

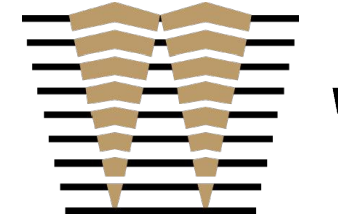
8/1/2022 5:48:22 PM

TREE REMOVAL AND PROTECTION LEGEND

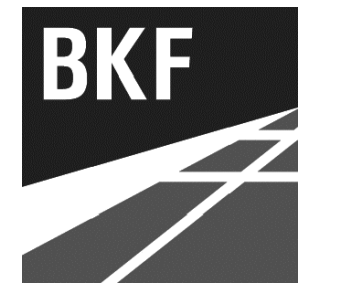
SYMBOL	DESCRIPTION	QUANTITY	NOTES
	UNPROTECTED - EXISTING TREE - TO BE REMOVED	45	WITHIN LIMIT OF WORK
	PROTECTED - EXISTING TREE - TO BE REMOVED	17	WITHIN LIMIT OF WORK

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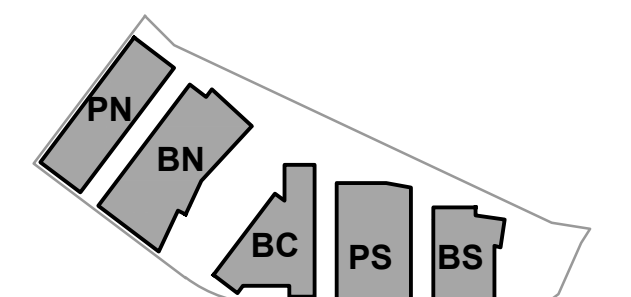


ISSUES	DATE
ENTITLEMENT APPLICATION	03/24/2022
ENTITLEMENT APPLICATION #2	08/19/2022
ENTITLEMENT APPLICATION #3	12/09/2022
ENTITLEMENT APPLICATION #4	09/18/2023

Peninsula Crossing

1200-1340 Old Bayshore Hwy, Burlingame, CA 94010

KEYPLAN



PROJECT NO.: 20045.00

DATE: 08/19/2022

SCALE: 1" = 50'

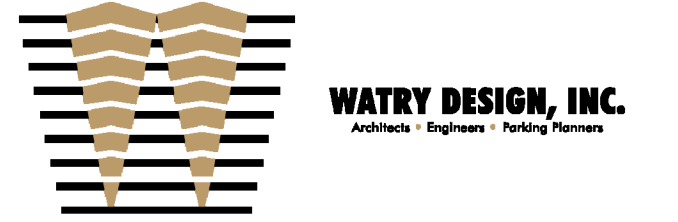
SHEET TITLE:

TREE REMOVAL PLAN



SHEET NO.:

ENT L-001

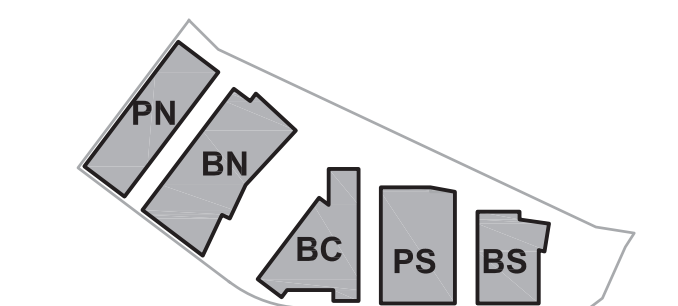


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ENTITLEMENT APPLICATION #4	09/18/2023

DW Burlingame Venture, LLC

Peninsula Crossing
1200-1340 Old Bayshore Hwy, Burlingame, CA 94010

KEYPLAN



PROJECT NO.: 20045.00

DATE: 08/19/2022

SCALE: 1"=50'

SHEET TITLE:

LANDSCAPE SITE PLAN -
ILLUSTRATIVE



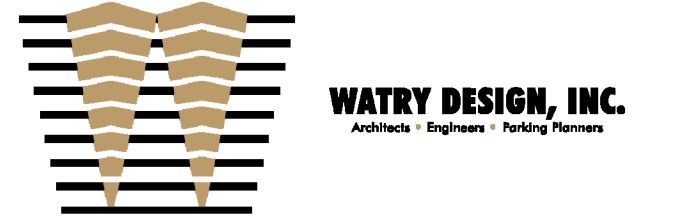
SHEET NO.:

ENT L-101

SITE FEATURES

- | | | |
|------------------------------------|-----------------------------------|--|
| 1 BAY TRAIL | 8 NOT USED | 15 SHORELINE OVERLOOK & STEPPED SEATING |
| 2 PLAZA AT SOUTH GATEWAY | 9 DISCOVERY/NATURE PLAY AREA | 16 ACCESSIBLE SHORELINE ACCESS - SLOPED PATH |
| 3 TERRACED SEATING/GATHERING SPACE | 10 ENHANCED NATURAL AREA | 17 BIKE SHARE |
| 4 ENHANCED NATURAL AREA | 11 PEDESTRIAN BRIDGE AT BAY TRAIL | 18 LOBBY ENTRY |
| 5 OUTDOOR CAFE/RETAIL SEATING | 12 TERRACE/AMPHITHEATER SEATING | 19 PUBLIC BICYCLE PARKING |
| 6 PICNIC AREA | 13 EASTON CREEK PEDESTRIAN ACCESS | 20 FIRE ACCESS LANE |
| 7 OUTDOOR FITNESS FEATURE | 14 EASTON CREEK SEATING AREAS | |



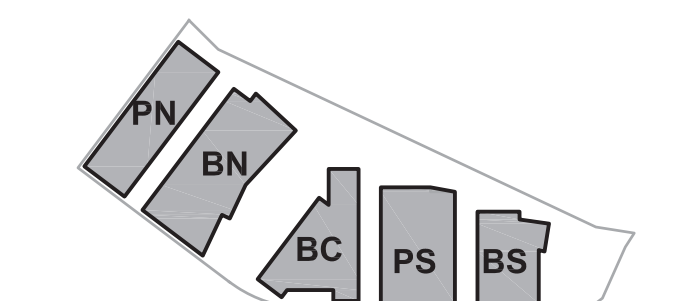


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Peninsula Crossing
1200-1340 Old Bayshore Hwy, Burlingame, CA 94010

KEYPLAN



PROJECT NO.: 20045.00

DATE: 08/19/2022

SCALE: 1"=50'

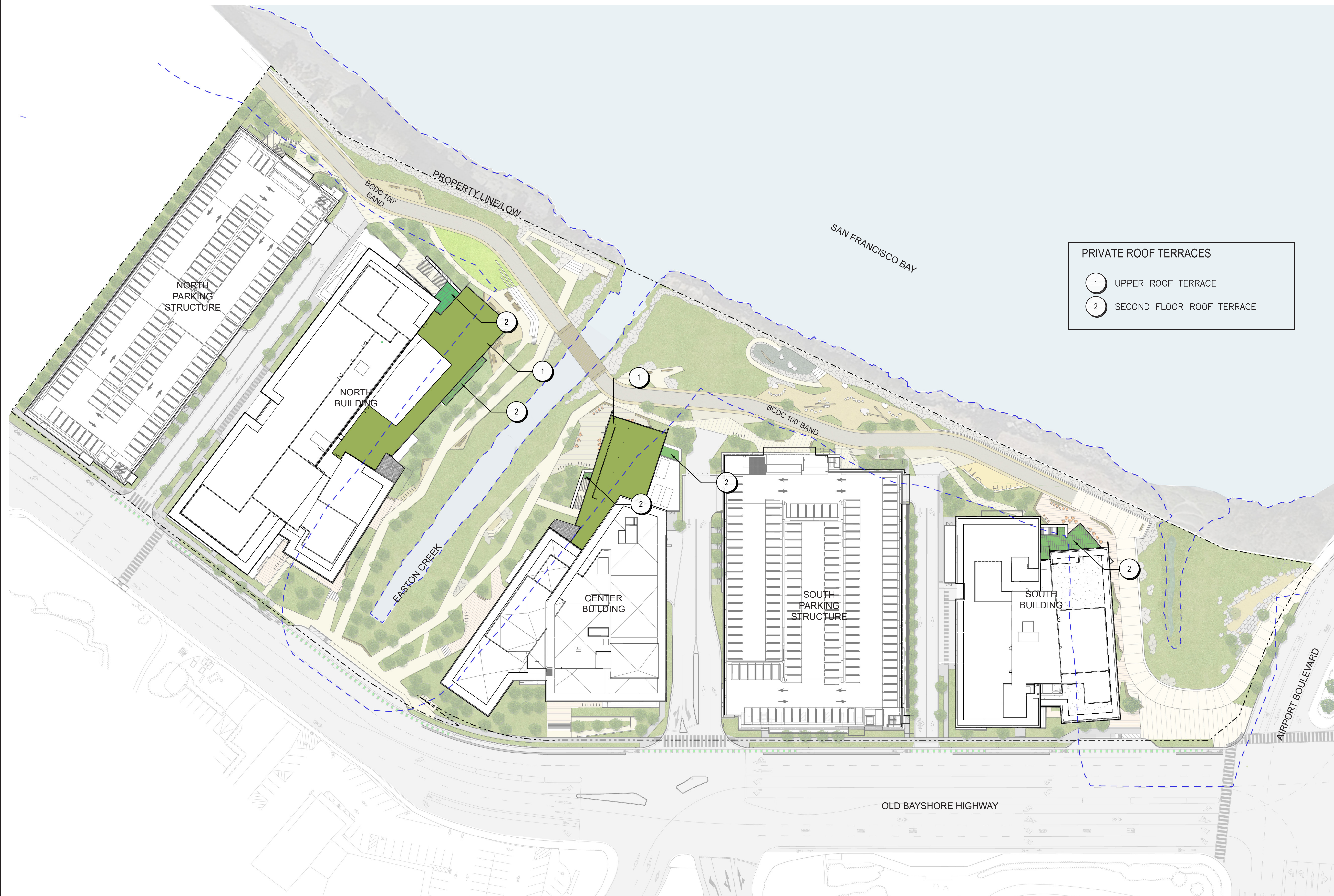
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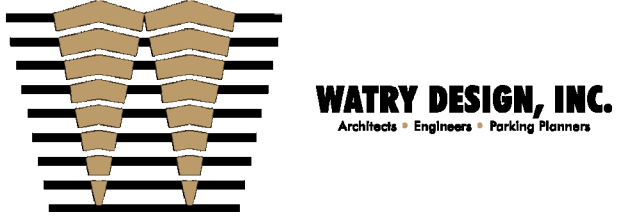
**LANDSCAPE ROOF PLAN
- ILLUSTRATIVE**



SHEET NO:

ENT L-102



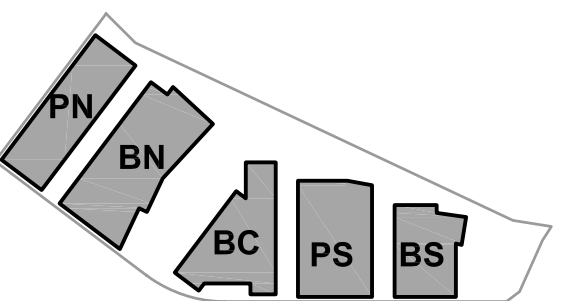


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ENTITLEMENT APPLICATION #4	09/18/2023

DW Burlingame Venture, LLC

Peninsula Crossing
1200-1340 Old Bayshore Hwy, Burlingame, CA 94010

KEY PLAN



PROJECT NO.: 20045.00
DATE: 08/19/2022
SCALE: 1" = 50'

SHEET TITLE:

**LANDSCAPE PLAN -
KEY PLAN**



SHEET NO:

ENT L-200

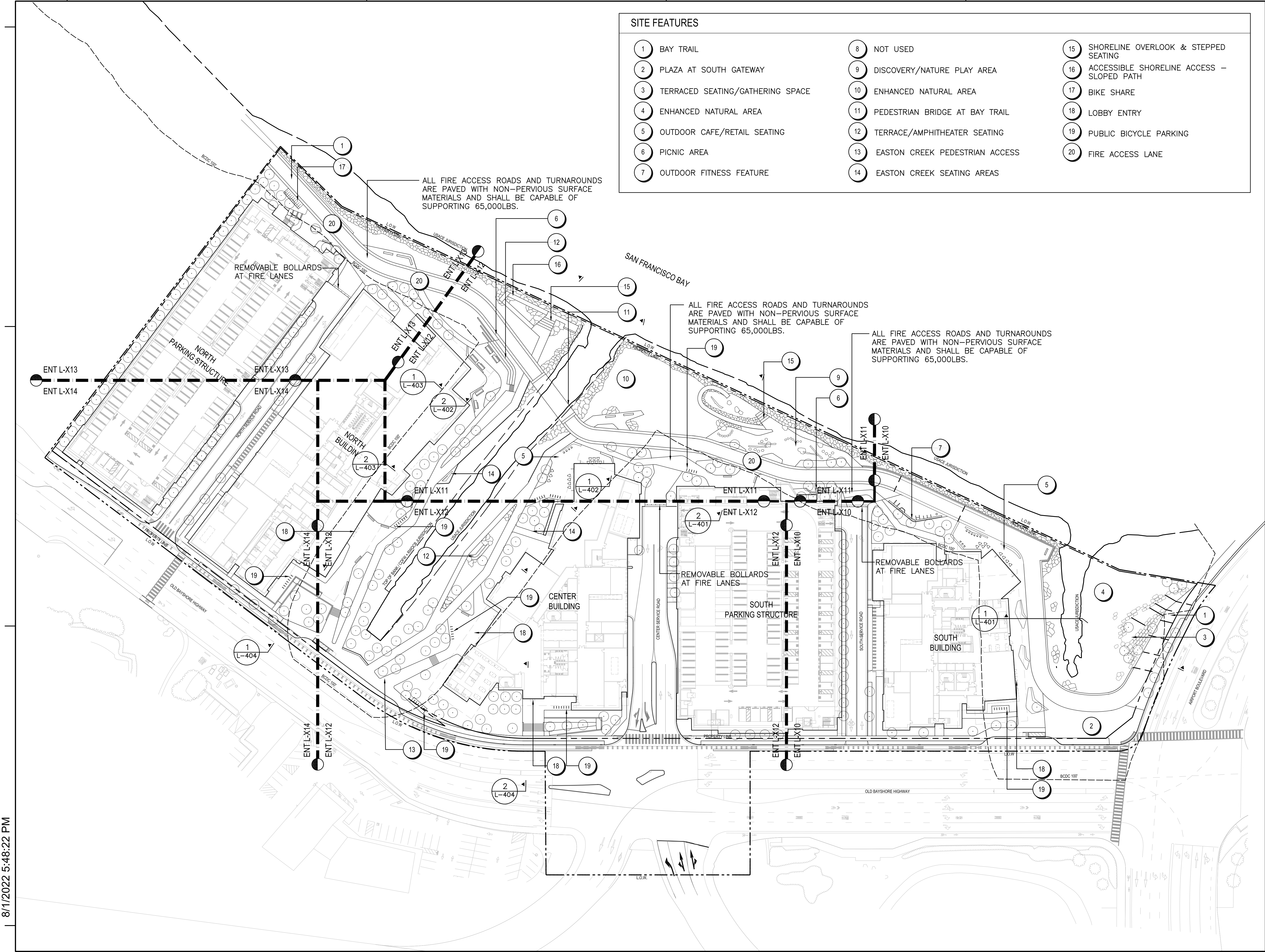
SITE FEATURES

- | | | |
|------------------------------------|-----------------------------------|--|
| 1 BAY TRAIL | 8 NOT USED | 15 SHORELINE OVERLOOK & STEPPED SEATING |
| 2 PLAZA AT SOUTH GATEWAY | 9 DISCOVERY/NATURE PLAY AREA | 16 ACCESSIBLE SHORELINE ACCESS - SLOPED PATH |
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| 5 OUTDOOR CAFE/RETAIL SEATING | 12 TERRACE/AMPHITHEATER SEATING | 19 PUBLIC BICYCLE PARKING |
| 6 PICNIC AREA | 13 EASTON CREEK PEDESTRIAN ACCESS | 20 FIRE ACCESS LANE |
| 7 OUTDOOR FITNESS FEATURE | 14 EASTON CREEK SEATING AREAS | |

ALL FIRE ACCESS ROADS AND TURNAROUNDS ARE PAVED WITH NON-PERVIOUS SURFACE MATERIALS AND SHALL BE CAPABLE OF SUPPORTING 65,000LBS.

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GENERAL NOTES

- SEE CIVIL AND ARCHITECTURE DRAWINGS FOR PARKING LOT PAVING AND STRIPING, DRIVEWAYS, AND CURBS.
- SEE ARCHITECTURAL PLANS FOR ADDITIONAL DETAILS AND DIMENSIONING OF WALLS, RAILING AND FENCES
- EXTERIOR BIKE PARKING: CALGREEN BUILDING CODE REQUIRES EXTERIOR BIKE PARKING TO EQUAL 5% OF PUBLIC CAR PARKING. PROJECT WILL COMPLY WITH CALGREEN BUILDING CODE BIKE PARKING REQUIREMENTS.
- VEHICULAR PAVING AT ALL FIRE ACCESS LANES TO BE RATED FOR FIRE TRUCK LOADING, MINIMUM 65,000 LBS.

LEGEND

---	PROPERTY LINE
---	L.O.W
---	LIMIT OF WORK
---	PA
---	PLANTING AREA - SEE PLANTING PLANS
±1Z	SPOT ELEVATION
---	USACE
---	UNITED STATES ARMY CORPS OF ENGINEERS JURISDICTION
---	CDFW + RWQCB
---	CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE JURISDICTION REGIONAL WATER QUALITY CONTROL BOARD
---	BCDC 100'
---	SAN FRANCISCO BAY CONSERVATION AND DEVELOPMENT COMMISSION 100' JURISDICTION

MATERIALS SCHEDULE

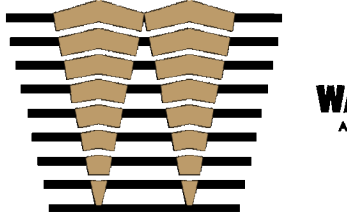
TAG	SYMBOL	TYPE	DESCRIPTION	NOTES
P1A		CIP CONCRETE -PEDESTRIAN	4" CIP CONCRETE OVER 4" AGGREGATE BASE, STANDARD GREY, TOOLED JOINTS	
P1B		CIP CONCRETE -VEHICULAR	6" CIP CONCRETE OVER 4" AGGREGATE BASE, STANDARD GREY, TOOLED JOINTS. VEHICULAR CONC. SHALL SUPPORT FIRE TRUCK LOADING - MIN. 65,000 LBS.	
P2A		SPECIAL CIP CONCRETE -PEDESTRIAN	4" CIP CONCRETE OVER 4" AGGREGATE BASE, INTEGRAL COLOR, TOP SEEDED AGGREGATE, SAW CUT JOINTS. VEHICULAR CONC. SHALL SUPPORT MAINTENANCE VEHICLE LOADING	
P2B		SPECIAL CIP CONCRETE -VEHICULAR	6" CIP CONCRETE OVER 4" AGGREGATE BASE, INTEGRAL COLOR, TOP SEEDED AGGREGATE, SAW CUT JOINTS. VEHICULAR CONC. SHALL SUPPORT FIRE TRUCK LOADING - MIN. 65,000 LBS.	
P3		BAY TRAIL ASPHALT	VEHICULAR ASPHALT PAVING - 5% ASPHALT CEMENT AND 95% AGGREGATES (STONE, SAND, AND GRAVEL).	
P4		GRAVEL AT GRAVEL "BEACH"	MIXED GRAVEL: 50% 3/8" PEA GRAVEL, 30% 1/2" PEA GRAVEL, 20% CLEAN DRAIN ROCK.	
P5A		STABILIZED CRUSHED STONE PAVING	GRANITECRETE STABILIZED CRUSHED STONE COLOR: NATURAL GOLD	
P5B		STABILIZED CRUSHED STONE PAVING -VEHICULAR	GRANITECRETE STABILIZED CRUSHED STONE COLOR: NATURAL GOLD VEHICULAR SCSP SHALL SUPPORT FIRE TRUCK LOADING - MIN. 65,000 LBS.	
P6		RUBBERIZED SURFACE	POURED-IN-PLACE RUBBER.	FITNESS PLAZA

SITE ELEMENTS

TAG	TYPE	DESCRIPTION	NOTES
E1	RIP RAP	FINAL LOCATION OF RIPRAP TO BE LOCATED WHERE NECESSARY TO PREVENT SHORELINE EROSION.	REFER TO SHORELINE ENGINEERING DRAWINGS
E2	NATURAL BOULDERS	LARGE SCALE NATURAL BOULDERS - SONOMA FIELD STONE OR GRANITE BOULDERS	
E3	NATURE PLAY FEATURES	LARGE SCALE NATURAL BOULDERS, STRIPPED AND SANDED LOGS, LOG SEGMENTS.	
E4	BRIDGE	PEDESTRIAN BRIDGE AT EASTON CREEK BAY TRAIL. BEAM BRIDGE WITH WOOD DECKING AND GALVANIZED STEEL RAILINGS	
E5	GUARD RAIL	STAINLESS STEEL GUARD RAIL 42" HEIGHT	
E6	BIKE SHARE		
E7	STACKED BLOCKS	CAST-IN-PLACE CONCRETE, PRECAST CONCRETE, OR MONOLITHIC STONE BLOCK FOR TERRACED SEATING.	
E8	BLEACHER SETAING A	CAST-IN-PLACE CONCRETE BLEACHER SEATING	
E9	BLEACHER SETAING B	CAST-IN-PLACE CONCRETE BLEACHER SEATING WITH STAIRS	
E10	SEAT WALL	CAST-IN-PLACE CONCRETE SEAT WALL	
E11	SEA WALL	SEA WALL - SEE SHORELINE ENGINEERING DRAWINGS	
E12	CUSTOM BENCH	CAST-IN-PLACE CONCRETE WITH WOOD AND STEEL SEAT AND BACK.	
E13	SLOPED WALK	SLOPED WALK, MAXIMUM 4.8% SLOPE. 6" CURBS ON BOTH SIDES OF WALK	
E14	STAIRS	CAST-IN-PLACE CONCRETE STAIRS WITH STAINLESS STEEL HAND RAILS AND CIP CHEEK WALL	
E15	PICNIC TABLE	MANUFACTURED PICNIC TABLE	
E16	FITNESS EQUIPMENT	EXTERIOR FITNESS STATIONS. SIMILAR TO NATIONAL FITNESS CAMPAIGN "FITNESS COURTS."	
E17	BIKE RACK	WELLE CIRCULAR BIKE RACK. GALVANIZED STEEL. ROUND TUBE. SURFACE MOUNT.	
E18	BIKESHARE STATION	-	
E19	REMOVABLE BOLLARD	STAINLESS STEEL REMOVEABLE BOLLARD AT EVA LANES	
E20	FIRE ACCESS LANE	-	
E21	ADA PEDESTRIAN RAMP	ACCESSIBLE RAMP WITH HANDRAILS - MAX 8.0% SLOPE	

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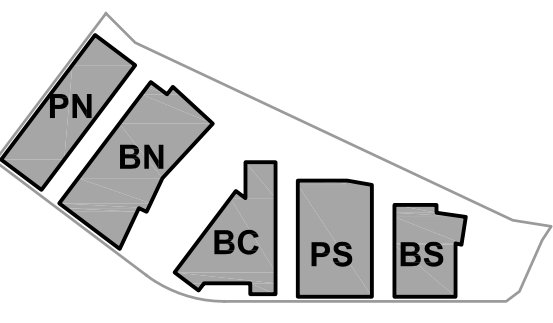


ISSUES	DATE
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ENTITLEMENT APPLICATION #3	12/09/2022
ENTITLEMENT APPLICATION #4	09/18/2023

Peninsula Crossing

1200-1340 Old Bayshore Hwy, Burlingame, CA 94010

KEYPLAN



PROJECT NO.: 20045.00
DATE: 08/19/2022
SCALE: N/A

SHEET TITLE:

LANDSCAPE MATERIALS SCHEDULE



SHEET NO:

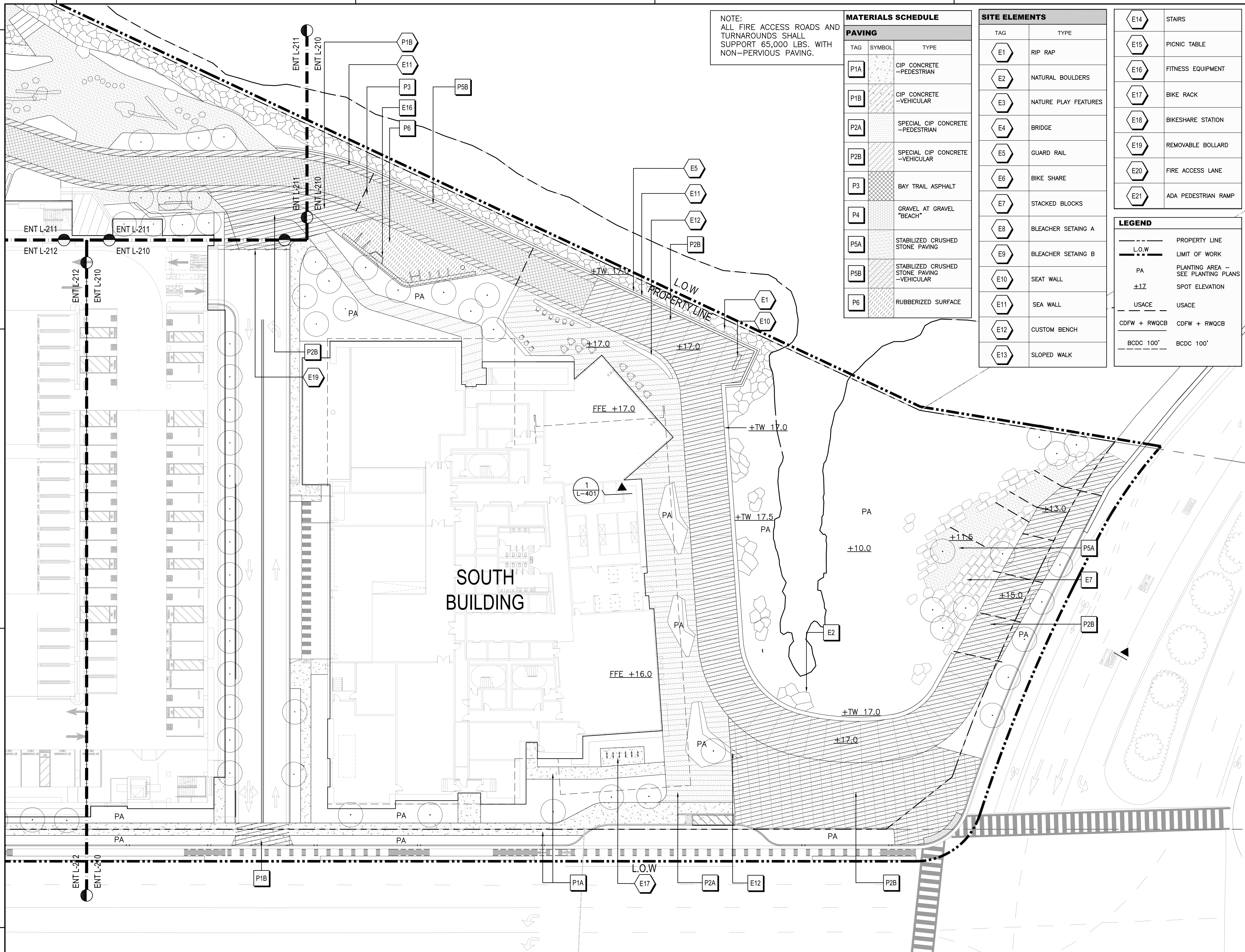
ENT L-201

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8/1/2022 5:48:22 PM



NOTE:
ALL FIRE ACCESS ROADS AND
TURNAROUNDS SHALL
SUPPORT 65,000 LBS. WITH
NON-PERVIOUS PAVING.

PAVING		
TAG	SYMBOL	TYPE
P1A	[Symbol]	CIP CONCRETE - PEDESTRIAN
P1B	[Symbol]	CIP CONCRETE - VEHICULAR
P2A	[Symbol]	SPECIAL CIP CONCRETE - PEDESTRIAN
P2B	[Symbol]	SPECIAL CIP CONCRETE - VEHICULAR
P3	[Symbol]	BAY TRAIL ASPHALT
P4	[Symbol]	GRAVEL AT GRAVEL "BEACH"
P5A	[Symbol]	STABILIZED CRUSHED STONE PAVING
P5B	[Symbol]	STABILIZED CRUSHED STONE PAVING - VEHICULAR
P6	[Symbol]	RUBBERIZED SURFACE

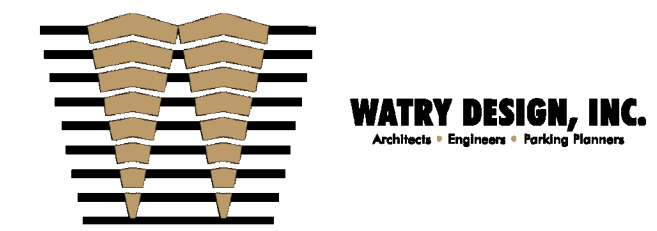
SITE ELEMENTS	
TAG	TYPE
E1	RIP RAP
E2	NATURAL BOULDERS
E3	NATURE PLAY FEATURES
E4	BRIDGE
E5	GUARD RAIL
E6	BIKE SHARE
E7	STACKED BLOCKS
E8	BLEACHER SETAING A
E9	BLEACHER SETAING B
E10	SEAT WALL
E11	SEA WALL
E12	CUSTOM BENCH
E13	SLOPED WALK

E14	STAIRS
E15	PICNIC TABLE
E16	FITNESS EQUIPMENT
E17	BIKE RACK
E18	BIKESHARE STATION
E19	REMOVABLE BOLLARD
E20	FIRE ACCESS LANE
E21	ADA PEDESTRIAN RAMP

LEGEND	
[Symbol]	PROPERTY LINE
[Symbol]	L.O.W. LIMIT OF WORK
[Symbol]	PA PLANTING AREA - SEE PLANTING PLANS
[Symbol]	±1Z SPOT ELEVATION
[Symbol]	USACE USACE
[Symbol]	CDFW + RWQCB CDFW + RWQCB
[Symbol]	BCDC 100' BCDC 100'

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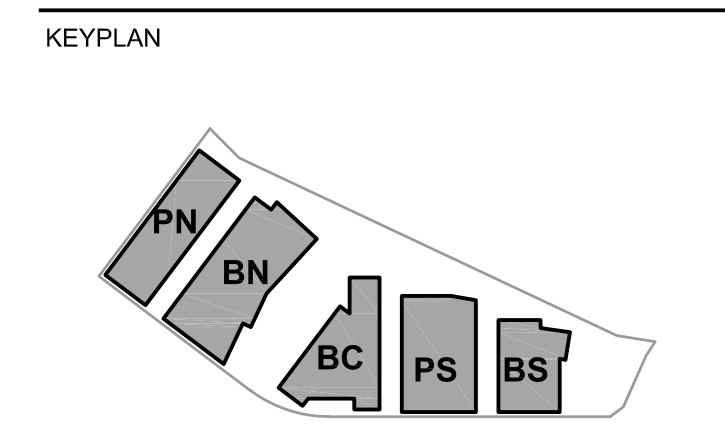
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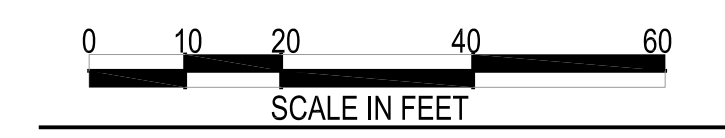
DW Burlingame Venture, LLC

Peninsula Crossing
1200-1340 Old Bayshore Hwy, Burlingame, CA 94010



PROJECT NO.: 20045.00
DATE: 08/19/2022
SCALE: 1" = 20'

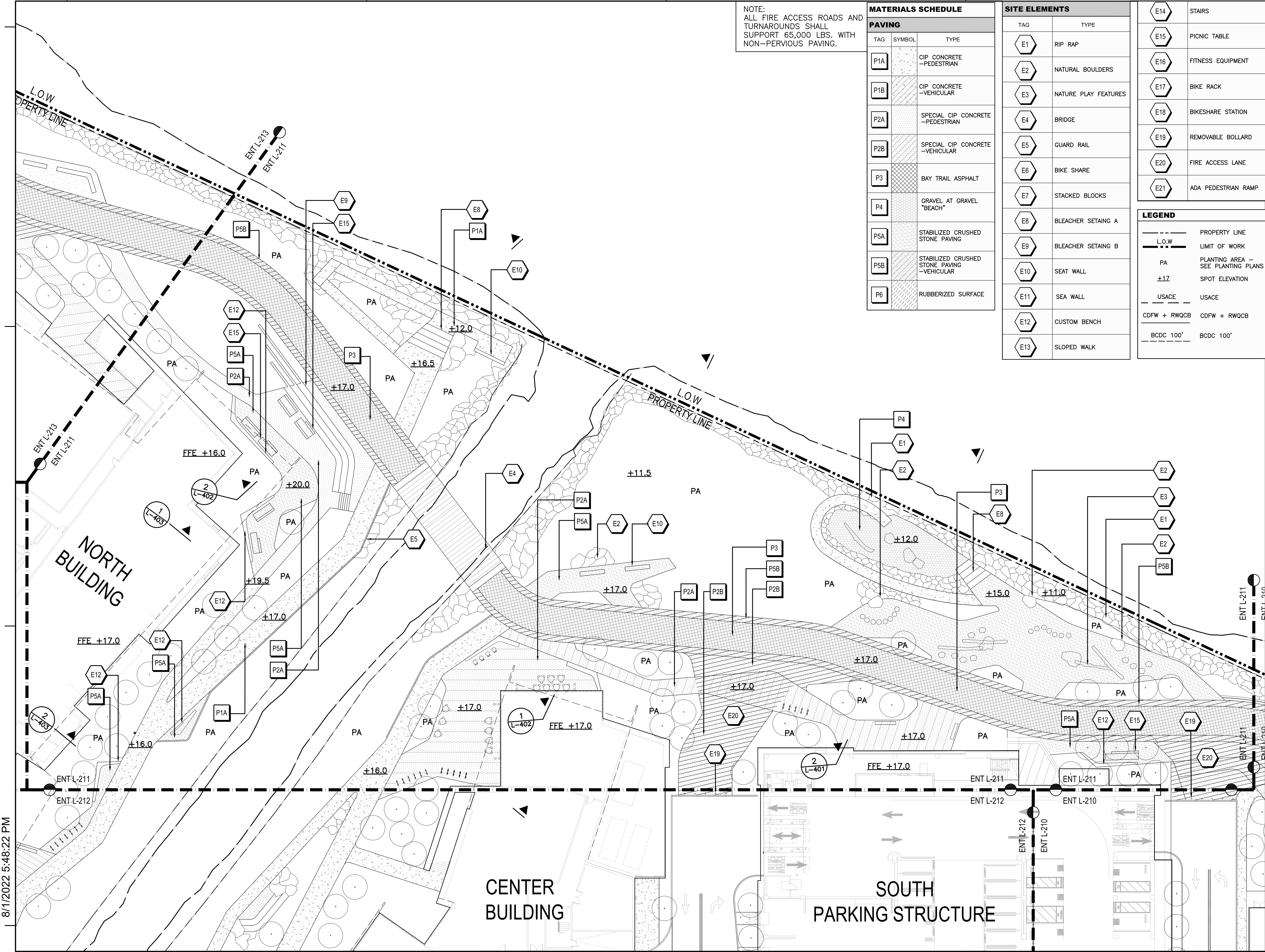
SHEET TITLE:
LANDSCAPE PLAN
ENLARGEMENT



SHEET NO.: ENT L-210

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MATERIALS SCHEDULE		
PAVING		
TAG	SYMBOL	TYPE
P1A	[Symbol]	CIP CONCRETE - PEDESTRIAN
P1B	[Symbol]	CIP CONCRETE - VEHICULAR
P2A	[Symbol]	SPECIAL CIP CONCRETE - PEDESTRIAN
P2B	[Symbol]	SPECIAL CIP CONCRETE - VEHICULAR
P3	[Symbol]	BAY TRAIL ASPHALT
P4	[Symbol]	GRAVEL AT GRAVEL "BEACH"
P5A	[Symbol]	STABILIZED CRUSHED STONE PAVING
P5B	[Symbol]	STABILIZED CRUSHED STONE PAVING - VEHICULAR
P6	[Symbol]	RUBBERIZED SURFACE

SITE ELEMENTS	
TAG	TYPE
E1	RIP RAP
E2	NATURAL BOULDERS
E3	NATURE PLAY FEATURES
E4	BRIDGE
E5	GUARD RAIL
E6	BIKE SHARE
E7	STACKED BLOCKS
E8	BLEACHER SETAING A
E9	BLEACHER SETAING B
E10	SEAT WALL
E11	SEA WALL
E12	CUSTOM BENCH
E13	SLOPED WALK

E14	STAIRS
E15	PICNIC TABLE
E16	FITNESS EQUIPMENT
E17	BIKE RACK
E18	BIKESHARE STATION
E19	REMOVABLE BOLLARD
E20	FIRE ACCESS LANE
E21	ADA PEDESTRIAN RAMP

LEGEND	
[Symbol]	PROPERTY LINE
[Symbol]	L.O.W LIMIT OF WORK
[Symbol]	PA PLANTING AREA - SEE PLANTING PLANS
[Symbol]	±17 SPOT ELEVATION
[Symbol]	USACE USACE
[Symbol]	CDFW + RWQCB CDFW + RWQCB
[Symbol]	BCDC 100' BCDC 100'

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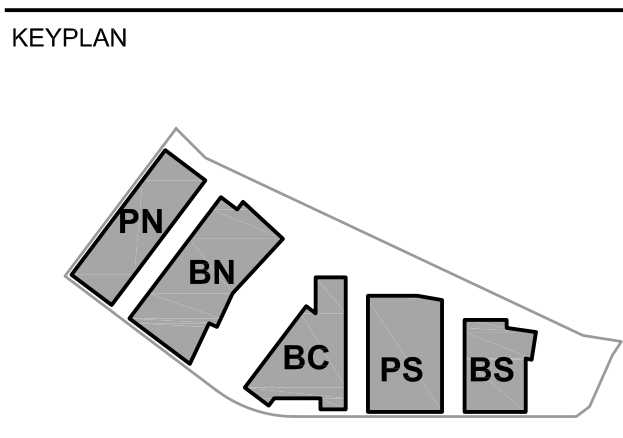
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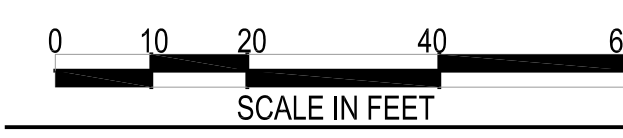
ISSUES	DATE
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Peninsula Crossing
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PROJECT NO.: 20045.00
DATE: 08/19/2022
SCALE: 1" = 20'

SHEET TITLE:
LANDSCAPE PLAN ENLARGEMENT

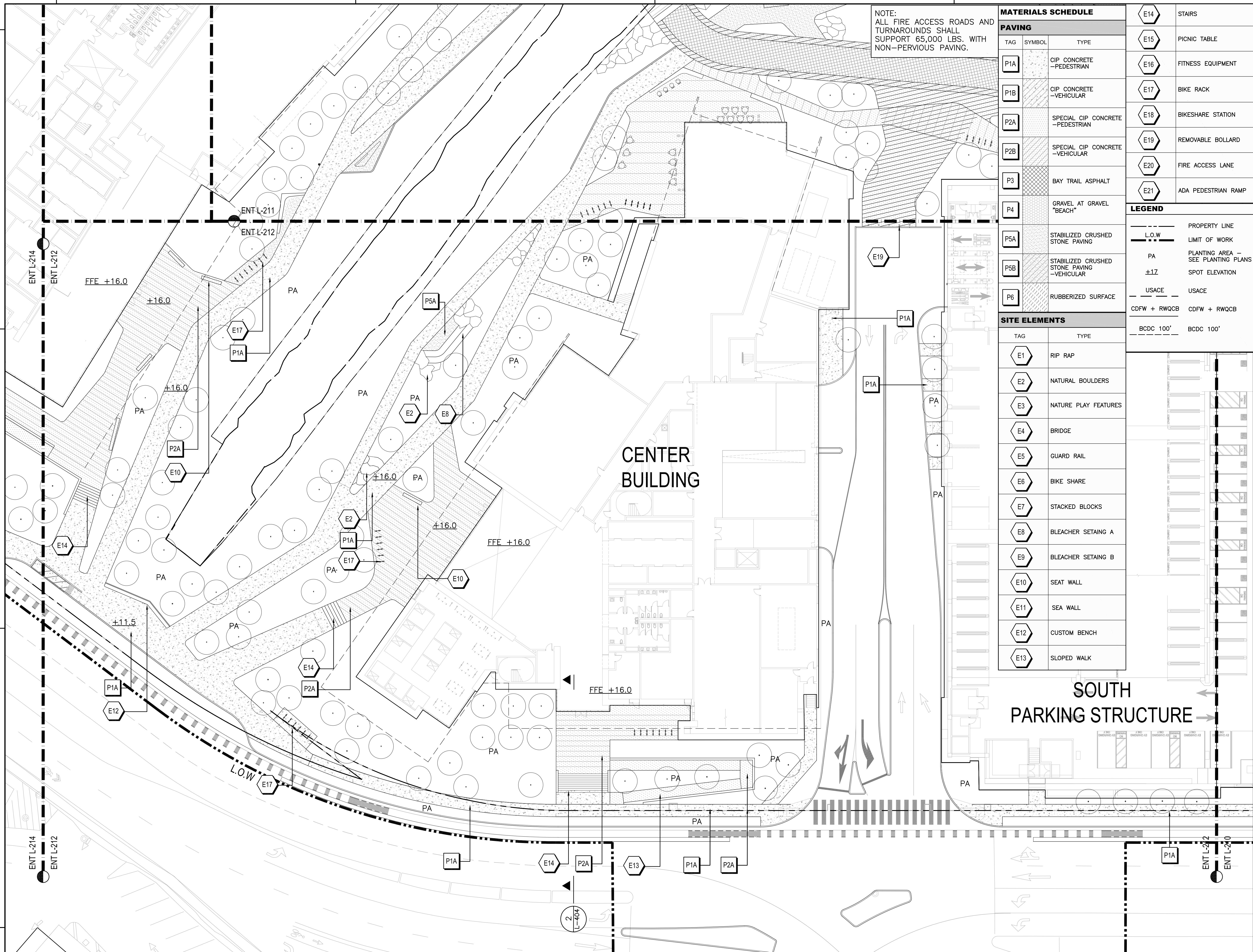


SHEET NO.: **ENT L-211**

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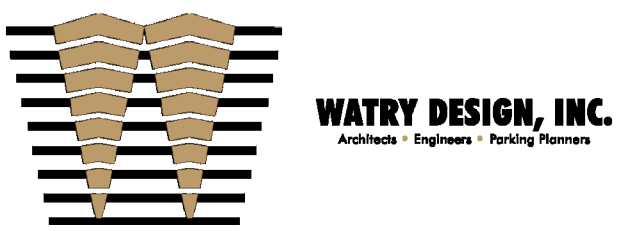
MATERIALS SCHEDULE		
PAVING		
TAG	SYMBOL	TYPE
P1A	[Symbol]	CIP CONCRETE - PEDESTRIAN
P1B	[Symbol]	CIP CONCRETE - VEHICULAR
P2A	[Symbol]	SPECIAL CIP CONCRETE - PEDESTRIAN
P2B	[Symbol]	SPECIAL CIP CONCRETE - VEHICULAR
P3	[Symbol]	BAY TRAIL ASPHALT
P4	[Symbol]	GRAVEL AT GRAVEL "BEACH"
P5A	[Symbol]	STABILIZED CRUSHED STONE PAVING
P5B	[Symbol]	STABILIZED CRUSHED STONE PAVING - VEHICULAR
P6	[Symbol]	RUBBERIZED SURFACE

SITE ELEMENTS	
TAG	TYPE
E1	RIP RAP
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E6	BIKE SHARE
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E8	BLEACHER SETAING A
E9	BLEACHER SETAING B
E10	SEAT WALL
E11	SEA WALL
E12	CUSTOM BENCH
E13	SLOPED WALK

LEGEND	
[Symbol]	PROPERTY LINE
[Symbol]	L.O.W. LIMIT OF WORK
[Symbol]	PA PLANTING AREA - SEE PLANTING PLANS
[Symbol]	±1Z SPOT ELEVATION
[Symbol]	USACE
[Symbol]	USACE
[Symbol]	CDFW + RWQCB
[Symbol]	CDFW + RWQCB
[Symbol]	BCDC 100'
[Symbol]	BCDC 100'

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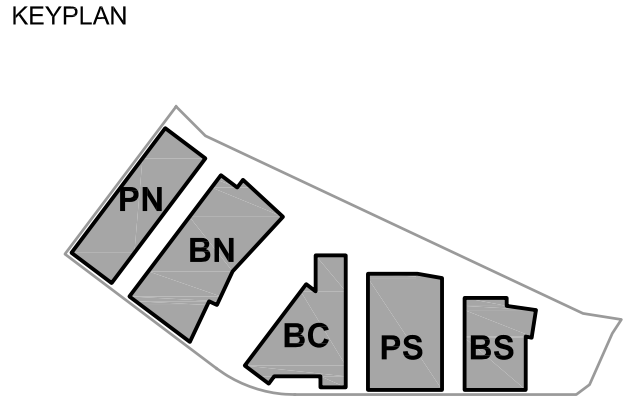


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ENTITLEMENT APPLICATION #3	12/09/2022
ENTITLEMENT APPLICATION #4	09/18/2023

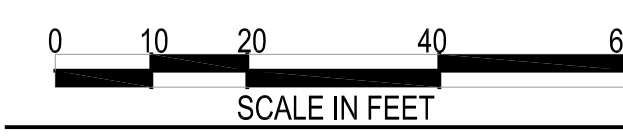
Peninsula Crossing

1200-1340 Old Bayshore Hwy, Burlingame, CA 94010



PROJECT NO.: 20045.00
DATE: 08/19/2022
SCALE: 1" = 20'

LANDSCAPE PLAN ENLARGEMENT



SHEET NO.: ENT L-212

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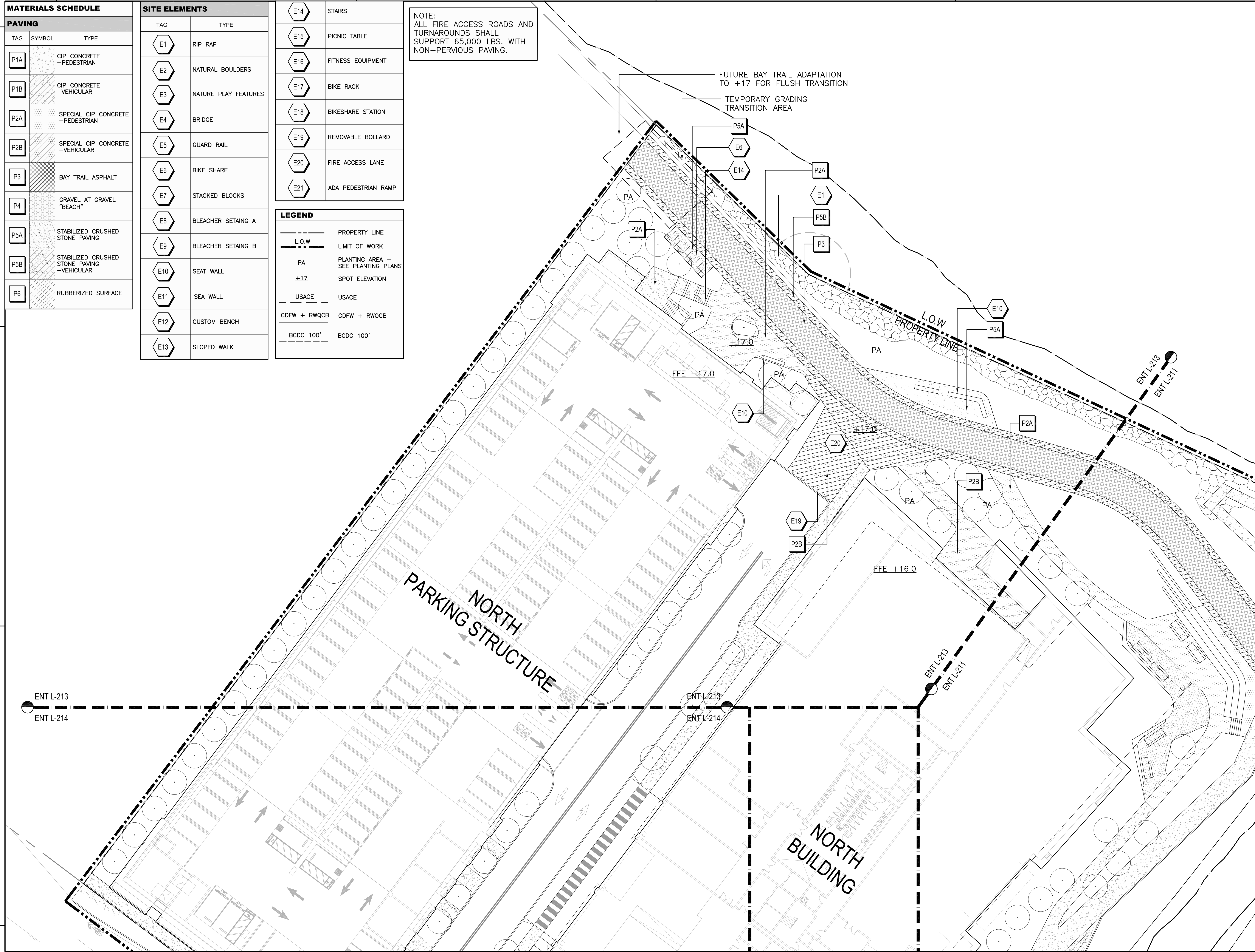
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P1B	[Symbol]	CIP CONCRETE - VEHICULAR
P2A	[Symbol]	SPECIAL CIP CONCRETE - PEDESTRIAN
P2B	[Symbol]	SPECIAL CIP CONCRETE - VEHICULAR
P3	[Symbol]	BAY TRAIL ASPHALT
P4	[Symbol]	GRAVEL AT GRAVEL "BEACH"
P5A	[Symbol]	STABILIZED CRUSHED STONE PAVING
P5B	[Symbol]	STABILIZED CRUSHED STONE PAVING - VEHICULAR
P6	[Symbol]	RUBBERIZED SURFACE

SITE ELEMENTS	
TAG	TYPE
E1	RIP RAP
E2	NATURAL BOULDERS
E3	NATURE PLAY FEATURES
E4	BRIDGE
E5	GUARD RAIL
E6	BIKE SHARE
E7	STACKED BLOCKS
E8	BLEACHER SETAING A
E9	BLEACHER SETAING B
E10	SEAT WALL
E11	SEA WALL
E12	CUSTOM BENCH
E13	SLOPED WALK

E14	STAIRS
E15	PICNIC TABLE
E16	FITNESS EQUIPMENT
E17	BIKE RACK
E18	BIKESHARE STATION
E19	REMOVABLE BOLLARD
E20	FIRE ACCESS LANE
E21	ADA PEDESTRIAN RAMP

LEGEND	
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[Symbol]	LIMIT OF WORK
[Symbol]	PLANTING AREA - SEE PLANTING PLANS
[Symbol]	SPOT ELEVATION
[Symbol]	USACE
[Symbol]	USACE
[Symbol]	CDFW + RWQCB
[Symbol]	CDFW + RWQCB
[Symbol]	BCDC 100'
[Symbol]	BCDC 100'

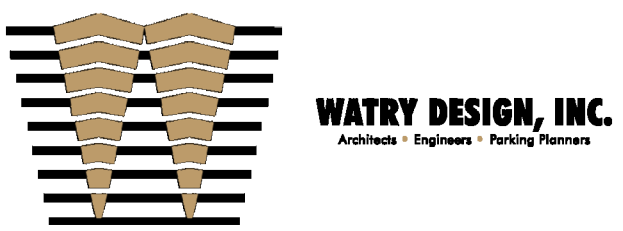
NOTE:
ALL FIRE ACCESS ROADS AND TURNAROUNDS SHALL SUPPORT 65,000 LBS. WITH NON-PERVIOUS PAVING.



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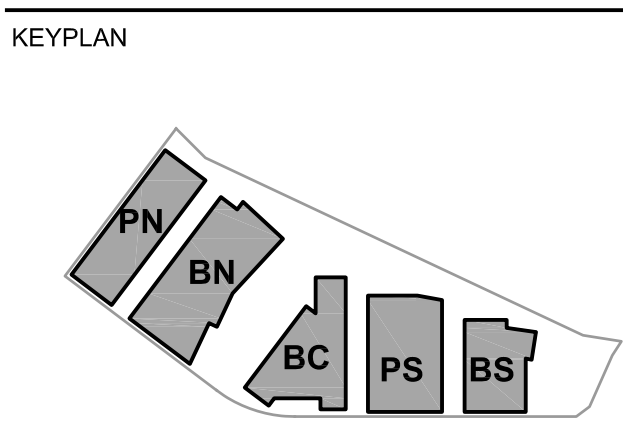
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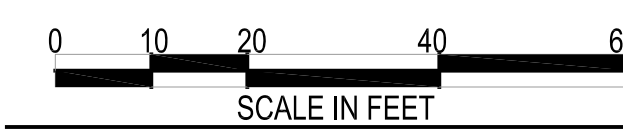
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Peninsula Crossing
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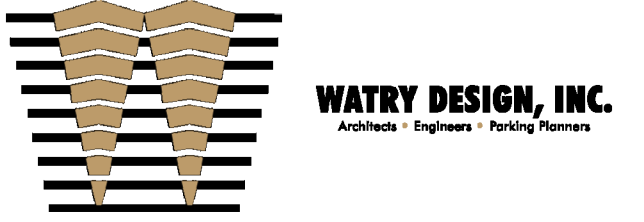
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SCALE: 1" = 20'

LANDSCAPE PLAN ENLARGEMENT



SHEET NO.: **ENT L-213**

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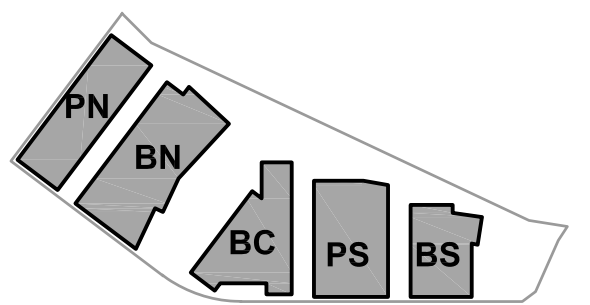
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ENTITLEMENT APPLICATION #4	09/18/2023

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Peninsula Crossing

1200-1340 Old Bayshore Hwy, Burlingame, CA 94010

KEY PLAN



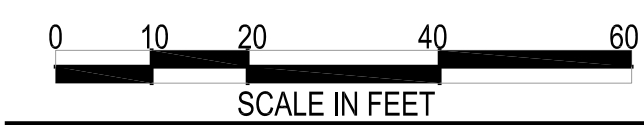
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DATE: 08/19/2022

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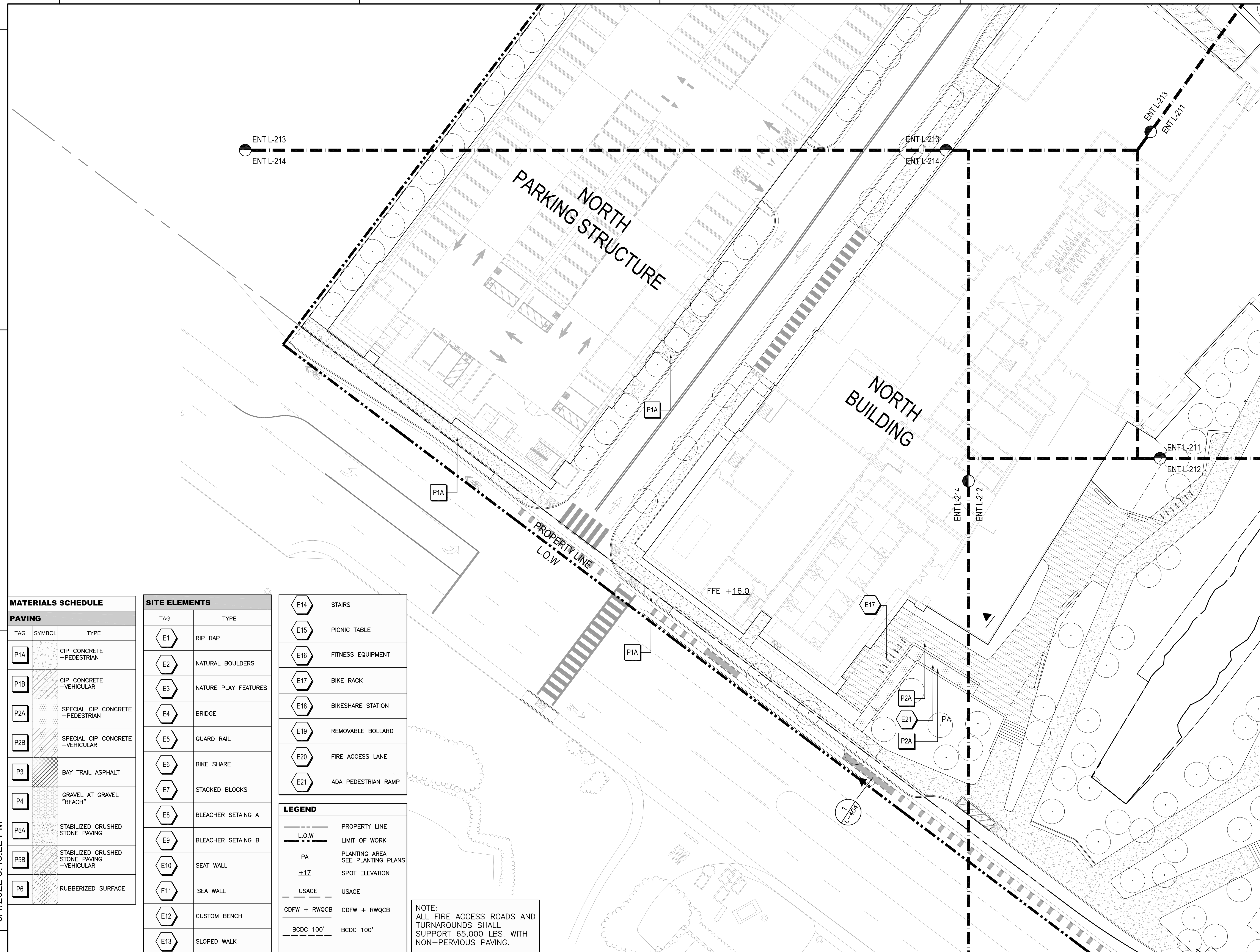
SHEET TITLE:

LANDSCAPE PLAN
ENLARGEMENT



SHEET NO.:

ENT L-214



MATERIALS SCHEDULE

PAVING

TAG	SYMBOL	TYPE
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P1B	[Symbol]	CIP CONCRETE - VEHICULAR
P2A	[Symbol]	SPECIAL CIP CONCRETE - PEDESTRIAN
P2B	[Symbol]	SPECIAL CIP CONCRETE - VEHICULAR
P3	[Symbol]	BAY TRAIL ASPHALT
P4	[Symbol]	GRAVEL AT GRAVEL "BEACH"
P5A	[Symbol]	STABILIZED CRUSHED STONE PAVING
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P6	[Symbol]	RUBBERIZED SURFACE

SITE ELEMENTS

TAG	TYPE
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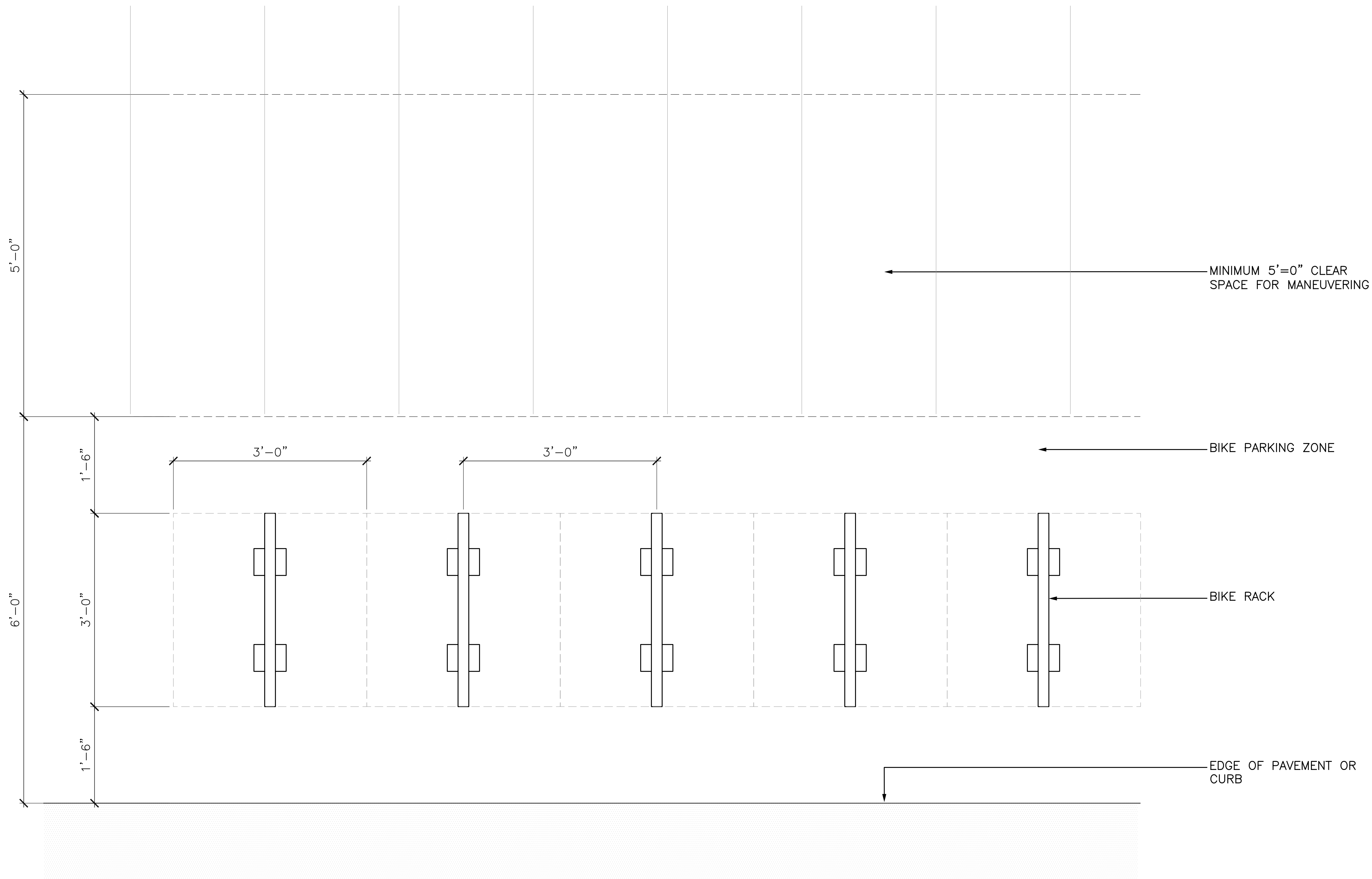
LEGEND

[Symbol]	PROPERTY LINE
[Symbol]	L.O.W LIMIT OF WORK
[Symbol]	PA PLANTING AREA - SEE PLANTING PLANS
[Symbol]	±1.7 SPOT ELEVATION
[Symbol]	USACE USACE
[Symbol]	CDFW + RWQCB CDFW + RWQCB
[Symbol]	BCDC 100' BCDC 100'

NOTE:
ALL FIRE ACCESS ROADS AND TURNAROUNDS SHALL SUPPORT 65,000 LBS. WITH NON-PERVIOUS PAVING.

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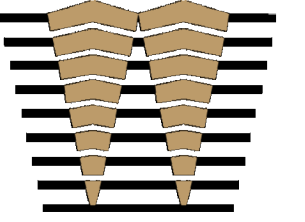


1 BICYCLE RACK - TYPICAL LAYOUT

SCALE: 1"=1'-0"

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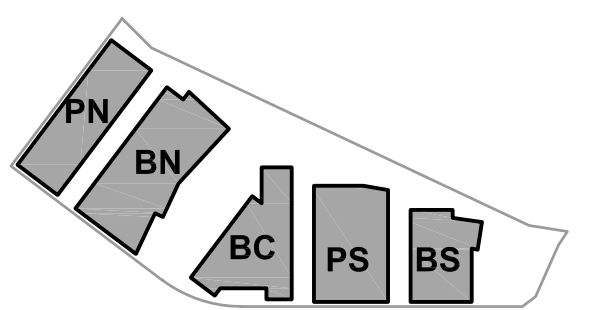


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KEYPLAN



PROJECT NO.: 20045.00

DATE: 08/19/2022

SCALE: 1" = 1'-0"

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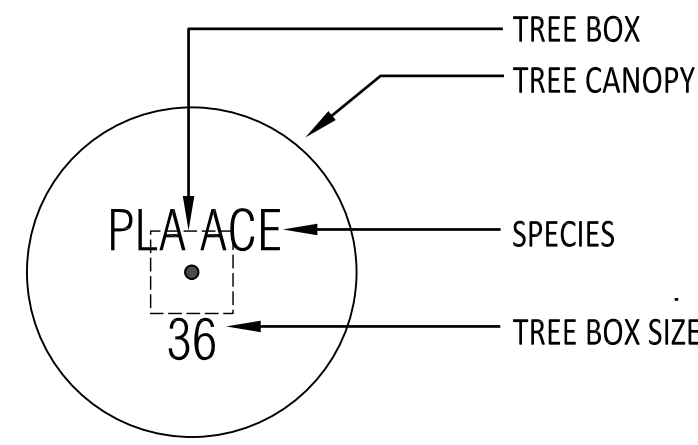
BIKE RACK PLAN ENLARGEMENT



SHEET NO:

ENT L-215

TREE SCHEDULE



TREES				
SYMBOL	LATIN NAME	COMMON NAME	QTY.	SIZE
	AESCULUS CALIFORNICA	CALIFORNIA BUCKEYE	3	24" BOX
	ALNUS RHOMBIFOLIA	WHITE ALDER	15	24" BOX
	ARBUTUS MARINA	STRAWBERRY TREE	16	24" BOX
	CERCUS OCCIDENTALIS	WESTERN REDBUD	6	24" BOX
	LOPHOSTEMON CONFERTUS	BRISBANE BOX	70	24" BOX
	PISTACIA CHINENSIS 'KIETH DAVEY'	CHINESE PISTACHE	17	24" BOX
			2	36" BOX
	PLATANUS X ACERIFOLIA 'COLUMBIA'	COLUMBIA LONDON PLANE TREE	6	36" BOX
	QUERCUS AGRIFOLIA	COAST LIVE OAK	13	24" BOX
			12	36" BOX
	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	29	24" BOX
			6	36" BOX

TREE PLANTING NOTES

- BIRD-SAFE DESIGN: FRUITING TREES AND SHRUBS THAT ATTRACT BIRDS SHALL BE KEPT CLEAR OF BUILDING EDGES AND GLAZING. LANDSCAPE ARCHITECT SHALL CONSULT WITH ECOLOGIST PRIOR TO FINALIZING PLANTING PLAN TO ASSURE BIRD-SAFE DESIGN.
- ALL SITE TREES SHALL HAVE SUBDRAINAGE UNLESS OTHERWISE NOTED BY LANDSCAPE ARCHITECT.
- FINAL TREE SELECTION AND LAYOUT SHALL BE REFINED BASED ON THE FOLLOWING SELECTION CRITERIA:
 - SOILS AND HORTICULTURAL SUITABILITY
 - SALT AND WIND TOLERANCE
 - WATER EFFICIENT LANDSCAPE ORDINANCE (WELO) REQUIREMENTS
 - AESTHETIC QUALITY
 - ECOLOGICAL VALUE/HABITAT AND ENVIRONMENTAL CONSIDERATIONS.
 - SUN & SHADE

CONCEPT PLANT LIST

SYMBOL	TAG	SCIENTIFIC NAME	BOTANICAL NAME	SIZE
BAYSHORE UPLAND - COASTAL SCRUB				
		ACHILLEA MILLEFOLIUM 'SONOMA COAST'	YARROW 'SONOMA COAST'	1 GAL
		ARMERIA MARITIMA	THRIFT SEAPINK	1 GAL
		ARTEMISIA CALIFORNICA	CALIFORNIA SAGEBRUSH	1 GAL
		BACCHARIS PILULARIS 'PIGEON POINT'	DWARF COYOTE BUSH	1 GAL
		CEANOTHUS GRISEUS	CALIFORNIA LILAC	1 GAL
		CEANOTHUS THYRSIFLORUS REPENS	CREEPING BLUE BLOSSOM	1 GAL
		ERIOGONUM LATIFOLIUM	SEASIDE BUCKWHEAT	1 GAL
		ERIOGONUM NUDUM	NUDE BUCKWHEAT	1 GAL
		ERIGERON GLAUCUS	SEASIDE SEASIDE DAISY	1 GAL
		ESCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY	1 GAL
		FRANGULA CALIFORNICA	COFFEEBERRY	5 GAL
		LUPINUS ALBIFRONS	SILVER LUPINE	1 GAL
		MIMULUS AURANTIACUS	STICKY MONKEYFLOWER	1 GAL
		MYRICA CALIFORNICA	PACIFIC WAX MYRTLE	15 GAL
		MUHLENBERGIA RIGENS	DEERGRASS	1 GAL
		STIPA PULCHRA	PURPLE NEEDLE GRASS	1 GAL
		SISYRINCHIUM BELLUM	BLUE-EYED GRASS	1 GAL

EASTON CREEK UPLAND

		ARCHTOSTAPHYLOS 'POINT REYES'	POINT REYES MANZANITA	1 GAL
		CALAMAGROSTIS FOLIOSA	MENDOCINO REED GRASS	1 GAL
		CEANOTHUS THYRSIFLORUS REPENS	PROSTRATE BLUE BLOSSOM	1 GAL
		CEANOTHUS THYRSIFLORUS REPENS	PROSTRATE BLUE BLOSSOM	1 GAL
		FESTUCA CALIFORNICA	CALIFORNIA FESCUE	1 GAL
		FRANGULA CALIFORNICA	COFFEEBERRY	1 GAL
		IRIS DOUGLASIANA	DOUGLAS IRIS	1 GAL
		JUNCUS PATENS	COMMON RUSH	1 GAL
		MUHLENBERGIA RIGENS	DEER GRASS	1 GAL
		MYRICA CALIFORNICA	PACIFIC WAX MYRTLE	15 GAL
		RIBES SANGUINEUM GLUTINOSUM	PINK FLOWERING CURRANT	15 GAL

BUILDING EDGE PLANTING

		CEANOTHUS SPECIES	BLUE BLOSSOM	1 GAL
		CALAMAGROSTIS FOLIOSA	MENDOCINO REED GRASS	1 GAL
		FESTUCA CALIFORNICA	CALIFORNIA FESCUE	1 GAL
		IRIS DOUGLASIANA	DOUGLAS IRIS	1 GAL
		MUHLENBERGIA RIGENS	DEER GRASS	15 GAL

BAYSHORE HWY EDGE

		LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	1 GAL
		OLEA EUROPEA 'DWARF OLIVE'	DWARF OLIVE	1 GAL
		WESTRINGIA FRUTICOSA 'MUNDI'	LOW COAST ROSEMARY	1 GAL

STREETCAPE

		LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	1 GAL
		SALVIA CLEVELANDII	CLEVELAND SAGE	5 GAL

TURF GRASS

		TURF GRASS	TURF GRASS	SOD
--	--	------------	------------	-----

PLANTING NOTES

- BIRD-SAFE DESIGN: FRUITING TREES AND SHRUBS THAT ATTRACT BIRDS SHALL BE KEPT CLEAR OF BUILDING EDGES AND GLAZING. LANDSCAPE ARCHITECT SHALL CONSULT WITH ECOLOGIST PRIOR TO FINALIZING PLANTING PLANS TO ASSURE BIRD-SAFE DESIGN.
- FINAL PLANT SELECTION AND LAYOUT SHALL BE REFINED BASED ON THE FOLLOWING SELECTION CRITERIA:
 - SOILS AND HORTICULTURAL SUITABILITY
 - SALT AND WIND TOLERANCE
 - WATER EFFICIENT LANDSCAPE ORDINANCE (WELO) REQUIREMENTS
 - AESTHETIC QUALITY
 - ECOLOGICAL VALUE/HABITAT AND ENVIRONMENTAL CONSIDERATIONS, INCLUDING ADJACENT CREEK AND WETLAND HABITAT
 - SUN & SHADE

WATER EFFICIENT LANDSCAPING ORDINANCE (WELO)

- PER CODE SECTION 25.36.020, THE PLANTING DESIGN CONFORMS TO CHAPTER 18.17 OF THE MUNICIPAL CODE AND THE CALIFORNIA CODE OF REGULATIONS SECTIONS 490.495, CHAPTER 2.7, DIVISION 2 TITLE 23 MODEL WATER-EFFICIENT LANDSCAPE ORDINANCE.
- ALL LANDSCAPE PLANTING AREAS SHALL INCLUDE A 3 INCH MINIMUM LAYER OF MULCH.
- PROVIDE DRIP IRRIGATION TO ALL PLANTING AREAS. PROVIDE COPPER SUPPLY LINES AND CONTROL WIRE CONDUIT TO EACH PLANTER.

LANDSCAPING NOTES

- PER CODE SECTION 25.36.020 LANDSCAPE AREAS SHALL PRIMARILY CONSIST OF GRASS, ANNUALS, PERENNIALS, GROUNDCOVER, SHRUBS, TREES AND OTHER LIVING VEGETATION.
- ARTIFICIAL TURF IS NOT USED.
- PER CODE SECTION 25.36.020 "LANDSCAPE COVERAGE REQUIREMENTS FOR COMMERCIAL INDUSTRIAL, AND MIXED USE ZONES": SHRUBS, GROUNDCOVER, AND OTHER PLANT MATERIAL SHALL COVER ALL AREAS NOT OCCUPIED BY STRUCTURES, PARKING AREAS, STORAGE, TRASH ENCLOSURES, DRIVEWAYS, AND SIDEWALKS, AND OTHER PEDESTRIAN AREAS.
- PER CODE SECTION 25.36.020 "LANDSCAPE IRRIGATION AND MAINTENANCE" THE PROPERTY OWNER SHALL MAINTAIN RETAINING WALLS, CRIBBING, DRAINAGE STRUCTURES, PLANTED SLOPES, AND OTHER PROTECTIVE DEVICES IN GOOD CONDITION AND REPAIR AT ALL TIMES.

IRRIGATION NOTES

- Primary irrigation for all planting areas will be sub-surface drip or bubbler based irrigation, with drip tubes at 18-inches on center.
- Secondary microspray at select planting areas.
- Spray or Rotor irrigation in no-mow turf area only.
- Moisture sensors shall be provided in each planting zone/micro-climate.
- Provide quick couplers at every 100 feet of mainline
- Locate controllers in mechanical rooms.
- Location of valves and other components shall be consolidated and to reduce visual impact.
- PVC lateral pipes will serve the sub-surface system from copper mainline(s) from the building.
- Coordinate irrigation penetrations with MEP and Waterproofing engineers.

SOIL NOTES

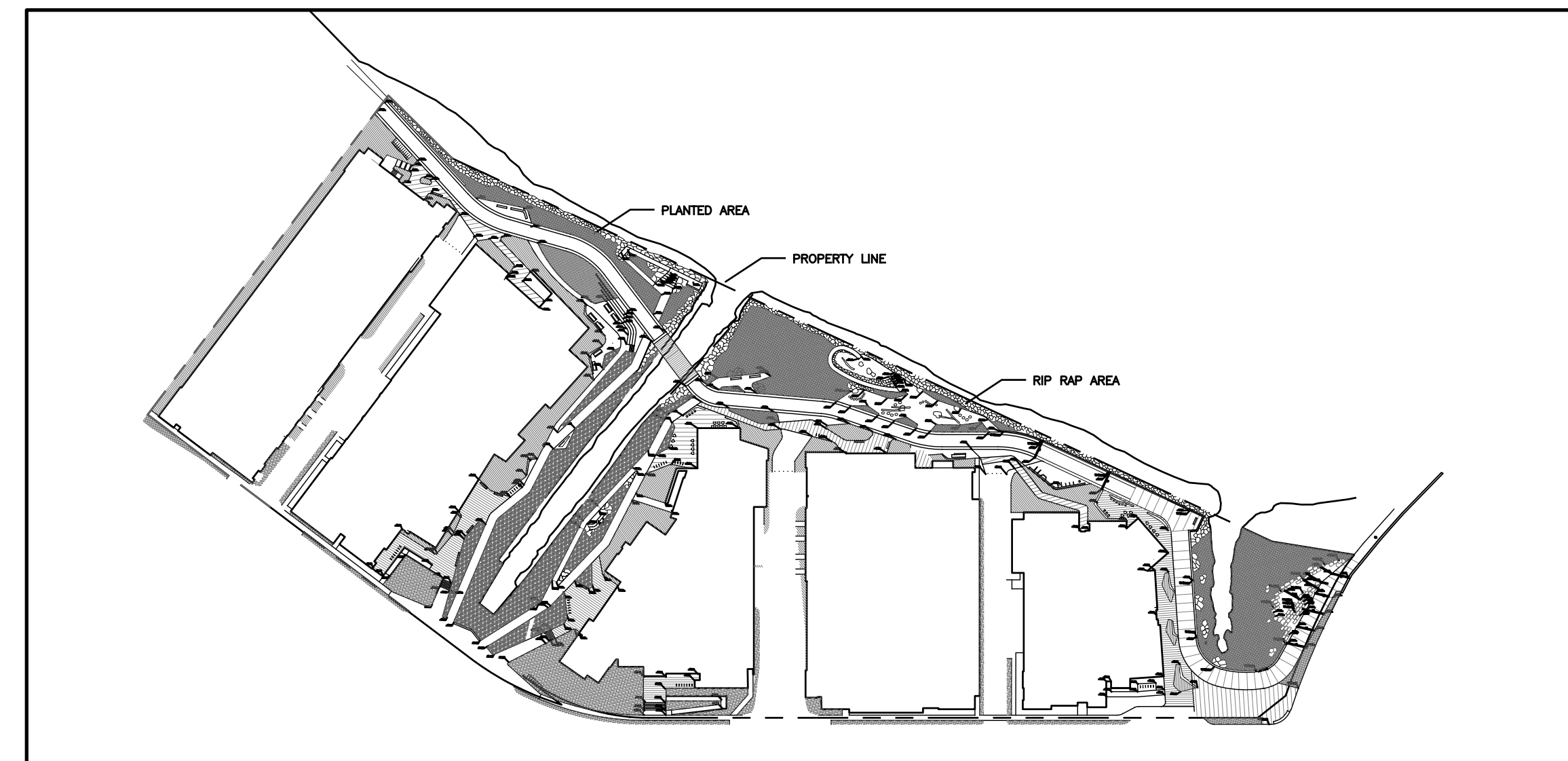
- ALL ON-GRADE PLANTING AREAS SHALL HAVE MINIMUM 12" DEPTH OF IMPORTED HORTICULTURAL TOPSOIL.
- ALL ON-STRUCTURE GROUNDCOVER PLANTING SHALL HAVE 12-24" DEPTH OF IMPORTED SOIL MIX ENGINEERED FOR ON STRUCTURE PLANTING.
- TREE PLANTING ON GRADE SHALL HAVE AMENDED SOIL FOR MINIMUM 10 SQUARE FEET AT THE DEPTH OF THE TREE BOX.

LANDSCAPING COVERAGE REQUIREMENTS

TOTAL SITE:

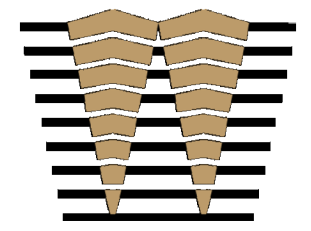
TOTAL SITE:	LANDSCAPING DEFINITION	ALLOWED/REQUIRED	LANDSCAPING PROVIDED	COMPLIANT?
TOTAL SITE:	PER C.S. 25.36.020(B) LANDSCAPING CONSISTS "PRIMARILY OF GRASS, ANNUALS, PERENNIALS, GROUNDCOVER, SHRUBS, TREES, AND OTHER LIVING VEGETATION." THERE IS NO ARTIFICIAL TURF IN THIS PROPOSED PLAN.	20% OF TOTAL SITE AREA WITHIN PROPERTY LINE SHALL BE LANDSCAPING.	SITE AREA: 523,775 sq. ft. LANDSCAPING IN SITE AREA: 137,553 sq. ft.	YES 26.2% LANDSCAPE COVERAGE

LANDSCAPE COVERAGE



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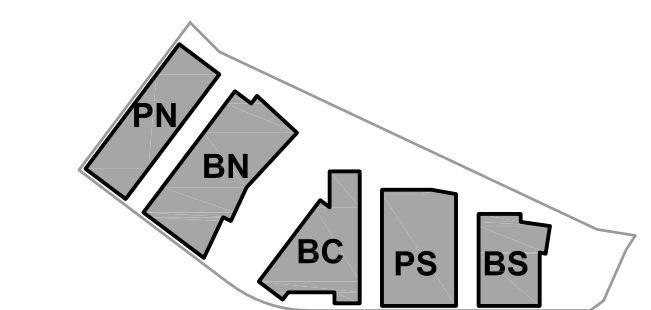
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KEYPLAN



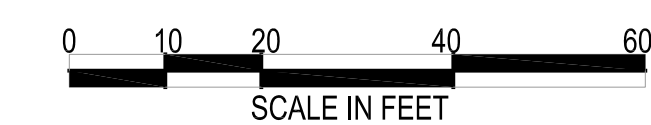
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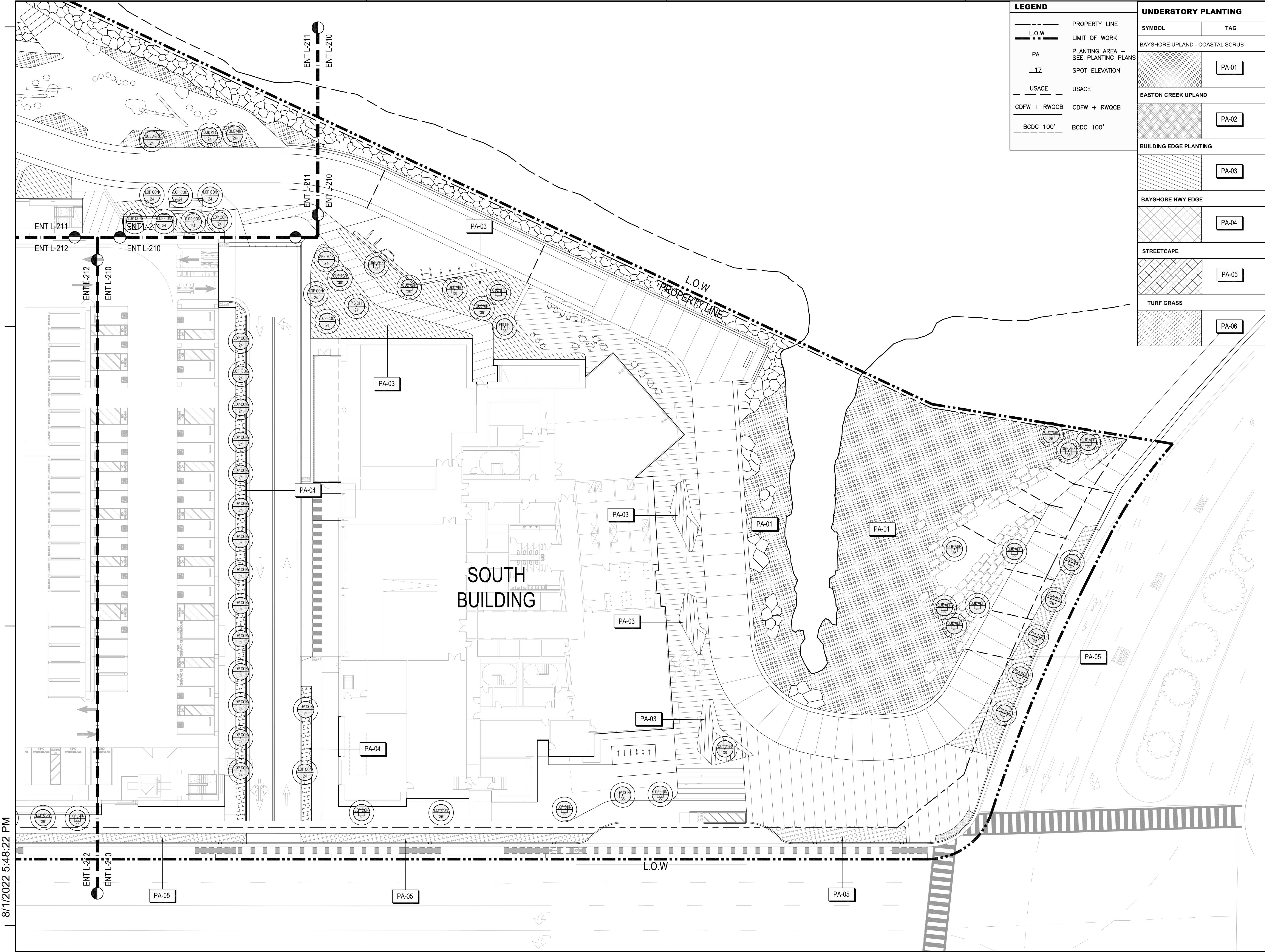
LANDSCAPE PLANTING SCHEDULE



SHEET NO.:

ENT L-301

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LEGEND	
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- - - -	L.O.W. LIMIT OF WORK
PA	PLANTING AREA - SEE PLANTING PLANS
±1Z	SPOT ELEVATION
USACE	USACE
CDFW + RWQCB	CDFW + RWQCB
BCDC 100'	BCDC 100'

UNDERSTORY PLANTING	
SYMBOL	TAG
[Symbol]	PA-01
[Symbol]	PA-02
[Symbol]	PA-03
[Symbol]	PA-04
[Symbol]	PA-05
[Symbol]	PA-06

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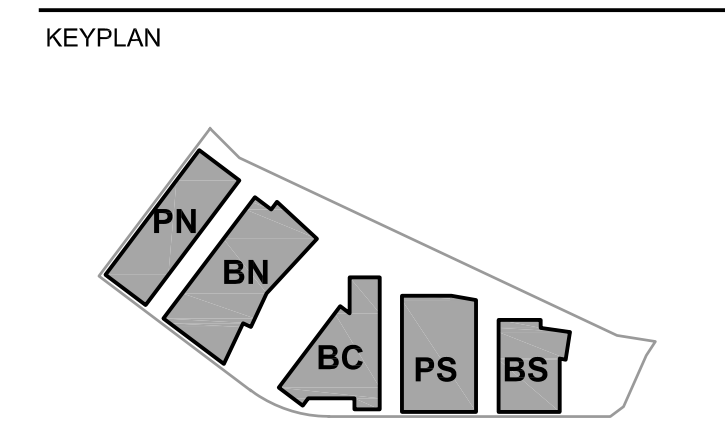
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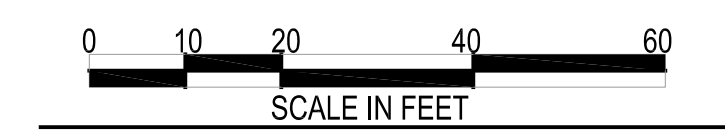
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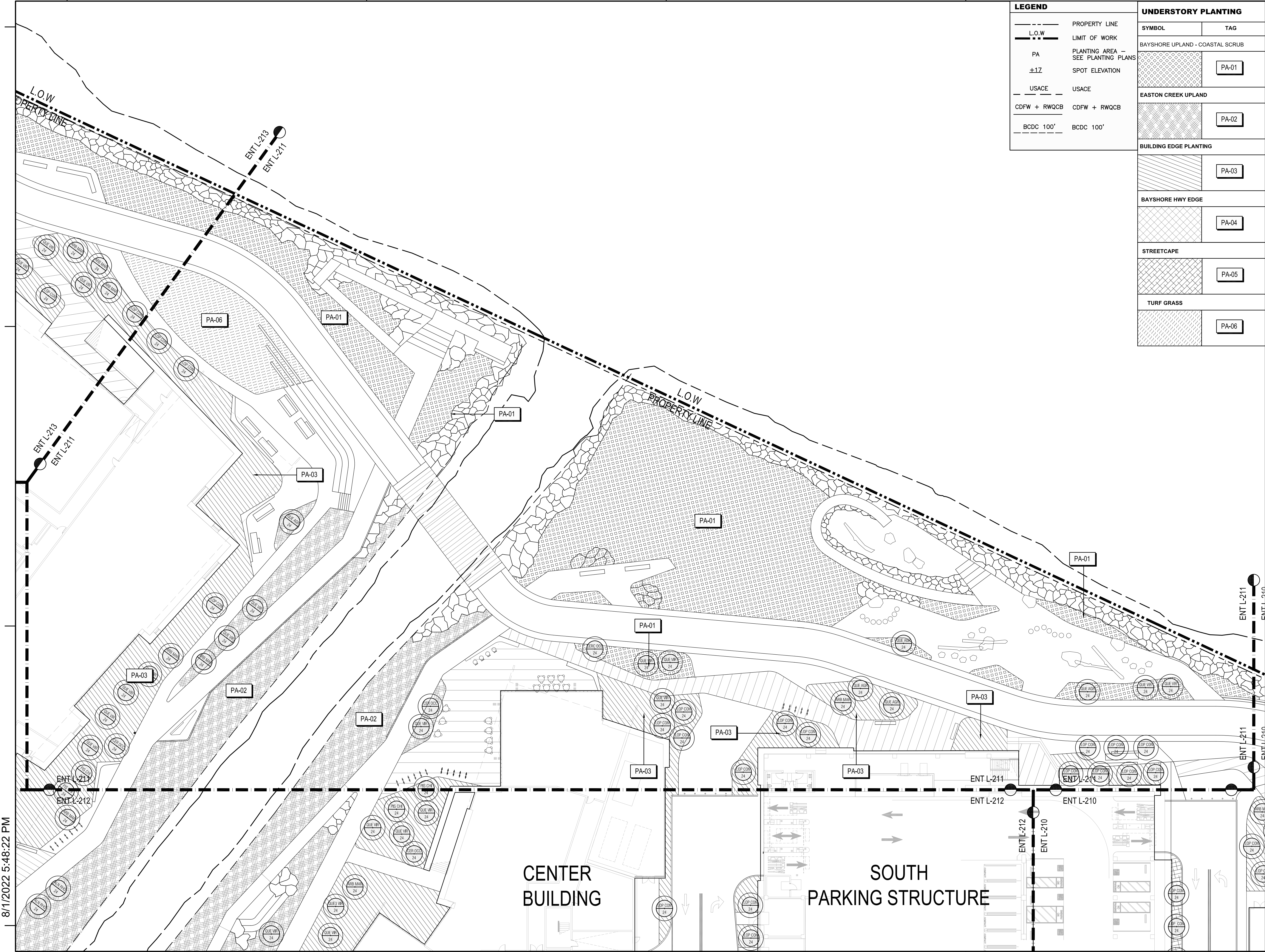
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PLANTING PLAN ENLARGEMENT



SHEET NO.: **ENT L-310**

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PA	PLANTING AREA - SEE PLANTING PLANS
±1Z	SPOT ELEVATION
USACE	USACE
CDFW + RWQCB	CDFW + RWQCB
BCDC 100'	BCDC 100'

UNDERSTORY PLANTING	
SYMBOL	TAG
[Symbol]	PA-01
[Symbol]	PA-02
[Symbol]	PA-03
[Symbol]	PA-04
[Symbol]	PA-05
[Symbol]	PA-06

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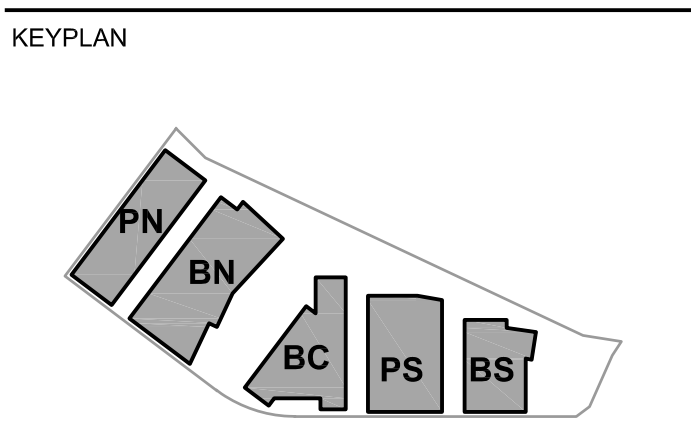
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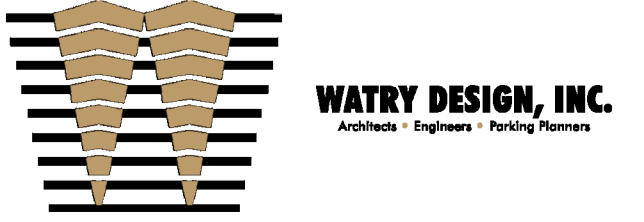
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 SCALE: 1" = 20'
 SHEET TITLE:

PLANTING PLAN ENLARGEMENT

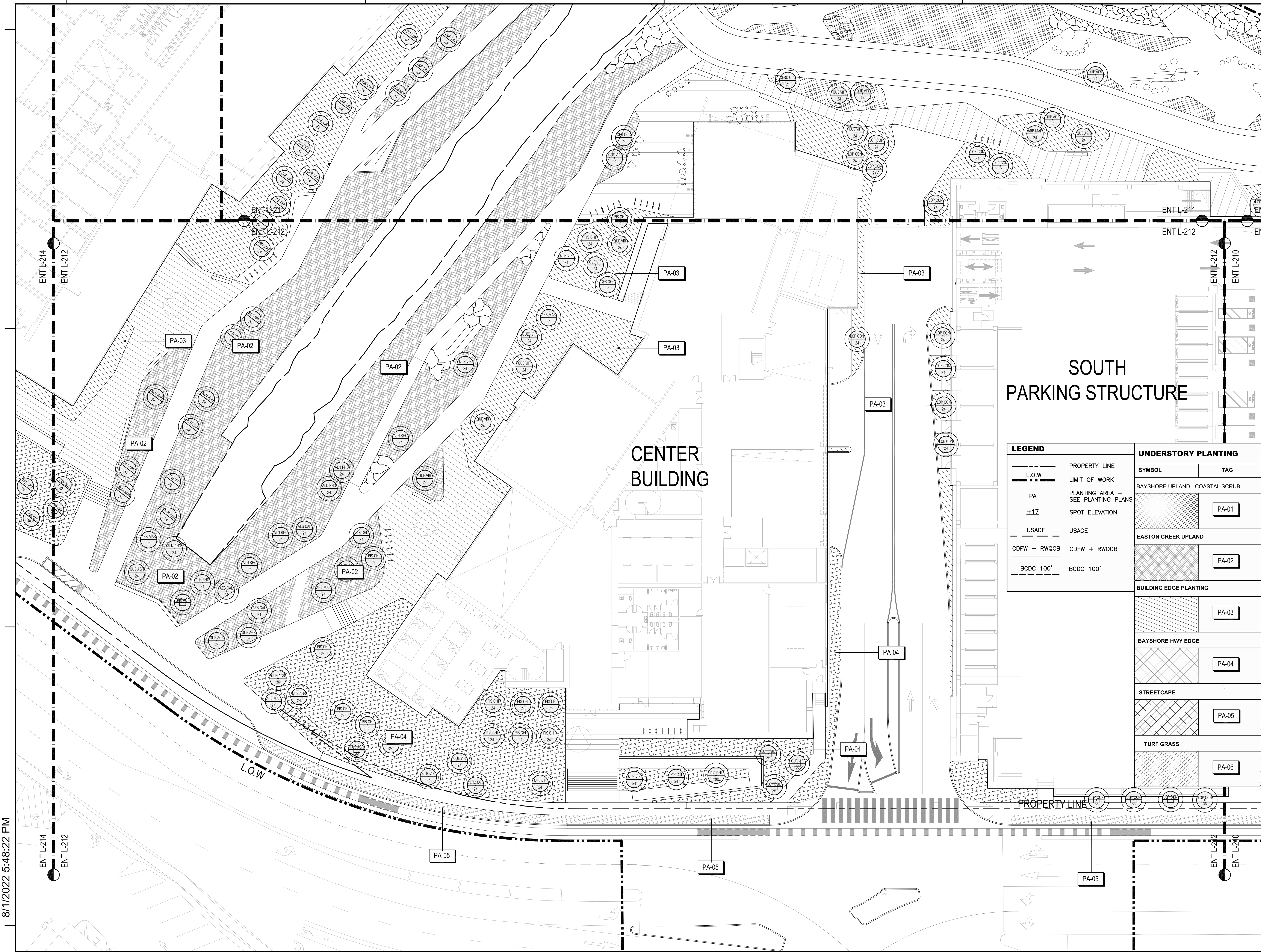


SHEET NO.: **ENT L-311**

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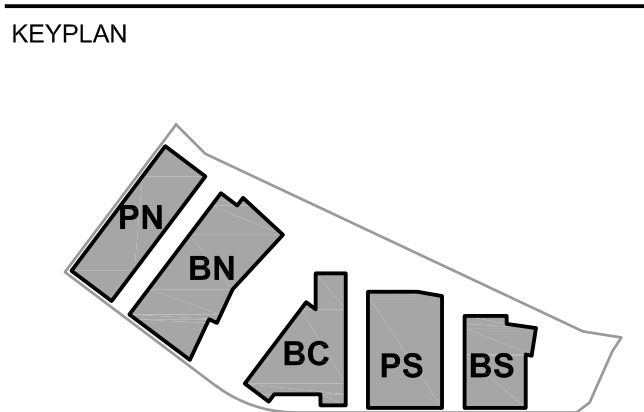


ISSUES	DATE
ENTITLEMENT APPLICATION	03/24/2022
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ENTITLEMENT APPLICATION #3	12/09/2022
ENTITLEMENT APPLICATION #4	09/18/2023



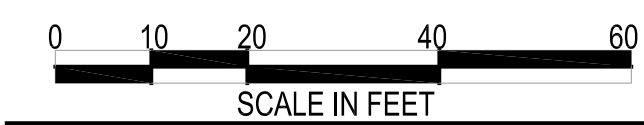
LEGEND		UNDERSTORY PLANTING	
---	PROPERTY LINE	SYMBOL	TAG
---	L.O.W	BAYSHORE UPLAND - COASTAL SCRUB	
PA	PLANTING AREA - SEE PLANTING PLANS	PA-01	
±1Z	SPOT ELEVATION	EASTON CREEK UPLAND	
USACE	USACE	PA-02	
CDFW + RWQCB	CDFW + RWQCB	BUILDING EDGE PLANTING	
BCDC 100'	BCDC 100'	PA-03	
		BAYSHORE HWY EDGE	
		PA-04	
		STREETCAPE	
		PA-05	
		TURF GRASS	
		PA-06	

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DATE: 08/19/2022
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SHEET TITLE:
PLANTING PLAN ENLARGEMENT



SHEET NO.: **ENT L-312**

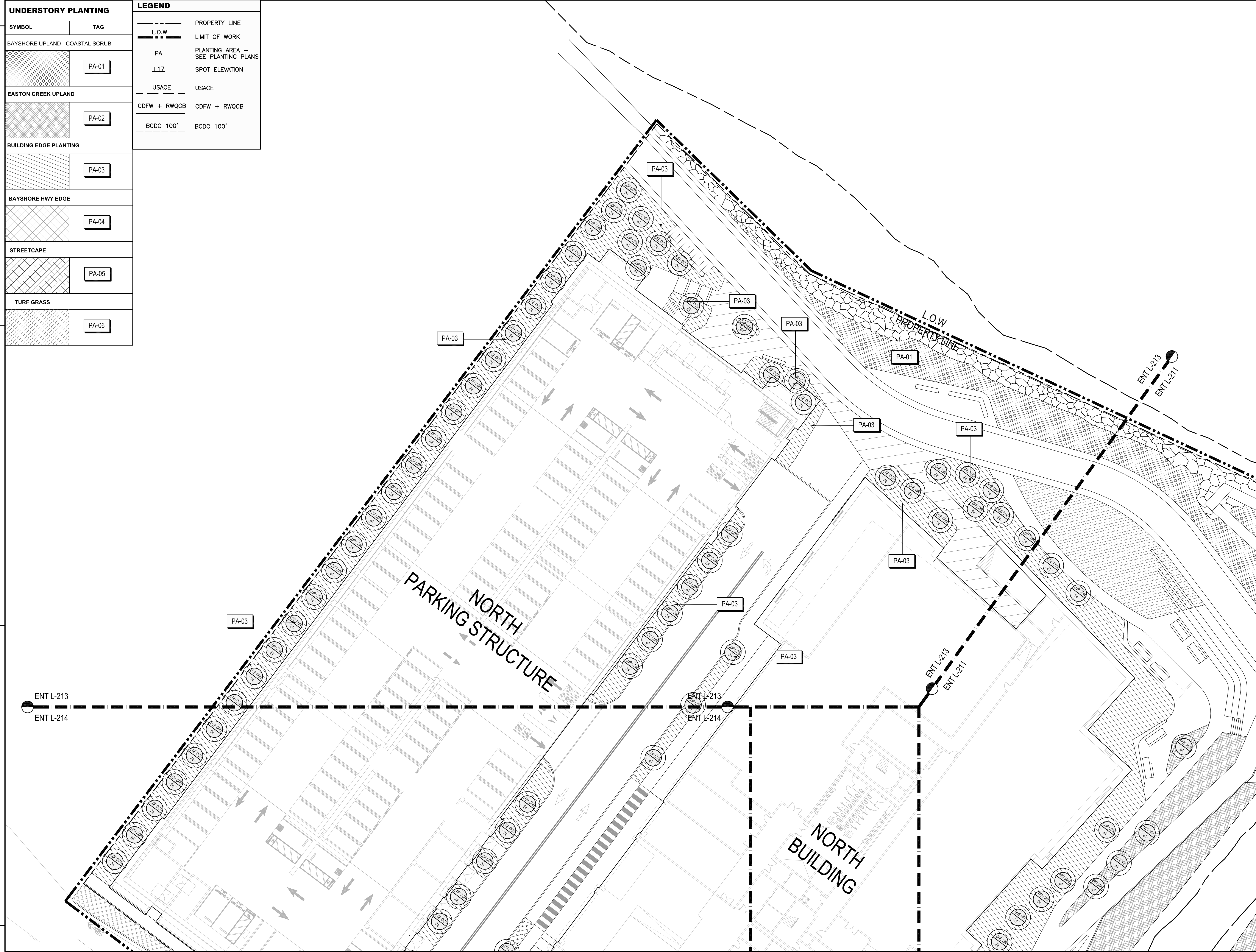
8/1/2022 5:48:22 PM

UNDERSTORY PLANTING

SYMBOL	TAG
	PA-01
	PA-02
	PA-03
	PA-04
	PA-05
	PA-06

LEGEND

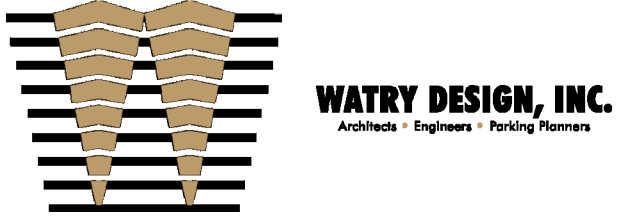
	PROPERTY LINE
	L.O.W
	LIMIT OF WORK
	PLANTING AREA - SEE PLANTING PLANS
	±17
	SPOT ELEVATION
	USACE
	USACE
	CDFW + RWQCB
	CDFW + RWQCB
	BCDC 100'
	BCDC 100'



8/1/2022 5:48:22 PM

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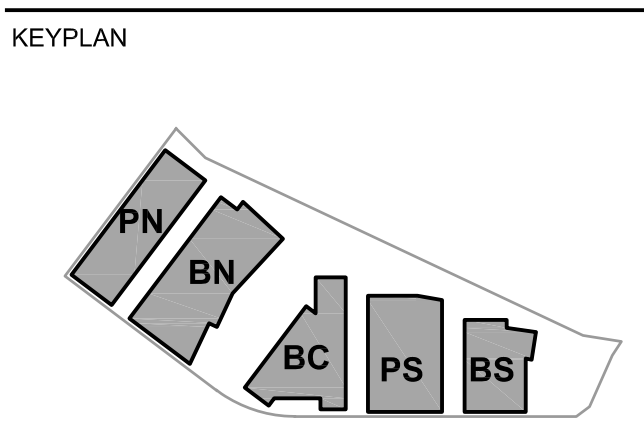
501 SECOND STREET
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SAN FRANCISCO
CALIFORNIA 94107
415.489.2224 TEL
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ENTITLEMENT APPLICATION #4	09/18/2023

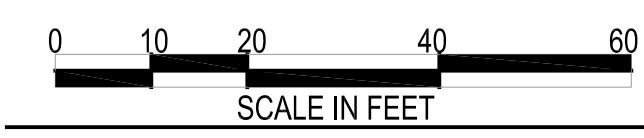
Peninsula Crossing

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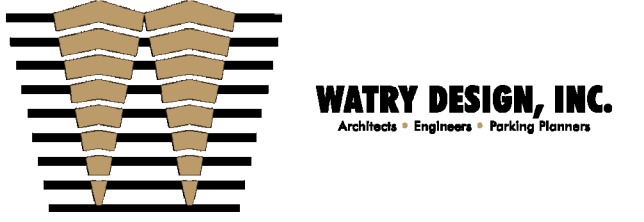
PROJECT NO.: 20045.00
DATE: 08/19/2022
SCALE: 1" = 20'

PLANTING PLAN ENLARGEMENT



SHEET NO.: **ENT L-313**

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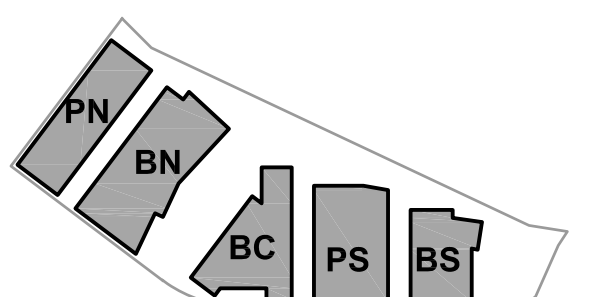
ISSUES	DATE
ENTITLEMENT APPLICATION	03/24/2022
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ENTITLEMENT APPLICATION #4	09/18/2023

DW Burlingame Venture, LLC

Peninsula Crossing

1200-1340 Old Bayshore Hwy, Burlingame, CA 94010

KEYPLAN



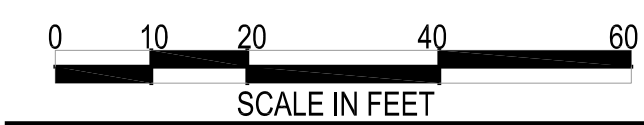
PROJECT NO.: 20045.00

DATE: 08/19/2022

SCALE: 1" = 20'

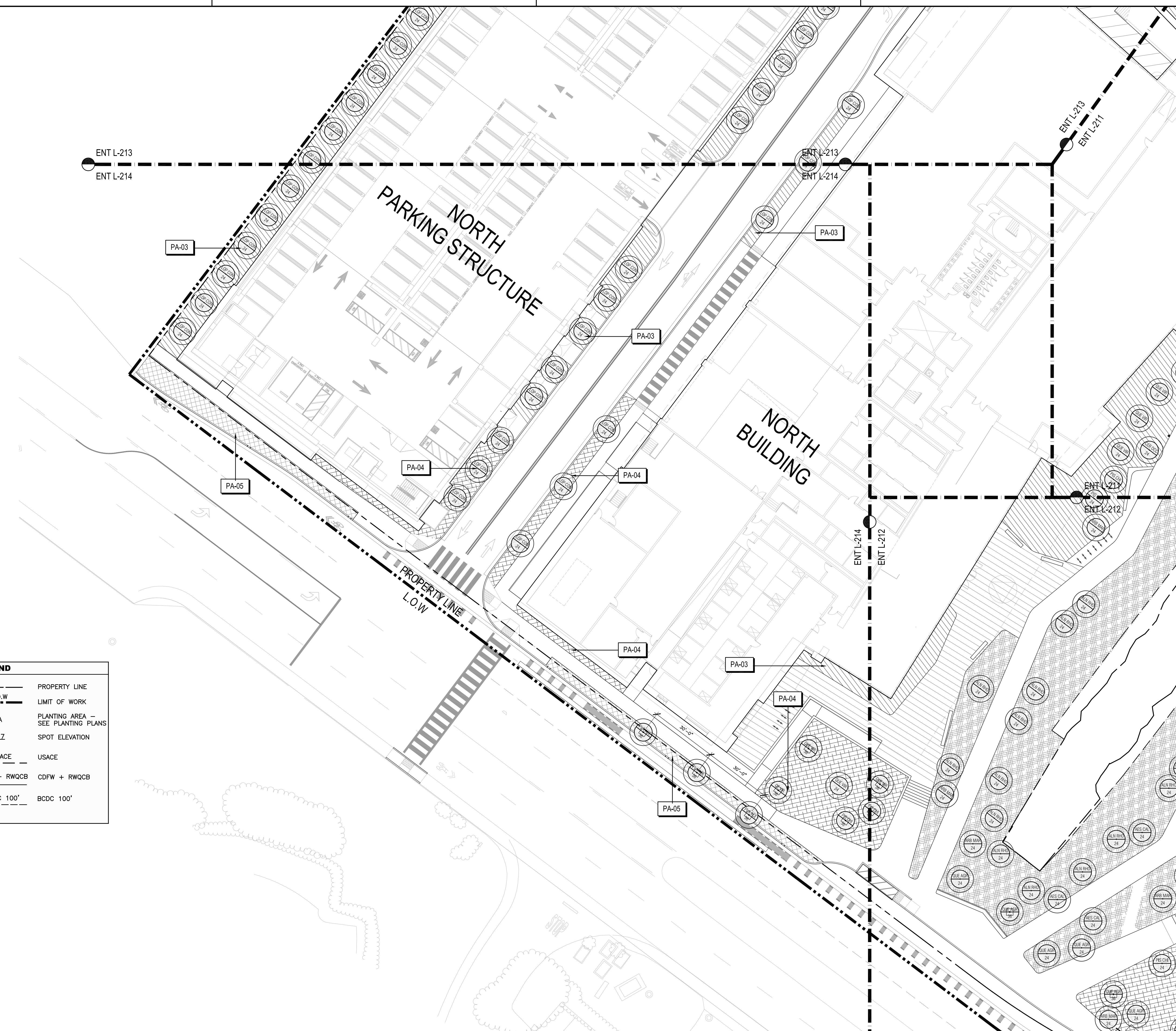
SHEET TITLE:

PLANTING PLAN
ENLARGEMENT



SHEET NO.:

ENT L-314



UNDERSTORY PLANTING		LEGEND	
SYMBOL	TAG	SYMBOL	DESCRIPTION
[Pattern]	PA-01	---	PROPERTY LINE
[Pattern]	PA-02	- - -	L.O.W. LIMIT OF WORK
[Pattern]	PA-03	PA	PLANTING AREA - SEE PLANTING PLANS
[Pattern]	PA-04	±1Z	SPOT ELEVATION
[Pattern]	PA-05	USACE	USACE
[Pattern]	PA-06	CDFW + RWQCB	CDFW + RWQCB
[Pattern]		BCDC 100'	BCDC 100'

8/1/2022 5:48:22 PM

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ACHILLEA MILLEFOLIUM



ARMERIA MARITIMA



ARTEMESIA CALIFORNICA



BACCHARIS PILULARIS



CALAMAGROSTIS FOLIOSA



CEANOTHUS SPECIES



ERIOGONOM SPECIES



ERIGERON GLAUCUS



FRANGULA CALIFORNICA (FORM)



FRANGULA CALIFORNICA (DETAIL)



IRIS DOUGLASIANA



LUPINUS ALBIFRONS (FORM)



LUPINUS ALBIFRONS (FLOWER)



MIMULUS AURANTIACUS



MYRICA CALIFORNICA



MUHLENBERGIA RIGENS



OLEA EUROPA 'LITTLE OLLIE'



WESTRINGIA FRUTICOSA 'MUNDI'



LOMANDRA LONGIFOLIA



AESCULUS CALIFORNICA



ALNUS RHOMBIFOLIA



ARBUTUS MARINA



CERCIS OCCIDENTALIS



PISTACIA CHINENSIS



LOPHOSTEMON CONFERTA



QUERCUS VIRGINIANA



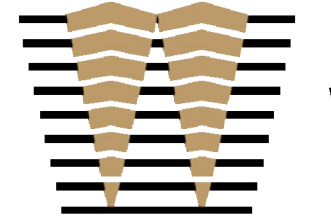
QUERCUS AGRIFOLIA



PLATANUS X ACERIFOLIA

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CALIFORNIA 94107
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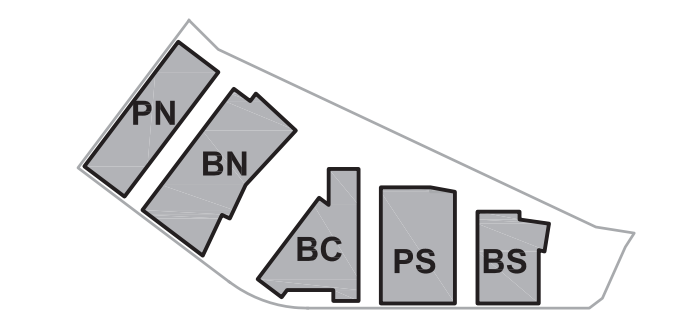
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ENTITLEMENT APPLICATION #4	09/18/2023

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PROJECT NO.: 20045.00

DATE: 08/19/2022

SCALE: N/A

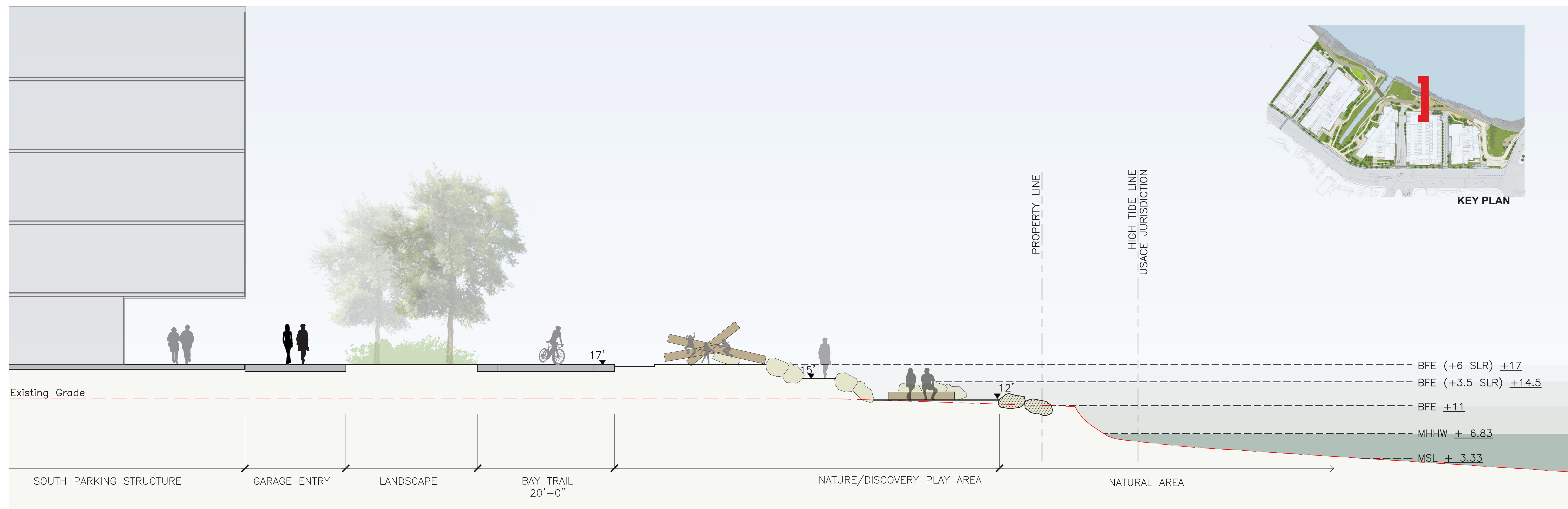
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PLANT AND TREE IMAGES

SHEET NO.:

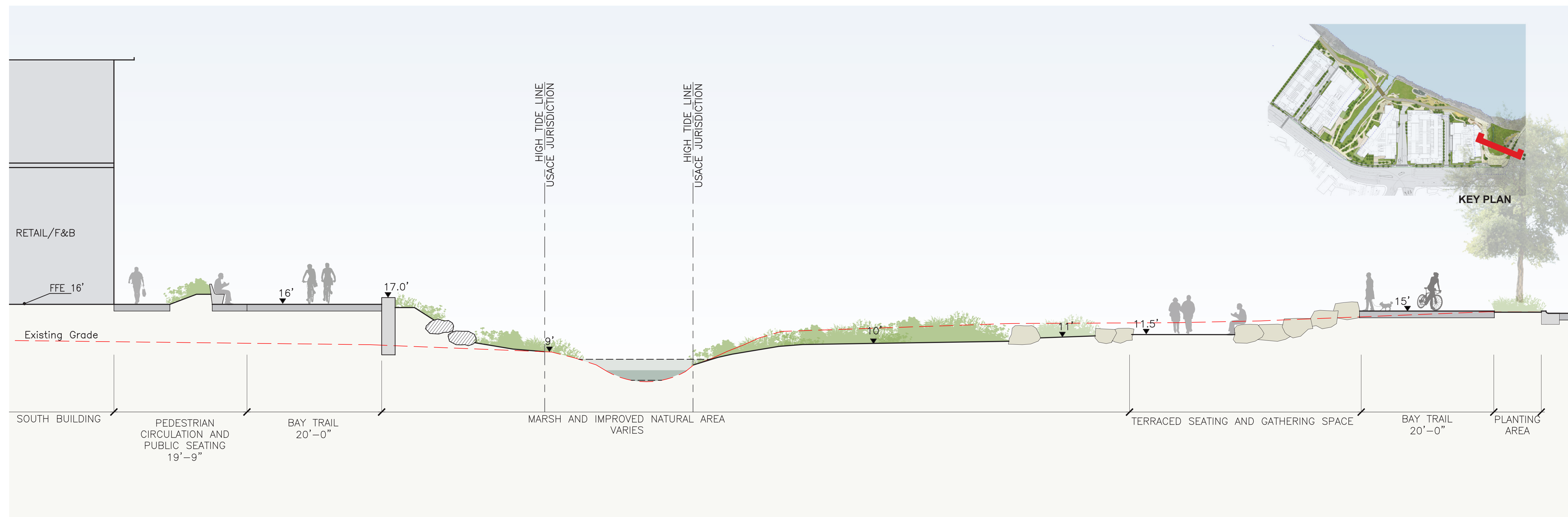
ENT L-315

ISSUES	DATE
ENTITLEMENT APPLICATION	03/24/2022
ENTITLEMENT APPLICATION #2	08/19/2022
ENTITLEMENT APPLICATION #3	12/09/2022
ENTITLEMENT APPLICATION #4	09/18/2023



SECTION 2 - BAY TRAIL AND NATURE PLAY Scale: 1/8" = 1'-0"

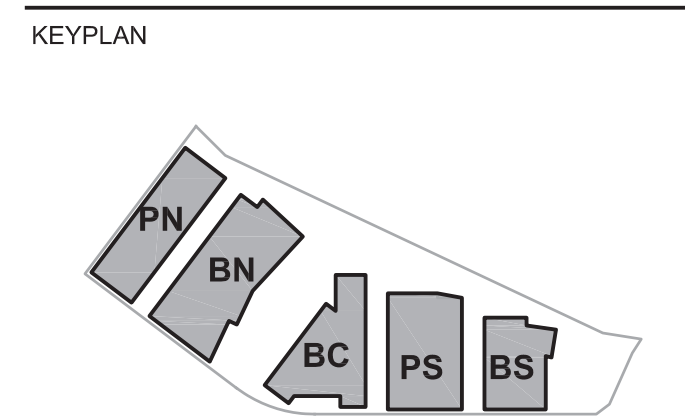
LEGEND
MSL - MEAN SEA LEVEL
MHHW - MEAN HIGHER HIGH WATER
BFE - BASE FLOOD ELEVATION
USACE: US ARMY CORPS OF ENGINEERS
CDFW - CALIFORNIA DEPT OF FISH AND WILDLIFE
RWQCB - REGIONAL WATER QUALITY CONTROL BOARD
 REFER TO SHORELINE ENGINEERING DRAWINGS FOR SEA-LEVEL RISE RESILIENCY ENGINEERING



SECTION 1 - BAY TRAIL, NATURAL AREA, AND TERRACED SEATING Scale: 1/8" = 1'-0"

LEGEND
MSL - MEAN SEA LEVEL
MHHW - MEAN HIGHER HIGH WATER
BFE - BASE FLOOD ELEVATION
USACE: US ARMY CORPS OF ENGINEERS
CDFW - CALIFORNIA DEPT OF FISH AND WILDLIFE
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 REFER TO SHORELINE ENGINEERING DRAWINGS FOR SEA-LEVEL RISE RESILIENCY ENGINEERING

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PROJECT NO.: 20045.00
DATE: 08/19/2022
SCALE: 1/8" = 1'-0"

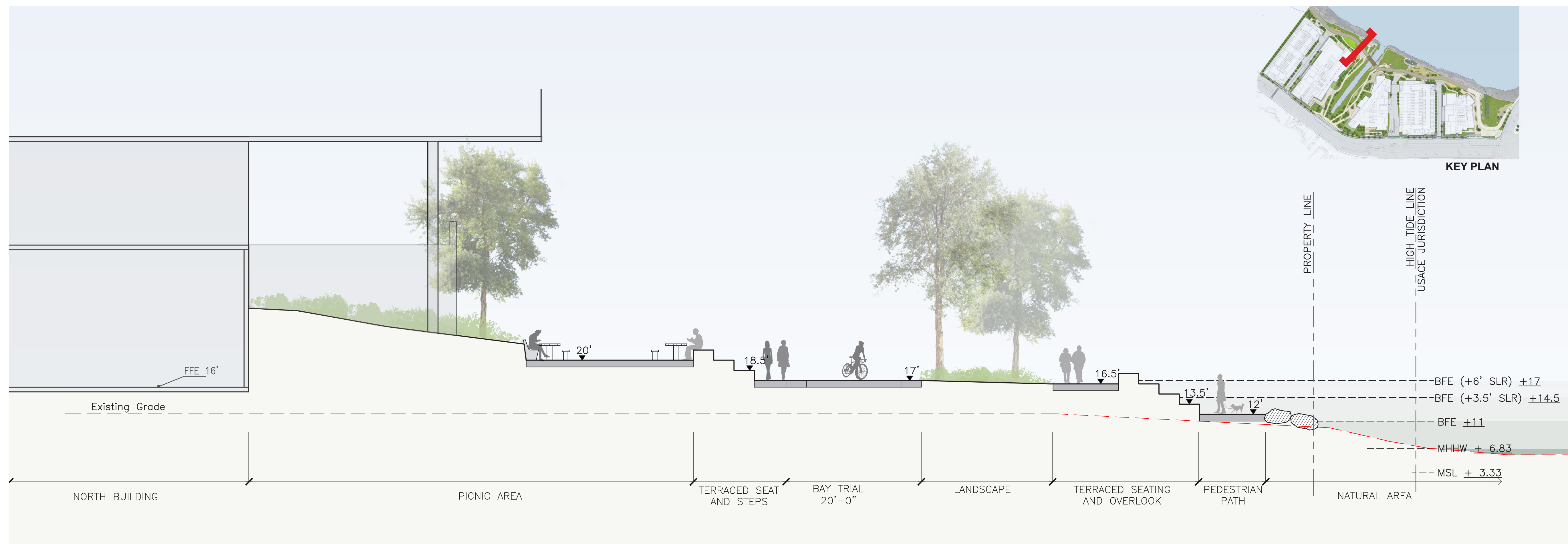
SHEET TITLE:
SITE SECTIONS

SHEET NO.: **ENT L-401**

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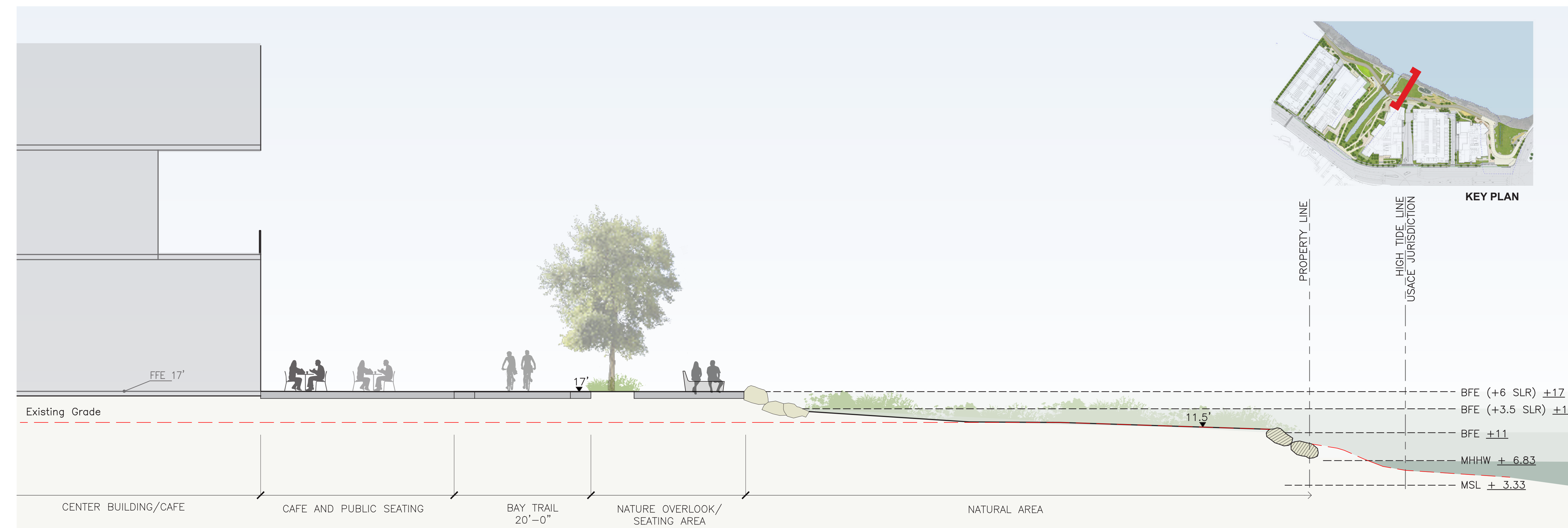


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ENTITLEMENT APPLICATION #4	09/18/2023



SECTION 2 - BAY TRAIL AND PICNIC AREA Scale: 1/8" = 1'-0"

LEGEND
MSL - MEAN SEA LEVEL
MHHW - MEAN HIGHER HIGH WATER
BFE - BASE FLOOD ELEVATION
USACE: US ARMY CORPS OF ENGINEERS
CDFW - CALIFORNIA DEPT OF FISH AND WILDLIFE
RWQCB - REGIONAL WATER QUALITY CONTROL BOARD
 REFER TO SHORELINE ENGINEERING DRAWINGS FOR SEA-LEVEL RISE RESILIENCY ENGINEERING

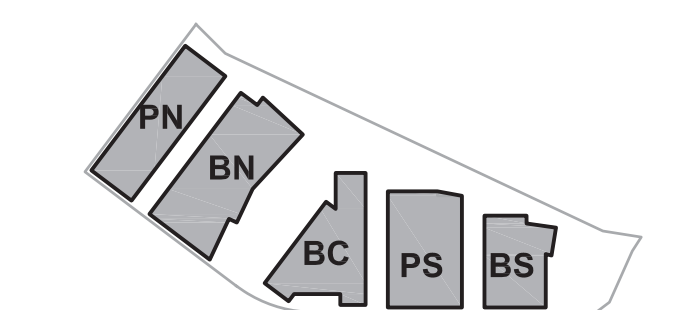


SECTION 1 - CENTER BUILDING CAFE AND BAYTRAIL OVERLOOK Scale: 1/8" = 1'-0"

LEGEND
MSL - MEAN SEA LEVEL
MHHW - MEAN HIGHER HIGH WATER
BFE - BASE FLOOD ELEVATION
USACE: US ARMY CORPS OF ENGINEERS
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 REFER TO SHORELINE ENGINEERING DRAWINGS FOR SEA-LEVEL RISE RESILIENCY ENGINEERING

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KEYPLAN



PROJECT NO.: 20045.00
DATE: 08/19/2022
SCALE: 1/8" = 1'-0"

SHEET TITLE:

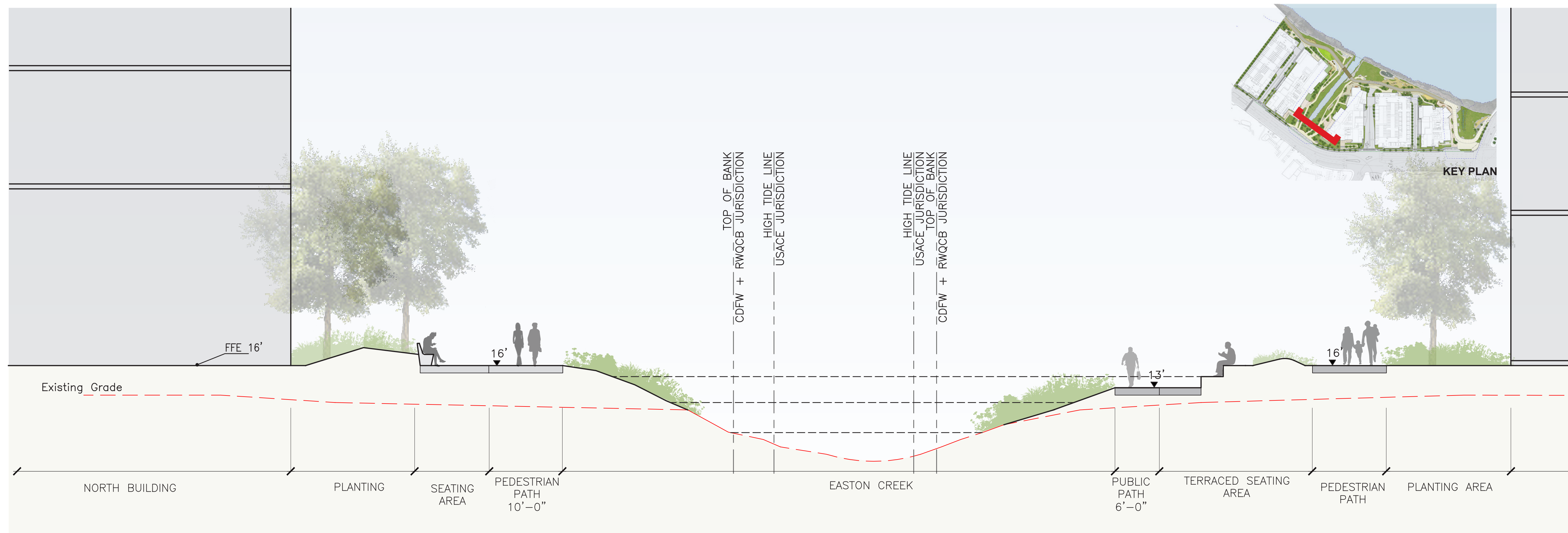
SITE SECTIONS

SHEET NO:

ENT L-402



ISSUES	DATE
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ENTITLEMENT APPLICATION #2	08/19/2022
ENTITLEMENT APPLICATION #3	12/09/2022
ENTITLEMENT APPLICATION #4	09/18/2023

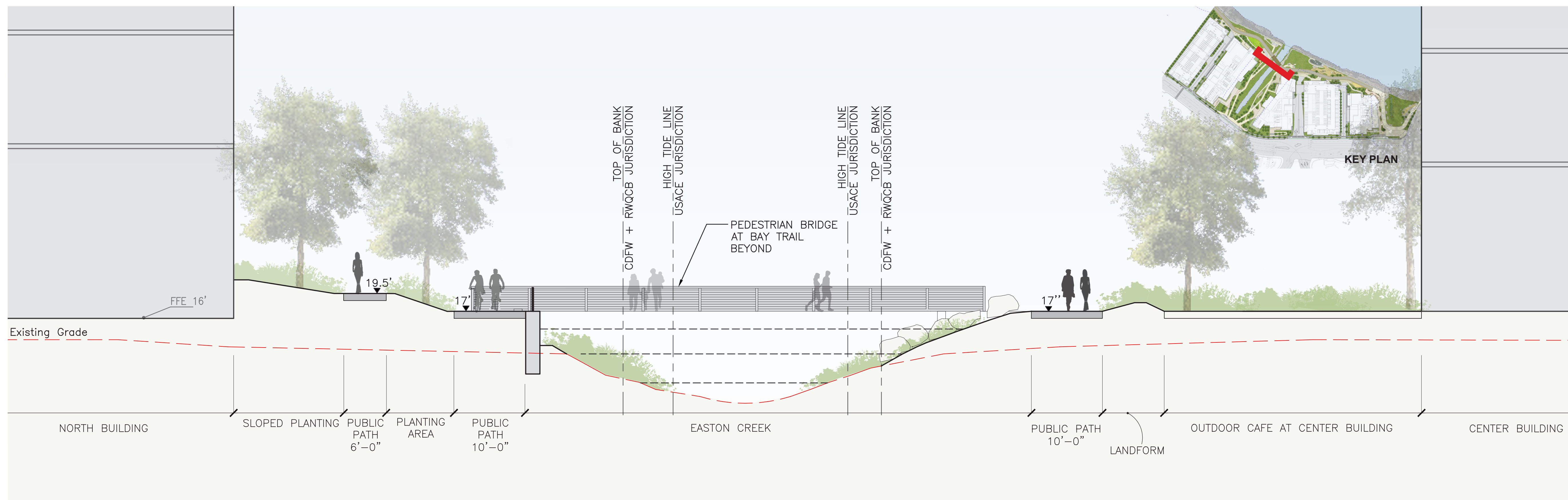


SECTION 2 - EASTON CREEK_PLAZA

Scale: 1/8" = 1'-0"

LEGEND

MSL - MEAN SEA LEVEL
MHHW - MEAN HIGHER HIGH WATER
BFE - BASE FLOOD ELEVATION
USACE: US ARMY CORPS OF ENGINEERS
CDFW - CALIFORNIA DEPT OF FISH AND WILDLIFE
RWQCB - REGIONAL WATER QUALITY CONTROL BOARD
REFER TO SHORELINE ENGINEERING DRAWINGS FOR SEA-LEVEL RISE RESILIENCY ENGINEERING



SECTION 1 - EASTON CREEK_EAST

Scale: 1/8" = 1'-0"

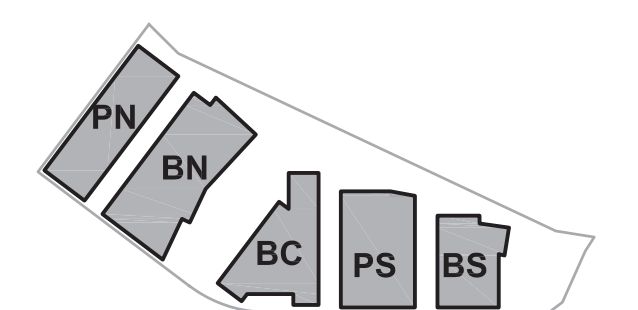
LEGEND

MSL - MEAN SEA LEVEL
MHHW - MEAN HIGHER HIGH WATER
BFE - BASE FLOOD ELEVATION
USACE: US ARMY CORPS OF ENGINEERS
CDFW - CALIFORNIA DEPT OF FISH AND WILDLIFE
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Peninsula Crossing

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PROJECT NO.: 20045.00

DATE: 08/19/2022

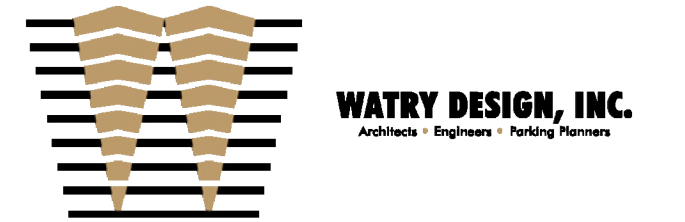
SCALE: 1/8" = 1'-0"

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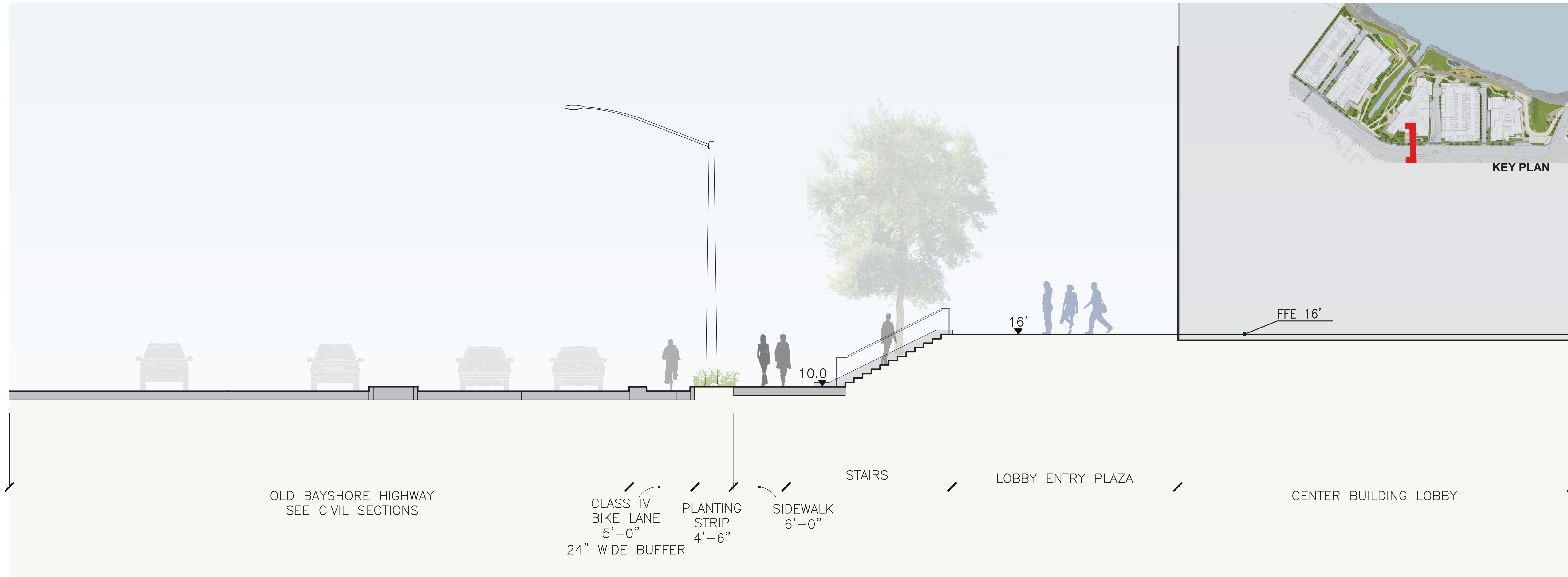
SITE SECTIONS

SHEET NO.:

ENT L-403

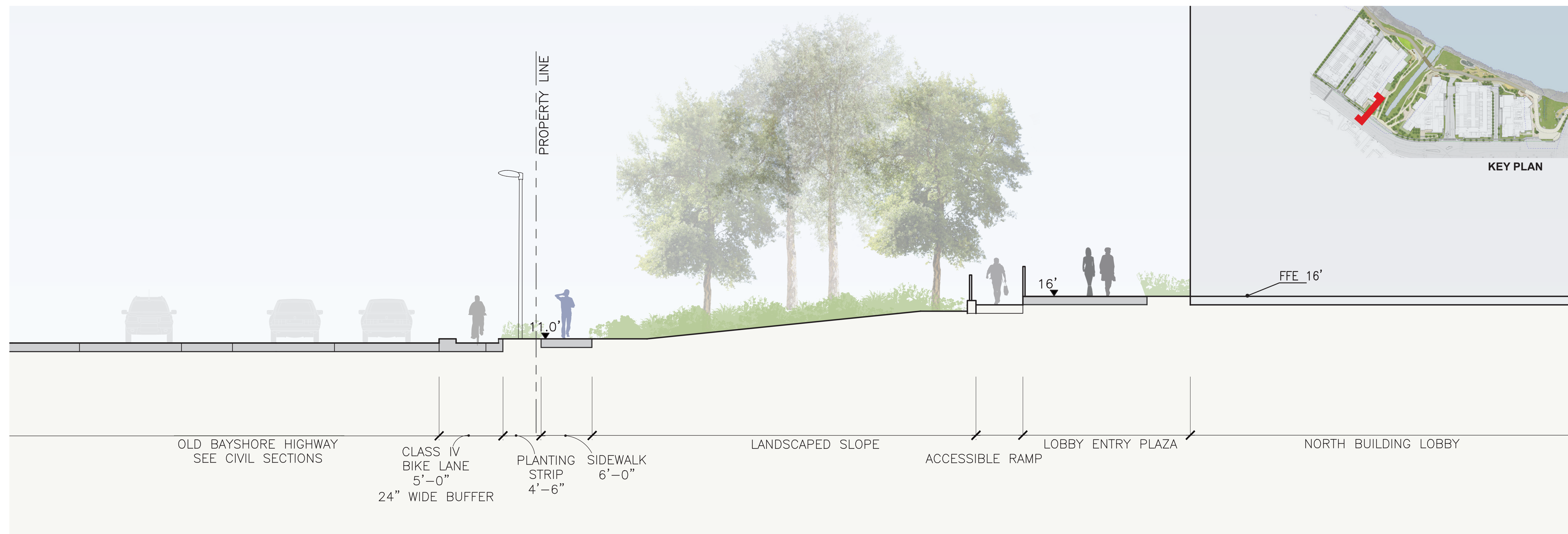


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ENTITLEMENT APPLICATION #4	09/18/2023



SECTION 2 - OLD BAYSHORE HWY AT CENTER BUILDING

Scale: 1/8" = 1'-0"



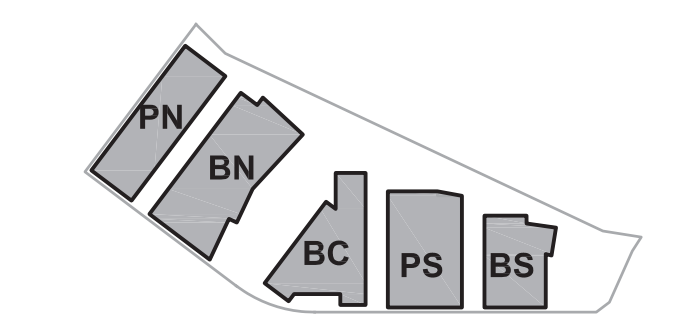
SECTION 1 - OLD BAYSHORE HWY AT NORTH BUILDING

Scale: 1/8" = 1'-0"

Peninsula Crossing

1200-1340 Old Bayshore Hwy, Burlingame, CA 94010

KEYPLAN



PROJECT NO.: 20045.00

DATE: 08/19/2022

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

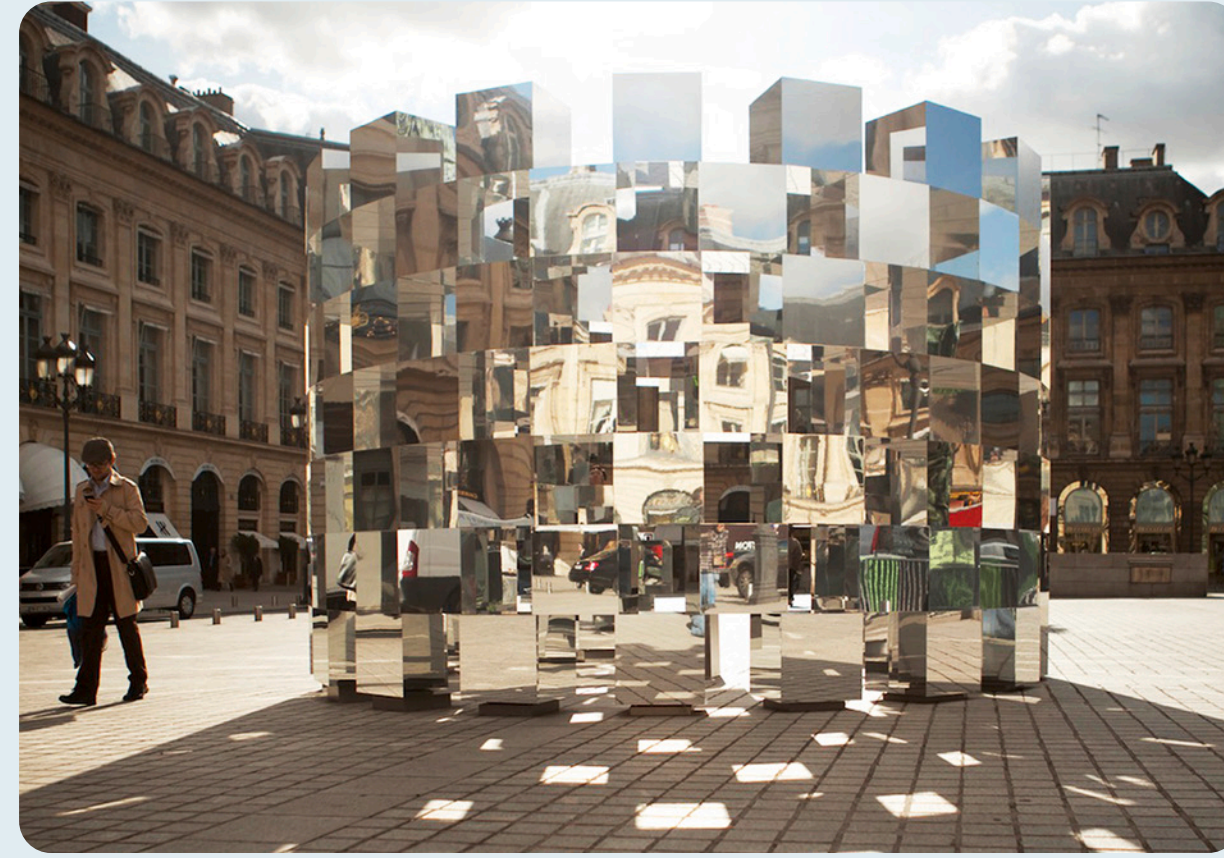
SHEET TITLE:

SITE SECTIONS

SHEET NO:

ENT L-404

CONCEPTUAL POTENTIAL PUBLIC ART LOCATIONS



NOTE:
IMAGES AND LOCATIONS ARE MEANT TO CONVEY PUBLIC ART CONCEPTS.
FINAL PUBLIC ART PROGRAM AND LOCATION TO BE DETERMINED

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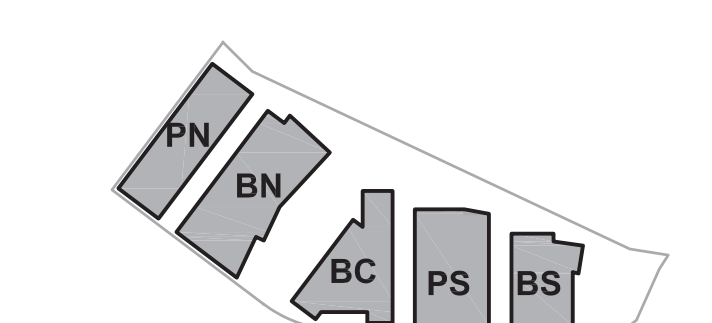
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ISSUES	DATE
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ENTITLEMENT APPLICATION #4	09/18/2023

Peninsula Crossing

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KEYPLAN



PROJECT NO.: 20045.00
DATE: 08/19/2022
SCALE: 1"=50'

SHEET TITLE:
CONCEPTUAL ART PROGRAM PLAN



SHEET NO.:
ENT L-501

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LANDSCAPE SIGNAGE & WAYFINDING



INTERPRETIVE SIGNAGE



NOTE:
IMAGES AND LOCATIONS ARE MEANT TO CONVEY SIGNAGE CONCEPTS.
FINAL SIGNAGE PROGRAM AND LOCATIONS TO BE DETERMINED.

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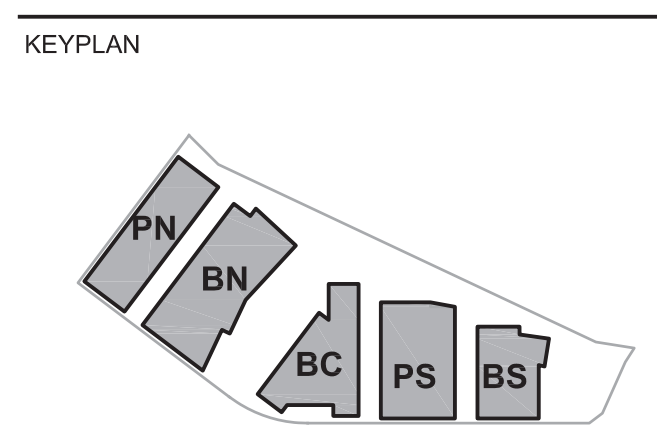
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CALIFORNIA 94107
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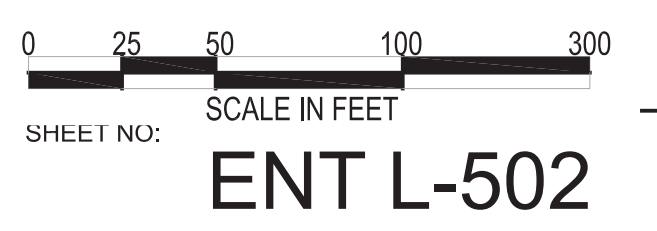
ISSUES	DATE
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ENTITLEMENT APPLICATION #3	12/09/2022
ENTITLEMENT APPLICATION #4	09/18/2023

Peninsula Crossing
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PROJECT NO.: 20045.00
DATE: 08/19/2022
SCALE: 1"=50'

CONCEPTUAL SIGNAGE PLAN



SHEET NO.: **ENT L-502**

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CIVIL NOTES:

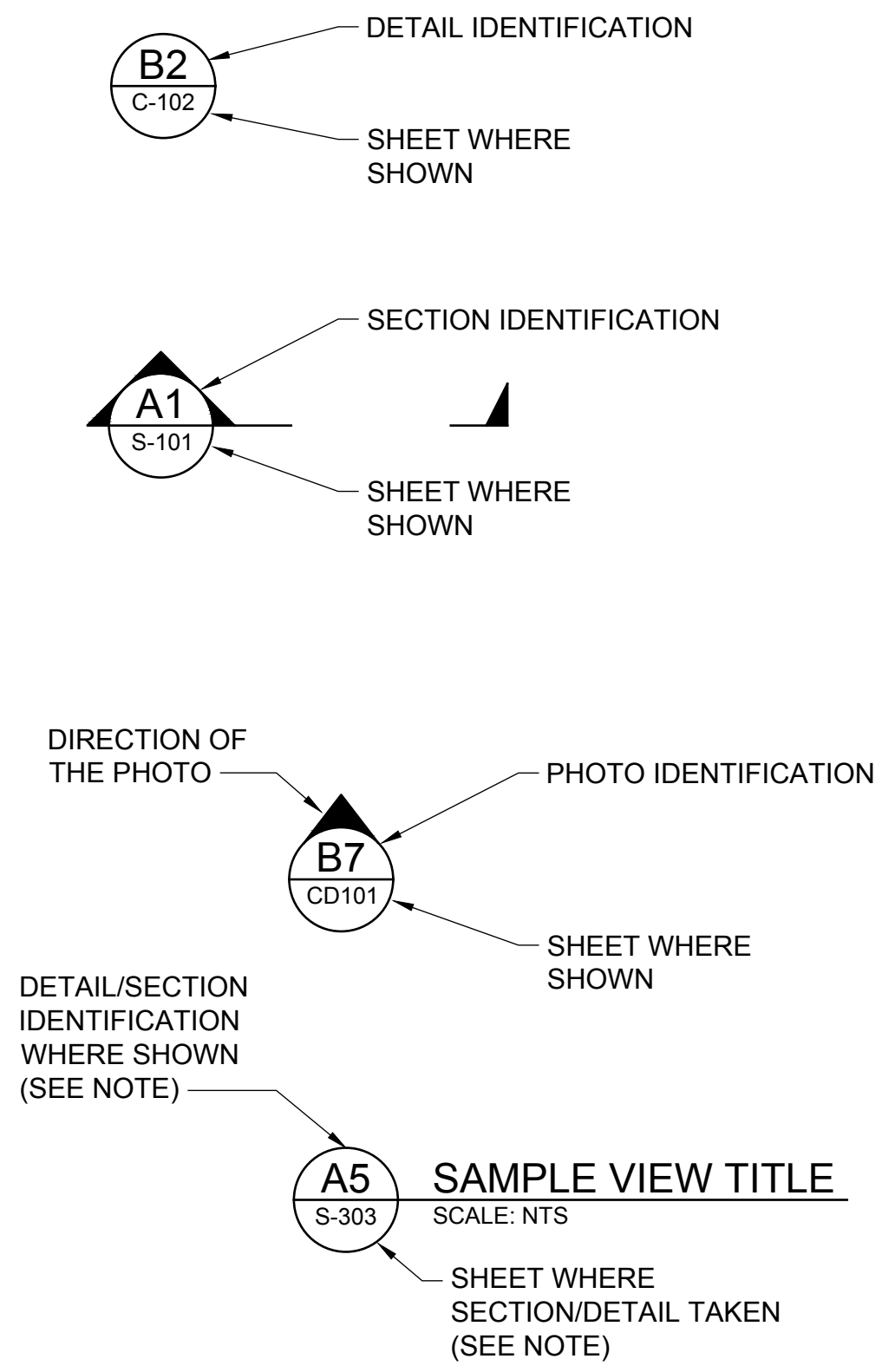
TIDAL PLANE	NAVD88 DATUM (FEET)
KING TIDE	+8.41
MEAN HIGHER HIGH WATER (MHHW)	+6.83
MEAN HIGH WATER (MHW)	+6.21
MEAN SEA LEVEL (MSL)	+3.33
MEAN LOW WATER (MLW)	+0.40
NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)	0.00
MEAN LOWER LOW WATER (MLLW)	-0.79

FEMA ONE PERCENT ANNUAL CHANCE FLOOD ELEVATIONS	NAVD88 DATUM (FEET)
BASE FLOOD ELEVATION (SAN FRANCISCO BAY)	+11.0
BASE FLOOD ELEVATION (EASTON CREEK)	+10.0
STILLWATER ELEVATION (SWEL)	+10.3

STRUCTURAL NOTES:

1. DESIGN LOADING:
 - a. SEISMIC DESIGN: CALTRANS SEISMIC DESIGN CRITERIA (SDC), VERSION 2.0, DATED APRIL 2019.
 - b. DEADLOAD: 150 pcf FOR REINFORCED CONCRETE 490 pcf FOR STEEL.
 - c. LIVELOAD: HL-93 WITH "LOWBAY" AND P-15 DESIGN VEHICLE COMBINED WITH 90 psf PEDESTRIAN LOADING.
 - d. EARTH LOADS: AT-REST PRESSURE = 60pcf
 STATIC ACTIVE PRESSURE = 35 pcf
 SEISMIC ACTIVE INCREMENT PRESSURE = 25 pcf

CROSS-REFERENCE LEGEND:

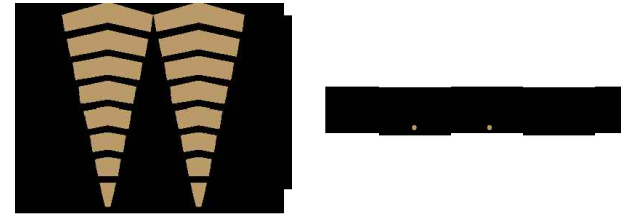


ABBREVIATIONS:

AASHTO	AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS
ABUT	ABUTMENT
ACBM	ARTICULATED CONCRETE BLOCK MAT
APPROX	APPROXIMATELY
BB	BEGIN BRIDGE
BCDC	BAY CONSERVATION AND DEVELOPMENT COMMISSION
BFE	BASE FLOOD ELEVATION
BIV	BOX-IV
CA	CALIFORNIA
CIP	CAST-IN-PLACE
CLSM	CONTROLLED LOW STRENGTH MATERIAL
CONC	CONCRETE
(E)	EXISTING
EB	END BRIDGE
ELEV	ELEVATION
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
FFE	FINISH FLOOR ELEVATION
HTL	HIGH TIDE LINE
L.O.W	LIMIT OF WORK
MHHW	MEAN HIGHER HIGH WATER
MHW	MEAN HIGH WATER
MIN.	MINIMUM
MSL	MEAN SEA LEVEL
NAVD88	NORTH AMERICAN VERTICAL DATUM OF 1988
PC	PRECAST
PCF	POUNDS PER CUBIC FEET
PS	PRESTRESSED
PSF	POUNDS PER SQUARE FEET
RSP	ROCK SLOPE PROTECTION
SD	STORM DRAIN
SS	SHORELINE STRUCTURE(S)
ST	STANDARD
TYP	TYPICAL

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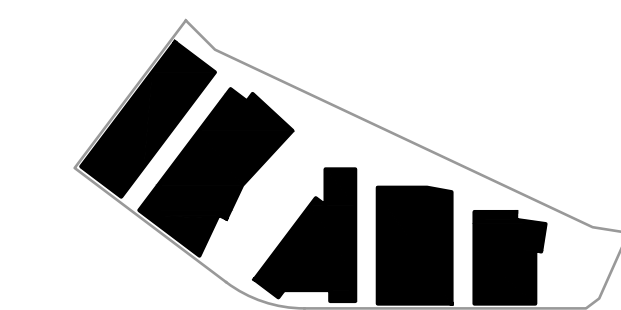
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ENTITLEMENT APPLICATION	03/24/2022
ENTITLEMENT APPLICATION #2	08/19/2022
ENTITLEMENT APPLICATION #3	12/09/2022
ENTITLEMENT APPLICATION #4	09/18/2023

KEYPLAN



PROJECT NO.: 20045.00

DATE: 08/19/2022

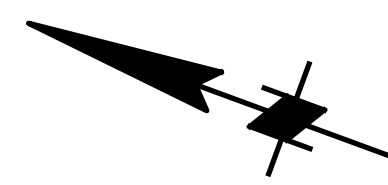
SCALE: NTS

SHEET TITLE:

NOTES, LEGEND, AND ABBREVIATIONS

SHEET NO:

ENT SS-001



BAY TRAIL SOUTH SHORELINE INFRASTRUCTURE 1 ENT SS-003

1 ENT SS-004 BAY TRAIL NORTH SHORELINE INFRASTRUCTURE

EASTON CREEK BRIDGE 1 ENT SS-010

1 ENT SS-005 EASTON CREEK SHORELINE INFRASTRUCTURE

SHORELINE STRUCTURES - SITE PLAN
SCALE: 1" = 40'

WRNSSTUDIO

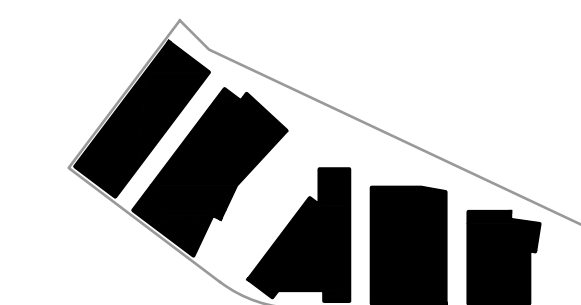
501 SECOND STREET
4TH FLOOR, STE. 402
SAN FRANCISCO
CALIFORNIA 94107
415.489.2224 TEL
415.358.9100 FAX
WWW.WRNSSTUDIO.COM



WATT

ISSUES	DATE
ENTITLEMENT APPLICATION	03/24/2022
ENTITLEMENT APPLICATION #2	08/19/2022
ENTITLEMENT APPLICATION #3	12/09/2022
ENTITLEMENT APPLICATION #4	09/18/2023

KEYPLAN



PROJECT NO.: 20045.00

DATE: 08/19/2022

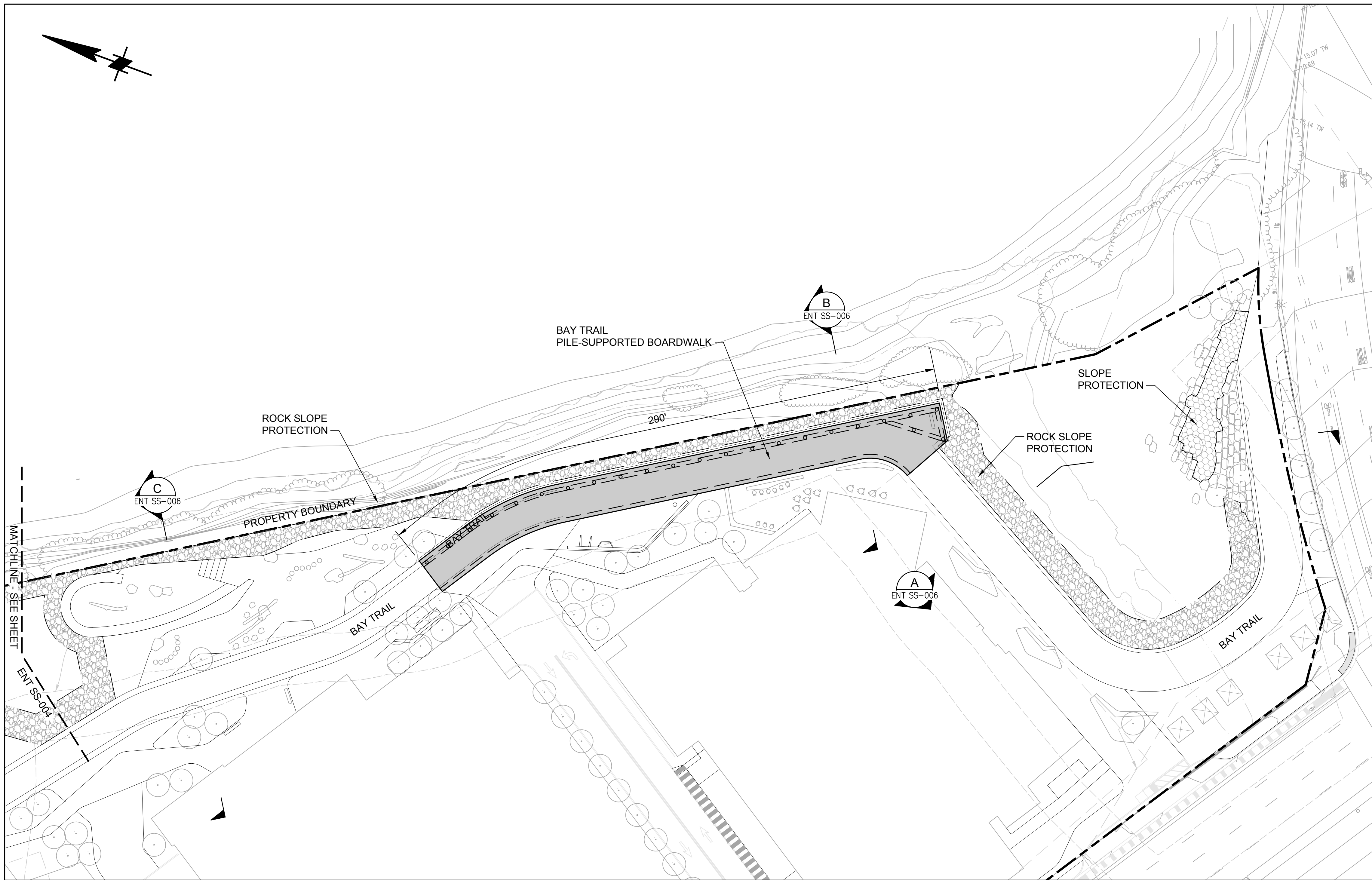
SCALE: 1" = 50'

SHEET TITLE:

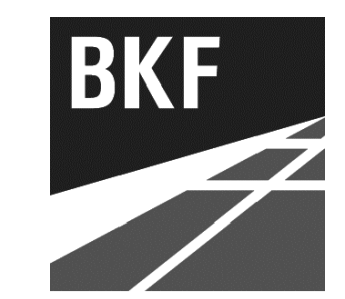
SHORELINE
STRUCTURES - SITE
PLAN

SHEET NO.:

ENT SS-002

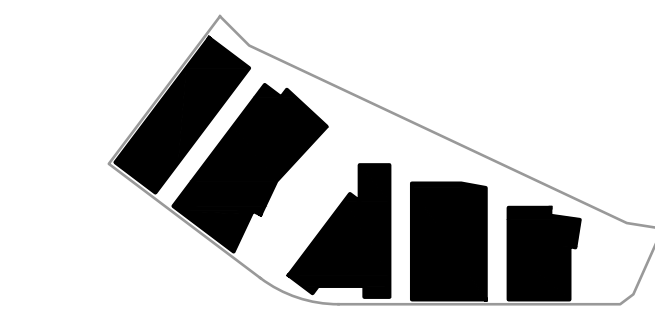


1 SHORELINE PLAN
ENT SS-002 SCALE: 1" = 30'



ISSUES	DATE
ENTITLEMENT APPLICATION	03/24/2022
ENTITLEMENT APPLICATION #2	08/19/2022
ENTITLEMENT APPLICATION #3	12/09/2022
ENTITLEMENT APPLICATION #4	09/18/2023

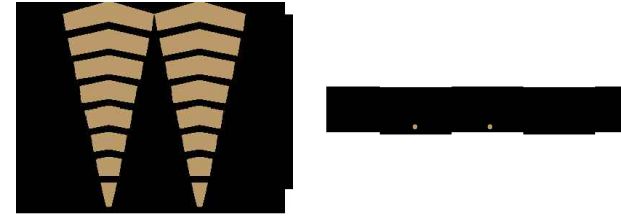
KEYPLAN



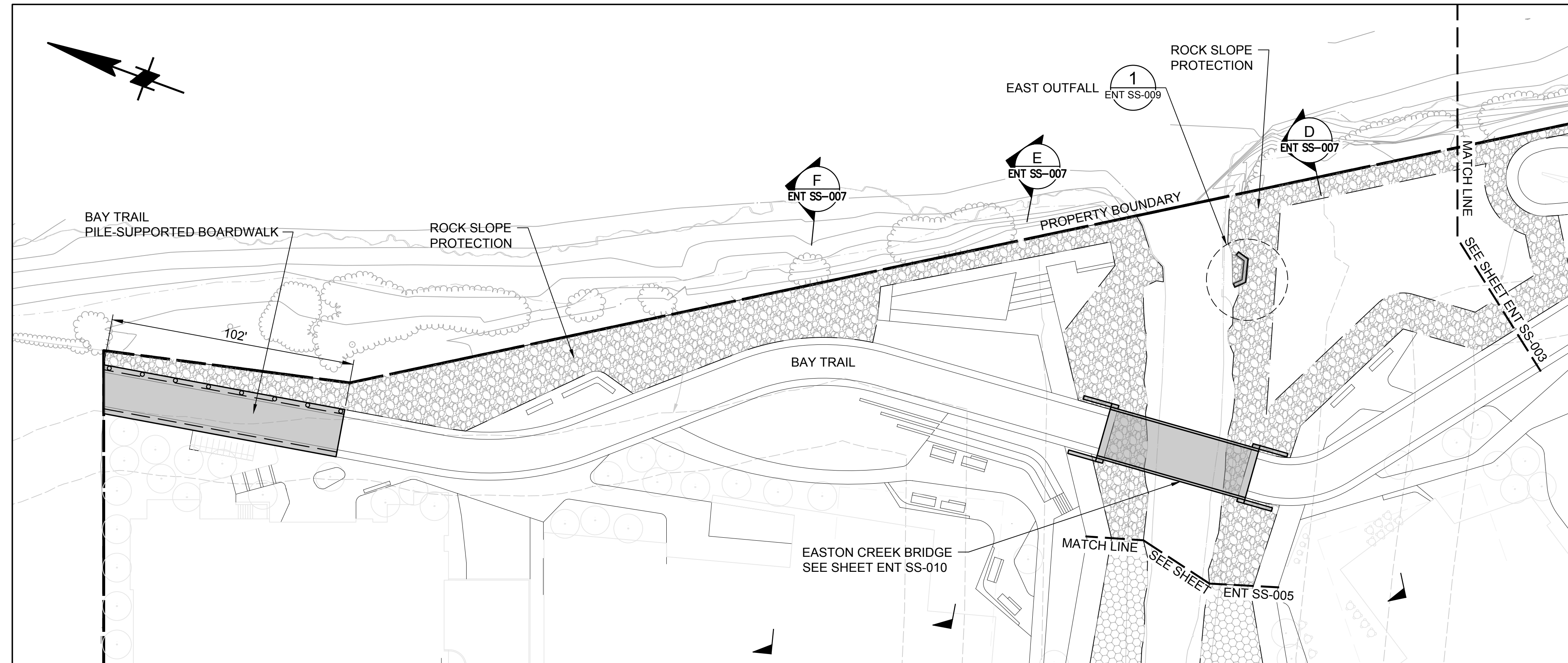
PROJECT NO.: 20045.00
DATE: 08/19/2022
SCALE: 1:30

SHEET TITLE:
**SHORELINE STRUCTURES
PLAN - SOUTH**

SHEET NO:
ENT SS-003

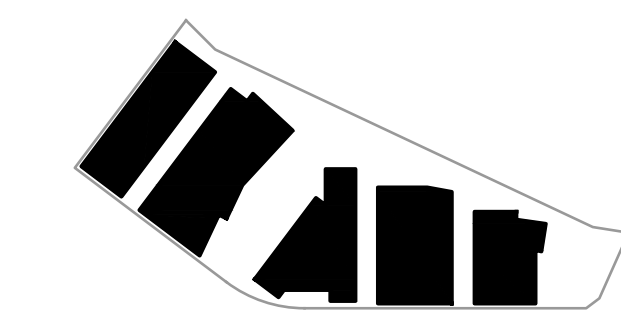


ISSUES	DATE
ENTITLEMENT APPLICATION	03/24/2022
ENTITLEMENT APPLICATION #2	08/19/2022
ENTITLEMENT APPLICATION #3	12/09/2022
ENTITLEMENT APPLICATION #4	09/18/2023



1 SHORELINE PLAN
ENT SS-002 SCALE: 1" = 30'

KEYPLAN



PROJECT NO.: 20045.00

DATE: 08/19/2022

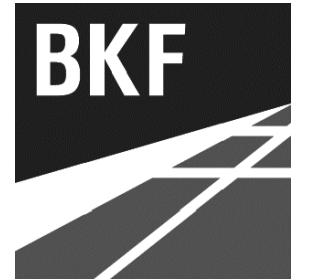
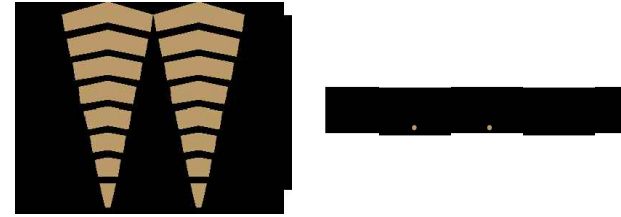
SCALE: 1:30

SHEET TITLE:

**SHORELINE
STRUCTURES PLAN -
NORTH**

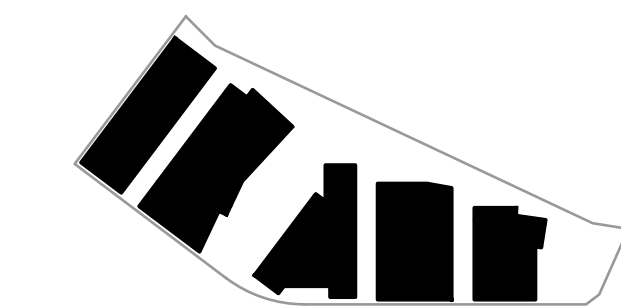
SHEET NO:

ENT SS-004



ISSUES	DATE
ENTITLEMENT APPLICATION	03/24/2022
ENTITLEMENT APPLICATION #2	08/19/2022
ENTITLEMENT APPLICATION #3	12/09/2022
ENTITLEMENT APPLICATION #4	09/18/2023

KEYPLAN



PROJECT NO.: 20045.00

DATE: 08/19/2022

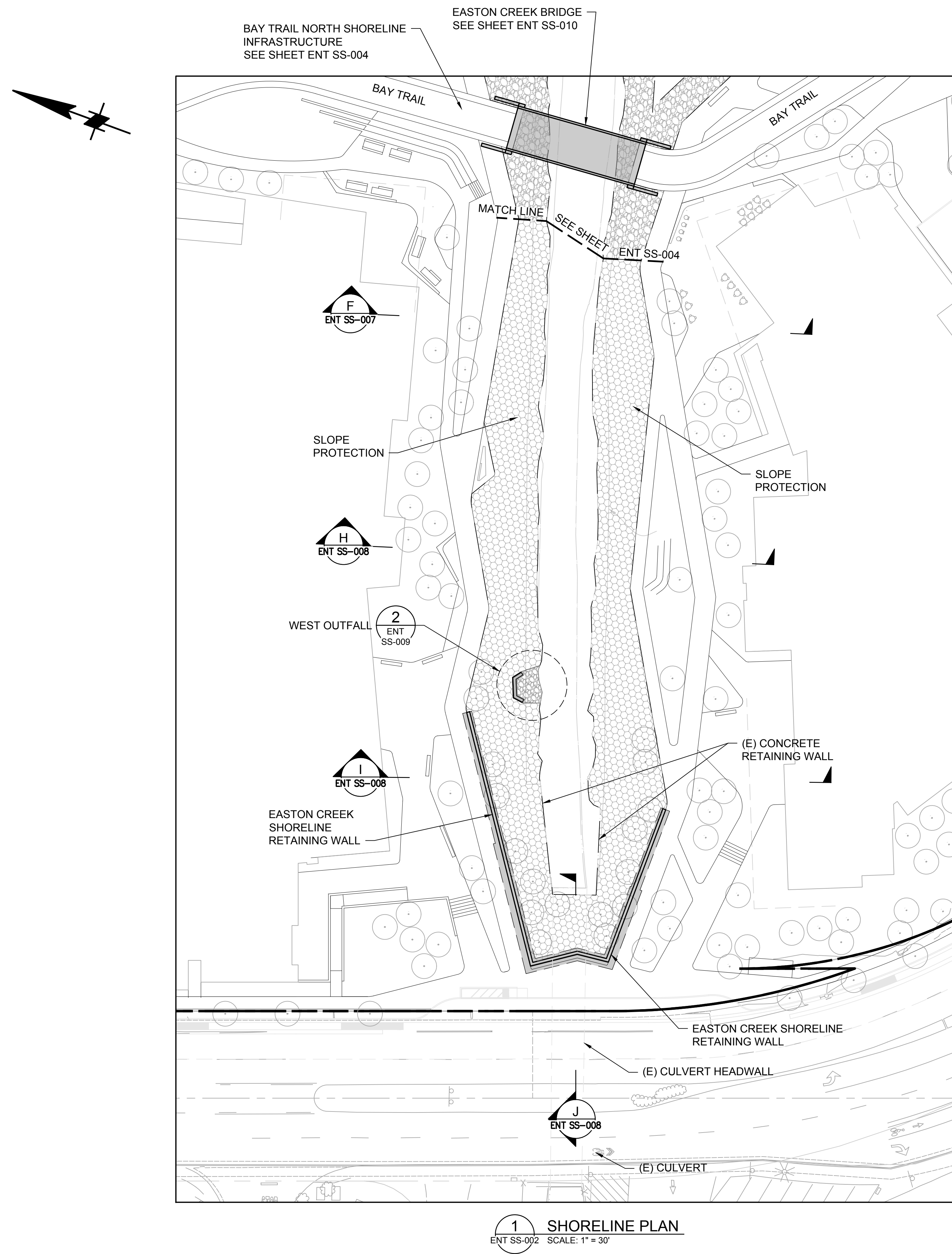
SCALE: 1:30

SHEET TITLE:

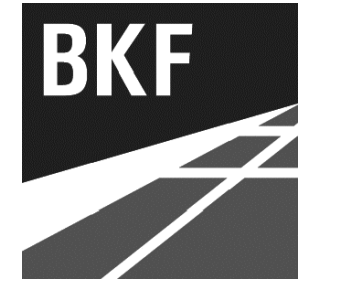
**SHORELINE
STRUCTURES PLAN -
EASTON CREEK**

SHEET NO:

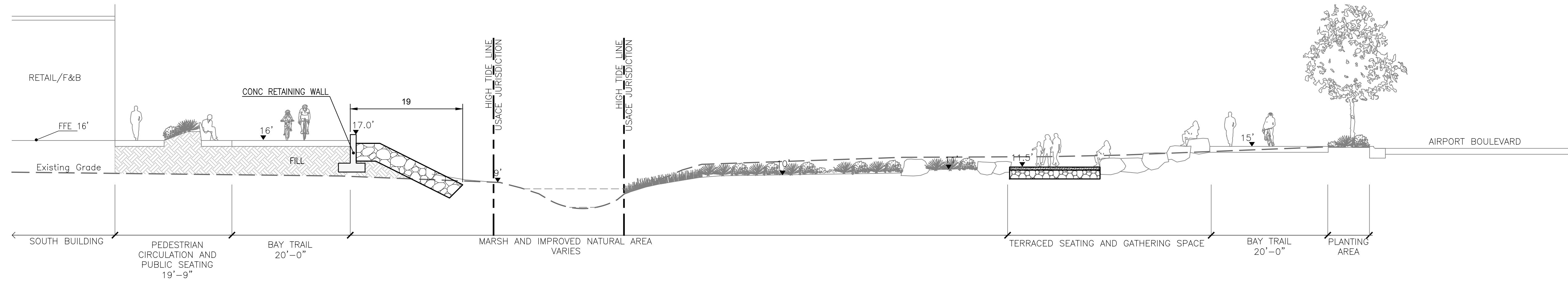
ENT SS-005



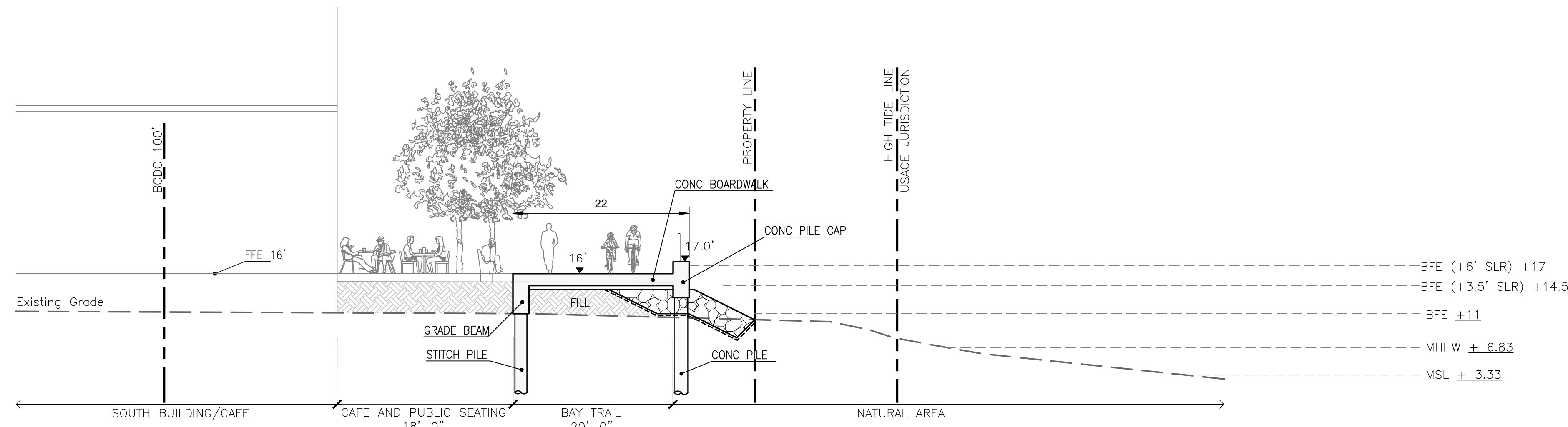
1 SHORELINE PLAN
ENT SS-002 SCALE: 1" = 30'



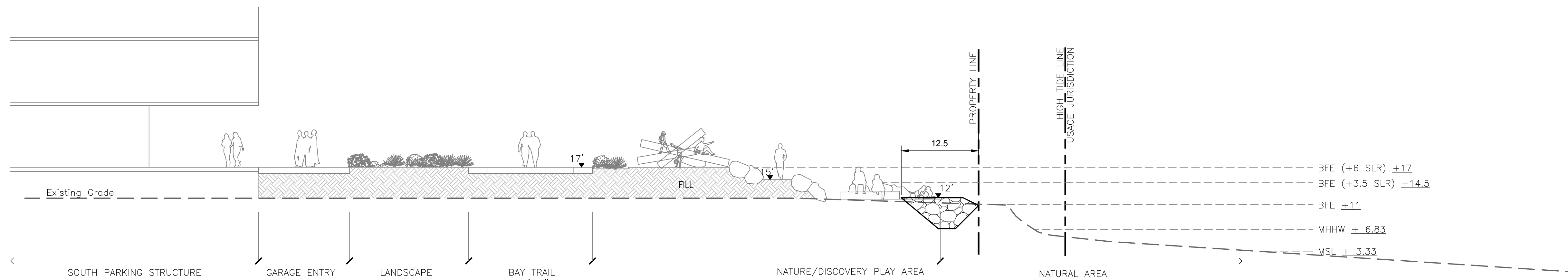
ISSUES	DATE
ENTITLEMENT APPLICATION	03/24/2022
ENTITLEMENT APPLICATION #2	08/19/2022
ENTITLEMENT APPLICATION #3	12/09/2022
ENTITLEMENT APPLICATION #4	09/18/2023



A SECTION - SOUTH WETLAND
ENT SS-003

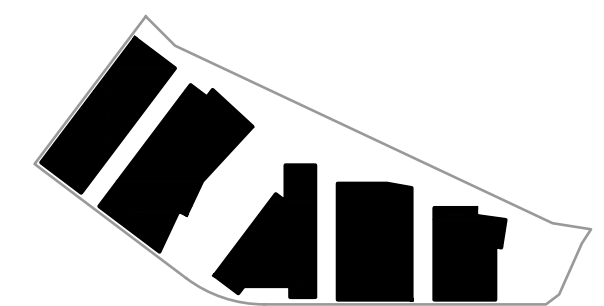


B SECTION - BUILDING ONE PLAZA
ENT SS-003



C SECTION - BAY TRAIL AND NATURAL PLAY
ENT SS-003

KEYPLAN



PROJECT NO.: 20045.00

DATE: 08/19/2022

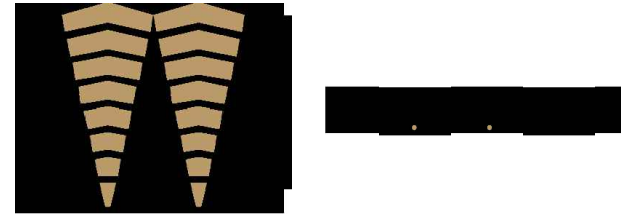
SCALE: 1" = 10'

SHEET TITLE:

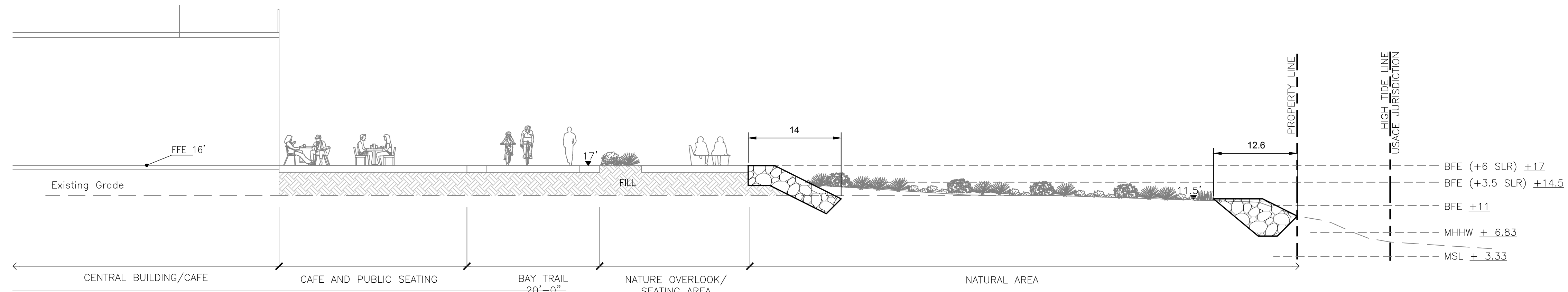
**SHORELINE SECTIONS 1
OF 3**

SHEET NO.:

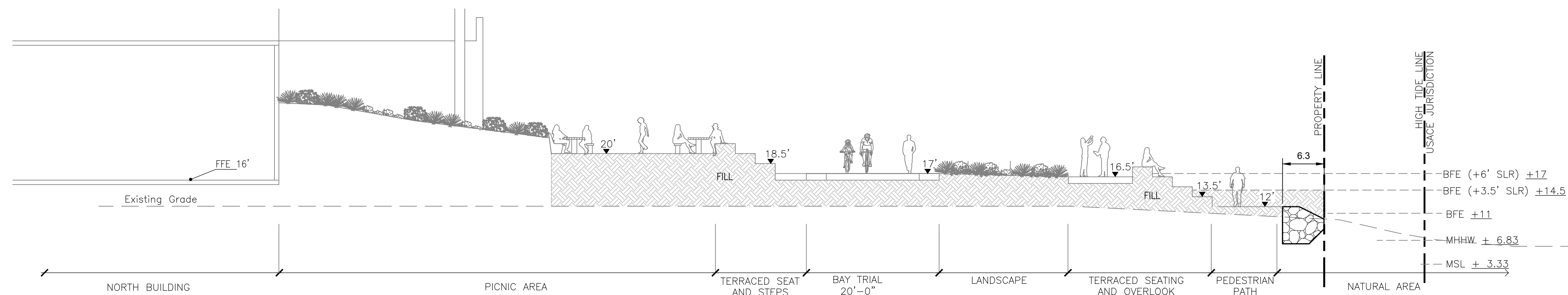
ENT SS-006



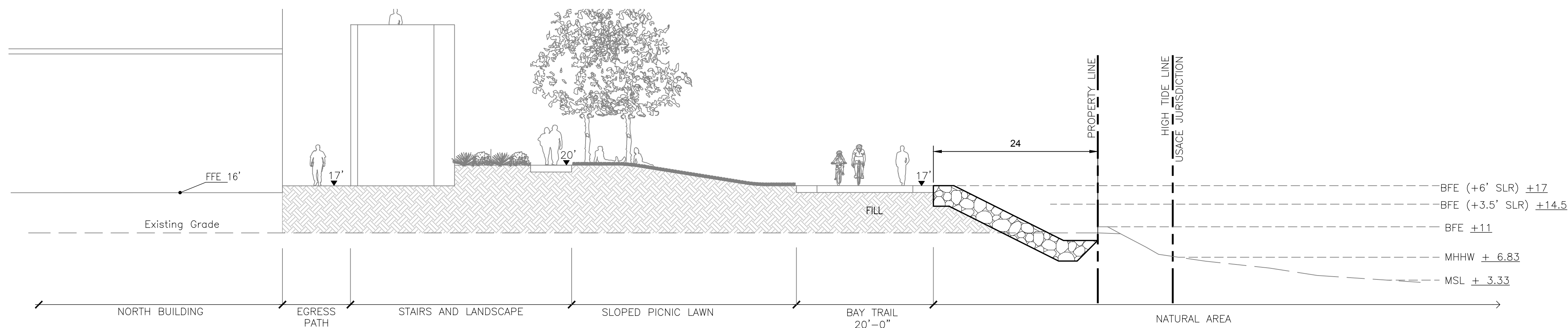
ISSUES	DATE
ENTITLEMENT APPLICATION	03/24/2022
ENTITLEMENT APPLICATION #2	08/19/2022
ENTITLEMENT APPLICATION #3	12/09/2022
ENTITLEMENT APPLICATION #4	09/18/2023



D SECTION - BUILDING TWO CAFE AND BAYTRAIL OVERLOOK
ENT SS-004

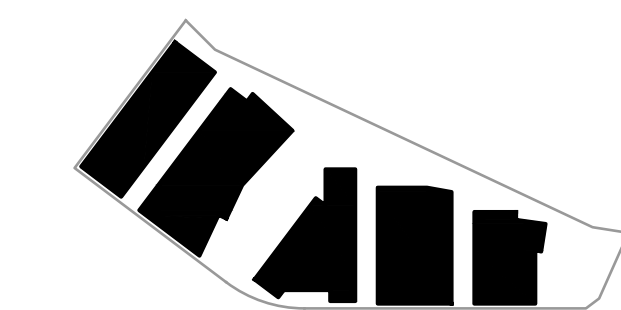


E BAY TRAIL AT PICNIC AREA
ENT SS-004



F BUILDING TWO LAWN
ENT SS-004

KEYPLAN



PROJECT NO.: 20045.00

DATE: 08/19/2022

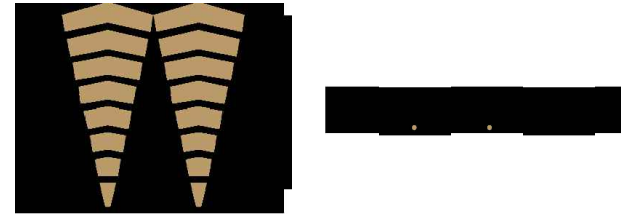
SCALE: 1" = 10'

SHEET TITLE:

SHORELINE SECTIONS 2
OF 3

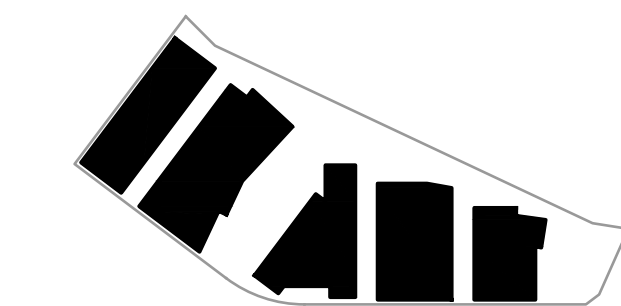
SHEET NO.:

ENT SS-007



ISSUES	DATE
ENTITLEMENT APPLICATION	03/24/2022
ENTITLEMENT APPLICATION #2	08/19/2022
ENTITLEMENT APPLICATION #3	12/09/2022
ENTITLEMENT APPLICATION #4	09/18/2023

KEYPLAN



PROJECT NO.: 20045.00

DATE: 08/19/2022

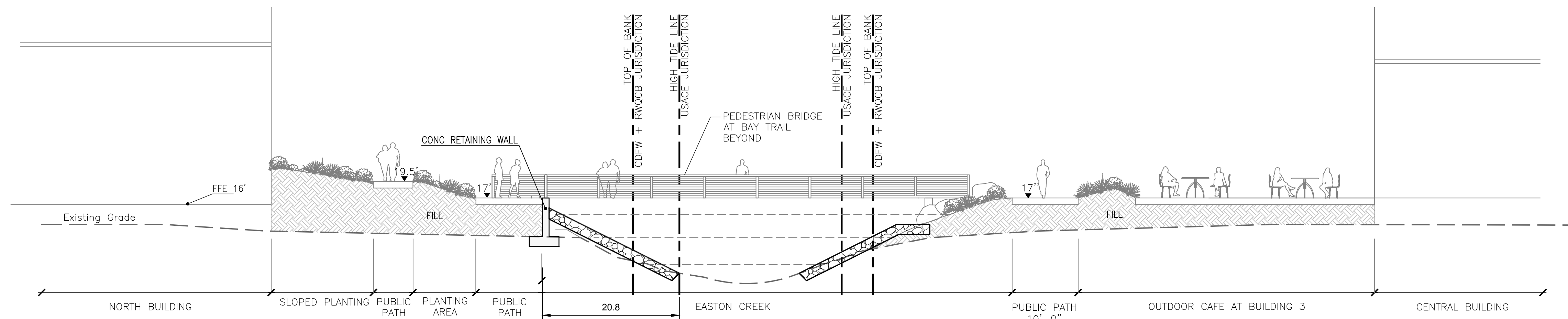
SCALE: 1" = 10'

SHEET TITLE:

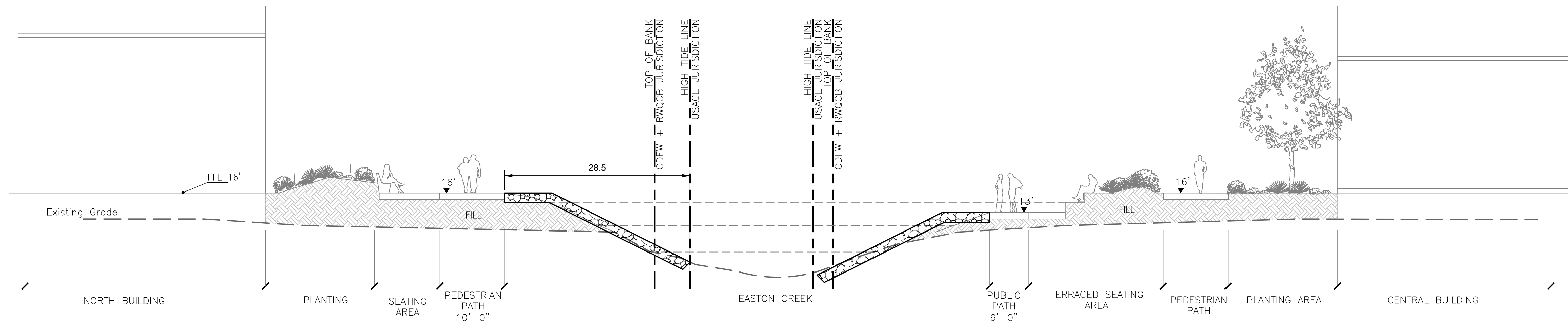
**SHORELINE SECTIONS 3
OF 3**

SHEET NO.:

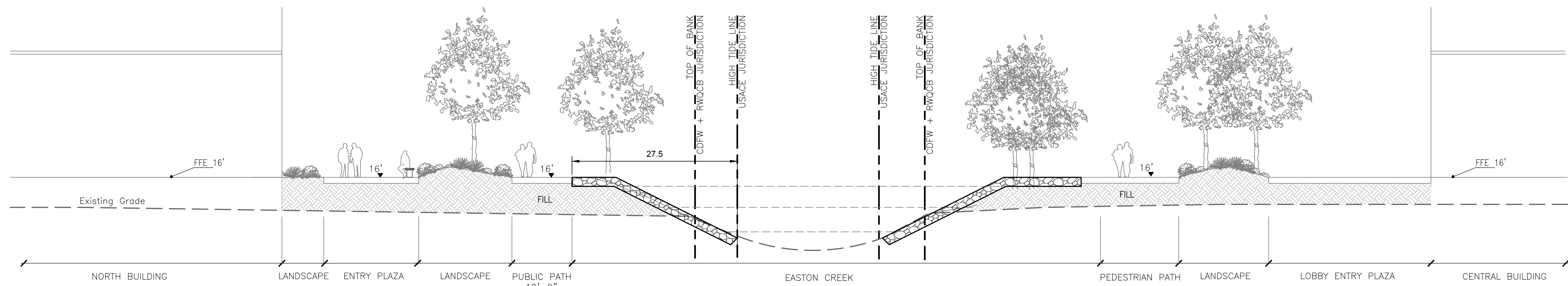
ENT SS-008



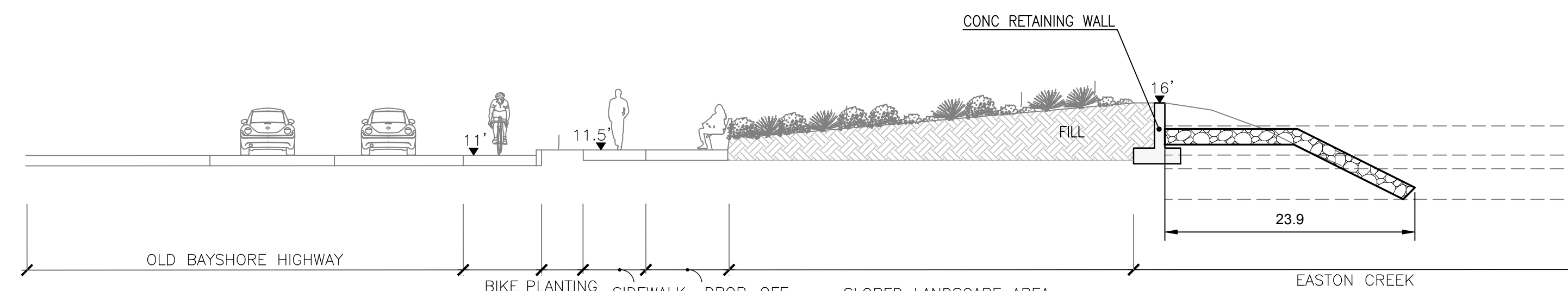
G SHORELINE STRUCTURES PLAN - EASTON CREEK
ENT SS-005



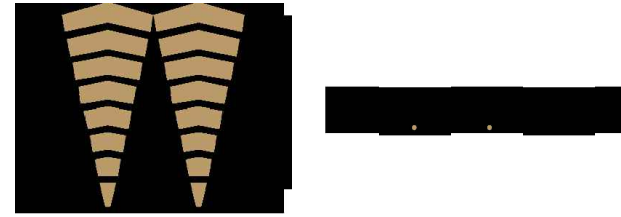
H EASTON CREEK - PLAZA
ENT SS-005



I EASTON CREEK - WEST
ENT SS-005

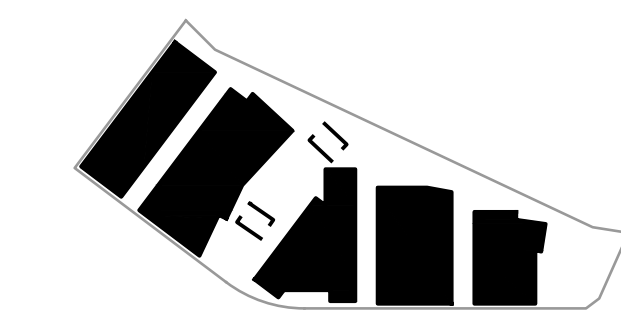


J OLD BAYSHORE AT EASTON CREEK DROP-OFF
ENT SS-005



ISSUES	DATE
ENTITLEMENT APPLICATION	03/24/2022
ENTITLEMENT APPLICATION #2	08/19/2022
ENTITLEMENT APPLICATION #3	12/09/2022
ENTITLEMENT APPLICATION #4	09/18/2023

KEYPLAN



PROJECT NO.: 20045.00

DATE: 08/19/2022

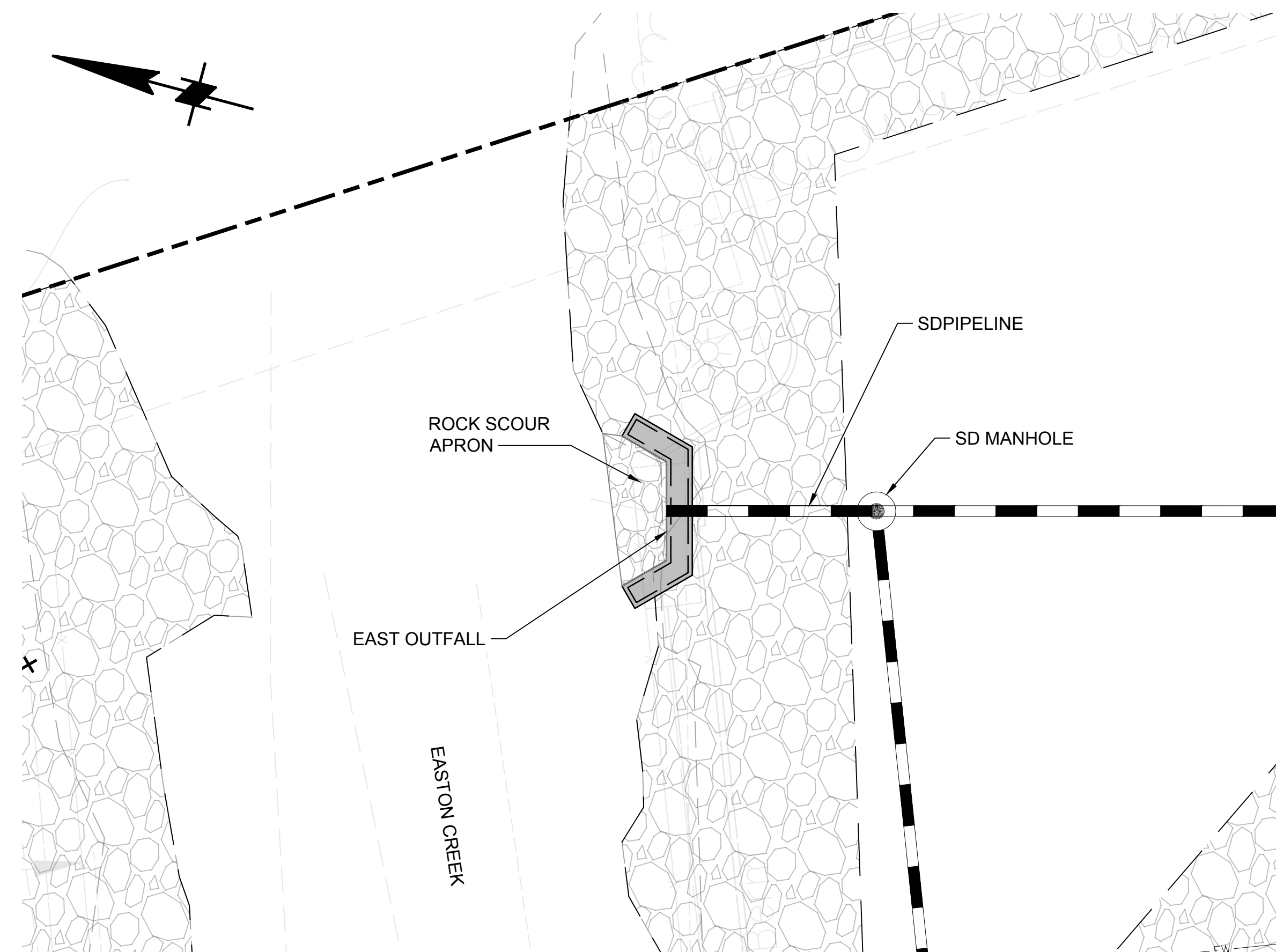
SCALE: AS SHOWN

SHEET TITLE:

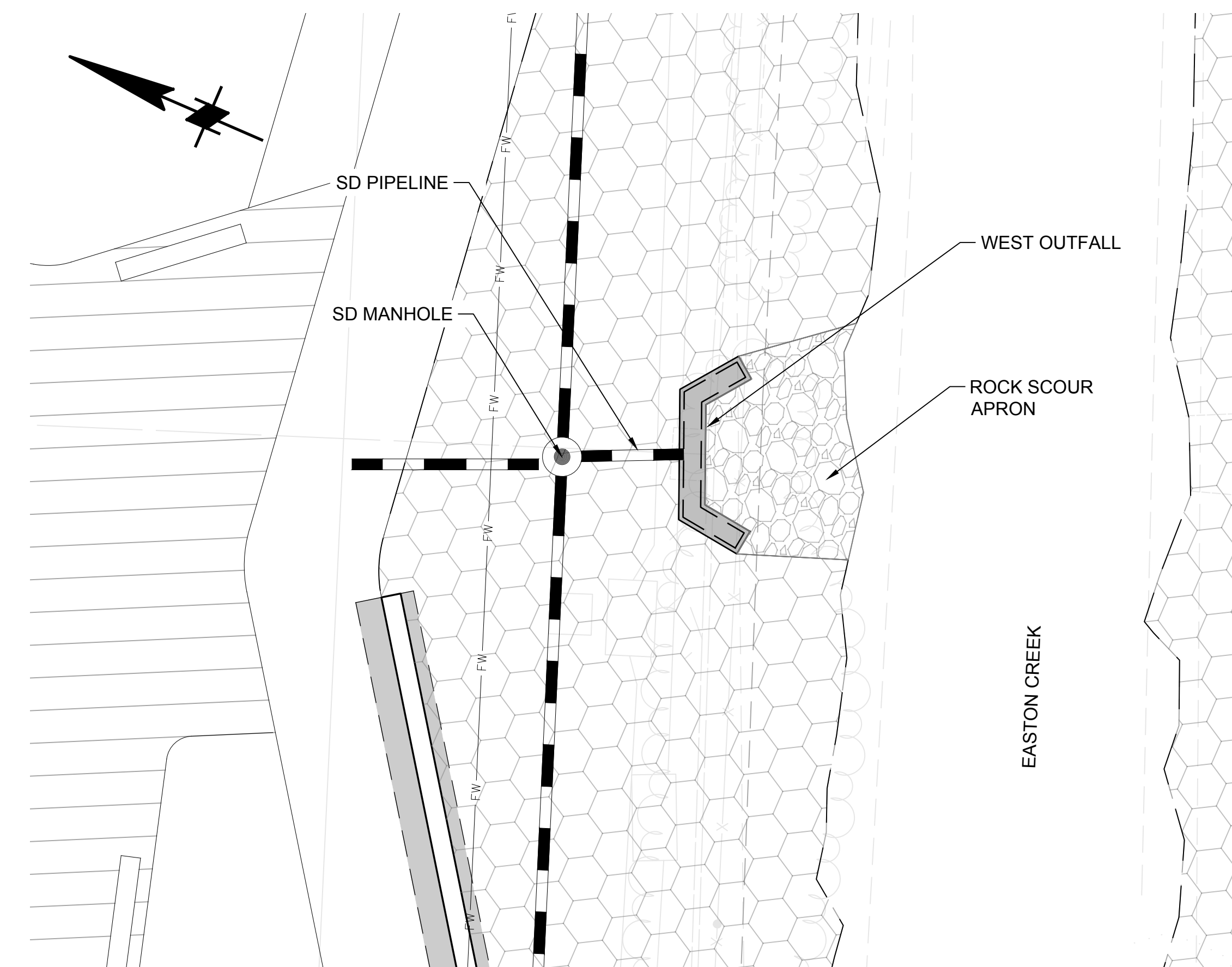
STORMWATER OUTFALL

SHEET NO.:

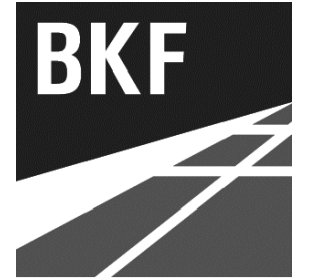
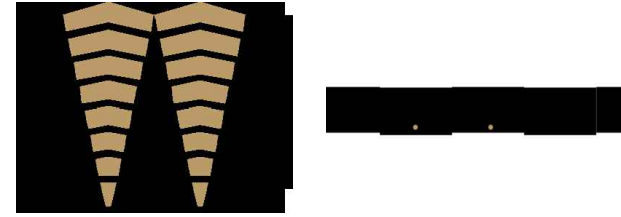
ENT SS-009



1 EAST OUTFALL - PLAN
SCALE: 1" = 8'
ENT SS-009



2 WEST OUTFALL - PLAN
SCALE: 1" = 8'
ENT SS-009



ISSUES	DATE
ENTITLEMENT APPLICATION	03/24/2022
ENTITLEMENT APPLICATION #2	08/19/2022
ENTITLEMENT APPLICATION #3	12/09/2022
ENTITLEMENT APPLICATION #4	09/18/2023

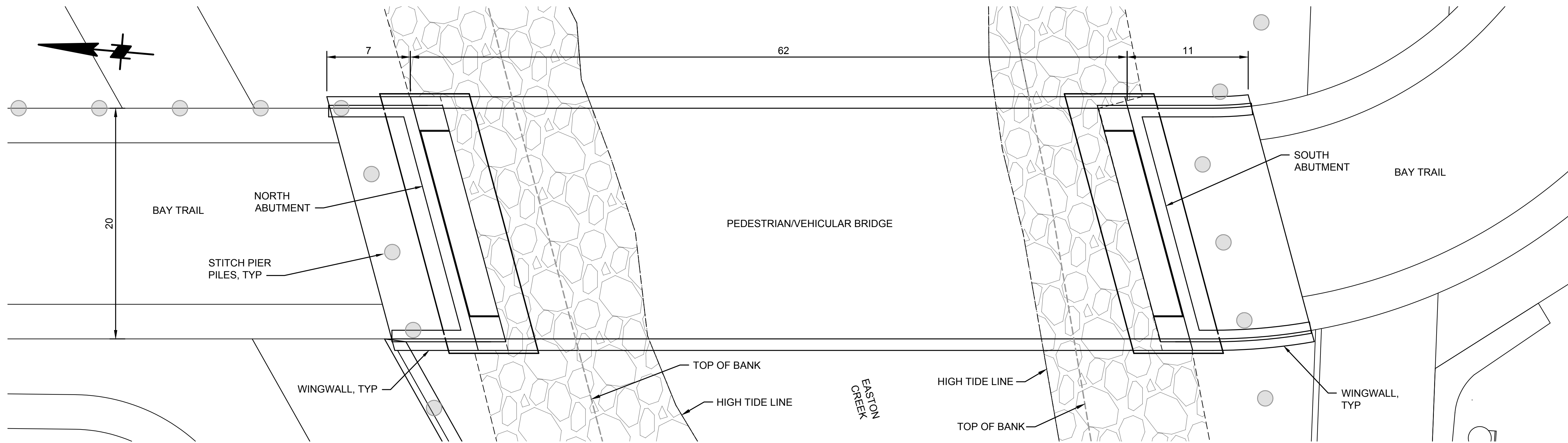
KEYPLAN



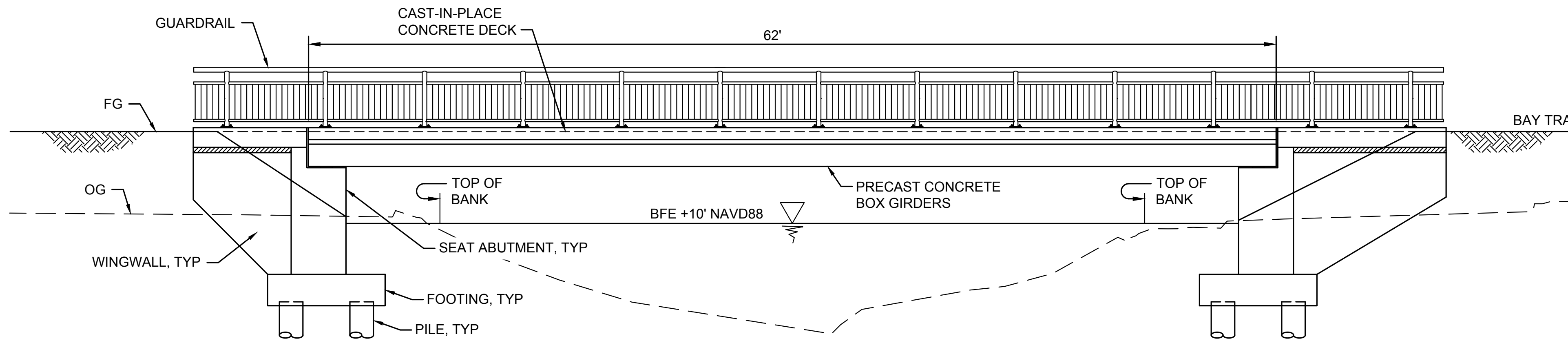
PROJECT NO.:
DATE:
SCALE: AS SHOWN
SHEET TITLE:

EASTON CREEK BRIDGE

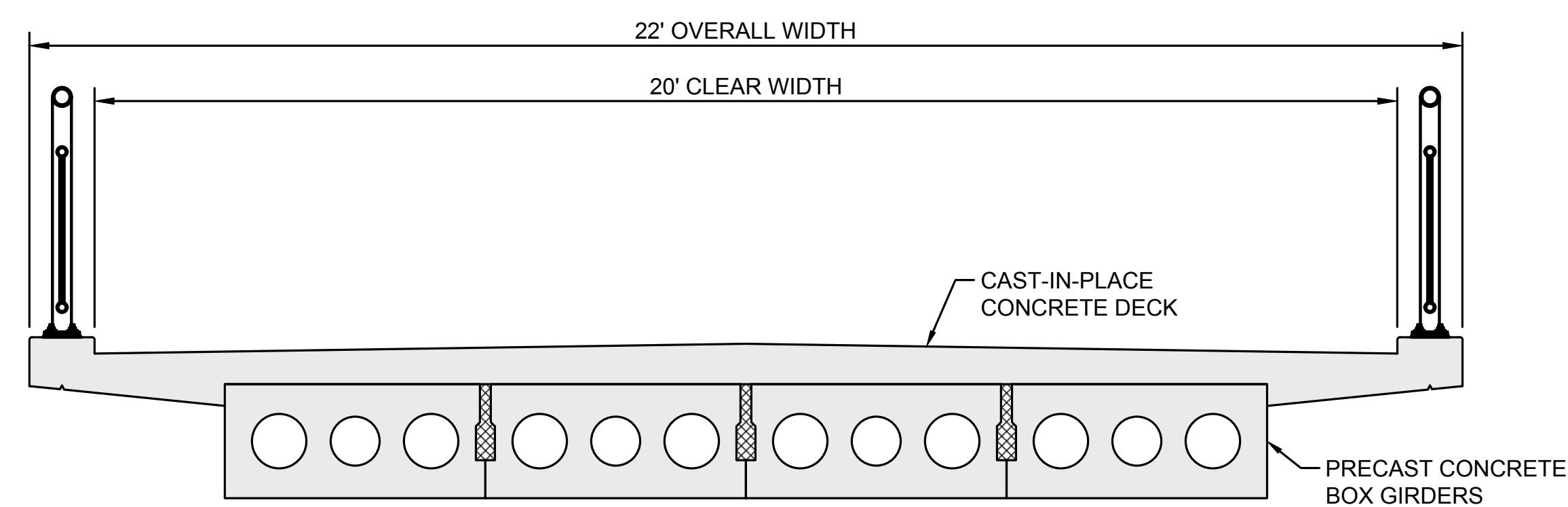
SHEET NO:
ENT SS-010



1 BRIDGE PLAN
ENT SS-004 SCALE: 1" = 5'



2 BRIDGE ELEVATION
SCALE: 1" = 5'



A TYPICAL BRIDGE SECTION
SCALE: 1" = 2'

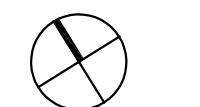
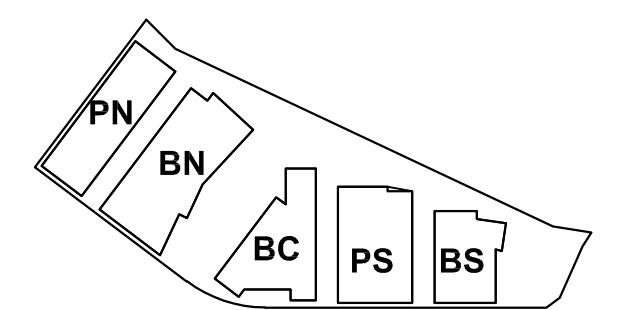


ISSUES	DATE
ENTITLEMENT APPLICATION	03/24/2022
ENTITLEMENT APPLICATION #2	08/19/2022
ENTITLEMENT APPLICATION #3	12/09/2022
ENTITLEMENT APPLICATION #4	09/18/2023

1200-1340 OLD BAYSHORE HIGHWAY

Burlingame, CA 94010

KEYPLAN



PROJECT NO.: 20045.00

DATE: 08/19/2022

SCALE: NOT TO SCALE

SHEET TITLE:

ILLUSTRATIVE SITE LIGHTING PLAN

SHEET NO.:

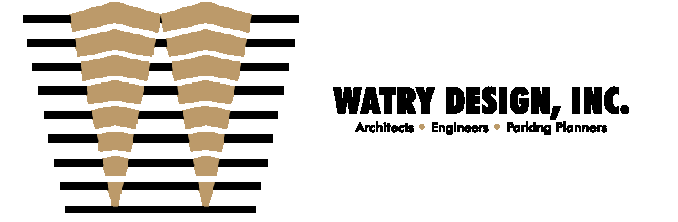
ENT LT-101

1 ILLUSTRATIVE SITE LIGHTING PLAN
(not to scale)

Lighting Character - Precedent Images



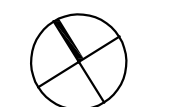
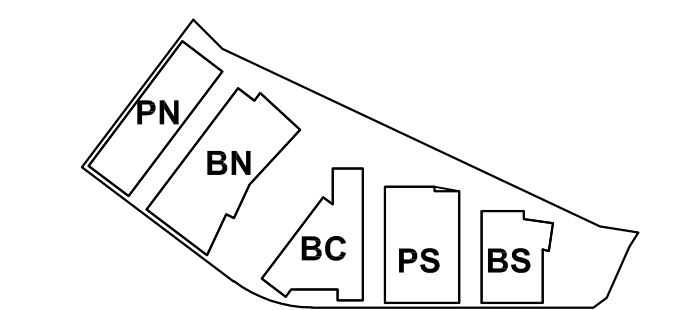
8/1/2022 5:48:22 PM



ISSUES	DATE
ENTITLEMENT APPLICATION	03/24/2022
ENTITLEMENT APPLICATION #2	08/19/2022
ENTITLEMENT APPLICATION #3	12/09/2022
ENTITLEMENT APPLICATION #4	09/18/2023

1200-1340 OLD BAYSHORE HIGHWAY
Burlingame, CA 94010

KEYPLAN



PROJECT NO.: 20045.00
DATE: 08/19/2022
SCALE: 1" = 60'

SHEET TITLE:

SITE LIGHTING PHOTOMETRICS

SHEET NO:

ENT LT-102

CALCULATION SUMMARY:

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Bikeway - Airport Boulevard	Illuminance	Fc	2.20	3.5	1.5	1.47	2.33
Bikeway - Bayshore Highway	Illuminance	Fc	2.16	5.7	1.0	2.16	5.70
Crosswalk - Service Road Middle	Illuminance	Fc	2.37	2.6	2.1	1.13	1.24
Crosswalk - Service Road North	Illuminance	Fc	2.07	3.5	0.8	2.59	4.38
Crosswalk - Service Road South	Illuminance	Fc	1.93	3.4	1.1	1.74	3.09
Crosswalk Bayshore & Airport	Illuminance	Fc	2.22	3.4	1.5	1.48	2.27
Crosswalk Bayshore & Service Rd	Illuminance	Fc	1.78	2.0	1.3	1.37	1.54
Intersection-Bayshore & Airport	Illuminance	Fc	2.07	3.4	1.3	1.59	2.62
Intersection-Bayshore Off Ramp	Illuminance	Fc	2.00	3.5	0.6	3.33	5.83
Intersection-Bayshore Parking N	Illuminance	Fc	1.71	2.5	0.9	1.90	2.78
Pathway - Bay Trail	Illuminance	Fc	0.73	12.4	0.0	N.A.	N.A.
Pathway - Easton Creek	Illuminance	Fc	0.78	3.8	0.1	7.80	38.00
Pathway - Tidal Marsh Park	Illuminance	Fc	1.29	32.7	0.1	19.10	127.00
Service Road Middle	Illuminance	Fc	1.30	2.4	0.2	6.50	12.00
Service Road North	Illuminance	Fc	0.86	2.8	0.3	2.87	9.33
Service Road South	Illuminance	Fc	0.99	1.8	0.3	3.30	6.00
Sidewalk - Airport Blvd	Illuminance	Fc	1.37	2.4	0.8	1.71	3.00
Sidewalk - Bayshore Mid North	Illuminance	Fc	1.69	3.3	0.9	1.88	3.67
Sidewalk - Bayshore Mid South	Illuminance	Fc	1.63	2.6	1.0	1.63	2.60
Sidewalk - Bayshore North	Illuminance	Fc	1.21	1.9	0.6	2.02	3.17
Sidewalk - Bayshore South	Illuminance	Fc	1.53	4.2	0.8	1.91	5.25
Sidewalk - Service Road N	Illuminance	Fc	1.15	3.8	0.4	2.88	9.50
Sidewalk - Service Road S	Illuminance	Fc	1.47	5.1	1.1	1.34	4.64
Street - Airport Boulevard	Illuminance	Fc	1.66	3.7	0.9	1.84	4.11
Street - Old Bayshore Highway N	Illuminance	Fc	1.79	3.1	0.6	2.98	5.17
Street - Old Bayshore Highway S	Illuminance	Fc	1.84	4.3	0.9	2.04	4.78

Roadway Target - Old Bayshore Hwy
Average = 1.2cd/m2 (1.7fc)
Avg/Min Ratio < 3.0
Max/Min Ratio < 5.0

Sidewalk Target - Old Bayshore Hwy
Average = 1.4fc

Bikelane Target - Old Bayshore Hwy
Average = 0.9c
Avg/Min Ratio < 5.0

Roadway Target - Airport Blvd
Average = 0.8cd/m2 (1.1fc)
Avg/Min Ratio < 3.0
Max/Min Ratio < 5.0

Sidewalk Target - Airport Blvd
Average = 0.9fc

Bikelane Target - Airport Blvd
Average = 0.9c
Avg/Min Ratio < 5.0

Roadway Target - Service Roads
Average = 0.5cd/m2 (0.7fc)
Avg/Min Ratio < 6.0
Max/Min Ratio < 10.0

Sidewalk Target - Service Roads
Average = 0.6fc

Intersection Target (IES) - Old Bayshore Hwy & Airport Blvd
Average = 2.0fc
Avg/Min Ratio < 3.0

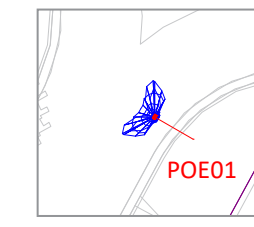
Intersection Target (IES) - Old Bayshore Hwy & Service Roads
Average = 1.9fc
Avg/Min Ratio < 3.0

Intersection Target (Caltrans) - Old Bayshore Hwy & 101 On/Off Ramps
Min > 0.15fc on the area bounded by the crosswalks
Min > 0.60fc at the intersection of centerlines of the entering streets

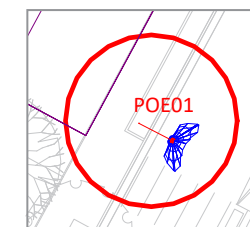
Light levels measured on the ground plane in footcandles (fc). Typical grid spacing is 5' on center for each calculation point.

Black points = Roadways
Magenta points = Intersections
Blue points = Sidewalks / Ped Paths

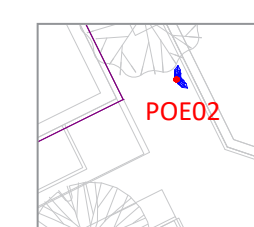
LEGEND:



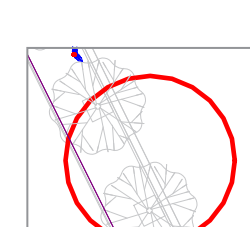
Typical traffic-scale cobrahead fixture @ nominal 34' mounting height; blue "web" graphic indicates aiming orientation.



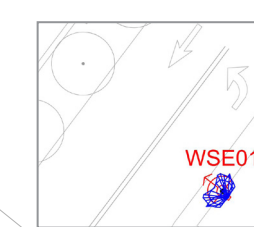
Red circle (enclosing light fixture) indicates existing street light location. Light fixture shall be renovated or replaced with new fixture in same location.



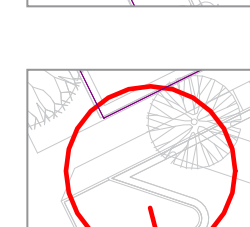
Typical pedestrian-scale fixture @ nominal 19.5' mounting height; blue "web" graphic indicates aiming orientation.



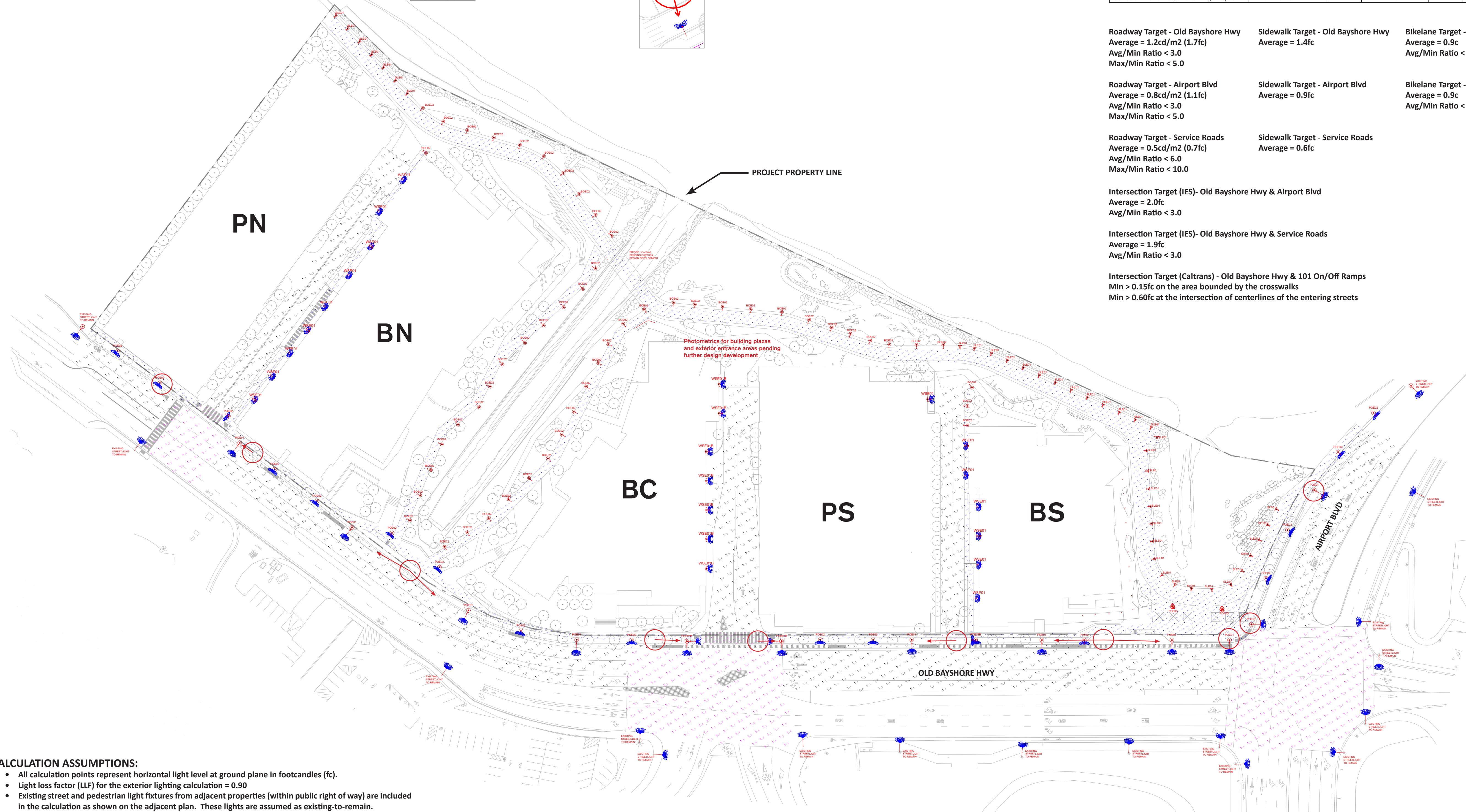
Red circle (without light fixture) indicates existing street light fixture to be removed and replaced by adjacent street lights per AHJ standards.



Typical wall-mounted driveway light fixture @ nominal 17' mounting height; blue "web" graphic indicates aiming orientation.



Red circle with corresponding arrow indicates relocated (new) fixture of same type as the former existing fixture.



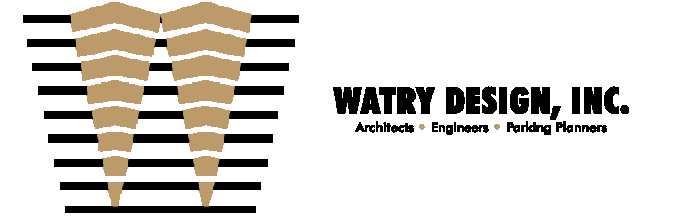
Photometrics for building plazas and exterior entrance areas pending further design development

PROJECT PROPERTY LINE

CALCULATION ASSUMPTIONS:

- All calculation points represent horizontal light level at ground plane in footcandles (fc).
- Light loss factor (LLF) for the exterior lighting calculation = 0.90
- Existing street and pedestrian light fixtures from adjacent properties (within public right of way) are included in the calculation as shown on the adjacent plan. These lights are assumed as existing-to-remain.
- Interior lighting from buildings, as well as exterior facade lighting, are excluded from site lighting calculations.
- Refer to sheet LT-103 for explanation of target site lighting levels.
- Refer to sheet LT-103 for fixture descriptions and mounting heights.
- Existing and new "cobrahead" streetlights on Old Bayshore Hwy and Airport Blvd are based on Caltrans standard Type 15 (drawing ES-6A) at 30' tall pole and 12' cantilevered mast arm, resulting in nominal 34' mounting height for light fixture. CREE LEDway LED Street Light at Type 3M distribution and nominal 15,900 delivered lumens are utilized to meet target light levels.
- In addition, new "pedestrian scale" streetlights (Type POE02 @ nominal 19.5' mounting height) are added as infill between the taller cobrahead streetlights. POE02 are currently BEGA #77858 per Burlingame Public Works suggestion (matching Burlingame Point). POE02 lights are Type III Short distribution with nominal 4530 delivered lumens.

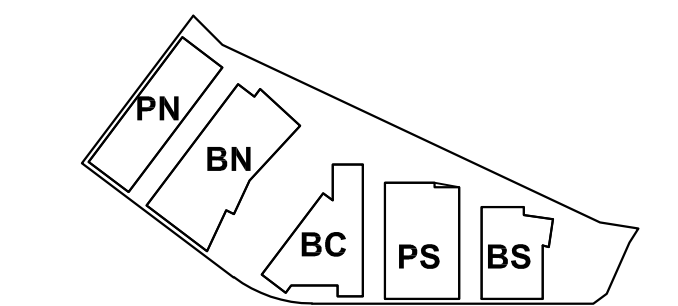
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ISSUES	DATE
ENTITLEMENT APPLICATION	03/24/2022
ENTITLEMENT APPLICATION #2	08/19/2022
ENTITLEMENT APPLICATION #3	12/09/2022
ENTITLEMENT APPLICATION #4	09/18/2023

1200-1340 OLD BAYSHORE HIGHWAY
Burlingame, CA 94010

KEYPLAN



PROJECT NO.: 20045.00
DATE: 08/19/2022
SCALE: NOT TO SCALE
SHEET TITLE:

SITE LIGHTING CHARACTER

SHEET NO:

ENT LT-103

Table 12-1. Pavement Illuminance Criteria for Full Intersection Lighting (Lux / Fc)

(Source: IES-RP8-2021, Recommended Practice: Lighting Roadway and Parking Facilities)

Functional Classification	Pedestrian Activity Level Classification			E _{avg} /E _{min}
	High	Medium	Low	
Major/Major	34/3.2	26/2.4	18/1.7	3.0
Major/Collector	29/2.7	22/2.0	15/1.4	3.0
Major/Local	26/2.4	20/1.9	13/1.2	3.0
Collector/Collector	24/2.2	18/1.7	12/1.1	4.0
Collector/Local	21/2.0	16/1.5	10/0.9	4.0
Local/Local	18/1.7	14/1.3	8/0.7	6.0

Project will use these IES target light levels @ intersections based on expected pedestrian activity

3 TARGET ILLUMINATION FOR INTERSECTIONS

Table 11-1. Lighting Design Criteria for Streets

(Source: IES-RP8-2021, Recommended Practice: Lighting Roadway and Parking Facilities)

Street Classification	Pedestrian Activity Classification*	Average Luminance* L _{avg} (cd/m ²)	Average Uniformity Ratio L _{avg} /L _{min}	Maximum Uniformity Ratio L _{max} /L _{min}
Major (Old Bayshore Hwy)	High	1.2 (1.7fc)	3.0	5.0
	Medium	0.9	3.0	5.0
	Low	0.6	3.5	6.0
Collector (Airport Blvd)	High	0.8 (1.1fc)	3.0	5.0
	Medium	0.6	3.5	6.0
Local (Service Roads)	High	0.6	6.0	10.0
	Medium	0.5 (0.7fc)	6.0	10.0
	Low	0.3	6.0	10.0

* Equivalent illuminance level (in footcandles) shown in red for R2 / R3 pavement types

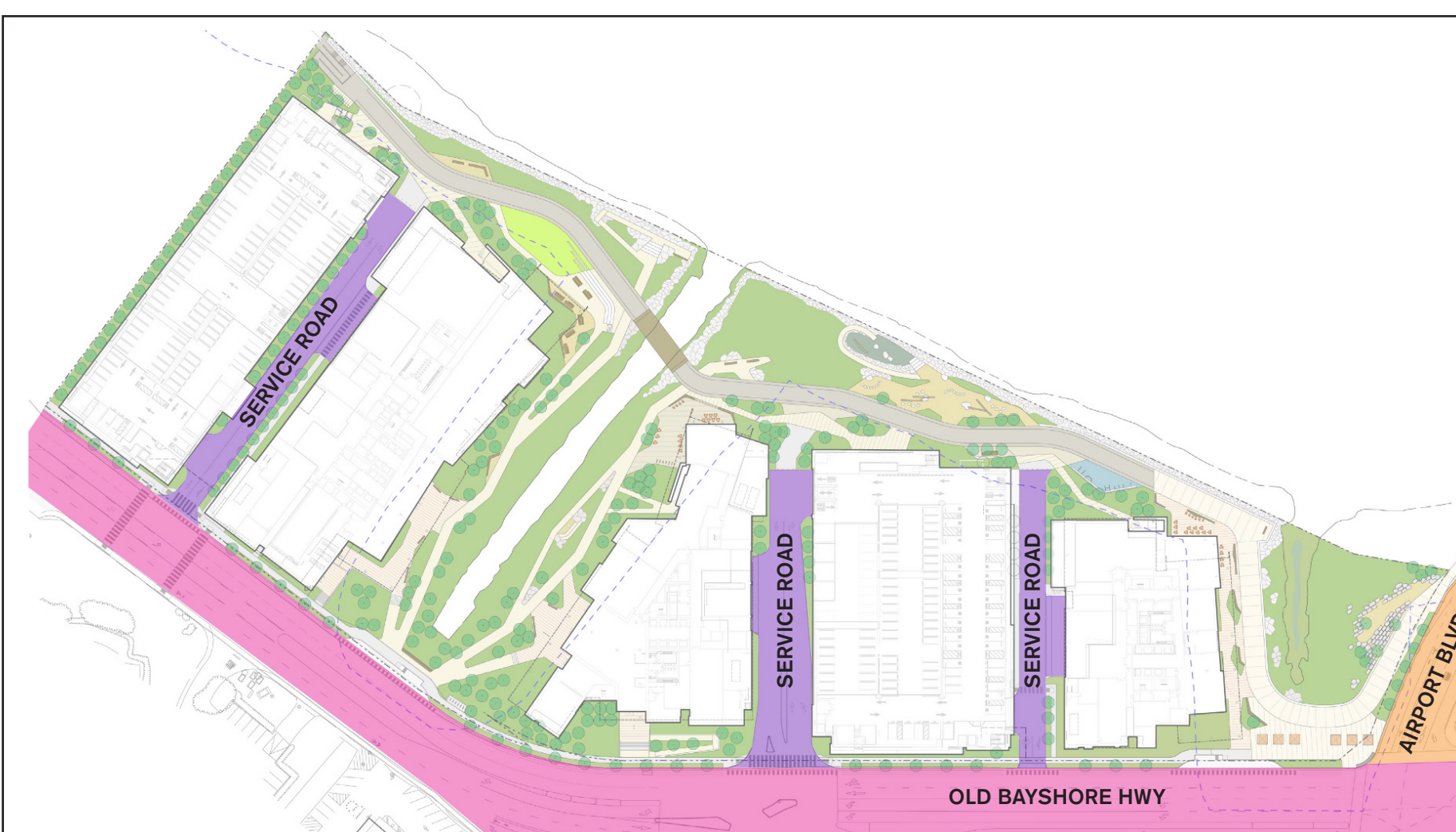
PEDESTRIAN CLASSIFICATIONS
(Source: IES-RP8-2021)

HIGH = over 100 pedestrians/hour

MEDIUM = 1 to 100 pedestrians / hour

LOW = 10 or fewer pedestrians / hour

2 TARGET ILLUMINATION FOR ROADWAYS



ROADWAY CLASSIFICATIONS:
(Source: IES-RP8-2021)

MAJOR = Principal network for through-traffic flow [but not Freeway or Expressway]; often known as "arterials or thoroughfares."

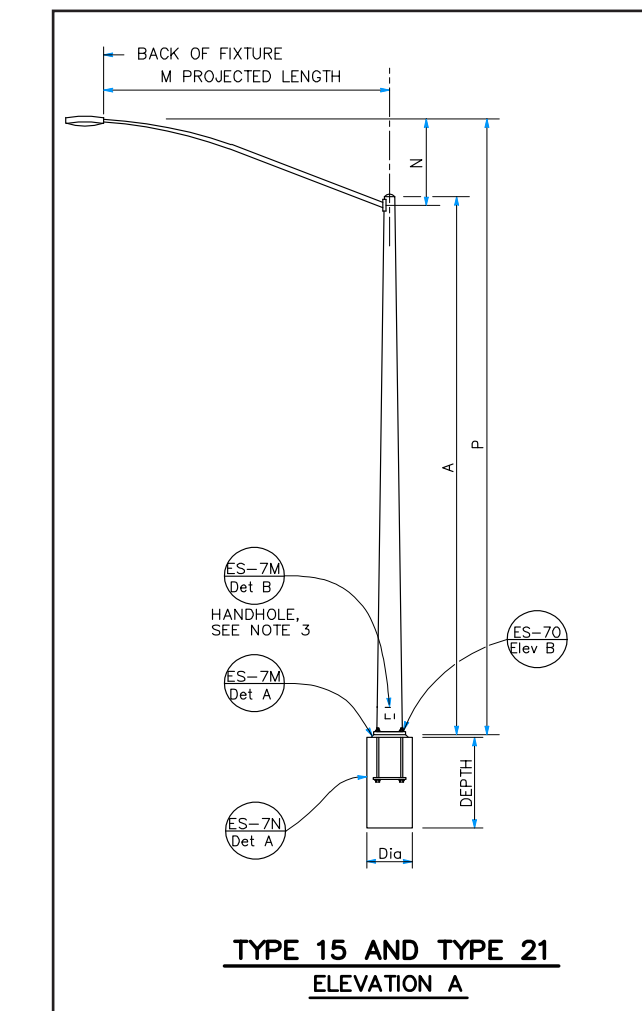
COLLECTOR = Roadways servicing traffic between major and local streets.

LOCAL = Primarily for direct access to residential, commercial, industrial, or other abutting property.

1 ROADWAY CLASSIFICATIONS

Traffic-scale "cobrahead" roadway fixture per Caltrans and City of Burlingame standards

- Type POE01
- Caltrans "Type 15" standard pole @ nominal 30' pole height with 12' length arm (fixture mounting height @ nominal 34').
- LED "cobrahead" fixture, Type III Medium lighting distribution, 15,900 delivered lumens @ 4000K color temperature, 203 Watts.
- Exact manufacturer and catalog number of POE01 fixture head to be confirmed by Caltrans and City of Burlingame.



LEDway® Series
LEDway® LED Street Light

Product Description:
LEDway® Series LED Street Light is a high performance, energy efficient, and long life lighting solution. It features a Type III Medium lighting distribution, 15,900 delivered lumens @ 4000K color temperature, 203 Watts. The fixture is designed for use in traffic-scale applications and is compatible with Caltrans and City of Burlingame standards.

Performance Summary:
LEDway® Series LED Street Light is a high performance, energy efficient, and long life lighting solution. It features a Type III Medium lighting distribution, 15,900 delivered lumens @ 4000K color temperature, 203 Watts. The fixture is designed for use in traffic-scale applications and is compatible with Caltrans and City of Burlingame standards.

Ordering Information:

Order No.	Part No.	Description	Qty	Unit Price	Total Price
1	15-01	Type 15 Pole	1	1500.00	1500.00
2	15-02	Type 15 Arm	1	1200.00	1200.00
3	15-03	Type 15 Fixture	1	203.00	203.00

Pedestrian-scale roadway fixture per City of Burlingame standard.

- Type POE02
- Nominal 19.5' height with tapered pole
- LED fixture, Type III Short lighting distribution, 4,530 delivered lumens @ 4000K color temperature, 50.6 Watts.
- Exact manufacturer and catalog number of POE02 fixture head to be confirmed by City of Burlingame.

LEDway® Series
LEDway® LED Street Light

Product Description:
LEDway® Series LED Street Light is a high performance, energy efficient, and long life lighting solution. It features a Type III Short lighting distribution, 4,530 delivered lumens @ 4000K color temperature, 50.6 Watts. The fixture is designed for use in pedestrian-scale applications and is compatible with City of Burlingame standards.

Performance Summary:
LEDway® Series LED Street Light is a high performance, energy efficient, and long life lighting solution. It features a Type III Short lighting distribution, 4,530 delivered lumens @ 4000K color temperature, 50.6 Watts. The fixture is designed for use in pedestrian-scale applications and is compatible with City of Burlingame standards.

Ordering Information:

Order No.	Part No.	Description	Qty	Unit Price	Total Price
1	19-01	19.5' Pole	1	1950.00	1950.00
2	19-02	19.5' Arm	1	1200.00	1200.00
3	19-03	19.5' Fixture	1	50.60	50.60

6 STREET LIGHTING EQUIPMENT (OLD BAYSHORE HWY & AIRPORT BLVD)

OLD BAYSHORE HWY SIDEWALK	1.3fc Average*
AIRPORT BLVD SIDEWALK	0.9fc Average*
SERVICE ROAD SIDEWALK	0.6fc Average*

* IES recommends that sidewalk illumination (adjacent roadways) be 80% of roadway, using conversion factor 1cd/m² = 15lux (1.5fc)

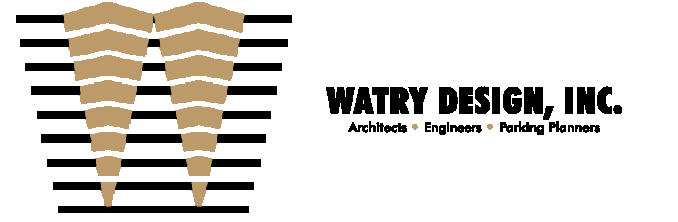
5 TARGET ILLUMINATION FOR SIDEWALKS

Table 11-2. Recommended Design Criteria for Walkways [and Bikeways] Within Road Right of Way

(Source: IES-RP8-2021, Recommended Practice: Lighting Roadway and Parking Facilities)

Condition	E _{avg} , lux (fc)	E _{v,avg} , lux (fc)	E _{avg} /E _{min} *
High pedestrian activity	10 (0.9)	5 (0.5)	5.0
Medium pedestrian activity	5 (0.5)	2 (0.2)	5.0
Low pedestrian activity	2 (0.2)	1 (0.1)	10.0

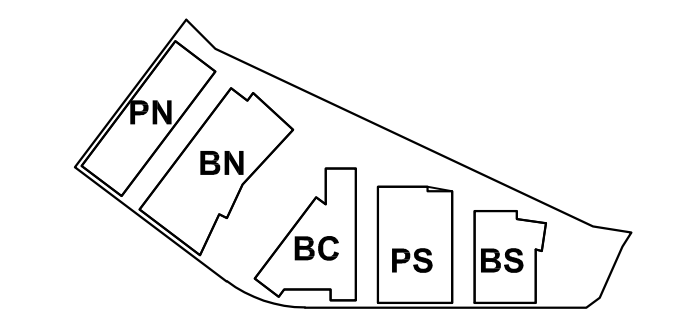
4 TARGET ILLUMINATION FOR BIKEWAYS WITHIN ROAD RIGHT OF WAY (aka Bike Lanes)



ISSUES	DATE
ENTITLEMENT APPLICATION	03/24/2022
ENTITLEMENT APPLICATION #2	08/19/2022
ENTITLEMENT APPLICATION #3	12/09/2022
ENTITLEMENT APPLICATION #4	09/18/2023

1200-1340 OLD BAYSHORE HIGHWAY
Burlingame, CA 94010

KEYPLAN



PROJECT NO.: 20045.00

DATE: 08/19/2022

SCALE: 1" = 60'

SHEET TITLE:

SITE LIGHTING DIMENSIONS

SHEET NO.:

ENT LT-104

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