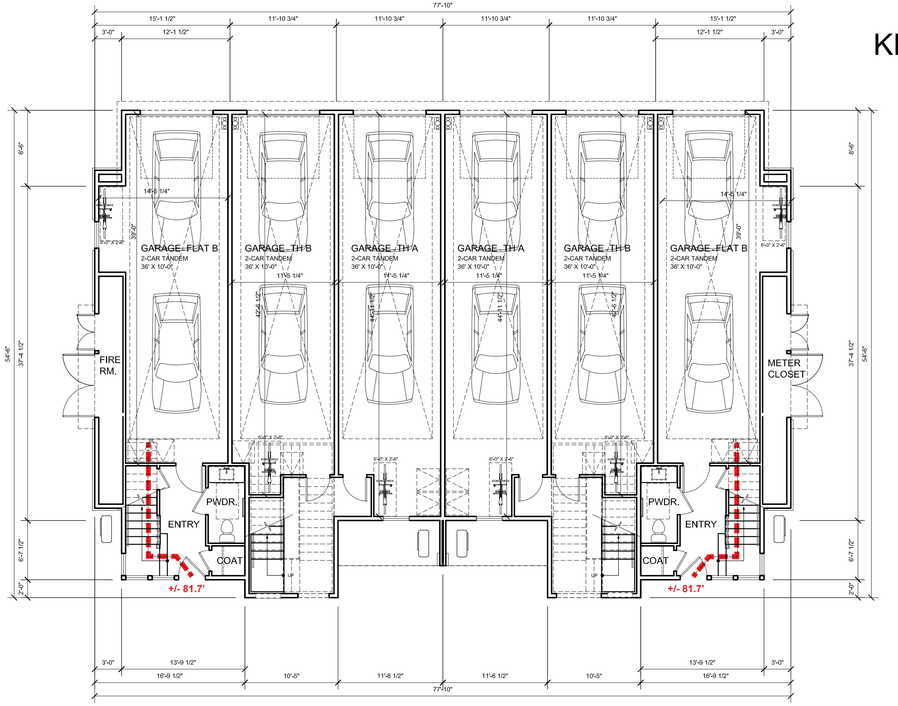
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

N

3.37

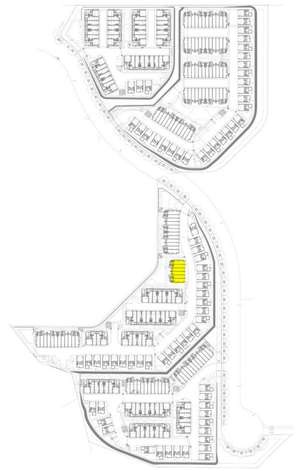


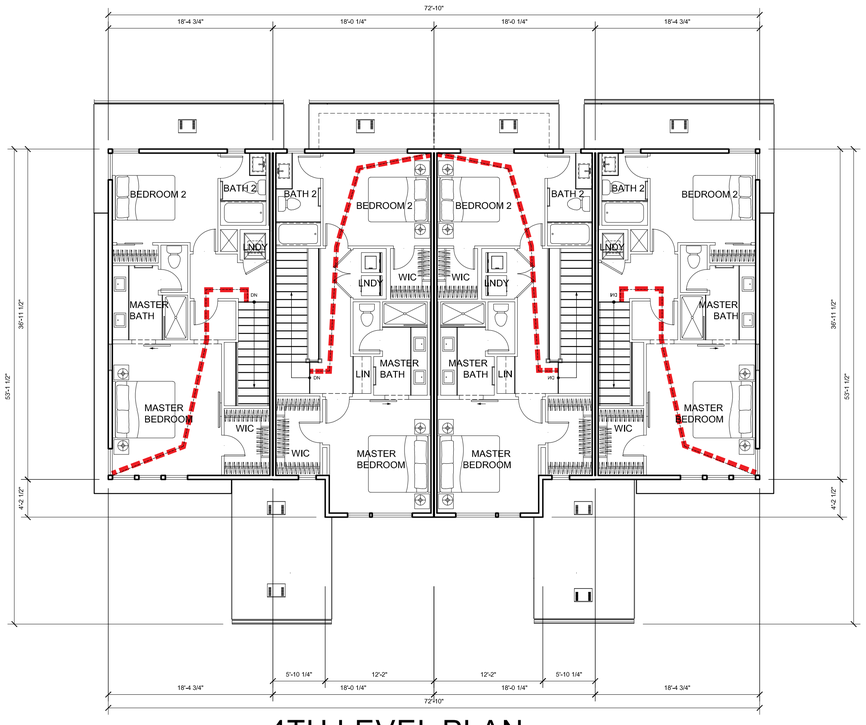
SECOND LEVEL PLAN



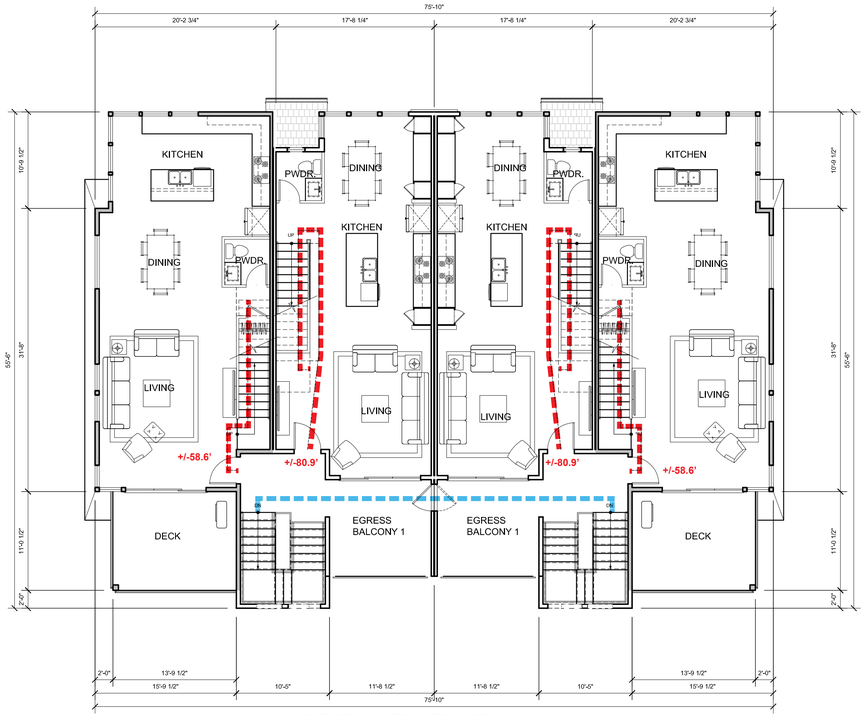
GROUND LEVEL PLAN

KEY MAP





4TH LEVEL PLAN



3RD LEVEL PLAN

EXIT ACCESS PATH
EGRESS PATH: (MAXIMUM 125')
*** SEE DIAGRAM 2 ON SHEET 1.1**

1ST-4TH LEVELS

PENINSULA HEIGHTS - SAN MATEO, CA

CAMPUS POP INVESTOR, LLC

6 UNIT TH OVER FLATS

0 8 16 32

DAHLIN

JOB NO. 1483.001
DATE 07-10-20

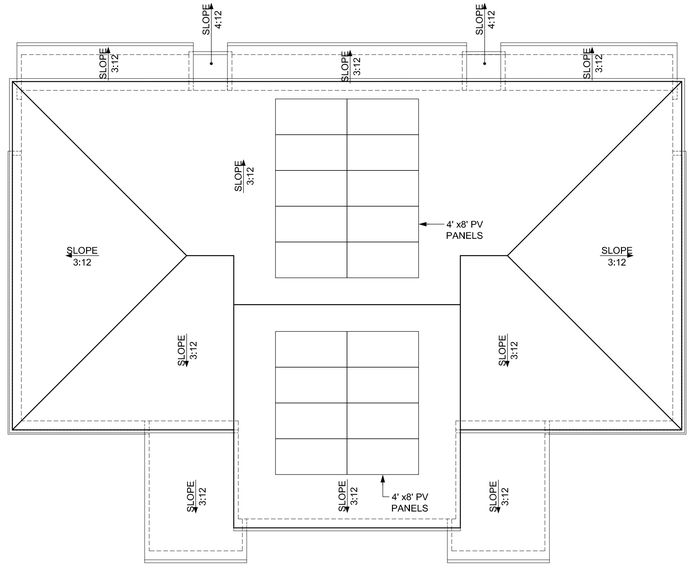
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

N

4.0

KEY MAP





ROOF PLAN

ROOF PLAN

PENINSULA HEIGHTS - SAN MATEO, CA

CAMPUS POP INVESTOR, LLC

6 UNIT TH OVER FLATS

DAHLIN

0 8 16 32

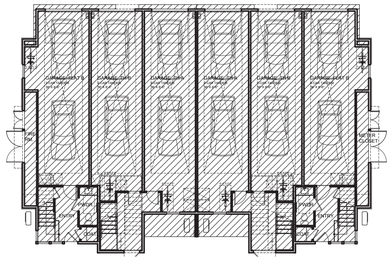
JOB NO. 1483.001
DATE 07-10-20

N

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

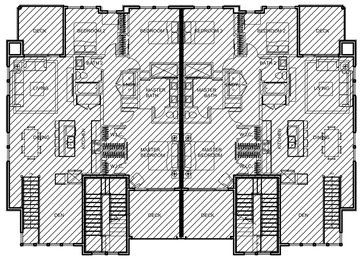
4.1 2

AREA DIAGRAMS (PER C.B.C.)

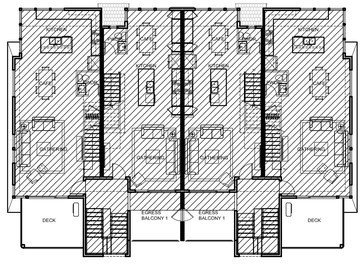


CBC AREA

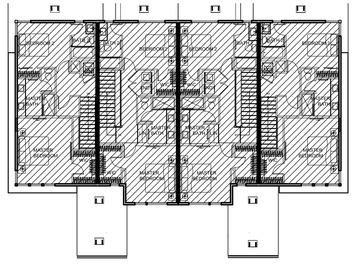
FIRST LEVEL



SECOND LEVEL

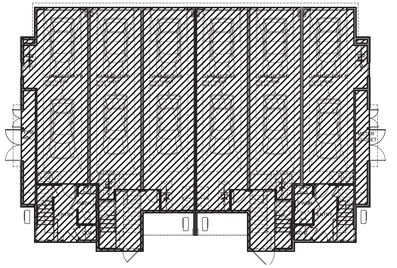


THIRD LEVEL



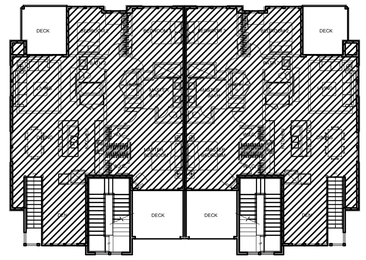
FOURTH LEVEL

GROSS AREA DIAGRAMS (PER SAN MATEO ZONING CODE)

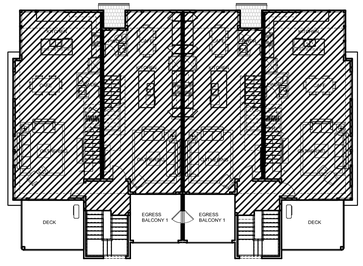


GROSS AREA

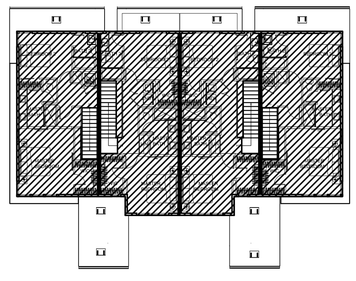
FIRST LEVEL



SECOND LEVEL



THIRD LEVEL



FOURTH LEVEL

Stack - 6-plex		
Area Calcs	CBC	San Mateo Gross
Floor 1	347	845
Floor 2	3,130	3,145
Floor 3	2,927	3,175
Floor 4	2,691	2,579
Exterior	1815	N/A
Garage	2,978	3,040
Total	13887.2	12,784

BUILDING AREA DIAGRAMS

PENINSULA HEIGHTS - SAN MATEO, CA

CAMPUS POP INVESTOR, LLC

6 UNIT TH OVER FLATS

DAHLIN

JOB NO. 1483.001
DATE 07-10-20

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

N



COLOR SCHEME-2

PENINSULA HEIGHTS - SAN MATEO, CA

CAMPUS POP INVESTOR, LLC

6 UNIT TH OVER FLATS ELEVATIONS - PITCH ROOF

DAHLIN

0 8 16 32

JOB NO. 1483.001
DATE 07-10-20

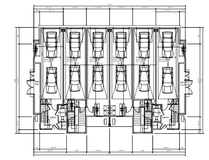
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

N

4.3



1



2



2

COLOR SCHEME-2

PENINSULA HEIGHTS - SAN MATEO, CA

CAMPUS POP INVESTOR, LLC

6 UNIT TH OVER FLATS PERSPECTIVES - PITCH ROOF

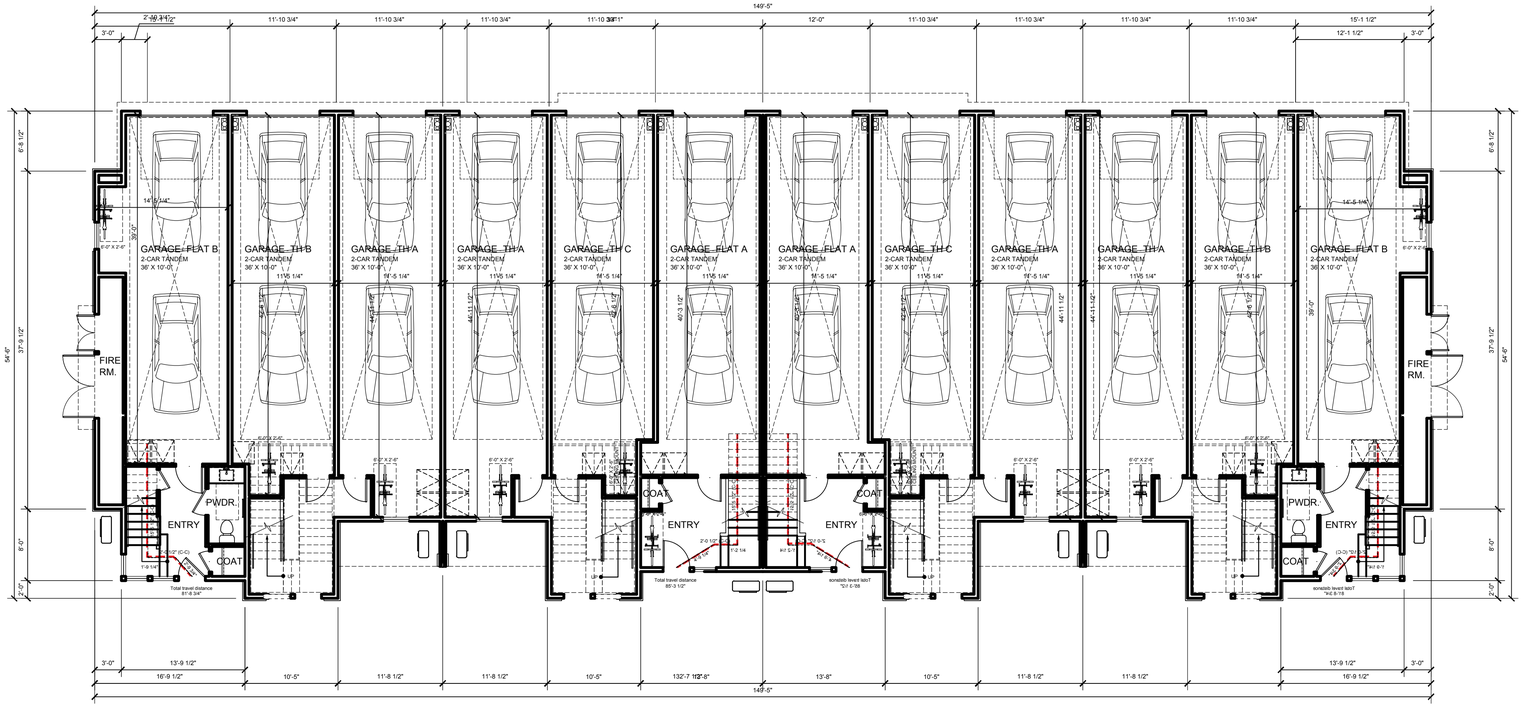
DAHLIN

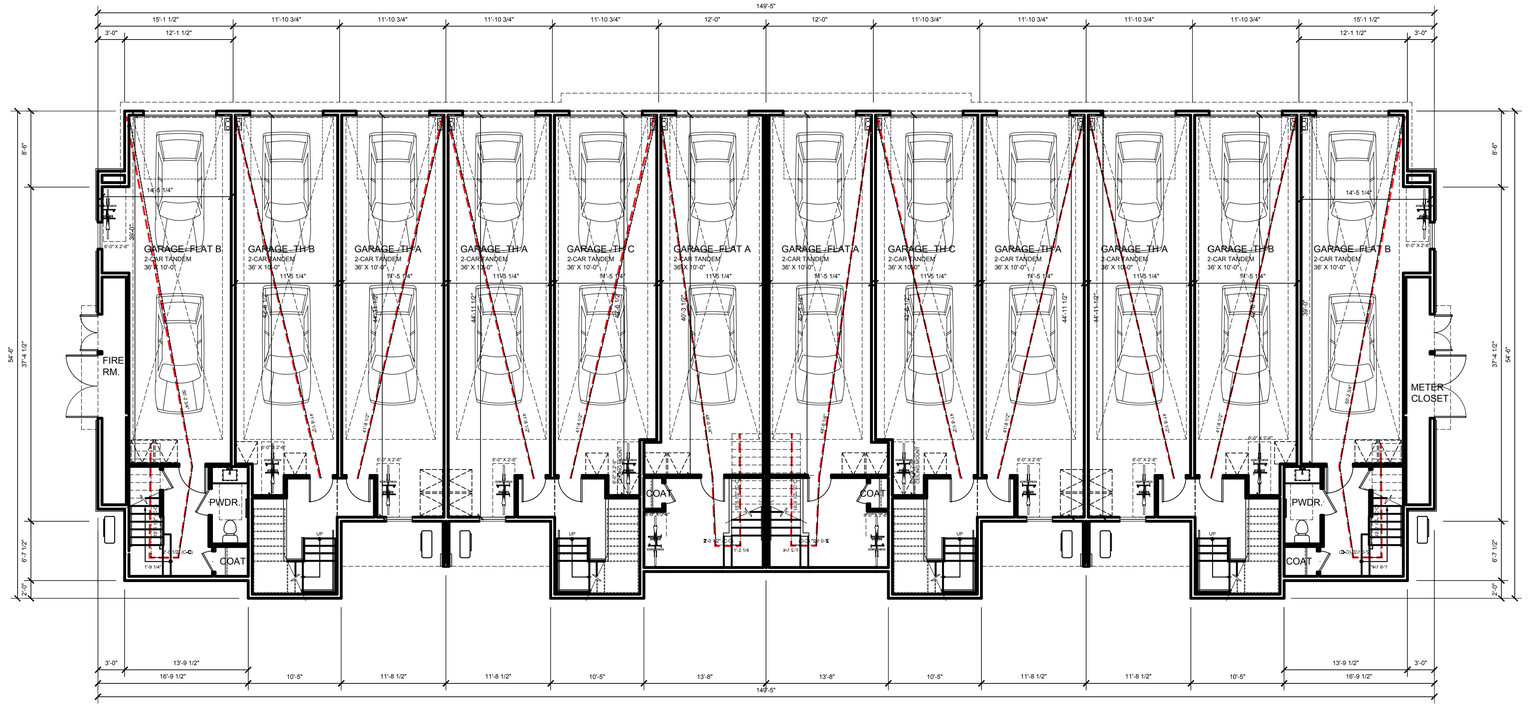
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

JOB NO. 1483.001
DATE 07-10-20

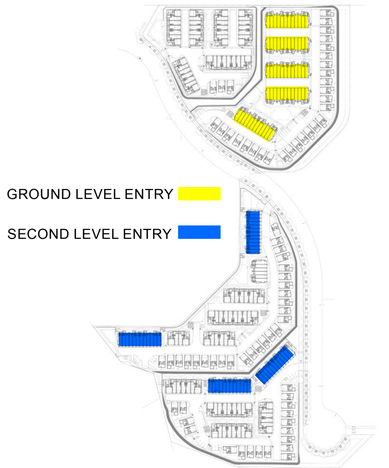
N

4.4





KEY MAP



GROUND LEVEL PLAN

GROUND LEVEL PLAN (SECOND LEVEL ENTRY)

--- EGRESS PATH:
(MUST BE LESS THAN 125')
*** SEE DIAGRAM 2 ON SHEET 1.1**

1ST LEVELS

0 16 32 64

PENINSULA HEIGHTS - SAN MATEO, CA

CAMPUS POP INVESTOR, LLC

12 UNIT TH OVER FLATS

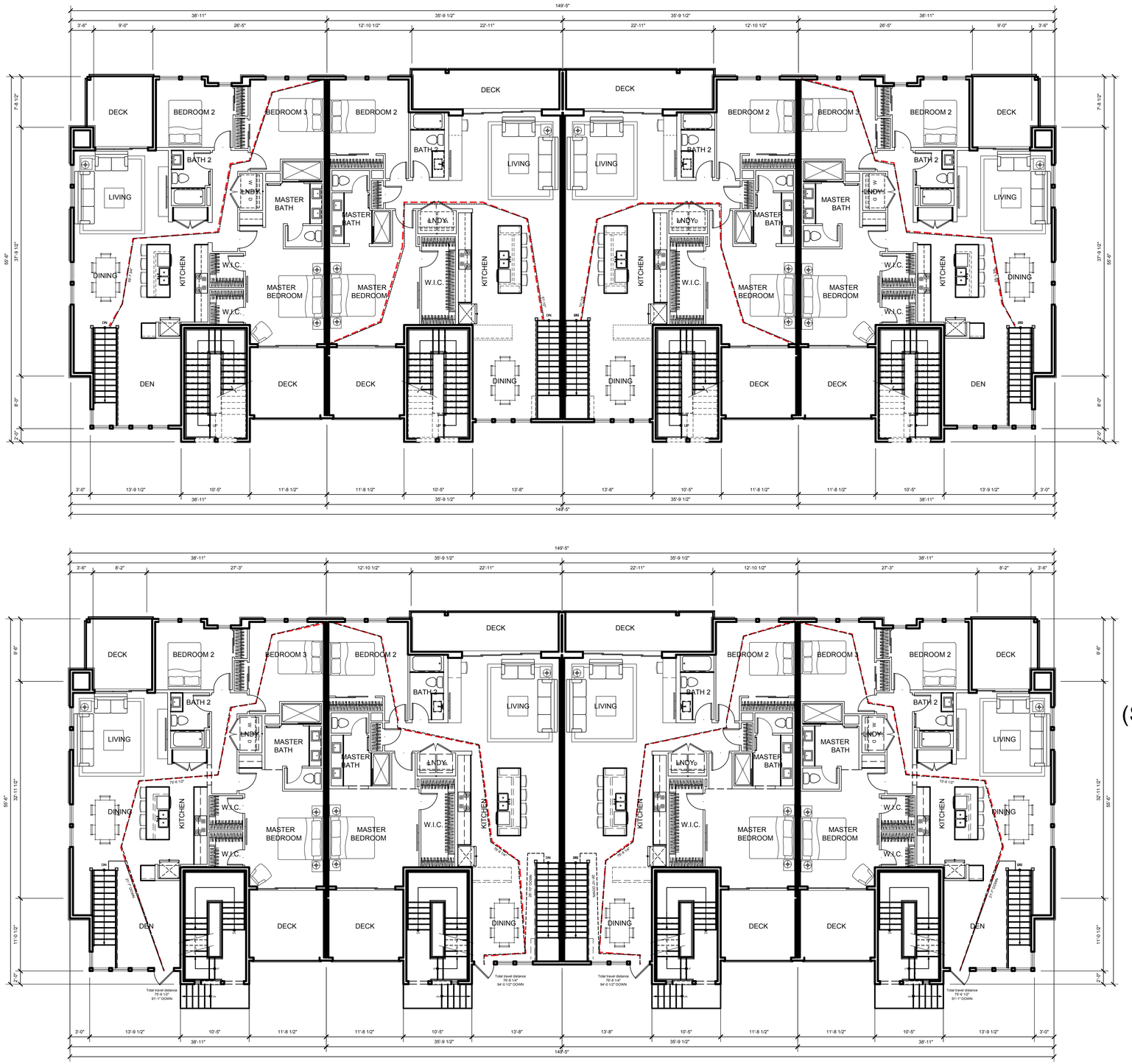
DAHLIN

JOB NO. 1483.001
DATE 07-10-20

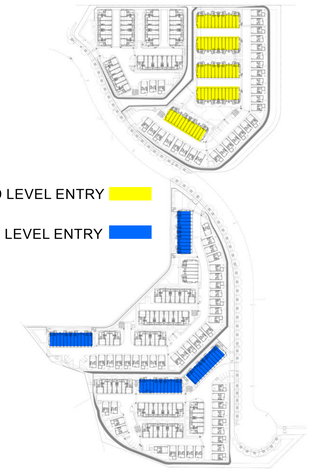
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

N

4.5



KEY MAP



SECOND LEVEL PLAN

SECOND LEVEL PLAN
(SECOND LEVEL ENTRY)

--- EGRESS PATH:
(MUST BE LESS THAN 125')
*** SEE DIAGRAM 2 ON SHEET 1.1**

2ND LEVELS

PENINSULA HEIGHTS - SAN MATEO, CA

CAMPUS POP INVESTOR, LLC

12 UNIT TH OVER FLATS

0 8 16 32

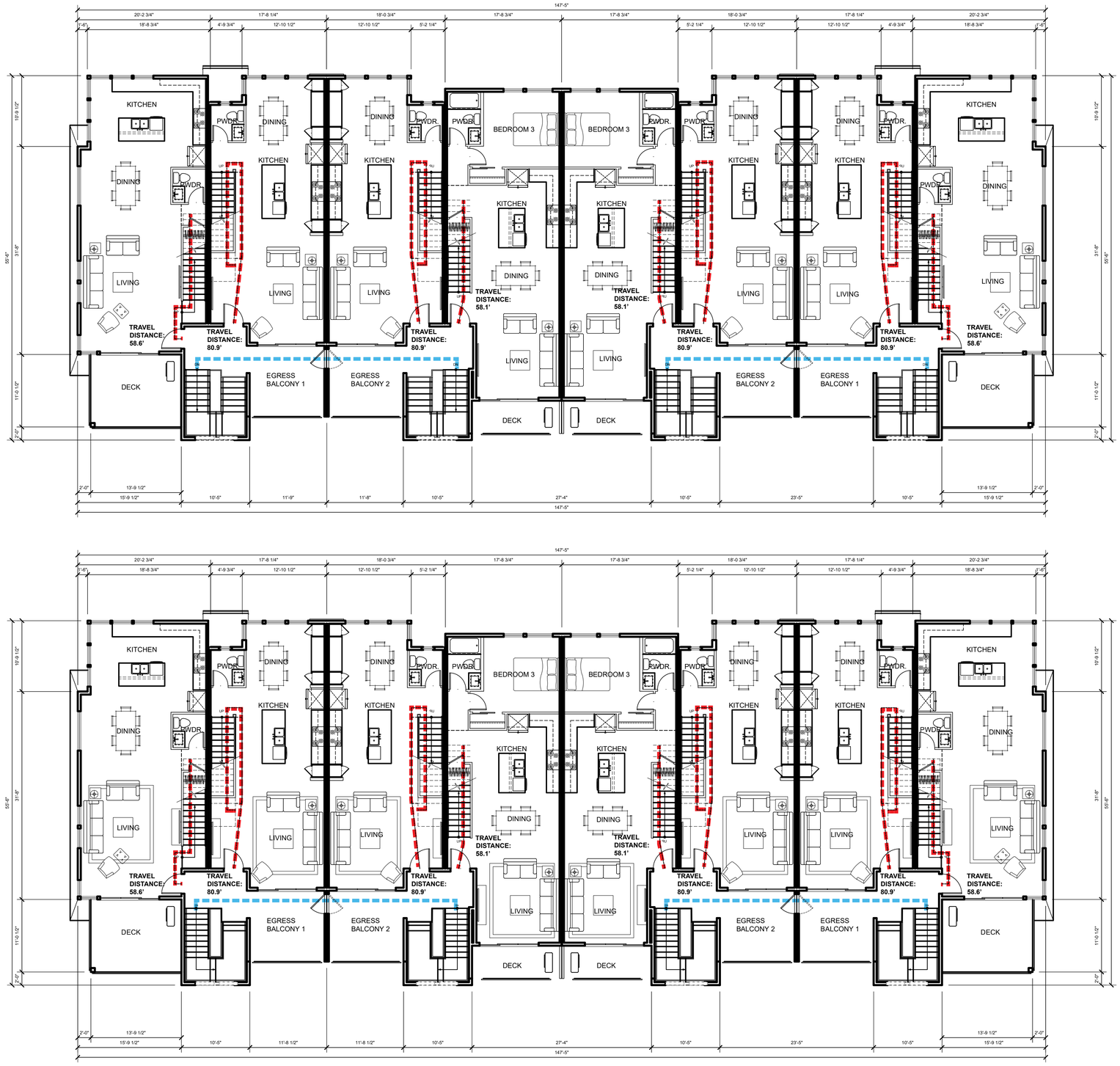
DAHLIN

JOB NO. 1483.001
DATE 07-10-20

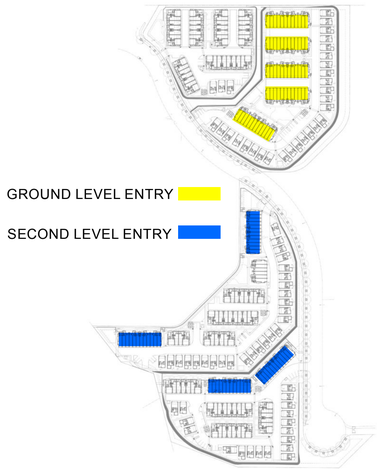
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

N

4.6



KEY MAP



THIRD LEVEL PLAN

THIRD LEVEL PLAN
(SECOND LEVEL ENTRY)

EXIT ACCESS PATH

EGRESS PATH: (MAXIMUM 125') * SEE DIAGRAM 2 ON SHEET 1.1

3RD LEVELS

PENINSULA HEIGHTS - SAN MATEO, CA

CAMPUS POP INVESTOR, LLC

12 UNIT TH OVER FLATS

DAHLIN

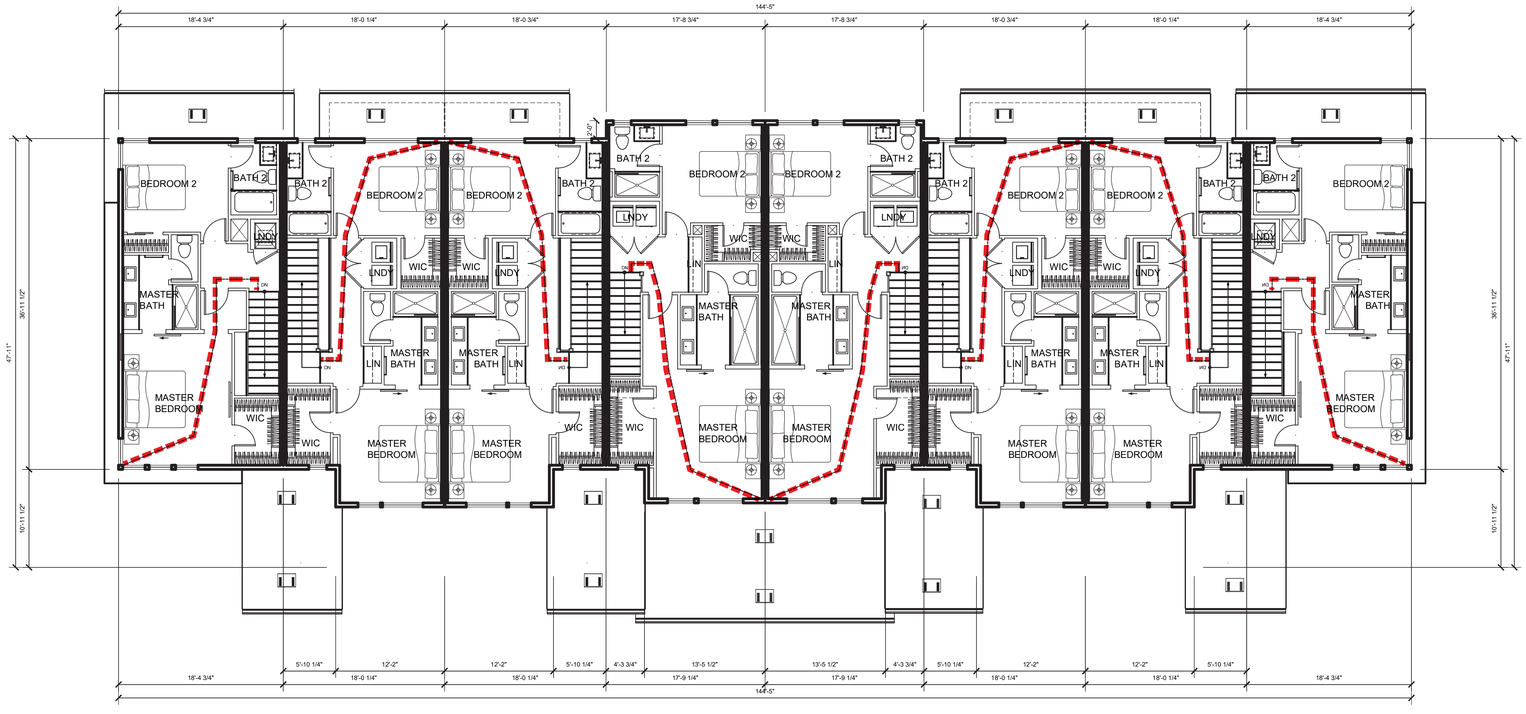
0 8 16 32

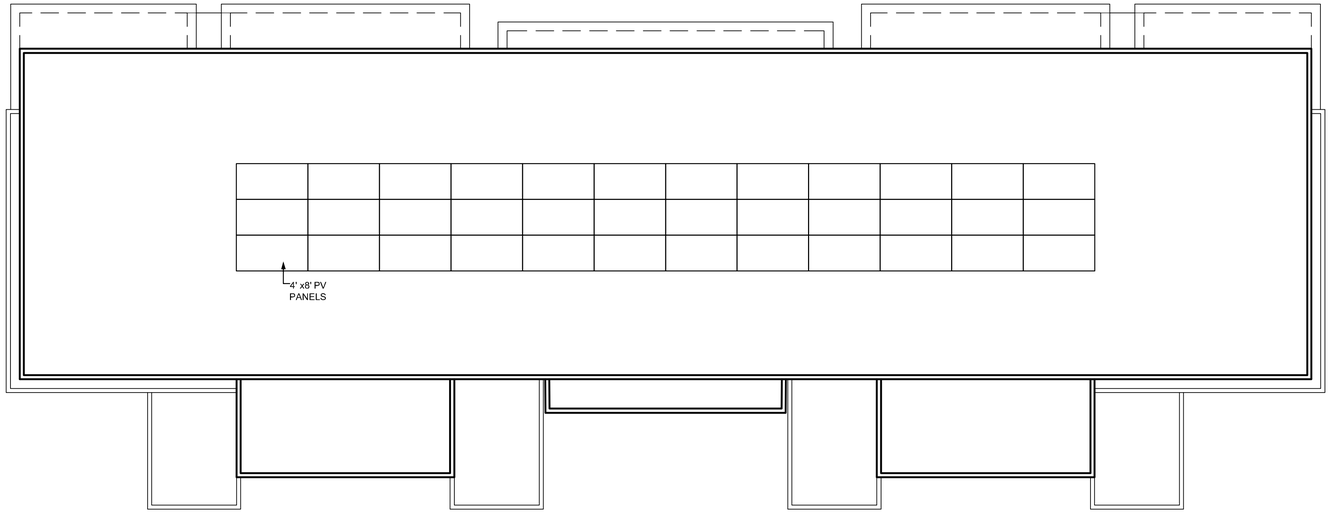
JOB NO. 1483.001
DATE 07-10-20

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

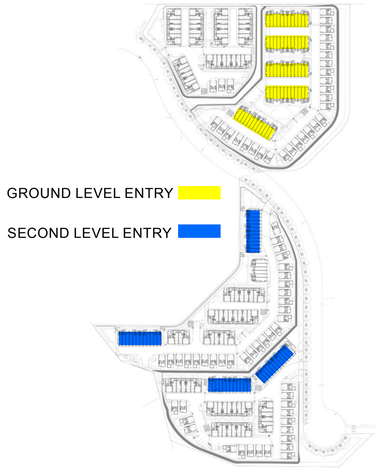
N

4.7





KEY MAP



FOURTH LEVEL PLAN

ROOF LEVEL PLAN
(FLAT)

EXIT ACCESS PATH

EGRESS PATH:
(MAXIMUM 125')
*** SEE DIAGRAM**
2 ON SHEET 1.1

4TH-ROOF LEVELS

PENINSULA HEIGHTS - SAN MATEO, CA

CAMPUS POP INVESTOR, LLC

12 UNIT TH OVER FLATS

DAHLIN

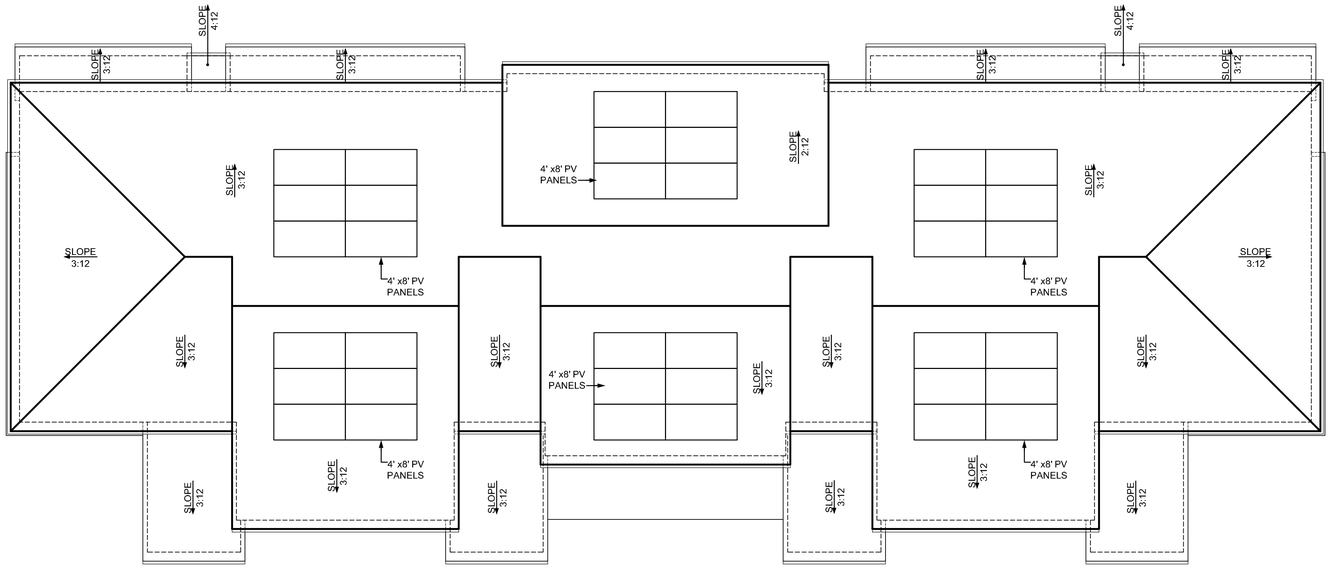
0 8 16 32

JOB NO. 1483.001
DATE 07-10-20

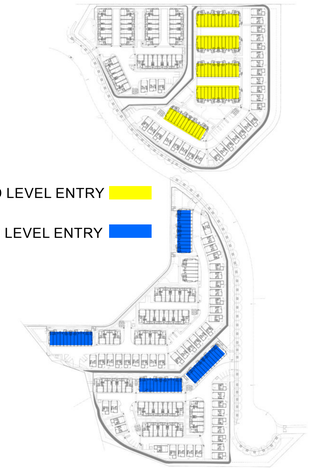
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

N

4.8



KEY MAP



ROOF LEVEL PLAN

ROOF LEVELS

PENINSULA HEIGHTS - SAN MATEO, CA

CAMPUS POP INVESTOR, LLC

12 UNIT TH OVER FLATS

DAHLIN

0 8 16 32

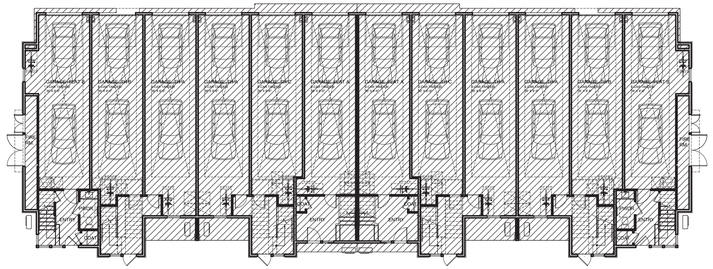
JOB NO. 1483.001
DATE 07-10-20

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

N

4.9

AREA DIAGRAMS (PER C.B.C.)

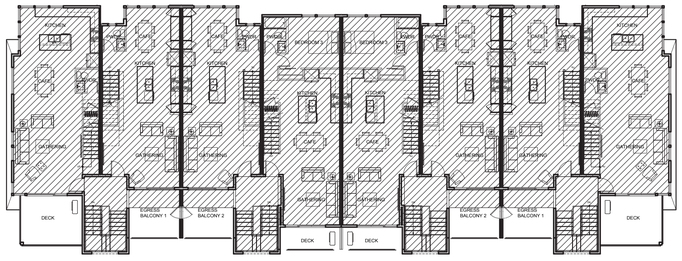


CBC AREA

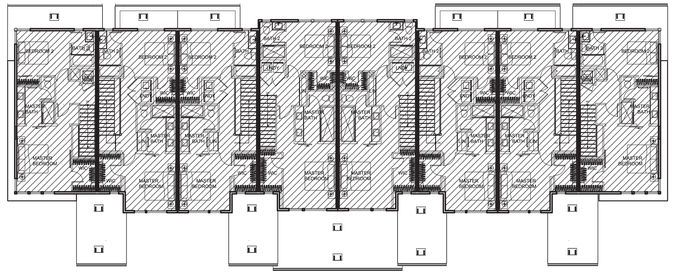
FIRST LEVEL



SECOND LEVEL

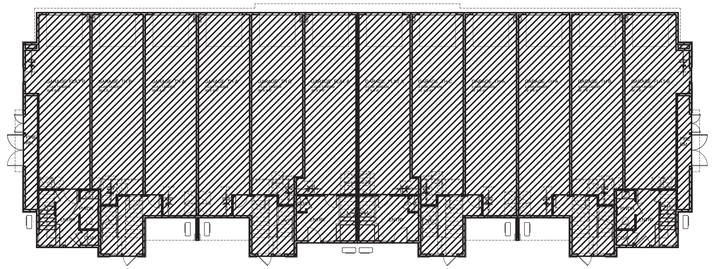


THIRD LEVEL



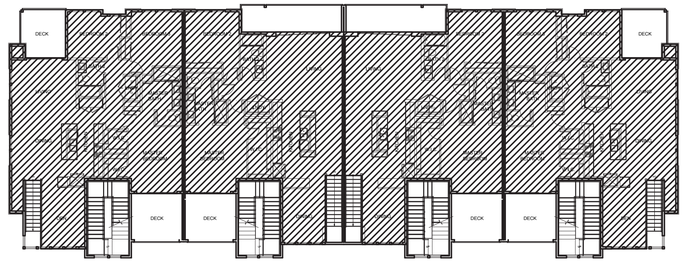
FOURTH LEVEL

GROSS AREA DIAGRAMS (PER SAN MATEO ZONING CODE)

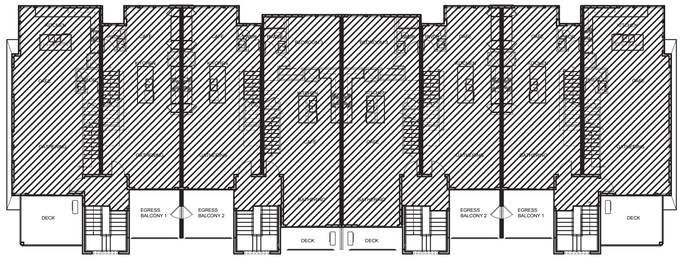


GROSS AREA

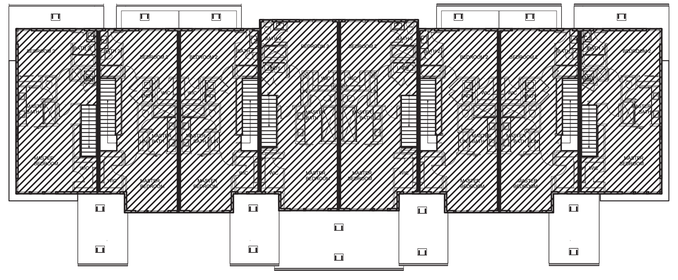
FIRST LEVEL



SECOND LEVEL



THIRD LEVEL



FOURTH LEVEL

Stack - 12-plex 1st Level Entry		
Area Calcs	CBC	San Mateo Gross
Floor 1	639	1458.6
Floor 2	6032.6	5997.9
Floor 3	5876.2	6320
Floor 4	5536.2	5283.2
Exterior	3541.6	N/A
Garage	5948.8	6043.24
Total	27574.4	25,103

BUILDING AREA DIAGRAMS

PENINSULA HEIGHTS - SAN MATEO, CA

CAMPUS POP INVESTOR, LLC

12 UNIT TH OVER FLATS

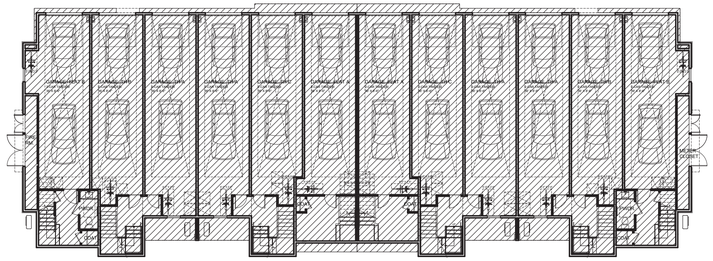
DAHLIN

JOB NO. 1483.001
DATE 07-10-20

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

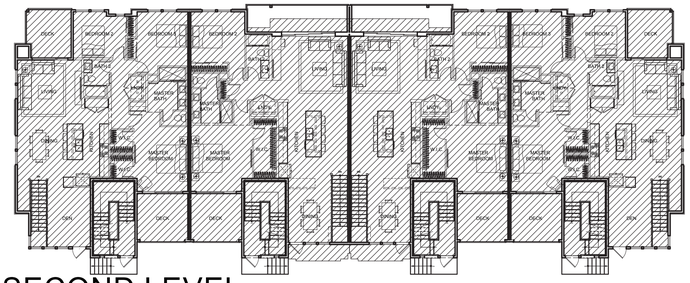
N

AREA DIAGRAMS (PER C.B.C.)

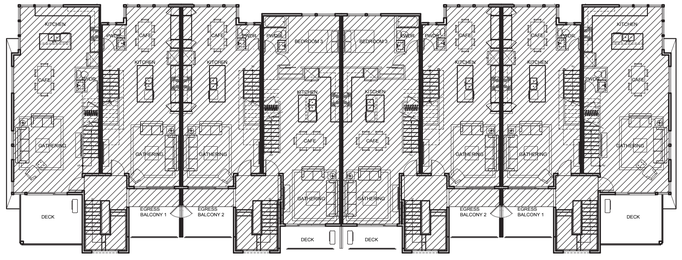


CBC AREA

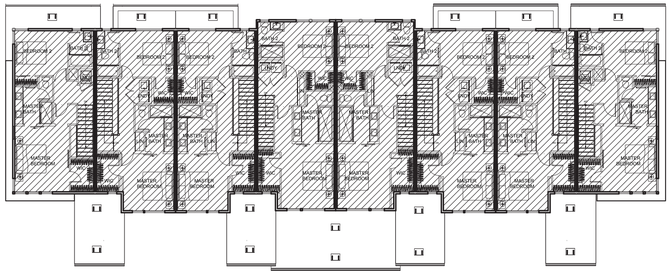
FIRST LEVEL



SECOND LEVEL

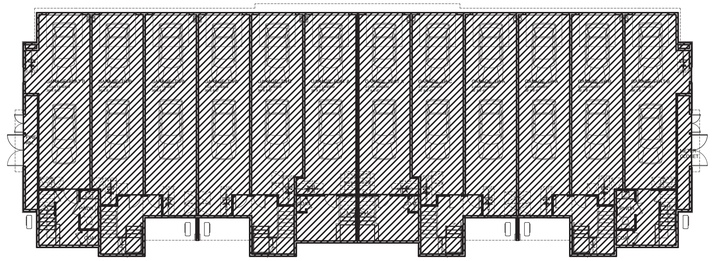


THIRD LEVEL



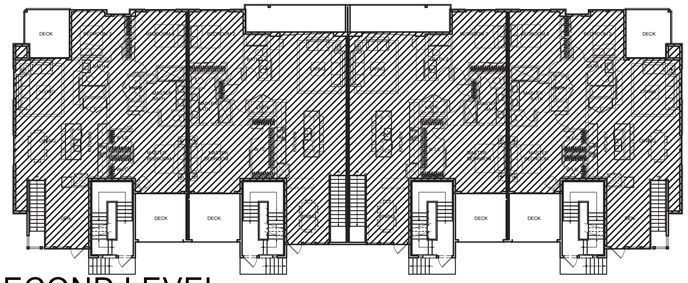
FOURTH LEVEL

GROSS AREA DIAGRAMS (PER SAN MATEO ZONING CODE)

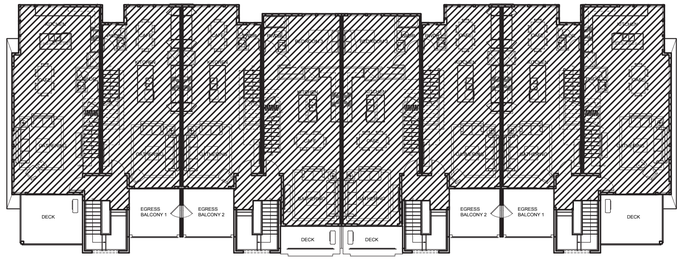


GROSS AREA

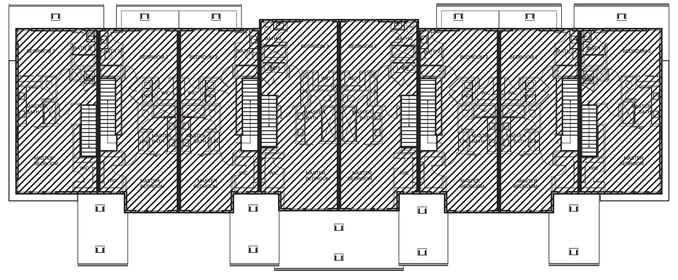
FIRST LEVEL



SECOND LEVEL



THIRD LEVEL



FOURTH LEVEL

Stack - 12-plex 2nd Level Entry		
Area Calcs	CBC	San Mateo Gross
Floor 1	639	1458.6
Floor 2	6032.6	5997.9
Floor 3	5876.2	6295.4
Floor 4	5536.2	5283.2
Exterior	3584.2	N/A
Garage	5948.8	6043.24
Total	27617	25,078

BUILDING AREA DIAGRAMS

PENINSULA HEIGHTS - SAN MATEO, CA

CAMPUS POP INVESTOR, LLC

12 UNIT TH OVER FLATS - 2ND LEVEL ENTRY

DAHLIN

JOB NO. 1483.001
DATE 07-10-20

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

N



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 07-10-20

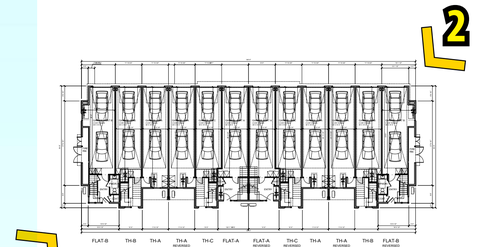
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

N

4.12



1



2

1



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 07-10-20

N

4.13



MATERIAL LIST

1. COMP SHINGLE ROOF
2. DECORATIVE METAL AWNING
3. STUCCO FINISH W/MTL REVEALS
4. LAP SIDING
5. FIBERGLASS DOOR
6. SMOOTH CEMENTITIOUS 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 - PITCHED ROOF

DAHLIN

0 8 16 32

JOB NO. 1483.001

DATE 07-10-20

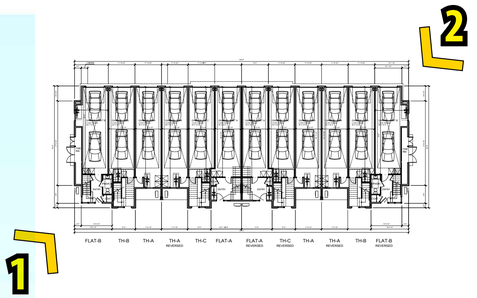
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

N

4.14



1



2

1



2

COLOR SCHEME-2

PENINSULA HEIGHTS - SAN MATEO, CA

CAMPUS POP INVESTOR, LLC

12 UNIT TH OVER FLATS PERSPECTIVES - PITCHED ROOF

DAHLIN

JOB NO. 1483.001
DATE 07-10-20
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

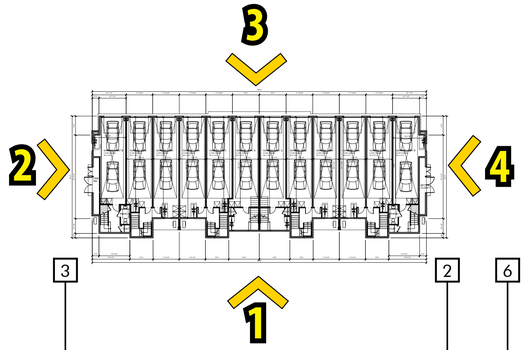
N

4.15



L ELEVATION

2





1

FRONT ELEVATION

MATERIAL LIST

1. STONE VENEER
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



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 07-10-20

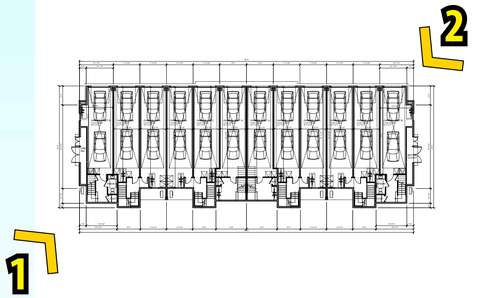
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

N

4.16



1



2

1



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 07-10-20

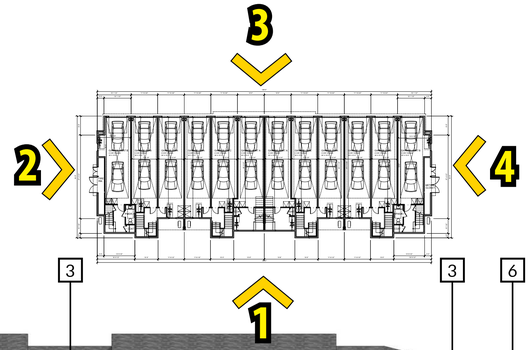
N

4.17



2

L ELEVATION





1

FRONT ELEVATION

MATERIAL LIST

1. STONE VENEER
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



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 - PITCHED ROOF

DAHLIN

JOB NO. 1483.001
DATE 07-10-20

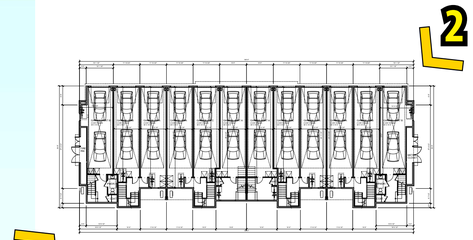
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

N

4.18



1



2

1



2

COLOR SCHEME-1
SECOND LEVEL ENTRY

PENINSULA HEIGHTS - SAN MATEO, CA

CAMPUS POP INVESTOR, LLC

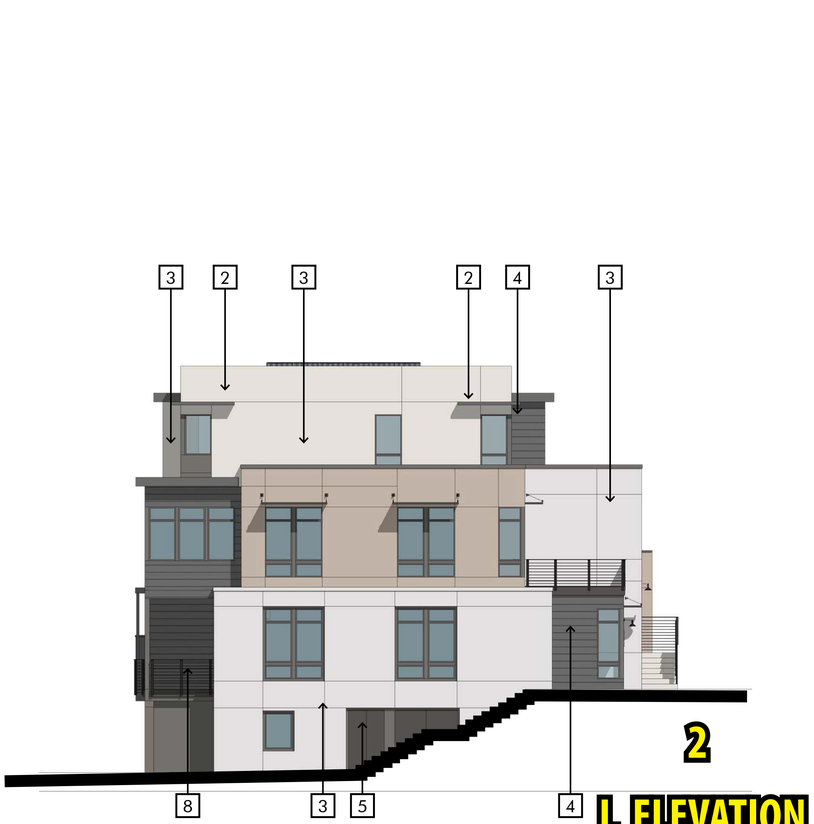
12 UNIT TH OVER FLATS PERSPECTIVES - PITCHED ROOF

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

JOB NO. 1483.001
DATE 07-10-20

N

4.19



2

L ELEVATION



1

FRONT ELEVATION



REAR ELEVATION



R ELEVATION

MATERIAL LIST

1	NOT USED
2	DECORATIVE METAL AWNING
3	STUCCO FINISH W/MTL REVEALS
4	LAP SIDING
5	FIBERGLASS DOOR
6	SMOOTH CEMENTITIOUS PANEL/TRIM
7	VINYL WINDOWS
8	METAL GUARDRAIL
9	METAL GARAGE DOORS

COLOR SCHEME-2
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 07-10-20

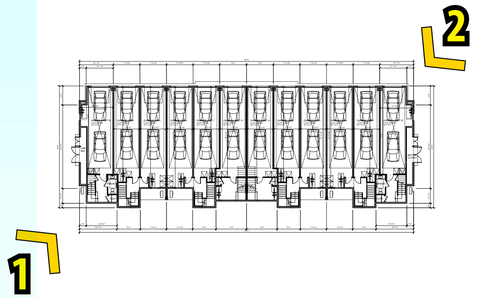
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

N

4.20



1



2

1



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 07-10-20

N

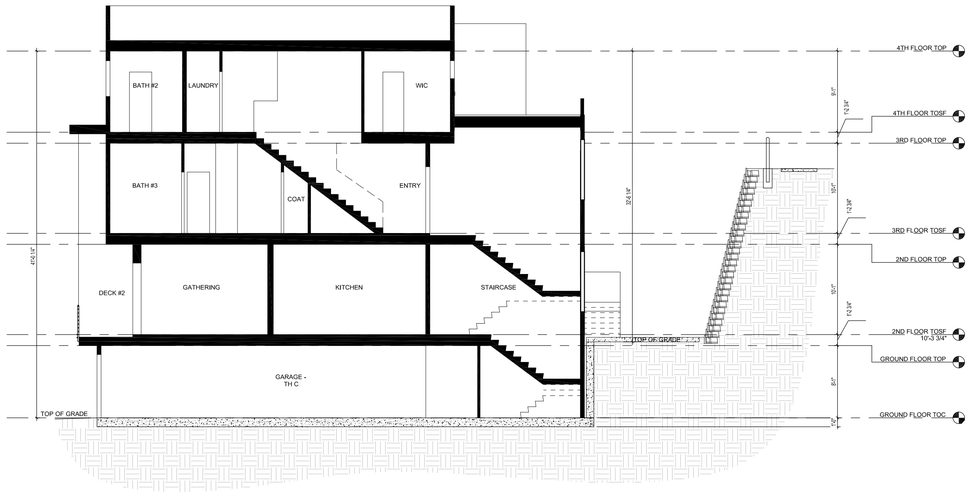
4.21



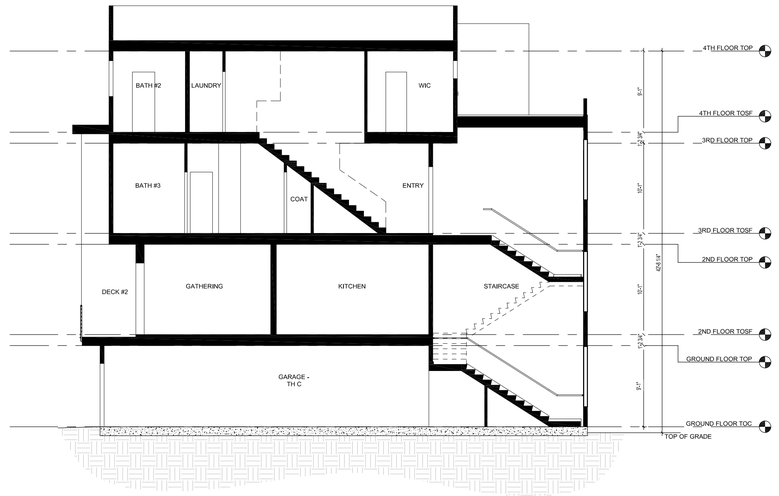
SECOND LEVEL ENTRY (PASEO VIEW)



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 07-10-20

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

N

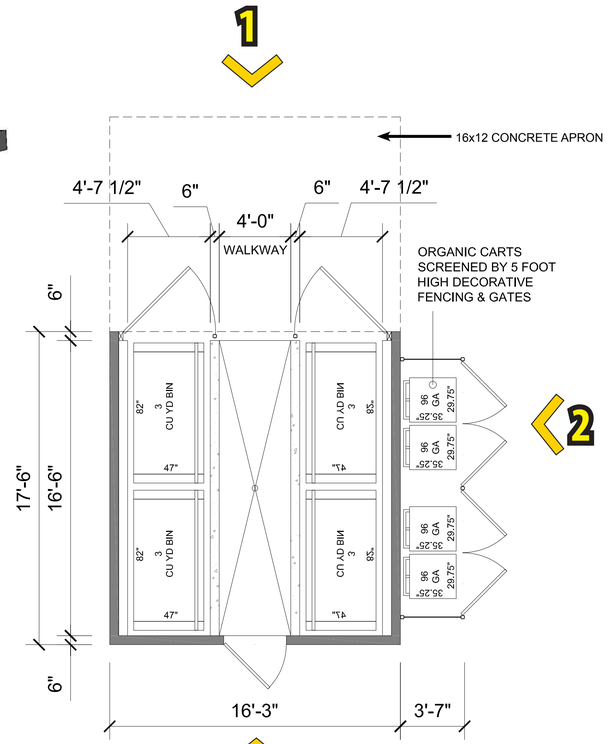
4

4.22



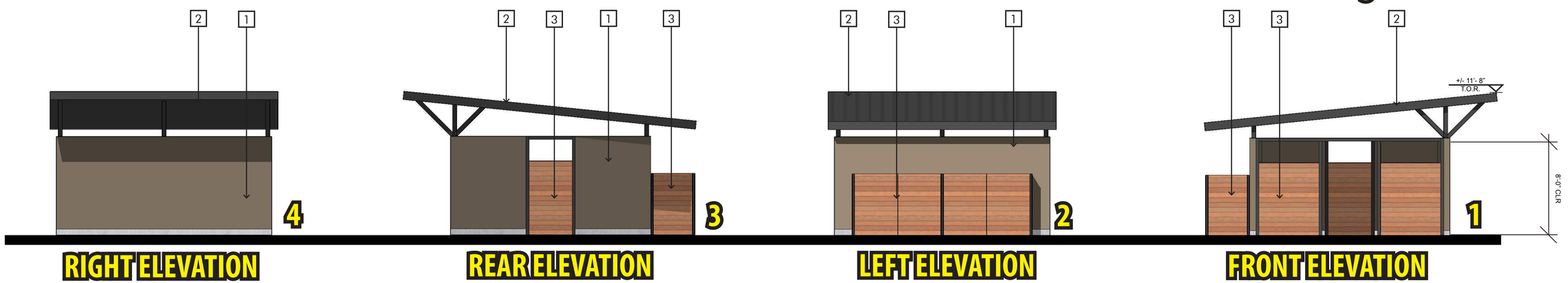


4



MATERIAL LIST

1. STUCCO
2. STANDING METAL SEAM ROOF
3. LAP SIDING



RIGHT ELEVATION | REAR ELEVATION | LEFT ELEVATION | FRONT ELEVATION

TRASH ENCLOSURE

PENINSULA HEIGHTS - SAN MATEO, CA

CAMPUS POP INVESTOR, LLC

ELEVATIONS AND PLANS

DAHLIN

0 4 8 16

JOB NO. 1483.001
DATE 03-17-20

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

N

5.0



SFD UNITS

- S1 — SFD 1-COLOR SCHEME 1
- S2 — SFD 1-COLOR SCHEME 2
- S1 — SFD 2-COLOR SCHEME 1
- S2 — SFD 2-COLOR SCHEME 2

TOWNHOME BUILDINGS - UNIT COUNT

- 7 — TOWNHOME (1st Level Entry)
- 7(2) — TOWNHOME (2nd Level Entry)

TH OVER FLATS BUILDINGS - UNIT COUNT

- 12 — TH OVER FLATS (1st Level Entry)
- 12(2) — TH OVER FLATS (2nd Level Entry)

TOWNHOME & TH OVER FLAT BLDGS - STYLES

- COLOR SCHEME-1
- COLOR SCHEME-2
- PITCHED ROOF

PENINSULA HEIGHTS - SAN MATEO, CA

CAMPUS POP INVESTOR, LLC

SITE ROOF OPTION AND COLOR SCHEME MAP

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

JOB NO. 1483.001
DATE 07-10-20

N

6.0

PENINSULA HEIGHTS

COLOR AND MATERIAL BOARD



CS-1:

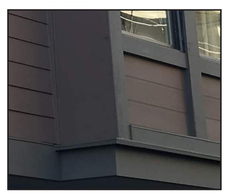
A:	AGREEABLE GRAY- SW 7029		D:	SPECIAL GRAY - SW 6277	
B:	VERMILION - SW 2914				
C:	GRIFFIN - SW 7026				

MATERIALS

1. STUCCO SAND FINISH



2. CEMENT. PANEL & TRIM



3. VINYL WINDOW



4. METAL HORIZONTAL RAILING



5. BOARD AND BATTEN



6. STONE VENEER



COLOR SCHEME-1

PENINSULA HEIGHTS - SAN MATEO, CA

CAMPUS POP INVESTOR, LLC

SFD 1 MATERIAL BOARD

DAHLIN

JOB NO. 1483.001
DATE 07-10-20

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

N

6.1

PENINSULA HEIGHTS

COLOR AND MATERIAL BOARD



CS-2:

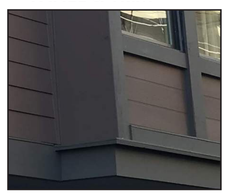
A:	DRIFT OF MIST- SW 9166		D:	SOLITUDE- SW 6535	
B:	SUNRISE - SW 6668				
C:	GRIFFIN - SW 7026				

MATERIALS

1. STUCCO SAND FINISH



2. CEMENT. PANEL & TRIM



3. VINYL WINDOW



4. METAL HORIZONTAL RAILING



5. BOARD AND BATTEN



6. STONE VENEER



COLOR SCHEME-2

PENINSULA HEIGHTS - SAN MATEO, CA

CAMPUS POP INVESTOR, LLC

SFD 1 MATERIAL BOARD

DAHLIN

JOB NO. 1483.001
DATE 07-10-20

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

N

PENINSULA HEIGHTS

COLOR AND MATERIAL BOARD



CS-1:

A: GOSSAMER VEIL- SW 9165

B: SPECIAL GRAY - SW 6277

C: ORGANIC GREEN - SW 6732

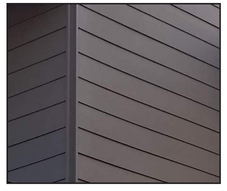
D: IRON ORE - SW 7069

MATERIALS

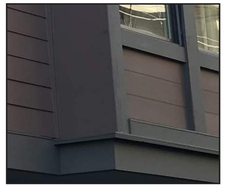
1. STUCCO SAND FINISH



2. LAP SIDING



3. CEMENTITIOUS. PANEL & TRIM



4. VINYL WINDOW



5. METAL HORIZONTAL RAILING



6. STONE VENEER



COLOR SCHEME-1

PENINSULA HEIGHTS - SAN MATEO, CA

CAMPUS POP INVESTOR, LLC

SFD 2 MATERIAL BOARD

DAHLIN

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

JOB NO. 1483.001
DATE 07-10-20

N

6.3

PENINSULA HEIGHTS

COLOR AND MATERIAL BOARD



CS-2:

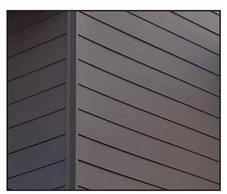
A:	ZIRCON- SW 7667	D:	IRON ORE - SW 7069
B:	MOODY BLUE - SW 6221		
C:	ENJOYABLE YELLOW - SW 6666		

MATERIALS

1. STUCCO SAND FINISH



2. LAP SIDING



3. CEMENTITIOUS. PANEL & TRIM



4. VINYL WINDOW



5. METAL HORIZONTAL RAILING



6. STONE VENEER



COLOR SCHEME-2

PENINSULA HEIGHTS - SAN MATEO, CA

CAMPUS POP INVESTOR, LLC

SFD 2 MATERIAL BOARD

DAHLIN

JOB NO. 1483.001
DATE 07-10-20

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

N

6.4

PENINSULA HEIGHTS

COLOR AND MATERIAL BOARD



CS-1:

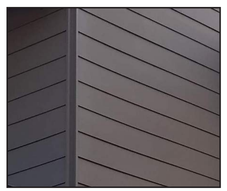
A:	PEARLY WHITE - SW 7009	
B:	AGREEABLE GRAY - SW 7029	
C:	TIKI HUT - SW 7509	
D:	GAUNTLET FRAY - SW 7019	
E:	DEBONAIR - SW 9139	
F:	PERLE NOIR - SW 9154	
G:	ANJOU PEAR - SW 6381	

MATERIALS

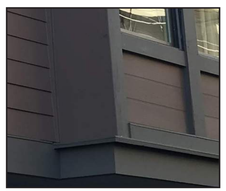
1. STUCCO SAND FINISH



2. LAP SIDING



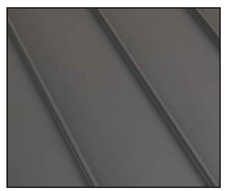
3. CEMENTITIOUS. PANEL & TRIM



4. VINYL WINDOW



5. 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 07-10-20

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

N

PENINSULA HEIGHTS

COLOR AND MATERIAL BOARD



CS-2:

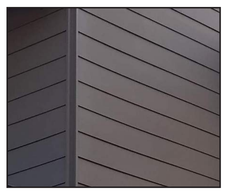
A:	SNOWFALL- SW 6000	D:	PORPOISE - SW 7047
B:	SKYLINE STEEL - SW 1015	E:	BAGUETTE - SW 6123
C:	EARL GRAY - SW 7660		

MATERIALS

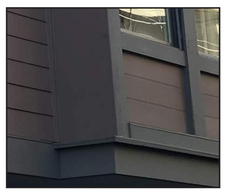
1. STUCCO SAND FINISH



2. LAP SIDING



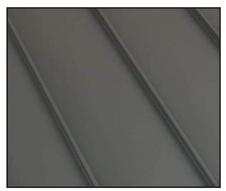
3. CEMENTITIOUS. PANEL & TRIM



4. VINYL WINDOW



5. 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

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

JOB NO. 1483.001
DATE 07-10-20

N

6.6

PENINSULA HEIGHTS

COLOR AND MATERIAL BOARD



CS-1:

A: **HERON PLUME - SW 6070**

B: **THUNDEROUS - SW 6201**

C: **FOGGY DAY - SW 6235**

MATERIALS

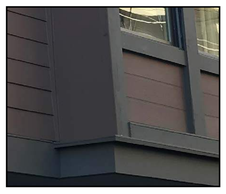
1. STUCCO SAND FINISH



2. LAP SIDING



3. CEMENTITIOUS. PANEL & TRIM



4. VINYL WINDOW



5. METAL HORIZONTAL RAILING



6. DECORATIVE METAL AWNING



7. STONE VENEER



COLOR SCHEME-1

PENINSULA HEIGHTS - SAN MATEO, CA

CAMPUS POP INVESTOR, LLC

TH OVER FLATS MATERIAL BOARD

DAHLIN

JOB NO. 1483.001
DATE 07-10-20

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

N

6.7

PENINSULA HEIGHTS

COLOR AND MATERIAL BOARD



CS-2:

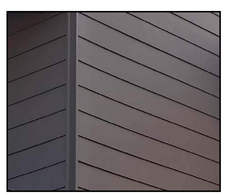
A:	INCREDIBLE WHITE - SW 7028	D:	HERON PLUME - SW 6070
B:	REALIST BEIGE - SW 6078	E:	IRON ORE - SW 7069
C:	SPECIAL GRAY - SW 6277		

MATERIALS

1. STUCCO SAND FINISH



2. LAP SIDING



3. CEMENTITIOUS. PANEL & TRIM



4. VINYL WINDOW



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

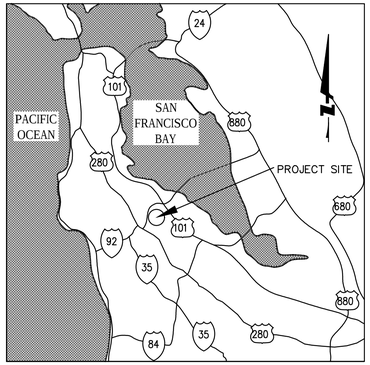
JOB NO. 1483.001
DATE 07-10-20

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

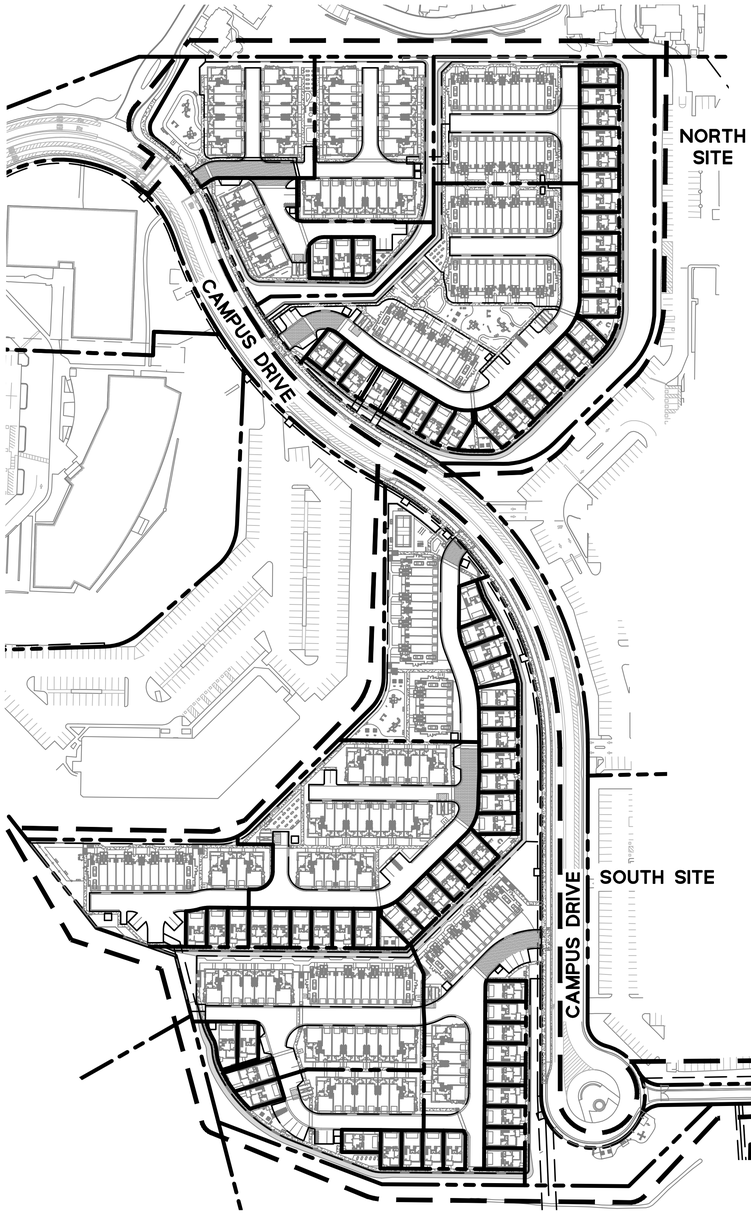
N

6.8

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

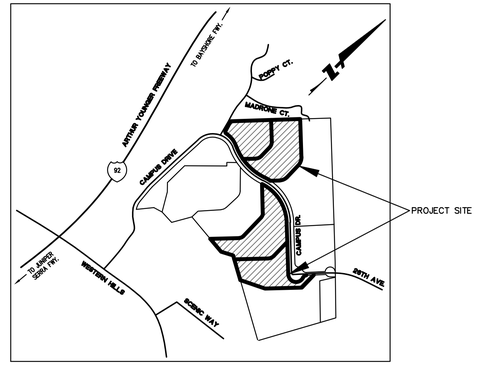


VICINITY MAP
N.T.S.



SHEET INDEX

C0.0	TITLE SHEET
NORTH SITE	
SHEET NO.	**DESCRIPTION**
C1.1	EXISTING CONDITIONS
C2.1	VESTING TENTATIVE MAP
C2.2	SITE ACCESS PLAN
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
C8.3	DETAILS
C8.4	PRIVATE STREETS PROFILE
C8.5	PRIVATE STREETS PROFILE
C8.6	UNIT GRADING
SOUTH SITE	
SHEET NO.	**DESCRIPTION**
C9.1	EXISTING CONDITIONS
C9.2	EXISTING CONDITIONS
C10.1	VESTING TENTATIVE MAP
C10.2	VESTING TENTATIVE MAP
C10.3	SITE ACCESS PLAN
C10.4	SITE ACCESS PLAN
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
C16.3	DETAILS
C16.4	PRIVATE STREETS PROFILE
C16.5	PRIVATE STREETS PROFILE
C16.6	UNIT GRADING
C16.7	UNIT GRADING
ROW WORK	
SHEET NO.	**DESCRIPTION**
C-1	CONCEPTUAL STRIPING PLAN
C-2	CONCEPTUAL STRIPING PLAN
C-3	CONCEPTUAL STRIPING PLAN



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. GENERAL PLAN LAND USE: EXECUTIVE OFFICE
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	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.

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.

DALE LEDA — DATE
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.

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

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
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
		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 CONTACT: YANET ZEPEDA [REPORT DATED NOVEMBER 26 2019]
LANDSCAPE ARCHITECT:	JETT 2 THEATRE SQUARE, SUITE 218 ORINDA, CA 94563 (925) 254-5422 CONTACT: JESSE MARKMAN

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

0 100 200 400 NORTH

DRAWING NAME: K:\2018\180881_Peninsula_Office_Park\ENG_Tentative_Map\cdpsheets.dwg
PLOT DATE: 08-14-20 PLOTTED BY: wort

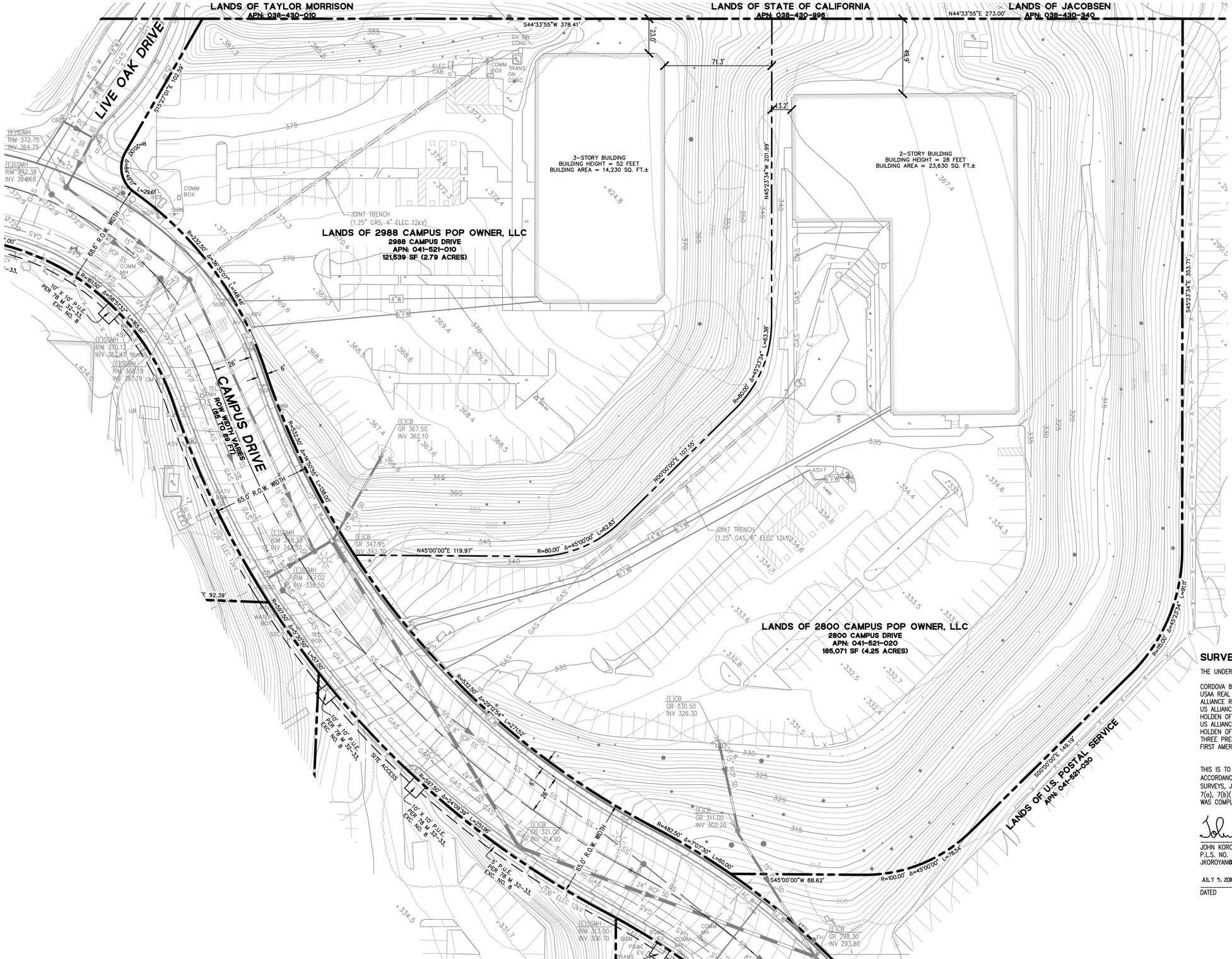
PENINSULA HEIGHTS - SAN MATEO, CALIFORNIA
CAMPUS POP INVESTOR, LLC

TITLE SHEET

BKF 100+ YEARS
ENGINEERS . SURVEYORS . PLANNERS

JOB NO. 20180881-10
DATE 05-19-2020
255 SHORELINE DR., SUITE 200
REDWOOD CITY, CA 94065
(650) 482-6300
www.bkf.com

C0.0



DRAWING NAME: K:\2018\180881_Peninsula_Office_Park\ENG_Tentative_Map\cdpsheets.dwg
PLOT DATE: 08-14-20 PLOTTED BY: wort

PENINSULA HEIGHTS - SAN MATEO, CALIFORNIA

CAMPUS POP INVESTOR, LLC

EXISTING CONDITIONS NORTH SITE

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.
4. PARCEL AREAS/ACREAGE INDICATED HEREIN VARY SLIGHTLY FROM THOSE SHOWN IN THE RECORDED MAP REFERENCED ABOVE.

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	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

JULY 5, 2018
DATED

LICENSED LAND SURVEYOR
JOHN KOROYAN
No. 8883
STATE OF CALIFORNIA

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

0 30 60 NORTH 120

JOB NO.	20180881-10
DATE	05-19-2020

255 SHORELINE DR.,
SUITE 200
REDWOOD CITY, CA 94065
(650) 482-6300
www.bkf.com

BKF 100+ YEARS
ENGINEERS . SURVEYORS . PLANNERS

C1.1



GENERAL NOTES:

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

LEGEND:

PARCEL PROPERTY LINE
EASEMENT LINE
CONDOMINIUM BUILDING OUTLINE

PARCEL	UNIT COUNT	DEVELOPABLE/ NON-DEVELOPABLE	AREA [SF]	AREA [AC]
1	14	DEVELOPABLE	34,499	0.79
2	23	DEVELOPABLE	39,803	0.91
3	7	DEVELOPABLE	27,983	0.64
4	36	DEVELOPABLE	82,566	1.90
5	24	DEVELOPABLE	72,356	1.66
SFD 1	1	DEVELOPABLE	1,725	0.04
SFD 2	1	DEVELOPABLE	1,710	0.04
SFD 3	1	DEVELOPABLE	1,702	0.04
SFD 4	1	DEVELOPABLE	1,583	0.04
SFD 5	1	DEVELOPABLE	1,565	0.04
SFD 6	1	DEVELOPABLE	1,855	0.04
SFD 7	1	DEVELOPABLE	1,804	0.04
SFD 8	1	DEVELOPABLE	1,679	0.04
SFD 9	1	DEVELOPABLE	1,564	0.04
SFD 10	1	DEVELOPABLE	1,582	0.04
SFD 11	1	DEVELOPABLE	1,688	0.04
SFD 12	1	DEVELOPABLE	1,804	0.04
SFD 13	1	DEVELOPABLE	1,639	0.04
SFD 14	1	DEVELOPABLE	1,608	0.04
SFD 15	1	DEVELOPABLE	1,608	0.04
SFD 16	1	DEVELOPABLE	1,608	0.04
SFD 17	1	DEVELOPABLE	1,604	0.04
SFD 18	1	DEVELOPABLE	1,720	0.04
SFD 19	1	DEVELOPABLE	1,643	0.04
SFD 20	1	DEVELOPABLE	1,608	0.04
SFD 21	1	DEVELOPABLE	1,608	0.04
SFD 22	1	DEVELOPABLE	1,608	0.04
SFD 23	1	DEVELOPABLE	1,608	0.04
SFD 24	1	DEVELOPABLE	1,622	0.04
SFD 25	1	DEVELOPABLE	1,622	0.04
SFD 26	1	DEVELOPABLE	1,608	0.04
SFD 27	1	DEVELOPABLE	1,608	0.04
SFD 28	1	DEVELOPABLE	1,608	0.04
SFD 29	1	DEVELOPABLE	1,608	0.04
SFD 30	1	DEVELOPABLE	1,604	0.04
TOTAL			306,610	7.04

PARCEL NOTES:

1. PARCEL 1 THRU 5 ARE DESIGNATED FOR CONDOMINIUM PURPOSES. ALL AREA OUTSIDE THE FOOTPRINT OF BUILDINGS ARE COMMON AREA. THE PARK AMENITIES AND WALKWAYS DESIGNATED BY PUBLIC ACCESS EASEMENTS ARE FOR PUBLIC USE.
2. PARCELS SFD 1 THROUGH SFD 30 FOR SMALL LOT SINGLE FAMILY DWELLINGS.
3. MINIMUM STRUCTURE SETBACKS FOR SFD LOTS:
   FRONT – 4.2 FEET
   SIDE – 3.0 FEET
   REAR – 3.0 FEET
4. AVERAGE LOT DIMENSIONS FOR SFD LOTS:
   DEPTH – 55.0 FEET
   WIDTH – 29.25 FEET
5. AVERAGE LOT DIMENSIONS FOR PARCELS FOR CONDOMINIUM PURPOSES: (SEE SHEET C8.6 FOR AVERAGE LOT DEPTH AND WIDTH CALCULATIONS)

PARCEL #	DEPTH (FEET)	WIDTH (FEET)
1	170	207
2	230	172
3	74	288
4	169	371
5	94	375

EASEMENT NOTES:

1. PRIVATE STREET EASEMENT (PRSE) FOR INGRESS/EGRESS, UNDERGROUND UTILITIES, EMERGENCY VEHICLE ACCESS, PEDESTRIAN ACCESS, GUEST PARKING AND LOADING ZONES.
2. COMMON OPEN SPACE EASEMENT (COSE) FOR NON-DEVELOPABLE OPEN SPACE (RETAINING WALLS, ASSOCIATED DRAINAGE AND LANDSCAPING). COMMON OPEN SPACE CANNOT BE SUBDIVIDED OR DEVELOPED IN PERPETUITY.
3. PUBLIC UTILITY EASEMENT (PUE) FOR ALL UNDERGROUND PUBLIC UTILITIES, ASSOCIATED STRUCTURES AND MAINTENANCE ACCESS, SEE UTILITY PLAN FOR UTILITY LOCATIONS. STORM DRAINAGE AND SANITARY SEWER FACILITIES LOCATED WITHIN THE PUE SHALL BE PRIVATELY OWNED AND MAINTAINED.
4. PRIVATE PEDESTRIAN EASEMENT (PPE) FOR PRIVATE PEDESTRIAN ACCESS.
5. PUBLIC ACCESS EASEMENT (PAE) FOR PUBLIC USE OF PARK AMENITIES AND WALKWAYS.
6. AS SPECIFIED IN THE CC&Rs, FOR PARCELS DESIGNATED FOR CONDOMINIUM PURPOSES, ALL AREA OUTSIDE THE FOOTPRINT OF BUILDINGS WILL BE FOR RESIDENT INGRESS/EGRESS.
7. STREETS AND SIDEWALKS WITHIN THE PRIVATE PARCELS SHALL BE PRIVATELY OWNED AND MAINTAINED.

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.

ZONING AND LAND USE:

ZONING:	E1 EXECUTIVE OFFICE PARK
GENERAL PLAN LAND USE:	EXECUTIVE OFFICE
PROPOSED LAND USE:	MULTI FAMILY RESIDENTIAL (PARCELS 1–5) SINGLE FAMILY RESIDENTIAL (SFD 1–30)

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

0 30 60 NORTH 120

DRAWING NAME: K:\2018\180881_Peninsula_Office_Park\ENG_Tentative_Map\cdpsheets.dwg
PLOT DATE: 08-14-20 PLOTTED BY: wort

PENINSULA HEIGHTS - SAN MATEO, CALIFORNIA

CAMPUS POP INVESTOR, LLC

VESTING TENTATIVE MAP FOR CONDOMINIUM PURPOSES - NORTH SITE

BKF 100+ YEARS
ENGINEERS . SURVEYORS . PLANNERS

JOB NO. 20180881-10
DATE 05-19-2020

255 SHORELINE DR.,
SUITE 200
REDWOOD CITY, CA 94065
(650) 482-6300
www.bkf.com

C2.1

LEGEND:

- ACCESSIBLE PATH OF TRAVEL
- STREET LIGHT, SEE PHOTOMETRIC PLANS
- AU ACCESSIBLE UNIT

DRIVEWAY SIGHT DISTANCE NOTES:

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

TRASH ENCLOSURE NOTES:

1. TRASH ENCLOSURE DOORS TO SWING 180 DEGREES EXCEPT WHERE NOTED ON PLANS DUE TO SITE CONDITIONS.

ACCESSIBILITY SUMMARY:

NORTH SITE UPPER TERRACE
TOTAL MULTI-FAMILY UNITS: 44
ACCESSIBLE UNITS REQUIRED: 5
ACCESSIBLE UNITS PROVIDED: 5

NORTH SITE LOWER TERRACE
TOTAL MULTI-FAMILY UNITS: 60
ACCESSIBLE UNITS REQUIRED: 6
ACCESSIBLE UNITS PROVIDED: 6

TOTAL MULTI FAMILY UNITS: 104
TOTAL ACCESSIBLE UNITS PROVIDED: 11



DL-23-FedEx Truck

	feet
Width	: 8.50
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 40.3

LOADING ZONE MANEUVERABILITY
SCALE: 1" = 20'

DRAWING NAME: K:\2018\180881_Peninsula_Office_Park\ENG_Tentative_Map\cdpsheets.dwg
PLOT DATE: 08-14-20 PLOTTED BY: wort

PENINSULA HEIGHTS - SAN MATEO, CALIFORNIA

CAMPUS POP INVESTOR, LLC

SITE ACCESS PLAN NORTH SITE

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

0 30 60 120 NORTH

BKF 100+ YEARS
ENGINEERS . SURVEYORS . PLANNERS

JOB NO. 20180881-10
DATE 05-19-2020

255 SHORELINE DR.,
SUITE 200
REDWOOD CITY, CA 94065
(650) 482-6300
www.bkf.com

C2.2

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
- CONCRETE TRASH ENCLOSURE PAD
- 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

GREATEST SLOPE ONSITE WHERE DEVELOPMENT OCCURS: 50%
GRADING OCCURS IN SLOPE SETBACK PER SMMC 27.40.030(C): YES

GROSS FIGURES

CUT	25,500 CUBIC YARDS
FILL	21,500 CUBIC YARDS
TOTAL	47,000 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.

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

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

0 30 60 NORTH 120

JOB NO. 20180881-10
DATE 05-19-2020

255 SHORELINE DR., SUITE 200
REDWOOD CITY, CA 94065
(650) 482-6300
www.bkf.com

BKF 100+ YEARS
ENGINEERS . SURVEYORS . PLANNERS

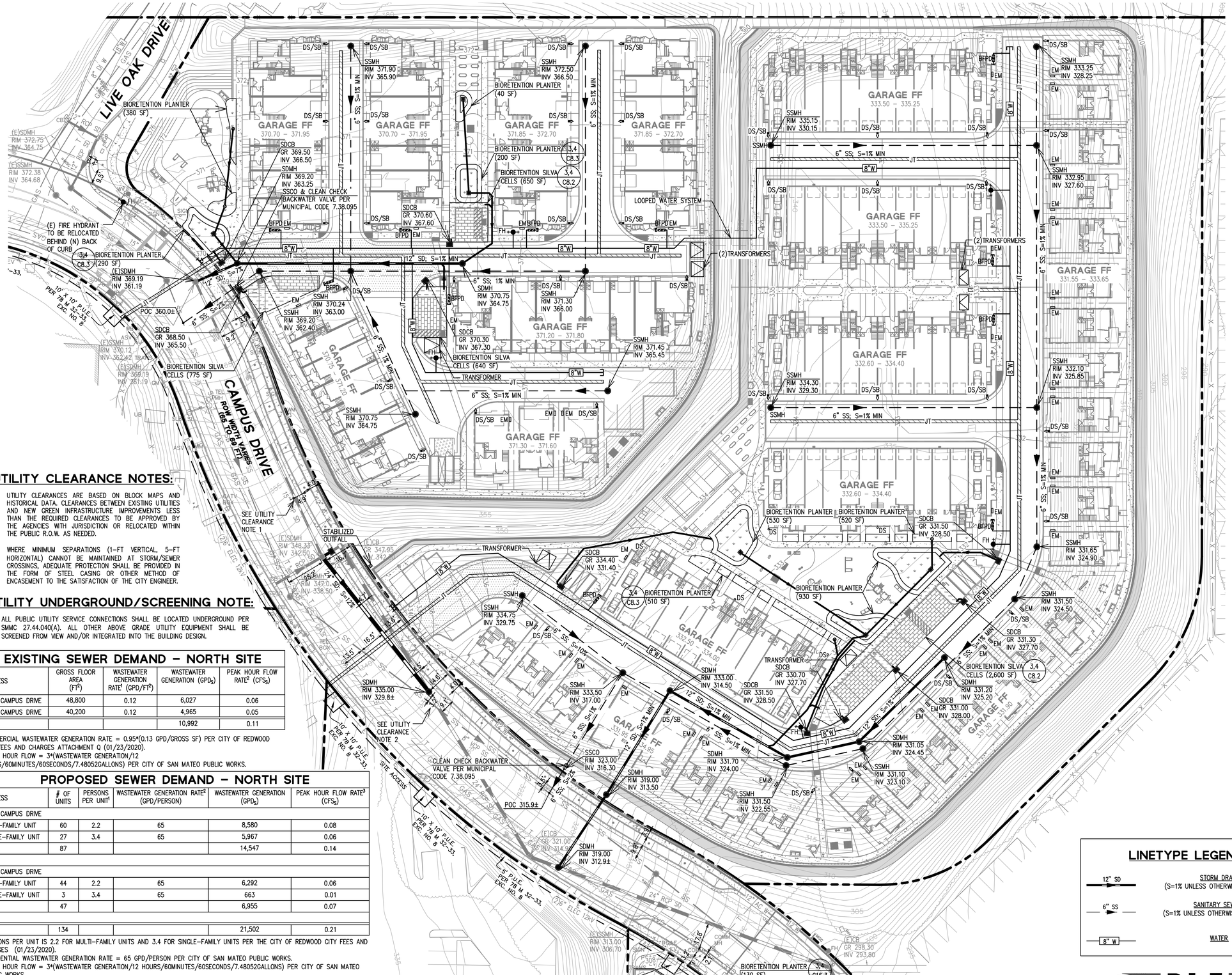
C3.1

DRAWING NAME: K:\2018\180881_Peninsula_Office_Park\ENG_Tentative_Map\cdpsheets.dwg
PLOT DATE: 08-14-20 PLOTTED BY: wort

PENINSULA HEIGHTS - SAN MATEO, CALIFORNIA

CAMPUS POP INVESTOR, LLC

GRADING PLAN
NORTH SITE



UTILITY CLEARANCE NOTES:

1. UTILITY CLEARANCES ARE BASED ON BLOCK MAPS AND HISTORICAL DATA. CLEARANCES BETWEEN EXISTING UTILITIES AND NEW GREEN INFRASTRUCTURE IMPROVEMENTS LESS THAN THE REQUIRED CLEARANCES TO BE APPROVED BY THE AGENCIES WITH JURISDICTION OR RELOCATED WITHIN THE PUBLIC R.O.W. AS NEEDED.

2. WHERE MINIMUM SEPARATIONS (1-FT VERTICAL, 5-FT HORIZONTAL) CANNOT BE MAINTAINED AT STORM/SEWER CROSSINGS, ADEQUATE PROTECTION SHALL BE PROVIDED IN THE FORM OF STEEL CASING OR OTHER METHOD OF ENCASEMENT TO THE SATISFACTION OF THE CITY ENGINEER.

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 EACH CLUSTER OF UNITS AND AT EACH SINGLE FAMILY DWELLING UNIT. 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 DALE J. LEDA C 78436 CIVIL STATE OF CALIFORNIA

0 30 60 NORTH 120

JOB NO.	20180881-10
DATE	05-19-2020

255 SHORELINE DR., SUITE 200
REDWOOD CITY, CA 94065
(650) 482-6300
www.bkf.com

BKF 100+ YEARS
ENGINEERS . SURVEYORS . PLANNERS

DRAWING NAME: K:\2018\180881_Peninsula_Office_Park\ENG_Tentative_Map\cdpsheets.dwg
PLOT DATE: 08-14-20 PLOTTED BY: wort

PENINSULA HEIGHTS - SAN MATEO, CALIFORNIA

CAMPUS POP INVESTOR, LLC

UTILITY PLAN
NORTH SITE

C4.1



LEGEND

- (P) PERVIOUS LANDSCAPE
- (P) PERVIOUS PAVEMENT
- (P) IMPERVIOUS HARDSCAPE
- (P) IMPERVIOUS BUILDING
- (P) BIORETENTION AREA
- (P) SILVA CELLS

	DMA 1	DMA 2	DMA 3	DMA 4	DMA 5
TOTAL AREA	27,176 SQ FT	27,161 SQ FT	16,476 SQ FT	24,082 SQ FT	125,823 SQ FT
(P) PERVIOUS AREA					
PERVIOUS LANDSCAPE	8,167 SQ FT	5,357 SQ FT	2,217 SQ FT	4,726 SQ FT	29,948 SQ FT
PERVIOUS PAVEMENT	0 SQ FT	375 SQ FT	407 SQ FT	280 SQ FT	1,627 SQ FT
TOTAL:	8,167 SQ FT	5,732 SQ FT	2,624 SQ FT	5,006 SQ FT	31,575 SQ FT
(P) IMPERVIOUS AREA					
HARDSCAPE	7,621 SQ FT	9,711 SQ FT	6,525 SQ FT	10,192 SQ FT	46,407 SQ FT
BUILDINGS	11,388 SQ FT	11,718 SQ FT	7,327 SQ FT	8,884 SQ FT	47,841 SQ FT
TOTAL:	19,009 SQ FT	21,429 SQ FT	13,852 SQ FT	19,076 SQ FT	94,248 SQ FT
TOTAL EFFECTIVE IMPERVIOUS AREA[1]	19,827 SQ FT	22,002 SQ FT	14,114 SQ FT	19,577 SQ FT	97,406 SQ FT
REQUIRED LID TREATMENT AREA[2]	633 SQ FT	700 SQ FT	450 SQ FT	625 SQ FT	3,115 SQ FT
PROVIDED LID TREATMENT AREA[3]	670 SQ FT	890 SQ FT	640 SQ FT	775 SQ FT	3,530 SQ FT

	DMA 6	DMA 7	DMA 8[4]		DMA 9
TOTAL AREA	10,231 SQ FT	24,854 SQ FT	50,807 SQ FT		20,725 SQ FT
(P) PERVIOUS AREA					
PERVIOUS LANDSCAPE	1,759 SQ FT	9,155 SQ FT	50,807 SQ FT		3,277 SQ FT
PERVIOUS PAVEMENT	0 SQ FT	0 SQ FT	0 SQ FT		0 SQ FT
TOTAL:	1,759 SQ FT	9,155 SQ FT	50,807 SQ FT		3,277 SQ FT
(P) IMPERVIOUS AREA					
HARDSCAPE	738 SQ FT	6,649 SQ FT	0 SQ FT		17,448 SQ FT
BUILDINGS	7,734 SQ FT	9,050 SQ FT	0 SQ FT		0 SQ FT
TOTAL:	8,472 SQ FT	15,699 SQ FT	0 SQ FT		17,448 SQ FT
TOTAL EFFECTIVE IMPERVIOUS AREA[1]	8,648 SQ FT	16,615 SQ FT	0 SQ FT		17,776 SQ FT
REQUIRED LID TREATMENT AREA[2]	276 SQ FT	530 SQ FT	0 SQ FT		568 SQ FT
PROVIDED LID TREATMENT AREA[3]	520 SQ FT	1,040 SQ FT	0 SQ FT		576 SQ FT

NOTES:
1. EFFECTIVE IMPERVIOUS AREA IS EQUAL TO THE TOTAL IMPERVIOUS AREA PLUS 0.1 TIMES THE TOTAL PERVIOUS AREA PER THE SAN MATEO COUNTY C.3 MANUAL.
2. REQUIRED LID TREATMENT AREAS ARE DETERMINED FROM THE SAN MATEO COUNTY C.3 COMBINED FLOW AND VOLUME METHOD.
3. PROVIDED LID TREATMENT IS COMBINATION OF BIORETENTION AREAS AND SILVA CELLS.
4. DMA 8 DOES NOT REQUIRE A BIOTREATMENT AREA BECAUSE IT IS SELF-TREATING AND BYPASSES THE ONSITE STORM DRAIN SYSTEM.
5. OFFSITE TREATMENT FOR PUBLIC RIGHT-OF-WAY SHOWN IN DMA 9 IS NOT INCLUDED IN THE C.3 AND C.6 DEVELOPMENT REVIEW CHECKLIST.

STORM DRAIN NOTES:

1. SEE UNIT GRADING SHEET (C8.6) FOR CONCEPTUAL DRAINAGE FOR INDIVIDUAL UNITS.
2. SITE IS SUBJECT TO SMCWPPP HYDROMODIFICATION REQUIREMENTS.

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

0 30 60 120 NORTH

DRAWING NAME: K:\2018\180881_Peninsula_Office_Park\ENG_Tentative_Map\cdpsheets.dwg
PLOT DATE: 08-14-20 PLOTTED BY: wort

PENINSULA HEIGHTS - SAN MATEO, CALIFORNIA

CAMPUS POP INVESTOR, LLC

STORMWATER CONTROL PLAN
NORTH SITE

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

JOB NO. 20180881-10
DATE 05-19-2020

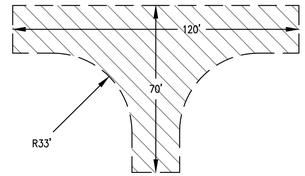
C5.1

FIRE ACCESS NOTES:

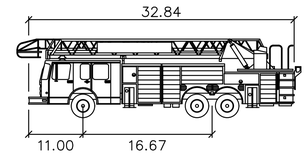
DESIGNATES 26–FT UNOBSTRUCTED FIRE LANE WIDTH AND NO LESS THAN 13.5–FT UNOBSTRUCTED HEIGHT FOR AERIAL APPARATUS ACCESS. ALL CURBS WITHIN SHALL BE RED PAINTED AND MARKED WITH WHITE CURB LETTERING "NO PARKING. FIRE LANE" AT NO LESS THAN 25–FT INTERVALS.

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.

4–STORY UNITS



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).
2. INTERSECTION SIGHT DISTANCE TRIANGLE IS SHOWN PER MUNICIPAL CODE 27.84.010(B)(1).

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. LEDA
C 78436
CIVIL
STATE OF CALIFORNIA

0 30 60 120

NORTH

DRAWING NAME: K:\2018\180881_Peninsula_Office_Park\ENG_Tentative_Map\cdpsheets.dwg
PLOT DATE: 08–14–20 PLOTTED BY: wort

PENINSULA HEIGHTS - SAN MATEO, CALIFORNIA

CAMPUS POP INVESTOR, LLC

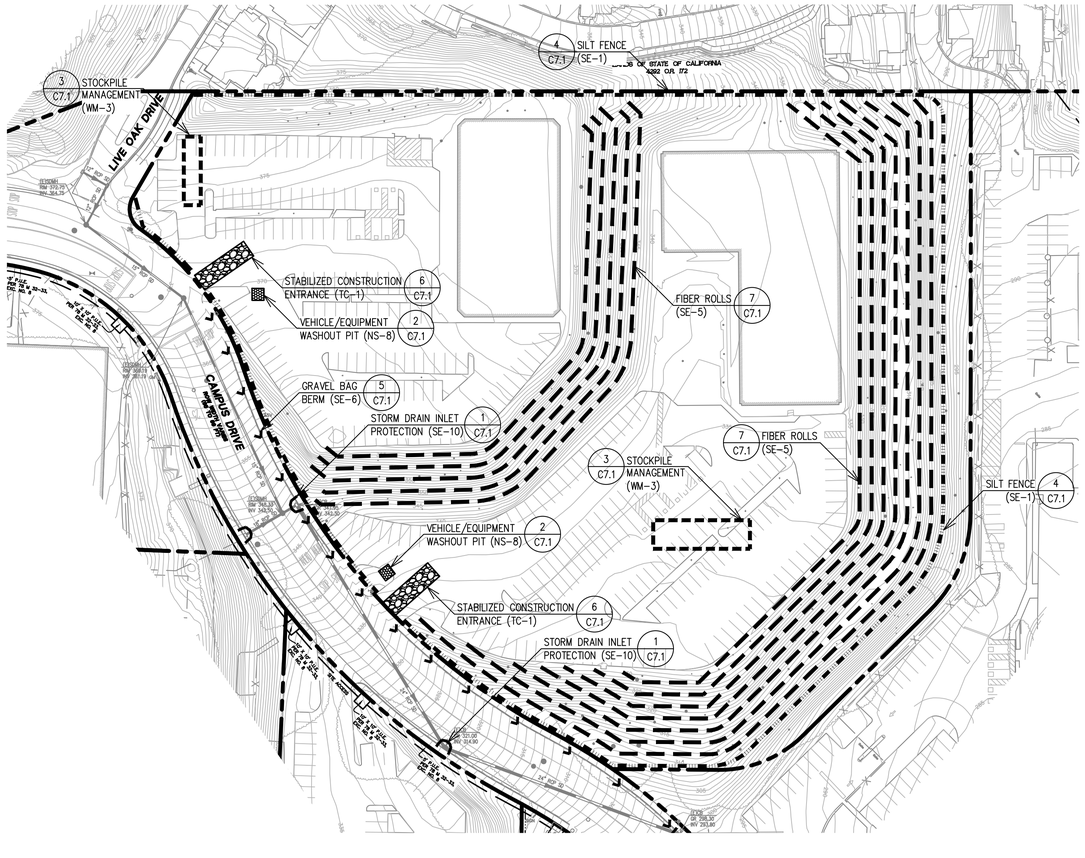
FIRE ACCESS PLAN
NORTH SITE

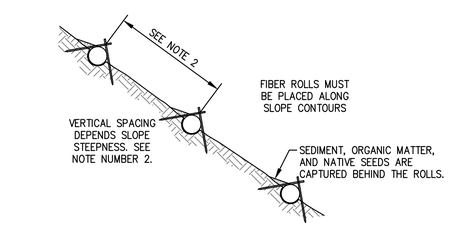
BKF 100+ YEARS
ENGINEERS . SURVEYORS . PLANNERS

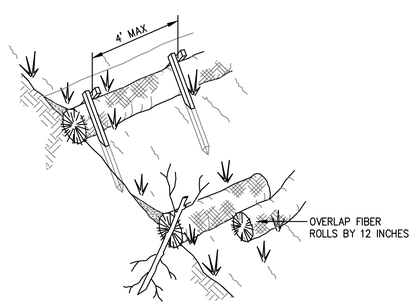
JOB NO.	20180881-10
DATE	05-19-2020

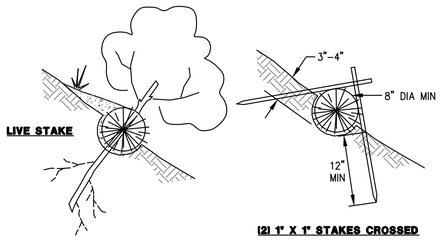
255 SHORELINE DR.,
SUITE 200
REDWOOD CITY, CA 94065
(650) 482–6300
www.bkf.com

C6.1





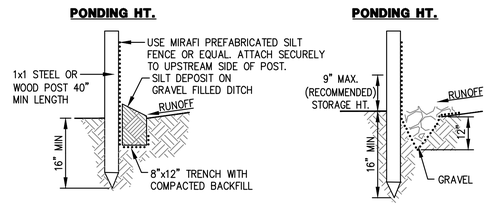


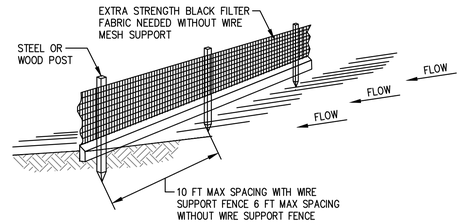


NOTES:

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.

7 FIBER ROLL
NTS

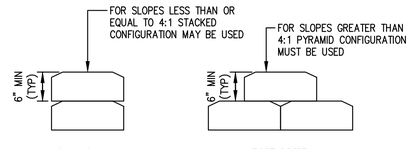




NOTES:

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.

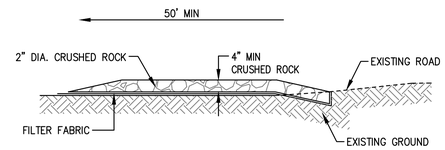
4 SILT FENCE
NTS



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.

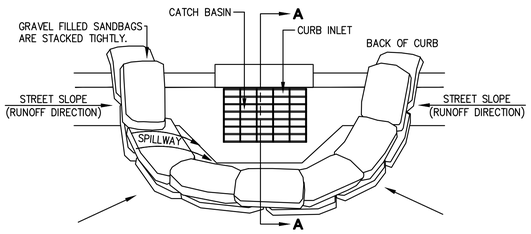
5 GRAVEL BAG BERM
NTS



NOTES:

1. 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

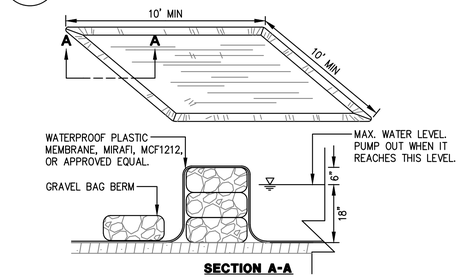


CURB INLET SEDIMENT BARRIER - SUMP

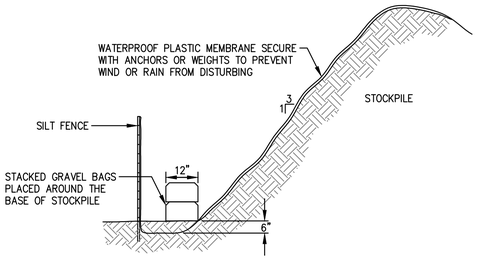
NOTES:

1. PLACE CURB TYPE SEDIMENT BARRIERS ON GENTLY SLOPING STREETS, WHERE WATER CAN POND AND ALLOW SEDIMENT TO SEPARATE FROM RUNOFF.
2. SANDBAGS OF EITHER BURLAP OR WOVEN GEOTEXTILE FABRIC, ARE FILLED WITH GRAVEL, LAYERED AND PACKED TIGHTLY.
3. LEAVE ONE SANDBAG GAP IN THE TOP ROW TO PROVIDE A SPILLWAY OVERFLOW.
4. INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH STORM EVENT, SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY.

1 INLET PROTECTION
NTS



2 VEHICLE/EQUIPMENT WASHOUT PIT
NTS



3 STOCKPILE COVERING
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: 08-14-20 PLOTTED BY: wort

PENINSULA HEIGHTS - SAN MATEO, CALIFORNIA

CAMPUS POP INVESTOR, LLC

EROSION CONTROL PLAN NORTH SITE

BKF 100+ YEARS
ENGINEERS . SURVEYORS . PLANNERS

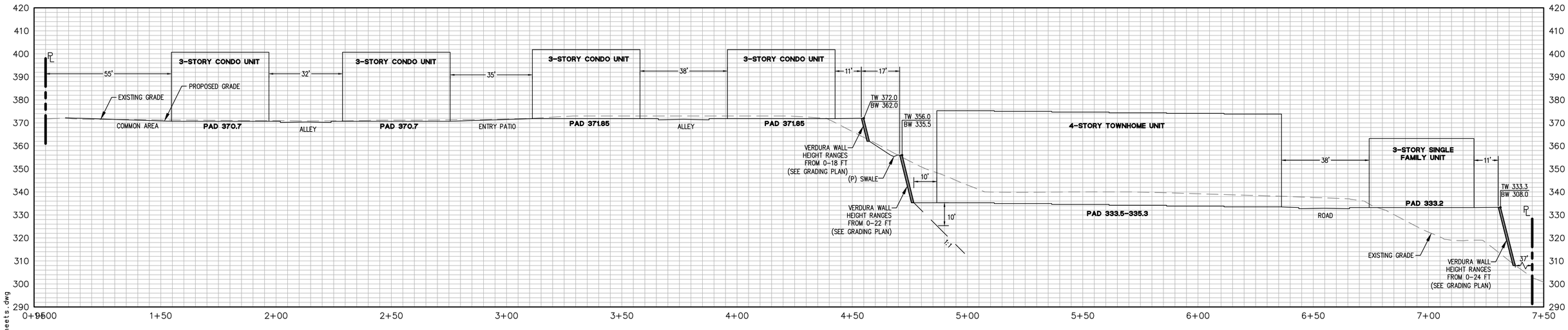
0 60 120 240 NORTH

JOB NO. 20180881-10
DATE 05-19-2020

255 SHORELINE DR., SUITE 200
REDWOOD CITY, CA 94065
(650) 482-6300
www.bkf.com

C7.1

NORTH LOTS SECTION



PROFILE

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

DRAWING NAME: K:\2018\180881_Peninsula_Office_Park\ENG_Tentative_Map\cdpsheets.dwg
PLOT DATE: 08-14-20 PLOTTED BY: wort

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

0 20 40 NORTH 80

JOB NO. 20180881-10
DATE 05-19-2020

255 SHORELINE DR.,
SUITE 200
REDWOOD CITY, CA 94065
(650) 482-6300
www.bkf.com

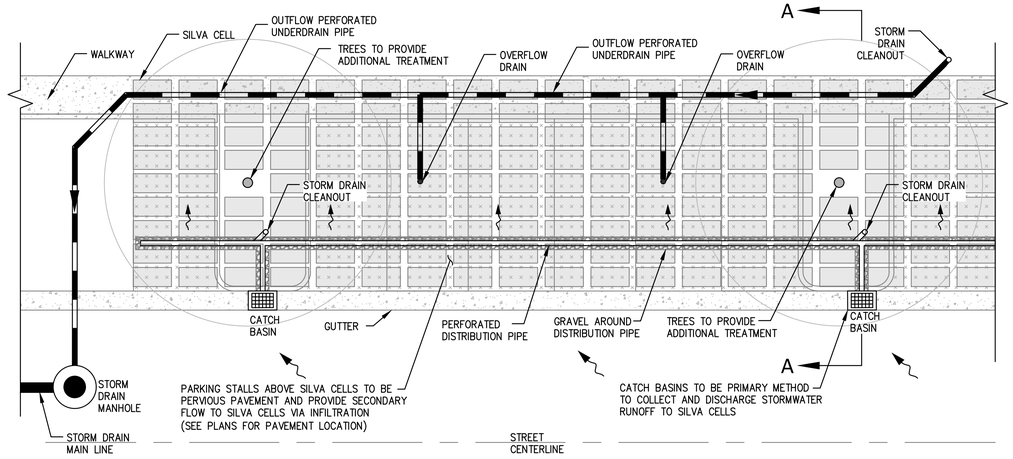
BKF 100+ YEARS
ENGINEERS . SURVEYORS . PLANNERS

C8.1

PENINSULA HEIGHTS - SAN MATEO, CALIFORNIA

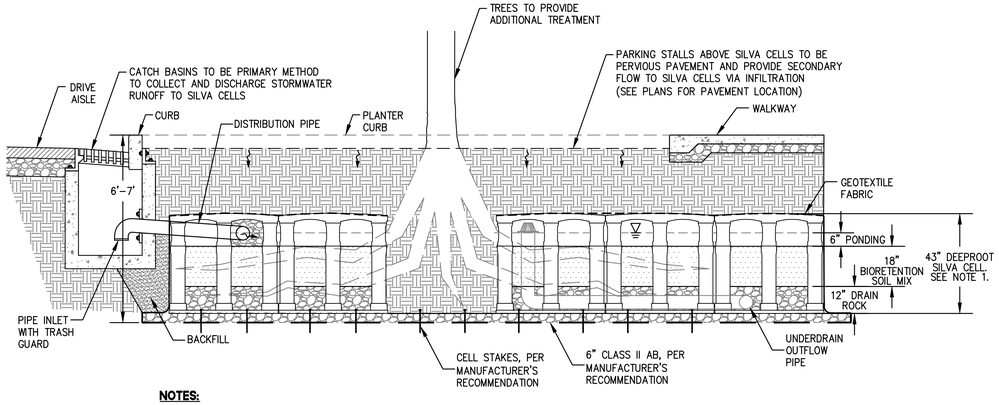
CAMPUS POP INVESTOR, LLC

NORTH LOTS SECTION



3 — SILVA CELL PLAN VIEW (TYPICAL)

NTS

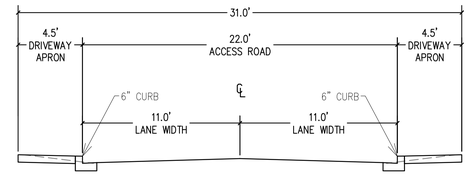


NOTES:

1. DETAIL TO BE USED IN CONJUCTION WITH DEEPROOT SILVA CELL STANDARD DETAILS AND IN ACCORDANCE WITH ALL MANUFACTURER'S SPECIFICATIONS.

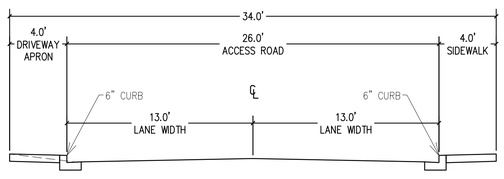
4 — SILVA CELL SECTION A-A (TYPICAL)

NTS



ALLEY ROAD SECTION

SCALE 1" = 5'

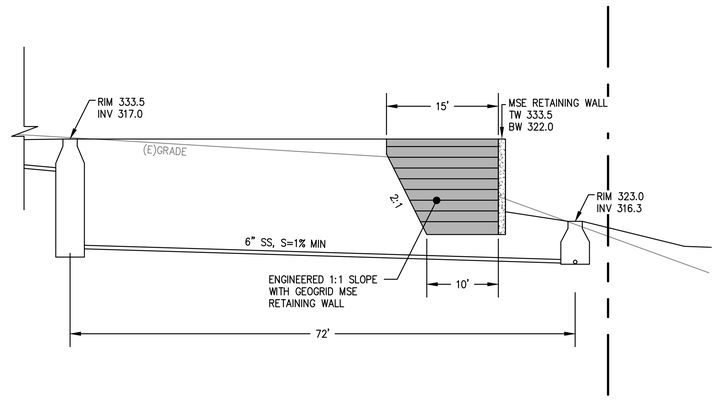


MAIN FIRE ACCESS ROAD SECTION

SCALE 1" = 5'

1 — ROAD CROSS SECTIONS

NTS



2 — SANITARY SEWER ROUTING UNDER MSE WALLS

1" = 10'

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: 08-14-20 PLOTTED BY: wort

PENINSULA HEIGHTS - SAN MATEO, CALIFORNIA

CAMPUS POP INVESTOR, LLC

DETAILS

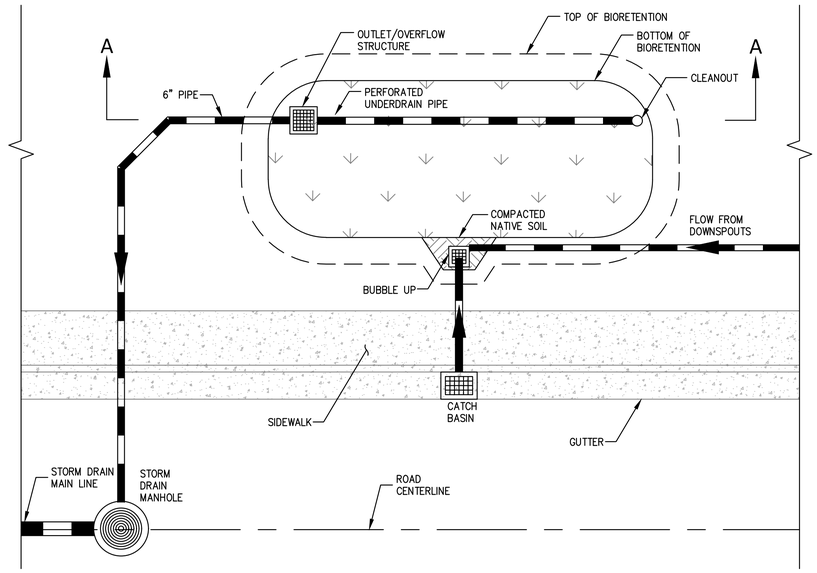
BKF 100+ YEARS
ENGINEERS . SURVEYORS . PLANNERS

255 SHORELINE DR.,
SUITE 200
REDWOOD CITY, CA 94065
(650) 482-6300
www.bkf.com

JOB NO.	20180881-10
DATE	05-19-2020

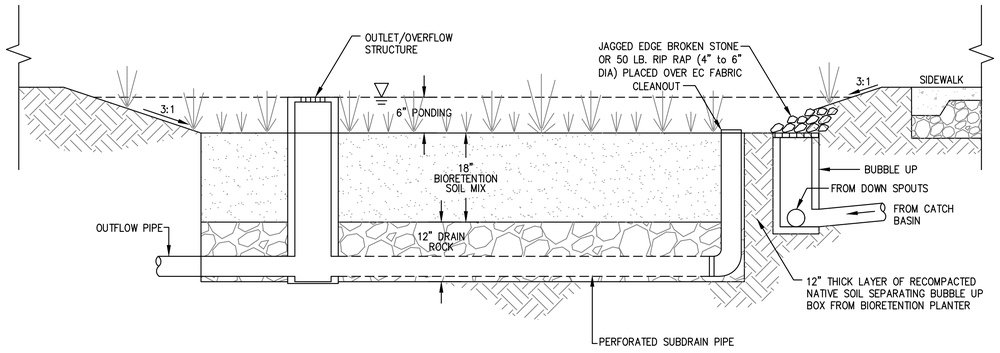
NORTH

C8.2



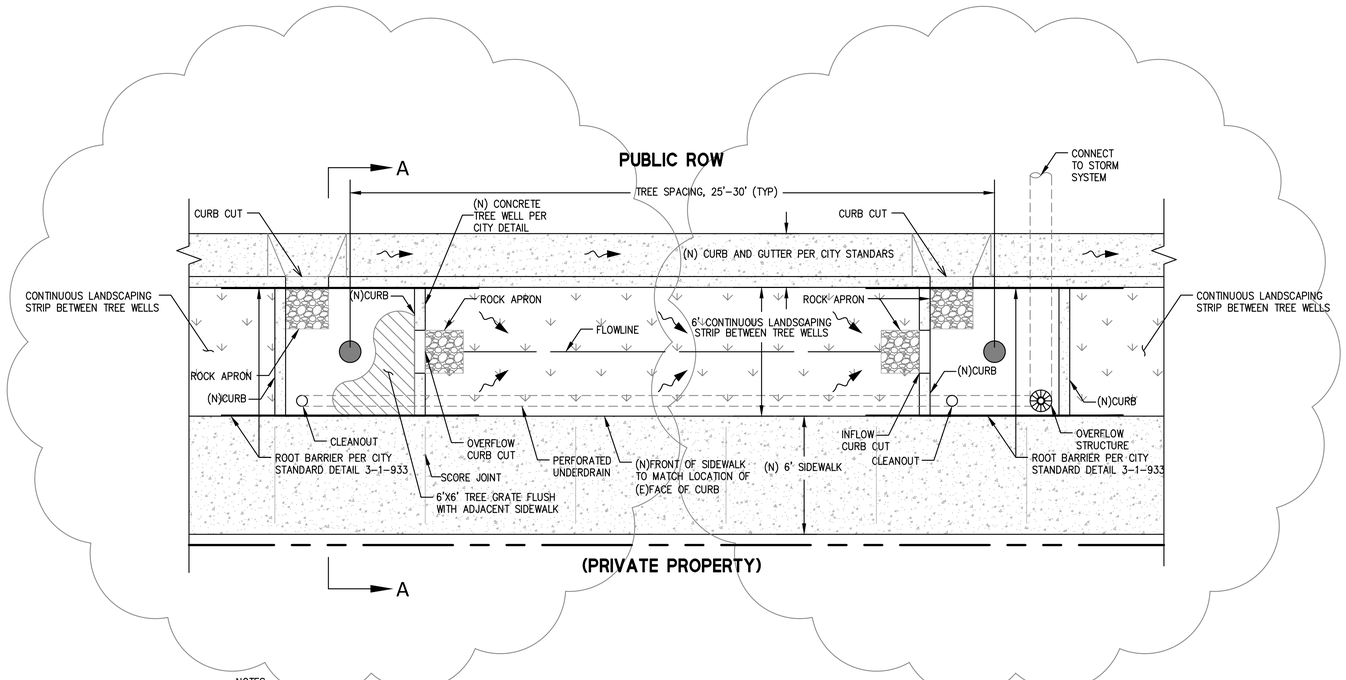
3 — BIORETENTION PLAN VIEW (TYPICAL)

NTS



4 — BIORETENTION SECTION A-A (TYPICAL)

NTS

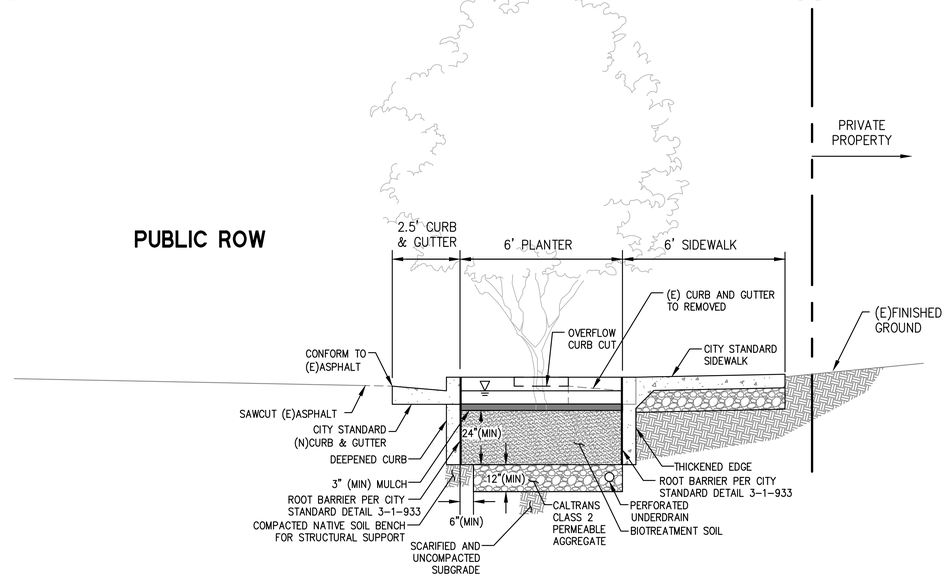


NOTES:

1. THE CONTINUOUS LANDSCAPING STRIP BETWEEN TREE WELLS WILL NOT PROVIDE TREATMENT DUE TO THE STEEP GRADE OF THE STREET AND INABILITY TO CREATE PONDING DEPTHS.

1 — GREEN INFRASTRUCTURE PLAN VIEW (TYPICAL)

NTS



2 — GREEN INFRASTRUCTURE SECTION VIEW (TYPICAL)

NTS

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

NORTH

DRAWING NAME: K:\2018\180881_Peninsula_Office_Park\ENG_Tentative_Map\cdpsheets.dwg
PLOT DATE: 08-14-20 PLOTTED BY: wort

PENINSULA HEIGHTS - SAN MATEO, CALIFORNIA

CAMPUS POP INVESTOR, LLC

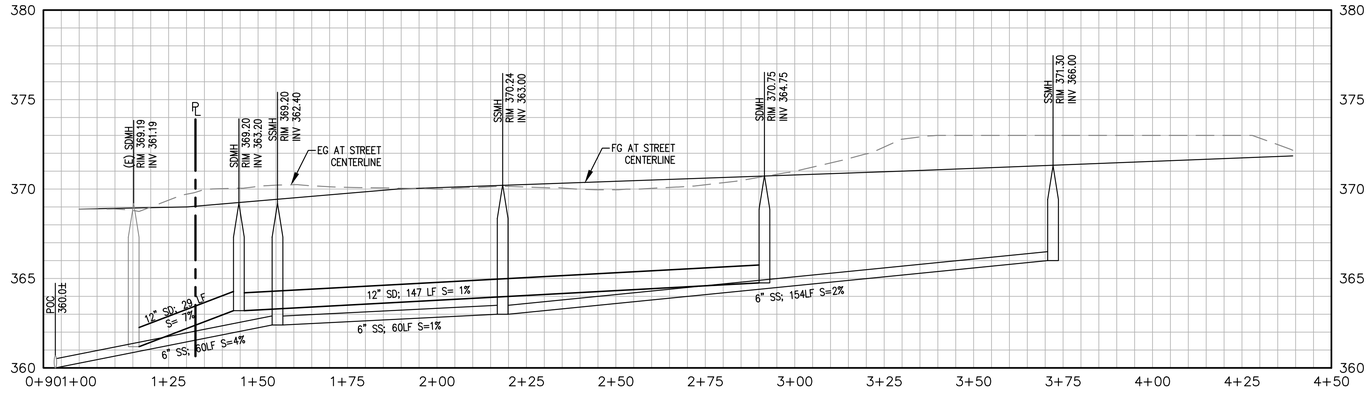
DETAILS

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

JOB NO.	20180881-10
DATE	05-19-2020

C8.3

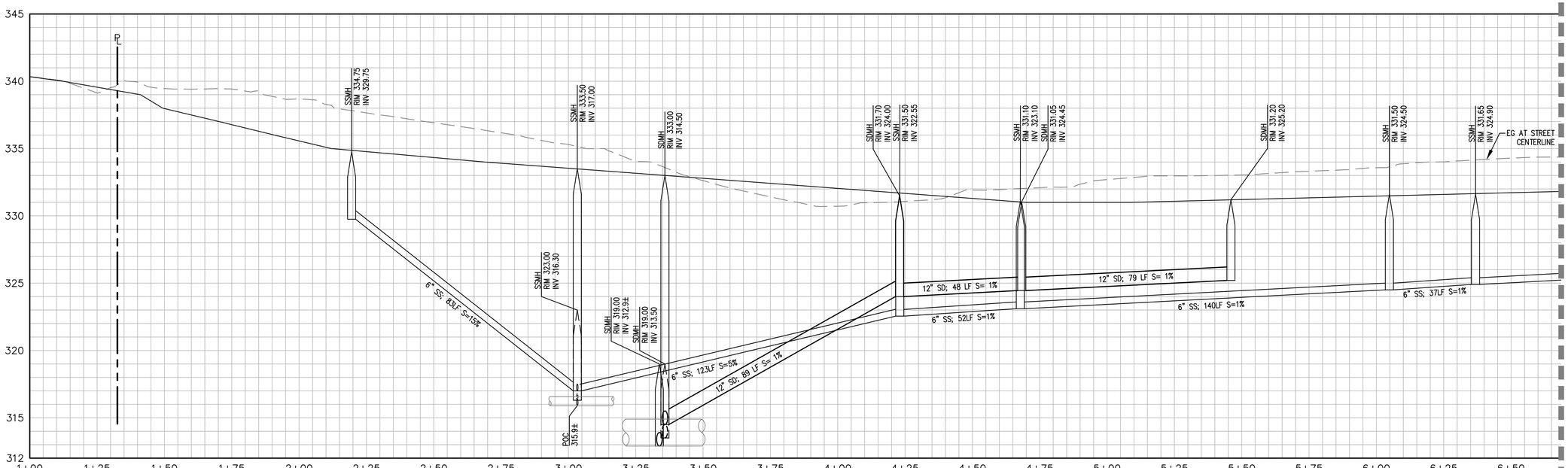
PRIVATE STREET A



PROFILE

SCALE: 1" = 20' HORIZ.
1" = 4' VERT.

PRIVATE STREET C



PROFILE

SCALE: 1" = 20' HORIZ.
1" = 4' VERT.

MATCH LINE-SEE SHEET C8.5

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: 08-14-20 PLOTTED BY: wort

PENINSULA HEIGHTS - SAN MATEO, CALIFORNIA

CAMPUS POP INVESTOR, LLC

PRIVATE STREETS PROFILE

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

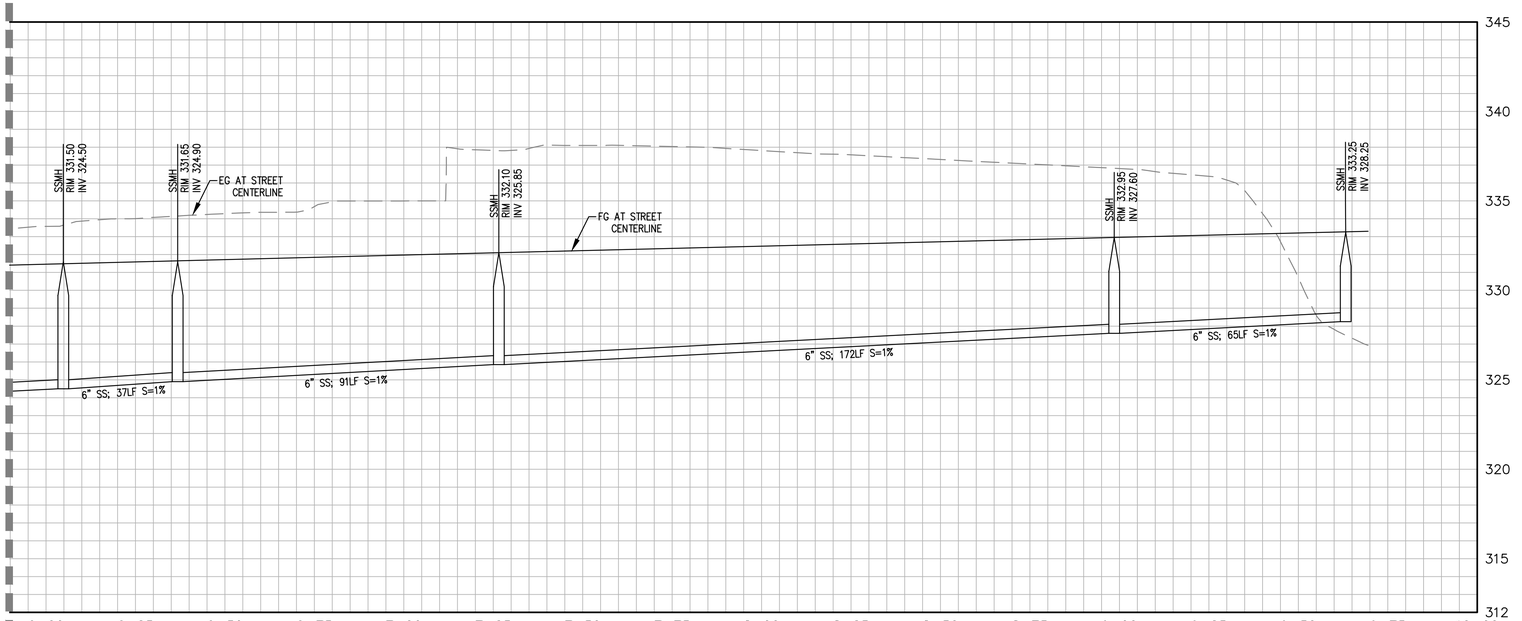
JOB NO. 20180881-10
DATE 05-19-2020

NORTH

C8.4

PRIVATE STREET C

MATCH LINE-SEE SHEET C8.4



PROFILE

SCALE: 1" = 20' HORIZ.
1" = 4' VERT.

DRAWING NAME: K:\2018\180881_Peninsula_Office_Park\ENG_Tentative_Map\cdpsheets.dwg
PLOT DATE: 08-14-20 PLOTTED BY: wort

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

NORTH

PENINSULA HEIGHTS - SAN MATEO, CALIFORNIA

CAMPUS POP INVESTOR, LLC

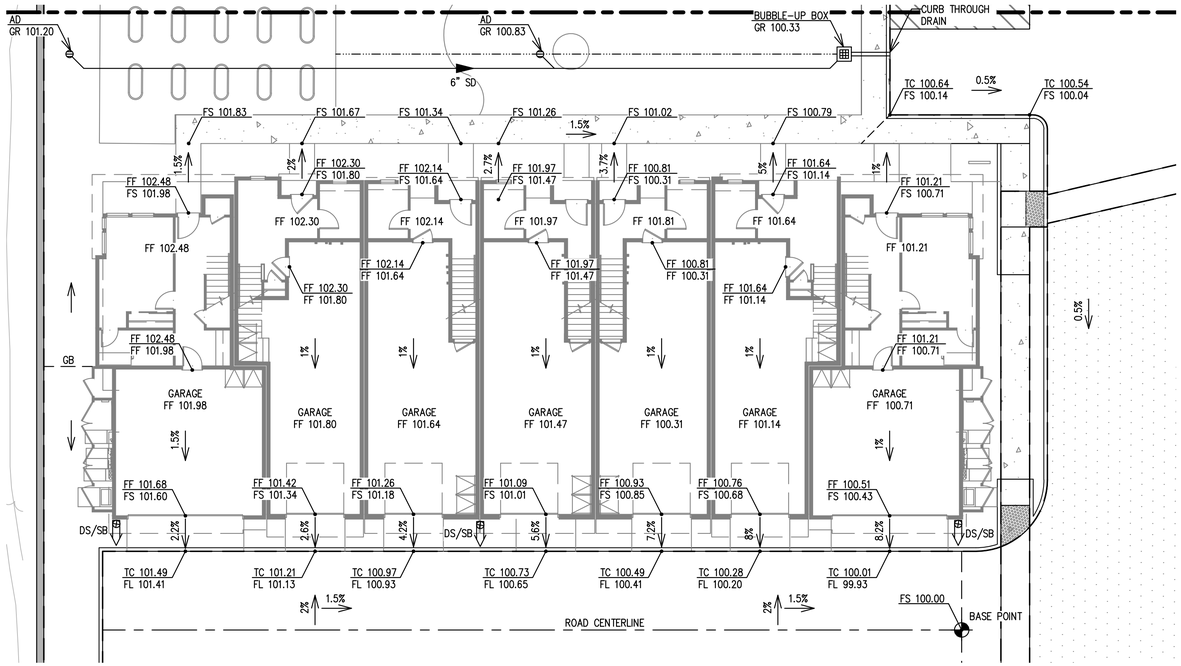
PRIVATE STREETS PROFILE

BkF 100+ YEARS
ENGINEERS . SURVEYORS . PLANNERS

JOB NO. 20180881-10
DATE 05-19-2020

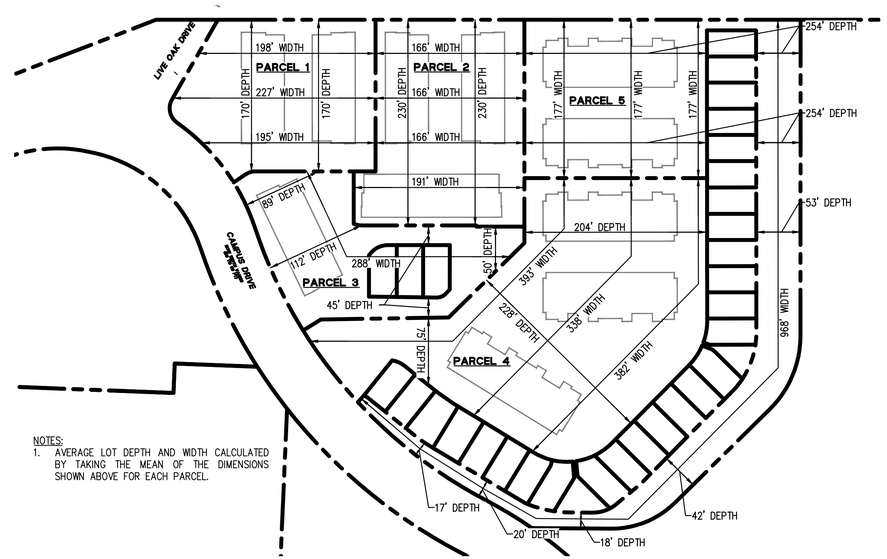
255 SHORELINE DR.,
SUITE 200
REDWOOD CITY, CA 94065
(650) 482-6300
www.bkf.com

C8.5



3-STORY TOWNHOMES

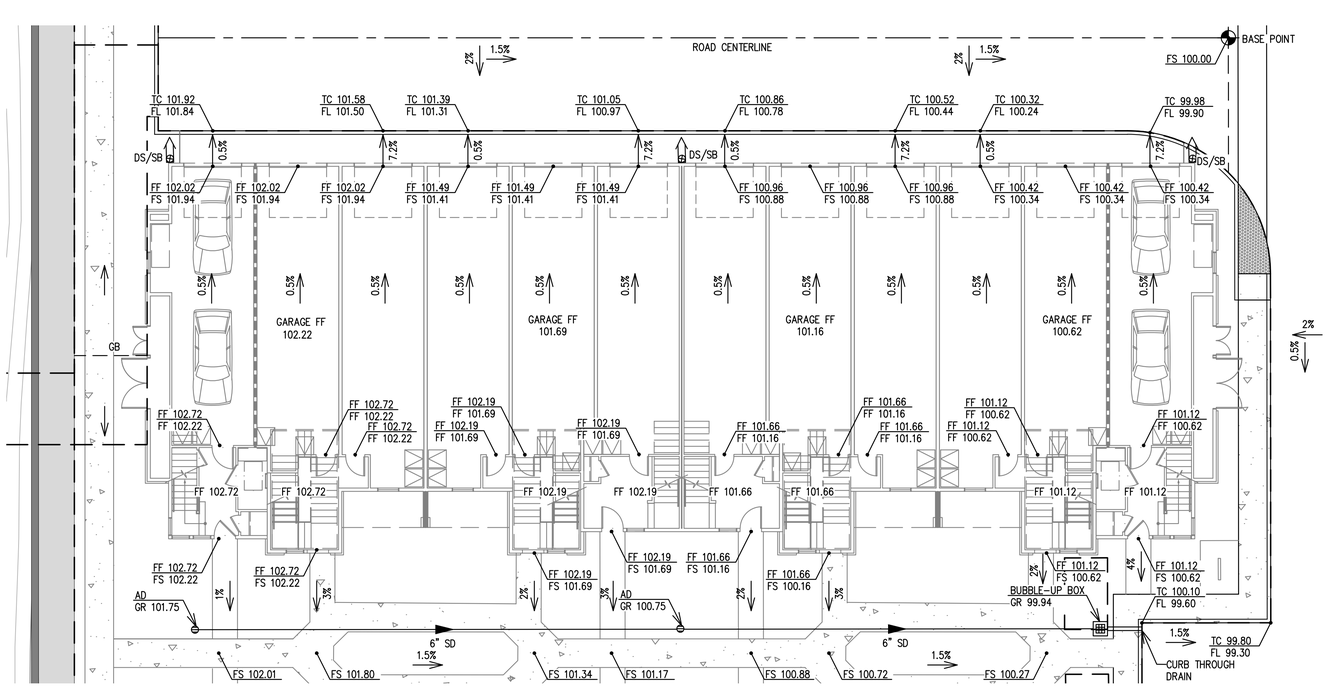
1" = 10'



NOTES:
1. AVERAGE LOT DEPTH AND WIDTH CALCULATED BY TAKING THE MEAN OF THE DIMENSIONS SHOWN ABOVE FOR EACH PARCEL.

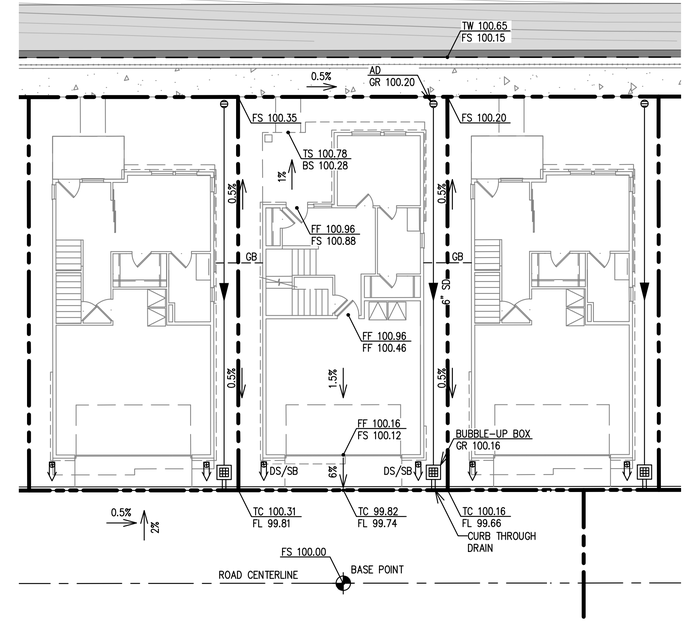
AVERAGE LOT DEPTH AND WIDTH CALCULATION

1" = 80'



4-STORY TOWNHOME OVER FLATS (GROUND LEVEL ENTRY)

1" = 10'



SINGLE FAMILY DWELLING (DETACHED)

1" = 10'

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

DRAWING NAME: K:\2018\180881_Peninsula_Office_Park\ENG_Tentative_Map\cdpsheets.dwg
PLOT DATE: 08-14-20 PLOTTED BY: wort

PENINSULA HEIGHTS - SAN MATEO, CALIFORNIA

CAMPUS POP INVESTOR, LLC

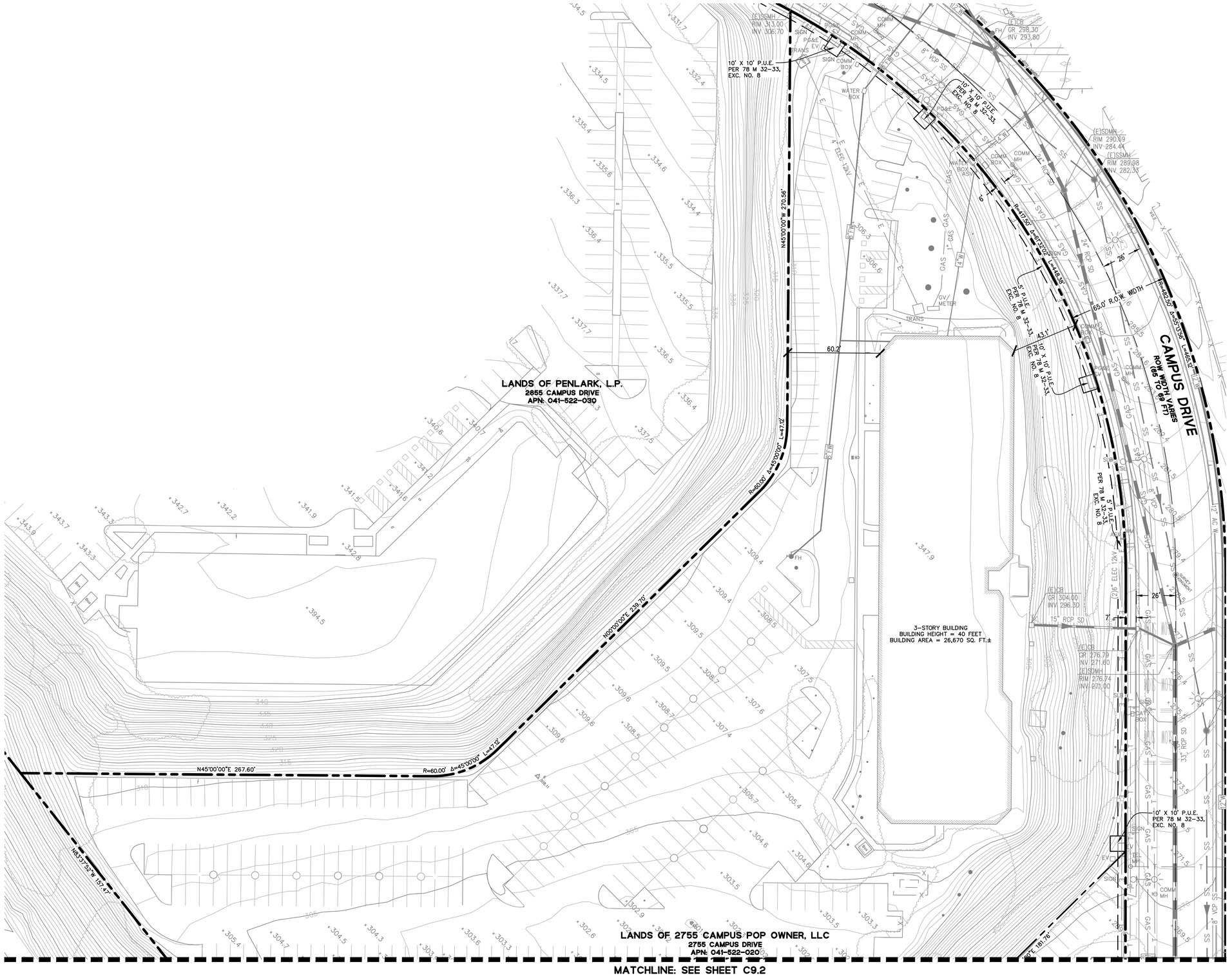
NORTH LOTS UNIT GRADING

0 20 40 80 NORTH

JOB NO.	20180881-10
DATE	05-19-2020

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

C8.6



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.
4. PARCEL AREAS/ACREAGE INDICATED HEREIN VARY SLIGHTLY FROM THOSE SHOWN IN THE RECORDED MAP REFERENCED ABOVE.

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	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

JULY 5, 2018
DATED

LICENSED LAND SURVEYOR
JOHN KOROYAN
No. 8883
STATE OF CALIFORNIA

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

0 30 60 120
NORTH

DRAWING NAME: K:\2018\180881_Peninsula_Office_Park\ENG_Tentative_Map\cdpsheets.dwg
PLOT DATE: 08-14-20 PLOTTED BY: wort

PENINSULA HEIGHTS - SAN MATEO, CALIFORNIA

CAMPUS POP INVESTOR, LLC

EXISTING CONDITIONS SOUTH SITE

BKF 100+ YEARS
ENGINEERS . SURVEYORS . PLANNERS

255 SHORELINE DR.,
SUITE 200
REDWOOD CITY, CA 94065
(650) 482-6300
www.bkf.com

JOB NO. 20180881-10
DATE 05-19-2020

C9.1

MATCHLINE: SEE SHEET C9.1

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

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

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

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

PARCEL A
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.±

EASEMENT FOR PARKING & INCIDENTAL PURPOSES PER 6528 O.R. 247; PER 6528 O.R. 253 & O.R. 2018-059101

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' 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' P.U.E.

CAMPUS DRIVE
ROW WIDTH VARIES (65' TO 69' FD)

26TH AVENUE

65.0' R.O.W. WDTH

145.0' R.O.W. WIDTH

S63°52'08"W 117.44'

N59°48'02"W 35.28'

S59°48'02"E 6.21'

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'

772.9'

N45°23'34"W 308.00'

S45°23'34"E 345.35'

R=72.50' Δ=90°41'35" L=128.68'

N43°38'54"E 178.44'

S43°38'54"W 71.18'

R=33.50' Δ=63°22'38" L=37.06'

R=72.50' Δ=154°20'07" L=195.29'

N00°00'00"E 162.89'

R=45.50' Δ=289°21'47"

N65°21'13"E 244.36'

N45°00'00"E 345.00'

52.2'

14.4'

26'

7'

(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 236.0
INV 204.0

(E)CB
GR 255.0
INV 248.8

(E)CB
GR 224.5
INV 216.0

(E)CB
INV 256.9

HUDSON PACIFIC SIGN (6'± HIGH)

TRANS. AIR COND. PAD

PAD MTD. VAULT

TEL MH

COMM MH

COMM COMM MH

CATV BOX

EV

SIGN

FDC

FH

DRAWING NAME: K:\2018\180881_Peninsula_Office_Park\ENG_Tentative_Map\cdpsheets.dwg
PLOT DATE: 08-14-20 PLOTTED BY: wort

PENINSULA HEIGHTS - SAN MATEO, CALIFORNIA

CAMPUS POP INVESTOR, LLC

EXISTING CONDITIONS SOUTH SITE

0 30 60 120 NORTH

JOB NO.	20180881-10
DATE	05-19-2020

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

C9.2

PARCEL NOTES:

1. PARCEL 1 THRU 6 ARE DESIGNATED FOR CONDOMINIUM PURPOSES. ALL AREA OUTSIDE FOOTPRINT OF BUILDINGS ARE COMMON AREA. THE PARK AMENITIES AND WALKWAYS DESIGNATED BY PUBLIC ACCESS EASEMENTS ARE FOR PUBLIC USE.
2. PARCELS SFD 1 THROUGH SFD 44 FOR SMALL LOT SINGLE FAMILY DWELLINGS.
3. MINIMUM STRUCTURE SETBACKS FOR SFD LOTS:
   FRONT – 3.5 FEET
   SIDE – 3.0 FEET
   REAR – 4.33 FEET
4. AVERAGE LOT DIMENSIONS FOR SFD LOTS:
   DEPTH – 55.0 FEET
   WIDTH – 29.25 FEET
5. AVERAGE LOT DIMENSIONS FOR PARCELS FOR CONDOMINIUM PURPOSES: (SEE SHEET C16.6 FOR AVERAGE LOT DEPTH AND WIDTH CALCULATIONS)

PARCEL #	DEPTH (FEET)	WIDTH (FEET)
1	121	327
2	204	302
3	109	225
4	70	475
5	150	285
6	59	158

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.

ZONING AND LAND USE:

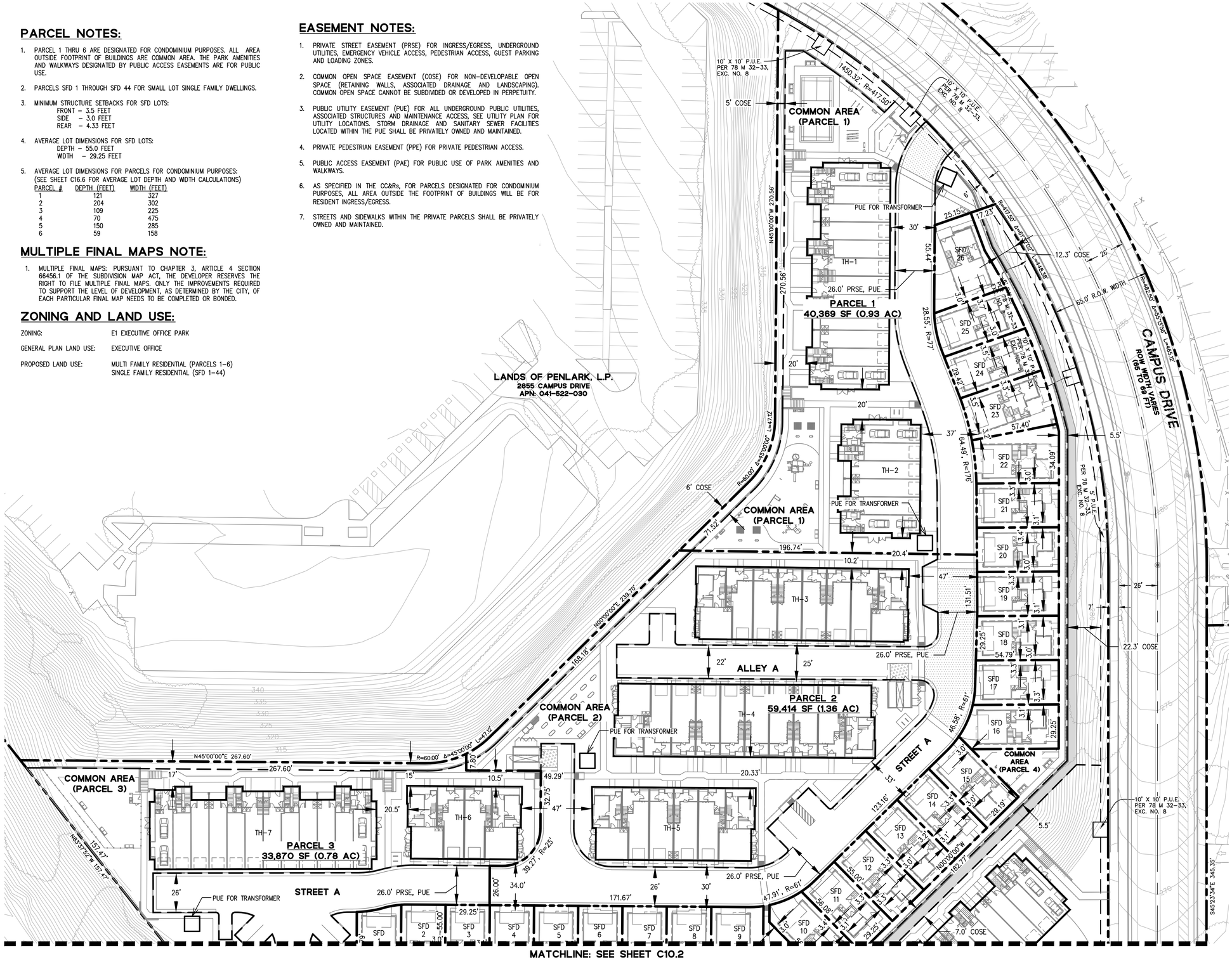
ZONING: E1 EXECUTIVE OFFICE PARK

GENERAL PLAN LAND USE: EXECUTIVE OFFICE

PROPOSED LAND USE: MULTI FAMILY RESIDENTIAL (PARCELS 1–6)
SINGLE FAMILY RESIDENTIAL (SFD 1–44)

EASEMENT NOTES:

1. PRIVATE STREET EASEMENT (PRSE) FOR INGRESS/EGRESS, UNDERGROUND UTILITIES, EMERGENCY VEHICLE ACCESS, PEDESTRIAN ACCESS, GUEST PARKING AND LOADING ZONES.
2. COMMON OPEN SPACE EASEMENT (COSE) FOR NON–DEVELOPABLE OPEN SPACE (RETAINING WALLS, ASSOCIATED DRAINAGE AND LANDSCAPING). COMMON OPEN SPACE CANNOT BE SUBDIVIDED OR DEVELOPED IN PERPETUITY.
3. PUBLIC UTILITY EASEMENT (PUE) FOR ALL UNDERGROUND PUBLIC UTILITIES, ASSOCIATED STRUCTURES AND MAINTENANCE ACCESS, SEE UTILITY PLAN FOR UTILITY LOCATIONS. STORM DRAINAGE AND SANITARY SEWER FACILITIES LOCATED WITHIN THE PUE SHALL BE PRIVATELY OWNED AND MAINTAINED.
4. PRIVATE PEDESTRIAN EASEMENT (PPE) FOR PRIVATE PEDESTRIAN ACCESS.
5. PUBLIC ACCESS EASEMENT (PAE) FOR PUBLIC USE OF PARK AMENITIES AND WALKWAYS.
6. AS SPECIFIED IN THE CC&Rs, FOR PARCELS DESIGNATED FOR CONDOMINIUM PURPOSES, ALL AREA OUTSIDE THE FOOTPRINT OF BUILDINGS WILL BE FOR RESIDENT INGRESS/EGRESS.
7. STREETS AND SIDEWALKS WITHIN THE PRIVATE PARCELS SHALL BE PRIVATELY OWNED AND MAINTAINED.



GENERAL NOTES:

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

LEGEND:

PARCEL PROPERTY LINE
EASEMENT LINE
CONDOMINIUM BUILDING OUTLINE

PARCEL	UNIT COUNT	DEVELOPABLE/ NON–DEVELOPABLE	AREA [SF]	AREA [AC]
1	18	DEVELOPABLE	40,369	0.93
2	24	DEVELOPABLE	59,414	1.36
3	16	DEVELOPABLE	33,870	0.78
4	18	DEVELOPABLE	75,508	1.73
5	28	DEVELOPABLE	50,313	1.16
6	8	DEVELOPABLE	33,036	0.76
SFD 1	1	DEVELOPABLE	1,526	0.04
SFD 2	1	DEVELOPABLE	1,609	0.04
SFD 3	1	DEVELOPABLE	1,609	0.04
SFD 4	1	DEVELOPABLE	1,609	0.04
SFD 5	1	DEVELOPABLE	1,604	0.04
SFD 6	1	DEVELOPABLE	1,609	0.04
SFD 7	1	DEVELOPABLE	1,609	0.04
SFD 8	1	DEVELOPABLE	1,623	0.04
SFD 9	1	DEVELOPABLE	1,896	0.04
SFD 10	1	DEVELOPABLE	1,748	0.04
SFD 11	1	DEVELOPABLE	1,613	0.04
SFD 12	1	DEVELOPABLE	1,605	0.04
SFD 13	1	DEVELOPABLE	1,608	0.04
SFD 14	1	DEVELOPABLE	1,609	0.04
SFD 15	1	DEVELOPABLE	1,608	0.04
SFD 16	1	DEVELOPABLE	1,783	0.04
SFD 17	1	DEVELOPABLE	1,629	0.04
SFD 18	1	DEVELOPABLE	1,590	0.04
SFD 19	1	DEVELOPABLE	1,579	0.04
SFD 20	1	DEVELOPABLE	1,585	0.04
SFD 21	1	DEVELOPABLE	1,590	0.04
SFD 22	1	DEVELOPABLE	1,896	0.04
SFD 23	1	DEVELOPABLE	1,870	0.04
SFD 24	1	DEVELOPABLE	1,684	0.04
SFD 25	1	DEVELOPABLE	1,614	0.04
SFD 26	1	DEVELOPABLE	2,004	0.05
SFD 27	1	DEVELOPABLE	2,118	0.05
SFD 28	1	DEVELOPABLE	1,641	0.04
SFD 29	1	DEVELOPABLE	2,004	0.05
SFD 30	1	DEVELOPABLE	1,700	0.04
SFD 31	1	DEVELOPABLE	1,699	0.04
SFD 32	1	DEVELOPABLE	1,569	0.04
SFD 33	1	DEVELOPABLE	1,569	0.04
SFD 34	1	DEVELOPABLE	1,574	0.04
SFD 35	1	DEVELOPABLE	1,627	0.04
SFD 36	1	DEVELOPABLE	1,698	0.04
SFD 37	1	DEVELOPABLE	1,672	0.04
SFD 38	1	DEVELOPABLE	1,663	0.04
SFD 39	1	DEVELOPABLE	1,672	0.04
SFD 40	1	DEVELOPABLE	1,663	0.04
SFD 41	1	DEVELOPABLE	1,672	0.04
SFD 42	1	DEVELOPABLE	1,663	0.04
SFD 43	1	DEVELOPABLE	1,672	0.04
SFD 44	1	DEVELOPABLE	1,659	0.04
TOTAL			366,354	8.41

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

0 30 60 120 NORTH

DRAWING NAME: K:\2018\180881_Peninsula_Office_Park\ENG_Tentative_Map\cdpsheets.dwg
PLOT DATE: 08-14-20 PLOTTED BY: wort

PENINSULA HEIGHTS - SAN MATEO, CALIFORNIA

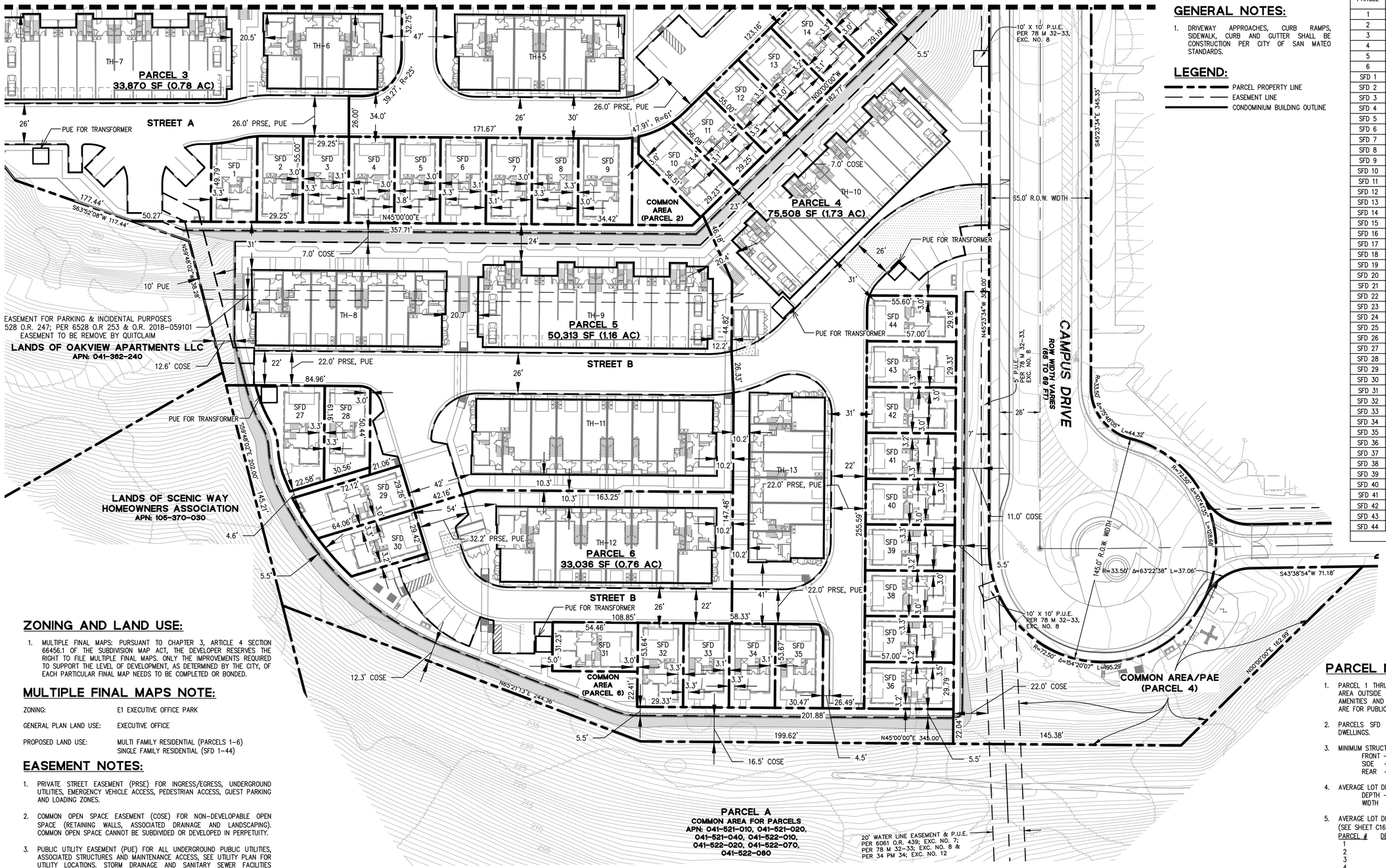
CAMPUS POP INVESTOR, LLC

VESTING TENTATIVE MAP FOR CONDOMINIUM PURPOSES - SOUTH SITE

BKF 100+ YEARS
ENGINEERS . SURVEYORS . PLANNERS
255 SHORELINE DR., SUITE 200
REDWOOD CITY, CA 94065
(650) 482–6300
www.bkf.com

JOB NO. 20180881-10
DATE 05-19-2020

C10.1



GENERAL NOTES:

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

LEGEND:

- PARCEL PROPERTY LINE
- EASEMENT LINE
- CONDOMINIUM BUILDING OUTLINE

PARCEL	UNIT COUNT	DEVELOPABLE/ NON-DEVELOPABLE	AREA [SF]	AREA [AC]
1	18	DEVELOPABLE	40,369	0.93
2	24	DEVELOPABLE	59,414	1.36
3	16	DEVELOPABLE	33,870	0.78
4	18	DEVELOPABLE	75,508	1.73
5	28	DEVELOPABLE	50,313	1.16
6	8	DEVELOPABLE	33,036	0.76
SFD 1	1	DEVELOPABLE	1,526	0.04
SFD 2	1	DEVELOPABLE	1,609	0.04
SFD 3	1	DEVELOPABLE	1,609	0.04
SFD 4	1	DEVELOPABLE	1,609	0.04
SFD 5	1	DEVELOPABLE	1,604	0.04
SFD 6	1	DEVELOPABLE	1,609	0.04
SFD 7	1	DEVELOPABLE	1,609	0.04
SFD 8	1	DEVELOPABLE	1,623	0.04
SFD 9	1	DEVELOPABLE	1,896	0.04
SFD 10	1	DEVELOPABLE	1,748	0.04
SFD 11	1	DEVELOPABLE	1,613	0.04
SFD 12	1	DEVELOPABLE	1,605	0.04
SFD 13	1	DEVELOPABLE	1,608	0.04
SFD 14	1	DEVELOPABLE	1,609	0.04
SFD 15	1	DEVELOPABLE	1,608	0.04
SFD 16	1	DEVELOPABLE	1,783	0.04
SFD 17	1	DEVELOPABLE	1,629	0.04
SFD 18	1	DEVELOPABLE	1,590	0.04
SFD 19	1	DEVELOPABLE	1,579	0.04
SFD 20	1	DEVELOPABLE	1,585	0.04
SFD 21	1	DEVELOPABLE	1,590	0.04
SFD 22	1	DEVELOPABLE	1,896	0.04
SFD 23	1	DEVELOPABLE	1,870	0.04
SFD 24	1	DEVELOPABLE	1,684	0.04
SFD 25	1	DEVELOPABLE	1,614	0.04
SFD 26	1	DEVELOPABLE	2,004	0.05
SFD 27	1	DEVELOPABLE	2,118	0.05
SFD 28	1	DEVELOPABLE	1,641	0.04
SFD 29	1	DEVELOPABLE	2,004	0.05
SFD 30	1	DEVELOPABLE	1,700	0.04
SFD 31	1	DEVELOPABLE	1,699	0.04
SFD 32	1	DEVELOPABLE	1,569	0.04
SFD 33	1	DEVELOPABLE	1,569	0.04
SFD 34	1	DEVELOPABLE	1,574	0.04
SFD 35	1	DEVELOPABLE	1,627	0.04
SFD 36	1	DEVELOPABLE	1,698	0.04
SFD 37	1	DEVELOPABLE	1,672	0.04
SFD 38	1	DEVELOPABLE	1,663	0.04
SFD 39	1	DEVELOPABLE	1,672	0.04
SFD 40	1	DEVELOPABLE	1,663	0.04
SFD 41	1	DEVELOPABLE	1,672	0.04
SFD 42	1	DEVELOPABLE	1,663	0.04
SFD 43	1	DEVELOPABLE	1,672	0.04
SFD 44	1	DEVELOPABLE	1,659	0.04
TOTAL			366,354	8.41

ZONING AND LAND USE:

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.

MULTIPLE FINAL MAPS NOTE:

ZONING:	E1 EXECUTIVE OFFICE PARK
GENERAL PLAN LAND USE:	EXECUTIVE OFFICE
PROPOSED LAND USE:	MULTI FAMILY RESIDENTIAL (PARCELS 1-6) SINGLE FAMILY RESIDENTIAL (SFD 1-44)

EASEMENT NOTES:

1. PRIVATE STREET EASEMENT (PRSE) FOR INGRESS/EGRESS, UNDERGROUND UTILITIES, EMERGENCY VEHICLE ACCESS, PEDESTRIAN ACCESS, GUEST PARKING AND LOADING ZONES.
2. COMMON OPEN SPACE EASEMENT (COSE) FOR NON-DEVELOPABLE OPEN SPACE (RETAINING WALLS, ASSOCIATED DRAINAGE AND LANDSCAPING). COMMON OPEN SPACE CANNOT BE SUBDIVIDED OR DEVELOPED IN PERPETUITY.
3. PUBLIC UTILITY EASEMENT (PUE) FOR ALL UNDERGROUND PUBLIC UTILITIES, ASSOCIATED STRUCTURES AND MAINTENANCE ACCESS, SEE UTILITY PLAN FOR UTILITY LOCATIONS. STORM DRAINAGE AND SANITARY SEWER FACILITIES LOCATED WITHIN THE PUE SHALL BE PRIVATELY OWNED AND MAINTAINED.
4. PRIVATE PEDESTRIAN EASEMENT (PPE) FOR PRIVATE PEDESTRIAN ACCESS.
5. PUBLIC ACCESS EASEMENT (PAE) FOR PUBLIC USE OF PARK AMENITIES AND WALKWAYS.
6. AS SPECIFIED IN THE CC&Rs, FOR PARCELS DESIGNATED FOR CONDOMINIUM PURPOSES, ALL AREA OUTSIDE THE FOOTPRINT OF BUILDINGS WILL BE FOR RESIDENT INGRESS/EGRESS.
7. STREETS AND SIDEWALKS WITHIN THE PRIVATE PARCELS SHALL BE PRIVATELY OWNED AND MAINTAINED.

PARCEL NOTES:

1. PARCEL 1 THRU 6 ARE DESIGNATED FOR CONDOMINIUM PURPOSES. ALL AREA OUTSIDE FOOTPRINT OF BUILDINGS ARE COMMON AREA. THE PARK AMENITIES AND WALKWAYS DESIGNATED BY PUBLIC ACCESS EASEMENTS ARE FOR PUBLIC USE.
2. PARCELS SFD 1 THROUGH SFD 44 FOR SMALL LOT SINGLE FAMILY DWELLINGS.
3. MINIMUM STRUCTURE SETBACKS FOR SFD LOTS:
   FRONT – 3.5 FEET
   SIDE – 3.0 FEET
   REAR – 4.33 FEET
4. AVERAGE LOT DIMENSIONS FOR SFD LOTS:
   DEPTH – 55.0 FEET
   WIDTH – 29.25 FEET
5. AVERAGE LOT DIMENSIONS FOR PARCELS FOR CONDOMINIUM PURPOSES: (SEE SHEET C16.6 FOR AVERAGE LOT DEPTH AND WIDTH CALCULATIONS)

PARCEL #	DEPTH (FEET)	WIDTH (FEET)
1	121	327
2	204	302
3	109	225
4	70	475
5	150	285
6	59	158

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

0 30 60 120 NORTH

DRAWING NAME: K:\2018\180881_Peninsula_Office_Park\ENG_Tentative_Map\cdpsheets.dwg
PLOT DATE: 08-14-20 PLOTTED BY: wort

PENINSULA HEIGHTS - SAN MATEO, CALIFORNIA

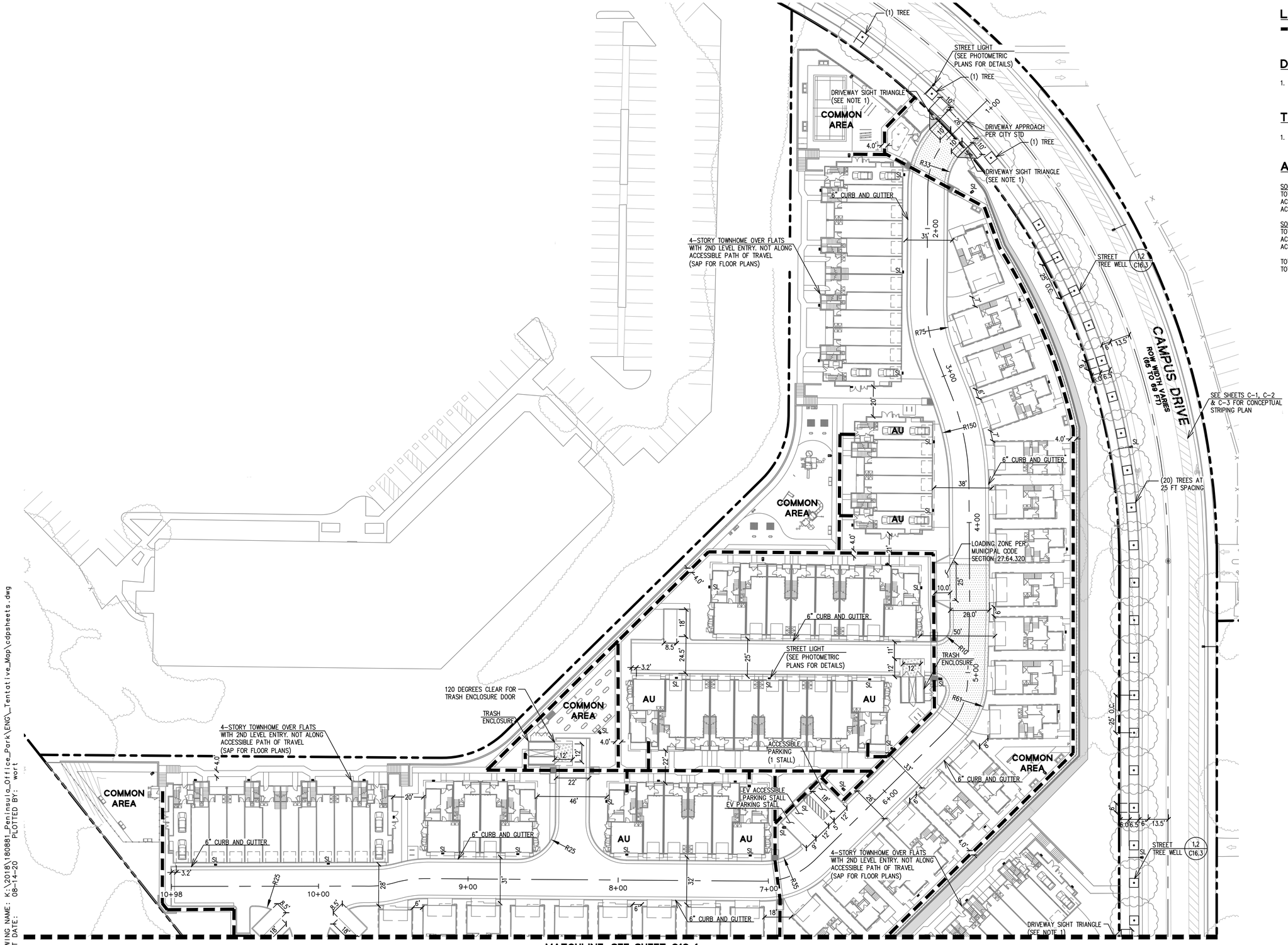
CAMPUS POP INVESTOR, LLC

VESTING TENTATIVE MAP FOR CONDOMINIUM PURPOSES - SOUTH SITE

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

JOB NO. 20180881-10
DATE 05-19-2020

C10.2



MATCHLINE: SEE SHEET C10.4

LEGEND:

- ACCESSIBLE PATH OF TRAVEL
- STREET LIGHT, SEE PHOTOMETRIC PLANS
- AU ACCESSIBLE UNIT

DRIVEWAY SIGHT DISTANCE NOTES:

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

TRASH ENCLOSURE NOTES:

1. TRASH ENCLOSURE DOORS TO SWING 180 DEGREES EXCEPT WHERE NOTED ON PLANS DUE TO SITE CONDITIONS.

ACCESSIBILITY SUMMARY:

SOUTH SITE UPPER TERRACE
TOTAL MULTI-FAMILY UNITS: 58
ACCESSIBLE UNITS REQUIRED: 6
ACCESSIBLE UNITS PROVIDED: 6

SOUTH SITE LOWER TERRACE
TOTAL MULTI-FAMILY UNITS: 54
ACCESSIBLE UNITS REQUIRED: 6
ACCESSIBLE UNITS PROVIDED: 6

TOTAL MULTI FAMILY UNITS: 112
TOTAL ACCESSIBLE UNITS PROVIDED: 12

DRAWING NAME: K:\2018\180881_Peninsula_Office_Park\ENG_Tentative_Map\cdpsheets.dwg
PLOT DATE: 08-14-20 PLOTTED BY: wort

PENINSULA HEIGHTS - SAN MATEO, CALIFORNIA

CAMPUS POP INVESTOR, LLC

SITE ACCESS PLAN SOUTH SITE

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

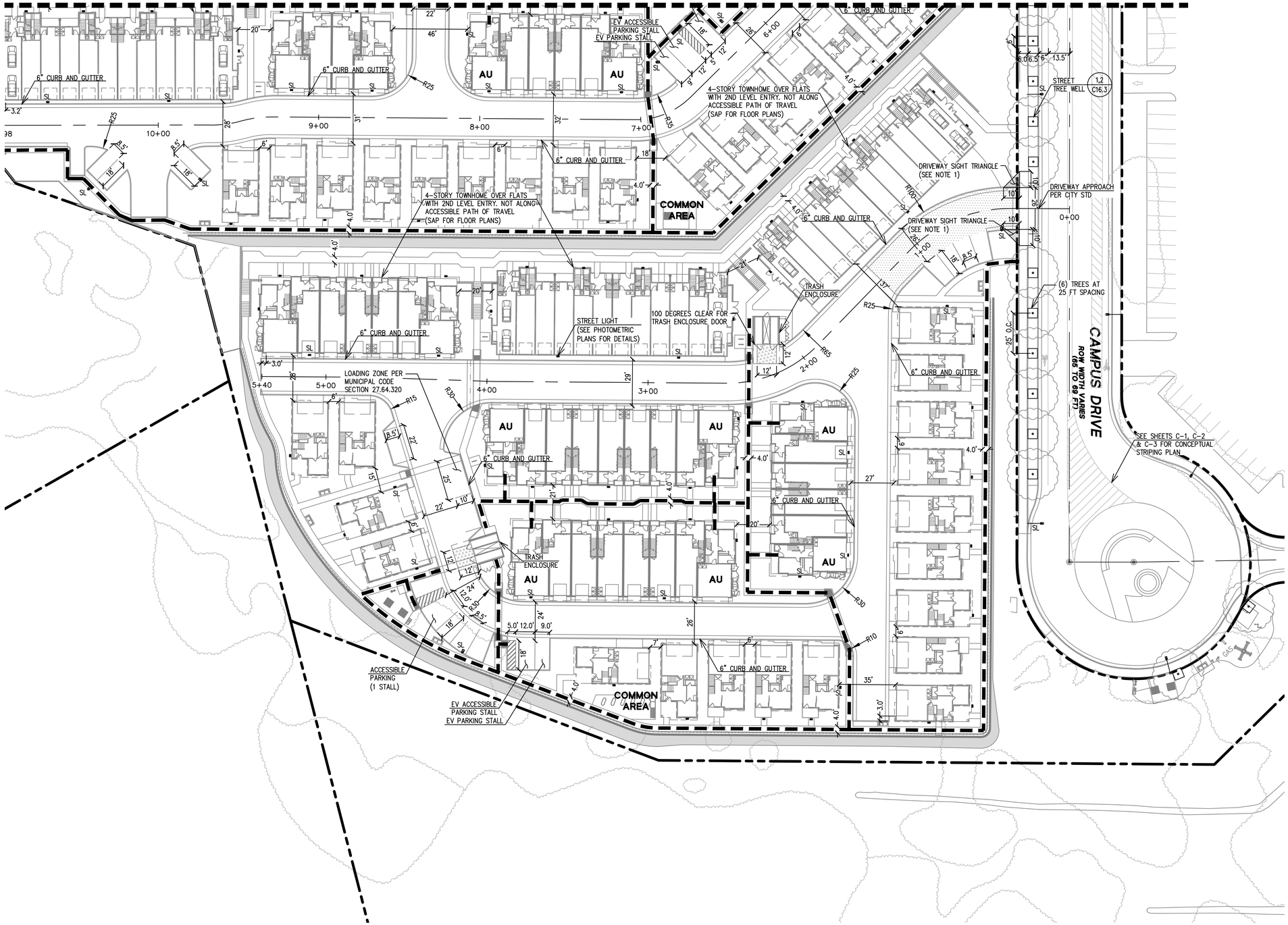
0 30 60 NORTH 120

JOB NO.	20180881-10
DATE	05-19-2020

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

C10.3

MATCHLINE: SEE SHEET C10.3



LEGEND:

- ACCESSIBLE PATH OF TRAVEL
- STREET LIGHT, SEE PHOTOMETRIC PLANS
- AU ACCESSIBLE UNIT

DRIVEWAY SIGHT DISTANCE NOTES:

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

TRASH ENCLOSURE NOTES:

1. TRASH ENCLOSURE DOORS TO SWING 180 DEGREES EXCEPT WHERE NOTED ON PLANS DUE TO SITE CONDITIONS.

ACCESSIBILITY SUMMARY:

SOUTH SITE UPPER TERRACE
TOTAL MULTI-FAMILY UNITS: 58
ACCESSIBLE UNITS REQUIRED: 6
ACCESSIBLE UNITS PROVIDED: 6

SOUTH SITE LOWER TERRACE
TOTAL MULTI-FAMILY UNITS: 54
ACCESSIBLE UNITS REQUIRED: 6
ACCESSIBLE UNITS PROVIDED: 6

TOTAL MULTI FAMILY UNITS: 112
TOTAL ACCESSIBLE UNITS PROVIDED: 12

DRAWING NAME: K:\2018\180881_Peninsula_Office_Park\ENG_Tentative_Map\cdpsheets.dwg
PLOT DATE: 08-14-20 PLOTTED BY: wort

PENINSULA HEIGHTS - SAN MATEO, CALIFORNIA

CAMPUS POP INVESTOR, LLC

SITE ACCESS PLAN SOUTH SITE

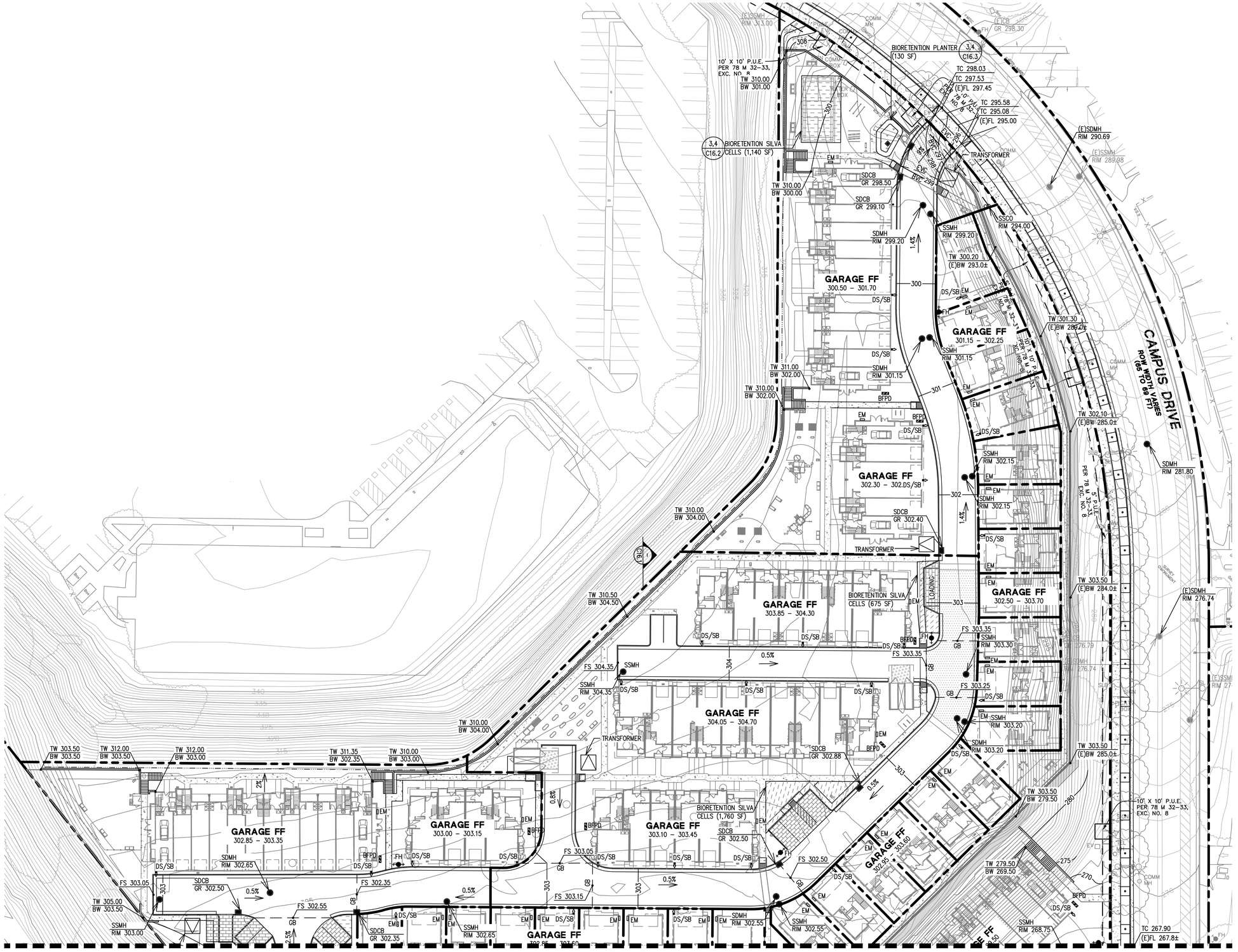
REGISTERED PROFESSIONAL ENGINEER
DALE J. LEDA
C 78436
CIVIL
STATE OF CALIFORNIA

0 30 60 120
NORTH

JOB NO. 20180881-10
DATE 05-19-2020

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

C10.4



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
- CONCRETE TRASH ENCLOSURE PAD
- 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

GREATEST SLOPE ONSITE WHERE DEVELOPMENT OCCURS: 50%
GRADING OCCURS IN SLOPE SETBACK PER SMMC 27.40.030(C): YES

GROSS FIGURES

CUT	31,000 CUBIC YARDS
FILL	21,000 CUBIC YARDS
TOTAL	52,000 CUBIC YARDS
BALANCE	10,000 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. LEDA C 78436 CIVIL STATE OF CALIFORNIA

0 30 60 120 NORTH

DRAWING NAME: K:\2018\180881_Peninsula_Office_Park\ENG_Tentative_Map\cdpsheets.dwg
PLOT DATE: 08-14-20 PLOTTED BY: wort

PENINSULA HEIGHTS - SAN MATEO, CALIFORNIA

CAMPUS POP INVESTOR, LLC

GRADING PLAN
SOUTH SITE

BKF 100+ YEARS
ENGINEERS . SURVEYORS . PLANNERS
255 SHORELINE DR., SUITE 200
REDWOOD CITY, CA 94065
(650) 482–6300
www.bkf.com

JOB NO. 20180881-10
DATE 05-19-2020

C11.1

MATCHLINE: SEE SHEET C11.1

GARAGE FF 302.85 – 303.35
GARAGE FF 303.00 – 303.15
GARAGE FF 303.10 – 303.45
GARAGE FF 303.35 – 303.60
GARAGE FF 302.85 – 303.60
GARAGE FF 269.35 – 269.50
GARAGE FF 269.85 – 270.25
GARAGE FF 268.95 – 269.55
GARAGE FF 270.10 – 270.25
GARAGE FF 268.95 – 269.55
GARAGE FF 269.25 – 269.45
GARAGE FF 269.15 – 269.45
GARAGE FF 268.95 – 269.20
GARAGE FF 269.20 – 269.50
GARAGE FF 269.00 – 269.50

BIORETENTION SILVA CELLS (780 SF)
BIORETENTION SILVA CELLS (680 SF)
BIORETENTION SILVA CELLS (710 SF)
BIORETENTION SILVA CELLS (1,760 SF)
BIORETENTION SILVA CELLS (1,135 SF)
BIORETENTION SILVA CELLS (2,850 SF)

TRANSFORMER

CAMPUS DRIVE
ROW WIDTH VARIES (65' TO 69' +/-)

26TH AVENUE

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

GATE WITH KNOX BOX LOCK OR BOLLARDS TO BE INSTALLED.

REPLACE (E)CURB AND GUTTER WITH ROLLED CURB AND GUTTER PER CITY STANDARDS TO PROVIDE DRIVABLE SIDEWALK (205 LF)

(E)GATE TO BE REMOVED

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. 32–33; PER 78 M 32–33; EXC. NO. 8

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: 08-14-20 PLOTTED BY: wort

PENINSULA HEIGHTS - SAN MATEO, CALIFORNIA

CAMPUS POP INVESTOR, LLC

GRADING PLAN
SOUTH SITE

0 30 60 120 NORTH

JOB NO.	20180881-10
DATE	05-19-2020

BKF 100+ YEARS
ENGINEERS . SURVEYORS . PLANNERS
255 SHORELINE DR., SUITE 200
REDWOOD CITY, CA 94065
(650) 482–6300
www.bkf.com

C11.2

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:

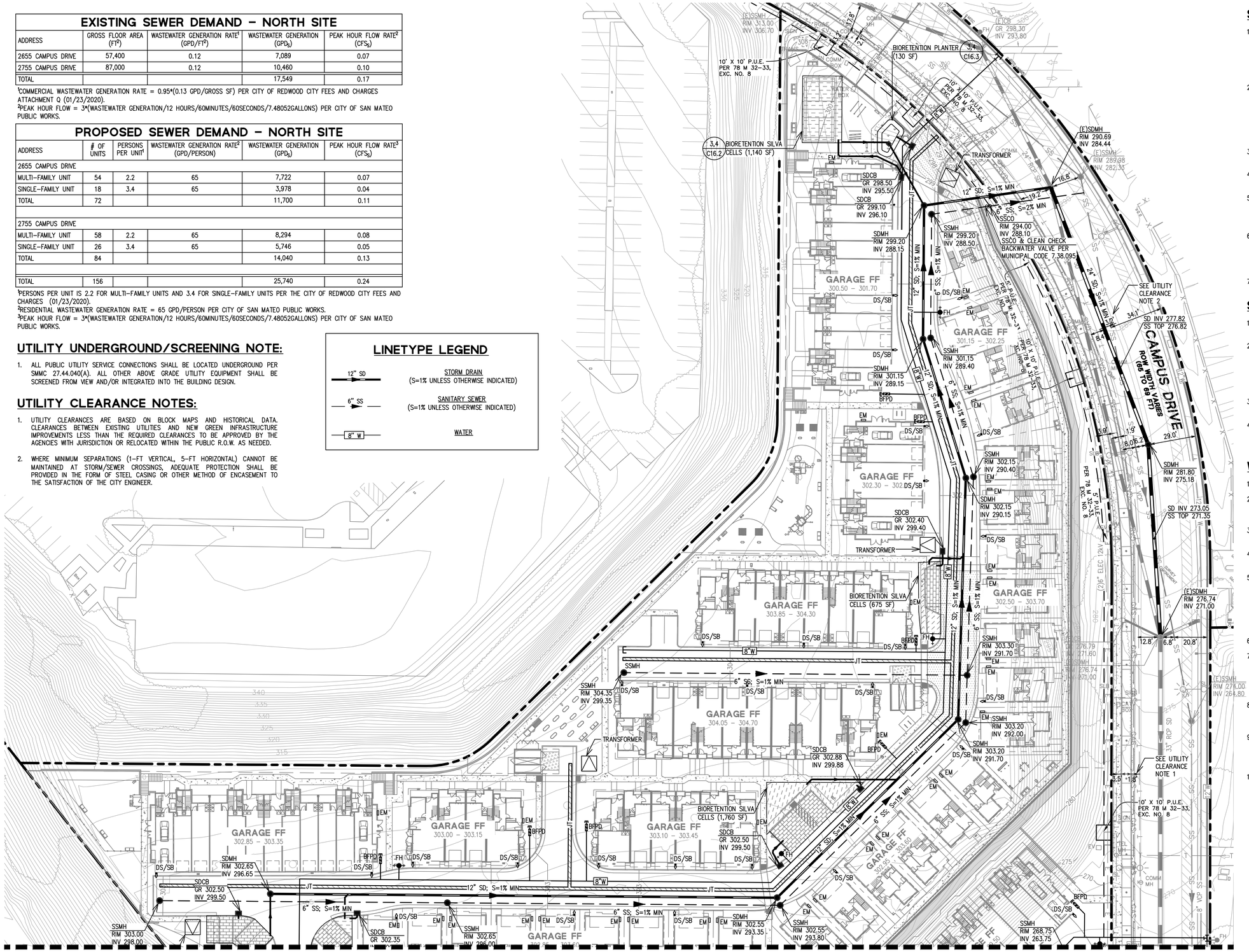
1. ALL PUBLIC UTILITY SERVICE CONNECTIONS SHALL BE LOCATED UNDERGROUND PER SMMC 27.44.040(A). ALL OTHER ABOVE GRADE UTILITY EQUIPMENT SHALL BE SCREENED FROM VIEW AND/OR INTEGRATED INTO THE BUILDING DESIGN.

UTILITY CLEARANCE NOTES:

1. UTILITY CLEARANCES ARE BASED ON BLOCK MAPS AND HISTORICAL DATA. CLEARANCES BETWEEN EXISTING UTILITIES AND NEW GREEN INFRASTRUCTURE IMPROVEMENTS LESS THAN THE REQUIRED CLEARANCES TO BE APPROVED BY THE AGENCIES WITH JURISDICTION OR RELOCATED WITHIN THE PUBLIC R.O.W. AS NEEDED.
2. WHERE MINIMUM SEPARATIONS (1-FT VERTICAL, 5-FT HORIZONTAL) CANNOT BE MAINTAINED AT STORM/SEWER CROSSINGS, ADEQUATE PROTECTION SHALL BE PROVIDED IN THE FORM OF STEEL CASING OR OTHER METHOD OF ENCASEMENT TO THE SATISFACTION OF THE CITY ENGINEER.

LINETYPE LEGEND

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



MATCHLINE: SEE SHEET C12.2

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 EACH CLUSTER OF UNITS AND AT EACH SINGLE FAMILY DWELLING UNIT. REFERENCE PLUMBING PLANS FOR MORE DETAIL.

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

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

0 30 60 NORTH 120

JOB NO.	20180881-10
DATE	05-19-2020

255 SHORELINE DR., SUITE 200
REDWOOD CITY, CA 94065
(650) 482-6300
www.bkf.com

BKF 100+ YEARS ENGINEERS . SURVEYORS . PLANNERS

C12.1

DRAWING NAME: K:\2018\180881_Peninsula_Office_Park\ENG_Tentative_Map\cdpsheets.dwg
PLOT DATE: 08-14-20 PLOTTED BY: wort

PENINSULA HEIGHTS - SAN MATEO, CALIFORNIA

CAMPUS POP INVESTOR, LLC

UTILITY PLAN
SOUTH SITE

MATCHLINE: SEE SHEET C12.1

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

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

PARCEL A
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

CAMPUS DRIVE
ROW WIDTH VARIES (65' TO 69' FT)

26TH AVENUE

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 303.60
GARAGE FF 269.35 – 269.50
GARAGE FF 269.85 – 270.25
GARAGE FF 268.95 – 269.55
GARAGE FF 270.10 – 270.25
GARAGE FF 268.95 – 269.55
GARAGE FF 269.20 – 269.50
GARAGE FF 269.25 – 269.45
GARAGE FF 269.15 – 269.45
GARAGE FF 269.00 – 269.50

SDMH RIM 302.65 INV 296.65
SDCB GR 302.50 INV 299.50
SDCB GR 302.35 INV 299.35
SSMH RIM 302.65 INV 296.00
SDCB GR 302.50 INV 299.50
SSMH RIM 302.55 INV 293.80
SDMH RIM 302.55 INV 293.35
SSMH RIM 268.75 INV 263.75
SDCB GR 268.75 INV 265.75
SSMH RIM 269.05 INV 258.70
SDMH RIM 269.05 INV 260.00
SSCO RIM 267.00 INV 257.95
SDMH RIM 265.60 INV 258.20
SDMH RIM 267.00 INV 259.00
SSMH RIM 268.70 INV 259.30
SDMH RIM 269.50 INV 262.85
SSMH RIM 269.90 INV 264.90
SSMH RIM 269.50 INV 262.40
SDCB GR 269.40 INV 266.40
SDCB GR 268.50 INV 265.50
SDMH RIM 268.65 INV 260.75
SDCB GR 268.70 INV 265.70
SDCB GR 268.50 INV 265.50
SDCB GR 268.50 INV 265.50
SSMH RIM 268.60 INV 263.60
SSMH RIM 268.80 INV 263.80
SDMH RIM 268.60 INV 262.60
SDMH RIM 268.65 INV 262.05
SSMH RIM 268.65 INV 261.50
SSMH RIM 268.85 INV 263.85
(E)SDMH RIM 267.56 INV 260.30
(E)SSMH RIM 261.49 INV 251.79
(E)SSMH 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 INV 204.0
(E)CB GR 255.0 INV 248.8
(E)CB GR 256.3 INV 248.3
(E)CB GR 224.5 INV 216.0

BIORETENTION SILVA CELLS (780 SF)
BIORETENTION SILVA CELLS (680 SF) 3,4 C16.2
BIORETENTION SILVA CELLS (1,760 SF)
BIORETENTION SILVA CELLS (710 SF)
BIORETENTION SILVA CELLS (1,135 SF) 3,4 C16.2
BIORETENTION SILVA CELLS (2,850 SF)

12" SD; S=1% MIN
6" SS; S=1% MIN
8" W
JT
DS/SB
EM
BFPD
FH
TRANSFORMER
LOOPED WATER SYSTEM
CLEAN CHECK BACKWATER VALVE PER MUNICIPAL CODE 7.38.095
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' P.U.E.
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
8" AC W
6" ELEC 12kV
10' P.U.E.
33" RCP SD
12" VCP SS
GAS
GRS
SS
W
T
ELEC
COMM
CATV
ASV
FIRE BOX
TEL MH
COMM MH
ELEC MH
CATV BOX
ELEC PED
COMM COMM
(2)6" ELEC 12kV

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

0 30 60 120
NORTH

DRAWING NAME: K:\2018\180881_Peninsula_Office_Park\ENG_Tentative_Map\cdpsheets.dwg
PLOT DATE: 08-14-20 PLOTTED BY: wort

PENINSULA HEIGHTS - SAN MATEO, CALIFORNIA

CAMPUS POP INVESTOR, LLC

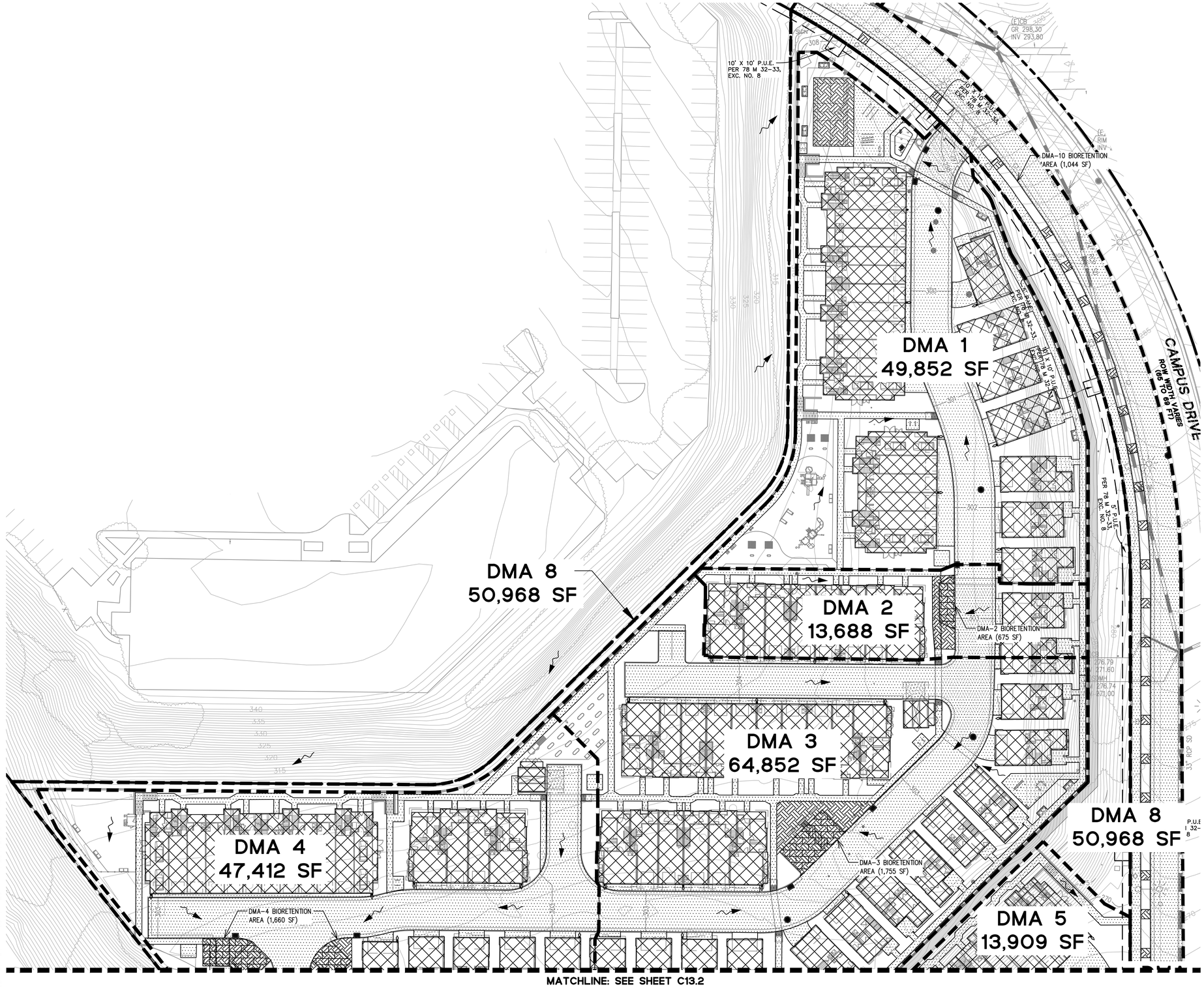
UTILITY PLAN SOUTH SITE

BKF 100+ YEARS
ENGINEERS . SURVEYORS . PLANNERS

JOB NO. 20180881-10
DATE 05-19-2020

255 SHORELINE DR., SUITE 200
REDWOOD CITY, CA 94065
(650) 482-6300
www.bkf.com

C12.2



LEGEND

- (P) PERVIOUS LANDSCAPE
- (P) PERVIOUS PAVEMENT
- (P) IMPERVIOUS HARDSCAPE
- (P) IMPERVIOUS BUILDING
- (P) BIORETENTION AREA
- (P) SILVA CELLS

	DMA 1	DMA 2	DMA 3	DMA 4	DMA 5
TOTAL AREA	49,852 SQ FT	13,688 SQ FT	64,852 SQ FT	47,412 SQ FT	13,909 SQ FT
(P) PERVIOUS AREA					
PERVIOUS LANDSCAPE	16,368 SQ FT	2,292 SQ FT	15,970 SQ FT	13,569 SQ FT	3,216 SQ FT
PERVIOUS PAVEMENT	0 SQ FT	300 SQ FT	780 SQ FT	1,100 SQ FT	710 SQ FT
TOTAL:	16,368 SQ FT	2,592 SQ FT	16,750 SQ FT	14,669 SQ FT	3,926 SQ FT
(P) IMPERVIOUS AREA					
HARDSCAPE	15,192 SQ FT	3,104 SQ FT	22,900 SQ FT	16,393 SQ FT	4,872 SQ FT
BUILDINGS	18,292 SQ FT	7,992 SQ FT	25,202 SQ FT	16,350 SQ FT	5,111 SQ FT
TOTAL:	33,484 SQ FT	11,096 SQ FT	48,102 SQ FT	32,743 SQ FT	9,983 SQ FT
INTERCEPTOR TREE CREDITS[5]	0 SQ FT	0 SQ FT	0 SQ FT	0 SQ FT	0 SQ FT
TOTAL EFFECTIVE IMPERVIOUS AREA[1]	35,121 SQ FT	11,355 SQ FT	49,777 SQ FT	34,210 SQ FT	10,376 SQ FT
REQUIRED LID TREATMENT AREA[2]	1,122 SQ FT	363 SQ FT	1,590 SQ FT	1,094 SQ FT	332 SQ FT
PROVIDED LID TREATMENT AREA[3]	1,270 SQ FT	675 SQ FT	1,755 SQ FT	1,660 SQ FT	710 SQ FT

	DMA 6	DMA 7	DMA 8[4]	DMA 9	DMA 10
TOTAL AREA	88,529 SQ FT	35,448 SQ FT	50,968 SQ FT	1,696 SQ FT	37,891 SQ FT
(P) PERVIOUS AREA					
PERVIOUS LANDSCAPE	18,518 SQ FT	8,763 SQ FT	50,968 SQ FT	144 SQ FT	5,266 SQ FT
PERVIOUS PAVEMENT	0 SQ FT	521 SQ FT	0 SQ FT	0 SQ FT	0 SQ FT
TOTAL:	18,518 SQ FT	9,284 SQ FT	50,968 SQ FT	144 SQ FT	5,266 SQ FT
(P) IMPERVIOUS AREA					
HARDSCAPE	28,528 SQ FT	15,829 SQ FT	0 SQ FT	1,552 SQ FT	32,625 SQ FT
BUILDINGS	41,483 SQ FT	10,335 SQ FT	0 SQ FT	0 SQ FT	0 SQ FT
TOTAL:	70,011 SQ FT	26,164 SQ FT	0 SQ FT	1,552 SQ FT	32,625 SQ FT
INTERCEPTOR TREE CREDITS[5]	0 SQ FT	0 SQ FT	0 SQ FT	0 SQ FT	2,900 SQ FT
TOTAL EFFECTIVE IMPERVIOUS AREA[1]	71,863 SQ FT	27,092 SQ FT	0 SQ FT	1,566 SQ FT	29,725 SQ FT
REQUIRED LID TREATMENT AREA[2]	2,300 SQ FT	866 SQ FT	0 SQ FT	50 SQ FT	968 SQ FT
PROVIDED LID TREATMENT AREA[3]	2,850 SQ FT	1,135 SQ FT	0 SQ FT	72 SQ FT	1044 SQ FT

NOTES:
1. EFFECTIVE IMPERVIOUS AREA IS EQUAL TO THE TOTAL IMPERVIOUS AREA PLUS 0.1 TIMES THE TOTAL PERVIOUS AREA PER THE SAN MATEO COUNTY C.3 MANUAL.
2. REQUIRED LID TREATMENT AREAS ARE DETERMINED FROM THE SAN MATEO COUNTY C.3 COMBINED FLOW AND VOLUME METHOD.
3. PROVIDED LID TREATMENT IS COMBINATION OF BIORETENTION AREAS AND SILVA CELLS.
4. DMA 8 DOES NOT REQUIRE A BIOTREATMENT AREA BECAUSE IT IS SELF-TREATING AND BYPASSES ONSITE STORM DRAIN SYSTEM.

STORM DRAIN NOTES:

1. SEE UNIT GRADING SHEETS (C16.6 AND C.16.7) FOR CONCEPTUAL DRAINAGE FOR INDIVIDUAL UNITS.
2. SITE IS SUBJECT TO SMCWPPP HYDROMODIFICATION REQUIREMENTS.

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

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

0 30 60 NORTH 120

JOB NO.	20180881-10
DATE	05-19-2020

255 SHORELINE DR., SUITE 200
REDWOOD CITY, CA 94065
(650) 482-6300
www.bkf.com

BKF 100+ YEARS
ENGINEERS . SURVEYORS . PLANNERS

DRAWING NAME: K:\2018\180881_Peninsula_Office_Park\ENG_Tentative_Map\cdpsheets.dwg
PLOT DATE: 08-14-20 PLOTTED BY: wort

PENINSULA HEIGHTS - SAN MATEO, CALIFORNIA

CAMPUS POP INVESTOR, LLC

STORMWATER CONTROL PLAN SOUTH SITE

C13.1

MATCHLINE: SEE SHEET C13.1

DMA 4
47,412 SF

DMA 8
50,968 SF

DMA 5
13,909 SF

DMA 10
37,891 SF

DMA 7
35,448 SF

DMA 6
88,529 SF

DMA 8
50,968 SF

DMA 9
1,696 SF

DMA-3 BIORETENTION AREA (1,755 SF)

DMA-4 BIORETENTION AREA (1,660 SF)

DMA-5 BIORETENTION AREA (710 SF)

DMA-6 BIORETENTION AREA (2,850 SF)

DMA-7 BIORETENTION AREA (1,135 SF)

TREE WELL TO PROVIDE TREATMENT FOR DMA-9 (36 SF)

TREE WELL TO PROVIDE TREATMENT FOR DMA-9 (36 SF)

CAMPUS DRIVE

ROW WIDTH VARIES

26TH AVENUE

P.U.E. I 32-33, 8

10' P.U.E.

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

10' P.U.E. PER PM 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 PM 32-33, EXC. NO. 8

(E)SDMH RIM 245.0 INV 240.2

(E)SDMH RIM 254.8 INV 246.7

(E)SDMH RIM 255.0 INV 248.8

(E)SDMH RIM 255.60 INV 249.60

(E)SDMH RIM 267.56 INV 260.30

(E)CB GR 224.5 INV 216.0

33" RCP SD

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

0 30 60 120

NORTH

DRAWING NAME: K:\2018\180881_Peninsula_Office_Park\ENG_Tentative_Map\cdpsheets.dwg
PLOT DATE: 08-14-20 PLOTTED BY: wort

PENINSULA HEIGHTS - SAN MATEO, CALIFORNIA

CAMPUS POP INVESTOR, LLC

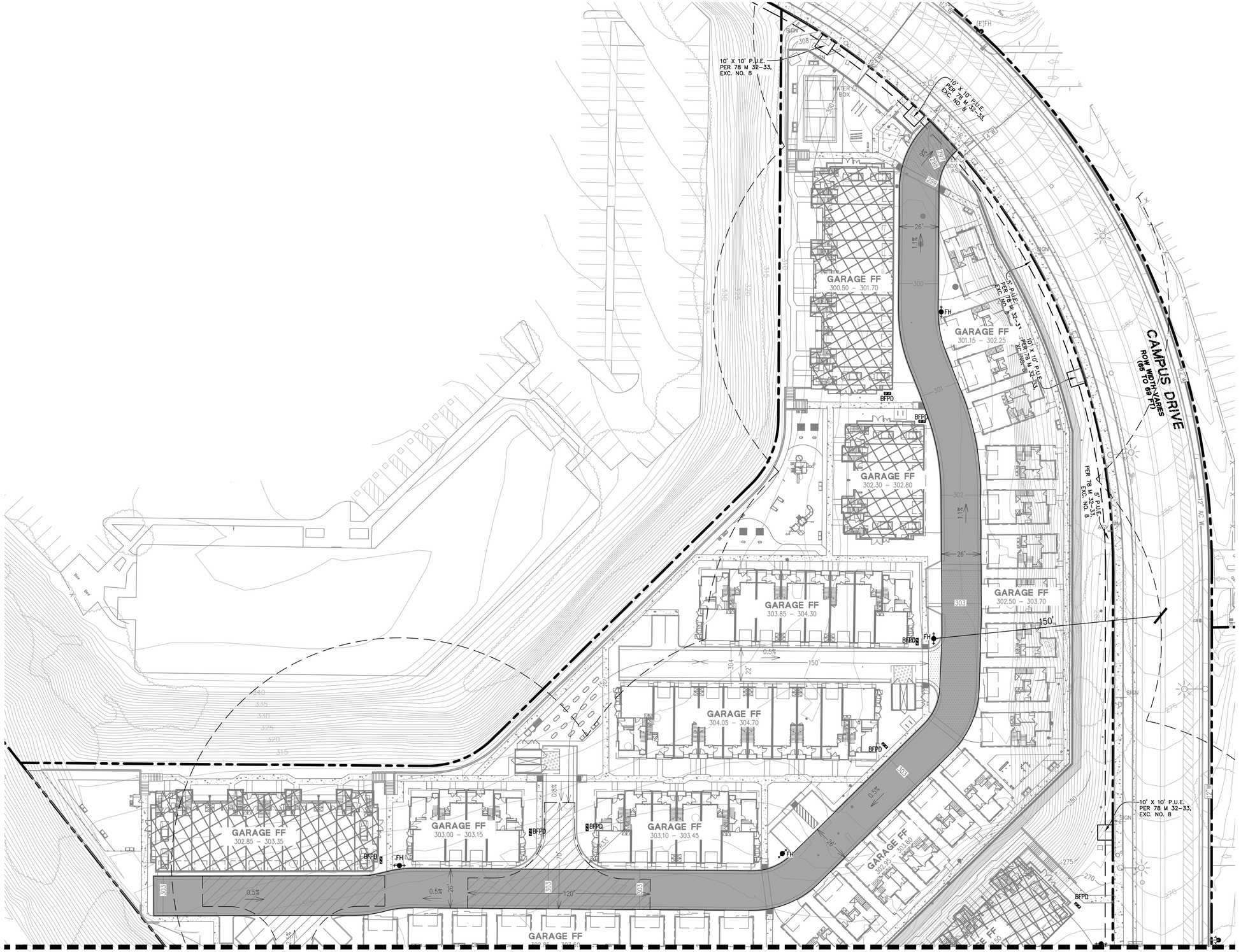
STORMWATER CONTROL PLAN
SOUTH SITE

BKF 100+ YEARS
ENGINEERS . SURVEYORS . PLANNERS

JOB NO.	20180881-10
DATE	05-19-2020

255 SHORELINE DR., SUITE 200
REDWOOD CITY, CA 94065
(650) 482-6300
www.bkf.com

C13.2



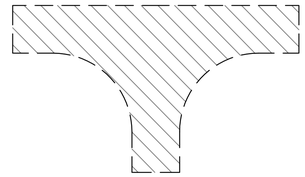
MATCHLINE: SEE SHEET C14.2

FIRE ACCESS NOTES:

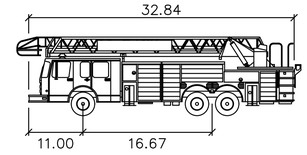
DESIGNATES 26–FT UNOBSTRUCTED FIRE LANE WIDTH AND NO LESS THAN 13.5–FT UNOBSTRUCTED HEIGHT FOR AERIAL APPARATUS ACCESS. ALL CURBS WITHIN SHALL BE RED PAINTED AND MARKED WITH WHITE CURB LETTERING "NO PARKING. FIRE LANE" AT NO LESS THAN 25–FT INTERVALS.

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.

4–STORY UNITS



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

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. LEDA
C 78436
CIVIL
STATE OF CALIFORNIA

0 30 60 NORTH 120

DRAWING NAME: K:\2018\180881_Peninsula_Office_Park\ENG_Tentative_Map\cdpsheets.dwg
PLOT DATE: 08-14-20 PLOTTED BY: wort

PENINSULA HEIGHTS - SAN MATEO, CALIFORNIA

CAMPUS POP INVESTOR, LLC

FIRE ACCESS PLAN SOUTH SITE

BkF 100+ YEARS
ENGINEERS . SURVEYORS . PLANNERS

JOB NO. 20180881-10
DATE 05-19-2020

255 SHORELINE DR.,
SUITE 200
REDWOOD CITY, CA 94065
(650) 482–6300
www.bkf.com

C14.1

MATCHLINE: SEE SHEET C14.1

GARAGE FF 302.85 – 303.35
GARAGE FF 303.00 – 303.15
GARAGE FF 303.10 – 303.45
GARAGE FF 303.60
GARAGE FF 302.85 – 303.60
GARAGE FF 269.35 – 269.50
GARAGE FF 269.85 – 270.25
GARAGE FF 268.95 – 269.55
GARAGE FF 270.10 – 270.25
GARAGE FF 268.95 – 269.55
GARAGE FF 269.25 – 269.45
GARAGE FF 269.15 – 269.45
GARAGE FF 269.20 – 269.50
GARAGE FF 269.00 – 269.50
GARAGE FF 268.95 – 269.20

BFPD
FH
0.5%
1.0%
6%
26'
22'
120'
70'
92'
303
269
268
10' X 10' P.U.E. PER 78 M 32–33, EXC. NO. 8
SIGN
(E)FH
8"W
8" AC W
12" AC W
CAMPUS DRIVE
ROW WIDTH VARIES (65' TO 69' FT)
5' P.U.E. PER 78 M 32–33, EXC. NO. 8
PARKING
GATE WITH KNOX BOX LOCK OR BOLLARDS TO BE INSTALLED.
REPLACE (E)CURB AND GUTTER WITH ROLLED CURB AND GUTTER PER CITY STANDARDS TO PROVIDE DRIVABLE SIDEWALK (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 OF 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
16' S.D.E. PER 78 M 32–33, EXC. NO. 8

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: 08–14–20 PLOTTED BY: wort

PENINSULA HEIGHTS - SAN MATEO, CALIFORNIA

CAMPUS POP INVESTOR, LLC

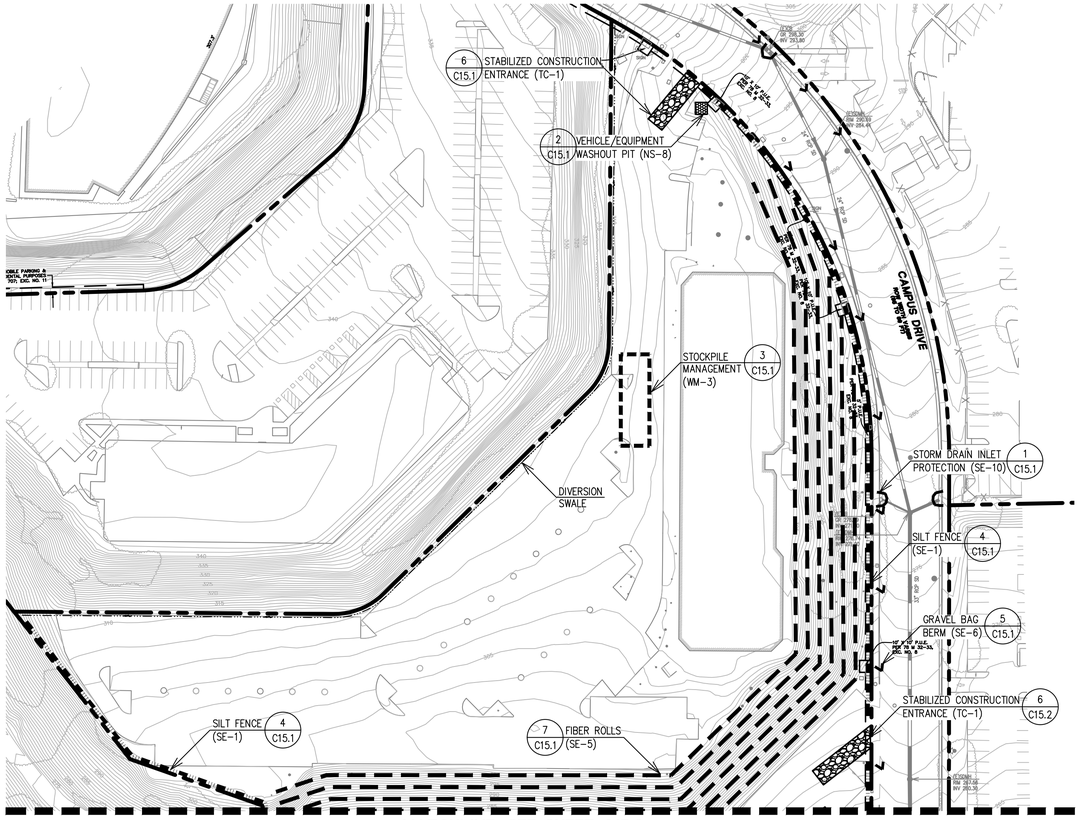
FIRE ACCESS PLAN SOUTH SITE

0 30 60 120 NORTH

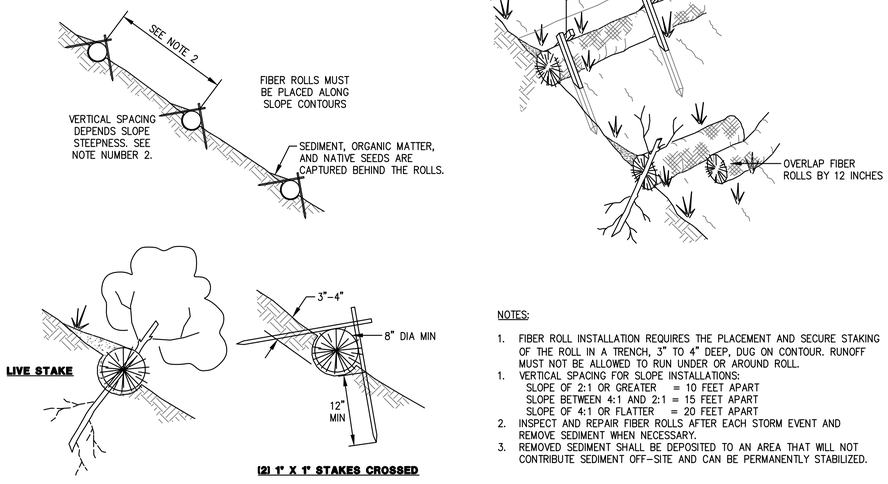
JOB NO.	20180881-10
DATE	05-19-2020

BKF 100+ YEARS
ENGINEERS . SURVEYORS . PLANNERS
255 SHORELINE DR., SUITE 200
REDWOOD CITY, CA 94065
(650) 482–6300
www.bkf.com

C14.2



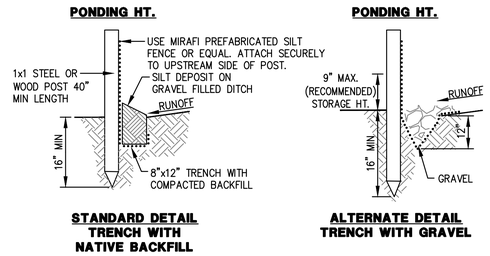
MATCHLINE: SEE SHEET C15.2

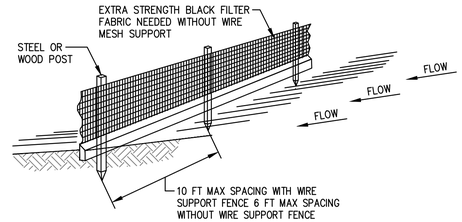


NOTES:

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.

7 — FIBER ROLL
NTS

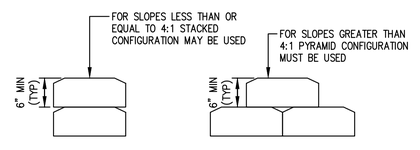




NOTES:

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.

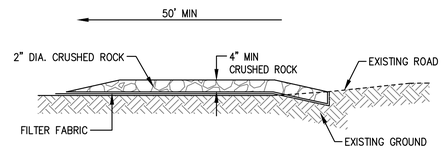
4 — SILT FENCE
NTS



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.

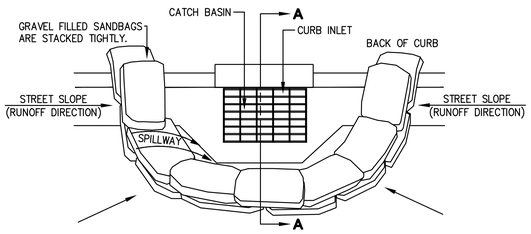
5 — GRAVEL BAG BERM
NTS



NOTES:

1. 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

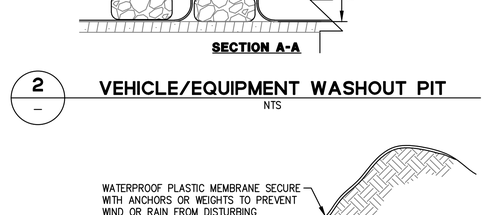


CURB INLET SEDIMENT BARRIER - SUMP

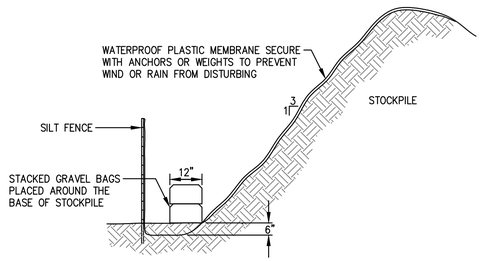
NOTES:

1. PLACE CURB TYPE SEDIMENT BARRIERS ON GENTLY SLOPING STREETS, WHERE WATER CAN POND AND ALLOW SEDIMENT TO SEPARATE FROM RUNOFF.
2. SANDBAGS OF EITHER BURLAP OR WOVEN GEOTEXTILE FABRIC, ARE FILLED WITH GRAVEL, LAYERED AND PACKED TIGHTLY.
3. LEAVE ONE SANDBAG GAP IN THE TOP ROW TO PROVIDE A SPILLWAY OVERFLOW.
4. INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH STORM EVENT, SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY.

1 — INLET PROTECTION
NTS



2 — VEHICLE/EQUIPMENT WASHOUT PIT
NTS



3 — STOCKPILE COVERING
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: 08-14-20 PLOTTED BY: wort

PENINSULA HEIGHTS - SAN MATEO, CALIFORNIA

CAMPUS POP INVESTOR, LLC

EROSION CONTROL PLAN SOUTH SITE

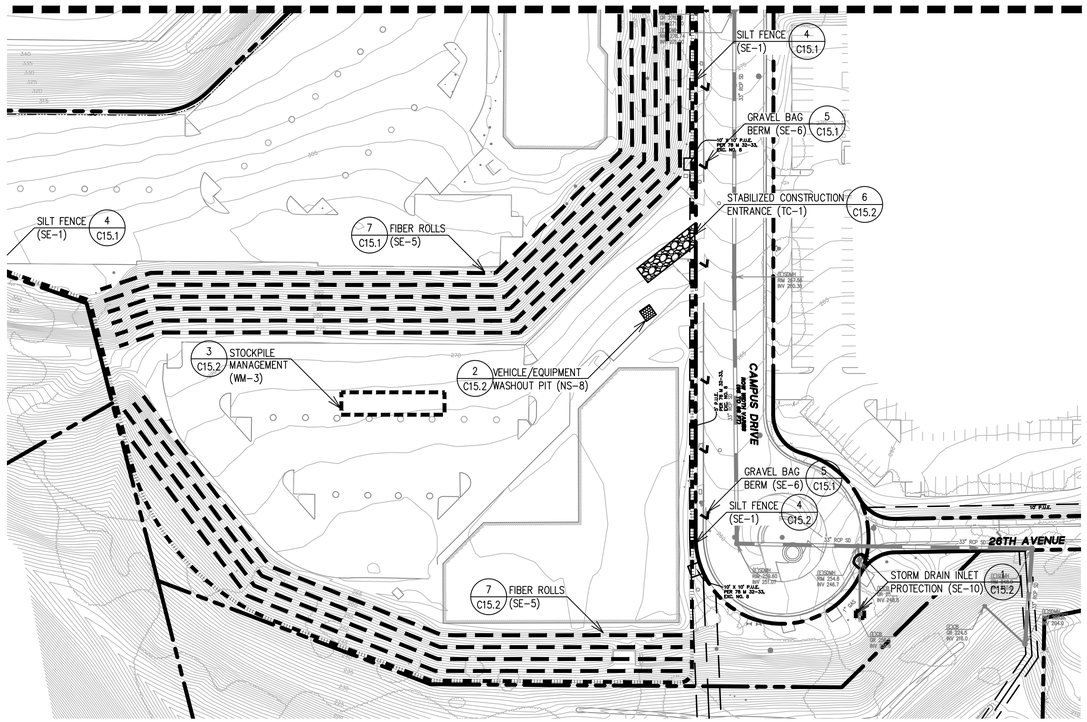
0 60 120 NORTH 240

JOB NO. 20180881-10
DATE 05-19-2020

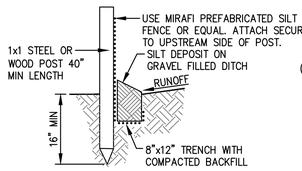
BKF 100+ YEARS
ENGINEERS . SURVEYORS . PLANNERS
255 SHORELINE DR., SUITE 200
REDWOOD CITY, CA 94065
(650) 482-6300
www.bkf.com

C15.1

MATCHLINE: SEE SHEET C15.1

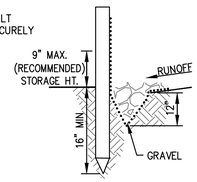


PONDING HT.

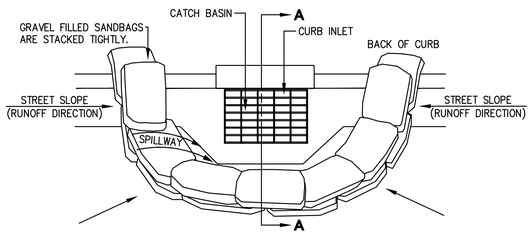


STANDARD DETAIL TRENCH WITH NATIVE BACKFILL

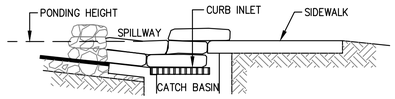
PONDING HT.



ALTERNATE DETAIL TRENCH WITH GRAVEL



PLAN VIEW

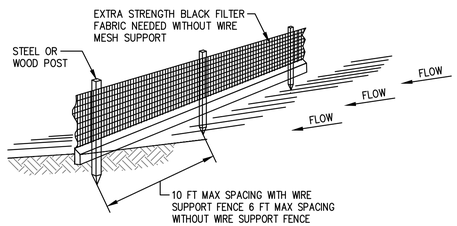


SECTION A-A

CURB INLET SEDIMENT BARRIER - SUMP

NOTES:

1. PLACE CURB TYPE SEDIMENT BARRIERS ON GENTLY SLOPING STREETS, WHERE WATER CAN POND AND ALLOW SEDIMENT TO SEPARATE FROM RUNOFF.
2. SANDBAGS OF EITHER BURLAP OR WOVEN GEOTEXTILE FABRIC, ARE FILLED WITH GRAVEL, LAYERED AND PACKED TIGHTLY.
3. LEAVE ONE SANDBAG GAP IN THE TOP ROW TO PROVIDE A SPILLWAY OVERFLOW.
4. INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH STORM EVENT, SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY.



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.

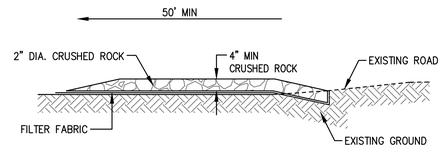
4 – SILT FENCE
NTS

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:

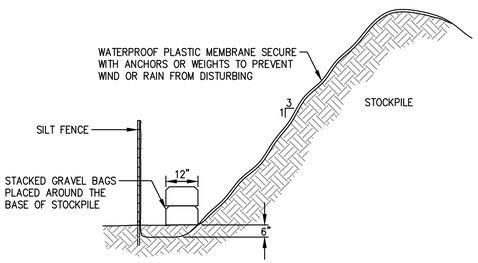
1. PROVIDE A FANNED STABILIZED CONSTRUCTION ENTRANCE TO ACCOMMODATE THE TURNING RADIUS OF CONSTRUCTION EQUIPMENT ON AND OFF THE PUBLIC STREET.
2. INSTALL ALONG NEW DWY CORRIDOR FOR THE FULL PROPOSED WIDTH.

6 – STABILIZED CONSTRUCTION ENTRANCE
NTS

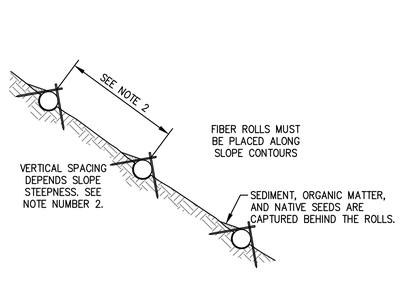
1 – INLET PROTECTION
NTS

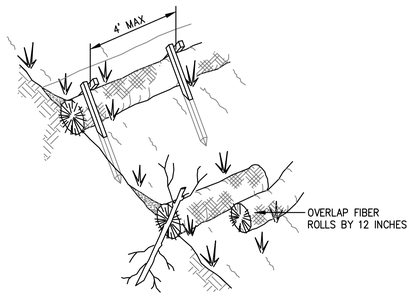
SECTION A-A

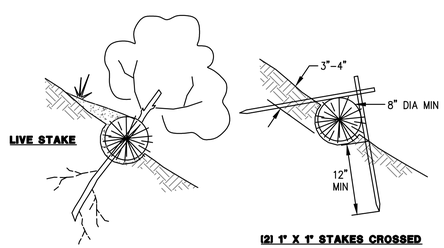
2 – VEHICLE/EQUIPMENT WASHOUT PIT
NTS



3 – STOCKPILE COVERING
NTS







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.

7 – FIBER ROLL
NTS

DRAWING NAME: K:\2018\180881_Peninsula_Office_Park\ENG_Tentative_Map\cdpsheets.dwg
PLOT DATE: 08-14-20 PLOTTED BY: wort

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

PENINSULA HEIGHTS - SAN MATEO, CALIFORNIA

CAMPUS POP INVESTOR, LLC

EROSION CONTROL PLAN SOUTH SITE

0 60 120 NORTH 240

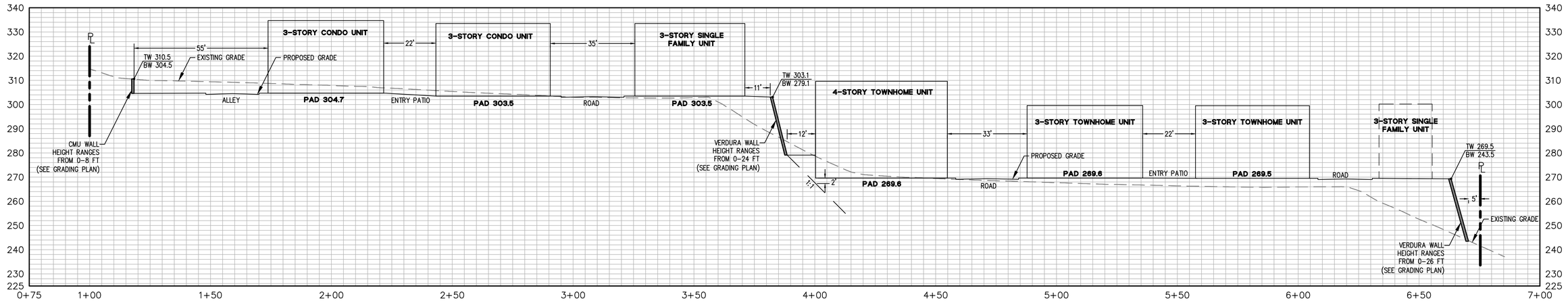
BKF 100+ YEARS
ENGINEERS . SURVEYORS . PLANNERS

JOB NO.	20180881-10
DATE	05-19-2020

255 SHORELINE DR., SUITE 200
REDWOOD CITY, CA 94065
(650) 482-6300
www.bkf.com

C15.2

SOUTH LOTS SECTION



PROFILE

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

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

0 20 40 NORTH 80

DRAWING NAME: K:\2018\180881_Peninsula_Office_Park\ENG_Tentative_Map\cdpsheets.dwg
PLOT DATE: 08-14-20 PLOTTED BY: wort

PENINSULA HEIGHTS - SAN MATEO, CALIFORNIA

CAMPUS POP INVESTOR, LLC

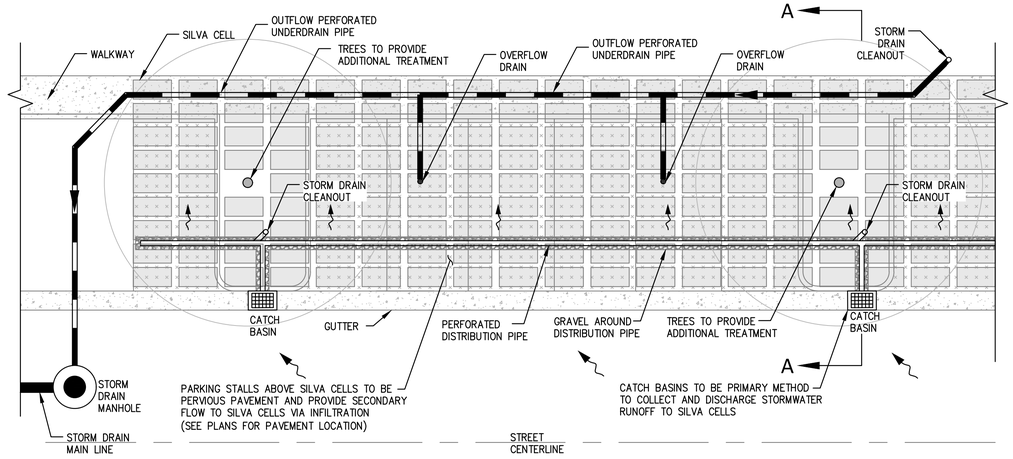
SOUTH LOTS SECTION

BkF 100+ YEARS
ENGINEERS . SURVEYORS . PLANNERS

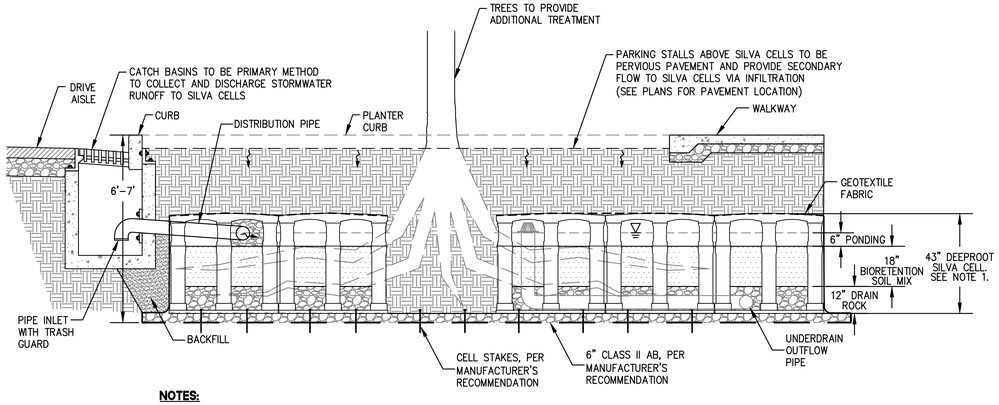
JOB NO. 20180881-10
DATE 05-19-2020

255 SHORELINE DR.,
SUITE 200
REDWOOD CITY, CA 94065
(650) 482-6300
www.bkf.com

C16.1



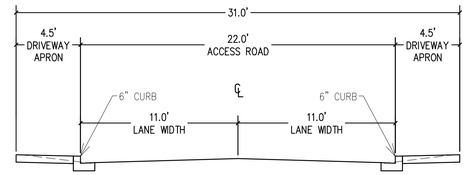
3 — SILVA CELL PLAN VIEW (TYPICAL)
NTS



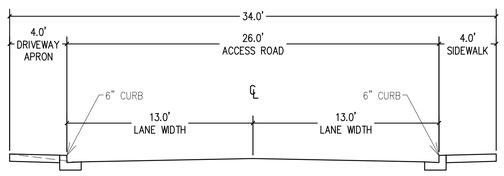
NOTES:

1. DETAIL TO BE USED IN CONJUCTION WITH DEEPROOT SILVA CELL STANDARD DETAILS AND IN ACCORDANCE WITH ALL MANUFACTURER'S SPECIFICATIONS.

4 — SILVA CELL SECTION A-A (TYPICAL)
NTS

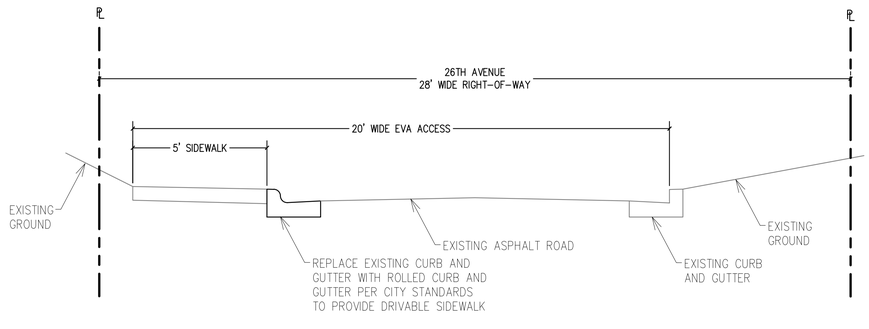


ALLEY ROAD SECTION
SCALE 1" = 5'



MAIN FIRE ACCESS ROAD SECTION
SCALE 1" = 5'

1 — ROAD CROSS SECTIONS
NTS



2 — 26TH AVENUE EVA CROSS SECTIONS
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: 08-14-20 PLOTTED BY: wort

PENINSULA HEIGHTS - SAN MATEO, CALIFORNIA

CAMPUS POP INVESTOR, LLC

DETAILS

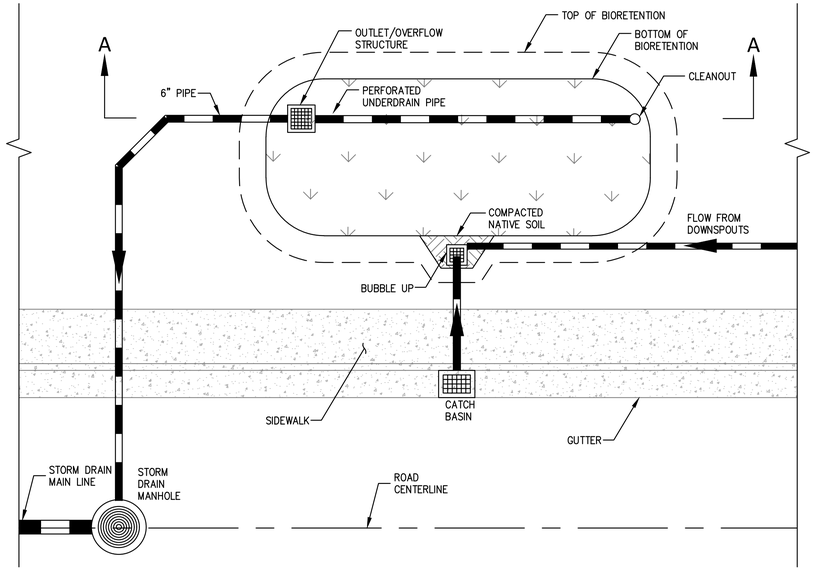
BKF 100+ YEARS
ENGINEERS . SURVEYORS . PLANNERS

NORTH

JOB NO. 20180881-10
DATE 05-19-2020

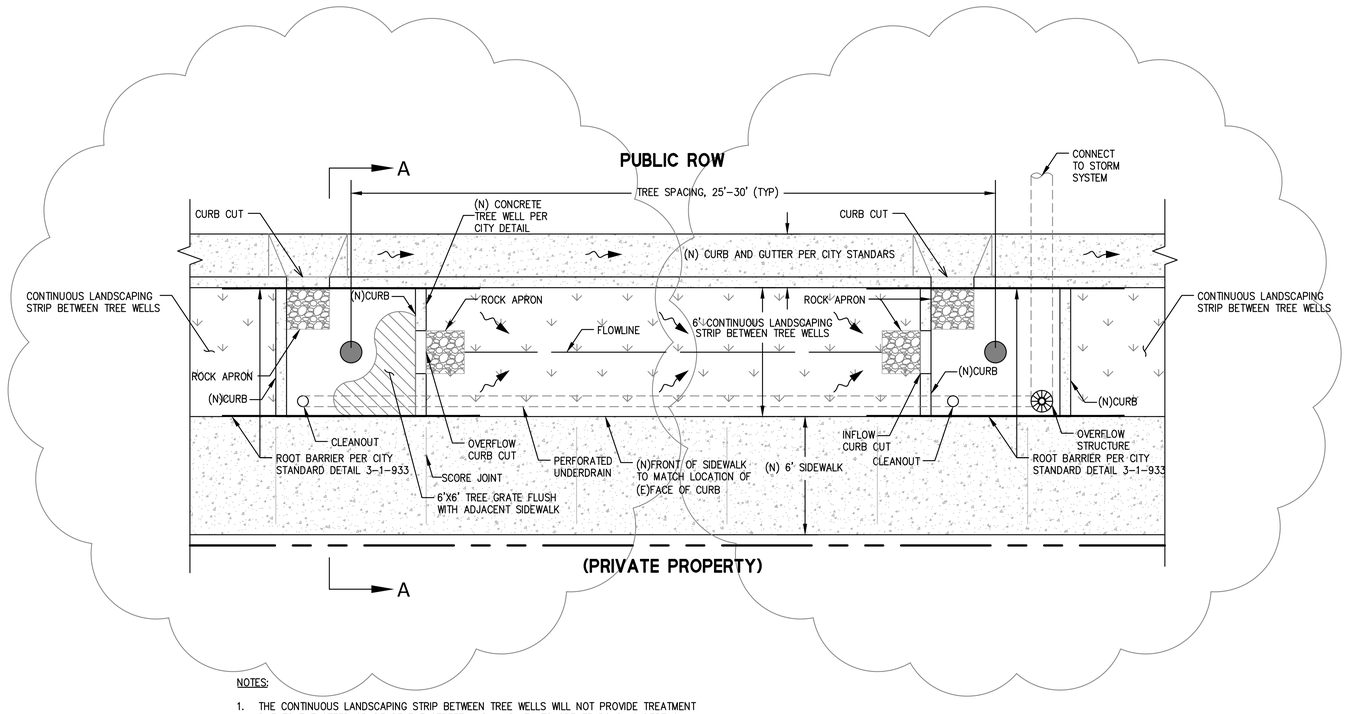
255 SHORELINE DR.,
SUITE 200
REDWOOD CITY, CA 94065
(650) 482-6300
www.bkf.com

C16.2



3 — BIORETENTION PLAN VIEW (TYPICAL)

NTS

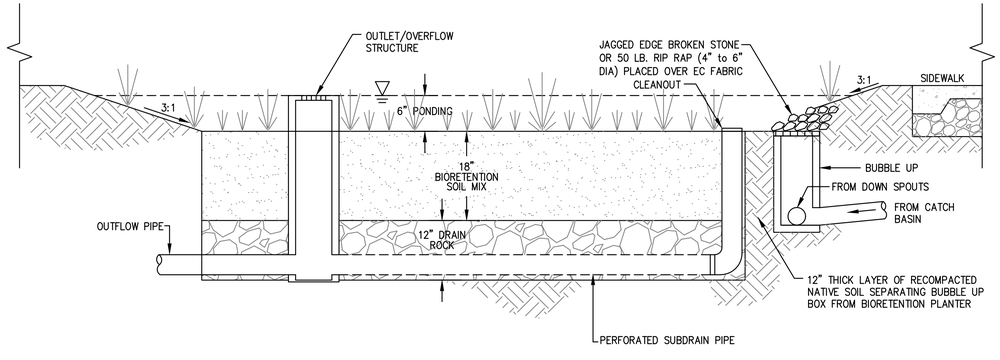


NOTES:

1. THE CONTINUOUS LANDSCAPING STRIP BETWEEN TREE WELLS WILL NOT PROVIDE TREATMENT DUE TO THE STEEP GRADE OF THE STREET AND INABILITY TO CREATE PONDING DEPTHS.

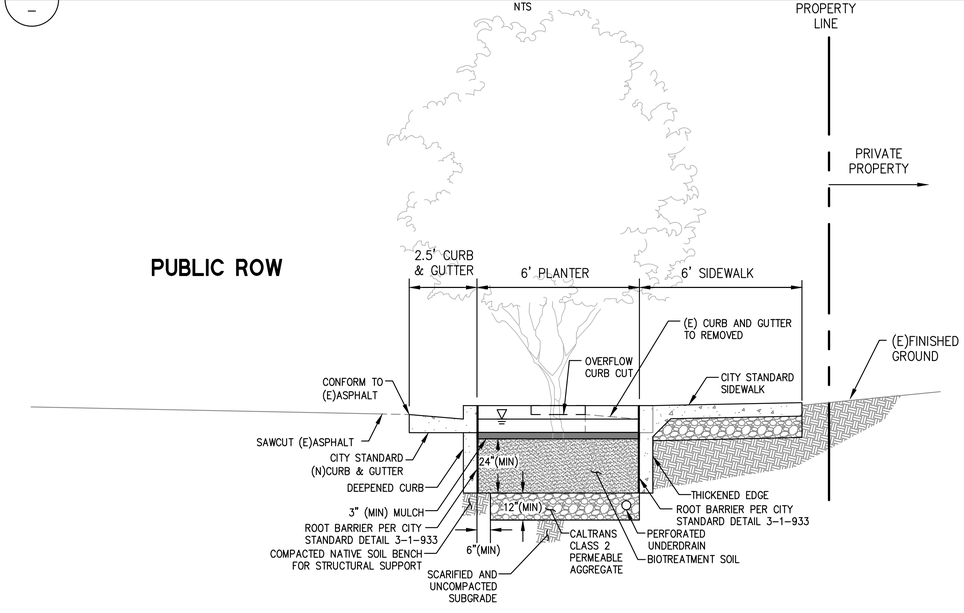
1 — GREEN INFRASTRUCTURE PLAN VIEW (TYPICAL)

NTS



4 — BIORETENTION SECTION A-A (TYPICAL)

NTS



2 — GREEN INFRASTRUCTURE SECTION VIEW (TYPICAL)

NTS

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

NORTH

DRAWING NAME: K:\2018\180881_Peninsula_Office_Park\ENG_Tentative_Map\cdpsheets.dwg
PLOT DATE: 08-14-20 PLOTTED BY: wort

PENINSULA HEIGHTS - SAN MATEO, CALIFORNIA

CAMPUS POP INVESTOR, LLC

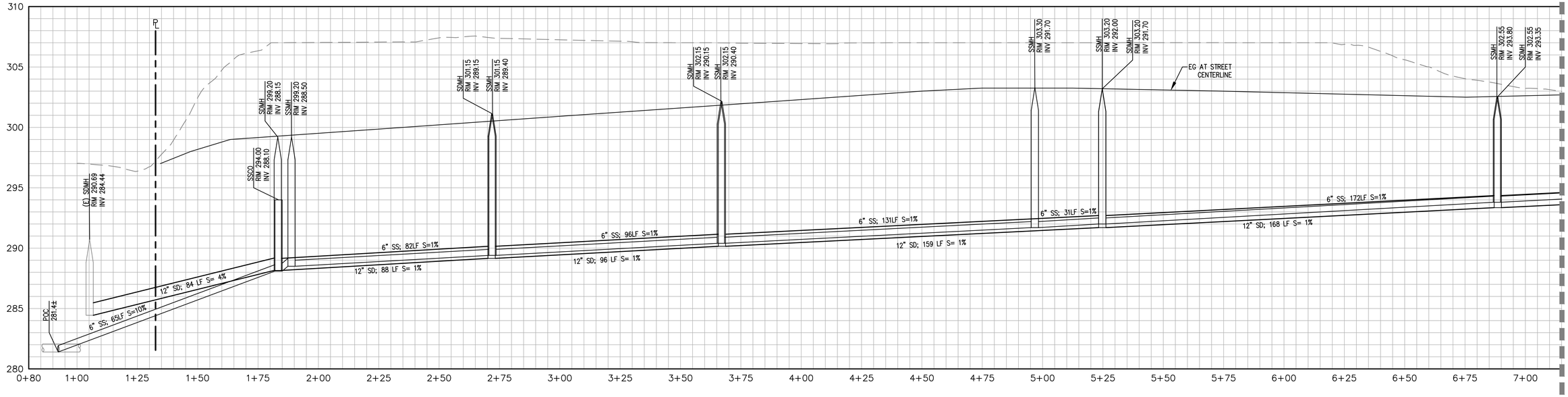
DETAILS

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

JOB NO.	20180881-10
DATE	05-19-2020

C16.3

PRIVATE STREET A



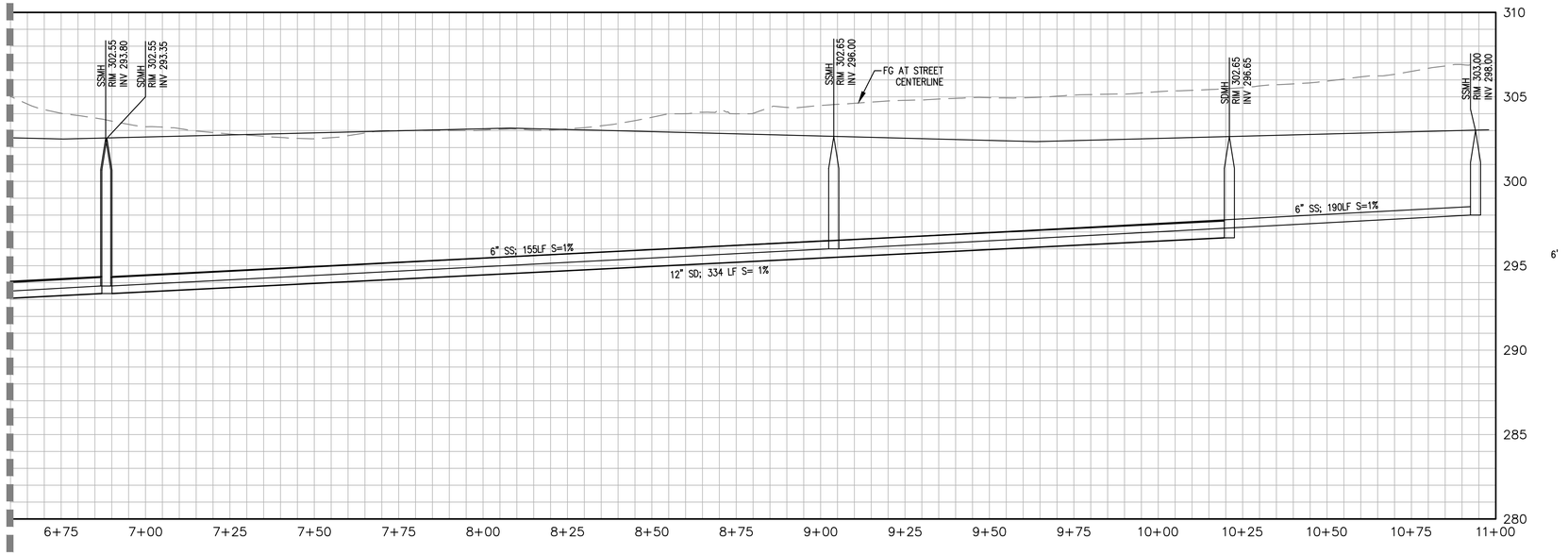
PROFILE

SCALE: 1" = 20' HORIZ.
1" = 4' VERT.

MATCH LINE-SEE BELOW

MATCH LINE-SEE ABOVE

PRIVATE STREET A



PROFILE

SCALE: 1" = 20' HORIZ.
1" = 4' VERT.

DRAWING NAME: K:\2018\180881_Peninsula_Office_Park\ENG_Tentative_Map\cdpsheets.dwg
PLOT DATE: 08-14-20 PLOTTED BY: wort

PENINSULA HEIGHTS - SAN MATEO, CALIFORNIA

CAMPUS POP INVESTOR, LLC

PRIVATE STREETS PROFILE

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

NORTH

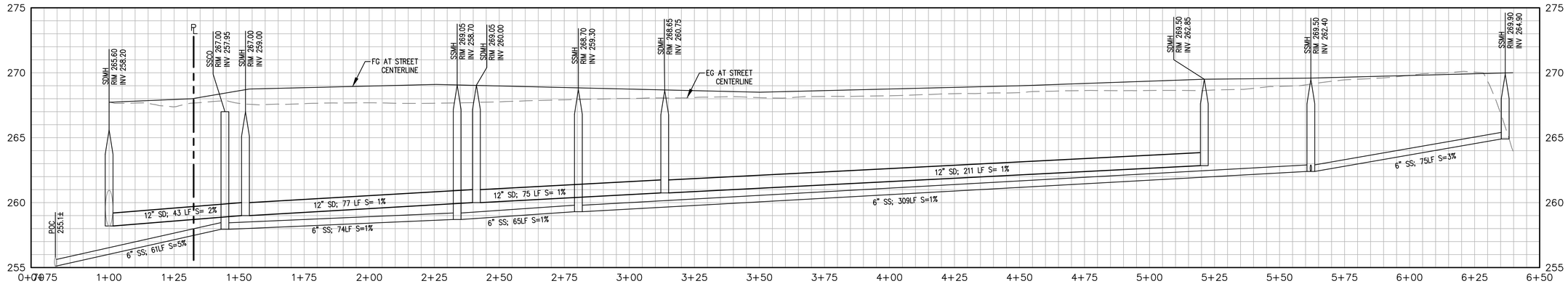
BKF 100+ YEARS
ENGINEERS . SURVEYORS . PLANNERS

JOB NO.	20180881-10
DATE	05-19-2020

255 SHORELINE DR.,
SUITE 200
REDWOOD CITY, CA 94065
(650) 482-6300
www.bkf.com

C16.4

PRIVATE STREET B



PROFILE

SCALE: 1" = 20' HORIZ.
1" = 4' VERT.

DRAWING NAME: K:\2018\180881_Peninsula_Office_Park\ENG_Tentative_Map\c-dpsheets.dwg
PLOT DATE: 08-14-20 PLOTTED BY: wort

PENINSULA HEIGHTS - SAN MATEO, CALIFORNIA

CAMPUS POP INVESTOR, LLC

PRIVATE STREETS PROFILE

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

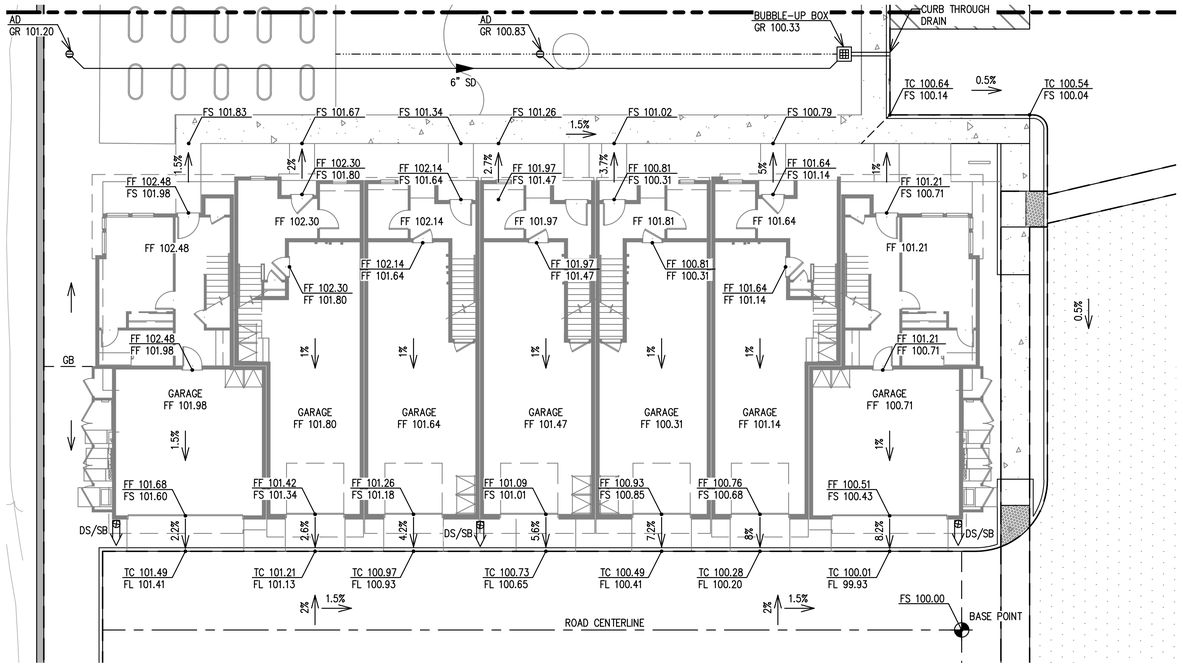
NORTH

BKF 100+ YEARS
ENGINEERS . SURVEYORS . PLANNERS

JOB NO. 20180881-10
DATE 05-19-2020

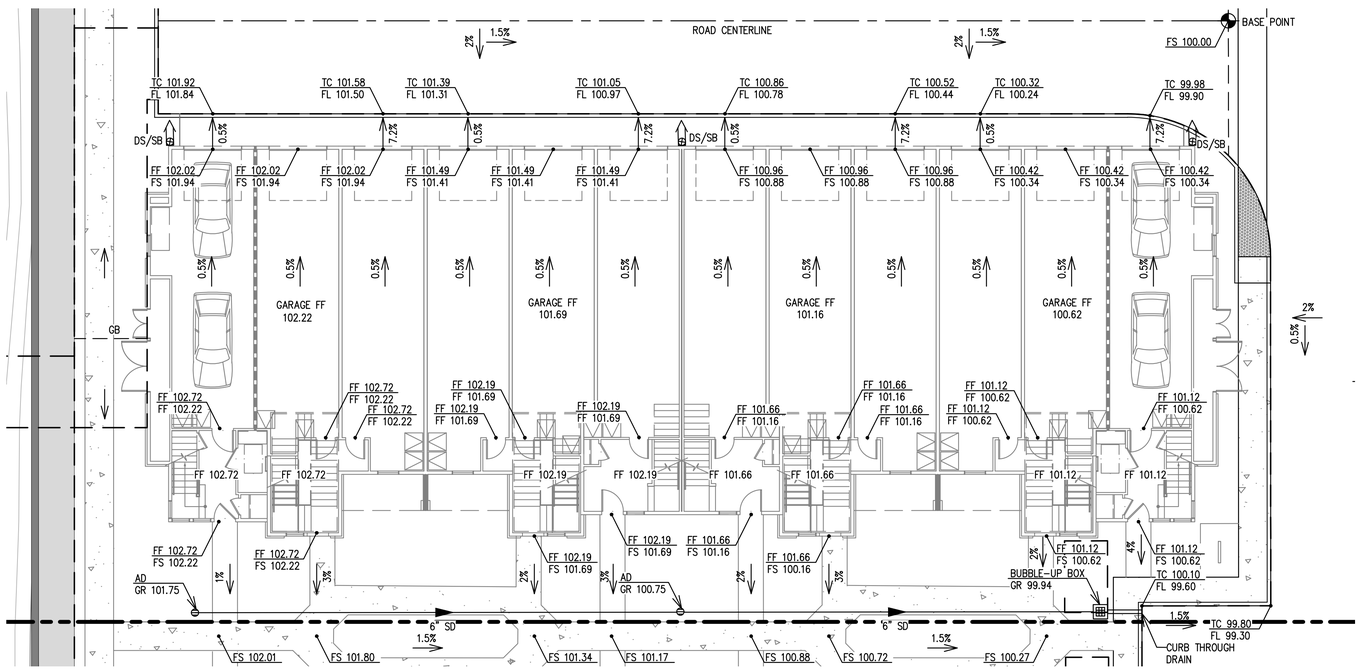
255 SHORELINE DR.,
SUITE 200
REDWOOD CITY, CA 94065
(650) 482-6300
www.bkf.com

C16.5



3-STORY TOWNHOMES

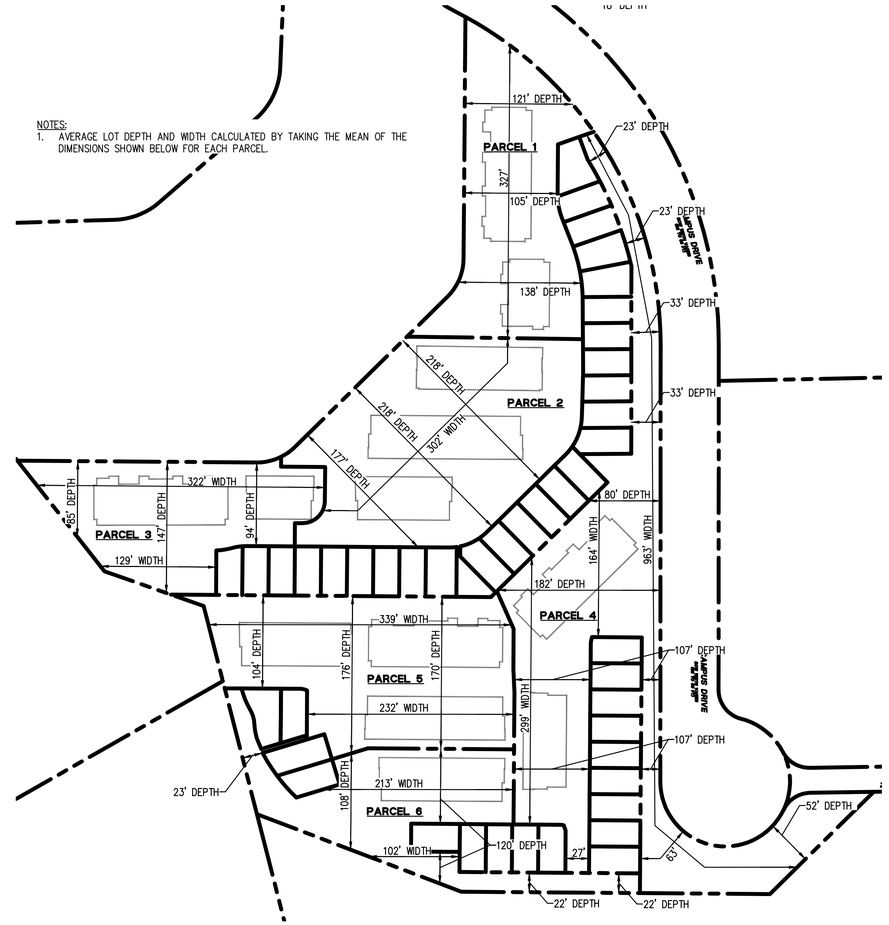
1" = 10'



4-STORY TOWNHOME OVER FLATS (GROUND LEVEL ENTRY)

1" = 10'

NOTES:
1. AVERAGE LOT DEPTH AND WIDTH CALCULATED BY TAKING THE MEAN OF THE DIMENSIONS SHOWN BELOW FOR EACH PARCEL.



AVERAGE LOT DEPTH AND WIDTH CALCULATION

1" = 80'

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: 08-14-20 PLOTTED BY: wort

PENINSULA HEIGHTS - SAN MATEO, CALIFORNIA

CAMPUS POP INVESTOR, LLC

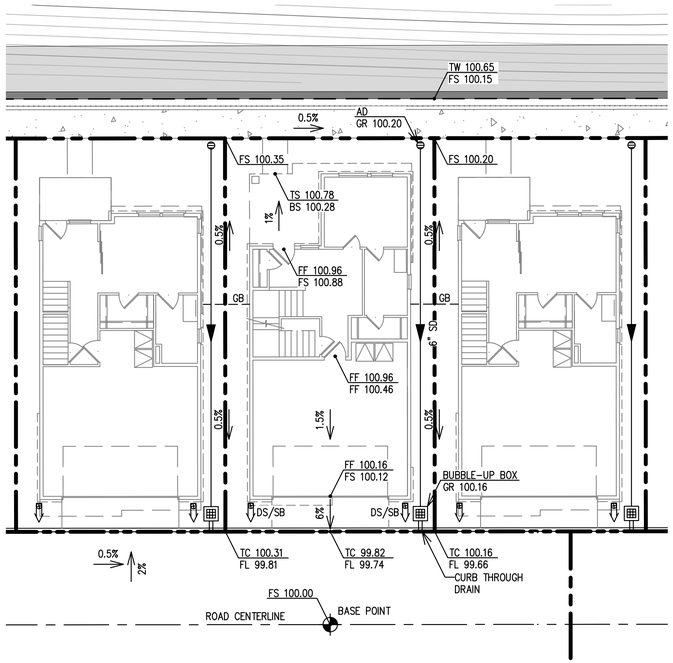
SOUTH LOTS UNIT GRADING

0 20 40 80 NORTH

JOB NO.	20180881-10
DATE	05-19-2020

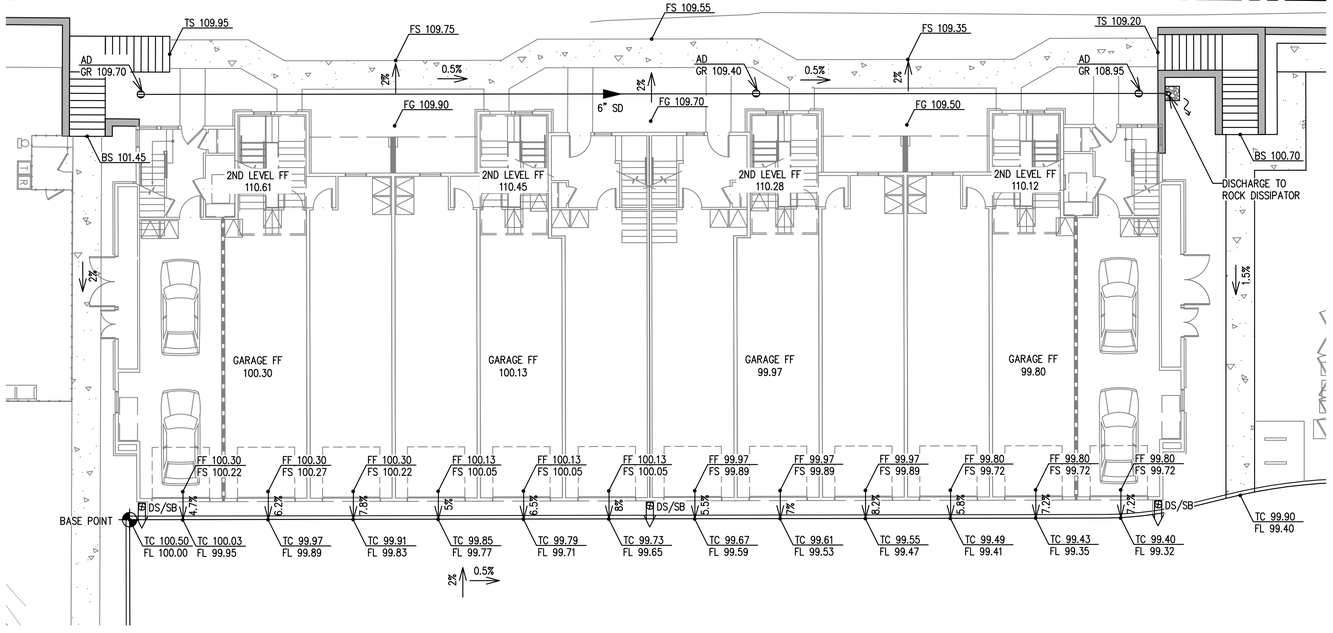
BKF 100+ YEARS
ENGINEERS . SURVEYORS . PLANNERS
255 SHORELINE DR., SUITE 200
REDWOOD CITY, CA 94065
(650) 482-6300
www.bkf.com

C16.6



SINGLE FAMILY DWELLING (DETACHED)

1" = 10'



4-STORY TOWNHOME OVER FLATS (2ND LEVEL ENTRY)

1" = 10'

DRAWING NAME: K:\2018\180881_Peninsula_Office_Park\ENG_Tentative_Map\cdpsheets.dwg
PLOT DATE: 08-14-20 PLOTTED BY: wort

PENINSULA HEIGHTS - SAN MATEO, CALIFORNIA

CAMPUS POP INVESTOR, LLC

SOUTH LOTS UNIT GRADING

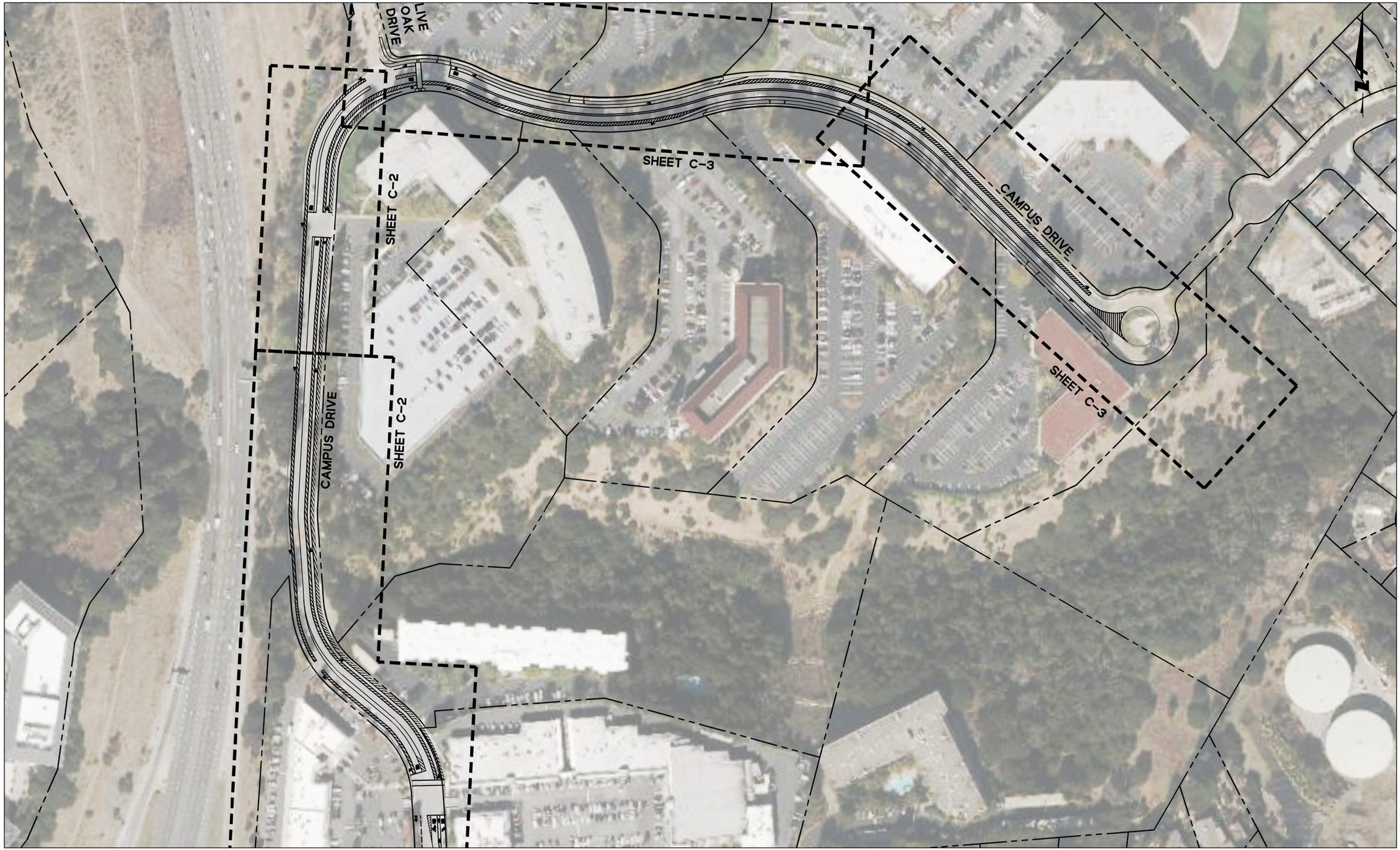
REGISTERED PROFESSIONAL ENGINEER
DALE J. LEDA
C 78436
CIVIL
STATE OF CALIFORNIA

0 20 40 NORTH 80

JOB NO. 20180881-10
DATE 05-19-2020

BkF 100+ YEARS
ENGINEERS . SURVEYORS . PLANNERS
255 SHORELINE DR.,
SUITE 200
REDWOOD CITY, CA 94065
(650) 482-6300
www.bkf.com

C16.7



0 80 160

GRAPHIC SCALE

DRAWING NAME: K:\2018\180881_Peninsula_Office_Park\ENG\EXHIBITS\2020-08-12_Road_Striping\cdstriping_to_intersection.dwg
PLOT DATE: 08-13-20 PLOTTED BY: polt

PENINSULA HEIGHTS - SAN MATEO, CALIFORNIA

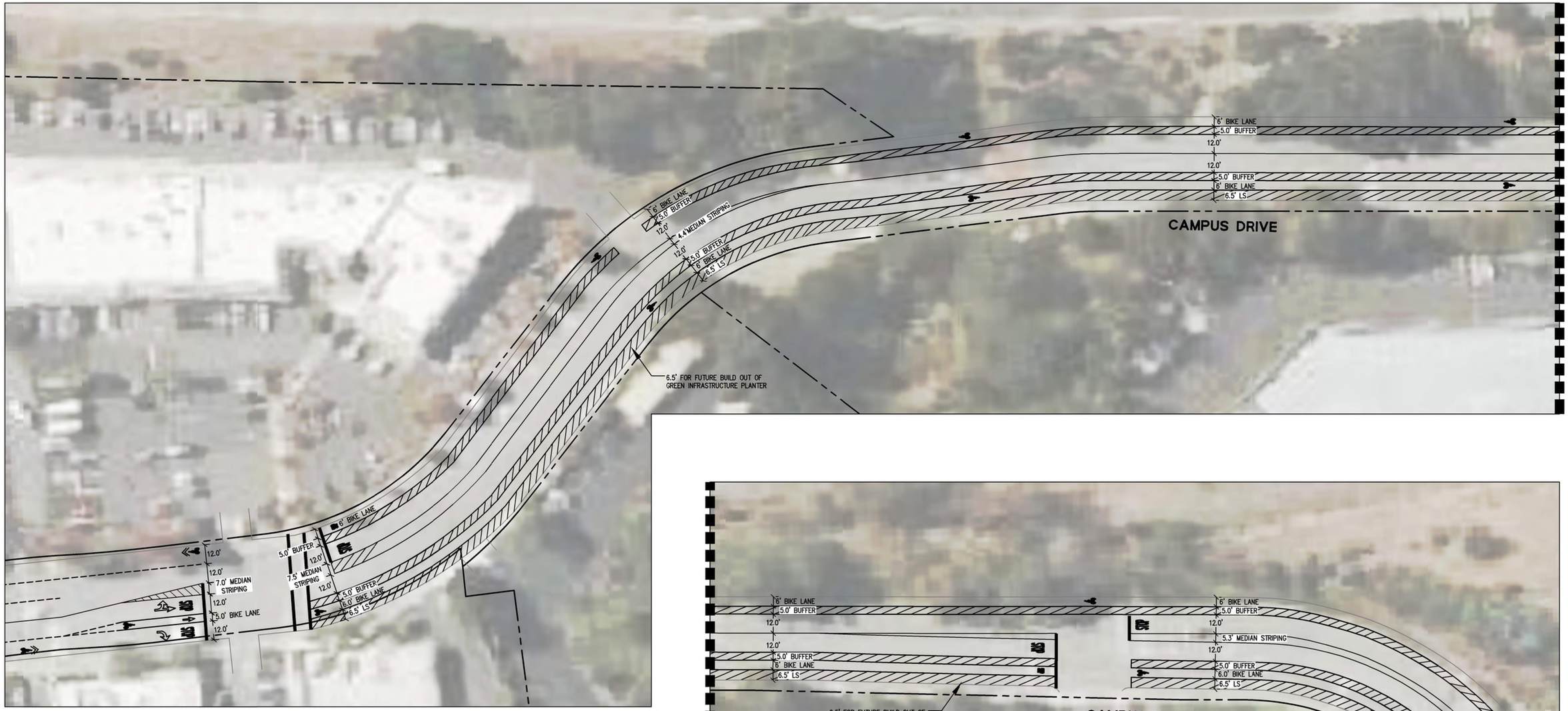
CAMPUS POP INVESTOR, LLC

CONCEPTUAL STRIPING PLAN
CAMPUS DRIVE

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

JOB NO. 20180881-10
DATE 08-12-2020

C-1



DRAWING NAME: K:\2018\180881_Peninsula_Office_Park\ENG\EXHIBITS\2020-08-12_Road_Striping\cdstriping_to_intersection.dwg
PLOT DATE: 08-13-20 PLOTTED BY: polt

PENINSULA HEIGHTS - SAN MATEO, CALIFORNIA

CAMPUS POP INVESTOR, LLC

CONCEPTUAL STRIPING PLAN
CAMPUS DRIVE

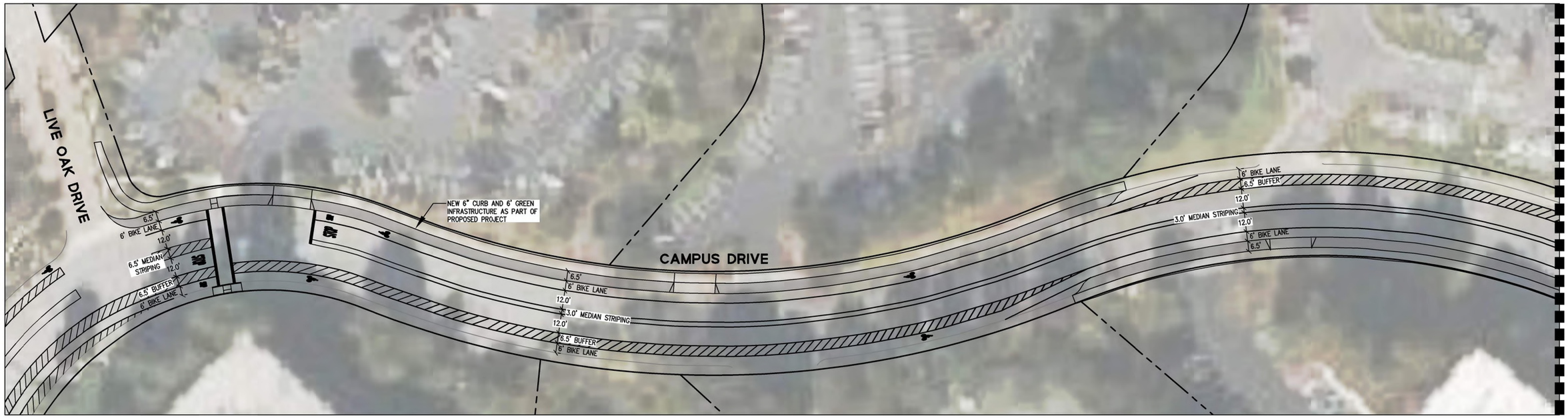
0 30 60

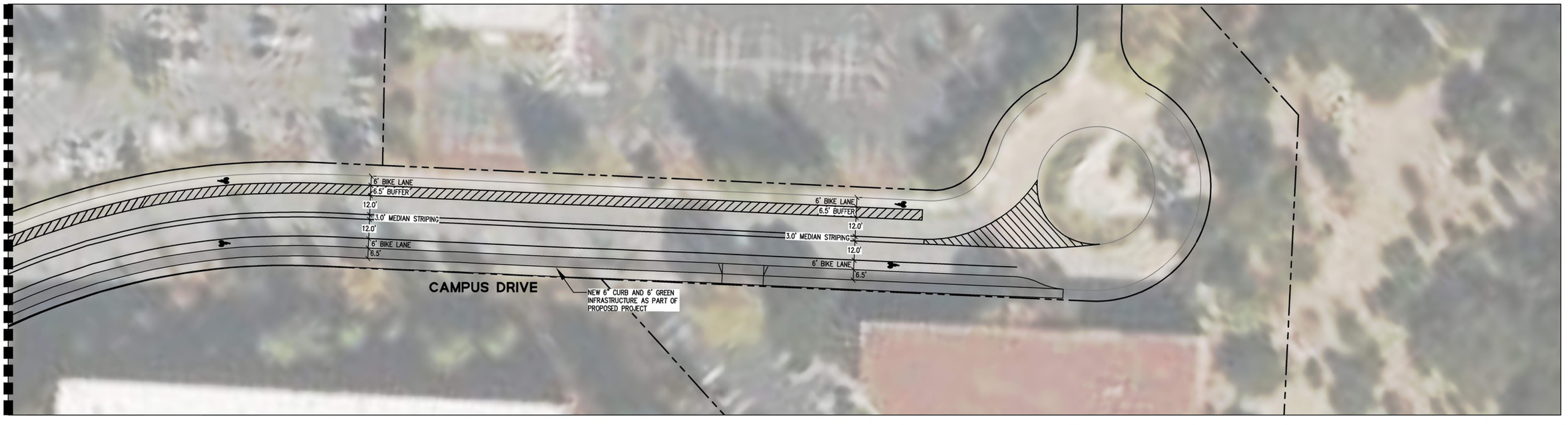
GRAPHIC SCALE

JOB NO.	20180881-10
DATE	08-12-2020

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

C-2





DRAWING NAME: K:\2018\180881_Peninsula_Office_Park\ENG\EXHIBITS\2020-08-12_Road_Striping\cdstriping_to_inter section.dwg
PLOT DATE: 08-13-20
PLOTTED BY: polt

PENINSULA HEIGHTS - SAN MATEO, CALIFORNIA

CAMPUS POP INVESTOR, LLC

CONCEPTUAL STRIPING PLAN
CAMPUS DRIVE

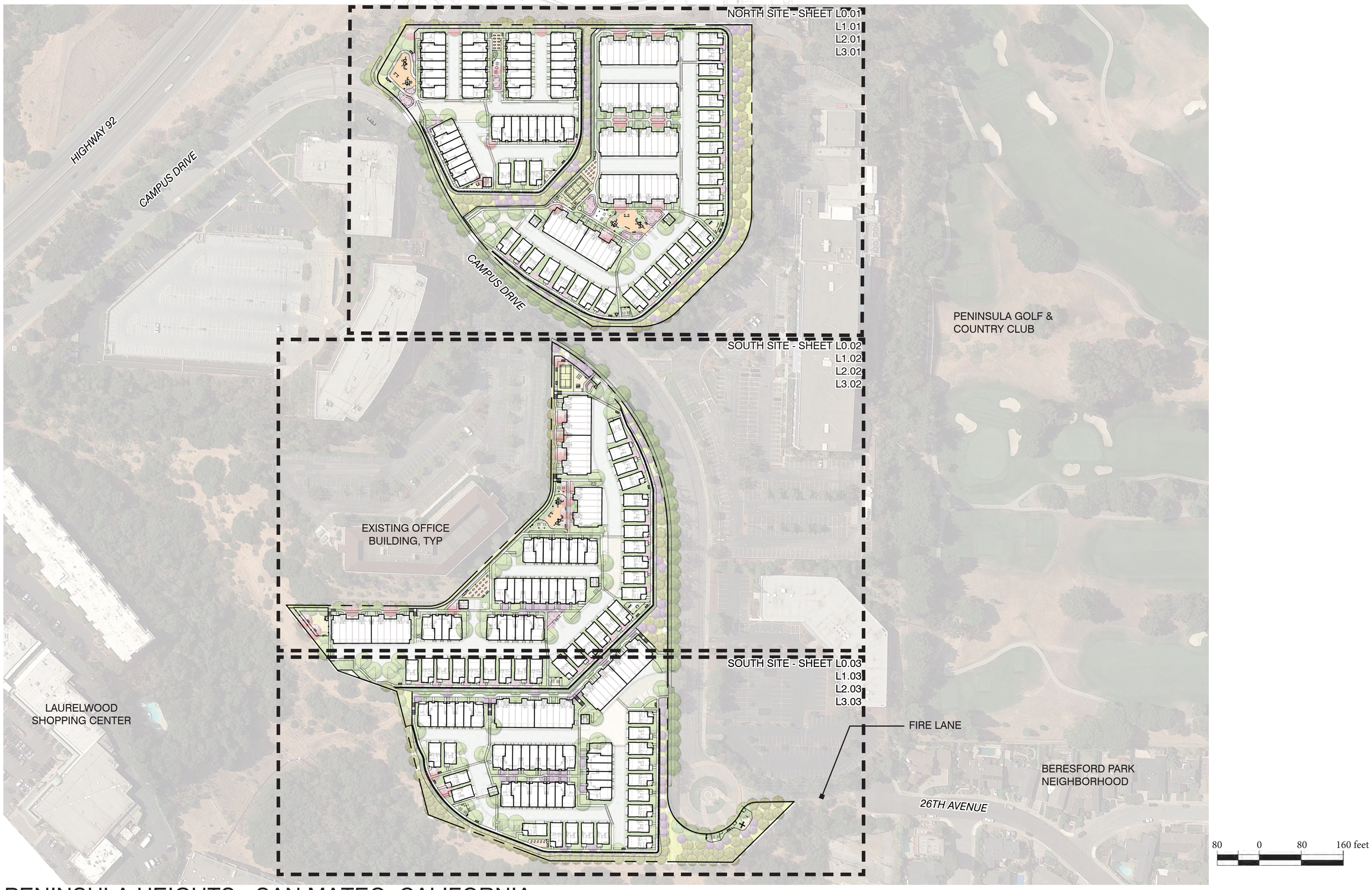
0 30 60

GRAPHIC SCALE

JOB NO.	20180881-10
DATE	08-12-2020

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

C-3



PENINSULA HEIGHTS - SAN MATEO, CALIFORNIA

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 08-13-20

NORTH

L0.00

BUILDING SETBACK

MATCHLINE – SEE SHEET L0.02

LEGEND:

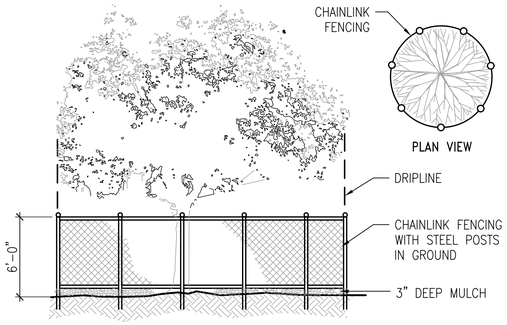
- EXISTING ONSITE TREE TO REMAIN, SEE ARBORIST REPORT AND TREE PROTECTION PLANS FOR MORE INFORMATION
- EXISTING OFFSITE TREE TO REMAIN, SEE ARBORIST REPORT AND TREE PROTECTION PLANS FOR MORE INFORMATION
- EXISTING TREE OVER 6" CALIPER TO BE REMOVED, SEE ARBORIST REPORT FOR MORE INFORMATION
- EXISTING 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 FEBRUARY 6, 2020 (REVISED 7/9/2020) 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.

NORTH AND SOUTH PARCEL NON-HERITAGE TREES TO BE REMOVED	184
NORTH AND SOUTH PARCEL HERITAGE TREES TO BE REMOVED	144

NOTES:
1. REFER TO ARBORIST REPORT FROM TRAVERSO TREE SERVICE DATED FEBRUARY 6, 2020 (REVISED 7/9/2020) 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
SCALE: 3/16" = 1'

PENINSULA HEIGHTS - SAN MATEO, CALIFORNIA

CAMPUS POP INVESTOR, LLC

TREE REMOVAL AND MITIGATION PLAN - NORTH PARCEL

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

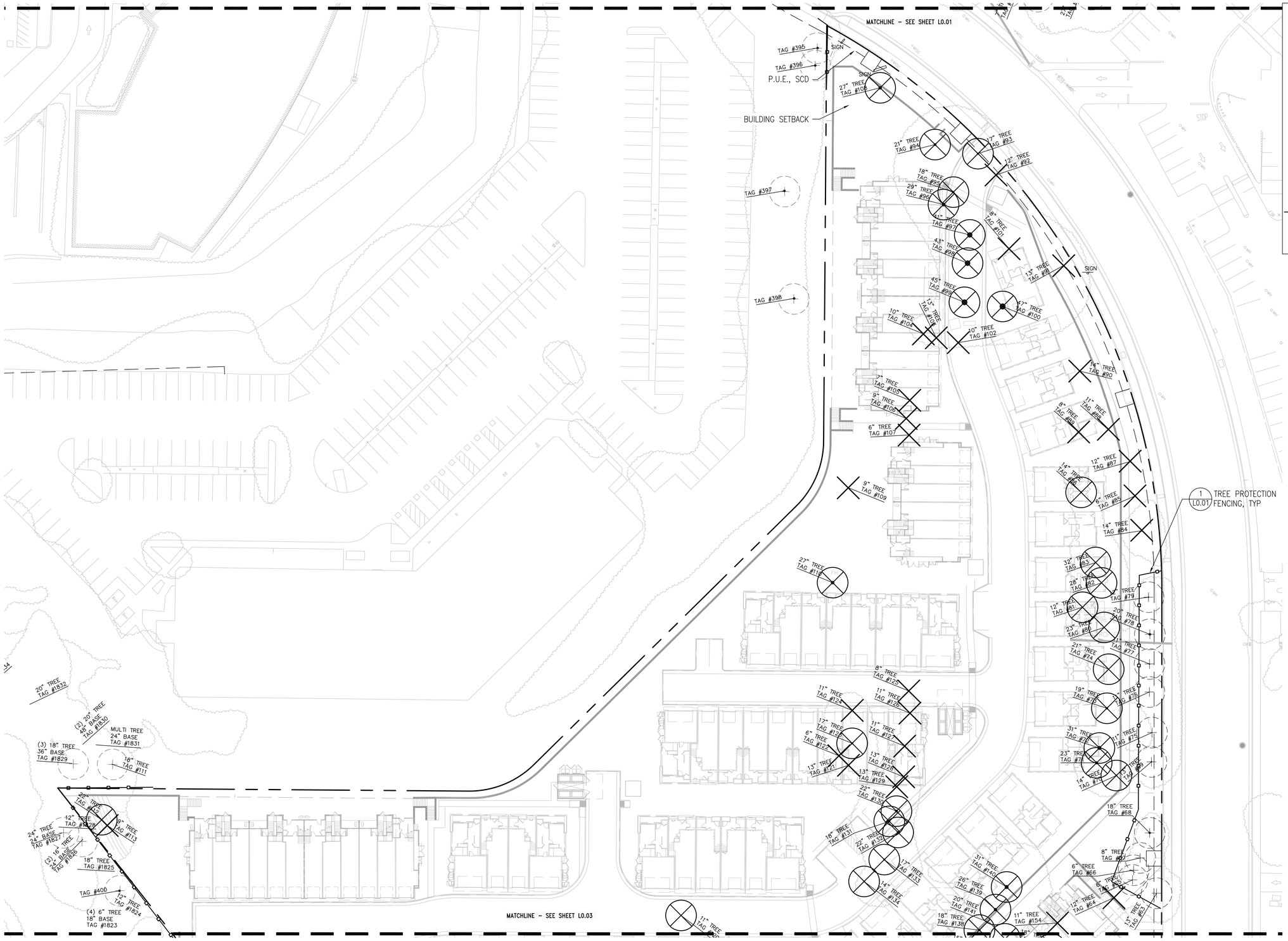
JETT LANDSCAPE ARCHITECTURE + DESIGN

JOB NO. 1483.001
DATE 08-13-20

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

NORTH

L0.01



PENINSULA HEIGHTS - SAN MATEO, CALIFORNIA

CAMPUS POP INVESTOR, LLC

TREE REMOVAL AND MITIGATION PLAN - SOUTH PARCEL

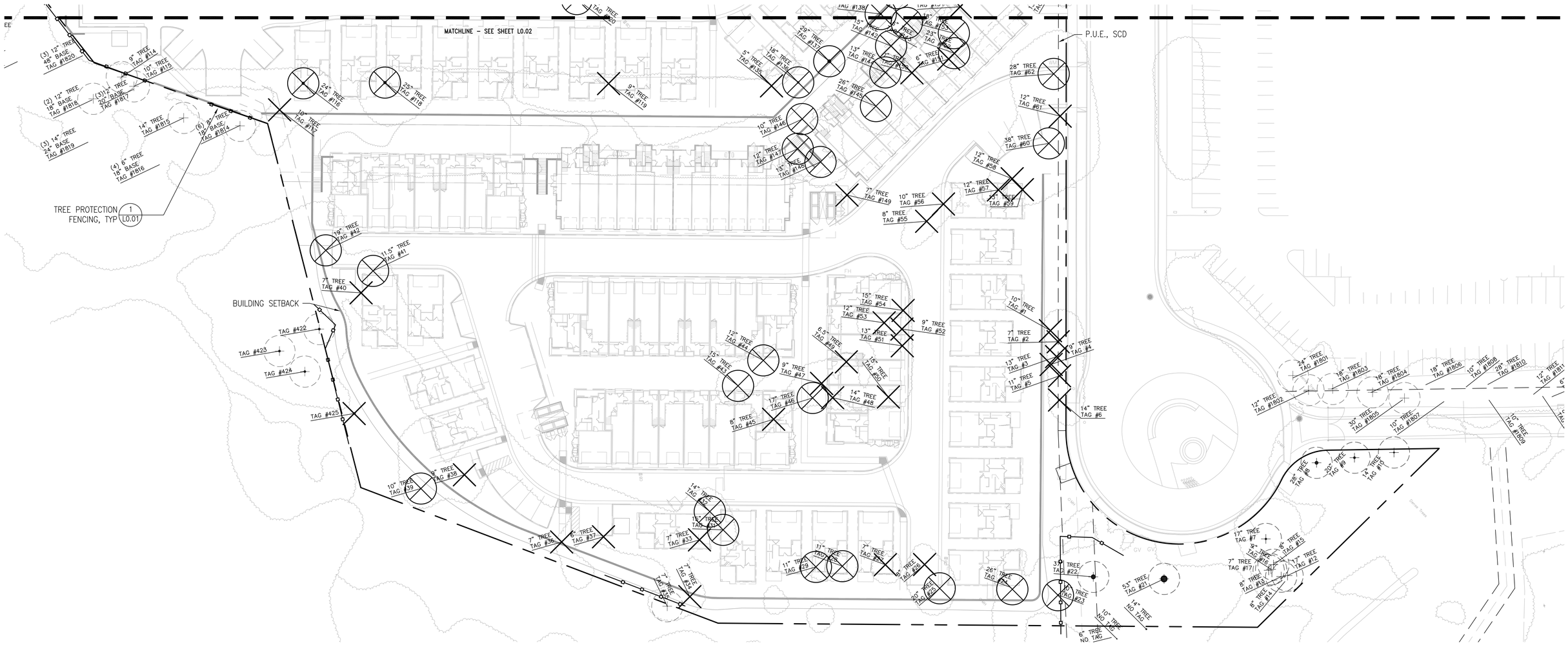
JETT LANDSCAPE ARCHITECTURE + DESIGN
2 Theatre Sq., Ste 218
Orinda, Ca 94563
925-254-5422

JOB NO. 1483.001
DATE 08-13-20

L0.02

LEGEND:

- EXISTING ONSITE TREE TO REMAIN, SEE ARBORIST REPORT AND TREE PROTECTION PLANS FOR MORE INFORMATION
- EXISTING OFFSITE TREE TO REMAIN, SEE ARBORIST REPORT AND TREE PROTECTION PLANS FOR MORE INFORMATION
- 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 FEBRUARY 6, 2020 (REVISED 7/9/2020) FOR MORE INFORMATION



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 08-13-20

L0.03

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	0.3	0.81	0.63	0.35	10	1	1	4.4
2	White birch	Removed	0.3	0.78	0.59	0.35	7	1	1	2.9
3	White birch	Removed	0.3	0.75	0.59	0.35	13	1	1	5
4	White birch	Removed	0.3	0.65	0.48	0.35	9	1	1	2.4
5	White birch	Removed	0.3	0.6	0.48	0.35	11	1	1	2.7
6	White birch	Removed	0.3	0.7	0.63	0.35	14	1	1	5.3
7	London planetree	Preserved	0.7	0.72	0.64	0.35	17	0.7	1.25	0
8	London planetree	Preserved	0.7	0.78	0.63	0.35	28	1	1.25	0
9	London planetree	Preserved	0.7	0.73	0.63	0.35	20	1	1.25	0
10	London planetree	Preserved	0.7	0.75	0.53	0.35	14	1	1	0
11	Coast live oak	Preserved	0.9	0.84	0.39	0.35	10	1	1.25	0
12	Coast live oak	Preserved	0.9	0.9	0.54	0.35	17	1	1.25	0
13	Coast live oak	Preserved	0.9	0.95	0.36	0.35	9	1	1	0
14	Coast live oak	Preserved	0.9	0.88	0.43	0.35	8	1	1	0
15	Coast live oak	Preserved	0.9	0.84	0.46	0.35	6	0.7	1	0
16	Coast live oak	Preserved	0.9	0.75	0.36	0.35	9	0.7	1	0
17	Coast live oak	Preserved	0.9	0.83	0.44	0.35	7	0.7	1	0
18	Coast live oak	Preserved	0.9	0.75	0.36	0.35	6	1	1	0
19	Elue gum	Preserved	0.1	0.9	0.33	0.35	6	1	1	0
20	Blue gum	Preserved	0.1	0.9	0.44	0.35	11	1	1	0
21	Blue gum	Preserved	0.1	0.69	0.63	0.35	53	0.7	1.25	0
22	Blue gum	Preserved	0.1	0.65	0.59	0.35	37	0.7	1.25	0
23	Coast live oak	Removed	0.9	0.97	0.49	0.35	10	0.7	1.25	9.7
24	Coast live oak	Removed	0.9	0.73	0.69	0.35	26	0.7	1.25	29.8
25	Coast live oak	Removed	0.9	0.75	0.59	0.35	20	0.7	1.25	20
26	Coast live oak	Removed	0.9	0.72	0.53	0.35	8	0.7	1	5.5
27	Holly oak	Removed	0.7	0.75	0.56	0.35	7	0.7	1	4.1
28	Deodar cedar	Removed	0.9	1	0.58	0.35	11	0.7	1.25	14.3
29	Deodar cedar	Removed	0.9	1	0.58	0.35	11	0.7	1.25	14.3
30	Holly oak	Removed	0.7	0.86	0.43	0.35	7	0.7	1	3.6
31	Coast live oak	Removed	0.9	0.75	0.56	0.35	15	0.7	1.25	14.2
32	Coast live oak	Removed	0.9	0.95	0.66	0.35	14	0.7	1.25	17.7
33	Holly oak	Removed	0.7	0.81	0.39	0.35	7	0.7	1	3.1
34	Coast live oak	Removed	0.9	0.75	0.39	0.35	7	0.7	1	5.3
35	Coast live oak	Preserved	0.9	0.75	0.56	0.35	7	1	1	0
36	Coast live oak	Removed	0.9	0.88	0.36	0.35	7	1	1	5.7
37	Coast live oak	Removed	0.9	0.81	0.36	0.35	6	0.7	1	3.1
38	Coast live oak	Removed	0.9	0.78	0.48	0.35	9	0.7	1	6.2
39	Coast live oak	Removed	0.9	0.75	0.43	0.35	10	1	1.25	10.3
40	Holly oak	Removed	0.7	0.97	0.41	0.35	7	0.7	1	3.9
41	Coast live oak	Removed	0.9	0.91	0.59	0.35	11.5	0.7	1.25	12.4
42	Coast live oak	Removed	0.9	0.69	0.63	0.35	19	0.7	1.25	19.5
43	Coast live oak	Removed	0.9	0.4	0.43	0.35	15	0.7	1.25	5.8
44	Coast live oak	Removed	0.9	0.4	0.43	0.35	12	0.7	1.25	4.6
45	Southern magnolia	Removed	0.9	0.66	0.56	0.35	8	0.7	1	5.3
46	Camphor	Removed	0.7	0.6	0.53	0.35	17	0.7	1.25	9.4
47	Camphor	Removed	0.7	0.6	0.43	0.35	9	0.7	1	3.2
48	Camphor	Removed	0.7	0.68	0.56	0.35	14	0.7	1	7.5
49	Southern magnolia	Removed	0.9	0.75	0.53	0.35	6.5	0.7	1	4.6
50	Camphor	Removed	0.7	0.66	0.59	0.35	15	0.7	1	8.2
51	Camphor	Removed	0.7	0.69	0.53	0.35	13	0.7	1	6.6
52	Camphor	Removed	0.7	0.59	0.43	0.35	9	0.7	1	3.2
53	Camphor	Removed	0.7	0.69	0.51	0.35	12	0.7	1	5.9
54	Camphor	Removed	0.7	0.69	0.56	0.35	15	0.7	1	8.1
55	Southern magnolia	Removed	0.9	0.72	0.59	0.35	8	0.7	1	6.2
56	Southern magnolia	Removed	0.9	0.66	0.49	0.35	10	0.7	1	5.9
57	Purple leaf plum	Removed	0.3	0.72	0.56	0.35	12	0.7	1	2.9
58	Purple leaf plum	Removed	0.3	0.72	0.54	0.35	12	0.7	1	2.8
59	Purple leaf plum	Removed	0.3	0.72	0.59	0.35	13	0.7	1	3.3
60	Monterey pine	Removed	0.3	0.66	0.73	0.35	38	1	1.25	19.5
61	Purple leaf plum	Removed	0.3	0.72	0.56	0.35	12	1	1	4.1
62	London planetree	Removed	0.7	0.75	0.74	0.35	28	1	1.25	39
63	London planetree	Removed	0.7	0.75	0.59	0.35	13	1	1	6
64	Purple leaf plum	Removed	0.3	0.72	0.43	0.35	12	0.7	1	2.2
65	Purple leaf plum	Removed	0.3	0.72	0.43	0.35	6	0.7	1	1.1
66	Purple leaf plum	Preserved	0.3	0.72	0.43	0.35	6	0.7	1	0
67	Purple leaf plum	Preserved	0.3	0.75	0.49	0.35	8	1	1	0
68	London planetree	Preserved	0.7	0.6	0.53	0.35	19	1	1.25	0
69	London planetree	Preserved	0.7	0.72	0.63	0.35	13	1	1	0
70	Coast redwood	Removed	0.9	0.75	0.59	0.35	14	0.7	1.25	14
71	Coast redwood	Removed	0.9	0.81	0.66	0.35	23	0.7	1.25	27.7
72	Coast redwood	Removed	0.9	0.7	0.69	0.35	31	0.7	1.25	33.9
73	Coast redwood	Removed	0.9	0.45	0.56	0.35	19	0.7	1.25	10.8
74	Coast redwood	Removed	0.9	0.45	0.51	0.35	21	0.7	1.26	10.8
75	London planetree	Preserved	0.7	0.72	0.59	0.35	11	1	1	0
76	London planetree	Preserved	0.7	0.75	0.63	0.35	11	1	1	0
77	London planetree	Preserved	0.7	0.69	0.56	0.35	11	1	1	0
78	London planetree	Preserved	0.7	0.75	0.63	0.35	20	1	1.25	0
79	London planetree	Preserved	0.7	0.63	0.49	0.35	12	0.7	1	0
80	Coast redwood	Removed	0.9	0.63	0.59	0.35	23	0.7	1.25	19.3
81	Coast redwood	Removed	0.9	0.63	0.49	0.35	12	0.7	1.25	8.4
82	Coast redwood	Removed	0.9	0.66	0.66	0.35	29	0.7	1.25	27.4
83	Coast redwood	Removed	0.9	0.66	0.66	0.35	32	0.7	1.25	31.4
84	London planetree	Removed	0.7	0.66	0.56	0.35	14	1	1	10.7
85	London planetree	Removed	0.7	0.6	0.49	0.35	6	1	1	3.6
86	Coast redwood	Removed	0.9	0.6	0.49	0.35	14	0.7	1.25	9.3
87	London planetree	Removed	0.7	0.75	0.59	0.35	12	1	1	10.7
88	London planetree	Removed	0.7	0.6	0.41	0.35	11	0.7	1	3.8
89	London planetree	Removed	0.7	0.6	0.46	0.35	8	0.7	1	3.1
90	London planetree	Removed	0.7	0.56	0.49	0.35	14	1	1	7.7
91	Chinese elm	Removed	0.7	0.81	0.66	0.35	13	1	1	13.9
92	Chinese elm	Removed	0.7	0.75	0.56	0.35	12	1	1	10.1
93	Chinese elm	Removed	0.7	0.78	0.66	0.35	17	1	1.25	21.9
94	Ash	Removed	0.7	0.72	0.59	0.35	21	0.7	1.25	15.7
95	Canary Island pine	Removed	0.9	0.88	0.56	0.35	18	0.7	1.25	20
96	Canary Island pine	Removed	0.9	0.81	0.76	0.35	29	0.7	1.25	49.2
97	Coast redwood	Removed	0.9	0.81	0.73	0.35	41	0.7	1.25	54.3
98	Coast redwood	Removed	0.9	0.81	0.73	0.35	43	0.7	1.25	56.9
99	Coast redwood	Removed	0.9	0.81	0.74	0.35	45	0.7	1.26	61
100	Coast redwood	Removed	0.9	0.78	0.69	0.35	47	0.7	1.26	57.2
101	Brisbane box	Removed	0.9	0.66	0.33	0.35	8	0.7	1	3.1
102	Sweet gum	Removed	0.5	0.9	0.44	0.35	10	0.7	1	2.7
103	Sweet gum	Removed	0.5	0.75	0.53	0.35	13	0.7	1	5.1
104	Sweet gum	Removed	0.5	0.72	0.58	0.35	10	0.7	1	4.2
105	Sweet gum	Removed	0.5	0.78	0.61	0.35	7	0.7	1	2.8
106	Sweet gum	Removed	0.5	0.69	0.46	0.35	9	0.7	1	2.7
107	Sweet gum	Removed	0.5	0.68	0.51	0.35	9	0.7	1	2.7
108	Ash	Removed	0.7	0.65	0.59	0.35	27	0.7	1.26	18.2
109	Purple leaf plum	Removed	0.3	0.6	0.39	0.35	9	0.7	1	1.3
110	Coast redwood	Removed	0.9	0.45	0.49	0.35	27	0.7	1.26	13.5
111	Coast live oak	Removed	0.9	0.69	0.49	0.35	18	1	1.25	0
112	Coast live oak	Removed	0.9	0.72	0.56	0.35	22	1	1.26	28.5
113	California bay	Preserved	0.7	0.7	0.39	0.35	9	1	1	0
114	Italian stone pine	Preserved	0.7	0.94	0.44	0.35	9	1	1	0
115	Coast live oak	Preserved	0.9	0.93	0.49	0.35	10	1	1.25	0
116	Monterey cypress	Removed	0.5	0.75	0.66	0.35	24	0.7	1.25	14.9
117	Monterey pine	Removed	0.3	0.84	0.59	0.35	10	1	1	4.3
118	Arizona cypress	Removed	0.5	0.66	0.59	0.35	25	0.7	1.25	11.9
119	Monterey pine	Removed	0.3	0.7	0.54	0.35	9	0.7	1	2.1
120	Coast redwood	Removed	0.9	0.75	0.66	0.35	11	0.7	1.25	12.3
121	Brazilian pepper	Removed	0.5	0.63	0.56	0.35	13	0.7	1	4.6
122	Brazilian pepper	Removed	0.5	0.63	0.39	0.35	8	0.7	1	1.5
123	Brazilian pepper	Removed	0.5	0.59	0.66	0.35	17	0.7	1.25	8.3
124	Brazilian pepper	Removed	0.5	0.63	0.59	0.35	11	0.7	1	4.1
125	Sweet gum	Removed	0.5	0.75	0.59	0.35	9	0.7	1	3.5
126	Sweet gum	Removed	0.5	0.72	0.61	0.35	11	0.7	1	4.8
127	Sweet gum	Removed	0.5	0.72	0.61	0.35	11	0.7	1	4.8
128	Sweet gum	Removed	0.5	0.69	0.58	0.35	13	0.7	1	5.2
129	Sweet gum	Removed	0.5	0.69	0.56	0.35	13	0.7	1	5
130	Ash	Removed	0.7	0.65	0.53	0.35	22	0.7	1.25	13.2
131	Ash	Removed	0.7	0.65	0.48	0.35	18	0.7	1.26	9.8
132	Ash	Removed	0.7	0.65	0.58	0.35	22	0.7	1.25	14.4
133	Deodar cedar	Removed	0.9	0.5	0.49	0.35	17	0.7	1.26	9.4
134	Deodar cedar	Removed	0.9	0.78	0.63	0.35	14	0.7	1.25	15.4
135	Coast live oak	Removed	0.9	0.75	0.39	0.35	6	0.7	1	3.2
136	Coast live oak	Removed	0.9	0.72	0.59	0.35	18	0.7	1.25	17.3
137	Monterey pine	Removed	0.3	0.72	0.63	0.35	29	0.7	1.25	9.8
138	Monterey pine	Removed	0.3	0.72	0.58	0.35	18	0.7	1.25	5.8
139	Monterey pine	Removed	0.3	0.72	0.61	0.35	26	0.7	1.26	8.6
140	Monterey pine	Removed	0.3	0.69	0.49	0.35	31	0.7	1.26	7.9
141	Coast redwood	Removed	0.9	0.4	0.36	0.35	20	0.7	1.25	6.5
142	Coast redwood	Removed	0.9	0.4	0.34	0.35	15	0.7	1.26	4.6
143	Coast redwood	Removed	0.9	0.44	0.31	0.35	16	0.7	1.25	4.9
144	Coast redwood	Removed	0.9	0.5	0.39	0.35	13	0.7	1.25	5.8
145	Coast redwood	Removed	0.9	0.47	0.39	0.35	26	0.7	1.25	10.4
146	Monterey pine	Removed	0.3	0.78	0.39	0.35	10	0.7	1	1.9
147	Coast live oak	Removed	0.9	0.84	0.51	0.35	12	0.7	1.25	12.8
148	Coast live oak	Removed	0.9	0.75	0.64	0.35	13	0.7	1.25	14.1
149	Holly oak	Removed	0.7	0.5	0.44	0.35	7	0.7	1	2.2
150	Coast redwood	Removed	0.9	0.66	0.59	0.35	7	0.7	1	4.8
151	Monterey pine	Removed	0.3	0.88	0.66	0.35	6	0.7	1	2.1
152	Coast redwood	Removed	0.9	0.59	0.48	0.35	23	0.7	1.25	14.8
153	Coast redwood	Removed	0.9	0.6	0.46	0.35	19	0.7	1.26	11.2
154	Hollywood juniper	Removed	0.5	1	0.53	0.35	11	0.7	1	5.8
155	Callery pear	Removed	0.5	0.72	0.59	0.35	11	0.7	1	4.7
156	Callery pear	Removed	0.5	0.78	0.48	0.35	8.5	1	1	4.3
157	Monterey pine	Removed	0.3	0.65	0.69	0.35	25	1	1.25	12.1
158	Coast live oak	Removed	0.9	0.97	0.63	0.35	12.5	1	1.26	24.4
159	Coast live oak	Removed	0.9	0.88	0.63	0.35	13	0.7	1.26	16
160	Coast live oak	Removed	0.9	0.63	0.59	0.35	14.5	0.7	1.26	17.1
161	London planetree	Removed	0.7	0.75	0.59	0.35	13.5	1	1	12
162	London planetree	Removed	0.7	0.75	0.59	0.35	14	1	1	12.5
163	London planetree	Removed	0.7	0.72	0.59	0.35	13	1	1	11.1
164	London planetree	Removed	0.7	0.81	0.63	0.35	14.5	0.7	1	10.3
165	Coast live oak	Removed	0.9	0.59	0.58	0.35	11	0.7	1.25	8.5
166	Monterey pine	Removed	0.3	0.69	0.64	0.35	23	0.7	1.25	7.8
167	Coast live oak	Removed	0.9	0.84	0.59	0.35	11	0.7	1.26	17.4
168	Brisbane box	Removed	0.9	0.84	0.34	0.35	6	0.7	1	3.1
169	Monterey pine	Removed	0.3	0.69	0.66	0.35	33	0.7	1.25	11.2
170	Coast redwood	Removed	0.9	0.97	0.64	0.35	21	0.7	1.25	29.4
171	Coast redwood	Removed	0.9	0.88	0.64	0.35	23.5	0.7	1.25	29.8
172	Monterey pine	Removed	0.3	0.72	0.68	0.35	22	1	1.25	11.5
173	Coast redwood	Removed	0.9	0.84	0.39	0.35	15	0.7	1.26	11.2
174	Coast redwood	Removed	0.9	0.94	0.76	0.35	42.5	0.7	1.26	68.1
175	Coast redwood	Removed	0.9	1	0.79	0.35	44	0.7	1.25	78.5
176	Coast redwood	Removed	0.9	0.94	0.43	0.35	18.5	0.7	1.26	14.9
177	Coast redwood	Removed	0.9	1	0.49	0.35	34	0.7	1.25	29.6
178	Monterey pine	Removed	0.3	0.69	0.56	0.35	33	0.7	1.25	9.5
179	Coast live oak	Removed	0.9	0.75	0.63	0.35	15.5	0.7	1.26	18.4
180	Coast live oak	Removed	0.9	0.53	0.39	0.35	6.5	0.7	1	2.4
181	Blackwood acacia	Removed	0.3	1	0.38	0.35	6	0.7	1	1.4
182	Coast live oak	Removed	0.9	0.6	0.53	0.35	11	0.7	1.25	7.8
183	Coast live oak	Removed	0.9	0.59	0.48	0.35	8	0.7	1	4.1
184	Monterey pine	Removed	0.3	0.97	0.63	0.35	11.5	0.7	1	3.5
185	Coast live oak	Removed	0.9	0.56	0.44	0.35	7	0.7	1	3.1
186	Blackwood acacia	Removed	0.3	0.81	0.39	0.35	7	1	1	1.9
187	Blackwood acacia	Removed	0.3	0.81	0.34	0.35	7	1	1	1.7
188	Coast redwood	Removed	0.9	0.84	0.66	0.35	27	0.7	1.25	30.4
189	Coast live oak	Removed	0.9	0.81	0.44	0.35	12	0.7	1.25	9.7
190	Coast redwood	Removed	0.9	0.81	0.63	0.35	36	0.7	1.25	17.8
191	Blue gum	Removed	0.9	0.69	0.63	0.35	23	0.7	1.25	18.7
192	Blackwood acacia	Removed	0.3	0.84	0.66	0.35	27	1	1.25	16.1
193	Coast live oak	Removed	0.9	0.84	0.59	0.35	25	0.7	1.25	31.3
194	Monterey pine	Removed	0.3	0.72	0.34	0.35	12	0.7	1	1.8
195	Coast live oak	Removed	0.9	0.75	0.39	0.35	22.5	0.7	1.25	14.9
196	Blackwood acacia	Preserved	0.3	0.84	0.43	0.35	8.5	1	1	0
197	Coast live oak	Removed	0.9	0.75	0.43	0.35	18	0.7	1.25	13.7
198	Coast redwood	Preserved	0.9	0.81	0.43	0.35	6	1	1.25	0
199	Coast redwood	Removed	0.9	0.88	0.43	0.35	12	0.7	1.25	10.1
200	Coast redwood	Removed	0.9	0.84	0.63	0.35	24	0.7	1.25	24
201	Coast live oak	Removed	0.9	0.66	0.46	0.35	18	0.7	1.25	12.2
202	Coast live oak	Removed	0.9	0.78	0.63	0.35	13	0.7	1.25	12
203	Coast live oak	Removed	0.9	0.78	0.59	0.35	14.5	0.7	1.25	15.1
204	Coast live oak	Removed	0.9	0.72	0.48	0.35	7	0.7	1	4.3
205	Coast live oak	Removed	0.9	0.59	0.49	0.35	15	0.7	1.25	9.9
206	Coast live oak	Removed	0.9	0.59	0.46	0.35	22.5	0.7	1.25	13.8
207	Deodar cedar	Removed	0.9	0.81	0.39	0.35	9	0.7	1	5.2
208	Deodar cedar	Removed	0.9	0.81	0.39	0.35	6	0.7	1	3.5
209	Monterey pine	Removed	0.3	0.69	0.43	0.35	9	0.7	1	1.4
210	Monterey pine	Removed	0.3	0.81	0.63	0.35	16	0.7	1.25	5.1
211	Deodar cedar	Removed	0.9	0.66	0.39	0.35	8.5	0.7	1	3.9
212	Monterey pine	Preserved	0.3	0.79	0.38	0.35	8	1	1	0
213	Monterey pine	Preserved	0.3	0.72	0.43	0.35	8.5	1	1	0
214	Monterey pine	Preserved	0.3	0.81	0.43	0.35	9	0.7	1	0
215	Coast live oak	Removed	0.9	0.75	0.39	0.35	6	0.7	1	1.9
216	Coast live oak	Preserved	0.9	0.78	0.39	0.35	10	1	1.25	0
217	Monterey pine	Removed	0.3	0.66	0.38	0.35	13	0.7	1	2
218	Monterey pine	Removed	0.3	0.84	0.43	0.35	9	0.7	1	1.9
219	Monterey pine	Removed	0.3	0.84	0.39	0.35	12	1	1	3
220	Monterey pine	Removed	0.3	0.63	0.49	0.35	28	1	1.25	9
221	Monterey pine	Preserved	0.3	0.59	0.59	0.35	24	1	1.25	0
222	Monterey pine	Removed	0.3	0.66	0.36	0.35	11.5	1	1	2
223	Blue gum	Removed	0.1	0.41	0.38	0.35	8	0.7	1	0.2
224	Monterey pine	Removed	0.3	0.81	0.46	0.35	10	0.7	1	2.2
225	Italian stone pine	Removed	0.3	0.84	0.43	0.35	6	0.7	1	1.3
226	Monterey pine	Removed	0.3	0.72	0.59	0.35	30	0.7	1.25	9.6
227	Italian stone pine	Removed	0.7	0.75	0.43	0.35	9	0.7	1	4
228	Monterey pine	Removed	0.3	0.75	0.63	0.35	12	0.7	1	2.8
229	Monterey pine	Removed	0.3	0.56	0.46	0.35	21.5	0.7	1.25	4.2
230	Coast live oak	Removed	0.9	0.81	0.49	0.35	8	0.7	1	5.8
231	Monterey pine	Removed	0.3	0.75	0.63	0.35	14	0.7	1	3.9
232	Monterey pine	Removed	0.3	0.75	0.63	0.35	16	0.7	1.25	5.6
233	Monterey pine	Removed	0.3	0.66	0.44	0.35	9	0.7	1	1.6
234	Monterey pine	Removed	0.3	0.84	0.46	0.35	10.5	0.7	1	2.4
235	Coast live oak	Removed	0.9	0.91	0.69	0.35	10	0.7	1.25	12.1
236	Monterey pine	Removed	0.3	0.69	0.63	0.35	16	0.7	1.25	4.3
237	Blue gum	Removed	0.1	0.63	0.41	0.35	11	0.7	1	0.6
238	Blue gum	Removed	0.1	0.69	0.46	0.35	10.5	0.7	1	0.7
239	Monterey pine	Removed	0.3	0.78	0.39	0.35	6.5	0.7	1	1.2
240	Monterey cypress	Removed	0.5	0.78	0.69	0.35	19	0.7	1.25	12.9
241	Monterey pine	Preserved	0.3	0.66	0.39	0.35	20	1	1.25	0
242	Monterey pine	Preserved	0.3	0.69	0.46	0.35	21.5	0.7	1.25	0
243	Monterey pine	Preserved	0.3	0.69	0.43	0.35	20.5	0.7	1.25	0
244	Monterey cypress	Removed	0.5	0.69	0.63	0.35	28	0.7	1.25	15.1
245	Italian stone pine	Removed	0.7	0.69	0.49	0.35	10	0.7	1	4.7
246	Monterey pine	Removed	0.3	0.81	0.43	0.35	6	0.7	1	1.2
247	Blackwood acacia	Removed	0.3	0.75	0.66	0.35	6	0.7	1	1.8
248	Monterey pine	Removed	0.3	1	0.53	0.35	8	0.7	1	2.5
249	Monterey pine	Removed	0.3	0.91	0.49	0.35	7	0.7	1	1.9
250	Monterey pine	Preserved	0.3	0.75	0.49	0.35	16	1	1.25	0
251	Monterey pine	Removed	0.3	0.72	0.43	0.35	9	0.7	1	1.7
252	Coast redwood	Removed	0.9	0.75	0.46	0.35	10	0.7	1.25	7.8
253	Monterey pine	Removed	0.3	0.81	0.46	0.35	8	0.7	1	2
254	Coast redwood	Removed	0.9	0.63	0.53	0.35	20	0.7	1.25	14.8
255	Monterey pine	Removed	0.3	0.63	0.43	0.35	6.5	0.7	1	1.2
256	Coast redwood	Removed	0.9	0.59	0.39	0.35	18	0.7	1.25	9.5
257	Monterey pine	Removed	0.3	0.63	0.43	0.35	24	0.7	1.25	4.8
258	Blue gum	Preserved	0.1	0.78	0.35	0.35	7	1	1	0
259	Monterey pine	Preserved	0.3	0.66	0.49	0.35	21.5	1	1.25	0
260	Coast redwood	Preserved	0.9	0.72	0.59	0.35	10	0.7	1.25

MINI PARK
- COMMUNITY GARDEN
- PICNIC AREA

PUBLICLY ACCESSIBLE MINI PARK
- NEIGHBORHOOD PARK
- PLAY ELEMENTS - ALL AGES
- FITNESS LOOP STATION
- WAYFINDING SIGNAGE

NORTH PARCEL ENTRY
UPPER TERRACE

PEDESTRIAN LOOP,
UPPER TERRACE

VIEW OVERLOOK
- FITNESS STATION

VIEW OVERLOOK
- PICNIC AREA

VEGETATED RETAINING WALL,
TYP, SEE CIVIL DRAWINGS

NATURAL LANDSCAPE

NORTH PARCEL ENTRY
LOWER TERRACE

PEDESTRIAN LOOP,
LOWER TERRACE

CAMPUS DRIVE

LEGEND

- ACTIVITY NODE
  - WAYFINDING SIGNAGE
  - FITNESS EQUIPMENT
  - FLEXIBLE PLAY
- FITNESS PATH
  - MILEAGE MARKER
- ACCESSIBLE PATH OF TRAVEL TO PUBLIC AMENITIES

SEE SHEETS L2.01-L2.07 FOR MATERIAL LOCATIONS
SEE SHEET L2.10 FOR PARKS AND REC FACILITY CREDIT

PEDESTRIAN ENTRY, TYP

GARAGE ENTRY, TYP

MINI PARK
- TURF AREA - CROQUET, CORN HOLE (PUBLICLY ACCESSIBLE)
- COMMUNITY GARDEN

PUBLICLY ACCESSIBLE MINI PARK
- PLAY ELEMENTS, AGES 2-5 AND 5-12
- PICNIC AREA
- BBQ
- WAYFINDING SIGNAGE

VIEW OVERLOOK
- FITNESS STATION

VIEW OVERLOOK
- PICNIC AREA
- ART

30 0 30 60 feet

MATCHLINE - SEE SHEET L1.02

PENINSULA HEIGHTS - SAN MATEO, CALIFORNIA

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 08-13-20

NORTH

L1.01

MATCHLINE - SEE SHEET L1.01

MINI PARK
- BADMINTON COURT
- FITNESS LOOP STATION
- FITNESS AMENITIES

PEDESTRIAN LOOP, UPPER TERRACE

SOUTH PARCEL ENTRY UPPER TERRACE

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

GARAGE ENTRY, TYP

PEDESTRIAN ENTRY, TYP

MINI PARK
- DOG PARK
- CONNECTION TO OFFSITE FIRE TRAIL

VIEW OVERLOOK
- COMMUNITY GARDEN

VIEW OVERLOOK
- FITNESS STATION

LEGEND

- ACTIVITY NODE
  - WAYFINDING SIGNAGE
  - FITNESS EQUIPMENT
  - FLEXIBLE PLAY
- FITNESS PATH
  - MILEAGE MARKER
- ACCESSIBLE PATH OF TRAVEL TO PUBLIC AMENITIES

SEE SHEETS L2.01-L2.07 FOR MATERIAL LOCATIONS
SEE SHEET L2.10 FOR PARKS AND REC FACILITY CREDIT

30 0 30 60 feet

MATCHLINE - SEE SHEET L1.03

PENINSULA HEIGHTS - SAN MATEO, CALIFORNIA

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 08-13-20

NORTH

L1.02



LEGEND

- ACTIVITY NODE
  - WAYFINDING SIGNAGE
  - FITNESS EQUIPMENT
  - FLEXIBLE PLAY
- FITNESS PATH
  - MILEAGE MARKER
- ACCESSIBLE PATH OF TRAVEL TO PUBLIC AMENITIES

SEE SHEETS L2.01-L2.07 FOR MATERIAL LOCATIONS
SEE SHEET L2.10 FOR PARKS AND REC FACILITY CREDIT

PENINSULA HEIGHTS - SAN MATEO, CALIFORNIA

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 08-13-20

NORTH

L1.03

PA, TYP, SEE SHEET L3.01

B L2.04

1 AC PAVING, TYP

3 CONCRETE PAVING, TYP

A L2.04

RETAINING WALL, SCD

GUARDRAIL 10

6' HT FENCE 36

RETAINING WALL, SCD

GUARDRAIL 10

CONCRETE PAVING, TYP 2

CONCRETE BAND, TYP 4

DECORATIVE CONCRETE PAVING, TYP 3

BIKE RACK, TYP 13

RETAINING WALL, SCD

GUARDRAIL 10

D L2.04

CAMPUS DRIVE

A L2.05

B L2.05

GUARDRAIL 10

RETAINING WALL, SCD

1 L2.08

C L2.05

MATCHLINE – SEE SHEET L2.02

MATERIALS SCHEDULE	
KEY	NAME
1	AC PAVING
2	CONCRETE PAVING
3	DECORATIVE CONCRETE PAVING
4	CONCRETE BAND
5	DG PAVING
6	RESILIENT PLAY SURFACING
7	STAIRS
8	MULCH
9	STORMWATER PLANTER
10	GUARDRAIL
11	DOG PARK FENCING
12	PUBLIC ART PIECE
13	BIKE RACK
14	BENCH
15	DOG WASTE STATION
16	BBQ
17	COAL BIN
18	DRINKING FOUNTAIN
19	PICNIC TABLE
20	SHADE STRUCTURE
21	PLAY EQUIPMENT
22	PLAY EQUIPMENT
23	SWING SET
24	FITNESS EQUIPMENT SIGNAGE
25	FITNESS EQUIPMENT
26	FITNESS LOOP STATION
27	MILEAGE MARKER
28	COMMUNITY GARDEN PLANTER
29	HOSE BIBB
30	GARDEN TABLE
31	TOOL SHED
32	TRASH/RECYCLE RECEPTACLES
33	CORNHOLE
34	BADMINTON COURT
35	CROQUET COURT
36	6' HT FENCE

SEE SHEET L2.09 FOR FULL SCHEDULE OF MATERIALS

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

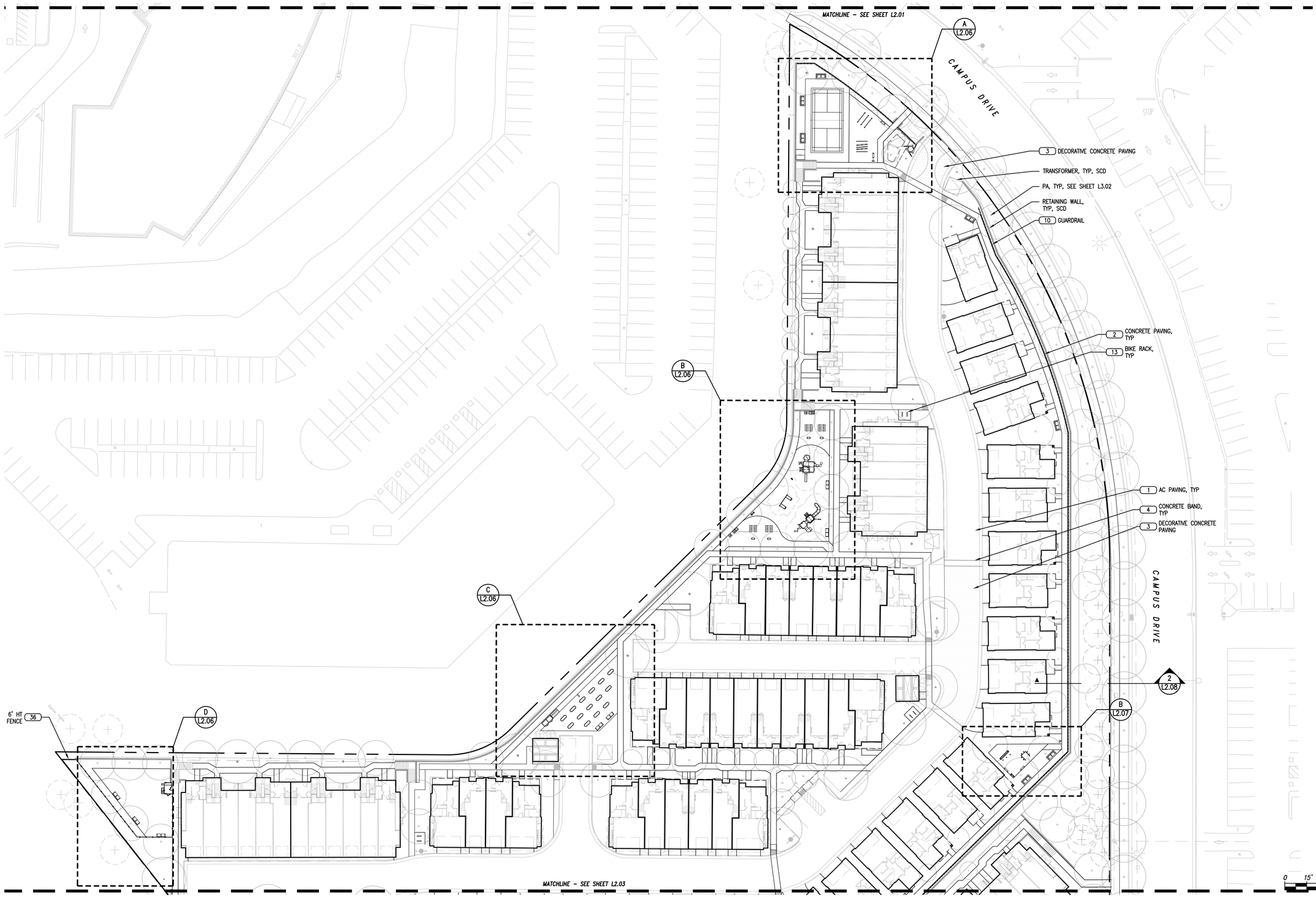
2 Theatre Sq., Ste 218
Orinda, Ca 94563
925-254-5422

JOB NO. 1483.001

DATE 08-13-20

NORTH

L2.01



MATERIALS SCHEDULE	
KEY	NAME
1	AC PAVING
2	CONCRETE PAVING
3	DECORATIVE CONCRETE PAVING
4	CONCRETE BAND
5	DG PAVING
6	RESILIENT PLAY SURFACING
7	STAIRS
8	MULCH
9	STORMWATER PLANTER
10	GUARDRAIL
11	DOG PARK FENCING
12	PUBLIC ART PIECE
13	BIKE RACK
14	BENCH
15	DOG WASTE STATION
16	BBQ
17	COAL BIN
18	DRINKING FOUNTAIN
19	PICNIC TABLE
20	SHADE STRUCTURE
21	PLAY EQUIPMENT
22	PLAY EQUIPMENT
23	SWING SET
24	FITNESS EQUIPMENT SIGNAGE
25	FITNESS EQUIPMENT
26	FITNESS LOOP STATION
27	MILEAGE MARKER
28	COMMUNITY GARDEN PLANTER
29	HOSE BIBB
30	GARDEN TABLE
31	TOOL SHED
32	TRASH/RECYCLE RECEPTACLES
33	CORNHOLE
34	BADMINTON COURT
35	CROQUET COURT
36	6' HT FENCE

SEE SHEET L2.09 FOR FULL SCHEDULE OF MATERIALS

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 08-13-20

L2.02



MATERIALS SCHEDULE	
KEY	NAME
1	AC PAVING
2	CONCRETE PAVING
3	DECORATIVE CONCRETE PAVING
4	CONCRETE BAND
5	DG PAVING
6	RESILIENT PLAY SURFACING
7	STAIRS
8	MULCH
9	STORMWATER PLANTER
10	GUARDRAIL
11	DOG PARK FENCING
12	PUBLIC ART PIECE
13	BIKE RACK
14	BENCH
15	DOG WASTE STATION
16	BBQ
17	COAL BIN
18	DRINKING FOUNTAIN
19	PICNIC TABLE
20	SHADE STRUCTURE
21	PLAY EQUIPMENT
22	PLAY EQUIPMENT
23	SWING SET
24	FITNESS EQUIPMENT SIGNAGE
25	FITNESS EQUIPMENT
26	FITNESS LOOP STATION
27	MILEAGE MARKER
28	COMMUNITY GARDEN PLANTER
29	HOSE BIBB
30	GARDEN TABLE
31	TOOL SHED
32	TRASH/RECYCLE RECEPTACLES
33	CORNHOLE
34	BADMINTON COURT
35	CROQUET COURT
36	6' HT FENCE

SEE SHEET L2.09 FOR FULL SCHEDULE OF MATERIALS

0 15' 30' 60' 90'

SCALE: 1" = 30'-0"

PENINSULA HEIGHTS - SAN MATEO, CALIFORNIA

CAMPUS POP INVESTOR, LLC

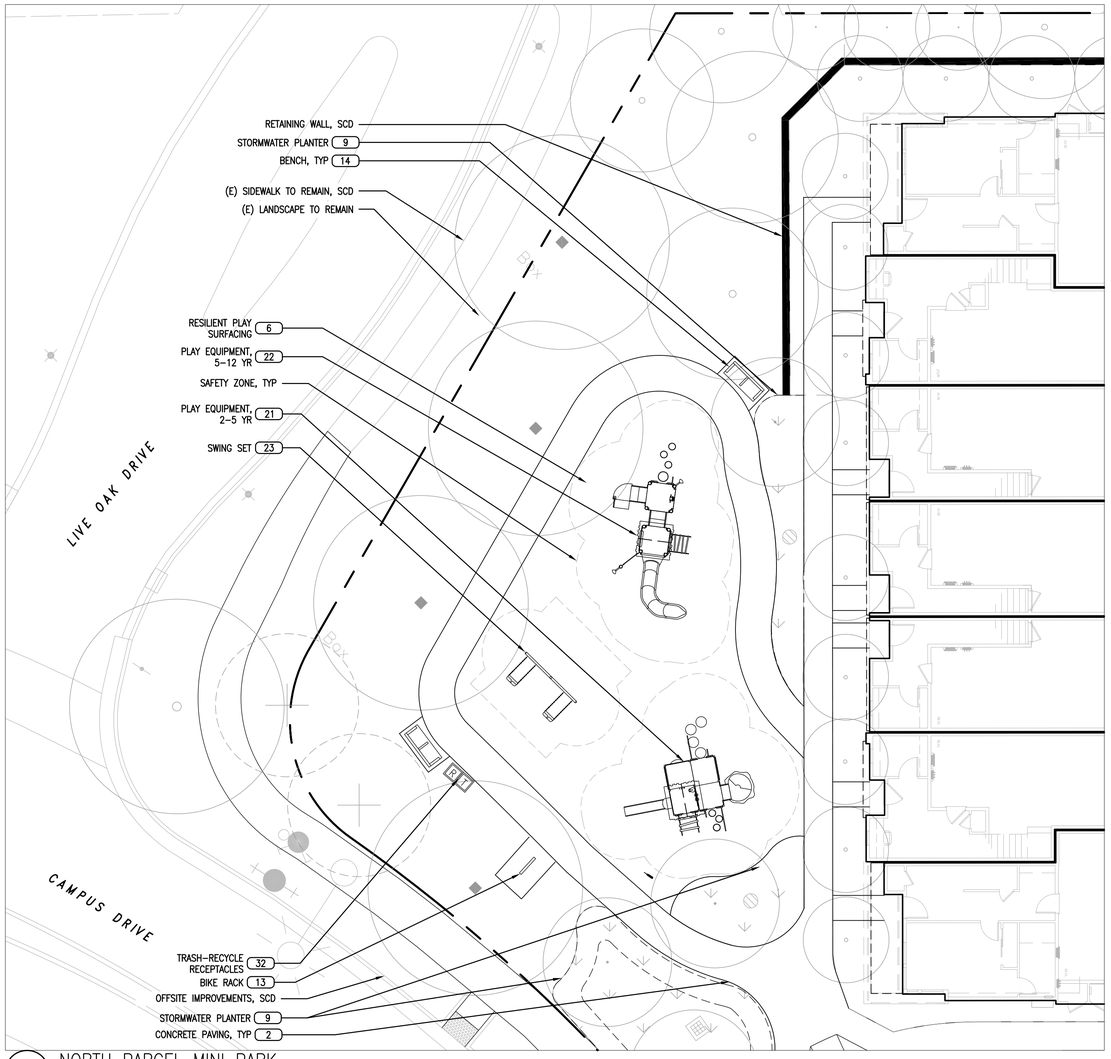
OVERALL LANDSCAPE PLAN - SOUTH PARCEL

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

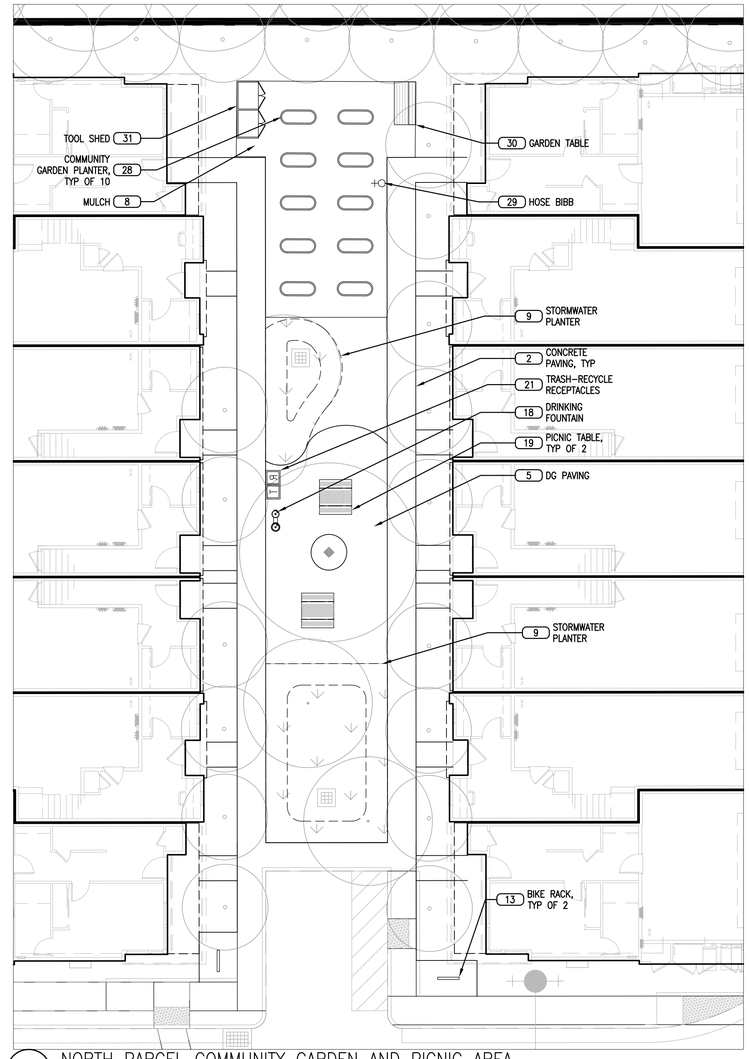
JOB NO. 1483.001
DATE 08-13-20

NORTH

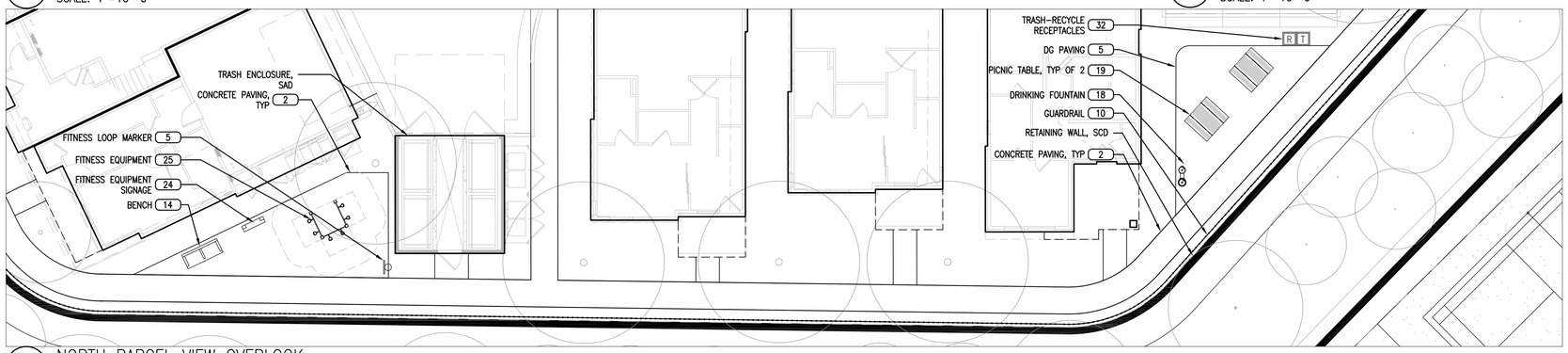
L2.03



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



A NORTH PARCEL COMMUNITY GARDEN AND PICNIC AREA
SCALE: 1"=10'-0"



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

MATERIALS SCHEDULE	
KEY	NAME
1	AC PAVING
2	CONCRETE PAVING
3	DECORATIVE CONCRETE PAVING
4	CONCRETE BAND
5	DG PAVING
6	RESILIENT PLAY SURFACING
7	STAIRS
8	MULCH
9	STORMWATER PLANTER
10	GUARDRAIL
11	DOG PARK FENCING
12	PUBLIC ART PIECE
13	BIKE RACK
14	BENCH
15	DOG WASTE STATION
16	BBQ
17	COAL BIN
18	DRINKING FOUNTAIN
19	PICNIC TABLE
20	SHADE STRUCTURE
21	PLAY EQUIPMENT
22	PLAY EQUIPMENT
23	SWING SET
24	FITNESS EQUIPMENT SIGNAGE
25	FITNESS EQUIPMENT
26	FITNESS LOOP STATION
27	MILEAGE MARKER
28	COMMUNITY GARDEN PLANTER
29	HOSE BIBB
30	GARDEN TABLE
31	TOOL SHED
32	TRASH/RECYCLE RECEPTACLES
33	CORNHOLE
34	BADMINTON COURT
35	CROQUET COURT
36	6' HT FENCE

SEE SHEET L2.09 FOR FULL SCHEDULE OF MATERIALS

PENINSULA HEIGHTS - SAN MATEO, CALIFORNIA

CAMPUS POP INVESTOR, LLC

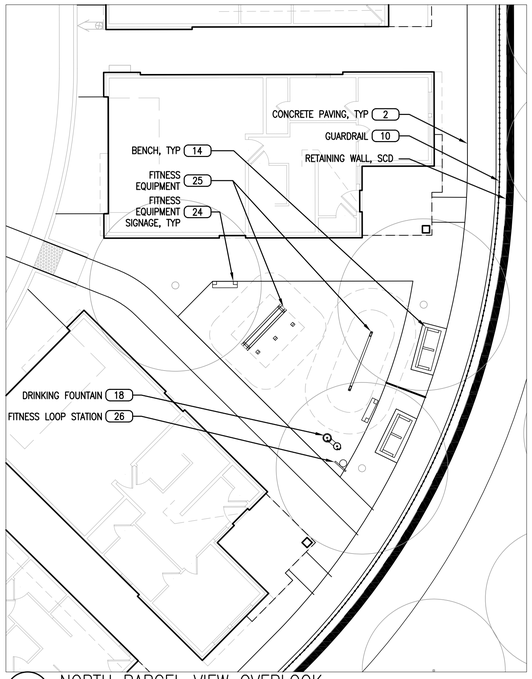
LANDSCAPE PLAN ENLARGEMENTS

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

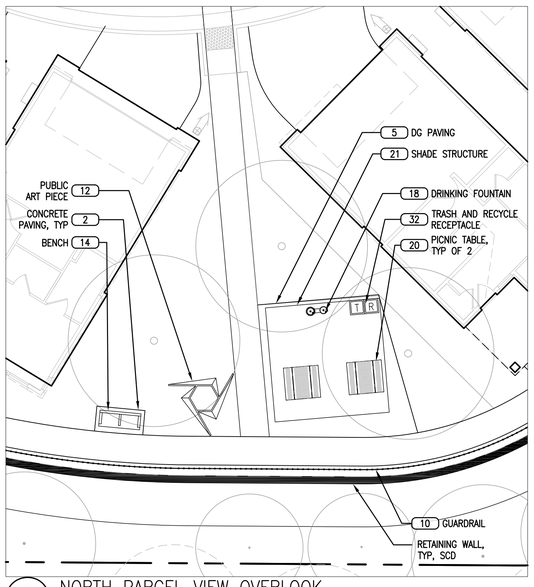
JOB NO. 1483.001
DATE 08-13-20

NORTH

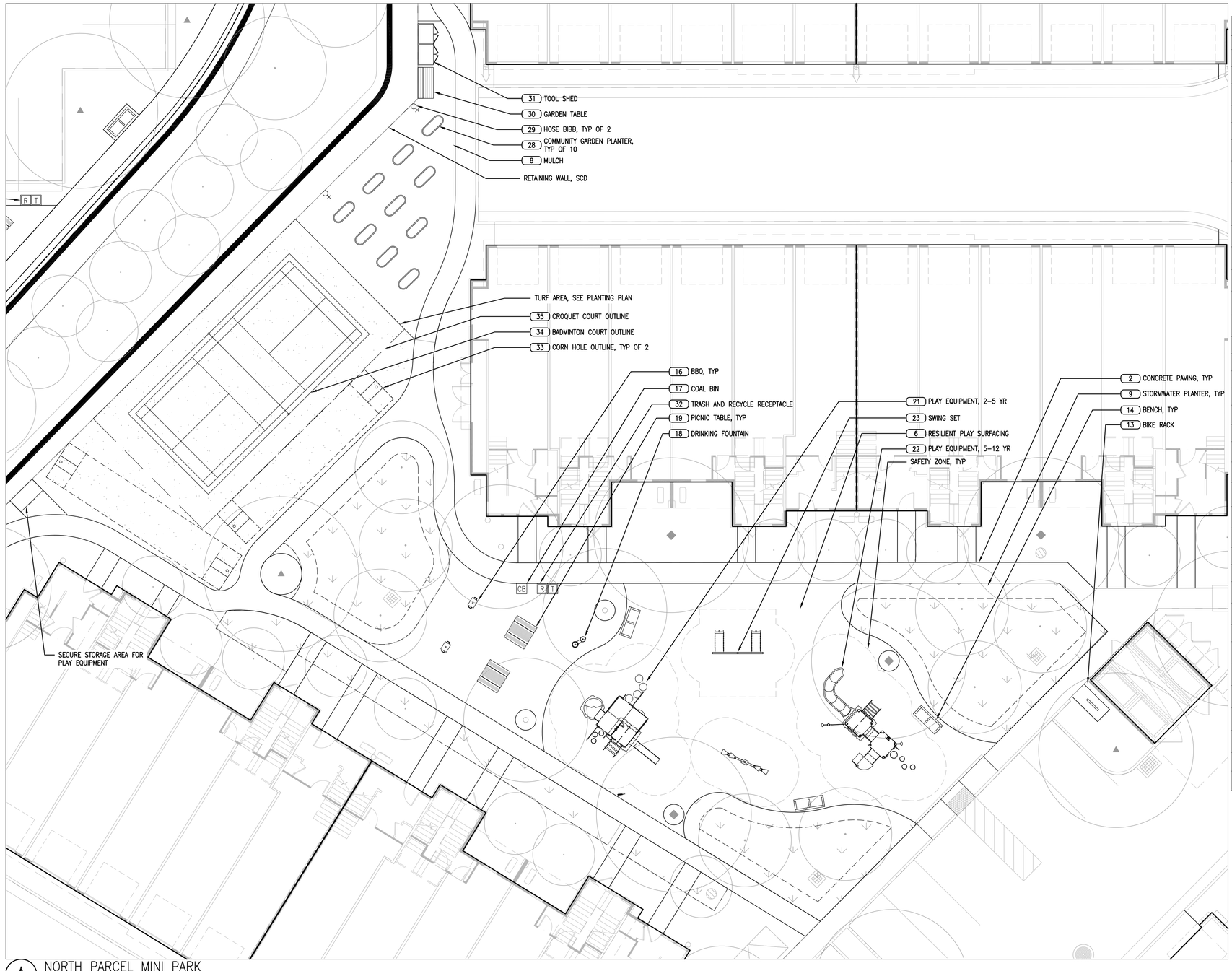
L2.04



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



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



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

MATERIALS SCHEDULE	
KEY	NAME
1	AC PAVING
2	CONCRETE PAVING
3	DECORATIVE CONCRETE PAVING
4	CONCRETE BAND
5	DG PAVING
6	RESILIENT PLAY SURFACING
7	STAIRS
8	MULCH
9	STORMWATER PLANTER
10	GUARDRAIL
11	DOG PARK FENCING
12	PUBLIC ART PIECE
13	BIKE RACK
14	BENCH
15	DOG WASTE STATION
16	BBQ
17	COAL BIN
18	DRINKING FOUNTAIN
19	PICNIC TABLE
20	SHADE STRUCTURE
21	PLAY EQUIPMENT
22	PLAY EQUIPMENT
23	SWING SET
24	FITNESS EQUIPMENT SIGNAGE
25	FITNESS EQUIPMENT
26	FITNESS LOOP STATION
27	MILEAGE MARKER
28	COMMUNITY GARDEN PLANTER
29	HOSE BIBB
30	GARDEN TABLE
31	TOOL SHED
32	TRASH/RECYCLE RECEPTACLES
33	CORNHOLE
34	BADMINTON COURT
35	CROQUET COURT
36	6' HT FENCE

SEE SHEET L2.09 FOR FULL SCHEDULE OF MATERIALS

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

PENINSULA HEIGHTS - SAN MATEO, CALIFORNIA

CAMPUS POP INVESTOR, LLC

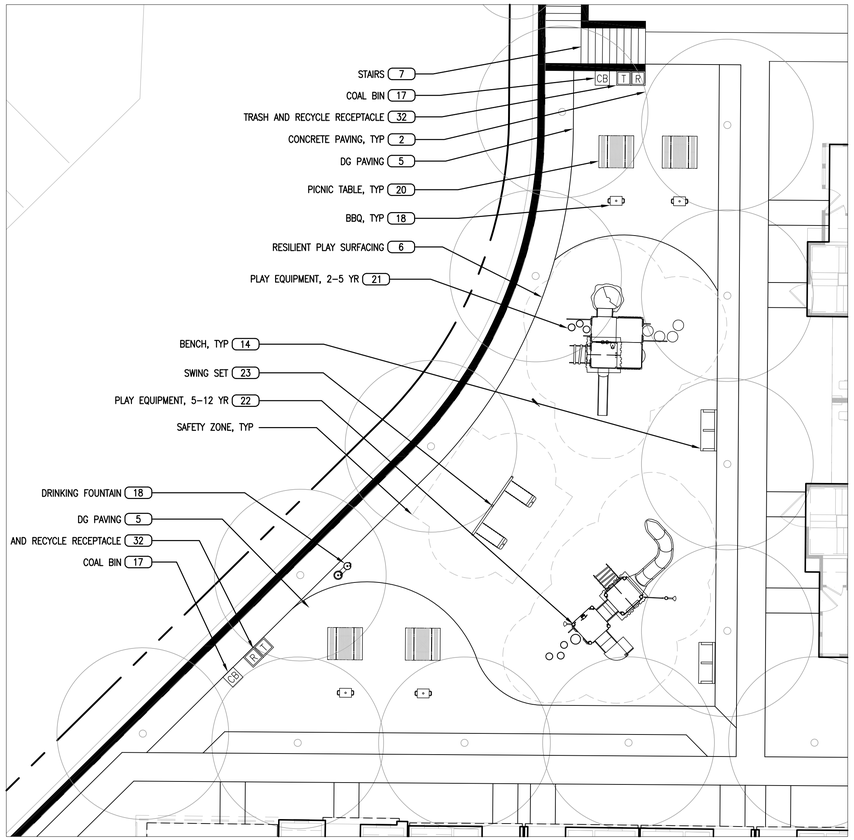
LANDSCAPE PLAN ENLARGEMENTS

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

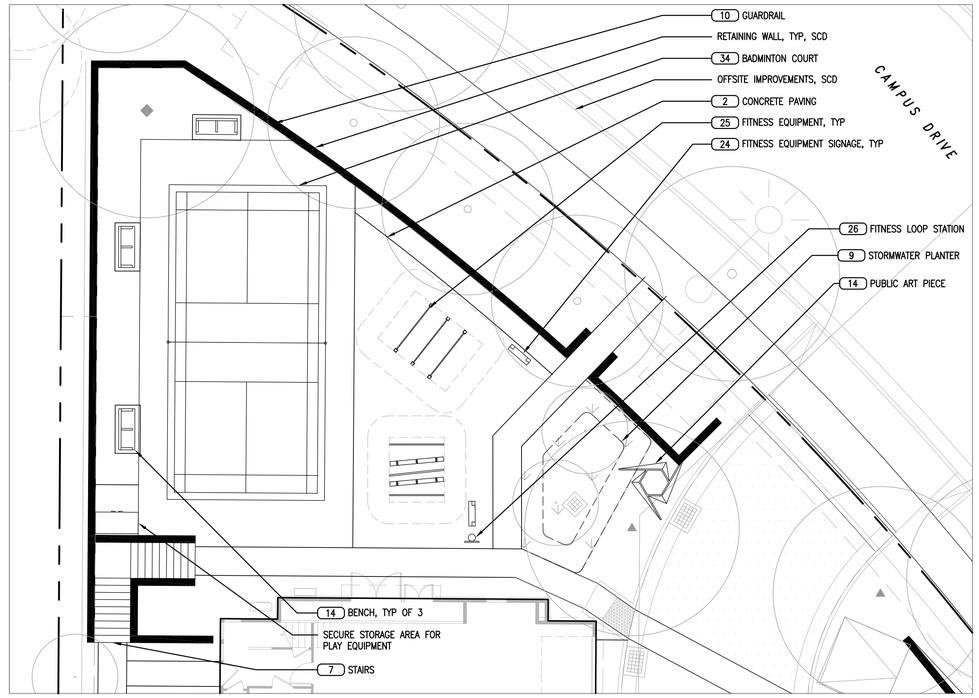
JOB NO. 1483.001
DATE 08-13-20

NORTH

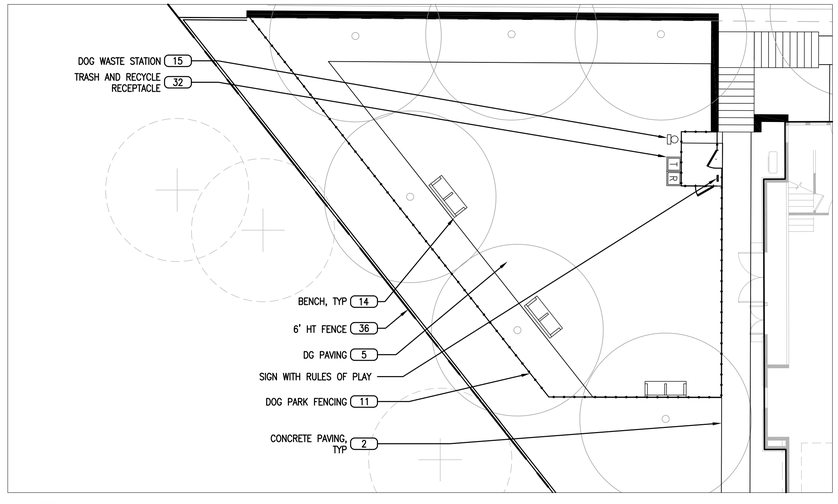
L2.05



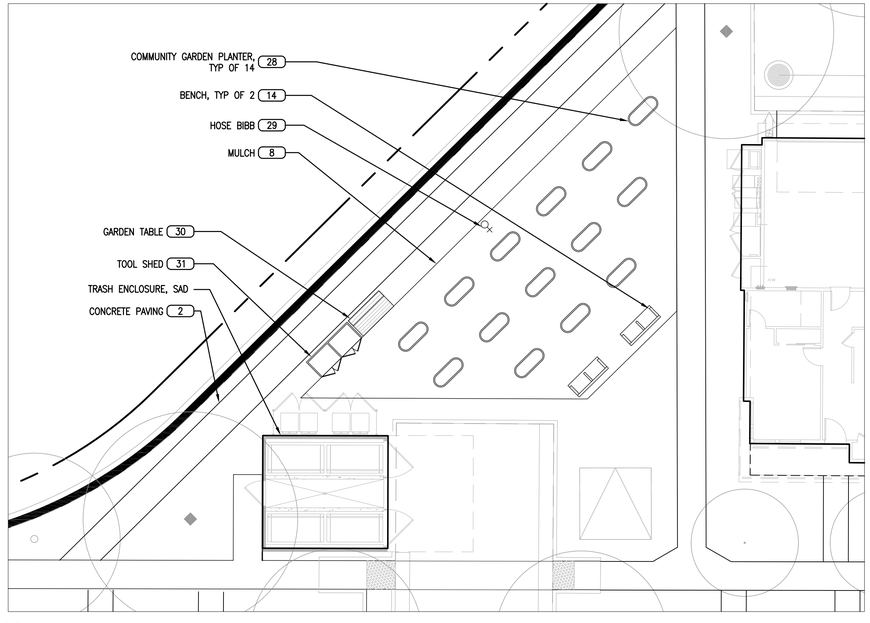
B SOUTH PARCEL MINI PARK
SCALE: 1"=10'-0"



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
1	AC PAVING
2	CONCRETE PAVING
3	DECORATIVE CONCRETE PAVING
4	CONCRETE BAND
5	DG PAVING
6	RESILIENT PLAY SURFACING
7	STAIRS
8	MULCH
9	STORMWATER PLANTER
10	GUARDRAIL
11	DOG PARK FENCING
12	PUBLIC ART PIECE
13	BIKE RACK
14	BENCH
15	DOG WASTE STATION
16	BBQ
17	COAL BIN
18	DRINKING FOUNTAIN
19	PICNIC TABLE
20	SHADE STRUCTURE
21	PLAY EQUIPMENT
22	PLAY EQUIPMENT
23	SWING SET
24	FITNESS EQUIPMENT SIGNAGE
25	FITNESS EQUIPMENT
26	FITNESS LOOP STATION
27	MILEAGE MARKER
28	COMMUNITY GARDEN PLANTER
29	HOSE BIBB
30	GARDEN TABLE
31	TOOL SHED
32	TRASH/RECYCLE RECEPTACLES
33	CORNHOLE
34	BADMINTON COURT
35	CROQUET COURT
36	6' HT FENCE

SEE SHEET L2.09 FOR FULL SCHEDULE OF MATERIALS

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

PENINSULA HEIGHTS - SAN MATEO, CALIFORNIA

CAMPUS POP INVESTOR, LLC

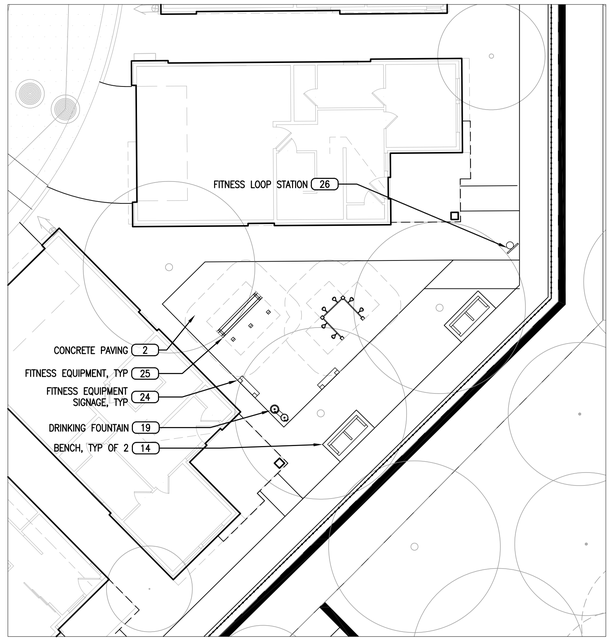
LANDSCAPE PLAN ENLARGEMENTS

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

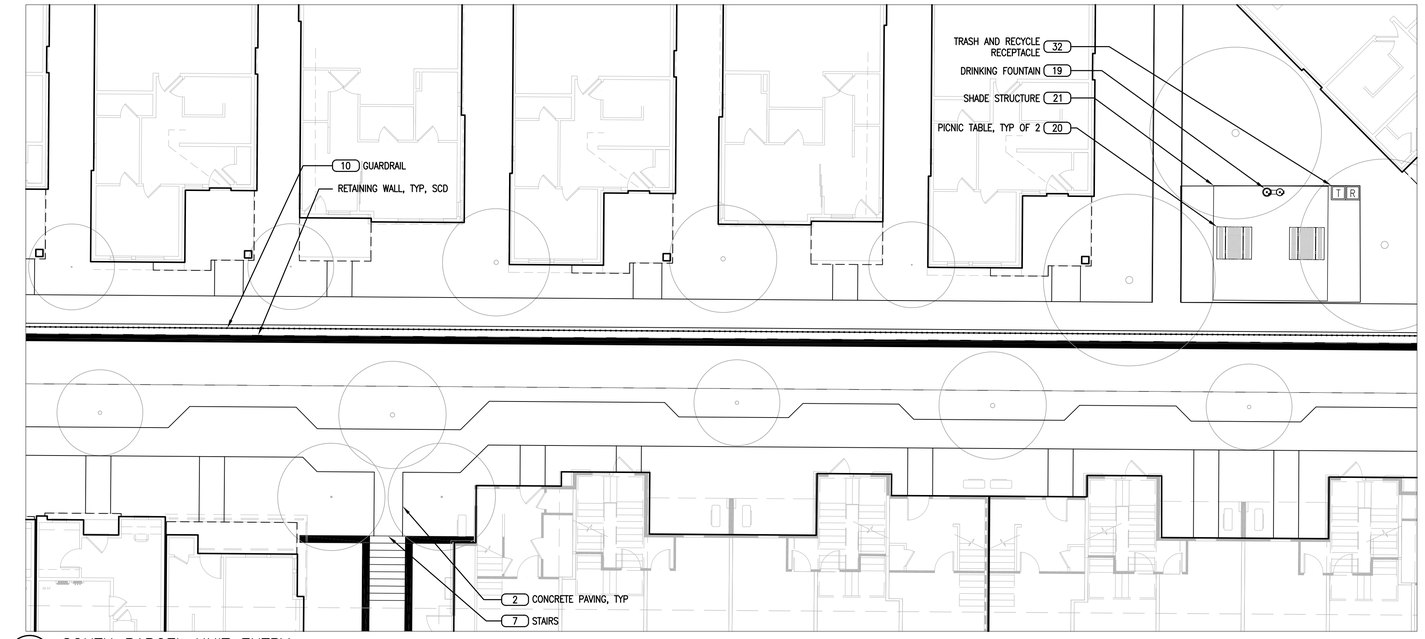
JOB NO. 1483.001
DATE 08-13-20

NORTH

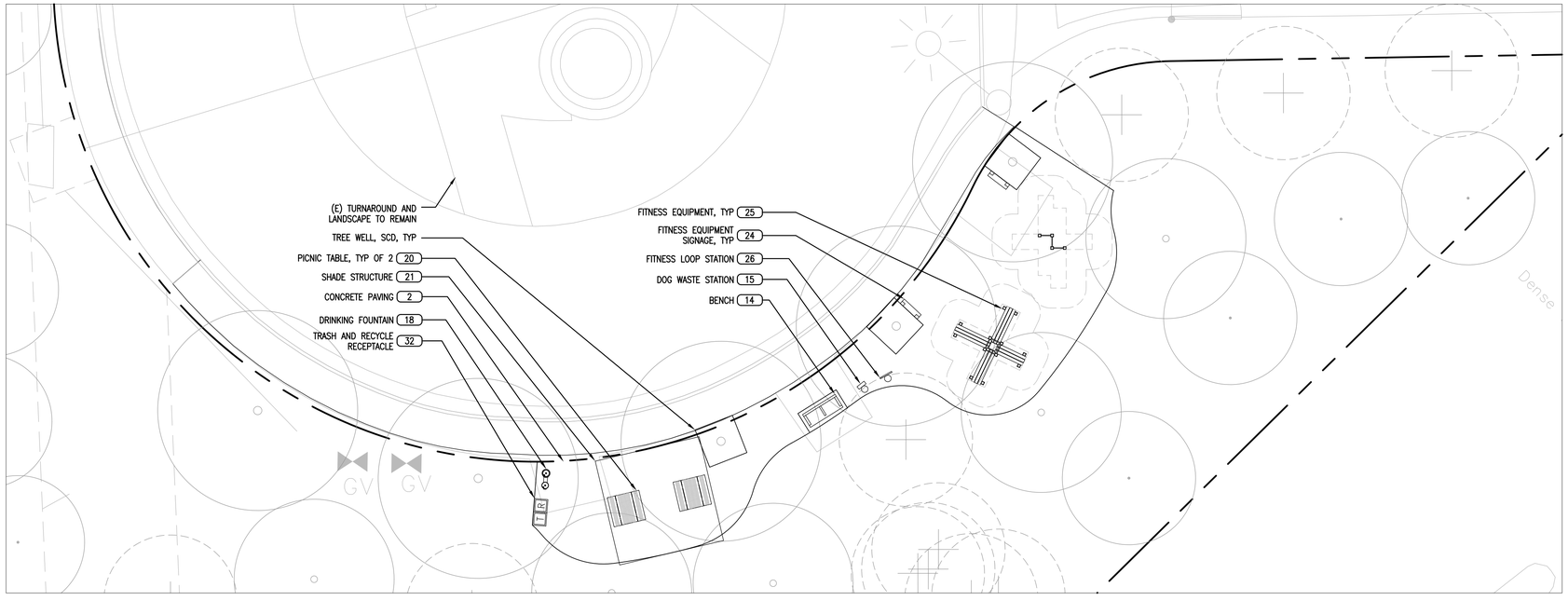
L2.06



B SOUTH PARCEL FITNESS STATION
SCALE: 1"=10'-0"



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



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

MATERIALS SCHEDULE	
KEY	NAME
1	AC PAVING
2	CONCRETE PAVING
3	DECORATIVE CONCRETE PAVING
4	CONCRETE BAND
5	DG PAVING
6	RESILIENT PLAY SURFACING
7	STAIRS
8	MULCH
9	STORMWATER PLANTER
10	GUARDRAIL
11	DOG PARK FENCING
12	PUBLIC ART PIECE
13	BIKE RACK
14	BENCH
15	DOG WASTE STATION
16	BBQ
17	COAL BIN
18	DRINKING FOUNTAIN
19	PICNIC TABLE
20	SHADE STRUCTURE
21	PLAY EQUIPMENT
22	PLAY EQUIPMENT
23	SWING SET
24	FITNESS EQUIPMENT SIGNAGE
25	FITNESS EQUIPMENT
26	FITNESS LOOP STATION
27	MILEAGE MARKER
28	COMMUNITY GARDEN PLANTER
29	HOSE BIBB
30	GARDEN TABLE
31	TOOL SHED
32	TRASH/RECYCLE RECEPTACLES
33	CORNHOLE
34	BADMINTON COURT
35	CROQUET COURT
36	6' HT FENCE

SEE SHEET L2.09 FOR FULL SCHEDULE OF MATERIALS

PENINSULA HEIGHTS - SAN MATEO, CALIFORNIA

CAMPUS POP INVESTOR, LLC

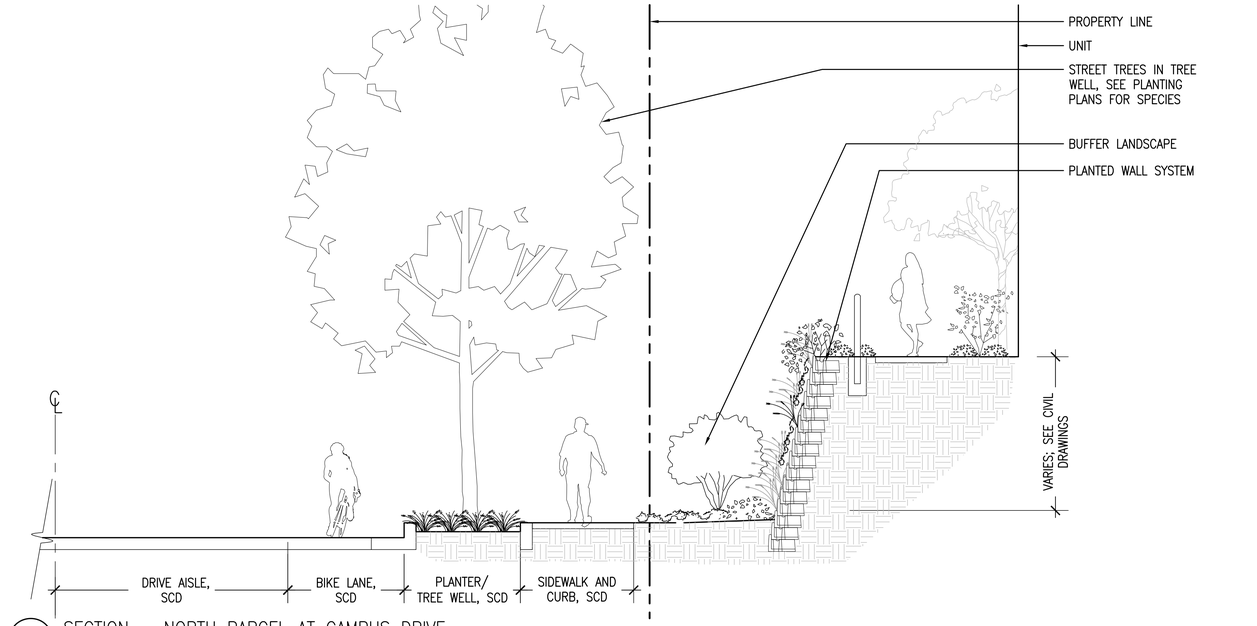
LANDSCAPE PLAN ENLARGEMENTS

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

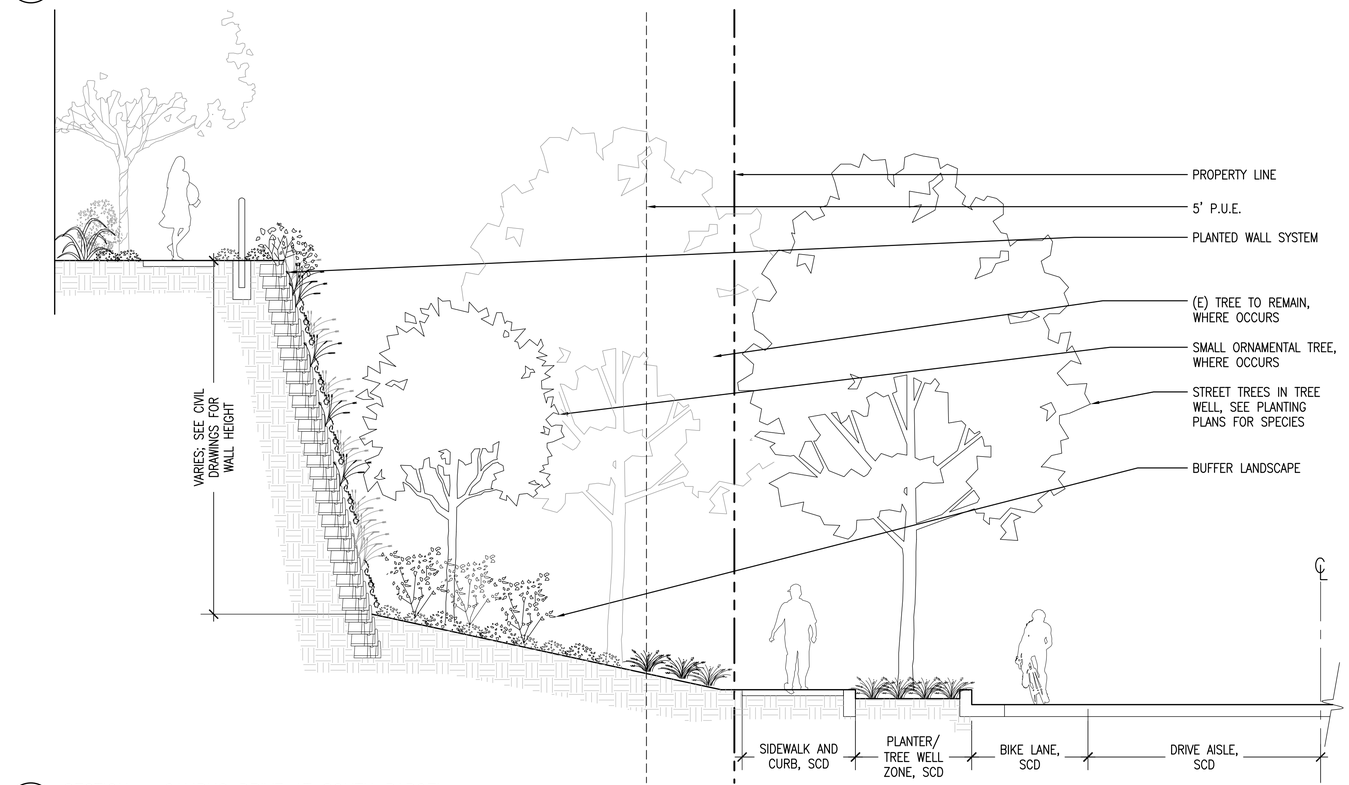
NORTH

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

JOB NO. 1483.001
DATE 08-13-20



1 SECTION – NORTH PARCEL AT CAMPUS DRIVE
SCALE: 1/4" = 1'



2 SECTION – CAMPUS DRIVE AT SOUTH PARCEL
SCALE: 1/4" = 1'

PENINSULA HEIGHTS - SAN MATEO, CALIFORNIA

CAMPUS POP INVESTOR, LLC

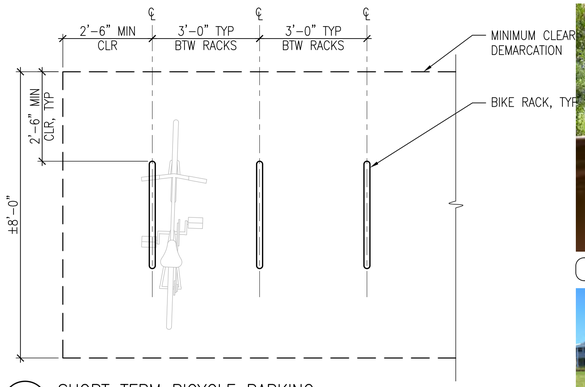
SECTIONS

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

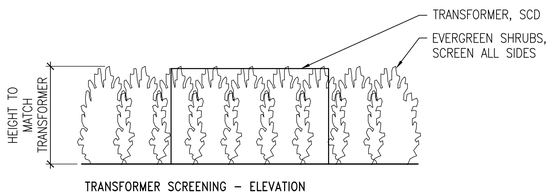
JOB NO. 1483.001
DATE 08-13-20

NORTH

L2.08

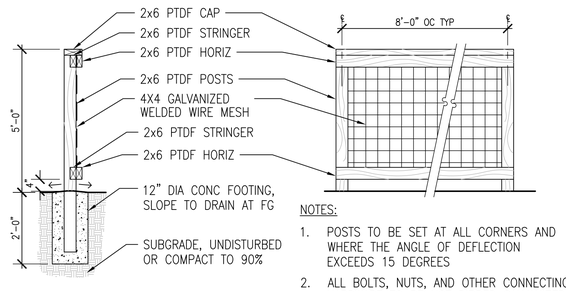


1 SHORT TERM BICYCLE PARKING
SCALE: 1/2" = 1'



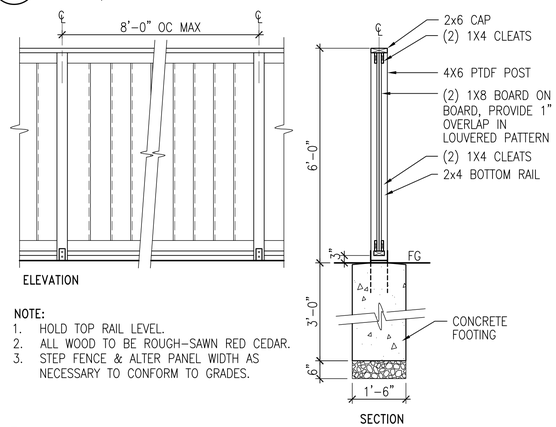
TRANSFORMER SCREENING – ELEVATION

2 UTILITY SCREENING
SCALE: 1/4" = 1'



NOTES:
1. POSTS TO BE SET AT ALL CORNERS AND WHERE THE ANGLE OF DEFLECTION EXCEEDS 15 DEGREES
2. ALL BOLTS, NUTS, AND OTHER CONNECTING HARDWARE TO BE HOT DIPPED GALVANIZED

3 DOG PARK FENCING
SCALE: 1/2" = 1'



NOTE:
1. HOLD TOP RAIL LEVEL.
2. ALL WOOD TO BE ROUGH-SAWN RED CEDAR.
3. STEP FENCE & ALTER PANEL WIDTH AS NECESSARY TO CONFORM TO GRADES.

4 6' HT FENCE
SCALE: 1/2" = 1'



28 COMMUNITY GARDEN PLANTER



32 TRASH/RECYCLE RECEPTACLE



33 CORNHOLE



34 BADMINTON COURT



35 CROQUET



21 PLAY STRUCTURE (2-5)



22 PLAY STRUCTURE (5-12)



25 FITNESS EQUIPMENT



26 FITNESS LOOP STATION



27 MILEAGE MARKER



14 BENCH



15 DOG WASTE STATION



18 BARBEQUE



19 PICNIC TABLE



20 SHADE STRUCTURE



9 STORMAWATER PLANTER



10 GUARDRAIL



11 DOG PARK FENCING



12 PUBLIC ART PIECE



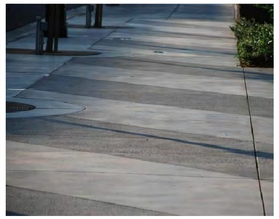
13 BIKE RACK



2 CONCRETE PAVING



3 DECOMPOSED GRANITE



4 CONCRETE BAND



5 DECOMPOSED GRANITE



6 RESILIENT PLAY SURFACING

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	POURED IN PLACE
7	STAIRS	CONCRETE, SCD
8	MULCH	UNDYED ARBORIST CHIPS; PROVIDE REDWOOD EDGE RESTRAINT WHERE NECESSARY
9	STORMWATER PLANTER	FLOW-THROUGH PLANTER, SCD
10	GUARDRAIL	42" HT FOR FALL PROTECTION; OMEGA II FENCE SYSTEM, STEEL FRAME, BLACK
11	DOG PARK FENCING	48" HT, WOOD FRAME, WIRE MESH INFILL, ADA COMPLIANT GATE, SEE DETAIL 3/L2.09
12	PUBLIC ART PIECE	LANDMARK SCULPTURAL PIECE
13	BIKE RACK	WELLE CIRCULAR RACK, STAINLESS STEEL, EMBEDMENT MOUNT, SEE DETAIL 1/L2.09 FOR LAYOUT
14	BENCH	WOOD, BACKED WITH CENTER ARM
15	DOG WASTE STATION	PET WASTE BAG DISPENSER
16	BBQ	CHARCOAL BBQ GRILL AND COUNTER
17	COAL BIN	23"X23"
18	DRINKING FOUNTAIN	OUTDOOR BARRIER-FREE PEDESTAL FOUNTAIN
19	PICNIC TABLE	STEEL&HPL, ADA ACCESSIBLE
20	SHADE STRUCTURE	POWDERCOATED ALUMINUM STRUCTURE
21	PLAY EQUIPMENT	2-5 YEARS, CONFORM TO SAFETY USE ZONES REQUIRED BY ASTM F1487-17; INTEGRATED SHADE
22	PLAY EQUIPMENT	5-12 YEARS, CONFORM TO SAFETY USE ZONES REQUIRED BY ASTM F1487-17; INTEGRATED SHADE
23	SWING SET	5-12 YEARS, CONFORM TO SAFETY USE ZONES REQUIRED BY ASTM F1487-17
24	FITNESS EQUIPMENT SIGNAGE	PORCELAIN ENAMEL COATED STEEL
25	FITNESS EQUIPMENT	FITNESS ROUTE, WOOD AND POWDERCOATED STEEL COMPONENTS
26	FITNESS LOOP STATION	WAYFINDING SIGNAGE
27	MILEAGE MARKER	PORCELAIN ENAMEL COATED STEEL
28	COMMUNITY GARDEN PLANTER	GALVANIZED GARDEN TROUGH; 5'X2'x2'
29	HOSE BIBB	SELF-CLOSING BIBB FAUCET MOUNTED TO 4X4 POST
30	GARDEN TABLE	WOOD, ADA ACCESSIBLE
31	TOOL SHED	WOOD, ADA ACCESSIBLE
32	TRASH/RECYCLE RECEPTACLES	EMBED MOUNT
33	CORNHOLE	2'X4' SET:; 35'X6' OVERALL COURT SIZE; PROVIDE STORAGE WHEN NOT IN USE
34	BADMINTON COURT	SYNTHETIC TURF, 22'X44', REMOVABLE NET, PROVIDE STORAGE WHEN NOT IN USE
35	CROQUET COURT	30'X55' COURT SIZE; PROVIDE STORAGE WHEN NOT IN USE
36	6' HT FENCE	WOOD GOOD NEIGHBOR FENCE, SEE DETAIL 4/L2.09

PENINSULA HEIGHTS - SAN MATEO, CALIFORNIA

CAMPUS POP INVESTOR, LLC

LANDSCAPE MATERIAL IMAGES AND DETAILS

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

JOB NO. 1483.001
DATE 08-13-20

NORTH

L2.09

PARK AND RECREATION FACILITY CREDIT

THE FOLLOWING AREAS MAY COUNT AS CREDIT OFF THE PARK IN-LIEU FEE ACCORDING TO SAN MATEO RESOLUTION NO. 53-2008 AND MUNICIPAL CODE SECTION 26.64.030.

FACILITY TYPE	LOCATION	SIZE PROVIDED (SF)	SIZE ALLOWED FOR CREDIT (SF)	COMMENTS
PLAY AREA	NORTH PARCEL, UPPER TERRACE	3493	3493	ACTIVITY SPACE OCCUPIED BY PLAY AREA, PATHWAY, SITTING AREAS, TRASH RECEPTACLES, ADJACENT LANDSCAPE AREAS UP TO 10' AND UP TO 15% OF TOTAL ACTIVITY SPACE
	NORTH PARCEL, LOWER TERRACE	3030	3030	
	SOUTH PARCEL, UPPER TERRACE	2325	2325	
OUTDOOR EATING AREA (PICNIC/BBQ AREA)	NORTH PARCEL, LOWER TERRACE	760	1160	SPACE OCCUPIED BY BBQ, PICNIC TABLE, TRASH/RECYCLING, COAL BIN, POTABLE WATER, PEDESTRIAN AREAS WITHIN 5' OF THESE ELEMENTS; 4 SF/UNIT ALLOWED FOR CREDIT
	SOUTH PARCEL, UPPER TERRACE	416		
	SOUTH PARCEL, UPPER TERRACE	411		
SEATING AREA (PICNIC AREA)	NORTH PARCEL, UPPER TERRACE	474	2030	SPACE OCCUPIED BY PICNIC TABLE, TRASH/RECYCLING, WATER FOUNTAIN AND PEDESTRIAN SPACES WITHIN 5' OF THESE ELEMENTS; 7 SF/UNIT ALLOWED FOR CREDIT
	NORTH PARCEL, UPPER TERRACE	290		
	NORTH PARCEL, LOWER TERRACE	346		
	SOUTH PARCEL, UPPER TERRACE	400		
	SOUTH PARCEL, LOWER TERRACE	300		
SEATING AREA (BENCH SEATING)	THROUGHOUT	368		23 SF PER BENCH, OUTSIDE PATH OF TRAVEL, EXCLUDES SEATING AREA IN OTHER AMENITIES; 7 SF/UNIT ALLOWED FOR CREDIT
COMMUNITY GARDEN	NORTH PARCEL, UPPER TERRACE	644	644	SPACE OCCUPIED BY 2'X5' RAISED BED WITH HOSE BIB, WORK TABLE, TOOL STORAGE LOCKER, COMPOST/SOIL STORAGE
	NORTH PARCEL, LOWER TERRACE	910	910	
	SOUTH PARCEL, UPPER TERRACE	1290	1290	
	SOUTH PARCEL, LOWER TERRACE	478	478	
DOG PARK	SOUTH PARCEL, LOWER TERRACE	1352	1352	
TURF AREA	NORTH PARCEL, LOWER TERRACE	2458	2458	INCLUDES CROQUET (30'X55'), ALTERNATE BADMINTON COURT (22'X44') AND (2) CORN HOLE COURTS (8'X35') AND SECURE STORAGE
TURF AREA	SOUTH PARCEL, UPPER TERRACE	1274	1274	INCLUDES BADMINTON COURT (22'X44') AND SECURE STORAGE
FITNESS STATION	NORTH PARCEL, UPPER TERRACE	275	275	INCLUDES AREA WITHIN 5' OF FITNESS EQUIPMENT AND MANUFACTURER RECOMMENDED CLEAR SPACE AND OTHER FITNESS FEATURES
	NORTH PARCEL, LOWER TERRACE	520	520	
	SOUTH PARCEL, UPPER TERRACE	788	788	
	SOUTH PARCEL, LOWER TERRACE	550	550	
	SOUTH PARCEL	350	350	
		TOTAL AREA PROVIDED:	22927 SF	

PENINSULA HEIGHTS - SAN MATEO, CALIFORNIA

CAMPUS POP INVESTOR, LLC

LANDSCAPE AREA CALCULATIONS

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

JOB NO. 1483.001
DATE 08-13-20

NORTH

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:** 72 (b)

Landscape Unit (LU) value of trees **to be removed** from the Tree Evaluation Schedule: 3078.9 (c) 1

Minimum LU value to be replaced and/or met through payment of in-lieu fees: **[a – b + c = d]** 3484.9 (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
311	15 gallon	1	311
236**	24 inch box	2	472
31	36 inch box	3	93
41	48 inch box	4	164
	Total LU Value of new trees being proposed:		1040 (e)

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

**QUANTITY EXCLUDES CAMPUS DRIVE STREET 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 = 2444.9 **x (the annually defined $ per LU value as per Current Comprehensive Fee Schedule)** $321 = $ 784,813 1

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	QTY	COMMENTS
TREES					
	CEANOTHUS 'RAY HARTMAN'	MOUNTAIN LILAC	15 GAL	311	
	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 'SANGO KAKU'	JAPANESE MAPLE	24" BOX	236	
	LAGERSTROEMIA 'TUSCARORA'	CRAPE MYRTLE	24" BOX		
	OLEA EUROPAEA 'SWAN HILL'	FRUITLESS OLIVE	24" BOX		
	PISTACIA CHINENSIS	CHINESE PISTACHE	24" BOX		
	QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX		
	QUERCUS SHUMARDII	SHUMARD RED OAK	24" BOX	51	STREET TREE, PLANTED MIN 30' OC 1
	ARBUTUS UNEDO 'MARINA'	STRAWBERRY TREE	36" BOX	31	
	LOPHOSTEMON CONFERTUS	BRISBANE BOX	36" BOX		
	ARBUTUS UNEDO 'MARINA'	STRAWBERRY TREE	36" BOX	41	
	GINKGO BILOBA 'FAIRMOUNT'	MAIDENHAIR TREE	48" BOX		
NATURAL AREA LANDSCAPE MIX					
	ARCTOSTAPHYLOS 'PACIFIC MIST'	MANZANITA	1 GAL		
	ARCTOSTAPHYLOS 'HOWARD McMINN'	HOWARD McMINN MANZANITA	15 GAL		
	BACCHARIS 'PIGEON POINT'	COYOTE BUSH	5 GAL		
	CEANOTHUS G. 'ANCHOR BAY'	CALIFORNIA LILAC	1 GAL		
	MUHLENBERGIA RIGENS	DEER GRASS	5 GAL		
	RHAMNUS 'EVE CASE'	COFFEEBERRY	15 GAL		
	SALVIA SPATHACEA	HUMMINGBIRD SAGE	1 GAL		
FOUNDATION LANDSCAPE MIX					
	AGAVE 'BLUE GLOW'	BLUE GLOW AGAVE	5 GAL		
	ANIGOZANTHOS 'BUSH GOLD'	KANGAROO PAW	1 GAL		
	CALAMAGROSTIS 'KARL FOESTER'	FEATHER REED GRASS	5 GAL		
	DIETES BICOLOR	FORTNIGHT LILY	5 GAL		
	LEUCADENDRON 'SAFARI GOLDSTRIKE'	YELLOW CONEFLOWER	5 GAL		
	LOMANDRA 'BREEZE'	DWARF MAT RUSH	1 GAL		
	PITTOSPORUM TENUIFOLIUM	KOHUHU	15 GAL		
	POLYSTICHUM CALIFORNICA	SWORD FERN	1 GAL		
	TEUCRIUM FRUTICANS 'AZUREUM'	BUSH GERMANDER	5 GAL		
PARK MIX					
	BULBINE FRUTESCENS	STALKED BULBINE	1 GAL		
	HELICHTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	5 GAL		
	LEUCOPHYLLUM FRUT.	TEXAS RANGER	5 GAL		
	LOROPETALUM CHINENSE	LOROPETALUM	5 GAL		
	MUHLENBERGIA RIGENS	DEER GRASS	5 GAL		
	PHLOMIS FRUTICOSA	JERUSALEM SAGE	5 GAL		
	PHORMIUM	NEW ZEALAND FLAX	5 GAL		
	SALVIA LEUCANTHA	SANTA BARBARA SAGE	5 GAL		

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY	COMMENTS
	TURF	FESCUE BLEND			
STORMWATER					
	ACHILLEA MILLEFOLIUM	YARROW	1 GAL		
	ARCTOSTAPHYLOS 'HOWARD MCMINN'	HOWARD MCMINN MANZANITA	5 GAL		
	CAREX TUMULICOLA	BERKELEY SEDGE	1 GAL		
	CERCIS CANADENSIS 'FOREST PANSY'	EASTERN REDBUD	15 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		
CASCADING PLANTS AND VINES					
	DISTICTIS BUCCINATORA	RED TRUMPET VINE	5 GAL		
	FICUS PUMILA	CREEPING FIG	5 GAL		
	LEPTOSPERMUM S. 'HORIZONTALIS'	PROSTRATE TEA TREE	1 GAL		
	ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET'	ROSEMARY	1 GAL		
	SATUREJA DOUGLASII	YERBA BUENA	1 GAL		
	TECOMARIA CAPENSIS	CAPE HONEYSUCKLE	5 GAL		
	TRACHELOSPERMUM JAS.	STAR JASMINE	5 GAL		
RETAINING SYSTEM PLANTING A – NATURAL AREA					
	ECHIUM CANDICANS	PRIDE OF MADEIRA	1 GAL		
	LANTANA CAMARA	LANTANA	1 GAL		
	LEPTOSPERMUM S. 'HORIZONTALIS'	PROSTRATE TEA TREE	1 GAL		
	ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET'	ROSEMARY	1 GAL		
	MYOPORUM PARVIFOLIUM	CREEPING MYOPORUM	1 GAL		
	PENSTEMON HETEROPHYLLUS	BEARDTONGUE	1 GAL		
	TEUCRIUM CHAEMAEDRYS	WALL GERMANDER	1 GAL		
	VERBENA BONARIENSIS	PURPLE TOP	1 GAL		
RETAINING SYSTEM PLANTING B – RESIDENTIAL AREAS					
	AEONIUM CANARIENSE	HOUSELEEK	1 GAL		
	AGAVE ATTENUATA	FOXTAIL AGAVE	1 GAL		
	ARMERIA	THRIFT	1 GAL		
	BACCHARIS 'PIGEON POINT'	COYOTE BUSH	1 GAL		
	BOUGAINVILLEA 'BARBARA KARST'	BOUGAINVILLEA	1 GAL		
	BULBINE FRUTESCENS	STALKED BULBINE	1 GAL		
	DROSANTHEMUM HISPIDUM	ROSEA ICE PLANT	1 GAL		
	SENECIO VITALIS	NARROW–LEAF CHALKSTICKS	1 GAL		
RETAINING SYSTEM PLANTING C – RESIDENTIAL AREAS					
	ACHILLEA MILLEFOLIUM	YARROW	1 GAL		
	AJUGA GENEVENSIS	CARPET BUGLE	1 GAL		
	LONICERA JAPONICA 'HALLIANA'	HONEYSUCKLE	1 GAL		
	SATUREJA DOUGLASII	YERBA BUENA	1 GAL		
	TRACHELOSPERMUM ASIATICUM	ASIAN STAR JASMINE	1 GAL		
	VERBENA 'HOMESTEAD PURPLE	PURPLE VERBENA	1 GAL		

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 08-13-20

L3.00 1



PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
TREES			
	CEANOTHUS 'RAY HARTMAN'	MOUNTAIN LILAC	15 GAL
	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 'SANGO KAKU'	JAPANESE MAPLE	24" BOX
	LAGERSTROEMIA 'TUSCARORA'	CRAPE MYRTLE	24" BOX
	OLEA EUROPAEA 'SWAN HILL'	FRUITLESS OLIVE	24" BOX
	PISTACIA CHINENSIS	CHINESE PISTACHE	24" BOX
	QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX
	QUERCUS SHUMARDII	SHUMARD RED OAK	24" BOX
	ARBUTUS UNEDO 'MARINA'	STRAWBERRY TREE	36" BOX
	LOPHOSTEMON CONFERTUS	BRISBANE BOX	36" BOX
	ARBUTUS UNEDO 'MARINA'	STRAWBERRY TREE	36" BOX
	GINKGO BILOBA 'FAIRMOUNT'	MAIDENHAIR TREE	48" BOX
	NATURAL AREA LANDSCAPE MIX		
	FOUNDATION LANDSCAPE MIX		
	PARK MIX		
	TURF		
	STORMWATER		
	CASCADING PLANTS AND VINES		
	RETAINING SYSTEM PLANTING A – NATURAL AREA		
	RETAINING SYSTEM PLANTING B – RESIDENTIAL AREAS		
	RETAINING SYSTEM PLANTING C – RESIDENTIAL AREAS		

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

0 15' 30' 60' 90'
SCALE: 1" = 30'–0"

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 08-13-20

NORTH

L3.01

MATCHLINE – SEE SHEET L3.01

P.U.E., SCD

(E) TREE TO REMAIN, TYP, SEE SHEET L0.02

TREES ALONG EVA TO BE PRUNED 13'–6" CLR, TYP

TRANSFORMER, TYP, SCREEN UTILITIES PER CITY REQUIREMENTS; SEE DETAIL 2/L2.09

RETAINING SYSTEM PLANTING A, TYP

STREET TREE TO BE QUERCUS SHUMARDII, TYP

STREET TREES AND LANDSCAPING WITHIN STREET AND SITE ENTRANCE TO MAINTAIN UNOBSTRUCTED SITE CLEARANCES PER SMMC 27.84.050

CAMPUS DRIVE

MATCHLINE – SEE SHEET L3.03

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
TREES			
	CEANOTHUS 'RAY HARTMAN'	MOUNTAIN LILAC	15 GAL
	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 'SANGO KAKU'	JAPANESE MAPLE	24" BOX
	LAGERSTROEMIA 'TUSCARORA'	CRAPE MYRTLE	24" BOX
	OLEA EUROPAEA 'SWAN HILL'	FRUITLESS OLIVE	24" BOX
	PISTACIA CHINENSIS	CHINESE PISTACHE	24" BOX
	QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX
	QUERCUS SHUMARDII	SHUMARD RED OAK	24" BOX
	ARBUTUS UNEDO 'MARINA'	STRAWBERRY TREE	36" BOX
	LOPHOSTEMON CONFERTUS	BRISBANE BOX	36" BOX
	ARBUTUS UNEDO 'MARINA'	STRAWBERRY TREE	36" BOX
	GINKGO BILOBA 'FAIRMOUNT'	MAIDENHAIR TREE	48" BOX
	NATURAL AREA LANDSCAPE MIX		
	FOUNDATION LANDSCAPE MIX		
	PARK MIX		
	TURF		
	STORMWATER		
	CASCADING PLANTS AND VINES		
	RETAINING SYSTEM PLANTING A – NATURAL AREA		
	RETAINING SYSTEM PLANTING B – RESIDENTIAL AREAS		
	RETAINING SYSTEM PLANTING C – RESIDENTIAL AREAS		

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

0 15' 30' 60' 90'

SCALE: 1" = 30'–0"

PENINSULA HEIGHTS - SAN MATEO, CALIFORNIA

CAMPUS POP INVESTOR, LLC

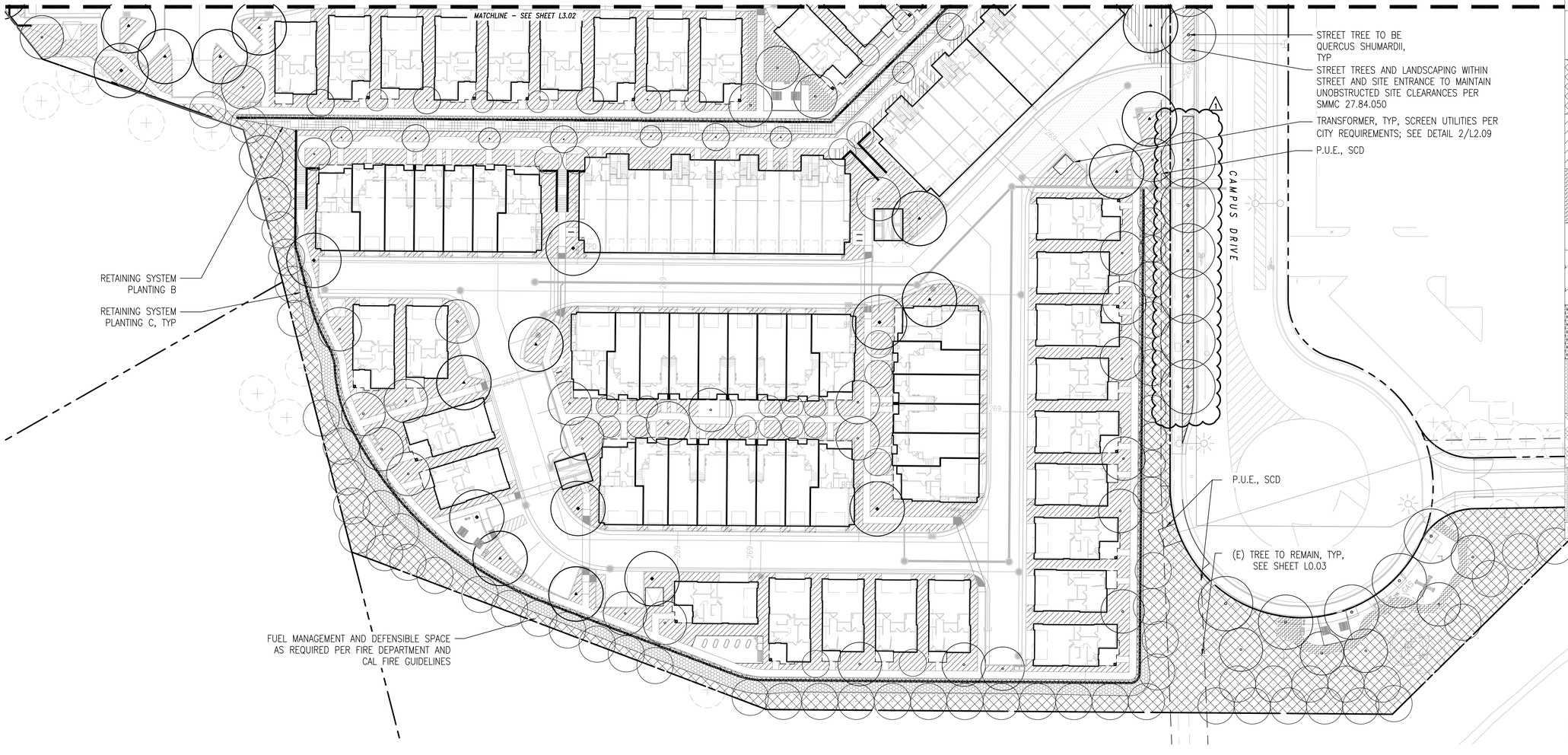
PLANTING PLAN - SOUTH PARCEL

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

JOB NO. 1483.001
DATE 08-13-20

NORTH

L3.02 1



PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
TREES			
	CEANOTHUS 'RAY HARTMAN'	MOUNTAIN LILAC	15 GAL
	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 'SANGO KAKU'	JAPANESE MAPLE	24" BOX
	LAGERSTROEMIA 'TUSCARORA'	CRAPE MYRTLE	24" BOX
	OLEA EUROPAEA 'SWAN HILL'	FRUITLESS OLIVE	24" BOX
	PISTACIA CHINENSIS	CHINESE PISTACHE	24" BOX
	QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX
	QUERCUS SHUMARDII	SHUMARD RED OAK	24" BOX
	ARBUTUS UNEDO 'MARINA'	STRAWBERRY TREE	36" BOX
	LOPHOSTEMON CONFERTUS	BRISBANE BOX	36" BOX
	ARBUTUS UNEDO 'MARINA'	STRAWBERRY TREE	36" BOX
	GINKGO BILOBA 'FAIRMOUNT'	MAIDENHAIR TREE	48" BOX
	NATURAL AREA LANDSCAPE MIX		
	FOUNDATION LANDSCAPE MIX		
	PARK MIX		
	TURF		
	STORMWATER		
	CASCADING PLANTS AND VINES		
	RETAINING SYSTEM PLANTING A – NATURAL AREA		
	RETAINING SYSTEM PLANTING B – RESIDENTIAL AREAS		
	RETAINING SYSTEM PLANTING C – RESIDENTIAL AREAS		

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 08-13-20

NORTH

L3.03

TREES


ACER PALMATUM
JAPANESE MAPLE


ARBUTUS UNEDO 'MARINA'
STRAWBERRY TREE


CEANOTHUS 'RAY HARTMAN'
MOUNTAIN LILAC


CERCIS OCCIDENTALIS
WESTERN REDBUD


GINGKO B. 'FAIRMOUNT'
MAIDENHAIR TREE


LAGERSTROEMIA INDICA
CRAPE MYRTLE


LAURUS 'SARATOGA'
LAUREL


LOPHOSTEMON CONF.
BRISBANE BOX


OLEA EUROPAEA 'SWAN HILL'
FRUITLESS OLIVE


PISTACIA CHINENSIS
CHINESE PISTACHE


PODOCARPUS GRACILIOR
FERN PINE

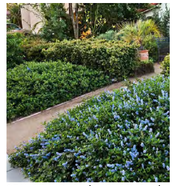

QUERCUS AGRIFOLIA
COAST LIVE OAK


QUERCUS SHUMARDII
SHUMARD RED OAK

NATURAL AREA LANDSCAPE MIX


ARCTOSTAPHYLOS 'PACIFIC MIST'
MANZANITA


BACCHARIS 'PIGEON POINT'
COYOTE BUSH


CEANOTHUS G. 'ANCHOR BAY'
CALIFORNIA LILAC


MUHLENBERGIA RIGENS
DEER GRASS


RHAMNUS CAL. 'EVE CASE'
COFFEEBERRY


SALVIA SPATHACEA
HUMMINGBIRD SAGE

FOUNDATION LANDSCAPE MIX


AGAVE 'BLUE GLOW'
BLUE GLOW AGAVE


ANIGOZANTHOS 'BUSH GOLD'
KANGAROO PAW


CALAMAGROSTIS
FEATHER REED GRASS


DIETES BICOLOR
FORTNIGHT LILY


LEUCADENDRON
YELLOW CONEFLOWER


LOMANDRA 'BREEZE'
DWARF MAT RUSH


PITTOSPORUM TENUIFOLIUM
KOHUHU


TEUCRIUM FRUTICANS 'AZAREUM'
BUSH GERMANDER

PARK MIX


BULBINE FRUTISCENS
STALKED BULBINE


HELICHTOTRICHON SEMPERVIRENS
BLUE OAT GRASS


LEUCOPHYLLUM FRUTESCENS
TEXAS RANGER


MUHLENBERGIA RIGENS
DEER GRASS


LOROPETALUM CHINENSE
FRINGE FLOWER


PHLOMIS FRUTICOSA
JERUSALEM SAGE


PHORMIUM
NEW ZEALAND FLAX


SALVIA LEUCANTHA
SANTA BARBARA SAGE

STORMWATER MIX


ACHILLEA MILLEFOLIUM
YARROW


ARCTOSTAPHYLOS
HOWARD MCMINN MANZANITA


CAREX TUMICULA
BERKELEY SEDGE

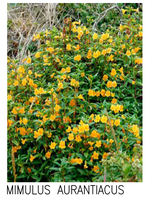

CERCIS CANADENSIS 'FOREST PANSY'
EASTERN REDBUD

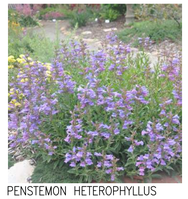

CHONDROPETALUM ELEPH.
CAPE RUSH


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			
	CEANOTHUS 'RAY HARTMAN'	MOUNTAIN LILAC	15 GAL
	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 'SANGO KAKU'	JAPANESE MAPLE	24" BOX
	LAGERSTROEMIA 'TUSCARORA'	CRAPE MYRTLE	24" BOX
	OLEA EUROPAEA 'SWAN HILL'	FRUITLESS OLIVE	24" BOX
	PISTACIA CHINENSIS	CHINESE PISTACHE	24" BOX
	QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX
	QUERCUS SHUMARDII	SHUMARD RED OAK	24" BOX
	ARBUTUS UNEDO 'MARINA'	STRAWBERRY TREE	36" BOX
	LOPHOSTEMON CONFERTUS	BRISBANE BOX	36" BOX
	ARBUTUS UNEDO 'MARINA'	STRAWBERRY TREE	36" BOX
	GINKGO BILOBA 'FAIRMOUNT'	MAIDENHAIR TREE	48" BOX
NATURAL AREA LANDSCAPE MIX			
	ARCTOSTAPHYLOS 'PACIFIC MIST'	MANZANITA	1 GAL
	ARCTOSTAPHYLOS 'HOWARD McMINN'	HOWARD McMINN MANZANITA	15 GAL
	BACCHARIS 'PIGEON POINT'	COYOTE BUSH	5 GAL
	CEANOTHUS G. 'ANCHOR BAY'	CALIFORNIA LILAC	1 GAL
	MUHLENBERGIA RIGENS	DEER GRASS	5 GAL
	RHAMNUS 'EVE CASE'	COFFEEBERRY	15 GAL
	SALVIA SPATHACEA	HUMMINGBIRD SAGE	1 GAL
FOUNDATION LANDSCAPE MIX			
	AGAVE 'BLUE GLOW'	BLUE GLOW AGAVE	5 GAL
	ANIGOZANTHOS 'BUSH GOLD'	KANGAROO PAW	1 GAL
	CALAMAGROSTIS 'KARL FOESTER'	FEATHER REED GRASS	5 GAL
	DIETES BICOLOR	FORTNIGHT LILY	5 GAL
	LEUCADENDRON 'SAFARI GOLDSTRIKE'	YELLOW CONEFLOWER	5 GAL
	LOMANDRA 'BREEZE'	DWARF MAT RUSH	1 GAL
	PITTOSPORUM TENUIFOLIUM	KOHUHU	15 GAL
	POLYSTICHUM CALIFORNICA	SWORD FERN	1 GAL
	TEUCRIUM FRUTICANS 'AZUREUM'	BUSH GERMANDER	5 GAL
PARK MIX			
	BULBINE FRUTESCENS	STALKED BULBINE	1 GAL
	HELICHTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	5 GAL
	LEUCOPHYLLUM FRUT.	TEXAS RANGER	5 GAL
	LOROPETALUM CHINENSE	LOROPETALUM	5 GAL
	MUHLENBERGIA RIGENS	DEER GRASS	5 GAL
	PHLOMIS FRUTICOSA	JERUSALEM SAGE	5 GAL
	PHORMIUM	NEW ZEALAND FLAX	5 GAL
	SALVIA LEUCANTHA	SANTA BARBARA SAGE	5 GAL
	TURF	FESCUE BLEND	
STORMWATER			
	ACHILLEA MILLEFOLIUM	YARROW	1 GAL
	ARCTOSTAPHYLOS 'HOWARD MCMINN'	HOWARD MCMINN MANZANITA	5 GAL
	CAREX TUMULICOLA	BERKELEY SEDGE	1 GAL
	CERCIS CANADENSIS 'FOREST PANSY'	EASTERN REDBUD	15 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

PENINSULA HEIGHTS - SAN MATEO, CALIFORNIA

CAMPUS POP INVESTOR, LLC

PLANT IMAGES

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

JOB NO. 1483.001
DATE 08-13-20

NORTH

L3.04

CASCADING PLANTS AND VINES


DISTICTIS BUCCINATORA
RED TRUMPET VINE


FICUS PUMILA
CREEPING FIG


LEPTOSPERMUM S. 'HORIZANTALIS'
PROSTRATE TEA TREE


ROSMARINUS 'HUNTINGTON CARPET'
ROSEMARY


SATUREJA DOUGLASII
YERBBA BUENA


TECOMARIA CAPENSIS
CAPE HONEYSUCKLE


TRACHELOSPERMUM ASI.
ASIAN STAR JASMINE

WALL PLANTING A NATURAL AREAS

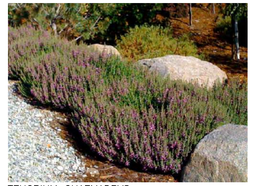

ECHIUM CANDICANS
PRIDE OF MADEIRA


LANTANA CAMARA
LANTANA


LEPTOSPERMUM S. HORIZONTALIS
PROSTRATE TEA TREE


ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET'
CREEPING ROSEMARY


PENSTEMON HETEROPHYLLUS
BEARDTONGUE


TEUCRIUM CHAEMADRYS
WALL GERMANDER

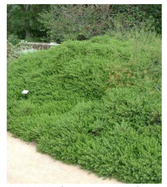

VERBENA CONARIENSIS
PURPLE TOP

WALL PLANTING B RESIDENTIAL AREAS


AEONIUM CANARIENSE
HOUSELEEK


AGAVE ATTENUATA
FOXTAIL AGAVE


ARMERIA MARITIMA
THRIFT


BACCARIS 'PIGEON POINT'
DWARF COYOTE BUSH


BOUGAINVILLEA 'BARBARA KARST'
BOUGAINVILLEA


BULBINE FRUTESCENS
STALKED BULBINE


DROSANTHEMUM HISPIDUM
ROSEA ICE PLANT


SENECIO VITALIS

WALL PLANTING C RESIDENTIAL AREAS

ACHILLEA MILLEFOLIUM
YARROW

AJUGA GENEVENSIS
CARPET BUGLE

LONICERA JAPONICA 'HALLIANA'
HONEYSUCKLE

SATUREJA DOUGLASII
YERBA BUENA

TRACHELOSPERMUM ASI.
ASIAN STAR JASMINE

VERBENA 'HOMESTEAD PURPLE'
PURPLE VERBENA

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
	MIMULUS AURANTIACUS	MONKEY FLOWER	1 GAL
	PENSTEMON HETEROPHYLLUS	BEARDTONGUE	1 GAL
CASCADING PLANTS AND VINES			
	DISTICTIS BUCCINATORA	RED TRUMPET VINE	5 GAL
	FICUS PUMILA	CREEPING FIG	5 GAL
	LEPTOSPERMUM S. 'HORIZONTALIS'	PROSTRATE TEA TREE	1 GAL
	ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET'	ROSEMARY	1 GAL
	SATUREJA DOUGLASII	YERBA BUENA	1 GAL
	TECOMARIA CAPENSIS	CAPE HONEYSUCKLE	5 GAL
	TRACHELOSPERMUM JAS.	STAR JASMINE	5 GAL
RETAINING SYSTEM PLANTING A – NATURAL AREA			
	ECHIUM CANDICANS	PRIDE OF MADEIRA	1 GAL
	LANTANA CAMARA	LANTANA	1 GAL
	LEPTOSPERMUM S. 'HORIZONTALIS'	PROSTRATE TEA TREE	1 GAL
	ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET'	ROSEMARY	1 GAL
	MYOPORUM PARVIFOLIUM	CREEPING MYOPORUM	1 GAL
	PENSTEMON HETEROPHYLLUS	BEARDTONGUE	1 GAL
	TEUCRIUM CHAEMAEDRYS	WALL GERMANDER	1 GAL
	VERBENA BONARIENSIS	PURPLE TOP	1 GAL
RETAINING SYSTEM PLANTING B – RESIDENTIAL AREAS			
	AEONIUM CANARIENSE	HOUSELEEK	1 GAL
	AGAVE ATTENUATA	FOXTAIL AGAVE	1 GAL
	ARMERIA	THRIFT	1 GAL
	BACCHARIS 'PIGEON POINT'	COYOTE BUSH	1 GAL
	BOUGAINVILLEA 'BARBARA KARST'	BOUGAINVILLEA	1 GAL
	BULBINE FRUTESCENS	STALKED BULBINE	1 GAL
	DROSANTHEMUM HISPIDUM	ROSEA ICE PLANT	1 GAL
	SENECIO VITALIS	NARROW-LEAF CHALKSTICKS	1 GAL
RETAINING SYSTEM PLANTING C – RESIDENTIAL AREAS			
	ACHILLEA MILLEFOLIUM	YARROW	1 GAL
	AJUGA GENEVENSIS	CARPET BUGLE	1 GAL
	LONICERA JAPONICA 'HALLIANA'	HONEYSUCKLE	1 GAL
	SATUREJA DOUGLASII	YERBA BUENA	1 GAL
	TRACHELOSPERMUM ASIATICUM	ASIAN STAR JASMINE	1 GAL
	VERBENA 'HOMESTEAD PURPLE	PURPLE VERBENA	1 GAL

PENINSULA HEIGHTS - SAN MATEO, CALIFORNIA

CAMPUS POP INVESTOR, LLC

PLANT IMAGES

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

JOB NO. 1483.001
DATE 08-13-20

NORTH

L3.05